

# memorandum

**DATE:** March 13, 2026

**TO:** Lathrup Village Planning Commission

**FROM:** Eric Pietsch, Jill Bahm, and Hannah Prins, Giffels Webster

**SUBJECT:** Comprehensive Plan Update – Housing Study Session & Transportation Kickoff

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We will use our meeting on March 17 to further discuss the topic of housing at the 6PM study session with the Planning Commission. The study session will be followed by kicking off the month of discussion on transportation at 7PM.

Please note our progress for the 2026 Comprehensive Plan **Visioning phase:**

- ✓ **Surveys.** We have continued to add to the established hub website for the project so that the public may view planning & zoning documents, see the progress of the plan and how they can participate, and submit input and feedback. Three surveys are now live: housing, transportation and economic development. All three surveys are available on the hub website with a fourth survey coming shortly for parks and recreation. We encourage city staff and commissioners to continue to leverage community communication channels and collaborate on spreading the word about the surveys, activities, and events for the comprehensive plan update.

The surveys are open until May 31, 2026, but so far, each survey has:

- Housing – 163 responses
- Transportation – 46 responses
- Economic development – 24 responses

Preparation for the study session on housing:

- **Review the 2021 Comprehensive Plan.** Particularly the Demographics and Land Use chapters from pages 15-26, the Housing & Neighborhoods chapter from pages 55-62, and page 93 for the Housing & Neighborhoods action strategy.
- **Review the presentation and previously provided data on housing in Lathrup Village.**
  - About the datasets: In most cases, we have gathered U.S. Census Data from the American Community Survey 5-year estimates. If you would like to learn more about this dataset you may visit:
    - <https://www.census.gov/programs-surveys/acs/about.html>
    - <https://www.census.gov/programs-surveys/acs/guidance/estimates.html>

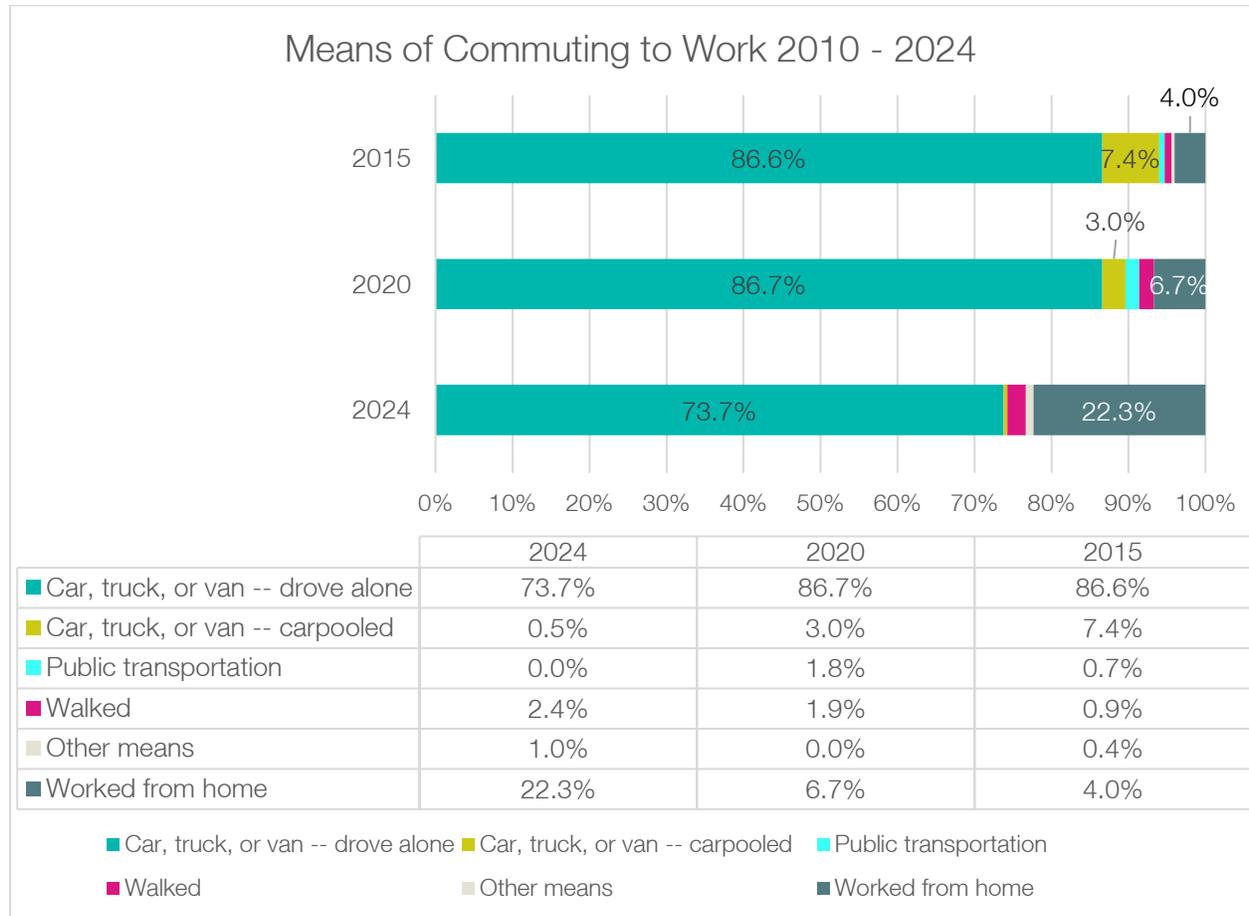
- **Review the previously provided housing resources packet.** (Note these resources are also now available on the 2026 Comprehensive plan website under the housing tab)
- **Prepare questions you may have or resources or data you would like to have.**

