



## AGENDA - Downtown Development Authority

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DATE: July 22, 2025 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
  - I. Approval of May 6, 2025 Minutes
- IV. Public Comment (Agenda Items)
- V. Unfinished Business
- VI. New Business
  - I. Schaap Center Update
  - II. Discussion of Proposed DDA Amendment Goals and Future Projects
- VII. Public Comment (Non-Agenda Items)
- VIII. 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.

Downtown Development Authority Meeting – May 6, 2025  
7:00 PM

CALL TO ORDER

Roll Call

The following were present- Board members Mancini, Ochab, Hodges, Farhat, Corbin and Ansell

Also Present: Nick Sizeland, DDA Director and City Manager

Excused Board members: Kilgus and Wixson

APPOINTMENT OF TEMPORARY CHAIR

With the excused absence of Chairman Wixson a Chair needed to be appointed for the meeting. A motion was made to recommend Guiliano Mancini as temporary chair

Motion by Corbin, Seconded by Ochab to appoint Giuliano Mancini as the Temporary Chair for the May 6<sup>th</sup> Downtown Development Authority Meeting.

Ayes: All

Nays: None

REGULAR MEETING

Approval of May 6, 2025 Meeting Minutes

Motion by Corbin, Seconded by Ochab to approve the May 6<sup>th</sup> 2025 Meeting Minutes.

Ayes: All

Nays: None

PUBLIC COMMENT AGENDA ITEMS

None

UNFINISHED BUSINESS

None

## NEW BUSINESS

### 2025-2026 Fiscal Year Budget Presentation

The Director presented the DDA Board a budget for the upcoming 2025-2026 Fiscal Year which would then be reviewed and considered for approval by the Grosse Pointe Park City Council at its June 2025 adoption.

The budget as presented had one suggested change of adding \$10,000 from the DDA reserves to the Professional and Contractual Services line item within the budget for a total of \$11,200.

Motion by Mancini, Seconded by Farhat to enter approve the DDA budget

Ayes: All

Nays: None

## PUBLIC COMMENT NON AGENDA

NONE

## ADJOURMENT

Motion by Board member Farhat, seconded by Mancini, to adjourn the meeting

Ayes: All

Nays: No

The Meeting ended at 7:48PM



## DOWNTOWN DEVELOPMENT AUTHORITY MEETING

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DATE: July 22, 2025

**SUBJECT:** Discussion of Proposed DDA Amendment Goals and Future Projects

**SUMMARY:** With the expiration of the DDA in Fiscal Year end 2026, the DDA has discussed adding to its development plan project ideas and goals into the district that would allow the DDA to extend its term and authority to perform projects and initiatives as approved by the DDA Board. Recently the DDA undertook a Civic Campus project with JIMA Studios to create a new civic campus beautification project that surrounds the City Hall, Public Safety and Ewald Library Branch off of Jefferson between Maryland and Lakepointe. In order to facilitate such a project the DDA would need to extend the TIF agreement to fund the project by a municipal bond or grant funding, this is in part due to the limited annual budget the DDA has to implement the project.

The following are a list of ideas and options to further add in the DDA plan for discussion. Once the board has agreed on a general consensus the DDA will work with our legal counsel to draft an amended development plan and start the public hearing and notification to taxing jurisdictions of the DDA's intent.

**FINANCIAL IMPACT:** Not Applicable

**RECOMMENDATION:** Review Amendment Goals and Future Projects. If the Board approves of the plan moving forward a Motion can be made to direct the DDA Attorney and Director to start the implementation and review process of extending the DDA.

**PREPARED BY:** Nick Sizeland, City Manager

## **GROSSE POINTE PARK DDA – PROPOSED AMENDMENT GOALS AND FUTURE PROJECTS**

1. Create an inventory of all properties located in the DDA owned by each governmental entity within the DDA district.
2. The City completed a new Zoning Ordinance in 2024 that incorporates new particular zones including Corridor Mixed Use, Civic and Parks District and Neighborhood Residential C in the DDA District. The DDA would work with existing businesses to identify potential for further development or redevelopment of current property
  - a. The Corridor Mixed Use “Provides a “city identity”, indicating to residents and visitors that they are in Grosse Pointe Park while supporting a mix that includes more auto-oriented uses, while remaining walkable, with diverse uses, including mobile vendors, and increased nighttime population.”
  - b. The Civic and Parks District “Provides an environment of buildings and active and passive spaces for public use, including city facilities, parks, schools, public parking, and religious institutions.”
  - c. The Neighborhood Residential C “Provides an environment of intermediate density with a mix of housing types from single family homes to attached multiple-family dwellings, along with other uses that serve residents. Higher density developments are subject to special conditions regarding lot size and lot coverage and require Planning Commission approval.”
3. Throughout the district, begin the process of exploring various streetscape improvements, with a goal of encouraging multi-modal transportation and walkability to and from GPP and the City of Detroit
  - a. Widening sidewalks to encourage retail and outdoor eating/congregation as well as pedestrian safety. All sidewalks to be stamped concrete or regular concrete. Eliminate all pavers to the extent possible for maintenance purposes.
  - b. Work with the City of Detroit to partner on a joint application through SEMCOG, State of Michigan, MEDC or other entities on a streetscape agreement
  - c. Adding protected bike lanes. Allows tying into the Jefferson Avenue bike lanes located in Detroit, possibly tying into the Iron Belle Trail (opportunities to cross-market as being accessible from Belle Isle).
  - d. Continuing to discuss and review parking options, adding either additional street parking or removing it all together
  - e. Review street signage and add wayfinding whereas necessary
  - f. Replace pedestrian and street lighting with attractive new lighting
  - g. Replace the Traffic signals at Jefferson/Maryland and Jefferson/Westchester with new attractive black powder coated cross beam signals
  - h. Vegetation including hedges and additional trees, both along sidewalk greenbelts and in medians, to absorb and reduce noise from traffic on Jefferson. Review native plants and low maintenance vegetation for options
  - i. Enhance and improve pedestrian crossing on Jefferson Ave partnering with Wayne County

