

# memorandum

**DATE:** May 22, 2024

**TO:** Grosse Pointe Woods Planning Commission

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

**SUBJECT:** **Study Session Working Draft**

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Thank you for your feedback on the action items survey. We retained all action items in the plan that had a majority of support based on survey responses and added language to the Implementation chapter anticipating that Planning Commission, City Council, and City staff will collaborate annually to identify the action items that should be prioritized for the year ahead (i.e., the implementation matrices are intended as a comprehensive list of strategies that may be taken to accomplish the goals and objectives but may not all be appropriate or feasible in the immediate future).

The following is a list of action items that have been removed from the plan due to limited support from the administration and survey responses, but that commissioners indicated might be helpful to consider for discussion at the study session:

1. Conduct a market analysis study to identify resident needs and market gaps.
2. Create a public/private partnership to develop additional parking lots along Mack Avenue for servicing businesses on Mack Avenue, as needed, including potential development of a parking impact fee. (ED)
3. Consider establishment of a targeted funding program for the Mack Avenue Corridor (e.g., Downtown Development Authority (DDA), tax increment financing (TIF), etc.).
4. Hire a director of economic and/or community development to oversee the City's economic growth.
5. Invest in infrastructure near potential new housing development locations (e.g., improving accessibility features on sidewalks, facilitating public transportation stops, and expanding access to healthcare facilities).

The working draft is attached and has been updated at [this link](#), which also includes a summary of survey responses.

## Next Steps

If the Planning Commission is comfortable with the working draft (pending any changes that may be discussed at the study session on May 28), the commission may make a recommendation to authorize City Council to distribute the draft (once it is updated) at the 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!