



**CITY OF GROSSE POINTE FARMS
AGENDA OF BUSINESS
REGULAR MEETING OF THE
CITY COUNCIL
AUGUST 14, 2023**

The Regular Meeting of the CITY COUNCIL of the City of Grosse Pointe Farms will be held at City Hall located at 90 Kerby Road on August 14, 2023 at 7:00 p.m.

1. Pledge of Allegiance.
2. Roll Call.
3. Reading and consideration of the minutes of the Regular Meeting held on July 10, 2023.
4. Board of Zoning Appeals
 - a. Consideration of a variance request for 15 Rose Terrace.
5. Consideration of a request to authorize distribution of Draft Master Plan for 63-day comment period to the public and required entities.
6. Consent Agenda.
 - a. Consideration of a request from the Public Safety Department to renew the CLEMIS agreement.
 - b. Consideration of a request to approve a contract with Bokano Builders, LLC for remodeling of the Court Office entryway.
 - c. Consideration of a request to approve the purchase of bulk road salt for the 2023-2024 season.
 - d. Consideration of a request for a three-year contract extension with Wayne County Assessors for assessing services.
 - e. Consideration of a request to purchase a multi-use loader for the DPW.
 - f. Approve legal bills.
 - g. Consideration of a request to approve July 2023 invoices.
7. Reports.
 - a. Receive the July 2023 Public Safety Report.
8. Other Business.
9. Adjournment.

The City of Grosse Pointe Farms does not discriminate on the basis of disability in admission or access to its programs, activities, or services as required by Title II of the Americans with Disabilities Act of 1990. If you require further information or need to request an accommodation under the Americans with Disabilities Act, please contact Derrick Kozicki, Assistant City Manager/Clerk by email at: dkozicki@grossepointefarms.org or by calling 313-885-6600.

**CITY OF GROSSE POINTE FARMS CITY COUNCIL
REGULAR MEETING MINUTES
July 10, 2023 at 7:00 P.M.**

3.

A regular meeting of the City Council for the City of Grosse Pointe Farms was held at City Hall, 90 Kerby Road and called to order at 7:00 p.m. on Monday, July 10, 2023, by Mayor Louis Theros.

- 1. Pledge of Allegiance.**
- 2. Roll Call.**

Present: Mayor Louis Theros, Mayor Pro Tem John J. Gillooly, Councilmembers Sierra Leone Donaven , Beth Konrad-Wilberding, Joe Ricci, Neil Sroka and Lev Wood.

Absent: None.

Others Present: Shane Reeside, City Manager, Derrick Kozicki, Assistant City Manager & City Clerk; Tim Rowland, Finance Director; John Hutchins, Director of Public Safety; Andrew Rogers, Deputy Director of Public Safety; William T. Burgess, City Attorney and Matthew Baka, Director of Public Service.

There was a quorum present.

3. Reading and consideration of the minutes of the Regular Meeting and Closed Session held on June 12, 2023.

MOTION: Motion by Mayor Louis Theros , second by Mayor Pro Tem John J. Gillooly to approve the minutes of the Regular Meeting and Closed Session held on 6/12/2023.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

4. Board of Zoning Appeals

MOTION: Motion by Councilmember Neil Sroka , second by Councilmember Lev Wood to temporarily adjourn the City Council and reconvene as the Board of Zoning Appeals.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

a. Consideration of a request for a dimensional variance for 36 Elm Court.

G. David Warren, property owner and applicant was present to answer questions about his Board of Zoning Appeals Application for a Hearing.

Mayor Louis Theros asked the applicant if they had anything to add to what was included in the application.

The applicant stated they did not have anything to add.

Councilmember Neil Sroka asked the applicant to confirm that the hardship necessitating the variance is that the lot is pie shaped.

The applicant stated the hardship is not self-created because the house was built in 1941 on the pie shaped lot.

Councilmember Neil Sroka asked the applicant if the addition between the house and the garage would match the existing structure.

The applicant stated that addition would match the existing structure in appearance.

Councilmember Neil Sroka asked the applicant if the landscaping plan shown in the plans is final.

The applicant stated that the landscaping plan shown in the plans is final.

Councilmember Lev Wood asked the applicant if the addition between the house and the garage would match the existing structure.

Asked the applicant if the other properties in the area have made similar additions.

The applicant stated that 40 Pine Court has done a similar addition.

Mayor Louis Theros opened public comment at 7:11 p.m.

No written or audience comment was received.

Mayor Louis Theros closed public comment at 7:11 p.m.

MOTION: Motion by Councilmember Neil Sroka , second by Councilmember Lev Wood that the appeals application submitted on May 28, 2023, by G. David Warren for the construction of a breezeway and covered patio to connect the existing garage to his house be granted, thereby authorizing the issuance of a building permit for the construction of the structure that would render the garage part of the residence’s principal (as opposed to an accessory) structure. The resulting principal structure would then encroach into the required side yard setback by approximately 7’ (resulting in a new side yard setback of 8’ vs. 15’) and required rear yard setback by approximately 34’ (resulting in a new rear setback of 6’ vs. 40’) as required in the R-1AA district. The home is an existing non-conforming structure with a side-yard setback of 9’3” (West) vs. 15’ and a rear-yard setback of 27’5” vs. 40’ as required in the R-1AA district that the new expanded structure will continue to comply with.

To reach this decision, we have reviewed Mr. Matt Baka’s memo dated July 10, 2023, the Applicant’s Appeals Application dated May 28, 2023, the detailed review letter from McKenna dated June 30, 2023, and the Applicant’s comments tonight.

Potential factual findings indicate that strict application of the Zoning Ordinance would result in a practical difficulty for the user of the property due to the following:

This is a unique pie-shaped property on the Elm Ct. cul-de-sac with rear- and side-yard setbacks already out of compliance with current zoning. Several surrounding properties have similar challenges to conforming to the rear and side-yard setback requirements, including the property at 40 Pine Ct., located directly behind the Elm Ct. property. The proposed project does not generate any concerns relative to the harmony with existing buildings in the district.

The variance is in harmony with and serves the intent and purpose of the Ordinance because:

- 1. The variance will not result in increased population density.
- 2. The variance will not adversely affect the government services or the district's character.
- 3. The proposed addition is in harmony with the predominant type of surrounding residences in the district.

The proposed variance meets the standards of Article XXV. The variance will result in substantial justice being done because:

- 1. The hardship suffered if a variance is not granted would be significant and likely render the owner unable to have the attached garage that many of the other residences in the immediate area can enjoy.
- 2. The addition in question is relatively small (33 square feet) and is merely designed to connect an existing, in-compliance accessory structure to the lot’s principal residence, so there will be minimal (if any) impact on neighboring property and would not be contrary to the spirit and intent of the zoning ordinance.
- 3. The property in question is unusual in its size and configuration, thus making it truly unique. There are no other viable alternatives that would obviate the hardship.
- 4. The hardship was not self-created and is largely a function of the lot’s design and placement of the existing principal residence.

The proposed variance will not substantially interfere with or injure the rights of persons whose property is affected by the proposed variance. Approval of this variance is subject to the following conditions:

- 1. The new building additions will be clad in siding and/or brick veneer and will be the same style as the existing house.
- 2. The landscape plan, as submitted will be incorporated in the final project.
- 3. The proposed addition will improve the house's aesthetics, which should benefit the surrounding properties.

4. No information was received regarding objections of the project from neighboring owners.

The Board of Zoning Appeals hereby grants the foregoing variance without prejudice or precedence in any future or similar appeals.

VOTE: Yes: Mayor Louis Theros, Mayor Pro Tem John J. Gillooly, Councilmembers Sierra Leone Donaven, Beth Konrad-Wilberding, Joe Ricci, Neil Sroka and Lev Wood.; No: None; Absent: None. CARRIED 7 to 0.

MOTION: Motion by Mayor Pro Tem John J. Gillooly , second by Councilmember Sierra Leone Donaven to temporarily adjourn the City Council and reconvene as the Board of Zoning Appeals.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

5. Consideration of a request for a sign variance at 131 Kercheval Avenue.

Tracey Diehl, agent for Henry Ford Health was present to answer questions about their sign request.

Councilmember Lev Wood asked the applicant if the sign lettering is in harmony with the architectural and design characteristics of the building and surrounding business district.

The agent stated the applicant believes sign lettering is in harmony with the architectural and design characteristics of the building and surrounding business district.

Mayor Louis Theros opened public comment at 7:22p.m.

Andrew Dervan, 306 Fisher Road stated that the signs were too big.

The agent stated that the size of sign was well researched and appropriate.

Mayor Louis Theros closed public comment at 7:23 p.m.

MOTION: Motion by Councilmember Lev Wood seconded by Councilmember Sierra Leone Donaven that the appeal by Henry Ford Health be granted thereby authorizing the installation of two wall signs for their Pierson Clinic building located at 131 Kercheval Avenue.

One of these would be a new 66.7 SF sign located near the corner of Kercheval and Muir Road. The second would be a 55.5 SF sign on the Pierson Clinic's Kercheval Avenue building façade that would replace an existing 80 SF sign.

In making these findings we are relying on the McKenna opinion letter dated July 3, 2023, the memorandum from Matthew Baka dated June 12, 2023 and the letter, application and site plans from the property owner agent, Tracey Diehl, from Expedite the Diehl LLC, dated June 3, 2023.

Regarding the replacement sign on the Kercheval Avenue facade, we find that the new sign is arguably more compatible with the building design than the previous signs.

Regarding the proposed new sign on the Muir Road façade, we find that the placement, scale and design of the sign is harmonious with the building design.

Overall, the City Council finds that these new and replacement signs are in harmony with the architectural and design characteristics of the hospital.

In addition, we find that approval of these signs does not impair the general effect and intent of the ordinance, and by granting this appeal, the Council hopes to avoid visiting patients' confusion and to improve the safety and flow of traffic during emergency and urgent care visits.

Approval of the new and replacement signs are based on the condition that all signs will comply with the City's ordinance regarding back lighting.

Mayor Louis Theros opened public comment at 7:35 p.m.

Andrew Dervan, 306 Fisher Road stated that the signs were too big.

The agent stated that the size of sign was well researched and appropriate.

Mayor Louis Theros closed public comment at 7:35 p.m.

VOTE: Yes: Mayor Louis Theros, Mayor Pro Tem John J. Gillooly, Councilmembers Sierra Leone Donaven , Beth Konrad-Wilberding, Joe Ricci, Neil Sroka and Lev Wood.; No: Councilmember; Absent: None. CARRIED 7 to 0.

6. Consideration a request for a sign variance at 165 Muir Road

Tracey Diehl, agent for Henry Ford Health was present to answer questions about their sign request.

Councilmember Lev Wood stated that the pedestrian walkway (overpass) sign is not in harmony with the business district.

Councilmember Beth Konrad-Wilberding asked if the white space on the overpass signage be condensed.

The agent stated yes, the white space could be condensed.

Mayor Pro Tem John J. Gillooly and Councilmember Neil Sroka stated that the overpass sign was not in harmony with the surrounding area.

Mayor Louis Theros opened public comment at 7:36 p.m.

No written or audience public comment was received.

Mayor Louis Theros closed public comment at 7:36 p.m.

The agent stated that they would withdraw the overpass sign from their request to City Council.



Proposed overpass sign removed for consideration by applicant’s authorized representative prior to motion.

MOTION: Motion by Councilmember Lev Wood seconded by Councilmember Beth Konrad-Wilberding that the appeal by Henry Ford Health be granted thereby authorizing the refacing of monument signs, the removal and replacement of wall signs and the removal and replacement of vinyl graphics on entrance doors at their building located at 165 Muir Road.

Granting of this appeal does not allow for the proposed large window vinyl sign on the side of the pedestrian bridge that crosses over Muir Road.

In making these findings we are relying on the McKenna opinion letter dated July 3, 2023, the memorandum from Matthew Baka dated July 10, 2023 and the letter, application and site plans from the property owner agent, Tracey Diehl, from Expedite the Diehl LLC, dated June 3, 2023.

The City Council finds that the placement, scale and design of the new and replacement signs, except for the sign proposed for the pedestrian walkway over Muir Road, is harmonious with the building design and that these signs are in harmony with the architectural and design characteristics of the hospital.

In addition, we find that approval of these signs is in the general interest of public safety and convenience, does not impair the general effect and intent of the ordinance, and by granting this appeal, the Council hopes to avoid visiting patients’ confusion and to improve the safety and flow of traffic during emergency and urgent care visits.

Approval of the new and replacement signs are based on the condition that all signs will comply with the City’s ordinance regarding back lighting. Regarding the monument signs, lighting will remain the same as existing conditions.

VOTE: Yes: Mayor Louis Theros, Mayor Pro Tem John J. Gillooly, Councilmembers Sierra Leone Donaven , Beth Konrad-Wilberding, Joe Ricci, Neil Sroka and Lev Wood.; No: Councilmember; Absent: None. CARRIED 7 to 0.

7. Public Hearing to consider an amendment to the General Offenses Ordinance (Dangerous Weapons).

City Attorney Burgess gave a brief presentation regarding the proposed amendment to the General Offenses Ordinance.

Mayor Louis Theros opened public comment at 7:43 p.m.

No written or audience public comment was received.

Mayor Louis Theros closed public comment at 7:43 p.m.

MOTION: Motion by Mayor Pro Tem John J. Gillooly seconded by Councilmember Sierra Leone Donaven to approve the amendment to the General Offenses Ordinance as proposed.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

8. Public Hearing to consider an amendment to the Appearance Tickets Ordinance (DUI).

City Attorney Burgess gave a brief presentation regarding the proposed amendment to the Appearance Tickets Ordinance.

Mayor Louis Theros opened public comment at 7:45 p.m.

No written or audience public comment was received.

Mayor Louis Theros closed public comment at 7:45 p.m.

MOTION: Motion by Mayor Pro Tem John J. Gillooly seconded by Councilmember Sierra Leone Donaven to approve the amendment to the General Offenses Ordinance as proposed.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

9. Consent Agenda.

- a. Consideration of a request from Administration to approve a two-year contract with Midwest Employers Casualty Insurance.
- b. Consideration of a three-year contract with Medstar Ambulance for emergency medical services.
- c. Consideration of the appointment of Suzy Berschback to the Beautification Advisory Commission for a three-year term ending in 2026 ending.
- d. Consideration of a request to approve June 2023 invoices.

Mayor Louis Theros opened public comment at 7:47 p.m.

No written or audience public comment was received.

Mayor Louis Theros closed public comment at 7:47 p.m.

MOTION: Motion by Councilmember Beth Konrad-Wilberding seconded by Mayor Pro Tem John J. Gillooly to approve the Consent Agenda.

VOTE: Yes: 7; No: None; Absent: None. CARRIED 7 to 0.

10. Other Business.

City Manager Shane Reeside thanked the Grosse Pointe Farms Boat Club for coordinating the Regatta Weekend.

Mayor Pro Tem John J. Gillooly thanked Councilmembers Konrad-Wilberding and Sroka for serving on the Parks and Harbor Commission.

Councilmember Beth Konrad-Wilberding thanked Pier Park employees for actively enforcing the no fishing policy in the harbor.

Councilmember Joe Ricci informed attendees that the Grosse Pointe Farms Foundation will be holding a fundraiser on September 21, 2023 to raise money to pay for the pickleball expansion and tennis court resurfacing project.

Councilmember Lev Wood asked that Pier Park staff continue to explore solutions to address aggressive birds.

Councilmember Neil Sroka thanked Councilmember Sierra Leone Donaven for holding a meaningful Juneteenth celebration and hopes that she considers hosting the same event next year.

Mayor Louis Theros asked that residents lock their vehicles to prevent crimes of opportunity in the community.

Mayor Louis Theros asked the ordinance committee to review the property maintenance ordinance to ensure that the City has the tools it needs to prevent blight and noxious weeds.

Mayor Louis Theros opened public comment at 7:52 p.m.

Roy Edmund, Board member of the Wayne County Community College District, was present with Dr. Harvey Dorah to provide an update to City Council on the district’s activities.

Mayor Louis Theros closed public comment at 7:53 p.m.

Mayor Louis Theros closed public comment at 7:53 p.m.

Having reached the end of the agenda the Regular City Council Meeting was adjourned at 7:51 p.m.

Mayor Louis Theros

Derrick Kozicki, Assistant City Manager & City Clerk



**CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023**

SUBJECT: 15 Rose Terrace., variance request

DEPARTMENT: Public Service

SUBMITTED BY: Matthew Baka, Director of Public Service

BACKGROUND INFORMATION:

Please be advised that the owner of the property at 15 Rose Terrace has submitted an application and plans for consideration of a variance request to construct an addition to their home in the front open space. In order to proceed with the plans, the following variance approvals are required:

SEC. 1300. STANDARDS LIMITING HEIGHT, BULK, DENSITY & AREA BY LAND USE;

- Approve a dimensional variance to allow a reduced front yard setback of 11.5' with 30' required.

Approval by the Board of Zoning Appeals for a variance is required in accordance with Article XVII of the Zoning Ordinance if, in addition to the requirements of the standards set forth in the Zoning Ordinance, the following standards are met:

1. The variance is in harmony with and serves the intent and purpose of this Ordinance after considering:
 - A. The extent of the variance in relation to the requirement;
 - B. The effect, if the variance is allowed, of the increased population density produced on available governmental facilities and on the character of the district;

- c. Whether a proposed building is in harmony with the predominant type of building in the district in size, character, location and intended use.
- 2. The variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the hardships or difficulties suffered if a variance is not granted, and whether the hardship or difficulty can be obviated by some method other than a variance.
- 3. The variance will not substantially interfere with or injure the rights of persons whose property is affected by the proposed variance.
- 4. The proposed variance meets the standards of Article XXV.

The requirements of Article XXV are as follows;

- a. The application is consistent and will promote the intent and purpose of this Ordinance.
- b. The proposed use or activity will be compatible with adjacent land uses, the natural environment and natural resources, and the capacities of public services and facilities affected by the proposal.
- c. The application will promote the use of land in a socially and economically desirable manner, and maintain the character of the area.
- d. The proposed use structure activity is consistent with the public health, safety, and welfare of the residents of Grosse Pointe Farms.

Please see the attached- memo from McKenna Planning Consultants for an analysis of the request. Please place this request on the next available City Council agenda for review and consideration.

Matthew Baka
Director of Public Services



MCKENNA

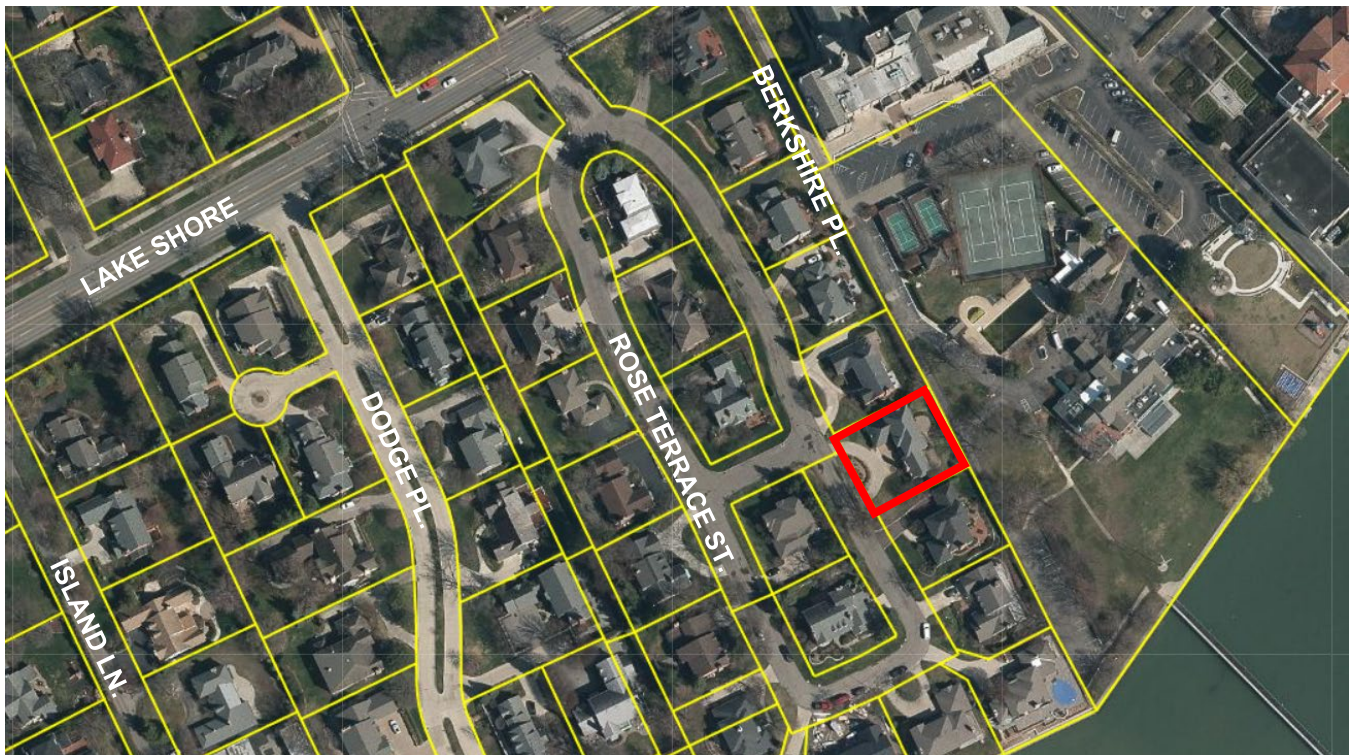
August 7, 2023

Mr. Shane Reeside
City Manager
City of Grosse Pointe Farms
17147 Maumee
Grosse Pointe, MI 48230

ATTENTION: BOARD OF ZONING APPEALS
SUBJECT: 15 ROSE TERRACE VARIANCE REQUEST
ZONING: R-1AA
APPLICANT: CHARLES AND LISA GABLE, PROPERTY OWNERS

Dear Mr. Reeside:

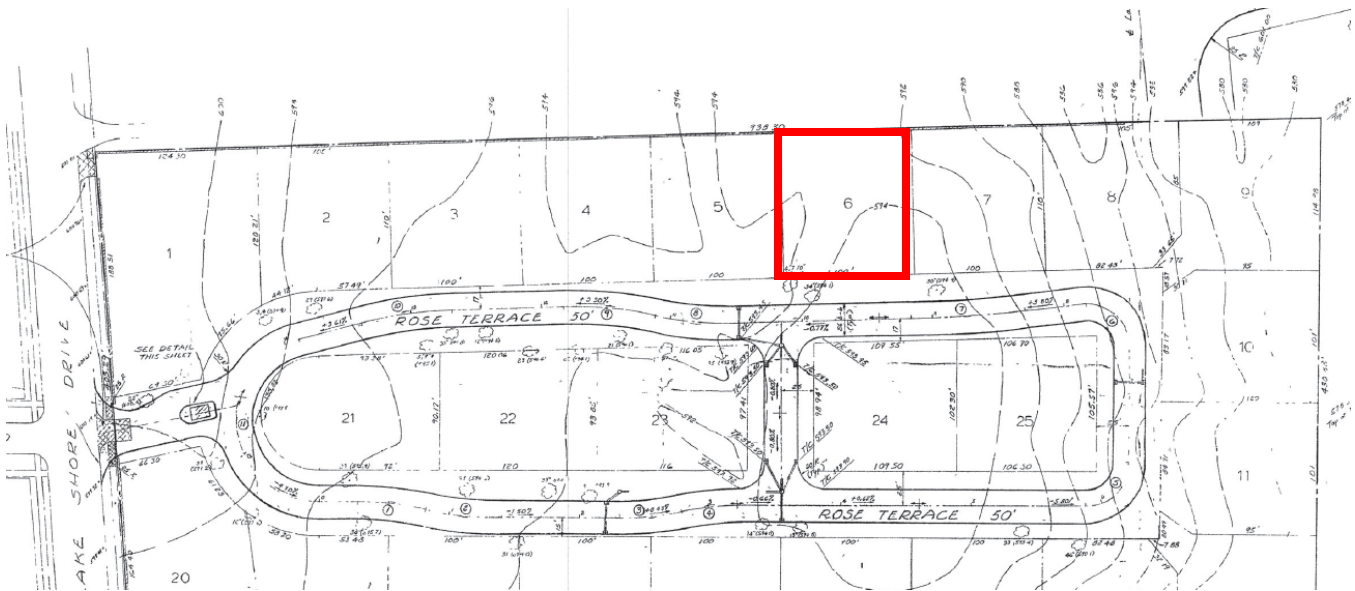
We reviewed the application submitted by Charles and Lisa Gable, property owners at the subject address, for a variance to allow the construction of an addition to an existing attached garage that would encroach on the required front yard.



HEADQUARTERS
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PLAN DETAILS

Design drawings of the proposed construction were included with the application. The applicants propose to construct an additional bay onto the existing attached garage, creating a 3-car garage where currently a 2-car garage exists. The proposed addition is 24'-9" long x 13'-6" wide. It would relocate the front building line 13'-6" further into the front yard.

The addition is proposed to be clad in brick, with details matching the existing structure.

The property received a variance to build the house in its current configuration, with a 25-foot front setback. A 30-foot front setback is currently required in the R-1AA district. The setback that would result from the proposal would be 11'-6" (11.5').

REQUEST

The applicant requests the following variance, pursuant to the Zoning Ordinance:

SEC. 1300. STANDARDS LIMITING HEIGHT, BULK, DENSITY & AREA BY LAND USE: The applicant is requesting a variance of 18.5' from the required 30' front yard.

The table provided shows the dimensional requirements for principal buildings in R-1AA, the dimensions allowed by variance on October 19, 1987, dimensions of the proposed structure, and proposed compliance with the requirements.



STANDARD	REQUIREMENT	EXISTING CONDITIONS	PROPOSED CONDITIONS	PROPOSED COMPLIANCE
Minimum Lot Area (SF)	15,000	11,000	No Change	Legally Nonconforming
Maximum Height	2.5 Stories, 30'	2 stories, <30'	No Change	Yes
Minimum Front Yard Setback	30' (Variance granted in 1987 to construct existing house: 25')	25'	11.5'	NO
Minimum Side Yard Setback	15' each side (Variance granted in 1987 to construct house: 10' each side)	10' Each side	No Change	Yes
Minimum Rear Yard Setback	40' (Variance granted in 1987 to construct house: 30')	30'	30'	Yes

VARIANCE COMMENTS

Per *Section 1702* of the Zoning Ordinance, the BZA must find that “practical difficulty” has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
 - a. **The extent of the variance in relation to the requirement.**

The variance requested is substantial numerically, representing 62% of the currently-required front setback in the R-1AA district and 74% of the required front setback previously granted as part of a variance request.
 - b. **The effect, if the variance is allowed, of the increased population density produced on available governmental facilities and on the character of the district.**

The variance would not produce an increased population density, nor would it require additional government resources, beyond previous and planned conditions. From a density and use perspective, the proposal has no effect on the single-family character of the district.
 - c. **Whether the proposed building is in harmony with the predominant type of building in the district in terms of size, character, location, and intended use.**

The existing properties along Rose Terrace, including the existing structure, maintain a similar and fairly consistent relationship with the front property line. It appears clear that the proposed garage addition



would extend into the front yard several feet further than any of the neighboring properties along Rose Terrace.

The proposed building's materials are in harmony with the existing house and the predominant type of building in the district.

2. The variance must result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the hardships or difficulties suffered if a variance is not granted, and whether the hardship or difficulty can be obviated by some method other than a variance.

The application materials identify a neighboring property which also has a three-car garage. That structure, however, does not appear to encroach on the front yard, and it does not extend to within 11.5' of the property line. We are unaware of other situations where a similarly-situated property has been granted a variance or otherwise exists with as shallow of a front yard as is being proposed.

The applicant asserts that there are 'several' other homes on the street that are closer to the curb line than what is proposed. They do not provide dimensions or specifics. We note that the front lot line of those properties that are built closest to the existing curb have less public space between the front lot line and the curb than the subject property. The applicant's application materials indicate that the distance between the curb and the proposed building is 30'. As we mention above, the proposed building would extend well in front of neighboring properties, which are built consistent with each other, even if they have inconsistent relationships with the road.

3. The variance will not substantially interfere with or injure the rights of persons whose property is affected by the proposed variance.

The application materials indicate that the homeowners association and surrounding neighbors have granted permission for the project to proceed as proposed. We are not aware of any sentiment in opposition to the proposed project.

CONCLUSION

The variance requested is substantial in relation to both the current requirements of the property's existing zoning and the requirements previously granted to the property via a variance. We are not aware of a similarly-situated property that is enjoying the rights the applicant is requesting.

The property's location within the existing subdivision makes it unlikely that this proposal will substantially interfere with the rights of the public at large, and our understanding is that neighboring owners are not in opposition to the project.

We recommend the ZBA consider the applicant's justifications of practical difficulty and consider any potential additional information brought forward during the public hearing to find whether a practical difficulty has been demonstrated, and thus a variance is warranted.

If you have further questions, please do not hesitate to contact us.



Respectfully submitted,

MCKENNA

Paul Urbiel, AICP
Senior Principal Planner



III. Variance Justification

It is the burden of the applicant to present sufficient evidence to the Board of Zoning Appeals which justifies the variance request. Unless the Board has enough evidence to make a determination a variance cannot be granted.

You must prove, to the satisfaction of the Board, that you have a practical difficulty in complying with the City's ordinance. The Michigan Court of Appeals has applied the following principles in dimensional variance court cases which **collectively** amount to the showing of a practical difficulty:

- The plight is due to unique circumstances of the property and is not shared by neighboring properties in the same zone
- The problem or hardship is not self-created
- Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use, or would render conformity necessarily burdensome
- The particular request, or a lesser relaxation of ordinance standard, would provide substantial justice to the landowner and neighbors

The applicant or persons acting in his/her behalf should be prepared to discuss the exact size and dimensions of the proposal, the physical characteristics of the property, and be prepared to discuss the necessity of the variance in detail. In the space below, please state the principal points upon which the appeal is made. You may attach additional sheets if necessary.

a) The plight is due to unique circumstances of the property and is not shared by neighboring properties in the same zone.

Please identify any unique or unusual conditions present to justify a variance:

The current 2 car garage configuration makes it extremely difficult to use both bays as intended.

The angle required to enter and exit the bay closest to the house is too close to the garage door casing and porch steps. We have hit both the porch steps and garage door casing because of this situation.

b) The Board can only grant a variance if the above-described conditions, or hardship, is not self-created.

Explain why the above conditions should not be regarded as self-created:

We did not build or design the house and we were not aware of the issue when we purchased the home 2.5 years ago.

- c) **The variance request, or a lesser relaxation of ordinance standard, would provide substantial justice to the landowner and neighbors.**

Describe or identify other properties in the district enjoying the same property rights you are requesting:

There are several other homes on the street that are closer to the road, than we will be, after the addition.
There are also several other homes on the street that have 3 car garages.

- d) **The Zoning Board of Appeals can consider evidence of hardship or quality of life if a variance is not granted if strict compliance with the standard would unreasonably prevent the applicant from using the property for a permitted use, or would render conformity necessarily burdensome.**

Please explain the hardship or practical difficulty that will result if a variance is not granted:

We will not be able to use the garage as intended. The garage is extremely tight and will become increasingly difficult to navigate as we advance in age. We prefer to park our cars in the garage at night as opposed to the driveway or on street.

- e) **It is the objective of the Zoning Ordinance to establish minimum standards in the interest of public health, safety, comfort, convenience and general welfare in the City of Grosse Pointe Farms. The Board can only grant a variance if there will not be substantial detriment to the neighboring property and will not be contrary to the spirit and intent of the Zoning Ordinance.**

Explain why granting a variance will not be detrimental to the neighboring property. Also, provide information on how the impact of this project may be minimized:

Rose Terrace is a private street, governed by an association and board of directors. I have already applied for and been granted permission from the Rose Terrace Association Board of Directors and surrounding neighbors, to move forward with the project. Because of the curvature in the road, I currently have 45 feet from the garage to road, leaving over 30 feet to the road after the addition. The BLAKE Company will be building the proposed addition

IV. Request to be placed on agenda and signature

The undersigned hereby requests a review and approval of a variance from provisions of the City of Grosse Pointe Farms Zoning Ordinance as described herein and authorizes City elected officials and employees to inspect the site of the proposed work.

Further, the applicant affirms and acknowledges the following:

- That the applicant will make reasonable efforts to contact adjacent neighbors. Adjacent neighbors mean contiguous properties and those across the street who reasonably have a line of sight to a new building or building modification affected by the applicant's proposal to show and discuss the proposed work prior to the public hearing date set for this appeal.
- That the granting of the appeal or other favorable decisions does not relieve the applicant from compliance with all other provisions of the Zoning Ordinance or other codes adopted by the City of Grosse Pointe Farms.
- That the applicant has legal interest in the property as described on this application.
- That the applicant will comply with any and all conditions imposed by the Board of Appeals in the granting of the requested variance or other favorable decisions.
- That the statements contained in this application and any attachments are true and correct to the best of his/her knowledge and belief.

Signature of Applicant: Charles V. Sabel Date: 7/21/2023

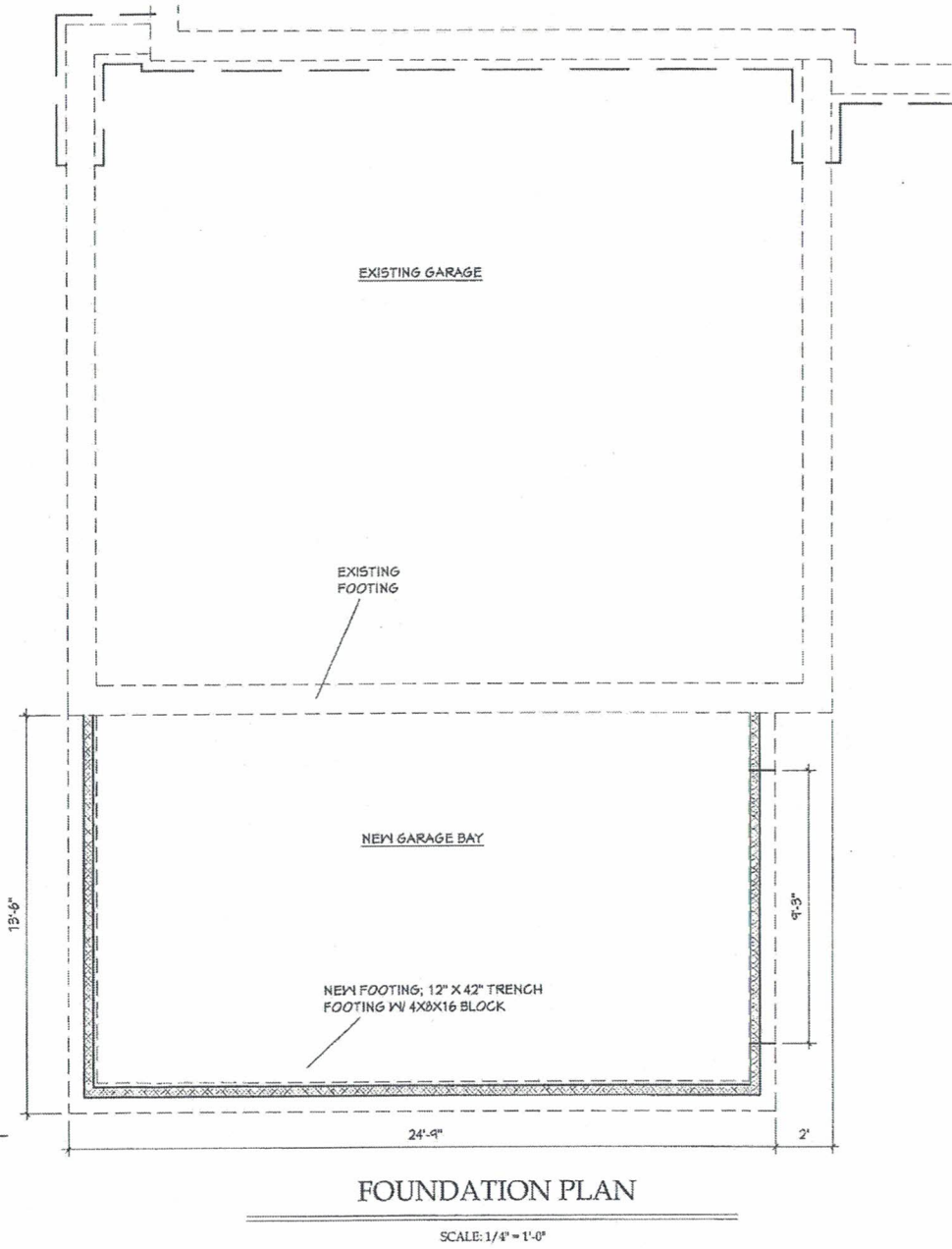
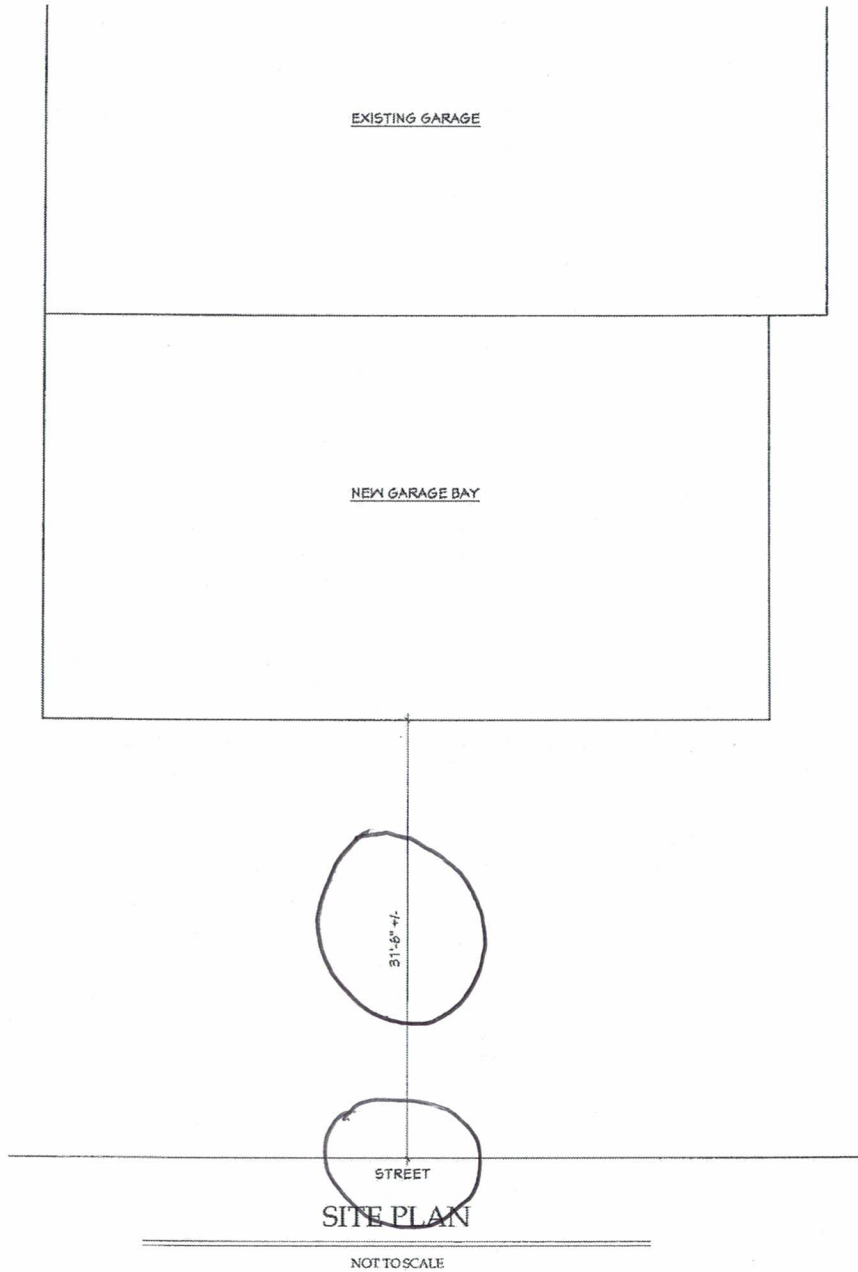
Signature of Applicant: Lisa M. Grabel Date: 7/21/2023

If the applicant is not the property owner, the property owner must read and sign below.

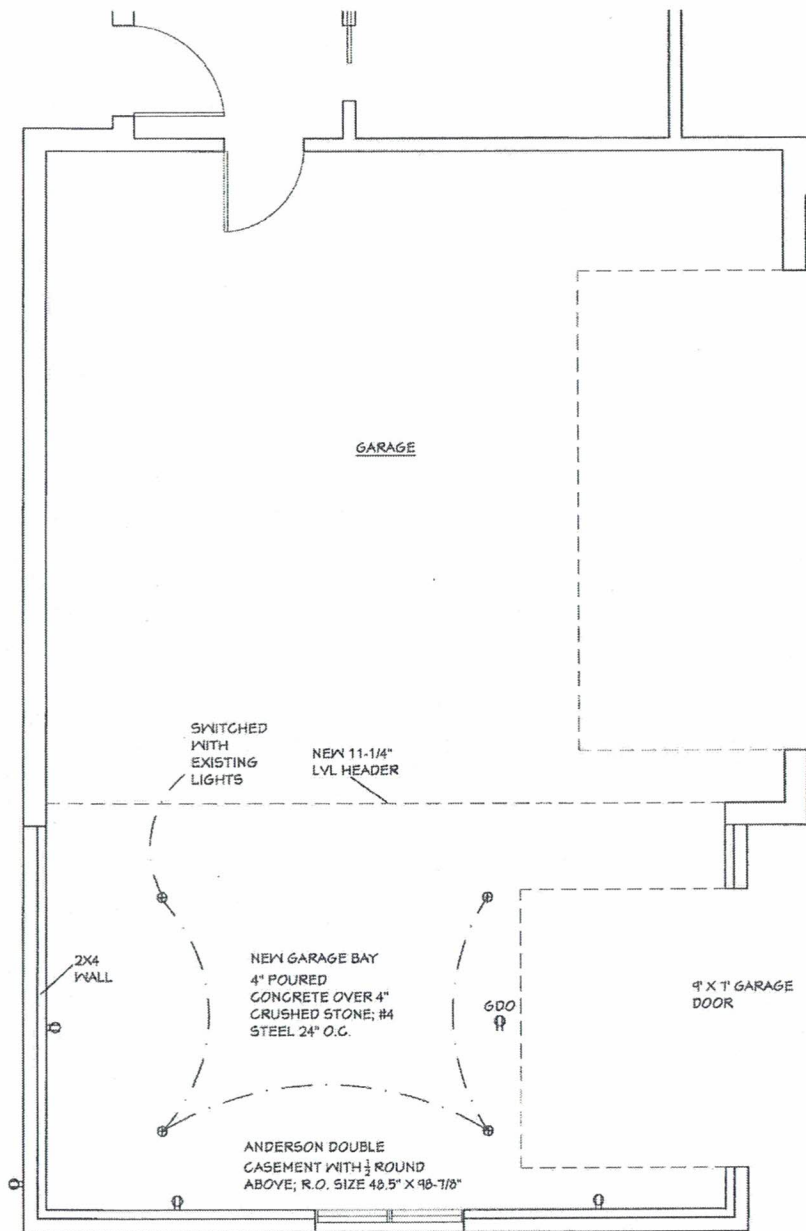
The undersigned hereby affirms and acknowledges that he/she/they are the owner(s) of the property described in this application, and hereby authorizes the applicant to submit this application and represents the undersigned in the matter being reviewed before the Zoning Board of Appeals.

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____



DESIGN AGREEMENT PLAN		70 Karchoval Grosse Pointe Farms, MI 48236		GABEL	
APPROVALS DATE: 6/17/23		Phone: (313) 661-6100 Fax: (313) 501-6674		DATE: 6.6.21	
BUILDER: CJB		IS ROSE TERRACE GROSSE POINTE FARMS, MI 48236		PAGE: 1 of 4	
CUSTOMER:		COPYRIGHT © 2023 THE BLAKE COMPANY		DESIGNER: CJB DRAWN BY: KRS	
NOTE: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition. All dimensions and size designations given are subject to verification on job site and adjustments to job conditions.					



ELECTRICAL LEGEND

- ⊖ Duplex Outlet
- ⊖ WPGFI Outlet
- ⊕ Keyless Fixtures

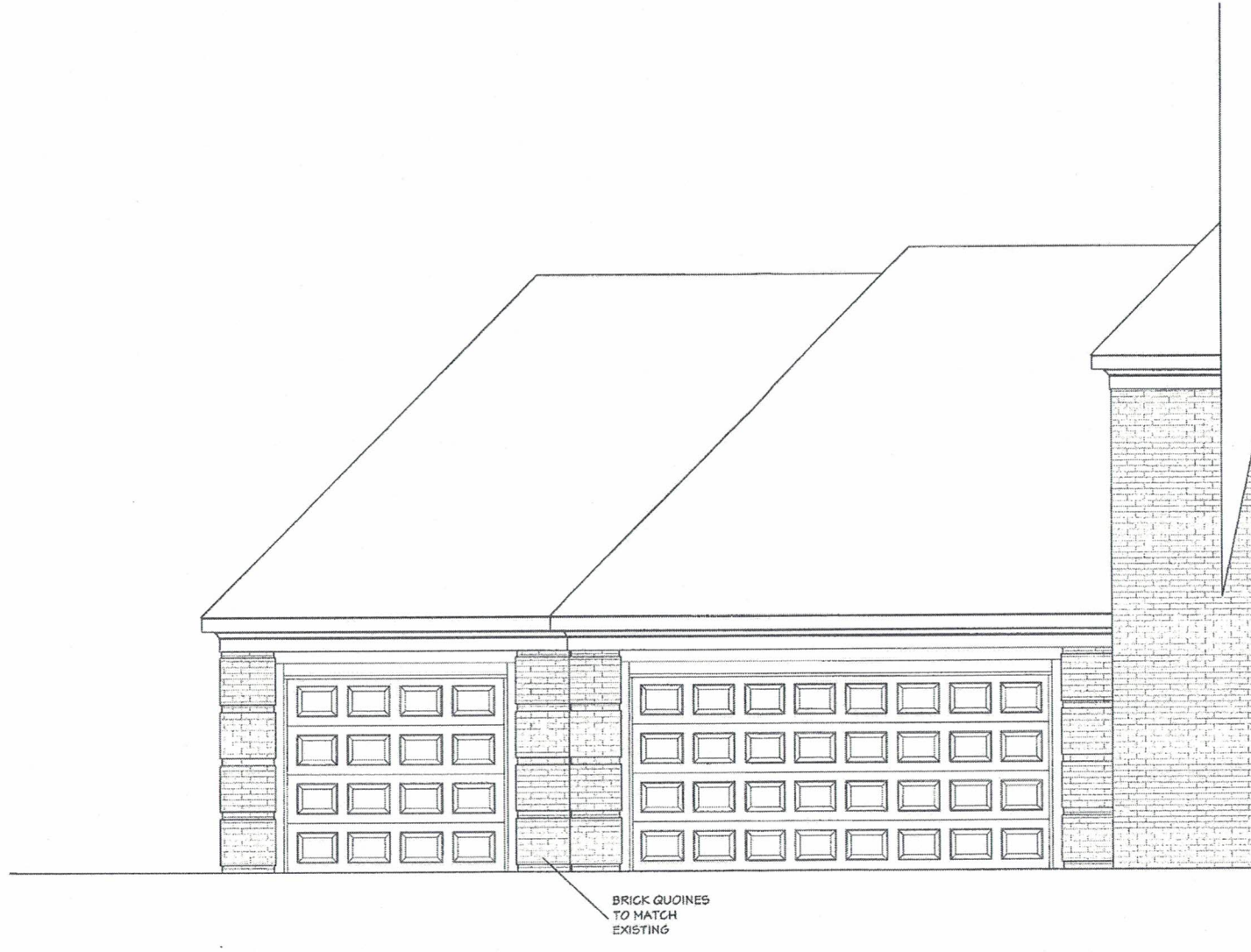
NOTE: ALL LOCATIONS APPROXIMATE;
EXISTING FRAMING MAY REQUIRE
ADJUSTED LOCATIONS.

