

Oak Park

City Council Agenda

October 19, 2020





AGENDA
REGULAR CITY COUNCIL MEETING
38th CITY COUNCIL
OAK PARK, MICHIGAN
October 19, 2020
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

The following routine items are presented for City Council approval without discussion, as a single agenda item. Should any Council Member wish to discuss or disapprove any item it must be dropped from the blanket motion of approval and considered as a separate item.

- A. Regular Council Meeting Minutes of October 5, 2020
- B. Special Council Meeting Minutes of October 5, 2020
- C. Licenses New and Renewals submitted for October 19, 2020

5. RECOGNITION OF VISITING ELECTED OFFICIALS

6. SPECIAL RECOGNITION/PRESENTATIONS: None

7. PUBLIC HEARINGS:

- A. Public Hearing to receive comments on the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI
- B. Resolution approving an Obsolete Property Rehabilitation Act exemption for Oak Park Investment Group, LLC, 13200 Oak Park Blvd, Oak Park, MI

8. COMMUNICATIONS: None

9. SPECIAL LICENSES:

- A. Request for a Special Event License submitted by Street Corner Music, LTD, 26020 Greenfield Rd., for an outdoor phonograph record sale to be held October 24, 2020

10. ACCOUNTING REPORTS:

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, P.C. for legal services in the total amount of \$15,139.29

11. BIDS: None

12. ORDINANCES: None

13. CITY ATTORNEY:

- A. Open Meetings Act Amendment

14. CITY MANAGER:

City Clerk

- A. Election Update

Department of Public Works

- B. Request to authorize the Public Works Department to participate in the SourceWell, Macomb County, and State of Michigan (MiDeal) pre-bid contracts for vehicle purchases totaling \$105,706.96

Economic Development

- C. Request to receive the City of Oak Park Master Plan
- D. Resolution regarding the sale of a portion of Jackson Park to Ferndale Public Schools

Recreation

- E.. Request to renew the Municipal Credit and Community Credit Suburban Mobility Authority for Regional Transportation (SMART) Contract for 2020-21

15. CALL TO THE AUDIENCE

Each speaker's remarks are a matter of public record; the speaker, alone, is responsible for his or her comments and the City of Oak Park does not, by permitting such remarks, support, endorse or accept the content, thereof, as being true or accurate. "Any person while being heard at a City Council Meeting may be called to order by the Chair, or any Council Member for failure to be germane to the business of the City, vulgarity, or personal attacks on persons or institutions." There is a three minute time limit per speaker.

16. CALL TO THE COUNCIL

17. ADJOURNMENT

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Council Meeting will be made with 7-day prior notice.



**CITY OF OAK PARK, MICHIGAN
REGULAR COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 5, 2020
7:00 PM**

MINUTES

Mayor McClellan called the virtual meeting to order at 7:00 p.m. Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

PRESENT: Mayor McClellan, Mayor Pro Tem Burns, Council Member Radner (left the meeting at 7:30 pm), Council Member Weiss, Council Member Edgar

ABSENT: None

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Krause, City Attorney Duff

APPROVAL OF AGENDA:

CM-10-290-20 (AGENDA ITEM #3) ADOPTION OF THE AGENDA AS PRESENTED – APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to approve the agenda as presented.

| | | |
|-------------|---------|--|
| Voice Vote: | Yes: | McClellan, Burns, Weiss, Radner, Edgar |
| | No: | None |
| | Absent: | None |

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-10-291-20 (AGENDA ITEM #5A-D) CONSENT AGENDA - APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the Consent Agenda consisting of the following items:

- A. Regular Council Meeting Minutes of September 21, 2020 **CM-10-292-20**
- B. Request to approve invoices from Materials Testing Consultants, Inc. for material testing on the 9 Mile Pocket Parks Projects (\$5,899.55) and the 2019 Water Main Replacement Project (\$3,802.20) for the total amount of \$9,701.75 **CM-10-293-20**
- C. Parks and Recreation Commission Meeting Minutes of August 19, 2020 **CM-10-294-20**
- D. Licenses New and Renewals submitted for October 5, 2020 **CM-10-295-20**

| | | |
|-----------------|---------|--|
| Roll Call Vote: | Yes: | McClellan, Burns, Weiss, Radner, Edgar |
| | No: | None |
| | Absent: | None |

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS: None

PUBLIC HEARINGS:

(AGENDA ITEM #7A) Public Hearing to receive public comments regarding the request by River Rouge Brewing Co. LLC/Edward P. and Martha Stencel, 14401 W. 11 Mile, for the issuance of a License Permitting the Consumption of Alcoholic Liquor on the Premises of a Microbrewery.

Mayor McClellan opened the public hearing at 7:06 p.m. There were no comments from the public and the public hearing was closed at 7:07 p.m. Mr. and Mrs. Stenzel, owners of River Rouge Brewing Company, provided commentary about their establishment and indicated that they hoped to open in January.

CM-10-296-20 (AGENDA ITEM #7B) RESOLUTIONS APPROVING ISSUANCE OF A MICROBREWING LICENSE ROUGE BREWING, 14401 W. 11 Mile, OAK PARK MICHIGAN 48237 - APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the following resolutions approving issuance of a Microbrewing License to Rouge Brewing located at 14401 W. 11 Mile:

**A RESOLUTION OF THE OAK PARK, MICHIGAN CITY COUNCIL
APPROVING THE REQUEST OF RIVER ROUGE BREWING COMPANY LLC
(EDWARD P. AND MARTHA STENDEL) FOR A MICROBREWERY LICENSE**

WHEREAS, pursuant to state law and the Code of Ordinances, City of Oak Park, Michigan it is unlawful for any person to sell, or possess for sale, any alcoholic beverage unless licensed to do so and all licenses required are in full force and effect; and

WHEREAS, River Rouge Brewing Company, LCC (Edward P. Stencel and Martha Stencel) (hereinafter referred to as River Rouge Brewing) located at 14401 W. 11 Mile has applied for a Microbrewery License from both the Michigan Liquor Control Commission and the City of Oak Park.

NOW, THEREFORE, BE IT RESOLVED, that River Rouge Brewing's application for a Microbrewery License is hereby approved subject to the following conditions:

1. The Michigan Liquor Control Commission issuing a Microbrewery License to River Rouge Brewing at 14401 W. 11 Mile, Oak Park, Michigan 48237.
2. Upon issuance of the Microbrewery License by the Michigan Liquor Control Commission, River Rouge Brewing shall provide the City Clerk's Office with copies of the License along with a Certificate of Liquor Insurance for the subject business.
3. River Rouge Brewing executes a Contract for a Microbrewery License with the City of Oak Park, Michigan.

BE IT FURTHER RESOLVED, that subject to the conditions described in the immediately preceding paragraph and all departmental authorizations, upon approval of a Microbrewery License by the Michigan Liquor Control Commission for River Rouge Brewing located at 14401 W. 11 Mile, Oak Park, Michigan 48237, the City Clerk is hereby authorized to issue a Microbrewery License with an expiration date of April 30, 2021 to River Rouge Brewing; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective upon its approval by the City Council.

LOCAL GOVERNMENT APPROVAL RESOLUTION

| | | |
|-----------------|---------|--|
| Roll Call Vote: | Yes: | McClellan, Burns, Weiss, Edgar, Radner |
| | No: | None |
| | Absent: | None |

MOTION DECLARED ADOPTED

(AGENDA ITEM #7C) Public Hearing to receive comments on the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI

Mayor McClellan opened the public hearing regarding Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI at 7:10 p.m. There were no comments from the public. The Mayor indicated that the public hearing will be adjourned to October 19, 2020 at 7:00 p.m. and continued in order to hear additional comments from the public.

COMMUNICATIONS: None

SPECIAL LICENSES: None

ACCOUNTING REPORTS: None

BIDS: None

ORDINANCES: None

CITY ATTORNEY: No report

CITY MANAGER:

(AGENDA ITEM #14A) Virtual Public Meeting Update.

Department of Public Works

CM-10-297-20

(AGENDA ITEM #14B) REQUEST TO APPROVE PROPOSED CHANGE ORDER NO. 1 FOR THE AMOUNT OF \$3,558.50 AND PAYMENT APPLICATION NO. 1 FOR THE AMOUNT OF \$26,434.60 TO AMERICAN FENCE CO. OF WARREN, MI FOR THE 2020 DECORATIVE FENCE PROJECT - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to approve Proposed Change Order No. 1 for the amount of \$3,558.50 and Payment Application No. 1 for the amount of \$26,434.60 to American Fence Co. of Warren, MI for the 2020 Decorative Fence Project.

Roll Call Vote: Yes: McClellan, Burns, Weiss, Radner, Edgar
 No: None
 Absent: None

MOTION DECLARED ADOPTED

Finance

(AGENDA ITEM #14G) Deputy Finance Director Winters presented the Fourth Quarter FY 2019-20 Investment Report. A copy is on file with the City Clerk.

Economic Development

CM-10-298-20 (AGENDA ITEM #14D) RESOLUTION APPROVING THE COVID-19 BUSINESS ASSISTANCE PACKAGE- PHASE II - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to adopt the following resolution approving the COVID-19 Business Assistance Package- Phase II:

CITY OF OAK PARK
MICHIGAN

RESOLUTION IN SUPPORT OF THE COVID-19 BUSINESS ASSISTANCE PACKAGE PHASE II

- WHEREAS, The City of Oak Park has been guiding local businesses throughout the COVID-19 Pandemic by providing resources; and
- WHEREAS, The City of Oak Park has created a Business Assistance Package to help Oak Pak businesses through their recovery efforts; and
- WHEREAS, The City of Oak Park will make ordinance amendments where necessary to support the Business Assistance Package; and
- WHEREAS, The City of Oak Park will waive the \$150 outdoor dining permit fee until December 31, 2020; and
- WHEREAS, The City of Oak Park will extend the outdoor dining season until May 1, 2021 and allow where feasible and meeting local building and fire codes, additional dining in sidewalks and parking spaces; and
- WHEREAS, The City of Oak Park will reduce advertising fees by 50% in the Oak Park quarterly magazine for Oak Park licensed businesses until Winter edition 2021; and
- WHEREAS, The City of Oak Park will supply Free PPE for businesses while supplies last; and
- WHEREAS, The City of Oak Park will continue a BUY LOCAL campaign to promote Oak Park licensed businesses;

WHEREAS, The City of Oak Park will adopt the policies created in the Business Assistance Package:

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Oak Park, Michigan, hereby supports the COVID-19 Business Assistance Package Phase II.

| | | |
|-----------------|---------|--------------------------------|
| Roll Call Vote: | Yes: | McClellan, Burns, Weiss, Edgar |
| | No: | None |
| | Absent: | Radner |

MOTION DECLARED ADOPTED

CALL TO THE AUDIENCE:

There were no members of the audience who wished to speak.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 7:53 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



**CITY OF OAK PARK, MICHIGAN
SPECIAL COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 5, 2020
6:00 PM**

MINUTES

The virtual Special Meeting was called to order at 6:00 PM by Mayor McClellan. City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544

PRESENT: Mayor McClellan, Mayor Pro Burns, Council Member Weiss, Council Member Edgar, Council Member Radner

ABSENT: None

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Duff

SPECIAL BUSINESS:

(AGENDA ITEM A) Water and Sewer Rate Project Consideration

City Manager Tungate and Assistant City Manager Yee presented information regarding the City's water and sewer rate project. There was consensus among Council Members to consider monthly billing and to proceed with an updated water rate study.

CALL TO THE AUDIENCE:

There were no members of the audience wishing to speak.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the special meeting at 6:58 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor

MERCHANT'S LICENSES - OCTOBER 19TH, 2020

(Subject to All Departmental Approvals)

| NEW MERCHANT | ADDRESS | FEES | BUSINESS TYPE |
|-----------------------------|----------------------|-------------|--|
| WING SNOB | 24740 GREENFIELD | \$ 150.00 | QUALITY SERVICE FAST CASUAL FOOD |
| GUARDIAN & ASSOCIATES, INC | 21751 COOLIDGE | \$ 150.00 | GUARDIANSHIP AGENCY |
| TWITTY'S INVESTMENTS | 21751 COOLIDGE | \$ 150.00 | OFFICE BUILDING |
| PENELOPE'S HOUSE CLEANING | 25900 GREENFIELD 255 | \$ 150.00 | COMMERCIAL AND RESIDENTIAL CLEANING |
| I TUTOR TODAY | 10840 NINE MILE | \$ 150.00 | TUTORING CENTER FOR HIGH SCHOOL STUDENTS |
| RENEWALS | ADDRESS | FEES | BUSINESS TYPE |
| CLOSEOUTS RR US, INC | 13240 CAPITAL B | \$ 225.00 | WHOLESALE CLOTHING |
| GONZALES PRODUCTION SYSTEMS | 13200 EIGHT MILE | \$ 150.00 | MANUFACTURER |
| STEVE'S CREATIONS JEWELERS | 21700 GREENFIELD 329 | \$ 225.00 | JEWELER |



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: October 19, 2020

AGENDA #

SUBJECT: Adoption of Obsolete Property Rehabilitation Act (OPRA) District Resolution

DEPARTMENT: Economic Development

SUMMARY: The Economic Development Department recommends to city council to open the public hearing to discuss the establishment of an Obsolete Property Rehabilitation District for the property at 13200 Oak Park Blvd., parcel ID 52-25-29-301-015. The purpose of establishing the district is to encourage redevelopment of the functionally obsolete and abandoned building. The incentive, if granted, would essentially freeze the local property taxes for a period of up to 12 years, exempting from local property tax all real property improvements. Due to fact that this property has been tax exempt, the City will determine a base value as required to indicate the prior year's actual taxable value, rather than a zero (\$0) taxable value based on a prior year's tax exempt status. The local governmental unit's assessor shall determine the property's prior year actual taxable value as if the property had not been tax exempt. An Obsolete Property Rehabilitation exemption will not be issued or frozen at a zero taxable value that is the result of a prior year's tax exempt status. The City Assessor for Oak Park has established a taxable value and SEV of \$265,000 for this property.

Establishing the district will allow Oak Park to target this parcel as an area for redevelopment. Creating the district is the first step in the process. An applicant will then need to apply for the incentive which will also need city council approval.

FINANCIAL STATEMENT:

RECOMMENDED ACTION: City Council pass a resolution to establish an Obsolete Property Rehabilitation District for parcels 52-25-29-301-015 otherwise known as 13200 Oak Park Blvd.

APPROVALS:

City Manager: _____*ET*_____

Department Director: ___KM_____

Director of Finance: _____

Budgeted:

Legal: _____

EXHIBITS: Resolution, application, letter from assessor, supporting documentation

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY
REHABILITATION ACT (OPRA) APPLICATION**

Minutes of a regular meeting of the city council of Oak Park, held on October 5, 2020, held virtually via Zoom at 7 p.m..

PRESENT:

ABSENT:

The following preamble and resolution were offered by: _____

And supported by: _____

Resolution Approving Obsolete Property Rehabilitation Act Application for Oak Park Investment Group, LLC. for property located at: 13200 Oak Park Blvd., Oak Park, MI

WHEREAS, pursuant to PA 146 of 2000, as amended, the city council of the City of Oak Park is a Qualified Local Governmental Unit eligible to establish one or more OPRA Districts; and

WHEREAS, the city council of the City of Oak Park legally established OPRA District on October 5, 2020, pursuant to a public hearing held on October 5, 2020; and

WHEREAS, the city council of the City of Oak Park has determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, the taxable value of this exemption plus the aggregate taxable value of property already exempt does not exceed 5% of the total taxable value of the City of Oak Park; and

WHEREAS, the applicant Oak Park Investment Group, LLC. is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant Oak Park Investment Group, LLC. has provided all required items listed under the application instructions to the City of Oak Park; and

WHEREAS, the application is for obsolete property as defined in Section 2(h) of PA 146 of 2000, as amended; and

WHEREAS, the rehabilitation of this facility, as covered by this exemption, had not begun prior to October 5, 2020, the date the OPRA District, Oak Park Obsolete Property Rehabilitation District No. 3. was established; and

WHEREAS, the application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000, as amended, situated within an OPRA District; and

WHEREAS, completion of the rehabilitation facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, to retain employment, and to revitalize an urban area; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(1) of PA 146 of 2000, as amended; and

WHEREAS, the application was approved at a public hearing on October 5, 2020, as provided by Section 4(2) of PA 146 of 2000, as amended, allowing a period of 18 months for completion of the redevelopment.

NOW THEREFORE, be it resolved by the city council of the City of Oak Park that Oak Park Investment Group, LLC be and hereby is granted an Obsolete Property Rehabilitation Act exemption for the Property located in Obsolete Property Rehabilitation District, Oak Park Obsolete Property Rehabilitation District No. 3., at 13200 Oak Park Blvd., Oak Park, MI, for a period of 12 years, beginning December 31, 2020, and ending December 30, 2032, pursuant to the provisions of PA 146 of 2000, as amended.

Upon a call of the roll, the vote was:

AYES:

NAYS:

Resolution Declared Adopted.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the city council of the City of Oak Park, County of Oakland, Michigan, as a regular meeting held on October 5, 2020.



October 13, 2020

City of Oak Park
Oak Park City Council
c/o Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

RE: Necessity of Obsolete Property Rehabilitation Act Designation

Dear Members of the City Council,

Thank you for your consideration of my request to designate 13200 Oak Park Blvd as an Obsolete Property in accordance with the Obsolete Property Rehabilitation Act.

Due to the scarcity of financing sources for long term care at the present time, its continued viability depends on this tax exemption, without which we will be unable to continue to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Uddin', is written over a light-colored background.

Fahim Uddin
Sole Member, Oak Park Investment Group, LLC



October 13, 2020

City of Oak Park
Oak Park City Council
c/o Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

Re: Property Tax

Dear Members of the City Council,

Oakridge Manor Nursing & Rehab Center LLC leases the facility in which it operates its licensed skilled nursing facility. Payment of property taxes is not the responsibility of Oakridge Manor in accordance with our lease agreement. Oak Park Investment Group LLC owns only the property at 13200 Oak Park Blvd.

Neither Oakridge Manor nor Oak Park Investment Group have property taxes owing to any Michigan jurisdiction.

Thank you for considering my request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fahim Uddin', is written over a horizontal line.

Fahim Uddin
Sole Member, Oak Park Investment Group LLC



CITY OF OAK PARK
FINANCE DEPARTMENT
DEPUTY TREASURER STEVEN LUKASIK

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Regina Weiss
Julie Edgar
City Manager
Erik Tungate

October 13, 2020

Director of Economic Development and Director of Communications Marrone,

As of the above stated date, the property at 13200 Oak Park Blvd., parcel number
52-25-29-301-015 has no delinquent property taxes.

Sincerely,

Steven Lukasik
City of Oak Park Deputy Treasurer



August 25, 2020

City of Oak Park
Oak Park City Council
c/o Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

Dear Members of the City Council,

Oakridge Manor Nursing and Rehab Center, LLC, and Oak Park Investment Group LLC have acquired the vacant property at 13200 Oak Park Boulevard and have received Special Land Use approval to develop the property as a Skilled Nursing Facility.

Oak Park Investment Group owns the real property. Oakridge Manor is the operating entity that is licensed to operate the Skilled Nursing Facility, and leases the building from Oak Park Investment Group. The lease is a triple net lease in which the lessee is responsible for the payment of the property taxes. Both LLCs are owned solely by Mr. Uddin.

The property is currently undeveloped with a vacant uninhabitable building on the plot. The previous owners began renovations on the interior of the building which were never completed. The building and property have been vacant since the previous owners acquired them in March 2007.

This project will bring a picturesque building surrounded by abundant landscaping to what is currently a vacant lot in a central area of the thriving Oak Park Community. The site plan has incorporated a detention pond to assure that storm water is managed on the property. In addition, parking for the facility has been calculated to assure adequate spaces for staff at shift change as well as visitors and vendors. The driveways are designed to allow ease of access from and to Oak Park Boulevard, all to mitigate impact on the public right of way.

In addition to the aesthetic benefits, the facility will bring jobs and commerce to the community. Initially, Oakridge Manor will employ approximately 40 people increasing to 80 as it reaches capacity. Given the necessity of consistent staffing for our facility and the uncertainties of Michigan weather, we are always looking for team members who live in the community. Oakridge Manor is proud to be an equal opportunity employer that offers a competitive living wage to all of our staff. Our staff, residents, and guests often patronize businesses and restaurants near our facilities, especially for carry out and delivery services.

The total cost to develop this project is estimated at \$10,364,486. The detailed list of estimated construction costs is included with our application, as is a consolidated proforma for Oakridge Manor and Oak Park Investment Group for the first six calendar years of operation. In the first 3 calendar years, we are projecting a loss of \$2.6M, notwithstanding waiver of management fees and exemption of property taxes in the projections. At the end of the sixth calendar year, the cumulative loss estimate is reduced to \$585K as the facility is projected to reach its stabilized optimum occupancy.

The financial support offered by the OPRA Certificate is necessary to offset part of the significant ongoing investment required to support the facility while it builds to its stabilized occupancy.

Based on the Real Property Criteria,

1. The initial investment of \$10.3M may receive a 6 year certificate for the initial investment of \$1,000,000 (6 years)
2. Not applicable to this project
3. An additional one (1) year for every 25 employees hired (40 initially) as a result of the project (1.6 years)
4. An additional one (1) year may be granted for every \$500,000 (\$9,300,000) of investment over the initial minimum investment of \$500,000. (18.6 years).

For this reason, as well as the tangible and intangible benefits Oakridge Manor will bring to the City of Oak Park, we are requesting that you designate 13200 Oak Park Boulevard eligible for Obsolete Property Rehabilitation Act Certification, and approve 12 years of property tax exemption by the City of Oak Park.

Thank you for your consideration.



Fahim Uddin

Sole Member

Oakridge Manor Nursing & Rehab Center LLC

Oak Park Investment Group LLC



August 25, 2020

City of Oak Park
Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

Dear Mr. Norris,

Oakridge Manor Nursing and Rehab Center, LLC, and Oak Park Investment Group LLC have acquired the vacant property at 13200 Oak Park Boulevard and have received Special Land Use approval to develop the property as a Skilled Nursing Facility.

The property is currently undeveloped with a vacant uninhabitable building on the plot. The previous owners began renovations on the interior of the building which were never completed. The building and property have been vacant since the previous owners acquired them in March 2007.

We are requesting that the property be designated as an Obsolete Property Rehabilitation Act District by the City of Oak Park, and have submitted the required application and documents in support of our application.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Fahm Uddin', written in a cursive style.

Fahm Uddin
Sole Member
Oakridge Manor Nursing & Rehab Center LLC
Oak Park Investment Group LLC

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

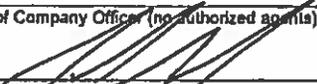
| | | |
|---|--|--|
| Applicant (Company) Name (applicant must be the OWNER of the facility) Oak Park Investment Group LLC | | |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 30700 Telegraph Rd. Suite 2504 | | |
| Location of obsolete facility (No. and street, City, State, ZIP Code) 13200 Oak Park Blvd. Oak Park, MI 48237 | | |
| City, Township, Village (indicate which) City of Oak Park | | County Oakland |
| Date of Commencement of Rehabilitation (mm/dd/yyyy) 09/25/2020 | Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/31/2021 | School District where facility is located (include school code) Oak Park 63250 |
| Estimated Cost of Rehabilitation \$10,364,486.00 | Number of years exemption requested 12 | Attach Legal description of Obsolete Property on separate sheet |
| Expected project likelihood (check all that apply): | | |
| <input checked="" type="checkbox"/> Increase Commercial activity | <input type="checkbox"/> Retain employment | <input checked="" type="checkbox"/> Revitalize urban areas |
| <input checked="" type="checkbox"/> Create employment | <input type="checkbox"/> Prevent a loss of employment | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>40</u> | | |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. | | |
| <input checked="" type="checkbox"/> | | |

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

| | | |
|--|---|---|
| Name of Company Officer (no authorized agents) Fahm Uddin | Telephone Number (248) 593-1990 | Fax Number (248) 593-9120 |
| Mailing Address 30700 Telegraph Rd. Suite 2504 | | Email Address fuddin@pioneerhcm.com |
| Signature of Company Officer (no authorized agents)  | | Title Sole Member |

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

| | |
|-----------|---------------------------|
| Signature | Date application received |
|-----------|---------------------------|

FOR STATE TAX COMMISSION USE

| | | |
|--------------------|---------------|-----------|
| Application Number | Date Received | LUCI Code |
|--------------------|---------------|-----------|

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

| | | |
|---|-----------|-------------|
| Action Date: _____ | | |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) | | |
| <input type="checkbox"/> Denied | | |
| Date District Established | LUCI Code | School Code |

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

| | |
|--|---|
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(f) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |
|--|---|

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

| | | |
|---------------------------|-------------------------------|------------------------------------|
| | Taxable Value | State Equalized Value (SEV) |
| Building(s) | \$265,000 | \$265,000 |
| Name of Governmental Unit | Date of Action on application | Date of Statement of Obsolescence |
| City of Oak Park | October 19, 2020 | September 25, 2020 |

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

| | | | |
|-------------------------|------------------|------------|---------------|
| Name of Clerk | Clerk Signature | Date | |
| Clerk's Mailing Address | City | State | ZIP Code |
| | Telephone Number | Fax Number | Email Address |

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call 517-335-7491.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Legal Description of Obsolete Property:

Land situated in the City of Oak Park, County of Oakland, State of Michigan, described as: Part of the Southwest 1/4 of Section 29, Town 1 North, Range 11 East, Royal Oak Township (City of Oak Park), Oakland County, Michigan, commencing at the intersection of the East right-of-way line of Coolidge Highway (120 feet wide) and the South line of Northfield Boulevard Subdivision (Liber 35, Page 19); thence along the East right-of-way line of Coolidge Highway (120 feet wide) South 00 degrees 03 minutes 01 seconds East 387.36 feet to a point on the North right-of-way line of Oak Park Boulevard (80 feet wide); thence along said North right-of-way line of Oak Park Boulevard North 89 degrees 56 minutes 39 seconds East 792.58 feet to the point of beginning; thence North 00 degrees 21 minutes 16 seconds West 393.72 feet to the Southerly line of Northfield Boulevard Subdivision (Liber 35, Page 29); thence along said Southerly line North 89 degrees 29 minutes 00 seconds East 479.69 feet to a point on the West line of Vincent Park Subdivision (Liber 31, Page 49); thence along said West line South 00 degrees 21 minutes 16 seconds East 397.58 feet to a point on the North right-of-way line of Oak Park Boulevard (80 feet wide); thence along said right-of-way line of Oak Park Boulevard (80 feet wide) South 89 degrees 56 minutes 39 seconds West 479.69 feet.

Note For Informational Purposes Only: Commonly known as: 13200 Oak Park Tax ID Number: Part of 25-29-301-015

FACILITY CONSTRUCTION COSTS

| Trade | Contractor/SubContractor | Projected Cost |
|-------------------------------------|---------------------------------|------------------------|
| Surveying | Kem-Tec | \$ 32,775.00 |
| Landscaping | Heritage Oaks | \$ 214,035.00 |
| Site Earthwork & Utilities | Con-Earth | \$ 655,630.00 |
| Paving | Nagel | \$ 115,585.00 |
| Rough Framing - Exterior & Roof | Contract Suply | \$ 872,140.00 |
| Roofing | Jimmerson | \$ 177,000.00 |
| Flat Roof | Budget | \$ 65,000.00 |
| Interior Frming - Drywall | Harvard | \$ 520,000.00 |
| Concrete Foundations Site conc | Merlow | \$ 426,160.00 |
| Masonry - 1st row block | James Ross | \$ 25,000.00 |
| Plumbing | Condor | \$ 480,000.00 |
| Electrical | RCI | \$ 950,000.00 |
| HVAC | Sharon | \$ 625,000.00 |
| Fire Protection | First Response | \$ 155,000.00 |
| Gutters | Alloy | \$ 11,500.00 |
| Frames Doors HDW | Rayhaven | \$ 152,075.00 |
| Vinyl Windows | MI Window - Ply Gen | \$ 40,967.00 |
| Interior Glass | Budget | \$ 65,500.00 |
| Insulation | Multi Lakes | \$ 90,000.00 |
| Casework | Dynamic | \$ 165,124.00 |
| Misc Structural Steel | Balas Struct Steel | \$ 27,000.00 |
| Painting VWC | Accurate Painting | \$ 147,500.00 |
| Exterior Caulking | JC - Budget | \$ 7,000.00 |
| Flagpoles | DCA - Budget | \$ 8,000.00 |
| Fireplace | Budget | \$ 35,000.00 |
| Fencing | Budget | \$ 55,350.00 |
| Kitchen Equipement | Stafford Smith | \$ 120,000.00 |
| Window Treatement | American Roll Shutter | \$ 2,000.00 |
| Flooring | Stadium | \$ 269,000.00 |
| Cultured Stone | Old Country | \$ 249,913.00 |
| Millwork | Budget | \$ 6,000.00 |
| Vinyl Sliding | Primestar - Budget | \$ 27,000.00 |
| Ceramic Tile | Stuart | \$ 79,532.00 |
| Wall Acravan, Crash Rail | Budget | \$ 30,000.00 |
| Toilet Accessories, Lockers | Rayhaven | \$ 55,000.00 |
| Indoor marble sills | Dura Sill | \$ 6,000.00 |
| Exterior Painting | Continental - Budget | \$ 15,000.00 |
| Skylight | Budget | \$ 85,000.00 |
| Lighting Upgrade | Budget | \$ 45,000.00 |
| Cleaning | Budget | \$ 15,000.00 |
| Construction Management | Budget | \$ 550,000.00 |
| Subtotal Subcontractor Costs | | \$ 7,672,786.00 |

SOFT COSTS

| | |
|--------------------------------------|---------------|
| Architectural & Engineering | \$ 322,000.00 |
| Site Plan & Building Permits | \$ 61,600.00 |
| Construction Bond - City Engineering | \$ 10,000.00 |
| Geotechnical Testing | \$ 18,000.00 |
| Insurances General Liability | \$ 38,000.00 |
| Insurances Builders Risk | \$ 15,000.00 |
| Appraisal | \$ 4,500.00 |
| Title Insurance | \$ 2,500.00 |
| Com Fee & Clos Costs Const Loan | \$ 50,000.00 |
| Legal Fees | \$ 15,000.00 |
| Bank Inspections | \$ 5,600.00 |
| Utility Fees - Consumers / DTE | \$ 25,000.00 |
| Soil Erosion & County Permits | \$ 10,000.00 |
| Geotechnical Testing - Soil Borings | \$ 5,500.00 |
| Phase 1 on existing Building | \$ 2,000.00 |
| Interest reserves | \$ 158,000.00 |
| Contingency | \$ 400,000.00 |

Subtotal Soft Costs \$ 1,142,700.00

OWNER PAID EXPENSES

| | |
|---------------------------------|---------------|
| Land | \$ 714,000.00 |
| Signage - Exterior | \$ 10,000.00 |
| Low Voltage | \$ 125,000.00 |
| AlarmSystems/Security/NurseCall | \$ 100,000.00 |
| FF&E | \$ 600,000.00 |

Subtotal Owner Paid Expenses \$ 1,549,000.00

TOTAL CONSTRUCTION COST \$ 10,364,486.00

OAKRIDGE MANOR REPLACEMENT FACILITY

OAKRIDGE MANOR - OPERATING ENTITY
 OAK PARK INVESTMENT GROUP - REAL ESTATE ENTITY
CONSOLIDATED PROFORMA

| | | Q4 2021 | | 2022 | | 2023 | |
|----------------|--------------------------------|---------------|-----------------|---------------|-------------------|---------------|-----------------|
| | | Oak Park IG | Oakridge Manor | Oak Park IG | Oakridge Manor | Oak Park IG | Oakridge Manor |
| | | | | | | | |
| AVG OCCUPANCY | | | 14 | | 28 | | 45 |
| TOTAL FT DAYS | | | 1270 | | 10170 | | 16494 |
| % OCCUPANCY | | | 19% | | 38% | | 61% |
| INCOME | | | | | | | |
| | Room & Board | | \$ 309,050.70 | | \$ 2,584,085.00 | | \$ 5,442,877.00 |
| | Rent | \$ 180,000.00 | | \$ 720,000.00 | | \$ 720,000.00 | |
| | TOTAL OPERATING INCOME | \$ 180,000.00 | \$ 309,050.70 | \$ 720,000.00 | \$ 2,584,085.00 | \$ 720,000.00 | \$ 5,442,877.00 |
| EXPENSE | | | | | | | |
| | Management Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | Plant Costs | | \$ 202,500.00 | | \$ 810,000.00 | | \$ 826,200.00 |
| | Utilities | | \$ 40,650.00 | | \$ 162,600.00 | | \$ 165,852.00 |
| | Insurance | | \$ 27,000.00 | | \$ 108,000.00 | | \$ 110,160.00 |
| | Property Taxes: | | \$ - | | \$ - | | \$ - |
| | Operating Expenses | | \$ 989,569.00 | | \$ 3,026,045.00 | | \$ 4,306,683.00 |
| | P&I | \$ 90,000.00 | | \$ 360,000.00 | | \$ 360,000.00 | |
| | Depreciation | \$ 86,375.00 | \$ 21,450.00 | \$ 345,504.00 | \$ 85,800.00 | \$ 345,504.00 | \$ 85,800.00 |
| | TOTAL EXPENSES | \$ 176,375.00 | \$ 1,281,169.00 | \$ 705,504.00 | \$ 4,192,445.00 | \$ 705,504.00 | \$ 5,494,695.00 |
| | NET INCOME | \$ 3,625.00 | \$ (972,118.30) | \$ 14,496.00 | \$ (1,608,360.00) | \$ 14,496.00 | \$ (51,818.00) |
| | CONSOLIDATED NET INCOME | | \$ (968,493.30) | \$ | (1,593,864.00) | \$ | (37,322.00) |

