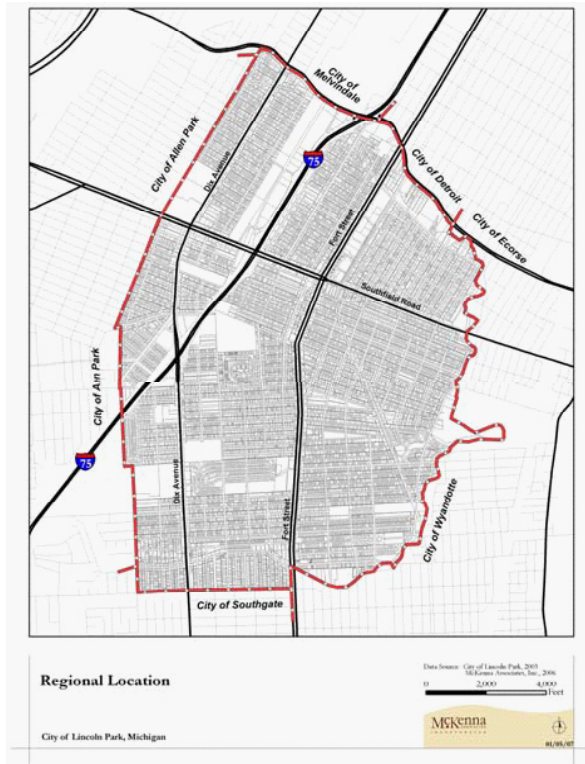


Functional Dimension



Regional Concerns

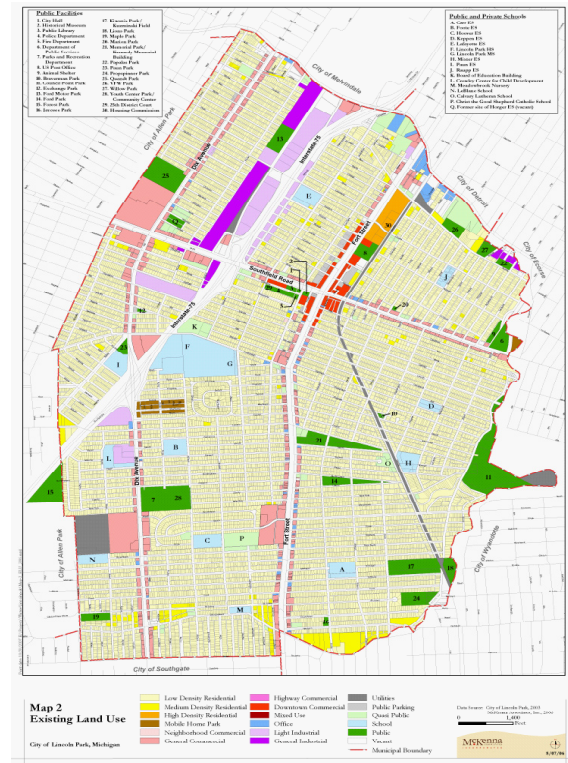
The 2007 Comprehensive Plan determined that there are no major land use conflicts between Lincoln Park and its neighboring cities

The plan listed the following as its regional goals:

- Protecting Neighborhoods and maintain the long term viability and appearance of the commercial corridors

- Attract and keep working families

- Address the changing needs of the cities residents



Existing Zoning and Land Use

Practically all land in Lincoln Park is developed, although the City is not completely saturated, as densities could be much higher.

Future land use policies should focus on maintaining and improving the quality of existing uses while encouraging proper redevelopment of vacant sites.

