

Grosse Pointe Master Plan Update 2012

Public Input Session

April 23, 2012

Thank you for taking the time to participate in the workshop tonight. Your input is important to the future of the City. Please respond to the following questions and leave your questionnaires in the box by the door before you leave tonight:

1. What are the most important issues facing the City?

Retail –fill open spaces

Safety

Traffic

Need to stay vibrant and quaint – welcoming

Long term planning plan for future residents and the changing demographic

Filling the village stores

Crime; empty commercial buildings; lack of financing.

Home/Property Values

Viable “Village Area” with merchants and no empty storefronts

Safety of residents

Police

Property values/taxes

Too much spending!

Land use for Beaumont - much needed parking

Loss of population

Village – how commercial can we get?

How do we get more businesses in

Risk of loss of quality of life

Decline of tax base

Lack of stores, restaurants

Keeping the integrity of our services/assets with a shrinking budget

Filing existing vacancies and consider developments that maximize occupancy

Loss of population

How do we get more businesses in

Maintaining the service levels that initially drew people to the community

Hospital aesthetically pleasing expansion

Village business mix

Funding and getting streets paved

Sunrise property: townhouses – owner occupied – declining revenue.

We’d prefer a Head lee over-ride vs. to a decline in services.

1. Continued What are the most important issues facing the City?

Generate revenue, elevation and consolidation of services

Relationship to the crumbling of dysfunctional City of Detroit with whom we border, issues are leaking into our city; also schools of choice situation.

Creating a vital environment to attract people to move to and economically support the area regarding upscale restaurants.

Increasing size and services of existing hospital. Decreasing tax income

Economic vs. quality of life. Stable City

Need more viable retail. We need \$ making business, that will ensure our tax base.

Need more density in the Village

How to create a community that people want to live in. A place for families, teens, adults and seniors. If there aren't jobs in the City of Detroit, why would people choose to live in Grosse Pointe in large numbers? What makes us a residential draw.

Safety - hotel

Attracting new young families

Empty businesses in Village. Put a hotel in "sunrise". Combine all 5 points, but keep parks separate.

We need business growth in the Village to attract young families.

Retail

Empty businesses in Village

Hospital Zoning vs residential

Keeping the character of the community, keeping safety first in the community, keeping traffic and noise pollution to a minimum.

Loss of property taxes – police moving to Grosse Pointe Park is awful.

Filling the vacant stores

Getting people to understand that business as usual will lead to a slow death. Finding a way to make GP a destination.

Keeping GP core values while realizing it has to change by selecting "Best Alternatives".

Empty buildings in Village.

Lot 2, and Sunrise

Keeping Mack Ave. safe and viable. Fill Borders spot, less vacancy, vibrant Village.

Declining real estate values. Beaumont getting bigger and bigger. Declining sales and declining real estate values, vacant buildings, property owners keeping rent high.

Property values, declining retail.

Providing an atmosphere in the Village that attracts shoppers, diners, walkers and those seeing entertainment.

The trouble filling retail.

Use of existing retail space

1. Continued What are the most important issues facing the City

Maintain character of the downtown and neighborhoods, poor “renovations” of existing structures and mass demolition of homes does not help maintain the character of the city.

Stop Movie theater.

Better code enforcement.

Crime and parking

Maintain residential and commercial property value. Keep Village, Mack, Fisher and Hospital district strong. Enhance “placemaking” asset.

The balance between care of residents and businesses residing within the City is the largest issue in all of the issues presented.

So many vacant businesses in the Village need a greater variety of businesses.

Sustaining quality of life

Village Development – no theater

Hospital Zone contained

Making budget

Filling the empty stores in Village, not disrupting parking in Village

Keeping a good hospital and not have it become a shell like cottage.

Taxes

Loss of revenue from empty stores in village, Mack,

Loss of residential taxes due to Hospital buying homes.

Crime, maintain police and services, DPW.

We need cultural art center.

Traffic and occupancy in the Village, not enough;

increased traffic because of hospital expansion.

