Master Plan

City of Grosse Pointe Farms

Adopted December 11, 2023



RESOLUTION OF ADOPTION
CITY OF GROSSE POINTE FARMS MASTER PLAN
CITY OF GROSSE POINTE FARMS CITY COUNCIL

WHEREAS, the Michigan Planning Enabling Act, Act 33, of the Michigan Public Acts of 2008, as amended, requires the City Council to make and adopt a basic plan or parts of a plan corresponding with major geographic sections or divisions of the city as a guide for the physical development of the municipality; and

WHEREAS, the City Council has prepared such a plan for the City, including maps, figures, and descriptive matter dated November 30, 2023; and

WHEREAS, in the preparation of the Master Plan, the City Council has made careful comprehensive surveys and studies of present conditions, and future needs of the City; and

WHEREAS, in the preparation of the Master Plan, the City Council has also considered the history and heritage that gives Grosse Pointe Farms much of its character and incorporated these lessons into the policies and guidelines contained in the Master Plan; and

WHEREAS, in the preparation of the Master Plan, the City Council has also considered the Community Planning Principles as drafted by the Michigan Society of Planners and incorporated these principles into the policies and guidelines contained in the Master Plan; and

WHEREAS, the City Council, on December 11, 2023, held a public hearing in accordance with the procedures of Act 33, P.A. 2008, as amended; and

WHEREAS, the City Council has recorded and considered all comments and recommendations made at such hearing.

NOW THEREFORE BE IT RESOLVED:
THAT, the City Council for Grosse Pointe Farms, Michigan hereby adopts the Grosse Pointe Farms Master Plan, dated November 30, 2023, in its entirety.

CITY OF GROSSE POINTE FARMS CITY COUNCIL
GROSSE POINTE FARMS, MICHIGAN

ADOPTED: Ayes: Mayor Louis Theros, Mayor Pro Tem Beth Konrad-Wilberding, Councilmembers Sierra Leone Donaven , John J. Gillooly, Joe Ricci, Neil Sroka and Lev Wood. Nays: None. Absent: None.
Date: DECEMBER 11, 2023

CERTIFICATION

I, the undersigned, being the duly appointed and acting City Clerk of the City of Grosse Pointe Farms, Michigan, do hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting held on December 11, 2023.

Derrick Kozicki

Derrick Kozicki, City Clerk
City of Grosse Pointe Farms, Michigan

Master Plan

City of Grosse Pointe Farms

Adopted December 11, 2023

Prepared with the assistance of:

MCKENNA

235 E. Main Street, Suite 105
Northville, MI 48167
T: 248.596.0920
F: 248.596.0930
www.mcka.com



Acknowledgments

City of Grosse Pointe Farms City Council

Louis Theros, Mayor

John Gillooly, Mayor Pro Tem

Sierra Donaven

Beth Konrad-Wilberding

Joe Ricci

Neil Sroka

Lev Wood

City Manager

Shane Reeside

Assistant City Manager/Clerk

Derrick Kozicki

Contents

00 Introduction 1

Executive Summary 1
What is a Master Plan? 3

01 Community Profile 5

Background 6
Population 8
Age 9
Race 10
Educational Attainment 10

02 Public Engagement Summary 11

Community Open House – June 27, 2022 12
Public Workshop – January 10, 2023 17
Online Engagement – June 13–August 6, 2022 19
Online Engagement: Survey Results 21

03 Community Goals 25

Natural Resources + Environment 26
Mobility 26
Community Facilities 26
Economic Development 26
Land Use and Housing 26

04 Natural Resources & Environment 27

Existing Conditions: Natural Resources and Environment 28
Water Management 32
Lakeshore and Flooding 35
Opportunities 36
Goals and Objectives 37

05 Mobility 39

Public Input 40
Existing Conditions: Transportation and Circulation 41
Non-Motorized Network 43

Future Mobility Plan: Complete Streets 44
Goals and Objectives 47

06 Community Facilities. 49

Town Planning Guidelines. 50
Existing Conditions: Public Infrastructure. 54
Key Trends and Changes 54
Goals and Objectives 56

07 Economic Development 57

Existing Conditions: Economy. 58
Key Trends and Changes. 61
Adjusting to the Economic Effects of COVID-19. 63
Goals and Objectives 64

08 Land Use and Housing. 65

Housing Trends. 70
Key Trends and Changes. 72
Future Land Use 76
Potential Change Areas 82
Goals and Objectives 86

09 Zoning Plan. 87

Preservation Recommendations 88
Sustainable Standards 89
Residential Districts 89
Commercial Districts 90

10 Implementation Plan. 91

List of Maps

Map 1. Vegetation 31
Map 2. Traffic Volume 42
Map 3. Existing Land Use 69
Map 4. Future Land Use 78

List of Tables

Table 1. How to Use the Master Plan 3
Table 2. Recreational Surplus/Deficiencies, City of Grosse Pointe Farms 53
Table 3. Projected Medical Occupations in Wayne County, 2016–2026 62
Table 4. Projected Top Occupations in Wayne County, 2016–2026 62

This page intentionally left blank.

00 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 polices 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/

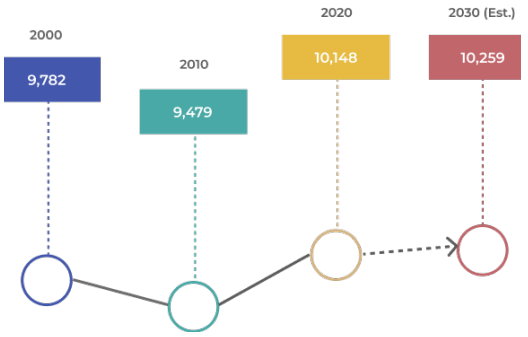
Population

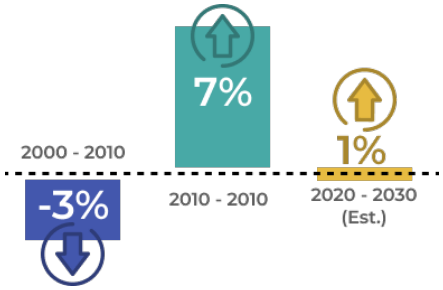


A Master Plan is most effective when it is founded upon an understanding of where the community is heading. Existing population trends are a key metric in relaying whether the community is growing or declining, while laying the groundwork for the anticipation of future trends. The City is then able to 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).

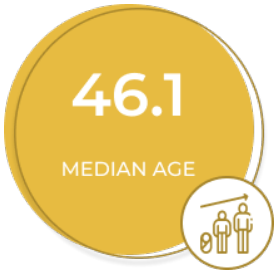
The City is expected to grow older, with young adults and families with school-aged children declining. Grosse Pointe Farms average household size of 2.52 can be expected to remain steady, having increased 0.4 percent since 2010.



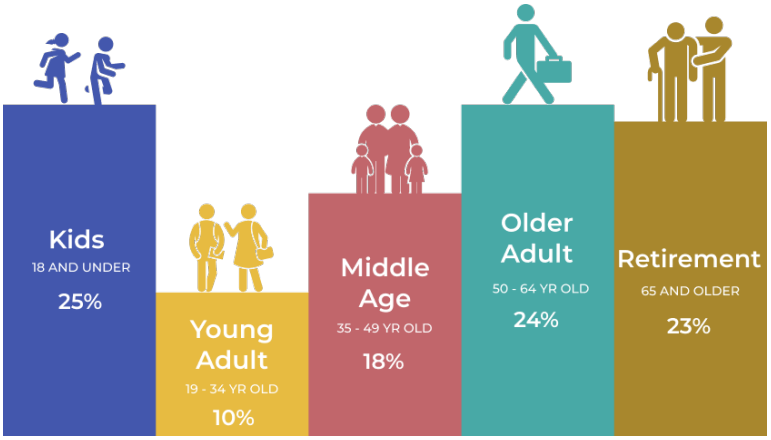


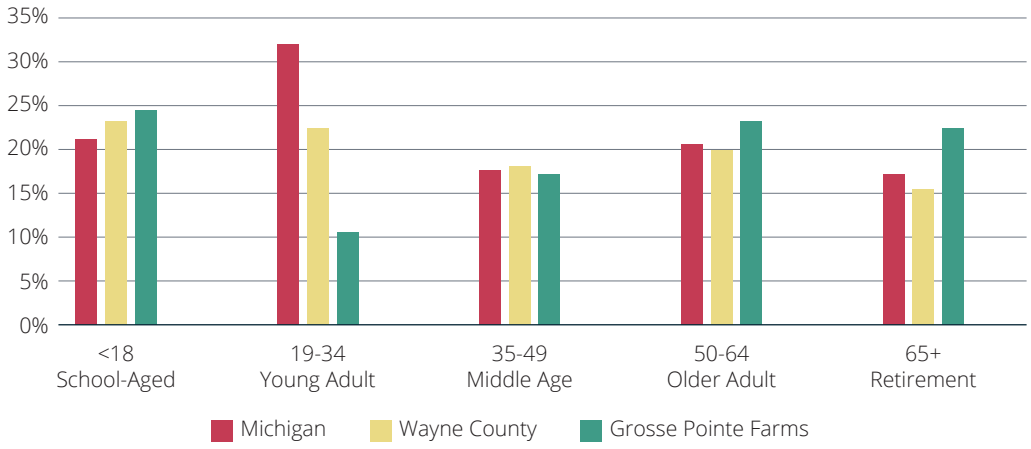
Age

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.

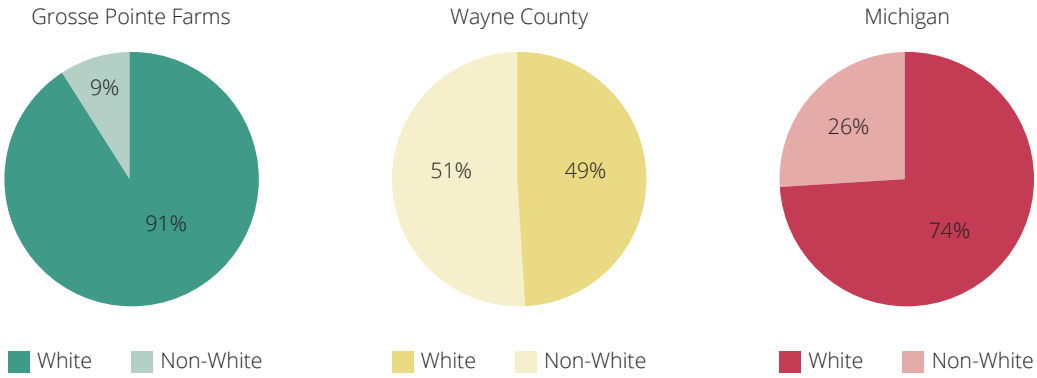




A stark contrast in the number of young adults in the City is an area of note. College-aged and young adults will eventually transition into homeowners and young families. The significant difference in this particular population suggests that, while the City remains an excellent place to start a family 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.

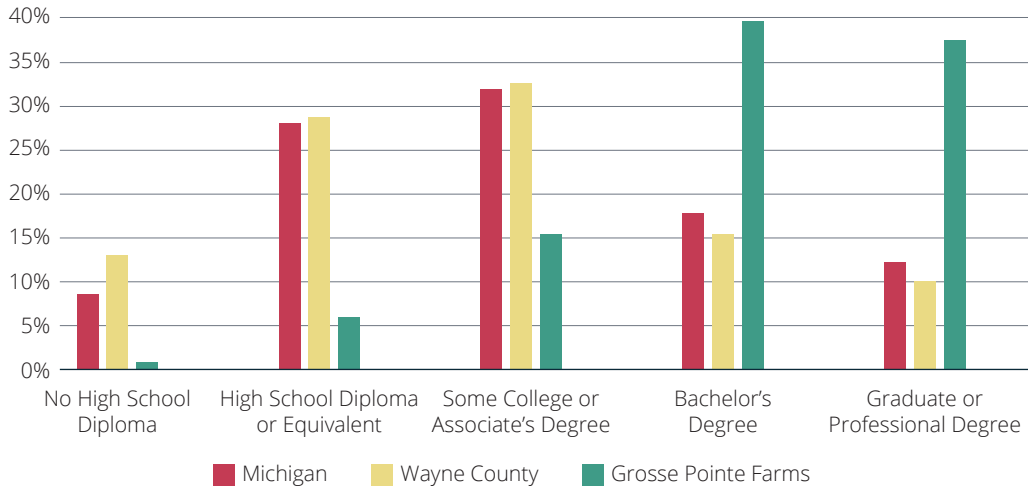
Race

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.

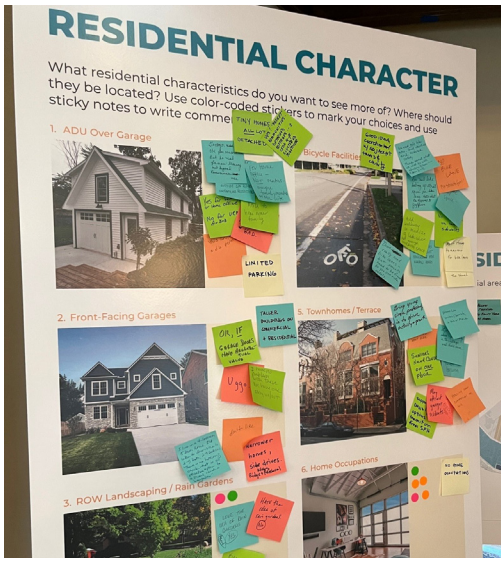
Over 75 people attended the event and numerous comments were received across a wide range of topics. Below is a summary of the key topics discussed, as well as the main points derived from the comments. In addition to the workshop, a public survey was distributed, which is detailed later in this chapter.

