

BELLEVILLE



2025 MASTER PLAN



Prepared by

Belleville
Planning Commission

Dec 23, 2025 DRAFT

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Resolution of Adoption





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Digital User Note

What is a link?

A link allows for quick reference to a relevant section. By 'clicking' a link, the user is taken directly to a page in the Plan or another reference document.

How does the user return to the original page after clicking a link?



In standard PDF viewers, the user may 'click' the 'previous view' and 'next view' buttons at the bottom of each page to hop between locations or by using keyboard shortcuts for 'previous view' (Windows: Alt + left arrow | macOS ⌘ + [) and 'next view' (Windows: Alt + right arrow | macOS ⌘ +]). In Adobe Acrobat Reader, the buttons can be added to your toolbar. For assistance, refer to the 'Help' menu in your version of Acrobat Reader.

What information is linked?

All **blue text** is linked to either another page within the Master Plan, a separate City ordinance or document, or an external website.



Introduction

Introduction

Purpose of a Master Plan

The Master Plan coordinates future land use, community development, and other key features of the City in a unified vision. It outlines community goals and objectives, establishes a clear picture of Belleville's desired future, and provides strategies to achieve it. When carefully followed, the Master Plan can have a lasting impact on both the built and natural environment.

Designed as a long-range policy document, the Master Plan guides development and decision-making over a 10- to 20-year period. Progress will occur in short-, medium-, and long-term phases as outlined in the Implementation Plan. To remain relevant and consistent with the Michigan Planning Enabling Act of 2008, the Plan should be reviewed every five years and updated as necessary.

The information and concepts presented in the Master Plan guide local decisions on public and private land use, as well as the provision of public facilities and services. It establishes unified, long-term policies that can be continually referenced when making development and planning decisions.

The Belleville Master Plan includes a Future Land Use Plan and an Implementation chapter to guide the City's growth and investment over the coming years, ensuring that all related topics are addressed in a coordinated and forward-thinking manner.

The Planning Process

The Master Plan update process began in October 2024 with a joint visioning meeting between City Council, the Planning Commission, and the Downtown Development Authority. Following the visioning session, the Planning Commission participated in four modules aligned with the goals of the Master Plan. Additional study sessions were held to discuss the Future Land Use Plan and related action items.

This document summarizes the findings from those meetings, along with public input gathered throughout the process. Together, these efforts informed the goals and objectives that will guide Belleville's future growth and development. Plan development and refinement continued over several months, culminating in the Plan's adoption.



Community History and Previous Planning Efforts

The following short timeline provides information about the City's history and planning efforts.

1905

The City of Belleville is established as a village.

1926

Belleville Lake is formed as a result of the construction of the French Landing Dam to generate hydroelectric power.

1946

The City of Belleville is established as a City.

2006

The most recent Master Plan is adopted.

2024

Work begins on updating the 2006 master plan.

2006 City Master Plan

Belleville's 2006 Master Plan included a series of goals and objectives, some of which have been accomplished, while others remain ongoing. The objectives that were not yet achieved but continue to align with the City's priorities have been carried forward into this 2025 Plan update. The 2006 Plan addressed the following topics:

- Residential
- Commercial
- Industrial
- Parks & Recreation
- Transportation
- Downtown
- Sumpter Road Corridor



View of men posing on porch of the New Belleville Hotel in Belleville, Michigan.

Source: Detroit Public Library



A photo of the French Landing Dam located in Van Buren Township.

Source: Eagle Creek Renewable Energy



Location

Belleville is located in the southwest corner of Wayne County, nestled along the southern shore of Belleville Lake as shown in [Map 1](#). It spans approximately 1.2 square miles and serves as a gateway between Detroit's urban center and the more rural communities to the west. Its location near I-94 and the I-275 interchange offers convenient access to Metro Detroit and nearby Ann Arbor.

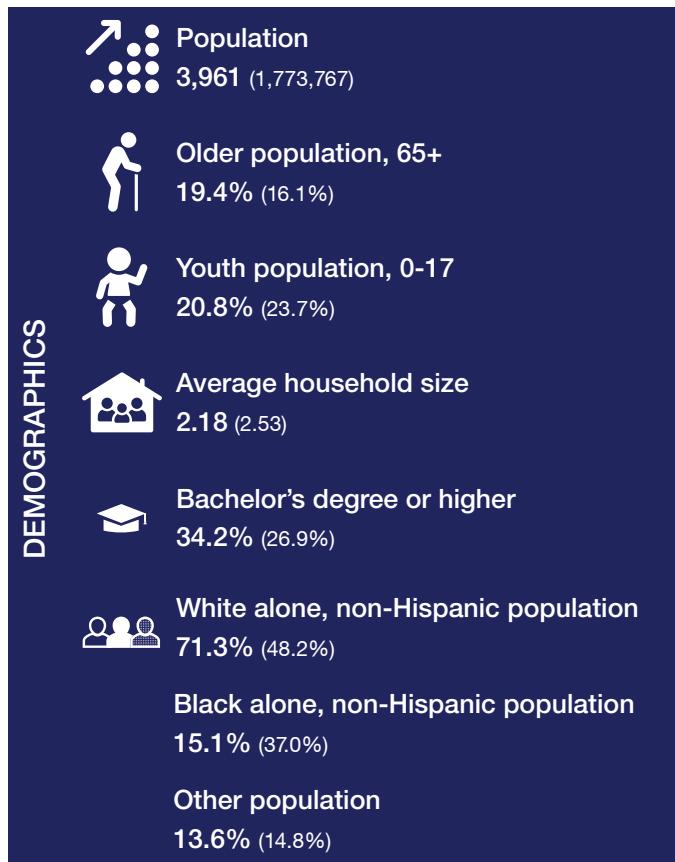
MAP 1. Location



Community Profile Summary

The following provides a summary of existing conditions in the City. Decennial Census data is only partially available at this Master Plan's adoption, so 2023 American Community Survey (ACS) 5-Year Estimates are used unless otherwise noted.

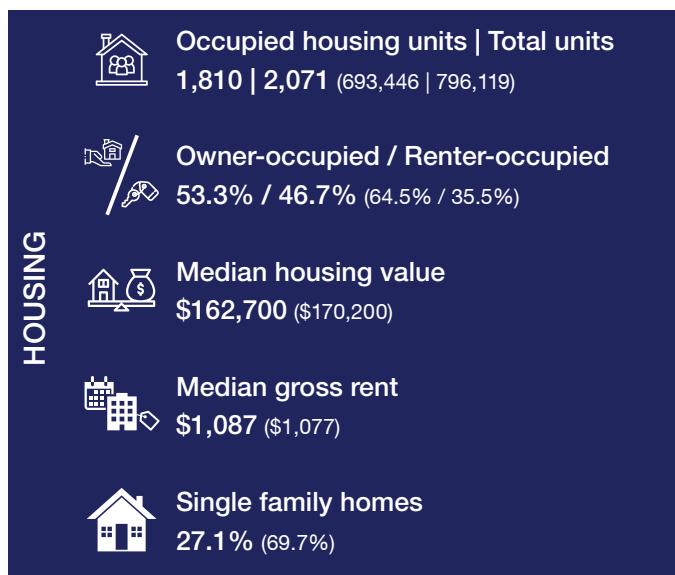
2023 American Community Survey (ACS) 5-Year Estimate Belleville (Wayne County)



2020 Decennial Census Estimates Belleville (Wayne County)



Population | Population growth, 2010-2023
3,961 | 16.8% (1,773,767 | -2.57%)



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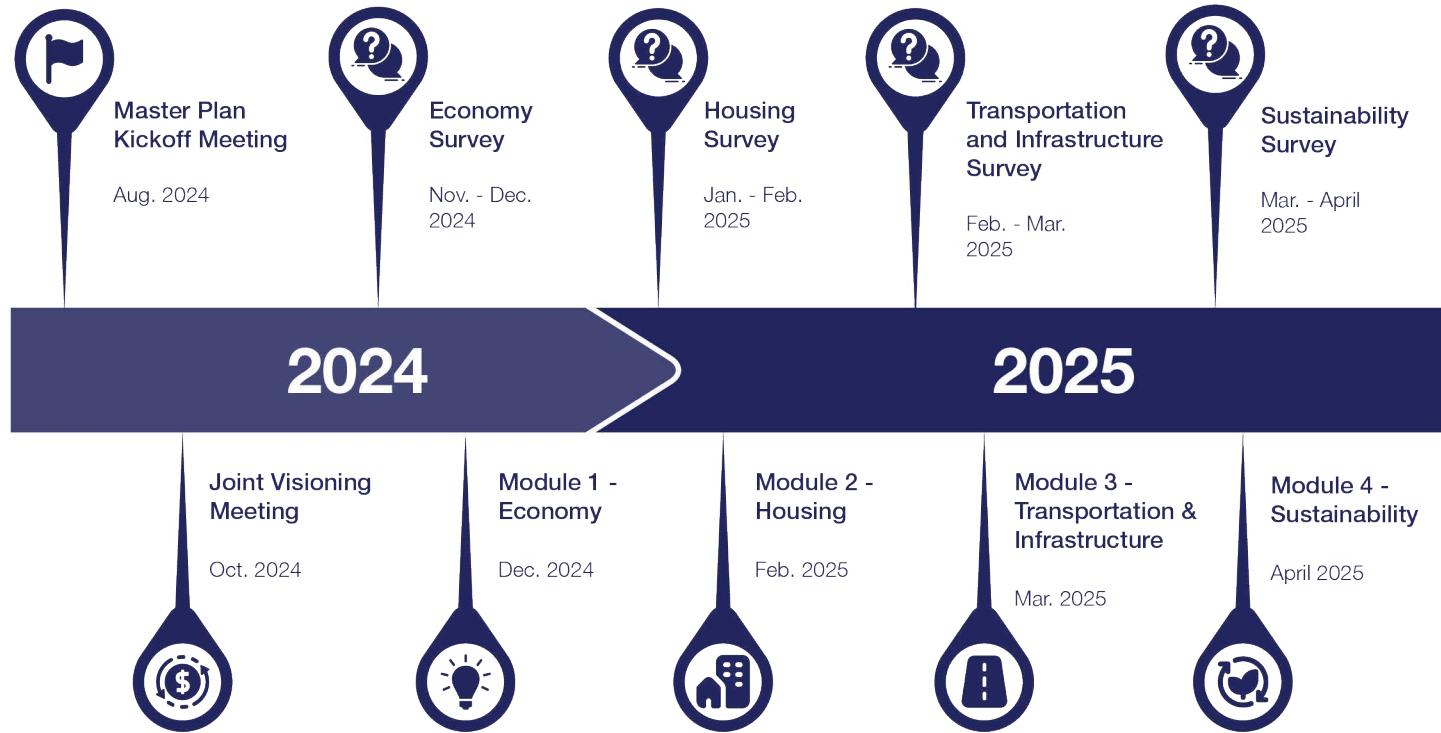
Public Input

Public Input

Public input is essential in the Master Plan process as it ensures that the community's vision and needs are being directly addressed. The City offered numerous opportunities for residents and stakeholders to share their ideas and insights throughout the Master Plan process.

In addition to Planning Commission meetings, these included modules, surveys, and meeting toolkits. A timeline and overview of these activities is provided below, with detailed results available in the Appendix and summarized results in each chapter.

Timeline



Modules

Throughout 2025, four modules were presented to the Planning Commission to educate members, facilitate discussions, and shape a clear vision for the City's future on key topics. These modules focused on housing, the economy and workforce, transportation and infrastructure, and sustainability. This targeted approach ensured these critical areas were seamlessly integrated into the development of the Master Plan.

Each module reviewed previous planning efforts, existing and evolving policies, changes in current conditions, best practices, and summaries of public input where applicable.



Belleville Master Plan

Join in and help plan Belleville's future!



[Project Home](#) [Community Engagement](#) [Sustainability Survey](#)
[Transportation & Infrastructure Survey](#)

What is a Master Plan?

A Master Plan is a blueprint, or a roadmap, for how our community should evolve - and where and how it could redevelop. It guides development in the City by addressing future land uses and community development in a coordinated fashion that is sustainable, resilient and age friendly.

The Master Plan will include a clearly stated vision supported by goals and objectives, and an implementation plan with specific action items that should be continually referred to in the decision-making processes. If followed thoughtfully, the Master Plan will have a lasting impact on both the built and natural environment by shaping future

Timeline

	Local Economy
	Planning Commission Discussion December 12, 2024
	Housing
	Planning Commission Discussion Feb 13, 2025
	Transportation & Infrastructure
	Planning Commission Discussion March 13, 2025
	Sustainability
	Planning Commission Discussion April 10, 2025

The City's Master Plan website where the four surveys were hosted.

Surveys

During the community engagement phase of the Master Plan update process, four surveys were distributed to gather input from those who live, work, and play in Belleville. Together, these surveys collected 683 responses and were promoted through social media and the City's website.

Economy

The Economy Survey, conducted from November to December 2024, collected feedback on education and employment status, desired services and businesses, and land use preferences. The survey was widely shared with residents and stakeholders and received 136 responses.

Survey responses reflect several key patterns about employment, land use preferences, and commercial needs in Belleville. The vast majority of respondents (93%) own their homes, and most work full-time, often from home or in nearby communities like Ann Arbor, Detroit, or other areas within Wayne and Washtenaw Counties. When asked about future land use, respondents showed strong support for parks and open spaces, small-scale retail, eating and drinking establishments, entertainment, grocery stores, and mixed-use development. On the other hand, there was notable opposition to general manufacturing, light industrial, large-scale retail, and multi-family housing. Many residents leave Belleville for everyday needs like grocery and retail shopping, especially at large chains such as Meijer, Kroger, and Costco, and also travel elsewhere for dining, entertainment, medical care, and personal services. There is a strong desire for a full-service grocery store within the City and more diverse retail and restaurant options, particularly locally owned businesses and international cuisine. Additional needs include family-friendly entertainment, art and cultural spaces, outdoor learning programs, and everyday services like laundry and package drop-off. Meijer, Aldi, and Walmart are the top grocery destinations residents most commonly leave the City for, with others traveling to nearby cities for options like Trader Joe's and Whole Foods.



Housing

The Housing Survey, conducted from January to February 2025, gathered input on housing gaps, preferred types of residential development, and future housing needs. A total of 110 responses were collected.

Survey responses revealed several key housing themes in Belleville. Many respondents are drawn to live in a place for its walkability, proximity to work, school, or family, and access to outdoor recreation. However, housing affordability remains a concern, while some residents feel they can find housing that fits both their preferences and budget, nearly as many say that preferred housing is out of reach financially, and others say no suitable housing exists at all. Future development is most supported for first-time and move-up buyers, senior living, and mixed-use apartments, while there is less support for short-term rentals, manufactured homes, and both luxury and affordable rentals. Looking ahead, most respondents expect to need a single family ranch or multilevel home in the next 10-15 years. Most do not plan to sell their home in the coming year, but among those who might, reasons include needing more space, high taxes, or downsizing. Overall, residents highlighted a need for more affordable, accessible, and assisted living options.

Transportation and Infrastructure

The Transportation and Infrastructure Survey, conducted from February to March 2025, received 283 responses. It explored topics such as walkability and bikeability to key destinations, comfort with biking, the availability of EV charging stations, and feedback on infrastructure services.

Survey responses highlighted several key transportation and infrastructure themes in Belleville. Most residents rely on cars for daily travel, but those who walk or bike primarily do so to reach local parks, downtown businesses, the library, and recreation areas. Interest in biking is strong, though only 4% feel confident biking on City streets without bike lanes or other safety accommodations, 61% expressed interest but with varying levels of caution. Many residents wish they could walk or bike to places like downtown, the library, grocery stores, parks, and schools rather than drive. However, poor sidewalk conditions, lack of infrastructure, especially near schools and along Huron River Drive, and limited accessibility pose significant barriers. Several respondents noted difficulty reaching key destinations such as medical services, grocery stores, and the Lower Huron and Willow Metroparks without a vehicle. There is also interest in improved public transportation options like shuttles or bus service. Most respondents do not support adding more EV charging stations, though a notable portion believe they could attract visitors and businesses.

There is also interest in improved public transportation options like shuttles or bus service. Most respondents do not support adding more EV charging stations, though a notable portion believe they could attract visitors and businesses. City services like police, fire, parks, the library, and community events are generally rated as good or excellent, though road maintenance received the most negative feedback. There is strong support for improving public lake access, with many calling for docks, shoreline paths, seating areas, and environmental restoration efforts along the waterfront.

Sustainability

The Sustainability Survey, conducted from March to April 2025, gathered input on residents' views of water quality, their support for potential sustainability actions, and the importance they place on a range of sustainability topics. It also asked about desired sustainable services and future developments. The survey was widely shared with residents and stakeholders and received a total of 154 responses.



Survey responses revealed strong community support for sustainability initiatives in Belleville, with improving water quality ranked as the top priority, 67% of respondents rated it “very important,” and none said it was unimportant. Other highly ranked concerns included preserving natural resources, reducing landfill waste, and minimizing flood risk from extreme weather. Concepts rated as less critical, but still important, included increasing the use of clean energy, expanding access to education, and encouraging alternative transportation. Respondents expressed serious concerns about water pollution in Belleville Lake, including contamination from industrial waste and algae blooms, which they felt made the lake unsafe for swimming and fishing. Many called for clearer reporting on water quality. To improve water health, the most supported actions included better stormwater management, invasive species control, and shoreline buffer implementation, along with frequent water testing and efforts to reduce hazardous waste. Residents also expressed strong interest in local sustainability efforts such as creating community gardens, expanding sidewalks and paths, offering regular hazardous waste collection, composting, and enhancing recycling programs. Other suggestions included better lighting, educational outreach, rain barrel and solar panel incentives, and community clean-up events. Overall, the responses indicate a high level of concern for environmental health and a desire for more sustainable infrastructure and practices throughout the City.

Meeting Toolkits

Meeting toolkits were available upon request to help generate interesting and informative opportunities for the community to talk about long-range plans for the City. The meeting toolkits were a way for smaller groups and organizations to get together and hold their own meeting to discuss the strengths and weaknesses of the City as well as what the City would look like at its best and worst in the future, similar to what was done in the Visioning Session. The City received completed toolkits from two groups, one group was made up of ten representatives from the Belleville Area District Library and the other group was made up of eight residents and members of the Belleville Area Garden Club.

Both of these groups provided valuable feedback that reinforced and expanded on common community priorities. Their input emphasized Belleville's opportunities for enhancing walkability, especially through assets like the Iron Belle Trail, and leveraging natural features such as Belleville Lake. They highlighted the potential for affordable housing, keeping parks updated, expanding green space, encouraging innovative development, and strengthening community partnerships, particularly through new technology. Additional opportunities included attracting more diverse and higher-end businesses, improving the City's online presence and communication, promoting local events (including those nearby), and creating a more connected “15-minute community” feel.

They commended the City's strengths, including its geographic location near major highways and cities, strong civic engagement, and a compact, walkable layout. Other appreciated assets were free entertainment and community events like the farmers market, car shows, and festivals, as well as the lakefront and the local town newspaper.

However, they also identified several challenges, such as the lack of amenities in town, maintenance of key infrastructure (roads, sidewalks, utilities), attracting and retaining profitable businesses, and securing grant funding. Concerns were also raised about blight, crime, water quality, environmental overuse, and the underutilization of vacant lots and storefronts.

To sustain growth and address risks like the health and safety of Belleville Lake, having a small tax base, aging infrastructure, political infighting, flood-prone properties, and rising utility costs, they stressed the importance of strategic planning, transparency with local groups, economic support for small businesses, and continued investment in accessible, community-centered development.



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Goals & Objectives

Goals & Objectives

What are goals and objectives?

Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions, such as “Protect the City’s natural resources.” Goals define the “what,” “why,” and “where,” but not the “how.”

Objectives identify the milestones that mark progress in achieving goals and begin to answer “how” goals will be implemented. For example, with a goal of “protect the City’s natural resources”, an objective might be to “maintain the City’s tree cover.”

Performance Indicators are the various measurable indicators that help communities evaluate progress towards meeting objectives. Following the previous example, if the objective is to “maintain the City’s tree cover,” a performance indicator would be percentage of total canopy. The community should evaluate performance indicators periodically to assess trends.

Action Items are more specific and define the steps to accomplish objectives and achieve the identified goals. The most effective action strategies will include timelines and assign each task to a specific person or group. For example, one action strategy to maintain tree cover may be, “Amend the Zoning Ordinance to include requirements for tree preservation and replacement.”

The action items for the goals of this Master Plan can be found in the [Implementation](#) chapter.

Establishing Goals & Objectives

The Planning Commission began discussing goals for this plan during the Economy module in December 2024. Commissioners reviewed the economic goals from the 2006 Master Plan, evaluating which remained relevant, which could be consolidated or clarified, and what new goals might be needed to align with the updated community vision and emerging challenges. This goal review process continued through the subsequent modules on housing, transportation and infrastructure, and sustainability. The full set of goals and objectives was then presented at the June 2025 meeting, where commissioners had the opportunity to review and finalize any changes.



Goals of the Master Plan

The overall goals of this Master Plan are as follows:

- **Goal 1: Housing**. Promote diverse, high-quality housing options with first floor flexibility that supports sustainable growth and a vibrant Downtown with mixed-use development conveniently connected to amenities and services.
- **Goal 2: Local Economy**. Support a thriving and adaptable local economy by attracting retail, tech, and industrial uses in strategic locations, encouraging mixed-use development, and promoting Downtown Belleville as the region's cultural hub. Strengthen downtown vitality through flexible design guidelines and initiatives that attract visitors, businesses, and residents.
- **Goal 3: Sustainability & Resilience**. Advance a sustainable, connected, and resilient community by protecting natural resources, improving public access to the lakefront, promoting sustainable practices, and fostering community engagement in environmental efforts.
- **Goal 4: Transportation & Infrastructure**. Promote a safe, attractive, and forward-thinking transportation network by encouraging non-motorized travel, enhancing the City's image through infrastructure improvements, and proactively preparing corridors for future mobility technologies.
- **Goal 5: Sumpter Road Corridor**. Transform the Sumpter Road Corridor into a cohesive, welcoming, and vibrant destination by promoting high-quality design, pedestrian-oriented development, and a diverse mix of land uses that support the surrounding community and regional collaboration.
- **Goal 6: Placemaking & Community Building**. Foster a connected, vibrant, and inclusive community by creating engaging public spaces, celebrating the lakeshore as a central destination, and encouraging pedestrian access and youth involvement throughout the City.



Goal 1: Housing

Promote diverse, high-quality housing options with first floor flexibility that supports sustainable growth and a vibrant Downtown with mixed-use development conveniently connected to amenities and services.

Overview

Housing challenges across Michigan—including rising costs and a general shortage of available units—have led the State to adopt its first comprehensive housing plan in 2022. The plan calls for at least 75,000 new or rehabilitated units over five years, including 39,000 affordable rental units and 21,500 market-rate homes, highlighting the widespread need for more housing options. These challenges are even more evident in the Metro Detroit region, where demand continues to exceed supply.

Belleville reflects many of these statewide trends. Single family detached homes make up 39.2% of the City's housing stock, down from 50.7% in 2000, showing a gradual shift toward a more varied mix of units. At the same time, the community is experiencing smaller household sizes and a growing number of one-person households, both of which increase demand for smaller, more attainable housing types. This shift is especially important for Belleville's aging population, as many seniors may seek to downsize while remaining in the community. Families transitioning between life stages may also look for alternative options beyond traditional single family homes.

These trends underscore the importance of supporting residential infill development and encouraging new housing that uses existing infrastructure and is conveniently located near goods, services, employment, and amenities. Promoting mixed-use, multi-story housing Downtown—along with flexible first-floor spaces and live-work opportunities—will help increase supply, provide more diverse housing choices, and strengthen the urban core. Ensuring City officials remain knowledgeable about federal, state, and local programs will further position Belleville to leverage incentives that can support high-quality housing development in this built-out community.

QUICK HOUSING STATISTICS:

Housing Units (2020 ACS): 2,098

Occupied Housing Units (2020 ACS): 1,860

Projected Occupied Units (2050 SEMCOG): 1,768

Owner Occupied (2020 ACS): 1,052 (50.1%)

Renter Occupied (2020 ACS): 808 (38.5%)

Vacancy Rate (2020 ACS): 11.3%

Data from U.S. Census Bureau's American Community Survey

QUICK POPULATION STATISTICS:

Population (2020): 4,008

Population Projection (2045 SEMCOG): 3,787

Projected Population Change (2020 to 2050): -5.79%

Average Household Size (2020): 2.08 persons

Data from U.S. Census Bureau's American Community Survey (ACS)



A multi-family dwelling in Belleville.



Objectives

1. **Support residential infill development.** Encourage new housing that utilizes existing infrastructure and is conveniently located near goods, services, employment, and amenities.
2. **Foster opportunities for housing incentives or financial assistance.** Ensure City officials are prepared and knowledgeable about federal, state, and local economic development programs to support future housing development in the built-out community.
3. **Promote mixed-use development Downtown.** Promote mixed-use residential development Downtown by encouraging multi story buildings that combine first floor retail, office, and residential uses including second and third story housing to increase housing supply and strengthen the urban core.
4. **Support live-work housing opportunities.** Promote housing options that integrate living and working spaces Downtown to attract entrepreneurs and high-tech industries.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84.](#)



Housing in Belleville

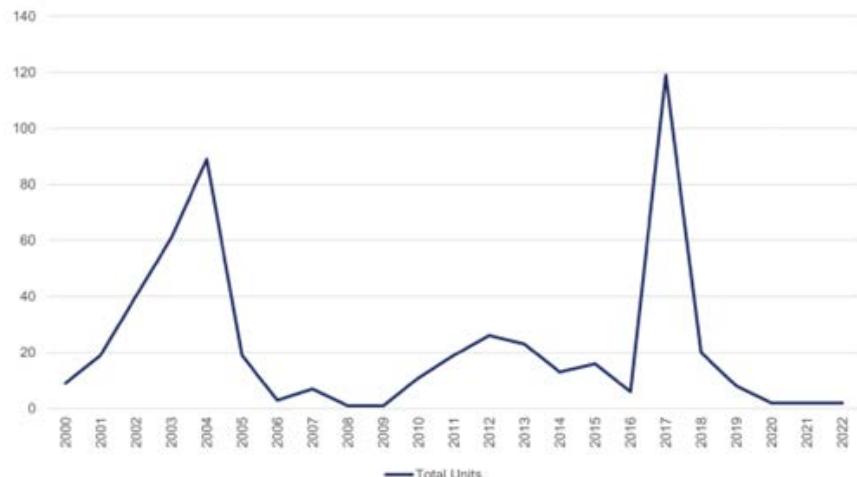
Belleville's population is projected to decline between 2020 and 2030 before experiencing a slight rebound through 2050. This expected fluctuation underscores the importance of identifying the right housing mix to support long-term stability and future growth. The projected decrease in occupied housing units mirrors the anticipated population decline, while the City's vacancy rate has gradually increased—from 10.3% in 2010 to 11.3% in 2020. When compared with surrounding communities, Belleville has the highest vacancy rate, the largest share of renter-occupied units, and the fewest total housing units, including both owner-occupied homes and single family residences (ACS, 2020).

Single family detached homes continue to make up a significant share of the City's housing stock, accounting for 39.2% of all units, though this represents a decline from 50.7% in 2000 (ACS, 2020). Housing construction activity has also been limited in recent years. As shown in [Figure 1](#), building permits have been relatively low over the past four years and have fluctuated over the last two decades. [Figure 2](#) further illustrates that most permits issued have been for single family residential units, reflecting the City's longstanding development pattern.

Between 2008 and 2014, all 94 residential building permits issued were for single family homes. This trend continued in 2016 (6 permits) and again from 2019 to 2022 (14 permits). Available data does not distinguish whether any multi-family units permitted were age-restricted or general occupancy. In contrast, many communities across Southeast Michigan and throughout the United States are experiencing substantial growth in multi-family development. According to the National Multifamily Housing Council, the U.S. will require 4.6 million new apartments by 2030 to keep pace with demand—a trend driven largely by Baby Boomers and Millennials, who together represent more than 100 million households and are increasing demand for rental housing.

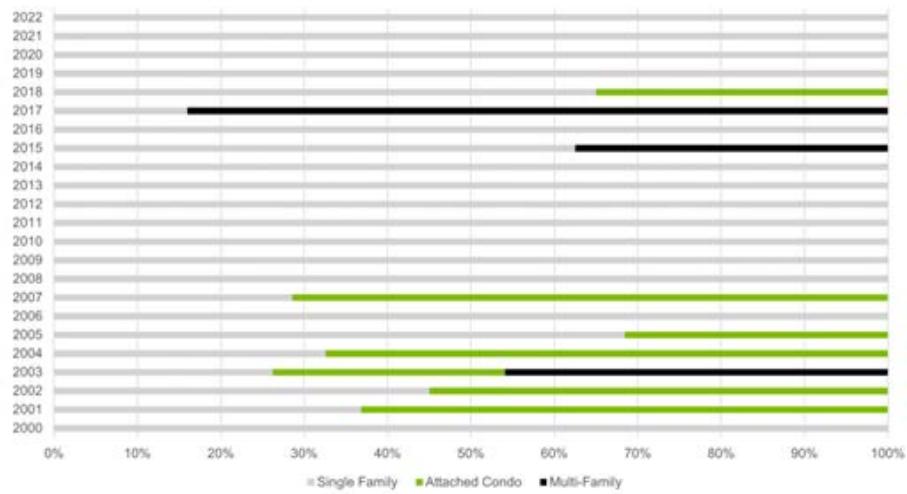
At the same time, the supply of for-sale homes in Southeast Michigan reached record lows in 2021. Combined with rising construction costs, supply chain disruptions, labor shortages, and increasing mortgage rates, housing affordability has become a growing concern. These market pressures highlight the need for Belleville to diversify its housing options, support infill development, and encourage a broader range of housing types to meet shifting regional and local demand.

FIGURE 1. Total Residential Building Permits, 2000-2022



Source: SEMCOG Development

FIGURE 2. Residential Building Permits by Type, 2000-2022



Source: SEMCOG Development



PUBLIC PARTICIPATION SNAPSHOT

In a Housing Survey conducted in 2025, Belleville residents shared their perspectives on what attracts them to the community, the types of homes they expect to need in the future, and where they see gaps in the current housing market. Their responses provide a snapshot of community priorities, preferences, and concerns related to affordability, housing choice, and neighborhood character. See [Appendix D](#) for the full survey results.

KEY FINDINGS

Overall housing themes from the survey:

- Residents value walkability, convenience, and access to recreation and amenities.
- Housing affordability remains a challenge, with some residents unable to find options that meet both their needs and budget.
- Most support future development that serves first-time buyers, move-up buyers, seniors, and mixed-use development.
- Lower support was noted for short-term rentals, manufactured homes, and luxury or affordable rentals.

FACTORS INFLUENCING WHERE PEOPLE LIVE

Survey respondents were asked to identify why they would choose to move or stay in Belleville.

- Walkability is the top factor, selected by 58% of respondents.
- Being close to family and being near work or school were tied for the next most important factors (each chosen by 50%).
- Access to outdoor recreation and proximity to cultural events and festivals were also meaningful considerations.
- The least influential factors were living in a larger home or restoring a historic home.

FUTURE HOUSING NEEDS (10-15 YEARS)

Respondents identified the housing types they expect will best meet their needs in the next 10–15 years, with the following trends emerging:

- A single family ranch home is the most anticipated future need (69%).
- Single family multilevel homes are the second most common expected need (35%).
- Duplexes had almost no projected demand.

PERCEPTIONS OF MISSING HOUSING TYPES

- More affordable housing is the most commonly identified gap.
- Additional needs include assisted living facilities and accessible housing options.



Housing Affordability and Attainability

Housing affordability is a growing concern in Belleville, and understanding the relationship between income and housing costs is essential for planning future needs. The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened households as those spending more than 30 percent of their income on housing. When housing costs exceed this threshold, households often struggle to meet other basic needs. In Belleville, 41% of all households are cost-burdened (see [Figure 3](#)), indicating a significant portion of residents may be facing financial strain related to housing.

In addition to affordability, the concept of attainable housing is an increasingly important measure of local housing health. Attainable housing refers to non-subsidized, for-sale homes affordable to households earning between 80% and 120% of Area Median Income (AMI). Housing below 80% AMI is considered affordable/subsidized, while housing above 120% AMI is market rate.

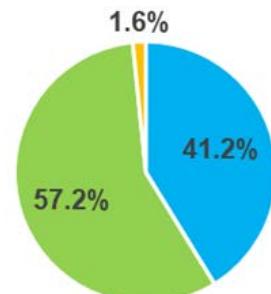
In a local context, the median household income of Belleville is \$59,929. Relating this household income to the above rule that no household should spend more than 30% of their household income on housing, a household spending at most \$1,498.23 per month on all housing costs (including taxes and utilities) is attainable at this median household income level, without becoming cost-burdened.

Households earning 80% of the City's median household income is \$47,943.20, therefore a household spending at most \$1,198.58 per month on all housing costs is attainable at this level, without becoming cost-burdened. Households earning 120% of the City's median household income is \$71,914.80, therefore a household spending at most \$1,797.87 per month on all housing costs is attainable at this level, without becoming cost-burdened.

Local housing values provide useful context: Belleville's median housing value of \$143,900 in 2020 compares to an inflation-adjusted value of \$241,376 in 2000, reflecting a 40.4% decrease. During the same period, median household income decreased by 20.5%. The sharper decline in home values suggests that homeownership may remain relatively affordable within the community. However, the increase in households living in poverty indicates that affordability challenges still need to be addressed, particularly for those with the lowest incomes.

Where one lives greatly impacts one's access to personal needs. Considering not only the cost of housing but also the cost of transportation provides a more complete measure of affordability and the true cost of housing decisions. Using the cost-burdened threshold as a rule of thumb – that households should spend no more than 30% of their income on housing – The Center for Neighborhood Technology (CNT) makes the case that no household should spend more than 45% on housing and transportation combined. The average Belleville household spends 45% of their income on housing and transportation, and this ranges from 44- 57% with over three-quarters of the population spending more than 45% on these costs, indicating that they are more cost-burdened from housing and transportation than is considered healthy.

FIGURE 3. Cost-Burdened Households, 2023



- Cost-burdened
- Not cost-burdened
- Cannot be computed

Source: 2023 ACS 5-year



BENEFITS OF MISSING MIDDLE HOUSING

- **Meets demand for size and affordability for all ages.** Missing middle housing provides a practical and needed middle income and workforce housing option. Sharing land costs among multiple households makes it less expensive to purchase an individual unit than a single family home of the same size and quality of construction. As more of our population ages, retires, and lives without children, smaller homes will be in demand.
- **Neighborhood-scaled.** The design and size of missing middle housing is very compatible with detached single family homes. The housing types are medium density but have a lower perceived density.
- **Flexible sizing.** Homes can be used as infill, on small plots of land, or work with existing natural features.
- **Historic character.** Homes that are too big for one family can be converted into multiple residences, preserving existing homes and neighborhood character while providing more appropriately sized housing for more people.
- **Sense of community.** Family members or friends can live with or near one another while having their own space or residence at every stage of life.
- **Walkability.** Homes near downtowns or mixed-use areas increase walkability for residents and economic vitality for business owners and can reduce the need for a car and parking.

BEST LOCATIONS FOR MISSING MIDDLE HOUSING

- On the end of a block
- As a commercial corridor transition to mixed-use and residential areas
- As a transition to higher density housing areas

WHO IS IN MISSING MIDDLE HOUSING?

Demographic groups that contribute significantly to the health and vibrancy of a community often reside in missing middle housing, including:

- Young professionals, who may otherwise locate elsewhere, even out of state.
- Young families and first-time homebuyers looking to build roots and purchase their first home.
- Retirees and emptynesters looking to downsize and stay in the community.
- Workers who would otherwise commute long distances, exacerbating congestion challenges.

These populations are often excluded from participating in the housing market even when there are attainable listings due to the competitive advantages posed by cash offers from wealthier individuals/investors.

Sources: Opticos Design, ["Missing Middle Housing"](#) and AARP, ["Discovering and Developing Missing Middle Housing"](#)



Housing Variety

A diverse range of housing options can help Belleville meet the needs of residents at different life stages, incomes, and household sizes. Expanding housing variety can support cost-burdened households, older residents looking to downsize, and renters who wish to remain in the community but may not be able to afford the entry cost of single family homeownership. Increasing the range of housing choices also allows residents to build equity, stay close to family, and maintain long-term community connections.

One effective strategy for broadening housing options is incorporating Missing Middle Housing—multi-unit or clustered housing types that are compatible in scale with traditional single family neighborhoods. Examples include duplexes, triplexes, fourplexes, townhomes, bungalow courts, and other small-scale multi-unit buildings. These housing types help meet growing demand for walkable, mixed residential environments and offer naturally more attainable options for both younger and older residents. Missing Middle Housing can also help address the mismatch between Belleville's existing housing stock and today's evolving housing preferences.

The Pattern Book Homes for 21st Century Michigan (Michigan Municipal League, 2022) provides neighborhood-friendly design concepts that illustrate how Missing Middle Housing can fit seamlessly into established residential areas. The schematic designs are intended for infill on lots as small as 40' by 100', demonstrating how compact, context-sensitive density can be introduced while maintaining neighborhood character and walkability. These concepts offer a valuable resource for homeowners, small developers, or local builders who may be interested in creating affordable and well-designed infill housing options.

Cottage courts are another lower-impact infill strategy that can expand attainable housing choices. Typically composed of one- to two-story small homes arranged around a shared courtyard or green space, cottage courts create a strong sense of community while providing smaller, more efficient housing units. These developments often include alley or shared-drive access and a small, common parking area, reducing the footprint and infrastructure needs compared to traditional subdivisions. Together, these strategies can help Belleville diversify its housing stock, support affordability and attainability, and provide residents with flexible, appealing options throughout every stage of life.



"The Linden," a type of pattern book home.

Source: MML



A street of pattern book homes.

Source: MML

QUICK STATISTICS:

- **Median Housing Value (2020 ACS):** \$143,900
- **Change in Median Housing Value (2010 to 2020 in 2020 dollars):** 1.9%
- **Change in Median Housing Value (2010 to 2020 in 2022 dollars)- Wayne County as a whole:** 1.3%
- **Median Gross Rent (2020 ACS):** \$845
- **Change in Median Gross Rent (2010 to 2020 in 2022 dollars):** 22%
- **Change in Median Gross Rent (2010 to 2020 in 2022 dollars)- Wayne County as a whole:** 15.3%

Data from U.S. Census Bureau's American Community Survey (ACS) unless otherwise noted



MISSING MIDDLE LOCAL CASE STUDY: DORSEY ESTATES, YPSILANTI

Dorsey Estates, a mixed-income housing development is currently finishing construction in Ypsilanti. Near Depot Town, one of the City's walkable districts, the development contains 46 housing units across 4.4. acres. The housing comes in various types – ranging from single family cottages, to duplexes, to townhomes. The cottages are just over 1,000 gross square feet, while the duplexes and townhomes are around 1,280 square feet. The developer, Renovare Development, acquired the property from the City and went through a thorough public engagement process with the City to ensure the future development was to align with the City's long-term planning goals.



The picture to the left is a site map of the development by Dorsey Estates and to the right is the construction of the project in the summer of 2025.

Mixed-Use and Live-Work Opportunities

As Belleville looks to strengthen its urban core and support a vibrant, walkable Downtown, mixed-use and live-work housing options offer a valuable opportunity to align with the City's housing and economic development goals. These housing types integrate residential units with commercial or flexible workspace, allowing more people to live close to services, employment, and amenities.

Live-work units combine a residence with a small-scale business, typically suited for artisans, personal service providers, creative professionals, boutique retail, or small offices. These units offer flexibility for entrepreneurs who want to live near their workspace without meeting the full requirements of a traditional commercial building. Live-work housing can be particularly attractive in compact downtown environments where small businesses benefit from foot traffic and proximity to other shops and services.

Mixed-use development is a modern approach to creating walkable environments where residential and commercial uses are integrated vertically or horizontally. Traditional mixed-use buildings often feature commercial storefronts on the ground floor with housing above. This type of development contributes to a lively urban environment, reduces dependence on cars, and brings residents closer to goods, services, employment, and recreational amenities.

Compact, mixed-use development also helps maximize the efficiency of public infrastructure by concentrating growth in areas already served by utilities, roads, and public facilities. This can lower long-term municipal costs while supporting economic vitality and the City's long-term sustainability. While contemporary mixed-use can take the form of larger multi-story "five-over-one" style buildings, it also includes smaller-scale options like stacked flats above retail, live-work townhomes, and compact development patterns where multi-unit housing is located adjacent to shops and services. Expanding these housing options Downtown aligns with Belleville's goal of supporting high-quality, diverse housing choices that strengthen the urban core and attract residents, businesses, and entrepreneurs.



Goal 2: Local Economy

Support a thriving and adaptable local economy by attracting retail, tech, and industrial uses in strategic locations, encouraging mixed-use development, and promoting Downtown Belleville as the region's cultural hub. Strengthen downtown vitality through flexible design guidelines and initiatives that attract visitors, businesses, and residents.

Overview

Fostering economic activity is essential to the long-term health of a community. A strong local economy generates stable tax revenue, which supports high quality public services, infrastructure investment, and overall quality of life. Looking forward, Belleville aims to attract businesses that reflect both the City's existing strengths and evolving economic trends. Doing so will help generate new jobs and draw skilled workers who reinforce long term economic vitality.

Economic development is a cornerstone of long-range community planning because it drives job growth, investment, and opportunity. When an economy is strong, it supports a vibrant community; when it stagnates, it can result in outmigration, reduced services, and diminished vitality. Housing plays a significant role in this equation. Expanding housing options near key employment centers such as commercial districts, manufacturing areas, and healthcare facilities helps to connect workers to jobs more easily. Workforce housing is especially important for middle-income employees, including teachers, healthcare workers, and retail staff who are critical to the City's economic and social fabric.

The success of economic development is also connected with placemaking, sustainability, and transportation. Placemaking strengthens a community's identity and draws both visitors and businesses by creating inviting, vibrant public spaces. Sustainable practices such as green infrastructure, energy efficiency, and natural resource protection can reduce long term costs while attracting environmentally conscious businesses and residents. Efficient transportation systems support the movement of people and goods, improving access to employment and boosting economic performance.

These relationships work in both directions. Economic growth can increase demand for housing, generate funding for sustainable initiatives, and support investment in more extensive transportation networks. Together, these elements form a cycle of mutual reinforcement that positions Belleville for future growth, resilience, and prosperity.

QUICK STATISTICS:

As shown in [Table 1](#), Belleville reported the lowest median household income in 2022 and the second lowest in 2010. Between these years, its median household income decreased by \$5,402, an 8.8% decline.

TABLE 1. Belleville and Surrounding Communities Median Household Income, 2010-2022

Income (In 2022 dollars)	ACS 2010	ACS 2022	Change 2010-2022	% Change 2010-2022
City of Belleville	\$61,381	\$55,979	-\$5,402	-8.8%
Van Buren Township	\$72,577	\$72,364	-\$213	-0.3%
Canion Township	\$107,749	\$113,609	\$5,860	5.4%
Romulus	\$60,529	\$63,854	\$3,325	5.5%
Sumpter Township	\$77,040	\$73,002	-\$4,038	-5.2%
Ypsilanti Township	\$64,180	\$64,130	-\$50	-0.1%

Source: U.S. Census Bureau

Highest Value

Lowest Value



Objectives

1. **Support businesses and specialty retail.** Encourage the growth of unique retail offerings by promoting the reuse of existing storefronts, enhancing building façades, and upgrading streets and parking areas to attract shop owners and improve the customer experience.
2. **Improve access, parking, and corridor coordination.** Enhance downtown functionality by upgrading streets and parking infrastructure, with an emphasis on rear and side-yard parking and the development of municipal parking structures. Coordinate with the township on corridor development to ensure consistent planning, improved access, and shared investment in key commercial areas.
3. **Foster strategic industrial and tech development.** Promote infill development in existing industrial areas while minimizing visual impacts along key corridors and continue to implement design guidelines for industrial uses. Use thoughtful design guidelines and buffers to ensure compatibility with surrounding uses. Develop workforce to increase the number of higher paying jobs and attract high-tech industries.
4. **Encourage mixed-use and live-work opportunities.** Create dynamic, walkable districts by supporting first-floor retail with residential and office uses above that have street facing developments and first-floor residential on non-street facing frontage. Promote flexible live-work spaces that contribute to downtown vibrancy and entrepreneurial growth.
5. **Activate Downtown through community events.** Build a stronger sense of place by involving local merchants in festivals and events, welcoming special interest groups, and expanding programming like Music in the Park to attract a diverse mix of visitors. Strengthen the connection between Downtown and the lake by ensuring events and attractions remain accessible from the waterfront.
6. **Develop Downtown as a regional destination.** Attract visitors and enhance the downtown experience by encouraging a range of dining options, integrating municipal assets, and creating Main Street attractions that reflect community character and pride. Improve connections between municipal assets and the downtown park system to support walkability, accessibility, and a more cohesive visitor experience.
7. **Enhance Downtown access and aesthetic appeal.** Support walkability and multimodal access with ample parking and bicycle infrastructure. Improve the public realm through cohesive streetscaping, landscaping, signage, and public art that reinforce a sense of place.
8. **Maintain a flexible regulatory environment.** Maintain flexibility in land use and design policies to accommodate future innovation and entrepreneurship, including high tech and mobility industries.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84.](#)



Local Economy in Belleville

Downtown Belleville and the Sumpter Road Corridor serve as the City's primary economic centers. In recent years, several businesses have left these areas, creating vacancies and emphasizing the need to attract new retail and commercial uses, particularly within the downtown. Maintaining access and views to the lake remains a priority, as the waterfront is a defining asset that contributes significantly to Belleville's identity and visitor appeal. The City actively leverages Belleville Lake by hosting major events such as Lake Fest, Music Lakeside, and the Neon Boat Parade, along with water-based activities including water ski competitions and use of the lake by the University of Michigan rowing team.

Reinvestment in the Sumpter Road Corridor and Downtown Belleville is a key focus. To better utilize prime downtown property, City Hall will relocate from its current Main Street location to a less prominent site. Looking ahead, projects such as the Iron Belle Trail are expected to enhance connectivity and bring more visitors to Belleville, strengthening walkability, bikeability, and overall economic activity.

Economic Overview

Jobs Located in Belleville

Belleville supports approximately 2,540 jobs, giving it a job density of 3.51 jobs per acre, which is the highest among surrounding communities by a significant margin. Despite this strong job presence, very few of these positions are held by local residents. According to the U.S. Census Bureau's OnTheMap tool (2021), only 54 people both lived and worked in Belleville, while most residents commute elsewhere for work (see [Figure 4](#)). Likewise, most people who work in Belleville live outside the City, resulting in a workforce that is predominantly commuter-based.

Job clusters within the region show much heavier concentrations in Ann Arbor, Westland, and Taylor—all within a 30-minute drive—indicating that Belleville residents rely on nearby communities for employment. Within the City itself, lower-wage jobs (earning up to \$1,250 per month) are concentrated in the northwest portion of town, while higher-wage jobs are located just south of that area, reflecting the influence of the school district and several fabrication and repair businesses. These travel patterns influence regional transportation networks and increase reliance on jobs in nearby economic centers.

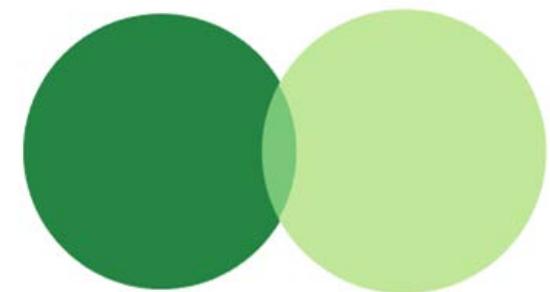


Vacant parcel in downtown Belleville.



Alley south of Main Street, near Second Street, that is next to the vacant parcel referenced above.

FIGURE 4. Worker Flows to and from Belleville, 2021



1,588 - Employed in Selection Area, Live Outside
1,695 - Live in Selection Area, Employed Outside
54 - Employed and Live in Selection Area

Source: U.S. Census Bureau



Employment for Belleville Residents

Belleville's unemployment rate is 8.3%, the second highest among neighboring communities (see [Table 2](#)). The labor force participation rate is 59.3%, the lowest in the area, suggesting that a smaller share of working-age residents are employed or actively seeking work. Educational attainment plays an important part in local economic health. SEMCOG notes that regions with higher education levels typically experience stronger income growth and are better positioned to attract companies seeking technical and knowledge-based talent. See [Figure 5](#) for Belleville's educational attainment overview.

TABLE 2. Jobs and Labor Force Participation in Belleville and Surrounding Communities, 2021

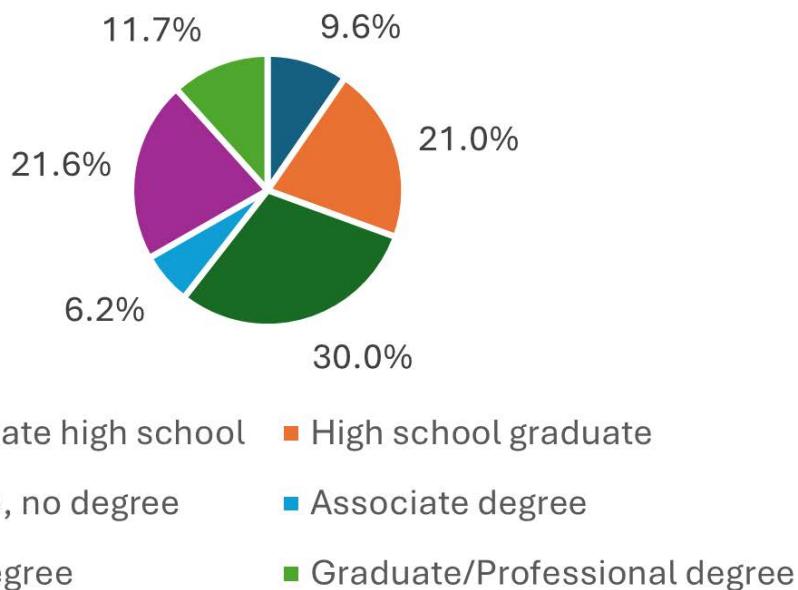
Geography	Jobs	Jobs per Acre	Unemployment Rate	Labor Force Participation Rate
City of Belleville	2,540	3.51	8.3%	59.3%
Van Buren Township	14,700	0.68	7.6%	71.1%
Canton Township	33,800	1.46	3.9%	68.1%
Romulus	37,500	1.65	8.8%	65.1%
Sumpter Township	2,040	0.09	2.2%	63.2%
Ypsilanti Township	16,700	0.87	6.8%	70.6%

Source: SEMCOG and 2021 ACS 5-Year

Highest Value

Lowest Value

FIGURE 5. Educational Attainment for Belleville Population 25 Years and Over, 2022



Source: 2022 ACS 5-Year



Forecasted Jobs by Sector

Understanding how employment patterns will shift in the coming decades is essential for planning a resilient and adaptable local economy. [Figure 6](#) and [Table 3](#) illustrate how Belleville's job composition is projected to change between 2019 and 2050. The largest job gains are expected in transportation, warehousing, utilities, and leisure and hospitality, while public administration and retail jobs are anticipated to see the greatest decline. [Figure 7](#) and [Table 4](#) show that all nearby communities are expected to add jobs by 2050, though at varying levels: Belleville is forecasted to experience the smallest increase at 2.58 percent, whereas Van Buren Township is expected to grow by 29.85 percent. Although Belleville's growth is more modest, its proximity to expanding employment centers such as Van Buren Township, Canton, and Romulus will continue to offer residents access to a broad range of job opportunities close to home.

TABLE 3. Belleville's Forecasted Jobs by Sector

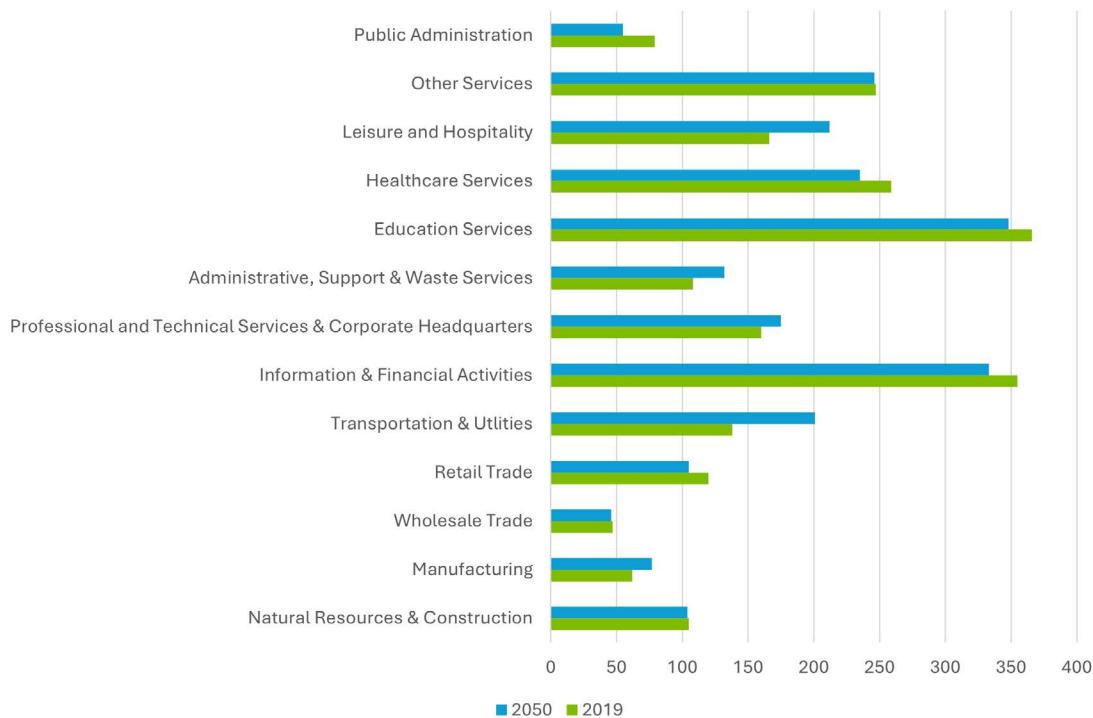
Forecasted Jobs By Industry Sector	Change 2019-2050	Percent Change 2019-2050
Natural Resources, Mining, & Construction	-1	-1.00%
Manufacturing	15	24.20%
Wholesale Trade	-1	-2.10%
Retail Trade	-15	-12.50%
Transportation, Warehousing, & Utilities	63	45.70%
Information & Financial Activities	-22	-6.2%
Professional and Technical Services & Corporate HQ	15	9.4%
Administrative, Support, & Waste Services	24	22.20%
Education Services	-18	-4.90%
Healthcare Services	-24	-9.30%
Leisure & Hospitality	46	27.70%
Other Services	-1	0.04%
Public Administration	-24	-30.40%
Source: SEMCOG		
Highest Value		
Lowest Value		

TABLE 4. Forecast of Total Jobs in Belleville and Surrounding Communities

Geography	Estimated change from 2019-2050	Estimated percent change from 2019-2050
City of Belleville	57	2.58%
Van Buren Township	4,352	29.85%
Canton Township	2,951	7.04%
Romulus	4,873	11.59%
Sumpter Township	199	8.58%
Ypsilanti Township	2,594	13.77%
Source: SEMCOG		

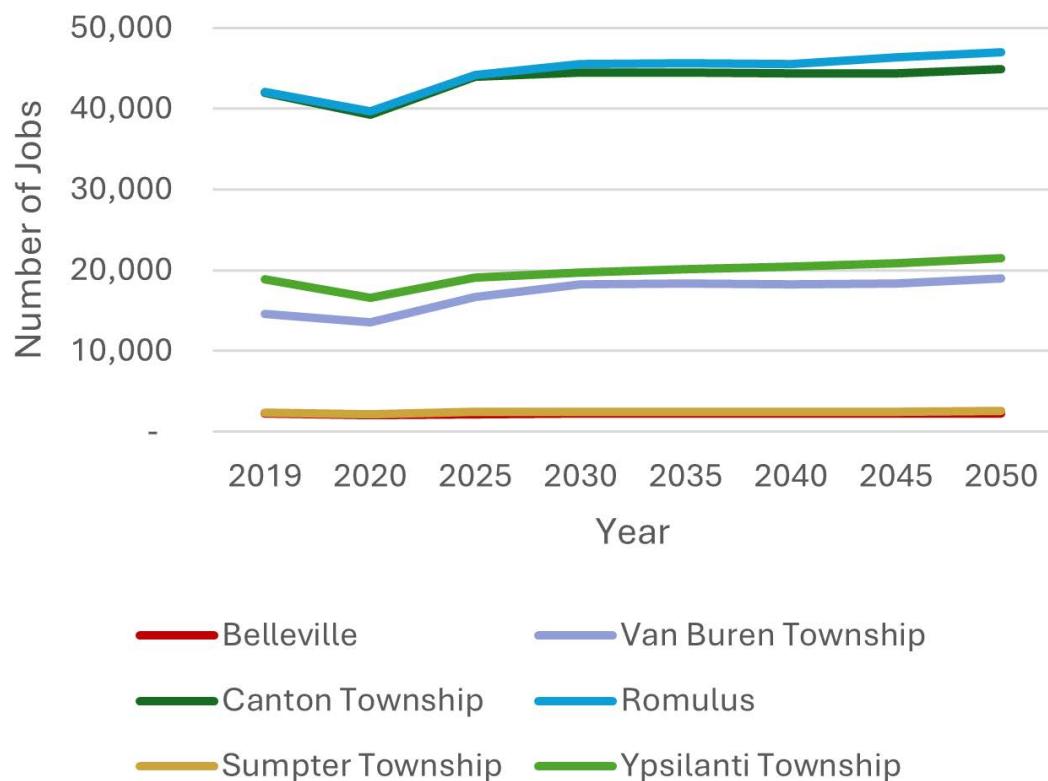


FIGURE 6. Belleville's Forecasted Jobs by Sector



Source: SEMCOG

FIGURE 7. Forecast of Total Jobs in Belleville and Surrounding Communities, 2019-2050



Source: SEMCOG



Belleville itself hosts a small number of industrial businesses, such as Van Buren Steel & Fabricating and Burhop's Collision Repair & Auto Glass. However, nearby Canton and Romulus have a much larger industrial presence. As these nearby areas expand their research and development efforts and pursue technological advancements in mobility, including electric vehicles, autonomous vehicles, and ridesharing, regional job growth and economic development are likely to continue. These shifts may also create a need for workers with new skill sets, prompting questions about how Belleville's built environment, land use patterns, and availability of housing, goods, and services align with the evolving needs of major economic drivers.

