

NOTICE OF MEETING AND AGENDA

PLANNING COMMISSION WORKSHOP

Tuesday, February 28, 2017

6:30 p.m.

City Hall Conference Room

1. Call to Order
2. Roll Call
3. Acceptance of Agenda
4. Continued Discussion/Presentation: 2020 Vision Plan –
Winter 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 Fuller
Vice-Chair Hamborsky
Gilezan
Profeta
Reiter
Rozyski
Stapleton
Vaughn
Vitale

Mayor & City Council
City Atty. C. Berschback

Submitted by:

Building Official - Gene Tutag

313.343.2426



GROSSE POINTE WOODS PLANNING COMMISSION
THE 2020 SUB-COMMITTEE

2020
VISION PLAN

Winter 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.

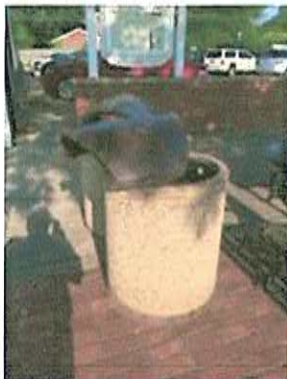
While the content of this section provides images and design concepts for these improvements, to gain an understanding of proposed quantities and locations, please refer to the Concept Master Streetscape Plan located in the Appendix of this report.

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

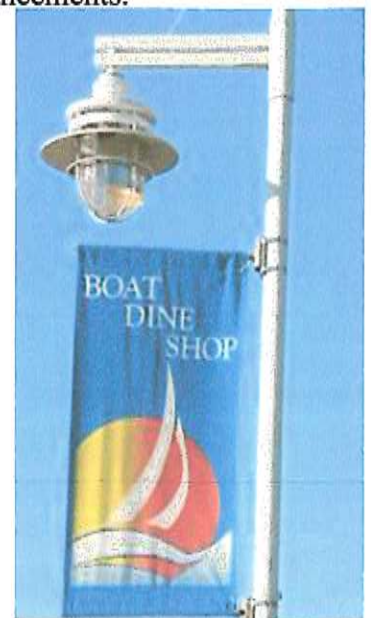


2. Street Light Pole Banners / Enhancements

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.

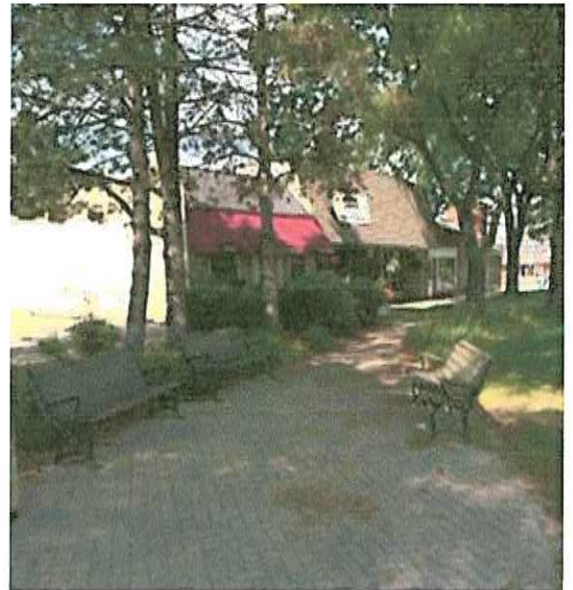


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3. Pocket Parks

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.

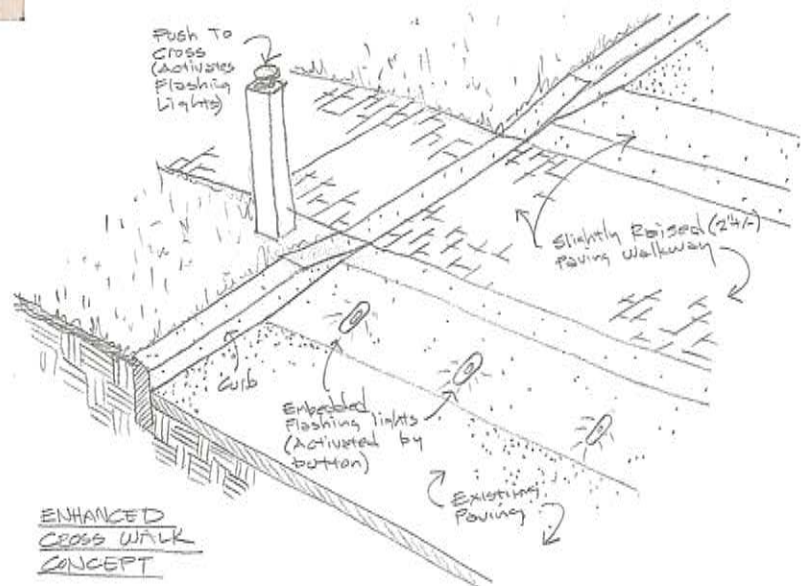


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6. Enhanced Crosswalks / Traffic Calming Features

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.

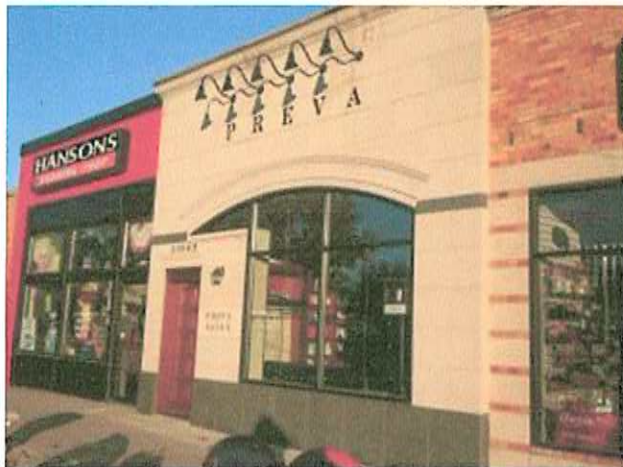


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7. Commercial Beautification / Facade Improvement Incentives