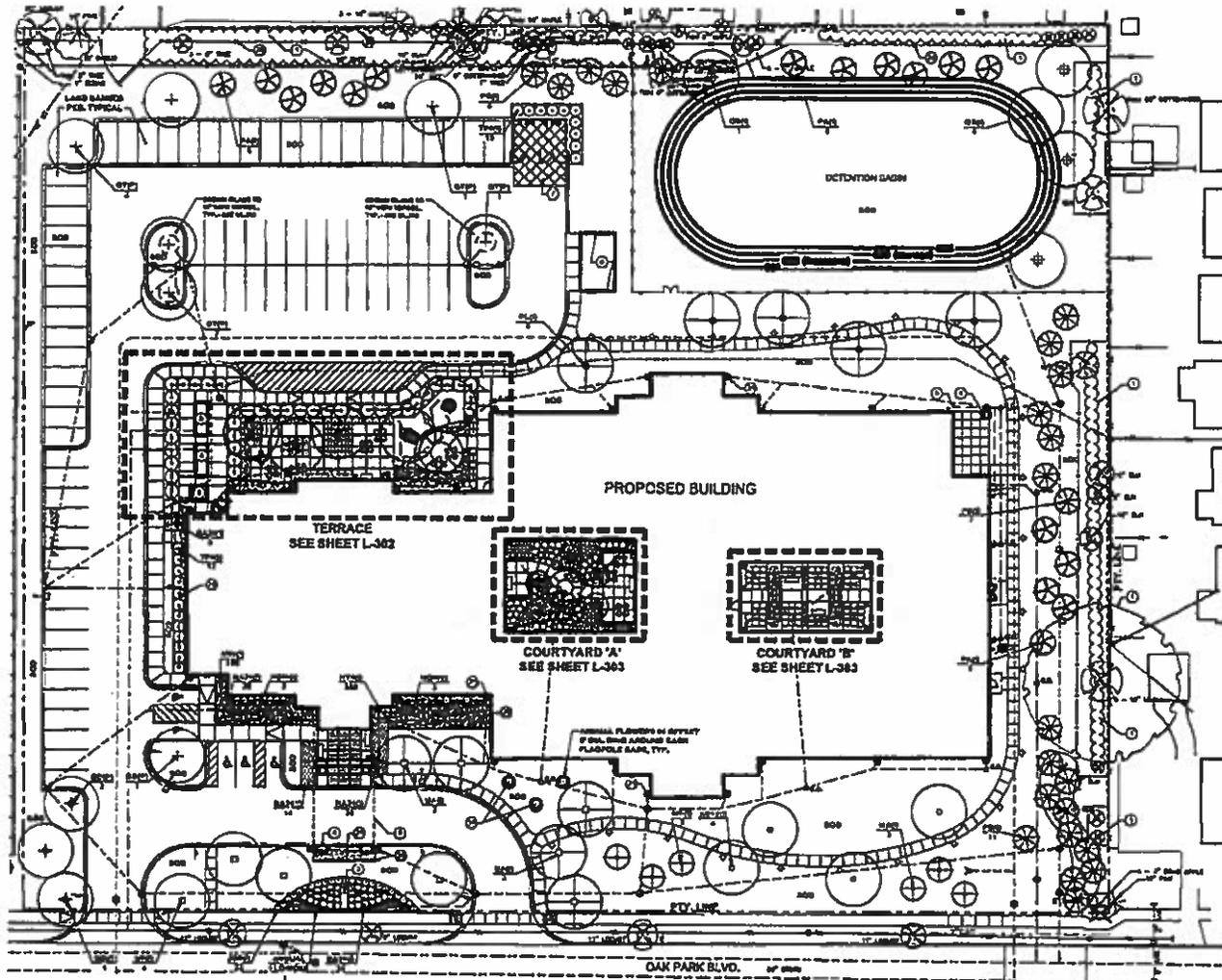
OAKRIDGE MANOR REPLACEMENT FACILITY

OAKRIDGE MANOR - OPERATING ENTITY

OAK PARK INVESTMENT GROUP - REAL ESTATE ENTITY

CONSOLIDATED PROFORMA

| | | 2024 | | 2025 | | 2026 | |
|----------------|--------------------------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|
| | | Oak Park IG | Oakridge Manor | Oak Park IG | Oakridge Manor | Oak Park IG | Oakridge Manor |
| | | | | | | | |
| AVG OCCUPANCY | | | 54 | | 61 | | 67 |
| TOTAL PT DAYS | | | 19777 | | 22088 | | 24520 |
| % OCCUPANCY | | | 73% | | 82% | | 91% |
| INCOME | | | | | | | |
| | Room & Board | | \$ 6,721,186.00 | | \$ 7,605,726.00 | | \$ 8,616,006.00 |
| | Rent | \$ 720,000.00 | | \$ 720,000.00 | | \$ 720,000.00 | |
| | TOTAL OPERATING INCOME | \$ 720,000.00 | \$ 6,721,186.00 | \$ 720,000.00 | \$ 7,605,726.00 | \$ 720,000.00 | \$ 8,616,006.00 |
| EXPENSE | | | | | | | |
| | Management Fees | \$ - | \$ - | \$ - | \$ 380,286.30 | \$ - | \$ 430,800.30 |
| | Plant Costs | | \$ 842,724.00 | | \$ 859,578.48 | | \$ 885,365.83 |
| | Utilities | | \$ 169,169.04 | | \$ 172,552.42 | | \$ 177,728.99 |
| | Insurance | | \$ 112,363.20 | | \$ 114,610.46 | | \$ 118,048.78 |
| | Property Taxes: | | \$ - | | \$ - | | \$ - |
| | Operating Expenses | | \$ 5,205,206.00 | | \$ 5,275,012.00 | | \$ 5,971,205.00 |
| | P&I | \$ 360,000.00 | | \$ 360,000.00 | | \$ 360,000.00 | |
| | Depreciation | \$ 345,504.00 | \$ 85,800.00 | \$ 345,504.00 | \$ 85,800.00 | \$ 345,504.00 | \$ 85,800.00 |
| | TOTAL EXPENSES | \$ 705,504.00 | \$ 6,415,262.24 | \$ 705,504.00 | \$ 6,887,839.66 | \$ 705,504.00 | \$ 7,668,948.91 |
| | NET INCOME | \$ 14,496.00 | \$ 305,923.76 | \$ 14,496.00 | \$ 717,886.34 | \$ 14,496.00 | \$ 947,057.09 |
| | CONSOLIDATED NET INCOME | | \$ 320,419.76 | | \$ 732,382.34 | | \$ 961,553.09 |



1 SITE PLANTING PLAN
 L-301 SCALE 1" = 32' NORTH

- LIGHT KEY**
- ① 1/2" dia. light fixture
 - ② 1/4" dia. light fixture
 - ③ 1/8" dia. light fixture
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- GENERAL PLANTING NOTES**
1. All plants to be planted in accordance with the following notes.
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 3. All plants to be planted in accordance with the following notes.
 4. All plants to be planted in accordance with the following notes.
 5. All plants to be planted in accordance with the following notes.
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 48. All plants to be planted in accordance with the following notes.
 49. All plants to be planted in accordance with the following notes.
 50. All plants to be planted in accordance with the following notes.

- LAWNS**
- TOPSOIL**
- PLANT MIX**
- MULCH**
- PLANT BEDS**
- PLANT SPACING**
- LANDSCAPE EXCING**
- WATERING**
- PLANTING KEY**
- WINDOW CLEAR ZONE**



NSA Architecture & Planning
 3000 N. 1st St.
 Suite 100
 Phoenix, AZ 85004
 Phone: 602.441.1111
 Fax: 602.441.1112
 www.nsa-az.com

PIONEER HEALTH CARE MANAGEMENT

OXFORD MANOR NURSING AND REHABILITATION CENTER, LLC
 ONE PARK, NICHOLS



Project: _____
 Location: _____
 Date: _____
 Scale: _____
 Price: 216105.00

SITE PLANTING PLAN

Oakridge Manor Positions

| Job Title | Number of EE | Pay Model | Pay Rate (Avg) |
|------------------------------|---------------------|------------------|-----------------------|
| Nursing Home Administrator | 1 | Salary | \$85,000 |
| Director of Nursing | 1 | Salary | \$95,000 |
| MDS Nurse | 1 | Salary | \$75,000 |
| Business Office Manager | 1 | Hourly | \$20/hr |
| Human Resource Coordinator | 1 | Salary | \$45,000 |
| Social Work Technician | 1 | Hourly | \$22.00/hr |
| Activities Director | 1 | Hourly | \$20.00/hr |
| Maintenance Director | 1 | Hourly | \$21.00/hr |
| Housekeeping/Laundry Manager | 1 | Salary | \$40,000 |
| Dietary Manager | 1 | Salary | \$45,000 |
| RNs | 3 | Hourly | \$35.00/hr |
| LPNs | 6 | Hourly | \$29.00/hr |
| Certified Nursing Assistants | 10 | Hourly | \$15.00/hr |
| Activity Aides | 2 | Hourly | \$12.00/hr |
| Housekeepers | 3 | Hourly | \$12.00/hr |
| Laundry Aides | 1 | Hourly | \$12.00/hr |
| Dietary Staff | 5 | Hourly | \$12.50/hr |
| | | | |
| Total | 40 | | |

RECEIVED
SEP 14 2020
By TO PERFORM LAND IMPROVEMENTS WITHIN THE CITY OF OAK PARK, MICHIGAN

Permit # PLI20-003
Date 9/15/2020

APPLICATION FOR PERMIT

The plan review and inspection fees shall be deposited into an escrow account to cover city expenses. The balance of these deposits will be returned once the project is complete. The owner or contractor shall post a performance bond in the name of the City and guaranteeing completion of all Land Improvements. The amount of the bond shall be equal to the construction cost of the Land Improvements.

Plan Review Deposit: The greater of \$500 or 1.5% of value of construction
Inspection Deposit: 5% of total estimated cost on projects less than \$100,000
3.5% of total estimated cost on projects more than \$100,000
Performance Bond: 100% of site work construction cost (excluding landscaping)
Plan Review Deposit: \$ 11566.23 Inspection Deposit: \$ 26992.53
Plan Review deposit submitted with application: Yes No

Three (3) complete sets of plans and specifications must be submitted with this application.
Plans and specifications submitted with application. Yes No

Owner/Lessee: Name Oak Park Investment LLC Mailing Address 30700 Telegraph Rd Suite 2504
City Bingham Farms State MI Zip 48025 Phone 248.770.4374
Professional Engineer: Name Michael Sordich Company NSI Architects Engineers Planners
City Farmington Hills State MI Zip _____ Phone _____
License # 1301034204 Email: mserdich@nsa.com
Contractor: Company _____ Mailing Address _____
City _____ State _____ Zip _____ Phone _____
License # _____ Exp. Date _____
Email: _____

Construction Start Date: 9/15/2020 End Date: 10/31/2021
Location of Work: 13200 Oak Park Blvd.
Description of Work: Construction of 43,641 Sq. Ft. 74 Bed Skilled Nursing Facility
Value of Construction \$ 7674,300 7,112,115

Following approval of the plans and specifications, a land improvement construction permit will be issued upon receipt of inspection fees, performance bonds, and approvals and/or permits from other governmental agencies having jurisdiction. The applicant agrees to follow the regulations as stated in the City of Oak Park, Michigan Code of Ordinances Chapter 18, Article IX: Land Improvements.
Applicant Name Oak Park Investment Group LLC Mailing Address 30700 Telegraph Rd. Suite 2504
City Bingham Farms State MI Zip 48025 Phone # 248.593.1990
Signature: [Signature] Date 9/10/2020
Email: fuddin@pioneerhem.com
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

869169



CITY OF OAK PARK
 DEPARTMENT OF TECHNICAL AND PLANNING SERVICES
 14300 OAK PARK BLVD OAK PARK, MICHIGAN 48237
 Phone: (248) 691-7450 Fax: (248) 691-7165

BUILDING - COMMERCIAL
PERMIT NO. PB20-10466
Date Issued: 09/17/2020
Expires: 03/22/2021

LOCATION
 13200 OAK PARK
 52-25-29-301-015

CONTRACTOR
 KASCO INC
 226 EAST HUDSON
 Royal Oak MI 48067

OWNER
 OAK PARK INVESTMENT GROU
 30700 TELEGRAPH RD STE 250
 Bingham Farms MI 48025

WORK DESCRIPTION

CONSTRUCTION OF 43641SF 74 BED SKILLED NURSING FACILITY

ALL INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE

| PERMIT ITEM | WORK TYPE | FEE BASIS | ITEM TOTAL |
|--|---------------|--------------|-------------|
| Base Fee | Miscellaneous | 1.00 | \$30.00 |
| Permit Fee over \$12,000 | Permit Fee | 5,927,186.00 | \$59,430.00 |
| Plan Review, Commercial Over 5,000,000 | Plan Review | 5,927,186.00 | \$5,870.87 |

PREPAID TOTAL: BALANCE DUE: 0.00 FEE TOTAL: \$65,330.87

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

INSPECTION RECORD

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

tpoffice

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

THIS PERMIT MUST BE VISIBLE FROM THE STREET



Scan here to
view Permit Details
on AMG

Scan here to
schedule an inspection
on AMG
(must have an AMG
account)



| Department/System | Description |
|--------------------------|---|
| Laundry | Commercial Washer Commercial Dryer |
| Kitchen | Prep Stations Kitchen exhaust hood Kitchen range fire suppression system Ice Maker Walk-in Freezer Walk-in Cooler Dish Machine Range Oven |
| Salon | Salon Chair Salon Workstation |
| Electrical | Generators Generator governor |
| Safety & Security | Security Camera System Wander Guard System Fire/Smoke Detection System Fire Suppression System Fire Alarm System |
| Communications | Nurse Call System VOIP Phone/Paging System |
| HVAC | PTAC Units Central AC Units Furnaces Water Heaters Fireplaces |
| Landscaping | Plantings Fencing Dumpster Enclosure Landscape Lighting |



AFFIDAVIT OF CITY OF OAK PARK ASSESSOR

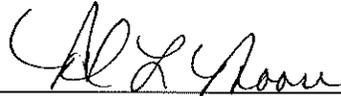
I, Aaron P. Powers, being duly sworn, states that if called upon will testify to the following facts:

1. I am employed by the City of Oak Park as the City Assessor.
2. I am a certified Michigan Master Assessing Officer (4).
3. I am familiar with the property known as 13200 Oak Park Blvd., in the City of Oak Park.
4. This affidavit is given in accordance with MCL 125.2663(1) (h) and is made to confirm this property qualifies as 'Functionally Obsolete Property' as that term is defined under MCL 125.2652(r). The following facts, without limitation, form the basis for my expert opinion:
5. The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

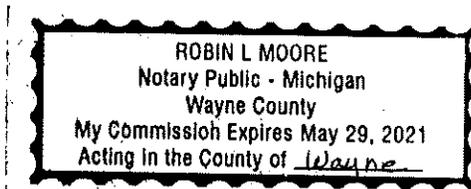


Aaron P. Powers, City Assessor

Subscribed and sworn to before me by Aaron Powers on September 25, 2020.



Robin Moore Notary Public
Wayne County, Michigan
Commission Expires: May 29, 2021



Prepared by:
Aaron P. Powers (R-6684)
City Assessor
10600 West Jefferson
River Rouge, MI 48218
(313) 842-7822

| | Projected Complete | Actual Complete |
|---|--------------------|-----------------|
| Obtain CONs to transfer 10 beds from Oakland to Oakridge | | June-18 |
| Obtain amendment to CON 16-0306 to add 10 beds to project | | May-19 |
| Architecture/Engineering Contract | | Nov-19 |
| Submit plans to HFES and BFS | | Dec-19 |
| Reapply for Special Land Use and Site Plan Approval | | Jul-20 |
| Revise architectural drawings | | Aug-20 |
| Issue drawings for bids | | Aug-20 |
| Obtain permits | | Sep-20 |
| Footings/Foundation | Oct-20 | |
| Framing/Roofing | Jan-21 | |
| Mechanical | Jun-21 | |
| Finishing | Aug-21 | |
| Inspections | Sep-21 | |
| Occupancy | Sep-21 | |
| Furnishing/Training | October 2021 | |
| HFES/ State and Local Fire Safety Inspections | October 2021 | |
| Commence operations | October 2021 | |

CITY OF OAK PARK
MICHIGAN
APPLICATION FOR SPECIAL EVENT LICENSE

Today's Date: 10-6-2020

Applicant Information

Applicant/Business Name: STREET CORNER MUSIC

Applicant/Business Address: 26020 GREENFIELD OAK PARK 48237

Phone number: 248-967-0777 E-Mail Address: 2CONTACTSCM@GMAIL.COM

Relation of applicant to business: OWNER

Has applicant ever been convicted of a felony? Yes No

Owner Information

Owner or manager of site: CHRIS FLANAGAN Phone: 248-259-7864

Names and addresses of partners or officers of corporation:

MICHAEL A. ROME
26020 GREENFIELD
OAK PARK, MI 48237

Event Information

Proposed date(s) of event: 10-24-2020 Has this event been held previously? Yes No

Address or location of event: IN PARKING LOT IN FRONT OF OUR STORE ²⁶⁰²⁰ GREENFIELD

Is this a City owned park? NO

If this event is to take place in a City owned park, have you received and do you agree to abide by the City's Parks and Recreation rules and regulations? Yes No

Nature, purpose, and detailed description of event: TO SELL PHONOGRAPH RECORDS
IN A TENT DIRECTLY IN FRONT OF OUR STORE (OUTSIDE)

Will the event be open to the public? Yes No

If yes, please describe how so: 6 PEOPLE AT A TIME WILL BE
ALLOWED IN THE TENT TO BROWSE BINS OF RECORDS
FOR THE NATIONAL EVENT KNOWN AS "RECORD STORE DAY"

Estimated number of people attending event? 80 Hours of Event: 9AM - 6PM

Are you requesting to have a parade? Yes No **If yes, please attach a map of the parade route**

Where will the parade participants be walking? Sidewalks Streets

Will the parade require streets to be blocked off? Yes No

If yes, how many streets/intersections will need to be blocked : _____

Please attach a sign off from the residences located on the affected streets, indicating that they are aware of the event to take place, the date, times and location.

Food Services

Will food or beverages be sold at event? Yes No, if yes please list type(s) of food to be sold:

Will the food be prepackaged or prepared on site: _____

Please note: *If your application is approved and you plan to prepare food on site, you will need to contact the Oakland County Health Department at 248-424-7000 for inspection. You will also need to provide temporary water services at the site where the food is prepared.*

Mechanical Amusement

Will there be any mechanical rides at event? Yes No, if yes, please provide the name and the address of amusement operators: _____

Will the event have a moonwalk? Yes No, if yes, please provide the name and address of Company/Entity providing moonwalk: _____

Will the event have video games, etc.? If so, please provide the names and address of company providing the Games: _____

Please Note: *You must provide proof of insurance for all mechanical rides, moonwalks, circus rides/games, etc. The City of Oak Park must be listed on the insurance certificate as "additionally insured." A copy of the City Ordinance with required liability insurance coverage for these events is attached. Also, certification by the State of Michigan Department of Labor is required for all mechanical amusement devices and rides.*

Technical/Support

Will the event require use of electrical supply source? Yes No, if yes, please describe:

Will sanitary facilities be required at event? Yes No

Will tent(s) be used at the event? Yes No, if yes, please state size(s) of tent:

15' BY 15'

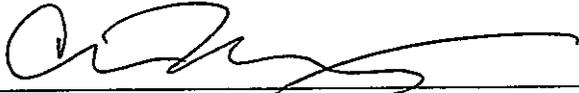
Will the event have banners displayed? Yes No, if so, please provide the number of signs and dimension(s):

Please Note: *If a temporary generator or electric supply source is provided, you must provide an Electrical permit by a licensed electrical contractor. Also, you will need certification of flame spread rates of all canvas and/or cloth enclosures.*

Other possible Special Event requirements include: additional application, inspection and bond fees, temporary sign permit.

The fee for a Special Event application is \$100: The fee is non-refundable. Once an application is received, the City Clerk's Office will send copies of the application to the following departments: City Manager, Public Safety, Public Works, and Recreation. Each department will review the application and provide a written estimate of services they will need to provide, along with man-hours and costs (if any). The City Clerks' office will contact the applicant to inform them of the additional costs involved. At that time the applicant can decide whether or not to proceed with the event. If so, the event will be placed on the City Council agenda for approval.

Should any of the above information prove to be inaccurate or untruthful, it will be grounds to deny the applicant's request or revoke any approvals. I hereby certify the above information to be true and accurate to the best of my knowledge.



Applicant's Signature

State of Michigan

ss

County of _____

Subscribed and sworn to before me, a Notary Public this _____ day of _____ 20____, by

My Commission expires: _____
Notary Public

CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK, MI 48237
WWW.OAKPARKMI.GOV

Received From: STREET CORNER MUSIC
Date: 10/13/2020 Time: 9:56:14 AM
Posting Date: 10/13/2020
Receipt: 392710 *** REPRINT ***
Cashier: mjones

| ITEM REFERENCE | AMOUNT |
|-----------------------------------|----------|
| BUSI Special Business Lic/Permits | |
| Special Business Lic/Permits | \$100.00 |
| TOTAL | \$100.00 |
| CHECK 1808 | \$100.00 |
| Total Tendered: | \$100.00 |
| Change: | \$0.00 |

SPECIAL EVENT LICENSE APPLICATION FEE ESTIMATION

**Street Corner Music
26020 Greenfield**

DATE: October 24, 2020 at 9:00 am – 6:00 pm

| <u>DEPARTMENT</u> | <u>SERVICES</u> | <u>ESTIMATED HOURS</u> | <u>ESTIMATED COST</u> |
|--|---|-------------------------------|------------------------------|
| TECHNICAL AND PLANNING <i>Rob Barrett</i> <i>*Daniel Fairless</i> | Inspections required after set-up (prior to start of event) and final site restoration (after clean-up). No signs allowed in the ROW or that create a clear vision obstruction. Flame spread certificate required for tent. | 30 minutes | NA |
| PUBLIC SAFETY <i>Steve Cooper</i> | Routine Patrol | NA | NA |
| RECREATION <i>Laurie Stasiak</i> | N/A | N/A | N/A |
| DPW <i>Kevin Yee</i> | None | N/A | N/A |
| ADDITIONAL <i>Administration</i> | | | \$100 fee paid |



1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 546938

October 9, 2020

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

Re: In Re: City of Oak Park

*Client 7406
Matter 1*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Wednesday, September 30, 2020

\$12,083.34

Fee Total

Costs Advanced:

| Date | Description | Amount |
|-----------------------------|---|-----------------|
| 09/01/20 | Fee for Updated Title Documents and Mortgage for Crown Pointe Tax Appeal Valuation | 11.00 |
| 09/11/20 | Reproduction Charges 3 @ 0.15 | 0.45 |
| 09/11/20 | Reproduction Charges 6 @ 0.15 | 0.90 |
| 09/17/20 | Fee for Title search of property at 14021 Labelle, Oak Park, MI for ZBA Application per the request of Kim Marrone | 6.00 |
| 09/21/20 | Fee for Register of Deeds search to confirm ownership of 14491 Rosemary for dangerous dog hearing | 7.00 |
| Total Costs Advanced | | \$ 25.35 |

Total Fees and Disbursements: \$12,108.69

In Re: City of Oak Park
10/09/20
Page 2

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*



1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 546939

October 9, 2020

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

*Re: Oak Park Crown Pointe, LLC v City of Oak
Park*

*Client 7406
Matter 42*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Wednesday, September 30, 2020

\$1,380.00

Fee Total

Costs Advanced:

| Date | Description | Amount |
|-------------|----------------------------------|----------------|
| 09/01/20 | Reproduction Charges 4 @ 0.15 | 0.60 |
| | Total Costs Advanced | \$ 0.60 |

Total Fees and Disbursements: \$1,380.60

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*

**GARAN
LUCOW
MILLER P.C.**

GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 546940

October 9, 2020

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

*Re: Tina Polk and Richard Newton v City of Oak
Park, County of Oakland, et al.*

*Client 7406
Matter 24*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Wednesday, September 30, 2020

\$1,650.00

Fee Total

Total Costs Advanced

\$ 0.00

Total Fees and Disbursements: \$1,650.00

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: October 19, 2020

AGENDA #

SUBJECT: Master Plan Adoption

DEPARTMENT: Community & Economic Development

SUMMARY: The Master Plan for the City of Oak Park was adopted by the Planning Commission on October 12, 2020. As required by the Municipal Planning Act, a copy of the Draft Master Plan was mailed to all the communities surrounding Oak Park and the Oakland County Coordinating Zoning Committee. We have received comments from the City of Southfield and Oakland County planning staff indicating that Oak Park's Draft Master Plan is not inconsistent with their Master Plans. On September 15, 2020, the Oakland County Coordinating Zoning Committee met and voted to ratify the finding of the Oakland County planning staff indicating that Oak Park's Draft Master Plan is not inconsistent with the Master Plans of the communities surrounding Oak Park

A draft Master Plan was given to city council members over two weeks ago. Since that time a few items have been changed as follows below. These were simple changes and ones that were suggested by Oakland County Planning Division.

- Revision of the Future Land Use map on Page 81 to be consistent with the last adopted Master Plan

The final document can be found on our City website under the Economic Development and Planning Department and bound hard copies will be delivered to City Council soon.

FINANCIAL STATEMENT:

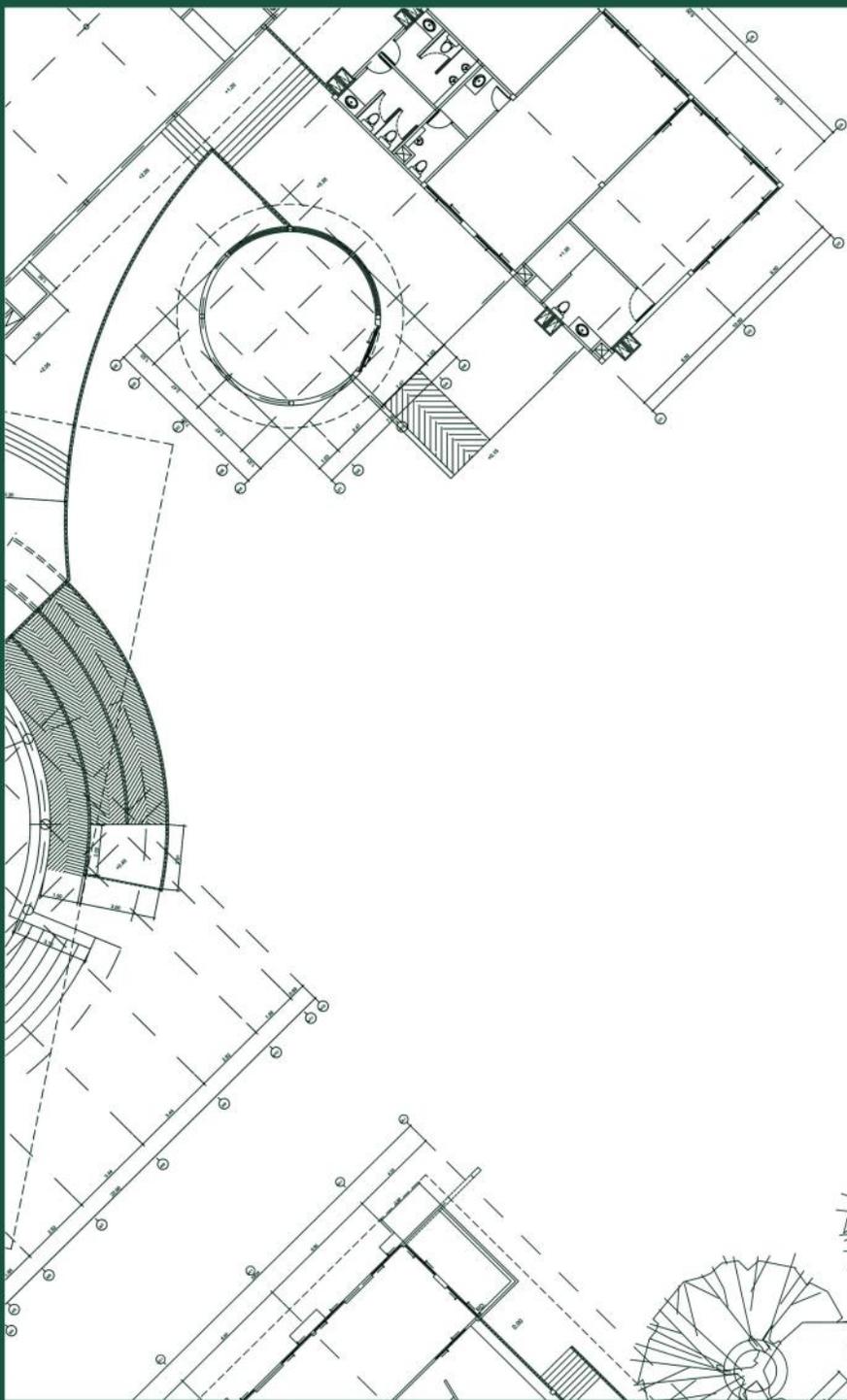
RECOMMENDED ACTION: It is recommended that City Council to receive the plan

APPROVALS:

City Manager: _____ *ET* _____

Directors: _____ *KM* _____

CITY OF OAK PARK MASTER PLAN DRAFT



ACKNOWLEDGEMENTS

This Master Plan was prepared by the City of Oak Park Planning Commission:

Planning Commission

Gary Torgow, Chairperson
Joe Brown, Vice-Chairperson
Michael Eizelman, Secretary
Marian McClellan, Mayor
Carolyn Burns, Mayor Pro Tem
Erik Tungate, City Manager
Michael Seligson
Howard Tkatch
Marie Walters-Gill

City Council

Mayor Marian McClellan
Mayor Pro Tem Carolyn Burns
Councilmember Solomon Radner
Councilmember Regina Weiss
Councilmember Julie Edgar

City Administration

Erik Tungate, City Manager
Kevin Yee, Assistant City Manager
Ebony Duff, City Attorney

Acknowledgement:

Staff: Kimberly Marrone
Kevin Rulkowski
Crystal VanVleck
Colton Dale

Thank you to the staff, residents, and businesses who provided input through our survey and town hall meetings.



City Hall

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INTRODUCTION

WHAT IS A MASTER PLAN?

A Master Plan is a comprehensive long range plan intended to guide growth and development of a community or region. It includes analysis, recommendations, and proposals for the community's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions.

A Master Plan is a policy based document. The recommendations in this plan are intended only for guidance, not intended or designed to regulate properties or land use. However, the Zoning Enabling Act requires that the Zoning Ordinance and Zoning Map be based on the Master Plan's vision and goals. The Master Plan is a document that creates a framework to guide decisions that affect the social, physical and the economic environment of the city. The Master Plan for the City of Oak Park outlines the goals and strategies which will guide the City over the next five years. The plan provides vision, goals and strategies to direct future land use and guidelines to enhance the community's appearance.



Public Town Hall meeting Center For New Urbanism Nine Mile Report



City Manager Erik Tungate addressing crowd at Town Hall

The benefits for having an updated Master Plan include:

CONSISTENCY IN DECISION MAKING - the plan gives decision makers a steady point of reference for land use-related actions.

ABILITY TO MAKE INFORMED DECISIONS - the plan provides facts on existing conditions and trends, enabling decision makers to better understand the impact of their decisions.

ACHIEVE PREDICTABILITY - the plan describes where and what type of development the community desires. This information allows individuals to plan for the use of property consistent with community goals.

WISE USE OF RESOURCES - the plan includes a variety of different city, regional, state, and national information sources. The information can be used in deciding and prioritizing which projects to undertake (such as promoting brownfield redevelopments, buying land for parks, applying for grants, or offering tax incentives for affordable housing, etc.). The plan also can be used to determine the need and location of infrastructure improvements (roads, utilities, water, and sewers)

PRESERVING COMMUNITY CHARACTER - the plan describes the City's vision for the future and establishes its existing and intended growth. The plan permits the community to identify what is important and how it should be protected.

PRODUCE POSITIVE ECONOMIC DEVELOPMENT - planning for a community helps existing residences and businesses better understand the future possible development of an area. This awareness creates a level of comfort knowing what may develop on neighboring properties. It also encourages new businesses and residential developments because they also know what to expect. In addition, the planning process allows a community to consider workforce, education and local infrastructure capacity, among others, so that appropriate economic development strategies can be developed.



1996 Master Plan cover

IDENTIFY AND RECOMMEND PHYSICAL IMPROVEMENTS – to provide direction for provision of roadways, streetscapes, entryways, non-motorized pathways, parks, and community facilities.

A Master Plan is a product of good land use planning. Planning is an orderly, open approach to determining Oak Park's needs and goals and developing strategies to achieve them. The planning process involves working through four basic questions, which should be answered with the Master Plan:

Where is Oak Park now?
 How did Oak Park get here?
 Where does Oak Park want to go?
 How does Oak Park get there?

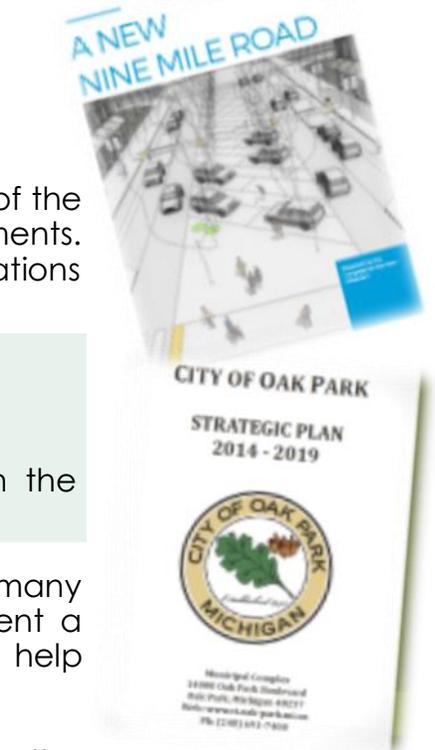
While the Master Plan will not change the Zoning Ordinance or zoning of any property, some of the plan recommendations may be implemented through future text and Zoning Map amendments. The City Council, Planning Commission, Economic Development and Communications Department, and the public should continuously reference the Master Plan in order to:

- ◆ Review development proposals
- ◆ Review rezoning requests
- ◆ Make amendments to the Zoning Ordinance and/or Zoning Map
- ◆ Understand the vision for the future land use patterns and desired land use types in the community

The vision statement, and goals and objectives presented in this plan are comprised of many public and staff input sessions. The recommendations of the Planning Commission represent a year's worth of information gathering and analysis. The final product, the Master Plan, will help guide decisions by City staff, City Council and the Planning Commission in the years to come.

