



FROM SOLID ROOTS...STRONG BRANCHES: UPDATING THE CITY OF WALKER MASTER PLAN

OVERVIEW

- Master Plan History
- *Why do we create Master Plans?*
- The Master Planning Process
- Plan Implementation
- Past Results
- Summary
- Questions/Comments



MUCH HAS CHANGED IN 50 YEARS...

See handout



*Former Walker Township Hall
Leonard St & Covell Ave.*

- 1956: Walker Township Master Plan
 - Incorporation; sprawl; utility district / **UGB**, 80,000 people planned
- 1962: City of Walker Incorporated
 - Population 8,823
- 1969: First City Plan
 - Utility concerns, **county planning**, 80 – 90K people; 26K by 1985, no map – lost.
- 1983: Population 15,000
 - Recreation; GRETS; **TDR**; Bike route
- 1998: Population 19,000
 - Community image – “Heart of Walker”
- 2007: Update of 1998 plan
 - Sub Area Plans (details)



WHY DO WE CREATE MASTER PLANS?

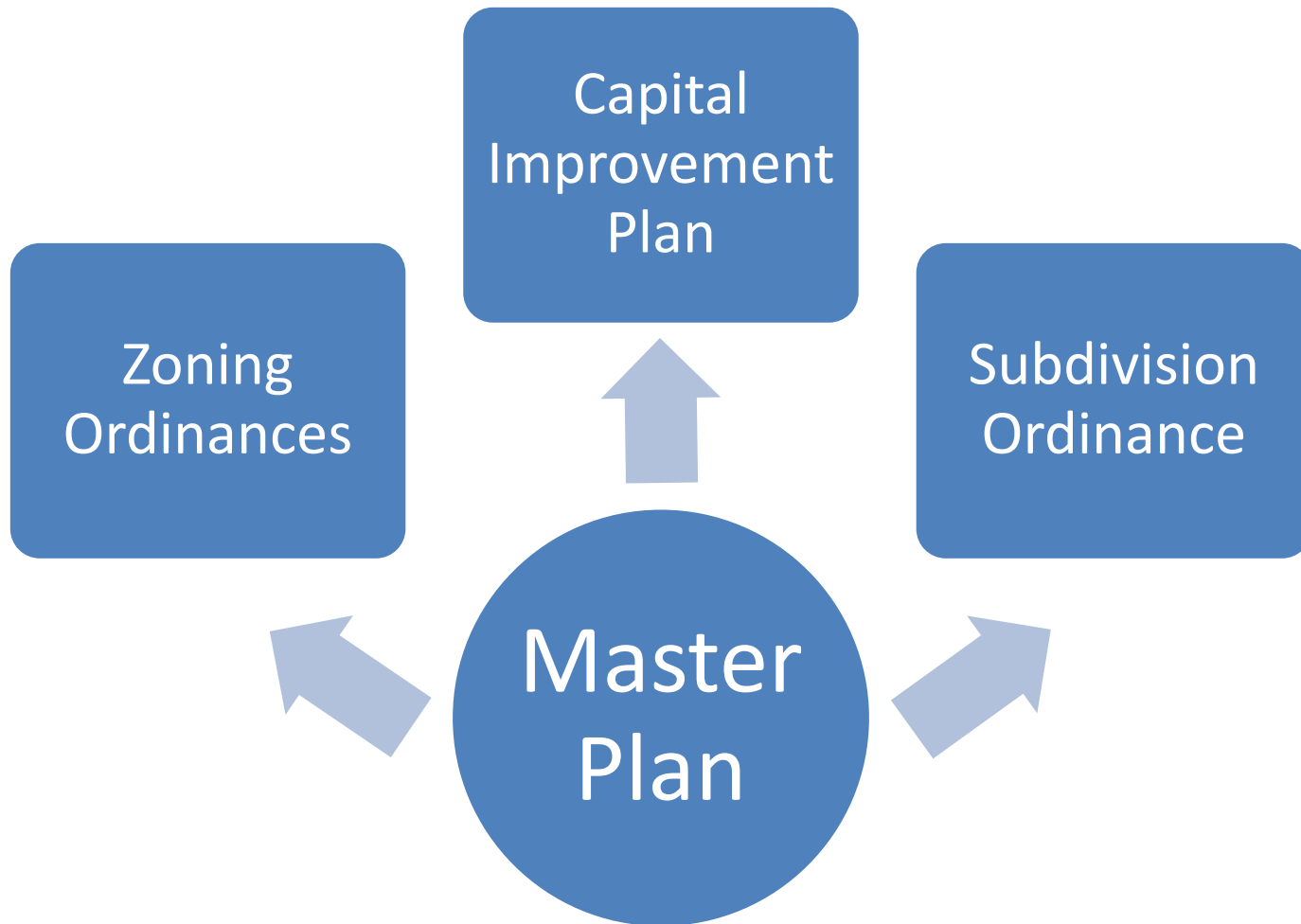
- Master Plans are required by the State of Michigan. Public Act 33 of 2008:
 - “A Planning Commission shall make and approve a master plan as a guide for development within the planning jurisdiction...”
 - New in 2008: PA 33 requires “A system of transportation to lessen congestion on streets.”
 - New in 2010: PA 134 & 306 require “All components of a transportation system...[consider] all legal users of the public right-of-way.” [Complete Streets & Public Transit]



