



## AGENDA - Tax Increment Finance Authority

DATE: October 17, 2023 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
  - I. Approval of July 13, 2023 Meeting Minutes
- IV. Public Comment
- V. Unfinished Business
  - I. Streetscape Concept Presentation and Review
- VI. New Business
- VII. Adjournment

**Public Comment:** Public Comments are limited to three minutes.

**Live Stream:** The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chairman Hughes.

**ROLL CALL**

The following were present: Anton, Chamberlain, King-Piepenbrok, Mullen, Robson, Tompkins, and Chairman Hughes.

Also present: Warren Rothe, TIFA Director and Assistant City Manager; and Kevin Kilby, TIFA Attorney.

Excused Absence: Vice-Chair Ralstrom, Cousineau, Distel, Secord

**APPROVAL OF MEETING MINUTES:  
APPROVAL OF MAY 04, 2023 MINUTES**

Motion by Tompkins, seconded by King-Piepenbrok, to approve the May 4, 2023 minutes.

AYES: Anton, Chamberlain, King-Piepenbrok, Mullen, Robson, Tompkins, and Chairman Hughes.

NAYS: None

**PUBLIC COMMENT**

No public comments were made.

Motion by Chairman Hughes, seconded by Tompkins, to move New Business Item II to the next agenda item.

AYES: Anton, Chamberlain, King-Piepenbrok, Mullen, Robson, Tompkins, and Chairman Hughes.

NAYS: None

**NEW BUSINESS:  
AUTHORIZE AGREEMENT WITH GROSSE POINTE PARK BUSINESS ASSOCIATION  
FUNDING REQUEST**

Motion by Chairman Hughes, seconded by Anton, to approve the funding request of \$25,000 to the Grosse Pointe Park Business Association and have Attorney Kilby prepare an agreement for said transaction.

AYES: Anton, Chamberlain, King-Piepenbrok, Mullen, Robson, Tompkins, and Chairman Hughes.

NAYS: None

**UNFINISHED BUSINESS:  
UPDATE ON POINTE HARDWARE LOT BIDS**

Director Rothe reported that bids received for the lot behind Pointe Hardware exceeded TIFA's available resources and the project will be rebid at a later date.

**NEW BUSINESS:  
APPROVE PROPOSAL FOR STREETScape CONCEPTUAL ENGINEERING**

Motion by Anton, seconded by Mullen, to approve the Conceptual Streetscape Engineering Proposal from OHM Advisors.

AYES: Anton, Chamberlain, King-Piepenbrok, Mullen, Robson, Tompkins, and Chairman Hughes.

NAYS: None

**ADJOURNMENT**

Motion by Mullen, seconded by Chamberlain, to adjourn the meeting.

AYES: Anton, Chamberlain, Cousineau, Distel, King-Piepenbrok, Mullen, Robson, Secord, Tompkins, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

With no further business, the meeting adjourned at 7:31.

DRAFT PENDING APPROVAL



**KERCHEVAL & CHARLEVOIX BUSINESS DISTRICTS STREETScape PLAN**

10/17/2023

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# AGENDA

Today's Objective:  
Provide a project update and garner feedback from TIFA Board and Residents.

- Project Overview
- Community Engagement
- Opportunities Identified
- Conceptual Recommendations
- Questions & Discussion

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# PROJECT OVERVIEW



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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## STUDY AREA



*Kercheval*



*Charlevoix*



*Kercheval Ave. and Charlevoix St. Streetscape Plan*




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# PROJECT PURPOSE

## STREETSCAPE PLAN

The purpose of the Plan is to assist the City and the TIFA in creating a vision and actionable framework for the Kercheval & Charlevoix Business districts by considering past work, community sentiment, and staff guidance.

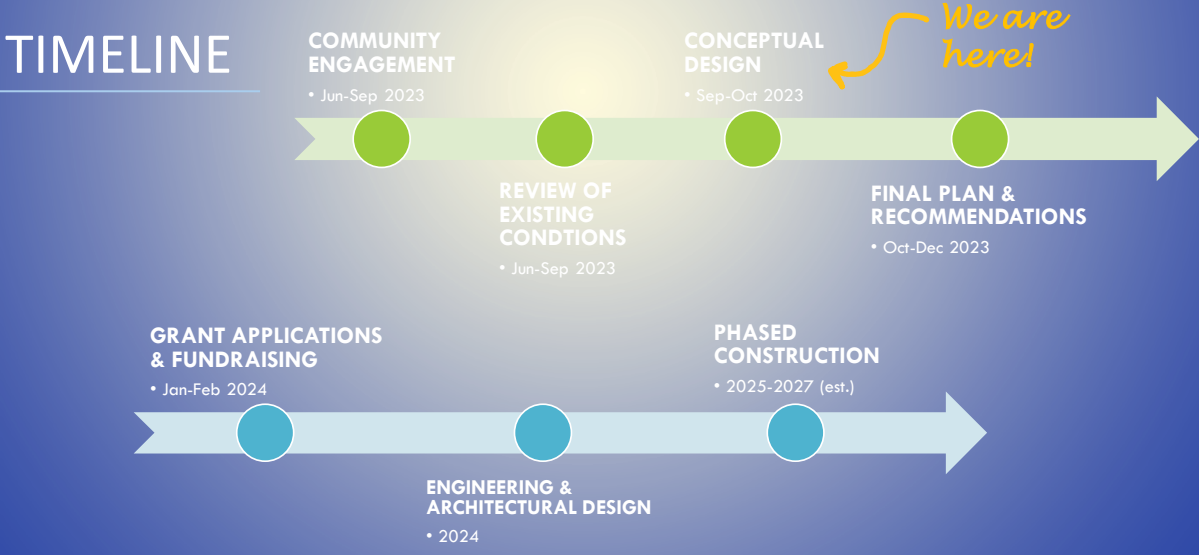


*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# TIMELINE



**COMMUNITY ENGAGEMENT**  
• Jun-Sep 2023

**REVIEW OF EXISTING CONDITIONS**  
• Jun-Sep 2023

**CONCEPTUAL DESIGN**  
• Sep-Oct 2023


*We are here!*

**FINAL PLAN & RECOMMENDATIONS**  
• Oct-Dec 2023


**GRANT APPLICATIONS & FUNDRAISING**  
• Jan-Feb 2024

**ENGINEERING & ARCHITECTURAL DESIGN**  
• 2024

**PHASED CONSTRUCTION**  
• 2025-2027 (est.)



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# COMMUNITY ENGAGEMENT



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# Streetscape Amenities



Type of Amenity	# of Votes
Festive Street (Curb-less)	59
Sidewalk Dining	52
Street Trees & Landscaping	40
Improved & Safer Crosswalks	39
Small Pocket Park	39
Public Art & Gateways	28
Bike Lanes (On-Street)	25
Street Furnishings	21
Street Lighting	13
On-Street Parking	10
Wayfinding/Signage	6
Decorative Pavement	2



