
City of Grosse Pointe Woods Master Plan



*Final Draft
April 3, 2006*

Acknowledgments

Mayor

Robert E. Novitke

City Council

Robert E. Novitke, Mayor

Allen G. Dickinson, Mayor Pro-Tem

Victoria A. Granger

Lisa Pinkos Howle

Dona DeSantis-Reynolds

Darryl A. Spicher

Peter N. Waldmeir

Planning Commission

John A. Vitale, Chairperson

Douglas Hamborsky, Vice-Chair

Carroll F. Evola

Grant P. Gilezan

Nancy Hames

Ahmed V. Ismail

Ross C. Richardson

Thomas S. Vaughn

Michael Zolik

Darryl A. Spicher, Council Representative

Victoria A. Granger, Alternative Council Representative

City Staff

Mark Wollenweber, City Administrator

Gene Tutag, Zoning Administrator

Susan Stewart, Executive Assistant

Prepared By

Carlisle/Wortman Associates, Inc.

Community Planners and Landscape Architects

Ann Arbor, Michigan

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Resolution by the Planning Commission to Adopt the City of Grosse Pointe Woods
Master Plan

WHEREAS, a Master Plan for Future Land Use has been prepared by the Grosse Pointe Woods City Planning Commission and its consultants, and

WHEREAS, the public and other local officials have given helpful suggestions to improve the Plan at various meetings and workshops, and

WHEREAS, an official Public Hearing was held on April 25, 2006.

NOW, THEREFORE, BE IT RESOLVED, that the Grosse Pointe Woods City Planning Commission hereby adopts the "City of Grosse Pointe Woods Master Plan" as a guide for making future decisions regarding land use, development, redevelopment and preservation of property and improvements in the City.

BE IT FURTHER RESOLVED, that the Grosse Pointe Woods City Council is encouraged to also accept the Master Plan.

Adopted by the Grosse Pointe Woods City Planning Commission on this 25th day of April.

John A. Vitale, Chairperson
Grosse Pointe Woods City Planning Commission

Resolution by the City Council to Accept the
City of Grosse Pointe Woods Master Plan

WHEREAS, a Master Plan has been prepared by the Grosse Pointe Woods City Planning Commission and its consultants; and

WHEREAS, an official public hearing was held by the Grosse Pointe Woods City Planning Commission on April 25, 2006; and

WHEREAS, it is the statutory responsibility for the adoption of the Plan by the Grosse Pointe Woods Planning Commission, and

WHEREAS, the Grosse Pointe Woods City Planning Commission adopted the City of Grosse Pointe Woods Master Plan on April 25, 2006.

WHEREAS, the Grosse Pointe Woods City Planning Commission is requesting and encouraging the support of the Grosse Pointe Woods City Council.

THEREFORE, BE IT RESOLVED, that the Grosse Pointe Woods City Council does hereby accept and affirm their support of the 2005 City of Grosse Pointe Woods Master Plan.

Dated: _____ 2006

Mayor Robert E. Novitke

CHAPTER 1

INTRODUCTION

What is Planning?

Planning is a process which involves the conscious selection of policy choices relating to land use, growth and development in the community. The Master Plan is an official City document that sets forth policies for the future of the community.

The City of Grosse Pointe Woods derives its authority to prepare a Master Plan from the Municipal Planning Act, Public Act 285 of 1931. The Act states:

125.36 Municipal planning commission; adoption of master plan; contents; amendment; recommendations; land use issues.

Sec. 6 (1) The Planning Commission shall make and approve a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the municipality. The Planning Commission may meet with other governmental planning commissions to deliberate.

(2) A municipal plan shall comply with subsection (3) or (4) if the process of adopting the plan began under this act before the effective date of the 2001 amendatory act that added this subsection or if the plan is a revised plan and the process of revision began under this act before the effective date of the 2001 amendatory act that added this subsection. Otherwise, a municipal plan shall comply with subsection (4). If a plan is amended, but not revised, before 1 year after the effective date of the 2001 amendatory act that added this subsection, the amendment shall comply with relevant provisions of subsection (3) or (4). Otherwise, the amendment shall comply with relevant provisions of subsection (4).

(3) The municipal plan, with the accompanying maps, plats, charts, and descriptive matter shall show the Planning Commission's recommendations for the development of the territory, including, but not limited to, all of the following:

(a) The general location, character, and extent of streets, viaducts, subways, bridges, waterways, floodplains, water fronts, boulevards, parkways, playgrounds, and open spaces.

(b) The general location of public buildings and other public property.

(c) The general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes.

. . . conscious selection of policy choices relating to land use, growth and development . . .

. . . the Planning Commission's recommendation for the development of the territory . . .

(d) The removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the ways, grounds, open spaces, buildings, property, utilities, or terminals described in subdivision (a), (b), or (c).

(e) The general location, character, layout, and extent of community centers and neighborhood units.

(f) The general character, extent, and layout of the replanning and redevelopment of blighted areas.

(g) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.

... address land use issues and may project 20 years or more into the future
...

(4) The municipal plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the municipality. The plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the municipality:

(a) A land use plan and program, in part consisting of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.

... guide land use/development efforts within the City over the next 10 to 15 years ...

(d) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.

(e) Recommendations for implementing any of its proposals.

The purpose of the Master Plan is to guide land use/development efforts within the City over the next ten (10) to fifteen (15) years. The revised and updated Plan is intended to meet the amended State planning act.

How is the Plan to be Used?

The Plan serves many functions and is to be used in a variety of ways:

1. The Plan is a general statement of the City goals and policies. It provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and City Council in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. The Plan provides a stable, long-term basis for decision-making that will provide a balance of land uses, and an orderly process for land use planning.
3. The Plan provides the statutory basis upon which zoning decisions are based. The City and Village Zoning Act (P.A. 207 of 1921, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other City Ordinances. Zoning is only one of many legal devices used to implement the Master Plan.
4. The Plan attempts to coordinate public improvements and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the City and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the City's direction for the future.

*... guide the
Planning
Commission and
City Council in their
deliberations ...*

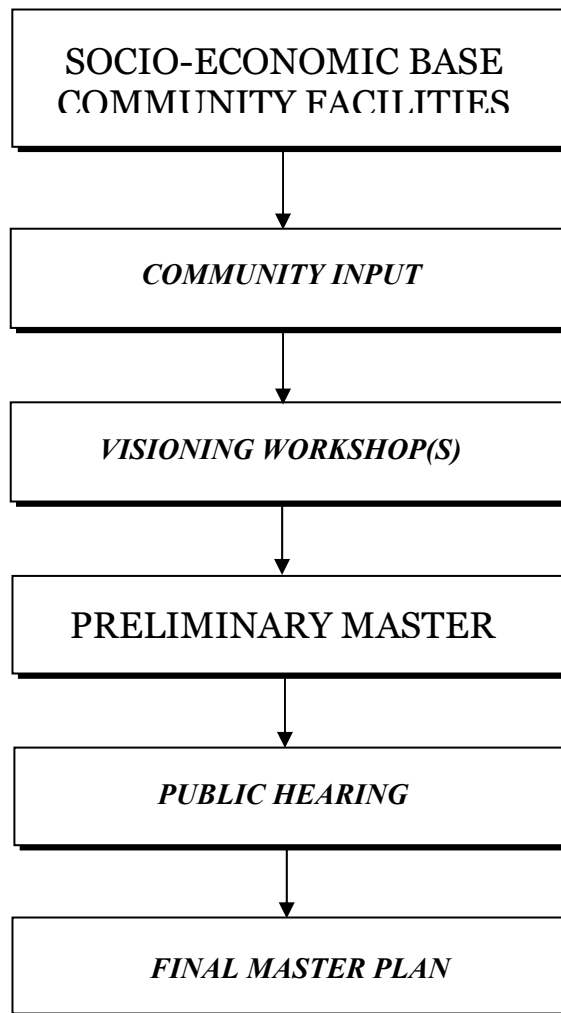
In summation, the City of Grosse Pointe Woods Master Plan is an officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the City. It helps develop a balance of orderly change in a deliberate and controlled manner that permits planned growth and redevelopment. As such, it provides the basis upon which zoning and land use decisions are made.

*... long range
statement of general
goals and policies . . .*

Process

The process used to generate the Master Plan consists of six (6) phases, the sequence of which is provided below. The socio-economic base and community facilities are embodied in the background studies which involve gathering and updating data from existing documents, plans, and surveys such as the 2000 U.S. Census Data. The second phase in the planning process includes gathering data and opinions from the elected and appointed officials, followed by a visioning workshop where all members of the public are invited to speak. The visioning workshop is vital to ensuring that the document reflects the views and opinions of the City's residents and business owners. From the previous data a draft document is prepared, including goals, objectives and policies and land use alternatives. Additional input is received during this phase prior to holding the public hearing. The document is then adopted by the City Council.

The visioning workshop is vital to ensuring that the document reflects the view and opinions of the City's residents and business owners.



Scope

Grosse Pointe Wood's Master Plan is a policy manual. One of the tools to accomplish the goals is direct public input. However, one of the most powerful and useful tools is the Zoning Ordinance. The Zoning Ordinance has periodically been updated since its adoption on June 18, 1940. The Zoning Ordinance is designed to implement, as far as is possible, the Master Plan. State zoning enabling legislation specifies that zoning should be based on a plan. This Master Plan and the future land use map, provide the framework for the Grosse Pointe Woods Zoning Ordinance and map. Additionally, the Plan considers the goals of the community and provides objectives to achieve these goals.

The Zoning Ordinance is designed to implement, as far as is possible, the Master Plan.

Planning Area

The planning area for this Master Plan is all land within the City boundary as depicted below.



Methodology

During the middle portion of the year 2003, the Grosse Pointe Woods City Council authorized the creation of a separate Master Plan. As part of the Master Plan process, workshops will be held to gather input from the public. The input received from the workshops will be the initial basis for the establishment of goals, objectives, and policies. The summary of the workshops will be provided in Appendix A.

The input received from the workshops will be the initial basis for the establishment of goals, objectives and policies.

The background studies and a summary of the goals derived from the workshops will be discussed with the Planning Commission. The background studies were derived from the 2000 U.S. Census data, as well as data from other sources such as SEMCOG and City departments. The policy recommendations of the 1979 Land Use Plan will also be evaluated for their continued validity.

As the process continues, various elements will be analyzed and discussed with the Planning Commission, with input from local citizens. Goals, objectives and policies for each element will be discussed and finalized. Upon completion of the goals, objectives and policies, and the analysis of the individual elements, they will be condensed, compiled and coordinated to form the Master Plan document.

A number of studies were conducted to determine existing and to predict future conditions in the City of Grosse Pointe Woods. The preparation of background information serves as the technical basis for the Master Plan. Population and housing was evaluated as to numbers, trends, characteristics and projections. Socio-economic factors were analyzed as they pertain to land use. Community facilities and services, including utilities, community facilities, parks and recreation as well as the existing road network were inventoried and their adequacy assessed. Finally, information regarding the various existing land use categories, were collected, mapped and evaluated.

The preparation of the background information serves and the technical basis for the Master Plan.

The following section provides a summary of the background studies noted above.

CHAPTER 2

BACKGROUND STUDIES

Previous Land Use Plans/Studies

The City of Grosse Pointe Woods adopted its first Master Plan in 1979. Subsequent to updating the Master Plan (Land Use Plan), the City completed a number of studies concerning land use, commercial land use/design, energy conservation, blight prevention, street trees and enhancement of Mack Avenue. Each of these studies were evaluated and referenced, where appropriate, in the new Master Plan. The studies evaluated included the following:

1. Master Parking Plan, 1966, revised October, 1998
2. Business Owner's Handbook, 1992
3. Storefront Design Guidelines and Master Plan, North Mack Avenue Between Vernier and East 8 Mile, August of 1983
4. Energy Conservation Program, November of 1981
5. Landscape for Energy Efficiency, November of 1980
6. A Blight Prevention Strategy for Mack Avenue, July of 1980
7. Master Street Tree Plan, February of 1980
8. A Recommended Strategy for Maintaining the Competitive Viability of the Mack Avenue Commercial Corridor, 1980
9. Land Use Plan – 2000, September 1979
10. Reconnaissance of Our Community, A Guide for Community Action, Report No. 1, Parking, March of 1968
11. A General Survey of the City Government, March of 1957

In 2001, the City updated the Master Plan by adopting the existing Zoning Ordinance and the existing zoning map to be one in the same. As a result of this action, the City created a future land use map that mirrored that of the zoning map and represented the existing situation rather than that of the future. Therefore, the background studies and analysis included within this Master Plan will reference all previously completed and adopted land use studies with limited focus on the 2001 Master Plan.

