

**INTERIM REPORT OF THE
MASTER PLAN SUBCOMMITTEE
OCTOBER 15, 2018**

The Subcommittee is comprised of the following members of the Planning Commission: Malik Goodwin, Michael Fikany, and David M. Gaskin, Chairman.

The task of the Subcommittee is to review the present MasterPlan over the course of the next several months, tour the city and make such recommendations to the Planning Commission as deemed necessary to make certain that the Master Plan is up-to-date in all respects; to ultimately invite public input and suggestions; and to bring such final recommendations to the Planning Commission and City Council for approval.

On October 2 the Subcommittee met with Dale Krajniak, City Manager for a two hour tour of the city in which progress and future needs were discussed. On October 4 the Subcommittee met to review the existing Master Plan and discuss, on a preliminary basis, possible areas for suggested changes. Also reviewed were the Michigan Planning Enabling Act and, while not reviewed, the Grosse Pointe Park Zoning Code was made available.

INITIAL IMPRESSION: The present Master Plan was last reviewed in 2012. It is reasonably satisfactory but could use some updates which, hopefully, will come out of this process.

The following are suggested areas for updating:

1. Pages 4 & 5- Population and housing trends. The last census referenced is the 2010 census. Particularly regarding school-age children, the City administration should request information from the GP School Board regarding trends in school population in the Park, if known. Needless to say, the continuation of Trombly, Pierce and Defer schools are critical to the residents and the ability of the Park to attract young families. Similarly, for those wishing to down-size, perhaps to one level- the Park has some attractive existing condominium units and apartments but if space arises, the development of more would be desirable.

2. Pages 7-9 - Recreation Facilities. Description needs updating. The daily attendance figures are way off (70,500 per day at Windmill Park!). Tompkins Center renovation; two movie theaters showing first-run movies for families and adults; 900 foot boardwalk along the lake at Patterson Park; beautiful warming house for the skating facility available for rental; kayaking racks; sledding hill.

It is perhaps in these paragraphs that the work of the Grosse Pointe Park Foundation should be emphasized and the overall generosity of many of our residents for the beautification of many of the areas and new facilities.

3. Pages 10 - 15 - Business Area Analysis; Business Area Improvements.

The existing description of Mack Avenue continues to be largely accurate. The need to develop the western end and to work with the City of Detroit for street-scape improvements on both

sides of Mack is imperative. GP Park is updating the sidewalk and lighting. The City should assist business owners in whatever way appropriate to make facade improvements and to enforce building codes. While some additional parking has been provided the area has limited on-street parking available.

Charlevoix Avenue. Charlevoix has seen much improvement with the addition of a new, beautiful food market, restaurants and business. Facade improvements should be encouraged and more activities (similar to those on Kercheval in the summer) should be started. It was noticed that a number of the commercial buildings were occupied on the first floor but were two-story buildings. Potential need in the city (as well as throughout all of the Grosse Pointes) is the need for short-term overnight places to stay-for weddings, visits, etc. There is, virtually, none available. We do not encourage such places in residential areas but the city might explore encouraging the development of these second floor spaces on Charlevoix provided they could meet safety codes and be otherwise regulated. The possibility of the construction of a parking structure to support the area should also be explored.

Jefferson Avenue. Jefferson Ave, as mentioned in the Master Plan is the introduction to the Park. The area between City Hall and Alter Road is in need of development and beautification. A cultural center would be a marvelous improvement. Any development should recognize the importance of the bus service as a necessary function in need of appropriate turn-around design such that traffic is not impeded or endangered. Furthermore, the patrons of the bus system need an attractive and safe waiting area which should be incorporated in any improvement design.

Kercheval Avenue. The Kercheval business and restaurant district is thriving. There should be significant cooperation with the City of Detroit to develop the area between Wayburn and Alter for the betterment of both cities. Any redesign of this area should take in to account the outward flow of truck and bus traffic such that, if possible, it does not flow down residential streets.

4. Types of Property Uses in Land Use Classifications Pages 16-17 - No change
5. The Thoroughfare System. Pages 18-22 Are they descriptions accurate? Need City input. Consider allowing parking on one side of the residential streets where possible for safety considerations.
6. Community Zoning Ordinance. Rigorous zoning and building code enforcement is required in order to implement the Master Plan.
7. Incorporate for reference purposes relevant portions of the the Master Plans for the City of Detroit and the City of Grosse Pointe.

Respectfully submitted,

Subcommittee of the planning Commission

Malik Goodwin
Michael Fikany
David M. Gaskin Chairman