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.

- **Acessory 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:

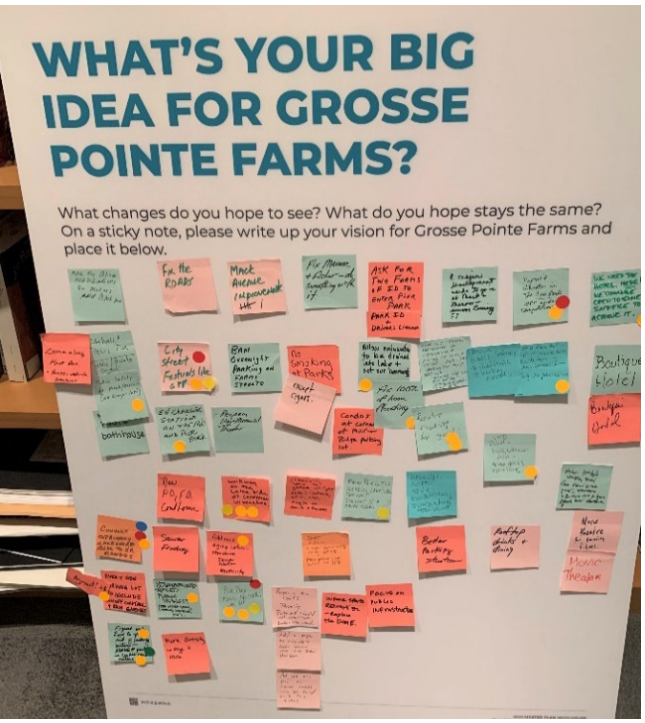
1. Evening Destinations
2. Retail Shopping
3. Civic Space and Public Gathering
4. Local Office District

- Need more public gathering space with light retail.
- Plurality of uses.
- Need a brewery.
- 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
2. Mixed-use residential
3. Public Art
4. Streetscaping

- Occasionally close Kercheval for public events.
- To be a social district, allow alcohol on the street.
- Support housing over retail to encourage mixed-use.
- No modern/new age “art” (reiterated by 2 residents).



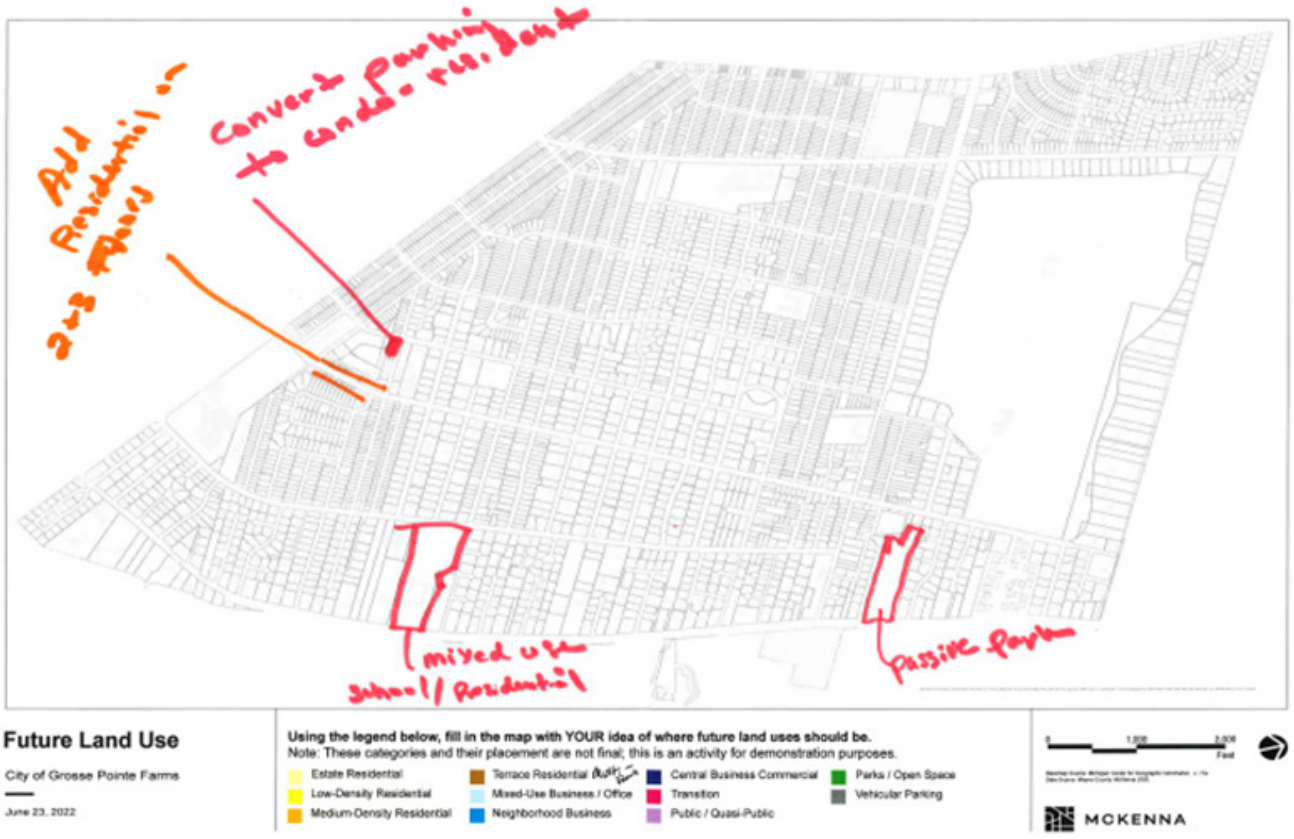
"Big Idea" Comment Board

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 deveopment types i.e., senoir 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 spacial 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.

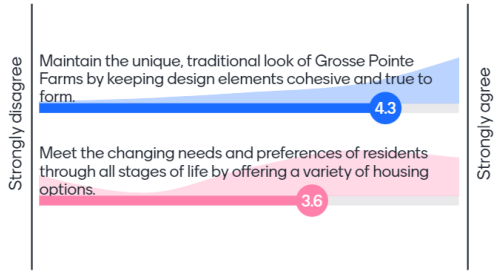
Goals and Objective Polling

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 a as potential town square. Finally, the need to address storm water management was mentioned.

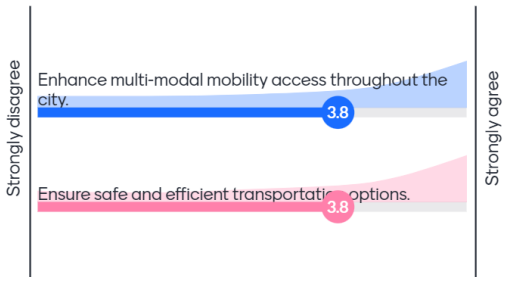
Land Use



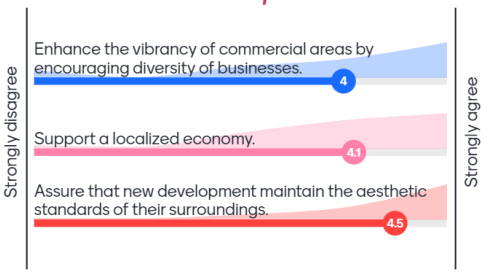
Community Facilities



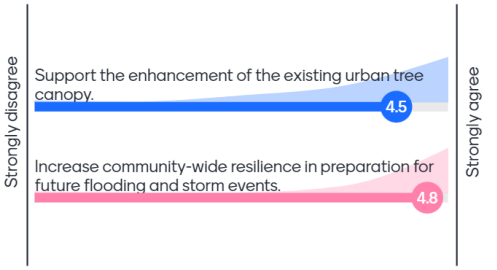
Mobility



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

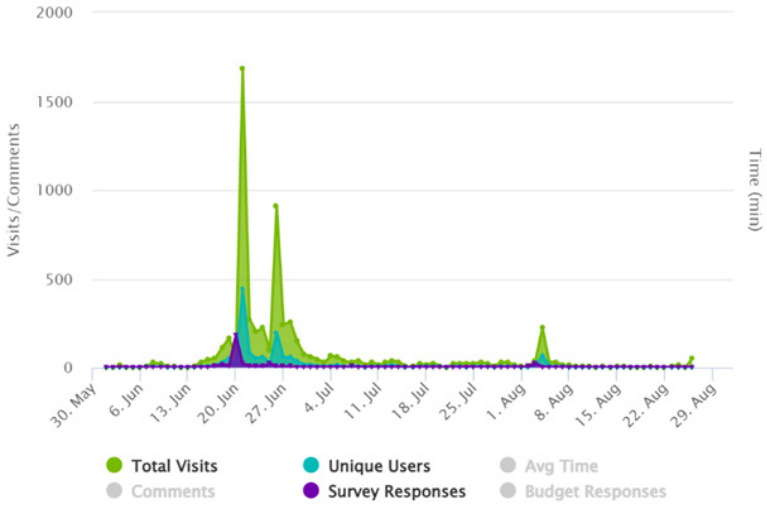
The City-owned parcel at the corner of Mack and Moross has had many redevelopment possibilities considered over the years. The residents indicated a desire to maintain much of the greenspace of the area while enhancing the site as a gateway to the City. There was support for developing a public safety 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.

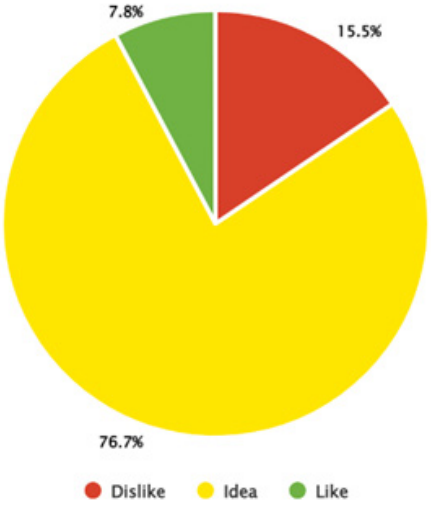
Online Engagement – June 13–August 6, 2022

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.

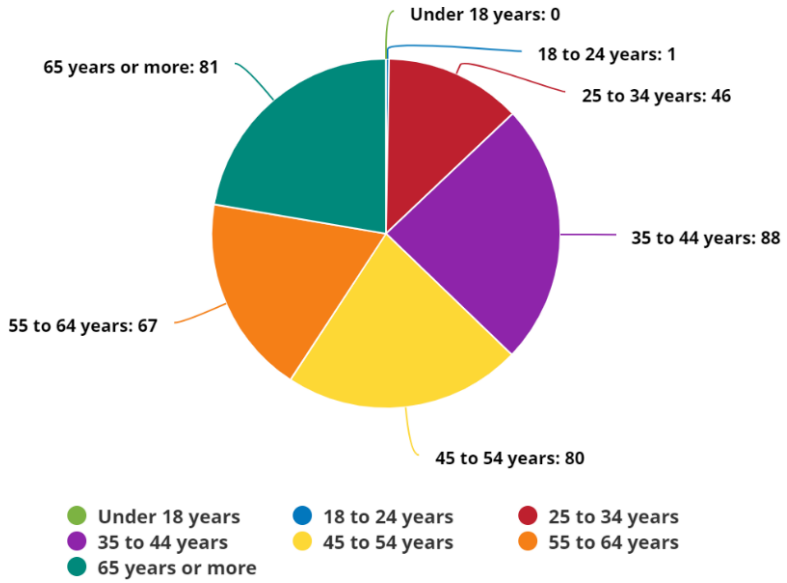
Though this activity did not comprise a statistically valid survey of Grosse Pointe Farms residents, it nevertheless produced a snapshot of the overall community sentiment. Given that the vast majority of comments and survey responses centered on retail and dining options, public infrastructure, neighborhood 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.

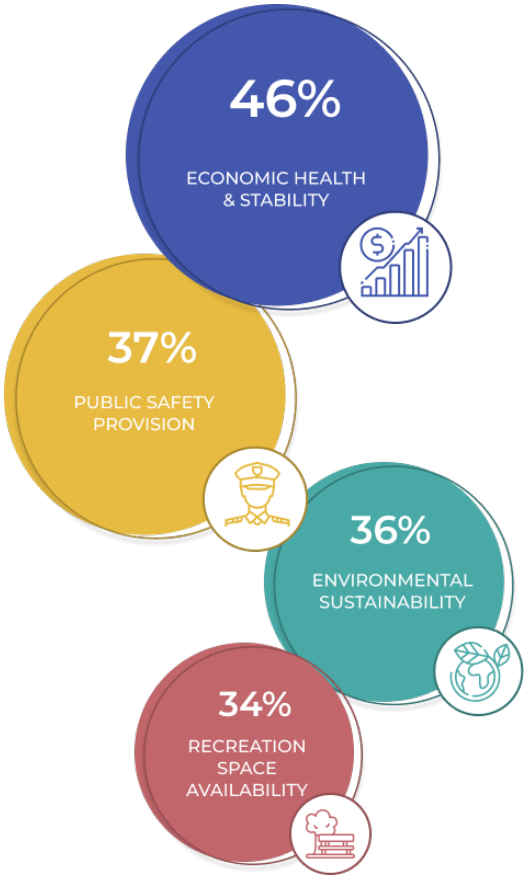


Selected Results

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?

