

NOTICE OF MEETING AND AGENDA

PLANNING COMMISSION WORKSHOP

Tuesday, February 27, 2018

6:30 p.m.

City Hall Conference Room

1. Call to Order
2. Roll Call
3. Acceptance of Agenda
4. DISCUSSION: 2020 Plan Implementation Coordination
 - (A) COW Excerpt – 06/12/17
 - (B) 2020 Vision Plan 2017
5. New Business/Public Comment
6. Adjournment

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE MEETING.

cc:

Chair Hamborsky
Vice-Chair Profeta
Fuller
Gilezan
Reiter
Rozyski
Stapleton
Vaughn
Vitale

Mayor & City Council
City Atty. C. Berschback

Submitted by:

Building Official - Gene Tutag

313.343.2426

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS, MEETING WITH THE PLANNING COMMISSION, HELD ON MONDAY, JUNE 12, 2017, IN THE COMMUNITY CENTER- GARDEN ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Mayor Novitke
Council Members Bryant, Granger, Ketels, Koester, McConaghy, Shetler

ABSENT: None

And;

PRESENT: Chair Fuller
Planning Commissioners: Gilezan, Hamborsky, Profeta, Reiter, Vaughn, Vitale

ABSENT: Rozycki, Stapleton

ALSO PRESENT: City Administrator Smith
City Attorney Chip Berschback
Building Official Tutag
Deputy City Clerk Gerhart

Mayor Novitke called the joint meeting of the Committee-of-the-Whole and the Planning Commission to order at 6:06 p.m.

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

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

The Mayor turned the meeting over to Planning Commissioner Hamborsky who provided an overview regarding **2020 Vision Plan**. It was stated that the goal of the plan is to provide specific additional physical and program elements that would produce significant lifestyle enhancements for the Grosse Pointe Woods Community. The Planning Commission used the following mission statement in crafting the 2020 Vision Plan:

To provide forward thinking, realistic design, zoning and administrative tools that shall allow the City of Grosse Pointe Woods to foster and support contemporary future development to achieve maximum sustained viability, growth and value.

The goal of this plan is to provide the City with a manageable and actionable plan for attaining this vision. The Planning Commission divided this into short term, more easily attainable goals, in addition to more major long-term projects requiring significant levels

of investment. The City Administrator was directed to present the 2020 Vision Plan to the Director of Public Safety, the Director of Public Services and the Building Official for feedback to be presented at a future Committee-of-Whole meeting in the fall. Chair Fuller and members of the 2020 Vision Plan Committee then took questions from the City Council.

The Planning Commission was asked to research any ordinance changes that would help facilitate the implementation of the plan for Council's consideration. Possible ordinance amendments discussed included design standards for new businesses, as well as the potential for having rear façade improvements required when making improvements to a commercial building. A discussion was then held regarding the potential use of public art to draw individuals into the community.

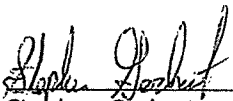
Under **General Discussion**, a discussion was held about contacting Wayne County Road Commission regarding converting the crosswalk signs at Mack and Vernier to include a countdown of the remaining time to improve pedestrian safety. Discussion was also held regarding expanding the entrance signs to the east and west entrances to the City along Vernier. The Mayor has spoken to the Grosse Pointe Chamber of Commerce regarding coordinating a sidewalk sale along Mack Avenue, however the feedback they have received from the business owners along Mack Avenue has been minimal.


Under Public Comment:

- Margaret Potter, 1834 Allard, thanked the Planning Commission for the work that they put into the plan;
- George McMullen, 1382 Hollywood, thanked the Planning Commission for the work that they put into the plan.

Motion by Granger, seconded by Shetler, that tonight's meeting be adjourned at 7:39 p.m. Passed unanimously.

Respectfully submitted,


Stephen Gerhart
Deputy City Clerk


Robert E. Novitke
Mayor



GROSSE POINTE WOODS PLANNING COMMISSION
THE 2020 SUB-COMMITTEE

2020
VISION PLAN

2017

**2020 – VISION PLAN
Winter 2017**

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A. PROGRAM MISSION / VISION PLAN OVERVIEW

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

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

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

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

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

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

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

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B. MACK AVENUE ENHANCEMENTS

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

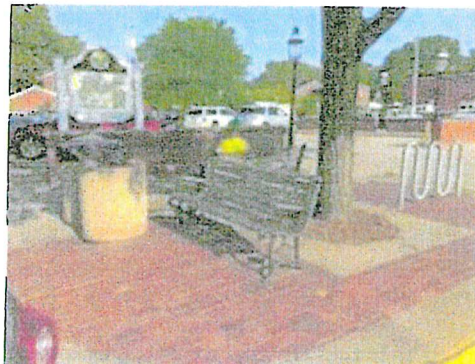
While the content of this section provides images and design concepts for these improvements, to gain an understanding of proposed quantities and locations, please refer to the Concept Master Streetscape Plan located in the Appendix of this report.

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

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

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

EXISTING GPW STREETScape ELEMENTS



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EXAMPLES OF RECOMMENDED STREETScape ELEMENTS

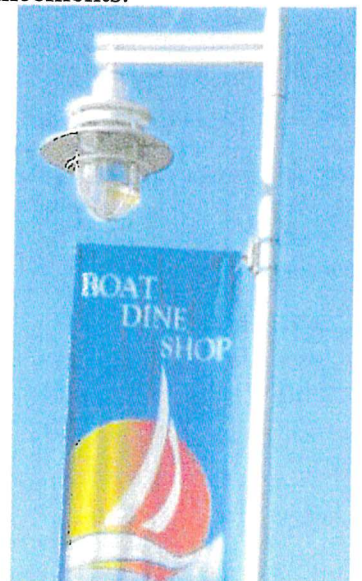
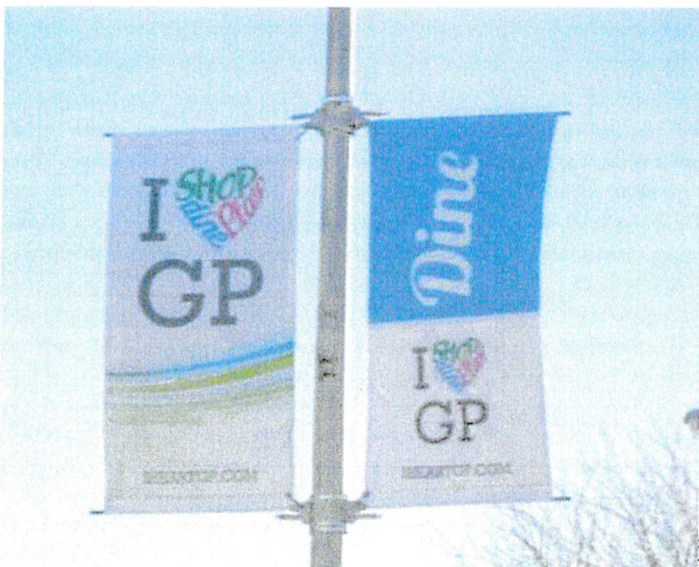