CUSTOMER INITIALS

FLOOR/ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

DESIGN AGREEMENT PLAN	NOTE: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition. All dimensions and size designations given are subject to verification on job site and adjustments to job conditions.		78 Karchival Grosse Pointe Farms, MI 48236 Office: (313) 551-6100 Fax: (313) 551-6514	GABEL	DATE 6.6.23
	APPROVALS DATE: 6/12/23	DESIGNER: CJB DRAWN BY: KES			PAGE: 2 of 4
BUILDER: CJB	COPYRIGHT © 2023 THE BLAKE COMPANY				
CUSTOMER:					



BRICK QUOINES
TO MATCH
EXISTING

ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN AGREEMENT PLAN		To Karcheval Grosse Pointe Farms, MI 48236 Office: (313) 261-6100 Fax: (313) 261-6514		GABEL 14 ROSE TERRACE GROSSE POINTE FARMS, MI 48236		DATE 6.6.23
APPROVALS DATE: 6/12/23 BUILDER: <i>CTA</i>		THE BLAKE COMPANY		DESIGNER: CIB DRAWN BY: KES		PAGE 4 of 4
CUSTOMER:		NOTE: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition. All dimensions and size designations given are subject to verification on job site and adjustments to job conditions.		COPYRIGHT © 2023 THE BLAKE COMPANY		



ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN AGREEMENT PLAN	NOTE: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition. All dimensions and size designations given are subject to verification on job site and adjustments to job conditions.	15 Kercheval Grosse Pointe Farms, MI 48256 Office: (313) 887-6100 Fax: (313) 887-6574	GABEL	DATE: 5.6.23	PAGE: 3 of 4
APPROVALS DATE: 6/12					
BUILDER: CJD				DESIGNER CIB	
CUSTOMER:				DRAWN BY: KTS	

CERTIFIED SURVEY

PROPERTY DESCRIPTION:

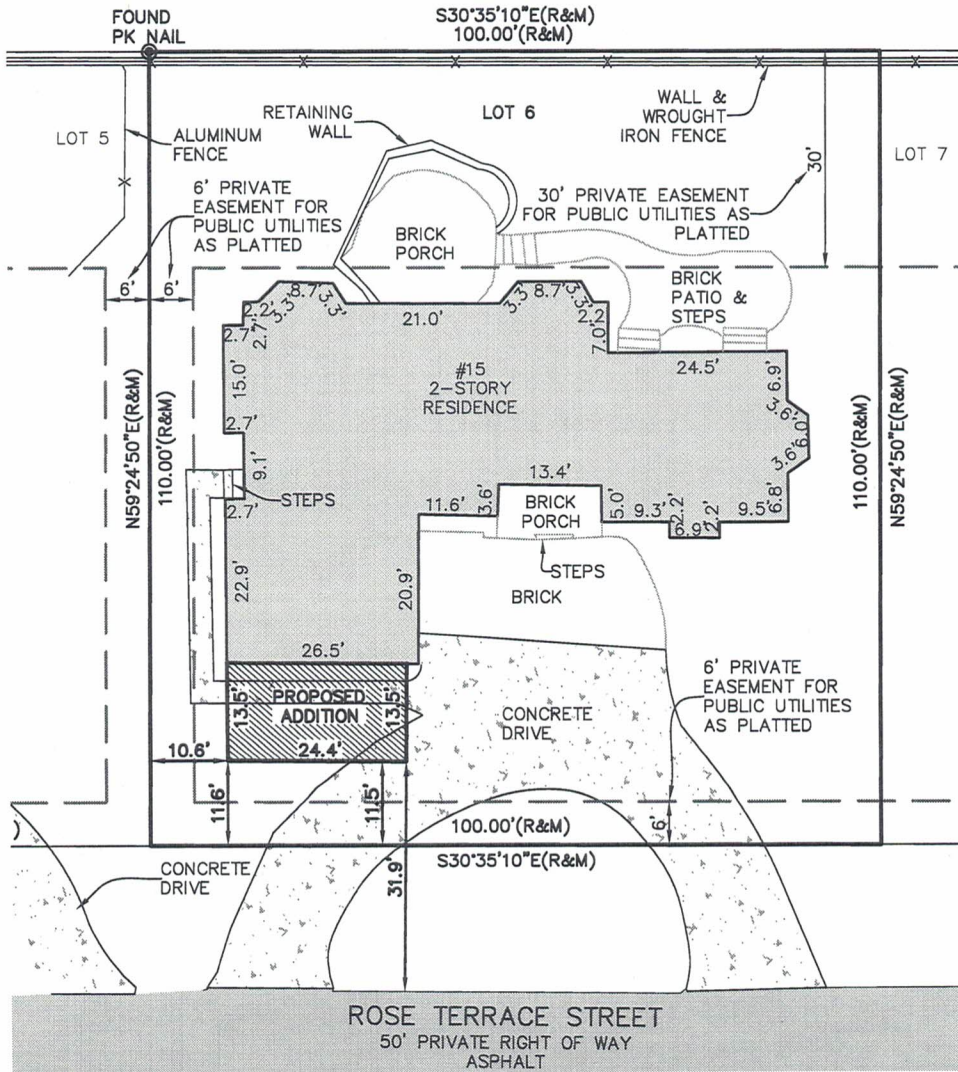
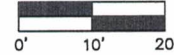
LOT 6 OF "ROSE TERRACE" A SUBDIVISION OF PART OF PRIVATE CLAIM 241, CITY OF GROSSE POINTE FARMS, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 97 OF PLATS, PAGE(S) 95/96 OF WAYNE COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE: 1"=20'



LEGEND

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

DRAFT

ANTHONY T. SYCKO, JR., P.S. NO. 47976



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CERTIFIED TO: MAIN STREET FINANCIAL SERVICES

FIELD SURVEY: GAT JR

DATE: JUNE 23, 2023

DRAWN BY: NPH JDM

SHEET: 1 OF 1

SCALE: 1" = 20'

JOB NO.: 23-01351

CERTIFIED SURVEY

PROPERTY DESCRIPTION:

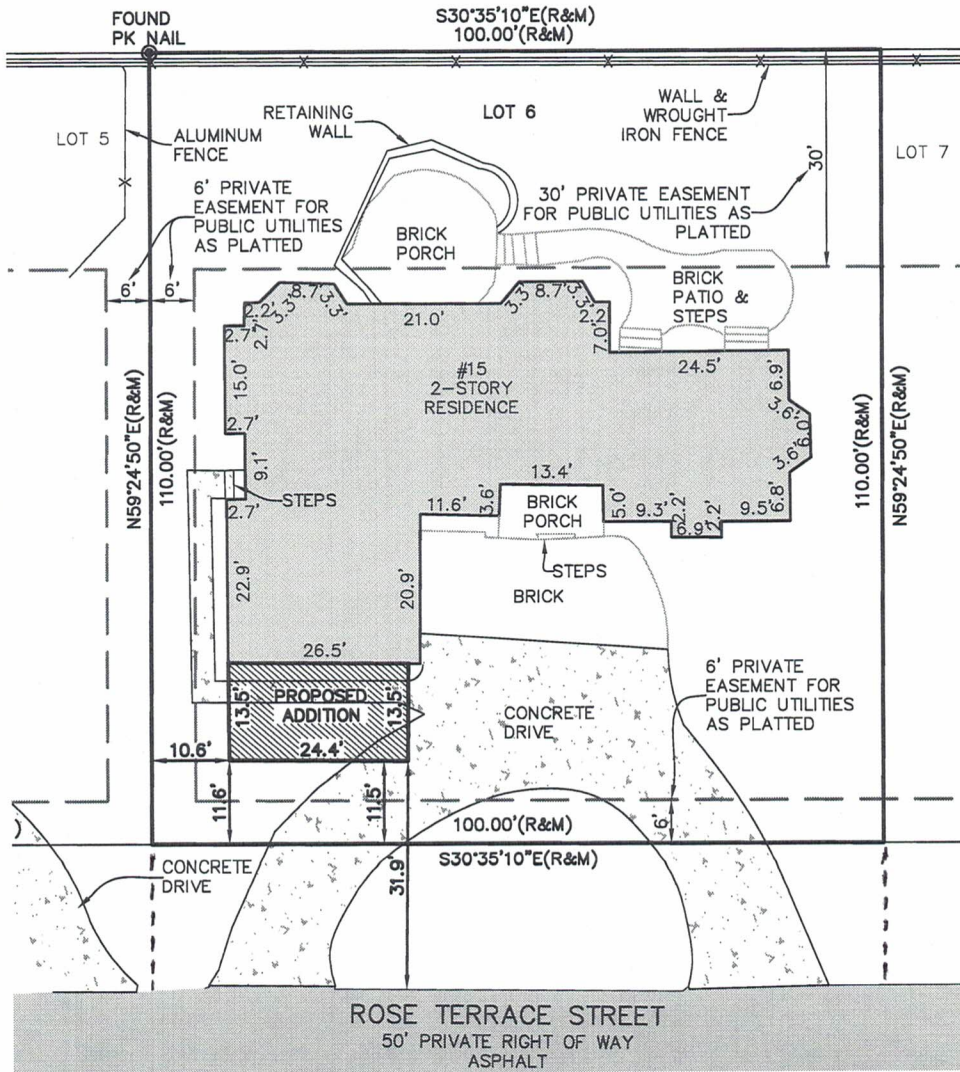
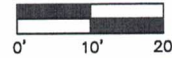
LOT 6 OF "ROSE TERRACE" A SUBDIVISION OF PART OF PRIVATE CLAIM 241, CITY OF GROSSE POINTE FARMS, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 97 OF PLATS, PAGE(S) 95/96 OF WAYNE COUNTY RECORDS.

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CERTIFIED TO: MAIN STREET FINANCIAL SERVICES	
FIELD SURVEY: GAT JR	DATE: JUNE 23, 2023
DRAWN BY: NPH JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 23-01351

NEIGHBORS 3 CAR GARAGE





Memorandum

TO: City of Grosse Pointe Farms City Council
FROM: Jane Dixon, AICP, Senior Planner
SUBJECT: Authorization of Distribution of Draft Master Plan for 63-Day Comment Period
DATE: July 20, 2023

Since last year, the City has been engaged in updating the Master Plan. This process involved workshops and online engagement with the community. McKenna has incorporated this input and has worked with staff to provide a draft plan. Before considering adoption, City Council must formally authorize distribution of the draft plan.

DISTRIBUTION FOR 63-DAY COMMENT PERIOD

The Michigan Planning Enabling Act (MPEA) requires that the process of adopting a master plan can only proceed if the legislative body approves the distribution of the proposed master plan. The distribution allows for comments to be received for 63-days prior to adoption.

If the City Council approves the distribution of the proposed master plan, McKenna, on behalf of the City will it submit a copy of the proposed master plan, for review and comment, to all of the following required entities:

- (a) For any local unit of government proposing a master plan, the planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the local unit of government.
- (b) For a municipality proposing a master plan, the regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county in which that local unit of government is located. If there is a county planning commission, the secretary of the municipal planning commission may submit a copy of the proposed master plan to the regional planning commission but is not required to do so.
- (c) For a municipality proposing a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.
- (d) For a municipality proposing a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.

Additionally, the master plan will be posted online and available at City Hall for public review. All public comments will be recorded by McKenna and shared with City Council.

NEXT STEPS

The distribution will allow for the City Council to hold a public hearing and consideration adoption of the master plan at the November meeting in accordance with the MPEA requirements.



Master Plan

City of Grosse Pointe Farms

DRAFT—July 31, 2023





Master Plan

City of Grosse Pointe Farms

DRAFT—July 31, 2023

Prepared with the assistance of:



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Acknowledgments

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Introduction

Executive Summary

This Grosse Pointe Farms Master Plan is a guide to maintaining the City's high quality of life and sense of community, enabling attractive growth and development, and positioning Grosse Pointe Farms to confront the key challenges of today and the next 20 years. City staff and officials are committed to ensuring that Grosse Pointe Farms maintain its place in the greater Metro Detroit area as a great place to live, work, and recreate.

Some of the key ideas and themes that are represented throughout this Master Plan can be summarized as:

- One of the most referred to strengths of the Grosse Pointe Farms community is the architectural character of its housing stock, which is valued by the community and encourages continual investment. The Plan recommends the formulation of design standards to **preserve the architectural character** in the face of changing trends in residential development.
- The Plan envisions **increased housing diversity** in the City to ensure that the City is supportive of residents at all stages of life and remains a highly livable community. This can be accomplished by incorporating mixed land uses, encouraging and facilitating density on the Hill that could accommodate residential development, and incorporating new housing types that are compatible with the scale of a single-family neighborhood.
- The Plan lays out a **strategy for localized economic development**. Grosse Pointe Farms retains a strong economic base, fueled by white-collar commuter jobs held by residents. With a focus on fiscal responsibility and preservation of the community's character, the Plan recommends a collaborative effort between the City, the Grosse Pointe Chamber of



Commerce, various stakeholders and community members, and potentially the development of a Downtown Development Authority to recruit developers and business in all of the City's business districts.

- The Plan, anticipating future development pressures, identifies the **desired future character of potential change areas and sites** that may be primed for redevelopment, and further presents how that potential redevelopment may most positively influence the rest of the community.
- The Plan envisions Grosse Pointe Farms as a well-connected pedestrian-friendly environment that promotes **safe, efficient travel for all users of public ways**.
- The Plan suggests strategies to **adapt to the impacts of a changing climate**. As a community with direct access to the Lake St. Clair coastline, Grosse Pointe Farms is one of many communities for which fluctuation in lake levels will also be a significant concern. As will be the case in many other communities, Grosse Pointe Farms will require adaptation to these conditions in the form of innovative stormwater infrastructure and potentially a redefined physical relationship between the built environment and the lake.

What is a Master Plan?

A community's Master Plan is a policy document that directs decisions about housing, economic development. The Master Plan looks toward the future and is intended to be flexible to changing conditions. Unlike the Zoning Ordinance, which is law, the Master Plan is intended to be aspirational, usable and a source of reference for the entire Grosse Pointe Farms Community.

The below table describes how the City uses the Master Plan to formulate policy and make decisions regarding development.

Table 1. How to Use the Master Plan

When to Use the Master Plan	Data Reference	Setting Budget Priorities	Evaluating Land Uses	Design Guidelines	Defense of Zoning Decisions
Rezoning	Check proposed use for compatibility with existing land uses around site. Check classification of roads serving site. Check goals, objectives and actions related to site or area, e.g. downtown. Are community facilities serving site adequate?		Is the proposed use consistent with future land use of site and area on future land use map?		Does data, future land use map and goals, objectives and actions support zoning of site?
Zoning Ordinance Text Amendments	Supportable Plan: Capital Improvements Plan, SWOT Analysis, Public Participation Plan, Mack Avenue Improvement Plan, Urban Forestry Master Plan, Tax Increment Financing Plan		What implication does amendment have on future land use and goals, objectives and actions?		Does data, future land use map and goals, objectives and actions support zoning text change? (e.g. required site improvements or standards.)
Special Land Use and Site Plan Review	Do data in plan support the need for the use? Is proposed use compatible with surrounding existing uses?		Is the use appropriate for the area based on goals, objectives and actions in the plan?	Check standards for the proposed use or surrounding area, e.g. paths, landscaping, corridor improvements that should be conditions of approval.	Does data, future land use map and goals, objectives and actions support conditions of special approval or site plan approval?
Capital Improvement Program	Check inventory of public facilities and demo-graphic data for support of proposed projects.	Are projects, expenditures and priorities supported by goals, objectives and actions, or discussed elsewhere in plan?			

When to Use the Master Plan	Data Reference	Setting Budget Priorities	Evaluating Land Uses	Design Guidelines	Defense of Zoning Decisions
Special Programs: Economic Development, Parks, Gateway Improvement, Streetscape, etc.	Check inventory of public facilities. Use demographic data. Use economic data. Check description of funding sources.		Are proposed improvements consistent with priorities in goals, objectives?	Does project design/location conform to corridor and gateway plans?	
Preparing Grant Applications	Use data and other descriptive information in preparing support documentation for grant request.	Are projects, expenditures and priorities supported by goals and objectives or discussed elsewhere in plan?			





01 Community Profile

Introduction

Grosse Pointe Farms has an established legacy as a preeminent residential community. This legacy has been formed largely by the residents who live there. Understanding the composition of the community as well as placing it within historical context is critical to understanding what makes the city unique. It is also important to understand regional plans that have helped inform these planning efforts.

Using demographic data available from the U.S. Census Bureau, we are able to position Grosse Pointe Farms relative to Wayne County and the State of Michigan allowing us to understand the City's long-term trends. In order to properly plan for what the community will need in the coming years we must answer some key questions about what the population will look like in the future. Is the community growing rapidly, slowly, or is it declining? Is the community getting older? Are households getting bigger? Is the community becoming more or less racially diverse? How educated is the community? In the following narrative we help contextualize the answers to these questions and offer insights that will allow the City to prepare for imminent changes in the types of public services it offers, the types of businesses it wants to attract, and the type of character it wants to maintain or establish.



Background

Context and Location

Grosse Pointe Farms is situated in southeast Michigan on the eastern outskirts of the City of Detroit, with Detroit and Grosse Pointe Shores to the northwest and Lake St. Clair to the southeast. As one of the five municipalities that share the name “Grosse Pointe,” the City of Grosse Pointe Farms borders the City of Grosse Pointe to the west and Grosse Pointe Woods to the east. With the exception of Grosse Pointe Shores and Grosse Pointe Woods, all these municipalities are divided from Detroit by Mack Avenue to the north and west. The City of Grosse Pointe Farms can be accessed via major roads such as Mack Avenue to the northwest, Jefferson Avenue to the southeast, and Moross in the middle. In addition, I-94 is just a mile to the north of the City.

Community History

The land area that comprises Grosse Pointe Farms was initially inhabited by members of the Anishinabewaki nations, including the Ojibwe, Ottawa, and Potawatomi, before the arrival of European settlers who claimed much of the land in 1807. Trading trails used by the indigenous tribes were repurposed to create roads and boundaries that exist to this day. Over time, the community has transformed from French farmlands in the 1800s to a summer destination for Detroit residents in the early 1900s, and eventually took on its current form and character during the early 1900s with the advent of the automobile and improved road access. Those interested in Grosse Pointe Farm’s rich history can explore various volumes at the Grosse Pointe Historical Society.

Grosse Pointe Farms is a well-established community that spans 2.75 square miles and boasts a diverse range of buildings and compatible uses. While many of the single-family homes were built in the 1920s and 1930s, some date back even

further. Commercial development is concentrated in certain areas, with the largest concentration of businesses located on Kercheval between Fisher and Muir Roads. Despite the significant number of businesses, most residents commute outside of the City for work.

Relevant Plans

The following plans helped inform the Master Planning process. Reviewing existing plans is important because it helps identify areas of redundancy or gaps in the Master Plan goals and objectives. It also helps the project team from accidentally contradicting existing policies or repeating analysis that has already been done.

SWOT Analysis (Wayne County Retail Recovery Plan) (2021)

The Wayne County Economic Development Corporation has assisted its businesses in confronting and adapting to the economic and commercial challenges presented by the COVID 19 pandemic. The 43 communities that make up Wayne County comprise one of the important commercial centers in the State of Michigan and major metropolitan areas in the Great Lakes Region.

The Grosse Pointe Farms SWOT was broken out by business district into the Hill and Mack Avenue. The top long-term needs for businesses in Grosse Pointe Farms were information on business modification to provide new service or options, help with employee attraction and retention, technical training on e-commerce, and marketing assistance.

Source: <https://airtable.com/shrQPT7A6HqaPgVoe/tblTujfb2ozU7i8qh/viwMBV4zYzX6r4dzM/recyUQWPCreuUDBTs/fldtVhDDDgKxMzvPL/attvVA85dkU87RNmO>

Mack Avenue Improvement Plan (2021)

The Mack Avenue Plan is a comprehensive document that lays out how the City of Grosse Pointe, Grosse Pointe Farms, and the City of Detroit are planning to work together to improve the Mack Avenue corridor. The recommendations in the plan focus on best practices for specific types of streetscaping improvements, building renovations, site renovations, vacant space activation, and new construction standards. The overall goal of this planning process was to develop a set of recommendations for economic development, zoning, and physical improvements to the built environment that will advance the public's vision for the future of Mack Avenue.

Source: <https://www.mackaveplan.com/>

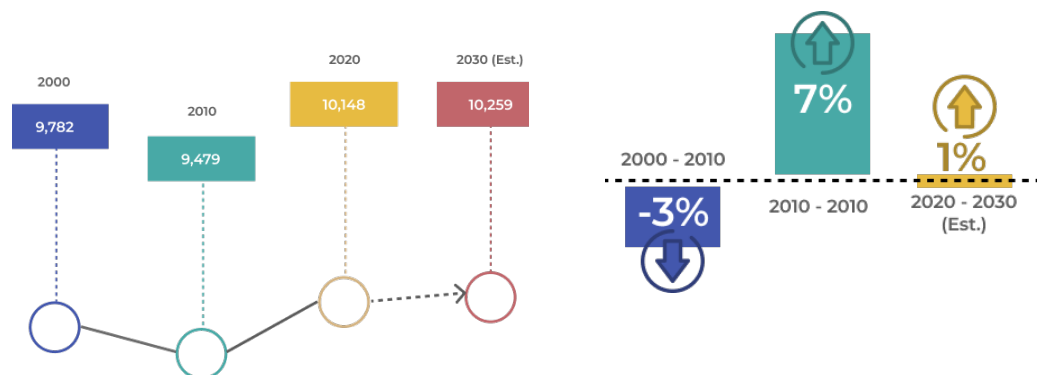
Population



A Master Plan is most effective when it is founded upon an understanding of where the community is heading. Existing population trends are a key metric in relaying whether the community is growing or declining, while laying the groundwork for the anticipation of future trends. The City is then able to foresee what shifts in policy will be required in the coming years to properly accommodate services, amenities, housing, and economic development.

Grosse Pointe Farms has experienced a 7.05 percent increase in population over the last 10 years, from 9,479 to 10,148. This is a significant increase given that the county and the state saw population changes of -1.7 and +2 percent, respectively. However, it should be noted that this increase is a potential anomaly as the City has experienced a slow decline in population over the last 30 years. According to SEMCOG's population forecast, the City's population is expected to remain steady, with a slight increase of 1 percent over the next decade. These population trends are calculated using the cohort-component model, which is controlled for aging (the cohorts) and merges migration, birth, and death rates (the components).

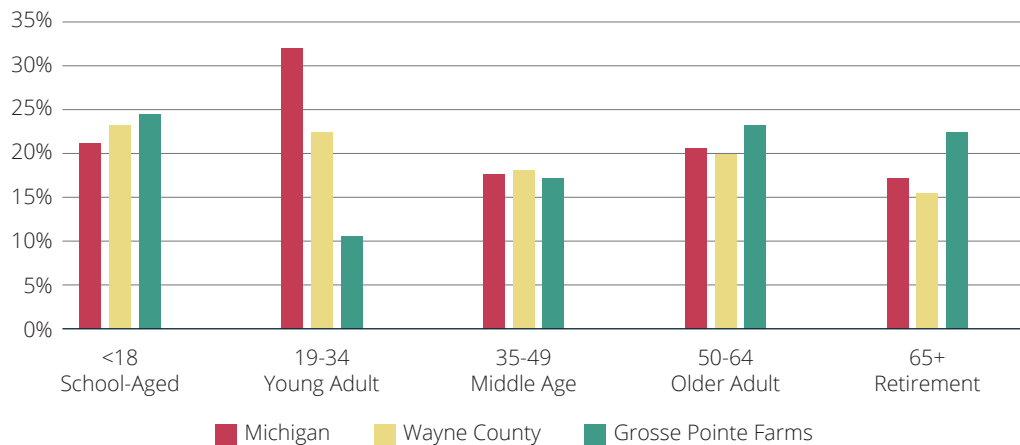
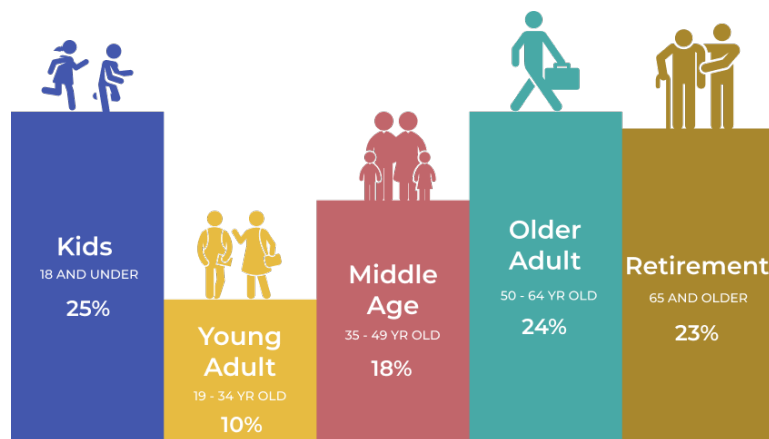
The City is expected to grow older, with young adults and families with school-aged children declining. Grosse Pointe Farms average household size of 2.52 can be expected to remain steady, having increased 0.4 percent since 2010.



Age

State and national trends show that the population is growing older. As people live longer lives and new birth rates slow, many communities are seeing a shift in the types of services needed to accommodate an older population. Age trends have a push-and-pull relationship with various sectors from downtown retail and service industry, to parks and recreation facilities, to the availability of affordable housing.

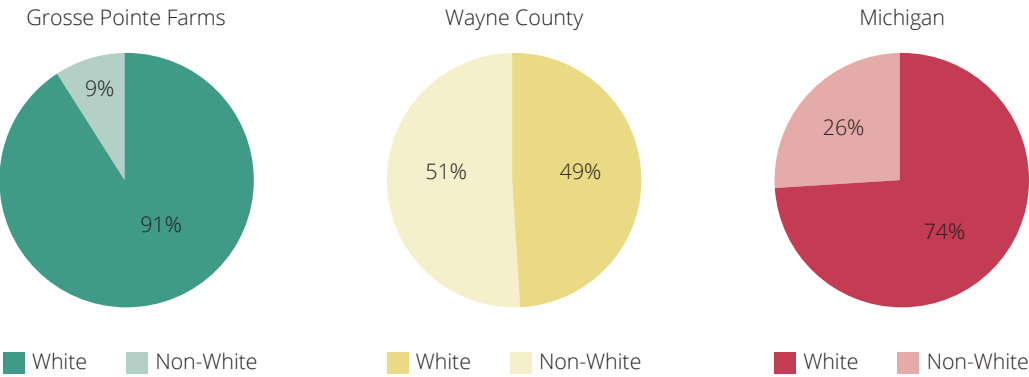
The median age of 46.1 in Grosse Pointe Farms is about 10 years older than Wayne County's median age of 37.9 and about 7 years older than Michigan's median age of 39.7. As evidenced by the chart below, the City has a higher percentage of older and retirement-aged adults, but, interestingly, also has a slightly higher percentage of school-aged children. This suggests that parents are living longer and having children later in life.



A stark contrast in the number of young adults in the City is an area of note. College-aged and young adults will eventually transition into homeowners and young families. The significant difference in this particular population suggests that, while the City remains an excellent place to start a family and retire, it struggles to retain young professionals as they leave the nest, which could lead to a drop in young families in the future. The City does attract a steady number of working professionals as they achieve peak earnings in their 40s and 50s, but may be less conducive of a social environment for young singles.

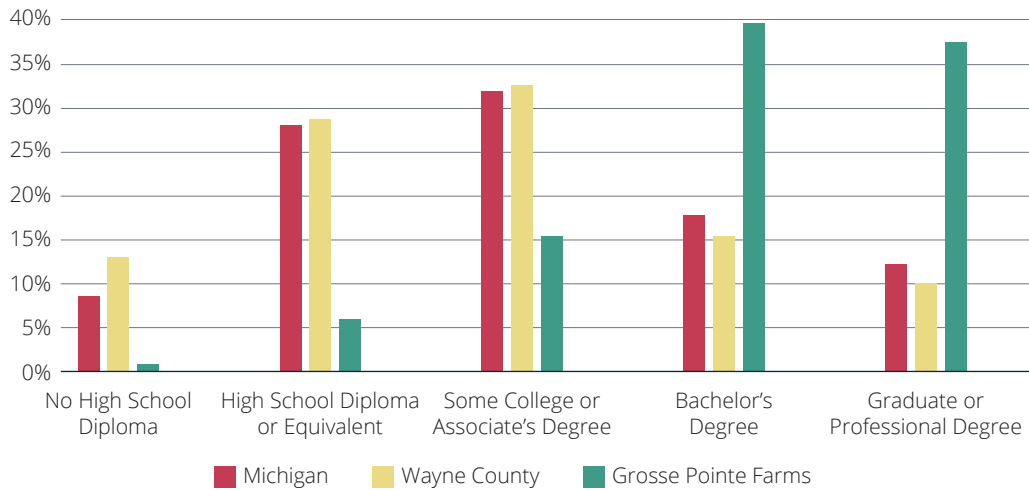
Race

Grosse Pointe Farms has grown slightly more diverse in the last ten years, with the non-white and mixed-race population growing from 6.1 percent in 2010 to 9.9 percent in 2020. This is still in significant contrast to the racial makeup of the county and the state, where non-white and mixed-race population is 49 percent and 26 percent respectively. Therefore, the racial diversity is expected to increase moderately in the years to come.



Educational Attainment

Grosse Pointe Farms residents hold higher levels of degrees and consequently earn more relative to the county and state populations. Of City residents aged 25 years and older, 77% held a bachelor's degree or higher, compared with 25% in Wayne County and 29% in Michigan. Higher levels of educational attainment typically translate to higher median incomes, which is consistent with incomes in Grosse Pointe Farms. Further discussion of income is included in Chapter 6: Economic Development.





02 Public Engagement Summary

Introduction

In the Master Plan development, various types of engagement opportunities were offered to gather feedback from the community, forming the basis for the plan's recommendations. This included a Community Open House in June 2022, an engagement website, and a hybrid Public Workshop in January 2023. This chapter provides a summary of the feedback received. For more detailed information on the results of the community survey, please refer to the Appendix of this document.



Community Open House – June 27, 2022

An open house for all Grosse Pointe Farms residents was held on June 27, 2022 at the Pier Park Community Center to kickstart the first update to the City's master plan in over two decades. The event included a presentation on the master planning process, as well as an interactive workshop to solicit feedback on residents' vision for the future of the community. Several outreach strategies were used to advertise the event, including:

- An announcement at the June 13, 2022 City Council meeting.
- An update to the City website.
- An email sent through the City emailing list.
- Flyers posted at City Hall, the Library, and Pier Park.

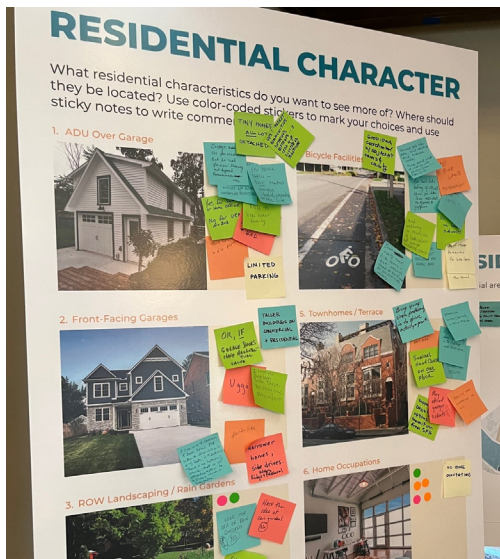
Over 75 people attended the event and numerous comments were received across a wide range of topics. Below is a summary of the key topics discussed, as well as the main points derived from the comments. In addition to the workshop, a public survey was distributed, which is detailed later in this chapter.

Overall Results & Feedback

The following major themes from the workshop were drawn out of the comment transcripts from project staff and evaluation forms from attendees:

- **Housing Variety:** The vast majority of the City's housing stock consists of large, expensive single, family homes. Residents expressed a strong desire to have more housing options, including townhomes (particularly to attract a younger demographic), smaller single-family homes (for empty-nesters who wish to downsize), "pocket communities" of detached condos, and housing over retail. However, most residents were opposed to additional senior housing.
- **Additional Retailers and Restaurants:** Residents would like to have more shopping and dining options, particularly on The Hill. The specific types of retail/ restaurants singled out by residents were clothing stores (including men's, women's, and children's), furniture stores, coffee shops, a brewery and rooftop drinks and dining. Most preferred retailers and restaurants to be incorporated into mixed-use buildings with residences or offices on the second floor. Currently, some residents expressed frustration that more stores are not open on the weekend.
- **Expand Public Gathering Space and Community Events:** Public space and city-sponsored events help foster a sense of community. Residents suggested locating more public space on The Hill, at the intersection of Mack & Moross, and in the form of a new walkway with benches on the lakeside of Lake Shore Road. Additionally, most residents were in favor of having more community events such as street festivals.
- **Improve Public Infrastructure:** Several residents maintained that the city's infrastructure is aging and in need of repair. In particular, they expressed frustration with the roads and frequent flooding. Utilizing rain gardens was one popular idea for ameliorating flooding.



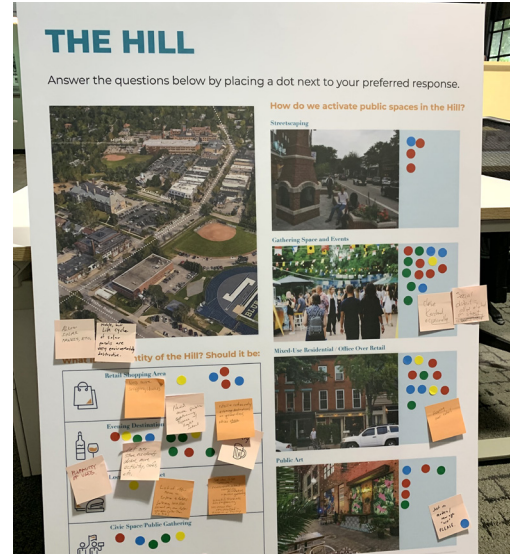


Residential Character Comment Board

What residential characteristics do you want to see more of? Where should they be located?

Residents had mixed opinions about the residential characteristics they wanted to see more of.

- **Accessory Dwelling Units:** An accessory dwelling unit (ADU) is a self-contained residential unit located on the same property as a primary home, providing additional housing options, often for multi-generational living or rental income purposes. Some were in favor of ADUs over garages, as they could provide support for family or home offices. However, others were concerned about parking issues and the potential for short-term renters.
- **Front Facing Garages:** Front-facing garages received mixed reviews, with some residents okay with them as long as the doors have architectural value, while others disliked the look.
- **Rain Gardens:** Rain gardens were a topic of controversy, with some residents loving the idea while others expressed a strong skepticism.
- **Bicycle Facilities:** Bicycle facilities were also met with mixed opinions, with some residents supporting bike paths and others feeling they were a waste of space.
- **Townhomes:** Townhomes and terraces were generally viewed positively, with many residents believing they could attract younger professionals and provide more options for transitioning from single-family homes.
- **Other Comments:** Additionally, some residents suggested building tiny homes, utilizing medians for bikes or walks or parking, and preserving residential "elements" such as sidewalks and fences.



The Hill Comment Board

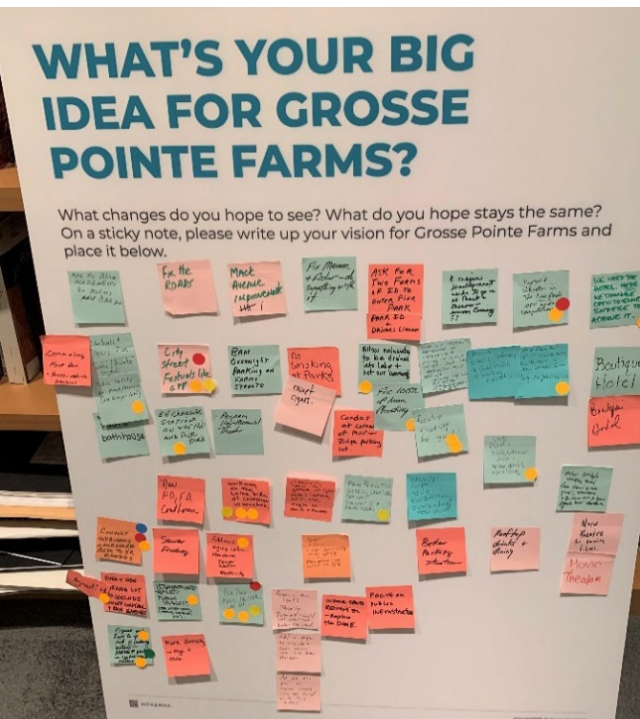
The following reflect direct input from workshop participants

Residents prioritized the identity of the Hill as follows:

- | | |
|-------------------------------------|---|
| 1. Evening Destinations | • Need more public gathering space with light retail. |
| 2. Retail Shopping | • Plurality of uses. |
| 3. Civic Space and Public Gathering | • Need a brewery. |
| 4. Local Office District | • The Hill is so special. It needs more retail, evening destinations and public gathering space. No need for residential. |
| | • Free parking for residents. |

How do we activate public spaces in the Hill?

- | | |
|--------------------------------|---|
| 1. Gathering spaces and events | • Occasionally close Kercheval for public events. |
| 2. Mixed-use residential | • To be a social district, allow alcohol on the street. |
| 3. Public Art | • Support housing over retail to encourage mixed-use. |
| 4. Streetscaping | • No modern/new age "art" (reiterated by 2 residents). |



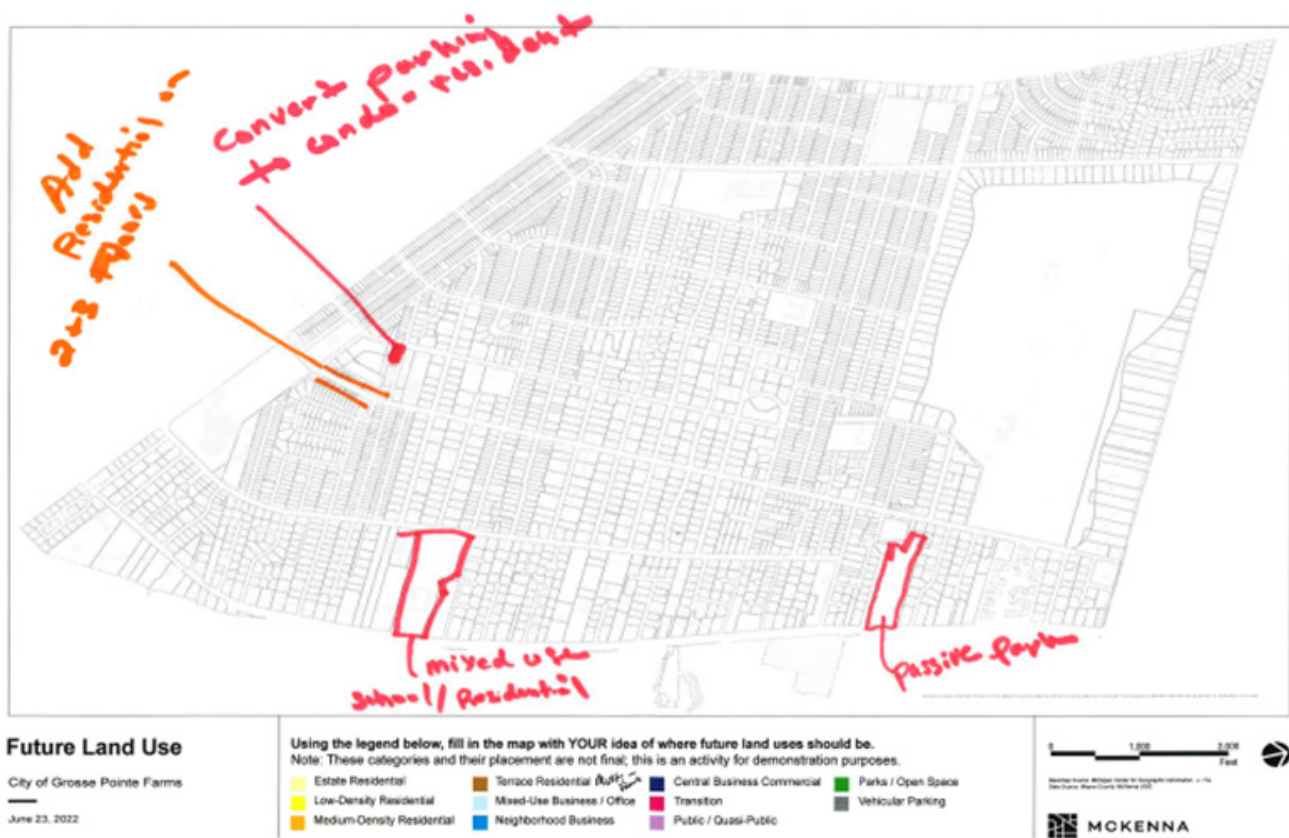
“Big Idea” Comment Board

The Big Idea Board asked residents What changes they hope to see and what do they hope stays the same.

- Public safety moved to Mack and Moross.
- Improved road conditions.
- New development types i.e., senior housing, movie theatres, hotels, etc.
- More diverse retail.
- Improved stormwater management.
- Utilization of Lake St. Clair.

Future Land Use Maps

In this exercise, participants were provided with blank maps of the city and asked to indicate where future land uses should be located. These mental maps create a more nuanced understanding of the city by gauging the spatial cognition of residents.



Public Workshop – January 10, 2023

A strategic visioning session was held at Pier Park Community Center and streamed online on January 10, 2023. This session was conducted using a hybrid technique, allowing individuals to watch and participate from home; over 70 people participated with over 30 joining online. The workshop began with a brief presentation of the plan components and an overview of the existing conditions analysis. Utilizing an online polling software, Mentimeter, the proposed goals and objectives were validated. This was followed by a design workshop where participants discussed potential development options for Mack Avenue, The Hill, and the site at the corner of Mack and Moross.

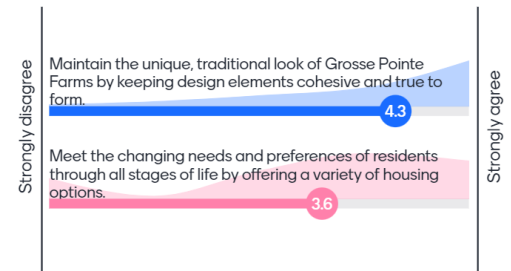
Goals and Objective Polling

Participants were asked to join the Mentimeter activity using their smart devices, with paper copies available for residents who preferred to provide their feedback that way. The group was then presented goals from different categories, including Natural Features, Economic Development, Mobility, Community Facilities, and Land Use. The attendees were asked to rate each goal statement on a scale of one to five, with five being the highest level of support. The activity ended with an open-ended question that allowed attendees to offer free-form feedback.

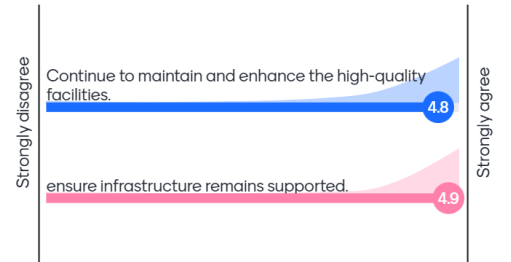
The scores for the goals were presented, with the highest scores being for the goals related to increasing community-wide resilience in preparation for future flooding and storm events, and ensuring infrastructure remains supported. The goals related to assuring that new development maintains the aesthetic standards of their surroundings received moderately high scores. The lowest scores were for the goals related to meeting the changing needs and preferences of residents through all stages of life by offering a variety of housing options and enhancing multi-modal mobility access throughout the city.

When asked what was their top goal for the Master Plan, many residents focused on road safety, especially at Mack and Moross. Others mentioned the need for more activities along with entertainment and dining options. Sidewalks and crosswalks continued to be a concern for many. There was a stated desire for more outdoor gathering spaces, as well as a potential town square. Finally, the need to address storm water management was mentioned.

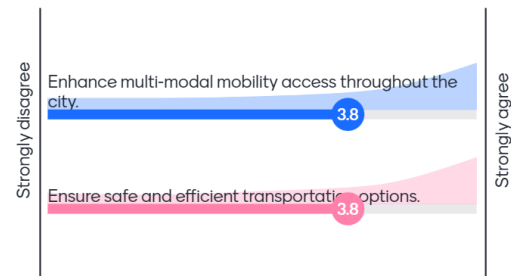
Land Use



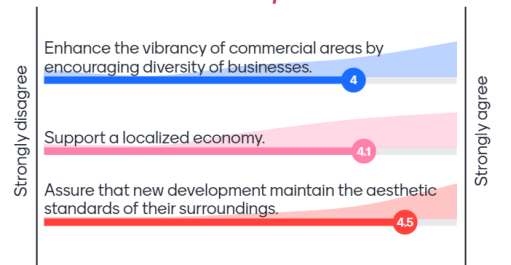
Community Facilities



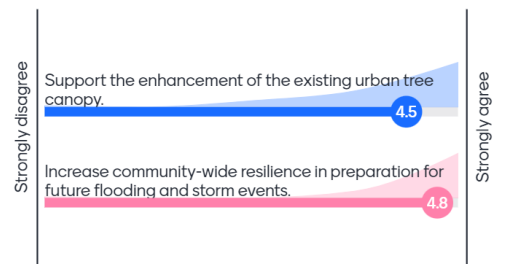
Mobility



Economic Development



Natural Features



Design Workshop

During this Public Workshop, the final activity focused on developing conceptual designs for three key focus areas: The Hill, Mack Avenue, Mack and Moross. The goal of the work session was to generate innovative ideas for future development possibilities in these areas. An urban designer was onsite to sketch the ideas presented by community members. For more information about the formulation of these development possibilities, please reference Chapter 8: Land Use.

The Hill

The Hill is the commercial gem of the community, and while there is limited potential for redevelopment, there is clearly a stated desire to bring a higher level of commercial vibrancy to the area. In order to achieve this, the residents discussed the possibility of allowing three story buildings in the case of redevelopment. There was also discussion of allowing residential uses on the upper floors of buildings. In addition, there is potential for an alley activation next to the Rite Aid. Significant work has been completed on St James Way to make it more appealing for visitors coming from the northern parking area. Further initiatives can focus on improving that area and the connecting pathway to create a more vibrant space.

Mack Avenue

Given that the Mack Avenue commercial corridor through Grosse Pointe Farms does not have any mixed use structures, the community discussed the idea of allowing residential mixed uses with higher density along Mack Avenue. The residents were largely supportive of a four story building with first floor commercial or parking that served residential uses specifically: senior living and hotels.

Mack and Moross

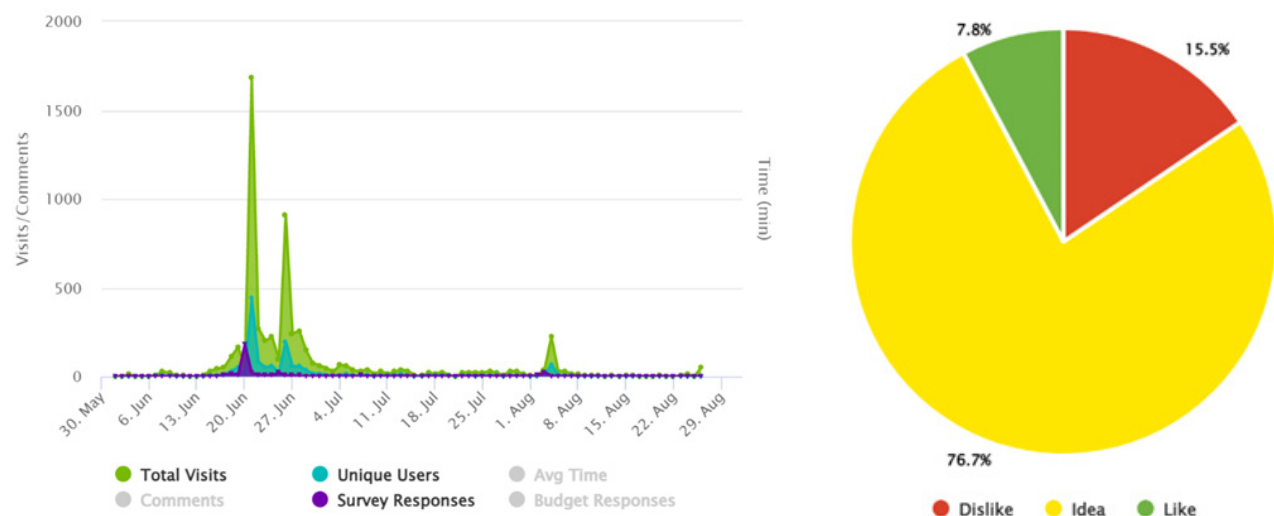
The City-owned parcel at the corner of Mack and Moross has had many redevelopment possibilities considered over the years. The residents indicated a desire to maintain much of the greenspace of the area while enhancing the site as a gateway to the City. There was support for developing a public safety facility with the incorporation for either a park or public square. Although less popular, there was also discussion of utilizing a portion of the site for an extension of commercial uses or development of another multiple family residential development.

Online Engagement – June 13–August 6, 2022

In addition to the public workshops, a 15-minute public survey and online mapping activity were made available for all residents. Several outreach strategies were used to advertise the online engagement opportunities, including:

- An announcement at the June 13, 2022 City Council meeting.
- An update to the City website.
- An email sent through the City emailing list.
- Flyers posted at City Hall, the Library, and Pier Park.
- Notices posted on the Grosse Pointe Farms Facebook and Twitter.

The online engagement activities received comments on a wide range of topics, with key issues summarized below. Selected excerpts and more detailed analysis of both the survey and the online mapping activity are available later in this report.



Overall Results & Feedback from Community Participants

Many of the topics brought up through the online engagement confirmed much of what staff heard from residents at the public workshop. The following major themes were drawn out of the comments and survey responses:

- **Parks and Recreation:** It is clear that the parks and recreation opportunities offered by the City are prized by the community. In general, the community seemed to be looking for further opportunities for children’s programming, along with minor improvements to outdoor areas to provide more shade in the warmer months. In addition, respondents signaled an interest in greater ease to walk and bike throughout the City, with many suggesting safety improvements on streets and sidewalks. A particularly controversial idea was the addition of a walkway with benches on the lakeside of Lakeshore Drive.

- **Neighborhood Character:** The architectural features and nature of the City's neighborhoods is a defining feature enjoyed by almost all. Residents expressed a desire to maintain the existing neighborhood character. Many respondents were concerned with the maintenance of the City's tree canopy and encouraged greater investment in the planting of street trees to maintain a healthy streetscape. The comments signal that there would be opportunity for more diversity of housing stock to be introduced in the community as long as it fits the existing residential character.
- **Additional Retailers and Restaurants:** Residents signaled a need for additional shopping and dining options in the community, particularly on the Hill. There was a dissatisfaction with the current predominance of office space and financial institutions. In general, residents are hoping to be able to shop and dine more locally while building a more close-knit community feeling in the commercial districts.
- **Traffic Management:** Traffic safety was top of mind for many respondents. Both vehicular and pedestrian traffic improvements were noted. The intersection at Mack & Moross received the majority of attention, but other areas throughout the City were mentioned, for instance along McMillan. Comments centered around traffic calming possibilities and providing clearer signage at intersections.
- **Improve Public Infrastructure:** Many indicated the need to continue to invest in city infrastructure, particularly the seawall along Lakeshore Drive. Concerns about flooding were commonly shared, and many specified the need for sustainable options to water management. The utilization of rain gardens was proposed as a way of ameliorating flooding.

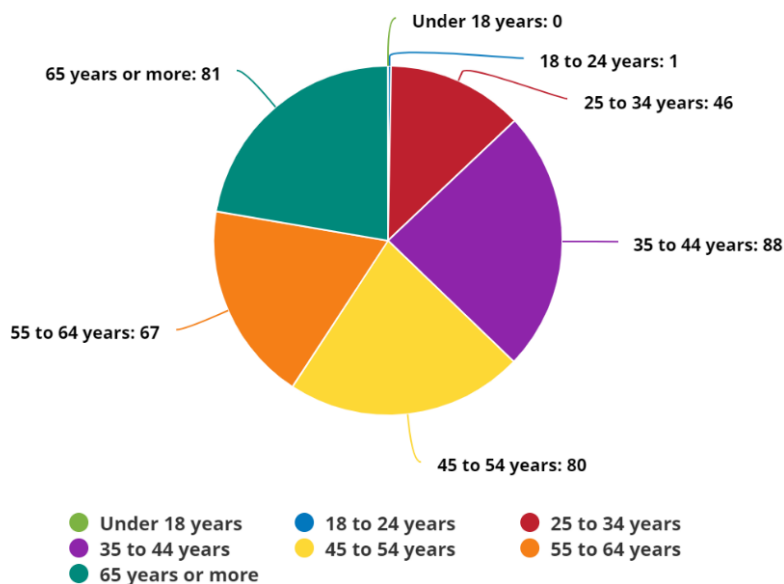
Though this activity did not comprise a statistically valid survey of Grosse Pointe Farms residents, it nevertheless produced a snapshot of the overall community sentiment. Given that the vast majority of comments and survey responses centered on retail and dining options, public infrastructure, neighborhood character, and recreation opportunities, it can be inferred that respondents feel they are generally well-served by the City and appreciate the overall quality of life it provides them, which is to be expected in an established, well-regarded community like Grosse Pointe Farms. This, in turn, resulted in responses that addressed issues beyond fundamental civic and planning issues such as land use, taxation, parking, or basic public services.

Online Engagement: Survey Results

June 6 through August 5

Overview

The survey was distributed to solicit general feedback on residents' vision for the future and aid in community goal setting. Promoted through several channels, the survey generated 363 responses. The survey was available both digitally through Social Pinpoint and physically at City Hall, Pier Park, and the Library, in consideration of varying levels of technical knowledge and access. The respondents were largely representative of the greater community demographics, with residents aged 18 to 34 and 35 to 44 slightly overrepresented in the online survey response. These perspectives helped balance and validate input from the workshops which were mostly attended by community members 55 and older.

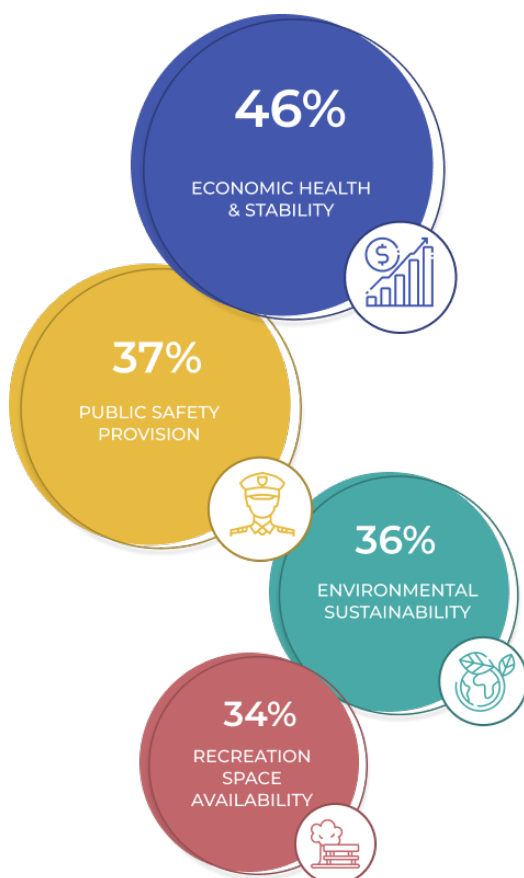


Selected Results

In order to gain a high level understanding of the resident's main concerns selected results are shared below, the full report on the survey responses can be viewed in the appendix. As can be seen in the responses to questions regarding the community's biggest concerns and opportunities for improvement [see graphic] of the survey the economic wellbeing of the community is a top concern for many. Supplementing these results with the comments received through the survey they suggest that there is potentially significant worry over the general economic health of the region. In addition, many comments suggest that the economic vitality of The Hill could be improved by increasing restaurants and retail options.

