

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, March 28, 2017
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
 - Planning Commission Workshop – 02/28/17
 - Planning Commission – 02/28/17
7. **CONTINUED DISCUSSION: PROPOSED AMENDMENT TO SIGN ORDINANCE, #32-13, WALL SIGNS**
 - A) Planning Commission Excerpt – 02/28/17
 - B) #32-13(h) Wall Signs - Final Language (City Attorney C. Berschback)
8. **CONTINUED DISCUSSION/ADOPTION: 20/20 PLAN**
 - A) *See above Planning Commission Workshop Minutes – 02/28/17*
 - B) Planning Commission Excerpt – 02/28/17
 - C) 20/20 Vision Plan 2017
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
 - Building Department Report – February 2017
10. **COUNCIL REPORT:**
 - March – Vitale
11. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - April – Fuller
12. **NEW BUSINESS:**
13. **PUBLIC COMMENT:**
14. **ADJOURNMENT:**

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON FEBRUARY 28, 2017, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:36 p.m. by Chair Fuller.

Roll Call: Chair Fuller
Hamborsky, Profeta, Reiter, Vaughn, Vitale

Absent: Gilezan, Rozycki, Stapleton (arrived at 7:26)

Also Present: Building Official Tutag
City Clerk Hathaway

Motion by Vaughn, seconded by Profeta, that Commission Members Gilezan, Rozycki, and Stapleton be excused from tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki, Stapleton

Discussion ensued regarding the **2020 Plan**. Commissioner Hamborsky presented the latest 2020 Plan to the Planning Commission members. Commissioner Hamborsky provided an overview and introduced new documents. He stated the Committee created a vision plan for review by the Commissioners, requested input, made revisions, and is preparing to present the plan to City Council for review.

Commissioner Hamborsky stated the mission today is to determine whether additional editing to the plan is needed. Discussion regarding the trolley ensued. Because the City's trolley is up for sale, there was a consensus to eliminate photos and references to the trolley, and insert alternate transportation or community promotion focusing on transportation for Mack Avenue and enhanced mobility.

Member Hamborsky offered to reorganize the Planning Commission Survey to identify projects by priority. There was discussion regarding branding and hiring a consultant to assist with branding.

Under New Business:

- Discussion ensued regarding the recent meeting at the Grosse Pointe Chamber.

PLANNING COMMISSION WORKSHOP
02-28-17

Motion by Vaughn, seconded by Vitale, that the following documents be received and placed on file:

1. 2020 Vision Plan Program Element Relationships;
2. Mack Avenue Program Application by Block;
3. Grosse Pointe Woods Future 2020 Mack Avenue Plan – Map 1.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki, Stapleton

Motion by Profeta, seconded by Vaughn, that the Planning Commission Workshop be adjourned at 7:29 p.m. Passed unanimously.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

PLANNING COMMISSION
02-28-17 - 5

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON FEBRUARY 28, 2017, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:33 p.m. by Chair Fuller.

Roll Call: Chair Fuller
Planning Commissioners: Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale

Absent: Gilezan, Rozycki

Also Present: Building Inspector Tutag
City Clerk Hathaway

The Planning Commission, Administration and the audience Pledged Allegiance to the Flag.

Motion by Vaughn, seconded by Stapleton, that Commission Members Gilezan and Rozycki be excused from tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki

Motion by Vitale, seconded by Reiter, that all items on tonight's agenda be received, placed on file, taken in order of appearance.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale

NO: None

ABSENT: Gilezan, Rozycki

The Chair recognized Council Member Bryant who was in attendance at tonight's meeting as the City Council Representative.

Motion by Vitale, seconded by Vaughn, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes dated January 24, 2017, be approved as submitted.

Motion carried by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Stapleton, Vaughn, Vitale
NO: None
ABSENT: Gilezan, Rozycki

The next item discussed was regarding a **proposed amendment to the sign ordinance, #32-13, Wall Sign**. This item is on tonight's agenda as follow-up to the January meeting. The Building Official provided a draft ordinance amendment for the Commission's consideration. Following discussion, the Building Official requested a postponement on addressing this item until the next meeting, and he requested input from the Commission. Some considerations included illumination next to residential areas, keeping the total number of signs the same, and placement and size of signage. This item is to be placed on the March Planning Commission agenda.

Next, continued discussion ensued regarding the **2020 Plan**. Member Hamborsky desired to obtain the Commission's input regarding whether the plan requires additional editing and whether scheduling of another meeting is necessary, or whether to move forward and present the plan to Council.

Discussion ensued regarding establishing the top five priorities, and whether to use the survey summary as a guide or determine the priorities independently from the survey. There was a consensus that enhanced cross-walks were of the highest importance.

Following discussion, there was a consensus of the Commission that Member Hamborsky perform additional editing to the draft plan including a list of priorities, and that this item be placed on the next Planning Commission meeting for an additional review.

There was discussion regarding beginning to form subcommittees to address some of the items as recommended in the plan, such as enhanced crosswalks.

The Commission is hoping to have a draft plan before the City Council for review at a joint meeting with the Committee-of-the-Whole by June or July.

Creation of a Branding sub-committee was also briefly discussed. Forming of various sub-committees will be discussed further at next month's meeting.

Building Official's Monthly Report:

- Liggett Field House – Liggett School architect and administration have met regarding a plan. A meeting has been scheduled with the TIA group to discuss safe crossing between north to south properties. A meeting with the residents was recommended to Liggett.

PLANNING COMMISSION
02-28-17 – 7

- Right of way clutter – A meeting with DTE was held to discuss visual pollution caused by abandon equipment; AT&T, WOW, Comcast, and Nextel will also be contacted. Administration is researching other communities including Minneapolis. Many carriers are involved and contribute to visual pollution.
- Milk River improvements being done and consultants are involved.
- A new code enforcement officer is working in the Building Department, Dave Podeszwik.

Commissioner Vaughn reported on February Council Meetings.

The Planning Commission Representative to attend March Council Meetings is John Vitale.

Under New Business:

- Commissioner Vitale requested annual reports from the other commissions.

Motion by Hamborsky, seconded by Profeta, that the Planning Commission Meeting adjourn at 8:51 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

7.

PLANNING COMMISSION EXCERPT
02-28-17

The next item discussed was regarding a **proposed amendment to the sign ordinance, #32-13, Wall Sign**. This item is on tonight's agenda as follow-up to the January meeting. The Building Official provided a draft ordinance amendment for the Commission's consideration. Following discussion, the Building Official requested a postponement on addressing this item until the next meeting, and he requested input from the Commission. Some considerations included illumination next to residential areas, keeping the total number of signs the same, and placement and size of signage. This item is to be placed on the March Planning Commission agenda.

Sec. 32-13. - Wall signs.

- (a) Where wall signs are placed so as to cover transom windows, the glass in such transoms must be removed and a steel frame in the form of steel studs covered on both sides with metal lath and cement plaster must be provided before the wall sign is erected. In filing applications for the erection of such signs over transoms, it will be necessary that complete detailed sketches be included showing compliance with all these requirements before a permit can be granted. All wall signs to be placed on mansard facades are to be constructed of individual characters, on a raceway or applied directly to the facade.
- (b) All applications for the erection of a wall sign shall show the location of the sign, details of the building to which the sign is to be attached, the size, color and appearance of the sign and all necessary details for fabrication and erection of such sign and any other requirements as detailed on the application.
- (c) Wall signs upon building fronts containing up to 40 feet of building frontage shall not exceed three feet in height or a maximum of 30 square feet in size.
- (d) Wall signs upon building fronts containing 41 feet to 60 feet of frontage shall not exceed three feet in height or a maximum of 42 square feet in size.
- (e) Wall signs upon building fronts containing 61 feet and over of frontage shall not exceed three feet in height or a maximum of 48 square feet in size.
- (f) Wall signs upon the sides of buildings shall not exceed three feet in height or 12 square feet in size.
- (g) Wall signs upon the rear of buildings shall not exceed three feet in height or nine square feet in size.
- (h) If a building has frontage on both a main street (e.g. Mack), and either a side street or a side parking lot (where a primary entrance is located), then one wall sign is allowed to face each street or parking lot. The total square footage of signage shall be calculated using the formulas in subsections (c) through (g) above. However, the total square footage otherwise allowed on the side street frontage shall not exceed the total square footage allowed on the main street frontage. In addition, alleys, drive aisles, rear parking areas, side parking areas that do not include a main entrance, loading areas, and access drives do not qualify as additional frontage for purposes of calculating allowable square footage.

PLANNING COMMISSION EXCERPT
02-28-17

Next, continued discussion ensued regarding the **2020 Plan**. Member Hamborsky desired to obtain the Commission's input regarding whether the plan requires additional editing and whether scheduling of another meeting is necessary, or whether to move forward and present the plan to Council.

Discussion ensued regarding establishing the top five priorities, and whether to use the survey summary as a guide or determine the priorities independently from the survey. There was a consensus that enhanced cross-walks were of the highest importance.

Following discussion, there was a consensus of the Commission that Member Hamborsky perform additional editing to the draft plan including a list of priorities, and that this item be placed on the next Planning Commission meeting for an additional review.

There was discussion regarding beginning to form subcommittees to address some of the items as recommended in the plan, such as enhanced crosswalks.

The Commission is hoping to have a draft plan before the City Council for review at a joint meeting with the Committee-of-the-Whole by June or July.

Creation of a Branding sub-committee was also briefly discussed. Forming of various sub-committees will be discussed further at next month's meeting.