2. Street Light Pole Banners / Enhancements

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

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

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

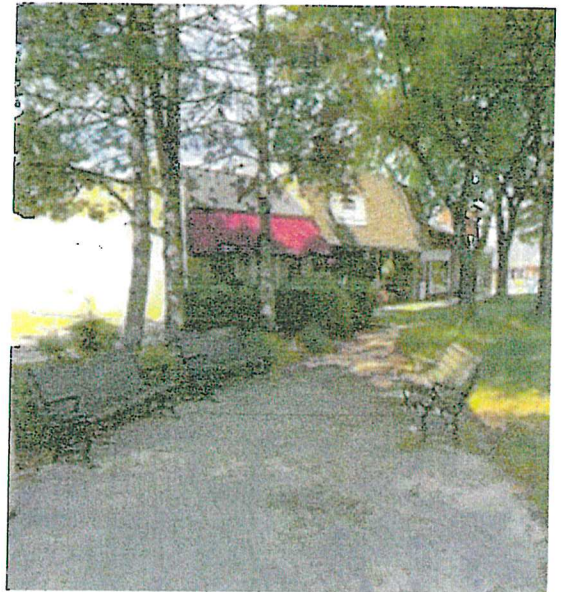


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3. Pocket Parks

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

EXISTING GPW POCKET PARKS



ADDITIONAL POCKET PARK EXAMPLES



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4. 30 MPH Speed Limit

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

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

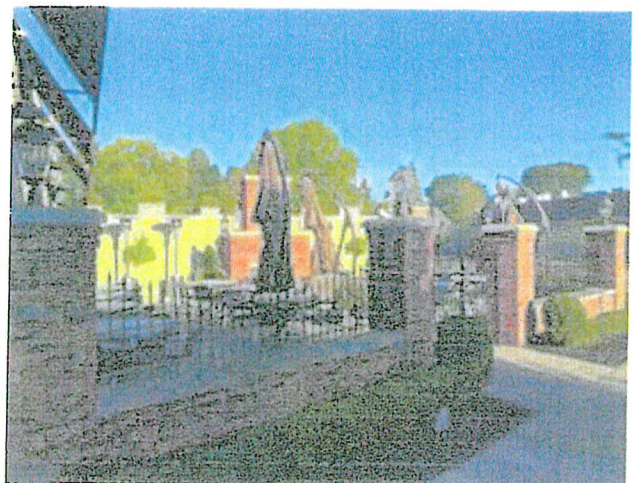


There really is no negative to this idea. There is simply no need to travel fast along this section of Mack Avenue.

5. Outdoor Cafe Enhanced Support

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

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

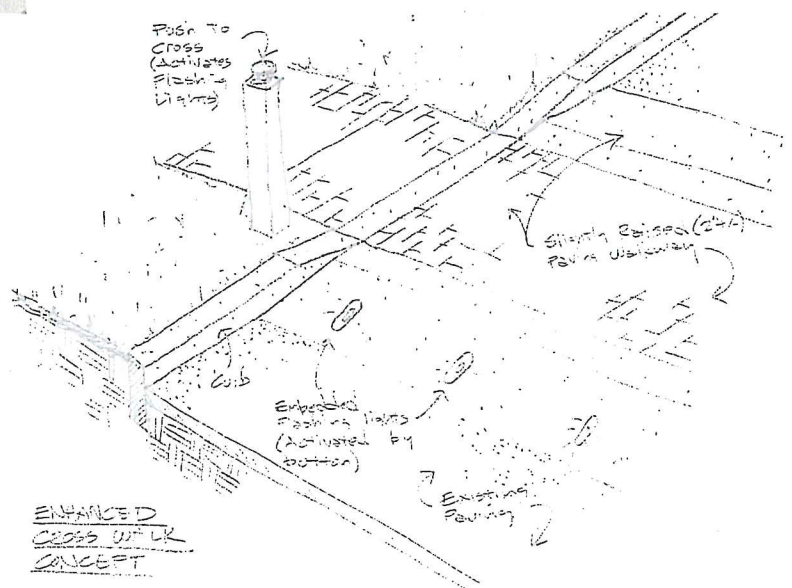
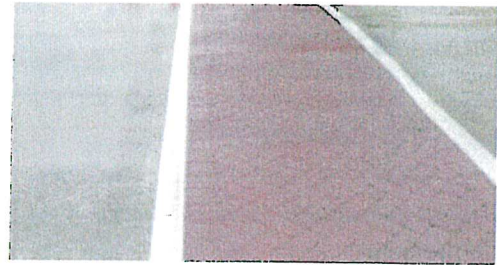


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6. Enhanced Crosswalks / Traffic Calming Features

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

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

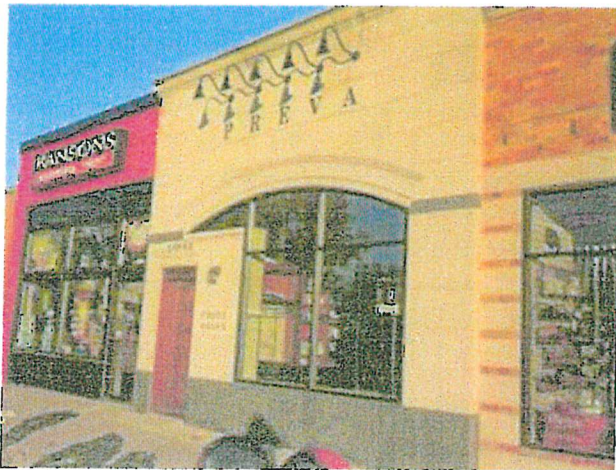


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7. Commercial Beautification / Facade Improvement Incentives

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

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



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8. Mack Avenue Marketing / Branding

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

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

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

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

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C. COMMUNITY PROGRAMS

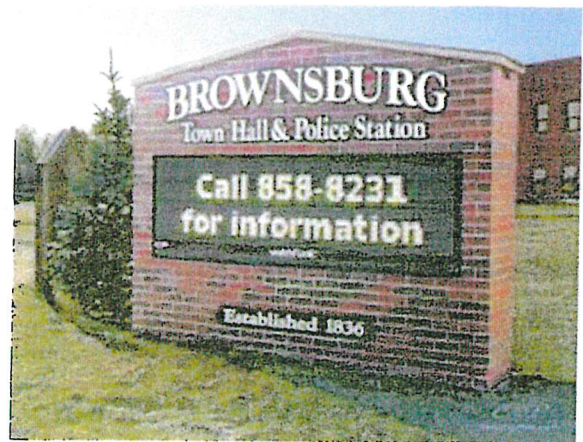
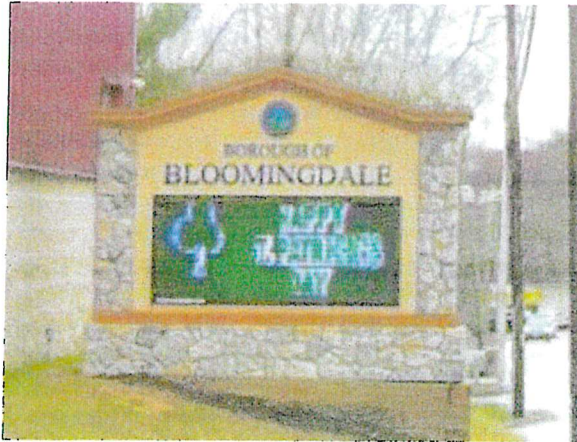
Another critical characteristic of vibrant communities is the assorted community programs and events that take place throughout the year. This interaction between community and city administration, both commercial and residential, provides a fabric of social and business relationships that helps to bind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

1. Community Message Board Signage

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



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2. Community Events

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

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



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3. Trolley – Further Enhancement / Promotion

To provide further enhancements to get people together, Grosse Pointe Woods has put into service a Trolley that runs during the warm weather months of the year. The path is along Mack Avenue and the schedule is primarily on the weekend or for special events. While the Trolley is a great start, to further enhance the value that this service provides, some additional features to increase the utilization should be considered. Extended schedules to include weekdays during normal business hours could be effectively utilized if retail business were more attracted to the business district.



