



Huntington Woods MasterPlan

A c k n o w l e d g e m e n t s

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PEGGY'S
GARDEN



I n t r o d u c t i o n

If followed carefully, the Master Plan will have a lasting, positive impact on the built and natural environment.

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

The information and concepts presented in the Master Plan are used to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Plan is long-range in its view and is intended to guide development in the City over a period of 10 to 20 years.

The Municipal Planning Act of 1931 states that the planning commission shall “make, adopt, amend, extend, add to, or carry out a municipal plan as provided in this act.” In addition, the Michigan Zoning Enabling Act of 2006 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare.

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Master Plan is not an ordinance, does not change the zoning of anyone’s property, and does not have the force of law. It is a set of policies, strategies and plans to enhance and improve the community over a long-range planning horizon. While the Zoning Ordinance and Zoning Map regulate current land use, the Master Plan and its maps and policy statements are intended to guide future land use decision-making for the next 10 to 20 years. The Master Plan is the community’s “vision,” while the Zoning Ordinance governs the path to that vision.

State law requires that a zoning ordinance be based on a plan. Therefore, the Master Plan forms the basis upon which zoning decisions are made. With a valid Master Plan in place, zoning decisions consistent with the Plan and Ordinance are presumed by the courts to be valid.

The Huntington Woods Master Plan process began in October 2006 with an inventory and analysis of existing conditions. The Planning Commission reviewed the City’s regional setting, population and housing characteristics, nonresidential tax base and revenue, as well as other economic data, existing community facilities, and natural resources and features. A survey of

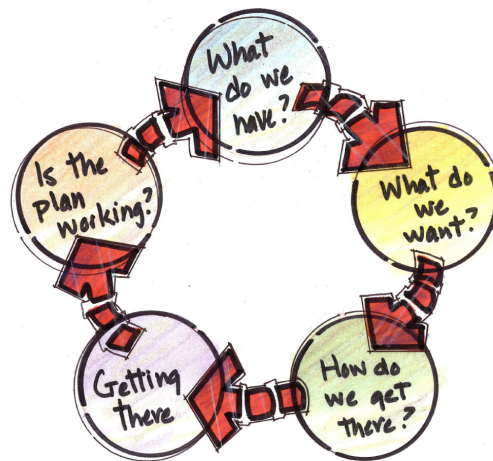
existing land use was also conducted. Problems, opportunities, and community assets were identified.

Upon completion of the existing conditions analysis, the Planning Commission reached out to the public for input through a Vision Program which included a community survey. Taking account of the existing conditions analysis, public opinion from the survey, and the experience of City officials, goals and objectives were formulated to guide the “Plan” elements of the Master Plan.

Based on the goals and objectives, the Planning Commission developed plans for future land use; Woodward Avenue crosswalks; wireless facilities; housing and neighborhood character; preservation of historic character; and the Detroit Zoo and Rackham Golf Course properties. The Plan concludes with concrete steps for implementation.

The final task in the planning process was to obtain additional public opinion through a public hearing, which is required by the Municipal Planning Act, prior to the adoption of the Plan.

The Michigan
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By working closely with residents, business owners, City officials, planning experts, surrounding communities, and other stakeholders, the City of Huntington Woods has developed a Plan that balances the competing interests that affect land use decisions. These include, for example, jobs and tax base on one side and protection of quality of life, community character, and natural resources on the other. Through careful implementation of the Master Plan, the City can build on its tax base and provide for high quality new growth, while preserving important existing assets and protecting the overall health, safety, and welfare of its citizens.

**Planning today will
make a difference
for generations to come**








What Do We Have?

Before we can decide
what we want to be in
the future, we must
first understand what
we are today.



Affectionately called
“The City of Homes,”
Huntington Woods enjoys a reputation
as a highly desirable place to live



B a c k g r o u n d D a t a

Thorough planning should start with a study of the City's current characteristics, such as population, housing, workforce, income, development patterns, and community facilities. These are basic ingredients in planning for the future.

Once a database of existing conditions is compiled, the City can evaluate the data, then use the findings to help set goals for the future. Information such as the past and present population, workforce, median income, and number of households provides access to the powerful tools of projection. Planning of future land use and community facilities, especially recreation areas, should take the composition and characteristics of the future population into consideration.

Following is a profile of the City's current conditions and an analysis of key factors that will likely impact the future of Huntington Woods.

REGIONAL SETTING

The Regional Setting Map illustrates Huntington Woods' central location within the Detroit metropolitan area. The City is less than 15 miles northwest of the downtown Detroit. Detroit's "Main Street," Woodward Avenue (M-1), extends into the suburbs and runs along Huntington Woods' eastern border. Woodward Avenue also connects Huntington Woods to Pontiac, the Oakland County seat, less than 15 miles to the northwest. Huntington Woods is only a mile east of Southfield, an "Edge City" or suburb with abundant office and retail space. Huntington Woods is approximately five miles south of Troy, another Edge City that is home to the headquarters of several major companies and some of the most upscale retail shopping in the country. The

City is less than 15 miles north of Dearborn, which hosts a University of Michigan campus and the Ford Motor Company headquarters. More locally, Huntington Woods is within a few miles of some of the most vibrant downtowns in the State of Michigan, including Birmingham and Royal Oak.

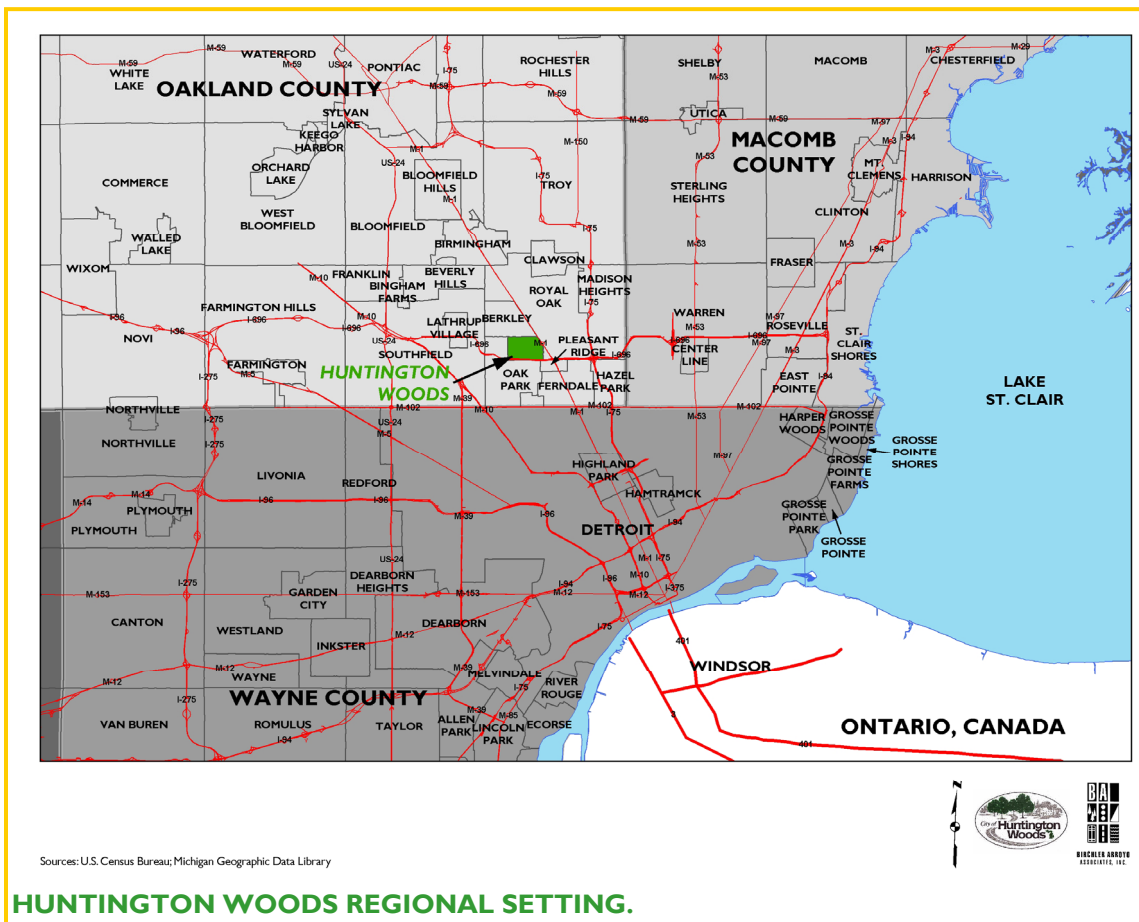
Major roads afford Huntington Woods a ready connection with the entire southeast Michigan region. The I-696 freeway defines the City's southern boundary, and provides a link with other highways including I-75, I-94, I-275, I-96, and US-24 (Telegraph Road).

Eleven Mile Road along Huntington Woods' northern border, and Coolidge Highway along the City's western edge, also connect Huntington Woods to neighboring communities.

Huntington Woods is located in southeastern Oakland County. Oakland County, one of the wealthiest counties in the United States, is home to the original "Automation Alley," a thriving high-tech business community.

The 2000 Census identified the mean travel time to work for a Huntington Woods commuter as 21 minutes, compared with 26 minutes for commuters in the southeast Michigan region as a whole. Huntington Woods' residents' shorter commuting time to work relative to residents of the wider southeast Michigan region is testament to the City's central location in the Detroit metropolitan area and proximity to numerous employment centers.

Huntington Woods is also connected to the broader region by the Suburban Mobility Authority for Regional Transportation (SMART) bus system. Regular fixed routes have designated stops along the City's borders: on Woodward Avenue, Coolidge Highway, and 10 Mile and 11 Mile Roads.



Factors outside Huntington Woods' borders are essential to consider in the planning process. Planning activities of the county, region, and neighboring communities are discussed below.

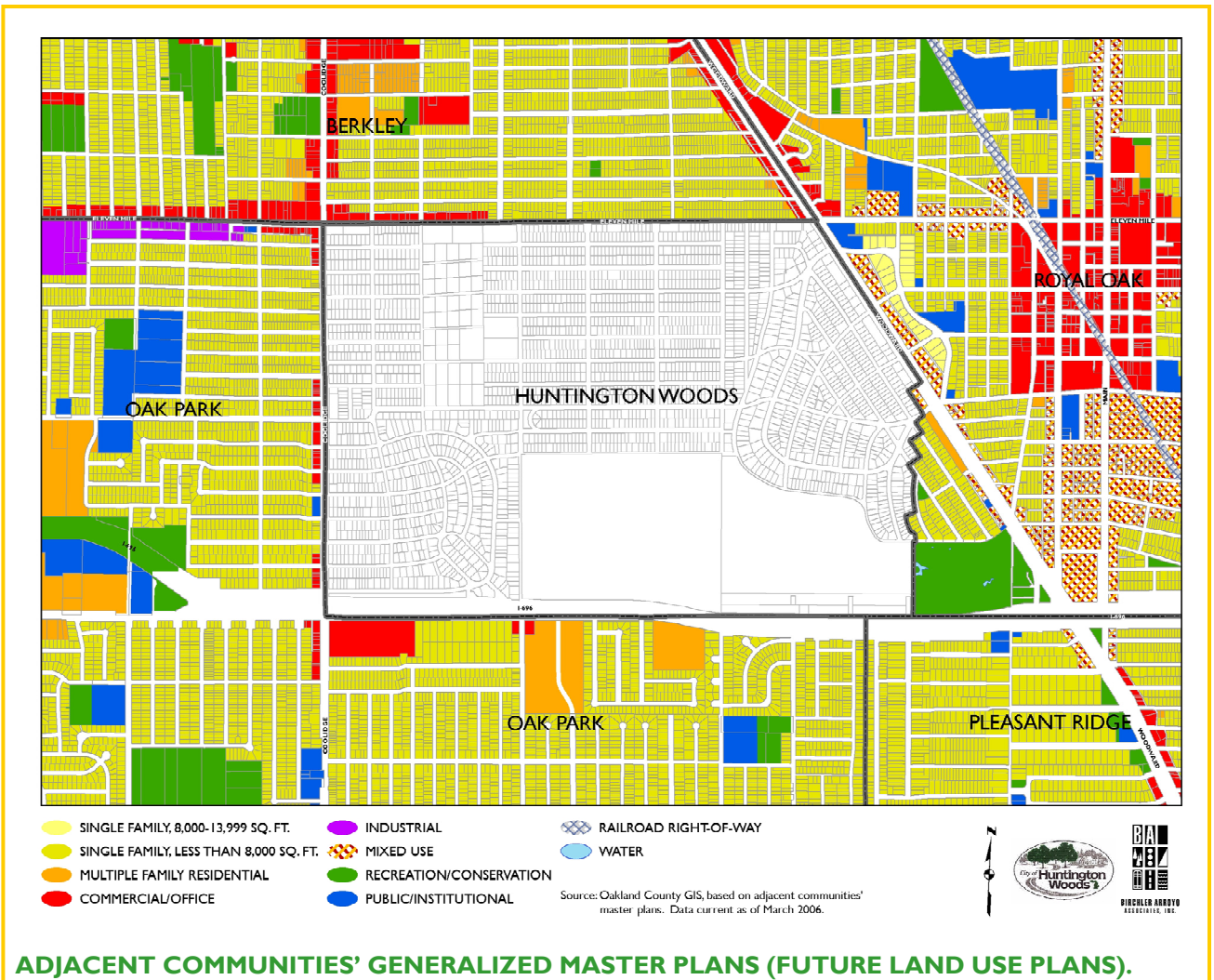
Huntington Woods is located in the Southeast Michigan Council of Governments (SEMCOG) region, which encompasses the following seven counties: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne. SEMCOG provides regional planning services and supports local government planning in the areas of environment, education, community and economic development, and transportation.

The Oakland County Planning and Economic Development Services (PEDS) division of Oakland County government provides an array of planning services, including advisory review of local zoning and planning activities.

Huntington Woods is adjacent to the following cities: Royal Oak to the east; Pleasant Ridge to the southeast; Oak Park to the south and west; and Berkley to the north. The Adjacent Communities' Master Plans Map illustrates land uses planned along Huntington Woods' border.

The map illustrates the prevalence of planned detached single family

residential development in neighboring communities, with multiple family residential development also planned in close proximity to the City. Downtown Royal Oak is readily visible to the east of Huntington Woods. In adjoining communities, commercial and office uses are planned in a linear pattern along major roadways: Woodward Avenue, Coolidge Highway, and I I Mile Road. Woodward frontage is also designated for future mixed-use development, and an industrial corridor is planned on I I Mile in Oak Park.

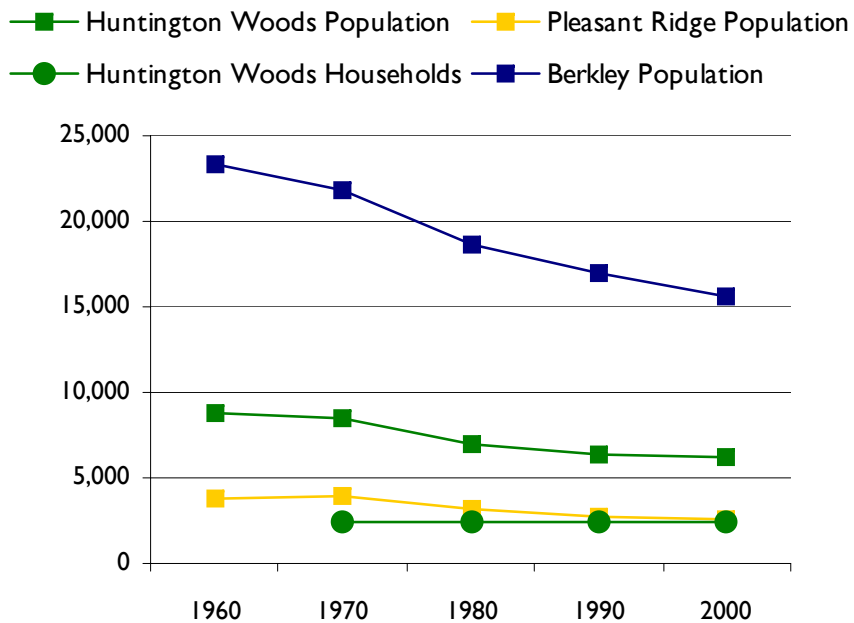


POPULATION

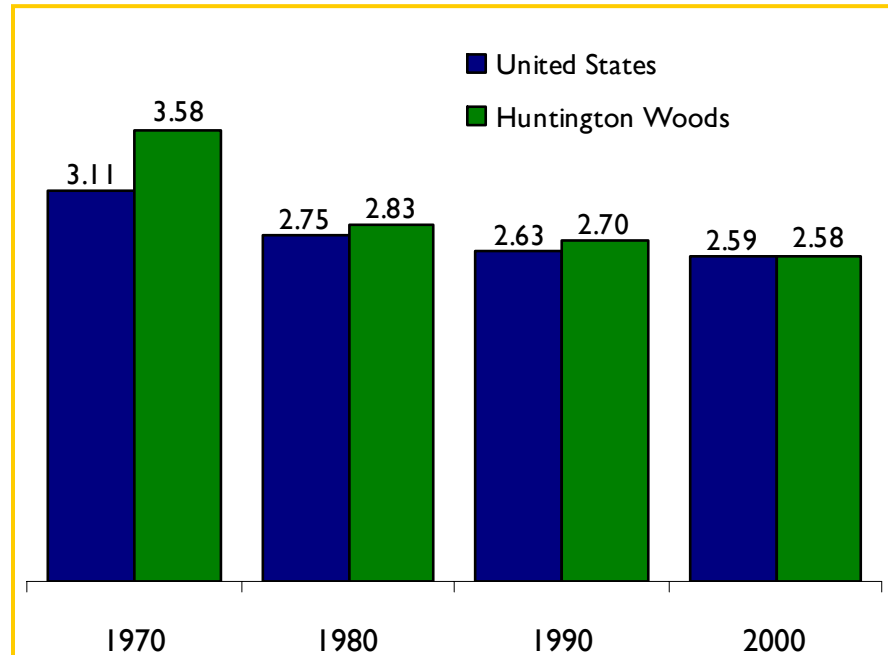
According to the U.S. Census, the City of Huntington Woods had a population of 6,151 in 2000. This represents a four percent decrease since 1990 when the City's population was 6,419. This slow decline began approximately forty years ago after the Census reported a population of 8,746 in 1960. Overall, the population of Huntington Woods has decreased nearly 30 percent since then. The Southeast Michigan Council of Governments (SEMCOG) estimates the City's October 2006 population to be 5,909. If accurate, this estimate represents another four percent decline over the last six years. Declining population is a typical phenomenon of inner ring suburbs that is likely the result of several factors, including a nationwide trend for families to have fewer

children, the growing numbers of empty nester households as children grow up and move out, and the lack of developable land for new homes. Due to construction of the I-696 freeway in the 1980s, 55 homes were either demolished or moved out of Huntington Woods, which contributed to the City's decrease in population from 1980 to 1990. In recent years, an additional factor may be influencing the population decline in Huntington Woods: the inability of young families to afford the high price of housing in the City.

While the population of Huntington Woods has been slowly declining, the number of households (2,381 in 2000) has remained relatively constant in recent years. This can be attributed to the City's shrinking average household size: the average number of persons per



POPULATION AND HOUSEHOLDS. While the population of Huntington Woods and its neighboring communities has been slowly declining, the number of households in the City has remained constant in the past three decades. *Data source: U.S. Census*



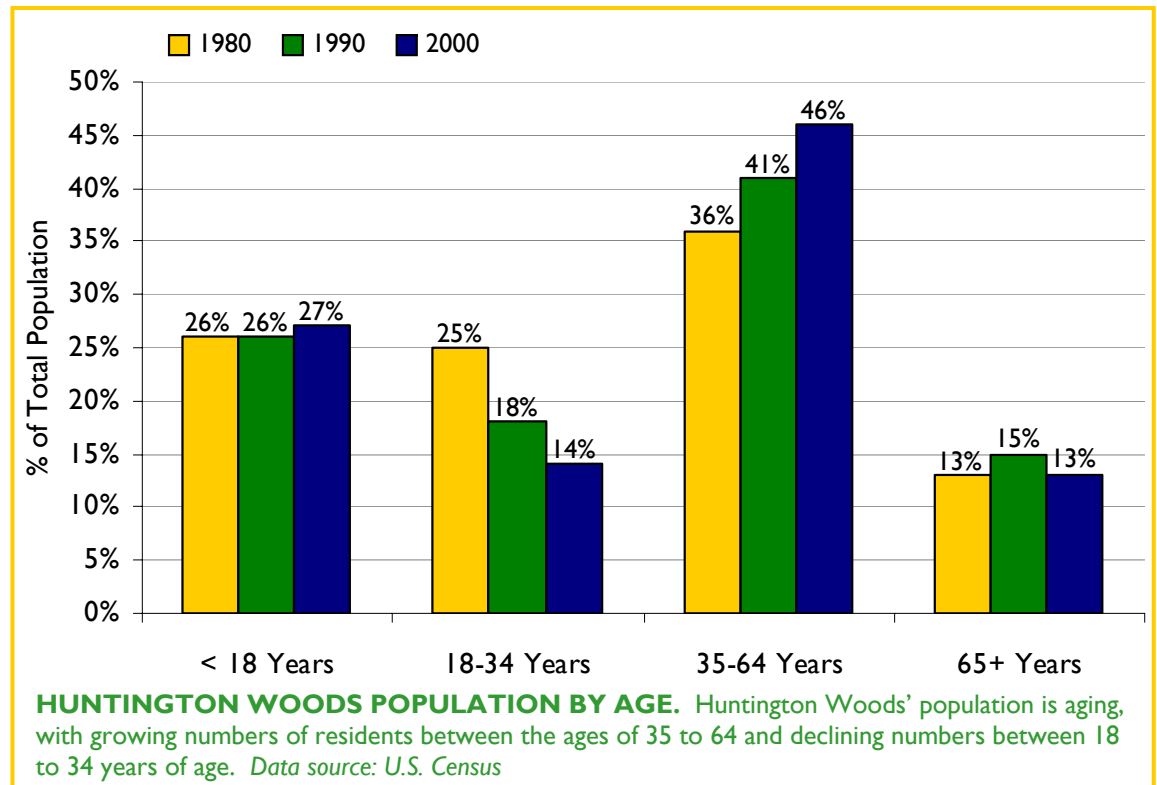
PERSONS PER HOUSEHOLD. The average household size in the City of Huntington Woods is declining consistent with the national trend. *Data source: U.S. Census*

household has decreased from 3.58 in 1970 to 2.58 in 2000. This is consistent with nationwide trends toward an overall decrease in household size.

In addition to examining trends in total population and households, it is also important to understand changes in the age groupings of the City's population. This data provides information regarding the size of the workforce (i.e., 18-64 years), the number of school-aged children, and the size of the elderly population. Such information can be used for school enrollment projections and planning for recreation facilities, special services for the elderly, and other governmental and community services.

A closer look at available Census data reveals several shifts in the composition of Huntington Woods' population. Between 1980 and 2000, the number of residents in the 18-34 years age group decreased by 11 percent, while those in the 35-64 years age group increased by 10 percent. The under 18 and over 64 age groups have remained constant during this same time period; however, the City can expect to see a decline in its child population and an increase in its senior population as a result of this trend. This aging of the City's population is likely due to the same factors as its overall decline in population.

Ninety-seven percent of Huntington Woods residents were white as of the 2000 Census. Of the three percent who were members of minority groups, one percent were Asian, one percent were Black, and one percent were two or more races.



HOUSING

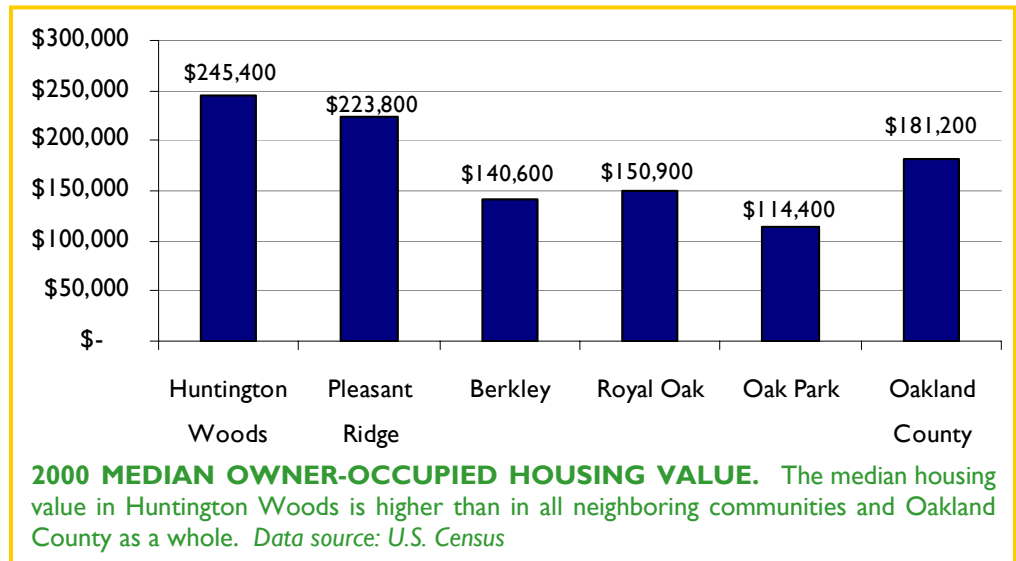
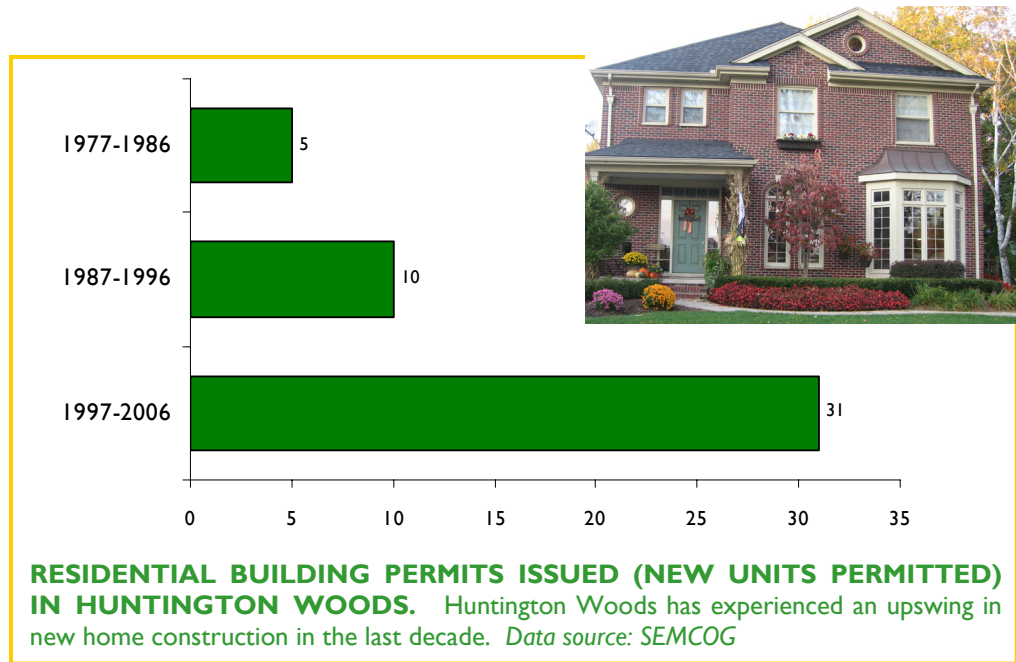
Referred to as “The City of Homes,” Huntington Woods enjoys a well maintained housing stock of single family homes. According to the U.S. Census, there were a total of 2,416 housing units in the City in 2000. Ninety-seven percent of all units were owner-occupied, and two percent were renter-occupied. Only one percent, or 35 housing units, were vacant at the time of the 2000 Census.

