



DPZ
CODESIGN

Royal Oak Master Plan Summary of Charrette Input

July 7, 2023

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Summary

This chapter is a summary of feedback that the consultant team received both before and during the week-long Master Plan charrette. During that visioning process, feedback was collected from stakeholders in the primary areas of focus: Overall Vision, Neighborhood Amenities, Activity Centers, Housing Options, Getting Around, and Natural Systems. The responses to those prompts that have been summarized in this chapter are just a piece of what the consultant team has heard. Those comments on

blue backgrounds in the following pages were summarized from the 1,300+ open-ended survey responses, and those on orange backgrounds were gathered through the weeklong charrette process. This section is meant to supplement the input that was presented to the planning commission on March 14, 2023.

An additional appendix will be provided with all comments received throughout the charrette process.



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Vision

As part of the vision of the master plan, and as an introduction to the master plan process, stakeholders were asked for their input regarding their overall vision for the future of Royal Oak. The feedback we received has been summarized on the following pages.

What is most important for you about the future of Royal Oak?

- Encourage affordable housing
- Provide a full range of housing choices

- Environmentally sustainable
- Climate resilience
- Sustainable infrastructure

Maintenance of public green spaces

No tear downs replaced by giant homes

Build multi-family housing in existing multi-family and industrial zones

Design dog parks

- Parking downtown is confusing
- Fix parking downtown
- Remove sentry

- Walkability
- Bikeability
- Safe bike lanes

Stop road diets

Maintain single-family zones

How much housing is too much?

Infrastructure is an issue already, we do not need more residents.

Allow for ADUs, families to support parents, especially later in life when they need more help, part of aging in place!

Royal Oak needs a variety of housing types for a variety of income levels

Pretty much every where I look in RO there are all kinds of diverse housing e.g. apts, townhouses, all among existing single-family homes. Do not change this

Aging in place: Accessible housing for aging individuals

Summary of Charrette Input

Vision

What is most important for you about the future of Royal Oak?

Bike and pedestrian
only routes

Real bike lanes
separate from cars

Real bike lanes,
dangerous to have
in streets and
reduced parking. I
almost never see
anyone riding bike
lanes

Accessible path-
ways and cross-
walks (people with
wheelchairs, walk-
ers, hard of hearing,
vision)

Build safe roads
for all residents
specially for chil-
dren to bike and
walk to school

Stop road diets,
screws up park-
ing on residential
streets and also
makes it difficult for
emergency vehicles

Add more 4-way
stop signs in resi-
dential areas

Remove parking
requirements

Consider a park-
ing structure in the
south end (6th and
Main). Downtown
can absorb more
people

Eliminate parking
requirements, most
parking lots are
empty

Royal Oak needs
small bus routes to
feed into regional
buses

Focus on making
Woodward a thriv-
ing place for busi-
nesses and a safe
place for children

- Encourage more
green space in new
development
- Require a certain
percentage of native
plants/trees in new
buildings

Watch the noise by
parks (nature) too
much density takes
away designated
tranquil spaces

Too much light
pollution along
neighbor-
hoods, especially
Woodward

Inclusivity is
important

Summary of Charrette Input

Vision

What is most important for you about the future of Royal Oak?

Educate community on missing middle opportunities and how these buildings have same character and size of single-family homes!

Encourage mixed use nodes, buildings upon existing commercial asset, to support walkable neighborhoods where you don't have to drive

Allow for neighborhood scale uses/businesses along collectors eg. Lincoln and Catalpa

I would encourage young people to move into Royal Oak and raise families

Maintain property values

Do not change what is working, the market will decide if Royal Oak is desirable, it will grow, if not, others will grow

Let market decide. We will lose residents that aspired to be able to live here if you go the route of affordable housing

Define certain neighborhoods that deserve historic designation to help protect them from evasive high-density developments

Noise Ordinance Enforcement

Lets spend more resources on law enforcement and all of our first responders

State or County needs to patrol Woodward at night, too many cars racing

No additional bar licenses

- Separate storm from sanitary sewer system
- Need to solve flooding issues

Higher quality design standards for downtown, especially multifamily high rises

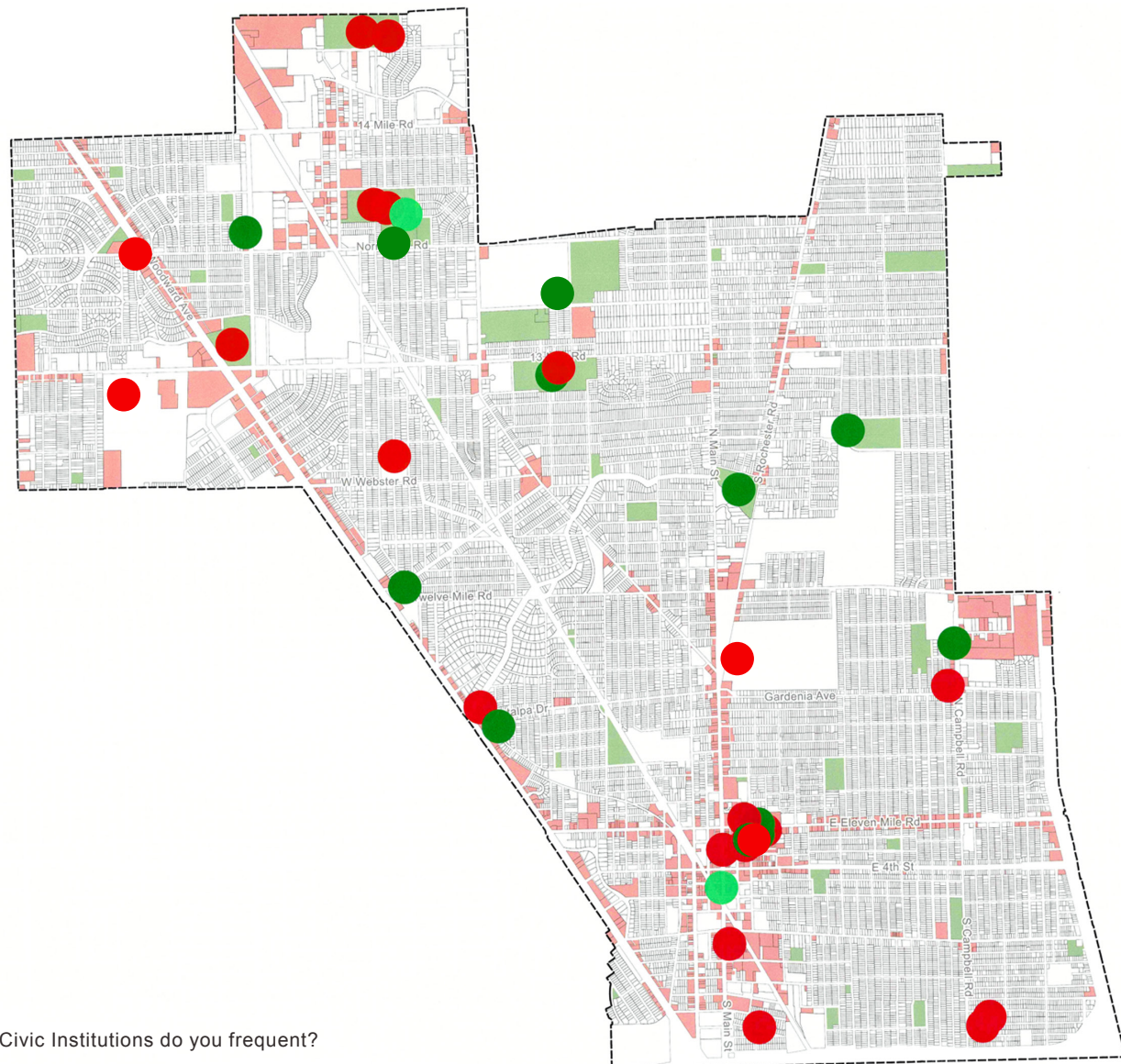
The Henry Ford Health systems sign on Main Street is too big, it is out of compliance with sign ordinance. Not being a good neighbor?

Enforce site plan design standards at business license renewal. Beaumont needs to be a better community.

Neighborhood Amenities

Stakeholders were asked specific questions regarding how they access current neighborhood amenities as well as what amenities they would like to see in Royal Oak.

Which Civic Institutions do you frequent? How do you get there?



Which Civic Institutions do you frequent?

- Drive
- Walk or Bike

Summary of Charrette Input

Neighborhood Amenities

What changes would you like to see in your Neighborhood Services?

More diverse amenities desired.

- Senior Activities
- Rec Center
- Shops
- Bakeries
- Restaurants

Need for more walkable amenities in neighborhoods

Need for more family friendly places in neighborhood centers

Need for more community gardens

Better balance between night life and family friendly day-time activity

Concern about loss of cultural venues to attract and support families

What changes would you like to see in your Parks?

Maintain and enhance tree canopy

Desire to preserve green spaces

More variety of playground offerings

- More adult-oriented programming
- Athletic options

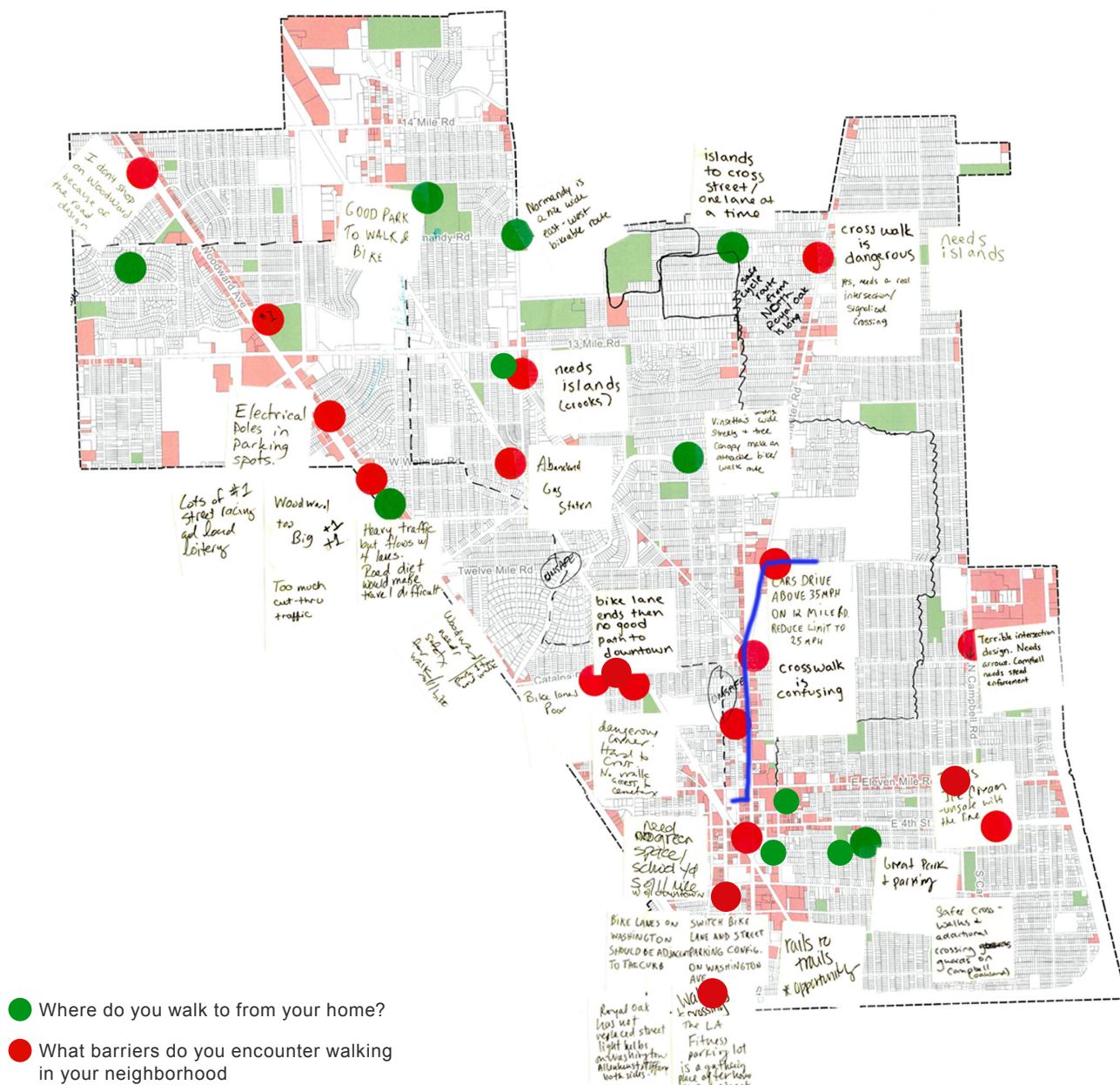
More trees

- Need more accessibility
- Better and safer crossings
 - Accessibility within parks

Summary of Charrette Input

Neighborhood Amenities

Where do you walk to now? What are the Barriers?



Summary of Charrette Input

Neighborhood Amenities

Which neighborhood main street businesses do you visit today?

