



GROSSE ILE MASTER PLAN

Adopted by the Planning Commission July 30th, 2025
and the Board of Trustees August 11th, 2025

A special thank you to all the community members, elected officials, and others who contributed their time, energy, and enthusiasm. Their voices ensured this plan reflects who Grosse Ile Township was, is, and desires to be.

STEERING COMMITTEE

- Angela Suckockas [Township Planning Commission Liaison]
- Audrie Kalisz [Grosse Ile Township Schools Superintendent, *Current*]
- James Budny [Township Supervisor | Downtown Development Authority Liaison]
- Kyle de Beausset [Township Trustee | Planning Commission Liaison]
- John Schweickart [Township Planning Commission Chair | Zoning Board of Appeals Liaison]
- Valerie Orr [Grosse Ile Township Schools Superintendent, *Past*]
- Karin Cozzi [Grosse Ile Historical Society]
- Derek Thiel [Township Manager | Department of Public Services Director]
- Paul Gloor [Grosse Ile Nature and Land Conservancy]
- Ross Querro, AICP [Township Project Manager | Community Development Director | Downtown Development Authority Director]
- Ute O’Conner [Township Clerk | Community Recreation Commission Liaison]

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- Airport Advisory Committee
- Bicycle and Pedestrian Advisory Commission
- Commerce Park Commission
- Community Recreation Commission
- Downtown Development Authority
- Greenways and Open Space Commission

STAKEHOLDERS

- Grosse Ile Historical Society
- Grosse Ile Nature and Land Conservancy
- Grosse Ile Public Schools
- Grosse Ile Youth Recreation Association
- Kiwanis Club of Grosse Ile
- Michigan Economic Development Corporation
- Southeast Michigan Council of Governments
- The Senior Alliance
- Wayne County

CONSULTANT TEAM

Formatting by SmithGroup and market analysis by CIB Planning. Funding for this project was supported by the MEDC Redevelopment Ready Community Program.



Township of Grosse Ile

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**PLANNING COMMISSION
TOWNSHIP OF GROSSE ILE
RESOLUTION OF ADOPTION
TOWNSHIP OF GROSSE ILE MASTER PLAN UPDATE**

Motion By: Kobiljak
Supported By: Heil
Resolved That:

WHEREAS, Michigan Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, provides for the preparation of a Master Plan for the physical development of the municipality, with the general purpose of guiding and accomplishing development of the municipality and its environs that is coordinated, adjusted, harmonious, efficient and economical; considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare; includes, among other things, promotion of or adequate provision for 1 or more of the following: 1) system of transportation to lessen congestion on streets; 2) safety from fire and other dangers; 3) light and air; 4) healthful and convenient distribution of population; 5) good civic design and arrangement and wise and efficient expenditure of public funds; 6) public utilities such as sewage disposal and water supply and other public improvements; 7) recreation; and 8) the use of resources in accordance with their character and adaptability; and

WHEREAS, development of a future land use plan is pivotal in accommodating development in an organized manner while retaining its unique characteristics and promoting economic development; and

WHEREAS, the updated Master Plan is needed to address the documented public health, safety and welfare concerns with un-managed growth and an incompatible mixture of land uses; and

WHEREAS, a Master Plan update was necessary to respond to changing land use conditions in the Township, changes related to housing, connectivity & mobility, economic growth & prosperity, open space & waterfronts and quality of life, the desire to protect the Township's various neighborhoods, to need to provide a high quality of life for its residents, and offer residents and businesses the needed services and support to be successful; and

WHEREAS, a Master Plan is important to provide a sound basis for zoning, other related regulations, and community investments; and

WHEREAS, the planning process involved analysis of existing conditions and an analysis of the basic needs of the current and future population; and

WHEREAS, the planning process included a public hearing to allow opportunity for the public to comment and to respond to the draft plan; and

WHEREAS, the plan contains recommendations for future land use arrangement and density, neighborhoods, multi-modal transportation improvements, community facilities improvements, natural feature preservation, and specific sub-area plans to guide growth and development; and



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WHEREAS, the plan includes implementation strategies and responsibility for completion of each recommendation to ensure the plan is able to be accomplished; and

WHEREAS, the Township complied with required plan development steps of notifying and involving surrounding communities and outside agencies; and

WHEREAS, the Township Board of Trustees has also asserted their right to also adopt the plan; and

WHEREAS, a public hearing was held on the Master Plan update amendment on June 30th, 2025 to formally receive community input.

NOW THEREFORE, BE IT RESOLVED, that the Township of Grosse Ile Planning Commission adopts the Township of Grosse Ile Master Plan, in accordance with Section 43 of Michigan Public Act 33 of 2008, as amended.

Ayes: 6

Nays: 0

Excused: 3

Motion Carried

I, Erik Ranka, Planning Commission Secretary, for the Township of Grosse Ile, Michigan do hereby certify the foregoing to be a true copy of a resolution duly adopted by the Township of Grosse Ile Planning Commission at the regular meeting held on June 30th.

Erik Ranka, Planning Commission Secretary



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CERTIFIED RESOLUTION TOWNSHIP OF GROSSE ILE BOARD OF TRUSTEES

At a regular meeting of the Board of Trustees of the Township of Grosse Ile, County of Wayne, State of Michigan, held in said Township on August 11, 2025, during which the following named Board Members were present: Supervisor Porcarelli, Treasurer Flavin, Trustees Bartlett, Heil, and Shelton

Resolution 25-053

Motion Porcarelli, second Shelton, the Grosse Ile Township Board hereby approves the 2025 Master Plan as proposed by the Planning Commission.

ROLL CALL VOTE:

YES: Porcarelli, Flavin, Shelton, Bartlett, Heil

NO: None

YES: 5

NAYS: 0

Excused: Yager, Mills

ABSTAIN:

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Township of Grosse Ile, County of Wayne, Michigan, at a regular meeting held on August 11, 2025 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Alaina M. Farmer, Clerks Office Assistant

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GROSSE ILE MASTER PLAN
EXECUTIVE SUMMARY

INTRODUCTION

Grosse Ile Township is an island community on the Detroit River, opposite Amherstburg, Ontario, Canada. Near the mouth of Lake Erie, it is a downriver oasis with a wealth of natural resources and waterfront views.

As a member of the Southeast Michigan Council of Governments (SEMCOG), Grosse Ile is part of a larger network of communities. Just 12 miles south of Detroit, the Township enjoys proximity to larger cities and resources while maintaining its small-town identity.

WHAT IS A MASTER PLAN?

A Master Plan is a guidebook for Grosse Ile's decision-makers based on the community's vision of the future. The Master Plan provides actionable steps and helps officials decide how to direct Township funding, what initiatives to take on, tangible goals, and milestones. This master plan is intended to be a usable reference document, easily readable and accessible to all residents.

HOW WAS THE MASTER PLAN CREATED?

The Master Plan was created alongside community members from the very beginning. Extensive community engagement, a dedicated steering committee, sessions with staff, and meetings with regional stakeholders all helped inform the plan alongside rigorous research from topic experts.

HOW DO MASTER PLANS IMPACT COMMUNITY MEMBERS?

The Grosse Ile Master Plan impacts everyone in the Township and will have different purposes depending on who is using it:

Community Members

- Find strategies to enhance housing, parks, open spaces, and other public resources.
- Enhance awareness of Township programs and services.
- Outline how to plan the future of Grosse Ile's neighborhoods.

Township Staff, Commissions, & Elected Officials

- Provide a framework and common set of values and goals for all future Township plans.
- Guide policy decisions.
- Identify potential changes to Township regulations, such as zoning over 20 years.
- Support the Township's resource and budgeting decisions.
- Evaluate and measure progress achieving Township-wide goals.
- Position the Township for state, regional, and other funding opportunities.
- Consider ongoing bridge health or capacity constraints, and potential impact on future zoning updates
- Encourage engagement and civic participation.

Non-Profits & Business Owners

- Identify locations to expand, start, or relocate a business.
- Create strategies to attract new businesses or services to Macomb Street and Commerce Park.
- Support non-profit organizations by promoting awareness of available resources to the community.

Developers & Builders

- Identify ideal locations for new development, redevelopment, or adaptive reuse of buildings.
- Attract private sector investments by showing a deliberate direction for future growth and concrete plans.
- Clarify the Township's development priorities.
- Find applicable design guidelines.

WHAT IS LAND USE?

The Master Plan outlines future land use in the Township. Future land use is a tool that will help Grosse Ile guide any potential future development or redevelopment of land to meet the needs of the community, match the character of the surrounding area, and limit impacts on existing Township systems and services. Future land use doesn't replace zoning, the rules and regulations that determine what residents can and can't do on their property. Also, not all properties should be immediately rezoned to correspond with the Master Plan. This is meant to be a gradual process.

Each future land use category has a description in the Master Plan that helps define how these areas will maintain the strong sense of connection that the Township's neighborhoods are known for.



FUTURE LAND USE

- Waterfront Residential
- Canal Residential
- Natural Interior Residential
- Multiple-Unit Residential
- Traditional Interior Residential
- Traditional Island Residential
- Macomb Street Mixed Use
- Commerce Park Mixed-Use
- Recreation
- Public Open Space
- Conservation



HOW WILL THE MASTER PLAN MAINTAIN A HIGH QUALITY OF LIFE FOR RESIDENTS?

Grosse Ile is a proud home of quality neighborhoods with premier access to nature. To maintain the quality and character of neighborhoods, several factors are considered for any future development, redevelopment, or infill development in the Township.

1 | Scale

Homes should be built at a scale compatible with buildings on adjacent lots. Setbacks should also be consistent with those on adjacent lots and contribute to the continuity of the streetscape and the continuity of rear yard open spaces.

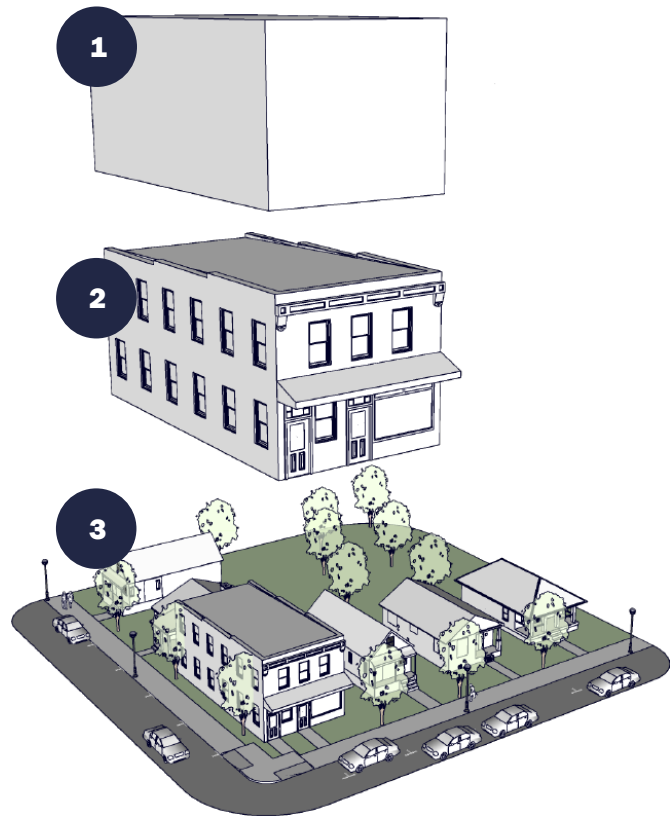
2 | Form

There are a variety of architectural styles in the Township, and housing should be consistent with neighboring structures in terms of building height, roof pitch, materials, window proportions, and architectural detailing.

3 | Curb Appeal and Connectivity

Decreasing the prominence of garages by recessing them or directing the doors away from the street ensures a more walkable, human-scale design. Landscaping and consistent setbacks also play a part.

Residents also value water and recreational access, meaning features such as sidewalks, slower roads, and proximity to open spaces are valued.



A UNIFIED VISION FOR THE FUTURE

Grosse Ile Township is a sustainable and tranquil community where residents of all ages thrive while preserving the island's unique character, exceptional recreation opportunities, and natural beauty. The recommendations outlined in the Master Plan are all steps to help the Township maintain and enhance this vision.

A COLLECTIVE SET OF COMMUNITY VALUES

Throughout the creation of the Grosse Ile Township Master Plan, several values that are core to the community of the island were mentioned repeatedly:

- Resilience & Adaptation
- Recreation & Adventure
- Community & Collaborative Spirit
- Health & Safety

A PATH FORWARD

Goals, objectives, and actions in this plan form the foundation for the future. These policies respond to specific issues and ideas identified through the planning process from residents, landowners, the Planning commission, the Township Board and the various other boards and commissions on the island. Ultimately, it is these aspirations for Grosse Ile that have become the principal basis for recommendations discussed in this master plan. The main overall goals are as follows:

Land Use

Maintain well-connected neighborhoods, minimize impacts on the surrounding natural environment, and support development that matches needs consistent with zoning standards.

Housing

Maintain Grosse Ile as a wonderful place to live by promoting housing suitable for residents throughout their lifetime.

Connectivity & Mobility

Maintain and enhance a transportation system that offers safe and efficient mobility for all users and abilities.

Economic Growth & Prosperity

Support a prosperous local economy through development, placemaking, and small business supports.

Open Space & Waterfronts

Steward the land and water of Grosse Ile while providing opportunities for community members to connect with the natural environment.

Quality of Life

Continue to provide a high quality of life for current and future residents through quality Township services, transparent governance, and a shared community identity.

NEXT STEPS

Township government and staff are committed to the Master Plan implementation but cannot and should not do it all. While the Township will coordinate many of the plan's implementation tasks, responsibility does not solely rest on them. Instead, the vast array of stakeholders with key roles in Grosse Ile and the broader region should all also participate. Partnerships with the public and private sectors, neighboring municipalities, local businesses, and large landowners will also lead to successfully implementing the plan's initiatives. Partnerships may range from sharing information to funding and shared promotion of services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region.



WELCOME TO THE GROSSE ILE MASTER PLAN
1. INTRODUCTION

A. PURPOSE

WHAT IS A MASTER PLAN?

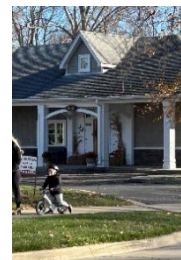
A Master Plan is a guidebook for Grosse Ile’s decision-makers based on the community’s vision of the future. The Master Plan provides actionable steps and helps officials decide how to direct township funding, what initiatives to take on, tangible goals, and milestones. This master plan is intended to be a usable reference document, easily readable and accessible to all residents.

The intent of the Grosse Ile Master Plan includes the following priorities:

1. Ensure the Township remains a highly desirable community in which to live, work, operate a business, and visit.
2. Unify the community behind a common vision, values, and goals.
3. Address the desires and needs of the residents, businesses, and property owners to preserve and enhance the character of the community and natural aesthetics.
4. Provide a land use pattern which will result in a sustainable community with a diversified tax base and support the desired facilities and services. with reasonable tax rates.
5. Present a future land use map that illustrates how future development, redevelopment, and other land-based changes should occur.
6. Provide a legal basis for zoning and other regulations for the type, intensity, place, and timing of development.
7. Address the status and needs of infrastructure, recreational amenities, and public services.
8. Assist the Township in preparing priorities for budgeting, legislation, and staffing.
9. Guide staff by providing a vision and purpose to drive initiatives and provision of services.

LEGAL BASIS FOR MASTER PLANS

This document is prepared in accordance with the State of Michigan’s Planning Enabling Act, Act 33 of 2008, as amended. While this plan considers the future of Grosse Ile in twenty years, it is reviewed every five years.



WHY NOW?

Grosse Ile's prior plan was created in 2002 and a lot has changed since that time.



Grosse Ile is aging.

The median age for the Township increased from 43 in 2000 to 52 in 2020. There was a significant increase in people 60 and older.

Grosse Ile needs to recognize and accommodate, as practical, seniors' changing housing, recreation, mobility, and health needs. There was a significant loss of young adults from 20 to 29 years old. They migrate off Grosse Ile probably due to employment opportunities elsewhere and the high cost of Grosse Ile housing.

This is a long-standing pattern. There was a continuing decline in the number of school age children. This trend is not unique to Grosse Ile. The Grosse Ile School Board has reacted by opening the school system to non-Grosse Ile residents. Further, it is consolidating facilities to fit the reduced overall student demand and to address the structural issues with the current Meridian Elementary School building. This trend upwards in age is also due in part to a shrinking youth and young adult population. This is already having impacts on the community, such as the consolidation of Meridian Elementary School into Parke Lane Elementary School.



Housing needs are changing.

There are a wide mix of Grosse Ile home sizes and types. Homes built prior to 1990 were typically smaller with a median of ~2,000 sq. ft. floor area.

Homes built after 1990 were larger with a median of ~2,700 sq. ft. It is counterintuitive that home sizes increased while the average family size decreased from 4.5 to 2.5 persons per household over the same period. The aging population creates potentially different housing needs that must be considered to accommodate multiple generations. It is a common trend for retirees to downsize to smaller homes. However, in a financially upscale community, larger homes and additions may also meet select retiree needs.



The workforce looks different.

The global pandemic of 2020 drastically impacted the local and small business economy.

This is still seen in the post-pandemic world as people rely more on technology for remote or hybrid positions. Grosse Ile not only needs to prepare the next generation to take on these jobs but also has an opportunity to support more flexible workplaces within Commerce Park and Macomb Street Funding opportunities have opened. There are new opportunities for funding from regional, state, and federal entities that could aid the Township.



Environmental sustainability is a nationwide and community priority.

Grosse Ile is a proud steward of the local land and waters and can continue to do so with support from numerous regional and state entities.

B. PROCESS

Each part of this plan was carefully crafted by following several steps which helped to refine the recommendations of the plan into the versions seen today:

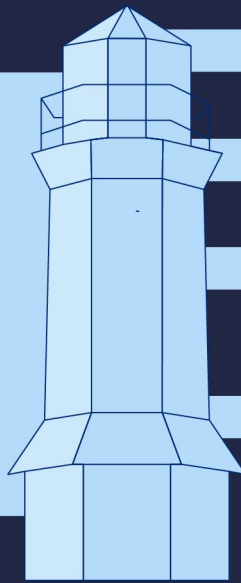
- analyzing existing conditions (to understand what is currently happening on Grosse Ile),
- conducting research (to understand the external factors impacting Grosse Ile),
- reviewing past plans and studies (to build on the prior work of Township staff, experts, and residents),
- examining trends and best practices (to understand how things are changing and the impacts of those changes),
- gathering community feedback (to document the experiences of the community and assess their wants and needs), and
- Considering stakeholder input (to understand the internal Township structure).



PHASE 1 | UNDERSTAND

Fall - Winter 2023

- Created a shared vision for the future
- Identified shared values
- Researched existing conditions and trends



September

Monthly Leadership Team Meeting Kick-Off

October

Steering Committee Meeting #1 Kick-Off

November

- Mobile Tours
- Joint Workshop #1 Vision and Values

December

- Survey #1 Vision and Values
- Project Promotion (Website Development, Red Alerts, Social Media Posts, Handouts, and Posters)

PHASE 2 | EXPLORE

Spring - Fall 2024

- Researched best practices
- Identified and tested strategies to achieve the vision across a many topics, partners, and township departments



March

- Steering Committee Meeting #2 Engagement
- Survey #2 Community Needs
- Survey #3 Business Needs

April

- Planning Commission Workshop #1 Plan Direction and Draft Opportunities

May

Workshops (Youth, Commerce Park, Waters Edge) and Roundtables (Economy, Housing, Open Space, Mobility) to test opportunities and recommendations

July

- Planning Commission Workshop #2 Land Use
- Steering Committee Meeting #3 and #4 Draft Plan Recommendations

PHASE 3 | REALIZE

Winter 2024 - Spring 2025

- Share feedback on the draft plan
- Adopt the new master plan

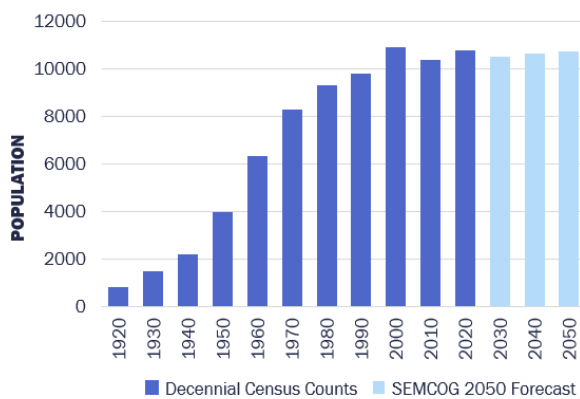


- Planning Commission Workshop #3 Draft Plan Review
- Township Board Workshop Draft Plan Review
- Public Review Period
- Steering Committee Meeting #5 Action Plan
- Steering Committee Meeting #6 Draft Plan Review
- Planning Commission Public Hearing and Adoption
- Township Board Public Hearing and Adoption

UNDERSTANDING GROSSE ILE TODAY

The Grosse Ile population is stable.

The population fluctuated from 10,894 in 2000 to 10,347 in 2010 to 10,796 in 2020. SEMCOG forecasts that the population will continue at about the same count through 2050. This is reasonable as Grosse Ile is nearly “built out” so the number of new households will be relatively small and the household size has stabilized at ~2.5 persons.



Grosse Ile values education.

Grosse Ile has a high educational attainment rate, which is key to a high quality of life for community members and is indicative of the higher-than-average incomes of the community as well. However, the number of students on Grosse Ile Public Schools are projected to decline if current population trends continue.

Source: 2022 American Community Survey 5-Year Estimates

Grosse Ile is aging.

The median age has risen by almost a decade since the prior master plan, from 43 to 52. Specifically, the 65-80 years old age group grew the most between 2010 and 2020, comprising 14% of Grosse Ile’s population.

Source: 2010, and 2020 Decennial Census



Grosse Ile is multi-generational.

As of 2020, about 1 in 4 households had at least one child living there while 2 in 4 households had a senior in the residence. Grosse Ile seeks to remain a welcoming home for multiple generations.

Source: 2010, and 2020 Decennial Census



1 in 5 people on Grosse Ile have some form of disability.

Knowing the number of people with a disability is key to understanding the accessibility and resource needs of the Township so all can have a high quality of life. Most people with a disability on Grosse Ile are older. This includes people with vision, hearing, ambulatory, cognitive, and self-care difficulties.

Source: 2020 American Community Survey 5-Year Estimates

Grosse Ile is becoming more population diverse.

Grosse Ile has become more diverse over the past decade in terms of race and ethnicity. In 2010 it was ~95% white and ~3% Hispanic. In 2020 it was ~90% white and 4% Hispanic. This is less diverse than the surrounding communities.

Source: 2020 American Community Survey 5-Year Estimates

Learn More

Find more information about Grosse Ile in Chapter 3. *Big Ideas*. See Appendix 5.4 *Community Snapshot Summary* to see key findings of data analyzed for the Grosse Ile Master Plan. See Appendix 5.5 *Community Snapshot* for the full analysis.

REVIEWING PAST PLANS AND STUDIES

Planning is a process, and each planning effort builds on previous plans. There are four key tiers to planning.



AUTHORIZING DOCUMENTS
Example | Township Charter & Zoning Ordinances
Role | Set laws and regulations for development and distribution of services.

VISIONING PLANS
Example | This Master Plan
Role | Guide officials based on Grosse Ile's community vision.

COMMUNITY PLANS
Example | Macomb Street & Parks and Rec Plans
Role | Determine which projects are of greatest importance for a designated service or area.

