



# 2017 master plan

CITY OF UTICA



presented by

Planning &  
Economic  
Development





2017 CITY OF UTICA  
**MASTER PLAN**

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2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 1

introduction.





# welcome.

## City of Utica “The Pioneer City”



Welcome to the 2017 City of Utica Master Plan. The City of Utica is a tightly knit small town community with a unique historic character, beautiful natural and recreational features, and a traditional downtown setting. This community not only offers an excellent quality of life, but big market opportunities because of its location in west central Macomb County, southeastern Michigan – where it is located 12 miles north of Detroit and 5 miles west of Mount Clemens, with direct access to regional arterials (M-59 and M-53) and surrounded by large market industrial and employment centers.

This plan is a comprehensive

vision for Utica’s future in transportation, regional position, land use, the economy, environment, and the sociocultural cultivation of our city. The City of Utica Master Plan represents the community’s big picture - how we want to evolve in a way that makes the city an even more desirable place to live, work, and play for both present and future generations.

The Master Plan is a two-year long collaborative effort between residents, business owners, and both city and county officials. It is the culmination of the hopes and desires of all those involved. The Master Plan builds upon multiple

strategies, studies, and best practices — extrapolated into present and future opportunities. The document shall be used as a guide for the management of future development, redevelopment, investment, and as living text that touches all facets of the City’s continued success and long-term sustainability.

The City of Utica will become the vision that is detailed in the following pages if the plan receives support from the community, is included in decisions of civic leadership, and stewarded by planning and development officials.



# the how to.

## A guide to the Utica Master Plan

In context of the Michigan Zoning Enabling Act, the Master Plan is a general study of a municipality, presenting a single comprehensive view of the community's desire for their future through identifying specific goals and policies that address land needed for various types of uses and activities. After a Master Plan is adopted, a municipality can then adopt a zoning ordinance to assure that land is available and allocated to meet the community's long-term needs. As one can see, the plan serves many functions. Here are a few more ways the plan can be used:

1. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and City Council in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. This provides a stable, long-term basis for decision-making.
2. A second function of the Plan is providing the statutory basis for which zoning decisions are based upon. The Michigan Zoning Enabling Act (P. A. 110 of 2006, as amended) requires that the zoning ordinance be based upon a Plan that promotes the public health, safety and general welfare. However, it is important to note that the

Master Plan does not replace other ordinances, specifically the Zoning Ordinance and Map. Zoning is one of the many legal devices that can be used to implement the Master Plan.

The Plan coordinates public improvements and development. For example, public investments such as road improvements should be located in areas identified in the Plan as having the greatest benefit to the city and its residents.

3. Finally, the Plan serves as an educational tool for all users as it is a clear indication of the City's direction for the future.



In summation, the Master Plan is an officially adopted document that sets an agenda for achieving the goals and policies that were identified by the municipality and the community. The plan is not a panacea for resolving all conflicts; rather, it is a long-range statement aimed at a unified and coordinated development effort.

# what is planning?

Planning is a process which involves the conscious selection of policy choices relating to land use, growth, and development of the community. The Master Plan is the only official City document that sets forth policies for the future of the community.

“A Planning Commission shall make and approve a Master Plan as a guide for development within the planning jurisdiction.”

The City derived its authority for the preparation of a Master Plan from the Michigan Planning Enabling Act, P.A. 33 of 2008. Section 31 of the Act states:

In the preparation of a Master Plan, a planning commission shall do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.
- Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in Master Plans and zoning may be avoided.
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction, and seek the maximum coordination of the local unit of government’s programs with these agencies.



## 8

# Guiding Principles of the Master Plan



Collaborating to create a set of guiding principles for the Master Plan is an integral part of its success. An effective set of principles forms the foundation for how decisions are to be made and paints a colorful picture for what the future holds; they should act as a “north star,” a guiding light toward which communities can organize and act.

By outlining these principles, we create a guide to the implementation of the Master Plan. Guiding principles take stock of existing conditions, account for strengths and weaknesses, provide justification and influence the course of action taken, regardless if goals or objectives change over time. The following is an overview of the City of Utica’s guiding principles:

## 1. Sustainability

Sustainability is an important concept in land use planning, where it is often described as an environmental initiative. But, according to the United Nations Commission on Sustainable Development, sustainability is defined as, “Meeting the needs of the present without compromising the ability of future generations to meet theirs.” This concept encompasses not only environmental concerns, but the concerns of economic and social well-being. While many communities find that the conditions and trends relating to the environment, economy, and society are unsustainable, achieving sustainability is an incremental process and not an overnight transformation.

## 2. Diversity

Diversity can be defined in this Master Plan as the distinction of characteristics, qualities, or elements of the City. The support of this type of diversity can foster imagination and entrepreneurial initiatives. For Utica, diversity will be achieved in two main forms — our built environment and the residents that inhabit that environment. Diversity in our built environment will apply to the function, style, and use, while resident diversity will apply to characteristics such as ethnic origin, age, income, gender, and physical ability. A diverse community encourages ownership of civic and private amenities. This ownership will evolve into a rich and vibrant place to live, work, and play while positioning the City to attract business and investment, increasing economic stability.

## 3. Economic Vitality

Economic vitality will be achieved in Utica when all industry sectors and stakeholders are viable and work together toward a shared vision. Utica offers an attractive draw for businesses and residents because of its unique character and prime geographic location. To maintain a vital market place, it is imperative that development and redevelopment be located within areas of the City that can provide the necessary zoning, infrastructure, and activity to support such development.



#### 4. Sense of Time and Community

Understanding how the City of Utica came to be must never be forgotten; it should be embraced and celebrated. The 2017 City of Utica Master Plan focuses on building off of historical strengths, leveraging history for the benefit of the present and future community. By valuing this heritage, Utica recognizes the importance of each moment and how it reflects on the City's identity and prosperity.

#### 5. Environmental Protection

The City of Utica's natural features (wetlands, waterways, etc.) provide the framework upon which the City was developed. This framework guides much of the City's current effort in identifying features for which residents and visitors can utilize to connect with nature and enhance quality of life. For the Master Plan, future environmental protection and green space development will be achieved by preserving, enhanc-

ing, and celebrating targeted green resources.

#### 6. Connectivity

Physical connections are accomplished through the use of roadways, pathways, greenways, open space, sidewalks, and public transportation services. Providing residents, workers and visitors with viable transportation options serves as an immeasurable value to the city's future success. Land use and transportation must be planned in consideration of one another to ensure that the connections are designed to make transport comfortable, while meeting the needs of our business community.

#### 7. Strong Leadership

The leadership in a community (elected, appointed, and communally) has the responsibility to plan for and implement the vision of its constituents. Change is not easy, and the decisions that leaders must make to foster change can be difficult. Utica's leaders acknowledge this and will strive to create future



#### FUN:

Jimmy John's Field opened during the summer of 2016 and offers the community a place to watch professional baseball.

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policy that implements the vision set forth in the City of Utica Master Plan.

#### 8. Fun

A community that provides activities and places for people to have fun will improve the quality of life for its residents and visitors. Utica will be a place where all will want to live, work, and play. Fun opportunities will be achieved in Utica through both active and passive leisure and recreation facilities, public events and festivities, arts and cultural activities, and a vibrant sports and entertainment downtown district.





# organization.

The 2017 City of Utica Master Plan is organized into chapters describing existing conditions, the plan and future vision for the community, and the steps for implementation.

## The Community Profile chapter

is an analysis of the history, current situation and future projections for the City with regard to its population and demographic characteristics.

**The Existing Land Use & Character Areas chapter** is a subjective analysis of the conditions, characteristics, physical and environmental qualities, and connective networks in the City of Utica and sub-areas, presenting the City as it exists today.

## The Natural and Environmental Features chapter

analyzes the diverse network of natural and environmental features that exist within Utica and in a greater regional context. These features include soil composition, water resources, flood plains, woodlands, and storm water management.

## The Open Space and Amenities chapter

outlines the various types of public and recreational amenities that exist within the community and discusses the vision and opportunities for each asset.

## The Facilities and Services chapter

is an analysis of public services, utilities, and facilities - including civic buildings - vital to the basic function of the City and the quality of life within the community. It will highlight potential opportunities for improvement and future projects.

**The Transportation and Infrastructure chapter** presents and analyzes the circulation systems and utilities that service the community's connectivity.

## The Downtown & Corridors chapter

describes the character of the historic downtown and its corridors that serve as the activity centers of the community. The chapter will detail the specific characteristics of these areas, the physical and environmental qualities, the transportation networks, and quality of life and placemaking opportunities that exist within them. Lastly, the chapter will outline recommendations and opportunities for their futures.

**The Goals and Objectives chapter** is the visions of the citizens and stakeholders of the City of Utica have for themselves and for their future. The goals are crafted from the analysis of the existing conditions and will be utilized to develop the Future Land Use Plan.

**The Future Land Use chapter** will be the guide for future development. Using the citizens' stated goals, it will assist Utica in achieving the goals and vision established in this Plan.

**The Implementation chapter** will answer the "how" of the Master Plan. With specific programs, ideas, and regulations, it will guide the City along the path to shaping the Utica of the future.

**The Zoning Plan chapter** is the culmination of the Master Plan efforts. The Zoning Plan is a guide for how the land use categories on the future land use map relate to the existing districts on the zoning map. Further, it provides an outline.

# Regional and Local Planning influences.

### Southeast Michigan Council of Governments (SEMCOG)

SEMCOG is the primary regional planning agency that serves the seven-county Southeast Michigan region. Its central role is to advance inter-governmental cooperation and to coordinate planning activities that are regional in scale. SEMCOG's principal planning activities involve the following areas: transportation, community/economic development, water/air quality, solid waste disposal, sewage treatment, storm drainage, public safety and land use. SEMCOG also maintains the region's most wide-ranging database that is used for planning and economic development purposes.



### Macomb County Department of Planning and Economic Development (MCPED)

MCPED is a regional planning agency which provides assistance to local communities through planning services, geographic information systems, data collection and economic development assistance. The County in recent years has conducted or



supported a number of planning studies of benefit to the City of Utica. These include the Macomb County Trailways Plan, Parks and Recreation and Open Space Master Plan, Macomb County Thoroughfare Plan and Gratiot Avenue Access Management Plan.

### Suburban Mobility Authority for Regional Transportation (SMART)

SMART is the agency responsible for providing mass transportation and paratransit services to the three-County Metropolitan Detroit area. The main component of SMART's service to the region consists of a network of bus routes. Other services provided by SMART include a connector bus service, which provides a more specialized type of service. This is particularly useful for meeting the transportation needs of senior citizens and the handicapped.



SMART also operates a Municipal Credit Program which provides funding to local communities to be used for meeting the transportation needs of its residents. Local communities are responsible for determining how this money will be spent. It can be used to subsidi-



dize the cost of providing SMART's connector service, provide vans for local service, or underwriting the cost of bus tickets for local residents. Service to the City of Utica is provided via a curb-to-curb connector system that ties into the main-line route operating between Shelby Township and Detroit. This route offers selected weekday trips west along Hall Road to Lakeside Mall.

### Michigan Department of Transportation and Macomb County Department of Roads

Within Macomb County, the Michigan Department of Transportation and the Macomb County Department of Roads employ the greatest amount of control over future transportation initiatives. Planned improvements to the local Macomb County road system are planned, designed and constructed by the Macomb County Department of Roads.



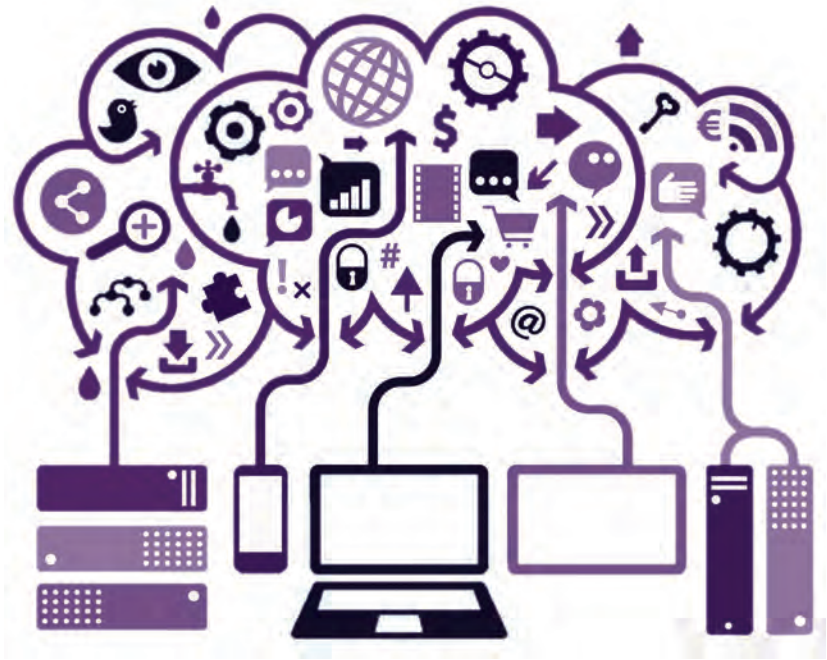
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### Huron-Clinton Metropolitan Authority (HCMA)

HCMA operates three regional recreation facilities in Macomb County: Stony Creek Metropark in Washington and Shelby Townships, Lake St. Clair Metropark in Harrison Township, and Wolcott Mill in Ray Township. These offer a wide range of recreational opportunities for residents throughout the County and region.



## data.

The data and information used in this Master Plan was derived through a multitude of sources, including: Original research and analysis, U.S. Census Bureau, SEMCOG, ESRI Business

Analyst, and Google Maps and Aerial Imagery. We appreciate the resources and efforts put into the data that was made available for the successful completion of this Master Plan.



2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 2

community profile.



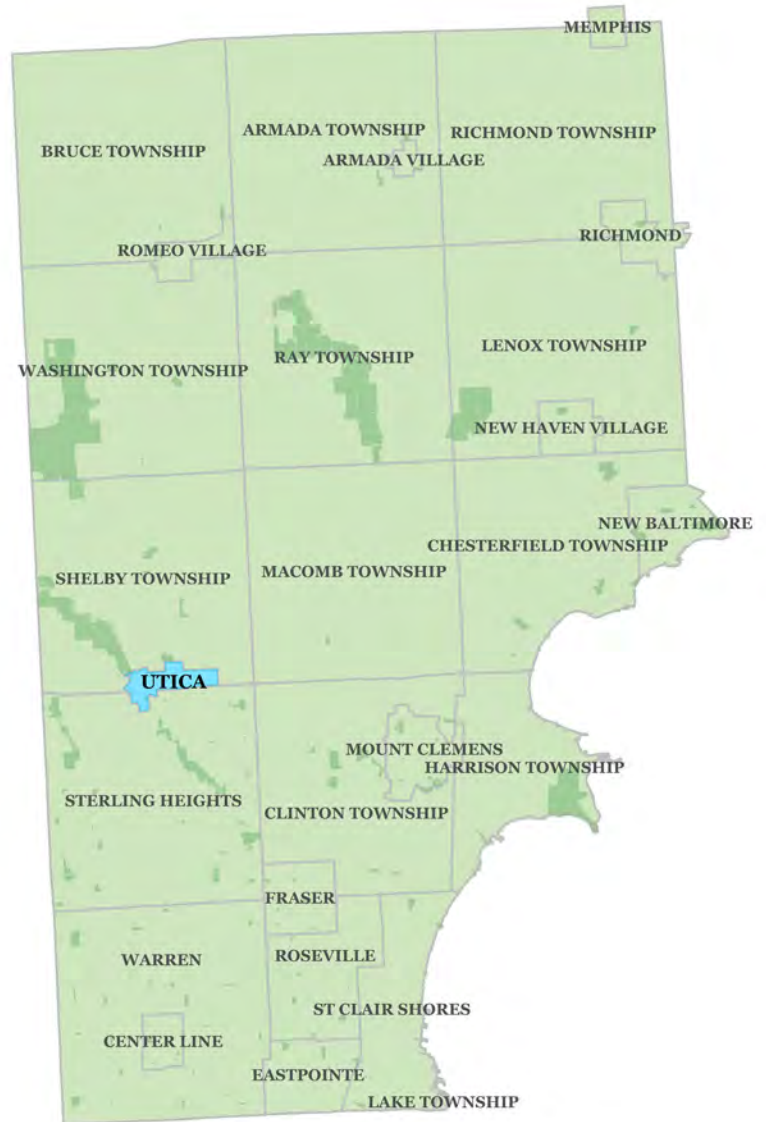


# introduction.

## Welcome to the City of Utica

The City of Utica is located in the west central portion of Macomb County in Southeastern Michigan. The City is 12 miles north of the City of Detroit and 5 miles northwest of the City of Mount Clemens, the Macomb County seat. The City of Utica is located at the crossroads of two major regional state highways: M-59 and M-53.

The topography of the City of Utica is predominantly flat with the exception of the Clinton River floodplain which traverses the western portion of the City. The Clinton River drops more than 200 feet in elevation from the City of Rochester, located in Oakland County, to Heritage Park on the City's southern border. This change in elevation has made this portion of the river a regional destination for kayakers. The City of Utica is a predominantly residential community with a vibrant and historic downtown.



# history of Utica.

In May 1817, Thomas Squires, a Canadian and reputedly the first resident of the City of Utica, moved west along the Clinton River from nearby Mount Clemens, until he came to a topographic high point where the river and two Indian trails crossed. Here he built a cabin, at the southeast corner of Auburn Road and Cass Avenue.

By the end of the summer, newcomers had built two more dwellings. The rapidly growing settlement was known as McDougalville, Hog Hollow, and Harlow.

The first plat of the area was made in November of 1829, by Joseph Stead, under the preferred name of Harlow. The grant was signed by President James Madison. Yankees from New York State, attracted to this region after the English had relinquished control of the area to the United States, changed the name of the Village to Utica,

after the name of the city in their home state.

Directly after the legislature of the new state had passed an act permitting the incorporation of villages in March of 1838, Utica became one of the first half dozen Michigan towns to take on the status. It was re-incorporated in 1877 with smaller limits to allow certain farm properties to enjoy lower township taxes. In the pioneer days, the history of Utica was interwoven with the development of the Clinton River and the initiation of the ill-fated Clinton-Kalamazoo Canal. It was the river that attracted the early settlers, and it was the projected and partially built Trans-Michigan Canal of 1837 which was responsible, together with the strap-iron railroad to Detroit, for the great boom in 1838.

The Wildcat Bank of Utica was organized and flourished, and an enormous, three-story Railroad Hotel



was built, both near the terminus of the railroad on the west side of the river. Grim history relates that within a year or so, the bright bubble had burst, the canal project had gone bankrupt, the bank had gone broke, the strap-iron railroad had failed and the hotel had gone up in smoke.

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On a brighter side, a small group formed the Methodist Church Society in 1823. Two of the founders of Utica's first church, the forerunner of Utica United Methodist Church, were Utica's first settlers, Nathaniel and Jemima Squires. Utica Methodist Church was built in 1839. It was later cut in half and moved in two sections from its original site on Brownell near Summers to Cass and Stead.

The first industry in Utica, aside from farming, was the manufacture of pickets by William ("Picket") Smith, who became the first postmaster. The first school was a log cabin, near the site of the present Eppler Jr. High, started in the winter of 1820. The graduating class of 1884 donated the large rock in the front of Eppler.



In 1904 and again in 1905 (both on Sundays), fires swept through the village, destroying most of the business section, homes, and the renowned Exchange Hotel. In 1905, Charles Ward built a power-house on the bank of the canal basin and furnished Utica with its first electricity.

The waterworks was built in 1926, gas mains were brought in from Mount Clemens in 1930, and sewers were laid in 1937. By the summer of 1938, most of the city's streets were surfaced, with either concrete or asphalt. On Aug. 20, 1937, Utica became a fifth-class city.

# demographics.

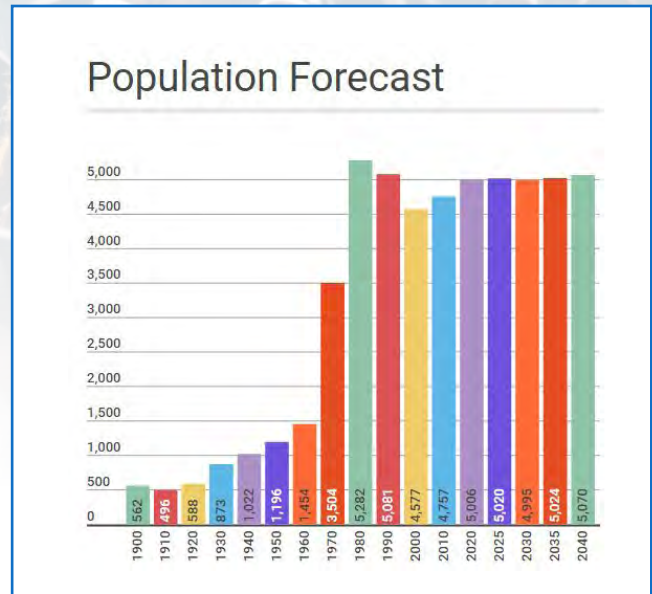
The characteristics of a community's population are among the key ingredients that are given consideration in the long-range planning process. Historical and current demographic trends have several useful applications. From identifying community needs to strategizing future land use, demographic characteristics provide the foundational resources needed to make effective community-based decisions. The following demographic trends are essential to developing a comprehensive understanding of the characteristics of the City of Utica:

1. Population change over time
2. Population characteristics—age, race, persons with disabilities
3. Household characteristics
4. Population Projections

The most current available demographic data for the City of Utica is employed in the examination of each of the noted topics. The City leveraged data from the following sources: U.S. Census Bureau's 2010 Census of Population and Housing, U.S. Census Bureau American Community Survey (ACS), ESRI Business Analyst, and the Southeast Michigan Council of Governments. Wherever possible, comparable data for Macomb County has been provided for the purpose of understanding the relationship of the City to its larger geographical area.

# community population.

The City of Utica experienced its largest growth in population between the years 1960 and 1980. In 1960, the population of the City was 1,454 and over a 20-year period grew to 5,282. According to the 2010 U.S. Census, the population of the City of Utica was 4,757. This marked a 3.7 percent increase in the population over the previous decade. This increase of 180 residents is a reversal of the two-decades-long decrease in population attributed to decreasing household size. At present time, it appears household size has stabilized within the City. Future additional growth in population will most likely be prompted by limited new residential construction or the expansion of multi-family housing options. The table below illustrates the percent change in population that has occurred within the City of Utica and surrounding municipalities. This table also illustrates the changes over the last decade for both Macomb County and the State of Michigan.



POPULATION CHANGE SINCE 2000 TO 2010	
City of Utica	+4%
Shelby Township	+13%
City of Sterling Heights	+4%
Macomb County	+70%
State of Michigan	-1%

POPULATION CHANGE BY COMMUNITY 1980-2010				
Community	1980	1990	2000	2010
City of Utica	5,282	5,081	4,577	4,757
Shelby Township	38,939	48,655	65,159	73,804
City of Sterling Heights	108,899	117,810	124,471	129,699
Macomb County	694,600	717,400	788,149	840,978
State of Michigan	9,262,078	9,295,297	9,938,444	9,883,640



POPULATION FORECAST				Change 2010-2040	
Community	2020	2030	2040	Number	Percent
City of Utica	5,006	4,995	5,070	313	6.6%
Shelby Township	78,833	79,254	82,358	8,554	11.6%
City of Sterling Heights	131,058	134,666	136,527	6,828	5.3%
Macomb County	863,378	884,865	905,390	64,412	7.7%

**Population Forecast.**

Population growth within the City of Utica has been modest over the past decade. SEMCOG’s 2010-2040 Population Forecast indicates that this trend will continue over the next few decades with the City of Utica, the City of Sterling Heights, and the County of Macomb experiencing very similar growth rates. The table above provides forecasted population figures for the City and its surrounding communities.

**Age.**

Age characteristics are among the more important community-based demographic information. They are useful as an indicator of anticipated demand for various types of municipal services and programs, including parks, employment needs, job training, day care, schools, and services to the elderly.

**Median Age.**

The steady aging of the region’s population is among the more important trends illustrated by the Census. Both Macomb County and the City of Utica have experienced increases in median age among residents. In 2000, Macomb County and the City of Utica had median age levels at 36.9 and 37.3 respectively. By 2010, both those numbers rose to 39.9 for Macomb County and 41.7 for the City of Utica. As a whole, both the City and the County are following the national trends of an increasing older population.





**Population by Age.**

By reviewing the various age groupings that make up the population of the City, it is possible to ascertain how various segments of the City’s population have changed over time and what impact these changes have had on the City’s growth. Further examination of these age groups can provide the City with insight as to the present and future resident demand for age specific programming, services, and facilities.

The distribution of the City’s population into designated age categories for 2000 and 2010 is shown in the table below. Seven of the 10 categories analyzed increased between 2000 and 2010. The largest increases were seen in the 55-59, 60-64 and 75+ age categories. The largest segment of the population in 2010 was the 25-to-44-year-old age group, with 1,308 persons accounting for the 27.5 percent of the total population of the City of Utica.

**Future Age Projections.**

In its Regional Forecast 2010-2040, SEMCOG provides forecasted population change by age groups. These projections take into account aging of people into older age groups, annual birth/death rates and in-migration/out-migration patterns. For the City of Utica the forecast estimates a net growth of 6.6 percent or 313 people by 2040. The City is forecast to experience a 24.8 percent increase in the number of children aged 5-17 and to maintain a stable family formation age group (25-34). The greatest increases will be in the 65+ age group which is forecast to increase by 61 percent from 829 to 1333 seniors.

CENSUS POPULATION STATISTICS BY NUMBERS					
Age	2000 Census	% of Population	2010 Census	% of Population	%Change '00-'10
Under 5	234	5.11%	246	5.17%	0.06%
5-9	243	5.31%	221	4.65%	-0.66%
10-19	600	13.11%	493	10.36%	-2.75%
20-24	324	7.08%	316	6.64%	-0.44%
25-44	1453	31.75%	1308	27.50%	-4.25%
45-54	693	15.14%	717	15.07%	-0.07%
55-59	223	4.87%	331	6.96%	2.09%
60-64	145	3.17%	296	6.22%	3.05%
65-74	271	5.95%	333	7.00%	1.08%
75+	391	8.54%	496	10.43%	1.88%
<b>TOTAL</b>	<b>4,577</b>	<b>100%</b>	<b>4757</b>	<b>100%</b>	

CENSUS POPULATION STATISTICS BY RACE					
Race	2000 Census	% of Population	2010 Census	% of Population	%Change '00-'10
White	4,232	92.5%	4,210	88.5%	-4.0%
Black	42	0.9%	92	1.9%	1.0%
Asian	117	2.6%	167	3.5%	1.0%
Hispanic	96	2.1%	183	3.8%	1.7%
Multi-Racial	68	1.5%	76	1.6%	0.1%
Other	22	0.5%	29	0.6%	0.1%
<b>TOTAL</b>	<b>4,577</b>	<b>100%</b>	<b>4,757</b>	<b>100%</b>	

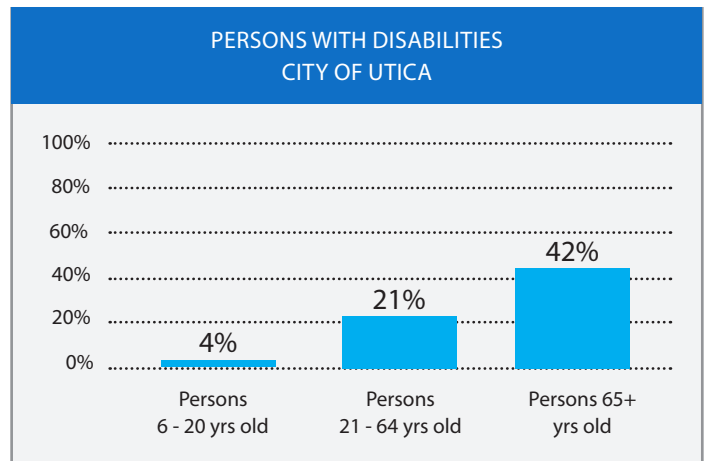
**Race and Ethnicity.**

As of the 2010 U.S. Census, the racial makeup of the City of Utica was reported as 89 percent white and 2 percent black or African American. Additionally, 2 percent reported begin multi-racial, identifying with one or more races. Approximately, 4 percent identified themselves as Asian, and 4 percent identified as Hispanic. It is important to note, the Hispanic population is captured as an ethnicity, rather than race. Therefore, a person may identify as white and Hispanic, or white only.

**Persons with Disabilities.**

**(Civilian Non-Institutionalized Population).**

Individuals with disabilities are one of the special population groups community leaders must consider when planning for the future of the City of Utica. Ensuring all residents, regardless of physical ability, can actively engage in community life is a major factor of community prosperity. Additionally, future planned improvements to the City’s park and recreational amenities should consider the



needs of special population groups, especially those with physical disabilities that require barrier-free access and other considerations.

“The U.S. Census Bureau (2002-2006) estimates the number of people with disabilities at about 5.2 million. One in five Americans has some sort of physical or mental impairment that substantially limits a major life activity.”





COMMUNITY PROFILE

**Educational Attainment.**

A community's educational attainment metrics are a vital statistic to track. The correlation between educational attainment and economic prosperity are very high. As residents continue to gain degrees and credentials, there is more opportunity for job growth. The educational attainment levels for the City of Utica are consistent with County averages. Additionally, over the past decade, the City has seen slight gains in residents obtaining associates, bachelor's, and graduate/professional degrees.



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**Income and Poverty Statistics.**

A community's income and poverty figures are key indicators to community stability. The City is witnessing some negative trends regarding income and poverty. Since 2000, the City of Utica's median household income has decreased 8.7% to \$46,250. However, the City has seen decreases in both individuals and households in poverty with -0.9% and -0.6% respectively. In addition to the decrease in median household income values, a concerning statistic is the decrease in per capita income by -11.1% to \$25,163.

HIGHEST LEVEL OF EDUCATION		
Education level	5-Yr. ACS 2010	% Pt Change '00-'10
Graduate/Professional Degree	5.60%	1.40%
Bachelor's Degree	14.40%	1.30%
Associate's Degree	11%	1.80%
Some College, No Degree	24.30%	0.60%
High School Graduate	33%	3.40%
Did Not Graduate High School	10.70%	-8.50%

INCOME STATISTICS			
Income in 2010 dollars	5-Yr ACS 2010	Change	%Change
Median Household Income	\$46,250	-\$4,381	-8.7%
Per Capital Income	\$25,163	-\$3,128	-11.1%

CENSUS POPULATION POVERTY STATISTICS					
Poverty	2000 Census	% of Population	5-Yr ACS 2010	% of Population	%Change '00-'10
Persons	316	7%	287	6.1%	-0.9%
Households	189	9.7%	180	9.1%	-0.6%



**Households.**

According to the American Planning Association, household is defined as a person or persons occupying a dwelling unit; whereas, a housing unit can be described as any structure suitable for residence by an individual or family. The trend at this time throughout the nation is toward a decline in household size. This is due in large part to many Americans choosing to marry later than their parents, postponing having children, having fewer children and remaining single.

HOUSEHOLD TYPES			
Household Type	'00 Census	'10 Census	%Change '00-'10
With seniors 65+	434	640	47.5%
Without seniors	1,518	1,578	4.0%
2 or more persons, no children	720	853	18.5%
Live alone, 65+	210	353	68.1%
Live alone, under 65	457	489	7.0%
With children	565	523	-7.4%
<b>TOTAL</b>	<b>1,925</b>	<b>2,218</b>	<b>13.6%</b>

POPULATION AND HOUSEHOLDS					
Type	'00 Census	Change '00-'10	%Change '00-'10	SEMOG 10/12	SEMOG 2040
Total Population	4,757	180	3.9%	4,613	5,070
Group Quarters Population	34	-78	-69.6%	34	38
Household Population	4,723	258	5.8%	4,579	5,032
Housing Units	2,463	458	22.8%	2,456	-
Households (Occupied Units)	2,218	266	13.6%	2,193	2,596
Residential Vacancy Rate	9.9%	7.3%	-	10.7%	-
Average Household Size	2.13	-0.16	-	2.09	1.94

SEMOG 2010-2040 FORECAST UTICA HOUSEHOLDS					CHANGE: 2010-2040	
	2010	2020	2030	2040	Number	% Change
Total Households	2,218	2,433	2,537	2,596	378	17%

**Housing Unit Types.**

According to the 5-Yr American Community Survey (ACS) 2010, there are 2,202 housing units in the City of Utica. The table to the right depicts the distribution of housing units by housing unit type.



Photos by Anne Nicholazzo

HOUSING UNIT TYPES				
Housing Type	Census '00	5-Yr ACS '10	Change '00-'10	New Units Permitted '10-'16
Single Family Detached	921	947	26	5
Duplex	48	89	41	0
Townhouse/Att'd Condo	316	545	229	0
Multi-Unit Apartment	717	656	-61	80
Mobile Home/ Manufactured Housing	3	13	10	0
Other	0	0	0	-
<b>Total</b>	<b>2,005</b>	<b>2,250</b>	<b>245</b>	<b>85</b>
Units Demolished	-	-	-	-7

**Housing Tenure.**

Home ownership is generally a solid indicator of community stability. Home purchases many times represent the single largest investment that a family will make in their lifetime and, therefore, usually indicates a long-term commitment to the community. Approximately 52 percent of the City of Utica's total housing units are owner-occupied according to the 2010 Census. Renter units account

for 38 percent, while 10 percent of housing units were reported as being vacant.