GROSSE POINTE WOODS PLANNING COMMISSION
THE 2020 SUB-COMMITTEE

2020
VISION PLAN

2017

**2020 – VISION PLAN
2017**

TABLE OF CONTENTS

A. PROGRAM MISSION / VISION PLAN OVERVIEW

B. MACK AVENUE ENHANCEMENTS

1. Coordinated New Streetscape Elements (Bike Racks / Benches / Trash Cans)
2. Street Light Pole Banners / Enhancements
3. Additional Pocket Parks
4. 30 MPH Speed Limit
5. Outdoor Cafe Enhanced Support
6. Enhanced Crosswalks / Traffic Calming Features
7. Commercial Beautification / Façade Improvement Incentives
8. Mack Avenue Marketing / Branding

C. COMMUNITY PROGRAMS

1. Community Message Board Signage
2. Community Events Support
3. Community Transportation

D. FUTURE / MAJOR COMMUNITY DEVELOPMENT CONCEPT NARRATIVE

1. Alternate Street Lighting – Mack Avenue
2. Vernier / Mack - Intersection Enhancements
3. Bike / Jogging Trail Concepts
4. Mack Avenue Traffic / Parking Enhancements
5. Alley Enhancement Program (Rear Storefronts / Dumpsters / Utilities / Fencing)
6. Enhanced Gateway Identification
7. City Center Focus Enhancement Concepts

E. FINANCIAL OVERVIEW

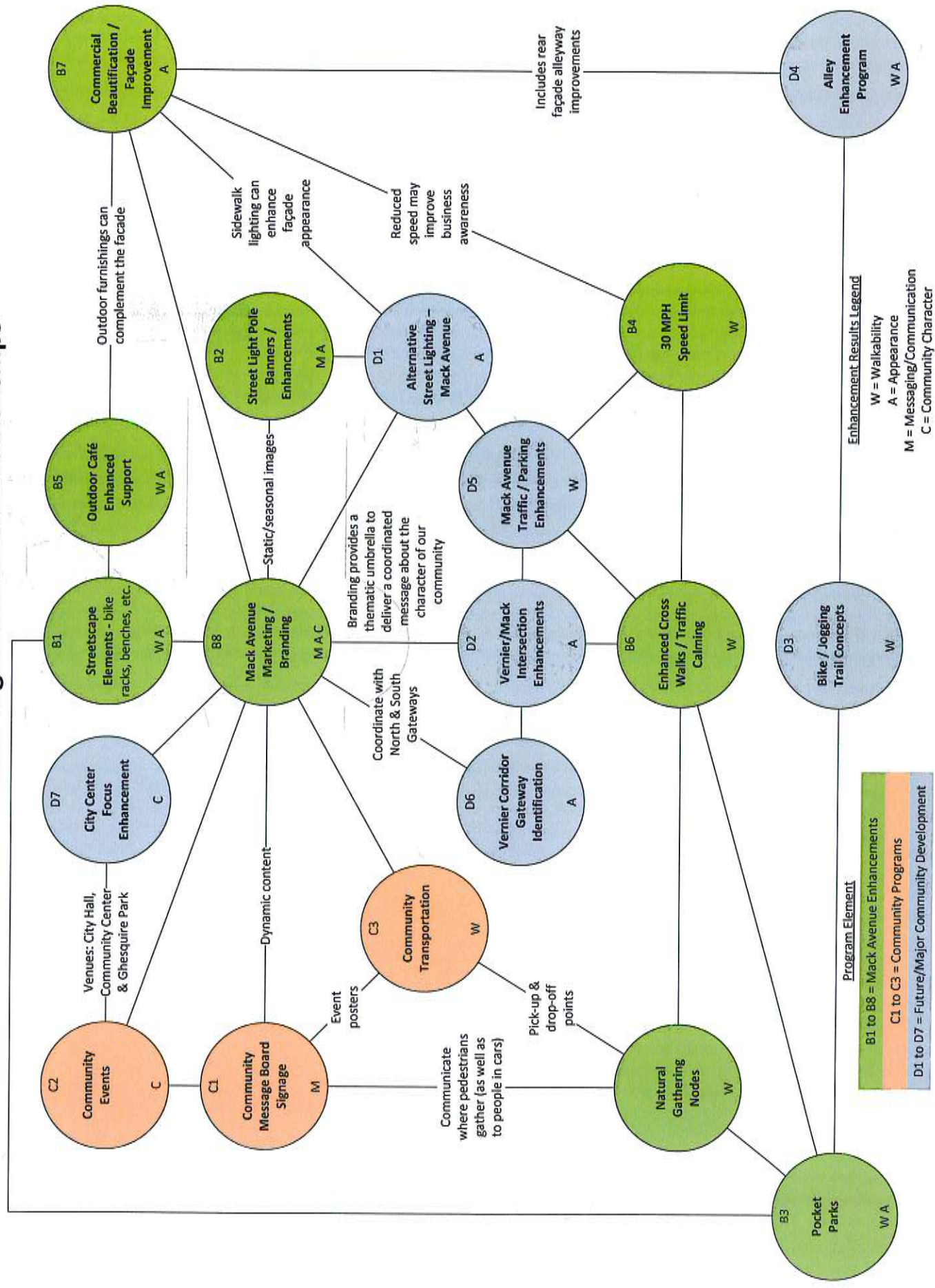
1. Budget Discussion / Range
2. Funding Sources / Options

F. ACTION PLAN – NEXT STEPS (3 year plan)

APPENDIX

- 2020 Vision Plan Program Relationships
- Grosse Pointe Woods Business & Community Facility Inventory / Mix - 2017
- Mack Avenue Program Application By Block
- Mack Avenue Future Concept Plan

2020 Vision Plan Program Element Relationships



**2020 – VISION PLAN
2017**

A. PROGRAM MISSION / VISION PLAN OVERVIEW

Every community experiences eras of growth, maturity and rejuvenation. These are natural and expected cycles. If left unchecked, a community can become stagnant. In addition to these internal cycles, communities are always in competition with neighboring communities for quality residents and businesses. Ignoring the need to provide relevant, contemporary services and amenities to attract or maintain new generations of quality residents can prove very damaging over time to any community. In short, every successful community needs to periodically assess what areas of the community experience need to be improved or updated to assure long term growth and stability. These community value goals need to be coordinated with an equally important need for a balanced fiscal foundation to support city services. The process of balancing these lofty aspirations offers quite a challenge for any Community.

Grosse Pointe Woods has all of the challenges as described above, but also has a dedicated team of elected, appointed, staff and volunteer professionals that are able and committed to addressing these issues. What remains is an actionable 'Vision Plan' that provides concepts for achievable projects and programs for both near and long term goals. The 2020 Subcommittee working with the full review and oversight of the Grosse Pointe Woods Planning Commission was formed to support this vision. To provide an overall focus, the following mission statement was crafted:

***TO PROVIDE FORWARD THINKING, REALISTIC DESIGN, ZONING AND ADMINISTRATIVE TOOLS
THAT SHALL ALLOW THE CITY OF GROSSE POINTE WOODS TO FOSTER AND SUPPORT
CONTEMPORARY FUTURE DEVELOPMENTS TO ACHIEVE MAXIMUM SUSTAINED VIABILITY,
GROWTH AND VALUE***

Supporting the mission statement goals involves researching the features and needs of the existing Community, then developing ideas to enhance or improve those features. The first step is to document the existing mix of Community features and businesses to determine current strengths and needs. The next step is to organize these needs and opportunities into appropriate categories and focus topics that can be prioritized. For the concepts as presented herein, these focus areas include both near and long term capital improvement projects as well as program suggestions to support quality lifestyle goals and standards to support a vibrant, thriving Community.

The ideas within this Vision Plan are presented in a combination of written and visual concepts in the assorted categories as described. To provide a plan view of the physical elements, there are separate maps of the entire Mack Avenue corridor illustrating different features or scope elements.

Since it is unlikely that Grosse Pointe Woods will have immediate funds to accomplish all of the scope concepts as presented, a budget cost overview is included with this vision plan. While all design and cost data at this time are highly conceptual, this initial budget document will provide enough information to identify actionable projects and programs that the City and other Foundations or benefactors may wish to target for funding over the near or distant future. This concept cost format provides a simple but highly effective financial planning tool to support selections of and funding for specific program items.

The end result of this 2020 Vision Plan is to provide to the City Council a wide assortment of ideas, any of which would add to the quality and vitality of the Community over time. From this assortment, it is anticipated that the City could choose and prioritize certain scope items and take appropriate action over the near and long term. The expected actions would involve developing more detailed, final designs, costing and eventual bid and construction. Our goal is that this document will help provide the City of Grosse Pointe Woods with a **Vision Plan** for planning a very exciting and prosperous future.

**2020 – VISION PLAN
2017**

B. MACK AVENUE ENHANCEMENTS

An attractive, healthy and successful community contains and is supported by an assortment of quality improvements and features that combine to form a fabric of quality lifestyle amenities. While every community aspires to achieve this result, the fact is that the nature and characteristics of what a community values most is an evolving process. What was popular and important decades ago may have less relevance to the values of today's community. This provides communities with both a perpetual challenge combined with an opportunity to constantly improve itself. It is within this evolutionary spirit that the concepts expressed within this section are presented. Each of these concepts has unique and varying scope and cost potential. They would also provide different value to the community, a quality that should be prioritized by planning professionals who can provide opinions and appropriate direction to the community.

While the content of this section provides images and design concepts for these improvements, to gain an understanding of proposed quantities and locations, please refer to the Concept Master Streetscape Plan located in the Appendix of this report.

1. Coordinated New Streetscape Elements (Bike Racks / Benches / Trash Cans / Floral Pots)

Communities that offer attractive well placed and coordinated streetscape elements offer an attractive, enhanced experience for residents and visitors in the community. This also provides an improved opportunity to attract customers to the assorted businesses located around these features. In GPW, there exists an assortment of existing streetscape fixtures, but they are of different design themes and varying condition. Ideally, these inexpensive elements that provide significant utility should be attractive, in good condition, well maintained and of a common design theme.

