

What are your primary concerns (if any) regarding future growth in Royal Oak?

Open-Ended Response

The new homes are too big for the lots and the people are not friendly. They drive too fast in the neighborhood and the bike lanes on main are never used which creates congestion. The high rise lofts are not attractive and all look the same. No variety in materials. More townhouses versus high rises would be welcomed.

The leaders making decisions.

Like 99% of residents, the back in parking in downtown is terrible. Need to get rid of it. Building is out of control. Need to make sure we maintain charm in downtown and in the neighborhoods. Keep the trees and plant more! Too many bike lanes and modifications to cater to such a small % that use bike as transport. I am a biker and I even think it is ridiculous that we are creating road diets and bike lanes when they are utilized by a tiny fraction of the public. I have major concerns with our City Gov't, too. They are not listening to the public and perception is they just want to boost development and the tax base vs improving city services. I also think our Senior Centers need to improve to offer options for Adult 'day care' for families trying to stay in their homes but have aging parents with ALZ or other needs. Would be great to provide options for these citizens. We have too many empty storefronts, the constant Dream Cruise noise.

regional public transit is necessary for future growth in Royal Oak, I dream of being able to take commuter rail or streetcar down to Detroit for work, food, and entertainment

We need better infrastructure. Our roads are in major disrepair. The parks are dated, poorly kept and Royal Oak as a whole is not dog friendly. Businesses need to be held to a higher standard with respect to upkeep. Royal oak is one step away from becoming either Madison Heights Or Birmingham. I think with better traffic management, upkeep and infrastructure replacement we can grow. Otherwise the urban decay will set in  
Affordable housing for all.

Need a new community center/ senior center. Please don't put it downtown. More dog only parks or areas in existing parks. Older parking structures are dirty with bad lighting. New parking structures are too small and hard to maneuver.

Main focus is on an area of Royal Oak. The new area in front of the library hospital could have been a green space for gathering/community get togethers, but instead it's concrete. Lack of creative thinking/thinking about the big picture leading to continued poor decision making about our city. Officials should be looking at the many well planned, people focused cities around the world. Or hiring people for these cities.

Empty storefronts on the outskirts of downtown (on 11 near Woodward, Lincoln between main and Campbell, main north of 11, etc) represent a great opportunity for new growing businesses. I have a suspicion that previous tenants failed due to inaccessibility of those locations relative to the main stretch on Main and Washington. The community has room to grow, and I would love to see improved walkability in those areas as the community branches out.

Loss of mature trees. Uniqueness of housing styles, sizes. Quality of the roads. Drainage system

Safety, too many bars, not enough shopping

Affordable housing is an absolute must. Rent is out of control, it's should be criminal to have rent prices this high. Aside from a housing crisis we need more public transportation options. More areas for bikes and for people to walk. Stores and business owners should all have an area where people can lock up their bikes. Bikes should be allowed on sidewalks in downtown Royal Oak.

The type of people Royal Oak is attracting and how the nightlife affects the people we have in and around our neighborhoods.

Diversity of downtown stores! Livelihood of farmers market. Walking safety. Quality of teachers and curriculum in schools!

Too many large homes in neighborhoods surrounding small homes

Housing costs Diversity Environmental concerns

I appreciate the ways the city is growing, but I do wish we would stop overbuilding downtown.

Cost of living for housing being a barrier for young families to raise children here

No concerns with the growth of Royal Oak.

Screwed up parking system; exorbitant taxes; out of control spending; out of character development

too many big houses that are out of character in the area. Huge buildings in downtown area. The parking

With an increasing number of large housing structures, Royal Oak has lost its small town feel.

I feel Royal is moving away from its quaint tradition. neighborhoods and building too many high rise structures. This adds to traffic congestion and too much population density in the downtown area.

Street maintenance is still lacking in my neighborhood - the replacement of older small homes with new huge ones that are often out of scale for the lot size and ugly designs - lack of entry level homes for young couples who want to start families- I know a two couples one in a apartment, the other in a condo in RO that moved to St Clair Shores & Grosse Pointe when they bought their first homes because they got better value for their money

Access to Library and other places in downtown.

downtown parking and traffic

The parking meters time limits. I don't have a problem using them. Maybe too many high rises in downtown. I doubt there's enough housing with 1st floor laundry for aging people. Except for either very expensive housing or the lower value, no basement houses.

The "road diets" have created tons of traffic problems. I am an avid cyclist, but the bike lanes created by the road diets are dangerous and too bumpy for a road bike - the same crappy pavement is there. It's terrifying and unusable IMO - and not a real solution. Downtown is overbuilt and what was once a charming fun destination is turning into a corporate outdoor mall concept. You gave away the land for city hall, and now there is a huge building with a sign that says "Henry Ford Health Center" in 30-foot letters that dominates the skyline. The kinds of unique shops and restaurants that once thrived in Royal Oak can no longer survive, so we only have corporate restaurants - which usually fail as well. It's a disaster. The coup de grace is the parking meters which are defective and give tickets when you've actually set up your account and paid. And there is no way to challenge them that doesn't involve spending a day at the courthouse. You sold the golf course and schools to developers as well. It seems that the purpose of the city is to chop itself up and sell the pieces to developers. Now there are only a few schools since the neighborhood schools that attracted us here have all been sold. Basically, as far as I can tell, Royal Oak is ruined and there is no way to bring it back. Other towns (Rochester, etc) have maintained their character and have not turned into free for alls for developers. You should be frankly ashamed. But I am sure that somebody is making some serious money from all of this development, and that appears to be the overall goal.

Overbuilding, overpriced, losing great businesses because the city does not listen to the impact city development will have on them, bike lanes are ridiculously inefficient (and I'm a serious cyclist), cross walks downtown are not safe - need 4 way stops or lighting, not just tiny little crossing cone things, need speed bumps in the neighborhoods, and / or more 4 way stops, especially the streets one street off of main roads, need to keep the noise from downtown music festivals lower and within the time allowed (I'm a big fan of the events - I think it gets abused), way too much noise from commercial lawn services, concern about the lead service pipes not being addressed (I have them), no rat plan (city should engage with Ferndale's very effective Rat Patrol as a model to fix the problem, so we could outlaw poisons), create a fenced in dog park area at Whittier Park so people will not let their dogs run loose, including pooping all over the soccer fields.

The downtown area has very limited shopping and there are too many chain restaurants selling burgers and wings.

Too many tall buildings, too many chain restaurants, too many parking garages, too many "big foot" housing, too many apartment or condo buildings being built, not enough family or higher end restaurants, caters too much to young and single residents.

Affordable housing, diversity

lack of parking for businesses along Woodward Avenue

Increased traffic and crime

I have some concerns about the caliber of our public schools compared to nearby cities and also accessibility to schools due to lack of bussing or even parking.

Downtown Royal Oak making it impossible to use the library, the post office, and restaurants. I am a senior citizen. Seniors don't like parking structures, don't like backing into parking spaces, are intimidated by the parking meter system. The city has abandoned its senior citizens. We are a good percentage of the population.

Neighborhoods being forced to change by government. Mandates based on equity. People live where they can afford the values of the property not live where they work. I always traveled for my work and do not live in Birmingham or Bloomfield because the home values are out of my range.

My primary concerns are the lack of historic preservation, the poor quality of the new architecture both aesthetically and unrealistically, and the lack of tree preservation.

Too many transients and rentals, lack of schools and transportation keeps families with children from remaining in Royal Oak,

Not a fan of the multiple use housing buildings. Would like to see more single family homes being built.

Do not want multi family homes in my neighborhood

We can't seem to fill existing vacant commercial spaces, but we keep building. Houses are already close in proximity to each other, ones with more space are unattainable to most. Larger lots are split and redeveloped with very large houses that are close together and consume all green space. Traffic. Schools can't seem to handle additional capacity, and we no longer have room for building new schools.

I'd like to see the modest homes stay intact. I'm concerned about affordability for younger families

#1 Please do NOT add duplexes in family neighborhoods, #2 NO above garage housing. #3 NO stand alone second dwellings on a property. These will drive more renters that do not take care of the property. Condensed housing is too much for our sewer system to bare. Parking on the side streets will become a nightmare. We need to keep Royal Oak a family friendly place. No tp much dense housing. I'm not talking about apartments, I'm talking about duplexes. (Snow plows and fire trucks will not be able to get thru the streets). There are other cities close by that has many factor into peoples needs. Just because a few on the planning commission feel this is a good idea, most feel it's not. And the planning commission is NOT voted by the people. Just appointees. Aging in place, sorry but how is a senior going to walk under straits to get to above garage rentals? They won't!

Development standards - incentivizing growth while preserving character

It was a shame to tear down the Main Art theater. The city missed a big opportunity to keep and add some much needed culture. I am also concerned about all the stores and restaurants in downtown that have closed recently. We really appreciated the ice rink and have high hopes that will be a permanent fixture each winter. It really brought the community together during the cold months when we normally would stay at home.

Downtown

lack of housing

Parking accessibility and driving speed. Motor vehicles need to slow down. Passive and Active tools need to be implemented.

Cost of living and minimizing car dependency

I am concerned that cars are valued more than human lives, and car companies and driver's values will be artificially inflated by the money they invest. Cars get free parking (housing), and subsidized roads (walkways). I believe we need more medium to large multi-family dwellings, community spaces, and better walkability/accessibility overall.

Home Ownership and Rent Prices. Single family dwellings should ideally be owned by its' inhabitant(s). There needs to be affordable housing closer to downtown for people living simple lives where they can walk to go to the doctor, use a bank, send a package. I'm not old enough to live in Barton Towers yet. Bike accessibility needed, walking safety

Need a viable parking system in downtown Royal Oak. As a single senior woman, I am not going out for dinner at places that do not have on site or street side parking. Hence, most of my dining dollars go to Berkley, Clawson, Madison Heights, and Troy. I think Royal Oak is right sized. Do not anticipate significant growth.

Noise and congestion from vehicles on woodward High rise buildings on woodward Elimination of single family zoning

Too many large housing complexes and new houses that do not fit the character of the city.

Adding too many commercial crappy places to accommodate high rent in downtown. And our shitty parking. Also what is the point of a bike lane in cars can park at in it? That's not a bike lane.

No bussing for schools, storm drain system that is already overwhelmed while we add more housing, no safe walking accessibility for blind and hearing impaired pedestrians

Downtown parking makes it difficult to shop in Royal Oak.

I missed last meeting . Someone brought it to my attention they were considering rezoning Ellen to Royal Ave , allowing residents to add additional housing to their property. I own and live in this area. I strongly disagree with this. It absolutely worries me because the rental properties don't take care of their properties as it is..

I would like to see more bike lanes that connect and form a network (like Ferndale). Starter homes are prohibitively expensive.

Pressure on utilities with dense population growth. Will our public services be overwhelmed?

Absolutely shameful that the theater was torn down to put up more fucking 2k a month rentals. Expensive ugly luxury apartment buildings everywhere. Every apartment is over 1k a month, for the tiniest 400sq ft of a Frankenstein'd one family home. We need AFFORDABLE housing. Royal Oak is losing it's unique spirit and driving out small businesses in favor of capitalism. Also the new street parking meters are so scammy.

More housing density, more affordable options for young professionals and families

Keeping downtown lively and preventing buildings from sitting empty for long (especially downtown).

Walkability, bikes and green spaces  
Inclusion, inclusion, inclusion Bikability.

I don't want a bunch of multi family or affordable housing.

Downtown street parking, having ADUs as in-law suites allowed in neighborhoods

I'm in favor of increased population density and improvements in safe non-motorized transportation ie, protected bike lanes. not a bike route that is painted onto a roadway like Crooks. I would NEVER recommend anyone bicycle on crooks unless they're on the sidewalk

Preserve existing zoning codes in and next to neighborhoods.

Let's keep our single family neighborhoods they way they are, plus let's avoid changes next to them that diminish our quality of life or diminish home values. Living and working in a Royal Oak home is also an investment for retirement. Let's figure out how to further boost our home values so residents can be comfortably ready for retirement.

I do not like the idea of more apartments or renters in the city. We have enough of that demographic right now with all the recent new construction. Do not like that small homes are coming down and extra large Homes are put on the lots do not like that all the big trees are coming down and not being replaced when new homes are built

Population growth  
Lack of affordable housing options

Unnecessary bike lanes, outside drinking areas, out of control spending

Affordability of housing for people who want to live here. Someday I may want to move to a smaller senior citizen type housing and I would love co-housing or other such cooperative arrangement

Keeping it affordable so a diverse community can thrive, and culture can sustain strong character

I want denser urban housing, especially in the Downtown area, but I do not want skyscrapers. Don't want us to look like Southfield - want to keep the Downtown local but very walkable.  
New, very large homes being built after tearing down a smaller home. Lack of affordable housing - new homes are not affordable to most people.

The price of rentals or ownership Overbuilding large homes "vertical" housing Almost complete lack of senior housing. Almost complete lack of affordable housing The phrase "age in place" is abhorrent to me .....you might as well say "die in place" if you are a single senior who cannot afford the outrageous prices of assisted living.

Need to get retail shopping downtown. Too many empty retail spots. STOP BUILDING HIGH RISE CONDOS. FIX THE PARKING. THE APP STINKS  
need less condos and apartments  
none

Fix the parking!!!!!!!!!!!!!! I'm all for future growth of the City - add more businesses and residences Downtown that will increase daytime traffic. Don't make the approval process for new development so difficult and biased!!  
affordable homes, ranch style homes, housing for first time buyers - i don't think I could buy a home in royal oak currently

Leave single family zones with no change.less multifamily in city

thinking about a universal design that is inclusive of all people with different disabilities and ethnicity/culture (wheelchair users; deaf and hard of hearing people; etc). Always sought different types of group inputs. Making sure we encourage diversity in our community.  
Affordable housing

Affordable housing for young and all first time home buyers, complicated parking,

Price, infrastructure, traffic

Keep the neighborhoods the way they are. Fix parking overflow problems with apartments near neighborhoods. Make Woodward more attractive for businesses without zoning changes.

safety for non-motorized travel

I have concerns about traffic and infrastructure if more multiple family housing units are added. Also, I feel zoning is not being respected since variances seem to always be allowed regardless of how residents feel. Also, narrowing the roads while increasing the number of households makes no sense. The plan for a road diet for Rochester which was forced despite community opposition is a perfect example of "we know what's best for you" thinking that is rampant in the city government.

Parking downtown avoid be meters at all cost- intimidating. Business leaving. The tight roads with bike lanes & no one in them. So closed in with all the large buildings..11/main so closed in. Feels like Chicago and claustrophobic claustrophobic. Way to many big homes in the small home neighborhood 800k+!!!!????? Feeling squeezed in a little ranch/bungalow neighborhood. As we age like accessible/ranch.. Need to go outside RO.

Ensuring we continue the tree canopy expansion. While I am not sure of the legality, I think the City should force plant trees in all the public right-of-ways. Also, ensuring while Royal Oak is welcoming to all businesses, welcoming more small business and unique feel. Not just major chains. I know this is easier said than done, but making us a go-to downtown and destination is vital.

Keep parking minimums. Make sure any new residential development continue to require sufficient off street parking to support the inevitable amount of cars. It is idealistic and impractical to assume that the vast, vast majority of adults living in any affluent suburb of Detroit will not purchase and regularly use personal cars. The city needs to plan for that reality.

I would like to see a more diverse neighborhood with some walking friendly/kind public safety persons around the schools and in the parks. I want the city to prevent the building of a marijuana dispensary near the schools including Oakland Schools Technical Campus-SE due to the potential threat of increased motor vehicle crashes.

too many empty shops and restaurants in downtown. for example, Andiamo has been vacant for more than 4 years

Need to prepare (financially) to separate sanitary from storm sewers. Need to end tax increment financing of DDA and replace with ad valorem tax over DDA district to retire debt created by DDA. The City should be paying for basic services without need of Special Assessments. Loss of Neighborhood Schools discourages residence by families with school-age children.

Poor decision-making by leadership, road diets that are not studied after construction, parking systems that don't work and sell personal information, increased traffic due to growth and reduced lanes, loss of parks.

Hiring more police to accommodate the rising population.

Too many gigantic houses that are taking away the neighborly feeling of people knowing each other and seeing each other outside. Way too many condo and apartment buildings for the streets to manage the traffic.

I'd like Royal Oak to remain affordable for a diverse demographic. I'd like to see more balance between support for downtown businesses and neighborhoods. Seems like the primary focus of city leaders is needs of downtown.

Hillan Homes and the overcrowding of neighborhoods. Zoning approvals .

The charm that once was RO has gone, replaced by every square inch of available space being used to build multi unit dwellings. It would be better if these dwellings included a semblance of green space for neighborhood aesthetics and the dwellers but its more important to build the tax base with no regard for these building to blend and complement what is already in place. Now we are left with a hodge podge of multi unit buildings on every corner and cookie cutter communities (Delemere/Normandy in the middle of an industrial area and the soccer field of ROHS that are disconnected from the rest of the residential city. Introducing all of these fringe developments DOES NOT add to the sense of community you are espousing. In truth, it works against it. Another issue for me is the road diet/bike lane. I travel all times during the day and rarely see cyclers. In other words you have chosen to inconvenience a significant number of vehicle travellers for a handful of cyclers. I'm sure people are not moving to RO for their bike friendliness.

I don't have concerns about growth, except that if we want families with children to come here, the fact that the schools don't have bussing is a major concern for working parents. I know this is not a city issue, per se, but it is a big problem.

Downtown parking strategy... struggling with street parking; parking sensors are confusing and the back-in idea on Washington is just awkward. Hope that Royal Oak can grow but keep the small town downtown charm.

Dwindling restaurants in downtown and too many festivals. Also concern about Starbucks traffic and 12 and Woodward gas station traffic backing up onto Woodward.

Rental properties have always been a problem in our neighborhood. The landlords have often neglected their properties. Royal oak needs to enforce and strengthen laws that force landlords to keep up their properties. I'm not fond of the mini-mansions when they are too big for the neighborhood. When I moved into the neighborhood, some homes had double-lots. It was more beautiful, as many had very mature trees.

Safety! Woodward (northbound side) between 12 Mile and 13 Mile needs to be updated. The lighting is terrible especially north of Webster. The business owners need to take better care of their property with garbage, especially where near Woodward and 13 Mile. The sidewalks on Woodward are old and need to be updated. We don't need those scary hotels. Memorial Park is a super busy place in summer. The parking lot across the street by the golf place needs BETTER lighting at night. Some baseball games end at 10:30 pm and the parking lot is VERY dark when we walk out.

Cost of housing seems crazy high. Honestly don't know if I could afford a smaller home (ranch) in RO or a condo in RO.

It will stop growing.

The parking situation downtown has discouraged so many people from shopping locally. The park closest to my home (Waterworks park) is an eyesore and not maintained. The flooding has become so much worse - due to all of the new construction. Some of the new construction cheapens the character of RO

I do not understand how and why plans to add multi family homes/townhomes/condos to this area is being pursued. Housing in Royal oak is dense as it is. Houses are stacked on top of each other. And houses that aren't, are being scooped up by developers to cram in as much house on as little lot as possible. It's happened in my neighborhood and I've read about it happening in other neighborhoods and rarely (ever?) are the neighbors of that development happy about it. Just stop. Schools are busting with kids. My daughters class has 29 students. Not her grade. Her class. Middle school and high school are massive. What are the plans to accommodate extra students this new housing brings in?? Maybe don't allow Airbnb's or Vrbo rental houses to operate. That will free up houses for people wanting to buy in RO. Research shows the that those types of property ownership are killing the market and hurting individual buyers. Not to mention - no one wants to live near an Airbnb.

With the narrowing of the major roads (with additional bike lanes that are rarely used), traffic has become much more congested, with too much cutting through the neighborhoods.

Parks need better maintenance from fall, winter and spring clean up. Tennis courts cement is so awful nets don't even go up near girard and Vermont in red run because people would be injured. I would use the park more if it was kept up and improved with better basketball area and improved baseball diamonds. Red run is a "richer" area of royal oak that has wider streets and bigger houses going up with a golf course near that attracts buyers but this being the only park in the area that look like sh\*t it decreases value of desirable neighborhood.

The schools are just ok. Teachers are great but overall impression of the district is meh. Nothing stands out that makes them exceptional. The cost of housing is becoming unaffordable for many families. If we were to move to a house that actually fits our needs, we would be priced out of Royal Oak. There are some great shops downtown but not a lot of selection to draw in people from other communities to want to shop here.

Terrible downtown parking. Big Foot new housing buildings.

No multiple family homes No low income housing

Road conditions and vacant or eye sore (former) commercial lots (i.e. Main & Catalpa and Main & 13), vacancies and poorly maintained buildings downtown, renters not investing in property and creating neighborhood nuisance

Sustainable balance between Residential, entertainment, restaurants, and businesses. It seems stores come and go quickly even prior to pandemic. What is Royal Oak doing to support the small business owner?

The schools. I live next to Upton, my son goes to Upton and our playgrounds look like a lake. It's sad.

The condos, apartments and multi-family in general are greatly overdone. We have plenty. No more of that. There is a giant generation called millennials. Statistics show that they moving their families out further and becoming less urbane.

The Woodward crossing at 13 Mile needs a pedestrian/bicycle bridge to facilitate crossing. The traffic signal at Benjamin Ave crossing 13 Mile does not allow enough time for pedestrians to walk across. Sidewalk maintenance along Benjamin Ave adjacent to the golf course is lacking, especially during the winter months. The storm sewer project that was recently done on Benjamin, north of 13 Mile has resulted in water intrusion into the basement of Fairways Condominiums during heavy rain.

Parking- it's so bad and unfair. They charged me for parking at the library for 7 minutes to pick up a requested library book.... (Time was on the ticket). I also got charged another ticket for dropping something off at the post office (9 minutes). These are public entities and you would think they would be assessable. I found out about the grace period only being five minutes when I got both tickets in the mail. It was expensive.

Expansion of multi-residential housing in our neighborhoods; disregard of the neighborhoods in favor of the downtown district; multiple millages that should come from the general budget--the police/fire millage was supposed to be temporary due to severe economic downturn in 2008 time frame, instead it's become permanent. Why isn't the library funded from the general fund like in other cities? Traffic is a big concern because of too many new businesses. Very concerned about these land deals made by the council. The parking on Washington is a joke--a company that doesn't know Michigan doesn't have front license plates was chosen??? Ferndale's parking is so much better.

There are a lot of empty businesses along Woodward. The traffic on Woodward. Parking in downtown has become more difficult with the meters and deters visitors.

I want to ensure that walking and biking are improved. I do not want new businesses to have large parking lots. Businesses like Fretz and Son's Hardware have small parking lots, but they get the job done. Although it is small, I have never observed it to be completely full. If large parking lots are required for new commercial development, we will lose space that another business could have been built. It will also require bikers or walkers to have longer trips. If some areas had single family zoning removed, I would like there to be a limit on how many ADUs, Duplexes, or apartments are within a few block radius. The main reason is to not over congest the roads with parked cars.

Keep single family homes in our neighborhoods, change the parking situation



Please protect Tenhave Woods and Cummingston. Increase dog friendly places.

Losing the culture, history and overall feel to a new generation of "woke" Americans.

I do not like the parking changes have taken place in downtown Royal Oak and it's significantly impacted my ability to go to the downtown area. I think it's driving other communities away from coming to us as well. I have learned to park and some of the lots but still find it fairly frustrating. I think the two hour limit is too short. Also, I used to stop at some of the shops and Royal Oak quickly for about 10 to 15 minutes in order to make a purchase and I've nearly completely stopped that. I've just now order things on Amazon or get them in another community. I think that's a bummer. Friends and say used to go by the toy store for gifts regularly. Are used to go to Real and anchor for gifts. I am much more frequently eight in downtown Royal Oak and I'll just get DoorDash or go to another community. Additionally, I feel that at the age of 58 it's gonna be difficult for me to edge in place. My income is not long enough to qualify for the low income senior housing and there are very few appropriate houses without barriers or stairs-such as ranch houses in the downtown area. If I relocated further to the edges of Royal Oak I would lose the amenities of being local to the downtown area which I have lived in for greater than 25 years. He seems like my options are to buy a very expensive condominium that are mostly designed for young people or one would need to be poor enough to qualify for low income housing. I wish that this would be considered in planning. A lot of the vertical housing is an appropriate as people age and want to stay in place. I'll figure it out. If I have to move to the outskirts of Royal Oak and away from the downtown area in order to live in a ranch or something more accessible I would probably rather live in Troy Michigan or someplace like and as the cost is much more affordable.

Traffic, parking, and the city's decision making. I generally support the recent improvements in the City. The new park is great. However, I also have a concerns that the city is so hyper focused on implementing new urban planning trends that they do not stop to take a breath and consider whether the plans actually make things better in the real world.

Whenever I visit downtown Royal Oak during the day, it's still so empty. Nobody's ever there, much less families or people working. We need to keep building up in the downtown, and instead of incentivizing tearing down ranch homes or bungalows to build three-story (by cheating) McMansions or subdivide lots in the rest of the city's neighborhoods, we should incentivize building duplexes or townhouses on existing lots. You want to go to three stories? Fine, only if you're building a duplex or row of townhouses. Otherwise, you stay to either the original footprint of the house, or you can expand the footprint, but you have to build at the same number of stories as the original. We need more protected bike lanes (not just marked or shared bike lanes) and bike parking. There is no safe way to get from a neighborhood to downtown on a bike, much less from Ferndale or Birmingham to Royal Oak. You want people to come here from other cities to go to restaurants, bars, etc -- give them a pathway to do that safely.

In order to maintain a family friendly city, we need newer schools (a new one at the S. end) and buses for disabled, seniors and kids to get places. Excess development, Road diets that push drivers (just trying to get home from work) to the limits of their patience and force them to drive through otherwise peaceful neighborhoods. No more high rises, this isn't NYC. You will take RO down if too many of these ideas are employed and taxpayers begin leaving

Walk/bike-ability is not being focused on enough. 11mile is derelict. The traffic on Washington and Main detracts from downtown.

Safety

My concerns are: -The new parking situation is really a pain. I can tell you for certain, that a lot of my neighbors and friends won't go to downtown Royal Oak anymore because of the parking situation. I've read stories about people being given tickets when the meter was green because they didn't put in their own money, it was still green from the previous person. Even though they were only parked for a few minutes. Those residents are getting tickets, but I see door dash delivery drivers parking in the middle of a turn lane to pick up food with no consequences. -The amount of significant change over the last few years is a lot for residents and people who frequent Royal Oak. (Main Theater closing, Hermans closing, etc). -The lack of new business' in the downtown area. There are a lot of open spaces for businesses. - The construction by my house (I-75 and 11 Mile) is incredibly inconvenient. They will open for a week or two then close for months. Even though it's winter and they are not working on it. I'm also very unhappy that they are taking away the highway access point at the end of my street (4th Street). -The rats are a problem for those who live close to downtown. We were given nice new trash cans, really heavy-duty ones. After the first night, there were holes in the top of the cans. Rats had chewed through the cans in one day. This problem cannot be solved by simply spreading poison around the city. While out on walks with their dogs, neighbors have had their dogs die from ingesting the poison put out by other neighbors.

The new parking system. A proper shopping district such as in Birmingham, grosse pointe.... How about an "anchor" store or two! Royal Oak is known for its bars and restaurants that attract young partiers, there's nothing there for moms and non- partiers during the day. Please, no more hair salons.

Parking is a problem, especially street parking on Washington. We may be killing downtown with rents, can we support some of the smaller businesses that make RO unique? If we don't, we'll just be another Troy or Southfield full of boring corporate fare, then what's the point - I can park for free at any surrounding BW's

housing affordability

Buses when my child enters school as we both work. It is crazy how much we pay a year in taxes and don't have a school bus system.

The parking stops me from going downtown. Too much apartment style living

Parking has been completely messed up. The whole 2 hour limit or else a ticket is absolutely idiotic. If someone wants to stay they have to leave walk back to their car and move it to another space or the garage. I honestly avoid social stuff around bad parking setups. I'm constantly asking parking people on the street what are the rules. PLEASE FIX THE PARKING SETUP. TEST IT YOURSELF...

Downtown vs neighborhoods

Lack of busses for schools seems like it hurt's property values. I don't have (and don't intend to have) kids, but living near a school the car pick-up and drop-off antics are dangerous, and it sucks seeing people move in only to realize we have no bussing system. I would happily vote to reinstate. Constant losses of power with big storms has been an issue in the multiple royal oak neighborhoods I have lived in.

The city lacks dedicated bike lanes, it should have more options of transit (mainly to Detroit, but also to AA and DTW), the speed limit for all Mile Roads (11, 12, 13) should be decreased to 25 MPH and more pedestrian crossings should be added

The Red Run park makes us feel like we are living in Madison Heights...are we the "City of Progress" or the City of Getting S\*!t Done?

I would probably leave if there got to be too many of those large condos & homes, losing character etc. Or if they tore town the lovely house next door and built a giant one in its place, that sort of thing. (I'm home a lot working from home with my dog.)

Parking downtown makes it hard to run into places quickly. The charming downtown has been replaced by parking structures and businesses The parks need to be updated and maintained The city not realizing there are many age groups in the city The city doesn't seem to listen to the concerns of the residents

Need to dedicate full time staff to implement the Sustainability and Climate Action Plan regarding future growth. Plan for solar, heat pumps, EV charging, resiliency, green infrastructure, public transit, trails, etc. Need reliable, renewable energy sources. All new development (including residential) should have higher energy efficiency codes.

Affordable housing

Increasing Taxes without benefit to residents outside of downtown.

I regret seeing so many high-rise buildings in downtown RO. I realize progress is important, but I would rather see a more unique architecture with no more than 2 stories.

Street repair, lower taxes, crime, noise on Woodward

Encourage development. Redevelop Woodward Ave and run down multi family buildings.

It lacks city commissioners who don't listen to public comment

In terms of residency, RO needs affordable single family homes (more in line with the 1920s homes already here) and less rentals. Commercially, it's turning into every other suburban hellscape in America with corporate chains, mediocre restaurants, and an increasing dearth of character. I love the farmer's market, but it is not a replacement for culture and arts (and I don't mean cheeseball tchotchke art).

Not enough green space - too much concrete. I would love to walk longer distances but I occasionally need a place /bench to rest

Rising cost to live here may force me to leave Ridiculous parking rules

Strom drains, power outages, residential roads

All of the McMansions that have been and are being built, the parking situation in downtown RO, the mayor and city council do what they want and don't listen to the people even though they have town halls, etc. There aren't adequate services for seniors and the city is geared towards young people (20s, 30s, and 40s). RO needs to provide buses for K-12 school children.

Too many tax dollars are spent on expanding services that are used very little (i.e. bike lanes, public transportation). The property taxes are making us consider moving out of Royal Oak as we search for a larger home

I hate the big homes clear cutting lots and building oversized homes. We had 70 signatures against a home plan. Zoning committee passed 5 ordinance requests for house to be bigger in all directions. We are angry this is allowed.

Being able to age in place.

Really not a fan of the new parking meters. I avoid parking closer to businesses due to them. Others who aren't as "able" to walk as I am may be disproportionately affected by these meters and the tickets they constantly produce.

Small homes dwarfed by new construction; too many multi use high rise buildings; parking in downtown is terrible. The meter system is not user friendly & unforgiving. Driving patrons out of the downtown area to Clawson, Berkley, ferndale.

Hopefully, there will not be A LOT of new restaurants added.

Downtown restaurants are not easy access for older residents due to parking. And we are less likely to Uber. Valet parking would be nice.

We need to add more bike lanes to make it safer for commuters. I think that many people don't bike because the lanes stop and start. We need to stick with road diets to promote walking and make it safer for pedestrians. We need to add more multi family dwelling units to make the city more affordable for younger people. We need to stop people from tearing down historic homes and building soulless McMansions

Keeping community feel and not making it feel like a large downtown and building affordable housing and public transit

Affordable housing that is disappearing when developers knock down good homes to build larger homes.

the construction of multiple dwelling structures as opposed to single family homes. The Micro Tel's (4-5 Unit) are a concern. This type of Bed and Breakfast is destructive to existing neighborhoods. Creates transitory residents who have no investment.

ADUs are not something that is needed within the city. there are plenty of affordable living options for residents with the various apartment complexes, condos, and SFHs. I believe that ADU's will bring more harm than good and do not see any need for them. The parking situation downtown is terrible and is impacting business. talk to the business owners downtown everyone complains about it and it drives business out of our city. Downtown royal oak looks like a ghost town and there are empty buildings left and right too many businesses are leavign the city.

To keep a variety of housing. Not everyone wants or needs a 2000 sq ft house. A neighborhood should be able to accommodate all ages (young families, singles, seniors). Replacing water sewage lines sidewalk to street. Ditch the back in parking and the defunct system that clearly isn't working.

Lack of neighborhood schools, lack of bus service for Royal Oak schoolchildren. Families won't move here without these amenities found in so many surrounding communities

Even though I live fairly close to downtown (I'm at 12 1/2 & Main) I would love to age out in a facility within easy walking distance of downtown that doesn't cost an arm and a leg.

Road diets have made getting around very inconvenient. I quit going downtown because of the horrible parking. It is very difficult to get to the library, I quit going to the post office because of the parking, Very unfriendly to disabled people. I see a trend to squeeze too many apartments into too small spaces without adequate parking. Monster houses are poorly constructed and cause flooding.

The amount of houses for rent.

I'd rather see multi-family development in the city core to keep the character of neighborhoods

Royal Oak is a nice, safe place to live. But I have two concerns: 1) Please think about how you preserve the independence and cultural identity of downtown RO in your Master Plan. On the current trajectory, I am worried that the downtown area will be largely hair salons, suburban sports bars and expensive condos within a few years. Losing the Main Art Theater was another blow. The Master Plan should prioritize not just a downtown area that is technically livable/walkable, but also a real plan to support and attract a diverse range of arts/culture and local business that our citizens would like to live next to. I realize there is a segment of the population that would happily turn every park, library or theater that doesn't turn a profit into a Costco parking lot, but most of us don't want to walk around a boring downtown strip mall. 2) I'm also concerned that the city isn't doing enough to preserve AFFORDABLE housing for young people and families. The multifamily developments I see under construction invariably turn out to be more and more \$500k+ condo units. How many of these luxury buildings can we sustain as a city? I'd like to see more low price single family homes and low price multifamily rentals in RO.

Concerned about the amount of development and lack of variety in the retail space. Not everything needs to be updated, torn down or changed. Don't feel like the ones in charge of the money are making decisions based on what we need as opposed to what the newest/latest thing is.

Park quality

Affordable housing and after school care for kids

Old houses that need repair keeping down home values. Parking in RO is better than it used to be but I avoid Main because of parking. Back in parking, confusing meters.

Stop the road diets. We live in a state where riding bikes is not feasible for half the year. Get rid of the Sentry parking. Playing off like the back in parking spots was for safety is asinine. The system was clearly designed for states that require front number license plates.

An imbalance between housing be made up of homes that are too large and expensive for the established neighborhoods and new multi unit housing in established neighborhoods that is meant to provide more housing, but also costs too much for what the city is and has to offer. Plenty of other unused commercial areas that could be transformed into multi unit housing. Also road expansions and the speed limits along major road ways making the walkable city dangerous to walk or bike.

Maintenance and upkeep of neighborhoods outside of the downtown area. For example, Red Run Park is severely neglected

multi housing in neighborhoods is negative to residential downtown is no longer an easy access drive-n-park downtown is a party city now  
Car theft in driveways, recurrent issues with electricity and streets flooding.

I think that average families are being priced out of Royal Oak. School numbers are dropping and so is funding but average families (not making 6 figures) can't afford housing. Also, it is more and more common to not have a dual income, which makes it harder.

Stop allowing McMansions (Big Foot Homes) being built in neighborhoods with much smaller homes.  
Stop road diets on major thoroughfares where traffic density is already too high during rush hours.

Family friendly free things to do in parks and dtwn park, outside concerts/movies, power outages, tree maintenance in parks, incentives for a variety of businesses to open in dtro,  
I would love to see more retail shopping in downtown, and fewer hair salons.

I am afraid the city will try to cram apartments and condos into existing single family home neighborhoods. I live in an area that has a few businesses and small apartment buildings as well as flats within walking distance. That is fine, but I sure would not like more multistory apartment/condo buildings overshadowing houses in my neighborhood. Folks in single family homes and flats tend to be neighborly. Apartment buildings are like little gated communities. You do not get to know apartment dwellers the way you do other neighbors. And they don't get to know their neighbors in single-family homes. I feel safer knowing or at least recognizing homeowners in my neighborhood. I did the 2020 census and interviewed people in many of our big apartment and loft buildings. Many of the folks I spoke with did not know their "neighbors" down the hall, let alone recognize/be neighborly with residents in surrounding single family homes. I would like to see more ranch style homes in royal oak but I know developers want to build more expensive, two- and three-story homes. Traffic and traffic speed on the half-mile in my neighborhood is terrible. It is only going to get worse when I-75 is redone and motorists take the half-mile residential road to and from downtown royal oak. Encourage drivers to use mile roads. Take down the sign at Troy and Lincoln that directs motorists to I-75 via Lincoln. Direct them to 11 mile. Cars still speed on Lincoln despite new traffic islands. My neighbor's dog was hit by a speeding truck there last month. Truck did not stop. Fix the parking downtown. I go to other neighboring downtowns that do not force you to back in or use a confusing parking system

#### Safety

Renters aren't taking care of their homes. We rent but take really good care of our property. Downtown parking is a mess. Royal oak isn't Birmingham. We need to stop trying to be.

Cars "cruising" on Woodward starting in April! The noise and safety is a concern

Keeping the "neighborly" atmosphere and pride in housing and maintenance of property. Have see a few new residents in neighborhood with less respect for upkeep, noise, etc  
Giant houses that are overtaking the character of the neighborhood.

With the road diet on Main Street and now going on to Rochester it's hard to get out of the side streets totally unnecessary. Nobody needs a bike ride on both of the streets to run parallel to each other. Even when the residents have spoken, you don't listen.

I think adding Henry ford and not addressing the handicap issue in the structure is poor. They have so many customers and elders. Parking "near the elevator " on those floors. Good luck. I'd like to see the commission navigate it in. Wc . Or crutches. Also bringing in baker is crazy. There is so much traffic into the downtown. PLEASE again. Add a flashing cross walk on main and 6th. It hasn't changed with the speed of cars. They don't slow down. I would like to see the street cleaner more often. Birmingham has clean streets. Ours are filled with tree droppings . There is an increase of trash as well on the streets.

The parking meters are terrible, I received erroneous tickets and don't go downtown anymore. I took the parking survey that led to them being installed and it felt like it was written by the meter company. I grew up shopping in Royal Oak and think it is a shame. I think developers seem to have a lock on the city and under the premise of "affordable housing" we're putting in more and more expensive condos that do nothing for first time home buyers or lower income residents. The destruction of the Main Theater was a shame, it was privately owned but city officials (?!) were quoted saying it needed to be redeveloped and was not viable the second it closed. I have spent time in other places (Austin, Marquette) where theaters have become restaurants or performance spaces. It's weird to me. Anyway, I think the character of downtown is getting lost. I also lived in Pleasant Ridge (which is designated as a historic district, so it is different), where they had much better exterior design standards for new and improved housing to fit the character of the neighborhoods. I think putting more multi-unit buildings into single family areas will drive a lot of families (like mine) elsewhere. I think Royal Oak needs better city services. Over the years I have lived in Madison Heights, Pleasant Ridge, Huntington Woods, and Clawson, and I feel that Royal Oak ranks in the lower middle of those when it comes to roads and services like snow or brush removal.