NAICS Industry Code	Industry Code Description	Number of Establishments	Number of Establishments by Number of Employees				
			1-4	5-9	10-19	20-49	50+
44----	TOTAL RETAIL TRADE	148	67	35	26	15	5
441120	Used Car Dealers	3	2	1	-	-	-
4413--	Automotive Parts, Accessories, and Tire Stores	12 (8%)	2	3	4	3	-
442110	Furniture Stores	4	1	2	1	-	-
443111	Household Appliance Stores	2	1	1	-	-	-
443112	Radio, Television, and Other Electronics Stores	7	5	-	2	-	-
443120	Computer and Software Stores	1	-	1	-	-	-
444110	Home Centers	1	1	-	-	-	-
444130	Hardware Stores	2	1	-	-	1	-
444190	Other Building Material Dealers	3	1	1	1	-	-
445110	Supermarkets & Other Grocery (except Convenience) Stores	14 (9.5%)	5	3	1	2	3
445120	Convenience Stores	9	6	-	3	-	-
445291	Baked Goods Stores	1	1	-	-	-	-
445292	Confectionery and Nut Stores	2	2	-	-	-	-
445310	Beer, Wine, and Liquor Stores	7	5	2	-	-	-
446110	Pharmacies and Drugstores	8	3	-	-	4	1
446130	Optical Goods Stores	4	1	2	1	-	-
44619-	Other Health and Personal Care Stores	4	3	-	-	1	-
447110	Gasoline Stations with Convenience Stores	11 (7.5%)	8	2	1	-	-
447190	Other Gasoline Stations	5	3	2	-	-	-
4481--	Clothing Stores	8	3	3	-	2	-
448210	Shoe Stores	5	-	3	2	-	-
448320	Luggage/Leather Goods Stores	1	-	1	-	-	-
451110	Sporting Goods Stores	4	-	2	1	1	-
451120	Hobby, Toy, and Game Stores	1	-	-	1	-	-
451140	Musical Instrument and Supplies Stores	1	-	-	1	-	-
451211	Bookstores	1	-	1	-	-	-
452111	Department Stores	1	-	-	-	-	1
452910	Warehouse Clubs and Supercenters	1	-	-	-	1	-
452990	Other Gen. Merchandise Stores	8	1	3	2	-	-

NAICS Industry Code	Industry Code Description	Number of Establishments	Number of Establishments by Number of Employees				
			1-4	5-9	10-19	20-49	
453110	Florists	1	-	1	-	-	
453220	Gift, Novelty, and Souvenir Stores	3	1	-	2	-	
453310	Used Merchandise Stores	5	3	-	2	-	
453910	Pet and Pet Supplies Stores	1	1	-	-	-	
453991	Tobacco Stores	3	3	-	-	-	
453998	All Other Miscellaneous Retail	5	4	1	-	-	
454113	Mail-Order Houses	1	-	-	1	-	
722----	EATING & DRINKING PLACES	68	23	14	13	15	3
81----	TOTAL OTHER SERVICES (excluding Public Administration)	109	65	28	8	8	0
8111--	All Automotive Repair and Maintenance	37 (34%)	21	9	4	3	-
811211	Consumer Electronics Repair and Maintenance	1	-	1	-	-	-
811212	Computer and Office Machine Repair and Maintenance	3	2	-	1	-	-
811310	Commercial/Industrial Machinery Repair and Maintenance	1	-	1	-	-	-
81141-	Personal and Household Goods Repair and Maintenance	3	2	1	-	-	-
811420	Reupholstery and Furniture Repair	1	1	-	-	-	-
811490	Other Personal/Household Goods Repair and Maintenance	5	5	-	-	-	-
812111	Barbershops	1	1	-	-	-	-
812112	Beauty Salons	11 (10%)	5	3	-	3	-
812113	Nail Salons	1	1	-	-	-	-
812191	Diet & Weight-reducing Centers	1	1	-	-	-	-
812199	All Other Personal Care Services	3	3	-	-	-	-
812210	Funeral Homes and Services	4	1	3	-	-	-
812310	Coin-operated Laundries	2	-	1	-	1	-
812320	Dry Cleaning and Laundry Services	10	6	3	1	-	-
812332	Industrial Launderers	1	1	-	-	-	-
812910	Pet Care (exc. veterinary services)	1	1	-	-	-	-
812990	All Other Personal Services	3	1	2	-	-	-
813110	Religious Organizations	12 (11%)	8	3	-	1	-
8190-8190--8190--	All Other Grantmaking, Civic, and Professional Organizations	8	5	1	2	-	-