Kercheval Ave. and Charlevoix St. Streetscape Plan



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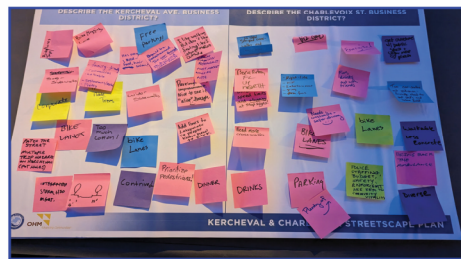
# Business District Identity

## Kercheval

- Emphasis on free parking
- Suggestion to pedestrianize the area due to car focus
- Call for safe sidewalks
- Desire for more noble trees
- Noted attributes: family-friendly, walkable, diverse restaurants and retail
- Request for bike lanes and wider sidewalks
- Appreciation for available amenities such as food and hair salons
- Suggestion for a mix of restaurants and a market
- Additional mention of bike lanes
- Described as somewhat contrived
- Mention of bike/jogging lanes
- Reference to corporate presence
- Enjoyment of dining experiences
- Parking improvement suggested, noted lively atmosphere
- Call for clear parking lines on Lakepointe
- Advocacy for pedestrian prioritization
- Desire for improved street atmosphere during meals
- Recommendation for wider sidewalks with trees and integrated stormwater management

## Charlevoix

- Diverse atmosphere
- Call to restore ambulance service
- Concerns about police staffing, budget, safety, and enforcement
- Emphasis on bike lanes for improved mobility
- Need for crosswalks and safer driving conditions
- Parking availability noted
- Enjoyment of socializing with friends, drinks, and fun
- Mention of nightlife, entertainment, and being hip
- Desire for more crosswalks and better enforcement of traffic rules
- Reference to Boca Raton, FL, and a comparison to the "Up North" vibe
- Gritty yet fun atmosphere
- Feedback on the district's car-centric nature, advocating for pedestrian and cyclist prioritization
- Request for striped crosswalks and increased traffic enforcement
- Energized environment
- Home update business presence observed



Kercheval Ave. and Charlevoix St. Streetscape Plan



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## Which Design Style Do You Prefer for the Charlevoix St. Business District

WHICH DESIGN STYLE DO YOU MOST PREFER FOR THE CHARLEVOIX ST. BUSINESS DISTRICT?

CLASSIC <small>TRADITIONAL, CLASSIC, WELCOMING</small>	COARSE <small>NATURAL, FUNCTIONAL, TEXTURED</small>	CONTEMPORARY <small>CREATIVE, COLORFUL, FRESH</small>
PLACE A STICKER HERE IF YOU PREFER A CLASSIC STYLE	PLACE A STICKER HERE IF YOU PREFER A COARSE STYLE	PLACE A STICKER HERE IF YOU PREFER A CONTEMPORARY STYLE

KERCHEVAL & CHARLEVOIX STREETScape PLAN

Design Style	# of Votes
Classic	<b>20</b>
Coarse	<b>14</b>
Contemporary	<b>7</b>

Kercheval Ave. and Charlevoix St. Streetscape Plan

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<b>CLASSIC</b> HISTORIC/CHARMING/WELCOMING	<b>COARSE</b> NATURAL/FUNCTIONAL/TEXTURED	<b>CONTEMPORARY</b> CREATIVE/COLORFUL/FRIENDLY
20	14	7



*Kercheval Ave. and Charlevoix St. Streetscape Plan*




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# PUBLIC SURVEY RESULTS

*Kercheval Ave. and Charlevoix St. Streetscape Plan*

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# PUBLIC SURVEY

- Flyers distributed at:
  - Kercheval After 6
  - Charlevoix Street Party
- Posted to Social Media on Sep 15
- Closed on Oct 2
- 119 Responses

### TAKE THE SURVEY!

KERCHEVAL & CHARLEVOIX STREETSCAPE PLAN

**We want to hear from you! Your feedback is needed to help inform streetscape improvements in the Kercheval and Charlevoix Business Districts**

Kercheval

Charlevoix

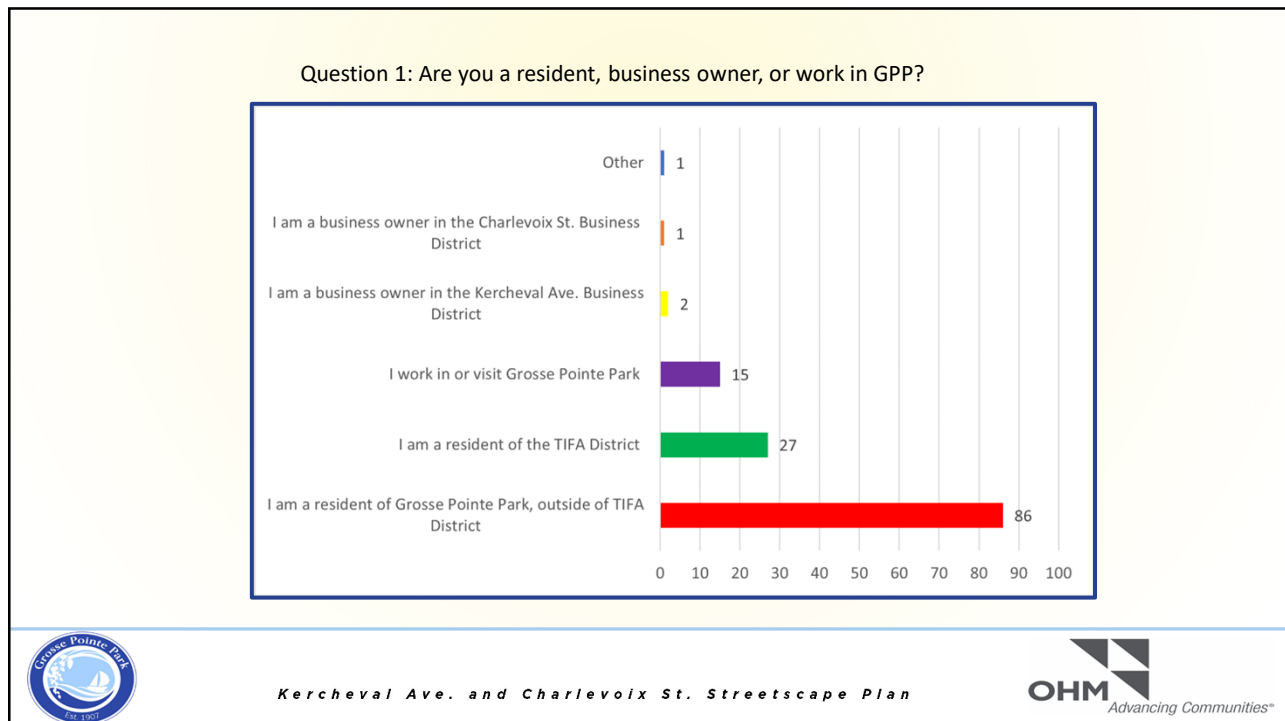
Participate in our quick online survey by scanning the QR Code or visiting <https://arcg.is/OGKbbe1>

Scan Me!