Although the Master Plan is one part of a larger effort by The City of Oak Park to improve the community as a whole, other influences will also contribute to the vision, including but not limited to:

- ◆ Strategic Economic Development Plan
- ◆ Corridor Improvement Authority's Development Plan
- ◆ Parks and Recreation Master Plan
- ◆ Capital Improvement Plan
- ◆ A New Nine Mile—Center For New Urbanism Report
- ◆ City of Oak Park Strategic Plan 2014-2019
- ◆ 2013 Retail Market Study



EXECUTIVE SUMMARY

OAK PARK: YESTERDAY, TODAY, AND TOMORROW

THE PLACE

The City of Oak Park is centrally located within Metro Detroit and benefits from convenient freeway access. The City encompasses 5.18 square miles and is predominantly comprised of single-family residences. Almost all of Oak Park's residents are within two miles of the city center. Oak Park is known for its tight-knit neighborhoods, tree-lined streets, and wooded parks. The large, centrally located Shepherd Park hosts the City's major events like the annual Fourth of July festivities, Boo Bash and Summerfest. There are nine smaller neighborhood parks that serve the neighborhoods. Once known as the "Family City", Oak Park has been rebranded to "Community, Culture and Commerce" and adopted a new vision. "The City of Oak Park will lead the region as the most dynamic city in metropolitan Detroit, serving as a destination for vibrant, cutting-edge community life." This new branding is a better representation of the City of Oak Park today.

THE PEOPLE

The 2010 U.S. Census states Oak Park's population is approximately 29,319 people. The average number of persons per household is 2.50 and is expected to decrease to 2.48 over the next five years. The number of households with children under 18 years is less than 30%. According to the 2013 Oak Park Retail Market Study, the primary trade area population is expected to drop by 2% between 2013 and 2018. The median household income of \$40,200 in the primary trade area is modest compared to regional and

state levels; however, it is estimated to increase at an annual rate of 3.98% to \$48,900 in 2018. The largest employment sectors in the primary trade area are service (52.7%), retail trade (14.1%), and manufacturing (6%). An economic boost from new retail could create positive demographic changes. The Retail Market Study discovered the most prominent lifestyle groups in Oak Park's primary trade area portray a cluster of aging residents and established, community-oriented families. Lifestyle tendencies of Oak Park residents include being active in the community, attending church, helping with fundraising projects, and participating in civic activities. The diversity in Oak Park's population makes it an interesting place to live and visit. The strong Jewish, African-American, Chaldean, and Arab populations provide an eclectic mix of race, culture, and religion in a relatively small land area. This diversity is exciting and provides a strong marketing base.

The 2020 Census is currently underway and was not available at the time of this update. We do anticipate a slight increase in population based on the estimate from SEMCOG which predicts our population to grow to 30,186 residents in 2020.



Nine Mile Corridor, date and source unknown



Nine Mile Corridor, current conditions



Rendering of the Nine Mile Redesign, created by OHM

THE INFRASTRUCTURE

Oak Park has a solid foundation upon which to build. It has a strong tradition of affordable homes, stable neighborhoods, recreational amenities, good local schools, and a central location. Ensuring the pieces are in place to create a viable, vibrant, and attractive place for economic activity involves looking at the city's physical infrastructure and the degree to which the physical environment facilitates economic activity. Most major roads in Oak Park have been repaired or replaced within the last ten years; however, their ability to connect people to goods and services offered in the community is unquestionable. Traffic flow, parking arrangements, and non-motorized transit play a huge role in economic activity, and when planned carefully, their benefits can also improve the health of residents and the environment.

Oak Park is similar to other suburban communities throughout the country, with a development pattern that expanded for 50 years only to result in declining properties, lifeless business parks, and empty storefronts. Many communities are responding to the changing suburban markets and consumer preferences by transforming their auto-dependent landscapes into more sustainable, urban places - a trend called "retrofitting suburbia".

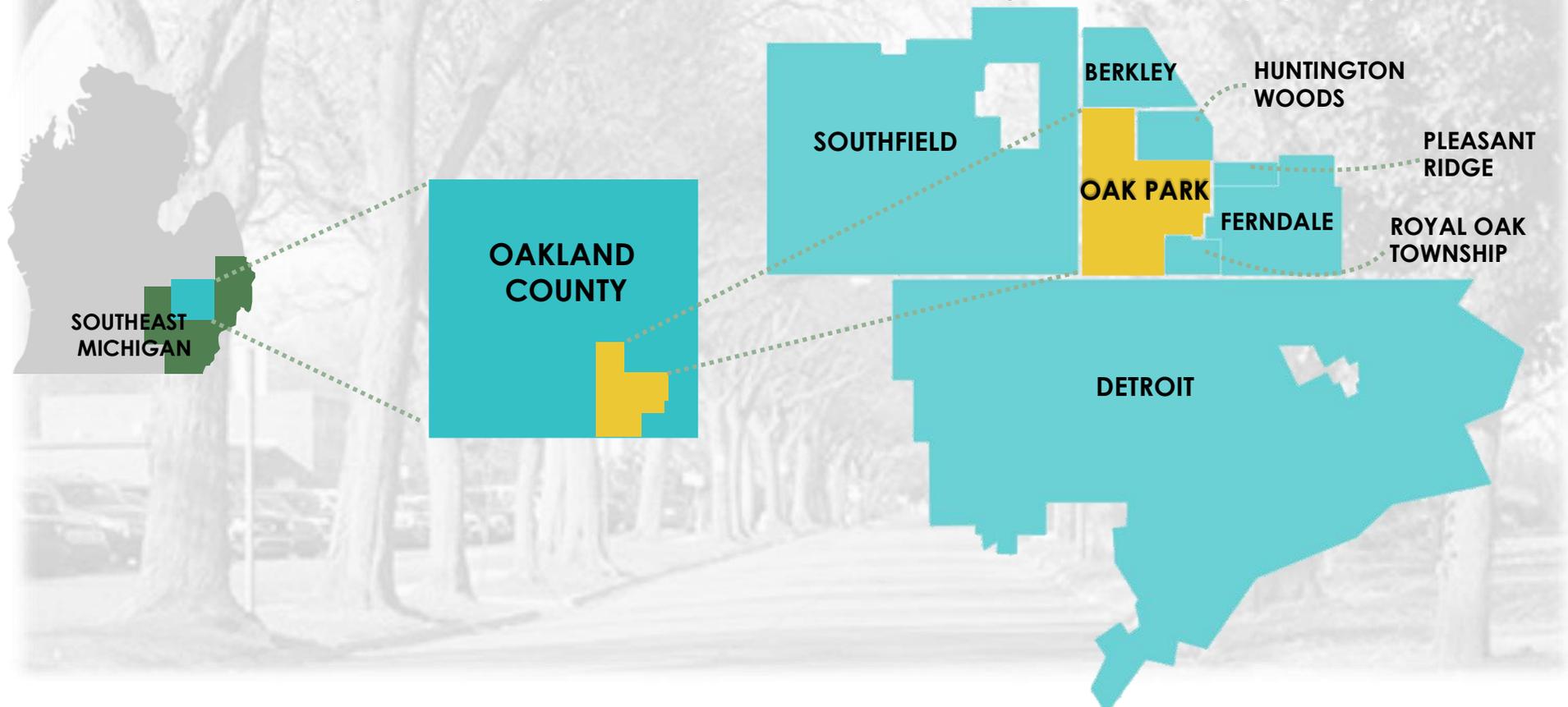
Today, Oak Park lacks the urban qualities other communities have that assist to attract young people. While finding new uses for old structures is one strategy, the most effective redevelopments are considered those that retrofit the streets, blocks, and lots to provide environments designed for pedestrians, density, and a mix of uses. The Nine Mile Redesign Plan suggests creating a more urban, walkable environment by conducting a "road diet" on Nine Mile Road. This project will be done in phases along the corridor with Phase I now complete. The City has begun exploring the possibilities of changes to Eleven Mile and the Coolidge corridors as well.

REGIONAL SETTING

The City of Oak Park was named the “fastest growing city” in the country in the late 1950's. It is optimally located in southeastern Oakland County with easy access to many freeways and highways. Freeway and regional highway access are provided by I-696, US-10, and M-102. These provide regional connections to I-75, the Southfield Freeway, and Woodward Avenue to name a few. It is adjacent to the north boundary of the City of Detroit, eastern boundary to the City of Southfield,

southern boundary to the City of Berkley and the western boundaries of the cities of Ferndale, Pleasant Ridge, Royal Oak Township, and Huntington Woods.

Oak Park developed as one of the inner ring suburbs of Detroit and incorporated in 1945. The City annexed a portion of Royal Oak Township north of Ten Mile Road in 2003 and another portion north of Ten Mile Road in 2004, thus increasing the size of the City by .14 square miles.



HISTORY

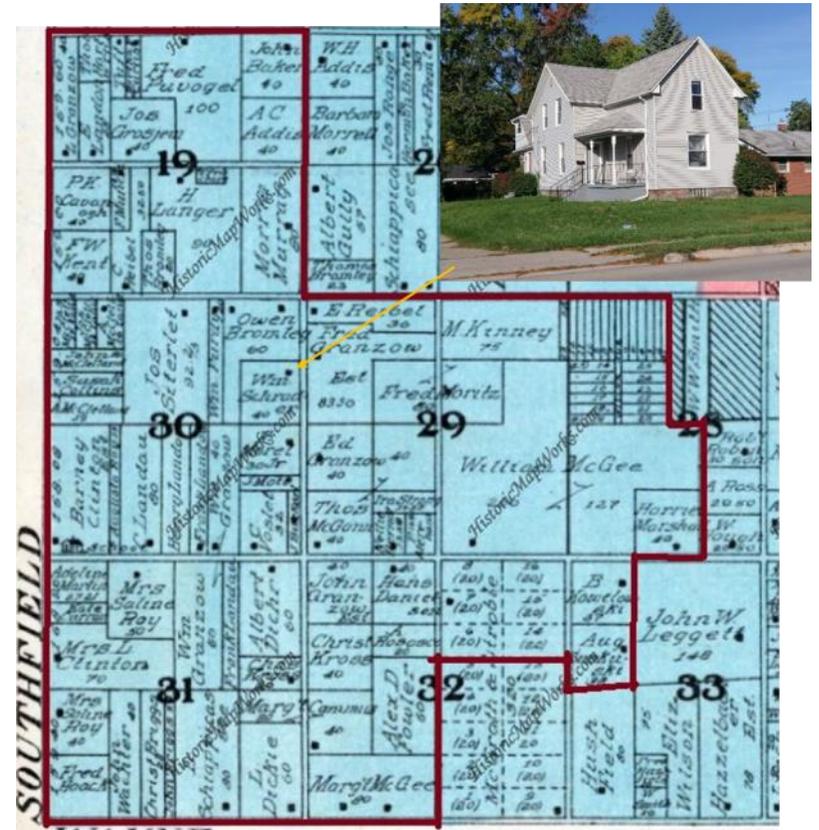
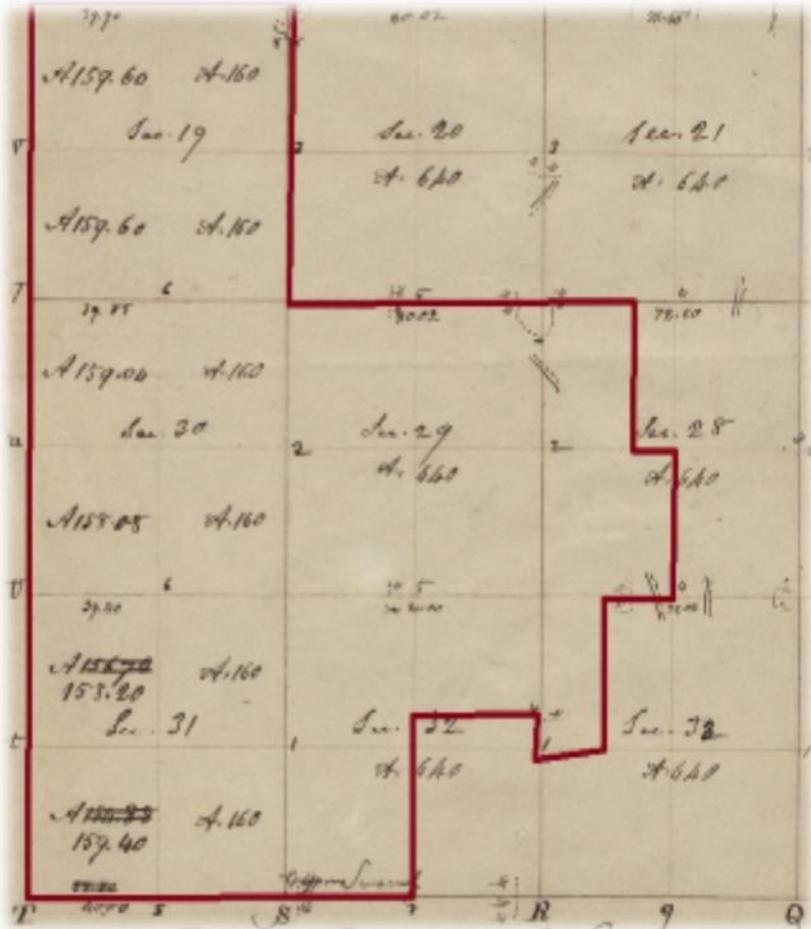
First surveyed in 1817, the area was described to territorial governor Lewis Cass as “irreclaimable and must remain forever unfit for culture or occupation, and their obvious destiny must be to remain in the possession of wild beasts.” After camping the area, Governor Cass named the township Royal Oak due to the great Royal Oak trees. The area that now makes up the City of Oak Park was located in the southwest corner of then Royal Oak Township, and was known as marshlands because of its muddy, swampy make-up.

Over the years Oak Park grew from a swampy corner of Royal Oak Township to an independent village, and eventually an incorporated city. In 1945, the new City’s first elected body branded it the “City with a Future.” Its population grew impressively after WWII, when veterans returned with home loan guarantees through the G.I. Bill. By the 1950s residential construction had accelerated so much that Oak Park was acknowledged as Detroit’s first northwest-corridor suburb, and the nation’s fastest-growing city. As the City grew over the years its largely residential nature fueled a new motto: “The Family City.” To many, its network of beautifully tree-lined streets, numerous parks, and tight-knit neighborhoods will forever validate this motto. In 2013, to reflect the City’s progressive nature and strong resolve to provide a high quality of life for all residents City Council adopted a fresh set of goals within the three tenants “Community, Culture, and Commerce,” the City’s new motto.



1817: Surveyors reported "...the lands were irreclaimable and must remain forever unfit for culture or occupation, and their obvious destiny must be to remain in the possession of wild beasts." Located in the southwestern corner of what Governor Cass was to name Royal Oak Township.

1846: The Clinton School is built as a one room school house on a half-acre located on the northwest corner of present day Nine Mile and Stratford.



Current day Oak Park boundary overlaid on 1908 plat map of Royal Oak Township – Historicmapworks.com

1890: The oldest remaining building in Oak Park and the only known building to pre-date the 20th century is the home located at 24231 Coolidge. It was the home of the William Schrader forty acre farmstead.

1890-1919: According to assessor's data, a total of 28 buildings were built between 1890 and 1919. The majority of these buildings are homes built along the eastern border of present day Oak Park.

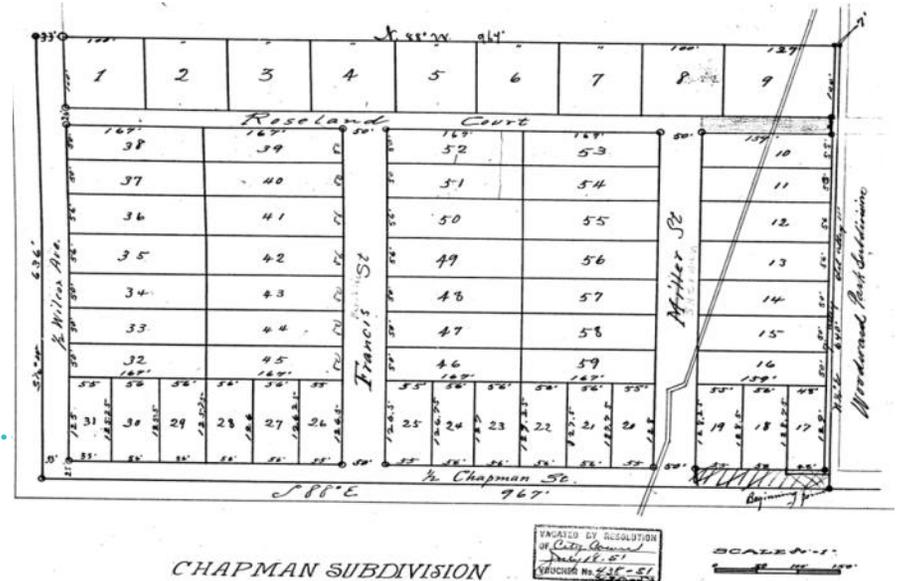
1900: 8502 Colgate may have been Oak Park's first commercial property. For many years it served as a neighborhood general store. It is located at the corner of Colgate and Republic.



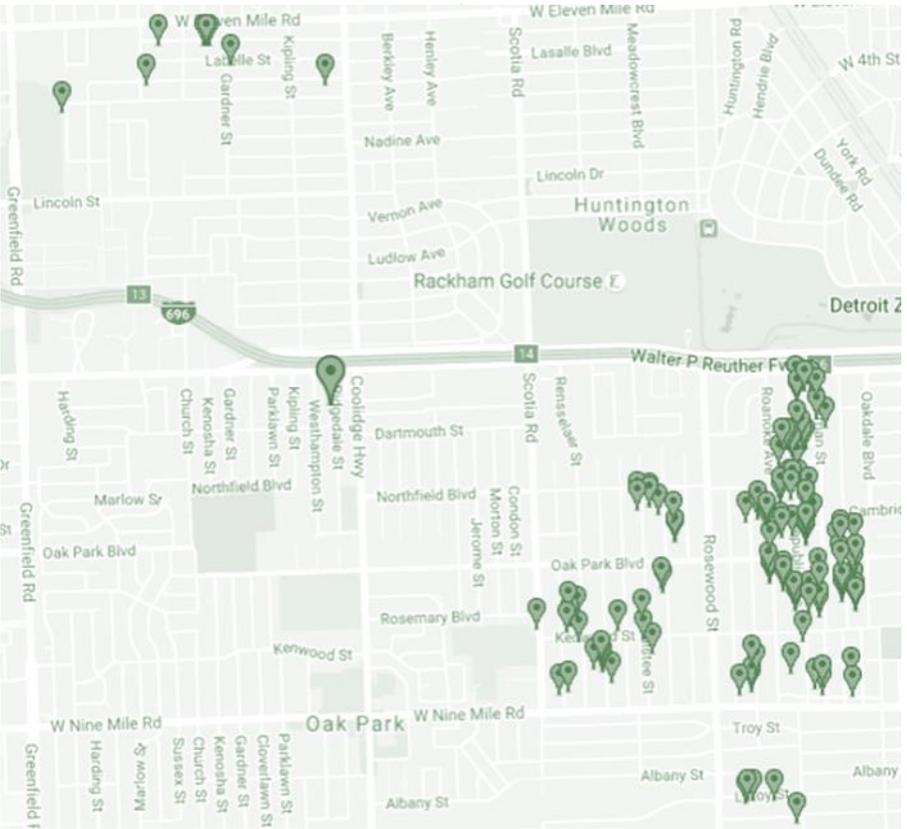
JULY 27, 1914: Up until 1914, development in the township was clustered toward Royal Oak and Ferndale. Developments began to spur out along Woodward. Next to present day Pleasant Ridge, Oak Park's first significant subdivision and neighborhood is created, Chapman Subdivision.

SEPTEMBER 18, 1914: Oak Park is formed as a subdivision of the former William McGee 327 acre farmstead by the Majestic Land Company, owned by Detroit developer James G. Pierce. Mr. Pierce named a boulevard after his company and several streets after cities in New York. The company named the subdivision, "Oak Park" subdivision because of the abundance of Oak trees. A state limitation on the selling of bonds by townships restricted the construction of streets, sewers, and other community infrastructure.

KNOW ALL MEN BY THESE PRESENTS, that WE MAJESTIC LAND CO. A MICHIGAN CORPORATION BY
James G. Pierce PRBS & Co. Inc. AN PROPRIETOR
 Have caused the land embraced in the above plat to be surveyed, laid out and platted, to be known as OAK PARK SUBDIVISION OF W. 1/2 OF S.W. 1/4 AND S.E. 1/4 OF N.E. 1/4 OF SEC. 29 ROYAL OAK TWP. OAKLAND Co., Michigan, and that the Streets and Alleys shown on said plat are hereby dedicated to the use of the public.
 Witness our hands and seals this the 18th day of Sept
 A. D., NINETEEN HUNDRED AND FOURTEEN
 In presence of: James G. Pierce (L.S.)
E. J. Smith (L.S.)
J. S. Nash Secy



1920-1929: The 1920's saw an increase in development throughout the City. Beginning around 1920, some of the residents of the subdivision campaigned for the incorporation of a village in order to become eligible for badly needed improvements. During this time period 270 new homes were built.



Map of present day buildings built between 1920 and 1929

MARCH, 1921: Determined citizens met to plan the formation of a village government. They formed the Progressive League of Oak Park Subdivision, a group that was to play an important part in the history of Oak Park. However, there were no minutes kept of that meeting. The Progressive League did appoint a committee to determine what improvements would be of most benefit to the taxpayer. Their first decision was to study the road tax laws and find out how the subdivision could get the necessary funds to improve and extend Oak Park's roads. It took until 1923 to accomplish it.

1924: Nine Mile and Ten Mile Roads had been paved and the Detroit Edison Co., after long arguing with the Progressive League, brought electricity to Oak Park. Soon after, Michigan Bell extended telephone service to the eastern portion of the subdivision.

1926: With the new drain nearing completion and an impressive list of accomplishments to their credit, the Association decided that it was time to incorporate the subdivision as a village. Ferndale had reached the same decision and tried to talk Oak Park into joining their city, but the vote turned them down flat. The subdivision then petitioned Pleasant Ridge to become part of Oak Park, but were in turn refused.

After many meetings with legal, engineering and financial advisors, a charter and code of ordinances were drafted. It provided for a village form of government with a president to be elected for a one-year term, two commissioners who would be elected for two-year terms, two commissioners to be elected for one-year terms, a treasurer to be elected for a two-year term, and a village clerk to be elected for a one-year term.

MARCH 14, 1927: The Honorable Fred W. Green, Governor of the State of Michigan, approved the charter. The charter commission set May 3, 1927 as the date for election for acceptance or rejection of the charter and electing village officers.

There is no record of the number of votes cast (there were 98 registered voters), but the charter passed. Charles R. Raine was elected first Village President by virtue of receiving the largest number of votes. James Fisher was easily elected a two-year commissioner, having the next highest number of votes. However, Chester Brill and Clarence O. Kirby each had an equal number of votes and had to toss a coin to decide who would be a two-year commissioner and who would serve for one year; Kirby won. William Cameron was elected as the other one-year commissioner. Harold Webber was elected part-time treasurer and Fred G. Yehle became part-time clerk.

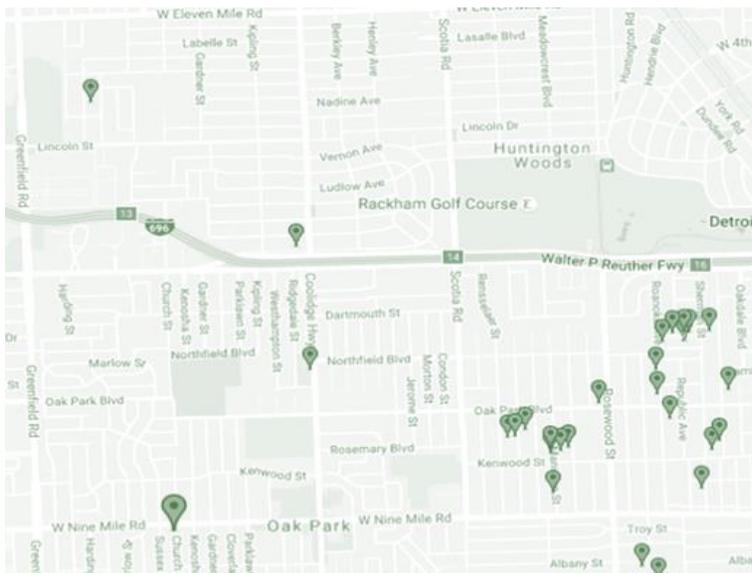
The first meeting of the Commission was held in the home of its president on May 16, 1927. Later the Martz and McLaughlin Real Estate Company offered their offices, including three 26-foot lots, as the Village offices in lieu of all Village, County, and State taxes on the property. The Commission would also be responsible for keeping the building painted and in good repair.

1928: The Commission was desperate for more office space. There was no money for a new Village Hall and the Commission could not spend Village funds to add to a borrowed real estate office. However, a particularly resourceful Village Manager, Glendon J. Mowwitt, came up with an ingenious answer. He found two abandoned real estate offices and an old Village voting booth.

In November, a sleet storm coated the entire countryside with two inches of ice. The Village office rounded up a group of public minded citizens and the Department of Public Works; put skids on the buildings and slid them right down to the Village Hall lots. One building became a private office for the Manager and the other offices eventually became the police station. The voting booth served as both office space and voting booth. These "borrowed" buildings were destined to be the Village Hall, and later the City Hall, for the next 20 years.

The years 1928 and 1929 were particularly busy ones for the Village and its new Commission. The Village initiated an ambitious program to develop sewers and water mains. Further, new ordinances had created planning boards and zoning boards which necessitated added personnel. Subdividers, excited by the prospect of a building boom for Oak Park, were to add streets, sidewalks, electricity and other improvements that called for more supervision and inspection by the already overworked and underpaid Village employees. Despite angry protests, the Village Commission passed the 1929 budget calling for expenditures of \$52,210. By the fall of 1929, the struggling Village had fallen on hard times.

1930-1939: The era of the Great Depression ushered in a decrease in the development rate, only thirty new buildings were constructed in this decade. Oak Park was also facing its share of the nation's economic difficulties. Unemployment was high and the County was forcing the Village to take care of its own welfare cases. There were more than \$30,000 worth of uncollected taxes on the books and the Village had already borrowed \$9,000 against them.



Map of present day buildings built between 1930 and 1939.
Source: google Maps

1932: Detroit expressed an interest in annexing the Village. Detroit wanted the property for expansion and a bus route to the zoo. They knew that the village was penniless, with thousands of dollars in bonded indebtedness, and expected Oak Parkers to jump at the opportunity.

Good things were happening during these years that helped to balance the adversities. Oak Park was the first municipality to start a fight against the State to recover

that portion of State gasoline taxes collected in the village that was not actually needed for the operating and maintenance of state highways. Oakland County also joined the fight. When the Detroit papers took Oak Park's side, the whole state joined the village's cause. Oak Park won the case and achieved a new source of revenue.

The Village Commission granted permission for an airport to be built at Ten Mile Road and Coolidge Highway. Huntington Woods and Pleasant Ridge joined to fight against it, and angry Oak Park citizens threatened a tax strike and a law suit. When the State approved the Commission's plans, Oak Park's taxpayers went to Circuit Court and won an injunction that killed the airport. The 1932 attempt ended with the land being put to much better use than an airport. The defeated Commission agreed to cooperate with the Ford Motor Company in turning all of the other acreage in the Village into gardens where the unemployed could grow food. Unemployed people from Oak Park and surrounding communities farmed 700 acres of Oak Park land.

During this period Oak Park's police force was rated "best in the State." This was achieved despite the fact that they had to provide their own cars and guns, and had to spend a disproportionate amount of money from traffic violations to earn enough money for the Village to pay their salaries.

The volunteer fire department was also winning kudos from all over the State for their efficiency. Because the Village had no money to pay for equipment, the firemen raised their own money and provided all their own equipment, including a fire truck. Swamp fires continued to plague the Village until 1950, when the swamp areas were drained and covered with the construction of business and industrial buildings.

1940-1945: Financial troubles and other difficulties continued to plague the Village of Oak Park until 1944. The war had brought new industry to the village which in turn brought new residents and new taxes to the treasury. The Village was beginning to pay off its debts and was even able to repay some of its long time, loyal employees (who had gone payless) by giving them small raises and paid vacations. Real estate brokers and builders bought land at State land sales that had been forfeited for inability to pay taxes. Expecting a real building boom, they were buying large parcels for as little as \$40 a lot. These lots would eventually sell for more than \$1,000 a lot. Oak Park began to grow rapidly; new homes were springing up. The Commission appropriated \$55,000 to start a new City Hall. During that time 63 new homes were built in Oak Park.

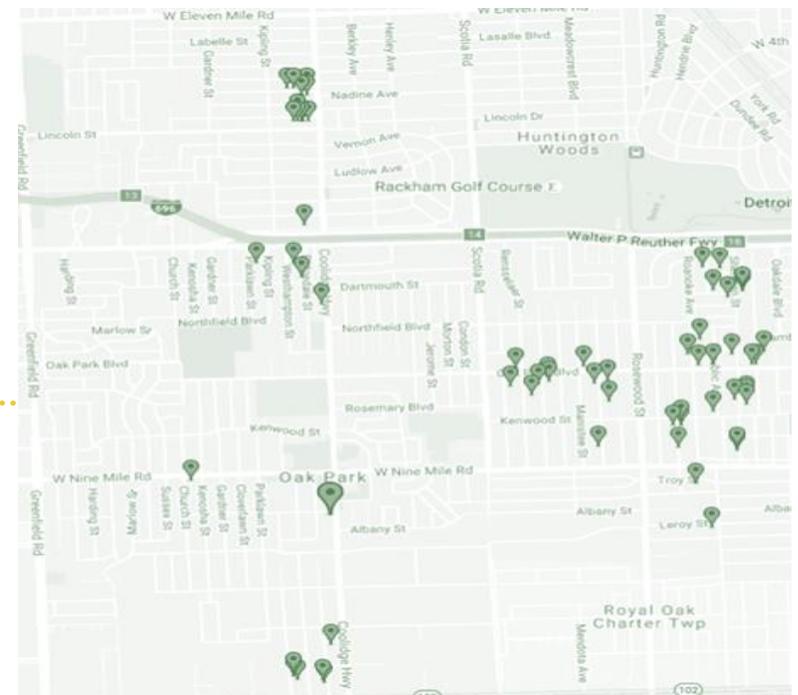
JUNE 24, 1944: President Roosevelt signs the G.I. Bill into law.

1945: In June, the citizens of Oak Park elect to become a city. World War II ends on September 2nd. By December, with an approved Charter, City Council, and City Manager; Oak Park was ready to kick off the biggest building boom in America.

1946-1949: With the war over and soldiers returning home, a housing shortage was in effect. Oak Park's 5.04 square miles was the biggest piece of largely undeveloped real estate in the Detroit Metropolitan area. From 1946 to 1949 alone, there were 1,119 new buildings erected.



Aerial map, 1940



Map of present day buildings built between 1940 and 1945. Source: Google Maps

1950-1960: In 1950 with a population of 5,200 residents, and a growth of 300% since 1946, the City leaders saw the need to properly plan the growth of the City. Little Oak Park earmarked \$5,000 to hire nationally recognized expert David S. Geer to design a master plan. They also hired Jay Gibbs, an experienced City Manager, from Ferndale.

Geer predicted Oak Park's population would grow eight times by 1970. The planners started working toward making room for a maximum of 30,000 people. (The

population peaked at 36,762 in 1970.) The Master Plan separated industrial from residential zones, reserving vacant land for wide "greenbelts." It outlines areas for neighborhood shopping and central business. The planners set aside 13% of land for industrial development.

Throughout the 1950's, Oak Park was building on average two houses a day for ten years straight. Where as in 1949 there were 1,368 households in Oak Park, by 1959, there was 8,548 households. For multiple years, Oak Park was the fastest growing city in America.

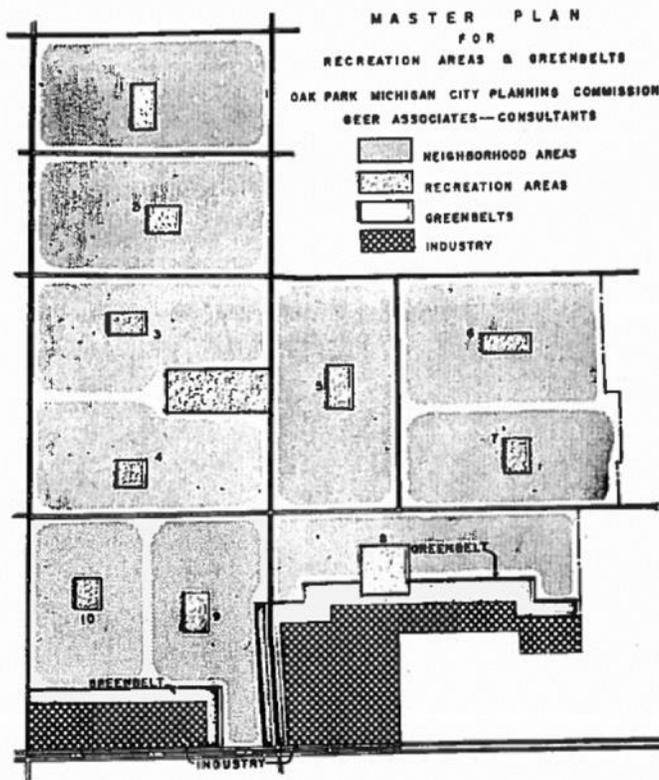
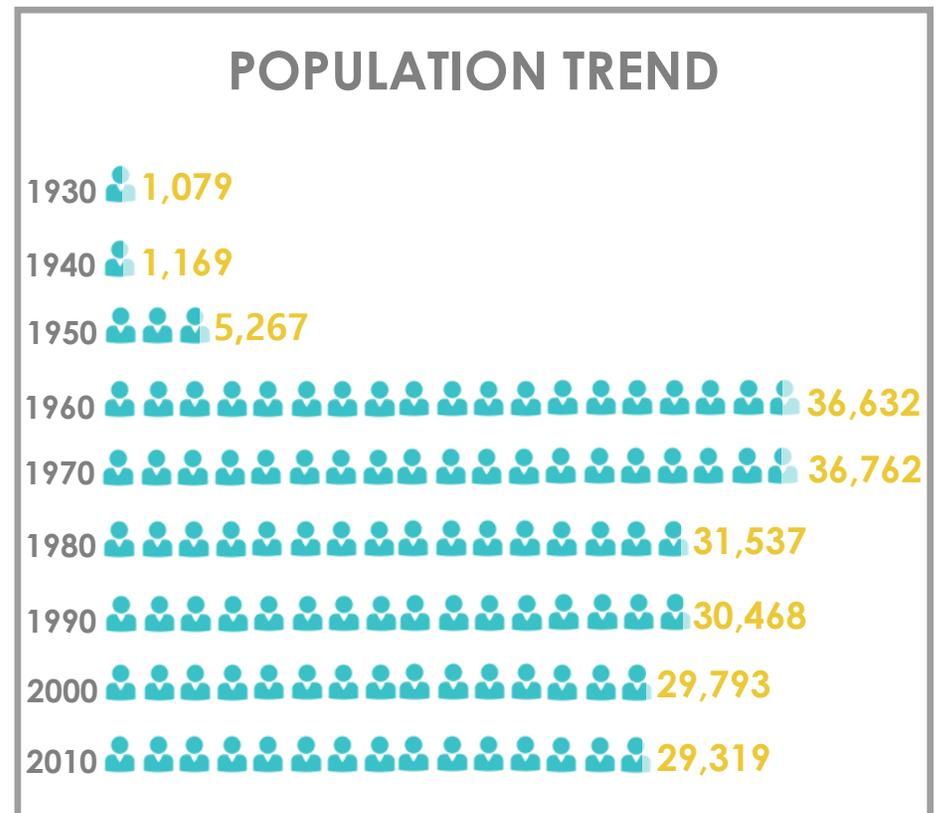


Figure 8 - Map of recreation and greenbelt areas, 1950



City of Oak Park population 1930—2010, U.S. Census Bureau

1960-1969: Buildable land was becoming scarce in the 1960's. Most homes were built in the northwest corner of the City. Higher density condominium developments were also being constructed. There were only 929 housing units built in this decade.