The Center for Neighborhood Technology (CNT) has created measures of employment diversity in addition to total number of jobs. These can further describe the health of Belleville's economy and identify areas for improvement.

- The Employment Mix Index is an index that is based on employment type and looks at various industries and their impact on transportation costs. Communities are scored on a scale of 0-100, with higher values representing greater variety. Belleville is scored as 83 on this index, indicating relatively high employment mix.
- The City has an average Job Access Score of 3.3, indicating low access, with the scale ranging from 0 to 10, with higher values representing greater accessibility of jobs. This index is based on employment location and variety of employment types. This compares to a Job Access Score of 6.4 and 5.9 in Wayne County and Southeast Michigan, respectively.

Trends for Changing Markets

In addition to job growth, structural changes in the economy like the rise of remote work are reshaping the demand for traditional office space. Office districts nationwide have become vulnerable to vacancy, often leaving entire buildings underutilized. Belleville has relatively few areas zoned for office uses, which may make transitions to more in-demand uses more feasible. Adaptive reuse, particularly converting vacant or underused non-residential buildings into housing, may become an increasingly valuable strategy. Former community buildings, such as churches or schools, may also present opportunities for redevelopment. Implementing these transitions may require zoning adjustments to allow residential uses in areas where they were previously restricted. When done successfully, adaptive reuse can help meet important housing needs while creating distinctive, vibrant places for residents to live.

The COVID-19 pandemic and shifting consumer behavior has transformed the way that people work, resulting in a rise of nontraditional work environments and commuting patterns. Several types of physical spaces can support these evolving needs through thoughtful land use planning and zoning:

- **Home-based business** - Businesses where at least half of the home is used for business purposes. It is typically more intensive than a home occupation (which is an incidental, secondary, and subordinate use to the residential use) due to the intensity of the use or clients coming to the residence.
- **Co-working space** - Office space that is shared by users from different companies for a fee. It is characterized by shared facilities, services, and tools.
- **Live/work spaces** - Mixed-use buildings that combine residential units with nonresidential workspace that residents can use. These were popular up until the 1950s and are experiencing a revival with the increase in remote workers.
- **Business incubator spaces** - Business incubator spaces foster startups by giving them a space to network, access to resources, and a creative environment.



PUBLIC PARTICIPATION SNAPSHOT

In the 2025 Economy Survey, residents shared their priorities for future land uses, local business needs, and the types of commercial services they feel are currently missing in Belleville. Their responses highlight clear preferences for community-oriented development, walkable amenities, and improved access to everyday goods and services. See [Appendix C](#) for the full survey results.

LAND USES RESIDENTS WANT TO ENCOURAGE

Residents expressed strong support for land uses that enhance recreation, community character, and small-scale business activity:

- Parks and open space were the top choice (64.66%).
- Eating and drinking establishments (59.54%) and small-scale retail (55.3%) also received strong support.
- Nearly half of respondents want more entertainment options (49.24%).
- Residents discouraged general manufacturing (57.58%), light industrial uses (46.56%), and large retail formats (31%).

WHERE RESIDENTS LEAVE BELLEVILLE FOR GOODS AND SERVICES

Many residents routinely travel outside of Belleville to meet basic and specialized needs:

- Grocery shopping is the most common reason, especially at larger regional stores such as Meijer, Kroger, Costco, Target, and Walmart.
- Residents also leave the community for a wider range of dining options, breweries, and family-friendly entertainment like movie theaters.
- Additional reasons include accessing medical care, auto repair, salons, pet care, banking, and shipping services.

DESIRED COMMERCIAL USES MISSING IN BELLEVILLE

Survey respondents identified several businesses and services they would like to see added locally:

- A full-service grocery store is the most requested need (e.g., Trader Joe's, Kroger, Whole Foods, Costco).
- Many want more locally owned retail options, including clothing stores, hardware shops, and thrift stores.
- Residents expressed strong interest in more dining choices—such as upscale, culturally diverse, and health-focused restaurants—along with breweries and bakeries.
- Desired entertainment options include movie theaters, bowling alleys, arcades, indoor play areas, and cultural venues.
- Additional needs include laundromats, package drop-off points, outdoor learning programs for children, and unique local transportation options.



BENEFITS OF LOCAL ECONOMIC DEVELOPMENT

- **The Multiplier Effect.** The multiplier effect refers to the economic phenomenon of initial spending leading to increased consumer spending within a community, resulting in greater income for that community. It is estimated that for every \$1 spent locally, your dollars circulate through the local economy two to four times more than money spent at a non-local company.
- **Local Jobs are Created and Sustained.** The multiplier effect, as well as your initial local spending, creates and keeps jobs in the area. This improves household finances, increases disposable income, and keeps money circulating.
- **Increased Tax Base.** More dollars spent and more people working in the community creates a larger tax base.
- **Greater Provision of High Quality Services and Infrastructure.** With more funds available to local governments, more and higher quality services and infrastructure can be provided. These things such as road improvements and repairs, water and sewer infrastructure, robust and reliable high speed internet, more recreational spaces and programming, and generally better governmental operations can greatly improve quality of life for many residents and decrease individual resident and homeowner costs.
- **Diversifies the Economy, Making it Less Susceptible to Downturns.** Just like in personal investing, diversifying the investments made in a community through the businesses that locate there can reduce the risk that the community will be greatly impacted if there is a change in the course for that business or industry.
- **Supports Community Identity and Pride.** Local commercial corridors can help define and mark a community, both for residents and visitors. Supporting local businesses and the entire business corridor can create a “third place” – semi public, semi-private spaces that are not home or work/school – where people can spend time with friends, get their needs met, and engage in the community.



Storefronts located along Belleville's Main Street.



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Goal 3: Sustainability & Resilience

Advance a sustainable, connected, and resilient community by protecting natural resources, improving public access to the lakefront, promoting sustainable practices, and fostering community engagement in environmental efforts.

Overview

As climate change brings more extreme weather, power outages, and heat waves, Michigan communities are increasingly focused on sustainability and resiliency. While the two are closely related, they are not the same. Sustainability is the long-standing goal of reducing or eliminating the negative impacts of today's actions on the future. Resiliency, on the other hand, recognizes that our built environment will face stresses and challenges, and focuses on designing systems that can withstand and recover from them. These stresses may be ongoing, like rising temperatures, or sudden, like severe storms or flooding.

Sustainability and resiliency are now essential priorities—not only to guard against future risks, but also to enhance the everyday quality of life for residents. For a community like Belleville, this means improving air and water quality, protecting Belleville Lake and green spaces, and strengthening connections between neighborhoods, parks, and regional networks to create safer, healthier places for everyone.

In 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) introduced the MI Healthy Climate Plan, a statewide strategy to reduce greenhouse gas emissions and achieve carbon neutrality by 2050. This initiative responds to urgent climate challenges, including more frequent heat waves, flooding, and declining air and water quality. The plan emphasizes coordinated action across all levels—from state agencies to local governments and individual residents—demonstrating how collective efforts can drive meaningful change.

Sustainability is not only an environmental goal; it is also an economic and social one. Investing in natural assets strengthens the local economy, safeguards public health, and enhances overall quality of life. A well-planned network of roads, utilities, and trails further supports these goals by guiding growth in ways that minimize environmental impacts. By embedding sustainability and resiliency into Belleville's Master Plan, the City can continue to grow as an adaptable, forward-thinking, and livable community for generations to come.

QUICK STATISTICS:

2020 LAND COVER IN BELLEVILLE

39% Impervious

39% Open Space (agricultural fields, grasslands, turfgrass)

22.8% Tree Canopy (SEMCOG 2022 analysis)

6% Water

1% Bare

“Composting, hazardous waste [collection] and community gardens... [Belleville] should be the catalyst for these things.”

“The City needs to support additional recycling, gardens, flowers, and a return to natural spaces, especially along the lake front.”

Data from SEMCOG



Objectives

1. **Preserve and enhance natural resources.** Protect and improve water quality by monitoring contaminant levels and collaborating with regional partners and stakeholders. Expand and preserve the City's tree canopy through community engagement and volunteer-driven planting efforts. Maintain public parks to a high standard and enhance scenic views of the lake to promote environmental stewardship and community enjoyment. Work with regional partners on improving and maintaining the health of Belleville Lake.
2. **Improve pathways and accessibility.** Upgrade and maintain lakefront parks while creating inviting pedestrian pathways along and to the waterfront. Strengthen both physical and visual connections to the lake through thoughtful park development and ongoing maintenance.
3. **Educate and foster environmental stewardship.** Engage residents and community groups in sustainability through education, clean-up events, and outreach materials. Support environmentally responsible behaviors by reducing waste, increasing recycling, and encouraging low-impact recreation along parks and the lakefront.
4. **Promote sustainable land use practices.** Support mixed-use development and encourage green infrastructure to create a more resilient and environmentally friendly urban landscape.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84.](#)



PUBLIC PARTICIPATION SNAPSHOT

In a Sustainability Survey conducted from March to April 2025, residents and visitors of Belleville shared valuable insights on their views of water quality, their support for potential sustainability actions, and the importance they place on a range of sustainability topics. See [Appendix E](#) for the full survey results.

KEY FINDINGS

When asked what mattered most, survey participants ranked these three items highest, in order:

1. Improve water quality (68% considered it very important and 25% considered it important)
2. Preserve natural resources (54% considered it very important and 35% considered it important)
3. Reduce the amount of waste sent to landfills (54% considered it very important and 32% considered it important)

WATER QUALITY

Residents raised concerns about water pollution, lake safety, and declining water clarity, emphasizing the need for transparency and environmental care. Many support the actions needed to improve or maintain water quality such as improving stormwater management, implementing shoreline buffers, and controlling invasive species.

"I wouldn't get in unless [the lake] improved greatly."

- Concerned Resident

ADDITIONAL DESIRED SUSTAINABLE SERVICES

The top 5 most popular desired sustainable services are listed below in order:

1. **Community Gardens:** Many respondents expressed a strong interest in establishing community gardens to promote local food production and community engagement. This was the most popular response with 35 mentions.
2. **Pathways and Sidewalks:** Improved pathways and sidewalks were frequently mentioned to enhance walkability and connectivity within the City. This was mentioned 23 times.
3. **Hazardous Waste Collection:** There is significant support for regular hazardous waste collection to ensure safe disposal of harmful materials. This was the second most popular response with 20 mentions.
4. **Composting:** Respondents are keen on composting services to reduce waste and improve soil health, mentioned a total of 17 times.
5. **Recycling Programs:** Enhanced recycling programs, including paper and plastic recycling, were highlighted as important. This included drop-off centers, accessibility for apartment renters, and involving businesses to be more sustainable. This receives a total of nine mentions.



Sustainability & Resiliency in Belleville

Belleville's location along Belleville Lake makes sustainability and resiliency especially important. The City's connection to the lake provides recreation and scenic value but also creates challenges such as shoreline stability, stormwater management, and flood risk. Because Belleville is largely built out, future efforts must focus on improving existing areas, strengthening environmental performance, and enhancing community resilience to climate impacts.

Since 2006, community plans have emphasized maintaining high-quality parkland and preserving the resources of Belleville Lake through sustainable land use and environmental education. Recent initiatives continue to reflect these goals. The City is installing electric vehicle (EV) charging stations at the library, is continuing to expand bike racks at the library and parks, and is working to stabilize and extend shoreline access. Efforts are also underway to promote Complete Streets and Safe Routes to School, focusing on Main Street and the Iron Belle Trail, which connects Belleville to a larger regional trail network and supports walkability and recreation (Read more about the Iron Belle Trail Connection in Transportation & Infrastructure). The City is also updating its Parks and Recreation Plan to identify new goals and projects to guide park and open space improvements through 2036.

Community partners further advance local sustainability. The Belleville Area Garden Club beautifies public spaces with native plantings, including a 2024 pollinator garden at the Pump-House Park, and hosts educational programs to raise environmental awareness. Together, these efforts demonstrate Belleville's ongoing commitment to sustainability and resilience. While the City has made significant progress, there are continued opportunities to expand these initiatives and build upon a strong foundation to ensure a thriving, resilient community.

Water Quality

Belleville Lake is Wayne County's largest inland lake, which spans 6 miles and covers 1,200 acres. The lake was created from the construction of the French Landing Dam and Powerhouse along the Huron River in 1925. About 1.5 miles of shoreline is located within the City of Belleville and the remainder is in neighboring Van Buren Township. A small portion of the lake extends into Washtenaw County. This means it is subject to local, county, state, and federal regulations depending on the specific activity.

Local: The City of Belleville and Van Buren Township have jurisdiction over their respective areas of the lake.

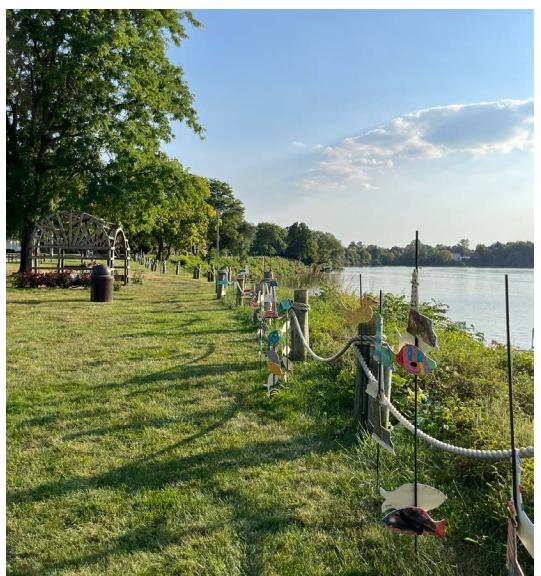
County: Wayne County's Department of Environmental Health monitors water quality at the lake.



The City's natural pollinator garden at the Pumphouse.



A "Belleville Area Garden Club" rock at the Pumphouse.



The view from Horizon Park to Belleville lake.



State: The Michigan Department of Natural Resources (MDNR) has jurisdiction over the waters and is involved in issues like fish kills.

Beyond the lake itself, the City of Belleville lies within the Huron River Watershed, which ultimately drains into Lake Erie. Three sub-watersheds intersect the community: the Middle Lower Huron, Lower Huron, and Woods Creekshed. Belleville Lake, located within the Middle Lower Huron sub-watershed, is classified by the Huron River Watershed Council as highly impacted based on land use intensity, habitat conditions, stream flow, and pollutant presence. The Lower Huron and Woods Creekshed are also considered impacted, though to a lesser extent.

Watersheds are critical to environmental quality and urban resilience. They regulate water supply, support habitat and biodiversity, and provide recreation and aesthetic value. Local land use patterns directly influence watershed health, as stormwater runoff, impervious surfaces, and pollutant loads affect water quality across interconnected systems of surface and groundwater. Protecting and improving watershed conditions is essential to maintaining the ecological integrity of Belleville Lake and ensuring the City's long-term environmental sustainability. Working together with local, county, state, and regional partners, including the Huron River Watershed Council, mean the City's efforts are widespread and in line with best practices.

Community feedback reinforces this as a priority. In the City's Sustainability Survey, residents identified water quality as their top environmental concern, citing pollution, industrial contamination, and algae blooms as major issues. Respondents supported actions such as improved stormwater management, invasive species control, shoreline buffers, regular water testing, and hazardous waste reduction. These efforts are all interconnected—enhancing green infrastructure, managing runoff, and protecting natural areas together strengthen the watershed system.



View of Belleville Lake through the trees from Gateway Park.



Overview of the Huron River Watershed. Source: Huron River Watershed Council



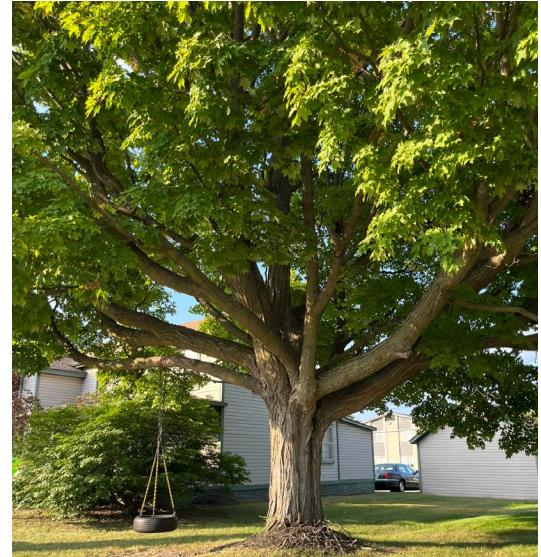
Shoreline between Belleville Lake and Horizon Park.



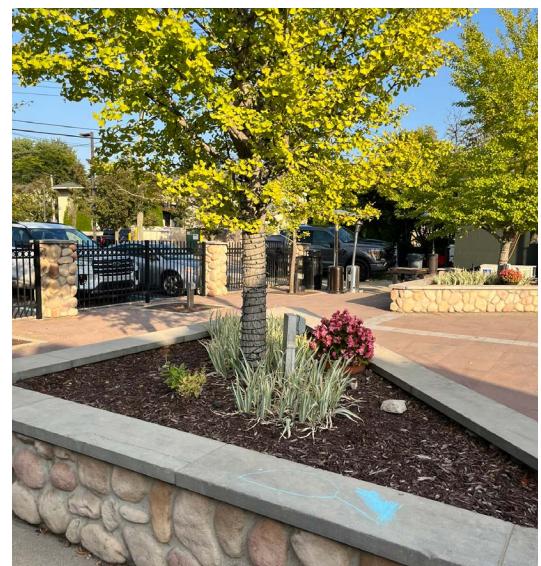
Tree Canopy

Trees provide a wide range of environmental, economic, and social benefits. They support biodiversity, improve air quality, and moderate local temperatures by providing shade and acting as windbreaks, reducing both cooling and heating costs. Trees also play a critical role in stormwater management by intercepting rainfall, reducing runoff, and replenishing groundwater, which is especially important given the City's high percentage of impervious surfaces and proximity to Belleville Lake.

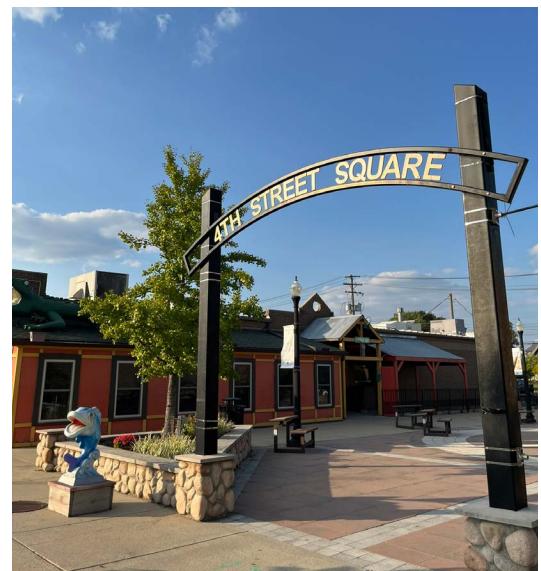
As of 2022, SEMCOG estimated Belleville's tree canopy at 22.8 percent of total land area, below the 40 to 60 percent recommended for urban communities by American Forests. Expanding the tree canopy would help reduce flooding and heat island effects, improve water quality, and enhance overall community resilience. Trees, green infrastructure, and water systems function as a connected network; strengthening one element benefits the others.



Tree with tire swing located on Main Street.



Example of urban GSI in Belleville's 4th Street Square.



The view from Horizon Park to Belleville lake.



Environmental Stewardship

Belleville's sustainability and resilience depends not only on infrastructure, but also on the active participation of residents, community groups, and local organizations. Fostering environmental stewardship strengthens the connection between people and place and encourages shared responsibility for the City's natural resources.

Education and outreach programs can help residents understand the link between everyday actions and the health of Belleville Lake, parks, and surrounding ecosystems. Community clean-up days, native planting projects, and sustainability workshops provide hands-on opportunities for residents to contribute to environmental improvements. Supporting responsible behaviors such as waste reduction, recycling, and low-impact recreation along parks and the lakefront reinforces the City's sustainability goals.

Best planning practices emphasize integrating public engagement from the start, promoting collaboration between schools, businesses, and environmental organizations, and providing visible, accessible opportunities for participation. By making environmental stewardship a core community value, Belleville can enhance both ecological resilience and civic identity, ensuring that sustainability is advanced through collective effort as well as policy.

Together, Belleville's natural systems and community efforts form an interconnected network that supports sustainability and resilience. Healthy watersheds, expanded tree canopy, and strategically implemented green infrastructure work in tandem to manage stormwater, improve water quality, reduce flooding, and moderate urban temperatures. These environmental measures are most effective when paired with active community engagement, fostering stewardship, education, and participation in maintaining the City's parks, lakefront, and green spaces.

RESILIENCY IN BELLEVILLE

A great example of community-led resilience is Belleville's collection of Community Cupboards and Book Shares. The cupboard on Main Street was established during COVID and is still regularly stocked by community members. Efforts like this help Belleville remain resilient by fostering mutual support, reducing waste, and reinforcing a culture of care within the community.

Community-driven initiatives like the Community Cupboard also build social cohesion and enhance the City's ability to adapt in times of need. When residents are engaged and invested in one another's well-being, they strengthen the social networks that form the foundation of a resilient City. This same sense of collective responsibility can extend to other sustainability efforts, such as protecting water quality and advancing community-wide environmental initiatives. Working together, Belleville residents can continue to build a more sustainable, connected, and resilient community.



Community Cupboard on Main Street.



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Goal 4: Transportation & Infrastructure

Promote a safe, attractive, and forward-thinking transportation network by encouraging non-motorized travel, enhancing the City's image through infrastructure improvements, and proactively preparing corridors for future mobility technologies.

Overview

A well-connected transportation network is the backbone of a thriving community. It enables the efficient movement of people and goods, supports economic growth, enhances quality of life, and strengthens the local workforce. A modern system must be more than streets for automobiles; it should also provide safe and convenient options for pedestrians, cyclists, and users of shared or public transportation.

Extending beyond just roadways, rights-of-way also house essential utilities such as water, gas, sanitary and storm sewers, electrical power, telecommunications, and broadband. By co-locating these systems, communities reduce the need for additional easements and improve service efficiency. Because of these combined transportation and utility functions, the street network influences nearly every aspect of community life—from economic vitality and energy consumption to environmental quality and land development patterns.

Additionally, the area's trail systems serve as both a valued recreational amenity and a vital component of the regional transportation network, connecting residents to destinations within and beyond the City. "Complete Streets" is the term used to describe a transportation network designed for all users—motorists, pedestrians, cyclists, and other legal users of all ages and abilities. In 2010, Michigan adopted Complete Streets legislation to encourage communities to develop these networks, while also amending the Michigan Planning Enabling Act to require master plans to address Complete Streets. Communities that implement these policies recognize that:

- Complete Streets expand transportation choices, allowing all people to travel safely and easily.
- They acknowledge and address deficiencies in current transportation facilities.
- Their strategies ultimately make communities better places to live, work, and do business.

QUICK TRANSPORTATION STATISTICS IN BELLEVILLE, MI

- While 21% of households have at least one car (42% have at least two and 32% have more than three), **about five percent of households have no car**.
- Average commute to work time: 20 minutes – and 65.1% of commuters drive alone.
- **About 33% of the City's population may not drive or limit their driving.**
 - » 14% of the population is under age 15 and cannot drive.
 - » About 6% of the population is over age 75 and may limit their driving, or choose not to drive.
 - » **About 25% of the City's population will be over age 65 by 2050** (the percentage of the population between ages 65-84 is expected to rise by 9.7% and the percentage over age 85 is expected to rise by 70%).
- **About 23% of the population has a disability** of some kind that may impact their ability to drive (this includes difficulties with hearing and vision, cognitive or ambulatory difficulties, and those with limited ability for self-car or to live independently).
- Although a low proportion of the overall transportation to work, **the number of people walking to work has gone down by over half since 2010**.



Objectives

1. **Improve pedestrian and bicycle connectivity.** Add sidewalks, bike paths, and improved crossings along key corridors such as Sumpter Road and create continuous connections between neighborhoods, parks, schools, Downtown, and the lakefront.
2. **Promote safe and inclusive active transportation.** Implement a complete streets policy that supports all modes of travel, and prioritize Safe Routes to School through sidewalk improvements, signage, and traffic calming near schools.
3. **Enhance user experience through amenities and design.** Provide pedestrian plazas, rest areas, and secure bicycle parking in Downtown and park areas to support a comfortable and welcoming public realm. Explore adding increased signage throughout the City to increase City identity and placemaking.
4. **Use transportation improvements to strengthen the City's image.** Maintain transportation infrastructure with high quality materials and design standards, and develop attractive gateways at major entrances to the City.
5. **Address existing transportation challenges.** Investigate and implement solutions to issues such as traffic conflicts at the Five Points intersection and other high-traffic areas.
6. **Futureproof transportation infrastructure.** Proactively prepare key corridors for emerging transportation technologies by embedding sensors, broadband infrastructure, and conduit systems to support future mobility services, signage, and smart systems, while actively pursuing partnerships with regional agencies, mobility providers, and ride-sharing services to expand future transportation options.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84](#).



Transportation & Infrastructure in Belleville

Belleville's proximity to I-94 and the I-275 interchange provides convenient access to regional destinations. Major corridors such as Main Street, Sumpter Road, and Belleville Road connect Detroit's urban core with the rural communities to the west.

Transportation and infrastructure have long been community priorities. The 2006 Master Plan emphasized expanding non-motorized travel, improving connections between neighborhoods, parks, schools, and downtown, and leveraging transportation investments to strengthen the City's image. Recent initiatives continue this direction. In 2023, Belleville received \$175,000 from the Community Service Infrastructure Fund (CSIF) to repair streets identified as having the poorest surface conditions. Utility upgrades are also underway, including smart grid installations at Owen Street and Sumpter Road designed to improve power reliability and reduce outages by 30 percent by 2029.

A regional project led by Wayne County, the Denton Road Bridge reconstruction, will further enhance connectivity and resilience. The project includes new lighting and aesthetic improvements and will serve as a key segment of the Iron Belle Trail, linking Belleville to broader regional trail networks. Locally, the City is also installing bike racks and exploring electric vehicle (EV) charging stations to support sustainable travel options. Together, these efforts advance Belleville's longstanding goal of creating a safe, efficient, and forward-looking transportation system.

Complete Streets & Safety Initiatives

A Complete Streets approach prioritizes safety, comfort, and accessibility across the entire network, ensuring that residents can travel conveniently and safely to parks, schools, Downtown, and the lakefront. Complete Streets are about balance. Not every street must serve every mode, but the overall network should provide safe, accessible, and connected options for everyone. Thoughtful street design promotes safety, health, and economic vitality while enhancing neighborhood character.

Safety is the foundation of a Complete Streets network. Programs such as Safe Routes to School and Vision Zero offer proven frameworks for improving transportation safety and accessibility. Safe Routes to School promotes walkability and biking for children by improving crossings, signage, and sidewalks near schools—helping students travel safely while reducing traffic congestion and encouraging healthy habits. Vision Zero, first developed in Sweden, seeks to eliminate traffic-related deaths and serious injuries by focusing on the idea that crashes are preventable, and by improving road design, traffic laws, and driver behavior, a safer environment is possible for everyone. It's a shift from blaming individuals for crashes to focusing on system-wide improvements to prevent them from happening in the first place. Transportation planners make strides towards this concept by making incremental improvements.

By incorporating these principles, Belleville can make steady progress toward a safer, more connected transportation system. Updating local design standards, prioritizing improvements in high-traffic areas, and working with schools and residents to encourage active travel will ensure that Belleville's streets serve everyone—safely, efficiently, and attractively.



Current crossings on Main Street feature paved crossings and a yield for pedestrians sign.



IRON BELLE TRAIL

The Iron Belle Trail extends more than 2,000 miles from the far western tip of the Upper Peninsula to Belle Isle in Detroit. Using existing trails and new connections, this trail is 71% built. Belleville is already a part of the hiking trail from Belle Isle to Ironwood and can be seen in the DNR's map below in blue. Coming in from the east, the trail runs along E Huron River Dr, running through Victoria Park, going alongside W Columbia Ave to W Huron River Dr.



An overview of the Iron Belle hiking (blue) and biking (pink) trails.

Source: MI DNR Interactive GIS Map



Belleville's current section of the Iron Belle hiking trail.

Source: MI DNR Interactive GIS Map

Under construction in 2025 and beyond is the Van Buren Township Iron Belle Trail Gap (section G), which connects to Belleville. Belleville's route picks up after the Denton Road bridge on Main Street using existing sidewalks and adding sharrows. The trail turns south on High Street, then southeast on Church Street, connecting to W Columbia Ave, turning onto E Huron River Drive, going by Victory Park, and ending at Edgemont Street. Both trails will add to the connectivity of Belleville, as well as the region as a whole.



The Van Buren Township Iron Belle Trail gap. Belleville's portion of the gap is section G.

Source: Van Buren Township





Photo of Belleville's Main Street.

Public Transit & Accessibility

Public transit options within the City of Belleville are currently limited, but the City is actively exploring new partnerships to expand accessible mobility for all residents. Until the COVID-19 pandemic, Belleville operated a local transportation service for seniors and residents with disabilities called Wheels for Independence, a joint initiative between the City and the Belleville Council for Seniors (BCS). Established in 1999, the program was supported in part by an ADA-approved SMART van purchased with Wayne County block grant funds in 2000.

Wheels for Independence operated on Mondays, Wednesdays, and Fridays, with fares based on travel distance and service extending to nearby communities such as Van Buren Township, Sumpter Township, Romulus, and Ypsilanti. The program provided essential mobility for many residents, and its discontinuation left a notable gap in accessible transit options.

With this service no longer in operation, Belleville is committed to identifying new partnership opportunities—including regional collaborations and potential shared-mobility providers—to restore and enhance public transit access. Strengthening these connections, expanding service availability, and exploring innovative mobility solutions will improve access to daily needs, reduce reliance on automobiles, and support the City's long-term sustainability and resilience goals.

Street Design & Amenities

Enhancing the user experience through thoughtful street design improves safety, comfort, and community character. The City can strengthen its public realm by adding pedestrian plazas, rest areas, and secure bicycle parking in Downtown and park areas. Additional wayfinding and signage can reinforce Belleville's identity, helping residents and visitors navigate neighborhoods, parks, and the lakefront with ease.

To improve pedestrian safety and walkability, Belleville can incorporate context-sensitive street design elements that visually cue drivers to slow down and create safer crossings. Simple, low-cost measures such as painted curb extensions, flexible bollards, high-visibility crosswalks, and pedestrian refuge islands can reduce crossing distances and improve sightlines. Raised crosswalks or intersections can further calm traffic while improving accessibility for all users.

These design interventions not only enhance safety but also contribute to a more attractive and connected streetscape. When paired with landscaping, street trees, and coordinated lighting, they help create inviting corridors that reflect Belleville's small-town charm while supporting a safe, multimodal transportation network.



PUBLIC PARTICIPATION SNAPSHOT

In a Transportation & Infrastructure Survey conducted from February to March 2025, residents and visitors of Belleville shared valuable insights on topics such as walkability and bikeability, the availability of EV charging stations, and infrastructure services. See [Appendix E](#) for the full survey results.

KEY FINDINGS

- **Car Dependency:** Most residents rely on cars for daily travel, though those who walk or bike typically do so to reach nearby parks, downtown businesses, the library, and recreation areas.
- **Interest in Biking:** Only 4% of respondents feel confident biking without accommodations, while 61% expressed interest in biking with varying levels of caution.
- **Desire for Walkability:** Many residents wish they could walk or bike to destinations such as downtown, the library, grocery stores, parks, and schools instead of driving.
- **Public Transportation Options:** There is notable interest in improved services such as shuttles or bus routes to expand mobility choices.
- **EV Charging:** Most respondents do not support adding more EV charging stations, though some believe they could help attract visitors and businesses.
- **City Services:** Police, fire, parks, the library, and community events are generally rated as good or excellent.
- **Lakefront Access:** Strong support exists for expanding public lake access, including docks, shoreline paths, seating areas, and environmental restoration efforts.

COMMUNITY CONCERN

- **Sidewalks and Infrastructure:** Poor sidewalk conditions, limited infrastructure, and accessibility barriers, particularly near schools and along Huron River Drive, prevent safe walking and biking.
- **Access to Key Destinations:** Reaching medical services, grocery stores, and the Metropark without a vehicle is difficult for many residents.
- **Road Maintenance:** Road conditions received the most negative feedback of any City service.



People enjoying the benches at Horizon park alongside Belleville Lake.

“Walkability is important.”



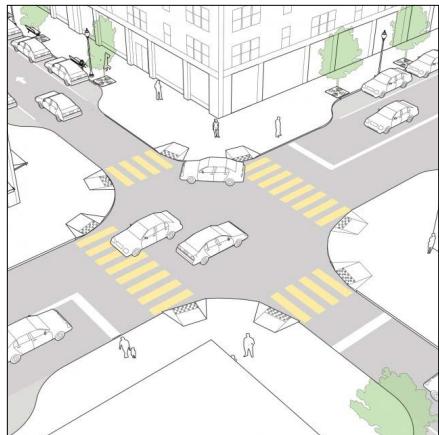
Crosswalks and Crossing

The National Association of City Transportation Officials (NACTO) outlines street design elements and strategies that cities should use in its [Urban Street Design Guide](#). The guide suggests several opportunities for curb extensions which may be applied in Belleville.

The guide discusses designing crosswalks to improve pedestrian safety and provide a comfortable walking environment. Crosswalks should be well-marked with stripes that are wide enough for pedestrians to pass each other comfortably. They should also be aligned with the pedestrian walkway to avoid detours. Crosswalks should be placed at intersections to utilize existing traffic signals and encourage driver awareness. Pedestrian countdown signals should be included at crosswalks to inform pedestrians of remaining crossing time.

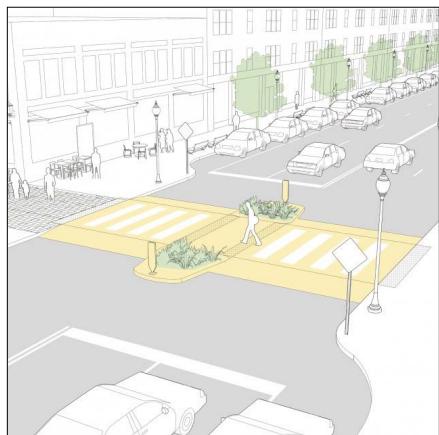
In areas with high pedestrian activity, mid-block crosswalks are recommended to provide safe crossing points. Raised crosswalks can be used to reduce vehicle speed and improve visibility of pedestrians.

Pedestrian safety islands may also be included to reduce the exposure time experienced by a pedestrian in intersections. They are generally applied where speeds and volumes make crossings prohibitive, or where three or more lanes of traffic make pedestrians feel exposed or unsafe entering the intersection. Mack Avenue's median may provide opportunities to implement safer crossings for pedestrians.



Examples: Arlington, VA (left); New York City, NY (right)

Source: NACTO



Examples: Arlington, VA (left); Austin, TX (right)

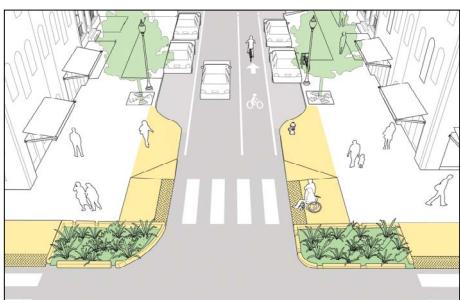
Source: NACTO



Curb Extensions

According to NACTO, curb extensions visually and physically narrow roadways, creating safer and shorter crossings for pedestrians while increasing the available space for street furniture, benches, plantings, and street trees. They may have multiple applications and may be segmented into various sub-categories.

- **Gateway.** Curb extensions which are often applied at the mouth of an intersection. When installed at the entrance to a residential or low speed street, a curb extension is referred to as a “gateway” treatment and is intended to mark the transition to a slower speed street and increase the overall visibility of pedestrians by aligning them with the parking lane and reducing the crossing distance for pedestrians. Gateways can allow for enhancements such as seating or greenery or be combined with stormwater management features to absorb rainwater and reduce the impervious surface area of a street. In advance of a full reconstruction, gateways can be designed using striping or signage that communicates the entrance into a slow zone.



Example:
Birmingham, MI

Source: NACTO

Benefits of Curb Extensions

- Decrease the overall width of the roadway and can serve as a visual cue to drivers that they are entering a neighborhood street or area.
- Increase the overall visibility of pedestrians by aligning them with the parking lane and reducing the crossing distance for pedestrians, creating more time for preferential treatments such as leading pedestrian interval and transit signal priority.
- Tighten intersection curb radii and encourage slower turning speeds.
- Can be implemented using low-cost, interim materials. In such cases, curb extensions should be demarcated from the existing road- bed using temporary curbs, bollards, planters, or striping.

Source: NACTO

- **Pinchpoint.** “Pinchpoints” or “chokers” are curb extensions applied at midblock to slow traffic speeds and add public space. Pinchpoints can facilitate midblock pedestrian crossings and street trees can be planted to narrow the overall profile of the roadway. Bicycle racks can be combined with curb extensions, especially in areas where bicycle parking is insufficient or demand for long-term or short-term parking is unmet.



Examples:
Eugene, OR
and San
Francisco, CA

Source:
NACTO



- **Bus Bulbs.** Bus bulbs are curb extensions that align the bus stop with the parking lane, allowing buses to stop and board passengers without ever leaving the travel lane. Bus bulbs help buses move faster and more reliably by decreasing the amount of time a bus takes to merge in and out of traffic and prevent motorists from double parking in the bus stop. Bus bulbs should be equipped with transit shelters whenever possible to make transit more attractive and may be combined with off-board fare collection for faster payment options. Bus bulbs may be combined with amenities such as wayfinding maps, plantings, and trees to enhance the overall transit user experience.



Regional Transportation

Transportation planning extends beyond Belleville's borders and involves coordination with regional and state agencies including the Suburban Mobility Authority for Regional Transportation (SMART), the Southeast Michigan Council of Governments (SEMCOG), and the Michigan Department of Transportation (MDOT). Their combined efforts shape the long-term vision for mobility, safety, and accessibility across the region.

MDOT

The Michigan Department of Transportation's Michigan Mobility 2045 Plan (MM2045) serves as the State's long-range transportation plan, guiding investment and policy decisions over a 25-year horizon. The plan emphasizes multimodal integration, safety, sustainability, and accessibility, ensuring that all users—drivers, cyclists, pedestrians, and transit riders—benefit from a balanced system. Supporting plans such as the Active Transportation Plan, Statewide Transit Strategy, and Bicycle and Pedestrian Mobility Plan reinforce these goals through strategies focused on mobility, safety, economic stewardship, infrastructure condition, and partnerships.

SEMCOG

The Southeast Michigan Council of Governments' Vision 2050 Regional Transportation Plan (RTP) envisions a connected and thriving Southeast Michigan that links small towns, urban centers, waterfronts, and natural areas. Its guiding principles emphasize collaboration, safety, technology readiness, and stewardship of environmental and cultural resources. The RTP also recognizes the need to adapt to emerging technologies, address infrastructure funding challenges, and plan for an aging population.

Projects identified in Vision 2050 are advanced through the Transportation Improvement Program (TIP), which lists projects to be implemented within the first four years of the plan. The TIP is updated regularly to reflect regional priorities. While there are currently no new projects in Belleville, several resurfacing improvements were completed on Huron River Drive in 2024.

Together, these regional and state frameworks provide the foundation for Belleville's transportation strategies and ensure that local initiatives align with broader goals for safety, connectivity, and multimodal access across Southeast Michigan.



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Goal 5: Sumpter Road Corridor

Transform the Sumpter Road Corridor into a cohesive, welcoming, and vibrant destination by promoting high-quality design, pedestrian-oriented development, and a diverse mix of land uses that support the surrounding community and regional collaboration.

Overview

Sumpter Road is a north-south corridor that bisects the southern portion of Van Buren Township and serves as an important gateway into the City of Belleville. The corridor begins at the southern entrance to Belleville, where South Street meets the Norfolk Southern Railroad, and extends south to Hull Road. Belleville holds most of the frontage along the east side of Sumpter Road north of Hull Road, while Van Buren Township occupies the west side, making the corridor a shared space between the two communities.

The Sumpter Road Corridor plays a significant role in shaping first impressions of Belleville. It carries residents, visitors, and students into the community, connects Belleville with Van Buren Township, and provides access to the rural landscapes farther south. Although the corridor includes a mix of retail, residential, and institutional uses, it lacks a unified appearance and a clear sense of identity.

While considering improvements to the Corridor, it is important to note that Wayne County has jurisdiction over Sumpter Road. This means that the Wayne County Roads Division is responsible for the maintenance of the road and is the main decision making body over the road itself and its right of way. The right of way includes sidewalks, the space between a sidewalk and the road, and the road itself. In order to make any improvements to Sumpter Road's right of way, the Wayne County Roads Division will have to be involved.



The view of Sumpter Road north of Hull Road, where Belleville's City boundary begins.

Source: Google Maps



Objectives

- Establish a unified and attractive corridor identity.** Encourage gateway features, decorative lighting, landscaping, and streetscape elements that create a cohesive and welcoming appearance along the corridor.
- Coordinate regional planning and design standards.** Work collaboratively with Van Buren and Sumpter Township to establish a joint overlay district that includes design guidelines, preferred land uses, coordinated streetscape improvements, and pedestrian infrastructure to attract new businesses and shoppers.
- Promote high-quality site and building design.** Encourage the use of durable building materials and strong site design standards for office and industrial developments that enhance the corridor's overall character.
- Foster a vibrant mix of land uses.** Ensure that office, industrial, residential, and commercial uses are thoughtfully integrated to reduce conflicts, maintain open space, and create an attractive, livable environment for corridor users and nearby neighborhoods.
- Encourage neighborhood-oriented commercial uses.** Promote development that serves local needs, including restaurants, cafes, pharmacies, and grocery stores, while minimizing auto-oriented uses and enhancing compatibility with nearby schools.
- Support a pedestrian-friendly environment.** Integrate pathways, parks, plazas, and streetscape improvements such as the addition of trees that make the corridor safe and inviting for pedestrians and reduce reliance on automobile-oriented design.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84.](#)



Existing Conditions

Belleville's frontage along Sumpter Road contains a varied mix of institutional, residential, and commercial uses. The only parcel on the west side of the corridor is zoned for institutional purposes. On the east side, the first parcel is zoned for single family use, followed by an institutional site that includes the Belleville Co-op Apartments and a small pharmacy. Farther south, the Belle Park Plaza is zoned for commercial uses and contains a range of small businesses, including personal services, food establishments, and automotive related services. Large areas of underused parking, minimal landscaping, and multiple vacancies contribute to the site's disconnected and dated appearance. Additional commercial space continues south and includes a small multi-tenant plaza. Beyond Belle Villa Boulevard, the corridor transitions to a vacant parcel and an area zoned for multi-family housing. A significant sidewalk gap extends along much of the corridor, with only a short segment of sidewalk located within one portion of Van Buren Township land. On the following page, [Map 2](#) shows which portions of land fall under Belleville, Van Buren Township, and Sumpter Township jurisdictions.

Corridor Identity

The physical appearance and land use pattern of the Sumpter Road Corridor together shape its identity and its role as a welcoming gateway into Belleville. Strengthening this sense of place begins with visible corridor enhancements such as gateway features at key entrances, decorative lighting, unified streetscape elements, and landscaping that frames the roadway. Public art, murals, and small installations that reflect local culture can create memorable destinations and reinforce a cohesive corridor identity. Improving building facades, encouraging high quality site design, and establishing architectural standards will further elevate the visual character while helping create smooth transitions between residential and more intense uses. A shared overlay zoning district created in partnership with Van Buren Township would provide coordinated guidance for design, land use, and redevelopment along the entire corridor. The following photos are examples of streetscape and public art in Belleville itself, and are examples of how it can help establish an identity for a district or corridor.



Belleville's streetscape on Main Street.



Mural on Main and 3rd Street.



MAP 2. Sumpter Road Corridor Map

To be updated



Economic Development & Business Attraction

Economic development along Sumpter Road will rely on strong coordination among Belleville and Van Buren Township to ensure a consistent strategy for the entire corridor. Because Belleville controls much of the frontage on the east side, the community has an opportunity to shape Sumpter Road as a welcoming entry that reflects local character and long-term goals. The City's vision emphasizes walkable commercial areas, high quality site and building design, and a shift away from auto oriented development patterns. Desired business types include everyday services such as a grocer, pharmacy, and smaller neighborhood commercial uses that meet local needs and support small businesses.

Design Improvements

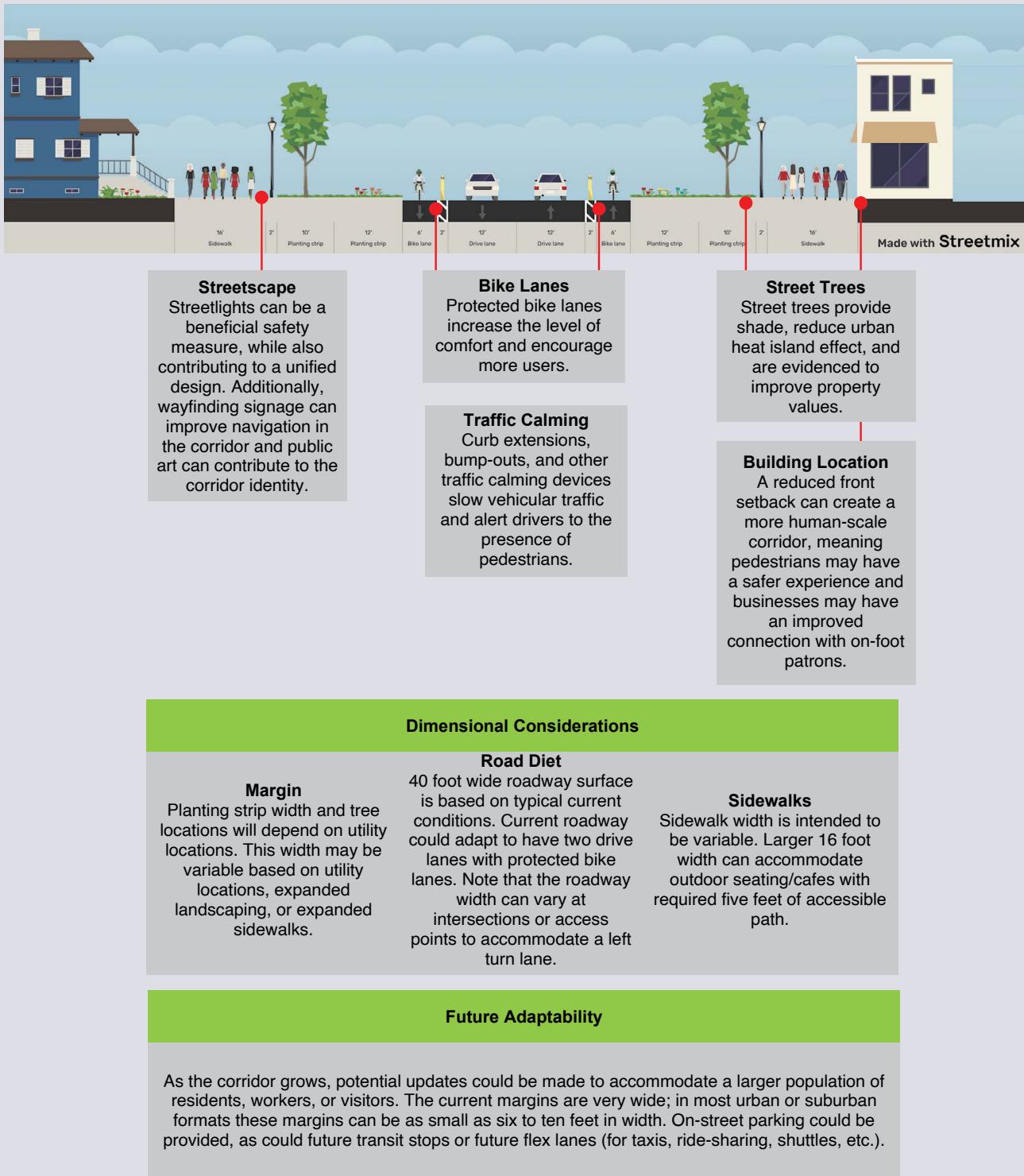
Design improvements should work hand in hand with a land use pattern that prioritizes walkability, context appropriate development, and the semi-rural character that defines the southern portion of the corridor. New development should orient buildings toward the street and, where possible, cluster them to preserve surrounding open space. Thoughtful transitions—such as landscape buffers, noise mitigation, and compatible building forms—should separate industrial, commercial, and residential uses. Nearby schools serve as important community anchors and should be integrated into corridor planning, especially considering safe non-motorized transportation connections. Areas designated for the Sumpter Mixed-use future land use category (see the [“Future Land Use Plan”](#)) are intended to accommodate residential, commercial, and small-scale craft or artisanal uses while excluding large scale manufacturing, warehousing, or logistics operations. Together, these strategies promote a walkable, human scaled environment that supports Belleville's long-term vision for a vibrant and cohesive Sumpter Road Corridor.

The Sumpter Road Corridor presents an opportunity for complete streets activation. Improvements to the roadway that slow the speeds and enable more users on bike or foot would be beneficial first step in moving this corridor to a mixed-use, pedestrian-friendly, and livable place. With the road in the County Road Division's jurisdiction, it will take coordination with the County. Below is an example of how a road with a 120 foot right-of-way width and 40 foot roadway could be adapted.



ELEMENTS OF COMPLETE STREETS

The image below highlights key elements of a complete streets design. These features show how roadways can be built to safely and comfortably accommodate all users such as pedestrians, cyclists, transit riders, and drivers. Applying these principles to the Sumpter Road Corridor would help address existing gaps in walkability, improve safety, and strengthen connections between neighborhoods, schools, and nearby commercial areas. Over time, complete streets improvements along the corridor can also support future transit options, provide stronger links to regional trails such as the Iron Belle, and enhance the overall character and economic vitality of the corridor.



Goal 6: Placemaking & Community Building

Foster a connected, vibrant, and inclusive community by creating engaging public spaces, celebrating the lakeshore as a central destination, and encouraging pedestrian access and youth involvement throughout the City.

Overview

Placemaking is about more than just beautifying public spaces, it's about building connection, belonging, and vibrancy. By intentionally designing spaces where people can gather, celebrate, and interact, communities create a stronger sense of identity and pride. Thoughtful placemaking fosters inclusive environments where residents of all ages feel welcome and engaged, whether it's walking along the lakeshore, enjoying a public art installation, or meeting friends in a lively plaza. In this way, placemaking helps transform streets, parks, and waterfronts into meaningful destinations that reflect the character of the community, promote walkability and youth involvement, and inspire civic participation. When done well, it brings people together, strengthens neighborhood ties, and makes the City a place people are proud to call home.

Belleville's compact scale is one of its greatest assets. Unlike large urban centers, the City has the ability to design and implement projects with a human-centered approach that prioritizes comfort, connection, and creativity. Through collaboration with local partners such as the DDA, schools, and community groups, Belleville can continue to strengthen its identity as a walkable, vibrant, and inclusive small City.

***“15 minute community - Belleville’s
biggest selling point!”***



Belleville's Fourth Street Plaza on Main Street.



Objectives

1. **Establish destination spaces throughout the City.** Develop public gathering areas that encourage social interaction, recreation, and community events to strengthen neighborhood identity and civic pride.
2. **Celebrate and activate the lakeshore.** Enhance pedestrian access to the lake and integrate public art, interactive features, and cultural programming to make the waterfront a focal point of community life.
3. **Create engaging spaces for youth.** Design interactive and inclusive spaces and programming that meet the needs of younger residents and promote youth participation in community life.
4. **Improve pedestrian friendliness.** Promote walkability by improving sidewalk connectivity, pedestrian crossings, and inviting streetscapes that support safe and enjoyable movement throughout the City. Create an integrated experience by increasing park and path signage and utilizing smarter park and trail apps.
5. **Strengthen community engagement.** Encourage resident involvement in civic activities, planning efforts, and community events to build a more engaged and connected community.
6. **Develop a public art plan.** A robust public art program can make art more visible, inclusive and accessible in public and quasi-public spaces, such as within retail plazas, mixed-use spaces and shared outdoor spaces. A broad-based public arts plan also addresses the long-term impact of art installations, including maintenance and sustainability.

Action Items

The corresponding action items for this goal are contained in the Implementation chapter, [“Action Items” on page 84.](#)



Creating Destination Spaces

Placemaking is a holistic approach that goes beyond physical design. It blends culture, community involvement, art, and accessibility to transform ordinary locations into spaces where people want to gather, interact, and connect. Through thoughtful design and engagement, Belleville can enhance the experience of its lakefront, downtown, and park areas, creating vibrant public destinations that reflect the City's character. Key strategies include:

- Public seating and gathering areas: Benches, tables, and shaded rest areas encourage social interaction and comfort while providing flexible spaces for community events.
- Lighting and ambiance: Thoughtful lighting enhances visibility, safety, and nighttime vibrancy, inviting activity beyond daylight hours.
- Wayfinding and signage: Clear, visually consistent signage helps residents and visitors navigate while also sharing local history and cultural stories.
- Activating spaces through events: Festivals, markets, and performances energize public areas and strengthen community pride.
- Green spaces and landscaping: Trees, gardens, and plantings create shade, visual interest, and ecological benefits, enhancing comfort and resilience.

Celebrating Arts & Culture

Arts and culture play an essential role in placemaking by shaping identity and strengthening community connections. Beyond their aesthetic value, creative expressions support social, economic, and emotional wellbeing.

Public art reinforces Belleville's sense of place, celebrating its lakeshore setting, local history, and creative spirit. The American Planning Association highlights that arts and culture can preserve and challenge identity, engage civic participation, and communicate across demographic lines. Public art and cultural projects can:

- Reinforce community identity and pride.
- Support health and wellbeing through creative expression and social engagement.
- Improve safety and activation—programs like the Asphalt Art Initiative show that murals, color, and street art can reduce crashes and encourage pedestrian activity.
- Elevate local voices by involving Belleville's artists, youth, and residents in design and creation.



Pavilion at Horizon Park.



Outdoor area at Horizon Park.



Light pole art at Horizon Park.



ARTS & CULTURE IN BELLEVILLE

Belleville offers a wide range of arts and cultural events that bring the community together throughout the year. For decades, the National Strawberry Festival—established in 1977 and held each June—celebrated the area's agricultural heritage and local strawberry crops. Although the festival ended in 2020 due to COVID-19, the City introduced new seasonal celebrations to carry on that spirit. Events like **Lake Fest** and **Winter Fest** now activate Downtown Belleville with live music, food trucks, craft vendors, children's activities, and festive traditions. Lake Fest also has **Goat Day**, where goats eat lakefront vegetation. The City also hosts **Music Lakeside**, a popular summertime concert series where residents gather along Belleville Lake to enjoy live performances. In October, Belleville transforms into **BooVille**, embracing the Halloween season with the **Monster Mutt Walk**, **Witches Ball**, and Main Street trick-or-treating. Small but meaningful touches—such as the iconic **BooVille** sign and community-created art posters displayed on downtown light poles—further highlight Belleville's creative energy and strong sense of community pride.



Street photo of Belleville's Lake Fest. *Source: KOVA media*



Goats eating shoreline vegetation on Goat Day. *Source: Christina Merrill*



Belleville's annual "BooVille" sign for Halloween.



Connectivity & Access

Placemaking and accessibility go hand in hand. Walkable routes between parks, schools, downtown, and the lakeshore help people move safely and comfortably throughout the City. Strengthening sidewalk connectivity, enhancing crosswalk design, and improving wayfinding all support mobility and inclusion for residents of all ages and abilities. Incorporating modern tools—such as digital trail maps, QR-coded signage, and park navigation apps—can further elevate user engagement and showcase local amenities.

A connected, accessible network ensures that the destinations and experiences created through placemaking are truly reachable and active for everyone. This is especially timely with the addition of the Iron Belle Trail through Belleville, which links the City more closely to the region. Building on this new connection, the City aims to establish welcoming stopping points along the trail to encourage users to explore and enjoy Belleville's offerings.



Fish statue at Pumphouse Park.