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D. FUTURE MAJOR COMMUNITY DEVELOPMENT CONCEPTS

Alternate Street Lighting Options – Mack Avenue

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

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

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

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

Scope A (Minimal)

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

Scope B (Medium Level)

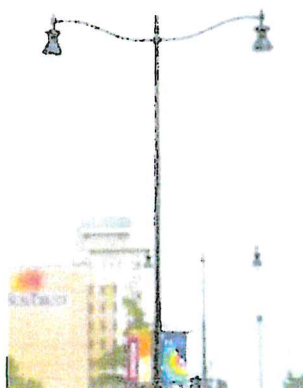
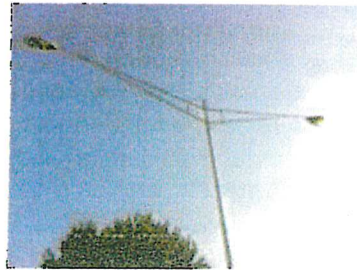
- Replace the ‘freeway’ style cobra head tall fixtures with a more ornamental design head.
- Repaint the tall center median poles a color that will complement the surrounding features. (The silver / grey color has an unfinished, utilitarian appearance)
- Install additional ornamental Gas Light replica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

Scope C (Maximum)

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

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EXISTING GPW MACK AVENUE STREET LIGHTING



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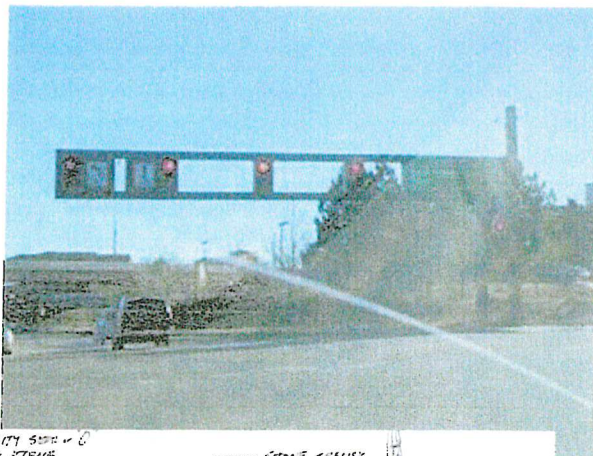
Vernier / Mack Intersection Enhancements

The Mack / Vernier intersection represents the most visible and important areas of our City. Nearly everyone in GPW will pass through this intersection multiple times per week on an average basis. The present appearance of this critical space is more utilitarian than aesthetic. The traffic lights are suspended from wires and only minor attempts at landscaping enhancements are possible due to minimal soft space. Lighting is also functional, but no attractive.

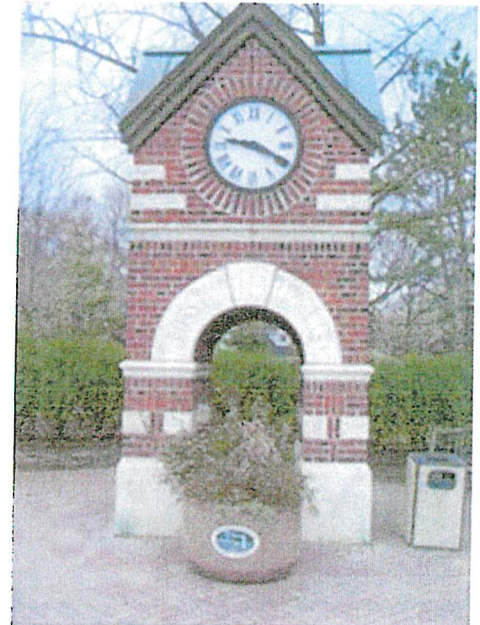
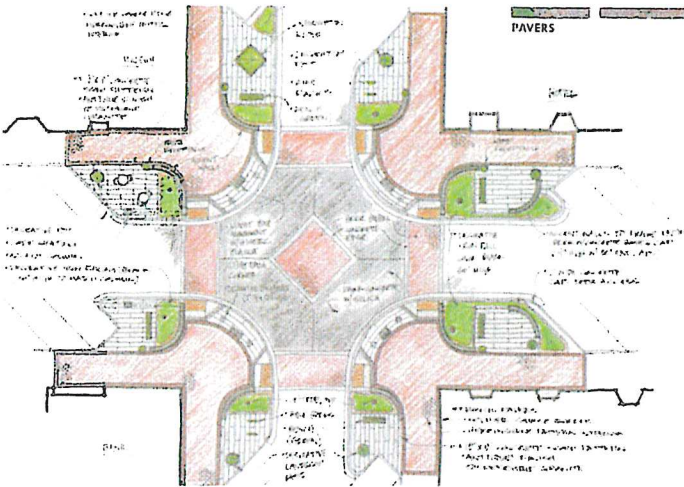
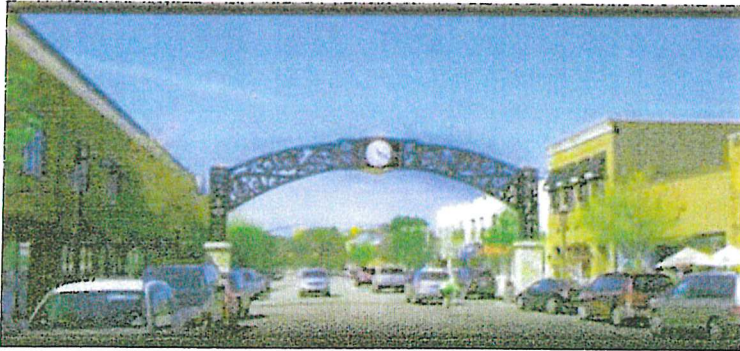


While no design concept is offered at this time, the opportunity to create multiple image enhancements at this location should be part of a master Mack Ave / Gateway enhancement program. Scope elements that could be incorporated into an eventual design might include:

- New traffic lights on structural frames or poles instead of suspended from wires.
- Replacement of utility cobra head lighting with ornamental architectural style lighting
- Development of enhanced landscaping at strategic locations that would not interfere with traffic sightlines.
- Development of a prominent feature element (clock tower, fountain, sculpture, etc..) at a visually strategic location.



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Bike / Jogging Trail Concepts

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



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

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

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

Mack Avenue Traffic / Parking Enhancements

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

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- **Traffic Calming Swerve Zone Concept With Added Parking**

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

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

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

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

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

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

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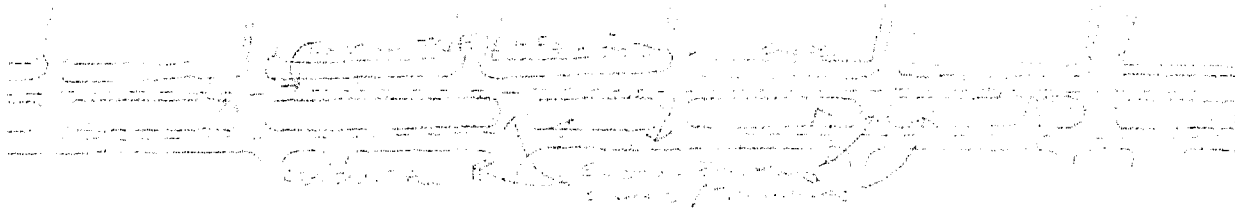
- **Alternate Turn-Around Placement Options / Impacts**

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

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

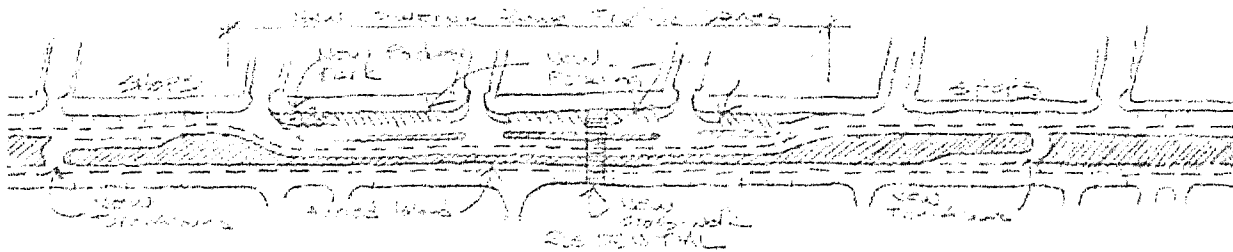
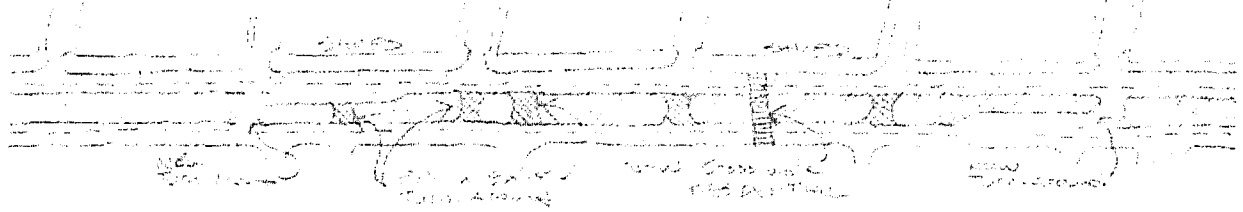
While we agree with the concept of reducing the crossover / turn quantities and replacing them with the Michigan Left design version, we think that the frequency and location of these must be carefully coordinated with local traffic patterns, businesses and pedestrian walkability crosswalk features.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