Holiday Market

Hollywood

Toyology

Give Thanks Bakery

Martinizing Dry
Cleaners

Dessert Oasis

- ZMC Pharmacy
- CVS

Lily's

Oak City Grille

Piano Bar

Luigi Restaurant

Atomic Coffee

Nutri-Foods

Side Track Books

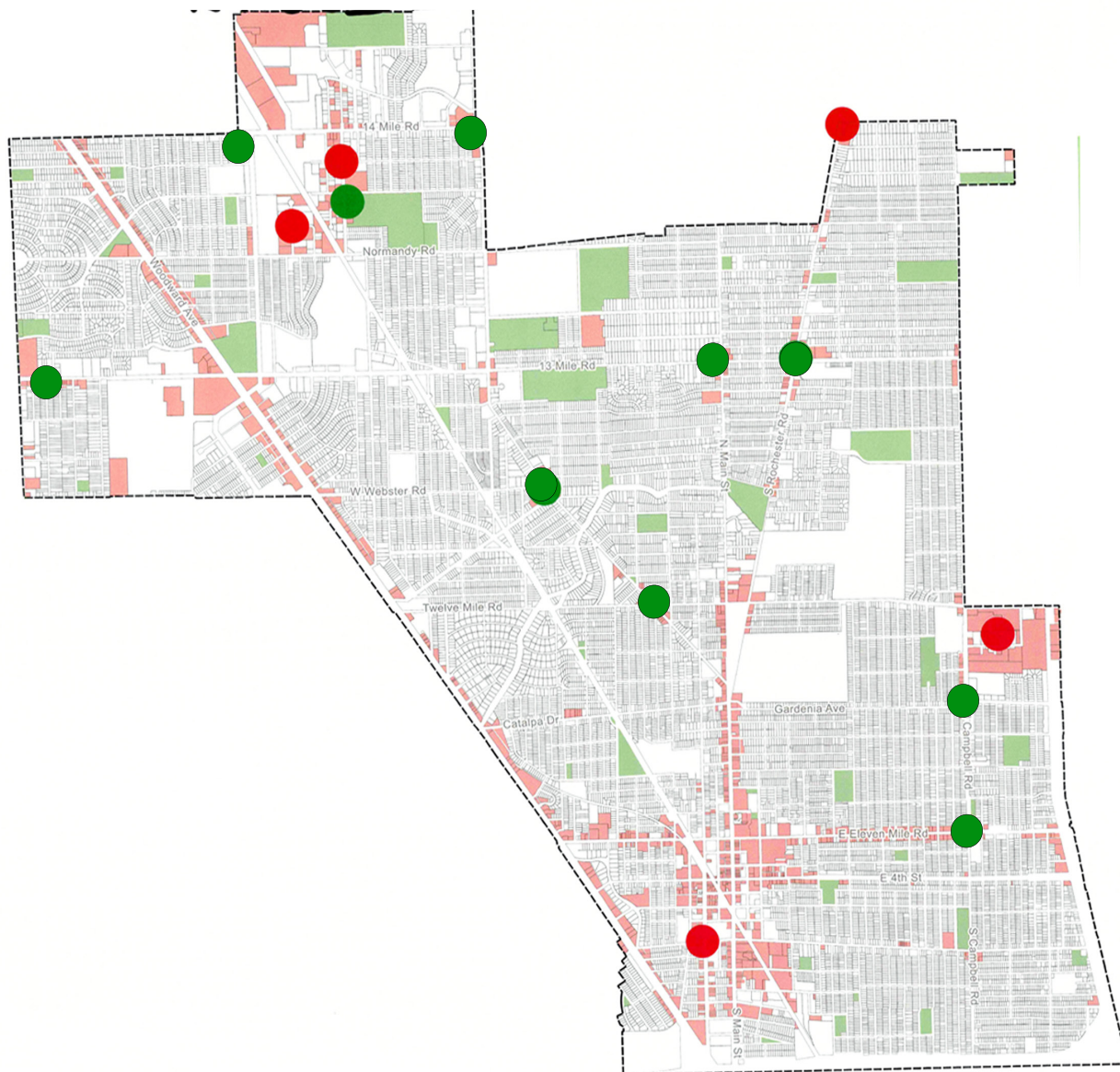
Bread/Crispelli's

Frentz

Summary of Charrette Input

Neighborhood Amenities

Where should neighborhood main streets and nodes go?



● Where should neighborhood nodes go?

● Where should neighborhood main streets go?

What business would you like to see in a neighborhood main street or node?

- Bike shop
- Family friendly places
- Coffee shops

- Art gallery
- Art supply store

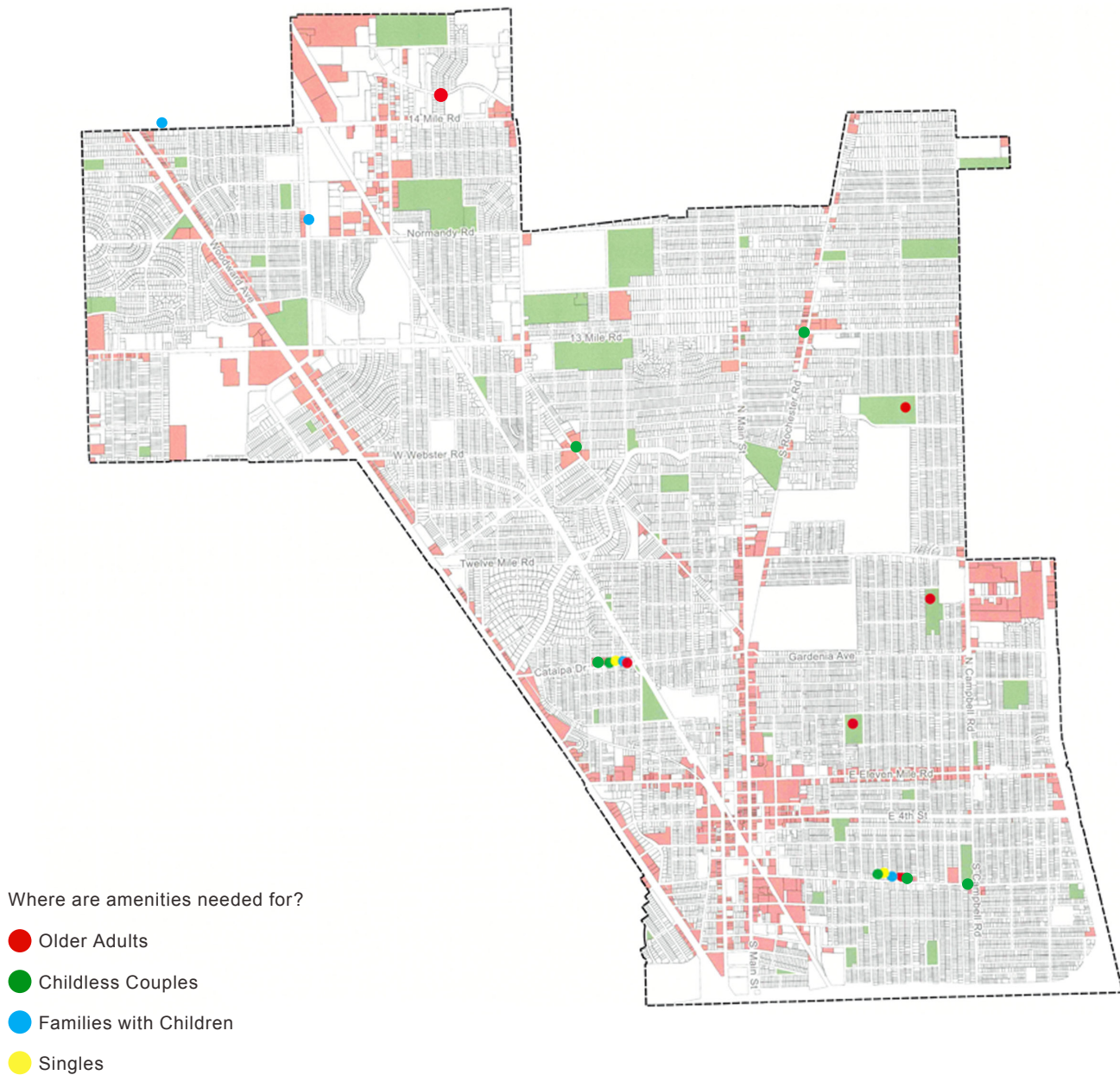
- Office
- Laundry
- Convenience shop

Culture and arts

Summary of Charrette Input

Neighborhood Amenities

Where are amenities needed (by life stage)?



Summary of Charrette Input

Neighborhood Amenities

What neighborhood amenities are desirable for childless couples?

Picnic tables

Horseshoes games

What neighborhood amenities are desirable for families with children?

School
transportation

Bike repair stations

Shade within parks

Bike and walk to
school

What neighborhood amenities are desirable for older adults?

Quiet and shade/
shelters to rest in
parks

Maintained
sidewalks

Library return boxes

Which civic institutions would you like to be nearer to your home?

Community center

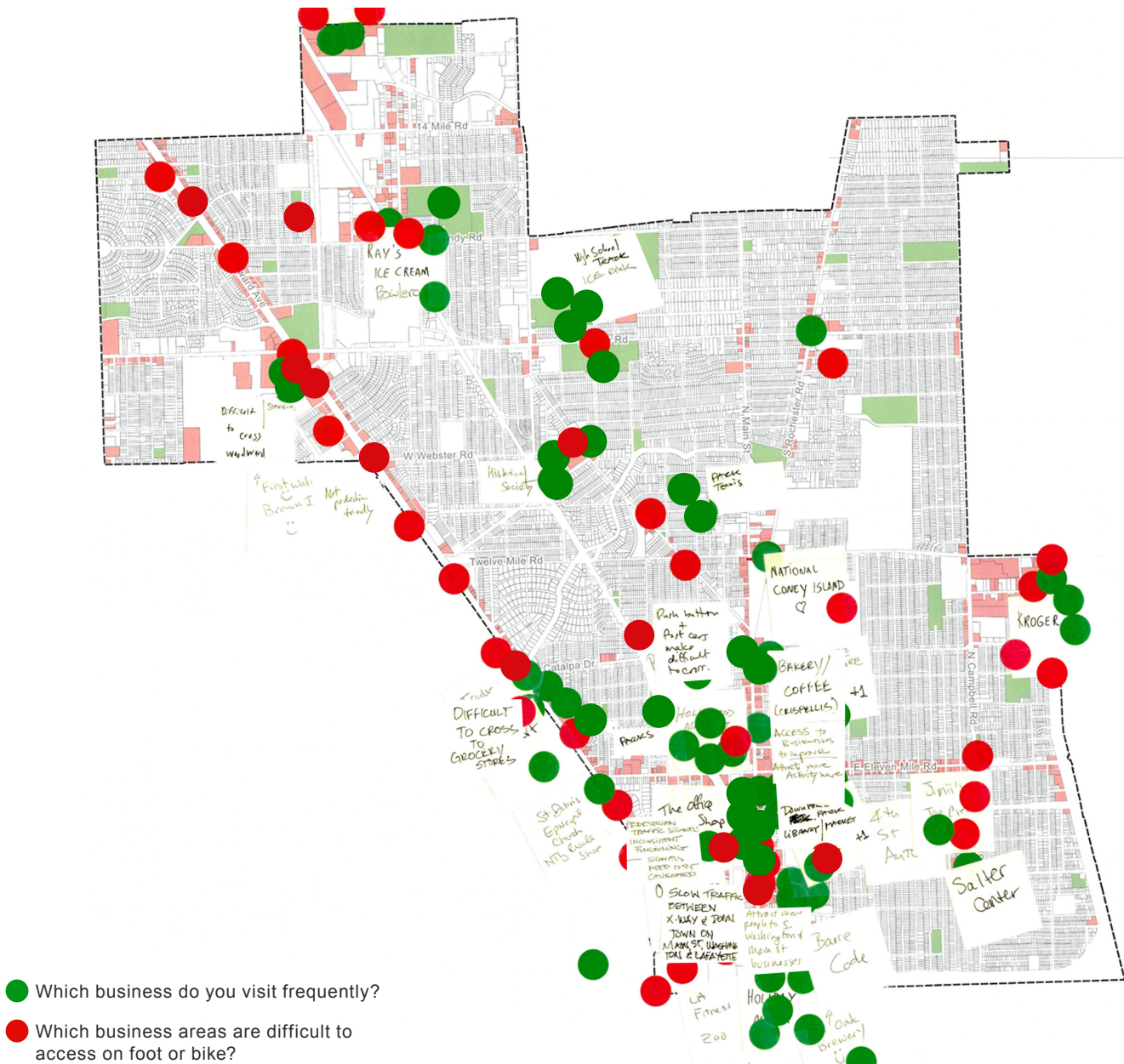
- Gym
- Pool
- Skate park

Culture and arts

Activity Centers

Royal Oak has two existing Activity Centers (Downtown and Woodward), which are supplemented by the corridors that run through the city. Stakeholders were asked questions about their visions for these places, as well as what major destinations they go to, and how they get to those destinations.

Which businesses do you frequent? Which are hard to access by foot or bike?



Summary of Charrette Input

Activity Centers

What is your vision for Woodward?

Opportunity for
More Mixed-Use
and Increased
Density

Much To Celebrate,
But Value Isn't
Evident in Current
State

Desire to Green
and Beautify the
Corridor

Concerns About
Vacancy:
• Parking
Requirements
• Difficult to
Re-Occupy

Woodward Feels
Disconnected
• Not Inviting
• Too Messy, Too
Much Traffic

Woodward Needs a
Road Diet

Maintain Current
Traffic Capacity

Separate / Buffer
Neighborhoods
from Woodward
Activity

Focus on
Redevelopment &
Reoccupation

Beautify the
Corridor, Add Trees,
Green Space

Protect Residential
Parking

Focus on
Pedestrian and
Bicycle Safety

What is your vision for the Corridors within Royal Oak?

11 Mile is an
Opportunity for
Redevelopment

Consider Traffic
Calming

Stronger Design
Guidelines

More Mixed-Use
Development Near
Catalpa

Road Diet &
Crosswalks on
11 Mile

Summary of Charrette Input

Activity Centers

What is your vision for Downtown?

Potential Location
for Denser Housing

Focus on Growth
has Changed 'Small
Town Feel'

Concerns
Regarding Building
Height, Lack of
Green Space

Parking and Traffic
Challenges

Need More
Walkability:

- Easier Access
- More Pedestrian
Areas

Need More Diverse
Activities:

