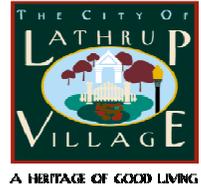


Capital Improvement Plan 2014-2020 City of Lathrup Village



Draft Report
July 2014

2014-2020 Capital Improvement Plan City of Lathrup Village



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To the Residents of the City of Lathrup Village,

Thank you for taking the time to view our 2014-2020 Capital Improvements Plan. The public, committee, board, commission, and administrative participation in the City's annual Capital Improvement Plan (CIP) process is greatly appreciated and always encouraged. We continue to welcome all manners of public comment on the direction your community heading.

Like many other communities, Lathrup Village's CIP incorporates projects identified in the City's many adopted plans and policies, rendering it as an exceptional tool that benefits our community by speaking to a variety of municipal capital needs and desires put forth throughout the City. Projects that will continue the delivery of services to our residents include drainage; non-motorized connections, major roads, local streets, parks, city-owned facilities, and water & sewer infrastructure. Professional services required for future planning and projects that involve acquisition of new equipment are also incorporated into the process.

However, unlike many communities, you will notice that Lathrup Village's plan goes a step farther to incorporate maintenance and upgrades to existing infrastructure systems in order to give the reader the scope of the investment this City makes in serving its residents.

The 2014-2020 Capital Improvements Plan includes a total of \$3,201,100 in projects over the next five to six years. The first year of the CIP has been included in departmental budget requests for fiscal year 2014-2015. The financial feasibility of the capital request are considered in conjunction with the departmental operating budgets by the Mayor and the City Council. In accordance with the State of Michigan Planning Act 285, we are pleased to present the City of Lathrup Village's 2014-2020 CIP.

Respectfully submitted,

The City of Lathrup Village City Council and Administration

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Purpose

A capital improvements program (CIP) is the result of the preparation and updating of a plan listing all new major public facilities to be built, substantially remodeled, or purchased in a community within the foreseeable future. "Capital improvements" (also called "public improvements") are all major physical facility projects over and above annual operating expenses. A CIP establishes a schedule, or program, for each capital improvement project according to its priority in the community. The program also includes cost estimates and the sources of financing for each project. A six-year programming period is the most widely utilized, although the CIP must be updated annually to reflect changing priorities and financial resources in the community. (Excerpted from the Michigan Society of Planning Officials Community Planning Handbook)

The 2014-2020 Lathrup Village Capital Improvement Plan will serve as a tool by which our City Council, Planning Commission, DDA Board of Directors, and City Administration will translate our community's vision into real improvements on (and, in some cases in) the ground. This document lends narrative to spreadsheet and identifies the major capital improvements needed and/or planned for the community, the timeframe for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality.

This City of Lathrup Village has been considered "built out" for many years and, therefore, this plan focuses mostly on the maintenance and upgrades to existing systems rather than planned expansions of public infrastructure to new areas within the City's boundaries. The CIP covers multiple departments within the City of Lathrup Village as well as upgrades to the water distribution system, sanitary sewer system, storm sewer and ditch system, local road network and non-motorized pathways. This plan is updated annually as a requirement of the Michigan Planning Enabling Act of 2008 and it is Lathrup Village's policy to comply with this law as it applies to our City.

Methodology

The Lathrup Village Capital Improvements Plan is divided into two separate sections, Public Infrastructure and Departmental Upgrades, which are developed through separate, but parallel, tracks. Both sections begin with an evaluation of the City's progress in meeting the previous year's stated goals and cost estimates. The process then diverges in the following manner:

Departmental Upgrades

The City Administrator meets with department heads and staff to lay out a "wish list" of various initiatives that may require the purchase of capital items or upgrades to existing equipment that exceed a spending threshold of \$500. Beginning in 2014 these are recorded on worksheets that provide background information on the programs so that, if an item is not included in the 5 year scope of the plan, it can be filed to review and inclusion in the next plan. These items are noted in the sections entitled "Beyond 2020." These upgrades are discussed with City Council prior to their approval to ensure they are consistent with Lathrup Village's Community Master Plan.

Public Infrastructure

Members of the Planning Commission form a sub-committee to meet with City Administration as well as the City's engineering and planning firms to evaluate the infrastructure maintenance needs within the community.

Once the proposed improvements have been consolidated, prioritized, and a funding source is recommended the plan is presented to the City Council for final evaluation and approval.

