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memorandum

DATE: **April 20, 2023**

TO: **Grosse Pointe Woods Planning Commission**

FROM: **Jill Bahm, Rod Arroyo, Rose Kim, & Stephanie Osborn, Giffels Webster**

SUBJECT: **Master Plan Update Work Plan Discussion**

Master Plan Existing Conditions Draft

As a follow up to the Planning Commission meeting in December 2022, we have prepared an initial draft of the Master Plan update, which includes a brief overview of the regional setting, city history, and a new existing conditions chapter, per the scope of work and timeline outlined in our contract. The draft is attached to this memo for the Planning Commission's review and discussion.

This information sets the foundation for the next stage of work centered on visioning and setting goals and objectives which we intend to begin in May and continue through the summer. We will be available to review the draft, highlight key findings, and discuss next steps at the Planning Commission meeting on April 25th.

We look forward to our discussion next week!

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2023

GROSSE POINTE WOODS MASTER PLAN

Prepared by

**Grosse Pointe Woods
Planning Commission**

DRAFT 04/20/23

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Assisted by Giffels Webster

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Introduction

Introduction

Purpose of a Master Plan

The Master Plan addresses future land uses, community development, and other community features in coordination. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes strategies to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. The Plan will likely be implemented over short-term, medium-term, and long-term timelines as specified in the Implementation Plan.

The Master Plan is long-range in its view and is intended to guide development in the City over a period of 10 to 20 years, with reviews and any necessary updates occurring every five years to maintain consistency with the Michigan Planning Enabling Act of 2008. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. It establishes unified long-range general policies, which can be continually referred to in decision making.

The Grosse Pointe Woods Master Plan includes a Future Land Use Plan and an implementation chapter to guide the City over the coming years. The Master Plan enables the City to address all of these related topics in a coordinated manner.

The Planning Process

The Master Plan update process began in December 2022 with an inventory and analysis of existing conditions. This document provides the findings of that analysis. Following Planning Commission review of this document, public input will be sought to help guide the creation of goals and objectives, the Future Land Use Plan, and plan implementation.

[Note: More will be added as the process moves forward.]

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Community History and Previous Planning Efforts

The following short timeline provides information about the City's history and planning efforts.

1927

The Village of Lochmoor is founded.

1939

The Village of Lochmoor changes its name to the Village of Grosse Pointe Woods.

1940

The first zoning ordinance for Grosse Pointe Woods is adopted.

1950

The City of Grosse Pointe Woods is officially established.

1970

The City's population peaks at 21,878 persons.

1979

The City adopts its Land Use Plan.

2006

The most recent Master Plan is adopted.

2022

Work begins on updating the 2006 Master Plan.

2006 City Master Plan

With an aging population, the built out nature of the City, and a variety of community amenities that support, retain, and attract residents, the 2006 plan targeted goals and objectives related to the following topics:

- Neighborhoods – preserving character and quality

- Business establishments on Mack Avenue – vitality and mix

- Traffic/Parking – improving circulation and parking supply

- Zoning/Land use - ideas for redevelopment

Mack Avenue Improvement Plan

The Mack Avenue Improvement Plan is an initiative that is led by the Eastside Community Network in Detroit and the cities of Detroit, Grosse Pointe Woods, and Grosse Pointe Farms. Grosse Pointe Park. The goal is to "create a shared vision for Mack Avenue and identify specific recommendations that will implement that vision." The plan is available at www.mackaveplan.com.

Location

Grosse Pointe Woods is located in the northeast corner of Wayne County, east of I-94 and west of Lake St. Clair. It is 3.2 square miles in size.

Map 1.   Location Map

Data Sources: Boundaries: SEMCOG. Roads: MGF v17a. ©2023 Giffels Webster.

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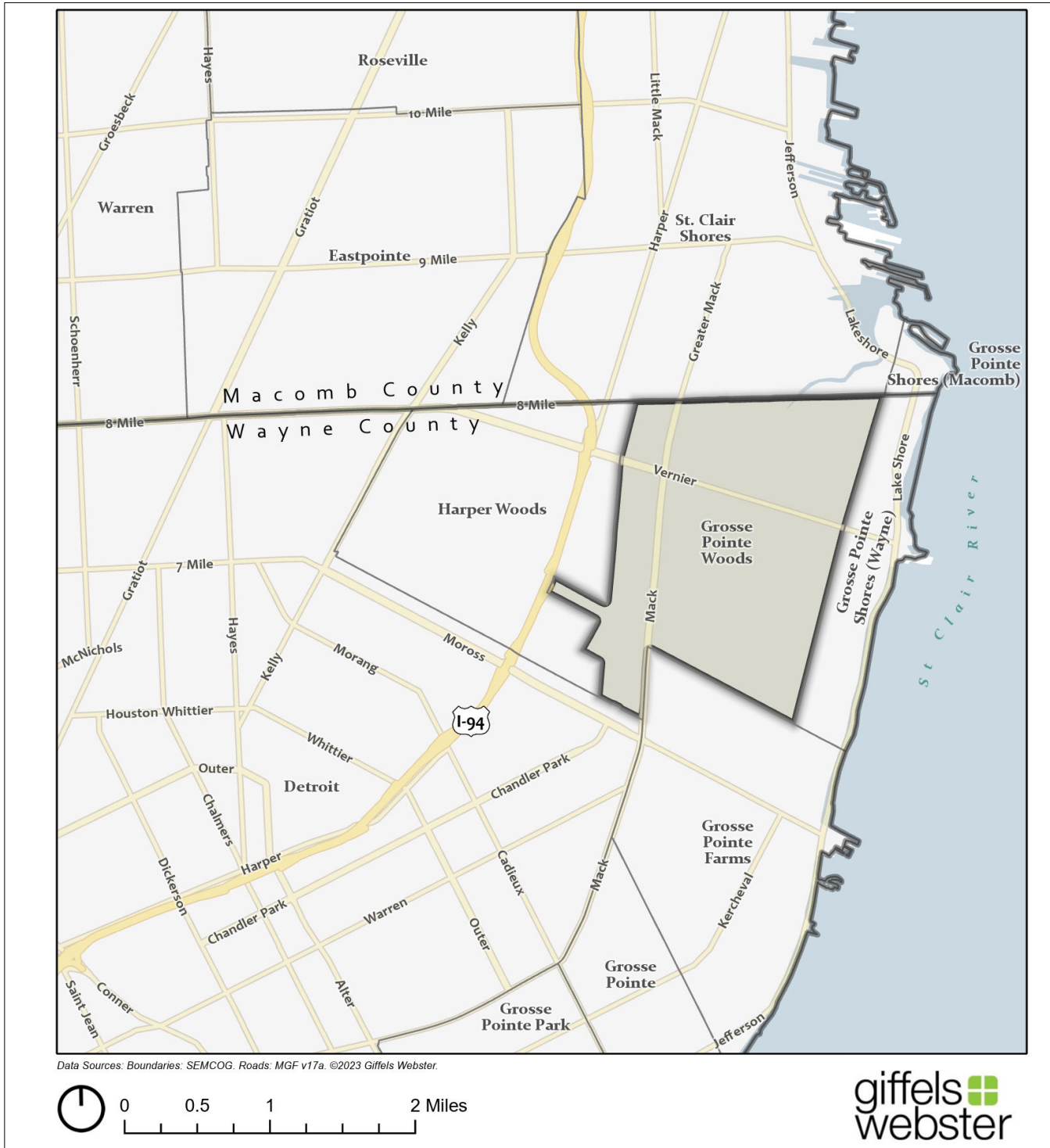
Community Profile Summary

The following provides a summary of existing conditions in the City. Decennial Census data is only partially available at this Master Plan's adoption, so 2021 American Community Survey (ACS) 5-Year Estimates are often used.