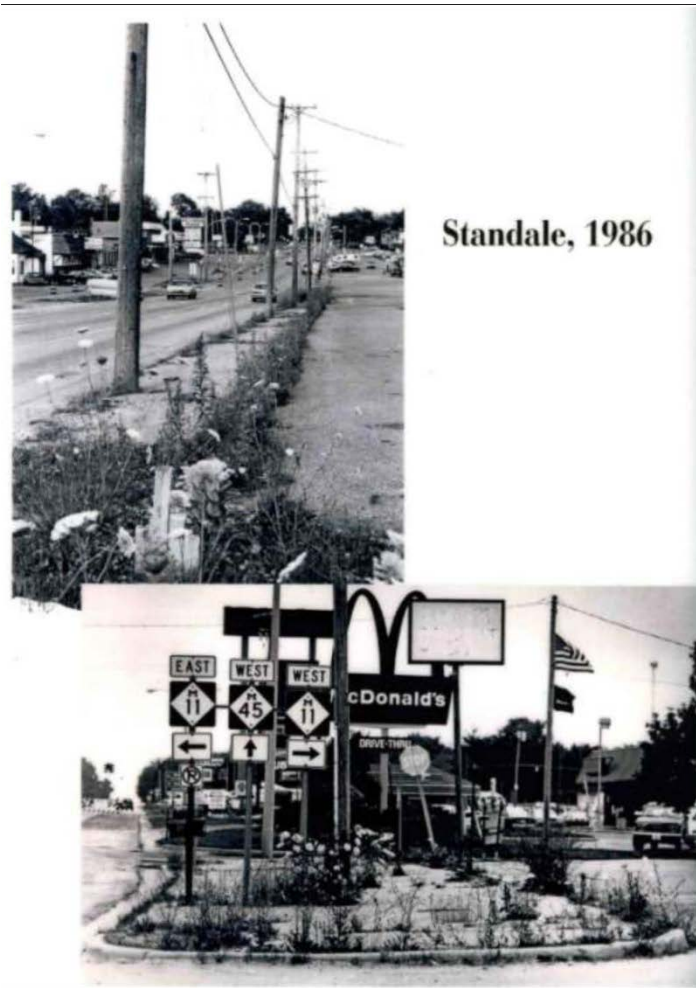
THE MASTER PLANNING PROCESS



MASTER PLAN IMPLEMENTATION



WHAT ARE THE RESULTS?



SOURCE: J. Cunningham, Advance Newspapers

WHAT ARE THE RESULTS?

- 1956 Issue: Incorporation
 - City of Walker incorporated in 1962
- 1969 Issue: Utility concerns
 - Development has been guided to areas with water and sewer service
- 1983 Issues: Recreation; transportation alternatives
 - Result: Bike paths, improved sidewalks, additional focus on service by *The Rapid*
- 1998/2007 Issue: Community image – “Heart of Walker”
 - Result: Downtown Standale efforts
 - Result: Lear / Avastar Park on south Alpine Avenue
 - Orchard Park
 - Fenske Site
 - Ferndale Extended
 - North Ridge Precise Plat



SUMMARY

- Walker has changed over time
 - Plan needs to reflect these changes
- We are required to create a Master Plan
 - Must reflect updated Public Acts
- The City will involve a range of stakeholders
- The Plan will be implemented through Zoning, Capital Improvement Plan, and Subdivision Control
 - This has worked effectively in several ways.



ROLE OF CITY OFFICIALS

- **Define the master planning scope**
 - Priority areas
 - Priority issues
- **Direct the master planning process**
 - Observe / listen
 - Communicate / inform
 - Lead
 - Decide





QUESTIONS/COMMENTS?