The following offers photos of these existing elements along with example images for potential replacement elements. The locations for existing and proposed new elements are indicated on the Streetscape Master Plan drawing located in the Appendix.

EXISTING GPW STREETScape ELEMENTS



2020 – VISION PLAN
2017

EXAMPLES OF RECOMMENDED STREETScape ELEMENTS



2. Street Light Pole Banners / Enhancements

One way a community can promote events or to simply provide attractive visual enhancements to their primary traffic areas is to do so via a strategic campaign of banners, flower enhancements or other decorative additions to the street light poles located along major streets. For GPW, this would apply to Mack Avenue and Vernier Road. Seasonal or selective placement of these effective visual elements will assist the city with a greater sense of community. Also, these elements are not expensive and require a reasonable amount of maintenance to stay current and relevant.

As with other small scale enhancements, funding for this high impact, positive program could be provided through donation, foundation grants or other government programs. In fact the Grosse Pointe Chamber of Commerce recently funded an initial distribution of street pole banners along Mack Avenue spanning multiple Grosse Pointe communities. While a good start, we would prefer to enhance this effort with additional banners that would carry content tailored for Grosse Pointe Woods features and messaging.

The following photos and images offer examples of these light pole enhancements.



**2020 – VISION PLAN
2017**

3. Additional Pocket Parks

All communities are enhanced by parks, green space and resting areas where members of the community can gather or simply relax during neighborhood walks. In a mature community like GPW, the ability to create new or additional park area is very difficult. It is within this challenge that the concept of a 'Mini' or 'Pocket' park is born. As the name implies, these small scale park settings can be as small as a couple hundred square feet or as large as a couple thousand square feet. The features and amenities are presented at a very human scale to provide an intimate park like experience in a small footprint. These small park settings are also financially easier to fund making them relatively easy to implement. In fact, these impactful and highly noticeable improvements may be funded through foundation, grants or donations gathered through community fund raising efforts. The quantity and placement of them can be easily scaled or phased in over time. The following images represent some examples of what some of these pocket parks may look like.

EXISTING GPW POCKET PARKS



ADDITIONAL POCKET PARK EXAMPLES



2020 – VISION PLAN
2017

4. 30 MPH Speed Limit

The topic of slowing the speed limit along Mack Avenue from 35 MPH to 30 MPH has been discussed for many years. At face value, this appears to be a simple and effective way to reduce speed along Mack Avenue. The benefits would be obvious.



- Improved safety
- Reduced traffic accidents
- Improved ability for drivers to notice and locate businesses offering products and services available along Mack Avenue.
- Overall enhanced walkability

There really is no negative to this idea. There is simply no need to travel fast along this section of Mack Avenue.

5. Outdoor Cafe Enhanced Support

Most upbeat, progressive communities include for their residents some assortment of outdoor dining or beverage options during the warm weather months. Over the past several years, this trend has begun along Mack Avenue within Grosse Pointe Woods. From pastry to ribs, and most anything in-between, these quaint options for guests to enjoy the outdoor weather along with some people-watching have become popular and well utilized.

In the early days of this trend, the initial permitting and licensing process was expensive, time consuming and cumbersome. In recent years, this process has become more friendly and attainable by a wider variety of hospitality businesses. It is important that city government continue to support these outdoor venues that provide the community with this attractive amenity.

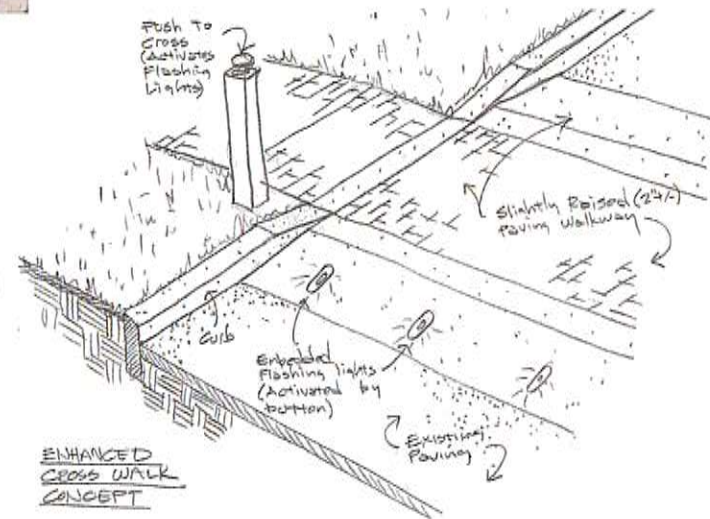


2020 – VISION PLAN
2017

6. Enhanced Crosswalks / Traffic Calming Features

One of the most interesting realizations made during assessment of the walkability and accessibility of Mack Avenue from both sides was frankly the presence of very few designated areas where pedestrians are able to safely cross. With the speed and volume of traffic along Mack Avenue, crossing can be a daunting and a potentially dangerous task. The result is that people do not walk to or across Mack as much as they would if there were better and safer crossing opportunities. A way to improve this condition is to provide enhanced crosswalks at strategic locations and to aesthetically improve and identify existing crosswalks. Potential enhancements to crosswalks would include elements like brick pavers (designating walk area), slightly elevated paving features at the crosswalk that would cause a reduction in traffic speeds at these areas, manually triggered flashing caution lights that pedestrians could activate when crossing, enhanced lighting and landscaping.

The following images represent some design concepts for what elements these enhanced crosswalks may contain or look like.



2020 – VISION PLAN
2017

7. Commercial Beautification / Facade Improvement Incentives

A critical feature for every community is to have an attractive commercial district. In a mature community like Grosse Pointe Woods, where most of the commercial buildings are over 50 years old, the process of keeping the streetscape looking fresh and attractive consists of having dated building facades renovated and landscaping enhanced. These important enhancements need to be performed by the many assorted stakeholders within the commercial district.

Grosse Pointe Woods is very fortunate to have an energized assortment of quality commercial property and business owners who take pride in the appearance of their facilities. It is important for city government to continue to acknowledge these stakeholders contributions for investing in the appearance of their properties through façade renovations or landscaping enhancements. It is important to provide these dedicated enterprises with additional incentives to encourage additional improvements well into the future. The form of these incentives is not specifically defined in this plan, but the need to develop and maintain such incentives is critically important.



2020 – VISION PLAN
2017

8. Mack Avenue Marketing / Branding

In an effort to distinguish themselves as a destination with appealing offerings and character, communities will designate certain shopping and dining areas by a distinctive title and/or re-name primary streets in those areas. Effective examples of such area titles in our area include; The Hill, The Village and The Nautical Mile.

Additionally, road name transitions like Jefferson becoming Lakeshore Drive can be effective to highlight an image change from one area to another. Mack Avenue is our primary road along which our entire business, shopping and dining district is located, However, it also spans into neighboring communities for miles north and south with numerous commercially zoned offerings. We recognize that there is no unique association between Mack Avenue. and Grosse Pointe Woods, which leads to the conclusion that the renaming of the section of Mack Avenue. that runs through Grosse Pointe Woods may be an effective tool for distinguishing our community offerings. In connection with such a name change, it may be a reinforcing brand approach to create and promote an area title that closely associates with the new road name for Mack Avenue. The following represents some simple concepts for a branded name of our commercial district along Mack Avenue:

The Avenue
The Boulevard
Mack Boulevard
The Merchant Mile
The Woods
Woods Boulevard
Woods Avenue
The Mack

Beyond any specific concepts offered in this report, it is recommended that consideration be given to creating these important naming and marketing enhancements to ultimately improve the value and experience of our commercial district for both our residents and visitors. This action will produce a greater awareness and desire to frequent establishments in our community.

**2020 – VISION PLAN
2017**

C. COMMUNITY PROGRAMS

Another critical characteristic of vibrant communities is the assorted community programs and events that take place throughout the year. This interaction between community and city administration, both commercial and residential, provides a fabric of social and business relationships that helps to bind groups together for common causes. Grosse Pointe Woods has recognized this value for decades and has some of the most active assortment of community programs available anywhere. It is important to maintain or enhance these programs well into the future. In the balance of this section, certain options or observations are offered to support these global goals.

1. Community Message Board Signage

If friends and neighbors within the community are not aware of programs or events, they are not as well attended or utilized. In this day of high technology, there has never been more methods to get messaging delivered to a wide audience. From the internet, to newspaper notices to flyers to newsletters and more, it is difficult to overlook these events. One additional and very simple method for messaging is exterior signage. For many of the Grosse Pointe Woods events, the City will simply post a fabric banner on some temporary framing at the driveway entry to City Hall. While generally effective, this is not the ideal way to deliver this messaging. As a more professional approach, providing an attractive, permanent message sign strategically located along Mack Avenue may offer the City with a very effective method to deliver messaging regarding a wide variety of community programs, events or important information. Design and location to be determined, but this concept is worthy of discussion. Below are images of the existing banner approach along with examples of how other communities have addressed this opportunity to get information to the community.