Existing Land Use



Historic Districts and Landmarks

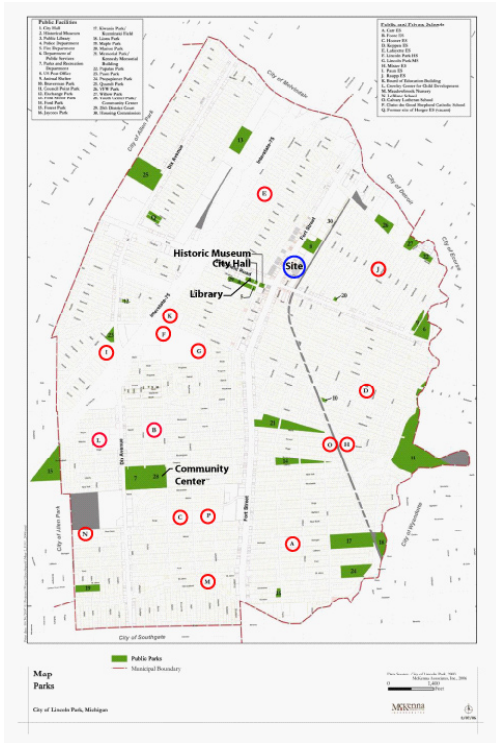
Currently Designated Buildings:

- Mellus Newspaper Building
- Lincoln Park Post Office (Historical Museum)

Lincoln Park Preservation Alliance is currently working to establish a downtown historic district that would include:

- The Park Theater
- The Former National City Bank

The district would encompass the Northwest side of Fort Street between Southfield Rd. and Euclid Street.

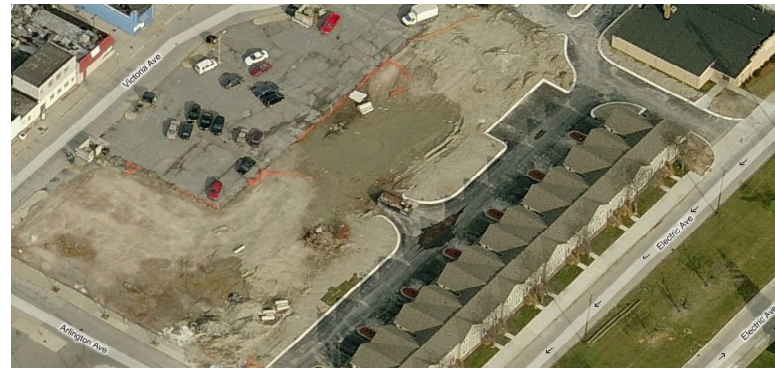


Activity Generators

There are 23 park facilities throughout Lincoln Park. They are evenly distributed and easily accessible to the neighborhoods. Although most of the parks are in good condition, many of them could benefit from being expanded.

Lincoln Park has 6 categories of community facilities:

- 1) Parks and Recreation
- 2) Public Safety
- 3) Public Services
- 4) Municipal Administration
- 5) Libraries and Museums
- 6) Education and Child Care