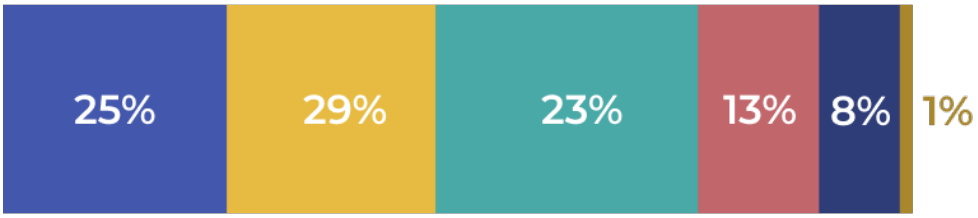
The word cloud displays the most frequent responses in correspondence to size of the word.



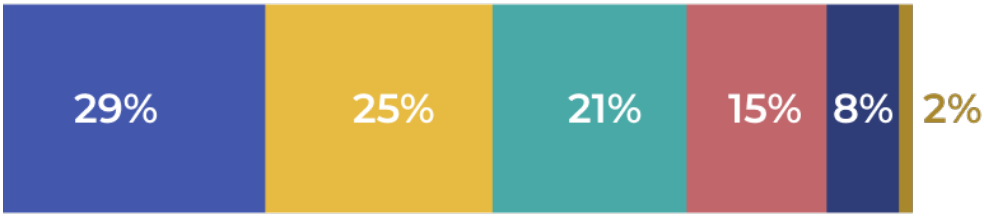
What type of land uses is there a need for along the commercial corridors?

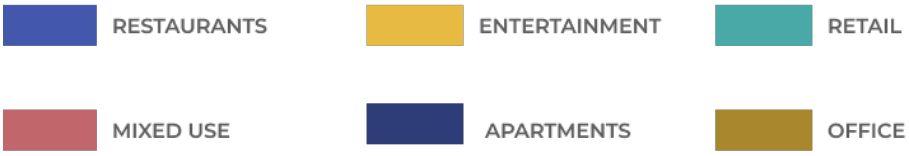
Commercial viability was a key issue that was addressed at the workshop and through the online survey. Overwhelmingly residents signaled a need for restaurants, retail, and entertainment on the Hill and Mack Ave. The specific types of retail/restaurants singled out by residents were clothing stores (including 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.



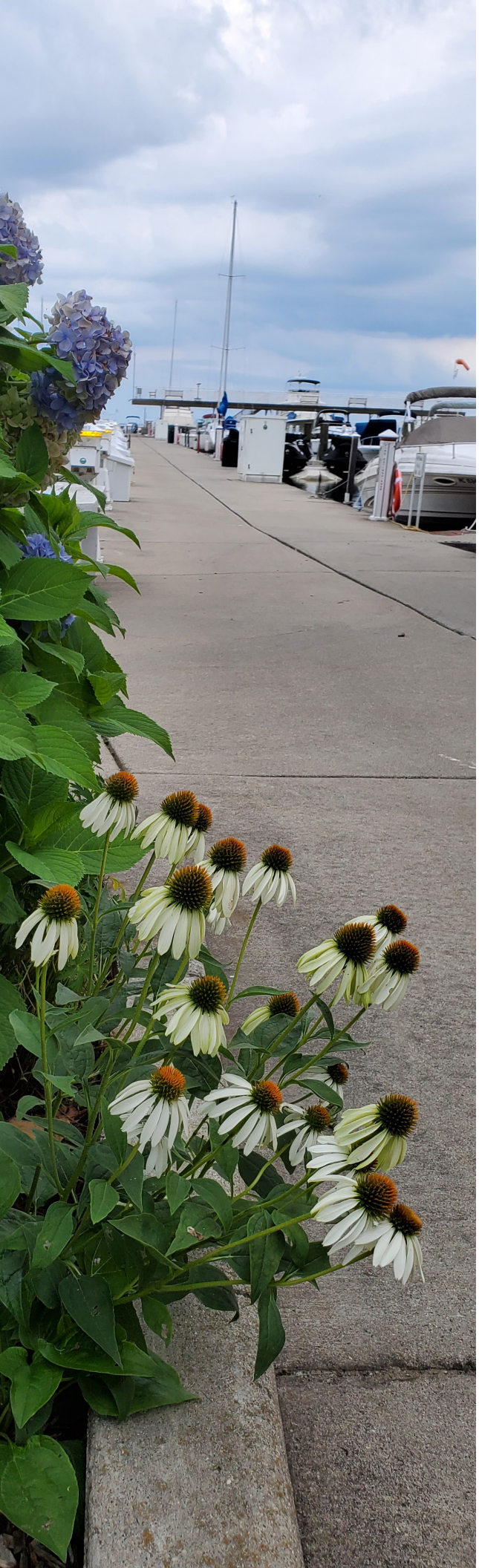
The following are the comments with the most reactions (receiving 35 or more votes) through the engagement website:

- 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.crwc.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.

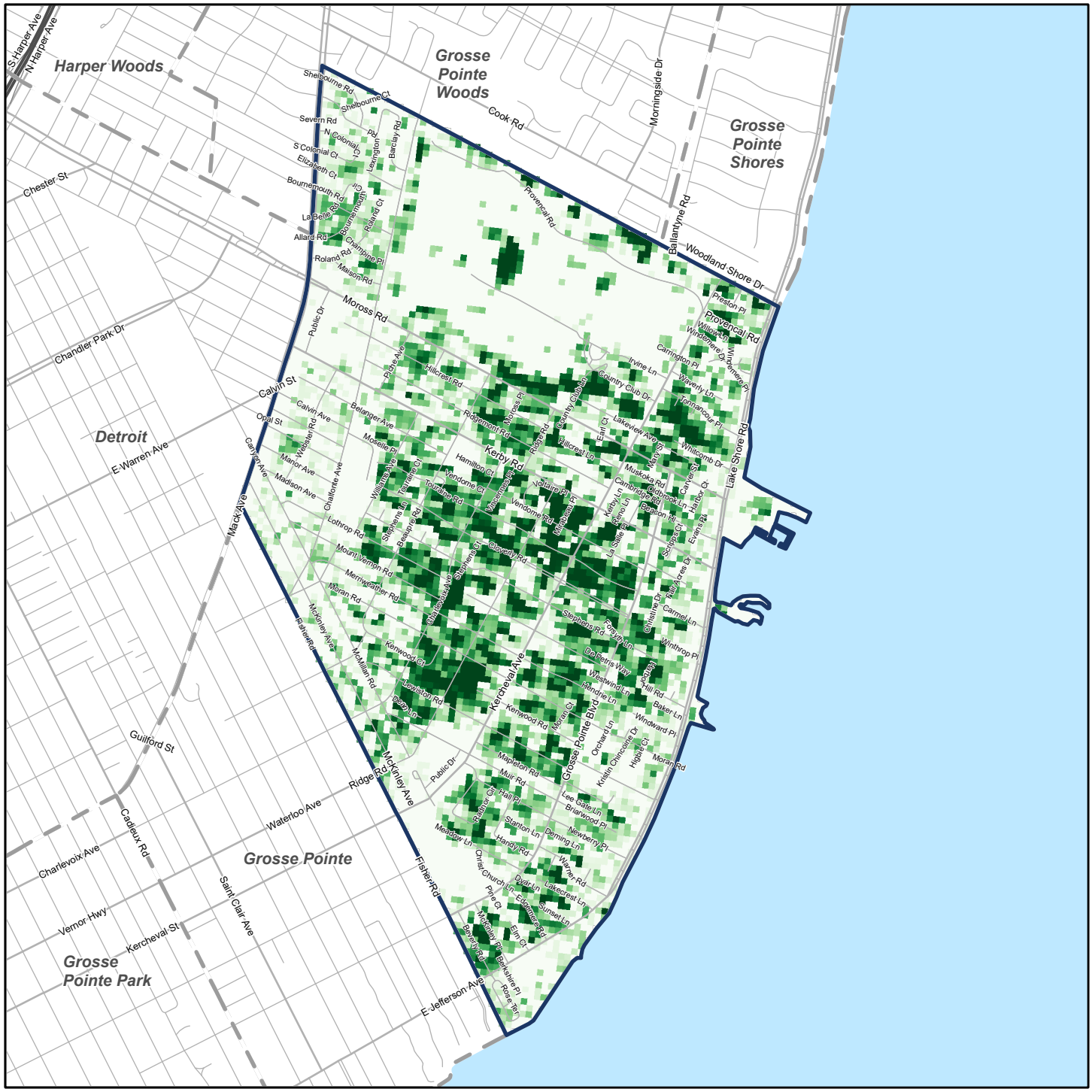
Tree Canopy

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.

MCKENNA

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.

Grosse Pointe Farms has begun to experience flooding events that have overwhelmed the system causing many basements to flood in the last two years. These events are 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, and encourages pervious landscaping 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 naturalized shore protection options.

GOAL 2

Support the enhancement of the existing urban tree canopy.

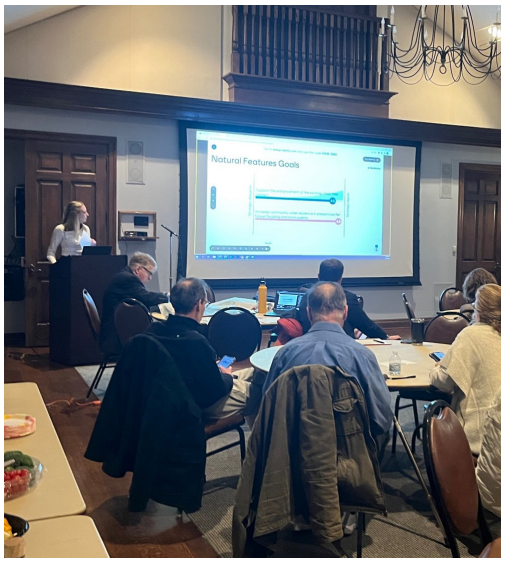
OBJECTIVE 2A	Continue to promote tree planting along streets, parks, and public areas and preserve the tree-lined character of the existing road network.
OBJECTIVE 2B	Establish a tree inventory for all public trees.
OBJECTIVE 2C	Provide administrative policy of recommended trees as well as prohibited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

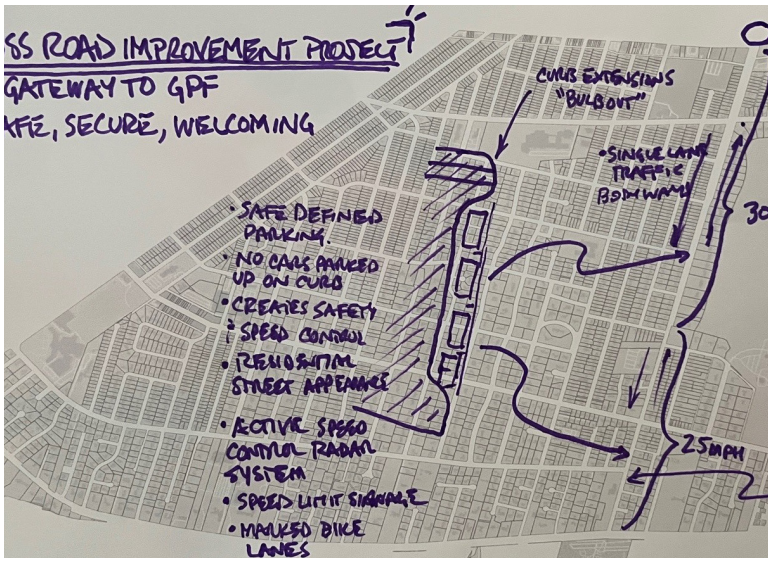
This page intentionally left blank.

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.

MCKENNA

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, Chalfonte and Fisher, Grosse Pointe Boulevard and Moran, 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	Investigate providing 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.

This page intentionally left blank.

