



**CITY OF GROSSE POINTE WOODS**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, November 28, 2023 at 7:00 PM**

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*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
(313) 343-2426*

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ACCEPTANCE OF AGENDA**
- 5. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
  - A. Planning Commission Meeting – October 24, 2023
- 7. SIGN ORDINANCE REVIEW DISCUSSION**
- 8. OFF-STREET PARKING REQUIREMENTS (50-5.3) DISCUSSION**
  - A. Review the dimensional requirements for curved driveways and maneuvering lanes
- 9. COMMERCIAL LIGHTING REQUIREMENTS DISCUSSION**
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
  - A. Building Department Report – November 2023
- 11. COUNCIL REPORT/s**
  - A. November 13 & 20 – Gilezan
  - B. Next Month: December 4 & 18 – Hamborsky
- 12. INFORMATION ONLY**
  - A. Master Plan Phase 1 Report
- 13. NEW BUSINESS**
  - A. Consider approving the 2024 Planning Commission Schedule.
- 14. OLD BUSINESS**
- 15. PUBLIC COMMENT**
- 16. ADJOURNMENT**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **OCTOBER 24, 2023**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:03 p.m. by Chair Gerhart.

Roll Call: Chair Gerhart  
Commission Members: Fuller, McNelis, O’Keefe, Vitale  
Absent: Bailey, Fenton, Gilezan, Hamborsky  
Also Present: City Planner, Brigitte Smith  
Recording Secretary Miotto  
Council Member Vaughn

**MOTION** by McNelis, seconded by Vitale, to excuse Commission Members Bailey, Fenton, Gilezan and Hamborsky from attendance at tonight’s meeting.

Motion carried by the following vote:

YES: Fuller, Gerhart, McNelis, O’Keefe, Vitale  
NO: None  
ABSENT: Bailey, Fenton, Gilezan, Hamborsky

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

**MOTION** by Fuller, seconded by McNelis, that tonight’s agenda be received and placed on file.

Motion carried by the following vote:

YES: Fuller, Gerhart, McNelis, O’Keefe, Vitale  
NO: None  
ABSENT: Bailey, Fenton, Gilezan, Hamborsky

Chair Gerhart recognized Commission member and Council Representative in attendance:

- Catherine Dumke, Senior Citizens’ Commission
- Council Member Vaughn

Commission member Hamborsky arrived at 7:05 pm.

**MOTION** by Vitale, seconded by Fuller, that the September 26, 2023, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The first item on the agenda was the **Sign Ordinance Review Discussion**. Continued discussion from previous meetings. City Planner Smith provided a summary of what is being recommended related to temporary signs, both commercial and residential, and lighting for any type of sign. Time, quantity, and size of commercial and residential signs were discussed. Consensus was reached that the ordinance should include parameters around time, quantity and size of signs. Chair Gerhart requested that City Attorney Tomlinson attend the next meeting. Illuminated signs were discussed including a halo effect that projects light on the surface of the building itself. The Commission requested City Planner Smith provide a graphic representation of these signs and a method of measuring the light for code enforcement. Measurement methods for sign illumination should be reviewed. The color scheme of lights and quantity of lights on commercial buildings was also discussed. City Planner Smith will provide recommended language at the next meeting.

**MOTION** by Vitale, seconded by Fuller, that the Planning Commission postpone this until the November 2023 meeting.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda was **Off-Street Parking Requirements (50-5.3)**. City Planner Smith provided an overview of the updated recommended amendment to the zoning ordinance to allow for reasonable flexibility in the off-street parking requirements in two ways: 1) Parking Waivers. The Zoning Administrator and Planning Commission would have the ability to grant waivers in off-street parking requirements, provided that there is no reduction in the number of spaces reserved for persons with disabilities. The Building/Planning Department may waive up to 10% of the total site parking. If parking space reduction is more than 10% of the total site parking, then a public hearing is required. The Planning Commission has final authority over granting parking waivers.

2) Shared Parking Agreements. In all non-residential and mixed-use zones, private parking facilities may be shared by multiple users whose activities are not normally conducted during the same hours, or when hours of peak use vary. Discussion was had around across the street parking. City Planner Smith will provide additional recommendations related to circular drive

restrictions, and Sec. 50-5.5 restriction for 90-degree parking to less than the stated 25'-0", and accommodations for compact parking.

**MOTION** by Fuller, seconded by McNelis, that the Planning Commission schedule a Public Hearing on the off-street parking zoning ordinance amendment for November.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda were the **Building Official's Monthly Report for October 2023**.

**MOTION** by Vitale, seconded by Fuller, to receive and place on file.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda were the **Council Reports for October 2 and October 16**.

Chair Gerhart reported that Commissioner Fenton was granted a leave of absence while he is interim Superintendent of the Grosse Pointe Public School System. There were no other issues of interest to the Planning Commission. Commission member Gilezan will attend November Council meetings.

There was no **New Business**.

Under **Old Business**, it was requested that the Giffels-Webster Master Plan Survey be emailed to the business owners.

Under **Public Comment**, the following were heard:

- Margaret Potter – 1834 Allard, on off street parking.
- Wilson Moin – 1956 Allard, in opposition of raised garden boxes.
- Nadia Anusbigian – 1953 Allard, in opposition of front yard planter boxes, and code enforcement.

- Kimberly Moin – 1956 Allard, provided photos and spoke about lack of code enforcement on yard maintenance and in opposition of front yard raised planter boxes.

**MOTION** by Fuller, seconded by O-Keefe, to adjourn at 8:38 p.m.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

Respectfully Submitted,  
Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary



# Memorandum: Sign Ordinance

**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Brigitte Smith Wolf, AICP  
**SUBJECT:** Summary of Amendments to the Sign Ordinance  
**DATE:** November 28, 2023

This memorandum is to provide a summary of all the changes made to the Sign Ordinance from the previous couple of months and to review restriction in lighting of signs. Overall, Chapter 32 of the Ordinance has been modernized and updates to comply with legal standing – that signs are not regulated based on content (invalid content regulation not permitted by the court of law). Additional revisions include:

1. **Section 32-1 Update Purpose Statement:** Update the purpose statement to include avoiding fraudulent, misleading messaging; promote vehicle and pedestrian safety by reducing sign distractions
2. **Sec. 32-3 Update/Revise Definitions**
  - a) Replace the term Gasoline Price Sign with Fluid Price Sign
  - b) Add definitions of traffic direction sign and utility warning sign
  - c) Update the definition of Mansard Façade to avoid confusion as to what constitutes a mansard
  - d) Remove the regulation (and definition) of political signs as this violates the limitations on municipalities ability to regulate based on content
3. **Sec. 32-4 Permit Requirements Revised**
  - a) Signs exempt from permit includes those less than 6 sq ft in area; Directory Signs; Traffic Direction Signs; Utility Warning Signs; Window Signs;
  - b) Signs no longer listed as exempt because it was based on content (political sign, garage sale, estate sale, real estate signage)
4. **Section 32-9 Logos Counted Toward Cumulative Signage Area Allowed:** Allow logos and count the size as part of the cumulative maximum area allowed for signage
5. **Sec. 32-10(1) Signs Exempt from Quantity Restrictions Updated:** Reduce and revise signs exempt, such as signs of religious institutions, schools, libraries, etc; Continue to exempt informational and safety related signage from quantity restrictions.
6. **Sec. 32-10(2) Prohibited Signs:** Add language prohibited by Federal Communications Commission and public nudity.
7. **Sec. 32-11 Add Specifications to Prevent Ground Signs from Obstructing views:** They cannot block drivers' clear vision triangles
8. **Sec. 32-11** Remove language on wall signs; addressed in Section 32-13
9. **Sec. 32-13 Wall Sign Clarification:** Clarify murals as a form of painted wall sign not currently allowed (Murals to be addressed separately by future Mural Ordinance)
10. **Sec. 32-20 on Real Estate Signs Removed:** Remove language on real estate sign as this regulates signs based on content, which is not permitted by the court of law.
11. **Sec. 32-22 on Political Signs Removed:** Remove language on political signs as this regulates signs based on content, which is not permitted by the court of law.
12. **Sec. 32-24 Portable Signs Approval Process Updated Change:** Approval process for portable signs from Planning Commission to the Building Official



- 13. **Sec. 32-28 Removed section on temporary garage, yard, estate sale signs**
- 14. **Sec. 32-29 Design Standards Updated:** Remove design and lettering stipulations dependent on being of the American Colonial Architectural Area
- 15. **Sec. 32-30 Modify Flag and Flagpole Regulations to Location and Quantity rather than by Content:** Remove flag content restrictions in commercial districts and instead regulate by where flags can be placed and regulate the number of flagpoles based on store frontage and the size of flags.
- 16. **Sec. 32-31 Awning Modification:** Remove striped awnings/canopies restrictions.
- 17. **Sec. 32-32 Revise Appeal Process for Denied Permit:** If sign permit denied by the Building Official, Planning Commission may provide recommendation to Council within 45 days and Council must review within 60 days. Sign content may not be considered.
- 18. **Sec. 32-35 Minor Revision to Blade Sign Purpose Statement**

**ADDITIONAL REVISIONS TO CONSIDER: TEMPORARY SIGNS**

**Regulating temporary signs by time and quantity**

The City of Grosse Pointe Woods may regulate / restrict temporary signs based on time set out, size, material, quantity, and location; however, signs may not be regulated based on content. The table below offers a comparison of communities nearby to Grosse Pointe Woods on how temporary signs are regulated in commercial and residential districts.

Please note, GPW does not require permits for rental/for sale signs smaller than 10 sq.ft. or political signs.

	<b>Grosse Pointe Woods</b>	<b>Grosse Pointe Farms</b>	<b>Grosse Pointe</b>	<b>Grosse Pointe Park</b>	<b>Grosse Pointe Shores</b>	<b>St. Clair Shores</b>
<b>Reference</b>	<b>Ch. 32 of the Ordinance</b>	<b>Sec 11-09; No. 193</b>	<b>Sec 58</b>	<b>Sec 27-101; Ch. 3</b>	<b>No. 270</b>	<b>Sec 19-157</b>
<b>Commercial</b>						
<b>Time</b>	<b>No more than 30 days twice per year.</b>	<b>30 days</b>	<b>30 days</b>	<b>Cloth, canvas, pennants, banners (30) days per 6 months. New business allowed 3 months</b>	<b>-</b>	<b>30 days</b>
<b>Quantity</b>	<b>10 message units max.</b> (Currently, political signs are exempt if removed within 7 days of the election. This language will be removed.)	<b>Non-duplicative</b>	<b>3 permits per 12-month period</b>	<b>1 per building per 12 months</b>	<b>-</b>	<b>1 per street frontage</b>
<b>Size</b>	<b>32 sq. ft.</b>	<b>6 sq ft each</b>	<b>10 sq ft each; Valet 15 sq ft</b>	<b>Permitted for &gt; 2 sq ft; less than 5 ft in height.</b> <b>Window temp signs &lt;10 sq ft for 14 days per month</b>	<b>-</b>	<b>32 sq.ft. total for all sign faces</b>



Residential						
Time	No more than 30 days twice per year.	Removed by 5 days post election or post sale	None	None; Removed 2 days post election*	None	None
Quantity	10 message units	Non-duplicative	5 per lot	2 per House for Sales (Personal / Real Estate)*	5 per lot	Non-duplicative
Size	32 sq. ft.	6 sq ft each	20 sq.ft. total	6 sq ft each*	7 sq.ft. each	12 sq. ft. total

\*Restricted by Material: No cloth pennants, banners, or advertising devices

### LIGHTING REQUIREMENTS

Exterior lighting is currently regulated by the City’s Code of Ordinances, Chapter 8, Article V. Lighting. Currently, the brightness permitted is regulated by this definition, “*Outside security lighting* means any electrically operated light, except incandescent lights without a reflecting surface **and not exceeding 150 watts**, mounted, or installed on the exterior of any building or on or upon any exterior object located upon a property or parcel of real estate within any residential district of the city. (Code 1975, § 6-20-1; Code 1997, § 10-531)”

Additionally, the Zoning Ordinance **Section 50-6.1. Site Plan G. Preparation and contents of site plan** does allow for the Building Department or Planning Commission to request a more detailed lighting plan and/or photometric study to assure adequate protection of surrounding properties.

Inclusion of the following should be considered in the Sign Ordinance:

- *Illumination and Lighting.* External illumination of signage is permitted in all zoning districts (backlighting of opaque letters is considered external illumination) and subject to the following standards. Temporary signs may not be illuminated.
  - A) Lights must be steady, stationary, and shaded and/or shielded downward with light directed away from adjacent properties and streets.
  - B) Illumination by bare bulbs or flames is prohibited, except that bare bulbs are permitted on electronic changeable copy signs.
  - C) Non-essential lighting must be turned off after business hours, except for the minimum necessary security lighting. The use of a motion detector or other automatic timing system of security lighting is encouraged.
- *Restrictions on the color of lighting.* Example: Day-Glo, fluorescent, neon, or reflective color materials that give the appearance of changing color or brilliant luminescent colors are prohibited.

Internal Illumination:

Municipality	Illuminated Sign Regulation
City of Grosse Pointe	Illuminated signs shall be externally illuminated with external light fixtures attached to the building
Birmingham	Allow internal illumination of signs along Woodward Ave., no internal illumination for commercial not located on Woodward
Royal Oak	Projecting Signs may not be internally illuminated; Wall and monument signs may only be internally illuminated if the sign is located on a major street.





# Parking Dimensions

**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Brigitte Wolf, AICP; Ashley Amey  
**SUBJECT:** Zoning Ordinance Revisions: Parking Dimensions  
**DATE:** November 28, 2023

## OFF-STREET PARKING DIMENSION REVISIONS TO CONSIDER

### 1) Maneuvering Aisle Width

At present, the Grosse Pointe Woods Zoning Ordinance mandates a 25-foot width for maneuvering aisles in off-street parking lots designed for two-way, 75° to 90° parking configurations. We believe that this stipulated width may be excessive, posing challenges for the development of specific sites that aim to adhere to Zoning Ordinance standards. Moreover, the excessive aisle width contributes to the prevalence of unpaved areas. Therefore, a reduction in the required aisle width not only enhances site accessibility for development but also aligns with environmental sensitivity by minimizing unpaved surfaces.

Community Name	Width of Maneuvering Aisle (75-90°, 2-way)
Grosse Pointe Woods	25 feet
Grosse Pointe Park	20 feet
Royal Oak	20 feet
Sterling Heights	20 feet
Eastpointe	20 feet
Grand Rapids	Min 22 feet, Max 26 feet

As referenced in the table above, some nearby communities require a minimum of 12 feet for one way and 20 feet for two way, 75-90° parking aisles. Grosse Pointe Woods exceeds this by 5 feet. Therefore, we recommend the Zoning Ordinance be amended to reflect 20 feet.

### 2) Compact Car Parking

A compact car is generally defined as a smaller-sized automobile that has a smaller footprint compared to midsize or full-size vehicles. Generally, these vehicles can range from 14.5 to 15.5 feet long and 5.5 to 6 feet wide. Due to their smaller size, they may not require large parking spaces, presenting a new opportunity for dimensional standards.

Compact car parking standards offer an opportunity for more efficient parking lot layouts, potentially allowing space for other purposes such as green space or additional development. Additionally, compact car parking, like reduced maneuvering aisle width, may contribute to reduced construction costs and promote sustainability by minimizing the overall footprint of parking facilities.



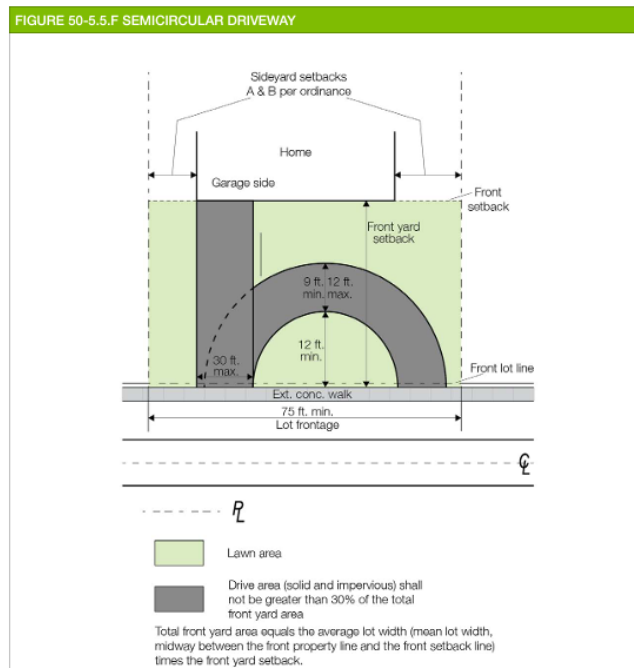
Presently, the City does not have specific standards for compact car parking. Compact car parking typically looks like reduced parking dimension requirements, such as 8 feet by 16 feet for 75-90° parking. Currently, Section 50-5.3(U)(1) requires that 75-90° parking be a minimum of 9 feet by 19 feet.

Community Name	Compact parking requirements
Grosse Pointe Woods	N/A
Hamtramck	Dimensions: 8 ft x 18 ft Ratio: The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed one (1) to two (2).
Grand Rapids	Dimensions: 8.5 ft x 17 ft Minimum/maximum aisle width (compact) : 20 ft / 24 ft Counted as one of the required off-street parking spaces.

### 3) Semicircular Driveways

Semicircular Driveways, regulated in Section 50-5.5(F) of the Zoning Ordinance, offer functionality and a unique curb appeal through functional elegance, and landscaping opportunities. However, these driveways can be quite large and as such, can result in a large amount of pavement. To preserve the elegance of these driveways but to reduce pavement, we recommend the following:

- **Semicircle radius:** Recommended reduction of minimum radius from 21 feet to 20 feet
- **Drive width:** A one-way driveway's should be 10-12 feet wide for maneuverability and practicality. 9-12 feet is currently permitted.
- **Center lawn radius:** If driveways are set between 10 and 12 feet, center lawn area radius should be adjusted to a minimum of 8 feet and a maximum of 10 feet. The ordinance currently permits a lawn area radius of 12 feet only.
- **Radius total:** The total radius must add up to a maximum of 20 feet.





# Memorandum: Exterior Lighting

**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Brigitte Smith Wolf, AICP  
**SUBJECT:** Exterior Lighting Requirements to Consider  
**DATE:** November 28, 2023

This memorandum is to provide an overview of considerations to make in regards to regulating exterior lighting.

Additionally, the Zoning Ordinance **Section 50-6.1. Site Plan G. Preparation and contents of site plan** does allow for the Building Department or Planning Commission to request a more detailed lighting plan and/or photometric study to assure adequate protection of surrounding properties.

Inclusion of the following should be considered in the Zoning Ordinance:

- 1) *Regulating Illumination Levels by Footcandles.* Existing and proposed lights may not exceed the following maximum intensity levels (measured at a height of 5-feet above grade).

Location/Use	Maximum Level of Illumination (footcandles "fc")
Overall average for the site	5.0 fc
At any point within the site or from the public right-of-way along the front facade	10.0 fc
At rear property line and from centerline of Mack Ave.	0.5 fc
Gas Station (under canopy only)	20.0 fc

- 2) *Shielding.* All exterior lighting, excluding accent lighting in residential districts, must be fully cut off and shielded so the surface of the source of the light is not visible, and is directed downward and shielded away from adjacent properties, with particular consideration to protecting residential uses.
- 3) *Non-Essential Lighting.* Non-essential lighting must be turned off after business hours, except for the minimum necessary security lighting. The use of a motion detector or other automatic timing system of security lighting is encouraged.
- 4) *Consistent Fixtures.* The type and design of lighting must be consistent throughout a site.
- 5) *Impact.* Lighting must be arranged so as to not adversely affect driver visibility on rights-of-way.
- 6) *Decorative Lighting.* Buildings within the C and C-F districts must feature decorative lighting on all façades which face the public right-of-way or residentially zoned or used property. Wall pack type lighting is prohibited.
- 7) *Gas Station Lighting.* Lighting under gas station canopies is limited to fully recessed lighting fixtures.
- 8) *Exempt Lighting.* The following are exempt from the requirements of this Article:
  - a. Required exit signs and safety lights for stairs and ramps.



- b. Temporary holiday lights (provided that such lighting is installed no more than 60-days prior to, and 30days following, the holiday such decorations represent).
  - c. Lights required by the Federal Aviation Administration, or other federal or state agency.
  - d. Interior lights.
  - e. Temporary lights necessary for construction or emergencies.
- 9) *Prohibited Lighting.* The following lights are prohibited:
- a. Rope lights (including neon, except when used in outlined tubing signs) around and within window and door openings.
  - b. Aerial lasers and/or “searchlight” style lights.
  - c. Flashing, moving, or intermittent lights (including lighting that changes colors).
  - d. Other intense lights, defined as having a light source exceeding 4,000 lumens per fixture.
- 10) *Special Exception Lighting.*
- a. Lighting systems not complying with the requirements of this Article, but consistent with its intent, may be considered by the Planning Commission, subject to special land use approval. This includes instances of: a) Sport fields and stadiums. b) Public monuments, public buildings, government facilities, and religious institutions. c) Any other lighting application determined to be appropriate by the Planning Commission. 2)
  - b. The Planning Commission must find that the proposed lighting will not create unwarranted glare, sky glow, or light trespass. The applicant must demonstrate that every reasonable effort has been made to mitigate obtrusive light and artificial sky glow, supported by a signed statement from a registered engineer or by a lighting certified professional describing the mitigation measures.

**CITY OF GROSSE POINTE WOODS**  
**BUILDING DEPARTMENT REPORT**

**TO: PLANNING COMMISSION**

**FROM: SAM WOODRICK, BUILDING ADMINISTRATOR**

**DATE: NOVEMBER 28, 2023**

**SUBJECT: BUILDING DEPARTMENT REPORT, NOVEMBER 2023**

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This past month, Treat Dreams at 21012 Mack, Andary Law Group at 21300 Mack, and Dr. Renee Walker's Office at 19639 Mack received their respective Certificates of Occupancy.

The linear accelerator project at 19229 Mack was completed.

A foundation permit was issued for the Ahee Jeweler's expansion project.

A tenant build-out application was submitted by High 10 Personal Training for the space at 19853 Mack, Ste. 102.

An interior renovation application was submitted for The Auto Club Group with a construction value of \$400,000. A white box application was also submitted for this address.

H2O Cleaners will be moving into the former Indian Village Cleaners space at 20948 Mack.

313 Lacrosse was issued a permit for a new sign.

Bucharest Grill is nearing completion.

Three Zoning Board of Appeals applications were submitted to the Building Department for 551 Roslyn, 707 N Renaud and 1398 Anita. The cases will be heard at the November 20, 2023 ZBA/City Council Meeting.

# memorandum

**DATE:** November 21, 2023  
**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Jill Bahm, Rose Kim, & Stephanie Osborn, Giffels Webster  
**SUBJECT:** Master Plan Update Work Plan Discussion

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## Recent Activities

To wrap up Phase 1, a public open house was held on October 23, 2023, to gather feedback from the entire community on the proposed master plan goals and key issues. Staff did an excellent job promoting the event and we appreciate the Planning Commission serving as hosts at the various stations. It was a great turnout of residents and business owners. In addition to the in-person event, the information was available online until November 6.

Following the open houses (in-person and virtual), our team compiled the feedback into a summary report, which is provided in the updated Phase 1 report. Full findings are included as the appendix.

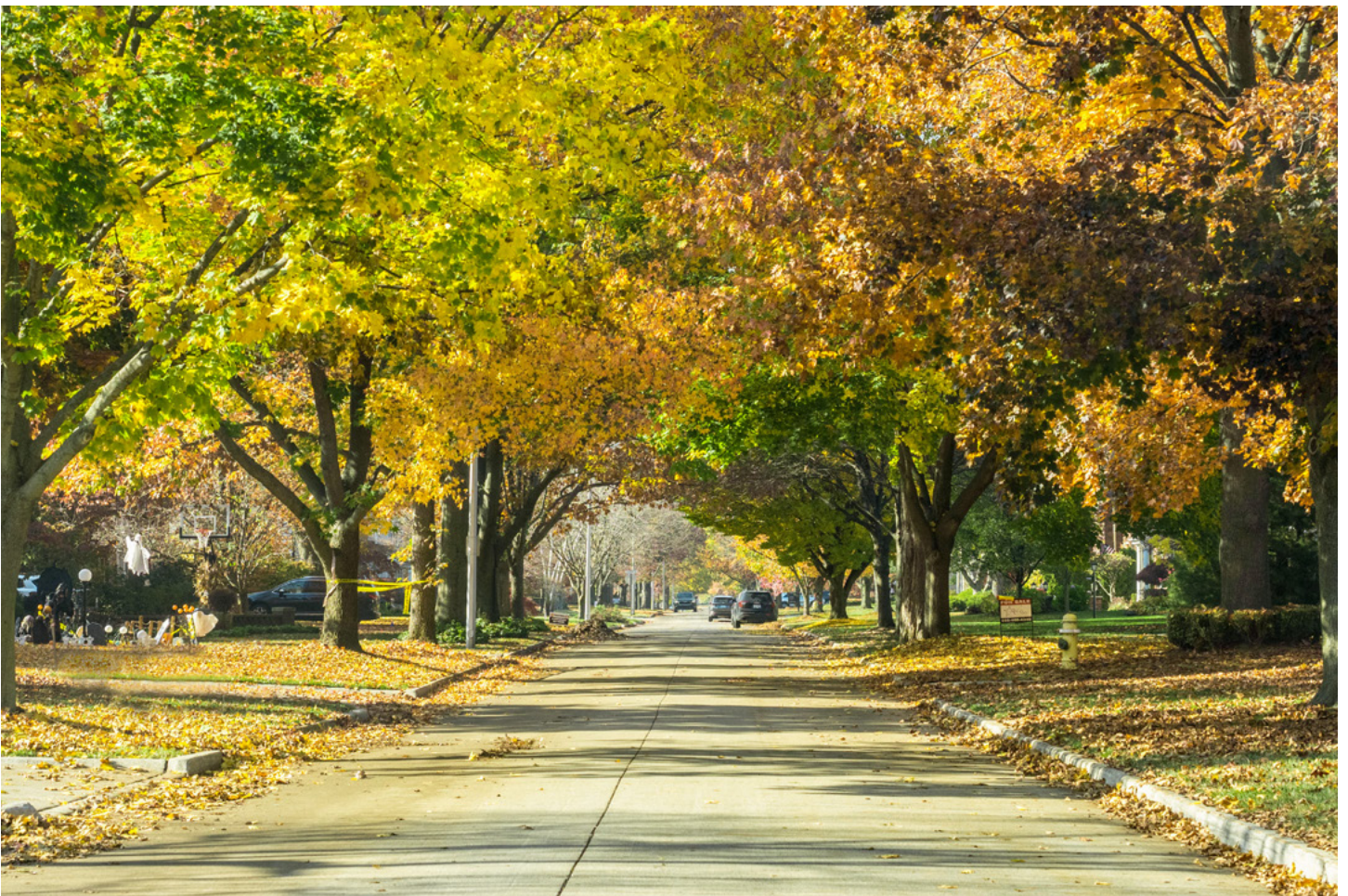
In addition, the goals and objectives from the previous Planning Commission meeting are presented as drafted to date in the report. At the upcoming meeting, the Planning Commission may wish to consider if any objectives need modifications or if other objectives are needed.