- Inclusive of All
Ages
- Family-Friendly

Need Design
Standards,
Respect for Historic
Character

More Family-
Friendly
Restaurants &
Activities

Downtown Should
Be Dense &
Walkable

Slow Traffic in
Downtown -
Pedestrian Safety

Manage Nuisances
from Large Events,
Noise Violations

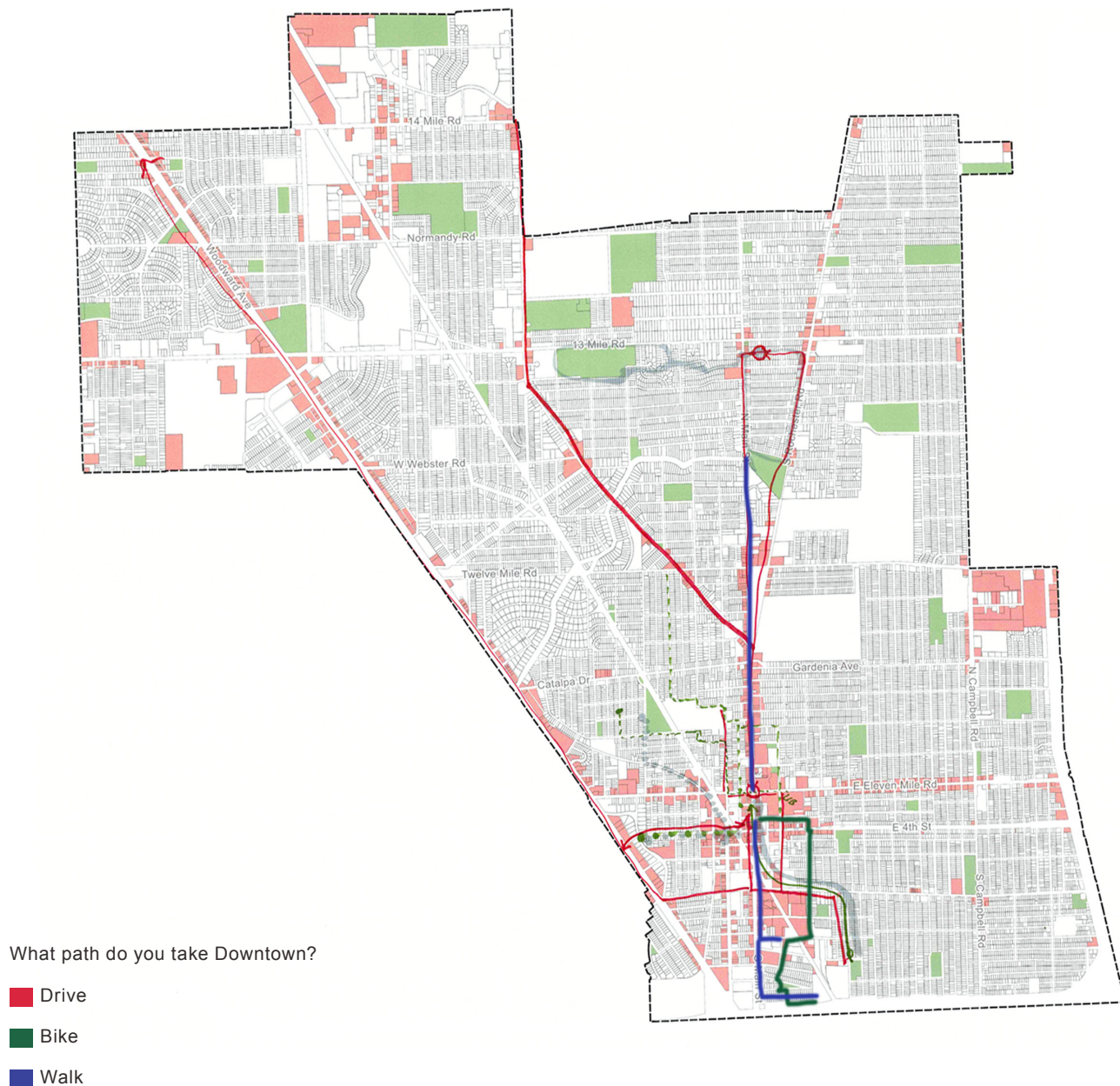
More Rooftop Public
Spaces

Ensure That
Infrastructure Can
Support Growth

Summary of Charrette Input

Activity Centers

How do you get Downtown?



Summary of Charrette Input

Activity Centers

What activities and businesses would you like to see in Downtown districts?

More Bars

Less Bars

Small, Local
Businesses

Hobby Shops

Arcade

Family-Friendly
Events

What activity centers / downtowns / main streets do you frequent outside of Royal Oak?

Ferndale

Madison Place

Downtown Detroit

Clawson

Big Beaver /
Rochester

Downtown
Farmington

12 Mile & Halstead

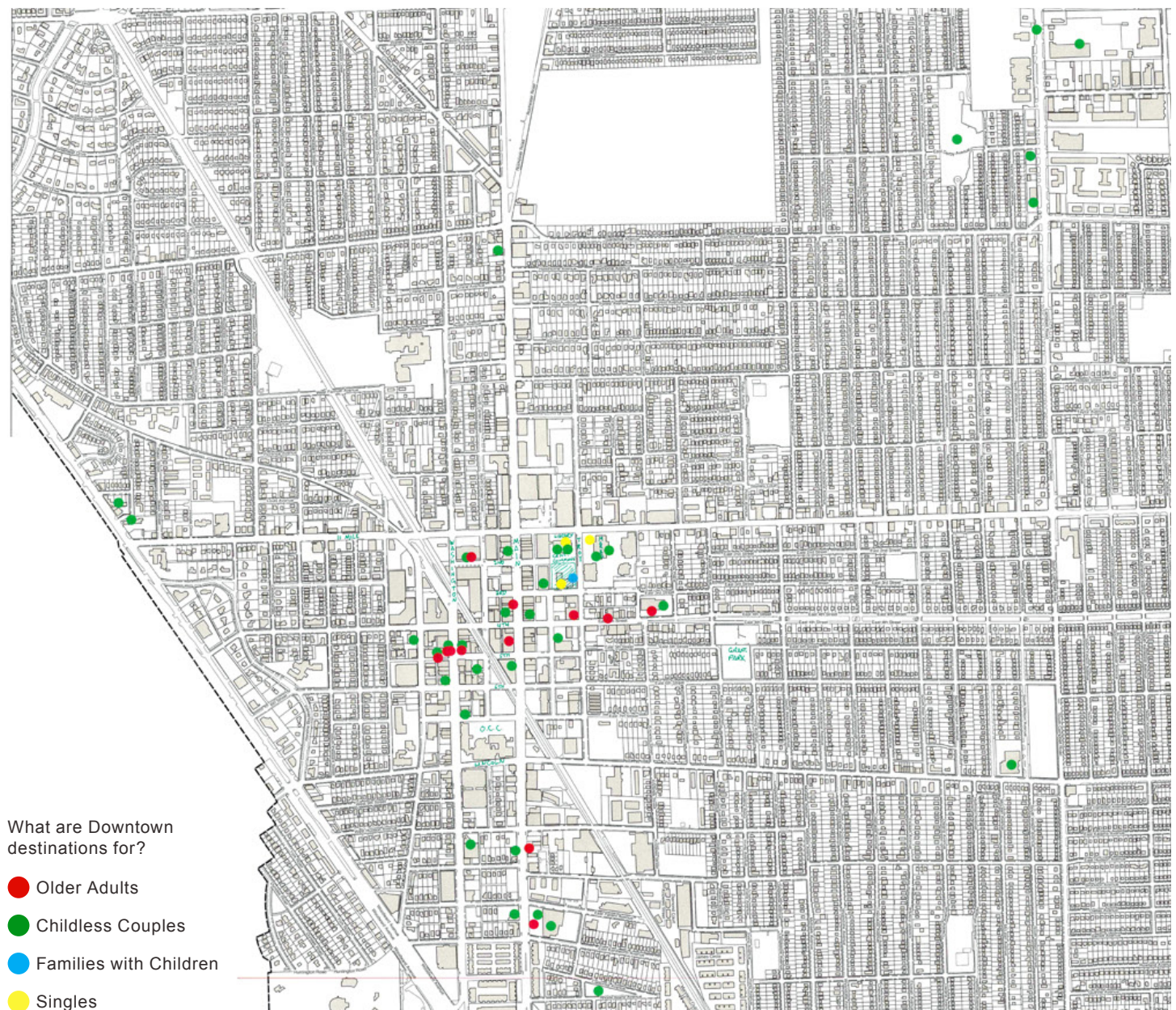
Orchard Lake

Farmington Hills

Summary of Charrette Input

Activity Centers

What are the Destinations in Downtown (by life stage)?



Summary of Charrette Input

Activity Centers

What is needed Downtown for singles?

Picnic Tables

What is needed Downtown for childless couples?

Water Fountains

What is needed Downtown for families with children?

Public Restrooms

Seating

Bike Parking

Sensory-Friendly
Space

What is needed Downtown for teens?

Seating

Skate Park

Teen-friendly
Activities

Safe Streets For All

What is needed Downtown for older adults?

Tram / Circulator
Bus

Quality Public
Spaces

Public Art

Street Markets

Summary of Charrette Input

Activity Centers

What activities and businesses would you like to see in a reimagined Delemere?

Limited Density
Multi-Family &
Residential

Attainable Housing

Art Spaces & Cafes

Business Incubator
Spaces

Activity Spaces

- Board Game Cafe
- Laser Tag

Park / Natural
Spaces

What businesses do you leave Royal Oak to frequent?

Big Box Stores

- Hardware
- Grocery
- Costco

Home Decor

Clothing Stores

Pet Stores

Laundromat

Shopping Malls

Restaurants

Movie Theaters

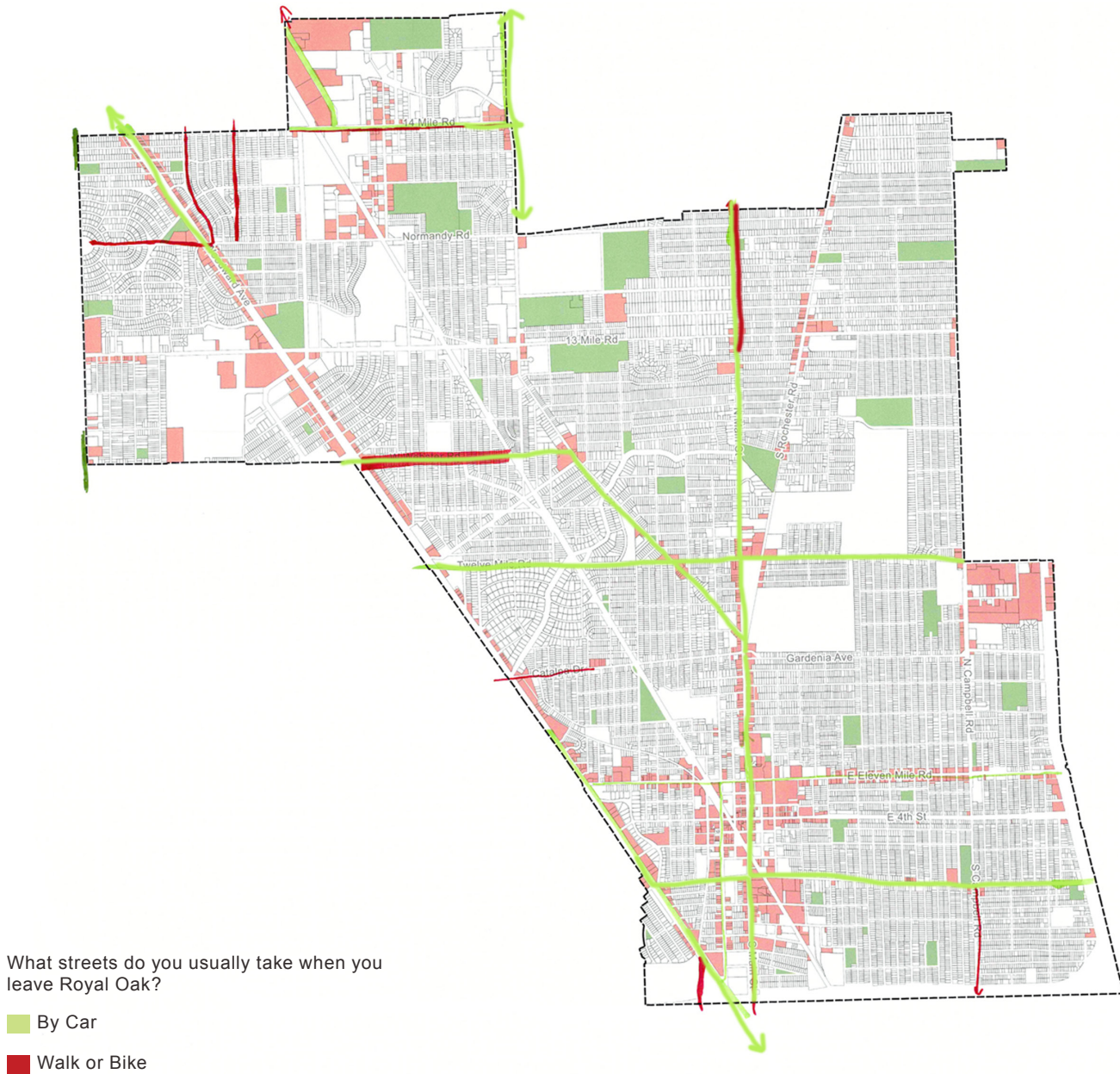
Recreational
Substances

Outdoor Recreation

Summary of Charrette Input

Activity Centers

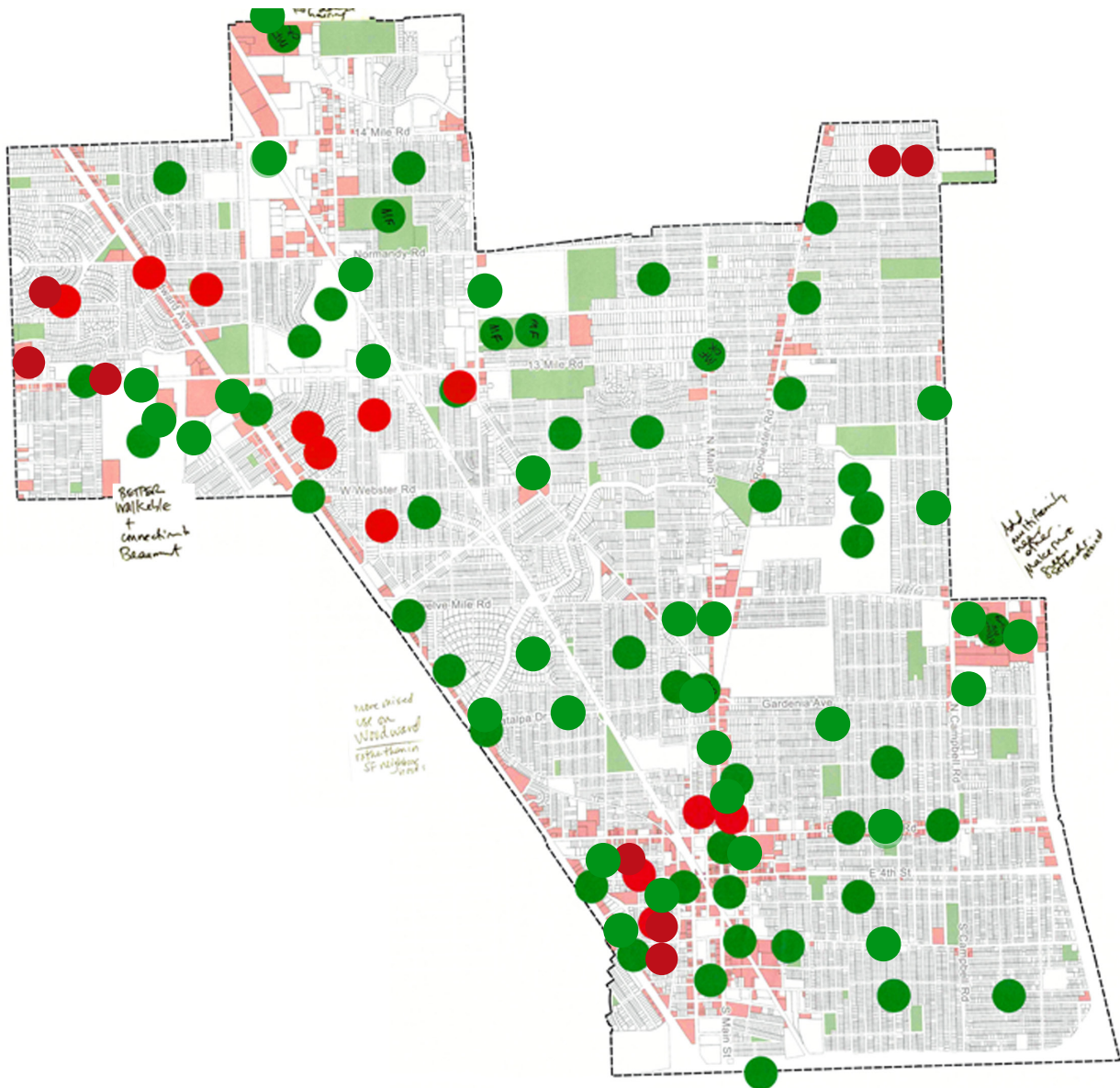
How do you leave Royal Oak?