Understandably because of the more frequent flooding, sustainability and resiliency were the next priority of concerns. In addition, continued enjoyment of Lake St. Clair is a defining feature of Grosse Pointe Farms, and therefore the maintained cleanliness and safety of the water is of great importance. Overall neighborhood character received over 50 percent of responses as the defining characteristic of the City.

Which topics are your biggest concerns for Grosse Pointe Farms as it continues to change over time?



What is one change that you believe would improve the quality of life in Grosse Pointe Farms?

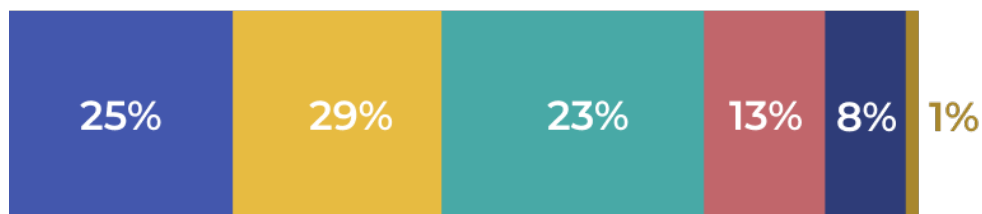
The word cloud displays the most frequent responses in correspondence to size of the word.



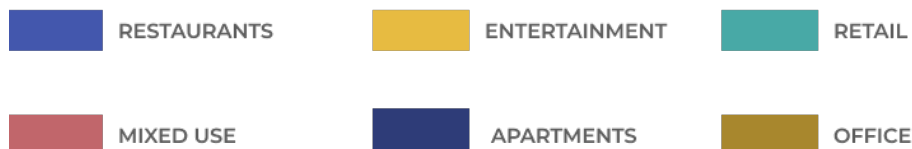
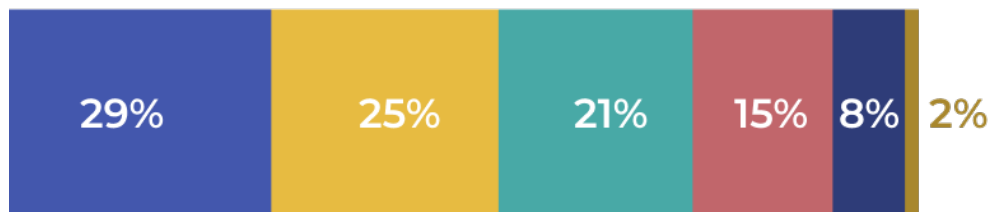
What type of land uses is there a need for along the commercial corridors?

Commercial viability was a key issue that was addressed at the workshop and through the online survey. Overwhelmingly residents signaled a need for restaurants, retail, and entertainment on the Hill and Mack Ave. The specific types of retail/restaurants singled out by residents were clothing stores (including men's, women's, and children's), furniture stores, coffee shops, a brewery, and diverse dining. Most preferred retailers and restaurants to be incorporated into mixed-use buildings with residences or offices on the second floor. Additionally, residents desired more community events especially on the Hill.

The Hill



Mack Ave



Online Engagement: Mapping Activity Results

June 6 through August 5

The online comment map received 220 comments and over 3500 interactions in the form of likes and dislikes. The maps below visualize the feedback received from the mapping activity. The map on the left is a heatmap of all responses gathered, illustrating that most comments centered around the Hill, the Mack corridor and Pier Park. The Map on the right shows the distribution of comment types with 'Likes' shown as green, 'Dislikes' shown as red, and 'Comments/Ideas' shown in yellow.



The following are the comments with the most reactions (receiving 35 or more votes) through the engagement website:

- A multipurpose bike and pedestrian path should be created to run the length of Lakeshore Drive to make the lakefront more accessible.
- Maintenance concerns of the seawall.
- Encourage more retail and restaurants instead of office space on the Hill for use by residents.
- City maintenance of infrastructure such as water and sewer systems.
- Traffic management on Moross with installation of traffic calming and pedestrian safety features.
- Weekend hours (have been added in Summer 2023) for inside Community Building with additional programming and activities.
- No bike lanes or pathways on Lakeshore Drive.
- Do not allow cannabis in the City.



03 Community Goals

Introduction

Through several public engagement efforts, community conversations, and public meetings, the City of Grosse Pointe Farms has developed a comprehensive, yet flexible set of strategic goals. The goals are described in greater detail in their respective chapters and paired with actionable objectives. In the Implementation chapter, these objectives are prioritized and categorized. Together, these goals provide a roadmap for how the city will grow and change over time.



Natural Resources + Environment

- Increase community-wide resilience in preparation for future flooding and storm events.
- Support the enhancement of the existing urban tree canopy.

Mobility

- Enhance multi-modal mobility access throughout the City.
- Ensure safe and efficient transportation options.

Community Facilities

- Continue to maintain and enhance the high-quality facilities.
- Ensure infrastructure remains supported.

Economic Development

- Enhance the vibrancy of commercial areas by encouraging diversity of businesses.
- Support a localized economy.
- Assure that new developments maintain the aesthetic standards of their surroundings.

Land Use and Housing

- Maintain the unique, traditional look of Grosse Pointe Farms by keeping design elements cohesive and true to form.
- Meet the changing needs and preferences of residents through all stages of life by offering a variety of housing options.

04

Natural Resources & Environment

Introduction

Grosse Pointe Farms is a well-established City with a long history of urbanization and residential development. While most of the City's land is occupied by built-up residential and commercial uses, residents still benefit from the City's semi-natural areas such as the lakeshore, well-maintained parkland, and abundant tree canopy, as well as the landscaping done by individual residents (see Vegetation Cover Map). Together, these features compose the natural environment in Grosse Pointe Farms and provide many critical services, from beautifying the city, to providing habitat for pollinators, and even lowering the air temperature during the hot summer months.



Existing Conditions: Natural Resources and Environment

History

Historically, much of the land covering Grosse Pointe Farms was comprised of forests and swamps. The predominant ecosystem was the Beech-Sugar Maple Forest, while the Mixed Hardwood Swamp and Emergent Swamp were also present in considerable amounts. These productive natural land covers provided resources for settlers in the area and provided habitat for a diverse community of wildlife. Permanent human settlement brought great change to the landscape as the land was altered for human benefit. Many of the forests were cleared and wetlands were drained to provide land for farming, settlement, and transportation. Today, the sprawling Oaks, American Elms, and Black Locust trees that line the City streets are the defining natural characteristic of the community. Most of these trees were planted in the early 20th century, at the same time the City's grandest homes were being constructed.

Regional Context

A watershed is another word for a river basin, an area of land where water naturally collects and drains to one point. Grosse Pointe Farms is located in the Clinton River Watershed, which is a 760 square mile area that is comprised of thousands of lakes, ponds, wetlands, marshes and bogs—as well as creeks and streams. These streams and rivers all drain into one common body of water, Lake St. Clair. The Clinton River, its watershed, and Lake St. Clair are a valuable freshwater resource that not only serve important ecological functions, but also support recreation, tourism, diverse wildlife habitat, boating, fishing, and many other recreational activities.

Every watershed is made-up of sub-watersheds, which are smaller geographic areas that share a common drainage point, which is the ultimate location where all the water that falls on the landscape ends up. Grosse Pointe Farms is covered by the Lake St. Clair Direct Drainage Sub-watershed. The landscape of the sub-watershed today is vastly different from its pre-development conditions. Only 0.30 square miles of woodland and wetland exist, which is less than 1% of the woodland and wetland areas that existed in 1830. Today, 71% of the sub-watershed is used for single-family residences. Commercial and office use accounts for 9% and another 6% is institutional use, which includes public facilities, schools, and hospitals.

In 2006, the Clinton River Watershed Council conducted an audit of each sub-watershed to assess how well local policymakers have been doing on implementing sustainable watershed goals. The general results of the audit indicated that none of the communities in the sub-watershed have all the recommended storm water policies and procedures in place to ensure a sustainable and resilient future. This means that local rivers and streams are currently vulnerable to pollution and flooding, especially those adjacent to development. Although this audit is over a decade old today, its findings remain true—Grosse Pointe Farms, and its neighboring communities, have room for improvement when it comes to managing water resources, especially along the lakeshore. For more information you can view the report at: <https://www.crw.org/about/our-watershed/the-clinton-river-watershed>

Community Feedback

Feedback gathered from the online survey and comment map indicates that parks and recreation opportunities offered by the City are prized by the community. There was a clear interest in having additional amenities added to City recreation facilities—for more information on additional parkland opportunities, please see the “Community Facilities” chapter. In general, the community seemed to be looking for further opportunities for children’s programming, along with improvements to outdoor areas to provide more accessibility and shade/cover throughout the year.

Additionally, when asked which topics were of biggest concern for Grosse Pointe Farms as it continues to change over time, one of the top three answers was Environmental Sustainability and Resiliency. The natural features of any given place contribute significantly to the environmental health of a community while also providing beauty and enjoyment for residents and visitors.

Lake St. Clair

One of Grosse Pointe Farms’ largest assets, Lake St. Clair forms over two miles of shoreline and serves as the City’s eastern border. Lake St. Clair is the 15th largest lake in the United States with over 430 square miles of freshwater and is sometimes affectionately referred to as the 6th Great Lake. The lake provides drinking water, recreational opportunities, and vistas for thousands of residents.

Further, the lake serves as a major transportation and economic resource as part of the Saint Lawrence Seaway, connecting shipping vessels to the eastern Great Lakes and the Atlantic Ocean.

While sweeping views from Lakeshore Drive are available to all that traverse the City's eastern edge, the main points of entry into the lake are via Pier Park, Crescent Sail Yacht Club, and various private residential lots.

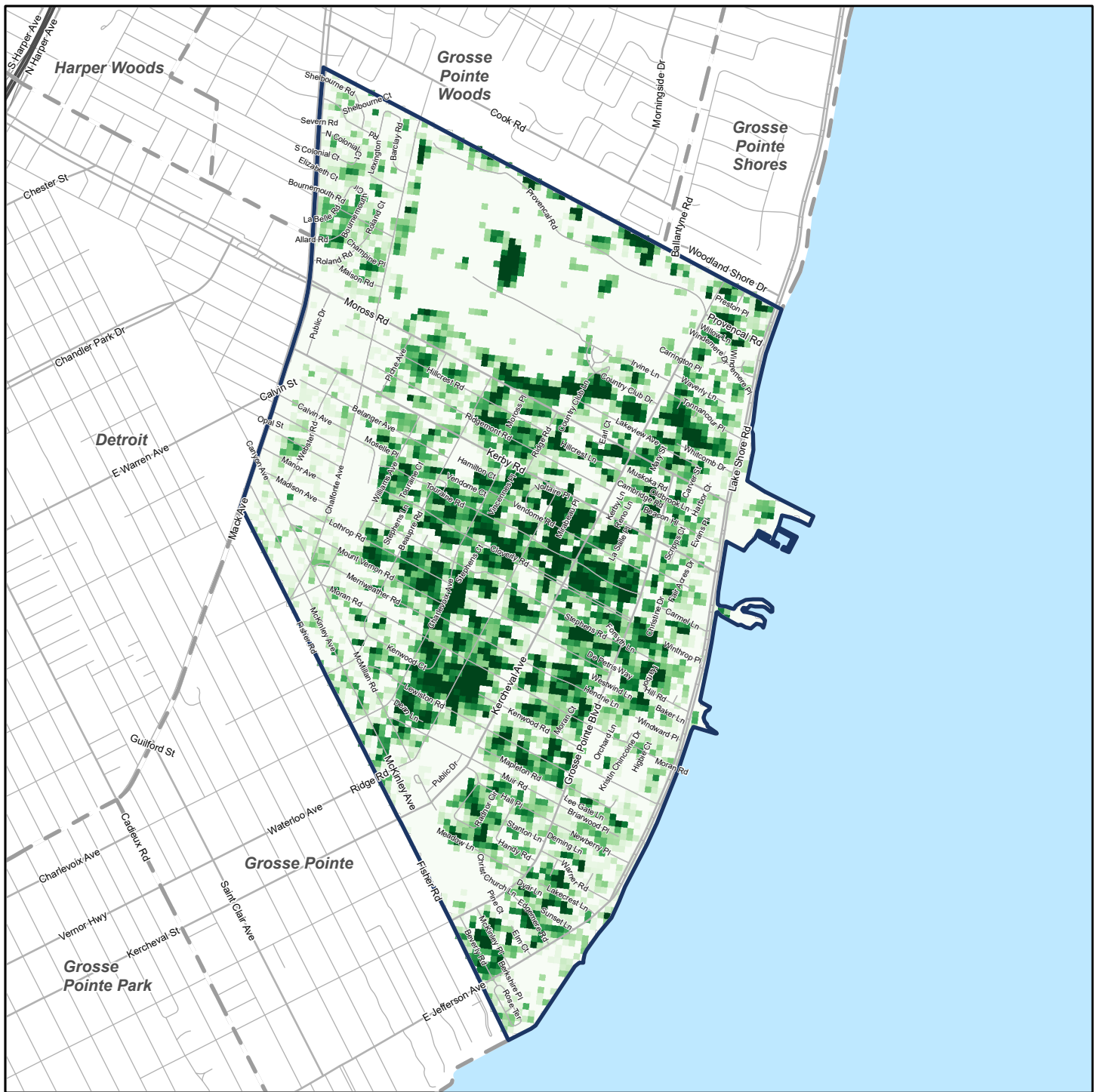
Tree Canopy

When asked what feature most distinguishes Grosse Pointe Farms from other nearby communities, residents identified 'Neighborhood Character' as the overwhelming response. The tree-lined streets of Grosse Pointe Farms' neighborhoods are crucial in maintaining the character and charm of these corridors, contributing positively to quality of life and providing essential natural beauty where park space may be limited. While the business districts have lower overall tree canopy, efforts have been taken to bring landscaping and trees into these areas, enhancing the village-like quality of these commercial zones.

The densest tree cover in Grosse Pointe Farms is along Touraine Road and Cloverly Road, where many homes have ample trees and vegetation in their backyards. In contrast, Chalfonte Avenue and the Country Club of Detroit due to the golf course have very little tree cover, while Mack Road has the least due to its highly commercial function.

According to the Arbor Day Foundation's Alliance for Community Trees, a healthy tree canopy in cities provides numerous benefits including:

- **Increased Property Values:** Homes that are landscaped with trees are worth 4-15% more and sell faster than homes without trees. Trees can also increase the property values of an entire neighborhood or business district.
- **Increased Consumer Spending:** Studies have shown that people walking or driving down a street lined with trees are willing to pay up to 12% more for goods and services.
- **Cleaner Communities:** There is less graffiti, vandalism, and littering in outdoor spaces with trees as a part of the natural landscape than in comparable tree-less spaces.
- **Cleaner Air:** Trees clean the air by absorbing carbon dioxide, sulfur dioxide, nitrous oxides, and other pollutants. Trees also shade cars and parking lots, reducing ozone emissions from vehicles. They filter airborne pollutants and reduce the conditions that cause asthma and other respiratory problems.
- **Noise Reduction:** Trees reduce noise pollution by absorbing sounds. Planting big enough trees and earth berms can cut traffic noise by up to half.
- **Slower Driving Speeds:** Trees in a suburban landscape significantly reduced the cruising speed of drivers by an average of 3 miles per hour. Faster drivers and slower drivers both slowed down in the presence of trees.
- **Cooler Temperatures:** A mature tree canopy reduces air temperatures by 5-10 degrees Fahrenheit.



Vegetation Coverage Map

City of Grosse Pointe Farms
Wayne County, Michigan

December 9, 2022

LEGEND

- Higher Vegetation Density
- Lower Vegetation Density
- City of Grosse Pointe Farms Boundary
- Other Municipal Boundaries



0 0.25 0.5
Miles

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: NLCD, 2016. Grosse Pointe Farms, 2022. McKenna, 2022.



Water Management

Storm Water

Storm water infrastructure, which includes green infrastructure, is a form of public infrastructure that often goes unnoticed on a dry day. However, these systems play a vital role in every community, including Grosse Pointe Farms, because Michigan is one of the most water-rich and rainy states in the country. Planning for water management using both traditional and “green” infrastructure is key to maintaining the vitality and value of the City’s water resources.

Impervious surfaces are surfaces that cannot be penetrated by water, and they deflect rather than absorb falling rain. Streets, sidewalks, and roofs are all considered impervious surfaces, and they traditionally divert rain into storm sewers rather than collecting the rain on-site. Storm water runoff picks up pollutants and heat as it runs over impervious surfaces—these sediments, nutrients, and other pollutants cause water quality problems, such as increased water temperature, excess plant and algal growth, and oxygen depletion. Because of the effects of imperviousness, the percent of impervious surface coverage in a watershed, or sub-watershed, can be used as an indicator to predict the severity of water resource problems. Generally speaking, higher levels of impervious surface coverage create negative effects on the physical, chemical, and biological integrity of the waters.

Traditional storm water infrastructure in Grosse Pointe Farms is the curbs, grates, and underground pipes that collect storm water from the street and funnel it into Lake St. Clair or combined sewer system. This form of storm water infrastructure is common in older communities in metro Detroit and focuses on one goal: getting water off the streets as fast as possible.

Green infrastructure is another form of storm water infrastructure that uses pervious surfaces, such as gardens, to capture rainfall before it ever gets to the traditional storm water system. Green infrastructure is growing in popularity, and many communities are now using it as a compliment to their traditional storm water system because it provides numerous co-benefits—environmental, financial, aesthetic, and more. Green infrastructure features, such as rain gardens, wetlands, and swales, both improve water quality and make the community more attractive by preserving valuable recreation land and wildlife habitat, as well as lowering air temperatures. Rather than just getting water off the streets as quickly as possible, green infrastructure’s goals is to reduce flooding while also cleaning and filtering that water.

What are the benefits of Green Infrastructure?



Water Quality

Green infrastructure reduces the amount of polluted stormwater runoff entering our rivers and lakes. In cities with combined sewer systems, green infrastructure is being used to reduce sewer system overflows during storms.



Flooding

Green infrastructure can reduce flood risk by slowing and reducing stormwater runoff into waterways.



Water Supply

Harvesting rainwater is good for outdoor irrigation and some indoor uses. Water infiltrated into the soil recharges groundwater and increases flow into rivers.



Quality of Life

Green infrastructure provides aesthetic benefits to the area by increasing the amount of a community's green space.



Recreation

Green infrastructure can provide recreational and tourism opportunities including increased access to hiking, hunting, fishing, and bird watching.



Economic Growth

Green infrastructure can increase residential property values located near trails, parks, and waterways. In addition, green infrastructure is one way to attract and retain the knowledge-based workforce in our region.



Traffic Calming

Green infrastructure techniques along roads can also be used to slow traffic and provide a buffer between the roadway and pedestrians.



Habitat Connections

Green infrastructure can provide needed links in habitat corridors to strengthen and support rare and important plant and animal areas in the community.



Air Quality

Increased vegetation positively impacts air quality through carbon sequestration, the capture of fugitive dust, and removal of air pollutants.



Individual Health

Green infrastructure encourages outdoor physical activity, which can have a positive impact in fighting obesity and chronic diseases.



Public Finances

Green infrastructure can reduce a community's infrastructure costs by using natural systems rather than built systems, and by avoiding building lengthy new stormwater pipes.



Energy and Climate

Implementing techniques such as green roofs, increased tree plantings around buildings, converting turfgrass to no-mow areas, and reclaiming stormwater for use onsite can reduce energy consumption and save money.



Lakeshore and Flooding

Grosse Pointe Farms is a unique community in southeast Michigan because of its direct access to the Lake St. Clair coastline, an amenity that many other Detroit-area cities do not have. The coastline provides benefits, such as boating and fishing access and incredible views, but also poses a hazard to development. As water levels fluctuate in the lake, they can endanger buildings along the coast—these water fluctuations occur both seasonally and on longer, multi-year cycles.

Over the last ten years, the shoreline floodplain (aka all the land that has a 1% or greater annual risk of flooding) has increased in Grosse Pointe Farms, and it is expected to continue to rise in the future. This means more buildings will be considered “inside” the floodplain and be required to purchase FEMA flood insurance. As such, the City must plan to accommodate and mitigate the damages to existing buildings, while ensuring new ones are not constructed in the floodplain.

At present, 11 lakeshore buildings lie partially or completely within flood Zone AE, which is one of eight FEMA flood zone designations. These properties are required to purchase and maintain flood insurance today. Five (5) properties are very close to but outside of Zone AE, and are considered to be at only moderate flood risk—these properties are not required to purchase flood insurance today, but will likely have to do so in the future as the water levels rise.

Today, the City’s lakeshore is mostly covered by a concrete seawall, which is rapidly losing its structural integrity. Modern research over the past decade on great lakes shorelines has found that naturalized shorelines actually perform better at protecting land from erosion and degradation than artificial sea walls. Shoreline plants anchor soil in place with their roots and help absorb strong lake winds, all while providing beautiful landscapes and robust habitats for aquatic animals. Conversely, sea walls require constant maintenance and actually make erosion worse—as waves hit the wall, they carry away the dirt underneath, creating a never-ending cycle of having to increase the size of the wall. As such, the City must consider the possibility of a future natural coastline to help mitigate erosion and flooding.

Although flooding is not extreme in Grosse Pointe Farms at this time, it is expected to increase in the future and adequate planning is essential to ensure community resiliency. In addition to Michigan’s baseline cloudy and snowy climate, climate change is already having noticeable health impacts as temperatures rise, leading to more dangerously hot days, flooding, and air pollution. How we design our communities may also determine how well we cope with climate change in the future. People are exposed to climate change through changing weather patterns (for example, more intense and frequent extreme storm events) and indirectly through changes in water, air, food quality and quantity, ecosystems, agriculture, and economy.

Opportunities

Parking Lot Upgrades

Parking lots, both publicly owned and privately owned, represent a major category of green infrastructure opportunity. Many cities across the county, and in metro Detroit, are requiring green infrastructure as a part of all new parking lot construction and retrofitting their existing parking lots to capture runoff on-site. Rainfall retention ponds, bio-swales, and porous pavement are just a few techniques that can significantly reduce storm water runoff. Additionally, these features could help “green up” parking lots, making them more beautiful and enjoyable for visitors and customers shopping in the City.

Residential Garden Incentives

Many Michigan communities are creating rain garden credit programs that provide residents with either a tax break or a direct payment for installing rain gardens on their property. This is because rain gardens help relieve the stress on the traditional storm water system during heavy storms, and help save the city money on wear and tear of pipes and curbs. Rain gardens prominently feature flowers, and also serve to aesthetically enhance neighborhoods and improve property values.

State Coastline Funding

The State of Michigan announced in early 2022 that it would be awarding over \$1 million in grants to help communities improve their coastlines through the Michigan Coastal Management Program (MCMP). The MCMP is currently emphasizing and prioritizing nature-based solutions for alternative shore protection. Grosse Pointe Farms has the opportunity to seek and leverage the funds from the MCMP in the coming years to help convert the City’s aging sea wall into a natural coastline.

Urban Canopy Management

Grosse Pointe Farms is full of large, mature, healthy trees that line the streets and residents’ backyards, helping define the character of the City. These trees are one of the City’s greatest natural assets, providing essential green space where park space is limited. The densest tree cover is found along residential streets. Unsurprisingly, the business districts have relatively low tree cover. The City can begin with a tree inventory ensuring that trees are replaced as they die while emphasizing a wider variety of species in the canopy.



Goals and Objectives

Through the analysis of existing conditions, identification of trends, and data gathered from the public participation process, the City has compiled a set of goals and objectives as they relate to natural features. The goals are broad in scope, while the objectives serve as the recommendations to achieve these goals.

GOAL 1

Increase community-wide resilience in preparation for future flooding and storm events.

- OBJECTIVE 1A Consider adopting zoning language that sets maximum surface coverages or minimum open space standards by district, encouraging pervious surfaces especially around parking development.
- OBJECTIVE 1B Explore the possibility of offering a rain garden credit pilot program.
- OBJECTIVE 1C Work with stakeholders and researchers to understand the viability of a naturalized shore protection options.

GOAL 2

Support the enhancement of the existing urban tree canopy.

- OBJECTIVE 2A Continue to promote tree planting along streets, parks, and public areas and preserve the tree-lined character of the existing road network.
- OBJECTIVE 2B Establish a tree inventory for all public trees.
- OBJECTIVE 2C Provide administrative policy of recommended trees as well as prohibited trees to create a diverse canopy.

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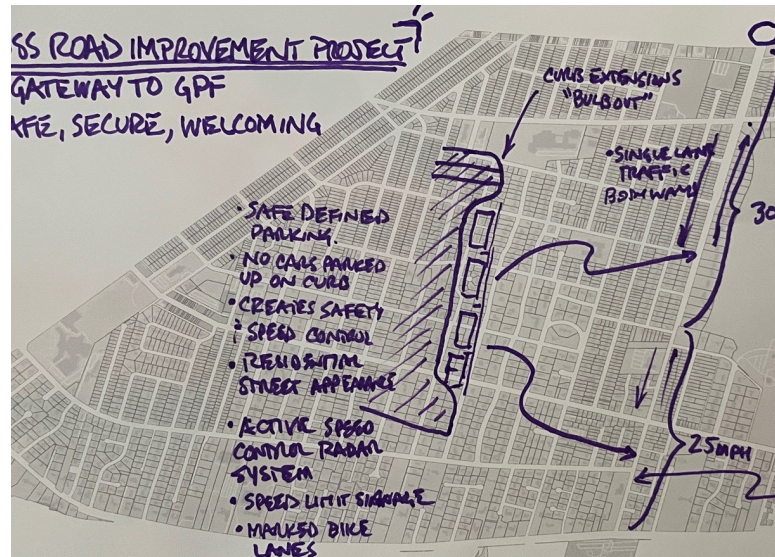




05 Mobility

Introduction

Adjacent to the Motor City and the neighboring Grosse Pointe communities, Grosse Pointe Farms prioritizes safe and efficient mobility networks. This is reflected in its robust transportation infrastructure, from roadways, to sidewalks, to public transportation. These networks have had a major impact on the development patterns of the city and will remain as important economic, social, and accessibility assets as the city continues to maintain its infrastructure. Through analysis of existing conditions and employing best practices found in similar communities, presented here is a comprehensive strategy to maintain and enhance its existing network.



Public Input

Through a public open house and online engagement, a major theme identified was the maintenance and upgrading of existing road infrastructure. When asked about bicycle facilities (bike lanes), residents expressed prioritizing street repair and providing clearly defined bike paths and enforcement to ensure safe ridership for both cyclists and auto drivers. Concerns over narrow streets as a result of bicycle facilities was also expressed, with some residents advocating for existing sidewalks to be used as bike paths.

In addition to comments received on bicycle facilities and road improvements, traffic safety was top-of-mind when surveying residents. Areas of potential pedestrian-vehicle conflict were identified at the intersection of Mack and Moross as well as along McMillan. Comments centered around appropriate traffic calming techniques and more clear and robust signage at intersections. Foliage and landscaping throughout the city were identified as obscuring safe paths of travel and existing signage.

Despite some of these challenges, residents expressed that movement and travel through the city was one of the things they enjoy most about Grosse Pointe Farms. This is reflected in the robust sidewalk network, street grid, and transit options connecting residents to retail and service districts.

Existing Conditions: Transportation and Circulation

Motorized Network

The City is arranged on a fairly regular grid system of roads. This provides several benefits and some difficulties. The primary benefit to a grid system is that there are multiple routes to get anywhere in the City. This distributes the traffic relatively evenly and relieves congestion. The downside to having such a rigid grid system is that there tends to be higher speeds throughout the neighborhoods. In general, the benefits of the connected road network are considered to outweigh the difficulties.

Major arterials in the City include Mack, Lake Shore, and Moross which are either partially or entirely County Primary Roads. Kercheval, Kerby, Fisher, and McMillan are also major arterials but are under local jurisdiction. Several roads such as Moross and McMillan/Moran tend to have higher volumes and higher speeds because they are wider and provide direct connections between Mack and Lake Shore.

Access Management

Grosse Pointe Farms is fortunate to have a traditional system of roads and alleys that serve the City's business districts. The result is very few individual curb cuts on the City's major roadways including Kercheval, Mack, and Fisher. Access should continue to be restricted on these major roads to preserve capacity, minimize potential conflicts, and protect the building fabric of these districts. Parking lots should be located behind the businesses with access from alleys or service drives.

Residential On-Street Parking

Excessive on-street parking is a concern along many of the interior residential streets. Lack of garage space and narrow driveways that are characteristic of the area create the need for overflow on-street parking. Some on-street parking is necessary and can serve as a useful traffic calming measure. However, problems such as pedestrian safety (crossing the street between cars), traffic congestion, minor accidents, limited sight distances, and obstacles to city services (trash and snow removal) are some of the potential issues with excessive on-street parking.

Truck Routes

Most of the truck traffic in the City is associated with the business districts along Mack and Kercheval. The Hill puts the most truck pressure on the local road network. To better accommodate the truck traffic, intersections of service streets should be designed with larger turning radii. Service areas should also be configured to facilitate loading and unloading activities without using the public right of way.



Annual Average Daily Traffic Map

City of Grosse Pointe Farms
Wayne County, Michigan

December 9, 2022

LEGEND

2021 AADT

- █ < 2,500
- █ 2,501 - 5,000
- █ 5,001 - 7,500
- █ 7,501 - 10,000
- █ > 10,000

 City of Grosse Pointe Farms Boundary

 Other Municipal Boundaries



0 0.25 0.5
Miles

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: SEMCOG, 2021. Grosse Pointe Farms, 2022. McKenna, 2022.



Public Transit

Grosse Pointe Farms is served by the Suburban Mobility Authority for Regional Transportation (SMART) via several routes: 610/615, 620, 635, and 730. Route 610/615 is the most robust route, running seven days a week throughout the day. The route bisects the City along Kercheval, providing access from Grosse Pointe Farms to Clinton Township. Route 620 runs Monday-Friday during peak hours only, running along Charlevoix and providing access from Downtown Detroit to Roseville. Route 635 is also limited to Monday-Friday peak hours and traverses E. Jefferson/Lake Shore, providing access from Downtown Detroit to Harrison Township. Route 730 is a crosstown route, operated Monday-Saturday, and begins in Grosse Pointe Farms/Woods and ends in Southfield. In addition to SMART, area seniors can utilize the Pointe Area Assisted Transportation Services (PAATS), which provides access to major shopping centers in the area.

Non-Motorized Network

It is most practical for the City to use much of the same infrastructure for motorized traffic to coordinate its non-motorized, or pedestrian, network. Thus, non-motorized facilities are found within the same grid-like system of streets throughout the City. Again, the grid brings the same advantages—such as ease of access—and disadvantages—such as high vehicle speeds and accident risk. The non-motorized network is especially critical for the population with disabilities, the elderly, and children as its maintenance and enhancement greatly impact the accessibility of the City.

Sidewalks

The City has a complete network of sidewalks connecting nearly every house with every community facility, commercial district, and neighborhoods throughout all the Pointes. The City maintains this network of sidewalks on an as-needed basis.

Bicycle Facilities

Bike facilities refer to dedicated infrastructure, such as bike lanes, paths, and parking, designed to support and enhance safe and convenient cycling. The City does not currently have a well-connected on-street bicycle network, which can make it difficult for bikers of all ages to navigate the City. The current system does not include dedicated bike lanes, but instead encourage motorists to share the road. Residents have shared the desire for dedicated bike facilities, such as bike racks on The Hill, especially because of its proximity to the school and library.

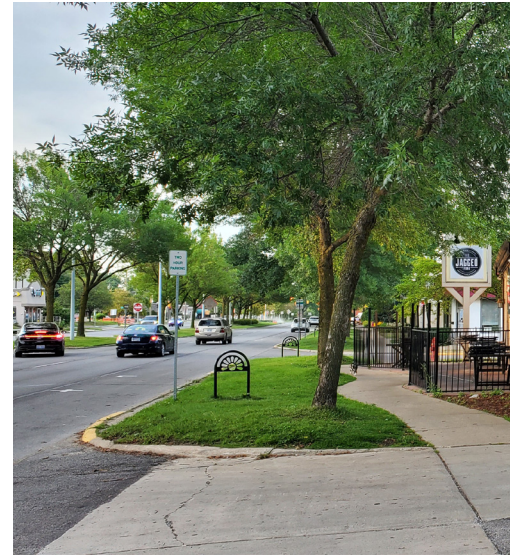
Future Mobility Plan: Complete Streets

Introduction

Complete streets are designed and built to accommodate and prioritize the safe and accessible movement of all users, including pedestrians, cyclists, motorists, and public transportation, regardless of age, ability, or mode of transportation. Recognizing the importance of street infrastructure that accommodates more than just vehicles, such as sidewalks, crosswalks, shared use paths, and accessible curb ramps, in appropriate locations and consistent with the character of the development, is critical for Grosse Pointe Farms. This kind of infrastructure planning helps make local streets safe and accessible for all users, particularly an aging population and young families with children. Such infrastructure is referred to as “complete streets,” which are designed and operated to enable safe access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities. The U.S. Department of Transportation encourages Complete Streets policies, which guide planners, engineers, and community officials to consistently design with all users in mind including drivers, public transportation riders, pedestrians, and bicyclists as well as older people, children, and people with disabilities.

There is no one design prescription for complete streets, as each right of way has unique geographic, political, jurisdictional, and travel volume circumstances. Elements of a complete street may include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, street furniture, and more. A complete street on The Hill will look quite different from a complete street in a residential neighborhood, but both are designed to balance safety and convenience for everyone using the road.





Mack Avenue Opportunities

Recently, the City formulated the Mack Avenue Corridor Improvement Plan, which is a coordinated effort between the cities of Grosse Pointe, Grosse Pointe Park, Grosse Pointe Farms, and Detroit along with the Eastside Community Network to revitalize the shared facilities along Mack Avenue. The plan emphasizes the need for improved pedestrian and motorized facilities, updated and cohesive zoning regulations, enhanced urban design, and strong efforts to support small businesses along the corridor.

Mack Avenue is an important local and regional thoroughfare and acts as a gateway to the City. To continue on recent efforts to improve this corridor, additional green space and landscaping, seating, and public art along the street are just some of the ways to enhance the area for residents and visitors. The City should work with local businesses, organizations, and nearby communities to generate funds for streetscape improvements including:

- Street trees;
- Pedestrian lighting;
- Decorative signage and wayfinding markers;
- Landscaping and green space;
- Street furniture; and
- Public art and branding.

Entrances into the City also play an important role in maintaining the City's image. Key intersections include Mack and Fisher, Mack and Moross, and Fisher and Kercheval. Prioritizing streetscaping efforts in these areas can enhance experiences for residents and visitors.

Safety Opportunities

Traffic safety is a major concern in the City, with several intersections defined as conflict zones, particularly Mack and Moross, Moross and Chalfonte, and Moross and Kercheval as well as along McMillan and Lake Shore. Safety measures can take many forms, but a mix of appropriate traffic lighting, signage, traffic calming, and streetscaping can improve pedestrian and motorist safety. Some suggested improvements include:

- Longer pedestrian signals;
- Crosswalk buttons;
- Defined turn lanes;
- Visible signage, free of overgrowth;
- One or two strategic speed bumps;
- Walking and bike paths; and
- Additional cross walks and pedestrian gateway treatments.

Residential On-Street Parking Opportunities

To alleviate some of the concerns with excessive on-street parking, suggestions include:

- One-side-only parking;
- Residential parking permit program;
- Increased enforcement and ticketing; and
- Repainting of curbs near fire hydrants.

Goals and Objectives

Through the analysis of existing conditions, identification of key trends and changes, and data gathered from the public participation process, the City has compiled a set of transportation-specific goals and objectives. The goals are broad in scope, while the objectives serve as the recommendations to achieve these goals. Together, these form the future vision of transportation and circulation throughout the City.

GOAL 1

Enhance multi-modal mobility access throughout the city.

- OBJECTIVE 1A Adopt a complete streets program for City streets, including design guidelines.
- OBJECTIVE 1B Maintain the existing sidewalk network and perform a detailed conditions analysis.
- OBJECTIVE 1C Provide bicycle routes with pavement striping and signage.
- OBJECTIVE 1D Incorporate additional streetscaping along major thoroughfares and entrance points.
- OBJECTIVE 1E Perform further research into crossing needs along McMillan and Moross.

GOAL 2

Ensure safe and efficient transportation options.

- OBJECTIVE 2A Preserve existing network capacity by managing access on the arterial, collector, service, and feeder roads.
- OBJECTIVE 2B Incorporate traffic calming techniques at appropriate locations.
- OBJECTIVE 2C Provide dedicated turn lanes along Mack.
- OBJECTIVE 2D Continue to enact and enforce residential on-street parking programs.
- OBJECTIVE 2E Continually monitor the City's major traffic generators to identify changes in traffic patterns or volumes.

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06

Community Facilities

Introduction

Community services are renowned in Grosse Pointe Farms. The City provides fire and police protection, maintains City parks, roads, buildings, and utilities. Services are also provided by Wayne County and the State of Michigan, as well as the Grosse Pointe Public School System and Grosse Pointe Public Library facilities. As demonstrated by the public participation process, where over 90 percent of survey respondents said they liked the public facilities and services of the City. This section outlines the strengths of these facilities and services as well as opportunities where improvements may be made.



Town Planning Guidelines

Public Facilities and Civic Institutions

I. Introduction

Public and civic uses, such as municipal offices, libraries, fire and police stations, schools, and churches are a primary component of the community land use plan. At the same time, however, their principal value to their communities is not simply in meeting narrow program requirements, but in giving visible presence and support to the broadest civic and community values.

II. Land Use & Location Guidelines

A. Enhancing Symbolic Values

- The location of public and civic buildings should express the central importance and value of community and public life. A central, prominent, or important location is symbolic of this role.
- Public buildings should be highly visible community focal points, landmarks, and orienting features.
- Public buildings should emphasize, define, or terminate vistas.
- Public buildings should form or enhance community or neighborhood entries, gateways, or centers.

B. Supporting Functional Needs

- Public buildings should support community needs by providing proximate locations for community-wide and neighborhood meetings and events.
- Public buildings should define the community's public spaces—town squares, plazas, greens, and parks—which, in turn, can provide a memorable and significant frame for civic buildings and events.
- Public buildings, especially schools, should provide or enhance residential neighborhoods and their individual identity and character.
- Public buildings should complement commercial uses, both office and retail. Public uses elevate and give value to commercial areas so that they become true town centers; retail uses can provide a convenient, pedestrian-oriented environment often lacking in single use governmental areas.

C. Accessibility

- Public buildings should incorporate high levels of accessibility to residents and visitors of all ages and incomes, by car, transit, bicycle, or on foot.
- Parking lots should be placed strategically so that they do not dominate the building or site.



City Administrative Services

The City of Grosse Pointe Farms operates all of the departments and services out of the City Hall building on the relatively small 1.51 acre site on Kerby Road between Kercheval and Grosse Pointe Boulevard. Other public facilities include the City of Grosse Pointe Public School System and the Grosse Pointe Public Library system.

City Hall & Municipal Court

City Hall was originally constructed in 1912, housing the police and fire department. Since then, additions have been added to the building in 1919, 1924 and was largely remodeled and enlarged in the 1950s and 1980s. Today, the City Hall houses the Municipal Court, the Public Services Department, the Public Safety Department, the City Administrative Staff, and Public Meetings. Past plans have identified the potential need for expansion to a second location to ease the burden on the current space.

Public Service Department

Public Service Department oversees the Department of Public Works, Ordinance Enforcement, and Development. The Department of Public Works is responsible for refuse and recycling, leaf pickup, snow removal, fleet maintenance, and city landscaping. This includes maintenance of all City infrastructure as well as development and upgrades of new infrastructure. This department also oversees all construction for both residential and commercial properties, issuing permits and coordinating development reviews.

Public Safety Department

The Public Safety Department provides both police and fire services. In addition, the Department provides advance life support ambulance service. All of the Grosse Pointes and Harper Woods operate under a Public Safety Mutual Aid Agreement. The Public Safety Department is specialized to include investigation, traffic safety, fire inspection and special operations. The City partners with the Michigan State Police, Wayne County Sheriff's Department and the Michigan Department of Natural Resources for supplemental services.



Parks and Recreation

In addition to the highly-rated school system, the parks, recreation facilities, and programs offered by the City Parks and Recreation Department contribute to Grosse Pointe Farms' reputation as a premier community.

Pier Park

Pier Park is a major resource for the community. At 11.58 acres, the park is accessed from Lake Shore Drive and fronts Lake St. Clair. According to engagement data from the Master Planning process, Pier Park sees high visitor rates with the community building, ice rink, tennis courts, beach, marina, and swimming facilities offering a wide variety of recreational opportunities.

Kerby Field

Kerby Field contains Orten Fieldhouse, three little league baseball diamonds, one regulation baseball diamond, a soccer field along with the dog park and playscape. The fields and playscape total 10.17 acres and the dog park provides an additional 3.34 acres.

National Comparisons

The following tables are based on national standards for recreational facilities. These figures only represent guidelines for comparison purposes. Table 2 shows existing acreage of facilities within the City of Grosse Pointe Farms compared to National Parks and Recreation standards. It is important to note that, as a built-out community, expanding open-space parks can be challenging. Grosse Pointe Farms is committed to maintaining and enhancing its existing facilities.

Table 2. Recreational Surplus/Deficiencies, City of Grosse Pointe Farms

Type of Park	Recommended Average Per 1,000 Residents	Approximate Existing Acreage	Recommended Acreages for Existing Population	Surplus/Deficiency (Acres)
Mini-Parks	0.5 Acres	1.0 Acres	4.6 Acres	↓ 3.6
Neighborhood Parks	2.0 Acres	10.2 Acres	18.3 Acres	↓ 8.1
Community Parks	8.0 Acres	11.6 Acres	73.1 Acres	↓ 61.5

Source: National Recreation and Parks Association, U.S. Census.

As the data indicate, the City has numerous parks and recreation facilities for residents. It should be noted that the City is served by numerous opportunities for recreation from other public institution such as the schools to private organizations and clubs, notably the Detroit Country Club, comprises 135 acres of greenspace in the community.

Schools

The City of Grosse Pointe Farms is served by the Grosse Pointe Public School System (GPPS), which operates seven elementary schools, three middle schools, and two high schools. Currently, the system is operating at approximately 69% capacity, with a maximum capacity of 10,000 students. It is common for Grosse Pointe Farms students to attend Richard Elementary School, Brownell Middle School, and Grosse Pointe South High School, all of which are located within the city limits. The School District's 2021–2022 budget was approximately \$98,000,000. Graduation rates and test scores are consistently high in the GPPS District, reflecting the community's continued investment in the district.

Library

Grosse Pointe Farms hosts the Central Branch of the Grosse Pointe Public Library, located on the corner of Kercheval and Fisher. The branch was built in 1953 and features an impressive collection of mid-century modern art. Renovations have recently been completed on the branch's front entryway and outdoor space, and it is currently undergoing a further expansion and renovation. Residents are supportive of continued investment in the libraries and expansion of their programming.

Existing Conditions: Public Infrastructure

For information on roadways and related infrastructure, please see the transportation section.

Water

The City of Grosse Pointe Farms Water Department operates and maintains a 10 million gallon a day rated water filtration plant, which intakes water from Lake St. Clair, and furnishes drinking water for both the City of Grosse Pointe Farms and the City of Grosse Pointe. This system includes approximately 44 miles of water main and 4,128 residential and commercial meters all maintained by the City.

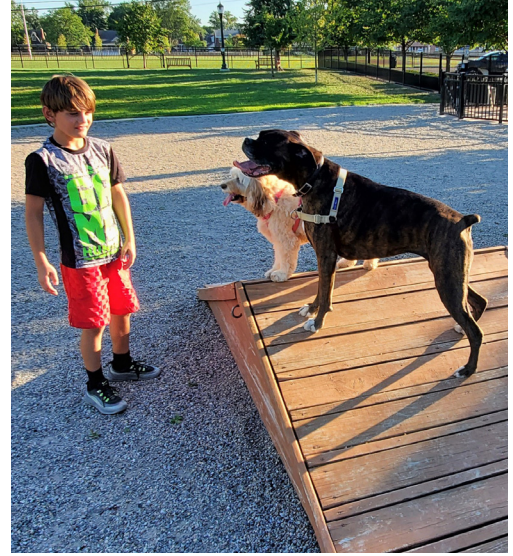
Storm and Sanitary Sewer

Grosse Pointe Farms separated storm and sanitary sewers in the part of the city referred to as the Lakeside District in 1999-2000. Separation of the systems in that part of the City served easier because of its proximity to Lake St. Clair and a natural gravity system that make it less complicated to send stormwater runoff to the lake. The city now hopes to do the same for the Inland District and is currently researching initiatives to help accomplish this goal. City sanitary sewer water is sent to and treated by the Great Lakes Water Authority.

Key Trends and Changes

Smart Sewer Monitoring

Leveraging recent advances in technologies, “smart” water systems are poised to transform water resources management by enabling real-time sensing and control. University of Michigan Professor Branko Kerkez and his team are using autonomous sensors and valves to create “smart” stormwater systems that reduce flooding, provide more accurate forecasting, and improve water quality. Sensors measure the quality of the water, as well as how much of it is flowing through the system at any given time, and other variables. Sensors have been deployed in both Detroit and Ann Arbor and throughout the Great Lakes Watershed Area, and may be the future of water management in midwestern cities (University of Michigan, 2022).



Climate Change Adaptation

Highly developed areas like Grosse Pointe Farms will be disproportionately affected as cases of extreme temperature continue to rise. Parks are increasingly being seen as multi-benefit landscapes that can help protect against flooding, clean and filter stormwater, produce shade and prevent heat island effects. Strategically approaching any updates to parks can help promote environmental and social resiliency.

Community Dog Parks

Pet ownership rose to an all-time high during the COVID-19 pandemic. People are also investing more in their dogs, with 68% of people saying that pet-friendly policies influenced their decision to buy or move and 43% believing that their dog's opinion matters on where they live. Due in part to these recent trends dog parks are one of the fastest growing features in parks today. Beyond the socialization they offer dogs they have become a place for community socialization as well. Many communities have begun to modernize their dog parks by offering additional amenities that make them a place to exercise as well as rest and enjoy the greenspace.



Goals and Objectives

GOAL 1

Continue to maintain and enhance the high quality facilities.

- OBJECTIVE 1A Explore creation of innovative parks and recreation opportunities.
- OBJECTIVE 1B Continue to offer more programming options throughout the year to service the entire community.

GOAL 2

Ensure infrastructure remains supported.

- OBJECTIVE 2A Continue to invest in strategic capital improvement projects.
- OBJECTIVE 2B Engage residents in capital improvement planning.
- OBJECTIVE 2C Encourage both city-led and individual initiatives to support future storm water management needs.



07 Economic Development

Introduction

Economic development means supporting and growing local business, attracting and retaining talented workers, and investing in the residents of Grosse Pointe Farms. The public participation data show that economic health and stability are Grosse Pointe Farm's residents' top priorities as the city continues to evolve. There must be a holistic approach to economic development. This means focusing on initiatives that support the needs of both residents and businesses creating capacity to support, grow, and retain existing businesses within the community. It is with this lens that the Economic Development Strategy has been developed to deal with the city's centers, corridors, such as the Hill and Mack Avenue. Enhancing these places to further encourage a local economy where residents support a diverse group of businesses and are able to access goods and services to meet many of their needs.

Existing Conditions: Economy

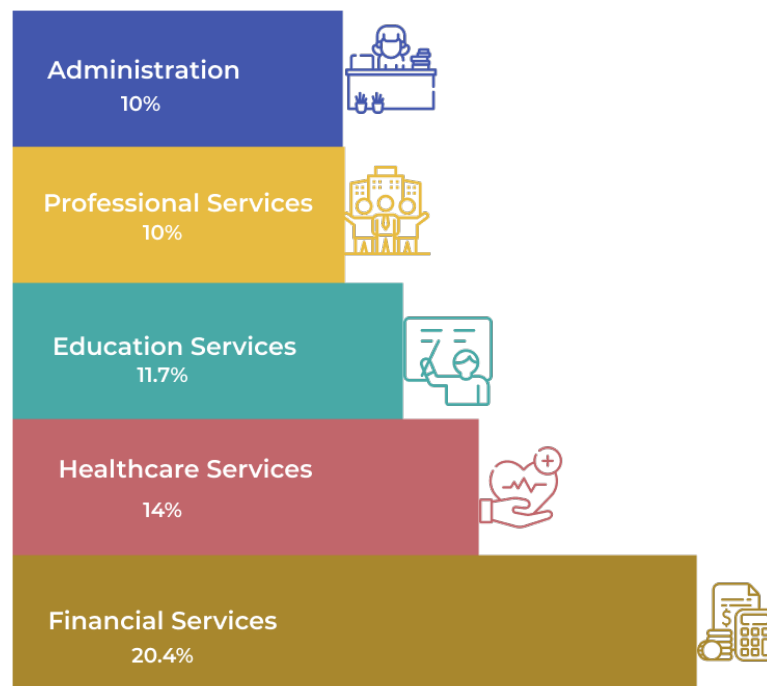
The City of Grosse Pointe Farms enjoys high-value housing, indicating a strong, stable residential tax base. In addition, the commercial centers serve as an economic strength for the City, with historically high occupancy rates and continued private investment.

Employment

Almost 63% of the population 16 years and over were in the labor force as of the 2020 American Community Survey (ACS). The unemployment rate was only 2.0%, significantly lower than that for Wayne County and the State of Michigan at 5.3% and 3.7%, respectively. The strength of Grosse Pointe Farms' labor force can be partially attributed to the high levels of education among its residents. Indeed, of its residents who are 25 years or older, an impressive 78.0% have obtained a bachelor's degree or higher. In comparison, this figure is 26.7% for Wayne County and 31.9% for the State of Michigan.

Major Industries

The financial services sector employs the largest proportion (20.4%) of Grosse Pointe Farms residents, followed by healthcare services (14%), and then education services (11.7%). Since the two of the largest employment sectors are among those growing the fastest, current occupational patterns suggest that the City will have a strong economic base in the future. The City's residents are well situated to continue to benefit from the regional economy.





The Hill

Located on Kercheval Avenue running from Muir Road to Fisher Road, the Hill is one of the Grosse Pointes' most iconic business districts. For over 90 years, these prestigious three blocks have been home to many unique stores and popular restaurants. It is also a hub of financial and real estate activity, as well as the location of the historic Cottage Hospital and Grosse Pointe Central Library (designed by internationally renowned architect Marcel Breuer). Today, the Hill includes five full-service restaurants, a quick-casual eatery, two apparel stores, a jewelry store, offices for accounting and financial firms, and the Dirty Dog jazz café.

Public engagement revealed that Grosse Pointe Farms residents take great pride in the Hill but would like it to include even more shopping and dining options. There was also a general consensus to have more evening destinations in this area to activate the area at night.

Mack Avenue Business District

In Grosse Pointe Farms, Mack Avenue commercial area runs from Fisher Road to south of Allard Road. This heavily trafficked thoroughfare features numerous retailers, restaurants, professional offices, personal services, and other businesses. Sidewalks run the entire length of the district and on-street parking is available on every block.

