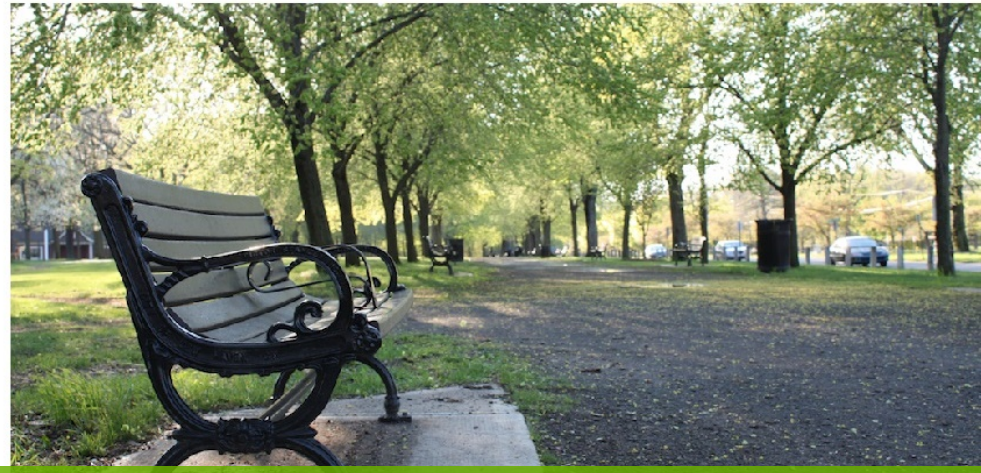

Planning Commission Meeting
Master Plan Discussion

September 17, 2019

Introduction

- Overview of Current Demographics
- Graphs and Charts from Currently Available Data from both 2012 and 2017

Population (Page 1) - 2012

Population – General

S0101	Total	Male	Female
<5	106	34	72
5-10	143	48	98
10-14	249	158	90
15-19	286	48	240
20-24	102	57	48
25-29	221	192	28
30-34	139	51	90
35-39	294	122	175
40-44	262	158	103
45-49	319	135	184
50-54	356	128	227
55-59	458	229	229
60-64	499	217	280
65-69	294	158	133
70-74	106	46	61
75-79	98	69	31
80-84	115	30	83
85+	41	25	15
Totals	4,090	1,905	2,187

Population – Median Age

B01002	Total	Male	Female
Median Age	49.1	49.1	49

Source: ACS 2007-2012 Estimates, Tables: S0101, C02003, B01002

Population (Page 2) - 2017

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Population – General

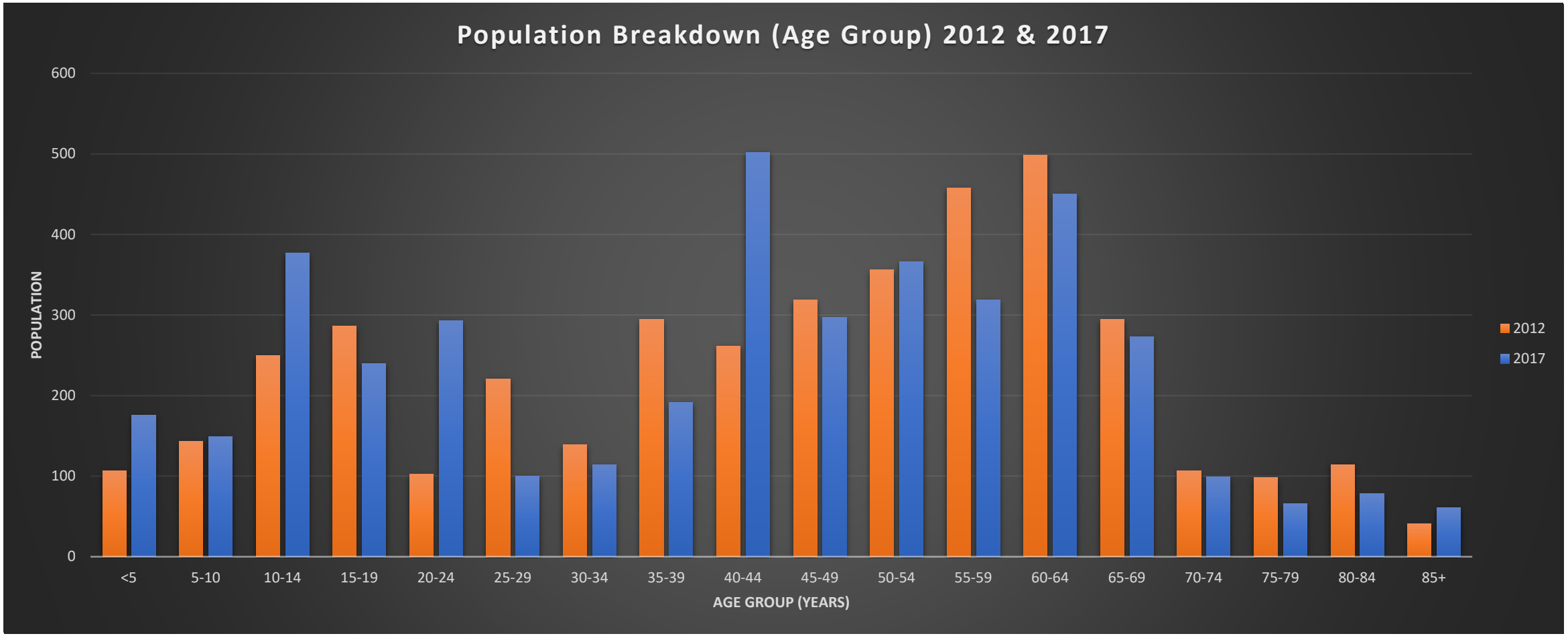
S0101	Total	Male	Female
<5	176	81	95
5-10	149	54	95
10-14	377	262	115
15-19	240	77	163
20-24	293	160	133
25-29	100	32	68
30-34	114	91	23
35-39	191	91	100
40-44	502	276	226
45-49	297	105	192
50-54	366	194	172
55-59	319	130	189
60-64	450	229	221
65-69	273	153	120
70-74	99	63	36
75-79	66	21	45
80-84	78	74	4
85+	61	50	11
Totals	4,151	2,143	2,008