I wish Royal Oak would invest in bike lanes to make biking a safe and feasible transportation option. RO is more attractive to me because it is more walkable than further out suburbs that have bigger, less expensive houses, but it is often not safe to walk or bike in RO.

Loss of charm and character as efforts gear towards bigger and newer everything

I have concerns over the constant building/jamming in to the 11 mile and Main Street (and related locations) of new, expensive housing, when there are many storefronts in downtown and on the Woodward corridor that are empty-that businesses can't afford to pay rent to stay.

Number of closed businesses

affordable housing, stormwater management, reliability of the utility network (DTE), funding for traffic/road improvements

Leaders are not trustworthy, overbuilt downtown, incompetence (parking, variances, zoning, city management).

Diversity and inclusivity for all races and income levels.

the cost of housing is semi-concerning at this point. roads could use a lot of work for both drivers and bikers - potholes and lack of accessible bike lanes to access downtown royal oak are concerns.

Parkdale Ave. east of Rochester is the worst paved road i have ever driven on in my life...i cannot believe the condition its in. There is no flat pavement on the entire road and its just a quarter mile of nothing but filled in potholes. It is completely undriveable. I live on Detroit Ave. which runs parallel to Parkdale and traffic on my street is significantly increased because no one uses Parkdale to enter or leave the neighborhood. i looked on the royal oak website and it looks like there are plans to address to some extent in 2023 - i hope it's not just more patchwork and will be at least partially resurfaced.

Too much corporate control/growth, especially downtown. Royal Oak has lost most of its soul at this point. Housing has become unaffordable for normal middle class people who don't have a silver spoon.

Adding high density housing and work offices without addressing infrastructure limitations

Accepting all proposals without giving adequate thought to how the community will be affected.

The price of housing would be unattainable for our family if we hadn't purchased our house 12 years ago. The trend of bungalows (the same size and age as our house) being knocked down is disconcerting to say the least. The houses being built is stressing current storm water infrastructure and causing mature trees to be cut down. This concerns me most about all the new housing being built around the city. Ordinances exist for a reason and there should be a limit to how large a housing structure should be for our small Royal oak lots.

Royal Oak feels very commercial now with the Buffalo Wild Wings and other, smaller businesses moving out of the city. Parking has been a nightmare and the focus on profits from parking tickets is very clear and a huge deterrent from going downtown. I usually only go to downtown Royal Oak to go to the Farmer's Market, get takeout food, or to attend an appointment for wax or doctor.

Better schools for young professionals with kids

Parking downtown is a nightmare

Housing prices. If the taxes/home values are increases, it will be much more difficult to keep up with everyday maintenance/improvements within the house

Over growth

Our cars being plundered nightly-rifled through, stolen and catalytic converters sawed off, people don't want to come here so businesses don't thrive. Skyscraper buildings don't belong here and multi-family housing will RUIN our property values that are already dropping compared to neighboring cities!

That there is becoming an increasing level of corruption within city hall. I was witness to the corruption in the city of Taylor and it is evident that it is happening on an increasing level here. The no bid contracts, the increasing influence and power of John whitz and his lack of transparency when it comes to his predominantly cash events that he holds within the city, and the donations to the Mayor and his electoral reelection campaigns by people seemingly trying to buy favor with both personal donations and donations to PACs, and donations filtered through other organizations. Also his wife's ongoing promotions of restaurants through her social media posts for free or highly discounted meals which is a violation of campaign finance laws, as she is using her position in the community to benefit herself and family. Also the city charter states that income from parking tickets, has to be spent on road and parking improvements, yet the income that comes during arts, beats and eats goes into the city "slush fund". The huge lack of consideration for downtown employees during events like arts, beats and eats especially those who work in places outside of the footprint. The cost of arts, beats and eats to the attendees in comparison to the quality of artists.

Commercial space being too expensive for independent businesses/small businesses

Taxes on property, especially single-family housing, are making it hard for individuals to grow their families or even downsize, especially if they choose to build or modify their homes to become nicer. Those looking to move into Royal Oak are stretching their budgets very thin as housing, becomes very difficult to afford. When that property is eventually reassessed, the taxes become egregious. Consider lowering or even keeping taxes the same for current homeowners. Offer incentives for those living in Royal Oak if they were to purchase another home within the city limits.

I am most concerned with buildings getting to high, I enjoy the sun and community feel downtown. Keeping the buildings in a height restriction I think would be important to maintain the big little town experience. Continuing to support businesses coming to royal oak, and rent stabilization so that we don't have empty commercial spaces. I also really hope the city looks at helping businesses with rodent control issues.

Parking. It's awful and hurting our downtown. The meters were a bad move.

Primary concerns are congestion and parking downtown. It's to the point that I don't even like going downtown anymore because it's such a pain in the ass. I'm also concerned about all the people who weren't able to sell their houses and turned to renting instead and now these temporary neighbors who don't give a shit are loud, sloppy, and generally inconsiderate.

Environmental issues

The older generation complaining and blocking forward progress. The amount of people complaining about a new pedestrian light at vinsetta and crooks is unbelievable. The rogue group bitching about the veterans memorial being moved. My husband is a vet and he's being begged by the Vfw to come back down. They're old dudes that refused to evolve with the times and now they're paying for it (they refused cc machines and just wanted cash).

Parking system!! No pool! Get a community pool.

We would love to move our aging parents in. A room above the garage or a tiny house in the backyard.

Need more retail downtown. Would like to wander around but mostly just restaurants. Although structures are convenient, easy on street parking would make me pick up takeout from downtown restaurants more frequently. The new meter system makes me avoid downtown and go elsewhere that is more convenient.

Replacing the nice single family bungalow homes with mega homes that impact flooding of neighboring yards.

Not enough space in our schools, especially with open enrollment.

Larger houses were necessary to keep families in Royal oak, but some lots can't properly accommodate them. I feel like the housing density is maxed out, and should be limited to tear down/ new build.

Keeping the parks important. The addition of structures vs lots and parking meter issues makes me less inclined to want to visit downtown. It feels like much more of a commitment to go there than it used to be.

Important to keep the neighborhoods as family neighborhoods. Not in favor of multi occupancy dwellings right in the same neighborhood as single-family dwellings. Put any future growth on the main roads not on the side streets please.

Too many apartments or condos

While I am generally happy with how things are going in Royal Oak, I am concerned with recent variances given to developers for multi-unit dwellings that do not meet the minimum standards for the city.

Enforcement of traffic speeds in neighborhoods, Pedestrian safety

Need more senior housing

my concerns are that the city is granting large development without enough input from the current residents. From the tone of the survey I am completing I get the idea that the city may be leaning toward allowing fill in housing in neighborhoods that could be out of character for the neighborhood.

I would like for the city to continue to invest in our parks. Additionally, although we have not experienced draining issues, I know it is an issue city-wide. And although we have not experienced rodent problems, I recognize that it's a problem. I'd like to see the city promote non-poisoning rodent removal methods. We have a beautiful red-tailed hawk that nests at Starr-Jaycee. We want to make sure that our wildlife is protected.

WAY TOO many tall unsightly (ugly!!) structures that remain close to EMPTY!! Parking is a MESS!! The road diets have only made things worse for traffic congestion and PARKING issues on side streets!! And THROUGH street traffic on MY street off of I-696!! It's absolutely REDICULOUS!! And, why the traffic can't use other streets during certain times of the day is also ludicrous! There is NO longer an Elementary School in the neighborhood. There hasn't been a school in the neighborhood for over 20 years!!

I really don't like the big foot houses. They look weird next to the normal size houses. I feel Royal Oak is trying to cram a lot of tall buildings in a small city back in the early 80s when I worked downtown everybody knew each other and there was a lot of businesses we were all friends. Not to much retail anymore. Kind of sad. The parking on Washington is really making people not come to RO.. kind of a laughing stock if you're in other cities and people talk about it. wish the meter worked or you can use quarters.

Build more dense housing that way people are able to move here and Royal Oak is able to grow.

Sustainability, single-use plastics, environmental toxins

Houses are too close together for my comfort - yards too small

Too many apartments and multi family coming in.

Mills taxes going up and nothing in return

Retain single family zoning where it already is



Leave R-1 zoning as is. My home was purchased due to the zoning and shouldn't be changed just because City Hall officials have determined changes should be made. I don't want a multi family building next door to my home or in my neighborhood.

That backing in parking is tricky.

Our elected officials have killed the downtown with the parking fiasco they created and won't admit to. People everywhere are saying they won't come to Royal Oak anymore.

Parks are aging and given a low priority compared to the downtown - which I believe cater to out of towners. Our local park has two tennis courts which have been let go. The basketball court is substandard and the baseball fields are horrible (one floods and the other has two catch basins in the outfield - DANGER). I've been told they have cut back staffing for the parks and rev department, limiting what they can do). It's too bad.

Too many HUGE NEW HOMES - which are eyesores butt up against much smaller RO bungalows & big parking garages - overwhelm the downtown area and make some areas feel claustrophobic.

Biking is encouraged but reducing vehicle lanes creates problematic congestion. As a cyclist, I often see the bike lanes are unused, and vehicle traffic being reduced to a single lane is backed up for an absurdly long distance. This is most noticeable on Campbell, and was apparent when trialed on Main Street south of catalpa. This creates more problems, for people driving. For people walking, as crossing the street is dangerous due to frustrated backed-up drivers.

Being too expensive to live here, taxes increasing. Issues with sewer and flooding basements.

Downtown streets are not set up to be as pedestrian friendly as they could be for population expansion. Train crossings should have pedestrian gates to be able to stop using train horns all day and night. Too many multi-family homes moving into single family neighborhoods

Keeping it accessible to a wide range of people- I would value more diversity in my neighborhood. Less expensive condo developments and more affordable housing for families.

Downtown royal oak is ruined with high story building. Not like a normal main street downtown in an average size suburb. Affordable housing for the diverse And needed populations of our county.

Too many bars, no place to really shop, and because of the parking meters(I will never pay another 20 dollar ticket, not even understanding how I got the ticket), I will never go to a restaurant in Royal Oak.

Too much traffic on Woodward and Mile roads. I don't believe much can be done about that.

Too many high rise buildings in downtown RO Road diets that impact those who live in RO Safe bike routes

Congestion

Road diets, parking in downtown Royal Oak, overbearing structures

The parks are not maintained as well as they should. Grass is too long, baseball/softball fields are terrible to play on. When walking through grass to a playground, I have to look for ticks!  
NIMBYs being jerks and affordability.

Recent changes made to the roadways (and "road diets" being discussed for the future), ideas to build multi-family housing in residential neighborhoods, parking in the downtown area.

Regional light rail: More of a metro Detroit problem but it would be great to be able to take a train downtown and to the airport. Royal Oak is great!

Too big difficult parking in down town too many loud festivals

There are no programs for adults without children who are not retired. Housing prices keep increasing with corporations buying single family homes to rent out making it almost impossible for young people to buy property here. Lack of reliable public transportation means you cannot live outside the downtown district without a personal vehicle. Storm water collection is non-existent in my area and I have had to make significant changes to my property to handle all the flooding from the most minimal of rainfalls.

Housing that is not amenable to seniors (e.g. smaller homes and limited ranch condos/no ranch co-ops); parking is too limited to enjoy spending time in a leisurely way. Feel very bad for business owners. Housing built for yuppies that looks like a Monopoly board and is changing the diverse character of Royal Oak housing which was a major attraction for me.

I think in order to stay relevant and appealing, we need additional housing options. There's a lot of single and two-story commercial stuff on Woodward for example. It looks pretty decrepit and I think would be a lot more appealing if it were replaced with even run-of-the-mill five over one.

The new housing in established neighborhoods is a concern. Road is never the same after putting in new house. Rental properties is also a concern. Not cared for the way the rest of the houses in the neighborhood are.

Additional housing being added; it is already too congested as it is.

Downtown parking is a big concern. Not even Birmingham charges \$20 a ticket. Without changing the system, you could easily bring the price back down to \$10 and have meters on until 9PM instead of Midnight. I would like to see some attention given to the Woodward Corridor. Woodward Corners was a fantastic revamp. Currently, there are a lot of empty buildings and a disconnected vibe. I think if we could make a concerted effort to purposely imagine and plan how to make Woodward from 11 to 14 mile more inviting, more walkable clusters maybe like Rochester has. Or strips of shops that feel more connected with little all season sitting areas. Or a permeant rotating village of shops - German Town/Mexican Town. Or better yet something that honors Royal Oak to avoid cultural appropriation and to learn and feel more invested into Royal Oak.

Parking meter cameras are confusing and need to go

Too much focus on transitory businesses and residents

The McMansions where developers buy homes that fit into the neighborhood, demolish them, cut down all the trees, and use up every square inch of the lot for a cheap looking but large and expensive house. Yes, it brings in more property tax but destroys the neighborhood feel.

There isn't enough parking, either on private properties, along Woodward and downtown. One way streets downtown make it confusing to navigate too. I do not support alternative entertainment, like marijuana dispensaries and with my grandsons experience in Royal Oak schools, the schools leave a lot to be desired. His elementary needs a lot more parking but that's just campus planning. The system is flawed, the really wonderful kids in the teachers eyes are fawned over and everyone else is treated poorly. Shrink class sizes and retrain the teachers. Their young and flaky. Also, uphold ordinances that require hoards to be cleaned up. The rats are a huge problem, dilapidated garages and overgrown yards are a problem. Weed trees in fences seem to be a favorite vegetation in Royal Oak. We plan to leave as soon as we can afford it and go back to Auburn Hills or another cleaner community.

Too many large homes being built in small lots, too many condos (interesting to me that anybody would want to live in a "luxury" condo off 696). Unique shops and private restaurants cant seem to afford to stay in business in downtown royal oak so more commerical restaurants are coming in) although there have been some new places popping up recently. A lot of focus is being placed on downtown, but many other parks in the area need new structures and maintenance and tree planting. New condos need to stay in more industrial zones/down town vs. Neighborhoods.

My kids are grown now, but I feel the school system and transportation to schools is not good. We have had excessive speeding traffic on our street that would not be addressed for over 20 years. Why would you raise a family here? Also, the Dream Cruise is a nuisance!!

Possible major changes to Master plan effecting current neighborhood housing, taxes base increase, current elected officials.

Main Street too congested with the amount of traffic. It should be four lanes. Street parking not user friendly. Stop building big foot houses and condos that people can't afford. And stop cutting down healthy trees

Parking meters, empty store fronts.

The confusing and asinine parking conditions with the back in parking on Washington

I am very much against multi family dwellings being built in neighborhoods. Stick with the main corridors for those types of developments.

Cost Need more family entertainment options.

Downtown street side parking has become so bad there's been multiple news articles about the issues people are having. It might be 'good' but the public perception is bad.

The idiotic parking on Washington, Royal Oak rats, eVehicle charging infrastructure, lack of shopping downtown to make it livable w/o leaving the area, so many "road diets" that I eventually won't be able to get to my house (with the space given to you bike lanes that are extremely rarely used).

The proportion of commercial vs. residential vs. retail in the downtown area.

I'm concerned that Royal Oak will become too expensive for normal people--including the people who run shops and dining in Royal Oak--to live in, so it will become a commuter town.

While I appreciate the building of new homes in Royal Oak (we built our home), it really upsets me that Royal Oak allows any decent sized lot to be divided up into smaller lots in order to cram as many houses as possible. For example, in our neighborhood, a lot that previously contained 1 home was sold and divided into 3 home lots. The most sought after neighborhoods in Royal Oak are the ones where the houses are farther apart and lots are larger. I think it ruins the aesthetic of a neighborhood when we try to cram as many houses as possible into tiny lots.

Infrastructure is terrible. Lots of traffic. Campbell was condensed to one lane for bike lanes that are never used and now there is always traffic. There are semis that get stuck over the bridges over 696 because of the highway construction because they do not see the signs that say "trucks turn at lights". There should be flags on the signs. I've called the non emergency police about this but no one cares. We lose power multiple times a year because our power lines are above ground and should be buried. I love royal oak, but at this point I can't wait to leave to go to another city.

Concerned about loss of cultural venues (would like more music, film, museum, art); ALWAYS concerned about the needed support for schools (both public and private), Need to attract more families if possible,

Lots of young family's; most norther part; cummmingston park need a make over for the little kids tail nature trail.. much more to do

Thru traffic in neighborhoods. Commerical/ industrial should be listed on roadways appropriate for the traffic volume.

Primary concern is the ones in power are not educated enough on walkable/community city design...are not outside of the box thinkers...we need to look at cities (design wise) like Toronto or Amsterdam. We need better waste management - more access to composting and more recycling options Our library website is TERRIBLE! Flood management, there are emerging solutions we can utilize that don't seem to be implemented. More trees Underground wire to improve the grid.

I am concerned that a not-in-my-backyard mentality may prohibit certain types of progressive developments.

High taxes and continuous requests for additional funding. Allowing Cannabis sales near Oakland Schools Technical Campus (OTech) is shameful and should be considered illegal! Too close to a school. Too much push for Cannabis sales anywhere in RO is wrong.

School test scores are still very low compared to the taxes that we pay. This is the sole reason we are moving out of the city. We pay Birmingham taxes for Detroit public school education

Sub par city planning. We need more walkability for outskirts of royal oak, we shouldn't have to drive to downtown, find parking and then be able to walk. Example - Ray's ice cream is relatively close, but there is not a safe way to walk there...better planning and walkable access would help out local businesses immensely! Curbs for the bike lanes. Please start making housing on top of businesses. The new condos that keep popping up everywhere are not walkable to anything. Could use more diversity. Lots of older residents have a huge problem with BIPOC in the neighborhoods, even if we're just walking.

Let's not lose our parks and green space. Some of the schools that close & vacant commercial buildings which remain vacant for years should be turned into parks more often rather than housing. Small liquor stores for sale could be used for either housing or parks.

Cost of living increases

Walkability outside of downtown

All the big foot print houses in the south end have made it so younger people can't get a starter home in Royal Oak.

Identity of downtown Royal Oak has a corporate feel vs a desired community owned feel like downtown Berkeley, Ferndale, or Clawson

Storm water drainage- our road floods every time it rains, need improvement in city services (street cleaning, snow removal), concern about street parking in neighborhoods if additional multi family housing added. Do not like the new parking meter system downtown

Private capital in real estate, houses not being used to live in but for airbnb/vrbo/investments

Too many big foot houses.

Road diet chokes the city and bike lanes are a waste of time. I drive on Main Street often and cyclists are few and far between.

Condition of my street, porta pot on Lawson park, speeding down Longfellow, street being a cut through street which is a decrease in safety, pot shop close to my area, resining my area.

I want to live in a diverse community, and housing is too expensive for so many people. I also walk to live where I can bike/walk, and it's too dangerous to bike to a lot of parks. I'm close to downtown, and biking down is relatively safe, but could be better. I want more pedestrian friendly zones, more bike lanes and protected bike lanes. For example, I'd love to bike to some places on 11 mile, but with the lanes and the way people drive, it's too risky. I also want easier access to public transit, but that's not a Royal Oak specific issue.

Parking issues stop us from going downtown. We paid a \$20 ticket recently that was erroneous. Our 88 year old mother loves the library but the parking structure is becoming too much for her. All her friends go to Berkeley and Clawson libraries because of parking. We need more accessibility. There are so many unregistered rental houses on our street. Landlords charging between 1800-2200 for 1000 sq ft houses without garages. The rent is too high for most families. We need strict regs on rentals. Development in the downtown has changed the city a great deal. The main theater should've been bought and used for a community space. People wanted it saved. Big foot houses on tiny lots I'm bungalow neighborhoods look dumb.

We're building these giant houses that take away the character of Royal Oak and are pricing out families and people who live here. I want to increase the amount of fun funky places downtown Royal Oak and not just high end salons.

Getting too over built especially downtown.

Empty commercial space downtown is a concern. The new back in parking is a negative experience for visitors to Royal Oak - I see it everyday, consider it a failed experiment, fix it and move on. Traffic and additional road diets, bike lanes. I love that people bike I don't believe these lanes are utilized enough to make it worthwhile.

Road diets causing traffic, multi unit housing downtown causing more parking issues

Need more affordable housing, street repairs

Too much parking garages and not enough outdoor spaces with greenery.

Increase of rental properties, lack of vision and plan for Royal Oak to develop as a community.

Accessibility of parking and downtown is gone. Downtown development of services and shopping downtown and along Woodward is gone. I have to leave my community to even go to post office. I can't get to the library without paying to park! I have to pay to use my own library

Working class people are being priced out of a lot of neighborhoods that used to be affordable. This means that the wealthier individuals will be the ones buying these homes which will eventually change the demographics.

Downtown expansion. I live very close, and am concerned with my neighborhood being engulfed. Bars becoming too expensive / exclusive. Cover at most bars drives me away from night life in Royal Oak.

1. Road "diets" 2. "Bigfoot" homes in neighborhoods they weren't initially designed / planned for. As well, multiple types of these homes occupying the space where a single house previously existed. Multi-Family homes going next to Single Family homes. Too much pro-business

Overriding the charter limits. Not adhering to variances. No police presence other than downtown. Current administration ignoring residents (Rochester Rd. bike lane) Selective and subjective code enforcement. If you are going to enforce the codes for one, do it for everybody. The police policy of loud dogs ("We have to experience it") No other police force in the area has such a policy. Favoring developers over residents. Unaccountable spending then promoting millages on taxpayer time and money for the services we should already be paying for, i.e.; Public Safety, Fire, Senior Services, Roads. Fix the WALK signal at 13 and Rochester.

Need more pedestrian and bike friendly infrastructure, especially downtown. Main Street should be for people, not a pass-through highway for vehicles to speed through. Also more housing to ease demand and help keep Royal Oak affordable. Lots of potential for housing downtown, which makes downtown more active and better for businesses

Giant houses instead of smaller square footage, dividing and all double lots so more giant houses can be built. Too many large buildings and high rises going in.

The quality of the businesses and commercial property in the Woodward corridor. Loss of old growth trees. Excessive NIMBY rules could be reducing property owner's freedom to modify their housing, subdivide to create denser housing, or add ADUs. Taxes and public housing

I'm on Nextdoor.com too much and seems like the loud minority-older folks like me!- are always complaining about city management-I LOVE the Road Diets and green spaces-bicycle lanes (more please) and the parking structures in downtown. 2 hour free parking is fantastic...my concern is that the loud minority will ruin the process that RO has made! (having said all that not crazy about the new parking system in Downtown RO but maybe I just need to get used to it)

believe we need actual police patrols in the neighborhood. While they get there quickly if called, they aren't patrolling. I understand this would cost more and I'm ok with that. More Protected bike lanes, shared bike lanes are a joke renovate tennis courts in Red Run Park, and reduce flooding issues in park. Lack of public transit options

The parking meters don't work even when you make a good faith effort to pay with credit card or coins. Then you receive a surprise over priced parking ticket in the mail. Whoever committed to (is it a?) 5 YEAR CONTRACT with the meter company.....NOT TOO SMART. And we have too many expensive restaurants /bars and hair salons, hair salons, and more hair salons. Those 2 categories seem to be the majority of our businesses downtown. It's very limited. Does not meet the needs of average Royal Oak resident and their families. I've heard through the grapevine that the city is not too supportive of the concerns of small downtown business owners. And you're forcing them out because of your top priority----- revenue.

Becoming Livonia and losing its charm. It used to be a hip place.

My neighborhood is wonderful, the people, the trees, the homes are all taken care of and the people look out for one another. There are young and old people in our neighborhood and the homes are affordable. I am concerned about the loss of lanes of traffic as the population density is increasing. I am concerned about the loss of sunlight as the buildings are increasing in height in downtown. I am concerned about the business owners as the parking situation has created a problem when there wasn't one before.

Parking in downtown Royal Oak

Parking needs to vastly improve; I no longer do much shopping in Royal Oak because of the lack of easy parking, nor do I bring out-of-town guests for a leisurely meal and exploration of downtown shops. I also no longer dine with groups of people in Royal Oak (downtown) because of parking time constraints. Downtown too congested with too many tall buildings.

Preserving neighborhoods with single family homes.

Bar scene Building of huge condo/apartment high-rises Infrastructure (power outages) Lack of quality restaurant options Lack of public transportation access Parking situation down town  
Royal Oak doesn't need undeveloped land becoming apartments or townhouses. I continue to be disappointed in the Normandy Oaks development. Shoddy looking buildings with a gross, goose feces infested park.

Too many tall buildings, Large houses built on small lots, Concern utilities and roads are being over utilized  
I'm concerned because Royal Oak is losing its small town charm. The parking availability to the Library, Farmers Market and shops aren't as convenient. Don't like having to back up into spaces for downtown establishments.

Addition of bike lanes as well as new parking system has had a negative effect on traffic and parking in Royal Oak and we are less frequent visitors to downtown because of it. Influx of High rise apartments and VRBO rentals over past few years has also added to congestion, lack of parking and in some cases safety concerns (VRBO rentals).  
Parking meters are horrible  
Housing cost, lack of convenient public transportation,

I think there may be too much multi family housing now near downtown and it's over saturated. Are they all full now? If not, we shouldn't allow more to be built.

Too many multi family apt buildings and townhomes instead of single family homes. It creates the opposite of what makes Royal Oak a good place to live. Lack of good restaurants or everyday needs type shops downtown yet too much development at the same time.  
Sewer backup/ drain system, rats  
Parking downtown- too many structures and parking garages. Patch work on roads instead of fixing them.  
Too many high rise buildings in Downtown RO, not liking the idea of more road diets especially on 11 mile and Rochester roads  
Contractors cutting down trees to build bigger homes.

Ultra dense housing- too many apartments and condos

Noise control. That is the reason I think will end up driving me to relocate. I am also not a fan of the giant Birmingham houses creeping into our neighborhood. They are eye sores and don't fit the lot sizes.

Traffic problems, multi housing

The amount of new build homes priced above \$600k with current interest rates is pricing middle upper class even out of the neighborhoods. More \$400k new builds. All the houses are old and it's just a matter of time before they can't be renovated anymore and we're all tearing down and starting over

The \$500k apartments in downtown. This isn't New York, wtf. Downtown used to have stores and great retail and now it feels sort of stagnant. I rarely go to downtown anymore because there's so few places that interest me. I'm concerned about home prices that are just out of control for the size and condition of the homes (re: \$500k 2 bedroom condos in the downtown area, \$800k houses that would be half that in Farmington or Plymouth). My husband and I want a larger house in Royal oak but the price of a 4 bedroom is just out of control here we will likely have to leave

Too many large new construction houses that cost \$700,000+, I don't know how any young couple looking to start a family can afford that. We have not started our family because we cannot afford to move into a larger house.

New buildings dwarf the sidewalks, lose pedestrian interest, are right at the sidewalk with no green space or pedestrian scale. On the north side of Main Street it seems there are a lot of them side by side. Not welcoming.  
No public school busses. Incredibly limited single family homes with an attached garage. Flooding, power going out due to weather or substation going out

The scope and size of local government is way too large.

Sewer system, draining rainwater, and the condition of roads in the neighborhood  
Senior housing Loss of a small town feeling - parking structures, loss of great small businesses in downtown and Woodward area

Traffic on 13 mile is too fast. I would like more art, more museums, more destinations like that. We need public transit so people can get downtown to the library and park with our dog! Or to Hollywood market, how wonderful that would be. A cool trolley or something would be awesome.  
Limited on street parking, fines for time over parking next to library for 45 seconds past 5 minutes to drop off books inside the library! Parking in structures 2 blocks or more from restaurants south of 4th street!

Maintaining neighborhood character.  
Concerns around lack of bussing as a deterrent to families moving in, parking issues on Washington are creating significant barriers to business development  
increased density in certain areas would be great  
Safety

I liked it better when there weren't high rise flats everywhere. If you lowered my taxes due to all the new buildings, I'd say 'yay'! But yet my property taxes are still going up and we have apartments and condos all over. And tear downs replaced by huge homes. There should be PLENTY of tax revenue coming in. And yet, my taxes just go up.

\*Woodward corridor should embrace and enhance existing neighborhoods rather than cheapen and diminish property values and quality of life. M-1, Woodward Avenue, has historic significance which should be considered and highlighted in future planning. Royal Oak is fortunate to have part of the Woodward Ave corridor to preserve, and respect, and grow.

Noise. Loud vehicles, loud speakers. Too many people outdoor burning without repercussion.

Schools, safety  
School district is not competitive with surrounding districts  
Keep in mind ALL ages and income levels.

I don't not want to see the loss of the 2 lane roads on crooks or Rochester. I would like to see better drainage at Exchange Park, better parking for exchange park. Pickle ball courts at Exchange..And someone needs to come up w a plan to deal w the RAT PROBLEM that is rampant . My husband and my neighbor have killed over 20 plus rats in one summer.

Would love a bigger house but could not afford in Royal Oak. Downtown is not shopping friendly. Too many bars/restaurants and hair salons but no where to shop for clothes, home goods, etc

Too much emphasis on downtown, tenant housing, lack of attention to aging infrastructure, bending to marijuana lobby, lack of property upkeep, need to crack down on panhandlers

Cost for somewhere to live is high and only going up. All the young people in the area will be priced out once they want to purchase a home and will have to leave the area. I see Clawson and Madison Heights as the nearby places that have reasonable housing and Royal Oak is just going to slowly die and become lame.

Affordable housing, I want there to be good housing options that don't price most people out of the market. I am concerned about naysayers who want to roll back the positive changes we've made in this city.

Ensuring our neighborhoods stay walkable, friendly and safe. Better access to community resources like pools & animal control - we share with Berkley currently.

Too many bars. Parking is too expensive and problematic. High rise structures ruined the landscape.

the downtown parking winter weather handling of snow and ice removal getting quality restaurants and stores slowness of snow removal Losing power constantly

No duplexes or multi unit apartments/living quarters within developed neighborhoods!!!!

PARKING DOWNTOWN IS HORRIBLE. I USED TO GO FOR DINNER AND SHOPS AND NOW GO ELSEWHERE. The new meters suck as does back in parking. Stupid decision  
The quaint feeling of RO is gone...lost forever. Ugly box buildings have replaced old store front. Just look at the Main Theatre. More ugly condos. Why not have some brownstone in downtown. So disappointed in the way downtown looks.

Parking is detouring people from going downtown. I fear businesses will close because of this.  
Parking Narrowed streets Main traffic control

Much of the previously industrial property near Lincoln and Knowles is being converted to multi family townhomes. By themselves, they aren't a problem, and they boost overall property values. Planning needs to be in place so that existing homes built in the 20s or 40s don't get crowded out by these developments, which increase traffic, decrease greenspace, and tend to draw a more transient population.  
Parking meter system that is currently in place discourages people from driving to Royal Oak.  
Inconvenient and often in error We do not need any additional multi-family and multi-story housing in Royal Oak.

Feeling like a dwarf house next to overly re-developed lots. When buying a small starter house (approx. 1100 SF), some neighborhoods felt like new construction towered over older homes and was not appealing.

Make sure infrastructure keeps up with growth.

Repopulating downtown, with interesting shops and businesses.

RO should allow more home density to grow its population.

Too many bars in downtown Royal Oak. Too many Parking decks. We miss the little shops like book stores and bakeries. Places where a family can go to eat with children.

Please consider the neighborhoods north of 13 Mile and south of 13 Mile, between Rochester and Campbell. Many longtime loyal residents and reliable city voters.

I feel that the parking structures are 3-4 levels higher than needed. I know that change is necessary but miss many of the cool stores that were here in 1988, when we first moved here.

not enough natural greenery/Wildflowers and native plants, insane costs in the downtown area, and way too dangerous and not practical to back into parking spaces



Too much emphasis on restaurants, bars, and multi-unit housing downtown. It is a mess most times to go down there and those stupid parking meters... Please do not change the make-up of existing neighborhoods, absolutely limit house size to 3500 sq. ft., too many McMansions being built on small lots and too many double lots being stuffed with two over size houses.

1. Tearing down older homes for "Bigfoot" homes. 2. Lack of a storm water system separate from Sanitary Systems

Too much development too quickly. The city doesn't take time to realize the effects of one thing before they add another. I do not want Multi-family units in my Single-family neighborhood. I don't want to lose any more beautiful trees (all while listening to you preach "green"). The infrastructure isn't capable of handling this type of development.

Too many apartments and condos and big-foot houses with little character and quality . I miss the small town feel of the downtown. I don't go there much anymore as a result. I would also be concerned if the city added more multi units or apartments. It already seems too built up in areas like Main Street.

we need more affordable housing (multifamily homes), increase housing density

To keep it easily commutable by walking / biking and maintaining a safe environment. I

- make sure houses stay affordable. Inflation is real. Also hate seeing beautiful older homes being torn down for generic farmhouse style homes. - would love to see Maddock Park be updated. - more pedestrian crossings on Campbell and 11 mile. - concerned about our water. With the 75 construction we've had a lot of brown water. The city hasn't notified us at all when things happen, not sure if our water is safe. Not sure if it's the city's responsibility or GLWA, but I want clarity. - the vacant storefronts on Lincoln near Campbell and the Salter center- lower the rent so businesses will actually want to go there! Would love to see things there like cafes, bakeries, restaurants, etc.

Too much focus on downtown RO and not enough focus on northern RO.  
Quality of schools

Safety of crossing main roads for pedestrians and children in order to attend school, go to parks, and the library. Complex and dysfunctional parking meters deterring customers from visiting downtown, leading to loss of income for business owners and less businesses in the downtown area.

Downtown Parking Meters are confusing. Too much business space available but not being used.

I don't want new apartment buildings in my immediate neighborhood. I feel like the Farmers Market has gotten smaller over the years. All the construction and Covid drove people away.

Too many condos and apartments, Closing parks and Golf facilities, trying to become Birmingham (STOP IT!!), Stupid Downtown Parking, overbuilding city offices

Storm system and my basement flooding, downtown street parking - you have to fix that situation or I fear for the reputation of Royal Oak as a destination for others and the longevity of small businesses that are there to survive, and any new ones to choose Royal Oak before nearby cities. And while we have many parks, their maintenance and upgrades don't keep them desirable.

Urbanization changes the feel of Royal Oak and takes away the reason why people choose to live here.

Available housing- for all income types, the amount of land required for our existing housing- SFH vs. Townhomes or Condos being built up instead of out, lack of access to shopping, stores, restaurants outside of the downtown strip. 11 mile strip is not walkable or pedestrian friendly.

I worry I will have trouble keeping up my home as I get older since I don't have children. Concerns about lawn cutting, landscaping and snow removal. I worry I won't be able to get around on my own.

Stop trying to turn Royal Oak into an urban environment. What makes this city special is single family homes with nice parks and community. Don't even think about adding multi family duplexes or apartments in our existing single family neighborhoods.

Speed on roads

I am concerned with changing the master plan and messing up the neighborhoods. The neighborhoods are the foundation of this city and should be protected. The lack of respect by the mayor and council etc. for the citizens that have lived here and made the city and area what it is. Easy access to marijuana near schools and parks and churches is flat out wrong. A lot of this is the totally lack of respect for what the citizens want our government to do. Hard to compete with their hidden agenda. We need to protect the foundation of the city which is the neighborhoods and quit trying to add tenement housing into them. Keep adult businesses away from them. We worked very hard to purchase a nice modest home in Royal Oak that was in a good place with good schools. We were proud to live in Royal Oak and raise our family here but with all that is going on in city hall I wonder.

Affordable housing, bikeability, access to public transport, environmental sustainability, flooding

All entities have to change to continue to thrive. Creating a more cohesive community where long term stakeholders can welcome and enhance the experiences for new residents (both long and short). As a community, it seems recently that leadership has allowed (and occasionally fostered) our community fracturing into "opposing" factions, where sides are drawn and groups are left with feelings of being "winners" or "losers". The strength of our community comes from being a community. We need to effectively work together to stay dynamic in welcoming future residents, investors and stakeholders without disenfranchising current community members.

Over populated

Housing costs becoming even higher. Already not affordable.

Too much, too fast. Leave our neighborhoods alone!! NEVER go downtown anymore due to parking and feeling like I'm in Manhattan.

Too many big foot houses in our neighborhood, either white, black or gray. Royal Oak has become a party town with b'ham like condos. New structures have too much concrete, not enough brick. Too many empty storefronts, businesses moving elsewhere. Unless your'e out to eat or drink, there are no fun, diverse, feel good stores here like Ferndale or Berkley. Same goes for art fairs held here. Way too expensive and boring. Bring fun and affordable art fairs like Berkley and Ferndale.

Road conditions are horrible. Too many homes being built on lots that don't support them. Storm sewer infrastructure not suitable for population growth that's happening. Abundance of rat population due to poor property cleanliness. Trash can availability at parks is less than suitable. Street lights are not maintained and there is sometimes not ample lighting to feel safe at night. Not enough police presence to address break-ins and speeding.

A primary concern of mine is the safety of the neighborhoods. There are weekly car break ins and car thefts occurring in my neighborhood. Yet, I fail to regularly see ROPD patrolling the area, beyond the occasional drive down Normandy. These break ins are frequent and occurring at times in the early morning or late evening which shows the criminals are acting with total impunity. While I have nothing but respect for the officers of the police department, perhaps better direction or funding can be made to put more officers in the actual communities. Opposed to traffic enforcement on Woodward and the downtown area.

Population density and lot splits, loss of sunshine on sidewalks in the downtown area.  
Empty storefronts

Duplexes and Multi-family housing being permitted in single family neighborhoods is destructive. Oversized height next to single family is bad for neighborhoods. Overdevelopment eliminates green space, trees, blocks out the sun, causes parking and traffic issues and overburdens the infrastructure.

The AI parking is keeping me from doing my shopping in downtown royal oak. I've gotten tickets from just drooping someone at the curb, trying to download the app, trying to navigate the app while it crashes etc. So currently I can't shop there. Too much hassle.

Royal Oak is lost it's identity. Developers put in the same developments as other areas such as Detroit, Ann Arbor, Birmingham. Royal Oak has will not grow any further due to the fact of million dollar homes now exist and take up more land making unaffordable for people who do not make six figures. Royal Oak has become a developer's gold mine and only what white, upperclass people want in a town. Royal Oak's diversity is terrible and over the past decade Royal Oak has evolved from a welcoming community to pompous, arrogant community where the City only cares about tax dollars and the City Commission is bought off by developers to further degrade the City.  
neighborhoods are losing nostalgic uniqueness. yards seem like all house no green. road diets are causing lots of congestion

Changing neighborhoods with large buildings and pushing homeowners out and renting apartments become more common. Rents are not always concern about the city but they can get from the city. Where are all the people coming from to live in the downtown area?

Too much development, to fast. I do not like the direction the city has taken, especially with regard to parking and building that are out of character with what attracted us to R.O. to begin with.

I'm afraid of overdevelopment in our neighborhoods. The city is losing it's charm and if the same thing is allowed to happen with our neighborhoods, what's left?

Parking availability. Storm water management. More frequent cleaning of bike lanes. Noise management. Power and telecom resilience (more underground).

TOO MANY LARGE CONDOMINIUMS, AND APARTMENTS

Seeing what has transpired so far, I do not have much confidence in those who are making decisions regarding the future growth in Royal Oak.

Adequate housing and facilities and programs for Seniors.

Traffic enforcement (speeding), light pollution, bigfoot homes, fire pits (against), loss of trees.

People may not maintain there small homes if they think a builder is the most likely purchaser. Storm water and potential flooding.

We would like to see expansion and survival of existing shops and restaurants

I support denser housing but it needs to be creative and keep existing tree cover. Unenforced speed limits, additional stop signs needed, cars parking across sidewalks (not while unloading but during day and evening hours).

Traffic

Preserving single family home zoning AS IS.