Growth and Development Trends

The City of Grosse Pointe Woods is located within the northeast corner of Wayne County. The City is comprised of approximately 3.28 square miles. It is bounded on the north by St. Clair Shores, on the east by Grosse Pointe Shores, on the south by Grosse Pointe Farms, and on the west by Harper Woods. There is also a small portion of the City which abuts the City of Detroit.

The City is located within a very stable and prosperous market region, with readily available access to several large commercial centers. The City's proximity to I-94, I-75, I-96 and downtown Detroit, ensures access to the various cities within Oakland, Macomb and Wayne counties as well as places further west and south.

Founded as the Village of Lochmoor in 1927, the name was changed to the Village of Grosse Pointe Woods, while the City was not officially established until 1950. At that time, the population was around 10,000 persons. By 1970, the population had more than doubled and peaked at 21,878 persons. The character of the City has remained nearly unchanged in its basic character and remains today a very prosperous and attractive community. The land use patterns within what has become known as the City of Grosse Pointe Woods remain predominantly residential with Mack Avenue and a portion of Vernier Road being the only commercial corridor.

Population and Housing

The U.S. Census documents were consulted to compare both population and housing figures from 1980 to the present. Data was collected for all adjacent municipalities, as well as Oakland County, as a means to compare the population and housing changes within the City to that of the surrounding communities. Overall, the City of Grosse Pointe Woods' population has declined. However, housing unit counts have increased over the same period of time. A summary of the Census data is provided below.

Population

Between 1980 and 2000, the City of Grosse Pointe Woods experienced a population decline, ranging from 18,886 in 1980 to 17,080 by 2000. This represents a 9.6% decline for the two (2) decades. In comparison, Wayne County as a whole experienced a 13.4% decrease and Oakland County as a whole experienced a 15.3% increase during the same period. The majority of the loss within the Wayne County can be attributed to a steady outward migration from Detroit to the suburbs and rural areas of southeastern Michigan, including those within Oakland County.

Additional characteristics noted in the 2000 Census include the following:

- High percentage of female population;
- One of the highest persons per household rate in Wayne County but only slightly higher than the median rate for Oakland County;

- Very high owner occupancy rate;
- Very high educational attainment; and
- Nearly double the median household income in Wayne County but only slightly higher than the median income for Oakland County.

Despite the high rate of persons per household as compared to the rest of the jurisdictions in Wayne County, the City's rate is decreasing and is presently at its lowest rate of 2.61. Persons per household in 1980 was 2.9 and in 1990 it was 2.7.

The Southeast Michigan Council of Governments (SEMCOG) prepares a Regional Development Forecast for the entire southeastern Michigan region. According to the SEMCOG report, the City's population is projected to decrease to 15,988 persons by the year 2030, while the rate will be less than that experienced between 1980 and 2000 (9.6%). The projected rate of decline between 2000 and 2030 will be just over six (6) percent. However, the total number of households is projected to increase slightly (1.1%), and will reach 6,602 by the year 2030.

Housing

Between 1980 and 2000, the City of Grosse Pointe Woods experienced a slight increase in the total number of housing units, from 6,658 in 1980 to 6,717 in 2000. This is a growth rate of 0.9%, while Wayne County lost 5.9% of its total housing units and Oakland County gained 24.5% of its total housing units during the same period. Additional characteristics noted in the 2000 Census includes the following:

- Very high percentage of one-family detached dwellings for Wayne County but only slightly higher than the average for Oakland County;
- Over double the median housing value for Wayne County and over \$50,000 higher than the median value for Oakland County; and
- Nearly double the median rental rate for Wayne County and nearly \$200 higher than the median rate for Oakland County.

The table below provides a summary of the housing characteristics from 1980 to 2000.

Table 1
Housing Characteristics, 1980-2000
City of Grosse Pointe Woods

	1980	1990	2000
No. of Housing Units	6,658	6,671	6,717
% Owner Occupied	94%	92%	92%
% Renter Occupied	5%	6%	5%
% Vacant	1%	2%	3%
Median Value	\$122,137	\$133,900	\$233,100
Median Rent	\$498	\$775	\$886

Source: U.S. Census

According to the Assessor for the City of Grosse Pointe Woods, approximately 420 (6%) of the homes within the City have not claimed 100% homestead exemption. The homes have been identified on the following page (Map 1). A pattern of rental units cannot be derived from this information. It is known that many of these non-homestead exempt structures may be the result of a second residence that may be used for claiming homestead exemption. Therefore, the map (Map 1) is being included for informational purposes only and provides an indicator for rental housing uses within the City.

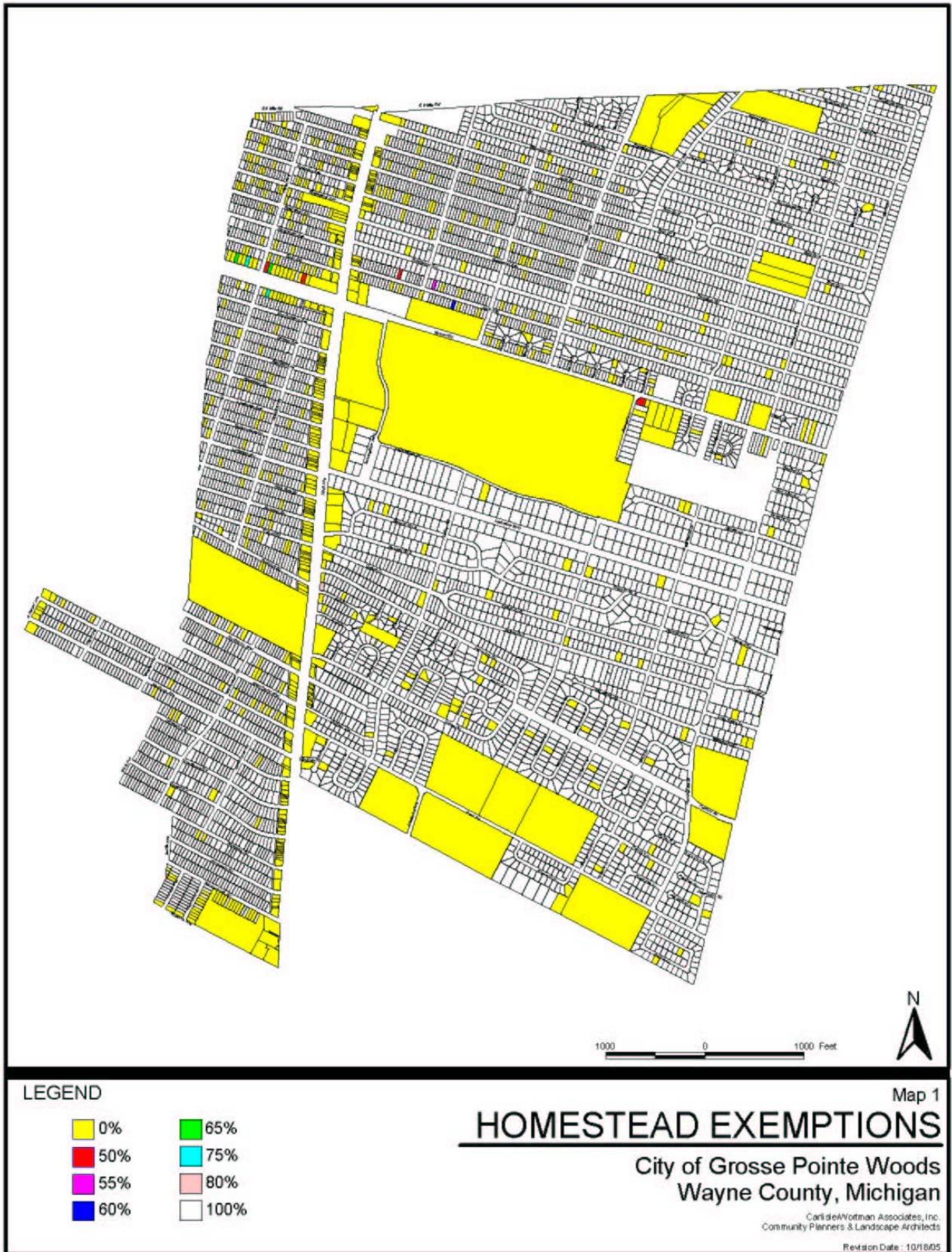
No formal projections have been completed for the number of housing units, but the growth trend is anticipated to decrease due to the ever-diminishing number of available parcels and/or land divisions.

Economic Characteristics

Labor Force and Employment

The City of Grosse Pointe Woods provides approximately 1.6% of the total labor force of Wayne County. According to the U.S. Census, since 1980, the total number of workers in Grosse Pointe Woods decreased by approximately 14%, which is greater than Wayne County which experienced a decline of approximately 12.9%. Oakland County experienced an increase of 21% during the same period.

The growth trend is anticipated to decrease due to the ever-diminishing number of available parcels and/or land divisions.



According to SEMCOG, the total number of persons (Grosse Pointe Woods residents) employed increased by 4% between 2000 and the end of 2002. SEMCOG tracks employment by industrial class, but it is not an inclusive number because several use classes have been excluded.

The City's unemployment rate has dropped significantly since 1980 with an average unemployment rate of 1.4% in 2000. Due to the limited employment opportunities within the City of Grosse Pointe Woods, the majority of the residents are employed within a 30 minute commute of the City. In 2000, the average commute time was 25 minutes, which results in the predominant employments centers being located elsewhere in Wayne County, to the north in Macomb and Oakland Counties, and within the northern portions of Monroe County.

The major occupations of City residents in 2000 included management, professional, and related occupations, and sales and office occupations, with a limited number of persons working in the service industry, construction and maintenance fields, as well as production, transportation and material moving occupations. The major industries within which residents of the City are employed include the following: educational, health and social services, manufacturing (automotive related), professional, scientific, management, administrative, and waste management services, along with a few other less predominant industries. The largest employers located within the City include Farmer Jack, the Lochmoor Club, St. John Hospital, and the Hunt Club, along with several smaller retail and business type employers. This strong employment base will enable the City of Grosse Pointe Woods to maintain highly desirable housing and an attractive living environment.

Income

The median household income level within Grosse Pointe Woods is nearly double that of Wayne County, and significantly greater than the State. Grosse Pointe Woods is a very affluent community that wields substantial buying power. The median household income has risen from \$54,359 in 1980 to \$78,558 in 2000. This is an increase of 45%, while during the same period, Wayne County experienced an increase of only 8.7% and Oakland County experiences an increase of 59%.

Tax Base

State Equalized Valuation (SEV) is an additional source of information that illustrates economic trends. For fiscal year 2002, the City's total SEV (based on 50% of market value on December 31, 2001) was \$955,981,890. Property tax revenue for the City was \$11,967,700 predicated on a taxable value of \$723,763,349 and represents 60% of the operating revenues for the City. Between fiscal year 1993 and 2002, the total SEV rose 75.7%. To reflect the future stability of the community, the ten (10) largest taxpayers are only 2.8% of the total SEV. In many cases, these taxpayers are also among the largest employers within the City. They include, 1) Lochmoor Club, 2) Pointe Plaza, 3) Detroit Edison, 4) A & P (Farmer Jack), 5) Michigan Consolidated Gas Co., 6) St. John Hospital, 7) Comerica, 8) Hunt Club, and 9) Peters Funeral Home.

Community Facilities and Services

The responsibility of providing public services to residents of the City of Grosse Pointe Woods is shared by several public entities, including the City, various Wayne County departments, various State offices, the Grosse Pointe School District, and others. Within the confines of the City, the adequacy of the public facilities has a direct influence on the City's ability to attract and/or retain residents and businesses. Often the impression created by a particular community is directly related to its schools, parks, libraries, public buildings, public utilities, and police and fire facilities. The following summary focuses on City owned and maintained facilities, but recognizes that these facilities are supplemented by private facilities.

Utilities, Services and Capabilities

The City owns and operates the potable water supply, and combined sewer system that serves its residents. Each of these systems is summarized as follows:

Water Supply System – The potable water supply system serving the City of Grosse Pointe Woods consists of water mains of various sizes, the majority of which were constructed in the mid 1930's to mid 1940's. Presently the water main in Mack Avenue is being replaced along with several other replacement projects on various local roads. Over the next several years, many of the existing water mains are scheduled to be replaced and increased in size from six (6) inch pipes to eight (8), twelve (12) and twenty (20) inch pipes. However, as per the Infrastructure Inventory revised December 3, 2003, the majority of the existing potable water lines are operating satisfactorily.