2020 – VISION PLAN
2017



2. Community Events Support

A common and effective method for stimulating interest among residents and non-residents within communities and local commercial offerings is to stage interesting events that are open to community and visitors alike. One objective is to allow people to enjoy an event and then transition to shopping and dining during the same outing. The location of the events could also help to create a city center effect, effectively branding the Community as a special destination with interesting offerings. This would also encourage walkability of the area, and to refresh the image of Mack Avenue as an area with segmented and distinctive features. An additional strategic objective with holding such events would be to reinforce the area title by including it as part of the event name. While we do not offer any specific event content with this Vision Plan, we would recommend that community leadership work with the local commercial entities to support both existing and future community events that will enhance the value and experience of our commercial district both for residents and visitors. This will facilitate greater awareness and desire to frequent establishments in our Community. Some examples of events include:

Art Fairs / Sidewalk Sales / Music Concerts / Festivals / Restaurant Week



2020 – VISION PLAN
2017

3. Community Transportation

To further support and enhance an optimum quality lifestyle options within a community, having convenient community oriented transportation methods and services provides an amenity. For Grosse Pointe Woods, the most logical places to provide this transportation would be along Mack Avenue and to and from Lakefront Park. Over the years, a number of these community centered transportation services have been provided in a variety of ways including a bus service during the summer that helps kids get to the pool for a day of fun and recently, a trolley style bus that would loop Mack Avenue on certain days of certain seasons. The Pointe Area Assisted Transportation Service (PAATS) offers transportation for certain residents in need on a reservations basis.

One option to be considered is to provide additional transportation support for certain special community events that occur during certain times of the year.

While there is no single or ideal community transportation solution to get everyone everywhere, it is important to continue to explore ways to improve community based transportation options within the community.



**2020 – VISION PLAN
2017**

D. FUTURE MAJOR COMMUNITY DEVELOPMENT CONCEPTS

1. Alternate Street Lighting Options – Mack Avenue

Effective and attractive street lighting in any community is achieved through a combination of lighting coverage, brightness, light color temperature and fixture design. GPW enjoys varying degrees of success for these core lighting essentials. The primary function of street lighting is well addressed along Mack Avenue via the tall, large cobra-head, ‘freeway’ style fixtures located in the boulevard islands. While effective and functional, these fixtures would not be considered as attractive.

In addition to the center island tall cobra-head fixtures, several years ago, the City installed a field of shorter ‘gas light’ style fixtures at street corners and public parking lots. These fixtures have become standardized throughout the City and provide a very attractive appearance along with more intimate lighting at strategic areas along Mack Avenue.

Regarding lighting color temperature, poor lighting color can produce a negative image of shops and businesses along Mack Avenue. With the popularity of LED lighting, there is a wider range of lighting quality. For future lighting source selections, it will be important to choose lighting color options that will enhance the appearance of the buildings and landscaping along Mack Avenue.

To improve what is already a functional and moderately attractive lighting infrastructure; there are 3 scope options to be considered:

Scope A (Minimal)

- Replace the ‘freeway’ style cobra head tall fixtures with a more ornamental design head.
- Repaint the tall center median poles a color that will complement the surrounding features. (The silver / grey color has an unfinished, utilitarian appearance)

Scope B (Medium Level)

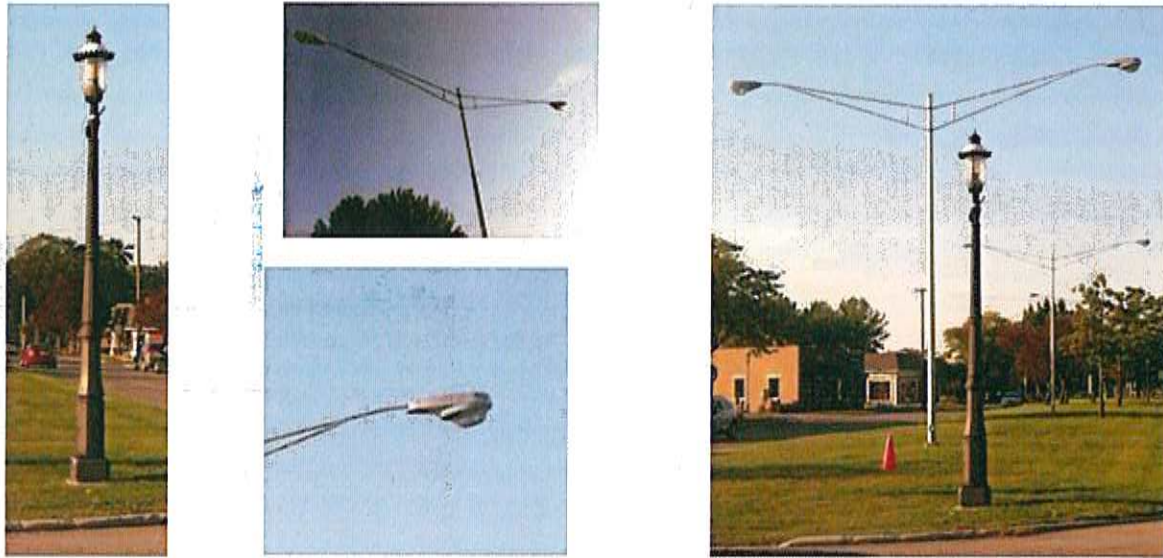
- Replace the ‘freeway’ style cobra head tall fixtures with a more ornamental design head.
- Repaint the tall center median poles a color that will complement the surrounding features. (The silver / grey color has an unfinished, utilitarian appearance)
- Install additional ornamental Gas Light replica fixtures at strategic areas around shops and parking to provide for more aesthetic appearance and enhanced lighting for safety and to support evening commerce on Mack Avenue.

**2020 – VISION PLAN
2017**

Scope C (Maximum)

- Remove the tall center median fixtures all together.
- Install enough additional ornamental Gas Light replica or complimentary ornamental fixtures along all of Mack Avenue to provide appropriate lighting levels consistent with current outdoor lighting standards.

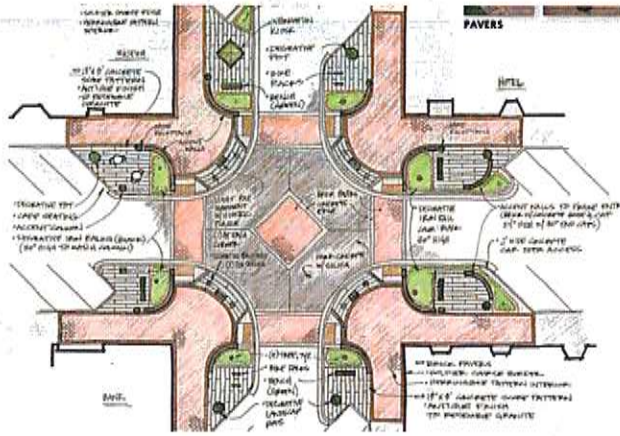
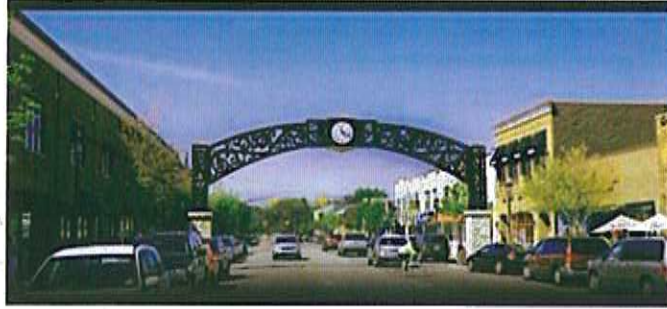
EXISTING GPW MACK AVENUE STREET LIGHTING



IMPROVED STREET LIGHTING CONCEPTS



2020 – VISION PLAN
2017



2020 – VISION PLAN
2017

3. Bike / Jogging Trail Concepts

All new developments include walking and riding trails in their communities. With the popularity of physical fitness and activity, a community needs to have more than parks and athletic fields. Mack Avenue currently does not easily support bike or foot traffic. Sidewalks in many areas are narrow and there are no areas dedicated for these biking or jogging activities. Mack is very wide and has a well-established alley system behind much of the commercial strip. It appears that some form of enhanced pathway system could be developed to support this important community amenity.



Concept A: An obvious opportunity would be to develop a path down the middle of the boulevard, but with the present configuration of multiple traffic crossings and minimal crosswalks, safety at these traffic crossings would be a concern. If / when more crosswalks are provided and /or when many of the traffic crossings are replaced with strategic turn-around areas every few blocks, then the development of median paths would make much more sense. Some additional pocket parks could also be incorporated into this path network.

Concept B: The alley system would offer a more immediate interim opportunity to develop some form of bike or jogging path. While well utilized, the traffic within the alley network is much less than along Mack Ave and travels at much slower speeds within the alley. With some basic design, signage and striping, some form of path could be developed. This could be phase one of some additional alley improvement efforts.

While we do not offer any specific design concepts within this report, we recommend that some form of additional improvement to support bike or walking paths be studied and developed within an overall Mack Ave improvement strategy.

4. Mack Avenue Traffic / Parking Enhancements

Traffic and parking along Mack Avenue have long been a discussion item over the decades. Designed in the 1950's when the growth of the automobile was a priority, the grand divided highway boulevard design of Mack Avenue., provides a large scale appearance more suited for larger traffic volumes and faster speeds. In conflict with that functional design are goals for shop owners to provide visual attractions and convenient parking and a recent trend in all communities to provide for a more 'walkable' commercial area. The two priorities do not mix well. The ideas presented in this section offer ideas on how to enhance or alter certain core design or operational aspects of Mack Avenue. so as to better support the walkability, parking, safety and shop owner goals of the community. Any of these different ideas would provide for slower, safer traffic and enhanced pedestrian access.

**2020 – VISION PLAN
2017**

Traffic Calming Swerve Zone Concept With Added Parking

It is a simple fact and logical that when traffic travels in a straight line, it will go faster than if it has to negotiate curves. Mack Avenue is a very straight section of road as it travels through Grosse Pointe Woods. As such, traffic travels fast, other than having to stop for drivers that are parallel parking or the rare stoplight.