Preparation for the regular meeting on transportation:

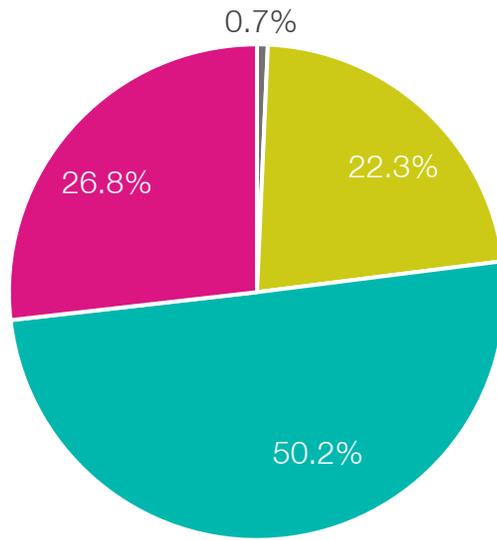
- **Review the 2021 Comprehensive Plan chapter on transportation (pages 82-87).**
- **Review the following data and information on transportation in Lathrup Village.**
- **Over the next month, review the provided resource packet on transportation topics.** (Note these resources are also now available on the 2026 Comprehensive plan website under the transportation tab).
  - The selected resources are meant to spark conversation, illustrate actionable strategies, and point to successful models that communities can consider for local adaptation. The packet is not a complete collection—further materials addressing other topics or deeper dives may be introduced as community needs evolve.

Transportation in Lathrup Village

**Commuter characteristics.** Like most communities in Michigan, the primary means of getting to work for residents is by car with most households having two vehicles available. In part due to the COVID-19 pandemic, commuter trends have experienced a shift away from working in person every day to working remotely and this is reflected in commuter data. Over the last decade, Lathrup Village has experienced an 18.3 point increase in residents who work from home or remotely and a 12.9 point decrease in those commuting by car. Notably, while still a marginal proportion of the community, the percentage of people who report walking to work has increased slowly over the last decade as well, up from less than a percent to 2.4%.