2020 Decennial Census Estimates
Grosse Pointe Woods (Wayne County)

Population | Population growth, 2010-2021
16,487 | **1.87%** (1,820,650 | -1.49%)

2021 American Community Survey (ACS) 5-Year Estimate
Grosse Pointe Woods (Wayne County)

Demographics

Population, 2021 ACS
16,353 (1,774,816)

Older population, 65+
19.0% (16.2%)

Youth population, 0-17
22.3% (23.7%)

Average household size
2.6 (2.5)

Bachelor's degree or higher
64.2% (27.2%)

White alone, non-Hispanic population
89.2% (49.5%)

Black alone, non-Hispanic population
5.1% (13.1%)

Other population
5.6% (16.3%)

Local Economy

Total jobs, 2020 [Source: OnTheMap]
3,231 (660,422)

Total residents employed
8,314 (758,657)

Unemployment rate
5.0% (15.3%)

Median household income
$115,247 ($52,605)

Poverty rate
5.1% (19.6%)

Average travel time to work
24.6 minutes (24.3 minutes)

Drove alone to work
71.0% (69.0%)

Housing

Total housing units
6,568 (791,100)

Owner-occupied / Renter-occupied
90.5% / 9.5% (87.9% / 12.1%)

Median housing value
$274,000 ($158,700)

Median gross rent
$1,576 ($951)

Detached single-family homes
94.1% (76.2%)

Community Profile

The information in this Community Profile presents the background for the Master Plan. It begins by providing data on the current residents of Grosse Pointe Woods and extrapolating trends to consider how the community may be composed in the future.

Specifically, demographic measures such as population, age, race, and educational attainment; economic statistics such as household income and commute factors; and housing data such as housing value and age are discussed.

Demographics

Sound policy making and planning require an understanding of who is currently in a community and who is likely to be there in the future. Demographics allow communities to identify and track trends in population, aging, migration, and local economies, among other things. For these reasons, Master Plans carefully review and use demographic analyses to prepare for issues and demands that a community will face, both now and in the future. The demographic profile of the community influences, in many ways, the resources, programming, and physical infrastructure that will meet the needs of residents and businesses.

The current data included in this Master Plan is mostly from the U.S. Census Bureau's 2017-2021 American Community Survey (ACS) 5-Year Estimates. For comparison, the 2010 and 2020 Decennial Census and other ACS 5-Year Estimates are frequently used. Since ACS data are estimates and not counts and the City is a small geographic area, the data can have large margins of error and the data may be less reliable. Moreover, this data does not reflect the full extent of changes the City has experienced due to the COVID-19 pandemic.

Many demographic trends, including changes to population, growth rates, age distribution, and income, impact future land use. National and regional trends can help provide additional information for local communities. Noteworthy national and regional trends include:

- Birth rates in the United States have been falling almost continuously for more than a decade. The 2020 Census showed the lowest birthrate in US history of 11.0 births per 1,000 people. According to the National Center for Health Statistics, for every 1,000 women of childbearing age (15-44), 55.8 of them gave birth in 2020. When compared to 2007 (69.5 births for every 1,000 women of childbearing age), this is a 20% decline in birth rates. Additionally, data from the World Bank shows fertility rates (an estimate of the total number of children a women will ever have) also at a historically low level, at 1.7 births per woman in 2019.
- The marriage rate in the US continues to decline. According to data from the Centers for Disease Control and Prevention, the rate was 5.1 per 1,000 people in 2020. A rate this low was likely impacted by the pandemic, however, it is a 1% drop from the 2019 rate, and follows a several decades-long trend of fewer marriages.
- The US population is aging. By 2030, every "Baby Boomer" will be 65 years old or older, making 20% of the US population of retirement age.
- As the population ages and fewer babies are born, the 65+ age group will outnumber the 18 and under age group for several years.

Population

The best planning for the future will consider the current makeup of the population, as well as the community's likely composition in the future. The population of Grosse Pointe Woods has fluctuated slightly over the last twenty years, but with no significant growth or loss of residents. The 2020 Decennial Census reports a total population of 16,487 persons, up 2.18% from 2010's population of 16,135. The population in Grosse Pointe Woods has increased 1.35% since 2010, adding approximately 180 residents. This is quite a bit different than surrounding communities such as Grosse Pointe Shores, St. Clair Shores, and Detroit as well as Wayne County as a whole, which saw their populations decline during this time.

Population Forecast

SEMCOG's Regional Development Forecast predicts that the City's population will decline over the next 15 years, and begin to rebound by 2045 (See Figure 1).

Figure 1. Historical and Projected Population, 1960 to 2045
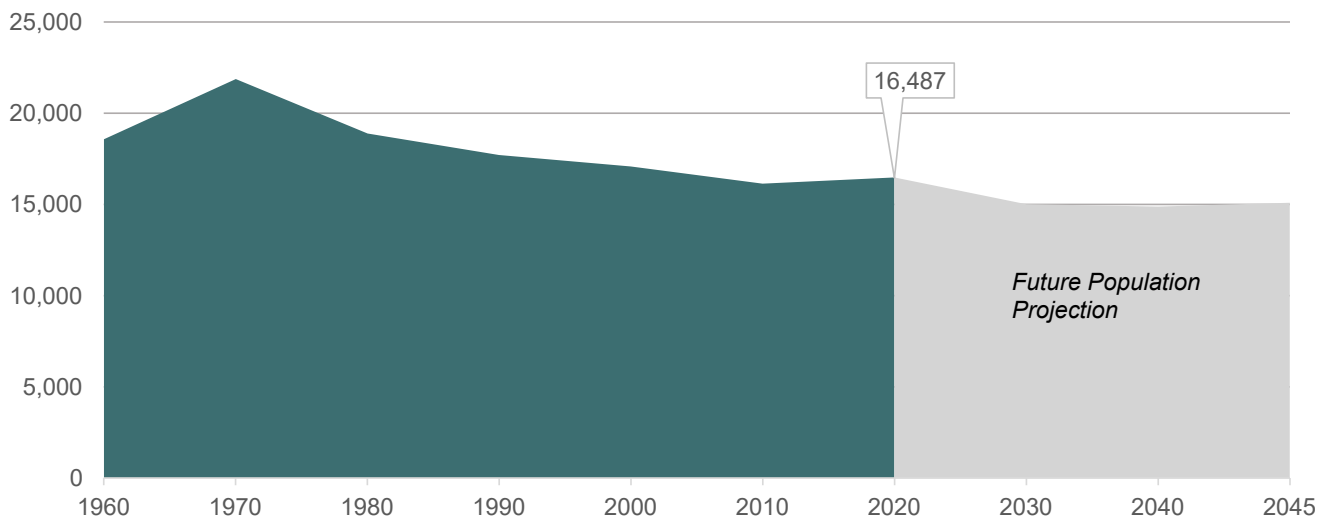
Source: U.S. Census Bureau, 1960 to 2020 Decennial Census

