



MCKENNA

# Master Plan: Public Engagement

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

December 8, 2020

# Digital Engagement

**VISUAL PREFERENCE SURVEY**

Each image represents a different building material.

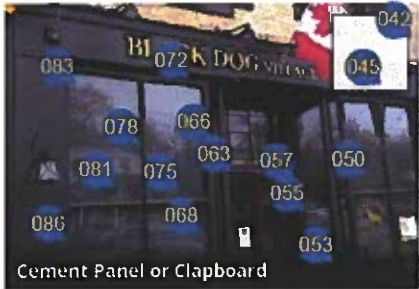
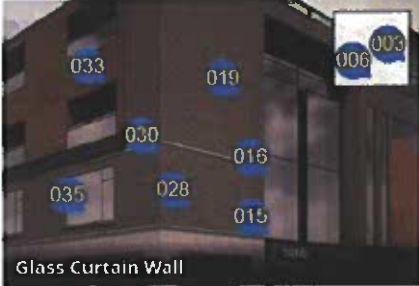
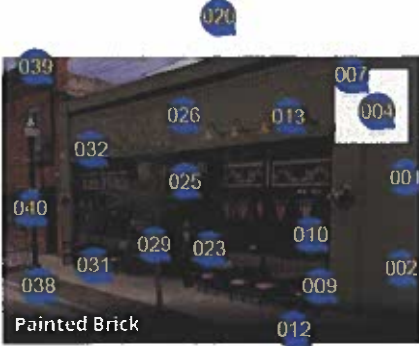
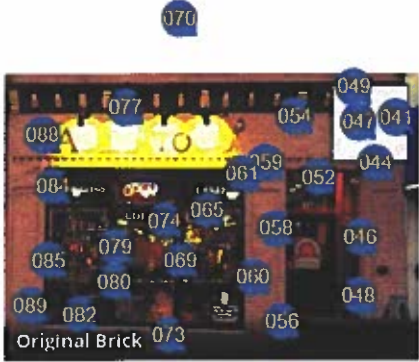
**Do you feel the material is appropriate for buildings in downtown Lake Orion?**

If appropriate in Lake Orion, 'vote' for that image by clicking on the image and typing "yes" in the comment box.

You can 'vote' for as many or as few images as you think appropriate.

**ADDITIONAL COMMENTS?**

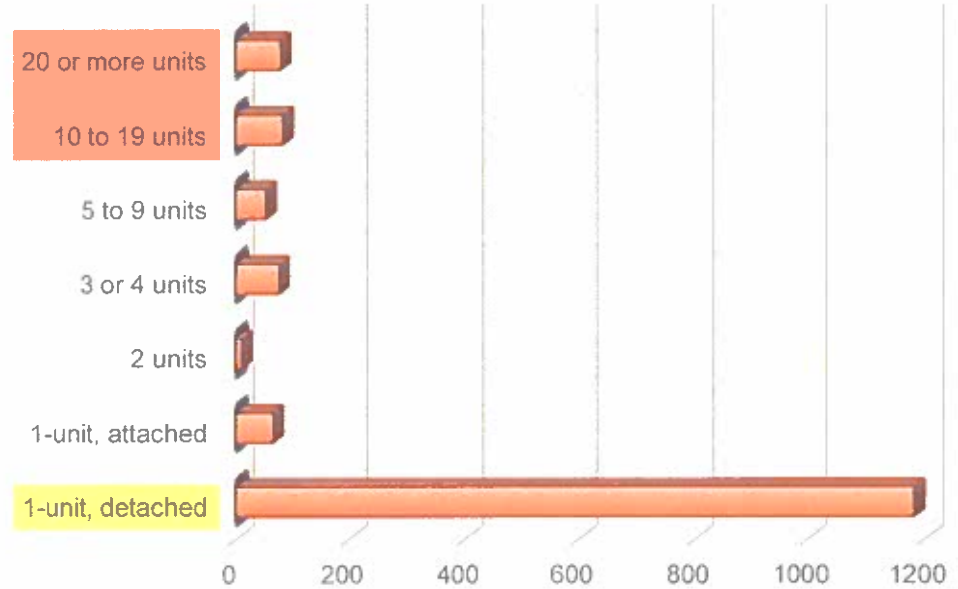
Click below to type in any comments for the Village to consider!