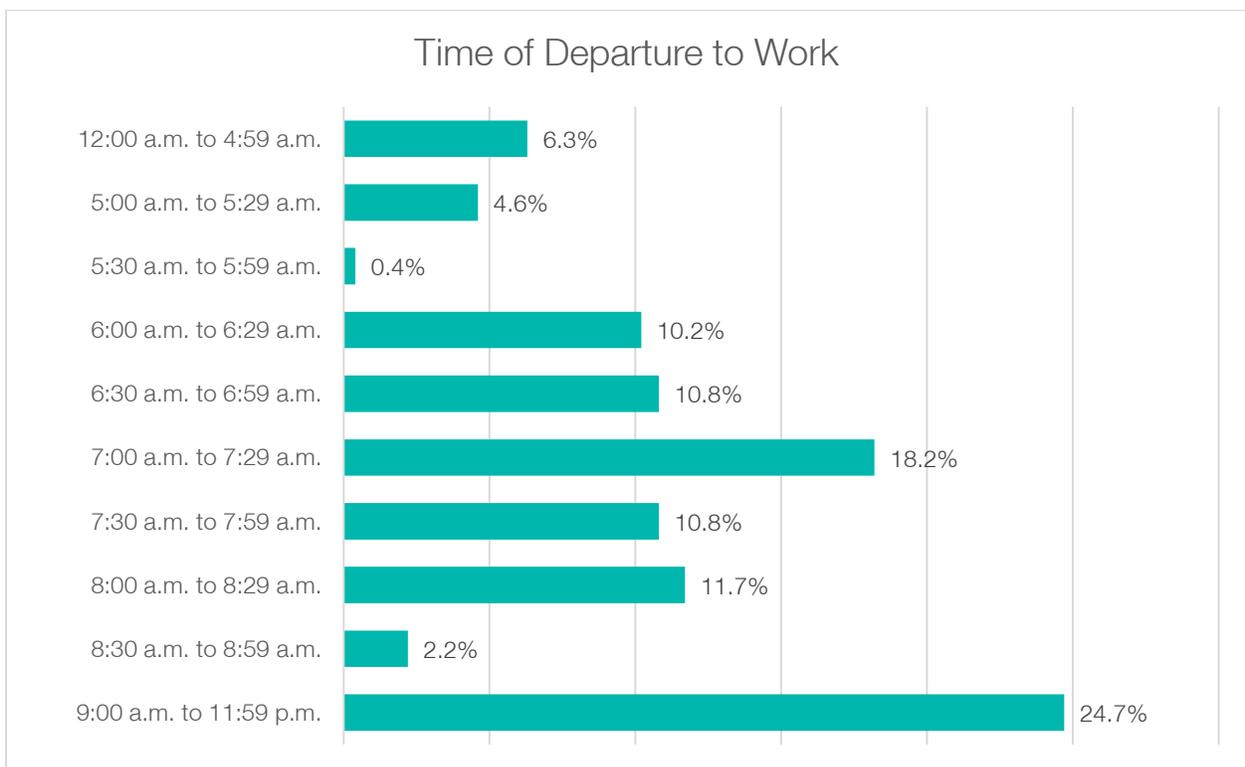