### TAKE THE SURVEY!

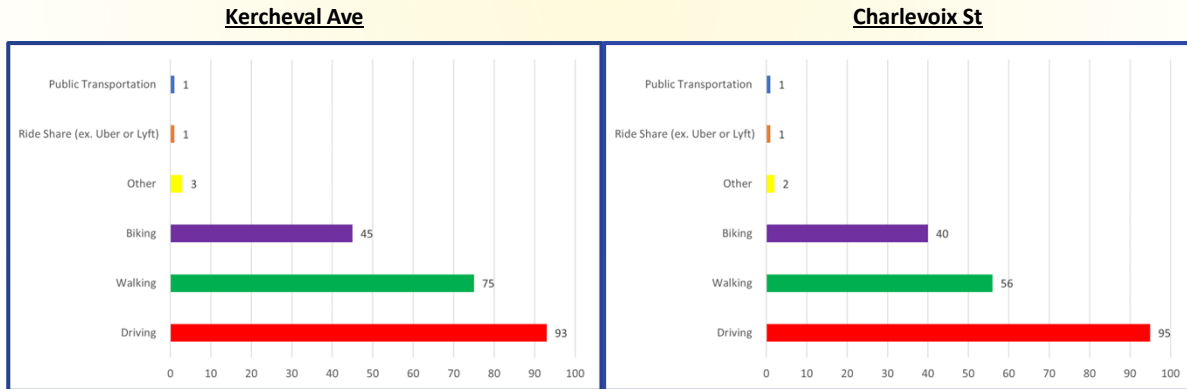
Kercheval Ave. and Charlevoix St. Streetscape Plan

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Question 2 & 3: How do you typically access the businesses?

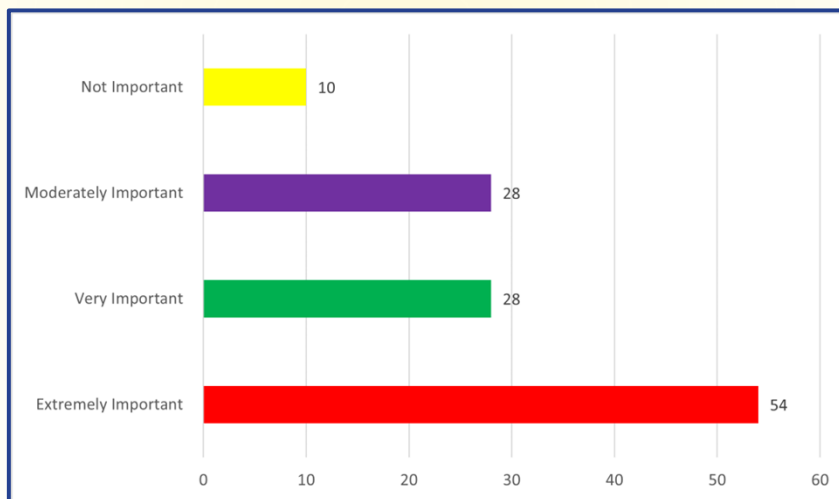


*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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Question 4: How important is it to have green stormwater infrastructure in the streetscape designs?

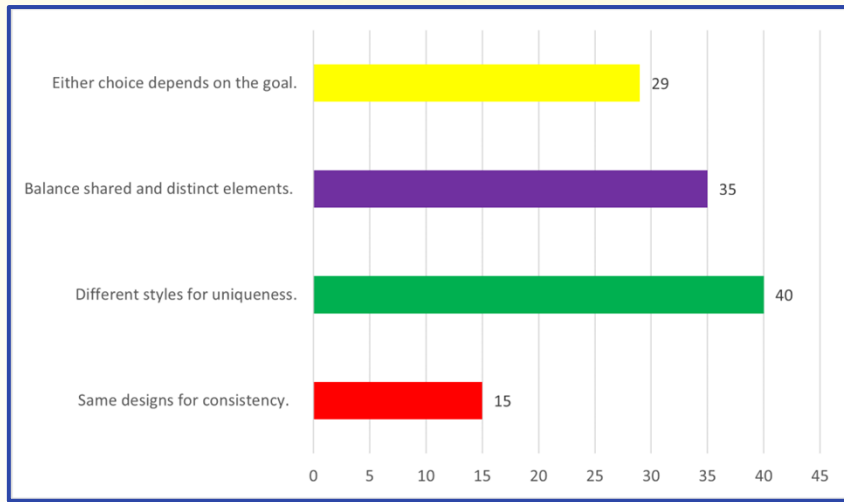


*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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Question 5: Should the Kercheval Ave. Business District and Charlevoix St. Business District share **similar design** elements for a cohesive look, **or** should they have **distinct styles** to create two unique areas?

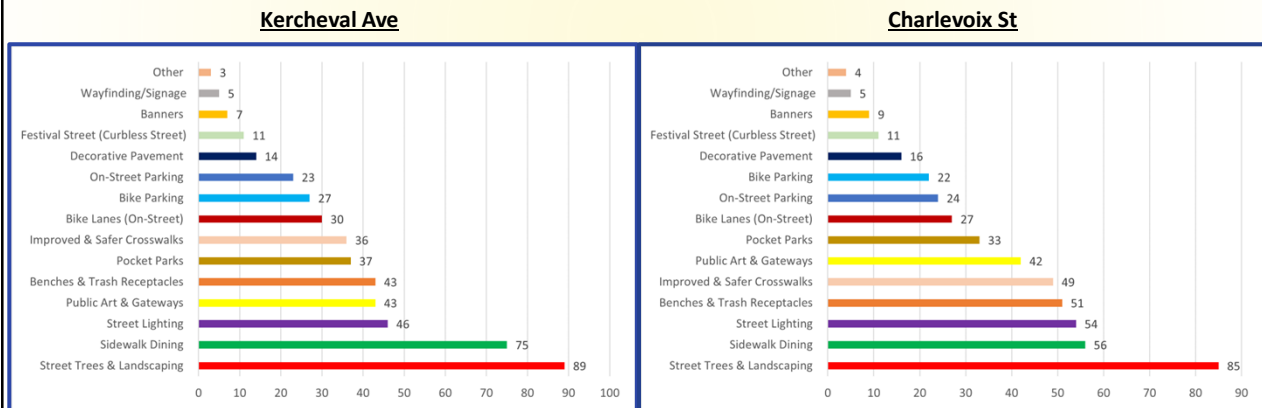


Kercheval Ave. and Charlevoix St. Streetscape Plan



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Questions 7 & 9: Which top four **streetscape elements** would you like to see?



Kercheval Ave. and Charlevoix St. Streetscape Plan



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Question 10: What potential **opportunities** and **challenges** do you foresee in implementing streetscape enhancements in the Kercheval Ave. and Charlevoix St. Business Districts?