# Planning for Housing

|    |                                   |
|----|-----------------------------------|
| RV | Village Single Family Residential |
| RL | Lake Single Family Residential    |
| RM | Multiple Family Residential       |
| DC | Downtown Center                   |
| CC | Corridor Commercial               |
| MU | Mixed Use                         |

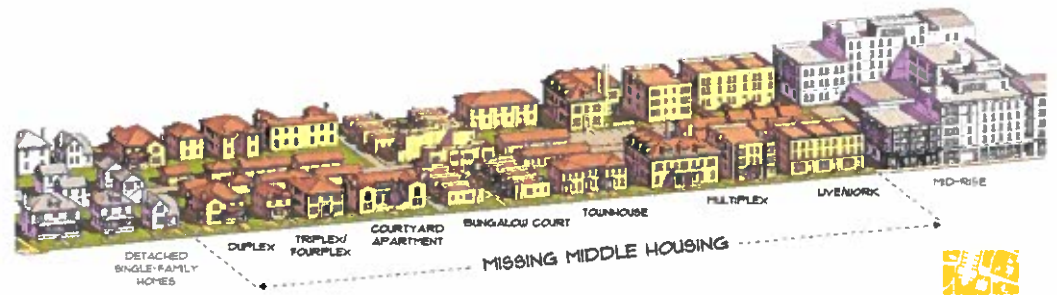
Housing Units, 2018



# Missing Middle Housing

RV Village Single Family Residential  
RL Lake Single Family Residential

RM Multiple Family Residential  
DC Downtown Center  
CC Corridor Commercial  
MU Mixed Use



## *Missing Middle Housing*

# Accessory Dwelling Units

*“Over the garage living or storage if done to match the surrounding home style would add value and give citizens a chance to expand their current living area instead of moving to homes with more space.”*



# Missing Middle Housing

*“The variety of housing sizes and styles would be attractive to meet the desires of people looking to locate in Lake Orion.”*

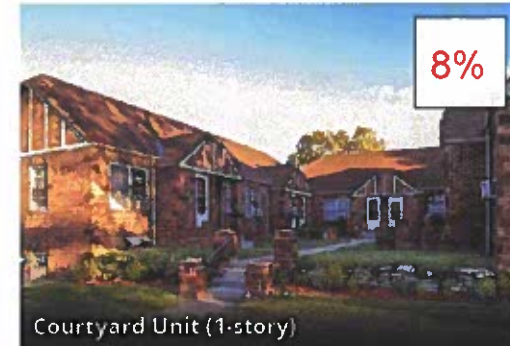
MASTER PLAN: PUBLIC ENGAGEMENT • DECEMBER 8, 2020



# Missing Middle Housing

*"All of the [missing middle housing products are appropriate]. We should have forward thinking multi-family products."*

MASTER PLAN: PUBLIC ENGAGEMENT • DECEMBER 8, 2020



# Residential Uses, Today

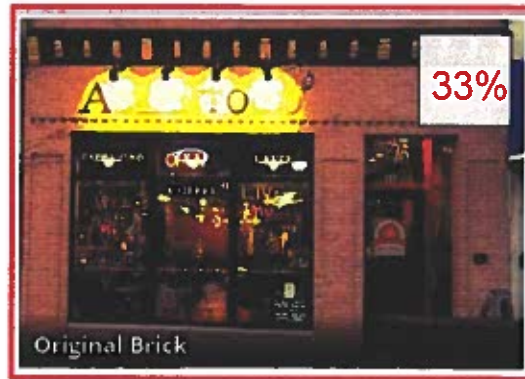
| Use                                      | RV, Village Single Family Residential | RL, Lake Single Family Residential | RM, Multiple Family Residential | DC, Downtown Center | MU, Mixed Use |
|------------------------------------------|---------------------------------------|------------------------------------|---------------------------------|---------------------|---------------|
| Single Family Detached                   | P                                     | P                                  | P                               |                     | S             |
| ADU                                      |                                       |                                    |                                 |                     |               |
| Duplex                                   |                                       |                                    | P                               | P*                  |               |
| Live / Work Unit                         |                                       |                                    |                                 | P                   | P             |
| Triplex or Fourplex                      |                                       |                                    | P                               | P                   |               |
| 5-9 Unit (Courtyard Apt. or Townhouse)   |                                       |                                    | P                               | P                   |               |
| 10+ Unit                                 |                                       |                                    | P                               | P                   |               |
| Clustered Single Family (Bungalow Court) |                                       |                                    |                                 |                     |               |