According to SEMCOG, there have only been 31 new residential building permits issued in Huntington Woods since 1997. While new home construction within the City is minimal compared to what has occurred in most neighboring communities over the last decade, Huntington Woods has experienced an upswing in new residential construction in recent years. In fact, the number of residential building permits issued in the last 10 years accounts for almost 70 percent of all new residential building permits issued since 1977.

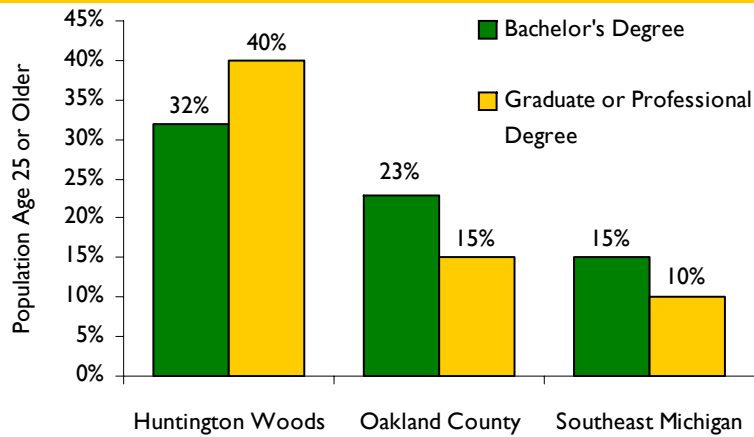
Because developable land in Huntington Woods is limited, new home construction often requires the demolition of existing homes. While there have been 31 new residential building permits issued in the last 10 years, there have been 13 homes demolished. The result is a net change of only 18 housing units in the City since 1997.

Median housing value in Huntington Woods is higher than in all neighboring communities and Oakland County as a whole. The City’s \$245,400 median value of owner-occupied housing ranks 14th out of Oakland County’s 62 communities. According to the Michigan Suburbs Alliance, only 14 percent of the homes in Huntington Woods are affordable.¹ The Suburbs Alliance defines an affordable house as one that someone earning 80 percent of the City’s average income could buy using 30 percent of their income.

¹ Source: Michigan Suburbs Alliance. “The Suburban Hubbub.” Issue I, Fourth Quarter 2005.



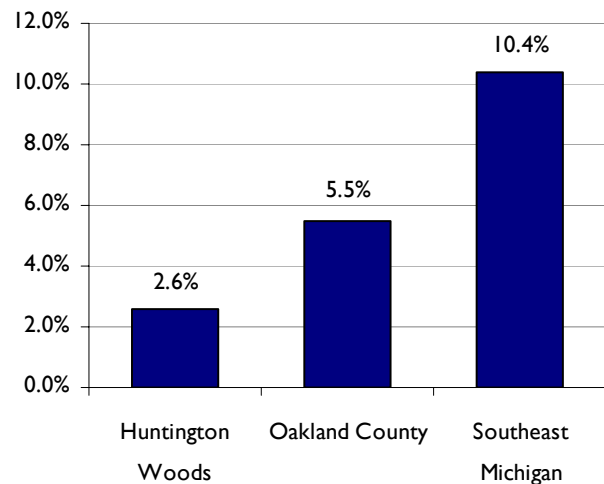
ECONOMIC CHARACTERISTICS



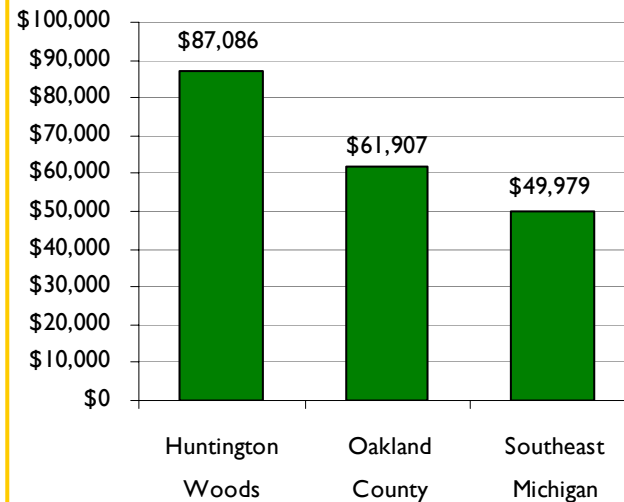
HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT. The percentage of population age 25 years or older with a bachelor's degree or higher in Huntington Woods (72%) is nearly double that of Oakland County (38%). *Data source: 2000 U.S. Census*

Huntington Woods' median household income of \$87,086 (in 1999 dollars) was considerably higher than that of Oakland County and the Southeast Michigan region as a whole. Nearly 60 percent of the City's households had an annual income of \$75,000 or more, and over 20 percent had an annual income of \$150,000 or more, as of the 2000 Census. Only 2.6 percent of the City's population was living below the poverty level in 2000. This compares to 5.4 percent of Oakland County's population and 10.4 percent of the region's population living below the poverty level.

According to the 2000 Census, 3,275 Huntington Woods residents were employed in 2000. The most common employment was management, professional, and related occupations (68%). The dominant industry was education, health, and social services (29%), closely followed by professional, scientific, management, administrative, and waste management services (23%). Only 11 percent of the City's workers were employed in the manufacturing industry, compared to 22 percent of Oakland County's employed population. The City's unemployment rate of 1.6 percent was one of the lowest in Oakland County.



POPULATION BELOW THE POVERTY LEVEL. *Data source: 2000 U.S. Census*



MEDIAN HOUSEHOLD INCOME (1999 dollars). *Data source: 2000 U.S. Census*

Huntington Woods' population is highly educated. The City ranks third in the State with 72.5 percent of its population age 25 years or older having a bachelor's degree or higher. Only the Washtenaw County communities of Barton Hills and Ann Arbor Township exceed Huntington Woods, with 83.5 percent and 79 percent respectively.

It is also notable that the number of Huntington Woods' residents with a graduate or professional degree exceeds the population having only a bachelor's degree. It is much more typical for communities to have more residents with bachelor's degrees than with graduate or professional degrees.

EXISTING LAND USE

Huntington Woods is indeed a City of Homes: detached single family homes are the City's predominant land use. With the exception of public and recreational uses in the heart of the City, along Scotia Road, scattered parks within residential neighborhoods, and a few vacant lots, the interior of Huntington Woods is comprised entirely of homes.

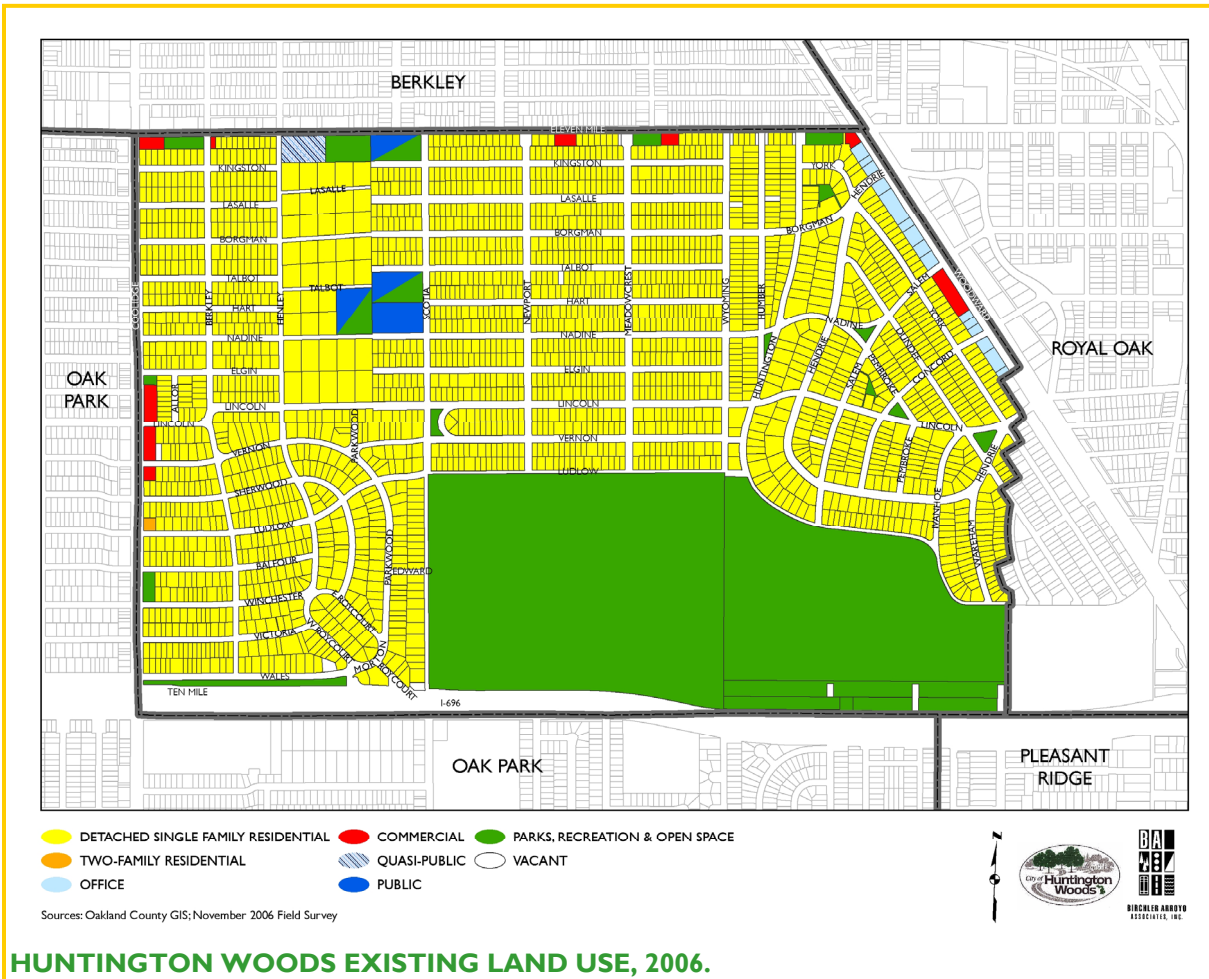
Excluding parks and public uses, all of Huntington Woods' nonresidential uses are located on the perimeter of the City.

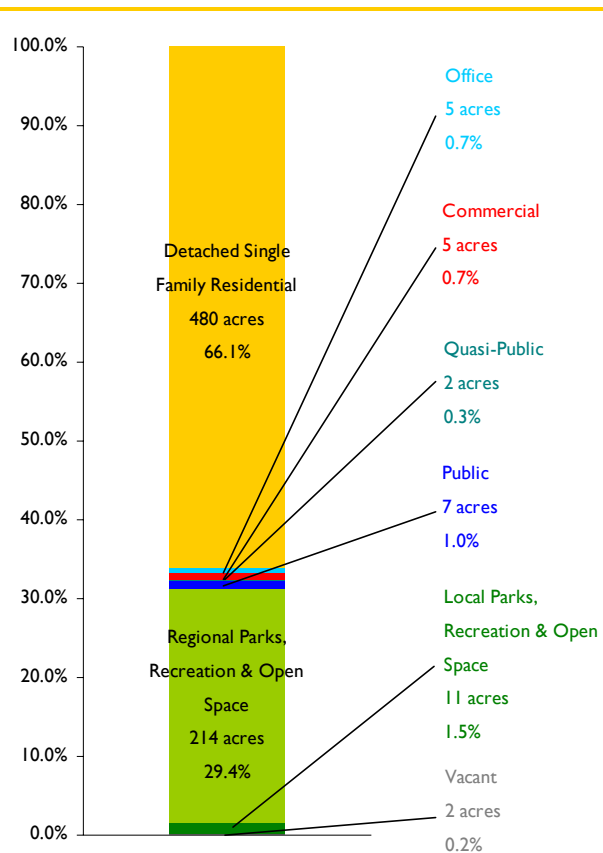
Uses along Woodward Avenue primarily consist of medical and dental offices and business and professional offices, such as attorney's offices and real estate offices. A florist shop is located at the intersection of 11 Mile and Woodward and a bank is located at Salem and Woodward.

A mix of uses are located along 11 Mile Road, including: a number of blocks of detached single family homes fronting on 11 Mile; several parks; City Hall and other public uses; a quasi-public use, the Huntington Woods Lutheran Church; and a few businesses, including a child care facility, small market/deli/liquor store, and collision shop. Huntington Cleaners is located at the northwest corner of the City.

Single family homes are the most prevalent use along Coolidge Highway (with their side yards oriented toward Coolidge). A two-family home is located at Ludlow and Coolidge. A cluster of nonresidential uses, including a drugstore, restaurant, and bank, is located at the intersection of Lincoln and Coolidge. Two parks are also located along Huntington Woods' Coolidge Highway frontage.

Parkland and recreational uses are the second most common land use in Huntington Woods, largely due to the presence of two regional recreational uses: Rackham Golf Course and the Detroit Zoo, which dominate south central and southeastern Huntington Woods. The presence of these uses is particularly evident in the aerial photo on the next page.





EXISTING LAND USE, 2006. The approximate acreage and percent of total land area for each existing land use category is shown above. About 2/3 of the City's land area consists of single family homes. Regional parks, recreation, and open space (the Detroit Zoo and Rackham Golf Course) make up close to 1/3 of total land area. Other uses each constitute about one percent or less of the City's total land area. (Note: Huntington Woods has one property with a two-family residential use, comprising a fraction of an acre, which is not shown above.)



Sources: Oakland County GIS; AeroData, Inc August 2005 Aerial Photographs

HUNTINGTON WOODS AERIAL PHOTOGRAPH, 2005.



A number of studies indicate that different types of land uses demand different levels of municipal services, such as schools and parks, fire and police protection, sewer and water service, road infrastructure, and so forth. Because of this range in demand for services and in turn municipal expenditures, it is important for the City to evaluate the composition of its tax base.

Various studies have shown that residential land uses typically demand more services than they pay for with tax revenues. A study entitled “The Fiscal Impact of Sprawl,” prepared by Dr. Robert Burchell of Rutgers University, provided the cost-revenue hierarchy of land uses shown below. Another report released by the Farmland Information Center examined 83 different communities throughout the United States. Although Huntington Woods has no farmland, the conclusions are nevertheless instructive. The report documented the high cost of residential development compared with agricultural, commercial, or

industrial development. The study found that on average, a residence required \$1.15 of services for every \$1.00 in revenues generated, while commercial and industrial uses required \$0.27 for every \$1.00 of revenue.¹

In summary, these studies conclude that open space, office, industrial, and some commercial facilities generate more in municipal tax revenues than public expenses and that most residential development generally does the opposite. Although these studies are generalized and should be used with caution, as every community is different in terms of its fiscal stability, they do provide an additional consideration for land use planning in the City.

Cost is not the only issue Huntington Woods needs to consider when determining an appropriate mix of land uses, but is instead just one factor that should be accounted for in making this determination. Fiscal considerations do not serve as the sole catalyst behind land use policies. Most communities strive to balance their mix of open space, residential, and nonresidential land uses not only to provide a more even flow of revenues and expenditures, but also to address quality-of-life issues. Compatibility of new land uses with established land uses is also an important consideration in Huntington Woods.

According to the State Tax Commission, Huntington Woods had a 2006 combined taxable value² of \$451,819,970. Of the neighboring communities of Royal Oak, Pleasant Ridge, Oak Park, and Berkley, the City’s taxable value per capita³ of \$76,476 ranks second, behind Pleasant Ridge. It is also considerably higher than Oakland County’s taxable value per capita of \$62,703.

A comparison of 2006 nonresidential taxable value⁴ per capita of the same neighboring communities indicates that Huntington Woods ranks last with \$2,250 per capita. Only three percent of Huntington Woods’ taxable value is attributable to nonresidential sources. The remaining 97 percent of the City’s tax revenue comes from residential land uses. Of the three percent from nonresidential sources, two percent comes from commercial real property and one percent comes from taxable personal property.

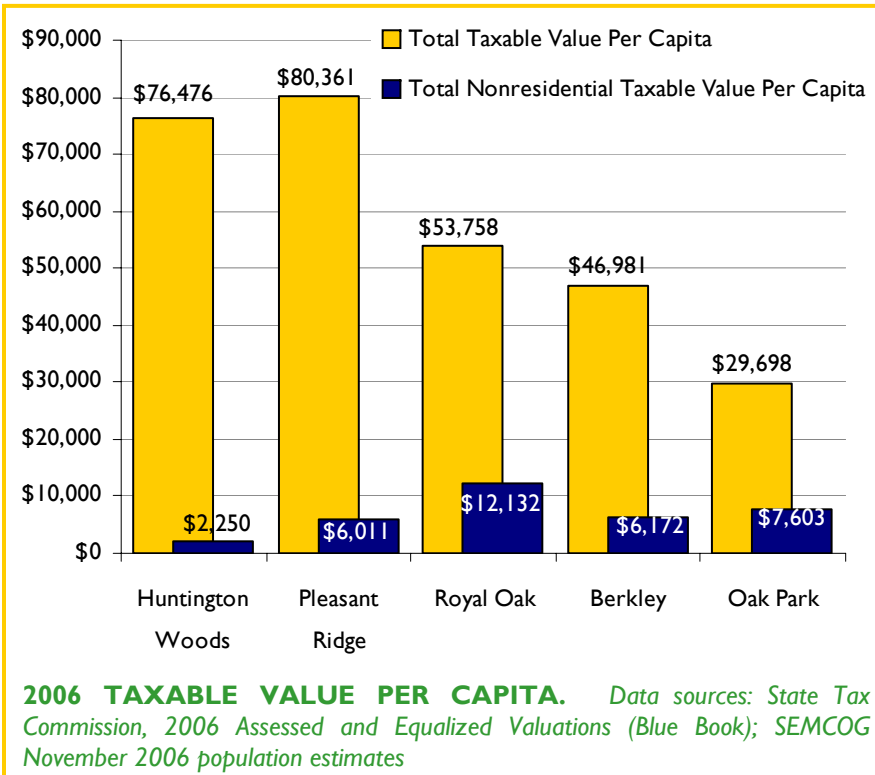
Huntington Woods’ tax base relies more on residential uses than any

Municipal Gain (+)	Research Office Parks	School District Gain (+)
	Office Parks	
	High-Rise/Garden Apartments (Studio/One Bedroom)	
	Age-Restricted Housing	
Municipal Break Even	Garden Condominiums (One to Two Bedrooms)	School District Loss (-)
	Open Space	
Municipal Loss (-)	Retail Facilities	School District Gain (+)
	Townhouses (Two to Three Bedrooms)	
	Expensive Single Family Homes (Three to Four Bedrooms)	
	Townhouses (Three to Four Bedrooms)	
	Inexpensive Single Family Homes	
	Garden Apartments (Three or More Bedrooms)	
	Mobile Homes	

THE COST-REVENUE HIERARCHY OF LAND USES.

Source: Burchell, Dr. Robert. *The Growth Equation: Excerpts from a Presentation at the Michigan State University Land Use Forum, February 18, 1997, entitled “Fiscal Impact of Sprawl.” Planning and Zoning News, Vol. 15, No. 10 August 1997.*

of the surrounding communities. Pleasant Ridge is the most similar to Huntington Woods, with 93 percent of its taxable value from residential uses. Such a similarity in the two cities' tax bases is not surprising, as Huntington Woods and Pleasant Ridge are also most similar in terms of their population, area, and land use characteristics.

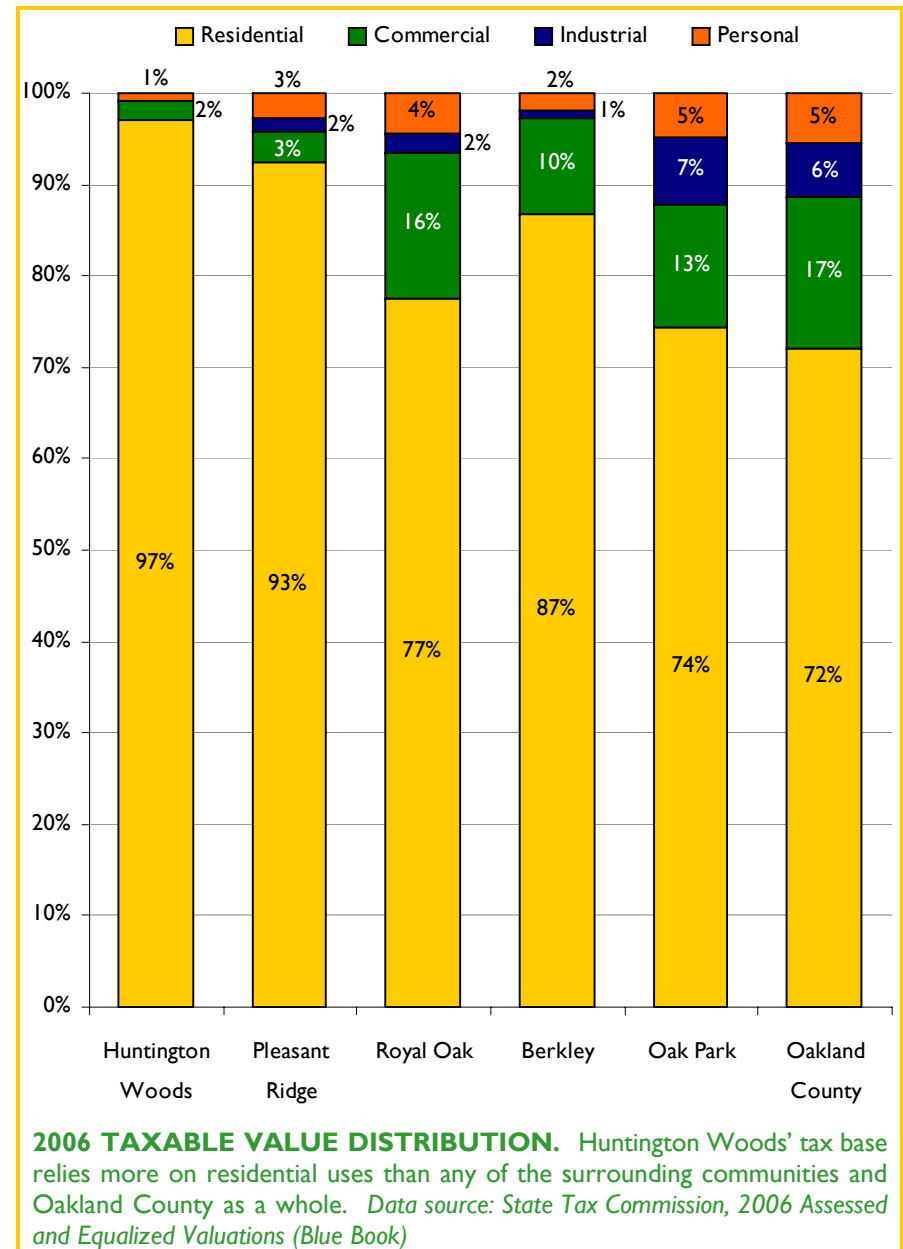


¹ Source: American Farmland Trust. Fact Sheet: Cost of Community Services Study. September 2001.

² Taxable value is the value on which property taxes are calculated.

³ Per capita figures based on SEMCOG November 2006 population estimates.

⁴ Nonresidential taxable value includes taxable value of personal and real property classified as commercial, industrial, and developmental. Real property classified as agricultural or residential is excluded. Apartments are classified as commercial property since they are income-producing uses.

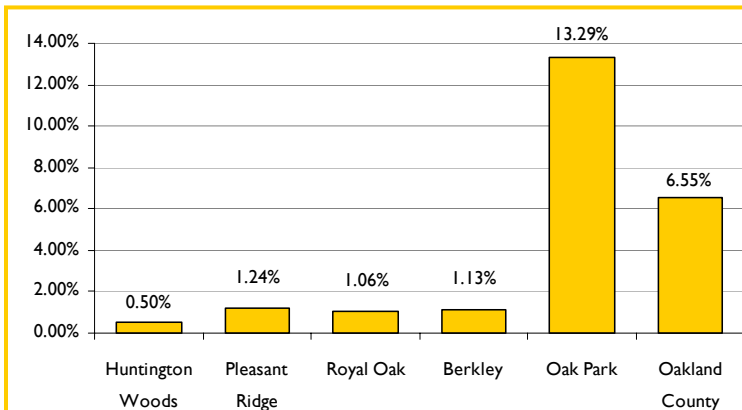


Changes in a community's taxable value are typically due to two main factors: changes in market values of existing properties and value added by new construction. Huntington Woods has experienced a 53 percent increase in its total residential taxable value between 2000 and 2006. This growth in residential tax base is similar to a 57 percent increase in Pleasant Ridge and a 54 percent increase in Oakland County during this same time period.