MACK AVE SAMPLE AREA: EXISTING BOULEVARD DESIGN

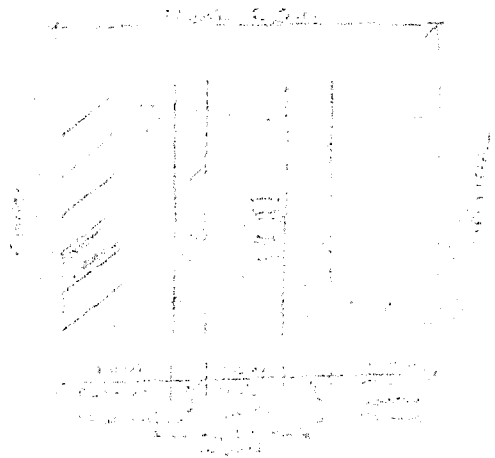
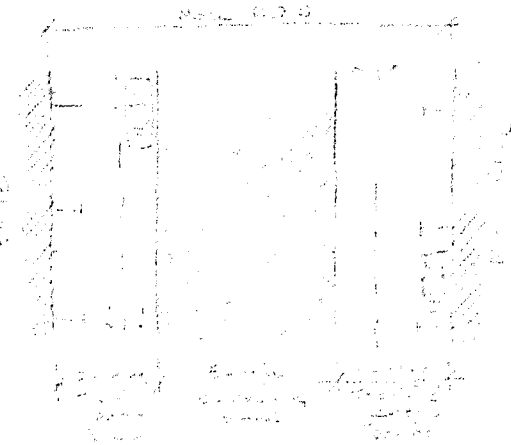


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MACK AVE SAMPLE AREA: NEW TURN AROUND CONCEPT



SWERVE ZONE CONCEPT DETAIL

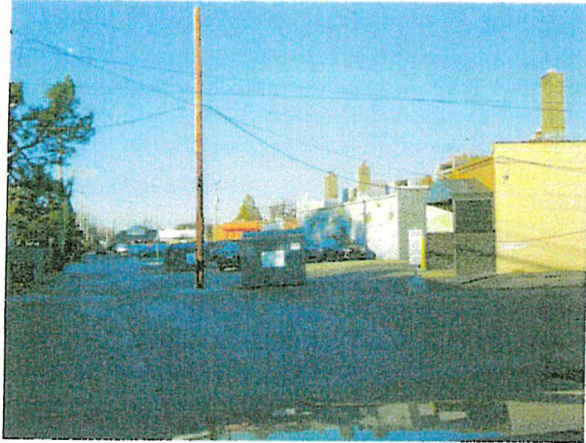


Alley Enhancement Program

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

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



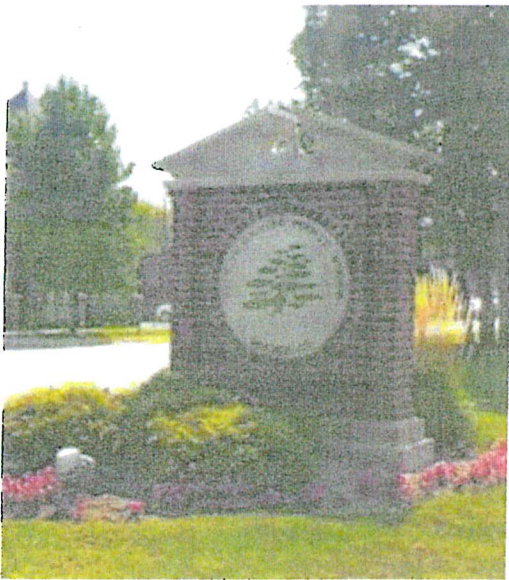
Enhanced Gateway Identification

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

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

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



City Center Focus Enhancement Concepts

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

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

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E. FINANCIAL OVERVIEW

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







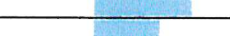

1. Budget Discussion / Range

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

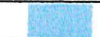


GROSSE POINT WOODS 2020 VISION PLAN BUDGET RANGE DISCUSSION

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







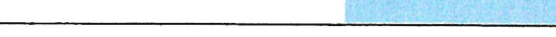
B. MACK AVENUE ENHANCEMENTS

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

C. COMMUNITY PROGRAMS

C1. Community Message Board	
C2. Community Events	
C3. Trolley Promotion	

D. FUTURE MAJOR DEVELOPMENTS

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

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2. Funding Sources / Options

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

- Line Item in Annual City Budget
- Grosse Pointe Foundation
- Dedicated Fund Raiser
- Dedicated Tax or Assessment
- Federal or State Grants

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

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F. ACTION PLAN – NEXT STEPS (5 Year Plan)

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

1. Review the Vision Plan in detail.
2. Review the priority recommendations offered by the Planning Commission within the Plan.
3. Establish a priority list of initial programs that the City leadership would want to pursue over the next 5 years.
4. Establish a steering committee to establish an initial budget and schedule to engage assorted professionals (design, engineering, finance and legal), that will develop specific scope, scale and costs for the assorted program elements as prioritized.
5. From the estimated implementation costs established by the work of the steering committee, define an available funding source for each of the prioritized program element.
6. As funding sources for each program element is identified, release detailed documents for bidding.
7. From a successful bid process, have each approved program element constructed or implemented.

To further assist City leadership with establishing appropriate priorities, the following represents a condensed scorecard of opinions from the Planning Commission members. In addition to the scorecard approach, in the Appendix section of this Plan is a graphic Program Relationship chart that illustrates how certain programs are related to one another.

It is the hope of the Planning Commission, that many of the least costly Mack Avenue Enhancements and Community Programs become considered for further action and eventual implementation. The need for our City to remain vibrant and competitive is critical to maintain the high standards and values that have been the hallmark of Grosse Pointe Woods for decades.

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Grosse Pointe Woods Planning Commission