1970-2010: Oak Park becomes almost fully developed. In forty years, only 220 new buildings are erected. A few major, historical events occurred which forever changed the landscape of the City during this time.

Planning for the construction of the I-696 freeway started in the 1950s. Michigan state officials proposed the designation I-98, but this was not approved. Construction started on the first segment in 1961, and the Lodge Freeway was designated Business Spur Interstate 696 (BS I-696) the following year. The western third of the freeway opened in 1963, and the eastern third was completed in January 1979. The central segment was the subject of much controversy during the 1960s and 1970s. Various municipalities along this stretch argued over the routing of the freeway such that the governor locked several officials into a room overnight until they would agree to a routing. Later, various groups used federal environmental regulations to force changes to the freeway. The Orthodox Jewish community in Oak Park was concerned about pedestrian access across the freeway so I-696 was built with a set of parks on overpasses to accommodate their needs.

Final approval in 1981 of the freeway's alignment was contingent on these mitigation measures. To address the community's unique needs, the State hired a rabbi to serve as a consultant on the project. In addition, a series of landscaped plazas were incorporated into the design,

forming the tunnels through which I-696 passes. These structures are a set of three 700-foot-wide (210 m) bridges that cross the freeway within a mile. They allow members of the Jewish community to walk to synagogues on the Sabbath and other holidays when Jewish law prohibits driving. The Detroit Zoo and the City of Detroit also fought components of the freeway design. These concessions delayed the completion of I-696 until December 15, 1989

NOVEMBER 1, 2004: Oak Park annexes a remaining section of Royal Oak Charter Township in the northwest section of the city. The annex includes commercially developed land containing multiple medium to high density apartment blocks.



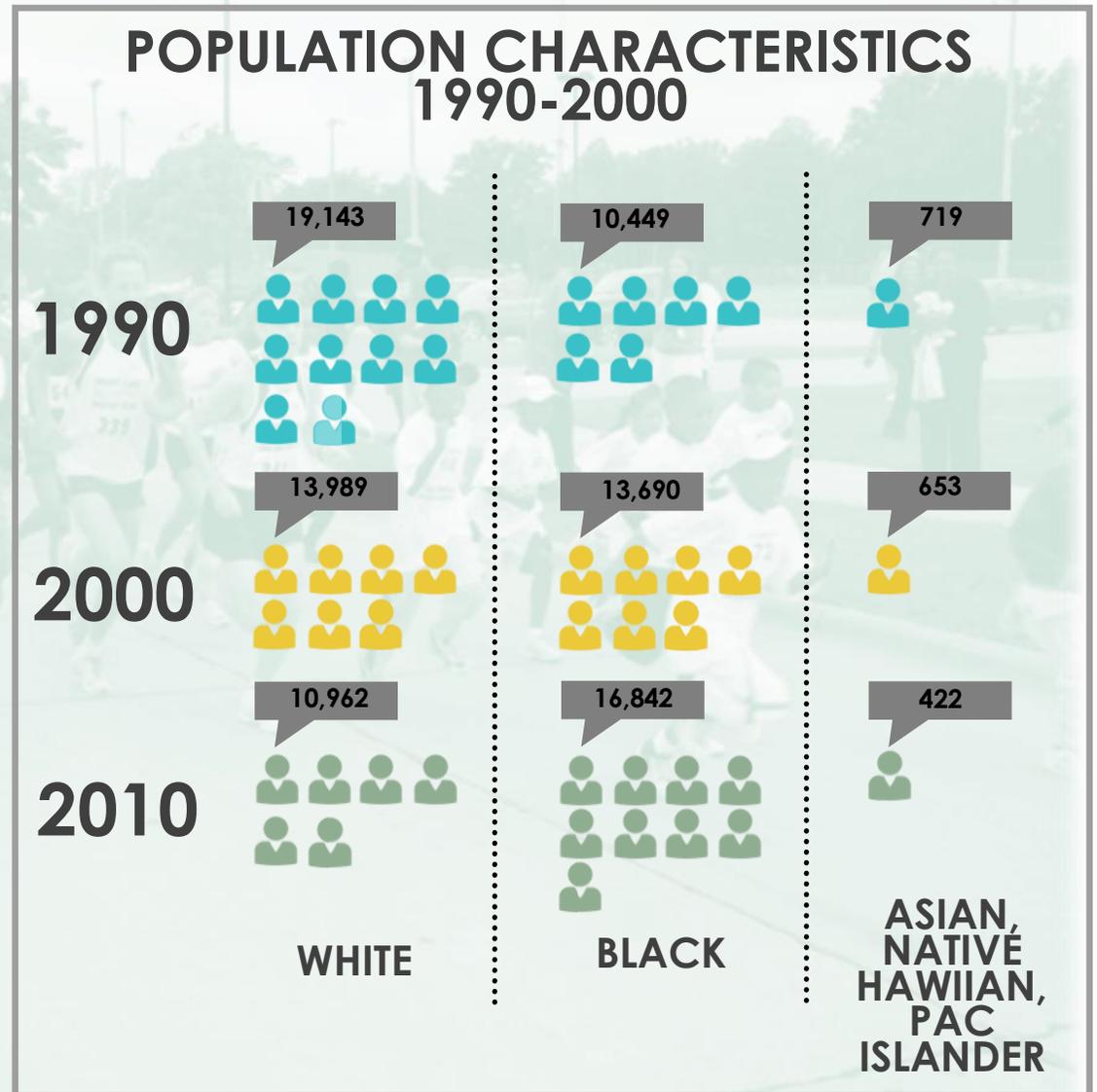
I-696 Bridge Decks aerial photo

COMMUNITY PROFILE

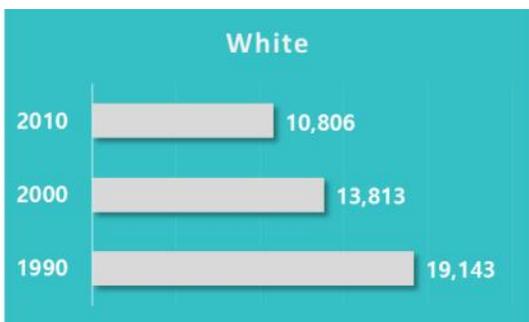
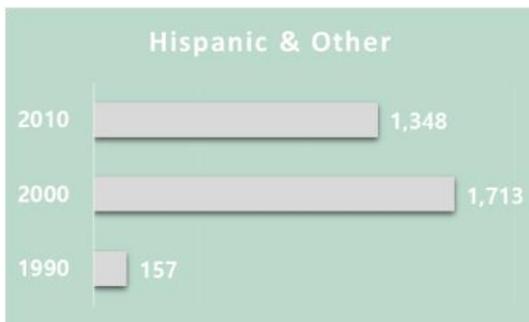
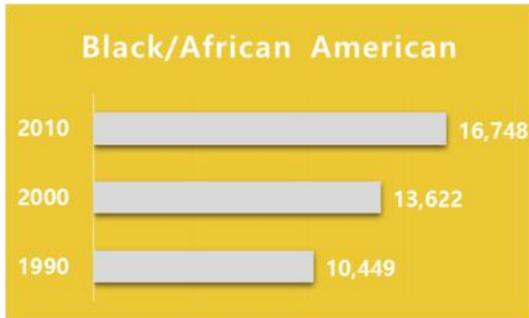
The Community Profile examines a variety of information from the U. S. Census and the Southeast Michigan Council of Governments (SEMCOG) to provide a snapshot of the people living in the City of Oak Park and a forecast for the future. This examination of demographic information is useful in understanding present and future community needs. Furthermore, it provides the City the necessary data to develop plans that guide Oak Park in properly serving its residents.

POPULATION CHARACTERISTICS

In the 1950's the City of Oak Park was one of the fastest growing communities in the United States going from a population of 5,267 to 36,632 by 1960, a phenomenal increase of over 350%. Since the 1970 Census high of 36,762, the population of Oak Park has been steadily decreasing to its 2010 Census count of 29,319. According to the SEMCOG 2040 Forecast the trend will continue and the population will further decrease to 26,981 by 2040. This decrease in population is consistent with population decreases in the communities neighboring Oak Park and is in large part due to reductions in household sizes seen across the nation.

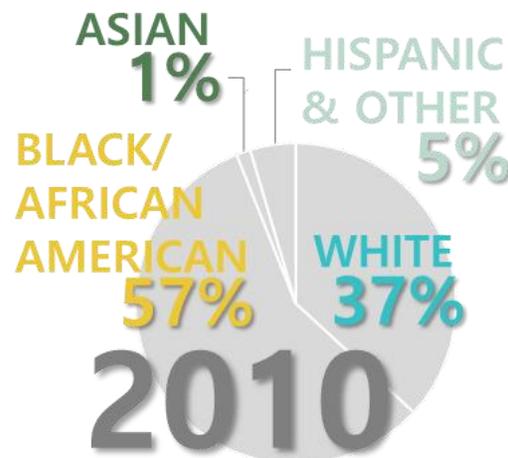
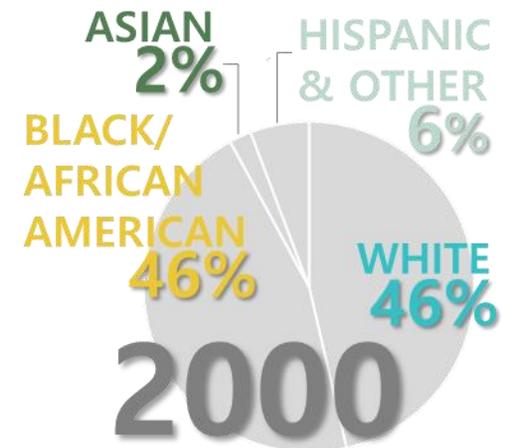
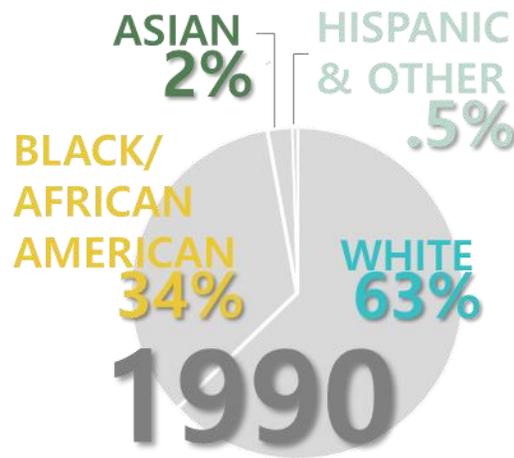


Graphic 1 Population Forecast



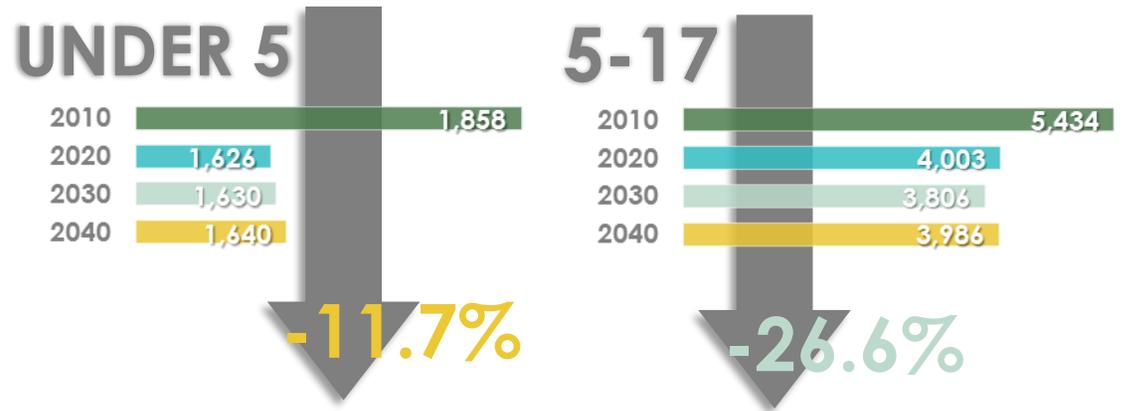
RACE AND ETHNIC ORIGINS

From the 1990 Census to the 2010 Census the City of Oak Park has seen a demographic shift from a population with a White majority (62.8% in 1990) to one with a Black or African American majority (57.1% in 2010). Over that same time period the Asian population decreased from 2.4% to 1.4%. The Hispanic population remained steady from 2000 to 2010 at 1.4% of the overall population.



AGE

From the 1990 Census to the 2010 Census the median age of the City's population has increased from 32.8 (1990) to 34.6 (2000) to 37.5 (2010). The increased median age is a reflection of rising life expectancy and lower birth rates. This is a world phenomenon with the aged population currently the highest level in human history. In Oak Park, this can be seen in the population forecasts for the youngest two age groups, with decreases of 11.7% (under age 5) and 26.6% (5 to 17 years of age) from the 2000 Census to the 2040 projection. Conversely, the 65 years and older age category dramatically increases from 3,626 to 7,203, a 90.8% increase, from the 2000 Census to the 2040 forecasted number.



HOUSEHOLD INCOME

The Oak Park Median Household Income in 2010 was \$48,476 (5-Yr ACS 2010) a drop of \$15,262 (-23.9%) from 2000. Comparatively, the median household income in 2010 was \$53,242 for Southeast Michigan as a region, \$51,201 for Southfield, \$50,273 for Ferndale, and \$34,873 for Hazel Park. The number of persons in poverty increased to 15.7% (4,700) in 2010 and the number of Households in poverty rose to 15.2% (1,776) in Oak Park according to the 2010 American Community Survey 5-Year Estimates.



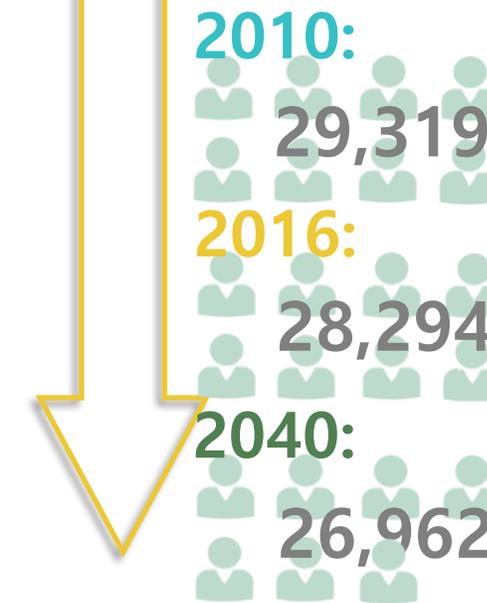
HOUSEHOLDS

As defined by the 2010 U.S. Census, “a household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as living quarters.” According to the SEMCOG 2040 Forecast both the number of Housing Units and the number of Households will remain constant through the year 2040 in Oak Park. This is mostly a function of the fact that the City is “built out” and there is relatively little opportunity for new housing construction on a large scale.

HOUSEHOLDS

| | CENSUS 2000 | CENSUS 2010 | % CHANGE |
|----------------------------|-------------|-------------|----------|
| With Seniors 65+ | 2,807 | 3,038 | 8.2% |
| Without Seniors | 8,297 | 8,681 | 4.6% |
| 2+ people without children | 3,844 | 4,195 | 9.1% |
| Live alone, 65+ | 1,158 | 1,284 | 10.9% |
| Live alone, under 65 | 1,794 | 2,343 | 30.6% |
| With Children | 4,308 | 3,897 | -9.5% |
| Total Households | 11,104 | 11,719 | 5.5% |

HOUSEHOLD POPULATION



Average Household Size has decreased over time from 2.8 persons (1990 Census) to 2.68 (2000 Census) to 2.5 (2010 Census). The reasons for the decrease in Household Size are a result of more people living in single person households. From the 2000 Census to the 2010 Census persons living alone, 65 and older, increased by 10.9% while those under 65, living alone, increased by 30.6% in Oak Park. In addition, households with children decreased by 9.5% over the same time period.



EDUCATION

From 2000 to 2010 the number of people with post-high school education has increased to 66.7% of the population age 25 and over. According to the 2010 American Community Survey 5-Year Estimates, 38.6% of the population age 25 and over have either an Associates, Bachelor's or Graduate degree.

| | 2010 | 2000 – 2010 % change |
|----------------------------------|-------|-------------------------|
| Graduate/ Professional Degree | 10.8% | -1% |
| Bachelor's Degree | 17.9% | .5% |
| Associate Degree | 9.9% | 2.7% |
| Some College, No Degree | 28.1% | 2.9% |
| High School Graduate | 21.2% | -1.5% |
| Did not graduate High School | 12.2% | -5.6% |

EMPLOYMENT

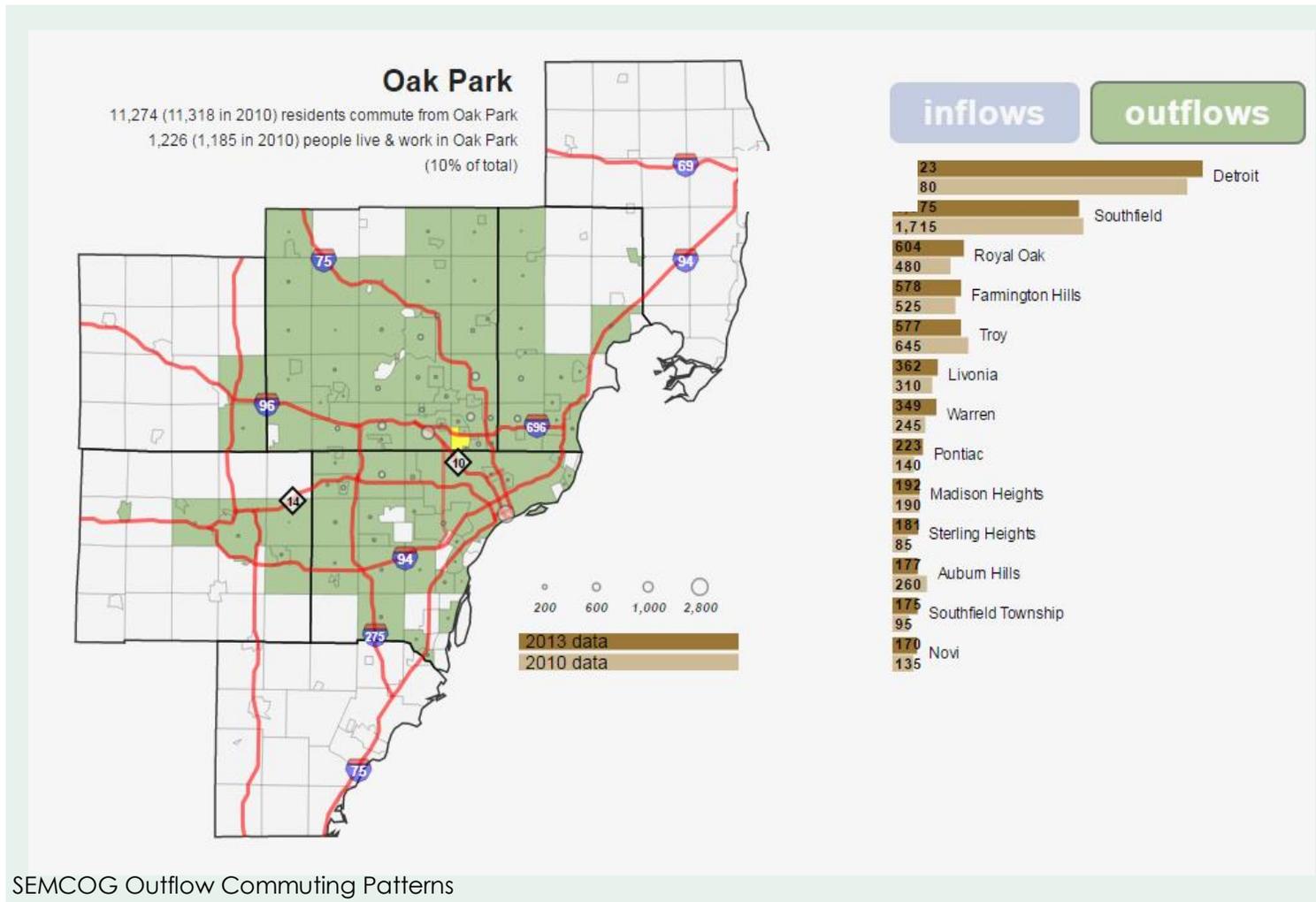
According to the SEMCOG 2040 Forecast the number of jobs in Oak Park will slowly and steadily increase from 10,175 in 2010 to a forecasted 11,182 jobs in 2040, an increase of 9.9%. The SEMCOG 2040 Forecast indicates that the largest increases will be in Private Education & Healthcare (+588) and Services to Households & Firms (+464). A decrease of 240 Retail Trade jobs is anticipated during the same period.

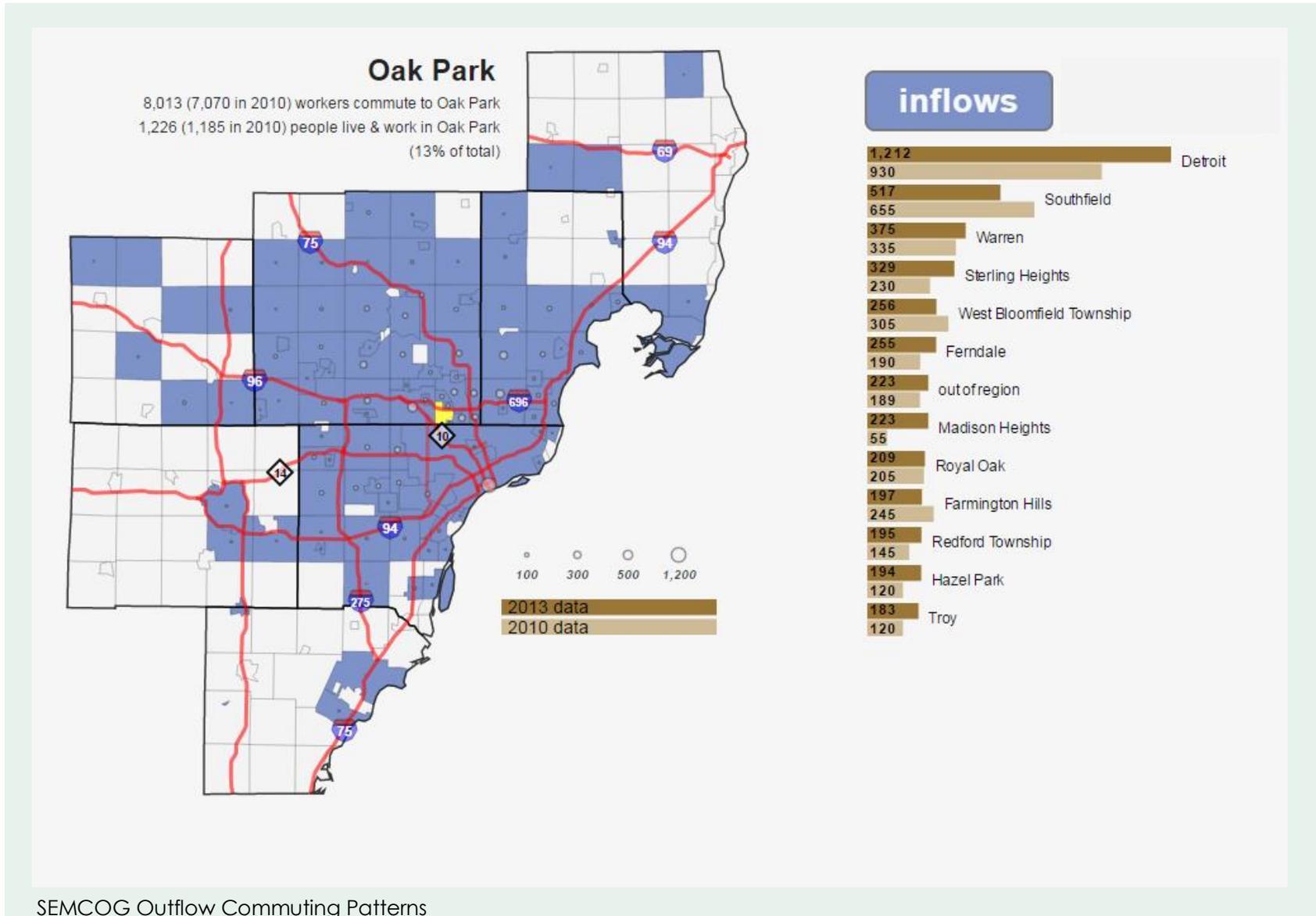
| | 2010 | 2020 | 2030 | 2040 |
|--|---------------|---------------|---------------|---------------|
| Natural Resources, Mining & Construction | 874 | 986 | 1,098 | 1,059 |
| Manufacturing | 688 | 740 | 705 | 675 |
| Wholesale Trade, Transportation, Warehousing, & Utilities | 852 | 864 | 848 | 852 |
| Retail Trade | 1,281 | 1,163 | 1,141 | 1,041 |
| Knowledge-based Services | 1,756 | 1,924 | 1,754 | 1,735 |
| Services to Households & Firms | 1,924 | 2,325 | 2,494 | 2,388 |
| Private Education & Healthcare | 1,007 | 1,206 | 1,371 | 1,595 |
| Leisure & Hospitality | 604 | 587 | 576 | 558 |
| Government | 1,189 | 1,220 | 1,255 | 1,279 |
| TOTAL | 10,175 | 11,015 | 11,242 | 11,182 |

COMMUTING

Over 90% of Oak Park residents travel outside of Oak Park to work. Commuters travel an approximate average of 30 minutes of commute time. Most commuters in Oak Park travel to Detroit and Southfield for work. While many of the residents travel outside of Oak Park to work, many others commute into Oak Park to work as well. With over 10,000 jobs available in Oak Park almost 9,000 of those

employees travel to work in Oak Park from other communities. The daytime population, 26,649, does not differ much from the overall population, 29,319. Based on SEMCOG commuting patterns between 2010 and 2016 there has been an increase in people living and working in Oak Park as well as commuters coming into Oak Park for work.





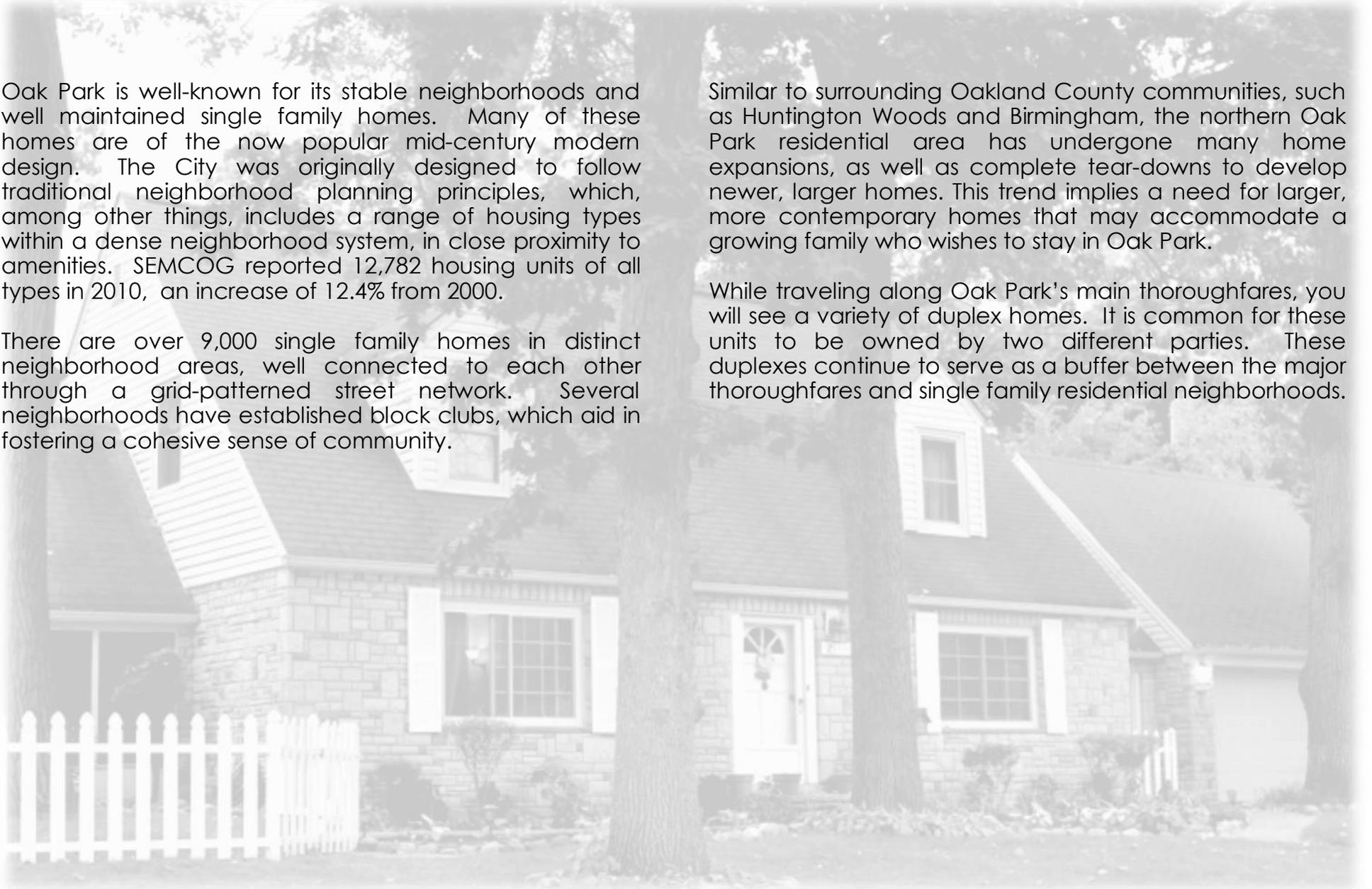
HOUSING

Oak Park is well-known for its stable neighborhoods and well maintained single family homes. Many of these homes are of the now popular mid-century modern design. The City was originally designed to follow traditional neighborhood planning principles, which, among other things, includes a range of housing types within a dense neighborhood system, in close proximity to amenities. SEMCOG reported 12,782 housing units of all types in 2010, an increase of 12.4% from 2000.

There are over 9,000 single family homes in distinct neighborhood areas, well connected to each other through a grid-patterned street network. Several neighborhoods have established block clubs, which aid in fostering a cohesive sense of community.

Similar to surrounding Oakland County communities, such as Huntington Woods and Birmingham, the northern Oak Park residential area has undergone many home expansions, as well as complete tear-downs to develop newer, larger homes. This trend implies a need for larger, more contemporary homes that may accommodate a growing family who wishes to stay in Oak Park.

While traveling along Oak Park's main thoroughfares, you will see a variety of duplex homes. It is common for these units to be owned by two different parties. These duplexes continue to serve as a buffer between the major thoroughfares and single family residential neighborhoods.



A variety of multi-family residential developments are also located within the City. A majority are rental units, with a small fraction of owner-occupied apartments, which are similar to a condominium development. These multi-family developments are scattered throughout many of the City's neighborhoods. The City has instituted a rental inspection policy to enforce maintenance of rental properties and ensure that tenants' rights are upheld.

While most of these developments have been maintained, several have experienced neglect and have become blighted. With four code enforcement officers and two rental inspectors, the City has made it a priority to address the blight and work with property owners towards increased code compliance.

The City has partnered with two different non-profits to develop affordable housing within Oak Park. The first development is fully completed with a total of 60 units called Jefferson Oaks. The second development is currently under construction with an anticipated completion in November. This new development, Coolidge Place, will create an additional 64 units of housing. There is a large demand and shortage of this housing type in Oakland County and Oak Park is one of the first communities within the county to provide this type of housing for its residents.



Mid-Century Modern Design



Single Family - Large home on small lot



Duplex Homes, source: Google Earth

Single family home owner occupied homes has declined mostly during the economic downturn. Currently 52% of single family homes are classified as owner-occupied. The housing crisis led to many homes being foreclosed upon and investors purchasing them as rental homes. Now that the economy has grown there has been fewer foreclosures on an annual basis. However, the city has taken every opportunity to purchase tax foreclosed homes to ensure more of these homes get into the hands of owner occupants. There has also been an increase in the number of rental apartments and townhomes within the community.

Oak Park home values have gone up 5.7% over the past year according to Zillow and they predict they will rise .2% within the next year. While this growth in value is slower than has been the past several years it is likely due to the COVID19 Pandemic. The median list price was \$91 per square foot in Oak Park, which was lower than the Metropolitan Detroit average of \$114 in 2017. In 2020 those values have increased significantly. The current median list price is now \$132 per square foot, which is higher than higher than the Metropolitan Detroit average of \$125 per square foot. While the homes values are steadily increasing and an average value of \$164,211, Oak Park is still an affordable community compared to Oakland County municipalities with an average home value of \$269,821, and the State of Michigan home value average is \$176,977. The home values in Oakland County increased last year by 3.5% and the state increased by 5.2%.