Population – Median Age

B01002	Total	Male	Female
Median Age	44.6	44.5	44.8

Source: ACS 2013-2017 Estimates, Tables: S0101, C02003, B01002

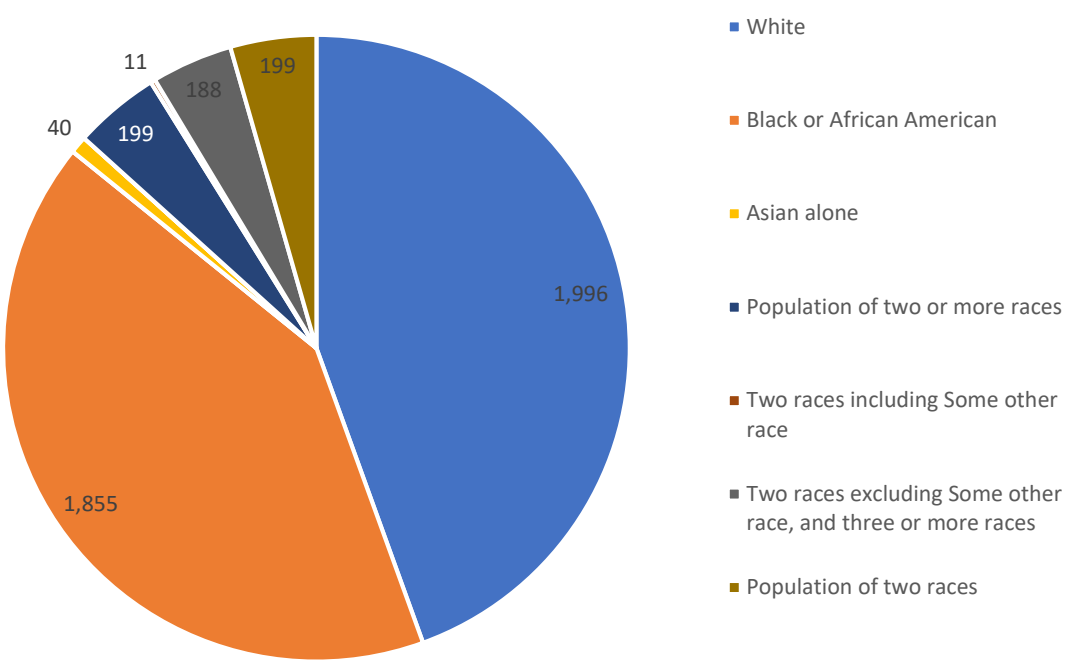
Population (Page 3) - General



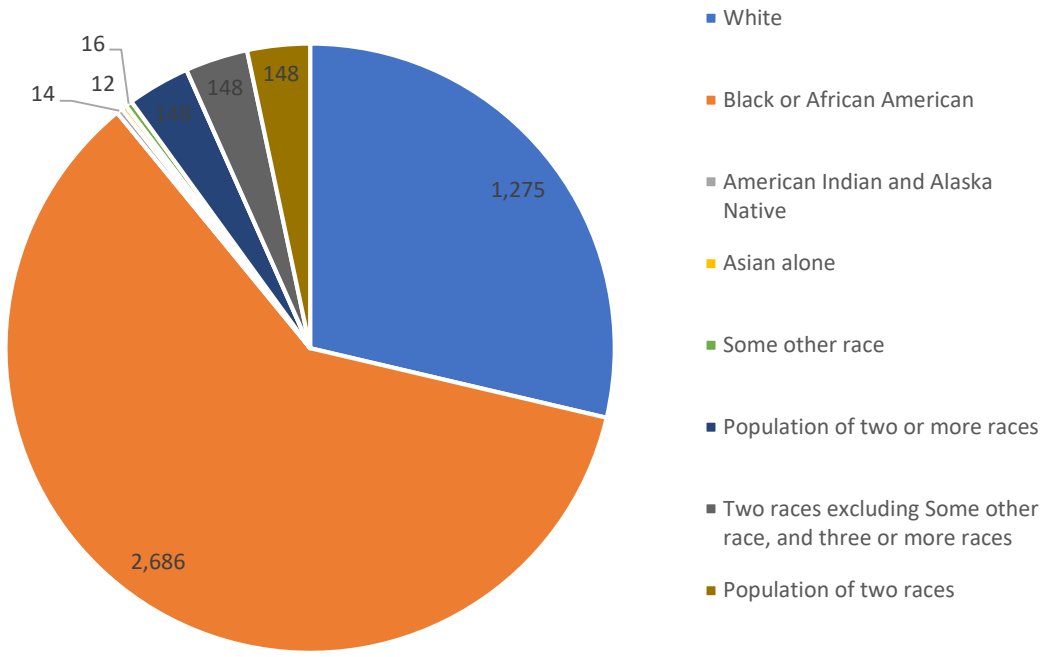
Source: ACS 2007-2012 and 2013-2017 Estimates, Table: S0101