Departmental Upgrades

Each department is asked to take a long view look at future initiatives or improvements that may require capital purchases in order to be fully implemented. As each department works to improve the manner by which the City delivers services to its residents and stakeholders, “wish lists” are developed based on research and discussions with similar communities. The majority of the capital purchases in these categories are funded through the general fund, however, thorough knowledge and research of our future planned costs allows for the pursuit of grant and other outside funding sources to meet our policy goals. The following sections discuss the City’s various needs and proposed funding sources by department.

Administration

The City’s Administrative departments include the office of the City Administrator, Treasurer, City Clerk, and the City’s Boards and Commissions. This category also include general inter-departmental needs such as shared printers, copiers, and other office equipment.

2014-2015

Computers- The need for two computer for office staff is the only anticipated item for the 2014-15 budget year. The City has two computer currently running the outdated Windows XP operating system which no longer received support from Microsoft. These will be purchased through the City’s general fund.

2015-2016

Server- The City’s main server which is used by all departments will be reaching the end of its typical useful life and will be replaced. The server is on a five year replacement schedule in order to avoid potential data loss attributed to “crashes.” This machine will be purchased through general fund monies.

Vehicle- One of the two City-owned vehicles should be moved to the Police Department for use by the detective bureau and would need to be replaced. This model is consistent with Lathrup Village’s vehicle use policy over the last decade.

2016-2020

Office Equipment- Per our current replacement schedule two more computers will be replaced in 2016 and a new copier/printer/scanner/fax machine will be required in 2018. These machines will be purchased with general funds. There are no additional capital purchases anticipated prior to the year 2020.

Building and Grounds

Structural upgrades or improvement to the City Hall and its surrounding parcel are included under building and grounds. This excludes upgrades and improvements to the adjoining City Park and Annie Lathrup Park.

2014-2015

Sidewalks- Upgrades will be made to existing sidewalks to accommodate expanding outdoor summer programing. No new purchases will be required in this budget year.

2015-2016

Paving- Given the rate at which the summer programing is being expanded and emphasis on holding more events with in the Village Center it is anticipated that additional parking will be required in the next two years. The intention is install a multi-purpose area that can double as event space in addition to expanding parking capacity. Currently, outdoor events occur in parking areas leaving attendees to seek off-site parking options, such as the adjacent school

property, that may cease to exist in the near future. The property falls within Downtown Development Authority district boundaries and will be financed using DDA captured through Tax Increment Financing.

2016-2020

There are no other long term capital purchases planned at this time for the building and ground category.

Public Services

Under the City's current agreement with Lathrup Services, LLC, Lathrup Village retains ownership of all building and equipment used to deliver service to our residents. The City is responsible for the maintenance and condition of the Public Services building at 19101 W. Twelve Mile Road as well as all trucks and heavy equipment purchases.

2014-2015

Dump truck- The City will be replacing one of the two large dump trucks in 2014. During the 2013-14 snow plowing season both truck experienced malfunctions that slowed the removal of snow from the City streets. City Administration is seeking pricing on new and used vehicles for purchase in the upcoming budget year. The cost of the truck will be split between the general, water, and Act 51 road funds per its average use.

2015-2016

Parking Lot Paving- The parking lot at 19101 W. Twelve Mile Road will require replacement in 2015. The poor condition of the asphalt lot was cited by our environmental engineers, Hubble, Roth, & Clarke, during a initial storm water audit. The lot and storm sewer would be required to be replaced prior to a full inspection by the Michigan Department of Environmental Quality where fees could be access to any violations discovered on the property. These improvements will be paid for through Act 51 monies from the State of Michigan.

2016-2020

Metal Roof- The DPS building has a metal roof that has begun to leak in multiple areas. In 2013 we applied a rubberized coating and spot repairs that fixed some but not all of the areas. We continue to do spot repairs but a new roof should be installed within the next three years. We are currently budgeting for the installation of a new, metal roof in 2017. This would be paid out of the general fund.

Public Safety

Purchases pertaining to Public Safety include equipment and vehicle purchases as well as upgrades to the Police Department offices in City Hall. All fire and EMS services are provided through a contract with the City of Southfield and Lathrup Village is not responsible for any capital purchases pertain the provision of these services.

