



City of Bloomfield Hills Planning Commission

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May 6, 2008

City of Bloomfield Hills
Planning Commission

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City Manager Jay W. Cravens

Re: City of Bloomfield Hills Master Plan Survey

Dear City Officials:

The Master Plan Survey results have been tabulated by the Master Plan Task Force of the Planning Commission. 1621 surveys were mailed, 430 returned – a 27% response that reflects significant participation by our residents. We thank our residents for providing this essential guidance for us in our preparation of their Master Plan.

The survey results indicate that residents who responded to it want their future city to be consistent with its present character, open and ample green spaces landscaped with abundant trees and bushes, large lots with low density and a commercial area limited to its current size.

Many residents included comments in their response to the survey. These comments, along with all specific responses, will be part of the Master Plan discussions at our up-coming public meetings.

The schedule of our public meetings, the time, date, place and agenda, will be available on our city web site, www.bloomfieldhillsmi.net. The Agenda for our regular monthly meetings, also posted on our web site, will include notice of any Master Plan discussions. The Task Force is also considering other ways to give our residents prior notice of these important public meetings.

Here are the survey results, using the same format as the original survey except for deleting the comment sections and inserting the percentages of those who Strongly Agree, Agree, Disagree, Strongly Disagree or had No Opinion as to each statement the survey presented.

Respectfully,

Master Plan Task Force Committee
City of Bloomfield Hills Planning Commission

Based upon 430 responses:

LAND USE AND DEVELOPMENT IN BLOOMFIELD HILLS

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
1. Our city has a low-density residential land use pattern with large single-family detached homes on lots mostly one acre or larger.					
Maintain existing low density	78.7%	13.7%	4.9%	1.7%	1%
Allow lots larger than 1½ acres to be split into 2 or more residential sites. .	4.8%	13.4%	23.8%	57.2%	0.8%
Allow a larger variety of residential sites by permitting smaller lots and mixed-use residential sites such as condominiums and townhouses	4.4%	8.5%	21.8%	63.9%	1.4%
2. Our city currently allows commercial and office uses along Woodward Avenue and Long Lake Road.					
Limit commercial and office uses to what exists.	61.8%	19.5%	12.2%	3.9%	2.6%
Allow additional commercial and office use along Woodward & Long Lake .	9.7%	24.7%	24.4%	38.6%	2.7%
Allow commercial and office use to expand to other areas of the city. . . .	2.8%	5.3%	22.2%	65.6%	4.2%
3. Our city does not have public parks or recreation facilities.					
Pursue opportunities for public parks and recreation facilities.	23.1%	23.8%	20.1%	27.8%	5.3%
Encourage private operation of parks and recreation facilities.	13.1%	21.2%	22.5%	29.1%	14.1%
4. Our city has a history of gates and walls in our residential areas. There have been requests for additional gates, walls and fences.					
Allow front yard fences, walls and gated driveways to provide privacy and security.	22.7%	28.9%	25.9%	17.4%	5.1%
Allow front yard fences, walls and gated driveways if designed to blend with the natural landscape, with the architectural features of the residence, or both.	36%	37.5%	13%	10.5%	3%
Discourage front yard fences, walls and gated driveways.	22%	19.8%	29.8%	20.1%	8.4%

NATURAL FEATURES IN BLOOMFIELD HILLS

1. Our city is largely defined by the abundance and quality of its natural features.					
Encourage public and private planting and preservation of long-lived trees .	72.6%	24%	1.5%	0.5%	1.5%
Encourage public and private planting and preservation of quality woodlands and plants such as shrub borders and specimen trees.	68.3%	27.7%	1.5%	0.5%	2%
Preserve any wetlands not regulated by other governmental agencies ..	56.6%	25.2%	8.5%	4%	5.7%
Limit development density adjacent to lakes, rivers and wetlands	58.8%	30%	4.8%	2%	4.5%
Protect natural features along roadways to preserve views of natural habitat such as trees, streams, shrubs and similar plantings.	64.5%	30.1%	1.7%	0.5%	3.2%
2. Our city is affected by the national trend to encourage long-term vitality by promoting what is called sustainable development, which is defined as the efficient consumption of land and resources for new development and redevelopment. When reviewing plans for new development or redevelopment, how active should our city be in requiring use of sustainable design features such as porous paving surfaces and use of alternative energy sources?					
Encourage sustainable development for all new development and redevelopment	36.9%	41.5%	7.5%	4.4%	9.8%
Require sustainable development for new development and redevelopment over a certain size.	24.1%	33.2%	20.3%	10%	12.4%
Require for all new development and redevelopment regardless of size .	19.2%	26%	27.1%	13.7%	14%
Do not require for any development.	8.8%	17.3%	24.8%	31.5%	17.6%