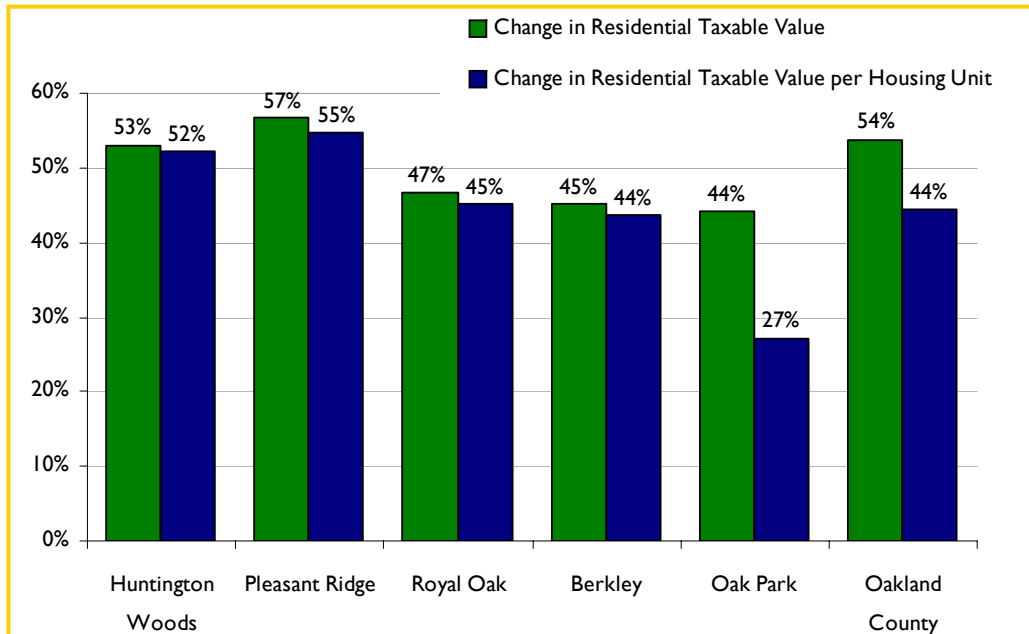
In order to better understand which of the two factors is driving a community's change in residential tax base, it is helpful to calculate change in residential taxable value *per housing unit*. The City has experienced a 52 percent increase in its residential taxable value per housing unit. This increase is nearly identical to the 53 percent increase in total residential taxable value. Using this measure, it becomes apparent that changes in Huntington Woods' residential tax base are primarily due to the increasing market values of its

existing housing stock, rather than value added by new construction.

Change in residential taxable value per housing unit is a more revealing comparison between communities. For example, while Oakland County's change in residential tax base (54%) is similar to that of Huntington Woods (53%), the County's change in residential taxable value per housing unit is only 44 percent compared to 52 percent in Huntington Woods. This comparison indicates that the County's increase in residential tax base is not only being driven by rising housing values, but also by the County's growing housing stock. A similar situation exists in Oak Park, which SEMCOG estimates has gained over 1,500 housing units since 2000. Oak Park has experienced only a 27 percent increase in total value per housing unit compared to a 44 percent increase overall.



2000-2006 CHANGE IN HOUSING UNITS. The number of housing units in Huntington Woods has increased by less than one percent compared to Oak Park which SEMCOG estimates has gained over 1,500 housing units since 2000. Data source: 2000 U.S. Census; SEMCOG November 2006 housing unit estimates



2000-2006 CHANGE IN RESIDENTIAL TAXABLE VALUE. Changes in Huntington Woods' residential tax base are primarily due to the increasing market values of its existing housing stock. Data sources: State Tax Commission, 2006 Assessed and Equalized Valuations (Blue Book); 2000 U.S. Census; SEMCOG November 2006 housing unit estimates

Median housing value in Huntington Woods
is higher than in all neighboring communities
and Oakland County as a whole



COMMUNITY FACILITIES

Scotia Road is the heart of Huntington Woods, or the City's central spine. City Hall, the Huntington Woods Library and Cultural Center, Burton Elementary School, the Recreation Center and Aquatics Club, and Rackham Golf Course are among the community facilities and amenities located along Scotia.

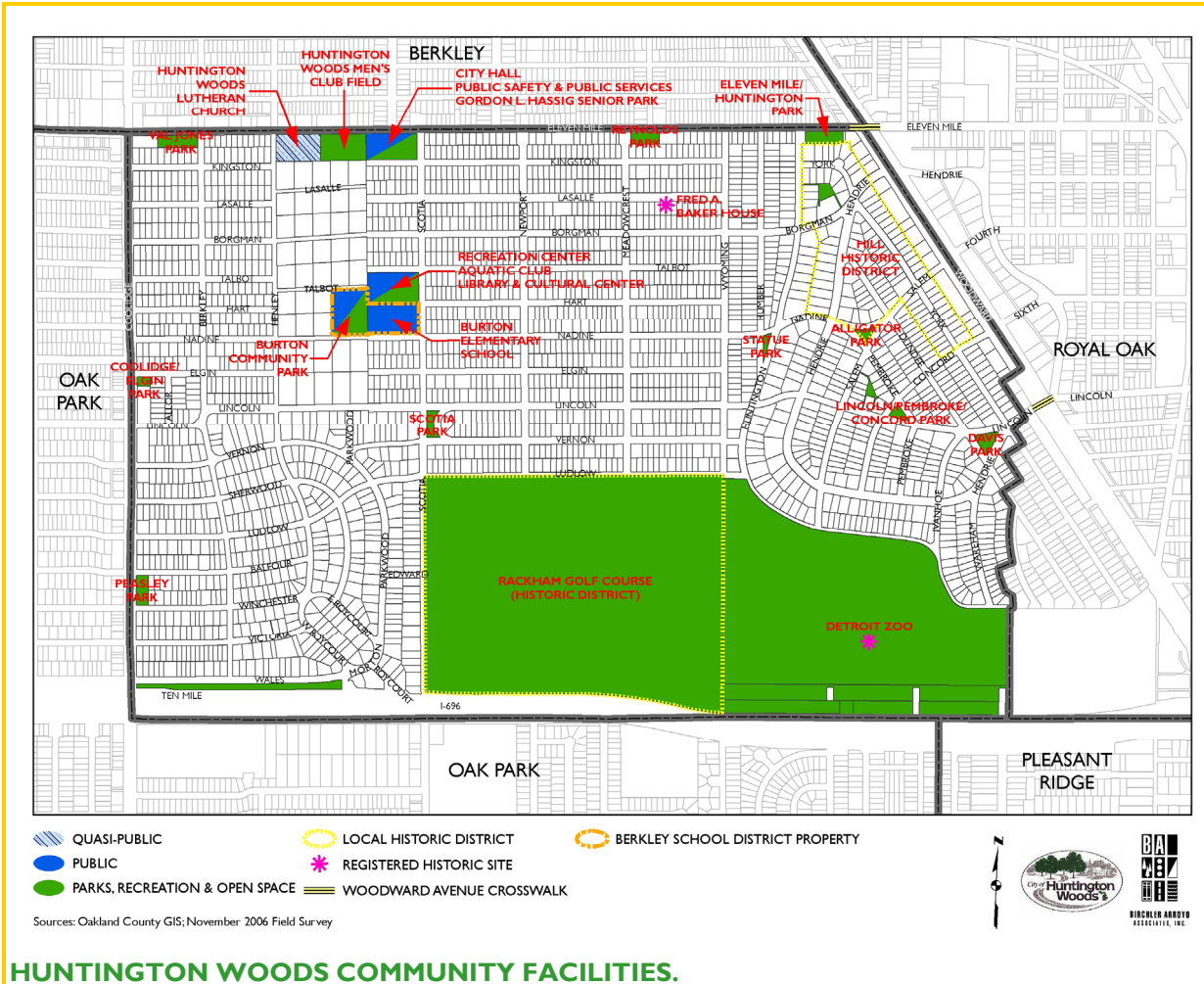
City Hall is located at a gateway to the City, the southwest corner of 11 Mile and Scotia Roads. City Hall houses the offices of the City Manager, City Clerk, City Treasurer, Finance Director, City

Planner, Building Department, Communications/Cable TV Department, and the Post Office.

The City's Departments of Public Safety and Public Services, and Park Maintenance, are next door to City Hall, to the west along 11 Mile Road. The Department of Public Safety provides 24-hour police and fire protection to the citizens of Huntington Woods. The Department of Public Services oversees the City's recycling and solid waste disposal programs, and maintains City facilities; roads and public rights-of-way; water mains and meters; and storm sewer lines and catch basins. Huntington Woods is also served by the Detroit Water and Sewerage Department.

Two parks/recreational facilities are located at 11 Mile and Scotia: Gordon L. Hassig Senior Park, to the south of City Hall, which has a pavilion, shuffleboard courts, horseshoe pits, and a garden area; and Men's Club Field, to the west of the Department of Public Services, which consists of a ballfield and soccer field.

Another cluster of community facilities is located farther south on Scotia, on Scotia's west side between Talbot and Nadine: Burton Elementary School, Burton Community Park, the Recreation Center and Aquatics Club, Huntington Woods Central Plaza, and the Huntington Woods Library and Cultural Center. On-street parking and distinctive streetscape improvements, including green gooseneck





streetlights with banners, green bollards, crosswalks constructed of colored pavers/bricks, and ornamental grasses, also help establish this area as a gathering place within Huntington Woods.

The Huntington Woods Library houses a collection of over 54,000 books and media items (e.g., books-on-tape, CDs, and DVDs). The library is a member of The Library Network, which affords residents access to the resources of more than 60 other public libraries in the Detroit metropolitan area. Huntington Woods' library has meeting rooms and an Internet lab. The library is also a cultural center: the building is distinguished by three large stained glass windows and a lower level art gallery, the Woods Gallery, which has rotating exhibits of work by artists from the Detroit metropolitan area.

The Berkley School District serves the City of Huntington Woods, with Huntington Woods students attending Burton Elementary School in Huntington Woods, Norup School in Oak Park for grades six to eight, and Berkley High School. In addition, Huntington Woods Lutheran Church, on 11 Mile Road east of Henley Road and west of Men's Club Field, has a Christian Preschool.

The City's Recreation Center and Aquatics Club include an indoor gym and basketball court, teen room, senior room, preschool room, pottery/art room, multi-purpose room, kitchen, poolside café, and competitive and leisure pools and associated amenities (e.g., slides and rain wall). Tennis courts are located north of the Recreation Center.

Burton Community Park, to the west of Burton Elementary School, is reserved for schoolchildren and faculty during the school day, but is otherwise available for community-wide use. The park has a quarter-mile jogging track, ballfields, a practice soccer field, and a play structure.

The offices of the City's Parks and Recreation Department are located at the Recreation Center. The department coordinates sports programs, fitness classes, special events, senior programs, a Latchkey program for elementary-aged schoolchildren, a summer day camp, and more.

Scotia Park is located a few blocks south of Burton Elementary School, on the east side of Scotia between Lincoln and Vernon. Scotia Park is one of a number of small parks located at a residential street intersection in the City. Other parks located within the right-of-way, in eastern Huntington Woods, include Alligator Park, Statue Park, Lincoln/Pembroke/Concord Park, and Davis Park. These parks, as well as landscaped medians within the rights-of-way of selected roads, are one of the City's most distinctive features.

Scotia Park is a landscaped area with picnic tables and benches. Like Scotia Park, the pocket parks in eastern Huntington Woods are also landscaped areas with a variety of amenities, such as picnic tables, benches, and play structures. Many of the City's parks have been beautified through a community garden program, Adopt-a-Garden.

Scotia Road runs along the west side of Rackham Golf Course to the south of Ludlow Road. Huntington Woods hosts two regional recreational facilities: Rackham Golf Course and the Detroit Zoological Institute. Both are described in more detail below within the discussion of the City's historic resources.

Huntington Woods has a number of parks that serve as both neighborhood parks and greenbelts at the City's perimeter, along Coolidge Highway and 11 Mile Road. Val Jones Park, located on 11 Mile east of Coolidge, has an in-line hockey rink, in-ground skateboarding area, play structure, and parking. Reynolds Park, at the northeast corner of 11 Mile and Meadowcrest Roads, has play structures, swings, picnic tables, benches, and parking. Eleven Mile/Huntington Park, at the southeast corner of 11 Mile and Huntington Roads, includes tennis courts, a small sledding hill, in-line hockey area, play structures, picnic tables, benches, and parking. Coolidge/Elgin Park, at the southeast

corner of Coolidge and Elgin, has a play structure, swings, picnic table, and benches. Peasley Park, on Coolidge between Balfour and Winchester, offers a play structure, swings, soccer area, pavilion, and picnic tables. Gordon L. Hassig Senior Park and Men's Club Field, which are discussed above, are also among the parks located on the City's perimeter.

A masonry wall and landscaped berm with paved pathway buffers homes on Wales Road from Ten Mile Road and I-696, in southwest Huntington Woods. Along the City's southeastern border, Rackham Golf Course and the Detroit Zoo serve as sizable buffers between residential neighborhoods and I-696. Because access to the golf course and zoo is via the I-696 service drive (Ten Mile Road) and Woodward Avenue, respectively, residences in Huntington Woods are not exposed to traffic generated by these uses.

The City's 2004-2008 Parks and Recreation Master Plan provides additional information about the City's park system. The Plan also provides more detail about special events and programmed activities offered by the Recreation Department, as well as the numerous clubs and organizations that contribute to community life in Huntington Woods.

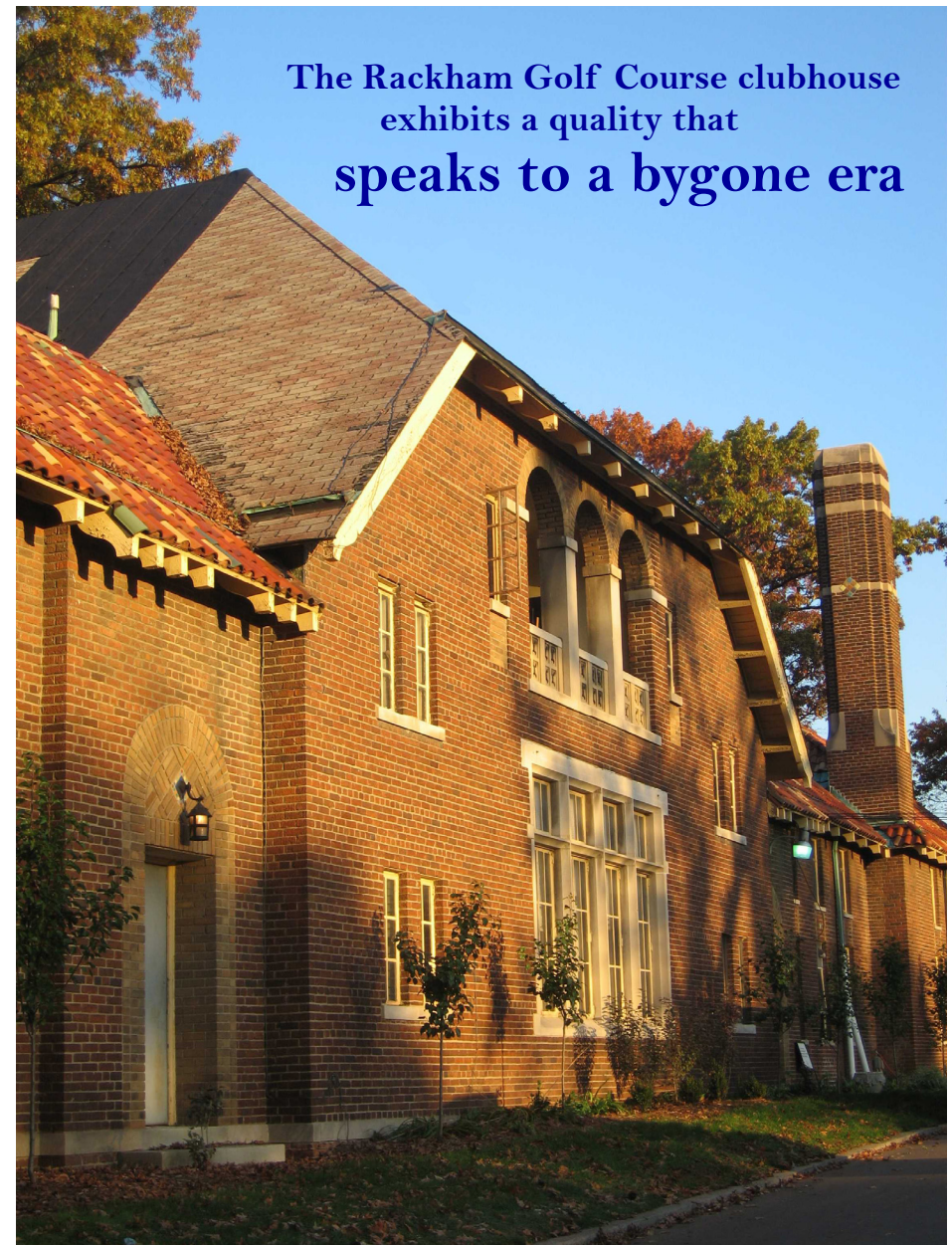


The Community Facilities Map shows local historic districts and designated historic sites in Huntington Woods. The City has a wealth of historic resources, including much of its housing stock, Rackham Golf Course, and the Detroit Zoo.

The Fred A. Baker house, on LaSalle Boulevard, is listed on the State Register of Historic Sites. The Colonial Revival-style home was built in 1896 by prominent attorney and state legislator Fred A. Baker. In 1916, Baker and several associates founded the Baker Land Company, which developed one of Huntington Woods' oldest neighborhoods, the Bronx Subdivision.

The Hill Historic District, a local historic district, consists of two parks and 108 detached single family homes in the Huntington Woods Subdivision, in northeastern Huntington Woods. Most homes in the district were built in the 1920s and 1930s. Homes were designed by some of the most renowned architects in the Detroit metropolitan area, included Albert Kahn, Minoru Yamasaki, and Eero Saarinen. Tudor is the most prevalent architectural style, but a wide range of styles are represented. "The collection of architecture contained within the Hill Historic District is some of the finest in the State of Michigan," per the October 2004 Historic District Study Committee Final Report.

Rackham Golf Course is a 123-acre, 18-hole public golf course located in south central Huntington Woods. The Rackham Golf Course Historic District, a local historic district, consists of the golf course, as well as an accessory clubhouse, greenskeepers building, and other outbuildings. The course was given to the City of Detroit by financier Horace H. Rackham in 1924, for use as a public golf course. The course has historical significance for a number of reasons: it was reportedly the first 18-hole public golf course in the State of Michigan; it was among the nation's first integrated courses, where black and white golfers played side-by-side; and the course was designed by the most preeminent golf course designer of the day, Donald Ross. In addition, Rackham Golf Course's buildings exhibit a quality of design that "speaks to a bygone era," as articulated by the Historic District Study Committee.





The Detroit Zoo is listed on the National Register of Historic Places and is designated as a Michigan Historic Site. The zoo is located in both the neighboring City of Royal Oak and the City of Huntington Woods, occupying approximately 93 acres in southeastern Huntington Woods and a total area of 125 acres. The zoo officially opened in 1928, and has a number of historic structures, such as the Wildlife Interpretive Gallery — with large Pewabic tile peacocks — near the zoo's entrance. The zoo was one of the first in the United States to use a master plan prepared by a landscape architect; it is the nation's only zoo with exhibits designed by the Hagenbeck family, world-renowned zoo designers; and it was the first zoo in the country with entirely barless (naturalistic) exhibits. Today, the Detroit Zoo is "committed to celebrating and saving wildlife," with numerous programs that further its mission of education and conservation. Outdoor exhibits and indoor wildlife viewing areas are home to approximately 3,000 animals from close to 300 species, ranging from Michigan wolverines to exotic animals such as giraffes and kangaroos. The zoo is owned by the City of Detroit and operated by the non-profit Detroit Zoological Society.

City of Detroit budget woes have resulted in uncertainty regarding the long-term future of both Rackham Golf Course and the Detroit Zoo. This topic will be explored in further detail within the Plan portion of the Master Plan.

Huntington Woods was developed at a pedestrian scale, with a dense network of interconnected streets. Within the City, all but a few streets have sidewalks. Leaving Huntington Woods on foot or bicycle is more challenging, however, than walking or bicycling within its borders.

Huntington Woods is not far from several vibrant downtowns, including Royal Oak, Berkley, and Ferndale. The City's eastern border is within a half-mile of downtown Royal Oak, a comfortable walking distance. Currently, there are striped pedestrian crosswalks with crosswalk signals at two locations on Woodward Avenue between Huntington Woods and Royal Oak: 11 Mile Road and Lincoln Road.

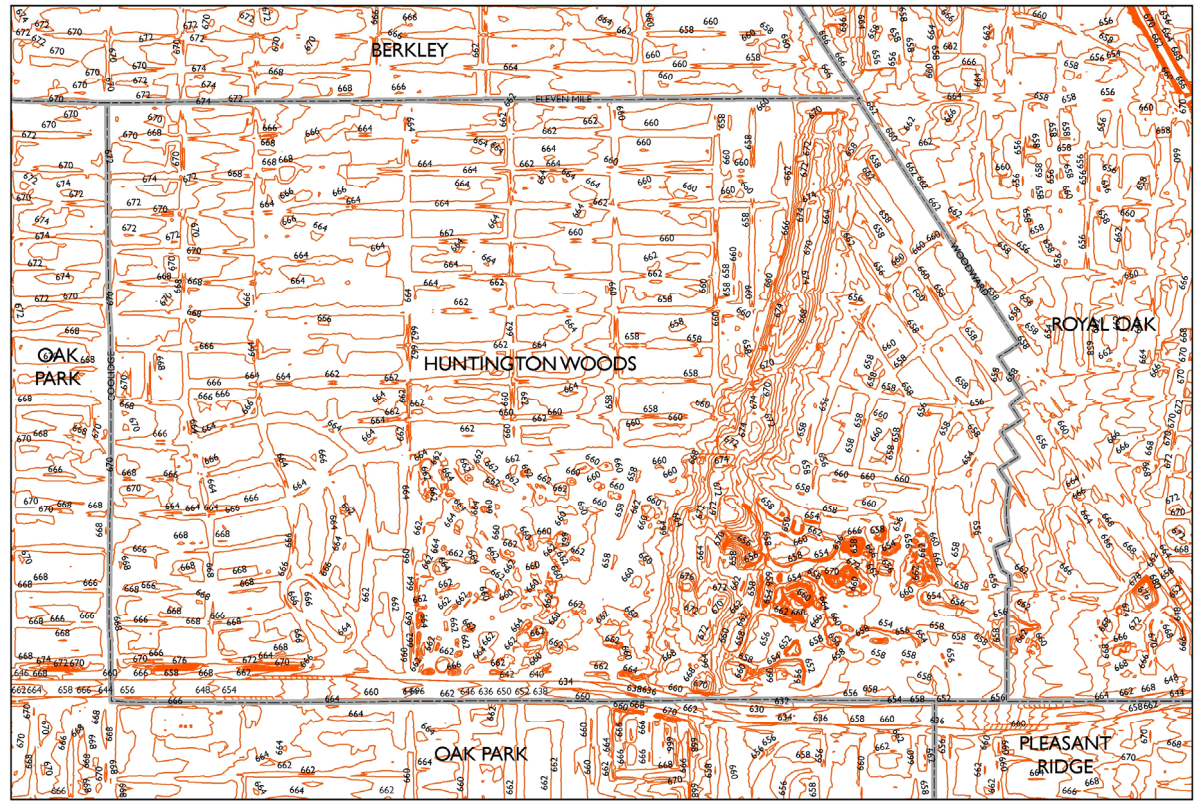
Pedestrians must use caution when crossing Woodward: in Royal Oak alone, there were three crossing-related deaths in 2005. Subsequently, Royal Oak's Police Department initiated a pedestrian safety program focused on Woodward Avenue, with a three-pronged approach: engineering, enforcement and education. The nearby communities of Birmingham and Ferndale have installed distinctive streetscape improvements at Maple Road and Woodward and at Nine Mile Road and Woodward, respectively. Nationwide, communities are exploring the use of flashing, in-pavement warning lights as a means of making crosswalks more conspicuous when in use. The Master Plan will include recommendations targeted to enhancing the safety of the City's Woodward Avenue crosswalks.

NATURAL FEATURES

Although Huntington Woods is built-out, the City is not without significant natural features.

The Topography Map illustrates contour lines (or lines joining points of equal elevation) at two-foot intervals. The majority of Huntington Woods is relatively flat. A ridge running from the City's northeastern corner to the eastern end of Rackham Golf Course and western end of the Detroit Zoo is readily visible on the map. The map also reflects the City's streets; the berm buffering homes on Wales Road from I-696; exhibit areas at the Detroit Zoo; and bunkers, mounds, hollows, and sand traps on the Rackham Golf Course.