2014-2015

Camera System- In car video upgrades are scheduled to be installed this year. These cameras will yield sharper images as well have upload automatically through w-fi connection to central database as opposed to manually changing out memory disks and uploading them to the same server. These upgrades will be paid out of drug forfeiture funds received by the City through our relationship with a joint task force of local police and Oakland County Sherriff Department.

Copier- The Police Department will also be replacing their current copy machine with a combination copy/printer/fax machine eliminating the need to purchase individual devices. This will be purchased out of the General Fund.

2015-2016

Vehicle- Per our current vehicle schedule, as it pertains to our Police vehicles, we will be replacing a Ford Crown Victoria in 2015. This will most likely be paid out the drug forfeiture reserve account in our relationship with the OakNet Task Force in not in place during this budget year.

2016-2020

Vehicle- The Police Department is scheduled to replace and additional vehicle in 2018 per its replacement schedule. This will be purchased with mostly likely be purchased with General Funds if the City is not actively participating in the OakNet task force.

Bullet Proof Vests/Tasers- The Police Chief has been active in pursuing grants to supply Lathrup Village officers with bullet proof vests and non-lethal personal protection equipment. These are competitive grants that are awarded on an annual basis.

Recreation

The recreation department includes upgrades to City Parks, Community Room, and Fitness Center.

2014-2015

Sarackwood Park Improvements- In 2014, the sidewalks will be replaced with wider cement walkways as well as universally accessible pads for picnic tables that were also installed in 2014. These repairs are being funded from the General Fund.

Welcome Signage- While not a park item specifically, the Community Foundation has been funding the installation of welcome signage at neighborhood entrances. These are reflected as a general fund expenditure however they are offset by donated revenue from the Community Foundation.

2015-2016

Non-Motorized Park Connections- As part of Lathrup Village's continued commitment to walkability and non-motorized transportation as park path is currently being planned. This would include signage as well as the opportunity for donated respite benches along the path. The route would be marked by way-finding signage.

2016-2020

Municipal Park Improvements- The play structure at Municipal Park (behind City Hall) is not compliant with universal design (the successor of ADA). There are entrance barriers that need to be removed and the play material needs to be replaced with rubberized chips. These upgrades are being planned but will not begin until 2016.

Television Station

The Cable 17 (also called LVTV) channel is normally included in the Administrative section as a department. Due to the extensive upgrades scheduled over the next three years it is being presented as a standalone section.

2014-2015

During the 2014 budget year the cable television department will purchase a new SCALA system for the scrolling information slides and transition out analogue equipment in favor of digital. These improvements are funded through the general fund with offsetting revenues from franchise fee per the Metro Act.

2015-2016

There are two analogue cameras that would need to be replaced in order to remove the need to convert the video to digital files. We will be replacing these cameras using general funds with offsetting revenues from franchise fee per the Metro Act.

2016-2020

The cable television is moving toward an online presence. With the next few years the City's website will allow for video on demand through streaming and the development of original programming that highlight our community. These require additional capital purchase of equipment such as a server.

Public Infrastructure

Investment in our infrastructure delivers clean water to our homes, removes waste from our homes, it makes sure that our community is not overrun with flood waters and that we are able to travel to and from our destinations with ease. The Lathrup Village Capital Improvements Plan not only serves as a promise to our residents to invest in maintenance but also, long term, identifies the need for new infrastructure to accommodate the type of developments outlined in our Community Master Plan.

Local Road Network

The City of Lathrup Village has 21.62 miles of local roads and 7.36 miles of major streets. In each year since 2012, the City has dedicated the equivalent of 1.5 to 2 mils of taxable value to repaving local roads. While this did constitute a major increase in funding from previous years, it should be noted that based on the City's engineer's industry experience, the entire street system should be put on a 15-20 year resurfacing cycle. The overall goal is to provide an adequate level of road maintenance within the local street system, however, based on long term estimates, a 20 year resurfacing cycle would require an annual contribution of \$495,000+ (or approximately 4.2 mils) and adjusted in each subsequent year based on inflation.

Revenues for the Local Street Fund are based on a distribution formula established by the State of Michigan under the provisions of Act 51 of the Public Acts of 1951, as amended. The source of the revenues that the State receives under this Act comes from specific taxes on motor vehicles and motor vehicle fuels. Revenue awarded to Lathrup Village is calculated based on the number of designated local street miles and population, the City can calculate projected revenues for the maintenance of its 21.62 miles of local streets.