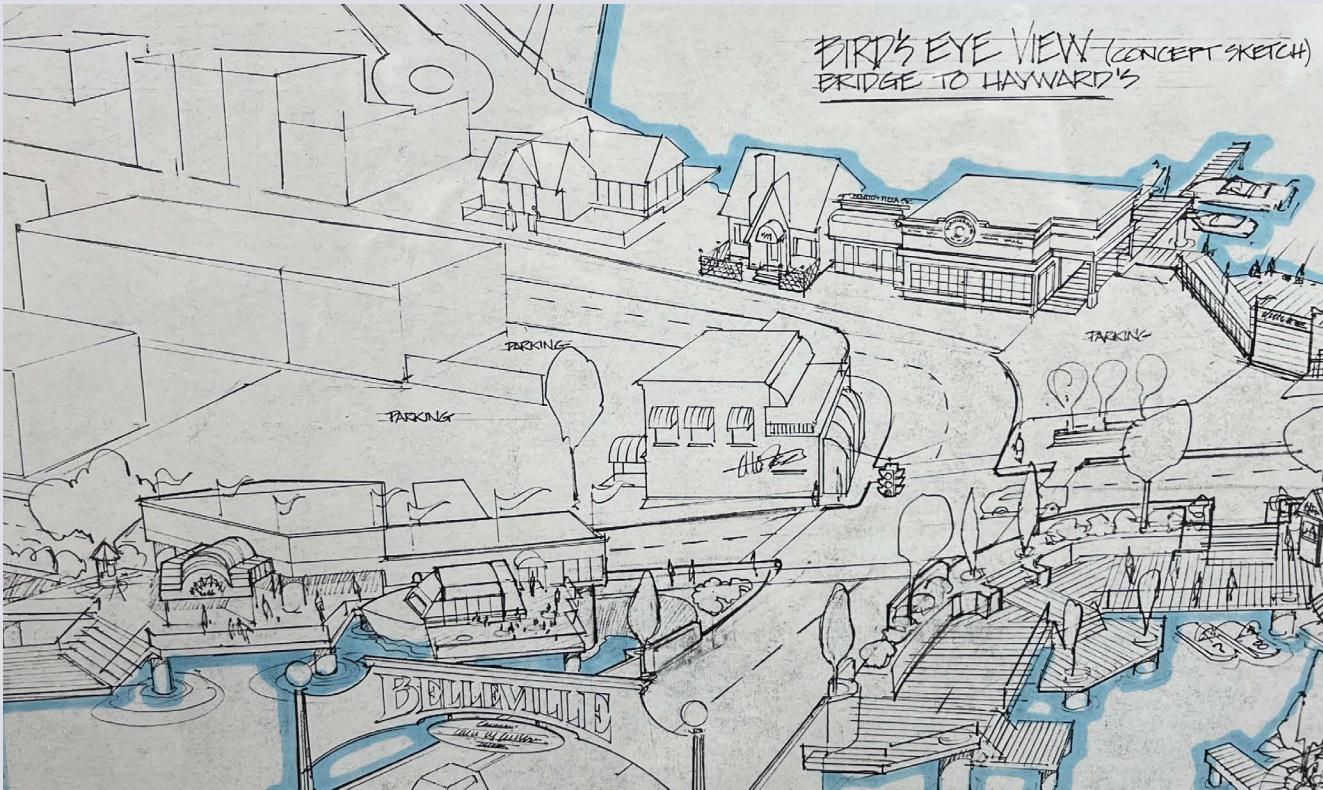


Wayfinding sign by Gateway Park.



GATEWAY PARK: A VISION FOR COMMUNITY CONNECTION

Gateway Park was originally envisioned by Chesley Odom Design Associates as both a welcoming entry point into Belleville and a vibrant community gathering space. Their concept imagined an amphitheater for public events, a lively and walkable connection into the downtown, expanded boat docking areas, and nearby shops to support activity along the waterfront. The design sketch reflects an inviting, energetic hub that highlights Belleville's character and strengthens its connection to the lake and downtown.



Belleville entry point sketch.

Source: Chesley Odom Design Associates



Facade design concept sketch of streetfront.

Source: Chesley Odom Design Associates



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Future Land Use Plan

Future Land Use Plan

The Future Land Use Map illustrates where the City intends to locate general land use categories into the future. The map is accompanied by text that describes the categories shown on the map. The text is general in nature, to allow for some flexibility, but it should also be specific enough to not only guide any zoning amendments that may be needed to realize the vision of the plan, but also to provide the City support for land use policies and decisions (like a planned unit development (PUD) or a rezoning application).

Where the Future Land Use Map and Zoning Map are out of alignment, zoning amendments may not be intended to be imminent; rather, the recommendations set a long-range planning goal for the City.

Future Land Use Map

The Future Land Use Map illustrates the City's vision for the future, as shown in [Map 3](#).

Below are the key changes that were made to the map during the course of this update.

- The Lakefront Residential designation has been renamed to Pedestrian Residential and encompasses some of the former Single Family Residential area.
- The Multiple Family Residential designation was renamed to Multi-Household Residential.
- The Office and Neighborhood Commercial designations have been consolidated and renamed to Neighborhood Business.
- The Sumpter Road Mixed-Use designation is a newly created district.
- The Downtown Mixed-Use designation is extending to small pockets south of Main Street to accommodate growth and redevelopment on scattered vacant lots as well as eliminating the blanket prohibition on medical services.

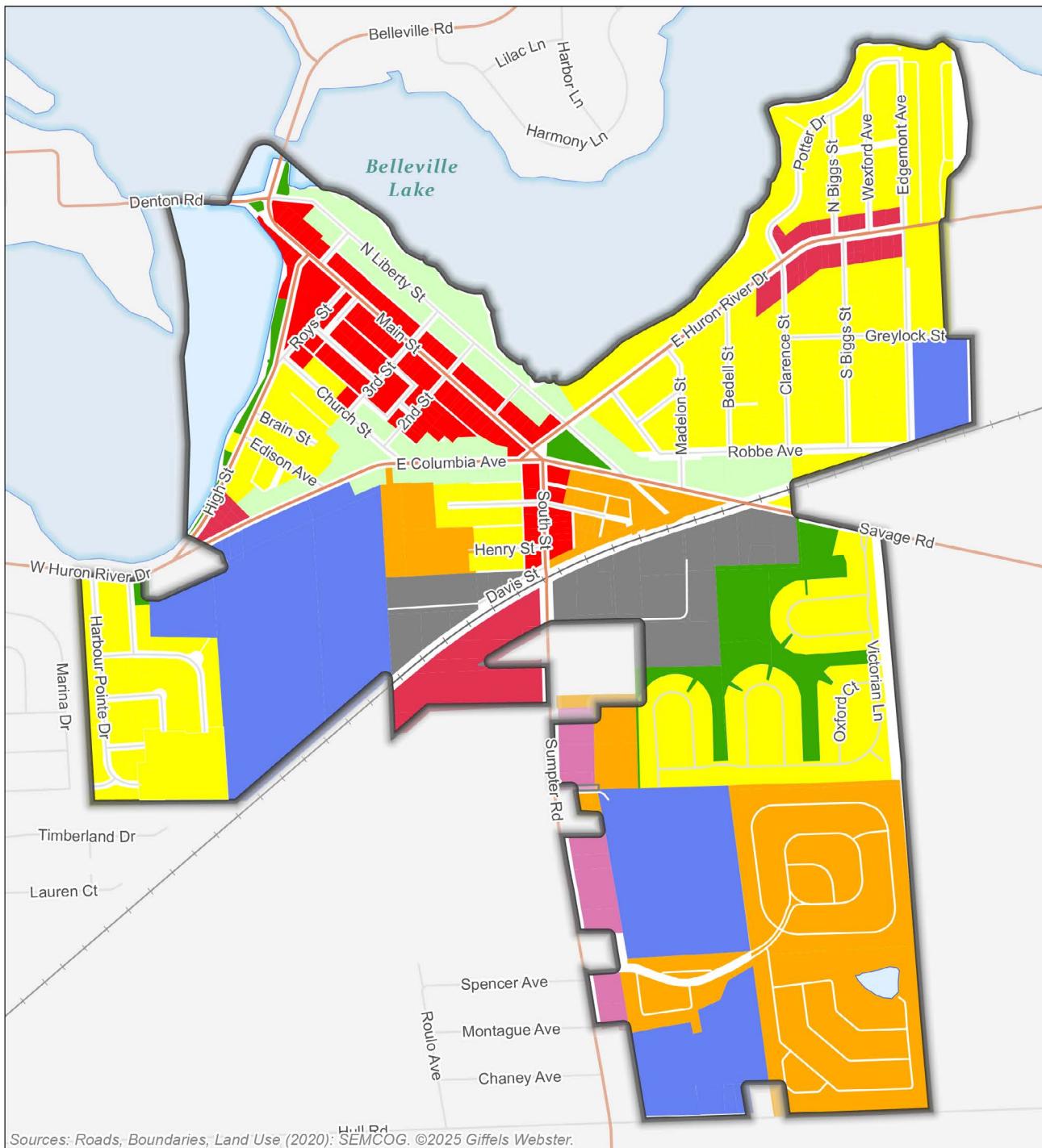
[Table 5](#) shows how the future land use categories have changed from the 2006 Master Plan. The Zoning Plan and which future land use categories correspond to the City's zoning districts can be found in the [Implementation](#) chapter.

TABLE 5. Future Land Use Categories, 2006-2024

2006 Future Land Use Category	2024 Future Land Use Category
Single Family Residential	Single Family Residential
Lakefront Residential	Pedestrian Residential
Multiple Family Residential	Multi-Household Residential
Office and Neighborhood Commercial	Neighborhood Business
New!	Sumpter Road Mixed-Use
Downtown Mixed-Use	Downtown Mixed-Use
Industrial	Industrial
Parks and Open Space	Parks and Open Space
Public and Quasi-Public	Public and Quasi-Public



MAP 3. Future Land Use Map



0 500 1,000 Feet

Pedestrian Residential
Single Family Residential
Multi-Household Residential
Neighborhood Business
Downtown Mixed-Use
Sumpter Rd Mixed-Use
Industrial
Parks/Open Space
Public/Quasi-Public

giffels
webster

FUTURE LAND USE 2025
CITY OF BELLEVILLE



Future Land Use Descriptions

The Future Land Use Map is accompanied by text that describes the categories shown on the map and support the future land use map by providing context and general direction to guide land use decisions, including new zoning standards as well as for special land uses, rezonings and other City improvements.

Single Family Residential

This classification is intended to support the City's lowest density residential areas, characterized by single family homes on neighborhood sized lots with a traditional streetscape. These areas are envisioned as stable, walkable neighborhoods where sidewalks, street trees, and pocket parks contribute to a comfortable and connected environment. The district is meant to preserve the residential character while allowing complementary uses that support everyday neighborhood life.



A detached single family dwelling in the City.

Pedestrian Residential

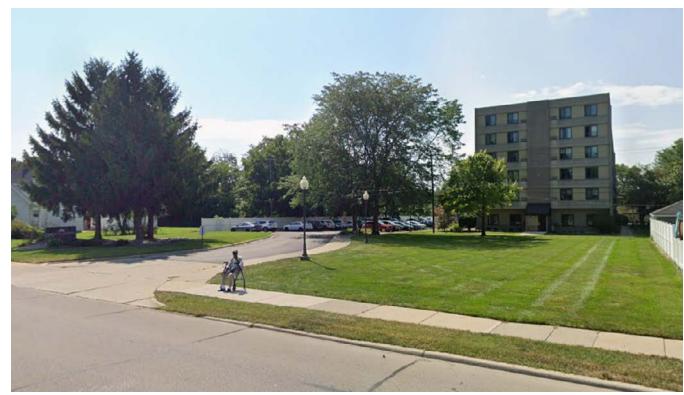
This category is intended for moderate density residential neighborhoods that remain predominantly single family in character while accommodating modest increases in housing variety. Geographically, these areas are near the City's downtown core and support a pedestrian-friendly environment for residents to walk or bike. These areas can incorporate "missing middle" housing types—such as townhomes, duplexes, and, where appropriate, triplexes and quadplexes—that blend seamlessly into the surrounding neighborhood fabric. The lakefront area near downtown is especially suited for this designation, as its proximity to higher intensity uses supports slightly higher residential densities than those found in traditional single family districts. This category provides opportunities for a broader mix of housing options while maintaining a cohesive neighborhood scale.



A multi-family dwelling in the City.

Multi-Household Residential

This category accommodates higher density residential living, including townhomes, apartment buildings, and well-organized mobile home communities. These areas serve as an appropriate transition between lower density single family neighborhoods and more intensive commercial or mixed-use districts. Developments within this category should incorporate generous green space, thoughtful site design, and strong pedestrian connections to nearby schools, employment centers, and shopping areas.



Example of multi-household residential in Belleville.



Neighborhood Business

Located at key corridors and intersections, this category supports office and commercial uses that benefit from convenient automobile access while still contributing to a walkable, pedestrian-friendly environment. Development should emphasize clear pedestrian routes and building placement that enhances the corridor's character. These areas provide everyday goods and services for residents while serving as important activity nodes within the community.



Neighborhood commercial on High Street.

Sumpter Road Mixed-Use

This mixed-use corridor designation is intended to create a cohesive development pattern that aligns with Van Buren Township's planning efforts. These areas should support a diverse mix of residential, commercial, and office uses, with buildings generally ranging from two to four stories to reinforce a walkable, human-scale environment. Development should prioritize a variety of housing types, high-quality site and building design, and strong pedestrian and non-motorized connections. Together, these elements establish an attractive and unified corridor.



Example rendering of mixed-use development.

Downtown Mixed-Use

Commercial uses in the Downtown area should be pedestrian-focused and diverse. Specialty retail and food service (bakery, coffee shops) establishments are to be encouraged. Commercial uses should be located on the first floor of two to three story mixed-use buildings, with office and/or residential uses on the upper floors. Office uses located in the mixed-use area should be primarily professional in nature. Cultural and municipal uses are appropriate in this district as well. Structures should be held to high architectural standards consistent with small-town character, including "built-to-lines" and pedestrian scale. Minimum two-stories should be required for new buildings, and up to four-story buildings may be permitted fronting Main Street between N Liberty Street and Second Street.



Mixed-Use on Main Street.

Industrial

Areas along the railroad corridor have been designated for manufacturing, warehousing, and other industrial uses. Guidelines should be instituted to reduce conflicts with neighboring land uses; these guidelines may include landscaping, sign controls, lighting restrictions, increased street appeal, and adequate screening of industrial activity from adjacent uses. Automobile related uses, such as auto sales, repair shops, oil changes, and gas stations should be encouraged in industrial districts.



Parks and Open Space

Areas along the lakefront and within neighborhoods have been designated for active and passive recreational uses. Parks should be well maintained and provide barrier-free access to sports areas, the lakefront, and walking trails.



Swings and playground at Victory Park.

Public and Quasi-Public

These large tracts of land are occupied by public and private schools, religious institutions, and municipal facilities. If a change in ownership in these areas occurs in the future, opportunities exist to redevelop the sites as residential or mixed-use developments. The designation of public and quasi-public areas does not restrict the placement of these uses in other districts, contingent upon the requirements of the Zoning Ordinance.



Belleville High School.



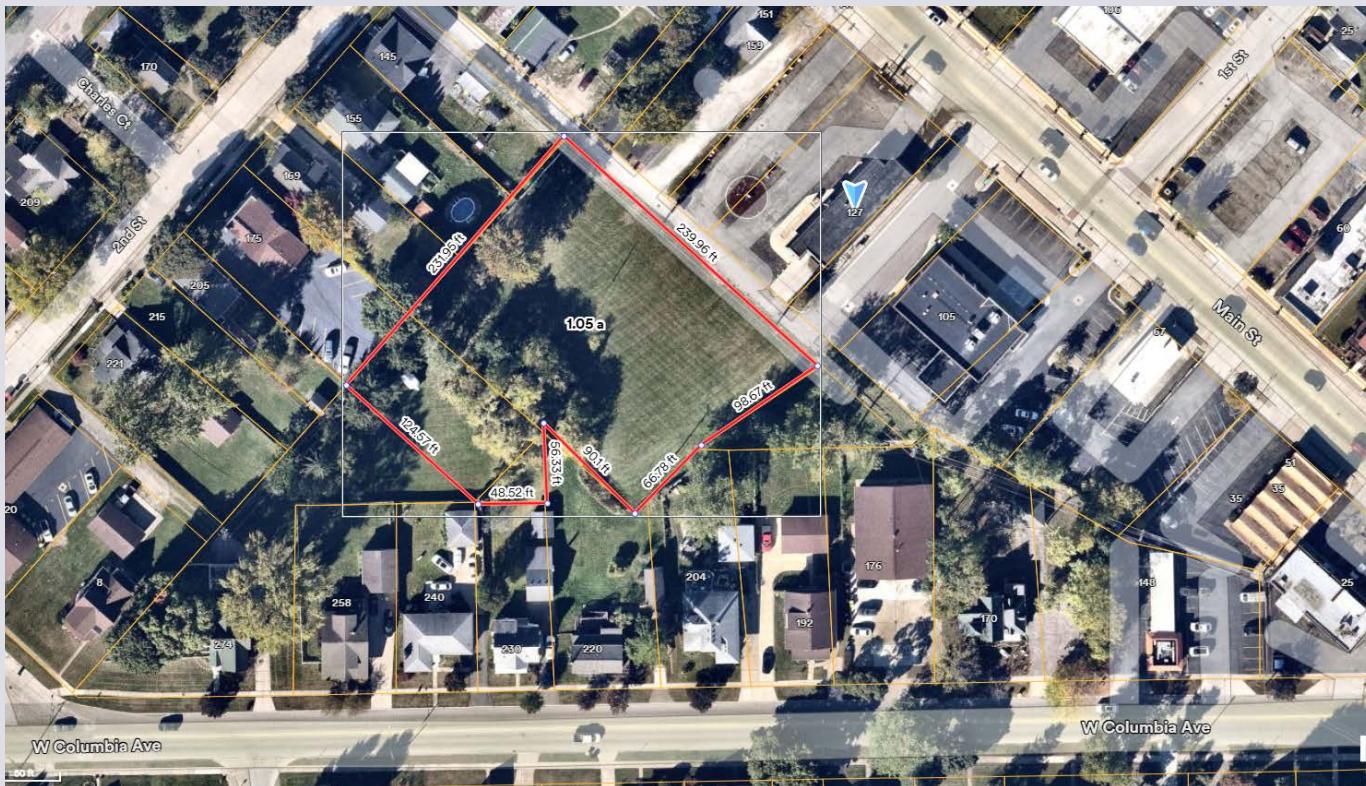
DOWNTOWN INFILL OPPORTUNITY

As part of this Master Plan process, the Planning Commission expressed interest in crafting a more precise vision for the vacant City-owned property near 2nd Street & Main Street behind the Zax Auto Wash. This property is about 1.05 acres, and it was discussed that its proximity to downtown makes it prime for housing development.

The following housing options should be considered, and encouraged here:

- A cottage court development, with small homes oriented around a central courtyard space, with at least one parking space per home in a shared parking lot that is located inconspicuously. This style of development could provide opportunities for homeownership of the cottage homes. A density of 15 – 20 cottages could be considered.
- A “missing middle” cluster housing development – perhaps as duplexes, triplexes, and/or quadplexes oriented around a courtyard green space, with a shared parking lot that is located inconspicuously. A density of 15 – 20 housing units across the housing types could be considered.
- A multi-unit residential building of three-to-four stories with sufficient buffering from the neighboring residential, and sufficient green space or recreation space for residents. Any parking or automobile infrastructure should be screened thoroughly, or occurring in an indoor garage. If designed in this spirit, a slightly higher density than the previous two options could be considered.

It is important to note that this opportunity is only conceptual at this time; further site feasibility studies and due diligence by either the City or an interested developer should be carefully conducted. Key design challenges should also be considered, such as the provision of automobile access from the alley, emergency service access, and pedestrian connections between the site and the public sidewalk network located along the public streets.



Aerial of the vacant City-owned parcel near 2nd Street & Main Street.



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Implementation

Implementation

The thoughtful preparation and adoption of any plan would be of diminished value without a program of implementation strategies. The implementation strategies of this chapter will assist the City in putting the key recommendations of the Master Plan to work.

The implementation program is based on this plan's goals and objectives (["Goals & Objectives" on page 22](#)), prior planning efforts, and input received.

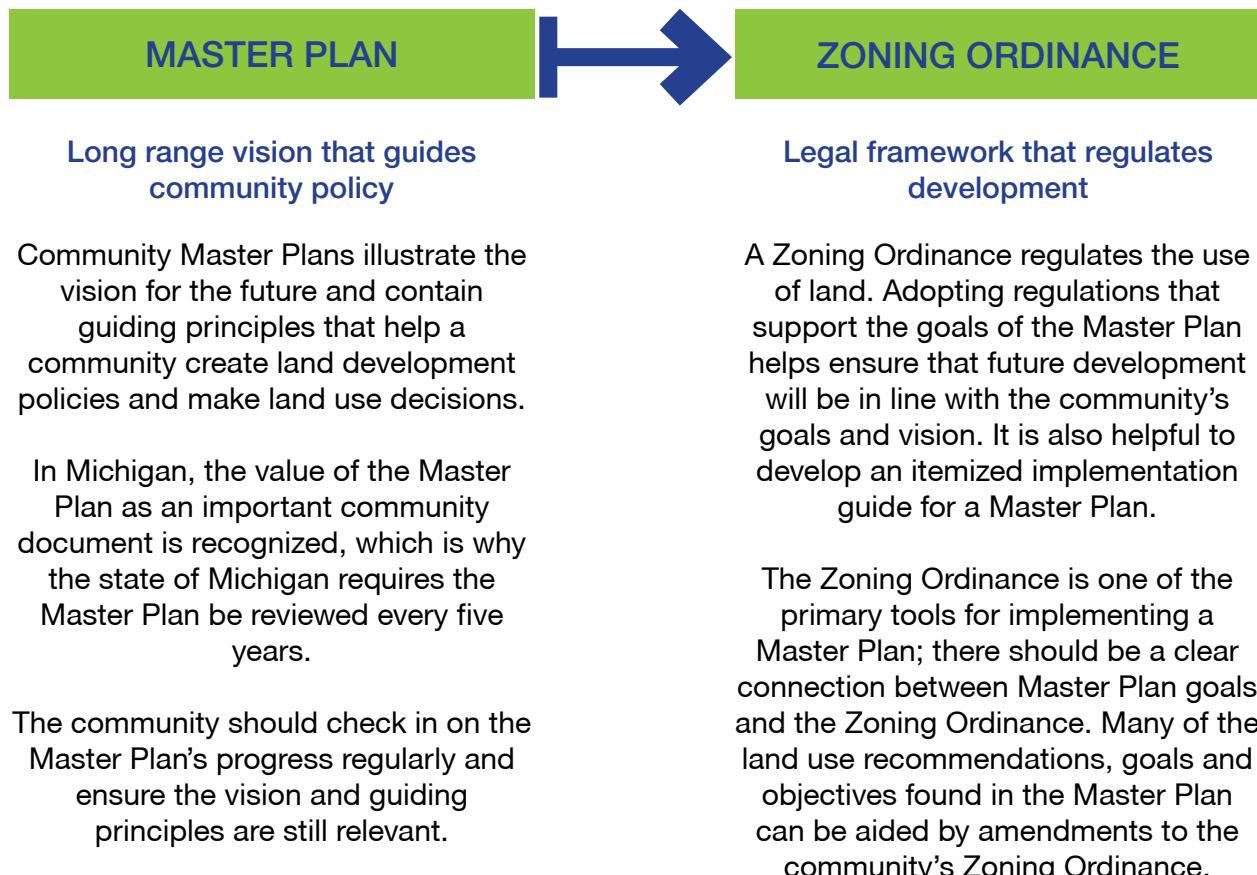
Zoning Plan

The Zoning Plan for this Master Plan update shows how the City's planned long-range land use will be implemented through the use of zoning regulations.

Each future land use category should have an appropriate zoning framework for regulating development. There are a few zoning district classifications that may need to be amended to be consistent with the changes suggested in the Future Land Use Map and descriptions.

[Table 6](#) shows how the land uses of the Master Plan are intended to generally align with the City's zoning districts and the suggested Zoning Plan based on the changes proposed in the Future Land Use Map sections.

FIGURE 8. Relationship between Master Plan and Zoning Ordinance



The key updates proposed for the City's Master Plan Zoning Plan include refinements to several existing districts as well as the introduction of new designations that more closely align zoning with the Future Land Use Plan. A primary change is the creation of the Sumpter Road Corridor Overlay District, which will guide development along the corridor and advance the community's long-term vision. The Downtown Mixed-Use designation is also expanding to select areas south of Main Street to support infill development and remove previous restrictions on medical service uses. In addition, the Pedestrian Residential designation may see updates to dimensional standards and permitted uses to better reflect its intent. Together, these changes establish a more flexible and context-sensitive zoning framework that can effectively carry out the City's planning goals.

TABLE 6. 2025 Zoning Plan

Future Land Use Category	Corresponding Zoning District
Single Family Residential	R-1
Pedestrian Residential	R-2 and R-3
Multi-Household Residential	R-M
Neighborhood Business	B-1 and B-3; consider eliminating OS-1
Sumpter Road Mixed-Use	New!
Downtown Mixed-Use	B-2 and P-1; Eliminate P-1
Industrial	I-1, I-2, and IP
Parks and Open Space	No equivalent, but can be made up from a variety of districts.
Public and Quasi-Public Space	No equivalent, but can be made up from a variety of districts.

The zoning action items in this Chapter's "Action Items" chart can guide future zoning ordinance amendments.

Implementation Tools and Techniques

The City has a wide variety of tools and techniques at its disposal to help implement its long-range planning, including, but not limited to:

- Zoning Ordinance standards and Zoning Map
- Code enforcement
- Special design plans and study area plans
- Public–private partnerships (P3s or PPPs)
- Site plan, special land use, and rezoning review
- Special millages and assessments
- Local land trusts and conservancies
- Federal and state grant programs
- State and regional partnerships
- Tax increment financing, including DDA
- Tax abatements for industrial growth and commercial/obsolete property rehabilitations
- Parks and recreation planning
- Re-evaluation and adjustment of the Master Plan

Many of these tools and techniques would be employed through the action items described next while others may be explored in the future.



Action Items

Bringing plans to fruition is best done through consistent, incremental, and logical implementation of steps towards the final goals. The implementation matrices that follow are designed to show how the goals of the Master Plan are fulfilled by action items, or strategies. All boards and commissions are encouraged to read through the strategies to understand how they all work together to create a better community to live, work, and play.

In order to illustrate the connection between goals, objectives, and action strategies, each of the implementation matrices that follow align with the Master Plan goals, which are noted at the top of each matrix. Within each matrix, the action items are broken into subcategories intended to assist with identification and prioritization. Not all goals contain action items within each subcategory and some action items are repeated as they can advance more than one goal. The matrix subcategories are listed in [Table 7](#).

TABLE 7. Implementation Action Item Types

Action Item Type	Description
Zoning	These are items requiring zoning amendments and will generally be led by staff and the Planning Commission.
Advocacy	These will be items involving education of the community, including residents, business owners, property owners, developers and design professionals. They will be led by a combination of staff, boards and commissions. This may also involve City staff and officials working with county and state officials to coordinate plans and funding, as appropriate.
Capital Improvement	These items involve large capital investments, such as equipment, projects or studies, that require inclusion into the City's Capital Improvement Plans (CIPs) in order to determine the most efficient time and method of completion and may involve multiple municipal departments.
Other	Other items may involve research, study, and further evaluation by staff and/or other boards and commissions.

The tables that follow list actions by type and indicate the related goals that would be met through the action, while leaving room to establish priority levels for short-term, mid-term, and long-term items as the next step following adoption of this plan. This chapter should be reviewed periodically and at least annually to assess progress and adequately budget for specific strategies. Each action should have a “lead,” a board, commission, group, or individual who is responsible for project initiation and coordination.

TABLE 8. Implementation Matrix Columns

Matrix Column	Description
Action Item	The strategic actions necessary to carry out goals and objectives.
Lead Body	Identifies the primary party responsible for accomplishing the action item.
Priority / Time Frame	Identifies and prioritizes the time frame for the action item to be implemented. Generally, short time frames are intended as three years or less; medium time frames are three to five years, and long time frames are over five years. Priorities would generally be categorized as high, medium, or low.
Potential Funding Sources	Potential funding sources that could be utilized to accomplish the action item.
Potential Supporting Partners	Potential parties who may be involved in the accomplishment of the action item.
Abbreviations	PC = Planning Commission; Staff = City Staff; CC = City Council; MDOT = Michigan Department of Transportation; NA = Not Applicable; WCRC = Wayne County Road Commission



Plan Action Items

The following pages contain action items identified in 2025 as part of the Master Plan process. After adoption, the Planning Commission will assign time frames or priorities to the action items. These time frames are intended as guides and may be adjusted as resources allow or as other issues arise. The plan should be treated as a living document and the Planning Commission is expected to make changes (revisions, additions, deletions) to the tables as needed. Each year, as Planning Commission, City Council, and City staff consider action items to pursue for the upcoming year, this list should be revisited to determine consensus and appropriate items.

TABLE 9. 2025 Master Plan: Zoning Implementation Matrix

Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Zoning Action Items										
Z.1 Incentivize upper-story housing downtown by allowing density increases or certain zoning reductions for projects of upper-story housing.										
Z.2 Utilize density bonuses for affordable or mixed-income units in new residential projects.										
Z.3 Allow for ground floor housing downtown, so long as the housing unit is elevated from the public grade or receded behind the front building line.										
Z.4 Allow for senior housing by-right wherever multiple-unit residential uses are permitted (i.e. R-M).										
Z.5 Review the residential land uses permitted in the residential zoning districts (R-1, R-2, R-3, and R-M) to match future land use plan recommendations.										
Z.6 Permit accessory dwelling units (ADUs), attached-single family homes (townhomes), and duplexes in the R-2, R-3, and R-M districts.										
Z.7 Permit triplexes and quadplexes in the R-3 zoning district.										



	Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
		Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Zoning Action Items											
Z.8	Review the residential land uses permitted in the non-residential zoning districts, including fitting in opportunities for mixed-use where sensible.										
Z.9	Reduce stringent base dimensional requirements (minimum lot size, width, floor area) of the R-2 district to allow for more housing.										
Z.10	Support aging-in-place by removing zoning barriers to accessibility improvements (i.e. "visability" improvements) or the retro-fitting of existing homes.										
Z.11	Incentivize the inclusion of smaller units, such as studio apartments, to accommodate single-person households and young professionals, adding variety to the housing market at lower price points.										
Z.12	Assess the zoning ordinance to identify opportunities for the administrative approval of missing middle housing and reduce the instances in which discretionary (i.e. special land use) decisions are required for multi-family development in non-single family zoning districts.										
Z.13	Consolidate the OS-1 zoning district into a commercial zoning district, such as the B-1 or B-2 zoning district as applicable.										
Z.14	Require newly constructed buildings, or existing buildings that double in footprint, to be multi-story in the downtown.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Zoning Action Items										
Z.15 Permit live-work housing units/ residential living units as principal permitted uses in the B-1 and B-3 zoning districts.										
Z.16 Enable more flexible home occupation zoning regulations, including removing most, if not all, home occupations from needing special land use approval.										
Z.17 Permit limited or small-scale research and development, maker spaces, and similar uses in the B-2 and B-3 zoning districts. Being limited in nature, such uses would encourage innovation and tech growth, but would not go so far as including heavy manufacturing, emissions-heavy, or volatile chemical uses.										
Z.18 Ensure that the zoning ordinance permits business incubators and adaptable office spaces such as co-working spaces similarly to professional and administrative office uses. Additionally, because of their flexible nature, reduce the minimum parking requirement for such uses.										
Z.19 Ensure that non-residential building and site requirements bring high-quality design to the City, but give the property owner flexibility and choice in the design.										
Z.20 Incentivize green buildings by way of expedited permits or density bonuses for developments meeting energy efficiency standards.										
Z.21 Consider options which would allow appropriate increased mixed-use zoning and redevelopment in Downtown Bellevue.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Zoning Action Items										
Z.22 Ensure renewable energy infrastructure, such as community solar farm installations, are regulated in the zoning ordinance.										
Z.23 Incentivize the planting of more trees through density bonuses.										
Z.24 Increase native species planting requirements for new development.										
Z.25 Assess the zoning ordinance to ensure that composting and recycling facilities are accessible to residents, including those in multi-family residential areas.										
Z.26 Allow for flexible zoning for waste drop-off centers in convenient locations.										
Z.27 Allow for flexible zoning for community gardens, urban farms, and residential food production.										
Z.28 Allow for flexible zoning for rooftop gardens and vertical farming in commercial and residential zones.										
Z.29 Develop solar access ordinances to protect property owners' ability to install solar panels.										
Z.30 Increase site and parking lot landscaping requirements.										
Z.31 Update tree preservation ordinance to require improved tree replacement ratios for new developments.										
Z.32 Explore zoning regulations for low-impact development and stormwater management strategies (e.g., implementing of rain gardens, increasing tree canopy, reducing impervious surface, etc.)										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Zoning Action Items										
Z.33 Update City codes to include requirements for EV charging readiness and renewable energy integration in new commercial and industrial developments.										
Z.34 Incentivize eco-friendly building practices, such as LEED-certified buildings or energy-efficient infrastructure.										
Z.35 Utilize form-based code standards, zoning strategies that focus primarily on how buildings and site design contribute to shaping the public realm, making streets and sidewalks more attractive, comfortable, and conducive to walkable areas.										
Z.36 Consider implementation of universal design standards for new developments to ensure greater accessibility for people of all abilities and ages.										
Z.37 Integrate pedestrian-friendly streets and driveways, accessible public or semi-public plazas, and green spaces to establish destination spaces.										
Z.38 Add standards for public art in private development.										
Z.39 Review the permitted land uses to ensure uses are compatible for a mixed-use zoning district and are also synchronized with the Van Buren Township vision.										



TABLE 10. 2025 Master Plan: Advocacy Implementation Matrix

Related Goals	1 Housing	2 Local Economy	3 Sustainability	4 Transportation	5 Sumpter Road Corridor	6 Placemaking	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
Advocacy Action Items										
A.1 Partner with Van Buren Township to coordinate a synchronized vision for Sumpter Road that encourages development of housing and a diversity of housing types.										
A.2 Explore innovative partnerships and funding mechanisms to promote local, individual home ownership, ensure long-term affordability, and maintain high-quality design and infrastructure.										
A.3 Raise educational attainment levels and support technical and vocational skill development through engaging with Wayne County Community College.										
A.4 Assist with identifying strategies for workforce development and training for diverse industries and growing industries, such as the mobility and micro-mobility sectors.										
A.5 Encourage local opportunities and partnerships with Van Buren Public Schools for social engagement, networking, internships, and volunteering to encourage young people to be involved and foster a sense of belonging.										
A.6 Promote community workshops and education materials on sustainable landscaping and green infrastructure maintenance.										
A.7 Further support Huron River Watershed cleanup days and increase volunteer efforts for the watershed's health.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Advocacy Action Items										
A.8 Promote the use of citizen science apps to engage residents in monitoring and tracking tree health.										
A.9 Engage schools through hands-on programs like starting school gardens or teaching children about sustainable food systems and nutrition.										
A.10 Create online hubs with resources, maps, and toolkits for sustainability projects. Use social media to showcase ongoing initiatives and opportunities for involvement.										
A.11 Collaborate with schools, libraries, nonprofits, and businesses to host events, create educational materials, and run sustainability programs.										
A.12 Encourage more regional collaboration and communication with adjoining communities.										
A.13 Develop an inventory of the existing trees in the City.										
A.14 Consider establishing a youth council to encourage greater youth participation in the City's community affairs.										
A.15 Organize tree planting and care events to foster resident engagement and environmental stewardship.										
A.16 Support shared mobility services and encourage car-sharing and bike-sharing programs.										
A.17 Work with regional transportation providers to establish opportunities for micro-transit, such as car (or bike)-sharing and dial-a-ride services, as well as local trolley or shuttles, to help people "go the last mile" to reach a regional transit system.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Advocacy Action Items										
A.18 Advocate for complete streets and improved context-sensitive design on streets that the City does not have jurisdiction over (Wayne County Roads Division and Michigan Department of Transportation roads).										
A.19 Engage and collaborate with surrounding communities to explore regional transportation options (e.g., trolley service expansion)										
A.20 Explore grant programs through Wayne County, SEMCOG or MDOT for the improvement of traffic flow and safety.										
A.21 City Council and/or City Administration should stay active and involved with transportation projects in the area, including but not limited to the MDOT "Cavneu" project on I-94.										
A.22 Encourage businesses and property owners to incorporate outdoor concerts, food markets, theater performances, and art installations or exhibitions downtown.										
A.23 Continue to encourage and support civic celebrations, including festivals and farmers markets.										
A.24 Encourage youth in the art community by providing opportunities for young people to create and participate in arts and cultural events and activities.										
A.25 Explore programs which will promote the City as an attractive community in which to live (e.g., enhancement of the City's website, community calendar, promotional brochure, etc.)										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Advocacy Action Items										
A.26 Consider establishing programs to provide assistance and support to residents for pocket parks and other neighborhood spaces.										
A.27 Coordinate the Sumpter Road corridor's vision with Wayne County and work with the County on funding opportunities for non-motorized transportation improvements in this corridor.										
A.28 Encourage students, young professionals, and start-ups to work with the City through marketing and promoting the use of municipal data.										



TABLE 11. 2025 Master Plan: Capital Improvement Implementation Matrix

Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Capital Improvement Action Items										
C.1 Support existing residential neighborhoods by addressing any blight or code enforcement issues as they arise.										
C.2 Support the long-term livability of neighborhoods by ensuring that infrastructure, including sidewalks and streets, are well-maintained.										
C.3 Protect green spaces and natural resources to improve the quality of life of City residents, but also as a strategy to manage stormwater, reduce flooding and improve air quality.										
C.4 Ensure that the community's infrastructure, including roads, water, and sewer, can support future growth.										
C.5 Investigate feasibility of an indoor/outdoor public flex space for public events, markets, festivals, concerts, etc. downtown.										
C.6 Investigate the opportunities for strategic funding, such as a millage or stormwater utility fee (like a water or sewer fee), that would allow the City to better manage infrastructure needed to collect, transport, and treat stormwater runoff. Research best practices from communities who have created similar funding programs and engage in dialog with residents, businesses, and property owners throughout the research and assessment process.										
C.7 Increase the City's tree canopy and create tree-lined paths and streets within the City and alongside the Iron Belle Trail.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Capital Improvement Action Items										
C.8 Determine the feasibility of putting protections in place for the island on Belleville Lake.										
C.9 Upgrade and maintain lakefront parks while creating inviting pedestrian pathways along and to the waterfront.										
C.10 Consider installation of electric vehicle (EV) charging stations in key public parking areas and bike chargers along the Iron Belle Trail										
C.11 Consider implementing green infrastructure like rain gardens, pervious pavers, bioswales, etc.										
C.12 Implement Complete Streets ordinance and policies that prioritize walking, biking, and public transit through coordination of infrastructure improvements with a focus on Safe Routes to School.										
C.13 Improve access to buses, shuttle services, and bike lanes.										
C.14 Utilize curb extensions or bump-outs and similar traffic calming devices in key pedestrian intersections.										
C.15 Utilize crosswalks, pedestrian pavement markings, and crosswalk signals in key pedestrian intersections.										
C.16 Install wayfinding signage to improve directional understanding of pedestrian and non-motorized transportation users.										
C.17 Explore the use of digital signage and tech in wayfinding.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Capital Improvement Action Items										
C.18 Proactively prepare key corridors for emerging transportation technologies by embedding sensors, broadband infrastructure, and conduit systems to support future mobility services, signage, and smart systems.										
C.19 Explore improving street lighting and implementing traffic calming measures along the Sumpter Road Corridor and Downtown to enhance safety for pedestrians and nighttime users.										
C.20 Investigate and implement solutions to issues such as traffic conflicts at the Five Points intersection and other high-traffic areas.										
C.21 Establish destination spaces throughout the City and alongside the lakefront by adding more seating, paths, art, and interactive features.										
C.22 Add wayfinding signage in key civic areas and utilize smart park and trail apps.										
C.23 Add bike parking facilities, pedestrian pathways, and car-free zones to encourage and support access by a variety of modes.										
C.24 "Consider coordinated streetscape elements throughout the City (e.g., coordinated landscaping plan, seasonal banner program, signage, etc.)"										
C.25 Consider enhancement of neighborhood gateways throughout the City. (At the bridge, Sumpter Road, Columbia Avenue, Huron River Drive, Savage Road)										



	Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
		Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
	Capital Improvement Action Items										
C.26	Improve pedestrian connections between municipal assets (City hall, library, parks), including wayfinding improvements.										
C.27	Consider the installation of EV chargers for boats at Doane's Landing, Horizon Park, or other areas.										
C.28	Locate spaces within the City to include fun elements and structures for the youth and residents to interact with (play structures, musical equipment, etc.)										



TABLE 12. 2025 Master Plan: Other Implementation Matrix

Related Goals	1 Housing	2 Local Economy	3 Sustainability	4 Transportation	5 Sumpter Road Corridor	6 Placemaking	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
Other Action Items										
O.1 Investigate programs for property tax relief for low- to moderate-income households or grants for home repairs that could help residents make much-needed repairs while maintaining the affordability of current housing stock.										
O.2 Implement a “pattern book” or pre-approved design model for accessory dwellings, duplexes, triplexes, and quadplexes that meets a design preferred by the City and can be replicated by a property owner/developer in their permitting process.										
O.3 Make progress in the MEDC's Redevelopment Ready Communities program to obtain technical assistance with future planning, zoning, and economic development planning efforts.										
O.4 Investigate grant and funding incentives through the State, such as the Michigan Main Street program.										
O.5 Develop online resources, such as guides for energy-efficient upgrades, solar panel installation, and sustainable landscaping, tailored to homeowners, renters, and landlords										
O.6 Host more frequent community events like recycling drives, scrap metal collections, e-waste and hazardous waste drop-offs, and composting workshops to encourage proper waste disposal practices.										
O.7 Explore local financing mechanisms, such as tax increment financing and business improvement districts, to fund pedestrian-oriented improvements.										



Related Goals	1	2	3	4	5	6	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
	Housing	Local Economy	Sustainability	Transportation	Sumpter Road Corridor	Placemaking				
Other Action Items										
O.8 Host activities and events to breathe life into public spaces, attracting people, creating social interactions, and contributing to the overall vibrancy of the place.										
O.9 Utilize the City's website to promote the community's arts and cultural assets, including an explanation of what they do and where they are located.										
O.10 Continue to support temporary and permanent public art projects; explore creating a public art fund tied to new development.										



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Appendix A

Existing Conditions

Appendix A: Existing Conditions

The information in this Community Profile presents the background for the Master Plan. It begins by providing data on the current residents of Belleville and extrapolating trends to consider how the community may be composed in the future.

Specifically, demographic measures such as population, age, race, and educational attainment; economic statistics such as household income and commute factors; and housing data such as housing value and age are discussed.

Demographics

Sound policy making and planning require an understanding of who is currently in a community and who is likely to be there in the future. Demographics allow communities to identify and track trends in population, aging, migration, and local economies, among other things. For these reasons, Master Plans carefully review and use demographic analyses to prepare for issues and demands that a community will face, both now and in the future. The demographic profile of the community influences, in many ways, the resources, programming, and physical infrastructure that will meet the needs of residents and businesses.

The current data included in this Master Plan is mostly from the U.S. Census Bureau's 2019-2023 American Community Survey (ACS) 5-Year Estimates. For comparison, the 2010 and 2020 Decennial Census and other ACS 5-Year Estimates are frequently used. Since ACS data are estimates and not counts and the City is a small geographic area, the data can have large margins of error and the data may be less reliable. Moreover, this data does not reflect the full extent of changes the City has experienced due to the COVID-19 pandemic.

Many demographic trends, including changes to population, growth rates, age distribution, and income, impact future land use. National and regional trends can help provide additional information for local communities.

Noteworthy national and regional trends include:

- Birth rates in the United States have been falling almost continuously for more than a decade. The 2020 Census showed the lowest birthrate in US history of 11.0 births per 1,000 people. According to the National Center for Health Statistics, for every 1,000 women of childbearing age (15-44), 55.8 of them gave birth in 2020. When compared to 2007 (69.5 births for every 1,000 women of childbearing age), this is a 20% decline in birth rates. Additionally, data from the World Bank shows fertility rates (an estimate of the total number of children a women will ever have) also at a historically low level, at 1.7 births per woman in 2019.
- The marriage rate in the US continues to decline. According to data from the Centers for Disease Control and Prevention, the rate was 5.1 per 1,000 people in 2020. A rate this low was likely impacted by the pandemic, however, it is a 1% drop from the 2019 rate, and follows a several decades-long trend of fewer marriages.
- The US population is aging. By 2030, every "Baby Boomer" will be 65 years old or older, making 20% of the US population of retirement age.
- As the population ages and fewer babies are born, the 65+ age group will outnumber the 18 and under age group for several years.



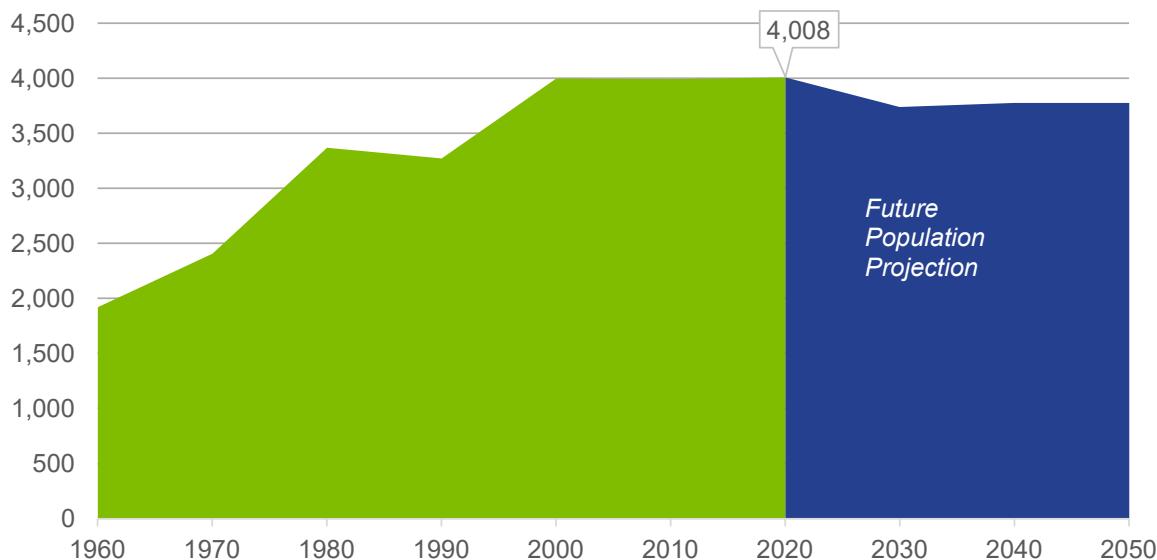
Population

The best planning for the future will consider the current makeup of the population, as well as the community's likely composition in the future. The population of Belleville has remained largely unchanged over the past two decades, with only a slight increase in residents from 2000 to 2020 (11 residents). As a contrast, some of the communities surrounding Belleville have seen substantial changes in their populations during the same time, with Van Buren and Canton Townships increasing their populations by almost a third, and Romulus close to 10%. The increases in these areas are rather notable, considering Wayne County's population decreased by almost 13%.

Population Forecast

SEMCOG's Regional Development Forecast predicts that the City's population will decline fairly rapidly by 2030, before slightly rebounding through 2050 (See [Figure 9](#)).

FIGURE 9. Historical and Projected Population, 1960-2050



Source: U.S. Census Bureau, 1960 to 2020 Decennial Census; SEMCOG Regional Forecast



Population Trends

Data from the 2020 Decennial Census were used to analyze trends in Belleville and its surrounding communities. Data on the entire Southeast Michigan region were collected from the Southeast Michigan Council of Governments (SEMCOG) for comparison with the region. [Table 13](#) provides a snapshot of how Belleville compares to surrounding communities, Washtenaw County, Wayne County, and the Southeast Michigan region. It should be noted that 2020 Decennial Census data is only partially available and for most data, the 2023 American Community Survey (ACS) 5-Year Estimates are used.

Belleville is a comparatively small community compared to its neighbors, both in terms of geography and population. Within its 1.1 square miles, the City hosts just over 4,000 residents. Compared to the region, a larger share of its residents are adults. The median age is 43.4, higher than what it was in 2000 (37.5 years), and currently the highest of any of its compared communities. This is consistent with national trends. Accommodating needs in all areas (e.g. housing, transportation, social/community, etc.) is a necessary foundation for enhancing quality of life for all residents.

TABLE 13. Belleville and Surrounding Communities: Demographics Snapshot, 2020 Census

Community Characteristic	Belleville	Van Buren Twp	Canton Twp	Romulus	Sumpter Twp	Ypsilanti Twp	Washtenaw County	Wayne County	Southeast Michigan*
Population	4,008	30,375	98,659	25,178	9,660	55,670	372,258	1,793,561	4,830,489
Under 18 population	19.6%	19.4%	23.4%	24.2%	22.0%	21.6%	18.4%	23.3%	21.4%
Adult population	80.4%	80.6%	76.6%	75.8%	78.0%	78.4%	81.6%	76.7%	78.6%
Race									
White	70.4%	56.5%	61.1%	41.0%	76.9%	52.2%	67.8%	47.8%	64.3%
Black	18.4%	30.4%	10.7%	46.4%	11.1%	30.4%	11.3%	37.3%	20.7%
Asian	0.9%	2.5%	19.4%	1.3%	0.3%	2.9%	9.0%	3.6%	5.1%
Multi-racial and other	6.2%	6.4%	5.0%	6.9%	6.8%	7.8%	6.3%	4.7%	4.9%
Hispanic	4.1%	4.3%	3.8%	4.4%	3.9%	6.6%	5.6%	6.6%	5.0%
Group quarters	0.1%	0.4%	0.4%	0.7%	0.1%	0.1%	6.4%	1.1%	1.5%
Persons per acre	5.53	1.40	4.27	1.10	0.40	2.90	0.81	4.58	1.68
Median age	43.4	39.6	38.9	37.5	41.3	35.6	34.5	37.7	39.0

*Data for Southeast Michigan is from SEMCOG based on the 2020 ACS

Source: U.S. Census Bureau, 2020 Census; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan



Households

Understanding a community's composition in terms of households allows for additional insights into the needs of the community with regards to housing, facilities, and services. According to the 2023 ACS, there were 1,810 households in Belleville. Just over a third of households included a senior (someone over the age of 65), a 19.6% increase from 2010 Census numbers that also indicates that the population is rapidly aging. The average household size is 2.18, the lowest of any of the immediately surrounding communities. According to SEMCOG's 2050 forecasts, household size is expected to continue to decline through 2030, then increase and return to 2020 size by 2050. The continued decrease in household size could be due to smaller families, an increasing proportion of people living alone, and a greater number of "empty-nest" households.

Most Belleville households have internet access, which is a key indicator of the ability of residents to communicate and receive emergency and civic information. However, over one-tenth of households do not have access to a car - the lowest of its compared communities - which may indicate that their access to employment, schools, resources, and entertainment could be limited. [Table 14](#) provides more detail about household composition and amenities.

TABLE 14. Belleville and Surrounding Communities: Households Snapshot, 2023 ACS

Household Characteristic	Belleville	Van Buren Twp	Canton Twp	Romulus	Sumpter Twp	Ypsilanti Twp	Washtenaw County	Wayne County	Southeast Michigan*
Total households	1,810	12,751	35,741	9,122	3,391	23,458	149,256	693,446	1,932,658
Average household size	2.18	2.35	2.74	2.72	2.82	2.35	2.34	2.53	2.46
Households with seniors (65 years old or older)	36.1%	28.1%	28.5%	31.3%	36.7%	23.2%	26.7%	30.9%	31.2%
Households with children	27.1%	23.1%	35.8%	35.5%	31.7%	26.7%	24.3%	28.7%	28.4%
Households with no car	13.5%	3.2%	3.6%	6.8%	6.9%	9.0%	7.9%	11.8%	5.6%
Households with internet access	83.4%	96.1%	97.3%	90.4%	91.0%	95.5%	96.8%	90.8%	88.8%
Households with broadband internet access	78.8%	94.5%	96.1%	85.7%	89.3%	94.2%	93.7%	87.8%	86.0%
Households with computing devices (desktop or laptop)	91.9%	97.5%	97.6%	92.7%	91.9%	96.8%	97.5%	93.7%	92.1%

Note: ACS estimates are samples collected over a five-year period and released annually to provide a detailed view of a community's social and economic characteristics. The Decennial Census is a headcount conducted every 10 years, which is used for an official population count for population apportionment and redistricting.

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan



Housing

Data about housing can indicate the strength of the local economy and overall community appeal. The types of housing available in a community can entice or deter new prospective residents from coming to the community, depending on if what is offered meets their needs and desires. Homeownership is often an indicator of wealth, and house value builds upon that analysis.

Housing is an essential component of a community, and foundational in supporting families of all sizes and types. Having options for safe, affordable, and accessible housing is key to creating a healthy and thriving community.

The historic data in this section is from the Decennial Census while current data is from 2019-2023 American Community Survey (ACS) 5-Year Estimates. As the American Community Survey collects data from a sample of households each year, it may be subject to limitations like sampling errors.

Number of Housing Units and Value

Census data tends to lag behind the real estate market, making it difficult to ascertain trends accurately. However, based on the median housing value of \$143,900 in 2020 and a value of \$210,844 in 2000 (in 2020 dollars, originally \$119,600), that would indicate a 40.4% decrease (See [Table 15](#)). Compared to the 20.5% decrease in median household income from 2000 to 2020 noted in the [Local Economy](#) section, housing may still be affordable in this area. However, given the increase in the percentage of households in poverty, issues related to housing affordability may need to be addressed.

Single family detached housing accounts for almost half of the housing stock in the City, comprising 39.2% of all units, down from 50.7% in 2000. ([Table 16](#) includes single family attached units in its characterization of “single family units.”)

Building permits over the past four years have been low, as seen in [Figure 10](#) but have tended to vary in the last two decades. [Figure 11](#) illustrates the breakdown of building permits by housing type.

Most permits have resulted in new single family residential dwelling units. Between 2008 and 2014, all 94 permits issued were for new single family housing units. Solely single family units were permitted again in 2016 (6 permits) and from 2019 to 2022 (14 permits).

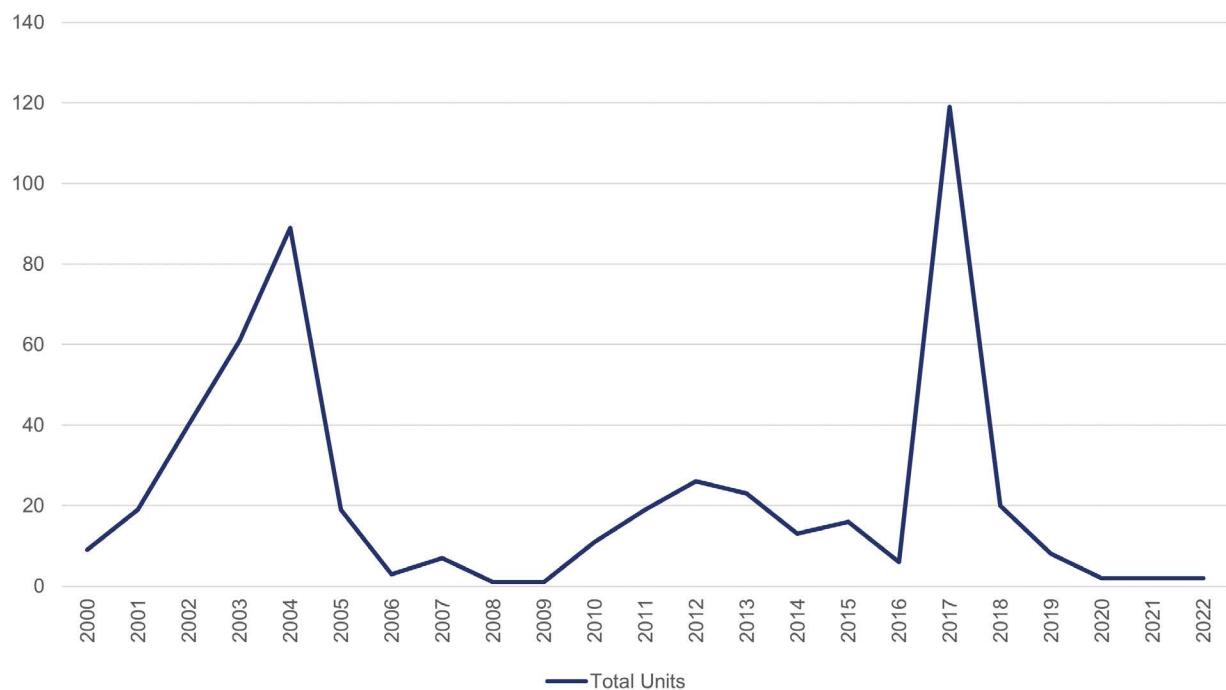
The data does not identify if the units were age-restricted or general multi-family. Elsewhere in the region and throughout the U.S., a rise in multi-family dwellings is a common trend.