## Next Steps

Following the upcoming November meeting, we will explore whether any changes are needed to the Future Land Use Map and review the 2020 Vision Plan to explore what areas should be updated/refined.

# Master Plan - Phase 1 Report

CITY OF GROSSE POINTE WOODS



November 2023

giffels   
webster

## Table of Contents

Introduction .....	3
Community Overview .....	5
Visioning Summary.....	29
Key Challenges .....	37
Summary of Public Input .....	57
Draft Goals and Objectives.....	61
Appendix - Community Feedback.....	65



# Introduction

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# Introduction

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The Master Plan is intended to guide future decision-making processes related to land use and development in the City, as well as overall community quality of life.

A Master Plan addresses future land uses and community development, and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the plan is developed will likely be implemented over short-term, medium-term, and long-term timelines as specified in the Implementation Plan.

The Master Plan is long-range in its view and is intended to guide development in the City over a period of 10 to 20 years, with reviews and any necessary updates occurring every five years to maintain consistency with the Michigan Planning Enabling Act of 2008. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that reflects a community's goals. It establishes long-range general policies in a coordinated and unified manner, which can be continually referred to in decision-making.

Lastly, the Master Plan aims to provide a complete picture of the historic and ongoing land use and development-related issues facing the City.

This document provides a summary of the activities and findings of Phase 1 of the Master Plan update process for Grosse Pointe Woods. This phase included an analysis of existing conditions and trends, a visioning session with the Planning Commission, City Council, and staff; identification of key challenges the city is facing or is likely to face in the near future; a summary of public input from the in-person and online open house; and the draft goals and suggestions for changes based on community input received during the open house. Therefore, this report is broken into the following sections:

- Existing Conditions
- Visioning Summary
- Key Challenges Summary
- Summary of Public Input
- Draft Goals & Suggestions for Updates
- Appendix - Public Input

This information sets the stage for finalizing the master plan goals and creating an action plan to reach those goals. This will be the next phase of work for the Planning Commission.

# Community Overview

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# Community Overview

Understanding a community's history, its current state, and where it is headed is foundational to thinking realistically about the future. This section provides an overview of previous planning milestones and recent efforts in Grosse Pointe Woods before reviewing key demographic conditions and trends.

## Community History and Previous Planning Efforts

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

### 1927

The Village of Lochmoor is founded.

### 1939

The Village of Lochmoor changes its name to the Village of Grosse Pointe Woods.

### 1940

The first zoning ordinance for Grosse Pointe Woods is adopted.

### 1950

The City of Grosse Pointe Woods is officially established.

### 1970

The City's population peaks at 21,878 persons.

### 1979

The City adopts its Land Use Plan.

### 2006

The most recent Master Plan is adopted.

### 2022

Work begins on updating the 2006 Master Plan.



Architectural rendering of proposed new municipal building for Grosse Pointe Woods in 1964.

Source: Detroit Public Library, Burton Historical Collection

## 2006 City Master Plan

With an aging population, the built out nature of the City, and a variety of community amenities that support, retain, and attract residents, the 2006 plan targeted goals and objectives related to the following topics:

- Neighborhoods – preserving character and quality
- Business establishments on Mack Avenue – vitality and mix
- Traffic/Parking – improving circulation and parking supply
- Zoning/Land use - ideas for redevelopment

## Mack Avenue Improvement Plan

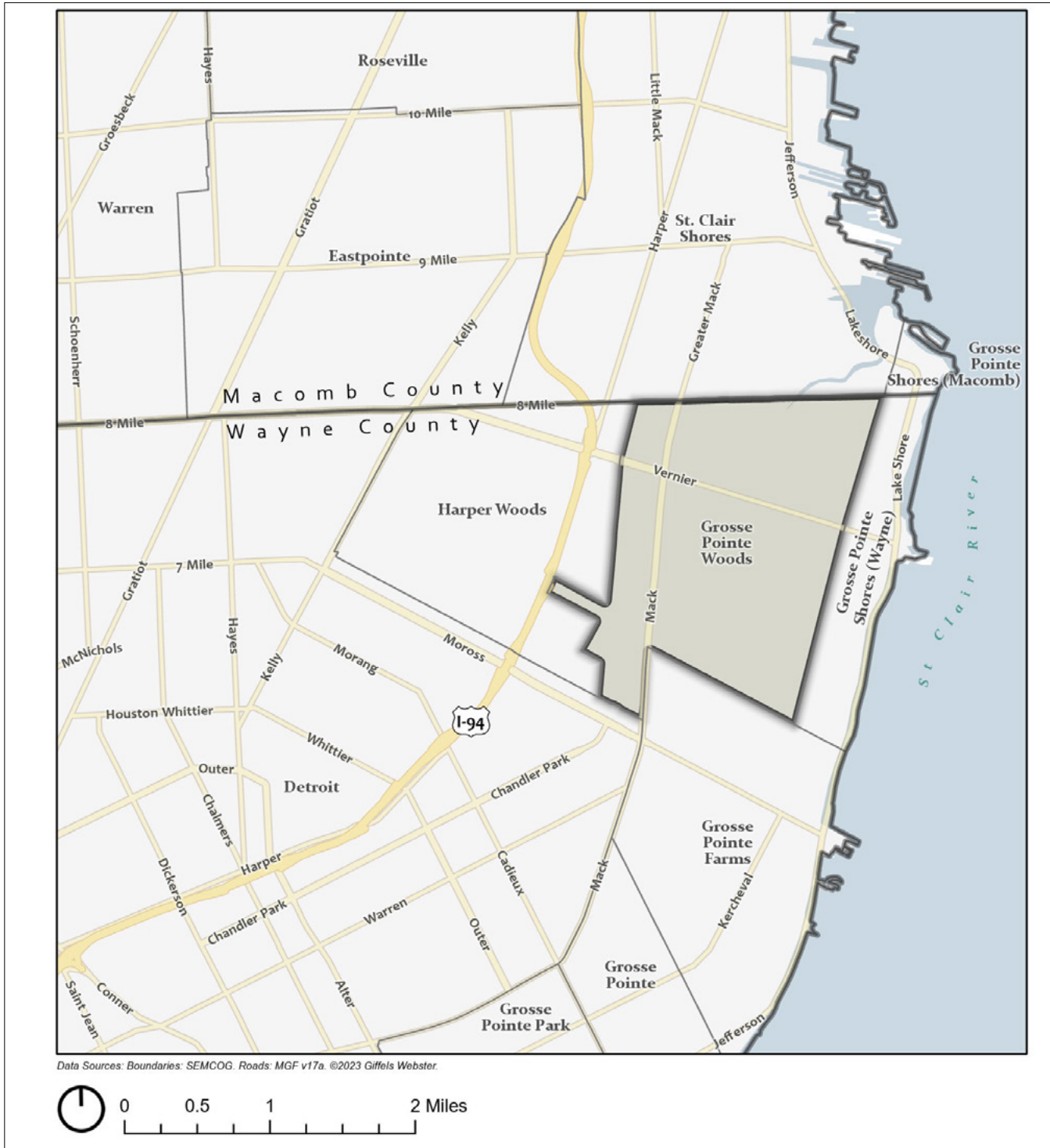
The Mack Avenue Improvement Plan is an initiative that is led by the Eastside Community Network in Detroit and the cities of Detroit, Grosse Pointe Woods, and Grosse Pointe Farms. Grosse Pointe Park. The goal is to “create a shared vision for Mack Avenue and identify specific recommendations that will implement that vision.” The plan is available at [www.mackaveplan.com](http://www.mackaveplan.com).



## Location

Grosse Pointe Woods is located in the northeast corner of Wayne County, east of I-94 and west of Lake St. Clair. It is 3.2 square miles in size.

Map 1. Location Map



## 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 2021 American Community Survey (ACS) 5-Year Estimates are often used.

### 2020 Decennial Census Estimates Grosse Pointe Woods (Wayne County)



**Population | Population growth, 2010-2021**  
16,487 | 1.87% (1,820,650 | -1.49%)

### 2021 American Community Survey (ACS) 5-Year Estimate Grosse Pointe Woods (Wayne County)

#### Demographics



**Population, 2021 ACS**  
16,353 (1,774,816)



**Older population, 65+**  
19.0% (16.2%)



**Youth population, 0-17**  
22.3% (23.7%)



**Average household size**  
2.6 (2.5)



**Bachelor's degree or higher**  
64.2% (27.2%)



**White alone, non-Hispanic population**  
89.2% (49.5%)

**Black alone, non-Hispanic population**  
5.1% (13.1%)

**Other population**  
5.6% (16.3%)

#### Local Economy



**Total jobs, 2020 [Source: OnTheMap]**  
3,231 (660,422)



**Total residents employed**  
8,314 (758,657)



**Unemployment rate**  
5.0% (15.3%)



**Median household income**  
\$115,247 (\$52,605)



**Poverty rate**  
5.1% (19.6%)



**Average travel time to work**  
24.6 minutes (24.3 minutes)



**Drove alone to work**  
71.0% (69.0%)

#### Housing



**Occupied housing units | Total units**  
6,379 | 6,568 (685,635 | 793,207)



**Owner-occupied / Renter-occupied**  
90.5% / 9.5% (63.4% / 36.7%)



**Median housing value**  
\$274,000 (\$136,200)



**Median gross rent**  
\$1,576 (\$951)



**Single-family homes**  
94.1% (75.7%)



# Community Profile

The information in this Community Profile presents the background for the Master Plan. It begins by providing data on the current residents of Grosse Pointe Woods 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 2017-2021 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 woman 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.

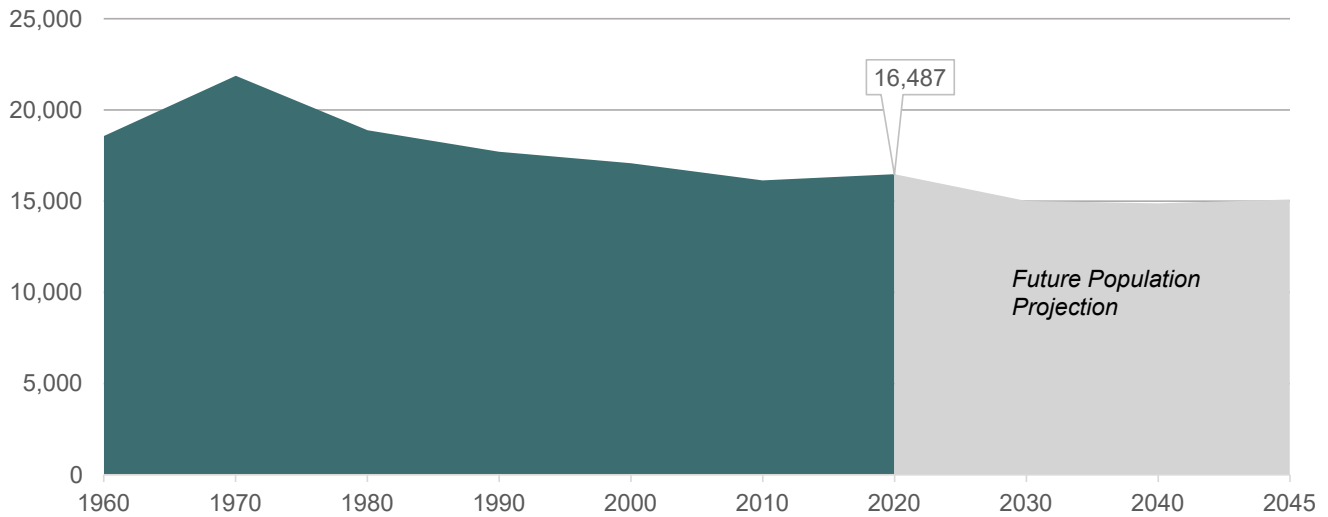
## Population

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 Grosse Pointe Woods has fluctuated slightly over the last twenty years, but with no significant growth or loss of residents. The 2020 Decennial Census reports a total population of 16,487 persons, up 2.18% from 2010's population of 16,135. The population in Grosse Pointe Woods has increased 1.35% since 2010, adding approximately 180 residents. This is quite a bit different than surrounding communities such as Grosse Pointe Shores, St. Clair Shores, and Detroit as well as Wayne County as a whole, which saw their populations decline during this time.

## Population Forecast

SEMCOG's Regional Development Forecast predicts that the City's population will decline over the next 15 years, and begin to rebound by 2045 (See [Figure 1](#)).

**Figure 1. Historical and Projected Population, 1960 to 2045**



Source: U.S. Census Bureau, 1960 to 2020 Decennial Census





### Population Trends

Data from the 2020 Decennial Census was not yet released during the preparation of this Community Profile. Consequently, 2021 American Community Survey (ACS) 5-year estimates were used to analyze trends in the City and surrounding communities. Data on the entire Southeast Michigan region was collected from the Southeast Michigan Council of Governments (SEMCOG) for comparison with the region. [Table 1](#) provides a snapshot of how Grosse Pointe Woods compares to surrounding communities, Wayne County, and Oakland County.

The median age in the Grosse Pointe Woods is 43.7 years old, which is quite a bit older than the weighted average median age of all the surrounding communities and Southeast Michigan. However, the number is slightly down from the 2010 Census's median age of 45.1. While the City has seen an influx in the 25 to 39 age category and the under 5 age group as well as in the 60 to 74 age category, other age groups have seen declines from 2010 to 2020, indicating that although an aging community will be important to address, the needs of young families in the City will also need to be met.

The City's group quarters population has increased from seven to 234 as well, likely due to nursing facility growth, but the City's racial composition has stayed fairly consistent.

**Table 1. Grosse Pointe Woods and Surrounding Communities: Demographics Snapshot, 2021 ACS**

Community Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Population	16,353	2,608	59,046	15,287	10,018	632,589	1,774,816	1,270,017	4,830,489
Under 18 population	22.3%	23.5%	17.0%	26.5%	23.0%	24.9%	23.7%	20.4%	21.4%
Adult population	77.7%	76.5%	83.0%	73.5%	77.0%	75.1%	76.3%	79.6%	78.6%
Race									
White	89.2%	90.7%	88.1%	29.8%	91.4%	10.3%	49.5%	70.7%	64.3%
Black	5.1%	0.1%	5.4%	62.9%	0.9%	79.1%	37.9%	13.1%	20.7%
Asian	1.3%	6.6%	0.9%	0.4%	2.4%	1.6%	3.4%	7.8%	5.1%
Multi-racial and other	1.7%	1.6%	2.6%	5.6%	3.9%	3.1%	3.8%	4.1%	4.9%
Hispanic	2.6%	1.0%	3.0%	1.4%	1.3%	7.9%	6.3%	4.4%	5.0%
Group quarters	1.4%	0.0%	0.8%	1.2%	0.0%	2.3%	1.3%	1.0%	1.5%
Persons per acre	7.98	3.70	7.89	9.19	5.80	7.13	4.53	2.29	1.68
Median age	43.7	50.1	43.9	37.2	47.1	35.3	37.9	41.6	39

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

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; 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.

The number of households has also increased from 2010 to 2021 by approximately 2.8%. However, SEMCOG estimates of the number of households in July 2022 was only 6,397, which is less than the number in 2010. SEMCOG estimates predict that the number of households in the City will be 6,220 by 2045. Persons per household has slightly increased, from 2.51 in 2010 to 2.55 in 2021. This trend is expected to reverse by 2045, when it is estimated that the average number of persons per household will be 2.38.

Currently, over one-third (33.6%) of households in the City include a senior which is similar to the rate in St. Clair Shores (34.4%) but quite a bit higher than surrounding communities such as Grosse Pointe Shores (14.5%) and Harper Woods (28.0%). Slightly less than one-third of households in Grosse Pointe Woods includes a child (29.7%), a larger proportion than that of any of the surrounding communities. Almost all households have a car (97.8%), as well as internet access (93.3%) with 92.9% of households having access to broadband. The majority (89.8%) of households also have access to a computing device.

[Table 2](#) provides more detail about household composition and amenities.

**Table 2. Grosse Pointe Woods and Surrounding Communities: Households Snapshot, 2021 ACS**

Household Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Total households	6,379	978	27,051	5,439	4,024	251,729	695,038	530,383	1,896,204
Average household size	2.55	2.66	2.17	2.78	2.48	2.53	2.58	2.42	2.50
Households with seniors (65 years old or older)	33.6%	14.5%	34.4%	28.0%	38.8%	28.4%	29.8%	29.7%	29.6%
Households with children	29.7%	25.5%	18.8%	27.0%	29.4%	28.0%	29.1%	27.9%	28.2%
Households with no car	2.2%	2.5%	4.9%	14.9%	8.5%	21.7%	12.0%	5.4%	5.6%
Households with internet access	93.3%	89.9%	88.9%	87.3%	93.4%	75.8%	82.4%	90.3%	88.8%
Households with broadband internet access	92.9%	89.9%	88.6%	87.3%	93.0%	75.6%	82.2%	90.2%	86.0%
Households with computing devices (desktop or laptop)	89.8%	89.5%	78.8%	72.4%	92.6%	57.5%	70.3%	83.7%	92.1%

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

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer



## 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 2017-2021 American Community Survey (ACS) 5-Year Estimates.

### Number of Housing Units and Value

Following the increase in housing units between 1980 and 2000 in the City, the number of housing units has since decreased to 6,568 in 2021.

The median housing value in 2021 was \$274,000, but according to Rocket Mortgage reports, the median price of newly sold homes in 2021 was \$305,000. The median housing value continues to be twice as high as that for Wayne County (\$136,200) and slightly

higher than that of Oakland County (\$268,600) but is the median value when compared to immediately surrounding communities.

Details about the number of occupied housing units, ownership, value, and rent over the last four decades is below in [Table 3](#).

**Table 3. Occupied Housing Characteristics, 1980-2021**

Housing Characteristic	1980	1990	2000	2010	2021
Total housing units	6,658	6,671	6,717	6,819	6,568
Owner-occupied	94%	92%	92%	85%	88%
Renter-occupied	5%	6%	5%	9%	9%
Vacant	1%	2%	3%	6%	3%
Median housing value (in 2021 dollars)	\$401,644	\$277,604	\$366,801	\$294,014	\$274,000
Median rent (in 2021 dollars)	\$1,638	\$1,607	\$1,394	\$1,433	\$1,576

Note: Data for 1980, 1990, 2000, and 2010 are from the Decennial Census. Data for 2021 is from the 2017-2021 ACS 5-Year Estimates.

Source: U.S. Census Bureau, Decennial Census and 2017-2021 ACS 5-Year Estimates

## Housing Types and Tenure

Most (94.1%) housing units are single-family homes, a greater proportion than in surrounding communities with the exception of Grosse Pointe Shores (100%) and Grosse Pointe Farms (97.4%). The majority of housing units in the City are occupied by the owner (90.5%), with only 9.5% of units being rented, although the share of housing units rented has been increasing. [Table 4](#) below provides a summary of the housing characteristics from 1980 to 2021 in Grosse Pointe Woods.

**Table 4. Grosse Pointe Woods and Surrounding Communities: Housing Snapshot, 2021 ACS**

Housing Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Percent owner-occupied housing units**	90.5%	94.4%	82.5%	57.7%	94.9%	48.3%	63.4%	71.7%	68.9%
Percent renter-occupied housing units**	9.5%	5.6%	17.5%	42.3%	5.1%	51.7%	36.6%	28.3%	31.1%
Percent single-family	94.1%	100.0%	86.5%	85.6%	97.4%	72.0%	76.2%	75.7%	75.7%
Percent multi-family	5.5%	0.0%	13.4%	14.1%	2.6%	27.5%	22.1%	21.8%	21.3%
Median housing value	\$274,000	\$584,800	\$157,000	\$111,200	\$364,000	\$69,300	\$158,700	\$299,800	\$184,700
Median rental rate	\$1,576	N/A	\$1,007	\$1,170	\$1,283	\$899	\$951	\$1,156	\$976

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

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

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer



## Local Economy

Identifying trends in employment can help a community project future needs for land use categories and assess potential opportunities for economic development. This section provides a snapshot of the existing economic conditions in Grosse Pointe Woods.

The estimates provided in this section are from the Census Bureau’s Decennial Census, ACS 5-Year Estimates, and the Census Bureau’s Center for Economic Studies Longitudinal Employer-Household Dynamics OnTheMap application. Though the Census data used is the latest available from the 2020 Decennial Census and the 2017-2021 ACS 5-Year Estimates, these numbers may not accurately reflect changes due to the COVID-19 pandemic.

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

**Table 5. Grosse Pointe Woods and Surrounding Communities: Economic Snapshot, 2021 ACS**

Economic Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Total jobs	3,231	514	12,352	2,677	3,047	227,684	660,422	713,696	2,770,000
Unemployment rate	5.0%	1.4%	5.6%	8.4%	2.2%	15.3%	9.2%	4.8%	6.3%
Labor force participation rate	66.9%	56.9%	64.0%	64.4%	63.7%	54.3%	59.2%	66.5%	62.7%
Median household income	\$115,247	\$147,391	\$65,747	\$53,555	\$146,667	\$36,140	\$52,605	\$86,523	\$64,068
Per capita income	\$54,028	\$93,616	\$37,836	\$24,612	\$80,610	\$22,122	\$30,788	\$49,998	\$35,871
Percent people in poverty	5.1%	2.2%	7.6%	21.6%	2.6%	30.2%	19.6%	7.7%	13.8%
Average commute time (minutes)	24.6	24.8	26.9	25.1	25.4	25.5	24.3	25.1	26.6
Percent residents with less than a 20 min commute	38.6%	35.9%	34.5%	35.9%	31.6%	35.5%	39.0%	38.4%	N/A
Percent drive alone to work	71.0%	86.0%	83.0%	69.0%	73.0%	64.0%	69.0%	66.0%	80.8%
Percent commute by transit	1.00%	1.00%	1.00%	5.00%	0.00%	6.00%	2.00%	0.00%	1.60%
Commute by transit	--	--	0.40%	0.00%	0.10%	--	--	0.40%	1.60%

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

N/A = Not available

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan

## Labor Force and Employment

There are an estimated 3,231 jobs within the City (OnTheMap, 2020). The unemployment rate in 2021 was at 5%, higher than it had been in recent years and likely due to the impact of the COVID-19 pandemic. The unemployment rate is lower than that of the region (6.3%), Wayne County (9.2%), and the surrounding communities of Harper Woods (8.4%) and St. Clair Shores (5.6%).

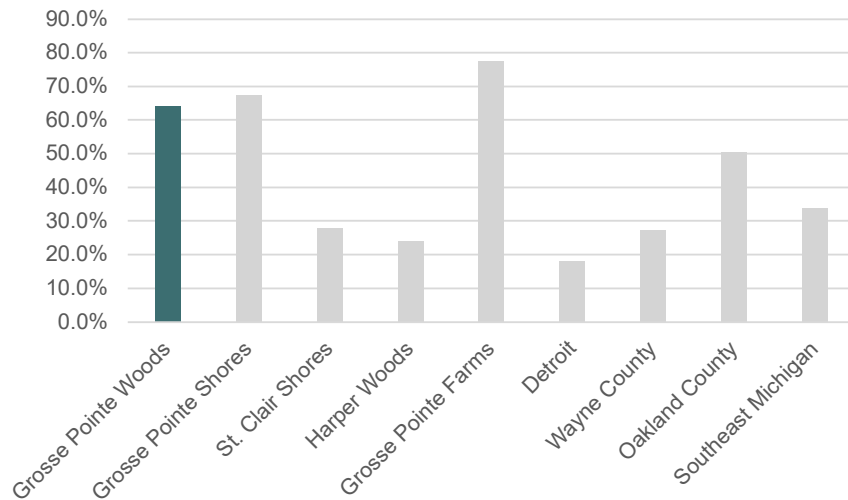
The labor force participation rate of 66.9% is higher in the City than anywhere else in the area, including the county and region's rates. The combination of high labor force participation and relatively few jobs within the community result in residents finding employment elsewhere. According to OnTheMap (2020), approximately 2,834 nonresidents come to Grosse Pointe Woods for work, while 7,085 residents are employed somewhere outside of the City. Only 397 residents both live and work in the City. Residents of the City of Grosse Pointe Woods provide approximately half a percent of the total labor force of Wayne County (OnTheMap, 2020), significantly less than the 1.6% that was reported in the previous master plan. Both Wayne and Oakland Counties increased the number of workers in their areas between 2010 and 2021, at 0.7% and 13.2% respectively. The number of workers in Grosse Pointe Woods decreased by 26.0% between 2010 and 2020, from 4,367 workers to 3,231.

The average commute time is 24.6 minutes, and over one-third (38.6%) of working residents have a commute of less than 20 minutes. The majority commute by driving alone (71%) and only 1% commute using public transportation.

## Education

Education levels are often used as indicators for the potential for economic stability and success. [Figure 2](#) below shows the share of each community's population over the age of 25 years who have completed a bachelor's degree or higher.