Each year the Planning Commission updates the CIP after a review of the PASER road ratings with the City Administrator and a representative of the engineering firm Giffels Webster. Projects are currently set through 2017. Eleven Mile and Evergreen need to be considered for reconstruction in 2018 and/or 2019. The City of Southfield will be finalizing plans for the reconstruction of Evergreen in 2014. Construction is planned for 2015.

Non-Motorized Connections

The Capital Improvement Plan incorporates the Non-Motorized Transportation Improvement Plan (NMTIP) into its recommendations in order to comply with the Lathrup Village's Complete Streets ordinance. Originally the NMTIP called for the installation of non-motorized connections for those that use Lathrup Village's roads as pedestrians. The installation of sidewalks, intersection connections, way finding signage and road crossings are all covered in this section. The current 6 year plan focuses on pairing the completion of our pedestrian sidewalk network with our road re-paving projects over the installation of way finding signage. While signage is still a priority, future improvements within the park systems of Lathrup Village, City of Southfield, and Oakland County may change pedestrian patterns and the need for signage.

Planned Road Repaving Program 2014 through 2017

	Street	From	To	Rating	Surface	Mileage	footage	Projected Cost
2014- Roseland- Somerset Triangle	Guy	Rose	Twel	2	Asphalt	0.067	353.76	\$ 28,300.80
	Roseland	Some	Guy	2	Asphalt	0.094	496.32	\$ 39,705.60
	Roseland	Guy	Blac	3	Asphalt	0.088	464.64	\$ 37,171.20
	Somerset	SanR	Rose	2	Asphalt	0.172	908.16	\$ 72,652.80
						0.421	2222.88	\$ 177,830.40

	Street	From	To	Rating	Surface	Mileage	footage	Projected Cost
2015- Sunset- Wiltshire- Dolores	Wiltshire	Suns	Eldo	3	Asphalt	0.076	401.28	\$ 32,102.40
	Wiltshire	Eldo	Some	3	Asphalt	0.042	221.76	\$ 17,740.80
	Sunset	Wilt	Dolo	3	Asphalt	0.066	348.48	\$ 27,878.40
	Sunset	Dolo	Glen	3	Asphalt	0.078	411.84	\$ 32,947.20
	Dolores	Bloo	Suns	2	Asphalt	0.144	760.32	\$ 60,825.60
						0.406	2143.68	\$ 171,494.40

	Street	From	To	Rating	Surface	Mileage	footage	Projected Cost
2016- Rackham Triangle	Rackham	Sunn	Rack	2	Asphalt	0.059	311.52	\$ 24,921.60
	Rackham	Rack	Raid	2	Asphalt	0.071	374.88	\$ 29,990.40
	Rackham	Rack	Sunn	1	Asphalt	0.032	168.96	\$ 13,516.80
	Rainbow	Sunn	Camb	3	Asphalt	0.071	374.88	\$ 29,990.40
	Rainbow	Camb	Rack	3	Asphalt	0.026	137.28	\$ 10,982.40
	Sunnybrook	Rack	Rack	2	Asphalt	0.049	258.72	\$ 20,697.60
	Sunnybrook	Rain	Rack	2	Asphalt	0.089	469.92	\$ 37,593.60
						0.397	2096.16	\$ 167,692.80