According to the U.S. Census Bureau the median gross rental rates in Oak Park between 2010 and 2014 were \$1,047, well above the U.S. average of \$850.



Single Family Residential

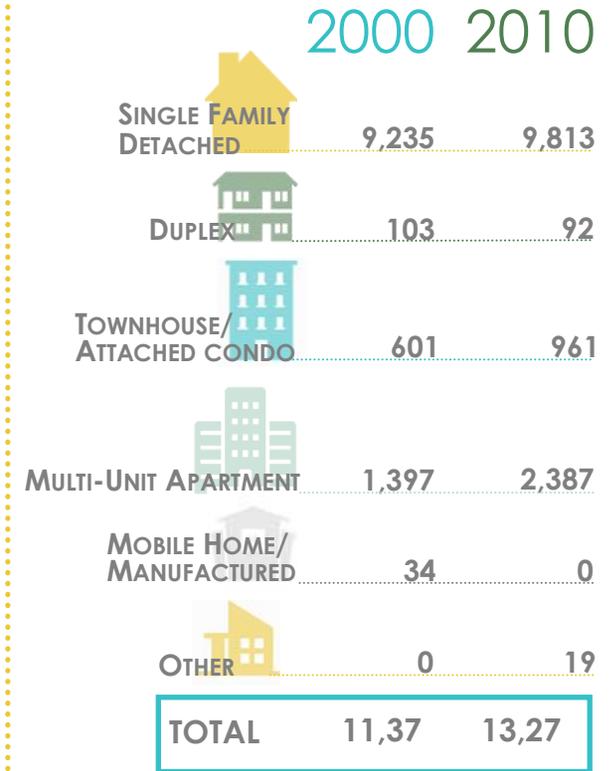
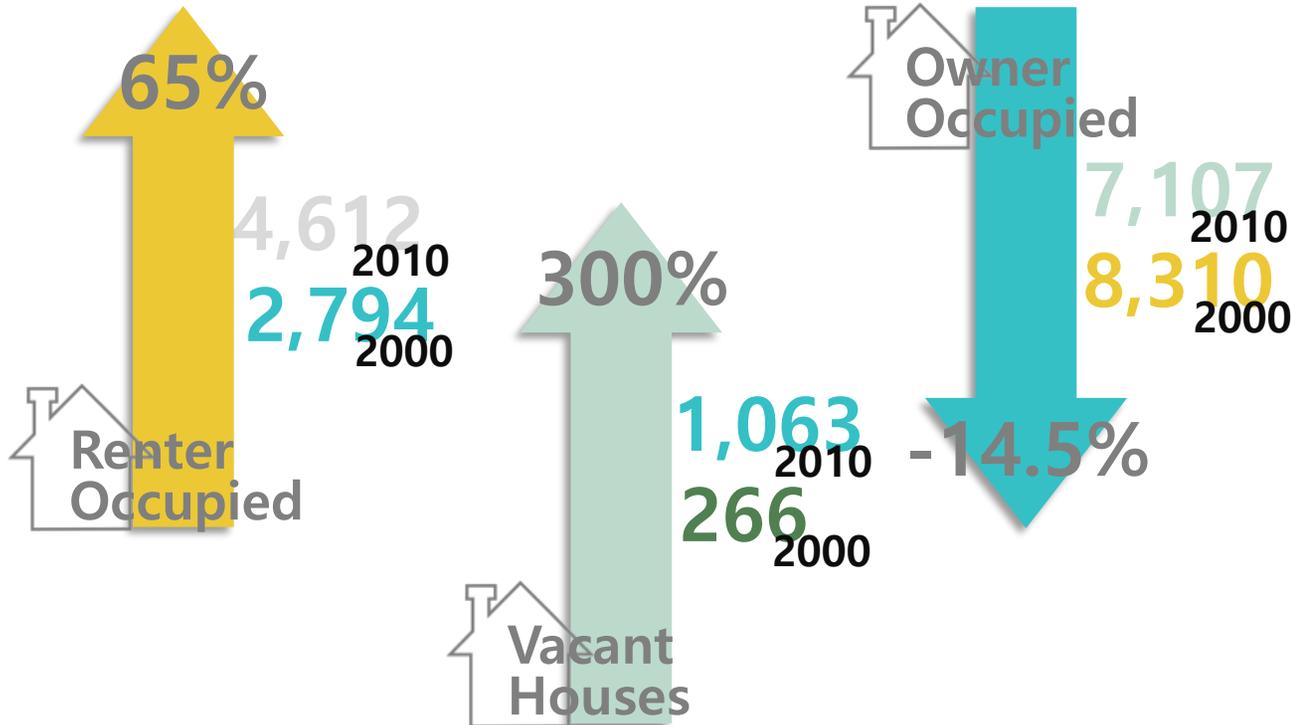


Multi-Family Residential

The subprime mortgage crisis, which contributed to the 2007-2009 U.S. recession devastated the Oak Park housing market. As a result, the number of vacant homes in the City increased 300% to 1,063 units from 2000 to 2010. During this same period, owner occupied homes dropped from 8,310 units to 7,107 units. Renter occupied housing went from 2,794 units to 4,612 units, a 65% increase over ten years.

In addition, the Median Housing Value dropped \$15,012 to \$135,800 in 2010. The reduction in value was consistent with other neighboring communities.

The Housing Type chart shows an overall increase of housing units from 2000 to 2010 of 1,902 units. The large increase in housing units is a result of the annexation of portions of northern Royal Oak Township.



ECONOMIC CHARACTERISTICS

Like many Michigan communities Oak Park experienced a decline in investment with the economic downturn. In 2013, at the suggestion of the City Manager, the City Council approved the addition of an Economic Development Department to stimulate investment in the City, and help grow the tax base. Since the inception of this department, and the rise in the economy, Oak Park has seen an increase in investment and economic vitality.

STRATEGIC ECONOMIC DEVELOPMENT PLAN

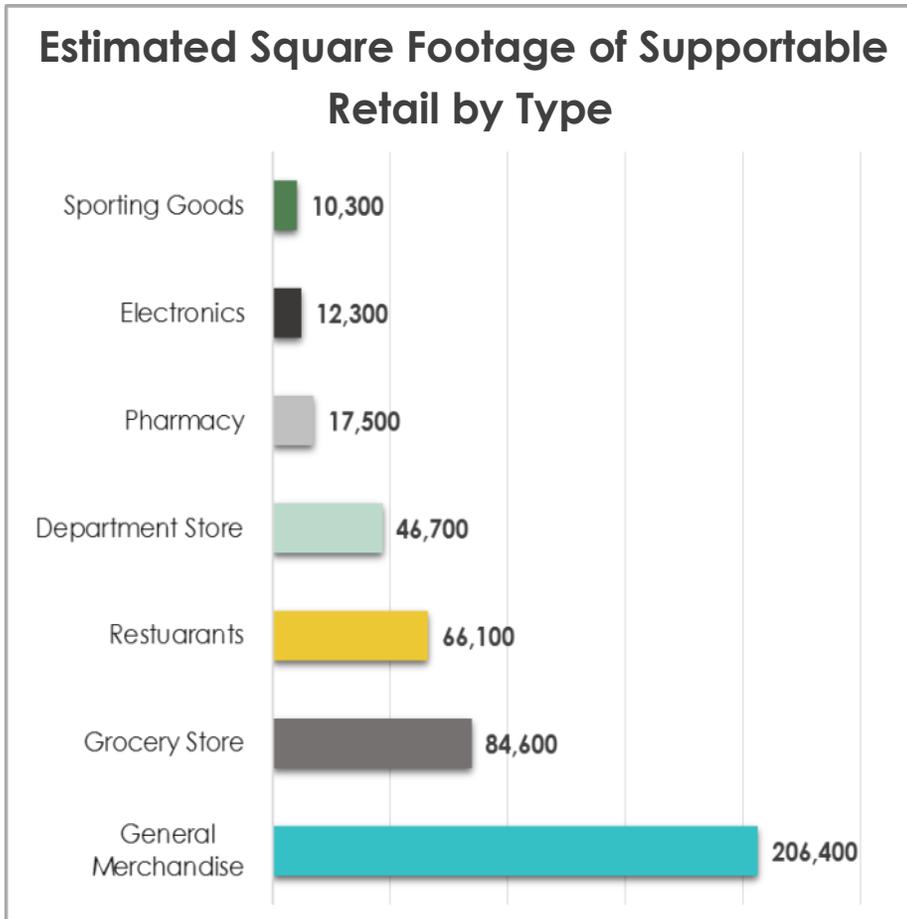
In 2014 the City hired Hamilton Anderson to prepare a Strategic Economic Development Plan for Oak Park. The following is an excerpt from that publication:

"The 2013 Oak Park Retail Market Study is a retail feasibility analysis conducted to inform the Strategic Economic Development Plan. The Study addressed conditions in five targeted study areas and the 'primary trade area'. The study produced analyses on the existing and planned retail market; existing and projected population, demographic, and lifestyle characteristics; current and projected growth for retail expenditures; and how much and what type of additional retail square footage is supportable in the five study areas."

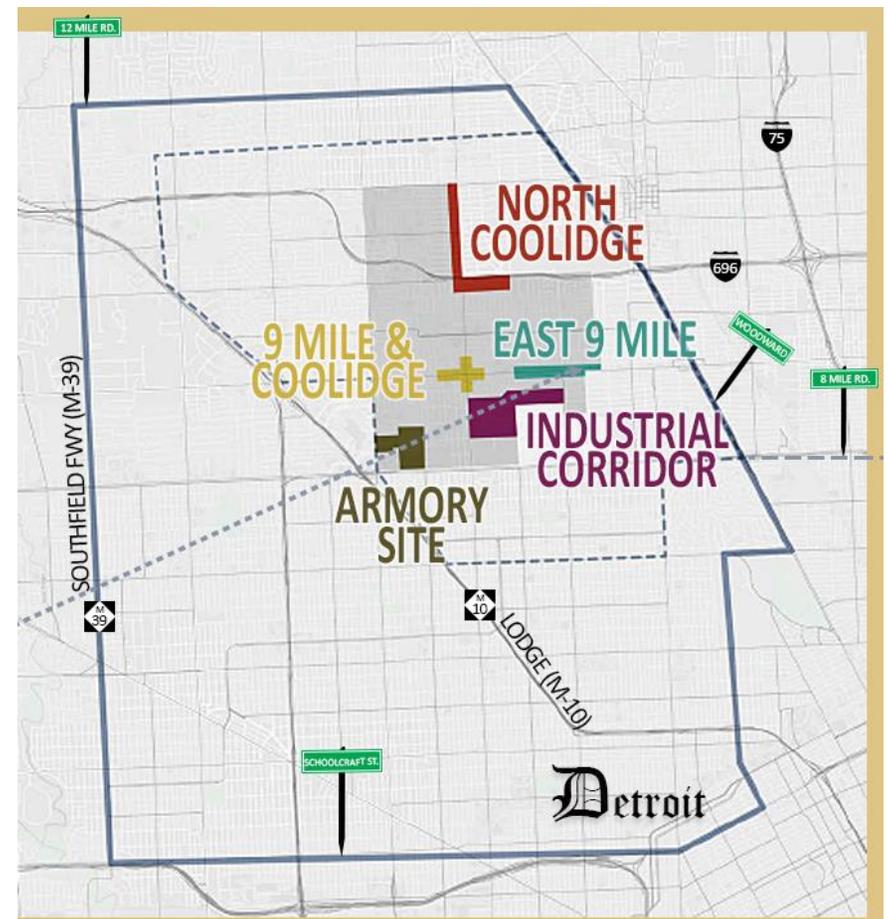


The Retail Market Study found that consumers inside the primary trade area will account for 70% to 80% of the total sales captured by retailers in the five study areas. Daytime employment plays a large role in supporting retail. Consumer expenditure from daytime employment compliments that captured in the evenings and on weekends by households in the trade area. The primary trade area is estimated to have over 96,650 employees, and nearly 134,530 are within a ten-minute drive time from the Armory Site. The Retail Market Study estimates that

employees within ten minutes of the Armory Site expend over \$319.1 million dollars annually in the surrounding area. New retail development and filled vacancies in the five study areas could potentially capture as much as \$51.4 million in annual sales from ten-minute drive time employees in 2013, growing to \$55.3 million by 2018; this share of employee expenditure captured by Oak Park businesses could increase over time with new development.



Source: 2013 Retail Market Study



Primary Trade Area

Furthermore, given the advantageous location along I-696 and near M-10 and the Southfield Freeway, as well as connectivity through the mile roads, it is plausible that daytime workers from outside of the ten minute drive-time zone may regularly pass by Oak Park retailers. An examination of the top supportable retail types is detailed on page 28. The full detailed table including demand and estimated sales for all retail types can be found in the full Oak Park Market Retail Study found on the city website at www.oakparkmi.gov. The closure of Northland Mall is another opportunity to fill the Retail Gap in the trade area.

With the liquor by the glass law passed in 2015 the City has an opportunity to attract restaurants and entertainment venues that would not have considered locating in Oak Park before. As the Market Retail Study suggests, the trade area can support an additional 66,100 square feet of restaurant space. The need for additional restaurants and entertainment venues is also supported by the public input sessions for the Strategic Economic Development Plan.



Flower Pots on Nine Mile Corridor



Randolph Tool Building on 11 Mile, prime redevelopment for Brewpub

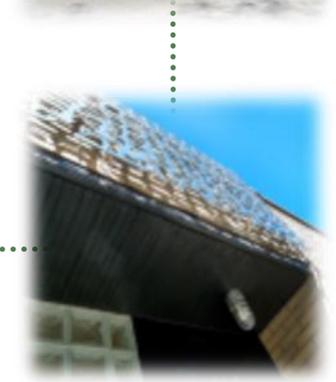


Nine Mile and Coolidge Linear Shopping Center

In a built-out community such as Oak Park, it is apparent that one major objective must be the refurbishment and redevelopment of existing structures. Commercial and Industrial areas have been analyzed by section to identify current problem areas and future development potential. Over the past few decades the City has shown signs of disinvestment. Many buildings have become blighted and not well maintained in the commercial and industrial districts. A commercial façade grant program was introduced in 2015. The program was funded through a fundraising campaign. The program provides a 50% grant match up to \$2,500 for façade improvements. The Corridor Improvement Authority will offer such a program but it will only apply to those businesses located within the Corridor Improvement Authority District. To date the Façade Improvement Program has seen additional investments through the program of \$240,000.



Redevelopment Opportunity on Greenfield



Façade grant before and after pictures

EXISTING LAND USE

The City's future will be impacted by many factors. One principal factor will be the distribution and intensity of land use. In order to make recommendations for future land use, the current land use must be evaluated. The chart to the right indicates the land uses currently in Oak Park according to their zoning district designation. The land use map for Oak Park describes areas that are currently appropriate for commercial, residential, office, public, recreation, and industrial uses.

ONE-FAMILY DWELLING DISTRICT, R-1

The R-1 one-family dwelling districts are intended to provide an environment of one-family detached dwellings and accessory uses in structures within stable residential neighborhoods.

TWO-FAMILY DWELLING DISTRICTS, R-2

The R-2 two-family dwelling districts are intended to permit both one-family and two-family dwellings and compatible accessory uses and structures within stable residential neighborhoods.

| | |
|--------------|--|
| R-1 | One family residential dwelling district |
| R-2 | Two family residential dwelling district |
| RM-1 | Multi-family residential district |
| RM-2 | Multi-family residential district |
| B-1 | Neighborhood business district |
| B-2 | General business district |
| LI | Light industrial district |
| O | Office building district |
| PTRED | Planned technical, research, education development district |
| PCD | Planned corridor development district |
| PMF | Planned multi-family district |

MULTI-FAMILY RESIDENTIAL DISTRICTS, RM-1, RM-2

The RM-1 low-rise multi-family residential districts and the RM-2 mid-rise multi-family districts are intended to provide areas for multiple family dwellings and related uses, which will generally serve as zones of transition from lower-density residential districts to more intense use districts, while providing appropriate housing alternatives in a properly planned setting.

NEIGHBORHOOD BUSINESS DISTRICTS, B-1

The B-1 neighborhood business districts are intended to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

GENERAL BUSINESS DISTRICTS, B-2

The B-2 general business districts are intended to accommodate more intensive businesses that cater to a larger consumer market than those typically found in neighborhood business districts. B-2 uses are generally characterized by an integrated or planned cluster of establishments served by a common parking lot.

LIGHT INDUSTRIAL DISTRICTS, LI

The light industrial district regulations are established so as to apply to those light industrial areas and subdivisions developed to provide sites for manufacturing plants, warehousing, research laboratories and similar uses. Development is limited to uses that can be carried out in an unobtrusive manner, and maintain a compatibility with surrounding residential or commercial areas.

OFFICE BUILDING DISTRICTS, O

The O districts are intended to accommodate uses such as offices, banks, personal services, and a limited amount of retail. The O districts can serve as a transition between residential uses and more intensive uses and transportation corridors.

PLANNED TECHNICAL, RESEARCH, EDUCATION DEVELOPMENT DISTRICTS, PTRED

The planned technical, research, education development districts are intended to accommodate research, technical, medical and educational activities which serve the needs of nearby regional establishments. The primary characteristic of uses allowed in this district is the pursuit of technical knowledge to serve the needs generated by those endeavors. Uses in this district shall be developed on larger parcels of land in a "campus-like" setting that creates a physical atmosphere of low-rise buildings accented with substantial landscaping.

PLANNED CORRIDOR DEVELOPMENT DISTRICTS, PCD

The planned corridor development districts are designed to provide for a variety of retail and service establishments in business areas abutting major thoroughfares and so located and planned as to provide convenient customer parking, store servicing and pedestrian traffic movement within the business district and with a minimum of conflict with traffic on abutting streets. To assure optimum site planning relationships and minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting sites and as it relates to the entire district and abutting districts. This type of district is further created so as to provide a zone of transition between residential districts and major thoroughfares or expressways.

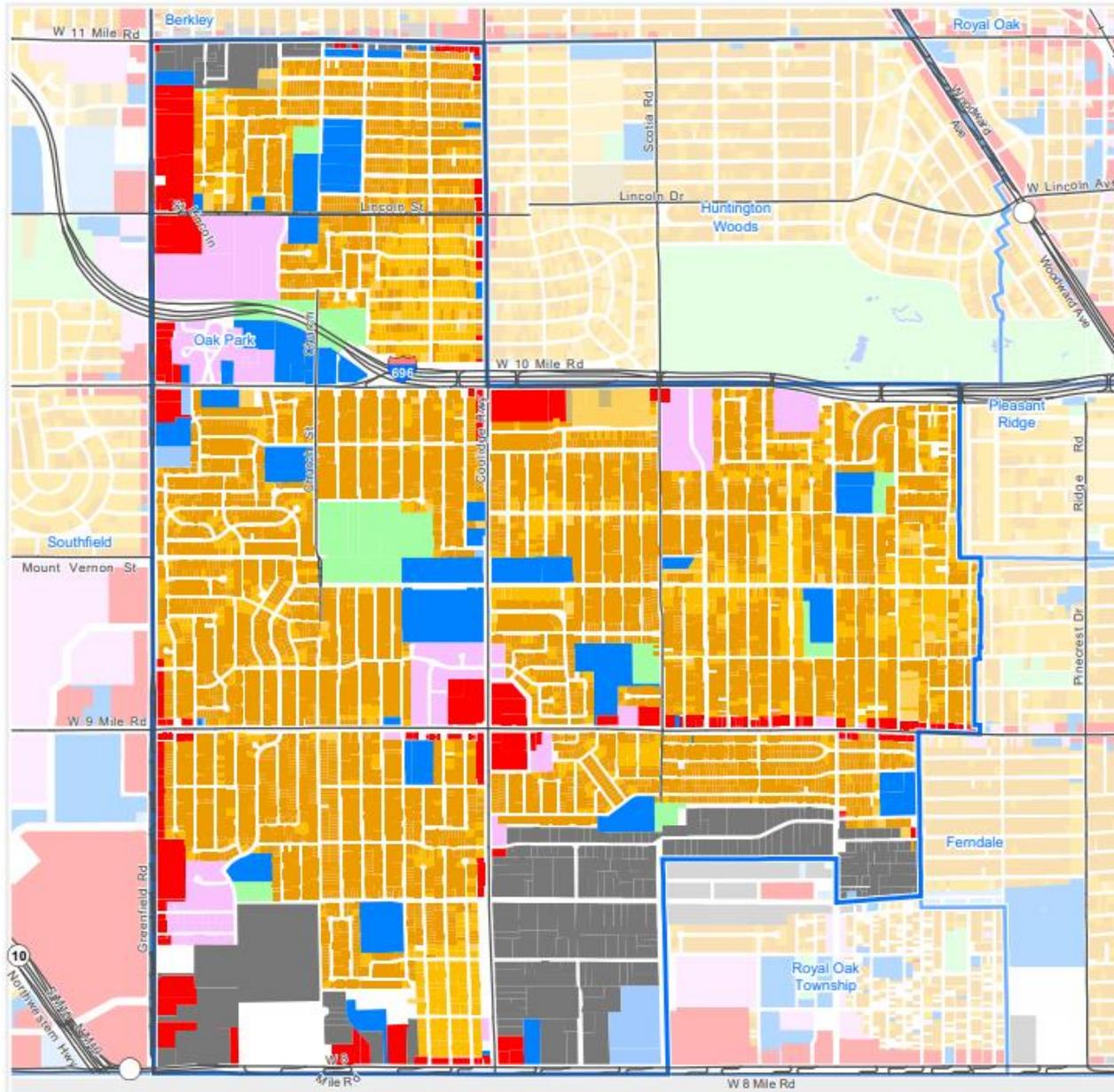
PLANNED MULTIFAMILY DISTRICTS, PMF

The PMF planned multifamily residential district is designed to provide for low-rise multiple-family residential and related uses fronting on major thoroughfares.

IMPLICATIONS FOR THE FUTURE

Change that occurs within a community can be positive or negative. The important consideration is that the City recognizes its role in the potential impact that even small changes can have on a community, and strive toward a positive outcome. Changes in future land use should be carefully considered to avoid negative impacts. Some items to consider are:

- ◆ Explore potential transitional zones from commercial or industrial uses into neighborhoods as well as buffers to protect the residential areas
- ◆ The population has an upward trend of wanting to live and work in walkable urban communities
- ◆ The demographics and aging population need to be considered when planning for a variety of housing options
- ◆ The industrial areas still exert a negative influence on the neighborhoods. Evaluate and consider additional screening standards in these areas.
- ◆ Analyze the conversion of office buildings into other uses and zone appropriately.



The information provided hereafter has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

OAKLAND
 COUNTY MICHIGAN
 ECONOMIC DEVELOPMENT
 & COMMUNITY AFFAIRS

Executive Office Building
 2100 Pontiac Lake Road, Bldg. 41W
 Waterford, MI 48328-0412
 248.858.0720
 www.oakgov.com/uz

2019 Land Use

City of Oak Park

Legend

- Agricultural
- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- Single Family, More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Transportation/Utility/Communication
- Vacant
- Extractive

1 inch = 2,297 feet

Map created on December 31, 2019

COMMUNITY FACILITIES

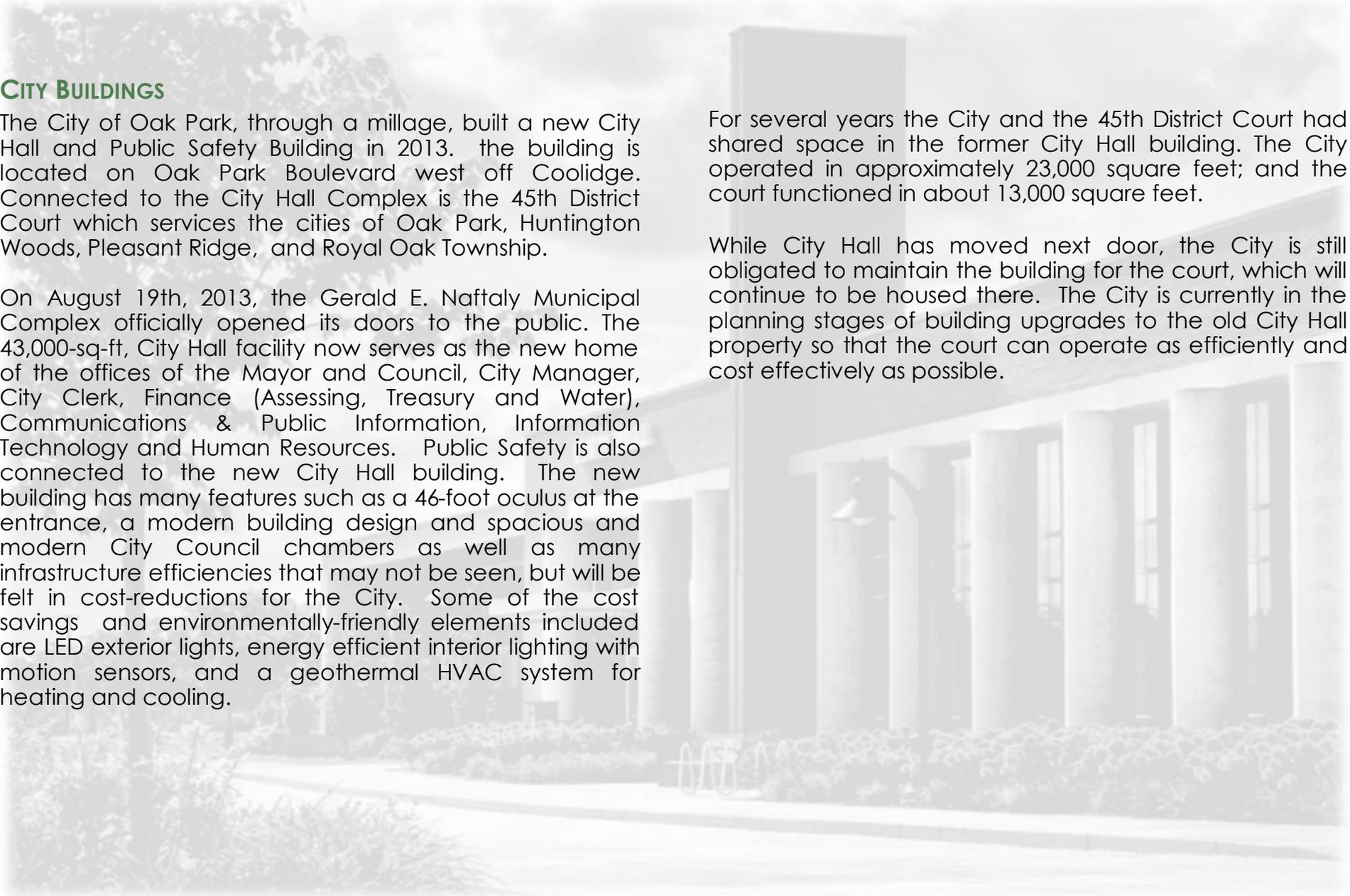
CITY BUILDINGS

The City of Oak Park, through a millage, built a new City Hall and Public Safety Building in 2013. The building is located on Oak Park Boulevard west off Coolidge. Connected to the City Hall Complex is the 45th District Court which services the cities of Oak Park, Huntington Woods, Pleasant Ridge, and Royal Oak Township.

On August 19th, 2013, the Gerald E. Naftaly Municipal Complex officially opened its doors to the public. The 43,000-sq-ft, City Hall facility now serves as the new home of the offices of the Mayor and Council, City Manager, City Clerk, Finance (Assessing, Treasury and Water), Communications & Public Information, Information Technology and Human Resources. Public Safety is also connected to the new City Hall building. The new building has many features such as a 46-foot oculus at the entrance, a modern building design and spacious and modern City Council chambers as well as many infrastructure efficiencies that may not be seen, but will be felt in cost-reductions for the City. Some of the cost savings and environmentally-friendly elements included are LED exterior lights, energy efficient interior lighting with motion sensors, and a geothermal HVAC system for heating and cooling.

For several years the City and the 45th District Court had shared space in the former City Hall building. The City operated in approximately 23,000 square feet; and the court functioned in about 13,000 square feet.

While City Hall has moved next door, the City is still obligated to maintain the building for the court, which will continue to be housed there. The City is currently in the planning stages of building upgrades to the old City Hall property so that the court can operate as efficiently and cost effectively as possible.



The Community Center, Municipal Services Building and Library are all encompassed in the building directly to the West of the City Hall complex. The Community Center is comprised of several meeting rooms and large meeting rooms to serve the residents and business community. It is also home to the Recreation Department and Senior Activity Center. The Municipal Services portion houses the Department of Technical and Planning, Building Department and Economic Development. The Library is also connected and was recently renovated in 2011-2012. The City pool, putt-putt course, ice arena, basketball courts, tennis courts, softball diamonds, sledding hill in Shepherd Park are all adjacent to the Community Center.



Oak Park Community Center



Oak Park Community Center, Recreation entrance



Oak Park Library



Oak Park Ice Arena

The Department of Public Works (DPW) is located in a building on Capital Street and is part of the City's Industrial Park. The department has made numerous energy efficient upgrades in recent years. In spring of 2009 a waste oil burning furnace was installed when the old heating unit failed. It utilizes waste oil which the City paid to dispose of. It now replaces the use of natural gas. In the fall of 2009 skylights and a wood burning boiler were installed in the main DPW garage. The skylights light the main garage during sunny days without the use of any electrical lighting and the wood burning boiler uses wood from our forestry maintenance to heat the main building and mechanics garage. In winter 2010, a second wood burner along with a storage tank were added. This extended the heating to the office/lunch area boiler and added storage tanks so the residual heat was captured and utilized. In spring 2011, lighting at the DPW building were replaced with more efficient fixtures. The City received DTE rebates for these upgrades. In all, these efforts save the City approximately \$30,000 annually on natural gas and \$25,000 annually on electricity from pre-2009 levels for the DPW Department.



Waste oil wood burner located at Oak Park Department of Public Works



Skylights in the DPW garage help to conserve energy on sunny days



The Department of Public Works building, located at 10600 Capital St.

RECREATION

Providing well-rounded recreational experiences and quality facilities for residents is the number one priority for the Recreation Department. The City aims to improve the quality of life for residents by continuously upholding a high standard of excellence in programs, activities and special events, and by providing safe, clean, well-maintained parks. Oak Park embraces and celebrates the diversity of its community, and all programs strive to reflect the needs of all residents equitably. Promoting diversity and inclusion in recreation events and programs creates a strong sense of community, connectedness and social cohesion. Below is a list of initiatives of the Recreation Department developed to support the vision of the Oak Park's future.

- ◆ Continue collaboration in programing through intergovernmental agreements with the City of Ferndale and the City of Hazel Park. These cooperative agreements result in increased programs, participation, and maximize the use of public resources.
- ◆ Combining neighboring recreation programs allows for sharing of departmental resources and offers more regionally based programs, thus maximizing available space and assets.
- ◆ Continue to foster a cooperative relationship with the schools and encourage shared use of valued resources

for students, faculty, and community members. Schools are an important reflection on the community and the City is fortunate to have several parks within close proximity to Oak Park, Ferndale, and Berkley School districts' facilities.

- ◆ Collaborate with community and faith based organizations to offer diversity-related programs and events.
- ◆ Create activities that capitalize on the uniqueness, amenities and character of specific parks.
- ◆ Develop and strengthen partnerships; collaborate with community groups, businesses, healthcare facilities, organizations, Oakland County Parks, Michigan State University Extension, National Kidney Foundation, Humana, Beaumont Hospitals, Oak Street Health,, MParks, and the Department of Natural Resources to expand programs and special events.
- ◆ Utilize volunteers to enhance program services and provide volunteers with an experience that will strengthen their connection and loyalty with the Recreation Department.

- ◆ Create community; building relationships with local businesses that provide alternate sources of revenue to provide community events at no cost or low cost to residents.
- ◆ Work with other city departments to maintain, enhance, and create safe city parks and resources to ensure environments for optimal program opportunities for our residents and guests

The City currently has thirteen parks which comprise 102.5 acres of land. In addition the City maintains four greenbelt areas. These greenbelts present an opportunity for increased recreational space in the City's park system. These areas include the South Nine Mile greenbelts, both East and West of Coolidge, the greenbelt behind Capital Street connecting to Lessenger Park, and the Greenfield Road greenbelt. These new recreational pathways and parks would add an additional 11.4 acres of recreational amenities. Plans have been designed to include active and passive nodes along the Nine Mile Linear Park with a multi-use path. To date, a multi-use path has been established, and plans to develop amenities along the Park and within the attached Connector Park are under way. The Greenfield Linear Park, although not yet planned, provides an opportunity for an additional multi-use pathway.

During the 2016 public input process, and echoed in the many public engagement opportunities since then, residents stress their desire to see additional amenities in their neighborhood parks. The 2016 online survey revealed that 57.7 percent of participants choose to visit Shepherd Park over all other City parks. In the 2020 Master Plan Update survey the preference for Shepherd Park dropped slightly, but still was still the park visited most often by 45

percent of participants. Public input consistently reveals similar amenities residents deem most important, including walking trails, wireless access, a dog park, and shaded picnic areas. Although we have received valuable feedback through the Master Plan public input channels regarding the community's needs and desires of their parks and open space, the 2018 - 2022 Recreation Master Plan provides a deeper dive and more comprehensive plan for the future of the City's parks.