**Figure 2. Grosse Pointe Woods and Surrounding Communities: Educational Attainment, 2021 ACS**



## Income

The median household income of \$115,247 within Grosse Pointe Woods is over twice as much as that of Wayne County (\$52,605). It is significantly higher than Detroit (\$36,140), Harper Woods (\$53,555) and St. Clair Shores (\$65,747). Approximately one in twenty residents are in poverty, which is a rate much lower than that of the region, County, and Harper Woods, but double that of Grosse Pointe Shores and Grosse Pointe Farms. Regional economic development solutions can improve the quality of life and prosperity for all Grosse Pointe Woods' residents, as well as those in surrounding communities.



## 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 Mack Avenue.

[Map 2](#) shows the existing land use of the City and [Table 6](#) displays the breakdown of uses.

**Table 6. Existing Land Use, 2020**

Parcel Land Use	Number of Acres	Percent Share (parceled)
Single-Family Residential	1,200.7	73.0%
Attached Condo Housing	9.2	0.6%
Multi-Family Housing	2.1	0.1%
Mobile Home	0	0.0%
Agricultural/Rural Residential	0	0.0%
Mixed Use	0	0.0%
Retail	13.9	0.8%
Office	17.6	1.1%
Hospitality	3.3	0.2%
Medical	15.9	1.0%
Institutional	137	8.3%
Industrial	0.4	0.0%
Recreational/Open Space	69.2	4.2%
Cemetery	0	0.0%
Golf Course	128.7	7.8%
Parking	12	0.7%
Extractive	0	0.0%
TCU	0	0.0%
Vacant	34.4	2.1%
Water	0.9	0.1%
Total (Parceled)	1645.3	100%
Not Parceled	445	
<b>Total</b>	<b>2,090.3</b>	

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.

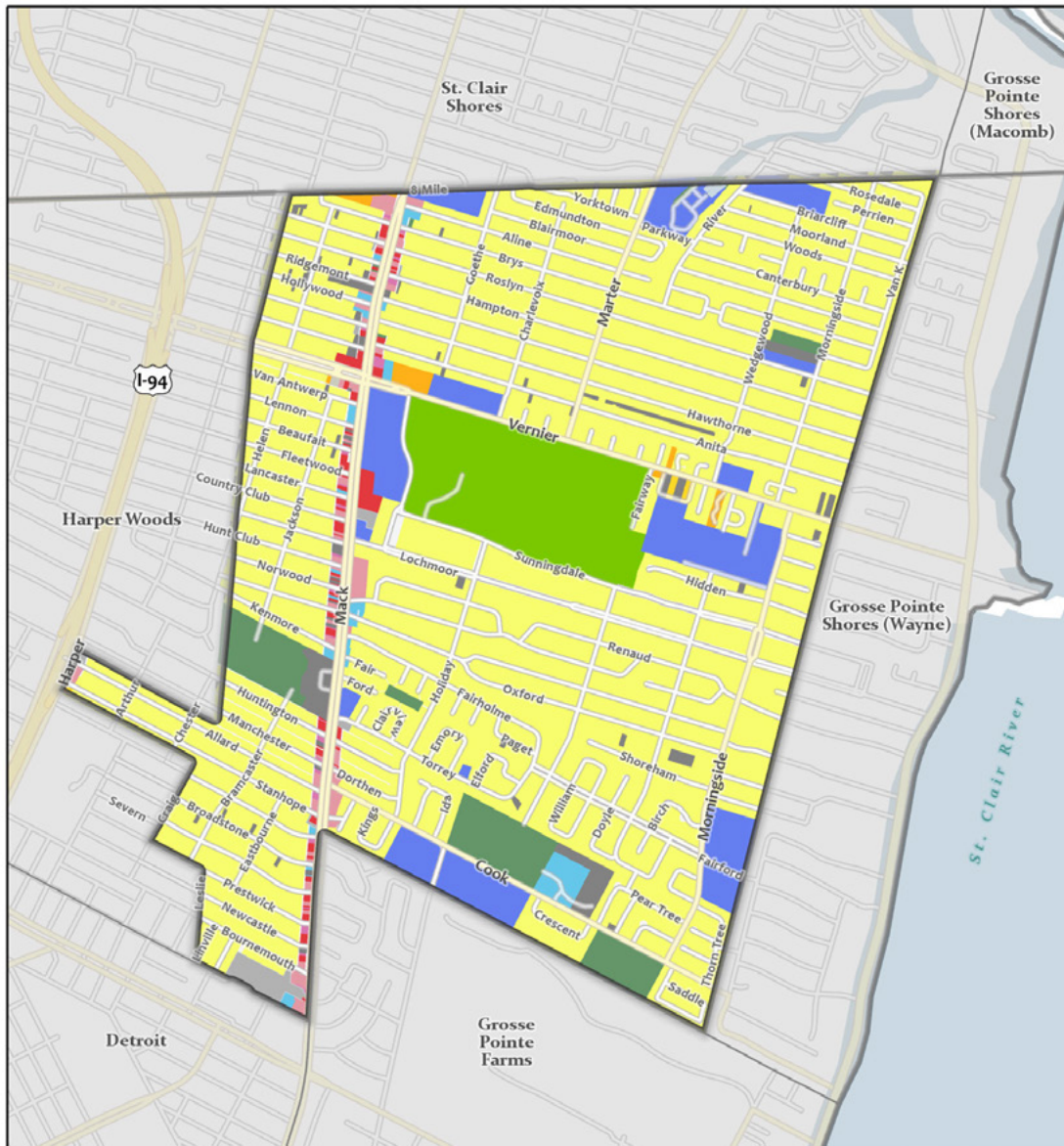
Not Parceled includes all areas within a community that are not covered by a parcel legal description.

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.

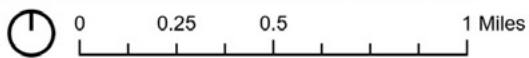
Source: SEMCOG

For comparison, [Map 3](#) is the Existing Land Use map from the 2006 Master Plan. Below are the existing land use descriptions from that plan:

Map 2. Existing Land Use, 2020



Data Sources: Existing Land Use: SEMCOG. Roads: MGF v17a. ©2023 Giffels Webster.



- |   |   |
|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single-family Housing       | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Medical      |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Multi-family Housing        | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Golf Course |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Attached Condo Housing | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Recreation   |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Hospitality              | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Industrial   |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightred; border:1px solid black;"></span> Office                    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Parking      |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Retail                   | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Vacant       |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Institutional            | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Water        |



# EXISTING LAND USE

## GROSSE POINTE WOODS





### Single Family Detached.

All areas containing detached single-family dwellings.

### 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.

### 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.

### Commercial.

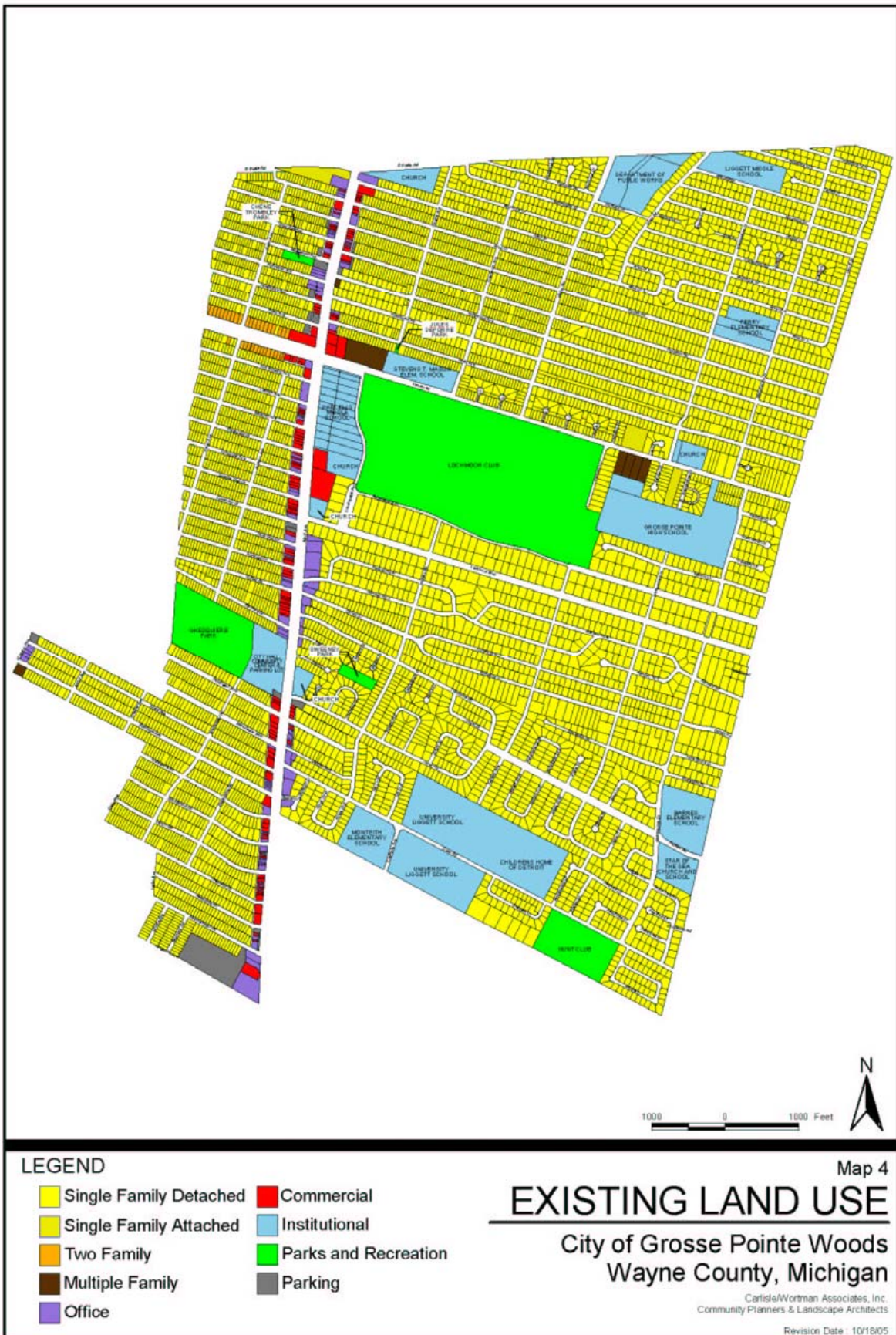
All areas used for commercial purposes including the retail sale of goods and services.

### 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.



Map 3. Existing Land Use, 2006



## 2006 Future Land Use Designations

[Map 4](#) shows the future land uses from the previous master plan. The future land use plan for this update will be located in the future land use chapter.

The Future Land Use definitions from the 2006 City of Grosse Pointe Woods Master Plan are as follows:

### **Residential.**

The majority of land in Grosse Pointe Woods currently has residential uses. Most residential uses are single family housing, but there is some multifamily and attached condo housing in the City on Vernier as well.

### **Commercial.**

Commercial development for the retail sale of goods and services is located along Mack Avenue.

### **Office, Medical, and Hospitality.**

The areas with office uses such as professional and medical offices and hospitality is predominantly along Mack Avenue. This use classification also includes senior residences such as The Rivers off of Cook Street at the southeast part of the City.

### **Institutional.**

Institutional uses include schools, places of worship, equestrian clubs, and the Wayne County Public Works Department. These uses are scattered throughout the City east of Mack Avenue.

### **Parks, Recreation, and Open Spaces.**

This classification includes areas of public or privately owned land used for passive or active recreation. Included is the Lochmoor Club golf course and several parks.

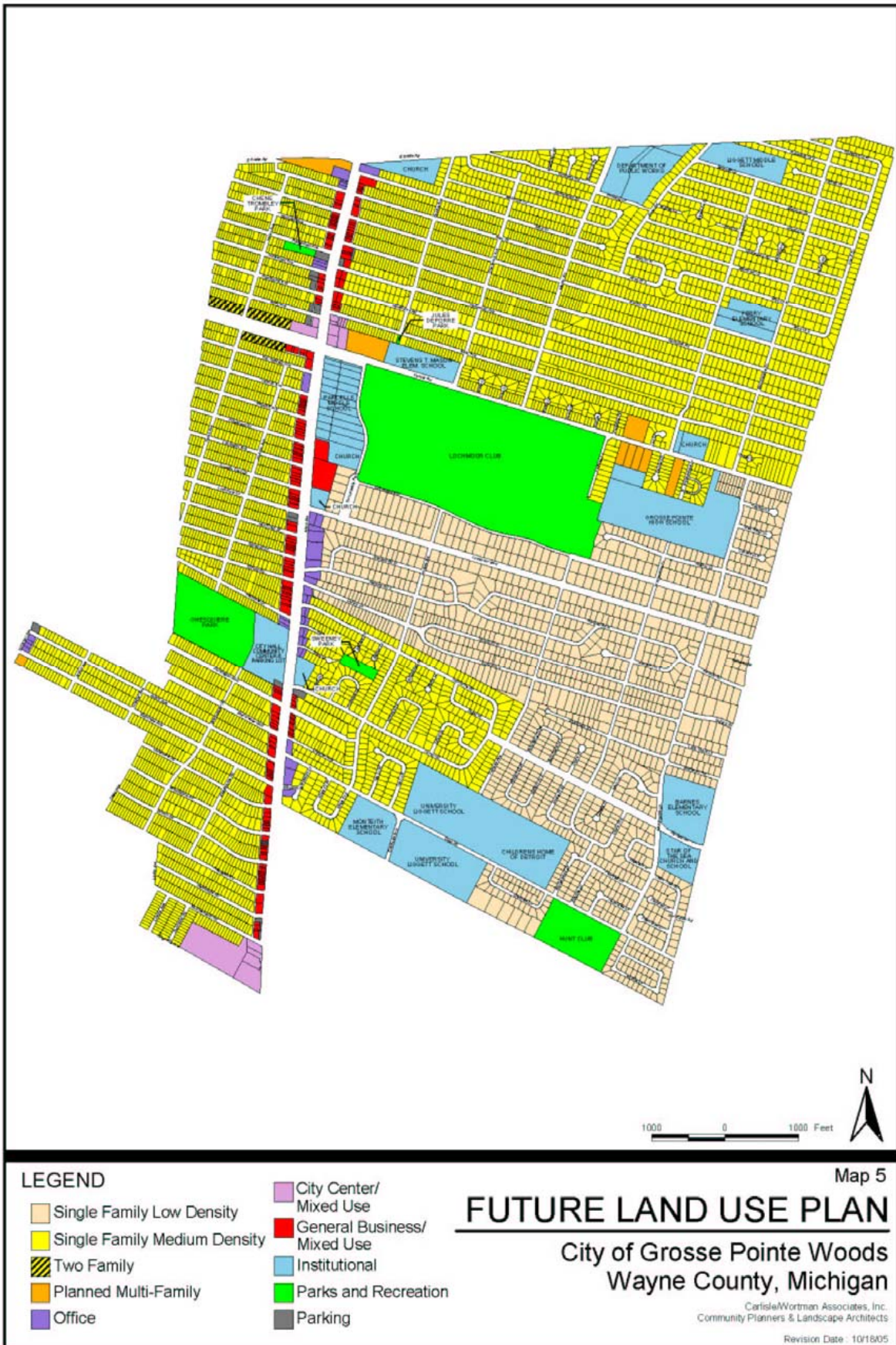
### **Parking.**

There are several parcels of land owned by the City are used for public parking along Mack Avenue.

### **Vacant.**

The City has several parcels that are currently not developed. These are scattered throughout the City.

Map 4. Future Land Use Map, 2006



## 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 Grosse Pointe Woods.

### St. Clair Shores (north)

St. Clair Shores borders the entire northern border of Grosse Pointe Woods. Most of the area in both communities is residential with a few institutional uses on the border in Grosse Pointe Woods and a park within St. Clair Shores. The Greater Mack Corridor is mixed use in St. Clair Shores and Grosse Pointe Woods. Lake Front Park, Grosse Pointe Woods' largest park, is located in St. Clair Shores. St. Clair Shores provides fire and emergency services in exchange for Grosse Pointe Woods paying taxes to that community. SMART bus routes connect the two communities along Mack Avenue. Interest in exploring more mixed development, including commercial and office along Mack Avenue, was expressed in their 2016 master plan.

### Grosse Pointe Shores (east)

Grosse Pointe Shores borders the entire eastern border of Grosse Pointe Woods. The community did not have a master plan or future land use plan available for analysis. Based on aerial imagery, the existing land uses are compatible, with both communities having single family residential uses. While compatible in their existing state, the land uses proposed in the future may not continue to be so, although that seems unlikely.

### Grosse Pointe Farms (south)

Grosse Pointe Farms is adjacent to the eastern half of Grosse Pointe Woods' southern border and along the arm that extends south along Mack Avenue. Most of the area along the southern edge is planned to be single family residential, with attached cluster/terrace residential between Mack and Chalfonte, all of which is compatible with the single family residential and institutional uses in Grosse Pointe Woods. Along Mack Avenue attached cluster/terrace residential housing is planned in Grosse Pointe Farms. Across the street in Grosse Pointe Woods, general business/mixed use and city center/mixed use uses are planned.

Grosse Pointe Farms is currently undergoing its master planning process at the time of this analysis (March 2023), and the proposed future land use map was used for this analysis. Additionally, the community has indicated that they want improved access to public transportation options, and are also planning to employ an adaptive reuse strategy throughout the community. They are a partner in the [Mack Avenue Improvement Plan](#).

### Detroit (south)

A very small portion, the southern most portion, of Grosse Pointe Woods borders Detroit. This area is planned for institutional uses, as St. John Ascension Hospital is located there. This is compatible with the single family uses on the west of this border and the city center/mixed uses on the east. Detroit's master plan also calls for an increase in public transportation options and is a partner in the [Mack Avenue Improvement Plan](#).

### Harper Woods (west)

The western border of Grosse Pointe Woods abuts the City of Harper Woods. This area is almost entirely designated for one and two family residential uses, compatible with Grosse Pointe Woods' single family uses. There is a small portion along I-94 that has proposed multiple family uses to the south and pedestrian oriented commercial uses to the north.

## 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 Grosse Pointe Woods'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, almost half (45.4%) of Grosse Pointe Woods is covered with impervious surfaces, such as buildings, roads, driveways, and parking lots. Open spaces also cover a large share of the City at 40.7%. Thirteen percent of the City is covered with woody vegetation and trees, and the rest is either bare (0.6%) or water (0.2%).

Despite being located near a large body of water and almost half (45.4%) of the land coverage in the City being impervious, the City has a low risk of flooding. This is likely due to the fairly large proportion of open space (40.7%) and tree cover (13%) that cover the rest of the City.

It is becoming critical to include concepts of resiliency and sustainability into land use plans. Though they are related, resiliency 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.



## Community Facilities

Community facilities include both physical facilities located within Grosse Pointe Woods 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.

### Civic Facilities

#### Library

Grosse Pointe Woods has one library, the Woods Branch of the Grosse Pointe Public Library. Renovations for the Woods Branch were completed in September of 2022, including the addition of a Dream Lab, a basement makerspace with 3D printers, a small recording booth for podcasts and music, as well as a used bookstore. Grosse Pointe Woods has a few free "Little Libraries" throughout the community. The Free Little Libraries "take a book, return a book" free book exchange are mainly put up by small businesses or homeowners.

#### City Hall

City Hall hosts most of the City's departments, as well as the Community Center which is located at the north end of the building. The Council chambers and meeting spaces are located mainly on the west side of the building.

#### Parking

The City owns and operates twelve off-street parking lots, with most of them metered. Funds collected go towards the City's operating fund. Additional metered spaces line both sides of Mack Avenue as well.

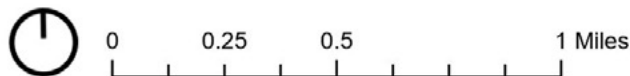
### Parks and Recreational Facilities

- **Community Center.** The Center was constructed through a Recreation Bond Proposal approved in 1986 and is intended for residents to use to participate in cultural, educational, recreational, and social activities. Three rooms and the Cook School are available for rent and can accommodate up to 160 guests.
- **Lake Front Park.** This is the largest of the municipal parks at 55 acres, and is host to the largest outdoor swimming complex in the state. The City purchased the land, which is located in St. Clair Shores, in 1948. The City pays taxes to St. Clair Shores and in return, receives police, fire, and emergency services at the site. The park has quite a few amenities, including an activities building with a indoor and outdoor basketball courts, racquetball court, exercise equipment, pool table, foosball and air hockey table, ping pong table and, darts. Outside amenities include shuffleboard and bocce ball courts, mini golf, a dog park, 224 slip marina with dry dock space and boat launch, a playscape, and volleyball, tennis, and pickleball courts. There are four pools (Olympic, lap, wading, and baby), one of which has a waterslide and diving boards. For those seeking more passive recreation activities, there is a boardwalk and fishing terrace, picnic areas with grills, two gazebos, four pavilions, and a 1.4-mile lit and paved fitness trail. When conditions are favorable in the winter, an outdoor ice skating rink is also available. Bus service is available to and from the park, as well as concessions within the park.

Map 5. Parks and Community Facilities, 2023



Data Sources: Parks and Buildings: SEMCOG. Facilities Zoning: Grosse Pointe Woods. Roads: MGF v17a. ©2023 Giffels Webster.



- Parks
- Municipal
- School





- **Ghesquiere Park.** This park is 32 acres and is located behind City Hall. It is designed for children of all ages. It has a tot-lot with a playscape, baseball diamonds, and mini-soccer fields. In the winter, the City maintains an ice rink at the park.
- **Chene-Trombley Park.** This park is approximately half an acre big and has an open field, playscape, and an ice skating rink.
- **Sweeney Park.** Sweeney Park is 2.75 acres. It hosts an open field, a playscape designed for children under 12 years old, and a skating rink in the winter.
- **Jules DePorre Park.** This is a pocket park located next to Mason Elementary. A paved path connects Anita Avenue to the school.
- **Sidewalks.** Most roads have sidewalks on both sides of them throughout the City.

## Public Utilities/Services

### Police, Fire, and Ambulance Service

Since 1944, the City has had a combined police, fire, and ambulance service. Public safety officers perform police and firefighter duties and are trained as medical first responders or basic emergency medical technicians (EMTs).

### Water & Sewer

Water Supply and Combined Sewer System. Residents and businesses within the City limits are serviced by a City-owned and operated potable water supply and combined sewer system. The majority of the City's potable water supply system was constructed in the 1930s and 1940s. Within the last 15 years, many water mains along Mack Avenue were replaced, and additional replacement projects completed on various local roads. The combined sewer system is composed of an inter-county detention basin and pump station, a City pump station, tunnel drains, and sewer lines within the public right-of-way or rear yard easement of almost every street within the City. Annual evaluation of the sewers help the City identify issues and prioritize projects that maintain safe and functioning potable water and sewer pipes. Annual evaluations and resulting prioritization of updates to the infrastructure should be coordinated with the other recommendations in this plan.

### Department of Public Safety

In addition to providing police, fire, and ambulance services, the Department of Public Safety provides Advanced Life Support (ALS) through a contract with Medstar Ambulance, crime prevention, fire inspections, a detective bureau, and traffic safety. The Department has free resources for residents, such as gun locks and the Kindcall Care Program.

### Schools

Grosse Pointe Woods has a number of public schools, including Grosse Pointe North High School, Monteith Elementary School, Ferry Elementary School, Mason Elementary School, Parcels Middle School, and Barnes Early Childhood Center. Our Lady Star of the Sea (PreK-Middle School) and University Liggett School (K-12) are private school options in the community.

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# Visioning Summary

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# Visioning Summary

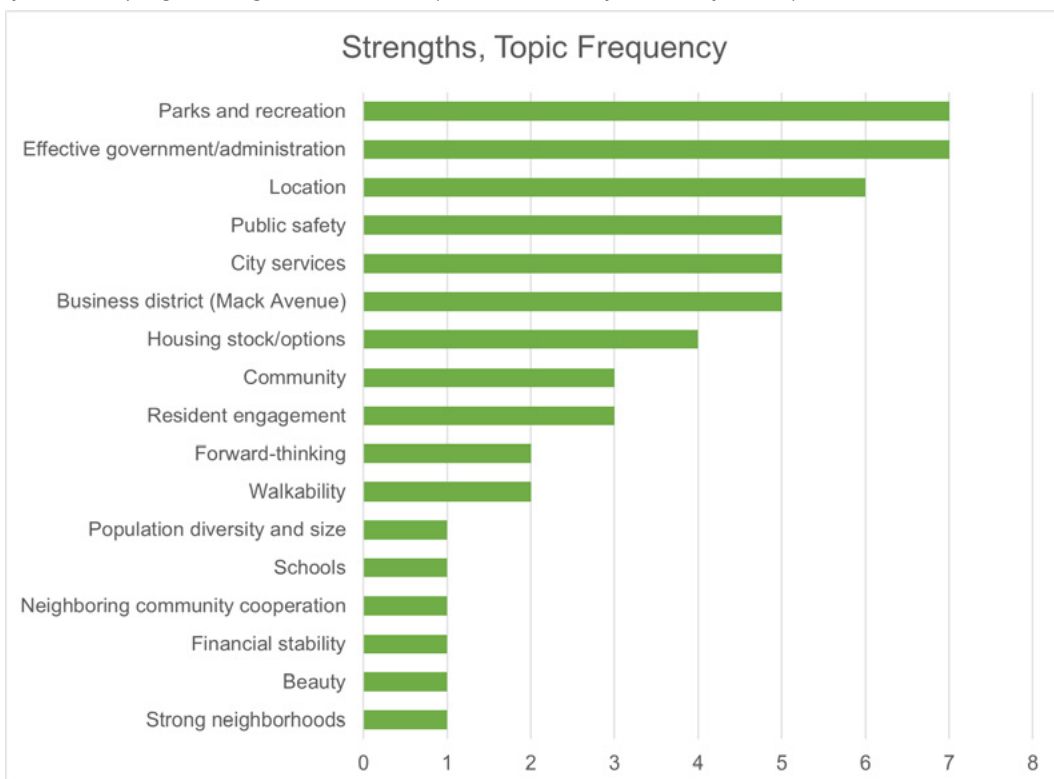
Discussions among elected officials, staff, and those who volunteer their time to discuss the future of the city about the opportunities and challenges that the City will likely be confronted with in the future helps create a shared vision of what could be and guide the development of goals to reach that vision. These discussions are key in determining what questions and issues to get public feedback on to help ensure goals help address the needs and desires of all stakeholders.