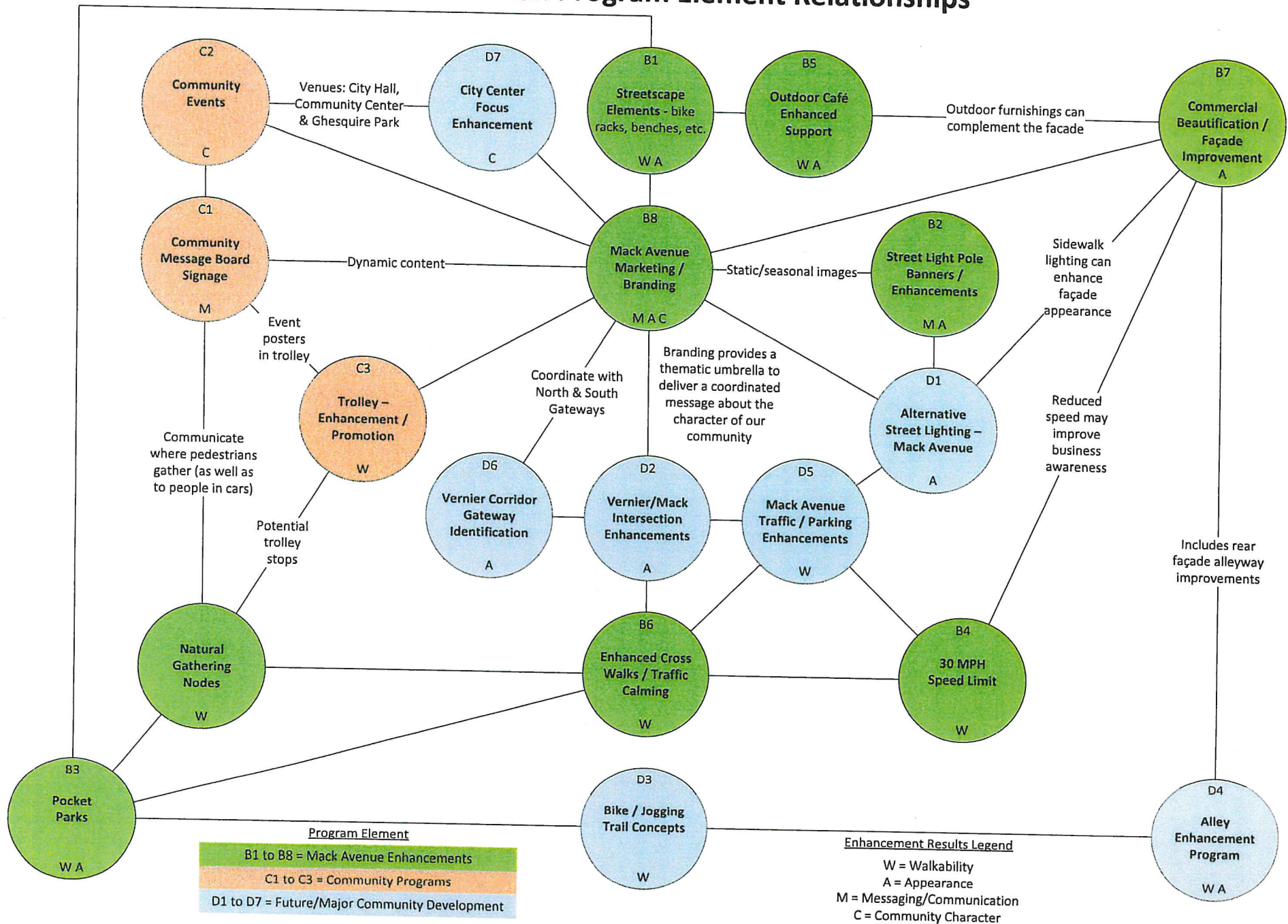
2020 Subcommittee Vision Plan - Priority / Input Survey Summary

(Priority Legend: A = Most urgent / important; B = Not as urgent / important; C = Least urgent / important)

Program Description

Program Description	Scoring By PC Members										Ave
A. MACK AVENUE ENHANCEMENTS											
1. Coordinated New Streetscape Elements (Bike Racks / Benches / Trash Cans)	B	B	B	A	A	B	A	A	B		B+
2. Street Light Pole Banners / Enhancements	A	A	A	C	A	A	A	B	C		B+
3. Pocket Parks	C	B	B	C	B	B	A	C	B		B-
4. 30 MPH Speed Limit	A	C	C	A	B	C	C	A	C		B-
5. Outdoor Cafe Enhanced Support	B	A	A	B	C	A	A	B	A		B+
6. Enhanced Cross Walks / Traffic Calming Features	A	A	A	A	A	A	A	C	B		A-
7. Commercial Beautification / Façade Improvement Incentives	B	A	C	C	C	A	A	A	A		B
8. Mack Avenue Marketing / Branding	A	A	B	C	A+	C	A	C	B		B
B. COMMUNITY PROGRAMS											
1. Community Message Board Signage	B	B	C	A	C	C	C	C	C		C+
2. Community Events	A	A	C	B	B	B	A	A	B		B+
3. Trolley - Further Enhancement / Promotion	C	A	A	C	A	A	C	C	A		B
C. FUTURE / MAJOR COMMUNITY DEVELOPMENT CONCEPT NARRATIVE											
1. Alternate Street Lighting – Mack Avenue	A	C	C	B	B	B	A	A	C		B
2. Vernier / Mack - Intersection Enhancements	A	C	A	A	A	A	C	A	A		A-
3. Bike / Jogging Trail Concepts	B	C	A	C	B	B	C	B	B		B-
4. Alley Enhancement Program (Rear Storefronts / Dumpsters / Utilities / Fencing)	B	B	C	C	B	A	B	B	C		B-
5. Mack Avenue Traffic / Parking Enhancements	B	B	A	B	C	C	B	B	C		B-
6. Enhanced Gateway Identification – Vernier Corridor	C	B	A	A	C	C	A	A	A		B
7. City Center Focus Enhancement Concepts	C	A	C	C	C	C	B	B	B		C+

2020 Vision Plan Program Element Relationships



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

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

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

WEST Property Landscape

WEST Business Landscape

2020 Mack Avenue Streetscape

EAST Business Landscape

EAST Property Landscape

Block		Zone	Hgt	Number	Street	Business Name	Category	Physical Features	EAST Business Landscape				EAST Property Landscape			
CITY LIMIT									Category	Business Name	Number	Street	Hgt	Zone	Block	
Shorepoint									Institutional	Crosspointe Christian Church	21336	Mack	2	CF	CITY LIMIT	
									Business & Educational Svcs	Grosse Pointe News	21310	Mack	1	C	Baseline (Old & New)	
									Health Care	My Family Dental	21312	Mack	1	C		
									Financial/Legal/Property Svcs	Towne Mortgage	21308	Mack	1	C		
									Financial/Legal/Property Svcs	Troy Abstract Title Agency	21304	Mack	1	C		
									Financial/Legal/Property Svcs	Burns Financial						
									Financial/Legal/Property Svcs	Ann M. Tobin Attorney	21300	Mack	1	C		
									Financial/Legal/Property Svcs	Law Offices of Robert H. Fortunate	21300	Mack	1	C	Alley	
									Health Care	Sunrise Assisted Living of GPW	21260	Mack	2	C		
									Food	Joseph's European Pastry Shop	21150	Mack	1	C	Brys	
									Health Care	Ear Center Audiology	21142	Mack	1	C		
									Retail	Grosse Pointe Computer	21142	Mack	1	C		
									Personal Services	Grosse Pointe Laundry	21138	Mack	1	C		
									Financial/Legal/Property Svcs	F.L. Andary Realty Co., Inc	21114	Mack	1	C	Alley	
									Food	Biggby Coffee	21110	Mack	1	C		
									Food	Merchant's Fine Wine	21034	Mack	1	C	Roslyn	
									Personal Services	Gratitude Salon	21026	Mack	1	C		
									Health Care	Woods Cosmetic Dental Care	21024	Mack	1	C		
									Food	Subway	21020	Mack	1	C		
									Food	Edible Arrangements	21016	Mack	1	C		
									Financial/Legal/Property Svcs	Investors Mgmt. Svcs.	21012	Mack	2	C		
									Business & Educational Svcs	Youth Assistance Svcs.	21008	Mack	1	C		
									Financial/Legal/Property Svcs	Francis X. King, Law Office	21002	Mack	1	C		
									Financial/Legal/Property Svcs	Sean Byrne, Attorney						
									Financial/Legal/Property Svcs	Gary Wilson, Attorney						
									Financial/Legal/Property Svcs	Joel Harris, PLLC	21002	Mack	1	C	Alley	
									Financial/Legal/Property Svcs	Lawrence Hakim, Financial Advisor						
									Financial/Legal/Property Svcs	Belica & Associates, LLC, CPAs						
									Financial/Legal/Property Svcs	Allstate Insurance	20998	Mack	1	C		
									Retail	Hansons Running Shop	20994	Mack	1	C		
									Personal Services	Preva Hair Salon	20992	Mack	1	C		
									Retail	Grosse Pointe Beauty Hair & Wigs	20956	Mack	1	C		
									Design/Construction Services	Home Solutions of Grosse Pointe	20956	Mack	1	C		
									Personal Services	Indian Village Cleaners	20948	Mack	1	C	Hampton	
									Food	Traitoria Andiamo	20930	Mack	1	C		
									Food	Wan Kow Chop Suey, LLC	20922	Mack	1	C		
									Financial/Legal/Property Svcs	Precision Patent	20918	Mack	2	C		
									Financial/Legal/Property Svcs	Fildes & Outland, P.C.						
									Financial/Legal/Property Svcs	Mc Alpine, Anne S., P.C.	20912	Mack 208			Alley	
									Business & Educational Svcs	Red Pelican Food Products, Inc.		Mack 204				
									Financial/Legal/Property Svcs	The Addy Law Firm, PC		Mack 201				
									Health Care	Home Care Assistance of Michigan (former Coldwell Banker Real Estate)		Mack 100				
									Parking	n/a		At Hollywood & behind plaza		P-1		
															Hollywood	
										(former Woods Dental/C Quinn, DDS)	20870	Mack	2	R-1C		
									Residential						R-1C	
									Residential						Hawthorne	
															R-1C	