Population (Page 4) - Race

Race Demographics - 2012



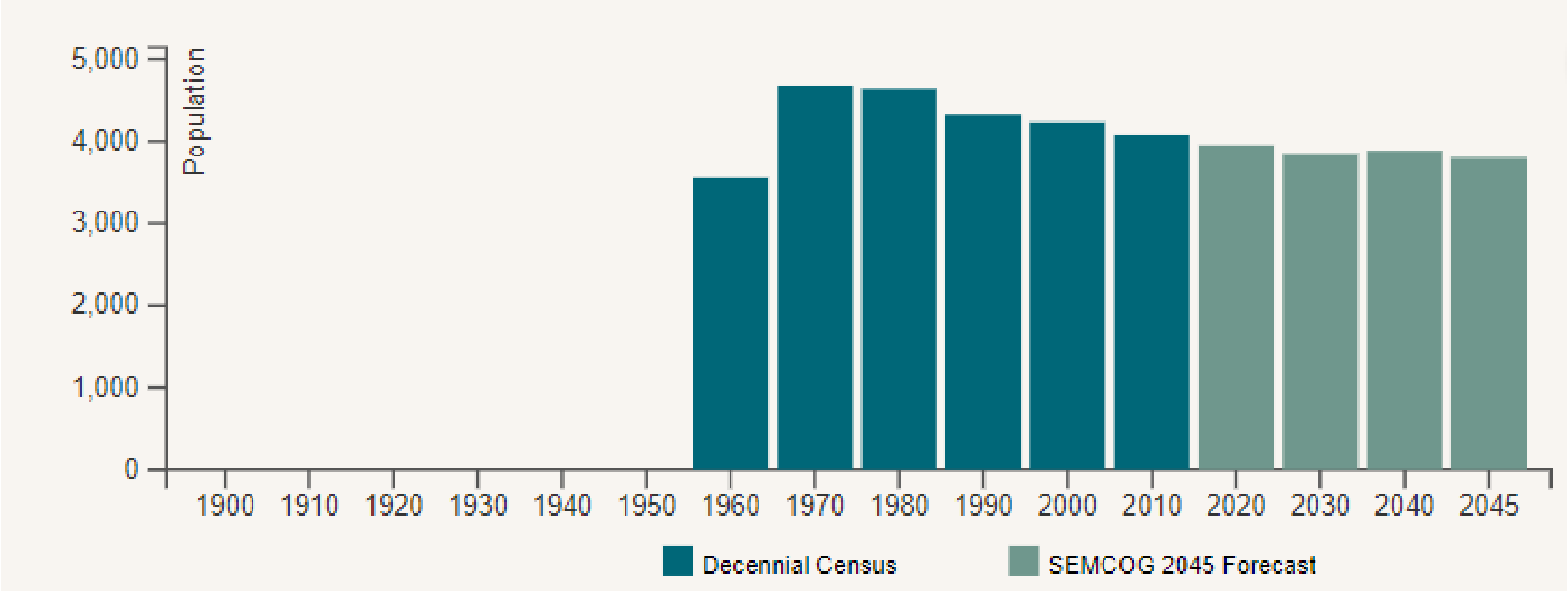
Race Demographics - 2017



Source: ACS 2007-2012 and 2013-2017 Estimates, Table: C02003

Population (Page 5) – SEMCOG Projections

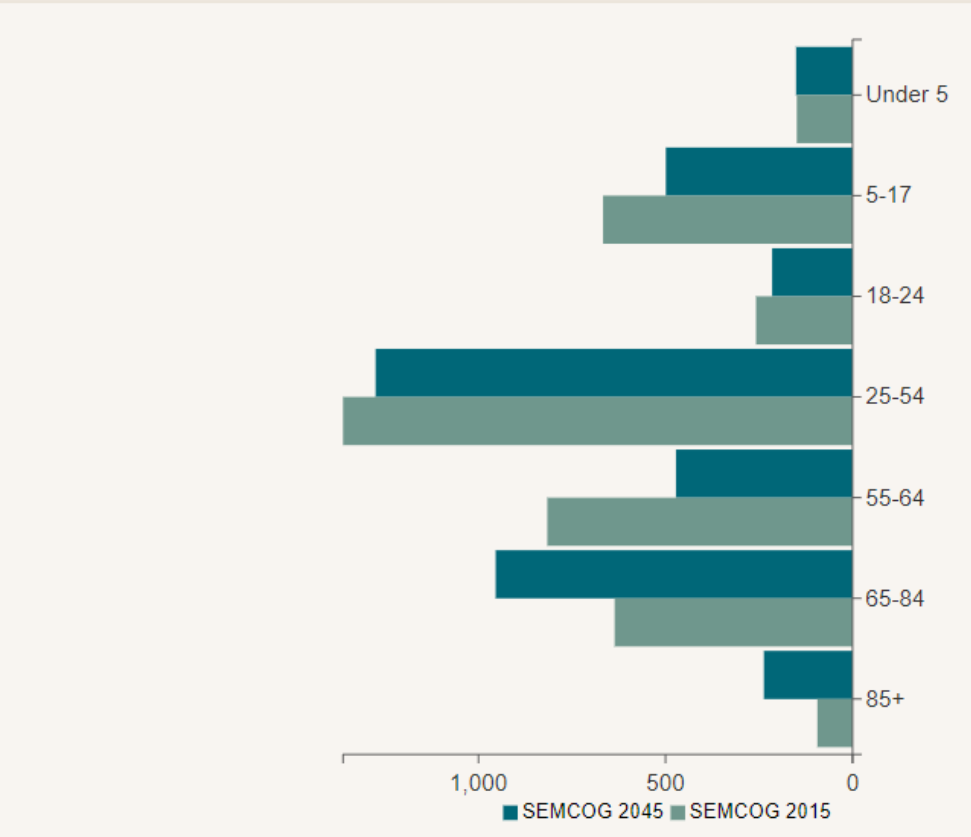
Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2018	SEMCOG 2045
Total Population	4,075	-161	-3.8%	4,020	3,803



Source: SEMCOG Community Profiles; Lathrup Village

Population (Page 6) – SEMCOG Projections

Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	149	156	155	157	174	170	151	2	1.3%
5-17	667	589	520	501	505	525	499	-168	-25.2%
18-24	258	279	253	212	186	208	215	-43	-16.7%
25-54	1,362	1,414	1,289	1,251	1,261	1,287	1,275	-87	-6.4%
55-64	816	649	635	583	525	493	472	-344	-42.2%
65-84	636	782	952	1,047	1,070	1,028	954	318	50%
85+	94	80	77	99	131	176	237	143	152.1%
Total	3,982	3,949	3,881	3,850	3,852	3,887	3,803	-179	-4.5%



Source: SEMCOG Community Profiles; Lathrup Village

Income (Page 1) – Median Family Income, 2012 & 2017

Median Family Income – 2012

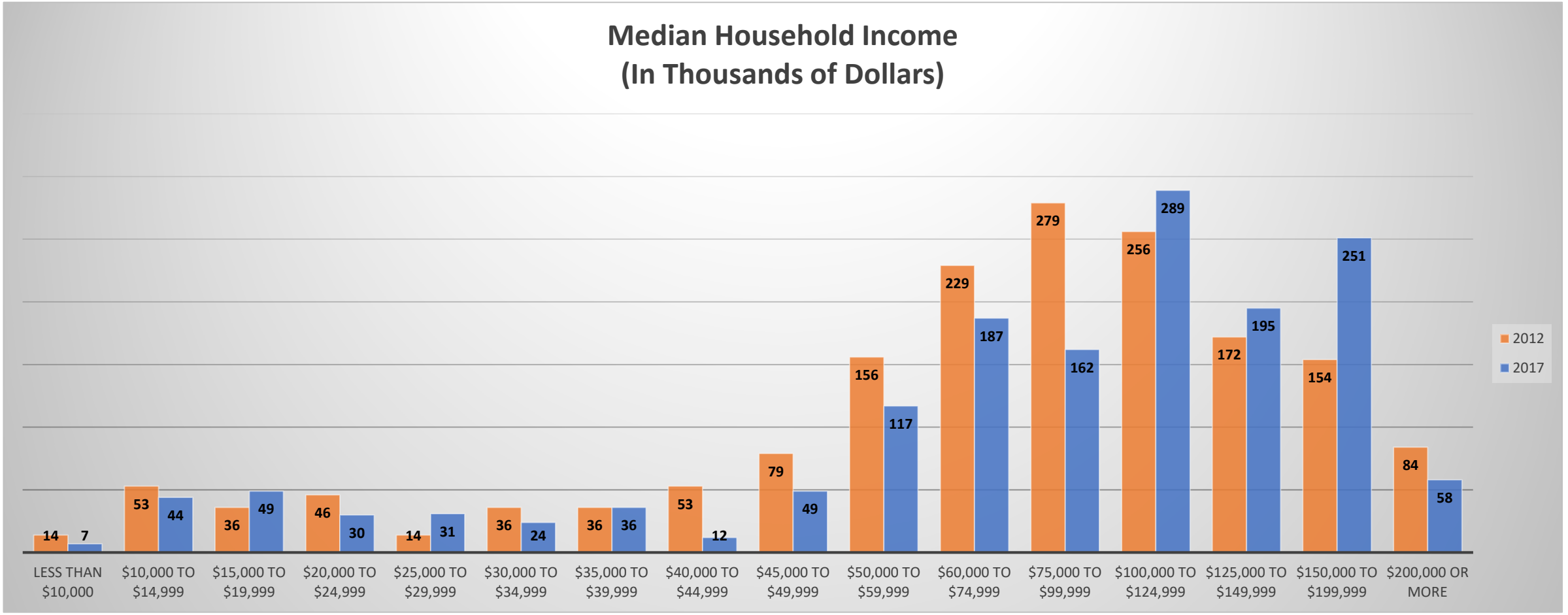
	Total	Income
Families	1,187	$ 97,336
W/ own children of householder <18 years	353	$ 101,932
W/O own children of householder <18 years	834	$ 93,462
Married-couple families	964	$ 99,630
With own children <18 years	-	$ -
Female householder, no husband present	163	$ 46,679
With own children < 18 years	-	$ -
Male householder, no wife present	61	$ 101,364
With own children <18 years	-	$ -