*\*Exceptions to where standalone single family uses can be located.*



# Downtown Building Design

*“Should have a ratio of window size / storefront materials. Corner locations should have a minimum of windows on both sides of corners.”*



# Downtown Building Design

How appropriate are 4-story buildings in the downtown district?

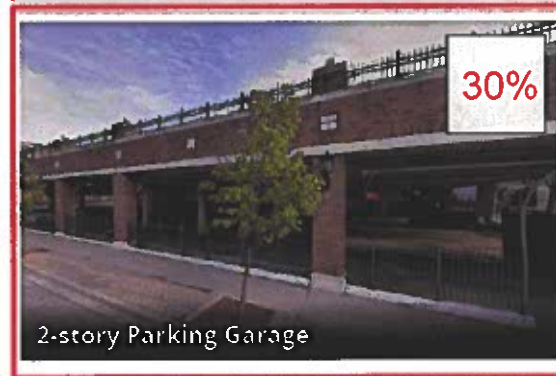


MASTER PLAN: PUBLIC ENGAGEMENT · DECEMBER 8, 2020

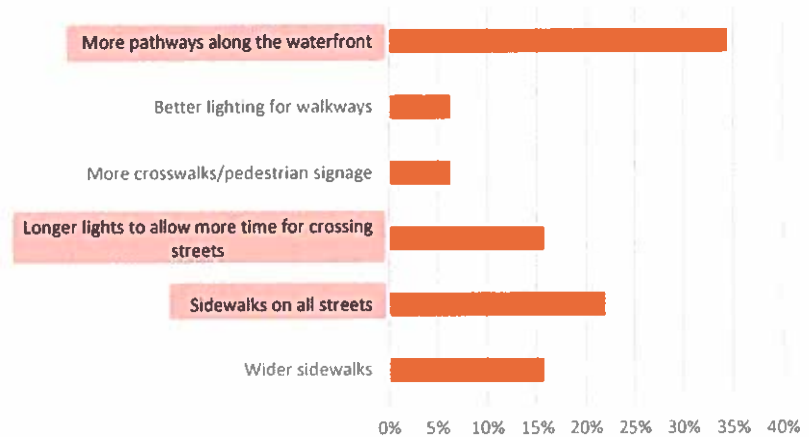
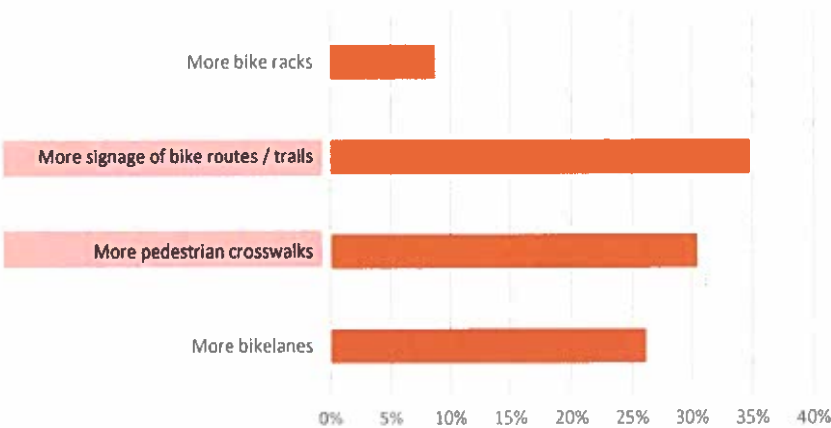