Based on the proximity of this area to existing residential uses to the east, lot configurations, and parking constraints, the emphasis here should be on smaller-scale, lower intensity uses. Businesses should be encouraged to maintain their existing orientation towards Mack Avenue, and any off-street parking should be required to locate behind the buildings. Moreover, the size of future retail and office buildings should be limited by the availability of parking. The Mack Avenue Improvement Plan has a host of policy recommendations, including

incorporating residential uses on the second and third floors. More discussion of height development recommendations are featured in the Future Land Use and Zoning Plans.

Walkability

Walkability contributes to economic development and growth. Increasingly people want to shop, live, and work in walkable areas. The walkability of an area can be measured by its Walk Score, which runs from 0 (completely car dependent) to 100 (a “walkers paradise”). Walk Score analyzes hundreds of walking routes to nearby amenities, and points are awarded based on the distance to those amenities. Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Grosse Pointe Farms’ Mack Avenue Business District has a Walk Score of 75 (out of 100), which classifies it as “Very Walkable.” The Walk Score for the Hill is slightly lower at 68 (out of 100) but is still considered “Very Walkable.”

Perceived Safety and Issues

Perceived safety is essential to a successful commercial district and is often associated with the upkeep and investment in the area. In Grosse Pointe Farms’ commercial districts, the streets are well-maintained and there is adequate street lighting. Although there are some commercial vacancies, both occupied and vacant commercial buildings are in good condition.

Easy to use, clean, and well-lit parking is essential to the sustainability of commercial districts. People tend to avoid shopping or eating in a commercial district if parking is difficult to find or challenging. Small-town shoppers expect to be able to park within a short distance of their destination, if not in front of it. Also, few things contribute to the attractiveness of a commercial area as much as well-designed and properly scaled signage. Good commercial signage can reinforce the unique nature of a commercial district and generate the impression that its businesses offer true value as well as quality goods and services. In terms of storefront windows, transparent glass should be incorporated into the façade of commercial buildings to the maximum extent reasonably possible. Research has shown that transparent glass storefronts increase retail sales because passersbys are encouraged to shop when they can see a store’s merchandise and others shopping.

Key Trends and Changes

Local and Regional Market Trends

In addition to major shift seen in the industrial and manufacturing sectors over the last several decades, the Greater Detroit Region's market has also experienced massive fluctuations because of the repercussions of the COVID-19 pandemic. While some of these changes are impermanent and have already begun to readjust to pre-pandemic levels, many of these changes can be expected to continue in the future. Intellectual work is growing more now than ever, which is good news for Grosse Pointe Farms residents who are mainly employed in professional services. While most Grosse Pointe Farms residents currently commute out of the City for work, will they be commuting in 10 to 20 years? If so, where will work be taking them and how frequently will they be leaving the City?

Southeast Michigan

The Southeast Michigan Council of Governments (SEMCOG) has aggregated data for the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne. According to their projections, employment in Southeast Michigan is expected to grow from 2,865,770 jobs in 2020 to 2,960,000 jobs in 2045, or by 3.2%. The largest gains are expected in healthcare services, which is projected to expand by 19.5% from 403,910 workers in 2020 to 491,300 workers in 2045. On the other hand, employment in manufacturing is projected to experience the sharpest contraction. Indeed, the number of manufacturing jobs in Wayne County in 2020 (255,550 jobs) is expected to decline by 27.8% by 2045 (to just 193,080 jobs).

Wayne County

The majority of Gross Pointe Farms residents commute to jobs in Wayne County. According to projections published by SEMCOG, from 2020 to 2045 employment in Wayne County is projected to rise by 0.95%. The largest gains are projected in healthcare services (which are expected to rise by 15.1%) and professional, technical and corporate jobs (which are expected to rise by 14.5%). On the other hand, manufacturing employment in Wayne County is projected to drop by 29.8% and retail trade employment is projected to contract by 16.5%.



Since 2009, Wayne County has seen a spike in the job market for well-paying information technology (IT) positions. Indeed, from 2014 to 2018, computer occupation jobs in Wayne County have increased by 55%. Also, as the manufacturing sector becomes more technologically diverse, software development companies have converged with automotive manufacturing creating more opportunities for people living in Wayne County.

Table 3. Projected Medical Occupations in Wayne County, 2016–2026

Description	2016 Jobs	2026 Jobs	2016–2026 % Change	Avg. Hourly Earnings
Licensed Practical and Licensed Vocational Nurses	2,395	2,861	↑ 19%	\$23.40
Registered Nurses	18,432	21,206	↑ 15%	\$33.37
Physical Therapists	1,255	1,441	↑ 15%	\$40.77
Healthcare Social Workers	1,247	1,424	↑ 14%	\$24.62
Medical and Health Services Managers	1,833	2,062	↑ 12%	\$53.87
Medical Secretaries	2,180	2,407	↑ 10%	\$16.48

Source: EMSI Projections

As shown in the above chart, a number of medical occupations with above average wages are expected to experience substantial job growth in Wayne County through 2026. Interestingly, with the exception of registered nurses, the occupations with the largest number of projected jobs in 2026 are in fields that are expected to decrease in the number of overall jobs by 2026. The county's top jobs in 2026 are projected to be nurses, office clerks and team assemblers.

Table 4. Projected Top Occupations in Wayne County, 2016–2026

Description	2016 Jobs	2026 Jobs	2016–2026 % Change	Avg. Hourly Earnings
Registered Nurses	18,432	21,206	↑ 15%	\$33.37
Office Clerks, General	18,878	17,836	↓ 6%	\$15.84
Team Assemblers	20,790	15,142	↓ 27%	\$20.87
Customer Service Representatives	14,113	14,319	↑ 1%	\$16.22
Mechanical Engineers	10,666	10,487	↓ 2%	\$45.10
Heavy and Tractor-Trailer Truck Drivers	10,289	10,208	↓ 1%	\$20.87
General and Operations Managers	10,145	10,054	↓ 1%	\$55.29
Postsecondary Teachers	7,201	7,084	↓ 2%	\$34.84

Source: EMSI Projections

Adjusting to the Economic Effects of COVID-19

Decline in Office Space Needs

The need for physical office space will continue to decrease as traditional brick-and-mortar stores adapt to an online-heavy retail market and white-collar jobs continue to offer work-from-home flexibility. These desires were also reflected in the feedback received from the Community Workshop and online engagements. The City can amend its Zoning Ordinance to allow more residential and innovative mixed uses within its commercial corridors. Underutilized space can be revitalized by combining co-working spaces with retail or services, such as a coffee shop and a business meeting space. Additionally, incubators for small and startup businesses could help attract a wider range of workers.

Outdoor Retail and Social Districts

Outdoor dining has become an essential part of many businesses, especially after the COVID-19 pandemic. Grosse Pointe Farms can consider expanding outdoor dining options, experimenting with seasonal, temporary or year-round alternatives and gauging community interest. Balancing the need for expanded outdoor service while not impeding pedestrian or vehicular traffic. Additionally, the use of natural elements like plants, shrubs, or trees can enhance the aesthetic appeal of outdoor dining areas. An entertainment sector could provide guidelines for outdoor dining and street closures for events.

Goals and Objectives

GOAL 1

Enhance the vibrancy of commercial areas by encouraging diversity of businesses.

- OBJECTIVE 1A Develop standards that activate public spaces in alleys, streets, and sidewalks.
- OBJECTIVE 1B Host community events on The Hill that further activate Kercheval.
- OBJECTIVE 1C Consider creating a special district, such as a Downtown Development Authority or Principal Shopping District to pioneer marketing and events.
- OBJECTIVE 1D Support the Chamber of Commerce in developing economic strategies.

GOAL 2

Support a localized economy.

- OBJECTIVE 2A Support the growth of live-work spaces, mixed-use properties, and flexible commercial space.
- OBJECTIVE 2B Work with the Chamber of Commerce to promote training and networking programs for small businesses.
- OBJECTIVE 2C Activate The Hill with midday events to engage the growing daytime population of residents who work from home.

GOAL 3

Assure that new developments maintain the aesthetic standards of their surroundings.

- OBJECTIVE 3A Identify, analyze, and market potential redevelopment sites on Mack Avenue.
- OBJECTIVE 3B Ensure redevelopment projects comply with newly created City design standards.
- OBJECTIVE 3C Consider introducing landscaping, streetscaping, and public art standards into the zoning code.
- OBJECTIVE 3D Create outdoor dining standards based on best practices.

08

Land Use and Housing

The Master Plan acknowledges that Grosse Pointe Farms has mostly reached its full development potential. To sustain the city's excellent quality of life and prepare for future development, the plan suggests land use strategies that will encourage positive contributions to the community's overall quality.





Existing Conditions: Land Use

Grosse Pointe Farms is a predominantly residential community defined largely by the grid street network, with some curvilinear street patterns in the north east corner of the City. The neighborhoods are almost exclusively composed of single-family homes with the exception of two areas with attached condominiums. The City is also host to two commercial areas:

The Hill is the commercial center located on Kercheval between Fisher Road and Muir Road.

The Mack Avenue Corridor contains a mixture of retail, service, and office uses; it extends along Mack through the neighboring Grosse Pointes and Detroit as well.

Land Use Category Descriptions

The following section describes each of the land use category as identified on the Existing Land Use Map.

High-Density Residential

The High-Density Residential district is defined by single-family homes on lots typically less than 50 feet in width. Because of the small size of these lots many of the structures are considered legally non-conforming. This causes difficulties when it comes to rebuilding or renovating homes in these areas limiting the level of reinvestment that occurs in comparison to other parts of the City. Variances are frequently used as a zoning tool to allow homes to be improved and maintained.

Medium-Density Residential

Single-family homes in the medium-density residential areas typically sit on lots 100 to 150 feet wide. These larger lots are occupied by larger homes and larger open spaces between the homes. Many of these homes are located on multiple parcels.



Low-Density Residential

The Low-Density Residential district is occupied by the City's largest estates, generally with lots larger than 150 feet in width. These estates are mostly clustered around the Country Club of Detroit and along Lake Shore Drive. Many of these homes have established accessory structures that are larger in nature than the higher density residential areas. Setbacks in this area are deeper and help define the unique character of these areas.

Attached Cluster Residential

The City has one area of attached condominiums between Willow Lane and Carrington Place. The attached condominiums in this area blend into the single-family character making their visual impact minimal. These attached condominiums were built with this intention and are of high quality construction and design. In addition to these condominiums there are eight two-family dwellings in the City located on Muir Road, Hillcrest Road, Moross Road and Lakeview Avenue. These homes were built prior to the adoption of the City's Zoning Ordinance which classified the sites as single family residential making these dwellings legally non-conforming.

Neighborhood Commercial

There is a very limited section of Neighborhood Commercial in Grosse Pointe Farms, which is located at Kercheval and Lakeview where Jerry's Party Store is located. While there is no official zoning affordance for these commercial areas in neighborhoods these commercial uses are considered legally non-conforming.

Office/General Commercial

The Hill is comprised of a variety of commercial uses, including local shops, groceries, restaurants and offices. The Mack Avenue corridor is dominated by service oriented commercial uses and largely single story buildings.



Public Facilities

The public land use category includes all publicly owned land, ranging from parks to the post office. Public facilities in Grosse Pointe Farms include the City Hall, as well as Grosse Pointe South High School, Brownell Middle School, Kerby Elementary School, Richard Elementary School, Kerby Field, Mack and Moross Soccer Fields, and Pier Park.

Institutional/Semi-Public

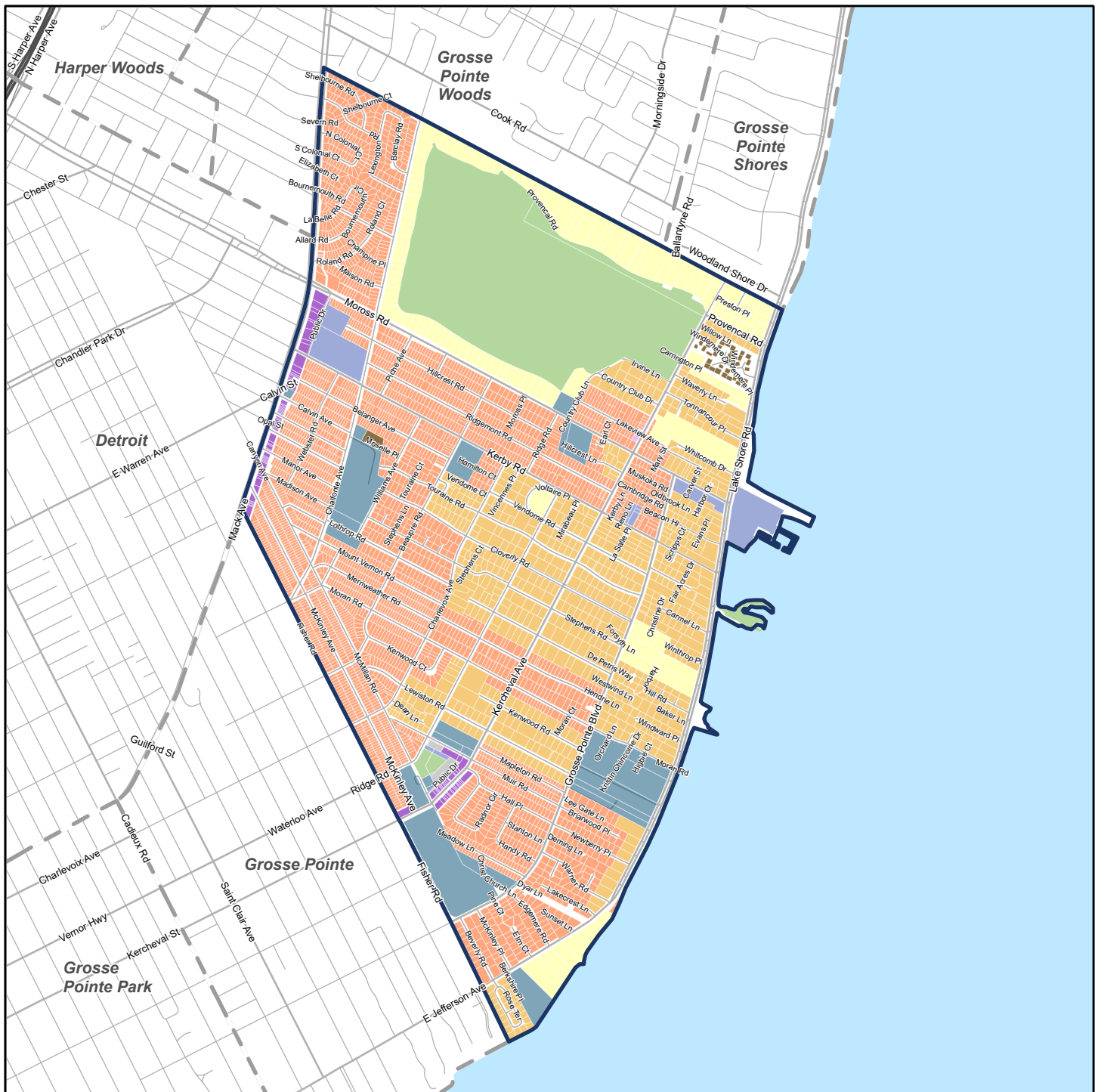
Semi-public uses are those that are open to the public and provide a public amenity but are not necessarily owned by a municipality. These include churches, and institutional uses such as American House. The semi-public use category also includes private schools such as Grosse Pointe Academy and St. Paul Catholic School.

Recreation

Recreation uses include uses that are private but provide recreation opportunities to the community. These include the Country Club of Detroit, the Grosse Pointe Club and Crescent Sail Yacht Club.

Parking

The City has created dedicated parking area located behind the Hill on the north side of Kercheval. This parking area helps encourage commercial activity and supports businesses on The Hill as well as providing a transition into the adjacent school fields.



Existing Land Use Map

City of Grosse Pointe Farms
Wayne County, Michigan

December 9, 2022

LEGEND

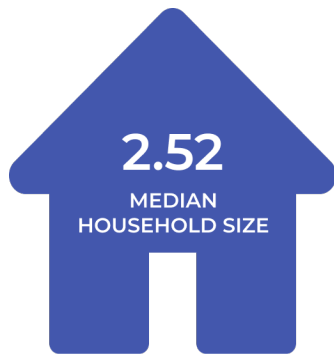
- Attached Cluster Residential
- Business District Mixed-Use
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Neighborhood Commercial
- Office/General Commercial
- Parking
- Public Facilities
- Public/Semi-Public
- Recreation
- City of Grosse Pointe Farms Boundary
- Other Municipal Boundaries



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Miles

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Grosse Pointe Farms, 2022. McKenna, 2022.





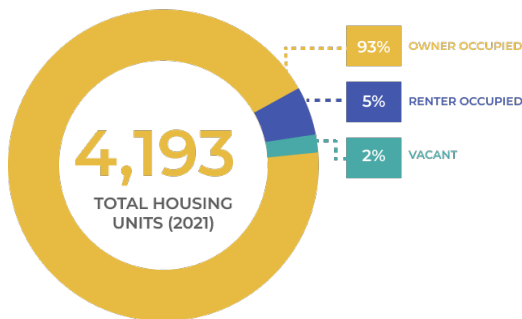
Housing Trends

Grosse Pointe Farms is defined by the unique residential character created by the architectural variety and quality established during the development at the early part of the 20th century. The following housing analysis gives key insights into the overall stability of the housing market, and what the trends in housing development will look like.

Households

As defined by the U.S. Census Bureau, a household is a group of people who occupy a housing unit as their usual place of residence. Over the last several decades, population and household size in Grosse Pointe Farms have remained steady. Household composition in Grosse Pointe Farms does not differ substantially from that of the local area, the region, or the state, with a few notable exceptions. In 2020—the most recent complete dataset available—married-couple families accounted for 70.1% of the households in the City, higher than the rate for the region and the state.

Housing Units



The number of housing units in the City has remained largely consistent since 1990. In 1999 the City estimated 4,018 housing units, in 2020 the City counted 4,058 housing units. There has been minimal variation in the decades in between. The number of housing units in Grosse Pointe Farms is projected to remain stable, partially because of limited space for new housing construction. The number could potentially increase as the City considers allowing mixed uses and alternative housing types.

Ownership

In 2010, 88.6% of all occupied housing in the City was owner-occupied, rising slightly to 91.8% by the end of the decade. Home ownership in the City is almost 20% higher than that of the region and the state. Due to the relatively high value of local real estate, it is difficult to generate sufficient rental income to justify maintaining a home for rental purposes.

Value

In 2020, the median value of owner-occupied housing in Grosse Pointe Farms was \$357,100. Median home values for owner-occupied houses in the City are 20% higher than those in the local area, and 120% higher than the state.

Although the Census does not report the median value of rental housing units, it does report the monthly rent paid by tenants. The median rent paid in the City in 2020 was \$1,363, which is similar to the other Grosse Pointes. However, this is much higher than the county and regional median rents (\$875 and \$955, respectively), indicating that Grosse Pointe is a desirable community that may experience housing pressure and demand for more rental units.



Type

Single-family housing predominates the City's housing stock, according to the 2020 Census, single-family detached housing in the City represented 98% of all housing units. The demand for small-lot single-family and apartment options is projected to increase over the next decade, while the demand for large-lot single-family residential is likely to decline overall. However given that the City of Grosse Pointe Farms is a premiere community many of the large lot homes will remain in high demand. Yet there still may be potential to accommodate shifting preferences by modifying policy to allow for more flexible use of existing buildings and properties.





Key Trends and Changes

Grosse Pointe Farms has limited land, a key challenge shared by many other built-out cities in the Detroit area. There is very little developable land either privately or publicly held, which means that most development will have to occur either through additions and renovation of existing buildings or through the rare event of demolition.

Given that the City is well established, the land uses throughout have remained relatively constant. The predominance of single family residential uses throughout the City have meant stable land uses from the middle of the 20th century. The few land changes that have occurred have been in the commercial districts where a few new businesses have been built in the last twenty years.

In order to create a comprehensive Plan, it is important to recognize the regional and national land use trends, not just the land use changes occurring within the City. The following sections highlight some of the key trends playing out across Michigan as of 2022 and how these larger trends are likely to impact the future of land use in Grosse Pointe Farms.

Mixing Land Uses

Mixed land uses (or “mixed uses”) are pieces of property that have multiple activities from different land use categories, such as commercial, residential, or public. Examples include downtown buildings with retail on the first floor and apartments on the second, office buildings that have a café inside for workers, or recreation centers that provide rentable co-working office spaces. Mixed uses allow residents to obtain the things they need closer to where they live, thus reducing commuting time and increasing time for leisure and social activities. In addition, mixed uses can increase accessibility for aging populations allowing for greater social support networks and ease of access to necessary resources. Creating new housing types, especially as part of mixed-use developments that include and/or are proximate to amenities, will facilitate resident retention at later stages in life. Many communities across the state are easing restrictions to allow for more mixing.

In Grosse Pointe Farms, the Hill has some mixed use buildings, but they are in the minority and do not feature housing instead focusing on secondary office uses in the second-story. Additionally, the Mack Avenue commercial corridor through Grosse Pointe Farms does not have any mixed use structures. Mixed uses were specifically recommended in 2021 as part of the Mack Avenue Improvement Plan, which is a shared vision for Mack Avenue in Grosse Pointe, Grosse Pointe Park, Grosse Pointe Farms, and Detroit. The plan identified several high-level actions, including zoning updates to permit higher-density, mixed-use development and a wide range of commercial uses.

Adaptive Reuse

Adaptive reuse is a technique of redevelopment that allows for the preservation of existing, often historic, buildings by redeveloping these structures to better fit the needs of contemporary living. Adaptive reuse can be an especially important tactic in established communities, by allowing a building to retain community character and protecting landmark buildings but also allowing the community to change and continue to flourish.

Easing Parking Requirements and Sharing Parking

Many cities across the United States have recently turned a critical eye to the amount of parking that they require be built with new developments. Many municipalities have minimum parking requirements that reflect parking needs during the peak of auto ownership in the mid-20th century but are now outdated and do not reflect modern transportation needs. Additionally, developers are keen to reduce the cost of new construction, of which parking is a large component.

Some U.S. Cities, such as Ann Arbor, have eliminated minimum parking requirements or reduced them significantly to make parking more flexible.

Housing Recommendations

Grosse Pointe Farms is almost exclusively composed of single-family homes. However, consumer preference, especially for younger adults, is trending towards a desire for a greater variety of housing options. Grosse Pointe Farms has a large proportion of single-family homes. The City should look to create more housing variety in order to help retain talent and maintain a demographic balance allowing all ages to stay in the community.

Missing Middle and Balanced Housing

“Missing middle housing” is a term that refers to housing types for which there may be a demand but that do not currently exist in a community, usually because they are not provided for in the Zoning Ordinance and/or Master Plan. Common missing middle housing types in older Michigan communities include triplexes, fourplexes, cottage courts, and second-floor apartments above commercial businesses. These types of housing are generally compatible with the character of existing single-family residential neighborhoods and can support walkability, locally serving retail, and improved access to public transportation options. They can also provide a range of affordability to address the gap between the cost of available housing stock and the prices people can afford. As such, many municipalities are filling in the missing middle portions of their zoning codes by creating new residential or mixed-use zoning districts that provide for one or more of these types. As previously mentioned, Grosse Pointe Farms has a very limited supply of attached housing, in the form of condominiums. The community could benefit from incorporating other potentially desirable housing such as duplexes and townhomes.

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide housing in addition to the primary single-family residence, often times through a conversion of a garage or existing accessory structure. This type of housing can help alleviate some of the aging-in-place concerns discussed above. Some municipalities have extended the use of ADUs to successfully add inexpensive housing options that meet the needs of seniors, empty nesters, and young professionals while efficiently using the limited land available.

Age-in-Place Housing

People are living longer, fuller lives, with people over age 60 accounting for nearly 25% of Michigan’s population. As people live longer on average, residents 85 and older are the fastest-growing age group. Therefore, providing safe, attractive housing options will be important for the City in the future. Many municipalities across the state are facing similar issues and launching initiatives that allow for modification of existing housing along with creation of new accessible housing to allow residents to comfortably age in place.



Housing Character

As has been established the residents of Grosse Pointe Farms pride themselves on the character of their neighborhoods. While there has been a relatively small number of rebuilds on residential lots in recent years, the City should be aware how other communities are reckoning with new development within the existing context of the neighborhood. Many older communities have placed certain controls on new homes that do not fit with the established design of homes in the community through design restrictions that identify the style, level of detail, and materials that must be used for new constructions. In other communities the zoning code has been updated to include language such as homes “shall be designed in harmony with the surrounding neighborhood.”

Work From Home

The demand for larger homes that can accommodate multiple uses has increased as more and more people are working from home. What was largely spurred by the COVID-19 pandemic has become a norm of work-life culture and is something the City should continue to plan for. While much of the City's housing stock is large and well suited for these new more expansive uses mindfulness around how accessory structures, especially on smaller lots may be converted to help accommodate the need for space. In addition, there is the potential for a higher demand for more co-working spaces that can offer alternative locations for remote or semi-remote workers.

Future Land Use

The Future Land Use plan has been informed by both the key trends and changes identified earlier in this chapter as well as the community goals as shaped by the public input received. This plan visually represents the City's vision for the future and focuses on ensuring that redevelopment occurs in a manner that continues to enhance the character of Grosse Pointe Farms' neighborhoods and commercial areas.

The map is utilized to evaluate development proposals and assure that they are consistent with the community's overall vision. Further it is the basis for amendments to the Zoning Ordinance, which dictates the legal requirements for development throughout the City.

Future Land Use Category Descriptions

The future land use plan focuses on preserving the existing character of both the residential and commercial areas of Grosse Pointe Farms by offering a vision for any redevelopment that may occur. Informed by the Key Trends and Changes identified earlier in this chapter and the Community Goals, Map 4: Future Land Use visually represents the City's vision for the future. The map:

- Is used to evaluate development proposals to ensure they do not disrupt the community's vision.
- Is the basis for amendments to the Zoning Ordinance, which dictates the exact legal requirements for development across the City.

Low Density Residential

Lots in the Low Density residential district occupy the majority of the area between Grosse Pointe Boulevard and Lake St. Clair along with areas around the Country Club of Detroit. Typical lots have been combined to make up between 70 and 150 feet. This district is characterized by larger homes and larger open spaces between the homes. The intent of this district is to maintain the traditional, single-family neighborhood character along the lakeshore and into the city center while buffering the lakeshore from more intensive uses.

Medium Density Residential

The medium-density residential district contains a range of home and lot sizes, with typical lot widths of 50 feet. Some lots are smaller and are considered legally nonconforming. Because of this, homes on these lots can be difficult to rebuild and have not seen similar levels of reinvestment as other parts of the City. Because of the size of these lots and the zoning provisions in place any adaptation to existing structures, especially accessory buildings require variances.

The intent of the medium-density residential district is to maintain this diversity and uphold the City's commitment to providing a range of housing types for a range of homeowners. Smaller homes and lots are often preferred by seniors, empty nesters, and single adults because they are easier to maintain

and they provide opportunities for independence and homeownership. This allows residents to adapt to lifestyle changes more easily within their city.

Attached Cluster Residential

The attached cluster residential district is primarily located between Kercheval and Lakeshore off of Windemere. The character of the City's attached cluster residences is primarily attached condos, while there is potential for adding traditional townhomes. This district and future zoning provisions are intended to preserve and enhance the character of these buildings, promote high quality density, and maintain the varied housing types offered to current and future residents.

Public Facilities

The public land use designation is intended to accommodate those public facilities and services that Grosse Pointe Farms residents depend on. These uses include City Hall and public parks. Their location is a critical land use issue because of the potential impact the facilities may have on surrounding uses.

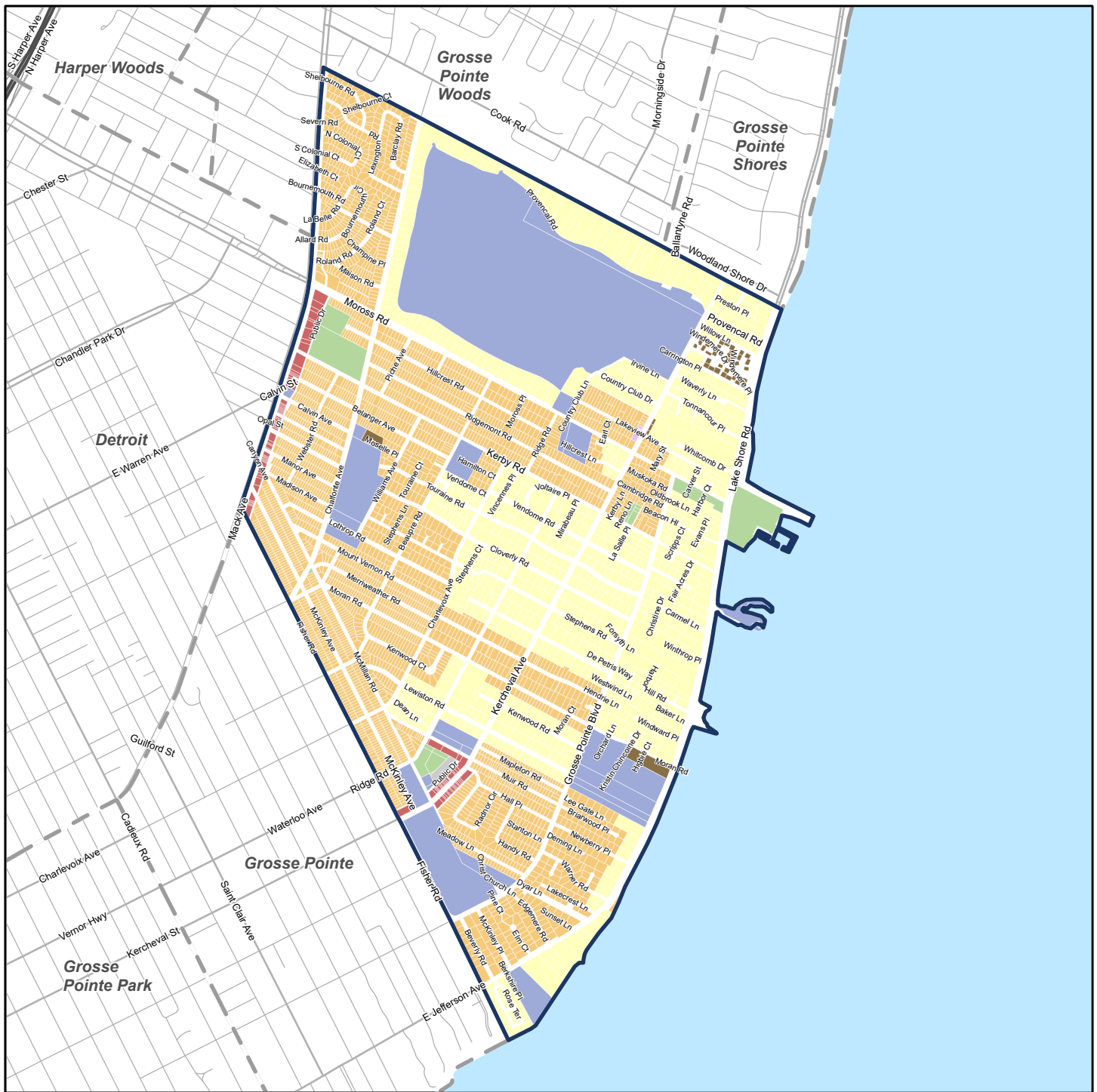
Semi-Public/Institution

Semi-public uses include the Grosse Pointe Academy, the St. Paul on the Lake Catholic Church, and Richard Elementary School, Brownell Middle School, Kerby Elementary School, and Grosse Pointe South High School as well as the Grosse Pointe Public Library. These uses are critical institutions within the community. Any expansion or modification of these facilities should be monitored closely to ensure any traffic challenges are mitigated.

Mixed-Use Commercial

The intent of the mixed-use commercial district is to support local and regional administrative, professional, or clerical services, as well as a more diverse group of retail and dining options. It also allows for residences, expanding the types of residential offerings the City can support. The uses found in this district are important to the overall economic vitality and diversity of the City while also buffering residential areas from intensive uses or traffic.





Future Land Use Map

City of Grosse Pointe Farms
Wayne County, Michigan

April 24, 2023

LEGEND

- Low-Density Residential
- Medium-Density Residential
- Attached Cluster/Terrace Residential
- Business District Mixed-Use
- Neighborhood Commercial
- Parking
- Public Facilities/Recreation
- Semi-Public Facilities and Institutions
- City of Grosse Pointe Farms Boundary
- Other Municipal Boundaries



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Miles

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Grosse Pointe Farms, 2023. McKenna, 2023.





Mack Avenue Commercial

While not an official future land use designation, the Mack Avenue Corridor is a distinct business district. The Mack Avenue Improvement Plan specifies that residential uses should be allowed by right above compatible uses on Mack Avenue, and this recommendation is incorporated into the Zoning Plan of this document. This policy change will facilitate an increase in both retail traffic and housing diversity to accommodate the needs of all residents. Mack Avenue Corridor businesses should also be encouraged to participate in programs intended to promote mixed uses and improve the overall image of the corridor. Special assessment districts may be established to help pay for streetscape improvements (street trees, lighting, benches, and signage) and the development of off-street parking lots. Businesses should be encouraged to maintain the existing orientation toward Mack Avenue and the on-street parking. Any off-street parking will be required to be located behind the buildings. The size of future redevelopment will likely be limited by the availability of parking. As such, creative parking approaches such as rear, first-story parking garages should be encouraged for future infill development.

A recent advancement in building technology called podium construction, could be utilized in redevelopment. Podium construction maximizes land use by allowing for a mixed-use development, with commercial or retail spaces at the street level and residential units above, optimizing space utilization in urban areas. It also provides structural efficiency by utilizing a reinforced concrete podium as a stable base for the upper floors, reducing the need for excessive structural materials and resulting in cost savings. Additionally, it allows for greater design flexibility, as the podium can accommodate various amenities such as parking, recreational areas, or community spaces, enhancing the overall functionality and appeal of the building. The introduction of residential, including allowing lodging type uses, could benefit the community as the city increasingly becomes a destination for weddings and events.



The Hill Commercial

The intent of The Hill commercial district, which is concentrated along the corridor on Kercheval between Fisher and Muir, is to promote more business uses that better serve the desires of residents in the nearby neighborhoods. This district supports a variety of services—from local restaurants to national pharmacy chains to a range of office uses—it is seen as the City's hub for commercial activity. However, public input has indicated that there is a strong desire for The Hill to become a hub for retail and pedestrian activity. The Hill has several unique characteristics that offer opportunities to enhance this valuable community asset.

Density

Much of the success of The Hill can be attributed to its compact size—approximately three blocks wide and one-half block deep—and its proximity to both Grosse Pointe South and Richards Elementary School. The size ensures that parking and complementary uses are within easy walking distance. Current zoning supports two story buildings and the predominant building height is 1-2 stories. Promoting building “up” could encourage effective use of this valuable area. An example of this redevelopment can be seen above.

Mixed Uses

Based on the input received from the public there is a desire for the Hill to emphasize an expanded mix of compatible uses: retail, office, service, civic, and residential. The Hill is not expected to change dramatically; however, to encourage a variety of development options zoning could be updated to allow mixed-use by right while reserving the ground for commercial uses.

Public Space Improvements

It is important for the City to promote a pedestrian-friendly environment on the Hill as much of the public feedback indicated the desire for commercial options that cultivate a sense of community. The National Main Street Model provides recommendations for façade design, which includes the use of expansive display windows, traditional proportions, and details on windows and cornices. As much of the parking on the Hill is from rear and side lots it is important that rear façades should be as inviting for pedestrians as front façades.

There also exist possibilities for a variety of public space improvements to enhance the vitality of experience on the Hill. Improvement opportunities include activated alleys, increased outdoor dining, and parklets or other permanent or temporarily enhanced public space improvements. To further foster diverse businesses and embrace the trends that have emerged out of the COVID-19 pandemic the City can look to the National Association of City Transportation Official's recommendations for designing outdoor dining. The City can determine how to place improvements strategically to welcome more visitors as well as attract new types of businesses.

Identity

In addition to public space improvements, the Hill could benefit from a brand identity that is welcoming and further promotes the unique identity of Grosse Pointe Farms. This could be boosted by hosting events on the Hill as well as offering ways for individuals to connect with the community through cohesive signage and digital kiosks.





Potential Change Areas

Grosse Pointe Farms has a limited amount of vacant land and remains relatively stable when it comes to new development. However, some key sites and areas may face potential redevelopment in the future due to underutilization, location, or other factors. As part of the Master Plan Process, the City has identified several of these sites. As such, it is prudent to consider how their redevelopment could most positively impact the broader community if and when such an event occurs.

Mack and Moross

Current Zoning: CS Community Service District

Future Land Use: Business District Mixed-Use

The vacant lot at the corner of Mack and Moross consists of five parcels making up 2.16 acres. As one of the primary gateways into the City consideration of development on this site should welcome residents and visitors alike. Additionally, given the site's strategic location within the redeveloping Mack Avenue Corridor and the sufficient acreage and depth the City could consider supporting a mixed-use development that would contribute to the corridor's future success.

Further development of recreational opportunities of Kerby Field and Grosse Pointe Dog Park on the adjacent 3.34 acre site could help position a new development as an anchor in the community. This has the opportunity to coalesce into a new vibrant community hub.

At the January 10, 2023, Community Workshop staff facilitated a design session for ideation around the potential development of the site. A variety of ideas were shared from the community and the following drawings highlight some of the conceptual possibilities for the area.

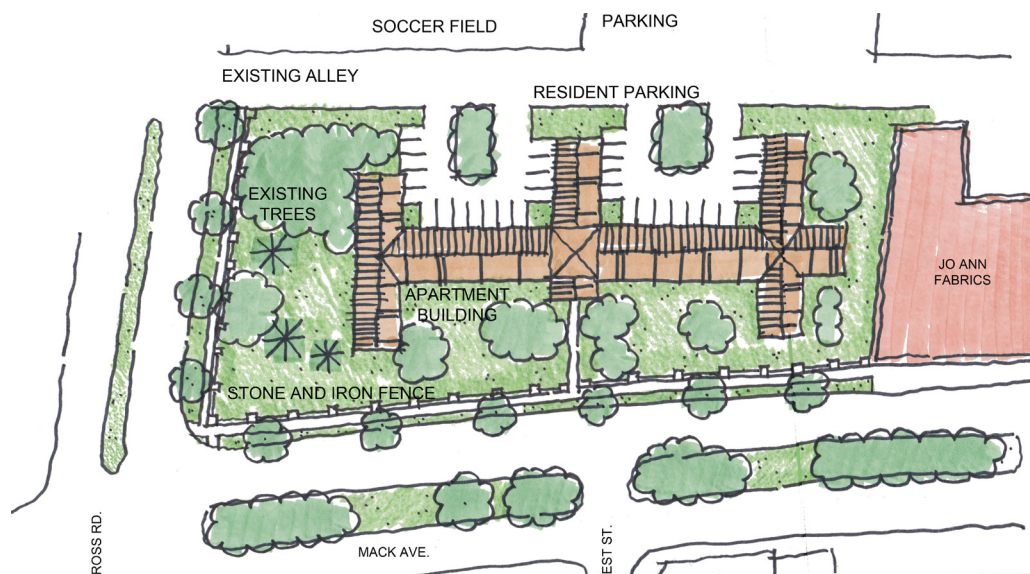
#1 Development Alternative: Public Square and Public Safety

If the City ever decides to expand the community's public safety facilities to a separate building this would pose a prime location as one of the only city owned properties large enough to accommodate such a use. Residents also voiced support of a more prominent location for public safety services at this high-profile intersection. The following design enhances the existing open space which during public outreach was identified as important to residents. A street has been positioned to the northeast of the public safety building, creating separation and access to the town square.



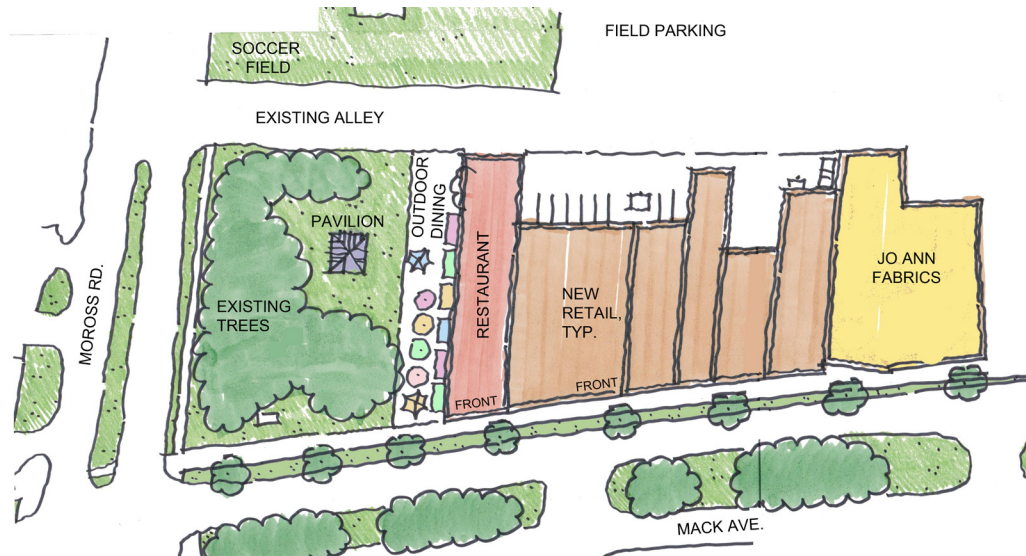
#2 Development Alternative: Multiple Family Residential

This concept introduces a multiple family residence at the site, which could be condominiums or assisted living to help ease the burden of an aging population. Residents shared concerns about eliminating the greenspace when discussing this concept. Utilizing this site for residential development could help create a more vibrant commercial corridor along Mack Avenue.



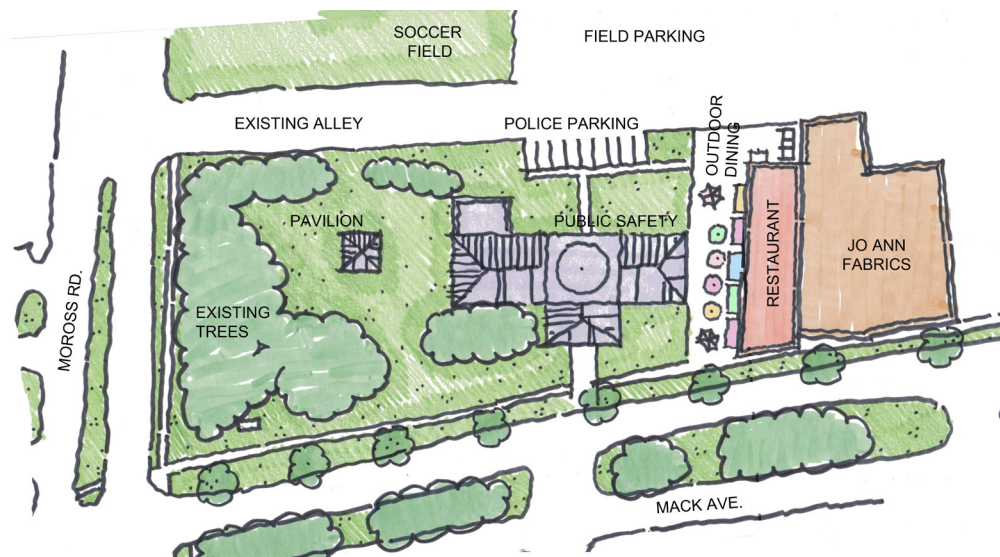
#3 Development Alternative: Extended Retail

This conceptual plan maintains some of the greenspace directly on the corner of Mack and Moross, extending retail to the south. This presents the opportunity for outdoor dining to front along the park. Additional retail would add to the vibrancy of Mack Avenue. While this would add to property values, additional study would be helpful to assess the need for additional retail.



#4 Development Alternative: Public Safety and Open Space

This concept incorporates both public open space, commercial retail, as well as a new public safety facility. Departing from the first concept, however, this fully incorporates the public safety building within the open park space. There was a mixed reaction to incorporating the public safety facility into the public park space, with some sharing that it might make the space less welcoming.





Lakeview/Kercheval

Current Zoning: R-1 One Family Residential District

Future Land Use: Neighborhood Commercial

The parcels on both northern corners at the intersection of Lakeview and Kercheval have historically been and continue to be commercial uses. Jerry's store and the Grosse Pointe Historical Society are both community staples. These parcels are both currently designated One Family-Residential, which presents the opportunity for the City to adopt a potential overlay that accommodates non-residential uses in this area.



Goals and Objectives

GOAL 1

Maintain the unique, traditional look of Grosse Pointe Farms by keeping design elements cohesive and true to form.

- OBJECTIVE 1A Consider establishing design standards for new homes that specify the style, quality of materials, and level of detail that must be incorporated.
- OBJECTIVE 1B Create zoning ordinance regulations for residential garages, especially for smaller lots in the R-1 and R-1A zoning district, that better accommodate modern construction while preserving the built character of the existing neighborhoods.
- OBJECTIVE 1C Promote the preservation of historic buildings.
- OBJECTIVE 1D Consider implementing an administrative site plan review process for new residential construction.

GOAL 2

Meet the changing needs and preferences of residents through all stages of life by offering a variety of housing options.

- OBJECTIVE 2A Consider revising the Zoning Ordinance to permit accessory dwelling units by right in low density residential districts where the existing structures already support the use and where sufficient off-street parking is available.
- OBJECTIVE 2B Consider incorporating Mixed-Use residential options in existing commercial corridors that encourage accessible housing options.

09

Zoning Plan

Introduction

The City of Grosse Pointe Farms could benefit from modernizing its Zoning Ordinance to align with the changing needs of its community. Zoning serves as a short-term, regulatory tool for evaluating the viability and compatibility of proposed land use, but due to its legal nature, it may not be easily altered frequently. On the other hand, future land use planning takes a long-term perspective on how the community is anticipated to grow and can be more flexible to changes as the community evolves. While both future land use and zoning designations aim to enhance the quality of life for residents and often overlap, they serve distinct purposes.

The Zoning Plan table provides an overview of how the zoning districts in the City of Grosse Pointe Farms align with the future land use designations outlined in this Master Plan.

Future Land Use Category	Corresponding Zoning Districts
Attached Cluster Residential	RC One-Family Attached Residential Cluster District
Business District Mixed-Use	B-1 Local Business District, B-2 Commercial District
Neighborhood Commercial	
Low-Density Residential	R-1-AAA One-Family Residential District
Medium Density Residential	R-1, R-1-A, R-1-AA One-Family Residential District
Parking	P-1 Vehicular Parking District
Public Facilities/Recreation	CS Community Service District, CR Community Recreational District
Semi-Public Facilities and Institutions	CS Community Service District,

The Zoning Plan aims to address inconsistencies between the existing Zoning Ordinance, Zoning Map, and the Master Plan. Overall, the Zoning Ordinance and Map are mostly aligned with the Master Plan, but there are a few areas that could be updated to better reflect the Plan's recommendations. The Zoning Map is recommended to remain largely unchanged; however, there are select properties that currently do not align with the recommendations in the Master Plan, in particular the property occupied by Jerry's Party Store at Kercheval and Lakeview should be incorporated through a district or overlay to allow the nonconforming use to continue.

Preservation Recommendations

The following includes a set of recommended action items to help further preserve the built character of the community:

- Adopt zoning language to preserve historically, culturally, or aesthetically significant buildings and provision their rehabilitation and/or adaptive reuse.
- Adopt residential design standards for new homes, including basic, pre-approved layouts for new homes.
- Develop visual guidelines that illustrate how to achieve desired community character for residential and commercial areas of the City.
- Research and consider adopting anti-monotony standards for residential guidelines.

Sustainable Standards

The Zoning Ordinance could benefit from a set of Sustainable Design and Environmental Standards. These standards should focus on detailed regulations to manage stormwater runoff.

- Adopt zoning language that sets maximum impervious surface coverages by district.
- Parking lots over a certain threshold (i.e. parking areas that are in excess of 20% of the required number of parking spaces) should be held to more rigorous stormwater management practices and incorporate green infrastructure in the parking areas.
- Single-family and two-family residential properties that add over a certain threshold of square footage of impervious surface should be required to show retention of first flush storm events for the net increase of added impervious surface. First flush is the initial surface runoff of a rainstorm where water pollution entering storm drains is typically more concentrated than compared to the remainder of the storm.
- Residential properties should also be required to redirect all downspouts to vegetated areas or other approved areas, but not to impervious surfaces or adjacent properties.
- Include a list of recommended trees as well as prohibited trees to create a diverse canopy.

Residential Districts

- Revise the Zoning Ordinance to create a clear policy for residential garages that is responsive to the width of the lot.
- Codify that short-term rentals (i.e., rentals of less than 30 days) in all residential districts are prohibited unless in a registered hotel or bed-and-breakfast establishment.
- Permit accessory dwelling units by right in low density residential districts where the existing structures already support the use and where sufficient off-street parking is available.
- Allow for the long-term rental of carriage houses by non-family members where the structures already exist and sufficient off-street parking is provided.



Commercial Districts

- Allow residential uses in the second story of commercial buildings.
- Revise the City's parking and building height standards to allow for ground-floor parking beneath multifamily residential, provided that the ground floor also includes commercial space.
- Create a neighborhood commercial district or overlay to rectify existing nonconforming uses at the intersection of Kercheval and Lakeview.
- Amend the zoning code to require landscaping, streetscaping, and/or public art standards for redevelopment.
- Codify flexible retail, co-working, and incubator spaces and their uses.
- Create standards for outdoor dining to ensure pedestrian flow in the public rights-of-way.





10 Implementation Plan

Introduction

The purpose of this plan is to serve as a policy guide for advancing the development of Grosse Pointe Farms, providing guidance for future physical and economic initiatives. Achieving the Plan's objectives will require a long-term commitment and political consensus. It is designed to be a comprehensive roadmap, including strategies, specific projects, and programs that will facilitate the desired outcomes.

The successful implementation of the plan will be closely linked to the level of dedication displayed by the City's leadership. Although elected and appointed officials play a significant leadership role, other individuals such as City staff, community leaders, and stakeholders will also be essential in supporting the Master Plan.

It is imperative that City officials and departments fully adopt and implement the plan, utilizing its recommendations to shape annual budgets, work programs, and the design of capital improvements. The City's engineering practices, for instance, can aid in implementing the plan by incorporating infrastructure improvements, streets, and storm systems that align with the plan's policies and recommendations. Every department, staff member, and elected official should consider referencing the plan when making decisions and setting priorities, viewing it as a valuable resource and a potential obligation.

The Master Plan is intended for regular use and should be consistently applied during any decision-making process that impacts the community's future. Private investors, including developers, corporations, and owners, should take the Plan's direction into account, as it serves as a guide for the community and promotes its goals and objectives.

The purpose of an Implementation Plan is to provide guidance for implementing the Master Plan. It includes goals, strategies, and action steps, along with time frames, priorities, and key partners. The Master Plan has some flexibility to adapt to changing conditions, challenges, and opportunities. To ensure its continued usefulness, regular reviews and amendments should be conducted by the City Council. This will ensure that the goals, objectives, and recommendations remain relevant to the community's evolving needs, expectations, and financial situation.