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

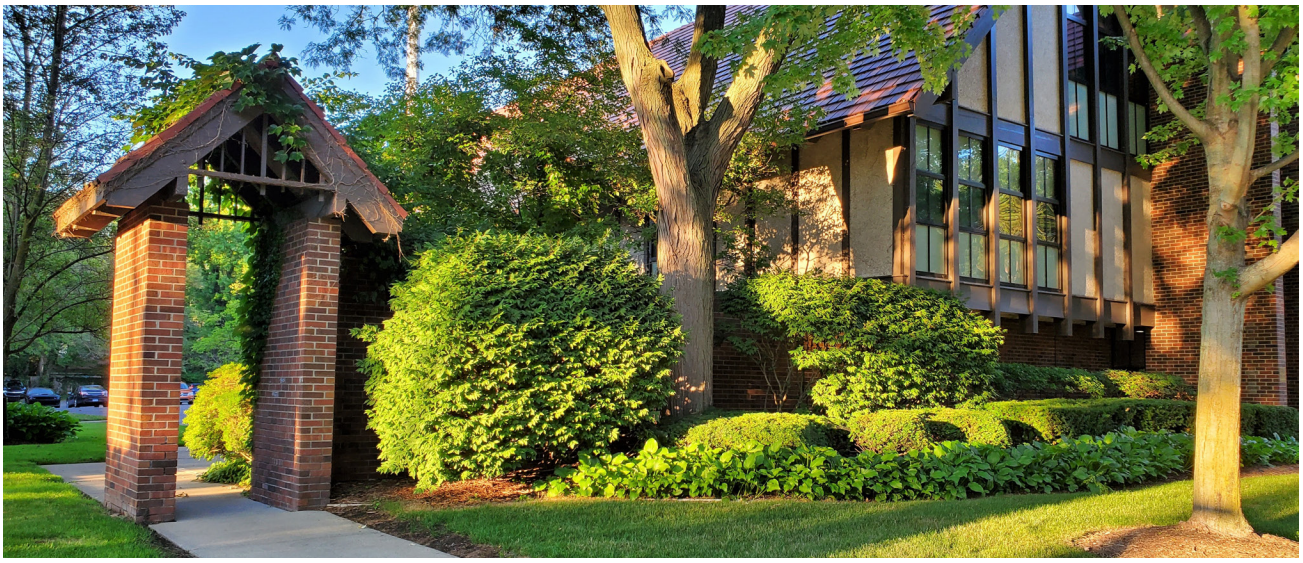
- The location of public and civic buildings should express the central importance and value of community and public life. A central, prominent, or important location is symbolic of this role.
- Public buildings should be highly visible community focal points, landmarks, and orienting features.
- Public 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 indicates, 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

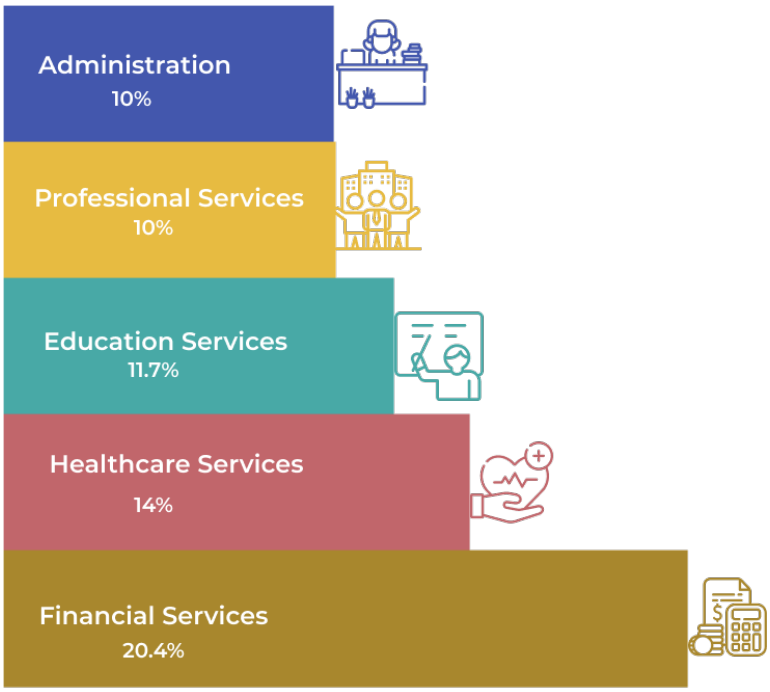
The City of Grosse Pointe Farms enjoys high-value housing, indicating a strong, stable residential tax base. In addition, the commercial centers serve as an economic strength for the City, with historically high occupancy rates and continued private investment.

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 Grosse 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 Detriot 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, grocercies, 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

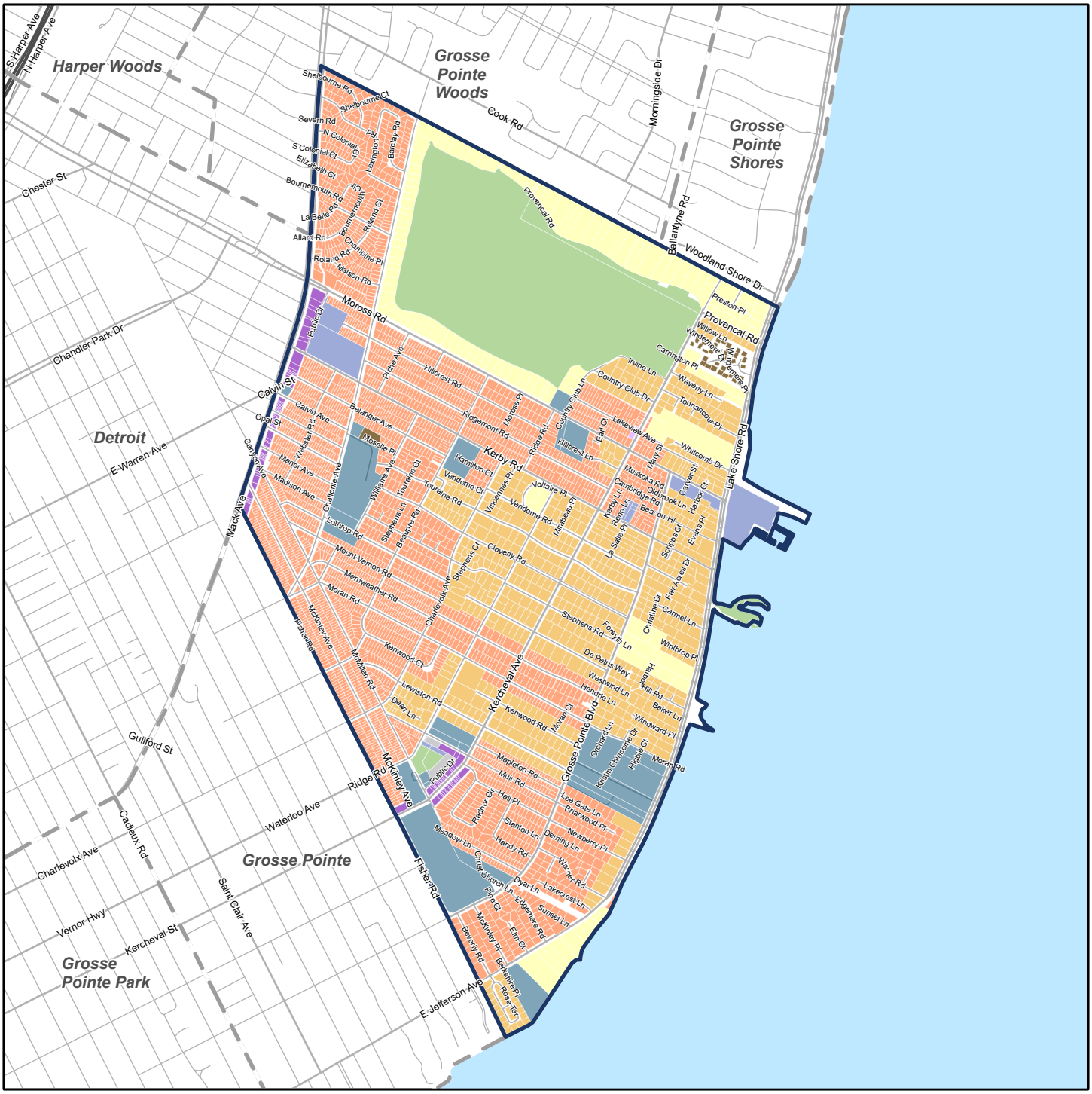
Semi-public uses are those that are open to the public and provide a public amenity but are not necessarily owned by a municipality. These include churches, and institutional uses such as American House. The semi-public use category also includes private schools such as Grosse Pointe Academy and St.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

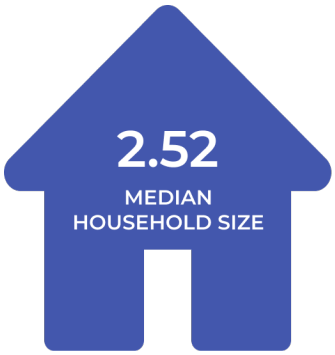
- Attached Cluster Residential
- Business District Mixed-Use
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Neighborhood Commercial
- Office/General Commercial
- Parking
- Public Facilities
- Public/Semi-Public
- Recreation
- City of Grosse Pointe Farms Boundary
-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

0 0.25 0.5
Miles

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

MCKENNA

Housing Trends

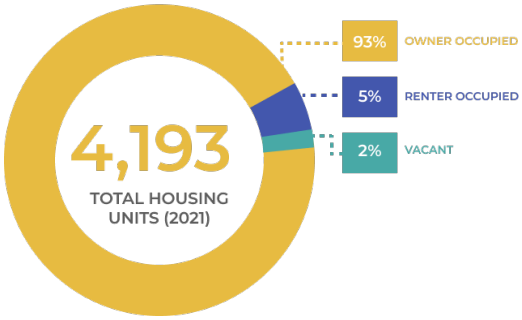


Grosse Pointe Farms is defined by the unique residential character created by the architectural variety and quality established during the development at the early part of the 20th century. The following housing analysis gives key insights into the overall stability of the housing market, and what the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

According to the Census, 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.

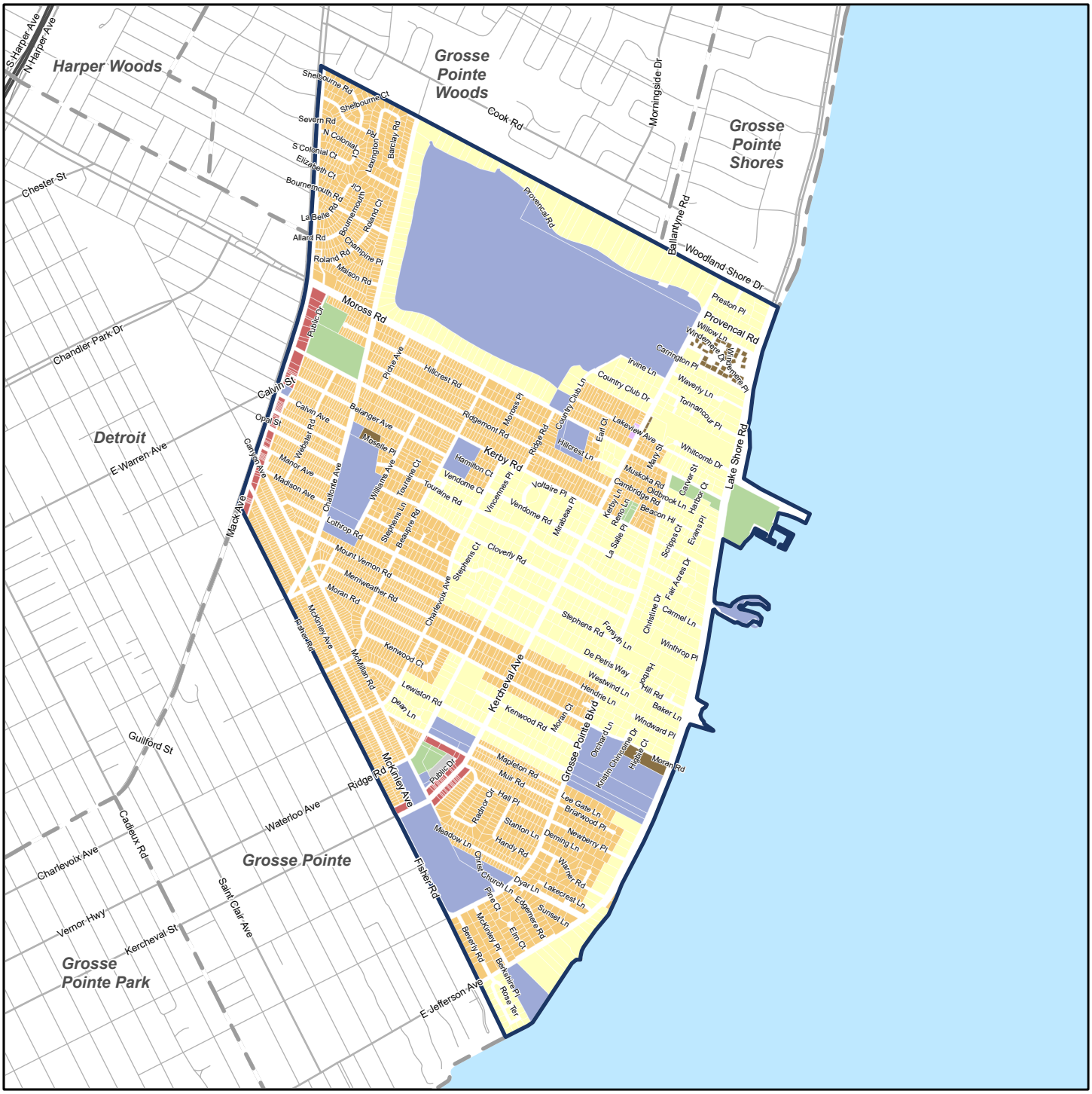
Semi-Public/Institution

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

0 0.25 0.5
Miles

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

MCKENNA





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 consruction 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

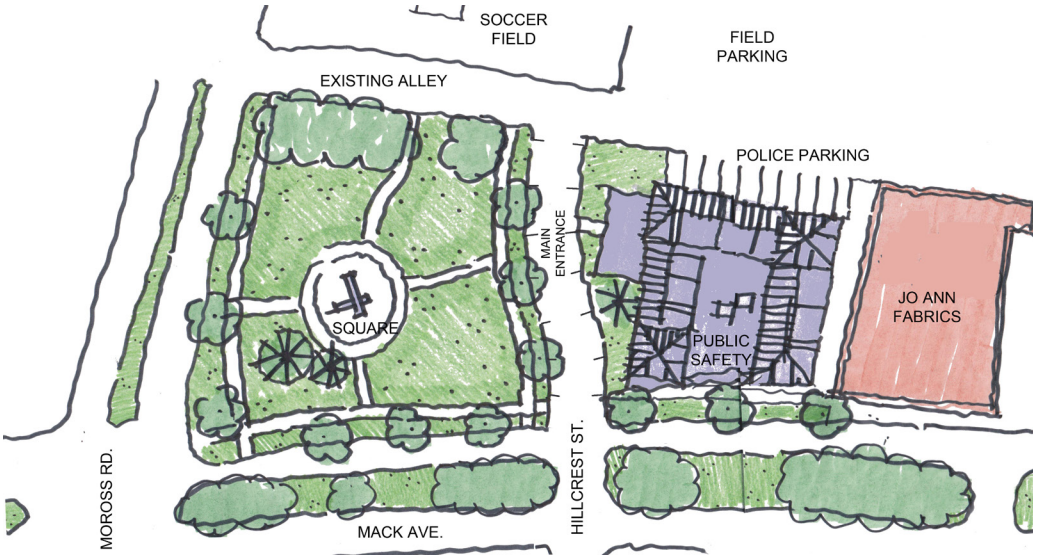
The vacant lot at the corner of Mack and Moross consists of five parcels making up 2.16 acres. As one of the primary gateways into the City consideration of development on this site should welcome residents and visitors alike. Additionally, given the site's strategic location within the redeveloping 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.