The Soils Map (see next page) shows the locations of various soil types in Huntington Woods. West central and western Huntington Woods are comprised of Urban land — covered by streets, sidewalks, driveways, houses, and other structures that obscure the soil type — as well as Blount and Lenawee soils, at level or nearly level slopes. The Blount and Lenawee soils are used mainly for lawns and gardens. With the exception of the ridge in northeastern Huntington Woods, and excluding the zoo and golf course, the City's east central and eastern areas are comprised of Urban land and Thetford soils, at level or nearly level slopes. Like the Blount and Lenawee soils, the Thetford soils are used primarily for



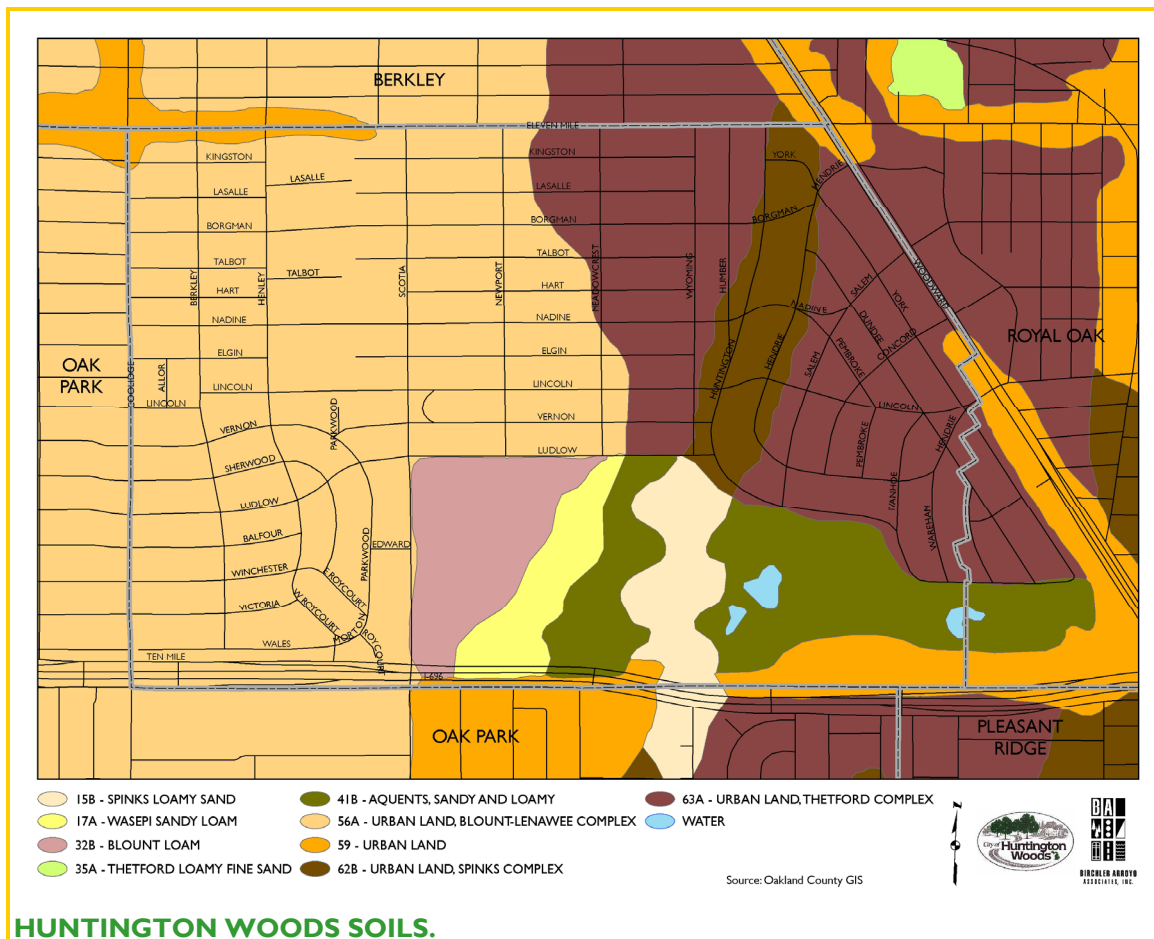
— CONTOUR LINES AT TWO-FOOT INTERVALS

Source: Oakland County GIS

HUNTINGTON WOODS TOPOGRAPHY.

lawns and gardens. The ridge in northeastern Huntington Woods is comprised of Urban Land and Spinks soils on broad flat areas, knolls, and ridges. Spinks soils are also used for lawns and gardens.

Rackham Golf Course is comprised of a variety of soil types, including Blount loam; Wasepi sandy loam; Aquents, sandy and loamy; and Spinks loamy sand. Blount loam soils are found in broad, nearly level areas and on low knolls. Blount loam soils are fairly well suited to recreation uses, but poorly suited to building site development because of wetness. Like Blount loam, Wasepi sandy loam is in



broad flat areas and on low knolls. Wasepi sandy loam is most commonly used as woodland or pasture, or is idle land, and is poorly suited not only to building site development but even to most recreation uses. Aquent's, sandy and loamy consists of soils that have been covered by fill material, with onsite evaluation needed to determine their suitability for various land uses. Spinks loamy sand is in broad, nearly level areas and on low knolls and ridges, and while it is used in most areas as pasture or woodland, or is idle land, it is well suited to recreation uses and building development.

The Detroit Zoo consists of Aquent's, sandy and loamy, and Urban land. The Soils Map also reflects the presence of zoo exhibits with water.

Mature oak trees line Huntington Woods' streets and sidewalks. In his endorsement of Huntington Woods' Hill Historic District, the Director of Eastern Michigan University's Historic Preservation Program, Dr. Ted Ligibel, wrote the following, "Equally as important as the houses... is the setting in which they exist, located amidst magnificent vintage oak trees and sandy hills. I suspect this terrain and vegetation could be the result of a geological oddity that is quite rare globally, and locally is found in only a few places in northern Ohio and southeastern Michigan. Such areas... are referred to as 'oak openings.' These places are so unique that The Nature Conservancy has listed them on their 'Last Great Places' inventory."

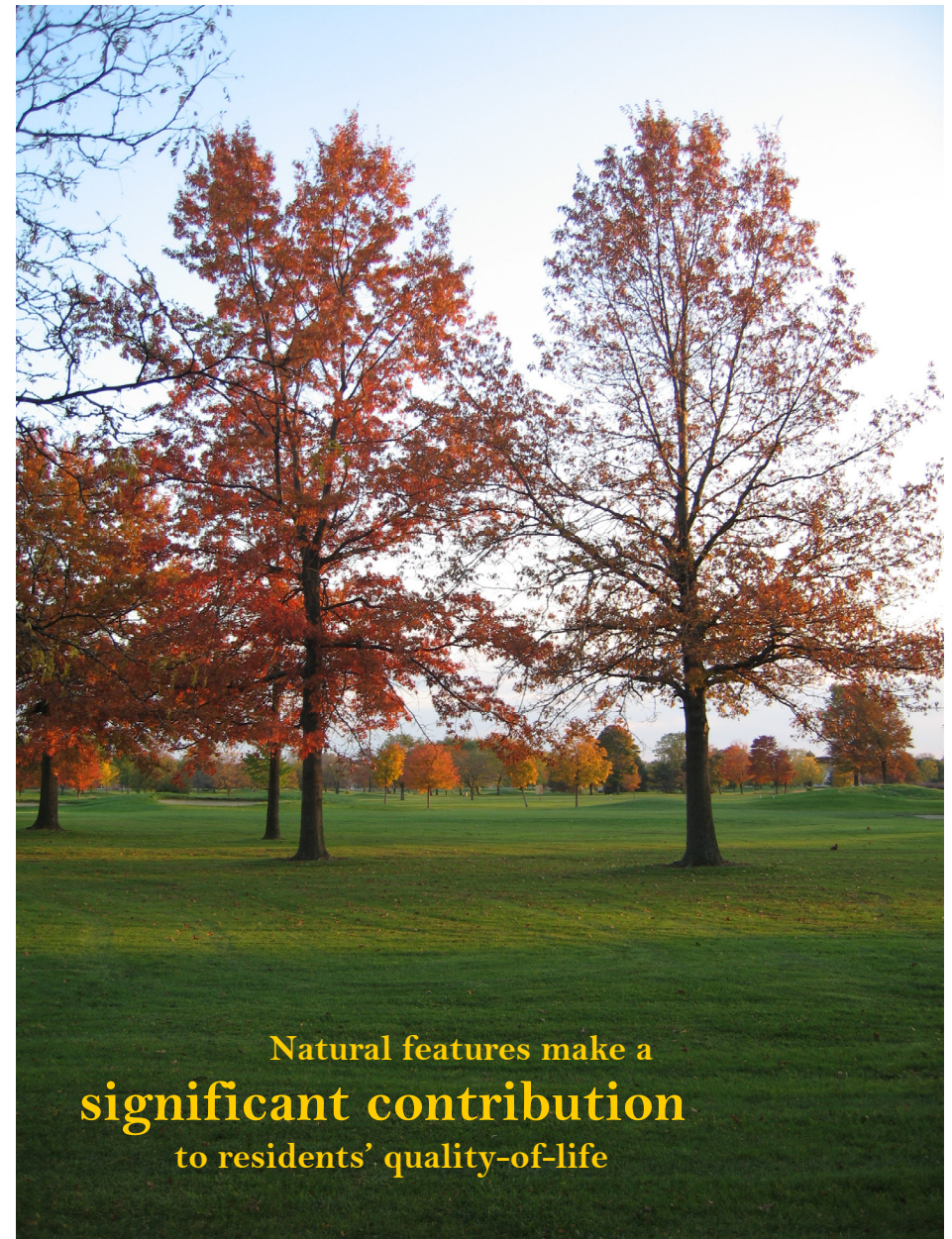
The majority of North America's oak openings — a unique plant community — are located in the Midwest. Oak openings are grasslands with scattered oak trees, or savannas with oak trees, which occur on rich soils. In a natural setting, scattered large oak trees, brush, grasses and other herbs would be found in an oak opening.

The oak trees in an oak opening are generally open-grown, with large lower branches that sweep close to the ground. "Open-grown oaks characteristically have several large, low, relatively horizontal branches on all sides of the tree, indicating that sunlight was available on all

sides throughout most of its development. This contrasts to forest-grown oaks that are more vertical with most branches toward the top of the tree competing for sunlight in the forest canopy."¹

Because Huntington Woods is fully developed, and does not have woodlands or wetlands, recreation and open space areas such as the City's pocket parks, perimeter greenbelt parks, Rackham Golf Course, and the Detroit Zoo afford residents their primary access to green space. As stated in the City's 2004-2008 Parks and Recreation Master Plan, "Huntington Woods is deficient in the total amount of parkland available to its residents, particularly in community and neighborhood parks. Because the City is currently built-out, there is no intention to acquire additional new parkland. This deficiency, however, may be balanced when considering the 274 acres the Zoo and Rackham Golf Course include" (page 28). The City's tree-lined streets are also a particularly precious commodity.

¹ Wisconsin DNR, "Oak Savanna Communities," *Ecological Landscapes of Wisconsin – Ecosystem Management Planning Handbook*, 2004.



Natural features make a
significant contribution
to residents' quality-of-life





What Do We Want?

Public input is the
foundation of the
City's Master Plan.





V i s i o n & G o a l s

The Vision establishes what residents and other stakeholders want the City of Huntington Woods to be like in the future: the City as they would like it to be for their children and grandchildren.

The Huntington Woods Master Plan is a guide for future development. It establishes public policies regarding long-range land use. Public input is a key contributor to this policy basis: the Plan's Vision and Goals are based upon input from a community survey conducted in January 2007. Approximately 25 percent of all households in the City completed the survey.

The Vision that follows paints a broad picture of the desired future for the City of Huntington Woods. Goals and objectives are then provided. Implementation of the goals and objectives is intended to result in a specific quality and character for Huntington Woods, fulfilling the Master Plan's Vision.

In the future, "the people living in it" will continue to be one of the best things about the City. Huntington Woods will be characterized by an outstanding sense of community, a close-knit neighborhood feel, and an active, engaged, and informed citizenry. Events such as the City's annual 4th of July celebration will continue to bring community members together.

Huntington Woods will continue to have City services that are second to none. City staff and officials will continue to be responsive, accessible, and committed.

To reduce the tax burden on residents, opportunities to partner with neighboring cities to share selected services will be pursued, provided that residents receive the same high level of service they currently receive.

Huntington Woods will continue to be "The City of Homes": streets lined with overarching trees and beautiful houses will remain the City's single most defining characteristic.

Quality, uniqueness, variety, charm, historic character, and pride of ownership will continue to characterize the housing stock of Huntington Woods. Homes will be well maintained. New homes and additions to existing homes will exhibit a high quality of design and materials. Historic resources will be safeguarded.

The City's housing stock will continue to consist largely of detached single family homes. "The availability of starter homes as well as larger houses has been a key element of building Huntington Woods into the stable community of long-term, often multigenerational residents that it is today." In the future, Huntington Woods will continue to offer both starter homes and homes for move-up or second-time homebuyers.

The City's Woodward Avenue frontage will be transformed into a mixed-use area with townhomes/condominiums, green space, offices, and small-scale retail uses. This area will be an attractive "front door" to

Huntington Woods.

Neighborhood commercial nodes will be located in planned locations on Coolidge Highway and I I Mile Road.

The appearance of existing nonresidential development along the City's borders will be improved. Future nonresidential development in Huntington Woods will be characterized by a high quality of architecture and site design. Emphasis will be placed on compatibility of nonresidential uses with neighboring homes.

Residents will continue to have ready access to well maintained pocket parks in close proximity to their homes. Parks and recreational uses will continue to serve as a buffer from roadways at the City's perimeter. High quality recreational programming will continue to enhance residents' quality-of-life.

Rackham Golf Course and the Detroit Zoo will remain a golf course and a zoological park. The golf course and zoo will retain their historic character, while continuing to attract users from throughout the region.

New trees will be planted and existing trees will be maintained, so that the City will always have an abundance of mature trees, particularly along its streets.

Huntington Woods will remain an eminently walkable City. Sidewalks will be ubiquitous, well maintained, safe, and buffered from the street by trees. "Neighbors out walking and talking" will remain commonplace. Pedestrian connections to neighboring communities — particularly Downtown Royal Oak, Downtown Berkley, and Oak Park — will be strengthened.

City streets and roadways along the City's borders will be well maintained and beautified.

In the words of one resident who responded to the Master Plan community survey, "We must continually remind ourselves of who we are and why we either moved here originally or live here now. ...We moved here because we wanted to know our neighbors. ...We wanted sidewalks. We wanted lots of mature trees. ...We wanted homes with charm and character. ...We wanted a neighborhood school that is integrated with the community. ...Maintaining ...these core values is what makes this City unique and desirable."



GOALS & OBJECTIVES

Goal: Maintain the excellent quality of City services while avoiding tax increases.

- Objective:* Investigate the feasibility of partnering with neighboring communities to provide selected services.
- Objective:* Continue to charge fees to non-resident users of City recreational facilities and programs. Explore other alternatives to taxes for funding of City services.
- Objective:* Seek grants, contributions, and dedications to accomplish improvements to the parks system and recreational facilities and programs.
- Objective:* Promote a mix of uses in planned locations at the perimeter of Huntington Woods, to boost the City's tax base.
- Objective:* Require developments to bear their fair share of system costs, such as providing on-site storage for storm water.

Goal: Promote the long-term stability of Huntington Woods' residential neighborhoods.

- Objective:* Continue to protect residential neighborhoods from encroachment by nonresidential uses.
- Objective:* Update and enforce property maintenance requirements.

Goal: Encourage quality infill development and residential additions that reflect the character of existing homes.

- Objective:* Build on existing studies, such as the Final Report for the Hill Historic District, to define the unique characteristics of different City neighborhoods.





Objective: Refine and improve upon existing guidelines for ensuring long-term preservation of the quality and character of Huntington Woods' neighborhoods (e.g., the Planning Commission's Guidelines for Residential Properties). Consider the merits of new approaches, such as a masonry ordinance or requirements for all residential additions to match the materials of the existing home.

Objective: Encourage new construction that is appropriately scaled for the lot and appropriately scaled in relation to nearby homes. Refine and improve upon existing standards such as the Zoning Code's maximum floor area regulations. Seek effective and reasonable approaches that permit residents to modernize their homes while respecting the established neighborhood.

Objective: Consider adopting anti-monotony regulations, or pursue other strategies to ensure that new homes are individually designed, rather than cookie cutter.

Objective: Develop a preservation plan for homes in the Hill Historic District, the Huntington Woods and Bronx subdivisions, and other historic areas in the City. Consistently enforce historic district regulations.

Goal: Promote housing that accommodates residents of all ages, and strive to retain affordable housing.

Objective: Encourage development of townhomes/condominiums along Woodward Avenue.

Objective: Maintain the City's stock of smaller detached single family homes.

Objective: Assist older residents so that they may remain in their homes as they age. Consider development of housing for seniors in a planned location within Huntington Woods.

Goal: In planned locations at the City's perimeter, encourage development and redevelopment with mixed-use, neighborhood retail, and office uses.

Objective: Promote redevelopment of the City's Woodward Avenue frontage with townhomes/condominiums, green space, offices, and small-scale retail uses, such as coffee shops and specialty grocers.

Objective: Retain neighborhood commercial nodes in planned locations on I I Mile Road and Coolidge Highway. Require commercial development to be sensitive to adjacent residential uses in Huntington Woods and neighboring communities.

Goal: Promote high quality retail and office development, and encourage improvement of existing nonresidential areas at the perimeter of the City.

Objective: Develop design guidelines and/or regulations for retail and office development, which call for high quality architecture, building materials, landscaping, and site design.

Objective: Maintain and/or enhance site plan review standards that encourage service drives, interconnected parking, and shared drives for commercial uses.

Objective: Update regulations intended to minimize nuisances such as noise and light pollution, and ensure that adequate enforcement measures are in place.

Objective: Update and enforce property maintenance requirements for nonresidential development.

Objective: Update requirements for waste receptacles, recycling, and loading areas. During the site plan review process, carefully consider service area placement.

Goal: Maintain and improve the City's parks system and recreational facilities and programs.

Objective: Implement Huntington Woods' *Parks and Recreation Master Plan*, and pursue the continued development and implementation of a regular cycle of five-year Recreation Plans.

Objective: Make necessary upgrades to City parks, such as replacing or refurbishing play equipment and park furnishings.

Objective: Maintain a balance between active and passive recreational opportunities (e.g., soccer fields and tennis courts as well as wooded and open space areas).

Objective: Consider results from the *Parks and Recreation Master Plan* surveys when making decisions regarding development of and improvement to recreational facilities and programs.

Objective: Promote recreational programming that is responsive to changing demands of the City's population and changing demographics.



Goal: Continue to utilize parks and recreational uses as a greenbelt/ buffer along I I Mile Road, Coolidge Highway, and I-696, and encourage provision of green space along Woodward Avenue as part of a mixed-use redevelopment.

Goal: Maintain pocket parks throughout the City that are readily accessible from nearby homes.

Goal: Retain the current use of Rackham Golf Course and the Detroit Zoo.

Objective: Enforce historic district regulations for Rackham Golf Course, and pursue historic district designation for the Detroit Zoo.

Objective: Work with management of the Detroit Zoo and Rackham Golf Course, and with communities in the wider southeast Michigan region, to ensure that these uses remain viable for future generations.

Objective: Seek opportunities for enhancement of Huntington Woods residents' access to Rackham Golf Course, such as cross-country skiing during winter months or special access to the clubhouse.

Goal: Promote the preservation and enhancement of trees and the urban forest in the City.

Objective: Promote the planting and maintenance of hardy, native trees and shrubs to enhance biodiversity and the natural character of the City.

Objective: Promote street tree planting and maintenance programs and regulations protecting street trees.

Objective: Promote tree planting and maintenance on public and private property throughout the City.

Goal: Promote protection of Huntington Woods' natural resources and natural features.

Objective: Enhance Zoning Code provisions that require development to minimize lot coverage by impervious surfaces.

Objective: Encourage development to minimize disruption of natural site topography and drainage.

Objective: Review and enhance the Zoning Code's minimum landscaping standards.

Objective: Preserve views of Rackham Golf Course and woods along the north edge of the Detroit Zoo property.

Goal: Promote continued walkability within Huntington Woods and strengthen pedestrian connections to neighboring communities.

Objective: Improve City sidewalk maintenance, and continue to provide expeditious snow removal service.

Objective: Promote maintenance and planting of street trees, as a buffer for pedestrians on sidewalks.

Objective: Consider installation of attractive, pedestrian-scaled streetlights along sidewalks, to enhance pedestrian safety.

Objective: Increase the ease and safety of pedestrian crossing at key locations along the City's borders, such as Woodward Avenue.

Objective: Promote retention and/or redevelopment of public buildings in central locations within Huntington

Woods, where they are within walking distance of a majority of residences.

Goal: Maintain, improve, and beautify the City's road network.

Objective: Maintain and improve existing roads within the City and along its borders.

Objective: Reconstruct uncurbed streets with rolled curbs.

Objective: Continue to promote slower vehicle speeds on residential streets, through traffic enforcement and traffic calming measures.

Objective: Discourage parking between the sidewalk and the street.

Objective: Maintain the City's streetscapes and promote streetscape beautification. Support Huntington Woods' Adopt-a-Garden program for gardens in parks and within road rights-of-way.

Objective: Discourage and/or prohibit obtrusive, unsightly utility structures in the right-of-way.

Objective: Consider developing a City-wide urban design plan to unify park signs, street furniture, sidewalks, perimeter walls, and similar elements.

Residents envision a City where
their own children
will one day choose to live as adults





MARION L. BURTON
ELEMENTARY SCHOOL



How Do We Get There?

The Plan is a guide
for achieving the
City's goals for the
future.



10124



Future Land Use Plan

The Future Land Use Plan intends for Huntington Woods to remain a City of Homes. The Land Use Plan primarily illustrates future detached single family residential use in Huntington Woods.

The Future Land Use Plan Map, provided on page 47, is a representation of the City's preferred land use arrangement. The map identifies general locations for various uses envisioned by the Planning Commission.

The Master Plan is a guide for local decisions regarding land use. The recommendations in the Land Use Plan do not necessarily imply that rezoning is imminent. Rather, the recommendations set a long-range planning goal.

The Future Land Use Plan Map illustrates the following future land use categories: Single Family Residential, at five different planned densities; Mixed Use; Neighborhood Commercial; Public and Quasi-Public; and Parks and Recreation. Descriptions of these categories are provided below.

Single Family Residential

All of the areas designated for future single family residential use will remain neighborhoods of detached single family homes.

With the exception of public uses along Scotia and scattered parks, the entire interior of the City is planned for single family residential use. The majority of Huntington Woods' 11 Mile Road and Coolidge Road frontages are also designated for future single family residential use.

The Future Land Use Plan Map provides a recommended density for single family residential areas. Planned densities range from less than 1.5 dwelling units per acre to 8.7 dwelling units per acre.

Mixed Use

The Future Land Use Plan Map classifies Huntington Woods' entire Woodward Avenue frontage for mixed-use development.

Townhomes/condominiums, offices, small-scale retail uses, and green space are envisioned along Woodward. Mixed-use buildings with first floor retail and/or office uses, second floor office and/or residential, and third floor residential use would be appropriate, as well as freestanding offices, retail buildings, and townhouses.

Development along Woodward should be sensitive to neighboring single family residential

uses to the west. Architecture and site design should be pedestrian-oriented and exhibit a high quality and attention to detail.

Neighborhood Commercial

A neighborhood commercial node is planned at the intersection of Coolidge and Lincoln Roads, and at the intersection of Coolidge and 11 Mile Roads. A neighborhood commercial use is also planned on 11 Mile Road east of Meadowcrest Road.

Future local business use is envisioned within the City's neighborhood commercial nodes. Local business uses should be low intensity and oriented towards serving nearby residential neighborhoods.

In neighborhood commercial areas, offices may be appropriate, in addition to small-scale retail uses.



Public & Quasi-Public

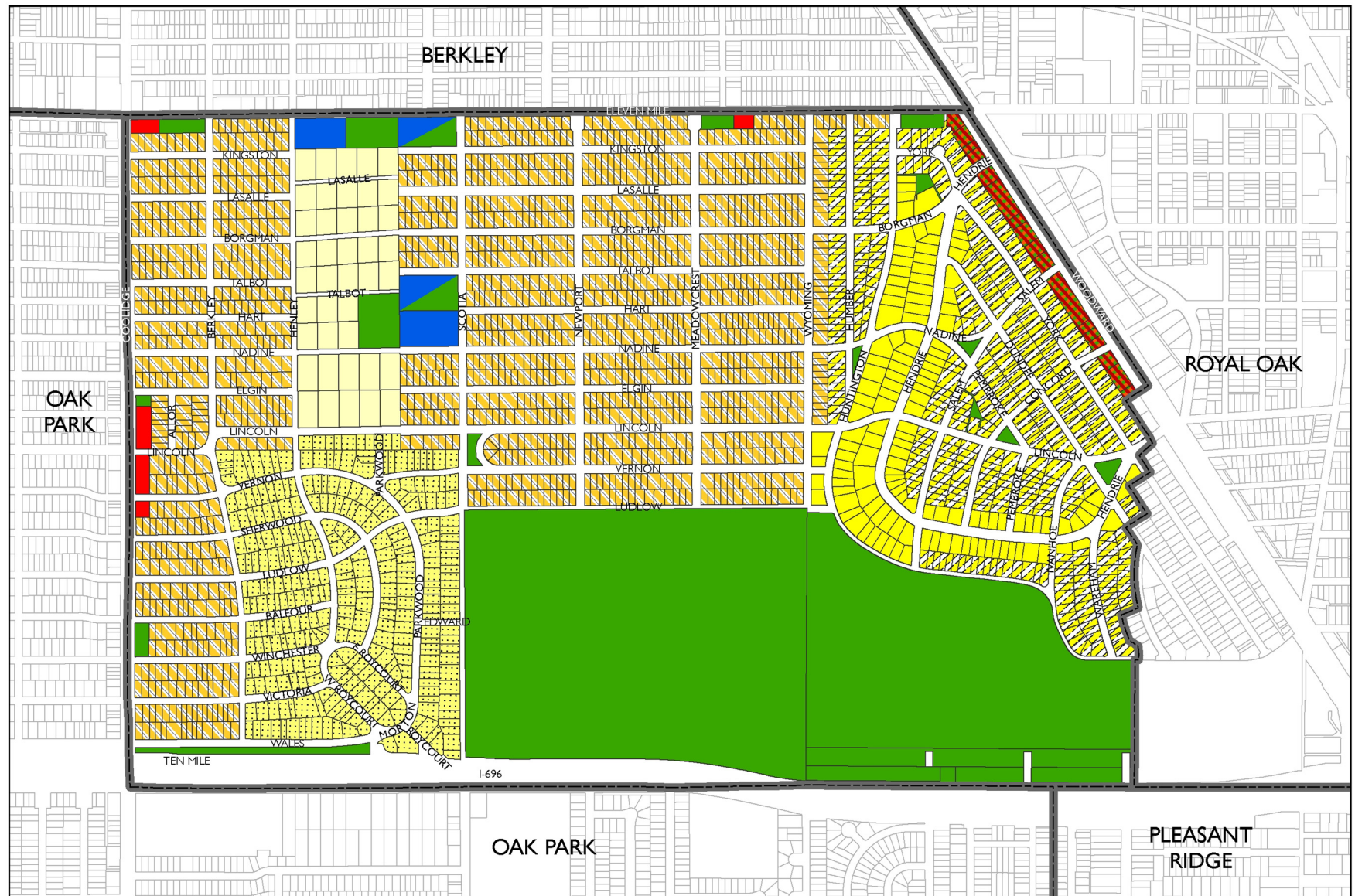
The public & quasi-public category identifies land that is planned for public uses such as government and school buildings, and quasi-public uses such as churches.

The Land Use Plan illustrates a concentration of public uses on the west side of Scotia between Talbot and Nadine. Public and quasi-public uses are also planned on 11 Mile Road between Henley and Scotia.

Parks & Recreation

The parks & recreation category includes planned parks and recreational uses.

The Future Land Use Plan Map illustrates parks scattered within the City's interior, in Huntington Woods' residential neighborhoods, as well as several parks along the City's perimeter. Rackham Golf Course and the Detroit Zoo, in south central and southeast Huntington Woods, are designated for future recreational use.