Combined Sewer System – The combined sewer system serving the City of Grosse Pointe Woods consists of an inter-county detention basin and pump station, a City pump station, tunnel drains and sewer lines of various sizes within the public right-of-way, or rear yard easement, of nearly every street within the City. While the condition of the existing lines to the east of Mack Avenue are presently unknown, a systematic schedule of video taping the existing sewers west of Mack Avenue has produced the necessary data to estimate the life expectancy of that portion of the system. The examination of the sewer with a video camera illustrated the need to reline, or replace many of the existing sewers west of Mack Avenue. Since the inception of the Infrastructure Inventory in 1999, the City has annually relined or replaced sewers west of Mack Avenue. The current condition of the sewers west of Mack Avenue is satisfactory. In 2000 the City began systematically video taping the sewers east of Mack Avenue. Upcoming sewer relining or replacement projects will be based on review of the previous year’s videos for the sewers east of Mack Avenue.

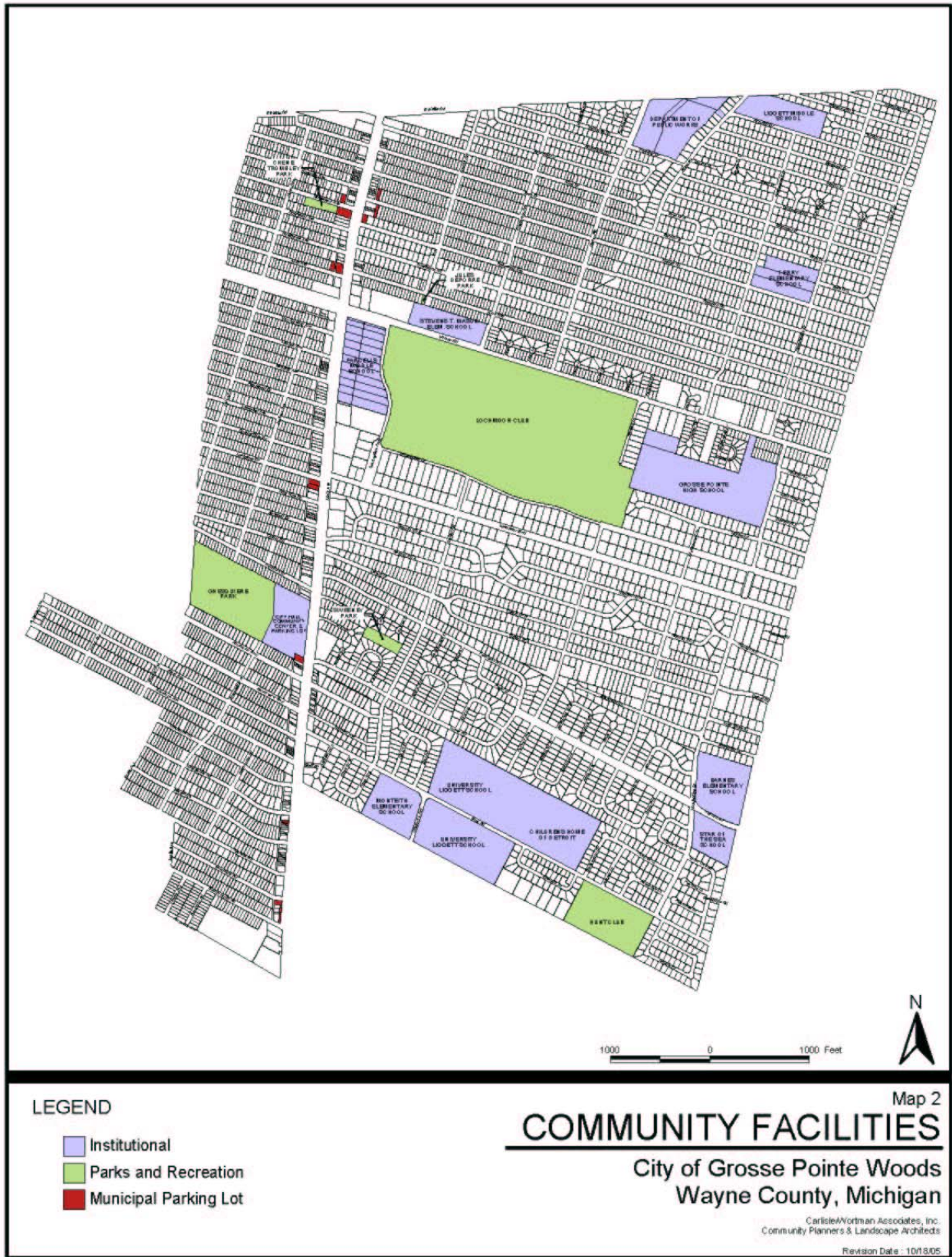
The existing potable water system is adequate to meet the current demand/land use pattern. However, several segments of the combined sewer system need to be evaluated and likely relined or replaced. The age of both of these systems indicates the need for constant re-evaluation. Annual evaluations should be coordinated with the policy and land use recommendations of this document.

Community Facilities

The City owns and operates various types of facilities that are scattered throughout its confines (see Map 2). Each of these facilities is summarized below.

City Hall – The City Hall is located at 20025 Mack Plaza and houses the majority of the City departments along with the Community Center at the north end of the building. The Council chambers and meeting spaces are located predominantly within the west end of the building.

Community Center – The Center was constructed through a Recreation Bond Proposal approved in 1986 and is intended for cultural, educational, recreational and social activities of the residents of the City. Three (3) rooms are available for rent and can accommodate up to 125 guests.



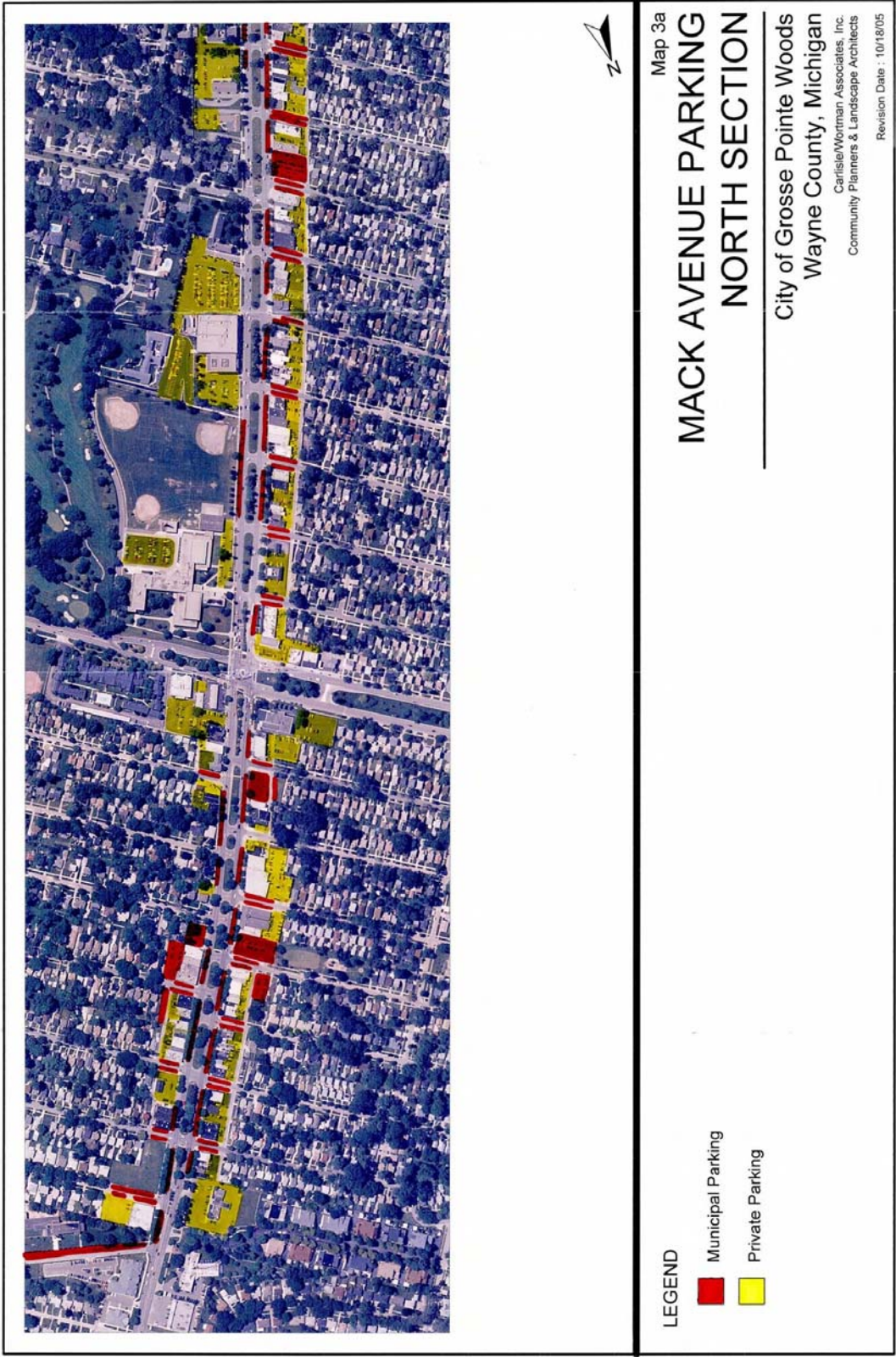
Department of Public Safety – The Department of Public Safety, which includes 41 full time public safety officers, 24 auxiliary public safety officers and 20 civilian personnel, is located at the south end of City Hall and is a full service department. The type of services offered exclusively to City residents includes the following: “DARE” program, advanced life support (ALS), youth service division, crime prevention, detective bureau, 911 emergency service, compute-a-care, traffic safety, fire inspection and fire fighting.

Building Department – The Building Department, which includes the Safety Inspection Division, is located adjacent to the Department of Public Safety at the south end of City Hall. This Department is responsible for the enforcement of the City codes (building, maintenance, zoning, etc.), building permit coordination and inspection, and Planning Commission assistance.

Department of Public Works – This Department, which is located at 1200 Parkway Drive, is responsible for the operation and maintenance of the following: local and major streets, forestry, vehicle maintenance, recycling, parking maintenance, solid waste, leaf disposal, and water/sewers. The 26 full-time, 4 part-time, and 13 seasonal/temporary employees are also responsible for maintaining all City buildings and grounds, along with inspecting driveway approaches and sidewalks.

Other Community Facilities – A total of twelve (12) off-street parking lots are owned and operated by the City (see Map 2, Community Facilities). Eleven (11) of these lots are metered and generate funds towards the City’s operating fund. In addition, there are 346 metered spaces along both sides of Mack Avenue. In total, there are 1,164 municipal parking spaces.

According to City staff, there are approximately 2,200 private parking spaces located along the Mack Avenue corridor. The private spaces combined with the municipal parking spaces for Mack Avenue are depicted on Maps 3a and 3b, and total approximately 3,364 parking spaces. The adequacy of this number has been determined through the use of a generalized land use analysis. Each of these non-residential uses along the Mack Avenue corridor has been divided into a commercial or office use category. These totals have been evaluated based upon the parking ratios of the Zoning Ordinance. A summary of the requirements is provided in Table 2 on a subsequent page.