Housing Options

Stakeholders were asked questions about housing growth, housing cost, and housing types to better understand the needs and desires of Royal Oak stakeholders. A major goal of the master plan is to provide ways for the city to grow, respectful of the established character of the city. As such, stakeholders were asked questions about specific housing types that can accommodate this growth, and where those housing types might be appropriate within the city.

Where should new housing be encouraged or discouraged?



● Where should new housing be encouraged?

● Where should new housing be discouraged?

Summary of Charrette Input

Housing Options

What are your ideas and concerns regarding housing growth?

Concern about infrastructure capacity to handle more growth

Concern that new multifamily is only luxury units

Concern about preserving character of neighborhoods amidst recent growth

More missing middle housing types

More multifamily development

Higher density in existing multifamily zones

Need to encourage condo vs rental

What are your ideas and concerns regarding neighborhood preservation?

Concern about open space

New construction is perceived to be out of context of existing neighborhoods

Concern regarding building height variances

Concern regarding property value going down

Better design standards

Don't change single family zoning

What are your ideas and concerns regarding housing cost?

Young families and first time buyers unable to afford housing

Seniors want to remain in Royal Oak, some feel priced out

Concern that workforce can't afford to live in Royal Oak

Need more starter family homes

Promote home ownership vs rental

More subsidized housing

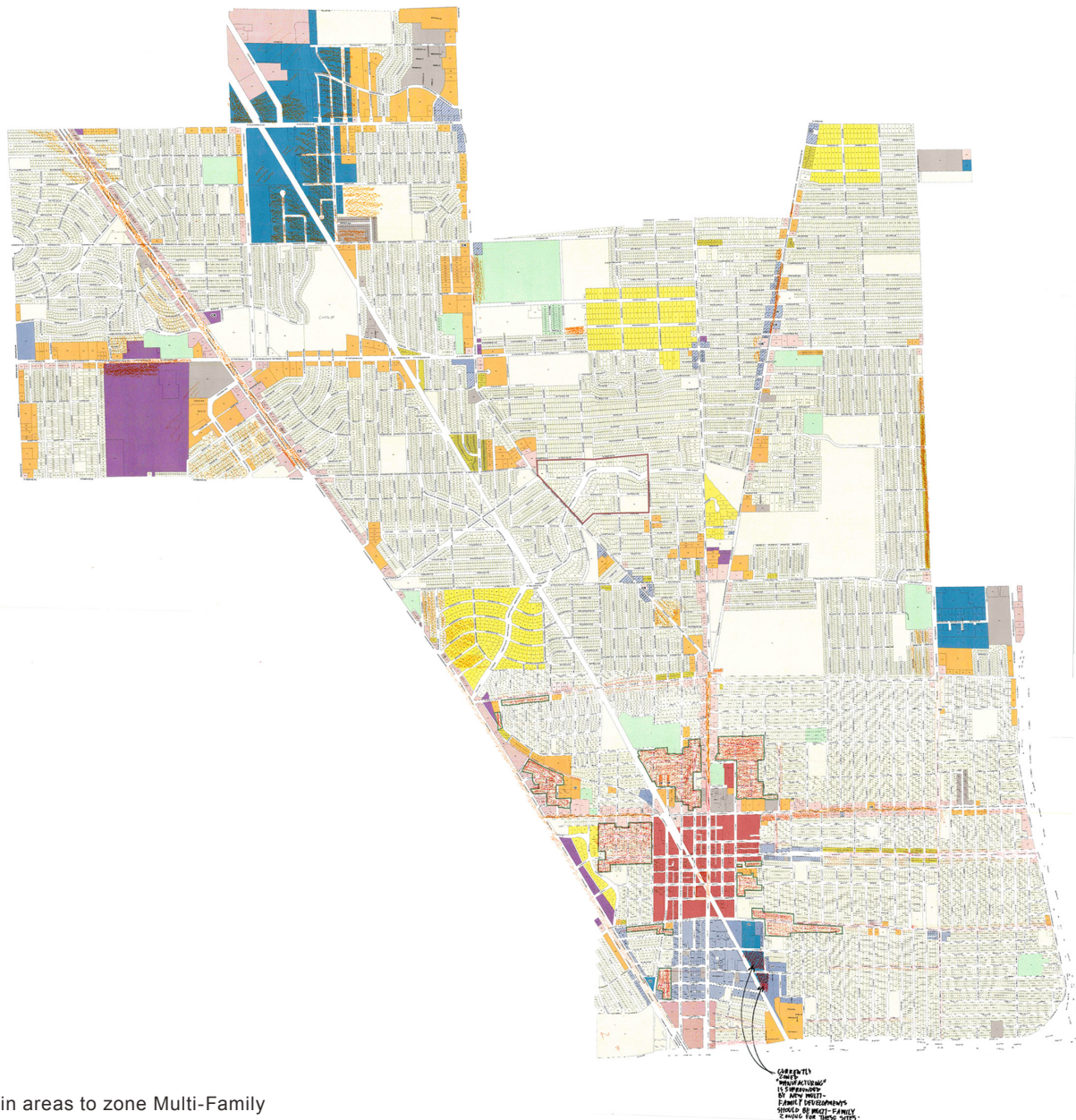
Need options for senior housing

Let market dictate affordability

Summary of Charrette Input

Housing Options

Where should Multi-Family housing be allowed?



Shade in areas to zone Multi-Family

Summary of Charrette Input

Housing Options

What housing is needed for singles?

Affordability for all
who work in Royal
Oak

Smaller, denser unit
types

What housing is needed for childless couples?

Single-story homes

Quad, Tri, Duplex

Courtyards

What housing is needed for families with children?

Large apartment
building units

What housing accommodations are needed for seniors?

Access to green
space and fresh air

Strong sense of
individual identity

Small units

Tax assistance
when relocating

Affordability

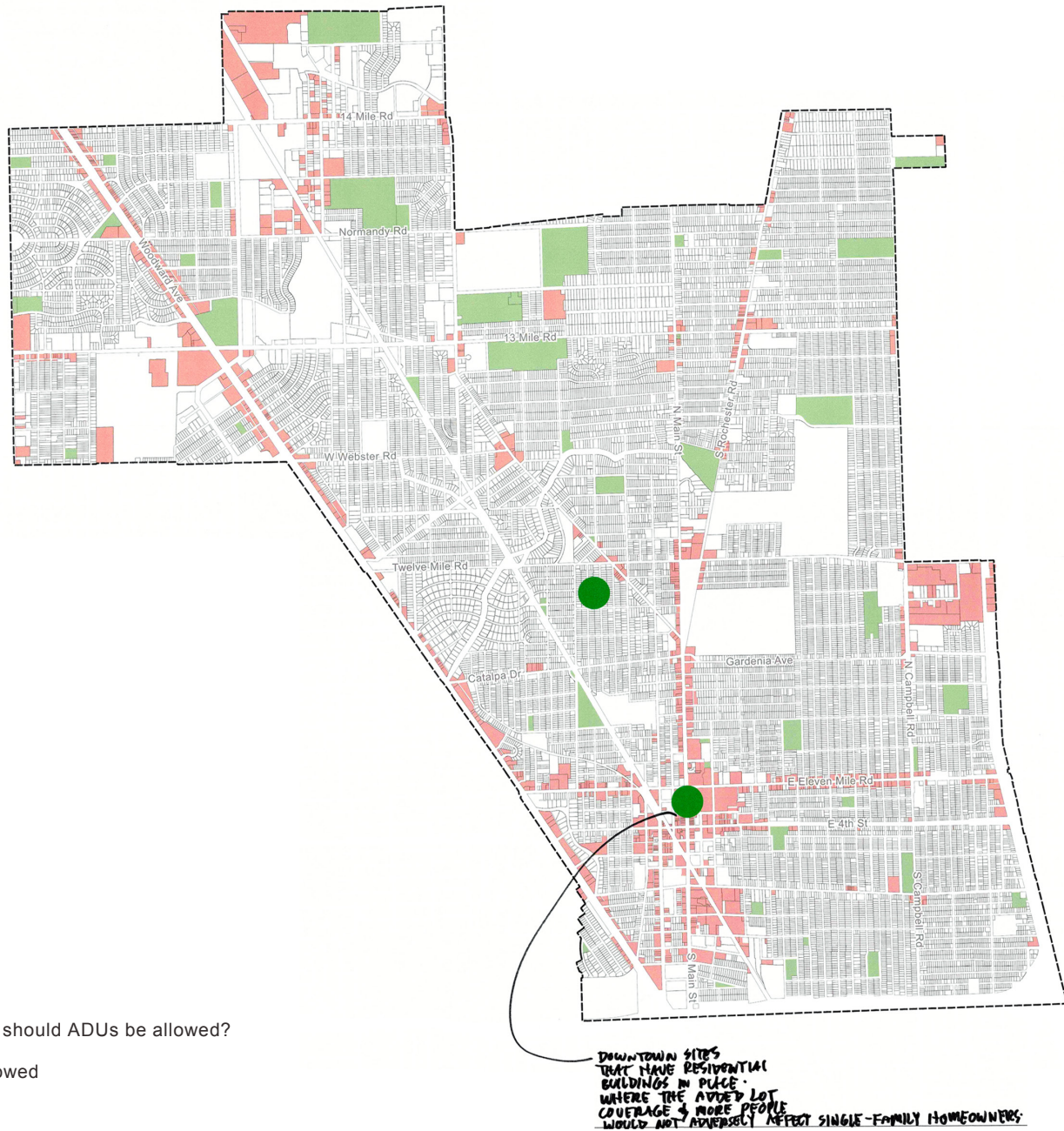
Close proximity to
daily needs

Gardens

Summary of Charrette Input

Housing Options

Where should accessory dwelling units (ADUs) be allowed?



Summary of Charrette Input

Housing Options

What are your concerns about accessory dwellings?

Privacy

Parking

Noise

Short term rentals

Interface with
single family

Green space

Light pollution

What limitations are appropriate for accessory dwellings? (Size, setback, etc.)

Lot coverage

Setbacks

Building height

Short-term rental
regulations/
restrictions

Architectural
consistency

Preservation of
trees

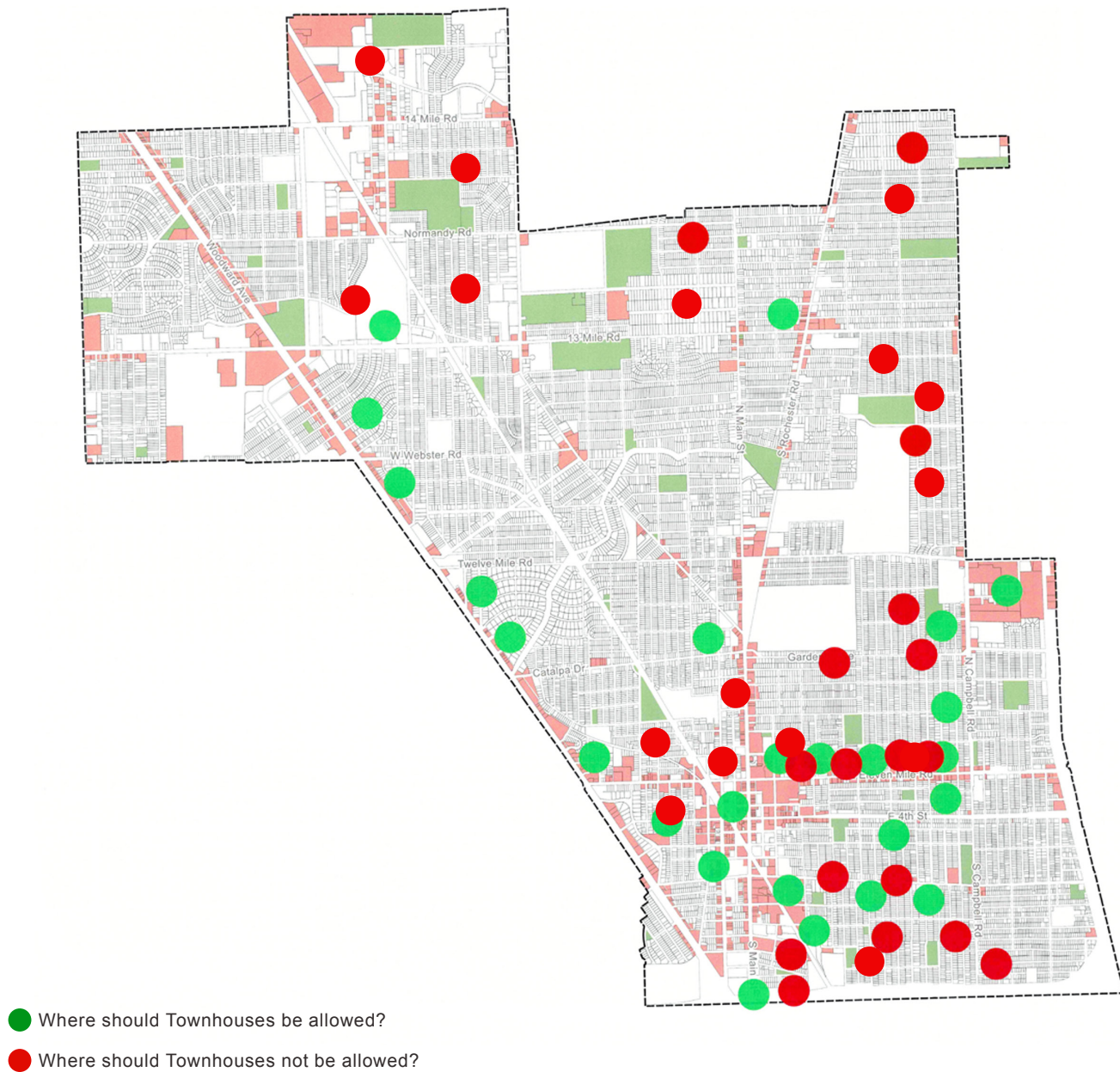
No light pollution

Not for rent or sale

Summary of Charrette Input

Housing Options

Where should Townhouses be allowed?