- | | | |
|---|---|-------------------------|
| SINGLE FAMILY RESIDENTIAL (1.5 DU/AC OR LESS) | SINGLE FAMILY RESIDENTIAL (4.8 - 6.2 DU/AC) | NEIGHBORHOOD COMMERCIAL |
| SINGLE FAMILY RESIDENTIAL (1.5 - 4.8 DU/AC) | SINGLE FAMILY RESIDENTIAL (4.8 - 8.7 DU/AC) | PUBLIC & QUASI-PUBLIC |
| SINGLE FAMILY RESIDENTIAL (3.6 - 6.2 DU/AC) | MIXED USE | PARKS & RECREATION |

Source: Oakland County GIS

DU/AC = DWELLING UNITS PER ACRE



HUNTINGTON WOODS FUTURE LAND USE PLAN.

The Master Plan envisions
new townhouses and condominiums
on Woodward Avenue





Life Cycle Housing Plan

Life cycle housing is a diverse range of housing types that accommodates residents of all ages.

The Life Cycle Housing Plan is a plan for diversifying the City's housing stock to accommodate residents of all ages, while respecting Huntington Woods' established character as "The City of Homes." Specifically, the plan recommends the addition of townhouses and attached condominiums to the City's Woodward Avenue frontage and assistance to older residents so that they may remain in their homes as they age.

The Master Plan promotes redevelopment of Huntington Woods' Woodward Avenue frontage with townhomes/condominiums, green space, offices, and small-scale retail uses. Provision of townhouses/condominiums along Woodward would help diversify the City's housing stock.

Residential development on Woodward should be constructed in one of two forms: either as townhouses or within a mixed-use building on second and/or third floors above retail and/or office uses. The recommendation for townhouse-style architecture is not intended to prevent construction of ranch-style units on a single floor, which would be ideal for seniors or individuals with

mobility limitations. Such units are encouraged, provided that the exterior façade has the appearance of townhouse-style architecture.

Mixed-use buildings and townhouses along Woodward should exhibit a high quality of architectural design, consistent with the City's existing housing stock. Front façades should be oriented towards Woodward; architecture should reflect attention to detail; construction should utilize high quality exterior building materials such as masonry; architectural features, materials, and façade articulation should be continued on all sides of buildings; residential entryways should be clearly defined; and garages should not be visible from Woodward and their prominence should be minimized.

New development along Woodward should incorporate green space, be designed to encourage pedestrian traffic, and provide ample pedestrian amenities.

Provision of mixed-use buildings and townhouses in Huntington Woods along Woodward Avenue will be part of a regional development trend. "Woodward is alive with new construction,"¹ such as new townhouses in Pleasant Ridge and loft-style condominiums and commercial space on Woodward in Detroit's Midtown neighborhood. Higher density and a mix of uses in this area of the City will also help to support regional initiatives promoting transit-oriented development throughout Southeast Michigan.

¹ Source: Woodward Avenue Action Association.

<<http://www.woodwardavenue.org/byway/developments>>



MODELS FOR NEW RESIDENTIAL DEVELOPMENT ON WOODWARD. A mixed-use building with first floor retail uses, second floor offices or residences, and third floor residences would be appropriate on Woodward. Townhouses are also envisioned. The examples at left, right, and below all exhibit a high quality of architectural design and attention to detail.





The Background Data section of the Master Plan includes a chart which illustrates that Huntington Woods' population is aging. The chart shows that between 1980 and 2000, the number of residents in the 18-34 years age group decreased by 11 percent, while those in the 35-64 years age group increased by 10 percent. While the under 18 and over 64 years age groups remained constant between 1980 and 2000, the City can expect to see a decline in its child population and an increase in its senior population as a result of this trend.

The Life Cycle Housing Plan is intended to assist the City in preparing for an increase in its senior population. This is particularly important given that the City has many longtime residents who anticipate growing older in Huntington Woods. Almost three out of every five respondents to the community survey have lived in Huntington Woods

for 16 years or more, and over half of all respondents indicated that they are likely to live in the City for at least 16 more years (the longest time period available as a survey response).

As people age, they have two options in terms of housing: to remain in their home or to relocate to a new home. Because there is limited land available in Huntington Woods for development of senior housing, the City is primarily focused on assisting older residents in remaining in their own homes, insofar as feasible.

Huntington Woods already has several programs and services in place to assist the City's older residents. For example, the Parks and Recreation Department has a transportation program available to disabled residents and residents over 55 years of age, and a Nutrition Program is held every week at the Recreation Center. Maintaining and expanding these services should be a priority in years to come, and

Assistance to Older Homeowners

According to the United States Administration on Aging, when asked about their preference for housing, many seniors answer, "What I would really like to do is to stay right here."² There are several types of assistance that can make it easier for homeowners to remain in their homes as they age, including home modification and repair, assistive technology, alternative home financing, and in-home help.

Home Modification and Repair

"Research suggests that one-third to one-half of home accidents [e.g., falls] can be prevented by modification and repair."² Home modification includes adaptations to homes that are intended to make it safer and easier for residents to undertake routine activities such as stair climbing, cooking, bathing, entering and exiting the home, and even turning faucet handles and doorknobs. Examples of modifications include replacement of door

handles with lever handles; installation of ramps and support handrails; and installation of grab bars, benches, and non-skid strips in showers.

"Older people tend to live in older homes that often need repairs and modifications. Over 60% of older persons live in homes more than 20 years old."² Home modification and repair also includes alterations to homes that are intended to improve a home's overall condition and safety. For example, older homes may have inadequate ventilation or heating. Installation of new insulation, storm windows, and air conditioning can improve the condition of an older home and make the home a safer place for a senior to reside.

Assistive Technology

"Assistive technology is any device or service used to improve or maintain the mobility of an individual with disabilities."² Examples of

assistive technology include mobile devices such as walkers, wheelchairs, and scooters, and stationary devices such as stairway chair lifts and wheelchair lifts for vehicles.

In-Home Help

Care in the home includes an array of services that can help residents stay in their own homes as they age. Caregivers may provide companionship; assist with meal preparation, housekeeping, and yard work; provide transportation to doctor's appointments; run errands; and assist with personal care such as dressing and bathing. Meals on Wheels is also a form of in-home help for seniors.

² Source: United States Department of Health and Human Services, Administration on Aging.
<<http://www.aoa.dhhs.gov/eldfam/Housing/Housing.asp>>

Huntington Woods should continue its programs designed to meet the social needs of seniors (e.g., activities, classes, and library programs).

The City may be able to further utilize resources for seniors in neighboring communities. For example, Oakland Livingston Human Service Agency (OLHSA), a non-profit agency with offices in Pontiac and Ferndale, has an Older Adult Services Department that helps seniors obtain assistance with transportation, home repairs, and yard work. Adjacent communities also offer a number of senior housing options for residents who are no longer capable of living in their own homes.

Oakland County's Community and Home Improvement Division has a Home Improvement Loan Program which offers low-interest loans of up to \$18,000 to cover home repair costs. To qualify, a homeowner must own and live in a single family home and have a gross income within the program's income guidelines (the homeowner must be of low to moderate income).


Huntington Woods has limited land available for development of a senior housing community/facility. Woodward Avenue may be a potential location where senior housing could be developed, as part of a mixed-use redevelopment, or the City could consider redeveloping City-owned land with senior housing, if appropriate in the future.

General principles that should guide selection of a suitable location for senior housing, as well as building and site design, include:

- Senior housing should be designed and located so as to prevent isolation and marginalization of the elderly.
- Building and site design for senior housing should focus on accessibility for residents with mobility limitations (e.g., those using a cane, walker, scooter, or wheelchair). Hallways, bathrooms, and common areas should be designed to meet Americans with Disabilities Act (ADA) standards for accessible design. Sidewalks should be as level as possible and wide enough to accommodate wheelchairs. Steps should be supplemented by ramps, which can be screened with plantings. Paving surfaces should be wheelchair-friendly. Texture changes should be provided along pathways to aid the visually impaired in wayfinding.
- Senior housing should offer or have ready access to recreational facilities, as well as indoor and outdoor common areas with both scheduled and unscheduled activities.
- The scale and character of senior housing should be appropriate in relation to nearby buildings. High-rise senior housing would not be appropriate in Huntington Woods.

ACTION ITEMS

- ☑ Adopt guidelines and/or regulations that promote context-sensitive residential additions.
- ☑ Consider developing a form-based code, which governs relationships between buildings, street, and public spaces, for Huntington Woods' Woodward Avenue frontage to achieve a predictable physical outcome and create a specific type of place along Woodward.
- ☑ Work with the Woodward Avenue Action Association and other regional organizations to promote transit-oriented development along Woodward Avenue.
- ☑ Maintain and expand programs and services that assist the City's older residents.
- ☑ Partner with Oakland County, neighboring communities, and local non-profits to ensure that seniors have adequate services and housing.

A photograph of a residential street in Huntington Woods. The scene features a row of brick houses with white trim and shutters. Large, mature trees with green foliage are scattered throughout the neighborhood, casting shadows on the lawns and streets. The houses have well-maintained green lawns and some have flower beds. The overall atmosphere is peaceful and suburban.

The neighborhoods of
Huntington Woods offer
a variety and quality of architecture
that is rarely found in other communities.



Neighborhood Character Plan

Properly designed infill development can add to the character of the City's established neighborhoods. Guidelines and regulations must be focused on retaining important neighborhood characteristics without constraining architectural design.

Huntington Woods is a small residential city that offers an elegant and quiet setting, conveniently located within the Detroit metropolitan area. Situated just west of Woodward Avenue, the City is home to the Detroit Zoo and Rackham Golf Course. These two historic, regional treasures were largely responsible for attracting many of Huntington Woods' earliest residents.

Today, Huntington Woods is characterized by well-maintained homes on mature tree-lined streets. The City's individual neighborhoods exhibit many unique characteristics that warrant careful evaluation of any proposed infill development. When properly designed and constructed, infill development can add to the character of the City's established neighborhoods. On the

other hand, insensitivity to what makes Huntington Woods unique could eventually lead to degradation or loss of the special characteristics of the City's distinct neighborhoods.

The historical development of Huntington Woods included six platted subdivisions and three assessor's plats. Assessor's Plat #3 includes all of the frontage along Woodward Avenue and has been developed for office and retail uses. The remaining areas form five distinct residential neighborhoods as illustrated on the Subdivisions and Neighborhoods Map. Each neighborhood exhibits its own unique character, however, a number of identifiable characteristics or common themes are evident throughout all of the City's neighborhoods:

Time period. The neighborhoods of Huntington Woods were primarily completed over the short span of about 45 years, from the late teens to the early 1960s.

Mature trees. Because the neighborhoods are now between 40 and 80 years old, most City streets are lined with mature shade trees.

Walkability. There is an extensive network of sidewalks throughout the City, and most neighborhoods exhibit an intimate

relationship between the front of the house and the sidewalk.

Modest home size. Huntington Woods is characterized by homes of modest size, with very few that exceed 3,000 square feet in their original configuration.

Brick and stone construction. Most homes were constructed of brick and stone, with very little evidence of wood or other types of exterior siding.

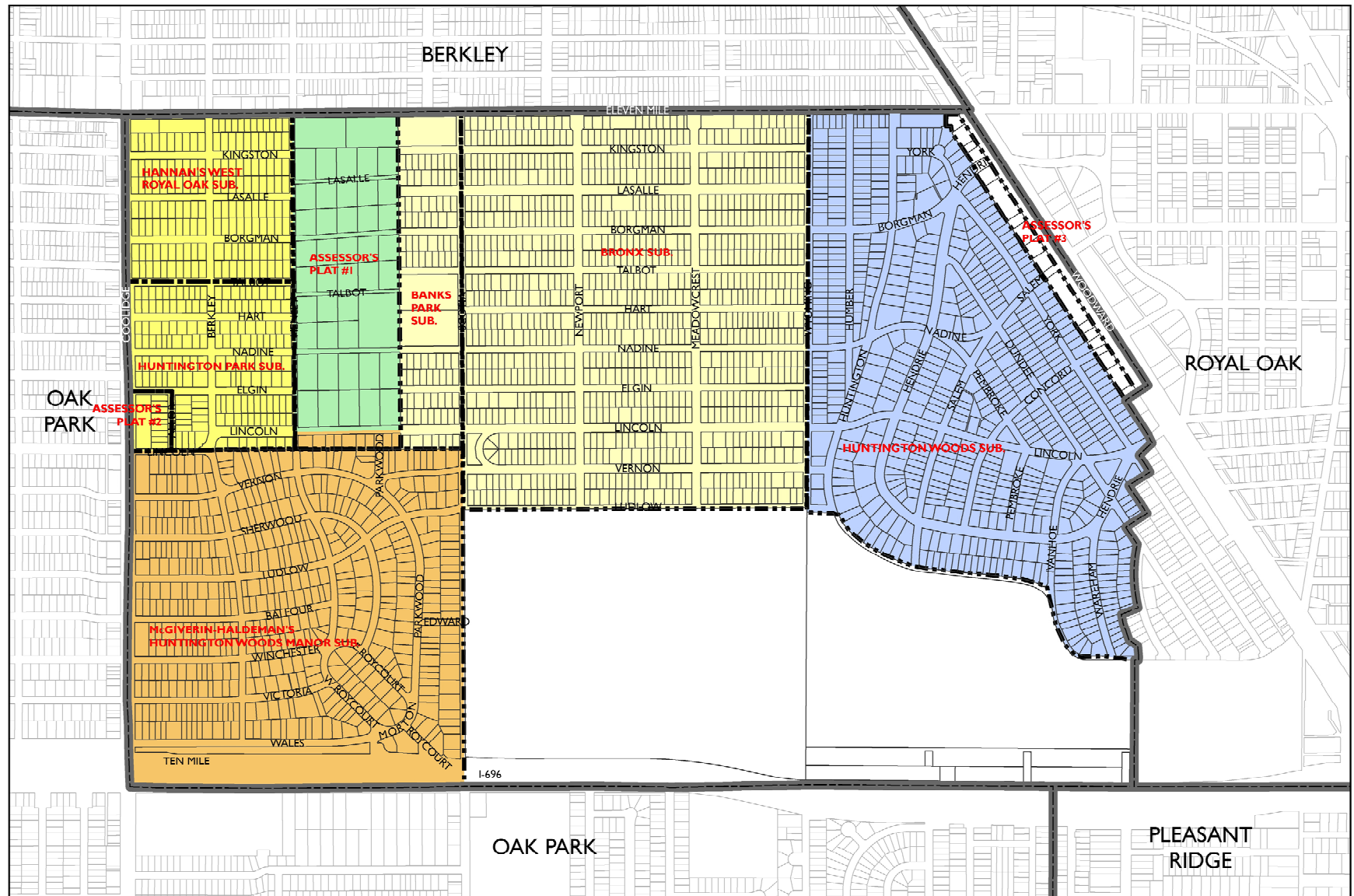
Single front door. Most homes within the City exhibit a single front door, with relatively few examples of original construction that included double doors.

Individual design. Most neighborhoods are characterized by individually designed and built homes, with much less repetition than is found in contemporary neighborhoods of outlying suburbs.

Inviting atmosphere. All five neighborhoods have an inviting and welcoming atmosphere, unlike the sterility that is common to neighborhoods in exurban areas.

Garages. Most garages are detached and located in the rear yard. Garages that are attached are located behind the house and are lower in height than the main house.





NEIGHBORHOODS

- NORTHWEST
- THE ACRES
- THE FRONT OF THE WOODS
- SUBDIVISION / PLAT BOUNDARY
- SOUTHWEST
- BANKS-BRONX

Source: Oakland County GIS

SUBDIVISIONS AND NEIGHBORHOODS.



BIRCHLER ARROYO ASSOCIATES, INC.

The Front of the Woods Neighborhood

Huntington Woods Subdivision, the City's first subdivision, was platted in 1916 by the Huntington Woods Company. The subdivision, which includes a meandering street layout, was designed by landscape architect O. C. Simonds and was patterned after the town of Huntingdon, England. The British influence is also evident in many of the neighborhood's homes, as well as in some of the subdivision street names such as York, Hereford, Huntington, Salem and Dundee.

The Front of the Woods Neighborhood is an eclectic mix of brick Colonials, prairie-influenced Colonials and Tudors. The neighborhood also includes some Ranches, an occasional Modernist, and a few craftsman-style Bungalows. The Hill Historic District is located within this neighborhood.



26720 HENDRIE. Built in 1951 for Dr. and Mrs. A. Becker, this house was designed by Architect Minoru Yamasaki (*above*).



Banks - Bronx Neighborhood

The Banks-Bronx Neighborhood includes the Bronx and Banks Park Subdivisions. Development of the neighborhood began in 1916 when the Baker Land Company began offering lots for sale in the Bronx Subdivision (the area of the former Black Meadow Dairy farm). The neighborhood is home to one of the oldest houses in the City, the Fred A. Baker house, built in 1896.

The Banks-Bronx Neighborhood is primarily comprised of bungalow-style homes. There are also some International styles, Tudors, Cape Cods, Colonials, and Ranches throughout the neighborhood. A Four-square style home from the 1920s or early 1930s is located on Kingston Street

LaSalle Boulevard is known as “Builder’s Row” as many of the street’s homes were originally constructed as showcases of the different homebuilders in the Bronx Subdivision. Lined with nicely designed homes in a variety of styles, the street offers a true sense of the City’s neighborhood and architectural character. LaSalle is also one of the few boulevard streets in the City, along with Newport and Meadowcrest.



Acres Neighborhood

The Acres Neighborhood contains the largest home sites in the City. The neighborhood's large lot zoning is a result of a high water table and clay soils that create challenges for development and storm water management.

Homes in the Acres Neighborhood are primarily Ranches that take advantage of the wider lots. The street network is noticeably disjointed from the rest of the City, which further distinguishes this neighborhood from others.

This neighborhood is planned to remain as originally platted due to heavy clay soils, poor storm drainage, and a high water table. The large lots of the Acres Neighborhood, combined with limitations on lot coverage, are the best method for protecting its character and the investment of its current and future residents.



Northwest Neighborhood

The Northwest Neighborhood is primarily comprised of Bungalows and Ranches built in the 1950s and 1960s. The average home size is less than 2,300 square feet. Lots in the neighborhood are typically 60 feet wide, slightly larger than in the Banks-Bronx Neighborhood to the east.

Huntington Woods' Northwest Neighborhood has experienced very little change in recent years, less than any other neighborhood in the City.



Southwest Neighborhood

Huntington Woods' Southwest Neighborhood is an eclectic mix of older homes from the 1920s and 1930s with newer homes from the 1950s and 1960s. The neighborhood is comprised of mostly Colonials; however, there are some Tudors, prairie-influenced Ranches, Cape Cods, Modernist, and International styles as well.



While each of Huntington Woods' neighborhoods exhibits an identity of its own, there are certain construction, design and siting characteristics evident City-wide that help define the overall character of the City. While many of these individual traits may be found in other communities, it is the predominant combination of these traits throughout Huntington Woods that has come to define the City and set it apart from its neighbors. In order to retain the community's unique character and preserve its historic value, these characteristics should be appropriately incorporated into all new development and redevelopment in the City (i.e., infill development, home and garage additions, major renovations).

Doors. The vast majority of homes in the City have single front doors. While a few original examples can be identified that included double front doors, it is the single front door that is most characteristic of the City. The front entry associated with the door is always a single story in height. The trend toward prominent, two-story entrances on single family homes post-dates residential development in Huntington Woods by 30 to 40 years. Front doors in Huntington Woods are predominantly visible from and face the street.

Front Porches. The typical front porch in the City is masonry, unenclosed, and raised only slightly above grade.

First Floor Elevation. Homes in the City are typically just one or two steps above grade. Basements are not pushed up out of the ground, resulting in the need for four or five steps to reach the front door.

Windows. Double-hung and casement window styles predominate throughout Huntington Woods. While many homes have a rhythmic pattern evident in the building's fenestration, there is also a strong trend toward a single, unique window or grouping of windows on the first floor at the front of older homes. The only major variations from these two characteristics occur exclusively on Art Deco, Art Moderne, and International style homes.

Chimneys. Huntington Woods has a long-standing tradition of masonry fireplace chimneys, often with intricate or detailed brick and stone work.

Roof Forms. Gable-end and hip roofs are predominant in Huntington Woods. Most homes do not incorporate multiple reverse gables on the front façade. One or two is the norm, with the second gable typically





exhibited as a first floor feature over the entry door or a unique window element.

Garages. Most garages in the City are detached, situated behind the residence, and constructed of similar style and materials to the residence. (There are a few examples of older modern styles with carports in place of a garage.) Where the garage is attached to the home, older examples de-emphasize the garage by setting it back from the plane of the front façade, or by turning it to the side so as not to present the overhead doors to the street. Some newer examples of infill development that have broken with this tradition appear out-of-place. Garages also tend to have a visibly lower ceiling height than the adjoining first floor of the home, even when there is living space above the garage.

Architectural Style. Huntington Woods is primarily characterized by Bungalows, Colonials, and Tudor style homes. There are, however, examples of Craftsman homes, Art Deco and Modern, International style, Cape Cod, and prairie-influenced Ranches. Most importantly, the City's neighborhoods were not developed as large tracts of nearly identical homes. Variation in front elevation has been a hallmark of the City, even on streets where an entire block may be represented by Colonials or Bungalows.

Materials & Detailing. Quality materials and detailed craftsmanship are evident throughout Huntington Woods' neighborhoods. Most homes have a masonry exterior of brick, stone, or combination of the two. Horizontal wood siding is unusual. Stucco is evident on some of the Tudor homes, as is the occasional use of cedar shingle siding as an accent (but not to cover entire expanses of the wall). Vinyl siding is not an original material found in Huntington Woods, and aluminum siding is most commonly found on post-war houses only.

Brick work on many homes exhibits the pride of craftsmen from another era in homebuilding. Soldier courses, quoins, limestone entry features and sills, brick arches, and the like were traditional methods of detailing in well over half the City's houses. So-called "360 degree" treatment is also evident, where all four sides of the home use the same level of material and detail, rather than substituting lesser quality and lower cost methods/materials on the sides and in the rear.

Neighborhood character is a result of many factors. These can include street layout, pedestrian networks, tree canopy, lot size, housing style and materials, ratio of building bulk to lot area, parks and open spaces, and similar features. The character of the community is potentially impacted by the decisions of hundreds of individual home owners. Every homeowner can benefit from being educated about the styles, building shape and bulk, lot coverage, materials, and details that are uniquely Huntington Woods. The following recommendations offer a number of criteria that could become guidelines for rehabilitation and infill in the City's neighborhoods.

Proper Proportion

- New infill homes and additions to existing homes should respect proportions that define the neighborhood. New homes should be similar in size, height, and bulk to neighboring homes. Additions should generally be smaller in footprint and bulk than the original house.
- Infill homes and additions to homes should never result in exceeding allowable lot coverage.
- Additions should respect the original style, avoiding attempts to turn one style into another (i.e., a bungalow into a colonial).

- Additions should respect the height of the original house and not tower over it. The addition's roof should not be higher than or extend above the original roof.
- Basic roof forms of infill houses should respect the styles of nearby houses, for example, respecting the orientation of the main roof ridge.
- Houses with two, or occasionally three, front gables are common in Huntington Woods. These gables typically frame or highlight a principal feature, such as the front door or a unique window. Multiple, layered gables are not characteristic of Huntington Woods, however.
- New gables and dormers should be proportional to the main house.
- Garages are typically detached in the rear yard. When garages are attached, they should be set back from the front plane of the house and lower in height than the main house.

Compatible Natural Materials

- Materials used on an addition should be the same as those used on the original house. Materials used on infill houses should be similar to those found in the neighborhood, particularly within one to three blocks of the infill site.



QUALITY DESIGN AND CONSTRUCTION. If appropriately designed, additions and renovations to existing homes and construction of new homes can be accomplished without altering or detracting from the established character of the neighborhood.

- Synthetic materials such as aluminum, vinyl, cement board, and similar contemporary sidings and trim, should be avoided in favor of brick, stone, wood siding or shingles, and stucco.
- The use of two different materials on the same façade should be avoided altogether, unless common to the architectural style of the house. For example, wood timbers and stucco on Tudor styles.
- Chimneys should be of masonry construction.
- Garages, whether attached or detached, should be constructed of materials used on the main house.

Appropriate Details

- Window style, color and proportion on additions should be consistent with those of the original house.
- All sides of additions and infill houses should have windows. Large expanses of blank wall are not characteristic of Huntington Woods.
- Bay windows are typically limited to the first floor and should never extend two stories in height.
- Single front doors are characteristic of the City and the front of the house should always feature the main entrance and door.
- Two-story entrances are inappropriate in Huntington Woods and lack the intimate scale of the City's characteristic single-story front entry.
- Front porches should generally face the street and should be stepped up slightly from grade.
- Attention should be paid to the following details: window hoods and lintels; cornice lines with architectural detailing; brick work with quoins, corbels, and the like; friezes; gables; columns and pilasters; brick or stone chimneys.