HOUSING TENURE			
Housing Tenure	Census '00	Census '10	Change '00-'10
Owner occupied	1,052	1,290	238
Renter occupied	900	928	28
Vacant	53	245	192
Seasonal/migrant	11	17	6
Other vacant units	42	228	186
<b>Total</b>	<b>2,005</b>	<b>2,463</b>	<b>458</b>



**Housing Values.**

Housing values are a viable indicator of community viability. As home values rise, so too does a community’s general fund. Increases in home values also tend to be connected to economic growth. The City of Utica has witnessed a moderate decrease in housing values.

HOUSING VALUES			
Housing Value (in 2010 dollars)	5-yr ACS '10	Change '00-'10	% Change '00-'10
Median Housing Value	\$158,200	\$-33,119	-17.3%
Median Gross Rent	\$644	-\$25	-3.7%

**Projections.**

Projections provide a basis for anticipating future land use and various community service demands. As noted in the previous commentary, the single factor that will have the greatest impact on these demands is the anticipated number of new residents. While there is no precise way of absolutely predicting the future, past trends offer a practical method of anticipating expected changes in the number of households and the number of residents.

**Southeast Michigan Council of Governments (SEMCOG) Small Area Forecasts.**

SEMCOG prepares a series of Small Area Forecasts for each of the 233 local units of government in the Southeast Michigan region. The forecasts include the anticipated number of persons, households, and jobs within each community for each five-year interval between 2010 and 2040. The most recent series of projections were adopted by SEMCOG in 2011. The SEMCOG forecasts, including the projected number of households and persons per household, are included in the table above. These forecasts anticipate continued

SEMCOG SMALL AREA FORECAST				
	Census '00	Census '00	SEMCOG July '15	SEMCOG 2040
Population	4,577	4,757	4,990	5,070
Households (occupied units)	1,952	2,218	2,417	2,596
Persons per household	2.29	2.13	2.05	1.94

increases in the total number of persons and households. Future population projections are dependent, in large part, on the rate of household growth as well as the size of the average household. Forecasts prepared by SEMCOG anticipate continued declines in the size of the City’s average household from 2.13 per household in 2010 to 1.94 by the year 2040. For projection purposes, the Master

Plan expects the City to reach a level of 2,596 households and 5,070 persons by 2040. The future land use of the Master Plan and the capacity of the public infrastructure systems will determine the ultimate capacity of new households and corresponding population levels beyond the projection period.





2017 CITY OF UTICA

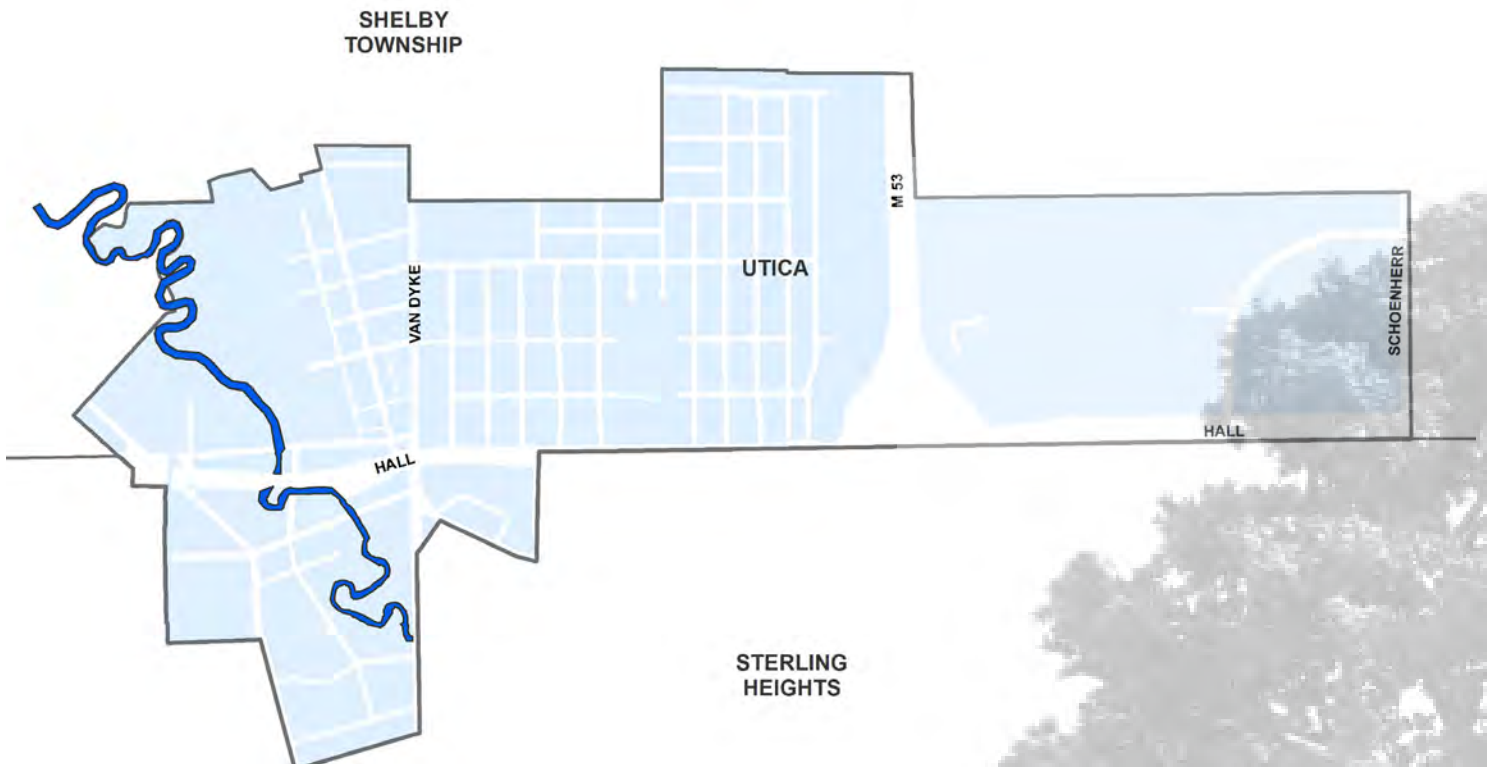
# MASTER PLAN

Chapter

# 3

existing land use.





# land use.

Working toward a sustainable future



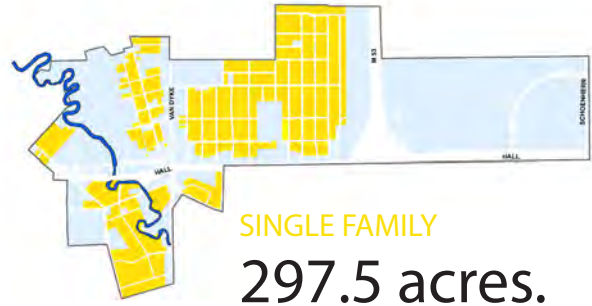
# land use reality.

## Analysis, land composition, build out

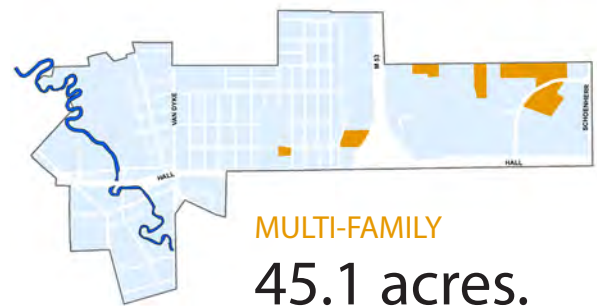
Development in the City of Utica has been influenced by several key factors which include the Clinton River, major rail lines, and regional connectors with both Van Dyke and Hall Road/M-59. What once spurred the establishment of the historic Cass and Auburn intersection now places ever-evolving economic and development pressures onto the city.

Always resilient, Utica has been able to respond to each challenge by searching and implementing creative solutions. Little by little, the City has grown, expanding away from its traditional center and toward the peripheral boundary near Van Dyke Expressway. Land-locked by hard borders, the City jumped Van Dyke Expressway and annexed a large swath of commercial real estate that expanded the city limits to Hall Road and Schoenherr. This push made available a new inventory of green fields and undeveloped properties otherwise not available to the community. This acquired land has since been developed, and with few vacant sites remaining within the footprint, Utica has once again targeted creative solutions to achieve their goals, leveraging brownfield dollars to redevelop environmentally toxic sites near the downtown.

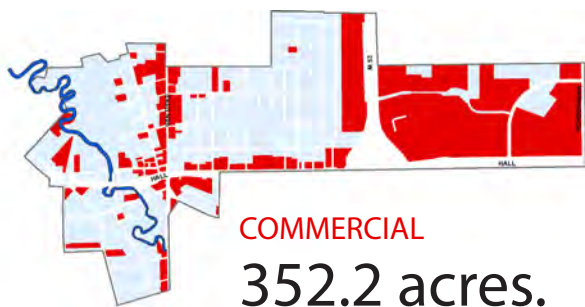
The City's existing land use pattern, even as one of Macomb County's founding communities, is not written in stone and can be reimagined. This chapter will analyze existing land use patterns within the community, describe the composition of development in comparison to what was originally planned for by the original land use plan, and then project a build-out scenario that will describe what the City could still look like if the Master Plan and vision are used to guide future policy and development decisions.



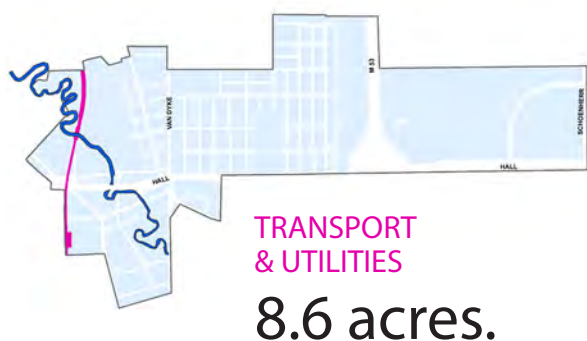
The City of Utica adopted two specific districts associated with single family development, R-1A and R-1B, ranging in densities of six units to nine units per acre. These districts provide a safe space for families separate from non-residential and noxious uses and serve as foundational pieces of the community. Single family developments encompass 20 percent of the City's total land area and is the largest residential portion of all existing land uses in the community.



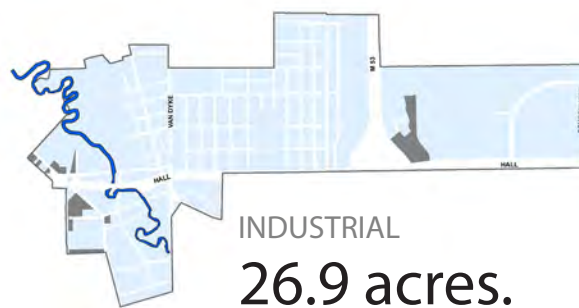
The R-2 and R-3 districts permit the development of multiple-family dwelling units at densities of approximately 9 dwelling units per acre. These districts provide a diverse array of housing options, as well as serve as transition areas from traditionally single-family neighborhoods to higher intensity commercialized uses. The high-density residential areas are well-connected to both corridors as their development has been focused near major transportation nodes. Even though the Multi-Family category does not amass a large proportion of city acreage (4.9 percent), or consist of the total acreage it was originally planned for, it yields some of the highest return on community investment of any designation.



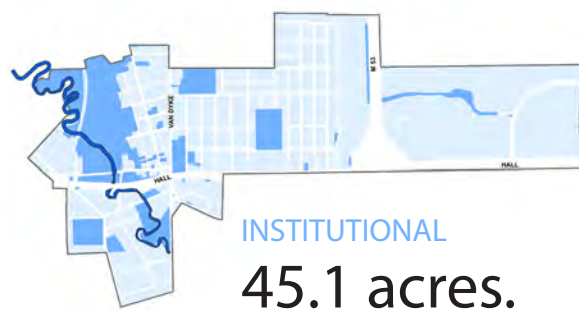
The commercial areas of the City, 38.6 percent of the City's total land area, will encompass the C-1, C-2, O-1, and MXD designations. The C-1 and C-2 districts distinctly cater to differing levels of consumer needs. These needs range from small retail shopping districts with shared parking areas and walkable environments to larger big-box centers with intense levels of vehicular traffic. The O-1 designation is an office-based zone that permits professional services like lawyers and doctors, establishments that are vital to the day-to-day function and health of the community. Lastly, the MXD district, also known as the Mixed-Use district, provides and maintains an aesthetically attractive working and shopping environment that is conducive to the existing mixed-use downtown character. This dense and diverse space amasses the largest land use category of those analyzed and, when implemented effectively, yields great community and fiscal benefits. All of these uses can be found along the Van Dyke and Hall Road corridors, as well as in the City center where adaptive reuse has played an important role in the preservation of our most historic



The Transport and Utilities category, 0.9 percent of the City's total land area, identifies areas of heavy freight activity, specifically the rail services located at the western portion of the local geography. This land use runs directly adjacent to the largest cluster of industrial sites and the historic downtown. The rail is an active freight-hauling line that connects Utica to the metropolitan region's largest city, Detroit, and into domestic and international networks.

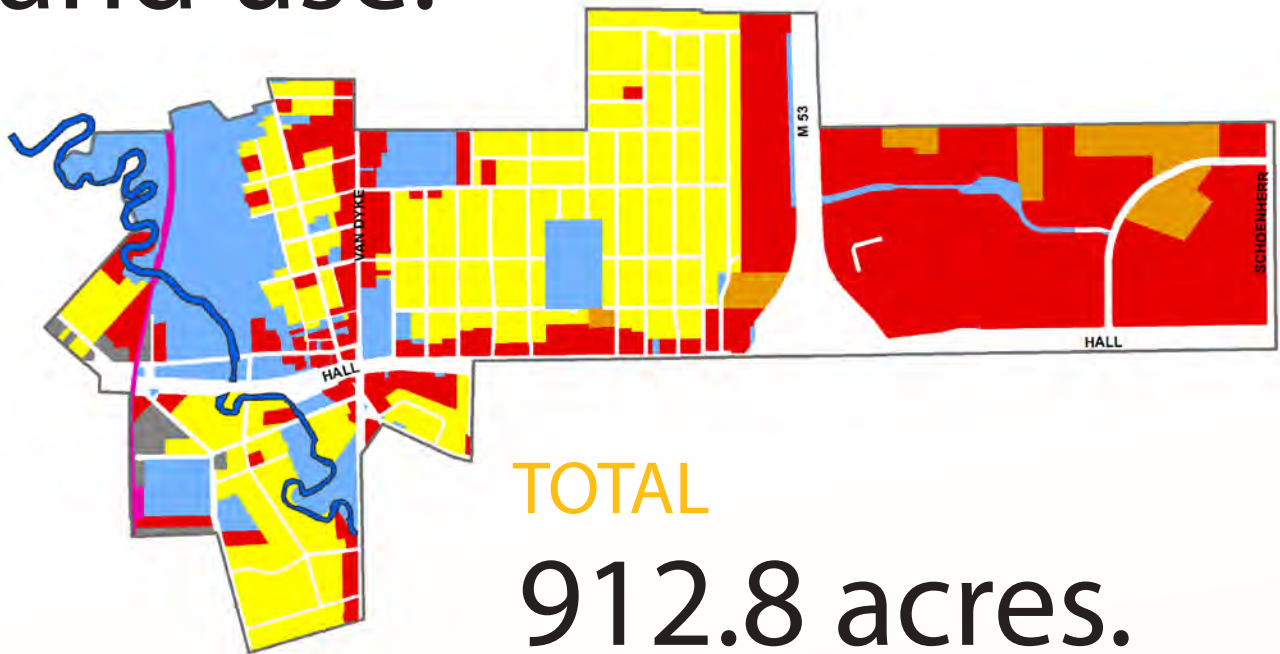


The Industrial district, 2.9 percent of the City's total land area, is designed to accommodate wholesale activities, warehouses, and industrial operations that are importantly separated from residential areas. These sites are found at the western portion of the City, both north and south of Hall Road, and near rail lines running through the western portion of the community.



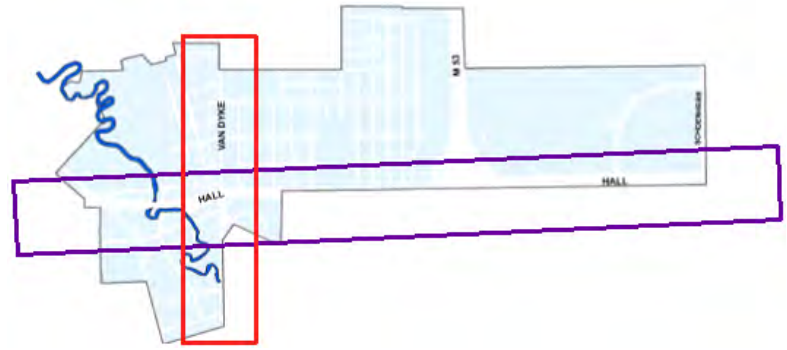
The City of Utica created and planned for specific sites to serve as sources of community interaction, outdoor recreation, and natural areas of environmental conservation. This land use category consists of 20 percent of the City's total land area and of parcels and facilities that are held with public interest which are typically exempt from real property taxation. Typical sites in this category include public and privately-owned parks, outdoor sporting areas, campgrounds, churches, educational facilities, governmental offices, assisted living and skilled nursing care facilities, and areas which preserve scarce and natural resources. A few of our most prized sites include three different neighborhood parks (Grant, Heritage, and Memorial parks) that provide an assortment of recreational activities and events, two public schools (Eppler Junior High and Flickenger Elementary), and a number of community churches - including our oldest, St. Lawrence. Over the past decade, Utica and Macomb County have worked together to secure a series of grants and funding sources to develop the Clinton River Walk, a variety of green infrastructure features, soft kayak launches, and an important connection to the recently finished segment of the Iron Belle Trail, a State of Michigan initiative.

total existing  
land use.





# corridor development patterns.



As was noted early on in the plan, development in the City of Utica has largely been influenced by several factors related to transportation. Two of these most dominating infrastructure features are the Van Dyke and Hall Road Corridors, which represent two of the most potent centers of economic activity in the Southeast Michigan region.

## Van Dyke Corridor

The Van Dyke corridor, stretching north and south through the City of Utica, connects three different municipalities: Sterling Heights, Utica, and Shelby Township. Highly trafficked, this segment of road has developed into a dense commercial area with narrow front yard setbacks and unique aesthetically functional features. Accompanying this commercial character are two community landmarks, Heritage Park and Trinity Lutheran Church, both of which are within blocks of each other near the Van Dyke and Hall Road intersection.

These landmarks, in unison with the corridor's unique design elements, play a vital role in supporting important community connections that provide access and amenities to the larger residential population who are within walking distance of Van Dyke. This area has seen recent investments in streetscape improvements that targeted sidewalk treatments, historically characterized street lighting, and way-finding signage. This is a great first step in the redevelopment and pedestrianization of the corridor where many improvement opportunities still exist.

## Hall Road Corridor

The Hall Road corridor, also known as M-59, is a high-volume state road that services an east west travel pattern across two major counties and spans the city from Van Dyke to Schoenherr Road. Most importantly, the City of Utica's Hall Road and Van Dyke intersection functions as the point in which M-59 transitions from freeway-like character to a wide-laned boulevard with dense commercial, office, and residential activity.

Hall Road has been recognized for having some of the most frequented and popular shopping destinations in the region. While there aren't many unique patterned aesthetic features defining this corridor, the diverse array of strip malls, big box stores, as well as interspersed residential and professional office spaces, differentiate Hall Road from surrounding communities and neighborhoods. Recently, efforts have been made to diversify the uses in the area to include a higher-density mixed use atmosphere, including new developments in the Northpointe neighborhood, reflecting an ever evolving residential housing market that seeks to attract a diverse range of families at different stages of their lives and connecting them to the amenity-rich corridor.

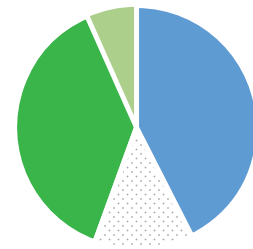
# land use composition.

Land use composition is important to analyze when trying to understand the current state of the City, and how closely it has followed the Master Plan amidst development pressures. To the right are two pairs of charts that depict what the City had master planned for, and what has actually happened on the land use front. The tables break down the physical acreage allocated to each land use category, while the pie chart visually illustrates the proportions of each land use category.

As you'll see in the charts, while similar, the Zoning Plan and Existing Land Use consist of important compositional differences that have impacted the development and current status of the city. Utica has exceeded the land use allocations of nearly every category in the Zoning Plan, where there is a cost benefit unique to each reality. In terms of the highest yielding tax base, commercial uses have developed 30 more acres than what was originally planned for.

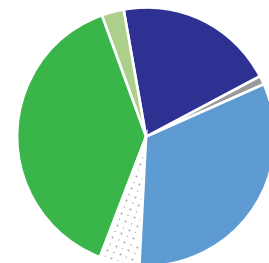
This is a net benefit for the community, although later in this plan we will discuss the implications and long-term viability of big box and strip mall styled commercial centers. Next, we see that both industrial and transportation land uses developed at greater levels than previously expected. Both of these uses support the economic export engine of the city, providing jobs and tax base to the area.

Zoning Plan



Use	Acres
Single Family	362.6
Multi-Family	110.8
Commercial	322.1
Industrial	54.3
Institutional	N/A
Trans/Utilities	N/A
<b>Total</b>	<b>849.8</b>

Existing Land Use



Use	Acres
Single Family	297.5
Multi-Family	45.1
Commercial	352.2
Industrial	26.9
Institutional	182.5
Trans/Utilities	8.6
<b>Total</b>	<b>912.8</b>

# build out scenario.

In contrast of the benefits, there are a couple more concerning characteristics that should be discussed. First, both single family and multi-family developments have not been developed to their fullest extent, nearly 120 acres shy of what was expected in sum total. Given that the community is nearly built out, this serves as lost tax base and residents unless higher density dwellings are developed going forward. Secondly, the number of untaxable and institutionalized lands in the City are far too great if Utica seeks to create a sustainable fiscal base for the future. Of the 182.5 acres classified in this category, we must collectively think how some of this land can be repurposed and redeveloped into productive uses—while still preserving vital community assets.

Extrapolating what was found in the land use analysis, the following study takes the Zoning Plan land use totals and calculates what the City should look like in terms of projected population. This is done by way of a few assumptions:

- 1) The allocated land use totals in the residential categories of the Zoning Plan are 100 percent developed.
- 2) The density calculations from the Zoning Ordinance are adhered to and are used to calculate the number of dwelling units developed in each district.
- 3) Each dwelling unit is inhabited by a family size that equals the City of Utica's median household size (2.13), as found by the 2010 decennial census.

With this projection, we compare the planned population totals to what the City actually has today. This is useful in helping assess current development plans, direct future policy decisions, and curb planning efforts in order to achieve the community vision.

Zoning Plan Build Out Scenario			
District	Acres	Projected Dwelling Units	Population
R-1A	221.6	1285	2738
R-1B	140.7	1224	2607
R-2	0.3	3	12
R-3	110.8	1008	2148

Projected Population	7505
2010 Population	4757
Population Difference	+2748
Percent Difference	+37%





2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 4

natural & environmental features.



# introduction.

This section of the Master Plan provides an inventory of natural features and environmentally significant areas in the City of Utica.

The City's natural environment undoubtedly has an impact on the character of the existing and future development trends. Specific environmental features considered in this inventory include water, flood hazards, wetlands, topography, storm water and green infrastructure. The location of natural features influences the future development of specific areas, positively or negatively depending on the feature and the proposed development. When incorporated thoughtfully into development proposals, features such as wetlands and woodlands are served to enhance the character and appearance of the built environment.

Often natural features are seen as a barrier to development and may be difficult to overcome due to additional regulations and requirements. However, ignoring physical features during development can have significant, long-term negative consequences for the individual land owner, the municipality and the environment as a whole. The City of Utica Master Plan was designed to take advantage of these natural features so that the built environment is in harmony with the environmental characteristics of the natural features rather than attempting to substantially change the surroundings.





# water.

## Clinton River Watershed



The City of Utica is located entirely within the Clinton River Watershed, and entirely within the Clinton River East Sub-Watershed. The Clinton River watershed covers approximately 760 square miles in 4 Southeast Michigan counties – about 40% of eastern Oakland County, about 75% of Macomb County, and small portions of southern Lapeer and St. Clair counties. The river and

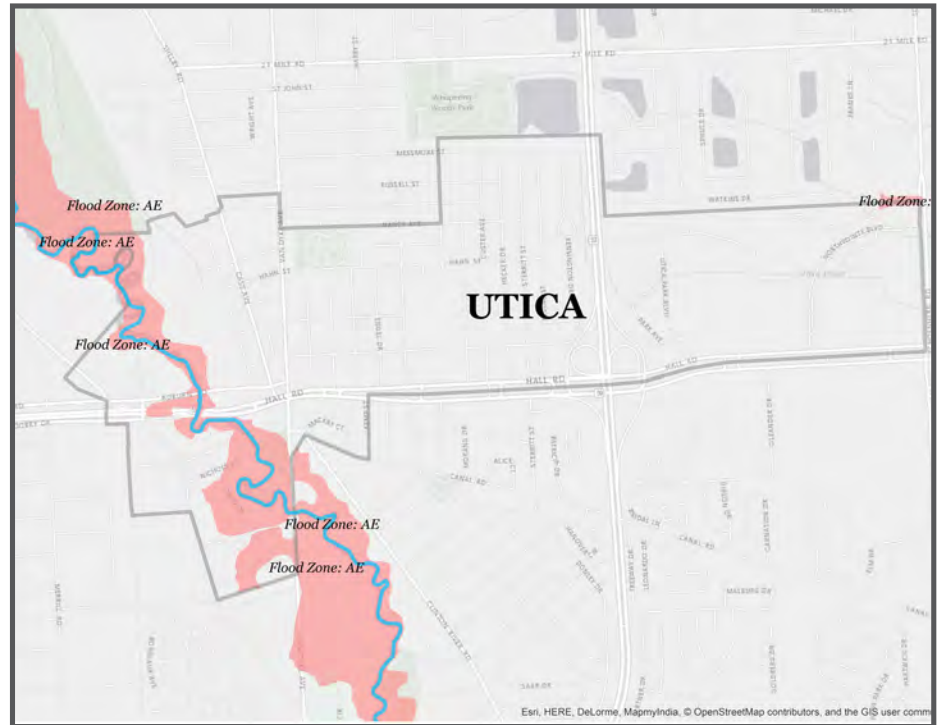
its tributaries flow through 60 rural, suburban, and urban communities with a total population of more than 1.4 million. The Clinton River and its floodplain, which traverses the western edge of the City, have provided unique opportunities for the development of a linear greenway park and trail system, as well as recreational access to the river for paddling.



# water.

## Flood Hazards

A floodplain is an area of land along a lake, river, or other water feature that is susceptible to being inundated by water as a result of heavy rains, snow melt, or other factors. Floodplains are naturally occurring physical features that provide for the temporary holding of this excessive water until such time as the receiving channel is capable of accepting the water. Floodplain areas and flood-risk zones are designated and regulated by the Federal Emergency Management Agency (FEMA). After review of information available from the U.S. Department of Agriculture and FEMA it is noted that in the western portion of Utica, land located along the Clinton River is extremely prone to flooding. The land is classified as Flood Zone AE, which is defined as areas that have a 1 percent probability of flooding every year (also



known as the “100-year floodplain”), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the Nation-

al Flood Insurance Program (NFIP). These areas are primarily occupied by open space and park space, with some residential.

# environmentally sensitive areas.

## Wetlands

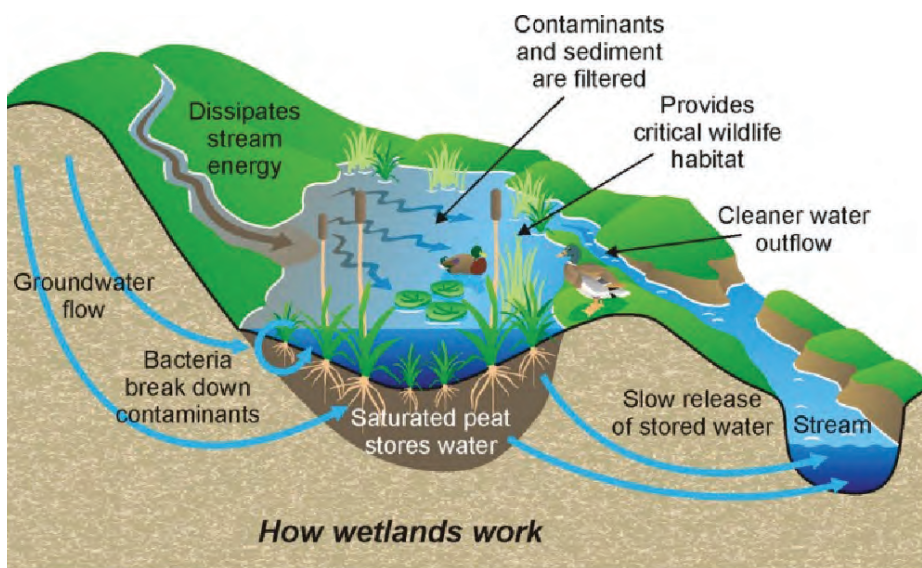
According to the MDEQ, wetlands are defined as “land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life” (MDEQ, 2001). Generally, wetlands are lands where saturation with water is the dominant factor determining soil types, plant communities, and animal communities (Cowardin, 1979). Wetlands are often found in headwater areas and provide the same ecosystem services as headwater streams. Wetlands and headwater streams are important areas of transition between water and land.

Wetlands are extremely diverse and productive biological systems, Development in or around wetlands are regulated by several State statutes, the most prominent of which is Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994 as amended). Wetlands do exist within the City of Utica in small pockets located along the Clinton River and in the northeastern part of the City. The few remaining wetlands are located within the City’s floodplain, and therefore cannot support development. This ensures that these environmentally sensitive and poorly drained geological areas are preserved.



## Soils

Soil characteristics have an important influence on the ability of land to support various types of land uses, including roads, buildings, utilities and agriculture. Four specific soil characteristics influence their ability to be used for various purposes. These include the following: bearing capacity, erosion/stability, drainage and resource value. The City of Utica’s soil characteristics were identified as part of the larger Macomb County Soil Survey conducted in 1967 by the United States Department of Agriculture Soil Conservation Service. Categories of soils with different characteristics and physical properties were identified as part of the survey.



Continued on Page 37



Continued from Page 37

**Woodlands**

Woodlands are frequently only considered valuable as a visual amenity enhancing the natural or constructed environment. However, trees serve many other useful environmental purposes including slope stabilization and erosion control. Woodlands also help to conserve water quality, filter pollution from the atmosphere, decrease noise and provide a habitat for wildlife. Integrating woodlands into future development plans can improve the community’s overall environmental quality and enhance the appearance of the community. Presently, few wooded areas remain in the City. They exist



primarily along the Clinton River and lightly scattered throughout some of the residential areas in the northern portion of the City. These areas of mature vegetation should be sensitively considered

when reviewing future development proposals. The wooded areas along the northern portion of the Clinton River are also designated as potential wetlands, and should be protected from future development.

# topography.

Topography can have a significant influence on land development patterns. For example, site location, orientation and design of buildings, roads and utility routes are all influenced by topography. Where slopes are extreme, concerns exist relating to the ability of the land to bear the weight of buildings and the danger of erosion. Sometimes, topographic variations offer opportunities to appreciate the scenic environment. The topography of the City of Utica is predominantly flat with the exception of the Clinton River Floodplain which traverses the western portion of the City. The Clinton River drops more than 200 feet in elevation from the City of Rochester, located in Oakland County to Heritage Park on the City’s southern border. This change in elevation has made this portion of the river a regional destination for kayakers and canoeists. However, this change in elevation also



poses issues such as bank erosion and de-stabilization, as well as problems with flooding.



# clinton river corridor restoration.

In January of 2016, the City of Utica, along with the City of Sterling Heights received a \$4.5 million grant from the Environmental Protection Agency (EPA) for a nine-mile restoration project along the Clinton River, known as the Clinton River Restoration Project. The \$4.5 million grant includes no local match and is one of the largest in the City's history.

habitat along the designated nine-mile section of the Clinton River upstream from its confluence with the Red Run Drain. Much of the planned work will be done in partnership with the Clinton River Watershed Council (CRWC). The engineering firm Hubbell, Roth & Clark will work as the engineering consultant for the project.

undoubtedly improve recreation along the Clinton River, which aligns with the City of Utica's place-making and recreation. Following the restoration of the river, Utica plans to continue to pursue additional development opportunities for canoeing and kayaking, which will complement the newly constructed hike and bike trail— all to be anchored around the Clinton River.

The project will improve

The stream improvements will

**EXISTING**

**PROPOSED**

**CLINTON RIVER CORRIDOR RESTORATION**  
May 12, 2015 | Revision#2

Logos: Sterling Heights, City of Utica, Clinton River Watershed Council, HRC 100 Years

# blue & green infrastructure.

Regional planning agencies including SEMCOG and Macomb County have focused on the preservation and enhancement of green infrastructure elements at the county and regional level. According to SEMCOG, green infrastructure refers to natural elements and related land uses including parks, lakes, ponds, existing and potential wetlands, riparian corridors and similar features. Green infrastructure is increasingly being recognized for its contribution not only to environmental quality, but also to placemaking, economic values, and healthy communities. In 2014, SEMCOG prepared a report entitled Green Infrastructure Vision

for Southeast Michigan, which is a framework and guide for the preservation and future implementation of green infrastructure within Southeast Michigan. At the county level, Macomb County has mapped existing and potential green infrastructure elements. Within Utica, such elements include potential wetlands, water bodies, Michigan Natural Features Inventory elements, parks, woodlots, and riparian corridors. The principal green infrastructure areas/corridors within the City include the Clinton River and adjacent wetlands, floodplains and recreation areas.