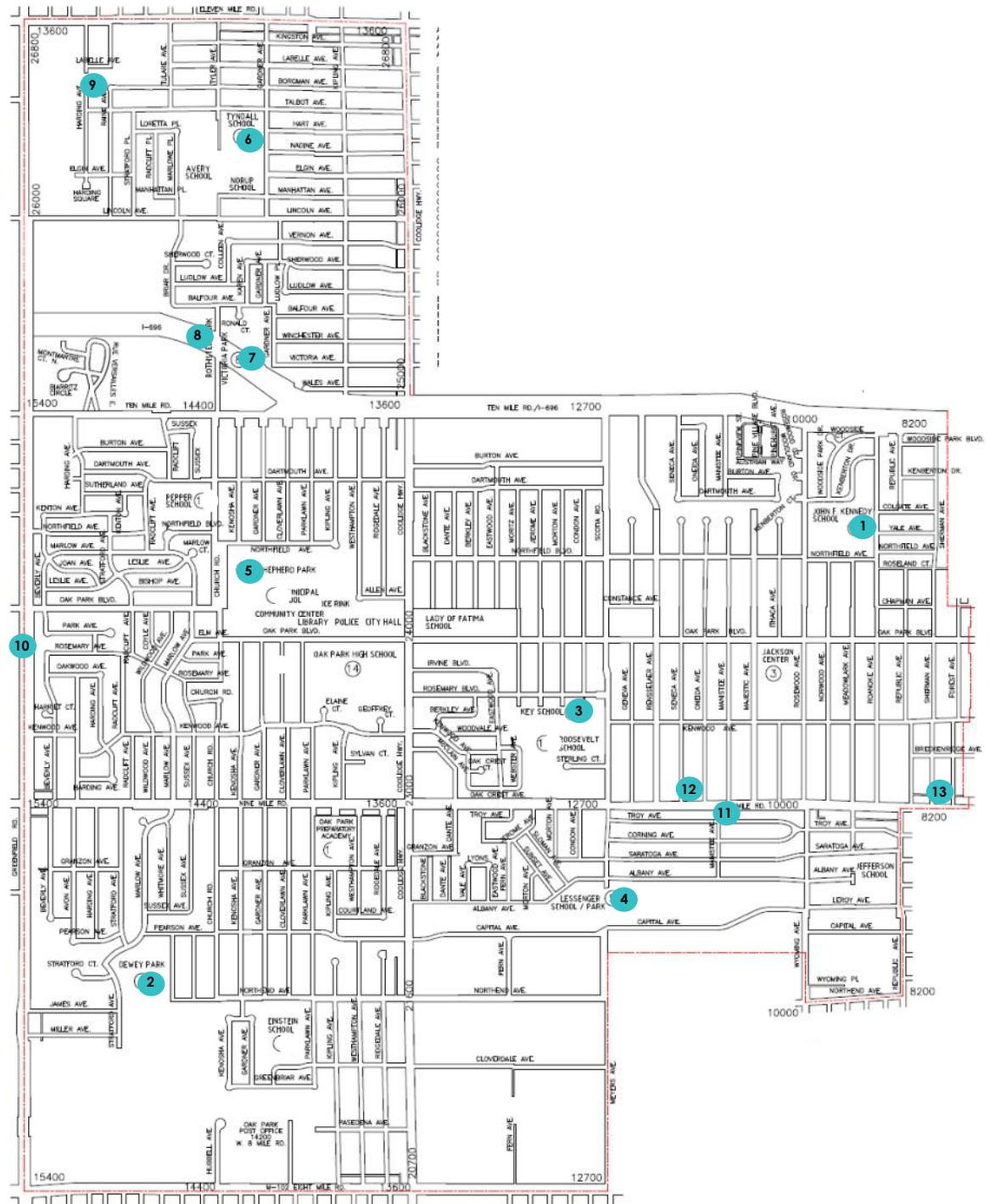


New Nine Mile Road Pocket Parks during the 2019 Kickoff Event



PARKS

1. BEST PARK
2. DEWEY PARK
3. KEY PARK
4. LESSENGER PARK
5. DAVID H. SHEPHERD PARK
6. TYLER PARK
7. VICTORIA PARK
8. ROTHSTEIN PARK
9. HARDING PARK
10. GREENFIELD GREENBELTS
11. NINE MILE LINEAR PARK
12. SENECA POCKET PARK
13. SHERMAN POCKET PARK



FACILITIES:

- 2 swing sets
- 1 tee ball
- 1 basketball court with bleachers
- 2 tennis court

** School Facilities contain 2 swing sets and a play structure*



BEST PARK
3.7 acres



FACILITIES:

- 1 swing set
- 1 play structure
- 1 ball field
- 4 half court basketball courts
- 1 kids basketball court

** School Facilities contain monkey bars*

DEWEY PARK

6.7 acres



FACILITIES:

- 1 baseball field w/bleachers
- 1 play structure

** School Facilities contain 2 soccer goals*

KEY PARK

6.1 acres



FACILITIES:

1 play structure

** School Facilities
contain 2 soccer goals, a
basketball court, picnic
area, a play structure*

LESSENGER PARK

3.36 acres

FACILITIES:

- grills & tables
- walking trail
- sledding hill
- indoor restrooms
- indoor ice arena
- nature path
- train play structure
- 3 pavilions
- 2 basketball courts
- 3 play tunnels
- 4 play tires
- 2 practice walls
- 2 play structures
- 2 lighted baseball diamonds



SHEPHERD PARK

56.8 acres

FACILITIES:

- 1 swing set
- 1 baseball field w/bleachers
- 2 soccer goals
- 1 sledding hill

** School Facilities contain 2 swing sets and a large play structure*

TYLER PARK

3.7 acres





FACILITIES:

- vita course
- lighted paved path
- wheelchair accessible
- concert stage
- 1 play structure
- 2 swing sets
- 1 tee balls
- 1 basketball court
- 2 tennis courts

VICTORIA AND ROTHSTEIN PARK

10.5 acres



FACILITIES:

- 2 play structures
- 3 swing sets

HARDING PARK

2.0 acres



PROPOSED:

Multi-use path between
Nine Mile Rd. and Ten
Mile Rd.

GREENFIELD GREENBELTS



PROPOSED:

Linear park and multi-use path on Nine Mile Road combined with a connector park near Rensselaer Street

NINE MILE LINEAR PARK & CONNECTOR PARK

SENECA POCKET PARK

FACILITIES:

DNA Climbing Tower,
benches, decorative
lighting, and outdoor
dining area



SHERMAN POCKET PARK

FACILITIES:

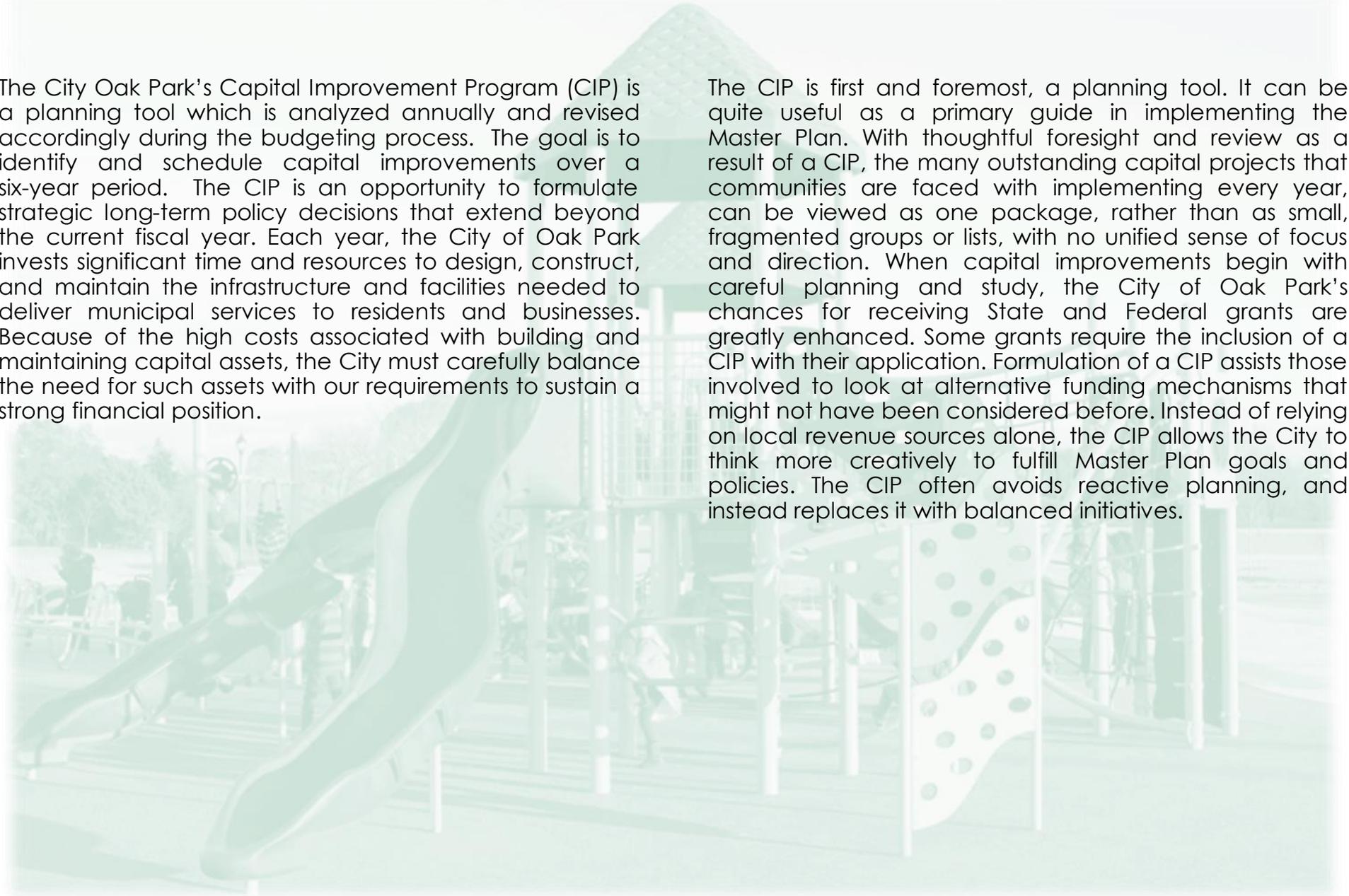
bean bag toss, giant chess, benches, decorative lighting



CAPITAL IMPROVEMENT PLAN

The City of Oak Park's Capital Improvement Program (CIP) is a planning tool which is analyzed annually and revised accordingly during the budgeting process. The goal is to identify and schedule capital improvements over a six-year period. The CIP is an opportunity to formulate strategic long-term policy decisions that extend beyond the current fiscal year. Each year, the City of Oak Park invests significant time and resources to design, construct, and maintain the infrastructure and facilities needed to deliver municipal services to residents and businesses. Because of the high costs associated with building and maintaining capital assets, the City must carefully balance the need for such assets with our requirements to sustain a strong financial position.

The CIP is first and foremost, a planning tool. It can be quite useful as a primary guide in implementing the Master Plan. With thoughtful foresight and review as a result of a CIP, the many outstanding capital projects that communities are faced with implementing every year, can be viewed as one package, rather than as small, fragmented groups or lists, with no unified sense of focus and direction. When capital improvements begin with careful planning and study, the City of Oak Park's chances for receiving State and Federal grants are greatly enhanced. Some grants require the inclusion of a CIP with their application. Formulation of a CIP assists those involved to look at alternative funding mechanisms that might not have been considered before. Instead of relying on local revenue sources alone, the CIP allows the City to think more creatively to fulfill Master Plan goals and policies. The CIP often avoids reactive planning, and instead replaces it with balanced initiatives.



ROADS

Transportation-related issues are a high priority for the City of Oak Park. The Capital Improvement Program addresses the maintenance and preservation of roadways as an important component of the program, which provides the necessary resources for scheduled pavement maintenance applications throughout the City.

INTERSECTIONS AND SIGNALS

The City of Oak Park is 5.18 square miles with 84.6 miles of major and neighborhood roads. To facilitate safe motorized and non-motorized transportation throughout the City safe road and street intersections and traffic signals need to be designed and maintained year in and year out.

SIDEWALK AND PATHWAYS

The City of Oak Park is committed to providing non-motorized sidewalks and pathways in an effort to provide alternative modes of transportation for citizens and stakeholders alike.

STORM SEWER AND DRAINAGE

The City belongs to a consortium of cities known as the Twelve Towns Drain District. This District was formed to collect and treat sewage and storm water for 14 communities. In 1998 the Michigan Department of Environmental Quality (MDEQ) ordered the District to upgrade its retention facility and decrease its excess flows into Lake St. Clair. The total estimated cost of these improvements is \$130 million, of which Oak Park is responsible for 13.48%.

SANITARY SEWER

The City of Oak Park purchases sewage disposal services from the Oakland County Water Resources Commissioner (OCWRC). The development of the proposed sanitary sewer projects were based upon system deficiencies and needs obtained from area residents, business owners, and City staff. These projects are coordinated with storm water management, roadway, and pathway improvements to maximize cost savings through economies of scale, resulting in a more effective and efficient process to implement the construction projects.

WATER DISTRIBUTION

The City of Oak Park purchases treated water from the Great Lakes Water Authority (GLWA). Aging water and wastewater treatment systems must be maintained and replaced to ensure reliable service. Rate increases are primarily due to new and rehabilitative projects that are completed under the GLWA Capital Improvement Program. GLWA rates reflect energy costs to maintain water pumps, water mains, and storage tanks necessary to transport water to our community. The City is responsible for 115 miles of water main pipe, 967 fire hydrants and 10,484 water service connections. CIP projects included in the water distribution category are funded by the City's Water and Sewer Fund which is financed through user rates and connection fees.

PARKS, RECREATION AND CULTURAL SERVICES

Quality of life initiatives, such as those represented by parks, open space, and trails projects, are an important component of the Capital Improvement Program. The City of Oak Park Department of Recreation offers ball fields, picnic grounds and playgrounds. Funding for parks, open space, and cultural events is primarily from the dedicated Recreation millage that was established for parks and recreation purposes.

PARKING LOTS

In addition to the buildings at the various facilities within the City of Oak park, there are a number of companion parking lots. The City maintains the lots through annual budget appropriations but replacement and/or improvement of the lots fall under the Capital Improvement Program.

BUILDINGS AND PROPERTY

Operational facilities are the locations from which the City of Oak park provides services to its residents and businesses. Increasingly, operational facilities also include the systems that facilitate service delivery in the information age. Projects include the maintenance, rehabilitation, renovation, and expansion of existing facilities.

MACHINERY AND EQUIPMENT

In order to provide residents with high level services they have come to expect, Oak Park employees depend on reliable equipment to allow and assist them in doing their jobs. The equipment comes in many forms: snow plow trucks, public safety vehicles, generators, fire apparatus, etc. A number of varied funding sources are used to finance the equipment necessary to efficiently deliver service including General, Major Street, Local Street, Motor and Enterprise funds.

TECHNOLOGY

The City of Oak Park continues to provide its residents and employees with the latest technology to support outstanding customer services. Technology includes items such as data servers, information storage and document scanners for employees as well as items like security cameras, water and sewer flow monitors and pump alarms to ensure our customers are safe and have uninterrupted services.



Oak Park City Hall, one of the City's several facilities



Oak Park Public Safety Patrol Vehicle



Department of Public Works vehicle fleet

CORRIDOR IMPROVEMENT AUTHORITY

The City of Oak Park has been actively pursuing ways to create vibrant corridors. Years of disinvestment in Oak Park's commercial corridors has created a need for revitalization. The purpose of creating a Corridor Improvement Authority (CIA) is to maintain and upgrade the economic viability of the designated corridors for a period of twenty years.

The City adopted Resolution No. CM-09-356-15, which approves the creation of the Corridor Improvement Authority ("CIA"), the board was established and Tax Increment Financing (TIF) and Development Plans were created. The plans set forth guidelines for which the City will be able to undergo extensive streetscape projects consisting of a road diet, pocket parks, and bike lanes along the Nine Mile Corridor, façade grant funding, parking lot creation/improvements, marketing, events, landscaping, and more. The cost of these projects will be financed through tax increment financing and grant funding.

The plan states that the duration of the development and tax increment financing plan shall be from 2016 through 2036. The Corridor Improvement Authority will make any existing final debt service payments during the 2034-2035 fiscal year. Therefore the development and tax increment financing plans will expire on July 1, 2036. The plan will serve as a catalyst for a number of improvements within the commercial districts and corridors.

The Oak Park Corridor Improvement Authority is ultimately responsible for the revitalization of the Corridor Improvement Authority district as it is defined by City ordinance. The need to revitalize commercial districts is clear. A healthy, viable corridor is crucial to the heritage, economic health and civic pride of the entire community for several reasons. A healthy commercial corridor retains and creates jobs while creating a stronger tax base. Long-term revitalization establishes capable businesses that use public services and provide tax revenues for the community. It increases the community's options for goods and services, whether for basic staples like food, clothing and professional services or for less traditional functions such as housing or entertainment. Finally, vibrant commercial corridors are symbols of community caring and a high quality of life, factors that influence corporate decisions to locate to a community.

In order to assist in improving all aspects of the corridors in Oak Park, the Oak Park Corridor Improvement Authority has identified the following priorities in establishing vibrant commercial corridors:

ENHANCE THE VISUAL QUALITY OF THE BUSINESS DISTRICT

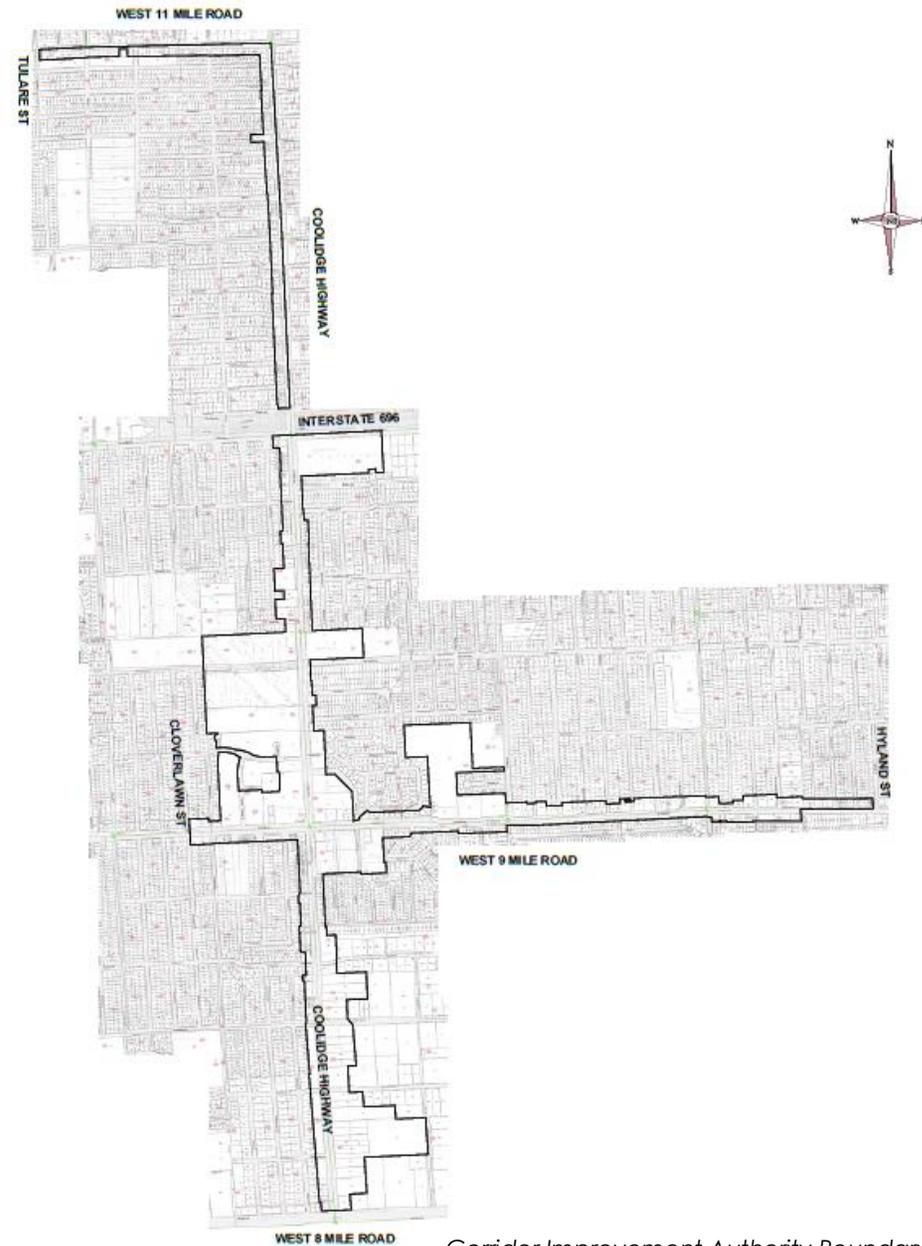
This means attention to all physical elements: buildings, storefronts, signs, public improvements, landscaping, streetscapes, merchandising displays, and promotional materials. The appearance of the designed environment more than any other aspect demonstrates to the public the other qualities of the district.

CREATE A VIBRANT POSITIVE IMAGE OF THE BUSINESS DISTRICT

to attract customers and investors and rekindle community pride. Promotion includes the development of sophisticated, joint retail sales events, festivals and the creation of a consistent image through graphic and media presentation. Promotion also includes target marketing of the district to investors, developers and new businesses.

ASSIST IN ALL ASPECTS OF ECONOMIC RESTRUCTURING

including strengthening the existing economic base of the business district while also diversifying its economic base. Activities include retaining and expanding existing business, recruiting new businesses to provide a balanced mix, converting underutilized buildings and space into productive property and sharpening the competitiveness of the districts' businesses.



Corridor Improvement Authority Boundary

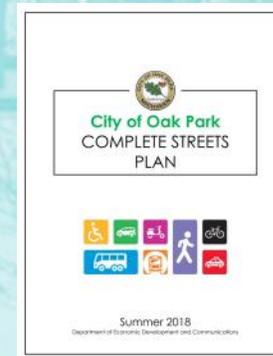
COMPLETE STREETS PLAN

COMPLETE STREETS IN MICHIGAN

In 2010, Michigan became the 14th state to pass legislation that requires state and local governments to plan for the safety and convenience of bike and foot traffic when building roads. The legislation defines Complete Streets as “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).

According to PA 135, a Complete Streets policy provides a community with the framework to implement a comprehensive transportation plan that considers appropriate access for all legal roadway users. The law states that the policy should be sensitive to the local context and consider the functional class of the roadway, project costs, and the varying mobility needs of all legal users of the roadway. The legislation requires the State Transportation Commission to adopt a Complete Streets Policy that may be adopted by local units of government, and it also requires the establishment of a Complete Streets Advisory Commission. The law also requires that municipalities coordinate with neighboring communities and road agencies, and furthermore, inter-jurisdictional cooperation in preparing 5-year transportation improvement programs.

In the Summer of 2018, the City of Oak Park adopted its own Complete Streets Plan that lays out guidelines for future planning and development surrounding bicycle and pedestrian infrastructure as well as other modes of transportation. This document can be found on the City’s website under the Planning Commission webpage.



Complete Streets integrate people and place in the design, construction, operation, and maintenance of our transportation networks. Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. They make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from bus stops.

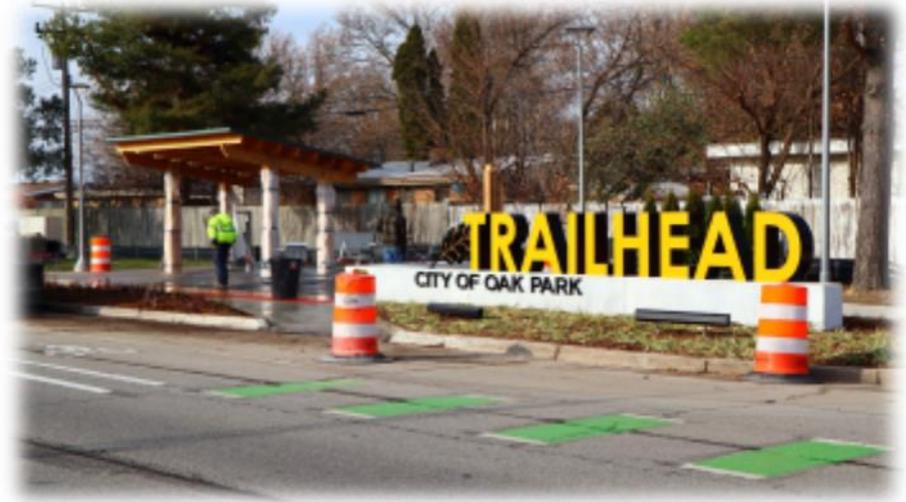
COMPLETE STREETS IN OAK PARK

Transforming Oak Park into a healthier, safer, more vibrant and prosperous city will require a new approach and way of thinking. The creation of public spaces, alternative modes of transportation, and the desires of the millennial and senior population for a walkable, urban environment need to be considered.

Good transportation networks are an important factor in a community's quality of life. A multi-modal transportation network is a necessity in the City of Oak Park. Many of our residents rely on public transportation to get to work, appointments, and shopping. Oak Park also has a very rich cultural diversity, which includes a group of residents whose only form of transportation during religious holidays is walking. By prioritizing a comprehensive transportation network the City can enhance quality of life by providing all users safe and equal access to their destinations.

Acknowledging the benefits of a complete streets approach several years back, the City began to rethink the way the Nine Mile Road corridor meets the needs of all Oak Park residents. Driven in part by the recommendations of the 2014 Strategic Economic Development Plan, the City began the process of planning the redesign of the over-sized Nine Mile Road. In the fall of 2019, this project, dubbed the Nine Mile Redesign, finally came to fruition. This is the first major complete streets project in Oak Park. The Nine Mile Redesign brought bike lanes, biking infrastructure, a road diet, a trailhead, two pocket parks, and more to an otherwise drab corridor. This stretch of Nine Mile Road now more adequately caters to all modes of transportation, not just motor vehicles, and this project is planned to be expanded and built upon in the future for an even greater network of complete streets in and around Oak Park.

Understanding that a true Complete Streets approach means a well-designed network of streets, Oak Park is not limiting its redesign efforts to just Nine Mile Road. With the City's Complete Streets Plan now in action, the planning and construction of streets suitable for all modes of transportation will continue far and wide throughout the City.

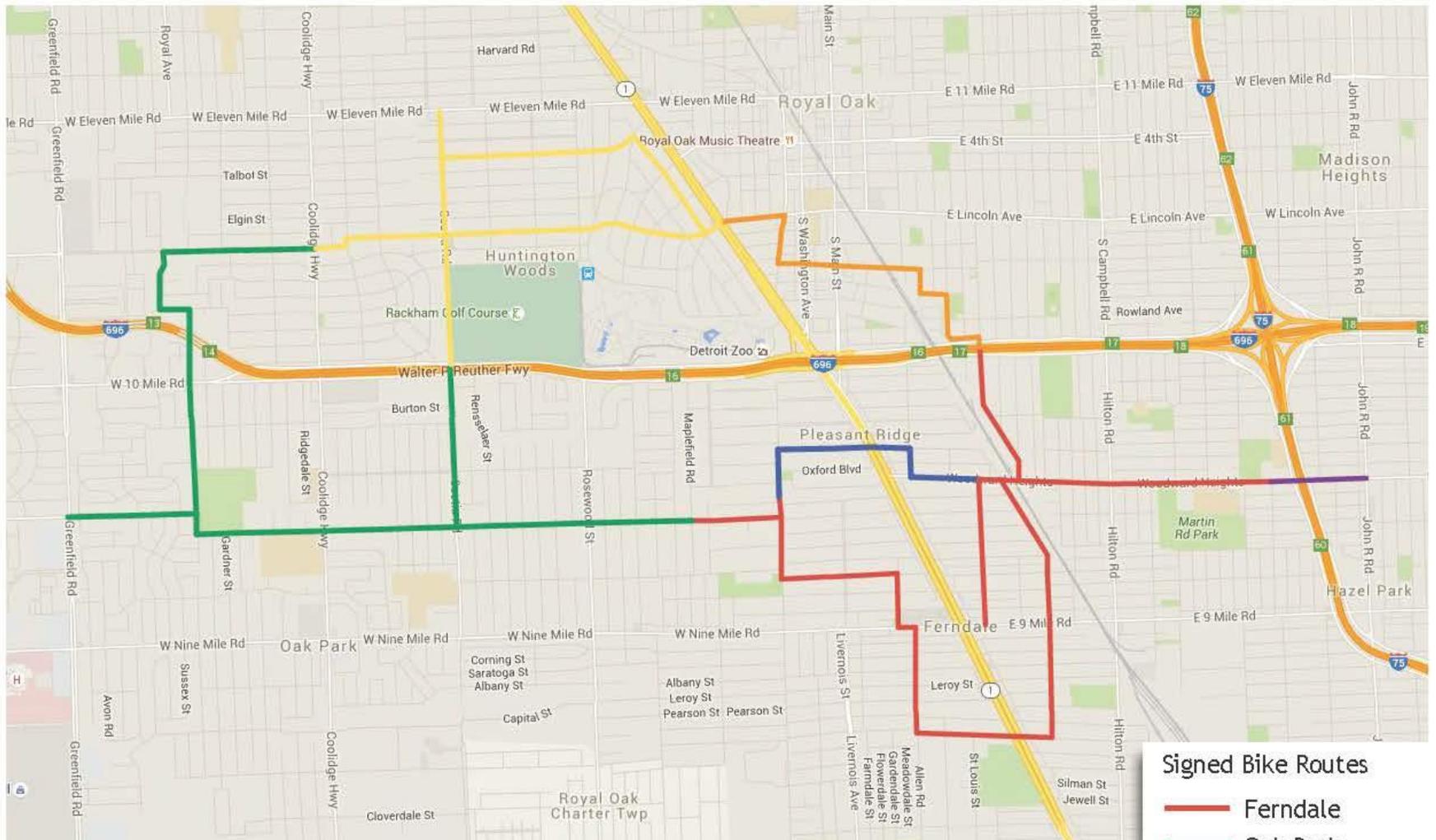


Nine Mile Road Trailhead



One of Nine Mile Roads new pedestrian medians and bike lanes

ROUTED BIKE MAP



Over 17 miles of signed bike routes connecting 6 communities, 12 parks, 10 schools, 2 libraries, and 1 university.

Signed Bike Routes

- Ferndale
- Oak Park
- Huntington Woods
- Pleasant Ridge
- Royal Oak
- Hazel Park

Photo courtesy of Ferndale Economic Development Department

By adopting our Complete Streets Plan, the City's planners and engineers of today and tomorrow will have a framework in which to design and operate the entire right of way to enable safer access for people of all ages and abilities in a way that complements the community's needs. This means that every transportation related project will be viewed as an opportunity to create safer, more accessible streets for all users, while taking into account the uniqueness of each street and its position within the City's comprehensive network.

NEXT STEPS FOR COMPLETE STREETS:

- ◆ Continue discussions with community stakeholders that began the planning for the Nine Mile Redesign, specifically regarding the next phases of the project (i.e. continuing west down Nine Mile Road).
- ◆ Continue educating the public on the value and concepts of complete streets.

- ◆ Collaborate with surrounding communities and consider their complete streets plans in order to create a comprehensive regional network of streets that meet the needs of all users.
- ◆ Analyze traffic patterns and determining where streets can be right-sized to include alternative and public transportation options. The City will consider right sizing roads and include bike lanes wherever possible.
- ◆ Determine desired outcomes and establish performance standards, to be adopted by City Council and Planning Commission, Oakland County Road Commission, and Michigan Department of Transportation.
- ◆ Collaborate with Huntington Woods and Berkley by utilizing the report created which studied and made recommendations for the Coolidge Corridor and Eleven Mile Corridor.



New multi-use path and green infrastructure in Nine Mile Linear Park



Ribbon-cutting to celebrate the multi-community Nine Mile Road Redesign

PUBLIC INPUT SUMMARY

The Master Planning process for the 2017 Master Plan produced a vision based on public input, within the context of several existing plans that already provide guidance for the future of the City. These plans included the 1996 Master Plan, the 2014 Strategic Economic Development Plan, The Center for New Urbanism's Nine Mile Report, and the City Council 2014-2019 Strategic Plan. The 2020 Master Plan Update analyzed the 2017 plan within the context of updated public input and an updated City Council Strategic Plan.

The existing Master Plan, published in 2017 involved a thorough review of the existing framework. While there were areas of focus that were still relevant, the planning process uncovered an updated set of themes based on the current environment in which to guide the planning process in the City's future.

The Strategic Economic Development Plan is the result of an ambitious public planning process that took place in 2014 to develop a strategy for attracting and sustaining economic development in the City. Through this process, recommendations were developed around key themes, all of which were focused on growing the City's economic base. These key themes are very similar in nature to those expressed in the Master Plan public input, and helped guide the vision of and goals of the new Master Plan.

The Center for New Urbanism's Nine Mile Report is a result of a grant awarded to the City in 2015 to provide technical assistance in developing recommendations for the redesign of Nine Mile Road. The recommendations focused on repurposing the corridor within a complete streets framework, utilizing the over abundant right-of-way to meet the needs of all modes of transportation, support a more walkable environment, and dramatically change the character of Nine Mile Road.

Lastly, the City Council 2020-2025 Strategic Plan is an update to it's original 2014-2019 Plan. With the help of City Administration, City Council conducted a thorough review and update of the goals and objectives they set in 2014. The updated Plan lays out a number of goals, supported by specific objectives, to guide the operations of the City through 2025. The priorities of the Plan were summarized within the three tenets of Community, Culture, and Commerce. These three words also encompass the sentiment gathered from public feedback, and have helped guide the vision and goals of the new Master Plan.

In preparation of the 2017 Master Plan the City utilized two approaches to public engagement: an online survey and three Master Plan town hall meetings. A crucial piece of the 2020 Master Plan Update was to gauge public input four years later. This was done through an online survey . The feedback gathered from these engagement methods has been summarized and is presented in the following pages.

2016 ONLINE SURVEY:

511 participants responded to the survey, which was made available to the public between November 2015 and May 2016. Of the respondents 81.9% are homeowners, 12.1% are renters, and 3.9% are business owners. 66.4% of respondents were women and 40.9% of respondents have lived in Oak Park for more than 20 years.

Participants were asked to think about big ideas impacting life in Oak Park, such as: housing, the business climate, dining, shopping, parks, the library, City services, and other quality of life measures. Overall, respondents expressed a positive perception toward the City. They rated the City's central location, services, and diversity as its greatest assets. When asked, 92% of respondents would recommend Oak Park as a place to live, 83% would recommend Oak Park as a place to locate and manage a business, and 78% believe that Oak Park is business friendly.