Population Trends

Data from the 2020 Decennial Census was not yet released during the preparation of this Community Profile. Consequently, 2021 American Community Survey (ACS) 5-year estimates were used to analyze trends in the City and surrounding communities. Data on the entire Southeast Michigan region was collected from the Southeast Michigan Council of Governments (SEMCOG) for comparison with the region. Table 1 provides a snapshot of how Grosse Pointe Woods compares to surrounding communities, Wayne County, and Oakland County.

The median age in the City is 43.7 years old, which is quite a bit older than the weighted average median age of all the surrounding communities.

Table 1.   Grosse Pointe Woods and Surrounding Communities: Demographics Snapshot, 2021 ACS

Community Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Population	6,353	2,608	59,046	15,287	10,018	632,589	1,774,816	1,270,017	4,830,489
Under 18 population	22.3%	23.5%	17.0%	26.5%	23.0%	24.9%	23.7%	20.4%	21.4%
Adult population	77.7%	76.5%	83.0%	73.5%	77.0%	75.1%	76.3%	79.6%	78.6%
Race									
White	89.2%	90.7%	88.1%	29.8%	91.4%	10.3%	49.5%	70.7%	64.3%
Black	5.1%	0.1%	5.4%	62.9%	0.9%	79.1%	37.9%	13.1%	20.7%
Asian	1.3%	6.6%	0.9%	0.4%	2.4%	1.6%	3.4%	7.8%	5.1%
Multi-racial and Other	1.7%	1.6%	2.6%	5.6%	3.9%	3.1%	3.8%	4.1%	4.9%
Hispanic	2.6%	1.0%	3.0%	1.4%	1.3%	7.9%	6.3%	4.4%	5.0%
Group Quarters	1.4%	0.0%	0.8%	1.2%	0.0%	2.3%	1.3%	1.0%	1.5%
Households	6,379	978	27,051	5,439	4,024	251,729	695,038	530,383	1,936,635
Household size	2.55	2.66	2.17	2.78	2.48	2.53	2.58	2.42	2.50
Housing units	6,568	1,073	28,334	5,877	4,104	322,906	791,100	556,954	2,087,258
Vacancy rate	2.9%	8.9%	4.5%	7.5%	1.9%	22.0%	12.1%	4.8%	7.2%
Persons per acre	7.98	3.70	7.89	9.19	5.80	7.13	4.53	2.29	1.68

*Data for Southeast Michigan is from SEMCOG based on the 2020 ACS

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan

Households

Understanding a community's composition in terms of households allows for additional insights into the needs of the community with regards to housing, facilities, and services.

The number of households has also increased from 2010 to 2021 by approximately 2.8%. However, SEMCOG estimates of the number of households in July 2022 was only 6,397, which is less than the number in 2010. SEMCOG estimates predict that the number of households in the City will be 6,220 by 2045. Persons per household has only declined fairly rapidly recently, from 2.63 in 2010 to 2.55 in 2021 and then to an estimated 2.45 in July 2022. This trend is expected to continue into 2045, when it is estimated that the average number of persons per household will be 2.38.

Household composition is an important consideration for planning. Currently, over one-third (33.6%) of households in the City include a senior which is similar to the rate in St. Clair Shores (34.4%) but quite a bit higher than surrounding communities such as Grosse Pointe Shores (14.5%) and Harper Woods (28.0%). Slightly less than one-third of households in Grosse Pointe Woods includes a child (29.7%), a larger proportion than that of any of the surrounding communities. Almost all households have a car (97.8%), as well as internet access (93.3%) with 92.9% of households having access to broadband. The majority (89.8%) of households also have access to a computing device.

Table 2 provides more detail about household composition and amenities.

Table 2.   Grosse Pointe Woods and Surrounding Communities: Households Snapshot, 2021 ACS

Household Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Total households	6,379	978	27,051	5,439	4,024	251,729	695,038	530,383	1,896,204
Households with seniors (65 years old or older)	33.6%	14.5%	34.4%	28.0%	38.8%	28.4%	29.8%	29.7%	29.6%
Households with children	29.7%	25.5%	18.8%	27.0%	29.4%	28.0%	29.1%	27.9%	28.2%
Households with no car	2.2%	2.5%	4.9%	14.9%	8.5%	21.7%	12.0%	5.4%	5.6%
Households with internet access	93.3%	89.9%	88.9%	87.3%	93.4%	75.8%	82.4%	90.3%	88.8%
Households with broadband internet access	92.9%	89.9%	88.6%	87.3%	93.0%	75.6%	82.2%	90.2%	86.0%
Households with computing devices (desktop or laptop)	89.8%	89.5%	78.8%	72.4%	92.6%	57.5%	70.3%	83.7%	92.1%

*Data for Southeast Michigan is from SEMCOG based on the 2020 ACS

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer

Housing

Data about housing can indicate the strength of the local economy and overall community appeal. The types of housing available in a community can entice or deter new prospective residents from coming to the community, depending on if what is offered meets their needs and desires. Homeownership is often an indicator of wealth, and house value builds upon that analysis.

Housing is an essential component of a community, and foundational in supporting families of all sizes and types. Having options for safe, affordable, and accessible housing is key to creating a healthy and thriving community.

The historic data in this section is from the Decennial Census while current data is from 2017-2021 American Community Survey (ACS) 5-Year Estimates.

Number of Housing Units and Value

Following the increase in housing units between 1980 and 2000 in the City, the number of housing units has since decreased to 6,568 in 2021. The median housing value in 2021 was $274,000, but according to Rocket Mortgage reports, the median price of newly sold homes in 2021 was $305,000. The median housing value continues to be twice as high as that for Wayne County ($136,200) and slightly higher than that of Oakland County ($268,600) but is the median value when compared to immediately surrounding communities. Details about the number of occupied housing units, ownership, value, and rent over the last four decades is below in Table 3.