Median Family Income – 2017

	Total	Income
Families	1,068	$ 118,295
W/ own children of householder <18 years	320	$ 121,786
W/O own children of householder <18 years	748	$ 111,027
Married-couple families	857	$ 122,454
With own children <18 years	274	$ 130,385
Female householder, no husband present	137	$ 71,509
With own children < 18 years	46	$ -
Male householder, no wife present	74	$ 96,250
With own children <18 years	0	$ -

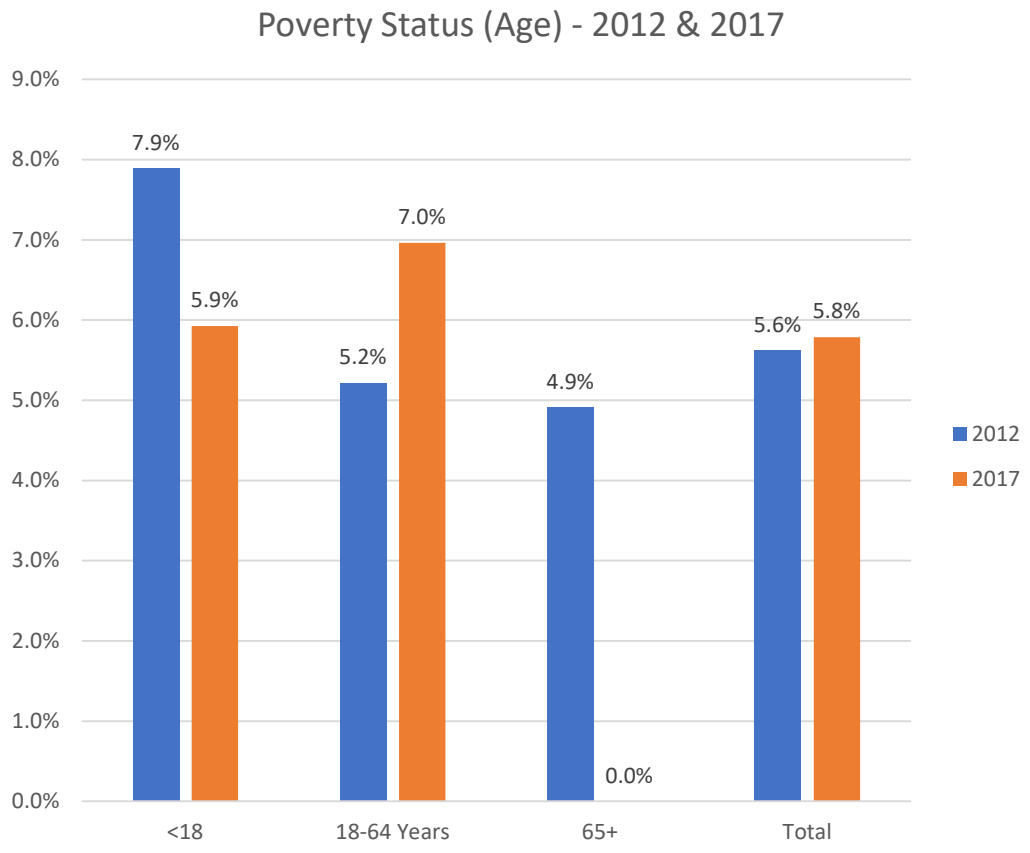
Source: ACS 2007-2012 and 2013-2017 Estimates, Table: S1903

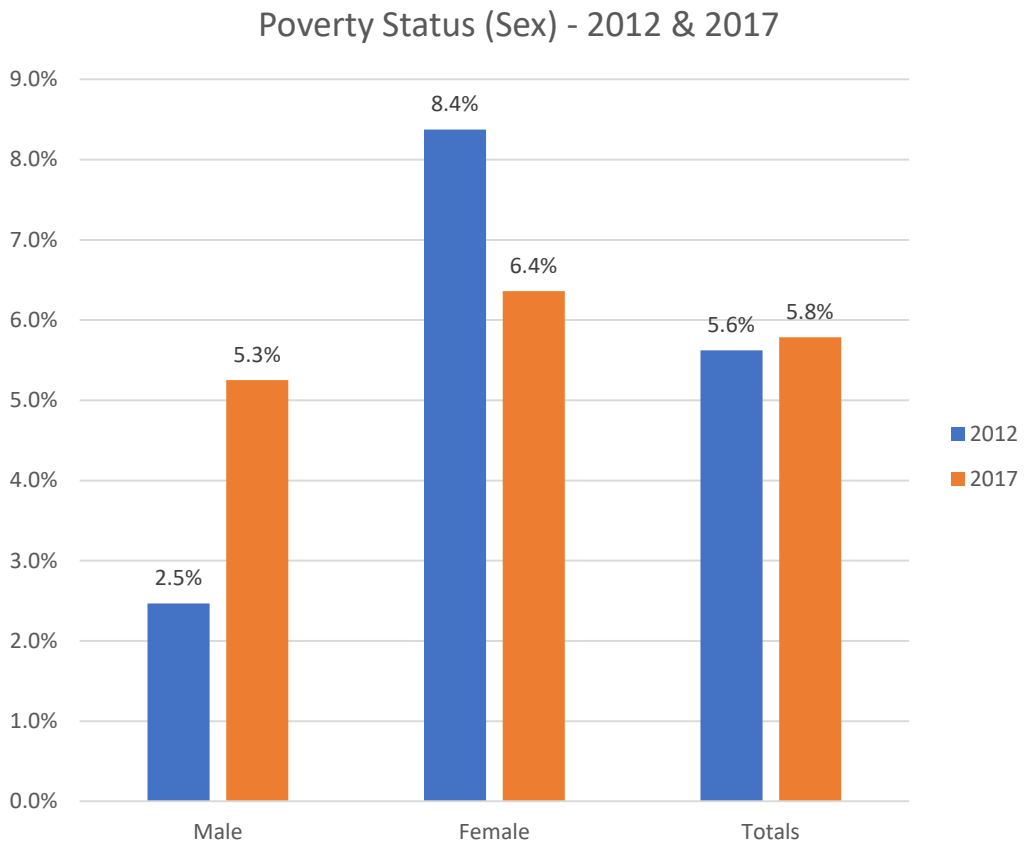
Income (Page 2) – MHI 2012/2017 Comparison