Stabilizing population and property Values

2. What are the most important issues facing Grosse Pointe's residential neighborhoods?

Home up keep

Loss of property values

Maintaining family residence

Crime; diminishing city services

Home/property values, increase number of property owners who reside in their own homes i.e. decrease rental

Property taxes

You must look to the future, what will help our city thrive!

Property values

Safety

Horrible streets (pavement is undrivable)

None that I know of – I own a home, no and no issues

Keeping the integrity of our services/assets with a shrinking budget.

Improving value to all Grosse Pointe Real Estate.

The eroding level of city services (e.g. snow removal, etc.)

Commercial trucks (53') encroaching on residential streets. Vacant houses.

Maintaining code, enforcing code

Maintaining the quality of housing stock code enforcement

Maintenance of our infrastructure in the face of shrinking tax revenues. Trying to sustain our property values.

Keeping consistent the high quality of life in our neighborhoods....once that is lost, we will never regain it.

Loss of property values, bringing a level 2 Trauma Center to residential place.

You should preserve the character of Notre Dame. You should focus on the neighborhood first. You should protect the neighborhood. It's about placemaking
Stability, Home values, high taxes.

Lack of zoning to maintain and preserve. Lack of current zoning enforcement.

Maintain value of homes – keep more property residential – not used by 501's that pay no taxes.

Property values/services

Declining property values, renters, foreclosures

Good maintenance, safe streets, beautiful streets. Making the residential areas attractive.

Safety

Lack of effort to change for the better.

We need to attract young families to thrive.

Street quality

There's not consistency in home assessments.

Expansions - -parking – traffic – property values.

2. Continue - What are the most important issues facing Grosse Pointe's residential neighborhoods?

Preserving the quiet neighborhoods

Beaumont pushing out Notre Dame residents for an office building

Making it family-friendly safe.

Declining property values.

No consistent code enforcement to increase property value. BLIGHT, and the city doing nothing about it.

1) Loss of block residents knowing each other more closely, 2) Good schools, but can be 1-2 miles away, 3) Good police.

Crime on Mack and coming from Detroit GPP border.

Crime crossing Mack into the City.

Property values.

Declining real estate values Beaumont getting bigger and bigger.

Lack of amenities, money moving to Oakland County.

Clean streets, basements that don't flood.

Businesses not surviving

Lack of Code enforcement

Stop tearing down houses for parking

Fix roads, more police patrols

Street repair

Reduce foreclosures – keep rental properties in shape. Keep good public safety.

To maintain their community in the manner they feel best.

Good stewardship of the land/property

Re-paved streets

Property values

Filling empty homes

Having parks/places for children/teens to keep busy.

Beaumont

Property update

House values are dropping

Guiding the new model upon us.

Safety, viable business districts.

Stabilizer/property values – increasing values

3. **What are the most important issues facing Grosse Pointe businesses?**

Expand

Customers

Big box competition

Enough customers

High rents; crime; lack of sufficient parking

Empty storefronts unrealistic expectation by property owners (retail area) for \$/sq. ft. retail space overcharging and loss of retail businesses.

Not enough in Village

Rents too high

No customers – need some changes, new life, and new things to attract people (young to old)

Traffic into businesses – enough

Empty storefronts

High rents, parking fees

Keeping in business in a trying economy

Rents making it very difficult for small business survive.

Just getting customers...parking and city infrastructure are not hindrances

No public transit. No enough younger residents

Staying in business

Increase foot traffic into the stores/businesses. Hire a promoter to fill the empty building spaces. Is the property owner of the old Jacobson's building actively trying to fill the building?

Increasing density and variety. Unified promotion/ lack of involvement by nationals

Lack of customers and the hospital has been working in cutting down on residents by buying up homes.

Lack of draw to attract customers, a total business community needs a variety of high-end enterprises to entice customers to come.

Not enough shoppers

High taxes, economics of businesses, rates too high.

They don't appeal to the residential.

Loss of foot traffic.

Lack of population density/upscale neighborhoods/to support retail

Getting steady customers – both from the City and the surrounding region.

A good mix of business that bring customers to each other.

G. P. people not shopping local.

Expensive rent and lack of parking

Aging population

Fill "Borders" first. "Inn" rather than a hotel.

