

Clyde and Joyce Scott
20636 Maple Lane
Grosse Pointe Woods, MI 48236
cscott203@comcast.net
248-770-0314

July 7, 2026

Paul P. Antolin, City Clerk
Grosse Pointe Woods City Council
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Re: Addendum to Our Strong Objection to Proposed Traffic Control Order for Wedgewood Drive Access at Grosse Pointe North High School (Public Hearing July 13, 2026)

Dear Mayor, City Council Members, and City Clerk:

Please consider this **addendum as part of our formal objections** in an earlier letter we submitted on this same date.

- The city-wide median/average home value is currently around \$360,000–\$387,000 (as of mid-2026), with recent sales showing modest year-over-year appreciation.
- Homes on Wedgewood Drive (and nearby streets like Maple Lane) appear to transact in a similar but often softer range — many listings and recent sales fall between roughly \$300k–\$440k, with some older or smaller homes on the lower end. This aligns with our perception that this immediate area may already be on the lower side relative to more premium pockets of Grosse Pointe Woods.

How School-Related Traffic Typically Affects Values.

Real estate studies and hedonic pricing analyses consistently show that:

- Increased traffic, noise, and congestion near schools or new access points often have a negative effect on nearby single-family home values. This includes slower sale times, more price negotiations, and a measurable discount (typically 3–10% or more depending on severity).
- Direct or very close proximity to school traffic, bus activity, or cut-through routes is frequently cited as a detractor — buyers prefer quieter residential streets and are willing to pay less (or avoid altogether) homes affected by regular bus movements, idling, headlights, or pedestrian spillover.

- The addition of a pedestrian gate and sidewalk extension could further amplify perceptions of the street becoming less private or more "institutional," which often reduces appeal in similar suburban neighborhoods.

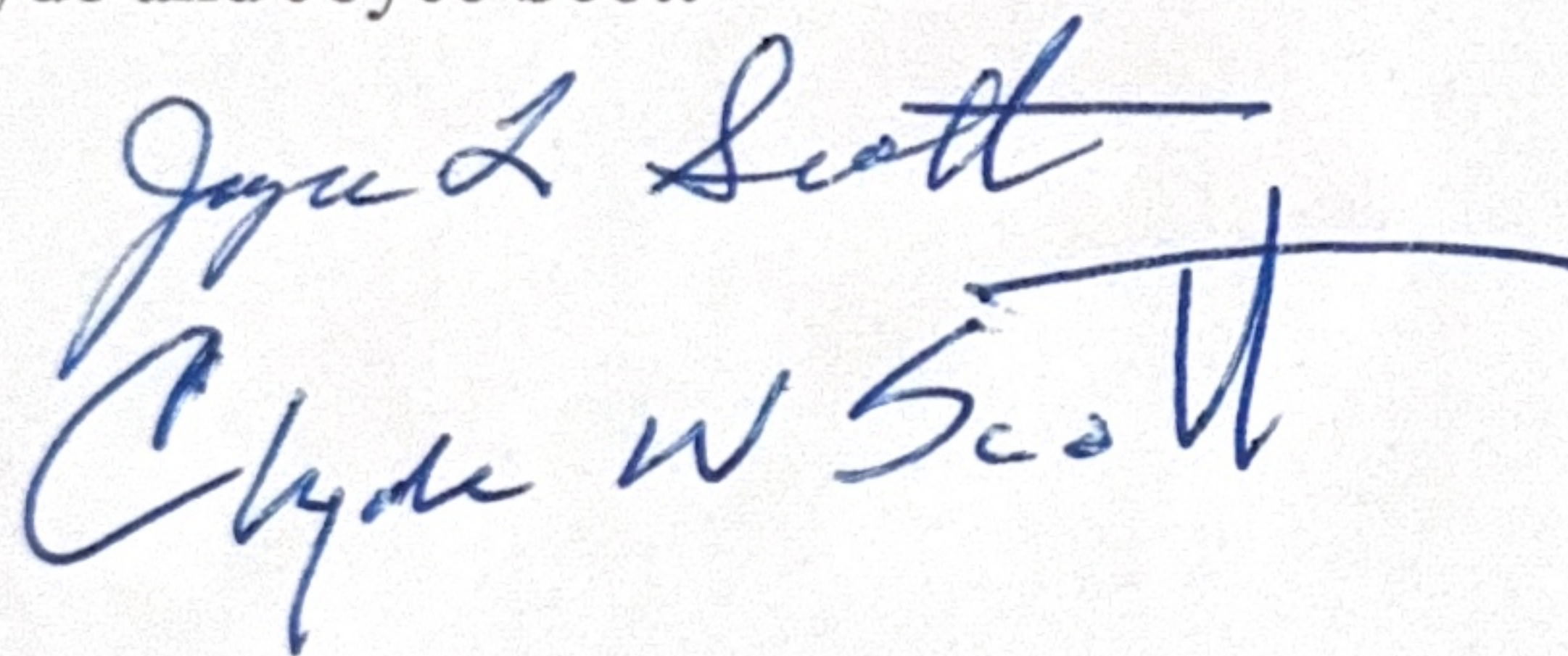
Homes in our immediate area already tend to have lower values compared to many other parts of Grosse Pointe Woods. Introducing new bus traffic, congestion, and pedestrian activity on what has long been a quiet cul-de-sac is likely to further depress local property values. Real estate studies consistently show that increased traffic noise and school-related congestion near single-family homes can lead to measurable discounts, slower sales, and reduced buyer appeal. *This would harm residents' largest financial asset and the overall desirability of the neighborhood.*

We fully support accessible transportation for students with disabilities, but this proposal places an unfair and unnecessary burden on our residential street when viable alternatives exist. We urge the City Council to deny the Traffic Control Order and direct the school district to continue using the existing boulevard access.

Thank you for your attention and for protecting the safety, character, and economic well-being of our neighborhoods. Please confirm receipt of this letter and that it will be included in the public record.

Sincerely,

Clyde and Joyce Scott

Handwritten signatures of Joyce L. Scott and Clyde W. Scott. The signature of Joyce L. Scott is written above the signature of Clyde W. Scott. Both signatures are in blue ink and are stylized cursive.