According to the National Multifamily Housing Council, the housing market needs 4.6 million apartments by 2030 to keep up with demand. This 2018 report notes that both Baby Boomers and Millennials, who together comprise 100 million households, are creating an increased demand for rental housing.

Along with high demand, supply of for-sale existing homes in Southeast Michigan was at record lows in 2021, and with increased costs, supply chain delays, and skilled trade labor shortages as well as rising inflation and mortgage rates, housing affordability is a major concern.

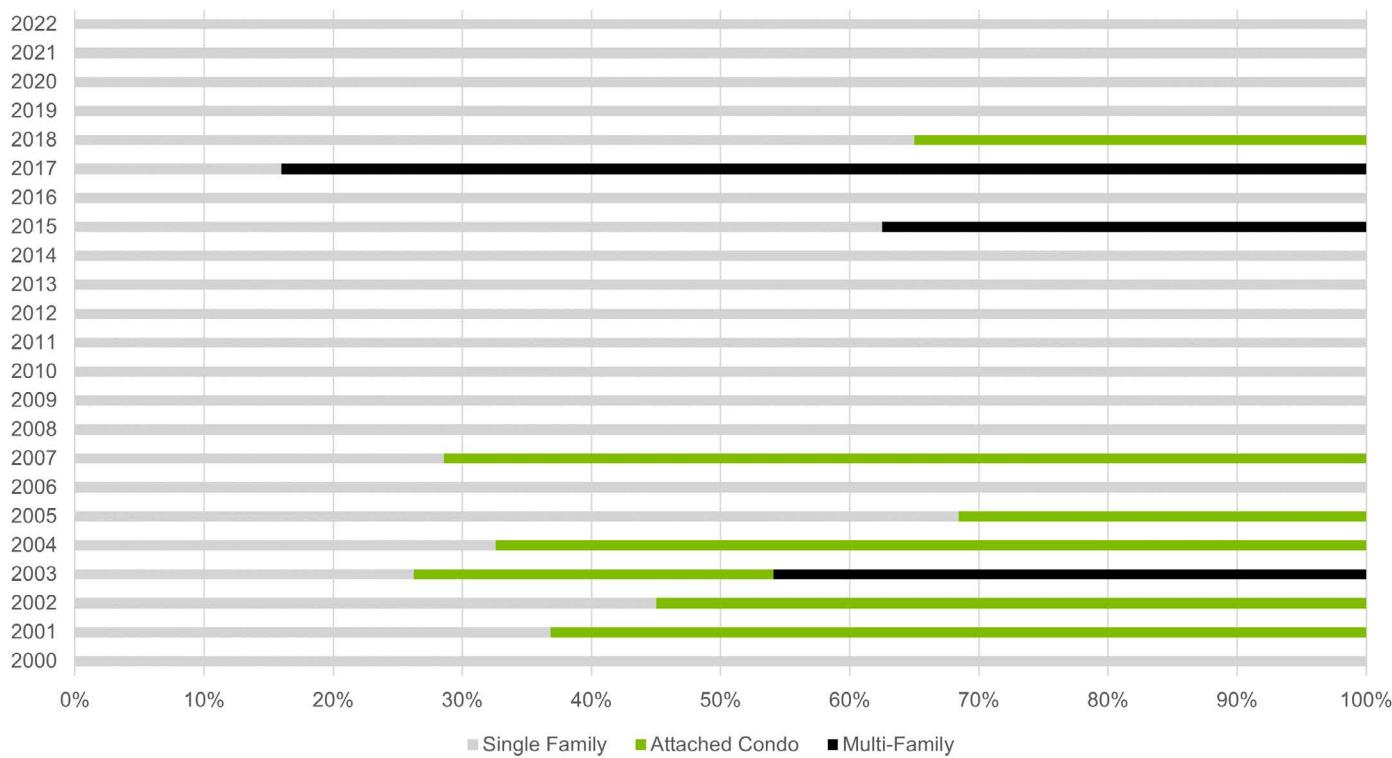


FIGURE 10. Total Residential Building Permits, 2000-2022



Source: SEMCOG Development

FIGURE 11. Residential Building Permits Breakdown by Type, 2000-2022



Source: SEMCOG Development



TABLE 15. Occupied Housing Characteristics, 2000-2023

Housing Characteristic	2000	2010	2020	2023
Total housing units	1,926	1,965	1,972	2,071
Owner-occupied	1,312	1,145	1,145	964
Renter-occupied	524	610	731	846
Vacant	90	210	96	261
Median housing value (unadjusted)	\$119,600	\$130,300	\$143,900	\$162,700
Median housing value (in 2023 dollars)	\$210,844	\$182,358	\$169,463	\$162,700
Median rent (unadjusted)	\$531	\$738	\$845	\$1,077
Median rent (in 2023 dollars)	\$936	\$1,033	\$995	\$1,077

Note: Data for 2000, 2010, and 2020 are from the Decennial Census. Data for 2023 is from the 2019-2023 ACS 5-Year Estimates.

ACS estimates are samples collected over a five-year period and released annually to provide a detailed view of a community's social and economic characteristics. The Decennial Census is a headcount conducted every 10 years, which is used for an official population count for population apportionment and redistricting.

\$1 in 2000 is equivalent in purchasing power to about \$1.76 in 2023.

\$1 in 2010 is equivalent in purchasing power to about \$1.40 in 2023.

\$1 in 2020 is equivalent in purchasing power to about \$1.18 in 2023.

Source: U.S. Census Bureau, Decennial Census and 2019-2023 ACS 5-Year Estimates

Housing Types and Tenure

Data about housing can indicate the strength of the local economy and overall community appeal. Older housing reflects the physical, historic, and social context of a community. The age of housing influences local housing policies for rehabilitation and redevelopment. Older houses require additional maintenance and upkeep, and may also require upgrades to ensure energy efficiency, barrier-free access and increased livability for aging adults.

TABLE 16. Belleville and Surrounding Communities: Housing Snapshot, 2023 ACS

Housing Characteristic	Belleville	Van Buren Twp	Canton Twp	Romulus	Sumpter Twp	Ypsilanti Twp	Washtenaw County	Wayne County	Southeast Michigan*
Percent owner-occupied housing units*	53.3%	66.2%	77.1%	70.8%	87.6%	57.5%	61.6%	64.5%	64.6%
Percent renter-occupied housing units*	46.7%	33.8%	22.9%	29.2%	12.4%	42.5%	38.4%	35.5%	27.3%
Percent single family	27.1%	53.1%	64.1%	69.7%	81.9%	58.8%	57.0%	69.7%	69.0%
Percent multi-family	52.9%	35.8%	31.9%	20.1%	2.5%	37.2%	39.2%	28.6%	28.0%
Median housing value	\$162,700	\$240,300	\$347,900	\$149,100	\$253,900	\$223,000	\$353,000	\$170,200	\$242,700
Median gross rate	\$1,077	\$1,166	\$1,475	\$1,050	\$1,246	\$1,206	\$1,400	\$1,087	N/A

N/A = not available

*A percentage of the number of total occupied housing units.

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan



Local Economy

Identifying trends in employment can help a community project future needs for land use categories and assess potential opportunities for economic development.

The snapshot below highlights some key indicators of the City's existing economic conditions.

TABLE 17. Belleville and Surrounding Communities: Economic Snapshot, 2023 ACS

Economic Characteristic	Belleville	Van Buren Twp	Canton Twp	Romulus	Sumpter Twp	Ypsilanti Twp	Washtenaw County	Wayne County	Southeast Michigan
Total jobs	2,212	14,581	41,941	42,063	2,320	18,833	278,176	982,165	2,961,769
Jobs per acre	3.51	0.68	1.46	1.65	0.09	0.87	0.60	2.37	1.65
Unemployment rate	10.8%	8.5%	3.5%	8.8%	6.4%	6.6%	4.4%	8.7%	6.7%
Labor force participation rate	60.0%	70.1%	68.1%	66.1%	62.4%	69.8%	63.5%	59.4%	62.7%
Median household income	\$59,929	\$75,608	\$118,010	\$72,235	\$72,917	\$68,773	\$87,156	\$59,521	\$76,000
Per capita income	\$36,633	\$43,027	\$52,045	\$30,261	\$35,170	\$35,438	\$51,746	\$33,956	\$42,861
Percent people in poverty	6.1%	11.4%	5.5%	11.0%	12.0%	15.0%	13.8%	20.1%	13.2%
Average commute time (minutes)	26.1	26.2	27.2	25.1	30.4	25.1	23.4	25.0	22.3
Drive alone to work	65.1%	80.1%	69.3%	79.2%	80.8%	71.6%	61.9%	73.0%	73.9%
Commute by transit	0.0%	0.2%	0.2%	0.2%	0.2%	3.0%	3.8%	2.2%	1.3%

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan

While the City of Belleville does not have the most jobs, it does host more jobs per acre than surrounding communities, the county, and the region (See [Table 17](#)). However, the average commute is almost a half hour, indicating that most residents work outside the City. According to the U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan, Ann Arbor, Van Buren Township, and Detroit are where the most Belleville workers work. Most people reach their place of employment by driving alone, and public transit is not used. The three industries with the most jobs in Belleville as of 2019 were education services, information and financial activities, and healthcare services, following national trends as fast-growing industries (See [Figure 12](#)). SEMCOG forecasts that by 2050, other services will be a top three employer in Belleville, and there will be quite a bit of growth in jobs related to leisure and hospitality and transportation and utilities. According to the North American Industry Classification System (NAICS), “the Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant-making, advocacy, and providing dry-cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.”

Despite the relative high density of jobs, a lower share of Belleville's population participates in the labor force compared to that of surrounding communities, and the unemployment rate is above that of the region. This could be due to the comparatively older population found in Belleville, indicated by the median age and high share of households that include a senior. Approximately one-third of residents over the age of 25 have a bachelor's degree or higher. Educational attainment and occupations that are held by residents are closely related and linked to income and quality of life.



Income characteristics of a community reflect the economic strength or weakness of a City. Income information can help plan for improvements based on the current and projected tax base. The 2006 Master Plan showed the median household income in 2000 was \$44,196. Adjusted for inflation, that figure would equal \$66,425 in 2020 dollars, making the latest figure of \$52,810 a 20.5% decrease. This is in line with the general wage stagnation experienced by American workers since the 1970s. Incomes in Belleville are lower than elsewhere in the area and the region as a whole, though the proportion of people in poverty is significantly less than that of the region. The share of residents that are considered impoverished has more than doubled since 2000.

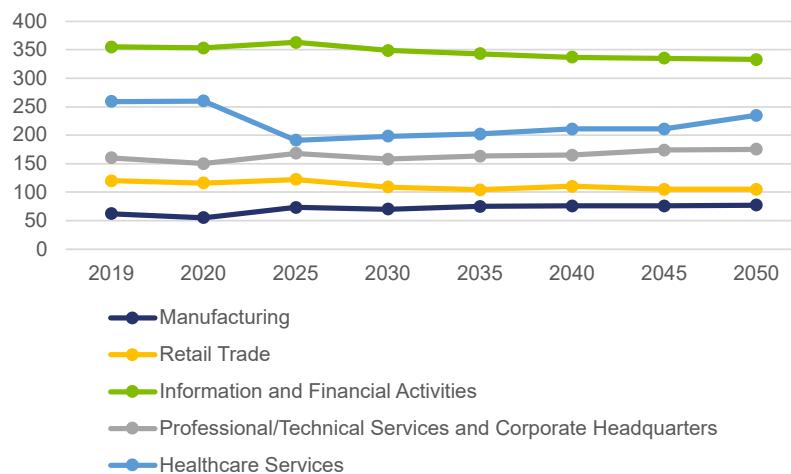
Between 2019 and 2050, it is forecasted that employment in transportation and utilities will increase by about 60 jobs, and employment in leisure and hospitality will increase by approximately 50. Employment in administrative, support, and waste services is also predicted to increase by approximately 30 jobs. During this same time, employment in public administration, health services, education, services, and information and financial activities is expected to decrease by about 25 jobs each. By 2025, it is expected that there will be a large reduction (approximately 60 jobs, or 20%) in jobs in healthcare services, although this may gradually increase to close to 2020 levels by 2050. Conversely, manufacturing jobs are expected to increase in 2025 and then remain steady through 2050.

FIGURE 12. Employment by Industry Sector, 2019 and 2050



Source: SEMCOG 2050 Forecasts

FIGURE 13. Number of Jobs by Industry Sector, 2019-2050



Source: SEMCOG 2050 Forecasts



Existing Land Use

A key element in planning the future of the City is the consideration of existing land use types and patterns. Single family housing is the City's primary land use, with some institutional and recreational uses scattered in the City. A greater variety of uses can be found along Main Street.

[Map 4](#) shows the existing land use of the City and [Table 18](#) displays the breakdown of uses.

TABLE 18. Existing Land Use, 2020

Parcel Land Use	Acres 2015	Acres 2020	Percent Share Parceled 2020	Change 2015-2020	Percent Change 2015-2020
Single family Residential	193.1	191.0	29.5%	-2.1	-1.1%
Attached Condo Housing	9.7	10.1	1.6%	0.3	3.5%
Multi-Family Housing	21.8	21.8	3.4%	0	0.0%
Mobile Home	86.4	86.4	13.3%	0	0.0%
Agricultural/Rural Residential	3.4	3.4	0.5%	0	0.0%
Mixed-use	0.6	0.4	0.1%	-0.1	-19.1%
Retail	28.8	26.7	4.1%	-2.2	-7.5%
Office	15.4	13	2.0%	-2.4	-15.6%
Hospitality	3.7	3.4	0.5%	-0.3	-7.9%
Medical	4.2	4.3	0.7%	0.1	1.9%
Institutional	144.4	124.1	19.2%	-20.3	-14.1%
Industrial	18.4	18	2.8%	-0.4	-2.0%
Recreational/Open Space	26.9	26.9	4.2%	0	0.0%
Cemetery	0	0	0.0%	0	0.0%
Golf Course	0	0	0.0%	0	0.0%
Parking	1.2	1.2	0.2%	0	0.0%
Extractive	0	0	0.0%	0	0.0%
TCU	6.2	6.2	1.0%	0	0.0%
Vacant	39	66.4	10.3%	27.3	70.0%
Water	44.1	44.1	6.8%	0	0.0%
Total (Parceled)	647.2	647.2	100%	0	0.0%
Not Parceled	114.1	114.1		0	0.0%
Total	761.3	761.3		0	0.0%

Agricultural / Rural Res includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.

Mixed-use includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.

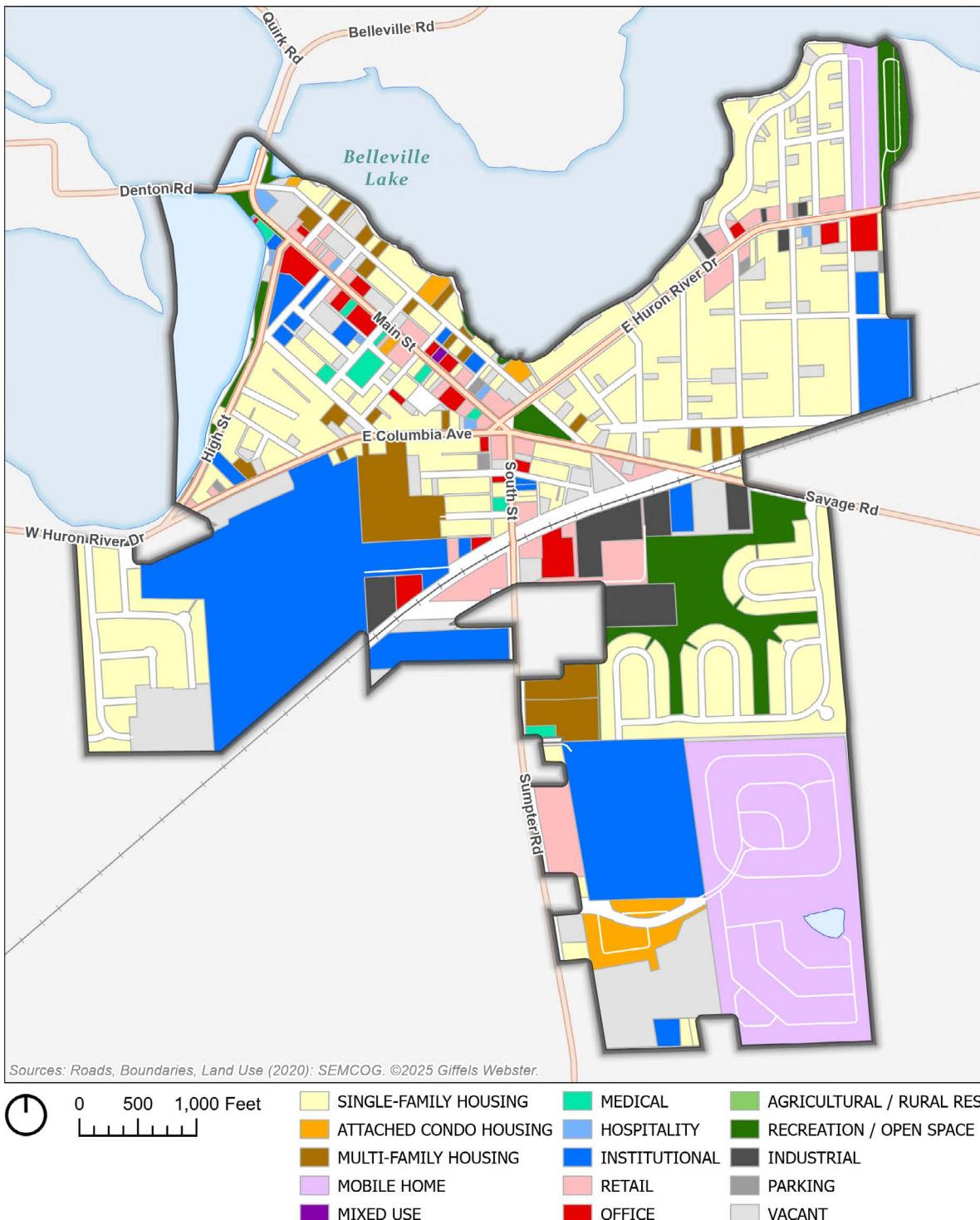
Not Parceled includes all areas within a community that are not covered by a parcel legal description.

Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

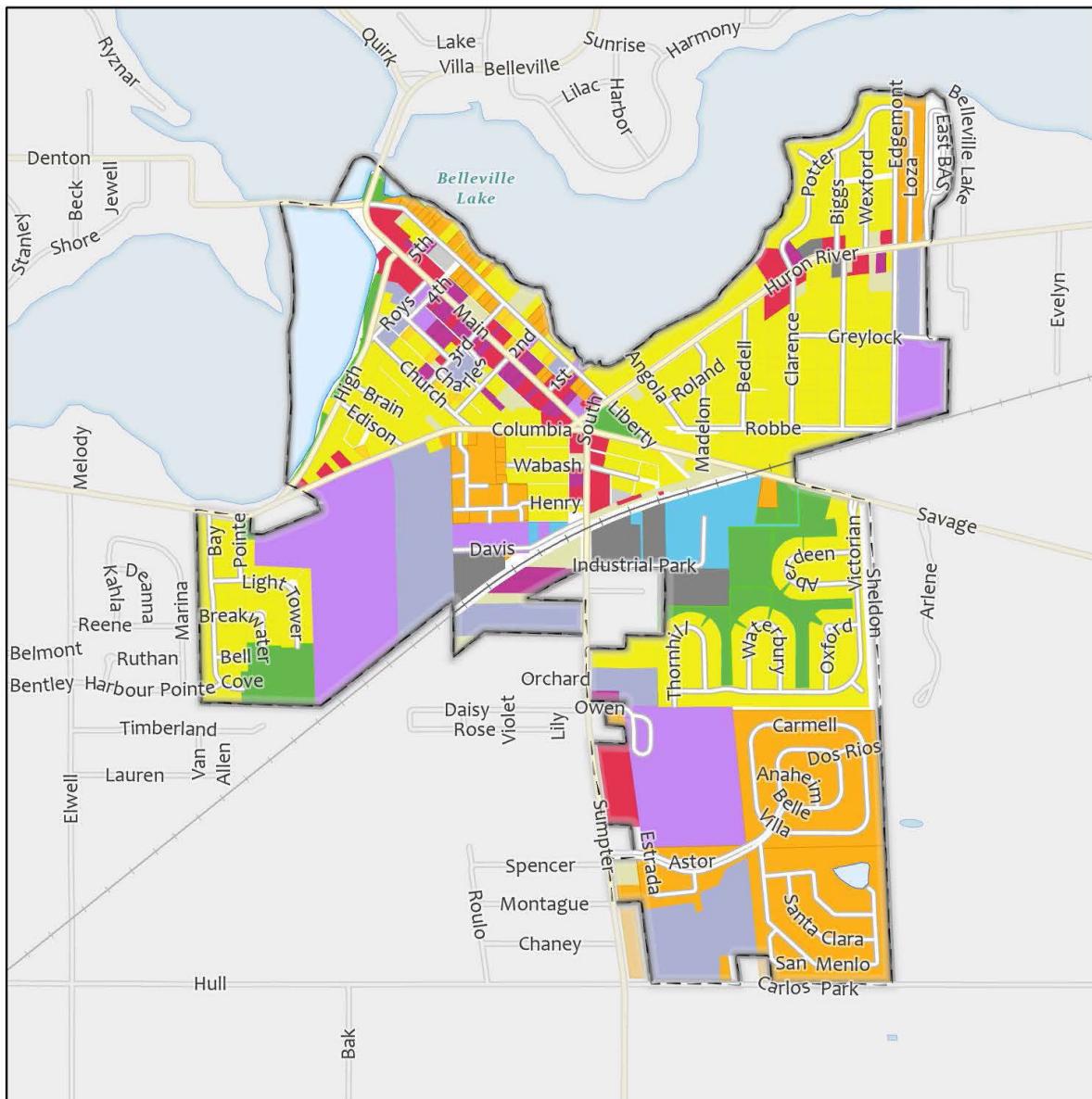
Source: SEMCOG



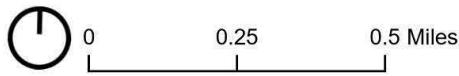
MAP 4. Existing Land Use, 2020



MAP 5. Existing Land Use, 2009



Data Source: Land Use: City of Belleville. Roads: SEMCOG. Map Exported: April 06, 2023. ©2023 Giffels Webster.



Single Family	Institution
Duplex	Light Industrial
Multiple Family	Heavy Industrial
Commercial	Parks
Public	Parking
Office	Vacant

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EXISTING LAND USE 2009
CITY OF BELLEVILLE



For comparison, [Map 5](#) is the Existing Land Use map from 2009. Below are the existing land use descriptions from that plan:

Single Family Detached

All areas containing detached single family dwellings.



A detached single family dwelling in the City.

Single Family Attached

All areas containing attached single family, owner-occupied, condominium dwellings.

Two Family Residential

All areas containing buildings designed for or occupied exclusively by two (2) families living independently of each other. Also known as a duplex dwelling.



A multi-family dwelling in the City.

Multiple Family Residential

All areas containing three (3) or more attached dwelling units accessed via a shared entrance.

Office

All areas used for office purposes including professional and medical office complexes.



A commercial building in the City.

Commercial

All areas used for commercial purposes including the retail sale of goods and services.

Institutional

Land areas and facilities such as schools, hospitals, and government buildings, which are available to or used by the public. Also included in this classification are areas and buildings that are used by a limited number of persons with particular interests such as churches, church-related facilities, and cemeteries.



Belleville High School.



Long-Range Planning in Adjacent Communities

Decisions made in one community can impact surrounding communities, particularly if those decisions relate to property that abuts another community. Therefore, assessing the compatibility of the future land use designations from the 2006 Master Plan and the future land uses planned in other communities is important when updating a master plan and considering how uses of varying intensity can coexist. The future land uses of surrounding communities appear to be consistent with that of Belleville.

Van Buren Township (all directions)

Van Buren Township entirely envelopes Belleville, bordering the City in all directions. The development surrounding the border is largely agriculture/rural settlement and low/medium density residential. Downtown Belleville plays a crucial role as Van Buren Township's historic commercial center, and a close relationship between municipalities is necessary to ensure that the area can serve as the commercial center for residents of both.

The Sumpter Road Corridor is a southern gateway to Belleville and the economic centers of Van Buren Township. In 2022, Van Buren Township developed a plan to accommodate a mix of land uses along the corridor and bring in new buildings, while preserving the existing semi-rural character. Van Buren Township will be a crucial partner in Belleville's goal of transforming the Sumpter Road Corridor into a cohesive, welcoming, and vibrant destination by promoting high quality design, pedestrian-oriented development, and a diverse mix of land uses that support the surrounding and regional collaboration.

Canton Township (north)

Canton Township is located north of Belleville, across Belleville Lake, and makes up the entire northern border of Van Buren Township. The Canton Township side of the border is largely composed of light industrial and retail/commercial developments, while the Van Buren Township side is mostly single family residential and undeveloped land. Canton Township is currently undergoing its master planning process at the time of this analysis (June 2025), and the proposed future land use map was used for this analysis.

Sumpter Township (south)

Sumpter Township is located south of Belleville, and makes up the entire southern border of Van Buren Township. The land use pattern along the Sumpter Township side of the border is primarily defined by single family residential, with some light industrial uses located close to Rawsonville Road. Lower Huron Metropark is located near the eastern end of the border. Sumpter Township's objective of promoting the development of their Central Business District (CBD) could indicate economic development occurring in the region.

Romulus (east)

Romulus is located east of Belleville, and makes up the entire eastern border of Van Buren Township. Detroit Metropolitan Wayne County Airport (DTW) is located almost directly along the border, which serves as a major transportation hub for the region. Planned transportation improvements surrounding DTW will likely serve to the economic benefit of Van Buren Township and Belleville.

Ypsilanti Township (west)

Ypsilanti Township is located west of Belleville, and makes up the entire western border of Van Buren Township. Much of the border is occupied by light industrial, which includes Willow Run Airport, the American Center for Mobility, and Yankee Air Museum. Single family housing and Belleville Lake are also along the border. The Township has a goal to continue the redevelopment of the Willow Run Bomber Plant as a tourist and technology magnet, which could serve the interest of Van Buren Township and Belleville.



Natural Features and Risks

Soils, topography, woodlands, rivers, lakes, creeks, wetlands, and floodplains have a direct relationship with the land use in a community. Each type of land use is influenced by the community's natural features; likewise, natural features are impacted by development. In the master planning process, the optimum arrangement of land uses should maintain the Belleville's natural resources and physical features for future generations, while balancing the needs of the community for housing and businesses.

The City is well-developed, with few vacant parcels available for new uses. According to SEMCOG's 2020 Land Cover analysis, over one-third (39%) of Belleville is covered with impervious surfaces, such as buildings, roads, driveways, and parking lots. Open spaces covers almost an equal amount of space of the City, at 39.4%. 13.8% of the City is covered with woody vegetation and trees, and the rest is either water (6.3%) or bare (1.4%).

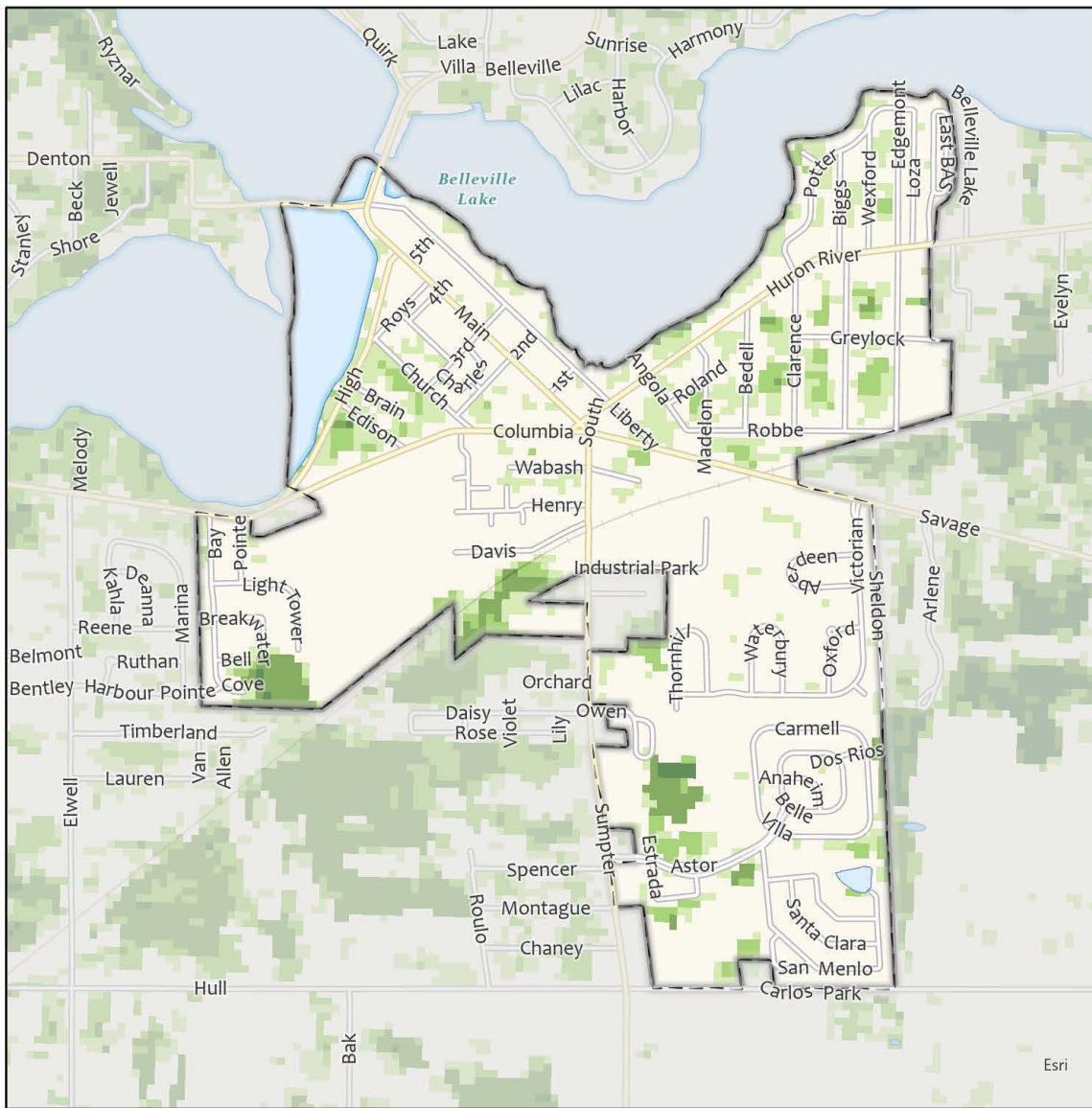
Being located on a large body of water and having one-third of the land coverage being impervious, the City has a moderate risk of flooding. SEMCOG estimates the tree canopy, the layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective, of the City covers 173.1 acres, or 22.8% of the City (shown in [Map 6](#)).

It is becoming critical to include concepts of resilience and sustainability into land use plans. Though they are related, resilience and sustainability are not the same. Sustainability is the well-established concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity. Resiliency recognizes that our built environment will be subject to stresses and is the practice of designing that environment in a way that can endure those stresses. Some threats are ongoing, persistent stresses, while others are sudden shocks or single events that disrupt the day-to-day functioning of the community.

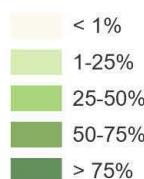
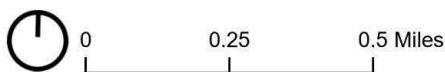
As we plan for the future, many of the challenges we will face are related either directly or indirectly to our place in larger systems, both natural and man-made. We often have little direct local control over these systems, but adapting to change and discovering our role in contributing to the health of these systems is nonetheless essential to planning for a community that can survive and thrive, even in the face of the most severe challenges. Considering the needs of vulnerable people, such as children, the elderly, or those with a disability is an integral part of resiliency planning to help ensure all residents can overcome these challenges. Resilient communities are not only preparing for weather and climate-related shocks, but are also preparing for economic and health shocks as well.



MAP 6. Tree Canopy, 2023



Data Source: Land Cover: USA NLCD. Roads: SEMCOG. Map Exported: April 06, 2023. ©2023 Giffels Webster.



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webster

TREE CANOPY
CITY OF BELLEVILLE



Community Facilities

Community facilities include both physical facilities located within Belleville as well as services provided by the City. Community facilities include essential facilities or services like a fire station or public utility, or may be other facilities or services such as a public park or library. Both essential and other community facilities play a vital role in the City's potential for growth and resident retention. The availability of public safety services, attractive recreational and cultural facilities, and strong public school and library systems are some examples of community facilities that can help draw new people to the community and enhance the quality of life of existing residents. See [Map 7](#)

Civic Facilities

City Municipal Building

The City offices are located at Main Street and are open from 8:30am to 5:00pm Monday through Friday. A new City Hall is being constructed on Charles Street.



Library and Museum

The Belleville Area District Library on 167 Fourth Street serves the residents of Belleville, Sumpter Township, and Van Buren Township. A new, two-story, 30,000 square-foot library was built adjacent to the old library and opened on February 29, 2020. The library holds a wide variety of events, from book clubs, tutoring, and story times, to informational events like classes on how to learn different languages, technology, and niche topics. The satellite in Sumpter Township opened in January 2020.

The Belleville Area Museum, owned by Van Buren Township, preserves and promotes the history of the tri-community area through the preservation and exhibit of historical artifacts, and the preservation of historical programs and events. The museum hosts and sponsors events such as Harvest Fest, the Festival of Holiday Trees, as well as various workshops.

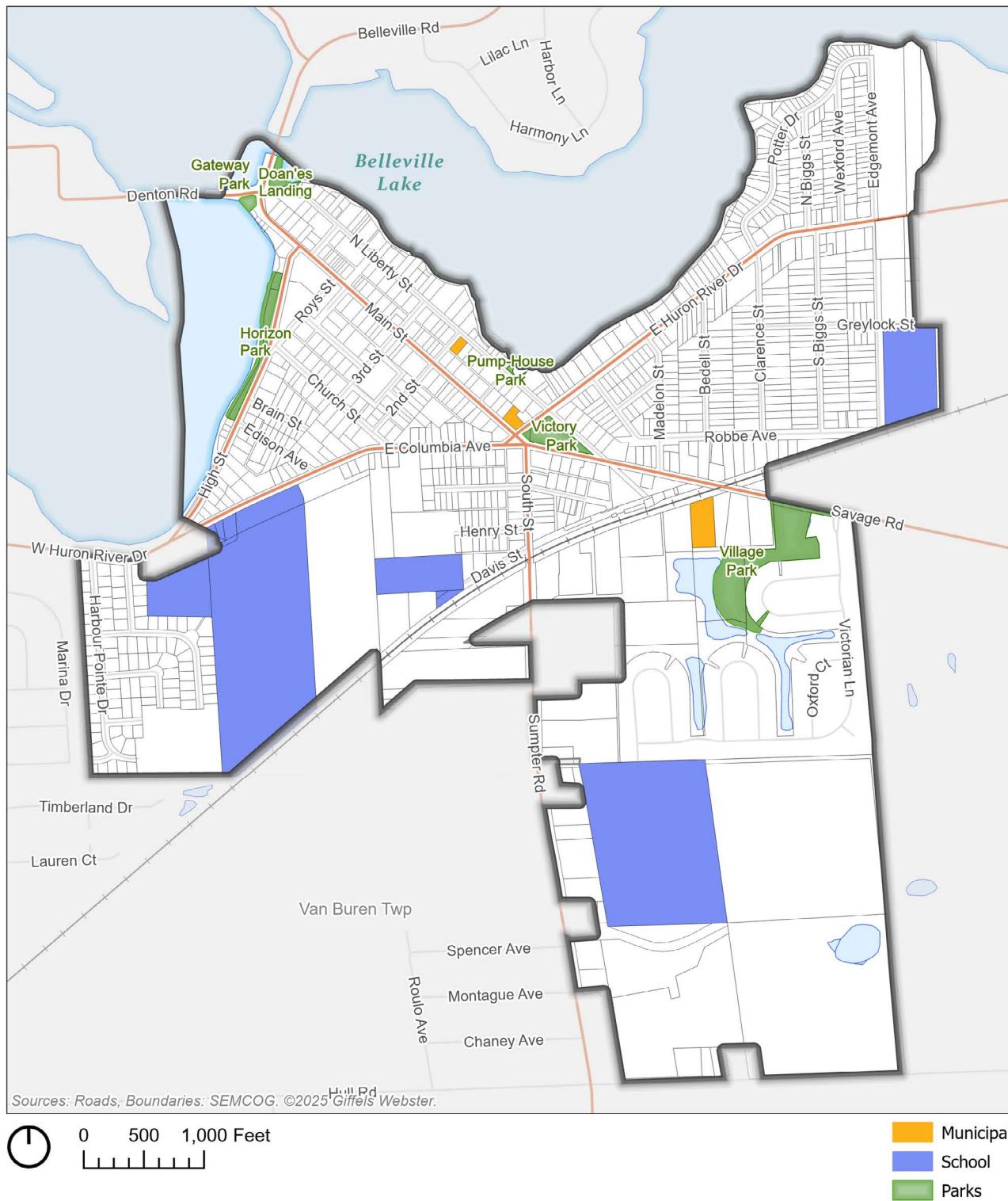


Schools

There are three schools within City limits: Belleville High School, Owen Intermediate School, and Edgemount Elementary. These are part of the Van Buren School District. All of these schools have recreation facilities that can be used by the community.



MAP 7. Community Facilities and Parks, 2025



Public Utilities/Services

Emergency Services

The City provides 24-hour full service emergency response through its police department. The department also provides road patrol, criminal investigation, traffic control, citizen assistance, and other related activities. The Fire Department is a paid on-call/volunteer department, with someone on-call 24 hours a day.

Water & Sewer

Water is available throughout the City by the Great Lakes Water Authority (GLWA). The City's Department of Public Service repairs, maintains, and installs water and sewer mains, valves, and connections. It also oversees, maintains, and repairs storm and sanitary sewers, catch basins, and manholes.

Waste and Recycling

Stevens Disposal is under contract with the City of Belleville to provide solid waste, recycling, yard waste, and bulky trash pickup services to City residents.



Belleville fire department.



Belleville police station.

Sidewalks

Most roads have sidewalks on both sides throughout the City, although there remains some key gaps.

Public Transportation

Public transportation options within the City of Belleville are currently limited, but the City is actively exploring new partnerships to expand accessible mobility for all residents. Until the COVID-19 pandemic, Belleville operated a local transportation service for seniors and residents with disabilities called Wheels for Independence, a joint initiative between the City and the Belleville Council for Seniors (BCS). Established in 1999, the program was supported in part by an ADA-approved SMART van purchased with Wayne County block grant funds in 2000.



Sidewalks and road crossings located on Main Street.



Sidewalks along both sides of the road on Main Street.



Parks and Recreational Facilities

Horizon Park

Horizon Park is located on Belleville Lake and has a picnic pavilion, benches and tables, restrooms, a lakeside boardwalk, boat docks, and an ADA-accessible canoe and kayak launch.



Horizon Park's welcoming sign.

Doane's Landing

Doane's Landing is at the north end of the City's limits at the foot of the Belleville Bridge and serves as a community gathering spot.



Pavilion and book swap in Victory Park.

Victory Park

Victory Park is located next to the City's offices and has a children's play area, picnic facilities, a gazebo, and Victory station: a meeting and special event area that can hold up to fifty people and is available for rent.

Village Park

Village Park is eight acres that contains three large ponds, walking trails (including one that is paved and ADA accessible), an ADA-accessible children's playground, basketball courts, and sand volleyball courts.

Fourth Street Square

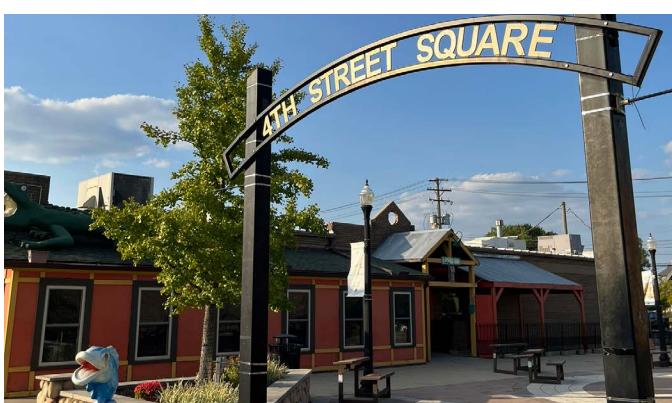
Fourth Street Square serves as the central point for events and programming within the Central Business District. It is the epicenter of most activities including the Farmer's Market, Christmas Parade, Lake Fest, and Winter Fest.

Gateway Park

Liberty Bell Park is located on the east side of Belleville Road as it becomes Main Street at the north entrance to Belleville. The park was officially designated as such in 1983 and has been maintained as a scenic green space. The site has Belleville Lake frontage with excellent views, and it is home to the "Booville" signage during the month of October.



Doane's Landing welcoming sign at the gateway into the City.



Fourth Street Square located on main Street.



NEW CITY HALL LOCATION



Current City Hall location on Main Street.



New City Hall location on Charles Street during construction late 2025.



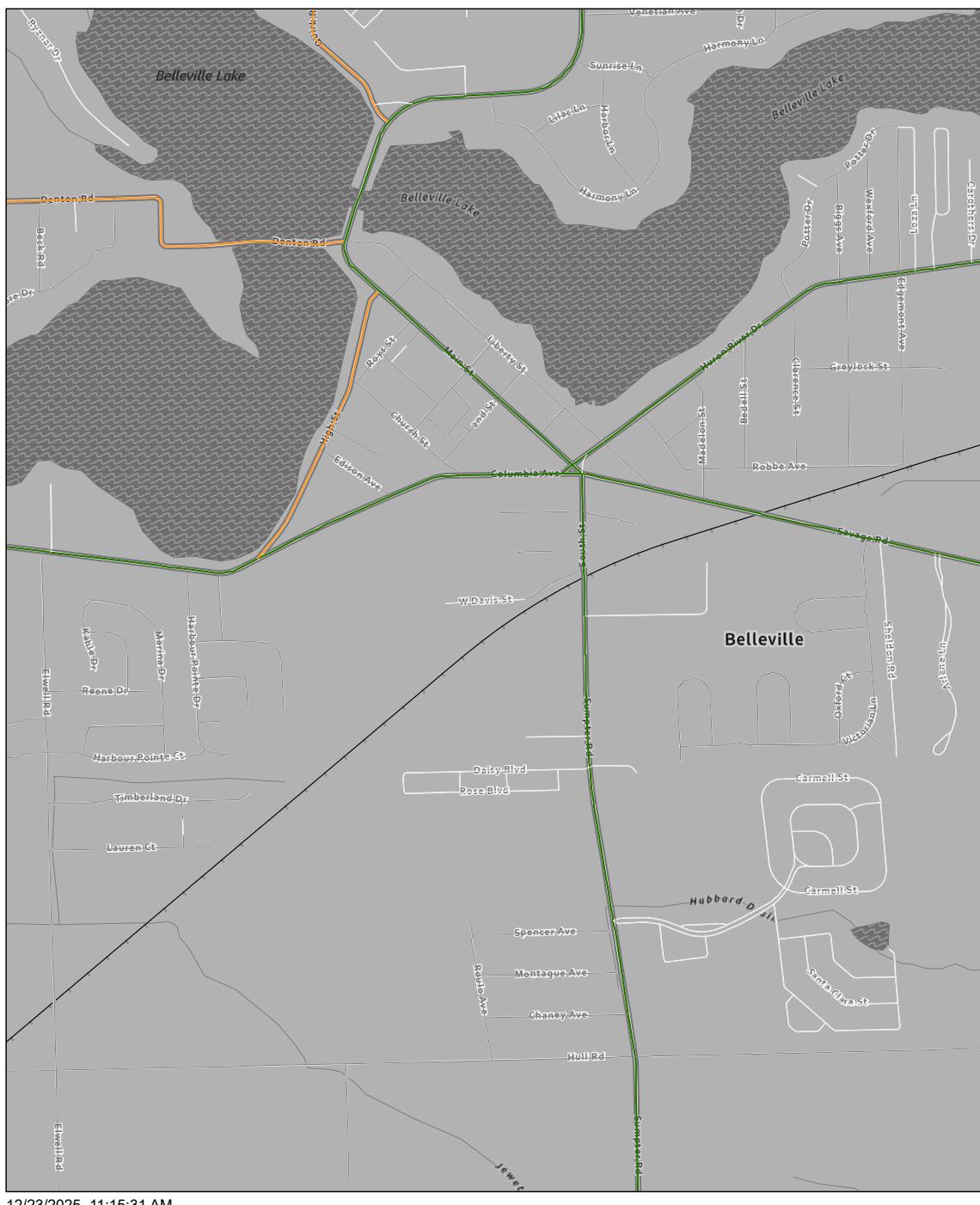
Aerial view of the new City Hall location.



To be updated to align better with the full document

MAP 8. Road Classification Map, MDOT

ArcGIS Web Map



— Minor Arterial
— Major Collector
— Local
— Non-Certified Roadway
■ MDOT Region



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Appendix B

Visioning Results

Appendix B: Visioning Results

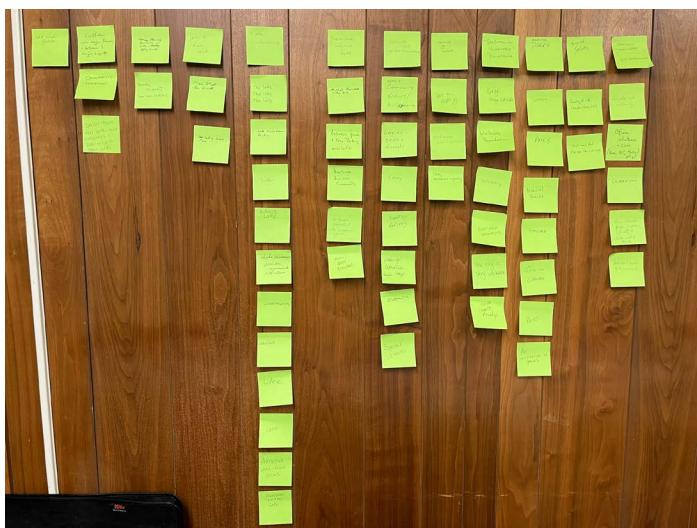
Discussions among elected officials, staff, and volunteers about the City's future – its strengths, weaknesses, opportunities, and threats – play a vital role in shaping a shared vision for what the City could become. These conversations help establish meaningful goals to guide future development. They also help identify the key questions and issues that should be brought to the public, ensuring that the goals reflect the needs and priorities of all stakeholders.

Master Plan Joint Visioning Session

On October 2, 2024, the City Council, Planning Commission, and Downtown Development Authority held a joint visioning session, discussed the City's strengths and weaknesses as identified by the participants, and prioritized foreseen opportunities and threats to the community (SWOT analysis). They were given sticky notes to write down their individual thoughts on the City's strengths and weaknesses. They then met in small groups to discuss opportunities and threats to the community. Below are the results of the SWOT analysis and discussion. The charts display how many notes were made regarding each of the topics during the session.



Aerial overview of joint meeting.



Sticky notes regarding Belleville's identified strengths.

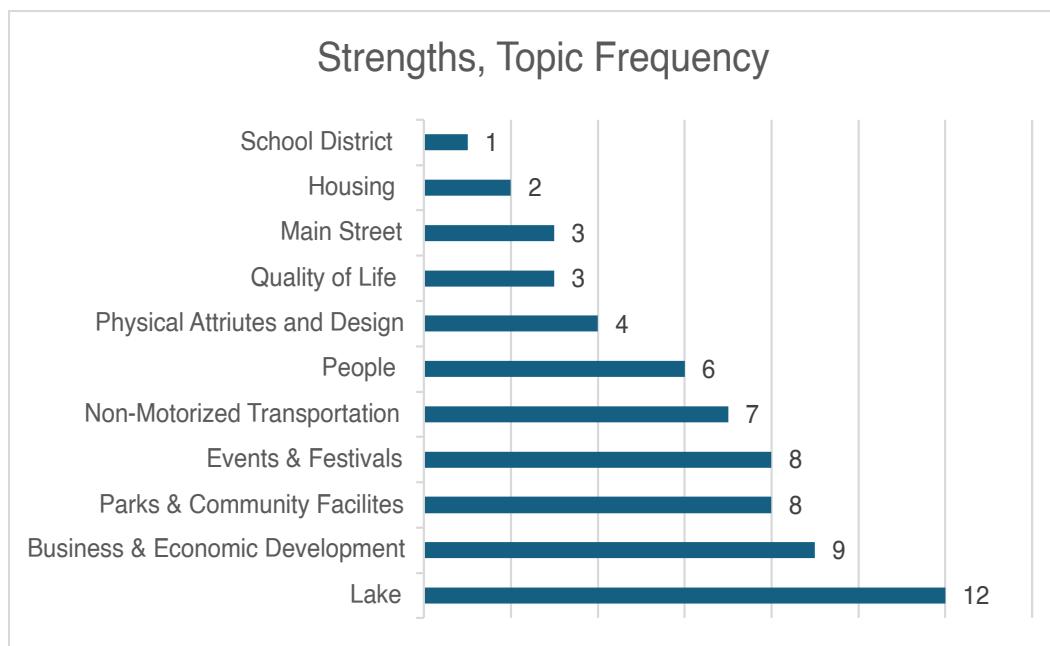


Sticky notes regarding Belleville's identified weaknesses.



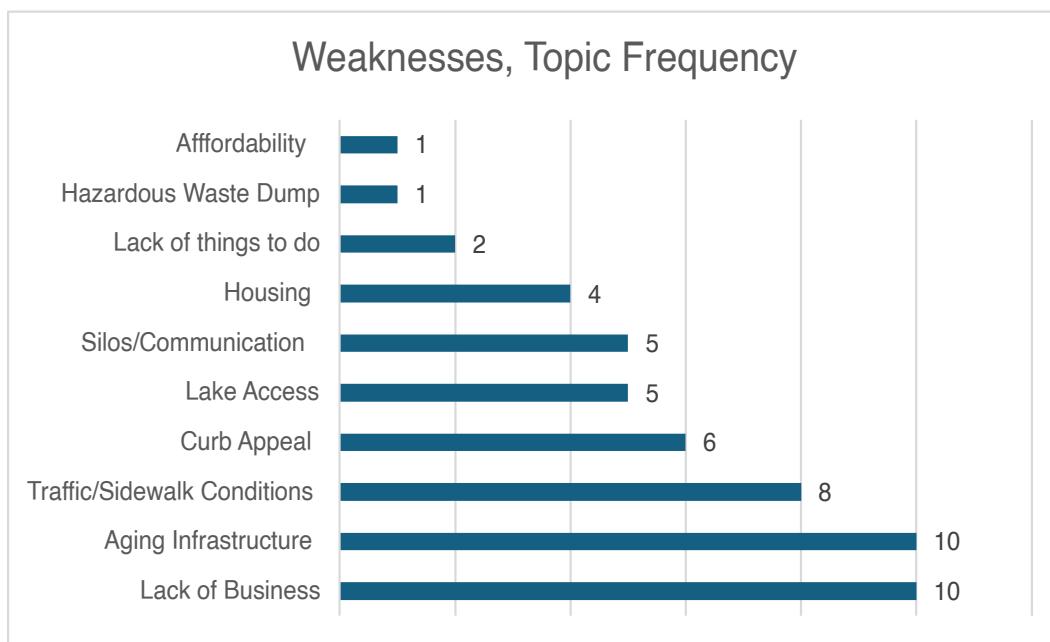
Strengths

The three greatest strengths of Belleville as highlighted during the visioning session were Belleville Lake, parks and community facilities, and events and festivals. Business and economic development also appears as one of Belleville's top strengths in terms of the availability of retail space, the geographic location of the City, parking, a proactive business community, and new business development within the City.



Weaknesses

Belleville's three main weaknesses were identified as the lack of business within the City, its aging infrastructure, and traffic and sidewalk conditions. Aging infrastructure comments refer to outdated properties and the need to enhance downtown through more parking, more mixed-use, and more signage at the gateways and throughout the City.



Opportunities

The three groups were asked about what opportunities they think the City should pursue that will enhance the City's strengths and address its weaknesses. They noted their responses down on their provided worksheets and then the groups collectively came back together to share their responses. Provided below are the main opportunities that were identified in the participants' responses.

1. A more flexible ordinance for commercial lakefront property (H.R. & Potter)
2. Better cohesion between groups to communicate and coordinate events, potentially create a City-wide calendar
3. Grants for public improvement (road and pedestrian safety)
4. Increase lake access for active and passive recreation
5. Family-friendly businesses
6. Create a shoreline trail or spaces for shoreline activity that capitalize on the lake and boat traffic
7. Sidewalk connections
8. Promotion of events within and outside of the City (use the Chamber of Commerce and digital media)
9. Empty retail and business space that can be filled or transformed into business incubator spaces or a flea market
10. Vacant land to develop community assets like a community garden or kids' program
11. Redevelopment Ready Communities (RRC) for support to become development ready
12. Youth involvement

Threats

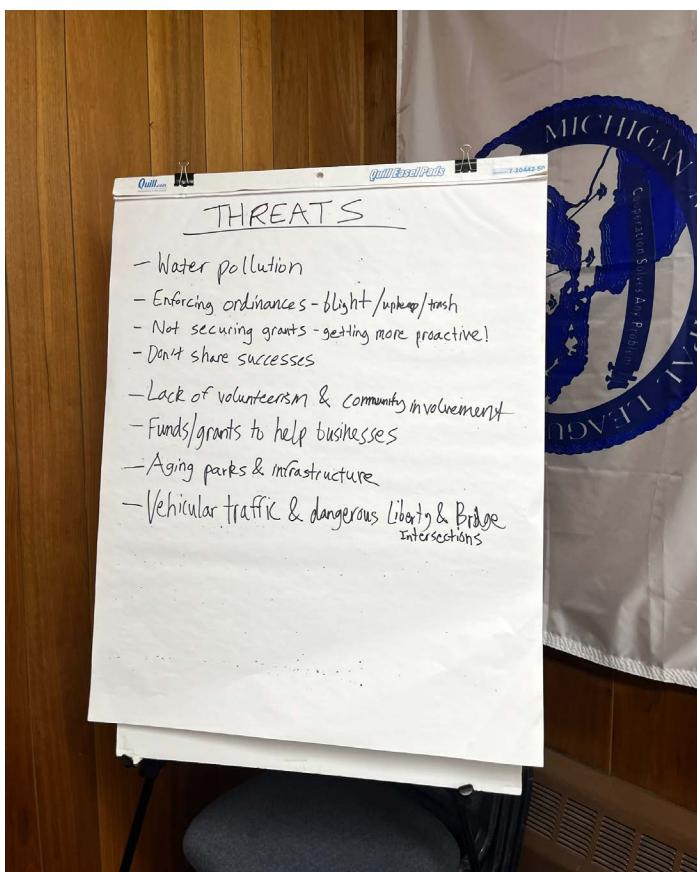
The same process that was done for opportunities was also done for threats. The three groups were asked what threats or potential threats need to be better understood in terms of long-range impact. Provided below are the main opportunities that were identified in the participants' responses.

1. Water pollution
2. Lack of ordinance enforcement (blight)
3. Lack of funding resources
4. Not sharing the community's successes through marketing
5. Lack of volunteerism and community involvement
6. Lack of funds and grants to help businesses
7. Aging parks and infrastructure
8. Vehicular traffic and dangerous intersections

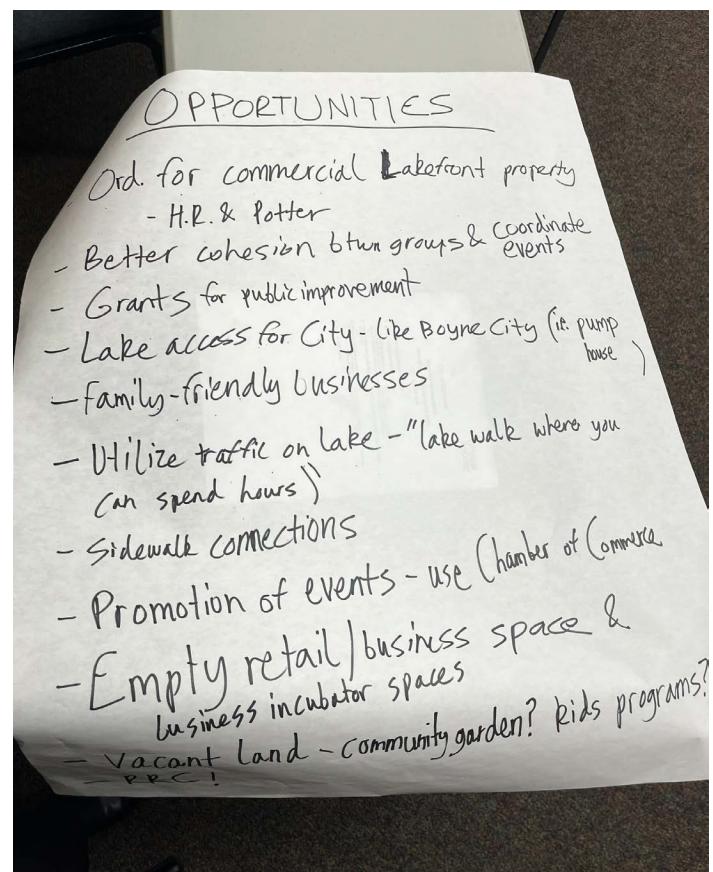




One of the groups discussing threats and opportunities to Belleville.



