



# Huntington Woods

## 2014 - 2015 Master Plan Update

Approved by Planning Commission—January 26, 2015

## **ACKNOWLEDGEMENTS**

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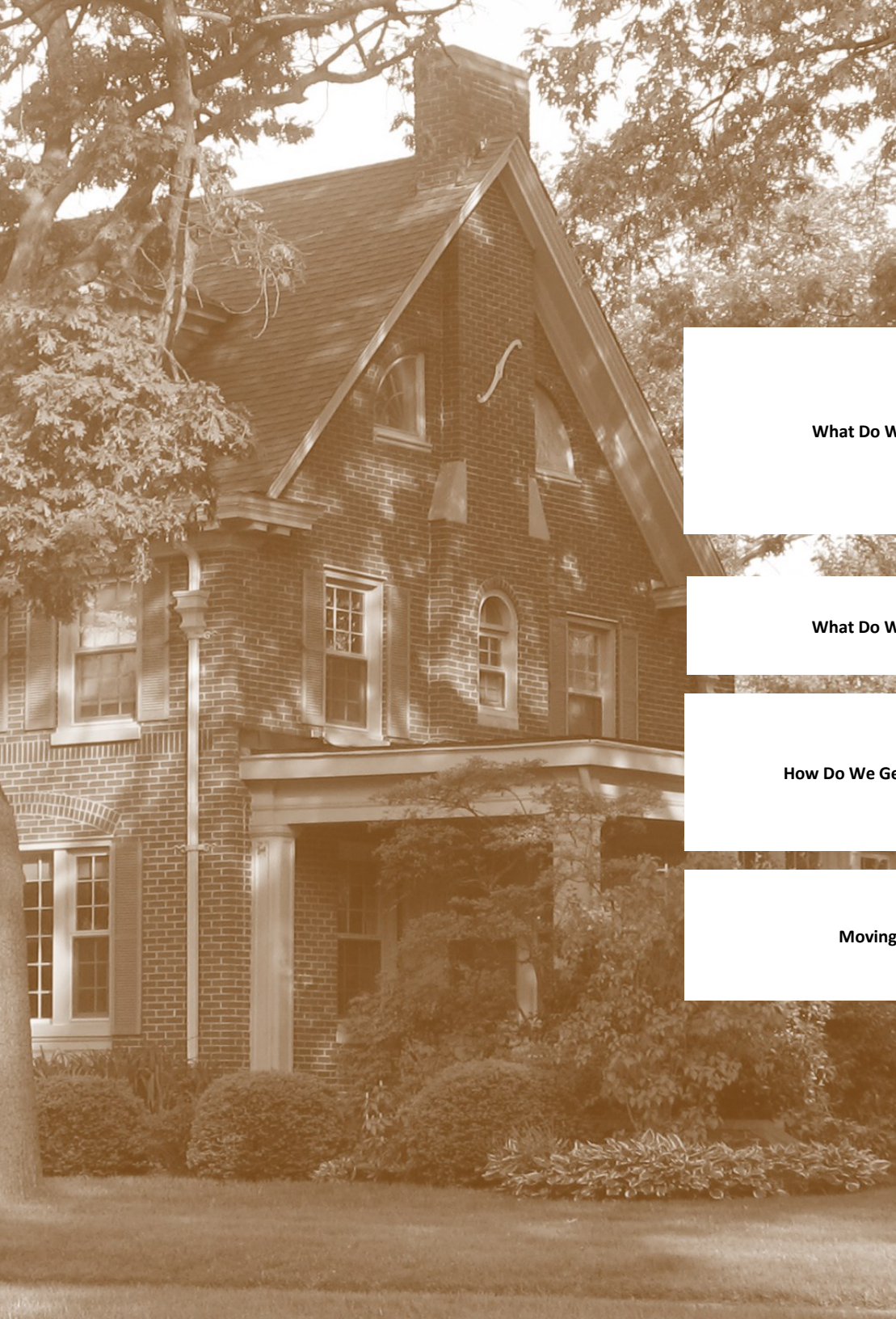
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## EXECUTIVE SUMMARY

Huntington Woods remains a “city of homes.” Its 2008 Master Plan illustrated the character of its neighborhoods and historic resources. This 2014-2015 Master Plan Update reaffirms the goals and objectives from the 2008 Plan. Key findings from the 2014-2015 planning process include the following:

- **The City’s population is aging.** Changing demographics in the City of Huntington Woods will have implications on housing, transportation, and municipal services.
  - \* Since 2000, the City has seen a decrease in the 18-34 age group of 14% while those in the 35-64 years age group increased by 12%.
  - \* The Southeast Michigan Council of Governments (SEMCOG) estimates, by the year 2040, the City can expect to see a decline of 14.3% in its population under 18 and an **increase of 104.6% in its senior population.**
  - \* The SEMCOG projection forecasts, that in 25 years, the over 65 population will comprise almost 27% of the City’s total population—up from 13.5% in the 2010 Census.



- **New commercial development/redevelopment is desired in the Woodward Avenue Corridor.** The City wishes to maintain the residential character and uses on 11 Mile Road and Coolidge Highway and recognizes the opportunities for redevelopment on Woodward, especially given the changes in transportation in terms of planned mass transit and other roadway enhancements.
  - \* The City anticipates a mix of commercial uses that will include retail, restaurant, and office uses.
  - \* In addition to commercial uses, the City envisions opportunities for residential units that may appeal to Huntington Woods residents of all ages—from young professionals getting started to seniors looking to downsize.
  - \* The Woodward Avenue Corridor may be suitable for denser development, particularly as transit options become viable in the region.
  - \* The City will continue to work with property owners to understand market demand and work on the regulatory framework to support desired development.
- **The City should work with adjacent communities and road agencies on transportation improvements that better address the needs of all residents.**
  - \* Enhancements are needed to improve crossings for pedestrians and cyclists throughout the City.
  - \* Residents seek improved connectivity within the City limits as well as within the local area to important destinations, including schools and shopping.
  - \* Planned non-motorized transportation improvements to Woodward Avenue will improve access for Huntington Woods residents; the City should continue supporting these regional planning efforts.

Through the Master Plan Update process, the City found that there are no changes to the future land use map needed at this time. However, the City should reassess potential impacts to land use and development as changes occur locally and regionally.

Implementation is a key part of the Master Plan, and the City should continue the planning process by prioritizing implementation strategies and creating work plans that support implementation efforts.



While most of the City is fully developed, there are opportunities for redevelopment.





## BACKGROUND DATA

This 2014-2015 Master Plan supplement confirms the direction of the City's 2008 Master Plan and updates the Master Plan with current demographic data and updated information about existing conditions.

**T**he 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 transportation in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. In addition, the Master Plan promotes a land use pattern that is consistent with the community's goals.

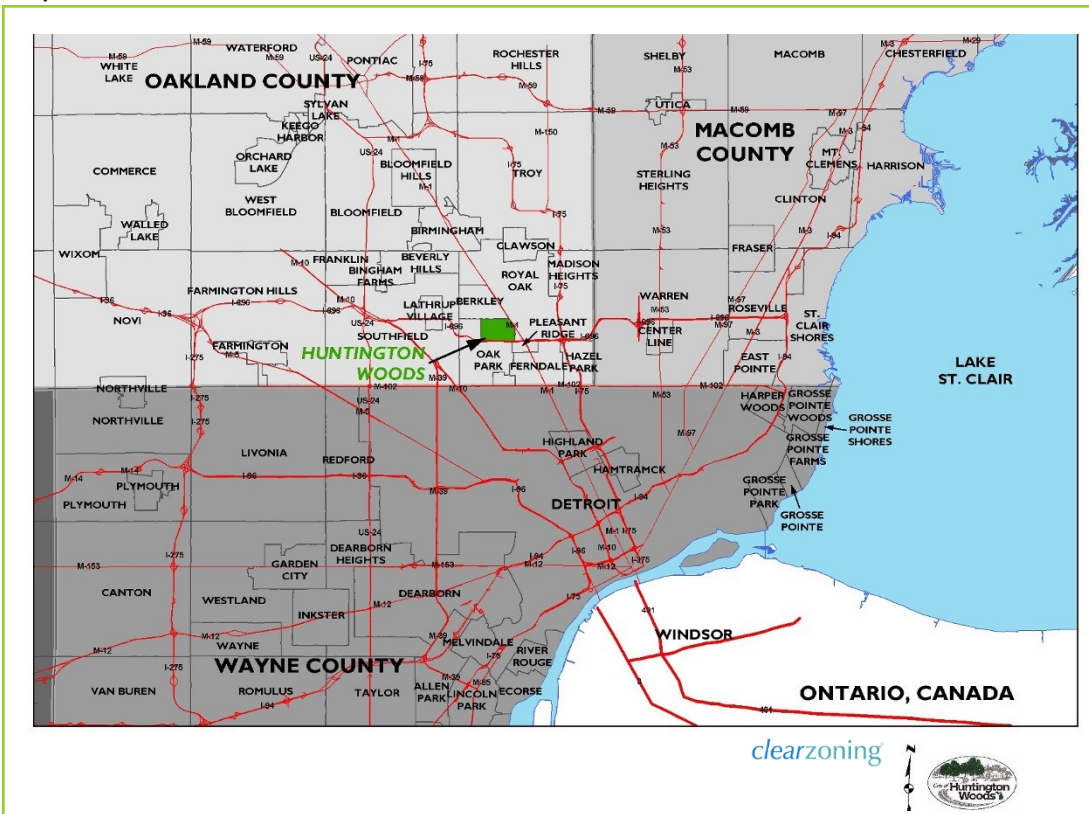
The information and concepts presented in the Master Plan are used by the Planning Commission and City Council to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Master Plan, however, is a living set of policies, strategies and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



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The Regional Setting Map (Map 1) 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 approximately five miles south of Troy, 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, Ferndale, and Royal Oak.

### Map 1: HUNTINGTON WOODS REGIONAL SETTING



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 it 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 2007-2011 American Community Survey 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.



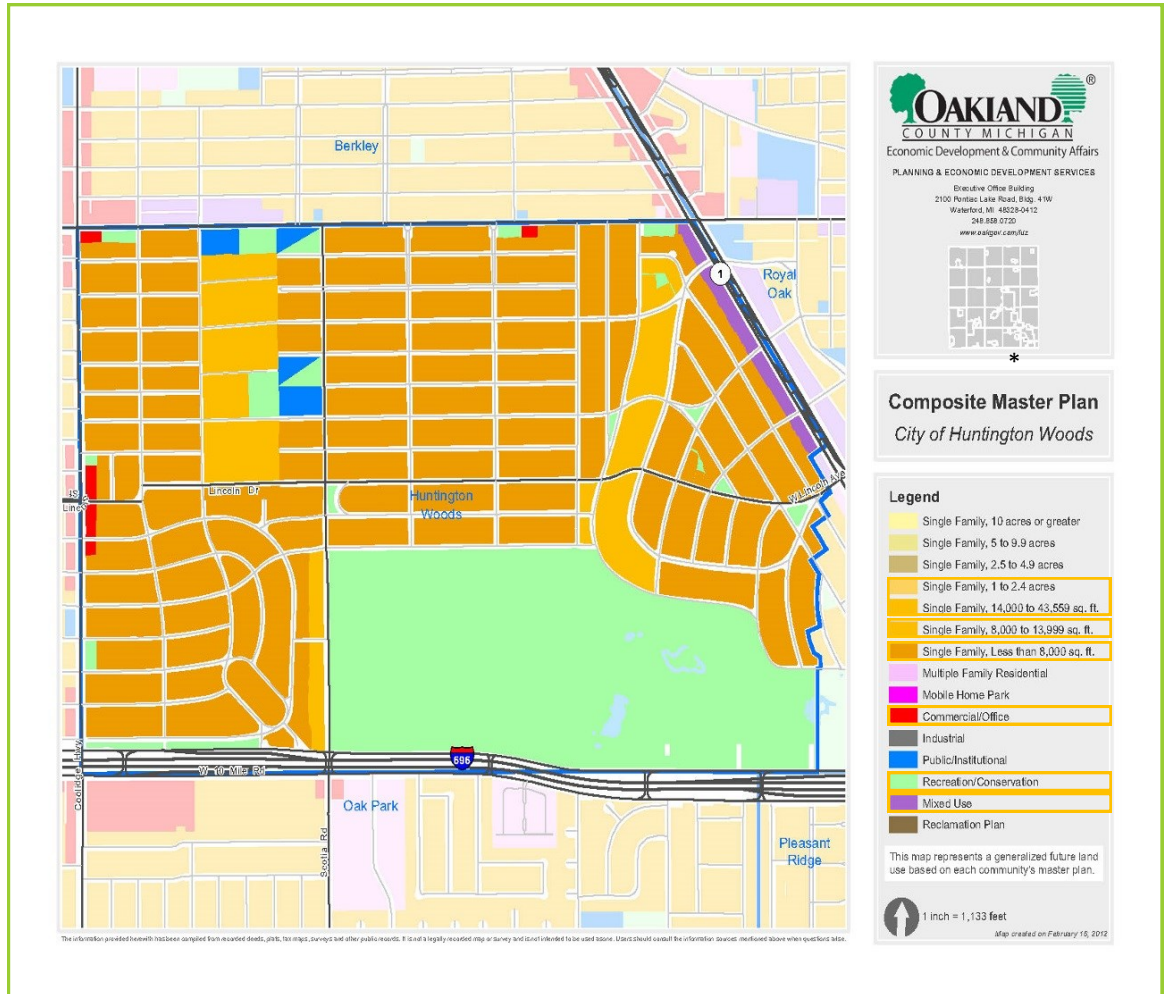
Factors outside Huntington Woods' borders are essential to consider in the planning process. Planning activities of the county, region, and neighboring communities are discussed below.

Huntington Woods is located in the SEMCOG region, which encompasses seven counties, including Oakland. SEMCOG provides regional planning services and supports local government planning in the areas of environment, education, community and economic development, and transportation.

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 Composite Master Plan illustrates land uses planned along Huntington Woods' border (Map 2).

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, primarily along major thoroughfares. Nearby, downtown Royal Oak is located across Woodward Avenue, east of Huntington Woods. In adjoining communities, some commercial and office uses are planned in a linear pattern along major roadways: Woodward Avenue, Coolidge Highway, and 11 Mile Road. Woodward frontage is also designated for future mixed-use development, and an industrial corridor is planned on 11 Mile in Oak Park.

**Map 2: COMPOSITE MASTER PLAN FOR HUNTINGTON WOODS AND ADJACENT COMMUNITIES (2012)**

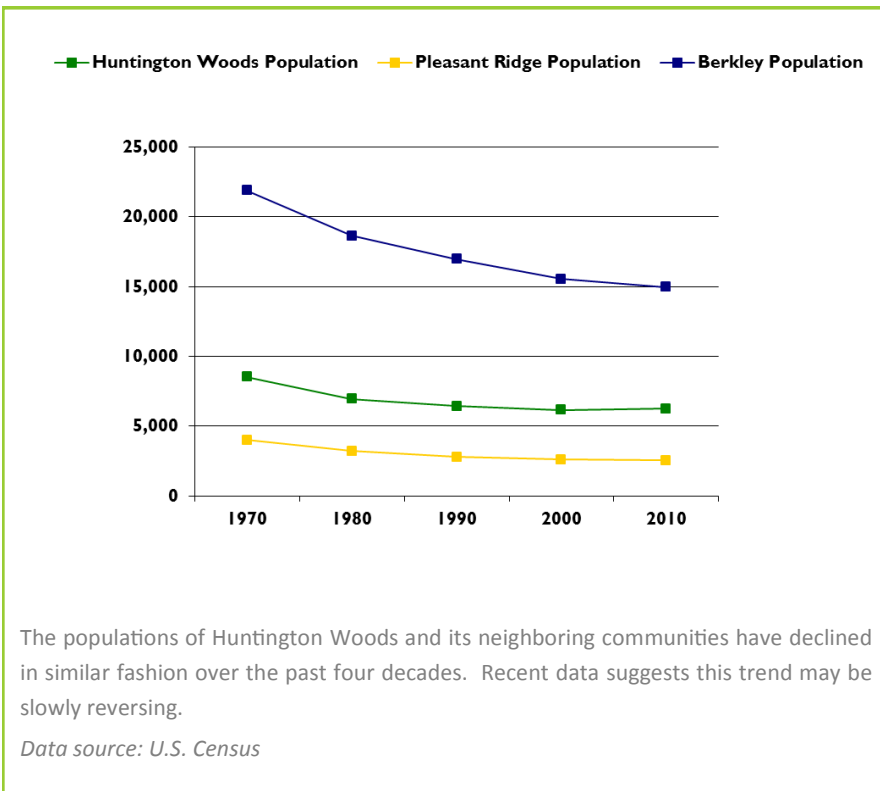


\*Note: Land use categories applicable in Huntington Woods are highlighted in the legend with orange boxes. Two categories for single family residential are grouped together as they appear in the same color on the map, prepared by Oakland County.

## POPULATION

According to the U.S. Census, the City of Huntington Woods had a population of 6,238 in 2010. (Fig. 1) This represents a 1.4% increase since 2000 when the City's population was 6,151. SEMCOG estimates the City's July 2014 population to be 6,332. While there was a modest increase in population over the last 14 years, the overall trend has been a slow decline that began approximately 50 years ago after the Census reported a population of 8,746 in 1960. Overall, the population of Huntington Woods has decreased nearly 27% since then. 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 nest"

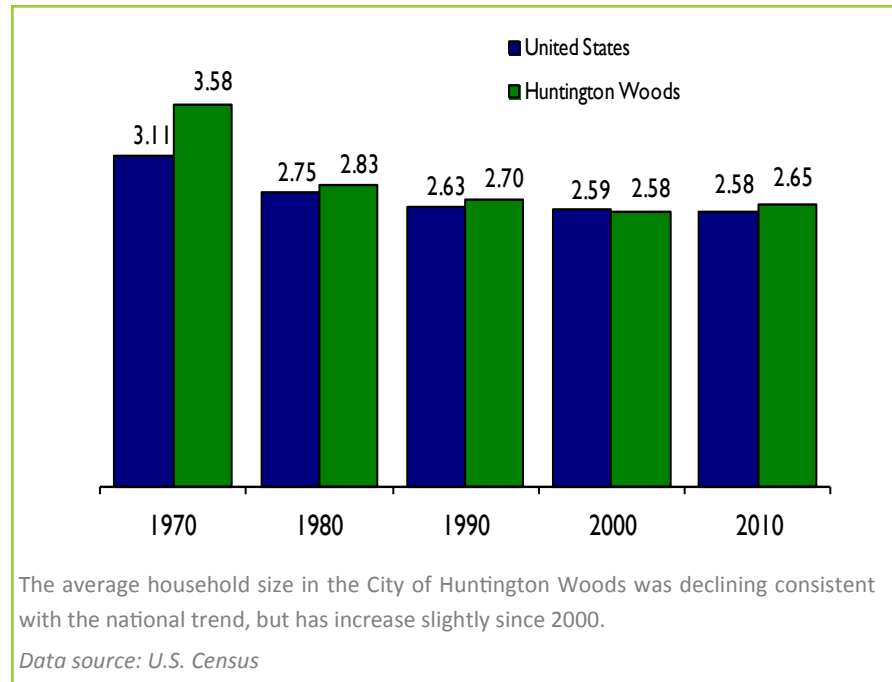
**Figure 1: POPULATION AND HOUSEHOLDS**



households as children grow up and move out, and the lack of developable land for new homes.

While the population of Huntington Woods slowly declined from 1960-2000, the number of households (2,354 in 2010) remained relatively constant in recent years. This can be attributed to the City's shrinking average household size: the average number of persons per household decreased from 3.58 in 1970 to 2.58 in 2000 (Fig. 2). This was consistent with nationwide trends toward an overall decrease in household size. However, Huntington Woods has seen a modest increase in household size from 2000 to 2010, when it increased to 2.65 person per household. This slight increase in household size may explain the modest increase in population over the last few years. It is reasonable to assume that the increase in household size will not continue, and the City's population will remain stable.

**Figure 2: PERSONS PER HOUSEHOLDS**



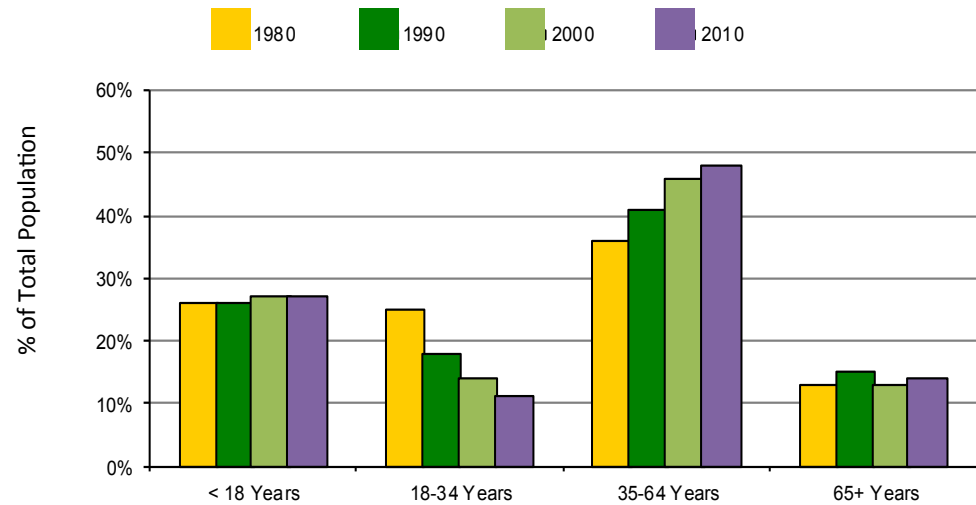


In addition to examining trends in total population and households, it is also important to understand changes in the age groupings of the City's population. This data provides information regarding the size of the workforce (i.e., 18-64 years), the number of school-aged children, and the size of the 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 2010, the number of residents in the 18-34 years age group decreased by 14% while those in the 35-64 years age group increased by 12%. The under 18 and over 64 age groups have both increased by 1% during this period (Fig. 3-4); however, according to SEMCOG estimates by the year 2040, the City can expect to see a decline of 14.3% in its population under 18 an increase of 104.6% in its senior population. The SEMCOG projection forecasts that the over 65 population will comprise almost 27% of the City's total population—up from 13.5% in the 2010 Census. This aging of the City's population is likely due to the same factors as its overall decline in population. The aging of the City's population will present the City with challenges in the future related to housing, transportation, and public health.

Ninety-five percent of Huntington Woods residents were White as of the 2010 Census. Of the 5% who were members of minority groups, 2% were Hispanic, 1% were Asian, 1% were Black, and 1% were either Native American, multi-racial or another race.

**Figure 3: HUNTINGTON WOODS POPULATION BY AGE**



Huntington Woods' population is aging, with growing numbers of residents between the ages of 35 to 64 and over 65, and declining numbers between 18 to 34 years of age.

*Data source: U.S. Census*

**Figure 4: HUNTINGTON WOODS POPULATION AGE BREAKDOWN (2010)**

The 2010 Population breakdown is as follows:

- Under 18: 25% (slight increase from 2000)
- 18-34: 11% (decrease)
- 35-64: 48% (increase)
- 65+: 14% (increase)



*Image: Huntington Woods Parks & Recreation*

## HOUSING

Referred to as “The City of Homes,” Huntington Woods enjoys a well maintained housing stock of single family homes. In fact, according to Oakland County Equalization records, all of the city’s housing units are single family homes (2,461 units) with the exception of one duplex. According to the 2010 Census, 96% of all units were owner-occupied, and two percent were renter-occupied. Only about 2% of the City’s housing units were vacant at the time of the 2010 Census (Fig. 5). This compares to 6.7% of neighboring Royal Oak’s vacancy rate for housing.

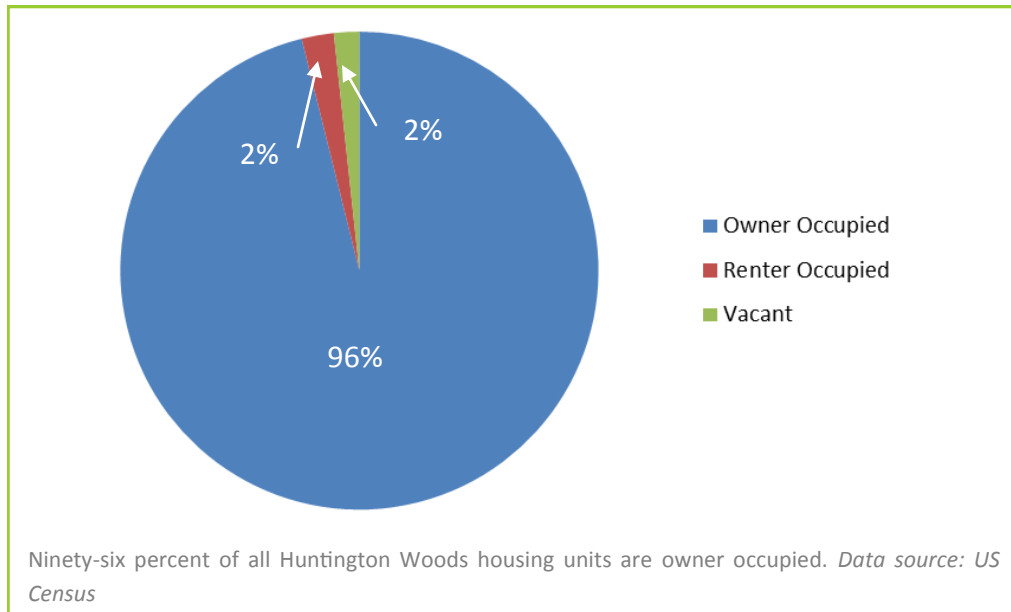
According to SEMCOG, there have only been seven new residential building permits issued in Huntington Woods since 2008. While new home construction within the City is minimal over the past five years, it is not surprising given the economic conditions. Four of those seven permits were issued in 2012 and 2013, showing an improvement in the economy.

Because developable land in Huntington Woods is limited, new home construction often requires the demolition of existing homes. While there have been 25 new residential building permits issued in the last 10 years, there have been 15 homes demolished. The result is a net change of only 10 housing units in the City since 2003.

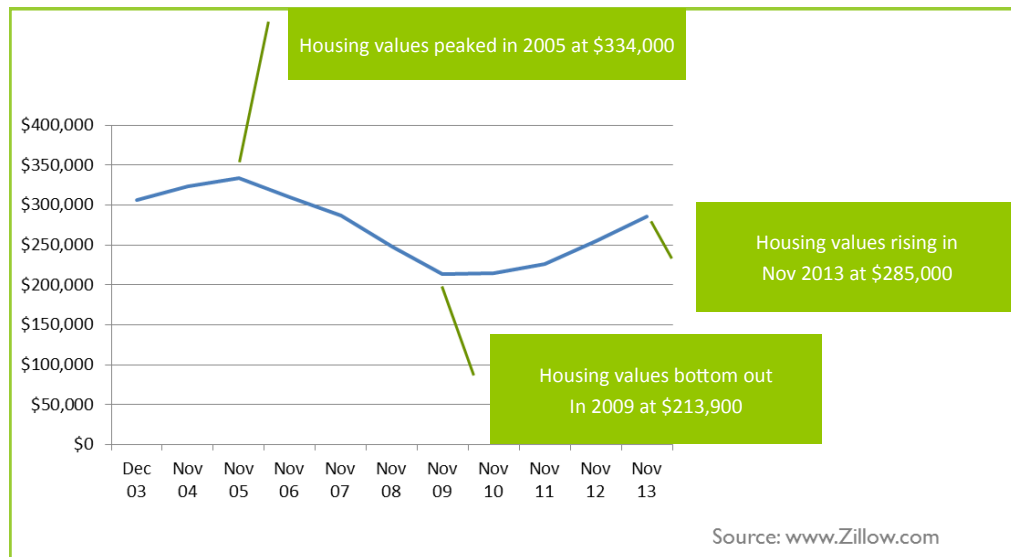
Median housing value in Huntington Woods is on the rise after several down years (Fig. 6). The City’s housing value is higher than in all neighboring communities and Oakland County as a whole. Figure 6 illustrates the trends in housing values according to Zillow.com, a database of residential real estate.

Affordable housing is defined as that which costs 30% or less of median household income (Huntington Woods cost would be \$31,464 per year). According to the US Census, in 2010, of the 1,583 housing units that have mortgages, nearly one third cost more than 30% of household income on a monthly basis.

**Figure 5: HOUSING TENURE-2010**



**Figure 6: TRENDS IN HOUSING VALUES BETWEEN 2003-2013**





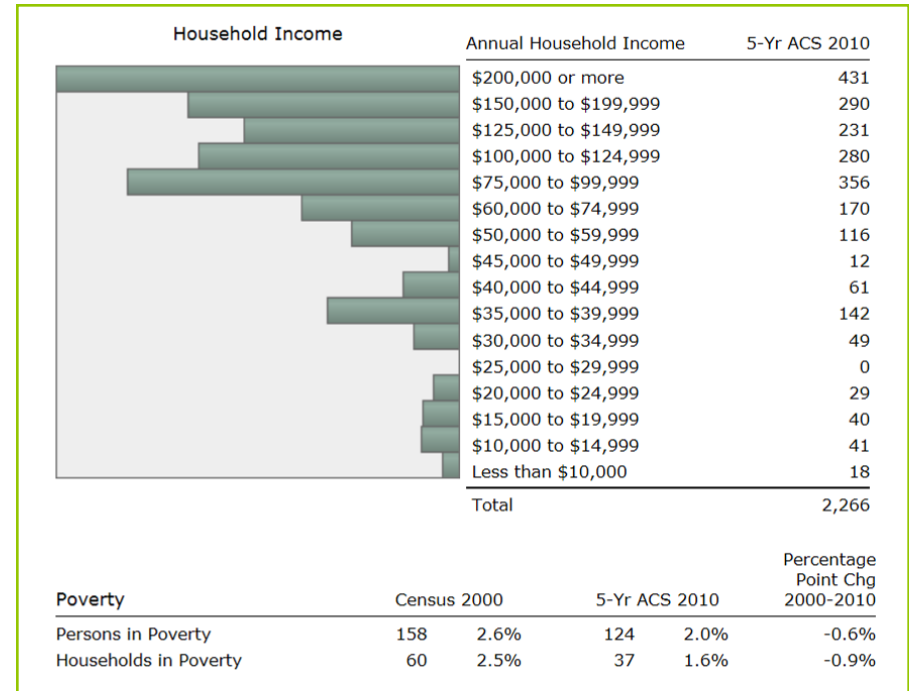
## ECONOMIC CHARACTERISTICS

According to SEMCOG's reporting of US Census data, the 5-Year American Community Survey (ACS) estimate of Huntington Woods' median household income was \$104,879 in 2010. Compared to 2000 (using 2010 dollars), median income dropped by 8% over the ten-year period. Fig. 7 illustrates the breakdown in income levels, and shows that 19% of the city's population has an income of over \$200,000 and nearly 70% of the City's households had an annual income of \$75,000 or more. Only 1.6% of the City's population was living below the poverty level according to 2010 ACS estimates, down from 2.6% in 2000. This compares to 8.7% of Oakland County's population living below the poverty level.

Huntington Woods' population is highly educated. The City has 73% of its population age 25 years or older holding a bachelor's degree or higher. 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.

According to the 2010 Census, 3,465 Huntington Woods residents are estimated to be employed in 2012. The most common employment was management, professional, and related occupations (73%). The dominant industry was education, health, and social services (35%), closely followed by professional, scientific, management, administrative, and waste management services (21%). Only 10% of the City's workers were employed in the manufacturing industry, compared to 17% of Michigan's employed population. The City's estimated unemployment rate is 3.7%.

**Figure 7: US CENSUS DATA ON INCOME AND EDUCATION**



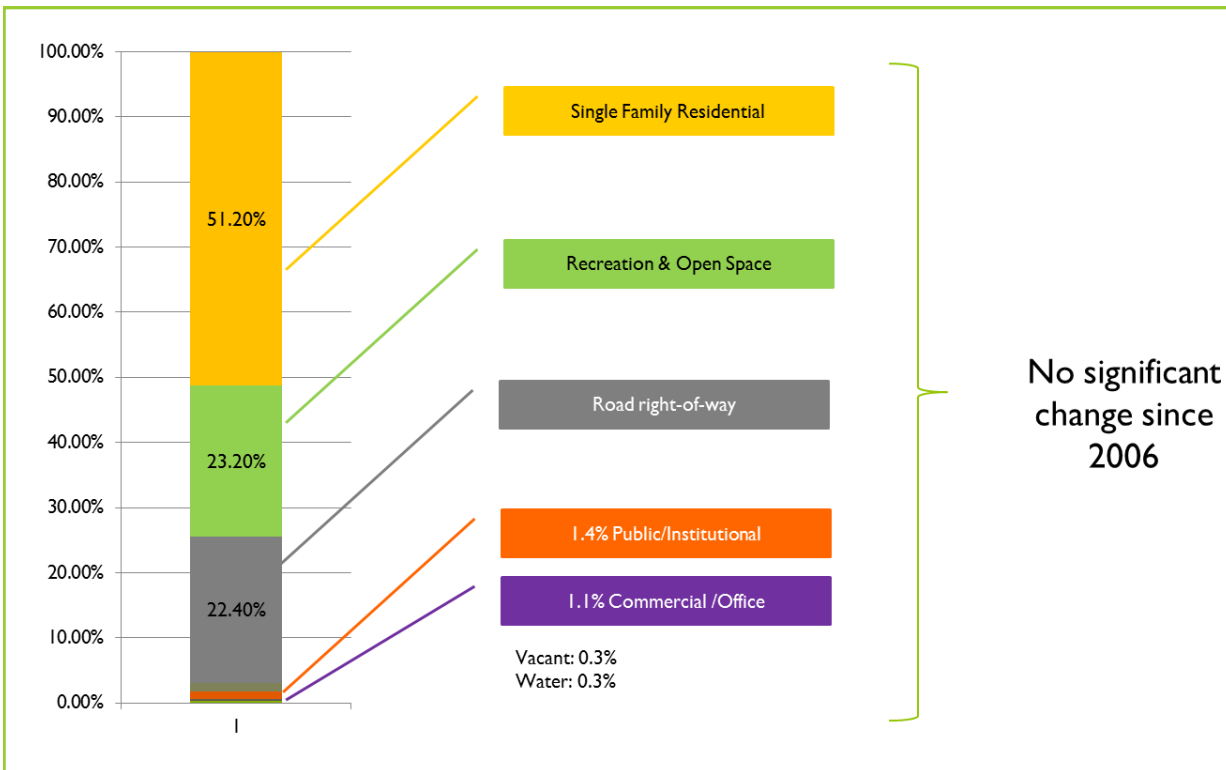
Source: 2010 US Census, SEMCOG. ACS is the American Community Survey completed by the US Census

## EXISTING LAND USE

Huntington Woods remains 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 (Fig. 8).

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

**Figure 8: SUMMARY OF LAND USE IN CITY OF HUNTINGTON WOODS**



Source: Oakland County Planning & Economic Development Services, 2013

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 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 place of worship; and a few businesses.

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 and a bank, is located at the intersection of Lincoln and Coolidge. Two parks are also located along Huntington Woods' Coolidge Highway frontage.

"Recreation and open space" is 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 (Map 3).



Map 3: AERIAL PHOTOGRAPH OF THE CITY OF HUNTINGTON WOODS







## PUBLIC INPUT & MASTER PLAN GOALS

Through the planning process, the Planning Commission, with input from the public, summarizes a vision of what the city should look like and how it should function in the future. This vision is the basis for the development of goals and objectives.

The 2008 Master Plan illustrated a vision for the City that was supported by Goals & Objectives to guide future land use policy decisions and actions. The Planning Commission reviewed these goals and objectives within the context of the existing conditions of the City, trends and forecasts, as well as with public input generated through an online survey, public open house, and regular Planning Commission meetings. The pages that follow summarize public input and refine the 2008 vision and Goals and Objectives.

### Public Input Summary

The Planning Commission utilized two approaches for gathering public input: an online survey and a public workshop. The results of these outreach methods have been summarized and are presented in the following pages.



Generally, City residents feel that the overall quality of life in Huntington Woods is “excellent” or “above average.” Of 260 online respondents, only 3% of online survey respondents say the quality of life is “fair,” “poor,” or “very poor.” About 60% of respondents say the quality of life has “stayed the same” since they moved to the City.

The survey asked respondents to consider “three needs met by the City.” This question was developed to help better understand what City and/or civic services are meaningful to Huntington Woods residents. The most common responses are highlighted in a word cloud graphic (Fig. 9). The more often a word was used by a respondent, the larger it appears in the graphic.

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**Figure 9: “What three needs are met by the City?”**



**Figure 11: PUBLIC WORKSHOP EXERCISE**

**Public Workshop.** On May 19, 2014, community members gathered to review Master Plan Update materials and displays. They offered their comments and suggestions on the City's transportation network, commercial corridor, and community character. The input on transportation will be addressed in the Complete Streets chapter, ahead.

At the public input workshop, residents were asked for their thoughts on the following questions: *Do you think there are sufficient opportunities for commercial activity within the City? What would you change about the business mix? What about the shape and character of commercial businesses?*

The following general ideas were generated:

- Attract food-related shops within a comfortable walking distance for residents.
- Ensure that traffic control devices are accessible for all users.
- Create opportunities for accessible attached housing at a scale that is compatible with the existing neighborhood.
- Encourage more intense uses, such as multiple story buildings and a mix of uses on Woodward Avenue.



Above: Highlights of one exercise at the public open house where residents were presented a large group of pictures illustrating a variety of design elements and land uses. Participants were asked to select one picture from the group, jot a note about what in the photo resonated with them, and post it on a display.

## VISION AS DESCRIBED IN THE 2008 MASTER PLAN—UPDATED AND CONFIRMED IN 2014

Following public input, the Planning Commission finds the 2008 Master Plan vision consistent with community trends, demographics, and input. The vision text has been refined slightly for clarity and it is presented below:

**Civic Engagement:** 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 4<sup>th</sup> of July celebration will continue to bring community members together.

**Municipal Leadership:** 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. 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, respectively, as well as retain their historic character, attracting users from throughout the region.

**Housing:** 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 primarily of detached single family homes in a range of sizes and values. In the future, Huntington Woods will continue to offer both starter homes and homes for move-up or second-time homebuyers.

### **Mixed Use and Community Commercial:**

- The City's Woodward Avenue frontage will respond to changes in the corridor and be redeveloped with mixed uses, including townhomes/condominiums, green space, offices, and small-scale retail uses. This area will be an attractive "front door" to Huntington Woods, serving residents and visitors alike.
- Neighborhood commercial nodes (places where economic or social resources/activities are (or will be) concentrated for the benefit of the community) will be located in planned locations on Coolidge Highway and 11 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.

### **Streets and sidewalks:**

- Huntington Woods will remain an eminently walkable City. Sidewalks will be ubiquitous, well maintained, safe, and buffered from the street by trees. 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. New trees will be planted and existing trees will be maintained, allowing the City to always have an abundance of mature trees, particularly along its streets.



## GOALS & OBJECTIVES OF THE 2008 MASTER PLAN—UPDATED AND CONFIRMED IN 2014

The 2008 Plan outlined goals & objectives that were reviewed and updated by the Planning Commission during the 2014 update process. It should be noted that many objectives reinforce actions that the City does on a regular basis. One specific action from the past Master Plan is noted below. Text changes are illustrated in a comparison with 2008 goals and objectives in the appendix.

### Goal 1: 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 share a proportion of system costs, such as providing on-site storage for storm water.

### Goal 2: Promote the long-term stability of Huntington Woods' residential neighborhoods.

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

### Goal 3: Encourage quality infill development (on vacant lots) 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:* Enforce 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). ***This item reflects the City's masonry ordinance, approved since the 2008 Master Plan.***



*Objective:* Encourage new construction that is appropriately scaled for the lot and appropriately scaled in relation to nearby homes. Refine and improve existing standards such as the Zoning Ordinance'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.

*Objective:* Develop a preservation plan for homes in the Hill Historic District. Consider preservation plans for other historic areas in the City. Consistently enforce historic district regulations.

**Goal 4: 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 5: 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 11 Mile Road and Coolidge Highway. Require commercial development to be sensitive to adjacent residential uses in Huntington Woods and neighboring communities.

**Goal 6: 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 that encourage 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 non-residential development.

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

**Goal 7: Maintain and improve the City's parks system and recreational facilities and programs. (Note: the City conducted a Recreation Plan update in 2014)**

*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:* Continue to update the City's Recreation Plan to maintain and improve City parks. (*Refer to approved Recreation Plans*).

*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 8: Continue to utilize parks and recreational uses as a greenbelt/buffer along 11 Mile Road, Coolidge Highway, and I-696, and encourage provision of green space along Woodward Avenue as part of a mixed-use redevelopment.**

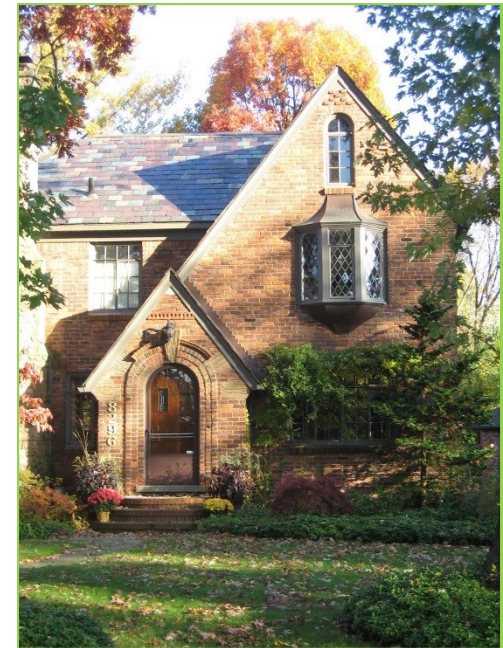
**Goal 9: Maintain pocket parks throughout the City that are readily accessible from nearby homes.**

**Goal 10: 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 11: 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 12: Promote protection of Huntington Woods' natural resources and natural features.**

- Objective:* Enhance Zoning Ordinance 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 Ordinance's minimum landscaping standards.
- Objective:* Preserve views of Rackham Golf Course and woods along the north edge of the Detroit Zoo property.



**Goal 13: 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 of public buildings in central locations within Huntington Woods, where they are within walking distance of a majority of residences.

**Goal 14: 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.

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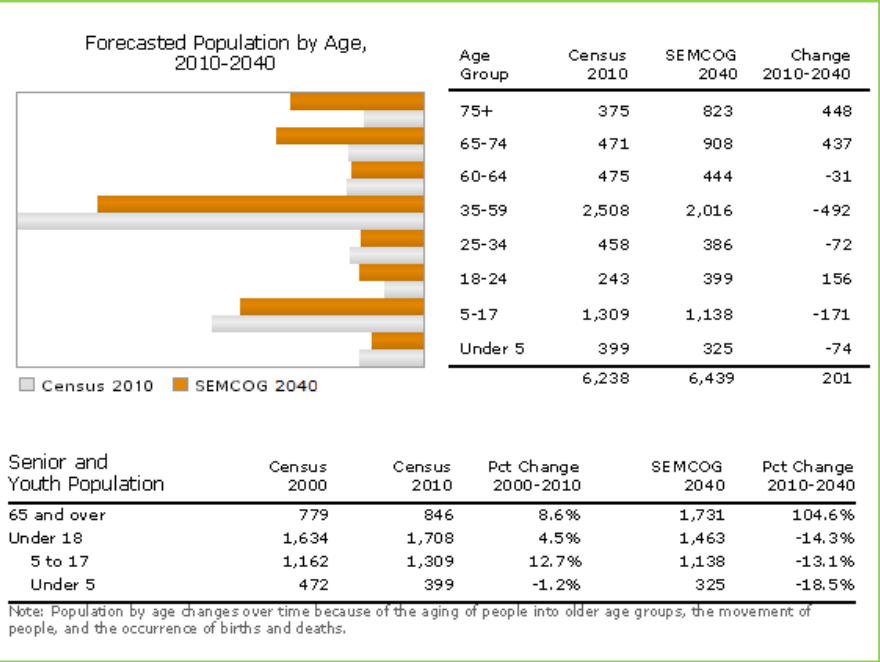
## LIFECYCLE HOUSING

Lifecycle housing is a term used to describe types of housing and neighborhood infrastructure that meets the needs of all residents and allows people of all ages to be comfortably housed throughout all stages of life.

As mentioned earlier, the City of Huntington Woods is referred to as “The City of Homes” due to its well maintained housing stock of single family homes. All but one of the city’s housing units are single family homes. According to the 2010 U.S. Census, 96% of all housing units were owner-occupied, with 2% were renter-occupied and 2% vacant. Maintaining this historic charm and character of residential areas has been a continuing goal of the City for many years. Key considerations include encouraging ongoing home and yard maintenance, blight enforcement, and tree maintenance and preservation.

As noted earlier, the demographics of the City are changing; the population is getting older. Figure 12 on the next page shows how SEMCOG projects the age distribution will change over the next 30 years. This projection is consistent with regional and national trends on aging. Given that the vast majority of housing units in the City are single family detached homes, it will be important for the City to develop strategies to

Figure 12: SEMCOG POPULATION PROJECTIONS FOR 2040

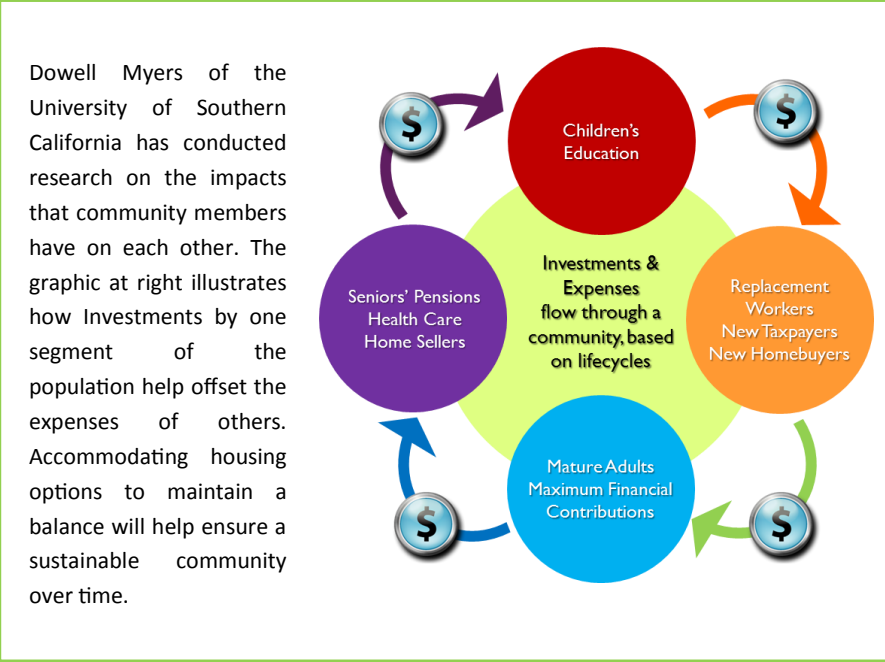


promote the ongoing maintenance of single family homes and neighborhoods for residents of all ages, from families with children to older adults. Studies have shown, and it appears to be confirmed in the City’s own public input, that many Huntington Woods residents do not want to move away (nearly 43% of online survey respondents so indicated). In fact, according to the American Association of Retired Persons (AARP), most older adults tend to want to “age in place” in their existing homes.