Losing it's unique qualities, arts and variety of entertainment venues

Affordability and preserving access to all demographics

I wish our neighborhood (Northwood) had its own park and that the City had an outdoor pool. I like the idea of affordable housing, but when smaller houses and lots sell in our neighborhood, the developers build McMansions. I have an original 1954 ranch with neighbors on either sides that have built additions. There just isn't a lot of room for much else to be built. I love Royal Oak and would like to be able to find a slightly larger house here with more land, but I know that my husband and I would not be able to afford it (and that's with no kids, making \$140k+ per year). I happily voted for the current city council members. They are progressive and are trying to make the city better. I think we just have the same issues places like Ferndale and Birmingham have: the city is an expensive place to live and residents who have been here a long time don't like all of the development. We spend a lot of our time in Clawson now. The parking, restaurants, and shops are more accessible and it has a more "homey" feel to it. If it wasn't for the massive flooding they get there, I think that's probably where we would move to.

Too much focus on high density housing, bending rules for these type of structures. Adding bike lanes (very little used) at the expense of good traffic flow as designed for vehicles

It's losing its small town feel. It feels like a big city, too many big parking garages and big buildings. The city officials don't listen to what the citizens want, they do whatever they want.

Amount of residents should not grow!

Overdevelopment, less green space and neighborhoods losing their character

Keeping the area safe Keeping the area clean Keeping infrastructure in good repair (roads well kept, no blight or abandoned buildings, etc) Retention of single family home neighborhoods, no zoning for dissimilar buildings or housing, all new builds should be in the style and size, etc of the existing area Royal Oak is being over built. The charm of the older Royal Oak is missing. Clawson, Berkley now seem to have the charm.

Parking downtown is terrible, large new homes on small lots, lack of concern for homeowners or business owners, lack of diversity in downtown area.

Too many people are being packed in a too small of an area. The city seems more concerned about Royal Oak becoming a high population density upper class party city than the wants concerns and needs of the majority of its residents. The city does not listen to the residents of its neighborhoods in regards to the impact the changes it makes have on their lives. Especially the impact the porta potties they put in the neighborhood parks have on the residents that live in that neighborhood.

Too many high rise buildings downtown and I don't want them in my neighborhood either. I don't want to lose mature trees for development.

Neighborhoods are becoming too non personal. People not talking to neighbors and making too much noise like music and being loud.

Allowing builders to tear down older homes to build these much larger homes that overpower the lot size and neighborhood. Having multi family homes pop up in the middle of single family home neighborhoods. The capacity of the sewer system, especially with the recent historic rain events and the age of the sewer system. Future planning to upgrade this critical infrastructure should really be a priority and consider separating the storm and sanitary where feasible. The rat problem that is prevalent throughout the area, not just Royal Oak. Work with neighboring communities to help combat the rat problem. As a resident it really feels like the City doesn't really care about the rat issues especially when it comes to delinquent property owners.

Concerned about the ridiculous amount of expensive apartments instead of single family homes.

NIMBYS will deny progress for better bike access and better access to necessities.

Increase in high density housing, particularly rentals, creating a more transient population and parking issues. The bar crowd is fickle—proliferation of bar and event atmosphere downtown isn't attractive to families. We don't take care of the streets and parks now. Will all funding go toward downtown and not the neighborhoods.

Royal Oak used to be a destination city - that is no longer the case. Woodward Cruise used to be a wonderful event - even when the cruise lasted for a week - but now I hear cars ripping up Woodward anytime the temps are over 40 degrees - what noise ordinance? And the bid process has to change - the Pulte debacle over the Normandy development is shameful. Those homes are falling apart, poor souls. So many for sale signs! And why is the city tying up cannabis businesses with permits? Would you prefer alcoholics backing over people in downtown? Don't even get me started on the parking meters on the streets - garbage. Also, some of the language in the survey questions is a bit leading.

If the city is overbuilt/overpopulated, traffic will increase beyond acceptable levels. I shop at Target, but I don't want to see a one in the downtown area. I would not want to see big franchises moving into downtown Royal Oak. I like the family or independently owned businesses to occupy downtown. Franchises are okay for Woodward, but not downtown.

I'm concerned about all the condos and apartments going up in my neighborhood. I moved here because I loved that it felt like a real neighborhood with individual homes with lots of character. The condos have really taken away that feel, and I feel really bad for the people who now have multi-story apartments looking down into their back yards.

Royal Oak has lost its status of being a wonderful family community. It was once quaint and truly a lovely place to enjoy good restaurants, a nice variety of shops, excellent schools, clean neighborhoods. When changes were made with medians in the roads, questionable adult businesses and CBD shops, big foot housing being allowed any and everywhere, parking structures and kiosks forced upon residents and visitors, ENOUGH said! Royal Oak changed and NOT for the better!

The new master plans of adding housing and changing the roads is an awful idea and eventually my family will move because the city decided packing more people here and money was more important than what is actually best for the community.

Over building making a once-charming place to live into a depressed community while local government increases the tax burden that forces people to abandon the city. We don't wish to make neighborhoods or city center MORE dense. We don't want to sell our souls to Blackrock, Vanguard or the UN.

While the downtown has totally changed and is extremely populated with major events and festival, I love that the neighborhoods are still great places to raise a family. Quiet, safe and walkable. Also very friendly. Love the single family home that many folks stay in for decades. We are one of those families.

I dont want high density / multi family buildings in my single family neighborhood!

Overwhelming the infrastructure, taxes are stupid high , employees are certainly underpaid

I have concerns about adding more condos to downtown. I think it might ruin the feel of the area if there were more huge buildings towering over everything. But I would accept it if it is necessary to give the population density needed to attract restaurants and other small businesses. I would be happy to see more gentrification in Royal Oak neighborhoods (e.g. small houses being torn down and being replaced with larger houses). I have concerns about the drug use I see downtown (e.g. cars driving by reeking of marijuana smoke).

Downtown used to be more fun and active. The go-to place for food and drink. But the last decade, a lot of shops and restaurants have left. Huge hospital has taken over a major section in the downtown.

Unreasonable density and unnecessary and misguided development

Cheaply constructed unappealing multifamily housing, cutting down of trees for new construction when they could be left alone. We need more trees and nature/green areas to combat the climate crisis. Rising crime/car breakins. Parking downtown is an issue and is why I rarely go there anymore. We need to create better natural areas in our parks, especially at Normandy Oaks.

I want the independent shops to be able to afford the rent. I do not want to see Big Box stores taking over. The huge houses with no regard for the flavor of the neighborhood and trees being chopped down to accommodate those homes is very concerning.

Too many big-foot homes and condos being built. Lack of attention to diversity and inclusion. More attention to green space and the environment. Poor leadership of school district that doesn't adequately support teachers. Terrible new parking meter system that impacts how often I currently shop or eat in Royal Oak. I have spoken to many businesses and they all hate it as well. I am not sure why this choice was made but it lacked forethought! I use parking apps and meters in Detroit, Birmingham, Ferndale, etc., and the one in RO is awful.

Too many large houses being built in existing neighborhoods.

1) City counsel letting a marijuana store locate right next to a neighborhood. 2) Lawson Park being changed to a "destination park" without including proper parking and decent toilets (the porta-potty that sits right across the street from existing family homes is terrible) 3) The terrible idea of putting pedestrian islands on Lincoln -- a two lane, 25 mph road. That money should have been used to fix my neighborhood street. 4) Road diets are leading to traffic back-ups. I hardly ever see bicyclists using the provided bike lanes.

Stupid Parking. bike lanes that are dangerous, never used, and bad for the environment since they create huge traffic back ups. Aggressive removal of trees. Stench of pot throughout the city.

Airbnbs should not be permitted within residentially zoned districts. Single family residentially zoned areas should not have the neighborhood character ruined by being rezoned to multifamily.

Too many condos; new downtown buildings make no effort to maintain historical character-downtown Plymouth or Dearborn have managed to do this; too many high rises in downtown; poor downtown parking; ridiculous spending of money for the sake of spending such as bike lanes, traffic islands, etc; poor communication with residents-Facebook is not an adequate tool for this; portapotties in our parks feels like a bait and switch/elected officials unwillingness to actually listen to constituents and instead plow ahead with their own agendas and claim they are powerless to be actual leaders

Parking, dilapidated neighborhoods near downtown, safety along WW at night,

I'm EXTREMELY worried about multi unit and over the garage residences in my neighborhood. I like knowing and trusting my neighbors. This will create more parking and infrastructure issues leading to anger and non negotiable trust issues. Additionally, private business out of houses creates traffic and parking issues and should, in the least, be regulated.

The perceived need to jump on board with the latest popular social justice and victimization of the country. My observation is this tends to skew zoning and development goals to be agenda driven rather than driven by practical and realistic use of land.

Maintaining the character and integrity of each neighborhood  
Too many big buildings, Main Art Theater gone, too many bars and restaurants

Not enough affordable housing for first time home buyers, lack of unique retail (retail in general), big foot houses, new parking system needs serious help, now, for the future growth.

Build up. I know there is a lot of concern over the city making more multi-family dwellings but I think that is all just noise from people that don't know a damn thing about city planning. I moved to Ferndale last fall, but I have lived in Royal Oak my entire life (~25 years to be precise) These NIMBYs are afraid of any change and are going to complain about anything that isn't car friendly. The most valid concern I've heard is the demolition of classic old homes. I think there is a lot of value in these old homes that new, cheap construction will never replace. So please, if you build anything, make it nice and try to get rid of ugly buildings before nice ones.

Back in Parking

Taxes are too high.

Rent for biz appears too high. Too much turnover in restaurants and businesses

Multi tenant family housing in my neighborhood

traffic and speed control. stabilize the parking situation with one app for all parking options. And even more pedestrian friendly controls.

Taxes, services, taxes and taxes.

The Parking system is all screwed up!! The mayor and his cronies are killing the restaurants and shops. Meters should allow at least 3, probably 4 hours. Tickets are too expensive - driving visitors away!

The large and expensive homes that are being built are forcing regular families to look elsewhere

Royal Oak has always been a small-town America type of place to grow up and live. It's starting to become a rented area with more apartments/condos and the city is tearing down historical buildings such as the Main Theater, and are building large multi family dwellings that are driving up the market rent in the rest of the city. These are bringing in temporary people that will be voting on long term decision here which will ultimately drive out the rest of us homeowners if the city continues to become a larger urbanized area. If we wanted that, we would live in downtown Detroit! Stop tearing down classic homes that are historical and that make great starter homes for growing families. Tearing down starter homes and building apartments makes first time home buying nearly impossible. You want people to stay in your community, NOT leave.

We need to keep what makes Royal Oak great. We should not add "attainable housing" there are other cities that can have that. Single family homes, and especially historic single family homes are absolutely key to keeping Royal Oak desirable now and in the future.

Downtown commercial business sustainability, large condo developments, Public safety (police), Federal government mandated housing regulations.

There's not a lot to do around my part of town to walk to when it's not warm out. In summer, I'll do the walk to downtown but I feel more can be done to make other neighborhoods desirable.

Catering to people with money with high taxes, condos all over downtown.

Letting oversized homes being built. Too many apartments buildings with no parking.  
I don't want to see multi family housing in my neighborhood

I do not want apartments, condos, town houses, duplexes, multi-family residences in my neighborhood.

I think Royal Oak is focusing on trying to become a bigger city rather than sticking to its roots of being a great community to raise kids. I live behind the old Art Van and I am very disappointed about how Royal Oak prioritized the interests of a major corporation over the interests and integrity of the adjacent and abutting neighborhood. I feel like the City is more interest in growing and giving the appearance of expanding than maintaining the charm and culture that made my husband and I want to buy a house and raise a family in Royal Oak. If we wanted to live in a big, over developed city with windows overlooking over backyard, then we would have purchased a condo in Detroit. If Royal Oak continues to build large residential and commercial buildings that overlook small single family homes, I guarantee the demographics of the city will soon change. I know my family and several of my friends' families will be looking for a new place to live.

Too many are getting priced out of the city.

Downtown is overcrowded, over built and con tested. Royal oak has no charm and isn't special. The rental homes on the street are a problem. The houses are run down and there is trouble with tenants.

The skinny diet that is proposed for Rochester rd

I never go downtown any more because I hate the parking situation and all the traffic. I'd rather go to downtown Clawson or Berkley, much easier to navigate. I have a Royal Oak ranch, which I love, but the basement stairs are going to be too much for me in 15 years. I want to stay in Royal Oak but I certainly don't want a 3-story townhouse or a place in the heart of downtown when I'm 65. So I'm not sure what I'm going to do. I miss going downtown but it's not worth the hassle.

N/a

Over-building

I LOVE how you asked about ADUs. I think this is an important part of aging in place. As my parents age and as my partners' parents age, I can see the value of having a separate living space that is smaller and easier to take care of and close by in case they need anything. I also think that ADUs can also provide important housing options for a variety of living situations (people living on their own for the first time, people going through a separation, people with a lower income, etc.) and like the idea of increasing these housing options as opposed to solely thinking about new single family homes, apartment complexes, fancy upscale condos, etc.

Action of code enforcement is lack luster, at best.

Traffic is a major issue in my neighborhood and I wish they would install speed bumps/humps like neighborhoods in Downtown Ferndale that experience excessive speeding down streets.

Becoming too congested with traffic and large condo complexes. Losing the community feel. Rise in housing costs that change the diversity of the city and neighborhoods.

Empty storefronts downtown Royal Oak are not being addressed (incentivized, promoted.) New parking system sucks.

It seems as though the people who are in charge of representing the city are making decisions around zoning and growth based on profitability without taking in to account the idea of keeping the charm and uniqueness of Royal Oak around. I lived in Chicago for 12 years for undergrad and grad school and I watched how gentrification drastically changed Wicker Park and other neighborhoods in the city all within a 15-20 minute commute to the city center. It raised commercial rents exponentially so small unique shops and restaurants couldn't afford to stay. It raised rents and property taxes for housing, pushing long tenured residents out and new people who work in the area to not be able to afford to live nearby. It made the community turn in to what felt like a suburban strip mall, devoid of true community and uniqueness. As more corporate/basic/national chains keep moving in to communities like Royal Oak, it makes the idea of travelling to these communities not worth it because it's all the same. I don't want to live in corporate bubble. I want to be able to have places to go that are unique and amazing to Royal Oak like the Main Art Theater (RIP), Gayle's Chocolates, Nutri-Foods, Inn Season. There needs to be encouragement of higher quality dining in Royal Oak over a bunch of elevated bar food. Fresh ingredients with experimentation, not more places like Buffalo Wild Wings and Condado Tacos. A place for unique independent shops to stay and thrive, not just bars and salons. A true sense of community, not corporate overtaking.

Too much emphasis on festivals and changing the city. High property taxes for residents but giving tax cuts to downtown businesses. Improve existing multi family dwellings in RO, ie apt. buildings near WW and 14 Mile Rd and Crooks. Deteriorating buildings in a highly visual area. Landlords need to maintain existing buildings and try to get more stable businesses into empty store fronts. Landlords need to upgrade. Unfortunately, have seen rude individuals downtown. Single lane roads, traffic, overpopulation, parking apps and meters everywhere. Used to spend a lot of time downtown. Not so much anymore.

Focus of our current leadership  
Parking Structures and traffic planning

rental developments that encroach on family neighborhoods  
Royal Oak is not properly investing in options that make it easier for people to move, visit, and shop here.

Affordable housing for both young families and for senior citizens who are on a fixed income. There is not enough senior housing to accommodate the seniors who are between those of low income and need assistance and those who can afford anything. Having medium/small houses sold and torn down and then approval given to build the large houses should not be allowed. Having like housing in a neighborhood is to be welcoming and not differentiating. Please build affordable housing to attract young families so we can grow.

I am concerned about multi family housing / duplexes ruining the single family home neighborhoods. The neighborhoods are amazing and beautiful. Apartment style / duplex living is not something that is welcome in the neighborhoods / outside of downtown.  
Affordable housing availability, quality of schools

1. I am not a big fan of the high rise construction down town - very dark in the summers
2. Parking needs to be resolved - I use the 2hr free structure parking all the time but have not taken the chance on street parking
3. Some initiatives seem like "flavor of the week" - bike lanes were a controversial topic but regardless they have not been maintained
4. Water management- too many streets flood
5. Projects that seem not to be supported by residents are often approved eg narrowing of Rochester Rd
6. Image - a few years ago RO had a good variety of restaurants and stores - other towns from Detroit to Ferndale to Rochester have "caught on" we seem to have stagnated
7. There are pros and cons of festivals and events such as the ice rink - are they profitable and if so to who ?
8. As someone who is older but also raised a child here - maintain schools ( and consider buses again ) also support needs to older residents
9. Infrastructure - we spent a significant amount on an ice rink but I have lost count of how many crosswalk lights no longer work ( I asked months ago and was told parts were on order ) it will only be a matter of time before an accident will happen

Houses are getting bigger in neighborhoods that used to only have ranch styles. The sewers and infrastructure are not being updated to match this growth. Neighborhoods (aka taxpayers) are being neglected as downtown expands. City services are not being focused on neighborhoods as they are in neighboring communities, yet we pay higher taxes (street sweeping, snow removal)

Housing prices are too high for starter families, the multifamily developments around downtown are all absurdly high priced boxes.



Hate the parking! It has become a deterrent. The fact that you are not allowed to add to the meter & are forced to move your vehicle is ridiculous. Also don't believe the downtown can sustain the increase in population resulting from the continuous condo/apartment development - prefer the neighborhood charm of quaint housing a neighborhoods with side walks.

I would like to see more diversity. We have visitors, but probably need more housing that is affordable.

crime from people not from the community (via bus, train, etc.)

Our city government no longer listens to its citizens. I loved my quiet neighborhood, ease of travel, friendly neighborhoods. Now too many temporary residents. City is also not Senior friendly. Aging in place is a joke. Buildings in particular in Royal Oak are oversized and have inadequate parking. Variances are now more than common in new development. Blind corners are a regular occurrence. Road diets are a negative. What ever happened to stop lights, stop signs and police visibility to control pedestrian and auto traffic instead?

I'm concerned that our parks, though we have a bunch, don't have enough soccer fields. Crazy to say but we do need more. I'd love to see even more places for pick-up games and for ROFC practices and games. I am also concerned that our businesses don't target the residents enough. I'd like more activewear, sporting goods, children's clothing shops.

The City does not aggressively go after vacant properties for maintenance Would like to see a police cruises through more often 13 Mile has some drag racing and horrendous noise at times

I don't like all the big houses being built in my neighborhood. One our street they have squeezed 3 huge homes onto a lot that used to have one house on one of the street and on the other end the put 5 houses where there used to be 2.  
Too much additional housing being added

Neighborhoods need to be protected from businesses that detract from the wholesome life style.

So many new housing condos on main streets are unattractive and uninteresting blocks with pedestrian unfriendly lack of setbacks.

My primary concerns are related to non-single family housing in and around neighborhoods adding density, and parking as a result, taking over neighborhood streets. The city needs a good plan for required parking for multi-person units and needs to generally try to stick to that plan. I fully support enhancements in public transportation but we are a long way away from people having less cars and our plan needs to take into account the reality of today and not the ideal of a some day future. I also am concerned about re-development of lots and their impact on the existing trees in the neighborhood. Parking downtown is horrible and I often go to Clawson because it is easier. Housing prices are very high if you want a bigger home in the city.

I feel that there isn't enough senior housing that is affordable as seniors age. I feel parks and rec and senior activities could work better together and communicate better . And offer more . I feel we need a community center with swimming and a community atmosphere . I feel the salter center could be utilized more and updated . I feel that Lincoln between campbell and main needs a light desperately as cars peel if 75 exits and use it as a cut into royal oak .

I don't want multi-family units in the middle of single family neighborhoods. I don't want to live next to a high rise building, I don't want to lose mature trees for new development. I would like to learn what is wrong with the existing Master plan- it seems to be fine. Keep traffic out of the neighborhoods

Too many high density apartment and condos being built on small lots.

Destroying single-family neighborhoods, I don't want multi-family building in the middle of my neighborhood, period. And the messed-up parking system that screwed up downtown.

Is there a way to fill empty deteriorating storefronts with independent shops and independently owned restaurants? The city was once filled with such cool businesses. These were all priced out over the last 15 years. Is there an incentive program for building owners to rent to small businesses? Maybe offer property owners, tax advantages, grants or low interest loans to beautify their buildings if they do so? Or an incubator program to attract independent restaurants and stores? Woodward looks quite bad. Buildings are crumbling, boarded up and harbor rodents. Perhaps issuing large fines on building owners that make the city look so so bad. Maybe sponsored flowers in the center of Woodward? I bet businesses a long there would sponsor something. Look to Birmingham their flowers look beautiful. A unique, creative, thriving downtown makes for desirable investments from larger anchor businesses. People want to live in communities that offer interesting places to dine, visit and shop. I know there are many complaints about the parking. Perhaps meeting with existing businesses and downtown residents before making decisions that affect their traffic before making decisions of consequence like this would be of benefit in the future.

The parking situation needs to change. The app is an obvious issue that is not being dealt with. I do not visit downtown often because I don't want to risk the hassle of dealing with a preventable ticket on your end.

I moved into this neighborhood because I wanted to live in a single family neighborhood. If I wanted to live in multifamily condominium housing neighborhoods I would have moved to a downtown area. I don't want my neighborhood to transform. Keeping commercial buildings and check in the neighborhoods.

Royal Oak needs to pay attention to us as we grow older. We need safe, affordable housing close to downtown that isn't government subsidized.

Duplexes need to be required to provide off-street parking, even if it means making the back yard a parking lot. Living around duplexes where only one car uses the driveway is awful. Parking is a huge concern, along with having our driveway blocked. I certainly don't want to see many more additional large multi-family buildings on E 4th St. as that will just make it even worse in this neighborhood. Disturbing my neighborhood.

We need ADU's and more density, more traffic calming and better transit. Downtown businesses need more walk traffic.

Parking, property taxes and unchecked development

We need to preserve the character of our neighborhoods. Not interested in multi family units being built in or around our neighborhood

Too many rentals, high rise buildings, multiple dwellings - apartments, townhouses, etc. jammed in too close to neighborhoods without adequate parking for the occupants and their visitors. The apartment and rentals utilize neighborhood on street parking to the detriment of the single family residences. Primary concern is that the City of Royal Oak wants to make changes for the benefit of the City at the expense of homeowners in established neighborhoods causing a high probability of lowering Existing Residential property values.

My biggest concern for Royal Oak is the lack of housing, especially affordable housing, stifling the growth of the city. Royal Oak has a beautiful downtown area with so much potential. We should be allowing some gentle density in the downtown and immediately surrounding areas in order to house the people that want to live in our city.

Overgrowth of high-rise bldgs Too-large homes in compact neighborhoods Lack of one-floor housing for older residents, e.g., condos

Too much density, additional taxes, elimination of single family zoning, addition of ADU's and more traffic "calming", taller buildings...i.e. the core of the New Urbanism principles.

I don't think we have the need for so many multi-family dwellings in our immediate area. I fear that there will be too many empty ones. I also wish the rent wasn't so high - which causes retailers, restaurants out of downtown RO. The hair salons seem to survive though. I don't like the new parking meters. I think they are hard to figure out. I don't mind the parking structures and especially the first two hours free - that's great. I still believe our city has a bad reputation for high parking prices. I think we need to get the beer fest back to farmer's market too.

I am not a fan of the mega footprint houses going in. They don't leave enough green space for residents.

Too many apartments and high density projects close or in single family neighborhoods. Too many PUD's that allow very tall builds right next to single family neighborhoods.

Affordable housing is really important. Less corporate interference would be great. Please fix the parking.

Housing. Royal Oak is not affordable for the working class it so depends on for its identity downtown. Single family zoning is preventing Royal Oak from achieving housing affordability. Royal Oak should allow accessory dwelling units, 2,3,4-plexes and medium sized multifamily housing by-right. Parking and Car Dependency. Royal Oak should eliminate parking minimums and create more bike and pedestrian infrastructure. Eliminating parking minimums will help spur business and missing middle housing development. Royal Oak should work with Ferndale and Detroit to expand public transportation options through the Woodward corridor. Royal Oak should expand the car-free areas downtown permanently. At no point should additional lanes be added to roads. Replace most traffic lights with all-way stops.

The cost of housing, the terrible downtown parking system

Overdevelopment and prohibitively high property prices (commercial and residential), rising nuisances and crime, chaotic and dangerous traffic.

Balance between multi family housing and business. This might be due to the cost of rent for small businesses. And recent increase in multi family developments. The composition of businesses in downtown seem to be shifting more toward hair care and away from normal things to do.

Too many apartments, adding to traffic and congestion. Speeding vehicles in neighborhoods. Too many rental homes with people who do not care about the property, the city, or their neighbors.

The current administrations and planners EGOS! Making residential areas more commercial. Ruining neighborhoods, Downtown area lost its charm. Mayors EGO!!!

I am concerned with the lack of affordable housing for young people. How much is a small apartment, let alone a small house.

Big enough! With all these new houses being. Built you tax base must be enormous! Don't screw the police by following that stupid leftist rant of defunding them because your asking for trouble!

Pushing older residents to look for housing outside of RO.  
Parking downtown

Too many people Bike lanes taking over so it's impossible to go anywhere outside this city in a timely manor Cheap townhouses and apartments cluttering up the city Royal oak changing from nice small town feel to big city feel

Too much noise on Crooks Road. Housing that is too close (houses are on top of each other). Housing market is already outrageously expensive.

Storm drains and lack of planned biking lane options. Also the terrible parking meters

My main concern is that potential expansion of the commercial downtown into the surrounding neighborhoods will eventually make these neighborhoods unattractive areas for raising a family.

Development downtown (limiting parking, and making it more difficult to park in general) is going to drive businesses out. Those who live in Royal Oak, but not close enough to downtown to walk, will not put up with the difficulty in parking. If the need to drive and deal with parking is already there, there are better locations to go to than downtown RO.

The consistent closing of streets for carnivals and parties all in the name of profit for a handful of promoters. You cannot continue to fence in private property and charge admission for access with compensating property owners. Eminent Domain laws are very clear.  
Small houses with small lot sizes and storm water drainage/flooding

Building too many condos/apartment complexes - this will cause increased congestion and unsustainable quality of housing.

I think Royal Oak needs a better Park District facility with community activities and a community gym/facilities. I moved from Morton Grove IL and all of our towns generally have a Park District with a few basic amenities. This type of place is also where kids take dance, AYSO soccer, etc. It is affordable and convenient for the whole town. I think the fitness center in particular is missing for Royal Oak. The small town feel of our downtown is gone especially with all the high rises

The back-in parking on Washington is a massive deterrent to using that part of downtown. Additionally, the quality of restaurants/ dining available is sub par, and in sharp contrast to the unique and higher end options we find in Ferndale or Birmingham. Finally the shopping in downtown RO is extremely limited and could be greatly improved by eliminating vintage/resale shops and inviting in larger retailers on the scale of Lululemon or Anthropology, etc.

Access to standard city services such as snow removal

-over development of giant, expensive houses -infiltration of right wing anti education groups -vacant store fronts -selling homes to commercial companies like Zillow, air bnb

The loss of character and interesting places (loss of Main Arts Theatre), the lack of interesting restaurants that are not chain restaurants or bars- just so many bars, oversized houses, the constant push for MORE apartments and condos packing more people in, the ridiculous parking situation on Washington.

Infrastructure. I love the growth we're seeing within RO but I have concerns on if our water systems can support it. Large footprint homes lead to more water run off. Many multi family units lead to more water usage as a whole. This can lead to flooding.

Affordable housing for everyone who wants to live here. Schools that represent the families living here (rather than the conservative ideals of a bunch of loud bumpkins). It would be nice to have some nicer restaurants rather than lower quality bars and clubs.

TOO MUCH HIGH DENSITY HOUSING. TEAR DOWN ONE HOUSE AND BUILD THREE MORE. HIGH RISES IN DOWNTOWN LOST THE "HOMETOWN" FEEL. TOO MUCH CONGESTION, TOO MUCH REDEVELOPEMNT IN WRONG DIRECTION. EVERYTIME I GO DOWNTOWN PAY FOR THIS, PAY FOR THAT. TOO MANY RESTUARANTS/BARS.

Too much growth in downtown, parking in downtown, road diets that will contribute to the already congested roads/intersections. Decisions made without feedback from the community

Lots are being split off into tiny little things with gigantic houses on them. Roads are being put on unnecessary "Diets" which are constricting traffic and making driving more difficult. The city spends loads of money on downtown instead of fixing roads with potholes and storm drains that back up. We don't need to be New York City, we need to be Royal Oak. And that's a suburban town, not an inner city. Plant trees. Fix roads. Clean storm drains. Don't allow residential lots to be split. Plant more trees and flowers. And for goodness sake stop spending money on events we don't need when we don't take care of our own infrastructure.

Storm water

Taxes making it unaffordable. I don't understand why everything needs a millage. Shouldn't my taxes cover library, police, senior center and parks? I expected 3% increase per year but not the constant millage increases.

I don't want Royal Oak to turn into Birmingham by only having niche, luxury brand retail. It needs to have a fun feel. It also needs to avoid having only corporate restaurant chains. We need to be an open community that embraces multicultural retail and dining options. Also, resurface Catalpa and Crooks for smoother bike rides.

Oversized home footprints on small lots. Two-story homes replacing one-story homes which overlook into neighboring back yards without adequate distance/easement to property line. This tends to obtain exceptions for no valid reason, except "homes are bigger these days".

Too much focus on downtown. Not enough designated facilities for things like biking, soccer, baseball, etc. Royal Oak is a jack of most trades, but a master of none, not doing anything exceptionally well

I do not want subsidized low income housing because it will only cause more crime in the city. I do not want the adult business ordinance changed. I do not want more marijuana stores in Royal Oak because it just makes the city look trashy.

I do not want low income housing. I do not want the adult business ordinance changed. I don't want anymore marijuana stores added to Royal Oak.

Lots of run down homes that could be replaced. Better schools so that residents will stay if they decide to have kids.

There seems to be a lot of commercial space available in the downtown. This must mean the rents are too high for this market and preventing new business to come in our community.

Jon Witz has too much pull in this town. Also, the rent is too high for businesses. You used to be able to spend a whole day shopping and dining downtown but so many retailers have moved out. Moving the Winterfest here was a terrible decision and also the ice skating rink was a poor decision.

Over size homes on tiny lots, we need independent, affordable housing for senior's  
I think Royal Oak is losing some of its quaintness, with some of the very large businesses and housing footprint

Huge UGLY overpriced housing crammed in everywhere with constant destruction of green space. No regard for how residents feel. Ugly and congested. Over developed.

I worry that unaffordable, market rate housing is being prioritized and the need for better city services, adequate public transportation, small business support and incentives etc are being ignored. In short, we need a more equitable city for all.

Do not want multi family dwelling in my neighborhood.  
Parking is a major issue, therefore we rarely utilize downtown.

I want Royal Oak to work to continue to improve houses that are not in good shape, decrease the number of new condos/apartment buildings being built, and continue to have cool restaurants in the downtown area.

Too much spent on downtown and ignoring neighborhoods. Increased density, both planning commission & city council not listening to residents  
too many apartment buildings with very high rent  
Rent prices for businesses downtown, Woodward Noise

The replacement of small homes (~1000 sq ft) with larger (2000+ sq ft) luxury homes. It changes the nature of the neighborhood and replaces affordable homes.

School ratings need to improve. Downtown needs better quality restaurants. Realtors should not be allowed to be builders too (nonstop double dipping on city's real estate)

Too many oversized houses being built on existing lots in neighborhoods. RO used to have ordinances regarding height, setback, percent coverage of lot, etc. Either these have been removed or variances are being granted with little effort. In the last 5-6 years there seems to have been an explosion of houses that are simply too large for the lots and overwhelm the surrounding homes.

Need better public transportation

Too much development downtown. Also not pleased about Mark twain and Normandy losing green space for housing development. Our tax base used to be adequate, why do we need more development?

Housing Costs

Government doesn't listen to residents. Takes surveys and then ignores the results (road diets etc  
Normandy oaks

The people visiting Royal Oak seems to be changing. Not many good restaurants-very transient businesses. I do not feel there should be any more multi family units built, we should work on making existing homes more appealing.

Too much growth and change too rapidly, especially downtown.

Over building putting pressure on infrastructure. Careless spending to appease a few,

City council doe not listen to citizens or adhere to master plan-- road diets, marijuana across the street from a high school, mess on Main St., parking disaster, the downtown park,etc.

Pay parking is killing downtown Royal Oak. Too many new multi-use high rise buildings being built that are not attracting tenants (too many empty retail/restaurant spaces that are not being filled!!!). Elimination of traffic lanes in north-south roads is impeding visitors access to downtown Royal Oak businesses. Traffic islands and bicycle lanes are full of debris and becoming an eyesore.

Speeding down Lincoln Ave Ton of rentals that are disheveled.

There are too many new buildings and houses going up. There have been 8 new houses built on my street where there use to be 3 houses. We moved here for the quiet environment with a neighborhood that was already established and comprised of a variety of houses. For the last 3-4 years our street has been filled with construction trucks, workers and noise... and it's still ongoing. We also use to go downtown with our kids to eat several times a month but with all of the new construction downtown, the congestion and trying to find a parking spot (and getting back in time from dinner to leave before we get a ticket) it's just too much trouble when we can drive the same distance to great restaurants in Clawson, with free parking (no risk of getting a ticket.) We moved here because we loved the small town feel and now the downtown is just getting more crowded and compacted with all of the new high rise buildings.

Even though it doesn't directly affect myself I do want others to have more access/affordability/transportation in and around Royal Oak. My autistic brother lives in an apartment for seniors/disabled/low income and it took FOREVER for us to get him a "good enough" space for him. The options were so limited mostly group homes in Pontiac that looked so sketchy and had roommates and nothing to walk to which he gets lost easily and won't take a bus or ride a bike. It was a huge relief finding his apartment in Ferndale. He has SO many walkable restaurants/stores. It has improved over the years but it still needs improvements because of course people that are low income apparently don't deserve the best. Which is awful. We help with lots for him between transportation, money for food, phone/tech, etc... but he wanted his own space and we wanted him safe so Ferndale is amazing for this and I wish RO offered more. We have plenty of high rise for well off... what about the regular people. Especially with cost of living drastically going up. We make it work but we've come close to needing to move and have lost neighbors that struggled to afford the area.

Royal oak has grown way too much in past few years, especially what the city has done to roads, new buildings downtown + parking mess downtown - a lot of wasted money on all that plus wasted on bike lanes, islands in middle of roads; traffic lights added and their cost to run that aren't needed...

What increased taxes are going toward (would rather support the schools, library, parks, etc. vs an ice rink that we still have to pay quite a bit to use)

RO is being sold to the highest bidder. Backward parking keeps us away from shops/restaurants on Washington. Parks are overused by neighboring cities. Don't feel safe to use parking garages. Too few shops too many businesses downtown. This 'road diet' idea is ridiculous. Overall RO has become less user friendly. City commission doesn't listen to residents/police and does what it wants to. Placement of multi-family housing (>5 units) in neighborhoods.

Higher density housing developments in traditionally single family home neighborhoods not requiring enough on property space for parking. Leads to issues with overparking on streets at night (which is brining crime)

Empty businesses and buildings along Normandy between Delemere and Coolidge.

Ease of parking in downtown. Senior housing options.

Change can be good but the Commission has not sought input from residents, except for now. There are too many condos/apartments, way too many parking structures. The City has lost its small town appeal; cost is prohibitive for retailers in downtown. Numerous vacancies. Two hour parking limit at meters is a joke. After dinner, you would want people to walk around but this is not feasible unless you park in a structure. For individuals with limitations/disabilities, parking on the street is convenient. What happened to the existing Master Plan? If I was buying a home, I would no longer consider RO and I will not recommend RO to anyone. The City is being destroyed and ruined by our Commissioners and Mayor.

City government taking drastic, costly steps that no citizens agree with or see the value in. Our city government needs to focus on fixing roads, keeping parks clean and up to date and providing a welcoming community for residents and visitors. The main entry roads to downtown from Woodward are atrocious (11 Mile, Catalpa, Lincoln) and the new downtown parking situation has led to me not driving downtown which means no visits during the winter.  
Walkability, calmer infrastructure

No plans for seniors who are not low income I am looking for condo, living all on one level need better parking of course as the meter system is atrocious. Need more restaurants and shopping. That people over 35 might enjoy.

Too much outside traffic coming through my neighborhood. Increased housing density is a problem. Lack of Diversity of shopping/restaurants downtown (too much bars and burgers; not enough boutiques and restaurant variety), cannabis dispensary recent additions and any further expansion.  
Lack of school buses, cost of housing, small house sizes

The neighborhood streets are improving. Varieties of housing. We don't bother going to downtown RO. Too many parking structures, too commercial. Many people I know go to Clawson or Madison Heights Post Office, or Library. Easy to park. We do go to the Meininger Center, easy to get to and park. Parks in Royal Oak are very nice.

Adding so many multi-unit housing complexes within neighborhoods, or in very close proximity to neighborhoods. Losing sense of having "residential" neighborhoods. Okay on main roads.

Sewer systems overflowing, traffic, parking system is confusing for many

There is too much build up in Royal Oak. Downtown is ruined with all the big buildings.

Managing traffic in the neighborhoods.

multiple homes built on land that once held a single home

invading single family dwellings and too much attention to downtown.

Stop building this giant sized single family homes that overshadow smaller homes on the street. New homes should not be allowed to be taller than the tallest existing home on the street.

Degrading the neighborhoods by allowing predatory developers to change the very reason we love Royal Oak

Parking Garages, 5 over 1's, lack of upkeep with parks and streets

The cost of maintaining existing structures or building new ones in their place. My house and many others near mine are 100+ years old and can be expensive to maintain or upgrade to meet current energy standards, building codes, etc.

Maintenance of trees, landscapes, roads, parks. The parking situation in Royal Oak is confusing to newcomers. Keep promoting use of parking deck garages. Culturally, like to see more emphasis on the Arts (visual, craft, and literary), less on the Beats and Eats. The downtown district, especially Main Street, seems less hometown quaint. Growing pains. I can accept change if the city is vigilant about the quality of new businesses and new buildings.  
overgrowth and city gov. over reach.

Too many overly pricy apartment/condo complexes downtown taking up space.

Dickinson Parks are a mess

Parking. The change in parking meters has greatly affected the city and the businesses in downtown.

Noise from Loud Cars or Motorcycles, Rent being too expensive for small mom-and-pop shops to stay in business, ending up like Southfield with massive buildings that are almost entirely empty. The exit ramp from 696 causing traffic issues on the freeway because it is so backed up.

People speeding down residential streets, quality of schools

The business district downtown. The parking issues are making residents shop elsewhere. Tickets are being given too frequently with the current parking meters. Why do the commissioners continue to approve things when the citizens oppose.

Too many mixed use same looking buildings. Royal oak has a nice feel and character in the older town buildings that is being lost. Taller boxy unattractive should be avoided.

City planning needs to pay more attention to the residents within an area in which changes are being considered

Keeping the small town feel in Royal Oak is my greatest concern. I fear expanding the city to accommodate more people in a smaller area will destroy the foundation of the city.

1) City leaders need to be more concerned about the needs of homeowners. In my 30+ years living in Royal Oak, businesses have almost always won out over needs of homeowners. 2) Need much better city oversight of festivals in downtown. As the city continues to add these (argh!), the lack of oversight becomes an even bigger issue. This is especially true of the noise generated (not just Arts, Beats, and Eats...although ABE is certainly the worst offender); if city contracts don't already include noise limits, they should. If they do, then the city should enforce the limits. Unfortunately, the police don't seem to have any clear instruction on how to manage excessive noise issues. One gets the impression that the festival operator is left to self-management, which isn't working well for residents. 3) If the city intends to allow more projects like Baker College, it needs to provide much better oversight and management during construction. Trucks driving through nearby neighborhood streets, construction starting at 6 am (even on weekends), jack hammer activity rattling our homes, etc ... this needs much more oversight. 4) I wish we had more cultural options. Demise of the Main Art Theatre was heart-breaking. It would be great to see more support for the arts. 5) I wish we had more and better dining options. There are still too many bars and mega-bars. If I still had young children, I wouldn't want to bring them downtown at night on the weekend.