Survey responses also shined a light on many areas in which the City has room to improve. The general lack of, and desire for commercial amenities, and a walkable downtown experience was also a common theme expressed in many areas of the survey. 77.9% of respondents do not believe Oak Park offers quality restaurants and leave the City to dine. Among the reasons stated are: lack of selection, lack of quality/upscale options, lack of alcohol, the desire for a walkable environment or better atmosphere, and lack of well-known restaurants. Furthermore, respondents cited the need for quality clothing and grocery options, as the majority of them leave the City to meet these needs. When asked what they would like to see happen in the City's commercial corridors they cite more retail, more restaurants, more restaurants with liquor licenses, increased walkability, and streetscape improvements as the top suggestions.

92.44% of respondents would recommend Oak Park as a place to live.

78% of respondents believe that Oak Park is business friendly



2016 Master Plan Town Hall Meeting Breakout Session, Library

- WHAT WOULD YOU LIKE TO SEE IN COMMERCIAL CORRIDORS?**
(In order from most frequently suggested)
- MORE RETAIL**
 - MORE RESTAURANTS**
 - RESTAURANTS W/ LIQUOR LICENSES**
 - WALKABILITY**
 - STREETScape IMPROVEMENTS**
 - OUTDOOR DINING**
 - BIKE RACKS & BIKE LANES**
 - FAÇADE IMPROVEMENTS**
 - MIXED USE DEVELOPMENT W/ HOUSING**

2016 TOWN HALL MEETINGS

The City hosted three separate Town Hall meetings to engage residents and gather feedback for the Master Planning process. On November 18th, 2015 and January 12th, 2016 residents gathered in the Oak Park Community Center to participate in the Master Planning process. Approximately 100 people attended the first Town Hall and approximately 65 attended the second. During these events, residents participated in four, 20 minute breakout sessions that focused on Communications, Economic Development, the Library, and Parks and Recreation. The third town hall meeting, on February 4th, 2016, was attended by approximately 11 people, all of whom had attended the previous planning events. Due to dwindling attendance, this final Town Hall was used to present survey results and hold a group discussion on ideas and comments from the survey. Feedback from each public meeting focused on the general look and feel of the community.



2016 Master Plan Town Hall Meeting

The following ideas were expressed:

- ◆ Increase dining options
- ◆ Encourage public art and art galleries
- ◆ Continue beautification efforts: banners, hanging baskets, flowers, better lighting, etc.
- ◆ Support a diverse mixture of housing options such as: mixed use, affordable, senior, townhomes, lofts, and communes
- ◆ Make Oak Park a destination with entertainment and museums
- ◆ Increase community events
- ◆ Increased library programing, resources, and hours
- ◆ Invest in non-motorized transportation options, bike lanes, walkable spaces
- ◆ Increased park amenities, and a dog park
- ◆ Infrastructure improvements

The key themes derived from the survey and Town Halls echo the concerns, opinions, and desires expressed in the existing plans, and align with City Council's key tenants of Community, Culture, and Commerce.



2016 Master Plan Town Hall Meeting

2020 UPDATE SURVEY

177 participants responded to the survey. Of the respondents, 91.6% were homeowners, and 63% percent of respondents have lived in Oak Park for more than 20 years.

Participants were again asked to reflect on a variety of things impacting the City’s growth and land use. Overall, participants expressed a continued positive perception towards the City. When asked, 92% of respondents would recommend Oak Park as a place to live and 58% would recommend Oak Park as a place to locate and manage a business.

Survey respondents continue to express a desire for the same quality of life elements that were conveyed four years ago. Among them, more restaurants, retail, outdoor dining, façade improvements, streetscape improvements and walkability scored high. They also echoed many of the same preferences regarding park and recreational amenities, with walking trails, wireless access and dog parks ranking in the top three responses again.

When asked what they believe the top three housing needs in Oak Park are, responses differed slightly from when the same question was asked four years prior. While the top three responses (in order) in 2016 were: townhomes, condos, luxury homes and senior housing, the top three responses in 2020 were (in order): townhomes/condos, senior housing and low to moderate income housing.

In general, survey responses indicate that resident’s desires for the future of Oak Park have not changed much since the inception of the 2017 Master Plan, with a few slight variations that have been taken into consideration in this plan update.

“WHAT PARK OR RECREATIONAL FACILITIES WOULD YOU LIKE TO SEE IMPROVED OR ADDED TO OAK PARK?”

(Responses in order from most to least frequently suggested)



WHAT WOULD YOU LIKE TO SEE IN OAK PARK’S COMMERCIAL CORRIDORS?

RESPONSES IN ORDER FROM MOST FREQUENTLY SUGGESTED (2020 UPDATE)



VISION STATEMENT

The vision of this Master Plan is to strengthen **community** by providing the highest possible quality of life, and becoming a regional leader in rebuilding the urban environment and public realm; to enhance **culture** by providing the highest quality programs and services while encouraging collaboration among community members and maintaining the City's unique cultural diversity; and to stimulate **commerce** by encouraging business growth and innovation, while establishing a vibrant city center and thriving activity nodes, and ultimately maximizing Oak Park's competitiveness in the region.



GOALS AND IMPLEMENTATION

COMMUNITY

Strengthen community by providing the highest possible quality of life, and becoming a regional leader in rebuilding the urban environment and public realm.



Example of outdoor dining

GOAL 1: CULTIVATE A SENSE OF PLACE AND UNIQUE PUBLIC SPACES

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|---|--|------------------|
| Community 1.1 | Expand recreational programming into visible public spaces | Recreation | Ongoing |
| Community 1.2 | Use tactical urbanism techniques to entice people to think about public spaces differently and ignite future permanent projects. Definition of Tactical Urbanism: quick, often temporary, inexpensive projects that aim to make a small part of a city more lively or enjoyable. | Economic Development | Ongoing |
| Community 1.3 | Continue beautification efforts | Corridor Improvement Authority, Public Works | Ongoing |
| Community 1.4 | Identify areas for public art installations, and encourage art galleries | Arts and Cultural Commission | Short Term |
| Community 1.5 | Add streetscape amenities | Public Works, Economic Development | Ongoing |
| Community 1.6 | Encourage businesses to add outdoor seating, dining and other streetscape amenities | Economic Development | Ongoing |
| Community 1.7 | Continue community engagement with the public to keep them informed. | Communications | Ongoing |

GOALS AND IMPLEMENTATION

| | Action Item | Responsible City Department or Commission | Timeframe |
|----------------|---|--|------------------|
| Community 1.8 | Develop a streetscape identity through careful planning with guidance from the Corridor Improvement Authority | Corridor Improvement Authority, Planning | Ongoing |
| Community 1.9 | Improve appearance of alleys and explore better ways to utilize the space | Planning | Short Term |
| Community 1.10 | Identify funding sources for art, landscaping and streetscape amenities on commercial corridors | Economic Development | Ongoing |
| Community 1.11 | Identify opportunities and pursue areas for new public spaces | Planning | Ongoing |

GOAL 2: EXPAND HOUSING OPTIONS

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|--|--|------------------|
| Community 2.1 | Conduct a housing market analysis | Economic Development | Mid Term |
| Community 2.2 | Encourage new housing styles that meet the needs of current and future residents | Economic Development | Ongoing |
| Community 2.3 | Encourage adaptive reuse options for vacant and underutilized buildings | Economic Development | Ongoing |
| Community 2.4 | Identify options for senior housing to meet the needs of the aging population | Economic Development | Mid Term |

GOAL 3: ENHANCE PEDESTRIAN-SCALED STREETS AND FOSTER A COMFORTABLE & SAFE ENVIRONMENT FOR ALL USERS WITHIN THE CONTEXT OF THE CITY’S EXISTING INFRASTRUCTURE & COMMUNITY NEEDS.

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|---|--|------------------|
| Community 3.1 | Improve the safety and comfort of pedestrians and bicyclists at key intersections | Planning | Short Term |
| Community 3.2 | Improve the safety and accessibility of the City’s transportation network for all users | Planning | Mid Term |
| Community 3.3 | Encourage residents to take advantage of non-motorized options through education and awareness | Communications | Ongoing |
| Community 3.4 | Discourage new surface parking lots adjacent to pedestrian-oriented commercial corridors and encourage the placement in the rear of buildings | Planning | Ongoing |
| Community 3.5 | Work with SMART Bus to upgrade the transit facilities | Economic Development | Mid Term |
| Community 3.6 | Improve wayfinding signage | Economic Development | Mid Term |
| Community 3.7 | Improve connections to neighboring communities, amenities and other bike trails | Planning | Mid Term |
| Community 3.8 | Continue City Sidewalk Replacement Program | Engineering | Ongoing |



Bike Route sign on Oak Park Blvd.



Ferndale’s Nine Mile Rd. bike lane

GOAL 4: IMPROVE PARK FACILITIES & RECREATIONAL PROGRAMMING

| | Action Item | Responsible City Department or Commission | Timeframe |
|----------------|--|--|------------------|
| Community 4.1 | Maintain Shepherd Park's most utilized features | Recreation | Ongoing |
| Community 4.2 | Improve the City's underutilized parks by expanding programming and amenities based on the desires of the residents as voiced through public input | Recreation | Ongoing |
| Community 4.3 | Continue to maintain park infrastructure | Public Works | Ongoing |
| Community 4.4 | Continue and further develop recreational opportunities and City run events to enhance the overall Oak Park experience | Recreation | Ongoing |
| Community 4.5 | Create new pocket parks with a sense of place | Recreation | Ongoing |
| Community 4.6 | Expand recreation programs into public spaces, pop up recreation | Recreation | Ongoing |
| Community 4.7 | Encourage public art within the parks | Arts and Cultural Commission | Short Term |
| Community 4.8 | Partner with neighboring communities to offer more programming and reduce costs | Recreation | Ongoing |
| Community 4.9 | Upgrade or replace City park amenities to fit the needs of the residents | Recreation | Mid Term |
| Community 4.10 | Continue expansion of senior activities and programs | Recreation | Ongoing |
| Community 4.11 | Develop City greenbelts into linear parks | Recreation | Mid Term |
| Community 4.12 | Work with local schools to partner and offer programming within their gym space | Recreation | Ongoing |
| Community 4.13 | Create a dog park | Recreation | Short Term |
| Community 4.14 | Create more pathways and connectors | Recreation | Mid Term |



Rendering of proposed Nine Mile pocket park, OHM Engineering

CULTURE

Enhance culture by providing the highest quality programs and services while encouraging collaboration among community members and maintaining the City's unique cultural diversity.



Oak Park Halloween Boo Bash

GOAL 1: INCREASE CIVIC ENGAGEMENT

| | Action Item | Responsible City Department or Commission | Timeframe |
|-------------|--|--|------------------|
| Culture 1.1 | Increase the quantity and impact of community events | Recreation, Communications | Ongoing |
| Culture 1.2 | Implement a community engagement system to effectively communicate with residents, businesses and visitors to promote event attendance and emergency notifications | Communications | Short Term |
| Culture 1.3 | Improve attendance at City board and commission meetings | City Clerk | Ongoing |
| Culture 1.4 | Develop a City volunteer program | Human Resources | Short Term |

GOAL 2: MAINTAIN EXCELLENT CITY SERVICES

| | Action Item | Responsible City Department or Commission | Timeframe |
|-------------|---|--|------------------|
| Culture 2.1 | Continue promoting excellent customer service through employee training | Human Resources | Ongoing |
| Culture 2.2 | Continue to recognize employees for outstanding performance | City Administration | Ongoing |
| Culture 2.3 | Investigate partnering with neighboring communities to provide selected services | City Administration | Ongoing |
| Culture 2.4 | Create a social media campaign to highlight work done in departments with less exposure | Communications | Ongoing |

GOAL 3: IMPROVE ENVIRONMENTAL SUSTAINABILITY

| | <i>Action Item</i> | <i>Responsible City Department or Commission</i> | <i>Timeframe</i> |
|-------------|--|--|------------------|
| Culture 3.1 | Update zoning regulations and allow green storm water infrastructure design | Planning | Ongoing |
| Culture 3.2 | Identify ways to convert City infrastructure to become more environmentally friendly | Technical and Planning | Ongoing |
| Culture 3.3 | Incorporate green infrastructure into future design for City projects | Technical and Planning | Ongoing |



Rain Garden: Example of green infrastructure that may be incorporated in future projects

COMMERCE

Stimulate commerce by encouraging business growth and innovation, while establishing a vibrant city center and thriving activity nodes, and ultimately maximize Oak Park’s competitiveness in the region.

GOAL 1: CREATE VIBRANT, DYNAMIC COMMERCIAL CORRIDORS

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|---|--|------------------|
| Commerce 1.1 | Continue to enforce City ordinances that promote a high quality commercial environment | Technical and Planning | Ongoing |
| Commerce 1.2 | Continue to invest in the façade improvement grant program | Corridor Improvement Authority | Ongoing |
| Commerce 1.3 | Create a catalytic transformation of our commercial corridors with strategically targeted investment | Corridor Improvement Authority | Mid Term |
| Commerce 1.4 | Encourage development of public space as part of new commercial development | Economic Development | Ongoing |
| Commerce 1.5 | Promote development and redevelopment that fosters a diversity of uses, especially those amenities which public input has shown is both lacking and desired | Economic Development | Ongoing |
| Commerce 1.6 | Encourage development that promotes pedestrian over auto related parking requirements | Planning | Ongoing |
| Commerce 1.7 | Allow and encourage shared parking as a preferred and readily achievable option for fulfilling parking requirements | Planning | Short Term |

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|---|--|------------------|
| Commerce 1.8 | Create a "payment in lieu" of parking program | Planning | Short Term |
| Commerce 1.9 | Continue and expand the commercial facade grant program and provide design guidelines | Economic Development | Ongoing |
| Commerce 1.10 | Develop public private partnerships to spur additional economic growth | Economic | Ongoing |

GOAL 2: ATTRACT HIGH QUALITY, DIVERSE RESTAURANTS

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|---|--|------------------|
| Commerce 2.1 | Advertise the availability and affordability of Class "C" liquor licenses | Economic Development, Communications | Ongoing |
| Community 2.2 | Enforce regulations to ensure quality restaurants | Planning | Ongoing |



WWJ building, scheduled to be rehabilitated and repurposed into a restaurant

GOAL 3: PROVIDE STREAMLINED, BUSINESS-FRIENDLY PERMITTING PROCESSES AND EASILY OBTAINABLE RESOURCES FOR BUSINESSES

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|---|--|------------------|
| Commerce 3.1 | Continuous improvement as a Redevelopment Ready certified community | Economic Development | Ongoing |
| Commerce 3.2 | Continue pre-development meetings with all necessary departments to speed up the development and approval processes | Planning | Ongoing |

GOAL 4: REVISE AND IMPROVE COMMERCIAL PARKING ZONING REGULATIONS AND MUNICIPAL PARKING OPTIONS

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|---|--|------------------|
| Commerce 4.1 | Revise parking requirements utilizing best practices of other cities and consider shared parking as alternatives | Planning | Short Term |
| Commerce 4.2 | Consider shared or municipal parking areas to service the parking inadequacies in the Industrial District | Planning | Long Term |
| Commerce 4.3 | Investigate closing streets to create public spaces and additional parking near commercial areas | Planning | Short Term |
| Commerce 4.4 | Devise a plan to alleviate the traffic, parking inadequacies and overall danger of commercial areas on Coolidge Highway | Planning | Mid Term |

GOAL 5: UPDATE MAPS, ZONING, AND ORDINANCES

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|--|--|------------------|
| Commerce 5.1 | Review and revise parking standards for commercial development | Planning | Short Term |
| Commerce 5.2 | Update future land use map | Planning | Short Term |
| Commerce 5.3 | Identify opportunities and create multi-use transitional zones along Greenfield, Eleven Mile, and Eight Mile Roads | Planning | Short Term |

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|--|--|------------------|
| Commerce 5.4 | Identify opportunities for a transitional industrial area that allows other uses | Planning | Mid Term |
| Commerce 5.5 | Consider form based code | Planning | Ongoing |

GOAL 6: IMPROVE COMMERCIAL CORRIDORS VISUAL APPEARANCE TO SPUR INVESTMENT

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|--|--|------------------|
| Commerce 6.1 | Continue Code Enforcement and Rental Inspection programs | Technical and Planning | Ongoing |
| Commerce 6.2 | Have consistent screening along greenbelts and add landscaping for curb appeal | Technical and Planning | Ongoing |
| Commerce 6.3 | Add landscaping buffers to commercial areas where necessary | Planning | Ongoing |
| Commerce 6.4 | Work with the City of Southfield and Oakland County Road Commission to improve appearance of landscaping in islands on Greenfield Road | Public Works | Short Term |
| Commerce 6.5 | Install City branded wayfinding signage throughout City | Economic Development, Communications | Mid Term |



Rendering of proposed street closure for public space, OHM Engineering

GOAL 7: REDEVELOPMENT OF BLIGHTED OR UNDERUTILIZED BUILDINGS

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|---|--|------------------|
| Commerce 7.1 | Promote redevelopment in key commercial areas to boost economic activity and create a more urban walkable environment | Economic Development | Ongoing |
| Commerce 7.2 | Market key re-development opportunities | Economic Development, Communications | Ongoing |
| Commerce 7.3 | Create design standards for new development | Planning | Mid Term |
| Commerce 7.4 | Review landscaping standards and modify if deemed necessary | Planning | Mid Term |

GOAL 8: IMPROVE RENTAL PROPERTIES

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|--|--|------------------|
| Commerce 8.1 | Continue Code Enforcement and Rental Inspection programs | Technical and Planning | Ongoing |
| Commerce 8.2 | Develop a landlord handbook encouraging best practices and resources | Technical and Planning | Mid Term |

GOAL 9: PROVIDE RESOURCES TO ENTREPRENEURS AND BUSINESSES

| | Action Item | Responsible City Department or Commission | Timeframe |
|--------------|---|--|------------------|
| Commerce 9.1 | Participate in entrepreneurial organizations to provide additional resources | Economic Development | Ongoing |
| Commerce 9.2 | Create a resource network for entrepreneurs and business owners | Economic Development | Ongoing |
| Commerce 9.3 | Encourage participation in networking activities | Economic Development | Ongoing |
| Commerce 9.4 | Pursue opportunities with other local chambers of commerce to create an Oak Park Chamber of Commerce | Economic Development | Ongoing |
| Commerce 9.5 | Continue retention calls to identify areas of opportunity for businesses and resources to assist in expansion | Economic Development | Ongoing |
| Commerce 9.6 | Partner with Oakland County and the MEDC where necessary | Economic Development | Ongoing |

GOAL 10: IMPROVE INDUSTRIAL AREAS

| | Action Item | Responsible City Department or Commission | Timeframe |
|---------------|--|--|------------------|
| Commerce 10.1 | Continue to enforce City ordinances that detract from a high quality Industrial environment | Technical and Planning | Ongoing |
| Commerce 10.2 | Conduct an analysis to determine if landscaping requirements should be revised for industrial uses | Planning | Mid Term |
| Commerce 10.3 | To improve the visual appearance the City should seek funding for streetscape improvements to provide bike racks, landscaping, and better lighting. | Economic Development | Ongoing |
| Commerce 10.4 | Encourage development of public space as part of new industrial development | Planning | Mid Term |
| Commerce 10.5 | Determine if screening standards in the Industrial Area should be revised to reduce the negative visual characteristics of industrial uses. Screening of businesses should be enforced. | Planning | Mid Term |
| Commerce 10.6 | The Planning Commission should determine the best location in the Industrial Area in which to revise zoning regulations and allow for live work space. | Planning | Mid Term |
| Commerce 10.7 | Allow and encourage shared parking as a preferred and readily achievable option for fulfilling parking requirements. Conduct a complete examination of current parking requirements for industrial uses. | Planning | Mid Term |
| Commerce 10.8 | Improve the overall appearance of the Industrial Park | Planning | Mid Term |



Industrial Park, unscreened yard

FUTURE LAND USE PLAN

The Future Land Use Plan in Oak Park contains aggressive recommendations for redevelopment of key areas in the City. The goal of the Land Use Plan is to promote the characteristics that stand out as sound planning and provide a vision of the future of Oak Park.

The City's future will be impacted by several factors. One of the principal factors is the distribution of existing and future land uses. Current zoning in Oak Park allows for a variety of uses. It has been recognized that there is a need for changes to the Zoning Ordinance based on the current and future needs of the Oak Park residents and businesses. These changes will shape the redevelopment of Oak Park, fostering a more walkable, environment that allows flexibility for development.

The Future Land Use Plan will have a considerable positive influence on the City's future. The proposed changes will significantly impact the character of the community, and ultimately, the quality of life for residents. The community has seen very little new development until the past few years. The increased visibility of Oak Park as a viable option for new developments, including commercial, industrial and housing, has begun to change the framework for the future of the City. This is in part due to the addition of an Economic Development Department, the economic upturn, the close proximity to major freeways, and the redevelopment of the City of Detroit. As the City of Detroit continues to make progress more demand will be placed on the suburbs for additional housing within close proximity to the City.

Oak Park has many priority redevelopment sites throughout the City. The following section will describe each priority area and recommendations for change.

The overriding goal of the Land Use Plan is to promote the existing characteristics of the City that exemplify sound planning. All of the development and redevelopment proposals are intended to help upgrade and improve the City's already strong neighborhoods, enhance it's employment base, rehabilitate or redevelop blighted and under-utilized commercial and industrial properties, and provide outstanding parks and recreation facilities. The City's tradition of providing the highest quality municipal services reinforces the plan for future development.

Future Land Use Plan and Zoning Plan

The Michigan Planning Enabling Act requires communities that have a Zoning Ordinance to have a Zoning Plan. The following Future Land Use Plan categories describe the associated Zoning Districts identified on the City's Zoning District Map and are the Zoning Plan for the City of Oak Park.

ONE-FAMILY DWELLING DISTRICT 

The R-1 one-family dwelling districts are intended to provide an environment of one-family detached dwellings and accessory uses in structures within stable residential neighborhoods.

TWO-FAMILY DWELLING DISTRICTS 

The R-2 two-family dwelling districts are intended to permit both one-family and two-family dwellings and compatible accessory uses and structures within stable residential neighborhoods.

MULTI-FAMILY RESIDENTIAL DISTRICTS  

The RM-1 low-rise multi-family residential districts and the RM-2 mid-rise multi-family districts are intended to provide areas for multiple family dwellings and related uses, which will generally serve as zones of transition from lower-density residential districts to more intense use districts, while providing appropriate housing alternatives in a properly planned setting.

NEIGHBORHOOD BUSINESS DISTRICTS 

The B-1 neighborhood business districts are intended to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

GENERAL BUSINESS DISTRICTS 

The B-2 general business districts are intended to accommodate more intensive businesses that cater to a larger consumer market than those typically found in neighborhood business districts. B-2 uses are generally characterized by an integrated or planned cluster of establishments served by a common parking lot.

LIGHT INDUSTRIAL DISTRICTS 

The light industrial district regulations are established so as to apply to those light industrial areas and subdivisions developed to provide sites for manufacturing plants, warehousing, research laboratories and similar uses. Development is limited to uses that can be carried out in an unobtrusive manner, and maintain a compatibility with surrounding residential or commercial areas.

INDUSTRIAL FLEX 

The industrial flex district is to foster a mixture of live/work and maker space that complements and transitions to nearby commercial, residential, and industrial districts. This district generally transitions from industrial uses to a higher density, adaptive reuse or modern infill to accommodate an eclectic live/work mixture of uses.

OFFICE BUILDING DISTRICTS 

The O districts are intended to accommodate uses such as offices, banks, personal services, and a limited amount of retail. The O districts can serve as a transition between residential uses and more intensive uses and transportation corridors.

PLANNED CORRIDOR DEVELOPMENT DISTRICTS 

The planned corridor development districts are designed to provide for a variety of retail and service establishments in business areas abutting major thoroughfares and so located and planned as to provide convenient customer parking, store servicing and pedestrian traffic movement within the business district and with a minimum of conflict with traffic on abutting streets. To assure optimum site planning relationships and minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting sites and as it relates to the entire district and abutting districts. This type of district is further created so as to provide a zone of transition between residential districts and major thoroughfares or expressways.

PLANNED TECHNICAL, RESEARCH, EDUCATION DEVELOPMENT DISTRICTS 

The planned technical, research, education development districts are intended to accommodate research, technical, medical and educational activities which serve the needs of nearby regional establishments. The primary characteristic of uses allowed in this district is the pursuit of technical knowledge to serve the needs generated by those endeavors. Uses in this district shall be developed on larger parcels of land in a "campus-like" setting that creates a physical atmosphere of low-rise buildings accented with substantial landscaping.

PARKS 

All City-owned parks and open space areas.

SCHOOLS 

All public and private school sites currently in use.

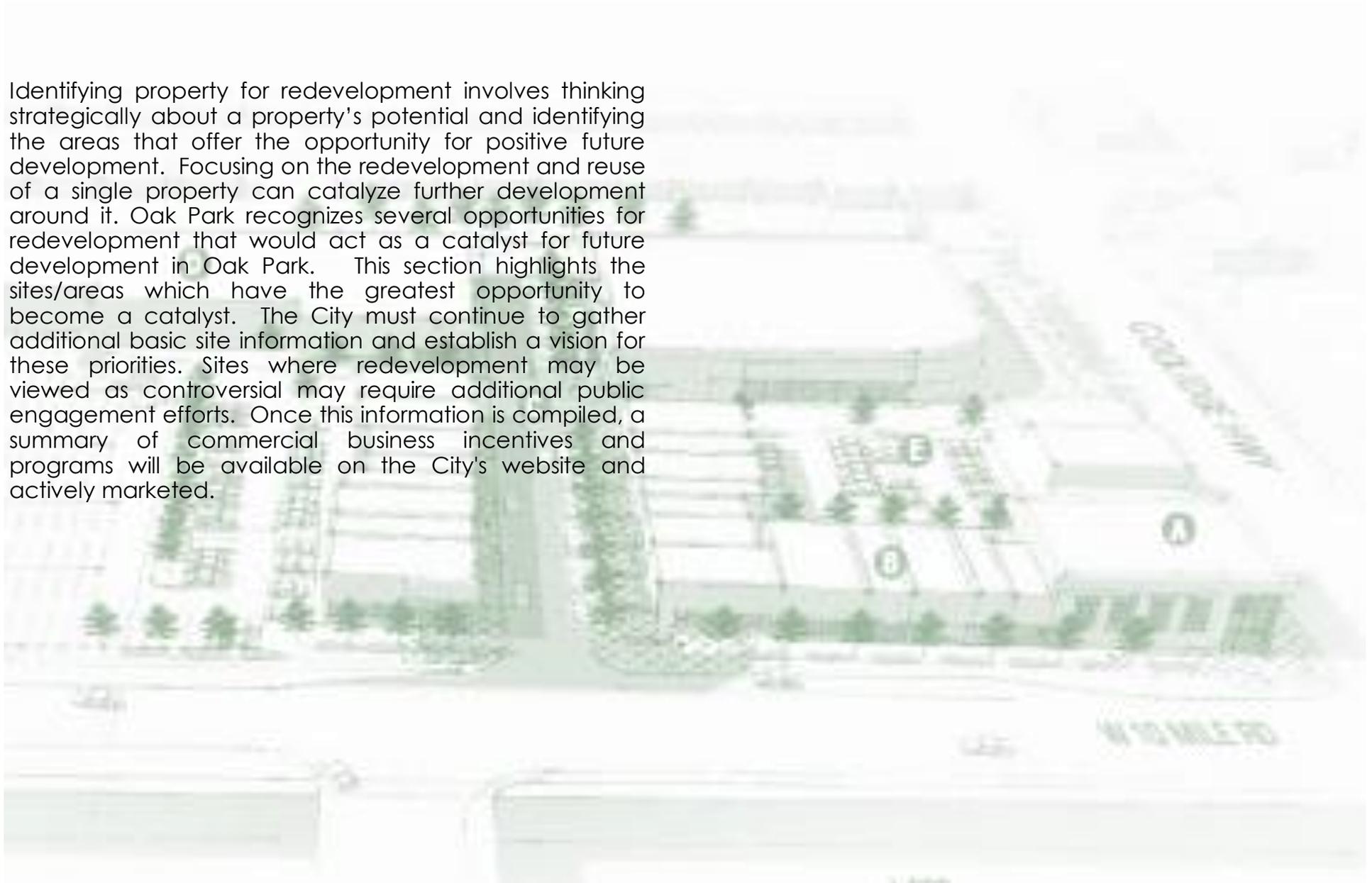
MIXED USE  

Sites that blend a variety of residential, cultural, commercial and service businesses that are functionally integrated within two to three story buildings and provide pedestrian connections throughout. These areas are typically characterized by ground-floor uses that include convenience retail, personal services, and restaurants with upper story residential units.



PRIORITY REDEVELOPMENT SITES

Identifying property for redevelopment involves thinking strategically about a property's potential and identifying the areas that offer the opportunity for positive future development. Focusing on the redevelopment and reuse of a single property can catalyze further development around it. Oak Park recognizes several opportunities for redevelopment that would act as a catalyst for future development in Oak Park. This section highlights the sites/areas which have the greatest opportunity to become a catalyst. The City must continue to gather additional basic site information and establish a vision for these priorities. Sites where redevelopment may be viewed as controversial may require additional public engagement efforts. Once this information is compiled, a summary of commercial business incentives and programs will be available on the City's website and actively marketed.



ARMORY PROPERTY

In 2004 the State of Michigan sold the National Guard Armory site (71 acres) to a developer that combined it with the former Northland Plaza shopping center (21 acres) to offer a site that would provide prime access off of both Eight Mile Road and Greenfield Road. In 2016, 54 acres was sold for construction of the 305,000 square foot FedEx Ground Distribution Center thus splitting the parcels once again. Both remaining sites still offer easy access to I-696 and the Lodge Freeway making the location ideal.

The Greenfield frontage has one distinct opportunity on the south side and offers 91,000 square feet of retail space for redevelopment. It is a great opportunity for a retail/restaurant development. The possibility to purchase an inexpensive Class "C" liquor license combined with the location and high demand for restaurants and retail within the city make this a prime location to redevelop.

The Eight Mile Road site is 27 acres in size and offers the same opportunities as the Greenfield side. Future development opportunities include big box retailers, outlots, and multi-tenant buildings. 11 of the acres will house the new Forgotten Harvest headquarters.



Schostak marketing material for Armory Site



FedEx Distribution Center rendering

ELEVEN MILE ROAD.

The Eleven Mile Corridor offers a unique opportunity to provide for a mix of uses. This corridor borders Berkley and has municipal parking available behind many of the industrial and commercial centers. The majority of the corridor was rezoned to mixed use and has attracted two breweries and two restaurants.



Randolph Tool Building, 11 Mile Road

EIGHT MILE ROAD CORRIDOR

The Eight Mile Road Corridor has the potential to be re-imagined and developed to a higher and better use. Along the corridor the City currently allow for a wide variety of uses and the area lacks any identity. This corridor offers a high traffic count and easy access to I-696 and Lodge Freeway. Zoning in this area should be revised to offer a consistent and better use of some of the properties.

NINE MILE ROAD & COOLIDGE COMMERCIAL AREAS

There are several linear commercial districts throughout Oak Park. These districts contain many small boutiques, service businesses, and other retail establishments. However, these areas suffer from inadequate and poorly designed off-street parking, and an adverse relationship of parking and service areas abutting the residential neighborhoods. These areas can be improved by development of parking behind the commercial centers and creating a landscape buffer between the commercial areas and the neighborhoods. To accomplish this, the commercial areas will need to expand into the residential neighborhoods. The addition of streetscape elements will vastly improve the appearance of these commercial centers. Another option is to explore possible street closures to expand the parking as well as add additional streetscape amenities and allow room for sidewalk cafes.

Bird's eye model of potential redevelopment concept at a prototypical strip retail center



- A - Enhance the pedestrian experience at storefronts with comfortable sidewalk widths and site amenities.
- B - Create space for outdoor dining and sale items.
- C - Implement metered, on-street parking where appropriate.
- D - Locate shared parking lots behind buildings.
- E - Convert alley to one-way with parking.
- F - Residential road narrowing provides physical and perceptual transition from commercial to residential neighborhood environment.
- G - Accommodate bicycles in reconfigured right-of-way

Excerpt from the Strategic Economic Development Plan



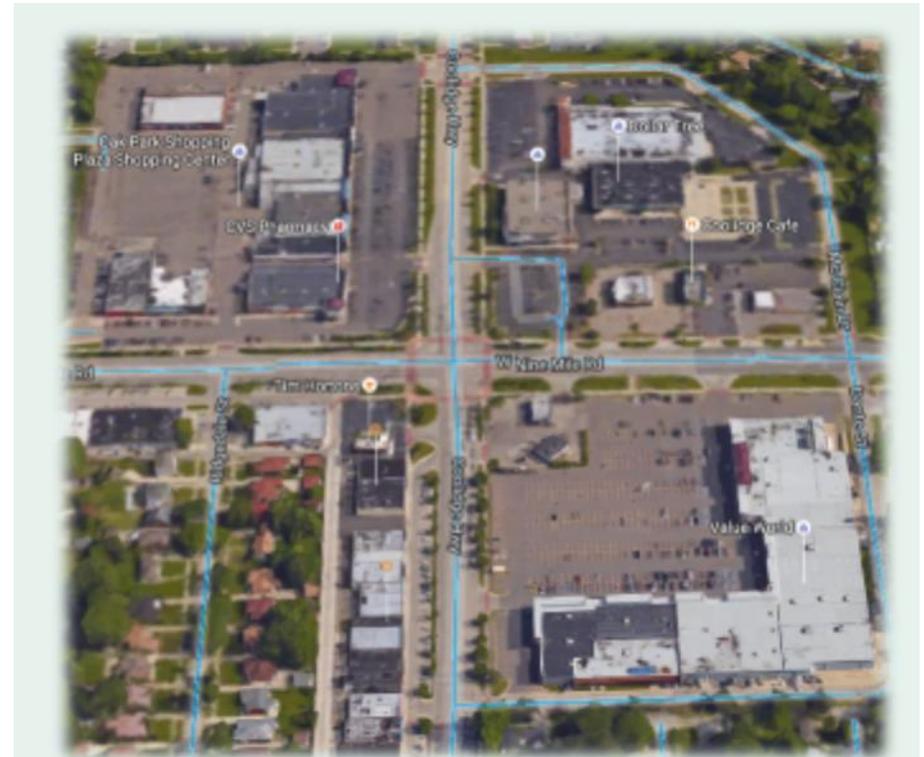
Linear commercial district located on 9 Mile Rd.

