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Subject: Master Plan Comments
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Attachments: [Royal Oak Master Plan Comments.docx](#)

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Hello,

This is Francesco, Deputy Planning Official at the City of Huntington Woods.

Please find attached my comments and recommendations regarding the proposed master plan. Let me know if you have any questions.

Thank you!

Best,
Francesco

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Royal Oak Master Plan Comments

Housing

Mentions:

Missing Middle Housing:

Needs:

The plan recommends zoning changes (Form based codes, reducing PUDs (Pg.47)), but it would be beneficial to include a suggested timeline for implementation, prioritizing zoning updates within a phased approach (1-3 years for key growth areas, for example).

Additionally, to address neighborhood concerns about abrupt density changes, the plan should incorporate density transition strategies such as step-down heights, setbacks, and landscaping buffers in zoning updates.

Senior Housing: Needs a stronger focus on accessible design. The aging-in-place strategy could be more detailed—should include support programs for home retrofitting and mobility-friendly upgrades (Providing grants for home modification, for example). The plan could encourage zoning flexibility for accessible housing types (Allowing Senior Housing & multi-Generational Living in More Zones)

Incentives for affordable housing or Mixed income developments near transit zones.

Transportation

Multimodal Transportation: The plan talks about it, but there are no clear commitments to transit expansion.

Woodward Corridor: Some good improvements mentioned, but not enough focus on making it truly transit friendly.

Needs:

A Clear TOD (Transit-Oriented Development) Vision

Plan acknowledges the importance of transit areas but doesn't establish of TOD framework by implementing a TOD overlay zone consisting of high density developments near transit

hubs (Woodward, SMART bus corridors, transit center) would make these areas more transit friendly

Could use a TOD Overlay Zone that:

Requires higher-density development within close proximity of transit stops (Could be half mile)

Limits surface parking lots and encourages shared parking.

Includes affordable housing requirements to prevent displacement near transit.

Plan to Reduce Surface Parking Near Transit Stops

Eliminate parking minimums in transit-friendly areas.

Encourage shared parking agreements to maximize land use and prevent dead space.

Good improvements for the Woodward corridor but should be more transit friendly. Plan could include

Feasibility study for Bus Rapid Transit. Depending on the results, dedicated bus lanes could be supported

First/last mile solutions like micro transit, bike share.

Upgraded transit stops that have real time arrival info.

Climate

Urban Heat Island & Stormwater Management are mentioned but lack clear implementation strategies.

Needs:

UHI Mitigation Strategy

Prioritize tree canopy expansion in heat-vulnerable neighborhoods.

Use GIS mapping to identify areas with minimal shade and focus greening efforts there.

Developer Incentives for Stormwater-Friendly Projects

Provide density bonuses for projects with green roofs, permeable pavement, and stormwater-friendly infrastructure.