Summary of Charrette Input

Housing Options

What are your concerns about new townhouses?

Maintenance

Parking

Senior Accessibility

Height and
Setbacks

Location

- Not in SF neighborhoods
- Not in corridors

Green space

What makes new townhouses good for neighbors?

Less yard/lot area
to maintain

Good landscaping

2-3 story heights

Compatible with
multifamily

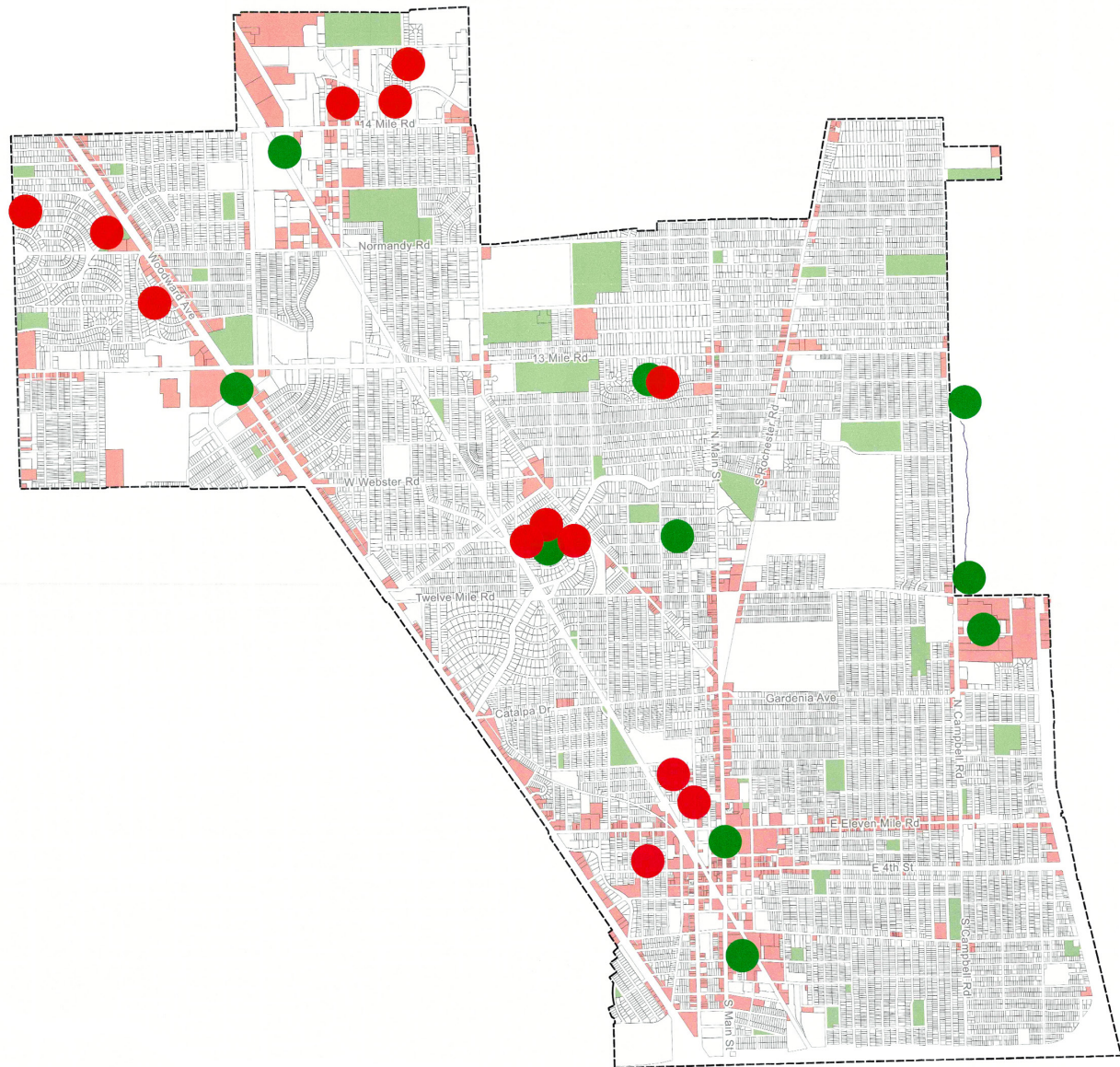
Encourage housing
type diversity

When they are subject
to design review +
standards (setbacks,
adjacencies, styles)

Summary of Charrette Input

Housing Options

Where should Duplexes be allowed?



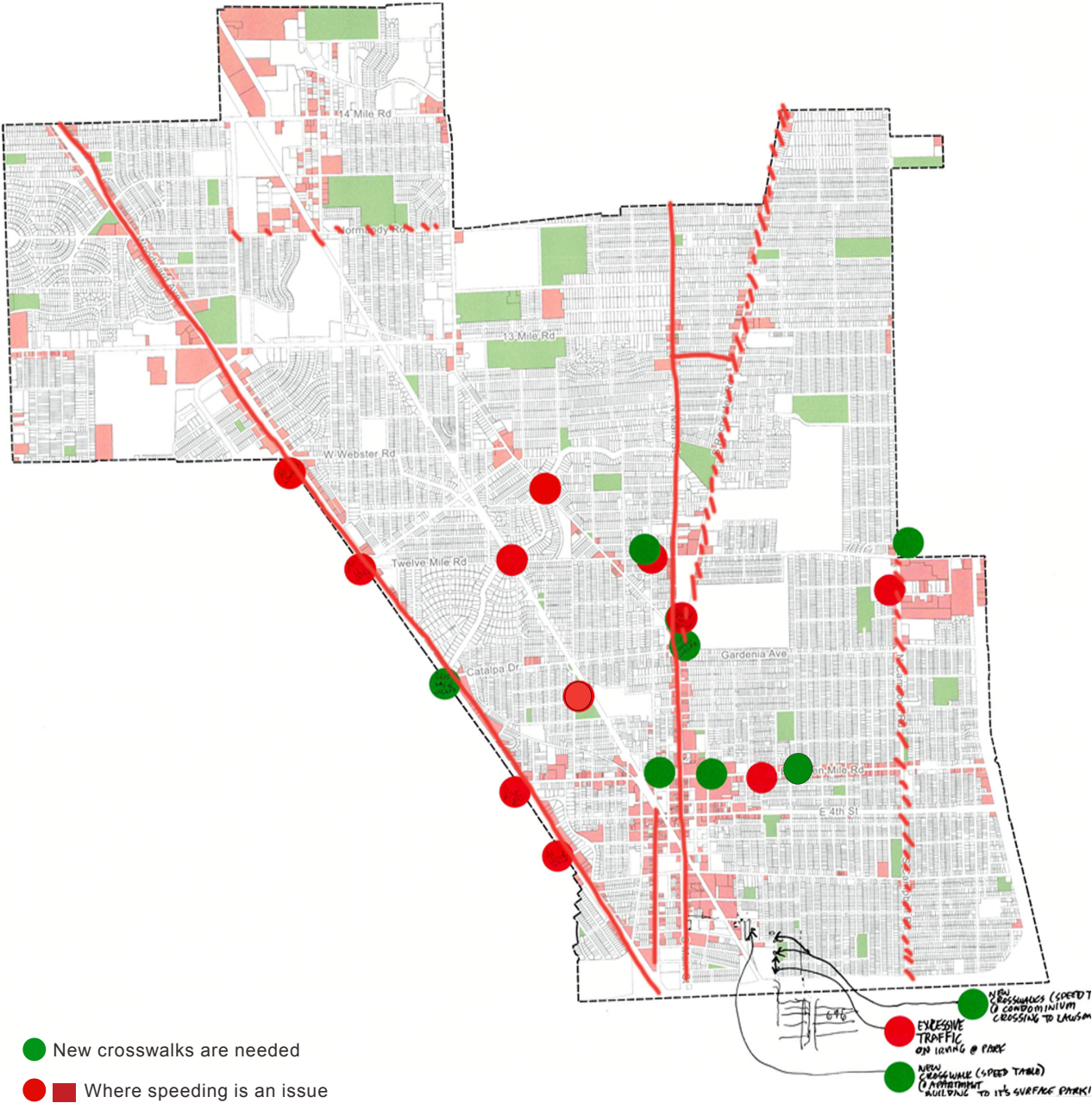
- Where should Duplexes be allowed?
- Where should Duplexes not be allowed?

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Getting Around

In this section, information was gathered about how Royal Oak stakeholders get around the city today, and how the city’s pedestrian, bicycle, transit, and vehicular network might better serve residents in the future. Stakeholders were asked about the walkability of streets, crossing conditions, the desired destinations of pedestrians and cyclists, and characteristics that make streets feel comfortable to them.

Where are crosswalks needed? Where do people speed?



Summary of Charrette Input

Getting Around

What are your ideas and concerns regarding traffic speed and volume?

Concern about road expansion, traffic noise and exhaust pollution

More traffic calming

More enforcement of traffic violation

More crosswalks

- Well maintained
- Well illuminated
- Accessible

Speed concerns, Esp. on Main St., Lexington, and Crooks

Neighborhood cut-through is a problem

Re-study effectiveness of implemented road diets

Retain emergency vehicle access

What makes a street pleasant to walk along in Downtown?

Trees & Landscape

Active Storefronts

Pedestrian priority

Mix of uses (Not all restaurants and bars)

Benches, tables, planters, trash cans

Consistent lighting

Slow Traffic

Art, murals, music

What makes a street pleasant to walk along in your neighborhood?

Tree canopy

Consistent scale of buildings

Sidewalks

On-street parking

Well-maintained landscaping

Consistent lighting

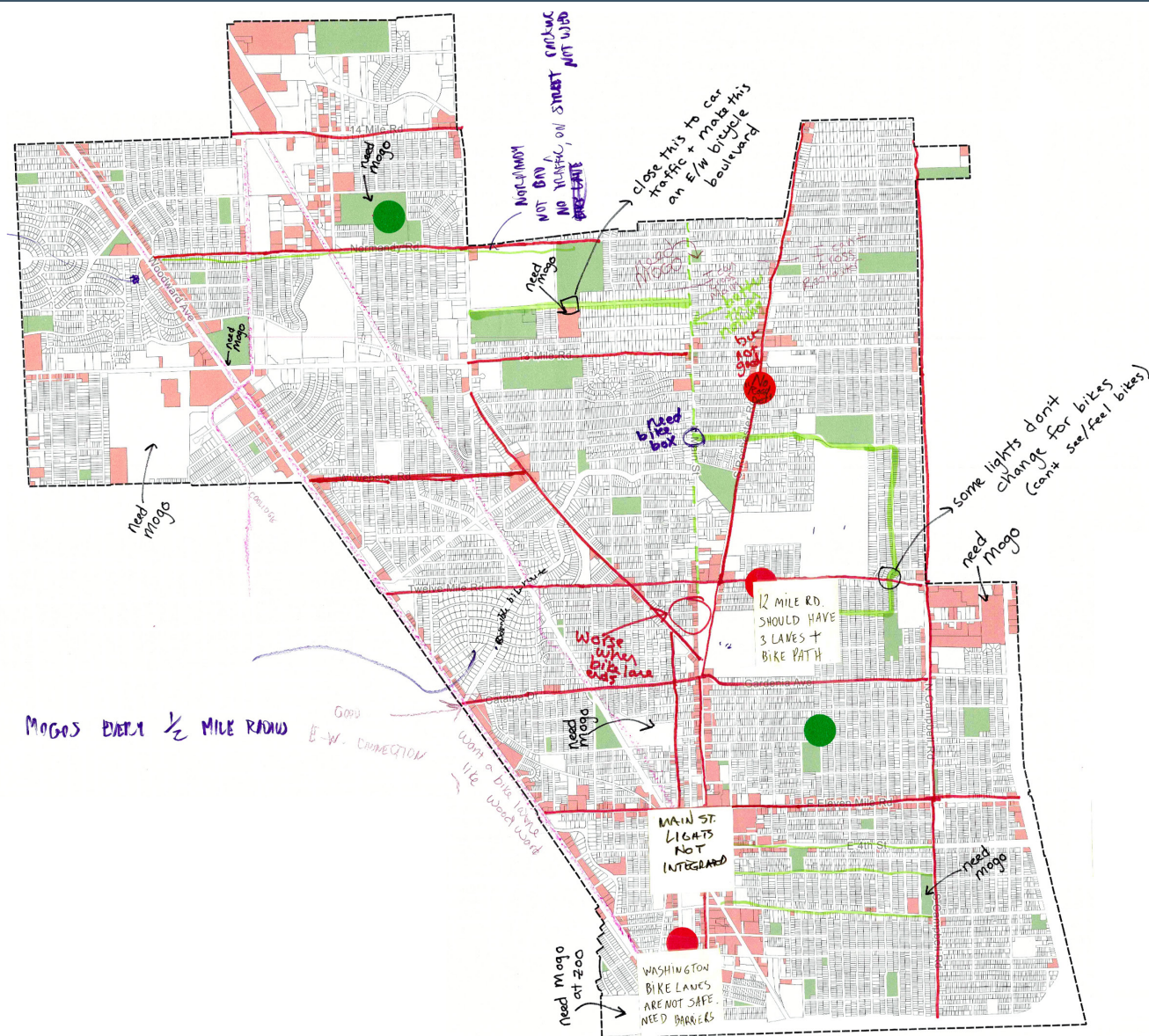
Community (people)

Slow traffic

Summary of Charrette Input

Getting Around

Which streets feel safe for walking and biking? Which don't feel safe?



- Which streets feel safe for walking + biking?
- Which streets feel unsafe for walking + biking?

Summary of Charrette Input

Getting Around

What are your ideas and concerns regarding walking and biking safety?