The summarized threats to Belleville after group discussion.



The summarized opportunities for Belleville after group discussion.



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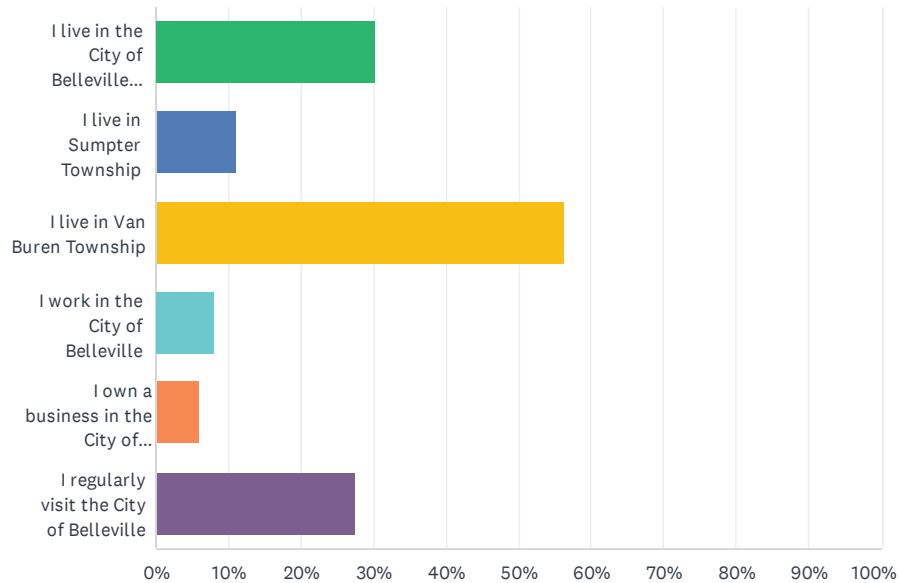
Appendix C

Economy Survey

Belleville Master Plan Economy Survey

Q1 What is your connection to Belleville? [select multiple if applicable]

Answered: 135 Skipped: 1



ANSWER CHOICES	RESPONSES	
I live in the City of Belleville (please use the map above if unsure)	30.37%	41
I live in Sumpter Township	11.11%	15
I live in Van Buren Township	56.30%	76
I work in the City of Belleville	8.15%	11
I own a business in the City of Belleville	5.93%	8
I regularly visit the City of Belleville	27.41%	37
Total Respondents: 135		



Belleville Master Plan Economy Survey

Q2 If you live in the City of Belleville, please list your street name. Please use the map above if you are unsure.

Answered: 40 Skipped: 96

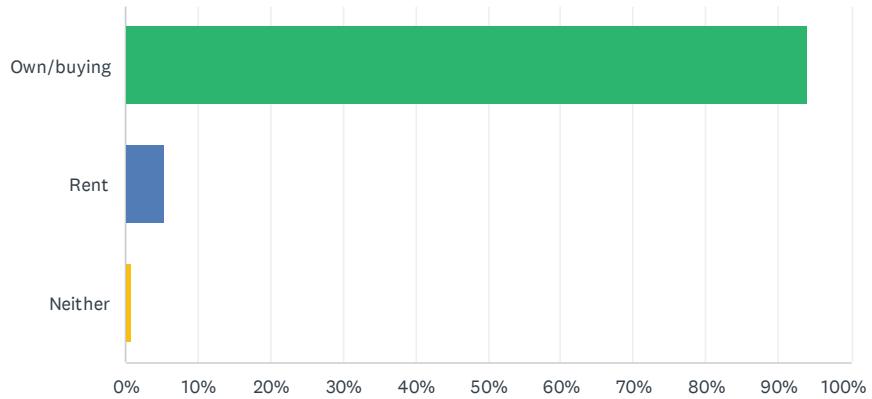
Responses not included for anonymity.



Belleville Master Plan Economy Survey

Q3 Do you own or rent the home in which you live?

Answered: 132 Skipped: 4



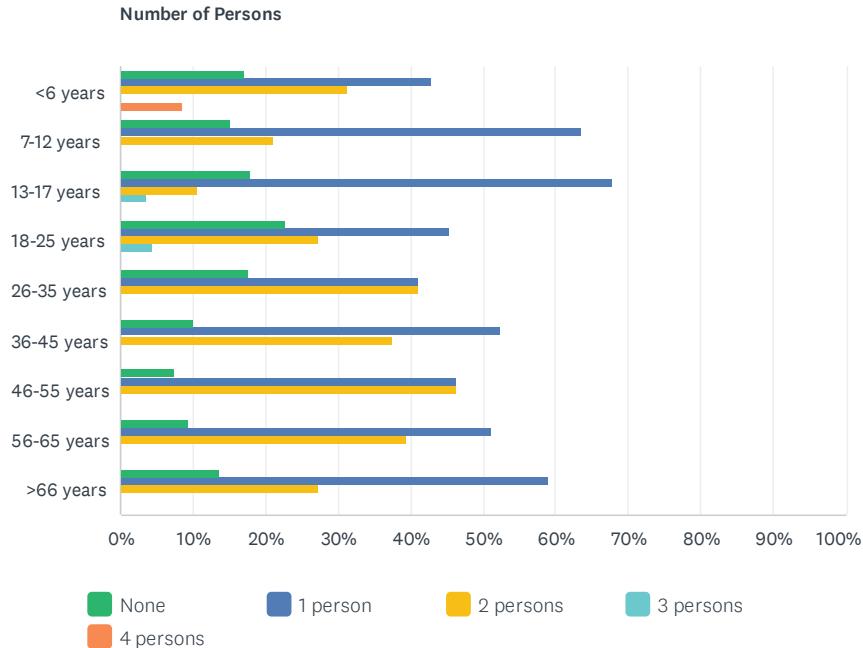
ANSWER CHOICES	RESPONSES
Own/buying	93.94%
Rent	5.30%
Neither	0.76%
TOTAL	132



Belleville Master Plan Economy Survey

Q4 How many members of your household (including yourself) belong in each age group?

Answered: 134 Skipped: 2



Number of Persons

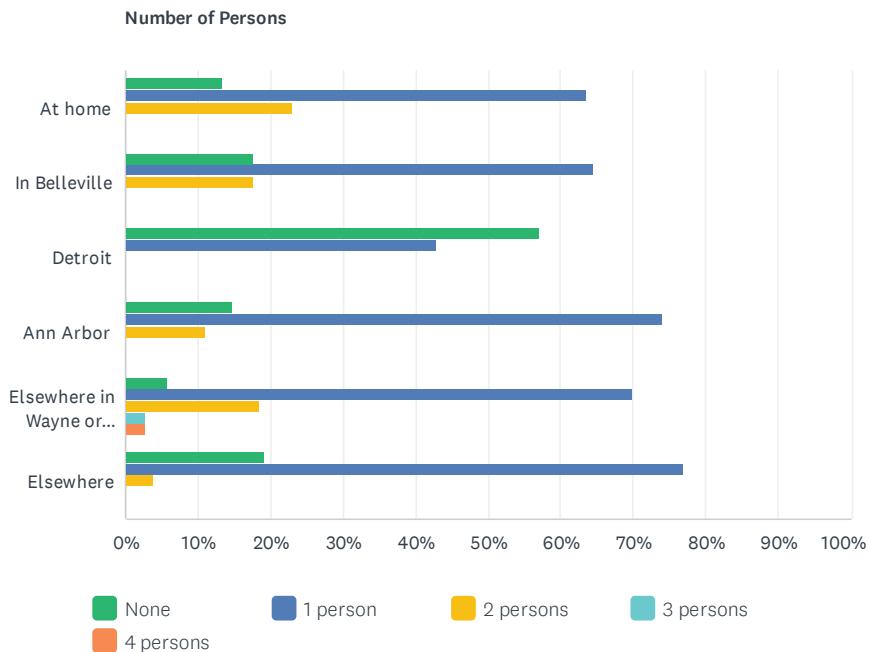
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
<6 years	17.14% 6	42.86% 15	31.43% 11	0.00% 0	8.57% 3	35
7-12 years	15.15% 5	63.64% 21	21.21% 7	0.00% 0	0.00% 0	33
13-17 years	17.86% 5	67.86% 19	10.71% 3	3.57% 1	0.00% 0	28
18-25 years	22.73% 5	45.45% 10	27.27% 6	4.55% 1	0.00% 0	22
26-35 years	17.65% 6	41.18% 14	41.18% 14	0.00% 0	0.00% 0	34
36-45 years	10.00% 4	52.50% 21	37.50% 15	0.00% 0	0.00% 0	40
46-55 years	7.41% 4	46.30% 25	46.30% 25	0.00% 0	0.00% 0	54
56-65 years	9.30% 4	51.16% 22	39.53% 17	0.00% 0	0.00% 0	43
>66 years	13.64% 3	59.09% 13	27.27% 6	0.00% 0	0.00% 0	22



Belleville Master Plan Economy Survey

Q5 Where do all the adult (18 years and older) members in your household (including yourself) work?

Answered: 124 Skipped: 12



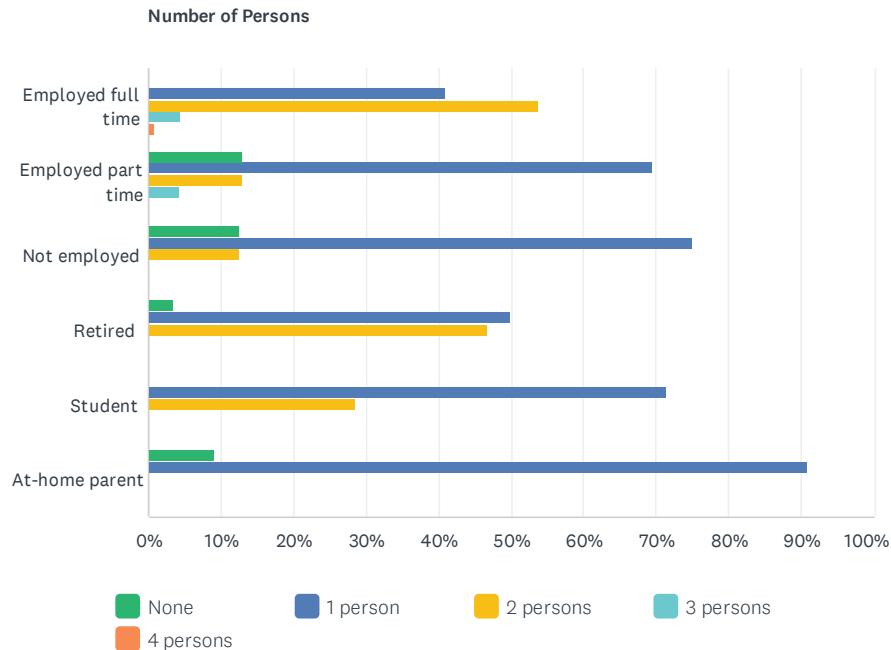
Number of Persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
At home	13.46% 7	63.46% 33	23.08% 12	0.00% 0	0.00% 0	52
In Belleville	17.65% 6	64.71% 22	17.65% 6	0.00% 0	0.00% 0	34
Detroit	57.14% 8	42.86% 6	0.00% 0	0.00% 0	0.00% 0	14
Ann Arbor	14.81% 4	74.07% 20	11.11% 3	0.00% 0	0.00% 0	27
Elsewhere in Wayne or Washtenaw Counties, excluding Detroit or Ann Arbor	5.71% 4	70.00% 49	18.57% 13	2.86% 2	2.86% 2	70
Elsewhere	19.23% 5	76.92% 20	3.85% 1	0.00% 0	0.00% 0	26



Belleville Master Plan Economy Survey

Q6 What is the employment status of all adult (18 and over) members in your household (including yourself)?

Answered: 134 Skipped: 2



Number of Persons

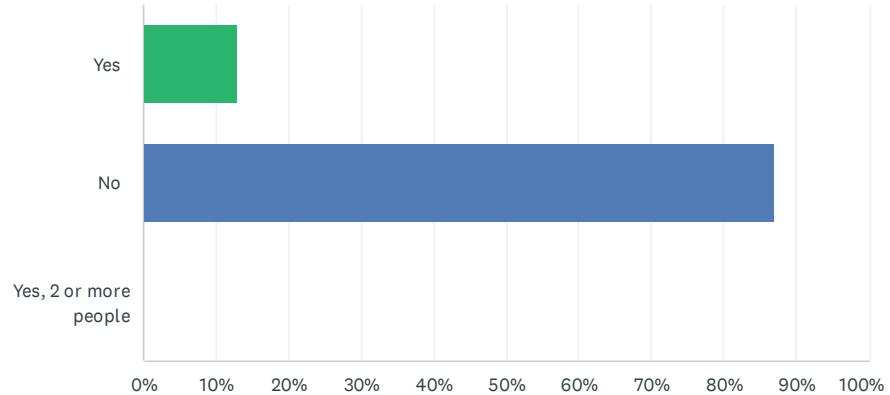
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
Employed full time	0.00% 0	40.91% 45	53.64% 59	4.55% 5	0.91% 1	110
Employed part time	13.04% 3	69.57% 16	13.04% 3	4.35% 1	0.00% 0	23
Not employed	12.50% 1	75.00% 6	12.50% 1	0.00% 0	0.00% 0	8
Retired	3.33% 1	50.00% 15	46.67% 14	0.00% 0	0.00% 0	30
Student	0.00% 0	71.43% 10	28.57% 4	0.00% 0	0.00% 0	14
At-home parent	9.09% 1	90.91% 10	0.00% 0	0.00% 0	0.00% 0	11



Belleville Master Plan Economy Survey

Q7 Is there anyone in your household that is not employed or employed part-time that would like to be employed full-time?

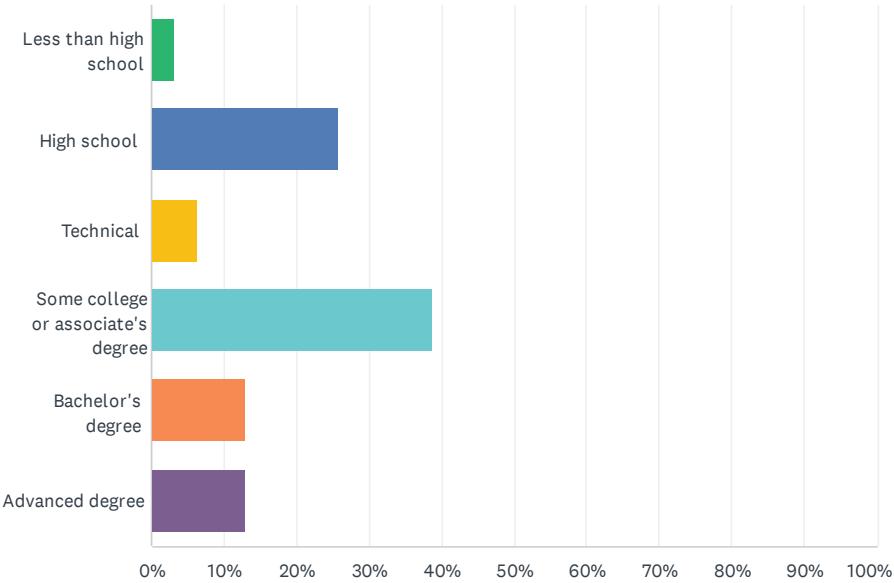
Answered: 130 Skipped: 6



Belleville Master Plan Economy Survey

Q8 If yes to #7, which of the following best describes the person's or people's education level?

Answered: 31 Skipped: 105



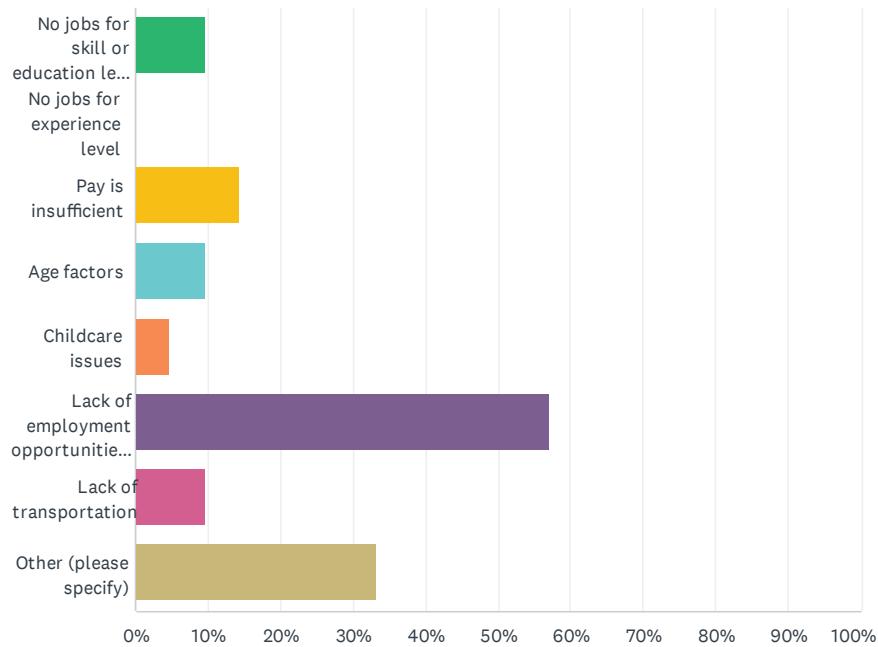
ANSWER CHOICES	RESPONSES	
Less than high school	3.23%	1
High school	25.81%	8
Technical	6.45%	2
Some college or associate's degree	38.71%	12
Bachelor's degree	12.90%	4
Advanced degree	12.90%	4
TOTAL		31



Belleville Master Plan Economy Survey

Q9 If yes to #7, which of the following would you say are the primary factors for not having the type of work wanted? [check all that may apply]

Answered: 21 Skipped: 115



ANSWER CHOICES	RESPONSES
No jobs for skill or education level are available	9.52% 2
No jobs for experience level	0.00% 0
Pay is insufficient	14.29% 3
Age factors	9.52% 2
Childcare issues	4.76% 1
Lack of employment opportunities near home	57.14% 12
Lack of transportation	9.52% 2
Other (please specify)	33.33% 7
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	Money isn't needed	11/30/2024 1:01 PM
2	Non-flexible hours for transporting child to/from school	11/24/2024 7:07 PM
3	I enjoy being a homeschool mom	11/24/2024 7:48 AM



Belleville Master Plan Economy Survey

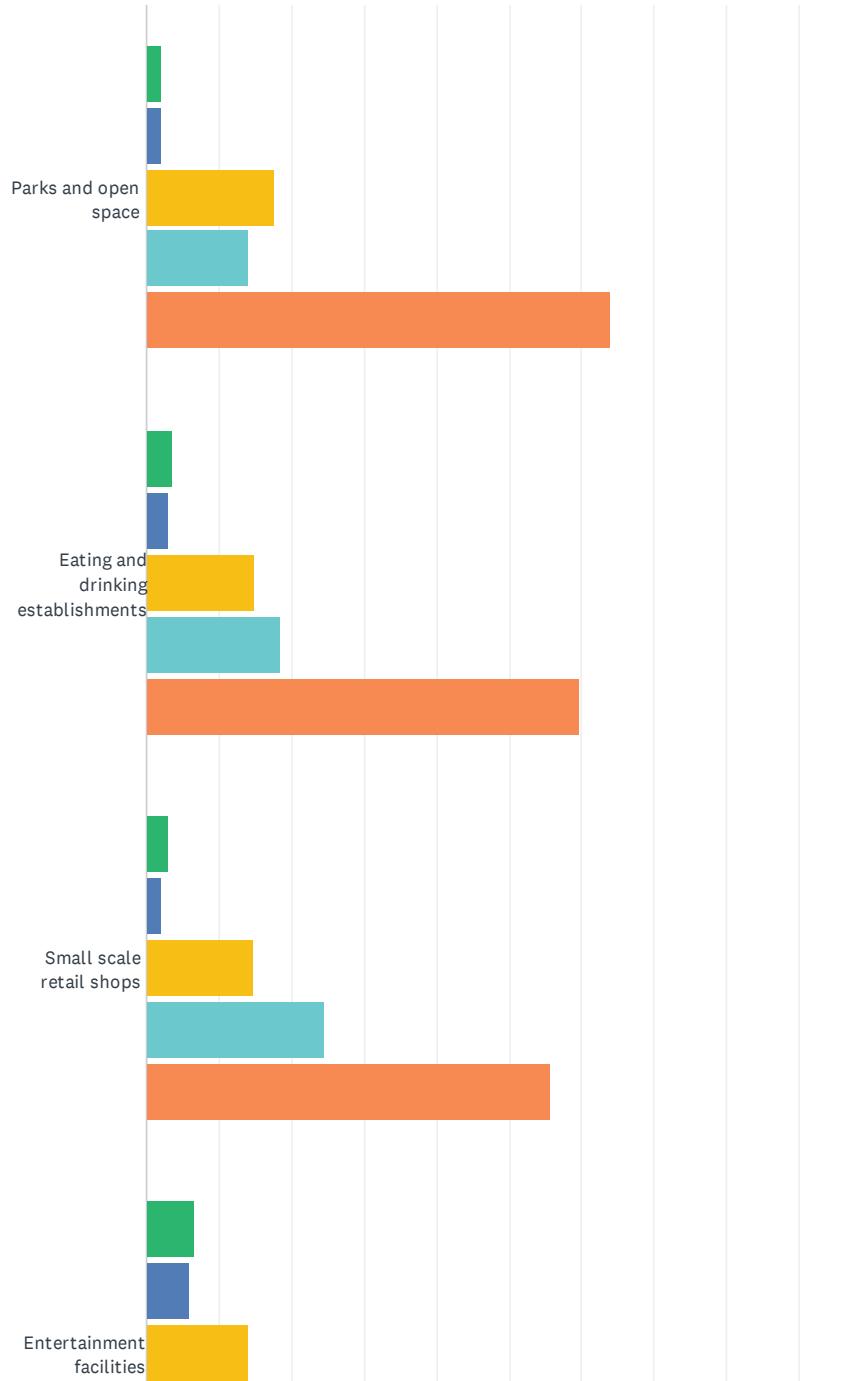
4	N/A	11/23/2024 5:09 PM
5	Disability	11/23/2024 1:46 PM
6	Recently separated and looking for work.	11/22/2024 10:44 AM
7	Recently separated from company; seeking new position	11/19/2024 12:17 PM



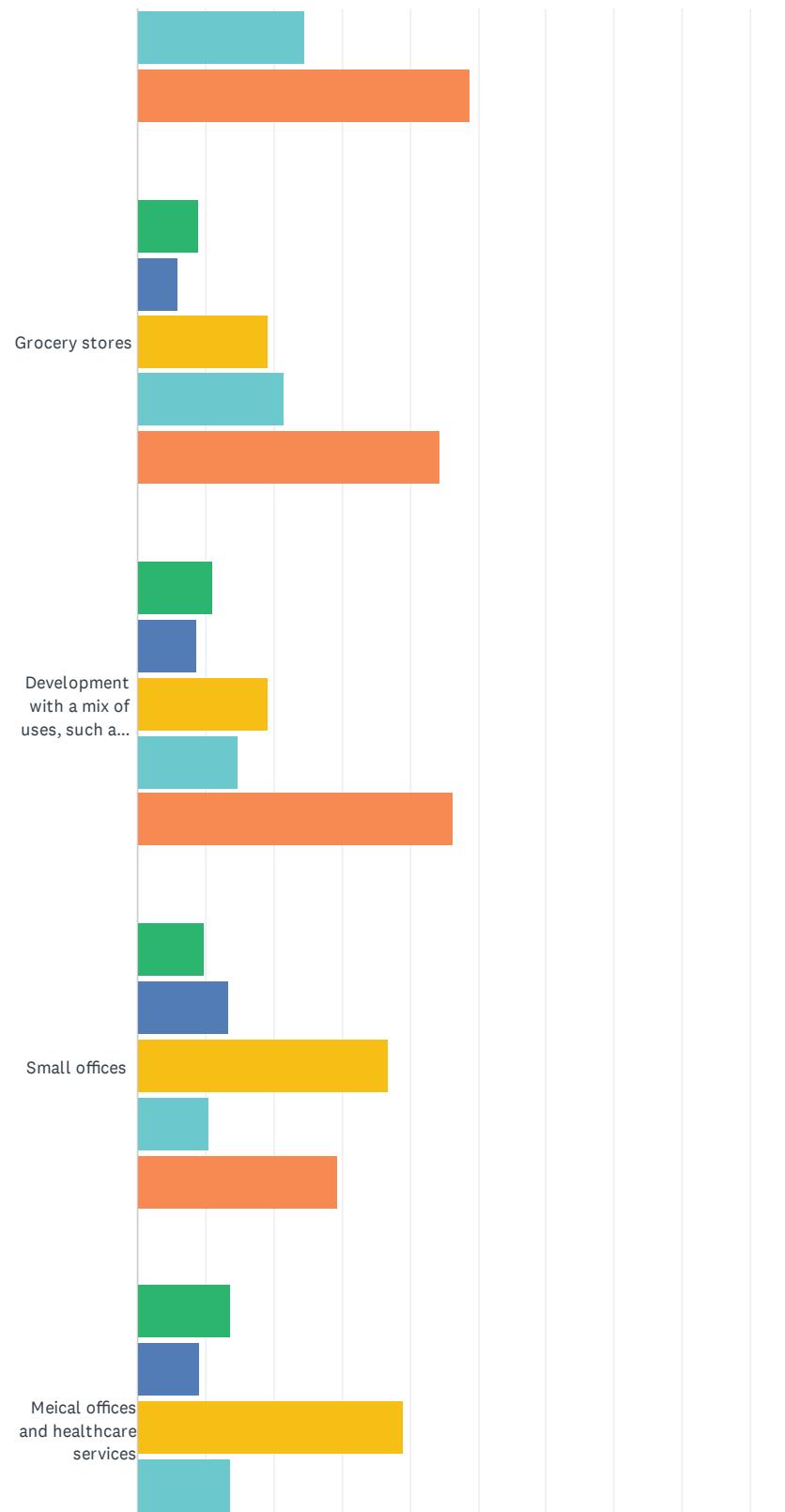
Belleville Master Plan Economy Survey

Q10 To what extent would you encourage or discourage more of the following land uses in the City of Belleville?

Answered: 136 Skipped: 0



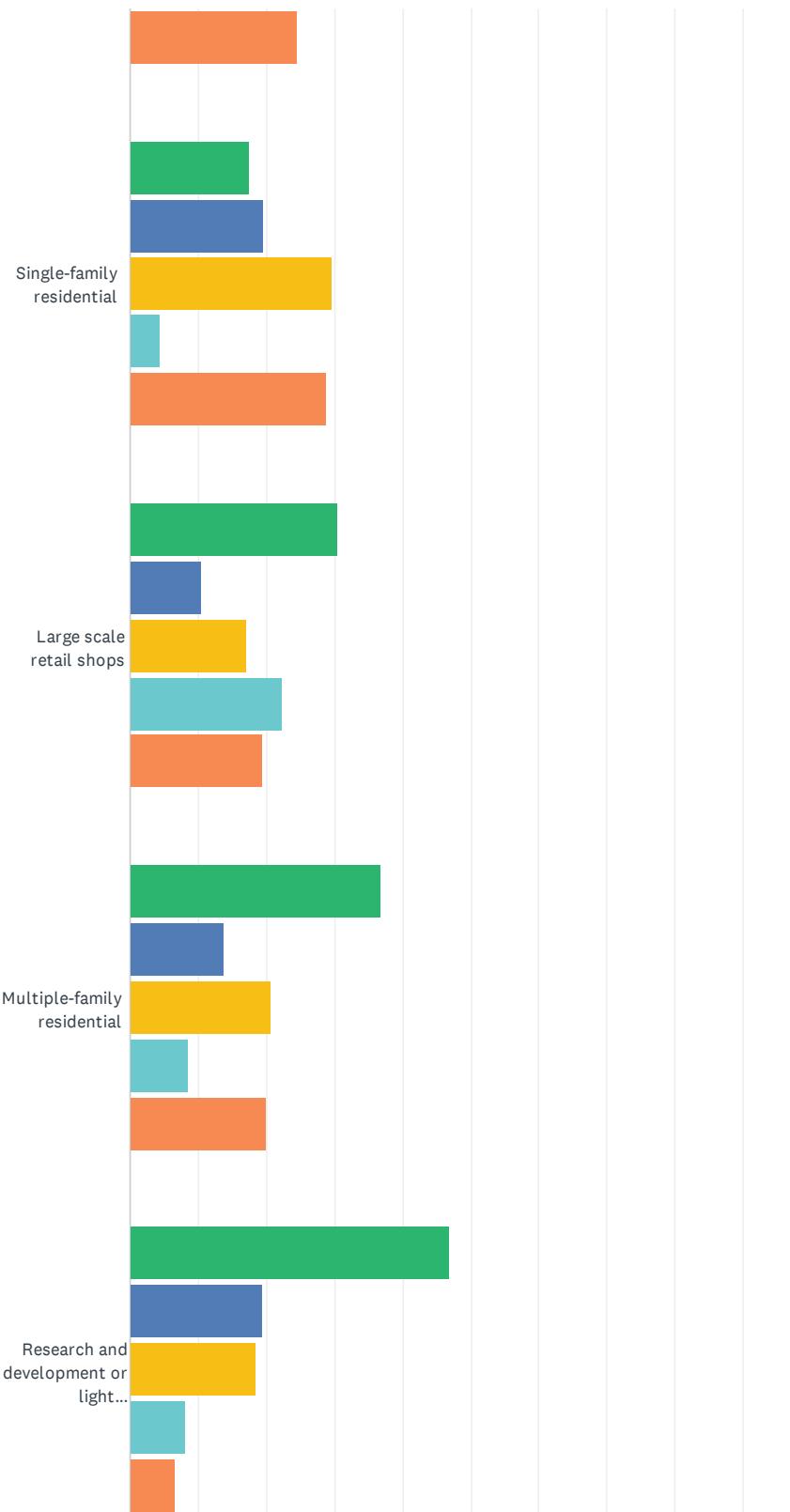
Belleville Master Plan Economy Survey

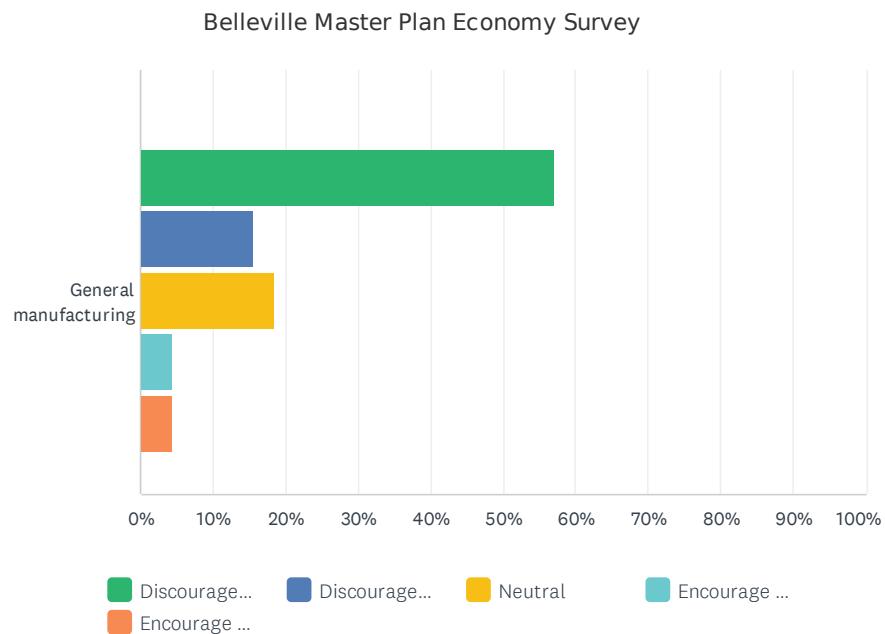


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Belleville Master Plan Economy Survey





Appendix C: Economy Survey

Belleville Master Plan Economy Survey

	DISCOURAGE ANYWHERE IN THE CITY	DISCOURAGE AT KEY INTERSECTIONS	NEUTRAL	ENCOURAGE AT KEY INTERSECTIONS	ENCOURAGE EVERYWHERE IN THE CITY	TOTAL	WEIGHTED AVERAGE
Parks and open space	2.21% 3	2.21% 3	17.65% 24	13.97% 19	63.97% 87	136	4.35
Eating and drinking establishments	3.73% 5	2.99% 4	14.93% 20	18.66% 25	59.70% 80	134	4.28
Small scale retail shops	2.96% 4	2.22% 3	14.81% 20	24.44% 33	55.56% 75	135	4.27
Entertainment facilities	6.67% 9	5.93% 8	14.07% 19	24.44% 33	48.89% 66	135	4.03
Grocery stores	8.89% 12	5.93% 8	19.26% 26	21.48% 29	44.44% 60	135	3.87
Development with a mix of uses, such as office, food, or shops, and residential	11.03% 15	8.82% 12	19.12% 26	14.71% 20	46.32% 63	136	3.76
Small offices	9.77% 13	13.53% 18	36.84% 49	10.53% 14	29.32% 39	133	3.36
Medical offices and healthcare services	13.74% 18	9.16% 12	38.93% 51	13.74% 18	24.43% 32	131	3.26
Single-family residential	17.42% 23	19.70% 26	29.55% 39	4.55% 6	28.79% 38	132	3.08
Large scale retail shops	30.60% 41	10.45% 14	17.16% 23	22.39% 30	19.40% 26	134	2.90
Multiple-family residential	36.92% 48	13.85% 18	20.77% 27	8.46% 11	20.00% 26	130	2.61
Research and development or light industrial	47.01% 63	19.40% 26	18.66% 25	8.21% 11	6.72% 9	134	2.08
General manufacturing	57.04% 77	15.56% 21	18.52% 25	4.44% 6	4.44% 6	135	1.84



Belleville Master Plan Economy Survey

Q11 What services and businesses do you typically leave the City of Belleville for?

Answered: 114 Skipped: 22

#	RESPONSES	DATE
1	groceries, clothing	12/10/2024 11:05 AM
2	Grocery and hardware now	12/7/2024 10:47 AM
3	Entertainment, groceries, food	12/1/2024 4:08 PM
4	Grocery. And clothing	11/30/2024 1:01 PM
5	warmth in the winter or travel to friends & family	11/29/2024 3:25 PM
6	Grocery store, high scale restaurants	11/28/2024 8:49 AM
7	Everything	11/27/2024 10:04 AM
8	Big box stores like Target, Kohl's, BJ's, Sam's Club, Costco. The Walmart has more items in Canton--better store. Kroger. Culture items like movie theaters and mainstream non or mid fast food like Chili's, Panera Bread, Lone Star Steakhouse, Logans. Domino's Pizza. Lack of a good, hometown bakery. Small "run-in" grocery store that is NOT a hyper-mart. More family diners.	11/27/2024 7:05 AM
9	Businesses that are missing are more walkable businesses. Businesses like the A&W and Frosty Boys are excellent places in the summer that bring community out. The Pub and others as well. There are some key sites that need to be redeveloped to add to the walkable street and connect the 5points to venues near the recently built strip mall. The funeral home site could be a good site for redevelopment, as well as the old Ace Hardware, the old Bayou Grill and others.	11/26/2024 7:00 PM
10	Good food and home and clothes	11/26/2024 5:04 PM
11	Shopping both retail and grocery. Entertainment and dining.	11/26/2024 1:53 PM
12	Businesses that are missing are more walkable businesses. Businesses like the A&W and Frosty Boys are excellent places in the summer that bring community out. The Pub and others as well. There are some key sites that need to be redeveloped to add to the walkable street and connect the 5points to venues near the recently built strip mall. The funeral home site could be a good site for redevelopment, as well as the old Ace Hardware, the old Bayou Grill and others.	11/25/2024 9:44 PM
13	Medical issues, grocery shopping, post office or other delivery services such as UPS or Fed Ex drop offs. Dept stores.	11/25/2024 5:52 PM
14	Grocery, entertainment, medical. There are no core businesses & services that we use in the city. We eat at two restaurants, that's it. For everything else, we have to go elsewhere. The water access to the downtown area is useless, there is no transient dockage that is geared toward boaters docking & enjoying the downtown area (if there was somewhere to go).	11/25/2024 9:15 AM
15	Shopping, entertainment, dinning	11/25/2024 9:07 AM
16	Entertainment, Groceries	11/25/2024 6:47 AM
17	None	11/25/2024 5:53 AM
18	Entertainment/movies, retail shopping, dining, gym	11/24/2024 7:07 PM
19	Detroit wing company tropical smoothie	11/24/2024 5:20 PM
20	Hospital. Grocery. Hardware.	11/24/2024 3:39 PM
21	Movies	11/24/2024 2:12 PM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

22	Grocery shopping, entertainment outside of eating and drinking	11/24/2024 12:45 PM
23	Laundry mat, specific foods, art supplies, clothing, shopping, entertainment, dining	11/24/2024 11:52 AM
24	Groceris	11/24/2024 11:44 AM
25	Dining, groceries, specialty retail, entertainment, culture of any sort, art, music	11/24/2024 11:33 AM
26	Grocery store is #1, Walmart, Target, kohls.	11/24/2024 11:31 AM
27	Construction supplies	11/24/2024 11:01 AM
28	Shopping, health care, pet boarding facilities, laundry mat for over sized items, hobby stores,	11/24/2024 10:43 AM
29	Grocery shopping	11/24/2024 10:41 AM
30	Larger shopping stores	11/24/2024 10:04 AM
31	Ups store Dfcu Costco Bonefish	11/24/2024 9:53 AM
32	Hospital, Entertainment such as movies and other activities	11/24/2024 9:40 AM
33	RV Service/Repair, Movie Entertainment, Places like Sam's Club, Craft Stores, Groceries,	11/24/2024 9:33 AM
34	Restaurant	11/24/2024 9:32 AM
35	Restaurant and Retail	11/24/2024 9:09 AM
36	Most	11/24/2024 8:44 AM
37	I go to Van Buren township for groceries. I also leave to go to breweries- there are not any breweries in Belleville! I also leave for specialty shops like running stores and general clothes shopping.	11/24/2024 8:21 AM
38	Thrift Store, Trader Joe's, young adult therapy, doctor.	11/24/2024 7:48 AM
39	Kroger	11/24/2024 7:01 AM
40	Medical	11/24/2024 6:08 AM
41	Mental Health Services	11/24/2024 5:09 AM
42	Grocery	11/24/2024 1:08 AM
43	Entertainment	11/23/2024 10:25 PM
44	Medical Grocery	11/23/2024 10:07 PM
45	Retail shopping	11/23/2024 10:03 PM
46	Laundry mat Restaurants Doctors	11/23/2024 9:08 PM
47	Groceries, gym,	11/23/2024 8:42 PM
48	Everything but eating out	11/23/2024 8:18 PM
49	Groceries (Meijer/Walmart/CVS) and fine dining.	11/23/2024 7:56 PM
50	Entertainment and parks.	11/23/2024 7:56 PM
51	None	11/23/2024 7:39 PM
52	None	11/23/2024 7:39 PM
53	-Restaurants -sushi/japanese -Shows ie comedy -wine bar-quiet for conversation, comfy chairs, fireplaces -affordable clothing/boutique shops (not shops w/ \$75 screen printed sweatshirts or trinket shops like store took place of former antique store) -bakery w/ moist, tasty, unique desserts ie Bake Shoppe	11/23/2024 7:33 PM
54	Target, some restaurants	11/23/2024 7:28 PM
55	Kids entertainment, parks	11/23/2024 7:13 PM
56	Holistic, natural, organic stores , organic food stores , natural supplements, farming needs	11/23/2024 7:11 PM



Belleville Master Plan Economy Survey

57	Medical Retail Entertainment Parks	11/23/2024 6:47 PM
58	grocery, hair salon, hardware, restaurants	11/23/2024 6:39 PM
59	Costco and Trader Joe's!	11/23/2024 6:23 PM
60	Entertainment venues for families or adults.	11/23/2024 6:05 PM
61	Taking the kids to fun sky zone, adults finding a pool hall or entertaining place to hang out	11/23/2024 6:00 PM
62	Shopping	11/23/2024 5:10 PM
63	Auto repair, groceries, hardware, boating goods and services, medical, dental, legal	11/23/2024 5:09 PM
64	Clothes shopping steak house makeup	11/23/2024 5:07 PM
65	Most shopping	11/23/2024 4:55 PM
66	Groceries, hardware, movies	11/23/2024 4:49 PM
67	Big box stores, car repair, movies, massages,	11/23/2024 4:46 PM
68	Hair, medical, groceries, car repair	11/23/2024 4:37 PM
69	Food and shopping	11/23/2024 4:17 PM
70	Groceries and medicine	11/23/2024 4:17 PM
71	Entertainment, kid friendly entertainment	11/23/2024 4:16 PM
72	Groceries- big box shopping	11/23/2024 3:57 PM
73	Costco, fun stuff with kids like chuck e cheese or zap zone,	11/23/2024 3:43 PM
74	Entertainment, which is fine. We are in the center of multiple entertainment facilities not far away	11/23/2024 3:40 PM
75	Specialized grocery stores	11/23/2024 3:33 PM
76	kroger target	11/23/2024 3:21 PM
77	Tattoos, mom and pop restaurants. gallery.	11/23/2024 3:19 PM
78	Entertainment, higher end restaurants, furniture, food shopping	11/23/2024 3:10 PM
79	Medical care	11/23/2024 3:06 PM
80	Car repair, children indoor activities, food, work	11/23/2024 3:03 PM
81	Everything	11/23/2024 3:01 PM
82	Food clothing	11/23/2024 2:58 PM
83	Grocery,	11/23/2024 2:56 PM
84	Book stores clothing craft supplies movies gifts home decor hardware	11/23/2024 2:53 PM
85	Kohl's, Ulta, Kirkland's, Mod pizza,	11/23/2024 2:52 PM
86	Grocery shopping	11/23/2024 2:45 PM
87	Groceries, retail, medical,	11/23/2024 2:40 PM
88	Clothing, food, medical	11/23/2024 2:33 PM
89	Groceries, retail, fine dining, entertainment	11/23/2024 2:28 PM
90	Everything except gas and banking	11/23/2024 2:23 PM
91	Grocery shopping. Clothes & shoe shopping. Entertainment. Theater/movies	11/23/2024 2:16 PM
92	Movies, grocery shopping, restaurants,	11/23/2024 2:15 PM
93	Movies, restaurants, sports, sushi, entertainment, travel	11/23/2024 2:11 PM
94	Laundry Mat, affordable meat sales, chuck e cheese ish or anything fun for kids to do that's	11/23/2024 2:08 PM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

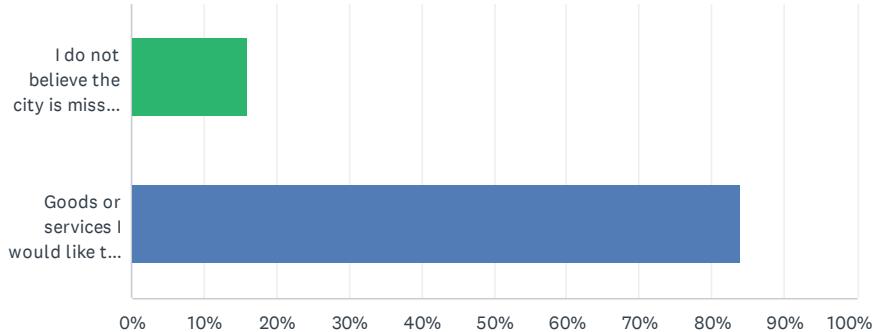
	not a park.	
95	Most shopping besides grocery	11/23/2024 2:07 PM
96	Groceries, retail.	11/23/2024 2:03 PM
97	Items not found at the Butcher Shop	11/23/2024 2:02 PM
98	Medical and grocery shopping.	11/23/2024 2:00 PM
99	Entertainment/box store shopping	11/23/2024 1:59 PM
100	Shopping, entertainment, hobby stores, concerts, steak houses, specialty stores	11/23/2024 1:51 PM
101	Other resturants	11/23/2024 1:46 PM
102	Doctors, target, pet shops, good food, oil change, banks.	11/23/2024 1:38 PM
103	Everything groceries and hardware store etc	11/23/2024 1:27 PM
104	Doctor, Banking/Investment, Kroger Southland Mall	11/23/2024 1:26 PM
105	Breweries, entertainment	11/23/2024 1:15 PM
106	For Groceries I go to Van Buren, and with the closing of CVS I go to Van Buren for pharmacy stuff. There are only two restaurants I enjoy in Belleville	11/23/2024 1:14 PM
107	Going out to eat, higher end retail shopping	11/23/2024 8:18 AM
108	Buying furniture, entertainment,	11/22/2024 12:10 PM
109	Grocery store.	11/22/2024 10:44 AM
110	Grocery, hardware, retail, home goods	11/21/2024 2:49 PM
111	Mainly go to Belleville for the public library and the High School. Occasionally to eat.	11/19/2024 3:46 PM
112	Food, shopping	11/19/2024 2:52 PM
113	Groceries, hardward, and clothing shopping	11/19/2024 12:17 PM
114	Groceries, clothing	11/19/2024 10:18 AM



Belleville Master Plan Economy Survey

Q12 Are there any types of commercial establishments with goods and services that are not available in the City of Belleville that you would like to see offered?

Answered: 112 Skipped: 24



ANSWER CHOICES		RESPONSES	
I do not believe the city is missing any goods or services.		16.07%	18
Goods or services I would like to see include:		83.93%	94
TOTAL			112

#	GOODS OR SERVICES I WOULD LIKE TO SEE INCLUDE:	DATE
1	groceries	12/10/2024 11:05 AM
2	Local grocery	12/7/2024 10:47 AM
3	A good hangout bar	12/3/2024 9:19 AM
4	Entertainment, food, retail	12/1/2024 4:08 PM
5	Nice event space	11/30/2024 1:01 PM
6	High scale Italian restaurant	11/28/2024 8:49 AM
7	Grocery Stores and larger variety of restaurants. Entertainment venues.	11/27/2024 10:04 AM
8	See question above	11/27/2024 7:05 AM
9	.	11/26/2024 7:00 PM
10	Healthy and better food restaurants	11/26/2024 5:04 PM
11	.	11/25/2024 9:44 PM
12	Unique independently owned businesses. Home decor, clothing retailers (non-chain), more restaurant options, art galleries, event space. Would like more creative inspiration to the events that are held....no one wants to walk around events to see booths full of companies selling windows, siding, roofs, gutters, etc.	11/25/2024 9:15 AM
13	Laundry Mat, bakery, Trader Joe's	11/25/2024 9:07 AM
14	Grocery Store, Play place	11/25/2024 6:47 AM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

15	Movie theater, target, texas roadhouse, trolley or pedal bike service, axe throwing venue/arcade, Sams or Costco	11/24/2024 7:07 PM
16	Detroit wing company and tropical smoothie	11/24/2024 5:20 PM
17	Bakery	11/24/2024 3:39 PM
18	Movie theater	11/24/2024 2:12 PM
19	Grocery store even if small. Stop with barbers, insurance agents, and real estate agents. There are already too many!!!	11/24/2024 12:45 PM
20	Massage, group activities, entertainment	11/24/2024 11:52 AM
21	Laundry mat, movies	11/24/2024 11:44 AM
22	Grocery store	11/24/2024 11:31 AM
23	Grocery store	11/24/2024 11:01 AM
24	Target, hobby lobby, clothing stores, kroger	11/24/2024 10:43 AM
25	Grocery shopping	11/24/2024 10:41 AM
26	Hardware	11/24/2024 10:04 AM
27	Dfcu Ups store	11/24/2024 9:53 AM
28	Grocery Store, Clothing Store, Laundromat, Craft Store, Gift Shops	11/24/2024 9:33 AM
29	costco	11/24/2024 9:23 AM
30	Restaurants and Retail	11/24/2024 9:09 AM
31	All	11/24/2024 8:44 AM
32	- brewery - small grocery store like Fresh Thyme or Trader Joe's - Salvation Army (BHS students love thrifting and I have to drive to Canton to donate things) - a traffic circle instead of 5 points	11/24/2024 8:21 AM
33	Trader Joe or Whole Foods, maybe something for kids like a chuckie cheese or jungle Java	11/24/2024 7:48 AM
34	Hardware, kids entertainment, parks and rec	11/24/2024 6:08 AM
35	Mental Health Services	11/24/2024 5:09 AM
36	Kroger, costco	11/24/2024 1:08 AM
37	Small business are what makes small towns charming	11/23/2024 10:25 PM
38	Medial Grocer Men's retail Shoe store	11/23/2024 10:07 PM
39	Better restaurants NO MORE GAS STATIONS	11/23/2024 9:08 PM
40	Good restaurants	11/23/2024 8:01 PM
41	Small grocer, indoor entertainment (bowling, arcade, golf sim, etc.)	11/23/2024 7:56 PM
42	Trader Joe's and See #11 answers	11/23/2024 7:33 PM
43	More shops other than Walmart	11/23/2024 7:28 PM
44	Pet store, candy/novelty shop	11/23/2024 7:13 PM
45	Farming needs, natural organic food stores	11/23/2024 7:11 PM
46	Fine dining	11/23/2024 7:00 PM
47	Indian buffet, or Vietnamese food, something to replace Mike's that's not a bar and grill or diner. Family friendly entertainment. More parks/playground/disc golf course	11/23/2024 6:47 PM
48	a grocery store, a large one. The butcher shop is nice but it's not a grocery, we have to go to Van Buren	11/23/2024 6:39 PM
49	Costco or Sam's and Trader Joe's	11/23/2024 6:23 PM



Belleville Master Plan Economy Survey

50	Entertainment venues for families or adults. Groceries.	11/23/2024 6:05 PM
51	Laundry mat, recreational, places to take kids to play games or arcade	11/23/2024 6:00 PM
52	Just more variety	11/23/2024 5:10 PM
53	Groceries	11/23/2024 5:09 PM
54	Kohls target sams club Texas road house	11/23/2024 5:07 PM
55	Italia. Restaurant	11/23/2024 4:49 PM
56	Car repair, movies, massages, groceries, pharmacy.	11/23/2024 4:46 PM
57	Laundry mat, small grocer (produce and dry goods). A nice higher end restaurant	11/23/2024 4:37 PM
58	Activities for families and kids	11/23/2024 4:06 PM
59	An actual bakery- not a coffee shop	11/23/2024 3:57 PM
60	I'd love a new hardware store on Main Street!	11/23/2024 3:33 PM
61	more retail shops	11/23/2024 3:21 PM
62	Family dinner and arcade	11/23/2024 3:19 PM
63	Small Kroger, Holiday type store	11/23/2024 3:10 PM
64	Entertainment venue for families	11/23/2024 3:06 PM
65	More indoor stuff for children. Like jungle Java. Other similar things as well. movie theater.	11/23/2024 3:03 PM
66	Anything	11/23/2024 3:01 PM
67	Target /closer malls for Shopping	11/23/2024 2:58 PM
68	Book store, high end Italian or steak house, home decor and gifts	11/23/2024 2:53 PM
69	Grocery store	11/23/2024 2:45 PM
70	Full grocery	11/23/2024 2:40 PM
71	Grocery markets	11/23/2024 2:40 PM
72	Tinkergarten program or outdoor learning opportunities for little learners, more spaces for kids	11/23/2024 2:33 PM
73	Groceries, specialty foods (trader Joes, fresh time), entertainment (axe throwing, golf simulator, movies), unique shops and antiques.	11/23/2024 2:28 PM
74	Movie house	11/23/2024 2:23 PM
75	Cinema or theater. Trader Joe's or something similar for groceries	11/23/2024 2:16 PM
76	A grocery store, movies	11/23/2024 2:15 PM
77	Kids fun activities, arcade, games, movies, plays, comedy.	11/23/2024 2:11 PM
78	Indoor places for kids to have fun and run around during the cold or rainy days. Homeless shelter. Laundry mat.	11/23/2024 2:08 PM
79	Restaurants, bars, retail shops	11/23/2024 2:03 PM
80	More downtown Plymouth style shopping.	11/23/2024 2:02 PM
81	Grocery store	11/23/2024 2:00 PM
82	Variety of small businesses.	11/23/2024 1:51 PM
83	A mix	11/23/2024 1:38 PM
84	Grocery store, car mechanic	11/23/2024 1:27 PM
85	Brewery, entertainment	11/23/2024 1:15 PM
86	Pharmacy, grocery shop, more shopping centers	11/23/2024 1:14 PM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

87	Laundry mat for seniors	11/23/2024 12:59 PM
88	It would be nice to have a target, Trader Joe's, or Whole Foods. I would also like to see some small (female operated) businesses	11/23/2024 8:18 AM
89	Something for teens	11/22/2024 12:10 PM
90	Fresh market, fresh fruits and vegetables, bread.	11/22/2024 10:44 AM
91	Small grocery store. Outdoor store for water sports (fishing, boating, tubing, skiing)	11/21/2024 2:49 PM
92	Groceries, multipurpose hardware, sit down restaurants	11/19/2024 2:52 PM
93	I would like a laundromat and larger grocery store in the city.	11/19/2024 12:17 PM
94	Groceries, clothing	11/19/2024 10:18 AM



Belleville Master Plan Economy Survey

Q13 Where do you shop for groceries the most? Please note name of store, city, and street if possible.