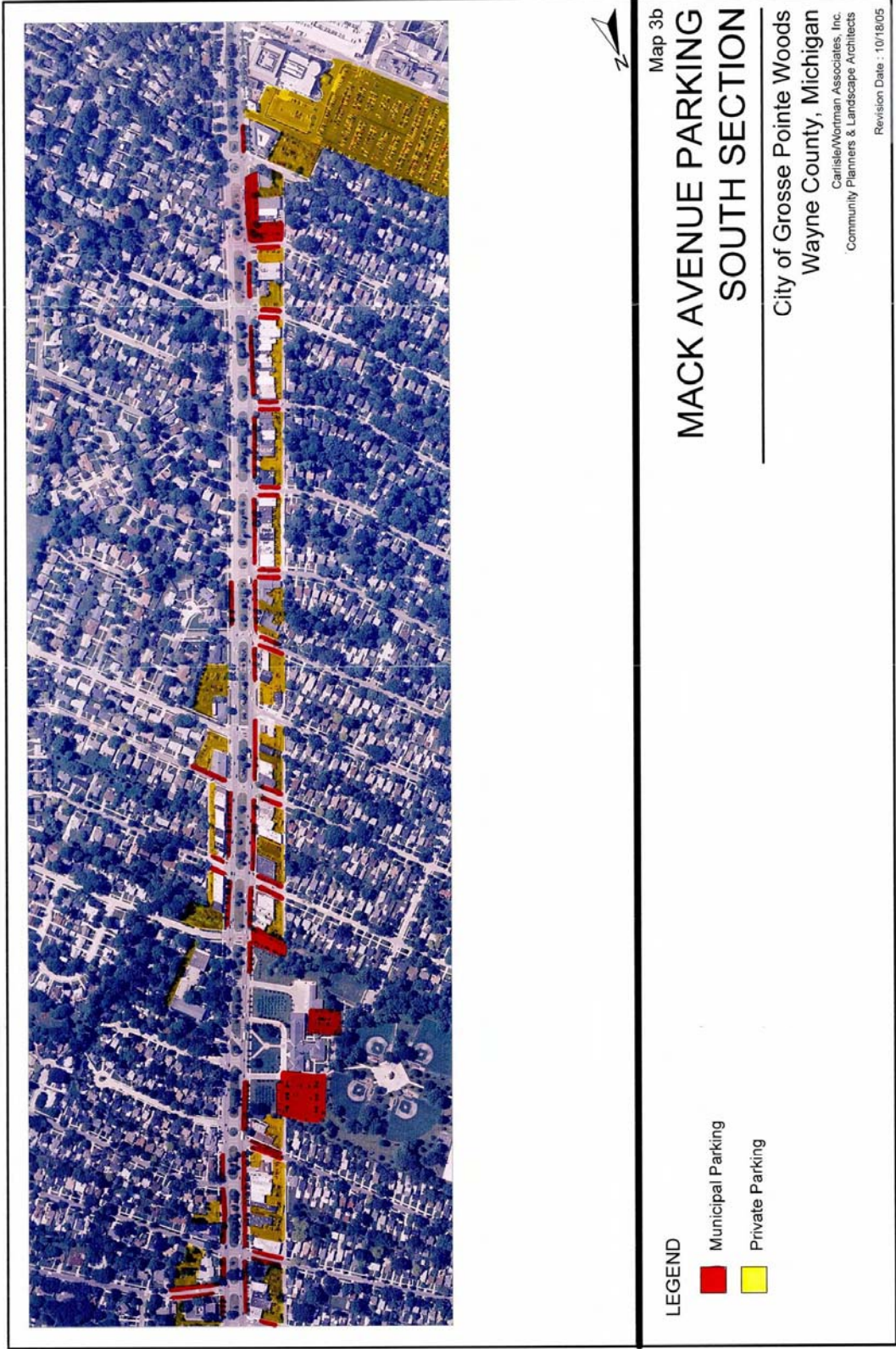


Table 2
Generalized Parking Calculations

Use Category	Zoning Ordinance Parking Requirements	Required Parking Spaces
Commercial	390,000 sq. ft. / 200 sq. ft.	1,950 spaces
Office	290,000 sq. ft / 300 sq. ft.	967 spaces.
REQUIRES SPACES		2,917 spaces
PROVIDED SPACES		3,364 spaces

While there is sufficient aggregate parking available to serve the commercial and office uses along Mack Avenue, it is recognized that short term and periodic parking deficiencies do occur in certain areas. This is especially evident during peak hour use. Temporary deficiencies can be averted by the implementation of parking management strategies. This can include programs that require employees to park in non-prime spaces and better parking enforcement through the use of metered spaces. Redesign of private and municipal spaces can also optimize existing lots. These strategies, and other parking improvement techniques, can be developed in greater detail through the development of a Parking Management Plan for Mack Avenue.

Parks and Recreation

The Grosse Pointe Woods Parks and Recreation Department oversees the maintenance and daily operations of four (4) facilities within the City and one (1) in St. Clair Shores. The City's residents pay taxes to St. Clair Shores to maintain the Lake Front Park as a resident's only facility, while all other facilities are open to the general public. See Table 3 for a summary of the park amenities.

Recreation is an integral part of the Master Plan for the City. Therefore, in order to evaluate the needs of the community, an inventory of the existing parks and recreational facilities have been summarized below and on Map 2, Community Facilities. In addition to City owned and operated facilities, the Grosse Pointe Public School System provides six (6) school facilities that are utilized by the City residents along with two (2) private school campuses.

**Table 3
Existing Parks and Recreation Facilities**

Facility	Acreage	Amenities
Lake Front Park	55	4 pools, bath house, 240 slip marina, tennis courts, volleyball courts, bocce ball, croquet, shuffleboard, pavilions/gazebos, pedestrian bridge, boardwalk, paths, concessions, fishing terrace, playscapes, activities building (recreational courts, pool tables, shuffleboard, exercise room, etc.), ice skating, cross-country skiing, platform tennis, Kiwanis bus, organized classes and several annual events
Ghesquiere Park	32	Tot lot, tennis courts, gazebo/band shelter, baseball diamonds, batting cage, miniature soccer fields, roller/ice skating
Sweeney Park	2.75	Open field, playscape, ice skating rink
Chene-Trombley Memorial Park	.53	Open field, playscape, ice skating rink
Jules DePorre Park	.1	Open lot
TOTALS	90.4	

Source: City of Grosse Pointe Woods

Based upon the 2000 U.S. Census population of 17,080 residents, the City presently provides 231 square feet of public parks and recreational facilities per resident (5.3 acres per 1,000 residents). This is nearly an acre below the national average of 6.25 acres per 1,000 residents (National Recreation and Park Association, 1983). Because the population is projected to decrease between now and 2030, the parkland per resident will continue to rise. By 2030, the ratio should be 5.7 acres per 1,000 residents, assuming the City does not purchase additional parkland.

The City may not provide a commensurate amount of dedicated parkland as desired by the National Recreation and Park Association, but the recreational opportunities far exceed the desired ratio. The combined public parkland, school play fields and private recreational clubs, the City's residents have vast and varied recreational opportunities.

Transportation and Traffic Analysis

The relationship between land use and roads is a critical element of land use planning. The streets provide the access necessary for land use and are important in setting the character of an area. Adequate transportation facilities are, therefore, a major consideration in a community's development.

Roadway Classifications

The classification of roads is necessary in order to identify the type and amount of traffic that is appropriate for each portion of the local road network. The road classifications identify the volume and type of traffic that is appropriate for each segment of the roadway network. These classifications also have impacts on the determination of land uses along each roadway. Within the City of Grosse Pointe Woods, there are four (4) major road classifications (principal arterial, minor arterial, major collector and local). The classifications are based upon the National Functional Classification (NFC) that is a planning tool that federal, state and local transportation agencies have used since the late 1960's. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads, and highways according to their function. The following is a description of each of the classifications within the City.

Principal Arterial – These roads provide a connection to locations outside the City, are designated as truck routes within the City, and handle a substantial amount of non-residential traffic. These roads are built to carry heavier traffic loads and volumes for greater lengths, and at higher speeds. The principal arterial roads within the City are Mack Avenue south of Vernier Road and Vernier Road west of Mack Avenue.

Minor Arterial – These roads tend to accommodate slightly shorter trips than major arterials. These roads are also intended to carry intra-urban traffic loads at a moderate speed. The minor arterial road within the City is Vernier Road east of Mack Avenue.

Major Collector – These roads provide access and mobility within residential, commercial, or industrial areas. These roads also provide a connection between minor collectors and arterials, and sometimes permit on-street parking. The major collector roads within the City are Marter Road, Mack Avenue north of Vernier Road and a small portion of Harper Avenue.

Local Streets – These streets are meant for the residents that live on that street and/or within the neighborhood, and often permit on-street parking. Local streets are designed for low volumes and are linked by collector roadways to other land uses or arterials. The majority of the streets within the City fall within this classification (53.95 miles of roadway).

Regulatory Status of the City's Road

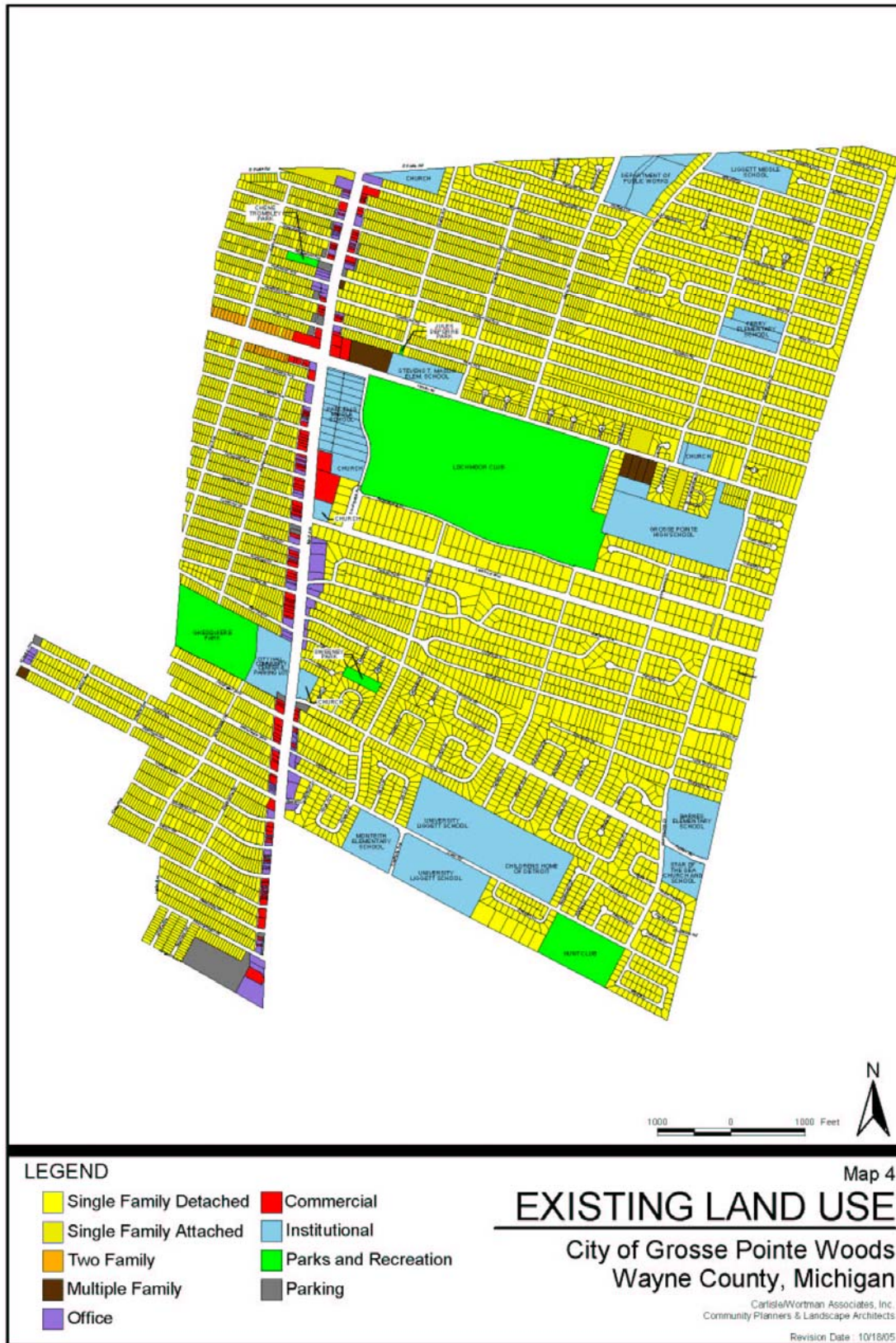
The maintenance requirements for the roads within the City are split between the County and the City. The maintenance of the City roads is funded in part by the Act 51 money that is generated by the gasoline tax paid to the State. Additional funds may be required from City residents when unexpected improvements are necessary, but for the most part the maintenance of these roads is funded by the gas tax. The only County maintained road within the City is Mack Avenue, the rest fall under Act 51.

Systems Adequacy and Needs Assessment

The Infrastructure Inventory completed in 1999, and most recently revised in December of 2003, indicated that the streets within the City are in acceptable condition and have been determined to be adequate to satisfy the demands of established development pattern. However, due to the age of some of the existing streets along with surface drainage concerns, a schedule for road improvements has been established in the most current inventory. Included within the inventory are road segments that are scheduled for resurfacing within the next eight (8) years. The resurfacing projects improve the ride quality of a road for approximately ten (10) to fifteen (15) years. Roadway replacement is necessary to extend the life of the City's roads beyond fifteen (15) years to approximately thirty (30) years.