RESOURCE PLANS
Example | Capital Improvement Program
Role | Inform how the township budget will be spent.

Learn More
See *Appendix 5.6 Prior Plans Audit* to learn more about each of these plans.

While the Master Plan will inform many future plans and next steps for Grosse Ile Township, it also reflects the past work, findings, and community feedback provided during plans created prior to 2024. Some prior plans that were analyzed include the following:

Parks and Recreation Plan | 2022

Per requirements from the Department of Natural Resources, the Grosse Ile Township Parks and Recreation Plan is updated every 5 years. The latest plan emphasizes natural resource conservation, continued partnership with community stewards, and diverse recreation offerings for all.

Grosse Ile Township Schools Strategic Plan | 2022

This plan projected student population and staff needs to determine facilities improvements. Consistent projections of lower enrollment prompted consolidation. With the closing of Meridian Elementary and the moving of students to Parke Lane, a traffic study was conducted to determine how best to facilitate this transition.

SEMCOG Bicycle and Pedestrian Mobility Plan | 2020

SEMCOG is the regional planning agency for Grosse Ile Township and greater Southeast Michigan. This plan showed which paths localities should focus on to boost regional connections.

Macomb Street Vision Plan | 2020

The Macomb Street Vision Plan identified opportunities to strengthen Macomb Street as a vibrant business hub through strategic development, investments, and programming to activate the space and invite community members into the Township. It focused on physical design improvements in the district.

Economic Enhancement Strategy | 2020

The Economic Enhancement Strategy identified top opportunities for the DDA to invest in business supports, programming, and development along Macomb Street that could benefit the broader Township.

Airport Commerce Park Master Plan | 2012

This plan, originally prepared in 2006 and updated in 2012, was created to solidify a vision for the future of Commerce Park based on community wants and needs. The resulting vision merged recreational opportunities, phased development, and roadway improvements to create an active space on the southern end of the island which benefits residents and the broader Township.

Prior Township Master Plan | 2002

The prior Township Master Plan outlined a vision for the future of the community focused on community character, economic prosperity along Macomb Street and Commerce Park, protected natural features, safe transportation systems, and quality public services.

Residential Build-out Analysis | 2002

The Residential Build-Out Analysis identified the overall capacity for development in the Township. At the time of the build out analysis, the Township was growing and the analysis found tremendous potential for impact. Population projections are now much slower growth. While there is some demand for housing, there are limited areas that can be developed given zoning, environmental restrictions, and other barriers to construction. The Master Plan included an updated housing assessment and provided strategies to encourage housing development that would have the most impact on the community and meet gaps in resident needs.

Brownfield Plan for the Redevelopment and Reuse of the Grosse Ile Airport | 1997

The Brownfield Plan helped establish the brownfield designation for Grosse Ile's Airport and Commerce Park. Revitalizing and redeveloping these properties reuses existing infrastructure, minimizes urban sprawl and creates economic opportunities. It also opens doors to federal and state funding opportunities which can help clean and transform the space. This plan included a vision for the future of the area and was updated as part of the 2024 Master Plan.

ENGAGING THE COMMUNITY

A master plan is meant to reflect the wants and needs of the community, and this process was based on a strong foundation for community engagement so the final recommendations could be co-created in real time with community members.

Broken into three major phases, each relied heavily on both in-person and virtual engagement with the public and key stakeholders to ensure everyone had a chance to participate and share their thoughts.



“This plan needs to be future forward, thinking of not just our current residents by potential future residents as well.”
– Steering Committee Member



Rooted in Representation

Throughout the process, demographic data was collected to measure how well participants reflected the broader community. Early in the process, it was clear that several major groups were not being seen in conversations. Engagement practices later in the process were modified to directly reach out to each of these key community groups:

Youth

The youth of today will be most impacted by how well these plan recommendations are crafted and will be vital change-makers implementing this plan. When it was seen that youth were not being represented in early engagement results, Grosse Ile Public Schools helped spread the word to students and families through an announcement in school mailers. A workshop was also hosted at Grosse Ile Public Schools with representatives from the Student Council of 2023-2024 to discuss their hopes for the future of Grosse Ile.

Renters

While many homeowners were coming to early engagement events and participating virtually, few renters were involved. Posters were placed at each senior center and apartment on Grosse Ile, as well as common areas such as the grocery store, recreation center, and Township Hall. Mailers were also sent to all apartment units on Grosse Ile.

Low-Income Community Members

Many early engagement participants tended to earn at or above the median income for the community. While it isn't possible to find directly which homes were lower income, the mailers, posters, student postings, and a renewed emphasis on virtual engagement were used to try to expand on this community group.

Learn More

See *Appendices 5.1, 5.2, and 5.3* to see a summary of major findings through each of the three phases of the Grosse Ile Township Master Plan.

Spreading the Word



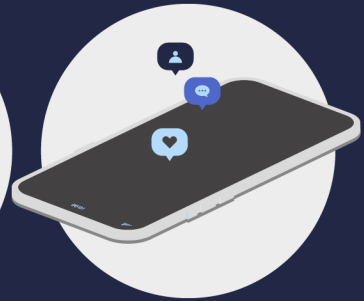
7,000
Website Visitors



1,000
Email Alert Sign-Ups



500
Direct Mailers



300
Handouts

20
Posters

8
Social Media Posts

4
Mobile Alerts

Getting Results



2,500
Survey Responses
(across three surveys)



290
Virtual Comment
Box Write-Ins



140
Locations Pinned in the
Opportunities for Change Exercise



11
Steering Committee Members
Who Met Throughout the Process

130
In-Person Engagement
Participants

9
Public Events
(4 virtual roundtables, 3
in-person workshops, and 2
mobile community tours)

2
Workshops With
Planning Commission
(open to public and
recorded)

1
Joint Workshop with Planning
Commission, Steering Committee,
and Township Board
(open to public and recorded)

Major Findings

Community

Grosse Ile's well-connected neighborhoods with their waterfront views, access to natural areas, and housing style are what drew people to Grosse Ile and will continue to do so in the future. Future housing or redevelopment of existing housing should keep these values in mind.

*"This isn't a destination city. It's a community, and we want it to stay that way."
- Virtual Comment Box*



Connection to Recreation

The sense of adventure and desire to be outdoors are key to the Grosse Ile lifestyle. Expanding residential access to existing open spaces should be prioritized.

Land Stewardship

Grosse Ile believes in caring for the environment it inhabits and collaborates in doing so.

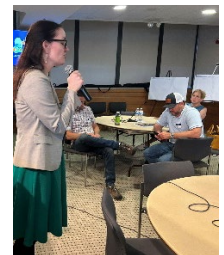
Focus Areas

The Master Plan looked at three study areas in deeper focus: Water's Edge, Commerce Park, and Macomb Street.

Water's Edge. People value this recreational asset and want to see better connections to the waterfront, either from here or other locations such as Sunrise Park or the canal. They want to maximize its potential as a community destination.

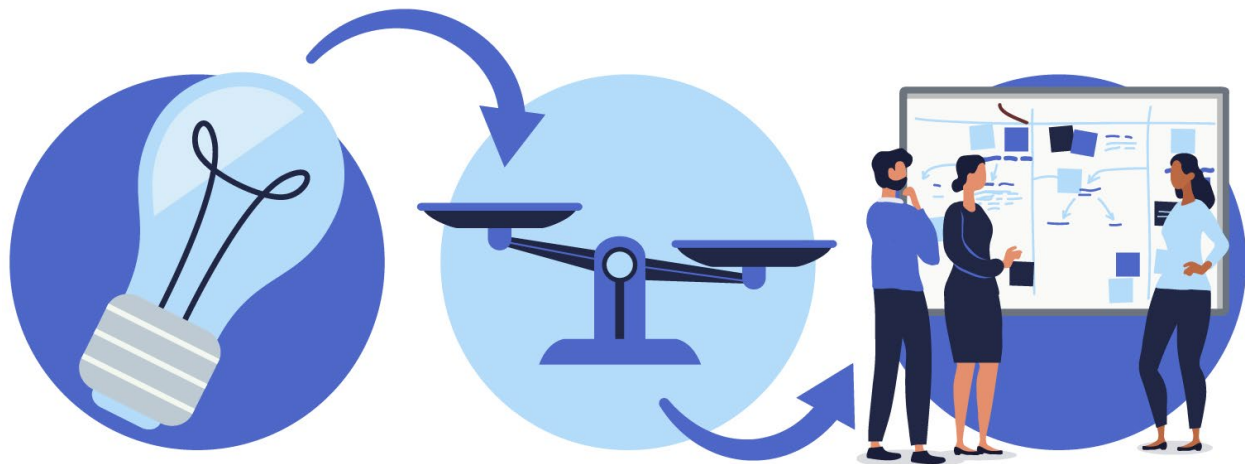
Commerce Park. Community members appreciate the significant historic role of the airport and want to see this area as a thriving place for unique businesses.

Macomb Street. Community members mentioned this as an ideal space to see more housing to support businesses by promoting mixed-use buildings with active first floors, a need for youth recreation, and an appreciation for community events, arts, and culture that make Macomb Street a great place to gather.



C. VISION AND VALUES

The Master Plan is guided by a shared vision and values that informs the goals, objectives, and actions the Township will take in the future.



VISION

What

The vision defines what Grosse Ile can become in the future and is aspirational.

VALUES

Why

Values are the shared beliefs the community holds that guide why Grosse Ile will take certain actions.

GOALS & OBJECTIVES

How

These are the necessary steps Grosse Ile will take to achieve the vision and values.

A UNIFIED VISION FOR THE FUTURE

Grosse Ile Township is a sustainable and tranquil community where residents of all ages thrive while preserving the island's unique character, exceptional recreation opportunities, and natural beauty.

A COLLECTIVE SET OF COMMUNITY VALUES

Resilience & Adaptation



Recreation & Adventure



Community & Collaborative Spirit



Health & Safety



INTRODUCTION

HOW TO USE THE PLAN

1 This document is a guide for the future of Grosse Ile Township. It starts with the Land Use Framework, which are overarching steps to help the Township achieve its shared vision.

2 Following are five goals.

1. Housing
2. Connectivity & Mobility
3. Economic Growth & Prosperity
4. Open Space & Waterfronts
5. Quality of Life

3 Under each goal, there are several pieces of key information.

1. Goal Statement
2. The State of the Big Idea *with existing conditions, data, trends, and community input*
3. Objectives
4. Toolkit *with tools, case studies and best practices*

1

GOAL 1. HOUSING
Maintain Grosse Ile as a wonderful place to live by promoting a variety of housing types for residents throughout their lifetimes.

2

BIG IDEAS

THE STATE OF HOUSING
Grosse Ile is a proud home to diverse neighborhoods that allow residents to easily access the beauty and views of the nearby natural water. Grosse Ile understands that housing is a critical part of a thriving community. When there is not enough quality housing available the economy suffers, climate is less resilient, and housing costs skyrocket. Grosse Ile aims to maintain quality neighborhoods.

"The entire township is one neighborhood." - Housing Roundtable

Grosse Ile's housing is aging.
Almost 7 in 10 homes in Grosse Ile Township are over 20 years old. As housing gets older, they require updates, including modernization or remodeling, to ensure families can stay in place. There is also an opportunity to make older homes more efficient as they are updated, such as new windows which can lower the cost of heating and cooling, new flow water fixtures which can decrease water usage and strain on systems, and weatherized construction to better handle changing climate conditions.
Source: 2024 Grosse Ile Township Assessor's Map

Year Structure	Count
0-10	100
11-20	100
21-30	100
31-40	100
41-50	100
51-60	100
61-70	100
71-80	100
81-90	100
91-100	100

Community members' housing needs are changing.
The majority of homes in Grosse Ile were constructed in the 1970s or before, when the average household size was 4.5. As of 2020, households were half that size, indicating a demand for smaller homes. Now, there is an increased need for housing for older adults, smaller "missing middle" housing, and smaller homes for young families.
Source: 2020 U.S. Decennial Census

AVERAGE HOUSEHOLD SIZE IN 1990
4.5 PEOPLE

AVERAGE SIZE IN 2020
2.5 PEOPLE

HOUSING OBJECTIVES AND ACTIONS

Objective H1
Expand housing choices to make Grosse Ile Township a desirable place to live and work.

Objective H2
Attract new residents and families, maintaining a welcoming community.

Objective H3
Promote and streamline desired residential development missing or underrepresented.

Objective H4
Promote home stewardship and connect residents to housing resources.

Objective H5
Promote sustainability and resiliency in new and renovated existing housing.

Objective H6
Encourage the stewardship of natural features as a key part of quality neighborhoods.

Learn More
Find more details and ideas for how we can make these objectives a reality.

3

BIG IDEAS

TOOLKIT
Pre-Approved Housing Designs
One of the greatest costs to the construction of housing is actually the approvals process, such as going through multiple rounds of design review and permitting. To help cut down on some of these costs, communities can provide publicly available pre-approved designs for developers or homeowners to choose from. This streamlines designs that are already in alignment with community zoning and land use standards while making it easy for community members to enter the development market.

Learn from Leaders | Creating Pre-Approved Plans

Pre-Approved Housing Plans
Kalamazoo, Michigan

Accessory Dwelling Units
Madison, Wisconsin

Missing Middle Housing
Madison, Wisconsin

Funding
When it comes to housing, the only feasible projects are those that are fully funded. Developers must be able to pay for many sources of funding (together) to do anything other than market rate development. When funding comes from a mix of sources, including state and local government, and local support from the community, the cost is shared. Municipalities can help cover some of these burdens by offering incentives and making funding available to fill the funding gap to ensure that desired development comes to their community. These can come in the form of tax breaks, land, equity, and grants and subsidies. See Chapter 2: Implementation to learn more about the general funding strategies concept for township-level support.

22 Drafted September 9, 2024

Grosse Ile Township ■ Master Plan



GROSSE ILE MASTER PLAN
2. LAND USE FRAMEWORK

A. PURPOSE

DEFINING LAND USE

Future land use is a tool that will help Grosse Ile guide any potential future development or redevelopment of land to meet the needs of the community, match the character of the surrounding area, and limit impacts on existing Township systems and services.

Future land use accounts for current conditions, community desires for the future, and several key best practices.

1 | Compatibility

Organize land in a way that prevents conflicts with nearby uses and supports nearby activity.

2 | Transportation

Organize land in a way that creates dense corridors that promote walkability and transit.

3 | Intensity

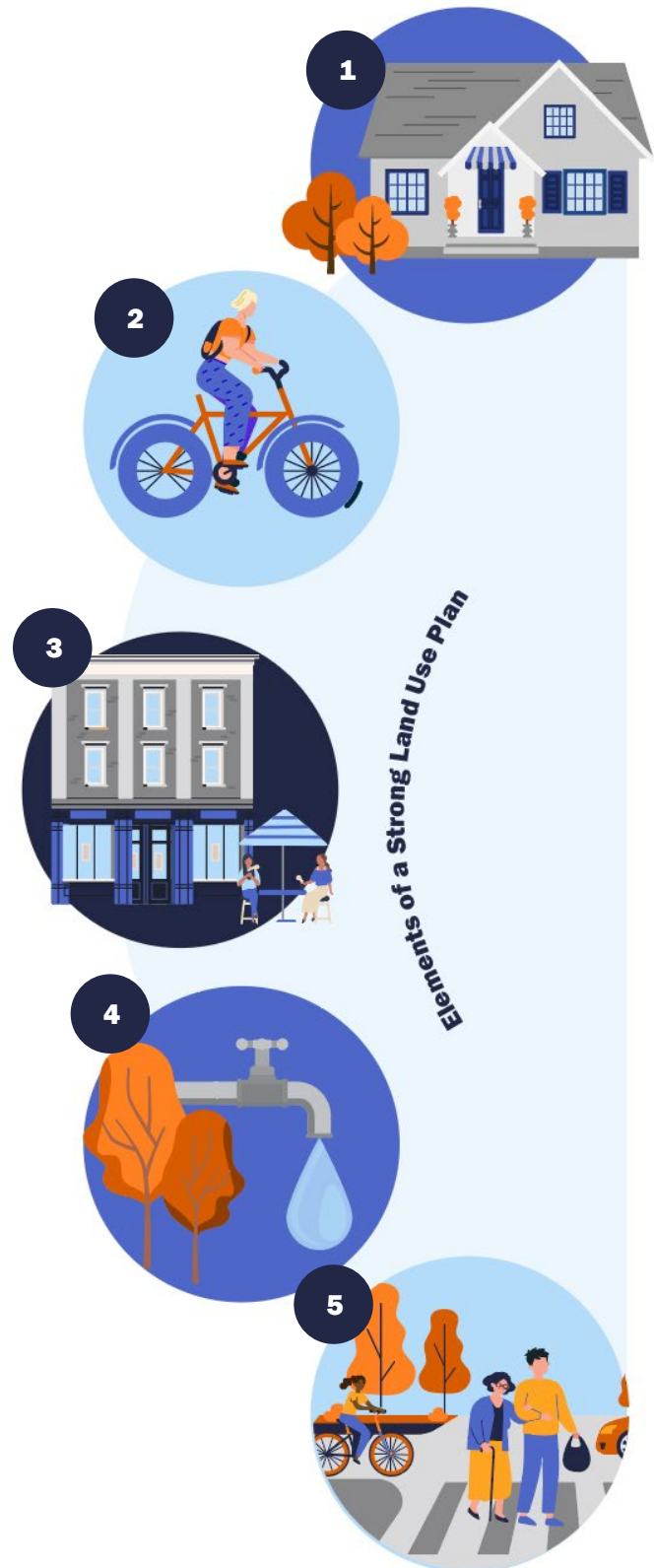
Organize land in a way that promotes areas of high activity and low activity to meet different lifestyle needs.

4 | Infrastructure

Organize land to promote development near existing infrastructure to limit strain on systems or the environment.

5 | Community

Organize land in a way that promotes close-knit communities and a strong sense of local identity.



DEFINING PLACE TYPES

This plan organizes Grosse Ile into several “place types.” These place types encourage a mixture of uses that are meant to work in harmony with each other, resulting in more vibrant, connected, and well-resourced neighborhoods where the community lives, works, and plays. Future land use place types focus not just on how land is currently used, but also what it could be in the future to realize this plan’s vision.

CONNECTING LAND USE TO ZONING

While land use, zoning, and development are highly related, these are three distinctly different processes. The Master Plan is intended to guide land use and zoning decisions by providing general direction on future development patterns, policies, and actions for community leaders to consider. The future land use map should be used in conjunction with the plan goals when reviewing rezoning applications. The Master Plan is a guide to development, but it is not a legally enforceable document.



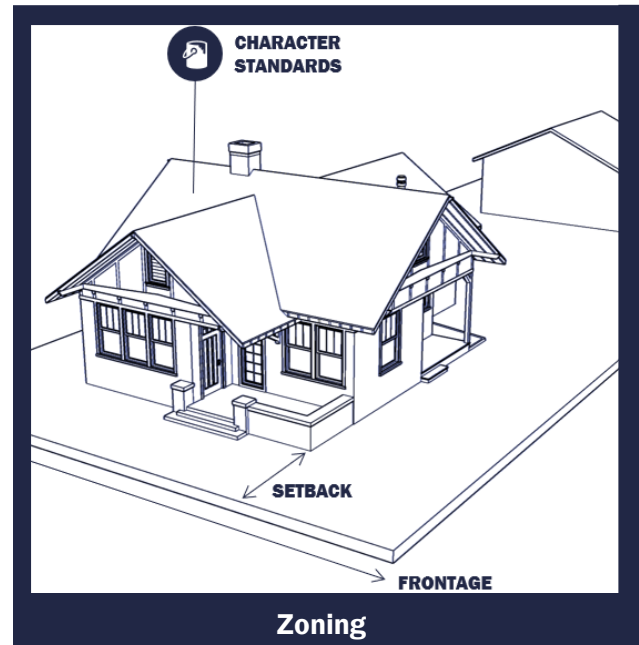
Future Land Use

Defines what an area *should* look and feel like in the future

Sets the parameters for which uses are most compatible with each other and where they should be in the Township

Uses Place Types that are flexible to change and based on what could be there in the future

Adopted under the Michigan Planning Enabling Act of 2008, as amended



Zoning

Defines what an owner can and cannot *legally* do with their property

Sets the rules and regulations for property development, such as building height, form, and setback

Uses Districts which are rigid, require a formal amendment process to change, and are based on what currently exists

Adopted under the Zoning Enabling Act of 2006, as amended

DEFINING CHARACTER

Place types vary based on their location and history of development. A neighborhood near Macomb Street looks and feels different from a neighborhood on the outer islands, and these places will have different approaches when it comes to future development. These place types are highly dependent on the unique character of these areas.

Character impacts how residents and visitors feel about a place and influences their decisions on where to live and visit. First impressions about a place go well beyond just land use to include design. Some elements of character addressed in the future land use place types include the following:

1 | Massing & Scale

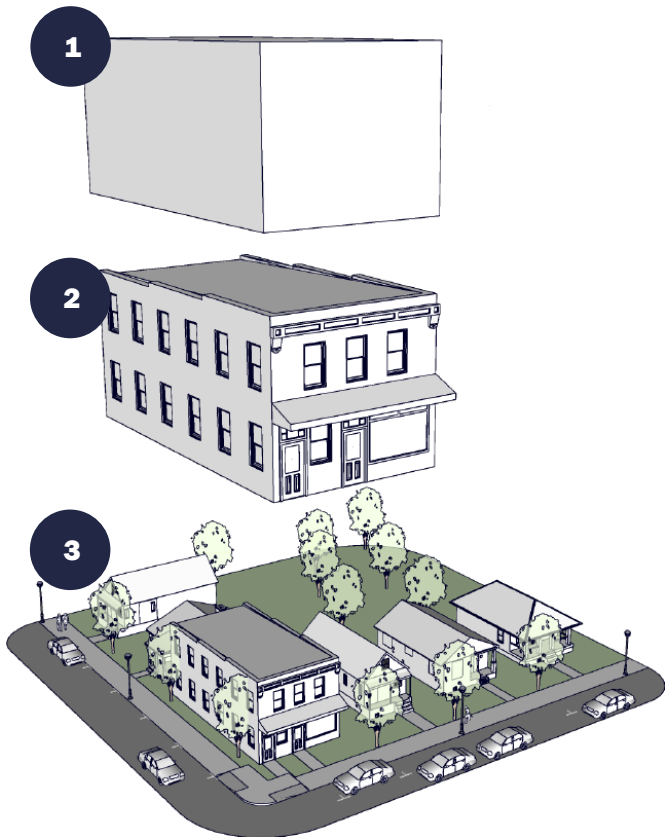
Massing is the size and three-dimensional form of a building. Scale is size relative to something else.

2 | Form

The form of a building includes its architectural style, design, and shape which make it notable, match the neighborhood, or generally pleasing to the eye.

3 | Relationship to the Street

Buildings should relate to the street through openings, lightings, slight setbacks from the road, make the building feel like it is a walkable scale, all of which impact the human experience and how people interact with buildings.