### CHALLENGES


- **Physical**
  - Limited Space
  - Parking
  - Vehicle Speeds & Visibility
- **Management**
  - Construction Timeline
  - Maintenance
  - Cost
- **Business Responsibilities**
  - Filling Inactive Storefronts
  - Business Diversity & Hours
  - Maintaining Properties

### OPPORTUNITIES

- **Vibrancy & Business Patronage**
  - Pedestrian-Friendly Infrastructure
  - Beautification
  - Expanding Shopping & Dining Options
- **Engaging with Neighbors**
  - More Festivals & Events
  - Outdoor Dining
  - Public Spaces



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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## PROJECT GOALS



**Streets for People** Provide public infrastructure that is comfortable and safe for all people.



**Community Spaces** Provide opportunities for interactions and gatherings with our friends and neighbors.



**Destination** Create districts that are uniquely Grosse Pointe Park.



**Strong Businesses** Invest in the City's business districts to support existing businesses and attract new businesses.



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# OPPORTUNITIES IDENTIFIED




*Kercheval Ave. and Charlevoix St. Streetscape Plan*




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# REVIEW OF EXISTING CONDITIONS

Documents	<ul style="list-style-type: none"><li>• 2022 Grosse Pointe Park Master Plan</li><li>• TIFA Tax Increment Finance and Development Plan</li><li>• 2021 Parking Study</li><li>• Draft 2023 Grosse Pointe Park Zoning Ordinance</li></ul>
Base Mapping	<ul style="list-style-type: none"><li>• Road Limits</li><li>• Utilities</li><li>• Parcel Information</li></ul>
Field Data	<ul style="list-style-type: none"><li>• Traffic Data</li><li>• Infrastructure Condition</li><li>• Existing Amenities</li></ul>



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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## NON-MOTORIZED MOBILITY CONSIDERATIONS

- Widen Sidewalks
- Paint Crosswalks
- Include Wayfinding Signage
- Improve Bicycle Access
- Bus Stops



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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## SAFETY & ACCESSIBILITY

- Provide Barrier Free Access to All Sidewalks
  - Remove Obstructions
  - Upgrade Sidewalk Ramps
- Traffic Calming Measures
  - Bumpouts
  - Raised Crosswalks
- Sight Distance and 4-Way Stops on Charlevoix
- Wayburn Roundabout
  - Traffic Signs
  - Lighting
  - Gateway Feature



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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## VEHICLE CONSIDERATIONS

- Wayfinding to Parking Lots
- Update Pay Meters on Kercheval
- Paint Parking Spots on Charlevoix
- Modify Roundabout to Allow Larger Vehicles



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## PHYSICAL CONDITIONS

- Repair or Replace Sidewalks and Roads
- Replace Trees on Charlevoix
- Update Planting Beds
  - Consistent Planting Scheme
  - Manageable Size to Maintain
  - Irrigation
- Green Stormwater Infrastructure
  - Planting Beds
  - Permeable Pavers



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# CHARACTER AND IDENTITY

- Update and Match Style of Benches, Trash Receptacles, etc.
- Decorative Pavements
- Sidewalk Dining
- Intentional Gathering Spaces
- Provide a Distinct Identity for Charlevoix while balancing core characteristics from Kercheval



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# CONCEPTUAL RECOMMENDATIONS



*Kercheval Ave. and Charlevoix St. Streetscape Plan*



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# PROJECT GOALS

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**Streets for People**

Provide public infrastructure that is comfortable and safe for all people.
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**Community Spaces**

Provide opportunities for interactions and gatherings with our friends and neighbors.
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**Destination**

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- 
**Strong Businesses**

Invest in the City's business districts to support existing businesses and attract new businesses.



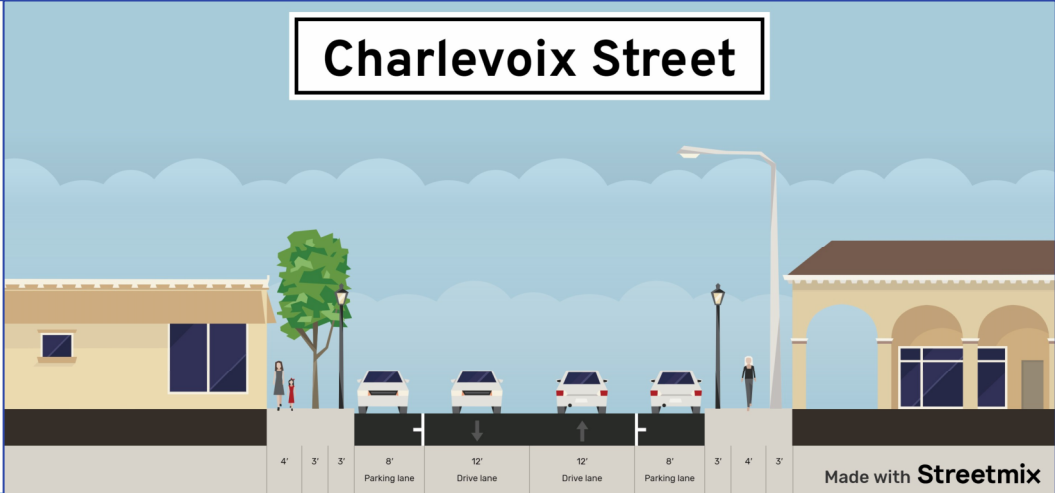
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# EXISTING CROSS SECTION