Since it is not possible to rearrange the path of Mack Avenue to make the whole right-of-way curve, to introduce this curve or swerve concept into the street design, a different approach would be required. One highly positive feature of Mack Avenue is that it is very wide for the actual amount of traffic that needs to be accommodated. Presently, the extra width is consumed by the beautiful boulevard islands with trees and landscaping. While these islands provide for a classic, attractive setting, they do not provide much function or utility to support certain needs of the community along Mack Avenue. And, while we have no intention of eliminating these islands, we believe there may be a way to develop some strategic alterations to select and limited sections of Mack Avenue.

These alterations would occur in the form of 'swerve zones', which would simply be areas where one side of Mack Avenue paving would be routed into what is now some of the island area, then re-routed back to its original path. This clever concept would produce the following enhancements:

- The swerve would slow traffic in this area
- The additional significant surface area in front of the commercial properties created from the swerve zones could be developed as angle parking areas to add needed parking in these areas.
- Crosswalks, landscaping and mini-park developments could be incorporated into the design features of these swerve zones.

The net result of these enhanced swerve zones would be a natural decrease of traffic speed, an increase in parking and the opportunity to produce some attractive and interesting streetscape elements. Since no structures would be proposed in these areas, there would not be any need for underground utility or easement revisions. And while these alterations would have tremendous visual and functional impact, they would not be excessively costly.

The key to the success of this program would be the strategic placement of these swerve zones. This would have to be studied and coordinated with a city planner, Wayne County and public safety. To get a better visual idea of this concept, there are some concept drawings and plans at the end of this report section and on the master plan drawing in the Appendix.

2020 – VISION PLAN
2017

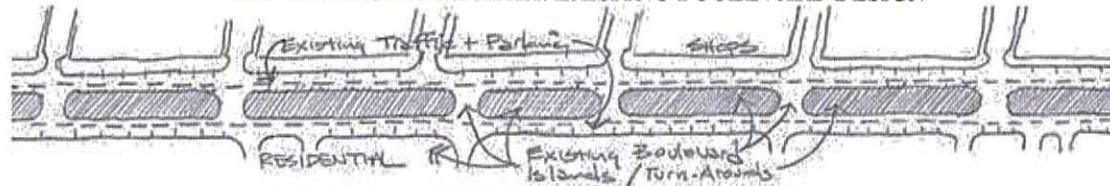
Alternate Turn-Around Placement Options / Impacts

With a boulevard island street design, as exists along Mack Avenue, the process of turning onto side streets or turning around involves having to negotiate within the island area. The other aspect of these turn areas is how frequently they are placed from one another and what the impact is for the community.

The majority of Mack Avenue has a simple plan whereby as a side street intersects Mack Avenue, there is a break in the boulevard island that would allow traffic to access every side street from either side of Mack. Recently, when the repaving effort occurred on Mack Avenue, north of Vernier, Wayne County revised the turn and turn-around design from the every cross street method to a deceleration lane ending at a U-turn configuration. This design is used throughout this region and is known in the road design industry as a 'Michigan Left Turn'. The purpose of this design is to remove cars that are slowing down to turn from the lane of ongoing traffic. This provides for a safer turn process for all drivers and pedestrians. Since the deceleration lanes are long to accommodate queuing of many cars, it is not practical to have these at every cross street. In fact, for the approximately ¼ mile section of North Mack Avenue, where there was originally 14 cross over point between the boulevard islands of this area (one at each intersecting side street), There are now just 4 - 2 for each direction. There has been some discussion that while the concept of reducing the number of crossover points is a good direction, that if there are then too few remaining cross over locations that there becomes in fact a reduced walkability factor and businesses become negatively affected by customers that are frustrated from longer traffic patterns.

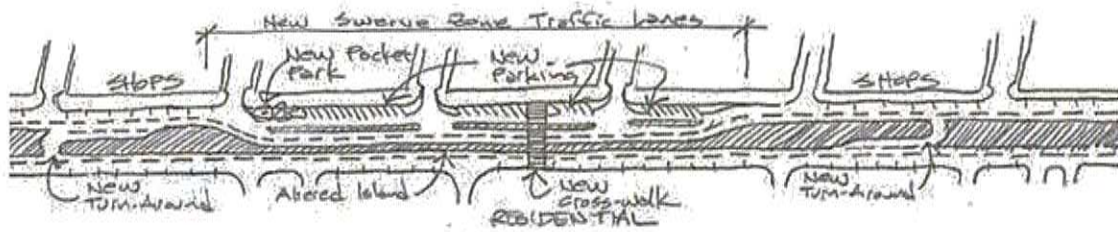
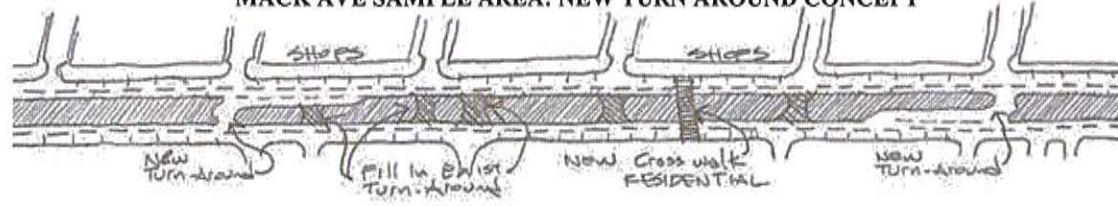
While we agree with the concept of reducing the crossover / turn quantities and replacing them with the Michigan Left design version, we think that the frequency and location of these must be carefully coordinated with local traffic patterns, businesses and pedestrian walkability crosswalk features. We do not offer any specific concepts with this report, but would recommend that any future Mack Avenue alteration plans include this feature.

MACK AVE SAMPLE AREA: EXISTING BOULEVARD DESIGN



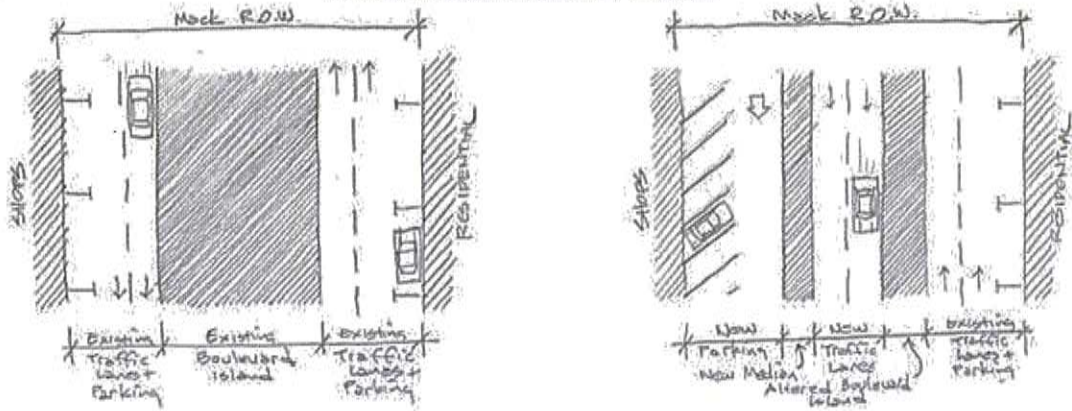
2020 – VISION PLAN
2017

MACK AVE SAMPLE AREA: NEW TURN AROUND CONCEPT



MA

SWERVE ZONE CONCEPT DETAIL



5. Alley Enhancement Program

The functional aspects of the Mack Ave alley network provide a basic level of utilitarian access for business access, marginal parking opportunities, trash removal, utility connections and public safety access. The appearance of these alleys is of a basic utility basis. For many years, there have been discussions on how to improve this important city space so that it is more attractive and can provide additional service or function beyond the core utilitarian functions. While no specific design concepts are offered within this report, scope elements that should be considered to improve and enhance these alley areas could include the following:

2020 – VISION PLAN 2017

- Rear Storefront Façade Improvement program for building owners
- Dumpster Improvements (Containment / dumpster style / color / locations)
- Overhead Utility Revisions (Convert to underground service)
- Bike / Jogging Paths
- Ornamental fencing or landscaping



6. Enhanced Gateway Identification

Proud communities feel it important to announce to visitors when you are entering their community. There are assorted methods, scales and features that can accomplish this from simple signage to elaborate structures or monuments. For Grosse Pointe Woods, there are four primary entry points that would warrant special gateway identification as follows:

- Southern entry on northbound Mack Avenue near Morross
- Northern entry on southbound Mack Avenue north of Vernier
- Western primary entry on eastbound Vernier
- Western secondary entry on eastbound Allard at the I-94 exit

2020 – VISION PLAN 2017

At this point in time, there are monument style entry notification features that contain the city seal / logo embossed into stone and brick structures at the three primary entry points and a simple small sign at the secondary Allard entry point. The present gateway entry features are attractive and understated. The topic for discussion is if these entry identification elements want to be further enhanced or expanded. These areas may be ideal for messaging upcoming community events using appropriate signage as illustrated previously in this plan. The following images represent some existing GPW entry images and examples of more elaborate gateways in other communities.



7. City Center Focus Enhancement Concepts

A powerful feature of any popular community is to have a well-developed ‘City Center’ area that offer a variety of amenities and services. For Grosse Pointe Woods, our City Hall complex with the adjacent Community Center, Ghesquiere Park, the historic Cook School and Public Service Facility provides a very significant assortment of high quality facilities and amenities for the community. With recent temporary market and event functions taking place on the City Hall grounds, making better use of this valuable space is providing for enhanced community functions for all residents.

What remains to be done is to look at what additional facilities or features could be developed in this City Center area to further enhance the community. No specific improvements are contemplated within this report, however it is important to highlight this critical area of the city and point out that there is always opportunity for enhancement. We would suggest that a separate sub-committee be created to explore future options.