Keeping existing residents while attracting new residents is an important economic strategy for the City. As illustrated in Figure 13, a balance of age segments in the community helps ensure stability and continuing investment. Accommodating existing and new residents depends on the availability of appropriate housing. However, the City has little, if any, vacant property upon which to build new detached single family homes. Projections show that existing residents will continue to remain in the City, in their current homes, making it difficult for new residents to find opportunities to move into the City.

It is likely in the coming years that Huntington Woods will remain a desirable

Figure 13: COMMUNITY INVESTMENTS & EXPENSES



community that residents of all ages will find appealing. Current and projected trends suggest that younger and older adults alike are interested in vibrant, more urban-style communities, including inner-ring suburbs like the City of Huntington Woods. This idea is supported by Chris Leinberger, author and researcher at the Brookings Institution, who notes that 30-40% of buyers want to live in walkable urban places and only 5-10% is being provided in any given market. Providing alternatives to single family detached housing, in appropriate locations, should be explored as a way to give older adults the opportunity to “age in community,” as well as encourage younger adults to live in the City.

**Survey Findings**

The online survey conducted between February and March 2014 reveals a community whose residents are, by and large, very pleased with City living and see no reason to ever leave. In fact, 19% indicated they would remain in



the City at least 11 more years, and 58% said they are “not planning to leave.” Housing related findings include the following:

- 80% of respondents made home improvements over the past five years. These included:
  - \* Redoing landscaping (59%)
  - \* Kitchen remodeling (47%)
  - \* Adding more living space (17%)
  - \* Improving accessibility (11%)
  - \* Adding first floor bedroom/bathroom (4.5%)
- As respondents considered what they might want in their next homes, the following needs appeared:
  - \* Single story home (23%)
  - \* Larger home (19%)
  - \* Home/yard with less maintenance (18%)
  - \* Smaller home (17%)
  - \* Area with more transportation options (15%)
  - \* Warmer climate (14%)
  - \* Closer to more outdoor recreation opportunities (10%)
  - \* Closer to more shops/restaurants (10%)
  - \* Closer to more cultural opportunities (9%)
  - \* Items with less than 5% included: being closer to family, closer to employment or school, and closer to services
- When asked which of the following types of neighborhood housing

people would like to see retained or built in the future, responses included:

- \* Existing homes enlarged for growing families, larger families, and in-law-suites (68% said “yes” while 14% said “no”)
  - \* Smaller homes for first time homebuyers, singles, small families, and retirees (54% said “yes” and 29% said “no”)
  - \* New homes with modern amenities to replace older homes for move-up home buyers. (50% said “yes” and 33% said “no”)
  - \* Backyard cottages for young adults or retirees (24% said “yes” and 50% said “no”)
- The survey asked one additional question about redevelopment of existing municipal property for senior housing, attached townhouses, and a new city office/public safety building. Forty-nine percent responded that they would not be in favor of such redevelopment, while 38% said “yes” and 13% were unsure and/or had no opinion.

### **Aging in Place**

It should be noted that needs of older adults go beyond housing and include access to transportation, opportunities for socialization, and access to services. Huntington Woods is fortunate to have many programs and services in place to assist the City's older residents. For example, the Parks and Recreation Department has recreational, cultural, and social programming aimed at older adults, as well as a transportation program available to disabled residents and residents over 55 years of age. Health and wellness programming and services are also available. Maintaining and expanding these services should be a priority in years to come, and Huntington Woods should continue its programs designed to meet the social needs of seniors (e.g., activities, classes, and library programs).

As noted in the 2008 Master Plan, facilitating current residents to remain in their existing homes will be beneficial to the all residents of Huntington Woods. Helping residents prepare today for tomorrow's needs will make aging transitions easier. For example, the City can educate homeowners on what it means to make a home easier to both live in and visit (the concept of "visitability"). Minimally, this means providing at least one accessible entrance, wide passages between rooms, and a half-bath on the main floor.

Further, educating the community about elements of Universal Design can illustrate that many home improvements will benefit residents of all ages. In fact, according to the AARP, Universal Design "is about creating an attractive, stylish space that everyone, regardless of age, size, or ability, can live in or visit. A home with Universal Design makes it easier for residents to live in, and for guests to visit now and in the future, even as everybody's needs and abilities change."

The AARP identifies a few "Essential Universal Design" features including:

- No-step entry: At least one step-free entrance into a home lets everyone, including those who use a wheelchairs or strollers, enter the home easily and safely.
- Single-floor living: Having a bedroom, kitchen, full bathroom with plenty of maneuvering room, and an entertainment area on the same floor makes life convenient for all families.
- Wide doorways and hallways (at least 36 inches wide) makes it easy to move furniture or appliances through a home.
- Reachable controls and switches: Anyone — even children and a person in a wheelchair — can reach light switches that are from 42-48 inches above the floor, thermostats no higher than 48 inches off the floor, and electrical outlets 18-24 inches off the floor.
- Easy-to-use handles and switches: Lever-style door handles and faucets, and rocker light switches, make opening doors, turning on water, and lighting a room easier for people of every age and ability.



*Existing homes in City's Hill Historic District*

### **The City's Existing Housing Stock**

**Single Family Residential—Detached homes.** The City is primarily comprised of single family detached homes in a variety of architectural styles. As stated in the 2008 Master Plan, and worth repeating, the "neighborhoods of Huntington Woods offer a variety and quality of architecture that is rarely found in other communities." Development took place generally between the 1910's through 1960's. Additions and renovations have helped the older structures adapt to today's needs; however, over the years, residents have expressed concern over demolition of historic structures and additions that negatively impact the character of neighborhoods. A local historic district in the northeast portion of the City helps ensure that additions are compatible with the original structure as well as neighboring homes. In addition, the City has residential design guidelines intended to offer a framework for designing and making compatible residential improvements.

**One and Two Family Residential.** The City has two parcels zoned for “one and two family.” The 2008 Master Plan designates both areas as single family residential. The first, on 11 Mile Road is currently occupied by a church and the second, on Coolidge, is developed with the City’s only duplex, which is currently in poor condition.

### **Housing Opportunities Envisioned in 2008 Master Plan**

The City’s 2008 Master Plan identified the City’s Woodward Avenue parcels as appropriate for Mixed Use, which would include mixed-use buildings with first floor retail and/or office uses, second floor office and/or residential, and third floor residential use. Freestanding offices, retail buildings, and townhouses are envisioned as well. These developments could look something like the images at right. The City developed a “Transitional” zoning district for this area on Woodward Avenue that supports mixed use as well as buildings up to three stories, or 40 ft. Since that time, no new development or redevelopment has occurred, likely due in large part to the poor economic conditions. However, with regional plans for improving transit options along the Woodward Avenue corridor, it is anticipated that such redevelopment will make economic sense in the future.

### **Additional Housing Opportunities to Consider**

In the past, residents have expressed concerns about adding denser housing types, such as attached single family, two-family, or multiple family residential within the existing single family residential neighborhoods. However, such housing may be considered appropriate along the City’s border roads of Coolidge and 11 Mile as conditions evolve in the future. The Planning Commission discussed the merits of adding density in these corridors and found that, at this time, the existing homes on these border roads offer housing options for those looking for smaller and more affordable homes. Additionally, the parks and open spaces along these corridors are important to City residents.

### **Master Plan Implications**

- The City should ensure that there are a variety of housing options to meet the needs of Huntington Woods residents, both now and in the future. It will be important to focus on opportunities to address housing while maintaining the character of the existing single family neighborhoods. Direct the development of dense housing to Woodward Avenue, where redevelopment opportunities exist.
- There are zoning and land use barriers to providing housing as described above, particularly related to parking requirements. These requirements should be updated to reflect the context of land use, and they should include consideration of shared parking and opportunities for public transportation.
- Parks and open space remain important to the community and should remain accessible to as many residents as possible.



Example of three-story mixed use development in Kirkland WA, top, and Norfolk, VA, bottom (photos by Brett VA, Wikimedia Commons)



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## COMPLETE STREETS

Complete Streets is a term used to describe a transportation network that includes facilities for vehicles, pedestrians, cyclists, and other legal users. Complete Streets provide transportation choices, allowing people to move about their communities safely and easily.

**H**untington Woods was laid out in a connected grid pattern that supports walkability. While it may be relatively easy to walk around the block or through the neighborhoods, it may be harder for many to walk or ride a bike to access destinations throughout most of the surrounding area. With a lack of safe pedestrian crossings on major roads and a lack of identified bike routes and parking, many residents may find walking or biking difficult at best and unsafe at worst. Furthermore, due to the way in which the region developed over time, many destinations are spread out, making commuting and shopping impractical on foot or by bike for most people.

The 2010 US Census reported that approximately 87% of Huntington Woods residents drive alone, 7% car/vanpool, 6% work at home, and less than 1% walk to work. People often feel resigned to the automobile as their only method of transportation, even with fluctuating gasoline prices and overall cost of car ownership.

**D**iving—Our Only Option? In most communities, including the City of Huntington Woods, most people drive everywhere. Why is this? There are a number of reasons, but many believe the Interstate Highway Act of 1953 is one of the biggest factors, as it dramatically changed modes of transportation as well as the American landscape. Between 1953 and the 1991 Intermodal Surface Transportation Efficiency Act (ISTEA), most federal transportation funding was directed to building roads and highways for efficient movement of vehicles, and to a limited extent, transit. After 1991, however, federal transportation funding has increased for non-motorized transportation.

Michigan's local and regional transportation networks in particular have been greatly influenced by the automotive industry and its culture. Over the past several years, there has been a growing recognition that planning and developing other modes of transportation is critical to countering the rising costs of cars, roadway maintenance, and public health.

### Safety

Safety plays a major role in non-motorized travel. Even the perception of non-motorized travel safety may impact decisions about alternative modes of travel for many. Vehicle speeds contribute to unsafe roadways for pedestrians, and there is a higher chance of a fatal accident with higher vehicle speeds. According to the National Highway Traffic Safety Administration and the Insurance Institute for Highway Safety, in the United States:

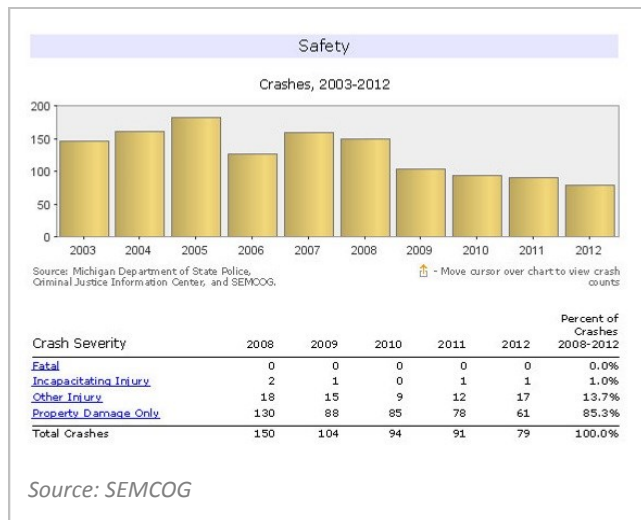
- Pedestrian fatalities account for 11 percent of motor vehicle fatalities.
- Pedestrians comprise the second largest category of motor vehicle accident deaths following occupant deaths.
- On average, a pedestrian is injured in a traffic accident every eight minutes. On average, a pedestrian is killed in a traffic accident every 111 minutes. In 2005 a total of 4,881 pedestrian were killed in motor vehicle accidents.

While crashes in Huntington Woods are low and most involve property damage only, it is still important to consider safety, as well as the perception of safety, to provide improved opportunities for non-motorized travel.

### Inactive Lifestyles

Beyond choice and safety, however, there are other reasons why communities should consider how complete their streets really are. While many people struggle with their weight, as a community we battle rising public health costs for chronic conditions associated with obesity. Over the past 25 years, obesity rates have skyrocketed across the country. According to the Center for Disease Control (CDC), “obese” people have a body mass index (BMI) of more than 30. The CDC reports that between 1989-2012, the obesity rates in Michigan rose from less than 14% to more than 30% of the population. Michigan ranks 10th in terms of the most obese states in the nation. A wide range of chronic diseases and conditions are attributed to obesity, including diabetes and heart disease. A transportation system that offers non-motorized options helps people better incorporate physical activity into their daily lives.

Figure 14:  
CRASHES IN THE CITY OF HUNTINGTON WOODS SINCE 2003





## Disabilities

The US Census reports that in 2012, an estimated 8.1% of the City's population have some type of long lasting condition or disability. Most of those with disabilities are older residents, with about 32.8% of residents over the age of 65 having some type of disability (vision, hearing, ambulatory, cognitive, self-care). Combining our longer living population with other health-related trends, the City will likely see the number of those with disabilities increase. Conditions and/or disabilities include:

- Sensory disabilities involving sight or hearing.
- Conditions limiting basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Physical, mental, or emotional conditions causing difficulty in learning, remembering, or concentrating, or those causing difficulty in dressing, bathing, or getting around inside the home.
- Conditions that make it difficult to go outside the home to shop or visit a doctor.

## Aging Population and Limited Mobility

The aging of our population is another important trend to consider. Locally, Huntington Woods is projected to see the number of residents over 65 increase over the next 25 years, according to the Southeast Michigan Council of Governments (SEMCOG). SEMCOG reports 846 Huntington Woods residents over age 65 in 2010 and projects a 104.6% increase by 2040 (to 1,731 people over 65). County-wide, SEMCOG projects that the number people over 65 in Oakland County could increase to comprise 25% of the county's population. Both locally and at the county level, this would mean that by 2040 there would be more people over 65 than under 18.

As the City's residents age, issues of health, mobility, and socialization are critical. As seniors age, their abilities to drive may become limited. Studies have shown that forfeiting the driving privilege "results in an emotional trauma much like experiencing a death for the senior. The loss of independence is a source of loss, grieving and even depression" (AARP). It is very likely that this trauma results from the fact that there are limited mobility options for seniors once driving is no longer possible.

## Environmental Concerns

Our dependence on the automobile increases air and water pollution resulting from motor vehicles and the impervious surfaces of roads. With no other transportation options, many people drive alone and create traffic congestion for several hours each day. In addition to wasting time and productivity, the emissions from idling vehicles contributes to increased air pollution and greenhouse gasses. Oil, gas, and chemicals from motorized vehicles collect on roads and are washed into lakes and streams by rainfall.



As seniors stop driving, it is important to find alternative means of mobility. (above image credit: [www.pedbikeimages.com/dan-burden](http://www.pedbikeimages.com/dan-burden))

**C**omplete Streets in Michigan: In 2010, Michigan passed legislation that requires the state and local governments to plan for the safety and convenience of bike and foot traffic when building roads. The legislation says Complete Streets means “roadways planned, designed and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot or bicycle” (PA 135 of 2010). Key components of this legislation require:

- Community master plans to address all transportation needs, including public transit, bicycle facilities, pedestrian ways and other legal users in addition to motor vehicles;
- Streets accommodate a variety of users, such as bicycles and pedestrians, in addition to motor vehicles;
- Coordination with neighboring communities and road agencies when developing plans and when preparing 5-year transportation improvement programs.

According to the AARP, over 50% of older adults who do not drive, stay home on a given day because they lack transportation options. Non-driving seniors are significantly less social, making 65% fewer trips to visit family, friends, or go to church.

In the past, streets were thought of as roadways where only trucks and cars traveled. Along with the roadways, the road rights-of-way usually included space for public utilities. Places that developed prior to the rise of the automobile also included sidewalks and room for other modes of transit within the road rights-of-way.

### Complete streets include the following:

- Sidewalks for pedestrians to link together neighborhoods, schools, civic uses, and other destinations.
- Bicycle lanes, a special dedicated travel lane that is on-street with traffic, for experienced bicycle riders, often commuters.
- Off-street shared use paths for pedestrians, cyclists and others, for those who may be less comfortable with riding in the street with vehicular traffic, or where bike lanes are impractical.
- Protective streetscape to provide shade from sun as well as minor protection from rain. Street lights contribute to a sense of safety and security.
- Traffic signals with pedestrian signal heads as well as audible crossing signals for visually impaired pedestrians to safely cross major roadways. Pedestrian-only signals work well when vehicular traffic conditions are such that traffic only need stop when pedestrians are present.
- Bump-outs and other traffic calming devices to reduce pedestrian crossing distances, slow vehicular traffic, and alert drivers to the presence of pedestrians.
- Crosswalks, pedestrian pavement markings, and crosswalk signals to make it safer for children to walk to school, along with other strategies to help slow motorized traffic.
- Wayfinding signage to make it easier for people on foot or on bicycles to understand where they are and where they are going. Wayfinding signs help identify a place and important destinations and civic spaces.
- Traffic signals to extend walk time for pedestrians, allowing pedestrians the opportunity to walk across major roadways, particularly younger and older pedestrians, as well as those with mobility issues.
- Transit shelters to provide places to rest that protect users from rain and snow, making transit more comfortable and appealing.

It should be noted that not all complete streets elements are needed on all streets. While it is important to optimize the street network throughout the City, it is also important to do so within the context of the street types and the adjacent land uses.

### **Complete Streets Benefits**

Communities that adopt Complete Streets policies acknowledge the problems with current transportation facilities and recognize that implementing complete streets strategies will make their communities better places to live and work. Complete Streets benefit communities by:

- Making roadways and transportation facilities safer for all users.
- Allowing people more freedom and giving them more choices for transportation.
- Improving public health by enabling more active transportation options, including walking and bicycling.
- Reducing traffic congestion when more drivers opt to walk, bike, or take other transit.
- Improving mobility for seniors and the disabled.
- Supporting local economic development by encouraging new businesses that serve the local population of residents and workers.

### **Complete Streets Barriers**

The City of Huntington Woods, while walkable in neighborhood areas, has several significant barriers for non-motorized transportation:

- Inadequate connections with Complete Streets/pathways plans in the neighboring communities of Berkley, Royal Oak, Oak Park, and Pleasant Ridge.
- Several important destinations are across major roads, including schools and commercial uses.
- Challenging pedestrian and non-motorized access—including safety concerns at the Zoo, I-696/Woodward intersection.



Huntington Woods has a covered bus shelter on Woodward Avenue (above).



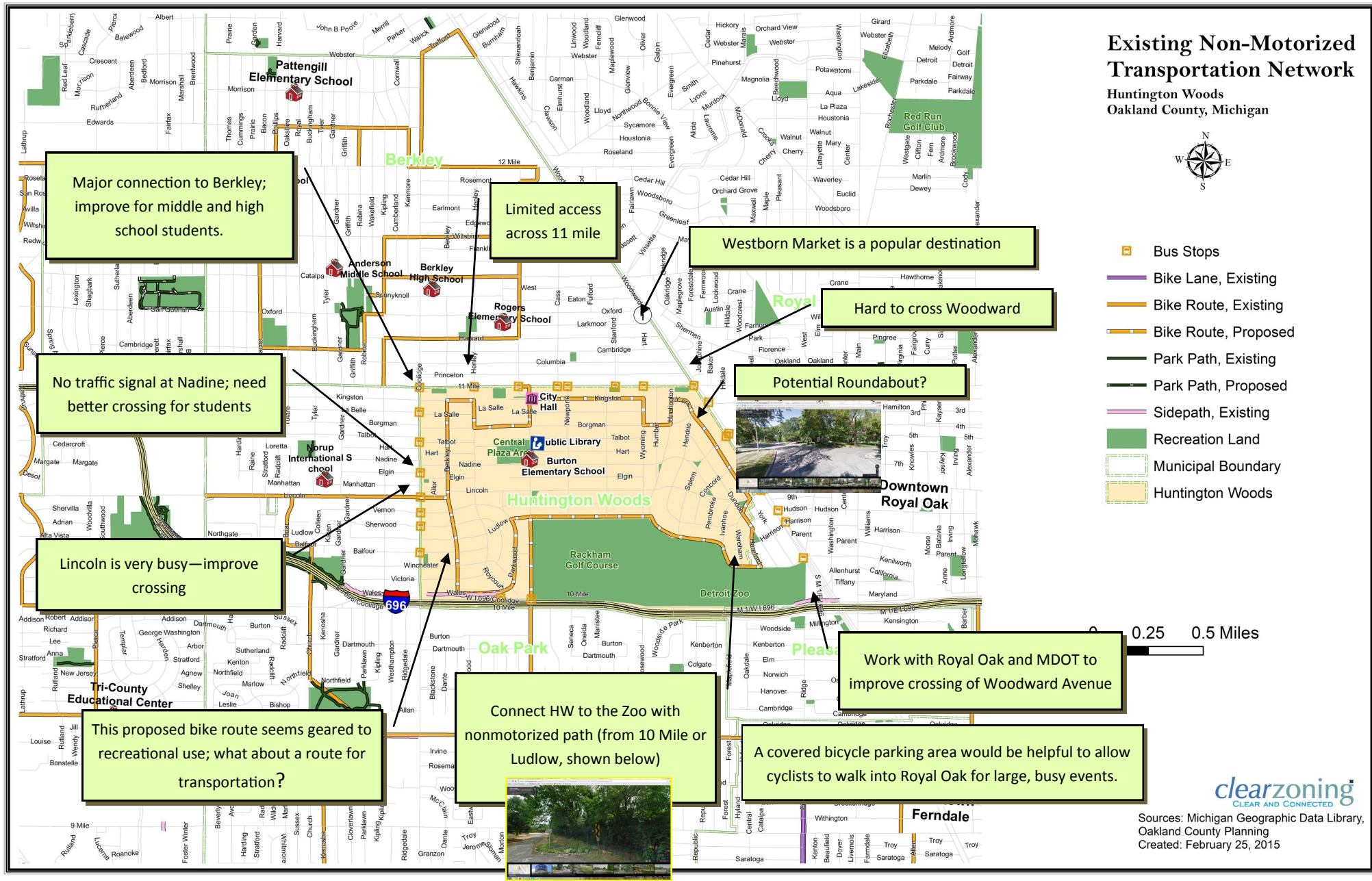
An example of a marked bike lane (above).



This marked pedestrian crossing (above) uses paint and different paving materials to alert motorists to areas where pedestrians may be present.



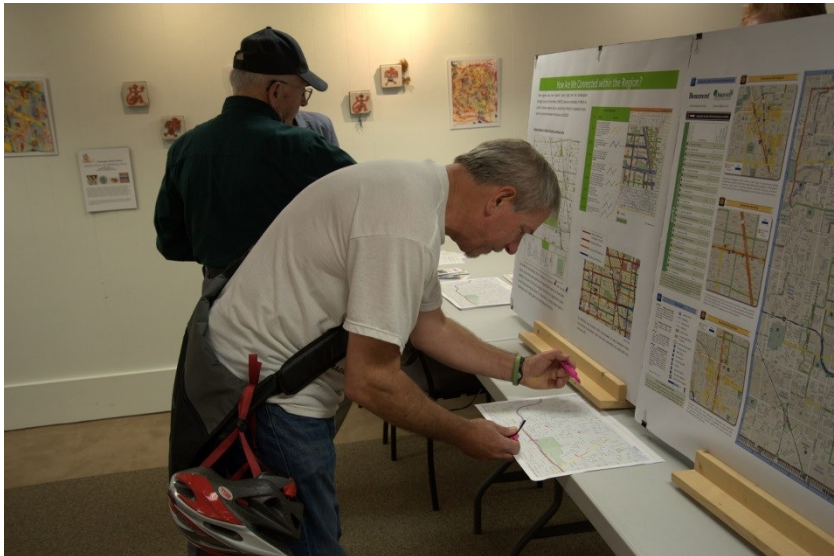
**Map 4: EXISTING NON-MOTORIZED TRANSPORTATION NETWORK (OAKLAND COUNTY DATA).** Includes Comments Provided at Planning Commission meeting



## ISSUES RELATING TO COMPLETE STREETS IN HUNTINGTON WOODS

Early in the Master Plan Update process, the Planning Commission took the opportunity to study a series of maps and identify “what’s working” and “what needs work.” The main assessment considered key destinations for City residents as well as the how the City’s non-motorized network might fit within the context of neighboring communities. This information was presented on a map that included schools and community facilities as well as the non-motorized network as identified by Oakland County. The County bases their location for transportation facilities (e.g., bike lanes, paths, bus stops and the like) upon information available by each community, and the County updates this data as new plans and studies are completed.

Comments offered at a Planning Commission meeting are summarized on Map 4 on the previous page. This information was recorded and presented to the public at the Planning Commission’s Master Plan open house meeting on June 16, 2014.



Workshop attendee comments on non-motorized network

This question was presented in conjunction with Map 4:

**This map illustrates the existing non-motorized transportation network in the City of Huntington Woods as identified by Oakland County. It also includes City Hall, schools and parks that are key destinations for residents of the City. Do the bike routes as shown match with your expectations/needs? Do you have another solution?**

**Answers included the following:**

- *Create bike lanes on 11 Mile Road by reducing it to 3 lanes.*
- *Replace all Cobra head highway street light poles with neighborhood and pedestrian scale lighting.*
- *I don't see any purpose to bike paths within the city.*
- *Strengthen crosswalks across Woodward at Lincoln and 11 Mile.*
- *Love biking but, R.O.W. narrow, with parking – dangerous, lack of rules of road.*
- *Car parking on both sides of the streets a hazard.*
- *Why no Scotia path? Connect with Ferndale & Berkley & Royal Oak & Oak Park.*
- *Bike path is recreational loop only.*
- *New sidewalk curbing at Hart and Newport.*

Two adjacent communities, the cities of Berkley and Royal Oak, have non-motorized transportation plans that were completed in 2012. Their respective plans interface with the City of Huntington Woods at Woodward Avenue, 11 Mile Road, and Coolidge Highway. The Woodward Avenue Action Association is also working with communities along the Woodward Corridor on a regional transportation plan that will focus on multi-modal transportation options throughout the corridor. The highlights of these plans include the following:



## REGIONAL CONTEXT—COMPLETE STREETS IN NEIGHBORING COMMUNITIES

### City of Berkley

The City adopted its Multi-Modal Transportation Plan in May 2012. The Planning Commission also created Bike Route Recommendations in 2014 (Fig. 15). The Multi-Modal plan notes that, “Berkley is already very multi-modal. Berkley was platted in a grid system providing many alternative routes throughout the City.” Plan recommendations include:

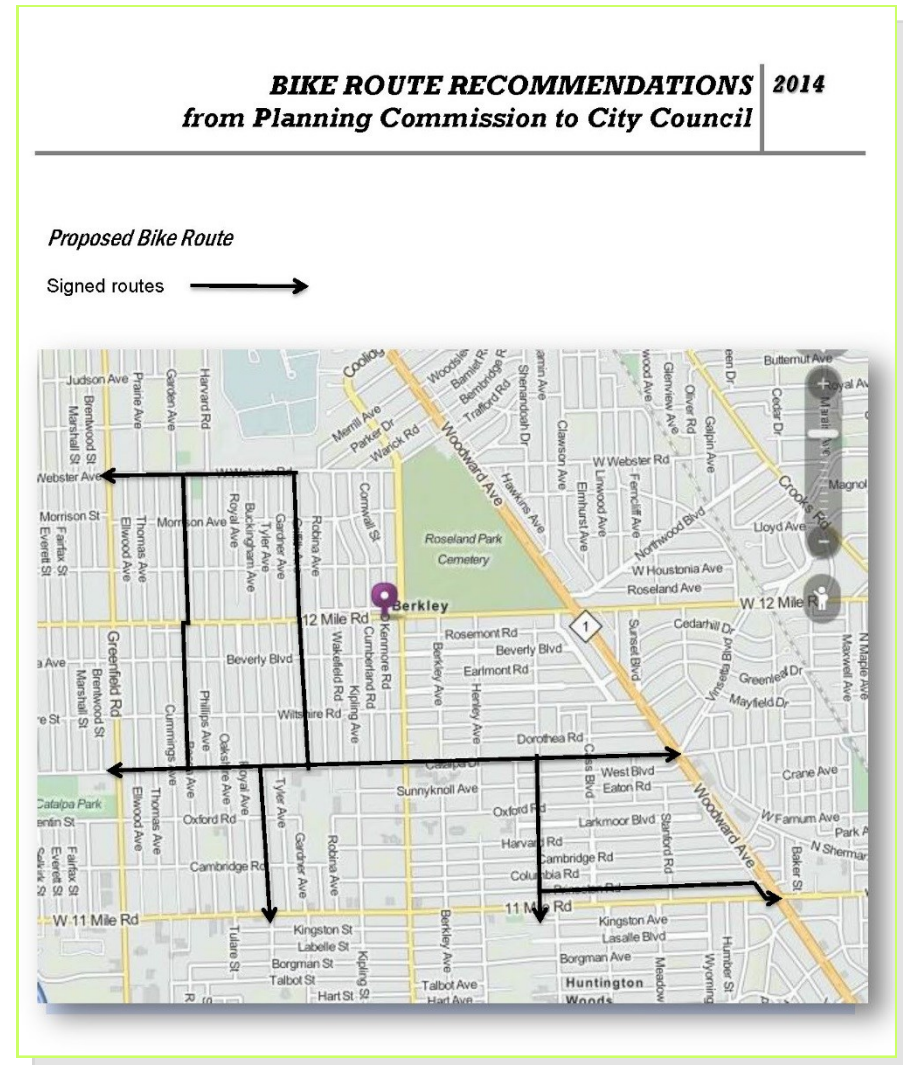
- Amending the Zoning Ordinance to encourage a more welcoming pedestrian environment. Such updates may include a bicycle parking ordinance, changing parking lot and building setbacks, Increasing density in business districts, especially for housing, lowering residential parking standards in the downtown area, and creating new standards for downtown development that encourage a vibrant pedestrian experience.
- Working with road agencies and neighboring communities to improve Coolidge Hwy, 11 and 12 Mile Roads, and Woodward Avenue. The 11 Mile Road and Woodward intersection is highlighted as needing improvements for pedestrian safety.

Berkley’s bike routes are also defined and interface with the City of Huntington Woods at the intersection of 11 Mile Road and Mortenson/Scotia. A pedestrian crossing is recommended. Berkley’s bike route would continue along Princeton, one block north of 11 Mile, from Mortenson to Woodward Ave.

### City of Royal Oak

In 2012, the City of Royal Oak amended its Master Plan to include a Non-Motorized Transportation Plan. The Plan speaks to the importance of non-motorized transportation by stating, “First rate places to eat, learn, shop and recreate anchor Royal Oak’s high quality of life. These places of special consideration will help residents reach their favorite places without a car. Putting places first in the consideration of biking, walking and transit improvements will help integrate sustainable, efficient, healthy living into community life.”

Figure 15: EXCERPT OF THE CITY OF BERKLEY’S 2014 BIKE ROUTE RECOMMENDATIONS





In this document, specific recommendations are made to improve regional transit along Woodward Avenue, along with improved utilization of the Royal Oak Transit Center. Other strategies include improving pedestrian amenities and crossings, adding bike routes, shared lane markings (or “sharrows”), and bike lanes (Fig. 16). The Plan notes that, “Many residents and most visitors are unaware of the city’s existing bike-friendly routes. Most of these routes have been used by “cyclists in the know” for several years. They typically cross major streets at signalized intersections and connect to designated routes in adjacent cities.” The City intends to make these routes safer and more well-known.

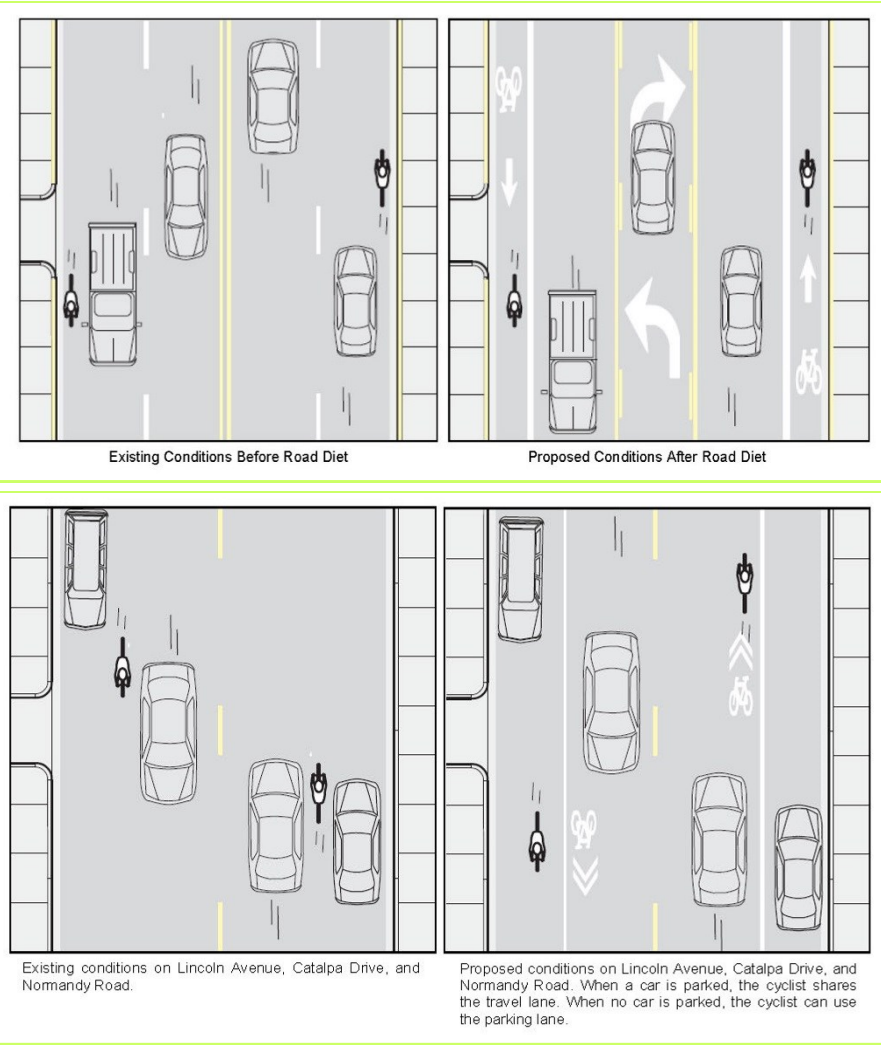
The Royal Oak plan interfaces with Huntington Woods at the following locations:

- Woodward at 11 Mile: Royal Oak proposes a “road diet” for 11 Mile that would reduce vehicle travel between Woodward Avenue and Lafayette Avenue from 4 lanes to 3 lanes and include dedicated bike lanes and on-street parking. Crossing improvements are needed at this intersection.
- Woodward at Lincoln: Add markings that indicate the travel lanes are for both vehicular and bicycle traffic to raise the comfort level of cyclists and help them ride more predictably.

### Woodward Avenue Action Association

The Woodward Avenue Complete Streets Master Plan initiative was started in August, 2011 and is funded by the Woodward Avenue Action Association through a grant from the Federal Highway Administration. The goal is to create a Master Plan with design recommendations, concepts, and ideas for short term and longer term projects that will result in a road network that is safer, more livable, and welcoming. The Plan will be developed for the entire 27-mile Woodward Avenue corridor from Detroit to Pontiac.

**Figure 17:**  
**EXCERPT OF THE CITY OF ROYAL OAK’S NON-MOTORIZED TRANSPORTATION PLAN**



Images that illustrate road diets (top) and shared lane markings (bottom) from the City of Royal Oak’s 2012 Non-Motorized Transportation Plan.

Public input for the portion of Woodward Avenue from Oakridge Avenue to 14 Mile Road was gathered over a 3-day period in June 2013. This included the cities of Pleasant Ridge, Huntington Woods, Royal Oak, and Berkley. At these workshops, the following goals were discussed:

- Make it easier and safer for pedestrians to cross Woodward Avenue and the I-696 interchange
- Improve access to the Zoo and other local amenities
- Reduce vehicle speeds

Key recommendations for Woodward Avenue included:

- Exclusive transit-only lanes for Bus Rapid Transit (BRT) in the median, separated from vehicle traffic
- Convert the frontage road angle parking to parallel on-street parking to allow additional space for bicycle and pedestrian facilities
- Mark the right-most travel lane as a “slow lane” to improve safety for the parallel parking maneuver

An excerpt from the Woodward Avenue Complete Streets Plan is shown in Figure 17 and illustrates “before” and “after” images of the 11 Mile/Woodward intersection, with the application of multi-modal enhancements. Figure 18 is another page from the Woodward Avenue Complete Streets Plan that illustrates an axonometric view of Woodward in Huntington Woods.

**Figure 17: EXCERPT OF THE WOODWARD AVENUE COMPLETE STREETS PLAN**

Figure 21 is looking south on the east side of Woodward Avenue at 11 Mile Road. Based on this image and the community vision for the corridor, Figure 22 was created to show the same location with Complete Streets enhancements applied, such as enhanced crosswalks, a bicycle lane, widened sidewalks and BRT.



Figure 21: Existing Conditions – Woodward Avenue looking south at 11 Mile Road



Figure 22: Proposed Concept of Complete Streets applied to Figure 21 Woodward Avenue looking south at 11 Mile Road

Figure 18: EXCERPT OF THE WOODWARD AVENUE COMPLETE STREETS PLAN

Below are some of the cross-sections that were developed for each section of the corridor. A number of options were explored for each section of the corridor. The proposed conditions below, generally, represent the largest change from existing conditions. Under existing conditions, between I-696 and 14 Mile Road, Woodward Avenue is 200 feet wide, with a small section north of 13 Mile Road (Figure 25). Currently the cross-section consists of four travel lanes in each direction with angle parking on the frontage roads on either side of the roadway. The wide median is used for signalized and unsignalized indirect left-turns. Sidewalks in this area are between five and six feet wide, and include few if any amenities.

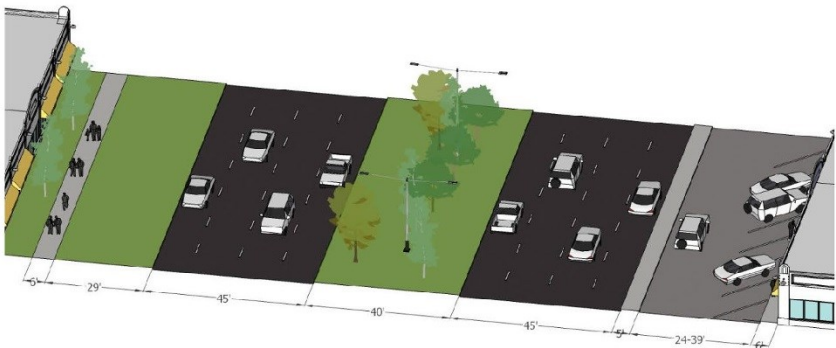


Figure 25: Existing 200-foot Cross-Section - Between I-696 and 14 Mile Road

The proposed cross-section includes an exclusive travel lane for the BRT in the existing median area. Parking is converted from angle parking with a frontage road to parallel on-street parking. The additional space gained provides space for a buffered two-way cycle track separated from vehicle traffic on each side of the roadway. The sidewalk area is expanded from six feet to 15 feet on each side (Figure 26).

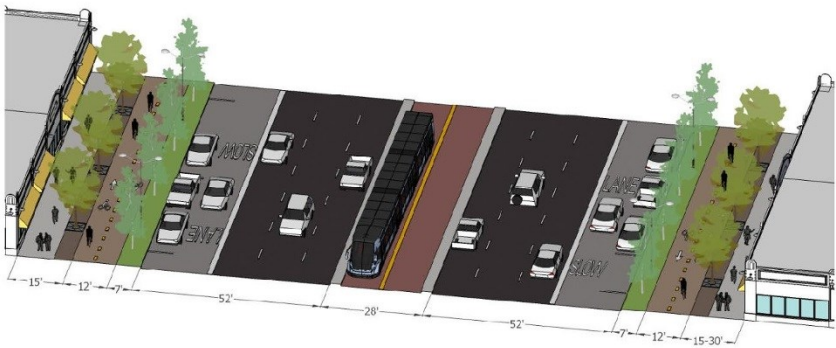


Figure 26: Proposed 200-foot Cross-Section - Between I-696 and 14 Mile Road

Figure 19: EXCERPT OF THE WOODWARD AVENUE COMPLETE STREETS PLAN

Pedestrian-focused land use and improved street connectivity are two key elements to a walkable community. The small-area plan of Woodward Avenue at 10 Mile Road / I-696 (Figure 27) shows the potential for traffic calming on the service drives, improved development, and additional pedestrian space.

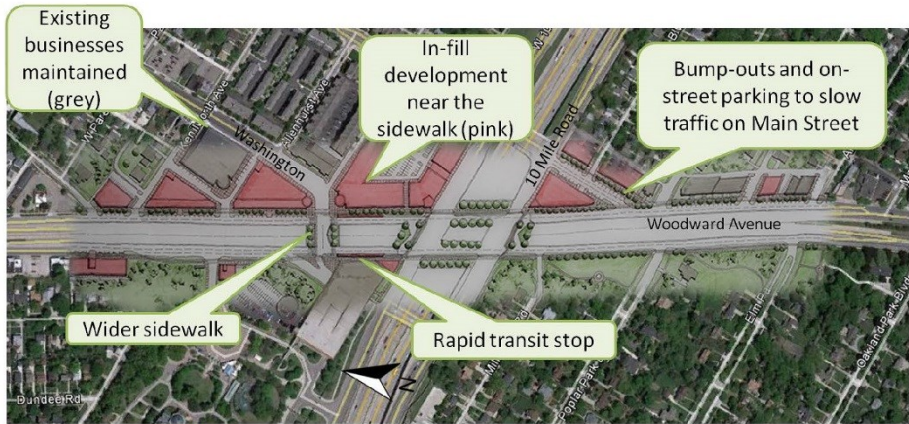


Figure 27: Woodward at 10-Mile Potential Development

Excerpt from Woodward Avenue Complete Streets document illustrating how redevelopment of the 10 Mile/I-696/Woodward Avenue area may respond to the implementation of transit and transit-related amenities. Note in the above illustration that the Detroit Zoo is in the bottom left corner.



## COMPLETE STREETS FOR HUNTINGTON WOODS

The City's existing grid network and residential neighborhood streets are well-suited for non-motorized transportation—but residents would like to see certain improvements made to address safety concerns. These improvements fall into the following categories (Map 5):

- **Signed Bike Routes:** Signed bike routes may be used to recommend route direction in and around a community—as well as between communities. Sometimes bike routes offer distance markers to specific destinations or can provide recreation or fitness information. In the City of Huntington Woods, the signed bike route could be used for both commuting to destinations as well as for recreation. The routes primarily involve local residential side streets, which typically have slower moving and less frequent vehicular traffic. The Huntington Woods routes complement the routes in Berkley and Royal Oak.
- **Shared Lane Markings:** Shared lane markings, or “sharrows,” are often used on streets that need an increased awareness of cyclists for safety, but where there isn’t enough room on the existing road to add a dedicated bike lane. Sharrows also indicate proper lane position for bicyclists to make them more visible to drivers as well as assist bicyclists in avoiding hazards such as car doors swinging open. The proposed shared lane markings for Huntington Woods on Lincoln west of Woodward and Scotia between 10-11 Mile Roads complement the City of Royal Oak’s proposed shared lane markings on Lincoln east of Woodward.
- **Traffic Signals:** The City of Huntington Woods shares intersections with the Cities of Oak Park, Berkley, and Royal Oak. Area residents use those crossings to reach community destinations including Burton Elementary School, the Huntington Woods Public Library, Rogers Elementary School, Anderson Middle School, and Berkley High School. Other commercial destinations include Westborn Market, downtown Royal Oak, and retail/restaurant establishments on Coolidge Highway. Where traffic signals exist, those crossings should be improved to make non-motorized travel safer.



An example of shared lane markings (“sharrows”) on Catalpa in Royal Oak.

- \* A new traffic signal at Coolidge Highway and Nadine would improve safety of children crossing Coolidge to get to school.
- **Pedestrian Crossings:** In addition to traffic signals that would routinely be operational for vehicular and non-motorized travel, a pedestrian signal would only be activated when needed for non-motorized travel across 11 Mile Road. Vehicles would not need to stop unless the signal has been activated by a pedestrian or cyclist.
  - \* Since there is currently no safe crossing of 11 Mile Road between Coolidge and Woodward (a distance of 1.25 miles), a new pedestrian signal at Scotia/Mortenson is recommended. This would offer an opportunity to cross 11 Mile approximately 0.5 miles east of the 11 Mile/Coolidge intersection and lead directly to Rogers Elementary School, five blocks north of 11 Mile in Berkley.

\* To better accommodate access to commercial destinations along Woodward north of 11 Mile Road, a new pedestrian crossing is proposed for 11 Mile and Meadowcrest/Stanford. This signal would be positioned about 0.3 miles east of the proposed traffic signal at Scotia, and 0.4 miles west of Woodward. This signal would facilitate the movement of pedestrians and provide cyclists the opportunity to safely continue north on Stanford into Berkley, near Westborn Market.

- **Dedicated Bike Lane:** The city of Royal Oak is proposing a “road diet” for 11 Mile Road, east of Woodward. The city of Huntington Woods may wish to work with the city of Berkley to pursue a similar treatment for 11 Mile between Woodward Avenue and Coolidge Highway. This effort would begin with a traffic study to evaluate the current traffic levels and project future traffic needs. Traffic counts from the Southeast Michigan Council of Governments (SEMCOG) in 2011 found 5,870 cars traveling each way on 11 Mile, west of Woodward (compared to about 8,000 east of Woodward in Royal Oak). These low traffic volumes suggest that a road diet may be effective in this location. Reducing the travel lanes for vehicles to three (one in each direction, and a dedicated center turn lane) leaves room within the existing paved area for a dedicated bike lane that would be marked on the pavement. Unlike the sharrows, vehicles would not be able to travel in these lanes.



Example of Pedestrian Crossing on Orchard Lake Road in Keego Harbor. This light only changes when activated by a pedestrian or cyclist.



Dedicated bike lanes in two different settings—Northwestern Highway in Farmington Hills (left) and in downtown Toronto (right).



**Proposed Non-Motorized Transportation Network**  
Huntington Woods  
Oakland County, Michigan

0 0.25 0.5 Miles

Sources: Michigan Geographic Data Library,  
Oakland County Planning  
Created: February 25, 2015





## COMMERCIAL CORRIDOR

The City of Huntington Woods is bordered by one major commercial corridor, Woodward Avenue, along with two additional corridors: 11 Mile Road and Coolidge Highway. These roadways offer opportunities for commercial uses that meet the needs of residents and businesses.