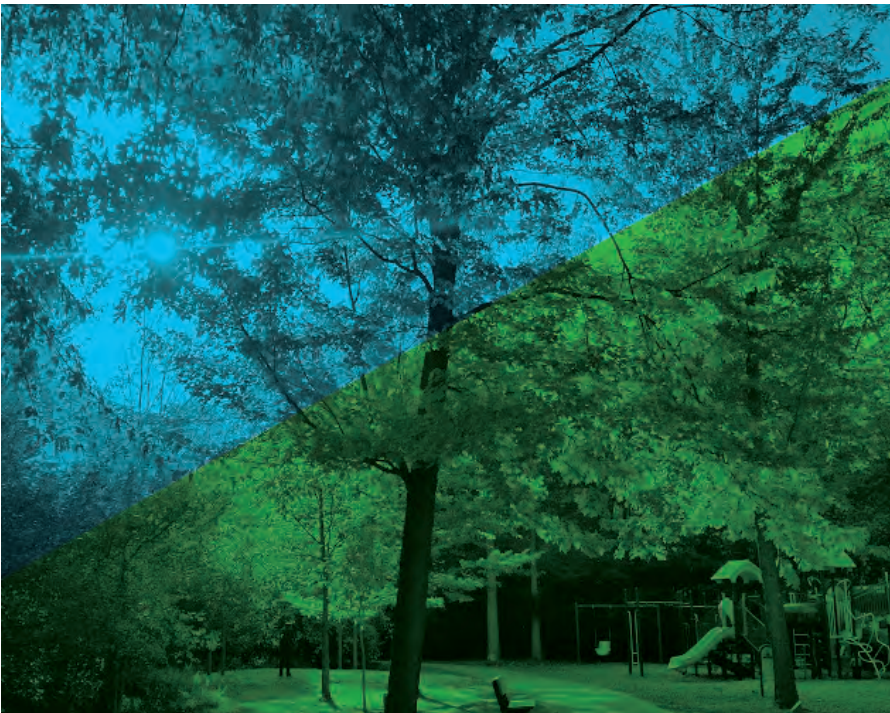
## Blue and Green Infrastructure Vision

Embracing the quality of life, placemaking and economic benefits of green infrastructure as well as blue (water-related) infrastructure, Macomb County has identified and adopted a blue and green infrastructure vision of interconnected water routes, trail and natural corridors, recreation areas, walkable downtowns and coastal city hubs. This vision is highlighted in the Macomb County Blue & Green Infrastructure Vision Map. Key contributing elements of this vision within Utica include the Clinton River corridor, Clinton River Trail, Clinton River Water Trail, and the planned Governor's Belle Isle to Wisconsin Trail.

## Green Infrastructure Projects

Green infrastructure uses vegetation, soils, and natural processes to manage water and create healthier urban environments. Green infrastructure refers to the patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the scale of a neighborhood or site, green infrastructure refers to storm-water management systems that mimic nature by soaking up and storing water. (United States Environmental Protection Agency.)

Several potential Green infrastructure Projects have been proposed with help from the Clinton River Watershed Council and Macomb County. These projects would significantly reduce storm-water runoff by at least 15 percent. Potential projects include:







Bio-retention cells, as seen along Auburn Road, would result in at 84 percent reduction.



Native plantings and placemaking elements, such as benches and bike racks at the Historic Canal site on Auburn Road.



# green macomb.

The Green Macomb initiative was created by the Macomb County Department of Planning & Economic Development to support green infrastructure efforts that strengthen the economic vitality, quality of life, and environmental well-being of the region. Through diverse partnerships, Green Macomb is working with local municipalities, businesses, private residents, and nonprofit organizations in order to enhance our region's land and water resources.



## Urban Forest Partnership.

The Green Macomb Urban Forest Partnership is the first project of the Green Macomb initiative. This program is building local capacity to manage and grow healthy urban forests in the most urbanized areas of the county. An extensive and well-managed urban forest provides cleaner air and water, flood control, reduction in energy usage, improvements to public health, aesthetics, increased property values and a better quality of life.

SEMCOG has identified Macomb County, particularly along and below the Clinton River, as a major target for urban tree canopy increases. This area is one of the most lacking in tree canopy in Southeast Michigan with tree loss intensified by decades of Dutch elm disease, the devastation created by the emerald ash borer, as well as from efforts to improve in-ground infrastructure and roadways.

The Clinton River runs through the City of Utica, which makes our municipality a vital member of the partnership. Utica has only a 14 percent canopy cover due to large commercial zones, which is below the Macomb County average of 26 percent canopy coverage. Utica also has a high residential occupancy which leaves less opportunity for public plantings. The Urban Forest Partnership has developed a series of goals specific to the City of Utica. These goals include: maintain and increase tree canopy, rate and remove hazardous trees, and preserve natural riparian and floodplain canopy.



The first step in accomplishing these goals took place in November 2016. Volunteers planted more than 330 plants, shrubs and trees along the Clinton River Hike and Bike Trail in downtown Utica. The plantings will help to beautify the trail corridor as well as to reduce and filter storm water runoff to the Clinton River. Next steps for the City of Utica include completing a current tree inventory, drafting a tree ordinance, improving public education and perception and developing a priority planting plan.

The Urban Forest Partnership is working to expand public awareness of the benefits of urban forests, develop technical tools and resources for sustainable local forestry programs, and advance creative partnerships to increase tree canopy in Macomb County through planting the right tree in the right place for the right purpose.

# summary.

As this section points out, the natural features of the community are profound environmental characteristics that add to the City of Utica's character. The City must ensure that environmentally significant areas are protected and integrated into the larger community plans. Experience has proven that cooperation with nature, using imagination and creativity, is preferable to removing natural features. The City should carefully examine each opportunity to complete its design in a manner that enhances the community's livability. Planning can best assist in accomplishing this by encouraging designs that respect and work with nature.







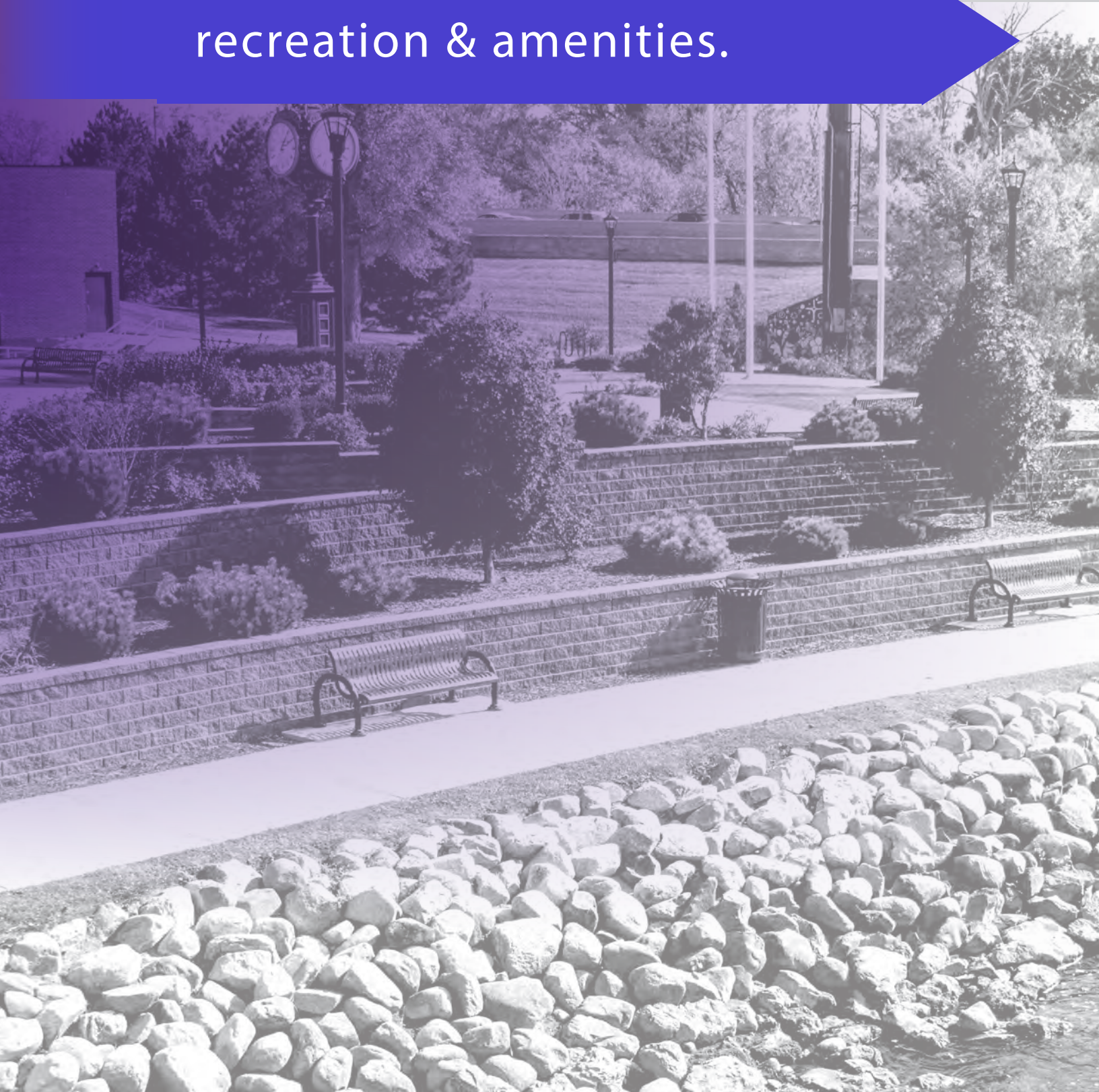
2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 5

recreation & amenities.





# live. work. play.

## Quality of Life with Quality Attractions

Recreational spaces and amenities in the City of Utica have evolved with the needs and expectations of this tightly knit community. In this, Utica recognizes its importance and understands how they are critical assets for the continued health and prosperity of the City.

These green spaces and events are intricately connected with elements that comprise of a community's quality of life, character, and sense of place. Several national publications annually review the best and worst places to live. Cities perceived to have a good quality of life are typically safe, have available jobs and good schools, an abundance of cultural and entertainment opportunities, a clean environment, and plentiful access to parks and health-promoting activities. Measuring and planning for these quality of life indicators are important to the future of the City. People living or growing up in Utica are more likely to stay in the City throughout their lives and contribute to the community if they see it as a great place to live and raise a family. Planning for a high quality of life will not only shape that perception, but make it a reality. These tangible characteristics comprehensively lift all aspects of the community, attracting businesses, residents, and supporting their diversity and vitality.

Recreational spaces and amenities, many of which are already recognized as staples in the community, are vested assets that can be leveraged and expanded to achieve our goals. This chapter provides an overview of existing recreational features, highlights

the characteristics that make Utica a desirable place to live, work, and play, and identifies a series of strategies that preserve and enhance its recreational spaces and amenities as the City continues to evolve.





## green lifestyle.

### Parks, Open Space, & Recreational Opportunities

A well maintained and accessible park system is one of the more important aspects in supporting a high quality of life, one which promotes a healthy and vibrant community. The City of Utica has four parks, maintained by the City's DPW, comprising of 43 total acres of recreational green space: Heritage Park, Memorial Park, Grant Park, and a preserved space known as the Utica Recreation Area. All of these parks,

except for Grant Park, have frontage along the community's major water feature – the Clinton River. In conjunction with these assets, the City of Utica shares recreational programming and services with Shelby Township through a PA 425 agreement. The agreement further expands the footprint of amenities available to local residents, where Shelby Township provides access to their community center, and over

nine additional recreational spaces. Each of these spaces offer their own unique opportunities for both active and passive recreational activities. Whether one prefers to enjoy a winding and picturesque nature trail or utilize the playing fields and picnic areas, there is a park for everyone.





### Vision.

Providing quality and accessible recreational spaces and amenities have been, and will continue to be, a priority for the City of Utica. The City's recreation and amenities are a gateway to health and vitality, placemaking and community building, and economic development. The City will strive to improve the network of green spaces and trails within the community, connect and attract the public to these invaluable resources, and promote their usage through best practices that support placemaking while prioritizing the protection of the natural environment. As is demonstrated by this vision, the City of Utica understands the integral role that these recreational amenities play in promoting a desirable and high quality lifestyle for its residents and visitors.



### Grant Park

Grant Park is located on the east side of Van Dyke and north of Hahn. It serves the largest portion of the City's residences, of whom make good use of its amenities. These include tennis, volleyball and basketball courts; playgrounds; picnic pavilions; and an internal walking path with bench seating. As best practice shows, collocating a diverse set of uses makes for a healthy and vibrant center attracting people from all walks of life. Supporting its role as a community space, Grant Park hosts the annual summer Old Mill Arts and Crafts Festival. This festival is one of 12 events held annually in the City.



### Heritage Park

Heritage Park, located west of Van Dyke and south of M-59, provides direct access to the Clinton River and functions as a key connector to the Lake St. Clair to Stony Creek trail. Heritage Park contains a number of amenities that are designed to allow visitors to experience the river and its surrounding woodlands. These amenities include a kayak/canoe launch, a fishing pier and observation

pier, one of the last merry-go-rounds in the area, new picnic tables and park benches, a handicap-accessible parking area, and a pedestrian/bike bridge over the Clinton River. Because its distinct character differentiates itself from other parks, it received further investment to expand and leverage its uniqueness in the most recent Parks and Recreation Plan.

### Jacqueline K. Noonan River Walk Park.

The Jacqueline K. Noonan River Walk Park has developed into one of the City's premier spaces. Located next to the community's public library, this River Walk facility is within walking distance of both the historic downtown and the newly developed independent professional baseball park. In conjunction with Heritage Park, it too acts as a segment of the Lake St. Clair to Stony Creek trail. The park implements many green design elements which include LED lighting, ecofriendly storm water management, and a storm water rain garden. All visitors can enjoy an angling pier and fish lunger (crib), a green kayak/canoe launch, picnic tables, park benches and seating areas, natural and ornamental plantings, bike racks, and ADA compliant access to the hike and bike trail.

### Utica Recreation Area

The Utica Recreation Area is an undeveloped 28 acre tract of land that straddles the Clinton River in the northeast corner of the City. The site is bordered on the east by the rail line, and on the west by the Clinton River. While the site sits undeveloped, the recreational area was able to



service the final connecting trail segment to River Bends Park and the greater Lake St. Clair to Stony Creek trail.

### Utica Connector Trail

The Utica Connector Trail is part of a multi-jurisdictional partnership between the City of Utica and Shelby Township. The project consisted of a 1.28-mile paved link to River Bends Park, completing the greater Lake St. Clair to Stony Creek network, and ties into the Macomb Orchard Trail system. The trail network encompasses a 180-mile trail system that branches throughout Southeast Michigan. These projects were funded by a combination of grants from the Federal Highway Administration and the Michigan Transportation Alternatives Program (TAP).

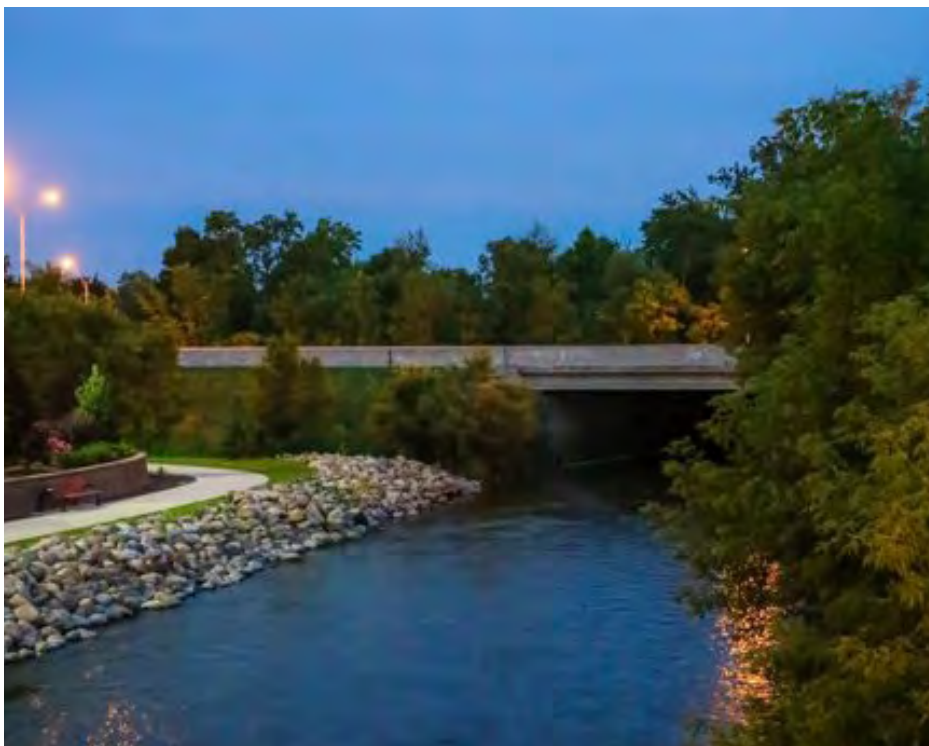
# open space.

The City of Utica is a community that is fully developed with very few greenfield opportunities or preserved areas. Any existing open space is dedicated to local recreational use or limited by environmentally restrictive conditions.

### Utica Recreation Area

There are approximately 28 acres of undeveloped open space in the community, all of which are located near the historic downtown and new ballpark, containing significant redevelopment challenges. These challenges primarily revolve around the 19-acre landfill that was in operation during the

late 1950s and 1960s. A recent environmental study of the site, performed in 2003, found that if the area were to be redeveloped, there would have to be several use restrictions applied to any site plan application—mainly prohibiting single family residential uses on this land. Luckily, these restrictions will not preclude what can otherwise be an attractive and well-utilized site that complements and leverages the downtown location and major transportation corridors. We recommend that similar brownfield strategies applied to landfills across the country are planned for this site, resulting in projects like golf courses, cross-country ski courses, event reception venues, and higher-intensity mixed-uses and light industrial spaces. While the existing conditions are not optimal, there are resources and opportunities available to this unique location that can catalyze it towards a brighter future—further expanded upon in the facilities chapter.





# opportunities.

Opportunities exist within the City of Utica to enhance the recreation and amenity resources of the community. This section will detail a range of opportunities that can be targeted and achieved while not negatively impacting the natural environment. The opportunities have been derived from a set of overarching goals, specifically related to recreation and amenities – founded in best practice, to achieve the direction in which the community wishes to go.

With the advent of the new trail connector running through the City west of Van Dyke (including the most recent development of Memorial Park and new baseball stadium in downtown), and the development of the community east of M-53, Utica has an opportunity to leverage all of these assets to improve the quality of life of its residents and the economic benefit of its investments. The following discussion is a recommendation for how the City may achieve its vision for a vibrant, active, and healthy community within the recreational spaces and amenities concentration.

## Parks and Trails

The region as a whole has seen a robust increase in health, fitness, and recreational activity in local parks and recreation systems. The push for expanding upon parks and trails has been supported by high levels of usership and interest,

as seen in the nearby Macomb Orchard Trail and other systems that equate to over 180 miles in total hiking and biking paths in Southeast Michigan. The connection achieved by the new trail will most assuredly generate traffic that will provide many spinoff benefits

- more patrons and marketing opportunities that boost that local economy. This, in conjunction with the new independent professional ballpark and associated park programming, will assist in

### These goals include:

1. Improve connectivity and access between parks, neighborhoods, and commercial areas.
2. Target redevelopment opportunities for the open space areas and underutilized facilities.
3. Provide and improve park and recreation facilities to underserved areas and populations.
4. Market, expand, and improve the events and activities that take place within our community and recreational spaces.
5. Promote and protect the environment and environmental stewardship.

Continued on Page 50





revitalizing the downtown and act as a vital contributor in strengthening the Utica community fabric. As opportunities arise, the Zoning Ordinance should be reviewed to ensure that standards for each district support the development and connection to parks and trails throughout the community.

### Programming and Events

With the City's dense array of amenities and gathering spaces, these assets could be programmed to generate increased utility outside of passive uses. A strong and frequent set of programming in the parks and on the trails can attract patrons to the downtown and the City's recreational amenities on a more regular basis. The City's Parks and Recreation Commission, along with Utica's partners in the faith-based and philanthropic community, have long championed and hosted



a variety of events and activities that already make strides towards the Master Plans recreational vision. In continued partnership with these groups, and with the advent of the new baseball stadium and citizens council, the potential for a regularly scheduled events expansion should be sought after. Whether it is movies in the park, live music and entertainment, regular art fairs or farmers markets — programming

can bring the community together and create a sense of place. These events can both increase activity and utilization of the City's assets, but also serve as an economic development tool that creates spaces for local entrepreneurs, and provide an accessible stage to those who wish to share their gifts with the community.



## Role of Volunteers

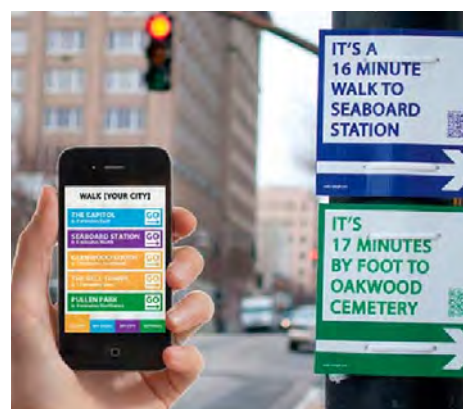
The role and importance of volunteers cannot be understated. Civic participation is often a reflection of the community relationships and pride that is developed by the investments and efforts made by both the leadership and the City's residents. Utica already boasts great support and a strong foundation in volunteerism and civic participation, but as recreational spaces and amenities become more popular and attract greater utilization, volunteers will be sought after to help maintain and coordinate these community gems. A programming and advisors board should be developed for the planning and coordination of recreational activities and events. This board should consist of residents, stakeholders, and local organizations who can directly contribute towards these community goals.

## Recreational Connectivity and Linkages

It is vital for the City to connect parks and trails to all neighborhoods throughout the community, especially the underserved areas east of M-53. Parks and trails are paramount in ensuring access and equity, economic sustainability, and in increasing the quality of life for all in the City of Utica. From the Grant Park neighborhood to Northpointe, all actors must be engaged in improving these features and networks, supporting the great strides that have already been



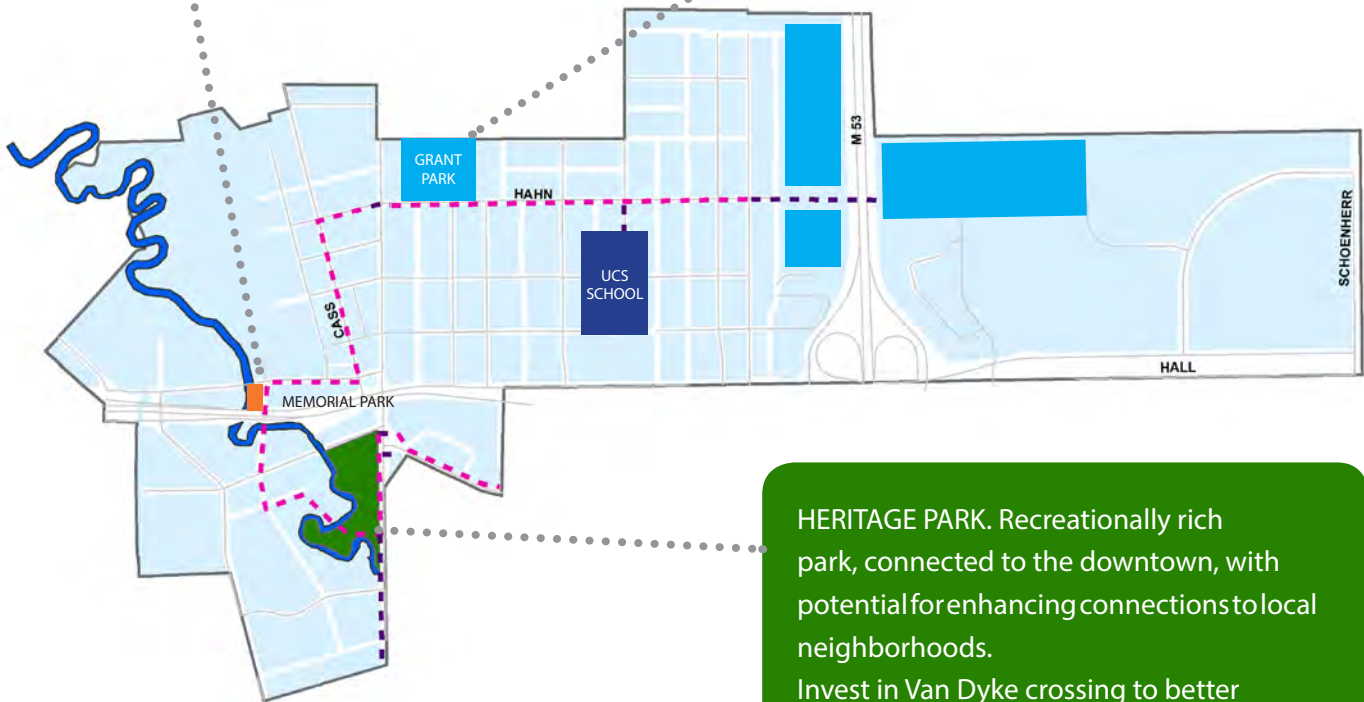
made in way-finding efforts invested in recently by the City with the purpose of deconstructing these barriers. For example, M-53 and Hall Road while long established as a high-traffic corridor in the region, do not have to act as a pedestrian chasm if enhanced with proper design measures. Similar community barriers have been redesigned with independent pedestrian bridges, bridges and tunnels that cross over or under these areas to address their disconnected and unwalkable nature. A second example would be to address the sidewalk network gaps of the Grant Park neighborhood. This area has limited access to walkable pathways that should connect to features and amenities that are within optimal walking distances. An improved network would increase property values, improve resident health, and increase visit frequency to the City's local parks and commercial amenities. As road work and reconstruction



of these area are planned, the City and residents should be actively engaged in the planning process and advocate for the inclusion of pedestrian-friendly design features in these projects. Investments of this fashion will enhance the City and reinvigorate what is already a vibrant and desirable community. The following map will highlight important recreational linkages, potential recreational opportunities, and connective improvements within the City of Utica.

**MEMORIAL PARK.** As one of the City's premier public spaces, this park has the potential to increase attraction of residents and visitors alike by focusing on a few different elements. Attract and increase residential density levels within the downtown footprint. Rezone and target sites for high-density mixed-use development. Enhance way-finding signage to include the connector trail and downtown pathways into the greater part of the community.

**GRANT PARK.** The City's most vibrant park consists of a variety of uses, events, and is surrounded by a dense neighborhood. Even so, there are multi-modal improvements that could increase access. Improve east to west Hahn Street connection to include the Village Square community and the Northpointe neighborhood east of M-53. Connect into Flickinger Elementary via north/south path along Remer Court, into Hahn Street.



**HERITAGE PARK.** Recreationally rich park, connected to the downtown, with potential for enhancing connections to local neighborhoods. Invest in Van Dyke crossing to better connect with the MacKay neighborhood. Fill in Van Dyke Corridor gaps, tying into both the commercial activity centers and Sterling Heights sidewalk effort.

Preferred Route Legend

- - - - - Improved Routes
- - - - - Proposed Routes

# summary.

As this chapter has discussed, the City of Utica has many recreational assets and community events that support its vibrant and unique character. What this section of the plan seeks to achieve is recognizing new recreational opportunities and enhancing the connection to existing features. The following strategies, outlined below, identify several items that can make the City of Utica an even better place to live, work and play as it continues to evolve.

1. Review and amend the Zoning Ordinance so as to include provisions that promote parks, recreation, and network connectivity.
2. Assemble resources, marketing and sales pieces, and lead the redevelopment of the 28-acre area located near the downtown. Leverage these items in conjunction with an RFP to attract the highest and best opportunity for the City-controlled land.
3. Recommit and empower the Parks and Recreation Commission, providing it with a more pronounced role in the community events planning and management, in partnership with long-standing stakeholders, new businesses, and a newly convened citizen council group.
4. Develop a more comprehensive community-wide events and activities notification system that uses social media and community electronic message board signs to better inform residents and visitors of upcoming events and park/community facility locations.
5. Partner with the local DDA, Shelby Township, City of Sterling Heights, Macomb County Blue Economy Initiative, Macomb County Sheriff's Department and Clinton River Watershed Council to:
  - Expand wayfinding signage along new trail extension along the Clinton River
  - Develop emergency response plans and identify river access points
  - Maintain a clean and navigable river and associated amenities.
5. Require a community benefit or some form of community-oriented project for large scale developments. Explore options for development of a community park east of M-53. Engage development community, business community, and local homeowners.







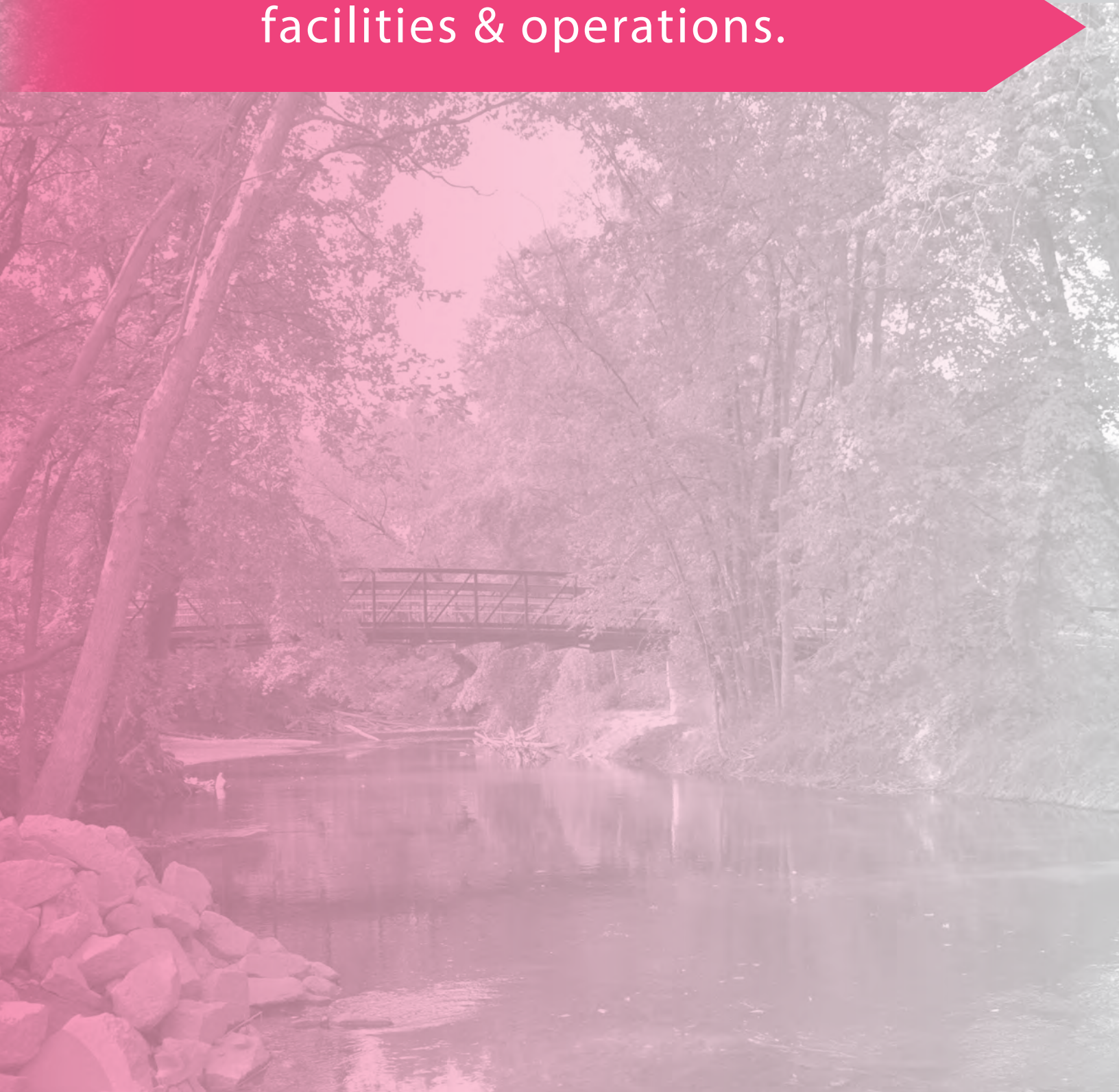
2017 CITY OF UTICA

# MASTER PLAN

Chapter

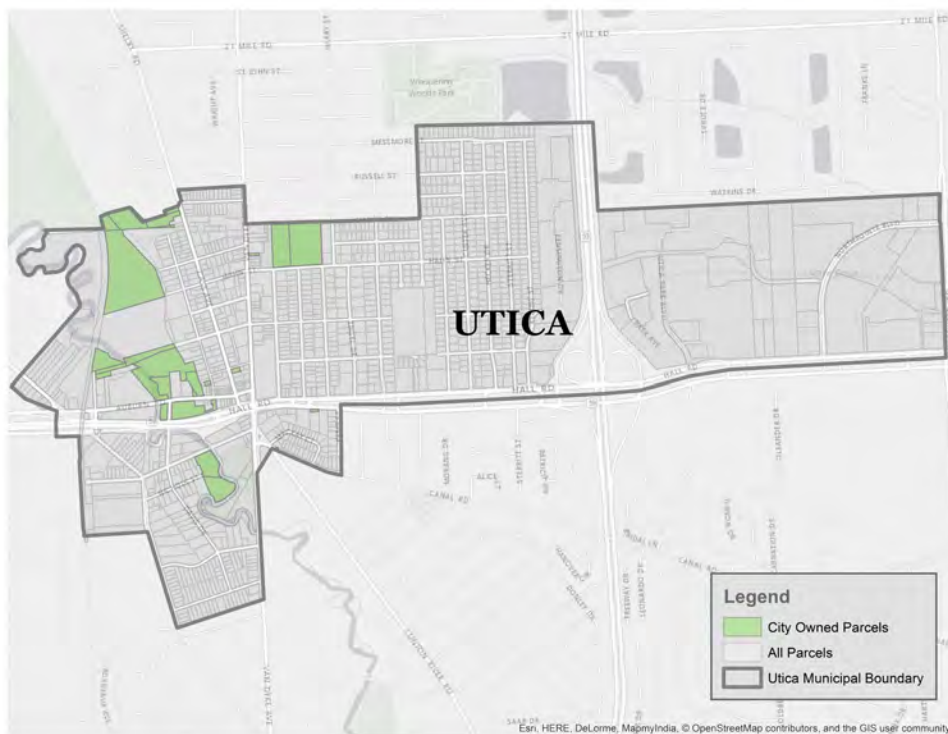
# 6

facilities & operations.