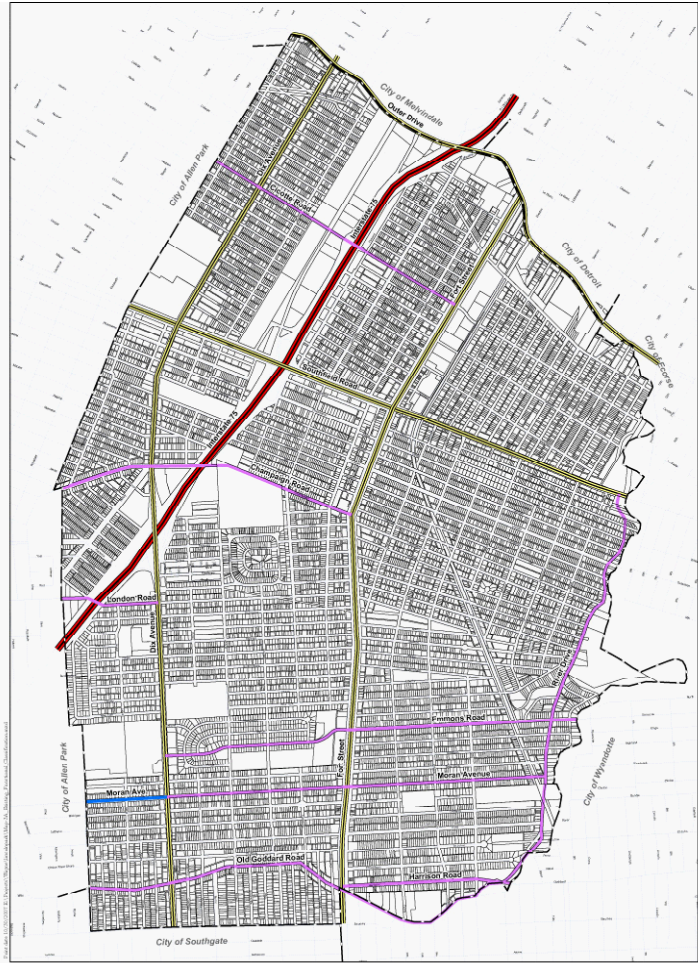


Activity Absorbers

Wide streets and medians separate Lincoln Park's central business district

Big Box stores are located at the corners and don't allow the downtown aesthetic to extend to the cities most visible locations

Expansive parking lots and the Electric Avenue utility easement cut residences off from the central business district.



Map 3-A
Existing National Functional Classification

City of Lincoln Park, Michigan

- Municipal Boundary
- Urban Intersective
- Urban Principal Arterial
- Urban Major Arterial
- Urban Collector

Base Map Source: City of Lincoln Park, 2005
Data Source: Michigan Department of Transportation, 1997 to 1999



Lincoln Park Bus Routes



Park and Ride
Route 830 - From Trenton
to Downtown Detroit

Route 135 - From Downtown
Wyandotte to Downtown
Detroit

Route 125 - From
Metro Airport to
Downtown Detroit

Route 140 - From
Downtown Wyandotte
to Fairlane

Lincoln Park
Community
Center Park and
Ride

T
Site

Table 3.1: Average Daily Traffic (ADT) Volume Comparison for Major Roads, 1972 to 2005

Jurisdiction	Road Name and Functional Classification	1972 ADT	1996 ADT	2005 ADT
MDOT	Interstate 75 <i>Urban Interstate</i>	104,554	85,000 - 91,000	109,000 - 114,000
MDOT; Wayne County	Southfield Road (at Dix) <i>Principal Arterial</i>	71,524	65,000	79,000
MDOT	Fort Street (at Southfield) <i>Principal Arterial</i>	38,447	47,172	34,500
Wayne County	Dix Avenue (at Southfield) <i>Principal Arterial</i>	36,228	43,404	37,699 (2004 data)
Wayne County	Outer Drive <i>Principal Arterial</i>	29,838	28,827	33,100 est.

Sources: Lincoln Park Comprehensive Development Plan (1997); Michigan Department of Transportation; SEMCOG; McKenna Associates Analysis

Vehicular Transportation Evaluation

Heavy Traffic:

-I-75

-Fort Street

-Southfield Road

-Dix Highway

-Outer Drive

-Lincoln Parks main gateways are dominated by billboards and heavy traffic

- Roadways have been widened to the maximum extent leaving little room for landscaping and sidewalks

-Above ground utilities and advertisements line the roads and dominate aesthetically



Existing Public Transportation

SMART bus provides services along major roadways including I-75, Southfield Road, and Fort Street.

The city of Lincoln Park Provides transportation services for Senior Citizens

No Links to the Downriver Linked Greenways are provided

The nearest commuter train station is approximately 5 miles away in the city of Dearborn.