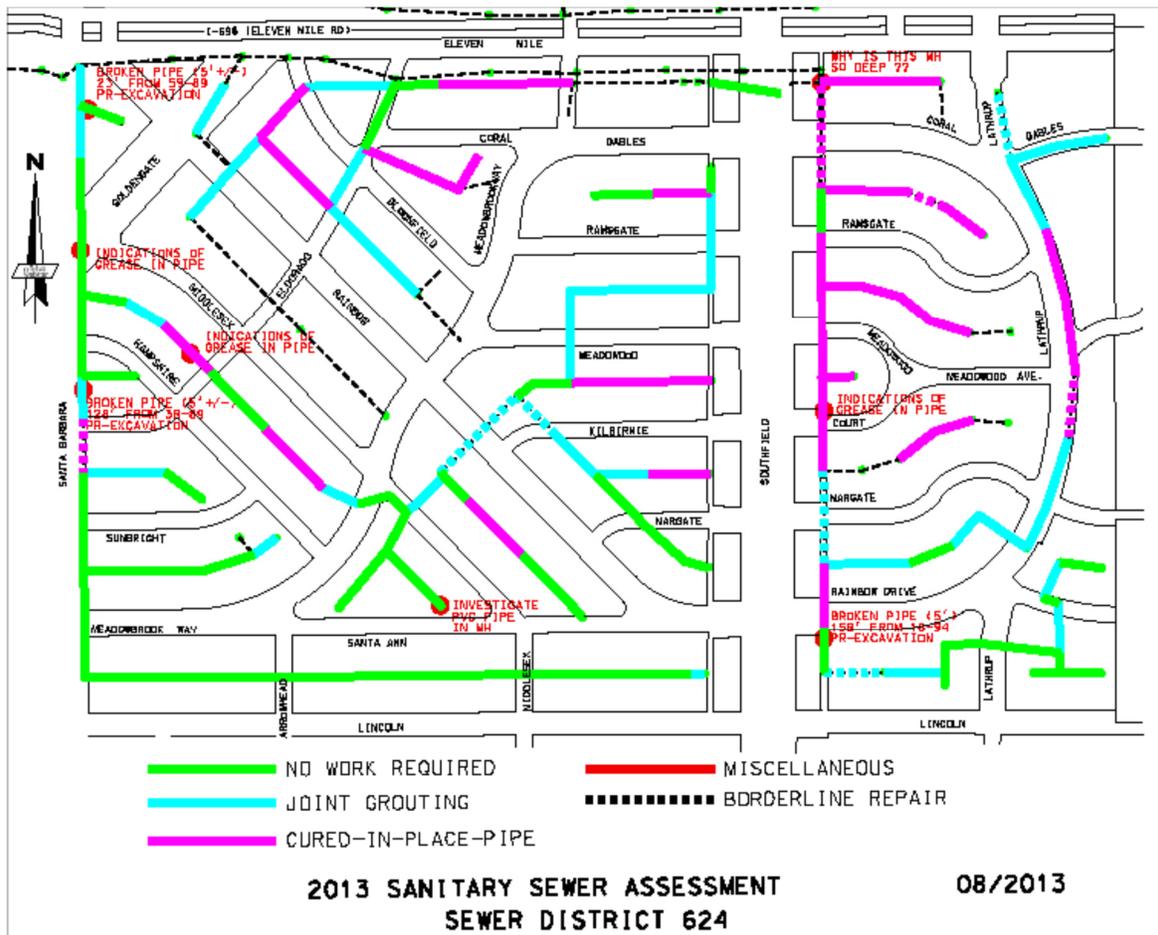
	Street	From	To	Rating	Surface	Mileage	footage	Projected Cost
2017- Southeast Quadrant	Ramsgate	Lath	Sout	2	Asphalt	0.131	691.68	\$ 55,334.40
	Meadowood Ct	Mead	Sout	2	Asphalt	0.112	591.36	\$ 47,308.80
	Meadowood Ct	Kilb	Mead	2	Asphalt	0.112	591.36	\$ 47,308.80
						0.355	1874.4	\$ 149,952.00

Sanitary Sewer System

The Lathrup Village sanitary sewer system consists of approximately 145,000 linear feet (lft) of sewers ranging in size from 8 inch to 24 inch diameter. Of the 145,000 lft of sewer, the older portion of the system is comprised of approximately 118,900 (82%) lft of vitrified clay pipe, while the newer portion of the system is comprised of approximately 26,100 (18%) lft of concrete pipe. Constructed in the 1920's, originally as a combined sewer system until the 1960's at which time the City converted it to a dedicated sanitary sewer system. It is believed that all residents and businesses within the City are connected to the sanitary sewer and there are no active septic systems. Since the City of Lathrup Village reached its full development capacity the sanitary sewer system covers the entire city with no need for expansion.

During the construction of I-696 the system was severed and was divided into a northern and southern system that are metered and discharged into the Evergreen Farmington Sewage Disposal System (EFSDS). The sewer system north of I-696 is routed to a 3 million gallon retention tank which is located at the west end of Sunnybrook, near Evergreen Road north of I-696.

In 2012 and 2013, all sanitary sewers on the south side of I-696 were cleaned and visually inspected for apparent structural failures and signs of inflow and infiltration (I&I) and found that approximately 66% of the sewers assessed were in need of repairs. The City engineer recommended that Lathrup Village repair the identified sewers in an effort to provide structural improvements to sewers with multiple cracks within the sewer segment and reduce the amount of infiltration of ground water. According to the projects final report, the majority of the defects can be addressed by either grouting the sewer joints or by installing cured-in-place-pipe (CIPP). The following map depicts the sewers locations recommended for either joint grouting or CIPP.