**2020 – VISION PLAN
2017**

E. FINANCIAL OVERVIEW

While all of the practical and inspirational ideas offered in this Vision Plan would significantly enhance the community experience for all Grosse Pointe Woods residents, they all require some form of funding to become realized. The purpose of this Vision Plan is to introduce concepts and ideas, but not define specific scope or scale for any given program or improvement. Without specific content, scope or scale, there is not a way to define a detailed cost or budget for any one item, much less the whole Vision Plan content. It is expected that during the 'Next Steps' portion of this plan review, that certain program elements will be selected to become further developed into designs and specifications. This process will result in defining scope and scale that will allow for the development of specific costs per program item that can then be budgeted. Once specific costs are defined, the process of identifying funding sources can then be identified.

1. Budget Discussion / Range

Ahead of developing any specific item to a more defined scope, we can at least identify ranges of potential cost for each program element described in this plan.

2020 VISION PLAN BUDGET RANGE DISCUSSION

0 25K 100K 250K 500K 1M 3M 10M

B. MACK AVENUE ENHANCEMENTS

B1. Coordinated Streetscape Elements	0 - 25K
B2. Street Light Pole Enhancements	0 - 50K
B3. Pocket Parks	0 - 100K
B4. 30 MPH Speed Limit	0 - 25K
B5. Outdoor Café Support	0 - 25K
B6. Enhanced Cross Walks	0 - 100K
B7. Commercial Beautification	0 - 50K
B8. Mack Ave Branding	0 - 25K

C. COMMUNITY PROGRAMS

C1. Community Message Board	0 - 25K
C2. Community Events	0 - 50K
C3. Trolley Promotion	0 - 25K

D. FUTURE MAJOR DEVELOPMENTS

D1. Alternate Street Lighting	0 - 500K
D2. Vernier / Mack Enhancements	0 - 500K
D3. Bike / Jogging Paths	0 - 250K
D4. Alley Enhancement Program	0 - 500K
D5. Mack Ave Parking Enhancements	0 - 10M
D6. Enhanced Gateway Identification	0 - 250K
D7. City Center Enhancement	0 - 500K

**2020 – VISION PLAN
2017**

2. Funding Sources / Options

There are a wide variety of funding mechanisms within the government structure to serve these assorted program options in a variety of ways. Some of the more known and accessible options include:

- Personal Donations
- Memorial Donations
- Grosse Pointe Woods Foundation
- Dedicated Fund Raisers
- Dedicated Tax or Assessment
- Federal or State Grants
- Traditional Line Item assignment from Annual City Budget

Beyond these more traditional funding options, many cities have established targeted funding programs in the form of a TIFF, DDA or similar. These programs require additional legal, administrative and legislative actions, but have proven to be highly effective in some of our neighboring communities to achieve significant focused community enhancements.

Grosse Pointe Woods Business & Community Facility Inventory / Mix - 2017

Business Type	Total	Mack Corridor	Harper/Allard	Other
Health Care	23%	84	81	1
dentist/orthodontist		28		
physician		21		
vision		4		
home care		3		1
supply		3		
senior living		2		1
hearing		2		
urgent care		2		
lab		2		
chiropractor		1		1
physical therapy		1		
other/administrative		12		
Financial / Professional Services	21%	75	67	8
financial - services		21	3	
legal service		20		
financial - banking		8		
insurance		8	2	
real estate		7	2	
title service		2		
mortgage		1		
other			1	
Food	14%	51		
carryout		23		
dine in		12		
bakery		8		
retail market		7		
cigar bar		1		
Personal Services	13%	48		
beauty salons/nails/spa		23		
cleaners		7		
fitness		7		
auto service		3		
barber shop		2		
photography		2		
shoe repair		1		
daycare		1		
travel agency		1		
funeral home		1		

Business Type	Total	Mack Corridor	Harper/Allard	Other
Retail	13%	48	48	
pet supply/pet care		7		
fashion		7		
home goods		6		
art/craft/framing		5		
jewelry		5		
sports		4		
pharmacy		4		
boutique		3		
electronics		3		
florist		2		
birding supply		1		
tobacco		1		
Municipal / Institutional	8%	29	12	17
school		1		9
church		4		3
public park		3		2
government		3		1
private club				2
library		1		
Miscellaneous Business	7%	27	6	
interior design		9		
construction		2	1	
mechanical equipment		1	2	
security systems		1		
educational service		5		
consulting		1	2	
design/advertising		1	1	
newspaper		1		
printing		1		
Health Care	23%	84	81	2
Financial / Professional Services	21%	75	67	8
Food	14%	51	51	
Personal Services	13%	48	48	
Retail	13%	48	48	
Municipal / Institutional	8%	29	12	17
Miscellaneous Business	7%	27	6	
TOTALS	100%	362	328	15
				19

**2020 – VISION PLAN
2017**

F. ACTION PLAN – NEXT STEPS (3 Year Plan)

As stated in the Overview section, the purpose of this Vision Plan is to introduce a wide variety of community focused programs and enhancements to the City leadership. It is not practical to believe that all of the programs identified in this plan would become funded and implemented soon or simultaneously. We believe an appropriate approach would involve the following next steps:

1. Review the Vision Plan in detail.
2. Establish a priority list of initial programs that the City leadership would want to pursue over the next 3 years.
3. Work with the Planning Commission and other City resources to further define specific scope and corresponding budget needs for the initial priority items.
4. Define potential or available funding sources for each of the prioritized program elements.
5. As funding sources for each program element become identified, produce final contracts necessary to implement each priority program item.

To further assist City leadership at this time with establishing selected priorities, the Planning Commission has had extensive discussion on how best to offer recommendations. From these discussions, we offer the following:

- A. For programs that would offer the greatest positive impact for the least investment requirements, we would recommend focusing on:
 - Item B1 – Placement of new coordinated streetscape elements
 - Item B2 – Placement of additional street light pole banners and enhancements
 - Item B6 – Establishment of additional or enhanced crosswalks
 - Item B8 – Mack Avenue branding / marketing
 - Item C2 – Community Events Support

- B. For programs that would provide a more significant level of impact at a higher level of investment, we would recommend focusing on:
 - Item B3 –Additional ‘Pocket Parks’
 - Item D1 – Alternate Street Lighting – Mack Avenue
 - Item D2 – Enhancements to the Mack / Vernier intersection
 - Item D6 – Enhanced Gateway Identification

Beyond these initial focus items, we feel that the balance of the programs described in this Vision Report all offer significant merit and purpose to support our thriving community. It is hoped that once some of these initial programs become implemented that the balance of the program elements described herein continue to be periodically reviewed for eventual action. The Planning Commission looks forward to working with Grosse Pointe Woods leadership and management to incorporate as many of these features as possible into our community well into the future.

Health Care Financial / Professional Services

Food Personal Services Retail

Institutional Misc Business P Parking

3-23-17

WEST SIDE

MACK AVENUE

EAST SIDE

Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning	
C	20507	Rainy Day Art Supply Company		<p>Existing Vehicle Crossover (at Fleetwood)</p> <p>Existing Vehicle Crossover (at Lancaster)</p> <p>Existing Vehicle Crossover (at Country Club)</p> <p>Lochmoor Traffic Light</p>		CVS Pharmacy #8107	20460	C	
C	20497	Bank's Pointe Vacuum Company							
C	20489	Mathnasium							
C	20485	Pointe Kitchen & Bath							
C	20481	Shelby Paint & Wallpaper, Inc.							
C	20467	Second Glance							
Fleetwood									
C	1845	Frank Lamia Salon							
C	1835	It's Personal Design							
Fleetwood									
C	20455	Jul'ry Beads & Boutique							
C	20451	Special Kids							
C	20447	Zoia & Associates							
C	20445	Denyse & Company							
C	20439	Century 21 Town & Country							
C	20431	Dominos Pizza #1034							
C	20427	Closet Connections LLC							
C	20419	VACANT							
C	20415	Alternative Health Care Center							
Lancaster									
C	1841	Monogram Lady							
Lancaster									
C	20397	The Oil Exchange 1							
C	20385	TCBY Yogurt							
C	20381	Wild Birds Unlimited							
C	20373	Print Xpress							
C	20369	Full Lotus Yoga							
C	20365	Ricci, John J., D.D.S.							
C	20361								
Country Club									
C	20343	Pointe (American) Cycle & Fitness							
C	20339	MI Nails							
C	20335	Rimanelli, Antonio							
C	20331	Chaundy C., Art Gallery							
C	20327	Edwin Paul Beauty Salon							
C	20323	Czerniawski, Benjamin J., DDS, MS							
C	20315	Grosse Pointe Stoneworks							
		ATI Physical Therapy							
C	20311	Grosse Pointe Urgent Care							