Existing Land Use

A basic element in planning the future of the City of Grosse Pointe Woods is the consideration of existing land use types and patterns. Previous existing land use data was compiled as part of other land use and design studies, but due to the passage of time, an updated inventory was completed to reflect any land use changes within the City. The result of this inventory is presented on Map 4, while the classifications used in compiling the inventory data is provided on a subsequent page.



Classifications

The following land use classifications were used in updating the City's existing land use map (see Map 4).

Single Family Detached. All areas containing detached single-family dwellings.

Single Family Attached. All areas containing attached single family, owner-occupied, condominium dwellings.

Two Family Residential. All areas containing buildings designed for or occupied exclusively by two (2) families living independently of each other. Also known as a duplex dwelling.

Multiple Family Residential. All areas containing three (3) or more attached dwelling units accessed via a shared entrance.

Office. All areas used for office purposes including professional and medical office complexes.

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

Institutional. Land areas and facilities such as schools, hospitals, and government buildings, which are available to or used by the public. Also included in this classification are areas and buildings that are used by a limited number of persons with particular interests such as churches, church-related facilities, and cemeteries.

Parks and Recreation. Public and privately owned land used for the purpose of passive or active recreation.

Parking. Along the Mack Avenue corridor, there are pockets of land used for public parking, several of which are owned by the City.

Vacant. Vacant land not used for any purpose and areas occupied by streams, lakes, and other bodies of water are assigned to this broad classification.

CHAPTER 3

GOALS AND OBJECTIVES

The adoption of community goals and objectives is a vital step in the planning process. The desires and needs of the residents must be properly incorporated into the Master Plan so that workable solutions can be achieved. The development of goals and objectives therefore requires careful analysis of the citizens input and comprehensive discussion by the Planning Commission and City Officials.

Citizen Input

Citizen input is the core of any planning effort. In order for the goals of the Plan to be achievable, general consensus regarding the vital issues to the community must be reached. The City of Grosse Pointe Woods has had the opportunity to utilize the visioning workshop technique in this Master Planning endeavor. The input received from this workshop, together with Planning Commission and City Council input, forms the basis of the goals and objectives contained within this chapter. The process and results of the workshop are described below.

Master Plan Workshop

The goal of conducting a Master Plan Workshop is to attempt to gather citizen input on a variety of topics and to encourage conceptualization of a desired future for the community. The visioning process provides a vehicle for people of diverse viewpoints to identify and agree upon the common dreams they have for their community, and encourages people to express, with words, a desired future.

The City held a Master Plan Workshop on May 18, 2004. Approximately one hundred (100) people attended the workshop, along with City Council Members, Planning Commissioners, and others interested in future planning for the City. The Workshop started with a brief overview of the evening's agenda, an explanation of the current Master Planning efforts, and a presentation of the role of Workshop in the Master Planning process. After this introduction, participants broke into nine (9) groups, each of which discussed the same four (4) topics. The topics of discussion included the following:

- Neighborhoods – Preserving Character and Quality.
- Businesses on Mack Avenue – Vitality and Mix.
- Traffic/Parking – Improving Circulation and Parking Supply.
- Zoning/Land Use – Ideas for Redevelopment.

Planning Commissioners and community stakeholders facilitated the small group discussions, while recording the participants' comments. The types of activities completed during this portion of the Workshop included the following:

- Round robin listing of ideas and brainstorming.
- Discussion and clarification of ideas.
- Voting and prioritization.

After each group voted, the larger group reconvened and each group facilitator presented the "Priority Vision Statements" from their group. All Vision Statements generated that evening are included as Appendix A to the Master Plan.

Several strong, central themes emerged from the Master Plan Workshop, each of which is summarized as follows:

- Maintenance of the existing high quality single-family neighborhoods garnered the greatest support. There was also a realization that denser senior housing developments are necessary and "Big Foot" housing should continue to be regulated.

The group acknowledged the presence of rental housing within the City but requested that it be inspected on a regular basis to ensure that it complies with the City Codes.

- The City should focus on maintaining the community as an attractive place to live including continuing to provide a high level of city services, quality parks and recreational facilities and sponsoring community events.
- Increased retail diversity along Mack Avenue was indicated to be a key concern and essential to continued viability. More variety of restaurants, retail and entertainment establishments, which are open beyond 5 p.m., would attract people to the area, and an improved/expanded pedestrian network would make the area more walkable for local residents. The City should also consider mixed use zoning districts along Mack Avenue that would allow a mixture of commercial, office and residential uses, including upper level residential above commercial uses.

- Mack Avenue improvements, along with incentives to encourage businesses to locate on Mack Avenue, would result in a more business friendly environment. Some attendees also would like to see the current “Colonial” design theme requirements revised in a way that would still mandate quality, traditional design features for new projects.
- Convenient parking along Mack Avenue is a priority concern. Consideration should be given to purchasing the first few houses along the Mack Avenue alley in order to accommodate more parking. The cost for these acquisitions could be assessed to the adjacent businesses. The expansion of several other parking areas should be considered where appropriate (i.e. Lochmoor Hardware and where vacant storefronts remain unoccupied).
- Traffic flow on Mack Avenue and around schools was of concern. The existing traffic volumes at the Mack Avenue/Vernier Road intersection are the highest within the City. Traffic improvements at the intersection of Mack Avenue/Vernier Road, as well as the entire stretch of Mack Avenue in the City, need to be considered. These changes should reduce traffic on the residential streets.

Overall, participants in the Master Plan Workshop expressed vision statements that reflected a desire for continued enhancement to the residential and non-residential areas of the City. The City’s quality schools, residential areas and recreational facilities, were highlighted and the workshop participants identified opportunities for improving the overall quality of the City. The workshop helped to establish the Master Plan goals and objectives, each of which is provided on the following pages.

Goals and Objectives

In terms relevant to community planning, goals and objectives give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. They are defined as follows:

- Goals** are overall broad statements that provide a focus for future discussions.
- Objectives** are more specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.

The following goals and objectives are a combination of results of the community visioning session, recent background studies, the 1979 Land Use Plan goals and other applicable reports.

NEIGHBORHOODS – PRESERVING CHARACTER AND QUALITY

GOAL 1: *The City of Grosse Pointe Woods must maintain high quality neighborhoods and attractive homes.*

OBJECTIVES:

- 1-1** *Maintain and enhance the single-family character of existing neighborhoods, with quality parks, commercial areas, public services, and schools.*
- 1-2** *Encourage the development of new, high quality senior housing opportunities, such as attached condominiums, multi-family or assisted living complexes.*
- 1-3** *Strengthen and protect the viability of residential neighborhoods by separating commercial areas along Mack Avenue from residential areas with well-designed buffers and transitions.*
- 1-4** *Encourage the development of commercial businesses along Mack Avenue that primarily offer the types of goods and services used by local residents.*

- 1-5** *Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the City's residential neighborhoods, while discouraging extraneous non-residential traffic, and to provide pedestrian linkages to the City's commercial districts.*
- 1-6** *Encourage through traffic to bypass residential neighborhoods. Examine the residential/commercial interfaces to eliminate existing conditions that encourage higher speeds and "cut through" in residential neighborhoods.*
- 1-7** *Investigate programs which will encourage re-investment or redevelopment of aged housing.*
- 1-8** *Continue aggressive enforcement action on property maintenance and building code regulations.*
- 1-9** *Continue to strictly enforce property maintenance codes for rental housing and develop additional regulations where required.*
- 1-10** *Promote neighborhood identity through neighborhood schools, neighborhood parks, and neighborhood associations.*
- 1-11** *Explore programs which will promote the City as an attractive community in which to live. These programs could include enhancement of the City's web-site, community calendar, promotional brochure, etc.*
- 1-12** *Continue quality City services and ensure efficient administration of City services.*
- 1-13** *Maintain quality parks and continue improvements to recreational facilities.*

GOAL 2: *Preserve, protect and enhance the architectural style of the existing neighborhoods.*

OBJECTIVES:

- 2-1 *Encourage redevelopment or remodeling of existing single-family homes in a manner consistent with the surrounding neighborhood.*
- 2-2 *Create development guidelines and zoning regulations that will encourage a mix of residential housing styles (ranch, colonial, etc.), while maintaining neighborhood integrity and design compatibility.*
- 2-3 *Continue and enhance programs for the planting of street trees, maintenance of street trees and replacement in a timely manner in residential areas.*
- 2-4 *Encourage neighborhood/subdivision improvement associations as a means to promote resident involvement and improvements to neighborhood/subdivision living environments.*
- 2-5 *Continuously monitor current zoning regulations and variance requests to assure that housing that is inconsistent with the surrounding neighborhood is not permitted.*
- 2-6 *Encourage maintenance and enhancement of tree stock on private property.*

BUSINESS ESTABLISHMENTS ON MACK AVENUE – VITALITY AND MIX

GOAL 3: *Enhance the viability of Mack Avenue as a retail and service center.*

OBJECTIVES:

- 3-1 *Consider implementing incentives for new businesses to locate, or existing businesses to improve or expand, in the City.*

- 3-2 *Continue to promote commercial and service vitality by emphasizing portions of the Mack Avenue corridor as entertainment and cultural centers, i.e. restaurants, library, retail center, etc.*
- 3-3 *Encourage the location of new retail tenants, including “upscale” and/or nationally recognized retail chains.*
- 3-4 *Encourage merchants to cooperate in setting uniform or complimentary store hours, undertaking promotional activities, and the use of creative and innovative techniques for retailing.*
- 3-5 *Encourage the expansion and development of local business associations to benefit and support the City’s commercial district.*
- 3-6 *Consider the organization of governmental bodies, such as a Downtown Development Authority, with authorization to fund redevelopment or planning projects within the Mack Avenue corridor.*

GOAL 4: *To maintain the aesthetic appearance of Mack Avenue.*

OBJECTIVES:

- 4-1 *Update and promote the City of Grosse Pointe Woods Storefront Design Guidelines and Master Plan that would include incentives for businesses to comply.*
- 4-2 *Promote the use of high quality materials and architectural detailing that complements the City’s traditional style.*
- 4-3 *Continue public investments in streetscape improvements, such as new benches, refuse receptacles, brick pavers, bike racks and street furniture along the Mack Avenue corridor.*
- 4-4 *Where appropriate, install public plaza areas, art, sculpture, outdoor seating areas.*
- 4-5 *Enhance gateway entrances into the City with well landscaped plazas and entry signs.*
- 4-6 *Where appropriate, consider the introduction of well-designed vertical elements along Mack Avenue. This could include multiple story buildings, clock towers, architectural features and/or tree plantings to break up the single story continuum along Mack Avenue.*

- 4-7** *Common design elements on individual sites should be pursued to help develop an identity for the entire corridor. The design elements should include, but not be limited to, the following:*

Consistent buffering, greenbelts, and landscape planting within the corridor.

Consistent parking lot and directional signage and site lighting throughout the corridor.

New buildings should be reviewed for architectural compatibility with the character of the area. New buildings should respect the existing, surrounding design characteristics.

- 4-8** *Establish programs for continued landscape maintenance along Mack Avenue including tree and shrub pruning to ensure that commercial establishments are not obscured by foliage and that clear sight lines are maintained at intersections.*

- 4-9** *Evaluate the present “Colonial theme” design requirements.*

GOAL 5: *Encourage a mix of uses within the Mack Avenue corridor.*

OBJECTIVES:

- 5-1** *Provide for a mixed-use designation to accommodate the mixture of existing land uses and to promote redevelopment where appropriate. Desirable mixed uses include the following:*

Office Uses, including medical and dental.