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

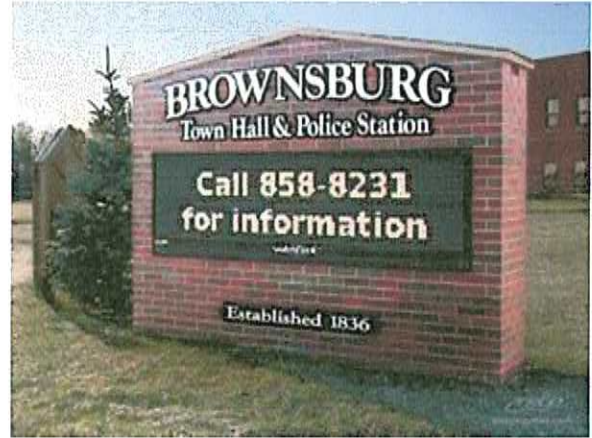
Another critical characteristic of vibrant communities is the assorted community programs and events that take place throughout the year. This interaction between community and city administration, both commercial and residential, provides a fabric of social and business relationships that helps to bind 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)

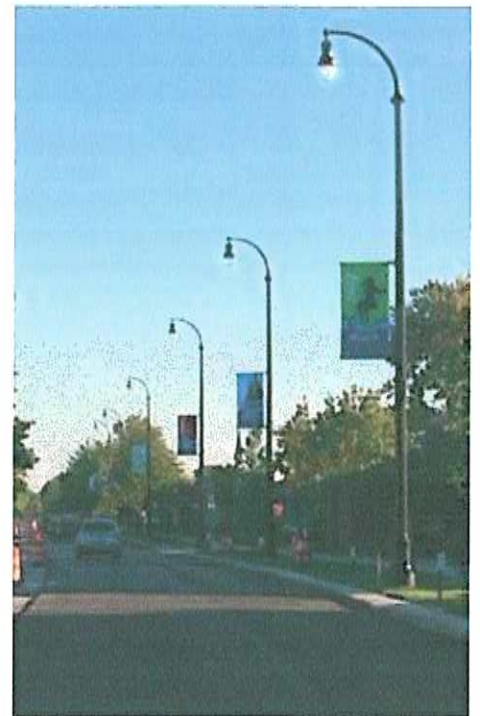
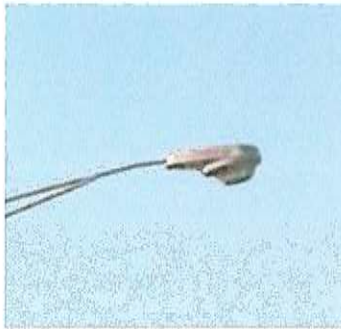
- Replace the ‘freeway’ style cobra head tall fixtures with a more ornamental design head.
- Repaint the tall center median poles a color that will complement the surrounding features. (The silver / grey color has an unfinished, utilitarian appearance)
- Install additional ornamental Gas Light replica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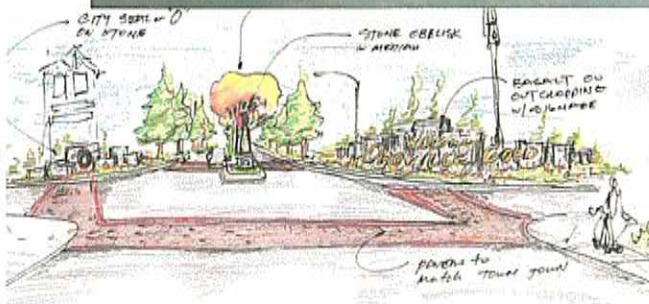
Vernier / Mack Intersection Enhancements

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.



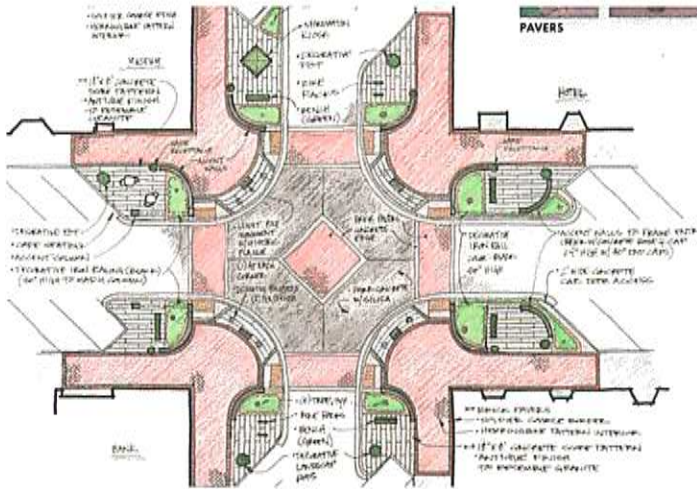
While no design concept is offered at this time, the opportunity to create multiple image enhancements at this location should be part of a master Mack Ave / Gateway enhancement program. Scope elements that could be incorporated into an eventual design might include:

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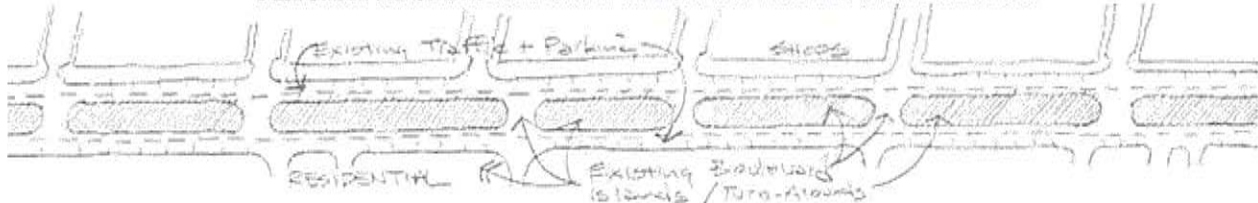
- **Alternate Turn-Around Placement Options / Impacts**

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.