WEST Property Landscape				WEST Business Landscape			2020 Mack Avenue Streetscape			EAST Business Landscape			EAST Property Landscape			
Block	Zone	Hgt	Number Street	Business Name	Category	Physical Features	Category	Business Name	Number Street	Hgt	Zone	Block				
Anita	Alley	C	1 20791 Mack	Tellys Place	Food	NEW Pocket Park Vehicle Turnaround (SB to NB) Existing Pedestrian Crosswalk	Food	Rendezvous with Tea	20792 Mack	1	C	Alley				
		C	2 20767 Mack	Woods Fine Wine & Spirits	Food			Adorn Hair & Nail Salon	20766 Mack	1	C					
		C	1 20779 Mack	Lou's Pet Shop	Retail			Two Ninety-Nine (2.99) Cleaners	20764 Mack	1	C					
Anita	Alley	P-1	At Anita	n/a	Parking	Existing Outdoor Café	Retail	Schummers Ski Shop, Inc.	20773 Mack	1	C	Anita				
		C	1 20745 Mack	Ferlito's Family Dining	Food			Woodworth Financial	20750 Mack	1	C					
		C	1 20741 Mack	Precision Blades	Retail			G & C Properties & Investments	20746 Mack	1	C					
		C	1 20737 Mack	Almost Chocolate Bar Café	Food			Modus Operandi Training Center	20746 Mack	1	C					
		C	1 20733 Mack	Jeans Boutique & Wigs	Retail			Mack's Pharmacy	20746 Mack	1	C					
Vernier	Alley	C	1 20725 Mack	(former Adore Eclectic Interiors)	Personal Services	NEW Pocket Park (each side of street) Existing Pedestrian Crosswalk Vernier Traffic Light	Food	Big Boy	20746 Mack	1	C	Alley				
		C	2 20705 Mack	A.H. Peters Funeral Home					Mobil Gas	20700 Mack	1		C			
Vernier Corridor	Alley	P-1	1 1935 Vernier	(former Eugenio Painting)	Design/Construction Services	WESTERN VERNIER GATEWAY	Personal Services	Sunrise Assisted Living	1850 Vernier	2	R-3	Vernier Corridor				
		P-1	2 1933 Vernier	G Housey Company LLC	Design/Construction Services											
		P-1	1 1925 Vernier	Salon Stephen	Personal Services											
Van Antwerp	Alley	C	1 20975 Mack	H2O Dry Cleaners	Personal Services	NEW Pocket Park Vehicle Turnaround (SB to NB) Vehicle Crossover (at Lennon)	Health Care	Summit Oral & Maxillofacial Surgery	20680 Mack	2	CF	Alley				
		C	1 20955 Mack	The Great Frame Up	Retail											
		C	1 20651 Mack	Elan Candies	Food											
		C	1 20649 Mack	Super Suppers	Food											
		C	1 20647 Mack	Arcan Academy of Irish Dance	Personal Services											
		C	1 20645 Mack	Jet Pizza	Food											
		C	1 20641 Mack	(former Authorized Cellular)	Food											
Lennon	Alley	RO-1	1 20599 Mack	MedPost Urgent Care	Health Care	Existing Pocket Park NEW Pedestrian Crosswalk Vehicle Crossover (at Beaufait)	Health Care	Triad Health Solutions, P.C. (former McCubbins Barber Shop)	20600 Mack	2	CF	Alley				
		C	1 20567 Mack	Images on Mack	Personal Services											
		C	1 20563 Mack	Between 20535 & 20551	Parking											
Beaufait	Alley	C	1 20559 Mack	Lenahan Agency, Inc.	Financial/Legal/Property Svcs	Existing Outdoor Café	Food	Aria Salon	20475 Sunningdale Pk.	1	CF	Alley				
		C	1 20551 Mack	Infinity Cleaners	Personal Services											
		C	1 20513 Mack	Champs	Food											
		C	1 20507 Mack	Little Tony's Lounge in the Woods	Food											
		C	1 20497 Mack	Rainy Day Art Supply Company	Retail											
Fleetwood	Alley	C	1 20489 Mack	Bank's Pointe Vacuum Company	Retail	NEW Pocket Park Vehicle Crossover (at Fleetwood)	Business & Educational Svcs	Mathnasium	20460 Mack	1	C	Alley				
		C	1 20485 Mack	Pointe Kitchen & Bath	Design/Construction Services											
		C	1 20481 Mack	Shelby Paint & Wallpaper, Inc.	Design/Construction Services											
		C	1 20467 Mack	Second Glance	Retail											
		C	1 1845 Fleetwood	Frank Larmia Salon	Personal Services											
Lancaster	Alley	C	1 1835 Fleetwood	Il's Personal Design	Design/Construction Services	NEW Pedestrian Crosswalk Vehicle Crossover (at Lancaster)	Retail	Jul'ry Beads & Boutique	20422 Mack	1	C	Alley				
		C	1 20455 Mack	Special Kids	Business & Educational Svcs											
		C	1 20451 Mack	Zoia & Associates	Financial/Legal/Property Svcs											
		C	1 20445 Mack	Denyse & Company	Design/Construction Services											
		C	1 20439 Mack	Century 21 Town & Country	Financial/Legal/Property Svcs											
Country Club	Alley	C	1 20431 Mack	Dominoes Pizza #1034	Food	NEW Outdoor Café	Retail	Closel Connections LLC	20338 Mack	2	CF	Alley				
		C	1 20427 Mack	(former Bellissima Boutique & Bridal Salon)	Retail											
		C	1 20419 Mack	Alternative Health Care Center	Health Care											
		C	1 20415 Mack	Monogram Lady	Retail											
		C	1 20397 Mack	The Oil Exchange 1	Personal Services											
Lochmoor	Alley	C	1 20385 Mack	TCBY Yogurt	Food	NEW Pocket Park Existing Pedestrian Crosswalk Lochmoor Traffic Light	Food	Wild Birds Unlimited	20276 Mack	1	RO-1	Alley				
		C	1 20381 Mack	Print Xpress	Business & Educational Svcs											
		C	1 20373 Mack	Full Lotus Yoga	Personal Services											
		C	1 20369 Mack	Ricci, John J., D.D.S.	Health Care											
		C	1 20365 Mack	Pointe (American) Cycle & Fitness	Retail											
Hunt Club	Alley	C	1 20339 Mack	Mi Nails	Personal Services	NEW Traffic Swerve Zone (orange)	Health Care	Edwin Paul Beauty Salon	20276 Mack	1	RO-1	Alley				
		C	1 20335 Mack	Rimanelli, Antonio	Retail											
		C	1 20331 Mack	Chaundy C., Art Gallery	Retail											
		C	1 20327 Mack	Czerzinski, Benjamin J., DDS, MS	Health Care											
		C	1 20323 Mack	Grosse Pointe Stoneworks	Design/Construction Services											
Lochmoor	Alley	C	1 20315 Mack	ATI Physical Therapy	Health Care	NEW Pocket Park Existing Pedestrian Crosswalk Lochmoor Traffic Light	Health Care	Grosse Pointe Urgent Care	20276 Mack	1	RO-1	Alley				
		C	1 20311 Mack	Farm Bureau Insurance	Financial/Legal/Property Svcs											
		C	1 20273 Mack	n/a	Parking											
Hunt Club	Alley	C	1 20273 Mack	n/a	Parking	NEW Pocket Park	Food	Original Pancake House				R-1A				
		C	1 20273 Mack	Original Pancake House	Food											
		C	1 20259 Mack	Secord, David, D.D.S.	Health Care											
Hunt Club	Alley	C	1 20259 Mack	General Funding Corporation	Financial/Legal/Property Svcs	Vehicle Crossover (at Hunt Club)	Health Care	General Funding Corporation	20276 Mack	1	RO-1	R-1A				
		C	1 20259 Mack	General Funding Corporation	Financial/Legal/Property Svcs											