Table 3. Occupied Housing Characteristics, 1980-2021

Housing Characteristic	1980	1990	2000	2010	2021
Total housing units	6,658	6,671	6,717	6,581	6,568
Owner-occupied	95%	94%	95%	94.3%	90.5%
Renter occupied	5%	6%	5%	5.7%	9.5%
Median value	$122,137	$133,900	$233,100	$236,600	$274,000
Median rent	$498	$775	$886	$1,153	$1,576
Note: Data for 1980, 1990, 2000, and 2010 are from the Decennial Census. Data for 2021 is from the 2017-2021 ACS 5-Year Estimates					
Source: U.S. Census Bureau, Decennial Census and 2017-2021 ACS 5-Year Estimates					

Housing Types and Tenure

Most (94.1%) housing units are single family homes, a greater proportion than in surrounding communities with the exception of Grosse Pointe Shores (100%) and Grosse Pointe Farms (97.4%). The majority of housing units in the City are occupied by the owner (90.5%), with only 9.5% of units being rented, although the share of housing units rented has been increasing. Table 4 below provides a summary of the housing characteristics from 1980 to 2021 in Grosse Pointe Woods.

Table 4.   Grosse Pointe Woods and Surrounding Communities: Housing Snapshot, 2021 ACS

Housing Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Owner occupied housing units	91%	94.4%	82.5%	57.7%	98.1%	78.0%	87.9%	95.2%	68.9%
Renter-occupied housing units	9.5%	5.6%	17.5%	42.3%	1.9%	22.0%	12.1%	4.8%	31.1%
Percent single-family	94.1%	100.0%	86.5%	85.6%	97.4%	72.0%	76.2%	75.7%	75.7%
Percent multi-family	5.5%	0.0%	13.4%	14.1%	2.6%	27.5%	22.1%	21.8%	21.3%
Median housing value	$274,000	$584,800	$157,000	$111,200	$364,000	$69,300	$158,700	$299,800	$184,700
Median rental rate	$1,576	N/A	$1,007	$1,170	$1,283	$899	$951	$1,156	$976

*Data for Southeast Michigan is from SEMCOG based on the 2020 ACS

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer

Local Economy

Identifying trends in employment can help a community project future needs for land use categories and assess potential opportunities for economic development. This section provides a snapshot of the existing economic conditions in Grosse Pointe Woods.

The estimates provided in this section are from the Census Bureau's Decennial Census, ACS 5-Year Estimates, and the Census Bureau's Center for Economic Studies Longitudinal Employer-Household Dynamics OnTheMap application. Though the Census data used is the latest available from the 2020 Decennial Census and the 2017-2021 ACS 5-Year Estimates, these numbers may not accurately reflect changes due to the COVID-19 pandemic.

The snapshot below highlights some key indicators of the City's existing economic conditions.

Table 5.   Grosse Pointe Woods and Surrounding Communities: Economic Snapshot, 2021 ACS

Economic Characteristic	Grosse Pointe Woods	Grosse Pointe Shores	St. Clair Shores	Harper Woods	Grosse Pointe Farms	Detroit	Wayne County	Oakland County	Southeast Michigan*
Total jobs	3,231	514	12,352	2,677	3,047	227,684	660,422	713,696	2,770,000
Unemployment rate	5.0%	1.4%	5.6%	8.4%	2.2%	15.3%	9.2%	4.8%	6.3%
Labor force participation rate	66.9%	56.9%	64.0%	64.4%	63.7%	54.3%	59.2%	66.5%	62.7%
Median household income	$115,247	$147,391	$65,747	$53,555	$146,667	$36,140	$52,605	$86,523	$64,068
Per capita income	$54,028	$93,616	$37,836	$24,612	$80,610	$22,122	$30,788	$49,998	$35,871
Percent people in poverty	5.1%	2.2%	7.6%	21.6%	2.6%	30.2%	19.6%	7.7%	13.8%
Average commute time (minutes)	24.6	24.8	26.9	25.1	25.4	25.5	24.3	25.1	26.6
Percent residents with less than a 20 min commute	38.6%	35.9%	34.5%	35.9%	31.6%	35.5%	39.0%	38.4%	N/A
Percent drive alone to work	71.0%	86.0%	83.0%	69.0%	73.0%	64.0%	69.0%	66.0%	80.8%
Percent commute by transit	1.00%	1.00%	1.00%	5.00%	0.00%	6.00%	2.00%	0.00%	1.60%
Commute by transit	--	--	0.40%	0.00%	0.10%	--	--	0.40%	1.60%

*Data for Southeast Michigan is from SEMCOG based on the 2020 ACS

N/A = Not available

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates; SEMCOG Community Explorer

Highest Value
Lowest Value
Above Southeast Michigan

Labor Force and Employment

There are an estimated 3,231 jobs within the City (OnTheMap, 2020). The unemployment rate in 2021 was at 5%, higher than it had been in recent years and likely due to the impact of the COVID-19 pandemic. The unemployment rate is lower than that of the region (6.3%), Wayne County (9.2%), and several surrounding communities such as Harper Woods (8.4%) and St. Clair Shores (5.6%).

The labor force participation rate of 66.9% is higher in the City than anywhere else in the area, including the county and region's rates. The combination of high labor force participation and relatively few jobs within the community result in residents finding employment elsewhere. According to OnTheMap (2020), approximately 2,834 nonresidents come to Grosse Pointe Woods for work, while 7,085 residents are employed somewhere outside of the City. Only 397 residents both live and work in the City. Residents of the City of Grosse Pointe Woods provide approximately half a percent of the total labor force of Wayne County (OnTheMap, 2020), significantly less than the 1.6% that was reported in the previous master plan. Both Wayne and Oakland Counties increased the number of workers in their areas between 2010 and 2021, at 0.7% and 13.2% respectively. The number of workers in Grosse Pointe Woods decreased by 26.0% between 2010 and 2020, from 4,367 workers to 3,231.

The average commute time is 24.6 minutes, and over one-third (38.6%) of working residents have a commute of less than 20 minutes. The majority commute by driving alone (71%) and only 1% commute using public transportation.

Education

Education levels are often used as indicators for the potential for economic stability and success. Figure 2 below shows the share of each community's population over the age of 25 years who have completed a bachelor's degree or higher.