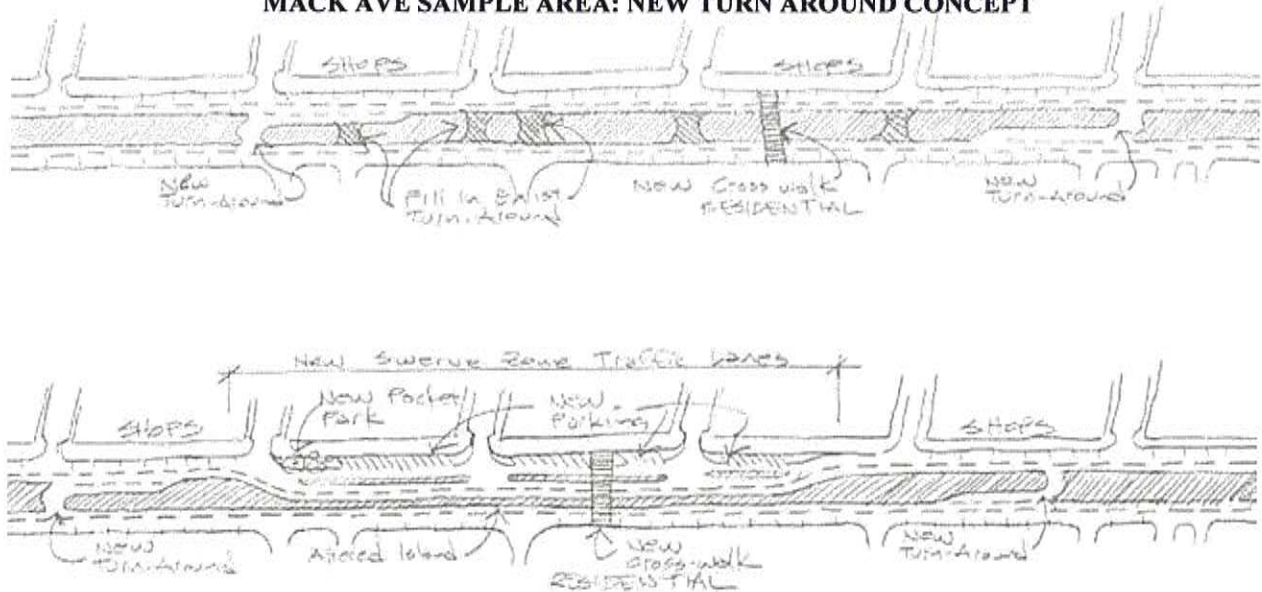
While we agree with the concept of reducing the crossover / turn quantities and replacing them with the Michigan Left design version, we think that the frequency and location of these must be carefully coordinated with local traffic patterns, businesses and pedestrian walkability crosswalk features. 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

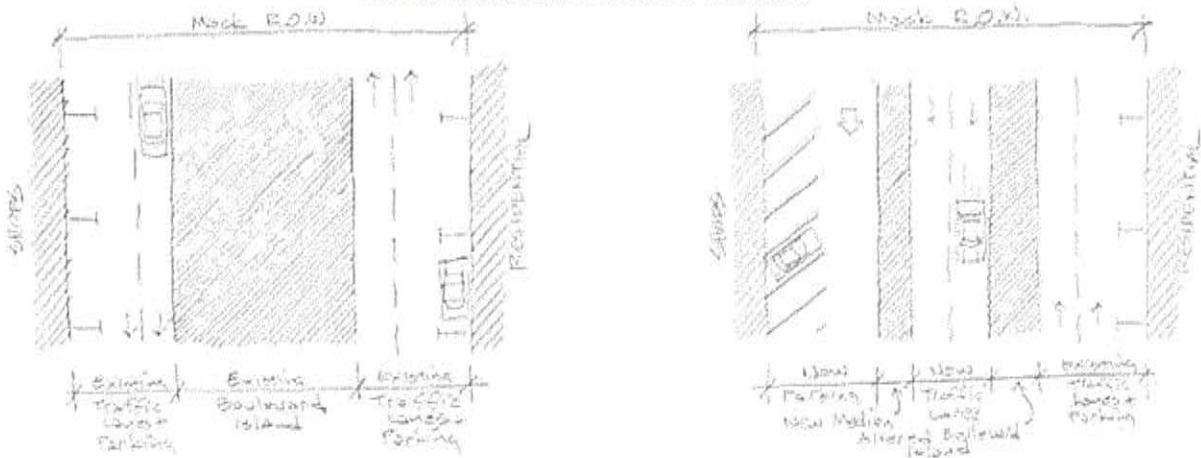


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MACK AVE SAMPLE AREA: NEW TURN AROUND CONCEPT



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.