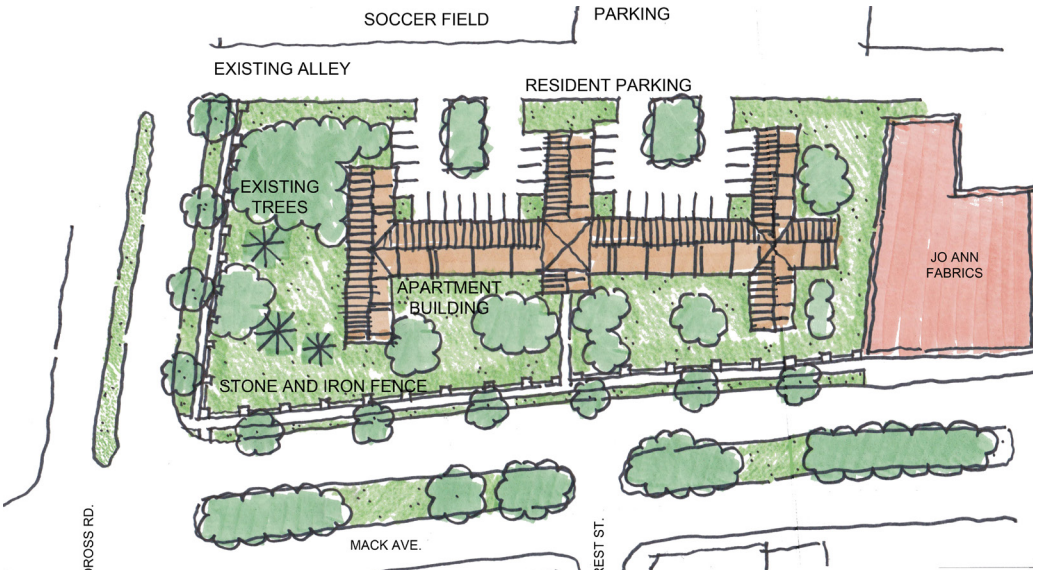
#1 Development Alternative: Public Square and Public Safety

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.



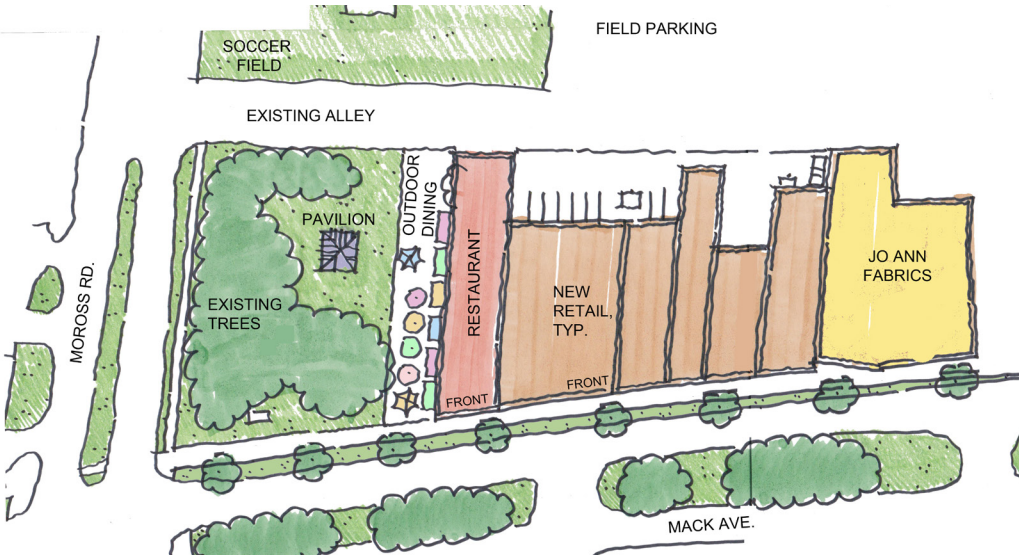
#2 Development Alternative: Multiple Family Residential

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.



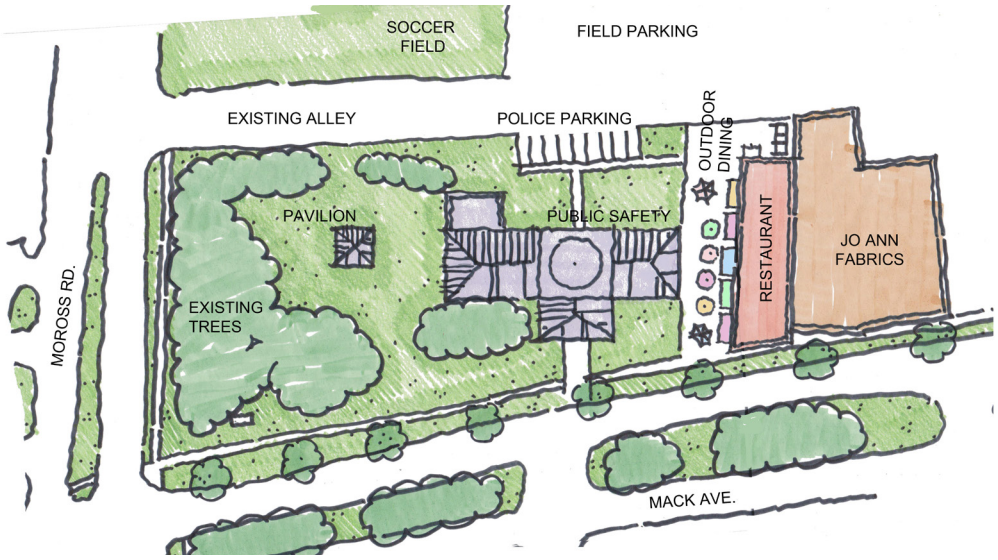
#3 Development Alternative: Extended Retail

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

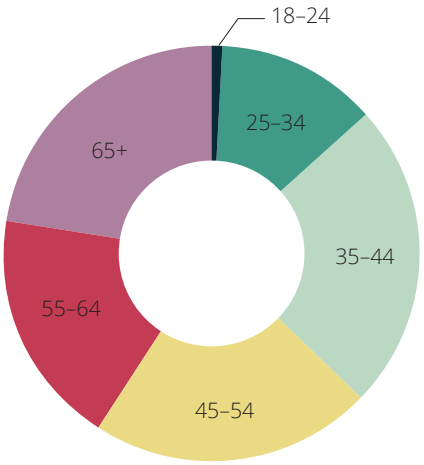
	Topic	Project	Priority	Time Frame	Responsible Party	Funding
29	Mobility	Continue to enact and enforce residential on-street parking programs.	Medium	Ongoing	City Staff, City Council	Public
30	Community Facilities	Explore creation of innovative parks and recreation opportunities.	Medium	2—3 years	City 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?

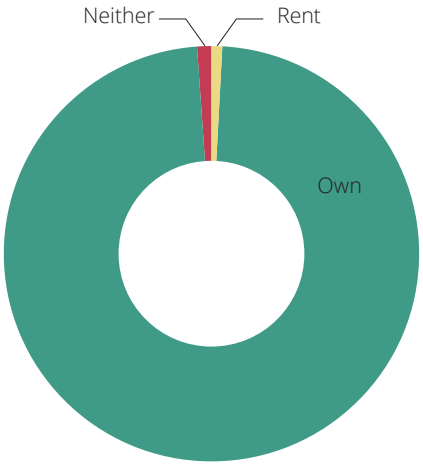
Choice	Responses	Percentage
Under 18 years	0	0.00%
18 to 24 years	1	0.27%
25 to 34 years	46	12.60%
35 to 44 years	88	24.11%
45 to 54 years	80	21.92%
55 to 64 years	68	18.63%
65 years or more	82	22.47%
Answered	**365**	
Skipped	**6**	



QUESTION 4.

What is your current housing status?

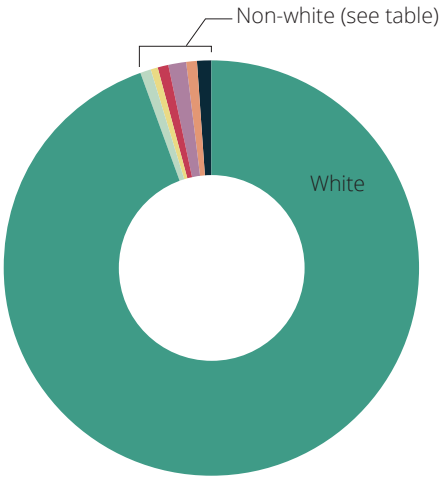
Choice	Responses	Percentage
Rent	4	1.10%
Own	356	97.80%
Neither	4	1.10%
Answered	**364**	
Skipped	**7**	



QUESTION 5.

What is your racial or ethnic identity?

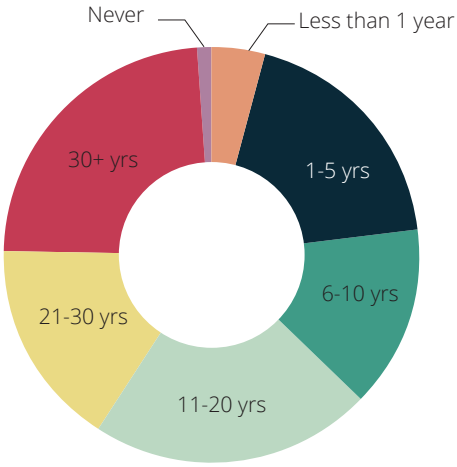
Choice	Responses	Percentage
White	335	95.71%
African-American	3	0.86%
American Indian or Alaska Native	2	0.57%
Asian/Native Hawaiian/Other Pacific Islander	3	0.86%
Two or More Races	5	1.43%
Hispanic or Latino	3	0.86%
Other Answers	3	0.86%
Unidentifiable		
Prefer not to say		
Middle eastern		
Answered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



QUESTION 6.

How long have you lived in Grosse Pointe Farms?

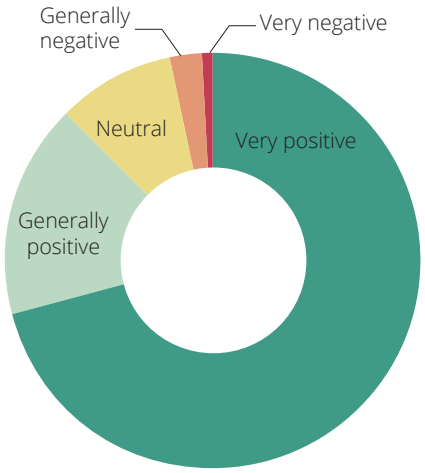
Choice	Responses	Percentage
Less than 1 Year	16	4.31%
1-5 Years	70	18.87%
6-10 Years	53	14.29%
11-20 Years	81	21.83%
21-30 Years	60	16.17%
30 Years or more	87	23.45%
I have never lived in Grosse Pointe Farms	4	1.08%
Answered	**371**	
Skipped	**0**	



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 week. 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 avaible 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 aweful 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.

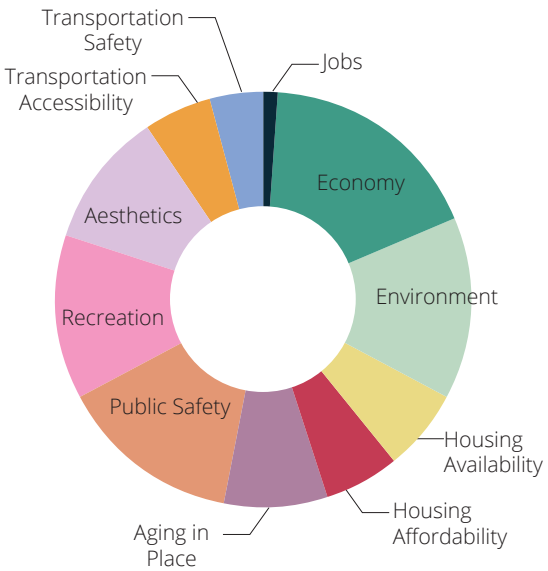
Answered: 93

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 then 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 delt 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. Noi 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 deterioriation!

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 Detroits 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. Out 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!

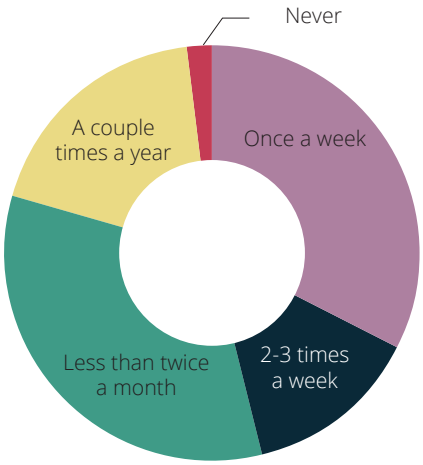
Answered: 166

Skipped: 205

QUESTION 12.