## Charlevoix Street



Made with **Streetmix**

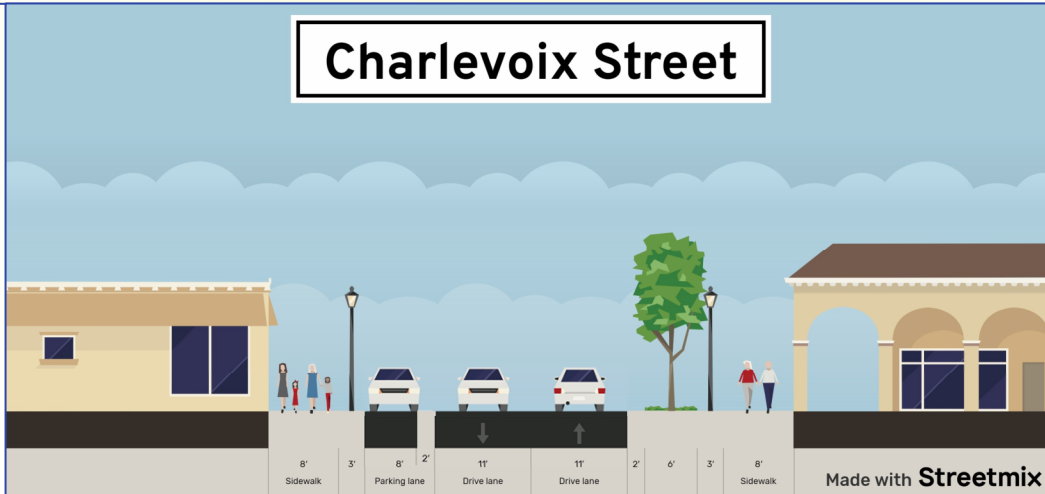


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# PROPOSED CROSS SECTION



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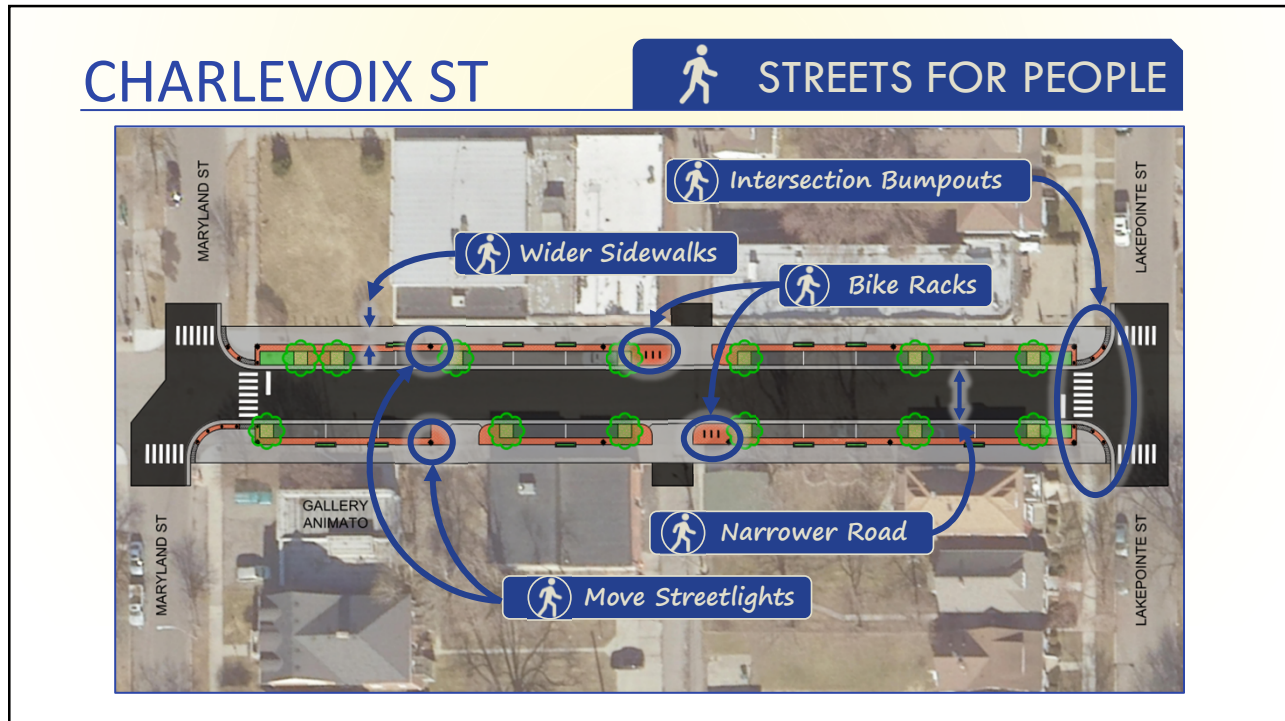


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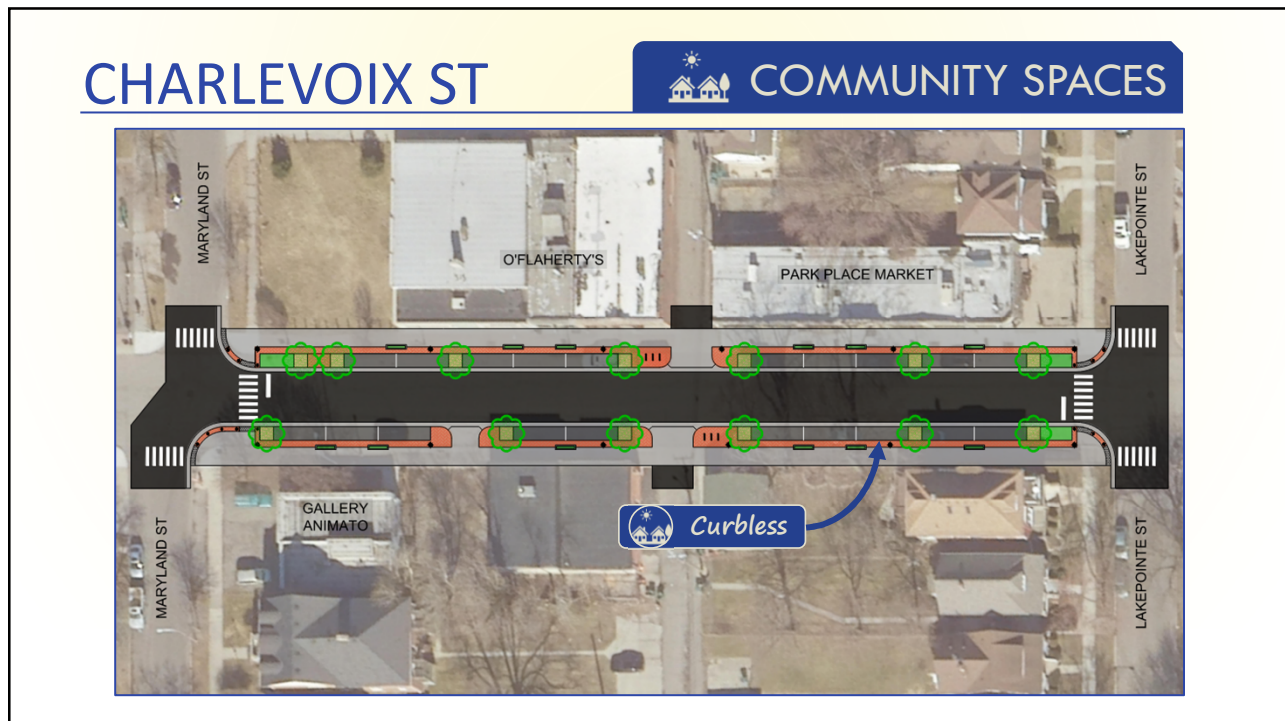
## CURBLESS STREET