Limited Retail

Residential (single, multiple-family, senior housing)

- 5-2** *Consider developing mixed use zoning that would allow for retail ground level use with upper level office and/or residential uses.*

- 5-3** *Provide design guidelines for treatment of buffers to create a smooth transition between residential areas and non-residential uses.*

GOAL 6: *Provide a pedestrian friendly environment.*

OBJECTIVES:

- 6-1** *Promote a safe pedestrian and attractive environment for walking and shopping. This can be accomplished through brick pavers and streetscape improvements.*
- 6-2** *Where appropriate, encourage business owners or restaurant owners to develop outdoor cafes and attractive plazas along Mack Avenue.*
- 6-3** *Provide additional crosswalks with emphasis on access to Parcels Middle School and the Library, as well as key intersections along the Mack Avenue corridor.*
- 6-4** *Provide adequate street furniture and greenbelt buffers to encourage safe pedestrian use.*
- 6-5** *Encourage the development of pedestrian linkage between the commercial corridor and the residential neighborhoods.*

GOAL 7: *Improve the appearance of the alleys running parallel to Mack Avenue.*

OBJECTIVES:

- 7-1** *Review placement and design of lighting within all alleys adjacent to Mack Avenue.*
- 7-2** *Promote adequate and clearly designated parking spaces between the commercial uses and the alleys.*

- 7-3 *Develop and promote design guidelines to improve the appearance of the rear building façades. Encourage use of rear entrances as second entrances where appropriate.*
- 7-4 *Promote a long term program to convert overhead utilities to underground.*
- 7-5 *Develop and promote design standards for buffers (landscaping, walls, berms, fences, etc.) between the alleys and adjoining residential properties by encouraging the use of complimentary quality buffers within the same alley.*
- 7-6 *Improve enforcement of property maintenance codes in rear of building and alley areas. Develop additional regulations where necessary to ensure improved alley function and appearance.*

TRAFFIC/PARKING – IMPROVING CIRCULATION AND PARKING SUPPLY

GOAL 8: Enhance existing traffic circulation system to serve more efficiently residents and businesses located within the City.

OBJECTIVES:

- 8-1 *Consider alternative designs for Mack Avenue which enhance circulation of vehicular safety and maximize parking.*
- 8-2 *Identify high traffic areas and explore possible solutions. Explore grant programs through Wayne County, SEMCOG or MDOT for the improvement of traffic flow and safety on Mack Avenue.*

GOAL 9: *Promote sufficient, accessible and attractive parking along or adjacent to Mack Avenue.*

OBJECTIVES:

- 9-1 *Consider conducting a comprehensive parking study which inventories public and private spaces, assesses parking demand and recommends detailed solutions for parking improvements on an area by area basis.*
- 9-2 *Strengthen and expand Mack Avenue shopping opportunities by providing convenient and adequate parking.*
- 9-3 *Create a public/private partnership to develop additional parking lots along Mack Avenue for servicing businesses on Mack Avenue, including potential development of a parking impact fee.*
- 9-4 *Promote shared parking lots, especially along the Mack Avenue alleys in order to maximize parking efficiency.*
- 9-5 *Promote parking in the rear of businesses.*
- 9-6 *Identify landscape options which would also provide more space for screening/buffering of the adjacent single-family homes.*

ZONING/LAND USE – IDEAS FOR REDEVELOPMENT

GOAL 10: *Review and periodically update the Zoning Ordinance.*

OBJECTIVES:

- 10-1 *Consider options which would allow mixed use zoning and redevelopment alternatives for certain areas along Mack Avenue.*
- 10-2 *Periodically evaluate of the applicability and appropriateness of the existing zoning regulations for land use, setbacks and density.*

- 10-3 Periodically evaluate the adopted Sign Ordinance to ensure the effectiveness and reasonableness of current regulations.*
- 10-4 Periodically evaluate and/or modify the list of permitted and special land uses within the Zoning Ordinance.*
- 10-5 Develop additional zoning tools to promote and allow for continued re-development interest.*

GOAL 11: *Ensure ongoing interest and implementation of the City's Master Plan.*

OBJECTIVES:

- 11-1 Continuously promote and utilize as a reference the various ongoing missions defined within the Master Plan.*
- 11-2 Establish and promote funding to implement various aspects of this Master Plan.*
- 11-3 Develop a schedule to review the Master Plan on a specific, periodic basis.*
- 11-4 Implement annual reporting regarding the status of the Master Plan objectives.*

CHAPTER 4

FUTURE LAND USE PLAN

Future Land Use Plan

The Future Land Use Plan represented in this section, establishes future land use categories, maps the location of preferred land uses and community facilities, and provides strategies for future development. This section also provides a descriptive rationale as to the reasoning and placement of future land uses and density.

The plan is formulated to serve as a primary policy guide for the City of Grosse Pointe Woods, regarding future land use decisions, investment in public improvements, and correlation of public improvements and private development.

The plan presents an idealized view of future growth patterns in the City of Grosse Pointe Woods. The plan also provides practical guidance to local decision makers regarding today's planning issues. Specifically, the Planning Commission should consider this document as a guide for future land use, zoning and site planning decisions. It is the intent of this plan to be a periodically updated working document that will provide for the orderly development of the City and enhance the City's quality living environment.

The Future Land Use Plan is based on consideration of a number of factors. These factors include:

- Existing land use
- Existing zoning
- Population projects and characteristics
- Community facilities and parks
- Socio-economic consideration
- Traffic and circulation
- Utilities
- Community goals, objectives and strategies
- Citizen opinion and input

The Future Land Use Plan is also in part based upon comments and opinions gathered during the planning process including numerous meetings and workshops with the City Planning Commission, City Staff, and community involvement. To this extent, it reflects general policy towards future development and redevelopment within the City of Grosse Pointe Woods.

Land Use Designations

The proposed land use categories were developed in an effort to create a long term land use plan for the City of Grosse Pointe Woods. The proposed land uses are depicted on the following page titled ***Future Land Use Plan (Map 5)***. These classifications are described below:

Single Family Low Density Residential

This category is designed to provide an environment of predominately lower density, single family detached dwellings along with related uses on lots of 7,200 square feet and greater. These lot sizes will generally equate to the City's R-1A, R-1B, and R-1C single family zoning districts.

Single Family Medium Density Residential

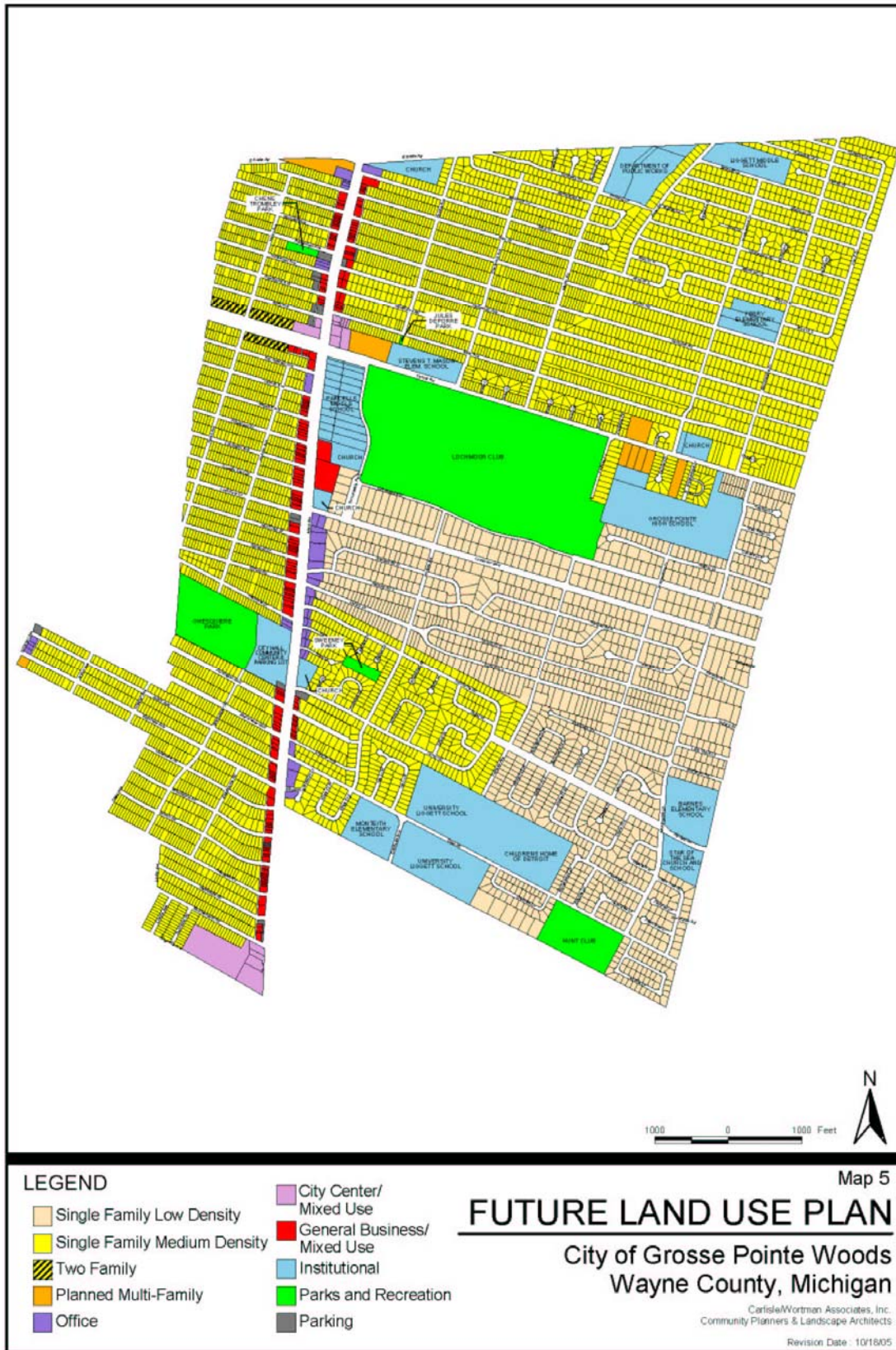
This land use classification is designed to allow medium density residential development for single family detached dwellings along with other related facilities on lots of less than 7,200 square feet. These lot sizes generally equate to the City's R-1D and R-1E single family zoning districts.

Two Family Residential

This residential designation includes duplex (two families) and single family housing units. The two family style housing is proposed in selected areas of the City primarily along Vernier Road. It is limited to areas where there are existing duplex units along major collector streets. R-2 Two Family zoning corresponds to this designation.

Planned Multi-Family

This land use category includes attached town house condominiums at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.



Office

The office land use classification is designed to provide for uses such as offices for professional and administrative uses, banks, medical and personal service establishments, etc. The district is the least intensive commercial district. It is also intended to provide a transitional area between residential and commercial zoning districts in areas that are lacking adequate separation. The RO-1 Restricted Office zoning district is compatible to this classification.

City Center/Mixed Use

The city center/mixed use business commercial district includes the City's most intense commercial uses. These uses are clustered along Mack Avenue and include multi story commercial and office facilities. Mixed use complexes involving commercial, office, and/or residential uses can also be considered. The C-2 High Intensity City Center zoning district corresponds to this land use classification.

General Business/Mixed Use

This land use designation includes retail, restaurant, and office establishments which are designed for the day-to-day needs of nearby residents. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C Commercial Business zoning district and some areas zoned RO-1 Restricted Office.

Institutional

This land use designation is located where existing schools, churches, and public buildings are currently in operation with the City. These uses are often permitted within multiple zoning districts within the City as permitted uses.

Parks and Recreation

The Parks and Recreation classification includes existing public recreation facilities and private clubs within the City of Grosse Pointe Woods.

Parking

This land use classification includes municipal parking lots located along Mack Avenue. These parking lots primarily service retail, restaurant, and office uses within the corridor and are maintained by the City of Grosse Pointe Woods.

The proposed land uses and the entire acreage allocated to each use are illustrated in the following table. A percentage for each land use is also indicated.

**Table 4
Future Land Use Allocation**

Land Use	Future Land Use Allocation (Acres)	Percent of Total
Single Family Low Density	394.14 acres	23.7%
Single Family Medium Density	823.97 acres	49.7%
Two Family Residential	5.27 acres	.3%
Planned Multi-Family	15.46 acres	.9%
Office	12.83 acres	.8%
City Center/ Mixed Use	16.32 acres	1.0%
General Business/ Mixed Use	26.77 acres	1.6%
Institutional	193.61 acres	11.7%
Parks and Recreation	167.79 acres	10.1%
Parking	3.25 acres	.2%
TOTAL	1,659.41 acres	100.0%

Mack Avenue Corridor

The Mack Avenue corridor is the central commercial corridor within the City of Grosse Pointe Woods. Besides providing necessary retail, office, and restaurant uses for residents of the City, it also presents the main entryway into the City of Grosse Pointe Woods. As such, it is extremely important that high quality architecture and successful and economically vital businesses be maintained within the corridor.

A successful commercial corridor will hinge on many factors. These can include local market demand, appropriate retail mix, shopping amenities and convenient parking.

During development of this master plan, numerous comments were received regarding the perceived lack of parking in the commercial and office district along Mack Avenue. The land use plan for the City therefore recommends that the City administration continue to monitor the supply of available parking. It is recommended that the City consider conducting a detailed parking plan to inventory on-street and off-street parking and develop recommendations for additional or revised parking solutions. Parking management plans should also be developed which would monitor the use of long term and short term parking and make recommendations regarding parking management.