Source: ACS 2007-2012 and 2013-2017 Estimates, Table: B19001

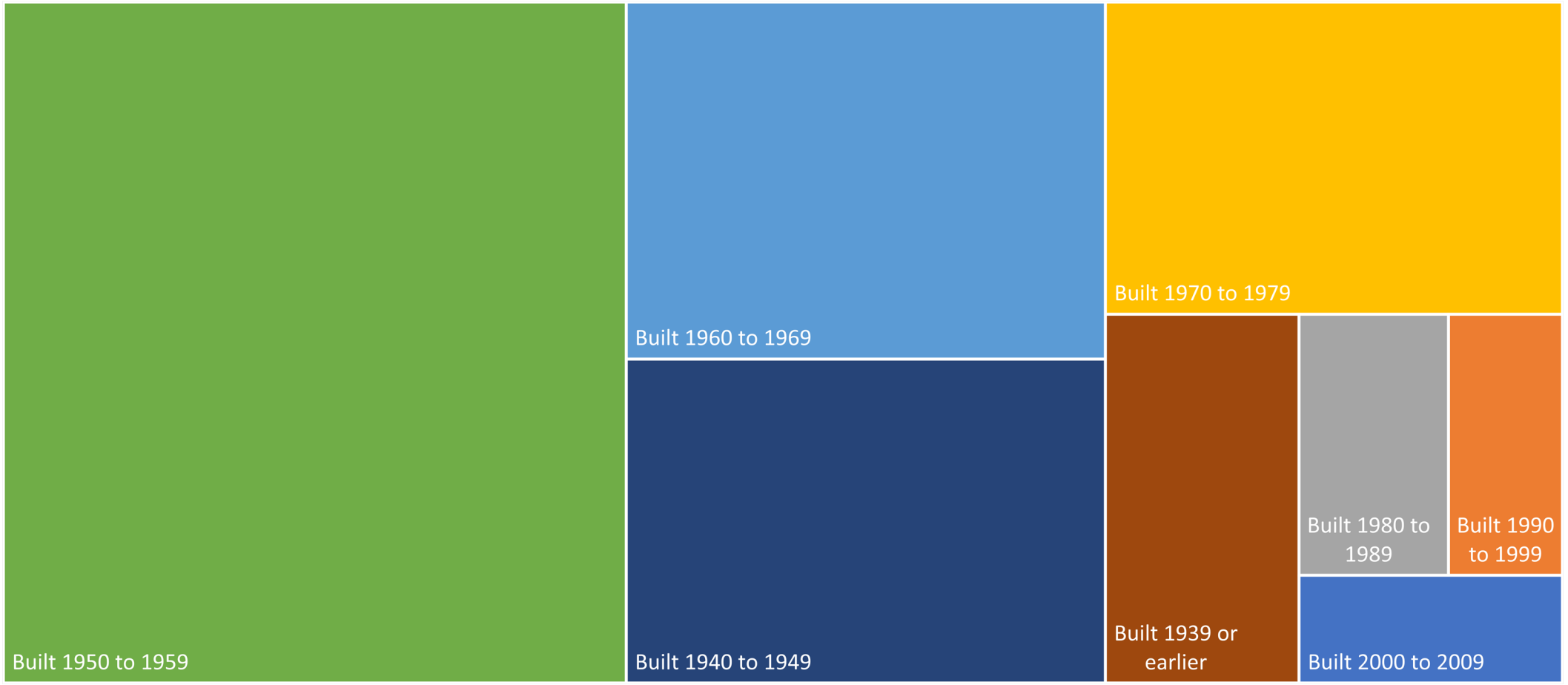
Income (Page 3) - Poverty





Source: ACS 2007-2012 and 2013-2017 Estimates, Table: S1701

Housing (Page 1) – Year Structure Built



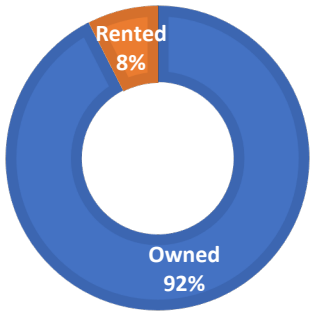
Source: ACS 2013-2017 Estimates, Table: B25034

Housing (Page 2)

Housing Type – 2012

	Total HU	Owner OCC	Renter OCC
1, detached	1,571	1,476	94
1, attached	80	46	34
2 apartments	20	20	0
3 or 4 apartments	27	27	0
5 to 9 apartments	0	0	0
10 or more apartments	0	0	0
Mobile home or other type of housing	0	0	0
Total	1,699	1,569	128
	Total	**Owned**	**Rented**
Occupation Status	1,699	1,569	128

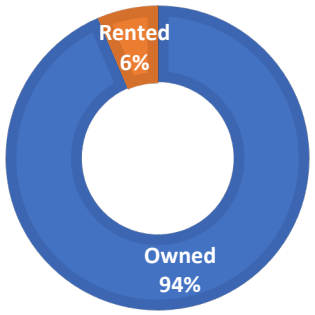
OCCUPATION STATUS (RENTED/OWNED)