2020 – VISION PLAN Winter 2017

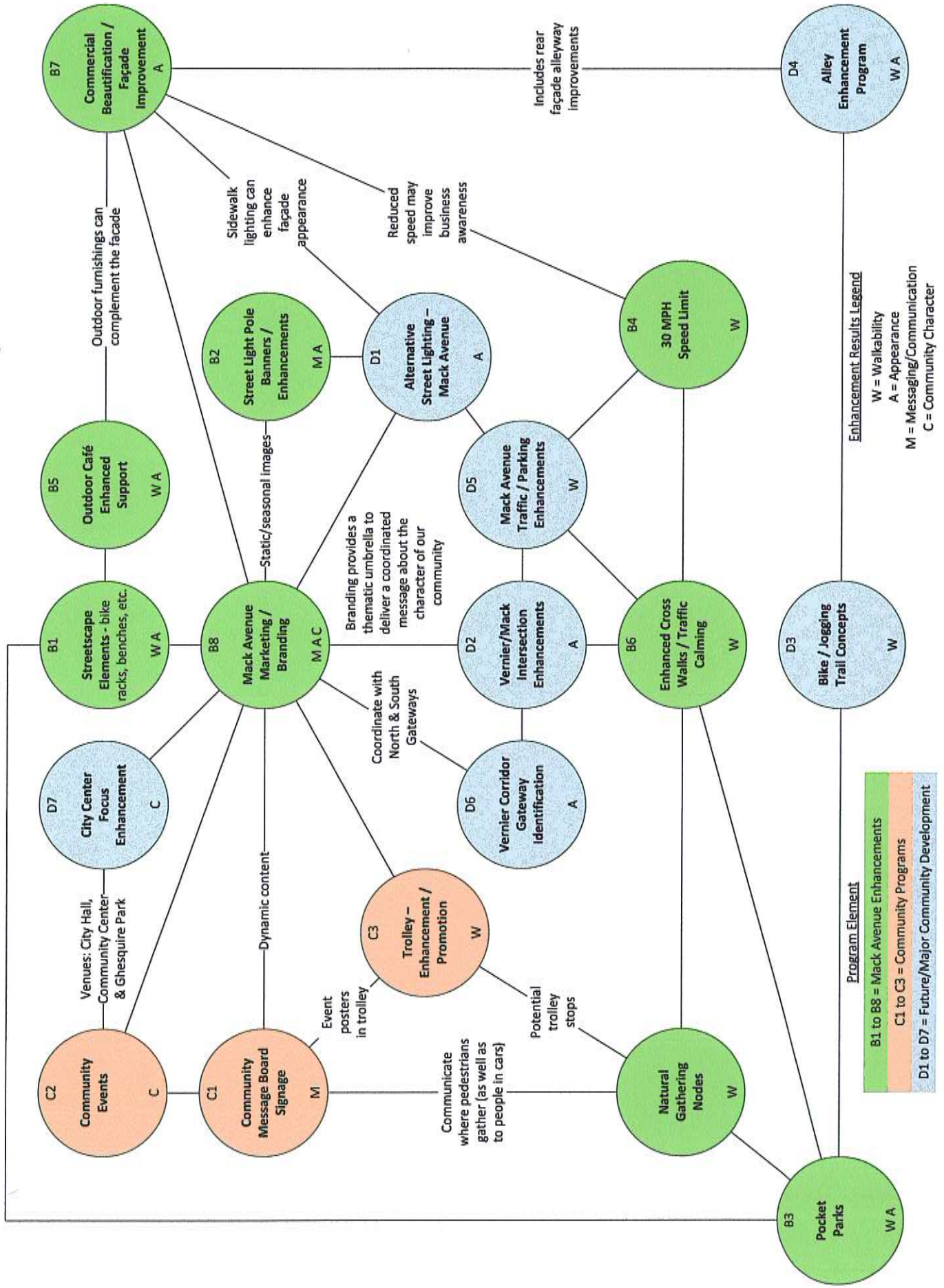
Grosse Pointe Woods Planning Commission

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												
A. MACK AVENUE ENHANCEMENTS											Scoring By PC Members	Ave
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 Street/Scapes				EAST Business Landscape				EAST Property Landscape			
Block	Zone	Hgt. Number	Street	Category	Business Name	Physical Features	Physical Features	Category	Business Name	Number	Street	Hgt. Zone	Block	Category	Business Name	Number	Street	Hgt. Zone	Block
CITY LIMIT																			
Shorepointe																			
Mixed-Use Overlay District																			
Alley	RO-1	1	21303	Mack	Comerica, Mack/Ellys 251	Financial/Legal/Property Svcs		Health Care	Financial/Legal/Property Svcs					Business & Educational Svcs	Crosspointe Christian Church	21306	Mack	2	CF
	RO-1	1	21219	Mack	Family Dentistry	Health Care		Health Care	Financial/Legal/Property Svcs					Health Care	My Family Dental	21308	Mack	1	C
	RO-1	1	21215	Mack	Uncle Pauls Pizza	Food		Food	Financial/Legal/Property Svcs					Financial/Legal/Property Svcs	Towne Mortgage	21304	Mack	1	C
	RO-1	1	21211	Mack	Delight Bakery & Café	Food		Food	Financial/Legal/Property Svcs					Financial/Legal/Property Svcs	Tony Abstract Title Agency				
Brys	RO-1	1	21205	Mack	Kilys Doctor	Retail		Retail	Financial/Legal/Property Svcs					Financial/Legal/Property Svcs	Burns Financial				
	C	1	21155	Mack	Verizon Wireless	Retail		Retail	Financial/Legal/Property Svcs					Financial/Legal/Property Svcs	Ann M. Tobin Attorney	21300	Mack	1	C
	C	1	21151	Mack	(former Harbor Point)	Business & Educational Svcs		Business & Educational Svcs	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21147	Mack	Kumon Math Reading Success	Business & Educational Svcs		Business & Educational Svcs	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Alley	C	1	21143	Mack	Hungry Howies Pizza	Food		Food	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21131	Mack	n/a	Parking		Parking	Personal Services	Personal Services				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21127	Mack	Nursing Unlimited	Health Care		Health Care	Personal Services	Personal Services				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21123	Mack	Bauuffurion Station	Personal Services		Personal Services	Personal Services	Personal Services				Health Care	Law Offices of Robert H. Fortunale				
Roslyn	C	1	21115	Mack	Russell's Barber Shop	Personal Services		Personal Services	Financial/Legal/Property Svcs	Financial/Legal/Property Svcs				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21115	Mack	Loite Bruno	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21115	Mack	Harbor Financial Services	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21043	Mack	Francis & Francis Accountants	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
Alley	C	1	21035	Mack	Asian Art Spa	Personal Services		Personal Services	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21031	Mack	(Bow View Boutique moved to 2007)	Retail		Retail	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21027	Mack	Ithi Girl's Nest	Retail		Retail	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21023	Mack	Samiras Family Fashion	Retail		Retail	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
Alley	C	1	21015	Mack	Sea in The Woods	Personal Services		Personal Services	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21011	Mack	G.P. Physicians X-Ray, Inc.	Health Care		Health Care	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	21003	Mack					Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20957	Mack	Max Boring Club	Personal Services		Personal Services	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
Hampton	C	1	20951	Mack	Salon Trezor	Personal Services		Personal Services	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20947	Mack	Grosse Pointe Pet Salon	Retail		Retail	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	2	20945	Mack	Grosse Pointe Dance Center	Personal Services		Personal Services	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20943	Mack	State Farm Agency	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
Alley	C	1	20931	Mack	Farmers Insurance	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20927	Mack	Medical Weight Loss Clinic	Health Care		Health Care	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20923	Mack	Moehring Woods Flowers	Retail		Retail	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20915	Mack	Livestock's Market	Food		Food	Food	Food				Health Care	Law Offices of Robert H. Fortunale				
Ridgemoor	P-1	Behind 20915-31			n/a			Parking	Parking					Health Care	Law Offices of Robert H. Fortunale				
	CF	1	At Ridgemoor		n/a	Industrial		Industrial	Parking	Parking				Health Care	Law Offices of Robert H. Fortunale				
	P-1	At Ridgemoor		n/a		Parking		Parking	Parking	Parking				Health Care	Law Offices of Robert H. Fortunale				
	P-1	Behind all buildings		n/a		Parking		Parking	Parking	Parking				Health Care	Law Offices of Robert H. Fortunale				
Alley (entirely through parking lots)	C	1	20979	Mack	various below	Financial/Legal/Property Svcs		Financial/Legal/Property Svcs	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20979	Mack	Colleen Dyer / State Farm	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20979	Mack	Lakeshore Osteopathic Ctr., P.C.	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20979	Mack	Dennis C. Peckey, D.O., P.C.	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Alley (entirely through parking lots)	C	1	20667	Mack	Janikowski, Edward G., M.D., P.C.	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20667	Mack	Yi Chul Sul, MD	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20667	Mack	Shyam Moudgil, MD	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20667	Mack	Alida Lumley, MD	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Hollywood	C	20671	Mack	(former Hollywood Clinic)	Health Care		Health Care	Health Care	Health Care					Health Care	Law Offices of Robert H. Fortunale				
	C	1	20651	Mack	Fontana, Matthew M., D.D.S.	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20653	Mack	Carves Fitness	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20645	Mack	Grosse Pointe Eye Center	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Alley (entirely through parking lots)	C	1	20635	Mack	Professional Podiatrists	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	P-1	Behind 20635-53			various above	Parking		Parking	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	P-1	Behind 20605-25			n/a	Parking		Parking	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20625	Mack	Pointe Podiatric Associates	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Hollywood	C	1	20617	Mack	James Landers, MD	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20617	Mack	Flory Ibrahim, MD	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20617	Mack	Lakepointe Chiropractic Clinic	Health Care		Health Care	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20605	Mack	Abstract Motion USA Auto Service	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
Hawthorne	C	1	20605	Mack	Abstract Motion USA Auto Service	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20605	Mack	Abstract Motion USA Auto Service	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20605	Mack	Abstract Motion USA Auto Service	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				
	C	1	20605	Mack	Abstract Motion USA Auto Service	Personal Services		Personal Services	Health Care	Health Care				Health Care	Law Offices of Robert H. Fortunale				