## Master Plan Joint Visioning Session

On June 19, the City Council and Planning Commission 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). Below are the results of the SWOT analysis and discussion. The charts show the data that was collected through the survey prior to the visioning session which included four staff responses, two City Council member responses, and seven Planning Commissioner responses. Additional discussion during the session is summarized in the paragraphs following the charts.

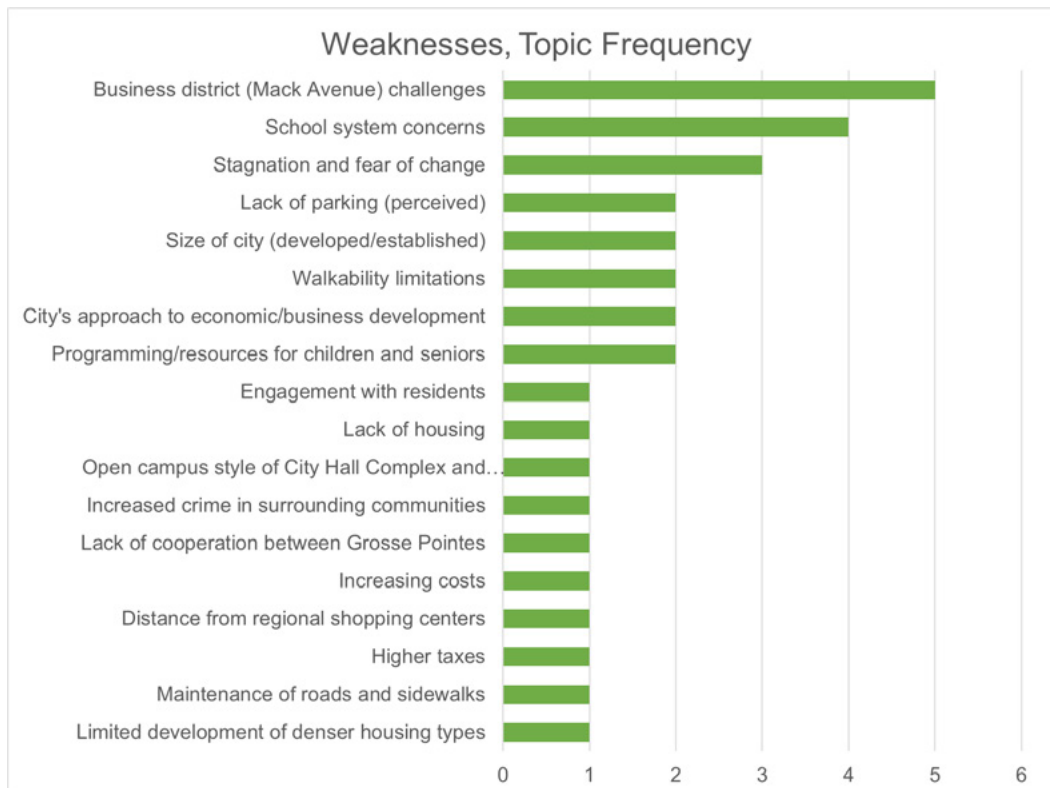
### Strengths

Some participants noted that their survey responses focused on things that were within their sphere of influence, so some things such as schools, that are a strength of the community were not included in the response. When reviewing the survey results, three additional strengths surfaced: 1) “community”, events, programming, and activities, 2) financial stability of the city, and 3) libraries.



## Weaknesses

In addition to the weaknesses noted in the survey responses, additional weaknesses discussed by the group include: limited redevelopment opportunities and opportunities for property tax revenue growth; difficulties/challenges with the development review and permitting process; redundancies that exist between the Grosse Pointes; lack of movie theaters and other entertainment within the city, and a lack of activities and things for teens to do; and real estate values.



## Emerging Trends

The survey also asked respondents to identify any emerging trends in the nation, region, or community that could be influential on the master plan process. This list was added to during the visioning session. The complete list is below:

- Higher density, high-end living options
- Interest in aging in place and resulting lack of housing
- Accessory Dwelling Units (ADUs)
- Micromobility options (ebikes, scooters, etc.)
- 15-minute neighborhoods
- Food trucks, pocket parks
- Higher electricity demand/needs
- New electricity infrastructure for EV charging
- Solar energy, small and large scale
- Short term rentals
- Working from home
- Email becoming less utilized
- Smart Cities, artificial intelligence
- Pedestrian safety strategies
- Drugs
- Challenges for empty nesters/downsizing (cost, availability)
- Allowing 3 stories on Mack Ave – impact for new development
- Liggett School development – could there be more developers interested in these types of projects?
- Options for new families, schools
- School properties?
- 15-minute neighborhoods, social districts, walkability, things to do

## Opportunities

Survey responses were grouped by category and then given to small mixed groups of planning commissioners and city council members. The groups then prioritized the opportunities as either high, medium, or low. All of the items considered to be high priority opportunities were listed and each participant was able to vote for their top three opportunities. Actions focused on economic development, particularly around Mack Avenue and housing were the top priorities. The results of that activity are shown below, with the items listed from highest to lowest priority, followed by the number of votes for each item included in parentheses.

1. Enhance **walkability** with better crosswalks (10 votes)
2. Encourage **mixed use development** by rethinking ordinances, recruiting/encouraging new economic strategies and development that can create mixed uses (7 votes)
  - » At least four of the five groups noted that this was a high priority item
3. **Enhancements to Mack Avenue** to make Grosse Pointe Woods more of a destination for residents and non-residents, such as façade improvements and business support (4 votes)
4. Enact and enforce ordinances to maintain and improve the **housing stock** in the city, keeping housing values up, increasing the tax base, and maintaining typical income level of residents (4 votes)
  - » This was listed as a high priority by at least two groups, and a medium priority by at least one group. Flags and block parties were noted as additional strategies.
5. Explore **accessory dwelling units** (ADUs) in neighborhoods (3 votes)
6. Explore **streetscape improvements** such as landscaping in medians and adopt a garden (3 votes)
  - » At least one group felt this was only medium priority
7. **Maintain/expand city social programming**, art fairs, music, sidewalk sales, and other active lifestyle elements (2 votes)
8. Explore **grants/funding** (1 vote)
9. Improve **schools** (1 vote)
10. Better understand **changing demographics** and address those specific needs
  - » At least one group felt this was a low priority
11. Long-range planning of **recreational/community amenity development and maintenance** (1 vote)
  - » At least one group felt that this was only medium priority
12. Invest more in **parks** (0 votes)
13. Consider a **business development** role and/or commission to coordinate developers and commercial property owners to attract and retain targeted tenants (0 votes)
14. Once a master plan vision is created, benchmark **“peer” cities** to discern **best practices** toward obtaining the vision (0 votes)
  - » At least one group noted this as high priority.

There were five items suggested from the survey that were not considered high priority by any group. Those considered to be a medium priority by at least one group include reviewing the status of issues identified in the recent 2020 Plan, trying to develop a key business district in the city, and continuing to engage in meetings with other city managers to encourage partnerships and enhance parks and community members. Partnering with neighboring communities and developing an official Facebook presence to collect feedback/input from residents and promote events were considered to be a low priority.

## Threats

A similar process to that described for opportunities was undertaken to prioritize threats. The threats mirrored the opportunities, with concerns about housing and economic development along Mack Avenue being in the top three concerns. The results of that exercise are below, in the same fashion.

1. Lack of **housing diversity**/options (11 votes)
2. Challenges faced by **aging populations** (8 votes)
3. Lack of diversity in **business mix** along Mack Ave (7 votes)
  - » At least one group viewed this as a medium threat
4. Complacency/**not embracing change** (7 votes)
5. **Safety, crime, and drugs** (3 votes)
  - » At least one group viewed this as a medium threat
6. Lack of support for **new technologies** (EV chargers, solar panels, etc.) (1 vote)
  - » At least one group viewed this as a high threat
7. Reduced quality of **schools** and resulting impacts (1 vote)
  - » At least two groups viewed this as a medium threat
8. **Property maintenance** (0 votes)
9. Inadequate, aging, or improperly placed **infrastructure** (0 votes)
  - » At least one group viewed this as a low threat
10. Reduced **tax revenue** (0 votes)
11. Increased **costs** (0 votes)
12. Change in **character of Mack Avenue** (0 votes)
13. **Flooding** concerns (0 votes)
  - » At least one group viewed this as a low threat

## Post-Visioning Session Planning Commission Homework Survey

In advance of a July 31, 2023 Special Meeting scheduled to review input gathered in Phase 1 of the Master Plan process from the Planning Commission, City Council, and City staff, and prepare for a community Open House to gather input from the City residents and stakeholders, Planning Commission was asked to complete a survey in preparation.

Feedback from the survey responses provided by Planning Commissioners includes:

- Commissioners are generally open to a diverse array of housing types. However, some did not feel that triplexes, multiplexes, live-work options, cottage court homes, ADUs, and/or apartments would be appropriate anywhere in the city.
  - » Some respondents noted that triplexes and multiplexes would be appropriate along Mack Avenue, Venier Road, and in existing low-density neighborhoods.
  - » Live-work options are thought to be most appropriate along Mack Ave.
  - » Apartments and senior living facilities are thought to be most appropriate along Mack Ave and Venier Road.
  - » The Cook Road corridor was suggested as a possibility for non-single family housing types.
- Commissioners noted challenges of the existing transportation network, including being vehicle oriented and not pedestrian or bike friendly, difficulty in reaching community amenities without a vehicle, and the lack of routes and trips SMART buses take throughout the City.
- Commissioners felt that vehicles, bicycles, e-bikes, and walking would be the primary ways residents and visitors would want to access Mack Avenue. Scooters, the SMART bus, and a city-wide trolley were not desirable or deemed infeasible.
- Commissioners did not like the idea of having two ends of Mack Avenue focused on different types of amenities and felt that all amenity types should be available throughout the entire corridor. Additionally, it was suggested that the City take an active role in soliciting developers and businesses.
- Many City programs and services received a weighted score over 4, indicating that Commissioners felt they were either great or excellent. Cultural programs, support for new residents, and resources for seniors were rated to be average/okay. Commissioners were least satisfied with the City's support for developers and efforts in creating a sense of place.
- Most commissioners felt there were enough parks, but amenities such as a dog park, refrigerated ice rink, disc golf course, amphitheater, and additional picnic spaces were suggested.
- The ranking for the most concerning environmental issues was very mixed. Overall, the highest weighted score was for severe weather events, followed by flooding and water quality. Air pollution and extreme heat were ranked in the bottom half of options.
- The ranking for the most concerning social issues was also fairly mixed and close. Quality education ranked highest, followed by cost of living and crime. Food access, social isolation and loneliness, and drugs were ranked in the bottom half of options.



## Key Takeaways

Based on the feedback from both surveys and discussions with the Planning Commission, City Council members, and staff, the following key challenges related to land use planning have been identified in the City and will be addressed by the topics established in the remainder of this report. The challenges are as follows:

- Lack of housing options (type, size, location, affordability, ability to age in place)
- Lack of business mix and development along Mack Avenue
- Lack of connectivity throughout the City
- Vehicle-centric design/Lack of walkability along Mack Avenue
- Lack of community identity and character
- Barriers to people of all ages and abilities living life to the fullest potential
- Climate change (severe weather and flooding, in particular); lack of sustainability and resiliency

The challenges will be integrated and discussed in this report through exploration of the following topics:

- Attainable Housing
- Neighborhoods
- Age-Friendly Communities
- Complete Streets/Non-Motorized Transportation
- Economic & Downtown/Main Street Development
- Arts, Culture, & Identity
- Sustainability & Resiliency

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# Key Challenges

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# Key Challenges

As mentioned previously, identifying the challenges that the City will likely be confronted with in the future helps ensure a strong and vibrant community as strategies to prevent or mitigate the impacts of those challenges can be discussed and incorporated into long-range plans. The challenges communities face are often complex, widespread, and common in other communities. Identifying the most likely and pressing challenges and looking to other communities to see how they have addressed those challenges is often helpful in thinking about what the community could be like in 10 or 15 years.

Based on the feedback from both surveys and discussions with the Planning Commission, City Council members, and staff in the early stages of the Master Plan process (outlined in the [Visioning Summary](#) of this report), several key challenges related to land use planning have been identified in the City. They are as follows:

- Lack of housing options (type, size, location, affordability, ability to age in place)
- Lack of business mix and development along Mack Avenue
- Lack of connectivity throughout the City
- Vehicle-centric design/Lack of walkability along Mack Avenue
- Lack of community identity and character
- Barriers to people of all ages and abilities living life to the fullest potential
- Climate change (severe weather and flooding, in particular); lack of sustainability and resiliency

This section is intended to provide the Planning Commission with highlights of the broader subject matters shaped by the challenges for the City to consider in conjunction with the long-range planning laid out in the Master Plan. They are not the only issues, but they are issues that are highly connected to the ongoing livability of the community and should be explored during this Master Plan Update.

Within each subsection, the following guides may be included: “Questions to Consider” and “Opportunities for an Update.”

## Questions to Consider

- Questions for the Planning Commission to consider during this update process.

## Opportunities for an Update

At the end of each section are “Opportunities for an Update,” which offer some suggestions to guide the Planning Commission during this update process.

# Attainable Housing

When communities have a wide spectrum of housing options to support residents, they can accomplish many goals. The availability of “attainable” housing helps accommodate everyone from young adults who are just beginning to live on their own, to families looking to grow, to older residents looking to downsize while staying in the community. It also provides for workforce housing. While there is no universal definition of “attainable housing,” The term was recently defined by the Urban Land Institute as “nonsubsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).”

In many communities, young adults and the elderly have limited housing options due to a combination of their lower income levels along with the pricing and availability of housing. This kind of financial challenge can impact people of all ages.

The general rule of thumb based on guidance from the U.S. Department of Housing and Urban Development is to spend a maximum of 30 percent of a household’s income on housing costs, yet many people find themselves spending more on housing, leaving less of their income available for other household expenses. Finding attainable housing can be challenge and it can stress family finances.

Housing costs are on the rise. According to the National Association of Home Builders, the median price of a new-construction home was \$375,000 in March 2020, up from \$325,100 in October 2018. The median price for existing homes was \$280,600, up from \$257,500 in 2018. The cost of new construction is driving the overall cost of housing higher.

The supply of multifamily for-sale housing is decreasing. Multifamily for-sale housing has historically represented about 20 to 25 percent of total multifamily permits. This type of housing is often more attainable because of its lower cost. In the past 8 years, multifamily for-sale housing has represented 6 to 7 percent of total permits, reflecting a significant post-Great Recession decline.

The same ULI report notes that small housing, under 1,400 square feet, has historically represented about 16 percent of new construction, but in the last cycle, it has averaged closer to 7 percent. When combined with the next size category, 1,400 to 1,800 square feet, the overall distribution of “small homes” has declined from just under 40 percent to 22 percent. Homes over 2,400 square feet have increased from 32 percent to 50 percent of new construction since 1999, according to the ULI.

In Grosse Pointe Woods, with a median income of \$115,247 households should spend no more than \$34,574 per year or \$2,881 per month on all housing costs. For homeowners, this includes the mortgage payment, insurance and taxes. For renters, this includes rent and utility costs.

In addition to housing costs, transportation costs can also be a substantial economic burden. For the Southeast Michigan region (SEMCOG), 25 percent of income is spent on housing and 22 percent is spent on transportation. In Wayne County, 22 percent of income is spent on housing and 21 percent is spent on transportation. In Oakland County, where housing costs are higher, on average, than the region, 31 percent is spent on housing, and 23 percent on transportation). According to the Center for Neighborhood Technology, the total housing and transportation costs for the City of Grosse Pointe Woods are 58 percent (36 percent on housing, 22 percent on transportation) of income.

## Questions to Consider

- What new housing types could fit the character of the community while also helping address other issues, such as helping people age in place and increasing housing affordability?
- Are Accessory Dwelling Units (ADUs) something that is compatible with Grosse Pointe Woods? If so, what areas would be most feasible and fitting to allow them?
- Do people who work in Grosse Pointe Woods have the financial means to also live in the City, or do limited housing options require the live outside the City and commute to work?

## Opportunities for an Update

Housing is a key component of what makes a community a desirable place to live; therefore, it is a key component of the master plan. This update should include a review of possible housing types, such as ADUs, mixed-use buildings, or conversions of single-family homes to multi-unit buildings, and where they may fit best throughout the City.

The Master Plan should include strategies to ensure compatibility between existing housing types and new housing types and consider how transportation options effect housing options and vice versa.

According to the National Multifamily Housing Council, the housing market needs 4.6 million apartments by 2030 to keep up with demand.<sup>1</sup> 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.<sup>2</sup>

## Housing Variety

People of various incomes and experiences may choose to make the City home. Current residents who rent could be interested in staying in the community, but the entry-level purchase cost of a single-family home in the Township may be too high, causing potential lifelong residents to relocate elsewhere. Expanding housing opportunities can empower residents to build equity towards home ownership and foster a greater sense of community.

One strategy to pursue a greater variety of housing options can be adding “Missing Middle Housing” to a community. Missing Middle Housing refers to a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for a walkable environment. These housing types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities and locally-serving retail. Missing Middle housing can reduce the mismatch between the available housing stock and shifting demand and can improve housing attainability.

## Benefits of Missing Middle Housing

- **Meets demand for size and affordability for all ages.**
  - » 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 make Missing Middle very compatible with detached single-family homes. The housing types are medium density but have a lower perceived density.
- **Flexible sizing.** Missing Middle housing can be used as infill, on small plots of land, or work with a location’s 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 also 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.** Missing Middle 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

- Distributed throughout an existing single-family residential block
- 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

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

<sup>1</sup> Apartment Supply Shortage (2018): [https://www.nmhc.org/contentassets/0662d3fe113046bb89019d0dfabfb271/apartment\\_supply\\_shortage\\_2018\\_08\\_fact\\_sheet.pdf](https://www.nmhc.org/contentassets/0662d3fe113046bb89019d0dfabfb271/apartment_supply_shortage_2018_08_fact_sheet.pdf)

<sup>2</sup> Residential Construction in Southeast Michigan, 2021 (2022): <https://maps.semcog.org/residentialconstruction/>

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# Neighborhoods

Neighborhoods are the fundamental building blocks of a community. More than just the area in which people live, neighborhoods also include shops, restaurants, parks, places of worship and schools. They tend to be the places where we can attend to at least some of our daily needs within close proximity of where we live.

Often, neighborhoods draw together people of similar ethnicities, incomes and life circumstances. Sometimes they have defined boundaries based on streets or natural features. Regardless of their shape or composition, neighborhoods can serve as a needed link between the individual and the overall community.

Neighborhoods are connected by physical elements like streets and sidewalks as well as by loose or formal social connections, like a neighborhood watch program, neighborhood association, time bank or phone chain. Well-connected neighborhoods are better able to share information about the community at large, encourage civic participation in events and activities, and raise awareness of resources that may be available for people when they're needed. In disconnected neighborhoods, people may be less likely to feel they're part of the overall community and may miss out on opportunities to participate in civic life. This presents challenges for local governments as well as schools, businesses and service organizations. Strengthening neighborhood connections helps tie the community together and improve quality of life for all.

Planning at the neighborhood level can provide an opportunity to engage more people because the topics have more immediacy and relevance. It can take advantage of some built-in neighborhood networks, where they exist, that provide another avenue for communication and outreach. While often neighborhood groups get active when faced with a controversial development project (as evidenced by the common term NIMBY – Not in My Back Yard), proactive neighborhood engagement might better prepare a community for new development/redevelopment.



Neighborhood planning looks at issues specific to an area within a larger community. Some of the issues that could prompt long-range planning include:

- **Preservation and Conservation** - conserving the built and natural heritage of an area
- **Sustainability** - developing sustainability policies and initiatives
- **Access and Civic Engagement** - improving access to local democracy, social services, and government institutions
- **Housing and Community Development** - addressing sector-specific issues such as housing or economic development
- **Transportation and Connectivity** - enhancing opportunities for active transportation by changing the physical treatment of neighborhood streets and public spaces<sup>1</sup>

The American Planning Association developed a Policy Guide on Neighborhood Collaborative Planning in 1998. It finds that “neighborhoods are the strategic building blocks of overall community development. Neighborhood collaborative planning requires understanding of the economic, social and physical characteristics in order to maintain both the sense of place and the sense of community.”<sup>2</sup> The APA recommends seven general policies about neighborhood planning:

Comprehensive plans provide the framework for neighborhood planning and should be done within the context of a community-wide plan.

Where there are identifiable neighborhoods, a jurisdiction's comprehensive plan should reflect neighborhood plans and neighborhood plans should support the broader needs of the community and region.

<sup>1</sup> Neighborhood Planning for Resilient and Livable Cities, Part 1 of 3: Why Do Neighborhoods Matter and Where Are We Going Wrong? Jayne Engle, Montreal. Nik Luka, Montreal and Uppsala. 28 September 2014

<sup>2</sup> American Planning Association Policy Guide on Neighborhood Collaborative Planning, 1998.



Planning decisions should be directed to the most appropriate level. Planning decisions that have limited impact on the community as a whole should be made by, or on the basis of advice given by, those neighborhood groups primarily affected. On the other hand, planning decisions that affect the community as a whole should not be overly influenced by a single neighborhood's needs or interests.

Neighborhoods should be encouraged to seek the best organizational structure that is suited to achieve their goals and objectives such as, but not limited to neighborhood associations, co-ops, development corporations.

Neighborhood-based coalitions that assist in the development of individual neighborhood organizations, articulate neighborhood views on community wide issues, and facilitate coordination in the planning process should be encouraged and supported by local government.

Advocacy planning for neighborhoods should be accepted as a legitimate role for professional planners, both publicly and privately employed.

To be effective in many cases, neighborhood planning needs to go beyond addressing the physical conditions of the area and also examine issues of social equity. To that end, the APA at the national, chapter and division levels should work with social service, housing, economic development, public health, educational, recreational, judicial and other organizations to ensure that the issues social equity, children and families receive attention through the efforts of planners.

The challenge for communities is not letting the hyperlocal focus of neighborhood planning and involvement result in competition between neighborhoods or let the voice of the neighborhoods drown out strategies that are good for the overall community. Keeping a “glocal” perspective means that it is important to plan and act locally in neighborhoods while nurturing the relationships between neighborhoods and the community at large, highlighting neighborhood action strategies that result in resilient and livable communities.

### Questions to Consider

- What parts of the community are distinguishable from other areas as a result of unique development patterns, boundaries/borders, or identity? Are priorities within these areas the same as the broader City?
- How can Grosse Pointe Woods encourage community building within and between neighborhoods?

### Opportunities for an Update

The Planning Commission may wish to consider how particular neighborhoods in the City have evolved, both in terms of development patterns and boundaries, considering if any neighborhoods have priorities that may deviate from the overall goals of the City.

As demand for new and different housing types become more prevalent, regulations to ensure new development is compatible with existing neighborhood character may be needed. As Grosse Pointe Woods reviews strategies to incorporate additional housing, maintaining the historic and distinguishing characteristics of neighborhoods must also be a planning consideration.

# Age-Friendly Communities

Since the early 2000s, it has been widely recognized that, as a whole, populations are aging. In fact, the U.S. Census Bureau's 2017 National Population Projections identified 2030 as a transformative year because, that is the year by which all baby boomers will be older than age 65. This will expand the size of the older population so that 1 in every 5 residents will be retirement age.<sup>1</sup> Further, that means that within about ten years, older people will outnumber children for the first time in U.S. history.

Across the United States, communities have been planning for their aging populations. As people get older, they have different housing, transportation, safety, health and social concerns. Fortunately for communities seeking to make strategic improvements that support older residents, many of those solutions and strategies also make a positive impact on other generations as well. Making that point clear, many communities now plan for "age-friendly communities," a term that reinforces benefits to all.

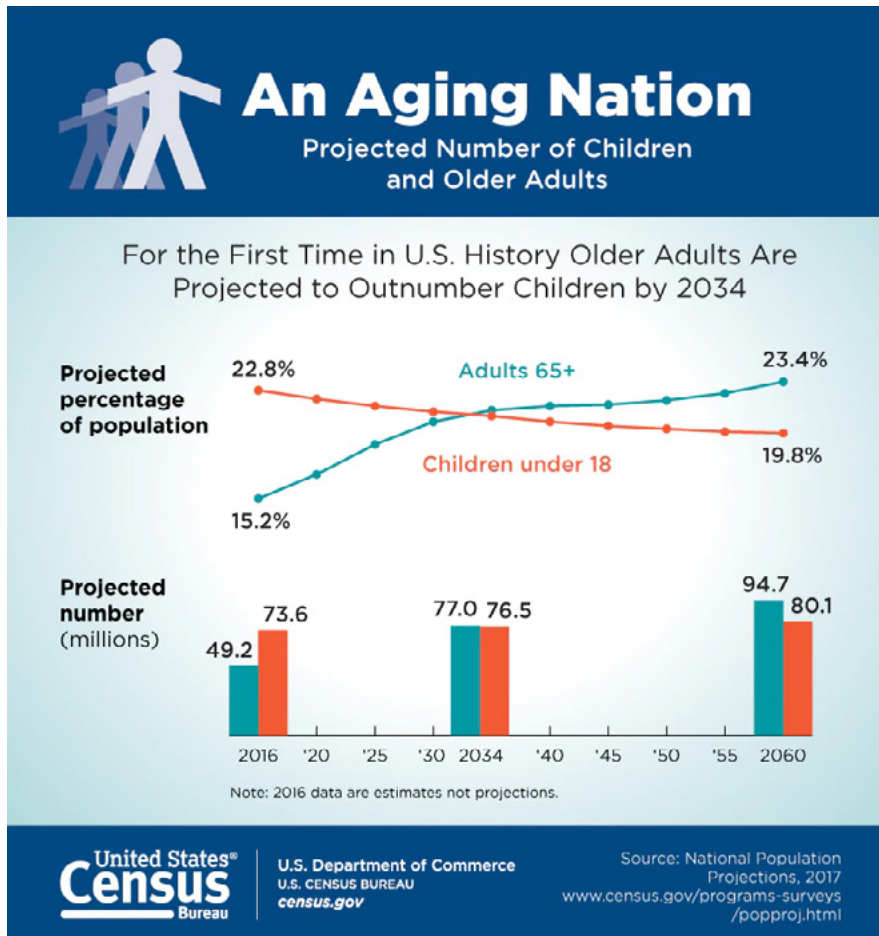
What is an age-friendly community? Simply, it is a community that is livable for people of all ages. That is the short definition of the AARP, a leading advocacy organization for the promotion of age-friendly communities. AARP is the United States affiliate of the World Health Organization's (WHO) Global Network of Age-Friendly Cities and Communities, which began in 2006. Together, these organizations promote the idea that an age-friendly community encourages active aging by optimizing opportunities for health, participation and security in order to enhance quality of life as people age.