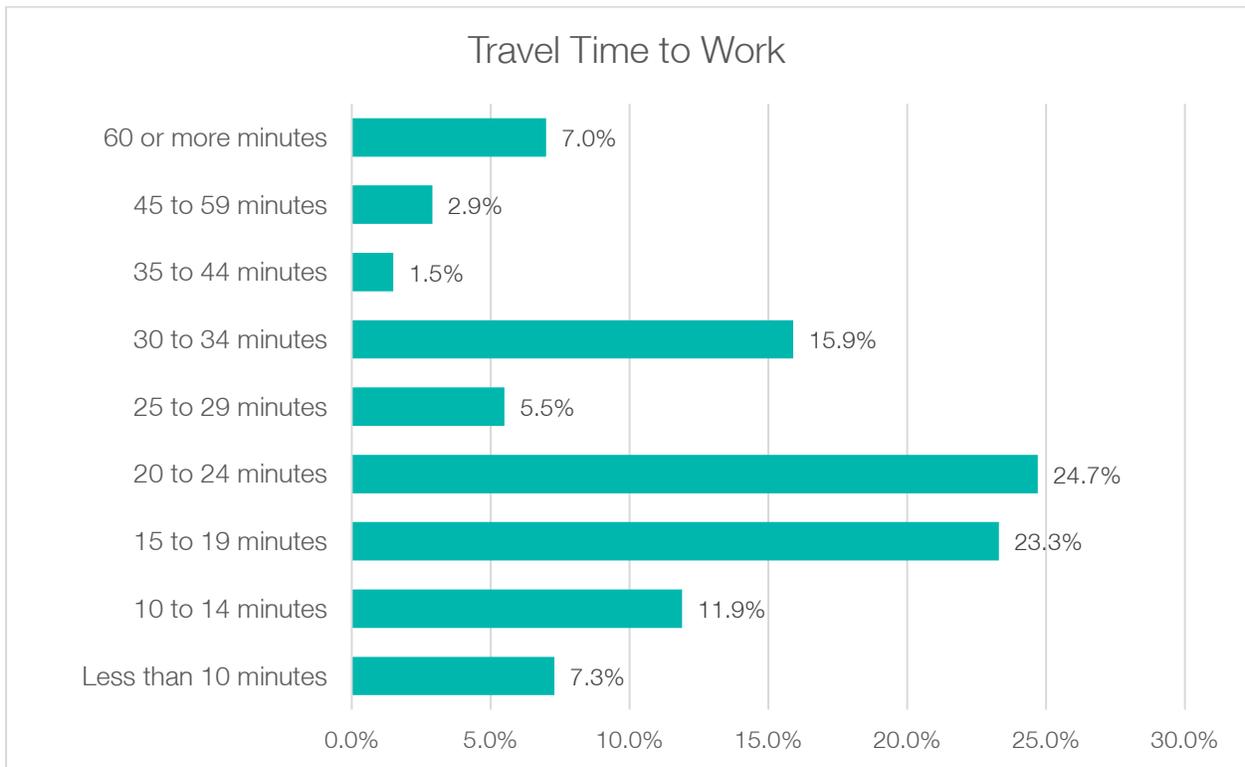