CITY OF LINCOLN PARK DDA
DOWNTOWN LINCOLN PARK REPORT CARD
 (Ratings For All Four Visioning Workshops & Overall)

Please mark your response in the box next to the Statement - and use the following ratings (A - Excellent, B - Above Average, C - Average, D - Below Average, E - Poor)

Transportation / Infrastructure					
Appearance Looking at the entire DDA district along Fort Street, from Outer Drive to Champaign, and along Southfield from Electric to Porter, what is your overall perception of the buildings, signage, lighting, maintenance and appearance of this area?	D	D-	D+	D	D+
Cleanliness – Public Areas How well are public areas (streets, sidewalks, alleys, parking areas, etc.) maintained?	C-	D+	C-	D+	C-
Cleanliness – Private Areas How well are private areas (buildings, parking lots, signage) maintained?	D+	C-	C-	D+	C-
Parking Availability: On-Street Is there sufficient on-street (curb) public parking within the downtown core area?	D	D-	C-	D+	D+
Parking Availability: Off-Street Is there sufficient off-street parking within the downtown core?	B-	B-	B-	B-	B-
Pedestrian Crossings on Fort Street How would you rate the pedestrians' ability to cross Fort Street during normal business hours?	D	D-	D+	D+	D
Economic Development					
Retail Mix How would you rate the mix of retail shops within the downtown district?	D	D+	D	D-	D
Business District Buildings What is your overall impression of the condition of buildings in the business district?	D	D+	D+	D+	D+
Apparent Investment in Business Area How would you rate the level of investment and / or reinvestment in the business district as displayed by exterior building renovations or interior building improvements?	D	D+	D+	D	D+
City Building Dept. Assess the City's performance in processing & assisting in your business or property development, such as permits & licenses.	C+	C-	C	C-	C
Your Investment Today Rate downtown Lincoln Park as a place for you to invest in a new business or property.	C-	C-	C	C-	C-
Answer the following Questions with a "Yes" or "No"					
Retail Mix Is retail mix important for the future of downtown Lincoln Park?	YES 94%	YES 100%	YES 100%	YES 100%	YES 98%
Fort Street Roadway Configuration Is the current roadway configuration (width, traffic speed, median design for circulation) a major barrier for downtown revitalization?	YES 100%	YES 100%	YES 88%	YES 100%	YES 96%
Development Incentives Should the DDA create financial incentives to improve building facades?	YES 88%	YES 83%	YES 100%	YES 100%	YES 94%

Number of Respondents

19 6 20 8 53

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 Landscape Architects, Planners & Engineers

Number of Respondents: 53

Table 6.1: Prouds and Strengths of Lincoln Park

"Prouds" from 2007 Visioning Workshop	Community Strengths from 1996 Plan
Parks and recreation opportunities	Parks
Small town atmosphere - safe, pedestrian-friendly	Young Families Moving In - Good Family Base; Good Place to Raise Children
'Hub of Downriver'; central location	Location near Expressways
City certifications (e.g., Redevelopment Ready)	\$46 Million School Bond Investment
Proximity to lakes and waterways	Clean, Safe, and New Pride
City employees	Financially Sound Local Government
	Residential Base
	Good, Concerned Citizens and Planning Commission Members
	Local Business People are Concerned
	Affordable Housing

Table 6.2: Sorries and Weaknesses of Lincoln Park

"Sorries" from 2007 Visioning Workshop	Community Weaknesses from 1996 Plan
Poor condition of Downtown area - vacant buildings, no on-street parking	Lack of a Downtown Center; Need a Pedestrian Friendly Shopping Center
Lack of cultural, entertainment, dining options	Lack of Parking for Businesses
Lack of pride in homeownership and business ownership, especially north of Southfield Road	Economic Obsolescence / Age and Structural Quality of Buildings
Problems with rental properties (e.g., maintenance)	Too Many Single-family Rental Homes with Absentee Landlords
Poor condition of roads	Need to Improve Street, Infrastructure Condition
Large shopping centers	Lack of Professional Services (Lawyers, Doctors, Accountants) -Need a Professional Office Plaza
Small lot sizes	Lack of a Central Gathering Area and Public Space
Lack of revenues	Need to Improve Visual Appearance - Signs, Outside Storage, Code Enforcement
	Need to Improve Community Identity and Perception - Stigma of Adjacent Communities; Perception of "Northend" Problem
	Inappropriate and Nonconforming Uses; Conflicts among Land Uses; Conflicting Ordinances