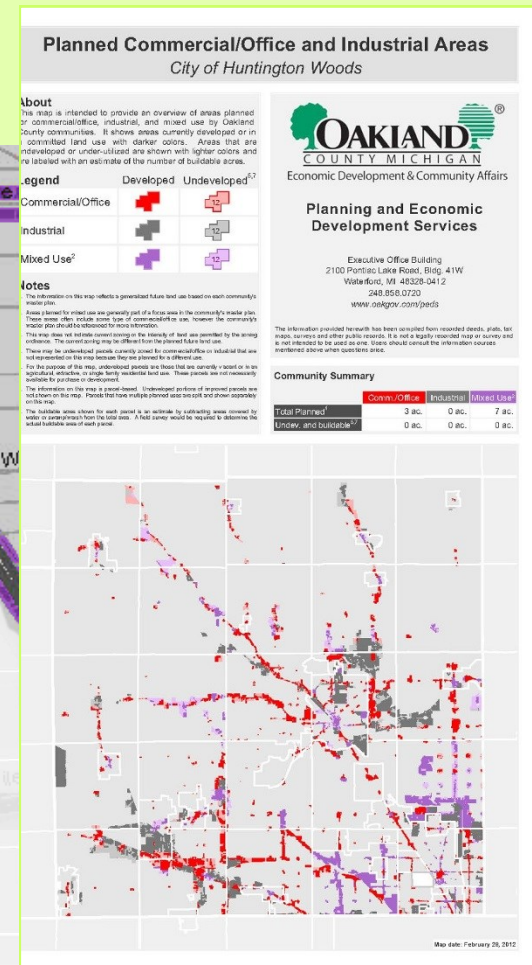
Commercial development in the City of Huntington Woods, can be thought of in two categories: regional and local. Woodward Avenue, which runs from Detroit to Pontiac, offers a wide variety of convenience and destination retail, restaurants, and offices. 11 Mile and Coolidge Highway have historically served the nearby populations from the surrounding communities (Huntington Woods, Berkley, and Oak Park). These areas contain, for the most part, functional yet somewhat tired-looking buildings. Zoning Ordinance updates and an emphasis on placemaking could revitalize these areas throughout the City, providing economic development as well as meeting the needs of current and future City residents.

Map 6 illustrates the future land use designated for commercial and mixed use areas in the City of Huntington Woods. The relevant portions of Royal Oak, Oak Park, and Berkley are also included to illustrate what is planned for both sides of Woodward Avenue, Coolidge Highway, and 11 Mile Road.

**Map 6: COMPOSITE OF FUTURE LAND USES IN ADJACENT COMMUNITIES—COMMERCIAL LAND USE ONLY**



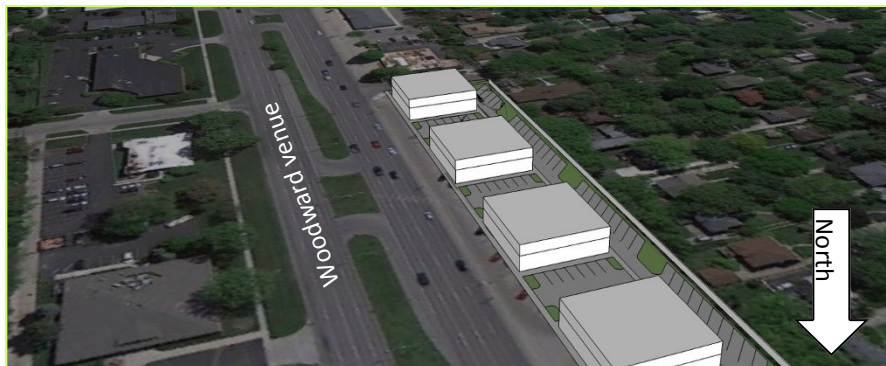
Oakland County has maps of future land use dedicated for commercial/office and industrial areas. The red blocks indicate commercial and office uses; mixed use areas are shown in purple. The map below shows the commercial and mixed use areas, or “nodes,” planned for the City of Huntington Woods, with the adjacent portions of Royal Oak, Oak Park, and Berkley added to more fully illustrate commercial areas in the area.



**Woodward Corridor.** As mentioned in the Complete Streets chapter, the Woodward corridor is in transition: plans for multimodal transportation will transform this auto-oriented corridor of one and two-story buildings into a transit-oriented mixed use corridor that allows for taller buildings and greater density. Huntington Woods has acknowledged this vision with changes to the future land use for Woodward Avenue properties, calling for mixed-use development. Townhomes/condominiums, services, small-scale retail uses, and green space are envisioned along Woodward. Mixed-use buildings with first floor retail and/or office service uses, second, and third floor residential use would be appropriate, as would freestanding, 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. The City’s current Zoning Ordinance anticipates redevelopment and provides standards for anticipated redevelopment through its “transition zone.” Buildings up to 3 stories and 40 ft are permitted.

One conceptual model (Fig. 20) illustrates an option for redevelopment along the west side of the Woodward Avenue corridor, south of 11 Mile: one floor of retail/office and second floor residential. To address current parking

**Figure 20: CONCEPTUAL MODEL FOR REDEVELOPMENT**



*Conceptual model for redevelopment on Woodward, based on current zoning.*

standards, these buildings are limited to two stories and have wide gaps between to accommodate parking—even in the model, however, the parking standards are not met. Since little is gained in terms of density, this model suggests that current properties may not be likely to redevelop while they are still productive. Redevelopment—and enhancement of the corridor for pedestrian activity and improved aesthetics—will be more likely if new buildings can make the most of the existing properties. With the relatively shallow depths of Woodward parcels, increased height may be needed to encourage redevelopment that responds to the community’s desire for high quality design and materials.

Alternatives to surface parking include structured parking. There may be opportunities for parking to be provided below grade, or at grade, if ground floor space along the Woodward Avenue Corridor frontage is used for retail or office. Future study should include an evaluation of permitted building height, parking standards, and the mix of uses permitted. Opportunities may exist to



Many Woodward Avenue buildings are tired and designed for visitors to arrive by car. Note the lack of windows and welcoming entrances on the fronts of buildings, and the limited landscaping.



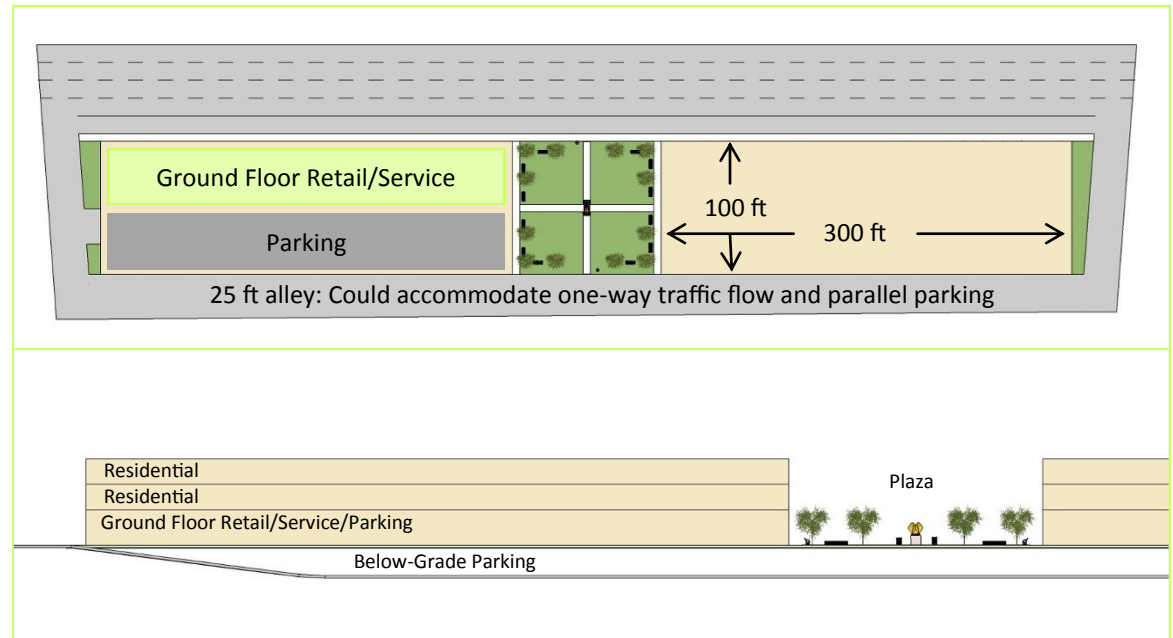


add some building height as well as reduce parking requirements both now and as future transit mode changes are implemented. A regional transit line connecting Detroit with the Woodward Avenue suburbs could encourage transit-oriented development along the Huntington Woods frontage that would require far less of-street parking than a traditional suburban development model.

The potential redevelopment of Woodward Avenue properties may be enhanced with the addition of below grade parking and at-grade parking behind ground floor uses. The conceptual design shown in Figure 21 includes one level of underground parking and two 300-ft long buildings (per the current Zoning Ordinance) containing ground floor retail/services uses and two floors of residential. This type of redevelopment will likely be costly; the City may wish to consider whether additional height is acceptable to enable a more feasible rate of return for property owners.

Transit-oriented development in the evolving Woodward Avenue Corridor will eventually support greater building height, floor area ratios, and density than is permitted by the existing mixed use zoning. Future demand for retail and services, with upper floor residential, will likely exceed what a three-story zone can accommodate. Redevelopment of the Woodward Avenue frontage in the City may require minimum heights of four stories, near 100% lot coverage, and below-grade parking to serve the needs of new residents and businesses. The amount of parking per

**Figure 21: CONCEPTUAL MODEL FOR REDEVELOPMENT**



unit and per square foot needs to be re-evaluated, however, based upon future transit's impact on reducing parking demand.

To better anticipate redevelopment opportunities, the City should consider a few options:

1. Hold a design charrette. This involves an intensive collaborative design process that involves significant public input. The design team and public should understand the future transit opportunities as well as the importance of the City's historic character and predominant single family uses. Concepts generated during the charrette will help inform updates to the Zoning Ordinance, including form-based code standards, where appropriate (see page 51).
2. Evaluate opportunities for a corridor improvement authority (CIA). A CIA can be used in commercial corridors with multiple jurisdictions and is a useful tool for coordinated planning as well as for directing incremental tax growth back into the area for reinvestment.
3. In areas with characteristics that make redevelopment challenging, property assembly can be a way to aggregate sufficient property to effectuate redevelopment. In the case of Woodward Avenue properties, shallow parcel depth may be limiting redevelopment. The City should evaluate approaches to facilitate property assembly.

**11 Mile Road & Coolidge Highway.** The City of Huntington Woods is bounded on the north and west by these two roadways. Both thoroughfares offer opportunities for a “horizontal mix” of uses, where commercial uses are interspersed with residential uses and open space along each corridor. There are three planned “commercial nodes” along these two streets. Historically, the commercial uses along both roads have served the surrounding neighborhoods, drawing customers from the cities in which they are located. It has been the City’s vision to retain these nodes for neighborhood commercial uses, as well as maintain the existing single family residential homes and the recreation areas, pocket parks, and open space.

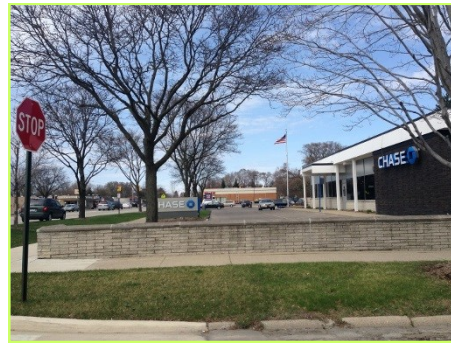
The three existing neighborhood commercial nodes include the following:

1. **Coolidge & 11 Mile Road:**

The current building is in use as a dry cleaners. Should this property be redeveloped in the future, additional building frontage on 11 Mile, with parking in the rear of the building will help the site continue to be pedestrian-friendly.



Building placement at the front property line of 11 Mile and Coolidge will create a “street wall” that helps pedestrians feel more comfortable and have something to look at while walking.



Two story building height is permitted in this district. Building placement at the property line on Coolidge will create a more pedestrian feel to this area.



2. **Coolidge & Lincoln Road:** This node is developed with a drug store, a bank, and surface parking, which does not generate pedestrian interest and activity in the area. As mentioned in the previous section, the City should assess its parking standards to evaluate whether they are up to date. This area appears to have far more off-street parking than required for the one-story business use. The Zoning Ordinance allows two story buildings in this district, which may allow redevelopment of these parcels; however, the City should consider additional form-based zoning regulations, which are directed more at building appearance and placement, rather than use.



3. 11 Mile Road between Meadowcrest & Wyoming streets. There is one parcel in this commercial node: an existing building that was formerly a market. With this lot and building falling into disrepair, the City is eager to see a new use in this space. While this site has always been commercial in nature, the City may wish to consider other opportunities for redevelopment. The City has recently acquired this vacant site and will explore the possibilities for redevelopment that integrates well with the fabric of Huntington Woods, including:



*This vacant market on 11 Mile between Meadowcrest & Wyoming Streets, is the only commercial property designated for 11 Mile on the City's future land use map .*



- ◇ The retail concept of a “pop-up” store is a new approach to allow commercial concepts or community events to “test drive” a space for a limited period of time. In this case, the City might make this space available to residents with a unique business idea or community activity. This would be a productive use for the property in the short-term, while the City evaluates redevelopment options. A charrette process as described earlier may be beneficial to generate interest in redevelopment of this property as well as any zoning changes that may be appropriate.
- ◇ A co-working space may also offer residents with home-based businesses an opportunity to meet, exchange ideas, and share a physical space that has more of an office character than they may achieve in their homes. It may prove to be an ideal “next step” for a home-based business that is ready to grow.



*This “community storefront” in Detroit is used as a pop-up shop several times throughout the year, as well as for community events.*





Zoning Ordinance updates that include form-based zoning standards should be considered to further the City's goals of creating a more pedestrian-friendly environment, as well as improving the appearance of its commercial corridors.

## Form-Based Codes: How are they different?

### Euclidian Zoning

- Separation of uses
- Focus on the lot
- Typical text-based
- Proscriptive (we don't want...)
- Avoiding conflicts

### Form-Based Coding

- Mix of uses
- Focus on form and street
- More visual/graphics-based
- Prescriptive (we want...)
- Creating a place

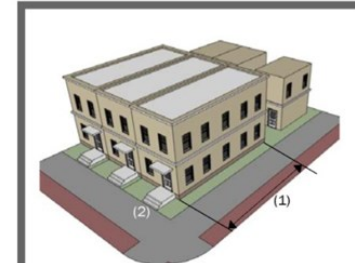
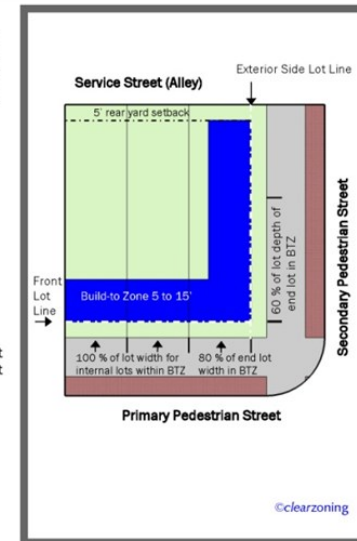
### Why should we use them?

- Proponents argue that the current zoning system is broken: It has produced auto-dependent and haphazard development patterns. Many point to our sprawling development pattern as a contributing factor to obesity and lack of exercise.
- In form-based codes, use standards are typically simpler and more permissive, giving property owners flexibility.
- People expect and tolerate relaxed land use regulations when the built environment tells them it is a place of a variety of activities.
- By making the creation of walkable places and mixing of uses a priority, communities can: reduce the separation of uses in a sprawling fashion; lead to more walking and biking trips; reduce air emissions; and provide opportunities for more social interaction.

#### 4. Row House<sup>62</sup>

This building type consists of three or more attached structures, with each structure sharing a common side wall. Each structure may contain up to two principal dwelling units, which may be stacked vertically. Each unit has its own external street facing entrance.

- |   |                 |  |
|---|-----------------|--|
| <b>A. Lot</b>   |                 |  |
| 1) Minimum lot area <sup>62</sup> :                               | 1,200 sq ft     |  |
| 2) Minimum end lot width <sup>62</sup> :                          | 20 ft           |  |
| 3) Minimum interior lot width:                                    | 16 ft           |  |
| 4) Maximum lot coverage:  | 90%             |  |
| <b>B. Setbacks<sup>62</sup></b>                                   |                 |  |
| 1) Service (alley) street (min.):                                 | 5 ft            |  |
| 2) Rear lot line (no alley)*:                                     | 25 ft           |  |
| 3) Interior side (min.):  | 0 ft            |  |
| <b>C. Build-to Zone (BTZ)<sup>62</sup></b>                        |                 |  |
| 1) Primary Pedestrian Street (min./max):                          | 5/15 ft         |  |
| 2) Secondary Pedestrian Street (min./max):                        | 5/15 ft         |  |
| <b>D. Minimum % of Lot Depth or Width in BTZ</b>                  |                 |  |
| 1) Primary Pedestrian Street:                                     |                 |  |
| Min. % of end lot width in BTZ:                                   | 80%             |  |
| Min. % of interior lot width in BTZ:                              | 100%            |  |
| 2) Side Street:   |                 |  |
| Min. % of end lot depth in BTZ:                                   | 60%             |  |
| <b>E. Parking Setbacks (minimum)</b>                              |                 |  |
| 1) Primary Pedestrian Street:                                     | 30 ft           |  |
| 2) Secondary Pedestrian Street:                                   | 10 ft           |  |
| 3) Service (alley) street:  | 5 ft            |  |
| 4) Interior side abutting res. zone:                              | 10 ft           |  |
| 5) Interior side abutting non-res. zone:                          | 0 ft            |  |
| <b>F. Building Height<sup>62</sup></b>                            |                 |  |
| 1) Stories (min./max.):   | 2/5             |  |
| 2) Feet (maximum):  | 70 ft           |  |
| 3) Ground story height (min.):                                    | NA              |  |
| 4) Bulk Plane <sup>62</sup> adj. to Res. Zone:                    | 1:1 above 40 ft |  |
| 5) Bulk Plane—min. setback of all stories above the fourth floor: | 5 ft            |  |
| <b>G. Transparency<sup>62</sup></b>                               |                 |  |
| 1) Ground story (min.):   | 15%             |  |
| 2) Upper stories (min.):  | 15%             |  |
| <b>H. Building Entrance</b>                                       |                 |  |
| Street-facing entrance required                                   |                 |  |



This example of Building Form Standards, above, shows build-to lines or zones, minimum building width, other setbacks, building transparency, etc. These are a few of the important elements needed to frame the public realm and create more walkable and comfortable places.

## Placemaking & Form-Based Codes

Form-Based Codes address areas of concentrated development. This includes establishing standards for placemaking elements, such as:

- Build-to lines
- Open store fronts
- Outdoor dining
- Ground floor signage
- Elements of the public realm
- Other pedestrian friendly features



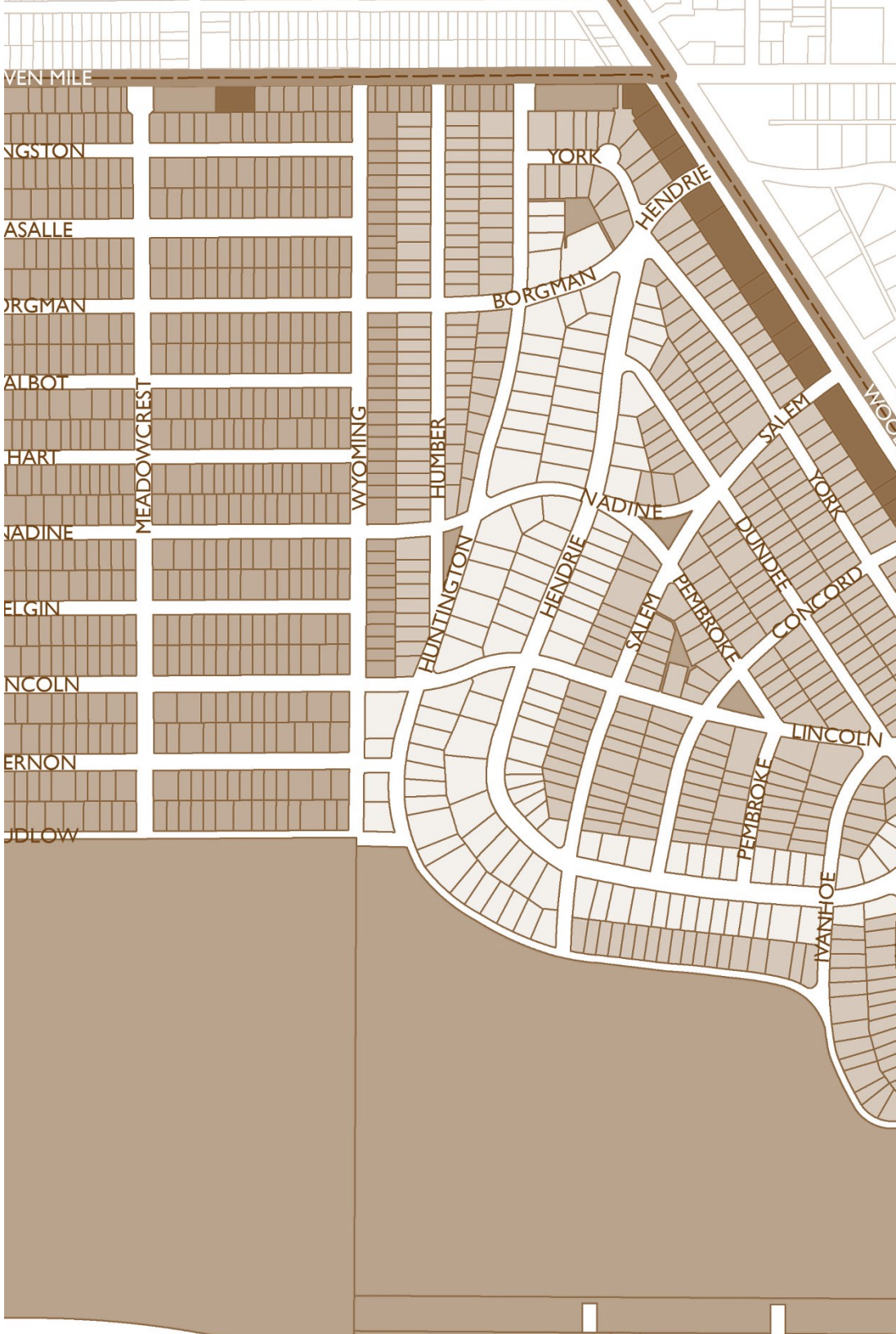
Placemaking elements alone may not actually create a place – for truly active and engaging places, there need to be people and that means creating useful places that are programmed with activities – like outdoor dining, plazas where people either naturally gather or have a reason to gather. Huntington Woods has several opportunities to enhance public spaces with placemaking elements.



This image of a parking deck in Traverse City, Michigan, (above) shows how structured parking can be incorporated into a mixed use development with ground floor retail and service uses.



The images above illustrate how a small plaza like the one in Northville, Michigan can be designed break up long buildings and create a flexible open space for people to gather or rest.



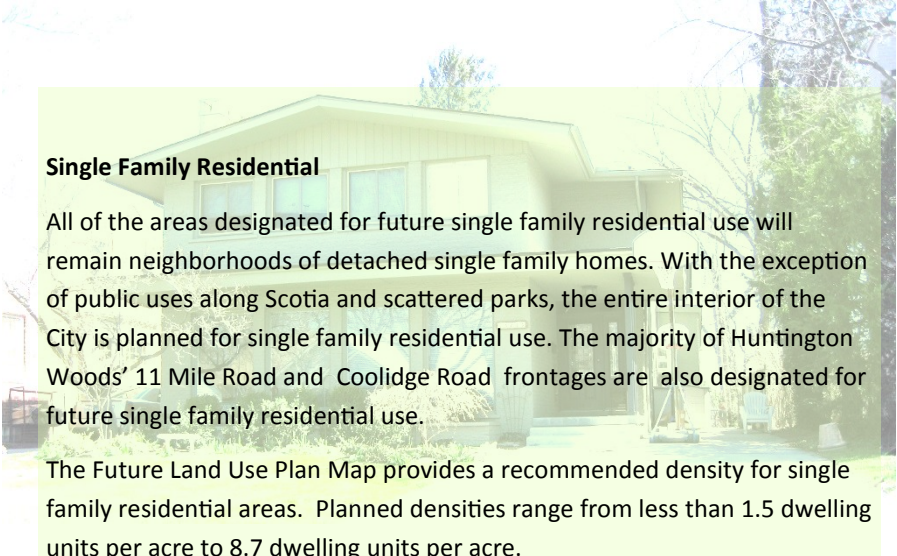
## FUTURE LAND USE

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 55, 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 on the following page. There are no changes proposed to the future land use map at this time.





### **Single Family Residential**

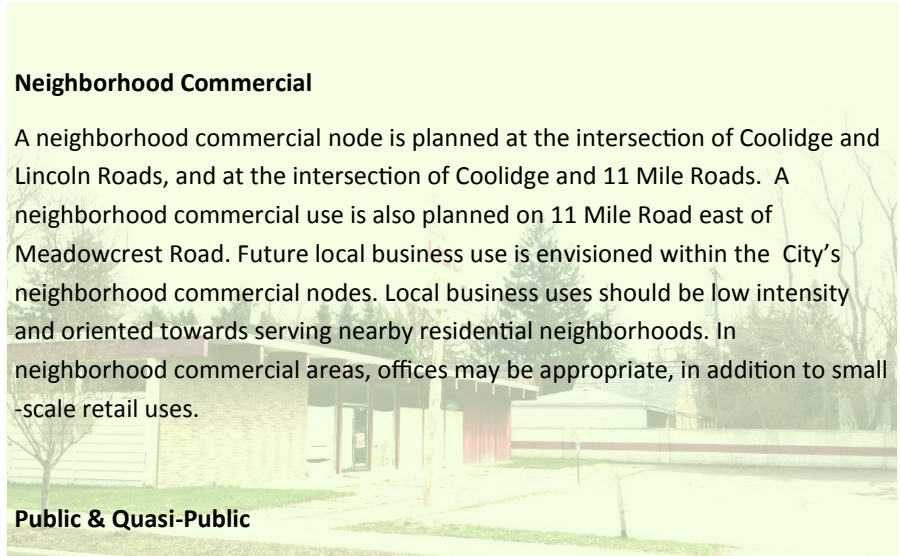
All of the areas designated for future single family residential use will remain neighborhoods of detached single family homes. With the exception of public uses along Scotia and scattered parks, the entire interior of the City is planned for single family residential use. The majority of Huntington 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.



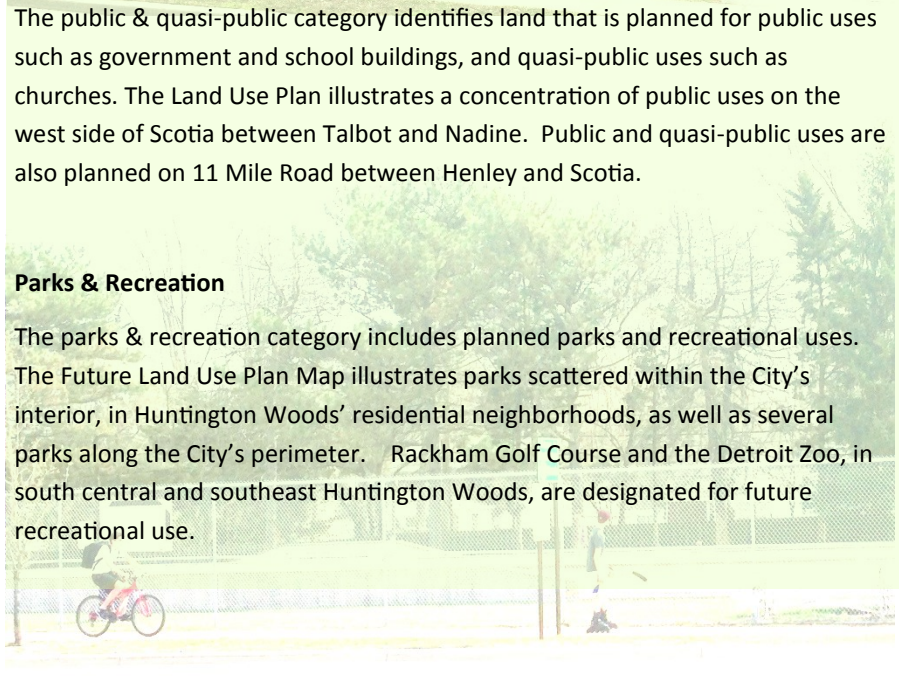
### **Mixed Use**

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**

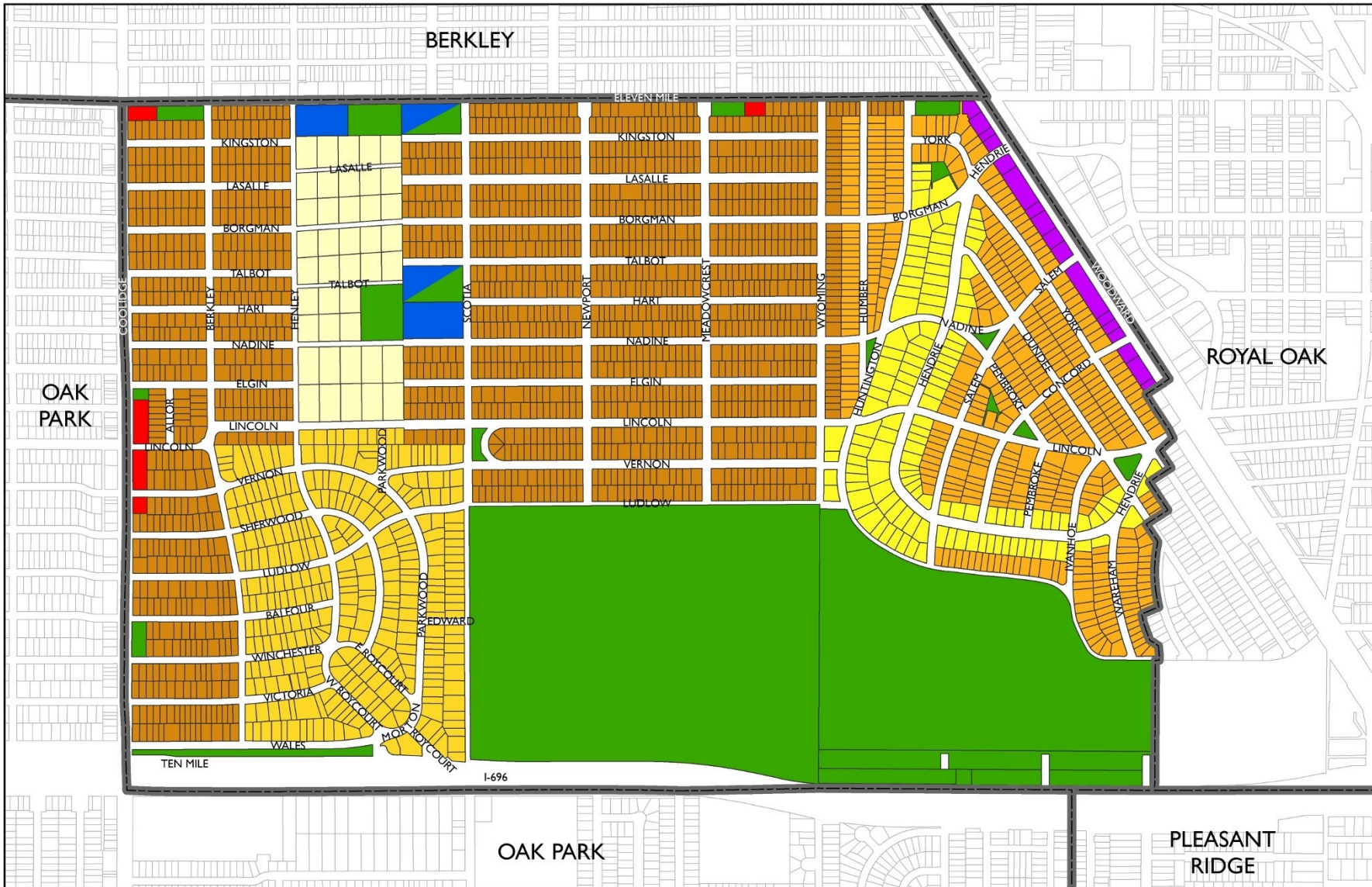
The public & quasi-public category identifies land that is planned for public uses such as government and school buildings, and quasi-public uses such as churches. The Land Use Plan illustrates a concentration of public uses on the west side of Scotia between Talbot and Nadine. Public and quasi-public 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.



Map 7: FUTURE LAND USE MAP



- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (1.5 DU/AC OR LESS) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (4.8 - 6.2 DU/AC) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black;"></span> NEIGHBORHOOD COMMERCIAL |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (1.5 - 4.8 DU/AC)   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (4.8 - 8.7 DU/AC) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid black;"></span> PUBLIC & QUASI-PUBLIC   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (3.6 - 6.2 DU/AC)   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cc00ff; border: 1px solid black;"></span> MIXED USE                                   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black;"></span> PARKS & RECREATION      |

**Future Land Use**  
Huntington Woods  
Oakland County, Michigan



Created July 24, 2014

Source: Oakland County GIS

DU/AC = DWELLING UNITS PER ACRE







## IMPLEMENTATION

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.

**F**or easy reference, the Action Items are presented in 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 Master Plan. Actions included in this chapter are based on the goals and objectives presented on page 19. They are largely the same as those from 2008, with updates for the few accomplishments noted earlier. Since there is overlap between some of the goals and objectives, they have been consolidated and refined for clarity.

The tables that follow leave room for the assignment of priority levels, which would be based on short-term, mid-term, and long-term approaches. This chapter should be reviewed annually to assess progress and adequately budget for specific strategies. Each action should have a "lead" or "champion," a board, commission, group, or individual who is responsible for project initiation and coordination.

Goals, Objectives, and Actions			Priority Level	Lead	Completed
<b>Goal 1: Maintain the excellent quality of City services while avoiding tax increases.</b>					
<b>A</b>	<b>Objective:</b>	Investigate the feasibility of partnering with neighboring communities to provide selected services.			
	Action 1:	Update the City's 2011 Collaboration Plan			
	Action 2:	Explore current opportunities for sharing services including the Department of Public Services.			
<b>B</b>	<b>Objective:</b>	Continue to charge fees to non-resident users of City recreational facilities and programs. Explore other alternatives to taxes for funding of City services.			
	Action 1:	Assess current user fees for residents and non-residents to determine how well fees cover expenses.			
	Action 2:	Prioritize services based on number of residents served and whether comparable services are available elsewhere.			
	Action 3:	Consider privatization of certain services where appropriate.			
<b>C</b>	<b>Objective:</b>	Seek grants, contributions, and dedications to accomplish improvements to the municipal services and facilities, including the parks system and recreational facilities and programs.			
	See also Goal 7 Action 1:	Evaluate DNR grant programs against current recreation needs; make application as appropriate.			
	Action 2:	Research foundations whose missions align with City needs and seek grant funding for specific projects.			
	Action 3:	Develop or refresh marketing materials for the current contributions and dedications program.			
<b>D</b>	<b>Objective:</b>	Promote a mix of uses in planned locations at the perimeter of Huntington Woods to boost the City's tax base.			
	See also Goal 5-6 Action 1:	Reevaluate allowable density in the Woodward Avenue Corridor Mixed Use district based on future transportation improvements in and around the City.			
	See also Goal 5-6 Action 2:	Determine whether Coolidge Highway retail nodes could support more intensive neighborhood-oriented retail and services in terms of commercial feasibility. Explore whether residents will support more intense uses.			
<b>E</b>	<b>Objective:</b>	Require developments to share a proportion of system costs, such as providing on-site storage for storm water.			

Priority Levels should establish short-, mid-, and long-range action items.

The "Lead" is the lead group, body, or individual responsible for being the "champion" of that action item.



Goals, Objectives, and Actions			Priority Level	Lead	Completed
	Action 1:	Evaluate impacts of development on municipal systems and review fees for adequacy.			
	Action 2:	Evaluate Engineering Design Standards ordinance and amend as needed.			
<b>F</b>	<b>Objective:</b>	Promote retention of public buildings in central locations within Huntington Woods, where they are within walking distance of a majority of residences.			
	See also Goal 4	Action 1: Complete Needs Assessment of the City's 11 Mile Road facilities and properties for possible mixed use redevelopment.			
<b>Goal 2: Promote the long-term stability of Huntington Woods' residential neighborhoods.</b>					
<b>Goal 3: Encourage quality infill development and residential additions that reflect the character of existing homes.</b>					
<b>A</b>	<b>Objective:</b>	Continue to protect residential neighborhoods from encroachment by non-residential uses.			
	See also Goal 5-6	Action 1: Maintain the current land use and zoning, which keep commercial uses on the main roadways. Ensure adequate screening requirements are in place.			
<b>B</b>	<b>Objective:</b>	Update and enforce property maintenance requirements.			
	Action 1:	Review/amend City's property maintenance codes, as needed. Reevaluate enforcement protocols with goal of greater voluntary compliance.			
<b>C</b>	<b>Objective:</b>	Build on existing studies, such as the Final Report for the Hill Historic District, to define the unique characteristics of different City neighborhoods. Develop a preservation plan for homes in the Hill Historic District. Consider preservation plans for other historic areas in the City. Consistently enforce historic district regulations.			
	Action 1:	Develop marketing materials that better educate homeowners and architects at the preliminary design stage.			
	Action 2:	Implement recommendations of HHD final report.			
	Action 3:	Meet with neighborhood groups to discuss opportunities to develop specific neighborhood standards.			
	Action 4:	Implement actions in 2008 Preservation Plan, as appropriate.			
<b>D</b>	<b>Objective:</b>	Enforce 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).			
	Action 1:	Reevaluate enforcement protocols with goal of greater voluntary compliance.			

Priority Levels should establish short-, mid-, and long-range action items.

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Goals, Objectives, and Actions			Priority Level	Lead	Completed
E	Action 2:	Evaluate guidelines by assessing how they are being applied to newer residential construction; identify ways that the guidelines could be made more clear for residents and approving bodies.			
	Action 3:	Educate local real estate and design professionals about Residential Guidelines and local historic resources through marketing materials and workshops.			
	Objective:	Encourage new construction that is appropriately scaled for the lot and appropriately scaled in relation to nearby homes. Refine and improve existing standards such as the Zoning Ordinance's maximum floor area regulations. Seek effective and reasonable approaches that permit residents to modernize their homes while respecting the established neighborhood. Consider adopting anti-monotony regulations, or pursue other strategies to ensure that new homes are individually designed.			
	Action 1:	Evaluate newer residential construction in terms of appearance, mass, and context. Identify Zoning Ordinance standards for effectiveness.			
	Action 2:	Identify ways that the Zoning Ordinance should be amended to be more effective and more clear for residents and approving bodies.			
	Action 3:	Research anti-monotony standards from other communities to evaluate how residential guidelines may be amended.			
	Action 4:	Evaluate whether better marketing of the City's unique neighborhood character would be an effective alternative to additional regulatory controls, or if additional regulations are needed.			
	Action 5:	Develop "pattern book" that illustrates how to achieve desired community character.			
	Action 6:	Offer home renovation workshops that teach the importance of neighborhood character in the context of good design.			
	<b>Goal 4: Promote housing that accommodates residents of all ages and strive to retain affordable housing.</b>				
A	Objective:	Encourage development of townhomes/condominiums along Woodward Avenue.			
	Action 1:	Reevaluate allowable density in the Woodward Avenue Corridor Mixed Use district based on future transportation improvements in and around the City.			
	See also Goal 1 Action 2:	Consider adopting a form-based code for the Woodward Avenue frontage.			
	Action 3:	Create marketing materials to promote opportunities for dense residential development in this area.			
B	Objective:	Maintain the City's stock of smaller, detached single family homes for residents of all ages.			

Priority Levels should establish short-, mid-, and long-range action items.

The "Lead" is the lead group, body, or individual responsible for being the "champion" of that action item.

Goals, Objectives, and Actions			Priority Level	Lead	Completed
	Action 1:	Adopt guidelines and/or regulations that promote context-sensitive residential additions.			
See also Goal 3	Action 2:	Reevaluate enforcement protocols with goal of greater voluntary compliance.			
<b>C Objective:</b>	Assist older residents so that they may remain in their homes as they age.				
	Action 1:	Maintain and expand programs and services that assist the City's older residents.			
	Action 2:	Partner with Oakland County, other communities, and local non-profits to ensure that seniors have adequate services and housing.			
<b>D Objective:</b>	Consider development of housing for seniors in a planned location within Huntington Woods.				
See also Goal 13	Action 1:	Complete Needs Assessment of the City's 11 Mile Road facilities and properties for possible mixed use redevelopment.			
	Action 2:	Identify redevelopment concepts based on needs assessments for further analysis			
	Action 3:	Develop strategy for redevelopment as identified through assessment and analysis.			
<b>Goal 5: In planned locations at the City's perimeter, encourage development and redevelopment with mixed-use, neighborhood retail, and office uses.</b>					
<b>Goal 6: Promote high quality retail and office development and encourage improvement of existing nonresidential areas at the perimeter of the City.</b>					
<b>A Objective:</b>	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.				
See also Goal 1	Action 1:	Reevaluate allowable density in the Woodward Avenue Corridor Mixed Use district based on future transportation improvements in and around the City.			
	Action 2:	Use charrette design process to generate conceptual designs for Woodward Avenue frontage.			
	Action 3:	Create form-based code that reflects redevelopment vision of the charrette process.			
	Action 4:	Explore Corridor Improvement Authority options			
	Action 5:	Develop marketing materials to promote the City's redevelopment opportunities in this area.			

Priority Levels should establish short-, mid-, and long-range action items.

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Goals, Objectives, and Actions			Priority Level	Lead	Completed
B	<b>Objective:</b>	Retain neighborhood commercial nodes in planned locations on 11 Mile Road and Coolidge Highway. Require commercial development to be sensitive to adjacent residential uses in Huntington Woods and neighboring communities.			
	See also Goal 1	Action 1: Conduct a market study to determine whether Coolidge Highway retail nodes could support more intensive neighborhood-oriented retail and services in terms of commercial feasibility.			
		Action 2: Discuss market study outcomes with the public to gauge support for any needed Zoning Ordinance amendments or development guidelines.			
		Action 3: Use charrette design process to generate conceptual designs for 11 Mile Road and Coolidge Highway.			
		Action 4: Develop zoning amendments and/or design guidelines that support desired development.			
		Action 5: Develop marketing materials to promote the City's redevelopment opportunities in this area.			
C	<b>Objective:</b>	Develop design guidelines and/or zoning ordinance regulations for retail and office development that encourage high quality architecture, building materials, and landscaping. Add regulations to encourage service drives, interconnected parking, and shared drives. Update regulations intended to minimize nuisances, such as noise and light pollution, and ensure that adequate enforcement measures are in place. Update requirements for waste receptacles, recycling, and loading areas.			
	See also Goal 1	Action 1: Consider adopting a form-based code for the Woodward Avenue frontage.			
		Action 2: Reevaluate and reaffirm or amend site plan review standards as needed.			
		Action 3: Develop design examples for on-site collection and storage that encourage active recycling by businesses in manner than improves the distinct character of the community.			
		Action 4: Reevaluate and reaffirm or amend performance standards in the Zoning Ordinance as needed.			
D	<b>Objective:</b>	Update and enforce property maintenance requirements for non-residential development.			
	See also Goal 3	Action 1: Reevaluate enforcement protocols with goal of greater voluntary compliance.			

Priority Levels should establish short-, mid-, and long-range action items.

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Goals, Objectives, and Actions				Priority Level	Lead	Completed
Goal 7: Maintain and improve the City's parks system and recreational facilities and programs.						
A	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. Ensure plan maintains a balance between active and passive recreational opportunities (e.g., soccer fields and tennis courts as well as wooded and open space areas). Consider results from the Parks and Recreation Master Plan surveys and demographic data when making decisions regarding development of and improvement to recreational facilities and programs.				
		Action 1:	Update the Recreation Plan per the current five-year schedule.			
	See also Goal 8-9	Action 2:	Evaluate the Recreation Plan to assess the balance between active and passive opportunities.			
		Action 3:	Consider soliciting input on a yearly basis to closely track residents' needs; incorporate current demographic data and evaluate demographic projections.			
Goal 8: Continue to utilize parks and recreational uses as a greenbelt/buffer along 11 Mile Road, Coolidge Highway, and I-696, and encourage provision of green space along Woodward Avenue as part of a mixed-use redevelopment.						
Goal 9: Maintain pocket parks throughout the City that are readily accessible from nearby homes.						
		Action 1:	Evaluate Zoning Ordinance standards for mixed use development to ensure that open space is incorporated.			
	See also Goal 7	Action 2:	Continue to evaluate need for pocket parks and acquire available sites to meet identified needs.			
Goal 10: Retain the current use of Rackham Golf Course and the Detroit Zoo.						
A	Objective:	Enforce historic district regulations for Rackham Golf Course, and pursue historic district designation for the Detroit Zoo. 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.				
		Action 1:	Continue to evaluate opportunities to protect important resources within the Zoo.			
		Action 2:	Maintain regular dialog with Detroit Mayor's Office and Detroit Zoological Society and offer Huntington Woods support and assistance with preservation planning.			
B	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.				
		Action 1:	Maintain regular dialog with Detroit Mayor's Office, golf course management contractor, and Detroit Parks & Recreation Department.			
C	Objective:	Preserve views of Rackham Golf Course and woods along the north edge of the Detroit Zoo property.				

Goals, Objectives, and Actions				Priority Level	Lead	Completed
	Action 1:	Maintain regular dialog with Detroit Mayor's Office, golf course management, contractor, and Detroit Parks & Recreation Department.				
<b>Goal 11: Promote the preservation and enhancement of trees and the urban forest in the City.</b>						
<b>Goal 12: Promote protection of Huntington Woods' natural resources and natural features.</b>						
<b>A</b>	<b>Objective:</b>	Promote the planting and maintenance of hardy, native trees and shrubs to enhance biodiversity and the natural character of the City. Review and enhance the Zoning Ordinance's minimum landscaping standards.				
	Action 1:	Reevaluate and reaffirm or amend City's landscaping standards.				
	Action 2:	Develop marketing materials that educate residents regarding the ecological and economic value of planting hardy, native trees and shrubs.				
<b>B</b>	<b>Objective:</b>	Promote street tree planting and maintenance programs and regulations protecting street trees. Promote tree planting and maintenance on public and private property throughout the City.				
	Action 1:	Reevaluate and amend street tree regulations as appropriate.				
	Action 2:	Prioritize tree planting program schedule based on community input.				
<b>C</b>	<b>Objective:</b>	Enhance Zoning Ordinance provisions that require development to minimize lot coverage by impervious surfaces.				
	Action 1:	Develop marketing materials that educate residents regarding the ecological and economic value of limiting impervious surfaces.				
<b>D</b>	<b>Objective:</b>	Encourage development to minimize disruption of natural site topography and drainage.				
	Action 1:	Reevaluate and reaffirm or amend City requirements for grading and soil erosion control.				
<b>Goal 13: Promote continued walkability within Huntington Woods and strengthen pedestrian connections to neighboring communities.</b>						
<b>Goal 14: Maintain, improve, and beautify the City's road network.</b>						
<b>A</b>	<b>Objective:</b>	Promote maintenance and planting of street trees, as a buffer for pedestrians on sidewalks. Consider installation of attractive, pedestrian-scaled streetlights along sidewalks, to enhance pedestrian safety. Maintain the City's streetscapes and promote streetscape beautification. Consider developing a City-wide urban design plan to unify park signs, street furniture, sidewalks, perimeter walls, and similar elements.				
	Action 1:	Research appropriate fixture types, spacing, cost, and budgeting for pedestrian-scaled streetlights in the City.				

Priority Levels should establish short-, mid-, and long-range action items.