	Topic	Project	Priority	Time Frame	Responsible Party	Funding
1	Land Use	Create zoning ordinance regulations for residential garages, especially for smaller lots in the R-1 and R-1A zoning district, that better accommodates modern construction while preserving the built character of existing neighborhoods.	● High	2—3 Years	City Staff	Public
2	Land Use	Promote the preservation of historic buildings.	● High	Ongoing	City Staff	Public
3	Economic Development	Host community events on The Hill that further activate Kercheval.	● High	Ongoing	City Staff/ Community Organizations	Public/ Private
4	Economic Development	Support Chamber of Commerce in developing economic strategies. .	● High	Ongoing	City Staff	Public
5	Natural Resources & Environment	Consider adopting zoning language that sets maximum surface coverages by district, encouraging pervious surfaces especially around parking development.	● High	1 year	City Staff, City Council	Public
6	Natural Resources & Environment	Work with stakeholders and researchers to understand the viability of a naturalized shore protection options.	● High	Ongoing	City Staff	Public/ Non-Profit
7	Natural Resources & Environment	Continue to promote tree planting along streets, parks, and public areas and preserve the tree-lined character of the existing road network.	● High	Ongoing	City Staff	Public
8	Mobility	Maintain the existing sidewalk network and perform a detailed conditions analysis.	● High	Ongoing	City Staff	Public
9	Mobility	Incorporate additional streetscaping along major thoroughfares and entrance points.	● High	Ongoing	City Staff	Public

	Topic	Project	Priority	Time Frame	Responsible Party	Funding
10	Mobility	Perform further research into crossing needs along McMillan and Moross.	● Low	2—3 years	City, MDOT	Public
11	Community Facilities	Continue to offer more programming options throughout the year to service the entire community.	● High	1 year	City Staff	Public
12	Community Facilities	Continue to invest in strategic capital improvement projects.	● High	Ongoing	City Staff, City Council	Public
13	Land Use	Consider establishing design standards for new homes that specify the style, quality of materials, and level of detail that must be incorporated.	● Medium	1 year	City Staff, City Council	Public
14	Land Use	Consider revising the Zoning Ordinance to permit accessory dwelling units by right in Estate and Low-Density residential districts within structures already supporting the use and where sufficient off-street parking is provided.	● Medium	1 year	City Staff, City Council	Public
15	Land Use	Consider incorporating Mixed-Use residential options in existing commercial corridors that encourage accessible housing options.	● Medium	2—3 Years	City Staff, City Council	Public
16	Economic Development	Develop standards that activate public spaces in alleys, streets, and sidewalks.	● Medium	Ongoing	City Staff, City Council	Public
17	Economic Development	Assess the feasibility of conducting a market study to understand commercial opportunities and identify areas for business recruitment .	● Medium	1 year	City Staff	Public
18	Economic Development	Support the growth of home-based businesses, live-work spaces, mixed-use properties, and flexible commercial space.	● Medium	1 year	City Staff, City Council	Public
19	Economic Development	Work with Chamber of Commerce to promote training and networking programs for small businesses.	● Medium	Ongoing	City Staff/ Community Organizations	Public Private
20	Economic Development	Identify, analyze, and market potential redevelopment sites on Mack Ave.	● Medium	2 -3 years	City Staff	Public
21	Economic Development	Consider creating a special district, such as Downtown Development Authority or Principal Shopping Districts to pioneer marketing and events.	● Medium	2—3 years	City Staff/ City Council	Public
22	Economic Development	Consider introducing landscaping, streetscaping, and public art standards into the zoning code.	● Medium	Ongoing	City Staff/ City Council	Public
23	Natural Resources & Environment	Establish a tree inventory for all public trees.	● Medium	2 -3 years	City Staff	Public
24	Natural Resources & Environment	Provide administrative policy of recommended trees as well as prohibited trees to create a diverse canopy.	● Medium	1 year	City Staff, City Council	Public
25	Mobility	Adopt a complete streets program for City streets, including design guidelines.	● Medium	Ongoing	City Staff, City Council	Public
26	Mobility	Incorporate traffic calming techniques at appropriate locations.	● Medium	Ongoing	City Staff	Public
27	Mobility	Provide bicycle routes with pavement striping and signage.	● Medium	4—5 years	City Staff	Public
28	Mobility	Provide dedicated turn lanes along Mack.	● Medium	4—5 years	MDOT	Public

	Topic	Project	Priority	Time Frame	Responsible Party	Funding
29	Mobility	Continue to enact and enforce residential on-street parking programs.	● Medium	Ongoing	City Staff, City Council	Public
30	Community Facilities	Explore creation of innovative parks and recreation opportunities.	● Medium	2—3 years	City Staff	Public
31	Community Facilities	Engage residents in capital improvement planning.	● Medium	Ongoing	City Staff, City Council	Public
32	Community Facilities	Encourage both city-led and individual initiatives to support future storm water management needs.	● Medium	Ongoing	City Staff	Public/Private
33	Economic Development	Activate The Hill with midday events to engage the growing daytime population of residents who work from home.	● Low	Ongoing	City Staff	Public/Private
34	Economic Development	Ensure redevelopment projects comply with newly created City design standards .	● Low	2-3 Years	City Staff	Public
35	Natural Resources & Environment	Explore the possibility of offering a rain garden credit pilot program to offer incentives or financial benefits to property owners who implement alternative stormwater management techniques.	● Low	2—3 years	City Staff, City Council	Public
36	Mobility	Preserve existing network capacity by managing access on the arterial, collector, service, and feeder roads.	● Low	Ongoing	City Staff	Public
37	Mobility	Continually monitor the City's major traffic generators to identify changes in traffic patterns or volumes.	● Low	Ongoing	City Staff	Public

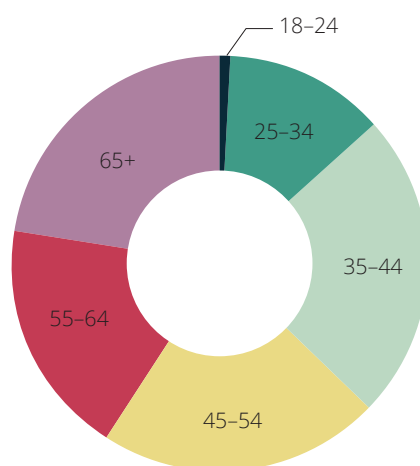


Appendix A

Public Survey Results

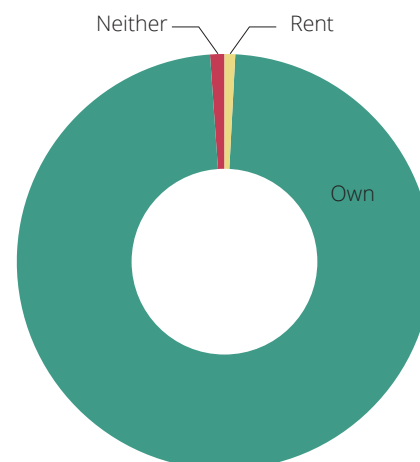
QUESTION 3.
What is your age?

Choice	Responses	Percentage
Under 18 years	0	0.00%
18 to 24 years	1	0.27%
25 to 34 years	46	12.60%
35 to 44 years	88	24.11%
45 to 54 years	80	21.92%
55 to 64 years	68	18.63%
65 years or more	82	22.47%
Answered	365	
Skipped	6	



QUESTION 4.
What is your current housing status?

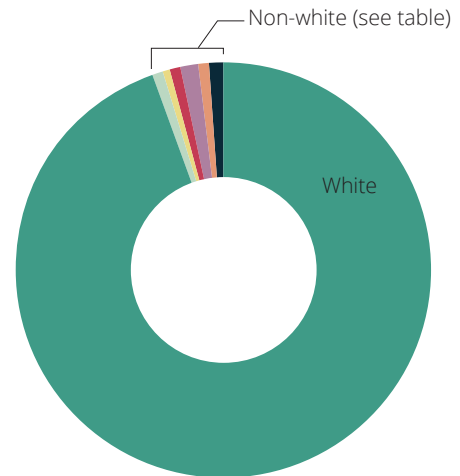
Choice	Responses	Percentage
Rent	4	1.10%
Own	356	97.80%
Neither	4	1.10%
Answered	364	
Skipped	7	



QUESTION 5.

What is your racial or ethnic identity?

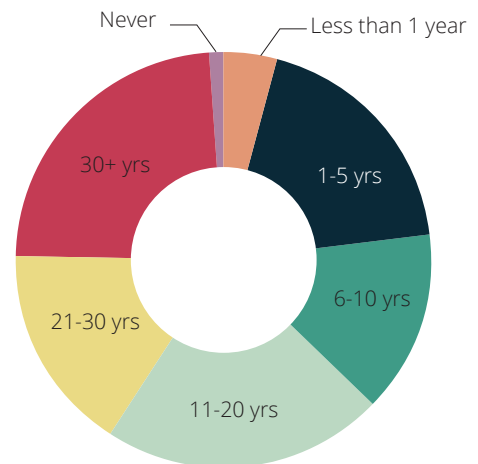
Choice	Responses	Percentage
White	335	95.71%
African-American	3	0.86%
American Indian or Alaska Native	2	0.57%
Asian/Native Hawaiian/Other Pacific Islander	3	0.86%
Two or More Races	5	1.43%
Hispanic or Latino	3	0.86%
Other Answers	3	0.86%
Unidentifiable		
Prefer not to say		
Middle eastern		
Answered	350	
Skipped	21	



QUESTION 6.

How long have you lived in Grosse Pointe Farms?

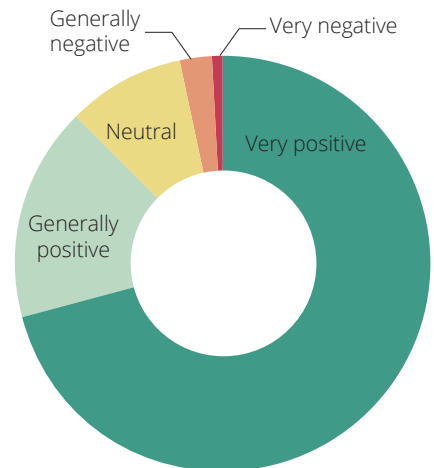
Choice	Responses	Percentage
Less than 1 Year	16	4.31%
1-5 Years	70	18.87%
6-10 Years	53	14.29%
11-20 Years	81	21.83%
21-30 Years	60	16.17%
30 Years or more	87	23.45%
I have never lived in Grosse Pointe Farms	4	1.08%
Answered	371	
Skipped	0	



QUESTION 7.

How would you feel about living in Grosse Pointe Farms for the next 5-10 years?

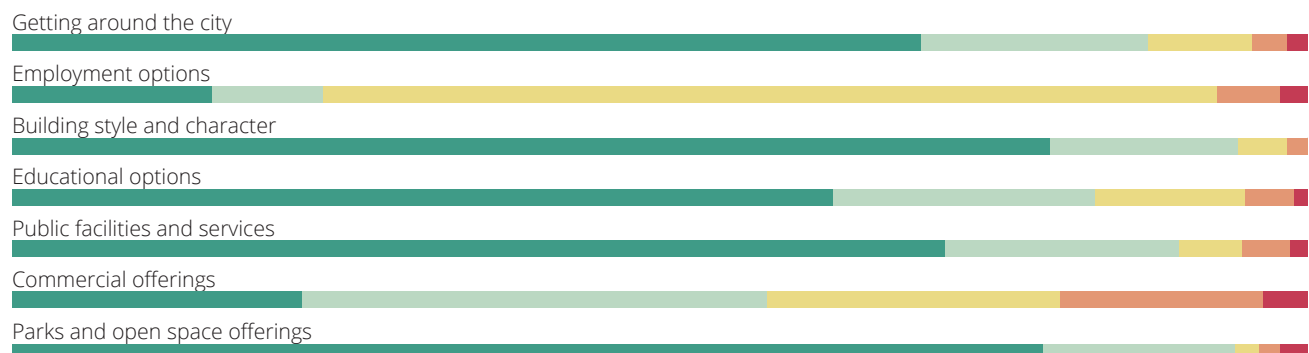
Choice	Responses	Percentage
■ I very much would like to live in Grosse Pointe Farms for the next 5-10 years	263	71.08%
■ I generally would like to live in Grosse Pointe Farms for the next 5-10 years	61	16.49%
■ I am neutral about living in Grosse Pointe Farms for the next 5-10 years	34	9.19%
■ I generally would like to live somewhere other than Grosse Pointe Farms for the next 5-10 years	9	2.43%
■ I very much would like to live somewhere other than Grosse Pointe Farms for the next 5-10 years	3	0.81%
Answered	370	
Skipped	1	



QUESTION 8.

What do you like and dislike about Grosse Pointe Farms today?

Choice	■ Like		■ Somewhat Like		■ Neutral		■ Somewhat Dislike		■ Dislike	
Getting around the city	260	70.08%	65	17.52%	30	8.09%	10	2.70%	6	1.62%
Employment options	57	15.36%	32	8.63%	256	69.00%	18	4.85%	8	2.16%
Building style and character	297	80.05%	54	14.56%	14	3.77%	6	1.62%	0	0.00%
Educational options	235	63.34%	75	20.22%	43	11.59%	14	3.77%	4	1.08%
Public facilities and services	267	71.97%	67	18.06%	18	4.85%	14	3.77%	5	1.35%
Commercial offerings	83	22.37%	133	35.85%	84	22.64%	58	15.63%	13	3.50%
Parks and open space offerings	295	79.51%	55	14.82%	7	1.89%	6	1.62%	8	2.16%
Answered	371									
Skipped	0									



QUESTION 9.

If you answered “Somewhat Dislike” or “Dislike” to any of the options above, why?

Responses

1. Not enough social businesses on the hill. Other than food, there is not much reason to go to the hill district.
2. I would prefer to keep the community as it were. I see too many efforts to push it far left, and I would just prefer to keep the politics out of the community. In addition, I am not happy with the direction the current BOE is taking. They are not focused on premier education, enrollment is dropping as a result, and their budget is a disaster. Why are they firing teachers instead of admin people?
3. Roads are in terrible shape and the break wall along lakeshore is in a bad state
4. We should have something like the k rail for Mack / the hill area. Please don't build housing here.
5. Things are out of date
6. “Commercial - I wish there were more restaurants.
Education - I wish there were more early education and toddler summer camp options, since I have young children.
Employment - I wish there were more employment options for educated professionals.”
7. Business diversification to bring more employment to the community.
8. Our shopping choices are slim. We need to encourage all shops to be a part of our community.
9. Commercial offerings are not very good (retail, restaurants, etc).
10. Need more optionality for restaurants and shops
11. There's not enough shopping variety in the Grosse Pointes in general-will be happy to see the bookstore open
12. Commercial business offerings such as restaurants are weak. Public services can be inconsistent and unreliable such as rubbish removal
13. Taxes and Schools. The failing public schools are hurting this community.
14. Besides St. John no big employers in the immediate area. The roads are in terrible condition in many places. Sidewalk repairs would make walking and biking less hazardous. The brick sidewalks on the Hill big mistake; in constant need of repair. Loft housing on the Hill should happen.
15. I do wish there were more commercial offerings in the farms. I live on the north end and usually must go into the woods or up to the village.
16. Na
17. There are not many (any?) professional jobs available in my field.

18. Overall GPF is a nice place to live.
19. Restaurant options are not favorable.
20. I would like to see more indoor play options for children and more shopping options.
21. Too many commercial businesses which I have no use for.
22. Limited hours at Pier Park indoor community building activities; limited accessibility to diving area of large pool, general lack of cleanliness in the shower / bathroom areas. Lifeguard pay is less than a janitor....perhaps better pay from GPF would improve the personnel situation and allow better access to the residents for the park, which our taxes support.
23. Not enough retail variety
24. The city needs more things to do. A movie theater or something fun.
25. Could be more bars/restaurants on the hill and village
26. Seriously? Nothing changes ever. We're a sleepy, unprogressive town.
27. "Academic outcomes are declining in public schools. Not enough options for clothing stores, high-end, or entertaining, like a William Sonoma."
"
28. TEST
29. We would love to see the city remove turgrass to plants native perennial plants to support for insects.
30. Commercial areas are too small in aggregate and too much commercial space is dedicated to non-retail commerce (finance, medical/dental, etc.). The Hill district in particular does not seem designed to attract retail consumers.
31. I feel the public safety services are great and the men and women of the department do a great job to ensure our safety. The facilities for our public safety department are adequate at best. I feel they should be fully renovated and updated. This includes the kitchen, sleeping area, common space, etc.
32. the hill has far to many financial/real estate offices that occupy prime store front space where I prefer to see restaurants and retail
33. Limited selection of shops
34. No nature. Everything is artificial/manicured
35. Would be nice to have an additional dog space at the Pier Park. Would be willing to pay a fee for that as well as a fee for the dog park we already have.
36. There is an awful lot of traffic.
37. Missing theater, cultural options
38. A movie theatre a Pier Park (like GPP) should be a major thrust
39. I feel that we need pickle all courts at the Farms Pier
40. Commercial offerings feel limited in variety and breadth.

41. Same building since I grew up. Would like to see newer modern design, but not to take away from GP Charm.
42. Nothing much on the Hill for years now.....boring and time to move on.
43. "Business are not open late.
I'm a teacher and Won't work for this school district because of reputation of bully admin and parents, so I must travel elsewhere to work. "
44. I am very unhappy with the CONSTANT blocked streets with garbage trucks, landscape vehicles, construction vehicles etc. I appreciate that these vehicles need to get around, but it is to the point that the drivers of these vehicles appear to feel that they have the complete right to stop in front of any oncoming traffic or to completely block the street for any lengthy amount of time, regardless. Some type of ordinance needs to be put in place.
45. What I dislike about the schools is the lack of safety from gun violence, lack of mandatory diversity training for school staff, and the lack of consequences for bad behavior of students and bullies. Also, I'm not impressed with the lack of dead tree removal. Last summer a log almost landed on me and the tree is still not removed from the public side of the sidewalk. Also there is a dead tree on my neighbor's front yard that is waiting to hurt.
46. We need to develop the hill area, instead of all banks/finance. Open more restaurants, bars, stores this is what future generations want. Walkable to cool hip spots will draw people to come to the GP area.
47. commercial options (particularly retail) are EXTREMELY limited. Need to leave entire GP community or else shop online.
48. Infrastructure is in deep need of upgrades. Sidewalks are a mess. Why do residents have to pay for sidewalk repairs when they do not own them?
49. Would like to see more young family business. On the hill or on Mack. Indoors child's play place. We also need more childcare facilities. I do not understand how this community says they are so family friendly when there is little to no infant care facilities.
50. I believe the "Hill" should have more street retail, and restaurant. There are a couple of options, but there should be more variety.
51. Stores seem to be leaving area. Trees being cut down destroying beauty, habitats and shade. Car noise is horrible. Motorcycles, hot rods and music all night.
52. I would like to have a lot more retail and dining options
53. I believe The Hill and Mack Ave. need something to spice it up for families and individuals to make it engaging for community. Thoughts included are ways to attract businesses for dining/shopping/community engagement/family experience spaces/etc. Right now The Hill and Mack Ave offer extremely limited options when it comes to all of the above. Typically our family heads out of the "the bubble" to experience these options.
54. We have enough urgent care, coffe shops and hair salons

55. I would like to see more restaurants with healthy options for food. I also would like for there to better pathways to ride bikes along Jefferson. The shoreline is also a mess along Jefferson.
56. Would like to see more entertainment options and restaurants and less urgent care and hair salons
57. we need more restaurants (and residents that support them).
58. Whole Foods, better digital engagement tools to signup for park reservations like tennis courts or gym facilities at schools during the summer,
59. Regarding the job situation in the Farms, unless you are ok with restaurant work, there really is nothing. As for education, I am not at all pleased in the direction the public schools are taking. There has been too much emphasis placed on “diversity, equity and inclusion” and not enough on the status of academics under the new administration.
60. “Limited corporate retail presence within walking distance
Infrastructure needs severe improvement to prevent sewer backups

Break wall /lakeshore sidewalk along lake needs significant repair “

61. there really needs to be more concentration on attracting new businesses in the core business areas, i.e. more contemporary and engageable restaurant options, an upscale boutique hotel would be nice as well. as far as schools go there needs to be an increase in spending in the schools.
62. I would like to see some pickle ball courts built at Farms Pier! I have been asking for them for over a year now...don't understand why they haven't moved forward on this..
63. Our community could use bike lanes, given the number of people who enjoy cycling in the community. We also need more pedestrian crossings, given the number of schools, parks, clubs, churches etc. which create a lot of foot traffic. Trying to cross Kercheval, or GP Blvd during high traffic times can be challenging. Our city would benefit from a better variety of commercial options - too many banks, not even fun attractions for locals.
64. Not many employment options outside of education and healthcare
65. Public works seem to have issues, not sure if it's just old infrastructure causing issues or what, but in 1 year living here there's been massive flooding, power outage for 24+ hours, water main break restricting our water access for close to 24 hours. Then, while I thought the public service of plowing the sidewalk would be great, leaves a thick layer of ice for basically all winter. Needs pet friendly salt, or get rid of it.
66. I would like to see the city engage in more environmentally aware practices. Storm water has become a huge issue and paired with the more frequent floodings I am concerned about the water quality degrading and damage to property. Most of the street trees are mature and many elm trees died over this past winter. When is the city planning to replace these large canopy trees with Michigan native tree (not ginko or Bradford calary pear)?

67. The commercial offerings in GPF are lacking compared to similar communities.
68. We have a beautiful asset in our lakeshore but sadly the Jefferson stretch is just in a horrific state. The sea wall is failing. No bike paths along the water, lack of trails, etc. our Roads are terrible and the parks need maintenance. We have tremendous public safety services which I like. But let's figure out a way to maximize our location
69. Need more variety of businesses. More shops, ethnic restaurants, more open patios. Another playground area. Need a Crossing light at Kerby and Kercheval. Great schools. Very happy with recycling but need more recycling bins around the city.
70. Pier park pool needs to be fixed on the step area. Bottom is bubbling. Not safe for my toddlers
71. I feel like our park could be updated and offer more to our residents.
72. "Roads are terrible, poorly maintained while manholes and drain inlet frames and covers subside/settle - very poor quality work; water and sewer lines are poorly maintained; sidewalks are hazardous and dangerous to pedestrians, children and seniors. MAKE UTILITY CONTRACTORS FIX WHAT THEY DAMAGE TO PERFORM THEIR WORK. IT IS COMPLETELY UNACCEPTABLE FOR OUR STREETS, CONCRETE CURBS AND GUTTERS TO BE DAMAGED AND FOR TAXPAYERS BEAR THE COST OF DAMAGE"
73. Too many lights, poor planning. People not utilizing driveways. Not understanding flow of traffic. Must leave for almost any service that isn't a bank or coffee shop.
74. I wish that the Hill had multi use properties similar to that of the village with retail/restaurants on the first level and offices on secondary levels. Having so much of the Hill taken over by financials (of which I work for) reduces the number of options of things to do around the City. I know that the City cannot force landlords to change the tenants but I know my family and I would love to see more shopping and/or restaurant spaces
75. The roads are always terrible. Lakeshore is so horrible, the potholes just keep getting filled and filled and it isn't a resolution to the problem it's just a bandaid.
76. I dislike that 5th grade is in the middle school.
77. Commercial offerings tend to lack diversity
78. "There needs to be more early child care options! Employment options seem to be limited to only a few sectors and this includes small businesses in the area."
79. The roads, especially the Boulevard and Kercheval are atrocious. It's terrible for biking, riding my Vespa and driving. And the sidewalks are also dangerous for walking.

80. The Helm and Detroit Area Agency on Aging help those over 60 on a fixed income but what about those under 60 who are disabled and on a fixed income? I think there should be special programs for disabled children and adults fall-spring. For example free evening swimming at Brownell. As far as commercial offerings, more effort to fill vacant office/rental space along Mack. Many properties are not maintained and there is very little diversity.
81. The stores in the village and the hill cater to old women. There's no millennial presence despite the fact that the millennial population is booming here. Chain retail would be excellent
82. There are not enough employment options in the Farms. Unfortunately it's not a place where you can live, play AND work. It would be great if we could attract more small businesses to the area, diversify the options - less real estate, insurance, and financial services; more retail, restaurants, and other services.
83. Commercial offerings are very poor. Would like to see more businesses on The Hill. Hopefully a variety of small businesses instead of national chains and redundant businesses in The Village. However, I'd rather see the spaces remain vacant or go to services rather than retail than look like The Village.
84. We need more diverse retail, too many salons, offices and medical offices
85. 1. The Farms is not considered a walkable city. We need to plan for a future where residents do not need to drive to other communities in order to obtain goods/services. 2. People move to the Farms for lake-side living and for the excellent school system. The school district's ranking has slipped and this urgently needs to be addressed. A Farms "downtown" needs to be created and city services need more transparency and less "good old-boy."
86. Commercial offerings- With the proper mix of businesses and parking The Hill could be a considerably better draw for our community than it is today. The move to update the master plan is the perfect venue to put in place a plan to make the necessary improvements. I hope we are able to harness this opportunity. Vero Beach FL has created a vibrant comm. district that could be used as a model for GP. <https://www.discoveringverobeach.com/shopping-in->
87. "+Composting program for all residents. +Kercheval & Lakeshore need bike lanes. +No bicycles on the sidewalks. +Lakeshore needs to be reimagined to accommodate pedestrians. +We need real public parks. +A nice dog run near the Lake. The park off Mack is really an extension of a parking lot.
+Better grab and go food on the hill.
+ Reduce noise pollution from gas powered leaf blowers.
+ Ban herbicides & pesticides that pollute our water."
88. The hill needs to include kid/tween options. Our community is amazing because children can freely ride there bikes anywhere but they need a place to shop or hangout other than Gerrys and the park.
89. I wish there was better dining options.

90. GPF well managed-excellent public safety & DPW. BUT(1) Seriously behind times w/ offerings - an entire demographic IGNORED: Singles over 55/empty nesters - EVERYTHING revolves around kids/park. Build a "GPF Social Club" at Mack/Moross w/membership/dues for 55+: full pool, social, gym...(2) Beautification completely IGNORED Chalfonte/Mack- Moross/ Cook, ppl think its GPW, GPF treats this area like 2nd class GPF!!! (3) More pocket parks please.
91. I feel we need more K-12 school options, plus daycare & early learning options
92. There is no retail left in Grosse Pointe Farms. I have no reason to go to the Hill except for Rite Aid and maybe Luxe. I don't back out invest with any of the firms there.
93. The Farms seems intent on destroying trees and natural places. Parks and "open space offerings" are limited, though they are needed more than ever. Pier Park can't even keep the community building open, yet they have money to kill trees instead of trimming them. The Mack/Moross green space and mature trees are BEAUTIFUL, serve as a welcoming sight to our community, have MANY ecological benefits. ENOUGH commercial EMPTY spaces as is. STOP.

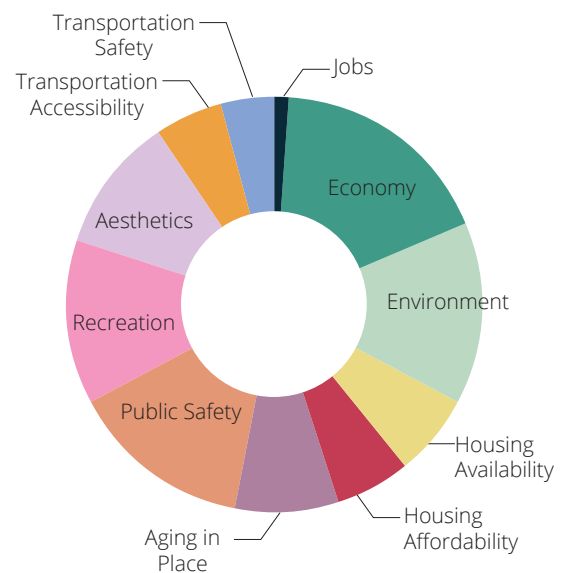
Answered: 93

Skipped: 278

QUESTION 10.

Which topics are your biggest concerns for Grosse Pointe Farms as it continues to change over time?

Choice	Responses	Percentage
Job Availability	11	2.96%
Economic Health and Stability	171	46.09%
Environmental Sustainability and Resiliency	135	36.39%
Housing Availability and Choice	62	16.71%
Housing Affordability	57	15.36%
Aging in Place Accessibility	78	21.02%
Public Safety Provision	136	36.66%
Recreation Space Availability	125	33.69%
City Heritage and Aesthetics	102	27.49%
Transportation Accessibility	49	13.21%
Transportation Safety	40	10.78%
Answered	371	
Skipped	0	



QUESTION 11.

Do you have other concerns that are not listed above?

Responses

1. Number 1 priority is infrastructure. Separate sewers and eliminate lead water lines.
2. School system
3. The current plan forward with the BOE is, in my honest opinion, a disaster. You need young families that move here because of the schools. Our schools are on the downward trend because of terrible leadership.
4. Emphasis on strengthening schools.
5. Good restaurants. It seems to get better, but would like to see more restaurants similar to downtown Detroit.
6. What was Fourth of July moved? No community input?
7. Fix the roads, create bike lanes, more pickleball courts, put senior affordable housing at Mack and Moross.
8. It would be nice to have a big box store so that we don't have to travel through multiple city's to shop , that would be my only reason for moving out of the city . It would be great to have something conveniently located locally.
9. Flooding of basements.
10. The roads are atrocious and heavily trafficked. I absolutely hate that there is so much damage done to vehicles from all the potholes. Water management also must be addressed. A 10-15k bill every couple years from a destroyed basement will push us out of the area sooner than later.
11. Increasing diversity
12. Sewer and water issues impacting our homes
13. New families, this is an aging community. Must focus on youth services, we offer less opportunities for our kids than other neighborhood of the same economic status.
14. As a father of young children, I am very concerned about how insanely fast many people drive on Williams, Beaupre & Charlevoix.
15. restaurants, shops and social activities
16. Retail stores. There's no where to buy shoes. No where to buy a slip, underwear, pjs etc. No movie theatre.
17. Grosse Pointe Desperately needs safe dedicated bike lanes. The side walks are not the same thing or adequate. Any comparable city that is doing well has bike lanes and GP has none. This should have been done years ago, we have some of the widest streets imaginable too. It would be so cheap (paint a line) and easy to convert Kercheval and GP Blvd. in a matter of hours without sacrificing any parking spaces.
18. Better restaurant options

19. Infrastructure.
20. Crime around the city,
21. Infrastructure improvements.....too many times water in backups.
22. Keeping to the culture of the Farms exclusivity and community to those who live & pay taxes here. We don't need renters we need home owners
23. Safety
24. The community must ensure the continued excellence of the educational system. Without that strong educational underpinning, the home values, community service options and desirability of GPF will decline.
25. The city water waste/ sewer infrastructure needs to be addressed.
26. no
27. Our kids have to travel far away to participate in winter athletics because we do not have enough space for domes or warehouses.
28. I think the biggest issue for all of the Grosse Pointes is population decline, which is fueled by macro trends but also high taxes. Lack of new multi-housing is badly needed. Not everyone wants or can afford an old, single family home.
29. Crossing guard for Moross and Chalfonte is greatly needed for the safety of our school kids
30. More Diversity
31. Na
32. N/A
33. Digital Engagement tools. Singular experience to engage city, parks, schools, safety
34. Sidewalks can be treacherous with unevenness and bumps. Trees between the street and sidewalk too to be cut.
35. Would love to see a boardwalk type of situation along the lake.
36. this is not really a farms issue, but a GP issue, but the fact that there are very limited options for available and affordable daycare under the age of 3. It is disappointing the direction that GPPSS is going, and this is the unfortunate reason that is pushing my young family out of GP Farms.
37. Not interested in defunding public safety.
38. Noisy vehicles and motorcycles.
39. Retail/Restaurant options (quality restaurants); parking
40. I have concerns about the public school system. And utility infrastructure.
41. Better traffic lights, the timers should be replaced with sensor activated ones. Stopping for no reason wastes time and gas.
42. Infrastructure!!

43. High property taxes
44. I think the park would benefit with having any workout facility
45. Every other GO seems to be improving infrastructure for public safety, yet our building looks dated and falling apart! The fire doors look awful and have been kissing paint for over a year. It looks terrible!
46. Water bottle refilling stations available at the pier park.
47. Schools
48. Farms is the best!! Love it so much and plan to live here forever!
49. Seawall and updated pool and bathhouse
50. I would love to see more businesses on the hill. So looking forward to the bookstore going in!
51. Flooding issues down the 'hill'
52. I want to make sure that the pier park is only for residents use, and limited guests allowed. Big parties constantly before the Pandemic made it impossible to enjoy the park on weekends. Please limit outside people having parties at park.
53. "Welcoming diverse families
Safer bike travel"
54. Stop buy houses with big pieces of land and knocking them down and subdividing them with 50 houses. No one likes and they look ugly
55. I'm concerned about failing infrastructure, primarily the roads and water system. I feel repairs are being ignored costing more in the long run.
56. Flooding!!! Please address Grosse Pointe sewers and flooding issues.
57. Declining scores and standards in most grade levels.
58. More shops and diverse restaurants needed.
59. Lame city council members who do nothing.
60. Aging infrastructure; water treatment, and separation from waste; basement flooding due to above
61. Although, this may be a concern not easily addressed, it seems that the few times I've dealt with the city administration, I've not had an experience that was very helpful. For example, when I called the city when tire tracks were left on my lawn by a city worker picking up leaves in the street, I was told I should have bagged my leaves. Or, when trying to order a recycle container just advertised, I was told to call back in a couple weeks.
62. TEST
63. "Commercial Space / Commercial District Utilization;
Zoning / Land Use"
64. Road Improvement

65. early childhood opportunities: parks & rec programs, daycare facilities, services and opportunities geared towards young families
66. Lack of bike lanes and safe walking on sidewalks
67. Crime in areas close to Mack Ave.
68. Please build multiple Pickleball Courts
69. Quality of public schools decline
70. fix the roads and incorporate a repair plan for drain inlets, manholes, curb & gutters, create better incentives to repair sidewalks before a trip & fall lawyer sues the city for being stupidity.
71. Home safety
72. While education for children is not under the direct responsibility of GPF, increasing the level of public education only strengthens the future viability of the community.
73. The utilization of the lake front. Currently non-existent. Could be so much nicer with a walking path or the like.
74. Lots of flooding and water pooling on sidewalks! Gotta fix this.
75. We would like Dog access to the Pier Park.
76. "The condition of the roads!
GP Blvd. & Moran need attention!"
77. "Aging demographics, we need to keep schools and offerings only for GPF residents.

Can't have people knocking down houses and rebuilding homes that belong in Birmingham or Novi."

78. Get rid of the BLM, We GP, and "We Believe" signs that serve only to divide the community, not strengthen it. Do not support re-zoning residential districts in order to bring in low-income or multi-family housing options. The intersection of Kercheval and McMillan: why isn't this a flashing yellow/red light on weekends like McKinley/Ridge is?
79. "Lack of nearby hotel
Lack of indoor recreational facilities
Lack of a Non motorized plan"
80. GPF should be intentionally protected & continuously beautified with good bylaws and by law abiding citizens. Safety is paramount. Keep Pier Park private, for taxpayers. It is correct and wise for the Pointes not to share each others parks. Keep Pier Park family centered & clean; no dogs, absolutely no pot smoking, no screaming, swearing or rudeness, no loud inappropriate music. Let's not take GPF for granted; let's protect its beauty & character
81. People drive too fast!!! We need speed bumps.
82. Lack of care in maintaining of sidewalks and roads. In a highly walkable community the attention paid to the poor condition of sidewalks is a crime.

83. The opinions of long time residents are given priority over new residents or attracting new residents. There's entitlement and rudeness. The schools focus too much on success and not good character. They learn to use but not to take care of things. The sickness of wealth. I worry for my child's soul here. Communities need to clean together, create together, build together, not just pay taxes to buy labor together.
84. I wish we had new housing for people who have children who have left the house to live on their own. I would love a new condo or apartment to buy it even rent rather than a large home.
85. Ability to maintain independent in the move to consolidate services with other municipalities
86. Mack businesses are not maintained on a consistent basis. There isn't much growth or variety. The police station should be visible on mack and moross where the crime and violence occurs to deter it.
87. This is an old community. Lots of instances of racist and transphobic comments from neighbors and on social media. Newspaper is laughably biased, so it shows that the majority of values in GPF doesn't fit my own.
88. No, Grosse Pointe Farms is pretty fantastic.
89. I am afraid that people who value their money (i.e. want lower taxes) over services (snow clearing, drive way garbage pick up, library, schools) will result in a reduction in services. I picked Grosse Pointe Farms for a reason. Eliminating these services would eliminate one big reason I love living here.
90. The roads in GPF need to be constantly repaired to maintain the integrity of the infrastructure and should be a part of any Master Plan....GP Blvd is a good example, repair cones have been in place for months now, how long does it take to fix a pothole?
91. Overall making sure that the Grosse Pointes as a whole are a desirable place to live. People love the houses and the parks, but are concerned about availability of shopping, the reputation of the school district, and the overall reputation of the area as not being diverse or inclusive.
92. Would love to see some type of expected home maintenance for home owners. You need to hold the people of our community to some standards. Our homes and their upkeep should be a priority.
93. Concerns about infrastructure given the fact that in the 15th a we've lived here we have had two sewer backups into our basement based on pump failures (once the fault of GPF and once the fault of Wayne County/Detroit). What plans does GPF have to help minimize the possibility of this happening to residents again given the dramatic weather swings we are seeing across the country.
94. Yes! Rentals should be outlawed. Every rental looks terrible on my street. There is no pride in the home's appearance. Signs on homes should be outlawed as well. The city does not enforce the time limits. It requires us to complain. We shouldn't have to do that. Shabby homes on the Mack border are becoming the norm. Do something to enforce the quality of the outward appearance. I would move if I had to live next to a mess.

95. "Lack of childcare options. I we want our community to be sustainable we need to be able to attract young families to continue on. Today most house holds have both parents employed and the lack of available childcare is a HUGE problem. Many young families will not locate here due to this issue."
96. "More police presence around schools during drop off and dismissal. People tend to drive carelessly during these times and more tickets need to be handed out. Also, cars rolling through stop signs is a huge problem. At the Pier Park Pool - people should HAVE to shower before entering the pool.
City Trees between the sidewalk and street need to be trimmed, and if needed, removed if dying or overgrown, and posing a danger to homes/people."
97. We need to dramatically increase things that make GpF the choice for young families. More businesses focused on early childhood development, daycares, family style restaurants!!!! Without young families moving in, what will become of Gp! We need to be a place they choose over bham and Northville.
98. Need a plan to stop folks from cutting trees and stop cutting large branches that destroy neighbor's privacy. Need laws to control night time car noise.
99. Keeping high ranking schools
100. "Using waterfront to the best of our ability for residents to enjoy (need a sidewalk or boardwalk) as well as sharing resources across all Grosse pointe community residents. Could we offer a weekend or two in which GPF residents could visit the GPP park or vice versa without being a guest? We also need to focus on ensuring we have a vibrant dining/activity scene downtown as the pandemic closures of dining and storefronts right now are bad ."
101. Our roads are crumbling, we need to address our infrastructure.
102. Would love to see a dedicated bike lane for Kercheval, Lakeshore Ave, or Mack. More restaurant options in the Hill. Splash pad update at Pier Park.
103. I live near Kerby field and when tournaments are held there isn't enough parking, so they block driveways on my street. This is in addition to the nightmare of parking on the narrow streets that already exists. There should be more "no parking" restrictions on certain streets to prevent people from blocking fire hydrants and driveways. Also, I'd like to see more amenities for the elderly. GPF caters to kids. Why not the elderly as well?
104. "Sewer and flooding... give the city a D- grade for ignoring the design failures for decades.
Village Market on Mack and McKinley: customers parking and littering, and walking across McKinley with no respect for the difficulty of turning left from Mack during heavy traffic. Parking on Mack blocking the view from McKinley while trying to turn either direction, drivers pulling into the markets front parking lot and blocking McKinley traffic from turn"
105. We need to be innovating not just resting on our reputation. Areas at Moross and Mack and Moross and Chalfonte could be turned into beautiful green spaces for people to walk through with natural landscaping. Somewhere

to find peace and preserve nature. The park is great, but not designed for tranquility. Stronger recycling programs, increased promotion of recycling, and more availability for recycling containers around the city for people.

106. May be covered under transportation safety, but we desperately need a speed study done one main thoroughfares such as Kercheval and GP Blvd., With possible consideration turning them into divided boulevards to curb speeding.
107. Mack/Moross proximity to St. John and wandering unstable persons or gas station crime. Changing surrounding neighborhood (Detroit)
108. I paid to have my sidewalk fixed & 5 yrs ago - not done yet - do not know what you plan to do with property next to me at corner Chalafonte and Moross - and what you plan to do with the water problem on that lot
109. I am concerned about the public education. And I want GP to be one of the best places to live in Michigan
110. I live on Moross and think it could be more walkable with a pedestrian crossing. Lakeshore Drive in Evanston, IL can be food for thought as traffic stops for pedestrians on a stretch much busier than Moross. We can change the culture with some simple infrastructure.. I love the Farms Pier but it's off season programs are sparse and could be improved.
111. "The roads need to be resurfaced, Kercheval is heavily traveled and has many bumps and potholes, between, Moross and The Hill. The community needs a nice senior living facility."
112. Teacher retention in our public schools and sewage water back-up issues and technology education for our kids.
113. As a senior, I very much dislike the racket from thoughtless teenagers pounding away on driveway basketball hoops. Also, barking dogs that scare me when waking me up at night.
114. Continue to attract and improve diversity
115. GPF needs to prioritize the environment and ecology that keeps our community beautiful. Trees and greenery are vital to a beautiful, healthy community. Needless cement spaces, i.e. unnecessary parking lots and empty lots (tar and cement) are unhealthy, unattractive and not beneficial to us.
116. Try to retain its small town atmosphere. Limit growth and respect that it is a residential area, not hub for entertainment and large events.
117. The close proximity to the run down sections of Detroit as well as its crime have always concerned me.
118. Please make McKinley a dead end near Village market! It's an accident waiting to happen. People speeding from the market have almost killed my three year old who went too fast down the drive way to stop. The cat was also going way too fast down the street! It's so tough seeing anyone when turning onto Mack it's a major accident waiting to happen!

119. Many of the sidewalks are terrible, particularly in the neighborhood between Mack and Chalfonte. It floods after raining, and in the winter is flat out dangerous. The city should be more proactive about maintaining the side streets, both roads and sidewalks.
120. Reinvestment of businesses in the area, the areas around GPF are not up kept well.
121. "Do not contract any services, especially DPW, to outside groups that do not have ""ownership"" in the City.
The Hill has a lot of charm. Don't spoil that by trying to bring in national retailers that only care about their profits. The current tenant mix in the Hill is primarily local owners/investors that care about the GPF community. Do not create a master plan that tries to dictate development along Kercheval or Mack and stifles investment."
122. Increased crime especially between Mack and Beaupre and the infrastructure improvements need to be accelerated. No excuse for the flooding issues.
123. The Seawall is a huge concern and will eventually erode all the land and at some point Lake Shore Road. Also Lake Shore Road needs to be repaved from Moross toward Grosse Pointe Shores as it was done in the opposite direction several years ago.
124. We need Pickleball courts at the Farms Pier. Not the paddle courts.
125. Concerns of safety.. there seems to be a significant increase in theft, vehicle break-ins, and other safety concerns. We've felt the need to install cameras and security systems after having several incidents on our street.
126. Attracting the younger demographic to live in GP
127. Maintaining the tree canopy. Many of the silver maples are reaching the end of their life cycle and they are more likely to fall than some other species. New trees should be planted in the right-of-way. These should be gradually introduced with a systematic planting plan.
128. I very much want GPF to add several pickleball courts and create a more open play pickleball format where folks round robin play. I've experienced this format up north and other local communities near Detroit. It's such a great way to meet neighbors and get together with friends without the hassle of getting a foursome together.
129. I would like to see the parking areas behind Mack businesses to be paved. Many of them are awful. Especially, between the Post Office and Mr C's. Both of those places have constant customer traffic and, frankly, it's embarrassing.
130. I am concerned at the speed of cyclists riding their bikes on the sidewalks in the business district. The parking spot patios have narrowed the sidewalks making it treacherous for seniors walking from American House to local businesses. Bicycle riding on The Hill sidewalks should be prohibited.
131. Education
132. Adding crosswalks and bicycle lanes will make it safer for citizens to enjoy the community and its close proximity to shopping, dining, recreation.

133. "1. #1 PRIORITY: Separate the Sewer System, which should have been done years ago. (the Farms separated the system from Ridge to the Lake years ago and so far have NOT done this for the rest of the city (inland District), where basements have flooded numerous times). We were told this would happen this past winter, yet it wasn't. Why not?
2. Pool bathroom/showers at Pier Park need attention. Possibly a new heater for the pool.
"
134. Flood prevention, road and sidewalk repair, homeowner maintenance
135. "Housing options for seniors such as pocket neighborhoods catering to seniors who want to live independently but with some support.
Also, a hotel for visiting family would be very helpful"
136. I saw where the new pickle ball is at the park. I was very sad. There are only three tennis courts and now the third one has way too many lines and it's very confusing when playing tennis. Why not just find a different location as an older person I can't move the pickle ball nets myself and shouldn't have to wait around for someone to move them. What a disappointment.
137. Sea-wall deterioration!
138. "Early child care options are a must, completely neglected in the area.
Restaurants and shops have gone down hill over the years and nothing family friendly. "
139. Need to maintain some sort of retail in the Hill.
140. "The erosion of our beautiful lakeshore.
Add real PickleBall courts where that sandpit is at pier park "
141. I would also like to see composting as a option for homes. The amount of waste that is collected from restaurants and homes alike is out of control.
142. An aging community means fixed incomes! Thus, stop increasing property taxes and cut costs in the city budget with new lower cost contracts for garbage, yard waste and recycle pick up. GPW already did this, what is taking so long for the City Manager to do the same. Lower taxes along Mack with a provision to reduce rent and bring in new business? It is time to fix this problem as many store fronts look worse than Detroit's side of Mack.
143. I would like to see street parking banned or limited to no overnight parking or permit parking. There are too many parked cars on our streets - they reduce visibility and are an eye sore. Our streets should be safe and accessible for ALL who use them, regardless of your mode of transportation, yet parked cars choke the roads and make driving, biking, and even walking a hazard.
144. "I've lived in the Farms for 46 years and I miss the gas station located on the Hill (It is now a 5/3 Bank).
I/we would really appreciate a small, local movie theater for residents (park pass) only.
I am extremely proud of our beautiful GP Farms and am confident in its leadership. The Public Safety/Fire Dept. is awesome. Please maintain the fine heritage of our community. (Please, NO apartment housing.)"

145. We need to take better of our roads and curbs. Our infrastructure is aging and we are falling behind better communities. I would support property tax increases to pay for better roads.
146. 1. The city must fix the sewer system/flooding problem before all home values in the Farms are negatively affected. The city must regulate against short-term rentals as not doing so will degrade the family-friendly focus.
2. Charter schools will weaken the public school system and negatively affect home values. 3. The public safety offices need an increased focus on community policing as it seems as though there are no police anywhere.
147. Maintaining tranquility in our neighborhoods, safe walking & biking routes
148. "on street parking in residential areas creates traffic bottlenecks and safety concerns, and is not very aesthetically pleasing on many side streets - perhaps that could be addressed in some way. It also happens that cars are parked there during street sweeping, which makes it impossible to keep the streets looking nice. (I think the DPW does an awesome job with everything!)
"
149. Building project approval processes and oversight
150. Infrastructure and education. Community is built on public schools and lake recreation activities. Need to maximize these while structuring community life allowing sustainability, diversity, and housing for all income levels (ensuring and encouraging first time renters and homeowners) (retaining attractive options for the young just starting careers.)
151. Getting around safely as a pedestrian and on bicycle, such as turn arrows at stoplights and dedicated bike lane where possible.
152. We need a wonderful senior center like the OPC in Rochester. That center is a contemporary, relevant upgrade to The Helm, War Memorial and Neighborhood combined.
153. The aging road system and traffic infrastructure especially along the mack Ave. Corridor
154. Being more open to diversity - not just racial, but opportunities for retail, technology, housing options (short term rentals, multi family, etc)
155. "Gas powered leaf blowers are a nuisance.
LED street lights are too bright and create too much light pollution.
Educate on the dangers of herbicides/pesticides and our drinking water.
We need a communal composting program for the city and it's residents.
BIKE LANES!
Ban gas powered leaf blowers. The noise pollution here is worse than downtown Manhattan or San Francisco.
Dog parks on the Lake."
156. Degradation in services at the parks.
157. Keep our high standards in our schools
158. Continuing to have outstanding schools.

159. We allow The Cottons to tear down a lovely home- we allow older homes to be torn down- especially on Lakeshore Rd. We look like anywhere USA- if this continues I am seriously looking at other communities that honor & preserve their architecture- if I wanted to live out in " 21 mile rd" I would have moved there. I have lived in G.P.F since 1970- it doesn't even look like the same place...- we can never get back those charming old homes
160. "1. Lack of crosswalks on Mack Ave.
(Especially by village market)
2. Lack of Electric car charging stations.
3. Lack of public playgrounds. "
161. My husband and I are very concerned about the State of Michigan. Companies leaving, surrounding communities that we have to pass through to get to GP are tanking!!! Detroit and it's digressing economic decline.
162. I am third generation GP. Started in GPP, GPW, GPF for 25 years. I feel the city is well managed but tired of paying taxes for no amenities other than police and dpw. EVERYTHING revolves around kids/families, NOTHING to offer 55+ singles/empty nesters (please don't recommend HELM, LOL!). Other GPs, SCS, Macomb county have so much more to offer our demographic for our taxes. As mentioned earlier - REALLY tired of the less wealthy area ignored.
163. Empty storefronts
164. Fix the sea wall, and make that area (east of Lakeshore) more accommodating to bikes and pedestrians.
165. Code violations are not being enforced. I have complained for years about my neighbor not maintaining his property next to our home and nothing is done. They haven't mowed in 10 years
166. Yes. City council does what it wants, regardless of community sentiment in many areas. Members with valid concerns and reservations "reluctantly" go along with "approvals", even though decisions do not have to be unanimous. There are RARELY any who go on record not approving and stay strong. Council certainly DO NOT always know best, respresent the communtiy or stick to their convictions. Very disappointed in the clique mentality. Really!

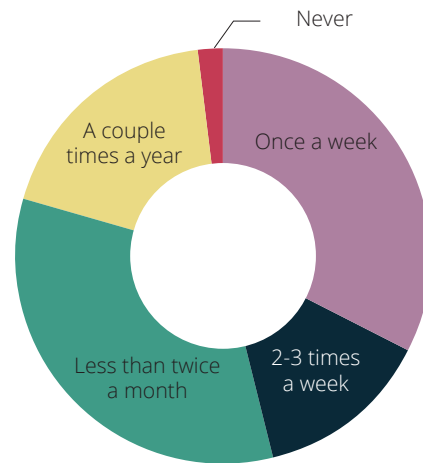
Answered: 166

Skipped: 205

QUESTION 12.

How often do you visit the Hill for shopping or dining?

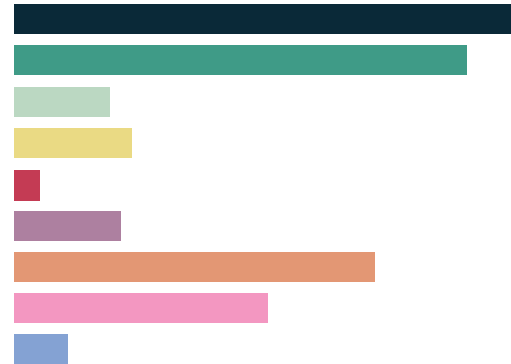
Choice	Responses	Percentage
Once a week or more	121	32.61%
2-3 times a week	51	13.75%
Less than 2 times a month	123	33.15%
A couple times a year	69	18.60%
I have never visited the Hill for shopping or dining	7	1.89%
Answered	371	
Skipped	0	



QUESTION 13.

What do you wish the Hill offered more of?