3. Continued - **What are the most important issues facing Grosse Pointe businesses?**

Vacant stores, high parking costs.

Making sure there is adequate parking

Loss of businesses in the Village. Put offices in Village for Beaumont and park in the \$1,000,000 parking garage – more money for police.

Getting residents to shop in the Village.

For some it's proximity of parking. For others it is getting enough people to buy their products/services in order to stay open.

Need more GP residents to shop in GP for most everything, 30-90 min parking too expensive, how to get a viable profitable business.

People head to malls with free parking.

Staying viable, profitable, keeping loyal customers

Declining sales and declining real estate values, vacant buildings, property owners keeping rent high.

No demand, decreasing viable trade area/radius.

Service that is customer based. With necessary support from the City.

Rent too high.

Providing goods and services to local neighborhoods.

Fill vacancies in existing buildings

Foot traffic

Lower Cost, more convenient parking, mix of user, foot traffic

To have the ability to survive and grow in this present market, especially for the hospital.

Filling vacancies

Remaining viable in this economy.

Parking too expensive

Meeting the needs of residents

Remaining in Business

Lack of customers – how can we help them.

Clients

Rentals are too high in Village so business can't afford to rent in Village or Mack.

No more theaters

Need some foot traffic

Traffic counts too low for retail operations

Full occupancy of all retail space

4. **What is the most important transportation/traffic issues facing Grosse Pointe residents?**

Hospital. Has no major/collector roads leading to it.

None

Insufficient parking

Bad roads

Mack Ave. street condition (Wayne Co.)

Hospital and high school parking problems

None known

Repaving Mack Avenue! I know it's a county road

Parking sufficiency

Large truck routing

Maybe need more one-way streets to relieve congestion

Mark and enforce "no U turns in all three blocks of Kercheval.

Road repair – Fisher Road. Basically pretty good overall

Unaware of them

Not much of a problem now!

Increased traffic around hospital if expansion goes forward.

Beaumont parking/access=egress for trucks village and heavy trucks

None

Parking that is convenient is clearly essential.

Too many large trucks on small streets.

Hospital traffic could be diverted to Jefferson.

Senior shuttle, Cadieux and Kercheval

Kroger truck traffic needs to be kept on track. Traffic sometimes gets tricky near

Maire at school passing time. This could be addressed.

Don't put a movie theater on lot 2 as it will draw too much traffic from outside the Grosse Pointes, in turn will increase crime, pollution, noise, and decrease safety and further cramp parking.

Cadieux backup now. Worst-case scenario Cadieux gets worse. Trucks come from I-94 down Cadieux.

Narrow streets leading into a vibrant village.

Leadership needs to encourage the "walking" community.

Very few traffic, traffic lights should just blink in obvious slow times. Good bus transportation to city – large bus systems and then transfers.

Not sure

None

Stop light at Neff and Kercheval

No theater (movie). Light or 4 Way stop at Neff and Kercheval.

4. Continued. **What is the most important transportation/traffic issues facing Grosse Pointe residents?**

Lack of regular public transportation

Narrow Streets in heavy traffic area. Pedestrian safety in extended Village

Control speeding

Parking for select businesses

Heavy traffic on Cadieux.

Parking

Problematic parking

Too many semi-trucks on Notre Dame

Traffic enforcement

Trucks in the Village go too fast, particularly around corners.

Place for bikers

Hospital traffic

Increase in traffic with the increase in size of the hospital and the removal of parking on Cadieux.

Repave

No movie house

Commercial truck traffic on two-lane residential streets.

Need more traffic (pedestrian) in the Village.

5. **What should be the highest priority with regard to maintaining or upgrading Grosse Pointe's public facilities?**

Safety, clean successful business that can add to the community spirit

Continuing the excellent facilities

Cut down on crime

Parks especially lakefront

Keeping neighbor safe, schools good, attract growth in this day and age. Need updating

Maintain tax base

Keeping the park up – Maintaining areas businesses

Making sure use matches Community Values and Goals

Maintaining road surfaces and sewerage

Repair deteriorated roads, streets too narrow for traffic

Get a hall that can be rented by residents for family gatherings

Safety. A cinema may be viable at the onset. As time passes, I believe fewer local residents will patronize it.