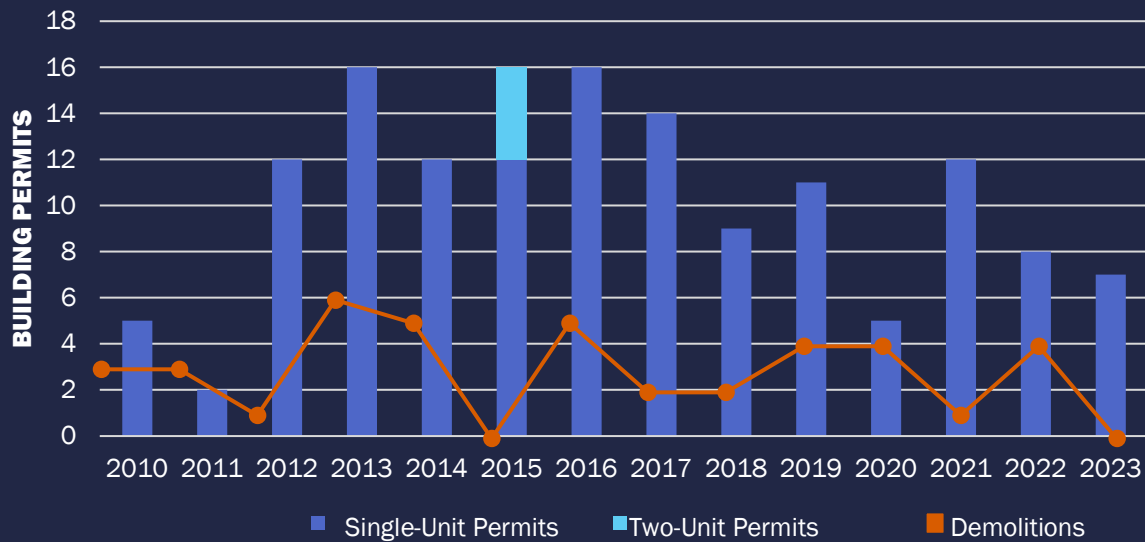
THE STATE OF LAND USE, ZONING AND DEVELOPMENT

Most of the development on Grosse Ile Township over the past 15 years has been creation or renovation of single-unit dwellings.

This makes sense, as 70% of Grosse Ile is zoned single-family. The development market has changed since the pandemic, meaning it can be hard to make smaller development projects to get funded and developed without the needed economy of scale.

Development Over Time

Source: SEMCOG Development



145

permits
from 2010-2023

40

demolitions
from 2010-2023

There is a wide mix of Grosse Ile single-unit home sizes and types.

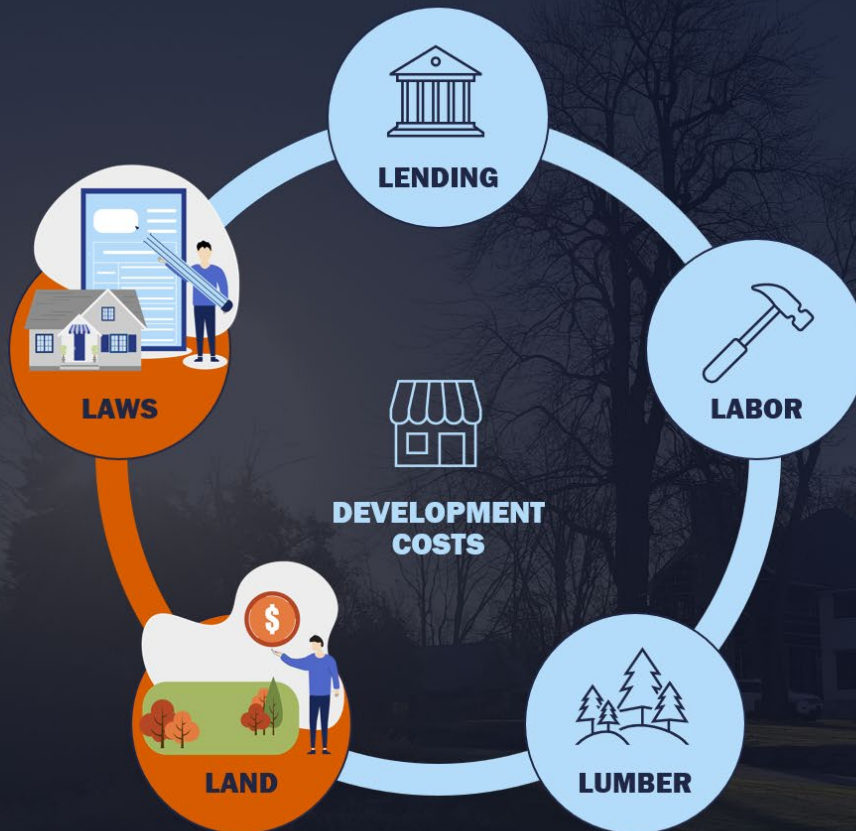
Homes built prior to 1990 were typically smaller with a median of ~2,000 sq. ft. floor area. Homes built after 1990 were larger with a median of ~2,700 sq. ft. It is counterintuitive that home sizes increased while the average family size decreased from 4.5 to 2.5 persons per household over the same period. The aging population creates potentially different housing needs that must be considered to accommodate multiple generations. Examples could potentially include multi-family condominiums, apartments, and properly regulated accessory dwelling unit housing.

There are five major contributors to the cost of housing and development: lending, labor, lumber, laws, and land.

While the pandemic has contributed to the rising cost of materials and labor, the Township does have control over some land such as Commerce Park, where they can make it easier to develop needed services or housing as the market demands. However, less than 10% of developable land in the Township is publicly owned. Developable land, (as used for analysis in the master plan), only considers land that meets the following criteria:

- Currently undeveloped (no buildings or structures existing)
- Zoned as residential or commercial
- Are not Township parks, open spaces, schools, municipal airspaces, wetlands or flood areas

The greater impact where the Township can help with the rising costs of development would be through policy. Approval processes and zoning standards must be clear, concise and “value added” both for the community and for developers.



WHAT WE HEARD

Four key pieces of feedback from the community informed the recommendations and approach to land use:

1. Community members are comfortable with development at the right scale and size.

They want development to complement surrounding buildings, have limited impact on the environment, and not strain infrastructure such as roads and bridges.

2. Community members want development to contribute to the strong neighborhood feel of Grosse Ile.

This means infill in existing neighborhoods, allowing neighbors to age in place, and connecting residents to nearby existing open spaces will be important.

3. Community members want to age in place.

This means allowing for more flexibility in some residential areas so people can have housing styles and sizes that meet their needs throughout their lifetime. Potential housing styles could include using housing styles that match Grosse Ile, such as accessory dwelling units, townhomes, duplexes, triplexes, and quads.

4. Community members are open to taller mixed-use developments on Macomb Street.

Community members shared that mixed-use and live-work units were something they would be interested in seeing on Macomb Street as long as the building character matches the area.

“The biggest challenge facing Macomb Street is overly restrictive and lack of common-sense development barriers.” – 2020 Economic Enhancement Strategy



B. FUTURE LAND USE PLACE TYPES



WATERFRONT RESIDENTIAL

Intent

Preserve housing with premiere views of the waterfront.

Location

On the Detroit River and Trenton Channel on the perimeter of northern half of Grosse Ile

Current Zoning

- R1-A

Primary Uses

- Single-unit detached housing

Form & Character

Homes tend to be larger and situated on large, narrow and deep lots. There are many historic homes along East River and West River Roads. Infill development within these areas needs to be consistent with the established historic character and maintain open views of the waterfront.

Secondary Uses

- Accessory dwelling units may be considered based on specific guidelines
- Public parks with direct water access



CANAL RESIDENTIAL

Intent

Allow residential with direct access to the canal.

Location

Off the Thorofare Canal on the northern half of Grosse Ile

Current Zoning

- R1-B

Primary Uses

- Single-unit detached housing

Form & Character

Residential on moderately sized lots. Infill development along the canal needs to be compatible with the established character of this area and protect the canal from impacts.

Secondary Uses

- Accessory dwelling units may be considered with specific guidelines
- Parks and recreation that provide public direct water access



NATURAL INTERIOR RESIDENTIAL

Intent

Connect residential areas to adjacent open spaces and recreation areas.

Location

Larger residential lots adjacent to significant wetlands and woodlands

Current Zoning

- R1-A
- R1-B
- R1-D

Primary Uses

- Single-unit detached housing

Form & Character

Homes on larger lots adjacent to significant woodland and wetland areas that are maintained as natural spaces to provide natural views and open space access. Development within these areas needs to be consistent with the larger lot character of this area and minimize impact to natural features.

Secondary Uses

- Accessory dwelling units may be considered with specific guidelines
- Conservation residential
- Religious institutions
- Schools



MULTIPLE-UNIT RESIDENTIAL

Intent

Allow a diversity of housing types to meet more resident needs while matching the architectural character of other housing on Grosse Ile.

Location

Larger lots with multiple residences such as apartments and attached residential models

Current Zoning

- R-2
- R-3

Primary Uses

- Multi-unit attached housing

Form & Character

Clusters of attached residential and multi-unit housing, typically with shared amenities such as parking or green space to limit impacts on the surrounding area. Prioritize walkable and bikeable connections between these areas and nearby recreational amenities, waterfronts, and schools.

Secondary Uses

- Playgrounds
- Duplexes
- Triplexes
- Quads



TRADITIONAL INTERIOR RESIDENTIAL

Intent

Infill new housing in existing neighborhoods where already connected to Township services and infrastructure.

Location

Most housing on Grosse Ile without direct water access.

Current Zoning

- R1-B
- R1-D

Primary Uses

- Single-unit detached housing
- Conservation residential

Form & Character

Mainly older subdivisions with moderate sized homes on smaller lots. Follow a traditional development pattern with interconnected grid-like road pattern. Infill development within these areas needs to be compatible with the established character of these areas. Bikeable and walkable connection between these residential areas and recreation spaces, the waterfront, schools, or Macomb Street should be prioritized.

Secondary Uses

- Accessory dwelling units may be considered with specific guidelines
- Religious institutions
- Schools



TRADITIONAL ISLAND RESIDENTIAL

Intent

Maintain unique historic character or residential neighborhoods on peripheral islands.

Location

Southern half of the Township at Elba, Hickory, Meso, and Swan Islands

Current Zoning

- R1-B
- R1-C
- R1-F

Form & Character

Moderately sized homes on smaller lots. Infill development on these islands needs to be compatible with the established traditional character of this area and not overbuild the smaller lots.

Secondary Uses

Shared public recreation space



MACOMB STREET MIXED-USE

Intent

Create a welcoming and walkable district with an activated street level while being more inclusive of housing to increase foot traffic for businesses.

Location

Macomb Street

Current Zoning

- MSD

Primary Uses

- Single & multi-family residential
- Retail
- Services
- Active first-floor uses with residential and office above

Form & Character

Walkable small town main street with traditional architectural details, activated first floors, narrow setback from the road, and an integration of housing.

Encourage more mixed-use housing types here and enhance connectivity between the western and eastern portions of Macomb Street through streetscape improvements.

Secondary Uses

- Entertainment
- Live-work units



COMMERCE PARK MIXED-USE

Intent

Provide flexibility for lighter industrial and research and development uses in a mixed-use district that attracts businesses.

Location

Commerce Park and Municipal Airport

Current Zoning

- R1-B
- C-1
- A-1

Primary Uses

- Airport-related services
- Light industrial
- Research and development

Form & Character

Larger scale light industrial and research buildings. Architectural details and public art as nods to local history and maritime culture. Recreational and green buffers between businesses and adjacent residential uses.

Secondary Uses

- Cottage courts
- Office
- Attached housing
- Live-work units
- Lodging
- Recreation
- Athletic fields



RECREATION

Intent

Encourage more active recreation, especially for youth and teens, near residential neighborhoods and Macomb Street.

Location

Township recreation facilities, private golf courses, and boat marinas

Current Zoning

- R1-C, R1-D, A-1

Primary Uses

- Parks
- Greenways
- Programmed green space

Form & Character

Playgrounds, picnic areas, shelters, and other amenities for public use. Direct water access when adjacent to the Detroit River. Walkable and bikeable connections between recreation areas and residential areas or Macomb Street. Enhance ADA access.

Secondary Uses

- Golf courses
- Marinas
- Single & Multi Family Housing



PUBLIC OPEN SPACE

Intent

Maintain naturalized open spaces where there are environmental constraints that limit public access to green space.

Location

Passive recreation and conservation areas

Current Zoning

- O-1, PRD

Primary Uses

- Open spaces

Form & Character

Primarily naturalized land and biodiverse habitats. Some trail access.

Secondary Uses

- Paths and greenways



CONSERVATION

Intent

Protect vulnerable habitats.

Location

Outer islands, wetlands, and protected habitat areas

Current Zoning

- R1-A, R1-B, SE

Primary Uses

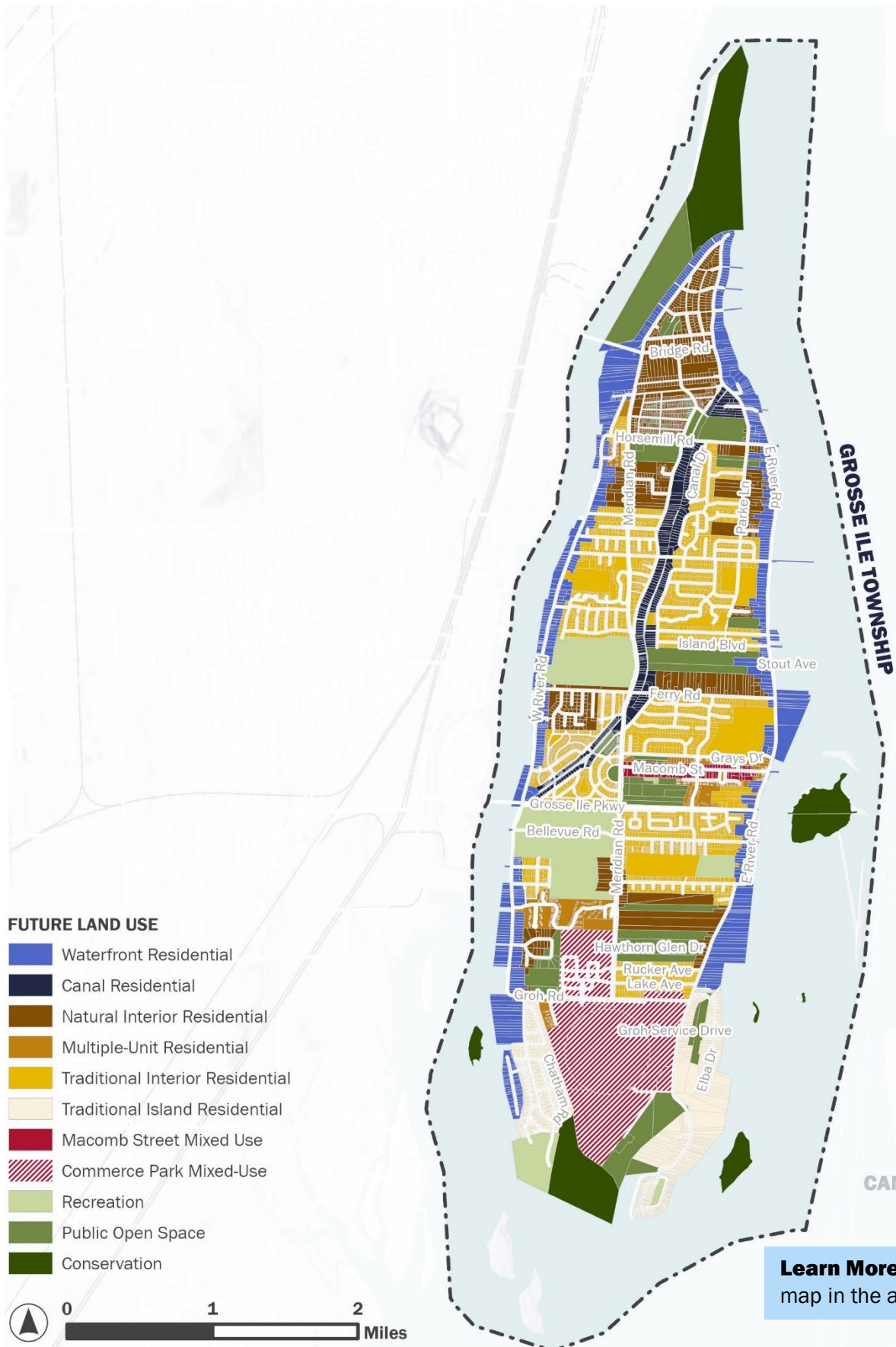
- Naturalized bio-habitats

Form & Character

Biodiverse habitats with minimal or restricted public access.

Secondary Uses

- Paths and greenways
- Environmental research
- Solar energy generation



FUTURE LAND USE

- Waterfront Residential
- Canal Residential
- Natural Interior Residential
- Multiple-Unit Residential
- Traditional Interior Residential
- Traditional Island Residential
- Macomb Street Mixed Use
- Commerce Park Mixed-Use
- Recreation
- Public Open Space
- Conservation



Learn More See a detailed map in the appendix.

C. TOOLKIT

NEIGHBORHOOD DESIGN

There are several types of neighborhood design types that are proposed in the future land use framework for Grosse to meet the lifestyles and needs of residents while meeting overall goals to respect the surrounding environment.

Cottage Court

Cottage Courts are groups of small, single-dwelling units clustered around a common area and developed with a coherent plan for the entire site. By grouping like uses such as shared green spaces and parking in key areas, the homes are more walkable, and more can be developed per acre than other forms of development.

1. Clustered single-dwelling units
2. Shared green spaces
3. Shared parking
4. Typically single story for accessibility
5. Typically 1,000 square feet or less

Cluster-Style Housing

Cluster-style housing, also known as conservation residential housing, allows for the development of smaller lots, clustered with more land preserved as open space. Density reallocated to specific development areas helps minimize infrastructure costs and safeguards natural conditions (i.e., reduced impervious surface, run-off and distributed land area) for the remaining areas in the neighborhood. Curvilinear streets and varying block lengths help to preserve pristine areas of the site for permanent open space. This form of residential should be considered in areas with abundant natural features and help buffer rural areas from more urban areas.

1. Preserved Open Space
2. Parking Towards Rear or Attached Garages
3. Clustered Housing
4. Curvilinear Streets
5. Connection to Existing Infrastructure

Sample of Cottage Court Housing



Sample of Cluster-Style Housing



ZONING RECOMMENDATIONS

Zoning is the key mechanism for achieving the desired land use pattern and quality of development advocated in the plan. Not all properties should be immediately rezoned to correspond with the Master Plan. The Future Land Use Plan is instead intended to serve as a guide for land use decisions over a longer period (10-20 years).

The Future Land Use map as well as the plan’s goals and strategies should be consulted to judge the merits of future rezoning requests. See steps tagged “Zoning” in the Action Plan of *Chapter 4. Implementation* to find recommended updates to the zoning ordinance. See the following table to understand how the Future Land Use Plan aligns with current zoning.

CURRENT ZONING	Single-Family	Single-Family	Single-Family	Single-Family	Hickory Island Single-Family	Low-Density Multi-Family	Medium-Density Multi-Family	Convenience Commercial	Macomb Street	Airport and Light Industrial	Open Space	Public Recreation	Special Environmental
	R1-A	R1-B	R1-C	R1-D	R1-F	R-2	R-3	C-1	MSD	A-1	O-1	PRD	SE
Waterfront Residential													
Canal Residential													
Natural Interior Residential													
Multiple Family Residential													
Traditional Interior Residential													
Traditional Island Residential													
Macomb St. Mixed-Use													
Commerce Park Mixed-Use													
Recreation													
Public Open Space													
Conservation													

D. FOCUS AREAS

Much of Grosse Ile is either privately owned residential or Township-owned open space. With that said, there are a few opportunities for development, redevelopment, or placemaking which could have a major impact on the health, wellbeing, and prosperity of Grosse Ile in the future.

MACOMB STREET

The Macomb Street area is intended to be a distinct community center and focal point in the Township with a complimentary and integrated mixture of uses that create a walkable "small town" environment. Development and redevelopment consistent with the historic architecture of the Township, mixture of uses and layout of a traditional small town is encouraged for this area.

The Grosse Ile Downtown Development Authority (DDA), with approval from the Township Board, has implemented a number of public improvements along Macomb Street including roadway reconstruction, stormwater improvements, sidewalks, ornamental street lighting, public art, and the creation of Lyons Park. The Township has also adopted specific design standards for commercial development along Macomb Street through the MSD zoning district. These public improvements in combination with the physical form of buildings, parking lots, site design elements, and landscaping on sites that line Macomb Street all contribute to creating a strong sense of place.

The 2020 Macomb Street Vision Plan identified several different character areas along Macomb Street. These areas provide a strong understanding of future potential for each zone.



AREA 1	AREA 2	AREA 3	AREA 4
<p>Large-Scale Commercial</p> <ol style="list-style-type: none"> Predominately Commercial Properties Provides Essentials Buildings Set Back from Roadway More Parking Lots Fewer Trees and Groundcover Gateway from Meridian Rd. <p>Opportunities</p> <ol style="list-style-type: none"> Most visited businesses on Macomb Street Meridian Road is a gateway Adjacency to Grosse Ile Trail Planned property renovations and new construction will further strengthen interest at this end of Macomb Street 	<p>Residential + Some Commercial</p> <ol style="list-style-type: none"> Predominately Residential with Some Small Scale Commercial Commercial Properties Mostly in House-like Buildings Buildings Set Back from Roadway Interspersed Forested Lots <p>Opportunities</p> <ol style="list-style-type: none"> Longest zone – farthest distance to travel; most room for adding seating elements and moments of respite Residential land uses are an opportunity for small scale unifying elements Define and add identity to Parke Lane intersection 	<p>Small-Scale Commercial</p> <ol style="list-style-type: none"> Predominately Small Scale Commercial, with Some Residential Invigorates Macomb Street Building Frontage Closer to Roadway Fewer Trees <p>Opportunities</p> <ol style="list-style-type: none"> Existing building fabric feels dense and very walkable Many key properties are available for sale Adjacent to High School and Middle School Shared parking for local businesses Large event parking at high school lot 	<p>Multi-Unit Residential/ Waterfront</p> <ol style="list-style-type: none"> Multi-Unit Properties Buildings Set Back from Roadway More Trees and Groundcover Close to Historic District Connection East Gateway to Macomb Street <p>Opportunities</p> <ol style="list-style-type: none"> Robust tree cover Adjacent to River and Historic District Create Gateway between river and Macomb Street Catalytic historic property is currently for sale

Macomb Street Concept Plan

While these character areas provide a strong context for the unique aspects of each zone, there are certain principles that will carry throughout the space.

- Future housing or redevelopment of existing housing should be mixed-use, attached, or multi-unit to create housing that is well connected to existing infrastructure and connects residents to the business center of the Township.
- Art installations, signage, landscaping and wayfinding should be uniform through the space.
- Safe crossings should be employed at key gateways and intersections to slow traffic, enhance pedestrian comfort, and encourage walking throughout the corridor.

The concept for the future of Macomb Street focuses on several opportunities:

- Vacant sites which can be leveraged for redevelopment
- Potential park and recreation opportunities to enhance youth play, which was identified by the community as a gap in the Township
- Intersections to prioritize for safe crossings or gateway treatments
- Placemaking enhancements such as art, landscaping, signage, and lighting.

Making a Strong Main Street

Macomb Street is the primary hub for small businesses and community activity in the Township. All successful downtowns have memorable spaces for public gatherings, special events, and recreation. Public spaces, in the form of parks and plazas, provide areas for residents and shoppers to gather and enjoy. They also provide visual relief to the urban environment, contributing to the variety and identity of the downtown. There are several factors which can continue to contribute to a thriving Macomb Street.