### Vehicles available

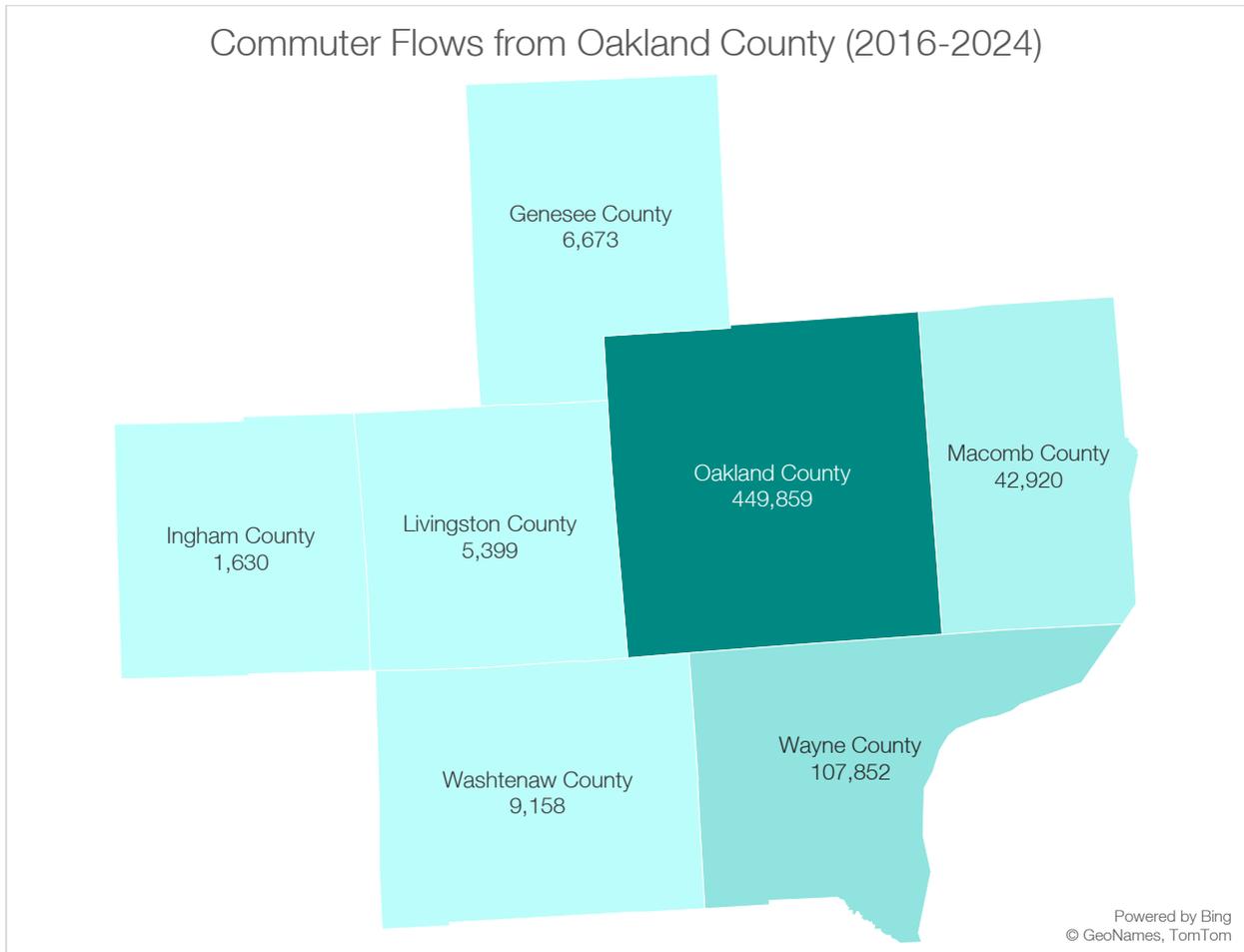


■ No vehicles available ■ 1 vehicle available ■ 2 vehicles available ■ 3 or more vehicles available

The mean travel time to work in Lathrup Village is 22.8 minutes with the typical commute being under 30 minutes. Most residents leave work before 9:00 a.m. however nearly a fourth leave after 9:00 a.m. in the morning.