Easy parking downtown. Make it free and a lot more people would come to the businesses.

I am concerned about the lack of affordable housing, and the need for improved public transit. There are also not enough safe bike facilities, especially across 696.

Parking costs and meters limit downtown visits

the streets on vinsetta blvd. need to be fixed asap. there are so many potholes and the street is a mess

Continue to elevate the pedestrian in all traffic decisions and continue to push Oakland County to do the same. The County roads in Royal Oak are the most dangerous but we are seeing some signs of hope that they are coming on board.

The price of housing does not equate to the size, age and amenities of the house, plus high tax rate. Mainly the traffic congestion on Crooks road near 13 mile. Also concerned about overcrowding if too many new homes are constructed.

Building these huge ugly apartment buildings that are also not affordable. The condos behind holiday market are obscenely priced. Like how is that legal?? Tearing down the movie theater in Main Street was really sad. I feel like the city is pretty money hungry rather than preserving the history of royal oak. All the new builds by Hillan Homes are pretty ugly and generally speaking they are rude and their contractors make it difficult for people living around new builds.

The city commission does not listen to the residents so why should we bother pretending you care?



No modest homes and affordable housing being saved or built.

N/A

Over supply of new housing (townhouse, apartments)

Tearing down homes and replacing many large homes that are inaccessible to people price wise. Putting up condos and multi family units that do not allow families to live in Royal Oak.

Renters not taking care of properties, rat population, privacy, unavailable land,

New apartment buildings and townhouses bring more congestion and are incredibly overpriced. It's not sustainable. There are plenty of business spaces that are empty, so I don't see why new buildings would need to go up.

Home Taxes, as Seniors, we can't keep up with new taxes, yet the City keeps adding new amenities. There are new buildings going up all the time, especially homes for over \$500,000. You should be able to operate within a serious budget. So, we don't have to consider moving in our 70's. Not right.

Poor quality rental housing near downtown should be replaced by higher density, higher quality dwellings. Downtown development has 'gaps' which are an eyesore. Smaller restaurants/bars should be encouraged.

The allowance of airbnb style rentals has become quite a deterrent from enjoying my own outdoor property. I have an ever changing neighbor, some quiet and some obnoxious with loud hours late at night. I have no idea whether these people can be trusted around my home, kids, pets, cars, etc.

Schools have to continue to improve and move up the rankings or we will move to a surrounding area with better schools for our children's education.

Parking close to business not having to park in structures!

Downtown Royal oak reminds me of Detroit. I prefer Clawson and Ferndale.

I want to avoid car dependence and increase walkable and bikeable access to pedestrian-oriented areas.

I am interested in reduced traffic speeds, more protected crosswalks, and more dedicated bike infrastructure. I support increasing mixed-use and multi-family zoning throughout the city.

Too much growth. Why is it necessary to pave over more of Memorial Park for yet another war memorial? More green less concrete.

Parking downtown is killing businesses

Need things to do downtown for all ages including 40+. Physically repair the looks of RO with nice roads ,lighting ,nicer street signs and landscaping to present and suggest to others that it is a wonderful place to reside.

Traffic patterns, road congestion, transient population not invested in the city, too many bike lanes and changes to roads

I don't want multi-family homes in my single family neighborhood. I don't want to live next to a high-rise building. I don't want to lose mature trees for new development. I'd like to know what was wrong with the existing master plan - I think it is excellent and I'm very concerned about this expenditure of money to do a new one.

Safety and maintenance of roads/sidewalks and traffic as the city grows and or has more attractions

Stop Woodward Ave car noise - extremely loud mufflers. Stop on street overnight parking.

Too many large houses taking over smaller homes and pricing people out of a once affordable area. And too many of those houses are built nearly on top of each other eliminating personal backyards or green space.

bringing in chain restaurants; getting rid of the niche vibe

Royal Oak residential areas should remain single-family homes. To grow, we need to attract more families. We need to provide excellent education opportunities, for example, charter schools, that teach the basics. Restrictive school closings during pandemic, severely reduced educational outcomes for our 'future graduates and decision makers'.

Trying too hard to become Birmingham, general gentrification. Downtown has a number of food, fashion, and salon destinations, but little in the way of recreation and entertainment. The emagine is better than nothing, but more things in the vein of hobby stores, arcades, or sports clubs where people can enjoy a weekday evening as well as drinking on the weekend will help to encourage more connection between residents.

Construction of Big Foot Housing causing water retention problems for neighbors. I live on a narrow street and parking on both sides of street sometimes makes it impossible to get out of my driveway. Other neighbors have driveways across the street to back into. I do not have that luxury. When cars are parked on both sides, the city vehicles have difficulty traversing down the street.

I'm very concerned about losing the charm of existing neighborhoods due to super-sized new builds. Part of what makes Royal Oak special is that it doesn't look temporary - the City has a history that you can feel. I also worry about the cannabis industry having too large of a footprint within in the City. hard to pull out of my driveway due to street traffic

Overcrowding downtown with too many condos and apartments. Too many affordable single family homes are being replaced with very large ones. I want RO to stay or become more diverse. Second, trees are dying faster than they can be replaced meaning loss of shady walkable neighborhoods.

What made RO vibrant was the mom & pop type shops. High rent downtown has driven most away. Street parking is terrible now. Less Jon Witz stuff - I don't think Royal Oak as the festival capital is good + the BS with neighborhood parking around art, beats and eats is ridiculous. Focus less on trying to capture every cent from people - it's okay if someone brings in a water bottle or parks at their friends house a few blocks away. Parking problems; multi-unit bldgs moving into neighborhoods; lack of stores downtown; unused bicycle lanes, traffic islands, too much signage on roads; local gov't that does not function with opinions of residents in mind.

Transit needs. Overwhelming the infrastructure. Needs for another Senior Living structure with parking. Zoning laws not being respected. Lack of opportunity for input from residents and then being disregarded. Overspending on the part of the elected officials.

Property taxes use

Water drainage in back yards, basement flooding, infrastructure upgrades, more walkable space downtown (not just sidewalks, but entire streets redone) Adding to many bike lanes, narrowing car lanes and removing on street parking.

The overpriced housing, oversized homes on small lots, lack of monitoring of new build sites with garbage and dangerous holes (no fencing), over building of large housing units, there's no where to park anymore. Ridiculous parking meters that generate price gouging tickets to people that have paid using their mobile app. This city is quickly becoming over crowded. Excessive taxing of people that just want to improve their homes so they can stay in Royal Oak. Three different families in my neighborhood had to sell their homes after they improved them because they could no longer afford their taxes that increased by 5, 6, 7 times. We're losing older character homes and diversity to generic poorly build boxes build right up to the property line.

That the housing footprints of replacement housing structures is getting to be TOO BIG, and destroying the nature of the existing 1920s era housing inventory of Sears and Craftsman style homes. Housing can be replaced, and the nature of the neighborhoods can be maintained. We need space kept between homes, similar to that which already exists in neighborhoods with 100 plus year old single story homes. Too tall homes destroy the use of fireplaces and visually alter the character of close neighborhoods, such as my Edgewood Subdivision with many Century Old homes.

Royal Oak needs to invest in more dense housing with direct access to reliable transportation. Royal Oak should be investing in more bike lanes, more parks, and equitable services like Ferndale is actively doing. Zoning is also way out of date. There's so many areas of low density housing that could easily fit 10X as many people and it would allow Royal Oak to remain a place that young people want to live AND AFFORD.

Two major concerns: 1) Aging infrastructure and roads. I live near some of the railroad bridges that cross 13 mile and Normandy and they seem to be aging very fast. 2) Rapid construction of new homes by real estate companies. I have noticed an influx of homes being torn down and replaced by new and much larger ones which then get flipped for twice the price of homes surrounding it. This will lead to young buyers being priced out or older homeowners not being able to afford raising property taxes. Put people over profits.

Outdated and old parks/playgrounds. Not bicycle friendly.

Housing is a huge concern. Not only is buying a house nearly impossible, renting is also impossible for a lot of people. It's a desirable place to live, and if you're not already here then you're out of luck because it costs so damn much. Young people won't be able to become residents because they can't afford it, and Royal Oak will become an older population.

Too much is done behind closed doors. The people are not listened to

The new parking system makes me hate parking downtown, the two hour limit makes dining with friends very difficult especially at restaurants not near a structure. The app is awful.

To many bars , restaurants, traffic

Having affordable housing for new or first time buyers to attract younger residents so the community does not "gray" out.

Poor leadership

Lack of senior housing

Not remaining affordable enough to live in/others to move into. Removing green spaces. Not accommodating more pedestrian traffic (walking/biking)

I would like a limit set on new buildings. Residential: no third storey or higher. Commercial, no more over 6 Storeys.

Traffic through neighborhood between Woodward and downtown; 4th, 6th and Lincoln Speedways. Including auto and delivery vehicles. The litter from free pantries. Apartment building unkept Garbage spaces. Homeless sleeping in park at West/6th as well as along building at 4th/Layfayette (exterior electrical outlet attracts them)

That future growth will be dictated only in terms of what development provides the most income rather than what development best serves the needs of the community.

The parking situation is untenable for visitors, residents, and a negative impact on local businesses.

We need better bike infrastructure and bike lanes. It's still too dangerous to get around town using a bike.

Multi level buildings. The parking meters that require back in parking. Rising property taxes.

More bike infrastructure. More housing.

As I get older, will I be able to continue to live in the neighborhood if I'm no longer able to take care of the house and yard I live in? As starter homes are torn down and replaced with large expensive homes, will Royal Oak maintain a diverse population of people starting out here? If not, how does that help maintain interesting shops and restaurants in the city?

The hyperaggressive parking meter cameras have actively discouraged me and many others from going downtown, and I worry they will lead to a decline in number and quality of restaurants, shops, etc

## Gentrification

More rental apartments or rental homes occupying areas. Would like to see further emphasis on ownership opportunities.

I have to admit that I avoid shopping in downtown Royal Oak in cold weather because of the inconvenience of parking.

not progressive enough. limited visual design standards in new developments

Commercialization of the downtown. Loss of culture (movie theater, independent shops and restaurants)

Downtown Royal Oak is no longer recognizable to me. I have lived in RO FOR 66 years and I rarely patronize any businesses in Royal Oak any more.

My neighborhood is mostly renters although I own my house

Cost of Housing, lack of access to transportation

Housing market is way too high. Compared to Birmingham rentals, Royal Oak is more expensive right now.

Why do we always have construction downtown every summer? Seems like sidewalks or roads are always being dug up during our great summers.

More restaurants, shops, and a busy downtown with no empty store fronts. Building up downtown north of 11 mile.

Overdevelopment has cost Royal Oak too much of its Character. We need to go slow. Developers need to perform a higher amount of research in regards to the change / impact on community. More data and better designs and more input from property tax payers not just residents

More restaurants.

Too many people downtown and the homogenization of the bars/restaurants by the rise of boring franchises like Buffalo Wild Wings and Bar Louie

Attract high quality homeowners, less tenant occupied dwellings.

Minimizing rental properties and short term rentals that decrease property value and increase crime by non taxpayers.

Growing too big too fast! The ridiculous housing costs. Equal treatment of neighborhoods, further away from downtown get ignored more often

Government overreach and spending

Accessible downtown parking

I'd like assurance that new construction will comply with the strictest environmental standards reasonable. I'd also like to see more parks and green spaces.

Too many high rises in downtown. I also think Royal Oak is getting too expensive. I do not want to see green spaces gobbled up for commercial development.

Over growth of downtown makes me want to avoid it

Crony capitalism downtown that restricts new businesses from coming to royal oak, terrible (TERRIBLE)

Street parking system, no homes newer than 2000 that are a decent size and affordable (\$700k homes, really?!), No parks near downtown, and very little understanding for what my taxes pay for considering they're so high

Affordability of housing + property taxes with the vast majority of single family homes aging and requiring extensive renovations on top of high price of entry

the parking issues in downtown Royal Oak

The Woodward Corridor. The noise is becoming unbearable. Proposed and newly erected businesses that detract from the quiet, walkable, family friendly neighborhoods that brought us to Royal Oak are rapidly changing the look and feel of the city. It is disheartening.

Mooooore Treeeeees everywhere in all public easements and parks and Woodward medians.

higher buildings in the city, inconvenient parking, loss of small businesses like Main Art theater.

Gentrification

\*main concern - don't like the I75 exiting onto Lincoln Ave. This may force me to move - depends on summer traffic \*The retail space in Royal Oak seems to be disappearing - there is a lot of empty space. Still upset about Andiamos \*Would like to see neighborhood community pools like Livonia, Huntington Woods or Pleasant Ridge. \*Schools and transportation to schools \*why do the street lights and upgrades never effect my neighborhood. ie. street light upgrades stopped at Campbell - why didn't they continue the city street lights on 4th street to I75?

Losing its small town charm, love the new skating rink Too many vacant buildings in the Woodward corridor

Affordable housing. I would love to buy a house in RO, but there do not seem to be many affordable smaller (1000 to 1200 sq ft) homes available. And the condos/apts being built are ridiculously priced for the quality. Who can actually afford to live in the new Singh complex or in the new buildings on Main and Washington just south of downtown? There is just not a lot of those of us who live alone and are still working, but for whom retirement is 10 to 15 years off.

The scam of a parking system currently in place downtown. It is not acceptable to anyone, especially our seniors.

Lack of traffic enforcement within neighborhoods, speeding, no speed bumps, lack of stop signs, an attitude that you can speed in the neighborhoods and the police won't do anything about it.

Taxes are high and increasing despite all the new high cost housing

Parking downtown is a complete disaster and actually embarrassing as a resident. Whomever allowed or approved the back in parking thing needs to be fired. Charge a couple dollars extra in taxes and let everyone park for free.

Too much attention and funds spent in downtown. It is already too congested to enjoy anything in the city. Services are lacking outside of downtown area.

The political nature is changing for the worse. The community is focused on social engineering instead of recognizing we are ok as a community.

Too many bars and no parking is a nightmare and the homes being built in older neighborhoods are way too big and are invasive.

Royal Oak leadership needs to take public transportation, bike infrastructure, and walkability seriously. Deprioritize cars and car infrastructure, make room for humans.

Too much new housing (giant homes on postage-stamp lots, apts./condos), loss of green space, increased traffic congestion, stress on existing infrastructure

There are enough Lofts and multi family dwellings.

We have so much opportunity in that our proximity to Detroit and other areas attracts many people who have disposable incomes to support restaurants and retail. Developers want to build here, and with all that comes a responsibility in planning development. We should be thoughtful in what we design and build in our city. While looking to the future, we should be progressive visionaries and plan buildings that are thoughtfully and beautifully created. Accommodating developers whose main goal is to reap profit, sacrificing design and material integrity is producing some very regretful large monoliths. We should not be so desperate. What is designed should be thoughtful and consider the impact on what exists. Building large multi family dwellings that outsize their lots, cast shadows on neighboring homes, have inadequate parking is not the answer. The beauty of Royal Oak is that we are not desperate, it shouldn't be a race to pack our city with density with little consideration of the integrity of living spaces being created. Disregard and disrespect for what exists is simply irresponsible planning.

Property value decline and crime increase (e.g., car thefts, home invasions, scams) -- don't feel safe walking alone at night

Bike safety, walkability, too much focus on cars instead of people. Housing prices for small families. Vacancies in downtown shops; rent too high in downtown shops and residential leases; price of homes way too high for what you get; driving the middle class out of Royal Oak; the parking meters had zero reason to change

Affordable housing, continued preservation of our parks and green spaces, and support for our schools. I think we are on the right track and want to see it continue.

I'd love for bikes to be a first class mode of transportation. For that, people need to feel safe on bikes for the whole journey in protected bike lanes. I think this is one of those, build it and they will come, situations. Also having a way to connect into the planned Joe Louis Greenway would be great.

I'd prefer to see increased housing density / multifamily vs the current trend of tear downs of older homes replaced by large homes that dwarf neighboring homes. I am pro-development. I would like to see increase efforts toward traffic calming, and improved options for those who bike or walk. Royal Oak is far from bike friendly - dedicated bike lanes needed.

I would like more public transportation with plenty of routes. We need more affordable housing options

Bicycle lanes are not adequate for safe riding, and drivers are not cautious of bicycles or walking pedestrians, especially outside of downtown. Parents who drop kids off behind the middle school drive like maniacs down my street (Park Ave). They don't stop at the stop signs behind the middle school, and they don't treat the street like people live there. Drivers are flying down my street, I see it every single day, early morning and afternoon. I leave my house and come home from work during drop and pick up hours. It is a huge problem since I live in a multi unit home and park on the street. Please, it needs to be addressed. There is always a cop in front of the school on Washington but never behind the school. Why?

The lack of pedestrian and bike safety. The proliferation of overly large buildings downtown that sit too close to the street and leave barely enough room to walk.

Stop knocking down these homes to put up these much larger, less well built homes. Instead invest in fixing up the homes that are there. And stop cutting down so many trees! It's so sad, that's part of what's made this Royal Oak to begin with. There doesn't need to be anymore homes or apartments built when our sewer system can hardly handle what it has now. And to many people have problems with basements flooding/ or sewers backing up in to. THAT REALLY needs to be addressed. I was born and raised here and want nothing but the best for Royal Oak.

To heavy on growth / greed - the sleepy suburb is gone. Kinda turned into this - <https://www.youtube.com/watch?v=xXQhTmNDTGo>  
Cycling Infrastructure

The horrible parking in downtown, more chain businesses. I am in favor of the current city commission, but it seems like they are not listening to their constituents as much as they should. Downtown retail and restaurants. Need more variety, more foot traffic, more lunch options and variety of food cultures. Balance Royal Oak's young professional night life with being a family-friendly daytime destination as well.

Parking, congestion

Busses? You'll get more families wanting to move here if we only had bus transportation  
Increased large Retail Commercial development and lack of concern for keeping small businesses in place and not having a street level enjoyable skyline downtown. Royal Oak is looking more generic everywhere.

Concerned for continued building of hotels and multi-family units. I prefer houses in a neighborhood  
Too many mega-houses being put on small lots.

We have lost a lot nicer restaurants. It seems a lot of bars and hair saloons. Royal Oak feels less a destination then it used to be. It should feel like a great place for date night.

Not enough bike infrastructure, the parking meters are terrible, and policies that push out good restaurants and shops

I'd like to see taller houses that aren't forced to be so close together with more front attached garages. Cost of living, infrastructure, schools, shops and restaurants

That the city will have the strategic goal of increasing affordable housing and sustainable communities, incentivized with federal agendas and with access to federal funds

Parking meters downtown are a headache-I just use the structure so please just keep them safe for females walking alone. Taxes are high so down the road if I get married and need a bigger house I likely won't be able to afford to live here. Also, I love the parks but safety is a concern due to many residents not following dog leash laws.

Terrible retail and restaurants, old homes or buildings that need to be torn down, dirty parks and community streets/area and new parking system is awful because it rarely works accurately

Cost of taxes, potential for power outages due to trees, potential for storm water/sewage backup.

Cost, lack of diversity. Royal Oak is increasingly becoming inaccessible to people other than wealthy, mostly white, families

Downtown Royal Oak has lost its identity at the same time Detroit, Ferndale, Oak Park, Hazel Park, etc.. are attracting business and customers. There is nothing that sets Royal Oak apart from surrounding areas.

Downtown backwards parking. Over development of multi unit housing, over regulation, lack of housing for homeless

I really would love if the cross walks downtown worked again. I would also love it if there was a recreational center for kids and adults. The current center is senior oriented and the hours are really bad. Young people are beginning to bring in the money here and there isn't a safe place for them to workout/ take their kids for exercise. The park in downtown is great but not for year round. We need something with a track or pool. LA fitness is dangerous.

Public safety, lack of safe bike paths, less appealing downtown.

I don't want housing to replace the parks in our neighborhood. I want more street lights, it's very dark on my street (Parker Ave)

Our daughter is young, but we will the school district will have to be good for us to Royal Oak. Quality of education is most important.

Greenfield between 13-14 mile road, speed limit is too fast (40mph), I use to live off Adams in Birmingham, residential as well, more lanes and speed limit on Adams rd is 25mph. Much safer, deters traffic from speeding in residential areas

Too many multi-family homes not enough businesses due to high rent.

Lowering house value, tax increases

Diversity of entertainment in downtown Royal oak.

becoming over populated with apartments with low income renters

Destruction of older buildings downtown and lose of character. Entry-level homes being torn down and replaced with houses taking up entire lot. Houses on two or three lots being replaced with 3 houses. Schools being over-crowded, specifically the middle and high schools. Elementary level still seems to have decent sized class rooms. Traffic congestion and noise pollution with the I-75 road expansion and off-ramp being directed onto Lincoln Ave. Continuous upkeep and improvements to city parks.

Maintaining family housing to raise kids.

I want RO to be walkable and for more residences to be built near downtown. I want a real transit system connecting RO to other locals with frequent service, and service within RO connecting to a downtown hub. I want RO to commit to sustainability and do what it takes to support EV's with charging stations.

Over commercialization and multi family dwellings; shockingly incompetent parking strategy

Traffic and infrastructure needs.

Over crowding of downtown and high real estate prices.

The downtown parking situation is atrocious and caused us to leave our daycare especially with Baker moving in soon. We don't go downtown as often as we used to. The parking structures are not great with a slww of kids so we go to other city libraries too. There are also a lot of vacant buildings on Woodward that have not bounced back post covid.

Need more family friendly restaurants and shops, less crazy expensive condo downtown

Destruction of single family neighbors; crowded housing; quality of housing; property values; danger of too much traffic and inadequate parking on crowded streets

Maintaining all parks - not just the ones in close proximity to downtown royal oak

Accommodations for growing families with larger houses and community amenities such as neighborhood libraries, pools, updated recreational activities.

Taxes are extremely high in Royal Oak. If my spouse ever passed away, even though we have life insurance, I likely couldn't afford to stay on my own due to the high cost of taxes and I make a decent salary.

Oversized homes in neighborhood being built.

Affordability of houses. I will need a bigger house in the future but I cannot afford the larger houses in this area.

Deforestation & gentrification

noise, traffic, crime, auto breakins, theft in neighborhoods, speeding

Empty stores /restaurants. Need more stores in downtown. Ferndale has great nightlife; Royal Oak use to be busy but declining. The lofts will not be attractive to buyers if more business do not move downtown. Parking meters very annoying.

Do not want to lose green spaces. Want more trees planted. Less gigantic homes being built , especially ones with a garage in front. Less noise from traffic and from mechanical sounds from school roof top air conditioning units.

Property taxes

Focus appears to be on increasing capacity and income from downtown space without much thought about outlying community impact. Convenience of downtown space has become worse.



Cost, school quality

Better schools, more shopping in downtown (it is primarily food and entertainment)  
Unnecessary bike lanes that go unused.

Too many oversized houses driving up the costs of starter homes. Royal oak was once for young professionals and now it's not obtainable unless you have boomer money

Liberals

More marked bike lanes on the side streets of royal oak.

none

size of parking decks and too many apartments

Political division. As a conservative, I feel socially vilified by others at times if I do not agree with their personal beliefs (even if I respect them for their differences).

Affordability

Creating a more vibrant downtown (better shops, more offices, more housing), making the downtown and surrounding area more pedestrian friendly, improving school services

I miss the days of going downtown on the weekends and seeing it packed. I think the revitalization of detroit took some of that from us. Plus, people complain about the new parking  
Increased property taxes, increased road noise for homes near I-75 and 696.

Single family neighborhood development should also be a priority of the city. For example, what can we do to continue to improve our single family neighborhoods? It seems like all the emphasis is on Downtown development and Parks development.

Smaller and older homes closer to downtown being updated or rebuilt and their affordability

I worry about overdevelopment in downtown Royal Oak and losing its small-town feel. The cost of doing business in Royal Oak seems like it's getting too expensive.

The overspending of recent and current city commissions. No more road diets or bike lanes are needed. The expansion of tall buildings in downtown into neighborhoods near downtown. There has been a lot of large multifamily housing units built recently, so we don't need any more of that unless the property is distressed.

Making the main staples like storm water, roads, trees, safety absolutely perfect before any accessory developments.

Too many bars and apartments

PARKING of course. It impedes what both I and my friends used to like to do in Royal Oak. I don't go anywhere in Royal Oak now that does not have its own private parking lot. Also, I am very considered with the overbuilding in the downtown portion of the city. Having lived here 60 years, I can only say that it has lost the charm that drew many people here.

Growth is good. However, the growth and changes downtown do not seem like the long-term impacts are considered. There is almost no sunshine or views of the sky when you walk on Main Street now. The parking meter system turns away a lot of patrons, my family included. That isn't what residents want. We don't live in Detroit or other large cities for a reason. Our current city officials don't hide that they rule in favor of corporations and their career goals over citizens desires for downtown and how tax dollars are spent. I am a professional researcher and planner so I speak from experience.

I am strongly interested in seeing Royal Oak become more diverse racially and a more welcoming place for people with different income levels.

Climate migration and preparedness for extreme weather events. Also the electric lines not being buried

lack of field space for sports especially covered-dome type, overcrowding of schools, loss of teachers in public schools, increase in homeless visibility along Woodward, too many high rises in downtown and the loss of downtown skyline/personality to cube type dwellings

Developers are building oversized houses without enough space between. The houses are too big and too costly for a family to stay. Downtown is growing too tall and robbing us of the small town shopping experience. The sun can no longer reach the streets.

Stop putting in so many bike lanes. The traffic is getting worse because there are less vehicle lanes.

Continue to make city more walkable, divert traffic away from residential areas and downtown.

Overgrowth downtown And non user friendly parking meters

Opening up to the drug culture and just creating more problems for downtown Royal Oak. Not enforcing and prosecuting the laws of the City and State.

I am concerned that the NIMBY persons in our city will block development opportunities that the majority of citizens want.

Need to become MUCH better with pedestrian and bicycle friendliness and safety. Protected bike lanes, more controlled pedestrian crossings, longer pedestrian lights, additional stop signs along Catalpa

With all the parks we have there really only are a few with decent play structures and safe areas to play. There are many that need safer play structures and concrete barriers removed and safer ones put in. Kenwood park is so large and so much could be done to it. That neighborhood has grown exponentially. Lots of children now. But yet they go to other parks due to lack of shade in the summer and really a very small play area.

Bicycle access and unaffordable housing.

Housing, traffic

City staff doesn't understand good urban design or planning. They embrace a mid-70's car-centric culture while pretending otherwise. They ignore the existing master plan, e.g. Rochester Road diet ignores the non-motorized master plan, city has been made less walkable through pedestrian actuation signaling, city has removed high viz crosswalk safety markings.

Adequate preservation of neighborhoods within reasonable convenient access to downtown businesses. Putting high density housing in established neighborhoods. Taxes are too high to compensate for unnecessary services

Traffic

Getting more niche shops

Keep CRT out of our schools and libraries. Give residents MUCH more say in city meetings and ability to recall city officials.

Lost its small town feel!

Road congestion due to bike lanes, safety issues concerning bike lanes. The catastrophe that has become downtown Royal Oak.

Too many apartments and rentals, most cities want folks to stick around and people renting doesn't encourage that

The availability to buy a larger home. Lack of diversity is a concern.

Parking stations limit length of stay, are difficult to understand, time consuming - esp in the winter; parking structures are further away from downtown shopping; business rent too high; bad parking negatively affects business.

I would like to see more shops and fewer bars - there are so many bars and restaurants

Traffic patterns and safety. Lack of Police presence on roads.

Putting in large high rises and multi unit buildings. Bulldozing arts and crafts home that have historical significance to build modern homes that do not fit the neighborhood and are lot line to lot line.

Loosing the charm and diversity of housing and downtown restaurants and shops.

Too many condos and huge homes that all look the same.

Parking downtown and the app we have to use. It is awful. There are better apps out there for parking.

The parking downtown and general approach to building down there (like taking down the Landmark) makes it feel much less like a neighborhood than it did five years ago when I lived within walking distance. The building up of so many buildings and commercialized spaces has taken away the character.

Will growth be sufficient to maintain affordability, and will it be a style that promotes access to shops/services in a walkable manner

Bypassing zoning regulations to put large apartment buildings next to single family homes.

Overgrowth in downtown, no regulations of super large houses going up in neighborhoods next to more quaint houses. These new homes mess up drainage of existing homes and look like canker sores. Downtown is now ugly with too many new builds.

Less general retail

Too expensive to grow a family

Its becoming too commercial.

It doesn't need to grow! It's full!!!

Parking system is the worst, Park Ferndale is an infinitely better competing automated app solution. I'd rather drive to downtown Ferndale than downtown Royal Oak and I live in Royal Oak.

Too many condos downtown, loss of Main Art Theatre too much empty retail space , parking,

Bike paths and traffic congestion on main street and Washington.

Make rent affordable downtown. Bring in more small businesses - boutiques and restaurants. Quit bringing in chain restaurants because they can afford it. We are spending our money elsewhere for a reason!!

Too many Oversized houses . Less greenspace in the neighborhood

Lack of concern for its citizens in favor outside financial deals.

Giant houses on tiny lots, no yards. Trees being cut down on the easement and nothing replanted in their place. Overall tree amount is being reduced and not replaced.

The smaller family homes being torn down and giant expensive homes no one can afford being built instead. Many are priced out of Royal oak.

Transportation for seniors

Most new construction homes are huge, and I'd love to see a larger variety. I currently live with my spouse in a small (1000 sq. foot) home. As we grow our family, we'd like to upsize to a 1500-2000 sq. foot home in the future, and ideally stay in Royal Oak. Most new homes being built seem to be in the 3000 sq. foot and up range, and would be outside our price range. The moderately priced, mid-sized homes that we'd be looking for do not seem to be coming available very often, or are much older homes. We'd love to see more construction of new, moderately sized and priced homes in our neighborhood.

Would like more diversity, more funding for schools, teachers, more community pride

too many large big-foot single family homes leading to a non-diverse population, in addition to too much office space.

Too many noisy sports bars with big TV screens. Not enough nice restaurants for a quiet or intimate meal.

parking meter situation in royal oak, empty stores due to cost of royal oak taxes

Parking. I don't have onsite parking and street parking is difficult because that are no permits and therefore no guaranteed parking.

Parking Parking Parking!!!

Easy parking & traffic downtown. Disregard for existing property owners concerns

I'd like to see changes in regulations made that help our section of Woodward come back from the dead. Woodward corridor deserves as much attention as downtown--right now it is downright shabby and uninviting.

Royal Oak spends too much money on "studies" with the stated goal of progress, but it seems to be a waste of money because those in charge have already decided and do it anyway. The city should skip the pretense and just save the money from all of these studies and deal with whatever backlash they get without hiding behind a study.

- Promote diversity in the community to counter historical, systemic racism. - Reduce vehicle traffic through main pedestrian areas to improve walkability, bicycle access, and safety.

The people on the planning committee and their disregard for true input into our neighborhoods

Not very family friendly and too many bard

It's too wealthy and feels like Birmingham. I don't like that the wealth is pushing people like myself and my wife out, who both went to Dondero and graduated from ROHS. Royal Oak used to be welcoming to less wealthy, and also unhoused people which I appreciated. Newer homes are huge, ugly, expensive, and attract people that aren't concerned with community. It's a really bummer. I hate seeing Porsches and Ferraris here, they are a disgusting show of wealth and I get depressed thinking of my time here as a teenager, when RO felt more welcoming and less intimidating.

Influx of micro apartments with no public transportation infrastructure and with NO rules or regulations around short term rentals such as Air BNB. Un rentable units will become hotels essentially with no safe guards for trafficking or other illegal activity.

Poor roads, increasing crime and increasing housing without parking. Increased housing in single family neighborhoods. We bought our home next to an apartment building that was "grandfathered" and allowed to remain. We were told that not even the parking lot could be expanded. Since we were done with apartment living imagine our shock when the owner wanted to expand and we found the current zoning still didn't help us. I am afraid that all the new taxes may price us out of our home in the long run. I also would like to see more accountability for all the new spending. I served on a Grand jury 10 years ago that investigated several communities. I realized how naive I was.  
Expense traffic

I love seeing all of the development in the city.

I miss the variety of restaurants we had downtown in past years. Currently, there are many vacant storefronts and an excessive amount of Mexican and pizza facilities. Miss the diversity.

Affordable housing, OVER abundance of festivals and outdoor events (and giving preferential treatment to certain event organizers), putting revenue growth (attracting those who live outside RO to spend their \$ here) over providing fair and equitable housing to anyone who wishes to live here.

Parking, density in neighborhoods - trying to cram too many apts in too small an area and not provide parking.

The downtown area has lost its charm, too many chain stores and vacant storefronts. Need affordable housing for young people and seniors. Stop allowing big houses on small lots. Don't like the new parking rules-2 hr limit is silly. Appreciate the 2-hrs free in the structure. Fix the tennis courts (not everyone plays pickleball). Thank you.

Green Initiatives, more crosswalks along 11 mile road for easier walking access downtown, diversifying food and shopping and promoting less turnover in royal oak businesses.

Need more housing density and townhomes that are not all luxury housing. No reliable public transportation within th city. I can take the smart bus to downtown Detroit. The bus system is otherwise worthless for getting around royal oak in a reasonable amount of time.  
Too much density. No affordable senior housing

Focus on density. Lack of focus on city services and road maintenance. Perception of favoritism within city government and business

Schools gone. Roads on diets. Parking gone. Snow plows plow in senior citizens. Animal shelter won't take in animals so they can show a 100% turn around. Only the wealthy can afford to buy a home here. Mayor & commissioners don't listen to citizens.  
Houses being knocked down and rebuilt should have regulations regarding carbon footprint. Heat pumps for new builds should be required. We need more trees too. Different kinds - not so many silver maples.

It's pricing working class people out of homes It's pricing independent retailers out of the area taxes, annual millages, spending like a drunken sailor.

Too commercial - gentrifying downtown. Need more affordable housing - density should not just be luxury units. Also need better bus service on weekends

So many homeowners havent replaced street trees on Normandy and the street is so bare. It doesnt keep up the look of Royal Oak. Speeders arent monitored on Normandy and Main and bicyclists/runners are almost hit daily on Main and Normandy.  
I am concerned that new small businesses and unique restaurants may be priced out of downtown Royal Oak.

Moving around the city and parking.

About 90% of the U.S. population would find housing unaffordable here. We need more affordable housing. We need to make it possible for people to move about without having to use a car (biking, walking, and public transit).

Stop erecting multi-story residential/multi-use facilities in the downtown area. They are over-saturated and we need more downtown green space.

Present City Council regards business as more important than protecting existing housing and neighborhoods, a big concern in a new Master Plan since we seem to violate the current one when it suits 'development'. Confusing downtown meter parking and emphasis now on garages keeps me totally away from downtown shops and restaurants. Council seeks an upscale image and sabotages attempts to put inexpensive food in downtown, readily available a few decades ago, or inexpensive shops to serve downtown residents.

Too many chain restaurants and condos downtown. Too many bars and bar crawls downtown. We've lost so many great, unique & original restaurants and shops and now no longer have the Main Art which is a huge loss. There's not much to go downtown for and we stay away entirely when one of those obnoxious festivals are going on.

Lack of bike lanes and poor road quality are hurting mobility across the city. Stormwater challenges and drainage are becoming problematic.

Roads, better cell service, and getting a Whole Foods

Accommodating more living options and safer bike lanes  
How well the power grid supports more use

Too many large multi family buildings in neighborhoods

Well stop the dumb "road diets & bike lanes". Stop forcing businesses from the downtown area. Quit trying so hard to make "festivals" etc & focus on what the residents want, there's a reason many moved here.

Too many oversized/high priced homes going in. The city ignoring the fact that the new parking meters are crap (although I have only had a couple of issues with them myself). Ensuring the city continues to blossom and does not go backwards based on the views of a loud minority of Royal Oak residents.

Difficult access, parking, using almost every inch of land for huge houses & ours yards flooding. We frequently can not mow our back yard until May due to the water in it. Same for my neighbors.

So many LARGE houses being built. I appreciate that the larger the house, the greater the tax revenue, so they support Royal Oak's superb city services. But they drive up the price of all housing and make Royal Oak less affordable. And they alter the character of the neighborhood. My street is 3 blocks long, and the original housing was mostly 1200sqft or smaller. In the last 15 years, 20 (yes, TWENTY) small houses have been replaced with 2500-3000 sqft houses.

Affordable housing for all. Older people who want to maintain the status quo and pretend it's still 1955.

We need more affordable housing.

Providing housing that is configured for older people and those with disabilities (one floor, exceeds ADA requirements). Providing housing that is attainably priced.

Too many loud, inconvenient and tacky large-scale events put on by John Witz, houses that are too large are being built in neighborhoods, the awful on-street parking setup  
Too much ugly crowded housing, unnecessary bike lanes, parking, too many bars, too many overly large houses mixed in with older homes

Inappropriately large houses, not in keeping with their neighborhoods, replacing existing houses

Significant concern with possible zoning changes that will impact neighborhoods and what appears to be a lack of interest on the part of our leaders with incorporating community interests with the city's direction. It's one thing to ask us what we are interested in, another to incorporate our interests and concerns. Reasonably priced housing for families will not occur with the building of studios and one bedroom units in neighborhoods.

Improve walkability in all areas of the city, not just downtown. Please work with Oakland County/Huntington Woods, Berkley to improve walkability and safety of Woodward ave. Do a road diet. Also slow down traffic along coolidge highway, our school district for Upton includes students across woodward and coolidge and both roads are very unsafe to cross as a pedestrian. Also, please include more naturalized areas in our parks, add an ordinance to require a certain % of native plants for new developments / updates (business and residential).

Multi family housing especially with inadequate parking, lack of school buses to support Middle and High School students, increased government and growing taxes, too much rental property

Protecting current zoning rules that protect the maximum allowable density and size of dwellings in established single family zoning districts.

Too many corporate handouts happening at the expense of building out public infrastructure. The Main Art theatre, a cultural landmark for the city, was destroyed in favor of building luxury condos which the city is already drowning in. We should be prioritizing investment in public services and protecting cultural landmarks that enrich the city rather than cooperating with businesses exclusively seeking to extract profit from city residents.

Too many sports bars, losing quality restaurants, traffic law violations, downtown traffic congestion, lack of planning coordination across departments

The stupid city commission. They truly want to change RO into their version no matter what. And spend money that they do not have. Get rid of the City Manager who is useless.

My concerns with my neighborhood (and this wasn't listed as an option earlier) and Royal Oak in general is economic and racial diversity (and these are connected). My biggest wish for my neighborhood is that poorer people could afford to move here. That applies more broadly to Royal Oak as a whole. I wish the DDA would spend more time addressing affordability downtown instead of just business. It's possible for them to support public or affordable housing. I really hope we can encourage more density, affordability and transit. This is critical for the climate, but also so we can have a diverse and interesting population. I hope we can look at some of the things that Ferndale has done.

Don't put reducing vehicular traffic ahead of bicyclist and pedestrian safety. Road diets (fewer lanes, calming islands, slower speeds) are a good thing  
Accessible housing, enhanced parks, great schools, diverse/varied retail

Small businesses over corporate interest. Unique places to shop and eat, not chains. Affordable housing, if you're going to build more housing, don't just make luxury apartments, and don't stick them in the middle of existing neighborhoods.