Year	Project Description		Costs	Notes
	2014	CIPP Condition 4 and 5	1,184 Lin Feet of 12" sewer main (Condition 5)	\$47,360.00
1,023 lin feet of 8" sewer main (Condition 4)			\$32,736	
PROJECT TOTAL			\$80,096.00	
2015	CIPP Condition 4	173 lin feet of 10" sewer main	\$6,055	Cure in Place Piping in mains rated as 4 on a scale of 1 to 5.
		250 lin feet of 18" sewer main	\$16,250	
		1,439 lin feet of 15" sewer main	\$64,755	
	PROJECT TOTAL	\$87,060.00		
2016	CIPP Condition 4	2,881 lin feet of 12" sewer main	\$115,240	Cure in Place Piping in mains rated as 4 on a scale of 1 to 5.
		PROJECT TOTAL	\$115,240.00	
2017	CIPP Condition 3	555 Lin Feet of 8" sewer main	\$17,760	Cure in Place Piping in mains rated as 3 on a scale of 1 to 5.
		323 lin feet of 12" sewer main	\$12,920	
		460 lin feet of 15" sewer main	\$20,700	
		410 feet of 18" sewer main	\$26,650	
		(Borderline) 908 lin feet of 12" sewer main	\$78,030	
	PROJECT TOTAL	\$114,350		
2018	Joint Grouting Condition 3 and 2	Re-Grout 80 Joints in 12" main (Condition 3)	\$3,440	Joint Grouting for mains rated as 2 and 3 on a scale of 1 to 5.
		Re-Grout 67 Joints in 8" main (Condition 2)	\$2,534	
		Re-Grout 632 Joints in 12" main (Condition 2)	\$27,190	
		PROJECT TOTAL	\$33,164.00	
2019	Joint Grouting Condition 1	Re-Grout 274 Joints in 8" main	\$10,399	Joint Grouting for mains rated 1 on a scale of 1 to 5
		Re-Grout 140 joints in 10" main	\$5,587	
		Re-Grout 1,422 joints in 12" main	\$61,160	
		Re-Grout 100 joints in 15" main	\$4,800	
		Re-Grout 56 joints in 18" main	\$3,062	
	Re-Grout 73 joints in 24" main	\$5,110		
PROJECT TOTAL	\$90,118.00			

The City of Lathrup Villages sewer system is a separated system (meaning that storm water and sanitary water is not permitted to mix), but still considered “wet” due to the presence of footing drains. The city’s upgrades and maintenance over the past 15 years has been done with the primary goal of “drying out” or removing the ground and storm water from the system. However, recent studies by Oakland County Water Resource Commissioner’s Office has called into question the effectiveness of relining sewer mains and grouting joints as a method of lowering inflow and infiltration (I & I). Their current hypothesis is that the sanitary sewer leads and footing drains contribute enough I & I to negate any benefits gained from sealing sewer mains. The relining process does add structural integrity to the system which prevents against failures and collapse. The cost of sanitary sewer capital projects are calculated into annual sewer rates and paid for through monthly water and sewer billings.

Storm Sewer and Ditch Network

Of the 4 infrastructure categories, our storm sewer system has received the least amount of resources and attention in the last decade. Upkeep of ditches, culvert and drains found if the right-of-way is, by City ordinance, the responsibility of the adjoining property owner. For many Lathrup Village blocks the ditches have not been properly maintained and the culverts have become damaged or have been shifted by the freeze/thaw cycle rendering them unable to perform their function. The result is a storm system that function at a level below full capacity and leaves standing water in ditches for days following rainstorms. Poor maintenance culverts have left them slow to drain or Impassable preventing storm water from reaching the proper drains which send water to the Rouge River. The current state of the storm and ditch system impacts the sub-surface ground water levels and the volume of flow in our sanitary sewer system.

Over the next six years an aggressive maintenance and re-ditching program will be implemented through our contract with Lathrup Services, LLC. Given the scope of the repairs that are needed, this program could take over ten years to complete. Areas where ditches could be enclosed with corrugated drain pipes will also be studied. There was a successful pilot project on the 17300 section Rainbow Drive which included new approach work. If the success of that project can be replicated through cost-sharing or a specific millage, the City may be able to remove the need for homeowner ditch maintenance.