Housing Type – 2017

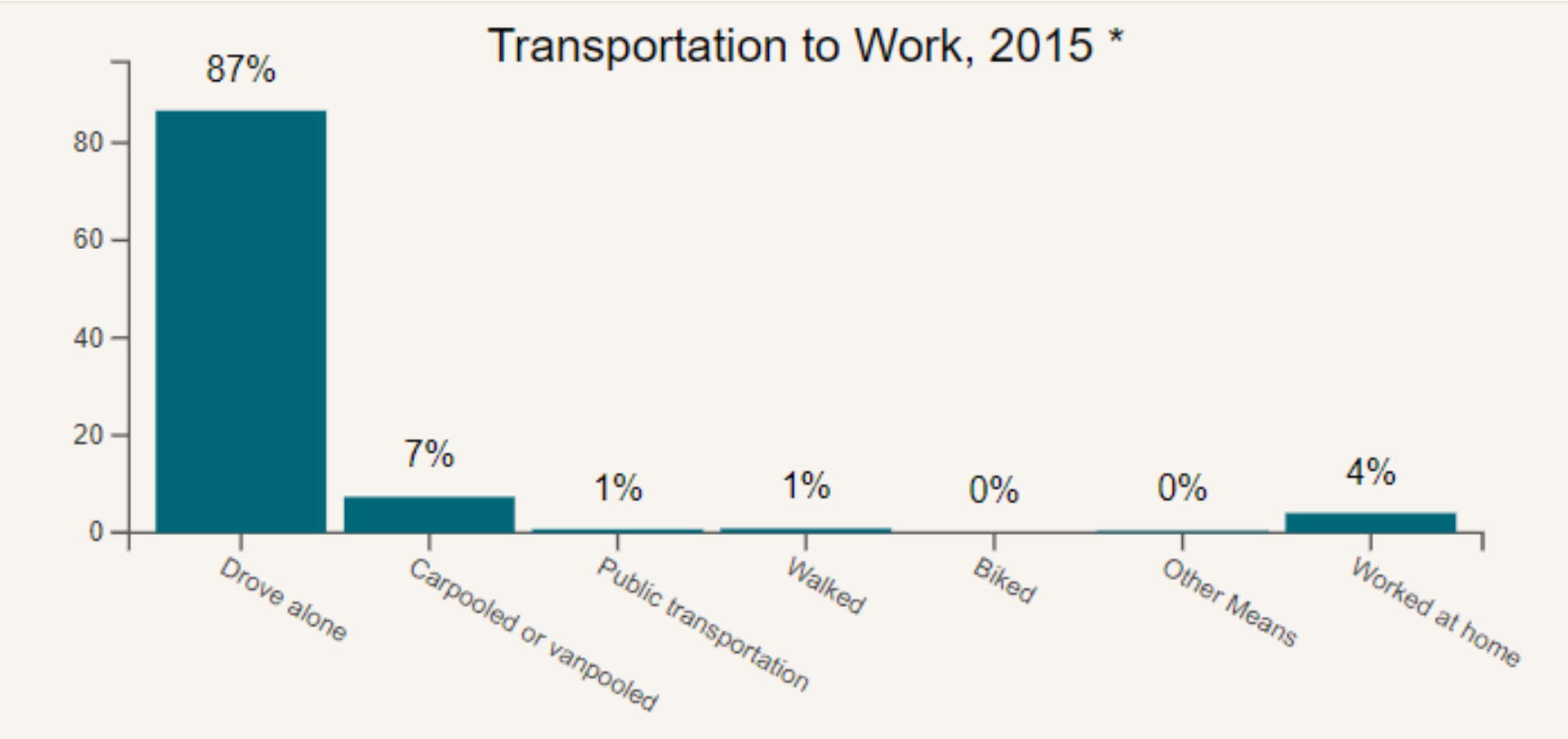
	Total Housing Units	Owner Occupied	Renter Occupied
1, detached	1,358	1,269	89
1, attached	92	92	0
2 apartments	25	25	0
3 or 4 apartments	44	34	10
5 to 9 apartments	0	0	0
10 or more apartments	9	9	0
Mobile home or other type of housing	13	13	0
Total	1,541	1,442	99
	Total	**Owned**	**Rented**
Occupation Status	1,541	1,442	99

OCCUPATION STATUS (RENTED/OWNED)

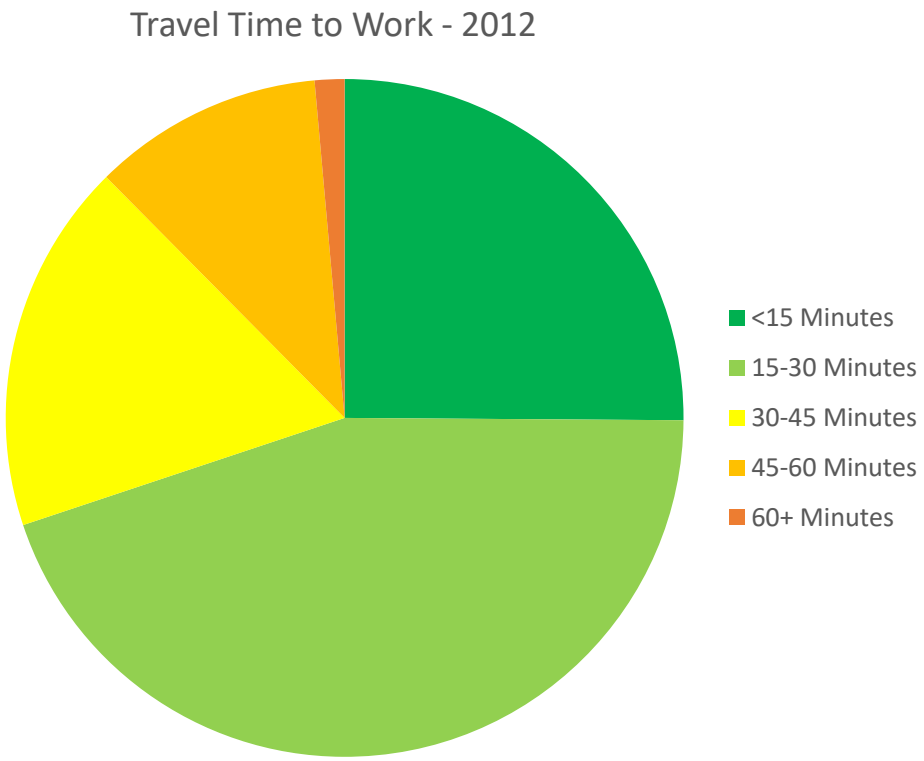


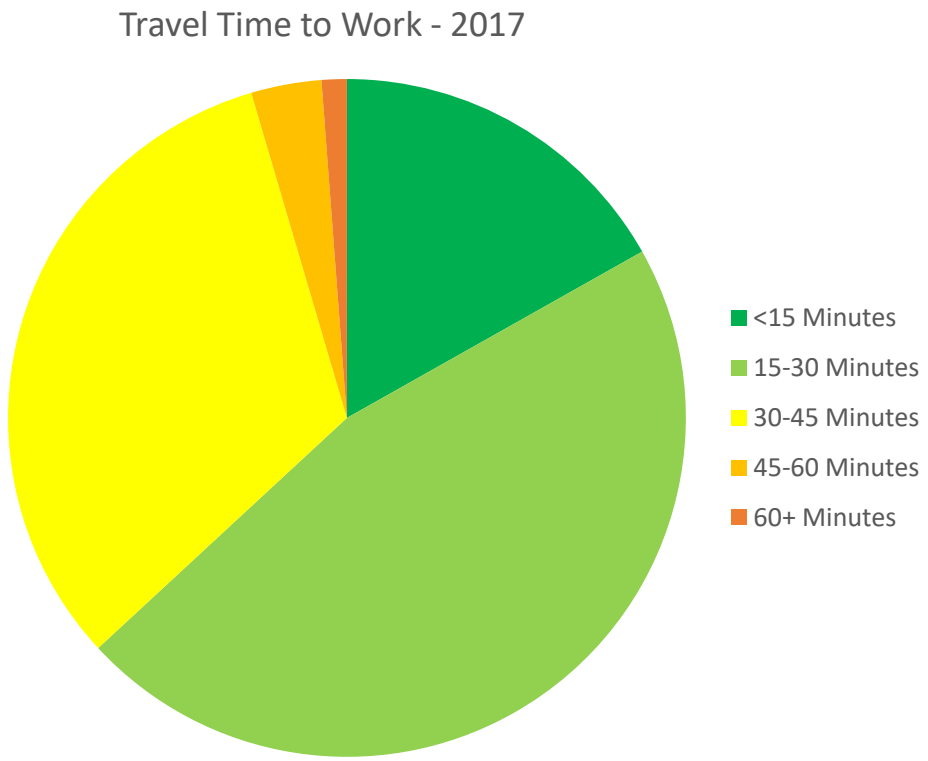
Source: ACS 2007-2012 Estimates and 2013-2017 Estimates, Table: S2504