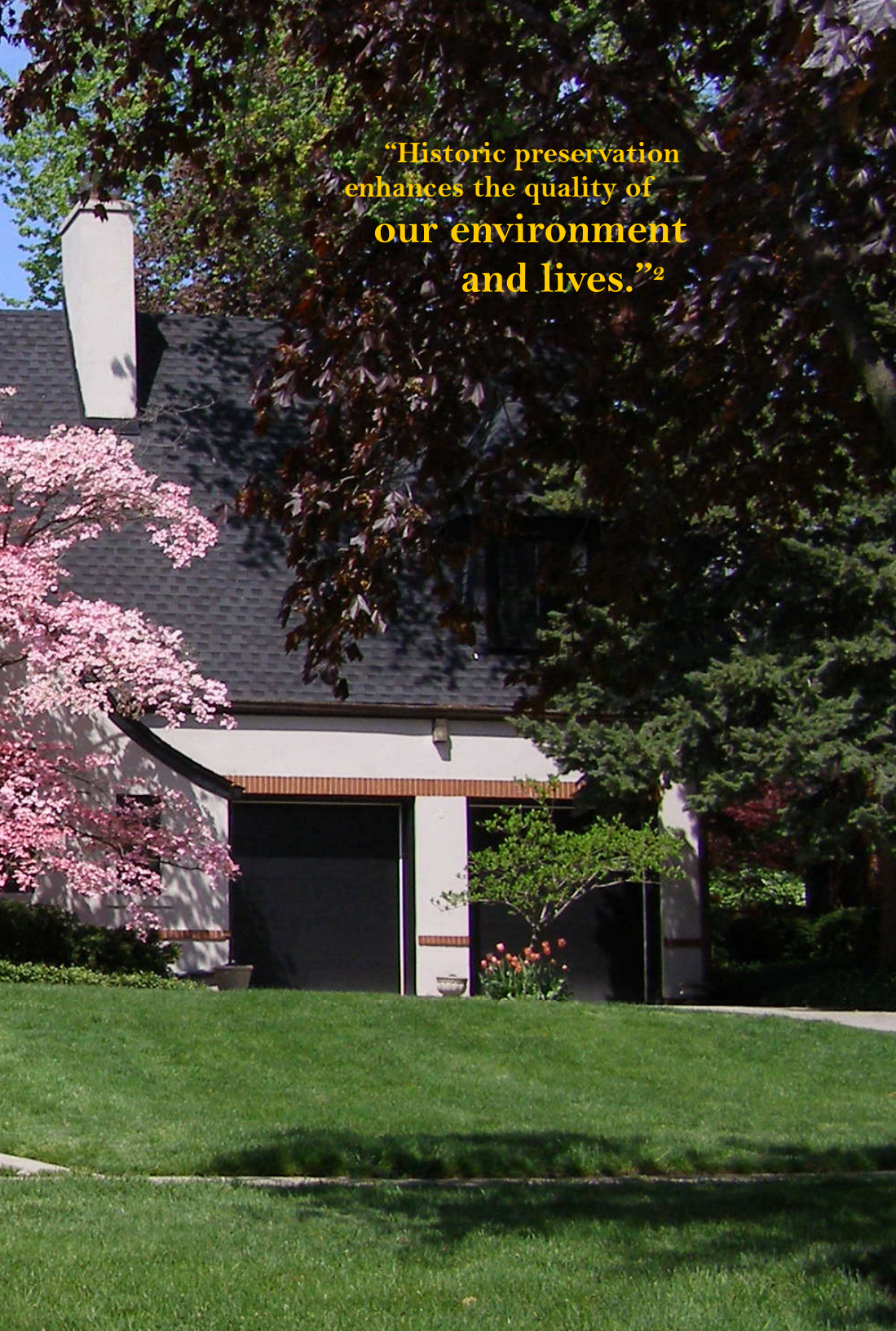


ACTION ITEMS

- ☑ Update residential design guidelines to reflect the architectural styles, proportions, materials and details characteristic of the City.
- ☑ Consider adopting a masonry ordinance for infill development and residential renovations.
- ☑ Evaluate whether zoning standards (lot coverage, maximum floor area, and building setbacks and height) effectively encourage homes that are appropriately sized for the lot.
- ☑ Evaluate a sliding scale for side setbacks that is tied to lot width in order to promote the appearance of consistent lot coverage from the street.
- ☑ Catalog principal house styles, by neighborhood, and make photo log available on the City's website.
- ☑ Develop a "pattern book" containing good examples of infill and renovations.
- ☑ Develop promotional brochure that illustrates the elements of neighborhood character and housing styles that define the community.
- ☑ Offer home renovation seminars that teach the importance of neighborhood character in the context of good design.
- ☑ Continue the City's Beautification Awards program to honor outstanding examples of homes that have been "beautified".
- ☑ Promote and adopt regulations to implement the concept of front yards as quasi-public space occupied by walks and attractive landscaping.
- ☑ Consider adopting regulations for the protection of mature and specimen trees, particularly the large oak, maple, and beech trees that are characteristic of Huntington Woods.
- ☑ Encourage planting and maintenance of diverse, native tree species throughout the City.
- ☑ Maintain reference and educational materials on native and hardy species as well as tree planting and tree care.
- ☑ Review and amend, if necessary, development regulations in order to limit the amount of impervious surfaces to minimize stormwater runoff.
- ☑ Consider rezoning residential areas so zoning regulations better reflect the established character of the neighborhood.







“Historic preservation
enhances the quality of
our environment
and lives.”²

P r e s e r v a t i o n P l a n

“A preservation plan provides the basis for development of a preservation program where none exists, strengthens existing preservation programs, and helps to resolve existing and future conflicts between competing land-use goals.”¹

The intent of the Preservation Plan is to establish preservation goals, define the City’s historic character, summarize past preservation efforts, survey historic resources, explain the legal basis for preservation, discuss the relationship between historic preservation and zoning, explain public sector responsibilities,

¹ Bradford White and Richard Roddewig. *Preparing a Historic Preservation Plan*. Planning Advisory Service Report 450. American Planning Association, 1994.

² Michigan’s State Historic Preservation Office
<http://www.michigan.gov/hal/0,1607,7-160-17445_19273_19318-53069--,00.html>

discuss incentives and local education programs, and identify an agenda for future action.

While the City's historic character and resources are mentioned throughout the Master Plan and within other City documents and studies, it is the intent of the Preservation Plan element to provide a single, concise document with regard to preservation goals and efforts in Huntington Woods.

Development in Huntington Woods occurred as part of nine subdivisions (refer to Subdivisions, Assessor's Plats and Neighborhoods Map in the Neighborhood Character Plan). Activity in the Huntington Woods, Bronx, Banks Park, and Hannan's West Royal Oak subdivisions began in 1916. The Huntington Park and McGiverin-Haldeman's Huntington Woods Manor subdivisions began nine years later in 1925. Three Assessor's Plats were created in 1950, 1951 and 1961 for tax recovery reasons.³ Huntington Woods became a village in 1926 and later incorporated as a City in 1932.

As described by the Neighborhood Character Plan, the City of Huntington Woods is characterized by well-maintained homes on mature tree-lined streets. The City's neighborhoods are a collection of early and mid-twentieth century architecture, including Tudors, Colonials, Bungalows, Cape Cods, Ranches, Modernist and International styles.

In addition to the City's homes, historic resources in Huntington Woods include the Detroit Zoological Park and the Rackham Golf Course. These regional recreational facilities are irreplaceable assets for Huntington Woods and the Detroit metropolitan area. They serve as open space, conserve invaluable natural features and wildlife, and are cultural and historic treasures.

³ Ballard, C. Ray. *The History of Huntington Woods: The City of Homes*. The Huntington Woods Study Club, 1976, p. 33-34.

Preservation Goals

The City of Huntington Woods Preservation Plan, in coordination with the recommendations of the overall Master Plan, seeks to establish the following goals:

Goal: Preserve and maintain sites, structures, streets, vistas and other resources that serve as significant visible reminders of the City's social and architectural history.

Goal: Preserve the character and livability of Huntington Woods' neighborhoods.

Goal: Provide a framework for making appropriate physical changes to historic districts and resources.

Goal: Educate the City's residents about the history of Huntington Woods and the benefits of historic preservation.

The City of Huntington Woods has undertaken several preservation efforts in recent years that have resulted in the establishment of two local historic districts: the Hill Historic District and the Rackham Golf Course Historic District.

In accordance with the Local Historic District Act, Act 169 of 1970, the Huntington Woods City Commission created a Historic District Study Committee in May 2003 to begin an official study of the historic resources of the City. Specifically, the Committee was charged to study and ascertain whether there was merit in creating a historic district in the Bronx and Huntington Woods Subdivisions.

The Study Committee issued a final report in October 2004 that recommended establishment of a historic district including 108 homes and two parks in the Huntington Woods Subdivision. As noted by the report, the district is part of an area that was designed by noted



8736 BORGMAN. Built in 1917 for Fred Hathaway and his wife Harriet, this was the first home constructed in the Huntington Woods Subdivision. This American Colonial home is one of the 89 contributing historic resources in the City's Hill Historic District. It is the only wooden structure within the district.

While several other states have requirements for preservation planning, Michigan does not require that local units of government prepare and adopt preservation plans as stand-alone documents or as elements of a comprehensive or master plan. However, there are two key Michigan laws that establish the legal basis for local historic preservation efforts in the State: the Local Historic Districts Act and the Municipal Historical Commissions Act.

The Michigan Historical Commissions Act, Act 213 of 1957, as amended, authorizes local units of government to create historical commissions and prescribe their functions, to issue revenue bonds for historical commission purposes, and to appropriate money for historical activities and projects.

The Local Historic Districts Act, Act 169 of 1970, as amended, permits the creation of local historic districts. Specifically, the Act was created to provide for "the establishment of historic districts; to provide for the acquisition of certain resources for historic preservation purposes; to provide for the preservation of historic and nonhistoric resources within historic districts; to provide for the establishment of historic district commissions; to provide for the maintenance of publicly owned resources by local units..."

Historic preservation is declared by the Local Historic Districts Act to be "a public purpose" and authorizes local units of government to regulate, by ordinance, the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts. Per the Act, local regulations shall be for one or more of the following purposes:

- Safeguard the heritage of the community by preserving one or more historic districts that reflect the community's history, architecture, archaeology, engineering or culture;
- Stabilize and improve property values in each district and the surrounding areas;
- Foster civic pride;
- Strengthen the local economy; and
- Promote the use of historic districts for the education, pleasure and welfare for the citizens of the local unit and of the state.

landscape architect O. C. Simonds and built as the premier subdivision in the City. Most of the homes in the district were constructed during the 1920s and 1930s, including the works of world renowned Detroit-based architects Eero Saarinen, Albert Kahn, and Minoru Yamasaki. In addition to the district's architectural and historical significance, the Study Committee found the area to hold important geological value as well. According to the report, the area is purported to be a "beach ridge" or "oak opening" formed by the recession of the Great Lakes. These rare geological formations support the growth of oak trees which add to the beauty and significance of the district. On October 19, 2004, the City Commission adopted an ordinance to create the Hill Historic District as recommended by the Study Committee's final report.

In February of 2006, the City Commission directed the Historic District Study Committee to study the Detroit Zoological Park and the Rackham Golf Course properties for consideration as an additional historic district. Due to the uniqueness of the Zoo and Golf Course properties, the Study Committee decided to evaluate each property separately.

The Study Committee's report of the Golf Course property recommended establishment of a historic district consisting of approximately 123 acres with an active public golf course, one clubhouse, a greenskeeper building, and various other structures. As noted by the report, the Rackham Golf Course has played an important role in the Detroit Metro community for over 80 years. Its historic value not only comes from the prominent individuals responsible for its creation and design, but also from its history of being one of the earliest racially integrated courses in the country. On November 21, 2006, the City Commission adopted an ordinance to create the Rackham Golf Course Historic District as recommended by the Study Committee's final report.

Following completion of the Rackham Golf Course Historic District final report, the Study Committee began working on a preliminary

report for the Detroit Zoo property. As of June 2007, the Study Committee has not yet issued its preliminary findings and recommendation.

The State of Michigan's zoning enabling legislation, the Michigan Zoning Enabling Act (MZEA), Act 110 of 2006, does not specifically mention historic preservation as a purpose of zoning. Instead, the authority to establish historic districts comes from Act 169 of 1970, the Local Historic Districts Act (LHDA).

While the Hill Historic District and the Rackham Golf Course Historic District do not change the zoning of properties within the districts, the LHDA does permit the City to adopt ordinances that regulate the construction, addition, alteration, repair, moving, excavation and demolition of resources within a historic district. Under this authority, the City has adopted the Huntington Woods Historic District Commission Guidelines. City ordinance requires that all applications for permits for properties within a historic district be referred to the Huntington

Woods Historic District Commission for review to ensure compliance with the adopted Guidelines.

Since it is the City's goal to preserve the character and livability of all of Huntington Woods' neighborhoods, it is important that preservation strategies not be limited to designated historic districts, but rather be appropriately incorporated into all of the City's land use regulations and processes. While the MZEA does not authorize the establishment of historic districts within the Zoning Ordinance, the Act does require that zoning ordinances be made with "reasonable consideration to the

“Historic preservation not only promotes an increased appreciation for the past, it is often a key feature of successful community planning and economic development.”⁴

⁴ Michigan Historical Preservation Network.
<http://www.mhpn.org/Default.asp?area_2=news/news.dat&objectId=B22AED0&ml_index=2&NC=4055X>

Time, geography, people and events uniquely shape each community. It is the combination of the individual places—houses and yards, stores and public buildings, trees and sidewalks, streets and alleys—that form the community’s overall character. The primary reason for establishing local historic districts is to manage how change occurs in a designated area to ensure that as much of the original character as possible remains intact. After all, changes that occur to one property can impact the property next door, the block, and ultimately the neighborhood overall. Local historic district designation provides communities with the legal tools to protect their local landmarks and architectural character.

Benefits of Local Historic District Designation

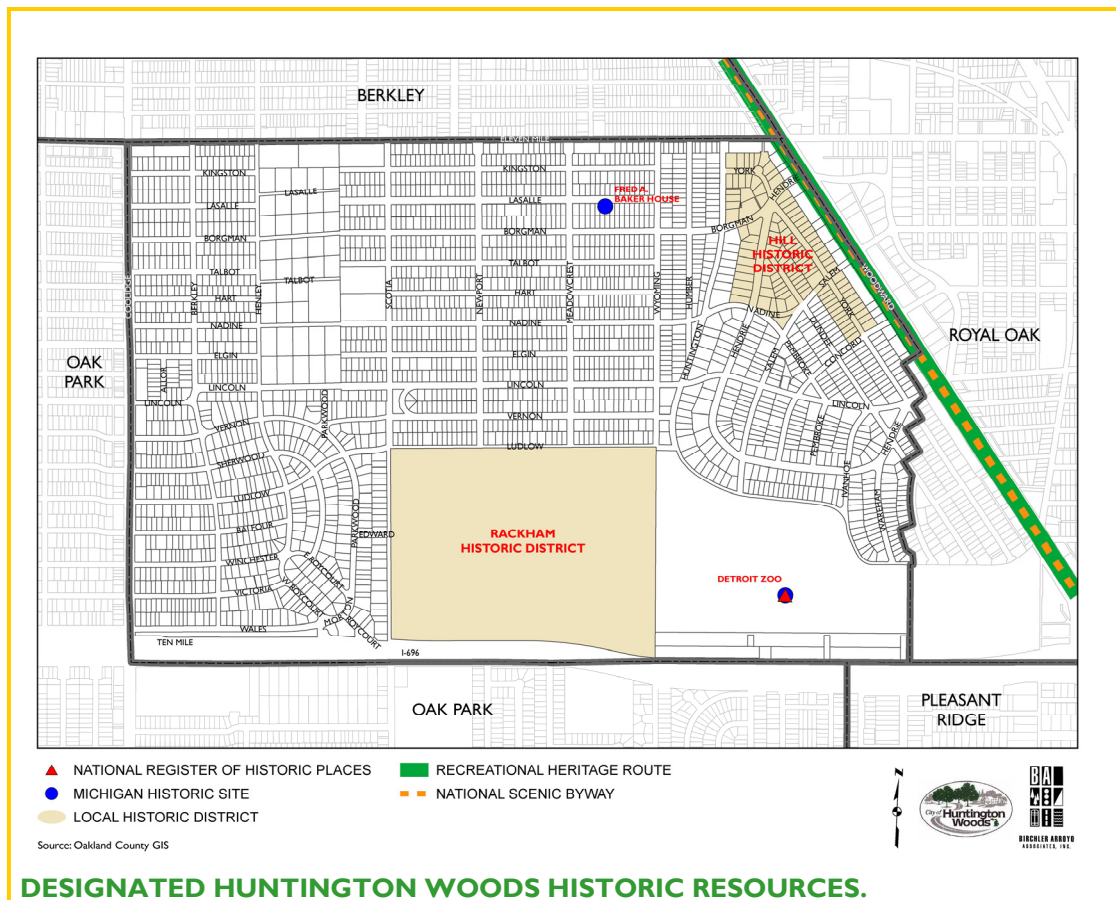
Local historic districts provide a wide range of benefits to a community including:

- Legal protection for historic resources
- Increased property and resale values
- Eligibility for preservation tax incentives
- Certified Local Government program
- A better quality of life

Local historic district designation enables communities to preserve their unique character and use it to create their future.

Source: “Local Historic Districts in Michigan.” A Manual of Michigan’s State Historic Preservation Office.

HISTORIC RESOURCES. The City’s historic resources that have been recognized at the national and state levels include the Fred A. Baker House, the Detroit Zoological Park, and Woodward Avenue.



character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development.”

The City of Huntington Woods Zoning Ordinance establishes standards for approval of development proposals to ensure that the size and scale of structures and additions; roof lines, pitch and materials; and exterior building finishes are compatible with existing structures in the same neighborhood. To assist in the interpretation and application of these general standards, the Planning Commission has adopted a set of residential design guidelines. Site plan review by the Planning Commission for all development proposals, including new single family homes and additions to homes that total more than 700 square feet in any three year period, is required by the City to ensure compliance with the adopted standards and guidelines. These residential design guidelines provide an opportunity for the City to coordinate its broad preservation efforts with its zoning and land use regulations.

While much of the responsibility for preservation of the City’s historic resources falls to individual home owners, there are a number of actions for which the City of Huntington Woods must continue to be responsible. Specifically, the City has and should continue to demonstrate leadership in its preservation efforts through the following actions:

- Future study and designation, if appropriate, of additional local historic districts.
- Periodic review and revision, as needed, and continued application of the Historic District Commission’s Guidelines, the Planning Commission’s site plan review standards and residential design guidelines.
- Continued maintenance and beautification of the streets and parks in the Hill Historic District.
- Continued pursuit of opportunities to preserve the Rackham Golf Course and Detroit Zoo for future generations and enjoyment of the public.

In addition to the above actions, the City must continue to explore opportunities for educating the public about the importance of historic preservation in Huntington Woods. The City’s trolley tours which feature the Hill Historic District, the Rackham Golf Course Historic District, and architecture in Huntington Woods have proven to be excellent educational activities. Other venues for promoting preservation and increasing public awareness include the City’s website, newsletter, newspapers, and local schools. The National Trust for Historic Preservation, Michigan’s State Historic Preservation Office, and the Michigan Historic Preservation Network provide a wealth of resources that are available to the City.

There are a number of incentives available to encourage preservation of historic resources. The National Historic Preservation Act provides for federal-state-local partnership opportunities. Grant funds are available from the National Park Service and administered through the State Historic Preservation Office to initiate and support historic preservation activities at the local level. In order to be eligible for grant funding under the Act, the City of Huntington Woods must become a Certified Local Government (CLG). At least ten percent of the Historic Preservation Fund distributed to Michigan annually must be granted to CLGs. Becoming a CLG “promotes a positive image for the community by being a demonstration of commitment on the part of local officials to work with state and federal government to preserve historic resources.”⁵

Since 1999, the State has offered a tax incentive for residential property owners. Specifically, the incentive provides homeowners with a 25 percent tax credit on qualified rehabilitations. To qualify for the incentive, a property must be a contributing resource in a locally designated historic district. In addition to restoration and preservation of a home’s historic features, updates to mechanical systems and other necessary repairs are eligible expenses under the incentive program.

⁵ State Historic Preservation Office.

<http://www.michigan.gov/hal/0,1607,7-160-17449_18638_21884-57495--,00.html>



RACKHAM GOLF COURSE CLUBHOUSE. This magnificent building was designed by Detroit City School Architect Niels Chester Sorensen. Sorensen created a structure which successfully marries characteristics of the Romanesque Revival style and the Arts & Crafts movement through his use of Prairie-style roofline, asymmetrically balanced facades, exposed timbers, and incorporation of naturalistic materials, such as firebrick, stone, wood, and Pewabic tile for decoration. Opened on May 19, 1925, the clubhouse included marble baths, 100 lockers, a lunchroom and lounge, and living quarters for the course manager.

ACTION ITEMS

- ☑ Explore the Certified Local Government status under the National Historic Preservation Act of 1966.
- ☑ Update residential design guidelines and site plan review standards to reflect the goals of the Preservation Plan.
- ☑ Consider amending the Zoning Ordinance to promote the protection of historic resources and their settings.
- ☑ Explore opportunities for offering technical assistance to property owners to promote the restoration and rehabilitation of historic resources.
- ☑ Evaluate strategies for increasing the economic feasibility of preservation.
- ☑ Develop a promotional brochure that celebrates successful preservation efforts within the community.
- ☑ Coordinate with the Beautification Committee to recognize appropriate rehabilitation, restoration, or other improvements.
- ☑ Officially recognize National Historic Preservation Week in May of each year.
- ☑ Launch an educational campaign about the benefits of preservation to increase awareness among City residents.
- ☑ Explore financial assistance programs and other incentives to homeowners for preservation of historic homes.
- ☑ Create a self-guided walking tour of the Hill Historic District and develop a companion guidebook.
- ☑ Partner with the Berkley School District to develop a local history education program for Burton Elementary School children.
- ☑ Evaluate expansion of the Hill Historic District and/or establishment of one or more new historic districts.
- ☑ Complete the Historic District Study Committee report of the Detroit Zoo property for potential designation as a historic district.
- ☑ Complete a detailed City-wide survey of historic resources.
- ☑ Develop regulations and tools to preserve and enhance the streetscapes, vistas and landscapes of the City's public parks and rights-of-way.
- ☑ Obtain State historical markers for the Hill and Rackham Golf Course Historic Districts.
- ☑ Post educational / historical marker regarding the unique geological formation found in the Hill Historic District.
- ☑ Educate local realtors and contractors about historic districts.
- ☑ Archive local historical documents in the Huntington Woods Library.





HAVE A
**WILD
BIRTHDAY
PARTY**
AT THE ZOO



DON'T MISS
**YOUR
FEEDING
TIME**

YOUR KEY
TO EVEN MORE
FUN
AT THE
ZOO

HENT
JACKIE KRAM
ABOVE
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“From the
beginning,
the Detroit
Zoological Park
was just that —
a park.”¹

Detroit Zoo & Rackham Golf Course Plan

Regional recreational facilities, which make up almost 30 percent of Huntington Woods’ total land area, are irreplaceable assets for the Detroit metropolitan area. They serve as open space in a substantially built-out area, conserve invaluable natural features and wildlife, and are cultural and historic treasures.

Residents of Huntington Woods strongly support continued use of the Rackham Golf Course and Detroit Zoo properties for parks, recreation, and open space. Almost 96 percent of respondents to the community survey strongly agreed or agreed that Rackham Golf Course should remain a golf course or open space in

¹ *Wonders Among Us: Celebrating 75 Years of the Detroit Zoo*, The Detroit Zoological Society, 2003.

perpetuity. Close to 99 percent of respondents desire for the Detroit Zoo to remain a zoo.

Residents also want historic buildings and properties, including the zoo and golf course, to retain their historic character. 85 percent of survey respondents support regulations to ensure that changes to historic buildings and properties are in keeping with historic character.

The 125-acre Detroit Zoo is located in both the neighboring City of Royal Oak and the City of Huntington Woods. Almost three quarters of the zoo property is located in Huntington Woods.

The Detroit Zoo is listed on the National Register of Historic Places and is designated as a Michigan Historic Site. The National Register is the United States' official list of preservation-worthy cultural resources.

The Detroit Zoological Society was founded in 1911. The official opening of the Detroit Zoo was in 1928. The zoo was one of the first in the nation to use a master plan prepared by a landscape architect. The zoo's designer was Arthur Shurtleff, a landscape architect of national repute in the early 1900s. A formal, symmetrical mall serves as a gathering place and the plan's central organizing feature. Other areas of the zoo have a more informal design, with "free flowing lines that follow the existing... tree patterns and topography."² The mall, lakes, and basic layout of exhibits at the zoo have not been altered since 1928.

The plan for the zoo included barless exhibits with animals grouped based on geographical origins. The Detroit Zoo was the first zoo in the nation to display virtually all of its animals in barless exhibits, and was the first zoo in the country to afford "panoramic views that include several exhibits in one scene"³ (e.g., a vista of multiple exhibits resembling the African plains). From the zoo's founding, animals were displayed in a natural landscape, rather than in cages, and separated from visitors by concealed trenches. As a result, the zoo has an "open, pastoral quality" that is "unique compared to other zoos designed in this country at that time."⁴

"The zoo of 1928 gave visitors an experience rare in the world — the opportunity to stand just a few yards away from animals, separated only by a moat and shrubbery. To people familiar only with traveling

circuses and animals locked in cages, this was a breathtaking experience."⁵

The firm of Carl Hagenbeck, a world-renowned European zoo designer, finalized the design of the Detroit Zoo's exhibits. Hagenbeck is known as the father of the modern zoo for having introduced naturalistic animal enclosures. The Detroit Zoo is the nation's only zoo with exhibits designed by the Hagenbeck family.

In the 1930s, during the Great Depression, funding from federal agencies subsidized numerous projects, including new exhibits, artwork, buildings, and landscaping.

The I-696 freeway was constructed along the southern boundary of Rackham Golf Course and the Detroit Zoo in the 1980s. To permit construction of the highway, the zoo gave up land along its boundary with Ten Mile Road. In exchange, the zoo acquired property with direct frontage on Woodward. Subsequently, the Detroit Zoo opened a new entrance, which includes the present-day flag circle, gatehouses, and parking structure along Woodward.

The zoo is an arboretum, with large specimen trees and wooded areas. Flowers in the zoo are currently maintained by the largest group of volunteer gardeners in the United States. Detroit Zoo's Adopt-a-Garden program is the largest at any zoo in the country. Lakes, trees, and gardens add to the zoo's naturalistic character⁶ today, as they did in 1928.

The Detroit Zoo is "committed to celebrating and saving wildlife," with numerous programs that further its mission of education and conservation. Exhibits are home to thousands of animals from almost 300 different species, ranging from Michigan wolverines and barnyard animals to exotic creatures such as zebras, kangaroos, chimpanzees, flamingos, camels, and penguins. The Detroit Zoo has been accredited

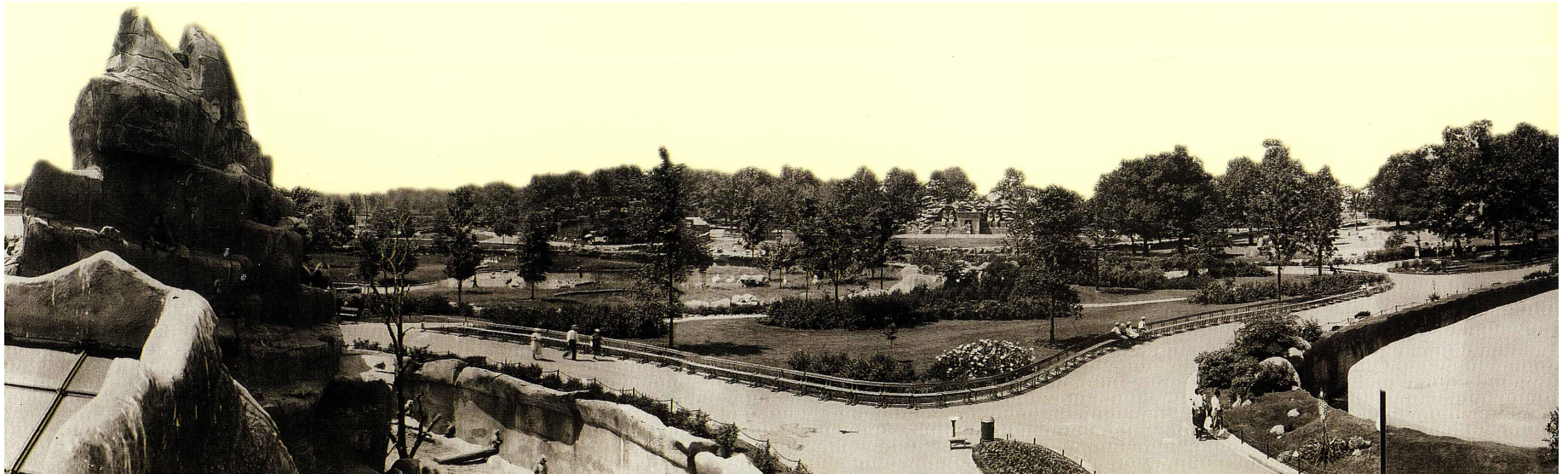
² Detroit Zoological Park National Register Nomination.