Desire for better routes for through traffic

More efficient systems, easier to bike

More attention to crossings outside of downtown

More attention to existing bike facilities, perception of safety and maintenance

More biking facilities

Mixed reactions about need for more bike lanes

Need more bike parking

Provide additional bike-share locations

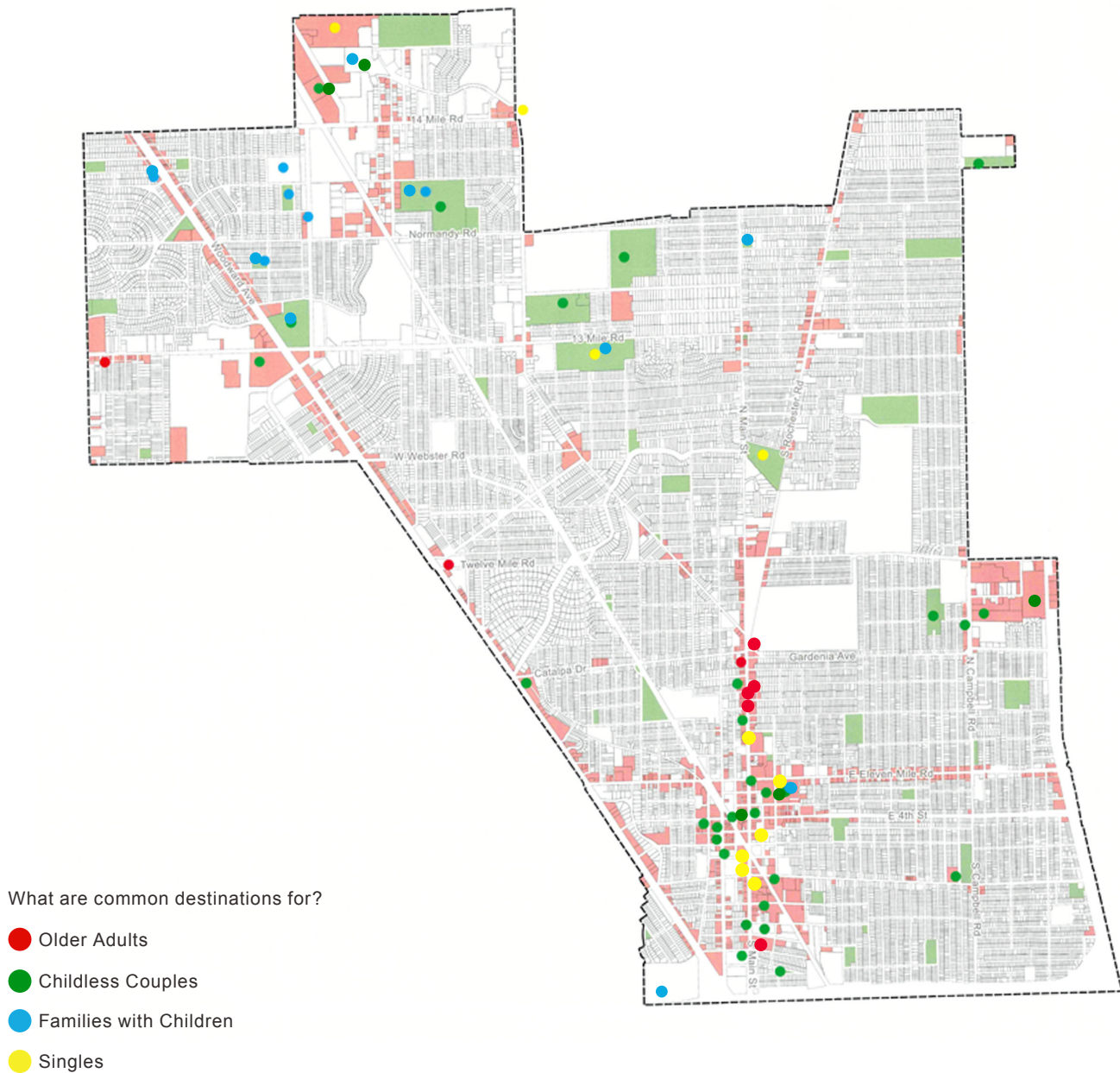
Need protected bike facilities

Need better regional connection for cycling and walking

Summary of Charrette Input

Getting Around

What are common destinations (by life stage)?



Summary of Charrette Input

Getting Around

What would help childless couples get around?

More accessible sidewalk intersections

Less traffic calming

What would help families with children get around?

School bus

Street lights

Pedestrian crossings

Refuge islands

What would help teens get around?

Safe bike network

What would help older adults get around?

Lighting + security in parking garages

Enhanced public transit

Permit parking

Refuge islands

Summary of Charrette Input

Getting Around

Which Woodward destinations do you frequent? How do you get there?



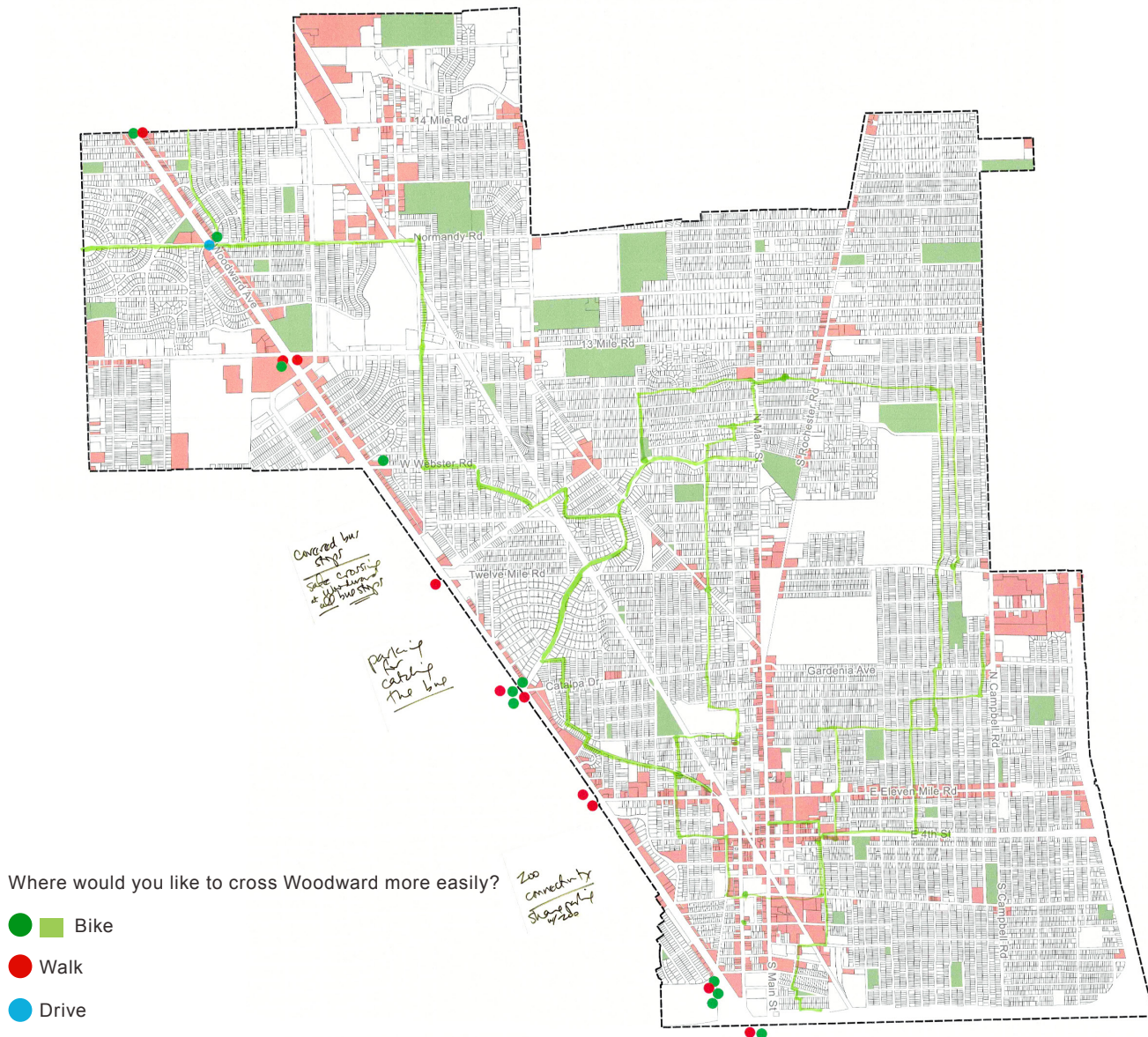
How can Woodward feel like Royal Oak?

More green space, landscape and trees	More transit	More pedestrian friendly environments	Denser storefronts
Multifamily	Event space	Slower traffic	Maintain vehicular flow

Summary of Charrette Input

Getting Around

Where would you like to cross Woodward more easily?



What would make Woodward feel safer?

Slower traffic

Safer bus stops

Safe crossings

More trees

Wide sidewalks

Fewer intersections with neighborhood streets

Parking in rear

Protected bike lanes

Summary of Charrette Input

Getting Around

What are your ideas and concerns regarding transportation alternatives?

Desire for more attention to walkability of transit, currently not reliable or convenient

Improve traffic, reduce speed in neighborhoods

Consider ride-share vouchers for transit supplement

Encourage all modes, not just vehicles

Lack of school buses = burden on families, increased traffic

Support regional transit systems

Consider alternate modes in downtown

Natural Systems

The Master Plan will address the city's sustainability and climate action goals. As part of understanding the City in this context, stakeholder input was gathered regarding tree canopy, stormwater and flooding, energy strategies, and natural planting.

What are your ideas and concerns regarding Royal Oak's natural systems?

Concerns about flooding

- roads
- backyards
- basements

Concerns about tree removal

Continue tree canopy expansion

Permeable surfaces in sidewalks and driveways

Add native plants to help absorb stormwater and prevent flooding

Encourage biking and walking as modes of transportation over driving

Add more trees

Regulate replacement of trees when they are removed

Consider flooding parks to help with stormwater

Invest in separate storm and sanitary sewers

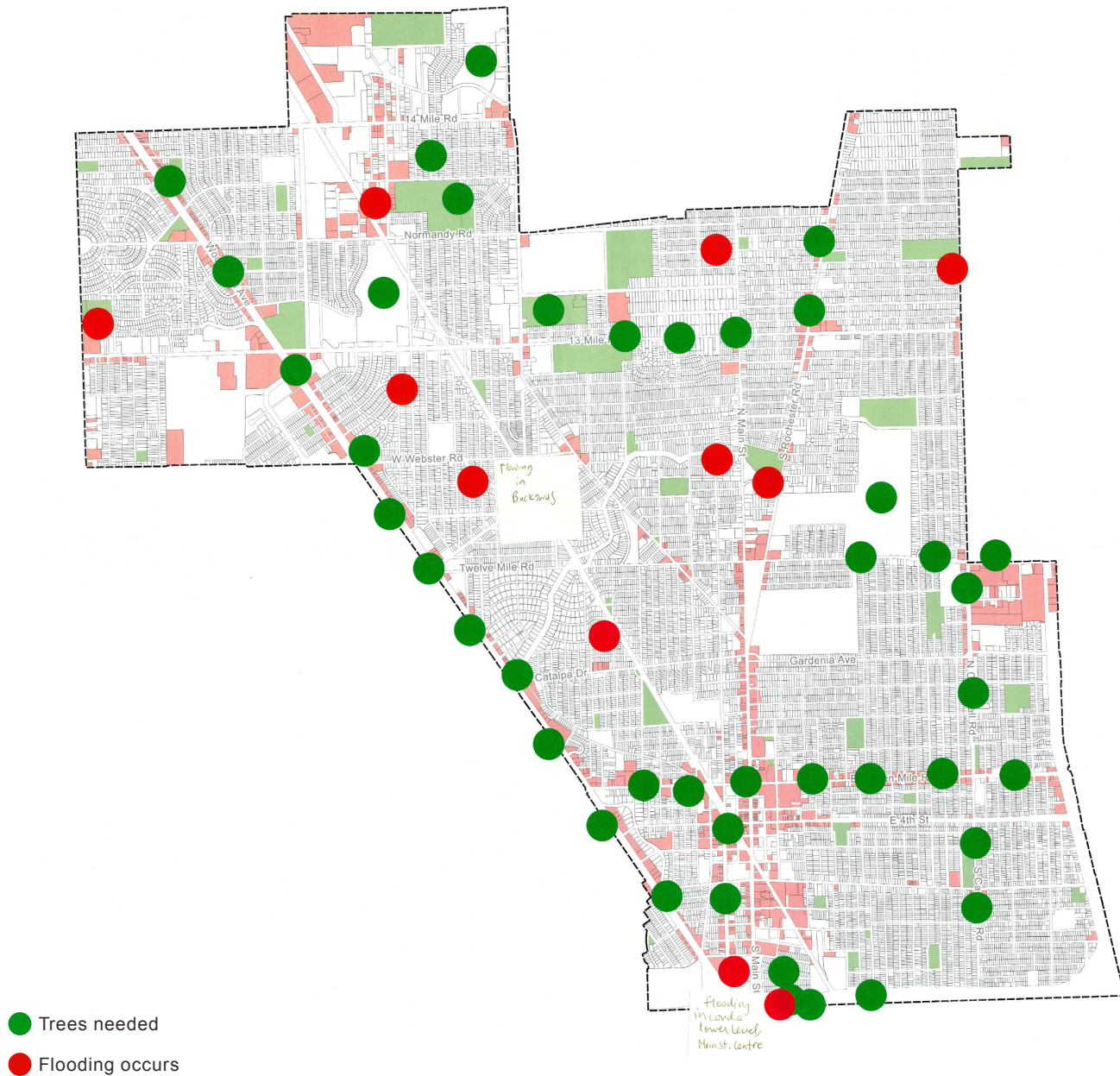
Facilitate building material re-use

Encourage installation of solar panels

Summary of Charrette Input

Natural Systems

Where does Royal Oak need more trees? Where does flooding occur?



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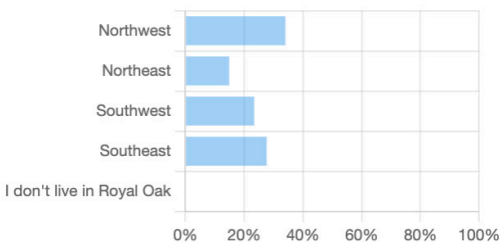
Charrette Surveys

Charrette Day 1 Open House Survey

The Day 1 Open House Survey was completed by 47 participants and included a broader age distribution than subsequent surveys.

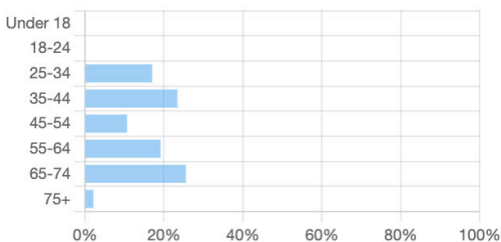
Which Royal Oak district do you live in?

Answered: 47



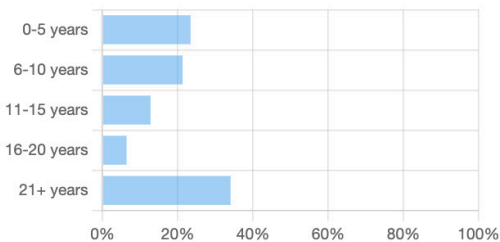
What is your age?

Answered: 46



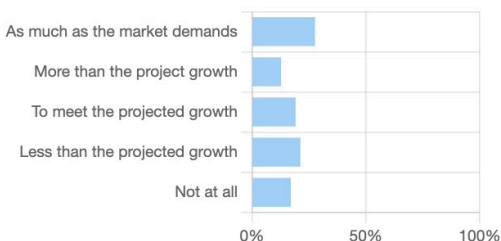
How long have you lived in Royal Oak?