Transportation (Page 1) – Method of Travel



Transportation (Page 2) – Travel time, 2012 & 2017





Source: ACS 2007-2012 Estimates and 2013-2017 Estimates, Table: C02003

Joint Meeting Summary

- Strengths & Weaknesses
  - The majority of responses indicated that there is a good variety of housing
  - Street improvements are needed

Housing			
Strengths	Count	Weaknesses	Count
Variety/Identity/ Diversity	13	High Taxes	1
Owner Maintenance	1	Lack of Mixed Housing	3
Mix of People/ Families	1	Street Improvements	10
Home Values Increasing	2	No variance in Housing (Age of Occupancy Type)	3
Greenery	2		
Unpaved Roads	1		
Low vacancy Rate	1		
Neighbors are Friends	1		
Large Pop of Musicians	1		
Skilled/ Motivated / Underpaid staff	1		

Joint Meeting Summary

- Strengths & Weaknesses
  - The majority of responses indicated that the commercial corridor has a convenience goods/services.
  - There are few restaurants and a lack of new development

Commercial Corridor			
Strengths	Count	Weaknesses	Count
Highway Access	1	Restrictive	2
Parking	1	Lack of Sidewalks	2
Low vacancies	1	Southfield Road Plan Stagnated	2
Convenience/ Small Businesses	7	Lack of Greenery/ Streetscaping	3
High Visibility	1	Few Restaurants	8
Restaurants	3	No New Development / Old Stock	13
		Need More Lights	1
		Lack of Initiatives	1

Joint Meeting Summary

- Strengths & Weaknesses
  - There seems to be a good variety of programming of activities/events
  - Parks are clean
  - Lack of opportunities/facilities for biking

Recreation			
Strengths	Count	Weaknesses	Count
Concerts/ Events	9	No bike Lanes / Unconnected Trails	8
Modern/ Clean parks	6	Not Community Focused / Needs Volunteers	3
Programs/ Community Participation	6	Lack of Staff	1
Community Groups/Clubs	3	Lack of infrastructure / technology	1
Children's Garden	1		
Large Population of Outdoorsy People	2		

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Joint Meeting Summary

- Strengths & Weaknesses
  - Good opportunity for development
  - Lack of downtown; not walkable

Village Center			
Strengths	Count	Weaknesses	Count
High traffic Volume	1	Speed of Streets	3
Centrally Located (Regional Hub)	1	No Downtown	6
Banners	2	Not Walkable	4
Safety	1	Lack of Action Plan	2
Access to people/ Residential Areas	2	Outdated City Center Outdated Parking	3
Well Maintained/ Beautification	2	Lathrup School impeded progrss of corridor	2
Opportunity for New Development / Redevelopment	4	Lack of Consistent Attraction	1
Character of Lathrup School	1		

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Joint Meeting Summary

- Opportunities/ Challenges

Housing		Commercial Corridor		Recreation		Village Center	
Opportunities	Challenges	Opportunities	Challenges	Opportunities	Challenges	Opportunities	Challenges
Good Quality Housing	School System	Workable plan for existing stock of buildings	Lack of Definition / Vision	Fill up Calendar of Events	Competition	Lathrup School	traffic Speed
Quality School System	Roads	swapping city offices/school	No Incentive to Redevelop	Obtain sponsorships from local businesses for events	Lack of Funding	Creative adaptive reuse for building stock	Lack of Pedestrian Crossings
Good Housing Value	Maintenance	parking solution (off-street)	Lack of Parking	Install bike lanes/paths	Southfield Rd Uncertainty	more trees / lighting / garbage cans	No Cooperation / Action
Housing in Good Condition	No New Land	Redev ready comm/grant opps	Southfield Rd Redevelopment	use events to draw businesses to the city	Low Priority (Resource Allocation)	Enhanced walkability / pedestrian bridge	Inaction
Historic	Taxes	Curb appeal / existing landscaping	Failure to Attract Catalyst Development	Park upgrades		build on comm support for VC	Auto Uses Dominating
Attracting Young Families		make redev desirable	Lack of Funding	implement tech into Parks+Rec		Ride-Share autonomous vehicles	Scale of Village Center
Attracting Older Residents				Adding Staff/Funding			Access to Village Center from Other Parts of City