³ Detroit Zoological Park National Register Nomination.

⁴ Detroit Zoological Park National Register Nomination.

⁵ *Wonders Among Us: Celebrating 75 Years of the Detroit Zoo*, The Detroit Zoological Society, 2003.

⁶ Detroit Zoological Park National Register Nomination.



D-52 Hippopotamus at Zoological Park, Detroit, Mich.



8A-H411



BARLESS EXHIBITS. Visitors to the zoo in the 1920s and 1930s saw captive animals in an entirely new way. Animals inhabit an open, natural landscape.
 Source of Top and Left Images: *Wonders Among Us: Celebrating 75 Years of the Detroit Zoo*, The Detroit Zoological Society, 2003.

by the American Association of Zoos and Aquariums since 1985.

The zoo is owned by the City of Detroit. Day-to-day operations were recently transferred from the City to the non-profit Detroit Zoological Society.

Historically, the zoo has received approximately one third of its budget from admissions, concessions, parking, and earned revenue; a third from contributed income, memberships, grants, and donations; and the final third from a City of Detroit subsidy. The latter source is no longer available. The zoo is considering various options to fill the funding gap, including fostering growth in attendance and revenue programs, seeking increased private donations, and establishment of a regional tax.

Rackham Golf Course is a 123-acre, 18-hole public golf course located in south central Huntington Woods, immediately west of the Detroit Zoo. The course includes a clubhouse, greenskeepers' building, three other outbuildings, and a wireless tower and accessory equipment building. Rackham, the first 18-hole public golf course in the State of Michigan, is a local historic



TODAY'S ZOO EXHIBITS. In 2002, the American Association of Zoos and Aquariums designated Amphibiville, an exhibit devoted to the conservation and study of amphibians, the best new exhibit in the nation (*top left*). The Arctic Ring of Life is the largest polar bear exhibit in the world (*bottom left*). The exhibit is also home to arctic foxes, snowy owls, and seals. Visitors have a one-of-a-kind view of the seals from an underwater tunnel in the exhibit (*above*). The zoo has the largest membership of any cultural institution in Michigan and is one of the State's biggest tourist attractions.



OUTDOOR ART MUSEUM. The Detroit Zoo’s art collection “celebrates and interprets man’s relationship with animals.” The first work of art at the zoo was a Pewabic Pottery peacock mosaic over the bird house entrance (*top left*). The Rackham Memorial Fountain was built in 1939 and remains a key landmark in the zoo’s central mall. The fountain features a bronze sculpture of 10-foot tall bears, turtles, and frogs (*middle left*). The *Flying Pterodactyls*, created by famed sculptor Marshall Fredericks, marks the entrance to the reptile house (*bottom left*). A bronze turtle, also outside the reptile house, is one of several bronze animals at the zoo (*bottom right*). A nine-foot tall polar bear, carved by an Inuit sculptor, guards the entrance to the Arctic Ring of Life (*top right*). The middle photo shows a giraffe inspecting the Egyptian temple in its enclosure. The zoo’s Wildlife Interpretive Gallery is the only permanent fine art gallery inside a zoo.

district. Benefits of local historic district designation include legal protection of the golf course's historic resources.

In 1922, financier Horace Rackham and his wife, Mary, acquired the golf course property from the Baker Land Company, which developed the Bronx Subdivision in central Huntington Woods, immediately to the north. When the Baker Land Company sold the land to the Rackhams, the following restriction was placed on the land: "it... shall be used only as a public park or golf course or for other similar purpose." The Baker Land Company intended for there to be a golf course or similar use in this location to make its subdivision more attractive to prospective residents.

Horace and Mary Rackham developed Rackham Golf Course and donated it to the City of Detroit in 1924. The Rackhams further limited use of the land through a second deed restriction: "said premises shall be perpetually maintained... exclusively as a golf course for the use of the public."



Rackham Golf Course is historically significant for a host of reasons. Scottish-born Donald Ross, the nation's leading golf course designer between 1910 and 1930 — the heyday of course design — was the course's architect. While Ross designed more than 400 golf courses in the United States, just 22 are public. Ross was present to oversee the construction, layout, and completion of Rackham Golf Course, an unusually close level of attention.

Redesign of the southwest part of the course, necessitated by the construction of I-696 in the 1980s, was overseen by Jerry Matthews, a well-known golf course architect credited with design of some of the Midwest's best courses. Matthews deliberately sought to "maintain... the character and integrity of the course"⁷ and the vast majority of Ross' layout was preserved during the redesign.

Rackham's clubhouse and greenskeepers' building are both historic structures. The clubhouse, a stately building situated on a ridge overlooking the course, is representative of the Arts & Crafts movement in architecture. The building was designed by noted Detroit architect Niels Chester Sorenson. The building has exposed timber framing, stone and brick walls, a terra-cotta roof, hand-crafted metal luminaires, and decorative Pewabic Pottery tiles. An elongated verandah is one of its most distinctive features. The clubhouse's exterior remains virtually unchanged since its construction in 1924.

The greenskeepers' building is located along Scotia Road. While there have been some modifications to this Tudor Revival Storybook-style building, its overall character and original red brick, cut limestone blocks, and half-timbered gables are intact.

Rackham Golf Course was one of the country's first racially integrated courses and played a pioneering role in the civil rights movement. Horace and Mary Rackham's gift to Detroit was "for the express purpose of allowing *all* persons to play [the course]; black and white, rich and poor, male and female ...an act of kindness unfathomed in 1925."⁸ At that time, blacks were barred from membership in the

⁷ Final Report, Rackham Golf Course Historic District Proposal, Presented November 21, 2006.

⁸ *Ibid.*

⁹ *Ibid.*



SPECTACULAR OPEN SPACE. The golf course is of singular beauty in any season: winter (*left*), summer (*bottom left*), autumn (*bottom right*), or early spring (*below*).



“The entire property is an
oasis of green land and trees”⁹

Professional Golf Association (PGA) and were only permitted on golf courses as caddies. In 1939, blacks were still prohibited from playing on all but 20 of the 5,200-plus golf courses in the United States; Rackham was among the few where blacks were welcome.

In the 1930s, golf professional Earlon “Ben” Davis was hired to work at Rackham Golf Course. In the late 1960s, when Davis became Rackham’s head golf pro, he was the first black head golf pro at a municipal course in the United States.

Detroit boxer Joe Louis, one of the world’s most famous athletes in the 1930s and 1940s, was one of Ben Davis’ star students. In the 1940s, Rackham hosted the Joe Louis Open Golf Tournaments, which were among the few competitions in the nation that permitted blacks to enter.

As one of just a few courses on the United Golf Association (UGA) Tour, Rackham hosted all of the early black pro golfers. It was also the course of choice for Motown entertainers.

Rackham golf course was “pivotal” in Huntington Woods’ development. The presence of the course encouraged development of high quality residential subdivisions that are the City’s hallmark today. “Lots were sold to prospective residents by realtors who touted the uniqueness of Huntington Woods with both a new zoological park and

state-of-the-art municipal golf course. These amenities were, and continue to be, a significant inducement to reside in Huntington Woods.”¹⁰ One advertisement noted the traditional proximity of “fine residence districts” to zoological parks and golf courses, boasting, “No Other Subdivision in the Whole Wide World has These Advantages.”

Rackham Golf Course is currently owned by the City of Detroit and managed by a private entity. In order to alleviate a severe budget deficit, Detroit attempted to sell the golf course to a real estate developer in 2006. The development company subsequently withdrew its offer.

In its conclusion, the Rackham Golf Course Historic District Final Report recommends “preserving this treasure for future generations and the continued enjoyment of the public without exclusion.” The Huntington Woods Master Plan advocates continued efforts by the City to achieve this goal for not only the golf course, but also the zoo. The action items at right provide further detail.

¹⁰ Final Report, Rackham Golf Course Historic District Proposal, Presented November 21, 2006.



“Rackham Golf Course is a very important site in black history. [The course] stands today as a reminder of the equality we enjoyed when we were turned away at other courses.”
Golf Pro Ben Davis





ACTION ITEMS

- ☑ Pursue National Register and State Historic Site nominations for Rackham Golf Course, consistent with recommendations of the Rackham Golf Course Historic District Final Report.
- ☑ Designate the Detroit Zoo as a local historic district. While the zoo's current listing on the National Register and designation as a Michigan Historic Site are important honors, they do not provide protection for the historic resources.
- ☑ Rezone Rackham Golf Course and the Detroit Zoo from RI-B One Family District to Parks and Recreation District, consistent with the Future Land Use Plan.
- ☑ Continue efforts to preserve the zoo and golf course for future generations and for continued enjoyment of the public.

**“The proliferation of wireless
devices and applications
shows no sign of slowing.”¹**





W i r e l e s s P l a n

Local control of the placement and visual impact of wireless communication facilities will help Huntington Woods safeguard its scenic beauty and character.

The Wireless Plan seeks to preserve the beauty and character of Huntington Woods' environment by establishing location and design recommendations for wireless communication facilities.

The recommendations included in the Wireless Plan are intended to identify specific strategies for minimizing the visual impacts of wireless communication facilities within and around the City of Huntington Woods. The location and aesthetic

¹ Source: "The Wireless Future." ClearLinx Network Corporation.

recommendations are guided by the City's desire to encourage colocation over the construction of new towers; to the extent possible, to ensure the compatibility of wireless facilities with neighboring uses; and to provide residents with wireless service that meets their in-home demands.

Colocation, or the placement of antennas on existing structures, does not require the construction of new support towers and has little impact on community character. Colocation is highly preferred and strongly encouraged for all new wireless communication facilities in and around the City of Huntington Woods.

In addition to colocation on existing wireless towers, there are many opportunities for colocation on other tall structures, such as electric

transmission towers, stadium lightpoles, water towers, and tall buildings.

It is important that colocations on buildings occur in a manner that ensures compatibility with the architecture of the building. For example, roof-mounted facilities should be painted a compatible or identical color to the roof and kept in scale with the roof. When possible, roof-mounted facilities should be flush-mounted and not project above the roofline.

Distributed Antenna Systems (DAS) technology can also be used to supplement tall towers and colocations. With a DAS network, antennas can be effectively colocated on lower height infrastructure in street rights-of-way, such as telephone poles, street lights, traffic signal poles, and the like. Typically, these antennas are mounted at a height of 30 feet, and multiple providers can use the same DAS network. For these reasons, DAS networks work particularly well in residential areas and

Frequently Asked Questions

Q What is wireless communication?

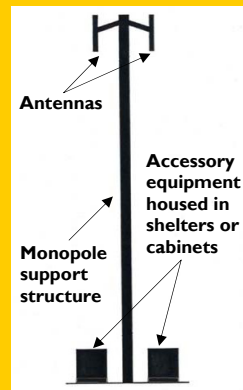
Answer: Wireless communication is any form of communication that uses radio or light waves to transmit information, rather than a physical connection. Described another way, it is any form of communication that uses electromagnetic waves, rather than wires, to send and receive information.

Q What are wireless communication facilities?

Answer: Wireless communication facilities include antennas, accessory equipment, and support structures for antennas that service a broad range of wireless communication technologies such as pagers, cellular telephones, and Personal Communication Service (PCS) devices.

Q How do wireless communication facilities work?

Answer: Wireless communication facilities require an interconnected network of antennas within a large geographic area divided into cells. As a customer travels from one cell to another, the signal is handed off from one antenna to another. In order to have uninterrupted service, the antennas must be strategically placed to meet customer demand.



TYPICAL COMPONENTS OF A WIRELESS TOWER FACILITY

Q How are wireless communication facilities regulated?

Answer: A local government regulates the location of facilities primarily through its zoning ordinance. The Telecommunications Act of 1996 preempts local zoning authority to the degree that local government regulation cannot prohibit or have the effect of prohibiting the deployment of wireless infrastructure.

Q Will wireless communication facilities continue to proliferate?

Answer: The wireless industry has matured, and while coverage remains an important concern, capacity is now a greater factor. The wireless industry is experiencing a growing need to serve more densely populated areas with a more intense level of demand. This need is driving a trend towards more wireless facilities, but with lower antenna height.

more densely populated areas.

In general, it is important to consider design alternatives for all colocations that will minimize the visual impact of the antennas and accessory equipment. For example, the color of the antennas should match the color of the structure that they will be mounted on.

Placement of new wireless facilities, whether colocations or new support towers, on public or quasi-public land is encouraged.

There are a number of advantages to locating new facilities on public or quasi-public property, including greater control of the facility, particularly on City-owned sites, through a lease agreement with the wireless communications providers and facility operators. Facilities on public and quasi-public land also provide a financial benefit to the local community from the revenues derived from the lease agreement.

As illustrated by the map on the following page, properties that are currently in public and quasi-public ownership within the City of Huntington Woods are considerably larger than properties in private ownership. This is another advantage of locating future wireless facilities on public or quasi-public land, as larger site size may allow for greater screening and buffering.

It should be noted that there may be public or quasi-public sites within the City that are not suitable for the siting of new wireless facilities. For example, some properties may offer little market demand or present significant physical challenges to development of a wireless facility.

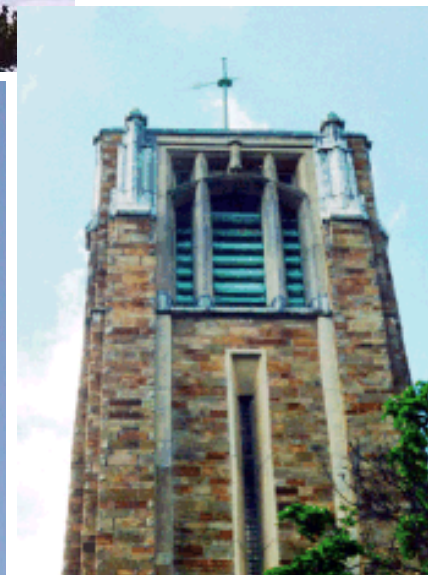


COLOCATION OPPORTUNITIES. Water towers, electric transmission towers, stadium lightpoles, and tall buildings in and near the City of Huntington Woods may provide opportunities for colocation. It is important that colocation occurs in a manner that ensures compatibility with the support

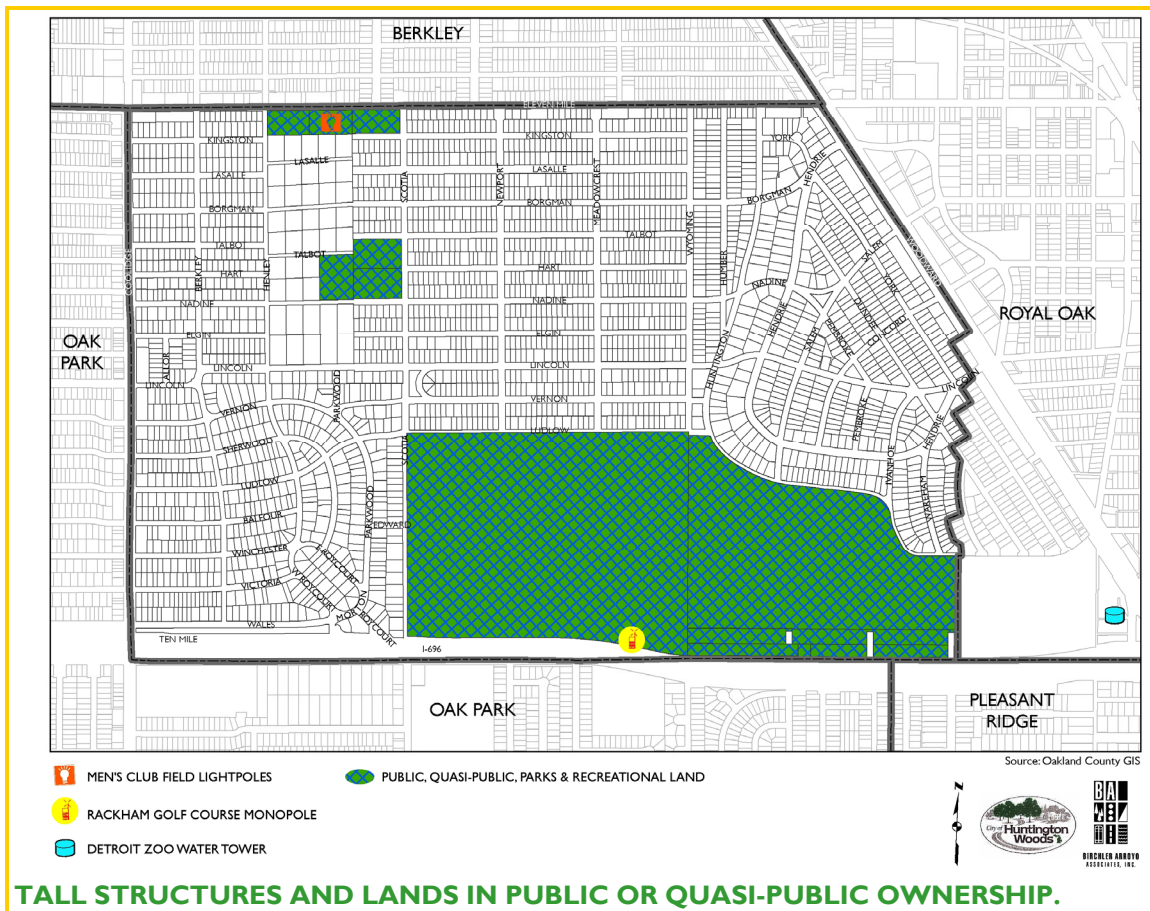


structure and surrounding uses.

For example, antennas colocated on the Twelve Oaks Mall water tower in Novi have been painted the same color as the water tower in order to minimize their visual impact (top left); and antennas colocated on buildings can often be disguised as architectural features of the building, such as decorative louvers on a bell tower (bottom right).



Colocation on utility structures, such as stadium lightpoles (bottom left) and electric transmission towers (top right) have minimal visual impact.



In addition to locational considerations, there are a number of techniques that can be used in the design of wireless facilities to enhance their appearance and ensure greater compatibility with surrounding uses.

Monopoles, like the existing tower located at Rackham Golf Course, and other less obtrusive tower designs, such as unipoles (also known as masts), are preferred over lattice towers to minimize their visual impact. Unipoles are shorter and more slender than monopoles, and the antennas are kept closer to the pole. Unipoles have the drawback of limiting colocation opportunities, however.

As previously mentioned, colocated antennas can be painted to match the support structure or even disguised as architectural features of a building. Towers can also be disguised to appear to be something other than a wireless communication tower; this technique is referred to as “stealth” design. A stealth design should resemble a common structure in the area where the facility is to be located, so as to effectively blend with its surroundings. Examples of stealth design include towers disguised as bell towers, flagpoles, trees, clock towers, obelisks or sculptures, and signs. It should be noted that, like unipoles, stealth designs typically have limited colocation potential.



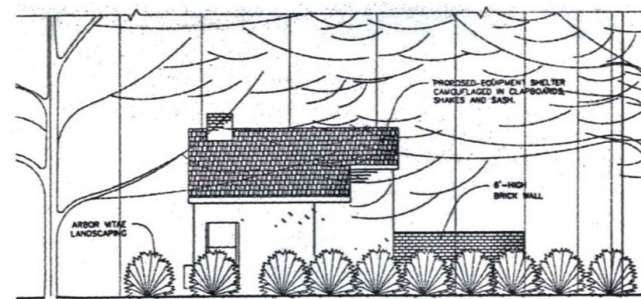
TALL STRUCTURES. The existing monopole at Rackham Golf Course may be able to accommodate additional antennas. The Detroit Zoo water tower in Royal Oak and the athletic field lighting at Men's Club Field may provide colocation opportunities.

STEALTH TOWER DESIGN. Towers disguised to appear to be something other than wireless communication towers are referred to as “stealth” designs. Examples of stealth designs that are intended to resemble a common structure include bell towers, flagpoles, trees, clock towers, sculptures, and signs. A drawback of stealth designs is that they can limit opportunities for colocation. Unipoles, which are shorter and more slender than monopoles, can provide a variety of opportunities for stealth application, such as lampposts (bottom left).



Because wireless facilities require accessory equipment, it is important that any accessory features be appropriately located and well screened. For example, equipment associated with a rooftop facility should either be located within the building or designed so as not to project above the roofline.

Ground equipment cabinets should be placed inside of a building designed to reflect the character of the area. The equipment building located at the base of the Rackham Golf Course tower is a prime example of this type of design. Key elements of the building, including its roofline, facing material, and color, replicate the architecture of the historic Rackham clubhouse (see illustration on next page). This type of context-sensitive design of equipment buildings is an effective tool to minimize the visual impacts of wireless communication facilities in both residential and nonresidential areas. In some instances, it may even be feasible to place equipment shelters underground.



CONTEXT-SENSITIVE DESIGN. Incorporating the architectural style and materials of surrounding structures into the design of equipment buildings helps to camouflage them and minimize their visual impact. For example, the use of clapboards and shingles on this equipment shelter proposed in a residential area in New England help it to blend in with nearby residential structures. Source: Albermarle County, Virginia, *Personal Wireless Service Facilities Policy*, 2000.

EQUIPMENT BUILDINGS. Accessory equipment should be placed inside of a building designed to reflect the character of the area. For example, the existing equipment building located at the base of the Rackham Golf Course tower (*below*) was designed to mimic the architecture of the historic clubhouse (*right*).



ACTION ITEMS

- ☑ Examine the feasibility of accommodating additional wireless communication providers on the existing tower located at Rackham Golf Course.
- ☑ Amend the Zoning Code to develop a tiered review and approval system to process applications for new wireless facilities. The system would provide incentives, such as expedited review and approval, for colocation, stealth design, and other sensitive applications.
- ☑ Cooperate and coordinate with neighboring communities to encourage colocation of antennas on tall buildings and structures and to minimize the number of new towers within the City and surrounding area.
- ☑ Adopt standards regulating the appearance and placement of accessory equipment buildings.



Scotia Road in central Huntington Woods has
established improvements that create a
pedestrian-friendly environment





Crosswalks Plan

“Walkable communities are desirable places to live, work, learn, worship and play... [they] make pedestrian activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users. To foster walkability, communities must... ensure safe and inviting pedestrian corridors.”

Smart Growth Principle: Create Walkable Neighborhoods
Smart Growth Network

It is the vision of Huntington Woods to remain an eminently walkable place with safe, well maintained sidewalks connecting the City's neighborhoods and linking the City with neighboring communities.

The presence of sidewalks along nearly every street in Huntington Woods contributes to the close-knit neighborhood

atmosphere and sense of community that so many residents value. In Huntington Woods, “neighbors out walking and talking” is commonplace. Residents can and do walk to City parks and facilities, and Huntington Woods is truly a walkable community.

In order to maintain its walkability, Huntington Woods should seek to improve sidewalk maintenance and consider the installation of pedestrian-scaled lampposts and new street trees in appropriate locations. In addition, the City should strengthen pedestrian connections to neighboring communities.

It is the City's goal to promote walkability within Huntington Woods and strengthen pedestrian connections to neighboring communities.

Results of the community survey revealed that 94 percent of respondents considered the City's proximity to downtowns in neighboring communities to be important to them. Over 73 percent of survey respondents indicated that they do or would walk to downtown Royal Oak, and nearly 42 percent do or would walk to downtown Berkley. Crosswalks are a critical element of

the pedestrian network. To increase the ease and safety of crossing for the City's pedestrians, sidewalk connections and crosswalks at Huntington Woods' perimeter should be improved.

A standard design treatment should be applied to all pedestrian crossings on Woodward, Eleven Mile, and Coolidge. While the design will require modification to fit each specific location, each crossing should incorporate common elements to increase visibility and safety and achieve an identifiable and consistent character for all of the City's perimeter crosswalks. Shared design elements should include pavement color, texture, and markings; pedestrian signal type and placement; and pedestrian and vehicular signage.

The use of color and texture to identify crosswalks increases their visibility to both pedestrians and motorists. Special paving treatments also convey a sense of importance to the pedestrian. Such recognition is especially critical within the context of the region's automobile-



WOODWARD CROSSWALKS.

Existing Woodward Avenue crosswalks at Lincoln (top left) and Eleven Mile (top right) lack design elements that invite pedestrians and increase visibility to motorists.



CROSSWALK DESIGN.