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Goals, Objectives, and Actions			Priority Level	Lead	Completed
	Action 2:	Support Huntington Woods' Adopt-a-Garden program for gardens in parks and within road rights-of-way.			
	Action 3:	Evaluate need for urban design plan.			
<b>B</b>	<b>Objective:</b>	Increase the ease and safety of pedestrian crossing at key locations along the City's borders, such as Woodward Avenue.			
	Action 1:	Work with the Woodward Avenue Action Association and adjacent communities to improve pedestrian crossings as identified in the Complete Streets chapter.			
<b>C</b>	<b>Objective:</b>	Maintain and improve existing roads within the City and along its borders to improve transportation options for all users.			
	Action 1:	Ensure that street upgrades remain a key element of the City's Capital Improvement Plan (CIP).			
	Action 2:	Work with adjacent communities and road agencies to plan road improvements as described in the Complete Streets Chapter. Incorporate improvements into the CIP.			
	Action 3:	Implement bicycle routes (with appropriate signage) as described in the Complete Streets Chapter. Incorporate improvements into the CIP.			
<b>D</b>	<b>Objective:</b>	Reconstruct uncurbed streets with rolled curbs.			
	Action 1:	Evaluate replacing uncurbed streets as an element of the CIP as appropriate.			
<b>E</b>	<b>Objective:</b>	Continue to promote slower vehicle speeds on residential streets through traffic enforcement and traffic calming measures.			
	Action 1:	Follow the recommendations in the Complete Streets Chapter.			
<b>F</b>	<b>Objective:</b>	Discourage parking between the sidewalk and the street.			
	Action 1:	Evaluate streets where parking between the sidewalk and street is a problem; assess whether adequate on-street parking is available. Explore opportunities to improve right-of-way plantings that discourage parking.			
<b>G</b>	<b>Objective:</b>	Discourage and/or prohibit obtrusive, unsightly utility structures in the right-of-way.			
	Action 1:	Work with cable/internet providers to develop sensitive design standards for equipment cabinets in street rights-of-way.			

Priority Levels should establish short-, mid-, and long-range action items.

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# 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 Master Plan could be accomplished through a City-initiated or applicant-requested rezoning of these areas.

No changes are needed at this time.

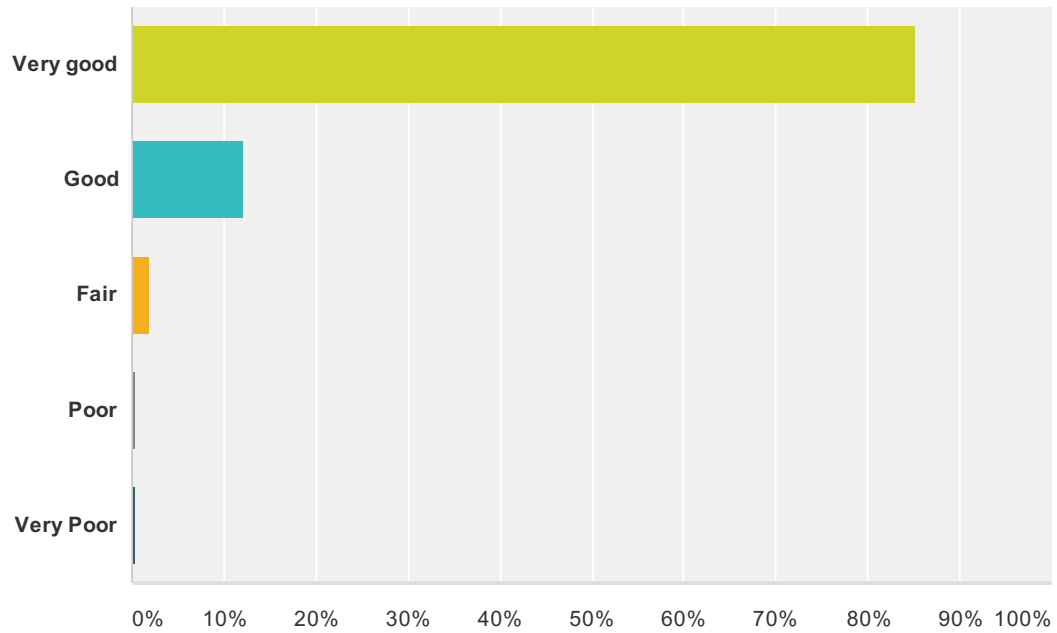
	Existing Zoning Districts								
	R-1A Single Family	R-1B Single Family	R-1C Single Family	R-1D Single Family	R-1E Single Family	One & Two Family	Transitional Office	Business	Parks & Recreation
<b>Future Land Uses</b>									
Single Family Residential (1.5 du/ac or less)	⊙								
Single Family Residential (1.5—4.8 du/ac)		⊙							
Single Family Residential (3.6-6.2 du/ac)			⊙						
Single Family Residential (4.8-6.2 du/ac)				⊙					
Single Family Residential (4.8-8.7 du/ac)					⊙				
Mixed use							⊙		
Neighborhood Commercial								⊙	
Public/Quasi-Public				⊙		⊙			⊙
Parks & Recreation									⊙

## **APPENDIX**

- Public Input Survey Summary
- Comparison: 2008-2014 goals and objectives
- Public Hearing Notice & Meeting Minutes
- Resolutions of Adoption

## Q1 The overall quality-of-life in Huntington Woods is:

Answered: 258 Skipped: 2

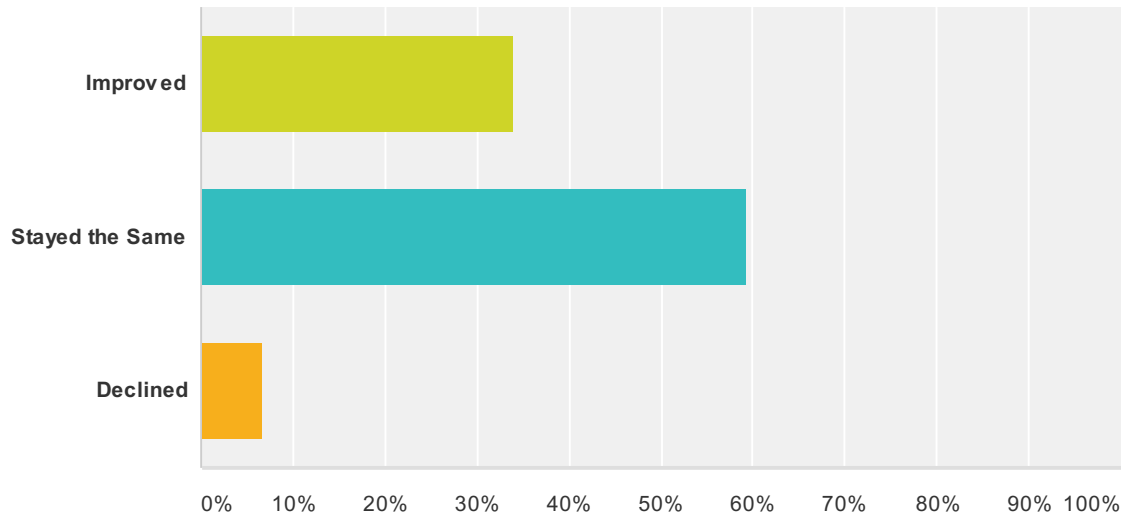


Answer Choices	Responses	
Very good	85.27%	220
Good	12.02%	31
Fair	1.94%	5
Poor	0.39%	1
Very Poor	0.39%	1
<b>Total</b>		<b>258</b>



## Q2 Since you moved to Huntington Woods, the quality-of-life in the City has:

Answered: 256 Skipped: 4



Answer Choices	Responses	
Improved	33.98%	87
Stayed the Same	59.38%	152
Declined	6.64%	17
<b>Total</b>		<b>256</b>

### Q3 Please list three personal or family needs met by the City of Huntington Woods:

Answered: 233 Skipped: 27

Answer Choices	Responses
1.	100.00% 233
2.	95.28% 222
3.	86.27% 201

#	1.	Date
1	quality schools	3/23/2014 1:52 PM
2	Additional activities for children and young families	3/17/2014 11:41 AM
3	quiet neighborhoods surrounded by nearby important necessities	3/13/2014 12:29 PM
4	911	3/13/2014 10:55 AM
5	Trash Pick up & Recycling	3/12/2014 12:55 PM
6	Fire / police protection	3/12/2014 12:31 PM
7	Great library services	3/12/2014 12:25 PM
8	Sense of community	3/12/2014 11:09 AM
9	Trash & Recycling & Water & Sewer	3/12/2014 8:34 AM
10	Police protection	3/10/2014 10:34 AM
11	Recreational Needs	3/10/2014 10:07 AM
12	Crime safety	3/10/2014 10:04 AM
13	Public Safety	3/9/2014 8:12 PM
14	Safety- Police & Fire	3/8/2014 9:03 PM
15	Recycling	3/6/2014 6:52 PM
16	sense of community	3/6/2014 9:55 AM
17	snow removal	3/6/2014 8:10 AM
18	Quick DPW Services	3/5/2014 8:10 PM
19	police and fire efficiency	3/4/2014 10:25 PM
20	Trash Pick up	3/4/2014 2:29 PM
21	safe environment for kids (sidewalks, parks, low-speed roads)	3/3/2014 11:18 PM
22	Great parks	3/3/2014 9:59 PM
23	Library	3/3/2014 4:00 PM
24	Walkability of neighborhood	3/3/2014 12:33 PM
25	plowed roads	3/2/2014 4:20 PM
26	local pool	3/2/2014 2:29 PM
27	respect for my spouse	3/2/2014 5:39 AM
28	Excellent library	3/1/2014 6:29 PM

# Huntington Woods Master Plan Community Survey 2014

29	excellent response time for emergencies	3/1/2014 1:57 PM
30	Excellent school system	2/28/2014 11:25 PM
31	Library	2/28/2014 12:57 PM
32	Library	2/28/2014 12:55 PM
33	Police, Fire and notification systems	2/28/2014 12:50 PM
34	recreation	2/28/2014 12:21 PM
35	police protection	2/27/2014 2:39 PM
36	Good Library	2/27/2014 12:04 PM
37	Excellent maintenance of public areas and streets	2/27/2014 12:04 PM
38	Recycling abounds	2/27/2014 11:52 AM
39	Police, Fire Dept, DPW, Library	2/27/2014 11:08 AM
40	Public Works	2/27/2014 10:25 AM
41	recreation & library	2/27/2014 9:35 AM
42	Safe	2/26/2014 2:41 PM
43	Burton School and recreation center classes for kids	2/26/2014 2:32 PM
44	Library	2/26/2014 12:57 PM
45	Public Safety	2/26/2014 5:30 AM
46	Great Staff	2/25/2014 1:32 PM
47	fRIENDLY STAFF AT CITY HALL NOW	2/25/2014 1:29 PM
48	safety, quick response for any emergency	2/25/2014 12:50 PM
49	Safe neighborhoods	2/24/2014 6:30 PM
50	great library	2/23/2014 1:53 PM
51	Good Elementary School	2/22/2014 1:34 PM
52	Close to two daughters	2/21/2014 4:20 PM
53	Library	2/21/2014 12:54 PM
54	library	2/21/2014 9:40 AM
55	leaf, branch pick-up	2/21/2014 9:38 AM
56	great response from public safety, feel safe here	2/20/2014 7:09 PM
57	Schools	2/20/2014 4:07 PM
58	Safety	2/19/2014 5:04 PM
59	recreation	2/19/2014 10:50 AM
60	access to library	2/19/2014 6:59 AM
61	Library	2/18/2014 4:43 PM
62	library	2/18/2014 3:11 PM
63	yard waste/fall leaf clean-up	2/18/2014 10:50 AM
64	good services (bus service)	2/17/2014 8:07 PM
65	ability to recycle so much	2/16/2014 10:43 PM
66	City pool	2/16/2014 5:14 PM
67	safety	2/16/2014 4:43 PM
68	Safety	2/16/2014 4:42 PM



# Huntington Woods Master Plan Community Survey 2014

69	snow and leaf removal	2/16/2014 12:10 PM
70	Well kept recreation center, school, and parks	2/16/2014 12:07 AM
71	quality of neighborhoods	2/15/2014 10:24 PM
72	great emergency service	2/15/2014 10:00 PM
73	walkable safe city	2/15/2014 1:42 PM
74	pool for kids	2/15/2014 11:01 AM
75	snow removal	2/14/2014 8:38 PM
76	great city services	2/14/2014 2:45 PM
77	police/safety	2/14/2014 10:42 AM
78	Relatively reasonable taxation	2/13/2014 9:57 AM
79	rec center and pool activities	2/12/2014 3:43 PM
80	Recreation programs and parks	2/12/2014 3:08 PM
81	Trash & Garbage pick-up	2/12/2014 1:39 PM
82	snow removal	2/12/2014 10:01 AM
83	Sence of community	2/11/2014 8:25 PM
84	library	2/11/2014 5:30 PM
85	Safe neighborhood	2/11/2014 12:41 PM
86	Great Community	2/11/2014 10:56 AM
87	Rec Center	2/10/2014 9:14 PM
88	Unique centralized location	2/10/2014 2:51 PM
89	good elementary school	2/10/2014 2:31 PM
90	Recreation	2/10/2014 10:33 AM
91	Ability to walk to elementary school	2/10/2014 9:57 AM
92	library	2/10/2014 12:39 AM
93	More recreation facilities	2/9/2014 8:23 PM
94	rec center	2/9/2014 3:54 PM
95	schools	2/9/2014 3:15 PM
96	safe neighborhood	2/9/2014 2:10 PM
97	Cleanliness	2/9/2014 12:44 PM
98	safety	2/9/2014 11:52 AM
99	Rec center/pool/library programs for kids	2/8/2014 5:35 PM
100	good schools	2/8/2014 4:19 PM
101	safety-security	2/8/2014 3:49 PM
102	Well maintained including plowed streets	2/8/2014 2:41 PM
103	Social events to meet new neighbors	2/8/2014 2:37 PM
104	City Pool	2/8/2014 11:45 AM
105	Library resources	2/8/2014 10:54 AM
106	clearing sidewalk snow	2/8/2014 9:39 AM
107	garbage collection	2/8/2014 9:21 AM
108	family activities	2/7/2014 8:43 PM

# Huntington Woods Master Plan Community Survey 2014

109	schools	2/7/2014 4:46 PM
110	schools	2/7/2014 4:46 PM
111	senior transportation	2/7/2014 3:05 PM
112	Snow removal	2/7/2014 11:55 AM
113	police protection	2/7/2014 11:41 AM
114	library services	2/7/2014 9:40 AM
115	public safety	2/7/2014 8:55 AM
116	trash pickup	2/6/2014 8:20 PM
117	sense of community and belonging; everyone cares!	2/5/2014 10:54 PM
118	Sidewalks everywhere for pedestrian use and dog walking.	2/5/2014 8:32 PM
119	Human Rights Ordinance	2/5/2014 6:08 PM
120	Sidewalk snow removal in Winter	2/5/2014 5:46 PM
121	The library is wonderful.	2/5/2014 4:30 PM
122	Kids activities at rec center	2/5/2014 2:03 PM
123	pool/swim team	2/5/2014 11:14 AM
124	police	2/4/2014 10:52 PM
125	garbage collection	2/4/2014 10:35 PM
126	Variety of programs for all ages	2/4/2014 9:23 PM
127	library services	2/4/2014 2:39 PM
128	Good services	2/4/2014 1:39 PM
129	public school	2/4/2014 11:30 AM
130	Public Safety Protections	2/4/2014 10:43 AM
131	rec center programming for our kids	2/4/2014 10:07 AM
132	Basketball court	2/3/2014 10:46 PM
133	Great Rec Center & Kids' Activities	2/3/2014 10:12 PM
134	lots of parks	2/3/2014 9:44 PM
135	Safe environment	2/3/2014 9:26 PM
136	trash pickup/recycling	2/3/2014 9:02 PM
137	Public safety	2/3/2014 8:17 PM
138	trash and recycle collection	2/3/2014 7:55 PM
139	Safe	2/3/2014 7:19 PM
140	school	2/3/2014 3:27 PM
141	trash removal	2/3/2014 2:45 PM
142	schools	2/3/2014 2:11 PM
143	Service	2/3/2014 1:32 PM
144	waste management	2/3/2014 1:16 PM
145	Side walks	2/3/2014 12:18 PM
146	safety	2/3/2014 11:49 AM
147	Rec center	2/3/2014 11:25 AM
148	Location	2/3/2014 11:19 AM

# Huntington Woods Master Plan Community Survey 2014

149	snow removal	2/3/2014 10:54 AM
150	sidewalk snow removal by brooms	2/3/2014 10:13 AM
151	safe surroundings	2/3/2014 8:56 AM
152	community built around families	2/2/2014 10:55 PM
153	Safety	2/2/2014 8:43 PM
154	Security	2/2/2014 7:09 PM
155	Safety from crime.	2/2/2014 5:50 PM
156	community services (i.e. pool, activities)	2/2/2014 5:16 PM
157	Good schools	2/2/2014 4:06 PM
158	Green space/walkable community	2/2/2014 2:23 PM
159	Safety	2/2/2014 1:59 PM
160	Good Schools	2/2/2014 1:13 PM
161	plowing the sidewalks	2/2/2014 12:43 PM
162	proximity to family and central location in metro area	2/2/2014 12:05 PM
163	Good public safety presence	2/2/2014 11:27 AM
164	Senior Citizens Outreach	2/2/2014 10:50 AM
165	Pool	2/2/2014 10:24 AM
166	close to things we like	2/2/2014 10:22 AM
167	Safe environment	2/2/2014 7:55 AM
168	Recreation	2/1/2014 9:39 PM
169	Safety	2/1/2014 9:14 PM
170	Schooling	2/1/2014 6:35 PM
171	good schools	2/1/2014 5:40 PM
172	Walkable Community	2/1/2014 4:47 PM
173	Latchkey program	2/1/2014 4:35 PM
174	Connected, family-friendly community	2/1/2014 4:31 PM
175	Security	2/1/2014 4:27 PM
176	Great Public Work Services	2/1/2014 2:14 PM
177	Recreation	2/1/2014 2:10 PM
178	fall leaf pickup	2/1/2014 2:08 PM
179	proximity to downtown royal oak	2/1/2014 1:56 PM
180	recycling	2/1/2014 1:40 PM
181	Community involvement in city issues	2/1/2014 1:36 PM
182	good school within the city	2/1/2014 1:18 PM
183	Library	2/1/2014 12:40 PM
184	Safety	2/1/2014 11:56 AM
185	Cleanliness	2/1/2014 11:08 AM
186	School	2/1/2014 10:51 AM
187	garbage pickup	2/1/2014 9:28 AM
188	Safety/security	2/1/2014 8:54 AM



# Huntington Woods Master Plan Community Survey 2014

189	Safe Environment	2/1/2014 8:03 AM
190	Close to work, highway, city, and other burbs	2/1/2014 7:24 AM
191	Maintaining the community & roads	1/31/2014 9:05 PM
192	Elementary school	1/31/2014 7:12 PM
193	Rec center/pool	1/31/2014 6:52 PM
194	Recreational facilities	1/31/2014 4:52 PM
195	Strong sense of community and belonging	1/31/2014 4:30 PM
196	Safety	1/31/2014 3:59 PM
197	Leisure	1/31/2014 3:00 PM
198	Library	1/31/2014 1:19 PM
199	safety for kids	1/31/2014 1:15 PM
200	Ability to meet and interact with my neighbors regularly	1/31/2014 1:09 PM
201	safety	1/31/2014 12:58 PM
202	recycling/sanitation	1/31/2014 12:57 PM
203	very good location	1/31/2014 12:55 PM
204	City Workers are very efficient and Always there to help you when needed	1/31/2014 12:50 PM
205	Location	1/31/2014 12:25 PM
206	Safety	1/31/2014 11:09 AM
207	Safety	1/31/2014 10:39 AM
208	garbage collection	1/31/2014 10:27 AM
209	Trash and garden refuge collection	1/31/2014 10:12 AM
210	Police assistance	1/31/2014 10:05 AM
211	Great services, like leaf pick-up and sidewalk sweeping	1/31/2014 9:14 AM
212	Quality parks	1/31/2014 8:13 AM
213	Safety for Children	1/31/2014 3:53 AM
214	police	1/30/2014 10:50 PM
215	Classes for kids at the Rec Center	1/30/2014 10:22 PM
216	true old neighborhood feel	1/30/2014 9:59 PM
217	community center/pool/library	1/30/2014 8:31 PM
218	latch key	1/30/2014 8:11 PM
219	Plowing of streets	1/30/2014 7:28 PM
220	Safety	1/30/2014 7:27 PM
221	Elementary school within the city & other schools close by	1/30/2014 7:15 PM
222	Police Presense	1/30/2014 7:11 PM
223	Recreation for kids within walking distance	1/30/2014 7:07 PM
224	parks	1/30/2014 6:48 PM
225	trash collection	1/30/2014 6:18 PM
226	summer camps for kids	1/30/2014 5:58 PM
227	location - close to work, shopping, family	1/30/2014 5:46 PM
228	Child Care	1/30/2014 5:45 PM

# Huntington Woods Master Plan Community Survey 2014

229	library	1/30/2014 5:15 PM
230	Family programs/activities, Concert in the park..	1/30/2014 5:00 PM
231	Recreational Facilities	1/30/2014 4:48 PM
232	Clearing streets and sidewalks	1/30/2014 3:56 PM
233	A sense of community	1/30/2014 3:36 PM
<b>#</b>	<b>2.</b>	<b>Date</b>
1	moderate overall walkability	3/23/2014 1:52 PM
2	feeling of safety	3/13/2014 12:29 PM
3	Fire and Police Protection	3/12/2014 12:55 PM
4	Trash pick-up & recycling efforts	3/12/2014 12:31 PM
5	Good trash pick up and recycling	3/12/2014 12:25 PM
6	Recreational activities	3/12/2014 11:09 AM
7	Swimming	3/12/2014 8:34 AM
8	Garbage Pickup	3/10/2014 10:34 AM
9	Senior Needs	3/10/2014 10:07 AM
10	Upkeep of city and homes	3/10/2014 10:04 AM
11	Property Values	3/9/2014 8:12 PM
12	DPW water, sewer and roads	3/8/2014 9:03 PM
13	Police and fire safety	3/6/2014 6:52 PM
14	sense of age/stability	3/6/2014 9:55 AM
15	library resource	3/6/2014 8:10 AM
16	recreational center	3/4/2014 10:25 PM
17	Library	3/4/2014 2:29 PM
18	close access to major N/S and E/W freeways	3/3/2014 11:18 PM
19	Good department of public services	3/3/2014 9:59 PM
20	Rec Center	3/3/2014 4:00 PM
21	library	3/2/2014 2:29 PM
22	sidewalks cleaned	3/2/2014 5:39 AM
23	Wonderful public safety and public works	3/1/2014 6:29 PM
24	cooperative regarding property issues	3/1/2014 1:57 PM
25	Excellent city services	2/28/2014 11:25 PM
26	Trips	2/28/2014 12:57 PM
27	Trips	2/28/2014 12:55 PM
28	Recycling, safety, garbage & trash collection	2/28/2014 12:50 PM
29	family events	2/28/2014 12:21 PM
30	ice/snow/grass etc. removal	2/27/2014 2:39 PM
31	Safe streets	2/27/2014 12:04 PM
32	Outstanding recreational and library facilities and activities	2/27/2014 12:04 PM
33	Community involvement	2/27/2014 11:52 AM
34	Senior Citizen activities	2/27/2014 11:08 AM

# Huntington Woods Master Plan Community Survey 2014

35	Rec Center	2/27/2014 10:25 AM
36	public safety	2/27/2014 9:35 AM
37	Good location	2/26/2014 2:41 PM
38	Prompt police services	2/26/2014 2:32 PM
39	Voting System as seniors	2/26/2014 12:57 PM
40	Recreation	2/26/2014 5:30 AM
41	activities for all ages of residents, Rec Center and Library facilities	2/25/2014 12:50 PM
42	Good DPW	2/24/2014 6:30 PM
43	great community classes	2/23/2014 1:53 PM
44	Library	2/22/2014 1:34 PM
45	Recreation center	2/21/2014 4:20 PM
46	Sidewalk Snow Removal	2/21/2014 12:54 PM
47	public works for trash etc	2/21/2014 9:40 AM
48	street snow removal	2/21/2014 9:38 AM
49	clean and plowed streets and sidewalks; nice workers	2/20/2014 7:09 PM
50	Recreation facilities	2/20/2014 4:07 PM
51	Walkability (sidewalks)	2/19/2014 5:04 PM
52	snow removal	2/19/2014 10:50 AM
53	access to recreation	2/19/2014 6:59 AM
54	Womens' social group	2/18/2014 4:43 PM
55	snow removal	2/18/2014 3:11 PM
56	excellent recycling program	2/18/2014 10:50 AM
57	emergency - police and fire	2/17/2014 8:07 PM
58	infrastructure well cared for	2/16/2014 10:43 PM
59	Public Works - Maintenance of City	2/16/2014 5:14 PM
60	cleanliness	2/16/2014 4:43 PM
61	Recreation	2/16/2014 4:42 PM
62	clear communication	2/16/2014 12:10 PM
63	Ample public safety coverage per capita.	2/16/2014 12:07 AM
64	good schools	2/15/2014 10:24 PM
65	great city service	2/15/2014 10:00 PM
66	good city services	2/15/2014 1:42 PM
67	fast snow ploughing on streets	2/15/2014 11:01 AM
68	recycling	2/14/2014 8:38 PM
69	active community participation	2/14/2014 2:45 PM
70	roads	2/14/2014 10:42 AM
71	Quick (city Staff) response when needed	2/13/2014 9:57 AM
72	streets and garbage pick up	2/12/2014 3:43 PM
73	City Services -- police patrol, garbage, tree trimming	2/12/2014 3:08 PM
74	Yard waste & leaf pick-up	2/12/2014 1:39 PM



# Huntington Woods Master Plan Community Survey 2014

75	sense of community	2/12/2014 10:01 AM
76	Walkability	2/11/2014 8:25 PM
77	pool	2/11/2014 5:30 PM
78	beautiful trees and parks	2/11/2014 12:41 PM
79	Own Police force for security	2/11/2014 10:56 AM
80	clear snow from sidewalks in winter	2/10/2014 9:14 PM
81	Excellent city services	2/10/2014 2:51 PM
82	excellent city services	2/10/2014 2:31 PM
83	Public Safety	2/10/2014 10:33 AM
84	Rec center/pool	2/10/2014 9:57 AM
85	tennis courts	2/10/2014 12:39 AM
86	Great recycling program	2/9/2014 8:23 PM
87	sports	2/9/2014 3:54 PM
88	neighbors	2/9/2014 3:15 PM
89	recreation	2/9/2014 2:10 PM
90	Organized family activities	2/9/2014 12:44 PM
91	good snow removal and leaf removal	2/9/2014 11:52 AM
92	Police watch house while out of town	2/8/2014 5:35 PM
93	recycling and garbage removal	2/8/2014 4:19 PM
94	infrastructure maintenance	2/8/2014 3:49 PM
95	safe neighborhood	2/8/2014 2:41 PM
96	Safe environment for son to play	2/8/2014 2:37 PM
97	Sidewalk Snow Removal	2/8/2014 11:45 AM
98	walkability	2/8/2014 10:54 AM
99	recycling	2/8/2014 9:39 AM
100	recreation/pool benefits	2/8/2014 9:21 AM
101	safety	2/7/2014 8:43 PM
102	sidewalks	2/7/2014 4:46 PM
103	sidewalks	2/7/2014 4:46 PM
104	snow removal	2/7/2014 3:05 PM
105	Garbage pickup and recycling	2/7/2014 11:55 AM
106	snow removal	2/7/2014 11:41 AM
107	street and sidewalk snow removal	2/7/2014 9:40 AM
108	common maintenance	2/7/2014 8:55 AM
109	recycling	2/6/2014 8:20 PM
110	Recreation center and activities	2/5/2014 10:54 PM
111	Plentiful quantity of Parks for recreation, play and relaxation	2/5/2014 8:32 PM
112	Great recycling program	2/5/2014 6:08 PM
113	Pleasant & walkable neighborhood streets	2/5/2014 5:46 PM
114	Recycling program is excellent.	2/5/2014 4:30 PM

# Huntington Woods Master Plan Community Survey 2014

115	Family social activities	2/5/2014 2:03 PM
116	library	2/5/2014 11:14 AM
117	fire	2/4/2014 10:52 PM
118	police department	2/4/2014 10:35 PM
119	Great library	2/4/2014 9:23 PM
120	road maintenance	2/4/2014 2:39 PM
121	Location for shopping	2/4/2014 1:39 PM
122	library	2/4/2014 11:30 AM
123	Recreational Options	2/4/2014 10:43 AM
124	pool for family fun in the summer	2/4/2014 10:07 AM
125	Water park	2/3/2014 10:46 PM
126	Great elementary school	2/3/2014 10:12 PM
127	sidewalks cleaned in winter	2/3/2014 9:44 PM
128	Nice library	2/3/2014 9:26 PM
129	snow plowing and street cleaning	2/3/2014 9:02 PM
130	Services like recycling pick-up and leaf pick-up	2/3/2014 8:17 PM
131	sidewalks	2/3/2014 7:55 PM
132	Good public services	2/3/2014 7:19 PM
133	recreation	2/3/2014 3:27 PM
134	street cleaning	2/3/2014 2:45 PM
135	recreation	2/3/2014 2:11 PM
136	summer activities	2/3/2014 1:32 PM
137	police response	2/3/2014 1:16 PM
138	Curb-side recycling	2/3/2014 12:18 PM
139	parks & rec	2/3/2014 11:49 AM
140	Family activities	2/3/2014 11:25 AM
141	safety	2/3/2014 11:19 AM
142	garbage and recycling removal	2/3/2014 10:54 AM
143	recycling	2/3/2014 10:13 AM
144	adequate city service	2/3/2014 8:56 AM
145	Services	2/2/2014 8:43 PM
146	Excellent Public Services	2/2/2014 7:09 PM
147	Infrastructure maintenance	2/2/2014 5:50 PM
148	Safety - DPS	2/2/2014 5:16 PM
149	Public safety	2/2/2014 4:06 PM
150	Consistent garbage/recycling/yard waste pick up	2/2/2014 2:23 PM
151	Education	2/2/2014 1:59 PM
152	Good Public Services	2/2/2014 1:13 PM
153	upkeep of the parks	2/2/2014 12:43 PM
154	walkability	2/2/2014 12:05 PM

# Huntington Woods Master Plan Community Survey 2014

155	Good public works folks	2/2/2014 11:27 AM
156	Street Cleaning and Trash Pick Up	2/2/2014 10:50 AM
157	Sense of community	2/2/2014 10:24 AM
158	small town feel	2/2/2014 10:22 AM
159	Clean neighborhoods	2/2/2014 7:55 AM
160	Police and fire library	2/1/2014 9:39 PM
161	City Services	2/1/2014 9:14 PM
162	Community Events	2/1/2014 6:35 PM
163	swim team	2/1/2014 5:40 PM
164	Safe Community	2/1/2014 4:47 PM
165	Fruit Camps	2/1/2014 4:35 PM
166	Close to everything/everywhere	2/1/2014 4:31 PM
167	Active parks and recreation department	2/1/2014 4:27 PM
168	Great Recreation Services	2/1/2014 2:14 PM
169	Public Safety	2/1/2014 2:10 PM
170	sidewalk snow brushing	2/1/2014 2:08 PM
171	exclusivity	2/1/2014 1:56 PM
172	public safety, fire dept., DPW	2/1/2014 1:40 PM
173	Safety	2/1/2014 1:36 PM
174	Community center / pool upgrade	2/1/2014 1:18 PM
175	Recycling	2/1/2014 12:40 PM
176	Fiscal responsibility	2/1/2014 11:56 AM
177	Safety	2/1/2014 11:08 AM
178	Rec Center	2/1/2014 10:51 AM
179	police/fire	2/1/2014 9:28 AM
180	Maintained high building standards	2/1/2014 8:54 AM
181	Clean Environment	2/1/2014 8:03 AM
182	Good running and dog walking neighborhood	2/1/2014 7:24 AM
183	The Pool	1/31/2014 9:05 PM
184	Rec center	1/31/2014 7:12 PM
185	Education - Burton and Latchkey	1/31/2014 6:52 PM
186	Parks	1/31/2014 4:52 PM
187	Recreation Center	1/31/2014 4:30 PM
188	Sense of Community	1/31/2014 3:59 PM
189	Roads	1/31/2014 3:00 PM
190	Snow Removal	1/31/2014 1:19 PM
191	close to downtown RO, restaurants, library, etc.	1/31/2014 1:15 PM
192	Small town feel	1/31/2014 1:09 PM
193	parks and recreation	1/31/2014 12:58 PM
194	sidewalks for pedestrian travel	1/31/2014 12:55 PM



# Huntington Woods Master Plan Community Survey 2014

195	Great School and Library	1/31/2014 12:50 PM
196	Safety	1/31/2014 12:25 PM
197	Community activities	1/31/2014 11:09 AM
198	Recreation	1/31/2014 10:39 AM
199	emergency services	1/31/2014 10:27 AM
200	Parks and trees - accommodation of dogs	1/31/2014 10:12 AM
201	Trash & recycling	1/31/2014 10:05 AM
202	Great city community facilities, like recreation center and swimming pool	1/31/2014 9:14 AM
203	Extensive programming	1/31/2014 8:13 AM
204	Adequate police presence	1/31/2014 3:53 AM
205	fire	1/30/2014 10:50 PM
206	Fruit Camp	1/30/2014 10:22 PM
207	great central location	1/30/2014 9:59 PM
208	activities	1/30/2014 8:31 PM
209	Trash removal	1/30/2014 7:28 PM
210	Street plowing	1/30/2014 7:27 PM
211	Small community atmosphere	1/30/2014 7:15 PM
212	Tree trimming	1/30/2014 7:11 PM
213	Library	1/30/2014 7:07 PM
214	water and sewage	1/30/2014 6:48 PM
215	police department	1/30/2014 6:18 PM
216	latch key for working parents	1/30/2014 5:58 PM
217	great schools	1/30/2014 5:46 PM
218	Parks & Rec	1/30/2014 5:45 PM
219	small town feel	1/30/2014 5:15 PM
220	Safety/Security	1/30/2014 5:00 PM
221	Decently safe area	1/30/2014 4:48 PM
222	Library, recreation center, programming	1/30/2014 3:56 PM
<b>#</b>	<b>3.</b>	<b>Date</b>
1	central metro location	3/23/2014 1:52 PM
2	city services	3/13/2014 12:29 PM
3	Street maintenance	3/12/2014 12:55 PM
4	Plowing of streets / brushing sidewalks	3/12/2014 12:31 PM
5	Good cultured trips for Seniors	3/12/2014 12:25 PM
6	Beautiful, clean neighborhood	3/12/2014 11:09 AM
7	Snow Removal	3/10/2014 10:34 AM
8	Safety Needs	3/10/2014 10:07 AM
9	Friendliness of MOST city employees, esp. Collette & Jennifer @ Rec Center	3/10/2014 10:04 AM
10	Community feel	3/9/2014 8:12 PM
11	DPW Snow removal on streets & sidewalks	3/8/2014 9:03 PM

# Huntington Woods Master Plan Community Survey 2014

12	Library services	3/6/2014 6:52 PM
13	location	3/6/2014 9:55 AM
14	public safety patrols and assistance	3/6/2014 8:10 AM
15	DPW dept.	3/4/2014 10:25 PM
16	Swiming Pool	3/4/2014 2:29 PM
17	local recycling (great curbside, reasonable DPW)	3/3/2014 11:18 PM
18	Excellent school	3/3/2014 9:59 PM
19	Snow Removal	3/3/2014 4:00 PM
20	latchkey	3/2/2014 2:29 PM
21	extensive entertainment provided	3/2/2014 5:39 AM
22	Great trash and recycling pickup	3/1/2014 6:29 PM
23	providing safe streets	3/1/2014 1:57 PM
24	Excellent recreational facilities	2/28/2014 11:25 PM
25	Sense of Community	2/28/2014 12:55 PM
26	street cleaning	2/28/2014 12:50 PM
27	recycling	2/28/2014 12:21 PM
28	activities/ pool/tennis	2/27/2014 2:39 PM
29	Lots of activities for kids	2/27/2014 12:04 PM
30	Responsive police and fire service.	2/27/2014 12:04 PM
31	Clean and beautiful neighborhood.	2/27/2014 11:52 AM
32	Senior Citizens activities and facilities	2/27/2014 11:08 AM
33	clean, plowed streets and sidewalks	2/27/2014 9:35 AM
34	neighbors	2/26/2014 2:41 PM
35	Pool and library	2/26/2014 2:32 PM
36	Very helpful person	2/26/2014 12:57 PM
37	City Services	2/26/2014 5:30 AM
38	maintenance / upkeep of City grounds / facilities	2/25/2014 12:50 PM
39	Great people	2/24/2014 6:30 PM
40	walkability	2/23/2014 1:53 PM
41	Good public services/safety	2/22/2014 1:34 PM
42	Fourth of July parade is a good time for family to get together	2/21/2014 4:20 PM
43	Great Recreation Center	2/21/2014 12:54 PM
44	location is ideal	2/21/2014 9:40 AM
45	tennis, rec. areas	2/21/2014 9:38 AM
46	pool, rec center, library...great complex	2/20/2014 7:09 PM
47	Safe environment	2/20/2014 4:07 PM
48	Parks / recreation	2/19/2014 5:04 PM
49	garbage and recycling	2/19/2014 10:50 AM
50	close to downtown Detroit	2/19/2014 6:59 AM
51	Room for gardening	2/18/2014 4:43 PM

# Huntington Woods Master Plan Community Survey 2014

52	water	2/18/2014 3:11 PM
53	library & recreation center	2/18/2014 10:50 AM
54	library and recreation center	2/17/2014 8:07 PM
55	wonderful library	2/16/2014 10:43 PM
56	dependable city services	2/16/2014 4:43 PM
57	Children's activities	2/16/2014 4:42 PM
58	police and safety	2/16/2014 12:10 PM
59	curb side recycling convenient	2/16/2014 12:07 AM
60	keeping citizens informed	2/15/2014 10:24 PM
61	helpful city workers	2/15/2014 10:00 PM
62	vibrant rec center/pool	2/15/2014 1:42 PM
63	enough mailboxes	2/15/2014 11:01 AM
64	community events, like 4th of July celebration	2/14/2014 8:38 PM
65	entertainment	2/14/2014 10:42 AM
66	police and fire	2/12/2014 3:43 PM
67	Having strict standards (on-street parking, etc)	2/12/2014 3:08 PM
68	Excellent public safety services	2/12/2014 1:39 PM
69	Workers and residents care about their neighborhood	2/11/2014 8:25 PM
70	rec center	2/11/2014 5:30 PM
71	friendly neighbors	2/11/2014 12:41 PM
72	Rec Center/Library	2/11/2014 10:56 AM
73	clear snow from streets	2/10/2014 9:14 PM
74	Excellent emergency services	2/10/2014 2:51 PM
75	safe neighborhoods	2/10/2014 2:31 PM
76	Snow Removal	2/10/2014 10:33 AM
77	library	2/10/2014 9:57 AM
78	rec center	2/10/2014 12:39 AM
79	Wonderful fourth of July celebrations	2/9/2014 8:23 PM
80	entertainment	2/9/2014 3:54 PM
81	recreation	2/9/2014 3:15 PM
82	convenient location	2/9/2014 2:10 PM
83	Central location / access to expressways	2/9/2014 12:44 PM
84	community center/programs	2/9/2014 11:52 AM
85	Safe neighborhoods	2/8/2014 5:35 PM
86	library	2/8/2014 4:19 PM
87	recreation	2/8/2014 3:49 PM
88	quiet	2/8/2014 2:41 PM
89	playgrounds abound	2/8/2014 2:37 PM
90	Walkability	2/8/2014 11:45 AM
91	Safety	2/8/2014 10:54 AM



# Huntington Woods Master Plan Community Survey 2014

92	library	2/8/2014 9:39 AM
93	school	2/8/2014 9:21 AM
94	city services - every way & for seniors, families, kids	2/7/2014 4:46 PM
95	city services - every way & for seniors, families, kids	2/7/2014 4:46 PM
96	my neighbor Clair Galad	2/7/2014 3:05 PM
97	Public safety	2/7/2014 11:55 AM
98	entertainment	2/7/2014 11:41 AM
99	trash and recycling services	2/7/2014 9:40 AM
100	emergency maintenance	2/7/2014 8:55 AM
101	snow removal streets and sidewalks	2/6/2014 8:20 PM
102	Great school district for our children	2/5/2014 10:54 PM
103	Terrific Forested yards and tree line streets, for shade and color	2/5/2014 8:32 PM
104	Great services all around	2/5/2014 6:08 PM
105	Quality housing well maintained	2/5/2014 5:46 PM
106	It's a great city to walk in.	2/5/2014 4:30 PM
107	entertainment: concerts, 4th of july celebration, hay day, etc.	2/5/2014 11:14 AM
108	trash collection	2/4/2014 10:52 PM
109	fire department	2/4/2014 10:35 PM
110	Swimming pool, tennis courts, rec. center wonderful for such a small city	2/4/2014 9:23 PM
111	park maintenance	2/4/2014 2:39 PM
112	Mostly liberal community	2/4/2014 1:39 PM
113	swimming pool/rec center	2/4/2014 11:30 AM
114	Roadway Maintenance	2/4/2014 10:43 AM
115	concerts in the park	2/4/2014 10:07 AM
116	Library	2/3/2014 10:46 PM
117	many family programs	2/3/2014 9:44 PM
118	Good recreation	2/3/2014 9:26 PM
119	police/fire	2/3/2014 9:02 PM
120	parks & Rec	2/3/2014 7:55 PM
121	Good local school	2/3/2014 7:19 PM
122	pool	2/3/2014 3:27 PM
123	spring compost	2/3/2014 2:45 PM
124	friends	2/3/2014 2:11 PM
125	attentive staff	2/3/2014 1:32 PM
126	city staff response	2/3/2014 1:16 PM
127	feeling of community	2/3/2014 11:49 AM
128	Social activities	2/3/2014 11:25 AM
129	rec center complex entertainment	2/3/2014 10:54 AM
130	friendly cooperative staff at city buildings.	2/3/2014 10:13 AM
131	Community	2/2/2014 8:43 PM

# Huntington Woods Master Plan Community Survey 2014

132	Reasonable Tax Rate	2/2/2014 7:09 PM
133	Cultural services	2/2/2014 5:50 PM
134	Services - garbage, recycle, etc.	2/2/2014 5:16 PM
135	Community spirit	2/2/2014 4:06 PM
136	Proximity to nearby cities/expressways	2/2/2014 2:23 PM
137	Sense of Community	2/2/2014 1:59 PM
138	Great Community	2/2/2014 1:13 PM
139	library and rec center	2/2/2014 12:05 PM
140	Good city services like plowing, leaf suck up, rec center	2/2/2014 11:27 AM
141	Response of D.P.W.	2/2/2014 10:50 AM
142	reasonable politics	2/2/2014 10:22 AM
143	Great neighbors	2/2/2014 7:55 AM
144	Recycling	2/1/2014 9:39 PM
145	Sense of community	2/1/2014 9:14 PM
146	City Beautification	2/1/2014 6:35 PM
147	Values trees	2/1/2014 4:47 PM
148	Safe	2/1/2014 4:31 PM
149	Green projects	2/1/2014 4:27 PM
150	Great Schools	2/1/2014 2:14 PM
151	Sidewalks cleared	2/1/2014 2:10 PM
152	beauty of city	2/1/2014 1:56 PM
153	summer amenities (concert in park, fire works)	2/1/2014 1:40 PM
154	Maintenance of high quality surroundings, i.e. Winter plowing and beautification programs	2/1/2014 1:36 PM
155	Reworking of Coolidge	2/1/2014 1:18 PM
156	Garden interests (city compost, garden clubs)	2/1/2014 12:40 PM
157	Walkability	2/1/2014 11:56 AM
158	Comfort	2/1/2014 11:08 AM
159	Safety	2/1/2014 10:51 AM
160	streets	2/1/2014 9:28 AM
161	Quality schools and library	2/1/2014 8:54 AM
162	Maintained Environment	2/1/2014 8:03 AM
163	Close proximity to good schools	2/1/2014 7:24 AM
164	Safety	1/31/2014 9:05 PM
165	Library	1/31/2014 7:12 PM
166	Library -	1/31/2014 6:52 PM
167	Street Cleaning and Snow Removal	1/31/2014 4:52 PM
168	Pool	1/31/2014 4:30 PM
169	Recreation	1/31/2014 3:59 PM
170	Planning	1/31/2014 3:00 PM
171	Recycling Program	1/31/2014 1:19 PM

# Huntington Woods Master Plan Community Survey 2014

172	recreation opportunities	1/31/2014 1:15 PM
173	Great City Services & Programs	1/31/2014 1:09 PM
174	snow removal	1/31/2014 12:58 PM
175	safety of neighborhoods	1/31/2014 12:55 PM
176	Rec Center and sports activities are available	1/31/2014 12:50 PM
177	City Services	1/31/2014 12:25 PM
178	City Services	1/31/2014 11:09 AM
179	Friendly, community feel.	1/31/2014 10:39 AM
180	parks	1/31/2014 10:27 AM
181	Police	1/31/2014 10:12 AM
182	Secure and safe environment	1/31/2014 9:14 AM
183	Quality public works	1/31/2014 8:13 AM
184	Sense of community	1/31/2014 3:53 AM
185	trash pickup	1/30/2014 10:50 PM
186	Library	1/30/2014 10:22 PM
187	great place to raise children	1/30/2014 9:59 PM
188	neighbors	1/30/2014 8:31 PM
189	Water service	1/30/2014 7:27 PM
190	Police & fire located within the city limits (not outsourced)	1/30/2014 7:15 PM
191	snow plowing	1/30/2014 7:11 PM
192	Sidewalks	1/30/2014 7:07 PM
193	sidewalks	1/30/2014 6:48 PM
194	fire department	1/30/2014 6:18 PM
195	sidewalk snow removal	1/30/2014 5:58 PM
196	programs for kids	1/30/2014 5:46 PM
197	Snow Removal	1/30/2014 5:45 PM
198	personal city official services/yard waste pick up	1/30/2014 5:15 PM
199	Sense of Community	1/30/2014 5:00 PM
200	Removal of snow and leaves	1/30/2014 4:48 PM
201	newsletter	1/30/2014 3:56 PM



## Q4 Please list three personal or family needs that are not met by the City of Huntington Woods:

Answered: 168   Skipped: 92

Answer Choices	Responses
1.	100.00% 168
2.	65.48% 110
3.	44.05% 74

#	1.	Date
1	retail walkability	3/23/2014 1:52 PM
2	none	3/17/2014 11:41 AM
3	Snow Removal	3/17/2014 11:11 AM
4	good roads	3/13/2014 12:29 PM
5	Physical outdoor activities for seniors	3/12/2014 12:25 PM
6	Improved neighborhood watch program (easy way to report suspicious behavior)	3/12/2014 11:09 AM
7	Smoother streets	3/12/2014 8:34 AM
8	Senior Housing	3/10/2014 10:34 AM
9	Senior Housing	3/10/2014 10:07 AM
10	Place for seniors to exercise with equipment, without children in the way	3/10/2014 10:04 AM
11	Dog Park	3/9/2014 8:12 PM
12	Postal station services	3/6/2014 6:52 PM
13	rapid transit	3/6/2014 9:55 AM
14	tree trimming	3/6/2014 8:10 AM
15	Lack of a Dog Park	3/5/2014 8:10 PM
16	not sure that I can identify any significant areas	3/4/2014 10:25 PM
17	large-scale outdoor recreation such as lakes, woods, hills	3/3/2014 11:18 PM
18	I wish we still had a post office	3/3/2014 9:59 PM
19	Biking lanes	3/3/2014 12:33 PM
20	"Woods" to play in.	3/2/2014 2:29 PM
21	a few parks are not friendly to small children - no equipment for them	3/2/2014 5:39 AM
22	Nearby public transportation as we seniors get older	3/1/2014 6:29 PM
23	controlling high speed traffic on my street	3/1/2014 1:57 PM
24	Emergency Shelters	2/28/2014 12:57 PM
25	Shelter (in case of lack of electricity or other heat, water, etc.	2/28/2014 12:55 PM
26	senior living faciliyt	2/28/2014 12:21 PM
27	none	2/27/2014 2:39 PM
28	some new residents are unfriendly	2/27/2014 11:52 AM