Answered: 128 Skipped: 8

#	RESPONSES	DATE
1	walmart belleville rd	12/10/2024 11:05 AM
2	Costco Ann Arbor Meijers Van Buren	12/7/2024 10:47 AM
3	Krogers	12/3/2024 9:19 AM
4	Meijer belleville	12/1/2024 9:33 PM
5	Meijer belleville rd. Van buren township	12/1/2024 4:08 PM
6	Joes produce. Busch's	11/30/2024 1:01 PM
7	Costco in Ann Arbor, Meijer in Van Buren Township	11/28/2024 8:49 AM
8	Meijer Belleville Road, Van Buren Twp	11/27/2024 10:04 AM
9	Walmart, Target, Kroger (Michigan Ave West of Belleville Rd Canton) Sam's Club (Ford Rd and 275 Canton, Northline Rd and 75 in Taylor--near work), BJ's (Ford Rd and Sheldon--Canton, Eureka Rd and 75 in Taylor--near work)	11/27/2024 7:05 AM
10	Walmart, Meijer and Aldi. Aldi is the most frequented at the moment.	11/26/2024 7:00 PM
11	Meijer walmart	11/26/2024 5:04 PM
12	Meijer, Aldi and Walmart on Belleville Rd in Van Buren Twp.	11/26/2024 1:53 PM
13	Walmart, Meijer and Aldi. Aldi is the most frequented at the moment.	11/25/2024 9:44 PM
14	Aldi and Meijer in VBT on Belleville Rd	11/25/2024 5:52 PM
15	Kroger (Canton), Meijer (Canton)	11/25/2024 9:15 AM
16	Costco Ann Arbor, Sam's club ford rd & Trader Joe's Ann Arbor	11/25/2024 9:07 AM
17	Meijer, Belleville Rd, VBT Aldi, Belleville Rd, VBT	11/25/2024 6:47 AM
18	Walmart Van Buren Township	11/25/2024 5:53 AM
19	Walmart, meijer, Aldis all on Belleville Rd	11/24/2024 7:07 PM
20	Walmart	11/24/2024 5:20 PM
21	Aldi's, Van Buren Township	11/24/2024 4:52 PM
22	Meijer	11/24/2024 3:39 PM
23	Meijer, Aldi	11/24/2024 2:16 PM
24	Meijer. Belleville Rd	11/24/2024 2:12 PM
25	Aldi	11/24/2024 12:45 PM
26	Aldi Belleville	11/24/2024 11:52 AM
27	Meijer belleville	11/24/2024 11:44 AM
28	Meijer	11/24/2024 11:33 AM
29	Kroger or walmart	11/24/2024 11:31 AM
30	Butcher shop, belleville	11/24/2024 11:01 AM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

31	Meijer - Belleville Rd, Walmart, Belleville Rd	11/24/2024 10:43 AM
32	Kroger. Butcher Shop	11/24/2024 10:07 AM
33	Home delivery	11/24/2024 10:04 AM
34	Aldi & Meijer	11/24/2024 9:55 AM
35	Costco Aldi Butcher shop	11/24/2024 9:53 AM
36	Kroger (Ypsi, Canton)	11/24/2024 9:40 AM
37	Meijer - Belleville Road, Krogers Mich Ave/Canton Center Rds, Walmart Belleville Road, Sam's Club Ypsilanti No place to put this but we need reasonable senior 1 story homes with garages on small plots of land, not a condo. Sick of all large homes being put up in subs and they don't/won't offer a ranch style home.	11/24/2024 9:33 AM
38	Busch's canton center rd	11/24/2024 9:32 AM
39	walmart Belleville road	11/24/2024 9:23 AM
40	Kroger Canton	11/24/2024 9:09 AM
41	Bushes	11/24/2024 8:44 AM
42	Meijer in Van Buren Aldi in Van Buren	11/24/2024 8:21 AM
43	Meijer Belleville Rd and Trader Joe's Washtenaw Ave	11/24/2024 7:48 AM
44	Kroger Canton, Michigan Ave	11/24/2024 6:08 AM
45	Meijer: Belleville	11/24/2024 5:09 AM
46	Costco- Ann Arbor	11/24/2024 1:08 AM
47	Meijer (Belleville Rd), Busch's (Canton or Ann Arbor)	11/24/2024 12:03 AM
48	Aldi or farmers market	11/23/2024 10:25 PM
49	Aldi Costco	11/23/2024 10:07 PM
50	Kroger	11/23/2024 10:03 PM
51	Belleville Aldi and Meijer	11/23/2024 9:19 PM
52	Walmart Belleville rd	11/23/2024 9:08 PM
53	Aldi, kroger	11/23/2024 8:42 PM
54	Meijer VBT	11/23/2024 8:18 PM
55	Meijer + Kroger (Canton) + Costco	11/23/2024 8:01 PM
56	Meijer in Belleville	11/23/2024 7:56 PM
57	Meijer - Belleville Rd	11/23/2024 7:56 PM
58	Meijer and butcher shop	11/23/2024 7:39 PM
59	Meijer and butcher shop	11/23/2024 7:39 PM
60	Meijer and Aldi-Belleville Rd Trader Joe's- Ann Arbor	11/23/2024 7:33 PM
61	Meijer	11/23/2024 7:28 PM
62	Kroger, MI Ave Canton	11/23/2024 7:13 PM
63	Mostly at Meijer because sometimes it's to far to travel to organic food stores I would like to add that we do not need anymore hotels, housing, apartments, car washes , hair salons , cigarettes stores , restaurants, big chain stores,	11/23/2024 7:11 PM
64	Meijer	11/23/2024 7:00 PM
65	Meijer Belleville	11/23/2024 6:47 PM



Belleville Master Plan Economy Survey

66	Meijers on Belleville Road, VBT	11/23/2024 6:39 PM
67	Meijer	11/23/2024 6:23 PM
68	Aldi or Meijer In van buren	11/23/2024 6:05 PM
69	Walmart & Meijer, Belleville rd	11/23/2024 6:00 PM
70	Butchershop and meijer	11/23/2024 5:10 PM
71	Meijer, ALDI, Costco, Sams, menards	11/23/2024 5:09 PM
72	Aldi	11/23/2024 5:07 PM
73	Belleville Meijer	11/23/2024 4:57 PM
74	Walmart, Aldi	11/23/2024 4:55 PM
75	Meijer and Aldi, Belleville Rd	11/23/2024 4:49 PM
76	Walmart. Belleville road.	11/23/2024 4:46 PM
77	Whole Foods (Ann arbor) Meijer VBTwp	11/23/2024 4:37 PM
78	Meijer	11/23/2024 4:17 PM
79	Meijer	11/23/2024 4:17 PM
80	Aldi Meijer	11/23/2024 4:16 PM
81	Meijer	11/23/2024 4:06 PM
82	Aldi, Walmart, Meijer kroger	11/23/2024 3:57 PM
83	Meijer in Belleville	11/23/2024 3:43 PM
84	Aldi and Meijer in Belleville on Belleville Rd	11/23/2024 3:40 PM
85	Fresh Thyme in Canton	11/23/2024 3:33 PM
86	kroger in canton and ypsilanti, target ann arbor or canton, lowes in canton or ypsilanti	11/23/2024 3:21 PM
87	Wal-Mart on Belleville rd	11/23/2024 3:19 PM
88	Ann Arbor, Canton	11/23/2024 3:10 PM
89	Aldi	11/23/2024 3:06 PM
90	Sam's club in Ypsilanti on carpenter	11/23/2024 3:03 PM
91	Until we get the city to think outside the box and be pro business instead If instantly saying no to anything but restaurants do to some rule written 50 years ago the city will not prosper. We need people that will listen and embrace idea and help ski them through. Entrepreneur minded not some one looking for a title or a paycheck who has never owned or thought about opening a business.	11/23/2024 3:03 PM
92	Vanburen twp	11/23/2024 3:01 PM
93	Kroger mejiers	11/23/2024 2:58 PM
94	Meijer, Aldi, Kroger	11/23/2024 2:56 PM
95	Meijer Busch's	11/23/2024 2:53 PM
96	Aldi (Belleville), Meijer (Belleville), Kroger (Canton), Whole Foods (Ann Arbor)	11/23/2024 2:52 PM
97	Aldi Meijer	11/23/2024 2:45 PM
98	Aldi	11/23/2024 2:44 PM
99	Meijer, Walmart, Sam's (Ypsi)	11/23/2024 2:40 PM
100	Meijer	11/23/2024 2:40 PM
101	Belleville Meijer	11/23/2024 2:33 PM



Appendix C: Economy Survey

Belleville Master Plan Economy Survey

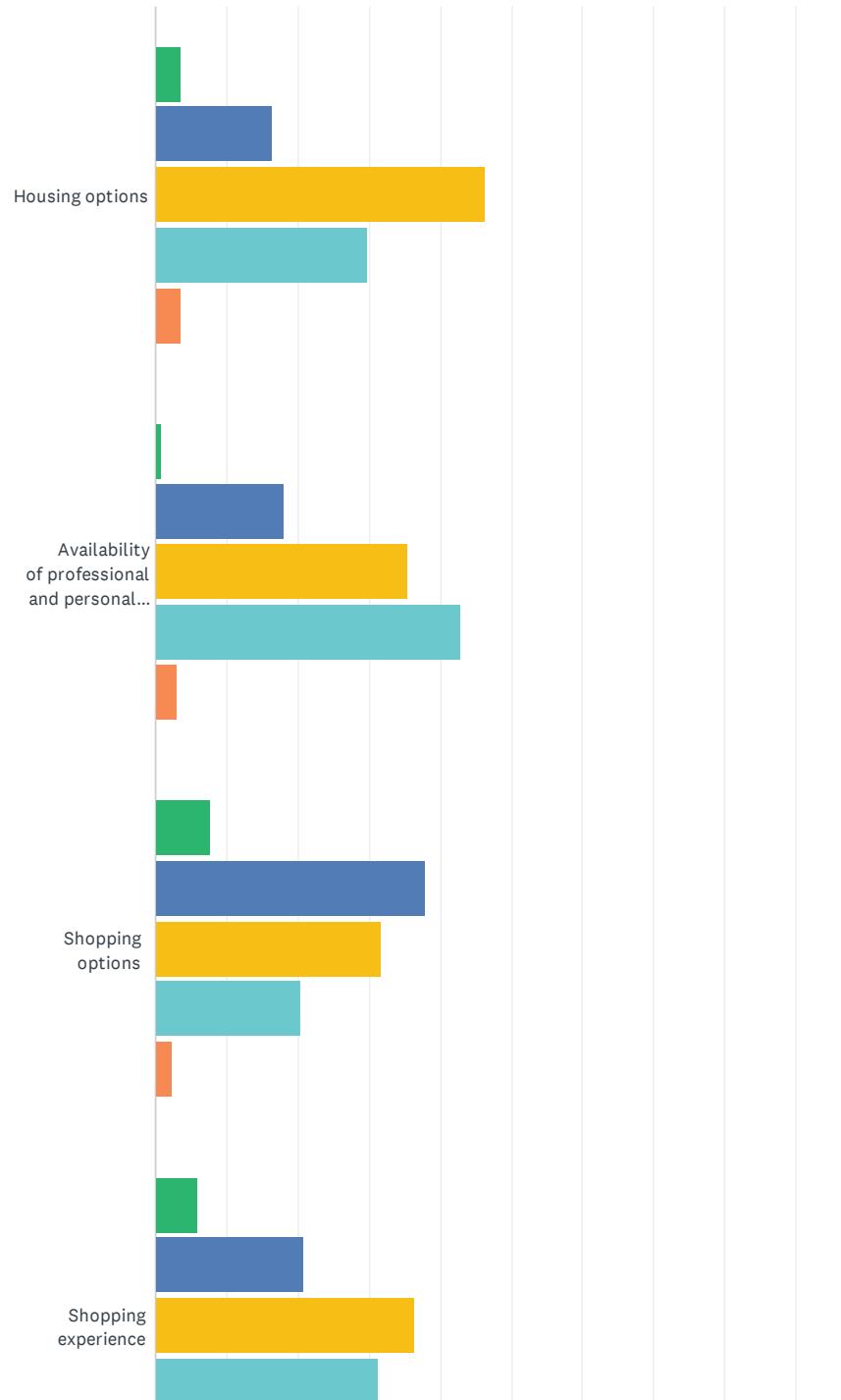
102	Aldi & Meijer, Beleville Rd in VBT	11/23/2024 2:28 PM
103	Meijer Van Buren Twp	11/23/2024 2:23 PM
104	Walmart on Belleville Rd	11/23/2024 2:16 PM
105	Meijer, Walmart & Costco Ann Arbor	11/23/2024 2:15 PM
106	Aldi, Meijer, Walmart	11/23/2024 2:11 PM
107	Aldi on Belleville Rd. Meijer if they have good sales on Belleville Rd. Save A lot on Washtenaw Ave for affordable meats.	11/23/2024 2:08 PM
108	Meijer on Belleville Rd	11/23/2024 2:07 PM
109	Meijer Belleville Road KROGER MICH AVE CANTON CTR	11/23/2024 2:03 PM
110	Butcher Shop and Busch's Market	11/23/2024 2:02 PM
111	Meijer and aldi	11/23/2024 2:00 PM
112	Meijer, Van Buren Twp, Belleville Rd.	11/23/2024 1:59 PM
113	Meijer and Butcher Shop There's no spot for comments but we need affordable places for small businesses and living. It's a serious problem.	11/23/2024 1:51 PM
114	Meijer belleville road	11/23/2024 1:46 PM
115	Canton and Plymouth	11/23/2024 1:38 PM
116	Meijer	11/23/2024 1:27 PM
117	Walmart, Menards Home Depot etc	11/23/2024 1:27 PM
118	Meijer	11/23/2024 1:26 PM
119	Aldi in Van Buren Twp	11/23/2024 1:15 PM
120	Meijer, across the bridge	11/23/2024 1:14 PM
121	Meijer or Walmart on Belleville Road in Belleville Michigan	11/23/2024 12:59 PM
122	Meijer, Belleville road	11/23/2024 8:18 AM
123	Meijer, Walmart, The Butcher shop in that order	11/22/2024 12:10 PM
124	Meijer, Belleville Road.	11/22/2024 10:44 AM
125	Meijer, Belleville Rd	11/21/2024 2:49 PM
126	Sam's Club. Whole Foods. Costco.	11/19/2024 3:46 PM
127	Meijer	11/19/2024 12:17 PM
128	WalMart	11/19/2024 10:18 AM



Belleville Master Plan Economy Survey

Q14 Please rate each of the following in Belleville.

Answered: 134 Skipped: 2

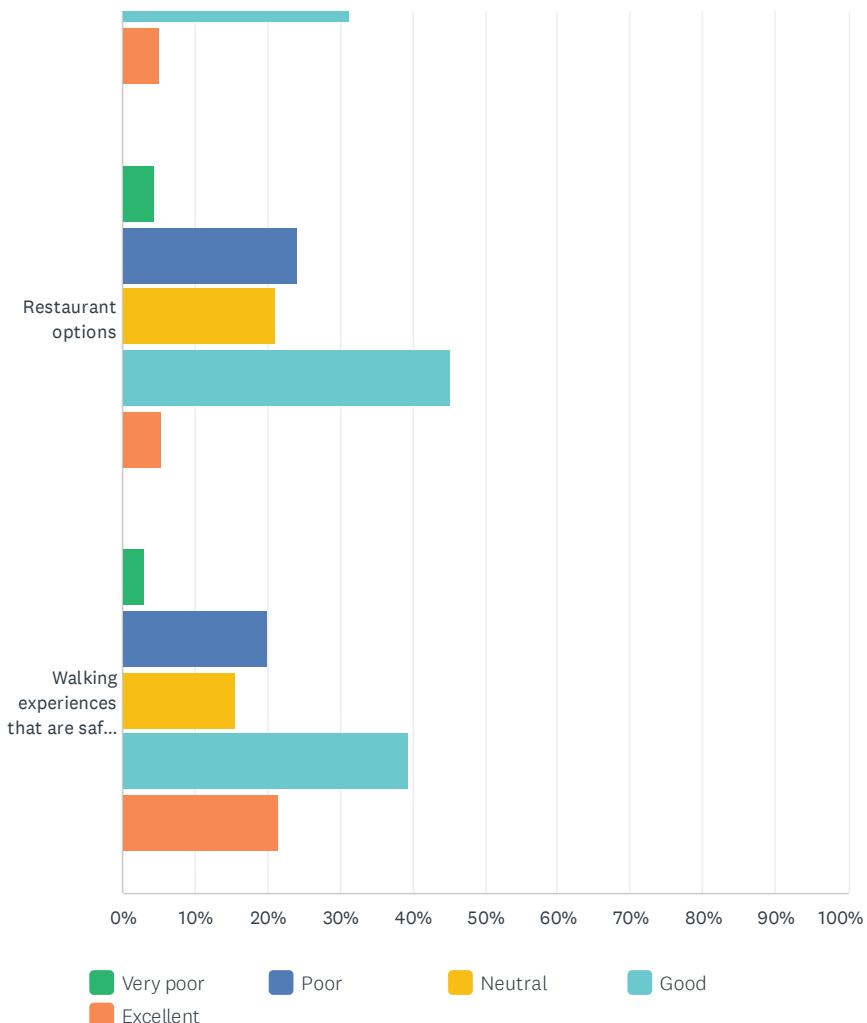


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Appendix C: Economy Survey

Belleville Master Plan Economy Survey



	VERY POOR	POOR	NEUTRAL	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
Housing options	3.73% 5	16.42% 22	46.27% 62	29.85% 40	3.73% 5	134	3.13
Availability of professional and personal services	0.75% 1	18.05% 24	35.34% 47	42.86% 57	3.01% 4	133	3.29
Shopping options	7.58% 10	37.88% 50	31.82% 42	20.45% 27	2.27% 3	132	2.72
Shopping experience	5.97% 8	20.90% 28	36.57% 49	31.34% 42	5.22% 7	134	3.09
Restaurant options	4.51% 6	24.06% 32	21.05% 28	45.11% 60	5.26% 7	133	3.23
Walking experiences that are safe, comfortable and interesting	2.99% 4	20.15% 27	15.67% 21	39.55% 53	21.64% 29	134	3.57



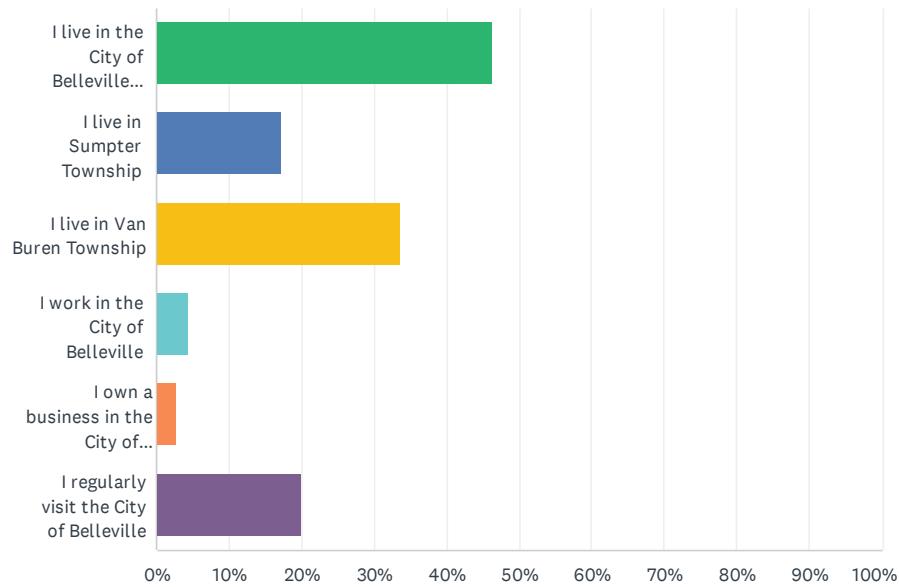
Appendix D

Housing Survey

Belleville Master Plan Housing Survey

Q1 What is your connection to Belleville? [select multiple if applicable]

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES
I live in the City of Belleville (please use the map above if unsure)	46.36% 51
I live in Sumpter Township	17.27% 19
I live in Van Buren Township	33.64% 37
I work in the City of Belleville	4.55% 5
I own a business in the City of Belleville	2.73% 3
I regularly visit the City of Belleville	20.00% 22
Total Respondents: 110	



Belleville Master Plan Housing Survey

Q2 If you live in the City of Belleville, please list your street name. Please use the map above if you are unsure.

Answered: 52 Skipped: 58

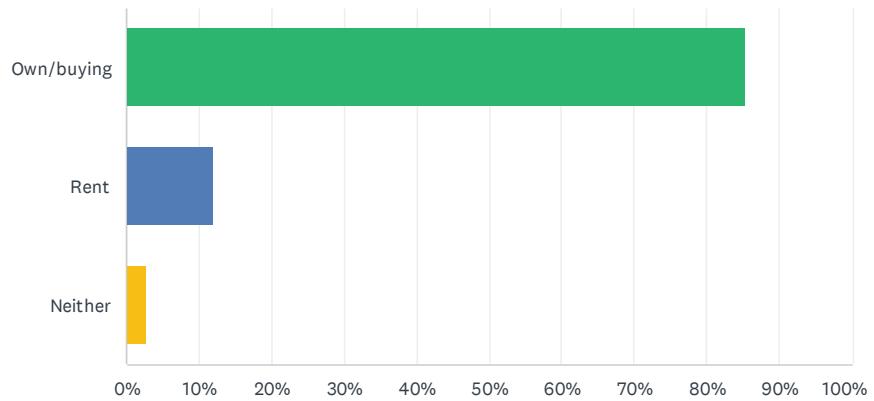
Responses not included for anonymity.



Belleville Master Plan Housing Survey

Q3 Do you own or rent the home in which you live?

Answered: 109 Skipped: 1



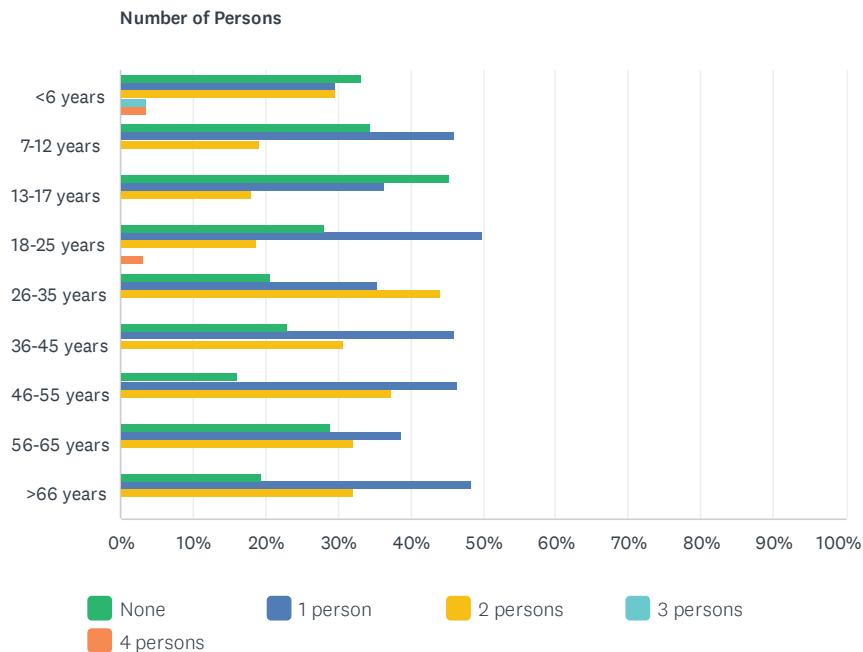
ANSWER CHOICES	RESPONSES
Own/buying	85.32%
Rent	11.93%
Neither	2.75%
TOTAL	109



Belleville Master Plan Housing Survey

Q4 How many members of your household (including yourself) belong in each age group?

Answered: 109 Skipped: 1



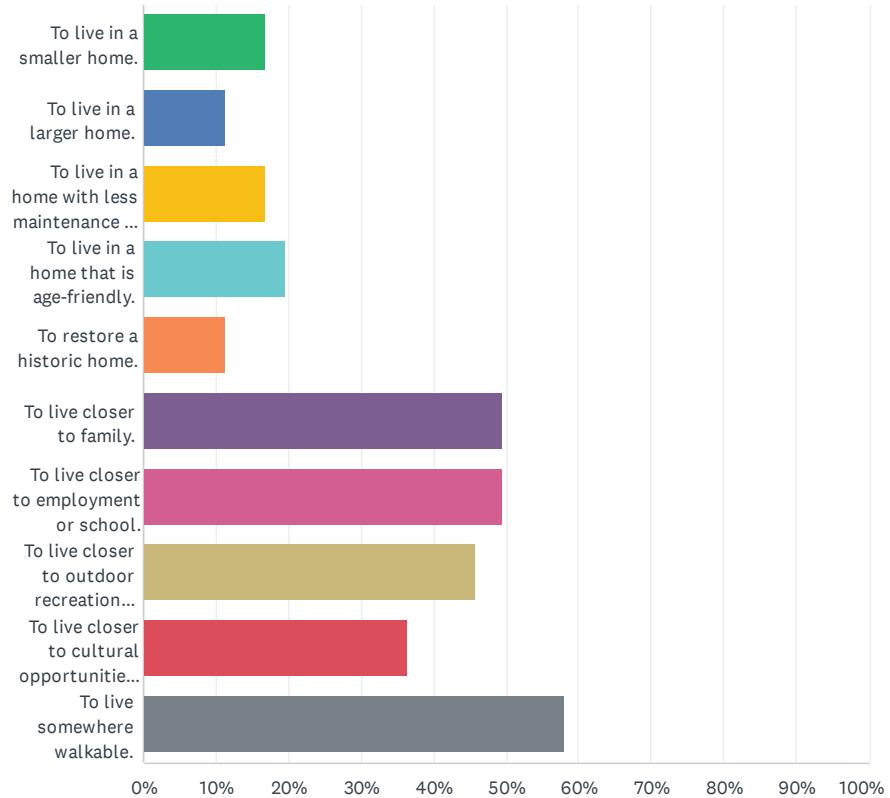
Number of Persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
<6 years	33.33% 9	29.63% 8	29.63% 8	3.70% 1	3.70% 1	27
7-12 years	34.62% 9	46.15% 12	19.23% 5	0.00% 0	0.00% 0	26
13-17 years	45.45% 10	36.36% 8	18.18% 4	0.00% 0	0.00% 0	22
18-25 years	28.13% 9	50.00% 16	18.75% 6	0.00% 0	3.13% 1	32
26-35 years	20.59% 7	35.29% 12	44.12% 15	0.00% 0	0.00% 0	34
36-45 years	23.08% 9	46.15% 18	30.77% 12	0.00% 0	0.00% 0	39
46-55 years	16.28% 7	46.51% 20	37.21% 16	0.00% 0	0.00% 0	43
56-65 years	29.03% 9	38.71% 12	32.26% 10	0.00% 0	0.00% 0	31
>66 years	19.35% 6	48.39% 15	32.26% 10	0.00% 0	0.00% 0	31



Belleville Master Plan Housing Survey

Q5 Which of the following are likely reasons why people would choose to move or stay in Belleville? [check all that apply]

Answered: 107 Skipped: 3



Belleville Master Plan Housing Survey

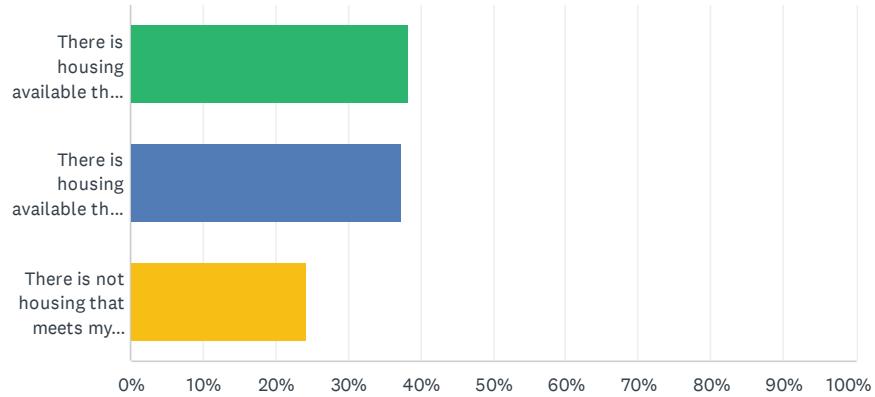
ANSWER CHOICES	RESPONSES	
To live in a smaller home.	16.82%	18
To live in a larger home.	11.21%	12
To live in a home with less maintenance on home/ yard.	16.82%	18
To live in a home that is age-friendly.	19.63%	21
To restore a historic home.	11.21%	12
To live closer to family.	49.53%	53
To live closer to employment or school.	49.53%	53
To live closer to outdoor recreation opportunities.	45.79%	49
To live closer to cultural opportunities, festivals, and events.	36.45%	39
To live somewhere walkable.	57.94%	62
Total Respondents: 107		



Belleville Master Plan Housing Survey

Q6 Do you think you could find housing that meets your preferences in your price range in Belleville?

Answered: 99 Skipped: 11



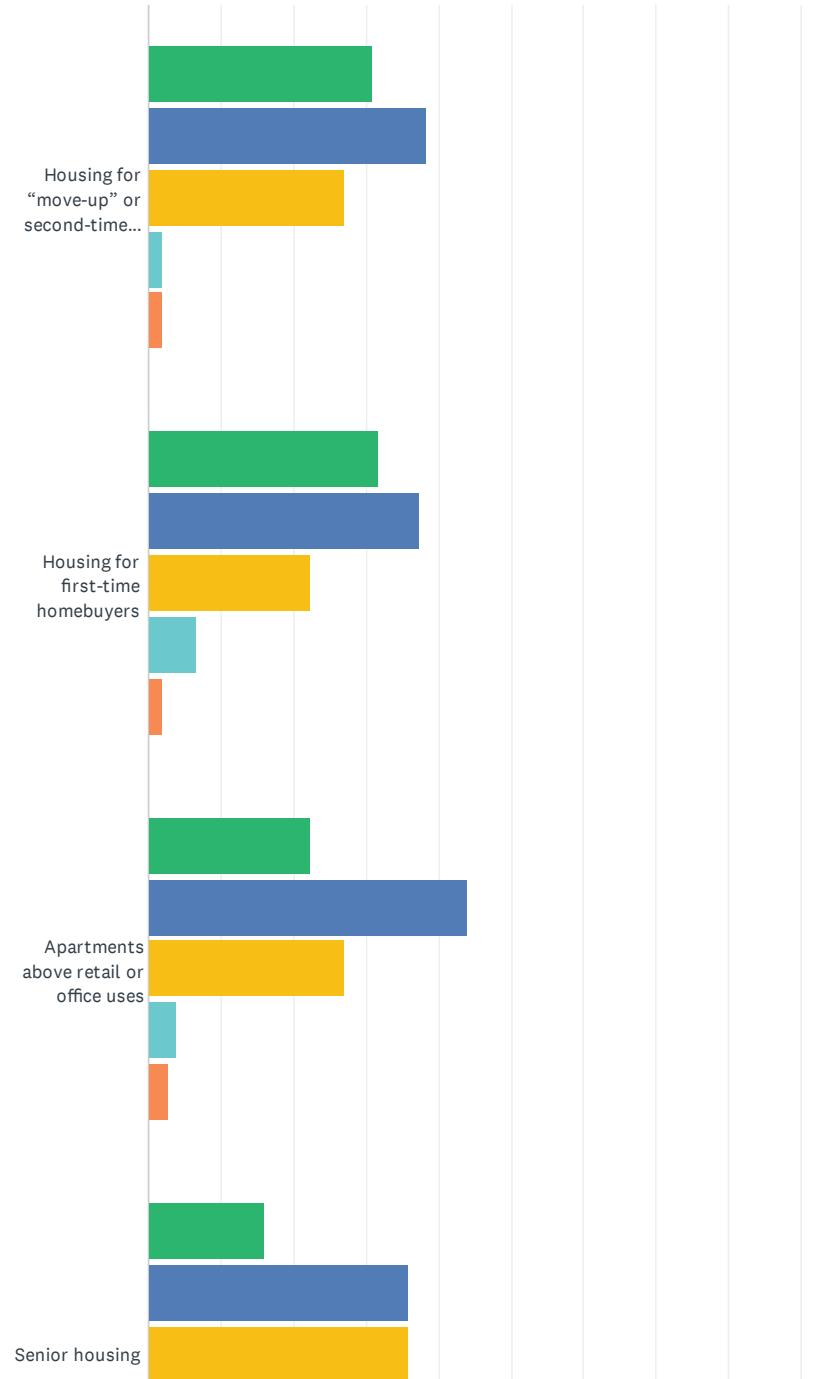
ANSWER CHOICES	RESPONSES	
There is housing available that meets my preferences in price range.	38.38%	38
There is housing available that meets my preferences, but it is outside of my price range.	37.37%	37
There is not housing that meets my preferences available.	24.24%	24
TOTAL	99	



Belleville Master Plan Housing Survey

Q7 Would you encourage or discourage the following types of residential development in Belleville in the future?

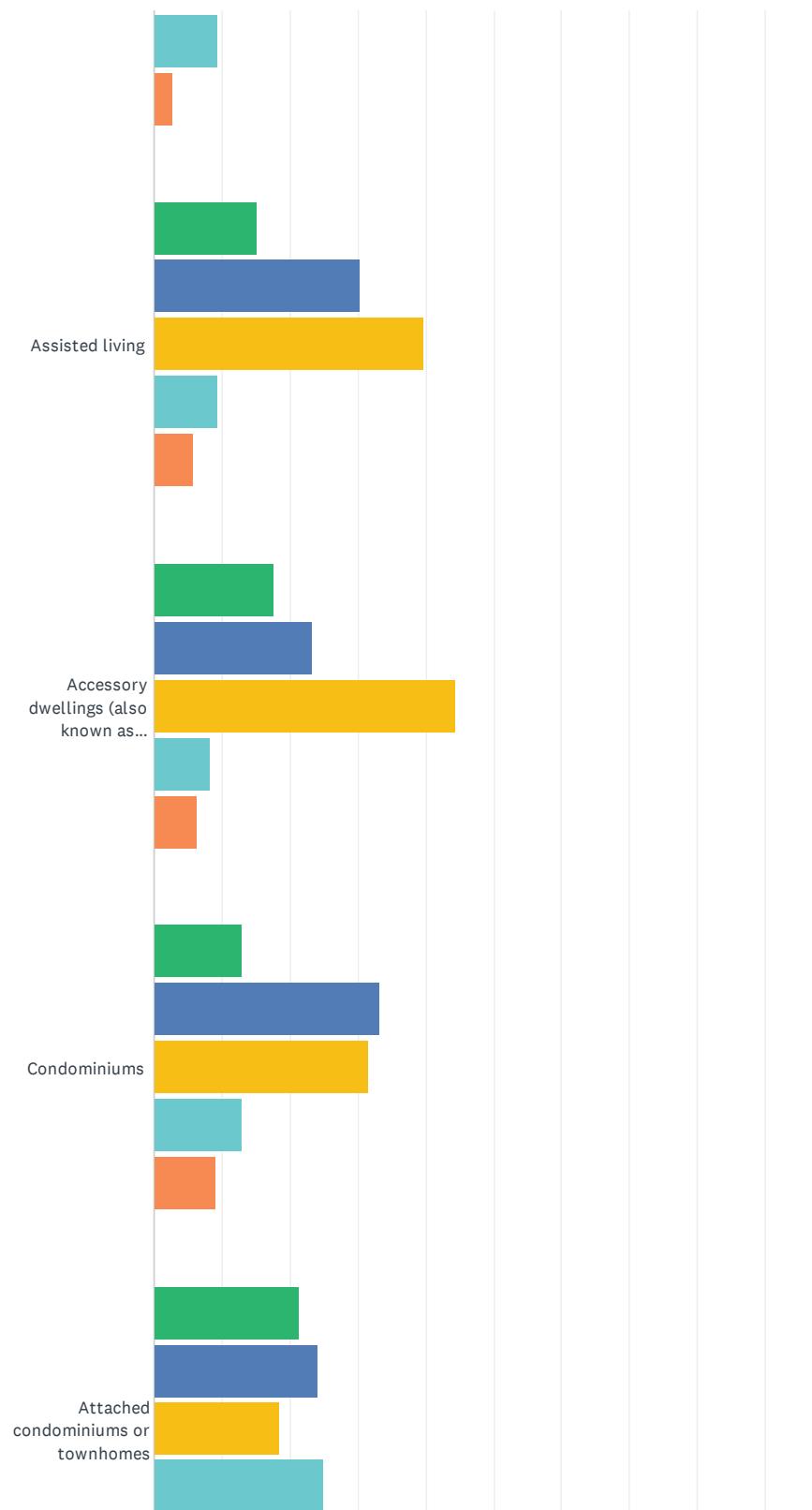
Answered: 110 Skipped: 0



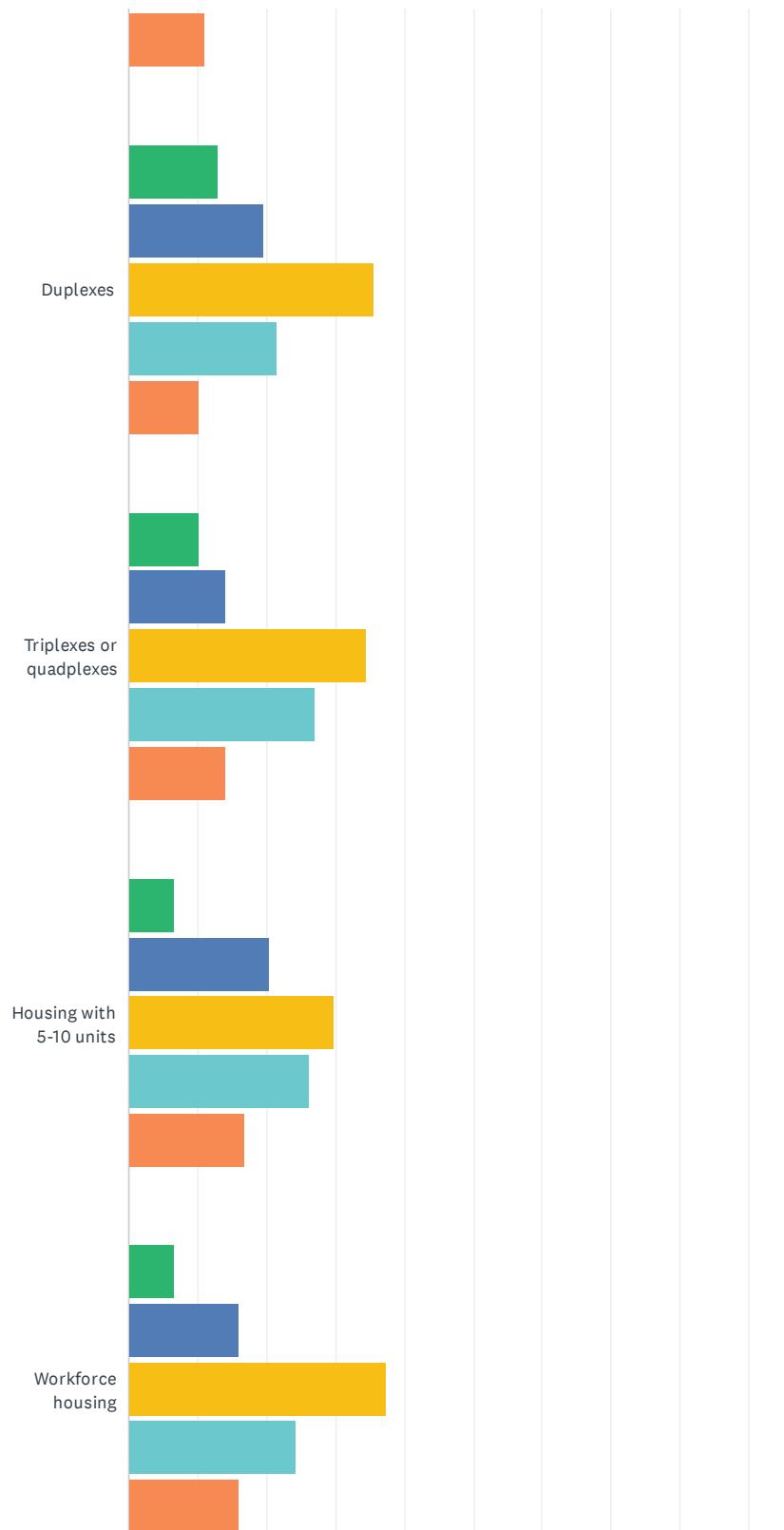
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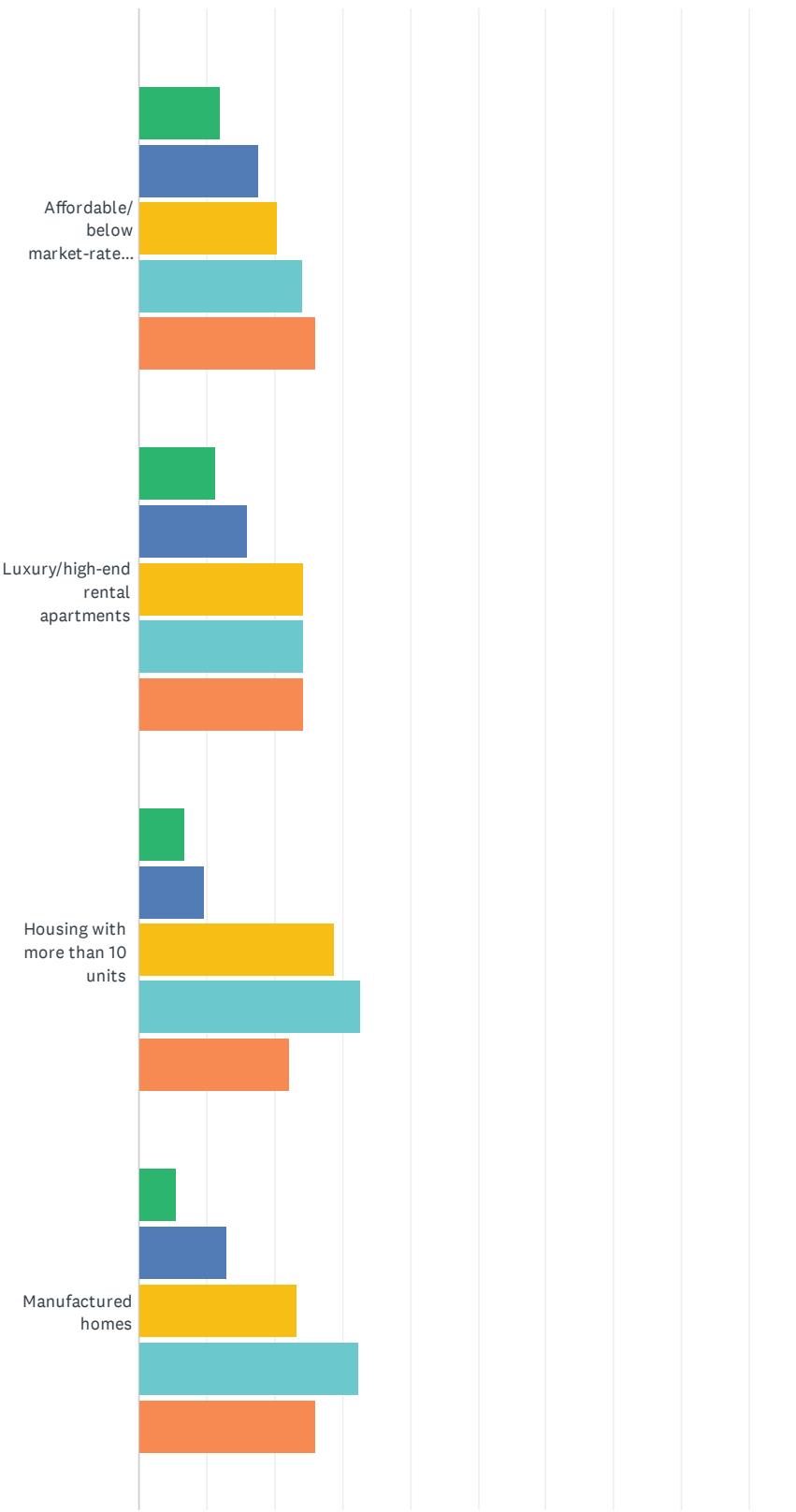
Belleville Master Plan Housing Survey

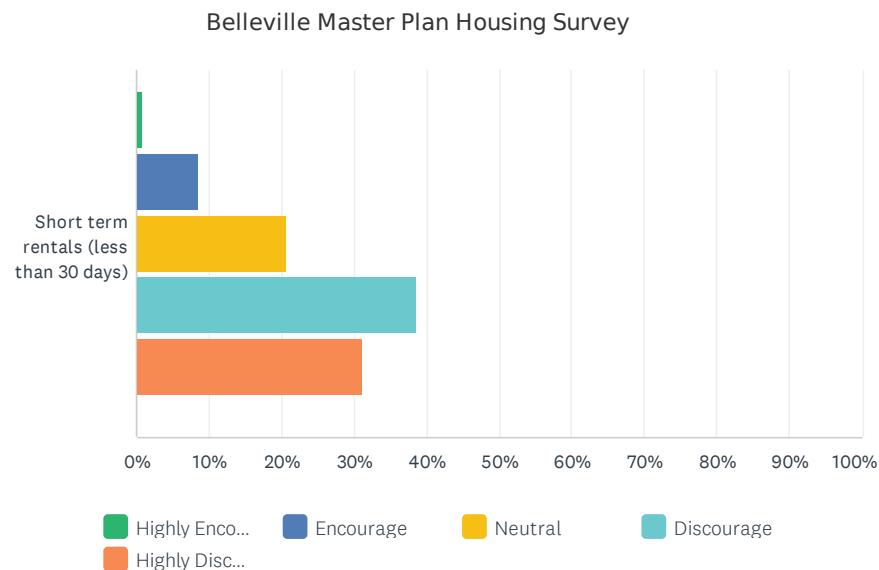


Belleville Master Plan Housing Survey



Belleville Master Plan Housing Survey





Appendix D: Housing Survey

Belleville Master Plan Housing Survey

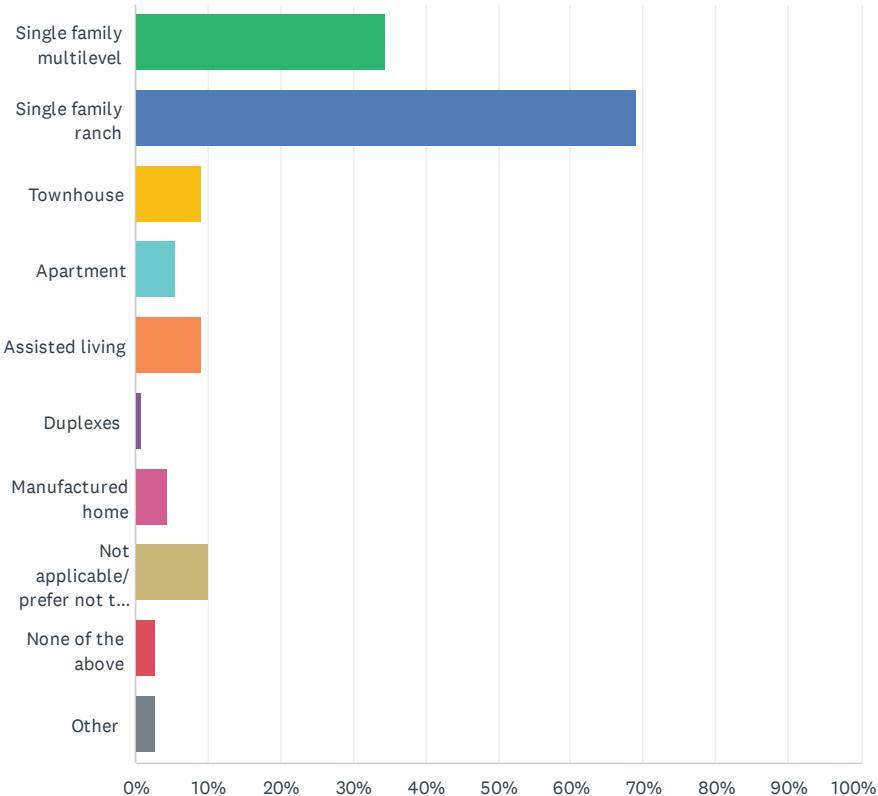
	HIGHLY ENCOURAGE	ENCOURAGE	NEUTRAL	DISCOURAGE	HIGHLY DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Housing for "move-up" or second-time homebuyers	30.84% 33	38.32% 41	27.10% 29	1.87% 2	1.87% 2	107	2.06
Housing for first-time homebuyers	31.78% 34	37.38% 40	22.43% 24	6.54% 7	1.87% 2	107	2.09
Apartments above retail or office uses	22.43% 24	43.93% 47	27.10% 29	3.74% 4	2.80% 3	107	2.21
Senior housing	16.04% 17	35.85% 38	35.85% 38	9.43% 10	2.83% 3	106	2.47
Assisted living	15.09% 16	30.19% 32	39.62% 42	9.43% 10	5.66% 6	106	2.60
Accessory dwellings (also known as "granny flats")	17.59% 19	23.15% 25	44.44% 48	8.33% 9	6.48% 7	108	2.63
Condominiums	12.96% 14	33.33% 36	31.48% 34	12.96% 14	9.26% 10	108	2.72
Attached condominiums or townhomes	21.30% 23	24.07% 26	18.52% 20	25.00% 27	11.11% 12	108	2.81
Duplexes	13.08% 14	19.63% 21	35.51% 38	21.50% 23	10.28% 11	107	2.96
Triplexes or quadplexes	10.28% 11	14.02% 15	34.58% 37	27.10% 29	14.02% 15	107	3.21
Housing with 5-10 units	6.54% 7	20.56% 22	29.91% 32	26.17% 28	16.82% 18	107	3.26
Workforce housing	6.54% 7	15.89% 17	37.38% 40	24.30% 26	15.89% 17	107	3.27
Affordable/ below market-rate rental apartments	12.04% 13	17.59% 19	20.37% 22	24.07% 26	25.93% 28	108	3.34
Luxury/high-end rental apartments	11.21% 12	15.89% 17	24.30% 26	24.30% 26	24.30% 26	107	3.35
Housing with more than 10 units	6.73% 7	9.62% 10	28.85% 30	32.69% 34	22.12% 23	104	3.54
Manufactured homes	5.56% 6	12.96% 14	23.15% 25	32.41% 35	25.93% 28	108	3.60
Short term rentals (less than 30 days)	0.94% 1	8.49% 9	20.75% 22	38.68% 41	31.13% 33	106	3.91



Belleville Master Plan Housing Survey

Q8 Which housing type do you think will meet your housing needs in 10-15 years? [check all that apply]

Answered: 110 Skipped: 0



Appendix D: Housing Survey

Belleville Master Plan Housing Survey

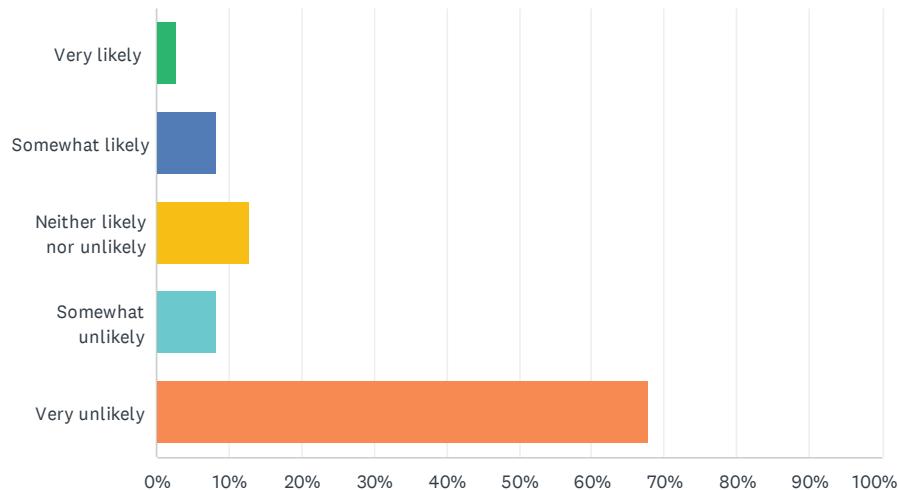
ANSWER CHOICES	RESPONSES	
Single family multilevel	34.55%	38
Single family ranch	69.09%	76
Townhouse	9.09%	10
Apartment	5.45%	6
Assisted living	9.09%	10
Duplexes	0.91%	1
Manufactured home	4.55%	5
Not applicable/ prefer not to answer	10.00%	11
None of the above	2.73%	3
Other	2.73%	3
Total Respondents: 110		



Belleville Master Plan Housing Survey

Q9 How likely are you to sell your home within the next year?

Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES
Very likely	2.75%
Somewhat likely	8.26%
Neither likely nor unlikely	12.84%
Somewhat unlikely	8.26%
Very unlikely	67.89%
TOTAL	109



Belleville Master Plan Housing Survey

Q10 If you answered that you would be very or somewhat likely to sell your home within the next year, why do you anticipate a potential move?

Answered: 14 Skipped: 96

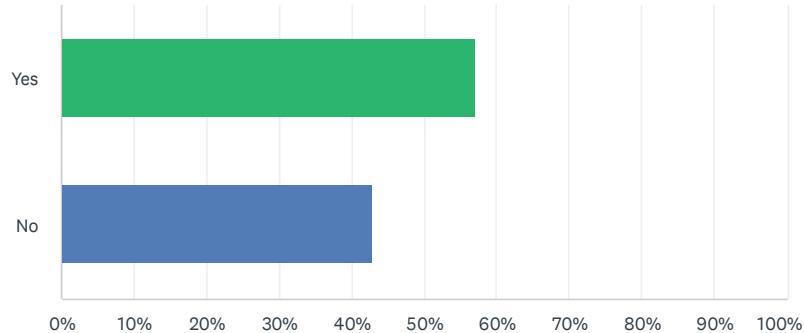
#	RESPONSES	DATE
1	Bigger home, job change	1/27/2025 5:20 PM
2	To move to my children's school district, better tax rate.	1/27/2025 9:09 AM
3	Belleville doesn't offer a reason to stay. There is not "draw" to Belleville. The stores/restaurants in the area lack good customer service and not enough options. There are far to many insurance agencies and realtors in the area but not enough attractions/shops.	1/27/2025 5:08 AM
4	N/A	1/26/2025 10:13 PM
5	To cash out my equity.	1/25/2025 9:37 PM
6	Moving from a rental to an owned home, working in saving for funds to both purchase and move to a home within the Metro-East. I want something with enough land to garden on, and grow into in the coming years.	1/24/2025 3:32 PM
7	Downsizing	1/24/2025 6:09 AM
8	Taxes are too high.	1/23/2025 3:39 PM
9	Retirement	1/23/2025 10:52 AM
10	House is to big, kids have moved away	1/22/2025 2:49 AM
11	Want to live on a lake but Belleville lake is too dirty, so it won't be here.	1/21/2025 8:41 PM
12	More walkable area	1/21/2025 8:27 PM
13	We want a bigger space, but within our neighborhood	1/21/2025 11:23 AM
14	My taxes have drastically increased over the yrs. I am looking for a bigger house and a bigger yard.	1/17/2025 10:40 PM



Belleville Master Plan Housing Survey

Q11 Does Belleville offer enough housing choices to allow seniors to age in the community and stay in the city as long as they want to?

Answered: 105 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	57.14%	60
No	42.86%	45
TOTAL		105



Belleville Master Plan Housing Survey

Q12 If you answered no to question 11, what types of housing are missing?

Answered: 32 Skipped: 78

#	RESPONSES	DATE
1	Assisted living	1/26/2025 10:24 PM
2	Not enough space for them	1/26/2025 10:13 PM
3	Assisted living	1/26/2025 2:01 PM
4	Affordable senior apartments	1/25/2025 9:37 PM
5	Income based. There are a lot of senior citizens that need help with decent housing.	1/25/2025 4:19 PM
6	I'm not certain, but more assisted living would be nice. Many of our neighbors are disabled, this building, to my knowledge, is one of the only resources provided for fixed income individuals.	1/24/2025 3:32 PM
7	If we're talking about the City Of Belleville proper, I don't think we have enough barrier free housing options for people to age. I do realize there are two "lower income" senior apartments however if you're not lower income, you can't live there as you age. Some of the other apartments/condos in the city do not offer elevators. I definitely think there is a need for more multilevel apartments, condominiums, multiuse building buildings with retail on the main floor and residential on the upper floors that have elevators. The building on Main Street just south of third Street is the only barrier free building I'm aware of in the city with an elevator That is not low income	1/24/2025 8:46 AM
8	Elder care homes.	1/24/2025 6:55 AM
9	Assisted living	1/24/2025 6:09 AM
10	Low maintenance, single story, easy access.	1/23/2025 3:39 PM
11	Affordable and accessible senior housing	1/23/2025 1:51 PM
12	Senior communities walkable to stores and shops.	1/23/2025 11:18 AM
13	Affordable housing	1/23/2025 11:05 AM
14	I think there are homes available, but the cost of living is too high for fixed income	1/23/2025 10:52 AM
15	Not enough senior living facilities	1/22/2025 1:04 PM
16	Affordable senior living	1/21/2025 11:24 PM
17	Senior housing	1/21/2025 11:19 PM
18	transitional places where there is a step up care model. independent living, assisted living, higher level care.	1/21/2025 9:55 PM
19	Affordable housing.	1/21/2025 9:01 PM
20	Senior housing Walkable housing for those without cars	1/21/2025 8:27 PM
21	I don't think there are enough quality senior places	1/21/2025 11:23 AM
22	Ranch and condominium	1/18/2025 2:10 PM
23	Single story homes or condominiums	1/17/2025 1:20 PM
24	Something better than the income based apartments on West Columbia especially for the more mobile seniors	1/17/2025 12:13 PM
25	Senior living, more condos	1/17/2025 11:50 AM
26	Belleville does not have housing choices that are within walking or golf cart range of goods &	1/17/2025 11:31 AM



Belleville Master Plan Housing Survey

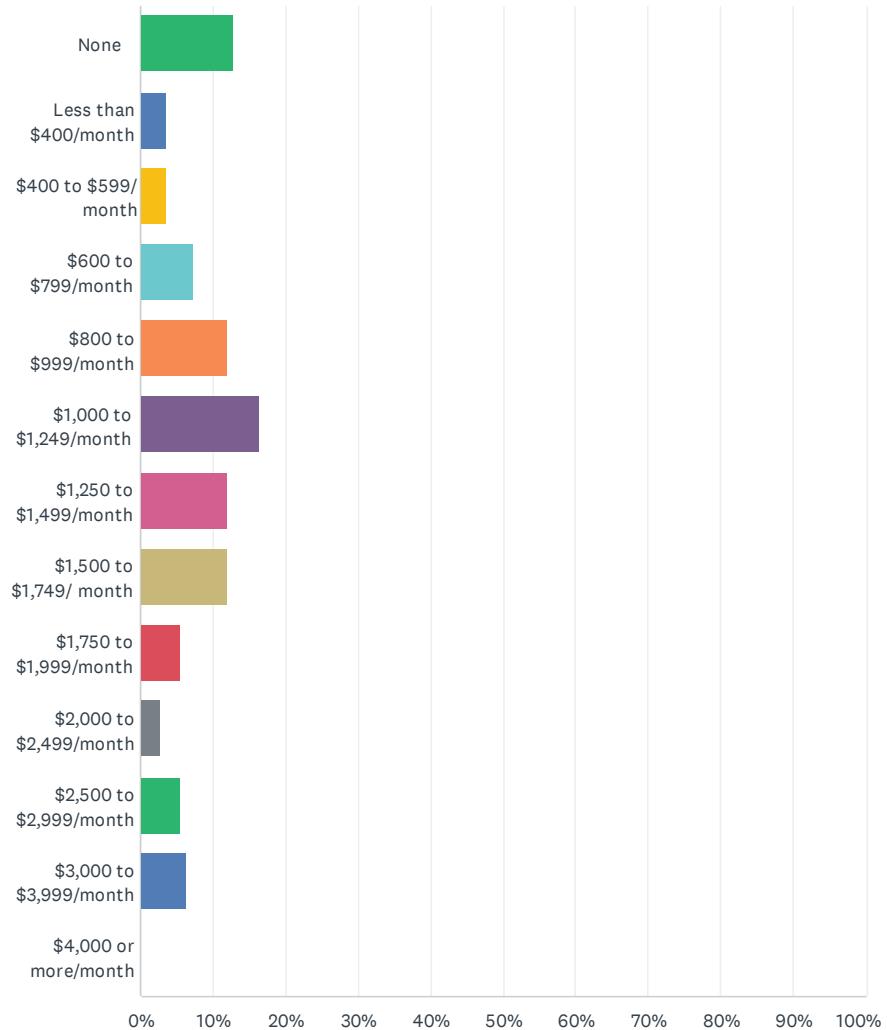
	services for seniors.	
27	Single family homes and multi use apartments or townhouses.	1/12/2025 8:10 PM
28	Ranches	1/11/2025 3:06 PM
29	It is not the types of homes - it is the tax rate. We pay over 12K a year in property tax. Not sure we can afford that when on fixed income	1/8/2025 12:49 AM
30	Both senior homes are apartment complexes and not low floor units. They also lack outdoor space or have issues with sidewalk access.	1/6/2025 11:56 AM
31	Single story condominiums - not rentals	1/5/2025 8:39 AM
32	one-story condos and one-story ranches needed	12/16/2024 3:41 PM



Belleville Master Plan Housing Survey

Q13 Which of the following best describes the amount of your TOTAL monthly rent or mortgage payment? (Include escrowed taxes and insurance if part of your payment)

Answered: 109 Skipped: 1



Belleville Master Plan Housing Survey

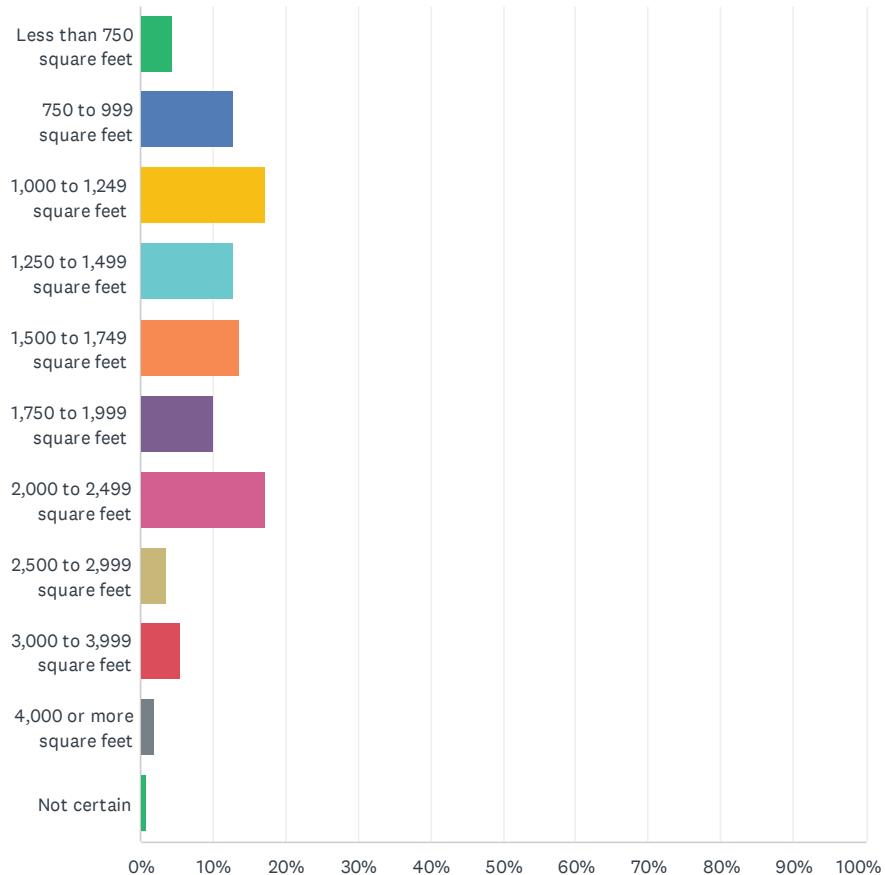
ANSWER CHOICES	RESPONSES
None	12.84% 14
Less than \$400/month	3.67% 4
\$400 to \$599/ month	3.67% 4
\$600 to \$799/month	7.34% 8
\$800 to \$999/month	11.93% 13
\$1,000 to \$1,249/month	16.51% 18
\$1,250 to \$1,499/month	11.93% 13
\$1,500 to \$1,749/ month	11.93% 13
\$1,750 to \$1,999/month	5.50% 6
\$2,000 to \$2,499/month	2.75% 3
\$2,500 to \$2,999/month	5.50% 6
\$3,000 to \$3,999/month	6.42% 7
\$4,000 or more/month	0.00% 0
TOTAL	109



Belleville Master Plan Housing Survey

Q14 Which of the following best describes the current size of your home?