People move here and then loudly complain about long-existing events and traditions that mainly boost the local economy

Being forced out by housing costs, loss or variety of lot size and house design, and loss of all the tree canopies

Affordable Housing & a vibrant shopping district. Current pay parking situation. Ability to age in place for aging residents.

City Commission seems to have special interests in mind. Fix roads like Catalpa instead of finding other ways to spend tax payer money. Admit the failure of the new parking system downtown and the negative impact it has on businesses in the district

Large areas of single family zoning limit the ability to increase density within the city.  
Affordable, accessible housing; maintaining and improving city services; DEI

Too many new builds that disturb existing home owners and our properties. A failed parking system in Downtown Royal Oak.

I have been generally in favor of the development decisions made by the city commission. However, I do not believe that density is a good in and of itself, and the city would not necessarily benefit from it at this point. I realize that there are contradictions between this position and believing there is a need for more affordable housing. However, I would like council members to be less tied to urban planning dogma and consider the concerns of a noticeable number of residents more seriously. Plus, the downtown parking meter contract is a disaster by pretty much any criteria (even if you drive in forward), and council members should really publicly own up to that and do something to fix it.

Crowding multi-family homes on single-family lots

I'm concerned that growth seems to be largely focused on the downtown area. I haven't ventured further than downtown and due to Royal Oak's large footprint, it would be nice to see the area north of downtown be built up with destination restaurants and shops.

The decline in downtown. Main St is difficult to cross on busy weekends, the "Big Brother" Parking System and lack of solid businesses. Woodward has tons of vacancies.

Cars. The impact they have on my family's safety, the impact they have on the progress of making Royal Oak a safe place to walk, bike, eat, drink, shop, entertain, exercise, and live. We must not let cars dictate the zoning, planning, and development out of neighborhoods and commercial corridors. The future of Royal Oak wants to walk/bike FIRST, and then get in their vehicle if necessary. This includes people of all ages. There is a happy medium where all modes of transport can exist safely and efficiently. It takes brave and bold leaders to hold themselves and others accountable for achieving this.

All the aspects of aging in place. Housing, multi-generational activities and events, life long learning, events for active seniors, safe speed actively monitored by police on Woodward and residential streets. Side walks into parks from both entrances. Bike paths

The cost of housing

More, much more landscaping on Woodward ave. Trees, Trees, Trees, Bushes, flowers! Every business in RO should have to plant a tree [in RO] EVERY year.

No concerns, but I would like to see more development or demolition of dilapidated structures on Woodward Avenue.

Cost of living pushes long-term residents out. It's cyclical - new residents afford more so more expensive homes are built.

our building doesnt have working ac and heat. its hard to work in these conditions we always run out of toilet paper and soap as well for it being a new building.

Too many multiple residencies in single family homes areas. City of RO commissioners waiving parking restrictions on these multi family dwellings.

Too many changes are focused on the immediate downtown area, while the rest of the city (especially north of 13 Mile) seems to be left out if not ignored.

Parking Types of housing School quality

Building houses that are bigger than other houses within the area. Too many apts and condos for the infrastructure. We do not need roads diets, it makes traffic worse and road rage worse.

I moved to Royal Oak for the funkier scene -- lots of record shops, galleries, second-hand furniture stores. Most are gone and seem to be replaced with garden variety businesses that one can find anywhere. Wish Royal Oak had a better live music scene, like Hamtramck. Also envious of DCFC in Hamtramck.

road conditions (in neighborhoods), neighborhood traffic and speeds, affordable and smaller single family or senior housing (to own, not rent), DEIB

The loss of a family neighborhood

Cramming multi-family into single family neighborhoods is wrong. People specifically invested in a single family neighborhood.

Absolutely HATE that the city is knocking down historical. Buildings and landmarks for shitty cookiecutter condos and ugly Hilan Homes. Half of downtown Royal Oak is vacant... We live here and NEVER go downtown.

My primary concerns are the cost of living for the people who currently live in RO and/or work in RO. The preservation of history and the perks of living in a small community. The demolition of single family houses for either giant McMansions OR Gaudy Airbnbs. The building of (also gaudy) apartment buildings that congest our already congested roads. The list is unfortunately long. If I have to back into another parking spot, Ill lose my mind.

Tear downs.

Concerned about the urbanization of Royal Oak. If I wanted to live in an urban environment I would move to Detroit.



I am not concerned about growth, per se; but am concerned about the safety for those who walk and bike and the accommodations / infrastructure for safe accessibility throughout the city without a car. Especially, for everyone who lives within a reasonable distance to amenities, if the walk and bike (and roll for wheelchair) access is not there for people they cannot take advantage of what is nearby. And, kids can get to school by bike, etc. I would like to see attention paid to preservation and adaptive reuse. If all development or growth is only demolition and new build, from an environmental perspective this is wasteful and detrimental. And, from a place-keeping perspective this disconnects the past, present, and future. The tree canopy is not sufficiently protected as projects move forward. This goes for both city projects and private projects. Many people choose RO due to its established trees, but they are being lost at an alarming rate. To fight climate change and the biodiversity crisis, how we manage green space is a big part of our land use. We already have too much parking in RO (especially downtown, use at 60% during peaks), yet paving parking lots continues. Better allocation and sharing of existing parking and thoughtful communication about not just parking options but mobility options in RO will help make future growth beneficial.

Cost of housing knocks out new couples and families, development of large houses without yards or minimal yards. Lack of affordable multi-family one-floor housing (rather than two- or 3-story houses/townhouses)

Leadership has no experience managing a growth city. All Michigan lifers. Crippling reliance on what Michigan Municipal League says is the right thing to do.

Injection of multi-family dwellings into single-family neighborhoods, downtown parking w/the crappy meter system. I won't go anywhere in downtown RO given that meter system.

Not enough missing middle housing (multiplexes, townhomes). Not enough dense housing along Woodward. Lack of walkability outside of downtown makes Royal Oak less attractive for young, economically mobile Michiganders

How will a growing population of seniors continue to live in the community, as their homes become less able to meet their needs.

Would like to see the city center continue to add housing and business

Too much multi housing, parking, Changes in zoning, should stay a "suburb" of Detroit.

Housing, green space, environment, recycling

Too much emphasis on high density housing. Renters don't take an interest in improving their properties or are they interested in the city. They do not have a vested investment.

Too many unnecessary condos, congestive road diets, unused bike lanes, rampant overspending by commissions without ballot voting.

Zoning ordinances should be followed instead of developers getting numerous variances.

Current city leadership focusing more on volume of residents rather than quality of life (parking)

No coin operated meters. Too many tall buildings taking away sunshine. Unused parking decks. Should i go on?

Forcing housing in neighborhoods that do not have the infrastructure to support them. Changing codes to allow too big houses to be built with no regard to parking

I'd like to see vacant properties redeveloped at a faster rate. The abandoned gas station at Main and Catalpa has been that way since we've lived here. It has to be easier for developers to put their plans into action. Abandoned properties are blight and need to be removed.

Parking meters downtown- many people from royal oak and outside of royal oak have voiced they do not come to royal oak as often now due to issues with the parking meters.

Accommodating affordable housing diversity while respecting the character of existing neighborhoods. Encouraging walkability, particularly for seniors and disabled Encouraging responsible development while involving and engaging nearby residents

Too many Jonathon Witz events These events are not for RO residents and are an inconvenience

Transportation--we need more public transportation and significantly more bike infrastructure. Paint is not infrastructure--we need protected bike lanes and convenient side street access for all routes through the city.

The Politics and New Urbanism. Lack of Senior Housing

I don't want to see Royal Oak stagnate, but at the same time there should be balance between trying to bring people in from elsewhere and meeting residents needs.

Schools with the growth of young families

Over building with zero lot line housing and the current parking meter system.

Preserve neighborhoods, increase density downtown and along 11 mile and Woodward corridors.

Lack of accountability-Full Stop. I have asked/complained at meetings and phone calls about non working walk lights at 4th and Main for over 6 months and absolute crickets! The street at 7th between Main and Troy is a s\*\*thole and has gotten worse every year for the past 4 years but no one seems to give a damn. Now with the apartment construction and all the heavy equipment coming and going at Williams and 6th/7th it has only gotten worse. If a longtime resident can't be heard on matters like these than I fear more development with the poor existing management will be dreadful.

Don't like much of the growth downtown

The naysayers

Affordability Biking safety

Erosion of the neighborhood's amazing twentieth century charm due to scale deaf big foot housing development, and demolition of landmarks (Main Theater) for eye sore mid rises  
Metered parking!!!

That we lose a "hometown" feeling and that, with many coming in for "nightlife" that crime will increase, along with traffic and drugs.

Protecting single family neighborhoods from more density and low-income housing. No tall buildings next to single family neighborhoods. To many variances and the city does not follow its own laws

Concerns nonprofits are not getting support from the city of RO

The parking issue and the refusal to address clear concerns...the City's greed to make money with photo enforced parking is ridiculous and hurting many small businesses. I simply choose to take my business elsewhere with free or more convenient parking like Clawson and Ferndale.

Big foot houses as opposed to single story houses for those who want to age in place, but don't want to live in 1500 sq ft.

Loss of shops downtown-too many condo's and apartments

CARS. As Royal Oak becomes more dense (which is great), I want to see more traffic calming, less or no street parking, and more pedestrianized streets. Downtown RO should be a place where people linger, enjoy themselves, and spend money, not a place where people drive through to get somewhere else. Both residents and visitors in Royal Oak deserve to relax and wander without worrying about getting hit by a car, breathing exhaust fumes, or having to yell over the traffic noise to be heard. Affordable housing, a walkable/bikeable city, and green infrastructure.

bike lanes expanded, continued and Main Street Paved!

Please provide any additional input or ideas that you believe is important to consider in the formulation of a new Master Plan for Royal Oak. (Note: Citywide Master Plans serve multiple purposes, from governing how land should be used in the future to prioritizing municipal capital investments over a decade or more. In Michigan, Master Plans are the legal basis for zoning and set a vision for the future of a community's development environment.)

Open-Ended Response

Too many high rises. The bike lanes are ridiculous in that nobody uses them and it creates congestion. Speed limits are too high for such a congested city. New homes are too big for the lots and the trees are cut down and not replaced. The old oaks should be protected.

Bigger is not necessarily better. Slow down the building - especially on big footprint homes that dwarf others in the neighborhood. We need more oversight for builders to ensure that the homes have character that fits into the neighborhood.

I would absolutely love to see the city consider daylighting the Red Run. Daylighting streams provide so many benefits to the community and ecosystem. Starting with an area like Wagner park and continuing west to at least Marais park, daylighting the Red Run would drastically improve drainage and reduce flooding in the Vinsetta neighborhood, and it could become an asset to the city rather than an eyesore of a muddy puddle in Wagner park! It would also be a valuable habitat for birds and small mammals, and could help strengthen the city's relationship with nature, as well as the Royal Oak Nature Society. Overall, uncovering a section of the Red Run would be extremely valuable to the city, its residents, its parks, and overall aesthetic.

Hold the railroad company accountable for track and right of way upkeep. The bridges are crumbling and tracks are overgrown. Looks much more like Russia than the Michigan. Huge eyesore and gives off again, urban decay not to mention the homeless that stay in Mieneger park.

Royal Oak residents should be able to get around Royal Oak without needing to get in my vehicle. More farmers markets, more maintained green space, community events in all areas of Royal Oak.

I currently rent a single-family home in Royal Oak south of 11 mile and in-between Main and Campbell, so I'm very close to downtown and the other Royal Oak commercial districts. It is my favorite place I've ever lived. Friendly neighbors, walkable, lots to do, clean, great amenities (love the library!!). My biggest concern is that I'm currently getting a great deal on rent, and when my lease is due I'm going to be pushed out of my beloved neighborhood due to increase in rent market rates and inability to currently afford a home to purchase close to my current residence. My partner and I are young professionals with very strong incomes, and we desperately want to buy in this community. New construction that we see near us seems to clear lots with reasonably sized 75 year-old homes with tons of character (that we would love to buy!!!) and replaces them with \$500k+, 2500sqft+, 3 story McMansions squeezed to every corner of the lot. I want a Royal Oak to continue to support young families in all tax brackets. Mixed use zoning, multifamily new construction, and, if possible, putting some check on construction of these gigantic and expensive single-family homes catered to folks in their peak earning years. Large single family homes have their place, northern Royal Oak, with larger lots and a slower paced, less-walkable layout, is way better suited in my opinion.

Keep Royal Oak a Tree city (Real trees with street canopies), Ranch style housing for aging population, Continued development of parks

Accessory dwellings standalone / detached or above garages, sidewalk and crosswalk safety, landscaping/parks, outdoor gathering spaces, resolve plumbing and dead tree issues

We need more affordable apartments in my opinion as most people these days aren't having kids and need affordable housing, 1-2 bedroom apartments will meet those needs. We need people to be able to afford shelter in order to truly LIVE and help grow Royal Oak.

More control over the size and style of houses being built, especially in established neighborhoods with distinct lot sizes and housing character. Developers are being given too much leeway when it comes to zoning ordinances and requirements that they don't seem to be following. The storm water system also needs to be fixed ASAP. Those of us paying the prices we do pay to live here shouldn't have to invest so much in preventative measures because the storm system isn't adequate.

Maintaining quality of school system! Safety. Too many red light runners...can we have camera tickets for this?

Do we need three disk golf parks? Very disruptive to the enjoyment of the parks. Also, we really need a community center with a pool. And Starr Jaycee would be perfect if it had a walking path around the perimeter.

It would be great to have a walking path around Starr Jaycee Parkj

Noise levels on Woodward avenue north of 11 mile rd to 14 mile road. Also car speed is too fast. Merchant services along woodward avenue requires growth  
Consider making the pedestrian crossings safer in downtown. Specifically the ones that do not have lights. Either by adding lights or making clearer signs.

Use the one you have.

I believe the development in the downtown area has ruined the character of the city. The Normandy Oaks and houses took away the the trees and it looks barren and ruined the chance to handle rain with all that concrete. Single-family homes, well-maintained, roads, and good parks are the essence of a good small town. Maintain those in Royal Oak please  
Any zoning changes that affect neighborhoods or their demographics, should, in my opinion be approved by the neighborhoods they affect. After seeing so many high rise build spring up, I don't feel the city is making a downtown area that's as conducive to citizens walking through a pleasant and uncontested area. In the outdoor season, RO. Is swamped and residents compete with everyone for use of businesses and just walking down the street. Thanks for listening. I hope this is regarded as real input.

I do not my neighborhood, or any neighborhood, to be rezoned for multi dwelling housing

Why try to accommodate many more people to live here, which seems like sandwiching them in. Then it'll be too congested. The land can only accommodate so many people. So it seems to me.

STOP DEVELOPING EVERY SCRAP OF LAND. You've already gone way too far.

See 41. above.

The inspectors and the cost of retail space is a deterrent to commercial growth in Royal Oak. Taxes have risen at an excessive rate. I do love the looks of the municipal area, but the Farmers' Market which was once a jewel of downtown seems to have lost too many farmers.

Royal oak is losing its family community because it's catering too much to the younger, single demo. Too many people move to Rochester or Birmingham once they get married and start a family. It's sad.

The downtown and Woodward avenue retail keeps changing and there are many vacancies. The restaurant offerings reach a younger audience and it would be nice to have more diversity.

Preserve integrity of established neighborhoods/stay consistent with types of housing

Support small business places w/ adequate parking

I love that Royal Oak has a vibrant downtown but you can also have neighborhoods that are more laid back, great for families to grow and play. My safety concerns are the proximity of my neighborhood to the high school (cars, generally students, fly through our neighborhood at 3pm when school lets out) and also the soccer dome (when it's up) gives me concern. It is extremely loud, especially on weekends, when people are playing past midnight, drinking and fighting in the parking lot, etc.

Change is not always good if it is based on ideology and not logic and truth.

It is critical that a new Masterplan sensitively blend with the existing context so that the evolution to a denser city does not alienate the existing citizens. The City should not use the PUD to subvert the Master Plan.

More consideration needs to be given to putting large buildings in single family neighborhoods. Setbacks of buildings should be maintained for water drainage and visibility particularly on corner lots. New and redeveloped buildings need to maintain at least 1.5 parking units for each unit in the building. Parking should not spill over onto neighborhood streets.

Transportation to schools is a problem. We should have some level of school busing available for residents. The roads my kids would travel to walk to school are unsafe for young pedestrians, not to mention the distance to the middle & high schools. We need more businesses and restaurants that are family friendly. We also need a larger recreational facility - a modern sports complex, rec center, pool, soccer fields for ANYONE to use, indoor basketball courts, summer programming for kids, etc. Something to occupy young people/families and help build a stronger sense of community.

I would like the large lot designations not be subdivided. I would like no additional low-income subsidized housing added.

Do not raise the height of family housing. No duplexes in family neighborhood, No above garage housing.

Preserve the single family housing. No micro apartments. We have enough apartments in Royal Oak. I've lived in Royal Oak since 1964. Please keep RO neighborhoods the same. I believe the planning commission has a the only one that wants this

Would like to see RO offer even more family activities. For example, outdoor movies in the summer, indoor films in colder weather  
Reduce or remove lot minimum, expand housing diversity, development/architectural standards, more mixed use neighborhoods

We really need to bring school buses back to Royal Oak. As more parents go back to the office, it is impossible to drop off and pick up kids at multiple schools, interrupting the work day at various points of the day. Not to mention all the unsafe traffic congestion near the schools at arrival and dismissal.  
Corral libs on city council

Bike lanes, speed bumps, traffic cameras, consistent signage (why do drivers have to look Everywhere to see if there is Turn Right on Red or not?). Avoid tree removal without replacement.

Downtown Royal Oak is great, but living even a mile away forces residents to use a car to get to basic needs (groceries, convenience stores, pharmacy etc). RO's neighborhoods could be more walkable and bikeable, and better served by public transit. Or on the flip side, we could work on the zoning laws to allow more diversity of buildings within our currently mainly residential neighborhoods to bring some of those everyday services closer to where people live. And the added benefit is of course, if less people are pulling out their cars for smaller trips we could see less road traffic!!

I'd like to see small businesses and multi-family homes closer together and more frequent. I'd like more community spaces, bike lanes separated from cars and A BICYCLE-ACCESSIBLE DOWNTOWN, more bicycle parking (especially by the farmer's market), and further investment brought to our public transportation system. Bring back the tram! :)

Housing plans that allow wealthier people and people who are not as wealthy to co-exist well and learn things from sharing their neighborhood with someone who had different experiences.

City management and government need to be more responsive to residential concerns about enforcing existing zoning regulations.

Preserve the character of the city

More restaurants. More adult learning activities

We have unnecessary traffic congestion citywide simply due to the lack of bussing for our schools. We need to get smarter about providing better options to working families especially when childcare is a challenge to find.

It would help if seniors could park closer to their destination without having a handicap sticker or to have to backing into a parking space. Do not add milt dwellings in single housing neighborhoods.

Focus on easy parking, less focus on tickets, it only hurting small business owners . Focus more on Parks, libraries and community centers.

Please continue to improve the roads. Great strides have been made, but miles to go.

There was a zoning override in my neighborhood and it has caused many problems. Stick to Zoning Ordinances and include single , small family homes in our neighborhoods, that value green space, please.

Flooding zones need to be a major priority, as does updating the power grid to stop power outages. The flooding on Rochester between 14 and 12 is nasty.

I'd like to see approval for accessory dwelling units in some form to open options for homeowners. Is there something that can be done to limit the number of properties one company (or group of companies controlled by a hedge fund or similar) can own and rent within city limits? I'm fine with someone living in the city and owning a few rental properties, but an out of state entity owning dozens or more could create real problems in our housing market.

Using the Royal Oak Sustainability and Climate Action Plan. Stable infrastructure. Safe bike and walking. Maybe opportunity with rails to trails

It's fine as is for cars, walking, bikes, scooters or an Uber. No mass transit is needed.

We need to lead the metro area in pedestrian zones. So glad Center street is now pedestrian but please give serious consideration to closing Washington from per haps 6th to 3rd or 11 mile every Friday through Sunday ( or similar such arrangement). We have plenty of traffic routes around this area and plenty of parking. People around the world are drawn to pedestian zones and it is good for the businesses!  
Figure out how to reduce property taxes. New mileages keep getting added. We want our property values to go up, but our taxes are going up even faster.

If teachers cannot afford to live in Royal Oak, let's increase their salaries rather than diminishing property values.

Do not want to see anymore apartment developments or rental housing being built. Do not want to see businesses use led lighting like Smokers store on main st. Keep it classy

I do not consider Royal Oak to be a family friendly city but instead a party town. When people tell me they love RO and I ask them why, they ALWAYS say they love to party and drink here. The bike lanes are ridiculous and rarely used. Parking is expensive and a nightmare. The festivals are too big for the size of the city. There needs to be noise regulations for all the home generators.

There are very few options for people to downsize and stay within the city.

If you don't have plans for affordable housing ( of any type ) .....you are NOT TALKING TO ME.

none

Fix the damn parking

I would love a community outdoor pool  
Outcomes are predetermined. Process has bias to eliminate protections for neighborhoods the mayor is deceptive

I would like to see compost service provided by the city, more emphasis on recycling; becoming a more green city.

City wide composting, green space, affordable activities (skating rink too expensive for many families), stores that cater to families as opposed to so many specialty stores  
I would like to see more investment in the infracture in my neighborhood. I live close to 75 and traffic if a problem daily. I would also like to see better roads. Madison Heights improves its roads every year. I pay a tax and my road is crap. I would also like to see the city look into better ways to improve water issues, such as flooding. I do like the greenway along 4th street. I realize Royal Oak is a tree city, however there is a problem with aging trees that are in city property that need addressed. The city needs to have a plan on tree trimming. Every storm (any season) there is debris everywhere. Also enforce DTE to update it's system. My neighborhood loses power every storm.



Keep the zoning the same as it is today in and around neighborhoods.

focus on place-making spaces and pathways to them for non-motorized travel. more safe travel for families to make neighborhoods to shopping areas and parks more accessible. I can bike but its hard for me to feel safe biking with kids. Keep thru traffic on outside major roads and slow traffic with calming features that promote biking and walking. Provide circulator to other downtowns. Add better transit access to other areas. Bring back commuter rail.

Please leave single family home zoning alone. Most of us working families spent our entire lives saving to buy a home and now spend a lot of income to maintain it. If you introduce multiple family housing, accessory buildings, etc. into single family housing neighborhoods then you will reduce the property values we worked so hard to obtain and work hard to maintain. Owning a home is the result of hard work, sacrifice, and priorities. Please have some respect for the residents of Royal Oak. There are plenty of places for multiple family housing units along main roads, in redeveloped areas. I am aware of the federal pressure that is building on local govt to remove single family housing zones in the name of equity. It's not equity for me or my neighbors if you dramatically lower my home value and standard of living.

Don't overdo the bike lanes at the expense of additional traffic congestion.

Royal Oak needs to become a more diverse city in order to progress and maintain its tax base. Larger more affordable homes with attractive yards. Schools that are more understanding and teach about diverse populations minority, hanidcap, etc, and put an end to the rampant bullying in the Schools starting on the elementary level teach empathy and stop the accusations/ exclusion approach. The City is very walkable in district 1. That is a very good thing however another elementary school which children can walk to on the east side of Coolidge would be fantastic.

use the main street parking for food pick up only. 15 min parking. this was great during covid lock downs. money and tips would go directly to the stores and resteraunts instead of uber and doordash. Also, we should have put a left turn lane down main street. This would relieve the traffic. I always get stuck behind people who want to make left turns last minute. lots of unecessary lane changeing. should be single lane north and south with left turn lane in the middle. Or eliminate left turns downtown to keep traffic moving.

reduce hard surface area, increase minimum lot size and restrict lot coverage

I'm worried that current leadership already has a plan for the future that they will implement, regardless of the results of this survey. Historically, city leadership had cherry-picked the evidence that supports their desired outcome, ignoring all other evidence or input. I'm truly concerned that this poor leadership will result in constituents voting for representatives from a competing party who will make the city even worse than what the current leadership had planned. Please ACTUALLY listen to the people you represent.

The parking downtown needs to be on park mobile like every other city. The current app sucks

The city needs noise ordinances. Individuals who purchase generators or large air conditioners for their own homes should be required to take noise abatement measures. In the recent power outages all the neighbors just had to deal with the migraines created by a few people's generators. You can hear them from blocks away. The noise nuisance ordinance needs to be effective for current and future generators. It can't be good for the animals either.

Royal Oak needs a residential tree ordinance and a demolition clause. Hillan Homes and ither developers are destroying our City.

Affordable and appropriate housing for senior citizens that currently live in Royal Oak. Also, affordable housing for first time homeowners and new college graduates.

If the schools refuse to reconsider bringing back bussing, we need a way to help kids with working parents get to school, or a place for them to go before and especially after school. A big problem for me lately has been the closure of the 75 service drive and the 11 mile exit near my home. I understand there is a city water main replacement causing this. The result is a LOT of traffic coming down Campbell near 12 mile, as well as construction noise even late at night/very early morning just outside my home.

Continue to support park district programming for all ages.

I'm a big fan of public transportation and bike lanes. Having options other than cars, make the area more desirable as my husband and I age.

Our schools need busing! Some form of busing. I don't care if I need to pay \$100 for it. Not all parents work from home and cannot get to school to pick up kids. Good luck finding reliable pick up if you can't get your kids from school. Most parents work till 4:30/5 pm and we need buses! Our school parking lots were not designed for every parent to pick up the kids. Also, the high school pool needs to be updated. Even the middle school pool/locker rooms needs to be updated. Not every family can afford a pool and use those pools for open swim. Open swim is busy!! We need to invest in our schools. We could also use a community pool (there's plenty of space by Churchill) and a better community center with lots of activities for adults and kids. We need to invest in our community. Look at our surrounding communities. Our baseball fields! Please put some TLC into them. We love baseball in summer and the kids need better benches with coverings for those sunny days.

I really enjoy the Normandy Oaks park. I would like to see RO keep it's green spaces and maybe develop a few more rain gardens. Better bike routes. It would be nice to have a dedicated bike path connecting RO to Birmingham & Troy and Hazel Park, Pleasant Ridge, Ferndale that does not compete with heavy car traffic. The more people that live in the downtown area the stronger the city becomes.

Instead of building more parks and more bicycle lanes, take care of what we already have. Maintain parks and boulevards

Existing trees need to be saved, rather than cut down, when houses are being built. Road diets have become a big cause of congestion, with long lines of traffic during the rush hours, causing drivers to use neighborhood streets to avoid the congestion.

Better parking needs to be figured out throughout downtown. Sentry is a temporary fix that a lot of people hate. There needs to be more short term free parking/free parking certain times of day better labeled. Also more mail drop off boxes besides usps down town. Very inconvenient. Other cities mail is picked up from mailbox. Doesn't happen in royal oak. Amount that is paid in taxes has only increased since I moved here. Street plowing for snow needs to be better. I also have people digging up my yard for royal oak projects going on currently that I have no ideas what is going on. No note or anything is left letting me know what is going on. Overall I think the city needs to improve its parks and individual neighborhoods making each subdivision an improvement where residents can see progress first and foremost instead of increasing transportation or developing more high rises.

We love the variety of parks withing Royal Oak.  
More planned housing for seniors

Downtown and its offshoots could use a lot more density to make it even more pedestrian friendly. If parking is an issue for new development make them put up parking "podiums" under the commercial or residential floors rather than separate eye sore towers and surface lots. Compared to many other suburbs around the country Royal Oak isn't the "Manhattan" some people make it out to be. More people living and working downtown=more activity=more investment for the entire city. People who already decided they do not like downtown will not change their opinion anyway - unless perhaps it truly becomes more pleasant to be in (i.e. Birmingham). I appreciate some of the roadwork that has been done but it is not enough. Corridors like 11 Mile between WW and the interstate are way worse even than before one lane was cut open for utility work. First impressions matter. Main between 13 and Catalpa is also in ever increasing terrible condition. I realize this is not just a city thing, and I respect the city for doing what it can with the limited financial resources it may have but it is embarassing nonetheless. I would also urge RO to be more selective in architecural design for new developments. More class A type space (read: less 5 over 1 mostly wooden boxes), and more higher quality design both structurally and aesthetically. RO should get away from becoming yet another cookie cutter bedroom type suburb. Lastly: the RO WW corridor could do with some serious "sprucing up" and perhaps also add some more wayfinding for downtown. Very little on WW suggests RO is the nice town it truly is. Thank you for allowing people to provide input!

Cross walks need lights so drivers see the need for pedestrians to cross.

I would like more lighting at night. I walk my dog around Main St where I live and some side streets and parks can be very dark. I usually feel very safe but this would make me feel even safer.

Keep single family neighborhoods single family. I see a push for density that is coming from twenty year old thoughts of where they think society was going. They were wrong. High density developments have already gone to far. The focus should be on increasing real estate values and not worrying about affordable housing.

Start thinking about installing EV chargers in some of the parks' parking areas. As always, continue the efforts to make Royal Oak pedestrian AND bicycle friendly.

Parking grace period has to be 15 minutes and the system has got to be fixed for local businesses. Very unfair to them. This system is a total disaster and whoever was responsible for implementation and review of the contractual obligations should be held responsible.

Far more consideration should be given to supporting and maintaining RO's beautiful neighborhoods and avoiding multi-dwelling buildings in single family neighborhoods. It's unclear to me why we need a new master plan--what agenda is being advanced here? There's a big trust issue here with local government.

I would like to see more restaurant options along Woodward.

I would like to see more PROTECTED bike infrastructure. I do not believe painted bike lanes provide enough safety. I would be happy with an expansion of ADUs or Duplex's in my neighborhood. Royal Oak home sizes are getting larger and larger, a factor in that is housing size minimums. I would like the minimum housing size requirement removed. Prioritize walking and biking over driving. I would like to see environmentally friendly projects: trees planted, replacing grass boulevards with native plants, solar and wind power, food scrap refuse collection.

I know that the issue I'm about to bring up is probably more related to the school board but I think as a community it's very important. The fact that we no longer have school buses is just ridiculous. My son who is an adult and his daughter live with me and it is extremely difficult to get her back-and-forth to school. I feel that school busing is a manner of providing equity in our community to those without the resources to be easily driven back-and-forth every day during hours or outside of the workday. I would hope that your Committee would look up equity and diversity with the use of school buses in a community. I feel that we are discriminating against those without heavy resources to drive their children back-and-forth to school. This is already a very expensive community to live in and the fact that our school district does not provide equitable transportation back-and-forth to school just further makes it challenging for those without a lot of money and resources to live here. If the city could understand this is an issue of equity they would be more supportive about changes. Also I've noticed on the community forums that people are very frustrated about not being able to have an office all over their garage. Many people want to stay in the community with the families but feel their houses are not large enough and end up moving out to other communities such as Bloomfield, Rochester I don't see why people can't have a nice office over their garage as long as it's built in a way that's appropriate for the neighborhood. Many people work from home now and this is something we should consider as a city. Otherwise, some of our community will just leave. I hate to belabor the downtown parking situation but as I live within two blocks of it I feel that I'm an appropriate person to have input. This has been very negative for our city. Other communities don't want to come here as much. Most visitors cannot acclimate to figuring out the parking garage situation. It's also not handy for the elderly, the disabled or parents with young children and strollers. We really should have a more friendly policy. The thing that chaps me the most about it is the fact that a private company is making a big profit off of our citizens and the visitors to this community. If all of this money was going directly into the coffers of Royal Oak I would feel differently about it. The idea that we are taxing our citizens and visitors in order to enrich in a private company who do not understand how to use the app or how to park and Royal Oak just really gets my goat. If citizens and visitors are going to be gouged at least fill the city coffers with that money. I know I'd feel better about that. One last point I'd like to make. I have an adult child who lives in downtown Royal Oak who uses a wheelchair full-time. Every time we plow the streets all the snow is thrown up onto the curb cuts. It is impossible for her to get around. Even though people do shovel the walks the curb cuts are full of snow and she can't cross the street safely. Our city is not walkable if people in wheelchairs cannot cross the streets.

Fix the traffic light programming. I am constantly waiting at red lights with zero traffic on the perpendicular roads.

We need more trees everywhere. Instead of cutting down our older trees to protect power lines and avoid root intrusion into sidewalks, how do we build around them like they do in other major cities (Brooklyn, Boston, Minneapolis)?

Accessory dwellings would support the needs of existing residents. So many landlords live outside RO. We can provide affordable housing solutions and keep family close to their support system.

No more high rises apts, condos are multiple family units

There is not a safe way to bike south-north in Royal oak. I would bike a lot more if I could safely cross the Mile roads. Especially 11 Mile. Maybe a raised bike path over the road? The City needs a compost bin initiative like they have for recycling and garbage bins. The Ten Mile access to the 696 is a source of congestion and accidents. Royal oak does not need more multi family housing units

A real effort to set up businesses for success when they move in downtown. There are way too many open spaces and not enough businesses. The city really needs to make an effort to help the businesses succeed.

Now that you've prettied up the city hall and police department, the farmers market is looking shabby. DO NOT MOVE IT FROM ITS CURRENT LOCATION! The neighborhood surrounding downtown have always had a certain charm. It is a shame that the classic bungalows are being torn down and replaced with horrendous McMansions.. the neighborhoods are losing their identity.

Please keep downtown vibrant, support what makes living in the area compelling. We could use school busses, especially for Middle and High School. New Housing is great but please make sure these homes don't take up the entire lot.

Tax stabilization, new housing is increasing tax revenues and thus taxes to a certain extent should be able to be lowered or stabilized( smaller increases). I get it more people and units equals more I spend but it's not 1 to 1.

Provide more opportunities for diversity in housing development. We're in Metro Detroit, we shouldn't only see white developers or construction over influencing RE development.

Need more retail stores in downtown. Consider "chain" stores.

Power Outage Issues - with moderate storms or winds. Been a persistent issue over the last 3 years I've lived in Royal oak. Lack of Bussing for Public School kids

The city should encourage more density in the neighborhoods, such as duplexes and townhomes, as well as allow small mixed-used developments. It would be nice if our neighborhoods had a corner cafe here and there, or even mini-markets. The city should re-evaluate the need for parking minimums and get rid of it when possible. New commercial developments shouldn't have huge setbacks with parking lots on front (parking should be on the back of property, should not be visible to pedestrians)

Invest in Red Run Park!

Just want to thank whoever is reading this, I really appreciate the work you are doing for our city! I do love living here!

Keep single family house neighborhoods in tact, make sure there is enough upkeep for parks

Build a new Senior/ Community Center like the Hawk in Farmington.

Current camera parking meters are a cancer to this city.

Royal oak needs to listen what citizens have to say. It showed when everyone said weed at arts BE. Will be looking to move

A stronger focus on affordable, single family homes instead of "flipped" homes and 4+ bedroom homes (the birth rate is declining, Millennials and Gen Z do not want these mansions). Preserve parks and green space, plant more trees downtown. Regulate avaricious landlords such as Jonna management. Do not become another Birmingham, instead support independent businesses, culture and arts. Stop demolishing historic buildings. Stop supporting trashy bar culture with mediocre sports bars and day-drinking, boring street festivals. How about a literature festival? How about a humanities festival? How about a food festival that represents the best of Metro Detroit's restaurants instead of greasy carnival food?

I love the library but hate parking structures. The drop off/pick up area by library is dangerously narrow. Defund the police

Housing is much too expensive and too many mulit-purpose/use buildings are being constructed. RO has become too commercial - too many restaurants and bars and not shopper friendly. RO needs more housing for seniors that includes ranch style condos/houses that are affordable.

Stop allowing people to ignore building requirements to pave the entire lot. The character in our neighborhood has changed so much. We dislike the way it is going. Hope to be able to age in place here. Transportation, and home upkeep are concerns as I age.

Please stop building up the downtown. I miss how quaint it was and now frequent other downtowns instead.

Stop pushing small businesses out of the downtown area. Stop using a parking system that doesn't allow coins or bills. Stop overbuilding & continuously raising taxes & assessments. Please try to limit the number of new strip malls.

provide height and width maximums for new builds

No future investment should be made in parking meters like the new ones downtown. They deter patrons. No marijuana facilities should be allowed near a school, vocational or otherwise.

No need for ADU's

Listen to the overwhelming concerns of the citizens regarding the insane parking enforcement system and back-up parking spots.

The more green spaces the better. Love what was done at Normandy Oaks!

Road diet on Rochester road is going to totally kill traffic.

I feel strongly that the city should look into overpasses on Woodward for pedestrians. This would bridge areas/neighborhoods help business and make areas more walkable and livable. Imagine being able to walk to the Redcoat or walk to Duggans, etc. by simply crossing an overpass? Woodward makes walking to business's not convenient being that it's on a continual angle. Plus there's a ton of traffic and the time allowed to cross is short. You basically have to trot. An old person could never cross in the time allowed. Check Woodward and Normandy crossing times.

Keep big business development in city outskirts or on major roads continue promoting small business in the core More apartment buildings in the core More affordable housing and coops

I would rather they completely eliminated street parking downtown than persisted with the reverse-in parking on Washington and broken automated meter/ticketing system. Also, I would like to see some 'municipal capital investments' targeted towards the power outage problem in many parts of the city. Maybe we should get some portable backup generators for areas that are persistently affected?

Too big of a focus on families. Young people flock to the city to live and then realize that the cities around them are far better for what they want. Better shops and restaurants and more affordable living.

Keep the neighborhoods so there are more normal size houses - no gigantic houses, no apartment complexes. You are losing the people who have lived here forever in favor of more tax dollars. I would like the facilities (primarily tennis courts) in the red run park to be restored. Also it's an opportunity to update or add pickleball courts which is a very popular activity.

Need more family events, kids indoor play facilities, more community engagement that stays within and for people of Royal oak.

My concern is that the Master Plan will try to be trendy rather than correct. In particular, things like bike lanes, which can only be used -at best- a few hours a day, and not all for vast swaths of time (think winter) will be included because they make for a splashy presentation of "walkability" and "accessibility" even though they increase traffic and shift more burden to the must larger segment of the population (by several orders of magnitude) that don't take bikes. The plan should focus on maximizing value to the average resident and visitor, not to a trendy subgroup.

The only multi Family Housing I'd want to see is new nicer Senior Independent Living within walking to Downtown. Boomers are getting older

Start maintaining trees on the easements better. They were planted 50+ years ago and just left to go wild. On street parking needs to be more than 2 hours. My single female friends are not comfortable parking in garages at night to go to restaurants. Can almost guarantee nothing the residents reply to is going to be heard. Also if this is a master plan for the next 10 years maybe weigh the needs of younger residents higher.

Easy, safe public transit to Detroit. More thought into conserving historical integrity of neighborhoods and downtown structures and discretion with mixing new architecture and old

Please tend to red run park and other older parks that may not be in the downtown area. Specifically, red run no longer has accessible/usable tennis courts although it remains listed as an amenity on the website. Basketball court is not maintained either and it certainly looks run down to prospective buyers considering a move into the neighborhood.

Downtown should be easy access and with multiple reasons to come visit\shop. Stupid road diets and parking system leaves negative feeling city seems to cater to "party ideas" instead of "family"  
We love RO! Thank you for your time and effort to improve the city.

I don't think the back in parking in downtown was a good idea. Street parking is too difficult now and it prevents people from making a quick trip. I know structures are free for two hours but I don't always want to walk, especially at night as a single woman.

Bury the power lines! It would look so much better and we wouldn't have so many power outages.

No more gigantic apartment/condo developments. I see apartments everywhere in royal oak. Are all units rented? Would love a better retail mix downtown. I shopped in royal oak when we had places like lotus imports, Patti smith shop, Dave's comics and more back when royal oak was cool and had great parking.