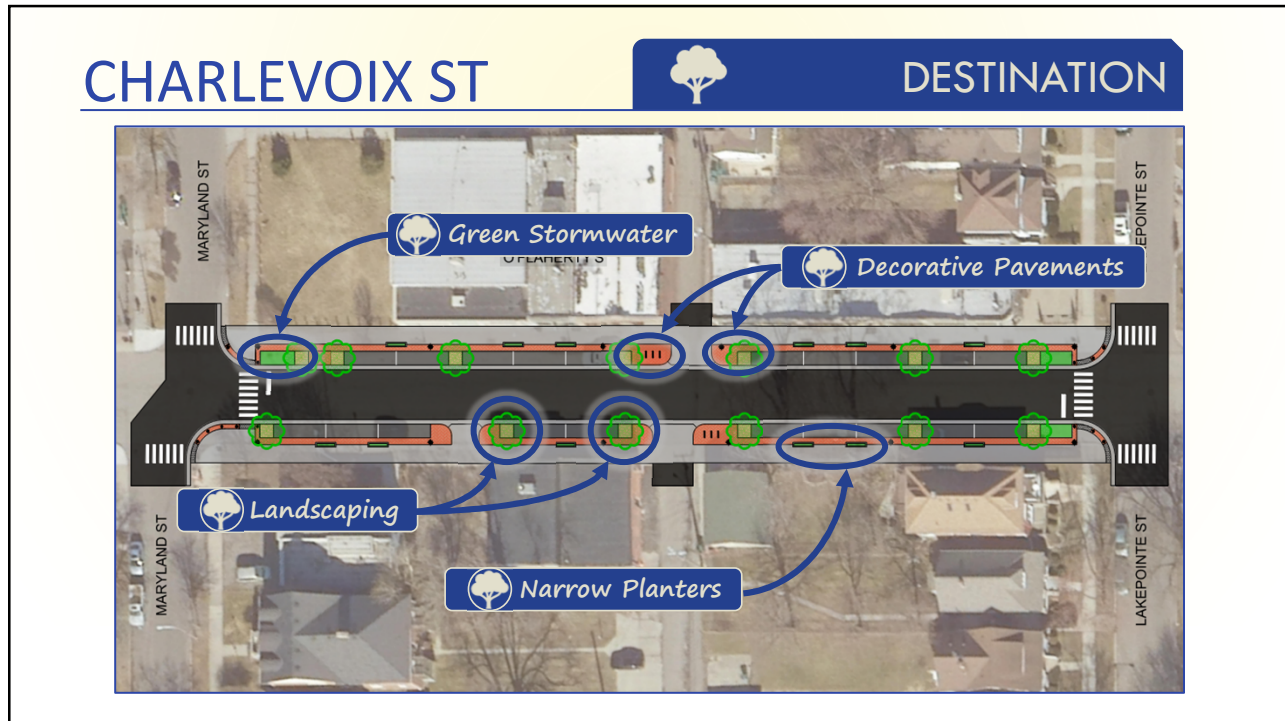
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# CHARLEVOIX SUMMARY

Curbless

Widen Sidewalks and Remove Obstructions

Narrow Road and Short Crosswalks

More Trees and Greenery

\$2 to 4 Million



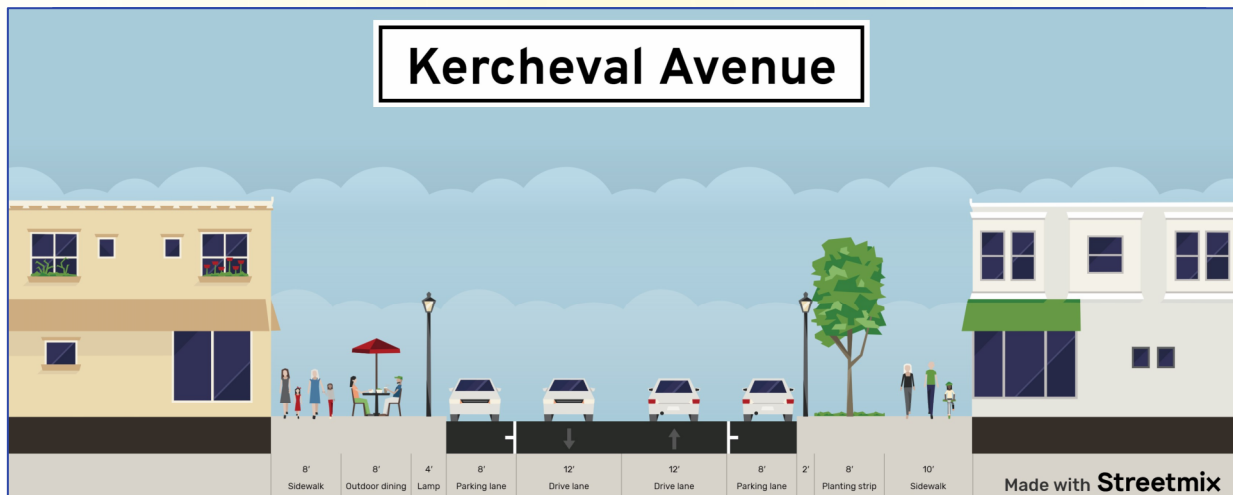
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# EXISTING CROSS SECTION