- Encourage more dense housing such as attached units, live-work apartments, and mixed-use to directly connect residents to businesses and create a center of activity.
- Take advantage of smaller areas where development can't happen as spaces for pocket parks with trees and seating.
- Encourage active uses at street level for all buildings.
- Concentrate uses that generate foot traffic and focus on providing quality walking environments.
- Orient buildings toward the street so entrances are complementary and open to the public.
- Discourage the development of additional surface parking lots in the downtown.

Safe pedestrian environments are a critical element of a vibrant downtown. A pedestrian's needs are fairly basic: comfortable, safe destinations within walking distance. The following are several of the necessary ingredients of an inviting walking environment:

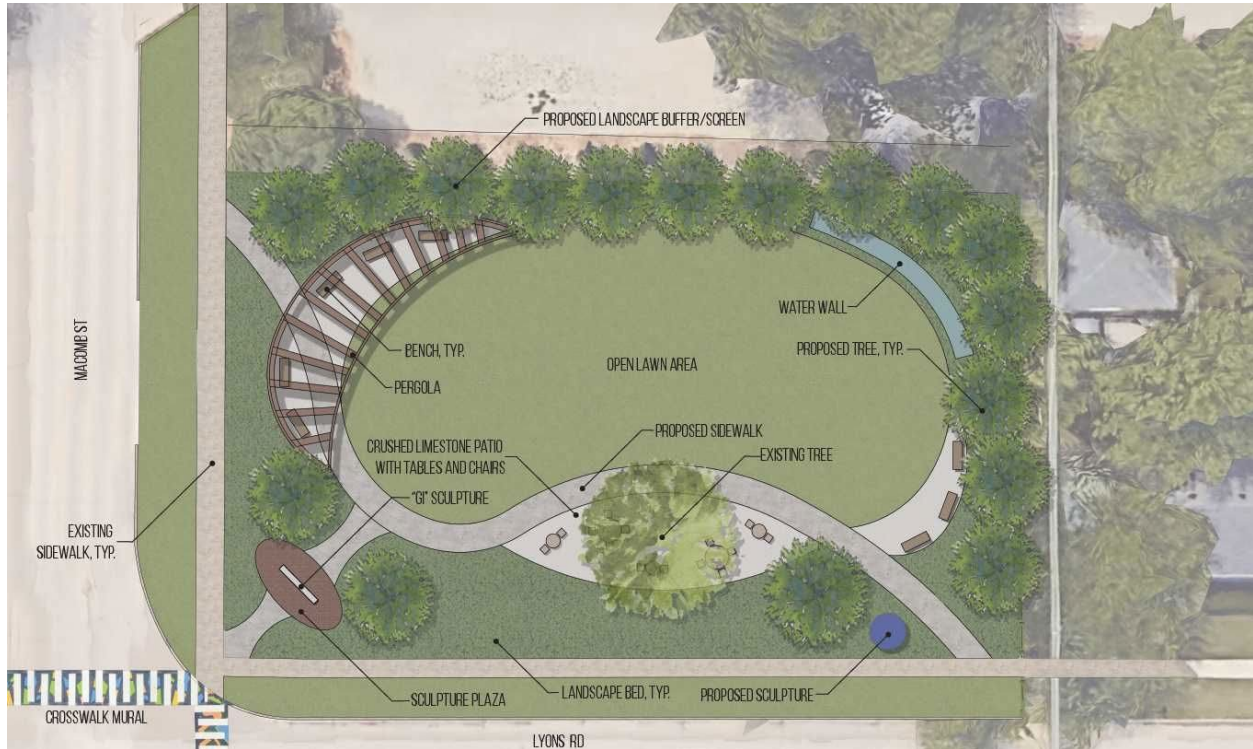
- A mixed-use development pattern that is compatible with walking; trips are short and can be made on foot.
- Continuous sidewalks of appropriate width.
- Safe and frequent locations for crossing.
- Buffers between pedestrians and traffic in the travel lane.
- Interesting and inviting buildings which address the street with observable doors and windows.
- Comfortable places to sit and wait.
- Streetscape of trees and lighting that provide shade, security and help define the pedestrian realm.

Learn More

Find more information about the future of Macomb Street in *Appendix 5.9 Macomb Street Redevelopment Strategy*.

Lyons Park

Lyons Park has an approved concept plan which has been used to pursue several grants for construction and development of the space. The space was designed to be an open, passive space for the community which can function daily as a place of respite or be used for flexible events hosted by the DDA such as farmer's markets, movies in the park, food truck festivals, and more. The proximity to the high school and middle school were kept in mind, bringing in students to help with art and placemaking in the space.



COMMERCE PARK

Grosse Ile is proud to be home to its own municipal airport, KONZ. It was once the former United States Naval Air Station, which played a major role in training pilots to assist in the successful outcome of WWII. After the war, it is now used for private travel, training facility and aircraft storage. The Grosse Ile Municipal Airport is financially supported by Commerce Park and Airport tenants, located on both the north and south side of Groh Road.

The Airport was transferred from the U.S. Government to the Township of Grosse Ile in 1970. The Grosse Ile Municipal Airport is managed under the direction of the Airport/Commerce Park Commission and appointed by the Township Board. The Airport/Commerce Park Commission follows an area specific plan for the long-term vision, improvement and maintenance of the area.

The Township's Airport Layout Plan identifies aviation related uses as a primary focus for redevelopment on the south side of Groh Road. It is not the intent of this plan to provide detailed recommendations for the airport. However, there are development opportunities that would diversify and stabilize the operation of the Airport and contribute to the success of Commerce Park.

There are several existing aviation-oriented businesses located south of Groh Road. These uses include commercial and recreation operations and should be given priority because they are dependent on the airport and its facilities. As demand for these types of aviation uses expands or contracts, opportunities for other, non-aviation uses may arise.

One of the aviation businesses that resides here at the Grosse Ile Municipal Airport is Hall's Flying Services. Their focus is developing the finest flight training facility in southeast Michigan.

With safety as their foundation block, they are focused on developing programs that encompass all aspects of aviation. Utilizing Career Tracts, they focus on educating students as well CFIs with a passion for aviation. Their services include private, instrument, high performance and passenger emergency response plans as well as support services, including delivery, aircraft management, aircraft sales and flying clubs for local high schools.

Max Flight Helicopter Services is another aviation businesses that calls the Grosse Ile Municipal Airport home. Max Flight, with their top-of-the-line helicopters and exceptional pilots, invites the public to take a scenic aerial tour of historic and iconic Detroit or Ann Arbor. They also offer professional training for those looking to pursue certification.

On any given day the Grosse Ile Municipal airport is abuzz with activity. Besides the over sixty pilots who store their aircraft here, we have many transient pilots that fly in and take off from KONZ daily. With residents such as Hall's Flying Services and Max Flight and the reconstruction of Runway 4/22, daily air traffic has increased significantly over the years.

In conclusion, the Grosse Ile Municipal Airport has a rich patriotic, history grounded in the successful assistance of pilot training and airship manufacturing during WWII. But as time marched on, the airport has transformed itself into an FAA regulated facility that has pilot safety as its number one priority. With the financial support of over sixty aircraft related tenants and numerous businesses in Commerce Park, the Airport continues to grow and prosper for the aviation community as well as the residents of Grosse Ile Township and beyond, offering employment opportunities, aviation services, recreational and nature access, storage, small businesses tenantry and light industrial facilities.

Commerce Park Concept Plan

Commerce Park presents an opportunity for business, industry, housing, and recreation, all of which are core to the Township. Around Groh Road, there should be a focus on supporting existing businesses and creating opportunities for new ones by enhancing the Groh and Midway spines with landscaping and gateway treatments. Business opportunities at Commerce Park are unique to Macomb Street and should focus more on the following:

- Research and development-oriented companies
- Government/Homeland Security offices
- Public safety training facilities for communities in the region
- Companies involved in the aviation industry, especially small aircraft or airport operations equipment
- Businesses that provide services to the residents of Grosse Ile
- Event planning companies
- Small scale fabrication companies
- Lodging
- Indoor recreation
- Related retail and services, such as attractions or businesses that require outdoor storage

Commerce Park is owned by the Federal Government. Assuming ownership can be transferred to Grosse Ile Township, the northern end could provide a site for housing development. Further, there may be synergy with Meridian Elementary School property to the north for additional housing development after the school closes in 2026 should the property be sold to a developer.

Existing attached residential exists to the north and west. An extension of that place type would complement the existing uses and provide more housing options to residents within walking distance of recreation.

The northwestern area has drainage swales and potential wetlands, so any potential recreation enhancements in this area should be made in accordance with existing natural resources.

Further into the site, recreational uses and trails could be complemented with a more civic use or facility to anchor the site. Potential facilities may include concessions, parking, lockers, community meeting spaces, playgrounds, or restrooms. Circulation through trails, landscaping, and enhanced pedestrian crossings could create a sense of cohesion and better connect community members to the assets offered at Commerce Park.

Learn More

Find more information about the future of Commerce Park in *Appendix 5.8 Commerce Park Redevelopment Strategy*.

Commerce Park Concept Plan



WATER’S EDGE

Water’s Edge is a prominent community asset, serving the Township as the only marina, golf course, and direct access point to the Detroit River that is available to the broader public. It is also home to the Township Recreation Department and one of the primary revenue generators for the Township to support ongoing operations. The Township seeks to maximize capacity at Water’s Edge as a recreation and entertainment hub for residents and visitors. While there are limitations to funding enhancements to this site given existing revenues, future grant opportunities should seek to accomplish the following:

- Explore possibilities for transient slips at the marina to encourage non-members or non-residents to use the restaurant and amenities on site and increase revenues.
- Improve the crossing between the marina and park from a safety and placemaking perspective.
- Continue to support programming and entertainment with the restaurant tenant.
- Evaluate recreational facilities regularly for replacement with modern amenities desired by residents.
- Maximize connections to regional trail networks such as the Iron Belle Trail. This could include considering trailhead amenities, wayfinding, signage, traffic calming, or working with Wayne County to evaluate the potential of using Bellevue as a festival street that could be temporarily closed and used as a pedestrian amenity.
- Explore partnerships with existing businesses that could expand seasonal paddle sports rentals on site.

Learn from Leaders | Winterizing

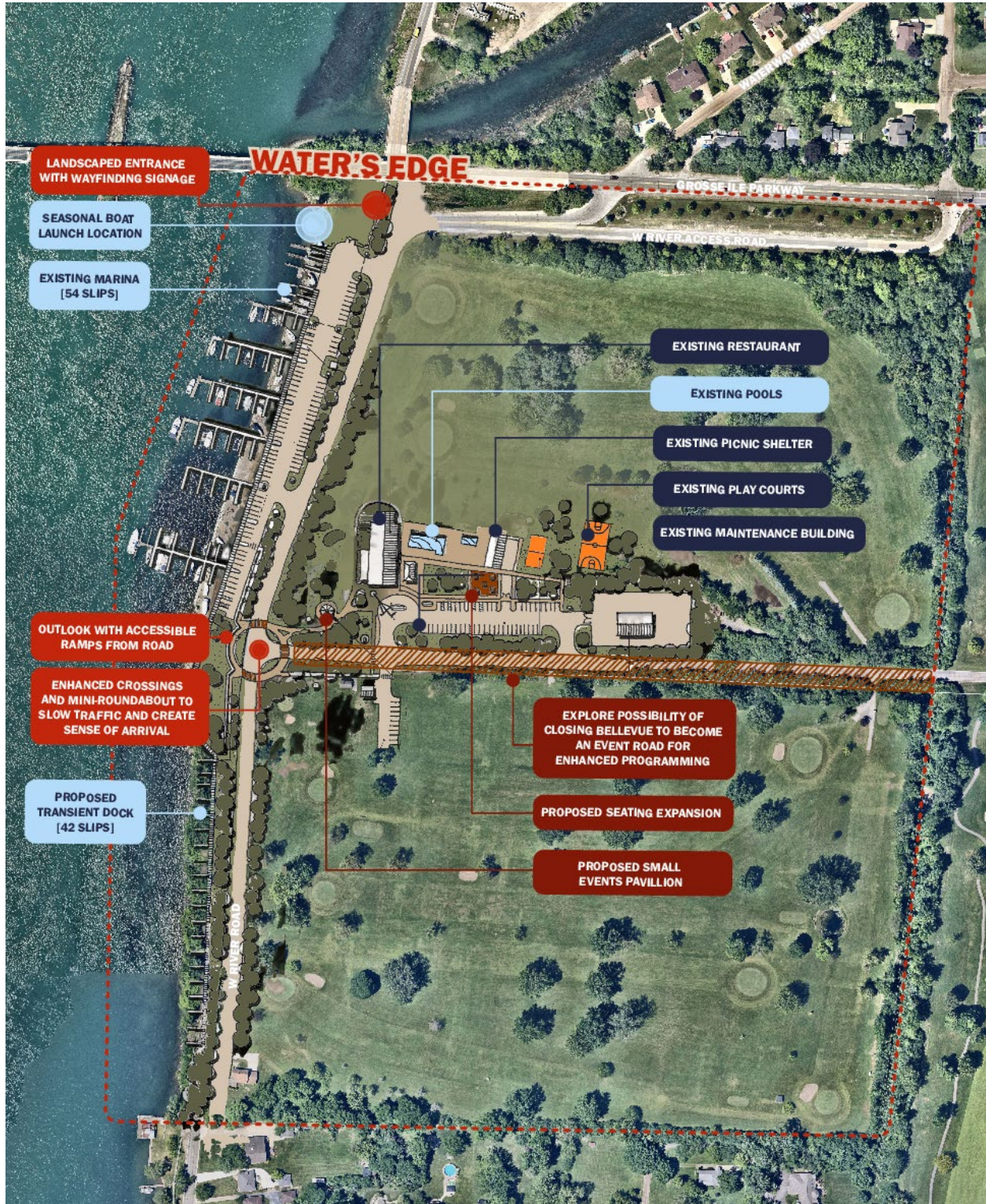
Winterizing, or retrofitting spaces so they can remain active community centers in the winter, is popular throughout Michigan communities and especially important for areas such as Water’s Edge Golf Course and Marina, which are typically thought of as “seasonal” spaces.

Kent County Parks in Grand Rapids practices winterizing by creating skiing loops on the Palmer Park and Kaufman Golf Course, while other organizations have practiced similar yet less intensive programming, such as allowing sledding on site, promoting snowman competitions, creating winter light tours through the space using installations, and more.



Water's Edge Concept Plan

The concept plan for the future of water edge, created by Mark Russell in 2010 as seen in the Township Parks and Recreation plan, minimized impact on existing programming while finding opportunities to expand operations that could turn a profit and help fund ongoing maintenance.



OTHER FUTURE DEVELOPMENT

Outside of these major study areas, there are other lots that are either currently developable or may become available for redevelopment in the future. This is a trend seen in many communities as demographics shift and community hubs such as schools or churches close, leaving space for new potential in the future.

Determining the best use of this land in the future is vital. There will be times when land or buildings make more sense as either future residential space, commercial space, or green space. Future land use should be the first reference as to the future use of that site. Within neighborhoods, there may be further question of how to use specific parcels. Below is some general guidance to help.

- Consider the site for residential if it is...
 - Adjacent to existing residential development
 - A larger building or community asset that no longer is needed and could be redeveloped as residential
- Consider the site for programmed green space and recreation if it is...
 - Soil quality makes it cost-prohibitive for construction
 - Surrounded on at least 3 sides by already designated open spaces
 - In a 10-minute walk or less of residences
 - Connects to the existing trail network
- Consider the site for naturalized land and conservation if it is...
 - A wetland
 - A protected core habitat area
 - Already a designated open space
 - In the FEMA designated floodway





GROSSE ILE MASTER PLAN

3. GOALS



GOAL 1. HOUSING

Maintain Grosse Ile as a wonderful place to live by promoting a variety of housing types for residents throughout their lifetimes.

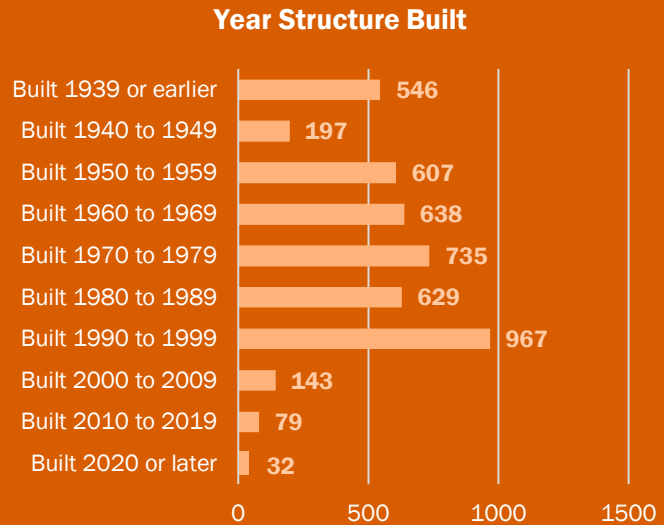
THE STATE OF HOUSING

Grosse Ile is a proud home to close-knit neighborhoods that allow residents to easily access the beauty and wonder of the nearby natural world. Grosse Ile understands housing is a critical part of a thriving community. When there is not enough quality housing available the economy suffers, commute times rise, and housing costs skyrocket. Grosse Ile looks to maintain quality neighborhoods with quality housing.

Grosse Ile’s housing is aging.

Almost 3 in 4 homes on Grosse Ile Township are over 30 years old. As houses get older, they require upkeep, including redevelopment or retrofitting, to ensure families can age in place. There is also an opportunity to make these older homes more efficient as they are updated, such as new insulation which can lower the cost of heating and cooling, low-flow water fixtures which can decrease water costs and strain on systems, and weatherized construction to better handle changing climate conditions.

Source: 2024, Grosse Ile Township Assessor Data



Community members’ housing needs are changing.

2,723 of 4,597 homes were built prior to 1979. The average household size in the 1970s was 3.14. The household size fell to 2.25 by 2020. This could indicate a need for smaller houses.

However, this was not reflected in the Grosse Ile housing market. The median housing size for new construction stayed approximately the same at ~2,250 sq. ft. from the 1970s through the 1990s.

The housing market was influenced by other factors besides average household size. Now, there is an increased need for housing for older adults, smaller ‘missing middle’ housing, and smaller homes for young families.

Source: 2020, U.S. Decennial Census



AVERAGE HOUSEHOLD SIZE IN 1970

3.14
PEOPLE



AVERAGE HOUSEHOLD SIZE IN 2020

2.25
PEOPLE

“Today a typical new house is probably ~3,000 to ~4,000 sq. ft. A typical new 1960’s house was probably ~1,500 to ~2,000 sq. ft. Families with 4.5 people (including my family) lived nicely in the smaller houses. Today, 2.5 person families can do the same, if they choose.” – 2024 Steering Committee Member

Housing costs on Grosse Ile are higher than surrounding areas.

The cost to purchase a house on Grosse Ile is significantly higher than purchasing a comparable house in the surrounding area. There are several reasons including low vacancy rate, high cost of land, limited development in recent years and the high market demand to live in a highly desirable community.

The vacancy rate is below the normal healthy 5% standard for a community. This implies that there is low turnover in the housing market, limiting housing options for potential buyers. However, the low vacancies rate can also be attributed to houses selling quickly.

Housing turnover is a measure of how many houses sell over time. A high turnover can also indicate a healthy housing environment since people wanting to buy have choices. The low vacancy rate indicates that potential buyers need to act quickly. There is no turnover data provided. Subjectively, the multiple real estate agencies on Grosse Ile suggest that there is significant turnover.

Land values are a major factor in high housing cost relative to adjacent communities. Grosse Ile interior land values are 85% higher than Wyandotte and 50% higher than Trenton and Riverview for comparably sized lots. This again reflects the high demand to live on the island.

There are consequences to higher cost Grosse Ile housing for young (20 to 30 years) single adults and young families with children seeking a first home. There are many smaller Grosse Ile homes (1,500 to 2,000 sq. ft.) available that would normally be potential starter homes. However, the high land value and the high demand to live on the island makes these much more expensive than comparable homes in surrounding areas. Many young adults simply cannot afford Grosse Ile housing and choose to buy elsewhere.

There are also consequences to higher cost Grosse Ile housing for Seniors living on fixed income. High home values lead to higher taxes and utility costs for those “aging in place”. Downsizing to suitable smaller housing may become problematic both for lack of availability and high cost.

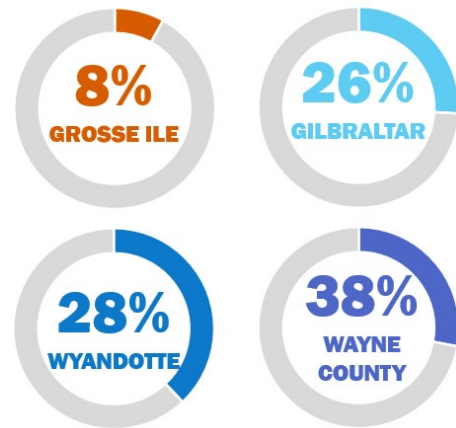
Survey results showed that the most significant resident housing concern was high Grosse Ile taxes. This is likely particularly true for fixed income seniors wanting to “age in place”. However, downsizing to a smaller home may or may not actually generate tax savings. Taxable value of an occupied home can only increase by the rate of inflation or 5%. Often when you buy a new home the taxes increase substantially from the previous owner. This can cause seniors not to relocate on Grosse Ile and to stay at their current residence. If seniors move off Grosse Ile, then it is more likely that they can save money, but then it is no longer “aging in place”

Housing cost impacts people of different ages, lifestyles, and incomes. When it comes to lifestyles, Grosse Ile also has far fewer renters than communities in the surrounding area. This is due to a limited supply of rental options and to generally higher rental costs.

Housing cost-burden occurs on Grosse Ile for both renters and owners, with approximately 120 renters and 157 owners paying more than 30% of their household income on housing in 2023. This is about 6% of residents in the Township.

Source: 2023, U.S. Census American Community Survey Estimates

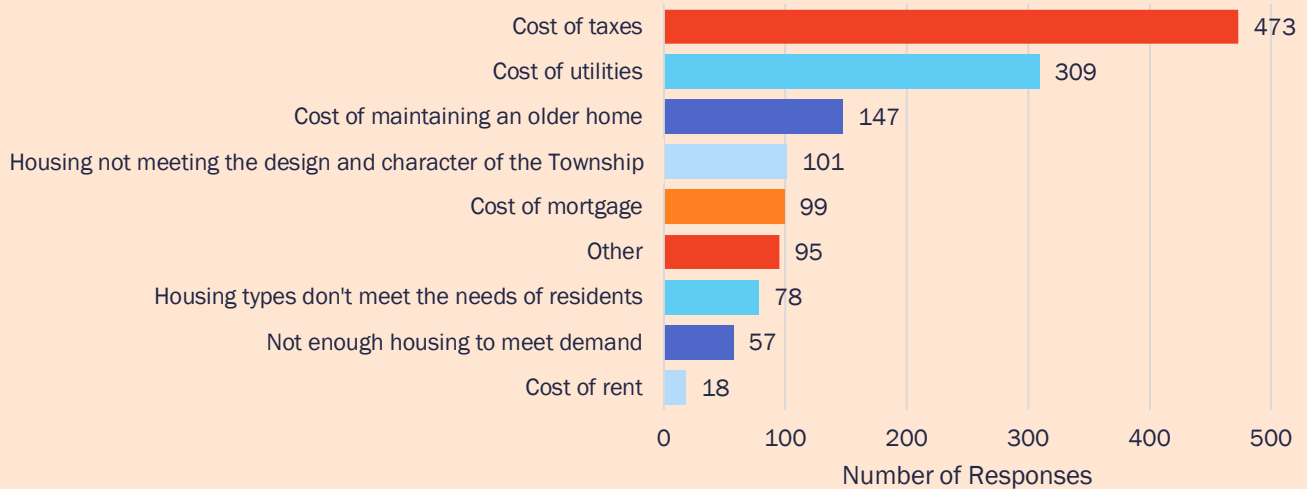
2023 Percent of Residents Who Rent



Housing cost matters.