Historical designations as long as the regulations aren't overbearing.



I think the city needs better green spaces. I lived in San Francisco for a year and there were big open parks that were well-used. It feels like the city focuses too much on providing park amenities rather than a comfortable and pleasing park. The entrance plaza the city built for the Henry Ford Health building downtown is a good example of a park that doesn't feel like a park.

I do think there should be more space left for green space. Every time I go downtown there is more building-and I wonder if the existing is actually full. Store front, apartment, etc. affordable house is also a concern. City services for young kids, school busing, programs, etc.

Great place to live with walkable areas with easy access to parks, easy access to a variety of amenities and services in RO and nearby; has a decent diversity in housing stock but needs more affordable options; school district impacts my decision to stay in RO.

The city is far too progressive and not being realistic with budgets. Always looking for excess funds in the form of millages instead of spending wisely. Completely opposed to changing zoning for single family neighborhoods. The city shouldn't jeopardize a residents largest investment by allowing high density changes in single family neighborhoods. There is enough housing options already in Royal Oak for all income levels.

Additional dog friendly areas in parks would be a huge plus.

Minimize corporate/landlord owned properties.

Large high density construction is detrimental to the character and charm that attracted people to downtown Royal oak in the first place.

I would like the committee to take a broader look at all decisions and affect they will have in the community and culture, and not just look at the financial benefit

A serious look at the housing trend and how it is/ will affect our storm water drainage issues in the city.

Retaining small businesses will help to keep Royal Oak feel special, versus so commercialized. Royal Oak parking is likely the biggest issue. The Sentry app/parking system is a huge deterrent for going to Royal Oak. Any new/open land should be considered for housing or small businesses. Housing in Royal Oak is very expensive per sqft, which is one of the reasons we will be moving out of the city.

Parking can be a challenge so making sure that there is adequate parking on streets in residential; for the bigger event (Winter Fest, Arts Beats and eats) making sure noise and traffic doesn't impact residents nearby; invest in schools and businesses to keep downtown filled with businesses and patrons.

Storm infrastructure! I have been living on Whitcomb for over a year and since the move in, there have been multiple events of flooding and sink holes from decapitated infrastructure. As a licensed Civil Engineer in the State of Michigan, I would love to have a conversation about the state of the Cities infrastructure, if looking for opportunities for improvements. (517)936-4328  
Bike lanes are important

Provide grants to residents to start businesses. Fix the parking situation Provide free downtown parking to downtown employees Stop showing blatant favoritism to the owners of 5th avenue. Replace the mayor Find a way to encourage small and independent shop owners to return to downtown, maybe rent control? Or subsidies to those willing to return. Open a free mental health clinic Have more foot patrol policing with the intent of better community policing. Offer designated dates for free wood chipping services for times such as the recent ice storms Transparency in city contracts and how they are bid, offering businesses registered in Royal oak first refusal, and holding any current bids to a price guarantee where the original bidder is liable for overages, while still guaranteeing quality of work. Free business workshops. Rodent control City owned portable generators so during major power outages, they can be hooked up to sub stations Pro active programs to avoid potential blight and unused space for example the north side of 11 mile from Campbell to Alexandra Offering a city wide database of people offering things/services for barter. A city wide inventory of currently available commercial buildings with posted rents, lease terms and make it mandatory for building owners to report openings within 30 days of availability. Public release of city officials tax returns, with a town hall meeting where residents are allowed to ask questions regarding income and donations, this should include judges A required fixing of the city electrical grid A free health clinic for uninsured residents A ban on new buildings in cases where existing buildings can be repurposed, preventing the increasing urban sprawl problems

I hope Royal Oak would opt in to any efforts to better connect the region through public transit.

We pay enough in taxes have sidewalks come out of the general fund. Please have noise, ordinances around barking dogs and enforce them.

We are very quickly seeing the baby boomers retire, many who didn't plan for retirement beyond social security. I was lucky and was able to buy a small ranch next door to my home for one of our parents so we can take care of them, but allowing garage dwelling or granny houses would help us meet the future needs as the generation taking care of kids and parents.

Put the garbage cans back in the parks.

More green Natural spaces. No more spraying pesticides or herbicides. No more fake turf. More natives, pollinator gardens, rain gardens and community gardens. The community garden at Churchill is a huge hit. A lot of interest in more community garden spaces. I am a huge fan of the tree canopy initiative.

Would love to see more restrooms and public parks. We frequent Meininger the most and we see families coming in cars and making it a destination. Unfortunately it's a short visit due to lack of bathrooms. Also the sidewalks. Why do we replace entire slabs of sidewalk instead of shaving down the edges? This is what they do in Birmingham and it seems like it would benefit the homeowners more vs a contact with a concrete company. Would also love to see more cross walks across catalpa.

Community pool

ADUs are the future. Letting your parents live on your property is being done in all cutting edge cool cities. We want family close by for child care and to take care of them later in life as they did us.

Revitalize 11 mile from main to campbell. Vacant buildings and ugly business fronts make it feel undesirable. How can we link/extend downtown? The royal oak hotel is a great example of turning an eyesore into and welcoming business.

Something needs to be done to address the electric line situation in the city as well as the grading of lots that build new homes. They have ruined the quality of the other neighboring homes with no oversight by the City. Every home does not need to be replaced with a bigger home. New couples should be able to buy a home under 300k to start out with. I am a widow who downsized to a smaller bungalow and liked having those options when I moved to RO 1 year ago.

Keep planting trees, make parking easier, don't pack more houses in, but continue to allow for larger homes to take the place of small homes in disrepair. The redesign of city center and park was necessary, but now the spending can go elsewhere. Keep the parks up, make biking and walking safe.

Keep as much green space as we can

I believe that multi-unit dwellings should be concentrated in the downtown area (roughly 10 Mile to 12 Mile, Woodward/Pleasant to Fairgrove/Knowles), as well as along major thoroughfares, and only in truly exceptional circumstances should variances be granted, even within those areas. I believe the outer neighborhoods should maintain their general feel as is, with allowances for new construction that meets the feel of the neighborhood.

I feel Royal oak is a great place to live

I believe that the city should allow the residents to vote on the master plan. I don't want the city commission to make changes that impact my neighborhood without having a city wide vote.

I'm disappointed the city has not taken action to approve opening a marijuana dispensary. Berkeley has approved 5. There are numerous others in neighboring communities. It would be nice to see profits and tax dollars remain local.

Listen to the actual RESIDENTS!!

I really don't want the City to allow people to build on top of their garage and have all these extra housing things. I think it will look strange and cause a lot of problems with parking on our streets. It's bad enough. North Vermont by gardenia floods so bad I wish they could figure out why because we're the only ones that take care of the sewer to help everybody.

Build the City around people, not around cars!

Parks and walking paths are important to my family

More trees. We used to have tree lined streets. Now no one replaces their trees when they are cut. Less multi family, the parking at apartments near our home is a nuisance and it was proposed to get worse.

Impact of single family starter homes and duplexes being bought up and only made available to rent thus driving up price to actually buy a home. Even homes near 12 mile are comparably more expensive than someplace like Farmington Hills without as much walkability to downtown.

Create and enforce no noise zone on Woodward Ave. from 14 mile to 10 mile. And end pop up car gatherings along Woodward at nights. The noise from the car mufflers and pop up gatherings are 100% ruining quality of life for residents within 3-4 blocks of Woodward from 14 mile to 10 mile. That is a lot of people whose nights are being ruined all spring, summer and fall. We want our quality of life back! End overnight parking on side streets. Separate storm drains from waste water. Allow 8 foot fencing in backyards, including brick and concrete. Grants for making homes as energy efficient as possible for solar, new windows, heat pumps, attic fans, rain barrels, caulking, insulation, energy efficient furnaces, water heaters, and appliances. Normandy Oaks - tall evergreens to hide new subdivision houses from park views. More attractive borders along Normandy and other streets. Royal Oaks infrastructure can't handle the current needs of residents. Why add more of a burden to it. I'm sure RO would like more tax revenue to spend on road diets, and other needless projects, but considerations should be taken into account as things stand now. Royal Oak needs to balance the budget and make this city friendly and sustainable and stop taxing people to death.

I will get back to you.

Respect the residents, be transparent in where your campaign contributions are coming from because whenever a developer comes to town and wants to do something, the Master Plan goes through a rewrite. There is already bias in this effort on the part of our elected officials.

Consider expanding parks and recreational services and staff. Royal Oak is the second highest taxed community in Michigan (behind Birmingham), or so I was told. Where are my tax dollars going? Very disappointing. Once my kids are out of the schools, we may think about moving. We really don't want to.

Consider STOP permitting HUGE HOUSES to be built 10' away from original RO bungalows. Add extra lights to streets that are pretty dark at night. Fix the roads. Lower cost of housing, renting...

Open up driving lanes, eliminate the road diets which despite engineering consultant advice, do not work effectively in this city. Re-instate school buses for elementary and middle schools. The traffic backups they create due to parental drop offs is ridiculous and a danger to children as well as pedestrians every morning and every afternoon.

The city should install pedestrian gates at all train crossings to avoid having to use train horns at all hours of day and night. Royal Oak should also work to incentivize more tenants to open restaurants especially breakfast options in downtown.

Affordable housing for more people. More focus on art and culture (not just big commercial events like Arts, Beats, and Eats). A real arts center. Continue to support our library. More splash parks for kids. Less hair salons!

No more monster houses, no multiple family high-rises, better maintenance of the parks, repair of the streets, and above all get rid of the parking meter system that many people don't understand. We have lived in the same house in Royal Oak for 52 years. As it becomes harder to maintain we are considering downsizing to a condo. We would like to stay in RO if we can find one that is desirable and also affordable for us. Wish us luck!

Enough with using the same guy for our festivals... he's made enough off us  
Fix the parking situation—no back in spaces. Meters are unreliable

Living in and raising kids in Royal Oak, I feel that the parks & rec department is lacking. Also, I feel like there's too much emphasis on downtown businesses... pay more attention to the neighborhoods outside of downtown. More trees and bike lanes in the northwest portion of city. Better enforce street parking ordinances.

Listen to what people are saying. Many people who have lived in Royal Oak for years feel they aren't being heard.

Love the tree initiative, perhaps consider the more pedestrian-only spaces in downtown Royal Oak. Shuttle idea was cool

I do not believe the participants in this survey or the planning meetings is representative of the people living in this city. There needs to be more emphasis and planning for alternate ways to participate and contribute to overall city planning. A few in-person meetings and a hard to find survey are not accessible. One relies on the assumption that someone is capable of attending in person and the other relies on someone having reliable internet access and that they are able to find said survey (I had to dig to find it and I was \*looking\* for it). I do think public forums are a step in the right direction, but the city doesn't appear to be doing much to ensure that all voices have a platform and are actually heard.

I would like a way for snow removal to not block driveways...again, shoveling an ice buildup is hard for most but especially seniors. More street cleaning would prevent much flooding on corner of Maxwell and Park. Otherwise appreciate the leaf pickups! Also would like city to pay for sidewalk square replacements. Bike lanes that are unprotected (especially those sharing a car lane,,,those are a joke and I'll risk a ticket riding on sidewalk when no pedestrian traffic any day!) are useless to me.

I grew up in a suburb without sidewalks and without easy access to shopping. I love being able to walk around my neighborhood and walk and bike to stores and services.

I do love the current focus on revitalizing our parks. Although I don't use them as often, I think intertwining nature in a sustainable way is a vital thread that is the fabric of Royal Oak. I would love to see a sustainability overhaul. It could start by putting a recycling bin next to every trash can. rewarding business for sustainability practices etc. I would love it if Royal Oak became a flagship city that others looked to in the quest for sustainability. Increased mix of multifamily housing and higher density housing along major traffic thoroughfares.

Keep single family focus

When I moved here downtown had more shopping options and a better variety of restaurants (not all bars with blah food). We need a better mix. Lining Main with Soviet block looking apt buildings destroyed the cute downtown feeling.

Keep neighborhoods as neighborhoods by limiting businesses and multi family dwellings. Increase street width and ensure sidewalks are plentiful. Keep royal oak family friendly. Make sure businesses have adequate parking too.

More small events for community in parks and downtown. It was nice to have skating rink downtown this past winter. Parks need maintenance, updated structures, and more trees planted (rochester municipal park is beautiful and wish normandy park could eventually be something like that). More trash cans and recycling bins downtown and in parks. Love that we have a walkable city so hope to maintain that.

Traffic calming measures in our neighborhoods School improvement - not a school of choice for other cities and bussing.

I hope you listen to citizens

We have enough apartments. Need a swimming pool like other cities provide.

Eliminate and forever ban back in parking. I have seen 2 accidents and over 10 very close accidents and a few of them were people almost getting hit.

I am concerned about the condition of Vinsetta Blvd. I believe the section from Woodward to 12 will be redone this year or next, but some sections of Vinsetta between 12 and Crooks should also be addressed soon. Thank you.

Royal Oak needs shopping downtown. Not these little stores that have minimal attraction. We need a mini Target (to make the city livable), a grocery (Holiday is great - try walking home with a few bags of groceries). A Lulu, West Elm, etc. - think something appealing like Birmingham - people actually go there to shop. In Royal Oak, people seem to come to get their hair done, yoga class, or go out - and may go in a shop to browse as they're walking along. Residents here have to drive to get necessities.

We need better traffic control. Semi's and commercial trucks frequently drive down my street and cars have no regard for the speed limit, when we have young children that live on our street.

I love the variety of parks in Royal Oak, however I think many could benefit from some intentional landscaping and the removal of ugly chain link fences. I also think there are many business along the main roads in RO that look run down (cracked pavement, no landscaping, run down exteriors). Many of our gas stations are embarrassingly unkept, no landscaping, etc. If the city wants RO to be a place where people are willing to move to and spend close to \$1M on a new home, then there should be some better requirements around the aesthetics of our businesses and public areas. I also think the city has opportunity to beautify the Woodward corridor. For example, look at what Sterling Heights had done to add landscaping art to the medians on Van Dyke and Hall road.

I would love to see a road diet on Main, and more bike lanes and streets trees everywhere. ADU's in backyards and above garages would be wonderful and benefit the city greatly in terms of added housing options. I really like how the city already has many small "missing middle" housing options. Also— my neighborhood of Crooks/Main needs a good pub! The small triangle building on the corner of Crooks/Washington Ave would be a fantastic walk up coffee shop.

1. Good schools
2. Would like to be accessible, affordable and inviting to families
3. Arts and entertainment
4. Maintain our great parks
5. Be WISE about trees - trim and take down old, sick and problem trees, plant new, clean trees intelligently, decisions should not be based on quantities alone.
6. Re-design Woodward, add green space.
7. Re-zone for multi-family (and allow smaller units) in and near downtown

Splash pad; add more skate park ; outdoor gym great piece of land.

Gradual reduction of industrial areas, as the noise, vibrations, pollution hurts neighboring property values. Mid/high density residential is a better use, as demand to live in Royal Oak is so high

More community events in all areas of Royal Oak that residents can walk to, please. Residents in Royal Oak should be able to walk/bike/take public transportation to everything. Community gardens. Fun events like Ferndale Beautifying Royal Oak with contests? Like best patio decor, best native plant lawn, best garden.

It would be nice to see more mixed-use development outside of downtown. Bike lanes along Rochester Rd would make it much safer for traveling downtown. It would be nice to see smaller neighborhood coffee shops or shops. I would be open to seeing more multi-family housing being built scattered throughout the neighborhoods.

Street parking and app utilization is poorly thought out and needs redesign. Parking and app appear to be geared towards fine revenue rather than a city service. There is a serious issue when 40% of users receive a fine! Redesign to be more user and business oriented.

I know boutique is what royal oak is going for but it just doesn't work in this neighborhood. A small Amazon food/goods market would be great downtown

The factories on 14 are too close to the residential areas. Specifically American Axle, creates noise far above the acceptable decibels and cleans their tools with chemicals that smell like a gas leak outside. The fire department has been called several times, but they are unable to do anything. If Royal Oak wants to improve for the future, it needs to clean up the mess first. The HOA's here are higher than Birmingham. Make underground, well lit parking like all over Europe. More public transportation would be really great also.

Keep being progressive and moving forward. I'd like to live here another 30 years!

Safe bike lanes connecting to zoo, Ferndale and Clawson. More storm water planning or guides for homeowners in older residential neighborhoods. Add dog park(s). Don't let new housing be overly compact for the area.

I think there should be a ten minute grace period for all parking meters. The city takes away all easily accessible parking to the library and the post office and then makes you park in a structure to do a simple drop off. I have to put money in a meter to return a library book. I pay for the library.

Need to consider major improvements in storm/sewer drainage to accommodate the growth in housing to avoid flooding. Smaller city streets and neighborhood roads and plan for repair/replacement need to be considered. Having safe neighborhoods where families can walk the neighborhood and walk to parks should be of importance (not placing additional housing complexes near major roads). Consider budgeting to improve neighborhoods not just downtown areas. Improvement in city services for residents (street cleaning more often, clearing snow or salting in a timely manner, clearing snow from city owned sidewalks (like those in neighborhood parks) should also be a priority.

Houses built too close to each other.

Stop allowing multi-unit housing in postage-stamp-size lots. Dense pack is not attractive and does not help create a neighborhood.

I want rules set in place for affordable housing. Everything built recently seems very expensive and out of reach to a lot of people. If there are rules that every apartment building requires x amount of affordable units. Is there a way to incentivize landlords to take section 8 vouchers? I don't want royal oak to be a city of rich people complaining about stupid things. Diversity of all kinds fosters the best communities. Also, I can't stress enough how important safe traveling for pedestrians and cyclists are and I don't care if it takes 30 seconds more to travel through town by car if it means everyone can be safe.

Do not do bike lanes and slower speeds on Rochester Road. Livernois was already ruined without obvious widespread tax payer input or notice!!! Mandate parking that is appropriate to the property for multi-dwellings in neighborhoods. Stop letting landlords use grandfather clauses which should no longer apply. Multi-dwelling across street has one parking spot for 5 tenants. Guests to my home cannot park in front of our house due to renters parking there. Street cleaning and snow removal are issues bc of this too and WE pay taxes, they do not.

Improved police presence when the bars close, specifically on 5th Avenue, will keep the noise manageable level

Parks need restrooms

Lack of communication from city to residents on plans or feasibility studies prior to massive community changes that are impacting the quality of life. It seems the city wants money and kickbacks and pay offs instead of wise planning and keeping royal oak a desirable community. Our access to shopping and services has us leaving our city. We lack transportation but keep building parking structures that deter people. We don't have senior programs or housing. Small businesses can no longer survive in downtown and corporate chains refuse to tolerate the games of doing business downtown. The excessive speeding on local roads goes unchecked and police are just chasing car crashes.

Honestly a few good basketball courts would be amazing. When I moved here, I never would have guessed the access to facilities would be this bad. We have a few courts at parks, but these are typically of extremely low quality which I'm actually embarrassed of. I'd love to see a few upgrades to existing courts, better surface, better rims, better quality lines drawn on the surface. Gainsboro Park in Pleasant Ridge is a good example. Thank you

I don't care for how readily the city council re-zones commercial/residential property so quickly. There are plenty of vacancies in downtown royal oak that should be filled or repurposed before adjacent neighborhoods need to be sacrificed to a new condo/mixed use property.

See answer to #41.

Do not change single family zoning to multi-family.

No housing should be built unless there is adequate parking at the dwelling. No exceptions. Always choose residents over developers in any variance dispute, because chances are there was no variance dispute unless there is a development change.

Add a truly protected bike lane on Main Street (remove a lane in each direction) and create a bike highway from the Woodward bike lane coming in Ferndale all the way to Clawson. A destination like Stoney Creek is for walkers and cyclists. Helps calm traffic, brings people to Royal Oak and helps local businesses

Reduce square footage requirements for new houses.

The poor user experience of the Sentry parking app is hindering downtown development because it reduces perceived accessibility.

I live on Benjamin just south of Webster and it has become riddled with fast traffic -I know they are getting a speed bump next block to my south...I think they should be all along Benjamin at least till Webster...thanks! :)

Better maintenance of all parks. And do not remove parks for development. I am ok with golf courses being converted but that is it. RO parks are one of the best things about the City.  
affordable mixed use, any ability to create local mass transit between ferndale/clawson/birmingham, lessen car dependence.

#1. More affordable housing. #2. Leave the sidewalks alone. City hall too often marks many neighborhood sidewalks that are in great condition to be replaced. Sometimes in less than 5 years!

Where did the trees go? Large houses are going in and disturbing the water table because you see the water filling up the newly laid foundations. The houses take up the entire yard, much like what happened in parts of Detroit and Birmingham. Taxes will rise because we do not have the sewers, police, and fire fighting equipment to handle the growth. Most of these homes have two people living in them who have large mortgages and who will not want increased taxes. Eventually the neighborhood will become run down or over built with complexes that destroy the permanence of residency. Pride in ownership is still an element of neighborhoods but if it is worn away, people will just see RO as only a step towards moving out to someplace else. We need to make it a desirable place to stay and build a life without destroying every inch of land.

Please preserve the density of our neighborhoods here in Royal Oak. It is a gem of our city and a reason people move here. We don't want to lose the on street parking, the tree lined streets, the low density of traffic in our neighborhoods. There are many kids playing in our yards and streets, more traffic would create dangerous situations for them.



The current parking situation has caused downtown business to lose clients. It makes Royal Oak appear unwelcoming to outside residents who wish to shop and dine in downtown Royal Oak. Does the city of Royal Oak wish to attract outsiders. If not, then the current parking situation works. If, however, the city wishes to attract more people especially those that live outside the city, then the current parking situation does not work. In addition, it especially doesn't work for people who work in Royal Oak. In particular women who work in the downtown Royal Oak and feel unsafe going to parking structures late at night when their shift ends. There should be more consideration for the many people who work in downtown Royal Oak. Thank you for your time and consideration.

Improve and maintain the school playgrounds better.

Might consider senior independent living, with bus availability.

Upgrading and maintaining infrastructure (water, sewer, roads, parks, etc.). Especially roads - many of the major roads are in terrible condition.

Work with DTE to do something about reliability of the power grid. In 7 years here, we have had 10 outages (currently in day 3), and we have installed a generator. This is expensive, and should not be necessary. Don't make the mistake of thinking pot shops are going to be this amazing tax revenue stream to pay for everyone's wildest dreams. There is no smoking that is good for anyone. Period. Yet the city is encouraging it. Stop. Be an adult. Don't encourage unhealthy behavior.

Keeping the city from being over crowded especially the downtown area

Where a house is sold, there are two or three huge houses put up. It's effecting the charm of Royal Oak, not to mention making it too expensive for first time buyers or seniors to purchase a home.

Do not support higher density housing

Take the comments of the neighbors seriously. They live there, they see daily what the road congestion is like for parking. Downtown neighborhoods already have quite a few people parking on the street due to limits caused by early 1900's designs. If allowing a duplex to be built in a neighborhood would cause more congestion, believe the people in the neighborhood.

We need more affordable housing. I know this is a NIMBY issue, but we are a progressive community and I hope a way can be found to implement it

Continue to upgrade the rest of the city parks. The new park on Normandy is a great asset

Keep the more than two story buildings in downtown. Downtown does not reach Catalpa!!!

The police need to start doing something about the noise on Woodward. I live near Normandy and Woodward and during the winter my house is peaceful. Any day about 50 degrees, the tuner cars congregate at the Barrel & Vine gas station and rev their engines... it's so loud I can't converse with neighbors without yelling.

No change needed or wanted by residents

E bikes at the high school, and other areas outside downtown to promote less use of cars. I'd e-bike to downtown all of the time if it were available. A Royal oak shuttle or trolley? Something that would allow you to run errands at Meijer and then ride back down to 11 & Main.... The Arts Beats shuttle at the high school is a great example of something to replicate every day. Reduce traffic and parking.

A public pool would be a great opportunity for the city. Looking at Huntington woods and pleasant ridge, in the summers their public pools are a great community asset that brings the neighborhoods together

I would like to see the development of more neighborhood retail. For example, there is a strip of a few shops on Lincoln between Main and Campbell but many of the stores are closed. I use the local dry cleaner in that strip, it's nice to be able to walk to it and it gives the community personality, but I would like to see more there.

Moving forward scale should be considered for new construction. Many developers will use every inch of useable space with little regard for scale. The new city hall and park do a good job of respecting the feel of royal oak as a small town while providing for 21 st century needs. So far I think the planners have successfully approved a mix of various sizes of new construction.

There is not much land left. I live in the Woodward corridor which is a mess. Total wreck. Where is the Chamber of Commerce? What is it doing to encourage development along this dead corridor? Usually the CoC is instrumental in getting new tenants for these abandoned properties! It is a serious problem!

The very ugly fence around the wonderful raingarden in Pioneer Park

Senior housing should be a priority. I would like to see public transit, multifam housing, and affordable housing for immigrant communities, young people, and middle class folks. This plan should have community input, with expert testimonials from community dev professionals. There should be a website with documents, videos, etc . Thank you for this survey. Great work.

The horrible idea to make Rochester rd similar to Main Street between Lincoln and 14 mile rd! Bike lanes that very few people use on Campbell rd and also on Main! That bike lane on Main between 12 and Normandy that nobody uses!

Convert as many downtown secondary streets to permanent pedestrian spaces as possible. Example Troy from 11 mile to 3rd. 3rd from Troy to main. 5th east of Washington to tracks.

I'd love to see a community pool here. I filled out multiple surveys about the park off Normandy requesting a pool and they put in a splash pad. That caters to the 8 and under crowd. What about adults?

\*Parks are important, and I thought especially in ROak, the city of trees. Denoting parcels as parks is nice but maintaining parks is lacking. My perspective is from having purchased a home across from Arthur Fries Park...

\*A Master Plan should first respect and value the existing homeowners. We want Royal Oak to flourish because we've invested here, but not at our expense. \*How about some consistency in architecture. Aesthetics and culture should be included in a Master Plan.

Eliminate bike lanes on Main. Nobody uses them and traffic is ridiculous with one lane each way. No more bike lanes outside of Downtown area. Enforce noise and burning ordinance.

More to do at parks.

Fix what is broken before you move on to the shiney new toy

I think it's important to consider diversity, accessibility, and smart sustainable growth. I enjoy the walkability of the city and the multitude of parks.

Keep lots of green spaces in neighborhoods. Traffic calming near parks - our neighborhood has a lot of rush hour cut through traffic

Stop allowing the building of new houses that are too large for the land they are built on. These new builds are destroying the character of our neighborhoods.

fix the power grid to support these huge homes

Bring back old parking g meters

Bring in brick or stone building. Make it a mini Birmingham. The goal should be to keep housing values up. Hire more police Crime is up up up!

Greater attention need to be paid to bike and pedestrian safety, especially downtown, to ensure that drivers understand that right of way belongs to pedestrians in crosswalks. Intersections with no traffic lights can be extremely dangerous, and aggressive drivers ignore right of way to people on foot.

Preserve the parks and open spaces.

Make it possible for people to invest in their property without needing to use contractors would are well versed with dealing with the red tape and processes from the city. I watch almost all zoning and deviation meetings and some of the decisions seem to matter based on who the requests are coming from.

Prioritize accessibility for all, equal access to amenities through different means of transportation and abilities.

Fix downtown street parking - don't overthink it.

Road maintenance is an issue in southwest Royal Oak. I am a cyclist and choose my roads carefully as many of them are uncomfortable to ride on a bicycle. My street, Northwood Boulevard, is in need of major repairs. Infrastructure: We must plan to bury all residential power lines to improve reliable service. Currently each home separately contracts to bury his own service line. The individual cost is prohibitive for most households. However, the individual household cost is MUCH less if all neighbors using a common overhead line have the work done together. There is only one contractor and crew instead of dozens doing overlapping work over the course of years. It also removes another dangerous and unsightly telephone pole and overhead wires. Idea: RO should work with DTE to organize neighbor groupings giving them the option to have this work done together. It should probably be handled like a road paving assessment so that holdouts don't prevent the majority from benefiting from the discounted upgrades.

Look out for all city residents both current and future. I support the sitting city government and believe that the citizens have been well served under their leadership.

I would like to see buildings a maximum of 3 stories high within neighborhoods. Thank you for the opportunity to provide feedback.

Royal is good where it stands, no need to change the direction other than bringing more retail to downtown. Accessory dwellings above garages need to be allowed for family expansion.

Plant more trees. Too many mature trees are being removed by building large houses. Plant wildflowers and native shrubs in boulevards and open areas of city and school property.system properties. Install warning signs in areas of wildlife (i.e. deer). Repair fence at City Cemetery (on Main St) and repair damaged and fallen tombstones. Provide bird and bat nesting areas in parks. Pay attention to our historical buildings and sites and keep them cared for.

I'm happy with the current Master Plan. Change doesn't necessarily make things better, it just makes them different (and sometimes worse) just look at "downtown"...ugly (half empty) High Rises, Parking is a disaster, businesses are suffering. Ferndale has a saying: "Don't Royal Oak my Ferndale". Perhaps we should listen. Too much rush for commercial property over residential. Character of Royal Oak is changing from unique and quaint to formula high rise and cookie-cutter housing. The charm of Royal Oak is endangered I think the city should continue to allow many of the remodeling of older houses into larger single-family houses that stay in the similar style of the houses around them. I do not want to see more apartments or multi family units.

Can we update Red Run Park please. The tennis court is full of cracks and unusable Anything that can be done to reduce train horn noise late at night would be highly appreciated as my residents are impacted.

-update Maddock Park -more toddler parks and consider an ADA park (like Scarlets Park in Commerce Township, MI) -more pedestrian crossings on Campbell and 11 mile -do something to encourage businesses in the mostly-vacant strip on Lincoln (between Rembrandt and Blair) . The rent is probably too high for businesses to want to go in there. Lower it, make it accessible, or do something. Would love to see a cafe or bakery or restaurant (or all three) in there. It's sad that I constantly walk by and there's nothing.

Focus in areas outside the main corridors, the majority of the residents who pay property taxes are NOT living in those areas. We deserve updates and services and solid park maintenance as well. Very frustrating to see no focus except to replace our sidewalks at our expenses in the northern neighborhoods.

All development should require adequate parking for the number of units/occupants. Free parking in downtown to encourage people visiting and spending in downtown. More community building events in downtown.

I love how we've been improving our parks. Many people leave Royal Oak as they have kids and feel the outgrow their house. Our house is maxed out with three kids, but we love Royal Oak and our neighbors so we stay. We thought about moving, but the formation of Normandy Oaks Park changed our mind. We love it. Thanks! More park improvements, water bottle refill stations, more turf parks, bathrooms if possible.

If you can't fix the parking situation downtown, we have to make pickup and drop off for Uber/Lyft more convenient. Both would be preferred. I have not even tried some new restaurants because parking there for dinner is undesirable.

I'd love to see more connectivity between neighborhoods as well as shrinking of neighborhoods so that a car doesn't have to be the first option of transportation. Every citizen should be able to access groceries and medical needs (pharmacy) by foot or bike/non-motorized transport. Create more active neighborhoods and streets by bringing retail and restaurants into the neighborhoods instead of centrally locating everything into one downtown area which creates bottlenecks for traffic and an inability for pedestrians to safely navigate.

I would love it if we implemented service for senior residences such as lawn cleanup and snow removal. Maybe we could offer this at a reduced fee by having a contract with the city. I also wish we could reduce the property taxes for seniors - so they can afford to stay in their homes. Anything to help seniors stay in their homes and in the community as much as possible,

Royal Oak is becoming far too urban. Stop the push for more and more high rise construction and increasing vehicle congestion. The road diet has made my daily commute worse in favor of a few bikes who occasionally ride by.

There is absolutely NOTHING that needs to be done to change the master plan. This was researched years ago and put in place to PROTECT the neighborhoods, businesses, citizens, and children. Unfortunately those in office don't care what the voters think and do what ever they want. You all have proven that input is requested but never put into action due to the hidden agendas and payoffs by developers. I really wish I thought that the city government had the best interest in mind for the people of this city but time and time again they claim to accept input and quickly dismiss it and do what ever they feel like. Shame and embarrassment.

Affordable housing, public transit, sustainability

Surveys can be a useful tool in helping to collect opinion and viewpoints from a percentage of the community, however it is important to consider that those responding to surveys or those able to attend round tables or meetings only represent a small percentage of our community. In order to be successful, those tasked with the responsibility of drafting the plan and the resulting guidelines which will shape our city's future, must have the vision and the courage to make decisions that will unite and strengthen our community. Something positive needs to be done with the clock tower that's on Woodward. It is an eye sore in the neighborhood and it's one of the first things you see on Woodward when entering Royal Oak. A nice welcome sign or RO logo covering the top is an idea.

Stop with the B'ham clones of condos. Please require that Hillan Homes and Ideal Builders go back to their standard of quality from when they first started building in our neighborhood. They are also turning our neighborhood into all white or gray big foot houses. Royal does not have the welcoming feel like Ferndale or Berkley.

My biggest concern is how many homes are being built on lots that they are too large for. I am concerned that the infrastructure does not support the population growth that is occurring. I feel that the city is greedy when it comes to tax revenue and allowing too many new homes to be built that exceed the limits of the property. Whatever is considered for the "Master Plan", I hope that the parks and green spaces are not sacrificed for adding residential homes.

It would be nice to see more done with the vacant shopfronts along Woodward Ave. Rather than place multi-family units within the neighborhoods of single family homes the city could leverage already existing vacant space on Woodward. Additionally, the Woodward area could be better served with more restaurants or shops rather than more car washes.

Think more, plan more, when placing pedestrian islands, e.g. Main and Vinsetta. Maintain the bike lanes, and associated roadways, we have before creating any new ones.

Don't mess with successful neighborhoods. Increase downtown foot traffic and reduce empty storefronts.

Our current Master Plan got it right. No need to change it to a Development Master Plan. Real estate prices prove that.

The new parking nesters can't be AI based. Our awesome neighborhood park needs to not look like a storage facility (waterworks) ... it has become an eyesore! We love our neighborhood. Pls fix that! And we'd like a community pool.

More green and community space. The massive houses in Royal Oak continually to be built may help with taxes, but have a negative impact on the neighborhood and the environment. The amount of large houses being built do not align with current codes but get variance with the City. City has lost all character because certain people in political and financial power are trying to make Royal Oak a major City because of pure profit and not benefitting the actual residents.

the bicycle lanes that are installed are really not being used. just take a look on main, who really uses the bike lanes once they are snow and ice covered.

Look at the old master plan keep the neighborhoods like they are, not high rise building among signal family homes.

Progress drives change, change is not progress, change is simply replacing what you have with something else, sometimes it's a good thing, in regard to Royal Oak as of late, it is not. I believe a 10 year hiatus from zoning changes and development approvals would go a long way towards restoring residents faith in the city government. It appears that some decision makers have a vision for the city, that vision is not shared by any of the people that I've spoken to, who care about Royal Oak. Give it a rest guys.

Ask the community and then actually listen to the community. Start thinking of Royal Oak as "our city", not "your legacy".

Limited restrictions on the types of businesses which are zoned as retail and/or commercial. Reduction of private telecom dependence. Random inspections (multiple per year) of commercial businesses especially focusing on those which might operate with chemicals.

IT IS UNTHINKABLE TO CONSIDER CHANGING THE MASTER PLAN TO INCLUDE HOUSING DEVELOPMENTS UNTIL WE KNOW OUR POWER WILL BE SUFFICIENT AND OUR SEWER SYSTEMS CAN HOLD THE INCREASE LOAD.

We have been fine with the current Master Plan when it has been respected and followed. We do not need a new one. The beautiful homey feel along Main Street north of 11 Mile has morphed into a high-density low high-rise monstrosity, and sadly, our very efficient 4 lane roads designed for a city of our size are being reduced to 2 lane streets worthy of a small town. The obvious result is congestion that should not have been created. Also, the addition of Marijuana shops, and now the use of it at events like Arts, Beats and Eats are removing the family friendly atmosphere of our beautiful city.

I would like to see more of a variety of shops, and possibly a shuttle service like we just saw in Traverse City. High taxes have apparently driven out a few of the stores downtown.

We have to shut windows when smoke from nearby firepit enters. A bigger concern is the converting of backyard patio space with large screen tv and audio abutting property line.

Many AFFH regulations are outrageously intrusive. Please don't let the "bribe" of increased Community Development Block Grant's money facilitate eliminating single family zoning in Royal Oak. My grand ma once said " if it's not broke, dont fix it".

I feel the current council and the one previous refuse to listen to the citizens

Housing is the most critical issue in my opinion. Our zoning and ordinance needs to be updated to facilitate more creative approaches to attainable housing.

A park in the Northwood neighborhood An outdoor city pool Library building expansion Address the flooding in the current parks

Really listen to the actual owner occupied homeowners as to what they want, over the increasing landlord owners/ renters.

Leave well enough alone.

No changes to cram in more residents or allow more bigfoot houses

More emphasis on improving infrastructure; continue to make Royal Oak family friendly and environmentally friendly; stop overdevelopment

RO should reconsider the stringency of the parking rules and system. I have been here over 30 years and this is the most divisive and anger inducing issue I have seen. Residents resent a for-profit meter company being brought and doubling ticket prices, etc. For goodwill it should be reconsidered and figure out a way to accommodate city residents!

Stop the over priced high-rise's, the ridiculous parking meters, the condos, we have enough. Pay more attention to inclusiveness for seniors and those who can't afford the housing Royal Oak now offers.

It is important that the city preserve its older neighborhoods. These older single family neighborhoods are what gives Royal Oak its charm and character.

What is wrong with the existing master plan?

no mult family housing in neighborhoods

Really consider not allowing over night parking on residential streets. Do something similar to other local communities and not allow parking between 2 am and 6am. It would help eliminate cars being left parked on side streets for long periods of time without moving and make the streets easier to maneuver. Keeping all City parks a priority and continue investing in them. Would love incentives for residents to introduce storm water management on their properties such as storm water credits for rain barrels or rain gardens.

Remove single family zoning replace with zoning that allows for tiny shops health clinics and other neighborhood needs

Fix the roads, maintain the parks. There is a need for a quality community center.

-Implement green building practices (single & multi-home) - and limit number of houses per acre. -Create open areas in parks, or dog parks for walking, running for dogs and humans (off leash allowed). -Police station on Woodward and 13 mile (old Manus Motors?). -Create a task force to investigate alternate strategies for surface parking (busy days/times, comps in the Metro Area, possible software/alt. choices)

Please maintain the buffers between multi-family residential and single family residential, like the diverters in southeast Royal Oak. Please keep businesses and light industrial separated from residential neighborhoods. Keep investing in the park upgrades to the city. The recent upgrades to Lawson Park are great. We love seeing the park filled with people, even if they come from outside our neighborhood. If you plan to rent the parks out, someone from the city should verify that the renters have cleaned up after themselves before they get their deposits back. Place porty potties in locations that don't create an eyesore and unpleasant smells for the nearby residents.

What else would like to be planned out for Royal Oak that would help with its demise? Take a bow City Planners, 'cause you have done a terrific job ruining a perfectly wonderful city!

There is no honest, good reason to change the Master Plan. It is what preserves Royal Oak as a good place to live. The one real problem facing the community is the high taxation and recent changes to the fabric of the city by its officials.

We don't wish make neighborhoods or city center MORE dense. We don't want to sell our souls to Blackrock, Vanguard or the UN.

Royal Oak has stood the test of time and it is also located in a very convenient place to get all over the metro area easily. The Master Plan should seek to preserve the single family home and numerous mature trees...which gave us our name. The Royal Oak.