# Huntington Woods Master Plan Community Survey 2014

29	Evening - Late Afternoon - Weekend Transportation	2/27/2014 11:08 AM
30	Controlling speeding on the city streets-	2/27/2014 10:25 AM
31	dog park	2/26/2014 5:30 PM
32	Clearing of snow on sidewalk	2/26/2014 12:57 PM
33	None	2/26/2014 5:30 AM
34	Balfour currently has a construction problem affecting any pedestrian or driver and must be a nightmare for its neighbors	2/25/2014 12:50 PM
35	No hockey rink	2/24/2014 6:30 PM
36	sidewalks aren't cleared as much due to budget constraints	2/23/2014 1:53 PM
37	No post office!	2/21/2014 4:20 PM
38	Clearing of (formerly) Sam's Market property - an eyesore	2/21/2014 12:54 PM
39	better bike regulation enforcement	2/21/2014 9:40 AM
40	More restaurant options	2/19/2014 5:04 PM
41	public transportation	2/19/2014 6:59 AM
42	Local Bar	2/18/2014 4:43 PM
43	senior housing	2/18/2014 3:11 PM
44	city sidewalks not plowed in winter	2/18/2014 10:50 AM
45	senior citizen housing	2/17/2014 8:07 PM
46	No library hours on Sunday	2/16/2014 10:43 PM
47	n/a	2/16/2014 4:43 PM
48	Grocery or convenience store or coffee shop within city	2/16/2014 4:42 PM
49	Roads in bad state of repair	2/16/2014 12:07 AM
50	quality of roads is falling much faster than repairs are made	2/15/2014 10:24 PM
51	services for seniors	2/15/2014 10:00 PM
52	improve parks	2/15/2014 1:42 PM
53	bar/restaurant	2/15/2014 11:01 AM
54	shopping	2/14/2014 8:38 PM
55	Our front sidewalk was not shoveled	2/14/2014 3:07 PM
56	not sure	2/12/2014 3:08 PM
57	Accessibility to trails for walking	2/11/2014 8:25 PM
58	shopping—esp. groceries	2/11/2014 5:30 PM
59	sidewalks not cleared after heavy snow	2/11/2014 12:41 PM
60	Socialist City Government that issues a master plan that does not take into account living in the 21st century	2/11/2014 10:56 AM
61	pool pass make up could be changed- have x number of passes per family and the family can use x number how it pleases for the family. Right now, it is by name only so there are 3 people in the family listed and that is only who can use it. Prefer if it could be changed so the family can decide which x family members can use it. Could change throughout the summer.	2/10/2014 9:14 PM
62	ethnic diversity	2/10/2014 2:31 PM
63	Burton Playground	2/10/2014 10:33 AM
64	More walkable retail in neighborhood	2/10/2014 9:57 AM
65	wasted my money on law case of golf course	2/10/2014 12:39 AM

# Huntington Woods Master Plan Community Survey 2014

66	No good public transportation	2/9/2014 8:23 PM
67	a little market to walk to easily	2/9/2014 3:15 PM
68	public transportation	2/9/2014 2:10 PM
69	Safety - Need more patrols on the perimeter streets	2/9/2014 12:44 PM
70	improved parks/green space	2/9/2014 11:52 AM
71	City not helpful in permitting process when you want to improve home/garage.	2/8/2014 5:35 PM
72	lot size is too small	2/8/2014 2:41 PM
73	neighborhood lights	2/8/2014 2:37 PM
74	Library needs improvements/expansion (staff is great!)	2/8/2014 11:45 AM
75	Roads are in horrible condition, hard to run on	2/8/2014 10:54 AM
76	housing alternatives for aging in HW	2/8/2014 9:39 AM
77	road maintenance not so good.	2/8/2014 9:21 AM
78	none	2/7/2014 3:05 PM
79	biking paths	2/7/2014 11:41 AM
80	senior housing	2/7/2014 9:40 AM
81	Rec programs not available nights and weekends when I'm not working	2/6/2014 7:58 PM
82	Running/Biking Trail marked and designated around the city	2/5/2014 10:54 PM
83	Dog Park	2/5/2014 8:32 PM
84	Took our parking spot on Newport	2/5/2014 6:08 PM
85	Difficult pedestrian cross points along Woodward Ave	2/5/2014 5:46 PM
86	I miss the post office.	2/5/2014 4:30 PM
87	poor condition of roads	2/4/2014 10:52 PM
88	lack of parking	2/4/2014 10:35 PM
89	Restaurants	2/4/2014 9:41 PM
90	poor roads & sewer systems	2/4/2014 9:23 PM
91	cleaning of the sidewalks could be much better	2/4/2014 2:39 PM
92	Alternative housing	2/4/2014 1:39 PM
93	on-street parking overnight	2/4/2014 11:30 AM
94	Designated and Posted on Street Bicycle Lanes	2/4/2014 10:43 AM
95	dog park	2/4/2014 10:07 AM
96	Fitness center	2/3/2014 10:46 PM
97	Bike paths!	2/3/2014 10:12 PM
98	library closed on sundays, lack of street lights	2/3/2014 9:44 PM
99	dog park	2/3/2014 7:55 PM
100	unfriendly city hall workers	2/3/2014 7:19 PM
101	robbery prevention	2/3/2014 2:11 PM
102	diversity	2/3/2014 1:16 PM
103	full library hours	2/3/2014 11:49 AM
104	Gym/fitness equipment	2/3/2014 11:25 AM
105	high cost of water and taxes	2/3/2014 11:19 AM

# Huntington Woods Master Plan Community Survey 2014

106	lack of access for disabled (i.e. long walks to entrances, @ pool)	2/3/2014 10:13 AM
107	snow is not cleared timely	2/3/2014 8:56 AM
108	Infrastructure	2/2/2014 8:43 PM
109	More Road Improvements	2/2/2014 7:09 PM
110	Restaurants	2/2/2014 1:59 PM
111	Poor School Bldg Infrastructure	2/2/2014 1:13 PM
112	parks are being made for small children only	2/2/2014 12:43 PM
113	unreliable sidewalk snow removal	2/2/2014 12:05 PM
114	Sidewalk snow removal times in front of woods is VERY slow	2/2/2014 11:27 AM
115	Too many regulations	2/2/2014 10:24 AM
116	greenspace	2/2/2014 10:22 AM
117	Poor street conditions	2/2/2014 7:55 AM
118	Post office	2/1/2014 9:39 PM
119	Snow plowing of city roads	2/1/2014 6:35 PM
120	Taxes are too high	2/1/2014 4:47 PM
121	Post office	2/1/2014 4:35 PM
122	Walking distance to desirable shops and restaurants	2/1/2014 4:31 PM
123	Preschool facilities	2/1/2014 4:27 PM
124	cars parked across sidewalks	2/1/2014 2:14 PM
125	Workout facility	2/1/2014 2:10 PM
126	safe areas to bike and walk	2/1/2014 2:08 PM
127	property taxes could be lower	2/1/2014 1:56 PM
128	sidewalk snow removal	2/1/2014 1:40 PM
129	Few businesses	2/1/2014 1:36 PM
130	Burton Playground	2/1/2014 1:18 PM
131	enforcement of ordinance against dogs off leash	2/1/2014 12:40 PM
132	Plowing sidewalks	2/1/2014 11:56 AM
133	N/A	2/1/2014 11:08 AM
134	Ease of shopping	2/1/2014 10:51 AM
135	enforcement of noise ordinances (e.g. lawn/snow services)	2/1/2014 9:28 AM
136	Roadway maintenance	2/1/2014 8:54 AM
137	No dedicated bike or running path/lanes	2/1/2014 7:24 AM
138	Lower taxes	1/31/2014 9:05 PM
139	Junior high school in HW	1/31/2014 7:12 PM
140	Fruit Camp needs to be extended the entire summer	1/31/2014 6:52 PM
141	I can't really think of what could be improved	1/31/2014 3:59 PM
142	Rec classes not offered on weekends cannot attend weekday ones	1/31/2014 3:00 PM
143	Post Office	1/31/2014 1:19 PM
144	good public transportation	1/31/2014 1:15 PM
145	Work-out facility & indoor pool within the City	1/31/2014 1:09 PM



# Huntington Woods Master Plan Community Survey 2014

146	preservation of tree ord. for private and public property	1/31/2014 12:55 PM
147	We've lived here since 1962 and the city has always serviced our needs	1/31/2014 12:50 PM
148	Local store/shopping	1/31/2014 11:09 AM
149	None	1/31/2014 10:39 AM
150	parking	1/31/2014 10:27 AM
151	Good quality drainage off side walks	1/31/2014 10:12 AM
152	Retail	1/31/2014 8:13 AM
153	poor roads	1/30/2014 10:50 PM
154	Not enough retail on Commercial streets	1/30/2014 10:22 PM
155	affordable to purchase a modern nice size home	1/30/2014 9:59 PM
156	school system	1/30/2014 8:31 PM
157	N/A	1/30/2014 7:27 PM
158	City has not been able to address my neighbor's living conditions (hording)	1/30/2014 7:15 PM
159	Sidewalks don't get cleared of snow fast enough.	1/30/2014 7:11 PM
160	Shopping --of any kind w/l walking distance	1/30/2014 7:07 PM
161	bike paths	1/30/2014 6:48 PM
162	no cutaway street parking	1/30/2014 6:18 PM
163	housing & services for empty nesters/seniors	1/30/2014 5:58 PM
164	we could use a middle school in HW :)	1/30/2014 5:46 PM
165	Busing to school	1/30/2014 5:45 PM
166	community garden	1/30/2014 5:15 PM
167	Fiber Optic High Speed Internet Service	1/30/2014 5:00 PM
168	Proper Street Construction and Repairs	1/30/2014 4:48 PM
#	2.	Date
1	better public transit facilities (bus shelters)	3/23/2014 1:52 PM
2	Wi-Fi City wide	3/12/2014 12:25 PM
3	More activities for small children on the weekend/late afternoons	3/12/2014 11:09 AM
4	More frequent sidewalk plowing	3/12/2014 8:34 AM
5	Streets not clear for cars - people running, strollers, bikers who think they own the street, why are tickets not being given out?	3/10/2014 10:04 AM
6	Business areas	3/6/2014 6:52 PM
7	enough green space	3/6/2014 9:55 AM
8	postal station eliminated	3/6/2014 8:10 AM
9	walking access to Zoo - a gate near Salem Rd (Rhino pen)	3/3/2014 11:18 PM
10	I wish we had a couple of businesses in the city within walking distance.	3/3/2014 9:59 PM
11	library should be open longer hours	3/2/2014 5:39 AM
12	keeping sidewalks clear this winter	3/1/2014 1:57 PM
13	fitness club	2/28/2014 12:21 PM
14	zero	2/27/2014 2:39 PM
15	not enough accommodations for disabled	2/27/2014 11:52 AM

# Huntington Woods Master Plan Community Survey 2014

16	Public Safety isn't that good	2/27/2014 10:25 AM
17	In order to stay in the City, elderly residents could use a bit more help	2/25/2014 12:50 PM
18	No airport	2/24/2014 6:30 PM
19	Sidewalks not cleared all the time	2/21/2014 4:20 PM
20	improve street clearing other than main roads	2/21/2014 9:40 AM
21	A year-round public basketball hoop	2/19/2014 5:04 PM
22	diversity of population	2/19/2014 6:59 AM
23	need greater, innovative programming for ALL ages	2/16/2014 10:43 PM
24	Fitness facility- workout gym	2/16/2014 4:42 PM
25	Traffic flow around school in the morning is horrible	2/16/2014 12:07 AM
26	dream cruise and Arts/beats/eats parking situations	2/15/2014 10:24 PM
27	senior center	2/15/2014 10:00 PM
28	new burton school building	2/15/2014 1:42 PM
29	supermarket/store	2/15/2014 11:01 AM
30	higher education	2/14/2014 8:38 PM
31	Better fitness gym at Rec Center	2/11/2014 8:25 PM
32	bicycling and running in the streets hazardous to those who do it and motorists	2/11/2014 12:41 PM
33	Hypocritical City Government elected officers that have had variances applies to their own homes that do not follow their own master plan	2/11/2014 10:56 AM
34	Snow Removal	2/10/2014 10:33 AM
35	More open space	2/10/2014 9:57 AM
36	keeping joggers off the streets where there are sidewalks	2/10/2014 12:39 AM
37	Not enough childcare options open to all	2/9/2014 8:23 PM
38	support for seniors, aging in place	2/9/2014 3:15 PM
39	community garden	2/9/2014 2:10 PM
40	minimal shopping/restaurants in walking distance	2/9/2014 11:52 AM
41	Misplaced priority on neighborhood appearance at expense of child-friendly yards	2/8/2014 5:35 PM
42	some streets in need of repair (Talbot)	2/8/2014 2:37 PM
43	No marked bike lanes	2/8/2014 11:45 AM
44	sidewalk clearing in winter not frequent enough	2/8/2014 9:21 AM
45	none	2/7/2014 3:05 PM
46	Post Office	2/5/2014 8:32 PM
47	No access to viable public or mass transit (service not regular or dependable)	2/5/2014 5:46 PM
48	There's no place to sit and have coffee.	2/5/2014 4:30 PM
49	adequate parking in narrow streets	2/4/2014 10:52 PM
50	streets too narrow	2/4/2014 10:35 PM
51	pot hole repair	2/4/2014 11:30 AM
52	Public Transportation Options	2/4/2014 10:43 AM
53	city coordinated fee-based residential snow plow service	2/4/2014 10:07 AM
54	Overnight parking on street	2/3/2014 10:46 PM

# Huntington Woods Master Plan Community Survey 2014

55	Improved middle and high schools	2/3/2014 10:12 PM
56	streets not plowed very well except scotia	2/3/2014 9:44 PM
57	green space	2/3/2014 7:55 PM
58	no post office	2/3/2014 7:19 PM
59	tree replacement	2/3/2014 2:11 PM
60	administrative oversight of discrimination by city employees	2/3/2014 1:16 PM
61	Winter activities - Outdoor	2/3/2014 11:25 AM
62	lack of elderly type housing	2/3/2014 10:13 AM
63	children's programs offered only in daytime	2/3/2014 8:56 AM
64	Lack of curbs	2/2/2014 8:43 PM
65	Address Flooding at Intersections	2/2/2014 7:09 PM
66	Cafes	2/2/2014 1:59 PM
67	Zoning not enforced as well as possible.	2/2/2014 11:27 AM
68	bike lanes	2/2/2014 10:22 AM
69	Plant more trees	2/2/2014 7:55 AM
70	City street lights insufficient	2/1/2014 6:35 PM
71	No walkable cafe's or restaurants within the city	2/1/2014 4:47 PM
72	Plowing of streets	2/1/2014 4:35 PM
73	all weather swimming pool	2/1/2014 4:27 PM
74	improve parks	2/1/2014 2:14 PM
75	Older adult housing	2/1/2014 2:10 PM
76	senior friendly housing alternatives	2/1/2014 2:08 PM
77	post office	2/1/2014 1:40 PM
78	No restaurants, coffee shops or other such meeting spaces	2/1/2014 1:36 PM
79	Roads - continue efforts	2/1/2014 1:18 PM
80	discriminating against mental health professionals from doing psychotherapy (one person at a time) out of their home while other busier businesses can have home business.	2/1/2014 12:40 PM
81	N/A	2/1/2014 11:08 AM
82	Central heart of city life	2/1/2014 10:51 AM
83	library should be open more hours/days	2/1/2014 9:28 AM
84	Frequency of snow clearing/leaf removal	2/1/2014 8:54 AM
85	Ticketing of speeding through neighborhood	2/1/2014 7:24 AM
86	Post office	1/31/2014 9:05 PM
87	Potential security issue (recent break ins)	1/31/2014 7:12 PM
88	Most roads still need to be replaced	1/31/2014 6:52 PM
89	Taxes are too high.	1/31/2014 3:59 PM
90	diversity	1/31/2014 1:15 PM
91	Close shopping	1/31/2014 1:09 PM
92	non enforcement for card parked across driveways	1/31/2014 12:55 PM
93	Smooth, paved streets	1/31/2014 11:09 AM

# Huntington Woods Master Plan Community Survey 2014

94	A quality school district	1/31/2014 10:27 AM
95	Good road surfaces and sidewalks	1/31/2014 10:12 AM
96	not enough parking	1/30/2014 10:50 PM
97	No central area for people to hang out	1/30/2014 10:22 PM
98	dog park	1/30/2014 9:59 PM
99	tree program	1/30/2014 8:31 PM
100	N/A	1/30/2014 7:27 PM
101	Burton fields need to be redone	1/30/2014 7:15 PM
102	The fencing of the golf course needs repair.	1/30/2014 7:11 PM
103	Entertainment-- of any kind for adults (movies, eating) w/ walking distance	1/30/2014 7:07 PM
104	public transportation shelters and maintenance	1/30/2014 6:48 PM
105	poor quality road	1/30/2014 6:18 PM
106	multigenerational trips/activities	1/30/2014 5:58 PM
107	more housing options for seniors	1/30/2014 5:46 PM
108	usable parks	1/30/2014 5:15 PM
109	Local Wi-Fi Internet Service. What ever happened to the Oakland County WIFI Plan?	1/30/2014 5:00 PM
110	Lack of any businesses in the city	1/30/2014 4:48 PM
#	3.	Date
1	north (walk-in only) entrance to Rackham GC	3/23/2014 1:52 PM
2	affordable senior housing	3/12/2014 12:25 PM
3	Prompt pothole filling	3/12/2014 11:09 AM
4	Bus service for all seniors, not just those who medically need it, like other cities, ie: Berkley & Troy (ok to charge \$1 each way)	3/10/2014 10:04 AM
5	maintenance of original houses	3/6/2014 9:55 AM
6	I wish recreation department had an exercise room for residents.	3/3/2014 9:59 PM
7	rec center should be rentable by outside groups serving some Huntington Woods residents	3/2/2014 5:39 AM
8	sewer issues that cause flooded basements	2/28/2014 12:21 PM
9	o	2/27/2014 2:39 PM
10	city gov't is not diverse too conservative	2/27/2014 11:52 AM
11	Sam's Market is an eye sore	2/27/2014 10:25 AM
12	No high school	2/24/2014 6:30 PM
13	improve child pick up at school parking lot-jammed	2/21/2014 9:40 AM
14	Designated bike routes/lanes	2/19/2014 5:04 PM
15	too far from most shopping	2/19/2014 6:59 AM
16	More needs to be done to involve younger people in community activities, e.g. membership on boards and commissions, participation in city events like the 4th of July floats, etc.	2/16/2014 10:43 PM
17	Waste water return in desperate need of repair	2/16/2014 12:07 AM
18	traffic on woodward	2/15/2014 10:24 PM
19	aggressively fight poorly maintained homes	2/15/2014 1:42 PM
20	high tax burden	2/15/2014 11:01 AM
21	employment	2/14/2014 8:38 PM



# Huntington Woods Master Plan Community Survey 2014

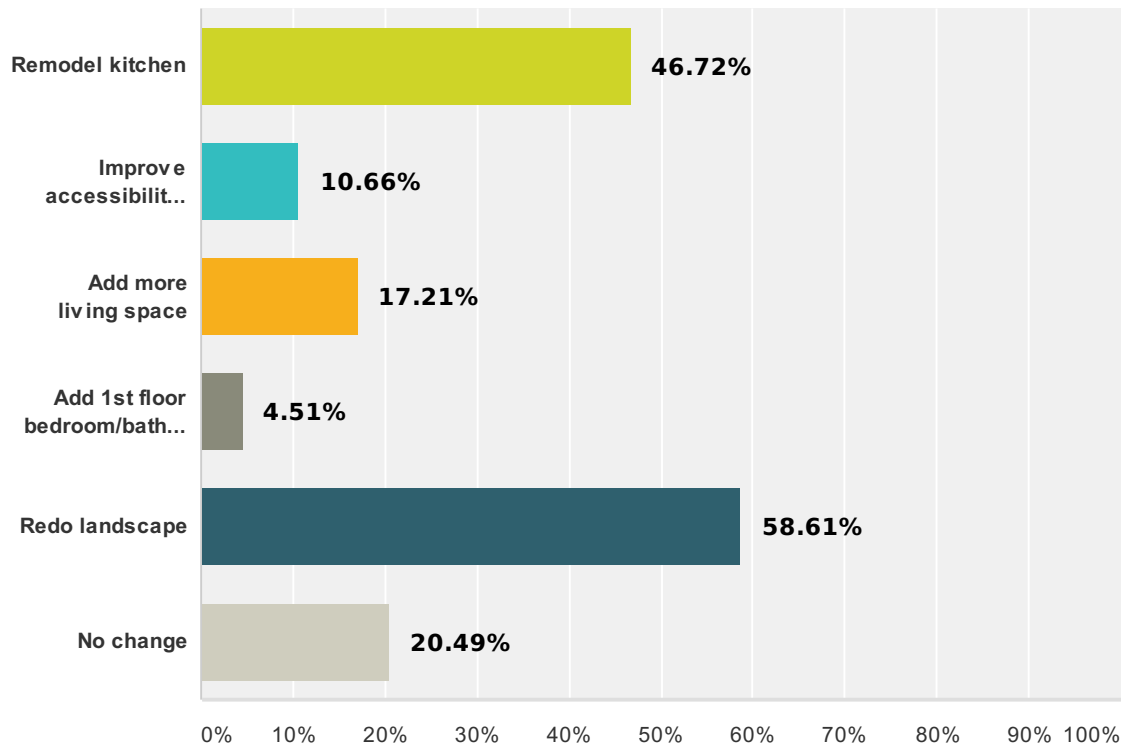
22	Parks open to dogs	2/10/2014 9:57 AM
23	fire fighters error	2/10/2014 12:39 AM
24	No post office in the city offices any longer	2/9/2014 8:23 PM
25	age in place service and housing	2/9/2014 2:10 PM
26	Reduced sidewalk sweeping/police budget	2/8/2014 5:35 PM
27	Improved entrance into city from all entrances like 11 mile	2/8/2014 2:37 PM
28	No enforcement for joggers on the road	2/8/2014 11:45 AM
29	traffic enforcement excessive, unfair to residents	2/8/2014 9:21 AM
30	none	2/7/2014 3:05 PM
31	City Ice Skating Rink	2/5/2014 8:32 PM
32	Cars blocking sidewalks despite ordinance (not being enforced)	2/5/2014 5:46 PM
33	New yuppie street signs are too small to read.	2/5/2014 4:30 PM
34	parking enforcement	2/4/2014 10:52 PM
35	roads in disrepair	2/4/2014 10:35 PM
36	sidewalk snow clearing	2/4/2014 11:30 AM
37	Parks with kids playscapes	2/3/2014 10:46 PM
38	no fitness center	2/3/2014 9:44 PM
39	inflexible city inspector hours	2/3/2014 7:19 PM
40	"Downtown" gathering center	2/3/2014 11:25 AM
41	insufficient handicap parking for seniors at events.	2/3/2014 10:13 AM
42	safety	2/2/2014 8:43 PM
43	Party Store on 11 Mile (jk)	2/2/2014 7:09 PM
44	Bars	2/2/2014 1:59 PM
45	Increased library hours	2/1/2014 6:35 PM
46	No trails or walking paths	2/1/2014 4:47 PM
47	fully equipped gymnasium	2/1/2014 4:27 PM
48	Public transportation to shopping and dining areas	2/1/2014 2:10 PM
49	senior friendly anything - city is totally family/children oriented	2/1/2014 2:08 PM
50	Would really like to get buried utilities	2/1/2014 1:18 PM
51	N/A	2/1/2014 11:08 AM
52	I liked when the sidewalks were plowed	2/1/2014 9:28 AM
53	Parking enforcement	2/1/2014 8:54 AM
54	No dog park ( not sure where this would go)	2/1/2014 7:24 AM
55	Drivers Renewal	1/31/2014 9:05 PM
56	More local businesses on Coolidge or 11mi	1/31/2014 7:12 PM
57	restaurant/coffee shop IN HW	1/31/2014 1:15 PM
58	Open rec center gym other than for basketball	1/31/2014 1:09 PM
59	extremely high property taxes	1/31/2014 12:55 PM
60	low taxes	1/31/2014 10:27 AM
61	Dog poop bags/bins	1/31/2014 10:12 AM

## Huntington Woods Master Plan Community Survey 2014

62	too many ordinances	1/30/2014 10:50 PM
63	No Bike lanes	1/30/2014 10:22 PM
64	good street lighting along the main road (Coolidge)	1/30/2014 9:59 PM
65	N/A	1/30/2014 7:27 PM
66	Speeding along city streets like Lincoln & Scotia	1/30/2014 7:15 PM
67	People walk in street disrupt traffic. People on bikes ignore stop sign, etc, and demand everyone yield to them.	1/30/2014 7:11 PM
68	Overzealous police--accusing kids of terrorism? Really!	1/30/2014 7:07 PM
69	neighborhood development	1/30/2014 6:48 PM
70	poor quality berkeley school district	1/30/2014 6:18 PM
71	vettted contractors/trades/designers like an Angies list for HW	1/30/2014 5:58 PM
72	public transportation	1/30/2014 5:46 PM
73	resurfaced roads	1/30/2014 5:15 PM
74	Proper lighting at night	1/30/2014 4:48 PM

**Q5 Please indicate which of the following improvements you have made to your home in the past five years or are considering making in the next five years (check all that apply):**

Answered: 244 Skipped: 16



Answer Choices	Responses
Remodel kitchen	46.72% 114
Improve accessibility you/family member	10.66% 26
Add more living space	17.21% 42
Add 1st floor bedroom/bathroom	4.51% 11
Redo landscape	58.61% 143
No change	20.49% 50
Total Respondents: 244	

#	Other (please specify)	Date
1	replace driveway	3/23/2014 1:52 PM
2	partial remodeling of baths	3/13/2014 12:29 PM
3	Redid Exterior	3/13/2014 10:55 AM
4	Finished basement, bathroom remodel	3/12/2014 11:09 AM
5	remodeled 2 bathrooms	3/6/2014 6:52 PM

# Huntington Woods Master Plan Community Survey 2014

6	remodeled bathrooms	3/6/2014 8:10 AM
7	new roof..... new asphalt drive way	3/4/2014 2:29 PM
8	waterproofing the basement	3/2/2014 4:20 PM
9	basement re-model	3/2/2014 2:29 PM
10	replaced roof, most appliances	3/2/2014 5:39 AM
11	Insulation, New Roof	2/28/2014 12:50 PM
12	new bathroom	2/28/2014 12:21 PM
13	pool/deck remodel	2/27/2014 2:39 PM
14	Air Conditioning, refinish floors, repaint	2/27/2014 11:52 AM
15	Backyard landscaping/front replacing declining shrubs	2/27/2014 11:08 AM
16	sprinklers	2/26/2014 2:41 PM
17	Insulation & Landscping	2/26/2014 5:30 AM
18	redid master bathroom 3 years ago. House is only 15 years old	2/23/2014 1:53 PM
19	renovation/expansion	2/22/2014 1:34 PM
20	Enclosed (3 season) back porch	2/21/2014 12:54 PM
21	new bathrooms	2/19/2014 10:50 AM
22	replaced entire house and garden after a house fire	2/19/2014 6:59 AM
23	Front porch and front door rebuilt / replaced	2/16/2014 12:07 AM
24	new windows/doors/shutters/fascade; garage attic; new HVAC	2/15/2014 10:24 PM
25	always updating	2/15/2014 10:00 PM
26	expanded garage	2/14/2014 8:38 PM
27	continue to improve as needed	2/12/2014 3:43 PM
28	remodeled bathrooms, new landscaping, new windows and doors	2/12/2014 10:01 AM
29	Insulated the entire house	2/11/2014 8:25 PM
30	new roof, added new yard fence	2/11/2014 12:41 PM
31	Improve heating in finished basement	2/10/2014 2:31 PM
32	Have rebuilt garage	2/10/2014 9:57 AM
33	completely rebuilt the house and landscaping	2/10/2014 12:39 AM
34	Replace garage	2/8/2014 5:35 PM
35	New roof and siding	2/8/2014 2:41 PM
36	updated basement	2/8/2014 2:37 PM
37	Porch reconstruction, gut and remodel bathroom	2/8/2014 10:54 AM
38	remodel 1st floor bathroom	2/6/2014 8:20 PM
39	update master bathroom	2/5/2014 10:54 PM
40	Remodeled Largest bathroom	2/5/2014 6:08 PM
41	Remodel upstairs bath and closet	2/5/2014 5:46 PM
42	bathroom remodel	2/4/2014 10:52 PM
43	Deck , Some kitchen remodeling	2/4/2014 9:23 PM
44	remodel bathroom	2/3/2014 9:26 PM
45	Remodel family room	2/3/2014 8:17 PM

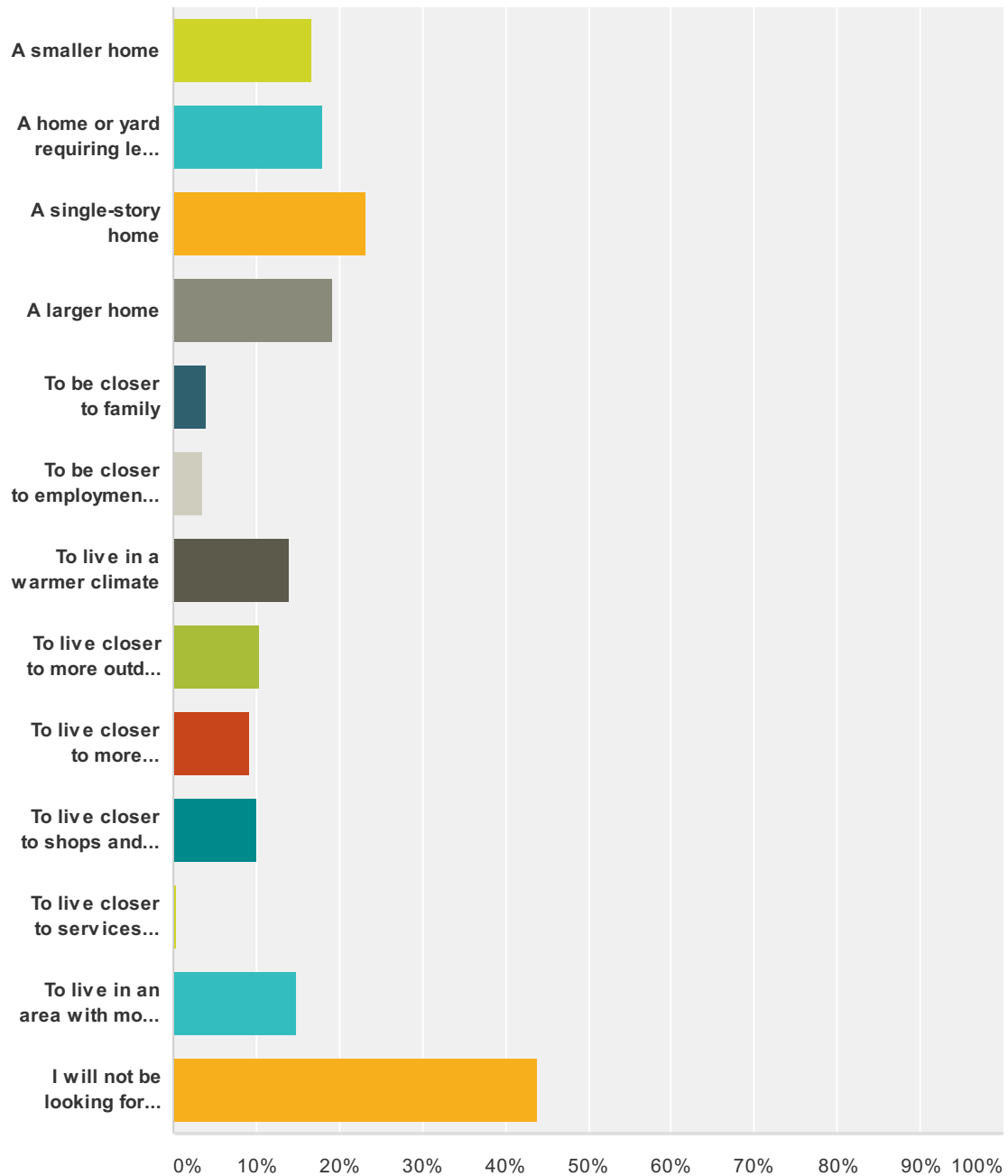


# Huntington Woods Master Plan Community Survey 2014

46	Renovation of entire house	2/2/2014 2:23 PM
47	remodel 1st floor bathroom	2/2/2014 12:45 PM
48	New windows	2/2/2014 12:43 PM
49	renovate 1st floor bath and reconfigure 1st floor walls	2/2/2014 12:05 PM
50	new driveway	2/2/2014 11:27 AM
51	Remodeled bathrooms	2/1/2014 4:35 PM
52	Remodel bathroom	2/1/2014 4:27 PM
53	remodel bath and basement	2/1/2014 2:14 PM
54	remodel bathroom, update basement	2/1/2014 2:08 PM
55	replace windows, upgrade furnace & A/C	2/1/2014 1:40 PM
56	Other renovations on existing spaces	2/1/2014 1:36 PM
57	added landscape lighting	2/1/2014 12:40 PM
58	more efficient windows	2/1/2014 9:28 AM
59	building new home	2/1/2014 8:03 AM
60	replace porch	1/31/2014 9:05 PM
61	new roof, exterior fixes	1/31/2014 6:52 PM
62	Master bed and bath	1/31/2014 4:30 PM
63	Built a new garage, added new heating/cooling system, new driveway	1/31/2014 1:09 PM
64	Remodel bathroom	1/31/2014 12:57 PM
65	Install new furnace and air conditioner.	1/31/2014 10:39 AM
66	Added wood burning fireplace, added insulation, added trim and decoration	1/31/2014 10:12 AM
67	Repair small water leak.	1/30/2014 7:11 PM
68	Finish Basement. Add Porch to front of house.	1/30/2014 5:00 PM
69	Basement Bathroom	1/30/2014 4:48 PM

## Q6 Think ahead to your next home - what will you be looking for? (check as many as apply)

Answered: 251 Skipped: 9



Answer Choices	Responses	
A smaller home	16.73%	42
A home or yard requiring less maintenance	17.93%	45
A single-story home	23.11%	58
A larger home	19.12%	48

## Huntington Woods Master Plan Community Survey 2014

To be closer to family	3.98%	10
To be closer to employment or school	3.59%	9
To live in a warmer climate	13.94%	35
To live closer to more outdoor recreation opportunities	10.36%	26
To live closer to more cultural opportunities	9.16%	23
To live closer to shops and restaurants	9.96%	25
To live closer to services (medical, dental, professional)	0.40%	1
To live in an area with more transportation options	14.74%	37
I will not be looking for another home	43.82%	110

**Total Respondents: 251**

[illegible]

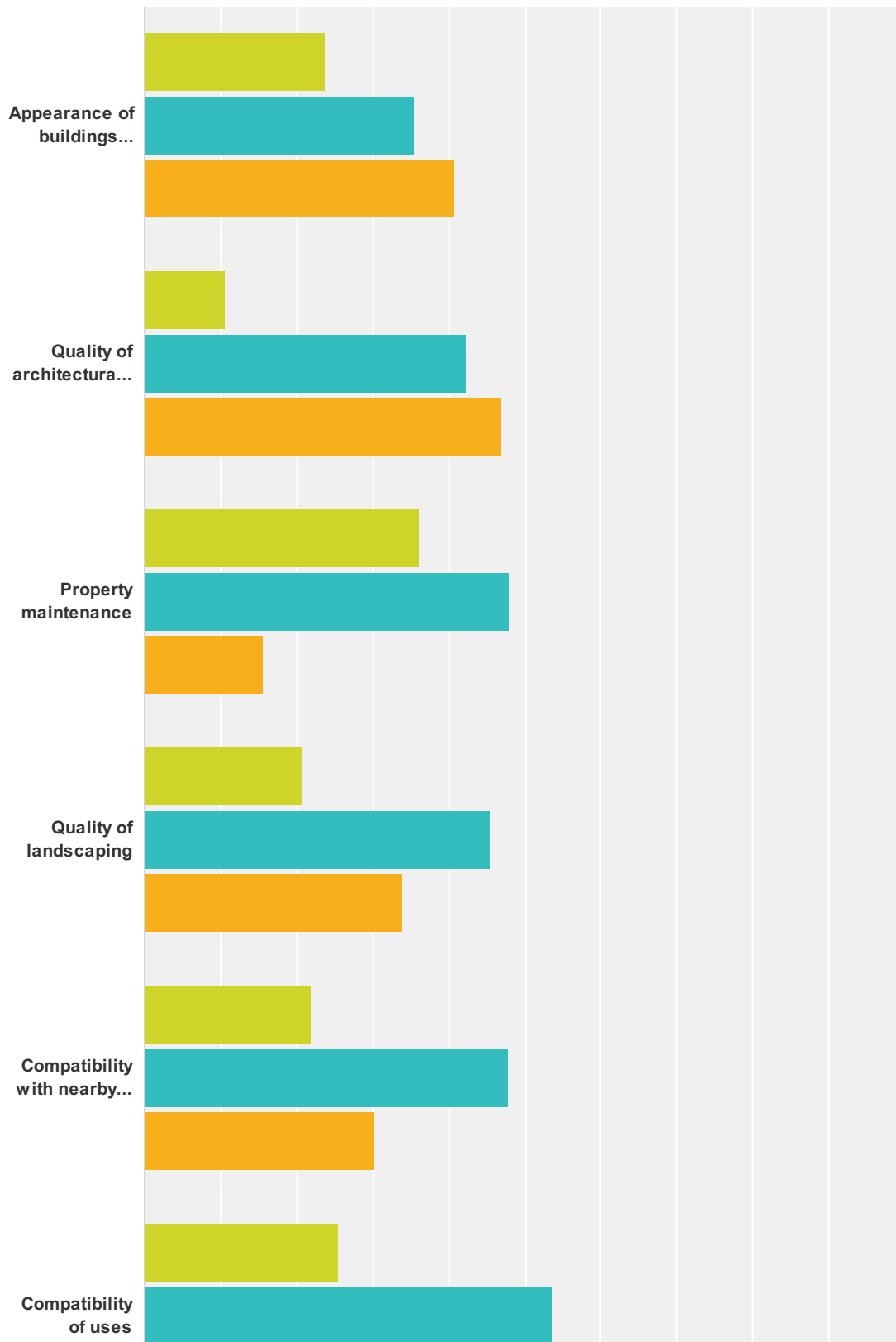
## Huntington Woods Master Plan Community Survey 2014

24	Would consider looking but only in hw.	2/4/2014 1:39 PM
25	additional bathroom and closet space	2/4/2014 10:07 AM
26	more green space	2/3/2014 7:55 PM
27	Upon retirement	2/2/2014 12:43 PM
28	To live on a lake	2/1/2014 4:35 PM
29	More land space between homes	2/1/2014 11:56 AM
30	retirement	1/31/2014 7:12 PM
31	Many years from now!	1/30/2014 5:46 PM
32	bigger yard	1/30/2014 5:15 PM
33	I might move to a more exurban area with more land.	1/30/2014 3:36 PM

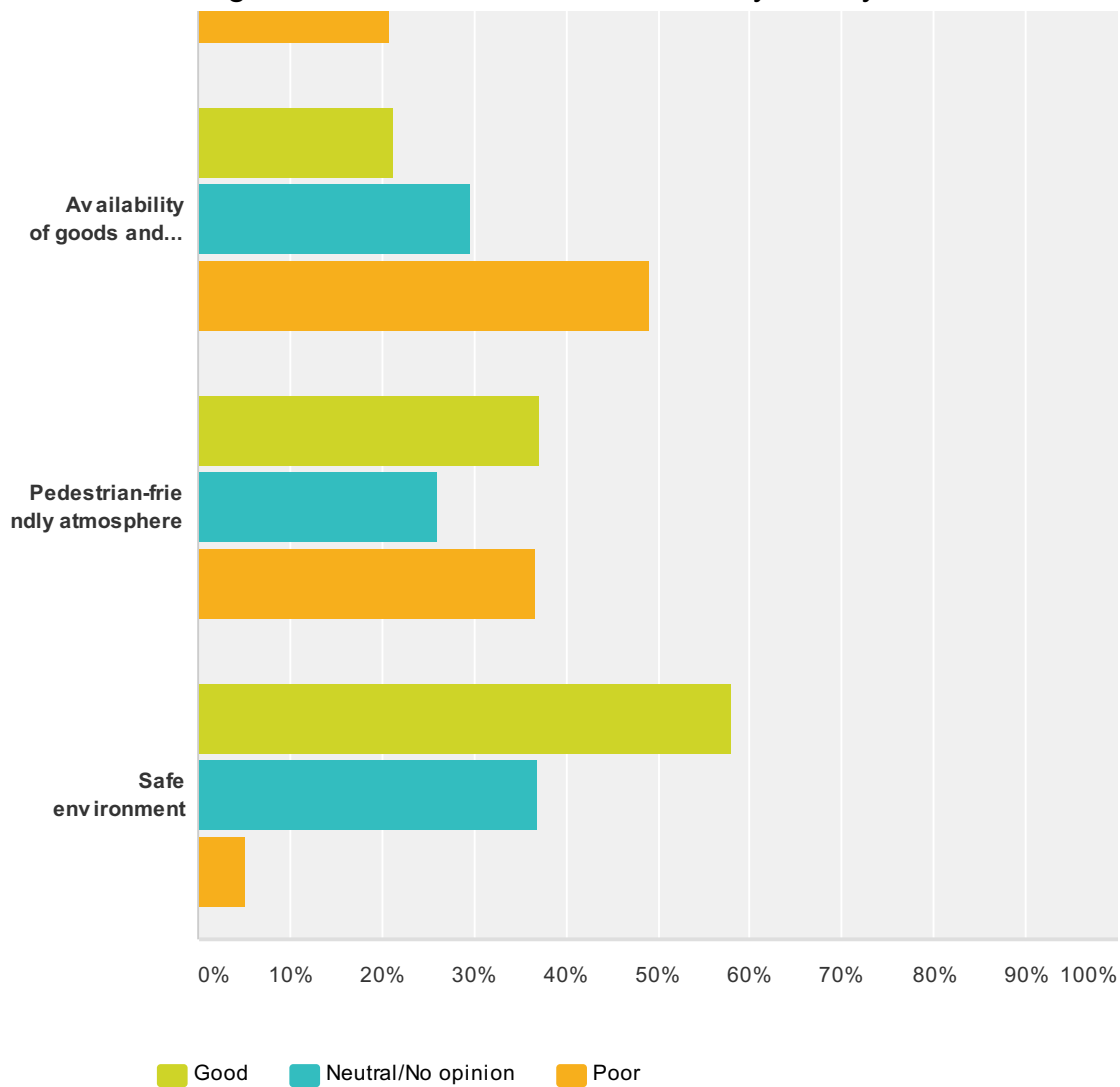


**Q7 Please rate the following aspects of commercial and office development on Woodward Avenue, Coolidge Highway, and 11 Mile Road in Huntington Woods:**

Answered: 256 Skipped: 4



# Huntington Woods Master Plan Community Survey 2014



	Good	Neutral/No opinion	Poor	Total
Appearance of buildings (upkeep, style)	23.72% 60	35.57% 90	40.71% 103	253
Quality of architectural design	10.67% 27	42.29% 107	47.04% 119	253
Property maintenance	36.22% 92	48.03% 122	15.75% 40	254
Quality of landscaping	20.72% 52	45.42% 114	33.86% 85	251
Compatibility with nearby homes	21.91% 55	47.81% 120	30.28% 76	251
Compatibility of uses	25.41% 62	53.69% 131	20.90% 51	244
Availability of goods and services I need	21.34% 54	29.64% 75	49.01% 124	253
Pedestrian-friendly atmosphere	37.15% 94	26.09% 66	36.76% 93	253
Safe environment	57.94% 146	36.90% 93	5.16% 13	252

# Huntington Woods Master Plan Community Survey 2014

#	Comment:	Date
1	too much medical and financial and not enough retail	3/23/2014 1:52 PM
2	Our police department is excellent.	3/17/2014 11:41 AM
3	Hard to answer - Coolidge, 11 Mile, Woodward all different, and in different degrees, 11 Mile (except for Sam's) is good, Woodward not so much, Coolidge is fair.	3/12/2014 12:25 PM
4	Most of the commercial buildings look older and some are outdated. There is a lack of maintenance of several buildings	3/5/2014 8:10 PM
5	the old Sam's market needs to be torn down	3/4/2014 10:25 PM
6	Woodward is a problem, 11 Mile is a problem, Coolidge is ok but not great, bank is not attractive	3/2/2014 5:39 AM
7	There are a couple of eyesores on 11 Mile Rd.	3/1/2014 6:29 PM
8	Do not live near business, plus business & commercial development on Woodward etc. by HW is non-existent.	2/27/2014 11:52 AM
9	Need to cover or remove Liquor sign at Sam's market on 11 mile	2/27/2014 9:35 AM
10	I can't give a "blanket" opinion on the above. Some of the buildings are fine, but some are not in great condition - especially Sam's on 11 Mile Rd and some of the office buildings on Woodward	2/21/2014 12:54 PM
11	Sam's Market site is eyesore	2/20/2014 7:09 PM
12	ALL properties on these major routes should be zoned commercial.	2/19/2014 6:59 AM
13	Bad question. Some are good, some poor in terms of commercial development	2/16/2014 10:43 PM
14	Sams Mkt - very poor	2/16/2014 12:29 PM
15	Commercial buildings / grounds look outdated and worn out	2/16/2014 12:07 AM
16	sams market is an eyesore, stores are not in walking distance, car repair shop on 11/coolidge is an eyesore	2/15/2014 11:01 AM
17	There are a few properties that are well kept up, but most are run down	2/12/2014 3:43 PM
18	So many people drive while talking on the phone that 6 times in the past three years I was almost hit by a car while I was simply crossing the street. In three situations the driver did not stop for stop signs.	2/11/2014 12:41 PM
19	Some building are kept up nicely, Chase bank, others are not, Amitage Collision, empty Sam's Market	2/10/2014 9:57 AM
20	Probably the biggest weakness of the city	2/9/2014 11:52 AM
21	Vacant building on 11 mile road.	2/8/2014 2:37 PM
22	The office buildings on Woodward are unsightly	2/8/2014 10:54 AM
23	Huntington Cleaners is very good in all categories. 11 Mile is pedestrian friendly, Woodward is not by its very nature. City needs to get Rite-Aide and others to landscape better. Somehow.	2/8/2014 9:39 AM
24	The only real negative now is Sam's Market property on 11 Mile Road.	2/7/2014 8:55 AM
25	very nondescript bldgs. do not even notice what they are for.	2/6/2014 8:20 PM
26	Should create a unique "look" and update many buildings	2/5/2014 10:54 PM
27	Sam's Market drastically needs to go or improve.	2/5/2014 6:08 PM
28	ugly	2/4/2014 10:52 PM
29	hardly a destination road- very blah	2/4/2014 10:35 PM
30	the buildings from Lincoln Center to the frame shop are in need of updating.	2/4/2014 9:23 PM
31	A "downtown" feel or gathering spots such as coffee shops, etc. would be nice	2/3/2014 11:25 AM
32	Most of woodward businesses appearance is dated/11 mile is lacking except for Scotia/city hall area	2/3/2014 11:19 AM
33	This is a REALLY broad subject that might better be broken up, at least to separate the different made City of Huntington Woods Master Plan 2014-2015 Appendix - Public Input Summary	2/2/2014 7:09 PM A-38

