

*City of Walker Master Plan History
1956-Present*

<i>Master Plan Year</i>	<i>Plan Year Population</i>	<i>Population Projection (Timeline)</i>	<i>Key Concepts</i>	<i>Implementation Recommendations</i>
1956 (Walker Twp)	12,500	25,000 (20-30 yrs)	-Avoid Sprawl -Maintain residential/agricultural character -Concerns over public services, schools and finances given projected Township growth	-Keep traffic to a few main streets -Implement Urban Service Boundaries -Consider incorporation
1962 (City Incorporated)	8,823	N/A	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>
1969 (First City Plan)	11,492 (1970 Census)	26,000 (1985), 80,000-90,000 (ultimate)	-Regional (County) Planning -Traffic concerns -Utility concerns	-Development guided by water and sewer availability -Widen right-of-ways on thoroughfares; South and West Beltline -Greenbelts -Major office and commercial centers near I-96 interchanges -Townhouses and rentals near shopping and public transportation
1983	15,088 (1980 Census)	17,814 (low), 18,346 (med), 20,494 (high) (2000)	-Image needed for the City -Desire to encourage new industry -Maintain rural character -Need for more recreational facilities -Desire for transportation alternatives; concerns about air quality	-Develop logo and motto for City department -Create a parks and recreation department -Encourage industrial development in certain locations -Consider using TDR -Create carpool lots and bicycle paths, consider pedestrian routes, encourage use of GRATA
1993 (Future Land Use)	17,279 (1990 Census), 18,835 (1994 MI Est.)	N/A	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>
1998	19,000 (est.)		-Land Use Concerns (Rentals, Commercial, Industrial) -Community Image -Open Space, Neighborhoods, Natural Features -Traffic concerns (Alpine, Wilson South of Lk Mich Dr)	-Balance development with environment -Limit high-density development to specific areas -Develop a "Heart of Walker" -Subarea Planning -Widen several roads (e.g. Three Mile, Wilson)
2000	21,842 (2000 Census)	N/A	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>	<i>N/A - Not a Master Plan Year - Population Estimate Only</i>
2007	23,609 (MI Est.)	N/A	-Incompatible, jumbled land uses -Concerns about strip development -Vacant buildings -Community Image	-Continued subarea planning -Redevelopment efforts (e.g. Brownfield, TIFA) -Create new zoning for Standale -Mixed use development
2012	23,537 (2010 Census)	TBD	TBD	TBD