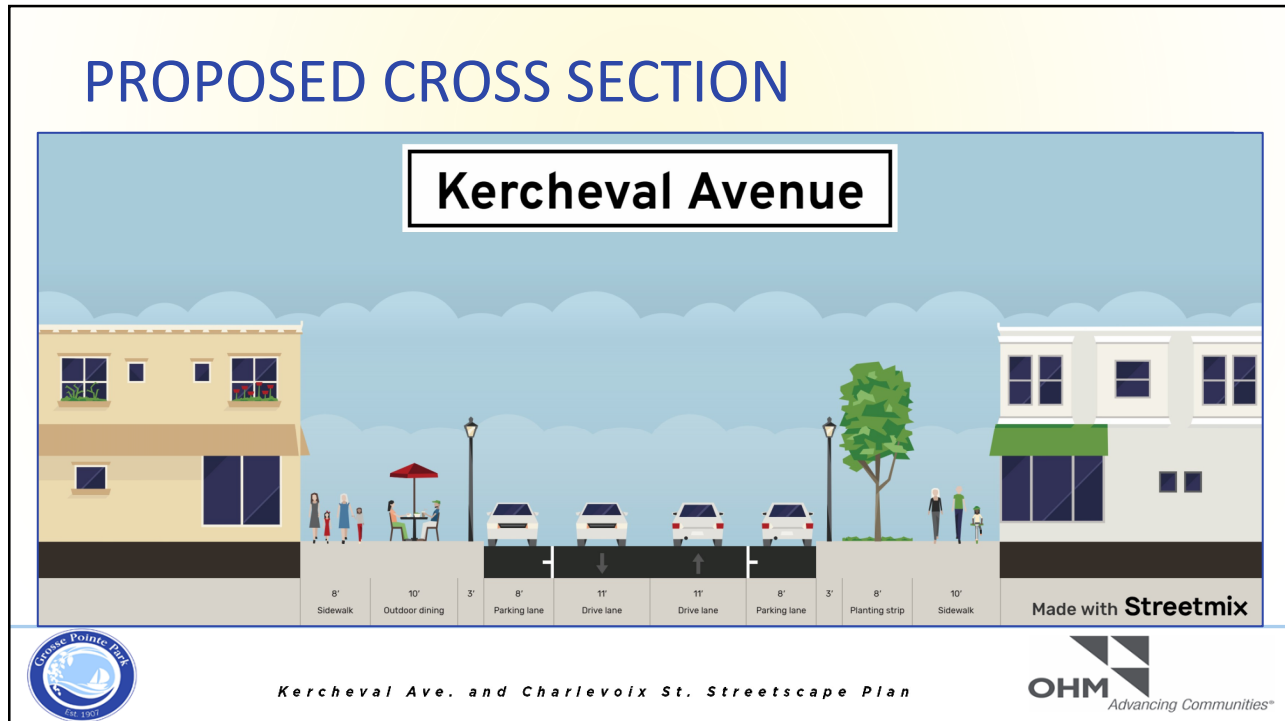
## Kercheval Avenue



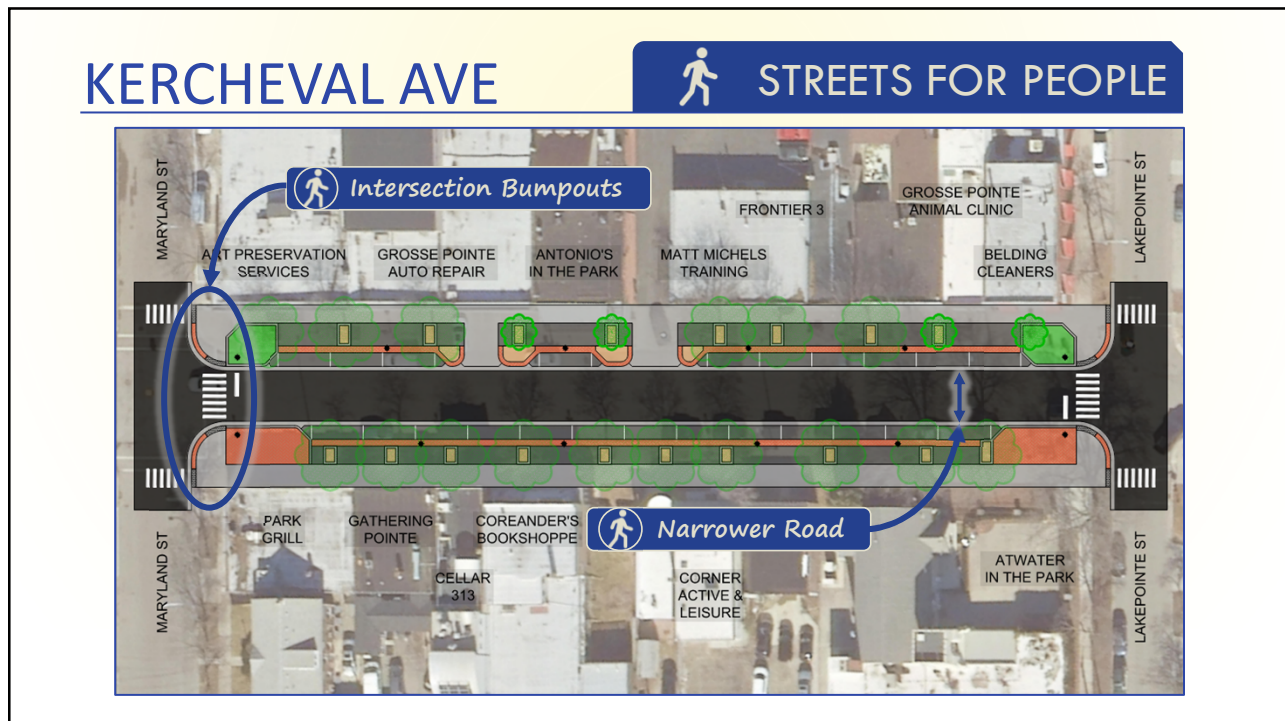
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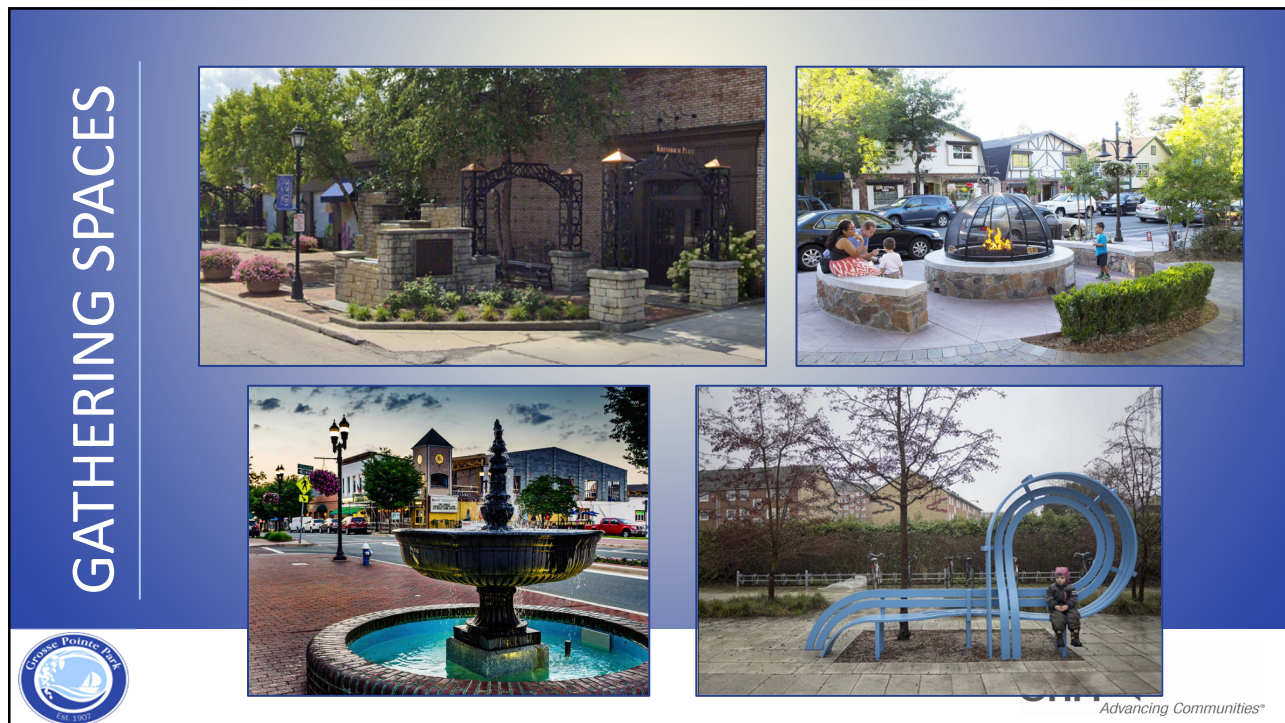
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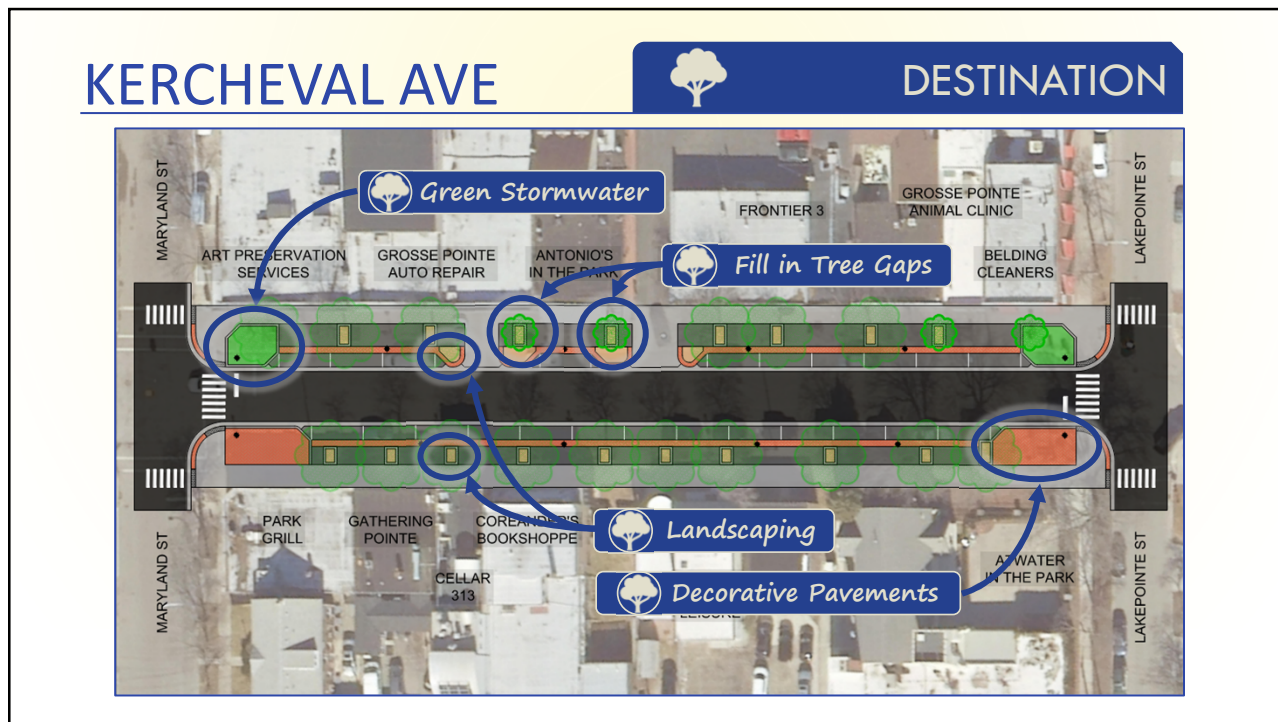
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# KERCHEVAL SUMMARY