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

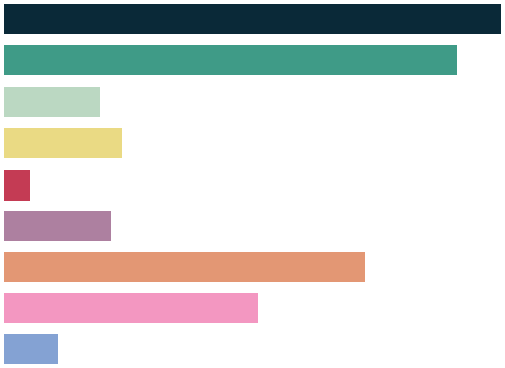
Choice	Responses	Percentage
Once a week or more	121	32.61%
2-3 times a week	51	13.75%
Less than 2 times a month	123	33.15%
A couple times a year	69	18.60%
I have never visited the Hill for shopping or dining	7	1.89%
Answered	**371**	
Skipped	**0**	



QUESTION 13.

What do you wish the Hill offered more of?

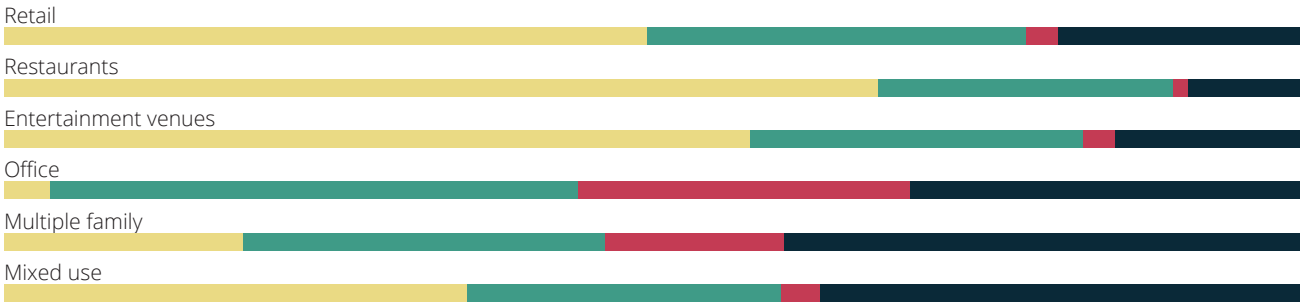
Choice	Responses	Percentage
Retail offerings	233	62.80%
Dining offerings	212	57.14%
Residential opportunities	45	12.13%
Streetscaping	55	14.82%
Density	12	3.23%
Green infrastructure	50	13.48%
Rooftop or outdoor retail activities	169	45.55%
Community events	119	32.08%
I do not know	25	6.74%
Answered	**371**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



QUESTION 14.

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

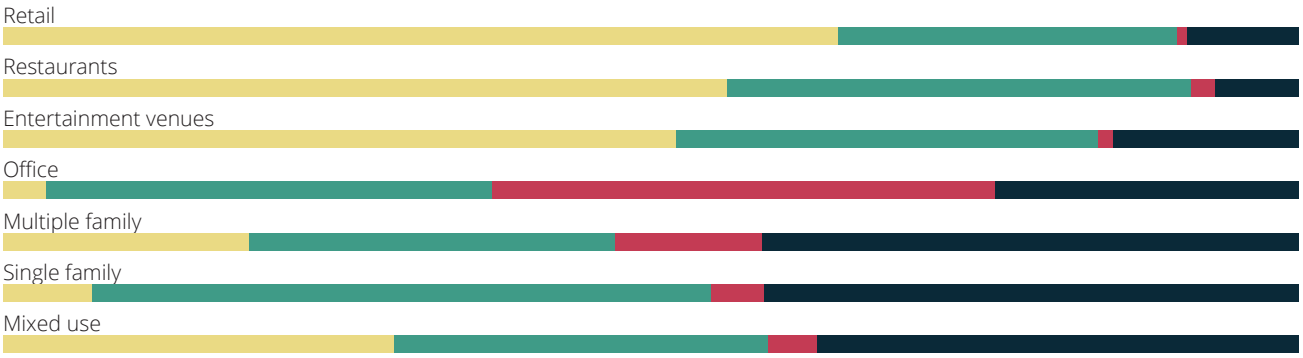
Choice	Too Little		Just Right		Too Much		No Opinion	
Retail	183	49.33%	108	29.11%	9	2.43%	69	18.60%
Restaurants	248	66.85%	84	22.64%	4	1.08%	32	8.63%
Entertainment venues (theaters, bars, clubs)	213	57.41%	95	25.61%	9	2.43%	53	14.29%
Office (including medical)	13	3.50%	150	40.43%	94	25.34%	111	29.92%
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.

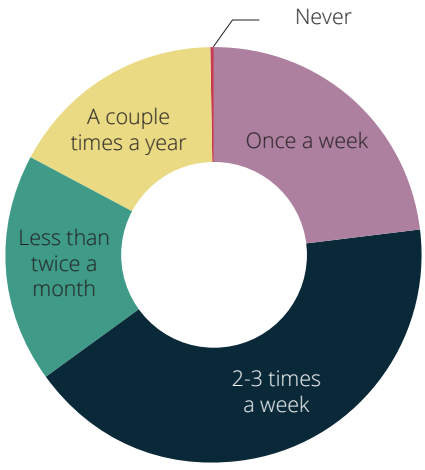
Choice	Too Little		Just Right		Too Much		No Opinion	
Retails	239	64.42%	97	26.15%	3	0.81%	32	8.63%
Restaurants	207	55.80%	133	35.85%	7	1.89%	24	6.47%
Entertainment venues (theaters, bars, clubs)	191	51.48%	120	32.35%	4	1.08%	53	14.29%
Office (including medical)	12	3.23%	126	33.96%	142	38.27%	86	23.18%
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 / aestetics“
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. Reparing 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 dinning 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.

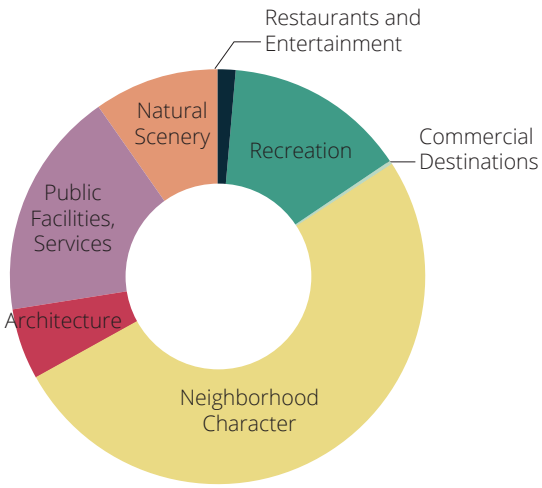
Answered: 371

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 Comminity
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 liver there.
109. Neighborhood character, proximity to downtown, safety.
110. Lake view and access
111. Architecture and character
112. Saftey
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 throught 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 nieghborhood
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 comercial/ 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 saftey 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 decidious 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 beauitiful 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 again 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/reacreation
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 of 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 in 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 infrastruture - 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 flabergasted 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 enought 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 crumbing 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 acessable 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 hero 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. To 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 loosing 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**	

Appendix B
Draft Plan Comments

Date	Comment	Discussion
8/18/23	Burry the Electrical lines. Keep the tees.	Burial of electric lines outside of scope of Master Plan. Plan advocates for preservation and enhancement of tree canopy in actions 23 and 24.
8/18/23	Kerby Elementary School teaches GPF students and Monteith Elementary School also teaches some GPF students. I would like to see data on the number of homes occupied by only 1 adult. I would like to know where you received the average cost of a single family home in 2020? The amount in this report is extremely low. $357,000 is just above the average cost of a 3 bedroom 1.5 bath home. I would like to see data on how many GPF citizens use SMART transportation on a regular basis. I did not see anything about providing more public transportation for seniors, disabled people, or others who would like to decrease green house gas. Many people pay more for a home, more in taxes, water bills etc. to live in a community that is primarily single family homes. So, why are you suggesting mixed housing. Many single home owners are already renting rooms to pay increased costs of living in GPF.	Added data source for average cost of single family home (Census).
8/18/23	Please someone address the elephant in the room. Our brand new unhistorical historical headquarters / it is the most atrocious structure in all of GPF. Plus, their enormous signage must break every sign rule on the planet. I would like to suggest a GPF architectural board to help avoid more atrocities. The GP Historical Society struck out with public opinion . No historical value to bad architecture . Unless, learning from mistakes ... unfortunately too late for Kercheval & Lakeview. Chris	Action 2 of Implementation Table addresses the preservation of historic buildings.
8/18/23	I didn't see any mention of EV charging- either offering in public parking/ municipal buildings or how to address the permitting requirements of adding charging to houses that would most likely need substantial electrical upgrades to support the load.	Electric Vehicle charging placement can be addressed through City policy.
8/18/23	In Chapter 8, the use of land at Mack and Moross is addressed. I feel the best use of the land is No. 1, a plan including Public Safety and a Public Square. This plan would certainly benefit the whole Community.	No edits.
8/18/23	Although minor, I would also like the parking meters on the Hill addressed and updated. Credit card / mobile payment options should be offered here as we expect to revitalize this area.	Policy issue, outside the scope of the Master Plan.
8/19/23	Have a movie theatre like GPP or allow residents of GPF to attend movies at GPP theatre.	Action 30 includes the exploration of innovative recreation opportunities. GPP allowing GPF residents at movie theatre is outside the scope of the Master Plan.

Date	Comment	Discussion
8/21/23	Encourage mixed-use development. This means zoning areas for a variety of uses, such as retail, residential, and office space. This will help to create a more walkable and vibrant downtown area that is attractive to young professionals and businesses. Provide incentives for businesses to locate in the city. This could include tax breaks, grants, or other financial assistance. It could also include streamlining the permitting process or providing assistance with marketing and promotion. Create more parks and green spaces. This will make the city more attractive to young professionals and families, and it will also help to improve public safety by providing places for people to gather and socialize.	Actions 15 and 18 supports the growth of mixed-use properties. Action 21 considers creating a specific district to help create incentives for businesses. Action 30 includes the exploration of innovative recreation opportunities.
8/21/23	As a lifelong GPF Resident of 45 years and a Long Haul Semi Driver there are some major issues with proposed changes to Mack Ave., that must be considered. Both Mack Ave and Moross are DOT Certified Truck Routes. Hospitals, Restaurants, Retail Stores, Grocery Stores, even people moving ALL Rely on Semi Trucks. Any Proposed changes to the Mack & Moross Intersections must factor in the Turning Radius of a Semi to prevent damage to both the Semi and the Roads. I can't tell you how many idiots have put Round-a-Bouts in on Certified Truck Routes and they have been destroyed because Semis are NOT given the necessary room for Maneuvering. As a Result the Trailer Tandems just go Up & Over the Round-a-Bouts. There is nothing wrong with the Intersection of Mack & Moross, its people who don't know to drive. Adding a Round-a-Bout will have Catastrophic Consequences which will only Increase Road Rage, Accidents, Injuries, and Death.	Mack and Moross included as an area for safety concerns. No specific changes are proposed to the Mack and Moross intersection.
8/21/23	Hello. I was hoping to print this document. I am wondering if there already is a document available at the Farms City Hall? I don't want to sit at my laptop and read 174 pages this way. I am a concerned resident, having lived in my home over 47 years. If there isn't any other way to participate, I plan to attend the next Master Planning meeting in October. After reading the previous 9 comments, I agree Mack & Moross does NOT need to be a round-about. I'm not a fan of parking "apps" for payment. We are a land locked community, let's keep it safe, protected and maintain its charm. Initially, these are the reasons we all moved to GPF.	Mack and Moross included as an area for safety concerns. No changes are proposed to the Mack and Moross intersection.
8/22/23	We live on Moross between Chalfonte AND Kercheval and have been here 27 years. We rarely see bike traffic along this stretch and we would NOT recommend any bike lanes along Moross that would impede or intrude upon our parking lane. We value and need this parking lane along most of this stretch and want it maintained! We would like to see more speed management on Moross although we often see police working on this problem and appreciate this very much! We would also like to see the restriction of large work trucks during certain times of the day!! I agree that the Moross/Mack intersection needs to be rethought as it's a safety hazard. Possibly adding Michigan left turns instead of turns into the actual intersection would help. Thank you for your hard work and consideration! Mark and Ann Edwards	No bike lanes are proposed along Moross. Policy issue outside the scope of the Master Plan.
9/8/23	Re: 2022 Master Plan Update Just a small housekeeping suggestion: Name of our city is misspelled on pages 36 and 61."	Corrected

Date	Comment	Discussion
9/8/23	1) After the recent storm that left our home without power for 4+ days, I feel that instead of spending time and money on bicycle lanes and pickle ball courts, the city should have a long range, very comprehensive and ongoing plan, (in cooperation with DTE and Tree Service providers), to start trimming trees near Farms power lines, and to start burying power lines beneath ground! This needs to be a top priority and a multi year plan. Note: We were lucky that this storm didn't hit in January with temperatures well below freezing! 2) All night parking on Farms streets continues to be a nuisance since no one uses their garages or their driveways anymore! This issue will only be compounded by rezoning efforts to convert garages to home offices/residences etc. All overnight parking on Farms streets should be banned (like all other GP's) from a security/ public safety stand point!	Policy issue, outside the scope of the Master Plan. Off-street parking discussed on page 46.
9/10/23	1. Climate has been changing since creation of the earth. This statement in the Executive summary is politically charged and should be deleted: ""The Plan suggests strategies to adapt to the impacts of a changing climate."" 1a. Cyclical lake level change is a valid area for planned adaptation. 2. ""No modern/new age art!"" Agreed. 3. Public safety moved to Mack and Moross. Yes. 4. ""Green Infrastructure"" for mature, built out, residential GPF doesn't merit two pages of boiler plate benefits! 5. The current GPF concrete seawall protects a major regional thoroughfare from threat of soil erosion by water and ice. 6. Residential rain gardens can promote mosquito breeding and transmission of insect-borne disease. 7. Make selected narrow streets one way, one side parking or both. 8. Missing ""housing balance."" Sorta what folks wanted when they elected to move to GPF! 9. Accessory dwelling units? This is multifamily zoning by another name.	No edits.
9/12/23	I'm wondering if the downtown sidewalks have come up for discussion. As a newer resident, I am appalled by the lack of clearance left by patio dining. In some areas, only single file walkers with no mobility issues can pass through. Even with parking spots taken over by patio seating, the sidewalks remain heavily blocked. This does not invite walking downtown, which compounds the issues of businesses not being open on evenings and weekends. Parking needs to become app supported wherever it currently is not. Keeping pocket change on hand is another reason no one will visit downtown. If we want a downtown that flourishes, we need to welcome non-Grosse-Pointers. This includes events, parking, communications, dining, among other activities. Coming from a place with lack of housing and an older population, I strongly encourage GPF to get ahead of the curve as quickly as possible. Mixed use, affordable rents for 24-35-year-olds should be the primary focus in the next 10 years.	Incorporation of outdoor dining best practices included on page 63. Policy issue, outside the scope of the master plan. Diversity of housing options included throughout the plan.