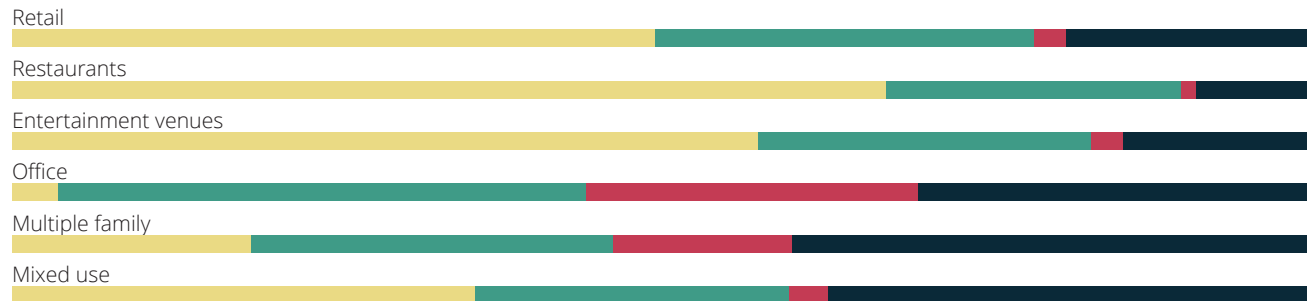
Choice	Responses	Percentage
Retail offerings	233	62.80%
Dining offerings	212	57.14%
Residential opportunities	45	12.13%
Streetscaping	55	14.82%
Density	12	3.23%
Green infrastructure	50	13.48%
Rooftop or outdoor retail activities	169	45.55%
Community events	119	32.08%
I do not know	25	6.74%
Answered	371	
Skipped	0	



QUESTION 14.

Please rate the current mix of land uses along Mack Avenue between Fisher and Moross.

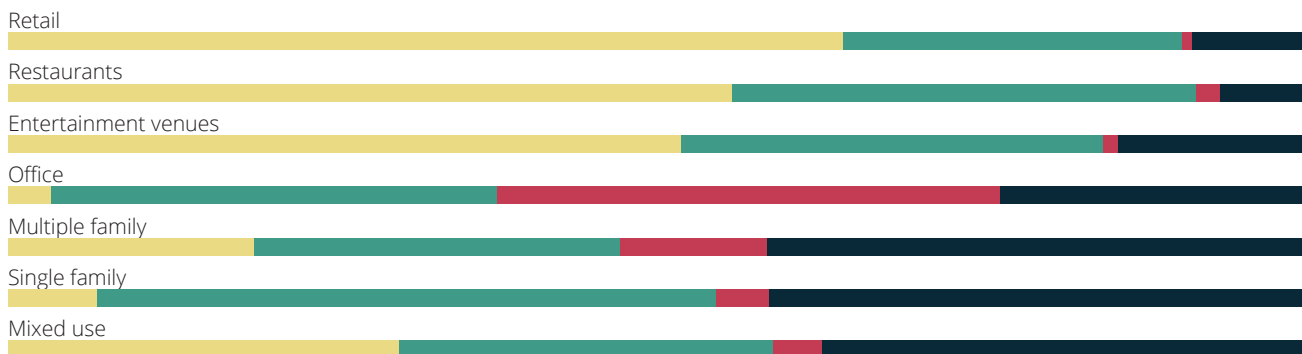
Choice	Too Little		Just Right		Too Much		No Opinion	
Retail	183	49.33%	108	29.11%	9	2.43%	69	18.60%
Restaurants	248	66.85%	84	22.64%	4	1.08%	32	8.63%
Entertainment venues (theaters, bars, clubs)	213	57.41%	95	25.61%	9	2.43%	53	14.29%
Office (including medical)	13	3.50%	150	40.43%	94	25.34%	111	29.92%
Multiple family (apartments)	68	18.33%	103	27.76%	51	13.75%	147	39.62%
Mixed use (ex: 1st floor retail, 2nd floor office or residential)	131	35.31%	89	23.99%	11	2.96%	136	36.66%
Answered	371							
Skipped	0							



QUESTION 15.

Please rate the current mix of land uses along Kercheval Avenue between Fisher and Muir.

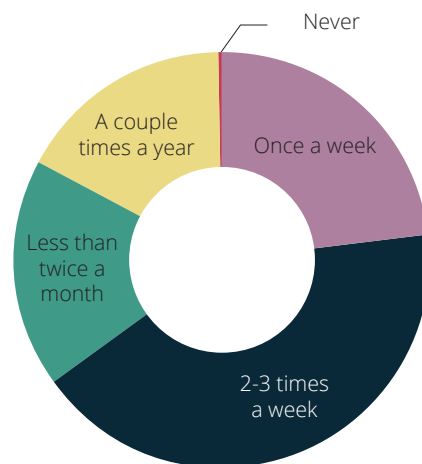
Choice	Too Little		Just Right		Too Much		No Opinion	
Retails	239	64.42%	97	26.15%	3	0.81%	32	8.63%
Restaurants	207	55.80%	133	35.85%	7	1.89%	24	6.47%
Entertainment venues (theaters, bars, clubs)	191	51.48%	120	32.35%	4	1.08%	53	14.29%
Office (including medical)	12	3.23%	126	33.96%	142	38.27%	86	23.18%
Multiple family (apartments)	70	18.87%	104	28.03%	42	11.32%	153	41.24%
Single family	25	6.74%	176	47.44%	15	4.04%	152	40.97%
Mixed use (ex: 1st floor retail, 2nd floor office or residential)	111	29.92%	106	28.57%	14	3.77%	137	36.93%
Answered	371							
Skipped	0							



QUESTION 16.

How often do you visit the city parks?

Choice	Responses	Percentage
Once a week	86	23.18%
2-3 times a week	156	42.05%
Less than 2 times a month	66	17.79%
A couple times a year	62	16.71%
I have never visited a city park	1	0.27%
Answered	371	
Skipped	0	



QUESTION 17.

What is one change that you believe would improve the quality of life in Grosse Pointe Farms?

Responses

1. It would be nice to have marked bike lanes on certain streets
2. Pickle ball courts
3. "Bring-back more summer lessons for kids at Pier Park (tennis & other). Maintain the architecture / aesthetics"
4. Get off your butts already and move at least the police, but not necessarily fire dept., to Mack and moross. Of course it will be a deterrent to crime as criminals realize the have less getaway time
5. Compared to the other Pointes, the city could celebrate major holidays with better themed displays along Lakeshore and on the Hill. The City and Shores do a much better job at Christmas and 4 July.
6. Fix our schools by having a board and administration that isn't focused on things that are un-related to providing a premier education; Better and higher quality retail stores.
7. Improve the infrastructure (streets and sewer)
8. Better representation on our school board. Bring the focus back to best in class education!
9. Schools should focus on academic EXCELLENCE, NOT politics! Teach: math, science, English. Quit with the indoctrination & social engineering. Kids are human beings, not experiments. Get back to basics!
10. Greater diversity
11. Housing availability, choice, and affordability
12. More restaurants, and styles of restaurants. More exciting food options, and bars.
13. More community events
14. More entertainment venues
15. Discouraging first floor office space on Kercheval. Retail is being driven out to relocate on Mack.
16. Better mix of retail and restaurants on the Hill
17. increase property values and make the schools desirable again.
18. Traffic too heavy in residential areas and little police presence. Especially around village market
19. Lower property taxes and more vital downtown area
20. Sustainability, more shopping for actual needs, not cutesy shops
21. Speed bumps on chalfonte.

22. Please find space for apartments or condos for people who desire living in the Farms but don't want the upkeep of a house
23. Lower taxes.
24. A big box store !
25. A stronger police presence on mack. The post office parking lot need to be cleaned and maintained.we need more things for kids to do a theatre would be nice
26. Not sure
27. My neighbors ability to understand others. We need more events that promote diversity and understanding. I'd also like business open later.
28. Affordability
29. The quality of life here is amazing. I love the Farms.
30. "Better roads
Higher levels of policing on Mack to discourage so much traffic."
31. More diverse housing opportunities for different incomes and elderly. More environmental awareness with water and fertilizer use.
32. We need more restaurants as most people leave the Farms on the weekend, to find other means of entertainment
33. Lowering taxes
34. Tolerance for outside families moving in
35. Condos on the hill
36. "- planting more large trees since many old ones are coming down
- fixing the corner of the blvd and fisher what is going on between Farms Mkt and corner ??
- need our movie theater back"
37. More full day child care options
38. Neighborhood engagement and more community classes exercise and arts
39. Increased diversity.
40. "Listed above. More restaurants and more education/childcare opportunities for toddler age children.
I love all the parks. That is the biggest perk of living in GP."
41. Keeping anchored boats at least 300 feet from the shoreline, especially on the north side of the Pier Park!
42. Providing somewhere for youth/teens activities. There isn't a movie theater, or restaurant/food court, or club/music venue for kids to meet and be kids. The parks are divided by community, the only
43. n/a/

44. Our tree lined streets have always been a point of pride. The city needs to do a better job of planting trees in front of homes that have lost them over the years.
45. More restaurants, bars, entertainment, and retail. This is a huge pull for rochester and Birmingham, get with the times and attract young families
46. High quality condo options — not “apartments.”
47. Keeping all of our border homes along Mack and Moross neat and cared for.
48. More housing for seniors who wish to downsize.
49. “WAY less Rental properties
updated playgrounds”
50. more entertainment, restaurants, and more in-door social and recreational activities
51. More retail and more apt living above the stores
52. Not much. It’s pretty nice
53. When the new seawall is built along Lake St. Clair it will be a huge missed opportunity to not add a bike/walking path similar to the Detroit riverwalk. Less pedestrian accidents on lakeshore this way
54. Better restaurant and dining options
55. Sports turf dome
56. “Infrastructure. Not having to live in fear that we are going to have inches/ feet of water in our basements.
Also, added green space for the kids. ”
57. Increased diversity
58. separate fire and police
59. “Fix the sidewalks and curbs AND fix the roads!”
60. Entertainment areas such as GPP, fixing water backups, Move Public Safety to Mack
61. Daycare options for young families also a weekly farmeres market would be very beneficial.
62. Better food offerings at the park. Other than that nothing. We love GPF
63. More Food and Retail options
64. Just right.
65. More family friendly stores and restaurants. I do love that Racing in the Hill is here and our children love that event, so maybe more events like that in the Hill not just Pier Park.
66. Mixed use of buildings would encourage specific businesses bc people would need them; ie a small market, casual seating outside with landscaping
67. Control City administrative costs and lower taxes

68. Bring back 4th of July fireworks. - on or around the 4th - Labor Day is a silly idea.
69. Speed bumps! People drive too fast!
70. more dedicated walking/bike paths, restaurants on the hill
71. More retail is needed but rent is way too high so I understand why people would not want to open businesses.
72. Bike paths
73. More tot lot style playgrounds like where the bell tower is on the blvd and kerby. We need more things for kids under the age of 4! Especially indoor play places for winter.
74. Bike lanes, multi-family housing options, more density.
75. Cost of housing.
76. Moving the public safety building
77. Maybe some different types of retail shops. The Pointes in general don't have too many places to shop for clothing for children or adults.
78. More child friendly venues, a skate park or somewhere for the farms kids to get together
79. Less blacktop roads and more concrete roads with bike lanes
80. Department store & Whole Foods
81. More retail
82. More after school kid activities/options. More kid-oriented community events. More outdoor dining on Hill.
83. Restrict parking on residential streets --- provide some handicap parking spaces and signs on residential streets and enforce a strict noise ordinance.
84. We moved from the Woods to the Farms a few years ago. We love it thus far. The park is gorgeous, clean and well staffed. The neighborhoods are beautiful with well maintained landscaping in public are
85. Making it a more lively community when it comes to attracting shopping/ dining/community engagement experienced/etc.
86. Re-evaluation of parking on Charlevoix which makes viewing oncoming traffic difficult. Improve the safety of the sea wall.
87. More retail
88. More healthy restaurant options and safe means to bike along Jefferson.
89. "More closely regulated traffic on Jefferson. Specifically unsafe racing / speed. Also - I really think we should create a true green space down the center of the blvd between Fisher and Moross."
90. Some type of entertainment venue that is kid focused

91. Too many financial institutions, not enough businesses to justify walking to the hill. Too many businesses that seem to be more of a money laundering front, offering very little actual benefit.
92. More entertainment options
93. Better schools. Fire the superintendent.
94. Getting rid of the superintendent.
95. Better notice of city/community events that are not spread through who you know or which Facebook group/Twitter page you happen upon.
96. A new park director who cares about the park.
97. Dedicated bike lanes, possibly on lakeshore, singular digital engagement tools, Whole Foods, Jodi Spitz taking care of her property, more indoor recreational facilities like trampoline facility
98. More enforcement of speed laws in the neighborhoods. The average speed on Chalfonte seems to be 40 mph.
99. "Sidewalks and trees need to be trimmed and/or replaced. There's garbage blowing around off Mack Ave.
on a positive note: public services are great! Parks are great. Park attendants are friendly."
100. affordable and available daycare options! also, I wish there were mommy and me activities available at the park
101. Decrease the number of nail and hair salons. Increased number of family friendly dining, shopping. Maybe even a place for young children to play/ participate in art, etc.
102. "More funding for Parks and Recreation
Better street/road repair"
103. Reducing noise from loud cars and motorcycles.
104. More street fairs and events
105. Improved traffic control.
106. "more events at Pier Park to get families to come
more often throughout year"
107. Fun, non-chain restaurants
108. Take care of your properties that the Farms owns - and the sidewalks
109. "Improved Public School leadership.
Improved infrastructure"
110. More retail in the Hill and Village
111. Sewer separation for all residents!
112. Additional public safety more visible in the community
113. moving into a mode of thinking that is current with this century

114. Would love to have a passive park as they have in GPP.
115. For aesthetics, move the tall evergreens on the city owned lot at Moross & Chalfonte or eliminate them. Additionally, landscape it like the area along Mack and Moross.
116. A boardwalk along Lakeshore would be nice. Bicycle lanes.
117. I mentioned my ideas above in another box
118. Having more community events where are you could see your friends and neighbors out in a fun setting
119. More restaurants and...
120. Family friendly establishments and additional kid friendly lessons/activities at Pier Park.
121. More retail on the Hill...
122. Redo the sea wall on lakeshore to include a walking or bike path.
123. More affordable shopping and dining options
124. How about being able to pay parking tickets or water bills online?!? We are so antiquated!
125. Improved roads.
126. Bathrooms!
127. Smoother roads, replacing dinosaur aged trees that drop branches every day.
128. Better retail and entertainment options on the Hill
129. Not much, I think what it offers now is great!
130. More retail and restaurants/bars
131. More affordable shopping and dining options
132. Water bottle filling station at the pier park courts and by the pool.
133. Utilization of the waterfront by transforming it into a walking and biking path during the sea wall project.
134. Bike and walk lanes on Lakeshore. Safer crossing at Moross and Lakeshore for children to get to park.
135. To make walking safer and more comfortable, I would like definite rules (like mandatory bell rings) to prevent being run over from behind by bicyclists.
136. No changes - love it
137. Keeping the sidewalks repaired, even and appealing so those with mobility issues can get around easy.
138. More condominiums for seniors
139. Parking is becoming more of an issue on The Hill. The surface lot parking spots are too tight and unrealistic for most cars that park there.

140. I think it's great. I don't mind driving to Detroit or Roseville for shopping
141. Stronger parks and rec programs for all ages
142. Street repair and bike lanes.
143. Less building, businesses & parking lots, not more. Improved greenery, ecology, environmental concerns. Prioritize our current neighborhoods, safety and spaces. We need to value scenery!!
144. Events at Pier park and on the Hill: concerts, festivals and the like
145. Round about at Mack and Moross.
146. More retail on the hill
147. Better and more environmentally aware zoning laws. Better storm water management plans. Replacing lead waterlines and planting more native trees.
148. Pier Park offering a year round dining option and indoor recreation facility. We have more cold and rainy days, however, our park does not accommodate the indoor season.
149. Maintain the high standard, keep out undesirable businesses, and restaurants. Keep the integrity For the residents and do not draw in from other communities. We don't want to turn into a royal oak.
150. Dunno
151. NA
152. Roof top bars
153. Organized recreational opportunities, classes for adults and children.
154. More kayak slips!! Been on waiting list for years.
155. Diversity of residents
156. None
157. A walking path along the shoreline
158. Enforce speed limits or provide other deterrents to reduce speeds on the residential streets. Most drive way too fast down one way streets and along through fares like Ridge and Kercheval.
159. Reducing the use of glass pack mufflers; enforcing the speed limit along Chalfonte; promoting diversity by having affordable housing
160. More block parties and events to get neighbors together.
161. It's time to overhaul the pool so swim teams have a 'legal length' pool. Also the harbor needs a fresh water pipe installed from the north edge to recirculate the stagnant water.
162. GPF desperately needs a movie theater and a Target.

163. "City needs to publicly celebrate diversity - i. (E.g Pride flags should be flown in June)
Address flooding
Keep parks private
School protection and security"
164. We need more young families moving here and ensuring this is an attractive place for young people and families. We have a disconcerting amount of people aging in place.
165. Bait and tackle store.
166. Improve waterfront with bike /running path/fishinf along a completely redesigned sea wall.
167. Another park/playground and more diverse shops and restaurants.
168. Have a city council that does something? Mayor, too?
169. Converting more streets to one-way
170. Bike lanes would be really nice
171. No changes necessary. Just keep doing what you are doing.
172. Mack Ave. retail...develop more upscale retail and restaurant offerings
173. Keep thinking of how to do the basics even better.
174. Eliminate restuarant usage in the street on the Hill
175. TEST
176. I don't have any suggestions, probably because of our age category.
Everything we need is available to us.
177. Improve infrastructure and ban lawn pesticide & herbicide use.
178. More restaurants, bars, and retail designed to attract younger generations
179. Pickleball Courts and more retail. Maybe the rents or taxes are too high to make it?
180. Our sidewalks need to be improved just as much as our roads. The elevated slabs are natural "trip hazards" for pedestrian traffic, not to mention the unsightly appearance they provide.
181. Home value security
182. Less safety incidents. I want my family and I to feel safe where we live, instead of checking our camera systems every morning to see if there have been any vehicle break ins or suspicious behavior.
183. Looking at the mix of business in our business districts. GPF has a lot of hair/nail salons. Would like to see a bigger mix of restaurants and retail.
184. More community events.
185. More local activities for young families

186. More offerings geared towards families with young children - young family-friendly restaurants, child-focused activities (art, dance, indoor play); childcare
187. Local community based young child, child care
188. Access to accommodations for out of town guest.
189. safe walking and biking
190. Diversity
191. Good
192. provide more retail variety at store front locations w coordinated open business days, hrs. current retail businesses like the clothing & home accessories stores look closed most of the time.
193. Ensure sustainability of the tree canopy, city recreation facilities, and other public services by ongoing analysis, planning, and implementation.
194. Increasing the vibrancy and activity of commercial districts. More businesses, more outdoor activity and dedicated space. More bike lanes and other non-vehicle space to encourage families to walk/ride
195. Improve aging infrastructure
196. pickleball has become a family game, playable by all ages, please build pickleball courts
197. Outdoor Pickleball Courts with Water & Bathrooms.
198. "Younger people.
Better public schools"
199. Adding several pickleball courts
200. More restaurants or kid attractions
201. Road upgrades
202. "FIRE THE ENTIRE SCHOOL BOARD!!!!
DONT DO ANYTHING ELSE, ITS A GREAT PLACE AS IS!!"
203. Enforcement of speed limits along the side streets
204. Dedicated bike lane or trail
205. no opinion
206. No change. Quality of life is excellent now.
207. Nothing
208. More evening activities, a movie theater like GPP.
209. People accepting that it's okay to have more than 10 kinds of food restaurants and bars available.
210. Designated bike paths
211. Speed bumps on residential streets.

- 212. Repairing the seawall and making a running biking path along the water so that people don't have to cross driveways and streets.
- 213. More activities year around at the pier park
- 214. More green space or an actual park with trees, indoor playground for kids for winter. More offers for pregnant women + kids under 3. There are literally no prenatal workout classes etc.
- 215. Water/sewage infrastructure
- 216. I think there should be more variety of shops for all ages and incomes. Especially, on the Hill. We lost some of our favorite places, like Pointe Peddler & Something Special. More family friendly
- 217. Install sewer system that doesn't flood basements when 1,000 year rains happen every few years!!!!
- 218. "More "destinations"...unique things to do. Unique businesses. Unless you can subsidize GPF residents at CCD! Hard to justify Our park is so great it is basically a country club less the golf."
- 219. A movie theater or a GOOD sushi restaurant.
- 220. Prohibiting bicycle riding on The Hill sidewalks, removing landscaping encroaching on city sidewalks and obstructing view at cross streets, and improved areas for cyclists to ride bikes safely.
- 221. We would really love to see dog access (leashed) to Pier Park. Would use it much more.
- 222. Film theatre for residents at Pier Park.
- 223. Activities
- 224. More retail on the hill
- 225. Not sure.
- 226. More diversity/quality of restaurants
- 227. More dining options along Mack Avenue besides Coney Islands and Irish Pubs. More ethnic options needed (indian, mexican, thai).
- 228. More moderately priced, "family" dining on the hill and an ice cream shop. We enjoy the current offerings but the tend to be more special occasion type destinations.
- 229. Boutique Hotel, Bed & Breakfast Inn, Retail.
- 230. No opinion
- 231. More community events that bring people out and together. GP's are cliquish, not welcoming. But there are wonderful people here. Pier Park is a good model. Build on that.
- 232. More housing
- 233. Better road conditions, sea wall needs replacement ASAP, more pickleball courts, please!

234. I compost thru midtown composting and I would love for us to hire a company as a city service and be a leader in this sustainable act without causing rodents in the neighborhood
235. Actually focus on all the residents of Grosse Pointe Farms, not the select few. What we have given up at Kerby field is a tragedy. We are kicked off fields by coaches even when not in use.
236. Traffic control. Stop area on Kercheval and Hall Place is often overlooked; Hall Place is a pass through street for school & people drive FAST.
237. I would love to see the existing seawall pushed out into Lk St.Clair a few feet & replaced w/a walking/biking trail along the water, from the start of lakeshore in the Farms to South of the GPYC
238. Increase access to nature somehow - a trail by the lake, a trail somewhere (maybe impossible). Right now there is no way to experience nature on a walk. Can we partner with Detroit on this?
239. I would love to see more entertainment, dining and shopping options for middle and high school aged kids and younger adults. Retail shopping and restaurants for teens and 20-somethings.
240. Keep the school's job to educate children. Not raise the kids. Let their parents do that.
241. I do wish there was more maintenance of trees in the easements in front of homes & code enforcements, ie satellite dishes visible to neighbors, lawn maintenance, etc.
242. "New businesses
More activities for teenagers, a place to hang out. They shouldn't be using the parking lot of St Paul's Church, we can do much better.
Movie theatre "
243. It needs more current activities , updates all around. Not enough exciting activities for families etc.
244. Reducing bus traffic on main roads and keeping the walkable areas, like the hill, as retail and restaurants on the street level. There are quite a few offices and that takes away the walkable appeal.
245. Move the police station from Kerby to Mack. Renovate the Shell Station on Mack and Moross(it is a dump) and install a roundabout at Mack and Moross
246. Less property taxes.
247. Better playgrounds at Pier Park (I know this is being addressed). Better upkeep of pier park locker rooms.
248. Repaving and maintenance of roads
249. Would love more community events on the Hill and holiday decor- lights around the trees, flags for 4th of July. Similar to other towns with a downtown district such as Wyandotte, Plymouth
250. not allow street parking

251. Trees! Noise reduction. Stop killing off the wildlife: canadian geese, ducks, coyotes, foxes. Let this lake front be a natural refuge for wildlife.
252. More childcare. Many families have no childcare options. Ask A better downtown area with more retail and restaurants.
253. More popular retail and food offerings
254. We need to better develop the waterfront - we need a sidewalk available to use along the water. Milwaukee has done an excellent job of this - please take note.
255. "more bars and restaurants (at the same standard as birmingham). i would also like a proper bike path/boardwalk along the water - the mashed up concrete has always been a let down. "
256. Boardwalk along the lake w low landscaping and new seawall!!!! The dangerous eyesore that exists now hurts our reputation instead of renewing pride in our hometown while getting people outside.
257. More dining and entertainment options
258. Improved sewage so we dont flood
259. The Mack and McKinley intersection by Village Market is a disaster and needs improvement
260. My friends who are not white fear they will be pulled over by our police and don't like visiting as a result.
261. Community transport
262. More restaurants/ retail on the hill- less offices.
263. More green/environmentally friendly requirements. No use of pesticides and more native plants.
264. Possibly having a bike lane on the roads
265. Allocating funds to complete the work that involves the flooding problems for those who suffered severely last June - in what I believe is referred to as the 'Lo-lands'
266. Keep Pier Park residents only. Police presence is very good. Please continue so I can walk streets safely.
267. More places to have fun and entertain kids. Movie theater mini golf an arcade anything like that
268. Better shopping and better dining options.
269. Many of the sidewalks are dangerously cracked with severe flooding in the summer and ices over in the winter. The city should be more proactive about fixing these issues.
270. More activities for adults aged 25 to. 45 that are not also geared towards families with small children
271. Improved retail choices including clothing, groceries, and a fruit market. Additional dining options.

272. Companies and entrepreneurs reinvesting in the area. Speculation seems to be encouraged and old tired buildings sit there forever.
273. lower property taxes
274. Please restrict yard signage and/or enforce timeframe they can be up as this creates a divide in the community and is also quite tacky.
275. Please restrict yard signage like social belief yard signs to specific short windows of time as there are yard signs up year round. They divide the community and do not bring us together.
276. More multicultural events
277. I would like to see the city add residential composting.
278. "Plant more trees to replace the ones that have died. When diseased trees die on private or public property, they should be removed in a timely manner (Diseased trees used to be tagged, remo quickly,"
279. Affordable housing for young and old
280. More park options
281. New trash system so that we can use the larger bins
282. I love it
283. More restaurants, shopping and activities in The Hill or the space near it or at the Pier park. Things like a monthly farmers market, food truck rally, summer concerts, etc. for all ages.
284. Add fitness center and/or/ theatre to park.
285. "Improve and maintain the dog park. More of a visual barrier between the park and adjacent fields. More agility/water features for the dogs. Fix the lights!!!
Improve the waterfront "
286. dedicated Pickleball courts
287. Keeping the beautiful culture and architecture that created the city. Too many homes are being torn down to create new build homes.
288. Fewer rental properties
289. Designated and protected bike lanes.
290. The main attraction to living in this community is there is no traffic and you do not need to use a car for everything - walking and biking to school, work, play. This needs to be more accessible.
291. More restaurants
292. Add dedicated pickleball courts
293. Bike lanes!
294. Not having to worry every time it rains that our basement won't flood.

295. n/a
296. Better quality of restaurants
297. Lake Shore Drive with a boardwalk / exercise trail along the water.
298. Enforce homeowner maintenance. Many properties in need of repair, painting, lawn care. Many homes west of Chalfonte in poor condition, neglect. Standards have dropped dramatically post-Covid
299. More opportunities for folks to mingle with their neighbors.
300. More variety of dining inside and out. More retail shops. Less cars and more bicycles.
301. N/A
302. Early child care and family friendly restaurants and events.
303. More green landscaping, i.e. continue to plant and/or replace trees
304. Laughter
305. Add more pickle ball courts plus other amenities at the Pier.
306. We need condos and apartments for the aging baby boomers & younger people to start out
307. No utility poles.
308. Look to GPP and what they are doing for their community. Add pickleball, theater, and workout facilities and classes
309. More bars and restaurants on the hill
310. More community events
311. A place for bike riders, runners and walkers to gather and enjoy the views of the lake in the summertime. Could be a temporary closure of some travel lanes or a dedicated path along Lakeshore Drive.
312. Ordinances to stop the use of chemicals that are known to cause cancer etc. These chemicals are banned in other similar cities in MI and around the world. Our air, ground, water should be safe!!!
313. Fun. More fun. There's no dependable source of fun for people who don't have kids.
314. More truly public spaces. There is literally NO WHERE that I can go to just sit on a bench and relax for a few minutes other than the Pier Park. We need more green spaces for ALL, residents or not.
315. Better roads . . . controlling rodents!
316. Not sure if something constructed on the empty property at Mack and Moross might help. Perhaps moving public safety to that location would improve the quality of life and the safety of the community.
317. More family dining areas
318. "Better Mack street lighting and landscaping especially at Mack and Moross. "

- 319. Shopping and restaurant assortment
- 320. Plant more trees!
- 321. We need more nightlife on Mack, places couples and friends can meet and relax. Outdoor venues with food and drink.
- 322. Better roads with Bike lanes for adults and children on major streets.
- 323. More senior housing
- 324. Our children and elderly leave our city because of a lack of apartments/condos. Grant companies the opportunity to build such housing at Mack and Moross. Allow Auxiliary Housing Units on large lot
- 325. Community events to engage persons of all ages - movies at the park, music on the Hill, etc.
- 326. I've lived here two years and it's my favorite community. The city services are amazing, homes and businesses are beautiful. My major complaint is on-street parking in residential streets.
- 327. Infrastructure and road & sidewalk repairs
- 328. Biking paths/lanes
- 329. Small pocket-communities for seniors - high-density cottage-style homes with first floor bedrooms so seniors can continue to live here -- or can keep a footprint here and have a second home elsewhere
- 330. Maintain a strong police presence to discourage crime
- 331. Less social media opinions promoting division
- 332. Public safety at Mack & Moross.
- 333. Lakeside walking and bike path. Convert Hill into a pedestrian mall,
- 334. More options for aging seniors, "pocket communities" would fit nicely at the corner of Mack and Moross, currently an athletic. You could do better with that area for your tax base.
- 335. "Adding a theatre similar to the GPP Park to the Pier Park.
Improving the roads.
Mack Ave need improvements ."
- 336. A cool concept of a senior living facility like Cedarbrook in Rochester,
- 337. Not sure
- 338. Politically neutral schools
- 339. Continue the path to be a more open community. Proximity to Detroit and the lake plus beautiful architecture has an opportunity to attract more visitors- GPP has done a good job in revitalization.
- 340. Cracking down on speeding motorists on residential streets with small children at play.

341. "Reduce noise pollution by banning gas powered leaf blowers.
Bike lanes on Keechavel and Lakeshore.
More PUBLIC parks and dog runs on/Lake Shore."
342. Keeping our parks beautiful. Marina needs work, services fall short ever year.
Grass is brown, walls need paint, docks need repair.
343. Fixing some of the roads. Cook Road is a mess.
344. I would love a movie theater. I loved the War Memorial theater.
345. Seawall, sidewalk and road repairs.
346. Make the hill more happening
347. New pool house
348. I think having a few more casual type restaurants like Noodles, Qdoba or the like for families to eat at or pick up. There is a big hole in this area in GPF.
349. n/a
350. Wider sidewalks
351. Hotel nearby to accommodate for visitors since many houses are pretty small.
352. The landscaping at the park has drastically declined since we first moved here in 2013. It has lost a lot of charm. Spiders and bees are also taking over the park .
353. More privacy. More parking.
354. Subsidize family owned retail rent space
355. More playgrounds, restaurants, and shopping.
356. We need to plan ahead for the aging population
357. Shopping options for kids and teens. An arcade or live music venue where teens can hangout.
358. "Bike path along Lakeshore, but it can't be ugly like on ones in Detroit.
Underground wiring. Why do we have power lines above ground? It's 2022"
359. Not sure
360. GPF has an aging population. Include a quality lifestyle/offerings for this demographic- again "GPF Social Club"? Mack/Moross for 55+GPF residents.
More investment in beautification -Chalfonte/Mack!
361. A boardwalk/bike path along the lake when the sea wall is rebuilt. I think that would have the biggest quality of life impact of any project. I've thought this for a very long time.
362. Redevelopment of Mack Avenue. The old buildings and poor parking are a problem. Re-zone the houses near Mack, so they can be cleared, new parking put in, and new, mixed-use buildings built.
363. More trees

364. Better enforcement of code violations
365. Would love for Fresh Farms Mkt to expand!
366. Maybe a bike/nature path? More access points for trolley?
367. Two - Improve nightmare that is Moross/Mack intersection and possibly add/ widen paths along Lakeshore to improve walking/biking
368. Senior housing that is affordable and allows seniors to stay in Grosse Pointe. Condos that are beautiful and affordable for the over 55 population.
369. More green space
370. Bike lanes on lakeshore
371. MORE APPRECIATION & PRESERVATION of ENVIROMENT, ECOLOGY, BEAUTIFUL GREEN SPACES instead of DESTROYING THOSE WE HAVE. This is an upscale suburban area with many already vacant buildings.

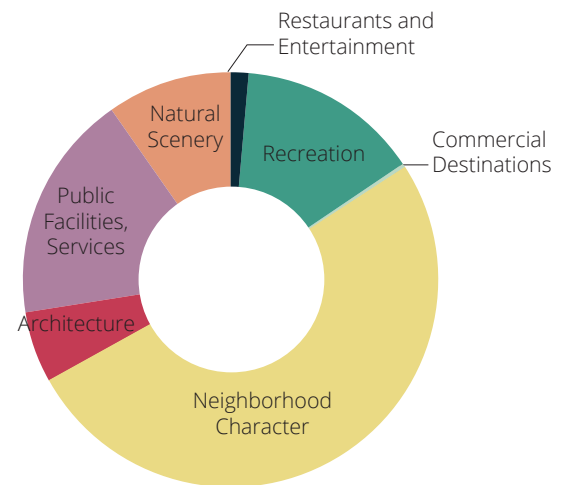
Answered: 371

Skipped: 0

QUESTION 18.

What feature do you think most distinguishes Grosse Pointe Farms from other cites nearby?

Choice	Responses	Percentage
Restaurants and Entertainment	6	1.62%
Recreation Offerings	52	14.02%
Commercial Destinations	1	0.27%
Neighborhood Character	190	51.21%
Architectural Design	21	5.66%
Public Facilities and Services	65	17.52%
Natural Scenery	36	9.70%
Answered	371	
Skipped	0	



QUESTION 19.

In your opinion, what is Grosse Pointe Farm's greatest asset heading into the future?

Responses

1. It's outdoor spaces.
2. Proximity to Downtown Detroit.
3. Providing housing for the aging
4. Parks for residents only on the water.. and charming architecture (very limited ugly "new builds")
5. Fiscal responsibility and beach.
6. Sense of community
7. Conservative government.
8. Expert City Management/Administrators
9. Architecture, beautiful neighborhoods, walk to school, quiet, sleepy and mostly safe
10. Pier Park
11. Safety, ability to walk to school, architecture and quality of neighborhoods. Tradition is very important.
12. The people who live here! It's up to each of us to keep GPF beautiful, safe, and pleasant. We should each be thoughtful in maintaining our homes to the best of our ability to keep property values up
13. Walk-ability and bike-ability
14. Pier Park, the Village, and the Markets.
15. The park
16. No opinion
17. Neighborhoods, schools and public safety
18. Housing Stock
19. Proximity to lake
20. Pier Park
21. Pier park is the best of GP parks.
22. Beautiful city
23. Location
24. Houses that are well kept
25. Its beautiful homes, park and lake St. Clair

26. Our beach at the park, we need to fight to keep lake clean for residents to enjoy it.
27. Our location
28. The homes / safety of the city
29. Safety and schools
30. Pier Park
31. Our own water department
32. City services, our police department
33. Making mack Avenue more appealingly
34. Our diversity and being one of the more progressive GPs
35. The park
36. Homes
37. The lake and the private clubs.
38. Curb appeal and neighborhood culture.
39. Location schools parks
40. Strong city council & mayoral leadership; willingness to invest in infrastructure/upgrades (ex: Kerby Field/park)
41. Housing
42. Lack of diversity
43. Parks
44. Its location by the lake
45. the lake, unique architecture between homes, parks, quality schools
46. A mix of single family homes. Note I do think that multifamily should exist here, but no doubt the mix of single family (bungalow to mansion) is a great asset.
47. Pier park / waterfront
48. Location
49. The beauty and history of the area. The parks and public services.
50. Homes and schools
51. Great public services, and parks.
52. Trees.
53. The public parks and outdoor recreation centers, like the Neighborhood Club & Tot Lot
54. Its geographical location along Lake St. Clair.
55. The parks and the water

56. n/a
57. Our beautifully maintained neighborhood.
58. The neighborhood character and parks
59. Pier Park, architecture, public safety, city services, schools
60. Its residents
61. Family friendly and walkability
62. Location near the lake
63. Sense of Community
64. community, schools and parks
65. Lake St. Clair
66. Pier
67. Lake Front Park, Proximity to Detroit, Increased Diversity, Retention of historical homes and commercial districts, schools, lake st. clair
68. Better dining options
69. Housing and schools
70. Housing stock
71. Keeping the community integrity through public services and accessibility for families.
72. Stable neighborhood
73. waterfront
74. Appreciate the sense of community - most citizens/neighbors seem to feel happy to live in our community.
75. Beautiful homes
76. Location to downtown Detroit
77. Location on the lake and Pier Park
78. Homes, tree lined streets, the parks, clubs, safety, walkability
79. Location, parks, services
80. Pier Park. Schools. Services.
81. Pier Park
82. Recreation and neighborhoods
83. The people and families that live here.
84. Caring and involved residents
85. Safe, clean, maintained neighborhoods
86. Low crime/safety.

87. neighborhood character and schools
88. Pier park
89. city offerings
90. The lake and the park. It is the one thing that will keep me once my kids are out of school.
91. It's residents.
92. It's Public Safety Dept
93. The beautiful homes and the pier park
94. fiscal stability.
95. History and reputation; schools; walkability
96. Trees. Lake front refuge for water fowl.
97. Our beautiful Pier Park. The improvements that have been made in the last few years are wonderful for families!
98. Reputation
99. Our neighbors
100. The parks
101. The Lake
102. Sense of community and natural beauty.
103. The architecture of the houses and the landscaping along with the library. I could live anywhere but I choose GPF because of the houses and the library system.
104. The Park and small town neighborhood feel
105. Pier Park and GPPSS.
106. Community
107. Schools
108. The characters of the homes and the families that live there.
109. Neighborhood character, proximity to downtown, safety.
110. Lake view and access
111. Architecture and character
112. Safety
113. water
114. Neighborhoods
115. Proximity to blossoming Detroit scene.
116. Teachers

117. Our school system that draws new families into the area that in turn provides a tax base while maintaining properties and creates a cycle of prosperity.
118. Quaintness
119. Neighborhood character: landscaping and architecture
120. Parks
121. The pride homeowners take in their properties.
122. Zip code and reputation
123. The park and all of its offerings
124. Parks and rec
125. Waterfront
126. Location
127. Neighborhood character, history and charm
128. Old homes, established families, good schools, good public amenities
129. wonderful mix of schools, public safety and public services, pride of ownership of homes
130. Neighborhoods
131. Property values
132. Building Structures/homes, schools, commercial, parks
133. GPSouth
134. Pier park and schools
135. Lakefront
136. Small town, close knit community
137. beautiful neighborhoods in any season
138. Our public safety, police and fire are outstanding . Also our schools and general quality of living.
139. The Pier Park and Public Safety
140. The park
141. It's Public Safety Department
142. Lake St. Clair, Pier Park, architectural designs.
143. Small town feel. Family friendly, park
144. The beauty of our lake front and homes - the security of our community. The ability to walk and bike through everywhere. Good schools and abundant parks and family related recreational options.
145. Community expectations
146. Beautiful neighborhoods, low crime, good schools

147. It's residents
148. I'm not sure
149. The lakeshore (which is falling apart and in desperate need of attention!)
150. Pier Park
151. Police Department
152. Recreational options
153. Safety
154. Proximity to the lake and Pier Park
155. It's a great community for families, and we have an opportunity to thoughtfully improve things to help foster community.
156. Pier Park
157. Pier park
158. Safe walkability
159. Well-kept neighborhoods.
160. It is by far the most beautiful with the best kept houses and most charming retail spaces! Also love our public schools- Brownell is the best school in the district
161. Being a city with families and active community participation. And having new residents like me with Urban Planning backgrounds interested in active participation! I am also a MSW student at WSU!
162. The parks and the safety
163. The residents
164. Pier park and the Hill
165. Schools, park and location.
166. The people
167. The park and quality of schools
168. Staying the same as the desirable destination we are.
169. Pier Park
170. The parks and walkable "small town" feel.
171. Small town environment
172. The city is beautiful because of mature trees and old architecture.
173. Water!
174. Maintain the high standard, zero crime
175. Having families who own their homes and are invested in the community.
176. Residential homes and community lifestyle

177. Neighborhood character
178. The maturity of the neighborhoods and walkability! We really do love the environment!
179. Pier Park, great schools, beautiful neighborhoods, friendly neighbors
180. Schools
181. Parks and recreation
182. Do not know
183. Walkability
184. Shoreline
185. Space for entertainment/restaurants/businesses
186. The walkability of Grosse Pointe and that it is pedestrian friendly. If this is improved upon with connection to downtown Detroit, this could be a draw for young families.
187. The people and park
188. The lake
189. The parks. If you go to Oakland county or other areas you are paying for a swim club to get less offerings than the parks we have.
190. Pier Park
191. It's character and charm
192. The strength of its neighborhoods and value on tradition.
193. The pier park
194. Parks and neighborhood
195. A quiet Lakefront community with a great deal of neighborhood character
196. Attraction of young families
197. Lake St.Clair
198. The community/people.
199. Location as a premier place to live in metro detroit
200. Keeping it a "family first" community with a small town feel
201. Continuing to focus on the families and demographics that currently make up the city as those are the people that want to live in the community.
202. Good schools
203. Wonderful offerings of family events through park and schools.
204. Community
205. Nothing. We want to move. Sleep town.
206. Community values

- 207. Community that offers great shopping and recreational amenities, and great public services!
- 208. Neighborhood character and proximity to downtown Detroit are strengths. Activating The Hill with more dining and retail is a great opportunity.
- 209. Tax base
- 210. A city council and city manager, including team members, that care about the city and DO NOT get involved in political drama that ultimately leads to inaction and paralysis.
- 211. Natural beauty and park
- 212. A clean, safe and quiet community.
- 213. Financial stability of the City government
- 214. TEST
- 215. The public services offered to older generations. For younger generations, the parks and schools.
- 216. services
- 217. Grosse Pointe Public Schools
- 218. Lake St. Clair
- 219. Excellent governance and police protection.
- 220. Park and schools
- 221. Small community
- 222. Educational options
- 223. Our parks, neighborhoods and business districts
- 224. The people who live here.
- 225. It's location
- 226. it is the most desirable of the Pointes and every family is dying to move here
- 227. The ability to develop the hill in true usable space by a younger demographic.
- 228. Excellent schools and residents that expect their tax dollars will be used to support their vision of what their community should represent.
- 229. the lake
- 230. not sure
- 231. neighborhood character and walkability
- 232. people and community character
- 233. Strong business momentum with new restaurants / retail on the Hill
- 234. proximity to Lake St Clair
- 235. Lake views

- 236. Access to lake St Clair
- 237. Pier Park
- 238. The neighbor mentality
- 239. Access to the lake
- 240. PROXIMITY TO EMPLOYMENT
- 241. Community spirit
- 242. Public schools, park facilities
- 243. location, police & fire, recreation
- 244. Pier Park
- 245. Water
- 246. Lake front living
- 247. Money
- 248. Location
- 249. Pier Park
- 250. The Pier Park or the ability to better utilize the Hill.
- 251. Sense of community.
- 252. The stability of the neighborhood
- 253. Parks, proximity to downtown, access to waterfront
- 254. Not sure. Dont really see a single asset. Maybe safety - thats good.
- 255. People
- 256. We live near Mack & Moross. I love being in walking distance of Dentist, PO, Restaurants, great Market, hair salon, florist, auto repair. Schools! Great Neighbors beautiful Pier Park. 5 min from Lake
- 257. schools and parks
- 258. Citizens that care about family values, but is inclusive!
- 259. Active community who brings new ideas
- 260. n/A
- 261. Exclusivity
- 262. Walkability
- 263. Pier Park, the public library, the public school system, and the public safety
- 264. Our own water system and the park.
- 265. "The Hill" offerings, walkability, family friend neighborhoods, Pier Park facilities
- 266. Not raising property taxes

- 267. Community
- 268. Being in the middle of grosse pointe
- 269. Lake St. Clair
- 270. The parks & Schools
- 271. The community feel. Let's keep it on the positive & worry about our dated/expiring infrastructure. Not on Detroit water - let's not use the sewer system either. Separate, for streets to smell fresh.
- 272. Good community that includes people with values.
- 273. Outstanding neighborhoods should not be disturbed
- 274. The lake
- 275. Parks
- 276. The quality of residents
- 277. Waterfront - places for people to have some respite. And attracting young people as the older generation phases out; young people need downtown options for enjoyment though.
- 278. attention to detail... In my few years living in the Farms, I have noticed how much the City cares about its residents.
- 279. Having the park and water accessibility
- 280. Farms Park and The Hill entertainment
- 281. The type of affluent people that buy houses.
- 282. The hill, it has ample parking and is prime to being cultivated into a more useful city center that can serve the retail and restaurant needs of the community
- 283. Great place to raise a family.
- 284. Pride/sense of community
- 285. Entertainment
- 286. The park!
- 287. Parks
- 288. central location, lake, pier park, mix of home sizes
- 289. Residential and commercial/ retail proximity
- 290. Geography - being by the lake
- 291. Good schools/involved citizens
- 292. Family oriented community
- 293. Small community that can work together
- 294. Parks, City Services like trash pick up, Police Department is excellent.
- 295. Neighborhood character.

- 296. Aesthetics
- 297. Schools and Parks
- 298. Public schools
- 299. The lakefront
- 300. Keeping and having young families living here. Its
- 301. N/A
- 302. Real estate
- 303. Pier Park
- 304. Single Family Homes
- 305. Walkability
- 306. Maintaining the beauty of the community
- 307. Trees that will someday grow to replace the elms
- 308. The lake!
- 309. The Hill and the park
- 310. The design of the community housing and streets
- 311. Neighborhood character, the beautiful architecture and the friendly people.
- 312. Continue as one of a few cities to only allow one family homes. Prices for home sale are high so keep it that way. There is plenty of rental space in other cities.
- 313. Safety
- 314. Lake St. Clair
- 315. Maintaining our property values. We have so much to offer residents .
- 316. Maintenance of the lake and seawalls. Continuing to provide high quality education. Preservation of our homes and neighborhoods.
- 317. Pier park
- 318. Schools, public safety and the lake
- 319. Parks and green space
- 320. Safe, stable neighborhood
- 321. our neighborhoods
- 322. Quality of people
- 323. library
- 324. The lake and Pier Park. Pier Park must be improved and a pedestrian walkway built along the lake to allow enjoyment of our greatest asset. We must improve this asset to distinguish our community
- 325. Strong neighborhoods

- 326. The stability of well-built older homes, and a populace who feel connected to the area.
- 327. Parks
- 328. Maintaining neighborhood character
- 329. The lake, the park on the lake, the fact that it's a safe, a family-friendly community with excellent libraries, community services and good, nearby medical centers. Proximity to downtown Det., too.
- 330. Location. We love returning from trips to drive or walk along the lake and in the park . Our trees must be kept healthy, they make the community.
- 331. Young families moving into the community
- 332. Pier Park
- 333. The lake.
- 334. The above question didn't allow for the one feature that distinguishes the Farms: Pier Park and the beach. Also, the Dirty Dog Jazz Cafe is a great asset.
- 335. City council seems to be concerned about the right things.
- 336. Proximity to Lake St Clair with great vistas, suburban feel and safety. I do worry that Oakland County has a stronger appeal to both families and seniors because of the many upgraded recreational fa,
- 337. Clean drinking water
- 338. Keeping the city safe and beautiful.
- 339. Schools, proximity to downtown, the lake, the sense of community.
- 340. Pier Park
- 341. Water. Accessibility to Detroit. Trees. Beautiful homes. Walkability.
- 342. The park and south highschool are town of the biggest assets.
- 343. Natural beauty.
- 344. Our safe neighborhoods and schools
- 345. Low crime.
- 346. Pier park and the hill
- 347. Farms Pier
- 348. Proximity to a large city and city-like amenities while still retaining a small town atmosphere.
- 349. Young homeowners
- 350. Housing
- 351. Staying fiscally responsible
- 352. All the city perks are wonderful.
- 353. Parks

- 354. Architecture- that we are quickly losing
- 355. Schools and parks
- 356. Our schools and parks
- 357. Walkability and close knit neighborhoods. Children have the freedom to ride their bikes and walk.
- 358. DPW and Public Service members
- 359. Not sure
- 360. Public safety, DPW, Pier Park, Lake, MACK/MOROSS, Hill - IF 1-Pier Park offer something for everyone/not just kids/families, 2-seawall fix, 3- Mack/Moross 55+ facility more deciduous trees -dog park.
- 361. Great neighborhoods, low crime, and great schools
- 362. Fresh water, safety, character, schools and recreation.
- 363. Pier Park
- 364. Walkable
- 365. Home architecture, city services & overall character
- 366. Schools
- 367. Wish Hill had more of same vibe/activity as Village.
- 368. Its beautiful and adjacent to the lake
- 369. Parks
- 370. Schools and sense of community
- 371. Not looking like Detroit---all tar, cement, parking lots on every corner and in every space.

Answered: 371

Skipped: 0

QUESTION 20.

In your opinion, what is Grosse Pointe Farms' greatest weakness heading into the future?

Responses

1. The taxes price a lot of people out of the area, which impacts diversity.
2. Lack of dining and shopping options that you find in the suburbs.
3. Acknowledging residents feeling
4. Susceptible to woke culture, opening city facilities to non-Pointers
5. Infrastructure, complacency, indecisiveness, and outside advertising of the community.

6. Often have to go elsewhere for retail and moderately priced dining
7. The potential to allow wokeness to destroy it all.
8. Rental Properties/Slum Landlords
9. Leftist ideology making a full court press on family traditions and values
10. Lack of condominiums
11. 1. We must keep our streets safe with great policing. We need to treat the police well and possibly pay them more if we can. 2. Another weakness is proximity to Detroit, where crime is high and properties are dilapidated. As a community we all need to be thoughtful of others by maintaining our homes and businesses. 3. I don't like the direction that the GP schools have gone in; teachers should not be politicking.
12. Sub bar entertainment options, restaurants and bars are kind of bland.
13. Diversity
14. No opinion
15. Grosse Pointe Public Schools
16. Lack of a vibrant town with exciting mix of retail and restaurants to make it a destination in SE MI
17. The public School system Is a mess
18. Letting residents suffer for the sake of a favored group; cliquishness.
19. Traffic. No Shopping
20. Property taxes
21. The naysayers on the GPF community Facebook page. We need affordable senior housing.
22. It doesn't feel like there is a reason to go to the hill unless you are eating. Fisher has been more exciting in its offerings.
23. Environmental friendliness
24. Need something on Mack more like the hill / park. Our door dining options things to do with kids
25. Childcare options , Road conditions and unsafe places to bike
26. Narrow residential streets
27. Infrastructure - why do we flood every 10 years
28. Flooding issues (basements, streets)
29. Not much growth with new businesses
30. Hate in our neighbors. Multiple community members have been blocked by our local newspaper for speaking out against closed minded views.
31. Limited mindset/biased newspaper encouraging that
32. Crime from Detroit

33. Infrastructure (water, roads, etc)
34. Maintain infrastructure- sewage- climate change and the lake/sea wall
35. Footing the bill for infrastructure issues
36. Lack of restaurants/retail
37. Taxes
38. Lack of tolerance, diversity, and welcoming to all.
39. Lack of condos
40. NIMBYism
41. seemingly limited outdoor dining
42. Lack of multifamily and lack of diversity.
43. Downtown Detroit economy
44. Lack of variety of housing and a boutique hotel
45. Traffic on side streets and crime
46. Schools changing the way they educate.
47. Being unwilling to change just because that is how it has always been. Also, we need a hotel or more VBRO options.
48. The stores in the Hill and Village aren't much of a draw so people don't head there and stay a while, they just grab and go whatever they need. Another weakness is lack of toddler education opportunities.
49. Low price property rentals. Renters do not have the same care and concern for the Farms.
50. Reputation
51. n/a
52. Maintain the standards of the past.
53. Restaurants/bars/retail
54. Lack of retail
55. Aging population , lack of amenities like a movie theatre, shopping and youth focused areas.
56. Unkempt homes. And lack of retail
57. Rental properties
58. lack of entertainment and activities
59. Limited retail and housing options
60. Break wall
61. Competing for younger residents with the trendy west side suburbs. Take some notes, GP has a "boring" and "old people place" reputation.