Why does the Master Plan need to be changed or modified? I think the current plan is just fine. IMO, Federal Grant monies are being used as incentives to weaken or eliminate single family zoning. Shame on you. You spend over 2k a month on cellular service for garbage cans. You shouldn't lowball the workers that keep your city functioning properly 24/7/365.

I think Royal Oak has to be very careful to avoid the issues that Ann Arbor has encountered such as huge apartment/condo buildings being constructed that ruined the character of entire neighborhoods.

More money spent on parks and rec. The tennis courts in the city are abysmal. Some of them need to be refurbished from the ground up. We have good courts at the high school and at Worden but that's it and those are in use by the school tennis teams and Worden park courts by the tennis company that has lessons.

Don't want more development. Don't want more cement. Don't want huge houses in tiny lots. Need to plant more trees in the Parks. Need to educate new residents on importance of keeping their healthy trees. A new modern animal shelter would be beneficial for the pets and a resource for educating pet owners. Grateful for the service of our police and fire departments.

A new master plan must preserve our single family home neighborhoods. Downtown is suffering from overdevelopment and a disaster of a street parking system, don't bring overdevelopment to our classic Royal Oak neighborhoods

I think I stated most issues above.

The parking needs to be much more user friendly.

More green spaces!! Less building and more care for existing homes and structures. More arts and focus on creative sector, many of whom live and work in Royal Oak.

Do not allow multi family dwellings in existing neighborhoods.

Neighborhoods are loved and maintained by the people who own the homes. Renters are notorious for not caring about the neighborhood. Air bnb (any short-term rental) should not be allowed.

Instead of building more stuff, why don't you reduce taxes and give the money back to the home owners. Everything the city has touched in the last 10 years has made the city significantly worse. (parking, bike lanes, main art, intentional destroying of downtown character, pushing out of retain, Henry Ford, imagine, Royal Oak should value the rights of the property owners who invested in Royal Oak by purchasing single family residences and not change the zoning in their respective neighborhoods. There is not a need for additional multifamily housing and the buzz words of "environmentally friendly" and/or "affordable housing" is disingenuous & a disguise. The only ones benefiting from this action are the developers and those which accept political donations from those developers. Royal Oak is NOT Chicago, Seattle or San Francisco. It is IMPOSSIBLE to preserve AND redevelop.

We really don't need more condos or dispensaries! Downtown rents are too high, keeping too many storefronts vacant or turning over quickly. Cut through traffic coming off 696 through neighborhoods is prohibited but not enforced. This is difficult to catch, but speeding down those same streets and past parks is easy to catch and would be an excellent revenue source.

It would be advantageous to the city and property owners for small studio apartments over garages or mini homes in backyards to allow for affordable housing within Royal Oak.



Eliminate private business in homes where employees need parking (i.e. lawn service, small construction). Limit to One work vehicle.

Should recognize our history as an early 20th century community and should consider the Master Plan in conjunction with a form based code for commercial districts. The city of Muskegon MI has good example of a form based code. Should continue to promote the walkability of the community. Should incentivize land development to provide unique pocket developments that provide residential density without overwhelming surrounding neighborhoods.

Do not allow money and greed a part in development.

The railroad property in downtown RO is embracing. Looks like a dumping ground. Overgrown, homeless camps. Grand Trunk or whomever are the worst neighbors ever!

Close Washington Ave to car traffic from 4th street to Lincoln Ave

I wish there was a dog park in my area of the city - northwest.  
Parking meter issues need to be addressed

Housing, especially multi-person housing or apartments need to be located close to downtown or near major transportation routes, not in local neighborhoods.  
Sounds like the master plan is to turn RO into a 15-min city ... not that the counsel will listen to anything the residents have to say

Stop taking down trees for condos! Limit development, no more sweetheart deals for the mayor's friends. Fix the damn meters!

The parks still need significant improvement

Please consider the long term effect of adding more dwellings to the city. The parks are a huge asset and would probably be the first thing to be replaced for larger housing options. Additionally, these larger homes are looking out of place with all of the smaller bungalows. It's slowly eroding the classic charm that royal oak is known for.

The master plan should not be amended, we should keep the focus on preserving historic single family homes and eschew drastic changes to long-standing city governing documents. The city is great because of the houses, we don't need more duplexes or apartments.

Federal government mandated guidelines regarding "affordable housing" zoning, etc. is concerning. Many roads have been deteriorating over recent years due to constant construction vehicle traffic.  
I think it's important to see taxes and revenue from new build projects and other sources rather than seeking out extra taxes on residents who want to renovate their current homes. People wanting to improve their homes helps keep Royal Oak nice and sets us apart from other communities.  
I used to love Royal Oak, years ago. It had totally lost its small town appeal. No real shopping down, just restaurants. Trying to go to the library or farmers market is a parking nightmare. The structures aren't all that convenient. Tired of back in parking and the many tickets !!'

Our roads and streets need repair. Do not change zoning for residential areas. Support our downtown businesses

no multi housing units in neighborhoods

Put your BASTARD PLAN up for Community voting.

I think the current Master Plan adequately represents what the city's goals should be. However, based upon my personal experience, I believe the City has had an agenda entirely different from the current master plan when it comes to the community's development and allowing the interests of development outweigh the interests of private residents, property owners, and neighbor associations. I think Royal Oak needs to get back to its roots.  
Rent Control

Please stop the overdevelopment!

Too many big Condo complexes. It's impossible to park and you have narrow Ed the thru streets and put in stupid cross walks that nobody stops for. I have stopped for pedestrians and almost been rear ended!!

What about ranches and accessible homes for seniors instead of all these townhomes. I would move out of Royal Oak if a multi family dwelling was built in my neighborhood.

I would love to have a rec center

We need to think about planning in a regional sense too. How can we connect and integrate with our surrounding cities to be a network?

Code Enforcement is concerning - I've reached out to them over a month ago (1/19) and still have not received ANY response or action. We need help determining who's responsibility it is to maintain the end of our street. We are at the dead end of N Wilson Ave & Keller Elementary, the last house on the left and the end of the street in front our home is in horrendous condition. I have been going back and forth with the city engineering dept & Keller elementary and I haven't been able to make any progress. When the school finished their parking lot upgrade they left our end of the street a mess. Our approach was not repoured, so there are multiple potholes that we continually have to fill with dirt ourselves. A drainage ditch/catch basin needs to be installed, we have a mini lake at the end of our driveway. At some point last year, the school stopped landscaping the weeds & there is a mountain of wet leaves. Can we please have a yellow line painted in front of the fire hydrant AND a no school drop off sign? In addition to adding "Dead End" to the blank red sign? With having a mud approach and parents constantly turning around in our driveway, it's making the potholes so much worse. Everyday parents pull up and park to drop their kids off. Blocking me in my driveway.

Speeding in residential streets in the northwest corner neighborhood of Royal Oak between Woodward and Greenfield. I'm happy to hear that a traffic circle is going in at Greenfield and Normandy but hope additional measures are put in place.

I believe the addition of a rec center (possible in collaboration with Berkeley/Clawson similar to the arrangement between Rochester and Auburn Hills) would be an excellent addition to Royal Oak and cover a market that is missed in town.

Incentivize businesses and nightlife. Do not change residential zoning.

I believe there needs to be more concern and priority in preserving original Royal Oak architecture. Many affordable and repairable bungalows and other style homes are being allowed to be bought by developers and building homes that are going lot-line-to-lot-line. This in turn destroys natural light from coming in the the smaller homes being dwarfed, lessening privacy between homes, and making it harder for individuals and young families to buy a starter home or a forever home that they grow in to.

Would like less city planning and trying to change RO into a mini Detroit. More quality apartment housing downtown would probably provide more street traffic for stores. Fill old structures, upgrade exciting structures and not build more multi family homes.

No more multi family units. Have lost Quality of life to Quantity of life.  
We need to maintain our current, family-oriented neighborhoods and avoid focusing on how to improve the tax base while feeding friends & family opportunities to benefit from new construction and re-zoning.  
Any large housing developments need to be on/near major roads. Crosswalks are needed in many areas.

continue to keep strong family neighborhoods, continue downtown development of restaurants and entertainment venues  
Royal Oak should consider that it has to compete with other growing cities in the Detroit area. It should maintain that perspective to maintain a competitive edge.

I wish they didn't give so many zoning law variations to contractors/property owners. It makes everything look hodge podge instead of good looking. I think that current neighborhoods should keep their current status - single family or multi family - and not make changes to add multi family housing.

To revamp the parks, especially Waterworks park. The storage area is a total eye sore, needs a stone wall surrounding, the park needs upgrading, and the tennis courts need upgrading. It is a jewel outside of downtown and in the vinsetta area, and it is used A TON year-round by many nearby neighborhoods.

Maintenance- roads, parks, water management, tennis courts etc Parks - add a non paved trail to Normandy Oaks include "hills", add restrooms to all parks There seems to be a trend for high rise buildings - Let's keep to a reasonable height Provide residents with a free parking lot for use during snow emergencies and in general execute policies with a carrot vs stick mentality - this is very important as younger residents will at some point decide to stay or move elsewhere

Stop building and taking over green spaces!! The house sizes are out of control!! How many more condos do we really need downtown?  
We should consider banning new natural gas hook-ups, and create incentives to move from gas forced air furnaces to electric heat pumps for existing home owners. We should encourage affordable housing developments.

All for renovation of current homes or replacing them, but not at the expense of the detriment to the city's natural resources (parks & trees). Many of us appreciate the tree lined streets and the small town feel of the neighborhoods & their parks.

I would like to see some of the tennis courts in the city improved. Most of them are not playable. Increase Police presence (schools, parks, streets, etc.). Stop building new homes/apartments/condos on new property. Reduce bus routes/stops stations. Improve building conditions of community centers for activities. Stop Arts, Beat, & Eats; it brings drugs and bad people with no respect to the city (if doubt, please attend next years). Stop handing out liquor licenses. No pot stores. Remove the merging bicycle lanes (not being used and set-up for potential accidents).

Stop wasting my road repair funds on road diets and their resulting landscape. Our prior road millage was designed to repair all neighborhood roads.

I just want to see more families and more diversity as the city grows. I also want to see more activities and hang-out spaces for older children and teenagers. Things that would be nice to see would be a roller rink, arcade, trampoline park and just outdoor areas and businesses designed for older kids.

I am disappointed on the variances permitted outside of the Master Plan. Seems disingenuous to want green spaces, walkability and then say we want higher density.

We don't need anymore housing. Developers are ruining this city and neighborhoods. Rarely go to downtown ro . Back in parking is a pain. I used to use the ro library but don't anymore due to having to park in structure. The city should focus on preserving the experience for existing residents.

Please consider strengthening the single family developments in neighborhoods where zoning was previously business/light industrial and is shifting toward single family. Please do a better job of vetting street repair contractors, and actually make the surfaces better, rather than patches of bumpy pavement. Allow more outdoor dining for more of the year. Get rid of the awful, dangerous, and ignored back-in parking on Washington. In fact, get rid of Sentry Mobile altogether.

I am very supportive of the general direction the city is going and I know it is not an easy task to make a plan that can meet the needs and expectations of everyone. But I hope a balance can be done to ensure a purposeful plan that meets the variety of needs and the expectations residents have of preserving the things they enjoy about their neighborhoods.

Parking is atrocious and the two hour limit is ridiculous if you want to eat and shop . Yes you can use the structure but as a female most won't use in the evening or from day to the evening . There aren't enough handicap spots I've noticed in structures either . Wouldnt it be great if there was a way for seniors to volunteer in our elementary schools !!!!! Also the playgrounds do need handicap accessibility for children as well . I love this city but I am concerned that there is no place for seniors to be able to afford to live . Not all want a one bedroom or studio apt that is offered downtown and .

Why do we need to change the Master Plan? Does the current city govt even follow the current plan? How will rezoning impact our neighborhoods?

Have concerns of making 11 mmile I have concerns about 11 mile losing lanes. This is a highly traveled route for emergency vehicles, bikers have lanes on 4th street, which are rarely used.

I'd like to know what was wrong with the existing Master plan that the city never followed? An explanation would be greatly beneficial to better understand why this undertaking is now wasting more of our tax dollars.

Knock down homes don't bother me so much, they improve housing values but builders are disrespectful. City allows too much lenience. They pile up garbage to their second floors without a dumpster. They rip up sidewalks. If I did this as a home owner I would be ticketed and fined. There should be stricter guidelines for them and consequences for not abiding.

PARKING PARKING PARKING

We have a master plan why does this government think that they need to change something if they haven't worked to begin with?

Please carefully consider reduced parking requirements and large multi-family buildings. Even people like us who love this city and agree with the direction it is going, do not want to see our neighborhoods become even more filled with cars than they already are.

Keep the old plan and actually follow it.

Our parking requirements are way too high resulting in way too much non-permeable area. We need to have more transit and less cars.

Limit home sizes and lot set backs for new construction

The character of our neighborhoods needs to be preserved. Not interested in multi family units be placed in established neighborhoods.

Stop shoehorning huge homes onto 30 and 40 foot lots. Require new construction to stop dumping storm water on older and lower properties. Stop wedging multi-family dwellings near single family residences. The description of a major road should be a state road such as: 11 Mile Road or Woodward Ave., not just a road the city deems a major road or artery.

The City should not be considering any re-zoning that will reduce homeowner property values. They should also not be allowing variances for commercial properties that directly affect neighborhoods in a negative way. We didn't purchase our home in Royal Oak to have our property values decrease.

I would love to see a more aggressive and comprehensive approach to forms of mobility other than driving. We have some disjointed bike lanes, but need to improve both the number and quality of those lanes in order to encourage more bicycle trips. We should work on slowing down and reducing the traffic through Downtown to make it more pleasant to walk through. The vast majority of the public ROW is dedicated to getting cars through Royal Oak or storing cars. If we can reclaim some of that space and make Royal Oak a quality place to BE instead of a place to drive through, it will drive population growth and a more economically sustainable city.

Maintain high standards for code enforcement and construction activities

It's important to consider many residents do not want high density and the reduction of parking minimums in our neighborhoods. This does NOT mean we are blowing racist dog whistles as stated by the mayor. The Woodward corridor needs improvements, but not tall buildings (4 or 5 stories or more) that would be detrimental to the adjoining homes/neighborhoods.

I appreciate the improvements made to downtown RO city services and the nice area by the library. I think we are good with parks. I LOVE the new walking/bike trail at Normany Oaks.

I live in a new townhouse complex and across the street is the GFL building that is very loud, I am not too worried about that, but the big trucks that are passing by on Knowles street between Harrison and Huston is very concerning, the rest of Knowles is restricted to trucks, is just this small section, and they stop to change something (even though there are big signs that tell them not to). Besides the noise and pollution also safety as new families with kids and pets are moving in the area

Streets need to be fixed.

Maintain single family zoning requirements.

Less high rises, more affordable housing. Get rid of stupid canned festivals (ABE, Winter Blast). Control the ugly new houses (standards in neighborhoods). Our tree canopy needs urgent maintenance. It will be huge but spend government money on the sewers to try and help the flooding issue. Enforce speeding laws downtown. Enforce red light running.

Royal Oak has the opportunity to lead the way in good planning and city management practices in southeast Michigan. Please consider the work and leadership being done by organizations like Strong Towns, the Congress for New Urbanism, and the Incremental Development Alliance. Royal Oak has an incredible opportunity to provide planning leadership to the suburbs of southeast Michigan. We have a population that is trending younger, more racially and ethnically diverse, and politically progressive. We should make Royal Oak more affordable to those groups by eliminating barriers to middle housing and support incremental development. There is also a lot of opportunity for Royal Oak to be a regional leader in climate resiliency. We should support regional transit where possible, and reduce car dependency by building bike and pedestrian infrastructure. Density is good.

Income diversity in housing is good.

Low income housing would be great. If a free parking plan isn't possible downtown, changing back to a more user friendly system needs to happen.

Government involvement should always be minimized - the exception to this is traffic enforcement and planning. Wherever government must be involved, actions should not contribute to skyrocketing property prices.

Need safe intermediate crosswalks and a buffer or shoulder on Rochester road. Walking on the sidewalk there seems dangerous and there weren't enough places to cross north of 12 mile through 14.

Promote a vibrant downtown. Stop having so many John Witz festivals. The city staff and/or chamber of commerce/DDA could create genuine family-friendly events to draw people to downtown and support our local businesses. AB&E, WinterFest, etc. are all FAKE, lame, not genuine events with primary purpose to sell beer and make money for Witz. Not good. Maintain/strengthen neighborhood family values with strong SINGLE FAMILY zoning laws. Discourage rental homes and landlords — OR force them to keep properties maintained (rake leaves, shovel sidewalks, and other very basic standards of being a decent neighbor). Stop allowing new homes to be too large or too tall for the lots. How about we just stop green-lighting just about every variance request? Clean the sidewalks downtown. Fix the parking fiasco (eliminate the Sentry system entirely, just go back to what it was). City commissioners and mayor are an embarrassment. The new smoke shop on Main Street is an eyesore. How is their lighting permissible? Let's go back in time 10 years, when RO was a pretty darn fine place to live, work, walk. Really going downhill in recent years.

Ruining residents privacy with commercial buildings, and multi family dwelling buildings being able to view at close range into established homes or their yards. Privacy is important.

Aside from housing, I would be interested in some attention being paid to preservation of buildings of historic significance and character. We are our history; maintaining some of these assets is a part of who we are as a community.

I want no part of being a sanctuary city and you better do some studies on the effects of 5g on the people that live in these neighborhoods. From what I'm learning IT'S NOT GOOD!

Consider using the existing zoning and building codes without so many variances allowed. Instead of double lots squeezing 2 homes, think of senior one floor duplexes. DEFINITELY change parking in downtown.

Please fix the streets and roads.

Filling up the Woodward Corner shopping district would create a nice outdoor, walkable area with shopping & dining. There are currently a lot of vacant spaces. Traffic around the Citco on Woodward & 12 Mile needs to be managed so it's not blocking the road. It would be amazing to have some kind of interconnecting pathways (bike routes?) between Royal Oak, Clawson, Berkley, Ferndale, Birmingham, etc. so these neighborhood communities could be more connected (now you have to drive from one to the other).

Development of affordable, single-family homes should be prioritized over multi-unit, expensive rental properties.

#### Address storm water drainage and flooding

The parks are a great part of our family's lives, downtown has become more family friendly with Centennial Park, the farmers market is great, homes in our neighborhoods are being cleaned up, updated and/or upgraded- I hope Royal Oak keeps families in mind when spending tax payer dollars.

Catalpa road needs to be completely repaved from Woodward to Campbell (it has been only patched for years and it's a disaster). The empty corner lot of Catalpa and Main has been an eyesore also for years—this space could serve so many purposes. The corner of Washington and Lincoln (Hagelsteins) is a giant waste of valuable city space. Upgrading the bar options (i.e adding a wine bar or craft cocktail option) and getting rid of tired venues such as Fifth Avenue and O'Tooles would attract a more mature socioeconomic crowd to downtown, ultimately generating more money for the city.

More mixed use, build up, walk ability, community services and support, fines for landlords keeping vacant store fronts for extended periods of time, increase parking to 4 hours and let people renew, mass transit connecting to other communities (Clawson, Ferndale)

Please save our green spaces, our walkability, our trees; please continue to invest in downtown businesses, our library, our schools, the farmers market; the arts - things that make us interesting as a community (not just a place to party!); listen to complaints about parking (people don't come here because they hate the new meters and parking on Washington). Not sure what you can do about greedy land lords but we have SO many vacancies downtown it is hard to watch. Stop over building and help fill the empty spaces we have.

Need to review footprint required for drive thrus. The starbucks on Woodward and 13 is a prime example that something is wrong in our zoning laws.

Most important to be ecologically friendly...every new building or house should be "Eco ready". I think it's also important to consider low income housing and ways to help the homeless (it seems like it's increasing). Supportive housing programs?

Stop the building on every inch of land. Enough with the "Big" houses. Enough with the duplexes. Too much is too much! Improve the parks for nature and we don't need sidewalks around the park (ex: Normandy Oaks on the exterior)

1. Plant more trees
2. Plant more native plants in road medians and in parks.
3. Clean the storm drains.
4. Fix the roads - do NOT put them on diets. This creates traffic, not fixes it.
5. Do not allow the splitting of lots. We are a suburban town. We want green spaces around our homes and low density housing. Last but not least, PLEASE LISTEN TO THE RESIDENTS. Thank you!

We need more natural park space. Most of our parks are small and focused on children. A lot of RO residents don't have children. I'd also like to see curbside composting. It's hard to compost at home due to rats.

Find ways to eliminate the traffic snarls on Woodward, especially at the gas station at 12 mile and the Starbucks on Woodward.

Get rid of the back up meters.

Creating sports complexes to compete with nearby cities. Troy has a soccer complex and multiple baseball complexes. Royal Oak has fields spread out in poor conditions without designated boundaries. Soccer fields in baseball outfield, baseball fields without fences, etc.

I do not believe the master plan should be changed. Royal Oak is a very nice, safe city to live in now.

Make Royal Oak a family friendly city.

-Residential amenities (pool, gym, etc.) -Volleyball or basketball courts -Bathrooms/water fountains at the parks -City owned Cafes with patio seating at some parks (parks become a place to hangout, get food, drinks) - Walking trails -More bicycle access -A sports park (400m track, turf field with soccer nets, multiple baseball fields, outdoor gym, etc.)

Keep Jon Witz out of the decision making in this town. Listen to the restaurant owners ideas who attend the City meetings. Listen to the citizens and not the developers. The town has definitely lost its charm.

Keep the current setbacks, stop building up to the lot lines with no green space.

There was a master plan put in place years back. I'm not sure why a new master plan is needed Just stop already with all the ugly development. Stop killing trees. Too much traffic. Speeders cutting thru subs making it dangerous. Not sure why I am doing this survey. No one cares for input but I guess you have to pretend you do.

More inclusive zoning. Better public school funding and the return of a busing system for students.

I can't think of anything.

Questions seem to imply that the concern is that Royal Oak residents shop in Royal Oak. It is an example of caring about businesses and not the homeowners.

Restricting size changes of replacement homes. Keeping changes of housing footprints under 25% of the original structure would encourage updates of homes rather than tear-downs and replacements.

All train bridges need to be painted and resurfaced as they look terrible. More permanent traffic light fixtures need to be added throughout the city. Remove school of choice.

There is too much emphasis on bike lanes. While I do not oppose them, there seems to be a plan to place them on our streets at any cost. Unfortunately, the layout of Royal Oak and the railroad track mean that simply isn't a feasible north-south road to place a bike lane. Throttling the roads to add bike lanes will create terrible traffic problems during peak hours. Many of these roads have easements that can be utilized to widen the road for islands and bike lanes without removing traffic lanes.

Our neighborhoods need new street lights. I can't even guess how old ours are. It is so dark at night. It's a safety concern. I'm sure there are more energy efficient options available these days that will actually light up our streets at night.

Parks need bathrooms and city is in desperate need of a centralized community center with an outdoor pool and activities for teens like all our surrounding city's have.

Stop pushing changes for the sake of changes. Really listen to all residents. You push mileages on residents during bad times. Try giving the seniors a real tax break on property taxes.



Make sure we keep green spaces and parks available in all areas of the city. I appreciate the bike lanes but please keep them maintained better.

It would be really nice to have some kind of outdoor pool or water options in the summer.

You need to get neighbors input BEFORE putting something up that will impact them. I mean hit the streets not a darn city hall meeting. YOU really don't care \$talks n that is ALL RO cares about plan or no plan. Who can RO appeal to!! How to get more money!!

Why are we cutting all the lower branches of trees on residential streets? We shouldn't need to cut healthy branches that are not obstructing sidewalk travel or street sign viewability. Why are we removing large healthy trees from our residential streets? The larger trees are absorbing much more carbon than the young smaller replacements and they provide a greener ambience as well!

I heard the there was talk of reducing Rochester Rd down to one lane. My husband and I are strongly against that. We live between Main Street and and Rochester Rd. After the reduction on Main it is very hard to turn left out of our street. We now leave our street by turning on to Rochester. I travel south down Rochester several times a day (drop off and pick up at the middle school, drop off and pick up from soccer practice and drop off and pick up for swim team practice) If that were reduced it would be a nightmare for us to leave our street on a daily basis. Thank you for your time!

I already said above more for those that can't afford expensive. But there should also be more done for the downtown shops/restaurants to encourage more diversity. Some kind of aid/funding to encourage restaurants and other business store front owners to come to RO.

Road diets are a waste of money. Wish the city would listen more to the residents

Get it back to a thriving small town.

Leave room for new business downtown

Bike safety and increased bike parking (covered bike racks inside the parking garage on 11 mile), also school bus services for at least middle and high schoolers

Stop selling our parks for neighboring communities to use ie. youth soccer. Listen to residents!! We don't want more commercial enterprises in our neighborhoods. We don't need 'road diets' causing road rage. We don't need or want backward parking which also causes road rage, neither do the police! Listen to the police! Bring back our post office to former efficiency. Quit renting our neighborhood parks for other communities to use. Parks in neighborhoods should be for residents. Do not allow open wood fires anywhere in the city. Enforce city ordinances. ie. dogs must be on leashes, no open wood fires. Why do we have ordinances if no one is going to enforce them? Residents come last. Money comes first in RO.

Higher focus on downtown services/projects and downtown merchants complain about the inconvenience cause by the improvements we are spending our money on. Things that matter to single family neighborhoods are not considered proportionally. Add additional street cleaning, snow removal, code enforcement to look harder at high density developments for parking/trash removal/storage of RVs/Boats.

Really need a good Senior Living community that will allow condo style living with activities for active seniors.

Listen to the homeowners and business owners. Ask us how to vote. A simple solution is postcards to every resident asking us how you should vote/decide. We pay the taxes! Your decision with the parking meters is a disaster and dangerous. Our State does not have a license on the front of the vehicle, which that system was designed for. STOP putting your interests above the citizens/taxpayers. A new Master Plan is NOT NEEDED.

Continue allowing and driving refurbishment and new building of homes to upgrade the quality of homes in the area. The typical 1950s bungalow is a great starter home but not enough for families.

I love how many parks we have in the city. Please make sure to continue to appropriately fund the parks department, so that they can maintain upkeep

Definitely if you want people who have money to come to Royal Oak then you have to start catering to people 40 and older. I have a nicer shops, better restaurants more convenient parking

I think it would be forward thinking to widen the sidewalks on major streets. This would provide room for people walking with strollers, dogs, people walking with friends, bicycles (the major streets are not safe for recreational biking). Those streets should have a snow removal run down them to remove snow. I also think removal of snow from sidewalks should be enforced, walking is very hard in neighborhoods when people don't make any attempt to make the sidewalks safer.

How much growth of residents is really needed? Do we really need to keep adding high-density housing, or can we focus on improving housing and amenities we currently have? Need to fix the new parking system. Friends no longer like to come to RO because of it and share their frustrations on social media. We're losing business to surrounding cities. Continue adding trees!! It's been heartbreaking the past 10 years to see so many trees being cut down. Love the program offering trees to homeowners! Keep or expand parks and outdoor gathering spaces. Public transport in and around city. continued great fire and police services.

Parking system needs to be changed

How about you stop building so many buildings. Also, my neighborhood loses power on average 4 times a year.

Reduce speed limit on greenfield from 14 to 13 mile, i am excited for the roundabout at Normandy and greenfield and think that is an excellent idea. I do not want more multi family housing in northwest Royal oak.

Road closure -ramp to South 75 off 11 mile has been going on a very long time. What are the plans in how to access South 75 from 11 mile road?

The splash pad over here at the water park off Nakota needs water safety measures! It has been closed several times due to E. coli in the water, so much so that my family calls it the poop pad :( It needs upgraded water safety measures, especially since it's for children and even lower amounts of E. coli are dangerous for them!

Please don't allow Woodward to be filled with High Rise buildings and have businesses or multifamily housing projects push vehicle parking into our neighborhood

I was on the Citizens Advisory Committee and the Rehab Board of Appeals (2 years as Chairman). We helped decide how to distribute Hud funds. Through my experience, I learned to appreciate the efforts we made to assist the Senior Center and the new Village of Royal Oak Senior Living Center. I think it's important that we create more senior living facilities.

If a space is possible, an outdoor archery range could be a nice feature. Right now, there are only two outdoor ranges, that are easily publicly accessible and affordable are in Livonia and Detroit. Now, with MJC archery closed, there aren't an indoor ranges nearby either.

Woodward corridor need to be improved to make Royal Oak inviting. Much like our neighboring communities that maintain their center median with flowers and trees. The parking lots in front of all the buildings along Woodward are terrible.

Consider placing a moratorium on certain types of businesses so we are not inundated with too many of the same businesses. Also, please fix the parking we are losing clients.

I think more shops should move into the area near the middle school on Washington ave, we should build over top of 696 with a park like they have done in Oak Park. Also maybe we could distance ourselves from Royal Oak Charter Township, people from out of town think we are affiliated with Royal Oak Charter Township. Royal Oak Charter Township has a high crime rate and due to the similarity in name it make us look bad.

Plan on have affordable housing for young families. Also, stop building double story homes that seniors can no longer purchase or safely live in. Also, we have enough bars and need more establishments for general shopping.

The new parking system is a total mess. Some one needs to own that and fix it fast. Barely ever work properly and very unattractive. The grey pay stations are eye sores, lighted lean every which way and pull in backward signs in the middle of Washington for over a year are an issue.

The opinions of residents need to be given greater weight by city government

We should be conservative in nature. Population per square foot should remain the same. Small businesses should be the focus. Large projects should be thoroughly scrutinized by people in opposition before being considered to mitigate any downside affects to the neighborhood. Full transparency is required.

1) The survey did not address entertainment options of which we have a few, such as Stagecrafters, The Royal Oak Music Theatre, Comedy Castle. Future survey could ask about entertainment options. 2) Use of Planned Unit Development (PUD) should be improved. It seems like the city has been too generous in granting these, but without requiring more from the developers in providing benefits to the city. Perhaps this can be called out more explicitly in the new master plan. 3) If the Master Plan is the legal basis for zoning, then how is the city able to grant so many variances to prospective businesses? If we are going to spend so much time and money on developing a new master plan, let's take more care to follow it. I don't know how you build that into the master plan itself.

Please pave main street north of 12 mile road and fix the bike lane. I fell when my tires got caught in the holes in the bike lane. Absolutely no multifamily homes in my neighborhood- already really congested and we have parking only on one side of the street.

More funding for affordable housing is needed.

more bars/restaurants downtown, create a busniess district at 12 mile and main by national coney where the run down motel and burger king are.

Schools, schools, schools. There is inherent separation and autonomy between schools and the city, but this process should really push to go against the status quo and force more coordination and relationship. If the schools don't have a good reputation, the City will loose families and/or have it difficult to attract families. Elementary schools have a great reputation, but it falls off after that and we loose a lot of families and kids to private schools.

Skatepark, more native grasses and flowers. Any bees the city keeps should be managed by bee keepers WHO LIVE IN royal oak.

Stop with the road diets and focus on fixing the roads. Stop with the stupid parking meters and the enforcement of the "only backing in parking spaces" being allowed. I have friends in other cities and they laugh at those of us that care what is being done to our city because they know we have no vote or say in what happens here.

Affordable housing for first time home buyers and more housing to accommodate those that wish to age in place or take aging parent into home.

Traffic flow barriers preventing east/west throughfare on Harrison past Morse; and on Parent past Irving. This causes congestion/high traffic on Irving and Morse given significant new residential development.

Once the Master Plan is completed enact it, don't change it based on the whims of the city government  
Better drainage and storm relief, most streets in our neighborhood flood to the point of disaster almost every heavy rainfall. City sponsored pest control: residential aid, fines and regulations for downtown businesses, prevention and extermination. May tie in with a better animal control service instead of relying on the county or city police.

Need to promote more homeownership in Royal Oak. Homes owned by landlords are not upkept and renters do not take care of a property as if it was theirs. Also, there needs to be more police presence on streets surrounding Oakland Elementary. There are people who drive incredibly fast down the surrounding streets, and it's a matter of time that a child is injured.

Need to keep taxes under control, responsibly or make a plan to reduce taxes to Seniors. We have been here 32 years. Plus, we lived in Madison Heights for 11 years, until we could save more and our MH house increased in value, which thankfully it did.

Quality of design and architecture should be encouraged. Birmingham, for example, has a well thought out (updated) master plan that includes architectural features to create continuity in their downtown buildings. Also, recognizing that Royal Oak, like a lot of downtowns, are popular restaurant/bar locations, the City should encourage smaller venues to provide variety. Landlords unfortunately are placing unreasonably high rent/values on their properties which are eyesores in the downtown area. These venues are only affordable by large chain-type businesses, which in the long term create 'club' environments and less family friendly establishments. Areas of existing (mostly) rental properties near downtown should be replaced with higher density, higher quality living space and mixed use developments. Sherman Drive should be a dedicated bike path linking downtown to Woodward/Catalpa. Mixed use developments should be encouraged. An RFP for a national developer should be issued to replace the old portion of the Center Street deck to increase density and bring in a mixed use development here.

Please bring more parks near Webster and Hawkins.

More investment in park and playground improvements

I'm very happy living in Royal Oak.

We need more green space, and parks.

Create a community center for RO residents only with a pool and programs for children so families continue to want to move and stay here similar to Pleasant Ridge and Huntington Woods. Make the Normandy Park nice and similar to Innovation Hill on Hamlin in Rochester Hills. Create a memorial park bench program to purchase benches and table and chair seating at parks and around town.

Don't change the roads from multi-lane to single lane. This causes traffic issues. Stop prioritizing the transient population over established residents. Have a transparent government and the city council needs to listen to the residents.

There are valuable recommendations in the current master plan that could be implemented. Follow Royal Oak law and implement the current master plan. Why has it never been discussed how to implement the current master plan recommendations such as The greening of Woodward avenue? If you're planning on changing sections in the master plan, which sections are you planning on focusing on? Listen to and follow residents' input and concerns. Provide meaningful methods for input.

Figure out the situation at parks such as Elks park where the parking situation on Rosewold and Massoit is insane during soccer season and not addressed even when brought to the attention of the soccer club. For half the year they take over Rosewold and Massoit making it difficult for the residents here. Secondly, enforce the leash laws. Too many incidents where off leash dogs are causing issues and too many owners leaving dog waste in the parks for people to step on and also attract rats.

Royal Oak is not a convenient place to live without a private vehicle. Nonetheless, the Woodward corridor lends itself to decent public transit. I wonder if it makes sense that future housing development on or near Woodward be in a moderate price range, so that people interested in taking transit could afford to rent or purchase near the decent transit. My guess is that The Griffin and other new development near Woodward just north of I-696 is higher end and is attracting people who can certainly afford their own vehicle and are less likely to consider taking transit.

I would love to see 11 and 12 mile as 2 lane roads with islands in the middle with living trees, grass, flowers and bike lanes. Get rid of the heavy traffic, push the traffic to the highways. Create a beautiful, earthy, welcoming place to visit. Maybe highlight pollinators in the "medians" and parks. Clean things up.

No multi family units. Family want the pride of home ownership  
make Galpin a cul-de-sac at Northwood

Local and regional transit will continue to be our most pressing concern. We must reduce car dependency in RO, and with our surrounding communities. Through focuses on increasing the safety and convenience of all pedestrians within our city, working with nearby communities to connect our towns in a walkable and bikeable way, as well as working with county wide transit to encourage both bus and rail solutions to connect the metro Detroit area at large.

I find the multiple level buildings in the city make me feel enclosed. Of course the parking meter situation needs to be addressed. Creation of apartment buildings on small plots of land are not pleasant to look at. Ex: 11 Mile/Maxwell.

While some of the infrastructure is aging, I do hope the plan will allow for some conservation of both historic buildings and trees. We moved to Royal Oak partly because of the mature neighborhoods and greenspaces (it's called Royal "Oak" after all!)  
Lincoln Ave traffic is horrible

Just leave the neighborhoods as is. No more Bigfoot McMansions. Keep residential, residential.

I would like the city to focus on improving existing instead of big fancy changes. Most people move here because they like it already.

How about a city center like Troy, Dearborn and Warren have - pool would great.

The Woodward Corridor needs "Transit Gaps" for bikes, cars (Carvana like structure) for acceptance by commuters to Detroit, or Pontiac. Of Course, reliable Bus transport in all weather, too.

I LIKE THE IDEA OF BEING ABLE TO ADD AN ADU TO MY LOT IN SOME WAY. I WOULD LIKE TO SEE MORE ELECTRICAL VEHICLE CHARGERS IN AREAS OUTSIDE OF DOWNTOWN, LIKE GROCERY STORES, GYMS ETC.

I believe a slower downtown speed along 11 Mile Rd between Sherman/Troy would make it more people friendly. Also between Main/Washington to Lincoln slower speeds as well with better protections for pedestrians. While visiting a city up north I found side streets that were converted into walkable areas, featuring lighting and tables to enjoy a place to sit or eat. This felt like such a nice way to invite pedestrians to stay a bit longer in the area and less about vehicles and parking.

Prioritize Royal Oak's housing diversity. Stop the McMansions,

Run from the mistakes made in cities such as Birmingham, with allowing huge percentages of coverage of lots with new or refreshed housing units as older structures are removed and replaced.

Removing single family zoning regulation would allow for more diverse and more quantity of housing. This will lead to larger population, increased tax revenue, and more business opportunities.

I'd like to know if the city is aware or has a budget for the unhoused. I live near the crossroads of Woodward/Coolidge and 13 mile/Coolidge and have noticed an influx of panhandlers at these traffic stops. I'd like to know if the city has some form of help/rehabilitation for these individuals that'll help them get back on their feet. It's only a plus for the city and its communities.

New/renovated parks/playground. Safe bicycle/walking trails. Better public transportation options connecting downtown to neighborhoods.

-

I like the investments in parks and hope to see that continue, the social district is a nice addition, would love if there was a way to have less empty commercial space downtown.

Having bike lanes are nice, but rarely do I see them utilized. Bicyclists also do not always obey traffic rules- going through red lights, not stopping, etc. Also, I would like to see a pedestrian zone potentially on weekends in the immediate downtown areas either on Main Street or Washington Street. Having a walkable downtown with street vendors may bring additional revenues to downtown merchants and/or additional permit revenues from street vendors. Having a vibrant downtown with all options of commerce, not just restaurants and hair salons. I was excited to see a bookstore move back in on Washington.

Focus on core issues such as public safety and supporting growth of property values.

Royal Oak has a lack of senior housing, Need condos with first floor bedroom and attached garage  
More readily available public transport to royal oak and neighboring areas. Continued quality green spaces with even more activities.

I would love to see a city pool. Busses for the public school system.

The parking issue is a pervasive and destructive issue for our community. Residents and non-residents alike are universal in their distaste for the current parking plan. City officials should and must do better.

Improving rainwater drainage and replacing sewer lines (or giving incentives for owners to do so) should be a priority

The taxes are ridiculous. People can barely afford houses and once they get into the house they can't afford the property taxes. Does the guy who pays \$18k get more amenities than the couple down the street who pays \$3k? The city is driving out seniors and families who can't afford to raise their children here.

I would really value the city creating more rain gardens on public land. I love the Main Street road diet. Much safer to drive and only somewhat congested at peak rush hours. Looking forward to the Rochester Road diet.

Promote local independent businesses and invest in parks and nature restoration

Mt Condominium Association is currently struggling with the impact of the city's Storm Water detention ordinance. It is preventing us properly maintaining our sidewalks and roads without without having a major expenditure to install storm water detention. This ordinance discriminates against taxpayers who live in multi family developments while not requiring any investment from single family homeowners who are the true beneficiaries of the ordinance.

