

Elise Coyle

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From: Chris Powell [REDACTED] >
Sent: Tuesday, April 7, 2026 5:59 AM
To: City Clerk
Subject: 21043 Mack Avenue

APR 07 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

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Subject: Concerns Regarding Proposed Development at 21043 Mack Avenue

Dear City Officials,

My name is Chris Powell and I have been a resident of Grosse Pointe Woods since August 2016. I am writing to express my concerns regarding the proposed development at 21043 Mack Avenue.

I am very familiar with this location, both as a daily driver and as a pedestrian walking the area with my family. Based on this experience, I have significant concerns about the already limited parking availability. On busy days, finding parking in this area is difficult, and I believe the addition of a high-demand franchise at this site would further strain parking capacity and negatively impact neighborhood traffic flow.

After reviewing the site plans, I am not convinced that the developer's accessibility and parking assessments adequately reflect real-world conditions. The proposed parking appears insufficient to support the anticipated volume of customers.

Additionally, traffic flow along Mack Avenue remains hazardous despite the recent reconstruction of the Vernier intersection. Wayne County has not adequately addressed congestion at the north-south turnaround points at Anita, Hollywood, and Lennon. Hollywood, in particular, frequently backs up as far as Anita, creating unsafe conditions. Vehicles already struggle to safely access the turnaround from westbound Hollywood, and this is compounded by motorists exiting the municipal parking lot improperly, as well as southbound traffic from Ridgemont.

Patron usage of the turnaround at Hampton is unlikely to alleviate these issues and may instead increase congestion and confusion. Furthermore, pedestrian-activated crosswalks in this corridor are often not respected by motorists, an issue that has already drawn complaints in local media.

Morning traffic is especially heavy, with commuters traveling to nearby Henry Ford St. John Hospital and others using Vernier Road to access Interstate 94 toward Detroit. Introducing a high-traffic coffee and donut establishment raises serious concerns about increased motor vehicle collisions, particularly as drivers attempt to parallel park during peak hours.

Finally, I question the necessity of adding another coffee establishment within such close proximity. A new local business, Little Nest Coffee Roasters, is already in development nearby and appears better equipped to meet community demand, including providing more adequate parking. Additionally, there is an existing Starbucks just two blocks south. The concentration of similar businesses in this small area seems excessive.

For these reasons, I respectfully urge the city to carefully reconsider the approval of this development, taking into account its potential impact on traffic safety, parking availability, and overall neighborhood quality of life.

Thank you for your time and consideration.

Sincerely,

Chris Powell