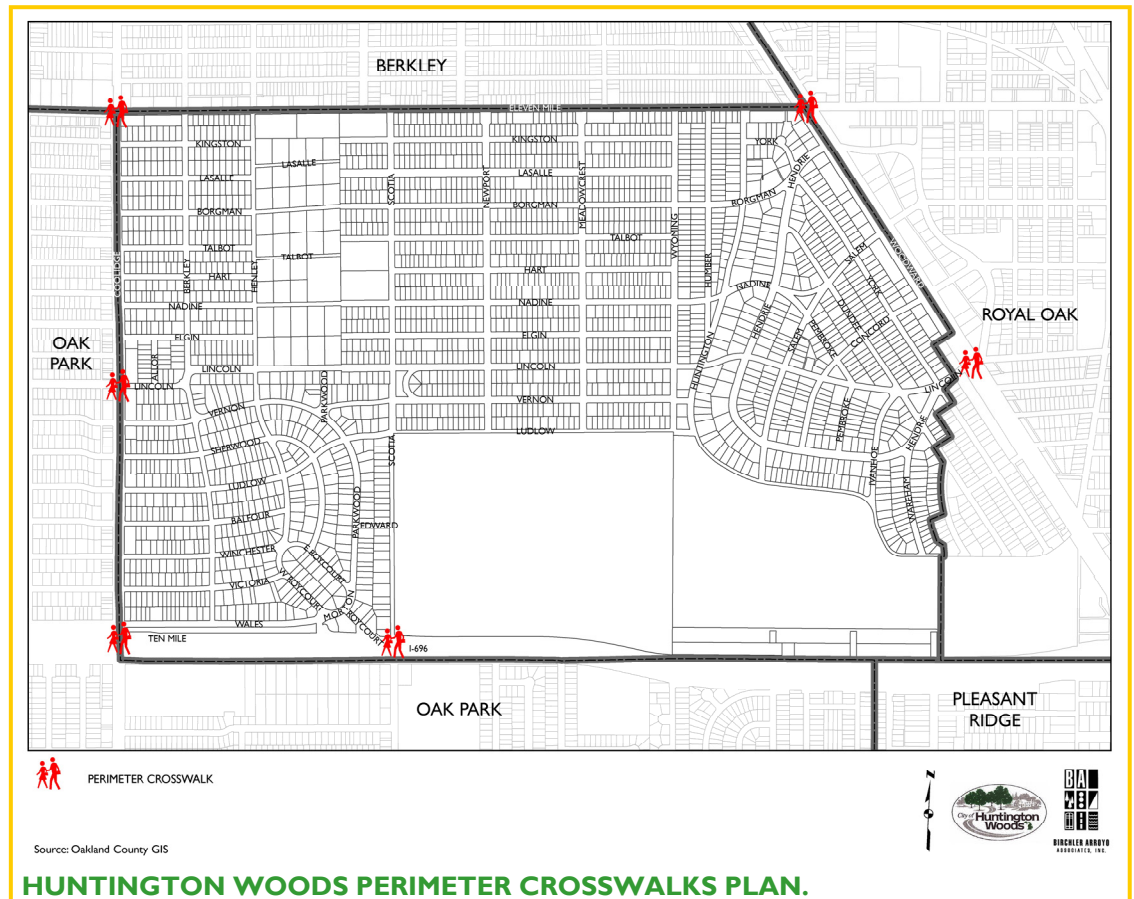
The use of color and texture increases visibility of crosswalks along Woodward Avenue in downtown Ferndale (middle left and right) and sidewalk connections in Berkley (bottom left).

dominated transportation network.

The City should consider the installation of countdown pedestrian signals at all perimeter crosswalks. By displaying the time remaining, countdown signals help pedestrians feel more confident in deciding when to initiate a crossing. These signals are particularly useful at high traffic and high speed locations and where pedestrians are required to cross multiple lanes of traffic, such as Woodward Avenue.

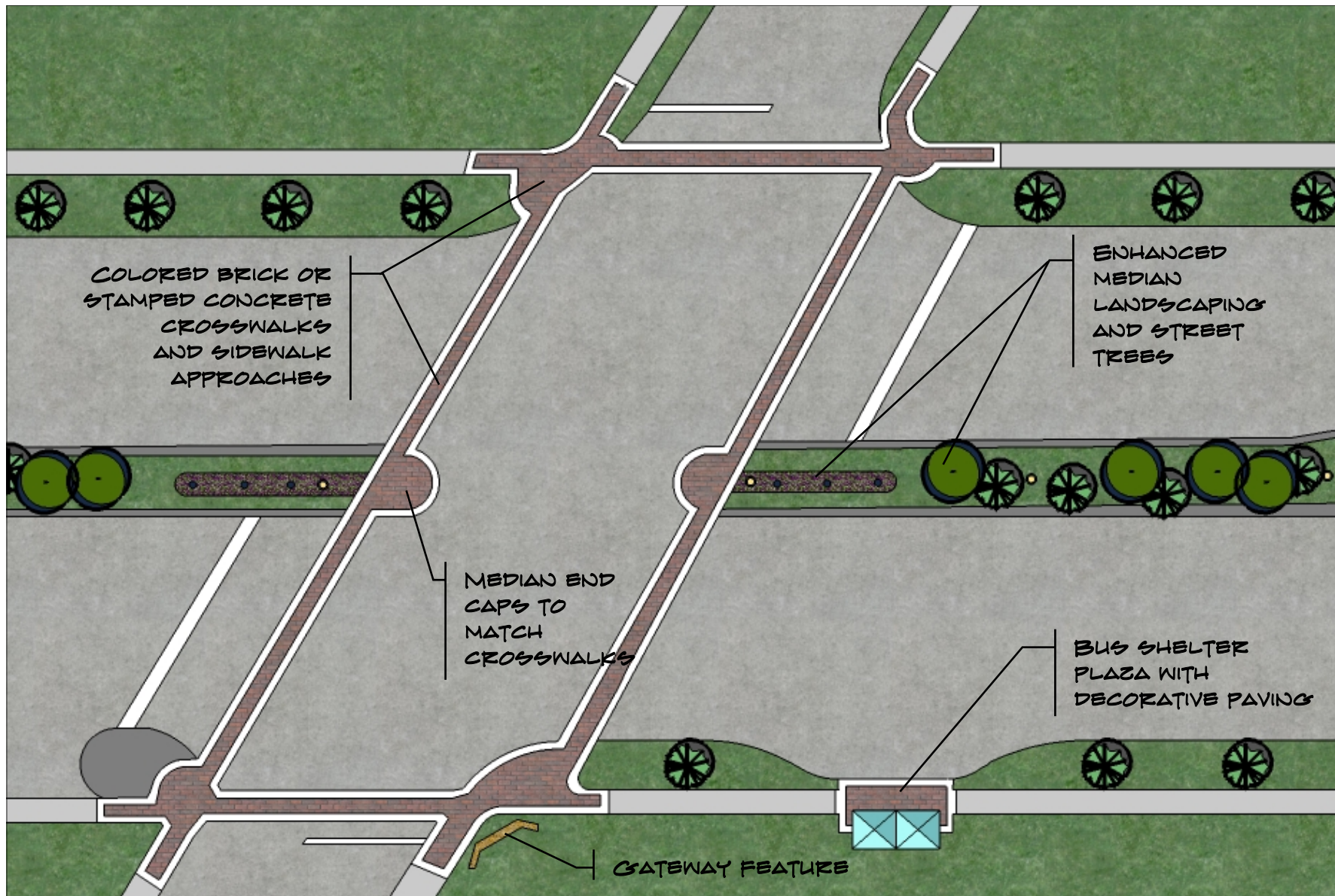
In addition to more safe and attractive crosswalks, the pedestrian experience along the City's perimeter should be further enhanced by improved right-of-way plantings, street furniture for pedestrians, and other amenities, where appropriate. Consistent gateway or City identification signage or features may be incorporated or enhanced at key locations.

MEDIAN LANDSCAPING. Median landscaping helps visually separate opposing lanes of traffic and break up the width of the roadway, resulting in a more pedestrian-friendly environment. *Photo credit: Artistic Outdoor Services.*

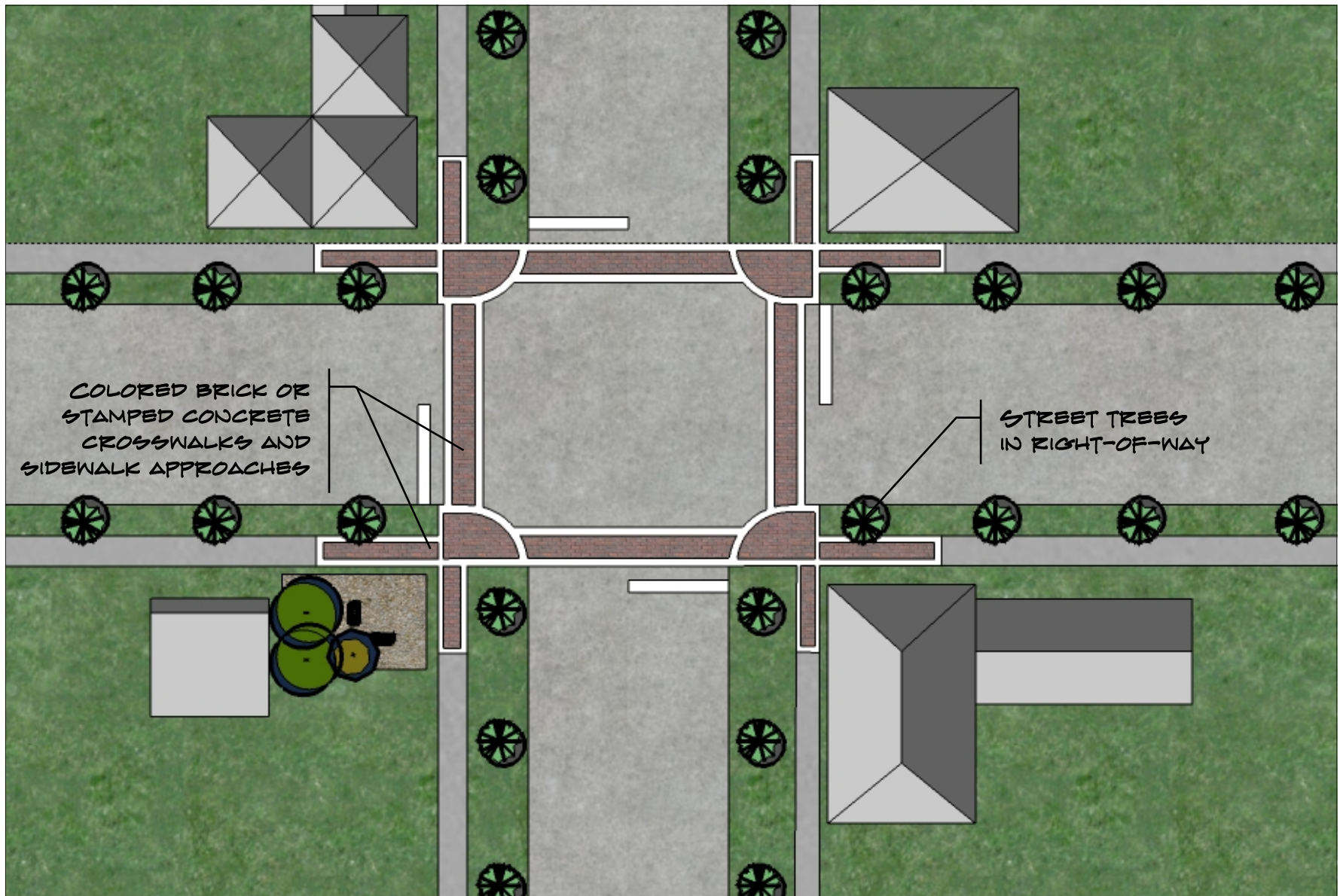


COUNTDOWN SIGNALS. Pedestrian signals that count down the remaining time for safe crossing aid pedestrians in deciding whether or not to initiate a crossing. An auditory tone should announce the walk interval. Countdown signals can be particularly useful at high traffic and high speed locations. Pedestrian signals, signage, and crosswalks with a unique color, texture, and markings provide pedestrians with auditory and visual cues, thereby assisting with roadway crossing.





WOODWARD AVENUE CROSSWALK AND MEDIAN LANDSCAPING CONCEPT.



PERIMETER CROSSWALK CONCEPT.



ACTION ITEMS

- ☑ Cooperate and coordinate with neighboring communities to improve pedestrian connections and crosswalks along the City's perimeter.
- ☑ Work with the Woodward Avenue Action Association to develop crosswalks and landscaping treatments consistent with the *Woodward Avenue Public Spaces Design Framework Plan*.
- ☑ Install consistent pedestrian and vehicular signage and signal type and placement for all perimeter crosswalk locations.
- ☑ Complete implementation of Woodward Avenue Median Landscape Plan.
- ☑ Improve pedestrian crossings with recommended crosswalk design, concurrent with the Eleven Mile Road resurfacing project.



Plantings in the Woodward Avenue median
in nearby Birmingham
add interest and color
and alert motorists that Woodward is
more than just a roadway for vehicles

Photo Credit: Artistic Outdoor Services





Getting There

No plan can achieve
its full potential
unless its
recommendations are
implemented.





I m p l e m e n t a t i o n

The City's thoughtful preparation and adoption of any plan would be of diminished value without a program of implementation strategies. Continued implementation of the plan enables the City to turn potential challenges into real opportunities and solutions in both the short term and long term.

The City has a wide variety of tools and techniques at its disposal to help implement its long range plans. The most effective tool is the City's Zoning Ordinance. Periodic review of the Ordinance is necessary to ensure the City's current use and development standards are consistent with its long range goals. Consistent application of the City's zoning standards through the site plan review process, as well as continual and fair code enforcement, are also vital to the success and implementation of the Master Plan.

IMPLEMENTATION STRATEGIES

The Action Items found throughout the Master Plan are designed to make implementation straightforward. For easy reference, the Action Items from the entire Master Plan are collected into a summary table. The City should review this table on a regular basis, as well as the goals and objectives, to ensure that decisions and policies are consistent with the vision of the Plan.

Plan Element	Action Item	Short-term	Long-term
Preservation Plan	Explore the Certified Local Government status under the National Historic Preservation Act of 1966.		✓
	Update residential design guidelines and site plan review standards to reflect the goals of the Preservation Plan.		✓
	Consider amending the Zoning Ordinance to promote the protection of historic resources and their settings.		✓
	Explore opportunities for offering technical assistance to property owners for restoration and rehabilitation of historic resources.		✓
	Evaluate strategies for increasing the economic feasibility of preservation.		✓
	Develop a promotional brochure that celebrates successful preservation efforts within the community.	✓	
	Coordinate with the Beautification Committee to recognize appropriate rehabilitation, restoration, or other improvements.	✓	
	Officially recognize National Historic Preservation Week in May of each year.	✓	
	Launch an educational campaign about the benefits of preservation to increase awareness among City residents.		✓
	Explore financial assistance programs and other incentives to homeowners for preservation of historic homes.		✓
	Create a self-guided tour of the Hill Historic District and develop a companion guidebook.	✓	
	Partner with the Berkley School District to develop a local history education program for Burton Elementary School children.		✓
	Evaluate expansion of the Hill Historic District and/or establishment of one or more new historic districts.		✓
	Complete the Historic District Study Committee report of the Detroit Zoo property for potential designation as a historic district.	✓	
	Complete a detailed City-wide survey of historic resources.		✓
	Develop regulations and tools to preserve and enhance the streetscapes, vistas and landscapes of public parks and rights-of-way.		✓
	Obtain State historical markers for the Hill and Rackham Golf Course Historic Districts.	✓	
	Post educational/historical marker regarding the unique geological formation found in the Hill Historic District.		✓
	Educate local realtors and contractors about historic districts.	✓	
	Archive local historical documents in the Huntington Woods Library.		✓

Plan Element	Action Item	Short-term	Long-term
Life Cycle Housing Plan	Adopt guidelines and/or regulations that promote context-sensitive residential additions.	✓	
	Consider adopting a form-based code for Huntington Woods' Woodward Avenue frontage.		✓
	Work with the Woodward Avenue Action Association and other regional organizations to promote transit-oriented development along Woodward Avenue.		✓
	Maintain and expand programs and services that assist the City's older residents.		✓
	Partner with Oakland County, other communities, and local non-profits to ensure that seniors have adequate services and housing.		✓
Neighborhood Character Plan	Update residential design guidelines to reflect the architectural styles, proportions, materials and details characteristic of the City.	✓	
	Consider adopting a masonry ordinance for infill development and residential renovations.	✓	
	Evaluate whether zoning standards (lot coverage, maximum floor area, and building setbacks and height) effectively encourage homes that are appropriately sized for the lot.	✓	
	Evaluate a sliding scale for side setbacks that is tied to lot width in order to promote the appearance of consistent lot coverage from the street.	✓	
	Catalog principal house styles, by neighborhood, and make photo log available on the City's website.		✓
	Develop a "pattern book" containing good examples of infill and renovations.	✓	
	Develop a promotional brochure that illustrates the elements of neighborhood character and housing styles that define the community.		✓
	Offer home renovation seminars that teach the importance of neighborhood character in the context of good design.		✓
	Promote and adopt regulations to implement the concept of front yards as quasi-public space occupied by walks and attractive landscaping.	✓	
	Consider adopting regulations for the protection of mature and specimen trees, particularly the large oak, maple, and beech trees that are characteristic of Huntington Woods.	✓	
	Encourage planting and maintenance of diverse, native tree species throughout the City.	✓	
	Maintain reference and educational materials on native and hardy species as well as tree planting and tree care.	✓	
	Review and amend, if necessary, development regulations to limit the amount of impervious surfaces and stormwater runoff.		✓
	Consider rezoning areas identified on the Zoning Plan so zoning regulations better reflect the area's established character.	✓	
	Continue the City's beautification Awards program to honor outstanding examples of homes that have been "beautified".		✓

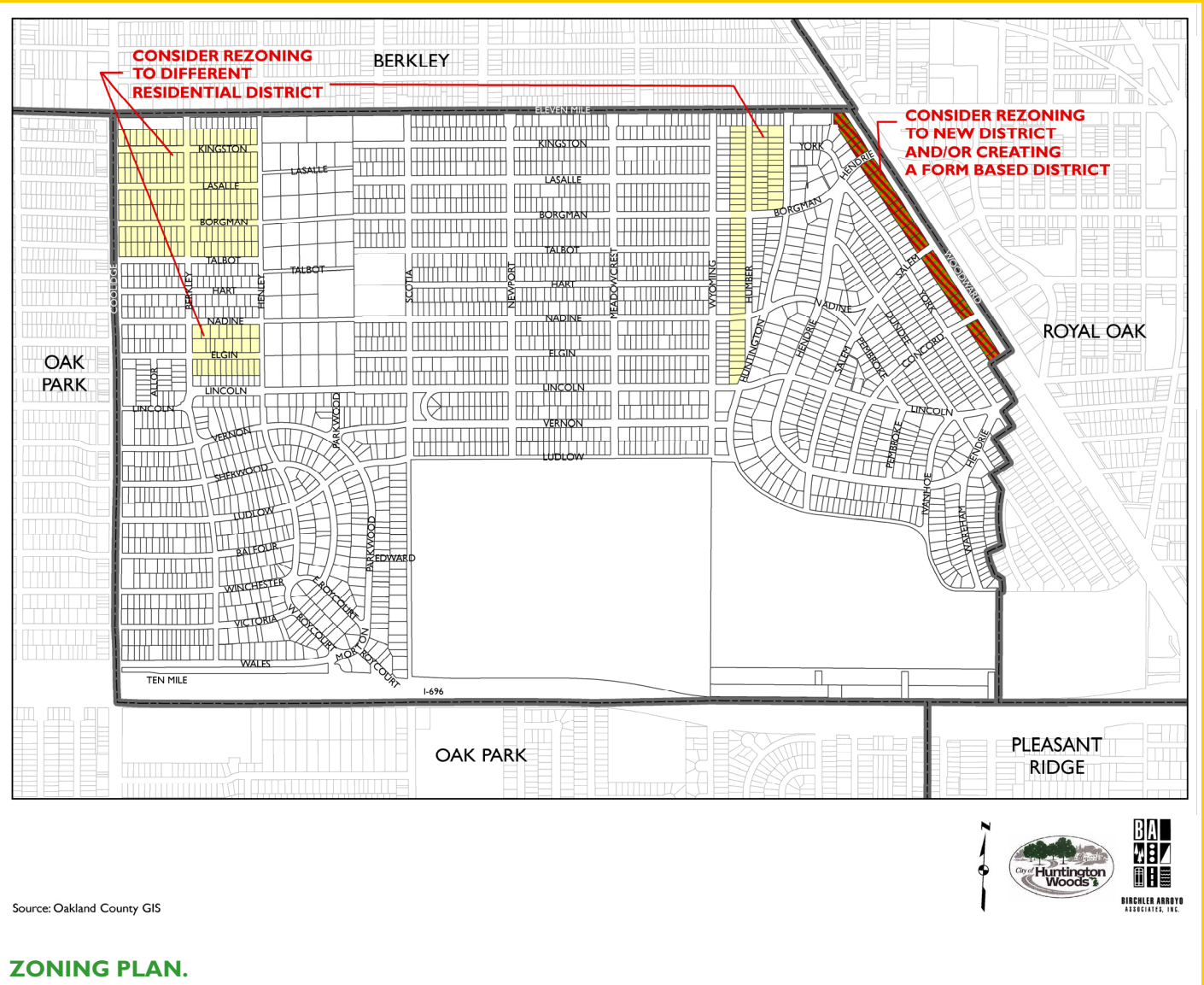
Plan Element	Action Item	Short-term	Long-term
Zoo & Golf Course Plan	Pursue National Register and State Historic Site nominations for Rackham Golf Course.		✓
	Designate the Detroit Zoo as a local historic district.	✓	
	Rezone Rackham Golf Course and the Detroit Zoo from R1-B One Family District to Parks and Recreation District.	✓	
	Continue efforts to preserve the zoo and golf course for future generations and for continued enjoyment of the public.	✓	
Wireless Plan	Examine the feasibility of accommodating additional wireless communication providers on the existing tower located at Rackham Golf Course.	✓	
	Amend the Zoning Code to develop a tiered review and approval system to process applications for new wireless facilities.		✓
	Cooperate and coordinate with neighboring communities to encourage colocation of antennas on tall buildings and structures and to minimize the number of new towers within the City and surrounding area.		✓
	Adopt standards regulating the appearance and placement of accessory equipment buildings.		✓
Crosswalks Plan	Cooperate and coordinate with neighboring communities to improve pedestrian connections and crosswalks along the City's perimeter.	✓	
	Work with the Woodward Avenue Action Association to develop crosswalks and landscaping treatments consistent with the <i>Woodward Avenue Public Spaces Design Framework Plan</i> .	✓	
	Install consistent pedestrian and vehicular signage and signal type and placement for all perimeter crosswalk locations.		✓
	Complete implementation of Woodward Avenue Median Landscape Plan.		✓
	Improve pedestrian crossings with recommended crosswalk design, concurrent with the Eleven Mile Road resurfacing project.	✓	

ZONING PLAN

The Zoning Plan is intended to identify key areas where existing zoning is inconsistent with the goals and recommendations of the Master Plan. Implementation of the Plan could be accomplished through a City-initiated or applicant-requested rezoning of these areas.

The City's Woodward Avenue frontage is planned for Mixed Use development which could include townhomes, condominiums, offices, small-scale retail uses, and green spaces. In order to achieve this vision for Woodward Avenue, the City may need to consider developing a new zoning district and/or a form-based code for this area.

As discussed in the Neighborhood Character Plan, the City may also consider rezoning several residential areas to a district that better reflects the established character of those areas.



Planning today will
make a difference
for generations to come



**A RESOLUTION
OF THE PLANNING COMMISSION
OF THE CITY OF HUNTINGTON WOODS, MICHIGAN**

TO ADOPT THE 2007 HUNTINGTON WOODS MASTER PLAN

WHEREAS, the City of Huntington Woods Planning Commission has the responsibility and is empowered by the Municipal Planning Act No. 285 of 1931, as amended, to make and adopt a Master Plan for the physical development of the City and to amend the Plan as needed from time-to-time, and

WHEREAS, the Huntington Woods City Commission created the Planning Commission for the purposes stated in the Municipal Planning Act No. 285 of 1931, as amended, and

WHEREAS, the City of Huntington Woods has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to prepare the new Master Plan, and

WHEREAS, the City of Huntington Woods Planning Commission has held a public hearing on its proposed new Master Plan on November 26, 2007 at the Huntington Woods City Offices, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and appropriate redevelopment of the City,

NOW THEREFORE BE IT RESOLVED that the City of Huntington Woods Planning Commission hereby adopts this Master Plan for the City of Huntington Woods, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an adopted copy of the Master Plan shall be submitted to the Huntington Woods City Commission, the Oakland County Planning Commission, the Southeast Michigan Council of Governments (SEMCOG), and the planning commissions of the cities of Berkley, Oak Park, Pleasant Ridge and Royal Oak.

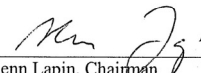
Motion by Joe Rozell, **supported by** Sheldon Kohn.

YEAS: Behrmann, Brice, Kohn, Kramer, Lapin, Rozell, Turner

NAYS: No one

ABSENT: Heaphy, Radner

RESOLUTION DECLARED ADOPTED THIS 17th **DAY OF** December **2007.**



Glenn Lapin, Chairman
City of Huntington Woods Planning Commission

**CITY OF HUNTINGTON WOODS
OAKLAND COUNTY, MICHIGAN
RESOLUTION R-2-08**

RESOLUTION APPROVING MASTER PLAN

At a regular meeting of the City Commission of the City of Huntington Woods, Oakland County, Michigan, held in the Commission Offices located at 26815 Scotia Road, Huntington Woods, Michigan 48070-1199 at 7:30 P.M. prevailing local time, on the 22nd day of January, 2008.

The meeting was called to order by: Mayor Ronald F. Gillham

Present: Mayor Gillham, Mayor Pro-Tem Paul, Commissioners Jenks, Kramer and White

Absent: None

The following resolution was offered by Commissioner Jenks and seconded by Commissioner Kramer.

WHEREAS, the City of Huntington Woods Planning Commission, at its December 17, 2007 meeting, approved by an affirmative vote of more than two-thirds of its membership, a new Master Plan for the City of Huntington Woods; and

WHEREAS, pursuant to MCL 125.38(3), approval of the plan by the Planning Commission is the final step for adoption of the plan, unless the City Commission has asserted the right to approve or reject the Plan, in which case the Plan must be approved or rejected by the City Commission following approval of the Plan by the Planning Commission; and

WHEREAS, the City Commission has previously asserted the right to approve or reject the new Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Huntington Woods as follows:

1. The City Commission hereby approves the new Master Plan for the City of Huntington Woods, in form approved on December 17, 2007 by the City of Huntington Woods Planning Commission.

2. All resolutions inconsistent with this resolution be and hereby are rescinded to the extent of such inconsistency.

Ayes: Mayor Gillham, Mayor Pro-Tem Paul, Commissioners Jenks, Kramer and White

Nays: 0

Absent: 0

Resolution Declared Adopted.

I, RUTH FRANZONI, the duly appointed and qualified City Clerk for the City of Huntington Woods, Oakland County, Michigan do hereby certify that the foregoing resolution was adopted by the City Commission at a regular meeting held on January 22, 2008 and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976.


RUTH FRANZONI, City Clerk