When asked what their biggest concerns were regarding housing on Grosse Ile as part of *Survey 2. Community Needs*, cost was the most common answer.

What are your biggest concerns regarding housing in Grosse Ile?



Past policies worked well at the time but may no longer be needed.

In the 1990s, there were concerns that Grosse Ile was becoming overbuilt. Large subdivisions were being constructed on formally forested property and the population was increasing significantly. The character of the community was rapidly changing.

A build-out assessment was conducted. It projected that the dwelling unit count was on pace to increase from 4,335 to 4,925 and that the population could increase from 10,894 to 12,377. These were determined to be excessive.

In 2000, Grosse Ile created a residential overlay zoning district (R1-E). The intent is as follows:

Limit the intensity of development and population, minimizing the disruption to [natural features such as woodlands, critical stream corridors, large wetland complexes, and extensive animal life habitat].

The new overlay district applied to any new residential land being subdivided either through lot splits, detached site condominiums or conventional subdivision projects. The overlay district superseded the underlying zoning districts standards. The minimum for a new land subdivision became 125 ft. lot width and 30,000 sq. ft. lot area.

The overlay district increased the land development cost, thereby reducing financial return. Large scale development ceased. No new detached condominium or subdivision projects were subsequently proposed.

Infill single family development in ongoing detached condominium and subdivision projects, dwelling unit demolition / reconstruction, were not impacted by the overlay district and continued normally. There were 254 such dwelling units constructed from 2000 and 2024.

Residential development in multi-family zoning district (R2 & R3) is not impacted by the overlay district.

The overlay district contributed to stabilizing the population at ~10,900 between 2000 and 2020. The population growth expected from the increase in dwelling units was likely offset by a reduction in the number of people per dwelling unit across Grosse Ile.

The overlay zoning district does not limit the construction of smaller single-family dwelling units. This is because it primarily impacts development in the large lot (20,000 sq. ft. and 100 ft. frontage) underlying zoning district (R1-D). Most remaining private undeveloped land is in this district. It did not impact smaller lot area or smaller lot frontage zoning districts (R1-A, R1-B, R1-C, R1-F) as these are essentially built out. Consequently, had the overlay district not been in place, many more homes would have been built with sizes comparable to existing large lot (R1-D) single family residential homes.

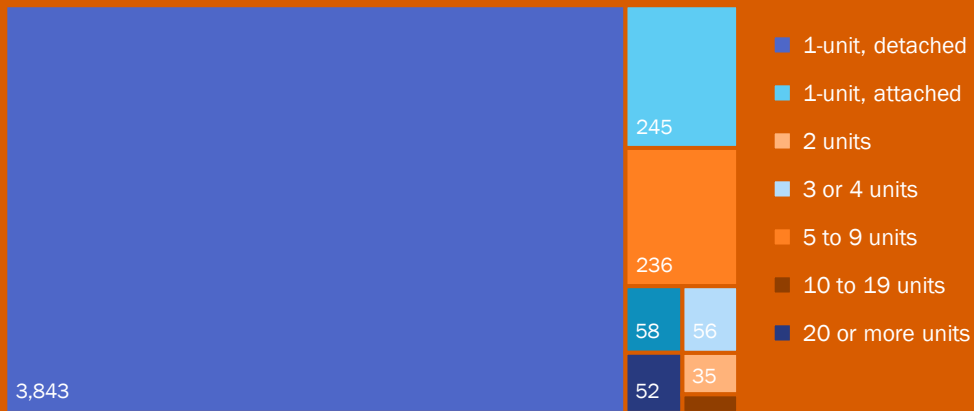
Caution should be exercised in changing or eliminating the overlay zoning district. Reducing the minimum lot size to that of the underlying zoning will reduce the cost of development. Consequently, renewed construction should be anticipated.

Housing choice on Grosse Ile is critical for community vitality.

The majority of development in the Township has been one-unit detached homes, often called single-family homes. A variety in housing options like duplexes, fourplexes, attached homes, and smaller apartment homes does exist on the island but in smaller numbers.

Number of Housing Units by Type

Source: 2023, U.S. Census American Community Survey Estimates



In a survey to the community, the one-unit detached is the preference, but more people are wanting to see different types developed on the island to account for lifestyle changes and needs as people age. Solutions should be focused on three main strategies:

- Preserve existing housing stock
- Rehab vacant units
- Reduce barriers to housing construction, with a focus on infill of existing neighborhoods as shown in the Future Land Use chapter.

People have cited the need for diverse housing styles, accessory dwelling units, and mixed-use homes near the commercial activity along Macomb Street. This type of housing can be beneficial for the community and meet the needs of residents:

- Students or young professionals getting started in their life, who grew up on the island and want to stay there.
- Veterans or Seniors who may be individuals and not in families but desire a community of support.
- Those who have a need for permanent supportive housing because of a physical or intellectual development disability, or mental health concern.
- Community members who are disabled but able to live on their own (nearly 11% of the Township has some disability).
- Those who prefer the renter lifestyle and want a smaller home.
- Those with limited, fixed or retirement incomes.
- Workforce housing for teachers, nurses, and other essential and service workers.



“We are really wanting to age in place, have opportunities to downsize and stay on the island. But we need to do it in a way that understands the impacts on our infrastructure, our sewer, our emergency services...”

– 2024 Housing Roundtable Participant



“We have a lot of the same housing choices here. It works for me now, but it would be nice for us to have more choice as our needs change.”

– 2024 Housing Roundtable Participant

HOUSING OBJECTIVES

Objective H1

Maintain housing choices to make Grosse Ile Township a desirable place to live for current and future residents.

Objective H2

Attract new residents and families, maintaining a welcoming community.

Objective H3

Promote and streamline desired residential development missing or underprovided in the market.

Objective H4

Promote home stewardship and connect residents to housing resources.

Objective H5

Prioritize sustainability and resiliency in new and retrofitted existing housing.

Objective H6

Encourage the stewardship of natural features as a key part of quality neighborhoods.

Learn More

Find more detailed information about how and when the Township will take actions to make these objectives a reality in *Chapter 4. Implementation*.

TOOLKIT

Housing Options for All

Diverse housing types can help with affordability and expand housing choice to meet different lifestyle needs, from first-time home buyers to empty nesters and people looking to age in place. Besides from the single-family detached style housing the currently dominates the local housing market, there are several other types of housing that either exist and could be expanded, or that are new and could be added to the Township’s toolkit.

Existing Housing Types to Expand



Single-Family Attached



Triplexes, Duplexes & Quads



Small Apartments



Apartment Complexes



Live-Work and Mixed-Use



Modular Homes



Townhomes

Potential New Housing Types



Cluster Homes and Cottage Courts



Accessory Dwelling Units

Getting Housing Built



Modular Homes
Denver, CO

This home is an example of a modern modular housing constructed to local code, with modern and quality materials.



Cottage Courts
Redmond, WA

This innovative, sustainably driven community (Conover Commons) is comprised of size-limited homes to maximize open space and uses all sustainable building materials.

Senior Housing

The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all residents. Viable housing options should include remaining at home, if possible, which is especially important to residents who want to stay in neighborhoods they are most familiar with to be near family and friends. Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, first floor bedrooms and accessible bathrooms.

Where “aging in place” is not feasible, special facilities, such as senior independent living, assisted living and congregate care should be considered. Zoning incentives may be provided to allow for these development types. Characteristics of such a site would include adequate size, good road access, and proximity to shopping and services and careful assessment from a public safety and infrastructure standpoint.

AARP’s Livability Index provides a baseline for assessing local services and amenities that contribute to quality of life, especially for seniors. The Livability Index includes the following categories:

- Housing: Affordability and access.
- Neighborhoods: Access to live/work/play.
- Transportation: Safe and convenient options.
- Environment: Clean air and water.
- Health: Prevention, access, and quality.
- Engagement: Civic and social involvement.
- Opportunity: Inclusion and possibilities.

Elements of a Great Neighborhood

Grosse Ile is the proud home of quality neighborhoods with premiere access to nature. To maintain the quality and character of neighborhoods, several factors are considered for any future development, redevelopment, or infill development in the Township.

- **Scale** | Homes should be built at a scale compatible with buildings on adjacent lots. Setbacks should also be consistent with those on adjacent lots and contribute to the continuity of the streetscape and the continuity of rear yard open spaces.
- **Form** | There are a variety of architectural styles in the Township, and housing should be consistent with neighboring structures in terms of building height, roof pitch, materials, window proportions, and architectural detailing.
- **Curb Appeal** | Decreasing the prominence of garages by recessing them or having alley access ensures a more walkable, human scale design. Landscaping and consistent setbacks from the road also play a part.
- **Connectivity** | Residents value water and recreational access, meaning features such as sidewalks, slower roads, or adjacency to open spaces are valued.

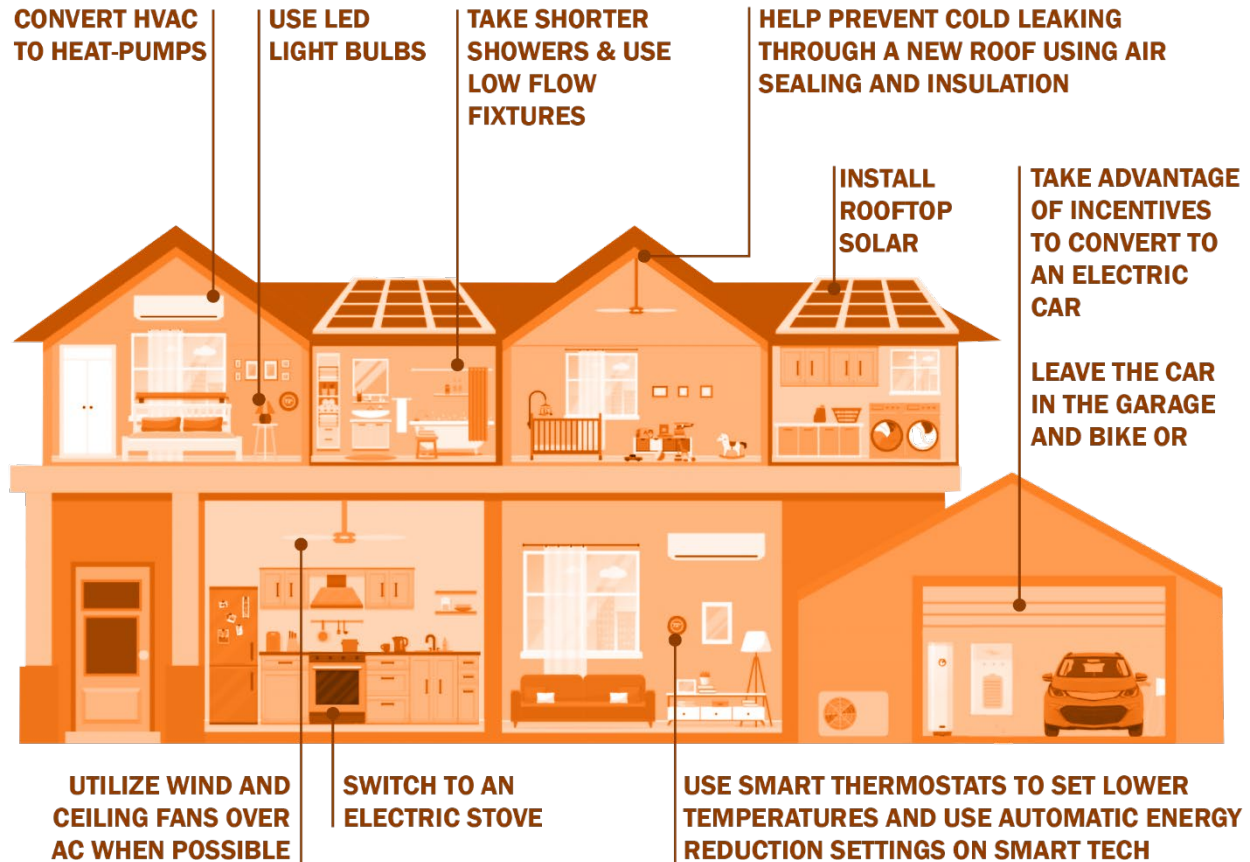
Cost Effective Policies

When it comes to housing, the only feasible projects are those that are fully funded. Developers must be nimble and able to layer many sources of funding together to do anything other than market rate development. When challenges exist, like high land cost, cumbersome approval processes, and lack of support from the municipality, the costs skyrocket. Municipalities can help ease some of these burdens streamlining the development process. See *Chapter 4. Implementation* to learn more about the zoning policies and strategies Grosse Ile Township could support to streamline the approvals and permitting process.

Sustainable and Resilient Housing

Individual households are often able to make small changes that have a major impact on resource consumption. Educational campaigns about policies such as the Township updates to the zoning code which allow for rooftop solar can decrease strain on Township infrastructure and reinforce Grosse Ile's commitment to the environment over time. See *Chapter 4. Implementation* for actions, policies, and funding that can also support more sustainable and resilient housing.

Source: Adapted from "Residential Building Electrification in California", *Energy + Environmental Economics*, April 2019, available at <https://ethree.com/publication/>





GOAL 2. CONNECTIVITY & MOBILITY

Maintain and enhance a connectivity system that offers safe and efficient mobility for all users and abilities.

THE STATE OF CONNECTIVITY & MOBILITY

Connectivity refers to several key factors.

Over half of people who took *Master Plan Survey 1. Vision and Values* wanted to see connectivity (bicycle paths, walking paths, safe crossings) improve. In this chapter, connectivity refers to five major community needs:



**Reliable
Bridges**



**Well-Connected Non-
Motorized Paths**
for walking, biking,
and using assisted
mobility devices



**Well-
Maintained
Roads**



**Enhanced
Access to
Waterways**



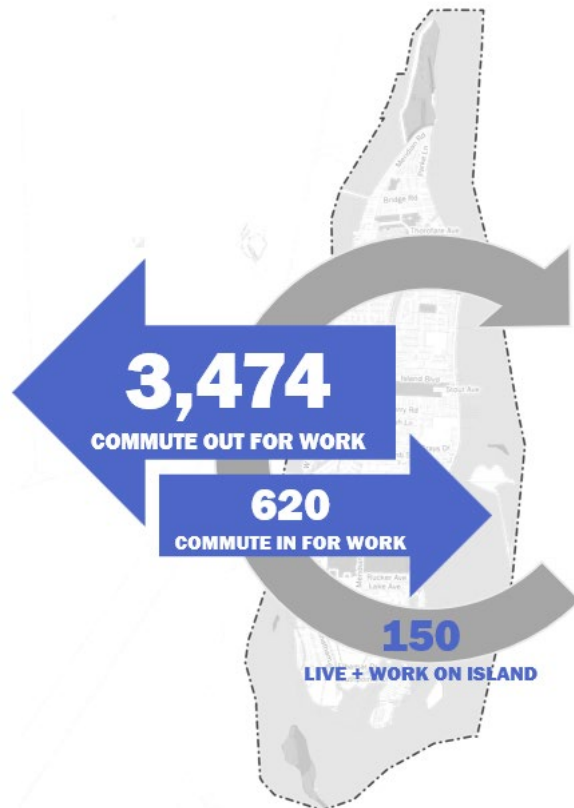
**Efficient
Airport
Facilities**

BRIDGES

Commuting is an essential part of many community members' everyday lives.

The majority of community members work off island, and almost 90% of commuters on Grosse Ile are traveling by car.

Over half of survey respondents in *Master Plan Survey 1. Vision and Values* mentioned the bridges as a key challenge Grosse Ile is facing.



Grosse Ile’s bridges are vital infrastructures.

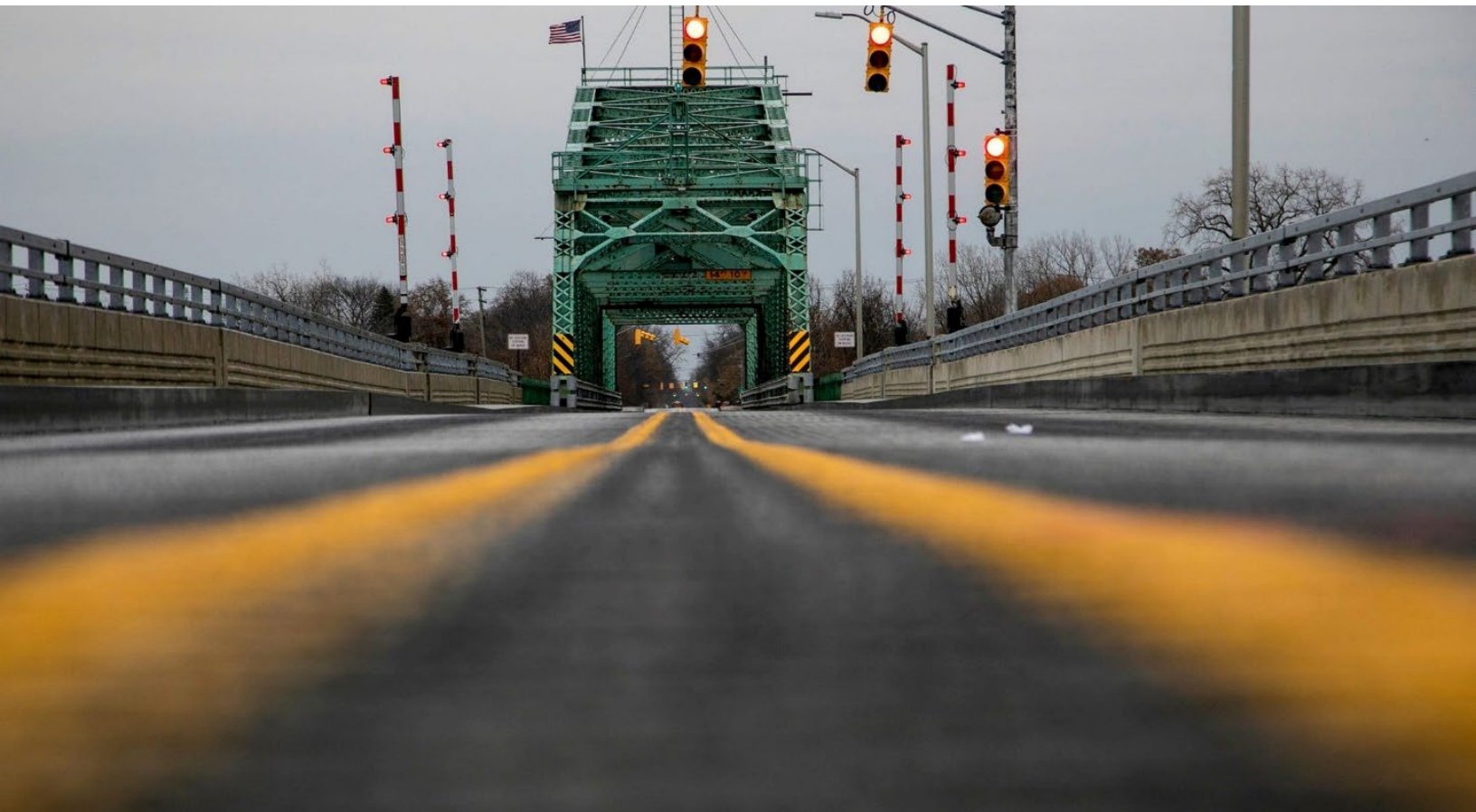
Island access is via a free bridge owned by Wayne County and a toll bridge owned by Grosse Ile Township. Both are operating near to or above capacities during daily peak traffic periods leading to traffic delays.

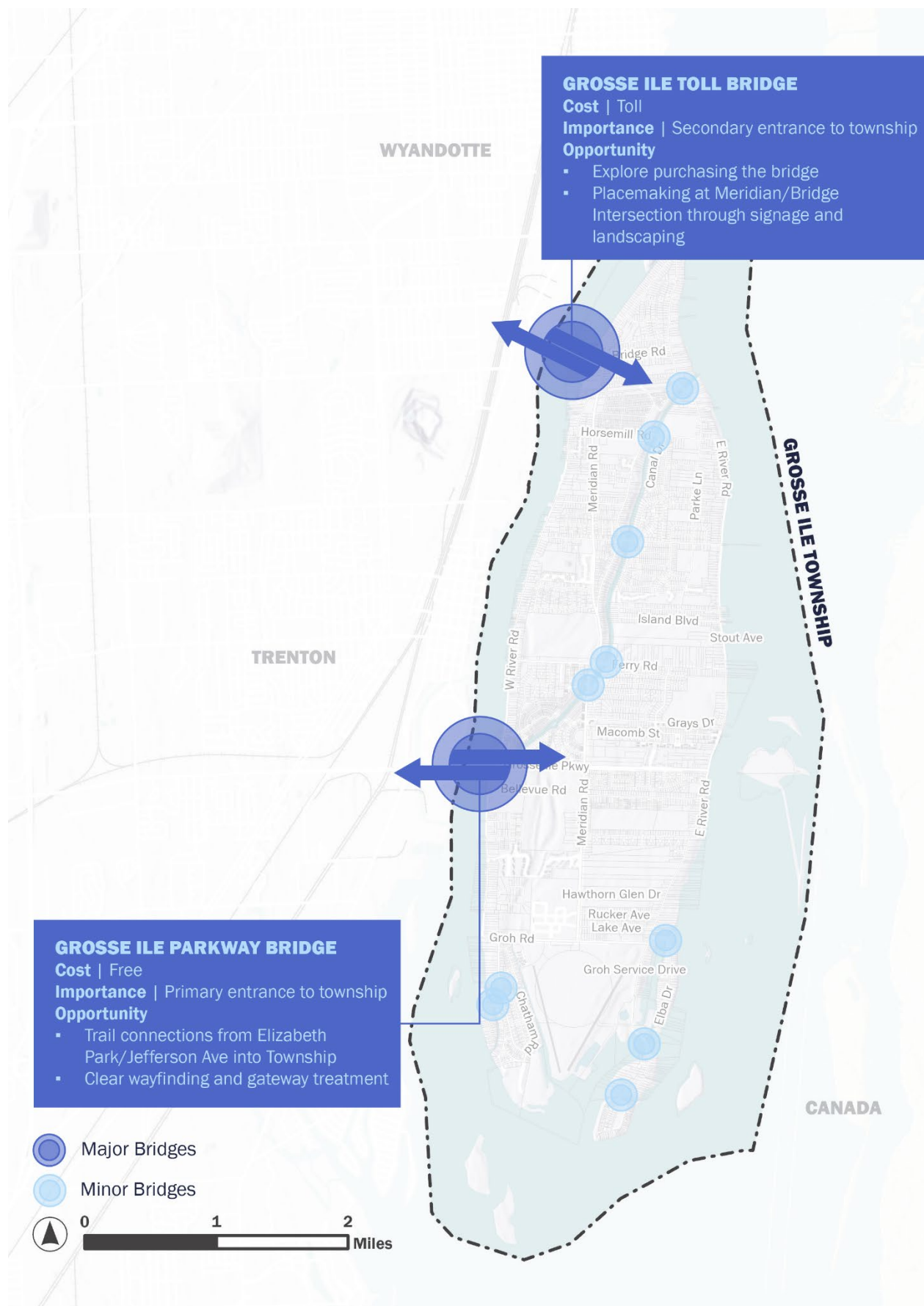
A study conducted in 2000 and documented in the 2003 Master Plan found that at peak hourly vehicle traffic, the County and Toll bridges were operating at 105% and 90% of capacities respectively.