Figure 2.   Grosse Pointe Woods and Surrounding Communities: Educational Attainment, 2021 ACS
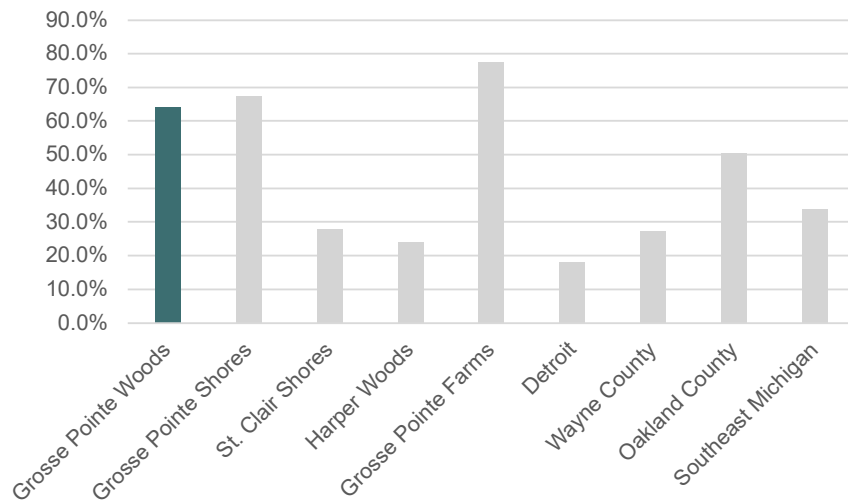
Income

The median household income of $115,247 within Grosse Pointe Woods is over twice as much as that of Wayne County ($52,605). It is significantly higher than Detroit ($36,140), Harper Woods ($53,555) and St. Clair Shores ($65,747). Approximately one in twenty residents are in poverty, which is a rate much lower than that of the region, County, and Harper Woods, but double that of Grosse Pointe Shores and Grosse Pointe Farms. Regional economic development solutions can improve the quality of life and prosperity for all Groose Pointe Woods' residents, as well as those in surrounding communities.

Existing Land Use

A key element in planning the future of the City is the consideration of existing land use types and patterns. Single-family housing is the City's primary land use, with some institutional and recreational uses scattered in the City. A greater variety of uses can be found along Mack Avenue.

Map 2 shows the existing land use of the City and Table 6 displays the breakdown of uses.

Table 6. Existing Land Use, 2020

Parcel Land Use	Number of Acres	Percent share
Single-Family Residential	1,200.7	57.44%
Attached Condo Housing	9.2	0.44%
Multi-Family Housing	2.1	0.10%
Mobile Home	0	0.00%
Agricultural/Rural Residential	0	0.00%
Mixed Use	0	0.00%
Retail	13.9	0.66%
Office	17.6	0.84%
Hospitality	3.3	0.16%
Medical	15.9	0.76%
Institutional	137	6.55%
Industrial	0.4	0.02%
Recreational/Open Space	69.2	3.31%
Cemetery	0	0.00%
Golf Course	128.7	6.16%
Parking	12	0.57%
Extractive	0	0.00%
TCU	0	0.00%
Vacant	34.4	1.65%
Water	0.9	0.04%
Not Parceled	445	21.29%
Total	**2,090.3**	**100.00%**

Agricultural / Rural Res includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.

Mixed Use includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.

Not Parceled includes all areas within a community that are not covered by a parcel legal description.

Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

Source: SEMCOG

For comparison, Map 3 is the Existing Land Use map from the 2006 Master Plan. Below are the existing land use descriptions from that plan:

Single Family Detached.

All areas containing detached single-family dwellings.

Single Family Attached.

All areas containing attached single family, owner-occupied, condominium dwellings.

Two Family Residential.

All areas containing buildings designed for or occupied exclusively by two (2) families living independently of each other. Also known as a duplex dwelling.

Multiple Family Residential.

All areas containing three (3) or more attached dwelling units accessed via a shared entrance.

Office.

All areas used for office purposes including professional and medical office complexes.

Commercial.

All areas used for commercial purposes including the retail sale of goods and services.

Institutional.

Land areas and facilities such as schools, hospitals, and government buildings, which are available to or used by the public. Also included in this classification are areas and buildings that are used by a limited number of persons with particular interests such as churches, church-related facilities, and cemeteries.

Map 2.   Existing Land Use, 2020
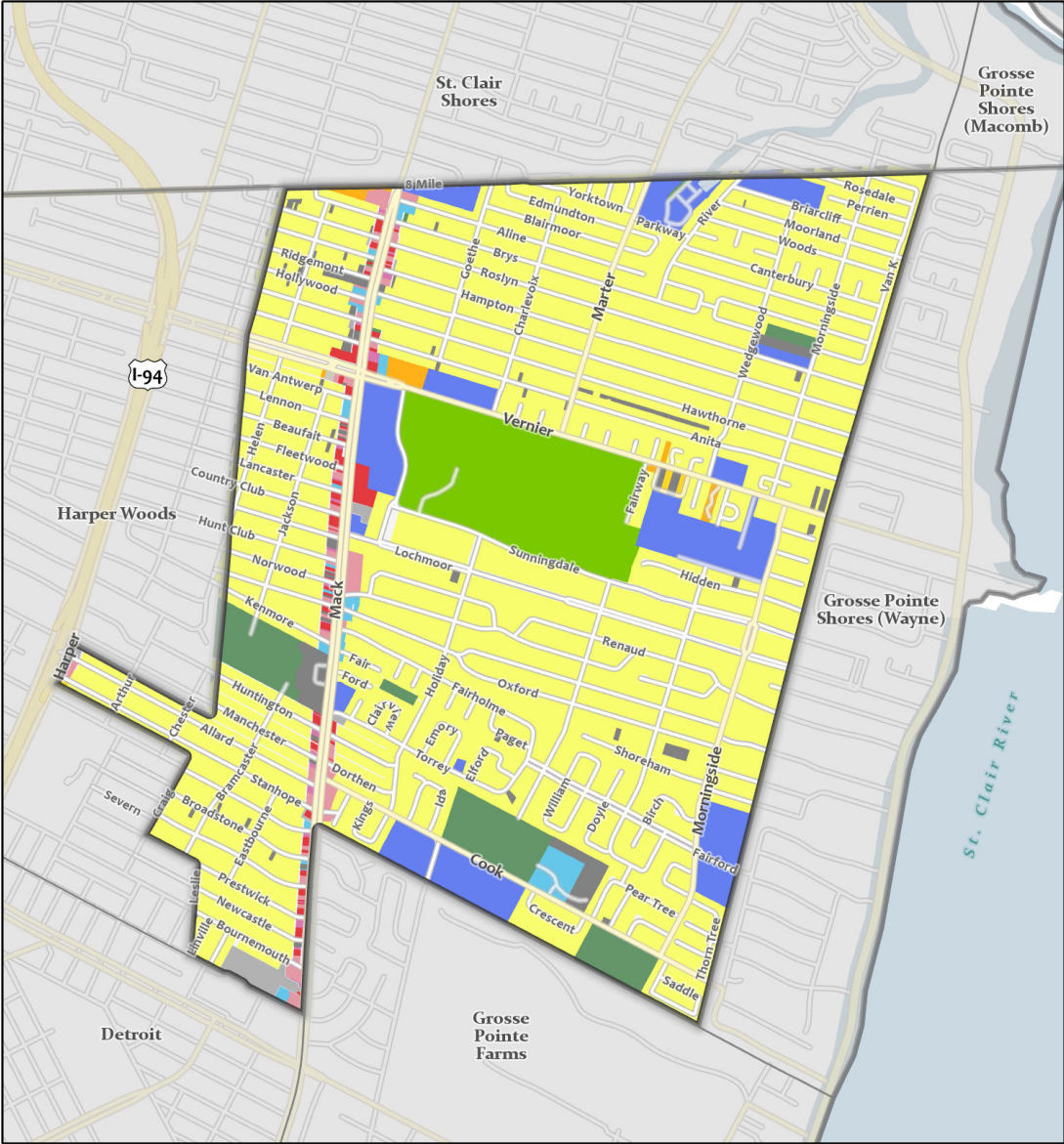
Data Sources: Existing Land Use: SEMCOG. Roads: MGF v17a. ©2023 Giffels Webster.