62. Maintaining current dining options
63. It's boring, not attracting hipsters
64. Socialist council members
65. Keeping the integrity of the community while maintaining affordability for younger families.
66. Infrastructure. And the want for more green space. Yes, pier park is great. But let's get our system up to the 21st century and not have half the city fear things will go south with every rain. Let's get the roads to be safer for our pedestrians and cyclists.
67. Declining school enrollment
68. schools; public safety
69. Infrastructure issues are going to cause people to leave
70. Needs more entertainment / retail
71. Daycare options for young families - we have three daughters who all have young families. One chose to like here and the other two are in Ann Arbor mostly due to daycare availability
72. Certain ppl on council that lean too far left & want to bring down what Farms stands for by having cheaper housing
73. School District needs to improve
74. Property taxes are very high and housing market lags behind other areas in metro Detroit.
75. More liberal policies that take away our freedoms and indoctrinate our children. . And tax increases for schools, unless the money is used wisely and with common sense.
76. Schools and Pier Park
77. Lack of market choice and density of mixed use buildings/ one level options for housing
78. Lack of family entertainment options—kids gyms and recreational spaces
79. Lack of sufficient focus on education
80. Progressive ideals that drive unwise budget decisions and unnecessary use of revenues
81. Lack of infrastructure (sewers), lack of community events.
82. People trying to change it. I find this survey should NOT be used to facilitate change as it is being done with a political motivation of creating more affordable housing and multi family housing options. The farms is what it is because of the song family homes and safety.
83. none
84. Cars taking up our city streets

85. n/a
86. Taxes and lack of affordable housing.
87. Not sure
88. Not enough offerings for young children
89. The health of Detroit.
90. see above
91. I'm very concerned about the direction of our public schools seem to be going.
92. lack of shopping/recreation
93. Our neighbors
94. No school transportation
95. Not enough shopping
96. Too little dining options.
97. New residents who move here and don't respect ordinances or existing architecture.
98. The sea wall damage that could lead to larger problems if not fixed
99. Lack of shopping/dining/community engagement experiences/ transportation options/etc.
100. Lack of Diversity
101. Too much office space
102. It doesn't appeal to the younger families because of the lack of entertainment.
103. Lack of restaurants / shopping.
104. Diversity
105. Flood prevention, and too few businesses of interest on Mack and Kercheval.
106. Entertainment
107. proximity to detroit and harper woods - dangerous freeway access
108. Demographics fewer children
109. Diversity
110. Downtown areas at risk of becoming outdated or full of financial advisors/ realtors/space that is not used by the community.
111. GPPSS
112. Lack of racial/cultural diversity
113. Lack of unified digital experience
114. It's infrastructure, especially in flooding situations.

115. Not enough for young families to do. The pier park is great but summer is only 3 months
116. None
117. school system and lack of daycare options in the area
118. ?
119. Lack of diversity
120. Not as inviting and vibrant for young families
121. Lack of fast casual dining in the hill, traffic control issues
122. proximity to changing surrounding neighborhoods
123. Restaurants
124. Failure to develop the properties the Farms owns
125. Public School System leadership, lack of boutique hotel
126. The thought process regarding Diversity
127. Recession
128. Sewer/infrastructure & public safety
129. Too many people do not maintain their property.
130. too "old" of an opinion on what the city needs to move forward into the 21st century and beyond
131. Infrastructure/water and flooding concerns
132. Aging infrastructure
133. Lack of housing for elderly
134. High property taxes
135. Not enough pedestrian crosswalks
136. Not enough rentals, apartments, restaurants
137. Tough retail environment - schools do not seem as highly rated as in the past.
138. Being able to create a balance between keeping Grosse Pointe charm and adding family friendly establishments and activities
139. Not having enough good restaurants and community plant events
140. Other than not much shopping on the Hill, can't think of anything.
141. It's residents
142. Limited community transportation
143. Not having generally affordable options
144. Lack of structure and vision. We rely too much on "how it was" and have not prepared ourself to live into current times, let alone the future

145. Bike lanes
146. Roads
147. Taxes are way too high
148. Antiquated infrastructure around trees, roads, and water.
149. Infrastructure issues resulting in homes flooding
150. politics running down city wanting free crap (Democrats)
151. Affordable Shopping - affordable Grocery options
152. Infrastructure for EV
153. Public schools and lack of young childcare and education
154. Degradation of public behavior (cellphones, skateboards, bicycles, i.e., failed parental teaching, upbringing, and supervision. (Senses of entitlement)
155. No weaknesses - perhaps sea wall could be repaired
156. Not planting enough trees immediately for those that are aging or ready to be removed.
157. People trying to change the character
158. Woke politics
159. Some residential streets are narrow and concerns over aging infrastructure (flooding)
160. N/A
161. Aging infrastructure
162. Public works..flooding, power outages, and icy sidewalks should be a thing of the past
163. The destruction of natural resources and scenery.
164. Mack Avenue and proximity to Detroit Precinct #9
165. Lack of commerce.
166. City needs to listen to resident's needs when they have complaints that violate ordinances.
167. Lack of diversity, extremely conservative and resource heavy landscaping. Water quality degradation from lawn pesticide/ fertilizer/ winter salt run off.
168. Not utilizing being on the water
169. Becoming too liberal.
170. Dunno
171. Neighbors who have little regard for harmonious living
172. Lack of retail and diversity
173. Proximity to mack and type of retail and fast food

174. Honestly - several city council members attitude about the losses suffered by home owners in GPF, I would be remiss to mention, though, that the efforts to clear the streets was notable and people who did the work were sympathetic to the homeowners-
175. lack of Diversity
176. Nothing
177. Do not know
178. Old people not moving and allowing young families to move in
179. New construction
180. Flooding exposure
181. Proximity to Detroit is a blessing and a curse. Proximity to downtown is great whereas the run down neighborhoods is a negative.
182. Lack of retail / dining
183. Systemic racism
184. Overpricing / over taxing / weak special education programs in the schools / lack of early childhood education/ daycares
185. Lack of maintenance.
186. The lack of a Target/an affordable market for household goods
187. Lack of access to a Target or movie theater.
188. Lack of diversity and the quality of the public schools going down hill
189. Lack of diversity
190. Crowded streets due to allowing cars to remain parked overnight.
191. The aging population
192. Decline of the schools
193. High crime/disinvestment in neighboring regions.
194. Property taxes
195. Economic sustainability of our accustomed level of services and parks
196. Wayne county dictating decisions our school system makes
197. Not enough mix of restaurants and shops.
198. Lack of diversity and sustainability
199. City council that does nothing. Planning does nothing. Nothing for our kids to enjoy.
200. Increasing property taxes
201. Retail choices. Get the real estate offices on the second floors!
202. Aging houses and seasonal flooding

203. Affordable housing for young and old
204. "Change" for the sake of change is not always the best strategy. Things are working now.
205. Poor educational offerings in public school
206. Those who do not value others.
207. Poor infrastructure - roads and sewers
208. TEST
209. Working with Wayne County and G.P. Shores will be the most difficult and greatest weakness have to get the seawall and Lake Shore fixed.
210. Lack of sustainable infrastructure and too many chemicals in our water.
211. Failing to address the needs and interests of younger generations
212. Too few retail shops
213. We need better roads and sidewalks.
214. surrounding neighborhoods
215. No retail
216. Safety
217. Too many of the same businesses (Hair/Nail salons)
218. The lack of community events and utilization of the Hill.
219. Pier park is very outdated and doesn't offer a lot to its residents in comparison to the other parks.
220. Lack of early childhood support services for dual-working parent families - we need daycares/early childhood education centers, public recreation activities for YOUNG kids (0-5), and things that will attract young families with higher incomes to choose to live in the Farms, put down roots, and stay here for the next 30+ years. Birmingham has many more options for young working families (in-home and public daycares, swim schools, art + dance classes, indoor play facilities for winter months, etc.)...they also have a wide variety of young family-friendly restaurants. GPF has Morning Glory, but no one is bringing their kids to Luxe, Bronze Door, Cafe Nini, Dirty Dog, etc...they all go to the Park to Atwater/Red Crown/Bricks, etc. If GPF would spend more time and resources walking the walk to show families that we truly are the best Pointes location for young families, it will pay off in spades. People will be less inclined to move to a rival district because of all the "non school" options they'd be leaving behind. Then, GPF would truly be a "family friendly" place to be. Also (for what it's worth), there needs to be a massive public safety campaign about wearing helmets when riding bicycles. I've lived many places before Grosse Pointe and am constantly flabbergasted by HOW MANY KIDS AND PARENTS do not wear bicycle helmets. Ticket them. Bring public safety events to the schools. Show shattered helmets and broken bikes from crashes. The lax attitude and "ehh, the kids just take them off" mentality is shocking.

- 221. Minimal growth of young families.
- 222. Lack of representation at the County and State level.
- 223. fear of change
- 224. limited downtown area
- 225. to many financial and real estate offices in prime retail locations is at root of several negatives when it comes to the hill vs the village
- 226. cost of maintaining an aging infrastructure
- 227. Lack of infrastructure to serve non-vehicle transportation for local families (bike lanes, pedestrian only areas, etc)
- 228. border City of Grosse Pointe Farms along Mack Ave. crime
- 229. lack of pickleball courts
- 230. Mack Ave.
- 231. Public schools
- 232. No pickleball courts
- 233. Keeping it clean and allowing small businesses to grow
- 234. lack of a hotel
- 235. BOWING TO THE FEW VOICES SEEKING RADICAL CHANGES TO A CENTURIES OLD COMMUNITY
- 236. Sewer/drainage system
- 237. Lack of restaurants and retail
- 238. property tax comparisons
- 239. None. GPF amenities and city services are unmatched.
- 240. Aging population
- 241. Lack of evening activities for teens and young adults.
- 242. NIMBY ism
- 243. Politics
- 244. Sewer system
- 245. There are too financial, real estate or medical buildings. The city also needs to do a better job organizing events for its community members.
- 246. Loss of trees and charm.
- 247. Maintaining level of services at minimal cost
- 248. Mack/ Moross corridor
- 249. No greenspace and limited offers for pregnant women and small children.
- 250. Water/sewage infrastructure

- 251. Being taken over like the Park. Losing our great markets like Village Mkt & Farms Mkt. and having spas and bars everywhere
- 252. accessibility for seniors and increased taxes
- 253. Aging population, need a growing tax base. And new sewers!
- 254. Doing things the way they have always been done.
- 255. n/a
- 256. No movie theater
- 257. Public safety. We have outstanding public safety services, however some officers are reluctant to enforce codes; i.e. refusing issue tickets for parking in front of a fire hydrant. This makes me wonder what other codes are ignored. I also believe that prohibiting street parking over night would reduce the attractiveness of our community to thieves.
- 258. Safety along Detroit border.
- 259. Would love to see leashed Dog access to Pier Park
- 260. Condition of roads
- 261. Safety
- 262. Lack of diversity
- 263. Controlling the rat population.
- 264. The Board of Education and GPPSS is focused on the wrong aspects of education. We need classical education instead of focusing on race, gender and equality of grades, which is inherently divisive.
- 265. Seemingly stuck in the past with dated views
- 266. Housing availability, choice, and affordability
- 267. Not enough entertainment venues
- 268. Not enough housing density
- 269. City planners and city council contemplating affordable housing or legal marijuana dispensaries. Don't do it.
- 270. Doing things the way they've always been done, just because that's how the old guard likes it. Catering to the aging, wealthy population and not doing enough to attract and retain younger families.
- 271. Trying to be all things to all people. Change is good but keep doing the things GPF is good at. People moved here for the beauty & safety of the community. Keep doing what has worked for years and improve on the things that need always need updating (infrastructure, economic stability, etc)
- 272. I'm worried about our schools. Administration needs to focus (and maintain focus) on LEARNING. Please keep politics and social trends out of the decision-making process. Families have enough exposure to these issues in their personal lives. Academics should be the priority.

- 273. The safety of residents and property
- 274. No real awareness of value added by mature trees, wildlife, birds.
- 275. Lack of childcare
- 276. Succumbing to renters, detroit infiltration, quality of care
- 277. Improve waterfront opportunity with sidewalk/boardwalk. And then the Business fronts empty due to pandemic or other issues. Need a healthy dining / downtown scene
- 278. School system that is not innovating. Without staying ahead of changes in education, we will fall behind and will not bring in new families to the area. Ultimately, this one aspect of the city affects property values, retail & commercial economics, public relations and reputation, and so much more.
- 279. Not enough retail and dining options, have to go outside of grosse pointe farms often for things
- 280. There are not a lot of options for shopping and eating out. The options we have are great but we frequently leave for different options.
- 281. The crumbling waterfront. For a city to have more than a quarter of its perimeter on the water with little utilization of it is a missed opportunity. Especially with the required sea wall fix that will need to happen in the future.
- 282. attracting restaurants and retail. Not enough open space for new condos for older residents.
- 283. If we lose site of the fact that we are designed to be a family oriented community for high income families paying high tax bills to send their children to our schools.
- 284. It doesn't offer much in terms of entertainment
- 285. Pool needs updating
- 286. Not sure
- 287. Schools
- 288. Infrastructure. The inland sewer district is a threat to our homes. The crumbling water front is unsafe, improving this could provide more accessibility for all our residents. Seems we struggle to even maintain lights at the dog park which affects safety
- 289. Too many rentals
- 290. Clinging to the past
- 291. aging population
- 292. Lack of retail and dining options
- 293. More activities for children, bike lanes are a must. The farms is popular for new families with children and would love to see more activities surrounding that
- 294. Flooding of basements Inland District

- 295. Lack of accessible senior housing
- 296. Lack of restaurants that are good
- 297. Infrastructure
- 298. Current School Board
- 299. Aging infrastructure ... water, electric, telecommunications.
- 300. It would be great to have our own movie theater since we can't use the parks.
- 301. N/A
- 302. Lack of willingness to change and innovate
- 303. Retail offerings
- 304. Too many rentals AirBNB
- 305. Almost no retail
- 306. I worry most about the schools & eroding lakeshore
- 307. Aging housing stock in an area when it is not appreciated and preserved by the next generation
- 308. Lack of community spaces
- 309. Lack of diverse options on the Hill. Bring in newer age restaurants and breweries to entice young couples and families to move here
- 310. Lack of turnover in the housing stock for younger families to move in.
- 311. Housing options for empty nesters who want to downsize.
- 312. COMMUNICATION! Most people do not know the city ordinances and no one is inspecting property to make sure they are followed!
- 313. Human diversity
- 314. infrastructure - we need to update the sewers and water runoff system if we are to maintain current residents and attract new residents to the area. People need to feel safe and secure in their homes and having strong community infrastructure provides the basis for that stability.
- 315. Allowing "Woke" influences.
- 316. Historical preservation. The demolition of old homes with character and the construction of new homes in their place will detract from the beauty of the community.
- 317. Lack of retail and dining options.
- 318. Ugly Mack and Moross area
- 319. Diversity
- 320. Lack of diversity in the population
- 321. lack of bars/entertainment

- 322. Housing stock that does not attract young families or accommodate older citizens
- 323. schools
- 324. A lack of willingness to plan for the future and make necessary changes. If we don't improve we will stagnate and die. Residents must embrace a changing demographic and future challenges
- 325. Community cohesiveness
- 326. traffic could be an issue,
- 327. lack of retail
- 328. Neighborhoods along Mack
- 329. Aging of: population, housing, infrastructure. Environmental issues (a park where you can't swim in the lake). Working to keep community close and supportive of each other in what's become a divisive era.
- 330. Infrastructure, constant fear of basement flooding. Above ground electric wires,
- 331. Community members buying into misinformation & trying to create division
- 332. Lack of public safety annex at Mack & Moross. Viable business offerings along Mack.
- 333. Stagnation fueled by desire to not separate ourselves from the other Pointes and embrace the changes necessary to compete with the West Side communities.
- 334. Not being a leader in sustainable and environmental infrastructure. More permeable road and parking surfaces, native plantings, rain gardens and bioswayles, retention basins to help mitigate flooding. Banning noisy polluting leaf blowers.
- 335. The public schools. We must get the school board back from current ideologues.
- 336. Reduced options for senior housing, ranch homes, and contemporary facilities to compete with Oakland County attractions.
- 337. Lack of proper storm drainage
- 338. Through COVID I think it shined a light on how politically driven this school system is. It was disappointing to see them putting the mental health and emotional well being of our children last.
- 339. Closed mindedness
- 340. n/a
- 341. Diversity. Too exclusive. Not enough support for the arts. Restaurant choices.
- 342. Lack of restaurants and bars on the Hill. The park has far more offerings.
- 343. No opinion.

- 344. We need to insure our schools continue to improve
- 345. high property taxes
- 346. Breakwall
- 347. Movie theater
- 348. I think our lack of true representation at the county, state and federal government level. Our voice and concerns are not adequately represented at any level of government.
- 349. Lack of entertainment venues
- 350. Lack of retail. The website is hard to navigate
- 351. Infrastructure
- 352. Fear of losing some of the charm of the pointes
- 353. Financial
- 354. Not respecting our architecture
- 355. Not enough city event to attract people to the hill.
- 356. The Farms seems disconnected from the rest of the pointes
- 357. The lack of early childcare facilities. It's very difficult for young families to find childcare within GP.
- 358. I'm not sure.
- 359. Not sure
- 360. Sustainable \$\$\$. GPPSS. Also, GPPSS issues with area residents - they don't care nor have respect for residents around the schools.
- 361. Young people returning after college
- 362. Encroaching crime.
- 363. Economic stability
- 364. Maintenance
- 365. Nothing to complain about
- 366. Mack/moross area
- 367. Attracting young families with children
- 368. insufficient housing for over 55
- 369. Density
- 370. Lack of senior housing available
- 371. Shortsightedness, destruction, construction and too many hard spaces, surfaces.

Answered: 371

Skipped: 0

QUESTION 21.

Where do you typically get your information about Grosse Pointe Farms and community affairs and programs?

Choice	Responses	Percentage
City website	190	51.21%
Newspaper/Public hearing notice	225	60.65%
City/Public meetings	36	9.70%
TV/Radio	6	1.62%
Word of mouth	160	43.13%
Social media	183	49.33%
Other Answers	20	5.39%

Big fan of our social media pages & although I'm not the biggest fan of council members being "accessible" on Facebook, it's nice when questions are asked, we can get some sort of clarity. Love when GP News publishes updates/events to reiterate all that is coming via e blasts too.

Email

City emails

Friends and neighbors

Email

Communication with Coty staff

Flyers around town in local businesses highlighting community events.

Grosse Pointe News

City email

Nixel alerts

"Community participation

Contact me if you need a volunteer! I also worked for the Plymouth DDA!
Amanda Dawnrich 313 Moross; 313-690-0448"

Going on wide-ranging walks and observing constantly.

Mailed Newsletter

City emails and publications

Grosse Pointe Farms community page

Emails from city

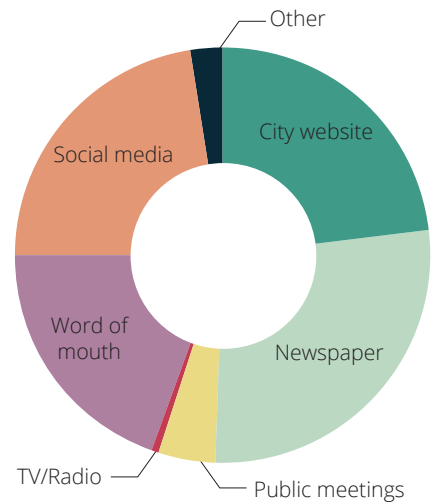
Grosse Pointe News

"Coffee with Joe"!

emails from the city and library. (very helpful - the website especially is very user-friendly!)

Nixle reports, city leaflets/newsletters

Answered	371
Skipped	0



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**CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023**

**SUBJECT: CLEMIS Agreement Renewal
DEPARTMENT: Public Safety
SUBMITTED BY: Director John Hutchins**

BACKGROUND INFORMATION: The CLEMIS (Courts and Law Management Information System) agreement with the city requires a renewal of the agreement every five years. The renewal requires the signature of the City Manager and a copy of the resolution or minutes from a GPF City Council meeting authorizing signatory permission to sign the agreement.

SUGGESTED RESOLUTION: Consider and pass a resolution allowing the City Manager to sign the renewal of the CLEMIS agreement with the city, allowing for a continuation of CLEMIS services.

**AGREEMENT FOR I.T. SERVICES BETWEEN
OAKLAND COUNTY AND
CITY OF GROSSE POINTE FARMS**

This Agreement (the "Agreement") is made between Oakland County, a Municipal and Constitutional Corporation, 1200 North Telegraph Road, Pontiac, Michigan 48341 ("County"), and City of Grosse Pointe Farms ("Public Body") 90 Kerby Road, Grosse Pointe Farms, MI 48236 . County and Public Body may also be referred to jointly as "Parties".

PURPOSE OF AGREEMENT. County and Public Body enter into this Agreement for the purpose of providing Information Technology Services ("I.T. Services") for Public Body pursuant to Michigan law.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows.
 - 1.1. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, Exhibit and attachment.
 - 1.2. **Claims** mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against County or Public Body, or for which County or Public Body may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether any such claims are brought in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.
 - 1.3. **"Confidential Information"** means all information and data that the County is required or permitted by law to keep confidential including records of County' security measures, including security plans, security codes and combinations, passwords, keys, and security procedures, to the extent that the records relate to ongoing security of the County as well as records or information to protect the security or safety of persons or property, whether public or private, including, but not limited to, building, public works, and public water supply designs relating to ongoing security measures, capabilities and plans for responding to a violation of the Michigan anti-terrorisms act, emergency response plans, risk planning documents, threat assessments and domestic preparedness strategies.
 - 1.4. **County** means Oakland County, a Municipal and Constitutional Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.

- 1.5. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
- 1.6. **Public Body** means the City of Grosse Pointe Farms which is an entity created by state or local authority or which is primarily funded by or through state or local authority, including, but not limited to, its council, its Board, its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors. For purposes of this Agreement, Public Body includes any Michigan court, when acting in concert with its funding unit, to obtain I.T. Services.
- 1.7. **Public Body Employee** means any employees, officers, directors, members, managers, trustees, volunteers, attorneys, and representatives of Public Body, licensees, concessionaires, contractors, subcontractors, independent contractors, agents, and/or any such persons' successors or predecessors (whether such persons act or acted in their personal, representative or official capacities), and/or any persons acting by, through, under, or in concert with any of the above who have access to the I.T. Services provided under this Agreement. "Public Body Employee" shall also include any person who was a Public Body Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
- 1.8. **Points of Contact** mean the individuals designated by Public Body and identified to County to act as primary and secondary contacts for communication and other purposes as described herein.
- 1.9. **I.T. Services** means the following individual I.T. Services provided by County's Department of Information Technology, if applicable:
- 1.9.1. **Online Payments** mean the ability to accept payment of monies owed to Public Body initiated via a website maintained by County using a credit card, a debit card that functions as a credit card, or electronic debit of a checking account.
- 1.9.2. **Over The Counter Payments** means the ability to accept payment of monies owed to Public Body initiated via a credit card reader attached to an on-premise computer with access to a website maintained by County using a credit card or a debit card that functions as a credit card.
- 1.9.3. **Pay Local Taxes** means the ability to accept payment of local property taxes owed to Public Body initiated via a website maintained by County using a credit card, a debit card that functions as a credit card, or an electronic debit of a checking account. (Does not apply to Public Bodies outside of Oakland County).
- 1.9.4. **Jury Management System** means a subscription based software that facilitates the selection and communication with potential and selected individuals who may serve as jurors.
- 1.9.5. **Collaborative Asset Management System ("CAMS")** means providing for the collaborative use of information related to public assets, such as water, sanitary sewer, and/or storm sewer infrastructure, that is managed by various governmental entities participating in the CAMS within the County of Oakland in order to promote the effective maintenance and care of these assets.
- 1.9.6. **Data Center Use & Services** means providing space for Public Body's equipment in County's Data Center and access to electrical power and backup power.

- 1.9.7. **Remedial Support Services** means providing Public Body assistance with diagnosis and configuration of Public Body owned system components.
- 1.9.8. **Oaknet Connectivity** means use of communication lines and network equipment maintained by County for the transmission of digital information whether leased or owned by County.
- 1.9.9. **Internet Service** means access to the Internet from Public Body's work stations. Access from the Internet to Public Body's applications, whether at County or at Public Body (hosting), is not included.
- 1.9.10. **CLEMIS** means the Court and Law Enforcement Management Information System, an information management system comprised of specific software applications (CLEMIS Applications) operated and maintained by the CLEMIS Division of County.
- 1.9.11. **ArcGIS Online** means the ability to access a web based, collaborative Geographic Information System (GIS) that allows users having an ArcGIS Online (AGO) Named User account to create and share maps, applications (apps), layers, analytics, and data in Environmental Systems Research Institute, Inc.'s ("ESRI") secure cloud.
- 1.9.12. **Data Sharing** means the ability for the Public Body to utilize Access Oakland Products and data owned and maintained by the County on or in relation to its Geographic Information System (GIS).
- 1.9.13. **Pictometry Licensed Products** means the ability to use a Geographic Information System (GIS) solution that allows authorized users to access Pictometry-hosted high-resolution, orthogonal and oblique imagery.
- 1.9.14. **Security Best Practices Advice** means providing information on tools that may be used to enhance network security posture.
- 1.10. **Service Center** means the location of technical support and information provided by County's Department of Information Technology.
- 1.11. **Exhibits** mean the following descriptions of I.T. Services which are governed by this Agreement only if they are attached to this Agreement and selected below or added at a later date by a formal amendment to this Agreement:
- Exhibit I: Online Payments
 - Exhibit II: Over The Counter Payments
 - Exhibit III: Pay Local Taxes
 - Exhibit IV: Jury Management System
 - Exhibit V: Collaborative Asset Management System (CAMS)
 - Exhibit VI: Remedial Support Services
 - Exhibit VII: Data Center Use and Services
 - ☒ Exhibit VIII: Oaknet Connectivity
 - Exhibit IX: Internet Service
 - ☒ Exhibit X: CLEMIS
 - Exhibit XI: ArcGIS Online

Exhibit XII: Data Sharing

Exhibit XIII: Pictometry Licensed Products

Exhibit XIV: Security Best Practice Advice

2. **COUNTY RESPONSIBILITIES.**

- 2.1. County, through its Department of Information Technology, shall provide the I.T. Services selected above which are attached and incorporated into this Agreement.
- 2.2. County shall support the I.T. Services as follows:
 - 2.2.1. **Access.** County will provide secure access to I.T. Services for use on hardware provided by Public Body as part of its own computer system or as otherwise provided in an Exhibit to this Agreement.
 - 2.2.2. **Maintenance and Availability.** County will provide maintenance to its computer system to ensure that the I.T. Services are functional, operational, and work for intended purposes. Such maintenance to County's system will include "bug" fixes, patches, and upgrades, such as software, hardware, database and network upgrades. The impact of patches and/or upgrades to the applications will be thoroughly evaluated by County and communicated to Public Body through their Points of Contact prior to implementation in Public Body's production environment. County will reserve scheduled maintenance windows to perform these work activities. These maintenance windows will be outlined specifically for each application in the attached Exhibits.
 - 2.2.2.1. If changes to scheduled maintenance windows or if additional maintenance times are required, County will give as much lead time as possible.
 - 2.2.2.2. During maintenance windows, access to the application may be restricted by County without specific prior notification.
- 2.3. County may deny access to I.T. Services so that critical unscheduled maintenance (i.e. break-fixes) may be performed. County will make prompt and reasonable efforts to minimize unscheduled application downtime. County will notify the Points of Contact about such interruptions with as much lead time as possible.
- 2.4. **Backup and Disaster Recovery.**
 - 2.4.1. County will perform periodic backups of I.T. Services hosted on County's computer system. Copies of scheduled backups will be placed offsite for disaster recovery purposes.
 - 2.4.2. County will maintain a disaster recovery process that will be used to recover applications during a disaster or failure of County's computer system.
- 2.5. **Auditing.** County may conduct scheduled and unscheduled audits or scans to ensure the integrity of County's data and County's compliance with Federal, State and local laws and industry standards, including, but not limited to, the Health Insurance Portability and Accountability Act (HIPAA) and Payment Card Industry Data Security Standard (PCI DSS.)

- 2.5.1. In order to limit possibility of data theft and scope of audit requirements, County will not store credit card account numbers. County is only responsible for credit card data only during the time of transmission to payment processor.
- 2.6. **Training and Information Resources.** County may provide training on use of the I.T. Services on an as-needed basis or as set forth in an Exhibit to this Agreement.
- 2.7. **Service Center.** I.T. Service incidents requiring assistance must be reported to the Service Center, by the Points of Contact, to the phone number, e-mail or website provided below. The Service Center is staffed to provide support during County's normal business hours of 8:30 a.m. to 5:00 p.m., EST, Monday through Friday, excluding holidays. The Service Center can receive calls to report I.T. Service outages 24 hours a day, 7 days a week. Outages are defined as unexpected service downtime or error messages. Depending on severity, outage reports received outside of County's normal business hours may not be responded to until the resumption of County's normal business hours.

Service Center Phone Number	248-858-8812
Service Center Email Address	servicecenter@oakgov.com
Service Center Website	https://sc.oakgov.com

- 2.8. County may access, use and disclose transaction information and any content to comply with the law such as a subpoena, Court Order or Freedom of Information Act request. County shall first refer all such requests for information to Public Body's Points of Contact for their response within the required time frame. County shall provide assistance for the response if requested by the Public Body's Points of Contact, and if able to access the requested information. County shall not distribute Public Body's data to other entities for reasons other than in response to legal process.
- 2.9. I.T. service providers require County to pass through to Public Body certain terms and conditions contained in license agreements, service agreements, acceptable use policies and similar terms of service, in order to provide I. T. Services to Public Body. The County will provide Public Body with access to these terms and conditions. County will provide notice when it becomes aware of changes to the terms and conditions of these agreements that are applicable to Public Body.

3. **PUBLIC BODY RESPONSIBILITIES.**

- 3.1. Public Body shall immediately notify County of any unauthorized use of the I.T. Services and any breach of security of the I.T. Services. Public Body shall cooperate with County in all investigations involving the potential misuse of County's computer system or data.
- 3.2. Public Body is the owner of all data provided by Public Body and is responsible to provide all initial data identified in the attached Exhibits, in a format acceptable to County, and, for the CLEMIS Exhibit, as required by applicable statute, regulation, or administrative rule. Public Body is responsible for ensuring the accuracy and currency of data contained within its applications.
- 3.3. Public Body shall follow County's I.T. Services requirements as described on County's website. Public Body shall comply with County's minimum standards for each Internet browser used by Public Body to access I.T. Services as set forth in an Exhibit(s) to this Agreement. Public Body shall meet any changes to these minimum standards that County may reasonably update from time to time.

- 3.4. Public Body shall not interfere with or disrupt the I.T. Services provided herein or networks connected with the I.T. Services.
- 3.5. Public Body requires that each Public Body Employee with access to I.T. Services shall:
 - 3.5.1. Utilize an antivirus software package/system on their equipment and keep same updated in a reasonable manner.
 - 3.5.2. Have a unique User ID and password that will be removed upon termination of Public Body Employee's employment or association with Public Body.
 - 3.5.3. Maintain the most reasonably current operating system patches on all equipment accessing the I.T. Services.
- 3.6. If authorized by County, Public Body may extend I.T. Services to other entities which are created by or primarily funded by state or local authority. If County authorizes Public Body to provide access to any I.T. Services to other entities, Public Body shall require those entities to agree to utilize an antivirus software package/system on computers accessing the I.T. Services and to assign users of the I.T. Services a unique User ID and password that will be terminated when a user is no longer associated with the entity. Public Body must require an entity receiving I.T. Services under this Section, to agree in writing to comply with the terms and conditions of this Agreement and to provide County with a copy of this writing.
- 3.7. For each I.T. Service covered by an Exhibit to this Agreement, Public Body shall designate two representatives to act as a primary and secondary Points of Contact with County. The Points of Contact responsibilities shall include:
 - 3.7.1. Direct coordination and interaction with County staff.
 - 3.7.2. Communication with general public supported by Public Body.
 - 3.7.3. Following County's procedures to report an application incident.
 - 3.7.4. If required by County, attend training classes provided by County either online or at County's Information Technology Building in Waterford, Michigan or other suitable location determined by County.
 - 3.7.5. Providing initial support services to Public Body users prior to logging a Service Center incident with County.
 - 3.7.6. Requesting security changes and technical support from the Service Center.
 - 3.7.7. Testing Applications in conjunction with County, at the times and locations mutually agreed upon by County and Public Body.
 - 3.7.8. To report a service incident to the Service Center, one of Public Body's Points of Contact shall provide the following information:
 - 3.7.8.1. Contact Name
 - 3.7.8.2. Telephone Number
 - 3.7.8.3. Email Address
 - 3.7.8.4. Public Body Name
 - 3.7.8.5. Application and, if possible, the specific module with which the incident is associated.

- 3.7.8.6. Exact nature of the problem or function including any error message that appeared on the computer screen.
- 3.7.8.7. Any action the Points of Contact or user has taken to resolve the matter.
- 3.8. Public Body may track the status of the incident by calling the Service Center and providing the Incident Number.
- 3.9. Public Body shall respond to Freedom of Information Act Requests relating to Public Body's data.
- 3.10. I.T. service providers require County to pass through to Public Body certain terms and conditions contained in license agreements, service agreements, acceptable use policies and similar terms of service, in order to provide I. T. Services to Public Body. Public Body agrees to comply with these terms and conditions. Public Body may follow the termination provisions of this Agreement if it determines that it cannot comply with any of the terms and conditions.

4. **DURATION OF INTERLOCAL AGREEMENT.**

- 4.1. This Agreement and any amendments shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party except as otherwise specified below. The approval and terms of this Agreement and any amendments, except as specified below, shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State. If Public Body is a Court, a signature from the Chief Judge of the Court shall evidence approval by the Public Body, providing a resolution and minutes does not apply. If the Public Body is the State of Michigan, approval and signature shall be as provided by law.
- 4.2. Notwithstanding Section 4.1, the Chairperson of the Oakland County Board of Commissioners is authorized to sign amendments to the Agreements to add Exhibits that were previously approved by the Board of Commissioners but are requested by Public Body after the execution of the Agreement. An amendment signed by the Board Chairperson under this Section must be sent to the Election Division in the County Clerk's Office to be filed with the Agreement once it is signed by both Parties.
- 4.3. Unless extended by an Amendment, this Agreement shall remain in effect for five (5) years from the date the Agreement is completely executed by all Parties or until cancelled or terminated by any of the Parties pursuant to the terms of the Agreement.

5. **PAYMENTS.**

- 5.1. I.T. Services shall be provided to Public Body at the rates specified in the Exhibits, if applicable.
- 5.2. **Possible Additional Services and Costs.** If County is legally obligated for any reason, e.g. subpoena, Court Order, or Freedom of Information Request, to search for, identify, produce or testify regarding Public Body's data or information that is electronically stored by County relating to I.T. Services the Public Body receives under this Agreement, then Public Body shall reimburse County for all reasonable costs the County incurs in searching for, identifying, producing or testifying regarding such data or information. County may waive this requirement in its sole discretion.
- 5.3. County shall provide Public Body with a detailed invoice/explanation of County's costs for I.T. Services provided herein and/or a statement describing any amounts owed to County.

Public Body shall pay the full amount shown on any such invoice within sixty (60) calendar days after the date shown on any such invoice. Payment shall be sent along with a copy of the invoice to: Oakland County Treasurer – Cash Acctg, Bldg 12 E, 1200 N. Telegraph Road, Pontiac, MI 48341.

- 5.4. If Public Body, for any reason, fails to pay County any monies when and as due under this Agreement, Public Body agrees that unless expressly prohibited by law, County or the Oakland County Treasurer, at their sole option, shall be entitled to set off from any other Public Body funds that are in County's possession for any reason, including but not limited to, the Oakland County Delinquent Tax Revolving Fund ("DTRF"), if applicable. Any setoff or retention of funds by County shall be deemed a voluntary assignment of the amount by Public Body to County. Public Body waives any Claims against County or its Officials for any acts related specifically to County's offsetting or retaining of such amounts. This paragraph shall not limit Public Body's legal right to dispute whether the underlying amount retained by County was actually due and owing under this Agreement.
- 5.5. If County chooses not to exercise its right to setoff or if any setoff is insufficient to fully pay County any amounts due and owing County under this Agreement, County shall have the right to charge up to the then-maximum legal interest on any unpaid amount. Interest charges shall be in addition to any other amounts due to County under this Agreement. Interest charges shall be calculated using the daily unpaid balance method and accumulate until all outstanding amounts and accumulated interest are fully paid.
- 5.6. Nothing in this Section shall operate to limit County's right to pursue or exercise any other legal rights or remedies under this Agreement or at law against Public Body to secure payment of amounts due County under this Agreement. The remedies in this Section shall be available to County on an ongoing and successive basis if Public Body at any time becomes delinquent in its payment. Notwithstanding any other term and condition in this Agreement, if County pursues any legal action in any court to secure its payment under this Agreement, Public Body agrees to pay all costs and expenses, including attorney fees and court costs, incurred by County in the collection of any amount owed by Public Body.

6. ASSURANCES.

- 6.1. Each Party shall be responsible for any Claims made against that Party by a third party, and for the acts of its employees arising under or related to this Agreement.
- 6.2. Except as provided for in Section 5.6, in any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.
- 6.3. Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.
- 6.4. Public Body shall be solely responsible for all costs, fines and fees associated with any misuse by its Public Body Employees of the I.T. Services provided herein.
- 6.5. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.
- 6.6. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party

have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

- 6.7. Each Party shall comply with all federal, state, and local ordinances, regulations, administrative rules, and requirements applicable to its activities performed under this Agreement.

7. USE OF CONFIDENTIAL INFORMATION

- 7.1. The Parties shall not reproduce, provide, disclose, or give access to Confidential Information to the County or to a Public Body Employee not having a legitimate need to know the Confidential Information, or to any third-party. County and Public Body Employees shall only use the Confidential Information for performance of this Agreement. Notwithstanding the foregoing, the Parties may disclose the Confidential Information if required by law, statute, or other legal process provided that the Party required to disclose the information: (i) provides prompt written notice of the impending disclosure to the other Party, (ii) provides reasonable assistance in opposing or limiting the disclosure, and (iii) makes only such disclosure as is compelled or required. This Agreement imposes no obligation upon the Parties with respect to any Confidential Information which can establish by legally sufficient evidence: (i) was in possession of or was known by prior to its receipt from the other Party, without any obligation to maintain its confidentiality; or (ii) was obtained from a third party having the right to disclose it, without an obligation to keep such information confidential.
- 7.2. Within five (5) business days' receipt of a written request from the other Party, or upon termination of this Agreement, the receiving Party shall return or destroy all of the disclosing Party's Confidential Information.

8. DISCLAIMER OR WARRANTIES.

- 8.1. The I.T. Services are provided on an "as is" and "as available" basis. County expressly disclaims all warranties of any kind, whether express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose and non-infringement.
- 8.2. County makes no warranty that (i) the I.T. Services will meet Public Body's requirements; (ii) the I.T. Services will be uninterrupted, timely, secure or error-free; nor (iii) the results that may be obtained by the I.T. Services will be accurate or reliable.
- 8.3. Any material or data downloaded or otherwise obtained through the use of the I.T. Services is accessed at Public Body's discretion and risk. Public Body will be solely responsible for any damage to its computer system or loss of data that results from downloading of any material.

9. **LIMITATION OF LIABILITY.** In no event shall either Party be liable to the other Party or any other person, for any consequential, incidental, direct, indirect, special, and punitive or other damages arising out of this Agreement.

10. **DISPUTE RESOLUTION.** All disputes relating to the execution, interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties may first be submitted to County's Director of Information Technology and Public Body's Agreement Administrator for possible resolution. County's Director of Information Technology and Public Body's Agreement Administrator may promptly meet and confer in an effort to resolve such dispute. If they cannot resolve the dispute in five (5) business days, the dispute may be submitted to the signatories of this

Agreement or their successors in office. The signatories of this Agreement may meet promptly and confer in an effort to resolve such dispute.

11. TERMINATION OR CANCELLATION OF AGREEMENT.

- 11.1. Either Party may terminate or cancel this entire Agreement or any one of the I.T. Services described in the attached Exhibits, upon one hundred twenty (120) days written notice, if either Party decided, in its sole discretion, to terminate this Agreement or one of the Exhibits, for any reason including convenience.
- 11.2. Early termination fees may apply to Public Body if provided for in the Exhibits.
- 11.3. The effective date of termination and/or cancellation shall be clearly stated in the written notice. Either the County Executive or the Board of Commissioners is authorized to terminate this Agreement for County under this provision. A termination of one or more of the Exhibits which does not constitute a termination of the entire Agreement may be accepted on behalf of County by its Director of Information Technology.

12. SUSPENSION OF SERVICES. County, through its Director of Information Technology, may immediately suspend I.T. Services for any of the following reasons: (i) requests by law enforcement or other governmental agencies; (ii) engagement by Public Body in fraudulent or illegal activities relating to the I.T. Services provided herein; (iii) breach of the terms and conditions of this Agreement; or (iv) unexpected technical or security issues. The right to suspend I.T. Services is in addition to the right to terminate or cancel this Agreement according to the provisions in Section 11. County shall not incur any penalty, expense or liability if I.T. Services are suspended under this Section.

13. DELEGATION OR ASSIGNMENT. Neither Party shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

14. NO EMPLOYEE-EMPLOYER RELATIONSHIP. Nothing in this Agreement shall be construed as creating an employee-employer relationship between County and Public Body.

15. NO THIRD-PARTY BENEFICIARIES. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.

16. NO IMPLIED WAIVER. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.

17. SEVERABILITY. If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

18. PRECEDENCE OF DOCUMENTS. In the event of a conflict between the terms of and conditions of any of the documents that comprise this Agreement, the terms in the Agreement shall prevail and take precedence over any allegedly conflicting terms in the Exhibits or other documents that comprise this Agreement.

19. **CAPTIONS.** The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
20. **FORCE MAJEURE.** Notwithstanding any other term or provision of this Agreement, neither Party shall be liable to the other for any failure of performance hereunder if such failure is due to any cause beyond the reasonable control of that Party and that Party cannot reasonably accommodate or mitigate the effects of any such cause. Such cause shall include, without limitation, acts of God, fire, explosion, vandalism, national emergencies, insurrections, riots, wars, strikes, lockouts, work stoppages, other labor difficulties, or any law, order, regulation, direction, action, or request of the United States government or of any other government. Reasonable notice shall be given to the affected Party of any such event.
21. **NOTICES.** Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (i) the date of actual receipt; (ii) the next business day when notice is sent express delivery service or personal delivery; or (iii) three days after mailing first class or certified U.S. mail.
- 21.1. If Notice is sent to County, it shall be addressed and sent to: Director, Oakland County Department of Information Technology, 1200 North Telegraph Road, Pontiac, Michigan, 48341, and the Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph Road, Pontiac, Michigan 48341.
- 21.2. If Notice is sent to Public Body, it shall be addressed to: Andrea Seidel, 90 Kerby Road, Grosse Pointe Farms, MI 48236.
- 21.3. Either Party may change the individual to whom Notice is sent and/or the mailing address by notifying the other Party in writing of the change.
22. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
23. **ENTIRE AGREEMENT.**
- 23.1. This Agreement represents the entire agreement and understanding between the Parties regarding the specific Services described in the attached Exhibits. With regard to those Services, this Agreement supersedes all other oral or written agreements between the Parties.
- 23.2. The language of this Agreement shall be construed as a whole according to its fair meaning, and not construed strictly for or against any Party.

IN WITNESS WHEREOF, Shane Reeside hereby acknowledges that he/she has been authorized by a resolution of the City of Grosse Pointe Farms, a certified copy of which is attached, or by approval of the Chief Judge if the Public Body is a Court, to execute this Agreement on behalf of Public Body and hereby accepts and binds Public Body to the terms and conditions of this Agreement.

EXECUTED: _____

Shane Reeside
City Manager

DATE: _____

WITNESSED: _____

DATE: _____

AGREEMENT

ADMINISTRATOR: _____
(IF APPLICABLE)

DATE: _____

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement on behalf of Oakland County, and hereby accepts and binds Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____

David T. Woodward, Chairperson
Oakland County Board of Commissioners

DATE: _____

WITNESSED: _____

Oakland County Board of Commissioners
County of Oakland

DATE: _____

EXHIBIT VIII
I.T. SERVICES AGREEMENT
OAKNET CONNECTIVITY

INTRODUCTION

The I.T. Service described in this Exhibit (OakNet Connectivity) will provide network transport services to government agencies for the purpose of accessing applications and ISP services provided by Oakland County.

1.0 COUNTY RESPONSIBILITIES

- 1.1 County shall provide, install, and maintain the network equipment and cable necessary to deliver the I.T. Service of OakNet Connectivity, which will allow Public Body to connect to the County's network (OakNet) at Public Body's facilities and workstations. OakNet Connectivity permits Public Body to access I.T. Services that County has made available to Public Body.
- 1.2 County shall provide Public Body with a private IP address range, subnet mask, and gateway address for use by Public Body in configuring its internal network and to enable use of this I.T. Service.
- 1.3 County shall provide a single port by which Public Body may connect its internal network to OakNet
- 1.4 County shall use reasonable means to provide the I.T. Service for the transmission of information 24 hours a day, 7 days a week.
- 1.5 County and authorized Vendors shall present identification to Public Body for physical access to the OakNet Connectivity equipment for emergency service and scheduled maintenance.
- 1.6 To the extent practicable, County shall notify Public Body sixty (60) days in advance of pending changes in its contract with its third party connection provider(s). If the County's connection provider(s) is increasing costs, County shall provide Public Body with sufficient information to determine if it wishes to continue receiving this I.T. Service.

2.0 PUBLIC BODY RESPONSIBILITIES

- 2.1 Public Body shall provide adequate space and electrical power for the County to place equipment, an equipment cabinet, and cable.
- 2.2 Public Body shall promptly provide County staff and authorized third party with physical access to County equipment for emergency service and scheduled maintenance.
- 2.3 Public Body shall not mount any equipment in the County's equipment cabinet.
- 2.4 Public Body shall be responsible for configuring and maintaining Public Body's internal network equipment and cabling. Internal network equipment shall include cables connecting Public Body and County equipment.
- 2.5 Public Body shall configure Public Body workstations and other equipment to operate properly on the internal network, including assignment/configuration of the

EXHIBIT VIII
I.T. SERVICES AGREEMENT
OAKNET CONNECTIVITY

local IP addresses, Network Address Translation (NAT), or Domain Name Services (DNS) and as required to access this I.T. Service.

- 2.6 If Public Body terminates this I.T. Service, Public Body shall pay any charges related to early termination of third party communication services provided by County on behalf of Public Body.
- 2.7 Public Body shall be responsible for all costs associated with the relocation, reconfiguration or removal of County equipment and cable, when any of these changes are initiated by or at the request of Public Body, for any reason, including but not limited to relocation of municipal offices, construction, renovation, and discontinuance of services.
- 2.8 Public Body shall not attempt to access, configure, power cycle or connect to any County equipment unless specifically directed to do so by authorized County Department of Information Technology personnel or third party authorized by County.

3.0 SUPPORT

The I.T. Service will be supported by County's Information Technology (I.T.) Department as described in the Agreement.

4.0 SERVICE AND SUPPORT COSTS

County will invoice Public Body monthly for the cost of the communication lines. These charges will be based upon the rates set by the County's connection provider. County may choose to waive any fees for qualified law enforcement departments and for Public Bodies located within Oakland County.

5.0 LICENSE USE AND ACCESS

- 5.1 County grants to Public Body a nonexclusive license to use the County developed software applications, if any, needed to receive this I.T. Service. This license cannot be provided to any other party without County's consent in writing.

EXHIBIT X
I.T. SERVICES AGREEMENT
CLEMIS

INTRODUCTION.

The Courts and Law Enforcement Management Information System (known as “CLEMIS”) is a multi-faceted, regional public safety information management system, operated and maintained by the Oakland County Department of Information Technology, CLEMIS Division. CLEMIS is comprised of many software applications.

CLEMIS was created in 1968 to address the inability of criminal justice/public safety agencies to electronically share data in a timely manner. The purpose of CLEMIS is to provide innovative technology and related services to criminal justice/public safety agencies to enable them to share data and to improve the delivery of criminal justice/public safety services. Public Bodies that use CLEMIS have realized lower costs and improved efficiency in providing criminal justice/public safety services. These benefits allow first responders additional time to serve and protect citizens.

The Parties agree to the following terms and conditions:

1. **DEFINITIONS.** The following words and expressions used throughout this Exhibit, whether used in the singular or plural, shall be defined and interpreted as follows.
 - 1.1. **CLEMIS** is the Court and Law Enforcement Management Information System, an information management system, comprised of CLEMIS Applications operated and maintained by the CLEMIS Division with recommendations and counsel from the CLEMIS Advisory Committee.
 - 1.2. **CLEMIS Advisory Committee (formerly known as the CLEMIS Advisory or Policy Board)** is an advisory committee that leads the CLEMIS Consortium and that provides recommendations and counsel to the CLEMIS Division regarding the operation and maintenance of CLEMIS.
 - 1.3. **CLEMIS Applications** are the specific software applications that comprise CLEMIS. These software applications are listed and described on the CLEMIS Website and are included in the definition of I.T. Services under this Agreement.
 - 1.4. **CLEMIS Consortium** is a non-legal entity comprised of all CLEMIS Members. Its purpose is to empower criminal justice/public safety agencies to maximize the use of collected data, to enhance daily operations and engage in comprehensive planning. The Consortium is led by the CLEMIS Advisory Committee.
 - 1.5. **CLEMIS Division** is the division in the Oakland County Department of Information Technology responsible for the operation and maintenance of CLEMIS.
 - 1.6. **CLEMIS Fee** is the sum of costs for use of CLEMIS, CLEMIS Applications, and services provided by the CLEMIS Division. These costs are listed and itemized on the CLEMIS Website.
 - 1.7. **CLEMIS Member** means the Public Body that executes this Exhibit and compiles with this Agreement.

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I.T. SERVICES AGREEMENT
CLEMIS

- 1.8. **CLEMIS Website** is the portion of the County's website dedicated to CLEMIS located at www.oakgov.com/clemis or www.clemis.org.
- 1.9. **Criminal Justice Information Services ("CJIS") Security Policy** is the effective security policy approved by the CJIS Advisory Policy Board setting forth security requirements, guidelines, and agreements for protecting transmission, access, storage, use, generation of, and sources of Criminal Justice Information ("CJI") as defined in the CJIS Security Policy.
- 1.10. **Fire Records Management System ("FRMS")** is a CLEMIS Application that provides an integrated technology system to participating fire departments, which is further described on the CLEMIS Website.