Answered: 46



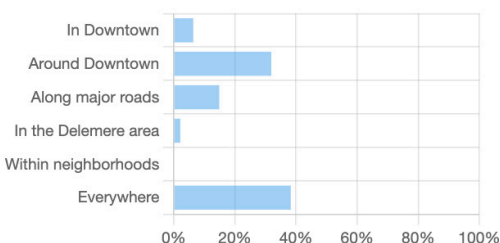
How much housing should Royal Oak add grow in the next 20 years?

Answered: 46



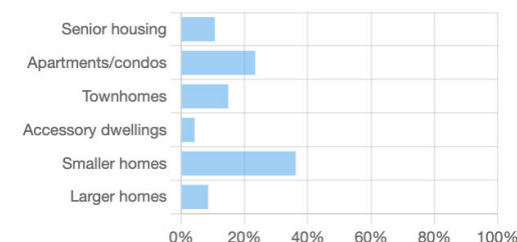
Where should most new housing be built?

Answered: 44



What kind of housing is most needed?

Answered: 46



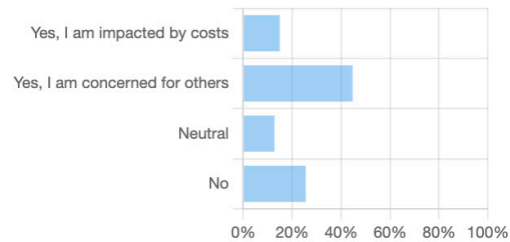
Summary of Charrette Input

Charrette Surveys

Charrette Day 1 Open House Survey

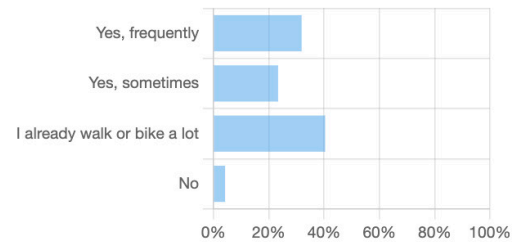
Are you concerned with home prices or rents?

Answered: 46



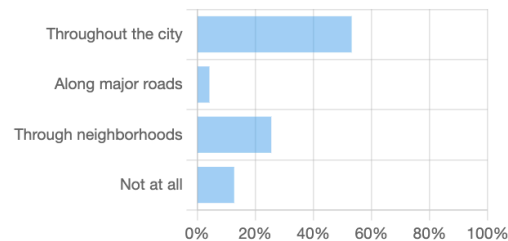
Would you walk or bike more if it were more convenient?

Answered: 47



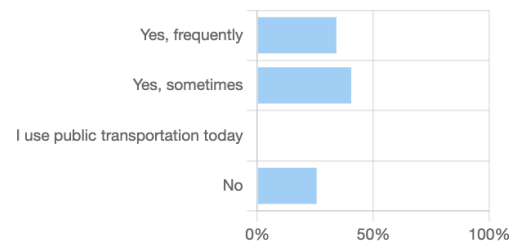
Where should biking be encouraged?

Answered: 45



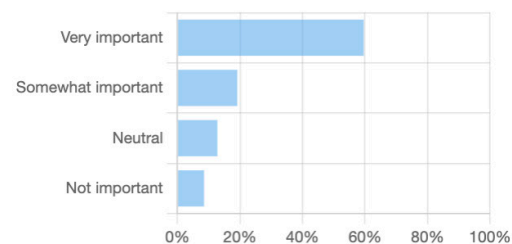
Would you take public transportation if it were convenient?

Answered: 47



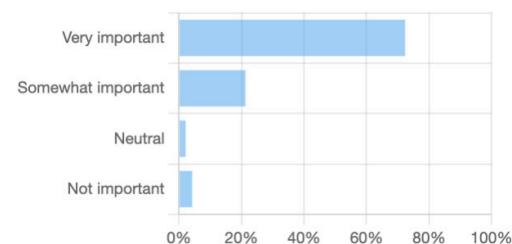
How important is it to easily walk to coffee shop or small store close to your home?

Answered: 47



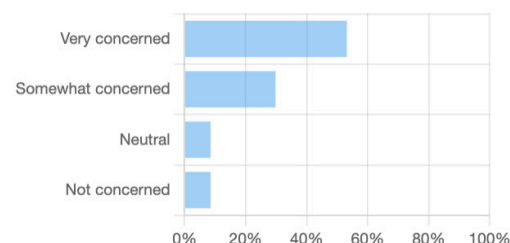
How important is it to easily walk to a park close to your home?

Answered: 47



How concerned are you with sustainability and climate action?

Answered: 47



Summary of Charrette Input

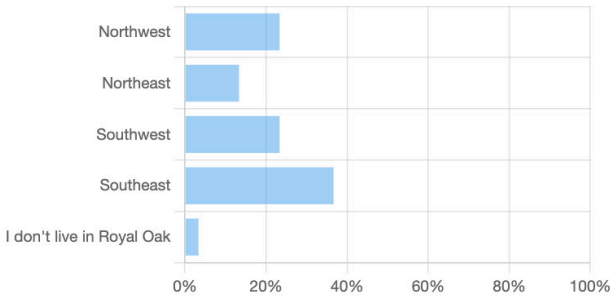
Charrette Surveys

Charrette Day 2 Open House Survey

The Day 2 Open House Survey was completed by 30 participants and includes a good age distribution, but few younger people.

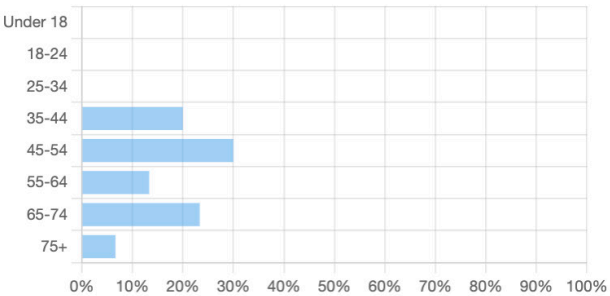
Which Royal Oak district do you live in?

Answered: 30



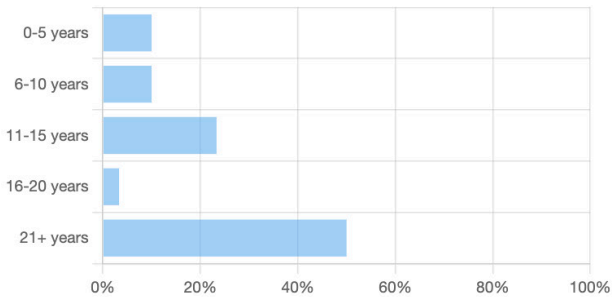
What is your age?

Answered: 28



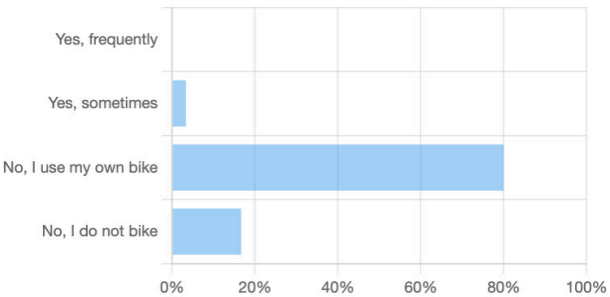
How long have you lived in Royal Oak?

Answered: 29



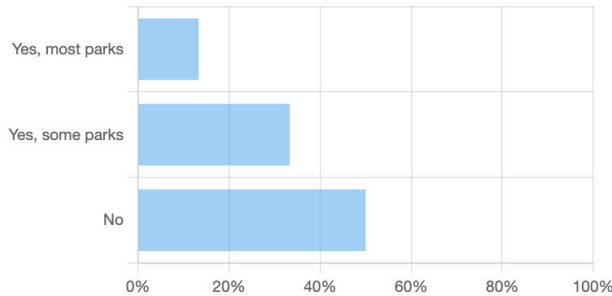
Do you use bikeshare in Royal Oak?

Answered: 30



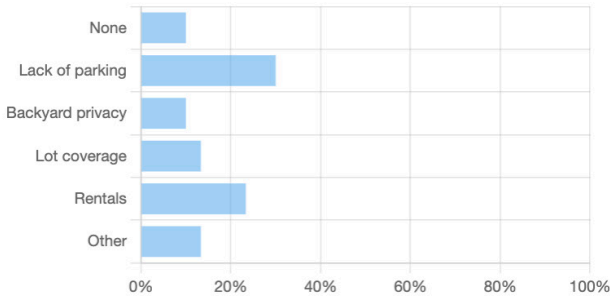
Should bikeshare stations be added at more parks?

Answered: 29



What is your top concern about accessory dwellings?

Answered: 30



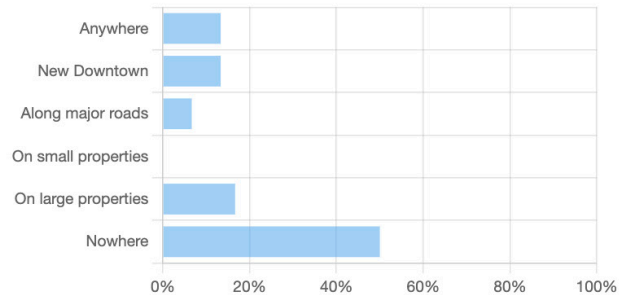
Summary of Charrette Input

Charrette Surveys

Charrette Day 2 Open House Survey

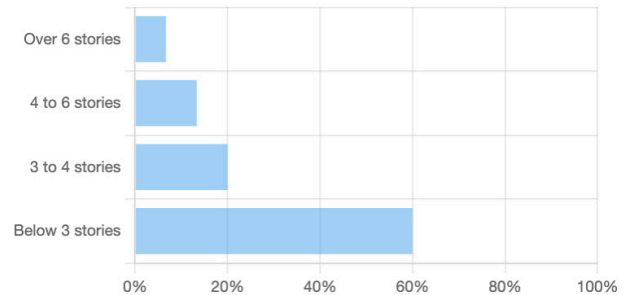
Where are accessory dwellings most appropriate?

Answered: 30



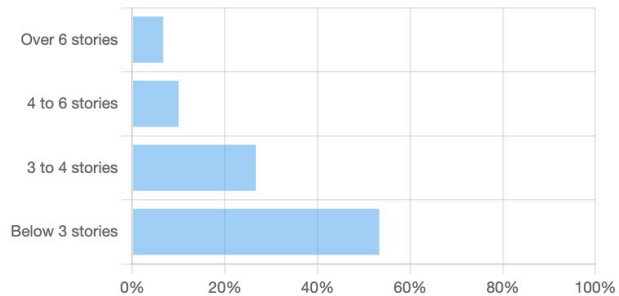
What scale is appropriate for neighborhood main streets? (e.g. 13 Mile & Campbell)

Answered: 30



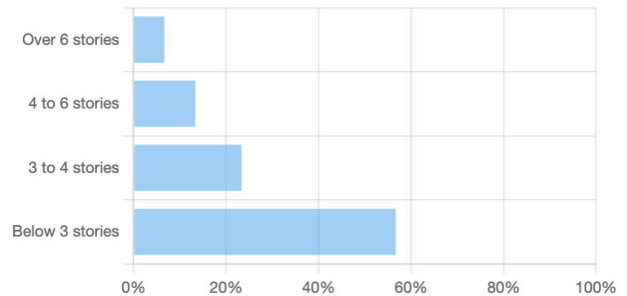
What scale is appropriate for Delemere?

Answered: 29



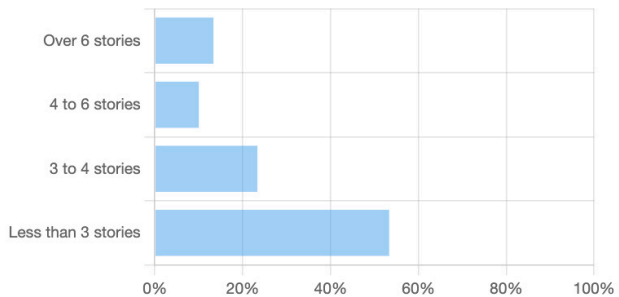
What scale is appropriate for 11 Mile?

Answered: 30



What scale is appropriate along Woodward?

Answered: 30



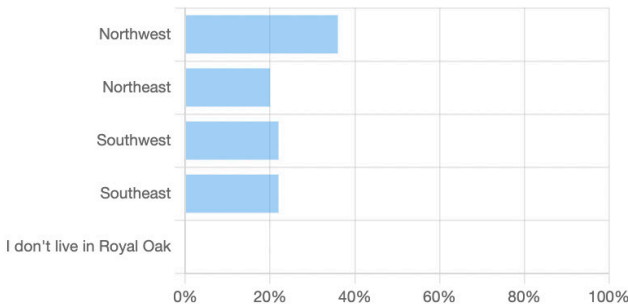
Summary of Charrette Input

Charrette Surveys

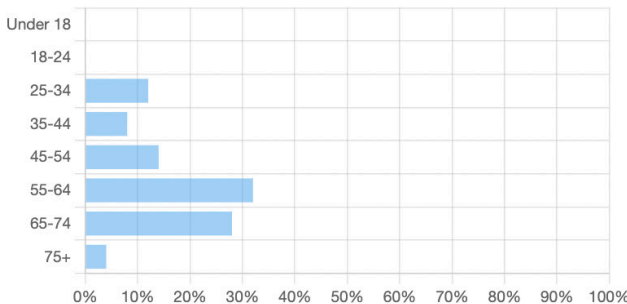
Charrette Day 3 Open House Survey

The Day 3 Open House Survey was completed by 50 people and includes a broad spread of ages, however participants skewed significantly older than the prior days.