Answered: 110 Skipped: 0



Belleville Master Plan Housing Survey

ANSWER CHOICES	RESPONSES
Less than 750 square feet	4.55% 5
750 to 999 square feet	12.73% 14
1,000 to 1,249 square feet	17.27% 19
1,250 to 1,499 square feet	12.73% 14
1,500 to 1,749 square feet	13.64% 15
1,750 to 1,999 square feet	10.00% 11
2,000 to 2,499 square feet	17.27% 19
2,500 to 2,999 square feet	3.64% 4
3,000 to 3,999 square feet	5.45% 6
4,000 or more square feet	1.82% 2
Not certain	0.91% 1
TOTAL	110



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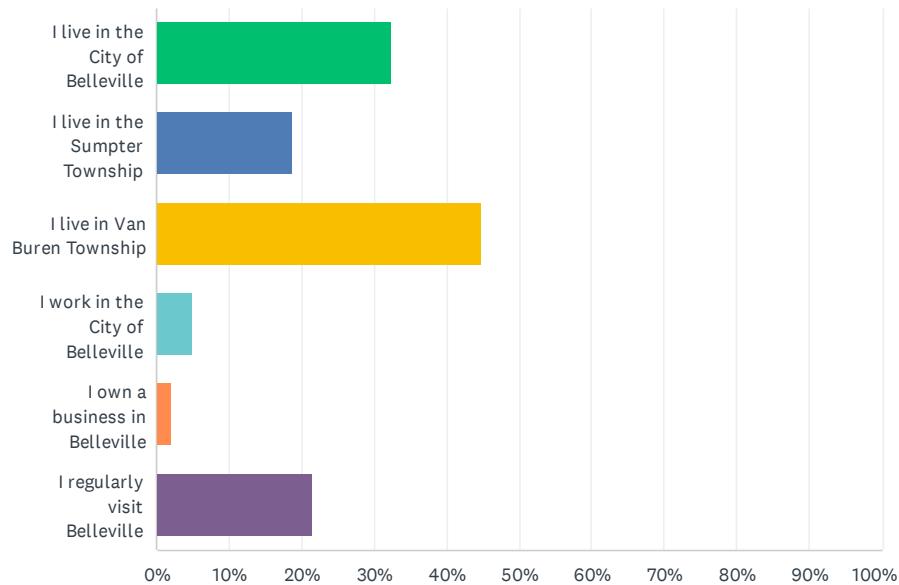
Appendix E

Transportation & Infrastructure Survey

Belleville Master Plan Transportation and Infrastructure Survey

Q1 What is your connection to Belleville? [select multiple if applicable]

Answered: 283 Skipped: 0



ANSWER CHOICES	RESPONSES
I live in the City of Belleville	32.51% 92
I live in the Sumpter Township	18.73% 53
I live in Van Buren Township	44.88% 127
I work in the City of Belleville	4.95% 14
I own a business in Belleville	2.12% 6
I regularly visit Belleville	21.55% 61
Total Respondents: 283	



Belleville Master Plan Transportation and Infrastructure Survey

Q2 If you live in the City of Belleville, please list your street name. Please use the map above if you are unsure.

Answered: 100 Skipped: 183

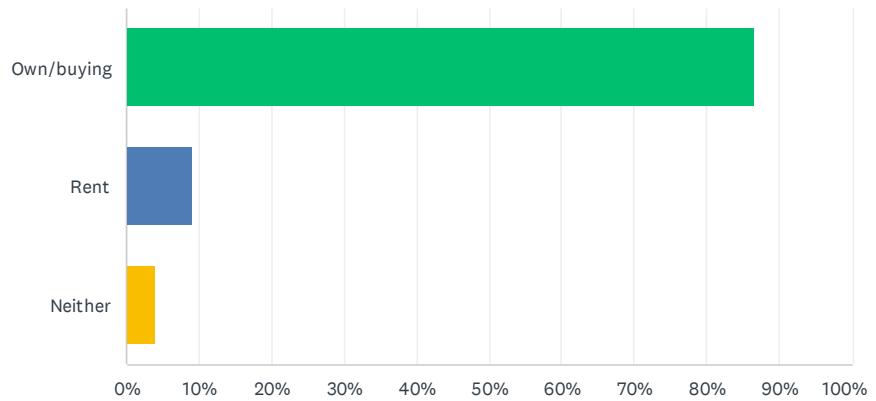
Responses not included for anonymity.



Belleville Master Plan Transportation and Infrastructure Survey

Q3 Do you own or rent the home in which you live?

Answered: 270 Skipped: 13



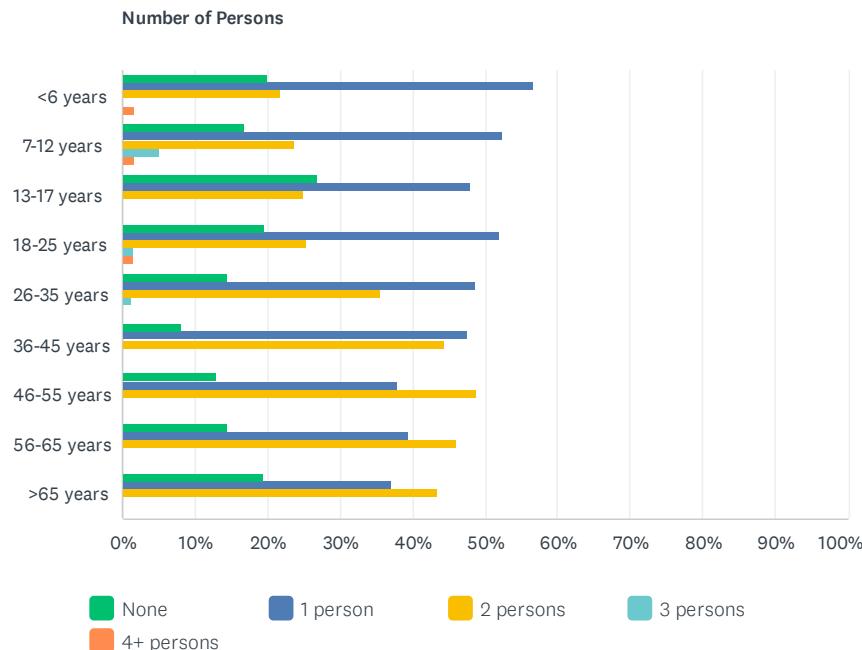
ANSWER CHOICES	RESPONSES	
Own/buying	86.67%	234
Rent	9.26%	25
Neither	4.07%	11
TOTAL		270



Belleville Master Plan Transportation and Infrastructure Survey

Q4 How many members of your household (including yourself) belong in each age group?

Answered: 273 Skipped: 10



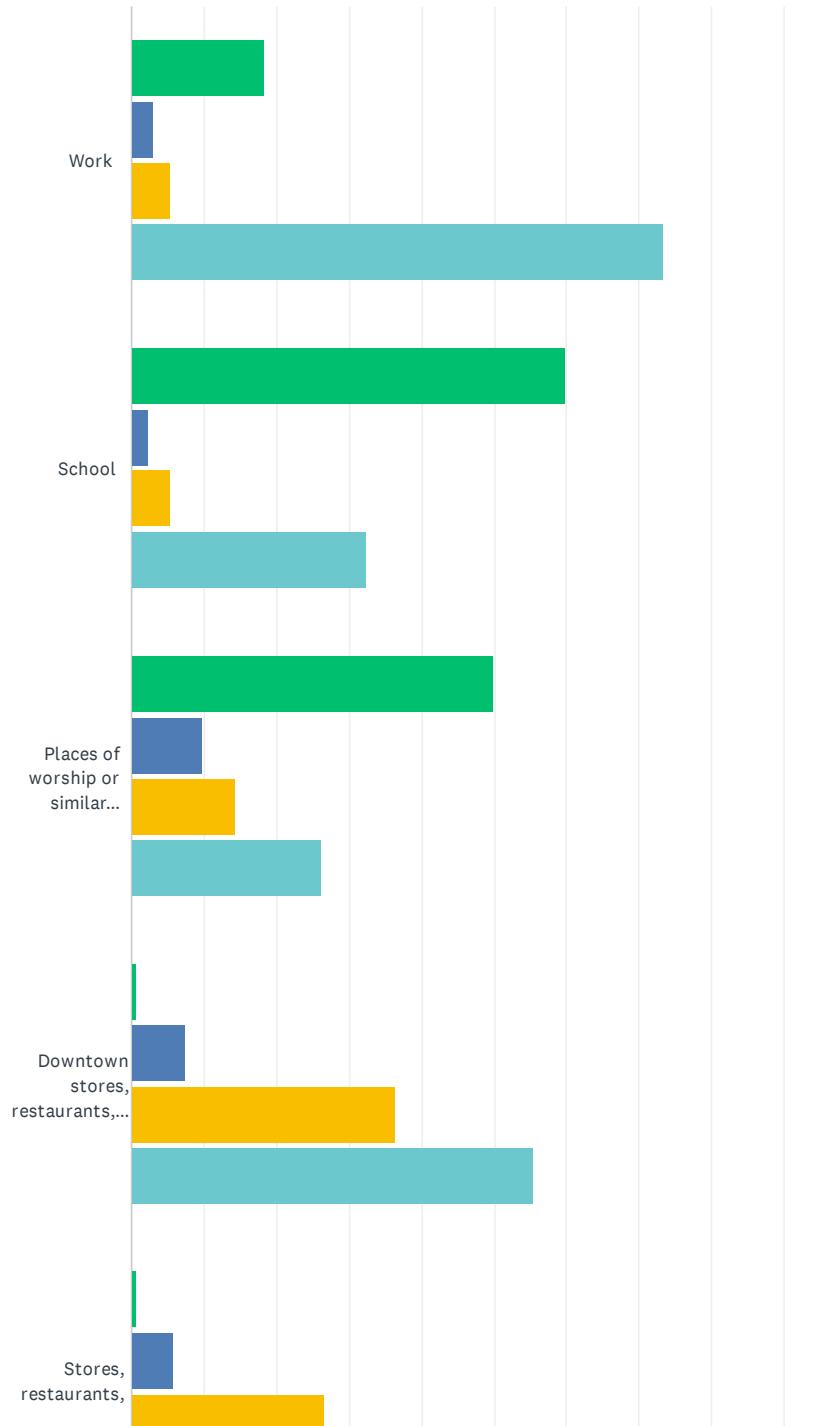
Number of Persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4+ PERSONS	TOTAL
<6 years	20.00% 12	56.67% 34	21.67% 13	0.00% 0	1.67% 1	60
7-12 years	16.95% 10	52.54% 31	23.73% 14	5.08% 3	1.69% 1	59
13-17 years	26.92% 14	48.08% 25	25.00% 13	0.00% 0	0.00% 0	52
18-25 years	19.72% 14	52.11% 37	25.35% 18	1.41% 1	1.41% 1	71
26-35 years	14.47% 11	48.68% 37	35.53% 27	1.32% 1	0.00% 0	76
36-45 years	8.08% 8	47.47% 47	44.44% 44	0.00% 0	0.00% 0	99
46-55 years	13.04% 12	38.04% 35	48.91% 45	0.00% 0	0.00% 0	92
56-65 years	14.47% 11	39.47% 30	46.05% 35	0.00% 0	0.00% 0	76
>65 years	19.35% 12	37.10% 23	43.55% 27	0.00% 0	0.00% 0	62



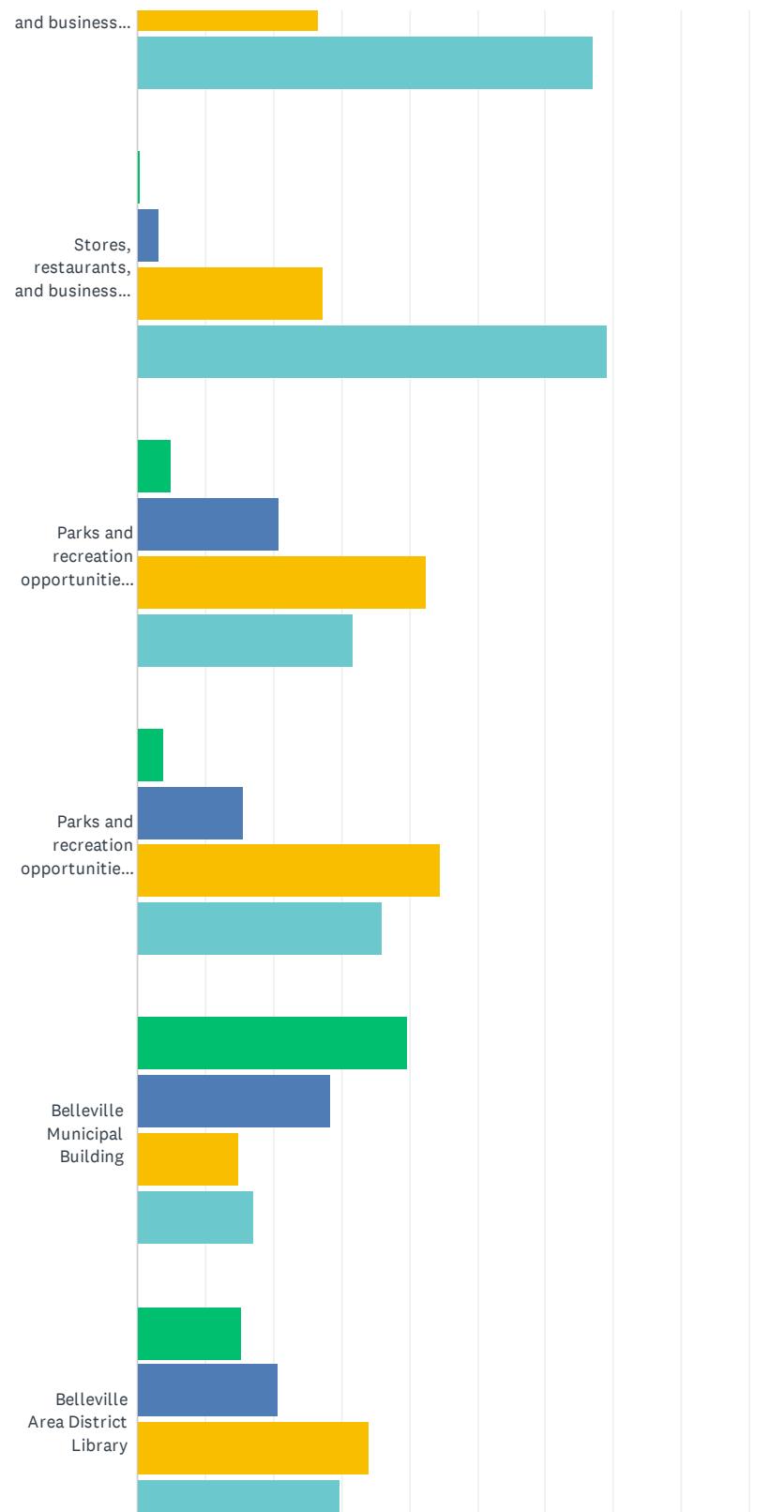
Belleville Master Plan Transportation and Infrastructure Survey

Q5 How often do you access the following destinations by car?

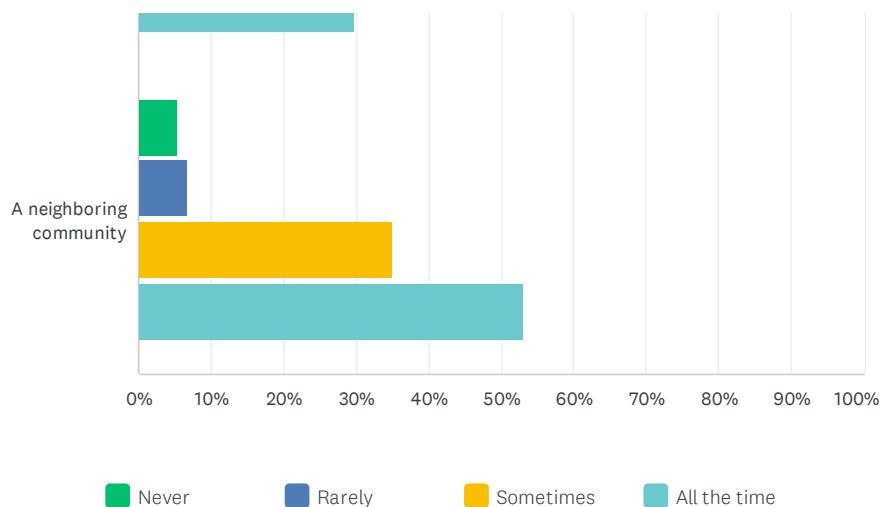
Answered: 283 Skipped: 0



Belleville Master Plan Transportation and Infrastructure Survey



Belleville Master Plan Transportation and Infrastructure Survey



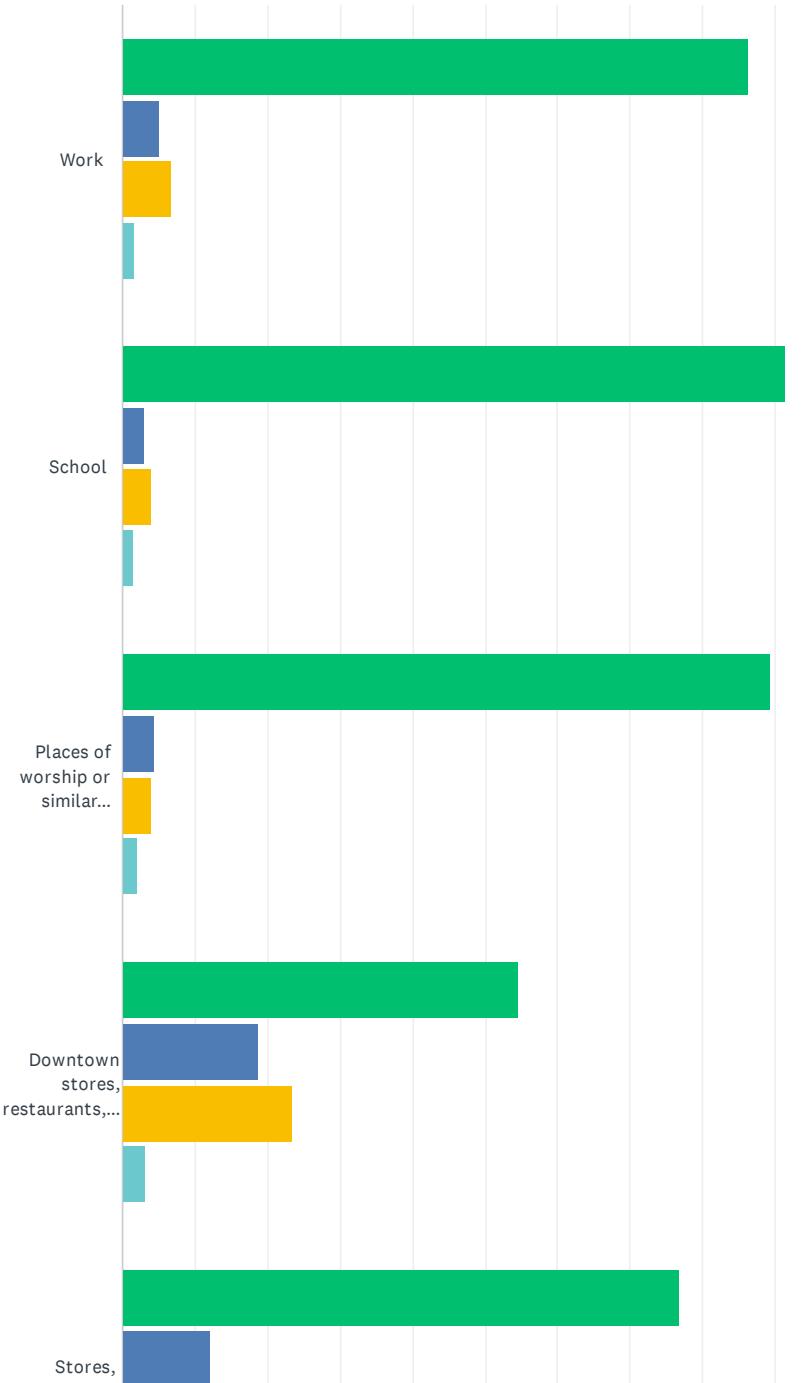
	NEVER	RARELY	SOMETIMES	ALL THE TIME	TOTAL
Work	18.41% 51	2.89% 8	5.42% 15	73.29% 203	277
School	59.92% 157	2.29% 6	5.34% 14	32.44% 85	262
Places of worship or similar institutions	49.81% 133	9.74% 26	14.23% 38	26.22% 70	267
Downtown stores, restaurants, and businesses	0.71% 2	7.50% 21	36.43% 102	55.36% 155	280
Stores, restaurants, and businesses in Belleville outside of downtown	0.71% 2	5.67% 16	26.60% 75	67.02% 189	282
Stores, restaurants, and businesses outside of Belleville	0.35% 1	3.19% 9	27.30% 77	69.15% 195	282
Parks and recreation opportunities in Belleville	4.98% 14	21.00% 59	42.35% 119	31.67% 89	281
Parks and recreation opportunities outside of Belleville	3.91% 11	15.66% 44	44.48% 125	35.94% 101	281
Belleville Municipal Building	39.64% 109	28.36% 78	14.91% 41	17.09% 47	275
Belleville Area District Library	15.41% 43	20.79% 58	34.05% 95	29.75% 83	279
A neighboring community	5.34% 15	6.76% 19	34.88% 98	53.02% 149	281



Belleville Master Plan Transportation and Infrastructure Survey

Q6 How often do you access the following destinations by walking or biking, rather than driving?

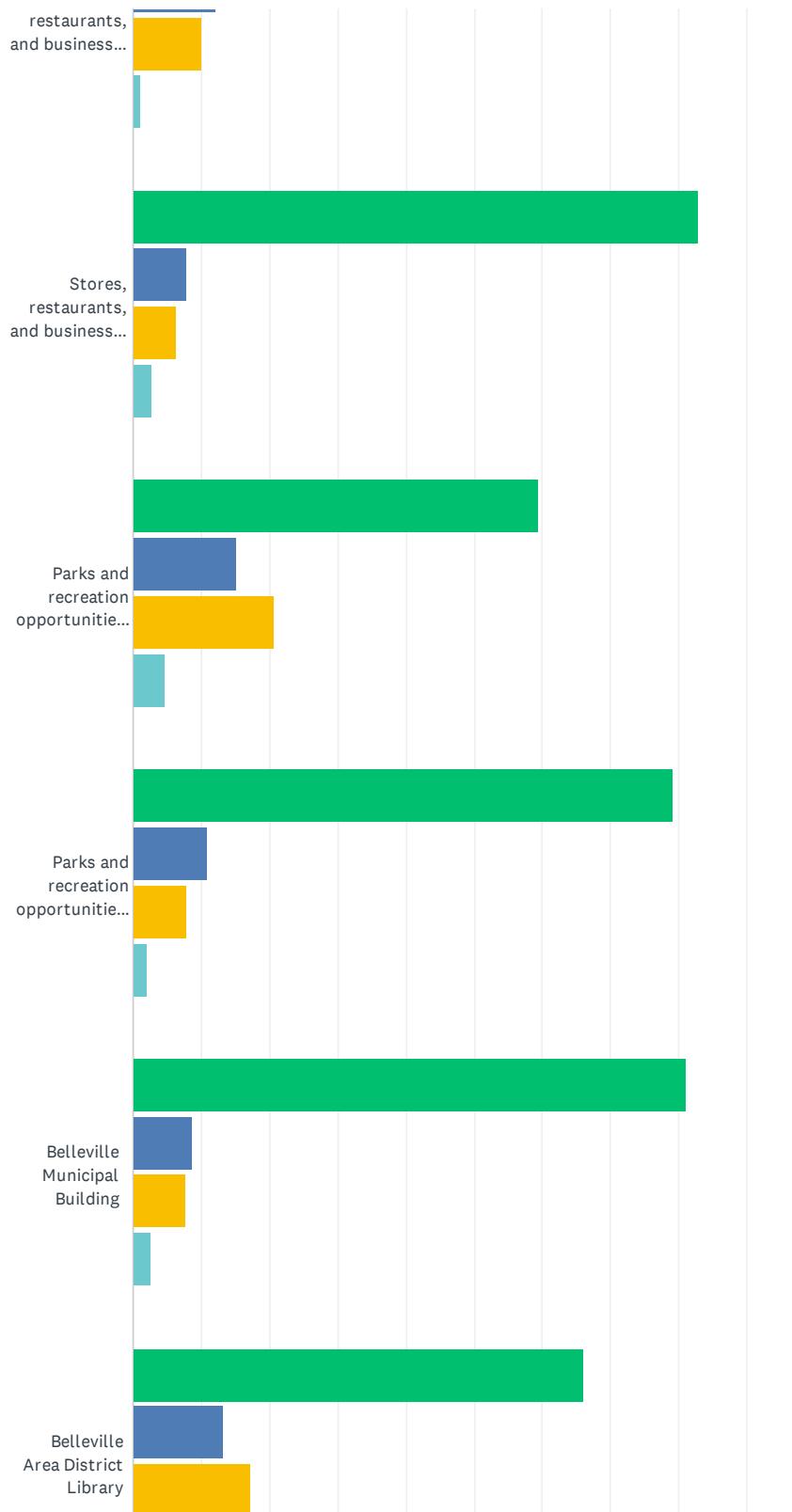
Answered: 281 Skipped: 2



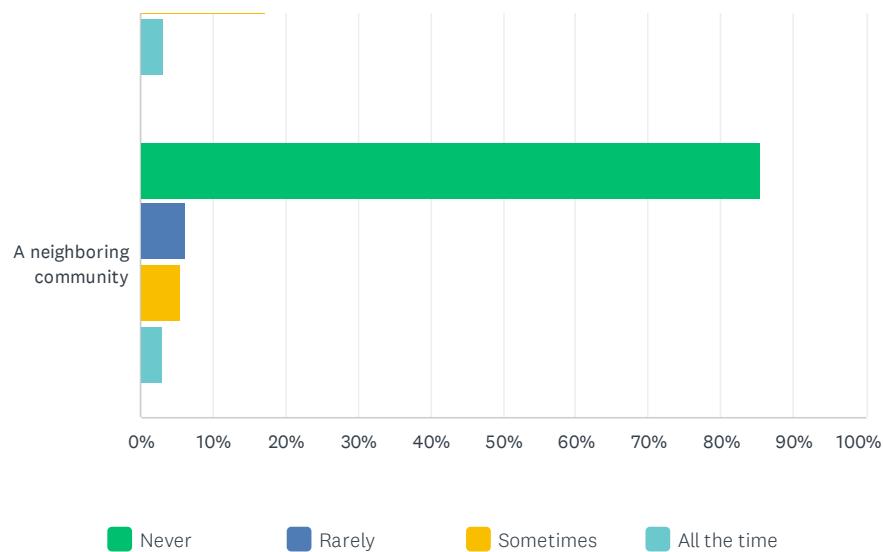
10 / 32



Belleville Master Plan Transportation and Infrastructure Survey



Belleville Master Plan Transportation and Infrastructure Survey



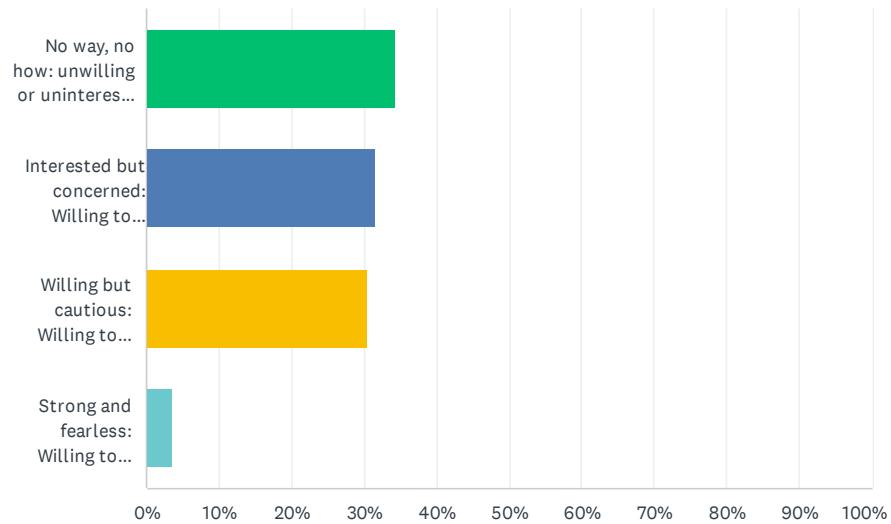
	NEVER	RARELY	SOMETIMES	ALL THE TIME	TOTAL
Work	86.33% 240	5.04% 14	6.83% 19	1.80% 5	278
School	91.45% 246	2.97% 8	4.09% 11	1.49% 4	269
Places of worship or similar institutions	89.38% 244	4.40% 12	4.03% 11	2.20% 6	273
Downtown stores, restaurants, and businesses	54.51% 151	18.77% 52	23.47% 65	3.25% 9	277
Stores, restaurants, and businesses in Belleville outside of downtown	76.79% 215	12.14% 34	10.00% 28	1.07% 3	280
Stores, restaurants, and businesses outside of Belleville	82.86% 232	7.86% 22	6.43% 18	2.86% 8	280
Parks and recreation opportunities in Belleville	59.50% 166	15.05% 42	20.79% 58	4.66% 13	279
Parks and recreation opportunities outside of Belleville	79.06% 219	10.83% 30	7.94% 22	2.17% 6	277
Belleville Municipal Building	81.09% 223	8.73% 24	7.64% 21	2.55% 7	275
Belleville Area District Library	66.19% 184	13.31% 37	17.27% 48	3.24% 9	278
A neighboring community	85.40% 234	6.20% 17	5.47% 15	2.92% 8	274



Belleville Master Plan Transportation and Infrastructure Survey

Q7 How would you describe yourself as a cyclist? Check one option below.

Answered: 276 Skipped: 7



ANSWER CHOICES	RESPONSES
No way, no how: unwilling or uninterested in bicycling.	34.42% 95
Interested but concerned: Willing to bicycle but only on off-road trail or where high-quality bicycle accommodations are provided (e.g. separated bicycle lanes or side paths outside the roadway).	31.52% 87
Willing but cautious: Willing to bicycle within a roadway, but only on lower traffic streets or if modest bike accommodations are present (e.g. conventional bike lanes or share road markings).	30.43% 84
Strong and fearless: Willing to bicycle in a roadway with limited or no bike accommodation.	3.62% 10
TOTAL	276



Belleville Master Plan Transportation and Infrastructure Survey

Q8 Which three destinations would you like to be able to reach by walking or biking, rather than driving?

Answered: 142 Skipped: 141

ANSWER CHOICES	RESPONSES	
Destination 1	100.00%	142
Destination 2	82.39%	117
Destination 3	55.63%	79

#	DESTINATION 1	DATE
1	Restaurant	3/7/2025 9:35 AM
2	Downtown Belleville	3/5/2025 9:14 AM
3	Library	3/3/2025 8:26 PM
4	Sandy's Marina	2/28/2025 4:51 PM
5	BYC	2/27/2025 3:18 PM
6	Horizon park	2/27/2025 11:37 AM
7	VBT community center	2/27/2025 10:34 AM
8	Savage road	2/27/2025 8:28 AM
9	Downtown	2/26/2025 11:17 PM
10	Lower Huron Metro park	2/26/2025 10:58 PM
11	Restaurants	2/26/2025 9:00 PM
12	Downtown	2/25/2025 9:14 PM
13	Bank	2/25/2025 6:04 PM
14	Huron metro park	2/25/2025 2:55 PM
15	Lower Huron Metro Park	2/25/2025 12:57 PM
16	City building	2/25/2025 11:35 AM
17	Restaurants	2/25/2025 9:54 AM
18	restuarants	2/25/2025 9:48 AM
19	Downtown	2/25/2025 8:44 AM
20	Huron metro park	2/25/2025 8:26 AM
21	Walmart	2/25/2025 8:22 AM
22	Parks	2/25/2025 7:32 AM
23	Downtown	2/25/2025 7:16 AM
24	Parks	2/25/2025 7:05 AM
25	Michigan Avenue	2/24/2025 11:05 PM
26	Masonic hall	2/24/2025 10:45 PM
27	Lower huron metro park	2/24/2025 9:38 PM



Appendix E: Transportation & Infrastructure Survey

Belleville Master Plan Transportation and Infrastructure Survey

28	Downtown	2/24/2025 9:26 PM
29	Bait Shop	2/24/2025 8:40 PM
30	Library	2/24/2025 7:55 PM
31	Victory Park	2/24/2025 7:28 PM
32	Victory Park	2/24/2025 7:28 PM
33	Rawsonville rd between Bemis and Huron River Drive	2/24/2025 4:54 PM
34	Parks	2/24/2025 3:44 PM
35	Downtown	2/24/2025 3:30 PM
36	She'll on Rawsonville Rd	2/24/2025 2:47 PM
37	Parks	2/24/2025 2:26 PM
38	Stores	2/24/2025 2:25 PM
39	Local store	2/24/2025 2:20 PM
40	Downtown	2/24/2025 2:07 PM
41	Crosswinds marsh	2/24/2025 1:51 PM
42	Downtown	2/24/2025 11:48 AM
43	Belleville Area District Library	2/24/2025 11:14 AM
44	Downtown Belleville	2/24/2025 10:45 AM
45	downtown belleville	2/24/2025 9:09 AM
46	library	2/24/2025 8:12 AM
47	Library	2/24/2025 7:24 AM
48	Library	2/23/2025 8:08 PM
49	Van Buren Park Beach	2/23/2025 5:06 PM
50	5 points park	2/23/2025 3:47 PM
51	Downtown	2/23/2025 3:32 PM
52	From countrywalk sub to downtown belleville	2/23/2025 2:09 PM
53	Grocery Store	2/23/2025 9:50 AM
54	Library	2/22/2025 11:50 PM
55	Library	2/22/2025 9:22 PM
56	Belleville library	2/22/2025 8:41 PM
57	Park	2/22/2025 7:04 PM
58	Metro park	2/22/2025 5:54 PM
59	Downtown Belleville	2/22/2025 3:35 PM
60	Diamondback Music Hall	2/22/2025 1:39 PM
61	Sumpter	2/22/2025 12:07 PM
62	downtown	2/22/2025 11:38 AM
63	Quirk Park	2/22/2025 11:30 AM
64	Library	2/22/2025 9:43 AM
65	Egans	2/22/2025 9:39 AM



Belleville Master Plan Transportation and Infrastructure Survey

66	Anywhere within a 10 mile radius.	2/22/2025 9:08 AM
67	Meijer/ grocery store	2/22/2025 8:51 AM
68	None	2/22/2025 8:29 AM
69	Downtown	2/22/2025 8:23 AM
70	Schools	2/22/2025 8:22 AM
71	Parks	2/22/2025 8:03 AM
72	Davenport plaza on Columbia	2/22/2025 7:57 AM
73	Downtown safely, 5 pts is dangerous!	2/22/2025 7:34 AM
74	Downtown belleville	2/22/2025 7:30 AM
75	Grocery store	2/22/2025 7:25 AM
76	Downtown	2/22/2025 6:58 AM
77	The doc	2/22/2025 12:59 AM
78	Metro park	2/22/2025 12:51 AM
79	Meijer	2/22/2025 12:38 AM
80	Lower Huron Metropark	2/22/2025 12:16 AM
81	Downtown belleville	2/21/2025 11:26 PM
82	Metropark	2/21/2025 11:11 PM
83	Downtown Belleville	2/21/2025 10:55 PM
84	Restaurants	2/21/2025 10:50 PM
85	Downtown by way of HRD	2/21/2025 10:42 PM
86	Metro Park	2/21/2025 10:04 PM
87	Van Buren Park	2/21/2025 9:39 PM
88	Grocery store	2/21/2025 9:21 PM
89	Park	2/21/2025 9:17 PM
90	Downtown	2/21/2025 7:42 PM
91	Main Street	2/21/2025 7:37 PM
92	Park	2/21/2025 7:11 PM
93	Belleville Lake	2/21/2025 6:34 PM
94	Lower Huron Metro Park	2/21/2025 6:21 PM
95	Park	2/21/2025 6:14 PM
96	Grocery store	2/21/2025 6:10 PM
97	Downtown Belleville	2/21/2025 6:03 PM
98	Library	2/21/2025 5:54 PM
99	Community center	2/21/2025 5:51 PM
100	Downtown Belleville from North Service Drive	2/21/2025 5:51 PM
101	Lower metro park	2/21/2025 5:35 PM
102	Downtown Belleville	2/21/2025 4:02 PM
103	Parks	2/21/2025 3:05 PM



Appendix E: Transportation & Infrastructure Survey

Belleville Master Plan Transportation and Infrastructure Survey

104	Library	2/21/2025 3:05 PM
105	Lower Huron Park	2/21/2025 3:03 PM
106	Main Street where all the restaurants are	2/21/2025 2:55 PM
107	None	2/21/2025 2:38 PM
108	Sumpter Fire Department	2/21/2025 2:19 PM
109	Downtown	2/21/2025 1:28 PM
110	Metro parks	2/21/2025 1:13 PM
111	Library	2/21/2025 1:11 PM
112	Lower Huron Metro park	2/21/2025 12:44 PM
113	Work	2/21/2025 12:27 PM
114	Downtown	2/21/2025 12:16 PM
115	Huron river metro park	2/21/2025 11:57 AM
116	Parks	2/21/2025 11:30 AM
117	7-11	2/21/2025 11:16 AM
118	Parks	2/21/2025 10:55 AM
119	Library	2/21/2025 10:47 AM
120	Van Buren Township Park	2/21/2025 10:32 AM
121	Parks	2/21/2025 10:22 AM
122	None	2/21/2025 10:16 AM
123	Library	2/21/2025 9:57 AM
124	Dollar tree on Sumpter rd	2/21/2025 9:56 AM
125	Library	2/21/2025 9:56 AM
126	Downtown	2/21/2025 9:53 AM
127	Parks	2/21/2025 9:43 AM
128	Downtown	2/21/2025 9:41 AM
129	Park	2/21/2025 9:35 AM
130	Library	2/21/2025 9:33 AM
131	Horizon Park	2/21/2025 9:31 AM
132	Downtown Belleville businesses	2/21/2025 9:20 AM
133	N/A	2/21/2025 9:12 AM
134	Park pathes	2/21/2025 9:02 AM
135	Park	2/21/2025 9:01 AM
136	Metro park	2/21/2025 8:59 AM
137	Playground/Park	2/21/2025 8:56 AM
138	Lower Huron metropark	2/21/2025 8:46 AM
139	Downtown Belleville	2/21/2025 8:42 AM
140	Metro park	2/21/2025 8:30 AM
141	Hillside Cemetery	2/21/2025 8:28 AM



Belleville Master Plan Transportation and Infrastructure Survey

142	City Hall	2/21/2025 8:02 AM
#	DESTINATION 2	DATE
1	Library	3/7/2025 9:35 AM
2	Huron Metro Park	3/5/2025 9:14 AM
3	Shopping	3/3/2025 8:26 PM
4	Down savage road	2/28/2025 4:51 PM
5	Rawsonville Rd. businesses	2/27/2025 3:18 PM
6	Belleville library	2/27/2025 11:37 AM
7	Eagles	2/27/2025 10:34 AM
8	Savage road	2/27/2025 8:28 AM
9	Around town	2/26/2025 11:17 PM
10	Shopping	2/26/2025 9:00 PM
11	Surrounding Communities	2/25/2025 9:14 PM
12	Grocery store	2/25/2025 6:04 PM
13	Library	2/25/2025 12:57 PM
14	Restaurants	2/25/2025 11:35 AM
15	Shopping	2/25/2025 9:54 AM
16	Parks	2/25/2025 9:48 AM
17	Meijer	2/25/2025 8:22 AM
18	Restaurants	2/25/2025 7:32 AM
19	Library	2/25/2025 7:05 AM
20	Lower Huron Metro Park	2/24/2025 11:05 PM
21	Johnny's	2/24/2025 10:45 PM
22	Belleville library	2/24/2025 9:38 PM
23	Park	2/24/2025 9:26 PM
24	French Landing	2/24/2025 8:40 PM
25	Liberty Park	2/24/2025 7:55 PM
26	Library	2/24/2025 7:28 PM
27	Library	2/24/2025 7:28 PM
28	Huron River Drive to Downtown Belleville	2/24/2025 4:54 PM
29	Downtown	2/24/2025 3:44 PM
30	Horizon Park	2/24/2025 3:30 PM
31	Redrooster on Willis Rd	2/24/2025 2:47 PM
32	Downtown	2/24/2025 2:26 PM
33	Van buren township	2/24/2025 2:25 PM
34	Local restaurant	2/24/2025 2:20 PM
35	Parks	2/24/2025 2:07 PM
36	Meyer	2/24/2025 11:48 AM



Belleville Master Plan Transportation and Infrastructure Survey

37	Post Office	2/24/2025 11:14 AM
38	Belleville road shopping (Meijer)	2/24/2025 10:45 AM
39	the lake	2/24/2025 9:09 AM
40	parks	2/24/2025 8:12 AM
41	Loranger Chiropractor	2/24/2025 7:24 AM
42	Community Center	2/23/2025 8:08 PM
43	VBT town hall	2/23/2025 3:47 PM
44	Library	2/23/2025 3:32 PM
45	To Savage Elementary school from countrywalk subdivision	2/23/2025 2:09 PM
46	Community center/hang-out places	2/22/2025 11:50 PM
47	Park	2/22/2025 9:22 PM
48	5 points park	2/22/2025 8:41 PM
49	Convince store	2/22/2025 7:04 PM
50	Downtown	2/22/2025 5:54 PM
51	Huron Metro Park	2/22/2025 3:35 PM
52	Pickle Park	2/22/2025 1:39 PM
53	Van buren	2/22/2025 12:07 PM
54	Library	2/22/2025 11:30 AM
55	Parks	2/22/2025 9:43 AM
56	Egans	2/22/2025 9:39 AM
57	Library	2/22/2025 8:51 AM
58	None	2/22/2025 8:29 AM
59	Restaurants	2/22/2025 8:22 AM
60	Library	2/22/2025 8:03 AM
61	Main Street	2/22/2025 7:57 AM
62	Huron metro park	2/22/2025 7:34 AM
63	Restaurants	2/22/2025 7:30 AM
64	Playground	2/22/2025 7:25 AM
65	Metro Park	2/22/2025 6:58 AM
66	Marina	2/22/2025 12:59 AM
67	Huron drive	2/22/2025 12:51 AM
68	Dollar Tree	2/22/2025 12:38 AM
69	French Landing Park	2/22/2025 12:16 AM
70	Lower Huron Metropark	2/21/2025 10:55 PM
71	Parks	2/21/2025 10:50 PM
72	There's rec in Belleville?	2/21/2025 10:04 PM
73	Belleville Library	2/21/2025 9:39 PM
74	Municipal building	2/21/2025 9:21 PM



Belleville Master Plan Transportation and Infrastructure Survey

75	Stores	2/21/2025 9:17 PM
76	Across town bhs to meijer	2/21/2025 7:42 PM
77	Restaurant	2/21/2025 7:11 PM
78	Lower Huron metro park	2/21/2025 6:34 PM
79	Sandy's Marina	2/21/2025 6:21 PM
80	Park	2/21/2025 6:14 PM
81	Restaurant	2/21/2025 6:10 PM
82	Belleville Library	2/21/2025 6:03 PM
83	Downtown Belleville	2/21/2025 5:51 PM
84	Belleville Road from Haggerty Sub	2/21/2025 5:51 PM
85	Water access	2/21/2025 5:35 PM
86	Restaurants	2/21/2025 3:05 PM
87	High school	2/21/2025 3:05 PM
88	Van Buren Park	2/21/2025 3:03 PM
89	Moe's Farm	2/21/2025 2:19 PM
90	Savage elementary	2/21/2025 1:13 PM
91	Metro park	2/21/2025 1:11 PM
92	Riggs park	2/21/2025 12:44 PM
93	Restaurants	2/21/2025 12:27 PM
94	Banking	2/21/2025 11:57 AM
95	Grocery store	2/21/2025 11:30 AM
96	Johnny's	2/21/2025 11:16 AM
97	Coffee house	2/21/2025 10:55 AM
98	Frosty Boy	2/21/2025 10:47 AM
99	Belleville High School	2/21/2025 10:32 AM
100	Restaurants	2/21/2025 10:22 AM
101	Park	2/21/2025 9:57 AM
102	Vanburen park	2/21/2025 9:53 AM
103	Downtown belleville	2/21/2025 9:43 AM
104	Around the lake	2/21/2025 9:41 AM
105	Downtown restaurants	2/21/2025 9:35 AM
106	Church	2/21/2025 9:33 AM
107	Belleville Library	2/21/2025 9:31 AM
108	Downtown Belleville restaurants	2/21/2025 9:20 AM
109	N/A	2/21/2025 9:12 AM
110	Metro parks	2/21/2025 9:02 AM
111	Library	2/21/2025 9:01 AM
112	Restaurants	2/21/2025 8:59 AM



Appendix E: Transportation & Infrastructure Survey

Belleville Master Plan Transportation and Infrastructure Survey

#	DESTINATION 3	DATE
113	Shops	2/21/2025 8:56 AM
114	Van Buren park	2/21/2025 8:46 AM
115	Belleville High School	2/21/2025 8:42 AM
116	Horizon Park	2/21/2025 8:28 AM
117	Library	2/21/2025 8:02 AM
1	Library	3/7/2025 9:35 AM
2	Ice cream shop	3/3/2025 8:26 PM
3	Metroparks	2/27/2025 3:18 PM
4	Baan pad thai	2/27/2025 11:37 AM
5	Lower Huron metro Park	2/27/2025 10:34 AM
6	Savage road	2/27/2025 8:28 AM
7	Just outside of town	2/26/2025 11:17 PM
8	Park/playground	2/25/2025 6:04 PM
9	Florist	2/25/2025 11:35 AM
10	City hall	2/25/2025 9:48 AM
11	Planet fitness	2/25/2025 8:22 AM
12	Riggs park	2/24/2025 11:05 PM
13	Haywards	2/24/2025 10:45 PM
14	Meijers	2/24/2025 9:38 PM
15	Egan's	2/24/2025 8:40 PM
16	Lower Huron Metro Park	2/24/2025 7:55 PM
17	Horizon Park	2/24/2025 7:28 PM
18	Horizon Park	2/24/2025 7:28 PM
19	Service Drive down to recreation site	2/24/2025 4:54 PM
20	Restaurants	2/24/2025 3:44 PM
21	Library	2/24/2025 3:30 PM
22	Family Dollar on Rawsonville Rd	2/24/2025 2:47 PM
23	Downtown	2/24/2025 2:25 PM
24	Local park	2/24/2025 2:20 PM
25	Tyler Park	2/24/2025 11:48 AM
26	Meijer	2/24/2025 11:14 AM
27	restaraunts	2/24/2025 9:09 AM
28	Stores downtown	2/24/2025 7:24 AM
29	Grocery store	2/23/2025 8:08 PM
30	Meijer/Walmart	2/23/2025 3:47 PM
31	High School	2/23/2025 3:32 PM
32	Bus stop I guess?	2/22/2025 11:50 PM



Belleville Master Plan Transportation and Infrastructure Survey

33	Businesses on Belleville Road by McDonalds area	2/22/2025 3:35 PM
34	Van Buren Park	2/22/2025 1:39 PM
35	Huron Metro park	2/22/2025 11:30 AM
36	Egans	2/22/2025 9:39 AM
37	Lake	2/22/2025 8:51 AM
38	None	2/22/2025 8:29 AM
39	Shopping	2/22/2025 8:22 AM
40	Schools	2/22/2025 8:03 AM
41	Library	2/22/2025 7:30 AM
42	Rawsonville	2/22/2025 12:51 AM
43	Library	2/22/2025 12:38 AM
44	Shopping	2/21/2025 10:50 PM
45	There's multiple parks in Belleville?	2/21/2025 10:04 PM
46	Metro Park	2/21/2025 9:39 PM
47	Downtown	2/21/2025 9:21 PM
48	Restaurant	2/21/2025 9:17 PM
49	Downtown	2/21/2025 7:11 PM
50	Van Buren township community Center	2/21/2025 6:34 PM
51	Belle Nails	2/21/2025 6:21 PM
52	Park	2/21/2025 6:14 PM
53	Grocery store	2/21/2025 6:10 PM
54	Local restaurants	2/21/2025 6:03 PM
55	Parks	2/21/2025 5:51 PM
56	Metropark from Haggerty Sub	2/21/2025 5:51 PM
57	Downtown	2/21/2025 3:05 PM
58	Meijer	2/21/2025 1:11 PM
59	Downtown Belleville	2/21/2025 12:44 PM
60	Parks	2/21/2025 12:27 PM
61	Bus station	2/21/2025 11:30 AM
62	Butchershop	2/21/2025 11:16 AM
63	Restaurants	2/21/2025 10:55 AM
64	Restaurants	2/21/2025 10:47 AM
65	Lower Huron Metro Park	2/21/2025 10:32 AM
66	Stores	2/21/2025 10:22 AM
67	Restaurants	2/21/2025 9:57 AM
68	Metro park	2/21/2025 9:53 AM
69	Municipal buildings	2/21/2025 9:35 AM
70	Crafted Beanery	2/21/2025 9:33 AM



Belleville Master Plan Transportation and Infrastructure Survey

71	4th street festivals	2/21/2025 9:31 AM
72	Van Buren township areas	2/21/2025 9:20 AM
73	N/A	2/21/2025 9:12 AM
74	Convenience store	2/21/2025 9:01 AM
75	Library	2/21/2025 8:59 AM
76	Food	2/21/2025 8:56 AM
77	Stores/plaza off Rawsonville	2/21/2025 8:42 AM
78	Victory Park	2/21/2025 8:28 AM
79	Local restaurants and businesses	2/21/2025 8:02 AM



Belleville Master Plan Transportation and Infrastructure Survey

Q9 Do you have a particular need or amenity that is difficult to access by transportation, and why?

Answered: 86 Skipped: 197

#	RESPONSES	DATE
1	No	3/5/2025 9:14 AM
2	My kids want to bike around as a family, but the roads are narrow. Plus I don't trust the drivers.	3/3/2025 8:26 PM
3	No	2/27/2025 3:18 PM
4	No	2/27/2025 10:34 AM
5	Walk ability is important	2/27/2025 8:28 AM
6	N/A	2/26/2025 10:58 PM
7	No	2/25/2025 6:04 PM
8	No	2/25/2025 9:54 AM
9	no	2/25/2025 9:48 AM
10	Difficulty walking without sidewalks	2/25/2025 8:44 AM
11	No	2/25/2025 8:22 AM
12	Nope	2/25/2025 7:16 AM
13	No	2/25/2025 3:15 AM
14	Quality sidewalks!! They are horrible! Even where sidewalks do exist, they are uneven, cracked, gravel-ridden, narrow, and huge fall risks. Even getting on and off the sidewalks is an accessibility challenge. I usually bike in the street, it's safer.	2/24/2025 11:05 PM
15	No	2/24/2025 10:45 PM
16	No	2/24/2025 9:38 PM
17	No	2/24/2025 8:40 PM
18	In a wheelchair	2/24/2025 7:39 PM
19	Victoria Commons is often a difficult walk because there is no convenient crosswalk and the sidewalk is often impeded with gravel, mud, ice, snow or debris.	2/24/2025 7:28 PM
20	Victoria Commons is often a difficult walk because there is no convenient crosswalk and the sidewalk is often impeded with gravel, mud, ice, snow or debris.	2/24/2025 7:28 PM
21	No	2/24/2025 3:30 PM
22	No	2/24/2025 2:25 PM
23	Grocery store needs to be on the south side of town, Sumpter Rd.	2/24/2025 2:23 PM
24	No	2/24/2025 2:20 PM
25	No	2/24/2025 11:48 AM
26	No	2/24/2025 9:47 AM
27	All of it until bridge is done - on Main Street because there's no place for bikes	2/24/2025 7:24 AM
28	No	2/23/2025 8:08 PM
29	No	2/23/2025 5:06 PM



Appendix E: Transportation & Infrastructure Survey

Belleville Master Plan Transportation and Infrastructure Survey

30	No	2/23/2025 4:24 PM
31	No	2/23/2025 10:53 AM
32	My household has one car which is usually in use so I have to ask a friend to be my ride for shopping while my roommate is at work, I would love a local bus line for planning a trip to Meijer, the library, whatever so I can save on gas.	2/22/2025 11:50 PM
33	No	2/22/2025 9:22 PM
34	No	2/22/2025 8:41 PM
35	No	2/22/2025 5:54 PM
36	Five points is crazy, very nervous both walking and biking across that to get into town and rarely do it. It should be more pedestrian friendly.	2/22/2025 11:38 AM
37	There are no bike accomodations along Sumpter Rd which makes it difficult to get to/from Belleville by bike	2/22/2025 11:30 AM
38	No	2/22/2025 10:33 AM
39	No	2/22/2025 9:08 AM
40	A good walking path that's not on a really busy road	2/22/2025 9:01 AM
41	No	2/22/2025 8:29 AM
42	No	2/22/2025 8:22 AM
43	No	2/22/2025 8:03 AM
44	Yes our health is not good. We are disabled.	2/22/2025 7:30 AM
45	No	2/22/2025 7:15 AM
46	No	2/22/2025 6:58 AM
47	Make Belleville bridge to High Street two lanes Southbound. Take parking lane away on the west side by Benitos and the convenience store. Half the traffic takes High Street. Would partially alleviate people button each other off.	2/22/2025 12:51 AM
48	no	2/22/2025 12:16 AM
49	No	2/21/2025 11:26 PM
50	The Metropark. There is not a safe path of travel all the way down Huron River Drive	2/21/2025 11:11 PM
51	No	2/21/2025 10:55 PM
52	No	2/21/2025 10:42 PM
53	No	2/21/2025 9:17 PM
54	No	2/21/2025 7:42 PM
55	No	2/21/2025 7:37 PM
56	No	2/21/2025 6:34 PM
57	I love that the city allows golf carts but I would love if those sidewalks that are being constructed along Huron River drive could accodate golf carts east and west	2/21/2025 6:32 PM
58	No	2/21/2025 6:21 PM
59	No	2/21/2025 6:14 PM
60	No	2/21/2025 6:10 PM
61	No	2/21/2025 5:54 PM
62	No	2/21/2025 5:51 PM
63	Grocery stores, pharmacy, Dr. appointments. No car	2/21/2025 5:36 PM



Belleville Master Plan Transportation and Infrastructure Survey

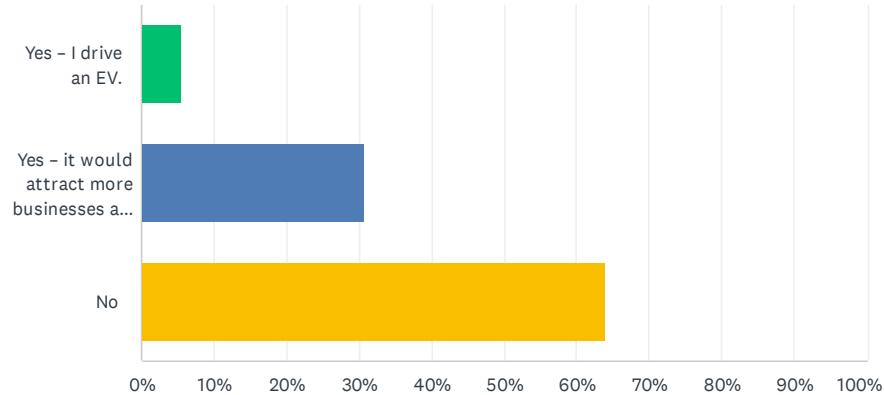
64	No	2/21/2025 4:02 PM
65	NO	2/21/2025 3:20 PM
66	No	2/21/2025 3:05 PM
67	There is one stretch of road on Huron River before the high school & auto shop that doesn't have a sidewalk from the subdivisions without going behind the high school. This sidewalk would be awesome.	2/21/2025 3:05 PM
68	No	2/21/2025 2:38 PM
69	Yes-using a cane	2/21/2025 1:28 PM
70	Accessing savage elementary from country walk neighborhood via a cross walk and finished sidewalks. As well as access to the lower Huron metro park via paved bike paths	2/21/2025 1:13 PM
71	No	2/21/2025 12:44 PM
72	None. I decide to drive or bike depending on the weather and my mood	2/21/2025 11:07 AM
73	No	2/21/2025 10:55 AM
74	No	2/21/2025 10:22 AM
75	Buses would be a huge help in our parking congestion issues downtown.	2/21/2025 9:57 AM
76	No	2/21/2025 9:56 AM
77	No	2/21/2025 9:41 AM
78	No	2/21/2025 9:33 AM
79	No	2/21/2025 9:12 AM
80	No	2/21/2025 8:59 AM
81	No	2/21/2025 8:56 AM
82	N/A	2/21/2025 8:46 AM
83	No	2/21/2025 8:30 AM
84	No	2/21/2025 8:28 AM
85	I do not but a very close friend of mine is blind. It would be nice if he could have transportation from his residence on Liberty Street to the other side of town where the Chase Bank is for example. As well as to The Butcher shop, or other businesses without him worrying about being hit by a car. Plus, it's not just him that lives there. Now he has a companion who was also 100% blind.	2/21/2025 8:28 AM
86	no	2/21/2025 8:02 AM



Belleville Master Plan Transportation and Infrastructure Survey

Q10 Do you think there should be more electric vehicle (EV) charging stations in Belleville?