WEST Property Landscape

WEST Business Landscape

2020 Mack Avenue Streetscape

EAST Business Landscape

EAST Property Landscape

Block	Zone	Hot Number	Street	Business Name	Category	Physical Features	Business Name	Category	Number Street	Hot Zone	Block
Alley	C	1	20781 Mack	Telly's Place	Food		Randomness with Tea	Food	20782 Mack	1	C
	C	2	20787 Mack	Woods Fine Wine & Spirits	Food		Adam Hair & Nail Salon	Personal Services	20788 Mack	1	C
	C	1	20779 Mack	Love's Pet Shop	Retail		Two Ninety-Nine (2.99) Cleaners	Personal Services	20784 Mack	1	C
	P-1		Al Arda	na	Parking		Schummet Ski Shop, Inc.	Retail	20778 Mack	1	C
Alley	C	1	20745 Mack	Perito's Family Dining	Food		Woodworth Financial	Financial/Legal/Property Svcs	20750 Mack	1	C
	C	1	20741 Mack	Precision Blades	Retail		G & C Properties & Investments	Financial/Legal/Property Svcs	20749 Mack	1	C
	C	1	20737 Mack	Almond Chocolate Bar Café	Food		Modus Operandi Training Center	Personal Services	20748 Mack	1	C
	C	1	20733 Mack	Jean's Boutique & Wigs	Retail		Mack's Pharmacy	Retail	20746 Mack	1	C
Vernier	C	1	20725 Mack	(former Adore Etcetera Interiors)	Retail		Big Boy	Food	20710 Mack	1	C
	C	2	20705 Mack	A.H. Peters Funeral Home	Personal Services		Mobile Gas	Personal Services	20700 Mack	1	C
	RO-1	2	1835 Vernier	(former Eugenio Painting)	Design/Construction Services		Sanitise Assisted Living	Health Care	1850 Vernier	2	R-3
	RO-1	2	1933 Vernier	G Housley Company LLC	Design/Construction Services						
Vernier Corridor	RO-1	1	1929 Vernier	Saison Stephen	Personal Services						
	RO-1	1	1925 Vernier	H2O Dry Cleaners	Personal Services						
	C	1	20675 Mack	Summit Oral & Maxillofacial Surgery	Health Care						
	C	1	20655 Mack	The Great Frame Up	Retail						
Alley	C	1	20651 Mack	Ellen Candles	Food						
	C	1	20649 Mack	Super Suppers	Food						
	C	1	20647 Mack	Arcan Academy of Fish Dance	Personal Services						
	C	1	20643 Mack	Jail Pizza	Food						
Van Ashwarp Lammon	C	1	20641 Mack	(former Authorized Cellular)	Personal Services						
	RO-1	1	20569 Mack	MedPost Urgent Care	Health Care						
	C	1	20567 Mack	Trised Health Solutions, P.C.	Health Care						
	C	1	20563 Mack	(former McCubbins Barber Shop)	Personal Services						
Alley	C	1	20559 Mack	Ayres Spa & Tie the Knot	Personal Services						
	C	1	20551 Mack	Imagery on Mack	Personal Services						
	C	1	20535 Mack	Lenahan Agency, Inc.	Personal Services						
	C	1	20527 Mack	Ana Salon	Personal Services						
Beaufort	C	1	20525 Mack	Infinity Cleaners	Personal Services						
	C	1	20515 Mack	Charmes	Food						
	C	1	20513 Mack	Lito Tony's Lounge in the Woods	Food						
	C	1	20507 Mack	Rainy Day Art Supply Company	Retail						
Alley	C	1	20497 Mack	Bank's Petrol Vacuum Company	Retail						
	C	1	20489 Mack	Mathnasium	Business & Educational Svcs						
	C	1	20485 Mack	Potter Kitchen & Bath	Design/Construction Services						
	C	1	20481 Mack	Shelby Paint & Wallpaper, Inc.	Design/Construction Services						
Fleetwood	C	1	20467 Mack	Second Glance	Retail						
	C	1	1845 Fleetwood	Frank Lamis Salon	Personal Services						
	C	1	1835 Fleetwood	It's Personal Design	Design/Construction Services						
	C	1	20455 Mack	Jury Bands & Boutique	Retail						
Alley	C	1	20451 Mack	Special Kids	Business & Educational Svcs						
	C	1	20447 Mack	Zola & 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						
Lancaster	C	1	20431 Mack	Dominos Pizza #1034	Food						
	C	1	20427 Mack	Closest Connections LLC	Retail						
	C	1	20419 Mack	(former Bellissime Boutique & Bridal Salon)	Health Care						
	C	1	20415 Mack	Alternative Health Care Center	Health Care						
Alley	C	1	1841 Lancaster	Monogram Lady	Retail						
	C	1	20397 Mack	The Oh Exchange 1	Personal Services						
	C	1	20385 Mack	TCBY Yogurt	Food						
	C	1	20381 Mack	Wild Birds Unlimited	Retail						
Country Club	C	1	20373 Mack	Print Xpress	Business & Educational Svcs						
	C	1	20369 Mack		Personal Services						
	C	1	20365 Mack	Full Lotus Yoga	Health Care						
	C	1	20361 Mack	Ricki John J. D.D.S.	Health Care						
Alley	C	1	20343 Mack	Potter (American) Cycle & Fitness	Retail						
	C	1	20339 Mack	M Nails	Personal Services						
	C	1	20335 Mack	Rimanel, Antonio	Retail						
	C	1	20331 Mack	Chaudry C., Art Gallery	Retail						
Lochmoor	C	1	20327 Mack	Edwin Paul Beauty Salon	Personal Services						
	C	1	20323 Mack	Chardwick Benjamin J. D.D.S. MS	Health Care						
	C	1	20315 Mack	Grossa Points Stoneworks	Design/Construction Services						
	C	1	20311 Mack	ATI Physical Therapy	Health Care						
Hunt Club	C	1	20273 Mack	Grossa Points Urgent Care	Health Care						
	C	1	20259 & 20273	Farm Bureau Insurance	Health Care						
	C	1	20255 Mack	General Funding Corporation	Financial/Legal/Property Svcs						
	C	1	20276 Mack	Chemical Bank	Financial/Legal/Property Svcs						