NINE MILE ROAD & COOLIDGE CITY CENTER

The city center area as defined through previous Master Planning processes and the recently adopted Strategic Economic Development Plan is at the intersection of Nine Mile Road and Coolidge Highway. Further analysis and planning is needed to transform this intersection into the vibrant, pedestrian-friendly public space it has the potential to become. In the short term the City is working with the existing property owners to devise a high impact project that will activate the sea of underutilized parking in a creative way. Some of the potential ideas include a food truck rally, a festival, and a variety of pop-up recreational activities. The rezoning of this area to mixed-use, proposed in the Future Land Use Plan, will allow for a diversity of uses and the kind of dense urban environment needed to create a walkable, dynamic downtown district.



Excerpt from the Strategic Economic Development Plan: Rendering of City Center redesign



Nine Mile/Coolidge City Center Aerial



Shopping Center 9 Mile/Coolidge

SOUTHEAST INDUSTRIAL DISTRICT

This district is characterized by inadequate landscaping and greenspace, and seas of concrete. Many of the buildings are in need of revitalization. Enforcement of City ordinances to encourage business owners to take pride in their buildings, implementing stronger landscaping requirements for future developments, and encouraging streetscape amenities and trees will help to soften the appearance and improve the aesthetics.

Industrial buildings are often popular for adaptive reuse purposes, but the City's current Zoning Ordinance acts as an impediment. In order to allow for the creative and flexible reuse of buildings the City will strategically identify areas within the district to be classified as transitional light industrial zones. The new zoning classification will allow for a more diverse array of uses in the district, potentially including live—work space, restaurants, athletic facilities, and art spaces.

Due to a recognized lack of parking in the district the City will explore the feasibility of municipal parking areas and/or shared parking to accommodate the parking needs of current and future businesses. Additionally, during the development of the non-motorized transportation plan, the City will investigate the addition of bike racks and a multi-use path connecting to the residential areas to encourage other forms of transportation.



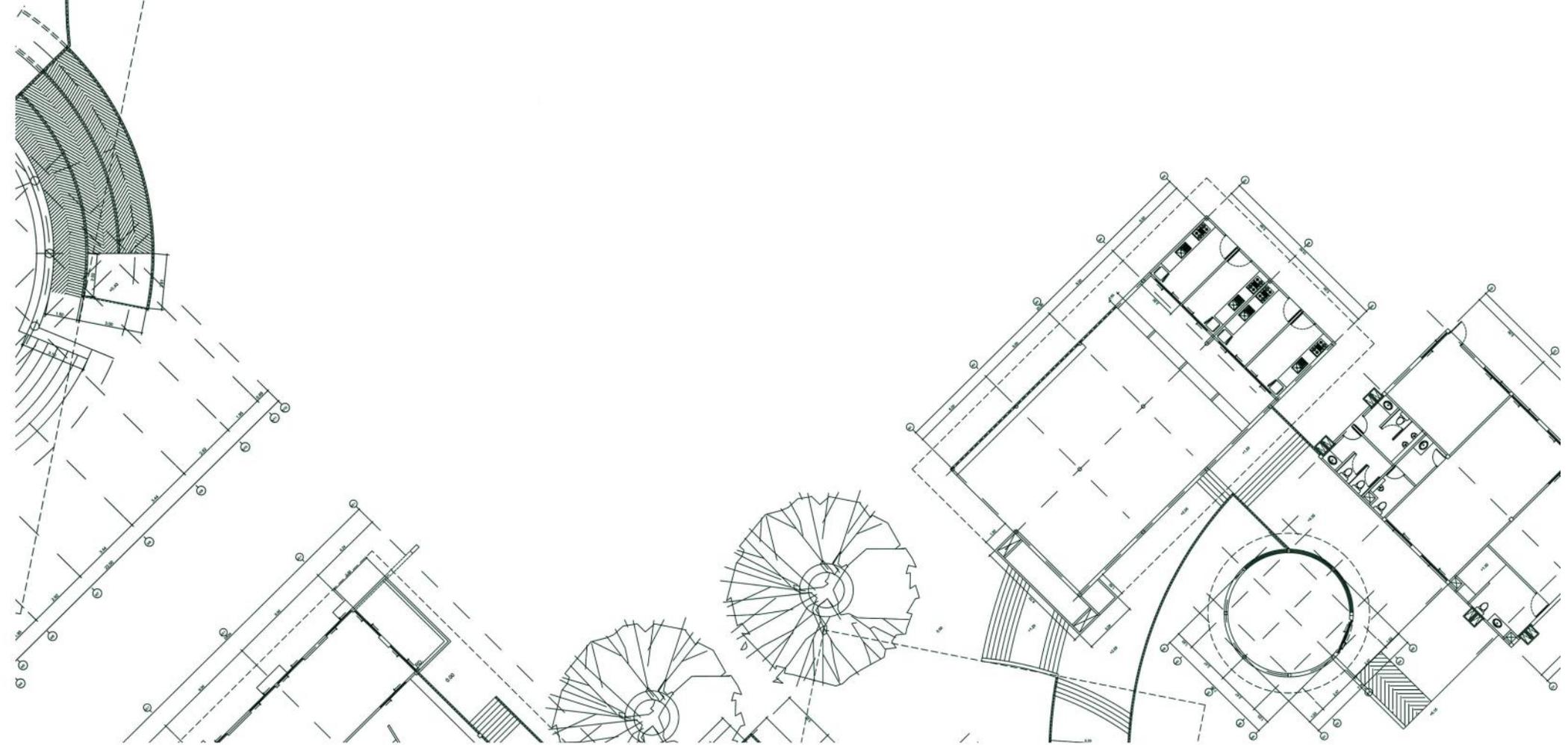
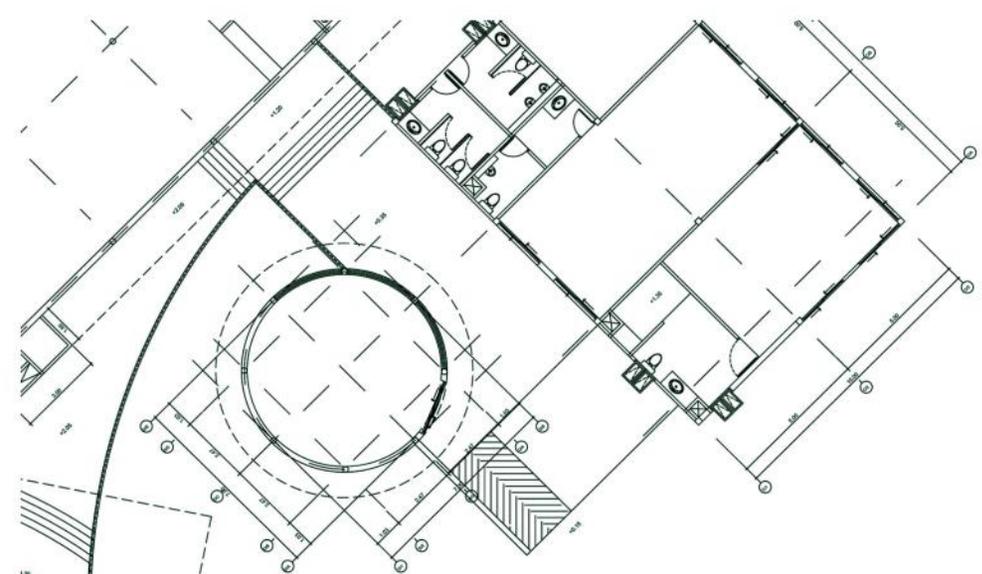
Parking issues in Industrial District



Blighted building



Redevelopment of blighted building using Brownfield incentive



**CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN**

RESOLUTION APPROVING SALE OF JACKSON PARK

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on the 19th day of October 2020, at 7:00 p.m.

Present: _____

Absent: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, on September 16, 2019, the Oak Park City Council resolved to approve the offer from Ferndale Public Schools to purchase the Jackson Park property for \$100,000.00, contingent upon deed restrictions for the property being successfully lifted, and the removal of Jackson Park from the City Master Plan;

WHEREAS, on October 19, 2020, the Oak Park City Council resolved to approve the recommendation of the Planning Commission to Amend the City Master Plan;

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to sell the Jackson Park property to Ferndale Public Schools for the construction of a new elementary school.

NOW, THEREFORE, the City Council of the City of Oak Park, Oakland County, Michigan resolves as follows:

1. The City Manager is hereby authorized to negotiate the sale of the property formerly known as Jackson Park identified on the Attached purchase agreement for an amount not less than \$100,000.00 to include all terms stated in the Purchase Agreement.
2. The Mayor and/or City Manager are hereby authorized to sign all necessary documents to complete the transaction.
3. Any and all Resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED

Edwin T. Norris
City Clerk

Dated:

PURCHASE AGREEMENT

This Purchase Agreement (the "Agreement") is entered into this ____ day of _____, 202019, between the **CITY OF OAK PARK**, a Michigan home rule city, whose address is 14000 Oak Park Boulevard, Oak Park, Michigan 48237 (the "Seller") and **FERNDALE PUBLIC SCHOOLS**, a Michigan general powers school district organized and operating under the provisions of the Revised School Code, MCL 380.1, *et seq.*, as amended, whose address is 871 Pinecrest Drive, Ferndale, Michigan 48820 (the "Purchaser"), for the transfer of real property commonly known as "Jackson Park," located within the City of Oak Park, Oakland County, Michigan, which is legally described below and depicted in Exhibit A:

T1N, R11E, SEC 29 OAK PARK SUB S 209.37 FT OF LOTS 258 & 281, ALSO E 37.94 FT OF S 209.37 FT OF LOT 290, ALSO W 100 FT OF LOTS 290 & 291, ALSO W 100 FT OF S 218.44 FT OF LOT 292, ALSO S 209.37 FT OF VAC ITHACA AVE LYING ADJ TO LOTS 281 & 290 5-14-92 FR 021

Parcel No. 52-25-29-432-022.

I. Property Transferred. The Purchaser shall purchase and receive and the Seller shall sell the property described above, including all rights, title and interests of the Seller, if any, in and to all easements or right-of-ways abutting or adjoining the Land, all air, mineral and riparian rights, and all tenements, hereditaments, retention ponds, utilities, privileges and appurtenances belonging or in any way appertaining to or benefiting the Land (collectively the "Appurtenances."), ~~including all easements and all other interests and rights of the Seller which are appurtenant to the real estate, including, but not limited to, all rights, title, and interest, if any, of the Seller in and to any land lying in the street, road, or avenue in front of, within, adjacent to, or adjoining such land in accordance with and subject to the terms and conditions of this Agreement~~ (collectively, the "Property").

II. Purchase Price. The Property shall be purchased for the amount of One Hundred Thousand and 00/100 Dollars (\$100,000.00) (the "Purchase Price"). The Purchase Price shall be paid to the Seller in certified funds at closing.

III. Closing. The closing of the sale described herein shall take place at the office of the title company that provides the commitment for title insurance pursuant to Paragraph IV, herein, which closing shall occur within thirty (30) days following the date that all documents are prepared and approved and all contingencies contained in this Agreement are satisfied or waived.

IV. Evidence of Title. The Seller shall, at its expense, as soon as practical and in any event within fifteen (15) days from March 11, 2020 (i.e., ~~March 26, 2020~~), obtain a commitment for an owner's policy of title insurance in the amount of the purchase price, with standard exceptions removed at closing, showing the Seller's title to be in the condition called for under this Agreement, except for mortgages, judgments, and other liens which can and will be satisfied out of the proceeds of sale. Within fifteen (15) days of receipt of the commitment for title insurance, the Purchaser shall notify the Seller of any restrictions, reservations, limitations, easements, liens, and other conditions of record (together hereinafter called "Title Defects"), disclosed in such commitment which would interfere with Purchaser's proposed use of the Property and are therefore objectionable to the Purchaser. Should the Purchaser notify the Seller of any such Title Defects, the Seller shall have until the closing date to cure or remove same. If such Title Defects are not cured by closing date, the Purchaser may, at the Purchaser's option, terminate this Agreement, or alternatively set a date with the Seller to extend the closing date to a mutually agreed upon closing date so as to provide the Seller with an additional opportunity to cure said Title Defects. In the event such

Title Defects are not cured by the date set for closing, or any extension thereof, and the Purchaser elects not to waive its title objections, the Purchaser may terminate this Agreement.

V. Warranty Deed. At closing, the Seller shall provide to the Purchaser a good and sufficient warranty deed. Said deed shall warrant title to the Property free and clear of all liens, encumbrances, and conflicting claims of ownership.

VI. Survey. The Purchaser may, at its expense, as soon as practical and in any event within forty-five (45) days commencing March 11, 2020 (i.e., April 25, 2020), obtain a Survey of the Property (the "Survey"). Within five (5) days of receipt of the Survey, the Purchaser shall notify the Seller of any encumbrances, easements, or other conditions (together hereinafter called "Survey Defects"), disclosed in such Survey which would interfere with the Purchaser's proposed use of the Property and are therefore objectionable by the Purchaser. Should the Purchaser notify the Seller of any such Survey Defects, the Seller shall have until the closing date to cure or remove same. If such Survey Defects are not cured by the closing date, the Purchaser may, at the Purchaser's option, terminate this Agreement, alternatively set a date with the Seller to extend the closing date to a mutually agreed upon closing date so as to provide the Seller with an additional opportunity to cure said Survey Defects. In the event such Title Defects are not cured by the closing date, or any extension thereof, and the Purchaser elects not to waive its survey objections, the Purchaser may terminate this Agreement. If a Survey is obtained, the legal description contained therein shall be inserted into the title policy and warranty deed pursuant to Paragraphs IV and V, above.

VII. Taxes, Assessments, and Utilities. Both parties are tax-exempt entities. Nevertheless, all property taxes and assessments, if any, which have been billed for the Property in the years prior to closing shall be paid by the Seller at or prior to closing. Property taxes and assessments which are billed in the year of closing, if any, shall be prorated so that the Seller shall be charged with taxes and assessments from the first of the year to the closing date and Purchaser shall be charged with any taxes and assessments due for the balance of the year (as if paid in arrears).

VIII. Real Estate Transfer Tax and Affidavit. ~~At closing, the Seller shall pay required Michigan real estate transfer taxes, if any, on this transaction. The Purchaser shall pay the cost of preparing and filing required real estate transfer affidavits, if any, for this transaction.~~ Seller is a municipality of the State of Michigan and it is anticipated that the conveyance of the property from Seller to Purchaser will be exempt from state and county real property transfer taxes under MCL 207.526(h)(i) and MCL 207.505(h)(i), respectively; provided, if, for any reason, there is a state and/or county real property transfer tax due and payable on account of the conveyance of the Property from Seller to Purchaser, each such transfer tax will be paid by Seller.

IX. Inspections, Zoning, and Land Use Approvals, Wetlands Evaluations, Soil Tests, etc. The Purchaser or its agents, representatives, and/or independent contractors shall have the right and license to enter upon the Property upon reasonable advance notice to the Seller, for the purposes of making any and all surveys, appraisals, explorations, soil tests, inspections, environmental reports, wetlands and flood plain evaluations, water and perk tests, and the like, as well as board of education and land division approvals, all of which inspections and approvals shall be completed within seventy-five (75) days from March 11, 2020 (i.e., May 25, 2020). ~~The Seller shall execute any documents and take any other action necessary for the Purchaser to obtain any required land division approvals.~~ The Purchaser shall then have five (5) days thereafter to determine whether it is satisfied with the condition of the Property. The Purchaser shall advise the Seller within this five (5) day period if it is not satisfied with the condition of the Property. In the event that the Purchaser is not satisfied with the condition of the Property and

so notifies the Seller as set forth herein, the Agreement shall terminate and neither party shall have any further liability or responsibility thereunder.

X. Toxic or Hazardous Materials. The Seller represents and at closing shall confirm in writing that to the best of Seller's knowledge, no toxic or hazardous substances, including without limitation, asbestos, and the group of organic compounds known as polychlorinated biphenyls, have been generated, treated, stored or disposed of, or otherwise deposited in or located on the Property, nor has any activity been undertaken on the Property which would cause the Property to become a hazardous waste treatment, storage, or disposal facility. Further, to the best of the Seller's knowledge, no underground storage tanks or underground deposits are located on or near the Property.

XII. Conditions Precedent to Performance. In addition to any other conditions contained in this Agreement, the obligation of the parties to consummate the sale contemplated by this Agreement is subject to the fulfillment, on or prior to the closing date, of the following conditions:

- (a) The Purchaser's bond proposal that is scheduled for the March 10, 2020 ballot, and which relates to funding for this construction and renovation project, shall pass;
- (b) A majority of the record owners of the lots in the affected subdivision shall approve, by vote or other written instrument, the Purchaser's proposed use of the Property in satisfaction of the covenant dated August 8, 1947 and recorded in Liber 2133, Page 586, with the Oakland County Register of Deeds; and a written instrument reflective of that approval shall be recorded with the Oakland County Register of Deeds;
- (c) Any rezoning approvals, if necessary for school operations and educational use on the Property, shall be obtained;
- (d) Each of the representations or warranties of the parties shall be true and correct as though made again as of the closing date of this Agreement and no representations or warranties shall have been violated or breached prior to closing;
- (e) The parties shall perform and comply with all agreements and conditions required to be performed or complied with as of the date of closing;
- (f) There shall be no material adverse change in the Property; and
- (g) No action or proceeding to restrain, prohibit, or declare illegal the transactions contemplated hereby shall be pending or threatened, nor shall any order restraining or prohibiting the transactions contemplated hereby have been issued by any public authority, governmental agency, or court, nor shall any attachments, garnishments, levies, liens, or other litigation have been filed or be in effect regarding the transactions contemplated by this Agreement or the Property.
- (h) Title to the property is not required to be held by Seller under an official Master Plan of the City of Oak Park or other applicable law.

In the event that any of the conditions precedent have not been satisfied and a party so notifies the other party as set forth herein, this Agreement shall terminate and neither party shall have further liability or responsibility thereunder, except as expressly provided herein.

~~**XII. Property Divisions.** The parties agree that the Purchaser shall have the authority to make all permitted divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. The warranty deed that is required pursuant to Paragraph V herein shall state that the Seller grants to the Purchaser the right to make all permitted divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.~~

XIII. Execution of Other Necessary Documents. The Purchaser and the Seller agree to execute any and all documents necessary or required to complete the transaction contemplated hereunder, as may be reasonably requested by the other party.

XIV. Costs of Closing.

Seller. Seller shall pay all of the following costs of or relating to Closing:

(a). All premiums for the cost of the Title Policy and Endorsements.

(b). One-half (1/2) of all document preparation charges, escrow fees, and other closing costs of the Title Company including, without limitation, the cost of recording the Deed.

(c) Seller's own legal and accounting fees incurred in connection with this Agreement, the Transaction and the Closing.

Purchaser. Purchaser shall pay all of the following costs of or relating to Closing:

(a) The cost of the Survey.

(b). The cost of an appraisal of the Property, if obtained.

(c) One-half (1/2) of all document preparation charges, escrow fees and other closing costs of the Title Company including, without limitation the cost of recording the Warranty Deed.

(d) Purchaser's own legal and accounting fees incurred in connection with this Agreement, the Transaction and the Closing.

~~The Seller shall pay for transfer tax, fees for preparing the warranty deed, title insurance in the amount of the purchase price, taxes, and assessments in accordance with Paragraph VII, above, and any documents necessary to put the Seller's title in the condition required by this Agreement. The Purchaser shall pay the cost of fees for recording the warranty deed, survey, preparation and filing of a Property transfer affidavit, if any, inspection costs, environmental reports, and appraisal fees. Each party shall pay one-half (1/2) of the Parties' total combined legal fees incurred for this transaction; provided that such legal services are itemized or descriptively invoiced and that the Purchaser's portion of legal fees shall not exceed Twelve Thousand Five Hundred and 00/100 Dollars (\$12,500.00). In addition, each party shall pay one-half (1/2) of the closing fee, if any, which may be imposed by the title company that provides the commitment for title insurance pursuant to Paragraph IV, herein, for assisting the parties in closing this transaction.~~

XV. Brokers. Seller and Purchaser both representative that they have not engaged or otherwise dealt with any real estate agent, finder, broker, or similar person or entity in connection

with the Property, and no fee or commission will be due or payable to any Person on account of the Transaction. (collectively, "Broker Fees") by reason of any such engagement or dealings by Seller and Purchaser. Both parties shall indemnify, defend, and hold each other harmless from and against any and all claims by, or costs, damages or liabilities to, any broker engaged by or otherwise dealing with Purchaser or Seller in breach of the preceding representation, warranty and covenant, if asserted against or incurred by Seller or Purchaser; this obligation of indemnification shall survive the termination of this Agreement and the Closing.

XVI. Survival. The Seller's and the Purchaser's obligations and warranties contained in this Agreement shall survive closing.

XVII. Litigation. The Seller is not now engaged in, or to the best of the Seller's knowledge, threatened with any litigation or legal or other proceeding in connection with the ownership and operation of the Property or because of selling the Property pursuant to this Agreement.

XVIII. Possession and Occupancy. At closing, the Seller shall transfer to the Purchaser possession and occupancy of the Property.

XIX. Government Action. The Seller does not have knowledge of any condemnation, zoning, or other land use regulation proceedings, either instituted or planned to be instituted, which would detrimentally affect the use and operation of the Property for its intended purpose (school related uses), nor has the Seller received notice of any special assessment proceedings.

XX. Time of Essence. Time is of the essence with respect to all dates and times set forth herein.

XXI. Notices. Notices or consents of any kind required or permitted under this Agreement shall be in writing and shall be deemed duly delivered if delivered by person or if mailed by certified mail, return receipt requested, postage prepaid to the appropriate party as follows:

A. If to the Seller:

City of Oak Park
Attn: Mayor
14000 Oak Park Boulevard
Oak Park, Michigan 48237

B. If to the Purchaser:

Ferndale Public Schools
Attn: Superintendent of Schools
871 Pinecrest Drive
Ferndale, Michigan 48820

XXII. Approval. This Agreement shall be contingent upon the approval from both the Seller's City Council and the Purchaser's Board of Education.

XXIII. Assignment. This Agreement shall be binding and inure to the benefit of the successors and assigns of the respective parties.

XXIVH. Merger Clause. This Agreement contains the entire understanding between the parties and neither party has relied upon any verbal or written representations or understandings not set forth herein whether made by any agent or a party hereto.

XXIV. Governing Law. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Michigan.

XXVI. Headings. The headings used herein are for convenience only and shall not govern the interpretation of any paragraph hereof.

XXVII. Amendments. This Agreement may be amended or modified only by a document in writing executed by each of the parties named above.

XXVIII. Effective Date. This Agreement shall be effective as of the date of the last signature below (the "Effective Date").

XXVIIIXXIX. Execution in Counterparts. The parties hereto acknowledge that this Agreement may be executed in counterparts by the parties and will be effective upon receipt by the other party of the counterpart by personal delivery or facsimile transmission. If transmitted by facsimile, the party agrees to forthwith execute and return an original, executed copy of the Agreement to the other party.

SELLER:

**CITY OF OAK PARK,
a Michigan home rule city**

By: _____
Marian McClellan
Its: Mayor
Date: _____

PURCHASER:

**FERNDAL PUBLIC SCHOOLS,
a Michigan general powers school district**

By: _____
Dania Bazzi
Its: Superintendent of Schools
Date: _____

EXHIBIT "A"

Attach diagram of Property.



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: October 19, 2020

AGENDA #

SUBJECT: SMART (Suburban Mobility Authority for Regional Transportation)
Municipal Credit and Community Credit Contract for Fiscal Year July 1, 2020 – June 30, 2021.

DEPARTMENT: Recreation

SUMMARY: Oak Park Recreation Department is seeking authorization to renew their Municipal Credits and Community Credits Contract with SMART. This allows the Recreation Department to operate/administer a senior transportation program. SMART intends to provide Oak Park \$28,842 of Municipal Credits and \$46,562 of Community Credits for fiscal year July 1, 2020 – June 30, 2021.

RECOMMENDED ACTION: Authorize the Oak Park Recreation Department to renew their Municipal Credits and Community Credits Contract with SMART. By doing so, Oak Park agrees to operate/administer a senior transportation program, and SMART intends to provide Oak Park \$28,842 of Municipal Credits and \$46,562 of Community Credits for fiscal year July 1, 2020 – June 30, 2021.

APPROVALS:

City Manager: ET

Director: *Janice Stanek*

Finance Director: SC

EXHIBITS: Contract

MUNICIPAL CREDIT and COMMUNITY CREDIT CONTRACT FOR FY2021

I, **Erik Tungate**, as the **City Manager** of the **City of Oak Park** (hereinafter, the “Community”) hereby apply to SMART and agree to the terms and conditions herein, for the receipt and expenditure of **Municipal Credits** available for the period **July 1, 2020** through **June 30, 2021** (Section 1 below), and **Community Credits** available for the period **July 1, 2020** to **June 30, 2021** (Section 2 below); and further agree that the **Municipal and Community Credits Master Agreement** between the parties is incorporated herein by reference. A description of the service the Community shall provide hereunder is set forth in **Exhibit A**, and the operating budget for that service is set forth in **Exhibit B**, both of which are attached hereto and incorporated herein.

1. The Community agrees to use **\$28,842.00** in **Municipal Credit** funds as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFEREES COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ 28,842.00
(Including Charter and Taxi services)
- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Services Purchased from Subcontractor At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement)

Total \$28,842.00

SMART intends to provide Municipal Credit funds under this contract to the extent funds for the program are made available to it by the Michigan Legislature pursuant to Michigan Public Act 51 of 1951. Municipal Credit funds made available to SMART through legislative appropriation are based on the State’s approved budget. In the event that revenue actually received is insufficient to support the Legislature’s appropriation, it will result in an equivalent reduction in funding provided to the Community pursuant to this Contract. In such event, SMART reserves the right, without notice, to reduce the payment of Municipal Credit funds by the amount of any reduction by the legislature to SMART. All Municipal Credit funding must be spent by **June 30, 2022**; all funds not spent by that date will revert back to SMART pursuant to Michigan Public Act 51 of 1951, for expenditure consistent with Michigan law and SMART policy.

2. The Community agrees to use **\$46,562.00** in **Community Credit** funds available as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFEREES COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ 46,562.00
(Including Charter and Taxi services)
- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Capital Purchases At the cost of: \$ _____
- (e) Services Purchased from Subcontractor At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement)

Total \$46,562.00

To the extent that this Contract calls for a payment of funds directly from SMART to a subcontractor, Community hereby acknowledges that it is the party entitled to receive such funds and is affirmatively authorizing and directing SMART to pay such funds directly to the subcontractor on its behalf. Capital purchases permitted with Community Credits are subject to applicable state and federal regulations, and SMART policy, including procurement guidelines. When advantageous, SMART may make procurements directly. Reimbursement for purchases made by Community requires submission of proper documentation to support the purchase (i.e. purchase orders, receiving reports, invoices, etc.). Community Credit dollars available in **FY2021**, may be required to serve local employer transportation needs per the coordination requirements set forth in the aforementioned Master Agreement. All Community Credit funds must be spent by **June 30, 2024**; any funds not spent by that date may revert back to SMART for expenditure consistent with SMART policy.

This agreement shall be binding once signed by both parties.

THE CITY OF OAK PARK

By: _____

Date _____

Its: _____

**SUBURBAN MOBILITY AUTHORITY FOR
REGIONAL TRANSPORTATION**

By: _____

Date _____

Its: _____

EXHIBIT A

OAK PARK PROJECT DESCRIPTION

Overall Project Description (Provide a descriptive narrative):

A large portion of the Oak Park Transportation service focuses on providing transportation for seniors and residents with disabilities to their; medical appointments, errands, area grocery stores and department stores such as Target, Meijer, and Walmart, as well as to classes and events at the Community Center, and on City grounds. The COVID pandemic has impacted food insecurities among the homebound seniors and those with disabilities. We have used one of our busses to deliver food from the Forgotten Harvest food pantry to these community members each Wednesday. In addition, senior trips planned to specific events that occur within the tri-county area are provided as well as other special event requests that are dealt with on an individual basis.

Service Area (Provide geographic boundaries):

Most trips are provided within a reasonable radius of the Recreation Office.

Service Times (Provide days and hours of service):

Monday – Friday 8 am – 3 pm. When needed senior trips on Fridays, evenings and the weekends.

Eligible User Groups (Users eligible to use the service):

Residents of Oak Park who are 50 years or older and residents with disabilities.

Fare Structure: (Cost to use service)

Medical transportation: \$4 round trip

Errand transportation: \$2 round trip; with \$1 for each additional stop

Community Center transportation: \$1

Service Mode (Describe the amount and type of vehicles available, and whether they are wheelchair lift-equipped):

Two (2) 23' Champion buses with wheelchair lifts. One -13 passenger and one -14 passenger.

Special events may require a larger chartered bus to be used.

EEO COMPLIANCE REPORT A

FY21 COMMUNITY PARTNERSHIP FORM

Agency/Community Information

Program Type: Community Partnership Program (CPP) Specialized Service New Freedom JARC 5310

Name of Agency/Community: City of Oak Park

Address: 14300 Oak Park Blvd

City: Oak Park

State: MI

Zip: 48237

Agency/Community Data

1) Has your agency/community completed in excess of \$1,000,000 in

DOT federally-funded contracts from SMART in the past year?

Yes No

2) Does your agency/community employ over fifty (50) transit related employees?

Yes No

If the answers to the previous two questions were both "Yes", Please forward your agency's/community's Affirmative Action plan to the address below:

Buhl Building
535 Griswold Street, Suite 600
Detroit, MI 48226

Attn: EEO Coordinator

Have all subcontractors been informed of their responsibility to file an EEO Compliance Report A form? Yes No N/A

Testing Program Requirements

Does your agency/community have a DOT Drug and Alcohol testing program for

Safety-sensitive employees? (Vehicle operators, dispatchers, mechanics and armed security)

Yes No

Who is your testing program manager? Megan Burkes, Human Resources Director

Contact Number: (248) 691-7403

Please Proceed to Employment Data Section

Suburban Mobility Authority For Regional Transportation

EEO COMPLIANCE REPORT A

FY21 COMMUNITY PARTNERSHIP FORM

Employment Data

Report all **Transit** related permanent, temporary, or part-time employees including apprentices and on-the-job trainees. Enter the appropriate figures in the boxes below relating to an employee's race and gender.

| Job Classification | Total | | | | Race | | | | | | | | | | | | | |
|---------------------------|-----------|------|------------------|----------|--------------|--------|----------|--------|------------------|--------|-----------------|--------|------------|--------|------|--------|------|--------|
| | | | | | Non Minority | | Minority | | | | | | | | | | | |
| | White | | African American | | Hispanic | | Asian | | Pacific Islander | | American Indian | | Multi Race | | | | | |
| | Employees | Male | Female | Minority | Male | Female | Male | Female | Male | Female | Male | Female | Male | Female | Male | Female | Male | Female |
| Officials/Manager | | | | | | | | | | | | | | | | | | |
| Professionals | 2 | | 2 | | | 2 | | | | | | | | | | | | |
| Technicians | | | | | | | | | | | | | | | | | | |
| Sales Workers | | | | | | | | | | | | | | | | | | |
| Office and Clerical Staff | 2 | 1 | 1 | 1 | | 1 | 1 | | | | | | | | | | | |
| Craftsmen (Skilled) | | | | | | | | | | | | | | | | | | |
| Operators (Semi-Skilled) | 2 | 2 | | 1 | 1 | | 1 | | | | | | | | | | | |
| Laborers (Unskilled) | | | | | | | | | | | | | | | | | | |
| Service Workers | | | | | | | | | | | | | | | | | | |
| Journey Workers | | | | | | | | | | | | | | | | | | |
| Apprentices | | | | | | | | | | | | | | | | | | |
| Total | 6 | | | | | | | | | | | | | | | | | |

Certification

How was this information obtained? Visual Survey: Yes No Employment Records: Yes No

Name of Authorizing Official(Print): Laurie Stasiak Title: Recreation Director

Signature:  Date: 10/12/20

Contact Person for report: Laurie Stasiak Title: Recreation Director

Telephone: (248) 691-7576 Ext: Email: lstasiak@oakparkmi.gov

EXHIBIT B

PROJECT OPERATING BUDGET

Municipality: **Oak Park**

Contract Period: July 1, 2020 through June 30, 2021

Account Number: 48234

OPERATING EXPENSES:

| | |
|--|-------------|
| Administrative Fee: <i>(All employees other than drivers and dispatchers)</i> (10% max. of MC & CC funds) | \$3,560.00 |
| Driver Wages | \$22,445.29 |
| Fringe Benefits | \$6,825.96 |
| Gasoline & Lubricants | \$4,453.97 |
| Vehicle Insurance | \$7,732.00 |
| Parts, Maintenance Supplies | \$1,400.00 |
| Mechanic Wages | \$375.00 |
| Fringe Benefits | \$5,163.99 |
| Dispatch Wages | \$24,026.79 |
| Other (Specify)(cell phones) | \$1,600.00 |

Sub-Total (Operating Expenses) **\$77,583.00**

PURCHASED SERVICE:

| | |
|-----------------------|-------|
| Taxi Service | _____ |
| Charter Service | _____ |
| SMART Bus Tickets | _____ |
| SMART Shuttle Service | _____ |
| SMART Dial-A-Ride | _____ |
| Other (Specify) _____ | _____ |

Sub-Total (Purchased Service) _____

CAPITAL EQUIPMENT:

(Only list purchases to be made with Community Credits)

| | |
|-----------------------|-------|
| Computer Equipment | _____ |
| Software | _____ |
| Vehicle | _____ |
| Maintenance Equipment | _____ |
| Other (Specify) | _____ |

Sub-Total (Capital Equipment) _____

TOTAL EXPENSES:

**Operating Expenses, Purchased Service,
and Capital Equipment** **\$77,583.00**

Oak Park EXHIBIT B, continued (Page 2)

REVENUES:

| | |
|------------------------------------|-------------|
| Municipal Credit Funds | \$28,842.00 |
| Community Credit Funds (FY19) | \$46,562.00 |
| Specialized Services Funds | |
| General Funds | |
| Farebox Revenue | \$2,179.00 |
| In-Kind Service | |
| Special Fares (Contracted Service) | |
| Other (Specify) | |
| | |
| | |
| | |

TOTAL REVENUE: **\$77,583.00**

(Note: ***TOTAL EXPENSES*** must equal ***TOTAL REVENUE***)