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- Gathering Spaces

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- Outdoor Dining

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- Decorative Pavements

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- Narrow Road and Short Crosswalks

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- \$3 to 6 Million

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# QUESTIONS & DISCUSSION

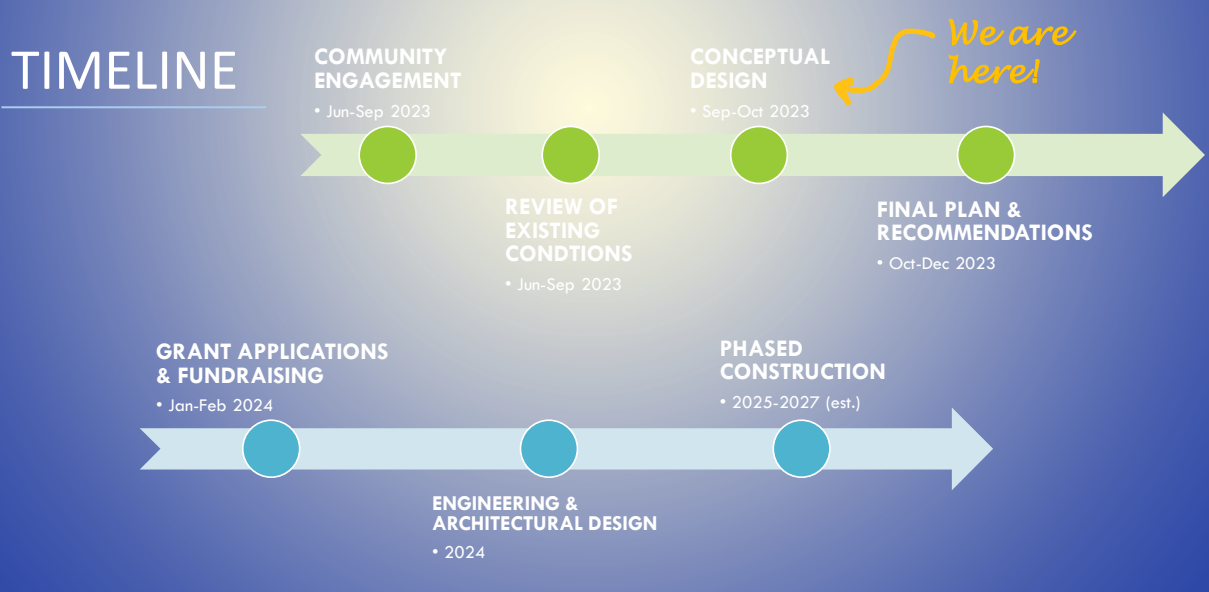


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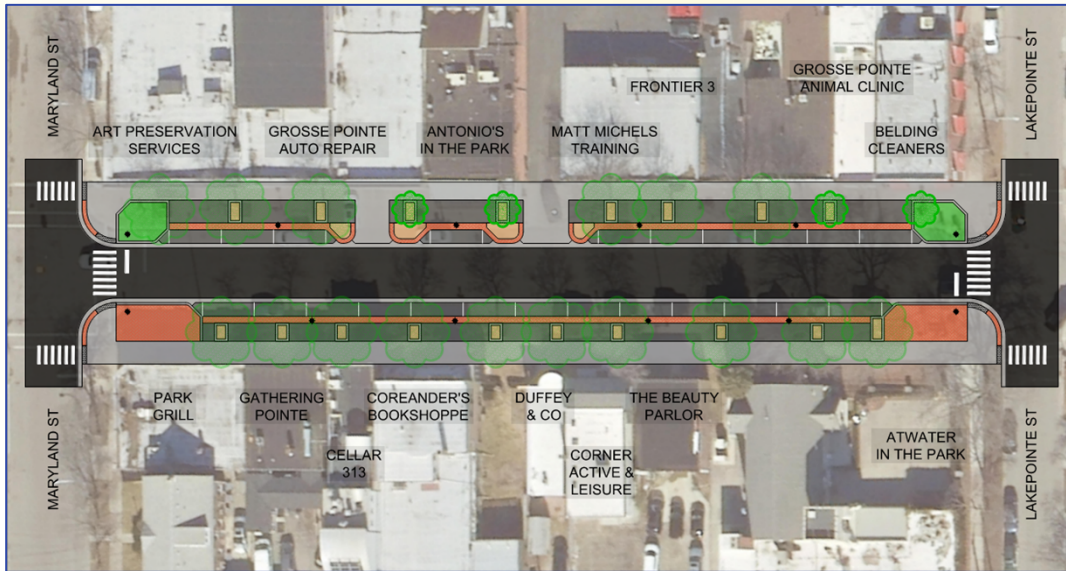
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# CHARLEVOIX ST



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# KERCHEVAL AVE



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