

Dear Community Member,

The City of Grayling is in the process of updating their Master Plan. The Master Plan is the base for building/improving the City. . Your answers will help influence programs to be done in the City. We are asking if you would please complete this survey and return it to City Hall by Sept. 19th 2013. You may hand deliver or mail your survey to 1020 City Blvd., Grayling, MI 49738. If you have any questions please call 348-2131

Thank you for your assistance in helping to plan Grayling's future!

Doug Baum
City Manager/Police Chief

SECTION ONE: BACKGROUND INFORMATION

INTRODUCTION

This survey consists of six sections. If you choose to give your name and address we will not share your information with anyone. Individual survey responses will be kept private and only survey totals will be made public.

Are you a...(please check only **ONE** box)

58.32%	A resident of the City of Grayling
23.53%	A business owner in the City of Grayling
5.88%	Both a business owner and resident in the City of Grayling
11.76%	Neither a business owner nor a resident in the City of Grayling

1. If a business owner, is your business in "downtown" Grayling?

Yes **30.95%** No **69.05%**

2. How long have you owned your business?

Average of 19.37 years

3. What type of business do you own?

Retail **20%** Professional Services **40%** Restaurant **5%** Trade/Contractor **5%** Other **30%**

4. Do you belong to: (Check all that apply)

Downtown Development Authority **8.51%** Grayling Regional Chamber of Commerce **57.45%** Grayling Promotional Association **19.15%**
Other **14.89%**

RESIDENT DEMOGRAPHICS

1.1 How long have you lived in the City of Grayling?

Less than 2 years **3.13%** 2 to 7 years **14.58%** 8 to 15 years **17.71%** Over 15 years **64.58%**

1.2 Do you rent or own your home? Rent **1.15%** Own **98.85%**

1.3 How many people live in your household? **Average of 1.75**

1.4 Are you a registered voter in the City of Grayling? Yes **87.88%** No **12.12%**

1.5 What is your occupational status?

Retired **49.46%** Working **45.16%** Domestic Homemaker **0%** Other: **5.38%**

1.6 If working and you reside in the City, where are you employed?

City of Grayling **47.87%** Elsewhere in Crawford County **13.04%** Neighboring County **13.04%** Camp Grayling/Mates **4.35%** Other **21.74%**

1.7 What is your age? Under 19 0% 19 to 29 1.14% 30 to 39 13.64% 40 to 49 7.95% 50 to 59 26.14% 60 or over 51.14%

SECTION TWO: CITY PROGRAMS & SERVICES

2.1 Of the following enforcement issues, which is of greatest concern to you?

- 24.11% Property maintenance (i.e. mowing the lawn, painting the house, et.)
- 17.02% Removal of unlicensed vehicles
- 49.65% Demolition of unsafe, obsolete residential and commercial buildings
- 9.22% Other _____

How strongly do you agree/disagree with the following statements about City policies? Please circle your response.

Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
2.2 I would support garbage collection user fees.	9.52%	15.87%	26.19%	15.08%	33.33%
2.3 The city should encourage additional business enterprises that will provide a competitive marketplace and make available more choices of goods and services.	62.22%	28.15%	7.41%	1.48%	.74%
2.4 The City should concentrate on supporting and maintaining existing, established businesses.	45.45%	31.81%	19.70%	2.27%	.76%
2.5 I support the City's efforts to revitalize the central business district (i.e. Michigan Ave.) through additional shopping, restaurants and night life	49.63%	31.11%	15.56%	2.22%	1.48%
2.6 The City should attract Big Box retail stores.	30%	29.23%	21.54%	10%	9.23%

SECTION THREE: CITY PARKS

3.1 Should the Parks program in Grayling be expanded?

Yes 55.04% No 44.96%

3.2 Does the city need Pocket Parks

Yes 34.23% No 65.77%

3.3 Should access to the river be preserved to allow for public utilization.

Yes 96.21% No 3.79%

3.4 Does the City need additional indoor recreational facilities?

Yes 61.16% No 38.84%

3.5 If yes, recommendations:

SECTION FOUR: RESIDENTIAL DEVELOPMENT

4.1 If the expected population growth of Grayling is greater than what can be accommodated in current housing, which ONE of the following do you think should be built to best accommodate them?