WEST Property Landscape				WEST Business Landscape			2020 Mack Avenue Streetscape		EAST Business Landscape		EAST Property Landscape				
Block	Zone	Hgt	Number	Street	Business Name	Category	Physical Features	Category	Business Name	Number	Street	Hgt	Zone	Block	
Norwood	Alley	C	1	20247	Mack	Applied Licensing LLC	NEW Pocket Park	NEW Outdoor Café	Financial/Legal/Property Svcs	Comerica, Mack/Lochmoor 161	20200	Mack	1	RO-1	
		C	1	20239	Mack	Grosse Pointe Audiology									Health Care
		C	1	20237	Mack	Knotted Needle									Retail
		C	2	20233	Mack	LaHood Realty									Financial/Legal/Property Svcs
		C	1	20231	Mack (rear)	John R. Cobau, Attorney									Financial/Legal/Property Svcs
		C	2	20227	Mack	Creative Imaging Solutions, LLC									Personal Services
		C	1	20225	Mack	Celtic Wealth Management									Financial/Legal/Property Svcs
		C	1	20223	Mack	(former Advanced Physical Therapy)									
		C	1	20217	Mack	Di Noto's Genuine Italian Carry Out									Food
		C	1	20207	Mack	Bucci									Food
Oxford	Alley	C	1	20207	Mack	Bow Wow Baketique	NEW Pocket Park	Vehicle Crossover (at Norwood)	Financial/Legal/Property Svcs	Comerica Wealth & Institutional	20180	Mack	2	RO-1	
		C	1	1800	Norwood	Anne Marie's Beauty Salon									Personal Services
		C	1	20195	Mack	Boston Market #0059									Food
		RO-1	1	20187	Mack	(former Banks Pointe Vacuum Co.)									
		RO-1	1	20183	Mack	Summit Cleaners									Personal Services
		RO-1	1	20175	Mack	Goodis Endodontic Specialists									Health Care
		RO-1	1	20169	Mack	Fusion Integrated Training									Personal Services
		RO-1	Between 20155 & 20169			n/a									
		RO-1	1	20155	Mack	Wesley Orthodontics									Health Care
		C	1	20139	Mack	Edmund T. Ahee Jewelry									Retail
Kenmore	Alley	C	1	20129	Mack	Henry's Cleaners	City Center Area (bliss)	Vehicle Crossover (at Fairholme)	Health Care	Kovalchick, Lois, DDS, P.C.	20148	Mack	1	RO-1	
		C	1	20119	Mack	n/a									Parking
		C	1	20107	Mack	Oxford Beverage									Food
		C	1	20099	Mack	Mack Avenue Drapery & Interiors									Design/Construction Services
		C	1	20095	Mack	Village Shoe Service & Alteration									Personal Services
		C	1	20091	Mack	La Moda									Personal Services
		C	1	20087	Mack	Viviano Flower Shop									Retail
		C	1	20083	Mack	Lyla's Catering									Food
		C	1	20081	Mack	Ashty Sterling Ice Cream									Food
		C	1	20065	Mack	Fifth Third Bank									Financial/Legal/Property Svcs
Mack Plaza	Alley	RO-1	1	20055	Mack	Bender, William G., DDS	NEW Pocket Park (each side of street)	Vehicle Crossover (at Kenmore)	Health Care	Faircourt Dental, P.C., Smile Enhancer	20040	Mack	2	RO-1	
		RO-1	1	20045	Mack	Ferrara Dermatology Clinic, P.C.									Health Care
		RO-1	1	20043	Mack	Skin & Laser Center of Grosse Pointe Woods									Health Care
		RO-1	1	20039	Mack	Hadgls, Theodore C., D.D.S., P.C.									Health Care
		CF	1	20025	Mack Plaza	Grosse Pointe Woods City Hall									Institutional
		P-1	Adjacent to 19877			n/a									
		C	2	19877	Mack	Friends Hair Salon									Personal Services
		C	2	19873	Mack	China Chef									Food
		C	1	19869	Mack	(former Pointe Electronics)									
		C	1	19865	Mack	Family Barber Shop									Personal Services
Huntington	Alley	C	1	19853	Mack	Rabauts Fabric Mart, Inc.	NEW Pocket Park (at crosswalk)	Vehicle Crossover (at Huntington)	Financial/Legal/Property Svcs	Beline Obeld Realty	19846	Mack	1	C	
		C	1	19849	Mack	Sherwin Williams Co. #1363									Retail
		C	1	19841	Mack	Mack Avenue Grille									Food
		C	Between 19815 & 19841			n/a									
		C	1	19815	Mack	George Koueter Jeweler									Retail
		C	1	19807	Mack	Eugenio Painting Company									Design/Construction Services
		C	1	19803	Mack	Little Blue Book / Towar Productions									Business & Educational Svcs
		C	1	19795	Mack	Chicken Shack									Food
		C	1	19767	Mack	Da Edoardos									Food
		C	Between 19733 & 19767			n/a									
Allard	Alley	C	1	19733	Mack	Flagstar Bank	Existing Outdoor Café	Cook Traffic Light	Financial/Legal/Property Svcs	Wells Fargo Advisors	19770	Mack	1	C	
		C	1	19727	Mack	Starbucks Coffee #2353									Food
		C	1	19707	Mack	Adrian Nail & Body Salon									Personal Services
		C	1	19699	Mack	Bogen, Ronald W., DDS									Health Care
		C	1	19683	Mack	First Merit Bank									Financial/Legal/Property Svcs
		RO-1	Between 19655 & Stanhope			n/a									
		RO-1	1	19655	Mack	Salvatore Scallopini									Food
		RO-1	1	19653	Mack	Lamia & Lamia									Personal Services
		RO-1	Between 19639 & 19653			n/a									
		RO-1	1	19639	Mack	James M. Cooper, DDS, PC									Health Care
Littlestone	Alley	C	1	19637	Mack	Paul Stuckey, DDS	NEW Pocket Park	NEW Traffic Swerve Zone (orange)	Financial/Legal/Property Svcs	Bank of America #40	19700	Mack	1	RO-1	
		C	1	19635	Mack	Pointe Vision Care									Health Care
		RO-1	1	19635	Mack	Stewart, R. B., DDS, MS, P.C.									Health Care
		C	1	19619	Mack	Little Caesar Pizza #27									Food
		RO-1	Between 19639 & 19653			n/a									
		RO-1	1	19639	Mack	James M. Cooper, DDS, PC									Health Care
		RO-1	1	19637	Mack	Paul Stuckey, DDS									Health Care
		RO-1	1	19635	Mack	Pointe Vision Care									Health Care
		RO-1	1	19635	Mack	Stewart, R. B., DDS, MS, P.C.									Health Care
		C	1	19619	Mack	Little Caesar Pizza #27									Food