Scale			
0	0.25	0.5	1 Miles

Legend:
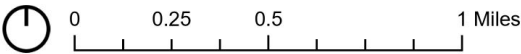
- Single-family Housing
- Multi-family Housing
- Attached Condo Housing
- Hospitality
- Office
- Retail
- Institutional
- Medical
- Golf Course
- Recreation
- Industrial
- Parking
- Vacant
- Water

giffels
webster

EXISTING LAND USE
GROSSE POINTE WOODS

Map 3.   Existing Land Use, 2006

LEGEND

- Single Family Detached
- Single Family Attached
- Two Family
- Multiple Family
- Office
- Commercial
- Institutional
- Parks and Recreation
- Parking

Map 4

EXISTING LAND USE

City of Grosse Pointe Woods
Wayne County, Michigan

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects

Revision Date : 10/18/05

DRAFT 04/20/23
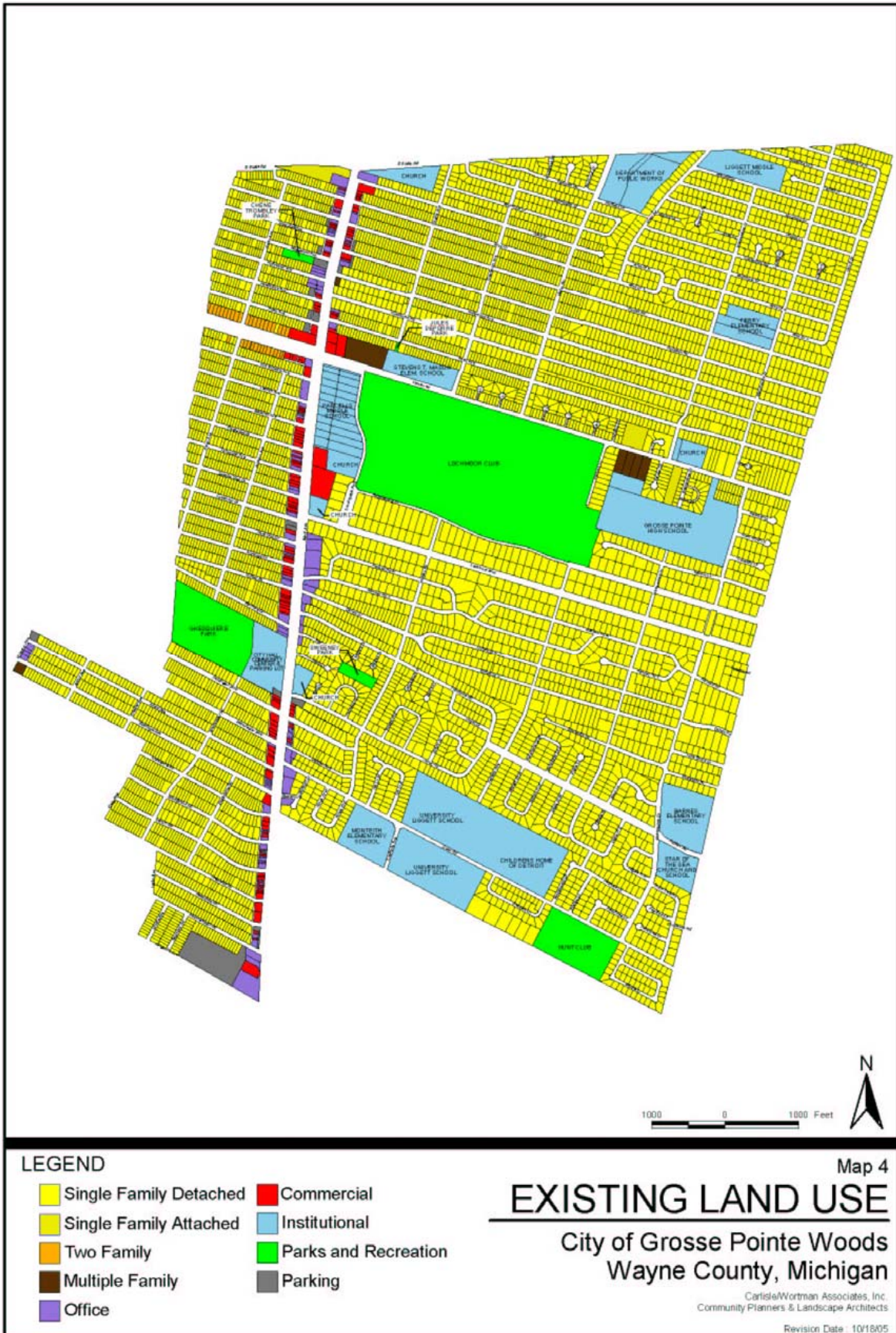
2006 Future Land Use Designations

Map 4 shows the future land uses from the previous master plan. The future land use plan for this update will be located in the future land use chapter.

The Future Land Use definitions from the 2006 City of Grosse Pointe Woods Master Plan are as follows:

Residential.

The majority of land in Grosse Pointe Woods currently has residential uses. Most residential uses are single family housing, but there is some multifamily and attached condo housing in the City on Vernier as well.

Commercial.

Commercial development for the retail sale of goods and services is located along Mack Avenue.

Office, Medical, and Hospitality.

The areas with office uses such as professional and medical offices and hospitality is predominantly along Mack Avenue. This use classification also includes senior residences such as The Rivers off of Cook Street at the southeast part of the City.

Institutional.

Institutional uses include schools, places of worship, equestrian clubs, and the Wayne County Public Works Department. These uses are scattered throughout the City east of Mack Avenue.

Parks, Recreation, and Open Spaces.

This classification includes areas of public or privately owned land used for passive or active recreation. Included is the Lochmoor Club golf course and several parks.

Parking.

There are several parcels of land owned by the City are used for public parking along Mack Avenue.

Vacant.

The City has several parcels that are currently not developed. These are scattered throughout the City.

Map 4.   Future Land Use Map, 2006

LEGEND

- Single Family Low Density
- Single Family Medium Density
- Two Family
- Planned Multi-Family
- Office
- City Center/Mixed Use
- General Business/Mixed Use
- Institutional
- Parks and Recreation
- Parking

Map 5

FUTURE LAND USE PLAN

City of Grosse Pointe Woods
Wayne County, Michigan

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects

Revision Date : 10/18/05

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Long-Range Planning in Adjacent Communities

Decisions made in one community can impact surrounding communities, particularly if those decisions relate to property that abuts another community. Therefore, assessing the compatibility of the future land use designations from the 2006 Master Plan and the future land uses planned in other communities is important when updating a master plan and considering how uses of varying intensity can coexist. The future land uses of surrounding communities appear to be consistent with that of Grosse Pointe Woods.