In conjunction with this parking management plan, the rear alley which parallels Mack Avenue should also be studied. Where possible, private parking spaces can be merged with other private adjoining parking areas to provide a more efficient parking layout and a potential increase in total parking supply. The parking management plan can also explore options for increased parking along the alley and enhanced landscape buffering.

In addition to parking improvements, the land use plan also promotes the enhancement of commercial establishments along Mack Avenue through new development and re-development. Where appropriate, the City may consider well designed multiple story buildings and mixed uses, particularly at the Mack Avenue and Vernier Road intersection. This corner presents an excellent opportunity for redevelopment and focal point for Mack Avenue. Special treatment at this corner provides opportunity to create community landmarks and prominent architectural treatment. New development will of course be dependent upon on-site parking. The City Center/Mixed Use classification would allow a mix of uses including first floor commercial office and upper residential.

The success of the Mack Avenue corridor is dependent upon attractive architecture. The City has consistently placed high value on traditional design and quality elements. A “colonial theme” has in the past been encouraged and is still accepted as a suitable style. Other architectural styles are also permissible as long as quality materials and quality design are emphasized.

Updated design guidelines for Mack Avenue are anticipated as part of future City planning. Preliminary guidelines focus upon the following design characteristics:

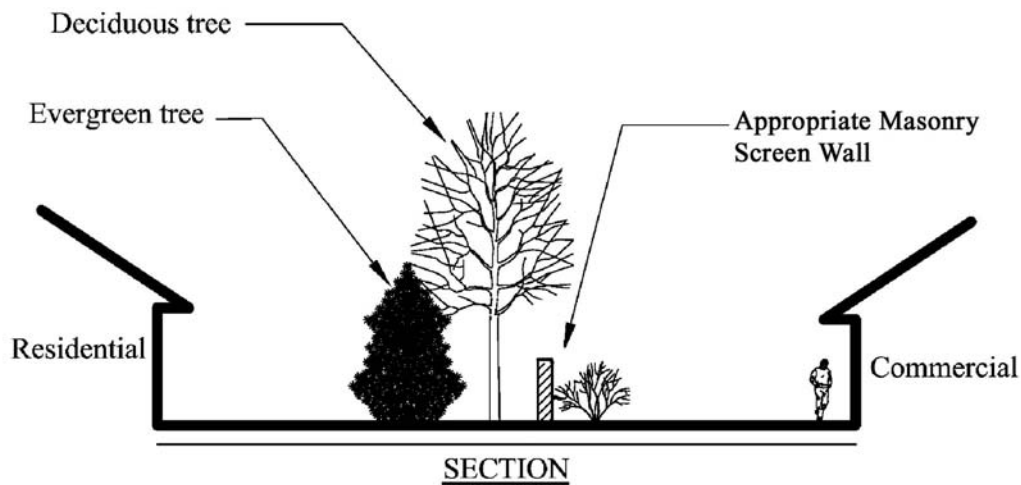
Mack Avenue

Architectural Standards/Design Guidelines:

- Windows and entry features should be prominent (at least 25% of front façade) including the use of muntin bars and/or divided lights.
- High quality materials shall be used including brick, stone, slate, copper and natural colored block.
- Restrict amount of unfinished aluminum, treated exterior wood (T-111), or painted block.
- All buildings shall be respectful of design, proportion, and detail and shall encourage use of recesses, off-sets, arches, colonnades, columns, pilasters, cornices, brick bands, etc.
- Vary roof lines with gables, parapets, and cornices. Screen roof top mechanical units.
- Use canopies, awnings, and display windows in conjunction with quality detailing such as moldings, distinctive door pulls, lighting fixtures, etc.

The Land Use Plan has also identified selected parcels along the Mack corridor which are zoned or used for residential purposes and master planned for commercial. These parcels have been identified because of their frontage on Mack Avenue and/or proximity to the commercial corridor. It is also recognized that commercial or office land areas will require adequate space for on-site parking and building area.

While the land use plan suggests some conversion of these parcels, extensive buffering between commercial and residential will be required as well as minimal disruption for established neighborhood areas. Where commercial abuts residential uses, an appropriate masonry screening wall should be utilized in conjunction with landscaping. As space permits, appropriate setbacks to separate commercial buildings or commercial parking from residential areas must be considered. Finally, standards which prohibit direct commercial access or curb cuts on residential streets should be enacted. It is recommended that the City's Zoning Ordinance be reviewed and updated to address appropriate buffering between commercial and residential parcels.



**Typical Screening/Buffer between
Commercial & Residential Uses for
Mack Ave.**

Finally, the Mack Avenue corridor plan should continue to promote the vitality of the Mack Avenue businesses. Specifically, commercial enhancement strategies should continue to emphasize the following:

- Create an appropriate commercial mix for the Mack Avenue corridor including attractive retail shops, restaurants and offices.
- Consider mixed use developments involving lower level commercial and upper floor office or residential in appropriate areas.
- Maintain a “Village” character that is pedestrian friendly.
- Enhancement of high quality architecture in a manner that is consistent with the Grosse Pointe tradition.
- Promotion of pedestrian and open space amenities such as plaza, fountains, public sculpture, and other streetscape improvements.
- Creation of a streetscape where buildings and street furniture define an attractive pedestrian corridor.

- Reinforcement of landmarks such as the City Hall, Library or Clock Tower which will provide a sense of place and create visual focal points.
- Providing adequate buffers or screening between commercial and residential uses along Mack Avenue.
- Enhancement of the City's gateway (city limits) areas along Mack Avenue with improved landscaping and signage.

Residential and Neighborhood Planning

One of the primary assets of the City of Grosse Pointe Woods is its desirable single family, residential areas. The City is blessed with excellent housing, schools, and parks and thereby maintains a high quality residential living environment. The Future Land Use plan for the City of Grosse Pointe Woods recognizes these attributes and promotes the preservation of these neighborhood areas.

The Future Land Use Plan divides the City into low density and medium density single family areas. Generally speaking, the medium density areas are found west of Mack and north of Vernier. The low density areas on slightly larger lots are found east of Mack and south of Vernier.

Neighborhood compatibility, property maintenance and rental housing are a special concern. The City Council and City Administration continues to monitor the City's Code of Ordinances for appropriate regulations. Property maintenance codes, rental registration requirements, and other strategies are being employed to ensure neighborhood quality. These strategies together with continued enhancement of neighborhood schools, streets, parks etc. will provide for quality neighborhood areas.

Maintaining Quality Residential Areas

The Master Plan emphasizes the maintenance of quality residential areas. Property maintenance and the development of appropriate regulations pertaining to rental housing is a priority concern. The City Council and City Administration should continue to monitor the City's code of ordinances for necessary regulations. Enforcement of the property maintenance code, rental registration requirements and other strategies must be emphasized.

The proportion of rental housing must be continually monitored by requiring registration and periodic inspections. Adoption of stringent standards must be continued.

Besides monitoring rental housing, the City should continue to promote programs to maintain quality residential areas. This includes street tree programs, sidewalk maintenance, parks, street surfacing etc.

The City has already initiated review of infill development as well as regulations to prevent new additions or infill which is incompatible with existing neighborhood areas. The Zoning Ordinance should be examined for appropriate controls pertaining to height regulations, lot coverage, setbacks and/or floor area ratios. Lot splitting regulations, frontage requirements, and private road access requirements should also be considered. These and other zoning adjustments can assist in the maintenance of these high quality neighborhoods.

The goals outlined in Chapter 3 of this plan discuss general policies and objectives. A specific plan for the continued enhancement of these high quality residential areas includes the following:

- Providing adequate controls for residential infill and redevelopment.
- Redevelopment or remodeling of existing single family homes must be in a manner consistent with the surrounding neighborhood areas.
- Promote programs which will encourage reinvestment and/or redevelopment of aged housing.
- Continued enforcement of City property maintenance and housing codes.

During Planning Commission workshops and public input sessions, the Planning Commission had much discussion on neighborhood preservation. As such, the Future Land Use plan promotes attractive well-maintained residential areas. It is further recommended that the City continue to update the Zoning needed in order to develop updated regulations for the maintenance of these high quality residential areas.

***CHAPTER 5
IMPLEMENTATION***

Implementation

The Master Plan for the City of Grosse Pointe Woods is intended to be a policy guide for future land development. The primary tools for the implementation of this Plan are the City's Zoning Ordinance and the Codified Ordinances. When properly applied, the Ordinances, especially the Zoning Ordinance, accept the realities of existing land uses and gradually, as new development is proposed, direct growth toward achieving the goals and objectives of the Master Plan. As rezonings are considered, they should be compared to the goals, objectives and future land use designation of this Master Plan. If a proposed rezoning is inconsistent with the Plan, it should be discouraged. However, sometimes a desirable land use is proposed which conflicts with a Master Plan. If it is determined by the Planning Commission that the proposed land use would not be inconsistent with the goals and objectives of the Master Plan, and therefore, a desirable alternative to the Plan, the Plan can be amended accordingly, concurrent with the rezoning or at a later date.

Finally, this Master Plan should be a flexible document which changes as the character of the community and its people change over time. This Plan should be periodically (at least once every five (5) years) reviewed and amended, as necessary, to remain up-to-date. It should be remembered that the Master Plan is just the best estimate of what would be the desirable land use configuration of the community in the future, from a point in time at the present. As time moves on, this concept of a desirable community may change, so the Plan must be flexible in order to accommodate that change.

Once adopted, the City of Grosse Pointe Woods Master Plan is the official policy guide to be used by the City Council and Planning Commission to solve the existing and anticipated community development problems identified in this document. Through text and maps, the Master Plan illustrates the attitude and desires of the community toward future growth and development. Further, the Plan also promotes continuity in development policy, as memberships on the Planning Commission and City Council change over the years.

To implement the Master Plan, the following specific recommendations are made:

Adopted City Policies

The Master Plan is the official policy document regarding development in the community. It establishes idealized goals toward which the entire community can work. The Plan establishes the foundation against which private and public development proposals can be based. Too often, local officials and citizens find themselves in a reactive role to development proposals within their community. Without a firm base of information, communities must either accede to development pressures or be criticized for arbitrary denials. In addition, decisions regarding public improvements are often made incrementally and not related to any overall concept. Careful attention to adopted City policy must therefore be practiced by the Planning Commission and City Council.

Zoning

The Master Plan reflects long-term desired growth patterns and land uses. The chief tool used to implement the Land Use Plan is the City Zoning Ordinance. Future rezoning requests should be reviewed for agreement with the basic proposals of this Plan. Additionally, various Zoning Ordinance amendments, each of which will assist in the implementation of the Master Plan, should be recommended. Areas of possible amendments include the following:

Zoning Districts – Add senior housing to several zoning districts and evaluate the mix of uses presently permitted within the districts along the Mack Avenue corridor.

Retail Vitality – Consider zoning text amendments which will enhance the commercial vitality along Mack Avenue. This could include allowance of upper level office or residential uses, streetscape regulations, design standards, parking regulations, etc.

Commercial District Modifications (C and C-2) – Adjust standards for building height, schedule of regulations, and permitted and special uses.

Zoning – Consider Zoning Ordinances that allow mixed-use projects and permit zoning flexibility such as PUD's and Contract Zoning.

Parking Requirements – Evaluate the current parking requirements to determine whether they are still appropriate, based upon today’s users, and whether requiring a “fee in lieu of parking” and/or shared parking is an appropriate mechanism to provide an efficient parking system.

Mack Avenue Design Guidelines – Incorporate an updated Storefront Design Guidelines into the Zoning Ordinance and provide incentives for compliance. The guidelines should take into account the established design characteristics of the adjacent buildings along with the overall design characteristics and traditional design of the City. Design guidelines should exist for the front and rear of all Mack Avenue buildings. The guidelines should not focus upon a specific design theme but rather an approach which stresses quality materials which echoes the Grosse Pointe tradition.

Neighborhood Design Guidelines – Consider design guidelines for the neighborhoods which ensure compatibility in style, size, etc.

Landscape/Open Space Requirements – Update existing landscaping requirements to ensure appropriate and adequate landscaping and open space amenities within the Commercial corridor.

Buffers Between Commercial and Residential Areas – The Zoning Ordinance should be updated to require consistent and effective screening measures between commercial and residential uses. This is especially important along Mack Avenue and alley areas.

Access Management – Consider creating access management standards which limit the quantity of curb cuts and provides strict guidance for the location of commercial access drives when located in or adjacent to a residential neighborhood.