Grounds maintenance and building housekeeping, acquiring more property for Neff Park.

Maintain our current level of understanding values even if it means increasing taxes.

People that value this will pay and should be given this option.

That they have an artistic/aesthetic consideration so they are harmonious with a Village...not like the stonewall on Kercehval and St. Clair.

Neff Park

Fix things up – looks run down

Affordable, dependable service and maintenance

Integration of fifty new building with existing homes

Enough tax \$ to do it well.

The hospital needs to grow for the community to thrive.

Streets+

Maintaining community of Quaint quiet residence

Making sure a movie theater does not come into the City.

Neff Park looks just great. No changes. Keep the public safety dept. here!

Our parks

Parks and green areas are so few, we need to maintain them to continue the quality of life in GP.

Village, the city does NOTHING the Village is dirty, paint flaking, gum on sidewalk, just filthy.

Keep all waterfront parks open for boating/walking. All should have sprinkle parks and wading, etc. Have only 2 parks fully open for pool/swimming. Stagger park times so that usage justifies cost.

Keeping our own police dept.

Keeping facilities high quality, well run, efficient.

5. Continued - **What should be the highest priority with regard to maintaining or upgrading Grosse Pointe's public facilities?**

Cleanliness, signage. Keep the park activities. Chris H. is doing a great job.

Keep the standards high.

More dog friendly facilities. Dog owners pay taxes too.

Police and Fire

Streets and 2 Lots

Waterfront park

Infrastructure

Considering having fire/police/EMS merge with all the 5 points.

Residents have opinions but don't own commercial property.

Water, electricity, street surfaces

Dog run

Taxpayers

Repave some streets

Neff Park is our biggest asset and must continue to be properly maintained.

Merge all public safety.

6. **What do you think was the most important issue to come out of tonight's meeting?**

People care about their community

What we do not want to do

Future of Grosse Pointe. Long-range planning that makes sense

Most concerned were people around Bond Secours – losing great home is not such a great idea. However, a viable Village is more important from a long-term point of view.

Listen to citizens

We need to get with the time and grow and change to meet our times!

Multiple issues – we need background info.

Sunrise Site

Residents want to maintain tax base

There are a lot of opinions! I'm glad the city is willing to listen.

A lot of passion on Notre Dame regarding Beaumont

A few loud people dominate the meeting and derail discussion

Build a modern and cool hotel and the fact that the residents had a say so in the business plan

Boutique hotels or Bed and Breakfast would be good. Low profile, not 4-5 stores.

We have the opportunity to enhance our community, we must choose carefully. Even if it ruffles some feathers the "status quo" may end up making our community obsolete if we refuse to be innovative. Thank you.

That we can be heard. That nothing proceeds without community input.

The hospital district needs to be carefully addressed.

No theatre, development with low height – better, healthcare dist. not oppositions

Allowing people their point of view to be expressed. Listening forum

Maintaining the residential nature of the city. Making sure we don't lose additional properties and taxes they generate.

Density in the Village.

There needs to be more discussion of how to increase retail traffic – increase occupancy of existing storefronts and create new attractions.

Parking for business

Lack of young people at meeting

Put a hotel at sunrise

We have so many older people at this meeting and speaking their mind – but we need to hear from young families – can we survey?

6. Continued **What do you think was the most important issue to come out of tonight's meeting?**

Uninformed residents

Community involvement

That 42% strongly dislike the idea of a movie theater and more than 50% total dislike the movie theater idea generally.

Zoning hospital district. Don't let Beaumont build any more buildings and reinforce present parking – no higher.

Do not develop Lot 2. Leave it as parking.

Find a way to develop healthcare district. (I was in another breakout section)

Need to insist on time for final statistics promised in opening.

Need to fill present buildings. What about Borders for weddings, etc.

Village redevelopment / filling vacancies.

People's complete lack of ability to look at the bigger picture. Grosse Pointe losing its allure.

Reworking the Village

I think filling existing vacancies.

