

memorandum

DATE: April 19, 2024
TO: Grosse Pointe Woods Planning Commission
FROM: Jill Bahm, Stephanie Osborn, Rose Kim, Giffels Webster
SUBJECT: Mack Avenue and Action Items

Our April 23 meeting will focus on continuing discussion of the Mack Avenue Corridor Plan and action items for the master plan.

Minor refinements are being made to the plan and they will be reflected in the electronic version of the working draft Friday afternoon (April 19) and be available at [this link](#).

The working draft has been updated as follows:

Future Land Use Plan

The Two Family Residential, Corridor Mixed Use, and Corridor Expansion Area locations on the Future Land Use Map and the associated descriptions have been revised based on our February discussions. See the end of this memo for the updated annotated and final maps.

Mack Avenue Corridor Plan

A new chapter for the Mack Avenue Corridor has been added to the plan. Note that there are several options for the update/improvement to Mack Avenue. They each have pros and cons, and they could be implemented incrementally in sections of the corridor, based on the needs of those sections. As noted in the plan, these options will require further study outside of this planning process.

Please consider what refinements may be needed to this chapter for discussion at our meeting.

Implementation

The Implementation chapter of the Master Plan draft which contains action items and key performance indicators for the plan has been enhanced.

Action items in black are from the 2006 Master Plan's goals and objectives (a few items may have minor changes in wording) which are more accurate to characterize as action items than objectives. Items in red are new action items we are proposing based on feedback we have received from this planning process.

Please review and consider which of the action items are or are not still appropriate with this Master Plan update for discussion at our meeting. In addition, consider what is missing from the list that is now applicable due to changing community needs and trends which may be effective in accomplishing the plan's goals and objectives.

Tree Canopy Map

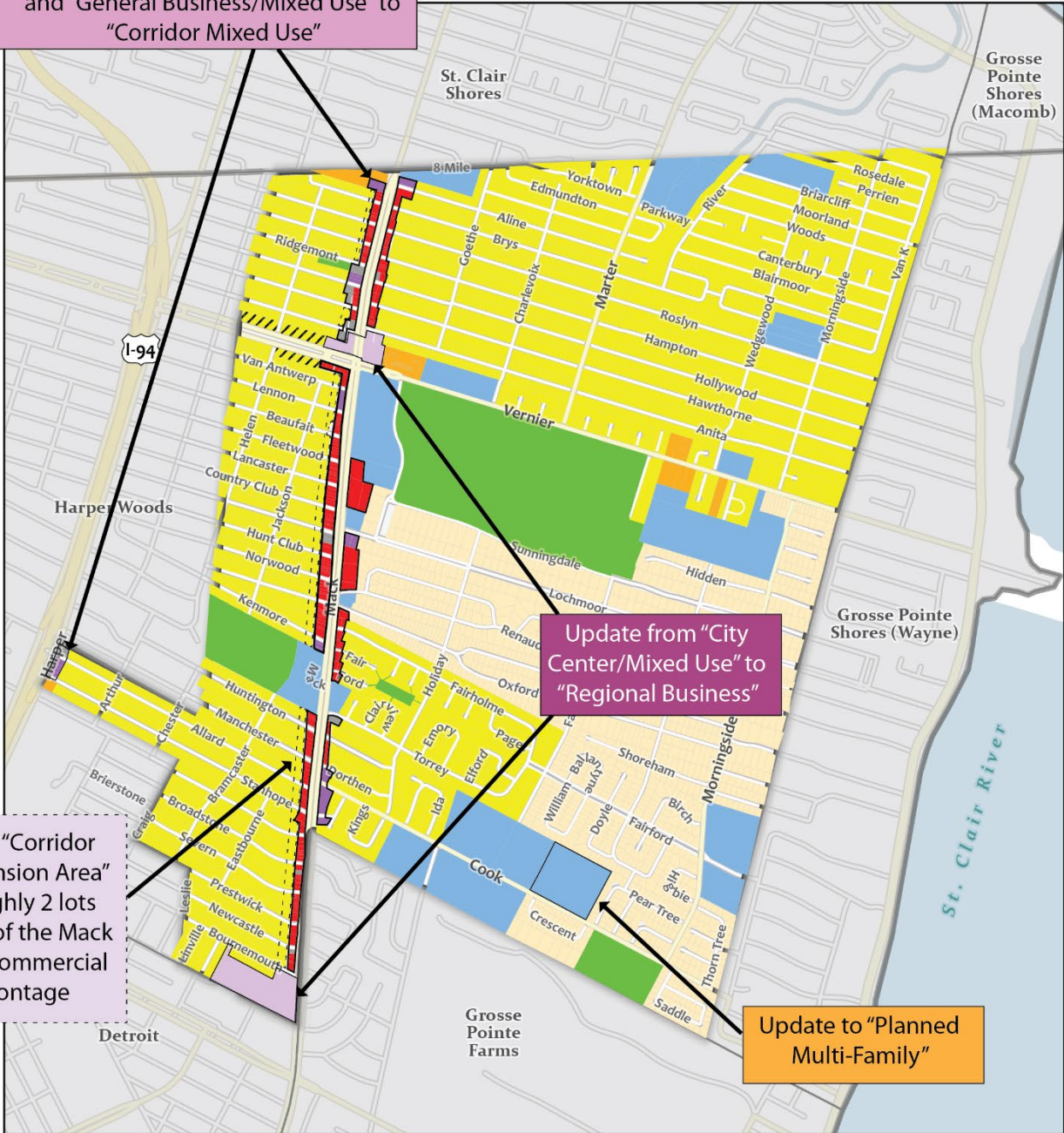
The importance of increasing the City's tree canopy is an objective of Goal 5 (pages 38 and 92). A tree canopy map is now included in the draft's Appendix. Tree canopy is the layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective. Grosse Pointe Woods has 698 acres of tree canopy, which is roughly 33.7% of the city.