St. Clair Shores (north)

St. Clair Shores borders the entire northern border of Grosse Pointe Woods. Most of the area in both communities is residential with a few institutional uses on the border in Grosse Pointe Woods and a park within St. Clair Shores. The Greater Mack Corridor is mixed use in St. Clair Shores and Grosse Pointe Woods. Lake Front Park, Grosse Pointe Woods' largest park, is located in St. Clair Shores. St. Clair Shores provides fire and emergency services in exchange for Grosse Pointe Woods paying taxes to that community. SMART bus routes connect the two communities along Mack Avenue. Interest in exploring more mixed development, including commercial and office along Mack Avenue, was expressed in their 2016 master plan.

Grosse Pointe Shores (east)

Grosse Pointe Shores borders the entire eastern border of Grosse Pointe Woods. The community did not have a master plan or future land use plan available for analysis. Based on aerial imagery, the existing land uses are compatible, with both communities having single family residential uses. While compatible in their existing state, the land uses proposed in the future may not continue to be so, although that seems unlikely.

Grosse Pointe Farms (south)

Grosse Pointe Farms is adjacent to the eastern half of Grosse Pointe Woods' southern border and along the arm that extends south along Mack Avenue. Most of the area along the southern edge is planned to be single family residential, with attached cluster/terrace residential between Mack and Chalfonte, all of which is compatible with the single family residential and institutional uses in Grosse Pointe Woods. Along Mack Avenue attached cluster/terrace residential housing is planned in Grosse Pointe Farms. Across the street in Grosse Pointe Woods, general business/mixed use and city center/mixed use uses are planned.

Grosse Pointe Farms is currently undergoing its master planning process at the time of this analysis (March 2023), and the proposed future land use map was used for this analysis. Additionally, the community has indicated that they want improved access to public transportation options, and are also planning to employ an adaptive reuse strategy throughout the community. They are a partner in the Mack Avenue Improvement Plan.

Detroit (south)

A very small portion, the southern most portion, of Grosse Pointe Woods borders Detroit. This area is planned for institutional uses, as St. John Ascension Hospital is located there. This is compatible with the single family uses on the west of this border and the city center/mixed uses on the east. Detroit's master plan also calls for an increase in public transportation options and is a partner in the Mack Avenue Improvement Plan.

Harper Woods (west)

The western border of Grosse Pointe Woods abuts the City of Harper Woods. This area is almost entirely designated for one and two family residential uses, compatible with Grosse Pointe Woods' single family uses. There is a small portion along I-94 that has proposed multiple family uses to the south and pedestrian oriented commercial uses to the north.

Natural Features and Risks

Soils, topography, woodlands, rivers, lakes, creeks, wetlands, and floodplains have a direct relationship with the land use in a community. Each type of land use is influenced by the community's natural features; likewise, natural features are impacted by development. In the master planning process, the optimum arrangement of land uses should maintain the Grosse Pointe Woods's natural resources and physical features for future generations, while balancing the needs of the community for housing and businesses.

The City is well-developed, with few vacant parcels available for new uses. According to SEMCOG's 2020 Land Cover analysis, almost half (45.4%) of Grosse Pointe Woods is covered with impervious surfaces, such as buildings, roads, driveways, and parking lots. Open spaces also cover a large share of the City at 40.7%. Thirteen percent of the City is covered with woody vegetation and trees, and the rest is either bare (0.6%) or water (0.2%).

Despite being located near a large body of water and almost half (45.4%) of the land coverage in the City being impervious, the City has a low risk of flooding. This is likely due to the fairly large proportion of open space (40.7%) and tree cover (13%) that cover the rest of the City.

It is becoming critical to include concepts of resiliency and sustainability into land use plans. Though they are related, resiliency and sustainability are not the same. Sustainability is the well-established concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity. Resiliency recognizes that our built environment will be subject to stresses and is the practice of designing that environment in a way that can endure those stresses. Some threats are ongoing, persistent stresses, while others are sudden shocks or single events that disrupt the day-to-day functioning of the community.

As we plan for the future, many of the challenges we will face are related either directly or indirectly to our place in larger systems, both natural and man-made. We often have little direct local control over these systems, but adapting to change and discovering our role in contributing to the health of these systems is nonetheless essential to planning for a community that can survive and thrive, even in the face of the most severe challenges. Considering the needs of vulnerable people, such as children, the elderly, or those with a disability is an integral part of resiliency planning to help ensure all residents can overcome these challenges. Resilient communities are not only preparing for weather and climate-related shocks, but are also preparing for economic and health shocks as well.

Community Facilities

Community facilities include both physical facilities located within Grosse Pointe Woods as well as services provided by the City. Community facilities include essential facilities or services like a fire station or public utility, or may be other facilities or services such as a public park or library. Both essential and other community facilities play a vital role in the City's potential for growth and resident retention. The availability of public safety services, attractive recreational and cultural facilities, and strong public school and library systems are some examples of community facilities that can help draw new people to the community and enhance the quality of life of existing residents.

Civic Facilities

Library

Grosse Pointe Woods has one library, the Woods Branch of the Grosse Pointe Public Library. Renovations for the Woods Branch were completed in September of 2022, including the addition of a Dream Lab, a basement makerspace with 3D printers, a small recording booth for podcasts and music, as well as a used bookstore. Grosse Pointe Woods has a few free "Little Libraries" throughout the community. The Free Little Libraries "take a book, return a book" free book exchange are mainly put up by small businesses or homeowners.

City Hall

City Hall hosts most of the City's departments, as well as the Community Center which is located at the north end of the building. The Council chambers and meeting spaces are located mainly on the west side of the building.

Parking

The City owns and operates twelve off-street parking lots, with most of them metered. Funds collected go towards the City's operating fund. Additional metered spaces line both sides of Mack Avenue as well.

Parks and Recreational Facilities

- **Community Center.** The Center was constructed through a Recreation Bond Proposal approved in 1986 and is intended for residents to use to participate in cultural, educational, recreational, and social activities. Three rooms and the Cook School are available for rent and can accommodate up to 160 guests.

- **Lake Front Park.** This is the largest of the municipal parks at 55 acres, and is host to the largest outdoor swimming complex in the state. The City purchased the land, which is located in St. Clair Shores, in 1948. The City pays taxes to St. Clair Shores and in return, receives police, fire, and emergency services at the site. The park has quite a few amenities, including an activities building with a indoor and outdoor basketball courts, racquetball court, exercise equipment, pool table, foosball and air hockey table, ping pong table and, darts. Outside amenities include shuffleboard and bocce ball courts, mini golf, a dog park, 224 slip marina with dry dock space and boat launch, a playscape, and volleyball, tennis, and pickleball courts. There are four pools (Olympic, lap, wading, and baby), one of which has a waterslide and diving boards. For those seeking more passive recreation activities, there is a boardwalk and fishing terrace, picnic areas with grills, two gazebos, four pavilions, and a 1.4-mile lit and paved fitness trail. When conditions are favorable in the winter, an outdoor ice skating rink is also available. Bus service is available to and from the park, as well as concessions within the park.