# existing community facilities.

When considering the development of a community it is important to assess the provision of community facilities and the protections of environmentally significant areas. The community image is often directly related to the condition or provisions of libraries, schools, and public businesses and services. The extent to which community facilities are developed is predicated on neighborhood needs, the availability and location of suitable land, and available funding to finance the given project. Community-wide facilities normally consist of municipal offices, libraries, fire stations, playfields, community parks, and schools. By the very nature of their individual functions, they serve not only the residential neighborhoods, but the entire community. Through the implementation of the vision and strategies in this Plan, the City of Utica aims to provide improved service and amenities to all members of the community.



## Utica Community Schools

Utica Community Schools (UCS) is a public school district located in Macomb County, Michigan. UCS serves the city of Utica, the majority of Shelby Township, the northern portion of Sterling Heights, and parts of Ray, Washington, and Macomb townships. UCS is the second-largest school district in the State of Michigan. Utica Community Schools operates 25 elementary schools, seven junior high schools, and four high schools. Presently, there are two public schools located within the City of Utica: Flick-



inger Elementary School on Vanker Ave and Eppler Junior High School on Brownell Street. There are also three private schools located within the City of Utica: St. Lawrence Elementary School located on Utica Road, Trinity Lutheran located on Van Dyke Avenue, and a new Montessori School located on Utica Park Boulevard.

## Utica City Offices

The City of Utica Administration Office is located in the heart of the downtown at 7550 Auburn Road. The building houses the Mayor's Office, the City Clerk's Office, the Treasurer's Office, the Assessor's Office and the Building Department. The City Council Chambers are also housed in this



building.

### Utica Police Department

The City of Utica Police Department is also located at 7550 Auburn Road. The Utica Police Department currently employs 15 sworn officers and five support staff. The Police Department is a full service department and operates a traffic bureau, an evidence technician unit, an investigations unit, motorcycle patrols, a police bicycle patrol and a motor carrier unit. Although effectively serving the City of Utica, the Police Department has begun to outgrow their current facility. There is a need for a more secure building, as well as additional space for new facilities, such as an interrogation room and additional offices.



### Fire Department

One of the most important services that are provided by a community is adequate fire protection. Firefighting services are important because they protect residences, businesses, and industries from financial loss and personal injury, and because they can substantially reduce the cost of fire insurance.



The City of Utica has one fire station located at 7609 Auburn Road in downtown Utica. The City of Utica also owns a vacant parcel on Utica Park Boulevard that has been designated for a second fire station. The City currently employs 25 fire fighters: a fire chief, assistant chief, captain, lieutenant, sergeants and fire fighters. Their training division has a coordinator and instructors, which provide about 60 training sessions annually. The duties of the Fire Prevention Bureau include fire investigations, site plan reviews, general inspections and fire prevention program. The Department equipment consists of three engines, one ladder, one heavy duty rescue, two ambulances, a utility truck and a car.

Future enhancements or improvements may include expanding or relocating the current fire station. A secondary option would be building a second station along Hall Road. Due to the high traffic volumes along Hall

Road and Van Dyke, the current station faces issues with getting to residents and businesses in a timely manner. If a station was built on the Utica Park Blvd. property, this would address the issue.

### Public Utilities

The development potential of a community is directly related to the availability and adequacy of public utilities. The City of Utica currently provides public water and sanitary services to the City residents, businesses and industries. As the City continues to grow, increased demands are imposed on the capacities of these aging, and in many cases, over stressed, systems to provide the necessary infrastructure. The extent of existing and anticipated public utility service to the City is described in the following narrative.



- Sanitary Sewer Facilities  
three pump stations

- Water Distribution Facilities

The City of Utica is serviced by the Great Lakes Water Authority (formerly the Detroit Water and Sewer Department). The City distribution of water closely parallels the sanitary sewer system noted previously.



- Refuse and Recycling

The City of Utica has a contract with Waste Management, which provides the residents with all their waste removal and recycling needs. Future improvements with regards to refuse management include developing a better plan for the City of Utica's Brownfield sites.



### Senior Housing

The City of Utica offers low-cost senior citizen housing at Riverside 175 Apartments, located at 7650 Greely Street. The building has 54 units and a 1,500-square-foot community room for residents and local senior group

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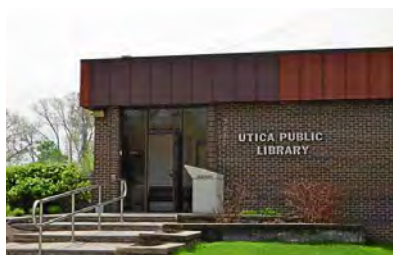
activities. Each unit has central air, a dishwasher and a washer and dryer. The building is located along the Clinton River and provides a park-like setting for its residents.



### Utica Library

The City of Utica Library is located at 7530 Auburn Road. The Utica Public Library is the City's local source of information services. A variety of media is offered including books, periodicals, audio books and children's video cassettes. Internet access is also available. The Library is a member of the Suburban Library Cooperative which extends borrowing privileges beyond the local area

and offers ready access to inter-library loans. The Library also has local history information



including almost 100 years of the *Sentinel Newspaper* on microfilm for public use. The Utica Library also has a large conference room, known as the Gibbing Room.

### Code Enforcement

Code enforcement is jointly handled by the City of Utica Police Department and the City of Utica Building Inspector. Both parties handle issues such as blight, illegal signage, illegal parking, etc.

### Additional City of Utica owned property

The City of Utica owns several pieces of property in addition to City Hall, the Fire Department and the Library. One parcel is located on Hall Road east of Van Dyke and has a billboard installed on the site. The Downtown Development Authority (DDA) owns three parking lots located on Van Dyke Avenue, on Cass Avenue and on Brownell Street. The DDA also owns the old Meat Packing Plant site and the City has

control of the off-street parking on Moscone Road and Auburn Road.

### Future Capital Improvement

The City of Utica is a municipality where community facilities and environmentally significant areas are accessible and engaging to all residents and visitors. In order to better serve the community, the City of Utica has a future vision for City Hall that would enhance their ability to serve the public.

### Two possible options for the future are as follows:

1. **Expanding City Hall:** this option would include building a pole barn style facility at the current site, which could house all administrative staff, council chambers and give increased space to the police department. Possible options would be combining the library site and City Hall.
2. **Sell the current City Hall site:** In the future, as Utica's downtown grows, the city may have the opportunity to sell their existing City Hall site to a developer. This site would be a prime location for commercial development and would help extend the downtown area to Jimmy John's Field. With the income from the sale, the City could construct an entirely new building on the Meat Packing Plant site, which would house all administrative services, council chambers and the Utica Police Department.



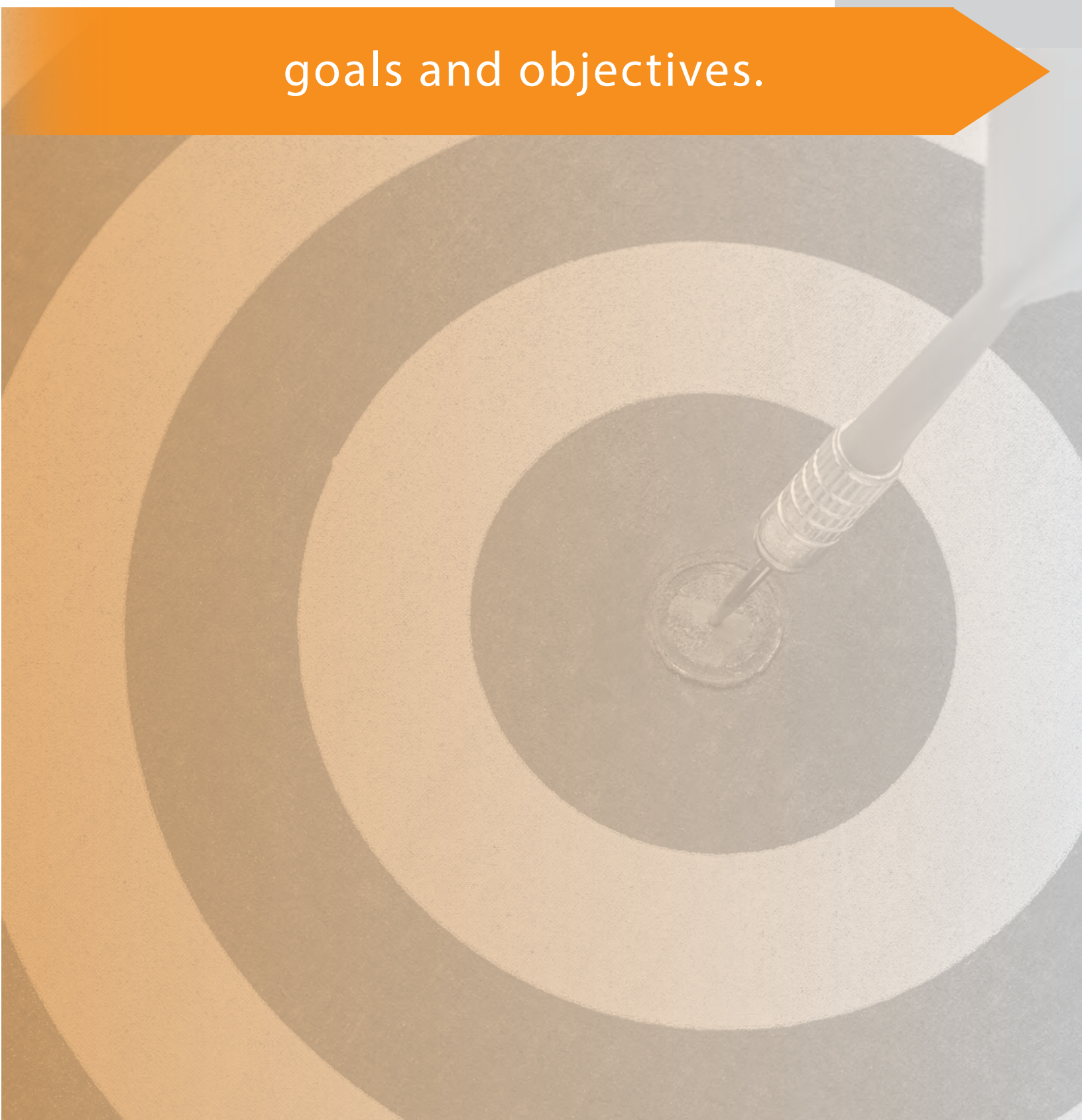
2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 7

goals and objectives.



# goals and objectives.

## Goals

are broad descriptions on the community's desire for its future. Goals are high-level principles toward which programs, policies and activities are directed by the Master Plan to enhance and protect the health, safety, and welfare of the City of Utica.

## Objectives

are the specific and intermediate means to make actionable progress toward achieving the goals, and as a result, achieve the community vision.

By first defining each element of this section, we understand their collective utility for the Master Plan. Each individual goal and objective is not only important in and of itself, but in how each contributes towards the comprehensive development of the greater vision of the community, the policies derived from their intention, and the amendments and actions they represent. This reverence is reinforced by the fact that the goals and objectives were inspired by countless hours of dialogue between the City, business leaders, and concerned residents, in conjunction with accepted best practices and planning standards that have been implemented across the country.



## Downtown & Corridors

Goal 1: Promote future developments and redevelopments in the downtown, Van Dyke, and Hall Road corridors in a manner that reflects and preserves the historic characteristics of the City of Utica.

1. Create a design guideline and expand the DMXD and MXD Zoning Districts.
2. Review zoning ordinance application and approval processes, specifically expanding discretion on administrative reviews and approvals.
3. Issue a Request for Proposal (RFP) of City Hall and Library properties.
4. Improve ordinance enforcement.
5. Perform a parking and access management study.

Goal 2: Collaboratively work with neighboring communities to ensure a seamless and complementary development pattern across municipal boundaries.

1. Foster corridor planning efforts between Sterling Heights, Shelby Township, and Utica.
2. Invest in, and market the economic opportunities that exist within the community.





## Neighborhoods

Goal 1: Support and enhance community and neighborhood pride by encouraging residential maintenance and rehabilitation of homes, landscaping, and the development of neighborhood block clubs.

1. Develop a regular enforcement official and enforcement schedule.
2. Install proper signage identifying unique character areas and neighborhoods.
3. Support residents in forming block clubs and volunteer community organizations.



## Industrial

Goal 1: Maintain a high quality level of service necessary to the operation of present and future industries.

1. Assess current and required capacity, including potential areas of improvement.
2. Enforce ordinances to protect the standards of the community.

Goal 2: Accommodate an ever-evolving industry with more flexible use standards, ensuring that Utica is competitive in the 21st century economy.

1. Review and amend the zoning ordinance as appropriate to accommodate emerging and evolving industry sector.



## Parks and Natural Resources

Goal 1: Expand and improve recreational facilities and event programming to attract and increase usership of City attractions, enhance community vibrancy, and promote the preservation and appreciation for green spaces.

1. Target and develop a recreational facility for the east side of the community.
2. Support the park and recreation commission, develop a citizen's council, and collaborate with existing boards and commissions to collectively promote community activities and opportunities.
3. Issue an RFP for the brownfield site east of the river and north of Auburn, for the development of a passive recreational facility.

Goal 2: Improve the environmental compatibility of both structures and infrastructure throughout the community and its activity centers, comprehensively addressing storm water, heat islands, and greening initiatives.

1. Develop a green building and infrastructure treatment standard.
2. Retrofit municipal infrastructure and properties with permeable solutions.
3. Support and regulate green canopy revitalization.



### Connectivity

Goal 1: Improve the quality and condition of the City's connective infrastructure.

1. Perform an infrastructure condition and maintenance study.
2. Create a Capital Improvements Plan.

Goal 2: Adopt a multi-modal transportation strategy that better connects residents to local parks, recreational opportunities, and major activity centers in the community.

1. Plan for and develop a network of sidewalks and bike lane infrastructure.
2. Address and improve signalization and crosswalk connections, especially in neighborhoods and the downtown.
3. Promote existing connections to the downtown and community recreational assets.
4. In collaboration with businesses, public and nonprofit organization, create a wayfinding system that guides multi-modal transportation users to the City's activity centers and recreational facilities.



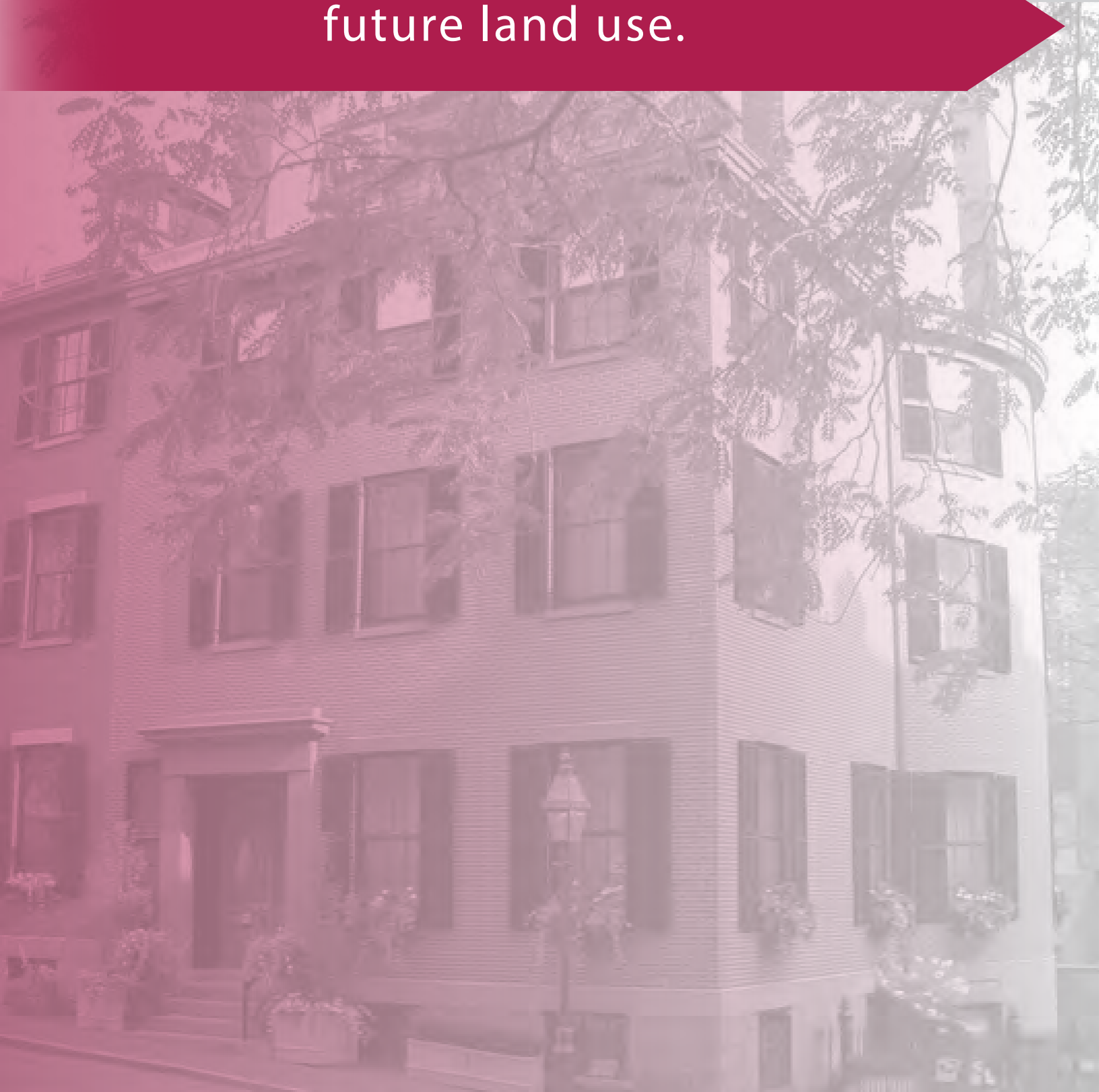
2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 8

future land use.

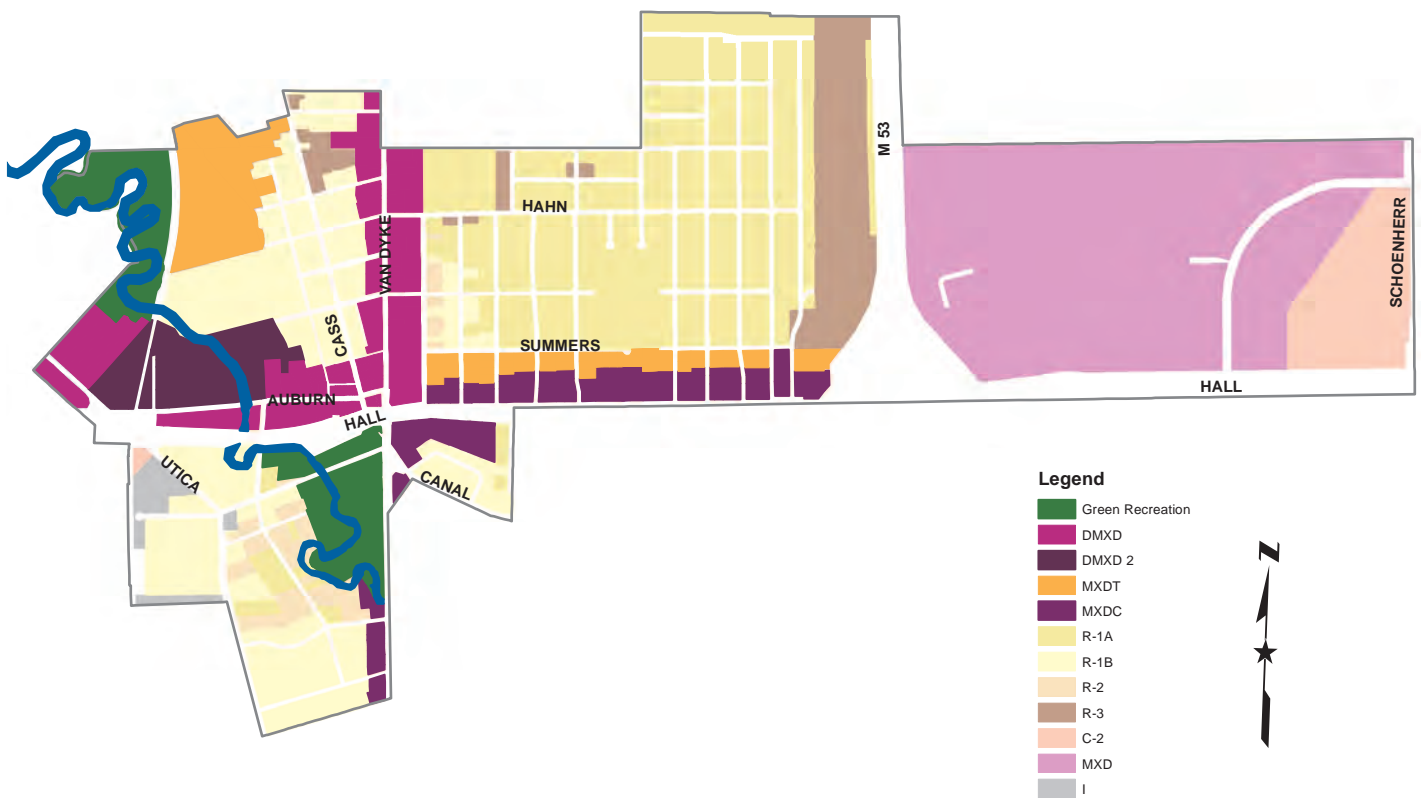




# future land use.

The Future Land Use Plan is an illustrative vision for the City of Utica, constructed on a foundation of inclusive community discussions, the surveying of stakeholders, input of City leadership, and modeled on sound planning principles. The Future Land Use Plan is the culmination of these efforts and reflects what the entire City desires for its future. The Plan's vision is sensitive of the community's historic character, its well established community fab-

ric, the unique environmental features, and its strategic location within the Metro Detroit region. The Future Land Use Plan shall be used to assist the City of Utica and its stakeholders in guiding their development and service decisions, investments, and policy actions that impact their goal of improving the quality of life in Utica while making it a preeminent destination in the region.



# revisions

## the downtown, Van Dyke & Hall Road Corridors

The four specific geographic areas and districts described below were designed for targeted redevelopment in the character of Utica’s traditional downtown and with respect to a more intense form along its high-volume corridors. From multi-story buildings to pocket parks and townhomes, this strategy is deliberately planned to protect the neighborhoods while transitioning in an appropriate manor to a highest and best use. The realization of this Plan will not only improve the aesthetic and physical form of the City, but will enhance the quality of life for all residents and visitors who enjoy its treasures.

The comprehensive vision of this Plan places Utica on the forefront of enhancing and expanding its small town footprint to growing markets and residents that seek the small town experience and quality of life. The four associated zoning districts charged with the Utica revisions are seen below. These districts are either existing but redefined, or newly developed to achieve the goals set forth in the Goals and Objectives. Each district has a specific intent, but is sensitive to protecting some of the key characteristics of each unique area within the community.



### Downtown Mixed Use – DMXD

Downtown Mixed Use is a designation created for the development of small lot, higher-density residential, commercial, and live-work spaces. This district is comprised of traditional ground level shop fronts, cafes, townhomes, outdoor sales and events, recreational spaces such as plazas and pocket parks, connective streets and trails, all of which are in the spirit of maintaining and enhancing the historic small town character.

#### Residential Building Types

- Single Family
- Multiple-Unit Single Family
- ✓ Townhouse
- ✓ Apartment/Loft

#### Nonresidential Building Types

- ✓ Live Work
- ✓ Downtown Mixed-Use
- ✓ Office/Retail
- Modern Industrial
- ✓ Civic/Institutional

#### Development Standards

	Minimum	Maximum
Front Setback	0'	15'
Side Setback	0'	5'
Rear Setback	0'	None
Height	2 story or 20'	3 story or 50'
Bulk	50%	100%
Parking	Should be located in the rear yard, in shared structure, or on street.	





### Downtown Mixed Use 2 – DMXD 2

Downtown Mixed Use 2 is a designation created for the development of larger lot, high density residential, commercial, and office. This district is comprised of 3 story or taller developments near the ballpark, with mixed uses and creative onsite parking designs. The ground floor area should be reserved for commercial and office uses, and residential spaces developed starting no lower than the second level. This part of the community is connected into the street and trail system, promoting walkability and visible activity levels. Architectural styles of these buildings will be complimentary to the historic character of the downtown.

#### Residential Building Types

- Single Family
- Multiple-Unit Single Family
- Townhouse
- ✓ Apartment/Loft

#### Nonresidential Building Types

- Live Work
- ✓ Downtown Mixed-Use
- ✓ Office/Retail
- Modern Industrial
- Civic/Institutional

Development Standards	Minimum	Maximum
Front Setback	-	0'
Side Setback	-	0'
Rear Setback	-	0'
Clinton River Setback	40'	None
Height	3 story or 30'	6 story or 70'
Bulk	50%	100%

Parking Should be located primarily on-site in the rear yard or in shared structure.







### Mixed Use Corridor – MXDC

Mixed Use Corridor is a designation for intense commercial, office, light or green fabrication, research and development, and flex-employment uses that are set in proximity to major transportation networks and are developed at larger scales with contemporary or traditional character that frame the corridor. The residential fabric in this district would take the form of multiple-story apartment/loft structures with high-quality design. Public open space would be limited along the corridor, encouraging the formation of shared open spaces, pedestrian plazas, and shared access drives that minimize curb cuts on Hall Road. While this district is of higher-use and intensity than its downtown neighbor, it is still integrated by a tight network of streets, requires a 10-foot safety path along its corridor frontage, and encourages steady tree canopy coverage along the multi-modal pathways.



#### Residential Building Types

- Single Family
- Multiple-Unit Single Family
- Townhouse
- ✓ Apartment/Loft

#### Nonresidential Building Types

- Nonresidential Building Types
- Live Work
- ✓ Downtown Mixed-Use
- ✓ Office/Retail
- ✓ Modern Industrial
- Civic/Institutional

Development Standards	Minimum	Maximum
Front Setback	40'	60'
Side Setback	0'	5'
Rear Setback	20'	None
Height	3 story or 30'	5 story or 85'; w/ integrated parking design
Bulk	35%	100%
Parking	Should be located primarily on-site in the rear yard or in an integrated structure.	



### Mixed Use Transition – MXDT

Mixed Use Transition is a designation created for the appropriate transition and buffer between the Mixed Use Corridor and Single Family districts. This area gradually tapers off the scale and intensity of development found on the corridors, into a more medium-density, residentially focused district with available live-work space and small-scale corner store opportunities. Given the transition between districts, this district would also possess a small town character with some contemporary structure designs, and require integrated small footprint public spaces and an integrated multi-modal front-yard pathway design.

#### Residential Building Types

- Single Family
- Multiple-Unit Single Family
- ✓ Townhouse
- ✓ Apartment/Loft

#### Nonresidential Building Types

- ✓ Live Work
- ✓ Downtown Mixed-Use
- ✓ Office/Retail
- Modern Industrial
- ✓ Civic/Institutional

Development Standards	Minimum	Maximum
Front Setback	20'	20'
Side Setback	0'	5'
Rear Setback	20'	None
Height	2 story or 25'	3 story or 35'
Bulk	35%	80%
Parking	Should be located primarily on-site in the rear yard and maintain alley access.	



### Green Recreation – GR

The Green Recreation zoning district is consistent in character with the existing character of Utica’s recreational resources, supporting space for physical activity and public gatherings. The City recognizes several sensitive areas in need of preservation, enhancing the supply of this natural resource but also improving community access to them. Limited development would be specially permitted, but only as far as being related to various forms of recreational uses. As you’ll see in the future land use plan, this expansion is specifically focused in the direct vicinity of Heritage Park.





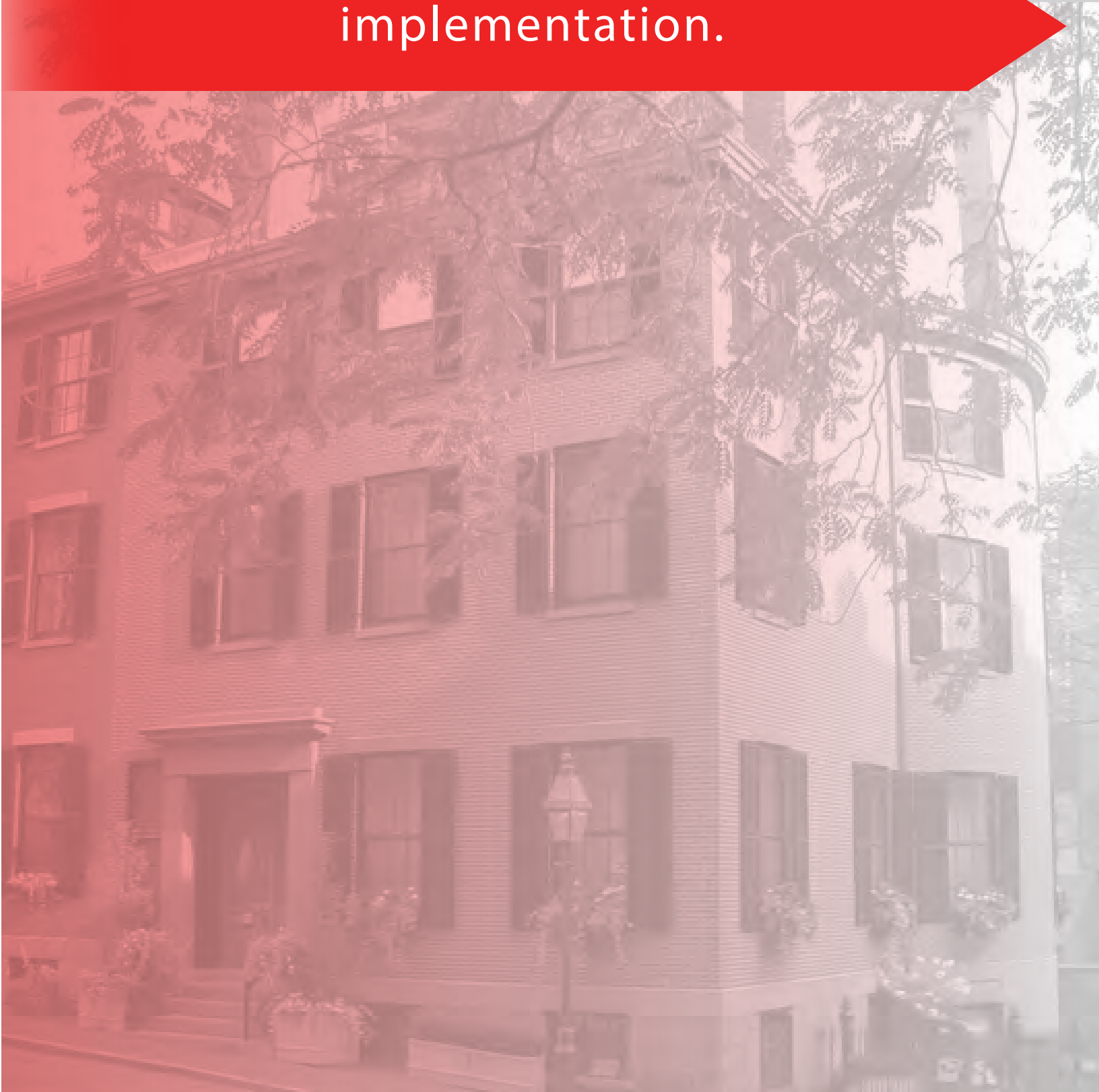
2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 9

implementation.





# implementation plan.

The Master Plan serves as vision and blueprint for the future of the City of Utica; it should be considered in shaping policy and guiding decisions made by City leaders, commissions, and citizens. To promote and ensure the Plan's effectiveness, it is the responsibility of the Planning Commission to communicate the Plan to City residents, to encourage compliance with adopted standards and policies, and to actively pursue the implementation of the Plan's recommendations.

This chapter includes a chart summarizing the recommended actions or strategies along with identifying those positions or groups who are primarily responsible for implementing each action.

## Implementation Schedule

This chapter identifies and describes actions and tools available to implement the vision created in this Master Plan. As detailed, the chart on the following pages presents a summary of all the recommended implementation activities, responsible parties for completing the activities, and a projected timeline or priority set for each item.