WEST Property Landscape

WEST Business Landscape

2020 Mack Avenue Streetscape

EAST Business Landscape

EAST Property Landscape

Block	Zone	Hot Number	Street	Business Name	Category	Physical Features	Business Name	Category	Number Street	Hgt. Zone	Block
Norwood	Alley	C 1	20247 Mack	Applied Licensing LLC	Financial/Legal/Property Svcs	NEW Pocket Park	Financial/Legal/Property Svcs	Health Care	20200 Mack	1 RO-1	Oxford
		C 1	20239 Mack	Grosse Pointe Audiology	Health Care						
		C 1	20237 Mack	Koehler Needle	Retail						
		C 2	20233 Mack	LaHood Realty	Financial/Legal/Property Svcs						
		C 1	20231 Mack (rear)	John R. Coteau, 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)	Financial/Legal/Property Svcs						
		C 1	20221 Mack	Di Nola's Genuine Italian Carry Out	Food						
		C 1	20217 Mack	Budd	Food						
Manchest	Alley	C 1	20207 Mack	Bow Wow Baked Goods	Retail	NEW Outdoor Café	Vehicle Crossover (at Norwood)	Personal Services	20180 Mack	2 RO-1	Renaud
		C 1	20207 Mack	Anne Marie's Beauty Salon	Personal Services						
		C 1	20185 Mack	Boston Market #2059	Food						
		RO-1	20187 Mack	(former Bands Pointe Vacuum Co.)	Personal Services						
		RO-1	20183 Mack	Summit Cleaners	Health Care						
		RO-1	20175 Mack	Goodie Endodontic Specialists	Personal Services						
		RO-1	20169 Mack	Fusion Integrated Training	Personal Services						
		RO-1	Between 20155 & 20189	n/a	Health Care						
		RO-1	20155 Mack	Wesley Orthodontics	Health Care						
		C 1	20139 Mack	Edmund T. Shea Jewelry	Retail						
Oxford	Alley	C 1	20128 Mack	Henry's Cleaners	Personal Services	NEW Outdoor Café	Vehicle Crossover (at Norwood)	Personal Services	20138 Mack	1 RO-1	Fairholme
		C 1	20119 Mack	n/a	Food						
		C 1	20107 Mack	Oxford Beverage	Design/Construction Services						
		C 1	20099 Mack	Mack Avenue Drapery & Interiors	Personal Services						
		C 1	20095 Mack	Village Shoes Service & Alteration	Personal Services						
		C 1	20091 Mack	La Moda	Retail						
		C 1	20087 Mack	Viviano Flower Shop	Food						
		C 1	20083 Mack	Lydia's Catering	Food						
		C 1	20081 Mack	Ashley Sterling Ice Cream	Food						
		C 1	20065 Mack	Fifth Third Bank	Financial/Legal/Property Svcs						
Kenmore	Alley	RO-1	20065 Mack	Bender, William G., DDS	Health Care	NEW Outdoor Café	Vehicle Crossover (at Norwood)	Health Care	20040 Mack	2 RO-1	Faircourt
		RO-1	20045 Mack	Ferrara Dermatology Clinic, P.C.	Health Care						
		RO-1	20043 Mack	Skin & Laser Center of Grosse Pointe W	Health Care						
		RO-1	20039 Mack	Hagles, Theodore C., D.D.S., P.C.	Health Care						
		CF	20025 Mack Plaza	Grosse Pointe Woods City Hall	Institutional						
		P-1	Adjacent to 18877	n/a	Parking						
		C 2	18877 Mack	Friends Hair Salon	Personal Services						
		C 2	18873 Mack	China Chef	Food						
		C 1	18869 Mack	(former Pointe Electronics)	Personal Services						
		C 1	18865 Mack	Family Barber Shop	Design/Construction Services						
Huntington	Alley	C 1	18863 Mack	Rebaults Fabric Mart, Inc.	Retail	NEW Pocket Park	Vehicle Crossover (at Norwood)	Health Care	20030 Mack	2 RO-1	Ford Court
		C 1	18849 Mack	Shenwen Williams Co. #1363	Food						
		C 1	18841 Mack	Mack Avenue Grill	Parking						
		C	Between 18815 & 18841	n/a	Retail						
		C 1	18815 Mack	George Kousher Jeweler	Design/Construction Services						
		C 1	18807 Mack	Eugenio Printing Company	Business & Educational Svcs						
		C 1	18803 Mack	Little Blue Book / Tower Productions	Food						
		C 1	18795 Mack	Chicken Shack	Food						
		C 1	18787 Mack	Da Edwards	Parking						
		C	Between 18733 & 18787	n/a	Financial/Legal/Property Svcs						
Allard	Alley	C 1	18733 Mack	Flagstar Bank	Food	NEW Pocket Park	Vehicle Crossover (at Norwood)	Health Care	19870 Mack	1 C	Cook
		C 1	18727 Mack	Starbucks Coffee #2353	Food						
		C 1	18707 Mack	Adrian Nail & Body Salon	Personal Services						
		C 1	18699 Mack	Bogen, Ronald W., DDS	Health Care						
		C 1	18683 Mack	First Mart Bank	Financial/Legal/Property Svcs						
		RO-1	Between 18655 & Barnhope	n/a	Parking						
		RO-1	18655 Mack	Salvatore Scalapini	Food						
		RO-1	18653 Mack	Lamia & Lamia	Personal Services						
		RO-1	Between 18639 & 18653	n/a	Parking						
		RO-1	18639 Mack	James M. Cooper, DDS, PC	Health Care						
Stanhope	Alley	RO-1	18637 Mack	Paul Stuckey, DDS	Health Care	NEW Pocket Park	Vehicle Crossover (at Norwood)	Health Care	19700 Mack	1 RO-1	Blossom Plaza
		RO-1	18635 Mack	Pointe Vision Care	Health Care						
		RO-1	18635 Mack	Stewart, R., DDS, MS, P.C.	Health Care						
		C	18619 Mack	Little Caesar's Pizza #27	Food						
		RO-1	18619 Mack	James M. Cooper, DDS, PC	Health Care						
		RO-1	18619 Mack	Paul Stuckey, DDS	Health Care						
		RO-1	18619 Mack	Pointe Vision Care	Health Care						
		RO-1	18619 Mack	Stewart, R., DDS, MS, P.C.	Health Care						
		C	18619 Mack	Little Caesar's Pizza #27	Food						
		C	18619 Mack	Little Caesar's 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	Business Name	Category	Block
Alley	C	1	19815	Mack	Just Baked	Food	NEW Outdoor Café	NEW Outdoor Café	Food	Shelbourne
	C	1	19813	Mack	Jimmy John's Sandwich Shop	Food	Vehicle Crossover (at Shelbourne)	Vehicle Crossover (at Shelbourne)	Food	
	C	1	19809	Mack	Mrs Amier Salon	Personal Services	NEW Outdoor Café	NEW Outdoor Café	Food	
	C	1	19605	Mack	Gardino's Bistro & Pastry	Food			Food	
	C	1	19603	Mack	(former Alizade Insurance)	Health Care			Health Care	