# Huntington Woods Master Plan Community Survey 2014

	Issues	
34	With the exception of the vacant market on 11 Mile, overall neutral opinion	2/2/2014 2:23 PM
35	It would be great to have a nice restaurant - like Vinsetta Garage - on one of the busy streets surrounding our great city! Someplace for families that also provides a bit of nightlife.	2/2/2014 1:59 PM
36	see #22 below. Also the city must do something about the vacant Sam's market on 11 Mile.	2/2/2014 12:05 PM
37	you can walk but not bike ; cars on both sides of streets	2/2/2014 10:22 AM
38	Need to clean up the parking lots for trash and weeds	2/2/2014 7:55 AM
39	Houses on 11 mile aren't up to the same standards as in the neighborhood.	2/1/2014 9:14 PM
40	None feel connected to community, but rather the communities that surround us	2/1/2014 4:31 PM
41	Most buildings are old, outdated and lack curb appeal	2/1/2014 2:10 PM
42	The ugliest stretch of Woodward in Oakland county is in hunt. Wds	2/1/2014 1:36 PM
43	Former Sam's market needs a solution/ or demolish	2/1/2014 1:18 PM
44	What's happening with vacant liquor store on 11 Mile?	2/1/2014 11:56 AM
45	my safety rating has to do with being run over by cars	2/1/2014 9:28 AM
46	Trees and bushes over hang the sidewalk, some buildings look like dumps	1/31/2014 9:57 PM
47	would like to see Sam's Mart redeveloped	1/31/2014 9:05 PM
48	Too many rules/restrictions are placed on potential businesses (i.e. party store on 11 mile road) looking to locate in the city.	1/31/2014 6:52 PM
49	I think we need to do something about the duplexes on the west side of Coolidge. Perhaps HW could purchase them as they become available and rent/maintain them, otherwise I think they would fall into disrepair.	1/31/2014 3:59 PM
50	The middle option shouldn't be no opinion - should be average	1/31/2014 1:15 PM
51	I think some of the buildings & homes are run down, not updated.	1/31/2014 1:09 PM
52	The old Sam's Market need's to be fixed	1/31/2014 12:50 PM
53	Very little commercial development. Lots of empty spaces. This is a real opportunity to increase the tax base of our town and enhance the community. The empty building that was once Sam's Market comes to mind.	1/31/2014 10:39 AM
54	Looks trashy	1/31/2014 10:12 AM
55	The ones we have are pretty run down, I also feel a little nervous walking around the Rite Aid late at night	1/30/2014 10:22 PM
56	Vacant/dilapidated commercial space on 11 Mile and lack of streetlights on Coolidge are areas for improvement	1/30/2014 9:59 PM
57	Sam's Market, Rite Aid need serious remodeling	1/30/2014 7:15 PM
58	Big disappointment; when we moved here from another state and approached HW on move in day from Coolidge (to Sherwood) I almost changed my mind.	1/30/2014 7:07 PM
59	Coolidge is poor, Woodward/11 Mile Road are good.	1/30/2014 5:45 PM
60	It would be wonderful to upgrade commercial space on 11 mile (coffee shop, etc) and on Woodward	1/30/2014 5:15 PM
61	Perhaps easier walking, biking access to businesses. A mix with some restaurants would be nice. Perhaps even a grocery store.	1/30/2014 5:00 PM



## Q8 What type of businesses would you like to see in Huntington Woods?

Answered: 190 Skipped: 70

Answer Choices	Responses
1.	100.00% 190
2.	64.74% 123
3.	31.58% 60
4.	16.32% 31
5.	10.53% 20
6.	5.79% 11
7.	3.68% 7
8.	2.11% 4

#	1.	Date
1	coffee shop	3/23/2014 1:52 PM
2	Bring the post office back. Very much needed.	3/17/2014 11:41 AM
3	none in the city of huntington woods	3/13/2014 12:29 PM
4	None - should stay just the way it is - no need for improvement	3/13/2014 10:55 AM
5	Ice cream parlor	3/12/2014 12:55 PM
6	Ice cream parlor	3/12/2014 12:31 PM
7	Small grocery store	3/12/2014 12:25 PM
8	Indoor play place for children/coffee shop	3/12/2014 11:09 AM
9	good mix currently	3/12/2014 8:34 AM
10	Coffee Shop / Bakery	3/10/2014 10:34 AM
11	Coffee Shop / Bakery	3/10/2014 10:07 AM
12	low key quiet	3/10/2014 10:04 AM
13	restaurant	3/9/2014 8:12 PM
14	professional offices	3/8/2014 9:03 PM
15	restaurants, small and cozy	3/6/2014 6:52 PM
16	retail	3/6/2014 9:55 AM
17	Restaurants	3/5/2014 8:10 AM
18	Coffee shop	3/3/2014 9:59 PM
19	Post Office	3/3/2014 4:00 PM
20	Grocery	3/2/2014 4:20 PM
21	Coffee shop/adult hangout	3/2/2014 2:29 PM
22	small retail on Woodward	3/2/2014 5:39 AM
23	Small Grocery	2/28/2014 12:50 PM

# Huntington Woods Master Plan Community Survey 2014

24	coffee shop	2/28/2014 12:21 PM
25	coffee shop	2/27/2014 6:00 PM
26	small grocery/ wine store	2/27/2014 2:39 PM
27	Coffee Shop	2/27/2014 12:12 PM
28	Restaurant	2/27/2014 12:04 PM
29	See #14	2/27/2014 12:04 PM
30	Grocery shops (produce, etc.) cornerstore	2/27/2014 11:52 AM
31	Small grocery like Sam's on 11 mile.	2/27/2014 11:08 AM
32	USPS Branch reopened.	2/27/2014 11:03 AM
33	Sam's Market needs to be torn down	2/27/2014 10:25 AM
34	Bakery in old Sam's market	2/27/2014 9:35 AM
35	coffee shop	2/26/2014 5:30 PM
36	grocery	2/26/2014 2:41 PM
37	Maybe just a coffee shop.	2/26/2014 2:32 PM
38	Miss Sam's store.	2/26/2014 12:57 PM
39	Mom & Pop Grocery	2/26/2014 5:30 AM
40	COFFEE SHOP	2/25/2014 1:29 PM
41	fruit / vegetable market	2/25/2014 12:50 PM
42	An upscale deli or carry out	2/24/2014 6:30 PM
43	Replacement of little market	2/23/2014 1:53 PM
44	Coffee shop	2/22/2014 1:34 PM
45	Post Office	2/21/2014 4:20 PM
46	Book Store	2/21/2014 12:54 PM
47	no changes	2/21/2014 9:40 AM
48	no liquor stores, medical marijuana, or tatoo businesses	2/21/2014 9:38 AM
49	bakery/deli/coffee shop esp. by Reynolds Park	2/20/2014 7:09 PM
50	Restaurants	2/19/2014 5:04 PM
51	a coffee house by Sams	2/19/2014 10:50 AM
52	full service grocery store within walking distance	2/19/2014 6:59 AM
53	Groceries	2/17/2014 8:07 PM
54	coffee shop	2/16/2014 5:14 PM
55	Small market such as was Sams	2/16/2014 4:43 PM
56	Coffee shop	2/16/2014 4:42 PM
57	pet supply	2/16/2014 12:10 PM
58	Restaraunt	2/16/2014 12:07 AM
59	new shop (bakery//coffee?) in Sam's market	2/15/2014 10:24 PM
60	restaurant	2/15/2014 10:00 PM
61	bar	2/15/2014 11:01 AM
62	jewelry store	2/14/2014 8:38 PM
63	Restaurants/family friendly	2/14/2014 3:07 PM

# Huntington Woods Master Plan Community Survey 2014

64	healthy restaurant	2/12/2014 3:43 PM
65	A NICE market with carry-out options.	2/12/2014 3:08 PM
66	As are present currently	2/11/2014 8:25 PM
67	grocery store	2/11/2014 5:30 PM
68	Coffee establishments	2/11/2014 10:56 AM
69	convinient store, the only close to me is the BP at Lincoln (there prices are high. I mention it to them and their response is that I don't have to shop/buy there - which is true but I'd prefer another choice, maybe on 11 mile)	2/10/2014 9:14 PM
70	small grocery store or specialty market	2/10/2014 2:31 PM
71	Coffee shop	2/10/2014 9:57 AM
72	retail marketing	2/10/2014 12:39 AM
73	Ice cream parlor	2/9/2014 8:23 PM
74	resturant	2/9/2014 3:54 PM
75	a small market with milk, eggs, etc.	2/9/2014 3:15 PM
76	co-op grocery	2/9/2014 2:10 PM
77	grocery store	2/9/2014 12:44 PM
78	small grocery store (upscale)	2/9/2014 11:52 AM
79	Restaurant	2/8/2014 5:35 PM
80	restaurant	2/8/2014 4:19 PM
81	groceror fresh food market	2/8/2014 3:49 PM
82	Small deli/market for odds and ends and quick meals	2/8/2014 2:37 PM
83	None is my first choice	2/8/2014 11:45 AM
84	restaurants	2/8/2014 10:54 AM
85	coffee shop/tea shop/little cafe	2/8/2014 9:39 AM
86	restaurants	2/8/2014 9:21 AM
87	coffee house	2/7/2014 8:43 PM
88	Coffee shop	2/7/2014 8:32 PM
89	none at all	2/7/2014 3:05 PM
90	Coffee shop/cafe/bakery	2/7/2014 11:55 AM
91	grocery store	2/7/2014 9:40 AM
92	Market like Sam's used to be years ago.	2/7/2014 8:55 AM
93	coffee shop	2/6/2014 8:20 PM
94	Coffee shop	2/6/2014 7:58 PM
95	Coffee shop	2/5/2014 10:54 PM
96	Family Style Restaraunt	2/5/2014 8:32 PM
97	Cafe breakfast/lunch/diner	2/5/2014 5:46 PM
98	Coffee and breakfast place	2/5/2014 4:30 PM
99	Coffee shop	2/5/2014 2:03 PM
100	coffee shop	2/5/2014 11:14 AM
101	fine dining	2/4/2014 10:52 PM
102	restaurants	2/4/2014 10:35 PM

# Huntington Woods Master Plan Community Survey 2014

103	Restaurants	2/4/2014 9:41 PM
104	a coffee/tea house	2/4/2014 9:23 PM
105	coffee shop on 11 mile in the old sam's market.	2/4/2014 2:39 PM
106	coffeehouse/gathering place	2/4/2014 11:30 AM
107	coffee shop	2/4/2014 10:07 AM
108	Grocery store	2/3/2014 10:46 PM
109	grocery store	2/3/2014 9:44 PM
110	Coffee house	2/3/2014 9:26 PM
111	coffee shop	2/3/2014 9:02 PM
112	coffee shop	2/3/2014 8:17 PM
113	restraurants	2/3/2014 3:27 PM
114	restaurants	2/3/2014 2:45 PM
115	affordable grocery store	2/3/2014 2:11 PM
116	restaurants	2/3/2014 1:32 PM
117	IT startups	2/3/2014 1:16 PM
118	Coffee Shop	2/3/2014 12:18 PM
119	Coffee shops	2/3/2014 11:25 AM
120	restaurant/pubs	2/3/2014 11:19 AM
121	Less medical buildings	2/3/2014 10:13 AM
122	small food market (NOT liquor store)	2/3/2014 8:56 AM
123	gourmet food/grocery/bakery	2/2/2014 10:55 PM
124	Food	2/2/2014 8:43 PM
125	Small Grocery Store	2/2/2014 7:09 PM
126	General grocery	2/2/2014 5:50 PM
127	Bookstore	2/2/2014 4:06 PM
128	Mini grocery store	2/2/2014 2:23 PM
129	Cafe	2/2/2014 1:59 PM
130	Professional Office	2/2/2014 1:13 PM
131	coffee shop	2/2/2014 12:05 PM
132	A small convenience store along 11 mile like there used to be was nice	2/2/2014 11:27 AM
133	restaurant	2/2/2014 10:22 AM
134	None - traffic will get worse.	2/2/2014 7:55 AM
135	Starbucks	2/1/2014 9:42 PM
136	Grocery	2/1/2014 9:39 PM
137	Bakery/Coffee Shop	2/1/2014 9:14 PM
138	Coffee Shop	2/1/2014 6:35 PM
139	coffee shop	2/1/2014 5:40 PM
140	Cafe/Restaurant	2/1/2014 4:47 PM
141	Coffee shop	2/1/2014 4:35 PM
142	Upscale restaurant	2/1/2014 4:31 PM



# Huntington Woods Master Plan Community Survey 2014

143	places to eat and gather with friends	2/1/2014 2:14 PM
144	Coffee shop	2/1/2014 2:10 PM
145	None - fewer businesses the better	2/1/2014 1:56 PM
146	Restaurant / Bar	2/1/2014 1:40 PM
147	Restaurants	2/1/2014 1:36 PM
148	Small Grocery - might be good/possible business case issue	2/1/2014 1:18 PM
149	light shopping	2/1/2014 12:40 PM
150	Coffee shop	2/1/2014 11:56 AM
151	coffee/bakery	2/1/2014 11:04 AM
152	Grocery	2/1/2014 10:51 AM
153	diner	2/1/2014 9:28 AM
154	Additional food options	2/1/2014 8:54 AM
155	Coffee shop	2/1/2014 7:24 AM
156	small affordable convience store	1/31/2014 9:57 PM
157	Small food market	1/31/2014 9:05 PM
158	Restaurants	1/31/2014 7:12 PM
159	Quality Restaurant	1/31/2014 6:52 PM
160	Starbuck's	1/31/2014 4:30 PM
161	It would be nice to see a restaurant or coffee shop open in the abandoned liquor store on 11 mile	1/31/2014 3:59 PM
162	Starbucks	1/31/2014 3:00 PM
163	coffee/ice cream shop	1/31/2014 1:15 PM
164	I don't want to see our green space taken away for more business	1/31/2014 1:09 PM
165	office	1/31/2014 12:58 PM
166	grocery store	1/31/2014 12:57 PM
167	professional	1/31/2014 12:55 PM
168	Small grocery store into the Old Sam's Market.	1/31/2014 12:50 PM
169	None	1/31/2014 12:25 PM
170	Party store	1/31/2014 11:09 AM
171	Restaurant	1/31/2014 10:39 AM
172	cafes	1/31/2014 10:27 AM
173	Restaurant/cafe	1/31/2014 8:13 AM
174	Restaurant	1/31/2014 3:53 AM
175	supermarkets	1/30/2014 10:50 PM
176	Grocery Convenience Store	1/30/2014 10:22 PM
177	coffeeshop	1/30/2014 9:59 PM
178	small market	1/30/2014 8:31 PM
179	Turn Sam's Market into a family friendly store. Less alcohol, more ice cream, slurpies, coffee shop, etc	1/30/2014 7:15 PM
180	Convenience-type store (milk, groceries)	1/30/2014 7:07 PM
181	restaurants	1/30/2014 6:48 PM

# Huntington Woods Master Plan Community Survey 2014

182	big box stores	1/30/2014 6:18 PM
183	coffee shop maybe attached to rec center	1/30/2014 5:58 PM
184	Coffee/Pastry Shop	1/30/2014 5:46 PM
185	Retail	1/30/2014 5:45 PM
186	coffee shop	1/30/2014 5:15 PM
187	Restaurants	1/30/2014 5:00 PM
188	Restaurants	1/30/2014 4:48 PM
189	grocery store	1/30/2014 3:56 PM
190	Coffeehouse	1/30/2014 3:36 PM
<b>#</b>	<b>2.</b>	<b>Date</b>
1	small grocer	3/23/2014 1:52 PM
2	Flower shop - non-chain	3/12/2014 12:55 PM
3	bakery	3/12/2014 12:25 PM
4	Gourmet food take-out (this is really big at Holiday Market and Westborn - would be awesome if a smaller market was closer to walk to)	3/12/2014 11:09 AM
5	maybe a coffee shop / deli	3/10/2014 10:04 AM
6	Convenience store	3/9/2014 8:12 PM
7	food market	3/6/2014 6:52 PM
8	restaurant	3/6/2014 9:55 AM
9	Coffee Shops	3/5/2014 8:10 AM
10	Bookstore	3/3/2014 9:59 PM
11	Grocery/bakery	3/3/2014 4:00 PM
12	replacement coffee shop or similar for Sam's market	3/2/2014 5:39 AM
13	Coffee/Breakfast Place	2/28/2014 12:50 PM
14	quick grocery shop	2/28/2014 12:21 PM
15	restaurant	2/27/2014 6:00 PM
16	Coffe/Tea shop	2/27/2014 12:04 PM
17	Elder care services	2/27/2014 11:52 AM
18	sandwich shop	2/26/2014 5:30 PM
19	restaurant	2/26/2014 2:41 PM
20	Financial services	2/24/2014 6:30 PM
21	Better looking office buildings on woodward	2/23/2014 1:53 PM
22	Family friendly restaurants	2/22/2014 1:34 PM
23	Shoe repair	2/21/2014 4:20 PM
24	Bakery/Coffee Shop	2/21/2014 12:54 PM
25	perhaps a bank	2/20/2014 7:09 PM
26	Restaurant	2/17/2014 8:07 PM
27	restrauants	2/16/2014 5:14 PM
28	Starbucks	2/16/2014 4:43 PM
29	Grocery or convenience store	2/16/2014 4:42 PM

# Huntington Woods Master Plan Community Survey 2014

30	Grocery	2/16/2014 12:07 AM
31	small grocery	2/15/2014 10:00 PM
32	restaurant with outdoor seating (beer garden style)	2/15/2014 11:01 AM
33	shoe store	2/14/2014 8:38 PM
34	Bakery	2/14/2014 3:07 PM
35	good bakery	2/12/2014 3:43 PM
36	Something with gifts, greeting cards.	2/12/2014 3:08 PM
37	Small cafe establishments	2/11/2014 10:56 AM
38	bakery	2/10/2014 2:31 PM
39	Small grocery store	2/10/2014 9:57 AM
40	restaurant	2/10/2014 12:39 AM
41	Coffee shop	2/9/2014 8:23 PM
42	grocery store	2/9/2014 3:54 PM
43	coffee shop	2/9/2014 2:10 PM
44	bank that is not Chase	2/9/2014 11:52 AM
45	Cafe	2/8/2014 5:35 PM
46	cafe	2/8/2014 3:49 PM
47	Boutique restaurant	2/8/2014 2:37 PM
48	Independent bakery/coffee shop at building at Sam's Park.	2/8/2014 11:45 AM
49	coffee shop	2/8/2014 10:54 AM
50	upper end convenience store	2/8/2014 9:21 AM
51	carryout food/market/bakery	2/7/2014 8:43 PM
52	Bar	2/7/2014 8:32 PM
53	Produce store	2/7/2014 11:55 AM
54	restaurant	2/7/2014 9:40 AM
55	neighborhood grocery	2/6/2014 8:20 PM
56	Restaurant	2/6/2014 7:58 PM
57	Upscale liquor, beer wine store with sundries	2/5/2014 10:54 PM
58	Bar/Pub	2/5/2014 8:32 PM
59	Quality small, independent grocer (w/email delivery option)	2/5/2014 5:46 PM
60	A place to hear live music.	2/5/2014 4:30 PM
61	bakery	2/5/2014 11:14 AM
62	cafes	2/4/2014 10:52 PM
63	cafes	2/4/2014 10:35 PM
64	Coffee shops	2/4/2014 9:41 PM
65	ice cream shop	2/4/2014 2:39 PM
66	Target	2/3/2014 10:46 PM
67	coffee shop	2/3/2014 9:44 PM
68	Club featuring music	2/3/2014 9:26 PM
69	bake shop	2/3/2014 9:02 PM

# Huntington Woods Master Plan Community Survey 2014

70	more walking and running areas	2/3/2014 3:27 PM
71	good italian restaurant	2/3/2014 2:11 PM
72	Commercial graphics	2/3/2014 1:16 PM
73	More recreation for kids (indoor) for winter	2/3/2014 11:25 AM
74	Wine shop/party store	2/3/2014 11:19 AM
75	More small business, like coffee shops	2/3/2014 10:13 AM
76	Sit-down restaurant	2/2/2014 10:55 PM
77	Cafes	2/2/2014 7:09 PM
78	Coffee house	2/2/2014 4:06 PM
79	Coffee shop/ice cream shop	2/2/2014 2:23 PM
80	Restaurants	2/2/2014 1:59 PM
81	Restaurants	2/2/2014 1:13 PM
82	low impacts	2/2/2014 10:22 AM
83	Residents will pay the taxes to keep this city classy	2/2/2014 7:55 AM
84	Coffee	2/1/2014 9:39 PM
85	Child Care	2/1/2014 9:14 PM
86	Grocery	2/1/2014 6:35 PM
87	restaurant	2/1/2014 5:40 PM
88	Neighborhood grocery	2/1/2014 4:47 PM
89	Upscale bar	2/1/2014 4:31 PM
90	Bakery	2/1/2014 2:10 PM
91	Specialty Food / Bakery	2/1/2014 1:40 PM
92	Coffee shops	2/1/2014 1:36 PM
93	Cocemed about what HW could support given surrounding options	2/1/2014 1:18 PM
94	cafe/coffee shop	2/1/2014 12:40 PM
95	Ice cream cafe	2/1/2014 11:56 AM
96	Dining	2/1/2014 10:51 AM
97	coffee shop	2/1/2014 9:28 AM
98	Medium-scale liquor store	2/1/2014 8:54 AM
99	Book store	1/31/2014 7:12 PM
100	Coffee House	1/31/2014 6:52 PM
101	HW side access for pedestrians to the zoo would be nice instead of having to drive there	1/31/2014 3:59 PM
102	Small grocery	1/31/2014 3:00 PM
103	small, local restaurant	1/31/2014 1:15 PM
104	I want the golf course to remain green space	1/31/2014 1:09 PM
105	multifamily owner occupied residential	1/31/2014 12:58 PM
106	restaurant/ bar	1/31/2014 12:57 PM
107	small retail	1/31/2014 12:55 PM
108	Diner	1/31/2014 11:09 AM
109	Small convenience store or possibly local health foods store.	1/31/2014 10:39 AM



# Huntington Woods Master Plan Community Survey 2014

110	fine dining restaurant	1/31/2014 10:27 AM
111	small grocery	1/31/2014 8:13 AM
112	cafes	1/30/2014 10:50 PM
113	Restaurant	1/30/2014 10:22 PM
114	bakery	1/30/2014 9:59 PM
115	Fewer office buildings	1/30/2014 7:15 PM
116	Boutique-clothing, jewelry	1/30/2014 7:07 PM
117	small retail	1/30/2014 6:48 PM
118	cafes	1/30/2014 6:18 PM
119	Small grocery	1/30/2014 5:46 PM
120	bakery	1/30/2014 5:15 PM
121	Grocery Store/Market	1/30/2014 5:00 PM
122	Coffee Shops	1/30/2014 4:48 PM
123	Bakeries	1/30/2014 3:36 PM
<b>#</b>	<b>3.</b>	<b>Date</b>
1	diner - coffee shop	3/12/2014 12:25 PM
2	Restaurant	3/12/2014 11:09 AM
3	Cafe	3/3/2014 9:59 PM
4	attractive landscaping of bank properties	3/2/2014 5:39 AM
5	Ice cream shop	2/27/2014 12:04 PM
6	Wine shop	2/27/2014 11:52 AM
7	coffee shop	2/26/2014 5:30 PM
8	Medical services	2/24/2014 6:30 PM
9	Art gallery	2/22/2014 1:34 PM
10	Coffee Shop	2/17/2014 8:07 PM
11	Gift shop	2/16/2014 4:42 PM
12	supermarket like westborn or hollywood	2/15/2014 11:01 AM
13	home improvement	2/14/2014 8:38 PM
14	an assisted care facility	2/12/2014 3:43 PM
15	Small workout place -- not huge like LA Fitness.	2/12/2014 3:08 PM
16	restaurant	2/10/2014 2:31 PM
17	Restaurants	2/9/2014 8:23 PM
18	deli or casual family dining w/outdoor seating	2/9/2014 2:10 PM
19	cafe/coffee shoppe	2/9/2014 11:52 AM
20	Ice Cream Parlor	2/8/2014 5:35 PM
21	clothing	2/8/2014 10:54 AM
22	coffee shop/starbucks	2/8/2014 9:21 AM
23	Diner	2/7/2014 8:32 PM
24	restaurant	2/6/2014 8:20 PM
25	Breakfast Restaurants (i.e.: Toast, Maes, Cafe Muse)	2/5/2014 10:54 PM

# Huntington Woods Master Plan Community Survey 2014

26	Pharmacy & Drugs (maintain existing Riteaid, etc)	2/5/2014 5:46 PM
27	restaurant	2/5/2014 11:14 AM
28	starbucks	2/4/2014 10:52 PM
29	supermarkets	2/4/2014 10:35 PM
30	Shoe repair	2/3/2014 10:46 PM
31	restaurant	2/3/2014 9:02 PM
32	Art gallery	2/3/2014 1:16 PM
33	Restaurant/Bar&Grill with outdoor seating	2/3/2014 11:25 AM
34	Brew pubs	2/2/2014 1:59 PM
35	Grocery Store	2/2/2014 1:13 PM
36	day care	2/2/2014 10:22 AM
37	Restaurants	2/1/2014 9:39 PM
38	Fitness Center	2/1/2014 6:35 PM
39	Party store	2/1/2014 4:47 PM
40	Bookstore	2/1/2014 4:31 PM
41	Cafe	2/1/2014 2:10 PM
42	Small businesses that get walk in traffic	2/1/2014 1:36 PM
43	Independent book store	2/1/2014 11:56 AM
44	bookstore	2/1/2014 9:28 AM
45	Coffee shop	1/31/2014 7:12 PM
46	Restraunt	1/31/2014 3:00 PM
47	I do not want community living in my neighborhood: condos, apartments	1/31/2014 1:09 PM
48	restaurant/bar	1/31/2014 12:58 PM
49	banks	1/31/2014 12:55 PM
50	department stores	1/31/2014 10:27 AM
51	ice cream	1/31/2014 8:13 AM
52	gourmet restaurant	1/30/2014 10:50 PM
53	Religious institutions	1/30/2014 10:22 PM
54	diner	1/30/2014 9:59 PM
55	Small sporting goods store	1/30/2014 7:07 PM
56	restaurants	1/30/2014 6:18 PM
57	Good Restaurant	1/30/2014 5:46 PM
58	cafe	1/30/2014 5:15 PM
59	Gym in the community center with indoor pool	1/30/2014 5:00 PM
60	Small independant groceries	1/30/2014 3:36 PM
#	4.	Date
1	ice cream shop	3/12/2014 12:25 PM
2	Doctor/dentist offices	3/12/2014 11:09 AM
3	Bakery	3/3/2014 9:59 PM
4	small services - tailoring, barber	3/2/2014 5:39 AM

# Huntington Woods Master Plan Community Survey 2014

5	Grocery store	2/27/2014 12:04 PM
6	Restaurant	2/27/2014 11:52 AM
7	Legal services	2/24/2014 6:30 PM
8	retail shopping	2/22/2014 1:34 PM
9	Fitness facility	2/16/2014 4:42 PM
10	coffe shop	2/15/2014 11:01 AM
11	pet supplies	2/14/2014 8:38 PM
12	small nice hotel	2/12/2014 3:43 PM
13	Grocery store	2/9/2014 8:23 PM
14	mixed use (office/residential)	2/9/2014 11:52 AM
15	Nicer drugstore	2/8/2014 5:35 PM
16	Dry cleaning (maintained existing)	2/5/2014 5:46 PM
17	ice cream	2/5/2014 11:14 AM
18	best buy	2/4/2014 10:52 PM
19	big box stores	2/4/2014 10:35 PM
20	Retail shops	2/3/2014 10:46 PM
21	Independent film co-op	2/3/2014 1:16 PM
22	Panera or something similar	2/3/2014 11:25 AM
23	Record Stores	2/2/2014 1:59 PM
24	Deli/cafe	2/1/2014 4:31 PM
25	Ice cream/candy stand	2/1/2014 2:10 PM
26	Professional office space	2/1/2014 1:36 PM
27	what currently exists	1/31/2014 12:55 PM
28	coffee shop	1/31/2014 8:13 AM
29	fine dining	1/30/2014 10:50 PM
30	supermarkets	1/30/2014 6:18 PM
31	Target/Costco/Home Depot	1/30/2014 5:46 PM
#	5.	Date
1	beauty salon - barber shop	3/12/2014 12:25 PM
2	Children's learning center	3/12/2014 11:09 AM
3	Music studio at SAMs Market	3/3/2014 9:59 PM
4	Sporting goods store	2/27/2014 12:04 PM
5	Hair Salon	2/27/2014 11:52 AM
6	Yoga studio	2/22/2014 1:34 PM
7	bakery with real bread (not toast)	2/15/2014 11:01 AM
8	groceries	2/14/2014 8:38 PM
9	offices (professional)	2/9/2014 11:52 AM
10	Fresh Food Market	2/8/2014 5:35 PM
11	Bank (maintain existing)	2/5/2014 5:46 PM
12	boutique retail shop	2/5/2014 11:14 AM

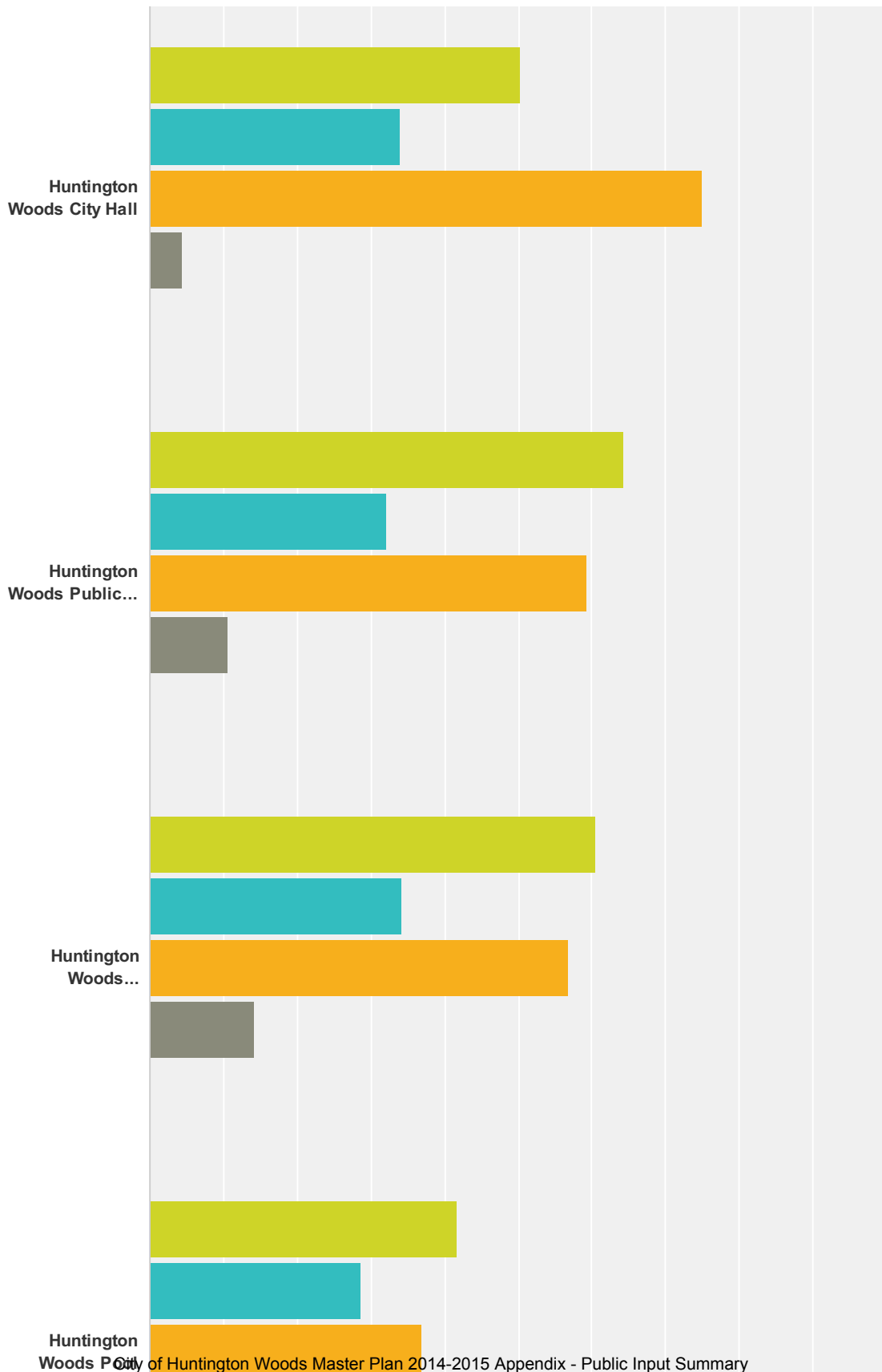
# Huntington Woods Master Plan Community Survey 2014

13	meijer	2/4/2014 10:52 PM
14	Tailor	2/3/2014 10:46 PM
15	Medical clinic	2/3/2014 1:16 PM
16	Outdoor sledding or winter activities like Beverly Park in Beverly Hills	2/3/2014 11:25 AM
17	Yoga studio	2/2/2014 1:59 PM
18	Ice cream parlor	2/1/2014 4:31 PM
19	Medical marijuana dispencery	2/1/2014 2:10 PM
20	department stores	1/30/2014 10:50 PM
<b>#</b>	<b>6.</b>	<b>Date</b>
1	artist studio and gallery	3/12/2014 12:25 PM
2	Yoga studio or some sort of fitness club	3/12/2014 11:09 AM
3	micro brewery	2/22/2014 1:34 PM
4	independently owned, nutritious fast food	2/14/2014 8:38 PM
5	Medical/Dental (maintain existing)	2/5/2014 5:46 PM
6	costco	2/4/2014 10:52 PM
7	Restaurants	2/3/2014 10:46 PM
8	Gluten-free bakery	2/3/2014 1:16 PM
9	Karate, dance, or other sort of studio	2/1/2014 4:31 PM
10	comic book store	2/1/2014 2:10 PM
11	warehouse stores	1/30/2014 10:50 PM
<b>#</b>	<b>7.</b>	<b>Date</b>
1	Golf	2/22/2014 1:34 PM
2	Yoga & light activity health center(s)	2/5/2014 5:46 PM
3	target	2/4/2014 10:52 PM
4	Copy center	2/3/2014 1:16 PM
5	Music store	2/1/2014 4:31 PM
6	Apple store	2/1/2014 2:10 PM
7	big box stores	1/30/2014 10:50 PM
<b>#</b>	<b>8.</b>	<b>Date</b>
1	bakery	2/22/2014 1:34 PM
2	Child, Day care (maintain existing)	2/5/2014 5:46 PM
3	Renewable energy startup	2/3/2014 1:16 PM
4	Toy store	2/1/2014 2:10 PM



**Q9 How do you travel to the following nearby destinations? Please check all that apply.**

Answered: 258 Skipped: 2



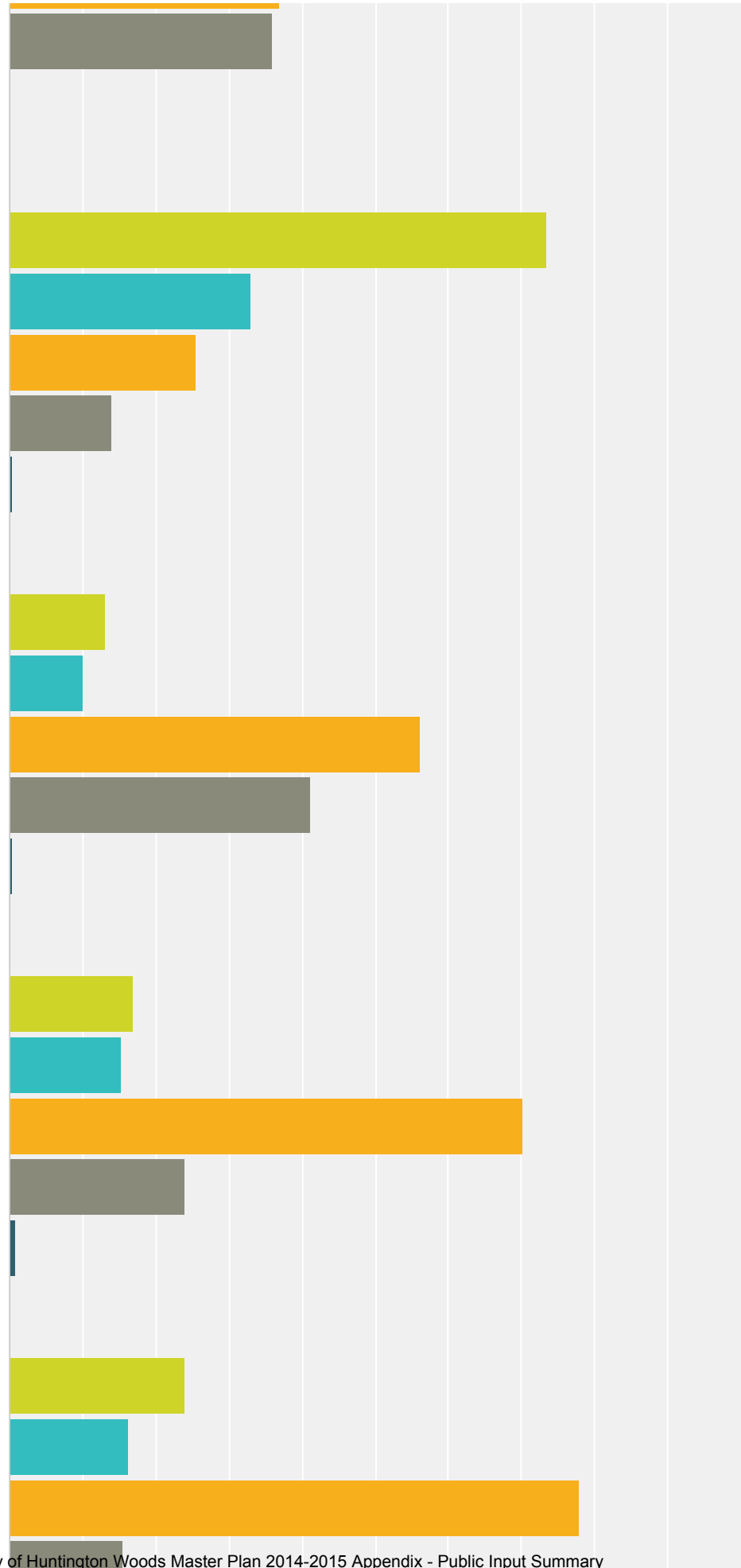
# Huntington Woods Master Plan Community Survey 2014

Huntington Woods Parks

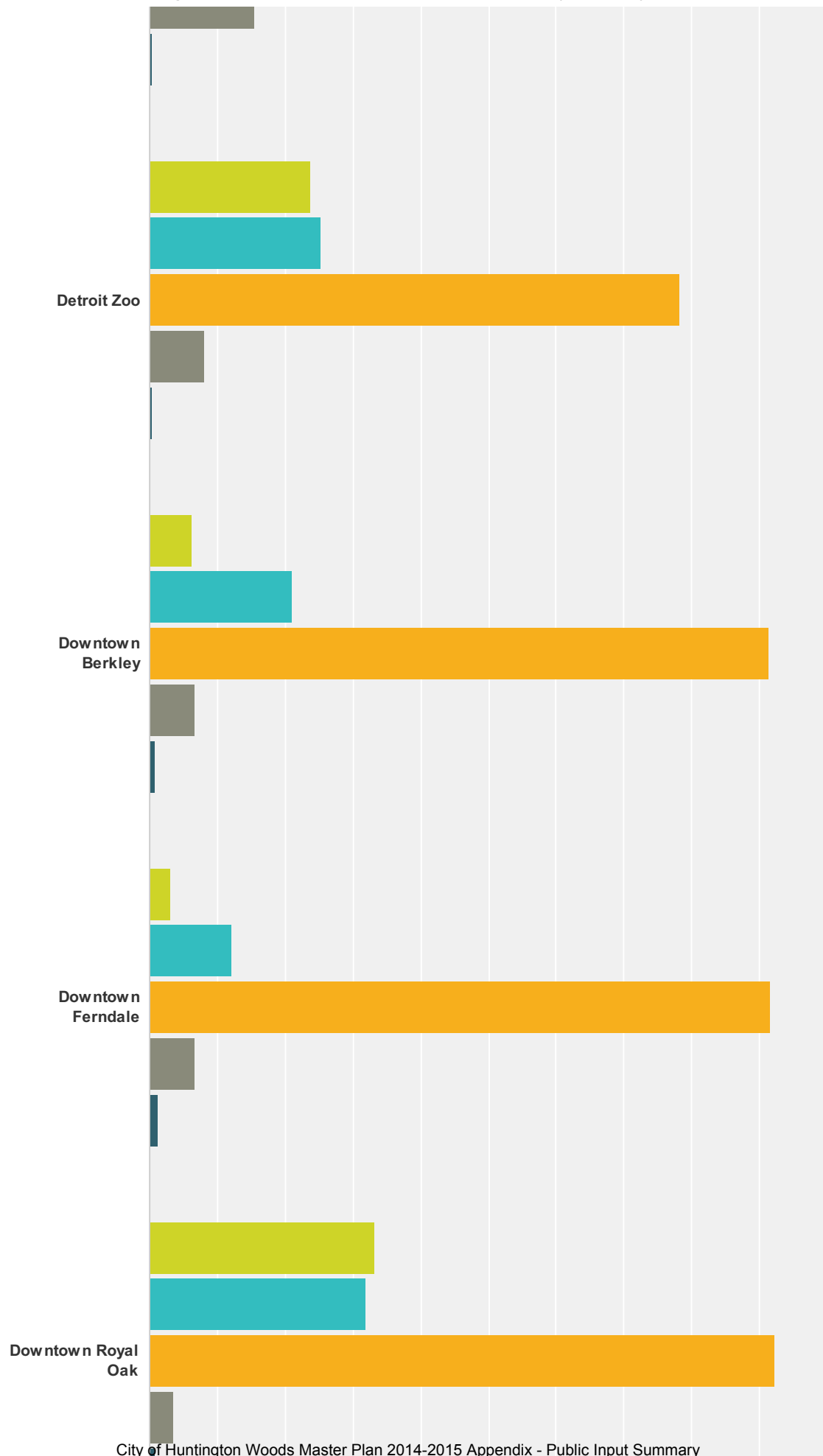
Businesses on 11 Mile Road

Businesses on Woodward

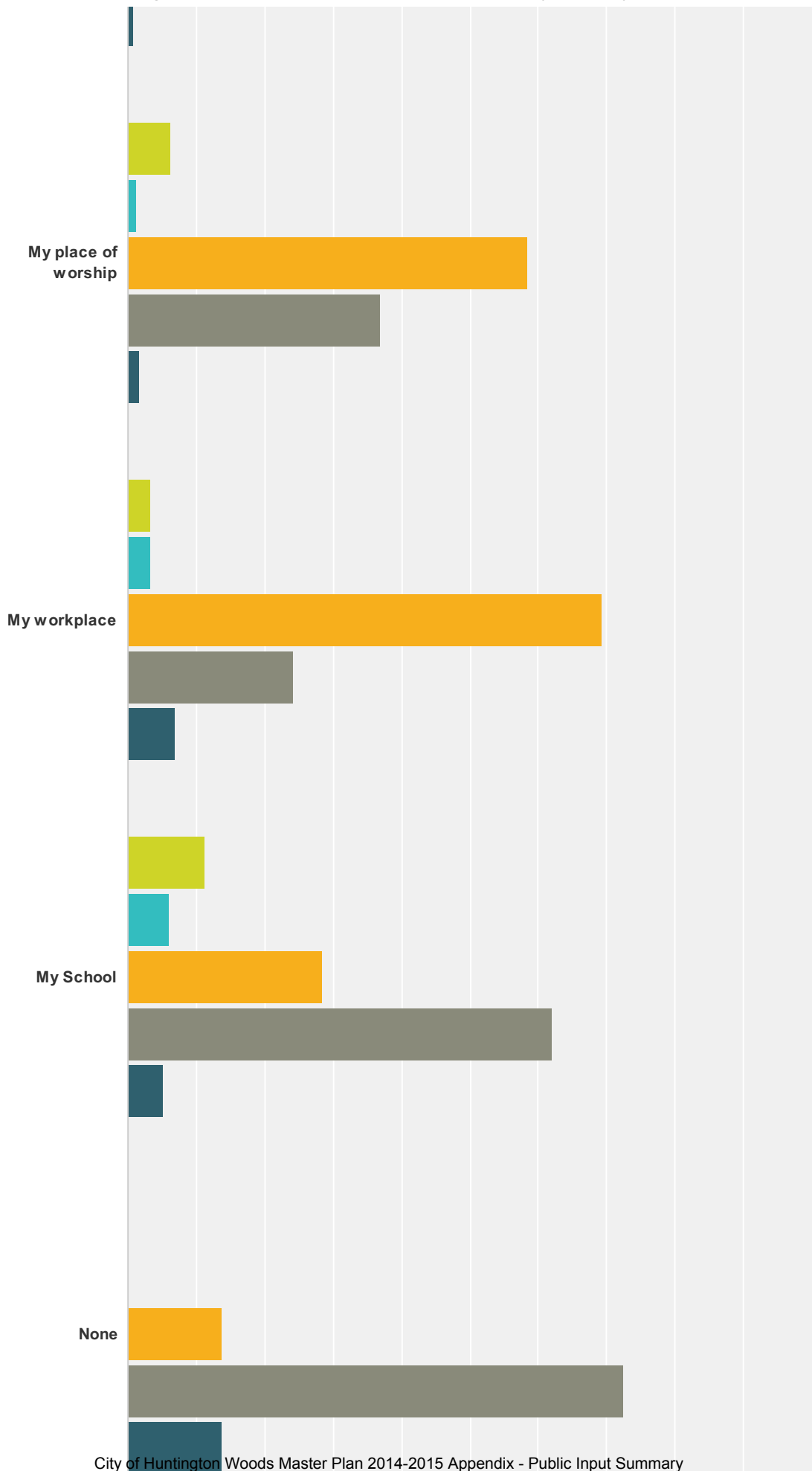
Businesses on Coolidge



# Huntington Woods Master Plan Community Survey 2014



# Huntington Woods Master Plan Community Survey 2014



# Huntington Woods Master Plan Community Survey 2014



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Walk
 ■ Bicycle
 ■ Car
 ■ I don't go there
 ■ Other