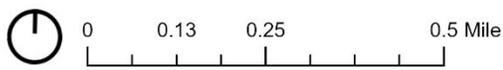
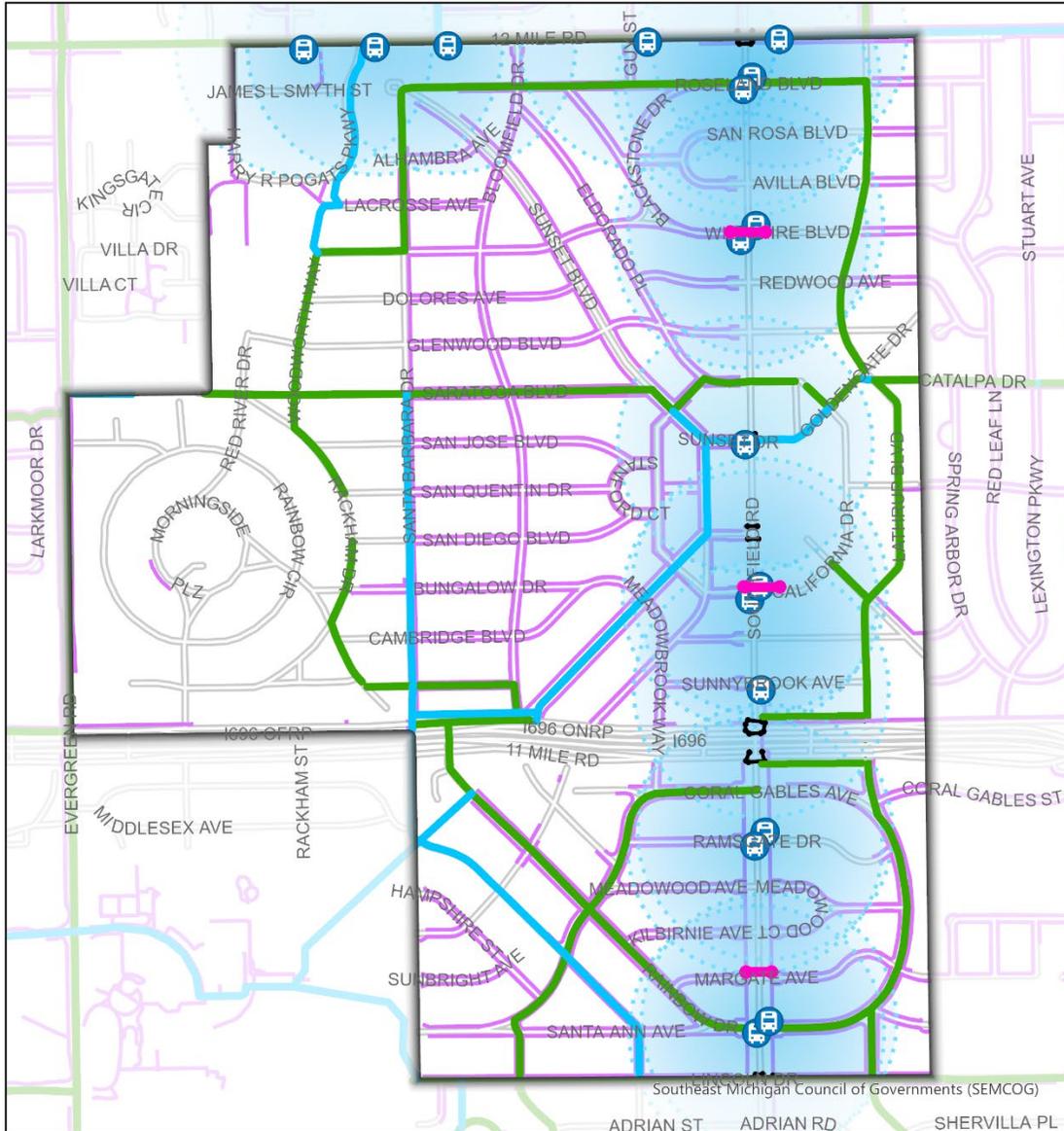


In addition to regular annual data, the U.S. Census Bureau also tracks other metrics such as commuter flows over certain time periods and releases this data as a special set. The commuter flow is calculated at the county level using a person's home and their work location to determine an overall pattern of where people are commuting to and from. The most current analysis from 2016-2024 shows that most people who live in Oakland County also work in Oakland County, followed by Wayne and Macomb Counties. More granular analysis at the city level has been done by SEMCOG and a more detailed analysis suggests that for the City of Lathrup Village specifically, most connections happen between Lathrup Village and Detroit and Southfield (SEMCOG [Commuting Patterns](#)).



**Public Transportation.** Lathrup Village is primarily serviced by two SMART routes, route 420 and 740 that primarily run along the main corridors. The SMART transit map can be found at [2025 75 Web System Map.pdf](#).

**Active Transportation Network.** Lathrup Village’s active transportation network plays an important role in understanding how people move throughout the community and includes sidewalks, bike paths, public transit, crosswalks, and newly installed pedestrian HAWK signals. Evaluating how these facilities are distributed and connected across neighborhoods and along major corridors helps the City identify gaps that limit safe and convenient travel for pedestrians, cyclists, and transit riders. This network-level perspective can guide targeted transportation investments, support strategies to manage parking demand by providing viable alternatives to driving, and respond to resident concerns about speeding and traffic safety. By identifying locations where traffic calming, safer crossings, or improved pedestrian infrastructure are needed, the City can better protect neighborhood streets while enhancing access to businesses, transit, and community destinations along the city’s primary corridors (see network map on the following page).



## Active Transit Network CITY OF LATHRUP VILLAGE

- Existing Sidewalk
- Bike Route
- Planned Bike Route
- HAWK Signal Crossings
- Crosswalks
- SMART Bus Stop 1/4 Mile Radius (5-10 minute walk)