- 36.75% Single-family residences
- 13.86% Duplex residences
- 24.70% Apartment dwellings
- 10.84% Mixed-use (i.e. 2nd floor residential over business)
- 13.86% Townhouses

4.2 In order to promote more housing development should the city aggressively pursue purchasing of existing, obsolete residential properties for sale to private developers?

Yes 60.34%

No 39.66%

4.3 Do you think there are enough housing options available for senior residents?

Yes 47.56% No 52.54%

How strongly do you agree/disagree with the following statements about residential development in the City of Grayling? Please circle your response.

Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
4.4 The City should pursue programs to encourage and Support single-family home ownership.	31.54%	39.23%	22.31%	4.63%	2.31%
4.5 Multiple-family housing should be built in the same Neighborhoods as single-family ownership.	3.88%	17.05%	32.56%	27.91%	18.60%
4.6 I prefer to see existing homes restored rather than Seeing them torn down and rebuilt.	23.85%	33.08%	30.77%	9.23%	3.08%
4.7 The City should accommodate future population growth, Even if it means developing multiple-family homes.	15.52%	25.87%	31.03%	21.55%	6.03%
4.8 Homes on larger lots are needed to attract more residents To the City, even if they are more expensive to purchase.	46.15%	25.38%	49.23%	16.92%	3.85%

SECTION FIVE: TRANSPORTAION

5.1 Would Grayling benefit from increased access to I-75?

Yes 68.66% No 10.45% Unsure 20.90%

5.3 Do you...(check one)

72.41% Drive to work
 2.59% Take public transportation
 7.76% Bike or walk
 17.24% Other _____

5.2 Would access to I-75 at North Down River Road in both the North and South directions be beneficial?

Yes 71.85% No 11.11% Unsure 17.04%

How strongly do you agree/disagree with the following statements about transportation in the City of Grayling? Please circle your response.

Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
5.4 The City should pursue additional walking paths.	23.30%	25.56%	26.32%	18.80%	16.02%
5.5 The City should enhance bike utilization along City streets	21.48%	27.41%	27.41%	17.78%	5.93%
5.6 The City should pursue additional bike paths	23.13%	16.12%	29.10%	14.18%	7.46%
5.7 Traffic congestion is a problem in the City	24.06%	30.88%	22.56%	18.05%	4.51%

SECTION SIX: OVERALL GROWTH

6.1 What do you want the City of Grayling to be known as?

Residential community 17.24% Tourist/Recreational 39.41% Commercial/retail center 13.80% Military town 12.32% Historical 13.80% Other: 3.45%

6.2 What do you think is the biggest draw to our Community?

6.3 How should the Bear Archery property be developed?

29.79% Big box retail stores
 28.367% Specialty stores/small retail shops
 9.22% Single-family residential homes
 21.99% Residential condominium complex
 10.64% Other

6.4 Do you believe the City needs to acquire land to accommodate future growth?

Yes 50%
 No 50%

6.5 If so, what should acquired land be used for?

- 12.18% Higher-value single-family homes on larger lots
- 10.43% Condominiums, duplexes, triplexes, and quadplexes
- 9.57% Multiple-family housing, including apartments with 12 or more units per building
- 16.52% Industrial Business
- 36.52% General commercial business
- 14.78% Other _____

6.6 Other:

How strongly do agree/disagree with the following statements about overall growth in the City? Please circle your response.

Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
6.7 Protect private property rights over community interests.	25.98%	32.28%	33.07%	7.87%	.79%
6.8 Any new construction would be good for the City.	24.03%	39.53%	27.91%	6.20%	2.33%
6.9 The City should take a more aggressive approach to Enforcing land use and zoning regulations.	16.40%	26.56%	43.75%	10.94%	2.34%

SECTION 7: INFORMATION

7.1 What do you use a primary source of information for community events?

- 15.19% Grayling Regional Chamber of Commerce
- 50% Crawford County Avalanche
- 4.43% Grayling Visitors Bureau Website
- 7.59% The Weekly Choice
- 8.23% Radio
- 14.56% Other _____

7.2 Would you be interested in volunteering with events?

Yes 18.66% No 81.34%

7.3 If yes,

Name: _____

E-mail: _____

General Comments: Please indicate any other comments, concerns, or suggestions related to land use, development and improvement that you may have for the City Planning Commission or City Council.