Next Steps

We will continue to refine the draft following our discussions at the April 23 meeting, but we hope that the Planning Commission is comfortable with the direction of the draft and an anticipated recommendation to authorize City Council to distribute the draft at our next meeting. The timeline would look like this:

- May PC meeting: Recommend that City Council authorize the release of the Final Draft of the Master Plan as required in the Michigan Planning Enabling Act
- May/June CC meeting: City Council authorizes staff to release the Plan for review/comment
- 63-day review period
- August PC meeting: Public hearing and Planning Commission adoption of the Master Plan
- The City Council may also wish to adopt the Master Plan
- September and beyond: Implementation!

Update all areas designated as "Office", "Parking" and "General Business/Mixed Use" to "Corridor Mixed Use"

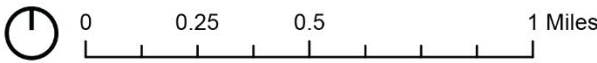


Update from "City Center/Mixed Use" to "Regional Business"

Add "Corridor Expansion Area" roughly 2 lots west of the Mack Ave commercial frontage

Update to "Planned Multi-Family"

Data Sources: Future Land Use: Grosse Pointe Woods, Roads: SEMCOG. ©2024 Giffels Webster.



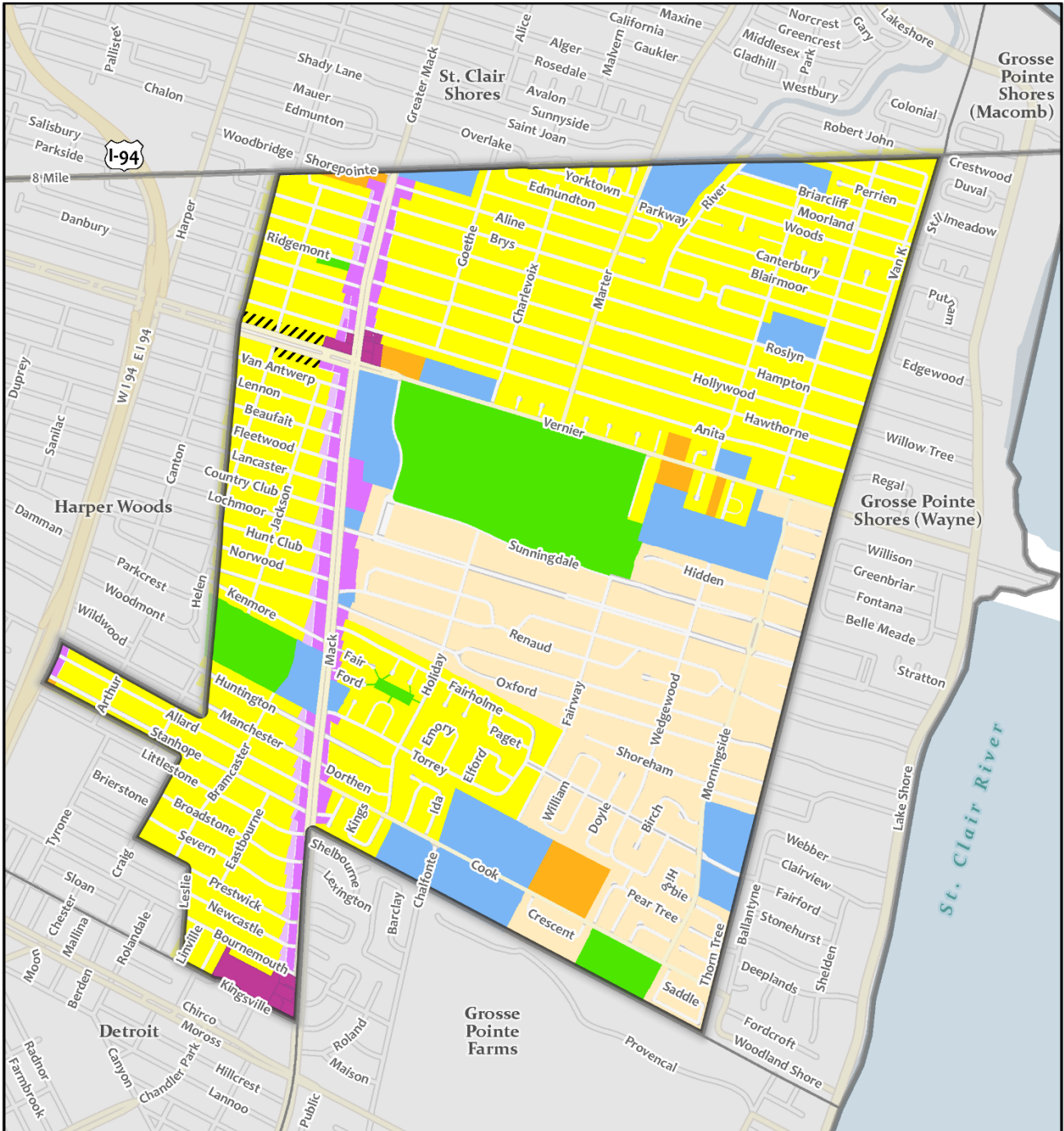
- Single Family Low Density
- ~~City Center/Mixed Use~~ Regional Business
- Single Family Medium Density
- ~~General Business/Mixed Use~~ Corridor Mixed Use
- Two Family
- Institutional
- Planned Multi-Family
- Parks and Recreation
- ~~Office~~ Corridor Mixed Use
- ~~Parking~~ Corridor Mixed Use



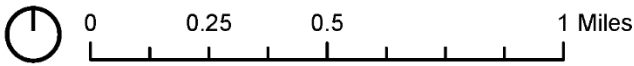
FUTURE LAND USE

GROSSE POINTE WOODS

PROPOSED CHANGES TO 2006 MAP



Data Sources: Future Land Use: Grosse Pointe Woods, Roads: SEMCOG. ©2024 Giffels Webster.



- Single Family Low Density
- Single Family Medium Density
- Two Family
- Planned Multi-Family
- Regional Business
- Institutional
- Parks and Recreation
- Corridor Mixed Use
- Corridor Expansion Area



FUTURE LAND USE

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