Acronyms	
Council	Mayor and City Councils
PC	Planning Commission
DDA	Downtown Development Authority
PRC	Parks and Recreation Commission
DPW	Department of Public Works
CS	City Staff

Timeline	
Ongoing	Perpetual effort, consistent revisiting of policy and efforts
Short-term	0 to 4 Years
Mid-term	5 to 7 Years
Long-term	8+ Years

Action item	Time Frame	Responsible Party
Revise the Zoning Ordinance and other City ordinances to be consistent with this Plan's intentions for the family of proposed MXD districts and modernized Industrial ordinance, and in reference of the Goals and Objectives	Ongoing	Council/PC/CS
Convene work group to discuss and implement the family of mixed-use district characteristics, design controls, district specific parameters, and intended functions	Short-term	PC/CS
Expand the DMXD District as proposed in the Future Land Use Plan	Short-term	Council/PC/DDA/CS
Create, adopt and rezone properties to the new DMXD 2 designation	Short-term	Council/PC/DDA/CS
Create, adopt and rezone properties to the new MXD Corridor designation	Short-term	Council/PC/DDA/CS
Create, adopt and rezone properties to the new MXD Transition designation	Mid-term	Council/PC/DDA/CS
Coordinate with adjacent municipalities regarding land use decisions, design, and marketing for the Van Dyke and Hall Road corridors	Ongoing	PC/CS
Create/reinvigorate façade program or similar to fund building improvements to properties in DDA and MXD related areas	Mid-term	DDA/CS
Support the Parks and Recreation commission in developing and promoting community events, festivals, and activities	Ongoing	Council/PRC/DDA
Foster neighborhood block club and volunteer community development within the city's residential areas	Ongoing	Council/CS
Revise city approval and review processes for development and permit applications, promoting a development-friendly environment	Ongoing	PC/CS
Enforce property maintenance and enforcement codes	Ongoing	CS
Perform an infrastructure condition, maintenance, and needs assessment	Mid-term	Council/DPW
Create a Capital Improvements Plan	Mid-term	Council/DPW
Perform a parking and access management study for the downtown and primary commercial corridors	Short-term	PC

Action item	Time Frame	Responsible Party
Create a non-motorized pathway plan, adopting complete streets principles to connect all key segments of the City	Mid-term	PC/DDA/DPW/PRC
Develop proposed non-motorized pathways, trails, and sidewalks when appropriate and consistent with the non-motorized plan, including connection to the Utica Connector Trail	Long-term	PC/DDA/DPW/PRC
Create a green building, infrastructure, and tree canopy landscaping guide for new and existing developments	Short-term	PC/DPW
Identify and secure the protection of valuable green spaces and water resources	Ongoing	Council/PC
Work with County Brownfield Authority to encourage redevelopment of designated sites, including municipality controlled properties	Ongoing	Council/PC
Collaborate with regional organizations on the marketing of sites in the City	Ongoing	Council/CS
Review this Master Plan every five years, and when necessary, update the Plan	Ongoing	PC





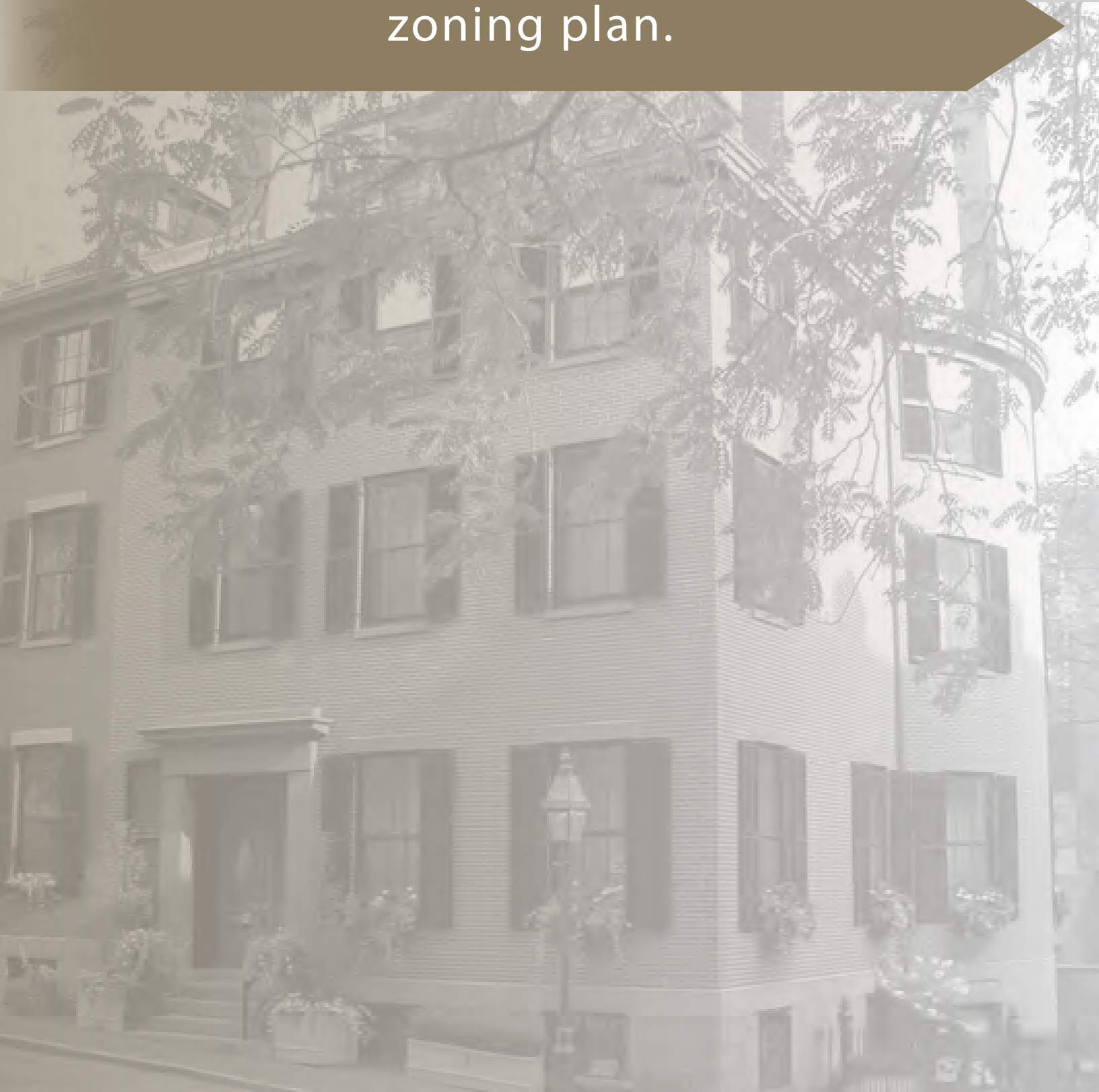
2017 CITY OF UTICA

# MASTER PLAN

Chapter

# 9

zoning plan.



# zoning plan.

A Zoning Plan is an essential component of any community’s Master Plan document. The Zoning Plan is the primary tool utilized by a community to realize the Master Plan’s goals, objectives and vision. The Zoning Plan is designed to guide in the development of a regulatory framework of ordinances, regulations and permits that support the implementation of the future land uses described in the Master Plan. The Zoning Plan is intended to serve as a recommended guide for how the community should modify its Zoning Ordinance. These recommendations can range from listing very specific changes to be implemented within a certain time frame to that of establishing a focus group to further study a proposed land use and develop criteria at a later date. This Zoning Plan utilizes both of these strategies by proposing some immediate changes to the existing zoning ordinance and suggesting additional community research before implementing others.

## Background.

The Zoning Plan is a required element for Master Plans as regulated by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Land Use Plan, prepared under this act, serves as the basis for this Zoning Plan. As stated in the Michigan Zoning Enabling Act, PA 110 of 2006, the zoning plan will serve as the basis for Zoning Ordinance development. The plan and its recommended actions are based on an inventory of conditions as analyzed by the Master Plan, information that is pertinent to zoning in the municipality, and supports the purposes for which zoning and modifications may be adopted.

## Future Land Use Designation Correlation to Zoning Districts.

The following table summarizes the existing zoning districts that most closely correspond in character with each of the Land Use designations found in the Future Land Use chapter of this plan. However, recommendations for changes to height, area, bulk, and location requirements for various zoning districts are described in the Future Land Use chapter.

Future Land Use Designation		Corresponding Zoning District(s)
DMXD	Downtown Mixed Use	DMXD, C-2
DMXD 2	Downtown Mixed Use 2	DMXD, C-1, C-2
MXDT	Mixed Use Transition	DMXD, R-3
MXDC	Mixed Use Corridor	MXD, C-1
GR	Green Recreation	-----

# future land use design and implementation.

Implementation of this Plan will require direction, on the part of the City, regarding the best way to develop and apply the land use designations identified in the table on page 73. The zoning described in the Future Land Use table must be reviewed in the best interest of the community, and based on best practice to determine appropriate zoning actions. It is likely that new zoning districts would need to be created in the recommended areas. For example, further analysis by committee and community input may reveal a specific use or character desired for the particular area or areas, not discovered in the Plan but in similar spirit. Each future land use has its own distinct characteristics, requiring different land use approaches. Whether the future land use districts have corresponding zones that are currently in the ordinance or represent something not yet seen in the City, the following summaries will outline a set of methods that can translate the Plan into action.

## Adopt New Zoning Districts and Zoning Map:

This option of fully implementing the Future Land Use Plan would be the most comprehensive, truest, but time-consuming effort the City could make. This action would require public hearings and planning committees, followed by major amendments to the Zoning Map and Ordinance. However, it will provide the most certainty and realization of the vision set forth in the Master Plan. Adopting new zoning districts or amending existing districts to reflect the desired future land use vision will ensure that development and redevelopment is consistent with the goals and objectives of this Plan. This method would provide a greater level of control and confidence within leadership and the community for what kind of development will occur. It is recommended that for a majority of the areas where the existing zoning district is inconsistent with the Future Land Use Map, new and amended districts be adopted in accordance to the Plan.

## Planned Unit Development:





This choice would likely require the City to adopt new Planned Unit Development language in the Zoning Ordinance to make the existing PUD tool more flexible. The existing PUD tool may also have to be amended to fit the goals and objectives of this Master Plan. If the City chooses this method of implementation, it would be used at the will of the developer and market forces, where an interest may still choose to forego the tool with preference for the original standards set forth in the ordinance. The PUD process is often a disincentive to developers because it can be a lengthy, difficult, costly, and uncertain process. To address this, the PUD standards should be reviewed and amended as necessary to better address the goals and strategies of this Plan, streamline the development process at the municipal level, and address the concerns of the community. This application is only recommended in unique circumstances, and should not be looked at as a solution for achieving the entire Future Land Use vision.

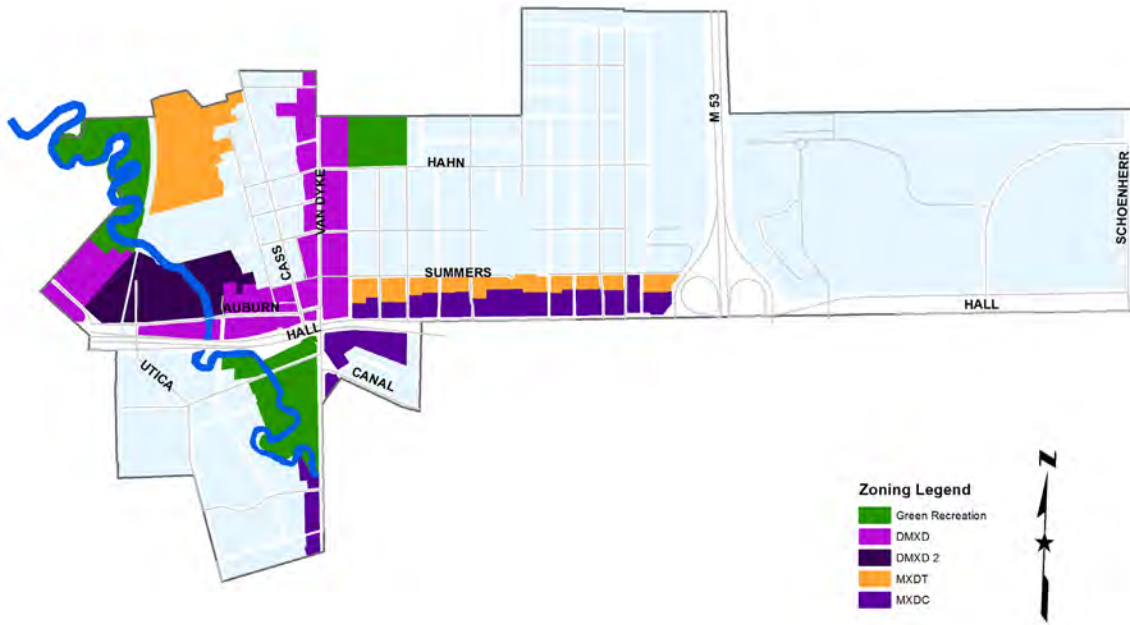
Creating overlay districts would allow the City to more easily permit development that is consistent yet flexibly in-line with the future land use recommendations, and eliminating the PUD negotiation process. This flexibility, however, would mean that developing by the new and desired standards would be optional to the applicant. Owners may opt to develop their property using the conventional zoning standards applicable to the underlying zoning district; in this way, fragmented development patterns and design would still be a possibility. Overlay districts, while effective in strong markets, may not fully achieve the desired outcome.

#### Overlay Districts:

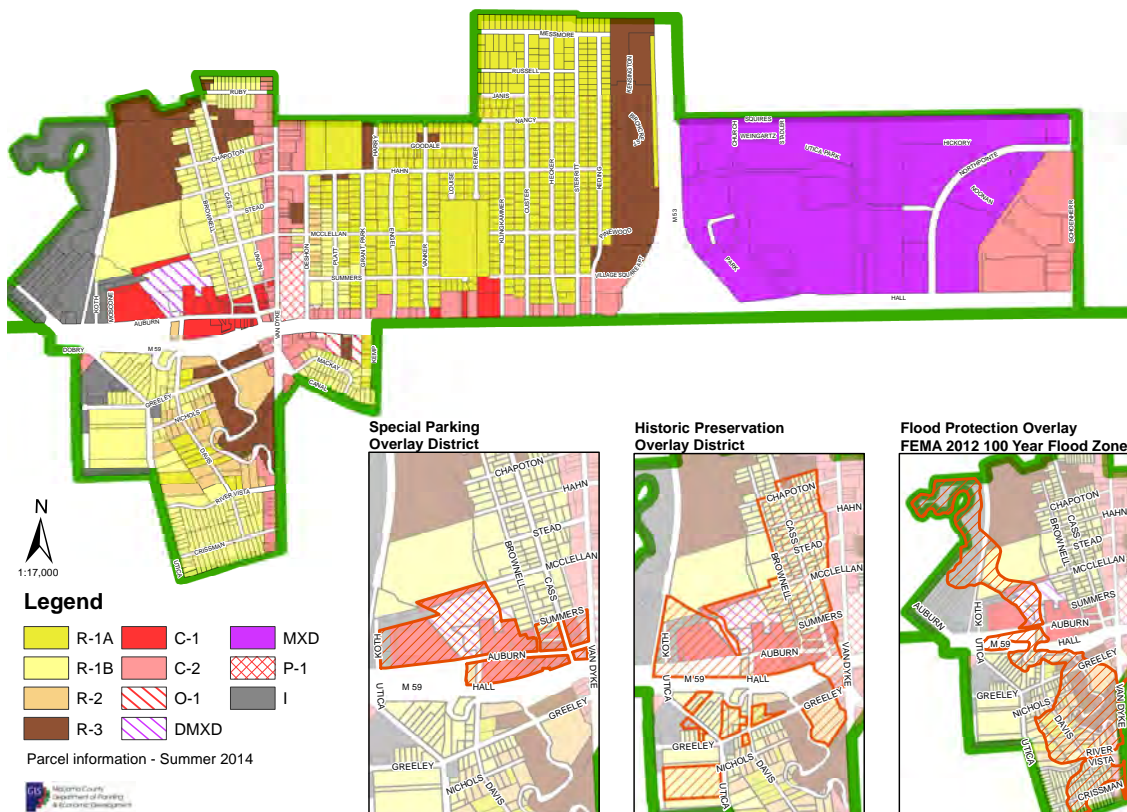
### Future Land Use/Zoning Map Comparison

A modified version of the Future Land Use Map is attached following this section. This map identifies areas within Utica where the Future Land Use Map differs from the current zoning map. The purpose of this map is to indicate areas where there are inconsistencies between the two maps and identify possible changes to the Zoning Map that could be implemented to reconcile these differences. It is important to note that the changes shown on the following map are not intended as a mandate for future zoning changes, but are intended to be a tool that assists in future zoning decisions. Also, the inconsistencies shown on the map are not intended to limit future zoning changes; in other words, future decision makers are not bound to only make the zoning changes that are explicitly shown on the map or recommended in the plan. It is important to use the future land use designations as described in the Future Land Use chapter of this Master Plan when considering any of the zoning changes as described on the following page.

City of Utica Future Land Use



City of Utica Zoning Map





# City of Utica

7550 Auburn Road, Utica, Michigan 48317-5279  
(586) 739-1600 • Fax: (586) 739-2867

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## RESOLUTION CITY OF UTICA, MICHIGAN

**WHEREAS,** in 2016, Utica City Council authorized the preparation of a Comprehensive Master Plan to establish goals and guidelines to facilitate the direction, redevelopment and growth of the City of Utica into the future; and

**WHEREAS,** the Planning Commission, in concert with Planning staff of Macomb County Department of Planning and Economic Development, the Mayor of Utica, City Council, and with input from a cross-section of city administrative officials, and the resident public, has caused the extensive evaluation of information comprehensive of residential, business, and municipal interests essential to the development of a comprehensive master plan; and

**WHEREAS,** the aforesaid information has been compiled into a Master Plan document that, in addition to other purposes, will serve to:

- establish a pattern for land use to guide development and redevelopment
- provide a legal basis for zoning and other regulations, and a basis for amendments to the Zoning Ordinance and Zoning Map
- preserve or enhance natural resources
- identify and recommend various infrastructure improvements and options
- address the desires and needs of the residents, businesses and property owners; and

**WHEREAS,** on June 7, 2017, pursuant to the requirements of Section 43, Preparation and Adoption of Master Plan of Article 3, of Michigan Public Act 33 of 2008, Michigan Planning Enabling Act, the City of Utica Planning Commission held a final public hearing and recommended approved the Master Plan and forwarded it to City Council for final resolution and approval; and

**WHEREAS,** on June 13, 2017, pursuant to the requirements of Section 43 sub section (3), Preparation and Adoption of Master Plan of Article 3, of Michigan Public Act 33 of 2008, Michigan Planning Enabling Act, the Utica City Council passed a final resolution on the proposed Comprehensive Master Plan; and

**WHEREAS,** in fulfillment of the requirements of Michigan Public Act 33 of 2008 Michigan Planning Enabling Act, Utica City has this date, June 13, 2017, made the determination that the Master Plan document will facilitate the overall future planning and redevelopment objectives of the City of Utica.


**NOW, THEREFORE, BE IT RESOLVED,** that the proposed Comprehensive Master Plan for the City of Utica is hereby adopted and that preparation of the final



Comprehensive Master Plan document is hereby directed and scheduled for final distribution; and

**BE IT FURTHER RESOLVED**, that in accordance with Michigan Public Act 33 of 2008, the City of Utica, no later than five years from this date, review the Master Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan.

I, Beth Ricketts, duly appointed City Clerk for the City of Utica do hereby certify that the forgoing is a true and correct copy of a motion adopted by the City of Utica City Council, Macomb County, Michigan, at a regular Council meeting held on June 13, 2017.

  
Beth Ricketts, City Clerk  
CITY OF UTICA

## Master Plan Update

### Public Input Session

The City of Utica invites all community stakeholders, residents and business owners to participate in a public input session. This session will be held on Tuesday January 19<sup>th</sup> from 5:30 pm – 9:30 pm at City Hall, Council Chambers, 7550 Auburn Road.

*You are invited to attend...*

# City of Utica Master Plan Public Meeting for Businesses

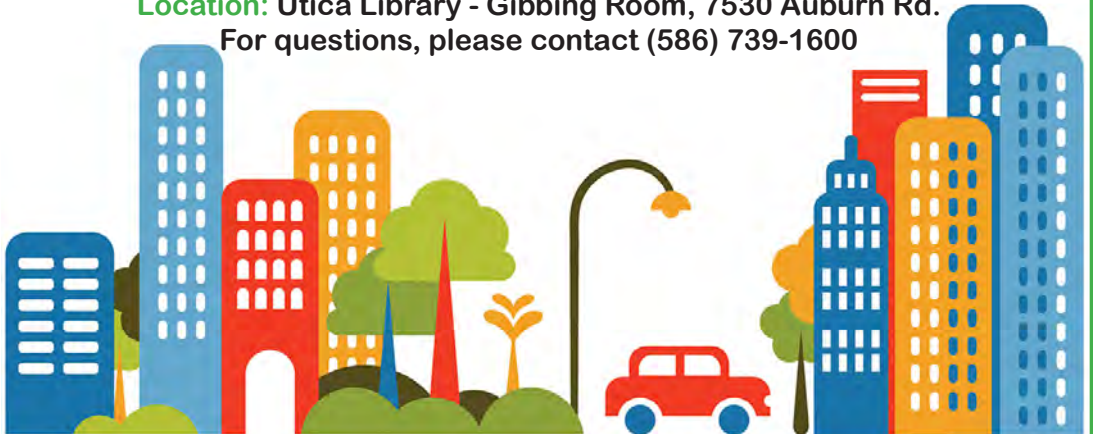
*Your input is essential in helping to improve and plan for the future of your city!*

**Date:** Thursday, May 12th, 2016

**Time:** 9:00 am - 10:30 am

**Location:** Utica Library - Gibbing Room, 7530 Auburn Rd.

**For questions, please contact (586) 739-1600**





**City of Utica  
7550 Auburn Rd.  
Utica, MI 48317**

Please consider attending this Master Plan Public Input Session, which is geared specifically towards Utica businesses and the Down Town Development Authority. Your input is essential in helping to improve and plan for the future of your city. This meeting will be held in the Gidding Room, which is in the basement of the Utica Public Library.

**CITY OF UTICA  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

Take notice that the City of Utica Planning Commission will hold a public hearing on Wednesday, June 7, 2017 at 6:35 p.m. in the Council Chambers of the Municipal Building, 7550 Auburn Road, Utica, Michigan.

The purpose of the public hearing is to gain citizen input regarding the Master Plan update. Copies of the update are available for review in the Administration offices during normal business hours.

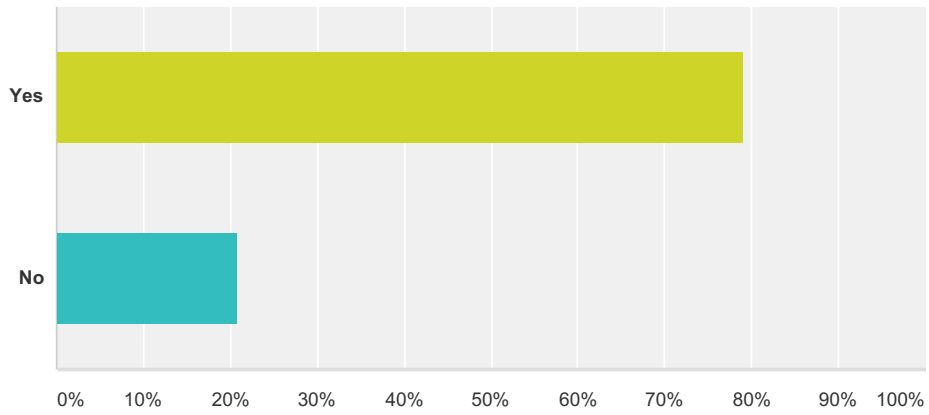
Comments will be heard at that time or written comments may be mailed to the above address, phone calls 586 739-1600 prior to the public hearing.

Beth Ricketts  
CITY OF UTICA  
Planning Commission

Publish one time  
05/28/17

### Q1 Are you a resident of the City of Utica?

Answered: 67 Skipped: 0

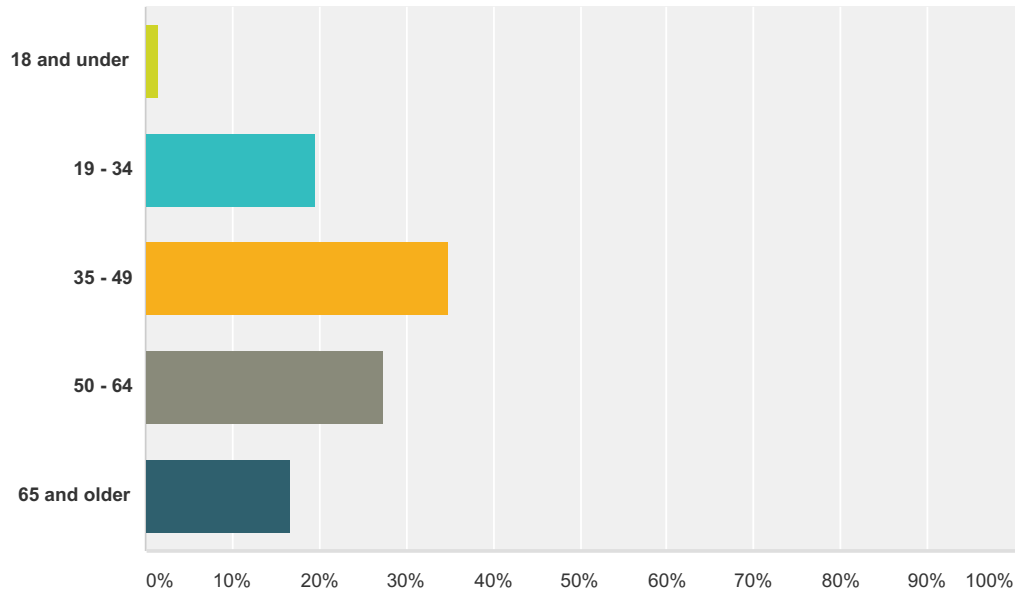


Answer Choices	Responses	
Yes	79.10%	53
No	20.90%	14
<b>Total</b>		<b>67</b>



### Q2 How old are you?

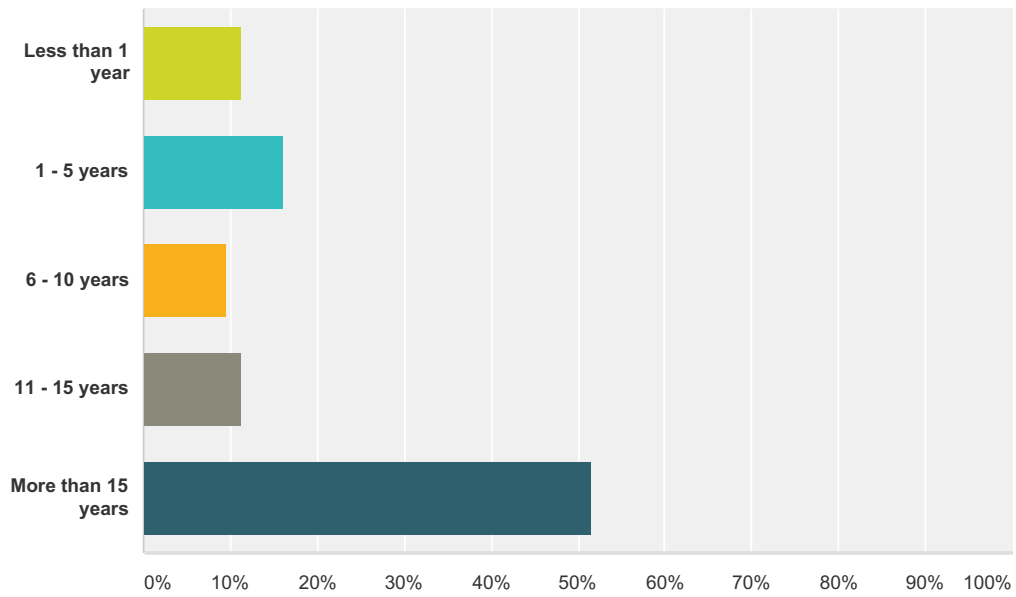
Answered: 66 Skipped: 1



Answer Choices	Responses
18 and under	1.52% 1
19 - 34	19.70% 13
35 - 49	34.85% 23
50 - 64	27.27% 18
65 and older	16.67% 11
<b>Total</b>	<b>66</b>

### Q3 How many years have you lived in Utica?

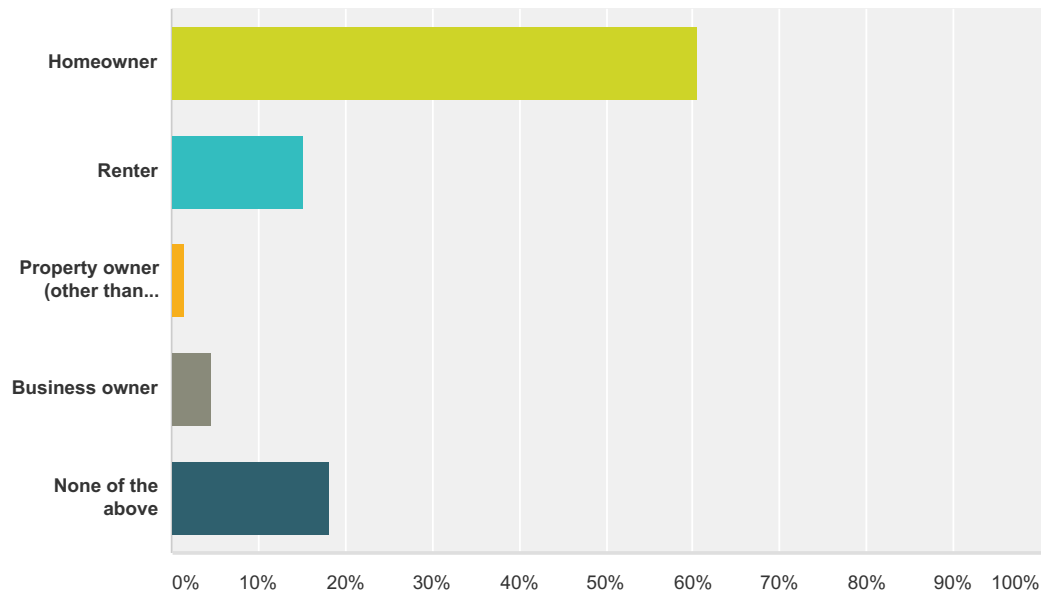
Answered: 62 Skipped: 5



Answer Choices	Responses
Less than 1 year	11.29% 7
1 - 5 years	16.13% 10
6 - 10 years	9.68% 6
11 - 15 years	11.29% 7
More than 15 years	51.61% 32
<b>Total</b>	<b>62</b>

### Q4 Which of the following best describes your current status within Utica?

Answered: 66 Skipped: 1

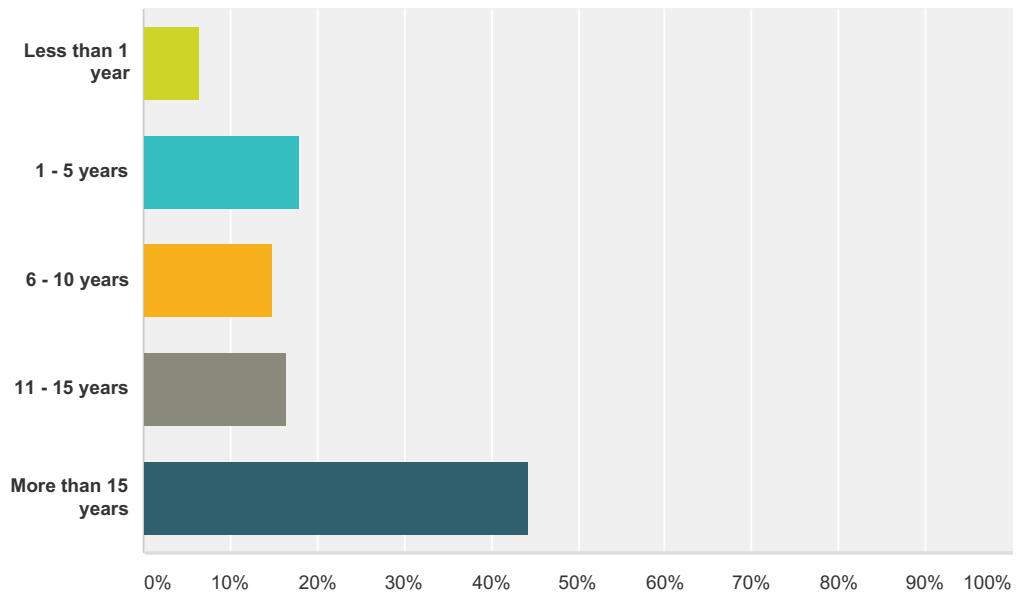


Answer Choices	Responses
Homeowner	60.61% 40
Renter	15.15% 10
Property owner (other than dwelling)	1.52% 1
Business owner	4.55% 3
None of the above	18.18% 12
<b>Total</b>	<b>66</b>