Answered: 274 Skipped: 9



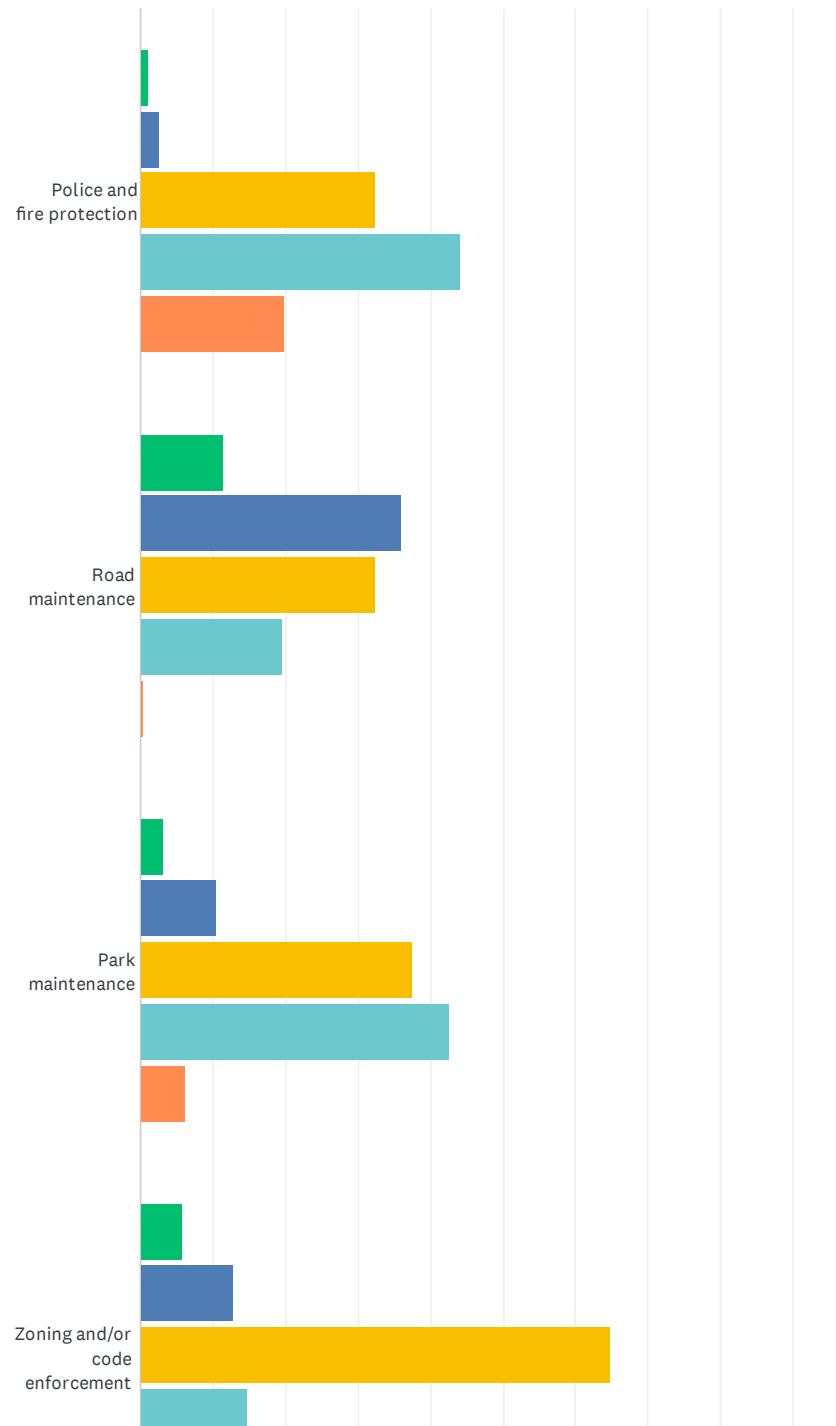
ANSWER CHOICES	RESPONSES	
Yes – I drive an EV.	5.47%	15
Yes – it would attract more businesses and visitors.	30.66%	84
No	63.87%	175
TOTAL		274



Belleville Master Plan Transportation and Infrastructure Survey

Q11 What would you rate the following services?

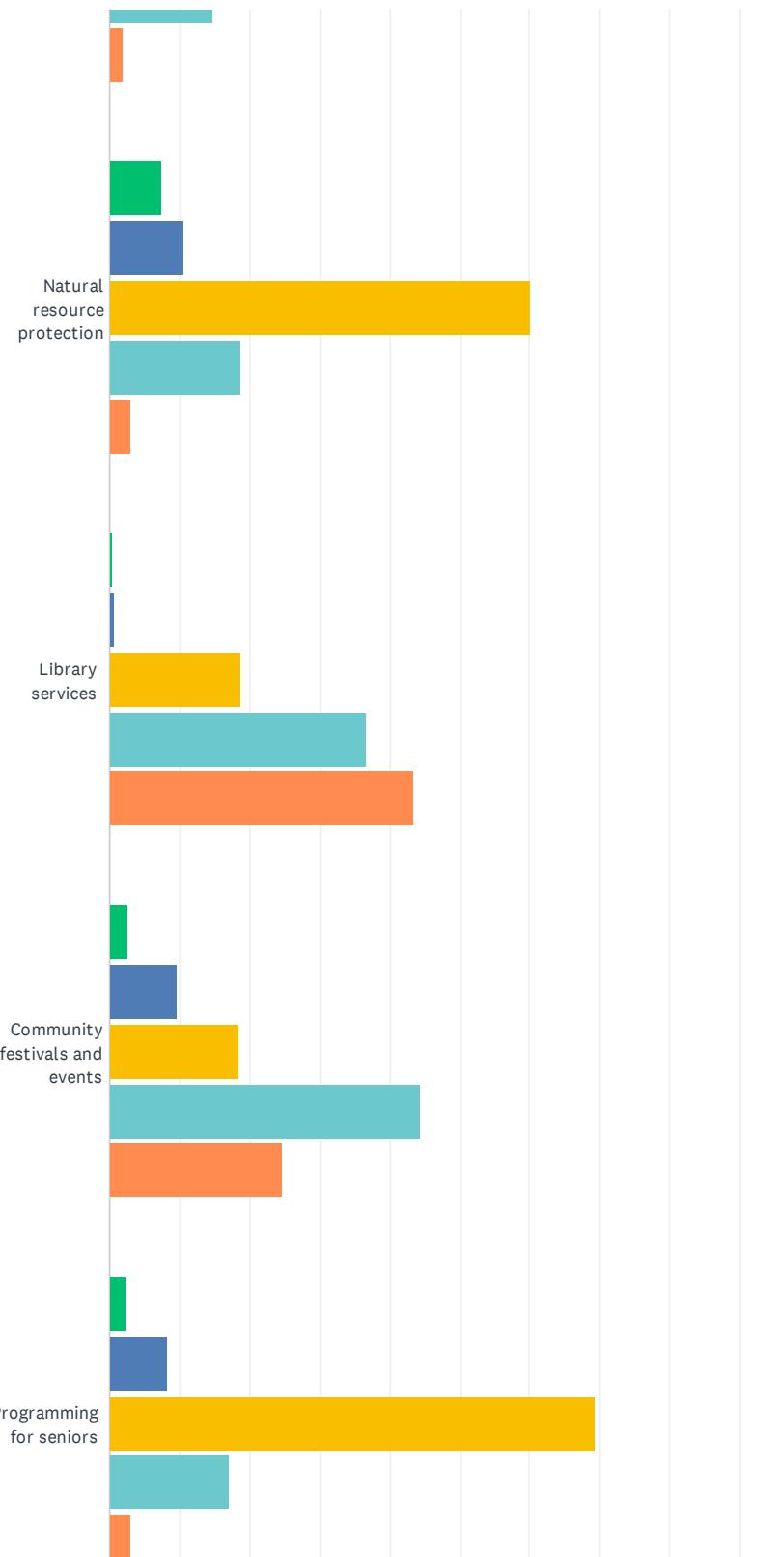
Answered: 280 Skipped: 3



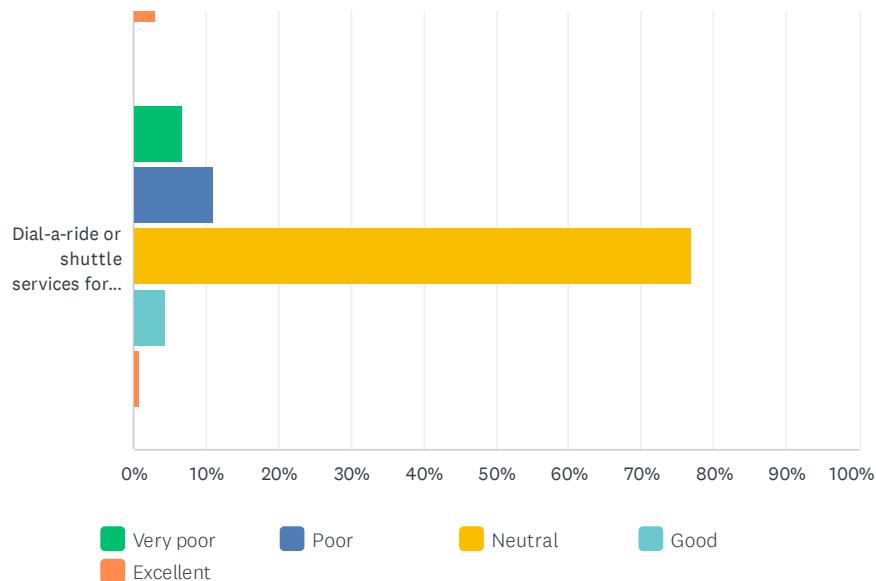
28 / 32



Belleville Master Plan Transportation and Infrastructure Survey



Belleville Master Plan Transportation and Infrastructure Survey



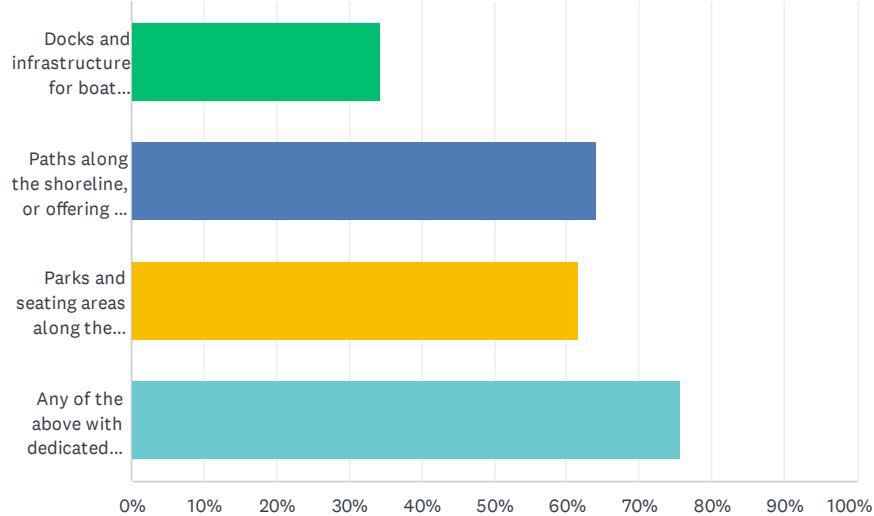
	VERY POOR	POOR	NEUTRAL	GOOD	EXCELLENT	TOTAL
Police and fire protection	1.08% 3	2.53% 7	32.49% 90	44.04% 122	19.86% 55	277
Road maintenance	11.43% 32	36.07% 101	32.50% 91	19.64% 55	0.36% 1	280
Park maintenance	3.27% 9	10.55% 29	37.45% 103	42.55% 117	6.18% 17	275
Zoning and/or code enforcement	5.66% 15	12.83% 34	64.91% 172	14.72% 39	1.89% 5	265
Natural resource protection	7.38% 20	10.70% 29	60.15% 163	18.82% 51	2.95% 8	271
Library services	0.36% 1	0.72% 2	18.84% 52	36.59% 101	43.48% 120	276
Community festivals and events	2.51% 7	9.68% 27	18.64% 52	44.44% 124	24.73% 69	279
Programming for seniors	2.28% 6	8.37% 22	69.20% 182	17.11% 45	3.04% 8	263
Dial-a-ride or shuttle services for those with greater mobility needs	6.77% 17	11.16% 28	76.89% 193	4.38% 11	0.80% 2	251



Belleville Master Plan Transportation and Infrastructure Survey

Q12 Lake access was commonly noted as weakness at the City Council, Planning Commission, and DDA Joint Meeting on October 2, 2024. What type of improved lake access would you like to see? [select all that may apply]

Answered: 271 Skipped: 12



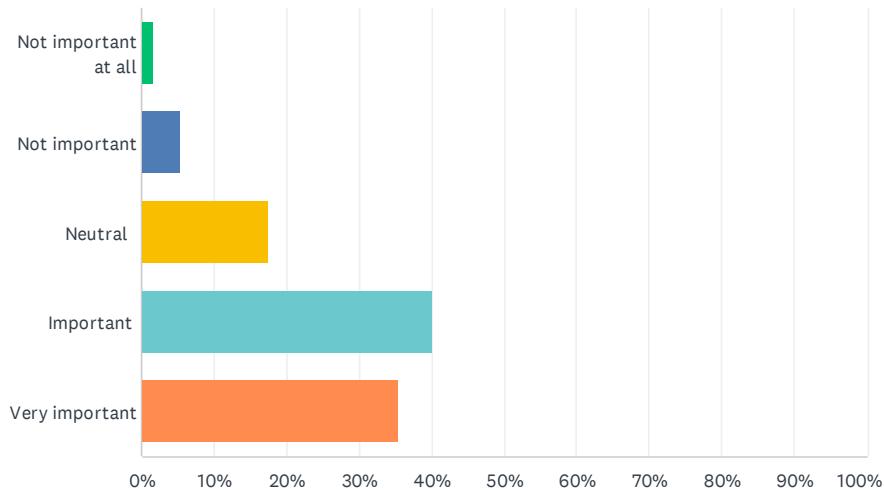
ANSWER CHOICES	RESPONSES	
Docks and infrastructure for boat access.	34.32%	93
Paths along the shoreline, or offering a view of the lake.	64.21%	174
Parks and seating areas along the shoreline, or offering a view of the lake.	61.62%	167
Any of the above with dedicated efforts to restore the shoreline/lake's ecosystem health.	75.65%	205
Total Respondents: 271		



Belleville Master Plan Transportation and Infrastructure Survey

Q13 How important is it to you that the City maintains or enhances public access to the lake for recreation?

Answered: 280 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not important at all	1.79%	5
Not important	5.36%	15
Neutral	17.50%	49
Important	40.00%	112
Very important	35.36%	99
TOTAL		280



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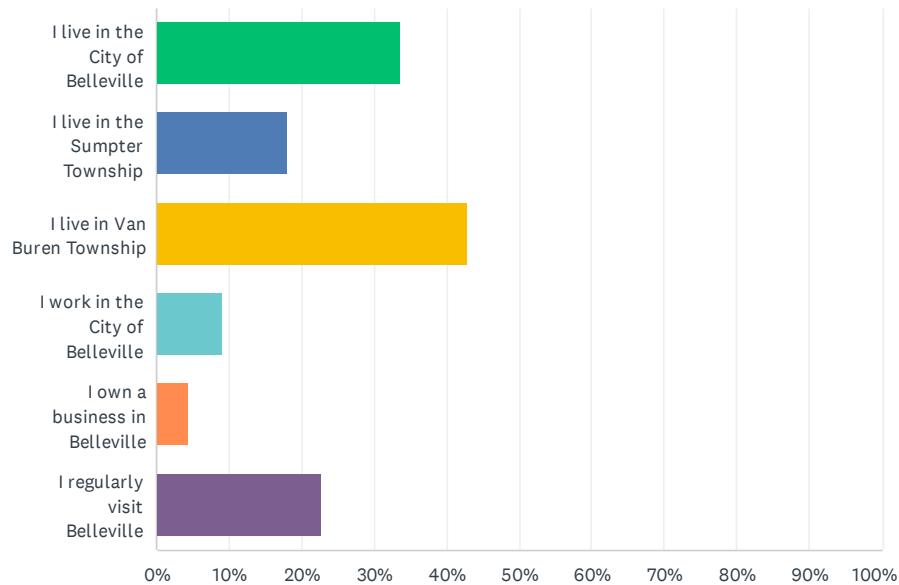
Appendix F

Sustainability Survey

Belleville Master Plan Sustainability Survey

Q1 What is your connection to Belleville? [select multiple if applicable]

Answered: 154 Skipped: 0



ANSWER CHOICES	RESPONSES
I live in the City of Belleville	33.77% 52
I live in the Sumpter Township	18.18% 28
I live in Van Buren Township	42.86% 66
I work in the City of Belleville	9.09% 14
I own a business in Belleville	4.55% 7
I regularly visit Belleville	22.73% 35
Total Respondents: 154	



Belleville Master Plan Sustainability Survey

Q2 If you live in the City of Belleville, please list your street name. Please use the map above if you are unsure.

Answered: 57 Skipped: 97

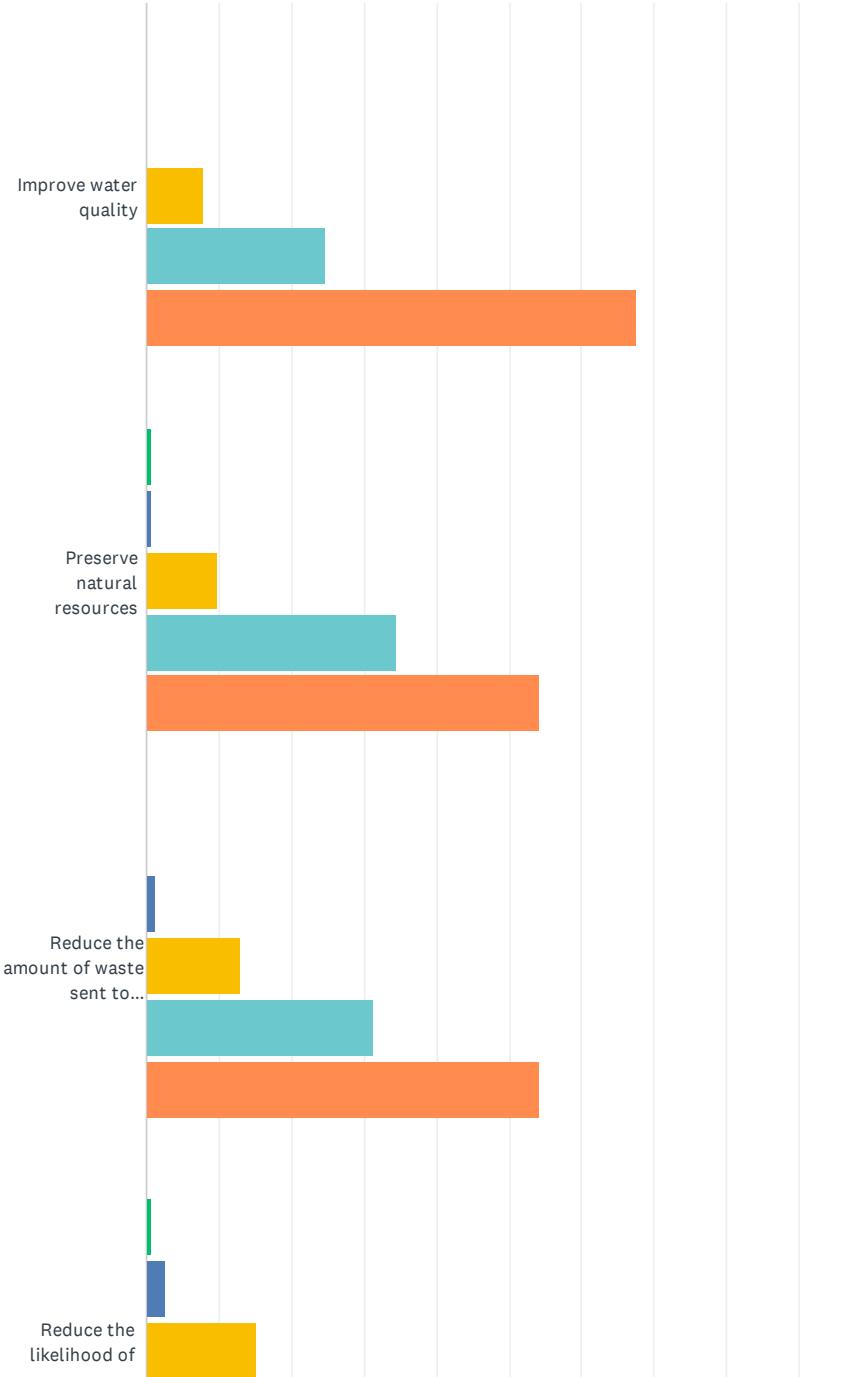
Responses not included for anonymity.



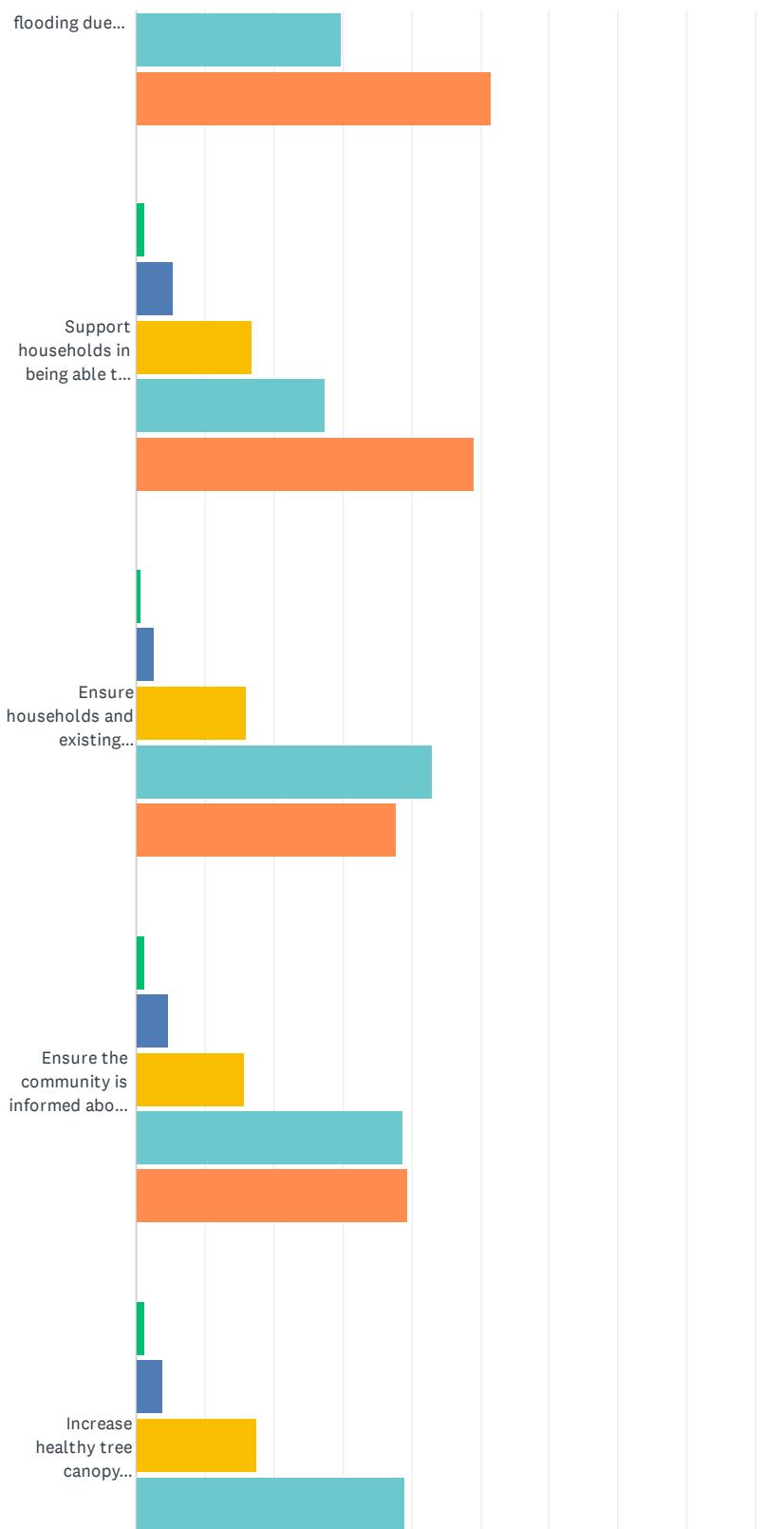
Belleville Master Plan Sustainability Survey

Q3 Please rate the importance to you regarding each of the following concepts:

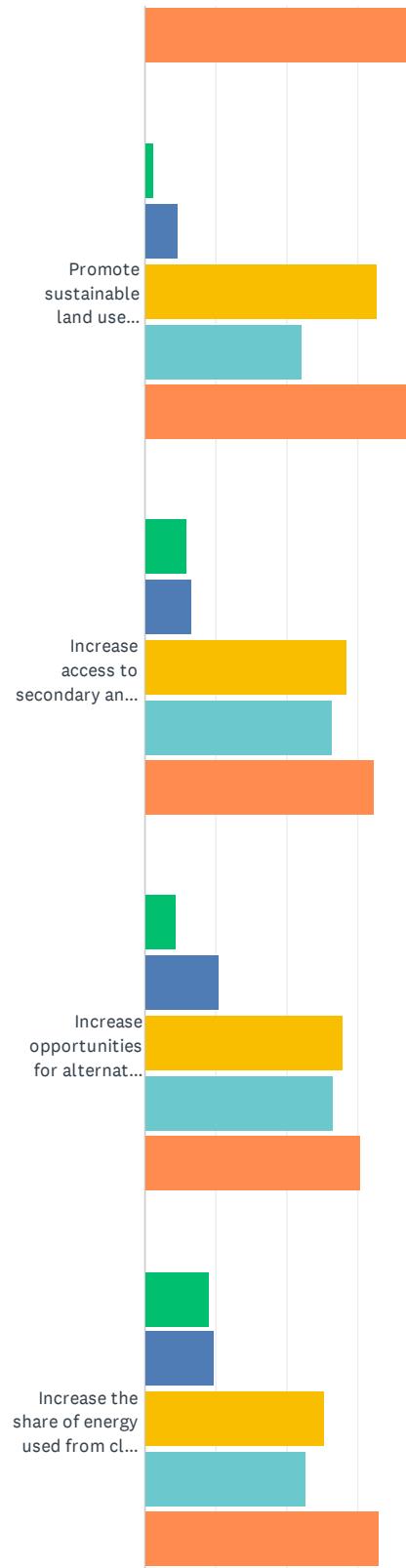
Answered: 154 Skipped: 0



Belleville Master Plan Sustainability Survey



Belleville Master Plan Sustainability Survey



Belleville Master Plan Sustainability Survey



Not important at all
 Not important
 Neutral
 Important
 Very important

	NOT IMPORTANT AT ALL	NOT IMPORTANT	NEUTRAL	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Improve water quality	0.00% 0	0.00% 0	7.79% 12	24.68% 38	67.53% 104	154	4.60
Preserve natural resources	0.65% 1	0.65% 1	9.80% 15	34.64% 53	54.25% 83	153	4.41
Reduce the amount of waste sent to landfills	0.00% 0	1.31% 2	13.07% 20	31.37% 48	54.25% 83	153	4.39
Reduce the likelihood of flooding due to extreme precipitation events	0.66% 1	2.65% 4	15.23% 23	29.80% 45	51.66% 78	151	4.29
Support households in being able to meet financial needs	1.34% 2	5.37% 8	16.78% 25	27.52% 41	48.99% 73	149	4.17
Ensure households and existing businesses can adapt to any applicable changing economic conditions	0.66% 1	2.65% 4	15.89% 24	43.05% 65	37.75% 57	151	4.15
Ensure the community is informed about sustainability and resiliency	1.32% 2	4.61% 7	15.79% 24	38.82% 59	39.47% 60	152	4.11
Increase healthy tree canopy throughout the City	1.30% 2	3.90% 6	17.53% 27	38.96% 60	38.31% 59	154	4.09
Promote sustainable land use practices (i.e. brownfield redevelopment, mixed-use development, reduction of impervious surfaces, green infrastructure, etc.)	1.34% 2	4.70% 7	32.89% 49	22.15% 33	38.93% 58	149	3.93
Increase access to secondary and post-secondary (college, universities, community college, technical or trade schools, etc.) education	5.96% 9	6.62% 10	28.48% 43	26.49% 40	32.45% 49	151	3.73
Increase opportunities for alternative modes of transportation	4.55% 7	10.39% 16	27.92% 43	26.62% 41	30.52% 47	154	3.68
Increase the share of energy used from clean or alternative energy sources (i.e. solar, wind, geothermal, etc.)	9.09% 14	9.74% 15	25.32% 39	22.73% 35	33.12% 51	154	3.61



Belleville Master Plan Sustainability Survey

Q4 Please comment any concerns you may have about the water quality of Belleville Lake and the watershed.

Answered: 52 Skipped: 102

#	RESPONSES	DATE
1	Pollution control of the lake and entire watershed needs to be stepped up. I hear so many people say they will not swim or boat on the lake. The lake is our main attraction to the city.	3/23/2025 6:37 PM
2	Watershed runoff from nearby and pre-existing manufacturing could be concerns. There is a lot of industry surrounding our watershed	3/23/2025 5:55 PM
3	The situation at WDI with radioactive waste and relatively unregulated release of that into the lake is worrisome. Regular testing for all contaminants should be budgeted.	3/21/2025 10:33 AM
4	There are water main breaks all over the city. The roads are terrible. Just down the street from my work, and home, on Robbe, near Clarence, is one that you can hear gushing and see in the grass on the south side of the street in front of the apartments. I've reported it numerous times...to no avail. The roads are not repaired properly after fixes also. Side walks would be horrible for a disabled person.	3/15/2025 4:51 PM
5	Not sure how safe the water is therefore I boil my water.	3/8/2025 2:18 PM
6	Not sure how safe the water is therefore I boil my water.	3/8/2025 2:05 PM
7	Chemicals going into the water from manufacturing companies.	3/2/2025 8:17 PM
8	If we can't eat the fish we catch, why is it safe to swim in? What can be done to remove toxins?	2/27/2025 5:25 PM
9	Would be nice to eat what one catches...	2/27/2025 2:02 PM
10	The nuclear waste and toxic chemicals coming to the WDI facility is THE #1 most important issue facing this community. These materials are coming from out of state and have an impact on every single topic listed in this survey. We must demand transparent testing of Belleville Lake for these materials and need to work to stop these shipments immediately. NOBODY is testing the waters for radionuclides even though this dumps site 1/4 miles from the shores of the lake and the Huron River Watershed.	2/27/2025 10:40 AM
11	Safety of water i.e drowning	2/27/2025 10:38 AM
12	Wayne disposal is storing radioactive waste right next to the lake and not testing the water.	2/26/2025 3:30 PM
13	Very concern about the garbage and hazardous contamination	2/26/2025 4:08 AM
14	None applicable	2/25/2025 9:18 PM
15	I have just heard it's so gross. I have not swam in it myself.	2/25/2025 4:00 PM
16	Lake struggles with cloudiness, Cloudiness is equated with dirty	2/25/2025 9:51 AM
17	Need to continue cleaning the lake to make sport fishing a better option	2/24/2025 10:48 PM
18	New homeowners in the area and water quality was the #1 thing people kept stating as reason not to bother with Belleville. We are optimistic efforts like this will change that position.	2/24/2025 8:44 PM
19	Always cloudy	2/24/2025 7:33 PM
20	Poor water, could not pay me to eat a fish out of Belleville lake. Would like better water quality for fishing, more fish introduced to the lake, better places other than French landing to fish off the shore from that aren't over fished	2/24/2025 4:23 PM
21	Belleville lake is absolutely disgusting, I shower immediately when we come home from boating and don't get in the actual water. I don't let my dogs drink the water, it's very concerning and very unappealing.	2/24/2025 3:30 PM



Belleville Master Plan Sustainability Survey

22	I don't drink this water	2/24/2025 2:27 PM
23	I am very concerned with Waste Management toxic waste being delivered and continuing to contaminate our land around us.	2/24/2025 11:31 AM
24	The lake water is very dirty and I know people who won't use our lake because of that	2/24/2025 10:48 AM
25	the lake seems gross when I am kayaking, I wouldn't want to jump in it and the look of it prevents me from kayaking more	2/24/2025 9:05 AM
26	I realize that being a part of the Huron River makes this harder but I would love to see the quality of Belleville Lake improve	2/22/2025 9:25 PM
27	I have no opinions about the Lake, I don't have the funds to go boating or anything anyway.	2/22/2025 6:09 PM
28	Concerned about rising or falling lake levels due to waived restrictions for the dam	2/22/2025 3:26 PM
29	I don't think we should have toxic dumps so close to our bodies of water and air breathing households. Our lake is a treasure we need to clean and preserve.	2/22/2025 3:11 PM
30	Landfill nearby and handling of toxic waste	2/22/2025 12:11 PM
31	My entire life I've avoided being in the lake due to questionable water quality and would never eat anything from it. I would like to see that changed for my kids.	2/22/2025 11:34 AM
32	I'm concerned about the effects that the surrounding landfills may have on the watershed and air quality, both currently and potentially in the future. Particularly the one on 94	2/22/2025 9:49 AM
33	We do not swim or fish due to the chemicals in the water.	2/22/2025 8:24 AM
34	I've very concerned about swimming in the water and possibly getting that water in my mouth or in my body. I know it's tainted because my husband fishes and he can't eat any of the fish. Also, the algae blooms and overgrowth of lily pads are of a concern. I also have experienced low water pressure in our house without notification from the city on what's going on, proactively, and don't know who to call after hours for emergencies (or what counts as an emergency).	2/22/2025 7:34 AM
35	It's not safe to eat the fish and it gets a yearly, nasty, algae bloom. It's 2025 we can't figure this out yet?	2/22/2025 7:20 AM
36	The lake seems dirty and doesn't always smell good.	2/22/2025 7:02 AM
37	Stop building. Stop taking the wildlives homes. Belleville use to be a countey setting. Now it is congested with building upon building and is nolonger cozy and friendly	2/22/2025 6:05 AM
38	Algae blooms and Belleville Lake or Huron River being contaminated by other lakes, train derailments, or the landfill.	2/21/2025 11:13 PM
39	I don't feel the importance of the water quality has been priority for the Belleville area. I have lived here since 1974, and the same mucky unfiltered water remains. It's not inviting and the smell is off putting. People from surrounding areas refuse to boat there - " looks unsafe to be in, I don't want to get sick."	2/21/2025 9:33 PM
40	Very concerned that the hazardous waste coming into the landfill could be leaching into our lake!!!	2/21/2025 6:39 PM
41	I wouldn't get in unless improved greatly	2/21/2025 6:38 PM
42	Its disgusting!	2/21/2025 5:43 PM
43	BYC has taken over	2/21/2025 5:16 PM
44	The lake needs to be cleaned up. The water quality is terrible.	2/21/2025 4:07 PM
45	Concern with landfill and hazardous waste being dumped there.	2/21/2025 12:53 PM
46	Belleville lake needs attention. However, the watershed leading into the lake is responsible for lake conditions. It's time the people responsible for polluting our watershed, be held accountable. Surveys have been done. We can no longer turn a blind eye to where/what is polluting our watershed. Do something about it. Prosecute violators.	2/21/2025 12:15 PM
47	Concerned about the dumps close to the lakes, as well as all the gas stations or trying to add	2/21/2025 11:23 AM



Appendix F: Sustainability Survey

Belleville Master Plan Sustainability Survey

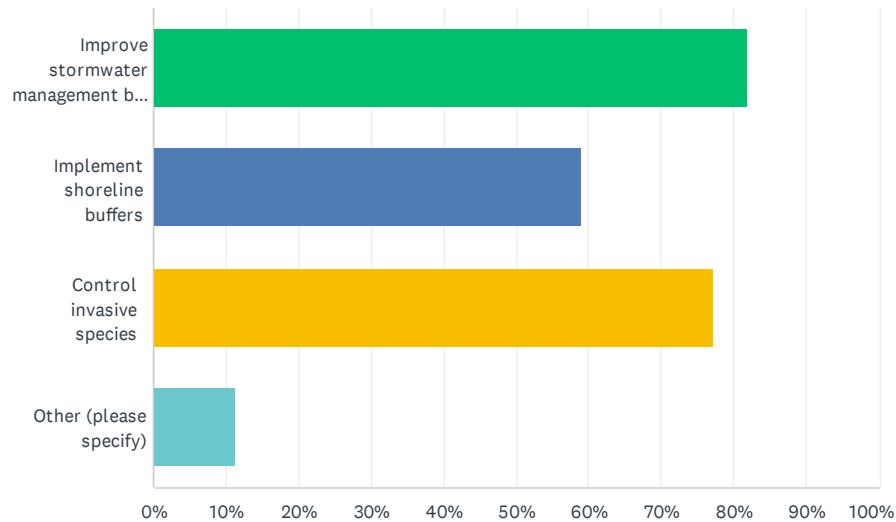
	more. These are NOT needed and need to be STOPPED	
48	You can't eat the fish!	2/21/2025 10:12 AM
49	High rates of bacterial contamination.	2/21/2025 9:23 AM
50	Very concerned about pfas and potential for any contaminates into the watershed. This includes the surrounding landfills	2/21/2025 9:23 AM
51	Want ann arbor to quit dumping waste in our lake	2/21/2025 8:34 AM
52	At times, the lake smells and there is quite a bit of floating debris and scum on the lake. Not sure of the cause, but this needs to be addressed.	2/21/2025 8:07 AM



Belleville Master Plan Sustainability Survey

Q5 What actions would you support to improve or maintain water quality in Belleville: [select all that may apply]

Answered: 132 Skipped: 22



ANSWER CHOICES		RESPONSES	
Improve stormwater management best practices		81.82%	108
Implement shoreline buffers		59.09%	78
Control invasive species		77.27%	102
Other (please specify)		11.36%	15
Total Respondents: 132			

#	OTHER (PLEASE SPECIFY)	DATE
1	Monthly water quality and air quality testing in a grid.	3/21/2025 10:33 AM
2	I hate the look of the broken concrete to prevent erosion and they have caused a rodent problem by the bridges	2/27/2025 8:31 PM
3	More sidewalks leading into the city. Too many people have to walk on the side of Sumpter and Savage Roads.	2/27/2025 5:25 PM
4	Rigorous testing for radionuclides and toxic chemicals in the air and waters and transparent reporting of the results.	2/27/2025 10:40 AM
5	Stop Wayne disposal from storing radioactive waste next to the lake!	2/26/2025 3:30 PM
6	All of the above	2/25/2025 9:18 PM
7	Would opening the dams help the water quality	2/25/2025 9:51 AM
8	Remove hazardous waste and harmful things.	2/24/2025 3:30 PM
9	Litter cleanup around this area does not happen. I see so much trash on the roads. It looks	2/24/2025 2:10 PM



Appendix F: Sustainability Survey

Belleville Master Plan Sustainability Survey

	horrible and goes into the lake and rivers.	
10	Lily pads in the lake	2/24/2025 7:30 AM
11	Make it a private lake or have boat inspected to make sure none are leaking oil or gas. Check gas tanks on the lake and make sure no one is dumping gas into the lake. Make laws against fertilizers and pesticides that hurt the ecosystem.	2/22/2025 3:11 PM
12	Ditches in Sumpter Township	2/21/2025 11:12 PM
13	Stop the hazardous waste coming into our community from out of state!	2/21/2025 6:39 PM
14	Landfill issues	2/21/2025 12:53 PM
15	Identify, and prosecute companies polluting our watershed. It's coming downstream, from other areas.	2/21/2025 12:15 PM



Belleville Master Plan Sustainability Survey

Q6 Are there any sustainable services or developments you would like to see in Belleville? (e.g. composting, hazardous waste collection, community gardens, more pathways and connectivity)

Answered: 74 Skipped: 80

#	RESPONSES	DATE
1	Easy access to hazardous waste disposal, community gardens	3/23/2025 6:37 PM
2	Definitely more community gardens and pathways to connectivity. There is a lot of open and vacant land that can be used for better services like community gardens. Also some areas of the city are cutoff with a lack of sidewalks and walkable routes to get to downtown	3/23/2025 5:55 PM
3	Composting, Hazardous waste collection, community gardens, more walkability and sidewalks	3/23/2025 5:21 PM
4	Community Gardens. Composting, More pathways	3/22/2025 4:38 PM
5	A better municipal and public dashboard system and community communication. Integrated digital infrastructure including broadband, wifi, local servers, sensors, cameras. A plan for AVs and stones eg parking and drone delivery stations. More digital signs.	3/21/2025 10:33 AM
6	Composting, hazardous waste and community gardens. We ARE 48111 Belleville. Van Buren is doing everything. We should be the catalyst for these things.	3/15/2025 4:51 PM
7	hazardous waste collection	3/12/2025 3:29 PM
8	Grocery store with fresh fruits and vegetables.	3/8/2025 2:18 PM
9	Grocery store with fresh fruits and vegetables.	3/8/2025 2:05 PM
10	Proper hazardous waste disposal Community gardens	3/2/2025 8:17 PM
11	Pathways and a place to compost are great ideas	2/27/2025 8:31 PM
12	More hazardous waste collections that Sumpter residents can also use.	2/27/2025 5:25 PM
13	Pathways around the ponds in Victoria Commons as originally planned.	2/27/2025 4:06 PM
14	community gardens, composting, paper recycling for private documents	2/27/2025 2:58 PM
15	buildings sold	2/27/2025 2:02 PM
16	Community cards would be incredible! Also sidewalks/bike paths along Huron river drive	2/27/2025 11:39 AM
17	Eliminate the acceptance of toxic chemicals and out-of-state nuclear waste at WDI immediately.	2/27/2025 10:40 AM
18	More lighting. All the new paths for walking have no lights for safety when walking after work. Haggerty rd from north service drive to Huron river drive is extremely dark - even at park entrance and Alden Rd	2/27/2025 10:38 AM
19	Less car washes, realtors, and hair salons. Too many!!	2/26/2025 4:08 AM
20	None applicable	2/25/2025 9:18 PM
21	I think a community garden would be wonderful! I would also like to see something put in where the hardware store and CVS used to be. Maybe a small grocery store (like Fresh Thyme) or even better- a brewery!	2/25/2025 4:00 PM
22	Compost, more pathways	2/25/2025 2:49 PM
23	Would love to have access to composting, community gardens, and accessible options for apartment renters to recycle!!	2/25/2025 1:00 PM
24	everything we do needs to revolve along the lake, The parks and paths need to reflect a strong	2/25/2025 9:51 AM



Appendix F: Sustainability Survey

Belleville Master Plan Sustainability Survey

	community, Weeded good condition and used	
25	A useful business downtown again. Not a "thrift" store that isn't really a thrift store. I don't know... Maybe a hardware or a convenience store? Aren't many reasons to go downtown anymore and all businesses have become uninteresting and niche. Open a store for the people of the town. Not yourselves.	2/25/2025 5:23 AM
26	More pathways. Composting	2/25/2025 3:19 AM
27	More Pathways. Buildup and repair shoreline all the way down High Street.	2/24/2025 11:52 PM
28	Accessible and easy recycling of paper and plastic products, incentives for business to improve sustainability	2/24/2025 11:45 PM
29	#1) Incentives for rain barrel use #2) Free tree mulch/shavings (tree trimmers often don't know what to do with what they get from jobs. It would be amazing to have a local dump where they get rid of their wood cuttings and residents can get free mulch). Ypsilanti does this now. #3) improve sidewalks and accessibility. Current sidewalks either do not exist, or they're narrow, chipped, cracked, crumbling, uneven, or hard to get on/ off safely.	2/24/2025 11:11 PM
30	More pathways into downtown, community gardens and downtown parks. Something like the Chase parking lot just feels like a scourge on the city space.	2/24/2025 8:44 PM
31	Community gardens and more pathways.	2/24/2025 5:15 PM
32	Scooters, gardens, recycling center are all phenomenal ideas that would bring in additional people to shop and live!	2/24/2025 3:30 PM
33	Composting , community gardens for sure.	2/24/2025 3:01 PM
34	Community gardens	2/24/2025 2:27 PM
35	Hazardous waste collection, pathways,	2/24/2025 2:12 PM
36	More pathways and community gardens and better lighting in our streets and also roads are horrible	2/24/2025 2:06 PM
37	I don't understand the last three questions about supporting household stability and economic challenges. I like the surveys, but you should add an "additional comments" section to these surveys. A hazardous waste day would be great. I love that you brought back leaf pick up. A community garden would be nice. Free internet would be nice. Fixing the uneven sidewalks would be great. Creating and enforcing ordinances so that people don't park blocking the sidewalk or let the vegetation obstruct the sidewalks. Repaint the street lines and crosswalks. Have a traffic study done on 5pts and also main st & N Liberty on how to make traffic flow better. Take care of the parks you already have. Create an area for older kids so they stop destroying Victory park equipment. Repave N Liberty st and Robbe st.	2/24/2025 12:33 PM
38	community garden at Village Park next to the playground, huge open area	2/24/2025 9:05 AM
39	A hazardous waste collection day more than once a year would be nice and Belleville does a terrible job at keeping their sidewalks free of snow for people who want to walk you fine residence when they don't do it, but the city is even worse at clearing their own space	2/24/2025 7:30 AM
40	composting, hazardous waste Collection, community gardens,	2/22/2025 9:25 PM
41	I would love hazardous waste/recycling collection even if I had to drop things off rather than it being picked up (like weekly trash). I've tried giving my metal scraps to some local scrappers but they aren't very reliable (flaking a lot, come over early in the morning when I ask them to come by later in the day), I don't see a point in throwing out food cans, etc when I can easily clean them out and give them to somebody for recycling. I would also like a community garden to learn from local people on how to plant things.	2/22/2025 6:09 PM
42	Composting would be very good. Community gardens don't seem necessary since so many people already garden.	2/22/2025 5:48 PM
43	All of the above! Dog park would be nice too.	2/22/2025 3:11 PM
44	More paths to the lake	2/22/2025 12:11 PM
45	More pathways/connectivity, community gardens, more accessibility for walking/biking.	2/22/2025 11:34 AM



Belleville Master Plan Sustainability Survey

46	community gardens would be awesome! route shopping traffic on belleville rd into the parking lots thru a few driveways. too many ins/outs for all these cars. hate driving down there!	2/22/2025 10:41 AM
47	Yes, all od the above sound great, particularly a community garden and composting opportunities.	2/22/2025 9:49 AM
48	Community gardens	2/22/2025 8:48 AM
49	All	2/22/2025 8:24 AM
50	More regular hazardous waste collection, more community gardens, and definitely more walking trails.	2/22/2025 7:34 AM
51	Not really but open to mew ideas just nothing extreme	2/22/2025 7:02 AM
52	Stop building we had so much land in belleville, suprter, and Vanburen that has been destroyed because of greed and over population	2/22/2025 6:05 AM
53	Hazardous waste collection, more pathways and connectivity	2/21/2025 11:27 PM
54	More pathways and connectivity	2/21/2025 11:13 PM
55	Compostability, trails, recycling, community gardens	2/21/2025 11:12 PM
56	A community garden would be wonderful!	2/21/2025 11:04 PM
57	Pathway and connectivity. Please stop even more hazardous waste from entering our landfills. We are becoming the new Mt. Trashmore of southwest Wayne County.	2/21/2025 9:33 PM
58	Community garden whole be amazing!!! Hazardous waste collection days like VBT has.	2/21/2025 6:39 PM
59	More pathways and connectivity	2/21/2025 6:38 PM
60	ALL OF THE ABOVE! And better transportation services/options!	2/21/2025 5:43 PM
61	Recycling program with educational materials for residents	2/21/2025 5:16 PM
62	Composting, gardens and paths	2/21/2025 2:42 PM
63	Hazardous waste collection. Make it easier for residents to dispose of things. Not necessarily businesses. Businesses should share the cost. Residents could use more awareness, of chemicals/cleaners that need proper care/disposal.	2/21/2025 12:15 PM
64	Community gardens, community clean ups, access to education about our natural resources and why they are so important.	2/21/2025 11:32 AM
65	Composting available to community members, community gardens, and for all to be handicap accessible	2/21/2025 11:23 AM
66	Community gardens is a great idea	2/21/2025 9:53 AM
67	Community gardens, community spaces for youth, health and social service providers promoted and supported. Transportation across the 48111 and connections throughout Wayne county. Stop light priority for specific areas when entering town. Left turn lights.	2/21/2025 9:23 AM
68	Tree preservation, urge restaurants to use recyclable materials, increase awareness of best practices, get rid of goose poop in the park!	2/21/2025 9:23 AM
69	All of the above	2/21/2025 9:03 AM
70	Solar panels on buildings, more hazardous waste collection IN the city.	2/21/2025 8:50 AM
71	No	2/21/2025 8:34 AM
72	Hazardous waste collection would be nice	2/21/2025 8:32 AM
73	A composting site, like Ypsilanti has, that offers reduced fees for compost would be great, but the amount of room needed for that is quite large.	2/21/2025 8:31 AM
74	The city needs to support additional recycling, gardens, flowers, and a return to natural spaces, especially along the lake front.	2/21/2025 8:07 AM



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Appendix G

Glossary & List of Acronyms

Appendix G: Glossary & List of Acronyms

Glossary

Accessory Dwelling Units (ADUs)

Detached or attached small, independent living units that are located on the same lot as a single family home or as part of a community development.

Action Items

Specific steps to accomplish objectives and support the wider vision of the identified goals.

Affordable Housing

The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the occupant's gross income on total housing, including utilities.

Capital Improvement Plan (CIP)

A Capital Improvement Plan (CIP) is a document that schedules and prioritizes future capital expenditures and designates funding sources to implement them. In Michigan, cities and townships that have CIPs are to schedule projects for a period of six years.

City Council (CC)

Legislative body that passes laws and sets policy for the City. The City Council adopts Zoning Ordinances that provide a legal framework for redevelopment as envisioned in the Master Plan.

Complete Streets

A transportation network that includes facilities for vehicles, pedestrians, cyclists, and other legal users of all ages and abilities.

Connectivity

The number of ways and variety of options to physically reach multiple destinations, often related to street networks. Connectivity can also imply non-physical means (telephone, internet, social media, etc.) to connect and interact with others and may be referred to as social connectivity.

Density

A measure of the amount of people inhabiting an area or development on a property. In terms of land use, density is often expressed as the number of residential units per acre of land (or another unit of measure).

Gateways

An entranceway that announces a point of arrival. Gateways can be located on public or private property (or a combination of the two) and can be a point of interest for a community for people arriving by vehicle, on foot, or by bicycle. Gateways can be important in reinforcing community identity, creating anticipation for what is ahead, and providing a sense of place.

Goals

General guidelines that explain what the community wants to achieve. Goals are usually long term and represent global visions such as to "Provide a range of housing choices for all ages and incomes" or "Strengthen the local economy." Goals define the "what," "why," and "where" but not the "how."

Green Infrastructure

The use of natural or engineered systems – such as green roofs, rain gardens, or cisterns - to clean stormwater as it moves through soils and plant roots (treatment), returned to groundwater (infiltration), returned to the air (evapotranspiration), and/or captured to irrigate plants or flush toilets (reuse). This approach is called "green infrastructure" because of the use of plants to enhance and/or mimic natural processes. Green infrastructure contrasts with traditional "gray infrastructure" which is typically built to capture and retain large volumes of stormwater collected over a large area, and convey it to the nearest waterway.



Master Plan

A document that contains a description of a community's vision for its future and guiding principles that help a community create land development policies and make land use decisions. In the State of Michigan, the value of the Master Plan as an important community document is recognized, which is why the state requires Master Plans to be reviewed every five years. This review allows communities to check in on their progress and ensure the vision and guiding principles are still relevant.

Missing Middle

A term describing the mid-tier market segments that are often overlooked in housing development. It is often discussed in the context of density and housing typologies, but it is also applicable when considering the segment of the population with earnings too high for subsidized/affordable housing, but those also cannot afford the market-rate.

Mixed-use

A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Objectives

Milestones that mark progress in achieving goals. Objectives provide more of the "how" goals will be implemented. For example, with a goal of "Strengthen the local economy" an objective to "Provide a clear set of guidelines and expectations for developers" is something that may be measured and tracked over time.

Planning Commission (PC)

Body responsible for preparing and adopting the City's Master Plan. Other duties include recommending policy related to land use, specifically amendments to the Zoning Ordinance that align with the Master Plan, and reviewing development and redevelopment proposals.

Pocket Park

A pocket park is a small green space, usually no more than 1/4 of an acre, that is accessible to the general public.

Resiliency

The practice of designing the environment in a way that can endure stresses and threats that can be ongoing and persistent or sudden disruptive shocks.

Sustainability

The ability to meet the needs of the present without compromising the ability of future generations to meet their own needs. There are three aspects to consider: the environment, social/people, and financial.

Zoning Ordinance

One of the primary tools for implementing the vision of the Master Plan; it provides the legal framework that regulates development of property. Amendments to the Zoning Ordinance can range from minor changes to text all the way to the addition of new uses and creation of new districts. An amended zoning ordinance can also be supported by other policies that encourage redevelopment, upgrades to existing development, and the maintenance of property.



List of Acronyms

ACS

American Community Survey

ADA

American Disabilities Act

ADU

Accessory Dwelling Unit

AMI

Area Median Income

CIP

Capital Improvement Plan

DDA

Downtown Development Authority

MEDC

Michigan Economic Development Corporation

MDOT

Michigan Department of Transportation

PC

Planning Commission

SEMCOG

Southeast Michigan Council of Governments

TAP

Transportation Alternatives Program

TIF

Tax Increment Financing

WCRC

Wayne County Road Commission



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