2. CLEMIS DIVISION RESPONSIBILITIES.

- 2.1. **Provision of CLEMIS Applications.** County shall provide Public Body with access to CLEMIS and the specific CLEMIS Applications and services marked on Addendum A, which may be changed from time to time. Addendum A is fully incorporated into this Agreement. Notwithstanding any provision in this Agreement, Addendum A and any changes thereto shall be signed by the CLEMIS Division Manager on behalf of County and the authorized representative as designated on Addendum A on behalf of Public Body. The operational descriptions of the CLEMIS Applications and services are set forth on the CLEMIS Website.
- 2.2. **Compliance with Laws, Rules, Regulations, and Policies.** County shall comply with all applicable laws, rules, and regulations and the CJIS Security Policy in the delivery, operation, and maintenance of CLEMIS Applications and in the transmission, access, storage, and use of data through or in CLEMIS Applications.
- 2.3. **No Verification of Data.** County does not verify or review data entered into and stored in CLEMIS for accuracy.

3. PUBLIC BODY RESPONSIBILITIES.

- 3.1. **Execution of Exhibit VIII.** Unless approved in writing by the CLEMIS Division, Public Body must execute Exhibit VIII to this Agreement (OakNet Connectivity) to provide connectivity for the use and operation of CLEMIS Applications. If Public Body receives approval from the CLEMIS Division not to use OakNet, such approval will be marked on Addendum A.
- 3.2. **Execution of Management Control Agreement.** Public Body shall execute a Management Control Agreement with County as required by and consistent with the CJIS Security Policy, which may be amended from time to time. The Management Control Agreement shall be executed by the persons authorized to sign Addendum A.
- 3.3. **Compliance with Laws, Rules, Regulations, and Policies.** Public Body and Public Body Employees shall comply with the CJIS Security Policy and all applicable laws, rules, and

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I.T. SERVICES AGREEMENT
CLEMIS

regulations when using CLEMIS and when generating, entering, and using data that is stored in CLEMIS.

- 3.4. **Access to CLEMIS.** Only Public Body Employees authorized by Public Body may access and use CLEMIS. Public Body shall keep a list of Public Body Employees authorized to access and use CLEMIS. Public Body shall review this list at least quarterly to ensure its accuracy. Upon written request of County, Public Body shall provide this list to County. Public Body shall not allow any individuals, who are not on this list, to access and use CLEMIS.
- 3.5. **Security/Background Checks.** Public Body shall provide for and pay for security/background checks for all Public Body Employees who access and use CLEMIS, as required by the CJIS Security Policy and any other applicable law, rule, and regulation.
- 3.6. **Data Entry.** Public Body is solely responsible for entering all data that is required by any CLEMIS Applications into CLEMIS.
- 3.7. **Data Ownership.** All data entered into CLEMIS by Public Body shall be and shall remain the data of Public Body.
- 3.8. **Data Accuracy.** Public Body is solely responsible for ensuring that all data entered into and stored in CLEMIS is accurate and complete. Accurate and complete means that the data does not contain erroneous information. Public Body shall immediately correct erroneous information upon discovery of error. To ensure accurate and complete data, Public Body shall conduct regular and systemic audits to minimize the possibility of generating, transmitting, and storing erroneous information.
- 3.9. **Data Update/Expungement/Redaction.** Public Body is solely responsible for updating, expunging, correcting, record locking, or redacting Public Body's data entered into or stored in CLEMIS, as required by law, rule, regulation, court order, or the CJIS Security Policy.
- 3.10. **Access to Public Body Facilities.** Public Body shall allow County employees access to Public Body facilities for maintenance of CLEMIS and to audit Public Body's use of CLEMIS.
- 3.11. **Provision of Hardware/Equipment.** The hardware/equipment needed to access and use CLEMIS shall be purchased, maintained, repaired and replaced by Public Body, unless otherwise agreed, in writing, by the Parties. The hardware/equipment shall meet the specifications and requirements set forth by the CLEMIS Division.
- 3.12. **Changes or Alternations to Public Body Facilities.** If Public Body is required to or decides to make changes or alternations to its facilities/buildings for any reason, then Public Body is responsible for all costs and expenses associated with moving or relocating hardware/equipment used to access CLEMIS or with moving or relocating the medium/connectivity, e.g., fiber, wireless connections, ISDN Lines, T1 Lines, etc., used to access CLEMIS.

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Approved by CLEMIS Strategic Planning Committee 03/11/21
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EXHIBIT X
I.T. SERVICES AGREEMENT
CLEMIS

- 3.13. **E-Mail Address.** Public Body shall create and monitor a generic CLEMIS email address. The CLEMIS Division will provide Public Body instructions on how to create this email address. This email address will be the main point of contact for scheduled maintenance, outages, alerts, etc.
- 3.14. **Cooperation.** Public Body shall fully cooperate with County concerning the performance of this Agreement.

4. **PROVISION OF PUBLIC BODY DATA TO PUBLIC BODY OR THIRD PARTIES.**

- 4.1. **Request by Public Body for Public Body Data.** Public Body may request in writing that County provide a copy of portions of Public Body's data to Public Body. County will provide such data in a format and time period determined by County but will use its best efforts to provide the data in the format and time period requested by Public Body.
- 4.2. **Third Party Requests to County for Public Body Data.**
- 4.2.1. **Michigan Freedom of Information Act Requests.** County will respond pursuant to applicable law, to Michigan Freedom of Information Act ("FOIA") requests addressed and received by County, Subject to applicable law, if County receives a request for Public Body's data possessed by County, County will provide written notice to the requesting person identifying the Public Body and stating that the requesting person shall submit their request to the Public Body. Public Body shall be responsible for responding to all FOIA requests received by the Public Body.
- 4.2.2. **Other Legal Requests (Excluding FOIA Requests) to County for Public Body Data.** County will respond pursuant to applicable law to any subpoena, court order, or other legal request addressed to and received by County for Public Body's data possessed by County. Before responding to said legal request, County will use commercially reasonable efforts to inform Public Body of the request for the purpose of providing Public Body an opportunity to contest the legal request and/or to provide County with information that could impact County's response to the legal request. For the avoidance of doubt, this paragraph 4.2.2. does not apply to FOIA requests, which are governed by paragraph 4.2.1. (above).
- 4.2.3. Section 4.2 only applies to Public Body's data possessed by County for the purposes of providing services under Exhibit X (CLEMIS) and not to any other exhibit. Additionally, this section 4.2 does not apply to the CLEMIS Crash Purchase Application, which is governed by section 6 (below).
- 4.3. **Continuous Access to Public Body Data by Third Parties.**
- 4.3.1. In Addendum A, Public Body may request that County provide continuous access to Public Body's data to a third party. Addendum A shall identify the

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Approved by CLEMIS Strategic Planning Committee 03/11/21
Approved by CLEMIS Advisory Committee – 4/15/21

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third party and shall set forth any specific instructions regarding the provision of such data to the third party. The County shall determine the manner in which to provide access to Public Body's data.

- 4.3.2. County shall provide and shall continue to provide access to Public Body's data to the third party identified in Addendum A, until Public Body provides written notice to the CLEMIS Manager to stop or change such access. The written notice shall contain the date on which access to Public Body's data shall stop. Upon receipt of this notice, County shall promptly stop the third party's access to Public Body's data and shall use its best efforts to stop third party access to Public Body's data on the date requested by Public Body.
- 4.3.3. In order to effectuate the third party's continuous access to Public Body's data, County will require the third party to execute an agreement with County to govern delivery and/or access to Public Body's data. The CLEMIS Manager is authorized to sign this agreement on behalf of County.
- 4.4. **Providing Public Body Data to Third Parties.** Except as otherwise provided in this Exhibit, the Agreement, or as directed in Addendum A, County will not provide Public Body's data to a third party. Notwithstanding any other provision, County shall provide Public Body's data to related Mugshots, Livescan, Michigan Incident Crime Reporting, and Crash/UD-10 traffic crash reports to the Michigan State Police. County may provide Public Body's data to County contractors and vendors for the purposes of providing services to Public Body, the County, and/or for improving CLEMIS Applications and services.
- 4.5. **Costs for Providing Public Body Data.** If County incurs any costs in providing Public Body's data to a third party or to Public Body, then Public Body shall be responsible for those costs and shall reimburse County for those costs. The CLEMIS Division shall invoice Public Body for such costs. Public Body shall pay the invoice at the location and within the time period stated in the Agreement. The CLEMIS Division may waive these costs in its sole discretion.
- 4.6. **Protected Health Information.** If the data, to be provided to a third party, is Protected Health Information" or "PHI" (defined in 45 CFR 160.103) under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and under the changes to HIPAA made by the Health Information Technology for Economic and Clinical Health Act ("HITECH Amendment"), then County and Public Body shall execute a Business Associate Agreement.
- 4.7. **County not Responsible for Third Party Use of Data.** Public Body acknowledges and agrees that if it requests County to provide access to Public Body's data to a third party, County shall not be responsible for any actions of the third party and the third party's use of Public Body's data.

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- 4.8. **Sharing Data with other CLEMIS Members.** Public Body acknowledges and agrees that County may share Public Body's data with other CLEMIS members upon the recommendation and counsel of the CLEMIS Advisory Committee.

5. **FINANCIAL RESPONSIBILITIES—CLEMIS FEE**

- 5.1. **Payment of CLEMIS Fee.** Public Body shall pay the CLEMIS Fee to County for the CLEMIS Applications and services, which are marked on Addendum A. The amount of the CLEMIS fee and the costs that comprise the CLEMIS Fee are listed and itemized on the CLEMIS Website. The CLEMIS Division shall invoice Public Body on a quarterly basis for the CLEMIS Fee, unless otherwise specified. Public Body shall pay the invoice at the location and within the time period stated in the Agreement.
- 5.2. **Establishment of CLEMIS Fee.** The CLEMIS Division upon the recommendation and counsel of the CLEMIS Advisory Committee shall establish the CLEMIS Fee. The CLEMIS Fee shall be posted on the CLEMIS website and may be obtained from the CLEMIS Division.
- 5.3. **Review of CLEMIS Fee.** The CLEMIS Division and the CLEMIS Advisory Committee shall annually review the CLEMIS FEE.
- 5.4. **CLEMIS and FRMS Funds.** County has established and shall continue to have separate enterprise funds within the County budget for revenues, expenses, and operations of CLEMIS (hereinafter “CLEMIS Fund and FRMS Fund”).
- 5.5. **Deposit of CLEMIS Fee.** All monies paid by Public Body to County pursuant to this Exhibit shall be deposited into the CLEMIS Fund or FRMS Fund, as applicable. Only revenues and expenses stemming from CLEMIS operations and maintenance are recorded in the CLEMIS Fund and FRMS Fund; no other County revenues and expenses are recorded in these Funds. Any equity in the CLEMIS Fund and FRMS Fund at the end of the County’s fiscal year shall be rolled into the CLEMIS Fund and FRMS Fund for the next fiscal year. Surplus/equity in the CLEMIS Fund and FRMS Fund can only be used for CLEMIS operations and maintenance and not for the general operations of County or Public Body. Any County general fund contributions (transfers) to the CLEMIS Fund and FRMS Fund are strictly based on availability and official appropriation by County and cannot be deemed permanent on-going contributions.
- 5.6. **Financial Statement for CLEMIS and FRMS Funds.** The County Fiscal Services Division shall prepare financial statements for the CLEMIS Fund and FRMS Fund on a quarterly basis. These financial statements will be posted on the CLEMIS Website on a quarterly and year-end basis. The County Director of Management and Budget or his/her designee shall report the condition of the CLEMIS Fund and FRMS Fund to the CLEMIS Advisory Committee, on a quarterly basis.
- 5.7. **Refund of CLEMIS Fee for Operational Problems.** Subject to Section 18 (Force Majeure) of the Agreement, if any CLEMIS Applications are not operational for more than

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fourteen (14) consecutive calendar days, County shall refund the CLEMIS Fee, already paid by Public Body, for the days that the CLEMIS Applications were not operational.

6. **COUNTY/PUBLIC BODY RESPONSIBILITIES FOR CLEMIS CITATION PAYMENT APPLICATION AND CLEMIS CRASH PURCHASE APPLICATION.** If a Public Body uses the CLEMIS Citation Payment Application (hereinafter “Payment Application”) and/or the CLEMIS Crash Purchase Application (hereinafter “Purchase Application”), then the following terms and conditions apply:
- 6.1. **Placement of URL.** Public Body shall be responsible for placing the Payment Application and the Purchase Application URLs on its website; the URLs shall be provided by County. Public Body shall include this URL in printed or electronic communications to the general public regarding the Payment Application and the Purchase Application.
 - 6.2. **Questions Regarding Payment of Tickets/Citations/Parking Tickets and Purchase of Crash/Accident Reports.** County shall refer all questions that County receives to Public Body regarding the payment of citations/tickets/parking tickets and the purchase of crash/accident reports and regarding the amount of monies owed to Public Body.
 - 6.3. **Security of Data.** County shall secure and protect data received through the Payment Application and Purchase Application (including credit card information) according to law, County’s contractual obligations, and reasonable business standards and practices.
 - 6.4. **No Interference with Contract.** Third-party service providers such as PayPal Inc. and Elavon, Inc. are required for the operation of the Payment Application and Purchase Application. Neither Public Body nor Public Body Employees shall act or fail to act, either directly or indirectly, in a manner to cause any purported breach in any term or condition in any agreement between County and such third party.
 - 6.5. **Enhanced Access Fee.** Persons or entities paying citations/tickets/parking tickets through the Payment Application or purchasing crash/accident reports through the Purchase Application shall be charged an Enhanced Access Fee, in addition to the monies owed to Public Body.
 - 6.6. **Payment Transaction for Payment Application.** When using the Payment Application, a person or entity paying a citation/ticket/parking ticket will authorize two transactions, at the time of payment: (1) one transaction for payment of monies owed to Public Body/Court and (2) one transaction for payment of the Enhanced Access Fee. The funds for the payment to Public Body/Court will be directed to the depository account designated and/or owned by Public Body/Court. The funds for the Enhanced Access Fee will be directed to a depository account designated and owned by County.
 - 6.7. **Amount of Enhanced Access Fee for Payment Application.** The Enhanced Access Fee charged to persons/entities paying citations/tickets/parking tickets through the Payment Application shall be in an amount established by the Oakland County Board of Commissioners, Miscellaneous Resolution # 07121 and as subsequently amended by the

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Oakland County Board of Commissioners. Public Body shall receive one dollar (\$1.00) of the Enhanced Access Fee collected for each citation/ticket paid through the Payment Application. Given the small amount of the Enhanced Access Fee for parking tickets, Public Body shall receive no portion of the Enhanced Access Fee collected for parking tickets paid through the Payment Application.

- 6.8. **Amount of Enhanced Access Fee for Purchase Application.** The Enhanced Access Fee charged to persons/entities purchasing crash/accident reports through the Purchase Application shall be in an amount established by the Oakland County Board of Commissioners, Miscellaneous Resolution # 09182 and as subsequently amended by the Oakland County Board of Commissioners. Public Body shall receive one dollar (\$1.00) of the Enhanced Access Fee collected for the purchase of each crash/accident report through the Payment Application.
- 6.9. **Amount of Fee for Crash/Accident Report.** Public Body shall set the fee for the purchase of the crash/accident report through the Purchase Application. The amount of this fee shall be listed in Addendum A.
- 6.10. **Distribution of Enhanced Access Fees and Fees for Crash/Accident Reports.** Public Body's portion of the Enhanced Access Fees, set forth in this Exhibit, and the fee for the crash/accident reports, set forth in Addendum A, shall be disbursed to Public Body pursuant to its written instructions. Public Body shall provide the written instructions, required by this section to CLEMIS Division.
- 6.11. **Obligations and Responsibilities if Public Body is a Court.**
- 6.11.1. **Access to Website.** If Public Body is a Court, then County shall provide access to a password protected website where Public Body/Court can issue credits or refunds and view daily, weekly, and monthly transactions processed through the Payment Application.
- 6.11.2. **Contract for Credit Card Processing.** If Public Body is a Court, then County shall establish, maintain, and pay for a separate contract for credit card processing services with the entities currently providing credit card processing services for County, i.e., PayPal Inc. and Elavon, Inc.
- 6.11.3. **Separate Depository Bank Account.** If Public Body is a Court, then it shall maintain a corresponding depository bank account, with a depository financial institution acceptable to County, for the receipt of monies owed to Public Body/Court. Public Body/Court shall provide County with all necessary bank account numbers and routing number to give effect to this requirement.

7. CLEMIS ADVISORY COMMITTEE.

- 7.1. **Establishment and Purpose of CLEMIS Advisory Committee.** The CLEMIS Advisory Committee was established to obtain advice and guidance from CLEMIS Members

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concerning policy, technical, and operational questions for CLEMIS Applications. The purpose behind the CLEMIS Advisory Committee is to allow CLEMIS Members to provide input regarding the operation and management of CLEMIS. The CLEMIS Advisory Committee leads the CLEMIS Consortium and provides recommendations and counsel to the CLEMIS Division regarding the operation, maintenance, and budget for CLEMIS (including suggested security policies, development/operation/modifications to CLEMIS Applications, and actions regarding misuse of CLEMIS).

- 7.2. **Composition of CLEMIS Advisory Committee.** The composition of the CLEMIS Advisory Committee is posted on the CLEMIS Website.
- 7.3. **CLEMIS Advisory Committee Meetings.** The CLEMIS Advisory Committee meets at least four (4) times per year. CLEMIS Members are encouraged to attend.
- 7.4. **CLEMIS Advisory Committee Officers.** Every July, the CLEMIS Advisory Committee shall elect a Chairperson by majority vote. The Chairperson shall select and appoint a Co-Chairperson. The CLEMIS Division Manager shall serve as Executive Secretary to the CLEMIS Advisory Committee. The Executive Secretary shall prepare the agenda for CLEMIS Advisory Committee meetings. Prior to each meeting, the Chairperson and the Executive Secretary shall review the contents of each agenda.
- 7.5. **CLEMIS Advisory Committee—Subcommittees.** The CLEMIS Advisory Committee may create subcommittees as it deems appropriate. The subcommittees and their composition and responsibilities shall be posted on the CLEMIS Website. The CLEMIS Advisory Committee Chairperson shall appoint the chairpersons of the subcommittees, except for the Chairperson of the Strategic Planning subcommittee, whose Chairperson is the current President of Oakland County Chiefs of Police Association and except for the Chairperson of Fire Governance whose Chairperson is elected by the Fire Governance Committee members.
8. **TRAINING.** Public Body shall require all Public Employees who use or access CLEMIS to attend training classes required by the CLEMIS Division. The format of the training classes will be at the discretion of the CLEMIS Division, e.g., train the trainer, classroom training, or on-line/remote training. If the training classes are held at County facilities or held in an on-line/remote format, then such training classes are at no cost to Public Body or Public Employees. If the training classes are held at non-County facilities, there may be a charge to Public Body based on time, materials, and location of training classes.
9. **SUPPORT AND MAINTENANCE SERVICES.** County shall maintain and support the CLEMIS Applications. The CLEMIS Fee includes the costs for support and maintenance services for the CLEMIS Applications and other services provided by the CLEMIS Division, unless otherwise indicated on Addendum A. When providing support and maintenance services for CLEMIS, County has the authority to prioritize its resources, including, but not limited to, the order in which calls for support or maintenance will be resolved and allocation of time of its employees, agents, subcontractors, and equipment.

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10. OBLIGATIONS & RESPONSIBILITIES UPON TERMINATION/CANCELLATION.

- 10.1. **Use of CLEMIS & CLEMIS Applications.** Upon the effective date of termination or cancellation of this Exhibit, Public Body shall stop using CLEMIS and CLEMIS Applications and it shall not have access to CLEMIS and CLEMIS Applications.
- 10.2. **Use and Access to Public Body's Data.** Upon the effective date of termination or cancellation of this Exhibit, Public Body's data shall not be useable by or accessible to any other CLEMIS Member.
- 10.3. **Transition of Data upon Termination/Cancellation.** Upon termination or cancellation of this Agreement, CLEMIS shall provide a copy of Public Body's data to Public Body in an electronic format and a time period determined by County. Upon written confirmation from Public Body that it received its data, County will purge Public Body's data from CLEMIS and any disaster recovery sites. If County incurs any costs in copying Public Body's data, then Public Body shall be responsible for those costs and shall reimburse County for those costs. The CLEMIS Division shall invoice Public Body for such costs. Public Body shall pay the invoice at the location and within the time period stated in the Agreement. The CLEMIS Division may waive these costs in its sole discretion.
- 10.4. **Obligation to Pay CLEMIS Fee Upon Termination/Cancellation.** Public Body's obligation to pay the CLEMIS Fee shall stop on the effective date of termination or cancellation. If the termination or cancellation date is other than the end of a quarter, any CLEMIS Fee, paid in advance to County, shall be refunded to Public Body on a pro-rated daily basis for the time period that Public Body paid in advance.

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ADDENDUM A

I. CLEMIS CATEGORIES / TIERS

Public Body shall receive the CLEMIS Applications and services associated with the category/tier selected below. The CLEMIS Website describes each category/tier listed below, describes the CLEMIS Applications that are received with a particular category/tier, and lists the cost for the below categories. As used in this Addendum "FTE" means Full-Time Equivalents (Sworn Officers).

Tier 1

16 or more FTE's	6 – 15 FTE's	1 – 5 FTE's
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Tier 2

16 or more FTE's	6 – 15 FTE's	1 – 5 FTE's
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Tier 2.5

16 or more FTE's	6 – 15 FTE's	1 – 5 FTE's
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Tier 3

16 or more FTE's	6 – 15 FTE's	1 – 5 FTE's
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Tier 4 Rescinded

Tier 5 Rescinded

Tier 6 (eCLEMIS)

19 or more FTE's	6 – 18 FTE's	1 – 5 FTE's
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Tier 7 Public Safety Answering Point (PSAP)/Central Dispatch Center

Tier 8 Jail Management (outside Oakland County)

Federal Departments, Offices or Agencies Inquiry Only in the State of Michigan (does not contribute any data)

District Court in Oakland County (excluding 52nd District Courts)

Pays CLEMIS Fee: receives ticket data load and CLEMIS Citation Payment Application is optional.

Does not pay CLEMIS Fee: receives ticket data load and must exclusively use CLEMIS Citation Payment Application.

District Court outside Oakland County

Pays CLEMIS Fee: receives ticket data load and CLEMIS Citation Payment Application is optional.

Does not pay CLEMIS Fee: receives ticket data load and must exclusively use CLEMIS Citation Payment Application.

Circuit Court (outside Oakland County - does not contribute any data)

Prosecutor Office (outside Oakland County, does not contribute any data)

FRMS Participant (Fire Records Management System)

II. ADDITIONAL CLEMIS APPLICATIONS

Public Body may select and shall receive any of the CLEMIS Applications, selected below, for a separate cost. The cost for the CLEMIS Applications is set forth on the CLEMIS Website.

Mobile Data Computers ("MDC")

WITH County provided wireless

WITHOUT County provided wireless

CAD Only WITHOUT County provided wireless

Livescan

WITH printer

WITHOUT printer

Mugshot

Capture Station and Investigative

Investigative Only

Jail Management

CLEMIS Member located in Oakland County

CLEMIS Member located outside Oakland County

OakVideo (CLEMIS Member located outside Oakland County)

Crime Mapping Application

Vendor name: _____

Address: _____

Contact: _____ Phone: _____

Email: _____

Pawn Application

Fire Records Management System In Oakland County

Phase I

Phase II

Fire Records Management System Outside Oakland County

Police, Fire and/or Public Safety Department Data Extract

In Oakland County

Outside Oakland County

Vendor name: _____

Address: _____

Contact: _____ Phone: _____

Email: _____

CRASH Report Payment Amount: _____

Enhanced Access Fee Disbursement Instructions

Disbursement when Requested

Disbursement Quarterly

Make Check Payable to:

OPT-IN Exhibit VIII (OakNet Connectivity) OakNet connectivity is needed

COUNTY: _____

CLEMIS Division Director

Date

PUBLIC BODY: _____

Title/Name: _____

Signature: _____

Date

(to be completed by Public Body)



CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023

SUBJECT: Court Office Entryway Remodel

DEPARTMENT: Finance Department

SUBMITTED BY: Tim Rowland, Finance Director

EXPENDITURE REQUIRED FOR THIS ITEM (1)	\$35,000
AMOUNT CURRENTLY BUDGETED (2)	\$35,000
GENERAL LEDGER ACCOUNT NUMBER(S)	401-900.000-975.002
IF REQUIRED EXPENDITURE (1) EXCEEDS CURRENT BUDGET (2):	
ADDITIONAL APPROPRIATION REQUESTED	\$
OFFSETTING REVENUE, IF ANY	\$

BACKGROUND INFORMATION:

The Municipal Court has requested to reconfigure the entryway to the court office and file room in order to better utilize space and have a secure doorway into the court. The project would consist of removing the current countertops, door, and light fixture and replacing with a new quartz countertop that meets ADA standards. Bullett Resistant glass would be installed as well as building a new wall to separate to court offices from the copy room.

This new layout would allow the court to better serve the public with a more workable countertop. Security concerns would be alleviated through the separation of the court from the copy room area and the installation of bullet proof glass. Additional storage cabinets would be installed along the back of the countertop decreasing the reliance on offsite storage.

Staff solicited bids from multiple contractors for the completion of this project. Three contractors came in and reviewed the site, but only one submitted a bid. The one bid was received from Bokano Builders of Harper Woods. Staff is familiar with this contractor and is confident in their ability to complete this project timely and up to our desired standards. The quoted price of \$35,000 is within our available budget.

SUGGESTED RESOLUTION:

To award a contract to Bokano Builders, LLC of Harper Woods, Mi in the amount of \$35,000 to complete remodeling of the Court Office entryway.



Remodeling • Construction • Handyman Services
Licensed & Insured

services@bokanobuilders.com • 313.743.5456

21700 Roslyn Rd. Harper Woods, MI 48225

Estimate 7/14/2023

Client: City of Grosse Pointe Farms

Address: 90 Kerby Rd, GPF 48236

Contact: Matt Baka

Estimated Start Date: 8/10/2023

Estimated Project Duration: 1 month

Estimated Completion Date: 9/15/2023

Projects and Tasks: Court Office Windows, Countertops and Entryway Remodel

Demo and Haul Away:

Demo of countertops, door, glass light fixtures trim and misc. Haul away all materials.

\$ 1,250.00

Framing:

Build new 8'ft x 8'ft x 2x4 wall. Install 5/8"th drywall on both sides and finish tape

\$ 3,500.00

Counter Tops:

Install approx. 32' sq ft of new quartz counter tops at a 42" standing working height with overhang work area at each service window. (1) service window countertop height to be ADA compliant, no taller than 36" working height. Includes all necessary framing and supports required for installing new countertops.

\$ 7,000.00

Bullet Resistant Glass:

Install (2) new bullet resistant glass panels in existing openings w/window tray and speak thru.

\$ 13,000.00

Trim & Doors & Hardware:

Re-install existing door in new location. Re-use existing hardware. Install bullet resistant glass viewing panel with proper trim. Re-work and install new trim where necessary to accommodate all finished upgrades.	\$ 3,000.00
<u>Electrical:</u>	
Install new light fixture and computer receptacle.	\$ 2,750.00
<u>File Cabinets:</u>	
Supply and install new file cabinets. (1) 19" in x 42" in x 3 drawer tall (1) 19" x 36" x 2 drawer tall.	\$ 2,250.00
<u>Finish Painting and Staining:</u>	
Finish paint and touch up on affected work areas only , walls and ceilings. Finish staining for matching existing stain color on new wood trim to be installed.	\$ 2,250.00
Total Balance For Project	\$ 35,000.00
	<u>Payments</u>
	Deposit \$ 12,000.00
	Draw \$ 12,000.00
Balance Due Upon Completion	\$ 11,000.00
Client Acceptance X	
Date Of Acceptance X	



CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023

SUBJECT: Purchase of Bulk Road Salt

DEPARTMENT: Department of Public Services
SUBMITTED BY: Tim Rowland, Finance Director

EXPENDITURE REQUIRED FOR THIS ITEM (1)	\$30,277.50
AMOUNT CURRENTLY BUDGETED (2)	\$55,000
GENERAL LEDGER ACCOUNT NUMBER(S)	202-479.000-784.000 203-479.000-784.000
<i>IF REQUIRED EXPENDITURE (1) EXCEEDS CURRENT BUDGET (2):</i>	
ADDITIONAL APPROPRIATION REQUESTED	\$
OFFSETTING REVENUE, IF ANY	\$

BACKGROUND INFORMATION:

The City of Grosse Pointe Farms has purchased rock salt through the State of Michigan's MiDeal program for many years. MiDeal is a cooperative purchasing program through the State of Michigan where the State goes out to bid and extends the unit price out to member communities. This allows the City to take advantage of better pricing than we could obtain if we went out to bid on our own.

The MiDeal awarded contractor this year is The Detroit Salt Company at a price of \$55.05 per ton. The City has ordered 550 tons for a total planned expenditure of \$30,277.50. The program requires us to take delivery of at least 80% of our ordered quantity, and we are guaranteed up to 130% of our ordered quantity if needed. This allows flexibility to adjust based on the amount of severe weather.

SUGGESTED RESOLUTION: To approve the purchase of bulk road salt from The Detroit Salt Company utilizing MiDel bid pricing of \$55.05 per ton for the 2023-2024 season.

Close Form

TO: MiDEAL Members DATE: 2023/2024
FROM: Shawn Vaughn and Mary Hanses
Procurement/MiDEAL

DTMB Procurement is compiling usage figures to include with the 2023/2024 road salt solicitation.
If you intend to buy road salt for ice control through MiDEAL, please complete the information on this form.

Completion and submission of this form is a **COMMITMENT** of the part of the MiDEAL Member/State Agency to participate in the State of Michigan Road Salt Solicitation for the 2023/2024 winter season

Please Note: Your order is a commitment to purchase - you cannot cancel your order, regardless of final price.

The person placing the order is presumed to have the authority to do so. All necessary governmental authorizations are presumed at the time of the order. You may not cancel your commitment to purchase even if your organization failed to obtain all necessary authorization prior to placing your order.

Failure to accept receipt of your order may be deemed a breach of contract.

Early Delivery

Total "Early Delivery" requirements: 0 tons
This quantity must be expressed in 50-ton increments. You must have storage capacity for the total quantity indicated.

Seasonal Backup

Total Seasonal Backup - Greater than 50 tons 550 tons
This quantity must be expressed in 50-ton increments

AND / OR

Total Seasonal Backup - Less than 50 tons 0 tons
This should **only** be requested if the quantity is **less than** 50 tons. Due to delivery costs of ordering in less than a truck load, the prices in this category may be higher than those quoted in the same county that are greater than 50 tons

TOTAL 2023/2024 Requirements 550 tons
The sum of Early Delivery **PLUS** all Seasonal Backup

Please list each delivery location below, along with the tonnage required for each location:

Drop Address	City	Drop County	Early Delivery Tonnage	Seasonal Backup Tonnage>50	Seasonal Backup Tonnage<50	Agree
311 CHALFONTE	GROSSE POINTE FARMS	Wayne	0	550	0	<input checked="" type="checkbox"/>

CONVEYER REQUIREMENTS: If a location requires conveyor service for a specific location, the agency must indicate this on their requisition response

STATE AGENCIES: All State Agencies participating in the road salt program must complete a Purchase Request Form (PRF) and submit it along with this document

THIS IS AN ORDER: All quantities indicated on this requisition represents a **commitment** to participate in the State of Michigan Road Salt Solicitation, with the following stipulations: The Early Delivery quantity indicated is the exact quantity (100%) that will be delivered to the location specified. On both Seasonal Backup programs, MiDEAL members must agree to purchase a minimum of 80% of the Seasonal Backup quantity indicated, and the contractor will agree to furnish up to a maximum of 30% more than the Seasonal Backup quantity indicated

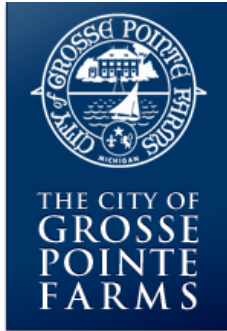
By participating in this bid, you agree not to take independent bids on this commodity for the requirements indicated on this form. You also agree not to resell the salt to non-members, including private companies

The awarded contractor will contact you to arrange the early delivery shipment. Early delivery occurs during the months of August, September, and October

DTMB Procurement will provide each participating MiDEAL member with the name of the contractor from which their Seasonal Backup salt will be ordered. Orders for Seasonal Backup salt will not be arranged by DTMB Procurement. MiDEAL members contact the contractor directly

If you have any questions, please call Mary Hanses at (517) 388-4558

ORGANIZATION NAME GROSSE POINTE FARMS, CITY OF	AUTHORIZED AGENT NAME Tom Joy
ADDRESS 311 CHALFONTE AVE	AUTHORIZED AGENT TITLE DPW Supervisor
CITY / STATE / ZIP GROSSE POINTE / MI / 48236	COUNTY Wayne
PHONE (586) 530-0643	EMAIL tjoy@grossepointefarms.org



CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023

SUBJECT: Contract Extension with Wayne County Appraisal for Assessing Services

DEPARTMENT: Finance Department

SUBMITTED BY: Tim Rowland, Finance Director

EXPENDITURE REQUIRED FOR THIS ITEM (1)	\$157,893 three-year total
AMOUNT CURRENTLY BUDGETED (2)	\$53,100 in current year
GENERAL LEDGER ACCOUNT NUMBER(S)	101-172.000-827.000
IF REQUIRED EXPENDITURE (1) EXCEEDS CURRENT BUDGET (2):	
ADDITIONAL APPROPRIATION REQUESTED	\$
OFFSETTING REVENUE, IF ANY	\$

BACKGROUND INFORMATION:

The City of Grosse Pointe Farms contracted with WCA Assessing in February 2021 after the retirement of our long-time in-house assessor. WCA holds office hours a minimum of one day each week and responds to resident's emails and voicemails remotely the rest of the week. They provide all appraisal services and coordinate the Board of Review with Finance Department staff. WCA also coordinates with legal counsel and represents the City at the Michigan Tax Tribunal.

Enclosed is a proposed three-year contract extension for the period of August 1, 2023 until July 31, 2026. The proposed contract represents a 5% rate increase in each year:

August 1, 2023 to July 31, 2024	\$50,085
August 1, 2024 to July 31, 2025	\$52,589
August 1, 2025 to July 31, 2026	\$55,219

Finance staff considers WCA's performance to be superior and recommends awarding a three-year contract extension. WCA has cleaned up the assessing records and timely submits changes for Treasury staff. WCA is the contract assessor for each of the Grosse Pointes and has a good understanding of the real estate market in the area.

SUGGESTED RESOLUTION:

To award a three-year contract to WCA Assessing of Westland Michigan in the amount of \$157,893 for assessing services for the period of August 1, 2023 through July 31, 2026.

ASSESSMENT CONTRACT
FOR CITY OF GROSSE POINTE FARMS, WAYNE COUNTY, MICHIGAN

WHEREAS, City of Grosse Pointe Farms, a Michigan Municipal Corporation, hereinafter called "City", with its principal offices located at 90 Kerby Road, Grosse Pointe Farms, Michigan, 48236, is interested in having all real property and all personal property located within the City assessed and having said assessments maintained on an annual basis.

WHEREAS, WCA Assessing, with principal offices located at 38110 Executive Drive, Suite 200, Westland, Michigan 48185, hereinafter called the "Company", is interested in the contract for assessment and maintenance work for property located within the City effective August 1, 2023;

IT IS THEREFORE AGREED:

1. Company agrees to plan, administer and provide overall supervision of property appraisal programs for assessment purposes; maintain appropriate levels of qualified staff to ensure work is completed to achieve overall City assessment department goals. The company is familiar with the laws, regulations and directives regarding the appraisal of real and personal property for assessment purposes within the State of Michigan.
2. Company has policies and procedures for staff in determining true cash value of assessable real and personal property including locating, identifying and inventorying quantity and characteristics of the property for determining the appropriate value and classification. During the term of this agreement, an Advanced Michigan Assessing Officer, or Master Michigan Certified Assessing Officer shall act as the assessor of record and supervise the preparation of the 2024, 2025, 2026 assessment rolls, utilizing the services and personnel proposed herein.
3. In coordination with the City Manager and the City's Chief Financial Officer, Company agrees to respond to inquiries and requests for assessment information from the public. The City agrees to provide office space within the City Hall, or other City owned buildings for the completion of the terms of this contract. The office space shall be made available so as to not impede the performance of the department. Any days in which the Company is scheduled to be in the office but the office is closed due to holidays, acts of God, educational purposes, or any other causes beyond the control of the Company, shall be considered included within the hours to complete this agreement. The purpose of office hours are:

- To meet with City staff to answer questions and give advice;
 - To be available to assist with providing information and answering inquiries of taxpayers/residents/others.
 - Serves as a liaison between the City and prospective business and industry investors; acts as a resource for City citizens by responding to inquiries and interpreting State laws.
 - To perform certain other functions as described herein.
4. Company agrees to oversee maintenance of assessment departmental files including property records/cards, physical data, legal descriptions, splits and combinations of parcels, ownership transfers, and strives to identify new/improved methods for carrying out the responsibilities of the department.
 5. Company agrees to represent the City in defending assessments appealed to the Michigan Tax Tribunal (MTT) if requested to do so by the City Manager. The company shall be available to defend all assessments to the MTT as needed during this contract.
 6. If Company is retained by the City to defend an appeal to MTT as provided in Paragraph 5 above, the City agrees that responses to the Full MTT shall be prepared by the Company's legal staff in coordination with the City Attorney. City agrees to provide full cooperation with Company's legal staff. Should expert witnesses and/or preparation of respondent's valuations disclosures be necessary, the Company shall notify the City Manager and City Attorney of such requirement.
 7. Company agrees throughout the term of this contract to provide field inspections of all properties as necessary; to perform assessment ratio studies to determine true cash value; to perform personal property canvasses to ensure all personal property is equitably assessed; to update property records and ensure notification of annual assessment changes. All assessments completed by Company throughout the term of this contract will be in adherence to State Tax Commission procedures as to the valuation method, assessment manual, personal property multipliers, and general requirements. Company agrees to perform the duties of the certifying assessor for said City including but not limited to;
 - Inspect, revise, and re-evaluate property record cards with new construction, demolition, and property splits.
 - Perform neighborhood market studies and land value analyses throughout the term of this contract.

- Prepare assessment roll(s), all county and state equalization forms and requirements as determined by the State tax Commission.
 - Provide digital photographs of all properties visited for maintenance purposes.
 - Working with the Building Department to ensure all new property is equitably assessed.
 - Prepare all new property record cards in compliance with State tax Commission requirements.
 - Attend, prepare, and work with all Boards of Review.
 - Assist City in establishment of any IFT, CFT, DDA, TIFA, Brownfield, or other statutory tax incentive program as established by the legislature.
8. Company agrees to meet with the City Manager and/or other designated staff of the City to review progress that the Company has made towards meeting the terms of this proposal/agreement, preparation of assessment rolls, and other matters parties deem necessary to review. In addition the Company will suggest any budgetary information necessary to upgrade and/or improve the City's assessment process.
9. City agrees that in addition to the responsibilities provided herein, the staff of the City shall provide full and reasonable cooperation to the Company in completion of the herein-stated services.
10. The Company shall be liable to the City, and hereby agrees to indemnify and hold the City harmless but only to the extent of its insurance coverage set forth below, against all claims covered by said insurance coverage arising out of the performance of the services rendered hereunder caused by any negligent conduct, intentional conduct, or act of the Company or any of its employees in the performance of this contract that are covered by the policies listed in subparagraphs "a" through "c" below.

The Company will carry the following insurance coverage at all times during this agreement:

- a. Comprehensive general liability insurance covering the Company and the City in the project with not less than the following limits of liability; bodily injury or death, \$1,000,000 each person and subject to the same limit for each person; \$1,000,000 for two or more persons in any occurrence; property damage, \$1,000,000 each occurrence; \$2,000,000 annual aggregate.

b. Worker's Disability Compensation Insurance, securing compensation for the benefit of the employees of the Company, as required by Worker's Disability Compensation Act of State of Michigan.

c. The Company shall also carry professional liability and errors and omissions insurance with not less than \$2,000,000 limit of liability for each claim and in the aggregate including claim expenses. However, the City understands that it cannot be listed an additional insured under this type of policy. Should the City or its officers, directors, employees, and elected officials ever be held financially liable for any error or omission of the Company and seek indemnification from Company as a result thereof, under no circumstance shall the Company's cumulative liability to the City or its officers, directors, employees and elected official exceed the coverage of the errors and omissions policy referenced herein.

All required insurance shall be maintained with responsible insurance carriers qualified to do business in the State of Michigan. As soon as practicable upon execution of this contract and upon commencing any performance hereunder, the Company shall deposit with the City the previously mentioned policies of insurance or certificates therefore. During the duration of this contract, a copy of said insurance or certificate shall be given to the City Clerk at the beginning of each year.

11. The Company shall not be held liable for any damages caused by strikes, explosions, war, fire or act of nature that might stop or delay the progress of work. In the event of a claim against the City relating to any act or failure to act of the Company that is not covered by the insurance coverage as set forth above, the City has no right to indemnification from Company excepting willful misconduct or gross negligence.
12. The City and Company agree that the relationship of the City and Company is that of a client and independent contractor and not of that of an employer and employee and should not be construed as such.
13. In the event that the Company shall not be in substantial compliance with the terms of this agreement, the City shall give the Company written notice of said breach and thirty (30) days to cure the breach. If the Company fails to cure the breach within thirty (30) days after such notice, the City may terminate this Contract immediately without further notice or liability to the Company, other than for permitted fees and expenses accrued through the date of termination.

14. The City and Company agree that the Company may not assign or transfer this agreement nor any portion thereof nor any duties to be performed by Company without first receiving written approval from the City.

15. The City agrees to pay the Company as follows;

August 1, 2023 to July 31, 2024.....\$50,085 annually
August 1, 2024 to July 31, 2025.....\$52,589 annually
August 1, 2025 to July 31, 2026.....\$55,219 annually

The payments shall be made in twelve (12) equal installments due on the fifteenth (15th) day of each month.

The City's representation for all Michigan Tax Tribunal petitions, If requested pursuant to Paragraph 5 above, **not in the Small Claims Division**, shall be provided by Company's para legal staff, possessing experience in the representation of municipalities before the Michigan Tax Tribunal at the rate of:

August 1, 2023 to July 31, 2024.....\$\$160.52/ Hourly
August 1, 2024 to July 31, 2025.....\$\$168.55 / Hourly
August 1, 2025 to July 31, 2026.....\$\$176.98 / Hourly

The City's representation for all Michigan Tax Tribunal petitions, If requested pursuant to Paragraph 5 above, not in the Small Claims Division **relative to Tribunal Hearings**, shall be provided by Company's legal staff, possessing experience in the representation of municipalities before the Michigan Tax Tribunal at the rate of:

August 1, 2023 to July 31, 2024.....\$\$183.33 / Hourly
August 1, 2024 to July 31, 2025.....\$\$194.59 / Hourly
August 1, 2025 to July 31, 2026.....\$\$204.32 / Hourly

16. MICHIGAN TAX TRIBUNAL APPRAISAL SERVICES PLUS SPECIAL PROJECTS
Appraisal services rendered by the Company in Full Claims Michigan Tax Tribunal matters, and or any special services approved by the City, shall be provided to the City at the rate of:

	08/01/23 07/31/24	08/01/24 07/31/25	08/01/25 07/31/26
Title			
Appraiser Aide	\$47.59.....	\$49.97	\$52.46
Appraiser	\$66.00	\$69.30	\$72.77
Level III Appraiser	\$116.97.....	\$122.18	\$128.96
Assessor	\$134.39.....	\$141.11	\$148.16

Hourly fees include clerical costs and overhead for the Company.

17. Michigan Tax Tribunal appraisal services and requested special projects are separate from normal assessment and appraisal functions.
18. The City and Company agree that the term of this contract shall begin August 1, 2023 and expire July 31, 2026. The term of this agreement may be extended, by amendment, if mutually agreed upon in writing by each party.
19. The City and Company agree this contract is entered into subject to the charter and ordinances of the City and the applicable laws of the State of Michigan.
20. The Company agrees that in the performance of this contract neither the Company nor any person acting on its behalf will refuse to employ or refuse to continue in any employment any person because of race, creed, color, national origin, sex, or age. The Company will in all solicitations or advertisements for employees placed by or on behalf of the Company state that all qualified applicants shall be considered for employment without regard to race, creed, color, national origin, sex, age, or other characteristic or classification protected from discrimination by applicable law.
21. The Company shall acknowledge receipt of and comply with the City's ethics policy, computer usage policy or other signed documents.
22. The City agrees the Mayor and City Manager possess complete authority by resolution of the City Council or otherwise to execute this agreement on behalf of the City.

WITNESSES:

WCA ASSESSING:

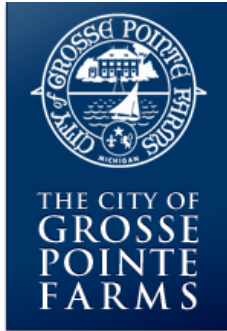
By: _____
Doug Shaw, for WCA Assessing,
as its Member

WITNESSES:

CITY OF GROSSE POINTE FARMS:

By: _____
Louis Theros, MAYOR

By: _____
Shane Reeside, CITY MANAGER



**CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 4, 2023**

SUBJECT: Avant 760 multi-use loader

DEPARTMENT: Department of Public Services

SUBMITTED BY: Matthew Baka

EXPENDITURE REQUIRED FOR THIS ITEM (1)	\$ 96,516
AMOUNT CURRENTLY BUDGETED (2)	\$95,000
GENERAL LEDGER ACCOUNT NUMBER(S)	401-900.000-981.003
IF REQUIRED EXPENDITURE (1) EXCEEDS CURRENT BUDGET (2):	
ADDITIONAL APPROPRIATION REQUESTED	\$ 1,516
OFFSETTING REVENUE, IF ANY	\$ 0

BACKGROUND INFORMATION: Avant 760 multi-use loader is intended as a replacement for one of the holder tractors that are currently used for plowing snow from sidewalks and collecting leaves. With the exception of one holder that was recently purchased the rest of the fleet was purchased in 2008 or earlier. The Avant multi-use loader would be the first of its kind added to the fleet. It is expected that the new loader will be an upgrade from the holder tractor. Alta equipment company is the sole source provide of this product.

SUGGESTED RESOLUTION: To approve the expenditure of \$96,516 purchase a new Avante 760 multi-use loader.

August 4, 2023

City of Grosse Pointe Farms

305 Chalfonte Ave
Grosse Pointe Farms MI 48236
Attn: Tom Joy



Dear Tom:

Alta Equipment is pleased to present you with pricing on an **AVANT 760**
The unit is equipped as follows:

- Cab w/ heater
- Mirrors
- Mudguards front & rear
- OptiControl switch package
- Wheel hub ties
- Rear side counterweight
- Engine block heater
- Blank Avant Hyd block
- 63" Avant GP Bucket
- Fabric seat
- Windscreen wiper
- Wheel kit
- 700 lumen work lights
- Hyd attachment plate
- Radio w/ Bluetooth
- Three-point hitch adapter
- Std warr: 2 year or 1000 hours

Our price on this unit is:

\$96,516 + Tax (if applicable)

** Quote is valid for 30 days and subject to prior sale

Thank you for this opportunity,

Connor Campbell

Account Manager

P: (248) 408-3077

E: connor.campbell@altaequipment.com

ALTA EQUIPMENT COMPANY

SALES | SERVICE | RENTALS | PARTS

39 Full Service Locations
400 Mobile Service Vans
Overnight Part Availability
24/7/365 Service
500 Factory Trained Technicians
5,000 Unit Rental Fleet



TADANO



INVOICE DATE: JULY 16, 2023
 INVOICE NO.: 1827092

 CITY OF GROSSE POINTE FARMS
 90 KERBY ROAD
 GROSSE PTE. FARMS, MI 48236

ATTN: SHANE L. REESIDE, CITY MANAGER

CLIENT/MATTER NO.: 004439-00001

RE: GENERAL

PRIVILEGED AND CONFIDENTIAL

FOR PROFESSIONAL SERVICES THROUGH JUNE 30, 2023

USD

TOTAL FEES CURRENT INVOICE	\$	<u>7,291.50</u>
TOTAL CURRENT INVOICE	\$	<u>7,291.50</u>

Remittance Instructions			
Terms: Due and Payable Upon Receipt			
Mail To:	Pay Online:	Wire Instructions:	ACH Instructions:
Dickinson Wright PLLC 2600 W. Big Beaver Suite 300 Troy, MI 48084	Credit Card and ACH/eCheck Payments We accept Visa®, Mastercard®, American Express® and Discover® https://www.dickinson-wright.com/invoice-payment	JP Morgan Chase Bank N.A. 28660 Northwestern Highway Southfield, MI 48034 ABA Number: 021 000 021 Swift Code: CHASUS33 (International) Account# 38852	JP Morgan Chase Bank N.A. 28660 Northwestern Highway Southfield, MI 48034 ABA Number: 072 000 326 Account# 38852
(Please reference your client/invoice numbers when paying electronically)			

INVOICE DATE: JULY 16, 2023
 INVOICE NO.: 1827094

 CITY OF GROSSE POINTE FARMS
 90 KERBY ROAD
 GROSSE PTE. FARMS, MI 48236

ATTN: SHANE L. REESIDE, CITY MANAGER

CLIENT/MATTER NO.: 004439-00210

RE: HFHS TRIBUNAL TAX APPEAL

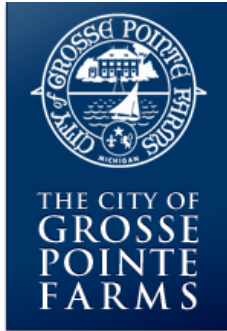
PRIVILEGED AND CONFIDENTIAL

FOR PROFESSIONAL SERVICES THROUGH JUNE 30, 2023

USD

TOTAL FEES CURRENT INVOICE	\$	2,669.00
TOTAL CURRENT INVOICE	\$	<u>2,669.00</u>

Remittance Instructions			
Terms: Due and Payable Upon Receipt			
Mail To:	Pay Online:	Wire Instructions:	ACH Instructions:
Dickinson Wright PLLC 2600 W. Big Beaver Suite 300 Troy, MI 48084	Credit Card and ACH/eCheck Payments We accept Visa®, Mastercard®, American Express® and Discover® https://www.dickinson-wright.com/invoice-payment	JP Morgan Chase Bank N.A. 28660 Northwestern Highway Southfield, MI 48034 ABA Number: 021 000 021 Swift Code: CHASUS33 (International) Account# 38852	JP Morgan Chase Bank N.A. 28660 Northwestern Highway Southfield, MI 48034 ABA Number: 072 000 326 Account# 38852
(Please reference your client/invoice numbers when paying electronically)			



CITY OF GROSSE POINTE FARMS
CITY COUNCIL
AUGUST 14, 2023

SUBJECT: Request for approval of July 2023 Invoices

DEPARTMENT: Finance

SUBMITTED BY: Tim Rowland, Director of Finance

BACKGROUND INFORMATION:

City Council approval is requested for the following July 2023 invoices:

INVOICES
July 2023

Vendor	Amount	Description
Asphalt Specialists, Inc	\$ 452,856.00	2022 Road Program
Nagle Paving Company	\$ 564,940.04	2023 Road Program
Hubbell, Roth & Clark	\$ 171,053.37	2022 Road Program; 2023 Road Program; Inland Sewer Improvement; 2023 Seawall Program
Metro Detroit Tree & Firewood	\$ 36,075.00	Tree Trimming and Removals
DTE Energy	\$ 28,946.41	Streetlights
Anytime Labor- Michigan LLC	\$ 12,800.59	Temp. Labor DPW
South Macomb Disposal Authority	\$ 14,837.95	Refuse Disposal
Alexander Chemical Corp.	\$ 13,163.57	Sodium Hypochlorite
Michigan Joint Sealing Inc.	\$ 11,387.68	2022 Crack Sealing

SUGGESTED RESOLUTION:

Approval of the July 2023 invoices, as presented.