# Transportation

*“Another way to get more people, and less cars downtown is to install bike lanes, and build more sidewalks.”*



# Transportation



*"Better Flint Street crossings. The only really safe crossing is at Broadway, and there can be some big trucks on Flint Street."*

*"Bike Lanes! If you want more people to get downtown, and parking is an issue, put up some bike lanes on some of the busier streets. I know not everyone bikes everywhere, but bike lanes would bring more people downtown. And, they're safe".*

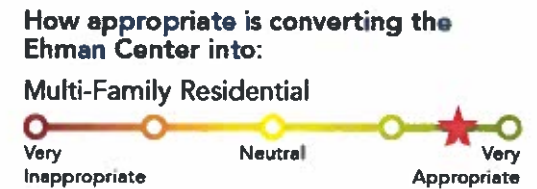
# Ehman Center Reuse

*“This should be a multiple family living solution. The Village should lead with a concept and a basic performance standards, and then seek developers.”*

*“Preserve the appearance. A useable space such as apartments, shops, brewery.”*

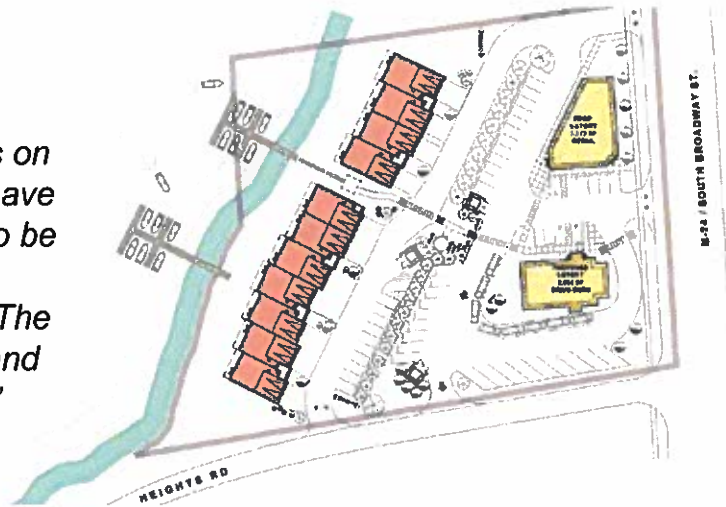
*“We can have small businesses on the bottom and residential living on top. It would be really nice addition to downtown.”*

MASTER PLAN: PUBLIC ENGAGEMENT • DECEMBER 8, 2020

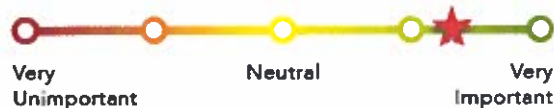


# Village Gateways

*"I would love to see some restaurants on the lake, especially ones that would have docks for boaters. Also there needs to be a way for people that are coming downtown to access the lake easier. The lake is what makes our downtown stand out ...right now it looks so uninviting."*



How important is it to preserve and enhance the views to Lake Orion at this gateway property?



How should gateways to the Village be identified? (Check all that apply):

- High quality landscaping
- Uniform signage
- High quality architecture / building design
- Public art
- Public spaces



## Quick Poll:

Which of the following uses are desirable along M-24 in the Village? (Check all that apply):

- Art Gallery / Artisan Space
- Banquet Halls
- Bars
- Bed & Breakfast
- Child Care
- Drive-Thru Restaurants
- Fitness Center / Health Club
- Funeral Homes
- Gas Station
- Greenhouse / Nursery
- Multi-family Housing
- Office, Professional Business
- Office, Medical
- Outdoor Dining
- Outdoor Recreation, Private
- Outdoor Recreation, Public
- Outdoor Sales / Display
- Pet Kennels / Clinics
- Personal Services (i.e. Salon)
- Retail Sales
- Restaurants
- Senior Housing
- Storage Facilities
- Vehicle Sales / Wash



# Next Steps / Comments

[lhaw@mcka.com](mailto:lhaw@mcka.com)

MCKENNA