Date	Comment	Discussion
9/20/23	The draft report made a very important note in SECTION 9: ZONING ORDINANCE SUSTAINABLE STANDARDS (pg89 bullet point #4), reads as follows, ""residential properties should also be required to redirect all downspouts to vegetated areas or other approved areas, but not impervious or adjacent properties."" The issue of directing surface storm water, without recourse, onto a neighboring property, is an ongoing issue in our community and needs to be addressed in the ordinance. Lack of any language in the current ordinance means there's no recourse for a homeowner who's property is either at a lower grade than its immediate neighbors or if those neighbor's grade slopes toward the shared property line. This is a top priority item and should be specifically added to the list of items outlined in SECTION 10: IMPLEMENTATION PLAN. Thank you, Beth	The zoning plan remains separate from the implementation plan as it is making specific suggestions for revision to the ordinance.
9/21/23	I think moving the public safety building to Mack & Moross is the best idea within the plan. Overall, I think the plan misses on what type of residents we should be focused on attracting: married, educated, working citizens.	Throughout the Plan maintaining the established character of the City is encouraged. The Zoning Plan recommends policies to maintain the the residential character on page 88.
9/27/23	On Page 46 which discusses Safety Opportunities, please also include the Grosse Pointe Boulevard & Moran Rd intersection. This intersection is heavily trafficked by young students biking and walking to two the Grosse Pointe Academy and St Paul Catholic School. It is also heavily trafficked by motorists going to Lakeshore for work or dropping students off at school. This intersection needs a dedicated traffic light and creative solutions to slow traffic on the Boulevard. This area also needs School Zone signs and a reduction in speed to 25 mph. The traffic light at St Paul's is not sufficient in meeting the needs of students and motorists crossing this busy intersection. Moran & GP Boulevard is an accident waiting to happen that will likely involve young children.	The area was added as a conflict zone on page 46 because of multiple points of feedback and further investigation confirmed the difficulty of pedestrians to navigate this area.
10/2/23	I believe it is critical to add measures to slow traffic during school drop-off and pick-up times throughout the school year between the Grosse Pointe Academy and St. Paul's School. Since we are a walking and biking community it is my hope that the addition of a crosswalk, school zone signs, and a speed limit reduction to 25 mph will be included in the Master Plan.	The area was added as a conflict zone on page 46 because of multiple points of feedback and further investigation confirmed the difficulty of pedestrians to navigate this area.
10/2/23	I like the plan, generally. Don't like bike paths. When the police begin ticketing bicyclists for traffic infractions (i.e., running stop signs, riding on the wrong side, etc.), I'll consider bike paths.	Bike lanes are not suggested as an action in the Plan.

Date	Comment	Discussion
10/12/23	"Bring back the enjoyment of indoor games at our Pier Park Community Building while the ""master plan"" is being set. Many, many residents wanted the community building open more frequently, and they did NOT just mean so they could attend classes or use the restrooms! The upstairs ""game room"" includes a pool table, air hockey, foosball and ping pong (table tennis). This is a great opportunity to put aside your electronics and spend some time with family or friends at our park, especially during inclement weather! Perhaps funds to soundproof the room, if necessary, could be provided by the city and/or the Grosse Pointe Farms Foundation, as they have for many other park features. i.e. the play structure, the gazebo and most recently the pickle ball courts. Those are outdoor seasonal opportunities that cost hundreds of thousands of dollars! Rules limiting the number of people and conduct could be (re)instituted, as well as closing it when there are rentals or classes."	Action 11 includes the objective to offer more programming options throughout the year.
10/12/23	Agree regarding the bike paths. Parking allowed on both sides of many streets is hazardous, obscure views and are impassable for emergency vehicles as it is.	Page 46 suggests one-side-only parking.
10/12/23	Agree with the idea of GPF residents being allowed, at least sometimes, to attend movies at GPP theatre. However, that has to be in their master plan, not ours. Do not like the idea of a GPF theatre. We have a GPF employee problem as it is in our Parks & Rec facilities.	Action 30 includes the exploration of innovative recreation opportunities. GPP allowing GPF residents at movie theatre is outside the scope of the Master Plan.
10/12/23	(re: burying the electrical lines) GREAT IDEA!!! GPF destroys enough trees...at Kerby Field, at Pier Park, etc. GPF loves impervious surfaces, tar and cement....not green spaces or the environment.	Burial of electric lines outside of scope of Master Plan.
10/16/23	"The Hill: Does NOT need to allow for alcohol on the street, I'm not looking to have people wander around my block with a ton of kids because they imbibed too much. If I wanted to live in a city that focused on drinking outside, I'd move to the park or the city. Same goes for multifamily housing. We moved to GPF for the larger lots of land, the architectural diversity, the old and developed trees and LOVE the fact that there are still some older and larger estates. The history of those estates and the quiet of the city really does give GPF its charm. There is a need for more retail diversity on the Hill as there seems to be an influx of business offices. Traffic Management: There needs to be increased signage and or painted lines on where and when to park for streets that allow parking. It may be worthwhile to look into city parking permits as there are visitors that choose to park on residential streets, blocking traffic. Comm. Corridors: Keep the apartments and mixed use on Mack"	The Plan does not suggest allowing alcohol on the street outside of the existing outdoor dining areas. Retail diversity on the Hill is incorporated in Action 17. On-street parking strategies is incorporatedon page 46. Public input was supportive of mixed-use on The Hill.
10/16/23	(re: above comment) STRONGLY AGREE with ALL of this! Great points! Could not have said it better!!	See above.
10/16/23	Before taking on new endeavors, perhaps you should fix the disaster that is the work done on Fisher Rd. My sprinklers and yard have been destroyed by the cityfor over a year with no plan in place to fix them.	Policy issue outside of the scope of the Master Plan.

Date	Comment	Discussion
10/16/23	Heavy truck traffic on McKinley coming from Village Market. There are commercial garbage trucks, semi food trucks, etc. driving from Village Mkt., down McKinley to Farms Mkt. on Fisher throughout the day. No commercial traffic should be enforced as on other streets. People crossing McKinley are in danger of being hit, especially with so many children in the area. Parking on McKinley from market is horrible and dangerous.	Page 59 suggests that uses on Mack be constrained by parking and loading to reduce infringement into the adjacent residential areas.
10/16/23	We need a hotel. Perhaps the proposed rezoning of business district areas to incorporate residential abodes could be expanded to allow for boutique hotels on Kercheval and/or Mack. We also need a venue for movies. The Maple Theater is an upscale art house in Bloomfield and could be a model for a new cultural offering that sets GPF above the other east side communities.	Inclusion of a hotel on Mack was discussed during the public workshop and is incorporated in allowing mixed-uses on Mack Avenue.
10/16/23	(re: comment about staffing of Pier Park Movie Theater) The theater wouldn't have to be staffed by city employees?	No edits.
10/17/23	Movie theatre please	Action 30 includes the exploration of innovative recreation opportunities.
10/17/23	I am very happy to see the importance of a tree canopy in this report and would be very happy to work with the city, staff and beautification commission to help grow our tree canopy again. Thank you!	No edits.
10/19/23 10:05	Add electric car chargers at Pier Park, parking lot behind Hill, Mack and Moross. Find other ways to reduce dependency on DTE grid. Allow more and subsidize solar. Bike paths along GP boulevard or along breakwall. More indoor recreation for kids during winter (climbing wall, indoor pool with water slide features). Apartments and condos above the Hill shops. Whole Foods at Moross and Mack	Electric Vehicle charging placement can be addressed through City policy. Action 30 includes the exploration of innovative recreation opportunities. Page 80 discusses mixed-uses on The Hill.

Date	Comment	Discussion
9/22/23	The plan appears well thought out and provides guidance and recommendations for the City of Grosse Pointe Farms for the next twenty years. However, it does not address concerns that many residents and I expressed at those public meetings. 1. Traffic: many Grosse Pointe drivers drive to fast on the streets in both residential areas (many are narrow and even narrower as people frequently park vehicles on streets) and major roads like Mack, Moross, and Lake Shore. 2. Failure to observe Stop signs & lights: many drivers on Beaupre / Goethe either don't stop at all or barely make any attempt to slow down at the Fisher Rd. Beaupre/ Goethe intersection. I observe these actions daily living right there. 3. Crime: There is significant petty crime in Grosse Pointe Farms: car break-ins, some home invasions, thefts, etc. The Grosse Pointe Farms police do an excellent job, but it is very easy for individuals to commit criminal acts and quickly flee across Mack Ave. into Detroit. If the Mack Ave. corridor development continues the crime issues need to be more aggressively addressed. • Police are constantly reminding residents to lock their vehicles parked in the street • The Shell station on the corner of Mack & Moross has constantly been high area of police calls. • Businesses along Mack Ave. are always experiencing theft. I observed at the Village Market an employee who chased and apprehended an individual who stole 2 bottles of liquor from it. 4. Sewer backups: The environment is changing and we are experiencing more severe weather events that is causing more sewer backups in the Inland District. A recent rain storm several weeks ago resulted sewer backups in numerous houses on Fisher Road. The City Grosse Pointe has planned sewer separation for Inland District, but homeowners are still at sewer backup risk.	Enforcement of traffic and criminal laws are outside of the scope of the Plan. Traffic calming is suggested on page 45. The plan discusses techniques to adapt to more frequent flooding events on pages 32 - 34.

Date	Comment	Discussion
8/19/23	1. Public safety is a priority for our citizens. From a budgetary standpoint, public safety takes over 1/3 of the budget. So, it is important to our community to have a well run and professional fire and police department. I don't see much mention of public safety in the master plan. Maybe it's not appropriate? Not sure. But it certainly is important to our residents. Same for our department of public works. Our residents love how the city picks up trash at the side of the house and I get lots of compliments on the staff's friendliness and willingness to do extra stuff. Again, maybe these services are not relevant to a long term city master plan. But I think they should at least be mentioned as a strength of our community. 2. Page 38: You might mention that trees also contribute to stormwater management in that they drink such water thereby keeping some stormwater from entering our sewer system. 3. Page 36: Reducing impervious surfaces is an important goal. While I don't expect to see too much commercial building anytime soon, we should make our parking ordinance flexible to allow Council to reduce the number of parking spaces and replace them with landscaping of some sort which would benefit stormwater management. I believe a developer would benefit from such a trade off since lots of concrete is more expensive than several trees and bushes. So, relax the need for minimum parking spaces and allow us to negotiate that with thedeveloper. 4. You might include a picture (see the one attached) of the rain garden we installed at Pier Park just to show how nice they can look while providing an important function. I think many people have a misconception of rain gardens - something evil? PS: I designed the Pier Park rain garden (but you don't have to give me credit for it :) 5. Does our zoning ordinance specifically call out ""no building in the floodplain?"" 6. I love the idea of a natural shoreline along the lake shore but I have come to believe it's not feasible. The power of an easterly wind slamming against the seawall at times is pretty awesome. Also the scouring effect of lake ice building up along the shoreline might be very destructive to a landscaped shoreline. 7. We should budget for more bike racks to be placed in strategic locations along Mack Avenue, The Hill and the War Memorial. 8. I'm in favor of more mixed-use buildings to encourage more residential living along Mack Avenue, The Hill and the War Memorial.8 I'm in favor of more mixed-use buildings to encourage more residential living along Mack and on The Hill. I hope we can massage our Zoning Ordinance to accommodate this as well as an increase in building heights to at least three stories. 9. We need more townhouse/condominium style housing for seniors who want to stay in the city after selling their large single family home. Can we do something in the parking lot at Muir and Ridge? and on The Hill. I hope we can massage our Zoning Ordinance to accommodate this as well as an increase in building heights to at least three stories. 9. We need more townhouse/condominium style housing for seniors who want to stay in the city after selling their large single family home. Can we do something in the parking lot at Muir and Ridge?	1. Page 51 discusses the Public Services Department and Public Safety Department. A sentence was added noting the strength of the services in the City. 2. Trees were added to the list of green infrastructure that help capture rainfall. 3. The zoning plan (on page 89) recommends ordinance updates that address parking and impervious surface coverage. 4. Photo of rain garden was added to page 34. 5. This can be addressed in the ordinance. 6. A study can be conducted to understand the feasibility of a naturalized 7. Page 43 specifically mentions the need for bike racks on The Hill.