	Walk	Bicycle	Car	I don't go there	Other	Total Respondents
Huntington Woods City Hall	50.39% 129	33.98% 87	75.00% 192	4.30% 11	0.00% 0	256
Huntington Woods Public Library	64.31% 164	32.16% 82	59.22% 151	10.59% 27	0.00% 0	255
Huntington Woods Recreation Center	60.63% 154	34.25% 87	56.69% 144	14.17% 36	0.00% 0	254
Huntington Woods Pool	41.83% 105	28.69% 72	37.05% 93	35.86% 90	0.00% 0	251
Huntington Woods Parks	73.41% 185	32.94% 83	25.40% 64	13.89% 35	0.40% 1	252
Businesses on 11 Mile Road	13.15% 33	9.96% 25	56.18% 141	41.04% 103	0.40% 1	251
Businesses on Woodward	16.86% 43	15.29% 39	70.20% 179	23.92% 61	0.78% 2	255
Businesses on Coolidge	24.11% 61	16.21% 41	77.87% 197	15.42% 39	0.40% 1	253
Detroit Zoo	23.74% 61	25.29% 65	78.21% 201	8.17% 21	0.39% 1	257
Downtown Berkley	6.23% 16	21.01% 54	91.44% 235	6.61% 17	0.78% 2	257
Downtown Ferndale	3.15% 8	12.20% 31	91.73% 233	6.69% 17	1.18% 3	254
Downtown Royal Oak	33.20% 85	32.03% 82	92.19% 236	3.52% 9	0.78% 2	256
My place of worship	6.17% 15	1.23% 3	58.44% 142	37.04% 90	1.65% 4	243
My workplace	3.24% 8	3.24% 8	69.23% 171	24.29% 60	6.88% 17	247
My School	11.35% 26	6.11% 14	28.38% 65	62.01% 142	5.24% 12	229
None	0.00% 0	0.00% 0	13.79% 4	72.41% 21	13.79% 4	29

#	Other. Please Describe:	Date
1	many club activities - friends in HW	3/12/2014 12:25 PM
2	Doctors - City bus, car, walk - stores - walk or car	2/27/2014 11:52 AM
3	scary to cross Woodward to walk/bike to Royal Oak	2/20/2014 7:09 PM
4	I take the bus to work in Detroit	2/15/2014 10:24 PM
5	Retired so no work or school	2/14/2014 2:45 PM
6	Cab	2/13/2014 11:34 AM

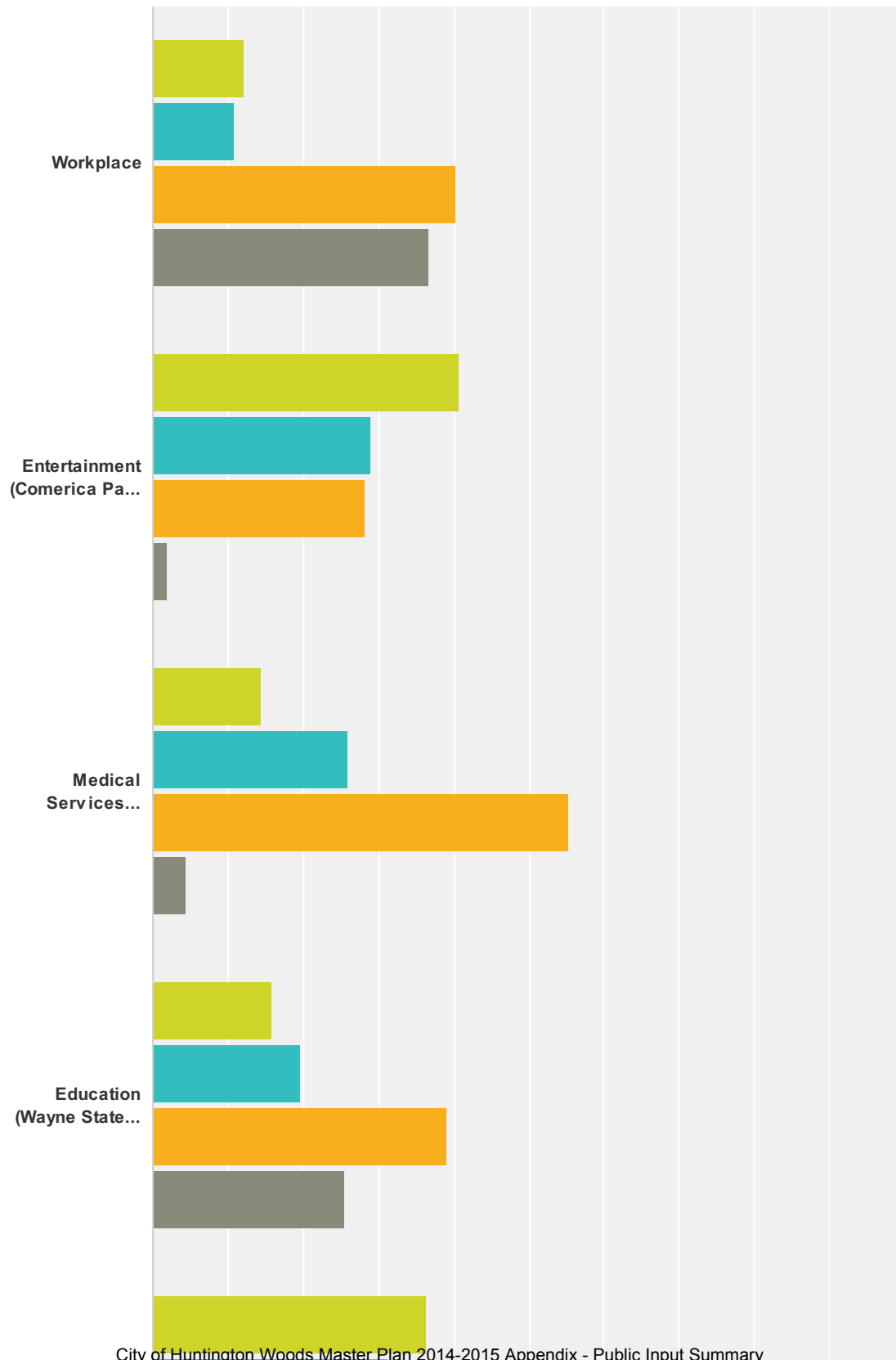


## Huntington Woods Master Plan Community Survey 2014

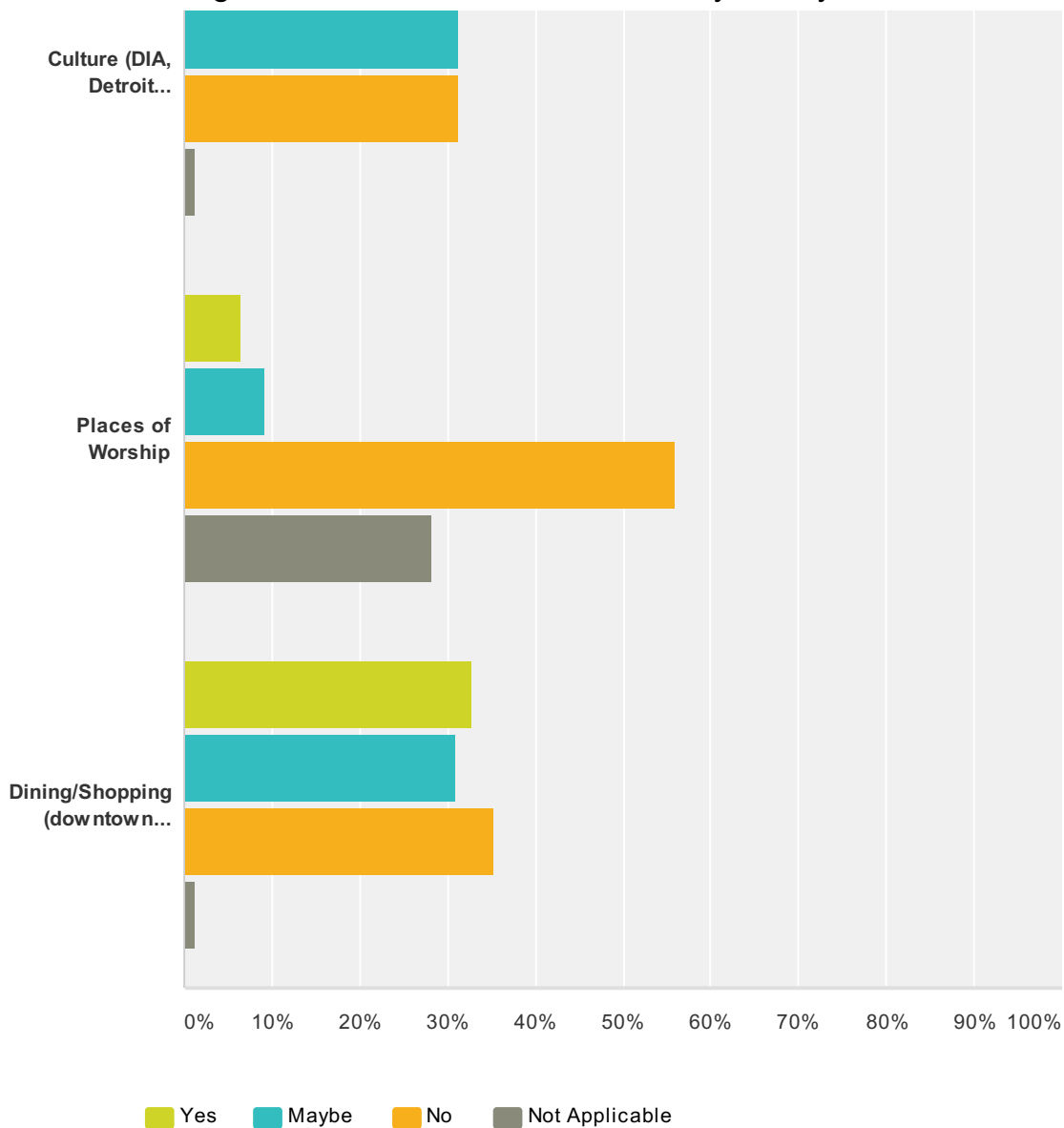
7	Retired; No one in school	2/12/2014 1:39 PM
8	SMART bus	2/8/2014 3:49 PM
9	I work from home.	2/8/2014 11:45 AM
10	Other than zoo, and bank, I don't even know what's on woodward	2/8/2014 9:39 AM
11	i wasn't aware of any business on 11 mi	2/6/2014 8:20 PM
12	I live in Troy	2/3/2014 9:26 PM
13	Not currently enrolled in school	2/3/2014 1:16 PM
14	The businesses on 11 Mile are lacking in excitement and variety.	2/2/2014 1:59 PM
15	no real parks here - drive to Rackham	2/2/2014 10:22 AM

# **Q10 Would you use Bus Rapid Transit (BRT) to travel to destinations along the Woodward Avenue corridor for activities such as the following?**

Answered: 258 Skipped: 2



# Huntington Woods Master Plan Community Survey 2014



	Yes	Maybe	No	Not Applicable	Total
Workplace	12.10% 30	10.89% 27	40.32% 100	36.69% 91	248
Entertainment (Comerica Park, Ford Field, Fox Theater, Palladium, Crofoot Ballroom)	40.78% 104	29.02% 74	28.24% 72	1.96% 5	255
Medical Services (Beaumont, St. Joseph Hospital, DMC)	14.34% 36	25.90% 65	55.38% 139	4.38% 11	251
Education (Wayne State, College for Creative Studies, Cranbrook)	15.94% 40	19.52% 49	39.04% 98	25.50% 64	251
Culture (DIA, Detroit Historical Museum, Cranbrook)	36.33% 93	31.25% 80	31.25% 80	1.17% 3	256
Places of Worship	6.45% 16	9.27% 23	56.05% 139	28.23% 70	248
Dining/Shopping (downtown Detroit, Birmingham, Ferndale)	32.80% 82	30.80% 77	35.20% 88	1.20% 3	250

# Huntington Woods Master Plan Community Survey 2014

1	Hope to drive for many years	3/10/2014 10:34 AM
2	Hope to be driving for many years.	3/10/2014 10:07 AM
3	Only if transit safe.	3/10/2014 10:04 AM
4	BRT is a better idea than the current rail line plans	3/4/2014 10:25 PM
5	I would use a PROVEN safe and reliable mass transit in a heartbeat	3/3/2014 11:18 PM
6	retired/disability	2/27/2014 2:39 PM
7	That would be wonderful if offered regularly - I would prefer that I miss non-existent transportation that only relies on cars!	2/27/2014 11:52 AM
8	Depends on the safety of that system	2/25/2014 12:50 PM
9	I'm 91 years old	2/21/2014 4:20 PM
10	we desperately need all the public transportation we can get	2/19/2014 6:59 AM
11	Great idea. Something better than SMART in mind? Would not use SMART bus system. Dirty...	2/16/2014 12:07 AM
12	If service was improved	2/15/2014 1:42 PM
13	Being a native Detroit, I am used to a car city. I don't feel we have an efficient well run public transportation system	2/12/2014 3:43 PM
14	While I have never used it, I would like to - in theory.	2/10/2014 9:14 PM
15	a person may use public transit to get to my house	2/10/2014 12:39 AM
16	BRT of course, but long term, HW should be involved in any light-rail or subway along Woodward.	2/8/2014 11:45 AM
17	Public buses are too slow and unsafe. Would use van type transport [possibly	2/8/2014 9:39 AM
18	If I had to stop driving, I would like the BRT and use it for sure.	2/7/2014 9:40 AM
19	More apt to use bus transport if it were consistent and dependable.	2/7/2014 8:55 AM
20	Yes! Detroit and the suburbs need a better mass transit system!	2/5/2014 10:54 PM
21	I wish we had rapid transit running down Woodward Ave to Detroit	2/5/2014 8:32 PM
22	The new regional mass transit authority & dedicated bus plan would be applauded & used by me!	2/5/2014 5:46 PM
23	buses stink, bad people from neighborhoods, traffic issues	2/4/2014 10:52 PM
24	no way, too dangerous unreliable and cause traffic jam	2/4/2014 10:35 PM
25	we still drive and both have our own cars to use	2/4/2014 9:23 PM
26	The current proposed model for rapid transit is not a viable solution for this region.	2/3/2014 1:16 PM
27	I'm really used to driving - is there a Park & Ride on Woodward?	2/2/2014 7:09 PM
28	Essential to have BRT stop at Lincoln.	2/2/2014 12:05 PM
29	Probably only during nice weather and when I either had a lot of time or there would be a lot of traffic	2/1/2014 4:31 PM
30	I live closer to Coolidge- a good bus route up and down would be useful	2/1/2014 4:27 PM
31	Needs to be safe and time efficient to be useful	2/1/2014 2:10 PM
32	weather conditions while waiting and safety concerns	2/1/2014 2:08 PM
33	Clean, reliable are musts also depends on pick up locations	2/1/2014 1:18 PM
34	I wouldn't use if I had an appointment time.	2/1/2014 12:40 PM
35	I do not consider busses affordable or safe	1/31/2014 9:57 PM
36	I think extension of the rail line from Downtown Detroit to Birmingham on Woodward is a great idea	1/31/2014 3:59 PM
37	Would depend on quality of service	1/31/2014 1:19 PM

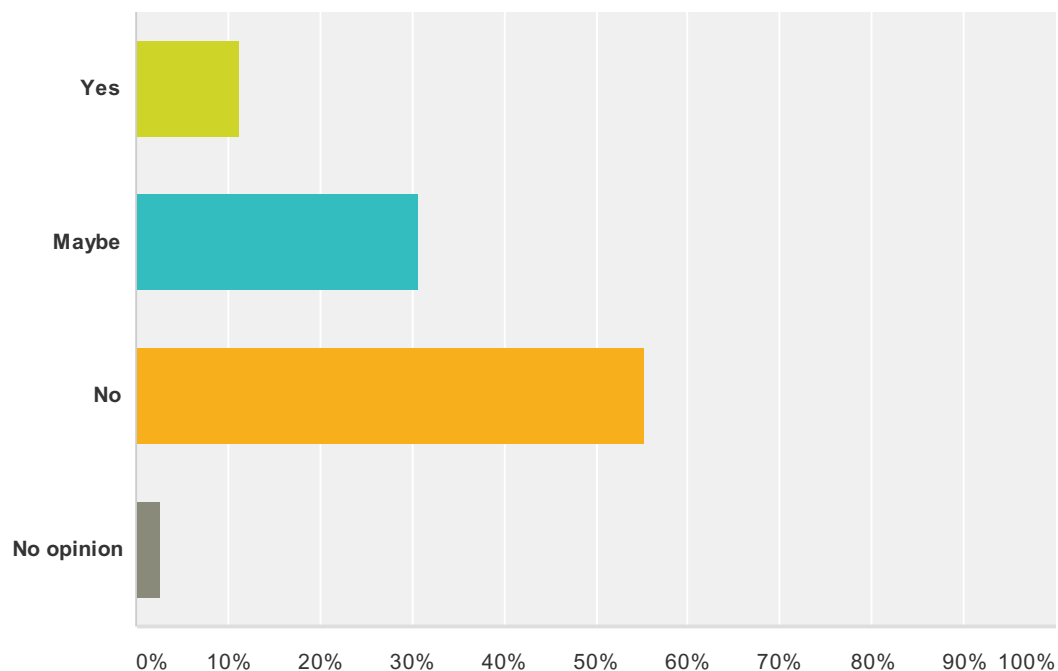
## Huntington Woods Master Plan Community Survey 2014

38	I would not use a bus system at all and do not want more energy put towards a new and improved bus system	1/31/2014 1:09 PM
39	Not a bus in the sense of the current system. A rail system would be preferable. Safety is first priority!	1/31/2014 11:09 AM
40	too dangerous, too much traffic , unreliable	1/31/2014 10:27 AM
41	I would need to feel secure, vis-s-vis other passengers on the bus. The buses would need to be very clean and run on schedule.	1/31/2014 9:14 AM
42	do not want BRT - bad for traffic and safety	1/30/2014 10:50 PM
43	While I want to use it to get to Detroit, I do not want Detroiters be able to get to Huntington Woods	1/30/2014 10:22 PM
44	Looking forward to more transit options	1/30/2014 9:59 PM
45	Do not waste my tax money on public transportation.	1/30/2014 7:27 PM
46	i don't want rapid transit traffic or associated crime	1/30/2014 6:18 PM
47	Affordable and effective BRT is very important!	1/30/2014 5:15 PM
48	I have a car.	1/30/2014 4:48 PM



**Q11 Would you use a bus or other connector to travel east and/or west to destinations off the Woodward Avenue corridor, such as the Somerset Collection in Troy, Providence Hospital in Southfield, the GM Tech Center, or Universal Mall in Warren?**

Answered: 255 Skipped: 5



Answer Choices	Responses
Yes	11.37% 29
Maybe	30.59% 78
No	55.29% 141
No opinion	2.75% 7
<b>Total</b>	<b>255</b>

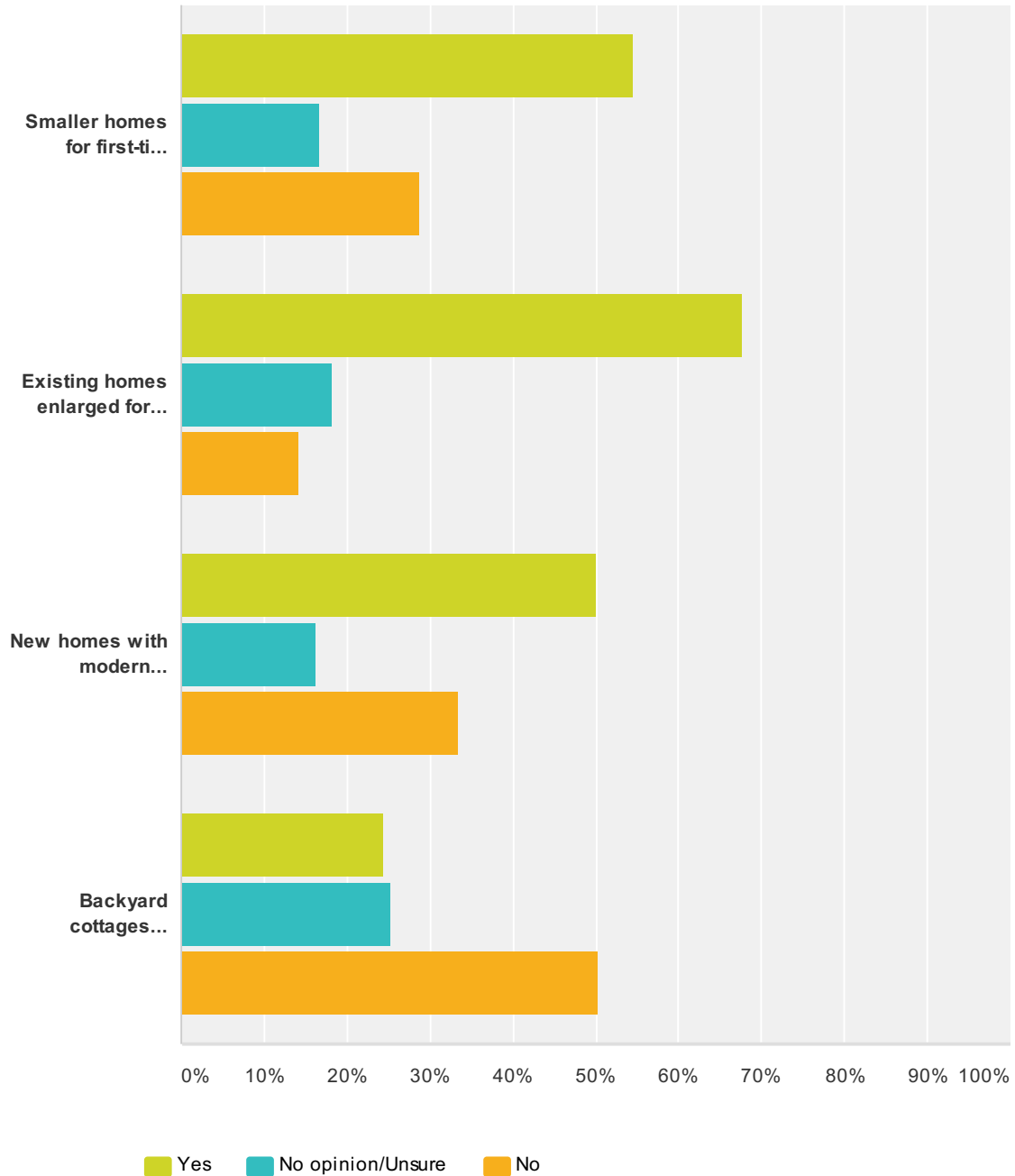
#	Comment:	Date
1	if it was convenient, there would be a chance, but most likely not.	3/5/2014 8:10 PM
2	Older people can have vision problems, reflexes affect drivers	2/27/2014 11:52 AM
3	see above	2/19/2014 6:59 AM
4	Don't go there now	2/18/2014 3:11 PM
5	Something Metro Detroit is lacking.	2/16/2014 12:07 AM
6	not with current level of service	2/15/2014 1:42 PM
7	probabaly not.	2/10/2014 9:14 PM

# Huntington Woods Master Plan Community Survey 2014

8	I might use a bus to go to Somerset if it was faster than driving.	2/10/2014 2:31 PM
9	depends upon how convenient it is	2/10/2014 12:39 AM
10	Not those places, but yes on others	2/8/2014 5:35 PM
11	depends on schedule frequency	2/8/2014 9:21 AM
12	Same as #10.	2/7/2014 9:40 AM
13	Somerset Collection, other Troy attractions; Southfield Civic Ctr; Big Beaver & 12 Mile E & W	2/5/2014 5:46 PM
14	drunk gang bangers take buses..i won't use, don't trust safety	2/4/2014 10:52 PM
15	too dangerous, unreliable and cause traffic jams	2/4/2014 10:35 PM
16	Possibly to downtown Royal Oak	2/3/2014 11:25 AM
17	Haven't really thought about it.	2/2/2014 7:09 PM
18	Go infrequently to such places, so would drive	2/2/2014 2:23 PM
19	somerset	2/2/2014 12:43 PM
20	weather conditions while waiting and safety concerns	2/1/2014 2:08 PM
21	Really depends on routes and schedules	2/1/2014 1:18 PM
22	Again, it would have to be fairly efficient	2/1/2014 12:40 PM
23	Not at all	1/31/2014 1:09 PM
24	too dangerous	1/31/2014 10:27 AM
25	buses are bad for traffic and not safe	1/30/2014 10:50 PM
26	Buses appear to be dirty and unsafe	1/30/2014 7:28 PM
27	Only if completely privately funded.	1/30/2014 7:27 PM
28	i do not never catch a bus too dangerous	1/30/2014 6:18 PM
29	Only Somerset Collection	1/30/2014 5:46 PM
30	Cars are faster and much more personal	1/30/2014 4:48 PM

## Q12 Which of the following types of neighborhood housing would you like to see retained or built in Huntington Woods in the future?

Answered: 258 Skipped: 2



	Yes	No opinion/Unsure	No	Total
Smaller homes for first-time homebuyers, singles, small families, retirees	54.47% 134	16.67% 41	28.86% 71	246
Existing homes enlarged for growing families, larger families, in-law suites	67.59% 171	18.18% 46	14.23% 36	253

# Huntington Woods Master Plan Community Survey 2014

New homes with modern amenities being built to replace older homes for move-up home buyers	<b>50.20%</b> 126	<b>16.33%</b> 41	<b>33.47%</b> 84	251
Backyard cottages (accessory dwellings or "Granny Flats") for young adults or retirees?	<b>24.40%</b> 61	<b>25.20%</b> 63	<b>50.40%</b> 126	250

#	Other (please specify)	Date
1	more multi-unit apts and condos	3/23/2014 1:52 PM
2	Variety of homes are just fine.	3/13/2014 10:55 AM
3	senior housing - apts and or condos	3/12/2014 12:25 PM
4	We probably need a balance.	3/10/2014 10:04 AM
5	removal of any existing house is ridiculous and not needed. planning commission STINKS!	3/6/2014 9:55 AM
6	there are several 'McMansions' that have been built that should not have been allowed as they do not fit the block	3/4/2014 10:25 PM
7	existing homes should not be razed for larger construction	3/3/2014 11:18 PM
8	P3 building encompassing City Hall, Public Safety, (Public Works?) on first floor, untills above for seniors, small families	3/2/2014 5:39 AM
9	Please let's keep the Woods as it is not like certain areas of B'ham where the huge houses have changed the neighborhoods!!	2/28/2014 12:55 PM
10	Smaller homes - also reasonably priced and handicap accessible	2/27/2014 11:52 AM
11	A senior citizen apartment building or residence.	2/26/2014 2:32 PM
12	Depends on space	2/26/2014 12:57 PM
13	Perhaps housing for elderly residents, NO bigfoot houses	2/25/2014 12:50 PM
14	have enough small homes, are lots bug enough for "Granny Flats"?	2/20/2014 7:09 PM
15	also multiple family housing - i.e., apartments	2/19/2014 6:59 AM
16	Would love to stop the spread of McMansions but don't mind renovations.	2/16/2014 10:43 PM
17	no change to current mix	2/16/2014 4:43 PM
18	Allow taller roof structures and enclosed entry ways. Our cities ordinances are ridiculous.	2/16/2014 12:07 AM
19	Don't think existing homes should be tom down and replaced with "big foot"	2/14/2014 2:45 PM
20	I think this is personal - people should be able to build what they want within our zoning guidelines.	2/14/2014 10:42 AM
21	assisted living for elderly to stay in neighborhood and a small hotel	2/12/2014 3:43 PM
22	People should be allowed to do what they wish with their property that they own	2/11/2014 10:56 AM
23	I don't like the houses being built out to the max of the lot capacity. This happened in Bimhingham and it has made that city less attractive.	2/10/2014 2:31 PM
24	a good mix of types would be best I think	2/10/2014 12:39 AM
25	HW needs to adapt to current family arrangements and allow more flexibility while retaining our current quality of home.	2/8/2014 11:45 AM
26	attached/detatched condos/townhouses. It's very important that big-foot homes not be allowed to flouish in HW.	2/8/2014 9:39 AM
27	Yes for "Backyard cottages" only if well coded and monitored.	2/7/2014 8:55 AM
28	You need to have a mix of big and small homes	2/5/2014 10:54 PM
29	Hate the huge big foot houses that don't match houses in the area they are in	2/5/2014 6:08 PM
30	Quality fill-in Brownstone, Townhouse design on Woodward	2/5/2014 5:46 PM
31	bigger modern homes with amenities for the 21st century including adequate parking	2/4/2014 10:52 PM

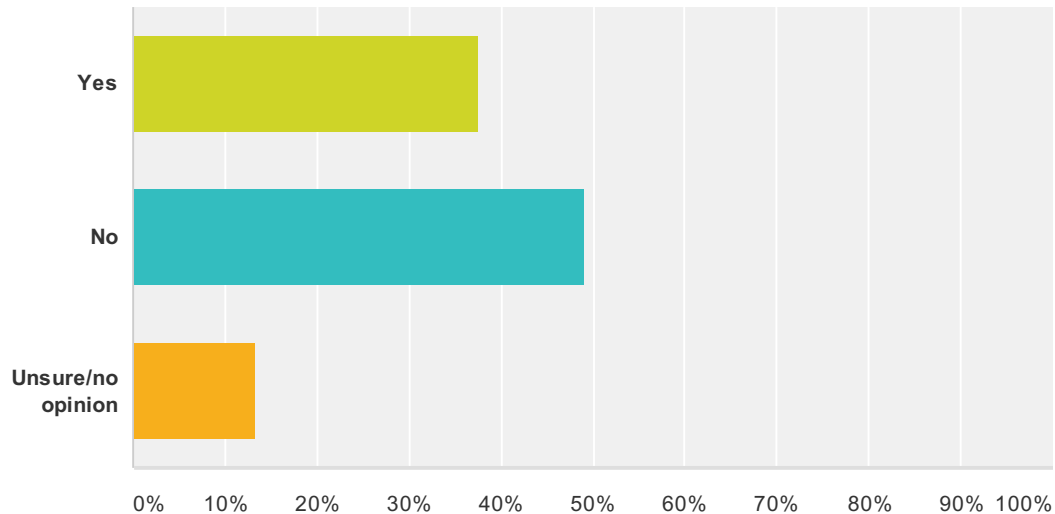
# Huntington Woods Master Plan Community Survey 2014

32	bigger modern homes, allow cutaway parking on curb	2/4/2014 10:35 PM
33	Detached condos!!! Answers really depend on lot sizes and rules for protection of existing properties	2/4/2014 1:39 PM
34	Condominiums, low rise/high rise apartments	2/4/2014 10:43 AM
35	I like the housing just as it is	2/3/2014 8:17 PM
36	Would like to see existing historic houses restored not torn down to build new houses	2/3/2014 7:19 PM
37	There was an interesting discussion about "bigfooting" vs. "Fitting in". I'm definitely in th "fitting in" camp. I think we can have larger homes that still satisfy modern needs. Plus we SHOULD consider ways to encourage younger/first-time owners. My husband & I did it by getting a "fixer-upper" on the edge of town, but it still at the very top end of what I was willing to spend.	2/2/2014 7:09 PM
38	There does not seem to be space for backyard dwellings on such small lots	2/2/2014 2:23 PM
39	Some, not all, of new construction in the neighborhood is obnoxious, too large and not fitting the character of the city.	2/2/2014 1:59 PM
40	row houses	2/2/2014 12:05 PM
41	Do not allow backyard cottages as they ruin property values long term. Keep this town proper.	2/2/2014 7:55 AM
42	If there is new construction, it should fit within the character of the surrounding neighborhood	2/1/2014 4:31 PM
43	more options for seniors without families	2/1/2014 2:08 PM
44	would be a disaster for the city to add cheaper homes. takes away from property values and the exclusivity that we all move here for.	2/1/2014 1:56 PM
45	Small multiple dwellings, very limited, for senior residents. Perhaps limited to four units per building.	2/1/2014 1:36 PM
46	I'd need to think more about implications to quality of city life	2/1/2014 12:40 PM
47	More flexibility needs to allowed for people to update their homes.	1/31/2014 6:52 PM
48	I think that allowing "Granny Flats" would be a major plus, in terms of aging in place and supporting elder parents	1/31/2014 9:14 AM
49	None of these are the business of gov't. Let owners decide.	1/30/2014 7:27 PM
50	The character of the homes should remain diverse as they are today. No cookie cutter houses or businesses please.	1/30/2014 5:00 PM
51	Large homes that increase property values of other homes.	1/30/2014 4:48 PM



**Q13 Would you be in favor of having the ball field and municipal property along Eleven Mile redeveloped for senior housing, a new city office and public safety building, and attached townhouses/condos (with public works operations relocated off-site)?**

Answered: 255 Skipped: 5



Answer Choices	Responses
Yes	37.65% 96
No	49.02% 125
Unsure/no opinion	13.33% 34
<b>Total</b>	<b>255</b>

#	Comment	Date
1	Senior housing - yes, new public safety - if needed. New City office, if necessary, Public works ok on site if attractive.	3/17/2014 11:41 AM
2	if there is land available in the city to take its place	3/13/2014 12:29 PM
3	Senior Housing - too small of a city. City offices look fine. Townhouses - absolutely not - bring more families into crowded schools.	3/13/2014 10:55 AM
4	Not for townhouses, but senior housing is alright, if it's done right	3/12/2014 11:09 AM
5	There is a segment of population being sorely neglected in this city. SENIORS who have paid much money in taxes with little representation.	3/10/2014 10:04 AM
6	would be in favor of new city hall or public safety. not senior housing or condos	3/9/2014 8:12 PM
7	and steal even more green space!!!! NO!!!	3/6/2014 9:55 AM
8	Not a fan of this use for the ball field. It is one thing that keeps families here in the city. It is a nice amenity	3/5/2014 8:10 PM

# Huntington Woods Master Plan Community Survey 2014

9	depends on utilization of current ball park, clearly delineated City Hall/offices/police and fire documentations of need for new structures.	3/4/2014 10:25 PM
10	There is not enough park space as it is	3/3/2014 11:18 PM
11	Need more information re options	2/27/2014 12:04 PM
12	I like senior housing but not at expense of moving ballfield, city hall and public works, these places would have to be relocated and off site and should be in the city.	2/27/2014 11:52 AM
13	Good idea.	2/27/2014 11:08 AM
14	Would need to make a new field somewhere for the users	2/26/2014 2:41 PM
15	Definitely senior citizen housing, not sure about other high density housing. I wouldn't want to see so much housing that we lose a sense of open space.	2/26/2014 2:32 PM
16	senior housing might be good.	2/26/2014 12:57 PM
17	This is a ridiculous consideration	2/25/2014 1:29 PM
18	Good idea, depends on the plan	2/25/2014 12:50 PM
19	Would be interested in seeing more info on this	2/19/2014 5:04 PM
20	lets start now	2/18/2014 3:11 PM
21	Not for this project at all. MC field is one of the largest green space owned by the city and we know how important green space is after our concerns about the loss of Rackham	2/16/2014 10:43 PM
22	need more information	2/16/2014 2:47 PM
23	Keep these facilities. They are frequently used.	2/16/2014 12:07 AM
24	we have such limited park space	2/15/2014 1:42 PM
25	It's a good central location	2/14/2014 2:45 PM
26	I would consider this if it was self sustaining.	2/14/2014 10:42 AM
27	Great idea. This has been needed for years!	2/12/2014 3:43 PM
28	This seems like a complete and utter waste of taxpayer money. I would fight against such an absurd idea.	2/11/2014 10:56 AM
29	I think 11 Mile is too busy and noisy for housing. It would always be lower priced because of the location and make it difficult for owners to justify maintenance and upgrades.	2/10/2014 2:31 PM
30	NO!!!!	2/10/2014 10:33 AM
31	Absolutely not!!! We need more open space, not less.	2/10/2014 9:57 AM
32	What are the economic issues?	2/10/2014 12:39 AM
33	I like the open space and recreation there	2/9/2014 8:23 PM
34	It would depend on what type of housing	2/9/2014 2:10 PM
35	There are other areas that need redevelopment more. Not in favor of additional senior housing	2/9/2014 11:52 AM
36	do we need a new city hall? hate to lose ball field.	2/8/2014 3:49 PM
37	Definitely not a multi-unit housing! Like the ball field. We need to keep as much green space as possible.	2/8/2014 2:37 PM
38	No, we need to keep our field for all the use it receives	2/8/2014 11:45 AM
39	Would want to keep some open spaces, not solid buildings and parking lots	2/8/2014 9:39 AM
40	do not want to see parks/play areas lost at all ever	2/7/2014 8:43 PM
41	Including the skateboard park? Yes to that, too.	2/5/2014 4:30 PM
42	get more tax revenue for condos- close city depot, no new city building. you should separate this question.	2/4/2014 10:52 PM
43	yes for condos no for new city hall and city facilities	2/4/2014 10:35 PM

# Huntington Woods Master Plan Community Survey 2014

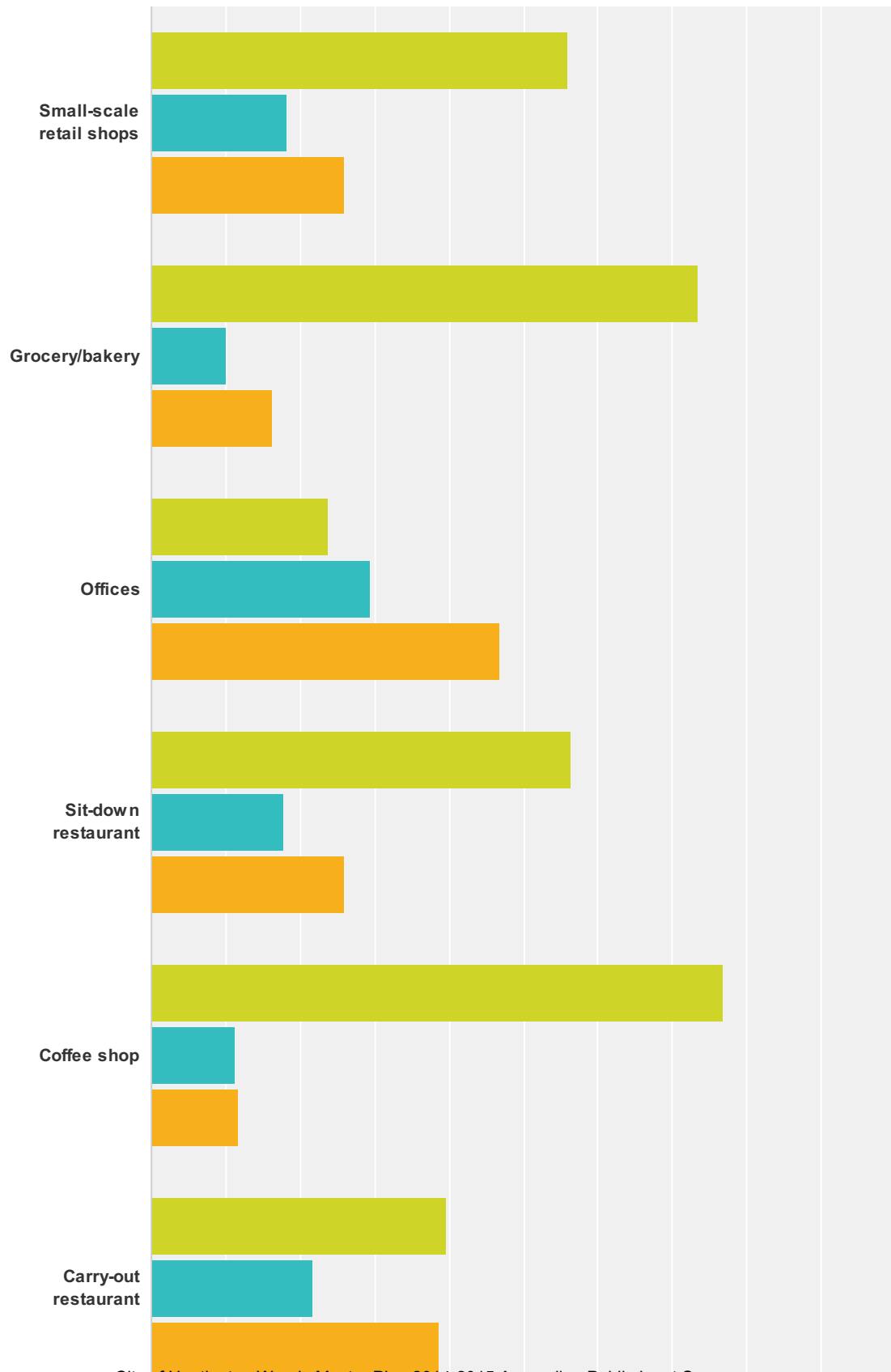
44	this valuable piece of property is very under utilized	2/4/2014 9:23 PM
45	Detached condos!!!	2/4/2014 1:39 PM
46	if the ball park at Burton was improved.	2/3/2014 2:11 PM
47	DO NOT CHANGE!!! Maintain single family only.	2/3/2014 1:32 PM
48	I'd have to see proposed plans and renderings before making any meaningful comment.	2/3/2014 1:16 PM
49	If the ball park and soccer fields can be moved to Burton Park. Also, small retail along 11 Mile should be considered there.	2/3/2014 11:25 AM
50	the greenspace cannot be replaced and should NOT be lost! once its gone its gone	2/3/2014 8:56 AM
51	Is that something we NEED right now? Has there been a cost/benefit analysis been done? Are there issues with the current city offices? What are the plans to move those recreational options elsewhere?	2/2/2014 7:09 PM
52	Not for new city office or public safety, but yes on senior housing or attached townhomes	2/2/2014 5:16 PM
53	Huntington Woods will continue to show dramatic change in the 65+ demographic as the Boomers age, and should be a model in planning for that change.	2/2/2014 4:06 PM
54	Would prefer to have city offices on site	2/2/2014 2:23 PM
55	I have small kids and hope to use that field one day. There are plenty of small homes in HW that can function like a condo	2/2/2014 11:27 AM
56	interesting idea	2/2/2014 10:22 AM
57	That field is used for soccer and other sports. The kids need a place to live.	2/2/2014 7:55 AM
58	Would be fair to rezone property for the existing homeowners nearby	2/1/2014 4:47 PM
59	Our parks are one of our greatest assets of a city and what create the family-friendly and community atmosphere. We don't need to increase density.	2/1/2014 4:31 PM
60	YES!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	2/1/2014 2:08 PM
61	Not a bad option, would need to understand potential impacts and business case	2/1/2014 1:18 PM
62	Don't want off-site services. Is ball field used? Okay for senior housing and new city buildings. Feel condo owners would be more transient and not be as invested in city, especially on the periphery on 11 Mile Road.	2/1/2014 12:40 PM
63	OK to develop ball field, but keep city services in city; do not use this idea to outsource city public safety.	2/1/2014 11:56 AM
64	Absolutely NOT! for What? Why do we need a new city office and public safety building. No No No NOT Necessary. Condos are OK. What is wrong with the current public safety building and city hall? We are small community we don't need new building that would be relocated. That is a WASTE of tax payer dollars	1/31/2014 3:59 PM
65	I do not like the idea of large housing complexes, apartments, etc. I don't think our neighborhood has that feel to it.	1/31/2014 1:09 PM
66	I'm concerned that this would raise taxes even higher than they already are. This may deter people from living here.	1/31/2014 12:55 PM
67	Only if it GUARANTEES lower taxes for all residents!	1/31/2014 11:09 AM
68	yes for more housing, no for new city office	1/31/2014 10:27 AM
69	Never thought of condos - could be great.	1/31/2014 9:14 AM
70	Senior houses is a terrific idea!	1/30/2014 7:28 PM
71	Current use is lowest cost option, unless property is sold to developer.	1/30/2014 7:27 PM
72	HW is for families—kids—we will move when we retire, not destroy amenities for kids. Men's Club Field is in constant use for soccer and baseball. Without a doubt, worst idea I've ever heard.	1/30/2014 7:07 PM
73	I would rather see these services on Woodward or Coolidge.	1/30/2014 5:45 PM
74	Redevelopment for senior housing is a terrible terrible idea and not in HW's larger interests	1/30/2014 5:15 PM

## Huntington Woods Master Plan Community Survey 2014

75	I like the idea of some senior housing like a condo or town home, but I don't like the idea of public service relocating to an inconvenient location.	1/30/2014 5:00 PM
76	No senior housing. Large Homes would be nice	1/30/2014 4:48 PM

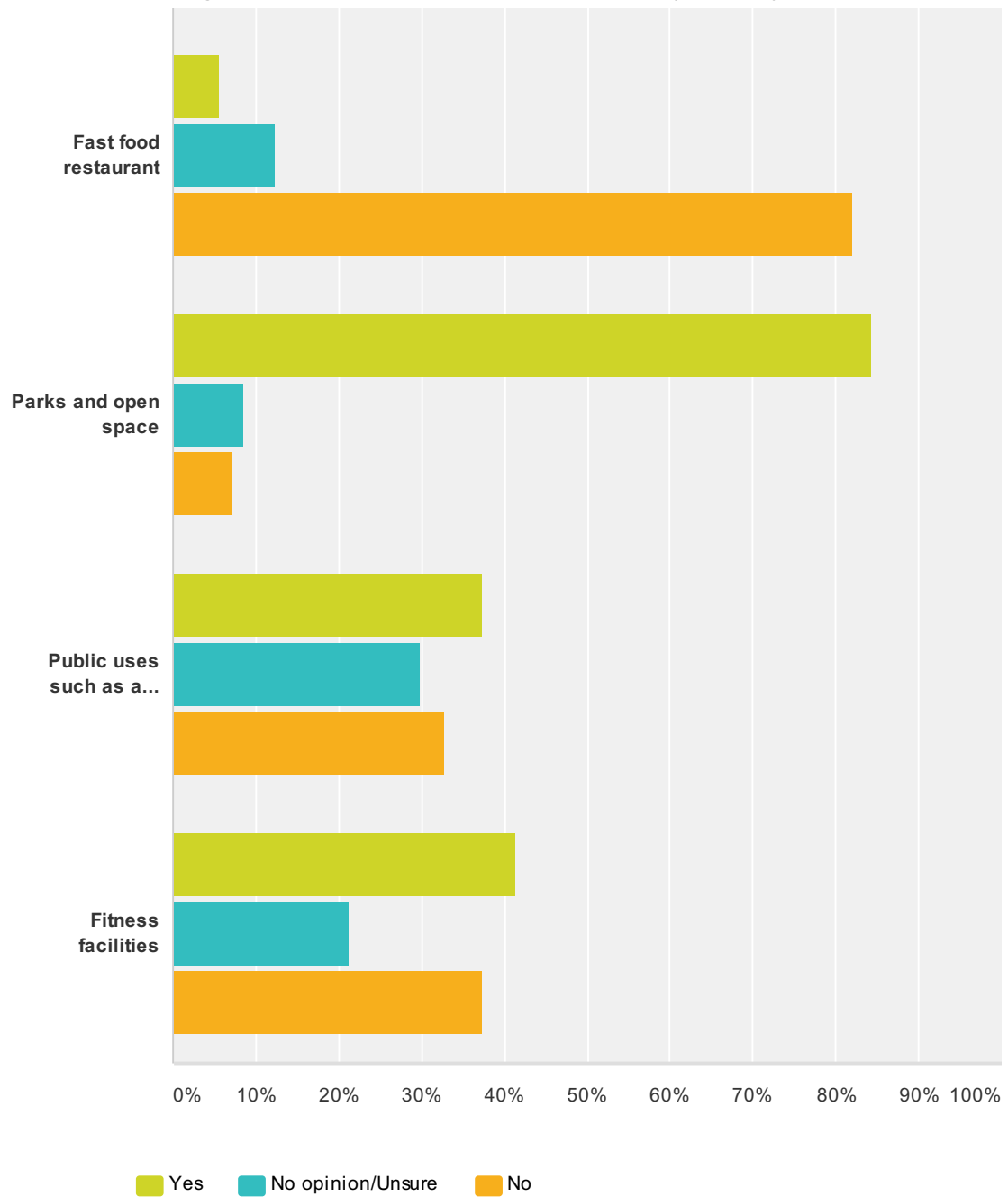
# **Q14 Do you think the following types of nonresidential uses are needed in Huntington Woods in the future?**