Table 6.3: Top Five Overall Visions	Votes
Focus on improving the Downtown with unique shops, dining, entertainment, and cultural opportunities (e.g., clubs, upscale restaurants, art museum, community theater)	23
Prepare the City and Downtown for redevelopment by clearing lots and removing obsolete or unsafe structures	19
Implement stricter code enforcement of houses, including total inspections	15
Create a cohesive, vibrant identity or "brand" for Lincoln Park	14
Develop greenways and non-motorized pathways to connect green spaces and provide alternative methods of transportation and recreation	14

Table 6.4: Lincoln Park as a Regional Destination	Votes
Develop a City identity	14
Promote a cohesive lively downtown with unique shops, upscale dining, entertainment, culture (art museums, community theater)	14
Work together within City and with neighbors to promote businesses and Downriver	4
Capitalize on convenient location to three freeways - concentrate businesses	3
Develop fun, unique events - City history, Native Americans, 10k race, charity events	2
Encourage motels and restaurants to support venues in surrounding communities	--
Encourage a small college (e.g., Baker College) to come to City for college-town feel	--
Involve civic, religious, and service organizations	--

Table 6.5: Transportation	Votes
Develop non-motorized transportation; greenways, bike paths, and sidewalks	8
Encourage prompt, rapid transportation in wide medians (Fort Street)	3
Improve parking for businesses; encourage shared parking (but caution lawsuits)	2
Enforce parking and commercial vehicles in residential areas	2
Improve readability of street signs; maintain street signs	2
Maintain roads and alleys to provide parking and bike racks	2
Slow down road speeds	--
Implement taxi service throughout City	--
Create a Downtown circulator trolley (like Wyandotte)	--
Develop convenient, reliable bus service (but SMART already has good system)	--

Table 6.6: Downtown and Commercial Corridors	Votes
Clear lots for development; knock down old, unusable buildings	19
Develop programs for business recruitment and development	13
Encourage entertainment, dining, and cultural opportunities	9
Follow-through on completion of commercial development	4
Provide easy, ample parking; on-street parking	2
Attract outdoor cafés, coffee shops; specialty shops; Third Places	2
Encourage convenient, pedestrian-friendly shopping	1
Renovate older buildings	1
Maintain viable businesses to attract other business owners	1
Enforce property and building codes for businesses	1
Promote existing businesses through website, brochures, etc.	--
Focus on retention of residents	--
Maintain infrastructure and utilities	--
Create wider, safer sidewalks	--
Be proactive on economic development	--
Consider rezoning in Downtown	--
Establish apprenticeship programs	--

Table 6.7: Recreation and Environment	Votes
Develop greenways and pathways; connectivity of green spaces and Third Places	6
Improve/expand programming for all ages (e.g., Music in the Parks); work w/ neighbors	5
Maintain clean, safe parks; keep garbage picked up; use hardy, low-maintenance trees	5
Build new park facilities: restrooms, tennis courts, tot lot/playground equipment	4
Increase accessibility in parks; include facilities for senior residents	2
Clean up the Ecorse Creek	1
Initiate City-wide recycling program	1
Start a year-round environmental clubs for students; public/private partnership	1
Produce park maps for residents	--
Encourage healthy living for children	--
Make better use of the bike trail	--
Add Putt-Putt at Council Point Park	--
Replace Murray's sign (downtown) with a park	--
Do not use pesticides in City parks	--



Proposed Transportation Improvements

- Improve the appearance of the public right-of-ways
 - Develop sign and utility ordinances
 - Landscape city gateways

- Develop Pedestrian Enhancement Corridors
 - Develop Greenway Corridor along Ecorse Creek, utility Easement, and main streets
 - Links parks, schools, and rec facilities to neighborhoods