Property owners must be more informed.

Interest of citizens in future plans

Health care district MUST be formed without NIMBY self interest ruling. Foot traffic mixes needed in Village.

To see the bimodal distribution of opinions on many issues. The council will not please all residents and businesses.

Expansion of Beaumont.

Would love 1 or 2 screen movie theater. Not 8 screen. Private to the Pointes, like the parks, controlled, maybe part of the Cultural Art Center in Lot 2.

Healthcare zone and its parking.

Hospital zone containment

Open discussion about hospital

Lot 2 is a parking lot – not an empty lot to be developed. Fill what we have.

Many people care about Grosse Pointe City

People do not want change

That everyone disagrees.

Input was good, need ample parking

We need a cultural arts center.

City Council does an inadequate job of communicating with residents.

Maintaining Lot 2 as parking, zone Sunrise for a hotel.

7. What other issue do you think should be addressed in the Master Plan?

People need to understand more of what's to be expected with each plan, what would be the offering and services to community.

Form based code more important than use.

Vibrancy of the Village

Grosse Pointe Theater's proposal

No Movie Theater- no buildings too tall loss of parking, prefer surface parking to a downtown with a lot of parking structures. Most people want the parking structure, less safe feeling and overwhelming in our modest "village".

Good Job!

Stop lights – Neff & Kercheval, Charlevoix & St. Clair

Roads

Must start to move ahead with the times. If we build it they will come... more people from ___ drive to Birmingham, Royal Oak, Partridge Creek, Somerset to shop, eat, stroll, etc.

Do not build a movie theater.

We didn't discuss public safety issues, such as consolidation.

Borders: divide it up need more restaurant, need dental office. Hickeys: need a vision shop

MP should include an effort to bring in large new projects. As well as develop a more aggressive recruitment plan for existing spaces. Both – not one or the other
I'm at the meeting because I live on Notre Dame, near the hospital, not across from residential, which seems to be the focus of rezoning efforts, which will completely change the nature of my circumstances.

Height restrictions, Rochester (light) vs. Birmingham (dark), Santé Fe has limited height.

Walk-ability

No separate zoning for hospitals

How Grosse Pointe is a family area, good for all ages.

Use Borders small movie theatre (like Main, Art Shealer in Royal Oak and not a multiplex.

Change can be good. As I get older (now 63) I appreciate not having to travel far for what I need or do (movies, restaurants, etc.)

If there is a major crime call in the state police immediately.

Read the book Thrive, particularly lessons in Thriving by National geographic.

Hospital zone, best use of vacant space, flexible rules to promote balance.

I feel it's extremely important that we always have a public school in our city.

Continue dialogue.

7. Continued - **What other issue do you think should be addressed in the Master Plan?**

Put a small luxury hotel on lot 2 and townhouses or condos of a luxury variety on the sunrise lot.

Keep public safety in the city.

Making it fun to go to the Village. Roasted chestnuts, a cappuccino cart ice cream on the street, outdoor cafes.

Consider 2 hours of free parking in business districts. (Birmingham)

More activities in the park system that make money. Dealing with foreclosed houses.

More code enforcement or new code enforcement to prevent BLIGHT.

1st step: identify specific "4 story large buildings "any use" areas vs. "small business", small hotel, limit of two stories, etc. Fisher Rd. parking. Limit of school student parking during business hours.

Bringing new business in.

Keep Big Box store development out of the Village.

Taxes

Improving Mack and Fisher. Continue, improving and developing Village. Health Care supported and medical utilities someplace.

What to do with houses now owned by banks and are vacant.

Look at vacant (Sterling) land on St. Clair behind CVS for medical office building.

The Village must remain viable and we must work with the vendors to make an atmosphere they want to remain in.

Need to give examples of what Beaumont would do – I think there is fear of the unknown when Beaumont has only had the best interest of the neighborhood.

Taxable property.

Put Professional Building for hospital in vacant building in Village or on St. Clair. Let people park in parking garage.

Parking rates too high, feels like Birmingham.

I want to see a Cultural Arts Center

Improved facility for trash and garbage in the Village.