Beyond daily traffic, bridge capacities are a factor in timely island emergency evacuation. While unlikely, such emergencies could occur. In 2001, a chemical plant industrial gas leak forced the evacuation of the north end of the island. Further, the south end of Grosse Ile is in the Fermi Nuclear Power Plant Zone.

Grosse Ile access becomes more limited when a bridge is closed. Unfortunately, this has happened regularly. The County and Toll bridges were built in 1870 and 1913 respectively and, as such, require significant maintenance. The County bridge was closed for 18 months recently to reinforce structural steel and straighten supporting cement pillars. Additional significant maintenance on both bridges with extended closures is anticipated. The traffic delays during these closures are excessive.

Future Grosse Ile development must be at the size and scale that allows healthy bridge operations so vital to residents’ daily lives.





NON-MOTORIZED PATHS

While many don't bike to work, they do bike regularly for recreation.

Community members regularly shared how much they enjoy biking around the island, often from their homes to nearby parks and Macomb Street. However, their path to get there was typically an area for improvement.

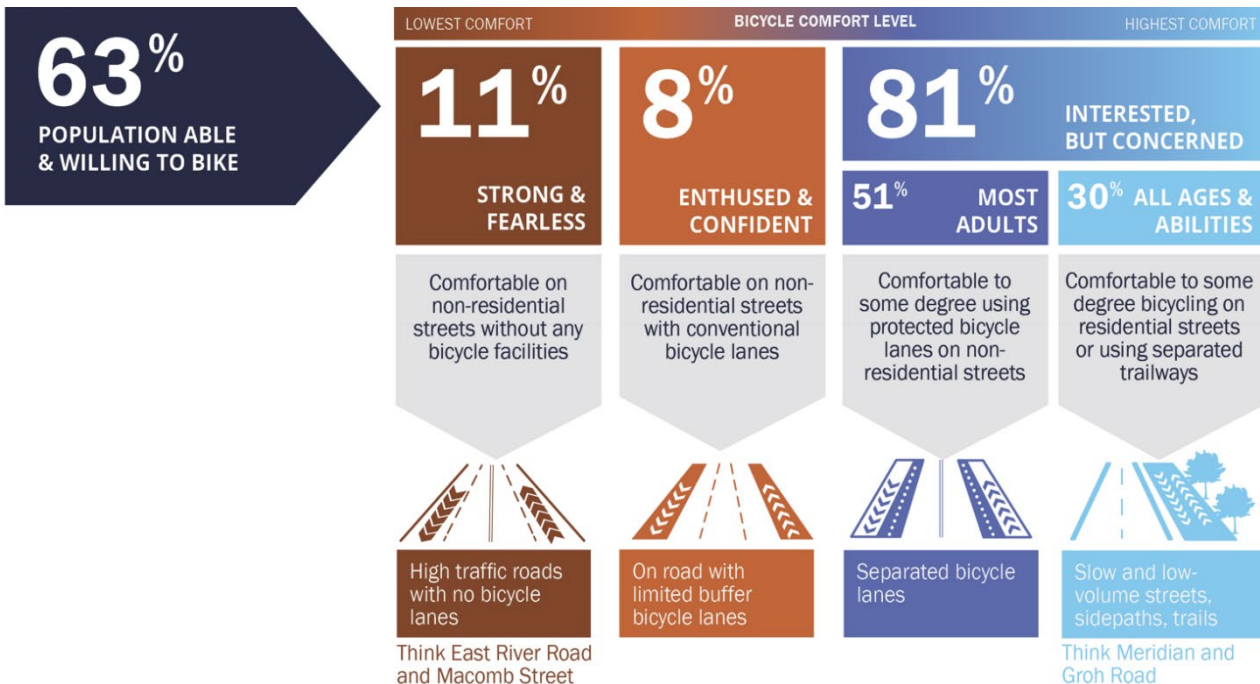
Studies have shown that on average, only about 63% of the American population are able and willing to bike. The number of bicyclists who will use these paths decreases more depending on what the path looks like. Grosse Ile's trails are mostly either well protected and high comfort for all ages and abilities or limited and very low comfort. Meridian Road creates a strong north/south connection through the center of the Township. Connecting Meridian to other safe routes going east/west using similar infrastructure will enhance the connectivity network on Grosse Ile for the majority of people who bike.

Source: 2016 Dill J. and McNeil N., *Revisiting the Four Types of Cyclists: Findings from a National Survey*, Journal of the Transportation Research Board.

"On East and West River, if you want to bike you are taking your life in your hands. There are a lot of people looking at that going, 'That might be the last thing I see.' But people are missing out on so many great, beautiful spots along that road."

- 2024 Economy Roundtable Participant

1 in 5 people who took Master Plan Survey
1. Vision and Values hope for more or enhanced bike connections.



Non-motorized paths are important to Grosse Ile residents.

Non-motorized pathways add to the overall quality of life for residents. Non-motorized pathways add to the overall quality of life and provide a variety of benefits for Township residents:

- Providing multi-modal access throughout the community to key destinations including neighborhoods, commercial areas, civic uses, parks and open space.
- Providing a source of recreation for residents that bike, jog, walk, and other activities for recreation and exercise.
- Increased social interaction between residents leading to an improved sense of community.

There are a number of user groups for the pathway system including pedestrians, bicyclists, recreational/health walkers and joggers, parents with strollers, rollerbladers and persons with disabilities. The pathway system should be designed to accommodate all of these users and different types of facilities meet each of their needs (see prior illustration).

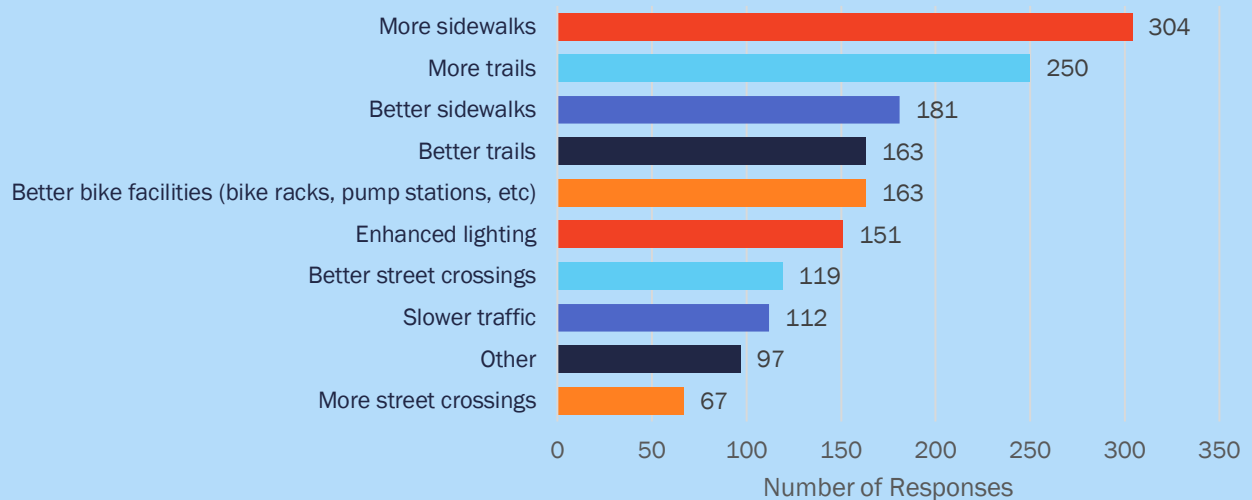
When a specific segment of the pathway is being designed, the following major considerations for planning the specific pathway alignment need to be considered:

- Availability of right-of-way and road ownership.
Note many roads are owned by Wayne County and would require regional collaboration.
- A design that produces a minimizes impact on the nearby landowners, wildlife habitats, wetlands, drainageways, and tree removal,
- An alignment that is visually pleasing and provides a variety of views and experiences and takes advantage of the natural terrain and vegetation.

Community members value non-motorized paths.

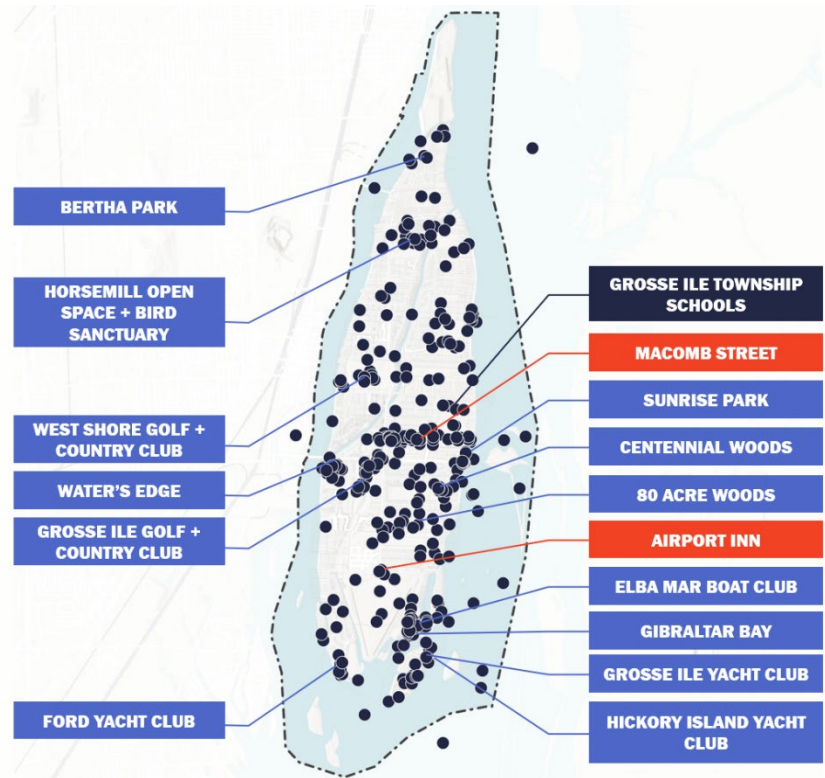
When asked what would make it easier for them to get around Grosse Ile as part of *Survey 2. Community Needs*, non-motorized paths were the most common answer.

What would make it easier and safer for you to get around the community?

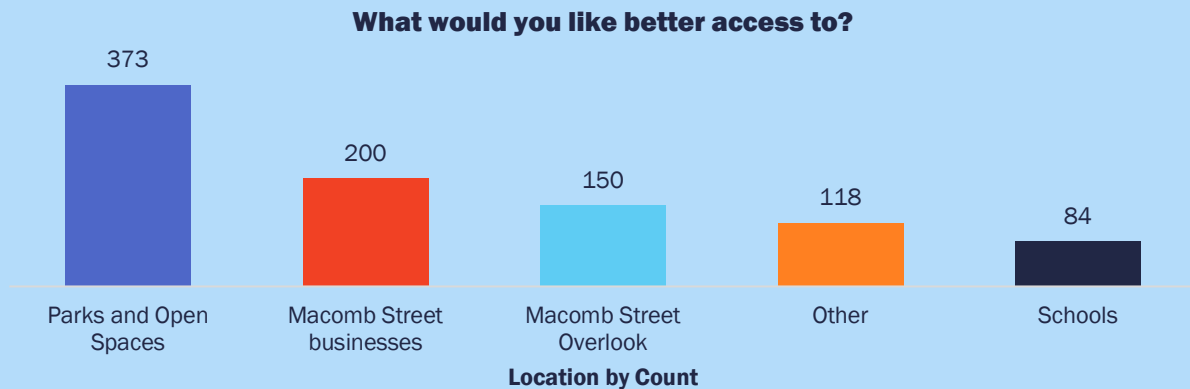


Community members want better non-motorized connections to parks, schools, and Macomb Street.

When asked to place a pin on places they wanted to better connect with, the majority of the almost 1,000 responses were to those three key types of destinations. Walkability is key for households without or fewer vehicles, for children, for seniors, visiting pilots, and generally for the health of Grosse Ile community members.



When asked in *Survey 2. Community Needs* which specific locations people wanted access to, those three locations were once again the most prominent answers with parks being the most common answer (ahead of schools and Macomb Street).



Almost half that answered “other” mentioned the waterfront. The other half primarily referenced parks and playgrounds in surrounding areas.

No areas on Grosse Ile had scored at or above an average walkability score as measured by the Environmental Protection Agency in 2020. This is largely due to gaps in sidewalk infrastructure and a lack of crossings. While not every neighborhood may want to have this type of walkable infrastructure, enhancing walkability around the three key destination types could be prioritized as a future opportunity.

ROADS

1 in 5 people who took *Master Plan Survey 1*. *Vision and Values* hope for enhanced roadways.

Their comments ranged from road maintenance to paths, slower traffic, enhanced crossings, and lighting. Most roads are County owned, meaning a close working relationship with Wayne County on future improvements is key.

Map Data Source. 2024 Township

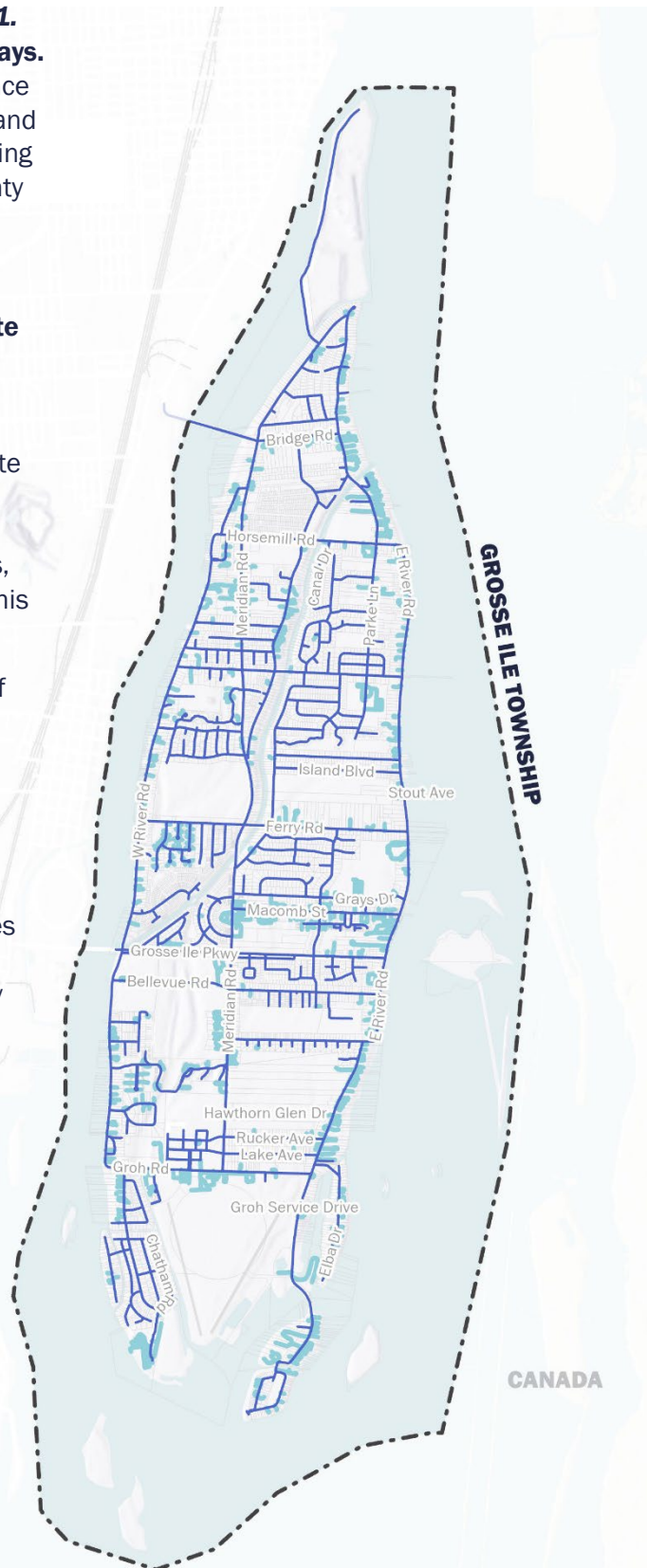
Michigan has a commitment to the Complete Streets initiative.

The State of Michigan created legislation in 2010 to help transportation and local governmental agencies work together to create Complete Streets. Complete Streets is a term used to describe when roads are designed to enable safe and efficient mobility for all users, from vehicles to bikes to pedestrians. Using this model, roads are meant to:

- Be safe and accessible for all members of the community.
- Be soundly designed and well maintained for lasting investment.
- Be developed in partnership among city agencies, communities, and other stakeholders.
- Promote equitable access to the amenities of the city.
- Expand travel options to increase mobility and improve public health.
- Strengthen the community by promoting human interaction and reflecting local character.
- Protect and enhance the environment.

 Private Roads
 Public Roads

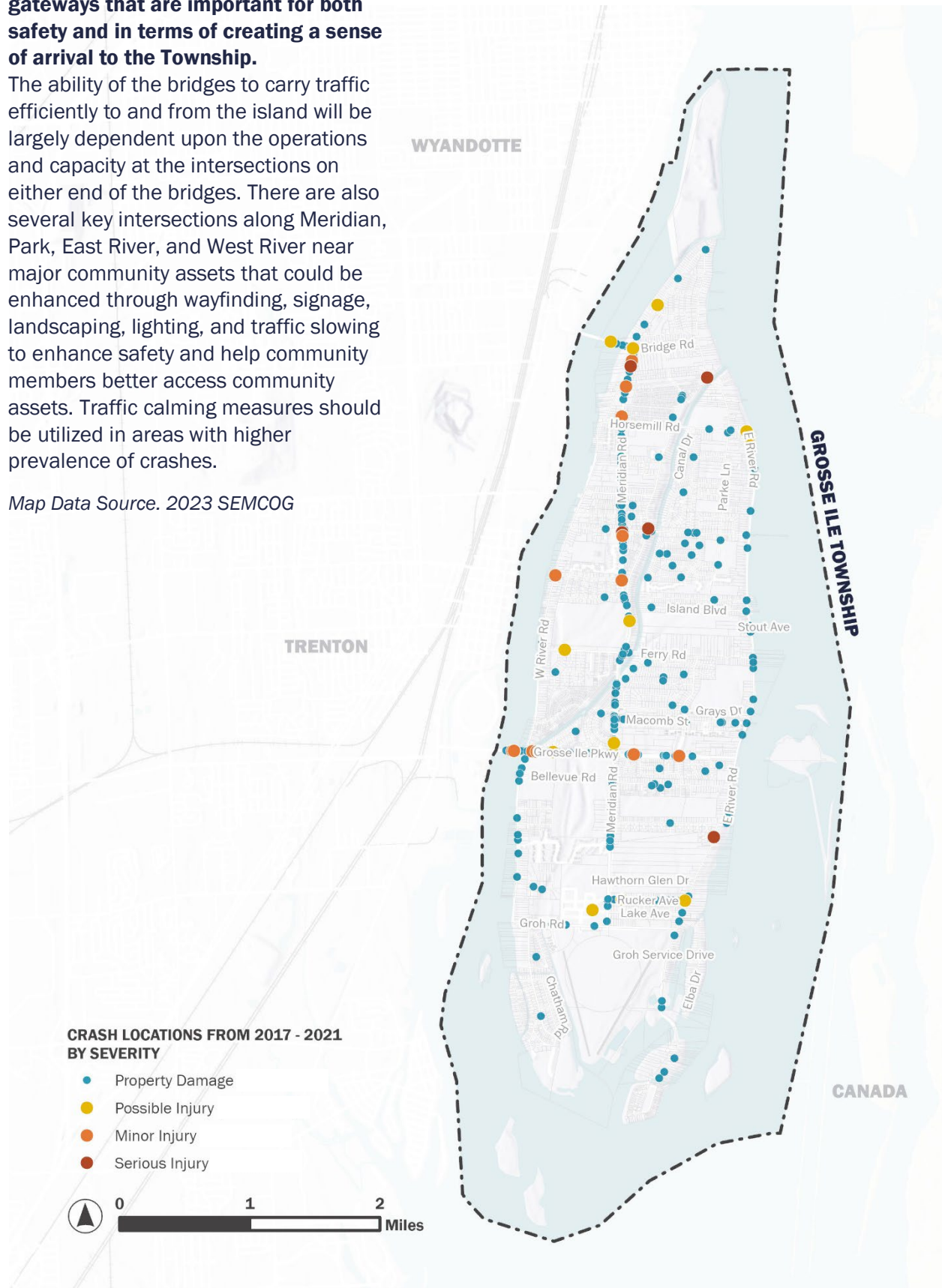
 0 1 2 Miles



Besides the bridges, there are other key gateways that are important for both safety and in terms of creating a sense of arrival to the Township.

The ability of the bridges to carry traffic efficiently to and from the island will be largely dependent upon the operations and capacity at the intersections on either end of the bridges. There are also several key intersections along Meridian, Park, East River, and West River near major community assets that could be enhanced through wayfinding, signage, landscaping, lighting, and traffic slowing to enhance safety and help community members better access community assets. Traffic calming measures should be utilized in areas with higher prevalence of crashes.

Map Data Source. 2023 SEMCOG



WATERWAYS

As an island in the Detroit River, watercraft transportation is a major form of recreation for Grosse Ile. Boat usage on Grosse Ile Township is by and large for recreational purposes. There is a Township marina at the Water's Edge County Club in addition to several other private boat clubs.

Grosse Ile is bordered by the Detroit River to the east and the Trenton Channel to the west. In addition, there are a number of navigable waterways within the interior of the Township. The Thorofare Canal is the main internal waterway, which traverses much of the central portion of the Township. In addition, there are several waterways between the smaller islands at the southern portion of the Township. These waterways are used primarily for boat docking and access to the Detroit River by residents. Maintaining these waterways so they are open for navigation is a key concern. Construction of boat docking structures needs to be reviewed to ensure that they will not constitute an obstruction to the navigable channel.



1

MACOMB OVERLOOK

- ✗ Crossings
- ✓ Barrier-Free Access
- ✗ Canoe/Kayak Launch

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Enhanced landscaping



2

SUNRISE PARK

- ✗ Crossings
- ✗ Barrier-Free Access
- ✓ Canoe/Kayak Launch

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Connection to trail network



3

WATER'S EDGE MARINA

- ✗ Crossings
- ✓ Barrier-Free Access
- ✓ Canoe/Kayak Launch

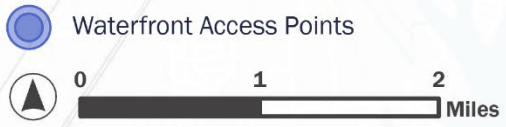
Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Traffic slowing



Community members would like to see more direct access to the water, especially through the canal.

Community members mentioned that current patterns make it easier to connect through the canal and potentially lead to lower user numbers for the existing launch points, but there are not currently public access points in the canal.



AIRPORT

Grosse Ile is proud to be home to its own Municipal Airport, a former naval air base. It is now used for private travel and is supported by Commerce Park, located across the street on Groh Road.

The Grosse Ile Municipal Airport is managed under the direction of the Airport Advisory Committee, appointed by the Township Board. The airport was transferred from the U.S. government to the Township of Grosse Ile in 1970. The Airport Commission and Commerce Park Commission follow an area specific plan for the long term vision, improvements, and maintenance of the area.