### Q5 How many more years do you plan to live in Utica?

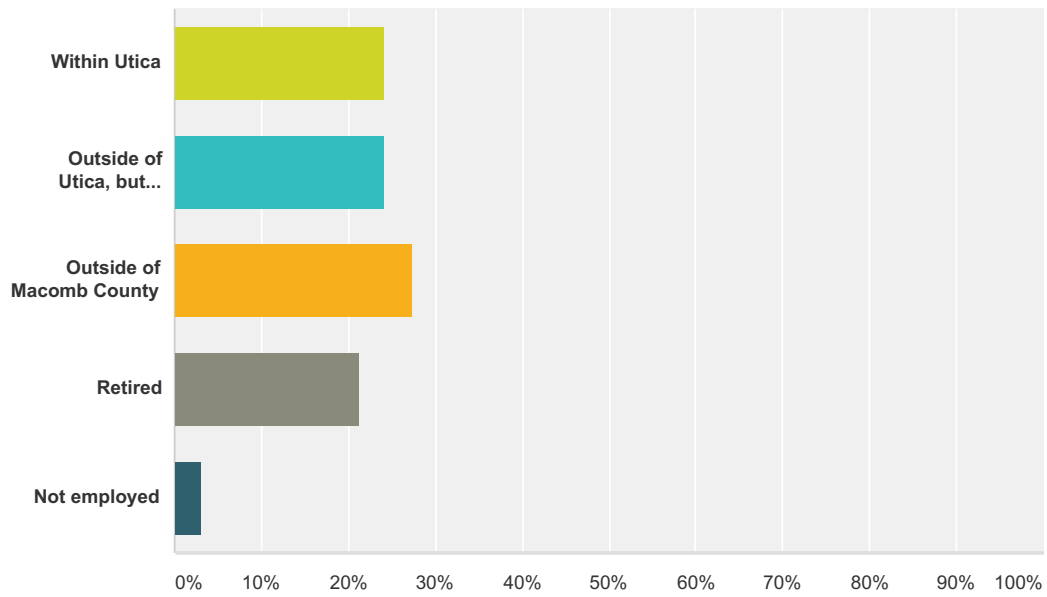
Answered: 61 Skipped: 6



Answer Choices	Responses
Less than 1 year	6.56% 4
1 - 5 years	18.03% 11
6 - 10 years	14.75% 9
11 - 15 years	16.39% 10
More than 15 years	44.26% 27
<b>Total</b>	<b>61</b>

### Q6 Where is your primary employment location?

Answered: 66 Skipped: 1



Answer Choices	Responses
Within Utica	24.24% 16
Outside of Utica, but within Macomb County	24.24% 16
Outside of Macomb County	27.27% 18
Retired	21.21% 14
Not employed	3.03% 2
<b>Total</b>	<b>66</b>

## Q7 How many adults (18 years and older) reside in your household?

Answered: 63 Skipped: 4

#	Responses	Date
1	1	7/18/2016 2:13 PM
2	2	7/2/2016 6:12 PM
3	4	6/21/2016 4:54 PM
4	4	6/21/2016 2:20 AM
5	2	6/16/2016 10:02 AM
6	2	6/3/2016 2:01 PM
7	66	5/27/2016 4:18 PM
8	2	5/19/2016 8:53 AM
9	2	2/12/2016 4:44 PM
10	2	2/12/2016 2:36 PM
11	2	12/28/2015 11:43 PM
12	3	12/27/2015 11:13 AM
13	2	12/17/2015 1:21 AM
14	5	12/5/2015 3:09 PM
15	2	12/3/2015 9:53 PM
16	1	12/1/2015 1:24 PM
17	2	11/26/2015 8:56 PM
18	2	11/25/2015 12:19 PM
19	0	11/25/2015 12:15 PM
20	2	11/25/2015 12:11 PM
21	2	11/25/2015 12:07 PM
22	1	11/25/2015 11:59 AM
23	0	11/25/2015 11:56 AM
24	3	10/31/2015 10:58 PM
25	2	10/27/2015 11:32 AM
26	5	10/20/2015 3:55 AM
27	2	10/5/2015 9:40 AM
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32	4	9/10/2015 2:03 PM
33	2	9/9/2015 1:45 PM
34	2	9/9/2015 11:16 AM
35	2	9/8/2015 11:27 PM



36	2	9/8/2015 9:31 PM
37	2	9/8/2015 9:15 PM
38	2	9/8/2015 9:00 PM
39	2	9/8/2015 8:54 PM
40	2	9/8/2015 8:52 PM
41	0	9/8/2015 8:31 PM
42	2	9/8/2015 8:31 PM
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46	2	9/8/2015 8:16 PM
47	1	9/8/2015 8:13 PM
48	2	9/7/2015 9:52 PM
49	3	9/5/2015 11:50 AM
50	2	9/5/2015 9:04 AM
51	2	8/21/2015 9:03 AM
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59	2	7/11/2015 7:41 PM
60	2	7/5/2015 12:07 PM
61	1	6/30/2015 8:43 PM
62	2	6/28/2015 4:29 PM
63	2	6/26/2015 11:52 PM

## Q8 How many children (under the age of 18) reside in your household?

Answered: 63 Skipped: 4

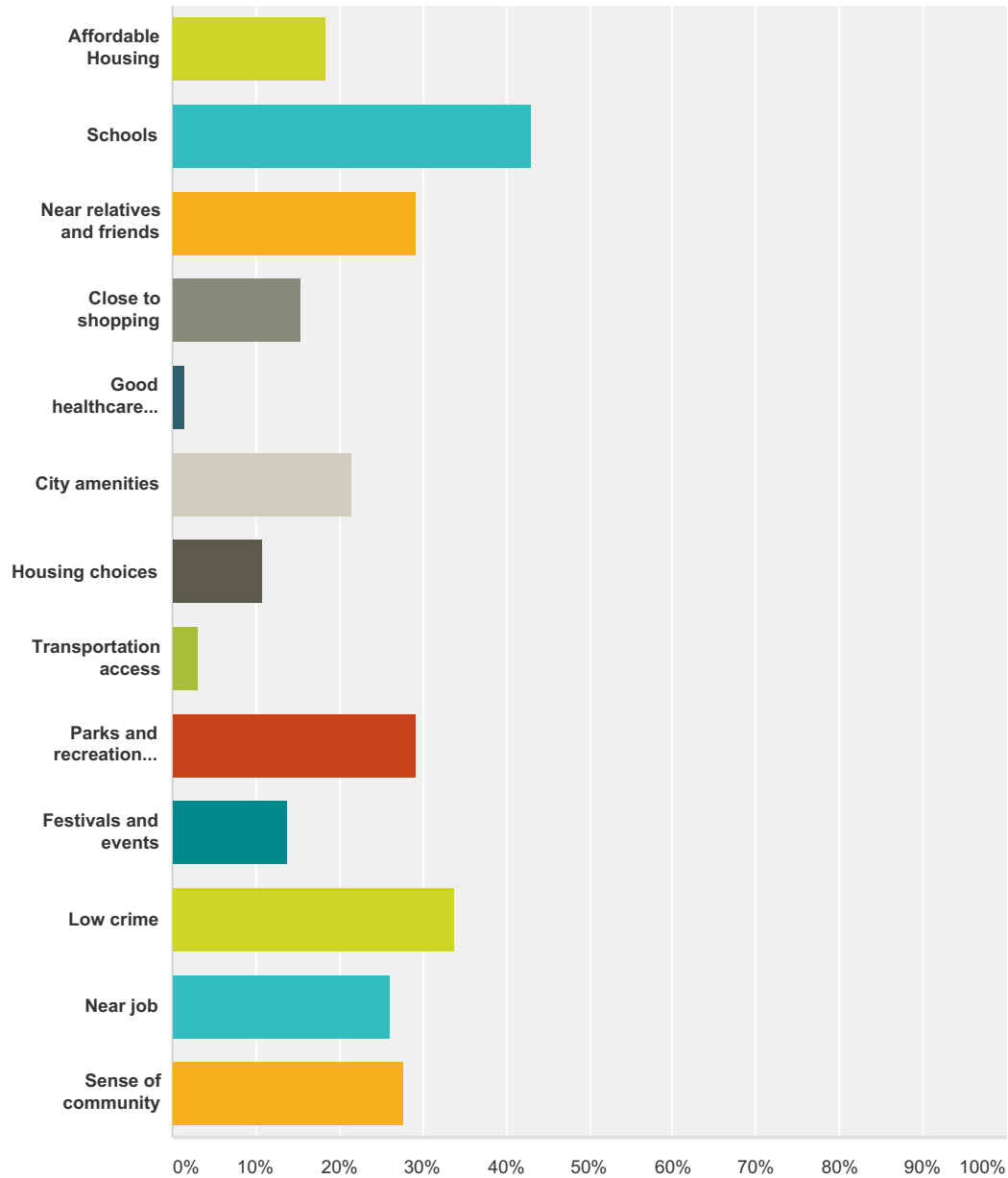
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4	0	6/21/2016 2:20 AM
5	0	6/16/2016 10:02 AM
6	0	6/3/2016 2:01 PM
7	66	5/27/2016 4:18 PM
8	2	5/19/2016 8:53 AM
9	0	2/12/2016 4:44 PM
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19	0	11/25/2015 12:15 PM
20	0	11/25/2015 12:11 PM
21	0	11/25/2015 12:07 PM
22	2	11/25/2015 11:59 AM
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24	0	10/31/2015 10:58 PM
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26	0	10/20/2015 3:55 AM
27	0	10/5/2015 9:40 AM
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29	0	9/21/2015 2:13 PM
30	0	9/18/2015 9:11 AM
31	1	9/11/2015 12:45 PM
32	4	9/10/2015 2:03 PM
33	1	9/9/2015 1:45 PM
34	1	9/9/2015 11:16 AM
35	2	9/8/2015 11:27 PM

36	0	9/8/2015 9:31 PM
37	3	9/8/2015 9:15 PM
38	0	9/8/2015 9:00 PM
39	2	9/8/2015 8:54 PM
40	3	9/8/2015 8:52 PM
41	0	9/8/2015 8:31 PM
42	2	9/8/2015 8:31 PM
43	2	9/8/2015 8:25 PM
44	3	9/8/2015 8:20 PM
45	3	9/8/2015 8:17 PM
46	0	9/8/2015 8:16 PM
47	0	9/8/2015 8:13 PM
48	0	9/7/2015 9:52 PM
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51	0	8/21/2015 9:03 AM
52	0	8/3/2015 8:25 AM
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54	0	7/25/2015 10:35 AM
55	0	7/23/2015 7:37 PM
56	1	7/21/2015 4:50 PM
57	2	7/17/2015 4:03 PM
58	2	7/15/2015 7:30 AM
59	0	7/11/2015 7:41 PM
60	0	7/5/2015 12:07 PM
61	2	6/30/2015 8:43 PM
62	0	6/28/2015 4:29 PM
63	0	6/26/2015 11:52 PM



### Q9 What are the 3 most important reasons you or your family choose to live in the City of Utica?

Answered: 65 Skipped: 2



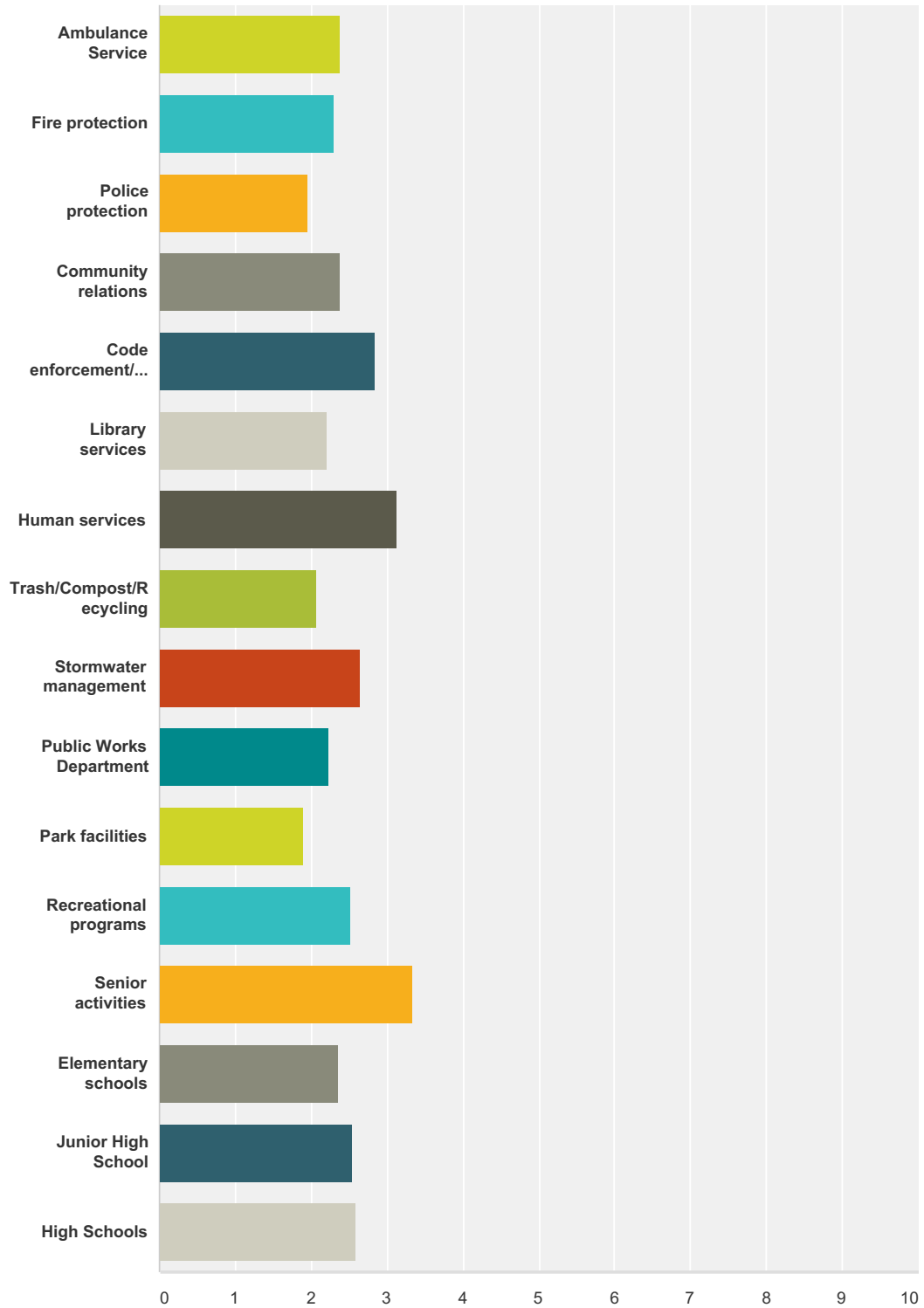
Answer Choices	Responses	Count
Affordable Housing	18.46%	12
Schools	43.08%	28
Near relatives and friends	29.23%	19
Close to shopping	15.38%	10
Good healthcare facilities	1.54%	1

City amenities	21.54%	14
Housing choices	10.77%	7
Transportation access	3.08%	2
Parks and recreation facilities	29.23%	19
Festivals and events	13.85%	9
Low crime	33.85%	22
Near job	26.15%	17
Sense of community	27.69%	18
<b>Total Respondents: 65</b>		

#	Other (please specify)	Date
1	Better hookers to purchase hourly	5/27/2016 4:18 PM
2	Bike Paths	11/25/2015 12:11 PM
3	Parks	11/25/2015 12:07 PM
4	just looking for a nice house (anywhere)	11/25/2015 11:56 AM
5	Own a Historic Home	9/18/2015 9:11 AM
6	All of the above!	9/9/2015 1:45 PM
7	Larger police force	9/8/2015 11:51 PM

### Q10 How would you or your family rate the following facilities and services in the community?

Answered: 63 Skipped: 4



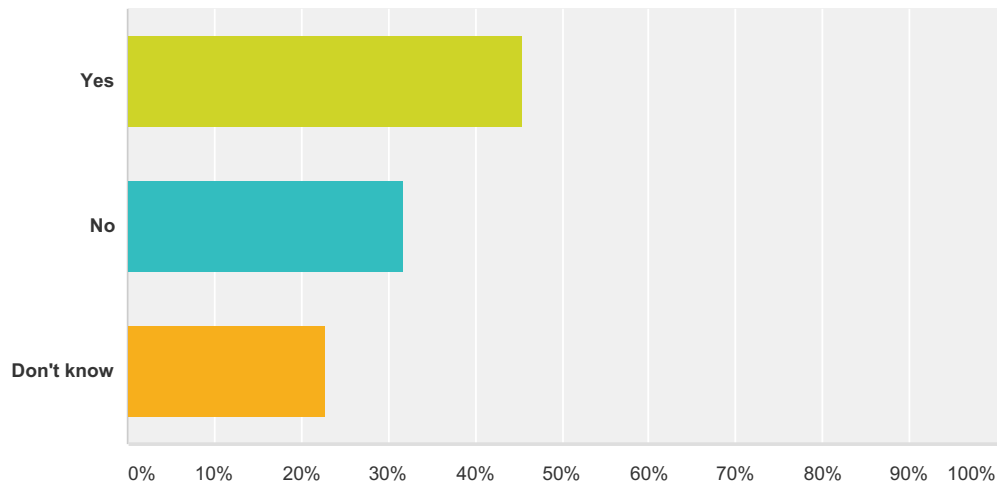
	Excellent	Good	Fair	Poor	No opinion	Total	Weighted Average
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Ambulance Service	<b>42.86%</b> 27	<b>28.57%</b> 18	<b>1.59%</b> 1	<b>1.59%</b> 1	<b>25.40%</b> 16	63	2.38
Fire protection	<b>49.21%</b> 31	<b>22.22%</b> 14	<b>3.17%</b> 2	<b>1.59%</b> 1	<b>23.81%</b> 15	63	2.29
Police protection	<b>49.21%</b> 31	<b>30.16%</b> 19	<b>4.76%</b> 3	<b>6.35%</b> 4	<b>9.52%</b> 6	63	1.97
Community relations	<b>20.63%</b> 13	<b>41.27%</b> 26	<b>25.40%</b> 16	<b>6.35%</b> 4	<b>6.35%</b> 4	63	2.37
Code enforcement/property maintenance	<b>12.70%</b> 8	<b>31.75%</b> 20	<b>25.40%</b> 16	<b>20.63%</b> 13	<b>9.52%</b> 6	63	2.83
Library services	<b>31.75%</b> 20	<b>36.51%</b> 23	<b>19.05%</b> 12	<b>3.17%</b> 2	<b>9.52%</b> 6	63	2.22
Human services	<b>13.11%</b> 8	<b>29.51%</b> 18	<b>19.67%</b> 12	<b>6.56%</b> 4	<b>31.15%</b> 19	61	3.13
Trash/Compost/Recycling	<b>36.51%</b> 23	<b>42.86%</b> 27	<b>4.76%</b> 3	<b>9.52%</b> 6	<b>6.35%</b> 4	63	2.06
Stormwater management	<b>20.63%</b> 13	<b>42.86%</b> 27	<b>11.11%</b> 7	<b>1.59%</b> 1	<b>23.81%</b> 15	63	2.65
Public Works Department	<b>33.33%</b> 21	<b>38.10%</b> 24	<b>11.11%</b> 7	<b>6.35%</b> 4	<b>11.11%</b> 7	63	2.24
Park facilities	<b>38.71%</b> 24	<b>43.55%</b> 27	<b>11.29%</b> 7	<b>1.61%</b> 1	<b>4.84%</b> 3	62	1.90
Recreational programs	<b>24.19%</b> 15	<b>37.10%</b> 23	<b>16.13%</b> 10	<b>8.06%</b> 5	<b>14.52%</b> 9	62	2.52
Senior activities	<b>16.13%</b> 10	<b>24.19%</b> 15	<b>11.29%</b> 7	<b>6.45%</b> 4	<b>41.94%</b> 26	62	3.34
Elementary schools	<b>38.10%</b> 24	<b>33.33%</b> 21	<b>6.35%</b> 4	<b>0.00%</b> 0	<b>22.22%</b> 14	63	2.35
Junior High School	<b>30.16%</b> 19	<b>36.51%</b> 23	<b>7.94%</b> 5	<b>0.00%</b> 0	<b>25.40%</b> 16	63	2.54
High Schools	<b>27.42%</b> 17	<b>38.71%</b> 24	<b>8.06%</b> 5	<b>0.00%</b> 0	<b>25.81%</b> 16	62	2.58

### Q11 Do you think the level of local services justify the City of Utica taxes paid?

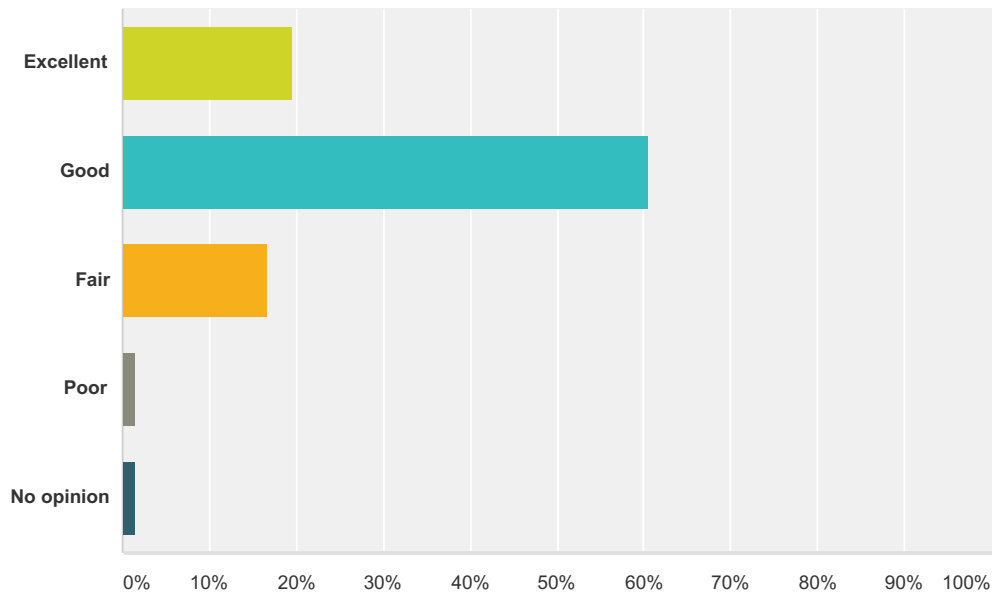
Answered: 66 Skipped: 1



Answer Choices	Responses
Yes	45.45% 30
No	31.82% 21
Don't know	22.73% 15
<b>Total</b>	<b>66</b>

### Q12 How would you rate the quality of life in Utica?

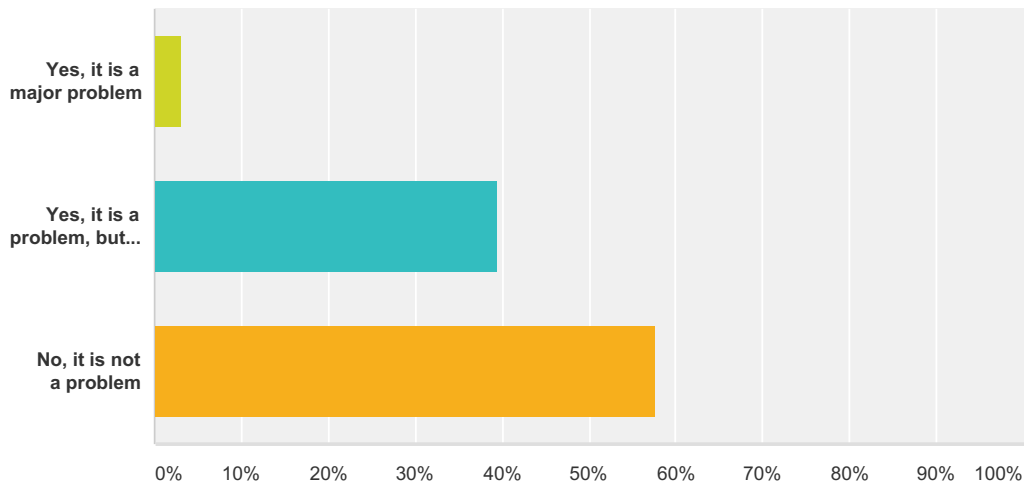
Answered: 66 Skipped: 1



Answer Choices	Responses
Excellent	19.70% 13
Good	60.61% 40
Fair	16.67% 11
Poor	1.52% 1
No opinion	1.52% 1
<b>Total</b>	<b>66</b>

### Q13 Do you think crime is a problem in the City of Utica?

Answered: 66 Skipped: 1

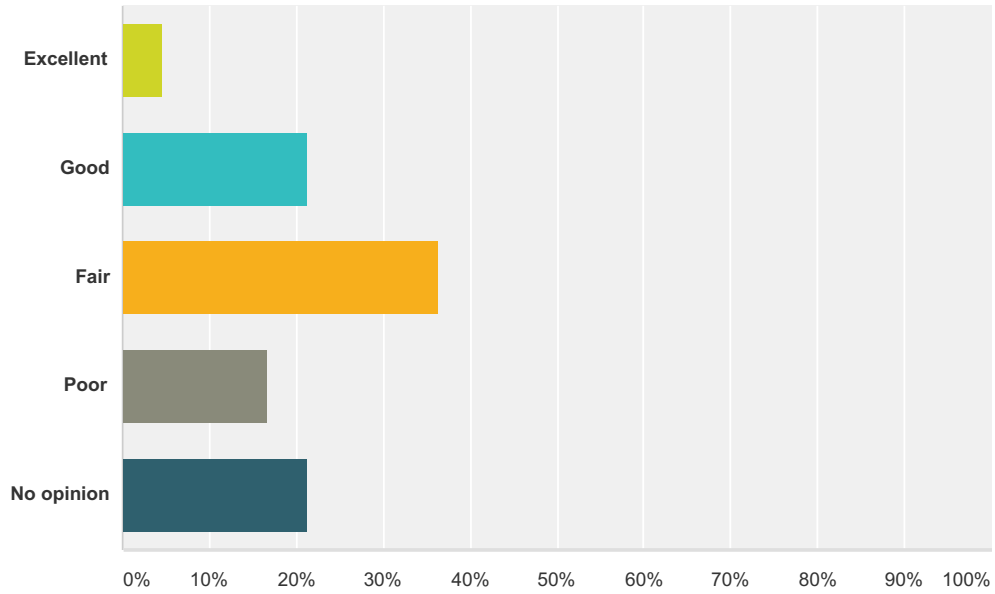


Answer Choices	Responses
Yes, it is a major problem	3.03% 2
Yes, it is a problem, but not a major one	39.39% 26
No, it is not a problem	57.58% 38
<b>Total</b>	<b>66</b>



### Q14 How do you rate the overall employment opportunities available in Utica?

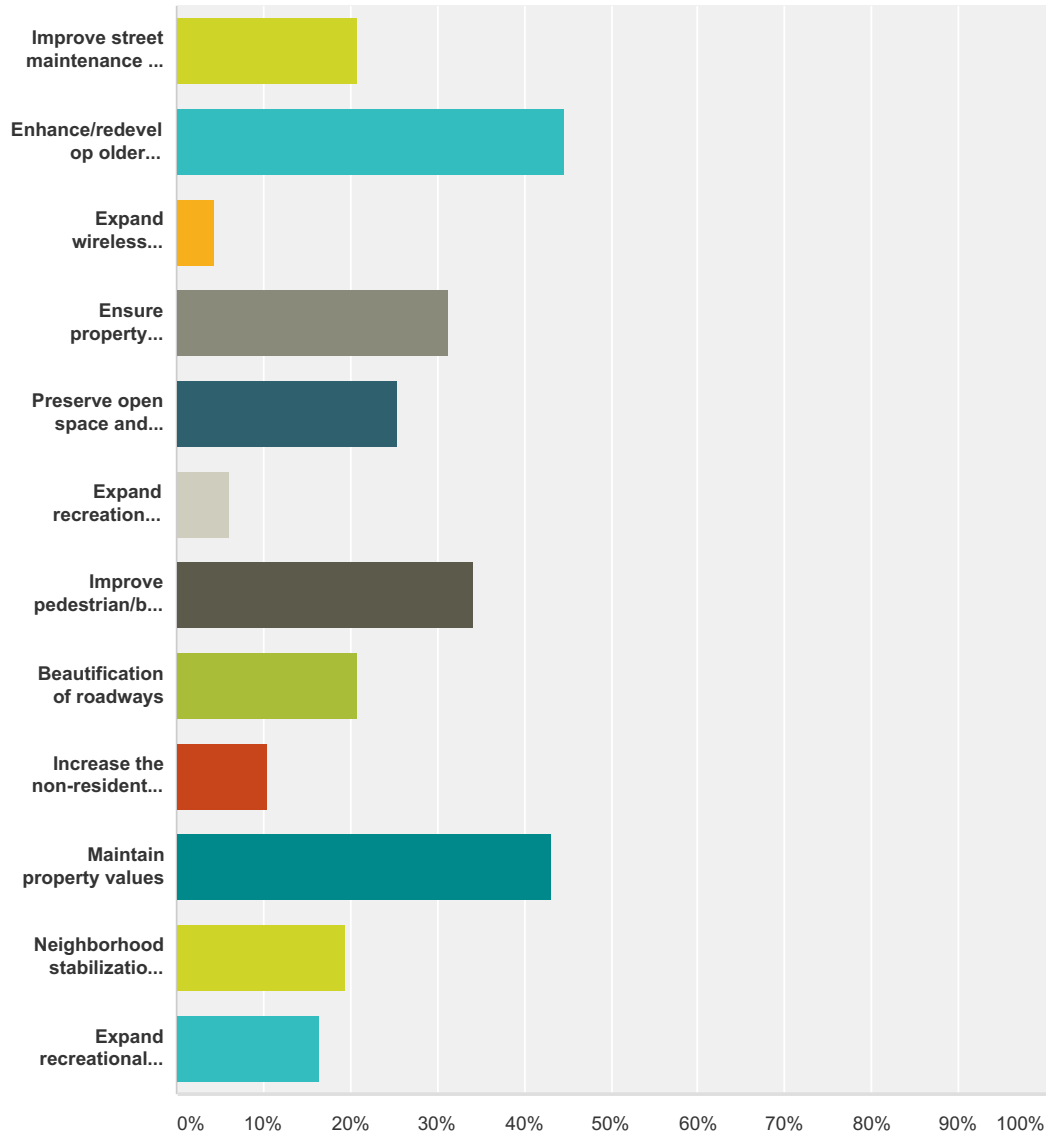
Answered: 66 Skipped: 1



Answer Choices	Responses
Excellent	4.55% 3
Good	21.21% 14
Fair	36.36% 24
Poor	16.67% 11
No opinion	21.21% 14
<b>Total</b>	<b>66</b>

**Q15 From the list below, what do you think are the highest priority issues that need to be addressed by the City? (please choose 3)**

Answered: 67 Skipped: 0

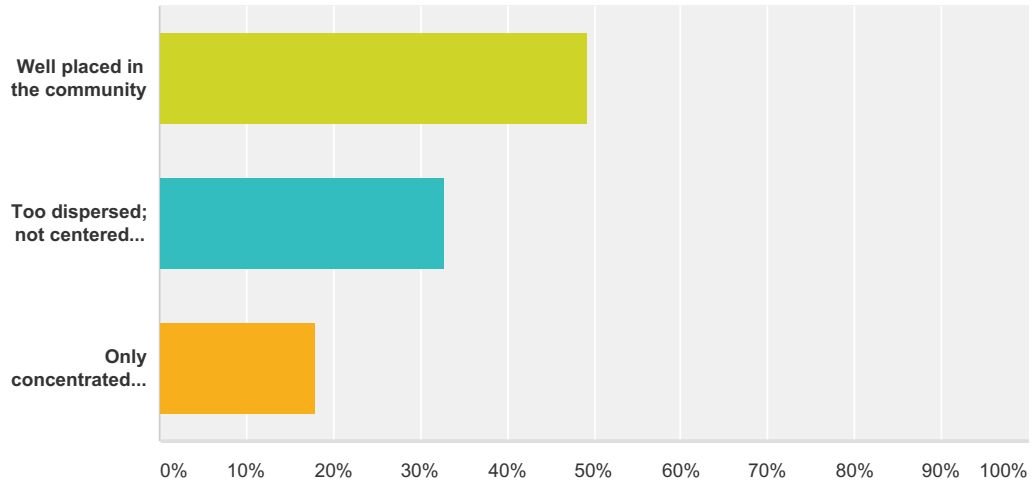


Answer Choices	Responses
Improve street maintenance and reconstruction	20.90% 14
Enhance/redevelop older commercial and/or office areas	44.78% 30
Expand wireless communication	4.48% 3
Ensure property maintenance is enforced	31.34% 21
Preserve open space and greenbelts	25.37% 17
Expand recreation programs	5.97% 4

Improve pedestrian/bicycle connections between neighborhoods and shopping	34.33%	23
Beautification of roadways	20.90%	14
Increase the non-residential tax base	10.45%	7
Maintain property values	43.28%	29
Neighborhood stabilization/improvement	19.40%	13
Expand recreational facilities	16.42%	11
<b>Total Respondents: 67</b>		