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<sup>1</sup> "2030 Marks Important Demographic Milestones for U.S. Population," U.S. Census Bureau, March 13, 2018 (Note: Updated September 6, 2018 and October 8, 2019).

The WHO describes active aging as a lifelong process that includes the following community characteristics:

- Barrier-free buildings and streets that enhance the mobility and independence of people with disabilities, young as well as old
- Secure neighborhoods that allow children and older people to venture outside in confidence, to participate in physically active leisure and in social activities
- Families who experience less stress when older members have the community support and health services they need
- Engaged older people who participate in volunteer or paid work
- A local economy that profits from the patronage of older adult consumers
- Civic groups and others who benefit from the skills, talents, and experiences of older adults



An infographic produced by the U.S. Census Bureau.

Source: U.S. Census Bureau

### Questions to Consider

- What challenges to people with disabilities, those who are pregnant, those with small children, or the elderly, have when trying to meet daily needs? How can the built and social environment improve experiences in Grosse Pointe Woods for people of all abilities?
- How does the City’s land use currently support older adults and children are not able, or choose not, to drive?
- Are there residential opportunities for individuals at all stages of life, particularly, young families and seniors?
- Are there cultural, entertainment, and social opportunities for individuals at all stages of life in Grosse Pointe Woods?

### Opportunities for an Update

Consider how the goals, objectives, and actions will impact different age groups.

Often changes that are made to support people with disabilities are beneficial to everyone. For example, curb cuts that allow people in wheelchairs to cross the road are also helpful for people pushing strollers and those carrying heavy items. The Master Plan process update should explore ways to remove barriers to accessing places, resources, and programs throughout the City.

Housing to encourage multi-generational households and aging in place, such as granny flats or ADUs, through renovations and maintenance of historic homes may be desirable to explore.

# Complete Streets/Non-Motorized Transportation

'Complete Streets' is a term used to describe a transportation network that includes facilities for vehicles, pedestrians, cyclists, and other legal users of all ages and abilities. In 2010, Michigan passed the Complete Streets legislation to encourage and justify the development of Complete Streets in communities. At that time, Michigan's Planning Enabling Act was also amended to require master plans to address Complete Streets. Communities that adopt Complete Streets policies recognize that:

- Complete Streets provide transportation choices, allowing all people to move about their communities safely and easily.
- Complete Streets policies acknowledge the problems with current transportation facilities.
- Implementing Complete Streets strategies will make communities better places to live and work.

An important element of the Master Plan is a plan for the overall system of streets and roads in a community. This system provides for the movement of people and goods to and from places inside and outside the community. Road rights-of-way also provide places for utilities such as water lines, gas lines, sanitary and storm sewers, cable television lines, electrical power and telephone lines to co-locate, lowering the need for easements across private land. Because of these combined roads and utility function, the system of roads in a community can impact economic conditions, environmental quality, energy consumption, land development, and overall quality of life in a community.

## Questions to Consider

- What are key places throughout the community that people want or need to get to on a regular basis?
- What areas, other than Mack Avenue, are essential to improve walkability?
- Where is it unsafe to travel on foot or by bicycle?
- How can accessibility to places be improved for everyone?
- Could updating and adding facilities and infrastructure, such as bike lanes and connecting sidewalks, assist in improving connectivity to key places throughout the community? What other changes would be needed to increase access?
- The last master plan had a large focus on vehicular movement and parking availability. Should this still be a priority for the City?

Other than ongoing maintenance to keep local streets and sidewalks in good repair, there may be opportunities to further enhance the City's transportation network to better serve all users. These may include the following:

## Site Design

Minor improvements within a site can improve the usability of public non-motorized facilities such as requiring safe pedestrian connections from building entrances to street sidewalks, requiring parking facilities including bike racks and/or storage lockers along with parking for motorized vehicles and considering access management within the parking lot. All bike parking should meet the APBP guidelines (Association of Pedestrian and Bicycle Professionals).

## Access Management

Typical driveway standards require alignment or minimum offsets, as well as separation from intersections and other driveways on the same side of the street to improve safety of motorists. Additional access management techniques include limiting the number of access drives on major roads, shared drives, encouraging joint access easements and maximizing corner clearance requirements especially for intersections that require special attention.

## Collaboration

Collaboration with multiple stakeholders is another important tool for successful implementation. Indeed, with road facilities connecting with and shared by adjacent communities, it is critical to have shared visions of local transportation goals. Most of the time, the roadway jurisdiction determines the combination of outside agencies that are required to be part of the stakeholder team. Local residents, surrounding municipalities, the RCOC, Southeast Michigan Council of Governments (SEMCOG), Michigan Department of Natural Resources (MDNR), Michigan Department of Transportation (MDOT) and other local non-profit agencies such as Michigan Trails and Greenways, or Rails to Trails conservancy are the potential members of a team.

## Opportunities for an Update

The updated Master Plan should include a review of major thoroughfares and how they are used, and explore opportunities to support additional opportunities for connections, possibly for non-motorized forms of transportation. The update may also consider what barriers prevent connections from being made as well as where safety should be improved. An exploration of how improvements in the design of the built environment, education, and communication can encourage and support pedestrians may also be helpful.

# Benefits of Complete Streets & Related Strategies

## Safety



- Reduce pedestrian accidents by increasing the safety factor.
- Perceptions of the safety of non-motorized travel strongly influence decisions about alternative modes of travel for many.
- Reducing either the width or number of travel lanes (road diet) to make space for shoulder or bike paths will improve safety.



On average, a pedestrian was killed in the US every 88 minutes in traffic crashes in 2017.

## Health



- Walking or biking to school may result in reduced child obesity rates.
- Sedentary lifestyles are associated with a host of long-term health problems.
- Sidewalks, bike paths and access to transit increases level of physical activity.



Between 1989 and 2018, child obesity rates have risen dramatically, while the percentage of walking or biking to school has dropped.

## Access



- A variety of transportation options allows everyone – particularly people with disabilities and older adults – to get out and stay connected to the community.
- Designing a street to accommodate those with mobility challenges may reduce overall pedestrian risk.



54% of older American living in inhospitable neighborhoods say they would walk and ride more often if things improved.

## Environment



- Our dependence on the automobile increases air and water pollution resulting from motor vehicles and the impervious surfaces of roads.
- Studies have shown that 5 to 10 percent of urban automobile trips can reasonably be shifted to non-motorized transport.



Carbon-dioxide emissions can be reduced by 20 pounds per day or more than 4,800 pounds in a year per each commuter by using transit instead of driving.

## Economy



- Increase consumer activity by redesigning residential and local business districts with traffic calming measures.
- Implementing Complete Streets has proven to be an effective placemaking strategy for economic development and community revitalization.



Nearly 40 percent of merchants reported increase in sales, and 60 percent more area residents shopping locally due to reduced travel time and convenience associated with Complete Streets strategies.

# Economic & Downtown/Main Street Development

Great communities need to put their best foot forward to attract the kind of economic development that maintains or improves their quality of life.

Studies have found that local spending helps the local economy more than spending that comes from outside the community. This is because spending at local businesses has a higher recirculation rate than spending outside of the community does. Money spent at local businesses is then spent on other local goods and services, creating a more significant impact than when money is spent in other communities. One study conducted in 2004 found that for every \$100 spent at a local business, approximately \$68 stayed in the local economy. When the same amount was spent at a big box store, only about \$43 stayed in the local economy (The Andersonville Study of Retail Economics).

## Next Steps: Tools for Economic Development

Master Plans create the vision; it is the “next steps” that make them relevant and successful. These next steps could include an up-to-date zoning ordinance, creative incentives, and an efficient and effective site plan review process that moves the community vision forward day-by-day. Specific strategies to enable these tools to be more effective for the community may be explored further during the development of the Implementation Plan of the Master Plan.

**Zoning Ordinance.** Create a zoning ordinance that is well-organized and easy to understand can help developers know what to expect and what is expected of them. This should help the development review process go more smoothly and quickly, saving developers time and money and encouraging them to consider Grosse Pointe Woods as a good place to do business.

**Incentive Tools for Development.** Assess where economic development is needed and develop incentive tools that encourage that development. Examples include brownfield redevelopment authorities, downtown development authorities, business improvement districts, etc.

**Site Plan Review Process.** Create a clear, concise, predictable review process. Similar to having a clear zoning ordinance, this helps developers feel supported and get help on their projects when needed.

## 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.

## Key Elements of a Successful Downtown or Main Street

- A pedestrian-friendly atmosphere
- Mixed uses that work together
- Being a recognizable center of community life
- Connectivity to other parts of the community
- Coordinated programs and events

Creating a continuous “streetwall” that engages pedestrians and entices them to continue to other destinations can make or break a downtown. Sidewalks buffered from vehicular traffic, awnings and trees protecting pedestrians from the elements, and storefront windows that showcase the establishment can be a pull for people frequenting the downtown. Bringing residents and ensuring connectivity on a day-to-day basis are vital to thriving downtowns.

Current trends such as a shift to remote work due to the COVID-19 pandemic, rising internet sales has led to a decline in commercial and office demand. Commercial developments which are anchored by residential uses have demonstrated success in maintaining occupancy. Mixed use developments often include greater density housing types with neighborhood-scale commercial goods and services to serve the residents therein and could be an appropriate option along Mack Avenue. Mixed-use developments are particularly amenable to the needs of seniors and children who often do not drive, by providing increased accessibility and opportunities for walkability that are not present in other areas of the City, further away from Mack Avenue. These developments could result in enhanced mobility outcomes and greater independence to meet other trends like an aging population and housing supply shortages.

## Questions to Consider

- What new types of businesses would be of interest to residents and visitors?
- How can these businesses be recruited and attracted to Grosse Pointe Woods? What infrastructure or programs, if any, would serve as an incentive to new business owners in the City?

## Economic Indicators of Development

Economic development has the potential to change communities in various ways. Here are a few indicators that could arise with a strategic economic development action:

- More direct jobs
- More indirect (spinoff) jobs
- Higher paying jobs
- Higher quality jobs
- Expanded public infrastructure (roads, water, sewer)
- Expanded public services (fire, police, parks, library)
- Expanded “broadband” and technological connectivity
- Higher school enrollments
- Higher property values
- Greater tax revenues
- Greater diversity in people
- Greater restaurant, retail, and entertainment options
- Existing local small business growth (like grocery stores, hardware stores, etc.)
- Focused and planned residential and commercial development

## Opportunities for an Update

Having a vibrant business corridor has been noted as one of the main areas for improvement in Grosse Pointe Woods. The master plan should focus on short and long-term strategies to attract and retain new businesses.

# Arts, Culture, & Identity

The earliest human experiences include expressions of art and the creation of cultures that define a group of people. There is no one definition of art; expressions of art include the visual, such as painting, drawing, photography or sculpture, as well as the performed, such as music, theater, dance and film. Art includes the spectrum from the written word and storytelling to animation and textiles. It includes industrial design, architecture and graphic design industries. The definition of “culture” is “all that is fabricated, endowed, designed, articulated, conceived or directed by human beings, as opposed to what is given in nature. Culture includes both material elements (buildings, artifacts, etc.) and immaterial ones (ideology, value systems, languages).”<sup>1</sup>

According to the American Planning Association (APA), planners in the past have used art and culture as a “community revitalization tool,” but today, there is recognition that arts and cultural opportunities have tremendous potential to contribute to broader social, economic, and environmental aspects of community life.<sup>2</sup> The APA states that arts and culture provide a medium to:

- Preserve, celebrate, challenge, and invent community identity;
- Engage participation in civic life;
- Inform, educate, and learn from diverse audiences; and
- Communicate across demographic and socioeconomic lines.

<sup>1</sup> United States Department of Art and Culture (2018). Art & Well-Being: Toward a Culture of Health: Arlene Goldbard.

<sup>2</sup> American Planning Association (2011). The Role of Arts and Culture in Planning Practice (Briefing Papers), p. 4.

## Health and Wellbeing

Over the past several years, studies throughout the world have shown the value of arts and culture on individual and community health. In a 2018 report, the United States Department of Art and Culture (USDAC), a non-governmental grassroots action organization, cites several of these studies that include wide-ranging data to support the power of art on health and wellness. The report concludes, “we understand human connection, meaning-making, creativity, and purpose as key contributions to individual and collective well-being and therefore as powerful modes of prevention.”<sup>3</sup> The report concludes with the following findings:

The arts can help keep us well, aid our recovery and support longer lives better lived.

The arts can help meet major challenges facing health and social care: aging, long-term conditions, loneliness and mental health.

The arts can help save money in the health service and social care.

<sup>3</sup> United States Department of Art and Culture (2018).

Arts & cultural activities – vast and innumerable – support individual health and wellbeing, promote community identity through placemaking and catalyze economic development.

The City of Fort Wayne’s Art Master Plan, Art for All, notes that “public art provides the intersection between our past, present, and future, and also has the power to transform a city because neighborhoods gain social, economic, and cultural value through public art.” The plan identifies the value art brings to a community:

- **Economic Value:** Enhancing the identity and character of (the community) through public art directly supports cultural tourism and economic development strategies, which can attract and retain residents.
- **Social Value:** When people see themselves reflected in their civic spaces, they have a sense of attachment that allows them to feel ownership and respect.
- **Cultural Value:** Public art has the power to create uniqueness through the reflection of the local history and culture, which gives communities a sense of place and identity. Public art provides a visual mechanism for understanding other cultures and perspectives, creating social cohesion and encouraging civic engagement. Through the reinforcement of culture, public art acts as a catalyst for unity and social engagement.



## Economic Impact of Arts and Culture

The nonprofit organization Americans for the Art provides research data on the impact of arts and culture in communities. Their 2018 report on the economic impact of the arts (supported by the US Bureau of Economic Analysis) found that nonprofit arts and culture industries generated \$166.3 billion in total economic activity and supported 4.6 million jobs in 2015. The report notes that findings show that the arts are an “industry that supports jobs, generates government revenue and is a cornerstone of tourism.”

The economic impacts are substantial in Michigan. In 2017, the arts and culture industries added 2.8% or \$13.9 billion to the state’s economy and employed 121,330 workers (about 3% of Michigan’s employment). These workers earned wages and benefits totaling over \$7.6 billion.



## Placemaking

Placemaking means intentionally creating quality places that people seek out to live, work and play. It is a process of creating and nurturing quality places that have a strong sense of place. As it becomes increasingly easier to live and work anywhere, people will choose quality places that are:

- Safe
- Connected
- Welcoming
- Conducive to authentic experiences
- Accessible; people can easily circulate within and to and from these locations
- Comfortable; they address cleanliness, character, and charm
- Sociable; they have a physical fabric that encourages people to connect with one another
- Able to promote and facilitate civic engagement.<sup>4</sup>

Because authenticity is a critical component of placemaking, arts and culture unique to a community are key ingredients in creating quality places. The Kresge Foundation is a strong advocate for placemaking in communities and focuses on the role that art and culture play. They establish the following guiding premises:<sup>5</sup>

- Creativity, aesthetic expression and the impulse to create meaning are evidence of our humanity and serve as community assets from which to build.
- Participation in arts and culture takes many forms and occurs in a wide range of venues—parks, community centers, churches and public spaces. People attend art events and buy art. But they also make, teach, learn and support arts and culture in myriad ways, from the amateur to professional realms.
- Our societal tendency is to focus on art products, but it is also imperative to recognize and appreciate the creative process. Process can be as important as, or in some cases, more important than art product.
- Artists have many kinds of relationships with communities, often helping people find their voice and expression or lending a different perspective when framing or devising solutions to community issues.
- Arts-and-culture activity is intrinsically important and contributes to a wide range of community dynamics, conditions and issues.
- Arts-and-culture activity in communities relies on supports inside and outside of the cultural sector.

<sup>4</sup> Steuteville, R. (2014) “Four Types of Placemaking,” Congress for the New Urbanism <https://www.cnu.org/publicsquare/four-types-placemaking>

<sup>5</sup> The Kresge Foundation (2018). Creative Placemaking and Expansion of Opportunities: Observations and Reflections: Jackson, Maria Rosario, Ph.D.

## Community Identity

Community identity is an important element of a place. It helps people feel connected to the spatial and physical elements, as well as the other people there. The most evident factor in creating and maintaining a place's identity is appearance. The physical attributes of places may be the only impression people have of the community. Components of community identity, such as banners, particular sidewalk markings, or gateways can help people identify the boundaries of a specific area and connect that to specific events, experiences, or people. Other strategies for creating community identity include events (particularly if they are on a regular basis), activation of vacant and public spaces, pop-up events, and pop-up businesses. All of these could be useful strategies to employ along Mack Avenue. Collaboration with business owners would be helpful in creating this sense of identity and drawing people into the area to enjoy what the businesses have to offer. Below are some examples of communities that have used some of these strategies to bring people together and enhance a sense of place.



**Banners** placed on light posts are used in many communities to mark significant areas such as downtowns or special districts. Often these banners change throughout the year with the various seasons. The City features banners on some light posts along Mack Avenue.

**Signage**, including things like wayfinding signs, can also identify an area and help people orient to other amenities in the community. Wayfinding signs could help people navigate to the City Hall Complex.

**Gateways** which are more prominent and mark the boundaries of Grosse Pointe Woods could welcome and draw people to the area.

**Sidewalk markings and art** installations, similar to banners, can help identify the boundaries of a specific area, serve as landmarks for wayfinding, draw people's interest, and provide a sense of cohesion and identify in the area. Typical streetscape elements, such as crosswalks, can be tailored to the community, such as the city of Detroit's Paint the Street program, which allows community groups to paint street murals or crosswalks on residential (local) streets.

### What are gateways?

- Gateways announce a point of arrival
- They can be located on public or private property (or combination)
- They can orient people arriving by vehicle or on foot/bicycle

### Why are gateways important?

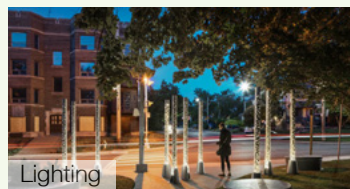
- Reinforce community identity
- Create anticipation for what is ahead
- Provide a sense of place



Art



Buildings



Lighting



Banners



Landscaping



Streets/Pavement



Bridges

**Sidewalk amenities** make an area colorful, inviting, and active, encouraging people to stay longer along the path by providing things for them to do. Nine Mile Road in Oak Park has a well-maintained sidewalk that is lined with art, fit stations for exercise, children's play equipment, and bench swings. Adding similar amenities, even if they are small or few, could enhance Mack Avenue and encourage people to visit and stay.

**Activation of vacant/public spaces** can contribute to an engaging street. These spaces can be used for display of art, landscaping, passive and active areas for pedestrians, outdoor dining, and more. This strategy has been very successful within Detroit neighborhoods, with vacant lots hosting farmers markets and art fairs, pop-up events, movies in the park, fitness classes, live music, and more.

**Events**, especially those that occur on a weekly, annual or other regular basis, give community members something to look forward to. Simple events such as live music, a sidewalk sale by retailers, or an annual festival can draw new faces to a place and give previous visitors a reason to return. City Hall hosts events like Music on the Lawn that draw patrons to the area. Similar activities could also bring people to the area and encourage them to check out local businesses.

**Pop-up events** such as farmers markets or other local vendor fairs, can help local entrepreneurs test their products in the area without having to commit to a brick-and-mortar building full time. The Pop Up Shop on Livernois Avenue in Detroit hosts pop-up events and businesses. The building can be rented for personal events, or for those looking to sell goods or services for a short amount of time. Event tables, cabinets, chairs, high tops, and a prep kitchen are available to those using the space, making it versatile.

## Questions to Consider

- Where do Grosse Pointe Woods residents go to enjoy, experience, and learn about arts and culture? How can cultural assets and organizations like the Grosse Pointe Art Center and The Knotted Needle help to enhance the community experience?
- How does the City incorporate placemaking into its public and private spaces? What assets should be highlighted to help generate community pride and distinguish Grosse Pointe Woods from its neighbors?
- What makes Grosse Pointe Woods Grosse Pointe Woods? How can those things be accentuated or articulated (art, banners, etc.) and incorporated into City communications and programming?
- What spaces are used as community gathering spaces and how can they better foster community?

Wallon Lake has incorporated pop-up shops in a space between permanent structures. These shops provide a seasonal location for shopping, and they can serve as an incubator to local entrepreneurs (see Chesterfield Master Plan, pg. 70). In Grosse Pointe Woods, pop up shops and events could be located in the space between permanent structures, or in one of the existing buildings as shared community space.

## Civic Identity

Creating and nurturing civic identity is critical for effective and efficient local governance. Civic identity can instill pride in residents that encourages them to vote in local elections as well as participate as City board/commission members. A solid, recognizable civic identity works with community character to support economic development—both for business attraction and retention. It can also support local institutions who may rely on people from outside the community to understand where they operate.

### Ways to develop and promote civic identity

- Strong downtowns/Downtown Development Associations/ Local First campaigns
- Gathering places, civic squares
- Chamber of Commerce
- Public art
- Gateways
- Consistent signage, decoration, and wayfinding
- Community events such as Restaurant Week, Local Business week, holiday events, Art Hop, Womens' Night Out
- Neighborhood organizations
- Community volunteer organizations

## Opportunities for an Update

Efforts to strengthen the Mack Avenue corridor should consider the value that arts and culture can have. The City should review existing assets and identify strategies to enhance existing assets, and develop new opportunities for residents and visitors to experience arts and culture.

The Master Plan update process is an opportunity for communities to reimagine what they could be in 10-15 years. This reimagining can include intangible things such as community identity. Putting thought into how the community wants to portray itself and how it will go about doing so, both for its residents and visitors, is an important discussion that touches the other master plan goals and action items.

# Sustainability & Resiliency

It is becoming critical to include concepts of resiliency and sustainability into land use plans. Though they are related, resiliency 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.

Michigan is affected by our changing climate in many ways, some of which may seem counterintuitive. For instance, as average annual temperatures rise, the chance of prolonged deep freezes such as those experienced in the 2013-2014 and 2014-2015 winters may increase, as warming elsewhere on the planet destabilizes the jet stream, allowing Arctic air that would normally be trapped further north to descend into the Upper Midwest.

A changing climate has far-reaching implications for Michigan's agricultural and tourism economies, waterfront development, and communities with older stormwater management infrastructure. Within the last decade, the local area has experienced multiple heavy rain events that have led to property damage and decreased mobility and must anticipate that more flooding will occur in the future, damaging property, impairing access to parts of the City, and creating financial distress for local residents and businesses.

Resilient communities are not only preparing for weather and climate-related shocks, but are also preparing for economic and health shocks as well. In 2020, we saw the impacts of a global pandemic on local community health, education, recreation, commerce, technology and social connectivity. These impacts touched everyone's lives in big and small ways and may have lasting impacts in our communities.

Planning for resiliency must consider that some threats are ongoing, persistent stresses, while others are sudden shocks, single events that disrupt the day-to-day functioning of the community.

## Effects of Climate Change

Climate change is not merely a future threat; changes in the local climate have already been recorded in places around the world, and Michigan is no exception. For instance, according to data from the National Oceanic and Atmospheric Administration, average temperatures in the Great Lakes region rose 2.3 degrees Fahrenheit from 1951 to 2017, extending the frost free season by 16 days, while total annual precipitation increased 14 percent and the number of heavy precipitation events rose 35 percent. By 2070, average temperatures in southern Michigan are expected to rise an additional 4 degrees, and the annual number of days above 95 degrees will correspondingly rise by between 5 and 10. Communities will experience between 25 and 35 fewer nights below freezing, and average annual ice cover on the lakes will continue to decline.

As the frequency and intensity of severe weather events continues to increase, communities will experience economic disruption. For instance, while the frost-free season has nominally increased, farmers in many of Michigan's agricultural communities have not benefited in recent years due to abnormally late frosts (such as those in mid-May, 2020) or heavy rain events, which have damaged early crops or delayed planting of late crops. Rising temperatures and more very hot days may effect the timing of summer festivals and tourism.

As part of long-range planning, communities should understand, anticipate and plan for the local effects of regional climate trends. These include:

**Precipitation.** According to the National Oceanic and Atmospheric Association, average annual precipitation in the Great Lakes region is expected to increase over the next several decades. While the change may seem small, projections indicate that the average rise will be driven by an increase in heavy precipitation days, and that there will also be a modest increase in the number of consecutive dry days each year. In other words, rainfall is expected to become more concentrated in heavy storms.

**Temperature.** Average temperatures in the Great Lakes region have increased and will continue to increase well into the future, even if greenhouse gas emissions are sharply reduced soon; if emissions are not curbed, the increase will be greater. The region will likely see about a 4.5-degree rise in average temperatures over the next several decades, with more than 30 additional days over 90 degrees and more than 10 additional days over 95 degrees. The area is expected to see at least 30 fewer nights below 32 degrees by 2070.

Carbon dioxide is one of the most prevalent and damaging greenhouse gases that contributes to global warming. Trees naturally absorb carbon dioxide and release oxygen, intercepting that carbon dioxide before it enters the atmosphere. Trees can help mitigate against extreme temperatures and reduce energy needs by providing shade that can help reduce the energy needed to cool a building during the summer and can help reduce the heat island effect. Likewise, trees can buffer harsh winds, saving energy on heating buildings in the winter.