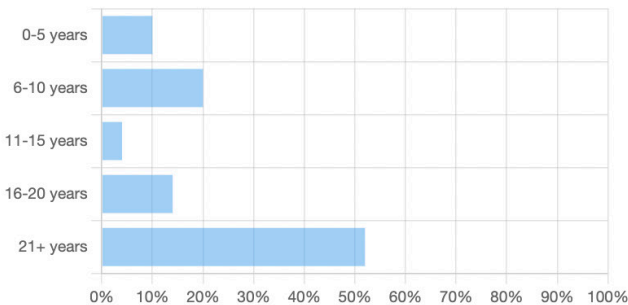
Which Royal Oak district do you live in?
Answered: 50



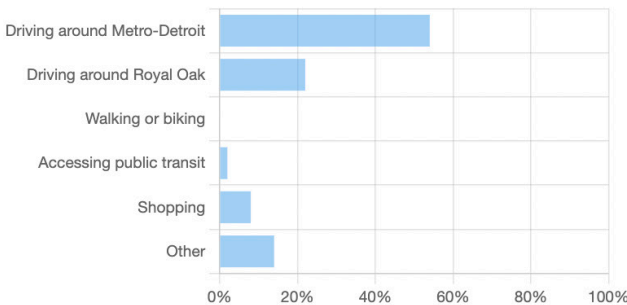
What is your age?
Answered: 49



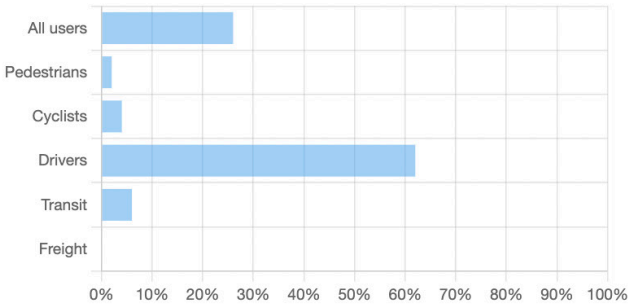
How long have you lived in Royal Oak?
Answered: 50



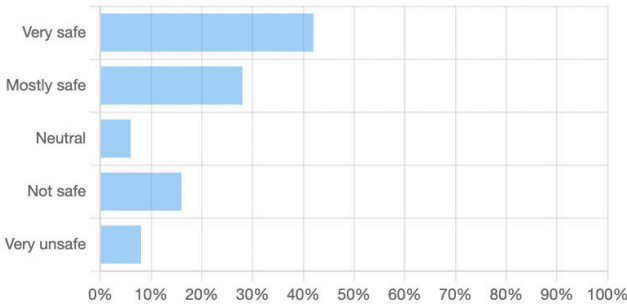
What do you most use Woodward for now?
Answered: 50



Which users should Woodward improvements be focused towards?
Answered: 50



Do you feel safe driving along or across Woodward?
Answered: 50



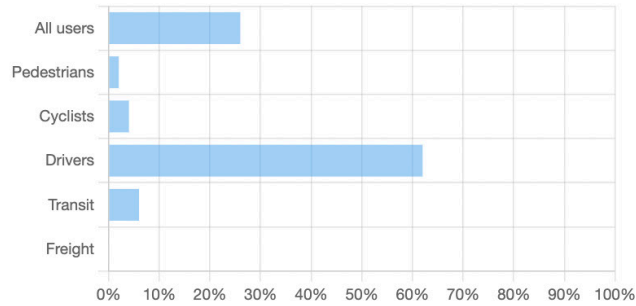
Summary of Charrette Input

Charrette Surveys

Charrette Day 3 Open House Survey

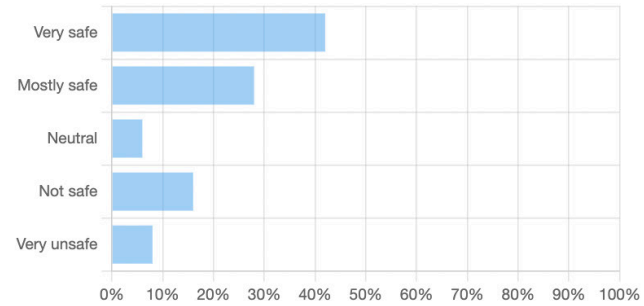
Which users should Woodward improvements be focused towards?

Answered: 50



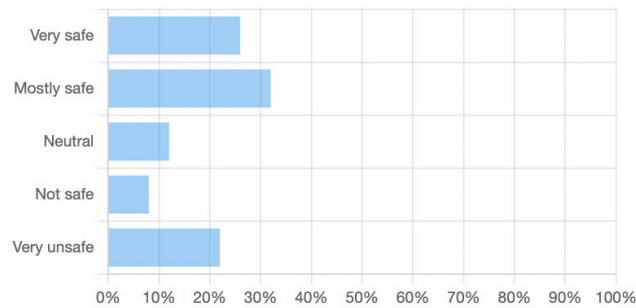
Do you feel safe driving along or across Woodward?

Answered: 50



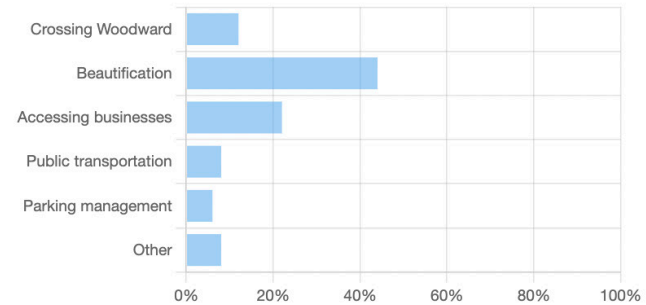
Do you feel safe walking along or across Woodward?

Answered: 50



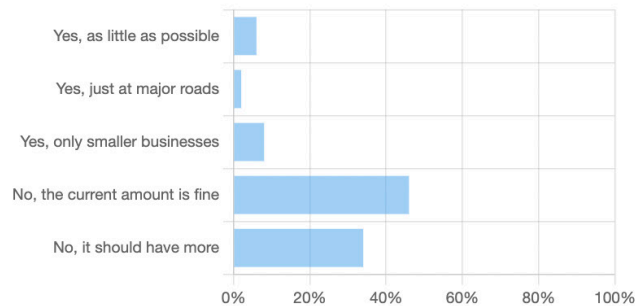
What Woodward improvements are most needed?

Answered: 50



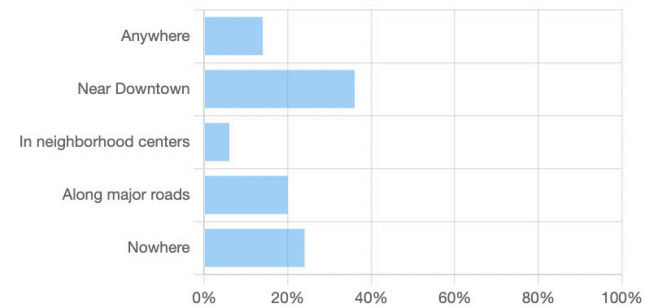
Should Woodward have less retail?

Answered: 48



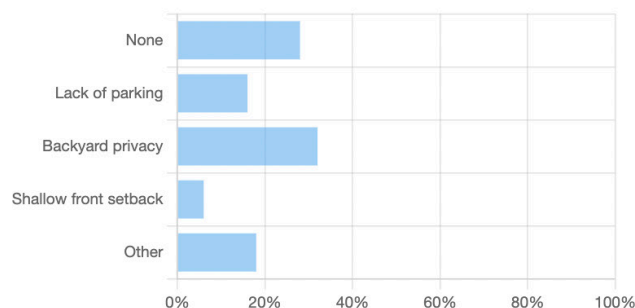
Where are townhouses most appropriate?

Answered: 50



What is your top concern about townhouses?

Answered: 50



Summary of Charrette Input

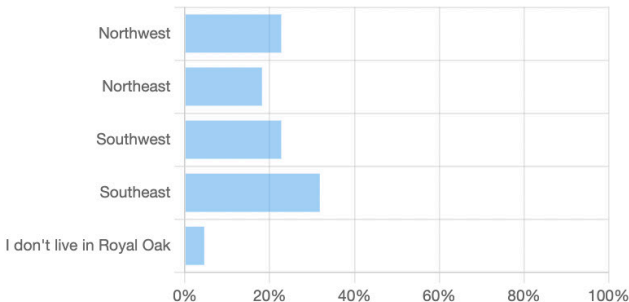
Charrette Surveys

Charrette Day 4 Open House Survey

The Day 4 Open House Survey was completed by 22 people with a broad spread of ages, though fewer in the middle range of ages.

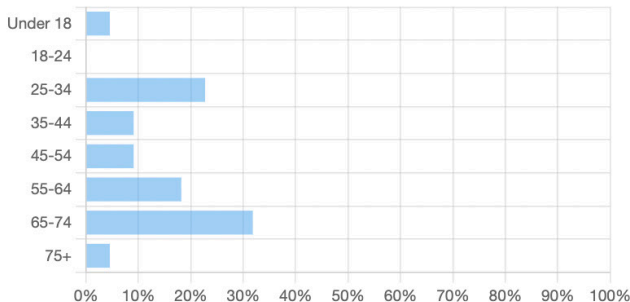
Which Royal Oak district do you live in?

Answered: 22



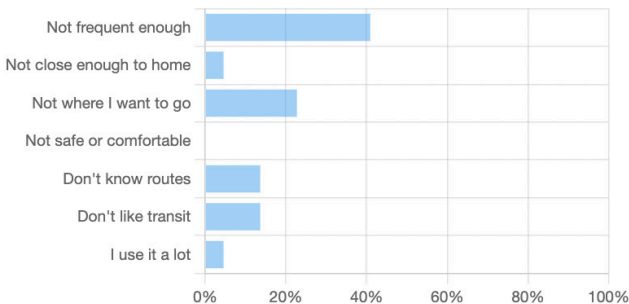
What is your age?

Answered: 22



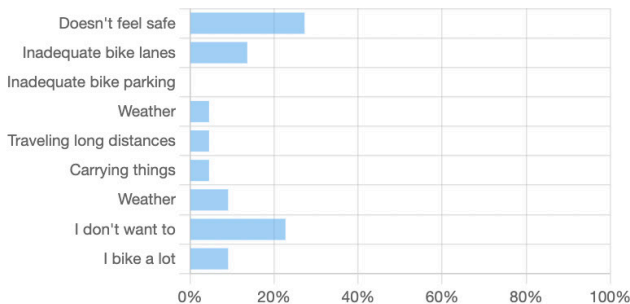
What is the biggest barrier for you to take transit?

Answered: 22



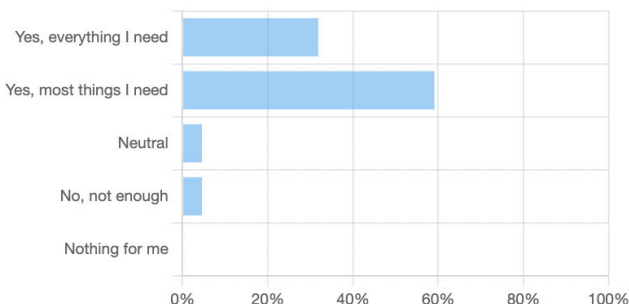
What keeps you from biking more, or at all?

Answered: 21



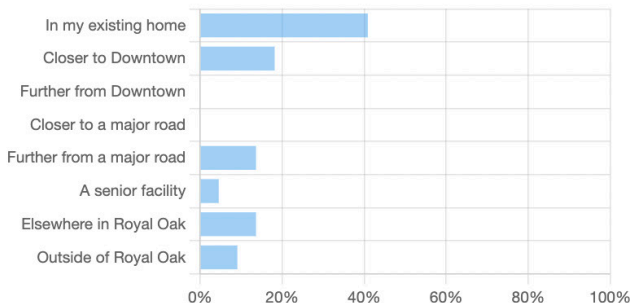
Are there sufficient amenities for you in Royal Oak?

Answered: 22



If you moved today, where would you like to live?

Answered: 22



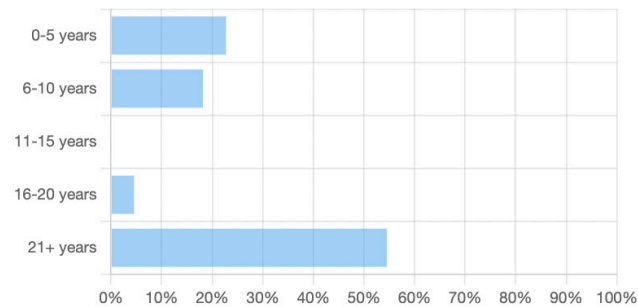
Summary of Charrette Input

Charrette Surveys

Charrette Day 4 Open House Survey

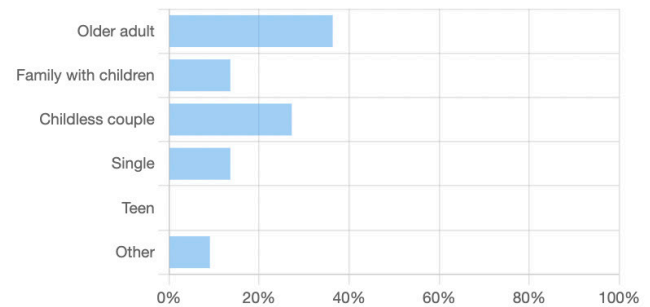
How long have you lived in Royal Oak?

Answered: 22



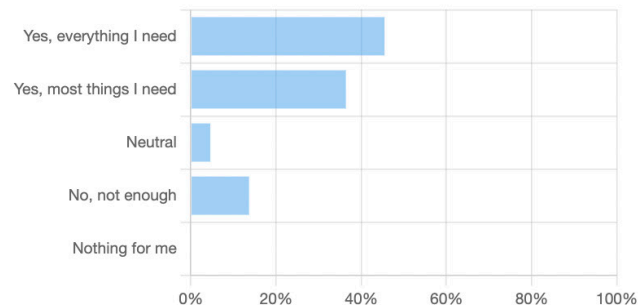
Which best describes you?

Answered: 22



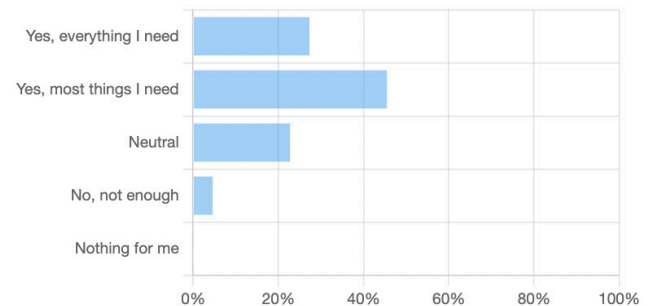
Are there sufficient amenities for you in your neighborhood?

Answered: 22



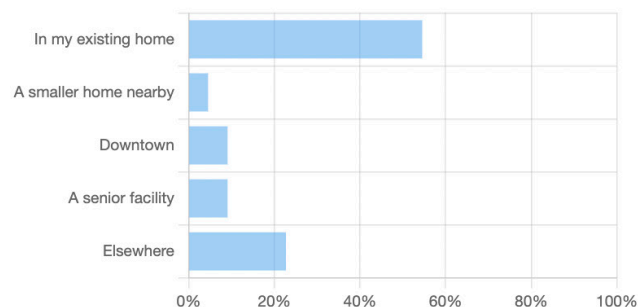
Are there sufficient amenities for you in Downtown?

Answered: 22



As you age, where would you like to live?

Answered: 22



Which neighborhood street improvements are most needed?

Answered: 22