More stringent rental controls

More housing and varied types of housing. Road diet for Woodward and other major roads. more attention to trees. more "pocket parks" in neighborhoods

The Road / Street lights need to be upgraded. I drive every day down Cooledge and between 13 to 14 the roads are awful. It's pothole city and I counted 20 streetlamps being out. Woodward needs to be cleaned up as well. The streetlights are awfully outdated (LEDS would be nice) and little spots like walkway islands at Woodward and 13-mile road near the hospital are all broken up concrete. It looks very sad and depressing especially with the dream cruise. Run a street cleaner before hand.

We need less smoke shops downtown, school buses, more welcoming businesses downtown like flower shops, wine shops.

Incentives for businesses to come to royal oak to open new restaurants and more community activities like winter fest, arts beats and eats and the ice rink.

A small business district that encourages and prioritizes smaller and local businesses. The rent has left the downtown quite vacant- smaller neighborhood pubs and cafes within walking distance in the northern neighborhoods Area2 to build stronger community ties main and 13mi. Main and 12.

Easy parking in downtown. Walkability. Well maintained streets and curbs and sidewalks. Safety on the streets.

Actually listen to residents feedback instead of corporate donors.

Need to somehow get park users to stop letting their dogs run unleashed. Picking up after their dogs in parks especially in winter

Government should have little input on land use. The community members should have a larger voice.

Cooperate with Huntington Woods 2022 master plan to add pedestrian-activated crossing to Woodward at 4th/Salem (pg. 50 of Huntington Woods plan). Maintain pedestrian-only access to 5th Ave east of Washington and consider converting 3rd to pedestrian-only near Main St. Add outdoor summer swimming under responsibility of parks department. Continue diversity, equity, and inclusion government programs.

Do not take away green space away for commercial development.

Housing affordability is atrocious in Royal Oak, it's become a city for the rich if you want anything newer than 2000 that's not a condo. I would love to stay in Royal Oak because of downtown but it seems any progress Royal Oak makes gets older people angry and other cities like Ferndale are killing it with amenities and other services because younger people are more open to change. As of right now with the sky high taxes and homes above \$600-\$700k there's no way I'm planning on staying in Royal Oak unless I get lucky to find a newer home that's not giant and for the rich. Oh, and fix the street parking, especially on Washington, the back in spots are the wooorst

I don't like to pay for parking to go to the places I want to go.

Renters are ruining our neighborhoods. Having no vested interests in the homes they are living in, they do not maintain the houses and property, nor do they feel the need to be courteous to neighbors. When we have asked neighbors who have sold their homes over the years why they are leaving, the answer is most often: WOODWARD IS TOO LOUD and discourteous neighboring renters.

Trees

Need to allow a little more density, need to clarify corner lot issues, need to minimize house sizes  
Too hard to get help with fixing up my home. Taxes getting too high to afford for retirees who want to stay in their homes.

Please feel free to contact me - i'm unavailable to attend the meeting set for my neighborhood, but would still like my voice heard. Thank you!

I really would like to see a community that is committed to being inclusive and diverse. This includes providing housing and services for aging singles. Also, OCC is a really great resource to the community. I hope that its relationship with the city will continue to develop, particularly with the addition of the much anticipated culinary institute.

Replace some of the crooks on the zoning board (some on the board know who the shaky ones are), and remove the street parking sentries.

Stop adding multi unit housing, keep single family homes in established neighborhoods, improve the drainage, fix the roads, more traffic control, slower speeds on main, crooks and woodward, make it more walkable.

More building murals would be nice touch. Continue to attract festivals and events downtown. Fix the parking mess and remove the back in parking setup.

Stop all the high rise housing and road diets. Clean up the blight and stop spending all the money on municipal vehicles and buildings.

I would like to see support for "senior living options". I am concerned that changing up existing neighborhoods will be disruptive and simply wrong. Multi family only benefits developers. Add a new parking structure at 6th and Main to assist in growing the downtown. Stop turning the downtown into a "carnival town". Reopen 5th street in the downtown.

Notify neighbors of any new projects in their area.

Maintain and improve the infrastructure. Replace trees when they are removed. Plans to deal with the rat problem.

We should strive to keep Royal Oak unique and in any development, consideration should be given to what businesses it will attract. Do we want a bunch of chain stores or unique, original retail? Do we want to create housing that attracts people who never really invest or support the city leaving quickly because the apartments lack good design, building integrity and beauty? Do we want our city to be full of Airbnb's -homes purchased by investors who want to reap profit and the risk of degrading our neighborhoods? Why are homes being allowed that out size lots leaving little area for gardens (and drainage). These "big foot" homes are such an insult to the Arts & Crafts homes that are so lovingly being restored and maintained. Regard to what already exists and the impact on a neighborhood should be a consideration in what is allowed to be built. Yes, we want to create a vital area but let's preserve and support what we have. There are many developers and architectural firms who design thoughtfully, integrating contemporary design into neighborhoods and building retail that incorporates design to honor surrounding buildings. We should be welcoming those types and not those with portfolios full of strip malls, gas stations and McMansions. Keep Royal Oak and it's historical beauty intact. Welcome thoughtful, progressive innovative design with high quality materials that have integrity. Let's also design for everyone, not just the young urban professionals! Ridiculous notion to build these tiny studio apartment complexes. They will become transient dwellings offering no value to neighborhoods. Not designing adequate parking will just create tension and ill will with the surrounding community. Of course we need to be open to change living near the downtown but my sense is that we need to consider more than whether a developer can finance their project. What value does it offer our community?



I want to walk or bike instead of drive, please help me do that safely!

Make Royal Oak an affordable place to live

I think a strategy for getting more affordable housing in Royal Oak should be considered. Something to allow young families to afford to stay and grow here.

More little shops in neighborhoods to make the city more walkable and useful without a vehicle would be very nice. As well as ways to move around the city, without a car, while not feeling like I'm working against a car-centric world.

I know we live in a metro region defined by the automobile, but let's allow space for other modes of transit.

More walkable stores, affordable housing

More bike lanes! Encourage car pooling, especially for the public schools since Royal oak is large for having one single middle school and high school. Crooks road is a disaster during rush hours. it takes 20 minutes to drive 3 miles down Crooks!

While the availability of condos is a nice affordable addition to improve density near and in downtown RO, the scale and price point of the most recent builds negates any benefit condos offer. They are so tall, they are far beyond the scale of blending with the historic homes and buildings on Main St. and Washington. And if they are all luxury condos, then most people looking for housing can't afford them. The older townhouses near Holiday Market are much more appropriate for RO: they are moderately priced and blend with the size and materials of the surrounding older buildings.

Stop knocking down these homes to put up these much larger, less well built homes. Instead invest in fixing up the homes that are there. And stop cutting down so many trees! It's so sad, that's part of what's made this Royal Oak to begin with. There doesn't need to be anymore homes or apartments built when our sewer system can hardly handle what it has now. And to many people have problems with basements flooding/ or sewers backing up in to. THAT REALLY needs to be addressed. I was born and raised here and want nothing but the best for Royal Oak.

Stop the BIG FOOT building - that looks so stupid in a neighborhood of ranches - homes should be of the time RO was formed 20-30-40 type homes - those monstrosities should be outlawed. I know you like the tax base - But. Affordable housing solutions

I believe accessory dwellings would be a good thing for the city, it would allow families to have loved ones close. I would like to see small business help so we could keep and grow unique small businesses, I don't believe people will come to Royal Oak for a Taco bell they could get close to home. I think parking in downtown should be user friendly, the garages are great, the new system needs to be a we screwed up and we're fixing it not a rah rah it's wonderful. I think we should have more access for marijuana businesses. I think we should keep all our parks. I think we should invest in green buildings, affordable housing, ev charging stations, bike accessibility and transportation. Let Royal Oak be a leader in a climate friendly, people friendly city.

Contemporary, modern parks and outdoor community facilities. More variety of architectural housing types. Too many boilerplate colonials.

Continue to improve parks, add workout stations to more parks in the north east area, add more amenities for families, continue to add beauty and interest to public spaces (like Centennial Park which is festive and fun), improve parking, work on property safety (too much theft)

Get rid of the back in parking and those terrible parking meters

Keep the Farmers Market. More daytime activities and events most weekends.

I live on N. Wilson and the road needs replaced with wider aprons. The trees need replaced when they are missing to make tree lined streets again. Trash cans should be available all year long since people walk their dogs all year. More sidewalks need be created in certain parks.

Give Main St a road diet of one lane each way. Use the extra space for protected bike lines and better sidewalks and outdoor space for restaurants. Try to focus on bringing quality businesses back

I'd like more enforcement of keeping bushes and trees near and over sidewalks trimmed back

The rat issue is a concern- I have seen 4 rats (three dead one alive) on my daily walks around the neighborhood since I moved in a little over a year ago. I have spoken to several neighbors on Ravenna who have had issues with rats at their home. Also, the flooding in peoples yards seems to be a huge problem. Lastly, a lot of garbage comes down the street from the gas station and stores in Woodward.

my neighborhood as well as businesses (Fresh Approach Lincoln and Campbell) that are lacking in curb appeal. There are so many affordable (many times, free) methods of up keeping a property. Severely overgrown weeds, lawns, and clutter in driveways are all disappointing things that I see every single day. I don't want to pressure people into spending more money on their properties but general upkeep is reasonable. The city should be more present in writing warnings or tickets for poor upkeep. Fresh Approach is a lovely market, with friendly staff and it's the neighborhood market we shop at all the time...go take a walk past it...there are overgrown weeds everywhere and the "outdoor area" that could be utilized is just filled with garbage and weeds. I think it's reasonable that upkeep is enforced. That market is a very cute building on a nice little corner, it should represent the neighborhood and I truly think it could do better. Houses on Lincoln Road or houses near downtown royal oak often look like university housing or fraternity houses...I understand younger people live in those houses but the city should be more active in enforcing upkeep. Don't need to be jerks about it but show some pride. I also am completely baffled at the garbage cans in the parks. Go look at the garbage can in the park at Lincoln and Stephenson...it looks like an empty oil drum from the 1960s. It looks like something you would see in bad neighborhoods. I've seen the same cans in other parks as well. Small basic things like that need to be addressed. Take some pride in our public areas. Make people feel comfortable and proud to be utilizing public areas like that. Crooks Road between 12 mile and 13 mile...is that a joke? Beautiful neighborhoods on both sides of the road, but the road is ridiculous. The skinniest lanes I've ever seen and they are absolutely filled with potholes and bumps. That should have been fixed 5 years ago. Same exact issue we used to have with Campbell between 10 miles and 11 mile....the work on that a few years ago has improved it drastically! The new city hall and the area behind it is amazing! The winter wonderland is so cool and the city did a phenomenal job with that. Police presence is excellent in our area. Cops are not annoyingly present or active but they make appearances around the neighborhood and I think it offers a great sense of security. We feel very safe in our house. THE GAS STATION AT LINCOLN AND MAIN....what is that? Actually, what the hell is that? It's one of the busiest corners in the city...prime property, and one of the first sights that people see as they enter downtown from 696 (not to mention its directly across from the college). It's an absolute eye sore and should be addressed ASAP. It's a great location for a vibrant variety store or a nice gas station (like the Shell/Siroki's) on Woodward near Redcoat Tavern. Instead it's a worn down gas station, potholes litter the parking lot, the "auto body shop" portion appears abandoned, the store inside itself smells disgusting, has no drink or food choices and the employees appear to

Affordable housing is critical to Royal Oak being a place that feels like home to everyone in our community.

The most important thing to consider meeting the interests of the residents, as well as the city's future. Residents need to have a say in new developments.

Stop building multi story buildings

Recreation center and fix cross walks

Creation of more parks, creation of a dedicated bike/pedestrian path from Beaumont to the high school to downtown, pedestrian bridge over 12 mile (currently there is no decent place to cross 12 mile from Woodward to Campbell), visible patrols through the neighborhoods.

Lower speed limit on Greenfield Road between 13-14 miles rd to 25 mph. Put signs on Berkshire "no cut through traffic, residents only". People cut through Berkshire to avoid waiting at 14 mile light at Woodward. We have children and they speed and cut through all the time at all times of the day.

Rat & rodent control, a trolley that takes you to/from downtown from Campbell (you could purchase a trolley pass), dog park or marked walking trail  
vinsetta neighborhood needs to be repaved. Trader Joe's parking lot is a nightmare and should be completely re-thought. Woodward Ave., Starbucks is a crazy and ridiculous and unsafe situation. What's the deal with the gas stations? Car should not be allowed to stop traffic on Woodward Avenue. Or a special turning lane should be created. Vagrant activity is all over popular Royal Oak intersections. Makes the city look unappealing. Illuminated street signs should not be a distraction to neighborhood residents. (large illuminated gas station signs are polarizing within some of our streets)

We have more than enough bike lanes that are not used in any significant manner. Pedestrians in downtown Royal Oak think they can step out in front of traffic.

We need to attract nicer and more popular retailers to our downtown, similar to the direction Birmingham has gone in.

Royal Oak leadership appears to prioritize income over quality of life

Keep up the good work!

The parks need to continue to be prioritized as well as Library programming. Stuff that is easy for families to utilize and actually stays in the lane of municipal government. Also consider communication overall with new website, better ways of notifying about leaf removal especially for new residents. More frequent street cleaning in neighborhoods and actually ticketing people who don't move their cars.

Better pedestrian and bike ways to connect berkley and ferndale. More family events

It is necessary to respect residents' needs and assure that home owners can retain their style of life regarding surroundings.

Consider updating larger parks that have been neglected, such as the Red Run park. It is a beautiful area with a ton of space and room for potential, but in its current state is not well maintained.

Overall, we love Royal Oak and do not want to leave. However, nearby communities offer amenities that are attractive. The curated experiences in Huntington Woods, the active downtown on Ferndale, and the extensive luxury options of Birmingham are all things that I desire. Royal Oak has the central ability to bring the best of all of these.

Was affected tremendously in the 2014 flood and would like to have confidence that power pumps won't fail again. Event resulted in having to redo major repairs to basement, furnace, washing appliances, driveway cement. Had major repairs and clean up totaling near \$30,000. But feel House is up to date and hoping values in neighborhood stays good even with some larger homes being built.

Stop with the stupid "road diets". This is ruining the city worse & faster than anything.

Not sure

Limit large residential improvements to downtown district, Woodward corridor. Potential zoning improvements around 13 mile and Woodward providing easier parking and access to amenities to take some of the load off the downtown zone.

Replace the parking system downtown.  
Cities should not be in the real estate business.

The 11 mile corridor looks like a third world country. Doing something to improve the look of 11 mile would drastically improve the city as a whole  
Storm water system. My basement flooded during storms 2 out of 3 summers in my current home.

Maybe add more foliage and trees to royal oak.

none

Prioritize: - Growing new tax-base - Developing/redeveloping spaces not in use (especially in and around downtown) into more affordable small business or residential spaces - Lowering cost of living to more efficiently serve community - Maintaining and/or upgrading community parks - Financially and socially supporting our police, fire, and critical response groups - Improve or maintain relationships with large corporate stakeholders in the area. Work to better understand and serve their needs so as to grow their business.

Pedestrian access to the zoo from downtown Royal Oak, and better pedestrian access across Woodward

Protect single family neighborhoods from zoning changes that undermine that theme. Make it easier for single family home owners to get approval to improve their single family homes. Protect single family neighborhoods from changes to the surrounding general business and neighborhood business zoning rules. Royal Oak has great single family neighborhoods - let's promote that to Metro Detroit!

Eliminate school of choice.

I believe the current parking meter system in Royal Oak is terrible and should be changed as soon as possible.

Royal Oak is traditionally a residential community comprised mainly of single-family homes. We should stick with that.

Greenery management, when a tree goes add another back. Encouragement of non chain establishments. Making sure the things most people take for granted are in order first.

Multi-unit dwellings increase traffic and bars increase impaired driving

Continue to poll and meet with residents. Serve the citizens and local business owners. If you do this, you will be more successful in growing the city. More funding should go towards public services, parks & rec and hands-on education opportunities.

We definitely need to figure out ways to make our community more welcoming and diverse, as already stated. One big key to this is providing more affordable housing options. Royal Oak was historically a more middle income community and it seems that lately, it has been catering to high end real estate options and less focus on those from lower income levels. This should be a top priority in the new Master Plan.

Ensure no one is forced out of their homes due to their homes being rezoned for another use.

Royal Oak FC has the largest soccer club in the state and no where to host tournaments. As a club we must leave Royal Oak to play and have no home field. There is potential ground near Total Sports Royal Oak @Warden park to create this environment. Total Sports Royal Oak is an overall dirty and unsafe place to play. The new Normandy Oaks gives more option but not enough and the turf (patchy grass) unsafe for play. The surface is full of low ground causing injury to players.

I'm concerned that the Rochester Road diet will cause increased traffic cutting through my neighborhood. These frustrated drivers trying to avoid a back up at 13 mile will be dangerous for our walkable neighborhood. Please do not put in more bike lanes, they are rarely used and make vehicle traffic worse. The vehicles still need to get to the places people live, regardless of if people bike or not.

More public transit. Less cars.

Police in the city to enforce and prosecute the laws of the city and state. Do not want to go the route of NYC and SFO

Make sure the value for the taxes I pay is equal. Keep all decisions family centered. Look at surrounding cities for successes that will work for us as well.

Municipal broadband and more bike lanes and bike repair stations. Mandating better bike lockups as well so places like Hollywood and Frenzt don't keep their rusted out unusable bike racks.

City counsel needs to hold the city manager accountable when staff ignore the master plan, otherwise this exercise is largely perfunctory.

n/a

Taxes are too high to compensate for unnecessary services. I am worried new master plan will be overengineered, costly and deviate from what makes RO great

A lot of parks are in disrepair. Specifically, Kenwood Park's tennis courts are in horrific shape.

Have nothing at this time

**NO ROAD DIETS!**

If things continue as they are in Royal Oak, soon nobody will be able to afford to live here anymore.

First of all, stop raising my taxes on every ballot, focus more on keeping folks who own their property to stick around. The price of a larger home in Troy or Rochester is significantly less than royal oak and with much better schools. With our first child expected within the next week, we would never think of sending him to a royal oak public school

I spent 10 years in Chicago and saw how newly built multi unit complexes built in neighborhoods created a significant loss of community and a population that was transient because they did not own the property. In my neighborhood in Royal Oak I see people bulldozing great old houses to build massive 3000 sq/ft houses lot line to lot line that do not fit into the community. I bought my house because of the charm of the arts and craft style along with the other arts and crafts style houses on my street and neighborhood. I continually see commercial groups coming in and paying cash for sale houses that could be a great fixer upper for a young couple but instead they come in and just bulldoze and build a house in that does not fit the community at all. Royal oak has a distinctive charm, when you push for quick and fast multi unit buildings and have a downtown with rent so high only large retail corps can come in you lose the intrinsic charm of a city like Royal Oak.

Maintaining access for all. Handicap accessible parking throughout the city not just in wraps that aren't always that close to the shop or restaurants you want to get to. Although surface lots aren't ideal to maximize parking by eliminating them and moving parking to a wrap several blocks away it creates challenges for those with mobility problems. Overall parking seems to be a big concern throughout the city and should continue to be accessed.

There are constantly new buildings and homes being built that price out the young families that make Royal Oak what it has always been.

Managing traffic speed and volume on McLean avenue between Lincoln and 10 mile Road.

More services in close proximity to my area. Currently can only walk to two restaurants and a grocery store, and want more options along Campbell.

Community Development needs to look to the past to try to resurrect what was/is desirable for the 'downtown look'. Needs to listen to residents instead of persons who want more of 'new'.

I have little reason to go to downtown for anything other than food/drink. Retail seems very specialized

Shrink back of lot easements that used to be alleys. Allow more square footage for sheds and garages in relation to total lot size

We need to incentive more housing, rezone neighborhoods for more dense housing. Also increase bussing to and from other nearby cities to increase doing while reducing traffic.

Make rent affordable downtown. Bring in more small businesses - boutiques and restaurants. Quit bringing in chain restaurants because they can afford it. We are spending our money elsewhere for a reason!!

Need smaller affordable housing. More greenspace in neighborhoods. Busing for students. City government needs to listen to residents and not go against majority wishes such as less bike lanes

Stop making opportunists rich

The housing pricing is very high and many large houses are being built, but by doing so they are removing elements that made people want to move here in the first place.

More Dog parks, add enrichments like play structures to dog parks. Limit builders knocking down a single house to build giant homes that don't fit with the area, or build multiple giant homes. Allow younger folks and families a chance to live in this amazing community

I'm a huge fan of the expanded outdoor dining that has shown up downtown since the start of the pandemic. I'd love to see more "road diets" happen with Washington and Main Street to remove street parking and add sidewalk space for pedestrians and diners, and possibly an isolated bike lane. With the construction of the new parking structures, there isn't much need for street parking anymore, and I find it to be a nuisance as both a pedestrian and a driver. Perhaps consider reducing all downtown streets to one lane in each direction and the remaining lanes and parking space with green space, sidewalks, and benches/tables to create more of a "public square"

I will never use the bike lanes. They are not safe. I love riding my bike but I will always ride on the sidewalk because I value my safety. I would love more programming for kids, more diversity and inclusion

How about some higher end housing suitable for senior living (1 story, accessible entry etc) walkable to downtown. There are almost no ranch homes in Royal Oak. The senior towers are restricted to lower incomes. The new homes being built are 2 & sometimes 3 stories. Not suitable for seniors. I live in a perfect ranch home but had to invest big bucks to make it suitable for us to age in. Some day we won't be able to care for the yard any more. I don't want to give up living near downtown in order to find a nice condo in a quiet neighborhood.

parks, streets, police and fire service all important in reference to services for royal oak residents

Parking has to be more of a concern. The Planning commission actually said that parking was a non issue recently in response to a petition. How incredibly short sighted given the issues with lack of residential parking AND the abysmal outcome of the new parking system downtown.

As much as I would like to see more development to keep housing affordable, I would like to see a true commitment to keeping that development accessible and preventing it all from being luxury condos or million dollar homes. Can we develop a process whereby developers are obliged to engage in a community benefit contracts and are asked to commit to building a percentage of low-income housing? How can we keep developers accountable to the community so that we can continue to provide housing for all without compromising what we love and cherish about our city? So I stress: let's look at how other cities have incorporated community benefit agreements.

- Increase access to affordable, multi-tenant housing and reduce the burden of required parking. - Improve parking availability in downtown and implement a phased approach to snow removal so on-street parking is not banned during a snow emergency.

Stop uncontrolled growth of big big buildings in the city!!!

We should invest in public transportation and other things that will positively impact real community. We should eliminate cars from Washington St downtown and just make it walkable.

I've been happy with downtown development, businesses and parking structures as well as other activities like the ice rink. I think RO should focus on residents and families more than protecting bad property owners. More code enforcement to move along neglectful property owners.

I like living in a neighborhood with mixed ages. I hope to start volunteering again at the neighborhood school now that I am retired. Royal Oak needs to hold homeowners more accountable for their snow removal. Other cities have managed this why not Royal Oak?

Question 23 does not give good options.

I wish the city would bring back city busses for the High School. Without school district transportation, this was something we were counting on for our children.

Local public transit will make Royal Oak livable / affordable for a more diverse population.

Keep neighborhoods!!! Limit size of multifamily

Please just don't pay lip-service to residents AND be sure to get feedback from a good cross-section of owners, renters, young and old.

Smaller ranch style homes for seniors. Need expanded senior transportation options  
The noise ordinance needs serious work. As written royal oak residential zones are louder than neighboring communities industrial zones. Additionally electronic amplified sound devices like radios should have as strict requirements as vehicles.

Maintain neighborhoods as is. Do not force density. Respect longtime resident and tax payer homeowners.

Too late for my neighborhood but huge homes disregarding the size and closeness of the homes to established homes is terrible. All homes should have same footage of lawn and same distance away from property lines.

Chain link fences around parks look ugly. We also need nicer garbage cans in parks. We need restrooms for soccer and baseball games too.

Better parking situations down town.

Improve weekend bus service on SMART , especially on 430 route. Lean in to transit orientated development, esp near Woodward and mile roads with major transfer points. Keep maintaining bike lanes and add protective curbs where possible. Allow more mixed use zoning in certain neighborhoods to allow for walkability

Fund parks and tree replacements for the city street trees. That's my favorite part of royal oak is all the trees and bike lanes and parks!

I have no interest in building new buildings higher than 35 feet  
All new construction, commercial and residential, should include a plan to sink as much rainwater as possible into the ground. I noticed Meijer just re-did their parking lot, and their failure to include relatively cheap, simple storm-water runoff mitigation makes me want to shout with frustration.  
Keep the parks and green space for our current and future residents. Improve on the selection of shops and restaurant spaces, instead of vacant buildings and/or businesses. Again, the parking situation is the culprit in keeping people away.

The Board of Zoning Appeals and Council too frequently grant variances to the Master Plan and its related zoning for the convenience/profit of businesses and developers. Too bad if adjoining residents are impacted by 'progress'. It makes me wonder how another Master Plan update is nothing more than a future promise that again will not be kept.

Enough condos and big new buildings downtown. Keep improving the parks.

I'd like to see increased efforts for sustainability and mobility around the city. Better biking access (see Ferndale, Ann Arbor) could really improve getting across the town safely for people of all ages. This is huge for improving quality of life, especially as increased housing density is created along the corridors (main, woodward, etc.)  
Efforts with stormwater retention (see example on the northern end of Vinsetta blvd) would help quality of life as well as beautification. I'd love to see a broader range of community type businesses downtown. Places like Ferndale project are great spaces that offer community events and cater to adults, while also being very family friendly.

Upgrade parks, add splash pads or city pools.



I do not think the "traffic plans" worked at all, narrowing Campbell, Main and all others is still a mess and I avoid at all costs. I never see bikes on these streets either.

The city needs to be more affordable for people with lower income. Public transportation would help. We need bus stops on neighborhood streets, not just main thoroughfares, and buses that run every 20-30 minutes at the least.

Prioritize parks and the tree canopy. Continue to add bike and pedestrian infrastructure. Add small-scale multi family housing where along mile roads and main roads.

I'd like to preserve the look of our downtown streetscapes, esp. Main and Washington. I'd like to make sure there are walkable nodes of convenience businesses.

Since I walk or ride my bike a lot I want to see better bike lanes, more oversight by traffic enforcement of improper turns downtown, improper parking and speeding in neighborhoods and major road improvement on some really rugged streets. Some streets should be closed off and designated pedestrian only. get rid of the current parking system, more art galleries

Stop developing and spending taxes on unnecessary things. The character of Royal Oak has changed significantly. I no longer go to the library, farmers market, or downtown.

Senior housing is needed. Trends indicate smaller congregate housing near existing families and within current community desired. Where is our city leadership here?

Please remove all parking requirements. So many proposals get rejected for lack of parking. Driving around RO, many places have huge empty parking lots. Please consider a creative / novel approach to improve the (aesthetics, economics, safety for pedestrians) along Woodward (and other major corridors in our city. Also consider developing safe and protected bike highways throughout the city. This would be pretty novel and progressive for our area but likely hugely popular among families, cyclists and seniors, ect.

Maintain single family housing in our neighborhoods, respecting those currently living in our city and their concerns rather than supporting outlandish developments which encroach on surrounding, existing neighbors and businesses. Royal Oak is no longer working toward being a beautiful place to live

If the zoning ordinance is to be modified to promote higher density dwellings, then specific zones/areas within the City should be designated for this new change. Not in established neighborhoods where possible zoning ordinance changes could cause negative impacts on current single family dwelling residents.

Stop letting rich developers come in and build expensive luxury condos. This is making Royal Oak an extremely expensive city for young folks to live in and they are being forced elsewhere. The limited available land in Royal Oak should be used to provide public spaces and services to residents - affordable housing, community meeting spaces, theatres, parks, etc.

Planning should be horizontal across services and departments.

Stop trying to invade our single family neighborhoods with multiple housing, the beauty of RO was their family neighborhoods with beautiful trees. With all the variances given to builders who are favored the trees are cut down and huge houses are built on these lots by getting variances approved by the handpicked idiots on the zoning and planning boards. There are citizens in the community that are knowledgeable about these issues but are not selected due to age discrimination or political views. WAKE UP before all is lost. Stop the big foot houses. Keep the smaller houses that are already there and you will have affordable housing. Keep giving developers variances and these houses vanish. Stop giving developers a free pass on variances. Get rid of the present parking meter company. These ideas I know will get tossed out as it is not what you want to hear. The ideas you will take from this survey are only the ones that agree with what you already want to do. I am taking my time to fill this out in the HOPE that someone at city hall actually listens.

I addressed a lot in my box 41. We really need to improve affordability. We used to promote HUD partnerships it seems based on Barton Towers and the other senior building. I hope we can do more of that. We need more density, more transit. This is getting into the weeds a little but I really hope we get transit overlays, especially considering the county's recent investment in SMART. Affordability is a climate issue because it means people won't have to travel so far if they work downtown.

We need more housing options / fewer zoning rules (eliminate single family zoning! No parking minimums!) and we need safer/better routes for non-motorized transport (biking and walking should be the primary factor in road design with cars as a secondary concern)

My primary concern is stormwater management. There is so much flooding in my area, and we had to get our basement waterproofed because water was coming in frequently which was a huge expense. The roads flood a lot, and also the Mark Twain dog park on Campbell where I go almost daily. The water problems seem to be getting worse, not better. Hope that helps you in some way.

Find a way to encourage replacement trees when large ones are cut down. Allow for midrise building along Woodward.

Limit to a few Cannabis dispensaries. There will be more than enough in surrounding communities.

Fix the roads before spending more. Have the Mayor and city commission actually represent what the people want. Stop giving money away to special interests (Tax payers did not want to fund the ice rink for winter fest).

Royal Oak should be focused on prioritizing high quality multimodal transportation options and densification of its commercial corridors and downtown area. High quality facilities will enable users of all ages and abilities the opportunity to travel by any mode of transportation within the city and its surrounding neighbors.

I would like to be able to have a bonfire

Please consider current home owners and older folks. It is very offensive the way current home owners are looked upon in regard to builders.

Maintain existing large-lot neighborhoods. Not every lot needs to be split. This hasn't affected me directly, but these types of housing possibilities need to be available.

Invest in the improvement of city facilities (library, senior center, etc.). Repurpose vacant storefronts into housing or mixed use buildings. Better bike lanes on main roads. EV charging stations at parking garages.

Allow an electric scooter rental company to operate within the entire boundary of Royal Oak (not just within downtown - this would allow anyone living in any quadrant to explore the entire city). Add restaurants, bars, and/or shops to the Campbell and Lincoln intersection; there is a large retail space on Lincoln that seems to be half empty. Do something with the retail space on Fourth Street (going towards 75 - has been vacant for over a year). Expand the median art installations on Fourth street to the east side of Campbell (i.e. the statue on Fourth and Wilson - continue those down the entire street).

Bring more opportunities to Woodward for the car enthusiasts, they're going to be here regardless. Get them to spend money in the city. There's no reason to have so many vacant storefronts. Incentivize residents to open businesses. And above all, get rid of the stupid parking system. Make street parking free and only ticket those parking more than 2 hours.

Affordable housing negotiated with builders

Street parking on both sides of the street is a very inconvenient part of our neighborhood  
Please make Woodward Ave, BEAUTIFUL! On Woodward North and South of Royal Oak the medians look Great.  
Make Woodward a SHOW PIECE.

Improving infrastructure

A focus on walkability should be added.  
Better winter plow services

Allowing vacant houses and other structures to stand without maintenance becomes a neighborhood problem which the city won't address. Putting sidewalks in where there is no maintenance. (these are unacceptable to me) Make sure that any trees that are removed for "improvement" are replaced. NO ROAD DIETS!!

Keep spending money on parks! They are so important. Looking forward to seeing what happens with the Oakland County Transit Millage. How is the County engaging us on transit.

think about the aging population and getting developers to create senior, affordable, walkable to downtown/conveniences and age in place housing plans.

Open surveys that don't direct me to give one of your desired answers, then limit my response capability to respond. Each question should have the option of other, to write in verbiage. This survey is very misleading in that we (the residents) cant give our opinion. Tainted.

Designing your city based on what developers want to do is irresponsible and abandons residents in favor of political donors.

There should be more emphasis on keeping small affordable homes in the city instead of knocking things down and sending perfectly good homes to the landfill and building ugly McMansions in tiny neighborhoods. There is no diversity here, any low-income person cannot afford to live here... rent is astronomical and the houses are priced obscenely. Rent downtown is also insane and half of the buildings are vacant. It looks like trash nobody wants to come downtown anymore... It's embarrassing. Everyone I know goes to Ferndale or Detroit. I used to dream of moving to Royal Oak but the longer I am here the less I like the actual town I live in... the only cultural Landmark we have was not down to build condos I can't even go see a decent arthouse movie in my town anymore.

Thankfully, my neighbors and street I live on is wonderful. Let's hope Hilan doesn't come in and destroy all of our mid century brick ranches.

I hope the committee prioritizes the heritage and well-being of its residents over the bank accounts of these large developers. I hope they prioritize climate change, the planting of native trees, plants and rain gardens, the use of renewable energy. I hope they prioritize people over profit (as we know that has not been the case in the past).

And I hope they stop building these hideous condos on every vacant/semi vacant lot of land. I would love to see the continuation of parks being renewed, the farmers market being championed, and a sense of small town community restored. I hope to see more remodeling/restoration vs teardown and build new. Royal Oak has a rich history and I would like to see that championed vs destroyed. LISTEN TO THE PEOPLE WHO LIVE HERE, PLEASE.

Historic preservation, small corner grocery stores, walkable, park maintenance,

Maintain the single family residential areas. Provide adequate parking for multifamily housing. Maintain adequate traffic flow patterns. Support strong small locally owned business and restaurants downtown.

All public right of ways, especially streets, should be considered for redesign from the perspective of traffic calming, additional green space, safe and separate protected bike lanes. Ease of mobility by walking (and wheelchair) and biking should be safe. Current situation is not safe for all ages and abilities and causes people to feel like they must drive. In Michigan, Royal Oak has especially high potential to be walk and bike friendly. The 15-Minute City (or 30 Minute territory) coined by Carlo Moreno in France, is a great perspective relevant to RO and its potential for increased livability and well-being.

Reduce the housing near rr tracks, should be zoned commercial or light industrial uses. Stop selling park land to friends that are developers, stop selling downtown land to friends that are developers. Start building density in downtown that costs 30% of median single income, start building commercial property owned by the city and rented to startups on 1 year or less leases, connect those small businesses with state grants to fund the leases. You likely missed that opportunity already, not sure what's more disturbing, if leadership knew it and passed on it on purpose to pay back campaign contributions or weren't knowledgeable enough to understand what should be done.

The City Commission is hell-bent on doing what it wants to do with or w/o resident input. They are prostitutes to big money. Smaller minimum lot sizes; no minimum parking requirements; all single-family zones should become two-family zones; all residential zones should allow some amount of low-impact commercial activity, e.g. neighborhood cafes; all commercial zones should allow multistory mixed-use

We are aging and need to better access to single level living. Royal Oak is already a fully developed city. Keep the current zoning in the residential areas. Kindly explain "prioritizing municipal capital investments".

Stop the ideas of multiple family dwellings in single family housing areas. No one wants apartments next to their houses. Stop the nonsense of not having at least 2 parking places assigned to units. We are a large city and people need cars to get around. I do not ride bikes, Uber, take busses, or walk to go shopping or work. We are not New York, Chicago or any other huge city. If I wanted to live in a high density area I would move there.

Royal Oak wasn't broken, stop the nonsense. Mayor & Commission - they accept no negative feedback and want to "Shove" plans down on taxpayers with "Zero Regard" for the people that fund the city. Quit the road diets! The bike lanes are wasted space. Repave all the crappy roads and otherwise leave them alone! Zoning requirements are great, but when you don't enforce them they are useless. I'm aware of the overwhelmingly developer-friendly ethos of the current city commission, and believe this is an empty exercise which will result in a developer-friendly amendment to the RO master plan.

You wouldn't listen anyway

Master plan should consider the needs of all residents, not just potential residents. Take care of aging infrastructure.

Increased housing density is good for people and good for the environment. It adds to the character of a neighborhood, it doesn't detract. Along with that, we need additional business density outside of downtown. Small shops and restaurants within walking distance of the northern neighborhoods would allow for a greater sense of intra-neighborhood community.

Clean out City Hall. Listen to residents concerns. Lower taxes.

City services from police/fire/dpw  
Eliminate Sentry parking system

See comments in #41 above.

We need more bright, caring, interested, and qualified leaders on planning commissions and councils who actually listen. I get there are lots of kooks who attend these meetings but good leaders know how to separate the wheat from the chaff, so to speak. Downtown Royal Oak in particular needs a lot better listening and better action because simple things like walk lights not working for extended periods of time are asinine. Limit needed for high-rise development downtown

Be a partner in returning regional public rapid transit to the Woodward Corridor (re-connect Pontiac to Detroit). Fix zoning issues that incentivized the tragic loss of our historic landmark Main Theater. Protect legacy structures for eco-friendly re-use and historic downtown streetscape.

While I know Royal Oak is working on it, I do feel more attention should be paid to living accommodations for senior citizens and more emphasis on pairing seniors regarding volunteerism, with the City, Police, etc.

The city has not followed or tried to implement the current plan That is very good- The current plan is ignored and the City Commission has never stated what is wrong with it. why are we changing it. It would be nice if the city of Royal Oak supports the coalition of Royal Oak. The ROCC is a non profit dedicated to improving the quality of life for all who live, work or play in Royal Oak, by promoting a lifestyle free from the abuse of alcohol and drugs. Providing Mental Health Wellness.

Traffic studies to remove 4-lane roads (2 NB and 2 SB lanes) in favor of 3 lane (1 lane each NB and SB, and a turning lane)

Redevelop Woodward.

Prioritize non-motorized mobility and transit *above* cars. Downtown can be pedestrianized outside of Fifth Street (my specific wishes: block Troy Street between 11 Mile and Lincoln from cars, narrow Main Street and Washington Ave and consider using the street parking for loading/unloading only). I know this is politically difficult, but it makes the city accessible for everyone, not just people who can afford a car and are able to drive. It also will help Oakland County reach its climate goals and help the city's finances. I know business owners will complain if you dare to touch street parking, but customers come from foot traffic, not from the few cars parked in front of their shop. There are plenty of examples showing that fewer cars equal *more* business. Think less in terms of bike lanes and more in terms of "all ages and abilities mobility lanes." I never use Royal Oak's "official" bike infrastructure (which is just paint anyway) because it is uncomfortable and unsafe. Non-motorized infrastructure should be comfortable and safe enough for both a child riding to school and a senior citizen using a mobility scooter. One test: if you don't see a large number of women using your bike infrastructure, it's not safe. Another test: if you wouldn't walk in a bike lane (or worse, a road with sharrows), you shouldn't expect others to ride in it. Also, design non-motorized infrastructure to complement public transit. Bikes, and bikeshares in particular, are a great way to feed more people into the transit system and allow people without cars to get to their destinations more easily. Please consider using the Dutch CROW manual as inspiration for best practices on designing equitable streets, especially at intersections. Royal Oak has the potential to be *the* leader in non-motorized transportation, even surpassing Ann Arbor (which I think is overrated anyway), but it will require politically difficult decisions in this car-centric culture. But I believe that we can be a great example for other small cities around the US to follow if there's enough courage to do it. For more on why curbing cars creates a better, more equitable city, read "Curbing Traffic: The Human Case for Fewer Cars in Our Lives" by Melissa and Chris Brunlett.

I am surprised how much I like having the park in Downtown Royal Oak. Hoping you can figure out how to get more shade in it. Trees? Covered shelter? and keep it safe, and family friendly