Learn More

Find more detailed recommendations for Commerce Park in *Chapter 2. Land Use*.

CONNECTIVITY & MOBILITY OBJECTIVES

Objective C1

Ensure safe and reliable bridge access to and from Grosse Ile Township.

Objective C2

Enhance and grow the network of non-motorized pathways for bicyclists and pedestrians to expand travel choices, improve safety, and encourage recreational activity.

Objective C3

Promote safe and orderly vehicle travel through the township.

Objective C4

Improve access to waterways and ensure they are safe for water recreation.

Objective C5

Maintain a safe and efficient airport for aviation traffic.

Learn More

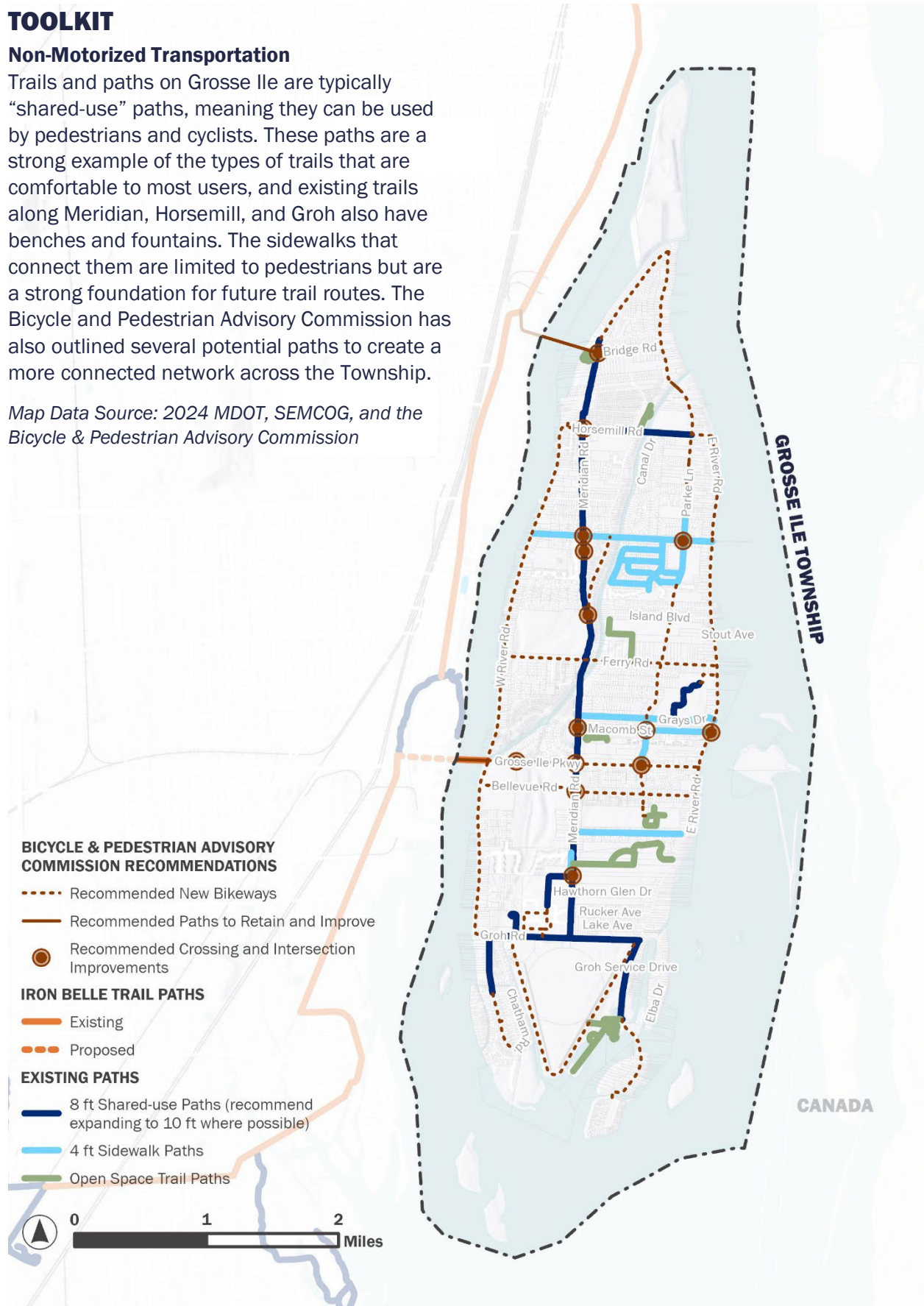
Find more detailed information about how and when the Township will take actions to make these objectives a reality in *Chapter 4. Implementation*.

TOOLKIT

Non-Motorized Transportation

Trails and paths on Grosse Ile are typically “shared-use” paths, meaning they can be used by pedestrians and cyclists. These paths are a strong example of the types of trails that are comfortable to most users, and existing trails along Meridian, Horsemill, and Groh also have benches and fountains. The sidewalks that connect them are limited to pedestrians but are a strong foundation for future trail routes. The Bicycle and Pedestrian Advisory Commission has also outlined several potential paths to create a more connected network across the Township.

Map Data Source: 2024 MDOT, SEMCOG, and the Bicycle & Pedestrian Advisory Commission



Wayfinding and Signage

Wayfinding works best when there are a variety of signs at different scales to better serve pedestrians, motorists, and cyclists. They should be clear of visual clutter and help expand on the brand identity of Grosse Ile. Community members mentioned they primarily would like wayfinding to help direct people to Macomb Street and recreational areas.



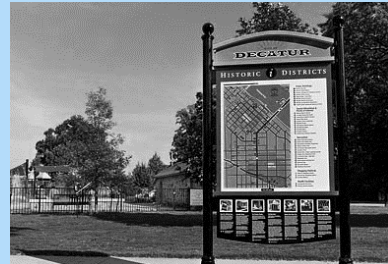
Pole Banners
Watuga County

Pole banners should be used on major North-South and East-West connectors as they can show multiple directions quickly. These should be simple and use bold colors to be easily distinguishable.



Brick Inlays
LSU Athletics

Brick inlays work well at historic sites since they typically fit the existing character. Consider these at Macomb Street.



Street Kiosks
City of Decatur

Street kiosks help pedestrians and cyclists. Consider these at Township Hall, recreational areas, and Macomb Street gateways.



Landmarks and Public Art
Grosse Ile Township

Visual cues can slow traffic, not a space, and become a visual map. These should either use bright colors to stand out in the roadway or go vertical to be easily seen.



Historic Markers
City of Ann Arbor

Use markers at sites with local significance, especially near recreation areas and open spaces, to preserve history on Grosse Ile.

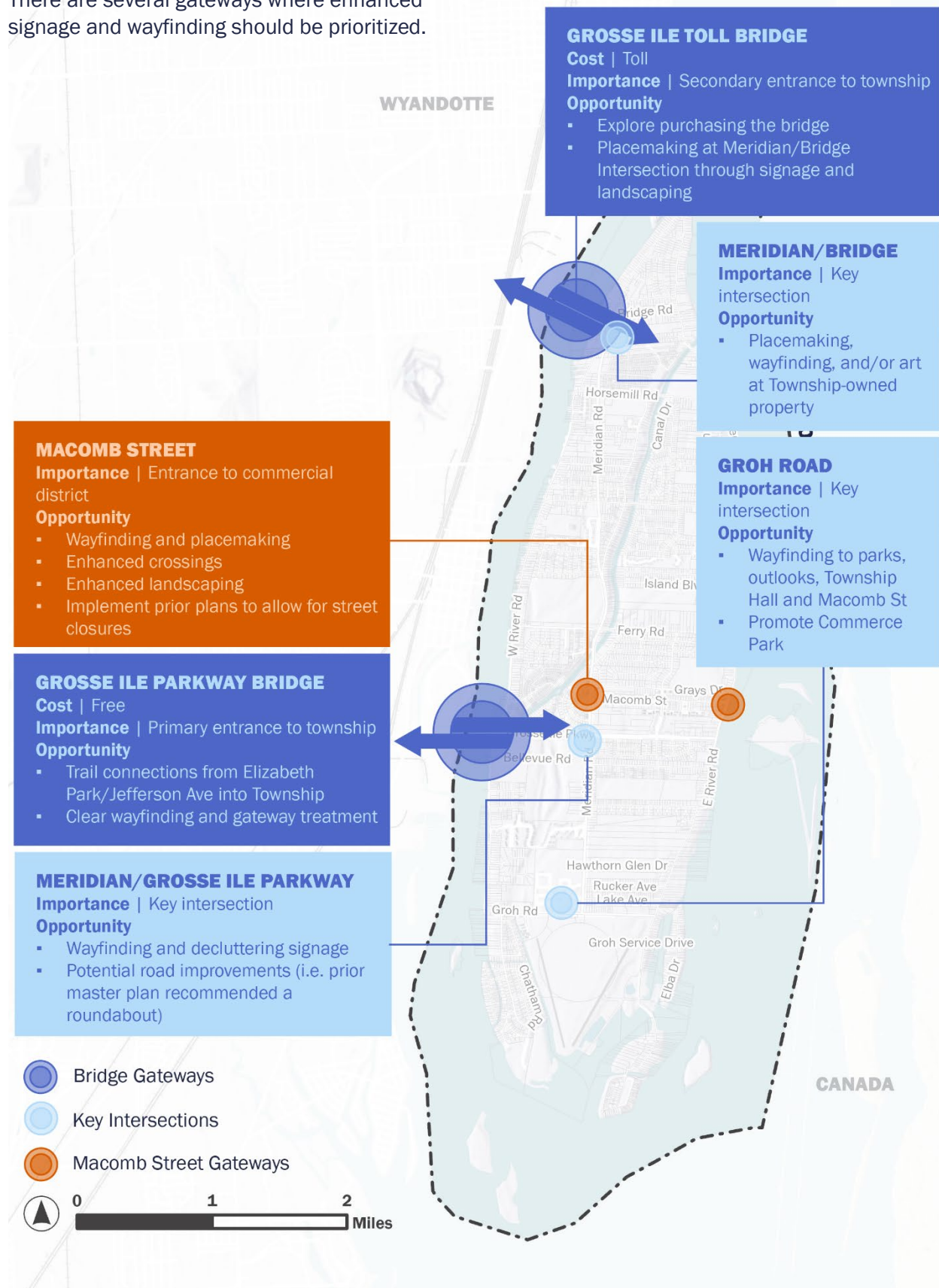


Landscaping
Pittsfield Township

Signage at gateways should be combined with landscaping to blend them into the space and establish a sense of place. Consider something similar at locations such as the Grosse Ile Parkway and Meridian Road intersection.

Gateways

There are several gateways where enhanced signage and wayfinding should be prioritized.



Traffic Calming

Roads that were repeatedly mentioned as unsafe were East and West River Roads, which ring the outer edge of the Township. Students mentioned their concerns driving there at night and when leaving school. Community members mentioned they enjoy biking the road for the view but often feel unsafe when vehicles are also on the road. Several beloved community assets such as Macomb Overlook and Water’s Edge are cut off by this road and are hard to cross. While there is not sufficient right-of-way for features such as bike lanes or separated lanes, there are other tools that can slow down traffic on these roads.

These tools can also be used (in cooperation with Wayne County) elsewhere, such as Park Lane, which will see more traffic when the school district consolidates locations.

Slowing traffic can save lives.

When hit by a car driving at...

20 MPH 9.5 of 10 pedestrians survive



30 MPH 5 of 10 pedestrians survive

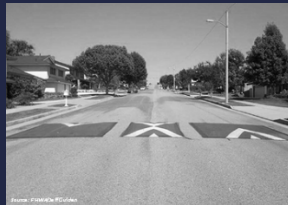


40 MPH 1 of 10 pedestrians survive



Re-Striping

Sometimes a fresh coat of paint reminds people to slow down. Consider as part of the maintenance schedule for highly trafficked roads such as Ferry, Church, and Parke Lane.



Speed Cushions

These require cars to slow down to go over a raised area— but include spaces for emergency vehicles to move through without slowing. Consider for longer roads where people are more likely to speed such as East and West River.



Mini Traffic Circles

Similar to roundabouts, mini traffic circles allow a continuous flow of traffic, take less space in the right of way, and create space for landscaping or art. Consider at the West River Road and Bellevue Road intersection.



In-Road Pedestrian / Midblock Crossing

These serve as a reminder to stop for pedestrians in crosswalks, and cause drivers to slow down to navigate around the signs. Consider for areas near Grosse Ile public schools.



Chicanes

These lane shifts cause drivers to steer out of a direct travel path, slowing them down. Consider for Groh Road near Commerce Park.



Hardened Centerlines

These cause drivers to make left turns closer to right angles, which requires slowing down and improves a driver’s visibility of crossing pedestrians and bicyclists. Consider near Macomb Overlook.



Sharrows

Sharrows are road markings used to indicate a shared lane environment for bicycles and automobiles. While these do not provide enhanced safety like other tools, they are at least a visual cue.



Bumpouts / Curb Extensions

Narrowing the road width with bumpouts slows traffic and reduces the distance a pedestrian has to cross.

Crossing Treatments



Raised Crossings
Ann Arbor, MI

Raised crossings slow the motion of cars with raised areas in the road. At crosswalks, they also increase pedestrian visibility and clearly define pedestrian space. These are good for areas when physical slowing is needed, such as select areas along East and West River.



Alternative Paving
Holland, MI

These crossings provide a tactile and visual separation of the pedestrian zone. While they are a more expensive intervention and require more maintenance, they are a high-quality solution that can reflect surrounding building styles. These would be well placed at Macomb Street.



Painted Crossings
Lansing, MI

Painted crossings can be unique and customized place markers to build on a local brand, reflect historic sites, and can be created with community members. They are often a strong low-cost solution and could be considered at intersections such as near schools or recreation centers.

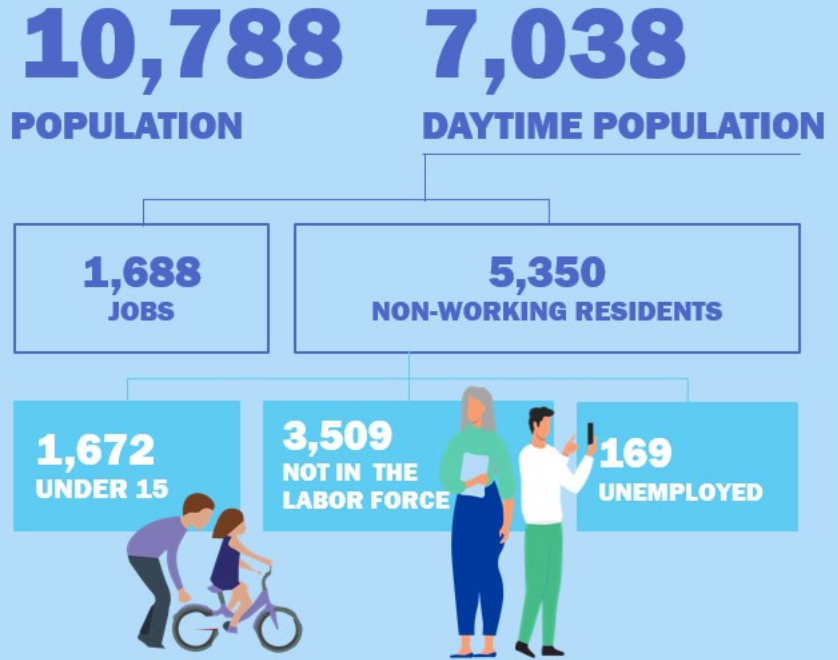


GOAL 3. ECONOMIC GROWTH & PROSPERITY

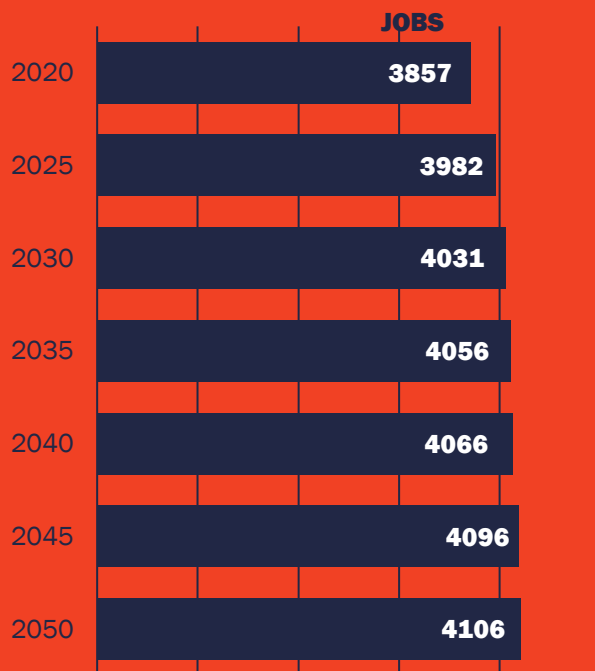
Support a prosperous local economy through development, placemaking, and small business supports.

THE STATE OF THE ECONOMY

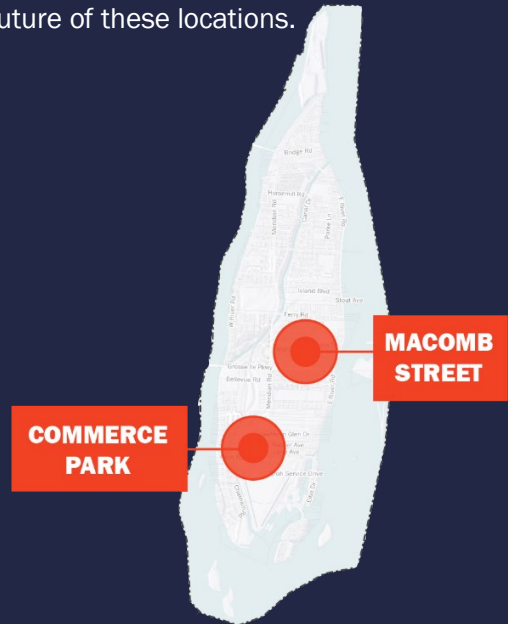
Approximately 50% of the adult Grosse Ile community members is in the workforce. Grosse Ile’s daytime population is smaller than the full population, largely due to the high commuter rate. Of those who are on the island during the daytime, only about 1 in 6 are there for work.
 Source: 2020 Decennial Census



SEMCOG estimates a slight increase in jobs on the island, with 249 new jobs by 2050.
 Source: SEMCOG 2050 Regional Development Forecast



While there was an increase in work from home rates post pandemic, Macomb Street and Commerce Park remain hubs of economic prosperity for Grosse Ile. See Chapter 2. Land Use for more about the future of these locations.

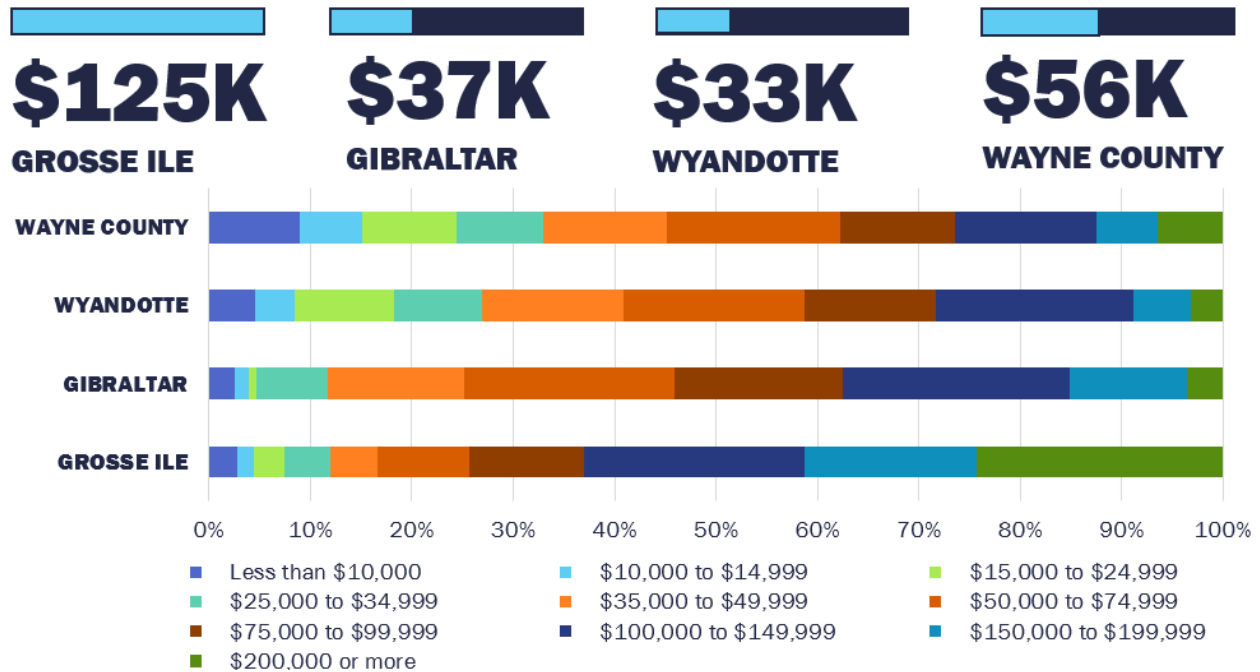


Grosse Ile is one of the wealthiest communities in Wayne County, with more community members making more money annually than regional counterparts.

This is, in part, due to the higher cost of homeownership which has typically attracted families with incomes that would allow them to purchase property in the Township. It is also indicative of the types of work opportunities people who live on the island need to maintain their lifestyles.

Income by Community

Source: 2022 American Community Survey 5-Year Estimates



Successful economic development focuses on creating a thriving place for workers and employers.

One key part of economic development is support for existing businesses so they can thrive. That includes financial resources, training for business owners, and skills training. Support also comes from creating a strong commercial core with inviting streetscapes and welcoming gateways so people want to be there. Economic development also relies on new development to do the following:

- Provide revenues for the Downtown Development Authority (DDA) to reinvest in the area
- Have a strong tax base to finance the infrastructure and facilities to support businesses
- Funds to invest in public spaces on Macomb Street and in Commerce Park
- Housing where workers live



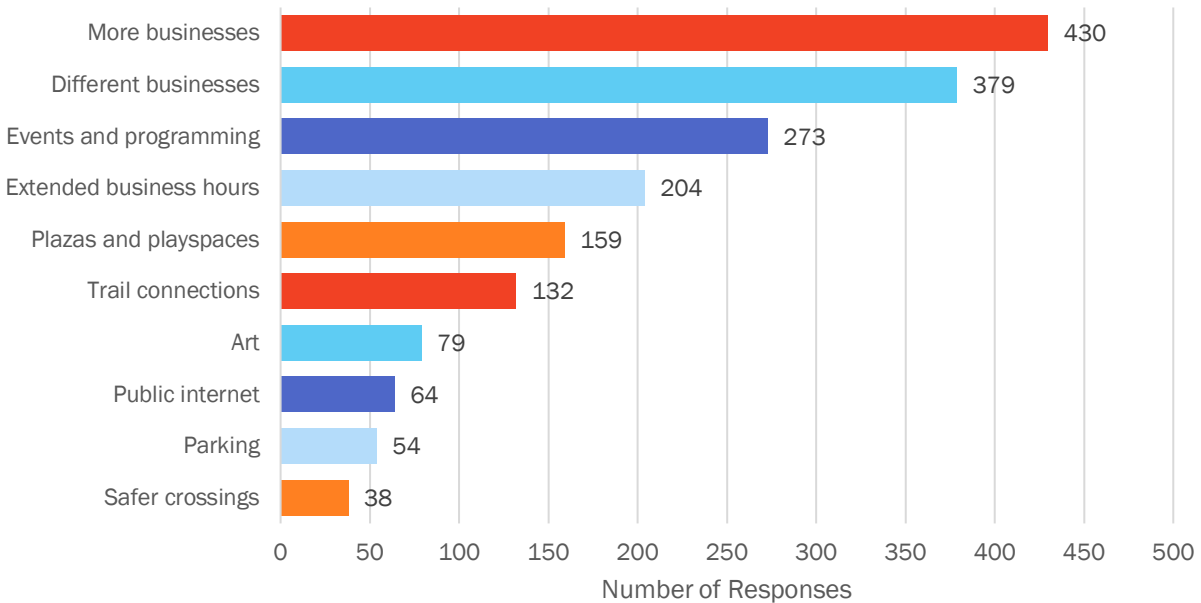
Learn More

Grosse Ile’s DDA is already hard at work on economic development. Learn more about their work in the *2020 Macomb Street Vision Plan and Economic Enhancement Strategy*.