	C	1	19599	Mack	Woods Optical Studios	Health Care			Health Care	
	C	1	19595	Mack	The Big Salad, LLC	Food			Food	
	C	1	19591	Mack	Mack-Tailor	Retail			Retail	
	C	1	19587	Mack	The Mander Insurance Company	Financial/Legal/Property Svcs			Financial/Legal/Property Svcs	
	C	1	19583	Mack	G.P. Dog Wash	Retail			Retail	
Broadstone	C	1	19579	Mack	Detroit Custom Framing Company	Retail			Retail	
	C	1	19571	Mack	Philo F. Greco Title Company	Financial/Legal/Property Svcs	Vehicle Crossover (Broadstone to Lexington)	Vehicle Crossover (Broadstone to Lexington)	Financial/Legal/Property Svcs	
Alley	RO-1	1	19557	Mack	Alternative Gynecology	Health Care	NEW Pocket Park	NEW Pocket Park	Health Care	Lexington
	P-1	Between 19535 & 57		na	Guest, Michael J., JR., DDS, PC	Parking			Parking	
	RO-1	1	19535	Mack	Quintan, William C., DDS PC	Health Care			Health Care	
	RO-1	1	19531	Mack	Blue Bay Fish & Seafood Company	Food			Food	
	RO-1	1	19529	Mack	Hill & Hill Tobacco, LTD.	Retail			Retail	
	RO-1	1	19525	Mack						
	RO-1	1	19521	Mack	(former BS Young & Associates)	Design/Construction Services			Design/Construction Services	
	RO-1	1	19517	Mack	Elizabeth Media Interior Design	Financial/Legal/Property Svcs			Financial/Legal/Property Svcs	
	RO-1	1	19515	Mack	Adlhoich & Associates, Inc.	Health Care			Health Care	
	RO-1	1	19511	Mack	Kathleen E. Gibney, D.D.S.	Retail	Vehicle Crossover (at Severn)	Vehicle Crossover (at Severn)	Retail	
Alley	C	1	19495	Mack	Pat Scott Jewelers	Design/Construction Services			Design/Construction Services	Colonial Ct.
	C	1	19491	Mack	All Pointe's Security	Food			Food	
	C	1	19487	Mack	Bread Smith #14.5	Retail			Retail	
	C	1	19483	Mack	Crowther Carpet & Rugs	Health Care			Health Care	
	C	1	19475	Mack	Michael, D. & R., DDS	Personal Services			Personal Services	
	C	1	19471	Mack	John F. Martin Photography, Inc	Retail			Retail	
	C	1	19467	Mack	This N That For Pets	Personal Services			Personal Services	
	C	1	19463	Mack	Edward Napi Salon	Food			Food	
	C	1	19459	Mack	Barrito Mundo	Financial/Legal/Property Svcs			Financial/Legal/Property Svcs	
	C	1	19455	Mack	Lufico Real Estate	Business & Educational Svcs			Business & Educational Svcs	
Prestwick	C	1	19451	Mack	Spire Equities LLC	Food	Existing Outdoor Café	Existing Outdoor Café	Food	Colonial Ct.
	C	1	19419	Mack	Men's Warehouse	Retail	Vehicle Crossover (Prestwick to Colonial)	Vehicle Crossover (Prestwick to Colonial)	Retail	
Newcastle	C	1	19391	Mack	Pat People	Retail			Retail	Elizabeth Ct.
	C	1	19387	Mack	Radio Shack #6323	Parking	Vehicle Crossover (Newcastle to Elizabeth)	Vehicle Crossover (Newcastle to Elizabeth)	Parking	
Alley	P-1	At Newcastle		na	na	Parking	NEW Pocket Park	NEW Pocket Park	Parking	Bourne
	C	1	19341	Mack	Enston Bros. Bagels #851	Food	NEW Outdoor Café	NEW Outdoor Café	Food	
Bourne	C	1	19337	Mack	Frank's Alexander & Polen	Health Care			Health Care	Bourne
	C	1	19329	Mack	Lenscrafters #5576	Retail			Retail	
Bourne	C	1	19325	Mack	Ment Woods Pharmacy	Financial/Legal/Property Svcs	Existing Pedestrian Crossover	Existing Pedestrian Crossover	Financial/Legal/Property Svcs	Bourne
	C	1	19307	Mack	Citizen's Bank	Financial/Legal/Property Svcs	Bourne Traffic Light	Bourne Traffic Light	Financial/Legal/Property Svcs	
Bourne	C-2	1	19299	Mack	Automobile Club Insurance Assoc.	Food			Food	Bourne
	C-2	2	19271	Mack	Churchill's Bistro Cigar Bar	Food			Food	
Bourne	C-2	2	19261	Mack	(former Lazaro's Furs)	Health Care			Health Care	Bourne
	C-2	2	19261	Mack	Accession Health Supply Chain	Health Care			Health Care	
Bourne	C	1	19259	Mack	Michigan Dept. of Career Development	Financial/Legal/Property Svcs			Financial/Legal/Property Svcs	Bourne
	C	1	19255	Mack	Mazzara Law Firm, PLLC	Health Care			Health Care	
Bourne	C	1	19247	Mack	St. John - Transportation	Health Care			Health Care	Bourne
	C	1	19243	Mack	St. John - Business Services	Health Care			Health Care	
Bourne	C	1	19239	Mack	St. John - Finance & Oncology	Health Care			Health Care	Bourne
	C	1	19235	Mack	American Laser Center	Health Care			Health Care	
Bourne	C	1	19231	Mack	St. John - Medical Education	Health Care			Health Care	Bourne
	C	1	19227	Mack	St. John - Internal Medicine	Health Care			Health Care	
Bourne	C	1	19223	Mack	St. John - IT & Desktop Support	Health Care			Health Care	Bourne
	C	1	19219	Mack	Toothworks #220 Pediatric Dentistry	Health Care			Health Care	
Bourne	C	1	19215	Mack	Social Security Administration	Health Care			Health Care	Bourne
	C	1	19211	Mack	Becker Orthopedics	Health Care			Health Care	
Bourne	C	1	19207	Mack	Pharmor Pharmacy-Mack-Morris	Retail			Retail	Bourne
	C	1	19203	Mack	Childtime Childcare Inc.	Personal Services			Personal Services	
Bourne	C	1	19200	Mack	Travelworld Inc.	Personal Services			Personal Services	Bourne
	C	1	19196	Mack	St. John - Foundation	Health Care			Health Care	
Bourne	C	1	19192	Mack	St. John - Marketing	Health Care			Health Care	Bourne
	C	1	19188	Mack	St. John - Occupational Health	Health Care			Health Care	
Bourne	C	1	19184	Mack	HC DOS PC #95	Health Care			Health Care	Bourne
	C	1	19180	Mack	Pointe Plaza-Schostak Brothers	Financial/Legal/Property Svcs			Financial/Legal/Property Svcs	
Bourne	C	1	19176	Mack	St. John - Clinical Pathology Laboratory	Health Care			Health Care	Bourne
	C	1	19172	Mack	St. John - Clinical Pathology Laboratory	Health Care			Health Care	