- j. Adding bike racks to areas in the district for those who traverse the district and want to stop and walk around and for riders utilizing the bus stops
  - k. Reviewing green infrastructure such as rain gardens, bioswales in the Jefferson Medians and along sidewalks to reduce runoff from storms
  - l. Adding or improving bus shelters for DDOT and SMART Busses at stops on Jefferson in front of Library and off of Maryland.
4. A parking review was done by the DDA in 2021 through a Parking Study. Since the plans inception in 1986 a focus of the DDA has been to review parking options.
- a. Given the increased amount of traffic expected with the Schapp Theater, a deck may be worth exploring again to discourage street parking and backups on Jefferson. A deck at Jefferson and Nottingham is no longer possible given development on that property.
  - b. Allow for first floor retail as part of the deck. Late night coffee shop, business with performance space.
  - c. If constructing a deck, could eliminate metered parking and street parking, require all parking only in the deck for a fee to encourage walkability. Leaves room for protected bike lanes.
  - d. Partner with the City to explore residential permit parking for congested street traffic on Maryland, Lakepointe, Hampton and Wayburn.
  - e. Review public valet options with area businesses to encourage transportation throughout Grosse Pointe Park to Kercheval, Charlevoix, Mack and the DDA
  - f. For areas of parking encourage the use of pay stations rather than individual meters for uniformity
  - g. Establish electric vehicle parking stations
5. Improvements and review to the Dewey Marcks Park across from City Hall on Jefferson between Pemberton and Lakepointe could be explored including but not limited to.
- a. Encourage sitting spaces, picnic areas, new planting and activation of space
  - b. Redevelopment for commercial or housing options with a focus on senior housing and attracting young professionals and families to the district
6. There are potential opportunities offered by the City Hall lawn and plaza directly fronting Jefferson as detailed in the JIMA Studio plan. Suggest reworking, post Schapp Center construction, into a hardscape with a plaza for outdoor events a la a European piazza/town square. Recommend raising street level so that it is “curbless” at Maryland to front Schapp Center. Ability to add in retractable bollards if needing to maintain use as a street, and block it off for plaza functions.
7. Facilitate and Collaborate with neighboring Jefferson East Association in the City of Detroit
- a. Review cross border business association opportunity
  - b. Conformity in holiday seasonal décor on Jefferson
  - c. Façade improvements standards for uniformity
  - d. Public Art spaces at intersections on Jefferson in both the DDA and Jefferson East

8. Further encouragement of retail in the area, notably food establishments. Perhaps with the added plazas, food trucks periodically coming in on a temporary basis until permanent brick and mortar businesses are developed.
  - a. Perform a traffic study to show foot traffic and speed at which cars travel through area and review speed options passing by the City Hall and Schaap Center
  
9. Encourage development of a cross-border green space/green belt with the City. Alter Road adjacent to Charter School work with St. Ambrose to develop hardscapes and greenspace cross-border.
  - a. Work with the St. Ambrose Church and Archdiocese of Detroit to review the property at 1234 Alter Rd and encourage sale for development or address to fix blight and potential structural concerns
  
10. Review further Public Safety enhancements and security partnering with the Grosse Pointe Park Public Safety Foundation and the Grosse Pointe Harper Woods Public Safety Foundation
  - a. Adding CCTV cameras on Jefferson Ave to assist public safety and provide resident and pedestrian security
  - b. Adding License Plate Readers to the district to assist Grosse Pointe Park and City of Detroit with crime solving capabilities
  
11. Continue Enhancements to Water/Sewer Improvements in the DDA District working with the City of Grosse Pointe Park
  - a. Continuing Separating Sewer on Jefferson from Lakepointe to Westchester allowing stormwater to go to Patterson rather than the City's Jefferson Pump Station
  - b. Requiring area businesses and residential to tie in existing parking lots to the separated system once the infrastructure is in place