Lochmoor

Lochmoor Traffic Light

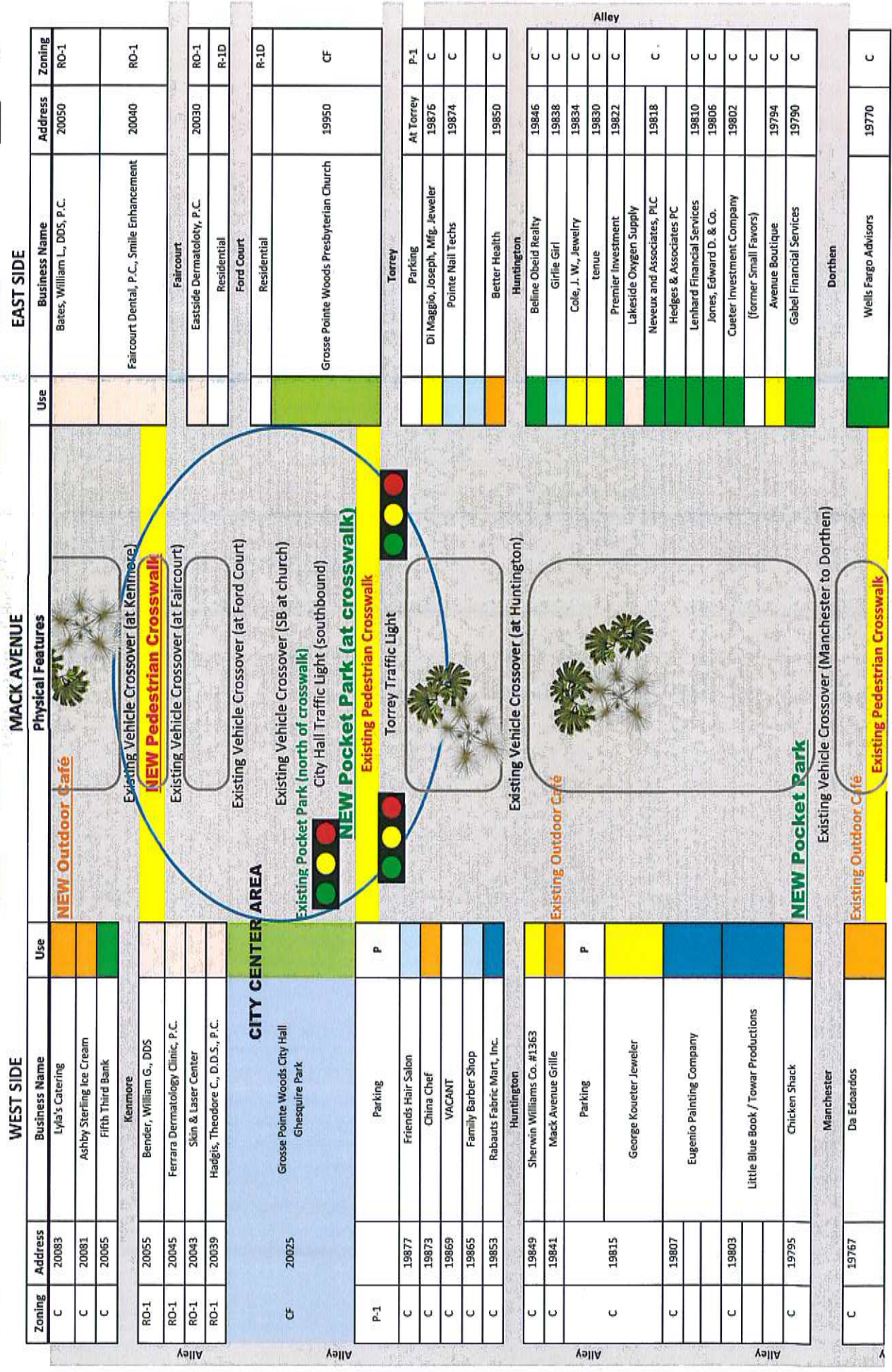
Page 4 of 9

EAST SIDE

MACK AVENUE

WEST SIDE

Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning
C-P1	Between	Farm Bureau Insurance				Residential		R-1A
	Between	Lochmoor						
C	20273	Original Pancake House	P			Chemical Bank	20276	RO-1
C	Between	Parking	P					
C	20239	Secord, David, D.D.S.				Comerica, Mack/Lochmoor 161	20200	RO-1
	Between	General Funding Corporation						
C	20247	Hunt Club						
C	20239	Applied Licensing LLC						
C	20237	Grosse Pointe Audiology						
C	20233	Knotted Needle						
C	20233	LaHood Realty						
C	20231	John R. Cobau, Attorney						
C	20227	Creative Imaging Solutions, LLC						
C	20227	Celtic Wealth Management						
C	20225	VACANT						
C	20223	DI Noto's Genuine Italian Carry Out						
C	20217	Bucci						
C	20207	Bow Wow Basketteque						
C	1800	Norwood						
	Between	Anne Marie's Beauty Salon						
	Between	Norwood						
C	20195	Boston Market #0059						
RO-1	20187	VACANT						
RO-1	20183	Summit Cleaners						
RO-1	20175	Goodis Endodontic Specialists						
RO-1	20169	Fusion Integrated Training						
RO-1	Between	Parking	P					
RO-1	20155	Wesley Orthodontics						
C	20139	Oxford						
C	20129	Edmund T. Ahee Jewelry						
C	20119	Henry's Cleaners						
C	Between	Parking	P					
C	20107	Oxford Beverage						
C	20099	Mack Avenue Drapery & Interiors						
C	20095	Village Shoe Service & Alteration						
C	20091	La Modia						
C	20087	Viviano Flower Shop						
	Between	Norwood						
	Between	Remaud						
	Between	Manos, Deborah, D.D.S.						
	Between	Pointe Neurology/H. Policharla, MD						
	Between	Oxford						
	Between	Kovalchick, Lois, DDS, P.C.						
	Between	Wellspring Dental						
	Between	Home Instead						
	Between	n/a	P					
	Between	Fairholme						



Zoning	Address	Business Name	Use
C	20083	Lyla's Catering	
C	20081	Ashby Sterling Ice Cream	
C	20065	Fifth Third Bank	

Zoning	Address	Business Name	Use
RO-1	20055	Bender, William G., DDS	
RO-1	20045	Ferrara Dermatology Clinic, P.C.	
RO-1	20043	Skin & Laser Center	
RO-1	20039	Hadgis, Theodore C., D.D.S., P.C.	

Zoning	Address	Business Name	Use
CF	20025	Grosse Pointe Woods City Hall Ghesquire Park	
P-1		Parking	P
C	19877	Friends Hair Salon	
C	19873	China Chef	
C	19869	VACANT	
C	19865	Family Barber Shop	
C	19853	Rabauts Fabric Mart, Inc.	

Zoning	Address	Business Name	Use
C	19849	Sherwin Williams Co. #1363	
C	19841	Mack Avenue Grille	
C	19815	Parking	P
C	19807	George Koueter Jeweler	
C	19803	Eugenio Painting Company	
C	19795	Little Blue Book / Towar Productions	
C	19795	Chicken Shack	

Zoning	Address	Business Name	Use
C	19767	Da Edoardos	

Use	Business Name	Address	Zoning
	Bates, William L., DDS, P.C.	20050	RO-1
	Faircourt Dental, P.C., Smile Enhancement	20040	RO-1

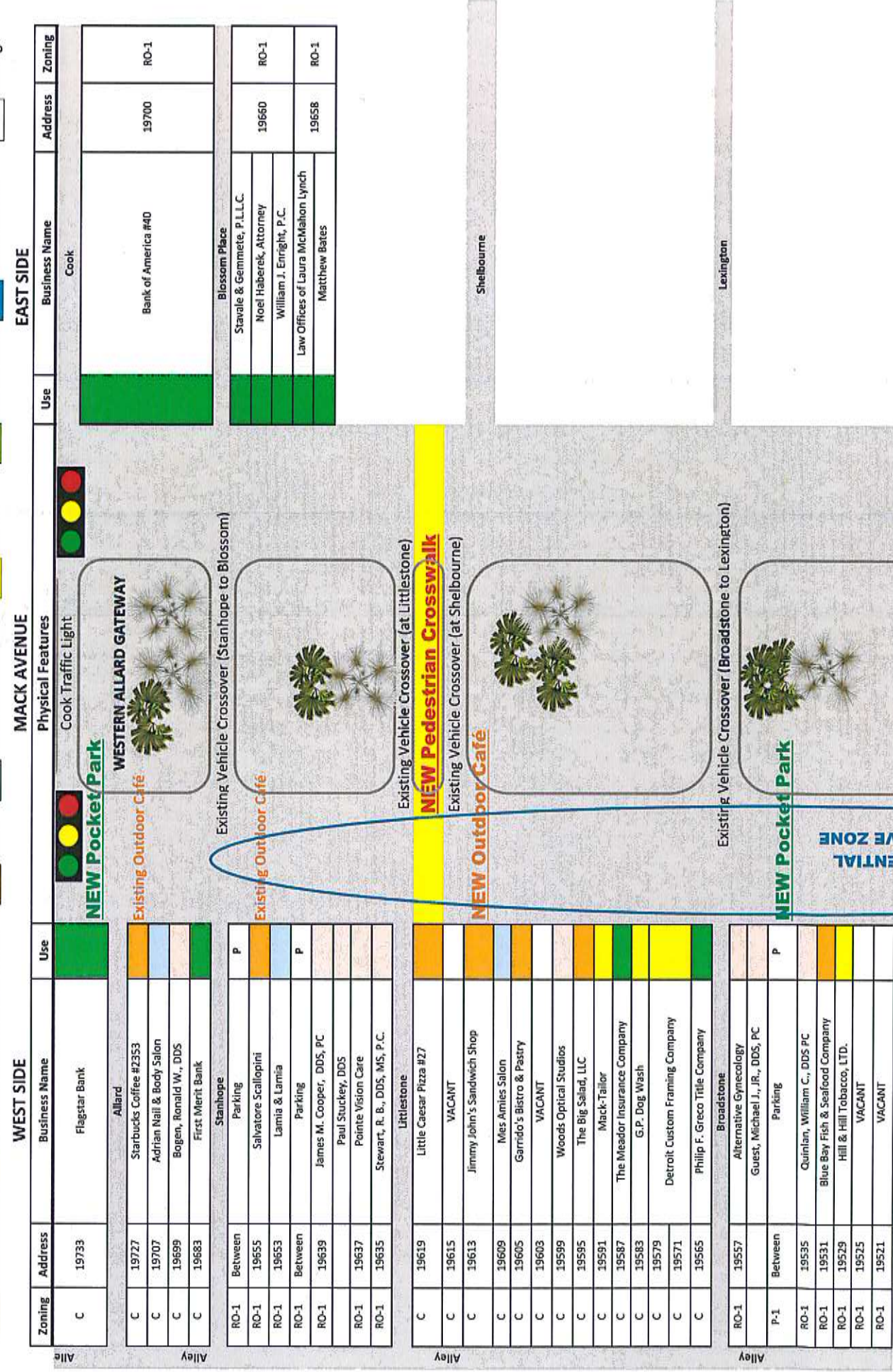
Use	Business Name	Address	Zoning
	Faircourt		
	Eastside Dermatology, P.C.	20030	RO-1
	Residential		R-1D