### Q16 In your opinion, the existing variety of shopping opportunities and services available in the City are:

Answered: 61 Skipped: 6

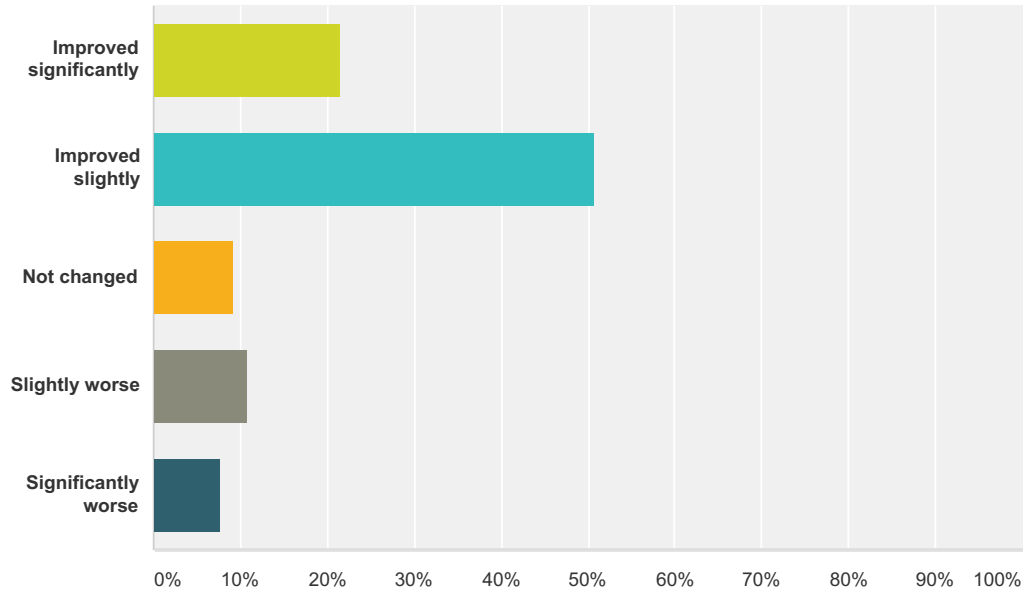


Answer Choices	Responses
Well placed in the community	49.18% 30
Too dispersed; not centered in any one location	32.79% 20
Only concentrated in one area	18.03% 11
<b>Total</b>	<b>61</b>



### Q17 How would you rate the impact that new development has had on the character of Utica over the past 10 years?

Answered: 65 Skipped: 2



Answer Choices	Responses
Improved significantly	21.54% 14
Improved slightly	50.77% 33
Not changed	9.23% 6
Slightly worse	10.77% 7
Significantly worse	7.69% 5
<b>Total</b>	<b>65</b>

**Q18 Are there particular streets, neighborhoods, business districts, buildings, parks or other features (natural or man-made) in the City that stand out in your mind as being especially ATTRACTIVE or create a "good feeling" to the community? If so, please describe.**

Answered: 38 Skipped: 29

#	Responses	Date
1	Baseball Field	6/21/2016 4:54 PM
2	Old mans house with the golf course, History of the slaughter house, Grant Park, Heritage Park, Conoe Trip, The Riverwalk, Tunnel & Bridge over the Clinton River, Shamrock, and of course, Jimmy Johns Field.	6/21/2016 2:20 AM
3	The events with the runs (5k) bring everyone together and it is nice to see all the people in Utica.	6/3/2016 2:01 PM
4	none	5/27/2016 4:18 PM
5	Cass Ave, between Chapoton and Auburn	5/19/2016 8:53 AM
6	downtown -Auburn Road being walkable City park by library	2/16/2016 3:44 PM
7	Cass's historic homes, greenbelts, some of the businesses in the downtown area.	2/12/2016 4:44 PM
8	Downtown. You need to do something to attract more business and people to visit.	12/27/2015 11:13 AM
9	the park along the clinton river by the library	12/3/2015 9:53 PM
10	Bike Path	11/26/2015 8:56 PM
11	Memorial park and riverfront, downtown Utica and new baseball stadium, and historic Utica housing.	11/25/2015 12:19 PM
12	Riverwalk adjacent to library	11/25/2015 12:15 PM
13	Park in Utica and Flowers	11/25/2015 12:11 PM
14	Shelby Road and Downtown Utica	11/25/2015 12:07 PM
15	city hall/library and memorial park river walk	11/25/2015 11:56 AM
16	hogs hallow	10/27/2015 11:32 AM
17	Cass Avenue, Hahn Street, Grant Park	10/20/2015 3:55 AM
18	Downtown is looking good. but I feel something should be done about the roads and traffic especially with the completion of the new ball park!	9/29/2015 7:02 PM
19	Vandyke near downtown Utica, Downtown Utica area	9/21/2015 2:13 PM
20	The new baseball stadium	9/8/2015 11:51 PM
21	Downtown utica is more attractive now than ever before-cass and auburn - really great!	9/8/2015 9:15 PM
22	Can't wait for the new Ballpark. It'll transform the Downtown.	9/8/2015 8:54 PM
23	The new park by the Clinton River is nice.	9/8/2015 8:52 PM
24	Cass Avenue is nice, but the traffic on it is not.	9/8/2015 8:31 PM
25	Downtown	9/8/2015 8:16 PM
26	All City Parks	9/5/2015 11:50 AM
27	Get rid of Noonan - has stayed far to long	9/5/2015 9:04 AM
28	I love that the downtown seems to be revitalizing. Many of the businesses appear to be trying to update themselves. It reminds me of Rochester. I'm hoping this continues.	8/3/2015 8:25 AM

29	Cass avenue	7/30/2015 5:51 PM
30	Memorial Park	7/25/2015 10:35 AM
31	Downtown Utica, the new canoe park next to the library, and the area of vandyke and Hall rd where the lamp posts have hanging baskets is welcoming and attractive.	7/23/2015 7:37 PM
32	The historic homes on Cass Avenue creates a positive, "hometown" feeling; the park by the library is very nicely done; Auburn Road in downtown has a nice feel	7/21/2015 4:50 PM
33	Clock tower area downtown	7/15/2015 7:30 AM
34	Heritage park	7/11/2015 7:41 PM
35	Grant Park is very nice, and the newer street lights are nice.	7/5/2015 12:07 PM
36	Grant Park, downtown area, park near library	6/30/2015 8:43 PM
37	The park between the Clinton River and the Utica Library.	6/28/2015 4:29 PM
38	Memorial park, historic downtown, Grant Park, Van Dyke	6/26/2015 11:52 PM

**Q19 Are there particular streets, neighborhoods, business districts, buildings, parks or other features (natural or man-made) in the City that stand out in your mind as being especially UNATTRACTIVE? If so, please describe.**

Answered: 39 Skipped: 28

#	Responses	Date
1	The intersection of Canal, Clinton River Road, and Van Dyke are horrible and need to be reengineered and repaved.	7/2/2016 6:12 PM
2	Downtown Utica	6/21/2016 4:54 PM
3	Slaughter house, townhouses, Utica park apartments	6/21/2016 2:20 AM
4	The homeless sleeping in the woods and park benches make it look like it is not safe.	6/3/2016 2:01 PM
5	none	5/27/2016 4:18 PM
6	The new development across from Ruby St	5/19/2016 8:53 AM
7	Van Dyke North of Hall Road	2/16/2016 3:44 PM
8	The smoke shop downtown, the locker room bar, the destruction of trees to make way for the ball park	2/12/2016 4:44 PM
9	The dte station at Utica and Greeley. They never shovel there sidewalks in yhe winter and the building looks horrible	12/27/2015 11:13 AM
10	M59 Side of Auburn Rd. , rear properties from Cass to the river on Auburn.	12/17/2015 1:21 AM
11	Most of the buildings along VanDyke, the Locker Room Saloon, and especially Hogs Hollow Bar with the very tacky lights all over the building when it is not the Christmas Season- they SHOULD NOT be allowed	12/3/2015 9:53 PM
12	There are some businesses on Van Dyke that look run down or very old looking.	12/1/2015 1:24 PM
13	none	11/25/2015 11:56 AM
14	Not well maintained or look like most other old small towns like Rochester.	10/31/2015 10:58 PM
15	Van Dyke, Auburn Road	10/20/2015 3:55 AM
16	M59 service drive is a disaster	9/29/2015 7:02 PM
17	Northpointe Blvd. This is still part of Utica, looks run down aesthetically, meaning the trees, rocks in medians missing, rusty signage, weeds in median 12 inches high. Home depot semi trucks ruining the curbs of medians.	9/21/2015 2:13 PM
18	Big Boys on 21 & Van Dyke	9/9/2015 1:45 PM
19	Apartments near Grant Park and also downtown	9/8/2015 11:51 PM
20	Van dyke - awful if we have to deal with another thrift store or labor temp agent moving in we might as well be centerline.	9/8/2015 9:15 PM
21	Just drive around M59 Van Dyke and residential areas. No code enforcement for many years.	9/8/2015 9:00 PM
22	Along Van Dyke. Very dated.	9/8/2015 8:54 PM
23	Auburn road needs a facelift. The tire shop, barber shop, old beamers, and the white apartment building all need to go or be heavily renovated. In my opinion, I think that the city buildings are in desperate need of a renovation or addition. Are there any plans in the works for the packing property? Could the City of Utica build a new park there with new City services buildings there. I think that it would open up the downtown for some new retail and attractions.	9/8/2015 8:52 PM
24	Apartment complex north of Hahn off of Cass.	9/8/2015 8:31 PM
25	Billboards	9/5/2015 11:50 AM
26	the mayor	9/5/2015 9:04 AM
27	Civic Audio, various rental properties on Hahn	8/21/2015 9:03 AM



28	Van Dyke really needs to be rethought.	8/3/2015 8:25 AM
29	Davis street north of river vista could use cleaning up,	7/30/2015 5:51 PM
30	in geneal anywhere in the neighboor hoo area of utica where you can find trailers, campers, motorhomes, commercial vehicles parked in front of their house. City ordinances ned to enforced just as thet were when I moved in over 45 yrs ago.	7/25/2015 10:35 AM
31	The entire area of Northpointe Blvd looks unattractive. In 13 yrs the median has not been touched nor have any improvements been made to the landscape.aesthetics of our blvd. Trees in median are dying, those that were dead were pulled out and not replaced. Existing trees need trimming, median has rocks that fall all over the street, weeds grow 12 inches high in the medians. Street signs are old, rusted. We are still a part of your city, please please improve the look of our street! It is also very dark here at night. Lamp posts, new street signs, and some hanging flowers would make us look fresh and more uniform to the city's downtown feel.	7/23/2015 7:37 PM
32	The old slaughterhouse is still an eyesore, and the two buildings that act as "bookshelf's" to the city surface lot on Auburn, create a "downer" effect--7670 Auburn is especially bad	7/21/2015 4:50 PM
33	Vandyke rd between hall rd and 21 mile rd is extremely unattractive with numerous signs and little to no commonality in store front styling. Also extremely unattractive is the addition of digital billboards along hall road and M-59, these in my opinion are complete eye sores and distract already distracted drivers.	7/17/2015 4:03 PM
34	Apartment exterior by Grant Park need revitalized.	7/15/2015 7:30 AM
35	The graffiti tunnel is an eyesore	7/11/2015 7:41 PM
36	A lot of the grass area around businesses are not kept up. City should make sure businesses are keeping areas around their business clean and grass cut. Very unattractive.	7/5/2015 12:07 PM
37	too many apartment complexes and duplexes	6/30/2015 8:43 PM
38	The tunnel under Hall Road is now an eyesore!	6/28/2015 4:29 PM
39	Apartments on Cass Ave, east side	6/26/2015 11:52 PM

**Q20 Are there any streets, sidewalks, or intersections in the City that you believe are unsafe or in need of improvement? If so, which ones and why do you feel they are unsafe?**

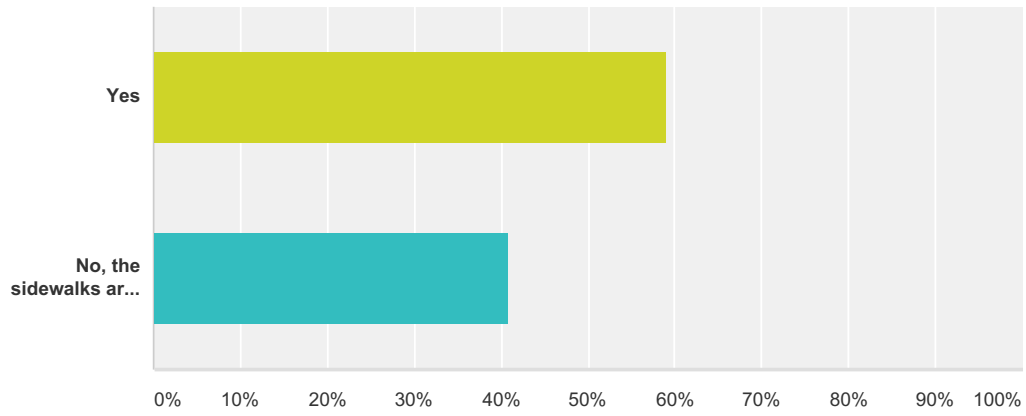
Answered: 38 Skipped: 29

#	Responses	Date
1	Hall/Mound	7/18/2016 2:13 PM
2	Canal from McKay court to McKay court the small stretch that is 25 miles an hour needs to be enforced daily, speeders are constant and we can hardly walk a stroller without fear of getting hit. All the sidewalks near McKay court needs to be widened	7/2/2016 6:12 PM
3	Where the homeless are.	6/3/2016 2:01 PM
4	none	5/27/2016 4:18 PM
5	No	5/19/2016 8:53 AM
6	Van Dyke & Hall Road Hall Road & Delco Dr.	2/16/2016 3:44 PM
7	More enforcement on one-way streets	2/12/2016 4:44 PM
8	The service drive of m59 is horrible with pot holes. Also Van Dyke by the park. These roads are horrible!!! Also the light in downtown is not timed right I was almost hit on m59 cause it was backed up from the light. It should be green when the light on m59 is green to avoid an accident	12/27/2015 11:13 AM
9	Top of bridge needs lights M-59 and M- 53, lights for pedestrians and bikes at Auburn and Cass.	12/17/2015 1:21 AM
10	Vanker by Flickinger Elementary School	12/3/2015 9:53 PM
11	Surprised there is still a small section of dirt road on the north side of Grant Park.	12/1/2015 1:24 PM
12	Stay current with plowing and clearing of snow.	11/25/2015 12:19 PM
13	Cass and Auburn intersection, no pedestrian signals.	11/25/2015 12:15 PM
14	Yes, in front of the mansion with the golf course on Cass Ave.	11/25/2015 12:07 PM
15	don't know	11/25/2015 11:56 AM
16	Summers needs resurfacing between van dyke and cass. Also the public parking lot on summers needs attention because there is a street light that has been out for a long time.	10/31/2015 10:58 PM
17	see item 19 also Van Dyke between 18 & 22 mile	9/29/2015 7:02 PM
18	Along northpointe blvd, speeders driving 45-50 mph in a 25 zone makes this stretch unsafe for pedestrians.	9/21/2015 2:13 PM
19	Cass Ave., Brownell, Auburn Road, too much traffic in the morning and evening rush hours. Too many vehicles speeding on Cass during non-rush hour	9/18/2015 9:11 AM
20	No	9/8/2015 9:15 PM
21	Vanker and McClellan at start and end of school days, M59 and van dyke during school year especially with man waving gold sign when trying to navigate corner. Several residential corners have over grown trees and shrubs blocking safe vision.	9/8/2015 9:00 PM
22	Service drive of M59 needs to be repaved.	9/8/2015 8:54 PM
23	Vandyke and Hahn, I feel is unsafe. Hall Rd and Vandyke is very unsafe for pedestrians I feel.	9/8/2015 8:52 PM
24	Cass & Summers and Brownell & Auburn. Limited sight.	9/8/2015 8:31 PM
25	McClellan Street at Platt. Trees in yards blocking view from intersection. Likely to cause a crash	9/8/2015 8:31 PM
26	Hall and van dyke	9/8/2015 8:17 PM

27	I'm not a big fan of brick pavers used on roadways for crosswalks. While visually appealing it seems that maintenance on those can be expensive and repetitive.	9/5/2015 11:50 AM
28	Obviously, M-59 and Van Dyke intersection is unsafe. Not sure what can be done there, though. Van Dyke @ Canal sure could use improvement as could Auburn Road.	8/3/2015 8:25 AM
29	Turning off brownell to summers is too tight-	7/30/2015 5:51 PM
30	Any city sidewalk that are raised or cracked up should be fixed by the city. The city should inspect these sidewalks and not wait for someone to have a preventable accident.	7/25/2015 10:35 AM
31	The stretch of Van Dyke just south of M-59 that runs past the park is a disaster, as is portion of the service road running parallel with M-59 just south of Mound	7/21/2015 4:50 PM
32	On a dialy bases cars can be spotted running stop signs on Messmore rd. Many times these vehicle do not even make an effort to slow down.	7/17/2015 4:03 PM
33	Enforcement of stop signs. Many young families in my sub have the similiar concern. Many cars either partially stop or just disregard signage.	7/15/2015 7:30 AM
34	No	7/11/2015 7:41 PM
35	Road area on Van Dyke just south of Hall road in bad shape.	7/5/2015 12:07 PM
36	The intersection of Vanker and McLennan when Flickinger starts and ends school. Dangerous conditions for children who are walking.	6/30/2015 8:43 PM
37	The bridge in Heritage Park and the pedestrian underpass at Van Dyke seem to attract some homeless men. So far they seem harmless but who knows who will come next	6/28/2015 4:29 PM
38	Van Dyke south of M59	6/26/2015 11:52 PM

### Q21 In your opinion, does the city have an adequate sidewalk system?

Answered: 61 Skipped: 6

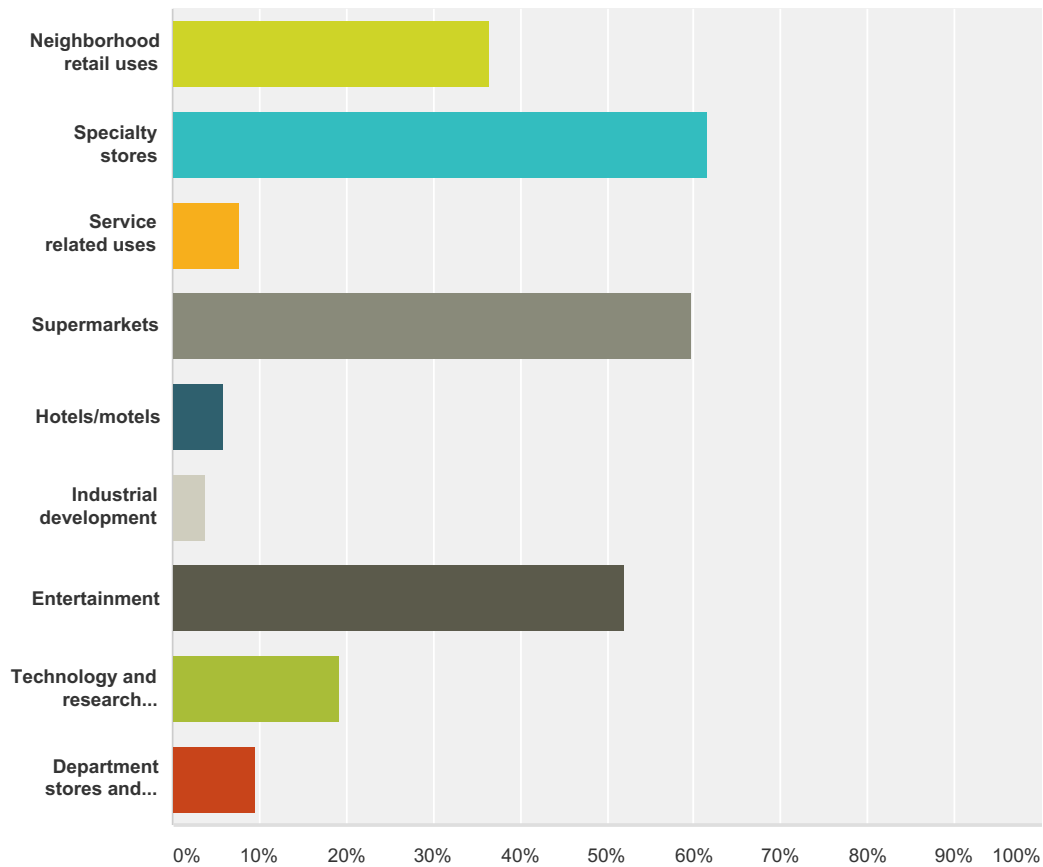


Answer Choices	Responses
Yes	59.02% 36
No, the sidewalks are in need or improvement	40.98% 25
<b>Total</b>	<b>61</b>



### Q22 Which types of non-residential development would you like to see in the City in the future? Check all that apply.

Answered: 52 Skipped: 15



Answer Choices	Responses
Neighborhood retail uses	36.54% 19
Specialty stores	61.54% 32
Service related uses	7.69% 4
Supermarkets	59.62% 31
Hotels/motels	5.77% 3
Industrial development	3.85% 2
Entertainment	51.92% 27
Technology and research development	19.23% 10
Department stores and other large scale commercial uses	9.62% 5
<b>Total Respondents: 52</b>	

#	Other (please specify)	Date
1	Park(s)	7/18/2016 2:13 PM

2	Literally anything else but the above	6/21/2016 4:54 PM
3	Small grocery store or farmer's market/	2/12/2016 4:44 PM
4	grocery, meat/producw	12/17/2015 1:21 AM
5	Mom/Pop small businesses	12/3/2015 9:53 PM
6	Restaurants (morning and non-alcoholic) down town	10/20/2015 3:55 AM
7	I dont feel there is any space for furture development	9/29/2015 7:02 PM
8	Utica needs a trader Joes or more organic food options	9/21/2015 2:13 PM
9	Just a grocery store. Since Kroger's shut down that has been a real inconvienece.	9/11/2015 12:45 PM
10	A DOG PARK!!!!!!!!!!!!!!!!!!!!!!!!!!!!	9/7/2015 9:52 PM
11	less statues of Noonans legacy	9/5/2015 9:04 AM
12	Small eateries ( not bars) in downtown Utica	7/30/2015 5:51 PM

### Q23 What type of stores or restaurants would you like to see in the community?

Answered: 37 Skipped: 30

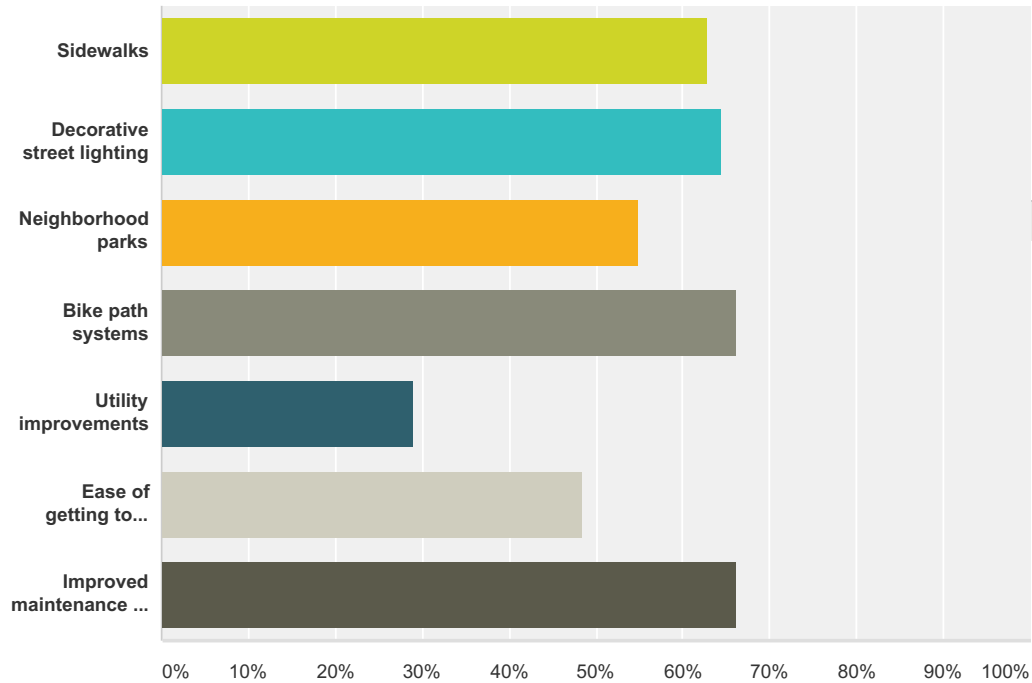
#	Responses	Date
1	Thai restaurants	7/18/2016 2:13 PM
2	Non-chain Restuarants, bring something new to the table	6/21/2016 4:54 PM
3	Family oriented places for daytime like ice cream parlors downtown, and packed bars at night like coyote joes on Ryan rd.	6/21/2016 2:20 AM
4	A natural Grocery store, or a grocery store period. A few specialty stores would be nice because as of right now down town consists of bars and a few stores. Needs something to draw in something nicer and more useful to the community.	6/3/2016 2:01 PM
5	That old lingerie shop in front the Trinity Lutheran Church needs to be brought back , they were doing hooker type jobs on the side .	5/27/2016 4:18 PM
6	Neighborhood cafe NO Fast Food	2/16/2016 3:44 PM
7	Family-friendly, fairly priced stores and a variety or restaurants. Coffee or ice cream shops.	2/12/2016 4:44 PM
8	Family restaurant	12/17/2015 1:21 AM
9	Have plenty of restaurants and especially bars	12/3/2015 9:53 PM
10	More Dining options may be needed with the new ballpark.	12/1/2015 1:24 PM
11	Coffee, hobby shops, comic book stores, bike store	11/25/2015 12:19 PM
12	Ethnic restaurants (Polish, Thai, etc.)	11/25/2015 12:15 PM
13	We have enough!	11/25/2015 12:07 PM
14	We have enough	11/25/2015 11:56 AM
15	More specialized restaurants not chain restaurants.	10/31/2015 10:58 PM
16	Grocery, non-alcohol restaurant	10/20/2015 3:55 AM
17	Quilt, Craft	10/5/2015 9:40 AM
18	Specialty stores & restaurants	9/29/2015 7:02 PM
19	Trader Joes, Starbucks, more healthy food options rather than fast food	9/21/2015 2:13 PM
20	Long John Slivers	9/9/2015 1:45 PM
21	Bike shop, food market (better health is good but I try to avoid m59) since the 2 krogers closed there is nothing quality nearby.	9/8/2015 9:15 PM
22	Authentic Cajun.	9/8/2015 8:54 PM
23	The City of Utica is really in need of a fine dining restaurant. We have plenty of bar food and sit down family casual.	9/8/2015 8:52 PM
24	Whatever would attract the 20-30 year olds. Our population is getting older and we need to attract younger people to move to Utica.	9/8/2015 8:31 PM
25	Local owned restaurants	9/8/2015 8:16 PM
26	I feel the city has a fairly good mix of stores and a variety of restaurants.	9/5/2015 11:50 AM
27	That's tough because you want something that has longevity, but I love boutique stores. However, one person can't keep them all in business. Love to see a Cracker Barrel in Border's building.	8/3/2015 8:25 AM
28	A small bookstore	7/30/2015 5:51 PM
29	I think we have enough restaurants and bars. Prefer to see more mom and pop specialty stores i.e. bakeries, ethnic food stores	7/25/2015 10:35 AM
30	Would like to see more small businesses in downtown Utica. Also a Starbucks coffee within Utica city limits.	7/23/2015 7:37 PM

31	Specialty grocery, a bike store and/or outdoor fitness store, specialty book and/or media store, touring company	7/21/2015 4:50 PM
32	Some form of art gallery or painting with a twist, antique or boutique vintage clothing, breadsmith, starbucks, book retailer/used books, a donut bar or coffee shop with poetry readings open to public.	7/15/2015 7:30 AM
33	Less Hamburger restaurants and more specialty restaurant that will bring in the younger families. A few speciality stores would be nice. Such as a store that sells arts and crafts (not art/craft supplies).	7/11/2015 7:41 PM
34	I think we have enough in the area when it comes to restaurants and large stores. The neighborhood retail can not compete with these stores. That is why we are having trouble keeping neighborhood retail stores.	7/5/2015 12:07 PM
35	Supermarket	6/30/2015 8:43 PM
36	Ice cream parlor and a bakery in downtown Utica. Also a "Hallmark" type store that sells Utica souvenirs. How about a "mom & pop" type pizza place?	6/28/2015 4:29 PM
37	Boutique, breakfast , seafood	6/26/2015 11:52 PM



### Q24 Which of the following design features for residential neighborhoods do you support for the City? Check all that apply.

Answered: 62 Skipped: 5



**Answer Choices**

**Responses**

Sidewalks	62.90%	39
Decorative street lighting	64.52%	40
Neighborhood parks	54.84%	34
Bike path systems	66.13%	41
Utility improvements	29.03%	18
Ease of getting to other parts of town	48.39%	30
Improved maintenance of street, walks, trees, etc.	66.13%	41

**Total Respondents: 62**

#	Other (please specify)	Date
1	m59 should be a freeway connector from 94 to 75, there are too many lights, and the lights are consistently NOT timed correctly, causing MAJOR traffic back ups between hours of 7-9 am and 4-6 pm.	9/21/2015 2:13 PM
2	Parking	9/9/2015 11:16 AM
3	DOG PARK!!!!!!	9/7/2015 9:52 PM
4	decorative black cast iron street and traffic signs, similar to what shelby twp doing on 22 and Hayes, and 24-26 mile and vandyke	7/23/2015 7:37 PM
5	Finish replacing the neighborhood street signs	7/17/2015 4:03 PM
6	Fix the tunnel under Hall road	7/11/2015 7:41 PM

## Q25 What street/roadway do you consider to be the "Main Street" of Utica?

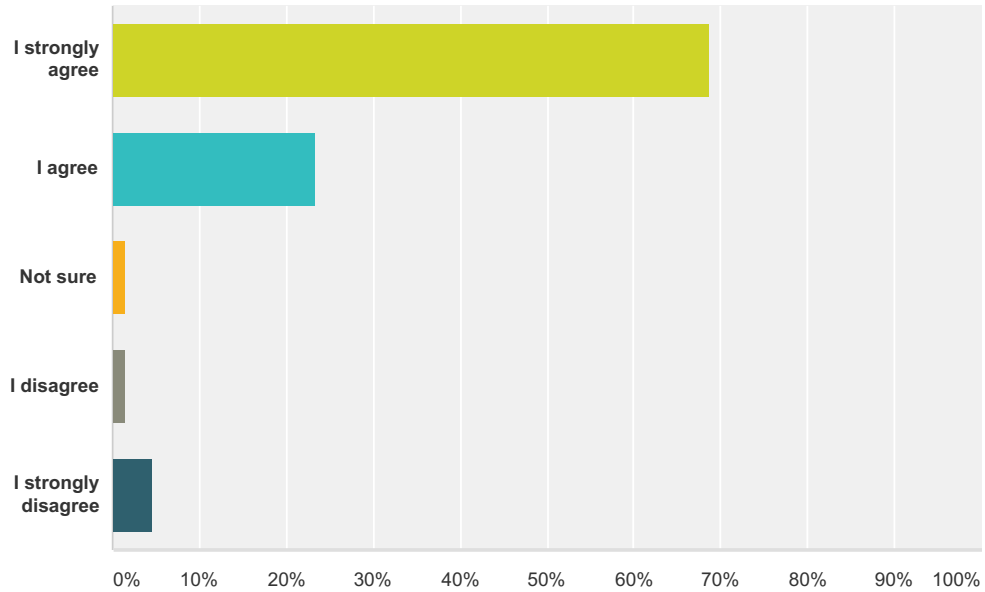
Answered: 50 Skipped: 17

#	Responses	Date
1	Hall/Mound. Hall more so than Mound.	7/18/2016 2:13 PM
2	Van Dyke Ave.	6/21/2016 2:20 AM
3	Auburn	6/3/2016 2:01 PM
4	Cass	5/27/2016 4:18 PM
5	Cass Ave and Auburn	5/19/2016 8:53 AM
6	Van Dyke & Hall Road	2/16/2016 3:44 PM
7	Auburn for retail/restaurant/business and Cass for homeowners	2/12/2016 4:44 PM
8	Van dyke	2/12/2016 12:26 PM
9	Auburn	12/27/2015 11:13 AM
10	Good question! Choices: M-59, Van Dyke, Cass, Auburn,	12/17/2015 1:21 AM
11	Van Dyke	12/3/2015 9:53 PM
12	Auburn Rd	12/1/2015 1:24 PM
13	Auburn Rd	11/26/2015 8:56 PM
14	Auburn and Cass	11/25/2015 12:19 PM
15	Auburn and Cass	11/25/2015 12:11 PM
16	Auburn and Cass	11/25/2015 11:59 AM
17	Auburn and Cass	11/25/2015 11:56 AM
18	Auburn	10/31/2015 10:58 PM
19	Cass Avenue	10/20/2015 3:55 AM
20	Auburn	10/5/2015 9:40 AM
21	Auburn & Cass	9/29/2015 7:02 PM
22	Cass, Vandyke	9/21/2015 2:13 PM
23	Auburn Road	9/18/2015 9:11 AM
24	Van dyke and Cass.	9/11/2015 12:45 PM
25	Auburn Rd	9/9/2015 11:16 AM
26	Cass and Auburn	9/8/2015 11:51 PM
27	Auburn rd	9/8/2015 9:15 PM
28	Auburn road	9/8/2015 9:00 PM
29	Auburn. But more needs to be done to advertise its beauty.	9/8/2015 8:54 PM
30	Auburn Rd	9/8/2015 8:52 PM
31	Auburn	9/8/2015 8:31 PM
32	Hahn	9/8/2015 8:25 PM
33	Cass	9/8/2015 8:17 PM
34	The library	9/8/2015 8:16 PM
35	Cass Avenue	9/8/2015 8:13 PM

36	Logic tells me it's Van Dyke, however, I feel that Auburn Rd./Cass Ave. has actually more of a "Main Street" feel for a small town.	9/5/2015 11:50 AM
37	hacker of course	9/5/2015 9:04 AM
38	Auburn	8/21/2015 9:03 AM
39	We have several ... M-59, Van Dyke and Auburn	8/3/2015 8:25 AM
40	Auburn road	7/30/2015 5:51 PM
41	Auburn	7/25/2015 10:35 AM
42	Cass Ave and Vandyke	7/23/2015 7:37 PM
43	Auburn Road	7/21/2015 4:50 PM
44	Vandyke	7/17/2015 4:03 PM
45	Really Auburn road but Cass Avenue is as well.	7/15/2015 7:30 AM
46	Auburn rd (historic downtown Utica	7/11/2015 7:41 PM
47	Vandyke	7/5/2015 12:07 PM
48	VanDyke	6/30/2015 8:43 PM
49	Auburn (historic downtown area)	6/28/2015 4:29 PM
50	Van Dyke, but Auburn Rd in historic area	6/26/2015 11:52 PM

**Q26 It is important to preserve environmental resources (floodplain, wetland/woodlands, lake/river quality) in the City of Utica.**

Answered: 64 Skipped: 3



**Answer Choices**

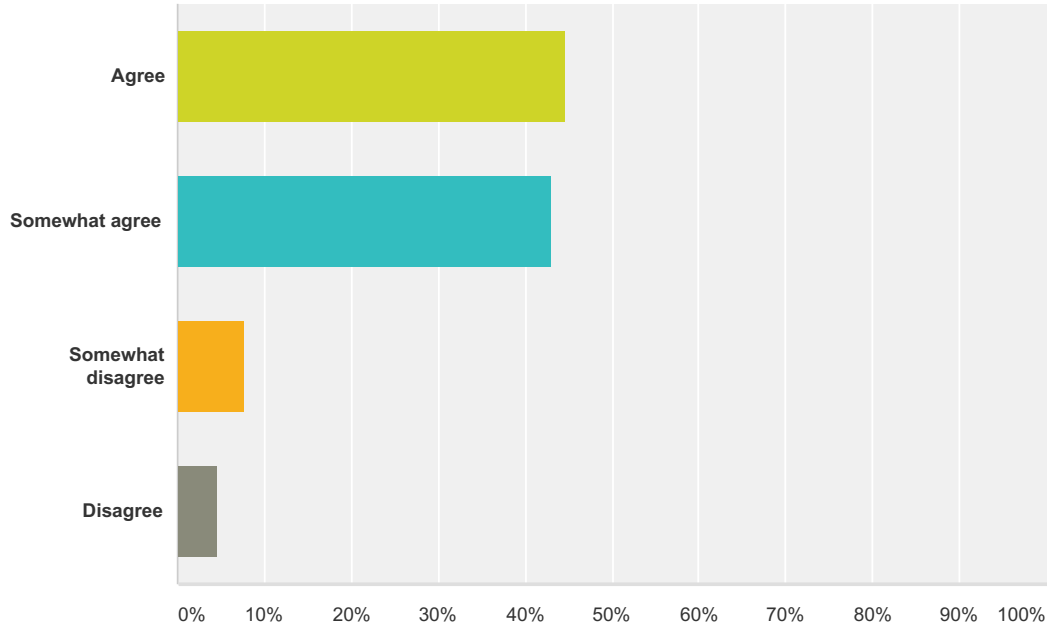
**Responses**

I strongly agree	68.75%	44
I agree	23.44%	15
Not sure	1.56%	1
I disagree	1.56%	1
I strongly disagree	4.69%	3
<b>Total</b>		<b>64</b>



### Q27 Watersheds are large drainage areas, which empty into our streams, creeks and eventually Lake St. Clair. The City of Utica is doing enough to protect the water quality in the Clinton River Watershed?