## Addressing Resiliency & Identifying Vulnerable Populations

Resilient communities anticipate likely shocks, understand trends in stressors, and prepare for potential worst case scenarios. Understanding where a community is physically most vulnerable to specific events, and understanding which members of the community are likely to be most vulnerable in each case is key to effective planning. This section discusses in general terms what the community may expect in the future and what might be done to prepare for it; this plan recommends the development of a community resiliency plan.

Though an entire community will be affected by a major event such as a severe storm, flood, or long power outage, certain segments of the population are more vulnerable to the effects of such events, and in some cases are also more likely to live in locations that are more likely to be severely affected.

Public health emergencies. The Covid-19 pandemic brought with it unprecedented economic disruption, forced short-term changes in social habits, destroyed numerous small businesses, and led to a very large increase in unemployment in a very short time period. Planning for public health emergencies needs to consider the many dimensions of the social fabric that are heavily impacted, including the availability of medical services, government's ability to continue functioning under quarantines or stay-at-home orders, and the locations and numbers of vulnerable populations. Local police, fire, and ambulance services may be particularly taxed in a future public health emergency.

Though the most vulnerable populations will vary based on the specific event, certain population segments warrant special attention even in a general analysis:

- Low-income households
- Elderly
- Disabled
- Children

Low-income households may lack the financial resources to support quick recovery after a disaster or to prepare effectively for likely future events. The elderly and disabled may similarly lack financial resources and mobility, and may be more socially isolated than other groups. Especially in extreme heat events, the elderly and very young children are much more likely to be badly affected, including to the point of hospitalization, than the general population.

## Planning Ahead

Sustainability and resiliency planning helps create a more equitable and inclusive community where people want to live, work, and play. Future planning should include: further refining sustainability and resiliency in the context of the City determining areas of focus and goals, gathering baseline data related to focus areas, and setting up systems to monitor, collect, record, and analyze data.

Moving forward, planning efforts should include a public outreach process in two basic parts: education and input. Education includes making community members aware of potential threats and the process of planning for them, with an emphasis on outreach to the most vulnerable members of the community. The input process should offer the opportunity for residents and other stakeholders such as City staff, commercial property owners and business owners to engage in detailed, focused conversations regarding resiliency planning issues.

## Questions to Consider

- What potential future threats could impact the City?
- What places, based on structures or people that are there, are likely to be most negatively impacted by a severe weather, man-made disaster, health hazard, or other threat?
- How can Grosse Pointe Woods plan to protect and preserve community health and prosperity for future generations? Consider economic, public health, and environmental threats.
- What systems and resources are currently in place to support residents if a crisis were to occur? How can the resources and amenities currently existing in Grosse Pointe Woods contribute to resiliency in the face of a disaster?

## Opportunities for an Update

The Master Plan update process is also an opportunity to think about events that could possibly impact the city negatively, and how to mitigate and prepare for such events.

Since most of the land within Grosse Pointe Woods is developed, specific recommendations for how the City can better prepare for severe weather events through green infrastructure and limitations on impervious cover may be important.

Since the 2006 Master Plan was adopted, a national focus on climate protection and carbon output reduction has leveraged new advancements in energy and transportation systems. As non-renewable energy sources and electric vehicle technologies become more prevalent, consider the effect these technologies may have on the built environment.

# Summary of Public Input

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# Summary of Public Input

Feedback and input from all stakeholders - residents, business owners, staff, and others - is an important consideration in developing master plan goals. Public feedback often helps prioritize issues, sometimes bringing awareness to issues that had not previously been included or emphasized in planning conversations. It also helps identify solutions, and can determine which are most likely to be successful if they were to be implemented.

The Planning Commission hosted an open house to gain feedback and insights to direct the upcoming master plan work. There were approximately 150 people in attendance at the in-person event on October 23, 2023 and an online open house was held through November 6 where 42 people responded to questions posed and 259 people viewed the page. Residents from both options were represented from throughout the City, although those in the far northwest corner either did not provide their home residence or did not participate. Most respondents are residents, but 9 identified themselves as business owners. Almost one-third (31%) of respondents are 65-74 years old, and 23% are 35-54 years old. Most respondents (78%) intend to live in the city for at least the next decade, with 57% indicating that they plan to live here for at least twenty more years. Below is a summary of the findings from both the in-person and online open houses. The actual responses and counts can be found in the [Appendix](#).

## People love living in Grosse Pointe Woods, and the safe, quiet community with many amenities that are offered.

Many people noted that they have lived in the City for many years, and plan to continue to live in there. The parks, especially Lakefront Park, and the amenities there such as the pool and courts were noted multiple times as unique assets and things that keep people there. Beautiful, well-maintained homes and neighborhoods that contribute to a small town family atmosphere were also noted as draws and reasons people have stayed in the City. Walkability and access to daily needs were also frequently cited characteristics that people love about the community, as well as its proximity and ease of access to Detroit. Generally, people noted quality public services, particularly public safety and public works, and emphasized the importance of having functioning basic infrastructure over other amenities.

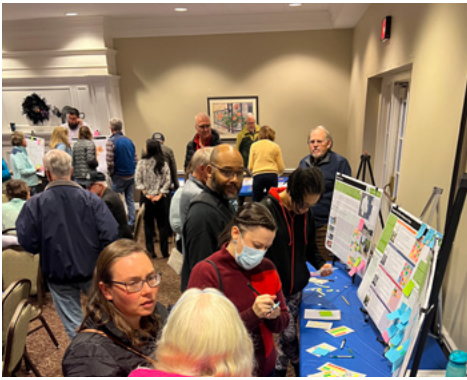
## Improving Mack Avenue to be a vibrant, thriving corridor is a priority for residents.

Open house attendees indicated that residents appreciate the proximity and access to a commercial corridor to meet their everyday needs and that they see opportunities for Mack Avenue to be improved. Aesthetic improvements, including façade improvements, landscaping in the medians and right-of-ways, adding sidewalk amenities, and creating a uniform look for the corridor businesses were suggested. Overall a greater mix of amenities is desired; fewer salons and urgent cares and a greater diversity of restaurants, boutiques, retail, and entertainment venues is wanted. Local businesses serving residents from the surrounding neighborhoods was indicated as ideal, with 98% of respondents favoring these or a mix of local and national chains over solely big-box stores. The idea of anchoring parts of the corridor as neighborhood hubs was generally positively received, and corresponds with the desire for the corridor to be accessible via foot, bike, and transit and be accommodating to these modes of travel. The desired amenities at each of the hubs was a little different for each, indicating different needs of those living in neighborhoods adjacent or near the hub compared to those of the entire city and the opportunity to support neighborhood character and desires while also improving the corridor. Further exploration and implementation of these opportunities for improvement are supported by the community.



Attendees at the October 23, 2023 open house.





Attendees at the October 23, 2023 open house.

### **There are many aspects of the challenges with parking, but adding more parking on Mack may not be the best solution.**

When asked if overflow parking on side streets is a problem, only 13% of respondents said yes, with an additional 41% indicating that it was sometimes a problem. Many problems with parking on Mack Avenue were cited, including concerns for safety getting in and out of the car, not having a parking app and needing change to pay for parking, and reduced street maintenance such as plowing and sweeping due to cars parked along Mack all day. Eliminating parking fees or making it easier to pay for through an annual pass or parking app was suggested many times. Others noted that the existing parking lots are never full, indicating that there are already enough parking spots and the space would be better used as a bike lane to reduce the need for parking. All respondents who answered the question about what type of transportation they would like to see along Mack Avenue indicated a trolley was desirable. There were other calls to simply invest in public transit and improve bus stops, as well as to allow golf carts throughout the community to reduce the number of cars on Mack Avenue.

### **Single-family homes are the predominantly desired housing type, but mixed use along Mack is also of interest.**

Single-family homes was selected as the type of housing respondents desire throughout their life, as new residents, and later in life. Attached townhouses/condos and cottage courts were the second and third most selected options. Along Mack Avenue, mixed-use buildings with residential units above first floor commercial uses are of interest, with particular interest for this use at the Mack and Cook intersection. Comments called for housing for an aging population and supports to age in place with condos and senior homes specified as needed and desirable. Generally, respondents were not in favor of adding multiple family options to the housing stock. Homeownership for all residents is desirable, although the cost of housing and high property taxes were identified as challenges. Maintenance of homes, and recognition and celebration of historic homes, were noted as areas to improve the existing housing options.

### **Pedestrian and cyclist safety a top safety concerns in the City.**

Many of the comments received focused on issues and solutions to safety for those not traveling in vehicles. A mapping exercise identified areas throughout the City where crosswalks are needed, sidewalks should be repaired, speeds reduced, and visibility is problematic. High speeds on Mack, cars not yielding to pedestrians nor stopping before the intersection, and cars parked in places that reduce visibility when turning were all noted as challenges for pedestrians. A lack of bike infrastructure and poor road conditions were identified as deterrents for bicyclists. With 76% of respondents indicating that they are interested but either a cautious or concerned rider, a shared use path or a buffered bike lane will be needed for these cyclists to feel comfortable riding their bike. The City should consider how to improve pedestrian and cyclist safety, particularly along the major corridors, as part of its master plan discussions.

### **Finding ways to attract new families while maintaining the character of the community is seen as a necessary challenge.**

Respondents are cognizant of the need to bring in new families, but also appreciate the small, quiet, bedroom community feel that the City has. It was noted that the City has many things that would attract families, such as parks, libraries, programming for young children, and the safety of the community. Concerns about the quality of the public school, and what it could mean for families coming to or staying in the City, were raised. Signature landscaping, street/pavement updates, and art were the most desirable gateway elements that could help mark that one has entered the City, create a sense of place and pride, and distinguish Grosse Pointe Woods from its neighbors. Programming for teens and young adults, or adults without children, was noted as a gap that could be filled to attract more residents and build community.

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# Draft Goals and Objectives

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# Draft Goals and Objectives

Goals are the general guidelines that explain what the community wants to achieve. Goals are usually long term and represent global visions. Goals define the “what”, “why”, and “where” but not the “how”. From the goals, milestones that mark progress in achieving the goals can be identified. These are called objectives, and are measurable. Objectives are further broken down into action items that are more specific and define the steps to accomplish objectives and achieve the identified goals. Goal creation is the first step in making the vision for the future a reality by defining the direction the community is heading in.

## Development of Draft Goals and Objectives

The Planning Commission began to discuss the goals for this plan at a special meeting in July 2023. At that meeting, commissioners reviewed the goals from the previous 2006 plan. The review focused on the relevance of goals now, suggestions for consolidation and clarification of goals, and suggestions for additional goals to align with the vision from the joint visioning session and to address challenges identified. The following goals (in bold) and objectives were drafted:

- **Provide a range of housing choices for all ages, abilities, and incomes.**
  - » Encourage the development of new, high-quality senior housing opportunities, such as attached condominiums, multi-family or assisted living complexes, cottage court homes, or accessory dwelling units (ADUs).
  - » Encourage a mix of residential housing styles (one-floor living, family-sized homes, etc.) while maintaining neighborhood integrity and design compatibility.
  - » Explore options for adding more housing units while maintaining the character of residential neighborhoods such as ADUs and missing middle housing.
  - » Consider ways to support housing independence for those of all abilities.
  - » Maintain water, sewer, and utility infrastructure to meet the needs of residents.
  - » Create new opportunities to live along or near Mack Avenue.
- **Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.**
  - » Encourage the strategic development of commercial businesses along Mack Avenue that primarily offer the types of goods and services used by local residents.
  - » Maintain the aesthetic appearance of Mack Avenue.
  - » Attract people to visit and spend time in the corridor.
  - » Encourage a mix of commercial and residential uses within the Mack Avenue Corridor.
  - » Promote a safe and attractive environment for walking and shopping.
  - » Improve the appearance of the alleys running parallel to Mack Avenue.
  - » Improve the development review process for businesses, property owners and developers.
- **Enhance the entire transportation network to provide safe, convenient, and accessible transportation choices.**
  - » Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the City’s residential neighborhoods
  - » Provide linkages for various modes of transportation to the City’s commercial districts.
  - » Encourage through traffic to bypass residential neighborhoods.
  - » Improve safety, comfort and convenience for non-motorized transportation.
  - » Promote sufficient, accessible and attractive parking along or adjacent to Mack Avenue.
  - » Prepare for micro-mobility, electric vehicles, autonomous vehicles, and other new transportation technologies.

- **Strengthen sense of place, identity, and character throughout the City and its neighborhoods.**
  - » Strengthen and enhance the character of existing neighborhoods, with quality parks, commercial areas, public services, and schools.
  - » Offset negative impacts of commercial activities (e.g., noise, light, traffic, etc.) on residential areas with well-designed buffers and transitions.
  - » Promote neighborhood identity
  - » Promote redevelopment or remodeling of single-family homes that harmoniously blend in with the surrounding neighborhood.
  - » Maintain quality building materials and design throughout the City.
  - » Identify, preserve and enhance the culturally significant sites in the City.
- **Promote resiliency to create a more equitable and inclusive community.**
  - » Promote the City as an attractive community for all.
  - » Increase healthy tree canopy throughout the City.
  - » Increase resident participation in community events and decisions.
  - » Prepare for severe weather events, flooding, and other environmental threats.
  - » Collaborate and coordinate with surrounding communities to enhance services provided to residents
  - » Ensure the City's Master Plan and Zoning Ordinance continue to reflect the community's vision and needs.
  - » Support a variety of work environments, including home-based businesses and co-working spaces.



## Conclusion

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This report provided a summary of the activities that were completed and their findings during the first phase of the Grosse Pointe Woods Master Plan update. A review of existing conditions and previous planning efforts, a summary of the visioning session among community leaders and feedback from the community was discussed. This report sets the stage for finalizing goals to guide policy and decision making to help the City move towards its vision for the future, and creating an action plan to achieve those goals. The resulting Master Plan will be informed by both the community input and the work of the Planning Commission included in this report.

Appendix

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Community Feedback

This section provides counts (frequencies) of how questions were answered and direct quotes from the online and in-person open house held in the Fall of 2023. Items are grouped as applicable and it is noted where comments were agreed with or disagreed with by other respondents.

## Welcome to the Open House

Where do you live? Place a dot on the map below.



Data Sources: Parks and Buildings: SEMCOG. Facilities Zoning: Grosse Pointe Woods. Roads: MGF v17a. ©2023 Giffels Webster.



**What is the best community you have ever lived in or visited? What did you like about it?**

- Ann Arbor, MI – cradle to grave appeal
- Ann Arbor, MI – trees, walkable downtown, restaurants, coffee shops, specialty stores, vibrant social events
- Ferndale, MI – dense walkable neighborhoods, restaurants, bars, activities within walking distance, pro-public transit and multimodal
- Grand Haven, MI – Welcoming, lower water and utility rates, no parking meters – no searching for nickels and dimes, a range of housing to accommodate different income levels
- Grosse Pointe Woods – 60 year resident
- Grosse Pointe Woods 20 years ago!
- Royal Oak, MI and Salie, MI – tree-lined streets with mature trees, public transit, and “cool” events for adults/young people – not just kids
- Auckland, New Zealand – it’s emphasis on healthy environment, the waterfront, etc. for a healthy new style lifestyle!
- Austin, TX – Bike paths, walkable, transit system
- Charleston, SC – food, events, walkable
- Cranston, RI – beautiful front yard gardens, walkable
- Durham, NC – great food (local restaurants, not huge chains) and sense of unique community culture
- Fort Collins, CO or Boulder, CO
- Woodinville, WA – attractive to younger people, events (concerts, wine and beer tasting), walking distance to taverns, wide variety of food, safe, no homeless

**What describes your role in relation to the City? You may place a dot in any category that applies.**

- Resident – 118 responses
- Business Owner – 9 responses
- Worker – 2 responses
- Other – 1 response

**How many more years do you plan to live in Grosse Pointe Woods?**

- Less than 5 years – 7 responses
- 5 to 10 years – 20 responses
- 11 to 15 years – 15 responses
- 16 to 20 years – 10 responses
- Over 20 years – 68 responses
- I’m not currently a Grosse Pointe Woods resident – 3 responses

**What is your age group?**

- Under 18 – 5 responses
- 18-34 years old – 15 responses
- 35-54 years old – 32 responses
- 55-64 years old – 30 responses
- 65-74 years old – 42 responses
- 75+ - 13 responses

### What does your household look like?

- Two adults and one or more children under 18 – 17 responses
- One adult and one or more children under 18 – 5 responses
- More than two adults and one or more children under 18 – 0 responses
- Two adults, no children under 18 – 44 responses
- One adult, no children under 18 – 27 responses
- More than two children, no children under 18 – 9 responses
- Three adults – 6 responses

### What are the City's unique assets? (from online open-house)

- Mack Avenue businesses, Lakefront Park, Ghesquire Park, Engaged, high-quality school system
- Lake Front park as well as all the other parks , mack ave. business's , Lochmoor country club ,many beautiful well maintained homes , and the many trees in our community are great assets. Please fix the many embarrassing poorly maintained roads , this is one of the Basic important duties of a city government , do this then do additional things as desired
- Lakefront Park is Gem (marina, tennis courts, and especially the pool.
- Lakefront Park is a gem and recent additions (putt-putt) have been appreciated. The dog park at Lakefront Park is dismal and under utilized. There's an area behind the rear entrance at Ghesquiere's ball diamond that could be enclosed. Ask for donations to bring in climbing toys and water for dogs. Supply bags to keep it tidy.
- The greatest assets in the Woods are the Parks, and the walkability. Add restaurants and shops=bonus. However, Mack Avenue is like a racetrack. Reduce the speed limit to 25mph! You know vehicles travel five over without concern of being cited for speeding. This would benefit residents as well as businesses for safety, sight and parking . GPP has 25mph limit on Mack! Please reduce the Mack Avenue thoroughfare speed.
- Hi, my family and I love our city lake front park but the play scape is pretty dated, there is a sign from 1995. A new play scape and maybe more activities for toddlers would be great
- The Lake Front Park and Pool is one of the best things about GPW, and its presence as a place for swimming lessons greatly increases public safety in an area with so much lake coastline. It has been my favorite place for my whole life growing up here, but it seems like less resources are being devoted to it as time goes on. In recent summers, the pool hours have been reduced and there haven't been any late-night swim events, so the beautiful underwater lights never get used anymore. The standing clock on the pool deck was taken down and the one hanging on the bathhouse wall is difficult to see and frequently out of battery. The showers were changed to a push model presumably to save on water costs, but their temperature is highly inconsistent to the point that they are unusable when scalding or frigid. I've heard there are plans to add a splash pad, which is great news. Please include the park and pool as an important focus in the city's Master Plan! (1 note of agreement)
- We raised our three kids here. We sent our kids to both public and private schools which were all excellent. We have taken advantage of everything the Lakefront Park offers- swimming, boating, walking, tennis, paddle tennis and yes, even pickle ball! Ghesquiere Park is a place where we spent many hours on the great playscape and eventually on the Little League baseball fields. We support the small businesses along Mack Ave. We love GPW! Ways it could improve... add bike lanes and a refrigerated ice rink. People of all ages can bike and skate and I believe many would support this. I think money could be easily raised through the GPW Foundation for the ice rink. This rink would provide a fun, safe place to exercise during the cold, winter months.
- City Hall has become more friendly than ever. Places to sit and watch are a nice with the new benches.
- location, location, location! Close to Detroit events, Lake St Clair, XWays to many places. Good parks program, walkable neighborhoods
- We have a great community with beautiful and safe parks and neighborhoods. I appreciate that we are a tree city but we don't have many open areas to roam. We need to keep as much green space as possible and replace trees were they have been removed in the city areas.
- Small town family atmosphere. Lakefront Park. Ghesquire Park. Baseball, Football. Police and Fire.

- A nice old style place to walk and see friendly people. Many options without having to go far. Yes parking is tough but we seem to manage.
- We love the neighborhood feel of the community. We oppose the building of multi family units in areas that are currently zoned for single family use only. Based upon an explanation given at the master plan presentation by a city representative, if this change were to occur, homes could be bought and replaced with multi family units on any street with no formal plan. Schools or other community buildings, if closed and sold, could be replaced by multi family complexes ( eg., apartments for example). We believe that this zoning change will erode our neighborhoods. A similar zoning change was proposed in GPP without success. We would like to know the position of the mayor and council on this issue.
  - » In total agreement with this comment- The closed Poupard Elementary in Harper Woods is planned to be low income housing- under no circumstances should we even ponder subdividing our single home neighborhoods into anything else. God forbid- IF we lose ANY schools in GPW , Mason, Montieth, Brownell, Parcels, Grosse North etc. ALL have architectural value and integrity- THESE schools could be converted into High End Loft Space- while keeping the GREEN SPACES THEY HAVE OPEN TO THE PUBLIC. To the children and parents- The parking and infrastructure are already there. The NEIGHBORHOODS LEFT INTACT- with LESS traffic flow resulting. (1 note of agreement)
  - » We already have way too many renters who don't care about our neighborhoods. More trash on sidewalks and grass on top of dog waste not being picked up or bags just left behind. (1 note of agreement)
- We consider many positives of living in the Woods - safety and the support for police officers, schools, parks, neighborhoods. Overall, it has been a great place to raise our children and promotion of the valued community assets should be continued. We were happy to hear of the planned improvements to the waterfront park such as the splash pad. Some long term concerns include the high property taxes and the need for diligence in keeping city costs as low as possible so that attractive services are provided efficiently. One specific suggestion for improvement is to change the traffic lights at Mack/Moross so they are like the ones at Mack/Vernier (left turn arrow).
- My husband and I have lived here in GPW since 1980, coming from SCS, and Detroit. We really treasure our dedicated Department of Public Safety, and our Public Works Division. The basic provisions of personal safety and clean streets are really more important than any frills, and is what keeps us here, and brought my daughter's family back.
- City services such as snow removal from streets and walks, leaf pick up once a week, clean streets, pool and park extremely important, and making sure homes are clean and kept up immediately if there should be an issue.
- Walkability, Mack Avenue, the parks.
- Lochmoor Blvd on the east side of Mack Ave is a beautiful stretch for pedestrians and cyclists. Honestly, a lot of the city is walkable and I'd love to see this focused and improved upon. (Might help with parking too if there are less cars. )
- We love the walkability of our city. It would be great to add a refrigerated rink at Lakefront Park. We could put it under the larger picnic shelter by the pool. This way it would be reserved just for the residents and parking would be close by. I tried once to skate on the flooded grass by the water and the ice was so choppy and the wind was so terrible I left after 10 minutes. Flooding the hockey rink at Ghesquiere is a nice idea but it often isn't cold enough to even use. Last year it never even opened. I know the other Pointes have refrigerated rinks. I think it's something that would be greatly appreciated and used in the winter months by our wonderful GPW residents.
- GPW is unique in that it is a walkable community with access to literally anything anybody would need, and yet has access to a major expressway. This applies especially to the west side of Mack. There isn't anything that could not be accessed on foot or by a short bus ride. (Example: Grocery, Pharmacy, Church, Medical/Dental, clothing, restaurants/carry-out, library, etc.)
- There are multiple unique accents: the housing stock (older homes with charming accents), the neighborhoods and the community walkability. The tree lined streets. The city park. GPW is a safe place to live. GPW's location with an easy commute to downtown both for work and social and cultural events. The sense of community that permeates the city.
- Our parks, walk-ability, close to the water, our pool and all the amenities it has. Schools that are mostly within walking distance.