Joint Meeting Summary

- Strategies

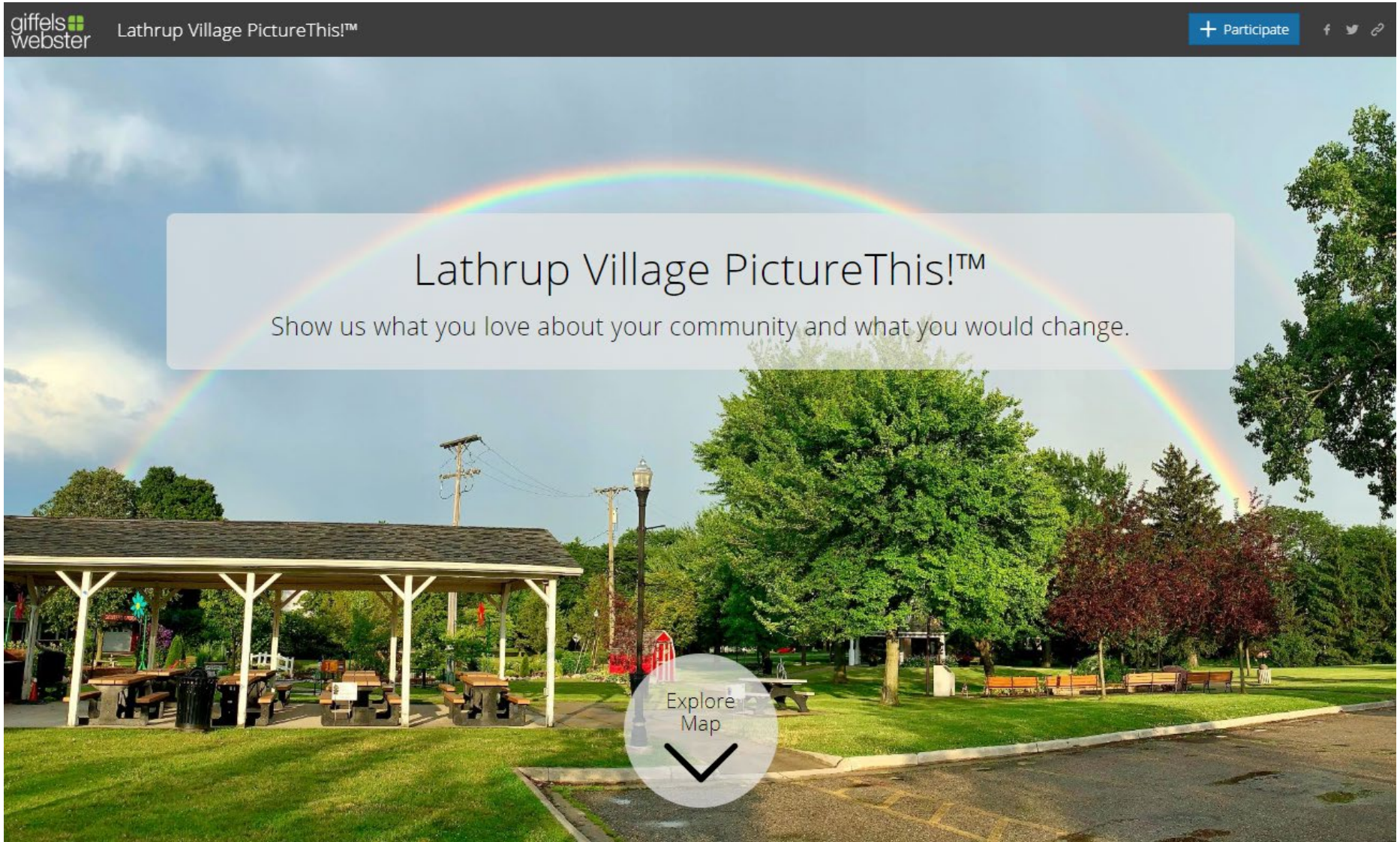
Housing		Commercial Corridor		Recreation		Village Center	
Opportunities	Challenges	Opportunities	Challenges	Opportunities	Challenges	Opportunities	Challenges
Improve Sidewalks, streets, water mains, and ditches	School system threat	Annie Lathrup School Key buildings	Lack of Corridor Definition			Annie Lathrup School: senior/empty nest, co-work space	Vehicle speed
Discovery/PR Custom Stock	Condition	Opportunity to define workable plan for redeveloping existing	Lack of Buy-in from existing business owners to redevelop			Impliment original VC plan w/multi-story mixed uses	lack of ped crossings
Explore land around the center for alternative housing	Streets	Parking solutions: off street parking, parking accessory use in R-1 District	Lack of parking due to shallow commercial lot depth			Streetscape: trees, greenery, lighting, garbage	Lack of cooperation
Diversity in makeup	High Taxes	Curb Appeal: Maintenance of existing landscape	Southfield Road uncertianty			Enhance walkability, pedestrian bridge	Inaction
Stability		Continue to move redevelopment/ inviting developers through eas of process at city	Not attracting catalyst anchor development			Positive community support	realistic scale of VC
Ranch housing						Creative adaptive reuse for older stock	696 and access
Lifestyle						Ride Share	

Next Steps

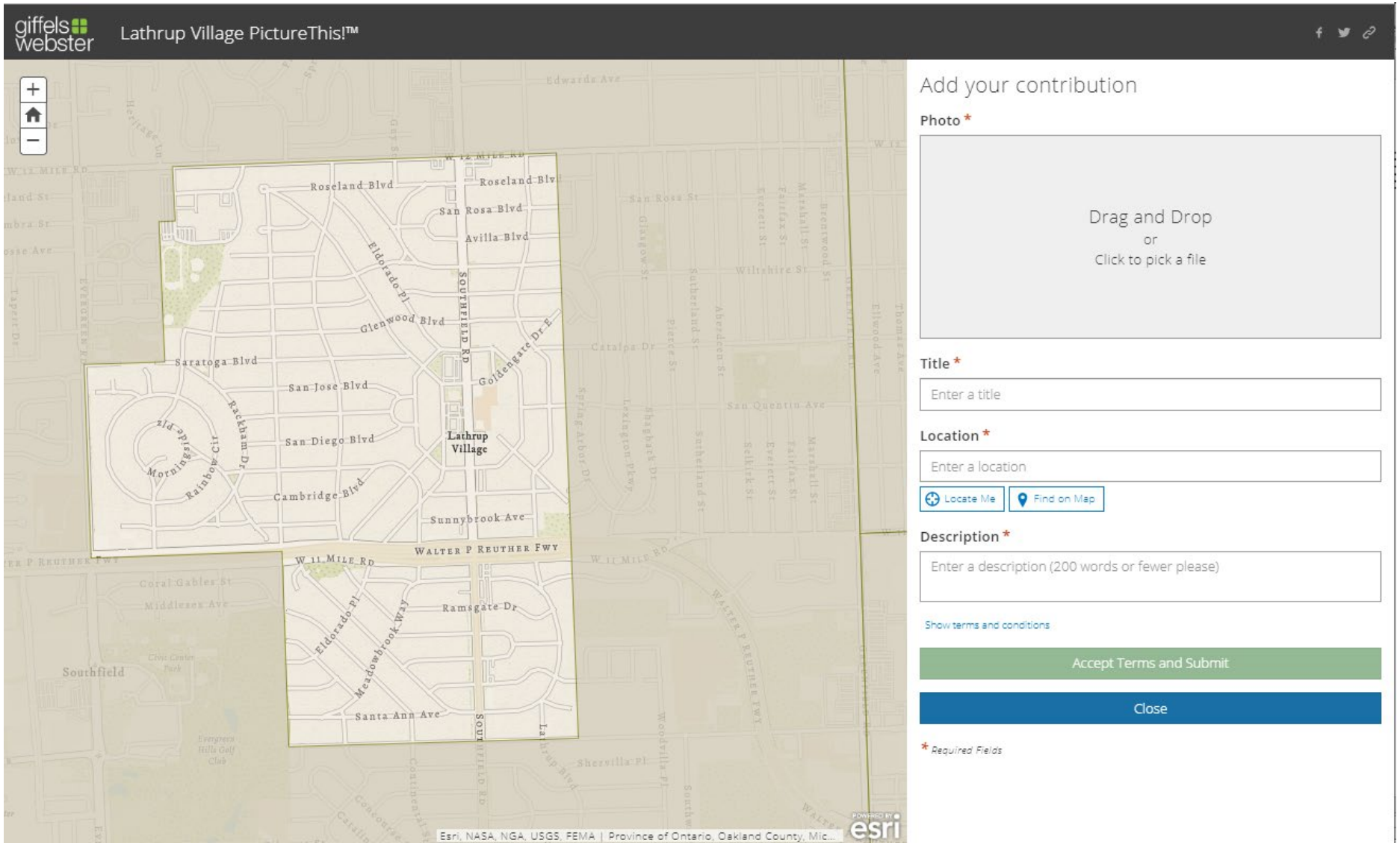
- Analysis
  - Corridor/Downtown
  - Market Analysis
  - Parking & Traffic Assessment

- Public Input
  - Picture This
  - Surveys (recreation and general)
  - Focus Groups (market analysis)

Picture This!



Picture This!



THANK YOU

A: 28 W. Adams | Detroit, MI
T: 313.962.4442
W: www.giffelswebster.com

Facebook.com/giffelswebster
@giffelswebster