WEST Property Landscape				WEST Business Landscape			2020 Mack Avenue Streetscape	EAST Business Landscape		EAST Property Landscape											
Block	Zone	Hgt	Number	Street	Business Name	Category	Physical Features	Category	Business Name	Number	Street	Hgt	Zone	Block							
Alley	C	1	19615	Mack	Just Baked	Food	NEW Outdoor Cafe	Vehicle Crossover (at Shelbourne)	NEW Outdoor Cafe					Shelbourne							
	C	1	19613	Mack	Jimmy John's Sandwich Shop	Food															
	C	1	19609	Mack	Mes Amies Salon	Personal Services															
	C	1	19605	Mack	Garrido's Bistro & Pastry	Food															
	C	1	19603	Mack	(former Allstate Insurance)	Health Care															
	C	1	19599	Mack	Woods Optical Studios	Health Care															
	C	1	19595	Mack	The Big Salad, LLC	Food															
	C	1	19591	Mack	Mack-Tailor	Retail															
	C	1	19587	Mack	The Meador Insurance Company	Financial/Legal/Property Svcs															
	C	1	19583	Mack	G.P. Dog Wash	Retail															
	C	1	19579	Mack																	
	C	1	19571	Mack	Detroit Custom Framing Company	Retail															
Broadstone	C	1	19565	Mack	Phillip F. Greco Title Company	Financial/Legal/Property Svcs	NEW Pocket Park	Vehicle Crossover (Broadstone to Lexington)					Lexington								
Alley	RO-1	1	19557	Mack	Alternative Gynecology	Health Care															
	P-1		Between 19535 & 57		Guest, Michael J., JR., DDS, PC	Health Care															
	RO-1	1	19535	Mack	Quinlan, William C., DDS PC	Health Care															
	RO-1	1	19531	Mack	Blue Bay Fish & Seafood Company	Food															
	RO-1	1	19529	Mack	Hill & Hill Tobacco, LTD.	Retail															
	RO-1	1	19525	Mack																	
	RO-1	1	19521	Mack	(former BS Young & Associates)																
	RO-1	1	19517	Mack	Ellsabeth Meda Interior Design	Design/Construction Services															
	RO-1	1	19515	Mack	Adihoch & Associates, Inc.	Financial/Legal/Property Svcs															
	RO-1	1	19511	Mack	Kathleen E. Gibney, D.D.S.	Health Care															
	Severn	C	1	19495	Mack	Pat Scott Jewelers								Retail	NEW Outdoor Cafe	Vehicle Crossover (at Severn)					
		C	1	19491	Mack	All Pointe's Security	Design/Construction Services														
C		1	19487	Mack	Bread Smith #14-5	Food															
C		1	19483	Mack	Crowther Carpet & Rugs	Retail															
C		1	19475	Mack	Mitchell, D. & R., DDS	Health Care															
C		1	19471	Mack	John F. Martin Photography, Inc	Personal Services															
C		1	19467	Mack	This N That For Pets	Retail															
C		1	19463	Mack	Edward Nepi Salon	Personal Services															
C		1	19459	Mack	Burnito Mundo	Food															
C		1	19455	Mack	Ludico Real Estate	Financial/Legal/Property Svcs															
C		1	19451	Mack	Spire Equities LLC	Financial/Legal/Property Svcs															
C		1	19443	Mack	Grosse Pointe Music Academy	Business & Educational Svcs															
Prestwick	C	1	19437	Mack	Papa Romano's Pizza	Food	Existing Outdoor Cafe	Vehicle Crossover (at Colonial)	NEW Pedestrian Crosswalk				Colonial Ct.								
	C	1	19435	Mack	Men's Warehouse	Retail															
	C	1	19418	Mack	(former Caribou Coffee)																
	C	1	19391	Mack	Pet People	Retail															
	C	1	19387	Mack	Radio Shack #6323	Retail															
	Newcastle	C		Between Newcastle & 19387		n/a								Parking	NEW Pocket Park	Vehicle Crossover (Newcastle to Elizabeth)					Elizabeth Ct.
		P-1		At Newcastle		n/a								Parking							
		C	1	19341	Mack	Einstein Bros. Bagels #851								Food							
		C	1	19327	Mack	Franks Alexander & Polen								Food							
		C	1	19325	Mack	Lenscrafters #5578								Health Care							
		C	1	19324	Mack	Merit Woods Pharmacy								Retail							
		Bournemouth	C	1	19322	Mack								Citizen's Bank							
C-2			1	19299	Mack	Automobile Club Insurance Assoc.	Financial/Legal/Property Svcs														
C-2			2	19271	Mack	Churchill's Bistro Cigar Bar	Food														
C-2			2	19261	Mack	(former Lazare's Furs)															
				Mack 550		Ascension Health Supply Chain	Health Care														
				Mack 525		Michigan Dept. of Career Development	Institutional														
			Mack 500		Mazzara Law Firm, PLLC	Financial/Legal/Property Svcs															
			Mack 430		St. John - Transportation	Health Care															
			Mack 420		St. John - Business Services	Health Care															
			Mack 405		St. John - Finance & Oncology	Health Care															
			Mack 380		American Laser Center	Health Care															
			Mack 340/390		St. John - Medical Education	Health Care															
		Mack 333		St. John - Internal Medicine	Health Care																
		Mack 300/400		St. John - IT & Desktop Support	Health Care																
C-2	5	19251	Mack 220		Toothworks #220 Pediatric Dentistry	Health Care							LaBelle								
			Mack 200		Social Security Administration	Institutional															
			Mack 190		St. John - Infection Control	Health Care															
			Mack 180		Becker Orthopedics	Health Care															
			Mack 155		Pharmor Pharmacy-Mack-Moross	Retail															
			Mack 150/170		Childtime Childcare Inc.	Personal Services															
			Mack 145		Travelworld Inc.	Personal Services															
			Mack 102		St. John - Foundation	Health Care															
			Mack 101		St. John - Marketing	Health Care															
			Mack 100		St. John - Occupational Health	Health Care															
			Mack 95		HC DDS PC #95	Health Care															
			Mack 90		Pointe Plaza-Schostak Brothers	Financial/Legal/Property Svcs															
		Mack 60 - 80		St. John - Clinical Pathology Laboratory	Health Care																

WEST Property Landscape				WEST Business Landscape		2020 Mack Avenue Streetscape	EAST Business Landscape		EAST Property Landscape			
Block	Zone	Hgt	Number Street	Business Name	Category	Physical Features	Category	Business Name	Number Street	Hgt	Zone	Block
CITY LIMIT Detroit	C-2	3	19229	Mack 39	Norman Bolz, M.D.	Health Care	SOUTHERN MACK GATEWAY					
			Mack 38	St. Clair Surgical Specialists, PC	Health Care							
			Mack 34	Lymphoma Clinic of Michigan	Health Care							
			Mack 24	Great Lakes Cancer Mgmt Specialists	Health Care							
			Mack 10	Van Elslander Cancer Center	Health Care							
				Pointe Plaza (Detroit)		Vehicle Crossover (at Pointe Plaza)			Allard			
						Vehicle Crossover						
Moross						Vehicle Turnaround (SB to NB)			Roland			
						Moross Traffic Light			Moross			
WESTERN ALLARD GATEWAY (not in 2020 Plan scope)												
Manchester												
Allard	P-1	At Allard		Amvets	Parking							
Alley	RO-1	2	19678	Harper 205	Brush Controls, Inc.	Design/Construction Services						
				Harper 203	Talon Sales, LLC	Design/Construction Services						
				Harper 202	Schaber, Matthew, CPA, PC	Financial/Legal/Property Svcs						
				Harper 106	Terex Financial Services	Financial/Legal/Property Svcs						
				Harper	Great Lakes Management Consultants	Business & Educational Svcs						
	RO-1	1	19684	Harper	Don Endres Associates, Inc.	Design/Construction Services						
				Harper 203	Networks Design, Inc.	Business & Educational Svcs						
				Harper 202	Thomas L Ryan	Financial/Legal/Property Svcs						
				Harper 201	R.H. Reaver Co.	Financial/Legal/Property Svcs						
				Harper 110	Top Notch Transcription	Financial/Legal/Property Svcs						
	RO-1	1	19850	Harper 108	Barton & Associates	Business & Educational Svcs						
				Harper 107	Triangle Chiropractic	Health Care						
				Harper B	Jefferson Land, Inc.	Financial/Legal/Property Svcs						
				Harper B	Ralph Vigliotti Realty, Inc.	Financial/Legal/Property Svcs						
				Harper A	Midwest Underwriters Ins. Agency	Financial/Legal/Property Svcs						
Stanhope												