- The City's unique assets: sidewalks, libraries, parks, economic development (15 min city)
- The intersection of Littlestone and Mack is dangerous at many hours of the day and evening. People park or stand illegally (in front of yellow lines) while picking up their pizzas or other food carry-outs at the various food establishments between Littlestone and Broadstone. Traffic coming southbound on Mack is difficult to see before pulling out onto Mack, especially with the proliferation of tall vehicles that you can't see through. There needs to be better enforcement in some way or other! We need to put the "Woods" back in Grosse Pointe Woods on Mack as well as the residential streets for many reasons - fighting climate change, increasing the beauty and attractiveness of our lovely neighborhoods, keeping our streets cooler in summer, and living up to the expected standards of Grosse Pointe WOODS.
  - » In the summer time Littlestone turns into a truck parking lot with all the lawn cutting companies sitting eating their lunch. I have gone to city hall to complain about the parking and garbage being scattered around from Little Cesar's but nothing ever happens. We just had a younger couple move because they were fed up with what I just mentioned. I have learned that my first mistake was expecting something done by the city. (1 note of agreement)
- Pedestrian crosswalks (Mack): add bright colored flags for pedestrians right-of-way to use crossing in traffic at designated crosswalks. Pick up safety flag from container when crossing and deposit in container at other side. Crosswalks should be marked to stop for pedestrians as in many other communities. Refrigerated ice rink would be a great addition to our park. Clear directional markings to alleviate driver confusion at high traffic business areas. For bicycling, road repairs are mandatory. Every large crack, pit and hole is a dangerous hazard
- hoping to see bike lanes and greater access for pedestrian friendly zones.
- When I first moved here, I was surprised how dangerous it is to cross over Mack while walking to the local businesses or the City Offices. We should have marked lines and sidewalks in the median providing safe crossing. How about utilizing Roundabouts to provide faster flow of traffic. Could we reimagine the corner of Vernier and Mack? At times, I also reimagine the median. I see it having a sidewalk up the middle with benches or make that the bike lane that many residents want? There must be a way! Also please regulate the type of business that is opening. Maybe have a limit as to the number of nail salons, urgent care facilities and when the number is reached then that's it. Overall, our community is great and I love living here
  - » A roundabout at Mack & Vernier would be awesome. it's our corner & intersection. that and add pedestrian overpasses...
- We have lived here since 2017 and just started a family. We have no plans to leave and have loved living here very much! Our current address is within walking distance to the businesses on Mack and that is something we love about it. The primary reason we moved where we are, is the accessibility of businesses and the ability to have an urban feel, while still having a home in a neighborhood. Anytime there is even the slightest rumor of a new restaurant coming to town, we get extremely excited. Please continue with drawing as many restaurants, bars, coffee places into the city. Further places like yoga studios and fitness places are great as well, as they are not reliant on retail models. It seems like we have a ton of eye doctors, dentists and medical stuff on Mack, which does not make for great placemaking. I strongly believe more affordable and higher density housing is a must and fully support ordinances that support such. The elimination of business exclusive parking (i.e. only customers of one business being able to park there) should also be gotten rid of, since it is completely inefficient. It also sounds great to have residential units built above buildings to the extent possible to further increase density. Having a boutique hotel would not be a bad idea, since there is no where to stay pretty much anywhere in the pointes. The parks here are great, I would strongly recommend allowing people to bring their dogs for walks, as long as they are leashed (again to make the city more welcoming). I also am shocked that there is not a farmers market in the city (even once / month), but I also understand that there is plenty of competition in that space (i.e. Eastern Market being just 15 minutes away). In short, I think the key thing for ensuring the vitality of the city is ensuring that we make it a place where people 27- 40 want to move to. I personally am 34 and plan to be a resident for life. That said, what shocked me moving here (since I had never been to the pointes before and only knew of unproven negative stereotypes of them) was the semi-urban feel, the solid restaurant scene and the down to earth nature of my neighbors. Ordinances that support such things I think will make this a welcoming and thriving community going forward.
- How about an area to play with your dog? The dog park at the Lakefront Park is not well maintained and does not drain well after rains. And it is one of the very few activities at the Park which requires a fee. Why? Finally, it is very inconvenient because you have to drive there to use it. How about something closer to Ghesquire (1 note of agreement)

- There was a place during your presentation that asked, “ if you were mayor, what would be the first thing you’d do”? I would make Lochmoor Club take better care of its north side along Vernier. The club itself is one of the neat things about GPW but it seems like they never partner with the city. As a resident I am tired of driving past all the scraggly trees and the bent, rusty fence on Vernier. You can see what a difference some attention would make because right now they are replacing a section of the fence and it makes such an aesthetic improvement!
- • How Many More Times Is GPW Going to Ignore Addressing Our SINGLE FAMILY HOME RENTAL SITUATION MOVING FORWARD? Any GPW Home Owner West of Mack Ave, or EAST of Mack Ave. to Wedgewood, North of Vernier; about half of our 2.25 city square mileage – statistically will have 90% of our cities 300 to 350 Individual Single Family Rental Homes (note: GPW does not have an Exact Count-this is a “ball-park figure” from GPW Code Enforcement). RE/ MANDATORY CRIMINAL BACKGROUND CHECKS ON ALL SINGLE FAMILY RENTAL HOMES & RENTAL UNIT ADULT RESIDENTS PER BEST PRACTICES STANDARDS CODE- >>SEE GROSSE POINTE PARK- INITIATED & ENFORCED SINCE MARCH OF 2014<<< ORDINANCE AMENDMENT REQUEST-REVIEW: A New Grosse Pointe Woods Best Practices Update to GPW Rental Home Owner & Lessee Mandatory Requirement(s) First Open Discussion & Notes Were Submitted & Discussed on Monday, April 17th, 2023 with GPW City Council - Hard Copies Given to Clerk for Distribution to Mayor & Council. Only TWO responses were received from City Council Members. Mr. MAYOR, CITY COUNCIL & GPW RESIDENTS PLEASE NOTE: Mandatory Criminal Background Checks Required by Code/Ordinance in Grosse Pointe Woods for All Rental Homes & Properties: City of Grosse Pointe Park REQUIRES MANDATORY Criminal Background Checks from Landlords/Lessee’s for all Adults residing at a rental property. CBC’s are Standard Best Practices throughout Michigan & Elsewhere. – See/Read Attached copy of GPP rental and CBC form. Note The Funds Generated for the City. Grosse Pointe Park Has Vetted Best Practices for Rental Properties: While >>> We Do Not<<< ALSO NEEDED: Mandatory Code/Ordinance Placed “On the Books” Requiring Dual & Immediate Notification of Landlords AND Residents of Rental Homes for Code Violations - Excessive Noise etc. i.e.- Exactly the same Method that GPW uses when contacting the 86% of its Resident Home Owners. NOTE: Property Owning Landlords Can Claim 100% of Any/All Home Improvements and Repairs as a Tax Deduction- While Resident Homeowners Cannot. Tax laws allow for a “double standard” per expenses of property ownership. GPW can and should be enforcing this variable as well. A Complete INVENTORY of Single Family Rental Homes in GPW- Data to Be Updated & Kept Current: The Data Placed on our City Quadrant Map for Council and City Administration Awareness. GPW City Government & Administration Cannot Effectively PLAN for our Cities Future without the above Data & Ordinances in Place. A: Nearly Fourteen Percent of All GPW Homes Are Rental Homes (13.6%) 300 to 350 Single Family Rental Homes (of 6,416 Residences). B: GPW has Three Times more Single Family Rental Homes than Grosse Pointe Park (90 to 130 Per GPW & GPP Building Dept. Data Checks on 5-9-2023). C: It Is Probable that Grosse Pointe Woods Has More Rental Homes Than All of the Pointes Combined- D: Yet: We Have Nearly Zero Effective Best Practices in Place Here. All Adults Occupying a Rental Property- A Simple Process & Form Submitted to the Building Department by Property Owners/ Management per every adult lessee in residence. The City form would be this simple: A box checked stating they have done so. And Nothing Else. Our City Attorney, City Manager, Public Safety Director & Building Department can easily Review & gather data from their G.P.P. Counterparts: in Particular, FOR REVIEWING THE BENEFITS to residents, Public safety, building department revenue et al- this is a WIN-WIN for ALL- Landlord, Residents, Public Safety, Public School System etc. You Cannot Protect our most vulnerable population groups- our safety- our properties safety - our Home Values - without a Comprehensive- yet simple logistical change- GPW Leadership Must Know the number of Rental Homes that we have In Our City at Any Given Time- and Where These Rental Homes Are.
  - » So sorry I missed this point myself. As far as I’m concerned, There would be NO RENTALS IN GPW. there is nothing but trouble when that is allowed.
- It is great that each Pointe has a recreational park. Each should have a movie theater like GPP. There is nowhere to go to see a movie without driving out of the city. We have some great amenities and this could be another to entice families to move here. More attention should be given to the business district so that store fronts are attractive and maintained. City could do better enforcing codes and civic pride. Is there a way to offer assistance to clean up, repair and landscape residential and commercial?
- Our city has the power and justification to insure all residents abide by existing property and safety regulations. Because of our building permit requirements, hazardous condition violation enforcement, COO inspections, and infrastructure repairs, these systems are ultimately what keeps our properties desirable, and compliance need to be enforced even more as systems and structures age. Today, many home improvements are being done without compliance, and this loophole needs to be closed.
- Exceptional city services in parks, roads, beatification, and activities are our trademark - and the city strives to serve all it’s residents. Our tax dollars are being spent on solid efforts, whereas other municipalities struggle to maintain status quo.

- My only concern is the school system, as they were once one of the best in the state, and I now find many residents turning to private schools for their children. The Master Plan needs to address this issue as it impacts property values and community activities.
- We're missing local hotels within the area! Always have to travel outside the area for a decent sleep for family/friends during the holiday.
- I would like to see the Mack Avenue commercial district align more closely to the Planning Commission's 2020 plan as presented to the City Council over three years ago. To attract new businesses and youth to the district, I would like to see residential lofts being built over retail space. Local public transportation would also help in bringing vitality to the district.
- Love the area but a few things need attention. First, the "outhouses" at the Woods park are disgusting and should be replaced with normal bathrooms and sinks. The park is embarrassing. We have the money to do this. This is not representative of a city with beauty, high taxes and people who deserve better. Second, the 6 foot shiny white solid plastic, non open slot fences allowed on corners and yards look terrible. They reflect the bright lights from cars and homes at night, hurting vision. And they are frankly just ugly. The planning commission made a huge mistake changing the old fence guideline. Natural wood, wood look, open alternating posts for air flow was smart and kept the city looking beautiful. Air flow is also necessary which pets. Wood fences, not plastic, compliment our tree city. Third, fix the roads!!
- Parking has been the only problem in my 49 years I've been here. The only solution I can derive is to take city blocks that generate large amounts of people, and utilize the islands and create angled parking which the city can meter and generate more income, this would solve any issues
- Seems fine to me. It is nice you are asking.
- But, this is a wonderful city to live in and to do business in.....

**What challenges do you think the City currently faces or may face in the near future?**

- Something needs to be done about the parking along Mack, otherwise we will continue to have our small businesses disappear after much hard work of trying to stay open. Minimizing the medians to have a smaller footprint, moving the lanes over towards the medians and having front, pull-in angled parking, similar to Birmingham and Royal Oak, would give our small/local shops, much more business throughout the day and the busy weekends. This would also allow for the possibility of a bike lane to be put in right below the sidewalks, but in front of where the parking would be. Not only would our businesses thrive, we would not need to eliminate the medians completely, and traffic would not be affected by the bike lanes. If you want to talk about making our city thrive - make it accessible for everyone - the business owners, the citizens, the able bodied and those that are not able to drive, but who can walk, bike, utilize their wheelchair to get around instead!! Boost the economic growth of the businesses we have in place, this will bring in more families with children, young couples, etc. There is no need to put random housing in the middle of single family homes and lower property value for your current residents - this will encourage established residents to leave the city!!!! Do not bring in big box retailers - this will drown out your local shops and business owners that we all know and love! Figure out a way to make THIS work. If you need help managing the budget, I would be happy to join in to help, as I'm sure many other residents would be. Bring in an ice rink that we can actually use with our children, followup on the blight that is called in by your residents due to renters and/or residents that aren't pulling their weight!! Figure this out!!! Ever since Covid this has been a downhill spiral. We don't need music on the lawn if you can improve our infrastructure first! Prioritize please, or many more established residents will be leaving, and home values will sink very quickly. GPW is a beautiful community, and I am proud to call it my home, however this plan makes me sick to my stomach.
- Please be more aware of the parking situation on Littlestone and Mack. It is a death trap with cars illegally parked and you can't see oncoming traffic
- Return Mack between Vernier and SCS border back to all of Mack. Remove two or three parking spots between blocks. Very DIFFICULT to see oncoming traffic. How about annual parking passes for residents? Would like to see a sidewalk on the South side of Vernier, next to Lochmoor.

- Don't forget about the homes! The homes on and around Mack Avenue are being overrun by business without notice or input from residents. We are a neighborhood not just a business district.
  - » In total agreement with [previous comment]. We ARE NOT ROYAL OAK/BIRMINGHAM/ROCHESTER/BLOOMFIELD. See and read- hear the overwhelming negative impact on the HOMEOWNERS near the Ugly Mess that Downtown Royal Oak now is. Overwhelming traffic, too many restaurants and bars and not FAMILY friendly.
- Return the ambulance services to our fire department! They were superb! The current service, not so much. Parking. We need to do what S.C.S. did. Mack Ave needed to be 1 1/2 to 2 feet wider. Getting out of your car is dangerous both for pedestrians and drivers. The right lane needed to be wider. Most accidents on Mack Ave occur with parked cars. Prestwick had been a speedway since 1985. Why did you take down the stop sign at Eastborn? We have complained for decades. Nothing works. Dangerous for children.
- Mack Avenue is dangerous, both to drive on and walk on. Parking needs to be removed close to the side streets so people can see. Thoroughfares to walk home from school aren't safe, either. There's no sidewalk on one side of Vernier for North students. Mason students walk through a gas station to get to school. The corner of Mack and Vernier is a danger zone for crossing. Also, this is not a life-or-death thing, but get rid of the parking meters and invest in an app like other cities. Shops along Mack are losing business people no longer carry change to feed a meter and end up going elsewhere.
- Parking has always been an issue. I've sat on more parking committees over the years and there is no real answer to this problem, unless we do what SCS did. Take the first few houses behind the business district and make that parking. But this will never happen. Parking in the median will never happen, because I believe this is controlled by Wayne County. What I've paid other businesses to use their parking lot over the 45 years I've been doing business in this city is absolutely incredible. I've finally made deals to satisfy most of my parking needs, but GPW needs parking.
  - » Nothing else more to be said on this subject but adding lose a couple of paid parking spots where one has to pull out of their streets. So dangerous and can't believe no one has got off the rears to correct this.
- It is still safe although I have had things stolen out front and in back. Parking will continue to be an issue.
- Things that need improvement: appearance and landscaping of businesses along Mack. Some businesses have painted their buildings in colors that are unattractive. It doesn't seem like the city has a cohesive viewpoint of how the city should look and then make sure it is followed by business owners and residents as well. Quite a few properties are overgrown and homes aren't maintained. These need to be addressed so that residents who chose and are paying for an upscale city in which to reside are proud to live here. We also need a dog park at Ghesquiere park. The one at Lakefront park is dismal and residents can't walk there. Plus new Pickleball courts!!! There's enough land there to create a lovely well used centrally located park with lots of activities for all ages. Are all the baseball diamonds needed or can some of the space be used for all residents. A walking track and flower beds for example. Take a cue from some of the other grosse pointe parks. Make the Woods as desirable
- Uniformity of Mack Avenue is a must to make our city a beautiful place to live and to attract younger generations to Grosse Pointe Woods. Street and park lot lights should be changed back to a warm hue, instead of the current eye-blinding sterile white lights in place today. Trees, trees, trees... Imagine Mack Avenue without any trees. It wouldn't be an attractive place to live and do business, would it? Today, we have a hodge-podge of things going on in the easement section between the sidewalk and the street that is left up to the business owners to maintain and do what they please in front of their stores. This has resulted in trees being cut down and various forms of artwork, landscaping, etc. appearing. As a recommendation, the city should take over the maintenance of the easements in order to create a consistent and uniform tree-base Avenue. Trees in general - look around, trees are diseased and dying or already have died off everywhere around our town. We need to refresh our Tree City initiative and allocate more resources and money towards tree maintenance and particularly replantings along Mack Avenue and among our neighbors. Would you like to live down a tree-less street? Not if you want curb appeal and a desirable place to live and attract future residents too.
- The turnaround just north of Vernier leads to many cars driving down Anita, using as a pass through. It causes a lot of traffic and lots of people speeding.
- Bike lanes please
- Because we are such a walkable community and the sight-distance issues on Mack are such a problem, could we find a way to remind people to STOP at the STOP SIGN first, then proceed to the actual intersection. Often vehicles roll up to the intersection and don't stop at the sign first. They could easily hit a biker or a pedestrian. There may be a way to get State funding for a public information campaign such as this.

- We moved into town in July of 2022. It took us a while to understand the city and its services. The one improvement would be to enable more cross walks on Mack Ave. The ones that are present are difficult to cross as the cars do not stop. I believe better and more cross walks would enable more foot traffic and more potential for more foot traffic into the local shops. It may also encourage more unique shops on Mack.
- Safety at the cross hashes on Mack. I watched two middle aged little girls wait in the median across from Licavoli's for over 5 minutes while drivers completely ignored the crossing. I pulled my car into the lane and stopped and pumped my brakes for others to observe and stop, so the youngsters could walk their bikes across. We need better pedestrian safety for Mack crossings. I support and encourage home ownership over rentals and strongly opposed the construction of multi-family apartment complexes. Background checks on single family rentals, as mentioned by 'John' on Nov. 4th entry, is a very good and protective measure to enforce. One needs a permit for any little thing we would like to do on our homes, but could have a sex offender renting next door. Public safety should be priority with any community planning. Paving of our neighborhood streets seems to be taking much longer than promised. Here on Marian Ct, the street was torn up sometime back in the 90's with promise of pavement coming. I thought our street was bad until my daughter moved on to Woods Lane Ct, and the road is so bad my young grandchildren have a challenge riding their bikes. The massive holes haven't been filled in, as families wait for paving, and there are no sidewalks so pedestrian street traffic is necessary. GPPSS has been challenged recently, and it may not be under control of the city council, but despite paying school taxes above what the state provides, we are currently considering alternatives for my grandchildren. I do see hope in recent School BOE and hope they can keep focus on good traditional education, measures that would make us reconsider. On a personal note, I would appreciate the city building department responding with dignity to my request to add a small tasteful extension to my kitchen eating area. Blowing my request off with, "You can request a variance, but it will be denied. Just saving you \$350.00" , without any hope of consideration, didn't sit well with this hard working, tax-paying homeowner for the past 43 years. Oppose Lansing forcing "Green Energy" policies on us, among other unpleasant policies.
- We need to prioritize our Public Safety Department. We need more officers. Too often our community is at risk by running on a "minimum" shift. Please find out for yourselves what a minimum shift looks like. Yes, we have a Mutual Aid Agreement with our neighboring cities, but if those cities are also running at a minimum shift, they cannot help us. And if it is an "area wide" event such as a tornado or big storm, large fire, (or anything catastrophic), then its "every city for itself". And that means there are basically only 4 or 5 officers trying to help our entire city. (We currently have 3 large senior centers in GPW, and how would any natural disaster be managed for them with literally a handful of officers?) Even if we have to fund it through a specific Public Safety only fund, we feel that most residents would support that. In that vein, we do not want any apartments/condos/town houses, etc. We have enough multifamily dwellings and senior centers to try to safely provide services to. Mack Avenue speed limit should certainly be lowered. It is lower in SCS and they don't have on-street parking. Additionally, the first space at each corner should be for motorcycles or compact cars only. Having SUV's in those spaces is a sight-distance hazard and probably in violation of State codes. The old "Hail Mary" when you are trying to enter Mack has been a problem for decades but even more so now, with more people on bicycles, larger vehicles, distracted drivers, etc. We are totally against pot shops. Harper Woods will soon be having them on Harper and on Kelley Road. We do not want GPW to go that route. Establish and enforce strict rental rules and codes. If needed, add additional Code Enforcement officers. Have the building department actually inspect a certain percentage of each contractor's work. We have had 2 separate contractors actually tell us within the last year that the "city" knows them and their work, and therefore rarely sends an inspector out when they pull a permit. Of course, our community is only as good as our schools. We have a wonderful community. We have a major trauma center at our fingertips, and every service imaginable for our daily living needs within our borders. We appreciate our small businesses and our community leaders. Let's make changes and improvements in small doses....baby steps... and see how they "fit" for us before it is written in stone. No drastic "out of the box" changes. Thank you for the opportunity to share our thoughts.



- The challenge of attracting younger residents. There is the challenge of prohibitive housing costs. The city needs to remain agile to changing demographics and still address the multi-generations that reside here. Related to the escalating housing costs would be the challenge of identifying ways to mitigate property taxes. Ensure there are amenities and resources for all ages. Ensuring the quality of our schools is maintained and enhanced. This is critical for attracting and retaining families in our community. A key challenge will be not making rash decisions or pursuing something because it sounds “cool” or “trendy”. As an example, I have seen suggestions to put bike lanes on Mack. Mack is not big enough for vehicles currently. Just because something sounds good doesn't mean it is practical or safe. Ensure the proper studies and surveys are done (i.e. how many people would use the bike lanes, what is the cost, etc...). The option of housing above the businesses on Mack sounds interesting but ensure that the necessary parking is provided and the needs of the residents who live nearby are addressed. The challenge of attracting and retaining businesses that residents need and want to patronize. Within the Master Plan, work to develop a strategy to support/attract the type of businesses the city (and its residents) wants to attract.
- Property taxes are a big deterrent to people moving here. We have the highest property tax of any of the Grosse Pointes but we have the lowest average household income and the lowest house values. People who live here have less money than people who live in the other Grosse Pointes. Why would we be able to afford higher taxes? Lower the taxes. Or at the very least, stop raising them.
  - » Agree with [above comment] in all: MANAGE OUR 300/350 SINGLE FAMILY HOME RENTAL PROPERTIES BETTER. If the single family home rental owners/companies can't maintain them- with their massive Tax Advantages over the rest of us suffering from them- getting these homes on the Open Market and actual Long Term Home Owners & Their Families Living in Them- will INCREASE our tax base as well and increase our home values.
- Our school ranking has been decreasing steadily over the last few years . I believe this is the greatest drawing factor for attracting young families. The amenities are important but if our school system is not ranked along with Birmingham and Rochester Hills we will struggle to attract new families which will affect our property as well as the taxes.
- Everything stated above , that simple.
- I know this is a stretch and highly unlikely but a HOTEL or Bed & Breakfast for out of town visitors to have a place to stay that's nearby. More waterfront access and activities at the Lakefront park (ie: a beach, a kayak launch, etc.). It's such a shame that the Pointe's are surrounded by lakefront but no place to really enjoy it.
- Closed minds. Why not enlarge the lakefront park dog park? Why not make city more enjoyable for dog owners? Nee to look at other similar cities around the US and see what they do with and for the residents. Happy to finally see more restaurants here!
- I dont recognize any large scale problems developing, as the avenue has been consistent and appears calm in my 49 years.

## Resiliency and Sustainability

### What actions do you think are most important for increasing the resiliency of Grosse Pointe Woods?

- Back up generators for Milk River pumping stations
- No more sewage backups (2 notes of agreement)
- Fix all plumbing/sewer issues
- Updating water infrastructure for climate change
- Rain gardens along easements to help with rain drainage
- Please stop cutting down mature trees to accommodate DTE/sewer issues. Either bury the lines or work around them (1 note of agreement)
- Plant more native plants in parks and medians
- Native plant landscaping throughout Ghesquire Park (2 notes of agreement)
- Community tree trimming where you pay for it
- Environmental practices: Native plantings, ordinances around chemical use, noise and light pollution. Encourage sustainable energy infrastructure.
- More teen and middle school activities. Little kid programs are great (1 note of agreement)/Place for teens to go and socialize (2 notes of agreement)
- Pay life guards a competitive wage so they don't go to McDonalds or other pools to work. Pool hours can be better.
- Update pool house to stay competitive with the other GP's to attract residents (1 note of agreement)
- We need more municipal resources to age in place – rides for seniors, walkable stretch (fix cracks, ramps)
- More assistance for special needs and seniors
- Senior assistance with home up keep and chores. Reliable, reasonable cost, safe
- Accessible homes and local supports for aging in place
- More condos for the aging community
- Encourage sustainability. I shouldn't have had to put decals on my solar panels (1 note of agreement)
- Promoting the use of solar and wind power in residential dwellings as well as environmentally friendly landscaping practices
- Research community solar (e.g., on city hall, parking lots and implement (2 notes of agreement)
- Transportation and walkability (1 note of agreement)
- Actively enforce the pedestrian crosswalks on Mack at all times of day, not just school hours
- Longer crosswalk time signals so we have enough time to cross Mack (1 note of agreement). Make Mack Ave SAFE for pedestrians to cross. Also at cross streets
- Fix sidewalks for safe walking (3 notes of agreement)
- Bike trails through community
- Bike routes (1 note of agreement)
- More bike racks on Mack (1 note of agreement)
- Bring back the park trolley (2 notes of agreement)
- Tons of comments on the trolley. Let's embrace buses and public transit. Good for the environment and good for folks who can't drive.
- Get rid of meters (use app instead) so residents aren't discouraged to shop and eat due to having no change to pay meter
- Get rid of the parking meters – free parking
- Multifamily housing – we need more affordable housing units for young people moving into first places, older citizens
- Allow accessory buildings for housing family and renting out to help support residents, especially seniors or empty nesters who want to stay in their homes but have space to add an accessory building (1 note of agreement)

- Senior housing – affordable. Free pool for seniors during off summer hours
- Affordable safe senior housing (2 notes of agreement)
- More walkable business – more variety. More downtown-like area to provide more community feeling vs. strip along Mack
- Attracting economically sustainable businesses should be a cornerstone of GPW's resiliency strategy (i.e. Lululemon; Cabela's; Chick-Fil-A)
- I think GPW should continue to consider ways to partner with the other Grosse Pointes to share resources.
- Safe schools!
- Safe neighborhoods
- Eliminate the pitbull ban (breed). Welcome all potential residents and their pups (1 note of agreement)
- Be more dog friendly! Allow leashed dogs in ALL parks (2 notes of agreement)
- Equitable applications of regulations, ordinances, etc. Inclusive of marginalized populations
- Since when is GP not fair and equitable? Why is this suddenly an issue?

## Economic Development

### How can the City support entrepreneurs and home-based businesses?

- Need more outside dining and rooftop spaces over restaurants, breweries, etc. (4 notes in agreement)/More outdoor dining – rooftop patios and parking lane dining (3 notes in agreement)/Rooftop restaurants and outdoor seating
- Zoning needs to be updated! It keeps junkyards away from residents but it means we don't have a walkable live-work-shop environment. In London, you can get your dinner at the market walking home. (1 note of agreement)
- Mixed use looks best for future – more affordable, attractive to landlords?
- Co working space (1 note of agreement)
- More mixed use business/living style buildings on Mack. Keep them old style/traditional – not ugly new build loft looking – no painted brick!
- More mixed use residences over business. Encourage new construction to add residential (1 vote of agreement)
- Arcade/larger space where smaller shops or booths can be rented short term; part of the venue could be used for events or expos
- Get Plum Supermarket and a Myers (1 note of agreement)
- How to attract more diverse business
- Host sessions to connect entrepreneurs with would-be investors. GPW has many affluent residents who could invest in local business ideas
- Keep asking business what they need and then listen (2 notes of agreement)
- Better signage (incorporate with art?) to highlight lot parking on Mack
- More activities less dentists (3 notes of agreement)
- Stop attracting dentist, urgent care, Italian food. We need more of tap houses, food, tech centers, activities (2 notes of agreement)
- Hotels
- No big box business (Yuck on the mattress). Tax incentives for small biz and local cos (2 notes of agreement)
- Allow more liquor, beer, wine serving (licenses) to encourage more eating options and draw to the city
- Multipurpose store, tech centers
- Ease off building regulations (1 note of agreement)
- Building department needs to be more business friendly
- Underground power infrastructure to reduce outages (1 note of agreement)
- No tall buildings. No fast food. Keep it classy! (2 notes of agreement)

- Stop letting big hauler trucks go back and forth on residential roads!! Charge liens for repair!
- I live in GPW and work in St. Clair Shores. I “could” bike to work but I’d get hit by a vehicle. There’s no safe way to walk and bike on a regular basis to work, grocery stores, or schools! (1 note of agreement)
- City GP Wood for HBB No expanding 473-8778 (?)