TRANSPORTATION IN BLOOMFIELD HILLS

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
1. Our city does not have non-motorized safety paths for pedestrian use, including skateboarders and cyclists. Other neighboring communities do.					
Develop a citywide safety path system	26.4%	11.3%	16.2%	42.8%	3.3%
Develop a safety path system along Woodward and Long Lake only.	10.2%	18%	25.2%	41.6%	5%
Develop safety path systems in commercial and office areas only	6%	19.7%	29.8%	33.6%	10.9%
Develop safety path systems to help reduce vehicular traffic	10.7%	19%	20.7%	35.2%	14.4%
Do not develop safety path systems anywhere	31.9%	9.9%	17%	33.9%	7.3%
Need more information about how the safety paths would be paid for and who would be responsible to maintain them.....	35.2%	34.5%	7.3%	12.4%	10.6%
2. Our city transportation system is coordinated with regional transportation systems and land use.					
Work with other agencies to reduce traffic congestion on our main roads .	39.1%	46.4%	6.4%	3.5%	4.6%
Work to improve the condition of our roads and intersections.	50.9%	43.9%	1.6%	1.8%	1.8%
Work with other agencies to coordinate traffic signals to reduce delays .	46.4%	43.8%	3.3%	1.5%	4.9%
Use road narrowing and other design techniques to reduce traffic speed	20.9%	24.7%	31.5%	10.3%	12.5%
Work to improve transportation by using designated traffic lanes and alternative transportation modes such as passenger train and bus service .	20.8%	27.1%	21.3%	20%	10.8%

LIBRARY SERVICES

1. Our city residents, like all Michigan residents, can enter, browse and use the facilities of any Michigan Public Library whether they pay local taxes to support the library or not, but book borrowing is up to each library. In November 2003 the Bloomfield Township Public Library stopped city residents from borrowing books when the city rejected the library's request for \$1,400,000 for a three-year contract. The city contracted with the Troy Public Library instead and reimburses city residents for what they pay for a library card to borrow books from the Troy library. Over that same three period the city paid less than \$70,000 to reimburse its residents.					
The city should negotiate with the Bloomfield Township library to allow city residents to borrow its books.....	42.2%	21.1%	14.2%	15.3%	7.1%
City residents should vote whether to increase their millage to pay taxes to the township library to allow city residents to borrow books	29.7%	24.5%	18.8%	21.4%	5.7%
The city should not negotiate with the township library to borrow books or vote to pay taxes to the township library to borrow books unless the library allows the city to verify what it actually costs the library to lend books to city residents.	40%	24.2%	11.8%	13.9%	10%
The city should continue the agreement with the Troy public library to allow city residents to borrow its books.....	32.6%	30%	10.9%	11.7%	14.8%

HISTORIC DISTRICTS

1. Our city can use state law to create a Historical Commission with authority to issue revenue bonds to finance historical activities and projects, which might include the relocation and maintenance of the Barton house. State law also authorizes our city to establish historic districts to preserve buildings that reflect our history. Preservation is accomplished by ordinances designed to regulate various activities affecting any building within the historic district, such as construction, alterations, repairs, moving and demolition.					
Establish a Historical Commission to identify and provide funding for activities and projects that have historical value to our city.....	19.7%	34.3%	22%	13.6%	10.5%
Establish historical districts that reflect and preserve our city's history and culture	18.3%	35.9%	22.2%	11.9%	11.6%
Do not establish a Historical Commission or historical districts	21.3%	17.9%	28.4%	15.3%	17%