Answered: 258 Skipped: 2





# Huntington Woods Master Plan Community Survey 2014



	Yes	No opinion/Unsure	No	Total
Small-scale retail shops	55.95% 141	18.25% 46	25.79% 65	252
Grocery/bakery	73.54% 189	10.12% 26	16.34% 42	257
Offices	23.77% 58	29.51% 72	46.72% 114	244
Sit-down restaurant	56.30% 143	17.72% 45	25.98% 66	254
Coffee shop	76.86% 196	11.37% 29	11.76% 30	255
Carry-out restaurant	39.76% 101	21.65% 55	38.58% 98	254

# Huntington Woods Master Plan Community Survey 2014

fast food restaurant	8.17% 14	12.99% 30	9.19% 200	244
Parks and open space	84.38% 216	8.59% 22	7.03% 18	256
Public uses such as a historical museum or senior center	37.40% 95	29.92% 76	32.68% 83	254
Fitness facilities	41.34% 105	21.26% 54	37.40% 95	254

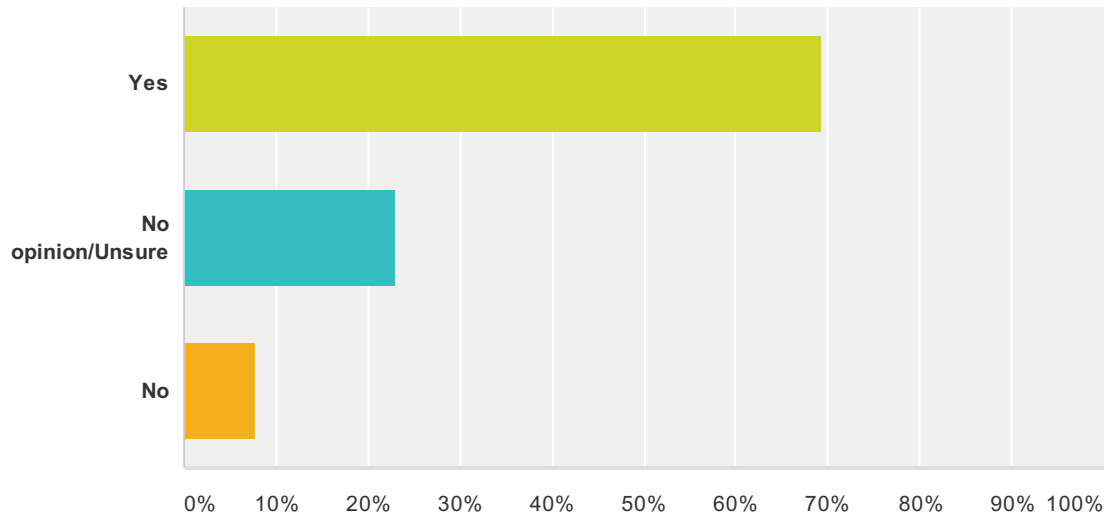
#	Other (please specify)	Date
1	I feel we already have a fitness facility which should be updated or enlarged vs new; senior center or space could be accommodated in that space also.	3/13/2014 12:29 PM
2	We are surrounded by cities that offer this to us.	3/13/2014 10:55 AM
3	No strip malls	3/12/2014 11:09 AM
4	Please look at Berkley & Pleasant Ridge - great exercise facility. Not one piece of equipment in HW	3/10/2014 10:04 AM
5	I would like to see a dog park somewhere in the city. On any given day/time there are many people walking dogs and it would be nice to have a place for them to be able to run free.	3/5/2014 8:10 PM
6	I would like to keep Hunt. Wds. primarily residential.	3/1/2014 6:29 PM
7	Definitely fitness facility, Rest is optional.	2/28/2014 12:55 PM
8	Non-residential places are need but HW on 11 Mile outbound and Caty Pools at nature center and environmental center	2/27/2014 11:52 AM
9	dog park	2/26/2014 5:30 PM
10	A lot of the answers to the questions above depend on the particular business, which is hard to legislate. But I would be leery of anything that brings a lot of traffic like a fast food restaurant.	2/26/2014 2:32 PM
11	Maybe not needed, but a good idea	2/25/2014 12:50 PM
12	fitness is expensive..with Y, BHS and JCC nearby not needed	2/20/2014 7:09 PM
13	A combination of SOME, not all of the above is ideal	2/19/2014 5:04 PM
14	we need more diversity; life in a dedicated single-family, owner-occupied community is boring; it's a theme park and it's car-dependent	2/19/2014 6:59 AM
15	this would meet the needs of an under-served part of the population	2/16/2014 10:43 PM
16	fast food: only if it is not a franchise	2/14/2014 8:38 PM
17	think there are plenty of parks already but I do not want to see less of them. I dont think the city needs to subsidize any type of service not already provided.	2/14/2014 10:42 AM
18	small hotel	2/12/2014 3:43 PM
19	Seems like a lot of already existing competition for a fitness facility	2/10/2014 9:14 PM
20	100% Locally owned sit-down restaurant and/or coffee shop.	2/10/2014 2:51 PM
21	Senior center and fitness facilities are in the rec center! Expand those programs instead of building separate facilities.	2/10/2014 2:31 PM
22	Why is Sam's market allowed to stay empty and deteriorate?	2/10/2014 9:57 AM
23	We don't have enough space for much	2/10/2014 12:39 AM
24	Great to replace much of the existing commercial with these	2/9/2014 11:52 AM
25	why not keep seniors in rec center?	2/8/2014 3:49 PM
26	restaurants and small retail shopsw come and go...would not want vacant retail space. So much is closely available in Berkley, RO, Ferndale. There is no natural mainstreet in HW - should not try to create such an area.	2/8/2014 9:39 AM

# Huntington Woods Master Plan Community Survey 2014

27	Future commercial use only if well coded to conform with community, and strictly monitored.	2/7/2014 8:55 AM
28	maybe something small for seniors who no longer drive	2/4/2014 9:23 PM
29	Keep fast food establishments out of Huntington Woods	2/3/2014 1:16 PM
30	no stores such as the one that replaced Sam's Market -- it was trashy looking	2/3/2014 8:56 AM
31	I've often thought it would be nice to have more retail options within walking distance of my home, but I understand that would pose problems for whatever homes these business are near. I live next to a bank, so I know something about this. HW has a reputation for being quiet, safe, & pleasant. We need to concentrate on maintaining those aspects of this town when considering future retail developments.	2/2/2014 7:09 PM
32	A bookstore, a la Book Beat (maybe Book Beat itself, relocated!) would be great.	2/2/2014 4:06 PM
33	We need more cafes, bars and restaurants within walking/biking distance!	2/2/2014 1:59 PM
34	we already have the rec center and fitness facility at BHS	2/2/2014 10:22 AM
35	Like residential, new uses need to fit into the scale of the neighborhood. But we really could use some business to anchor the main corridors.	2/1/2014 4:31 PM
36	Fitness center and indoor swimming pool access	2/1/2014 4:27 PM
37	city doesnt need these things. can go to royal oak and berkley. keep huntington woods a city of homes and home OWNERS.	2/1/2014 1:56 PM
38	Only on main streets i.e., small homey convenience store on 11 Mile on order of Market Square.	2/1/2014 12:40 PM
39	I think our existing facilities are perfect for seniors. I like the idea of fitness for residents. We are a very fit community.	1/31/2014 1:09 PM
40	Small businesses cannot survive in HW due to NIMBY attitude.	1/30/2014 7:27 PM

**Q15 The Rackham Golf Course is now a locally designated historic district, which provides protection from destruction or demolition by neglect. Would you like the City to pursue a local historic designation for the Detroit Zoo as well?**

Answered: 257 Skipped: 3



Answer Choices	Responses
Yes	69.26% 178
No opinion/Unsure	22.96% 59
No	7.78% 20
<b>Total</b>	<b>257</b>

#	Comment	Date
1	It would restrict zoo from needed upgrades and bringing exhibits into modern compliance	3/12/2014 8:34 AM
2	not needed	2/27/2014 6:00 PM
3	Not necessary	2/25/2014 1:29 PM
4	Royal Oak owns half the zoo, how do they feel about it?	2/24/2014 6:30 PM
5	Qualified Yes because if would have to be just parts of the zoo	2/16/2014 10:43 PM
6	Is there value to the designation	2/16/2014 5:14 PM
7	The zoo is a valuable asset. We must preserve	2/16/2014 12:07 AM
8	I do not approve of ongoing exhibits at the zoo that make noise - especially mechanical ongoing sounds of fake animals. It borders on torture. I would like to see the zoo prohibited from amusement park activities that interfere with my rights to peace and quiet.	2/14/2014 10:42 AM
9	Seems like there could be better use of resources at this time than to spend it on this idea.	2/10/2014 9:14 PM
10	Is there a concern with buildings or neglect at the Zoo?	2/10/2014 2:31 PM
11	Not sure what that would mean; just want it to remain the zoo and beautiful.	2/5/2014 6:08 PM

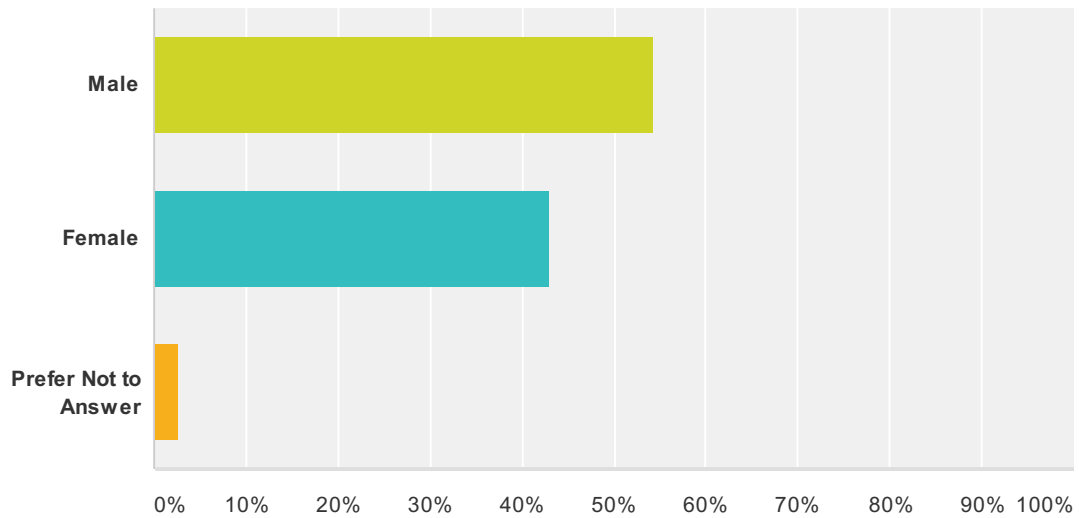
## Huntington Woods Master Plan Community Survey 2014

12	better for property prices	2/4/2014 10:52 PM
13	YES, the DZ is a cultural touchstone! I can't imagine it being closed the way the Belle Isle Aquarium was.	2/2/2014 7:09 PM
14	How much would that divert from in-city issues? If not much cost, sure if the zoo agrees	2/2/2014 10:22 AM
15	There is a historical designation inside the Zoo front gates..	2/1/2014 9:14 PM
16	Would need to understand the impact to the city, but not opposed to discussion	2/1/2014 1:18 PM
17	This is an issue fraught with problems as the zoo has in recent years become less neighborly, favoring loud concerts, exhibitions, and events despite HW protests.	1/30/2014 5:15 PM



### Q16 Please indicate your gender:

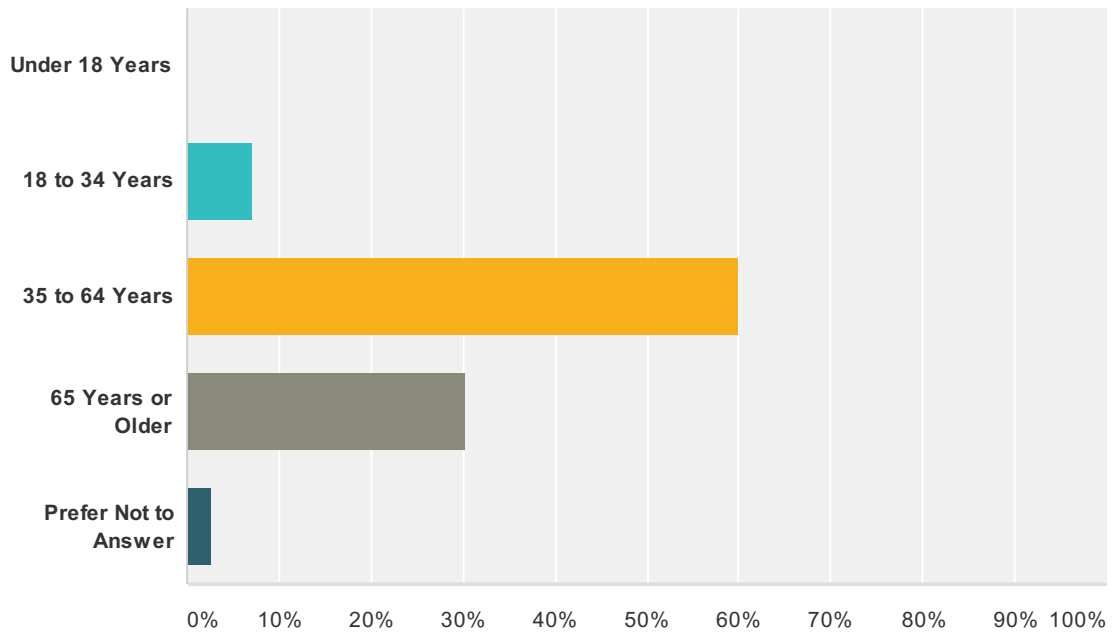
Answered: 256 Skipped: 4



Answer Choices	Responses	
Male	54.30%	139
Female	42.97%	110
Prefer Not to Answer	2.73%	7
<b>Total</b>		<b>256</b>

### Q17 Please indicate your age group:

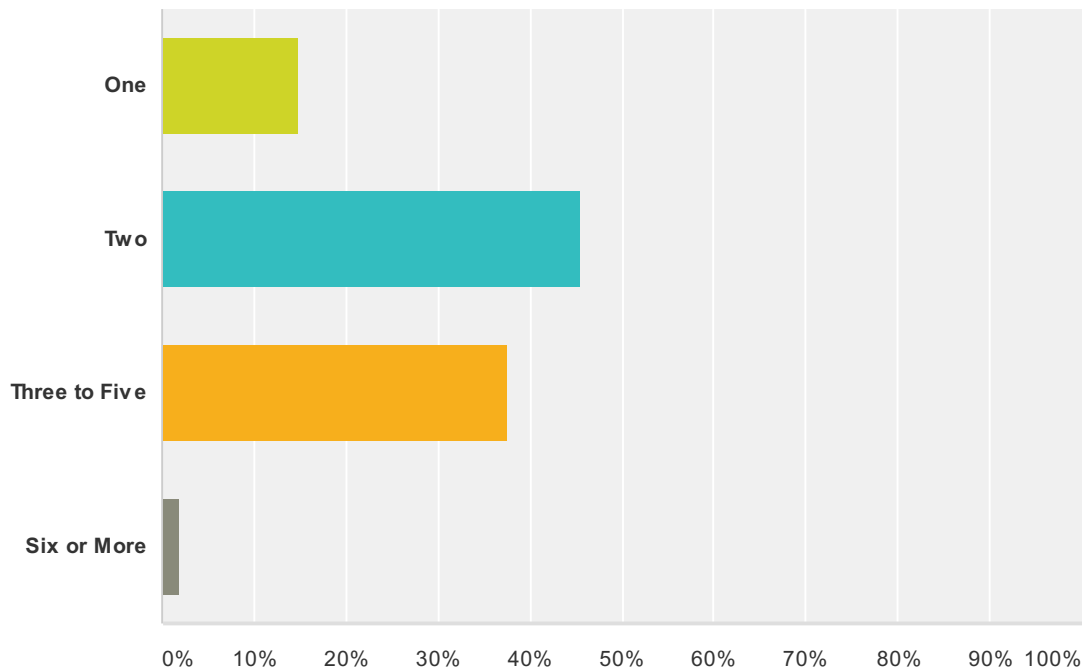
Answered: 257 Skipped: 3



Answer Choices	Responses
Under 18 Years	0.00% 0
18 to 34 Years	7.00% 18
35 to 64 Years	59.92% 154
65 Years or Older	30.35% 78
Prefer Not to Answer	2.72% 7
<b>Total</b>	<b>257</b>

### Q18 Please indicate how many people reside in your home, including yourself:

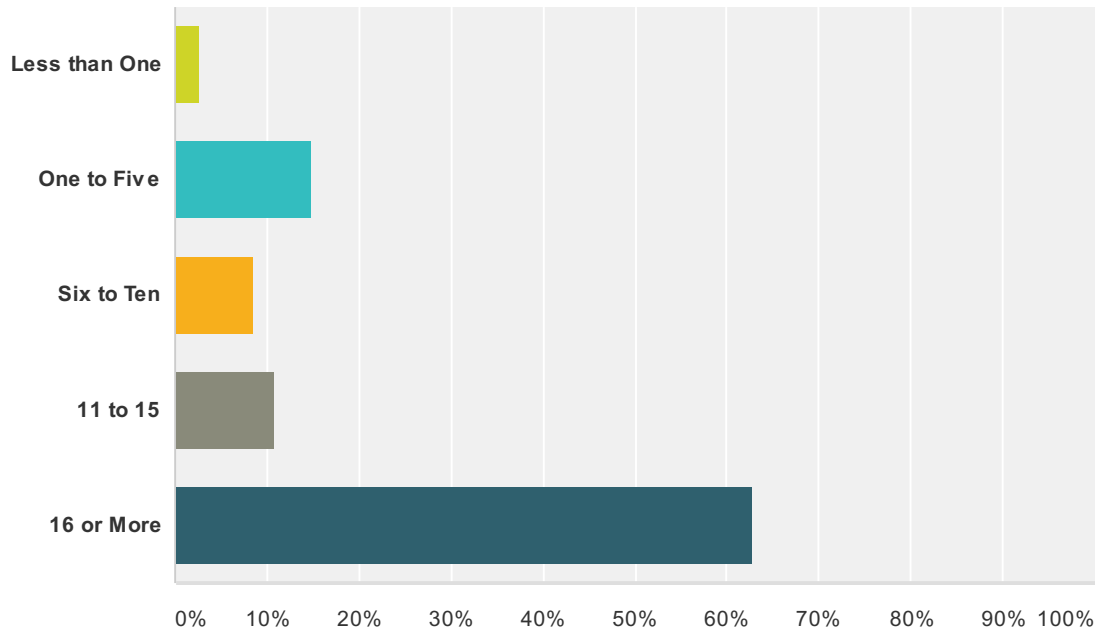
Answered: 255 Skipped: 5



Answer Choices	Responses	
One	14.90%	38
Two	45.49%	116
Three to Five	37.65%	96
Six or More	1.96%	5
<b>Total</b>		<b>255</b>

## Q19 Please indicate how many years you have lived in Huntington Woods:

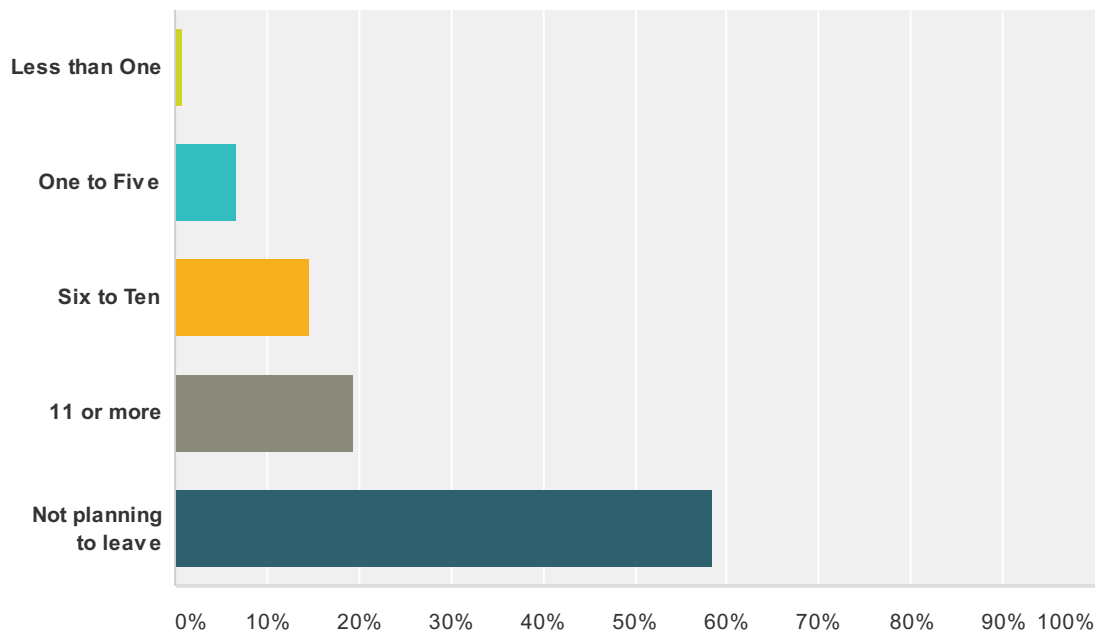
Answered: 256 Skipped: 4



Answer Choices	Responses
Less than One	2.73% 7
One to Five	14.84% 38
Six to Ten	8.59% 22
11 to 15	10.94% 28
16 or More	62.89% 161
<b>Total</b>	<b>256</b>

## Q20 Please indicate how much longer (in years) you are likely to live in Huntington Woods:

Answered: 253 Skipped: 7

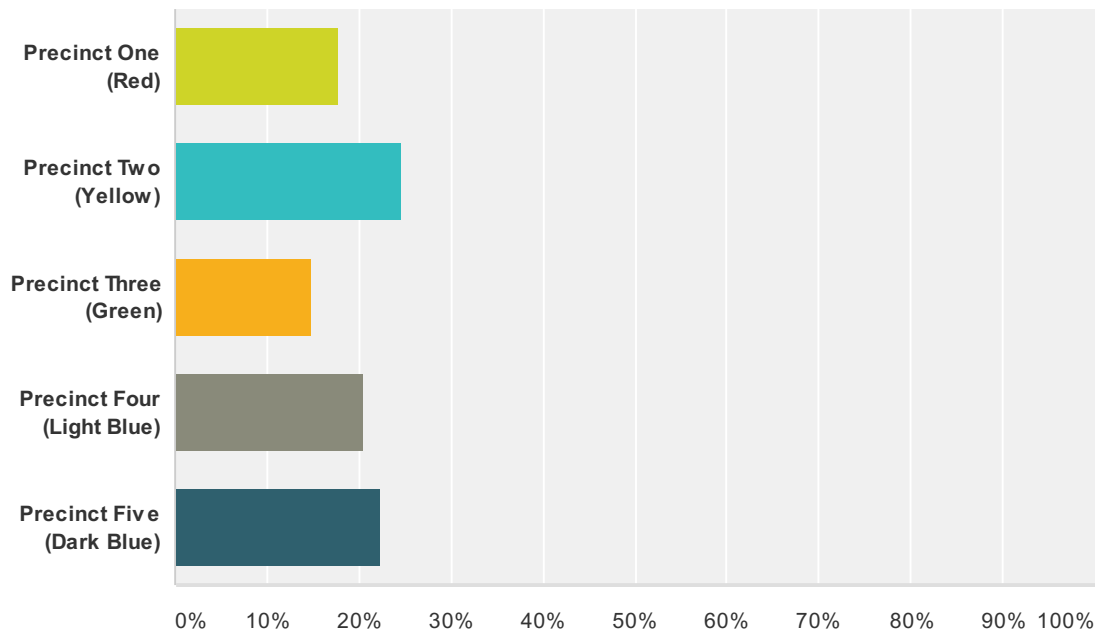


Answer Choices	Responses
Less than One	0.79% 2
One to Five	6.72% 17
Six to Ten	14.62% 37
11 or more	19.37% 49
Not planning to leave	58.50% 148
<b>Total</b>	<b>253</b>



## Q21 Please refer to the map below and indicate where you live:

Answered: 255 Skipped: 5



Answer Choices	Responses	
Precinct One (Red)	17.65%	45
Precinct Two (Yellow)	24.71%	63
Precinct Three (Green)	14.90%	38
Precinct Four (Light Blue)	20.39%	52
Precinct Five (Dark Blue)	22.35%	57
<b>Total</b>		<b>255</b>

**Q22 Please provide any additional comments that may assist the City in updating the Huntington Woods Master Plan:**

Answered: 95   Skipped: 165

#	Responses	Date
1	Prohibit giant make over houses on existing streets. Our residents (and outsiders) admire and think of Huntington Woods as an attractive, pleasant, and wonderful place to raise children and living for all ages. We should continue with our present ideas of making new structures - of any kind - attractive and upscale.	3/17/2014 11:41 AM
2	On our block we have seen the sidewalks cleared twice this winter!	3/17/2014 11:11 AM
3	I feel all "green" spaces should be retained; boulevard streets should be maintained or enhanced.	3/13/2014 12:29 PM
4	H.W. Is fine - we are a small community and should stay a small community.	3/13/2014 10:55 AM
5	Let's keep Huntington Woods nice and unique!	3/12/2014 11:09 AM
6	While most people will 'Yes' to making the Zoo a historic district, the Zoo must maintain flexibility to bring its exhibits into compliance with modern zoological practices and/or to maintain its Association of Zoos and Aquariums certification.....Thank you for conducting this survey and for the hard work of the Planning Commission & staff.	3/12/2014 8:34 AM
7	This is a great city but everyone needs to be treated fairly. It's not all children. There are many, many people in here (homeowners) with no children and it is time to equalize facilities, not one piece of exercise equipment but working towards a \$440,000 playground? What is wrong!!!	3/10/2014 10:04 AM
8	1. Do everything possible to avoid tax increases. User fees should be employed to the fullest extent. Continue to work with nearby cities & Oakland County for joint ventures that stretch our tax dollars. 2. Aggressively enforce speed limits. 3. Enforce political lawn sign rules. No signs on public property. These signs run counter to our beautification efforts. 4. Strictly enforce door to door advertising and door to door commercial solicitations. Local schools and club causes are OK 5. Continue to stress pet owner responsibility for cleanup and importance of being a good neighbor.	3/8/2014 9:03 PM
9	i've seen the planning commission in action and it is disgraceful! they allow the worst pieces of crap to be built and sacrifice what makes HW THE place to live.	3/6/2014 9:55 AM
10	H.W. is a great place to live. Nice to see young families moving in. Efforts need to continue to support the Berkley Schools.	3/4/2014 10:25 PM
11	Love living in Huntington Woods for 49 years	3/4/2014 2:29 PM
12	We should start burying power lines so that the beautiful trees don't have to be butchered to make clearance	3/3/2014 11:18 PM
13	Great survey! Much needed.	3/3/2014 9:59 PM
14	Replace Brodsky buildings, Sam's Market, auto shop. Better use of bank property, stop scattered lighting on Coolidge bank excess parking area	3/2/2014 5:39 AM
15	I have lived in Hunt. Wds. for 43 years and have always found it to be a terrific place to live. As a senior, I am hopeful that the Village in the Woods will thrive making it possible for older citizens to stay in their own homes.	3/1/2014 6:29 PM
16	Doing something more to control the speed of traffic on our side streets, especially those that are used as short cuts, bypasses, and such.	3/1/2014 1:57 PM
17	Some condos or such for retirees who want to downsize and not leave the area. First consideration given to present owners.	2/27/2014 2:39 PM

# Huntington Woods Master Plan Community Survey 2014

18	In regards to complete streets, bike lanes would be hard on Lincoln and many other streets, parking not possible if lanes are on both sides. Driving with bicycle riders is uncomfortable and often the bicyclists think they are above the law and have no rules. Bicycle riders must be regulated not have free rein and disregard others, cars & pedestrians and runners. Difficult for cars (2) to get through. Emergency vehicles like fire trucks ambulances, possibly police cars in pursuit.	2/27/2014 11:52 AM
19	When a home is remodeled there should be a time limit on the completed project so the block does not look like an eyesore with equipment and rubble standing out front for over 1-1/2 years.	2/26/2014 12:57 PM
20	Thanks for good City services, fire and police, the City offices, maintenance AND recycling. Thanks, too, for planning ahead!	2/25/2014 12:50 PM
21	We should build a nice condo high-rise next to the Albert Kahn designed club house at Rackham. People of any age could live there, and it could be designed in a senior-friendly manner. The condos would attract golfers, who in turn would support the revitalization and renovation of the historical club house and golf course.	2/22/2014 1:34 PM
22	I love living in Huntington Woods with all its amenities. I enjoy using the rec center's ping pong tables and use the gym for walking	2/21/2014 4:20 PM
23	I feel very strongly that HW can ill afford to lose any green space and turn it into more impervious surface.	2/16/2014 10:43 PM
24	I love HW as it is!	2/16/2014 4:43 PM
25	Roads and commercial structures need attention. They make our city look old and outdated.	2/16/2014 12:07 AM
26	I would like to see an effort to consolidate/contract public services with other surrounding cities. e.g. police, fire, dep of public works, city hall, building oversight etc. to lower cost of city operations and thus tax burden.	2/15/2014 11:01 AM
27	Love the city. We have stayed here much longer than we originally intended.	2/14/2014 8:38 PM
28	I would like to see Scotia blocked at the light at the service drive so there would be no access to the city from the service drive. Semi trucks frequently enter here. Also people from outside of Huntington Woods use this as a cut through to 11 Mile or 11 Mile to the service drive. This occurs most frequently in the morning while children are walking to school making our city less safe for our children. I have spoke to many residents on Scotia and they feel just as I do. This is an urgent matter that needs addressing.	2/14/2014 3:07 PM
29	Don't raise my taxes. They are high enough.	2/13/2014 11:34 AM
30	We love living in HW. Thank you for asking our opinion.	2/12/2014 3:08 PM
31	I wish you the best. I am moving for a new job and have happy memories of living here. It's a great community.	2/11/2014 8:25 PM
32	The Master Plan was put together in 2008 by a bunch of people who think they know what they were talking about when all it is is a document that dictates to our city the wishes of an elite few what they feel should be seen in our city. The cumbersome restrictions on rebuilding and remodeling are so absurd that they defy logic. Further, own members of the city government have had their own homes remodeled which did not follow their own "Master Plan". We should be encouraging people to move to Huntington Woods which means having a liberal and lenient "master plan" which will allow those that wish to invest in an old home in this great city be allowed to update it to their needs. Adding ridiculous architectural requirements (the absurd requirement of 100% all brick is but one example) is insane. The #1 complaint I hear for why people choose not to move here is because they can't find a house big enough to accommodate their needs and when they do find a property they wish to update, they realize the incredible red tape put up by our city government. Get off your high horses and realize that the people wanting to move into this city are 20-40 years younger than all of you reading this and their needs for a home in 2014 and beyond is different than what you raised your own families in. Nobody likes being told what they can and can't do in their own homes - fix the Master Plan to allow people to update the homes in this great city to their individual needs and stop stroking your own ego. Change occurs one funeral at a time, and in time, those of you are in charge of this whole master plan will move on and change will eventually come - but trying to force your archaic views on this city is not helpful and I plead with you to realize this.	2/11/2014 10:56 AM

# Huntington Woods Master Plan Community Survey 2014

33	I know builders have their various reasons to purchase smaller homes in the city and then tear them down to build bigger ones, but there is some character that is lost when that happens. I just request diligent oversight for these builders. Also, as it specifically relates to the master plan, when a smaller house is on a larger lot I would like to request restrictions on how big the newer house could be. I would like to preserve some of the green space on these larger lot sizes. Just my 2 cents opinion.	2/10/2014 9:14 PM
34	I really like the older homes of the city and do not want to see a lot of new homes like those built in outlying suburbs.	2/10/2014 2:31 PM
35	HW is a great place to live and raise a family!	2/10/2014 10:33 AM
36	Save money by consolidating police and fire protection services with Berkley.	2/10/2014 12:39 AM
37	Keep the public schools well funded and doing well in their state scores; invest money in the school playground; keep city services intact	2/9/2014 8:23 PM
38	Raised my son in HW; a great place for families.	2/8/2014 3:49 PM
39	Unfinished house on Elgin near Berkley is an eyesore and unsafe. Owner needs to be forced to complete and either sell or keep maintained.	2/8/2014 2:37 PM
40	Huntington Woods's greatest asset is its choice to not have as many businesses as our surrounding communities. We urge all decision makers to retain our park space, expand and improve our library, and to the extent possible, beautify the existing businesses as they are, frankly, eyesores. We would much rather pay more in taxes and retain the uniqueness of Huntington Woods.	2/8/2014 11:45 AM
41	The roads are so unbelievably bad, so out of place with our beautiful neighborhood. It is embarrassing and unsafe. Please accelerate these efforts.	2/8/2014 10:54 AM
42	Please widely publicize public meetings on this topic. I believe that good ideas can generate from groups as we listen to one another.	2/8/2014 9:39 AM
43	Arimitage Collision, Rite Aid, and Gas Stations do not fit. Armitage is sloppy, and uses "free" parking maintained by city. Parks on Cooidge and 11 mile are used mostly by other communities.	2/8/2014 9:21 AM
44	I love the neighborhood environment, sidewalks, parks, rec center, library, quality of city services, lots of trees, activities, wonderful place to raise a family and live in as a retiree, safety. I'll stay here always.	2/7/2014 4:46 PM
45	I love the neighborhood environment, sidewalks, parks, rec center, library, quality of city services, lots of trees, activities, wonderful place to raise a family and live in as a retiree, safety. I'll stay here always.	2/7/2014 4:46 PM
46	Love everything the way it is.	2/7/2014 3:05 PM
47	Please make sure that any changes or "improvements" don't compromise the character or create wedges in the community. As senior citizens who have lived in the same home in HW since 1970, we would like to see some updates leaning toward the "aging" community, but not at the expense of providing for the young growing families with children.	2/7/2014 8:55 AM
48	Continue to enhance our public entrances and city parks. Young and old can use these and we need to preserve and keep them useable, beautiful and a place for all to enjoy. And we need a permanent pavilion at Scotia park for the concerts and city central activities!	2/5/2014 10:54 PM
49	need an updated master plan. The authors of this plan seem to be still hanging around and have pride of ownership. Change and modern thinking is needed in city government	2/4/2014 10:52 PM
50	need to have a better master plan and new city commission and fresh board members. City seems to recycle same old faces with old fashioned thinking	2/4/2014 10:35 PM
51	Please consider a farmers market Please consider a revamp of the regulation for additions to homes to attract families to the area to renovate older deteriorating homes	2/3/2014 10:46 PM
52	Please keep the city unique, we don't need fast food restaurants small and quaint	2/3/2014 3:27 PM
53	No major changes needed. The city provides excellent service to its residents and I do not feel there should be any changes to occupancies.	2/3/2014 1:32 PM

# Huntington Woods Master Plan Community Survey 2014

54	I don't know if it is possible but I would love to have the Rackham Clubhouse available to use for citizens of HW as a "country club". It can be a place that families could go and gather to meet/eat and hang out by a fireplace or watch sports...sort of like a ski lodge. With that in mind, a sled hill could be constructed for the kids next to the clubhouse. Residents could be charged a membership fee for use of the facilities which would be another source of revenue for the city.	2/3/2014 11:25 AM
55	Peasley Park needs real playground equipment.	2/3/2014 10:54 AM
56	Greenspace in HW should be preserved at all cost. We are seeing in neighboring RO the loss of the School properties to developers. I would not like to see anything like that in HW. Greenspace should be preserved AT ALL COST	2/3/2014 8:56 AM
57	Currently we do not have curbs - if/when our street is re-done - please add curbs! Also, we would prefer a greater presence of law enforcement in Huntington Woods - this should remain a priority.	2/2/2014 8:43 PM
58	Sorry, I should go back & read it more thoroughly before making comments, I guess. I think HW is doing all right the way things are going now. I like the the Planning Commission is taking a skeptical tone about the proposed tree ordinance, because I think many of those issues can be covered by addressing rules for new construction.	2/2/2014 7:09 PM
59	I truly appreciate the city! Great people and services. Now, how about a little excitement and variety in terms of restaurants, cafes and bars/	2/2/2014 1:59 PM
60	Would like to see (1) coffee shop and (2) other small-scale retail or rowhouses built on a portion of the Rite Aid and Chase Bank parking lots on Coolidge; buildings should abut the sidewalks; add new angle-parking on Coolidge along those two blocks; and preserve some parking in the existing lots, behind (on east side of) the new construction. Coordinate with Oak Park on facade design/improvement on the west side of Coolidge in those two blocks. Make the Lincoln/Coolidge intersection bike-friendly.	2/2/2014 12:05 PM
61	although I said I bike to woodward, I fear for my life when I do as it is very bike unfriendly	2/2/2014 10:22 AM
62	We moved to HW for the amenities and quality of life. We need to repair the roads and keep HW the exclusive town it has always been. Residents are willing to pay more in taxes to make this happen. Please keep this an upper class town by making small improvements and not looking for the quick buck that will devalue our homes and town long term. Thank you.	2/2/2014 7:55 AM
63	Would like more options for privacy for the houses on 11 mile. Car travel by so fast and there is a lot of bus pedestrian traffic on the sidewalk - assuming there was more front yard space before the road became a four lane highway? If 11 Mile could be a boulevard, that would be amazing.	2/1/2014 9:14 PM
64	none	2/1/2014 5:40 PM
65	Huntington Woods offers distinct culture from neighboring communities which should be nurtured and cared for. It's the reason why we moved here, and so many never leave. Thanks!	2/1/2014 4:31 PM
66	Avoid commercial development along Coolidge- better on Woodward and 11 mile.	2/1/2014 4:27 PM
67	Please give more consideration to seniors. Almost all development and city activities are created for children. I have no use for a \$500,000 play ground. I want to be able to have a walking and biking path (perhaps alongside the golf course, down woodward and the service drive to Scotia. I want to be able to get help with gardening, leaf raking and home improvements, etc. I want to be able to age here. Right now, it looks as though it will be difficult.	2/1/2014 2:08 PM
68	Huntington woods is a truly special place to live. the city government should be focused on ensuring its exclusivity and strong property values.	2/1/2014 1:56 PM
69	I strongly support complete streets and would like to see more programs or changes encouraging bicycling in the city. we have a running track, but no place for bikers.	2/1/2014 1:36 PM
70	Nice work within the city over the years. There seems to be at least an idea of where the needs are and this is a very nice idea to gather input	2/1/2014 1:18 PM
71	Overall, I think improvements in landscaping and building along Woodward, 11 Mile and Coolidge would enhance the area. If attractive, small coffee shops and light grocery mixed with offices would make it more attractive aesthetically, for business and residents.	2/1/2014 12:40 PM
72	Further restrictions on use of pesticides/fertilizers and hours for lawn/snow services for both commercially-providers and residents.	2/1/2014 11:56 AM
73	Do something about vacant party store on 11 mile rd	2/1/2014 11:04 AM



# Huntington Woods Master Plan Community Survey 2014

74	Services are generally good although taxes are high. The only reason we would leave the city would be for a newer construction on a larger lot ( close to bike/running area) which in this area is prohibitively expensive.	2/1/2014 7:24 AM
75	Need to develop a plan where it is safer to ride bikes in this city. I have been hit twice by people backing out of their drives and running stop signs. Also it would be nice if people didn't stop in the cross walks blocking someone on the sidewalks from getting across the street.	1/31/2014 9:57 PM
76	Thanks for your work and questions.	1/31/2014 9:05 PM
77	Public safety (police and fire) are critical for Huntington Woods to maintain its quality of living. We are close to questionable environments and subject to break-ins, etc.	1/31/2014 7:12 PM
78	I love it here. HW is doing a great job. Kudos should also be given to the Police. They have been doing a great job as well. Parks and recreation a good job too. We need to think about ways to reduce expenditures that won't impact the quality of life here in HW. For example, the Police department is very important and valued, but do we really need a fire department? That equipment looks like it is expense to maintain. How often do fires break out here? Perhaps that could be outsourced to another city. Thanks again to the city, keep up the good work!	1/31/2014 3:59 PM
79	I am interested in an active community, both socially & physically. I like the services provided. The City does a great job. I do not want large living complexes or business in the neighborhood. I also like to see Rackham Golf Course remain as open space.	1/31/2014 1:09 PM
80	My taxes have double since I have moved here 15 years ago from around \$7,000 to \$14,000 per year. If this were to continue, It may force us out as we move into retirement. We need to pace development so as to not continue to raise taxes. le development of a new city complex.	1/31/2014 12:55 PM
81	Change traffic in a way that discourages drivers to the use the city as a short cut via Scocia, Nadine, Lincoln and Borgman	1/31/2014 12:25 PM
82	Please do not allow any residential housing that would include apartment rentals. Home ownership only!	1/31/2014 11:09 AM
83	not in favor of light rail or BRT too many undesirables coming to our city, will create too much traffic	1/31/2014 10:27 AM
84	Great city to live in - very friendly, nice to have people walking around with dogs and family. Pretty and distinct homes, not the same boring grid system as seen in Royal Oak. However sidewalks and drainage let the city down a little.	1/31/2014 10:12 AM
85	Thank you for your efforts in this exercise.	1/31/2014 8:13 AM
86	I am against a BRT we don't need any more traffic holdups or the trash from Detroit making our city unsafe	1/30/2014 10:50 PM
87	Keep up the good work!	1/30/2014 10:22 PM
88	I would appreciate the city just minding its own business and not trying to satisfy every wish and whim of the residents. Keep the government as small and inexpensive as possible.	1/30/2014 7:27 PM
89	Miss the postal service you use to offer.	1/30/2014 7:11 PM
90	People move into HW to raise their families--please don't ruin that.	1/30/2014 7:07 PM
91	we need to have term limits on city commission members	1/30/2014 6:18 PM
92	I would like to see the Historic District highlighted more with signage and a higher profile like in other cities.	1/30/2014 5:45 PM
93	I want to underscore two points made above: 1. The idea to use city land for senior housing is not in the city's best interest. For HW to remain a desirable town it needs to recruit a more diverse population (age, race, and especially same-sex families). Why not focus on keeping seniors in their homes? If we are looking at redeveloping the softball field, why not make it into a garden and green space? 2. Pocket parks are nice, but they are underused because the facilities are outdated. The structure at Alligator Park, for example, looks like it is 25 years old. Likewise, the park by the tennis courts on 11 mile.	1/30/2014 5:15 PM

## Huntington Woods Master Plan Community Survey 2014

94	Any new or modified structures need to keep a historic non-commercial style and feel. We need walking and biking accessible locations to create more of a community feel. No in-and-out of vehicles, we need to walk, bike, talk to neighbors. Expanding the Rec center to include fitness and indoor pool would be great. Senior living with services nearby and accessible would be great. Lets think big and long-term. How about direct to house fiber optic internet for super fast speeds (for us telecommuters)? The city planners have done a great job in the past, please keep up the good work!	1/30/2014 5:00 PM
95	I favor everything that encourages a sense of community and neighborliness. Too many of our new houses are insulated islands whose owners do not interact with their neighbors.	1/30/2014 3:36 PM

**Huntington Woods**  
**Master Plan Public Input – May 19, 2014**

Summary - June 16, 2014

**Transportation:**

**Q:** This map illustrates the existing non-motorized transportation network in the City of Huntington Woods as identified by Oakland County. It also, includes City Hall, schools and parks that are key destinations for residents of the City. Do the bike routes as shown match with your expectations/needs? Do you have another solution?

- Create bike lanes on 11 Mile Road by reducing it to 3 lanes.
- Replace all Cobra head highway street light poles with neighborhood and pedestrian scale lighting.
- I don't see any purpose to bike paths within the city.
- Strengthen crosswalks across Woodward at Lincoln and 11 Mile.
- Love biking but, R.O.W. narrow, with parking – dangerous, lack of rules of road.
- Car parking on both sides of the streets a hazard.
- Why no Scotia path? Connect with Ferndale & Berkley & Royal Oak & Oak Park.
- "Idaho Stops"? Yield at stop signs
- I concur "Idaho Stops" are much safer for cyclists and drivers (+ 3 foot rule, too)!
- Bike path is recreational loop only.
- New sidewalk curbing at Hart and Newport.

**Shopping/Working in Huntington Woods:**

**Q:** Do you think there are sufficient opportunities for commercial activity within the City? What would you change about the business mix? What about the shape and character of commercial businesses?

- I would love to see a coffee shop within walking distance

**Q:** What kind of character would you like to see in Huntington Woods in the future? Look through the images provided and post one that you like—add a note to say what you like about the image you selected.

- Make any parking meters visually accessible for all (ex: shorter people or people in wheelchairs cannot see or reach some meters)
- Attached accessible housing is desirable
- Dense, row housing: Good scale, Good feel
- Great outdoor dining space
- Woodward Avenue

The following text is a comparison between the Goals and Objectives of the 2008 Master Plan and the 2014 Master Plan Update. Updated text is shown in red. Modified language reflects accomplishments since 2008 or simple refinements in wording.

The 2008 ~~Master~~ Plan outlined ~~the following~~ goals & objectives: that were reviewed and updated by the Planning Commission during the 2014 update process.  
In addition, accomplishments over the past five years are reflected within the goals and objectives that follow.

**Goal 1: 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 a proportion of system costs, such as providing on-site storage for storm water.

**Goal 2: Promote the long-term stability of Huntington Woods' residential neighborhoods.**

*Objective:* Continue to protect residential neighborhoods from encroachment by ~~nonresidential~~non-residential uses.

*Objective:* Update and enforce property maintenance requirements.

**Goal 3: 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~~Enforce 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~~Ordinance'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~~ Consider preservation plans for other historic areas in the City. Consistently enforce historic district regulations.

**Goal 4: 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 5: 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 11 Mile Road and Coolidge Highway. Require commercial development to be sensitive to adjacent residential uses in Huntington Woods and neighboring communities.

**Goal 6: 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~~ that encourage 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~~ non-residential development.

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

**Goal 7: 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. Continue to update the City's Recreation Plan to maintain and improve City parks.~~

*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 8: Continue to utilize parks and recreational uses as a greenbelt/buffer along 11 Mile Road, Coolidge Highway, and I-696, and encourage provision of green space along Woodward Avenue as part of a mixed-use redevelopment.**

**Goal 9: Maintain pocket parks throughout the City that are readily accessible from nearby homes.**

**Goal 10: 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 11: 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 12: Promote protection of Huntington Woods' natural resources and natural features.**

*Objective:* Enhance Zoning ~~Code~~Ordinance 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~~Ordinance's minimum landscaping standards.



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

**Goal 13: 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 14: 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.