Water Distribution System

The oldest sections of the City's water distribution system were installed over 75 years ago. Considering its age the system performs very well. The City experiences a moderate number water main breaks annually but lacks the significant clustering to warrant near term replacement of City mains. The Committee examined maps generated by Giffels-Webster showing water main breaks over the past two decades.

Each year the City devotes approximately \$120,000 for water main replacement. Starting in 2013 we have aligned these projects with our road repaving program to prevent newly re-paved streets from damage caused by water main repairs. New road over old water main is costly and inefficient. The Capital Improvement Plan continues this practice by budgeting \$120,000 for water main replacement in each of the next six years. These projects are incorporated into the calculation of annual water rates and paid for by through monthly water billings.

Beyond 2020

Capital Improvement Planning is typically a five to six year process, however, the City is in the process of planning and dedicating resources to several projects that will not implemented prior to the year 2020. Many of the projects listed in this section have not been assigned a start date because they are tied to federal funding which has not been allocated. This is explained in the following subsections.

Southfield Road Project



The City of Lathrup Village is bisected by Southfield Road, our community's major commercial thoroughfare. The early 2000s, there has been ongoing discussion and planning for redesigning the entire corridor between Mt. Vernon Road in the City of Southfield to Beverly Road in the Village of Beverly Hills. Representatives of Lathrup Village, City of Southfield, Village of Beverly Hills, Southfield Township, Michigan Department of Transportation, and the Road Commission of Oakland County currently serve on a steering committee overseeing an environmental assessment of the project. As of the creation of this document, there have been no deadlines set for the development of a preferred alternative to the current road design nor has a date been established to start construction. The RCOC estimates that, based on the federal funding model, the project will not break ground until 2024.

The Southfield Road project will be require a local match to be eligible for federal and state grants. Despite an estimated start date that has continually been a decade away the City began the process of planning for and allocating resources for this project immediately. Both the DDA Executive Board and the City Council have earmarked funds to be used when the time to break ground finally arrives.

Village Center



Lathrup Village is planning for a re-designed downtown will become the commercial, residential, and entertainment hub of our community. The Village Center was the cornerstone of the 2009 Community Master Plan along with the redevelopment of Southfield Road. The concept is a departure from the

current land use along Southfield Road because it promotes the concentration and mixture of related uses. Physically, Village Center district encompasses all of the segments of the California Drive octagon and establishes a potential building footprint for a planned retail and mixed-use development similar to a “lifestyle” center but more urban because of the height allowance.

The intention is to allow for larger buildings and increased residential density as well as improvements to the street grid and the installation of a new road in line with the current, undeveloped, San Quentin right-of-way. The Lathrup Village DDA Board has been working with the Planning Commission to craft a vision and development plan that includes new infrastructure such as water and sewer main installation, street lighting, pedestrian elements, sidewalks, and paving will all be installed as the physical environment begins to transform to reflect the City’s vision.

The final configuration of Southfield Road will dictate the size and development footprint of the city. Much of this work needs to be planned following the development of a preferred design alternative for Southfield Road which has slowed the full development of the vision.

Streetscaping Projects



Term “streetscaping” encompasses all parts of the physical environment along a road. This includes sidewalks, art, trees, as well as all safety and functional elements at the ground level. According to the Community Master Plan, it has already been determined that pedestrians feel unsafe in commercial areas in Lathrup Village. Too much traffic, too many driveways located too closely together - all with nothing to break up the space-creates an unwelcoming area for pedestrians.

Architectural design standards for buildings also contribute to the sense of place with elements such as height, the extent of attached or detached structures, the spacing between the building and the street, the proportion of doorways, windows, porches, etc, materials, finishes and textures as well as landscaping. If we think of a building as part of a street, the street becomes an integral part of the civic space, a policy that seems to be desired by Lathrup Village residents.

Among other desired streetscape elements include:

- Addition of unique, pedestrian-scaled streetlights that can help in defining the notion of a commercial center
- Uniformity in public realm design (lights, landscaping, signage)
- Landscaping that makes the area more inviting
- Wider, more safely traveled sidewalks designed with a sufficient road buffer
- Nodes to accommodate users of public transportation what are clean and welcoming