WEST Property Landscape

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2020 Mack Avenue Streetscape

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Block	Zone	Hgt	Number	Street	Business Name	Category	Physical Features	Number	Street	Hgt	Zone	Block
Mack 39					Norman Boltz, M.D.	Health Care						
Mack 38					St. Clair Surgical Specialists, PC	Health Care						
Mack 34					Lymphoma Clinic of Michigan	Health Care						
Mack 24	C-2	3	19229		Great Lakes Cancer Mgmt Specialists	Health Care						
Mack 10					Van Eldander Cancer Center	Health Care						
CITY LIMIT												
Detroit												
Pointe Plaza (Detroit)												
Vehicle Crossover (at Pointe Plaza)												
Vehicle Crossover												
Allard												
Vehicle Turnaround (SB to NB)												
Mores Traffic Light												
Mores												
Roland												
Mores												

WESTERN ALLARD GATEWAY (not in 2020 Plan scope)

Manchestier												
Allard												
P-1												
Arrivals												
Parking												
Harper 205												
Brook Controls, Inc.												
Harper 203												
Talon Sales, LLC												
Harper 202												
Schaber, Matthew, CPA, PC												
Harper 106												
Terex Financial Services												
Harper												
Great Lakes Management Consultants												
Harper												
Don Endres Associates, Inc.												
Harper 203												
Networks Design, Inc.												
Harper 202												
Thomas L. Ryan												
Harper 201												
R.H. Reamer Co.												
Harper 110												
Top Notch Transcription												
Harper 108												
Barton & Associates												
Harper 107												
Triangle Chiropractic												
Harper B												
Jefferson Land, Inc.												
Harper B												
Ralph Vigiotti Realty, Inc.												
Harper A												
Midwest Underwriters Ins. Agency												
Stanhope												
Harper A												
Midwest Underwriters Ins. Agency												