Lighting – Evaluate the existing lighting requirements to ensure that a uniform pattern of lighting is required within the City’s non-residential corridors/intersections.

Capital Improvement Program

The City role in providing and financing community facilities will undoubtedly increase in the future. An orderly procedure for planning and financing such facilities can be achieved through the adoption of a Capital Improvement Program (CIP), attached to the annual budgeting process. The CIP is a schedule of projects developed for a multi year period and contains estimated costs and sources of funding.

Funding

Given the high cost of public improvements, many local units of government have become reliant on outside sources of funding. Grosse Pointe Woods has already enhanced its ability to secure grant funds by adopting a Master Plan. The Plan not only sets priority for public improvements but should also be used to justify the need for such improvements to funding agencies. Some of the mechanisms to raise funds are provided below:

Transportation Enhancement Activity Program, as amended – Projects awarded grant monies include a wide variety of efforts from historic preservation related projects to landscaping and beautification projects such as a streetscape plan. MDOT makes decisions after a local and regional screening process is conducted. Continued efforts to seek TEA-21 funds for various projects in the City is recommended. This program is funded under a continuing resolution even though the Act has expired. New federal transportation enhancement funding is expected.

Shopping Area Redevelopment Act, Public Act 120 of 1961, as amended – The establishment of a principal shopping district permits the City to finance public improvements within the district through bonds, notes, assessments or other obligations. A special assessment would be levied on those who own property within the district and would benefit from the resulting improvements.

Downtown Development Authority (DDA), Public Act 197 of 1975, as amended – The DDA Act provides for the establishment of a downtown development authority that may utilize tax increment financing to promote growth as well as correct and prevent deterioration in business districts.

General Fund – The City Council may make an appropriation from the general fund to finance certain improvements. However, this method is not considered entirely feasible because general funds are usually needed to finance essential services, leaving little available money for additional projects.

General Obligation Bonds – With the approval of the voters, the City can sell general obligation bonds, usually having a long payback period and low interest rates. General obligation bonds also enjoy the backing of the full faith and credit of the City.

Revenue Bonds – Revenue bonds are paid off through revenues generated by a project. For example, most municipal water systems are financed through revenue bonds with user charges paying off the bond. Revenue bonds are not necessarily backed by the full faith and credit of the City, do not require voter approval, and usually are sold at higher interest rates than general obligation bonds.

Special Millage – The City Council may ask for voter approval to earmark increased millage for a specific improvement project.

Special Assessment – Many projects that benefit only a segment of the community rather than the community at large are financed through special assessments to the benefiting property owners. Drainage and street improvements are projects frequently financed through special assessments.

Brownfield Redevelopment – Incentives to redevelop abandoned, idle or underused industrial and commercial properties with known or perceived contamination are offered by the USEPA, MDEQ, and local brownfield authorities. Due to the increased costs to clean up these sites, several grants, loans, tax incentives/credits and revolving loan funds are available to developers. Communities can also adopt a tax increment financing plan to assist in purchasing and cleaning up contaminated sites.

Plan Education

Citizen involvement and support will be necessary as the Master Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning process and the day-to-day decision-making that affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the City moves toward realization of the goals and objectives contained with the Master Plan.

Master Plan Updates

This plan should not become a static document. The City Planning Commission should attempt to re-evaluate and update portions of the Plan on an annual basis. The land use portion must be updated at least once every five (5) years and the Planning Commission should set goals for the review of various sections of this Plan on a yearly program.

Implementation Program

A summary of the implementation programs for various portions of the City and for proposed zoning amendments is provided on the following pages.

**Table 5
Implementation Matrix**

NEIGHBORHOODS - PRESERVING CHARACTER AND QUALITY

Planning Commission
City Council
Parks and Recreation Department
Building Department
Dept. of Public Works / Dept. of Public Safety
Private Interests
Ongoing
Near Range (0-3 Years)
Mid Range (3-6 Years)
Long Range

SUMMARY OBJECTIVES		PARTICIPANTS						TIMING					
Goal 1 - Maintain high quality neighborhoods and attractive homes													
1-1	Maintain single family character of existing neighborhoods.	✓	✓					✓					
1-2	Provide for new high quality senior housing opportunities.	✓	✓					✓			✓		✓
1-3	Separate commercial areas from residential areas through transitions.	✓	✓					✓			✓		✓
1-4	Encourage the development of a mix of local commercial businesses along Mack Avenue.	✓	✓					✓		✓	✓		✓
1-5	Provide safe and well maintained neighborhoods streets and sidewalks.		✓				✓			✓			
1-6	Encourage through traffic to bypass residential neighborhoods.		✓				✓			✓			✓
1-7	Encourage re-investment or redevelopment of aged housing.	✓	✓			✓		✓		✓	✓		✓
1-8	Continue property maintenance and building code regulation enforcement.		✓			✓				✓			
1-9	Strictly enforce property maintenance codes for rental housing.		✓			✓				✓			
1-10	Promote neighborhood identity through schools, parks and associations.	✓	✓	✓				✓			✓		✓
1-11	Promote the City as an attractive community in which to live.	✓	✓			✓		✓			✓		✓
1-12	Continue quality services and efficient administration of services.		✓	✓		✓	✓		✓				
1-13	Maintain quality parks and continue improvements to recreation programs.		✓	✓						✓			

Goal 2 - Preserve, protect and enhance the architectural style of the existing neighborhoods

2-1	Redevelop/remodel existing single family homes in a manner consistent with the neighborhood.	✓	✓		✓		✓	✓			
2-2	Create development guidelines/zoning regulations that encourage a mix of housing styles.	✓	✓		✓					✓	✓
2-3	Continue programs for planting and maintaining street trees.		✓		✓	✓		✓			
2-4	Promote residential involvement and improve neighborhood living environments.	✓	✓				✓			✓	✓
2-5	Monitor zoning and variances to verify that housing is developed in a manner consistent with the neighborhood.	✓	✓							✓	

**Table 5
Implementation Matrix (cont.)**

BUSINESSES ESTABLISHMENTS ON MACK AVENUE - VITALITY AND MIX

Planning Commission
 City Council
 Parks and Recreation Department
 Building Department
 Dept. of Public Works / Dept. of Public Safety
 Private Interests
 Ongoing
 Near Range (0-3 Years)
 Mid Range (3-6 Years)
 Long Range

SUMMARY OBJECTIVES

PARTICIPANTS

TIMING

Goal 3 - Enhance the viability of Mack Avenue as a retail and service center.

3-1	Consider implementing incentives for new businesses.
3-2	Promote Mack Avenue as an entertainment and cultural center.
3-3	Encourage new upscale and national retail tenants to located in the City.
3-4	Encourage merchants to set uniform store hours, promotional activities and techniques for retailing.
3-5	Encourage expansion of local business associations.
3-6	Consider establishing a Downtown Development Authority.
3-7	Consider retail ground level uses and upper level office/residential uses.

✓	✓				
✓	✓				✓
	✓				✓
✓	✓		✓		✓
	✓		✓		
	✓		✓		
✓	✓				✓

	✓	✓	
	✓	✓	✓
	✓	✓	✓
	✓		
	✓	✓	
	✓		
			✓

Goal 4 - To maintain the aesthetic appearance of Mack Avenue.

4-1	Update the Storefront Design Guidelines and Master Plan.
4-2	Promote the use of high quality materials and architectural detailing.
4-3	Continue public investments in streetscape improvements.
4-4	Install public plaza areas, art, sculpture, outdoor seating areas.
4-5	Enhance gateways through landscaped plazas and entry signs.
4-6	Consider permitting vertical design elements.
4-7	Pursue common design elements.
4-8	Establish programs for continued landscape maintenance.
4-9	Evaluate the present "colonial theme" design requirements.

✓	✓				
✓	✓				✓
	✓		✓		
	✓		✓		
✓	✓		✓		
✓					
✓					
✓	✓		✓		✓
✓	✓				

	✓		
	✓		
✓			
			✓
		✓	
	✓		
✓			
	✓		

**Table 5
Implementation Matrix (cont.)**

**BUSINESSES ESTABLISHMENTS ON
MACK AVENUE - VITALITY AND MIX**

	Planning Commission	City Council Parks and Recreation Department	Building Department Dept. of Public Works / Dept. of Public Safety	Private Interests	Ongoing	Near Range (0-3 Years)	Mid Range (3-6 Years)	Long Range	
SUMMARY OBJECTIVES		PARTICIPANTS				TIMING			
Goal 5 - Encourage a mix of uses within the Mack Avenue corridor.									
5-1	Provide a mixed use zoning designation.	✓	✓					✓	
5-2	Provide design guidelines for transitions between residential and non-residential uses.	✓	✓					✓	
Goal 6 - Provide a pedestrian friendly environment.									
6-1	Promote a safe environment for walking and shopping.	✓	✓			✓			
6-2	Encourage businesses to development outdoor cafes and plazas.	✓	✓						✓
6-3	Provide additional crosswalks.		✓					✓	
6-4	Provide adequate street furniture and greenbelt buffers.	✓	✓					✓	
6-5	Encourage the development of pedestrian linkages.	✓	✓					✓	✓
Goal 7 - Improve the appearance of the alleys running parallel to Mack Avenue.									
7-1	Review sufficiency of alley lighting.	✓	✓		✓	✓			✓
7-2	Promote adequate and clearly designated parking spaces behind the buildings.	✓	✓					✓	
7-3	Promote design guidelines to improve the appearance of the rear building façade.	✓	✓					✓	
7-4	Promote the burying of overhead utilities.		✓		✓				✓
7-5	Promote a consistent buffer between the alleys and adjacent residential properties.	✓	✓					✓	
7-6	Improve enforcement of property maintenance codes for the rear of buildings and alleys.				✓			✓	✓

**Table 5
Implementation Matrix (cont.)**

TRAFFIC/PARKING - IMPROVING CIRCULATION AND PARKING SUPPLY		Planning Commission	City Council	Parks and Recreation Department	Building Department Dept. of Public Works / Dept. of Public Safety	Private Interests	Ongoing	Near Range (0-3 Years)	Mid Range (3-6 Years)	Long Range			
		SUMMARY OBJECTIVES						PARTICIPANTS				TIMING	
Goal 8 - Enhance existing traffic circulation system.													
8-1	Consider alternative street designs and circulation for Mack Avenue.	✓	✓		✓	✓				✓			
8-2	Explore solution to high traffic areas.	✓	✓		✓	✓			✓				
Goal 9 - Promote sufficient, accessible and attractive parking.													
9-1	Consider conducting a comprehensive parking study.	✓	✓		✓			✓					
9-2	Promote convenient and adequate parking adjacent to Mack Avenue.	✓	✓				✓	✓					
9-3	Create a public/private partnership to development additional parking lots.		✓		✓				✓	✓			
9-4	Promote shared parking lots.	✓	✓						✓	✓			
9-5	Promote parking in the rear of businesses.	✓	✓						✓	✓			
9-6	Identify landscape options to buffer the adjacent single family homes.	✓	✓						✓	✓			

**Table 5
Implementation Matrix (cont.)**

ZONING/LAND USE - IDEAS FOR REDEVELOPMENT

Planning Commission
City Council
Parks and Recreation Department
Building Department
Dept. of Public Works / Dept. of Public Safety
Private Interests

Ongoing
Near Range (0-3 Years)
Mid Range (3-6 Years)
Long Range

SUMMARY OBJECTIVES		PARTICIPANTS						TIMING			
Goal 10 - Maintain appropriate Zoning Ordinance regulations.											
10-1	Consider options that would allow mixed use zoning and redevelopment alternatives.	✓	✓							✓	
10-2	Evaluate the applicability and appropriateness of the existing regulations for land use, setback and density.	✓	✓						✓		
10-3	Evaluate the Sign Ordinance.	✓	✓						✓		
10-4	Evaluate and/or modify the list of permitted and special land uses.	✓	✓						✓		
10-5	Evaluate adopting additional zoning tools.	✓	✓		✓				✓		
Goal 11 - Ensure ongoing interest and implementation of the City's Master Plan.											
11-1	Continuously promote and use the Master Plan as a reference.	✓	✓	✓	✓	✓			✓		
11-2	Establish and promote adequate funding for Master Plan implementation.	✓	✓	✓	✓	✓				✓	
11-3	Develop a review schedule for the Master Plan.	✓	✓		✓					✓	
11-4	Implement annual reporting regarding the status of the Master Plan objectives.	✓	✓		✓				✓		