Use	Business Name	Address	Zoning
	Ford Court		
	Residential		R-1D
	Grosse Pointe Woods Presbyterian Church	19950	CF

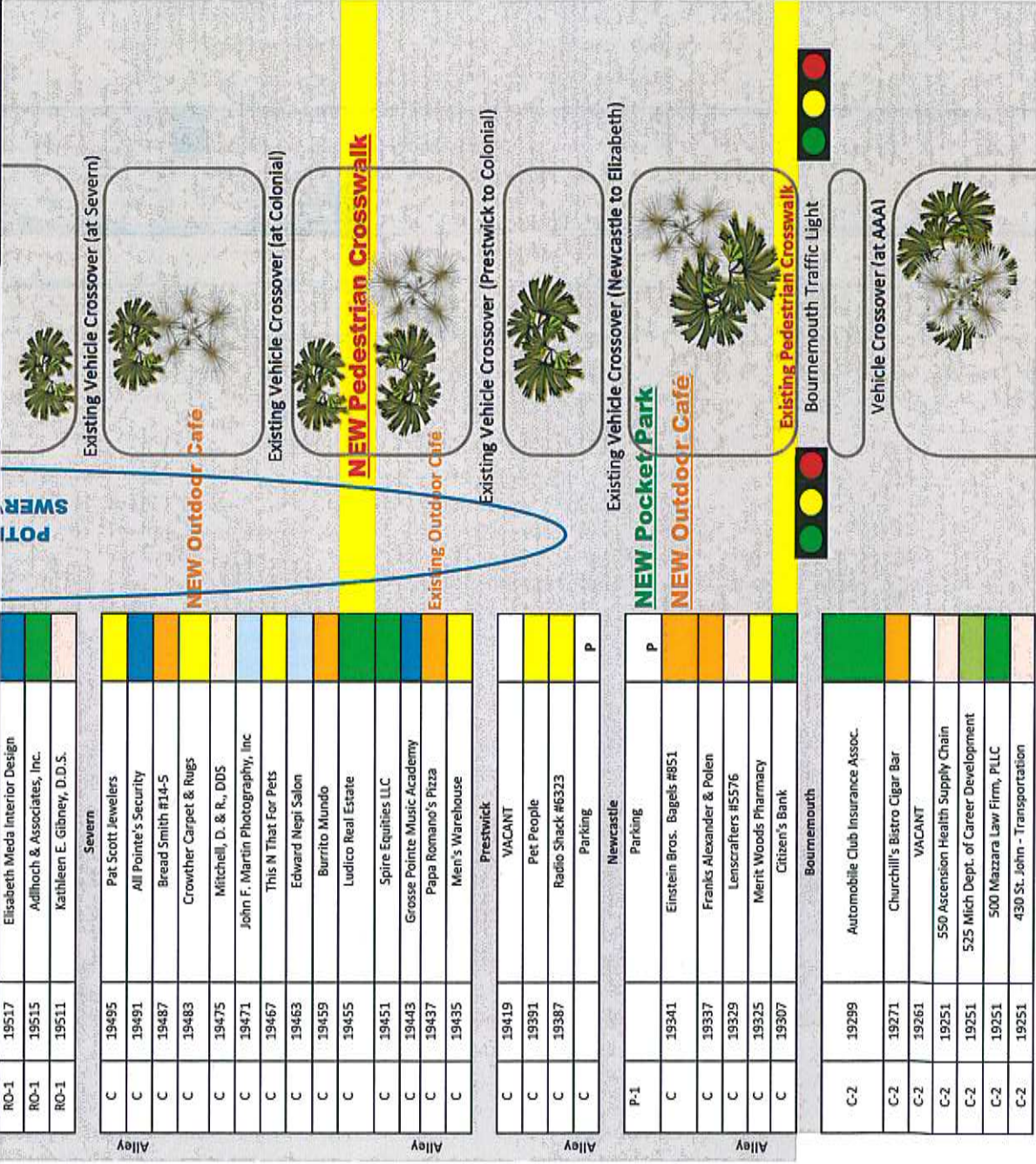
Use	Business Name	Address	Zoning
	Torrey		
	Parking	At Torrey	P-1
	Di Maggio, Joseph, Mfg. Jeweler	19876	C
	Pointe Nail Techs	19874	C
	Better Health	19850	C

Use	Business Name	Address	Zoning
	Huntington		
	Beline Obeid Realty	19846	C
	Girlie Girl	19838	C
	Cole, J. W., Jewelry	19834	C
	Tenue	19830	C
	Premier Investment	19822	C
	Lakeside Oxygen Supply		
	Neveux and Associates, P.C.	19818	C
	Hedges & Associates PC		
	Lenhard Financial Services	19810	C
	Jones, Edward D. & Co.	19806	C
	Cueter Investment Company	19802	C
	(former Small Favors)		
	Avenue Boutique	19794	C
	Gabel Financial Services	19790	C

Use	Business Name	Address	Zoning
	Dorthen		
	Wells Fargo Advisors	19770	C



Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning
--------	---------	---------------	-----	-------------------	-----	---------------	---------	--------



Zoning	Address	Business Name	Use
RO-1	19517	Elizabeth Meda Interior Design	
RO-1	19515	Adlhoch & Associates, Inc.	
RO-1	19511	Kathleen E. Gibney, D.D.S.	
Severn			
C	19495	Pat Scott Jewellers	
C	19491	All Pointe's Security	
C	19487	Bread Smith #14-5	
C	19483	Crowther Carpet & Rugs	
C	19475	Mitchell, D. & R., DDS	
C	19471	John F. Martin Photography, Inc	
C	19467	This M That For Pets	
C	19463	Edward Negri Salon	
C	19459	Burrto Mundo	
C	19455	Ludico Real Estate	
C	19451	Spire Equities LLC	
C	19443	Grosse Pointe Music Academy	
C	19437	Papa Romano's Pizza	
C	19435	Men's Warehouse	
Prestwick			
C	19419	VACANT	
C	19391	Pet People	
C	19387	Radio Shack #6323	
C		Parking	P
Newcastle			
P-1		Parking	P
C	19341	Einstein Bros. Bagels #851	
C	19337	Franks Alexander & Pollen	
C	19329	Lenscrafters #5576	
C	19325	Merit Woods Pharmacy	
C	19307	Citizen's Bank	
Bourneborough			
C-2	19299	Automobile Club Insurance Assoc.	
C-2	19271	Churchill's Bistro Cigar Bar	
C-2	19261	VACANT	
C-2	19251	550 Ascension Health Supply Chain	
C-2	19251	525 Mich Dept. of Career Development	
C-2	19251	500 Mazzara Law Firm, PLLC	
C-2	19251	430 St. John - Transportation	

WEST SIDE MACK AVENUE EAST SIDE

Zoning	Address	Business Name	Use	Physical Features	Use	Business Name	Address	Zoning
C-2	19251	420 St. John - Business Services		<p>Existing Vehicle Turnaround (SB to NB)</p> <p>Existing Vehicle Crossover (at Pointe Plaza) SOUTHERN MACK GATEWAY</p>				
C-2	19251	405 St. John - Finance & Oncology						
C-2	19251	380 American Laser Center						
C-2	19251	340/380 St. John - Medical Education						
C-2	19251	333 St. John - Internal Medicine						
C-2	19251	300/400 St. John - IT & Desktop Support						
C-2	19251	220 Toothworks #220 Pediatric Dentistry						
C-2	19251	200 Social Security Administration						
C-2	19251	190 St. John - Infection Control						
C-2	19251	180 Becker Orthopedics						
C-2	19251	155 Pharmor Pharmacy-Mack-Moross						
C-2	19251	150/170 Childtime Childcare Inc.						
C-2	19251	145 Travelworld Inc.						
C-2	19251	102 St. John - Foundation						
C-2	19251	101 St. John - Marketing						
C-2	19251	100 St. John - Occupational Health						
C-2	19251	95 HC DDS PC #95						
C-2	19251	90 Pointe Plaza-Schostak Brothers						
C-2	19251	60-80 St. John - Clinical Pathology Lab						
C-2	19229	39 Norman Boiz, M.D.						
C-2	19229	38 St. Clair Surgical Specialists, PC						
C-2	19229	34 Lymphoma Clinic of Michigan						
C-2	19229	24 Great Lakes Cancer Mgmt Specialists						
		10 Van Elsländer Cancer Center						
		Pointe Plaza (Detroit)						

GROSSE POINTE WOODS FUTURE 20/20 MACK AVENUE PLAN



- Gateway Area
- City Center
- Park
- NEW POCKET PARK
- NEW OUTDOOR CAFE
- EXISTING CROSS WALK
- PROPOSED TRAFFIC SWERVE
- ALLEYWAY PATH
- Gateway Signage
- Park Area
- Traffic Light
- EXISTING POCKET PARK
- EXISTING OUTDOOR CAFE
- NEW CROSS WALK
- PROPOSED TRAFFIC TURN AROUND
- DEAD END ALLEYWAY PATH

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – FEBRUARY 2017**

Permits Issued: 112
Rental Certificates: 19 Total: \$ 104,946

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	5
Closed Due to Compliance:	12
Open for Longer Compliance Time:	2
Citations Issued:	0
Early Trash Notices:	0
Code Violation Notices to Residents:	11
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	0
Outside Storage:	2

NEW BUSINESS

None