Date	Comment	Discussion
8/22/23	The first suggestion for GPF is to preserve the older trees that still exist in the residential areas. I have lived here 26 years. This town has changed dramatically in the number of shade trees. Yes, there is an ordinance about cutting no more than 6 trees per house but it is bypassed continuously. As I write this, I am hearing and watching another perfectly good 150 year old tree be cut down on Kerby. Folks should not be able to rob neighborhoods of needed shade, oxygen, habitat for wildlife because they are "afraid" the tree "might" fall on their house. Our neighborhood alone has lost dozens of mature trees for the flimsiest of reasons. Along Lakeshore Drive, two ancient historic trees were taken down in front of St. Paul's for no reason at all. Next to Pier Park the only habitat for water fowl is being mindlessly, routinely cut down, robbing any migrating flocks of any temporary respite. Again destroying the larger good to the earth, for absurd cosmetic reasons. These duck, bird, goose flyways are ancient and should be preserved. This changes the town. It hurts all. We are told that trees are necessary to curtail the effects of climate change. Planting young (non-native) trees in place of 150 year old trees is NOT the answer. We need shade and all that trees provide. The town should Not have planted ornamental pear trees all over. PLANT NATIVE TREES. Our town is being ruined and no one seems to understand the value that old trees bring. Less shade means more energy costs and dire health consequences. These so called "tree experts" that will tell a homeowner that they must cut down a tree, are not being challenged. The only benefit is to them, as they get paid while driving out of town. We all lose. This is madness. So many of the ancient trees are now gone that the very few (historic pines, oaks, maples) that remain MUST be protected. The town's fate is being decided by ill-informed, uneducated deciders. I see mindless, uninformed persons destroying what is good, pleasant examples of nature, all the time for no discernible benefit. The "shopping areas" are just about extinct. It's only a residential area. Leave the trees alone! Save the trees, save nature and you will save the town.	Plan advocates for preservation and enhancement of tree canopy in actions 23 and 24.
8/21/23	As a lifelong GPF Resident of more than 40 years and a Long Haul Semi Driver there are some major issues with proposed changes to Mack Ave., that must be considered. Both Mack Ave and Moross are DOT Certified Truck Routes. Hospitals, Restaurants, Retail Stores, Grocery Stores, even people moving ALL Rely on Semi Trucks. Any Proposed changes to the Mack & Moross Intersections must factor in the Turning Radius of a Semi to prevent damage to both the Semi and the Roads. I can't tell you how many idiots have put Round-a-Bouts in on Certified Truck Routes and they have been destroyer because Semis are NOT given the necessary room for Maneuvering. As a Result the Trailer Tandems just go Up & Over the Round-a-Bouts. There is nothing wrong with the Intersection of Mack & Moross, its people who don't know to drive. Adding a Round-a-Bout will have Catastrophic Consequences which will only Increase Road Rage, Accidents, Injuries, and Death. If any changes are to be made it should be dropping the speed limit on Mack Ave to 30mph throughout all of the Grosse Pointes. There is way too many people walking around. People speed in Michigan. Currently its 35 so people will do 45, a simple 5mph drop will make it uniform with Detroit's 30mph.	Mack and Moross included as an area for safety concerns. No changes are proposed to the Mack and Moross intersection.

Date	Comment	Discussion
8/21/23	Page 43 - Why is there no mention of the flooding that happened two years ago - this affected many Grosse Pointe Farms residents. I would say it was an extreme event as most people affected had at least 1-2 feet of water in their basements which resulted in thousands of dollars of damage to finished basements, furniture, furnaces, washers/dryers, etc. I think a section or paragraph should be added to expand upon this event that happened and plans/actions for addressing it so it doesn't happen in the future. Page 45 - (referring to objective 1A) this is confusing the way its worded. Do you mean encouraging more landscaping, rain gardens, etc. that would help with minimizing stormwater runoff? Or is this suggesting that parking lots could be made of pervious surfaces? (referring to objective 1B) if this were to happen, education/ resources should be provided to help ensure its successful. (referring to objecive 1C) Fix grammar of this sentence - i don't think you need "a" here - just being nit picky :) (referring to objective 2A) mispelling existing. (referring to objecitve 2B) isn't this something the City already does? Maybe just say continue or update the tree inventory - and maybe include that this should be done every year or something along those lines. (referring to objective 2C) I think this should be mentioned it would be included as part of the Zoning Code, also it shouldn't just be trees, it should be plant species - there are a lot of different types of invasive plants/ trees that are often planted in Michigan that really shouldn't be. I think this is also something that can be shared City wide (maybe like a handout or email) so that residents will be provided with more education on what is recommended. Page 47 - I wouldn't say our public transportation infrastructure is robust in GPF. I would rephrase this sentence - we certainly have some access - but i think its limited and bus stop amenities are pretty dismal too. Page 48 - Really??? Those sidewalks are super narrow - not ideal for people biking. I'm just making a side comment here - I"m frankly not surprised by some of these comments from people who likely don't bike at all and want things to remain as is forever which is totally unrealistic. The state of Michigan considers a true non-motorized path to be at least 8-10 feet wide. We don't have that in our City at all - largely that wouldn't make sense for majority of streets in the City but there are plenty of opportunities to install bike lanes throughout and ensure a safer and more connected bike network. Page 49 - (referring to Residential On-Street Parking) Why is this even a section in the plan?? This is kind of ridiculous - on-street parking is largely necessary in many areas of the City. What does excessive on-street parking even mean?? (referring to Truck Routes) so you want to make intersections larger and more unsafe for pedestrians to cross?? This seems contridcatory to earlier sentiments about the City being a pretty walkable place. I'm also surprised to see comments about separate service areas being configured to facilitate loading/unloading. Where is there room to do that? loading and unloading activities can happen in the public right-of-way - that is part of what its there for. Instead of trying to designate larger areas on a site that likely don't exist in our City - you can instead have signage/time frames set up specifically for loading/unloading in front of businesses. I agree where possible that should happen behind the businesses (we do have our alleys along Mack which i think takes care of that issue largely). Page 51 - i think more can be added here - can we look at opportunities to enhance the sidewalk system - especially where there may be room to do so? What about along Lakeshore? The sidewalk along there is so narrow given the amount of pedestrian and bike traffic. I would suggest coordinating with the County to seriously look at a range of options for enhancing the non-motorized network along Jefferson as well as Mack. It would be even a stronger case if you can get multi-jurisdictional support so the improvements would be more seamless/connected.	Frequency of recent floods was added to page 35 to reinforce the expected need to adapt to these changes. The language is intentionally open-ended to allow for both perimeter landscaping and potentially pervious surfaces. The exploration of a rain garden pilot program would include looking at educational resources. Grammar corrected. Misspelling corrected. The City is still in the process of estabishing a tree inventory. Creating a policy allows flexibility to change the recommended and prohibited tree list without amending the zoning ordinance. As a whole the transportation system is described as robust, with public transportation being a component of the infrastructure. The original comment about narrow streets and utilizing sidewalks is a piece of public input and not considered as part of the tactical plan analysis or recommendations. Continued on next page...

Date	Comment	Discussion
8/21/23-Cont.	Page 54 - I know the intersection of Chalfonte and Fisher was mentioned more than once as being unsafe- can this be added here? It is a really oddly designed and confusing intersection that quite frankly should be redone. There is a long way to cross on all sides as a pedestrian and I would say vehicular traffic is not always paying attention or aware of how to navigate this intersection. There are a lot of younger children who live on Fisher Road (including one of my own) and I don't want to wait for a terrible accident to happen to do anything about this intersection. I know the traffic engineers will say its fine but as a planner and someone who lives 5 houses down from that intersection - it is definitely not safe and is poorly designed. what about mid block crossings along Mack? I know this may be something the County has blocked but it should at least still be mentioned here so you can show that its a City supported goal/idea -I imagine Detroit would also want the same thing to make it safer for everyone to get across. what about curb bumpouts to make it safer and to lessen the crossing distance for pedestrians? where is this being suggested? I think mentioning which streets would be ideal so people are aware. Page 55 - where is this being suggested? I would recommend you have at least a map or something to show some recommended routes. Chalfonte seems like a good candidate for bike lanes - its pretty wide and i think bike lanes could help calm/slow traffic along here. Page 61 - misspelling indicate to indicates. Page 64 - (referring to innovative parks and recreation opportunities) where? have locations be identified? i think more information on this is needed. (referrign to engaging residents in capital improvement planning) how? and how often? Page 67 - (referring to the restraints of Mack Avenue that suggest smaller-scale, lower intensity uses) so then you are stuck with the same types of businesses - people want something different but if your parking minimum standards remain the same you will never get more than mostly offices along Mack. Also how can you realistically locate parking behind buildings along Mack? There is mostly no room back there - unless you have a corner lot. Typically there may only be room for a handful of parking spots per businesses behind the buildings. The idea that you are limiting the size of buildings based on parking is an antiquated way of thinking - let's be forward thinking (or rather catch up with the times) and increase density along Mack (and frankly Kercheval as well). If the Mack Avenue Improvement Plan includes recommendations to incorporate residential on second and third floors then that is moving in the right direction - i just worry the NIMBY's will be upset if parking isn't totally consolidated on a specific site. If we want to remain a walkable area and have more housing options, this is the direction we need to go. Stop worrying so much about parking!! Page 68 - i'm shocked that Mack is rated that high - crossing Mack is a nightmare - even at signalized intersections! The countdown is so fast even for someone who walks at a fast pace. If you just stay on one side of the road, it is better, but i would say crossing the side streets along Mack is still not a pleasurable experience. Cars often creep way out in order to see oncoming traffic and i don't think they are often looking for pedestrians or bikes who may be crossing along here. Page 84 - (referring to legally nonconforming lots) is it being recommended then to change the zoning ordinance? seems to me a lot of the city is nonconforming then which is not ideal....The goal is to make it easier for everyone (including decision makers) - you shouldn't have to weigh so many decisions through a variance process. Page 91 - (referring to development alternative #1) this doesn't seem like the best use of this land - we already have park space nearby as part of Kerby field, etc. - the other two options should be considered first... (referring to condominiums or assisted living in development alternative #2) why not also just apartments? there is such a huge need for this right now - so many people who are in their 20's and 30's cannot afford to buy a home right now because of the higher mortgage rates.	Continued from Previous... On-street parking was mentioned as a concern throughout the public engagement process and the analysis and recommendations are presented in response to those concerns. It is important to balance the need for commercial transportation as well as pedestrian access. The comments about additional intersections needing to be added as conflict zones was echoed in the initial public input and further analysis showed that these intersections could be targeted for improvements. Any placement of potential bicycle routes will need to be investigated by City staff. Grammar corrected. The objective has been intentionally left broad to allow exploration as opportunities arise. The capital improvement planning process can take a variety of forms and staff can decide how best to engage residents in the process. Based on the public input it is important to balance the development on Mack Avenue in relation to the proximity to residential neighborhoods. The zoning plan does make recommendations for provisions that would eliminate the nonconforming nature of these lots. The concept designs present a variety of potential ideas that the City may decide to pursue, at that point the distinct type of use and development would be decided. Grammar corrected. The recommendation for accessory dwelling units balances the desires of the community as heard during the public input process.

Date	Comment	Discussion
8/21/23 - Continued	Page 92 - (referring to development alternative #3) why can't this concept also include residential? what about residential above? shouldn't it just say mixed use? Page 94 - (referring to the word consider in Objective 2A) misspelling Page 97 - (referring to accessory dweling units) this is a miss if its only permitted for low density residential districts - it should also be permitted in the rest of residential districts. The people who would want to build ADU's by right are those who need more space - the smaller lots have smaller homes and a need to expand their space to accommodate at home offices or another bedroom for when visitors come to town to see them. This will help you retain residents - especially younger families who need that space more than anyone. Otherwise you start to see younger families move away to other communities where they get more house for their money. Please adjust the language here or at least keep it flexible so you are not locking the city into just accommodating some folks who probably don't even need more space. (referring to providing off-street parking for long-term rentals of accessory units) this is a miss if its only permitted for low density residential districts - it should also be permitted in the rest of residential districts. The people who would want to build ADU's by right are those who need more space - the smaller lots have smaller homes and a need to expand their space to accommodate at home offices or another bedroom for when visitors come to town to see them. This will help you retain residents - especially younger families who need that space more than anyone. Otherwise you start to see younger families move away to other communities where they get more house for their money. Please adjust the language here or at least keep it flexible so you are not locking the city into just accommodating some folks who probably don't even need more space. there are also no hotels in the area so people have to stay with you haha!	Continued from Previous...

This page intentionally left blank.

MCKENNA

235 East Main Street, Suite 105
Northville, Michigan 48167
T: 248-596-0920
F: 248-596-0930
www.mcka.com

John Jackson, AICP . . . . . .President
Paul Urbiel, AICP . . . . . .Project Director
Jane Dixon, AICP . . . . . .Project Manager
Erin Raine. . . . . .Graphic Designer