Answered: 65 Skipped: 2



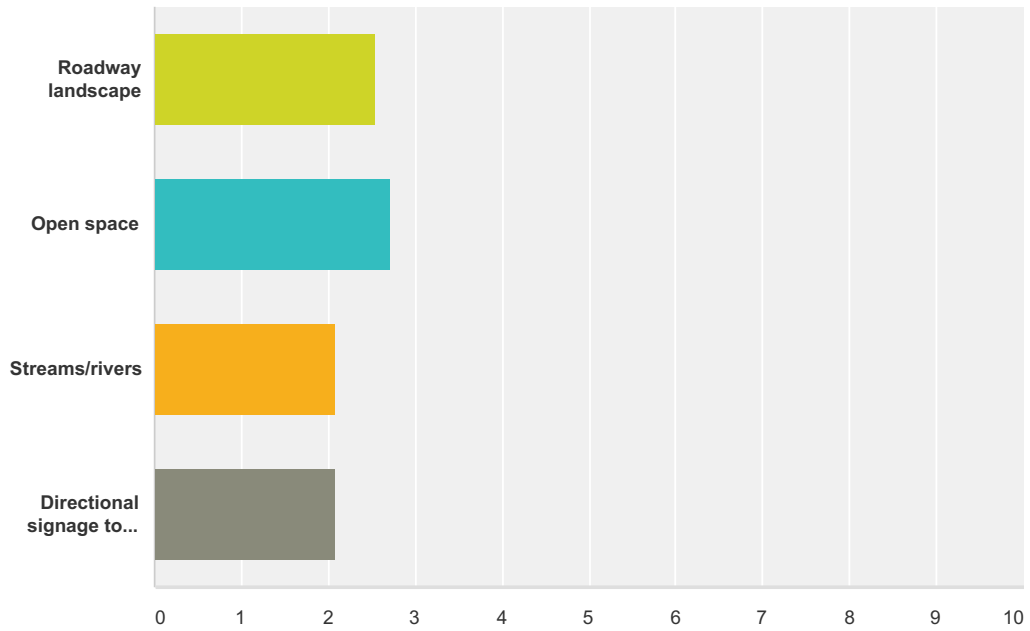
**Answer Choices**

**Responses**

Agree	44.62%	29
Somewhat agree	43.08%	28
Somewhat disagree	7.69%	5
Disagree	4.62%	3
<b>Total</b>		<b>65</b>

### Q28 How would you rate Utica's image/identity?

Answered: 64 Skipped: 3



	Excellent	Good	Fair	Poor	No opinion	Total	Weighted Average
Roadway landscape	6.25% 4	50.00% 32	28.13% 18	14.06% 9	1.56% 1	64	2.55
Open space	4.69% 3	39.06% 25	39.06% 25	14.06% 9	3.13% 2	64	2.72
Streams/rivers	18.75% 12	62.50% 40	10.94% 7	6.25% 4	1.56% 1	64	2.09
Directional signage to community facilities	28.13% 18	48.44% 31	12.50% 8	7.81% 5	3.13% 2	64	2.09

## Q29 What would you suggest to improve the image/identity of Utica?

Answered: 36 Skipped: 31

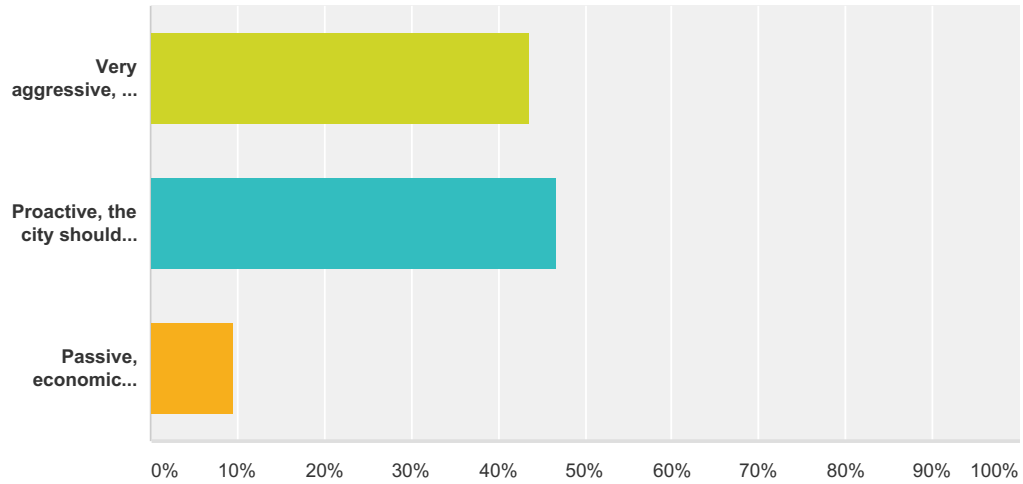
#	Responses	Date
1	demolish or renovate outdated housing.	7/18/2016 2:13 PM
2	Get rid of the apartment building on 59 next to the BP gas station	7/2/2016 6:12 PM
3	Revamp the whole City to look like Downtown Rochester, Royal Oak, Ferndale, Birmingham	6/21/2016 4:54 PM
4	A wheel that actually spins on our welcome to Utica sign	6/21/2016 2:20 AM
5	Have somewhere the homeless can go during the day.	6/3/2016 2:01 PM
6	Higher policewoman with BIG titties & blonde	5/27/2016 4:18 PM
7	Maintained streetscapes	2/16/2016 3:44 PM
8	Signs to get into Utica from the West by Mound Rd. Perhaps by Dobry, West Utica, etc.	12/17/2015 1:21 AM
9	Incentives for commercial building updates.	12/1/2015 1:24 PM
10	Keep small town feeling - improve upon existing structures - no more new development.	11/25/2015 12:07 PM
11	All that I have marked down on this survey	11/25/2015 11:56 AM
12	Buildings on auburn need a face lift as well as businesses down town that bring people to the area like in Rochester	10/31/2015 10:58 PM
13	Get rid of the alcohol establishments in downtown, add grocery stores downtown and other places around town, add non-alcohol restaurants too, Get rid of the poor snow removal services for the sidewalks in the residential area near downtown - road snow-clearing service is great, but the sidewalk snow removal causes damage every year., Put walking traffic lights at Cass and Auburn, enforce jay walking at Cass and Auburn. Enforce ticketing of drivers going the wrong way on the one way portion of Auburn West of Van Dyke, Have the police reduce the amount of drunks walking out of downtown and causing trouble and noise for local residents. Get rid of the baseball stadium that most residents had no idea was going into the downtown area (payoffs?) and will wreck the quiet evenings for the local residents. Widen Cass Avenue because the street is damaging most drivers tires that try to turn around way too narrow street corners causing their tires to get scraped. Add a sidewalk for bikers and walkers over the M-53 overpass so the residents can enjoy the business district of Utica without wasting gasoline. Have the police department enforce the 25 mph speed limit on Auburn road more frequently, Also ask the police officers to obey the laws that they enforce by using their turn signals also.	10/20/2015 3:55 AM
14	Improve the roadways & bike path so people are impressed with the area	9/29/2015 7:02 PM
15	Add decorative signage, lamp posts to ALL parts of Utica, M-59 area and NORTHPOINTE BLVD. The overpass bridge of M59 and Utica Rd needs to be more aesthetically pleasing from freeway.	9/21/2015 2:13 PM
16	Fix Van dyke - the businesses there bring some shady characters around and the buildings look run down - unfortunately, this is what most people that pass through happen to see.	9/8/2015 9:15 PM
17	Code enforcement	9/8/2015 9:00 PM
18	Bring more activity to downtown.	9/8/2015 8:54 PM
19	The ball park is a start. Hopefully this will attract businesses to come in and revitalize the downtown area. Maybe then someone could purchase the buildings that are bringing the area down.	9/8/2015 8:52 PM
20	Copy what Rochester does.	9/8/2015 8:31 PM
21	A DOG PARK WOULD DEFINITELY BE BENEFICIAL FOR THE RESIDENTS AND IMPROVE THE IMAGE OF UTICA	9/7/2015 9:52 PM
22	I still think Utica has that image of "that little town with all the bars downtown." I hope the addition of the ballpark will have a positive affect on that image and not be a drain on city services, which it has a potential to be.	9/5/2015 11:50 AM
23	obvious - change mayor	9/5/2015 9:04 AM
24	more attention to the neighborhoods	8/21/2015 9:03 AM

25	We are almost there. I think we need more of what we are doing. Ornamental lighting is attractive to people. I think the flower baskets are wonderful. It's the "little" things that make a big impact on people passing through.	8/3/2015 8:25 AM
26	It is being done with the ball park already	7/30/2015 5:51 PM
27	Do more in historic district to make the home owners preserve the natural beauty and history of the city proper	7/25/2015 10:35 AM
28	Make ALL of Utica look beautiful, meaning don't forget about residents on Northpointe Blvd. Start a recycling program for residents. Make sure residents and businesses keep their properties neat. You need to give the building inspector more that 4-6 hrs a week to ensure this.	7/23/2015 7:37 PM
29	Outdoor art would be nice--perhaps murals on buildings by public parking	7/21/2015 4:50 PM
30	Reduce the speed trap activity on Hall road and redirect this effort towards policing the neighborhoods for crime and traffic (stop sign) violations	7/17/2015 4:03 PM
31	To attract new young families you have to offer immenities that appeal to young families that buy houses that impact funding from proposal A. Recreation facilities and summer programming. Reduce the number of smoke shops, vapor bars, and tattoo shops. I understand the necessity to fill storefronts and increase funding. However, these types of buisness do not represent the Utica community at large. Eliminate halfway housing within the city. This brings an element that increase crime and associated drug use in neighborhood parks. In some cases sex offenders are living in these shelters. We dont need any more apartments. We need permanent condos or houses. Apartments create a transient Utica population/community and doesnt gain the buy in to develop the sense of community. Maybe have block parties in certain subs around holiday events. We need to build a strong sense of community. In this fast paced life sometimes both parents work. We dont stop to get to know our neighbors.	7/15/2015 7:30 AM
32	Improve the shopping and dining experience in Downtown Utica	7/11/2015 7:41 PM
33	Make the Vandyke Rd. area of Utica stand out from the Shelby and Sterling Heights section. Clean store fronts and parking lots. Make if feel welcome so people will stop and shop. To many smoke shops and empty store fronts.	7/5/2015 12:07 PM
34	Clean up vacant commercial properties	6/30/2015 8:43 PM
35	Less drinking establishments and more focus on family dining, shopping, and entertainment.	6/28/2015 4:29 PM
36	Get more land from Shelby	6/26/2015 11:52 PM



### Q30 How proactive should the city be in creating economic development opportunities?

Answered: 62 Skipped: 5



**Answer Choices**

**Responses**

Very aggressive, the city should partner with the private sector in redeveloping parts of the City.

43.55% 27

Proactive, the city should involve itself selectively in redevelopment and keep public investment minimum.

46.77% 29

Passive, economic development in the city should be driven by the market and private land owners only.

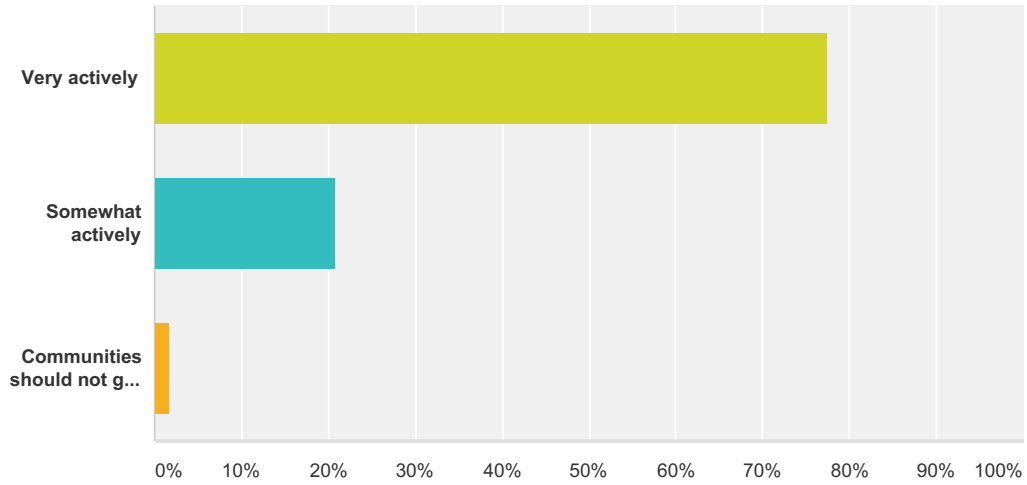
9.68% 6

**Total**

62

### Q31 How actively should the city engage surrounding communities on topics of mutual concern (transportation, development along community boundaries)?

Answered: 62 Skipped: 5



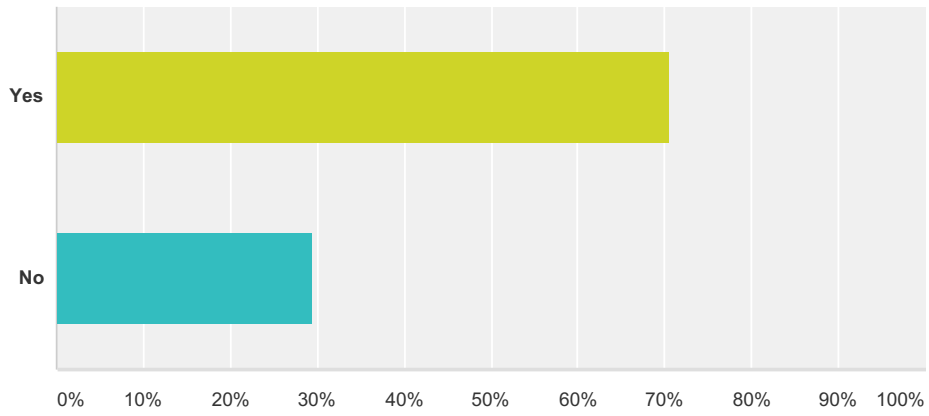
**Answer Choices**

**Responses**

Very actively	77.42%	48
Somewhat actively	20.97%	13
Communities should not go out of their way to cooperate	1.61%	1
<b>Total</b>		<b>62</b>

### Q32 Do you think current programs reflect the interest of current residents?

Answered: 61 Skipped: 6



**Answer Choices**

**Responses**

Yes

70.49%

43

No

29.51%

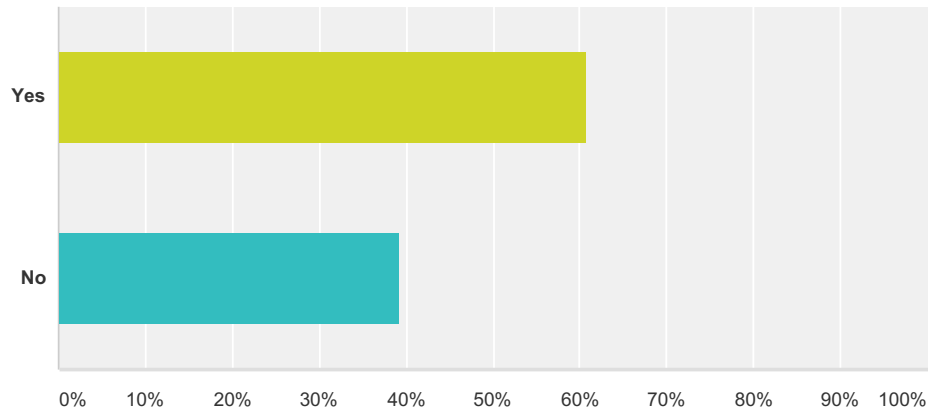
18

**Total**

**61**

### Q33 Do you think current facilities reflect the needs of current residents?

Answered: 61 Skipped: 6



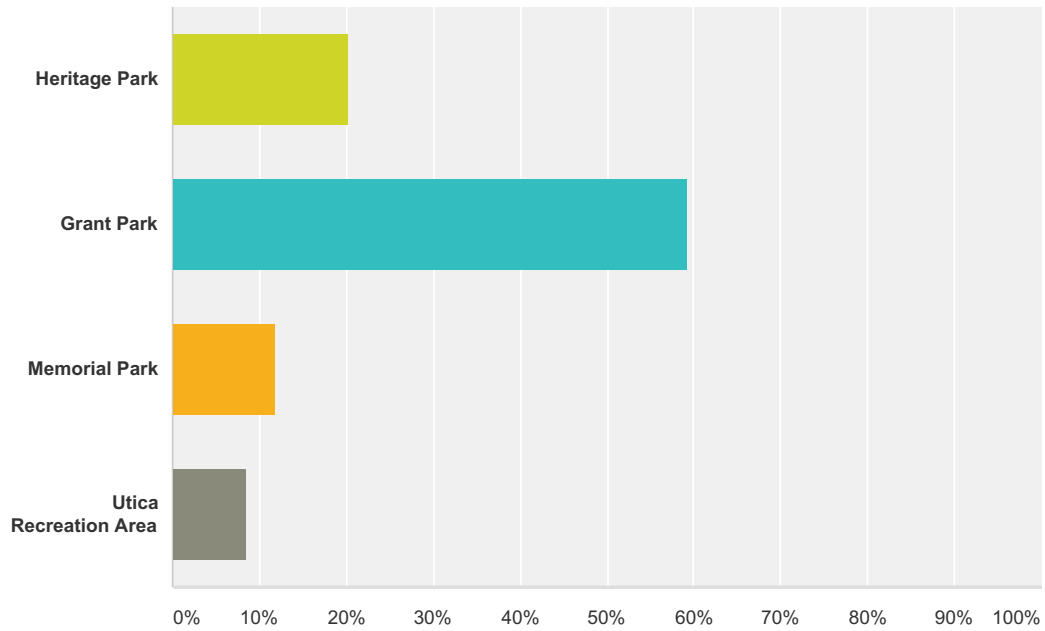
**Answer Choices**

**Responses**

Yes	60.66%	37
No	39.34%	24
<b>Total</b>		<b>61</b>

### Q34 What is your favorite community park?

Answered: 59 Skipped: 8



**Answer Choices**

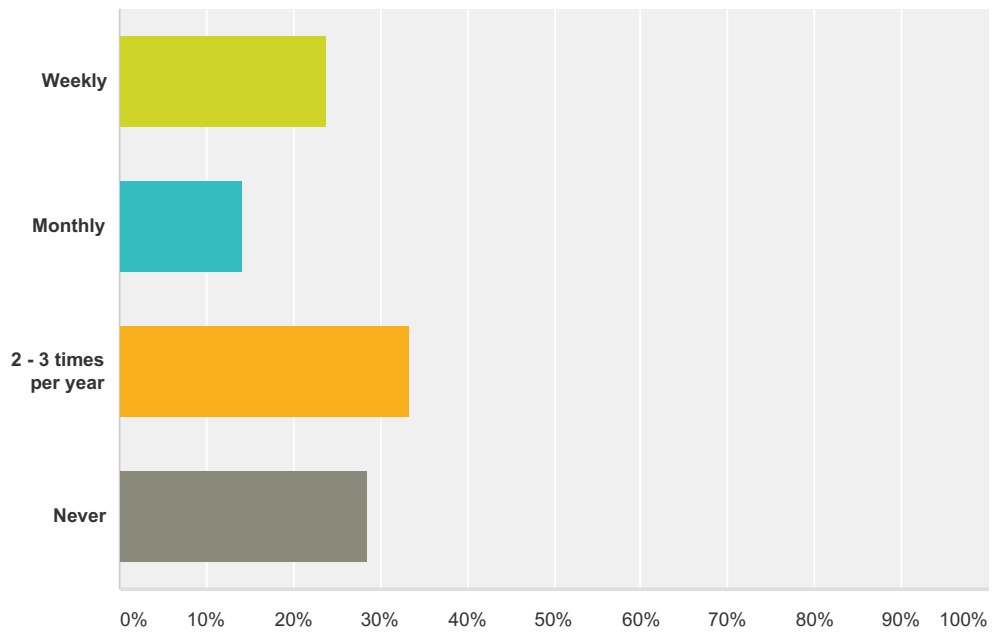
**Responses**

Heritage Park	20.34%	12
Grant Park	59.32%	35
Memorial Park	11.86%	7
Utica Recreation Area	8.47%	5
<b>Total</b>		<b>59</b>



### Q35 How often do you use Shelby Township's parks and recreation services?

Answered: 63 Skipped: 4



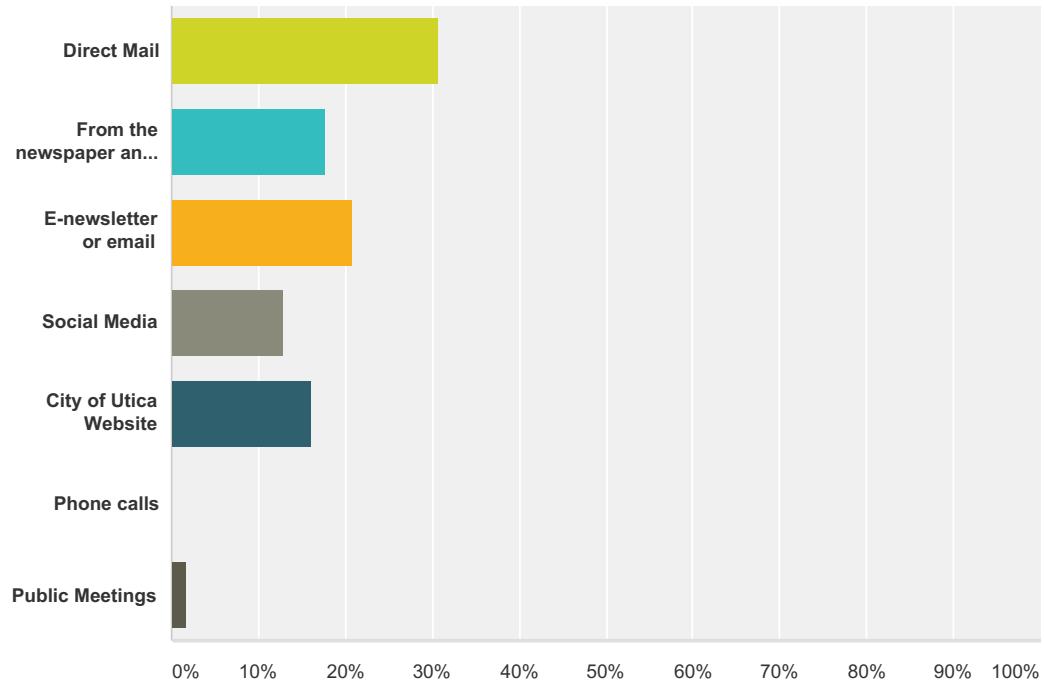
**Answer Choices**

**Responses**

Weekly	23.81%	15
Monthly	14.29%	9
2 - 3 times per year	33.33%	21
Never	28.57%	18
<b>Total</b>		<b>63</b>

### Q36 Which of the following formats do you prefer to receive information from city government?

Answered: 62 Skipped: 5



**Answer Choices**

**Responses**

Direct Mail	30.65%	19
From the newspaper and local news media	17.74%	11
E-newsletter or email	20.97%	13
Social Media	12.90%	8
City of Utica Website	16.13%	10
Phone calls	0.00%	0
Public Meetings	1.61%	1
<b>Total</b>		<b>62</b>

**Q37 Please feel free to write any additional comments you may have regarding your impressions of the City of Utica as it currently exists and/or how you would like to see the community develop in the future.**

Answered: 25 Skipped: 42

#	Responses	Date
1	Business park	7/18/2016 2:13 PM
2	I've lived my full 22 year life in the same house on sterritt in Utica. I love the community feel. My grandma lived on Vanker till 2006. We used to go for the pancake breakfasts at Grant Park every year. I still eat multiple times a week at Shamrock.	6/21/2016 2:20 AM
3	I need my balls sucked on a regular basis	5/27/2016 4:18 PM
4	VERY concerned about the traffic congestion and parking as it relates to the new ballpark. Being a long established business owner, people are going to fill up all our public parking, thereby driving away my customers/guests. Also, how do you plan to provide emergency public services from the police and fire stations before, during and after ballpark activities? You may be sacrificing public safety.	2/16/2016 3:44 PM
5	They need to look into lower water bills. I shouldn't have to pay a minimum. I should only pay for what I use.	12/27/2015 11:13 AM
6	Need to link Utica Bike Path with Macomb Orchard. Get Erma's Custard to locate near path too.	11/25/2015 12:11 PM
7	Go green as much as possible. Preserve what we have, and beautify the rest.	11/25/2015 12:07 PM
8	More young homeowners, look after the city and resident interests, and focus on quality of life for those who live in the city.	11/25/2015 11:56 AM
9	love our 'big' little city, just wish we cold have more shops to catch up to the bars...love how the proprietors step up for the community for events etc.!	10/5/2015 9:40 AM
10	I think there should be pedestrian crossing signals at Cass & Auburn. It is difficult to know when to cross the intersections!!!	9/29/2015 7:02 PM
11	We need a distracted driving law, too many texters behind the wheel causing danger to other drivers/accidents. Also, speed enforcement cameras to reduce the amount of speeders along Northpointe blvd. It is impossible to have officers sitting here on a constant waiting for speeders, why not get a camera that takes time picture of the plate and mails home a violation? Other cities have this, why can't we???	9/21/2015 2:13 PM
12	Is there going to be a traffic plan implemented to keep excessive traffic off the residential streets from the new ballpark & rush hours, i.e. Cass, etc.?	9/18/2015 9:11 AM
13	I want to express my disappointment in the lack of transparency regarding the ballpark. I feel that notices should have been sent to each resident notifying them of the public hearing. I don't know how are mayor and council can represent us without knowing what we think. I am very concerned about the additional traffic this will bring, as it is already very congested. I have not heard of any plans for how this extra traffic will be handled.	9/17/2015 3:22 PM
14	A few things that has drawn me to Utica is the sense of small town image. I love the fact there are so many events throughout the year. I feel completely safe in this city.	9/11/2015 12:45 PM
15	Utica could use more parking. I would not mind paying for it. (Meters)	9/9/2015 11:16 AM
16	We need boutique shops , more road expansion on auburn to accommodate the traffic the ballpark will bring, great bike paths with a bike shop in downtown utica for those folks and a good grocery store. The current sidewalks in downtown look great. The shops on vandyke need a face lift.	9/8/2015 9:15 PM
17	The biggest downside of the City is its taxes. It's much higher than surrounding communities. Unfortunately, the only way to decrease it might be to eliminate Police and Fire. It's not wanted but might be needed. That would also the city more funds for other large projects.	9/8/2015 8:54 PM

18	I feel the city is on the right track. I think we have to maintain city services and keep our own identity. I think the city provides services other townships or city residents wish they had. I think we are missing a community building and a large city building that could house all departments (City government, Police, Fire, and the DPW). I like the small festivals that the city is putting on and think it will continue to grow every year.	9/8/2015 8:52 PM
19	A DOG PARK WOULD IMPROVE OUR IMAGE TREMENDOUSLY BEFORE SHELBY TWP, OR MACOMB TWP GETS ONE FIRST. RESIDENTS WOULD PAY A PRETTY PENNY EVERY YEAR FOR MEMBERSHIP TO MAINTAIN. QUITE A FEW RESIDENTS OF THESE CITIES ARE GOING TO OAKLAND COUNTY WATERFORD OAKS TO SPEND MONEY WHEN WE CAN KEEP IT IN OUR CITY!	9/7/2015 9:52 PM
20	I really think more programs for the senior citizens are needed such as weekly exercise groups, monthly informative meetings on senior care, opportunities for seniors, geriatric research, etc. and things such as that. Also, the Police Dept/City Hall building does not present a good image. I think it needs to be rehabbed somehow. I know it costs money, but I do feel that is needed. Place where they hold City Council meetings is ugly.	8/3/2015 8:25 AM
21	The issue I see that need attention is parking within the cit. I realize that a stadium is going up and with that parking issues should be taken care of because of the parking structure that will also go up. Problem that will aris with this is traffic flow. How will peopke move thru the city or for that matter even come to a sporting event with the current traffic flow around the area...I see grilock coming to the city!	7/25/2015 10:35 AM
22	I live and work in Utica. I was raised here and this is why I am a concerned resident. We need to make our city a great place to live. I realize that the economy in 2008 affected the budgets of all, but it is time to make a come back. I am tired of paying one of the highest tax mileages and not seeing the money go to work. My subdivision of Stonefield village alone had paid the city more than 2 million dollars in tax monies over the last 10-13 yr period, and all we have seen to our benefit was the road work repaving of Northpointe Blvd. We continue to be pushed to the side, or at least feel that way on our street. The area looks tired, unkept, and it is driving our property values down. At 48 mils, I expect more especially since the rest of Utica looks in tact. Please do something to make Northpointe Blvd look and feel apart of Utica again.	7/23/2015 7:37 PM
23	Eliminate any form of halfway housing in Utica. This brings an element that many young families are aware of currently. Consistent policing of public parks for drug use by non-utica residents. I think the free showers and free hot meal by Trinity Lutheran Church is a novel idea. However, this brings non-residents by bus to our community. We have non-community people walking through our neighborhoods at all times. Where do they go after? They walk our streets and hang at bus stops. In 12 years in Utica my car was stolen from my driveway and found in Detroit. Other personal cars were broken into twice. My neighbors cars broken into twice. Many young families in my circle and sub have been victims as well. Its the same story with all my friends in Utica. We need to increase police presence and support them in new training initiatives and with updated equipment. The increased hiring of officers and updated vehicles are a start. I currently am impressed with the new prescence I see by the police in my neighborhood. Raise my taxes if needed. Safe neighborhoods create a positive climate. Thats what police do daily. They create and maintain a safe climate. We need continued support for that very difficult and outstanding job our police complete daily. Its great to see them in the new cars. Community policing is in full effect.	7/15/2015 7:30 AM
24	I would like something to be done about the fireworks going off almost every weekend. Also some are why to loud to be set off in a neighbor. We are always finding firework casings on our roof. Some day a house is going to burn down because of it. Also this is very hard on pets and some of our veterans. There should be no fireworks in the city except for the ones the city it self puts on. They are to loud. They were not made to be set off in small confined areas.	7/5/2015 12:07 PM
25	Quiet, nice city , good schools	6/26/2015 11:52 PM