Map 5.   Parks and Community Facilities, 2023

Data Sources: Parks and Buildings: SEMCOG. Facilities Zoning: Grosse Pointe Woods. Roads: MGF v17a. ©2023 Giffels Webster.

Parks
Municipal
School

COMMUNITY FACILITIES
GROSSE POINTE WOODS
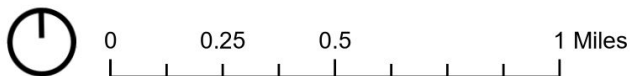
- **Ghesquiere Park.** This park is 32 acres and is located behind City Hall. It is designed for children of all ages. It has a tot-lot with a playscape, baseball diamonds, and mini-soccer fields. In the winter, the City maintains an ice rink at the park.
- **Chene-Trombley Park.** This park is approximately half an acre big and has an open field, playscape, and an ice skating rink.
- **Sweeney Park.** Sweeney Park is 2.75 acres. It hosts an open field, a playscape designed for children under 12 years old, and a skating rink in the winter.
- **Jules DePorre Park.** This is a pocket park located next to Mason Elementary. A paved path connects Anita Avenue to the school.
- **Sidewalks.** Most roads have sidewalks on both sides of them throughout the City.

Public Utilities/Services

Police, Fire, and Ambulance Service

Since 1944, the City has had a combined police, fire, and ambulance service. Public safety officers perform police and firefighter duties and are trained as medical first responders or basic emergency medical technicians (EMTs).

Water & Sewer

Water Supply and Combined Sewer System. Residents and businesses within the City limits are serviced by a City-owned and operated potable water supply and combined sewer system. The majority of the City's potable water supply system was constructed in the 1930s and 1940s. Within the last 15 years, many water mains along Mack Avenue were replaced, and additional replacement projects completed on various local roads. The combined sewer system is composed of an inter-county detention basin and pump station, a City pump station, tunnel drains, and sewer lines within the public right-of-way or rear yard easement of almost every street within the City. Annual evaluation of the sewers help the City identify issues and prioritize projects that maintain safe and functioning potable water and sewer pipes . Annual evaluations and resulting prioritization of updates to the infrastructure should be coordinated with the other recommendations in this plan.

Department of Public Safety

In addition to providing police, fire, and ambulance services, the Department of Public Safety provides Advanced Life Support (ALS) through a contract with Medstar Ambulance, crime prevention, fire inspections, a detective bureau, and traffic safety. The Department has free resources for residents, such as gun locks and the Kindcall Care Program.

Schools

Grosse Pointe Woods has a number of public schools, including Grosse Pointe North High School, Monteith Elementary School, Ferry Elementary School, Mason Elementary School, Parcells Middle School, and Barnes Early Childhood Center. Our Lady Star of the Sea (PreK-Middle School) and University Liggett School (K-12) are private school options in the community.

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Appendix A

Glossary and List of Acronyms

Appendix A: Glossary & List of Acronyms

Glossary

Action items
Action items are more specific and define the steps to accomplish objectives and support the wider vision of the identified goals.

Affordable housing
The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the occupant's gross income on total housing, including utilities.

Gateways
An entranceway that announces a point of arrival. Gateways can be located on public or private property (or a combination of the two) and can be a point of interest for a community for people arriving by vehicle, on foot, or by bicycle. Gateways can be important in reinforcing community identity, creating anticipation for what is ahead, and providing a sense of place.

Goals
General guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as to "Provide a range of housing choices for all ages and incomes" or "Strengthen the local economy." Goals define the "what," "why," and "where," but not the "how."

Master Plan
A Master Plan illustrates a community's vision for its future and contains guiding principles that help a community create land development policies and make land use decisions. In the State of Michigan, the value of the Master Plan as an important community document is recognized, which is why the state requires Master Plans to be reviewed every five years. This review allows communities to check in on their progress and ensure the vision and guiding principles are still relevant.

Mixed use development
A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Objectives
Identify the milestones that mark progress in achieving goals and provide more of the "how" goals will be implemented. For example, with a goal of "Strengthen the local economy" an objective to "Provide a clear set of guidelines and expectations for developers" is something that may be measured and tracked over time.

Planning Commission (PC)
Responsible for preparing and adopting the City's Master Plan. The Planning Commission recommends policy relating to land use and is the approving body for development and redevelopment. The Planning Commission recommends amendments to the Zoning Ordinance that align with the Master Plan.

Resiliency

Resiliency is the practice of designing the environment in a way that can endure stresses and threats that can be ongoing and persistent or sudden disruptive shocks.

Sustainability

Sustainability is a concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity.

Universal design

Universal design expands the concept of accessible design to specifically consider the needs of people with disabilities to mean "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design" as defined by The Center for Universal Design.

City Council (CC)

Legislative body that passes laws and sets policy for the City. The City Council adopts Zoning Ordinances that provide a legal framework for redevelopment as envisioned in the Master Plan.

Workforce housing

Housing that is financially accessible to workers' needs in every community, such as teachers, nurses, and police officers. The Urban Land Institute (ULI) Terwilliger Center for Workforce Housing defines "workforce" as those earning between 60 percent and 120 percent of the area median income (AMI).

Zoning Board of Appeals (ZBA)

While not specifically involved in the development of the Master Plan, the ZBA is authorized to permit variances or deviations from the Zoning Ordinance standards. Decisions should be consistent with criteria related to specific properties. If the ZBA finds flaws with ordinances or their application, it should forward those concerns to the Planning Commission to be addressed.

Zoning Ordinance

The Zoning Ordinance is one of the primary tools for implementing a Master Plan and provides the legal framework that regulates development of property; there should be a clear connection between Master Plan goals and the Zoning Ordinance. Amendments to the Zoning Ordinance can range from minor changes to text all the way to the addition of new uses and creation of new districts. An amended zoning ordinance can also be supported by other policies that encourage redevelopment, upgrades to existing development, and the maintenance of property.

List of Acronyms

ACS

American Community Survey

ADA

American Disabilities Act

ADU

Accessory dwelling unit

DDA

Downtown Development Authority

DPW

Department of Public Works

MDNR

Michigan Department of Natural Resources

MDOT

Michigan Department of Transportation

NAICS

North American Industry Classification System

NFC

National Functional Classification

PTO

Parent-teacher organization

P3

Public–private partnership

SEMCOG

Southeast Michigan Council of Governments

SID

Special improvement district

USFS

U.S. Forest Service

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