### **What kind of environment would you like to see on Mack Avenue?**

#### **Who’s there?**

1. Local businesses serving residents from surrounding neighborhoods – 34 responses
2. 4 responses
3. A mix of local and chain businesses – 20 responses
4. 0 responses
5. Big-box stores and national chains that may be a destination for visitors from surrounding communities – 1 response

#### **What does it sound and look like?**

1. Quiet, not many people – 1 response
2. 2 responses
3. 10 responses
4. 28 responses
5. Lively, bustling lots of people – 19 responses

#### **How will everyone be able to get there?**

1. Car-oriented – 1 response
2. 2 responses
3. 21 responses
4. 16 responses
5. Walkable, bikeable, transit – 30 responses

#### **Other Comments**

- Outdoor cafes and outdoor business displays
- More clothing retail shops for men and women
- More activities for seniors
- More crosswalks
- Push button pedestrian crossings along Mack (1 note of agreement)
- Get rid of one lane each way of car traffic on Make. Pedestrian-friendly!
- Bike paths on Mack Ave (1 note of agreement)/Bike path on Mack – keep bicyclists safe and encourage less carbon-intensive travel (1 note of agreement)
- Bike lanes in the city – yes. Take away lanes on Mack – no!
- Eliminate street parking from 8 Mile to GPW city limits, add pocket parking, widen sidewalks for outdoor dining and gathering space

## Economic Development: 10-Minute Neighborhoods

**What do you think of a 10-minute neighborhood idea for the City? Does it fit with the existing neighborhood fabric in Grosse Pointe Woods? Would it enhance your quality of life? Are there other locations you would like to see in the City identify as a hub?**

- Theater at the GPW Lakefront Park
- Use parking apps to encourage people to frequent our establishments. Not no coins no use! (1 note of agreement)/ Parking apps – people don't carry cash! (3 notes of agreement)
- No parking by apps!
- Yes smaller pockets – walkable or bikeable from your home. More variety and specialty shops like Milford
- I prefer to walk/bike for errands when possible. City transit between hubs. More small grocery options. Fewer redundant businesses (nail sales 1 per hub should be enough). No more urgent care. More entertainment options (1 note of agreement)
- This fits my vision of a city. As I age it will enhance quality of life. Good for youth too. GPWoods is fairly walkable. Let's make it more so! (3 notes of agreement)
- Easier parking
- Practice/recording studio
- Near hub 4: Almost perfect now – just traffic/parking issues. Need a traffic light near Hampton!
- Trolley for business (3 notes of agreement)
- Restore the turn around on Mack north of Vernier! Current situation is inconvenient
- I think murals on buildings could be a nice way for the city to add more art and character. If it's done by businesses it won't cost the city anything.
- In any hub, attract more restaurants and/or bakeries that offer vegan options; or a vegan restaurant. In the greater Detroit metropolitan tri-county area, GPW is one of the few cities that does not have even one vegan restaurant and/or bakery and where the majority of the current restaurants and/or bakeries do not have vegan options. City design that supports the individual consumers' requests at these establishments would be helpful towards inclusion.
- Grosse Pointe Woods is not pedestrian-friendly (or pedestrian safe). The pedestrian crossings south of Vernier are too far apart to be usable and limited to traffic signals. The number and density of pedestrian crossings north of Vernier is much better but the signage is terrible and THERE IS NO ENFORCEMENT of pedestrian crossing right-of-way (despite the State Statute). Residential solar power should be encouraged, particularly because DTE power is unreliable and reliance on "the grid" is irresponsible since it relies on fossil fuel generation of electricity. DTE continues to trim instead of removing fast-growing trees (e.g., Ash) that impact the power lines. Power distribution would be much more reliable if the easements were cleared and power lines and data service lines were buried.

**What amenities would you like to see at this hub?**

<b>Amenity</b>	<b>Hub #1 – Mack and Cook</b>	<b>Hub #2 – Mack and Lochmoor</b>	<b>Hub #3 – Mack and Vernier</b>	<b>Hub #4 – Marter and Hawthorne</b>
Grocery stores/markets	9	11	10	15**
Restaurants	17*	21*	19*	12***
Retail and boutiques	6	7	8	2
Business and administrative offices	0	0	0	0
Entertainment venues	9	19**	16**	11
Recreational spaces	14**	15	15***	3
Plazas and pocket parks	8	16***	9	19*
Personal services	2	3	3	3
Mixed use residential	11***	12	9	3
Apartments	3	7	3	7
*Amenity with highest frequency **Amenity with second highest frequency ***Amenity with third highest frequency				

**What placemaking elements would you like to see at this hub?**

<b>Placemaking Element</b>	<b>Hub #1 – Mack and Cook</b>	<b>Hub #2 – Mack and Lochmoor</b>	<b>Hub #3 – Mack and Vernier</b>	<b>Hub #4 – Marter and Hawthorne</b>
Artwork	11*	8***	13**	13*
Gateways and signage	0	1	5	0
Public and community gathering spaces	9***	15*	9	13*
Sidewalk amenities	5	8***	11***	6
Preservation of historic buildings	7	3	7	3
Activation of vacant/public spaces	4	9**	5	6
Lighting	7	2	1	6
Hub-specific branding	1	2	0	1
Designated as a social district	6	7	5	9**
Sidewalk cafes/outdoor dining	10**	15*	18*	8***
Updating buildings to be more modern	0	1	1	1
Regular or pop-up events	6	6	7	8***
*Amenity with highest frequency **Amenity with second highest frequency ***Amenity with third highest frequency				

### **Other Notes – Hub #1**

- Longer business hours for retail restaurants
- Men's clothing
- Performing arts center
- Better lighting
- Hotel (6 notes of agreement)
- Multi-use common area – small vendor/fruit market by day and event space at night
- Keep it a sleepy bedroom community
- 2 stories only for mixed use residential and apartments
- When bank closes (noted on mixed use residential)

### **Other Notes – Hub #2**

- Park improvements for baseball at Ghesquire
- No more nail salons and fast food (2 notes of agreement)
- No more salons please (5 notes of agreement)
- Smaller markets like Salvaggio's, Westborn
- No more urgent care (5 notes of agreement)
- No low income or multi-family housing as it would too greatly widen the gap of household income/spread in Pointes (1 note of agreement)
- Can we please get flowers and seasonal decorations on Faircourt like the other streets have?
- Signage denoting Lochmoor/Sunningdale from Mack east as a historic area highlighted by the large beautiful 90-100 year old homes

### **Other Notes – Hub #3**

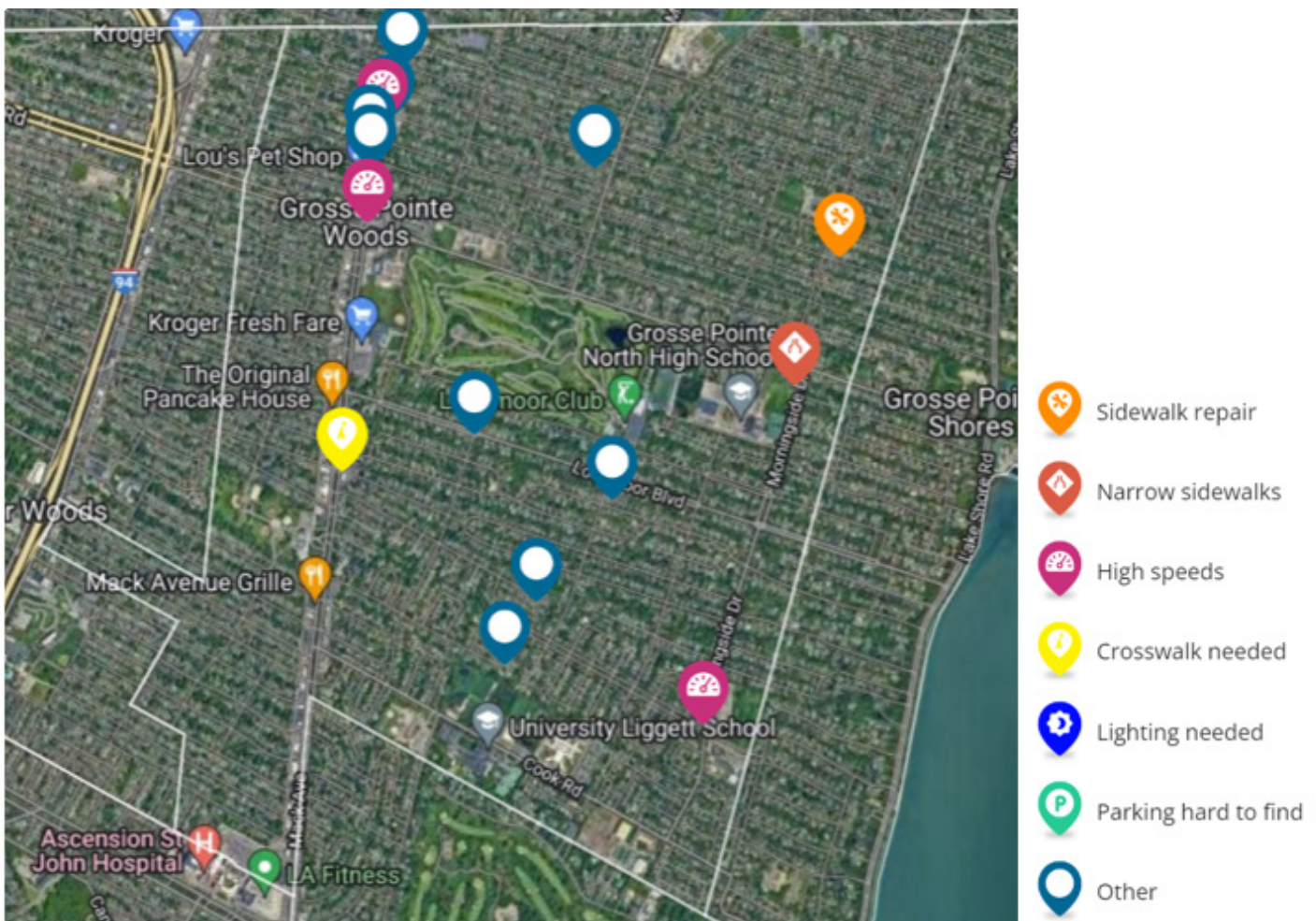
- For mixed use residential: multi-family can bring density which means more money per square foot
- No more salons (6 notes of agreement)
- Senior living apartment (2 notes of agreement)
- No more urgent cares (1 note of agreement)
- Boutique hotel
- Hotel (4 notes of agreement)
- Roundabout (3 notes of agreement)
- Something for teens/preteens to do (1 notes of agreement)
- App use meter parking
- Fireworks, music events (2 notes of agreement)
- Rooftop patios
- Bike racks/bike parking
- Young adult/adult activities for families without kids. Everything is geared toward children
- Too many salons and take out restaurants (1 note of agreement)

## Other Notes - Hub #4

- Bring in Plum Market and a Meyers
- Leave as is! Residential is OK (2 notes of agreement)
- Bring back a book store and record shop
- Keep green space or add more useable green space
- GP Park is a great example. Milford restaurants, small specialty shops, gathering places
- Movie theater (1 note of agreement)
- Single family home = tax revenue (1 note of agreement)
- Metered parking that uses an app. 21st century parking please
- Area 4 is the least walkable if you live closer to GPS. It would be nice for the area to become more of a hub. In addition to walking and biking, GPW could also be a potentially good place for golf carts – most streets have lower speed limits, they use less energy, and take up less space.

## Transportation

**Parking, Biking, and Walking Feedback.** Use the map to identify any locations where you are aware of one of the following problems: need sidewalk repair/maintenance, sidewalks are too narrow, car speed limits are too high for pedestrians and cyclists to safely walk/bike, crosswalk/crossing needed, too dark to walk (lighting needed), difficult to find parking, or other issues.





## Comments

- Allard has too much traffic (2 notes of agreement)
- Need to add stop sign back at Fairford and Morningside
- Convert parking lanes on Mack to bike lanes
- Limit parking to large streets – like Moross, Vernier, Cook
- Pedestrian/bike path in median on Mack (6 notes of agreement)
- Parking on Mack is a problem. Cars parked on Mack create visibility issues for pedestrians and cars turning on Mack from side streets
- The sidewalks along Morningside could be wider to allow for pedestrians, small children on bikes, dog walkers, etc.
- Cars parked on Mack block street visibility for pedestrians and for cars turning onto Mack from Brys. This is a problem up and down Mack, but this is just one example. Even though there are pedestrian “crossings,” cars are often traveling too fast down Mack for those to feel safe.
- Need to slow traffic for the cross walkers.
- If there’s anywhere in GPW I’m going to get in a car accident, this is it. When departing businesses near Hollywood/Mack, it is very difficult to make a right turn from the side streets (both Hollywood and Ridgmont) onto Mack given the parked cars which block visibility of ongoing traffic and pedestrians. Additionally the flow of traffic in the lot behind Starbucks etc. is not clear and very dangerous.
- Temporary speed bumps before stop signs to force people to slow down and stop instead of stopping at mack.
- I find it to be unacceptable that we as taxpaying residents are unable to park on our own streets overnight without being ticketed by the city. This is prohibitive to hosting overnight guests or friends who may not feel comfortable driving after drinking.
- In general, more crosswalks between Moross & Verneir
- Limit should be lowered to 30 mph on Mack Ave. especially around school zones like Parcels and high traffic restaurants
- Sidewalks need improvement. Impossible to bike w/o major bumps and potential falls for children. Seniors have difficulty walking w/o having to look down to avoid tripping. (Lochmoor at Holiday)
- Make residents trim hedges near corners to increase visibility in intersections (Lochmoor at Fairway Dr.)
- No parking on curve [on Fairholme]. Reduced visibility and only 1-lane of traffic
- No parking on the curve [on Torrey Road]. Parking there greatly reduces visibility, while making the street effectively 1-lane. This creates a dangerous driving situation, especially when cars come quickly around the curve.
- Add stop sign to stop people from flooring it when then turn off of Cook onto Morningside. Add cross ability for those walking to Star of the Sea.

**What types of transportation would you like to see along Mack Avenue? Place a dot in the gray box to the right of your top two (2) types.**

- Electric Vehicles (EVs) – 19 responses
- Bikes and E-bikes – 30 responses
- Scooters – 4 responses
- Trolley – 53 responses

## Other comments

- More crosswalks (1 note of agreement)
- More crosswalks on Mack between Cook and Vernier with flashing lights
- Safer Mack/Vernier intersection. Bad light; many accidents
  - » Lochmoor too! Not nearly enough time to cross in time walking my son to preschool

- Let's embrace regional transit so we're not wasting our taxes on siloed solutions and trolleys to nowhere
- More support for public transit! (2 notes of agreement)
  - » Better signage at stops
  - » Work with SMART and other agencies
  - » Great for commuting to work downtown and giving our seniors mobility
- Need electronic trolley on Mack and Jefferson to downtown. I would like to assist in planning this.
- The Grosse Pointes have a good amount of SMART bus routes. We should be marketing this to attract people to the area (1 note of agreement)
- Better bus routes and times (1 note of agreement)
- Dedicated barrier bike lanes along Mack similar to Jefferson in Detroit
- Put the island crossover back on Mack north of Vernier! Very inconvenient to go in circles
- Traffic informant
- Please no scooters – there are enough hazard walking or biking on the sidewalks already (4 notes of agreement)
- No bikes or scooters
- Fix the street

## Transportation – Parking

**Which, if any, side streets along Mack Avenue have you noticed are routinely used for overflow parking?**

- Hampton
- Huntington Blvd (2 notes of agreement)
- Fairholme/Yes! Fairholme has Mack Dentist staff parking on it and we are way too busy of a street for this
- I have had to park on Prestwick Road multiple times in the past few months when visiting businesses in the area on Mack without dedicated parking lots (e.g., Jersey Mike's)
- Need safer crosswalk by Chene-Trombley Park

**Is overflow parking on side streets a problem?**

- No – 26 responses
- Yes – 7 responses
- Yes, sometimes – 23 responses

**If yes, what suggestions do you have to direct people to park on Mack Avenue or in lots? What additional strategies could the City explore to address the issue?**

- Parking pass for residents to use meters w/o cash (1 note of agreement)/Get rid of archaic coin meter or add app parking to the existing spots to encourage people to visit (5 notes of agreement)/digital payment options so you don't need to carry change (3 notes of agreement)/App for parking (3 notes of agreement)
- No app parking
- Eliminate parking meters
- Free parking in lots
- Sell annual parking meter pass for "a lot" of money so that you can park at meters w/o putting money in
- Trolley and park and ride! (9 notes of agreement)

- We need more lots off Mack (2 notes of agreement)
- The lots are never full (1 note of agreement)
- Eliminate Mack Ave Parking. Put it all in back. Will make better flow (especially between Moross and Vernier) (2 notes of agreement)
- Way too many parking spots – make them bike lane

#### Other comments

- Interactive website for suggestions or reporting issues with sidewalk or other infrastructure
- Residents street will not be plowed or streets will not be swept if too many commercial commuters park all day

## Transportation – Bike Infrastructure and Alleys

### What type of cyclist are you? What is the highest level that you feel comfortable biking in Grosse Pointe Woods?

- Level of Traffic Stress rating/type of bike rider:
  - » LTS-1: Interested but Cautious Riders: 19 respondents
  - » LTS-2: Interested, but Concerned Riders: 29 respondents
  - » LTS-3: Enthused and Confident Riders: 13 respondents
  - » LTS-4: Strong and Fearless Riders: 1 respondent

#### Bike-related comments

- I prefer to bike on the sidewalk along Jefferson from GPW to 10 or 11 Mile Road or along Morningside and around Mack, Lake Shore, Kercheval, etc.
- More bike racks! (4 notes of agreement)
- Bikes on sidewalks are a safety problem, especially if walking dog
- Mack Avenue is not bikeable at current. Sidewalks – cars on side street approaching Mack can't see you
- Bike lane in median/island on Mack. Too dangerous alongside vehicles on the road
- Please do not add bike lanes to Mack! It is congested enough. Use parallel streets (1 note of agreement)
- Protected bike lanes on Mack please. Not just painted lines.
- Like E. Warren and Jefferson in Detroit
- The sidewalks and streets are terrible for riding. Shave sidewalk LIPS and fill holes in streets!
- Don't take a lane or parking away from Mack (1 note of agreement)
- Enforce the one-way (1 note of agreement)
- The roads are so bad that I can't ride my bike any more!
- Need safe bike lanes (2 notes of agreement)

### What improvements would you like to see in the alleys?

- Use alleys for added greenscaping and outdoor seating for Mack Ave restaurants (1 note of agreement)
- Thoughtful landscaping and storefront curb appeal
- Greenery and bike lanes
- Good place for bike lanes

#### Other comments

- Bring back the trolley (3 notes of agreement)



## What kinds of elements are appropriate for Grosse Pointe Woods to enhance gateways to the City?

- Art – 27 responses
- Buildings – 8 responses
- Streets/Pavement – 28 responses
- Bridges – 7 responses
- Lighting – 28 responses
- Banners – 7 responses
- Landscaping – 53 responses

## Other comments

- Banners are okay if they are readable from a distance. This one (the current one) is not!
- Need these [bridges] across Mack! (4 notes of agreement)
- Native and pollinator-friendly landscaping with minimal chemical usage (4 notes of agreement)
- Preserve old buildings and require new developments to look “old”. (1 note of agreement)
- Preserve trees please! Looks awful when cut down

## Mayor for a Day and Additional Feedback Station

- Allow ADUs
- Fix the solar panel ordinance solar allowed for all homes (2 notes of agreement)
- Stop saying “no” to people’s new ideas!
- Fair, equitable, and resident-focused application of city ordinances (one note of agreement)
- Tear down 707 North Renoud per stop work order
- Waive service fees on tax and water bills
- Free parking
- No more parking meters
- Eliminate codes for breathable fences
- No Mow May
- Enforce traffic laws on residential streets
- Driving safety – speed bumps?
- Reduce speed on Mack to 30 mph
- Make pitbulls LOVED not banned/lift the pitbull ban (1 note of agreement)
- Allow dogs on leashes in ALL parks (6 notes of agreement)/Allow dogs (on leash) in Lakefront Park (2 notes of agreement)
- Add poopbag stations along Mack, Mortar, and Lakeshore/Dog bags/cans thru neighborhoods!
- More bike racks!
- More garbage cans!/More garbage cans from Vernier to SCS/More trash cans and clean them
- “Invest in our poolhouse” to attract young families. Pay your lifeguards fairly so they pool can function like pre-COVID
- Better signage for SMART bus stops on Mack
- Fix the sidewalks so we don’t trip on them (one note of agreement)
- More money for cement repairs
- Add sidewalk to golf field side of Vernier!
- Fix the damn lights at the cross walk on Vernier and Mack and increase time at Lochmoor
- Drive throughout and check the potholes

- Add more benches
- More “stop” signs at crosswalks. Lower speeds on Mack
- The roads have become a mess! Can this become a priority? I am afraid to walk and ride my bike (1 note of agreement)
- Can we please consider more additional trees planted? This is GP Woods.
- 4th of July parade (fireworks?)
- Work out a deal where GPW residents can go to the GPP theaters
- Where's the community Ed? Where are senior services?
- Need ADA considerations if more than 1 level - elevator
- Preserve Pepsi billboard on Henry's (8 notes of agreement)
- Diversify committees – age, gender, race, identity
  - » No to diversity first. Get people who are qualified and reliable first!
    - No, we're better than this (1 note of agreement)
  - » Don't mess with success! (2 notes of agreement)
- Safe and friendly for ALL humans!
- Safe places for teens to gather
- Visible public safety (see them around – maybe more of them)
- Regular updates in Grosse Pte News
- Proactive: Sent monthly email with info
- Emails when new information is posted on site
- Keep old style architecture – not ugly new builds that look “old” like in Birmingham. Looks fake.
- Notice historical homes
- Signage that would denote Lochmoor and Sunningdale from Mack to Morningside as a historic area with beautiful old homes 90-100 years old
- Walkable Mack. Downtown feel. More food!! Close Mack 1st Sunday 12-2pm for walkable event
- Eliminate option of using Mack Ave storefronts as warehouses
- Eliminate storefronts used for warehousing. No signage, windows blocked with blinds or paper, no street activity, no economic activity, violates zoning codes.
- Storefronts on Mack Ave are so ugly and outdated. Let's give some tax breaks for upgrades and improvements
- Require businesses to keep up their property! Some are awful. Never see this in B'ham, Rochester, etc.!
- Mandatory criminal background checks on all single family rental homes and rental unit adult residents
- More senior driving help
- More senior activities (more stimulating activities such as free yoga and tai-chi, healthy cooking demos, access to fitness class) when the pool is not available (e.g. activity building and less bingo). Team up with hospitals to provide these activities (1 note of agreement)
- City of Livonia provides low interest loans to seniors to improve their homes. GPW consider any plan like this?
- Every doctor encourages seniors to swim for exercise. Summer is great! Rest of year there should be an affordable (not neighborhood club) for seniors to swim.
- Address environmental sustainability. Every community has a stake in a cleaner environment and reducing carbon emissions. Ban pesticides. Build bike paths. Reduce brightness of street lights, which contribute to light pollution – bad for birds. Allow more solar panels on roofs. Adopt food-waste composting. Plant native gardens and rain gardens (the native plants on Mack and Van Antweg are a nice start). Young people (teens) need social gathering places – related to mental health. Rain gardens reduce flooding.
- Plant more trees throughout parks and streets (1 note of agreement)
- Stop cutting down trees along city right of ways. These give the community character and charm.
- Need a Master Plan for Ghesquire Park with input from Rec Commission and Woods/Shores Little League
- What about parks? No master plan for parks? (2 notes of agreement)
- Maybe make more parks. Little kid place at the park. Kids will have fun.

- What's up with Londos on Briarcliff (formerly Liggett)? No info. Very odd. Who owns and lives there? Open to new residents?
- Up keep of grass by City Hall. Edge the grass.
- Landscaping at City Hall is an embarrassment. Grass should be edged and dead trees need to be removed that are located in front of the buildings. Flowers around the clock need to be watered and weeds pulled. Holiday lights need updating.
- Time to update curb appeal in front of City Hall. Too many people drive by and they should be "wowed". Maintenance of lawns and beds needs to be better. Get rid of the dead trees.
- Faircourt has no flower hanging pot or seasonal decoration. How come?
- Love the DPW, the decorations on Mack lampposts, the people, the business, the cleanliness, and beautification (1 note of agreement)
- Service. Safety. City Staff
- Please put this info online for careful reading and comment. Too crowded to see all.
- Meeting well designed but you need two of each station. Thanks







Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,  
 20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
 (313) 343-2426

## 2024 Planning Commission Meeting Schedule & Submission Deadlines

<b>MEETING DATE</b> <i>4<sup>th</sup> Tuesday of the month</i>	<b>APPLICATION SUBMISSION DEADLINE</b> <i>Thursday before the prior Planning Commission meeting, unless dated otherwise</i>	<b>NOTICE DUE</b> <i>Notification proceeding Friday for Thursday publication / 15 days prior</i>
<b>January 23, 2024</b>	December 14, 2023	December 29, 2023
<b>February 27, 2024</b>	January 25, 2024	February 2, 2024
<b>March 26, 2024</b>	February 22, 2024	March 1, 2024
<b>April 23, 2024</b>	March 21, 2024	March 29, 2024
<b>May 28, 2024</b>	April 25, 2024	May 3, 2024
<b>June 25, 2024</b>	May 23, 2024	May 31, 2024
<b>July 23, 2024</b>	June 20, 2024	June 28, 2024
<b>August 27, 2024</b>	July 18, 2024	July 26, 2024
<b>September 24, 2024</b>	August 22, 2024	August 30, 2024
<b>October 22, 2024</b>	September 19, 2024	September 27, 2024
<b>November 19, 2024*</b>	October 17, 2024	October 25, 2024
<b>December 10, 2024*</b>	November 14, 2024	November 22, 2024
<b>January 23, 2025</b>	December 12, 2024	December 27, 2024

\*November meeting is the third Tuesday of the month, December meeting is held on the second Tuesday of the month.