Around 1 in 4 people who took *Master Plan Survey 2. Community Needs* felt the current stores, restaurants, and shops in the Township don't meet their wants or needs.

When asked what would make them want to spend more time on Macomb Street, the top answers were more businesses and a variety of businesses.

What would most make you want to spend more time on Macomb Street?



The majority of teens at the youth roundtable mentioned the main reason they leave the island, especially once they are able to drive, is for entertainment and jobs after school.

“I would love a place to work on the island. So many of us in high schools like to go off island because that’s where we and our friends work.”

– 2024 Youth Roundtable Participant



Grosse Ile’s unique island location means that businesses will thrive most when they are either a unique destination that will bring people in or when they are locally owned.

“We talk about being welcoming but no one goes through Grosse Ile. We aren’t a pass through. We aren’t a gateway. We are an end. We need to find ways to draw people in. Invite them in. Experience this edge of paradise.”

– 2024 Steering Committee Member



Grosse Ile can support the retail community members want to see.

A retail study was conducted as part of the Master Plan to see what post-pandemic trends are like. While this is just a snapshot in time, it does provide a good indication of the types of businesses community members go off island for. While the island does not have the market potential or infrastructure to support larger department or chain stores, it could support versions of these stores that are more boutique oriented or locally owned. Overall, the businesses that the retail study showed could be supported on the island and that had support from community members during engagement are illustrated below.

Learn More

See Appendix 5.10 *Economic Investment & Business Attraction Strategy* for the full retail and market leakage report.



Expanded Grocery Store



Expanded Hardware Store



Sporting Goods/Boat Supplies



Beer/Wine/Liquor Store



E-Shopping/Mail Order



Specialty Retail



Boutique and/or Local Retail
example given - furniture, home décor,
clothing/shoes, books/music, consignment



High End and/or Unique Dining
example given - waterfront, international foods

ECONOMIC GROWTH & PROSPERITY OBJECTIVES

Objective E1

Implement supports for new and future businesses to create a thriving local economy.

Objective E2

Identify and reduce regulatory impediments to desired economic development on Macomb Street.

Objective E3

Maintain a healthy mixture of uses along Macomb Street that contribute to the business district while meeting the retail and housing needs of residents.

Objective E4

Enhance the comfortable, attractive, human-scale environment of Macomb Street.

Objective E5

Attract the appropriate uses for Commerce Park that can capitalize on the unique assets of the island, do not replicate Macomb Street, build on the asset of the Grosse Ile Municipal Airport, and have minimal impact on the environment and surrounding residents.

Learn More

Find more detailed information about how and when the Township will take actions to make these objectives a reality in *Chapter 4. Implementation*.

TOOLKIT

Placemaking to Support Small Businesses

Aside from providing financial and skills training support for small businesses, another key component of economic development is creating vibrant places where people want to spend their time and support local business owners. See *Chapter 2. Land Use* for more detail on each of these key focus areas.

- **Macomb Street.** Streetscape enhancements, the completion of Lyons Park, and redevelopment of vacant storefronts will be key to long term success.
- **Commerce Park.** Long term business recruitment strategies and investment in infrastructure are vital for Commerce Park.
- **Water's Edge.** Small scale activations to support existing recreation uses on site could support Waters Edge as a community hub.

Small Business Chalets

Several Michigan communities, including [Muskegon](#), [Hart](#), and [Grand Blanc](#) have all used small business chalets to allow pop-up (temporary) businesses to set up shop. Entrepreneurs and home-based businesses often face many barriers in launching a brick-and-mortar business. These programs partner budget friendly spaces with resources, mentoring, and education to help them learn about the market, improve their business skills, and generate revenue. In Grand Blanc's case, the chalets were built in partnership with Grand Blanc High School as part of trades skills building, further preparing the next generation to enter the workforce.

Grosse Ile could adopt something similar to activate areas along Macomb Street or at Water's Edge to create and test new attractions at a lower cost of construction.



"I find the chalets really interesting because it gives an opportunity for people to try something on, be in person, connect. I could see myself wanting to go there."

- 2024 Economy Roundtable Participant

Funding

Access to capital is often one of the key areas public entities can help private business owners with. See *Chapter 4. Implementation* to learn more about the potential funding strategies Grosse Ile Township could support.

Tourism

Tourism is a rising industry in the Downriver area. Organizations such as [Pure Michigan](#), [Destination Downriver](#), and [Downriver Linked Greenways](#) are working at the regional level to bring people to experience Grosse Ile and other waterfront towns.

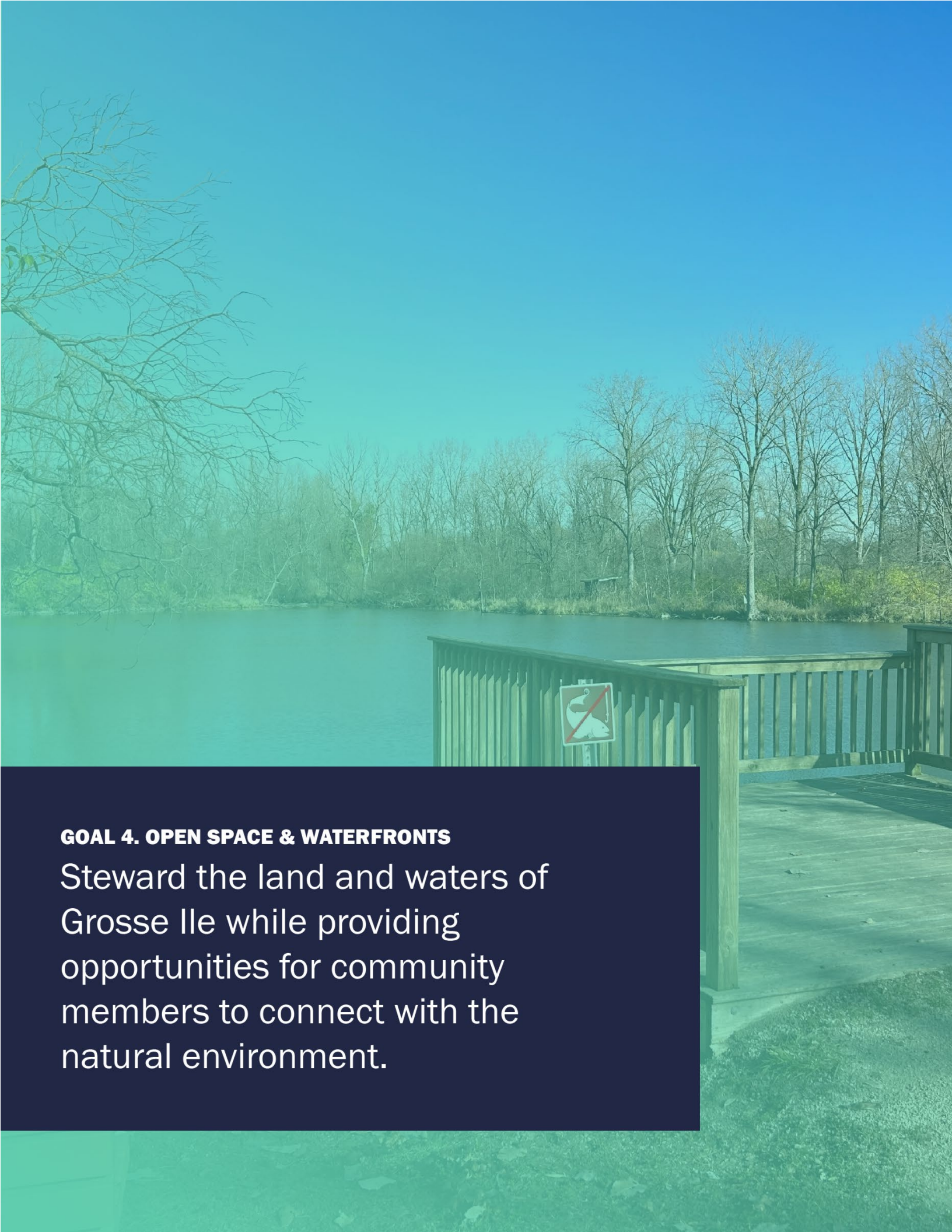
Tourism doesn't just have to be major events or venues. [Eco-tourism](#) is on the rise post pandemic, connecting people to the outdoors and using tourism to support the continued maintenance of quality outdoor spaces. Cultural tourism is also growing. The [American Indian Alaska Native Tourism Association](#) found that rural arts organizations attracted more outside visitors than urban ones (31% vs 14%) as of 2023. These visitors spend money on admissions, parking, dining, and more, directly contributing to local economies.

Tourism not only is an industry itself, but it also supports small businesses and open spaces by driving more people to businesses doors. Several actions Grosse Ile can take to support residents can also support regional tourism, such as arts, wayfinding to parks, enhanced recreational experiences, community events, placemaking on Macomb Street, clearly defined gateways, and paths connected to the regional network.

Eco-Tourism

Eco-tourism is already happening on Grosse Ile's backyard. The Detroit River International Wildlife Refuge just west of the Township spans over 6,000 acres and provides habitats for a variety of wildlife. It also offers activities such as bird watching, fishing, and hiking. By bringing people to spend the day and experience unique access to the Detroit River, is also brings people to Wyandotte, Trenton, and Gibraltar. By connecting to these regional assets, Grosse Ile can also invite visitors of locations such as the International Refuge to Grosse Ile's trails, open spaces, and small businesses.





GOAL 4. OPEN SPACE & WATERFRONTS

Steward the land and waters of Grosse Ile while providing opportunities for community members to connect with the natural environment.

THE STATE OF OPEN SPACES AND WATERFRONTS

The access to nature and stewardship of open spaces are a core value to Grosse Ile, and often a major reason why community members choose to live in the Township. There is a diverse range of green spaces and open spaces on Grosse Ile — recreation spaces, conservation, open spaces, waterfront views, and waterfront connections.



Recreation
parks with programming that allow people to play, learn, or experience nature



Open Spaces
green spaces with trails and paths



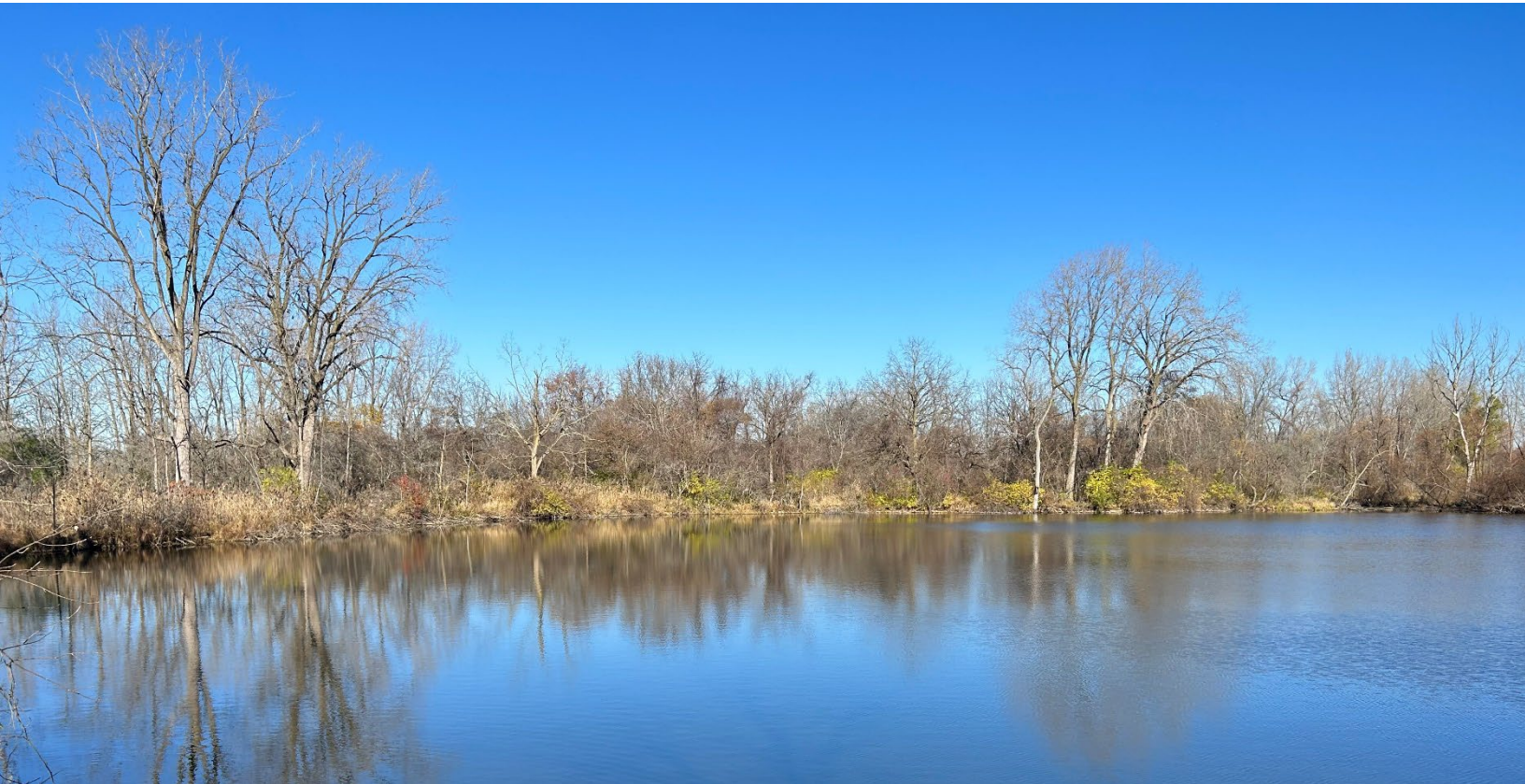
Conservation
largely untouched wetlands and woodlands



Waterfront Views
places to see and learn about the water without having direct access to the water



Waterfront Connections
canoe, kayak, and boat launches that allow people direct access to the water



WATERFRONTS

Grosse Ile’s waterways are some of the most valued assets.

The Thorofare Canal and Detroit River provide a number of recreational opportunities such as boating, fishing, and swimming. The quality of these water features enhance the value of adjacent property for residential opportunities. It also provides vital functions to the region for drainage and water supply, fish and wildlife habitat, industry, and recreation.

Community members want more access to the waterfront.

1 in 5 people who took *Master Plan Survey 1. Vision and Values* hope for more or enhanced waterfront access. While there are plenty of waterfront views and boat access, most of these are privately owned. There are few public opportunities for community access to the water, for both viewing and recreation.


1

MACOMB OVERLOOK

- ✕ Crossings
- ✓ Barrier-Free Access
- ✕ Canoe/Kayak Launch

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Enhanced landscaping




2

SUNRISE PARK

- ✕ Crossings
- ✕ Barrier-Free Access
- ✓ Canoe/Kayak Launch

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Connection to trail network




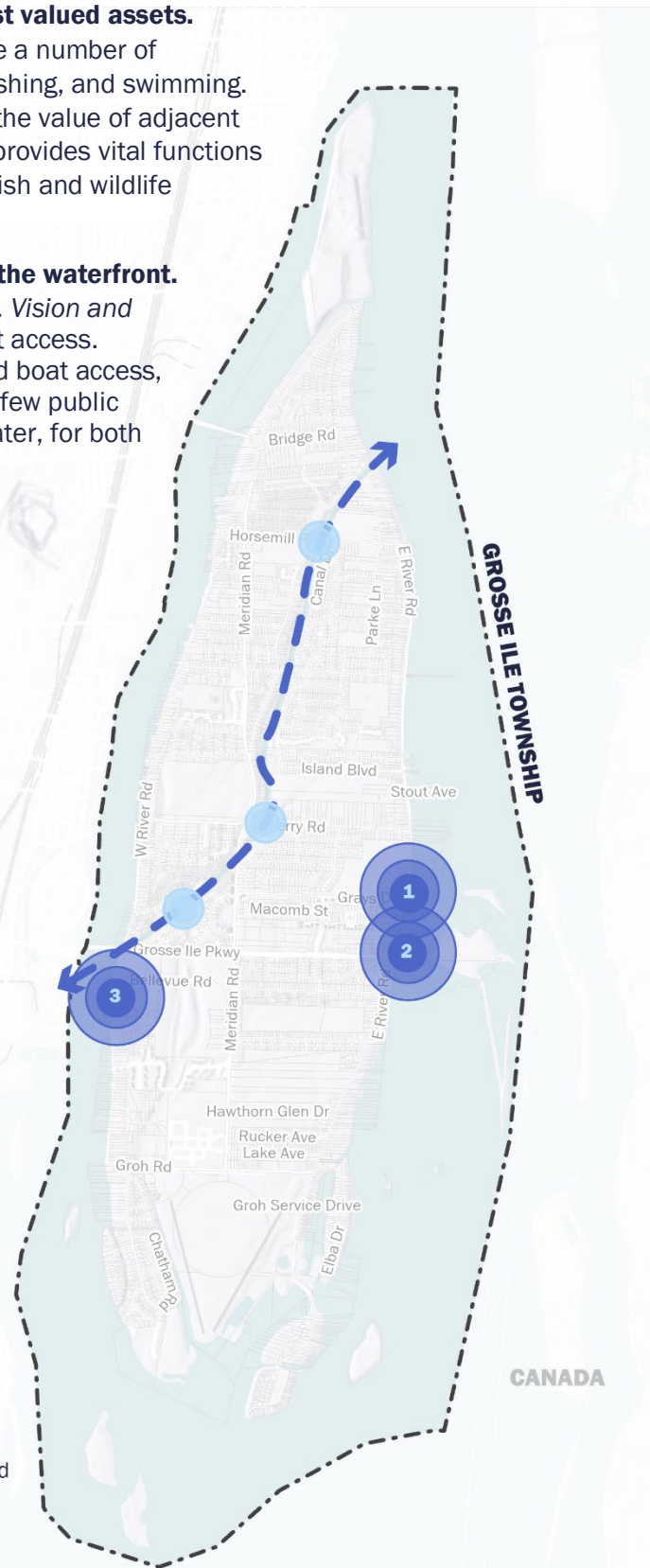
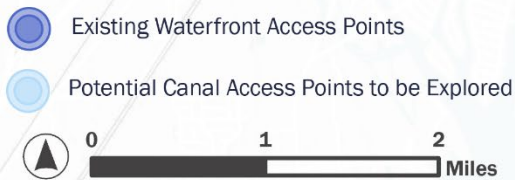
3

WATER’S EDGE MARINA

- ✕ Crossings
- ✓ Barrier-Free Access
- ✓ Canoe/Kayak Launch

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Traffic slowing

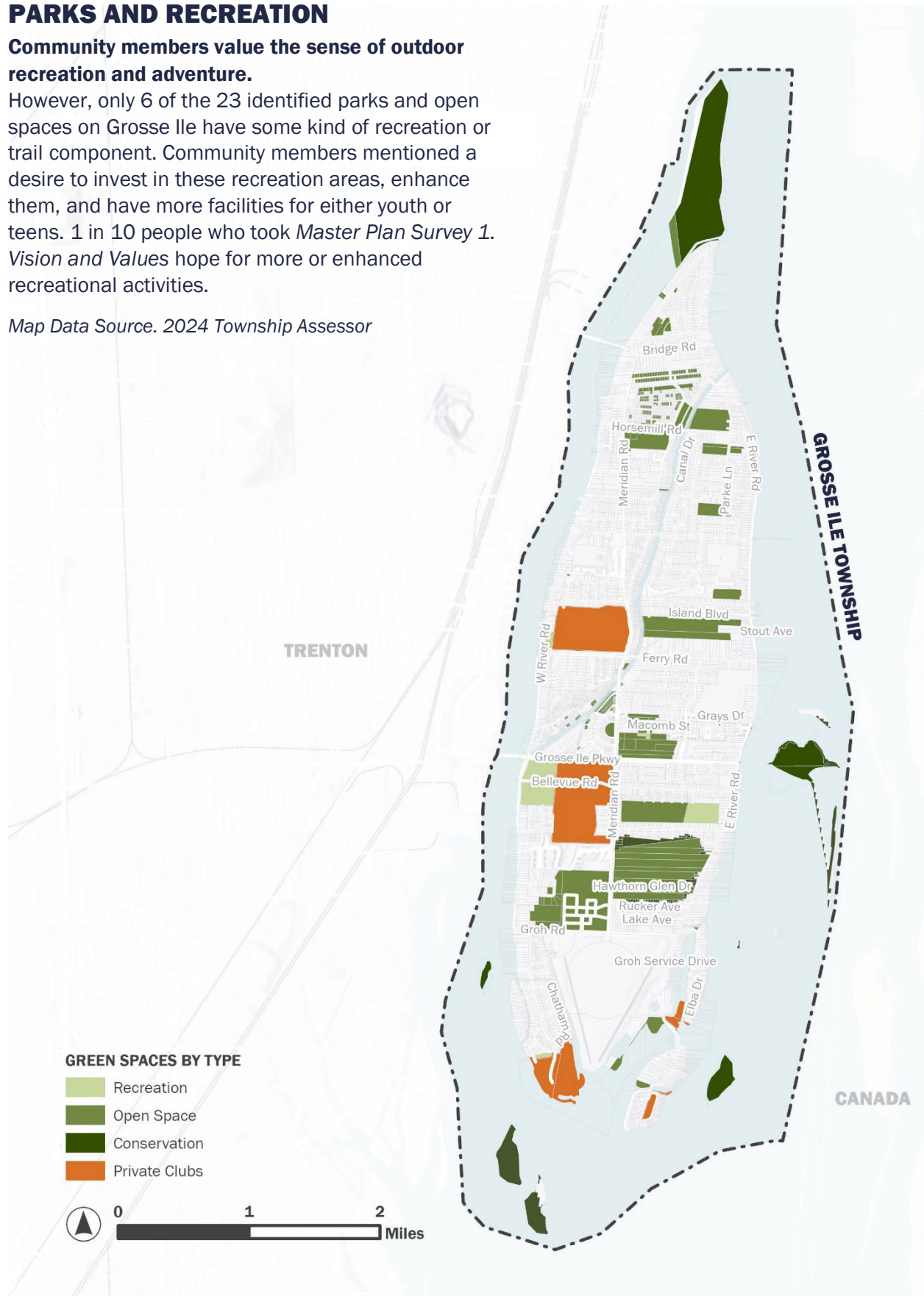



PARKS AND RECREATION

Community members value the sense of outdoor recreation and adventure.

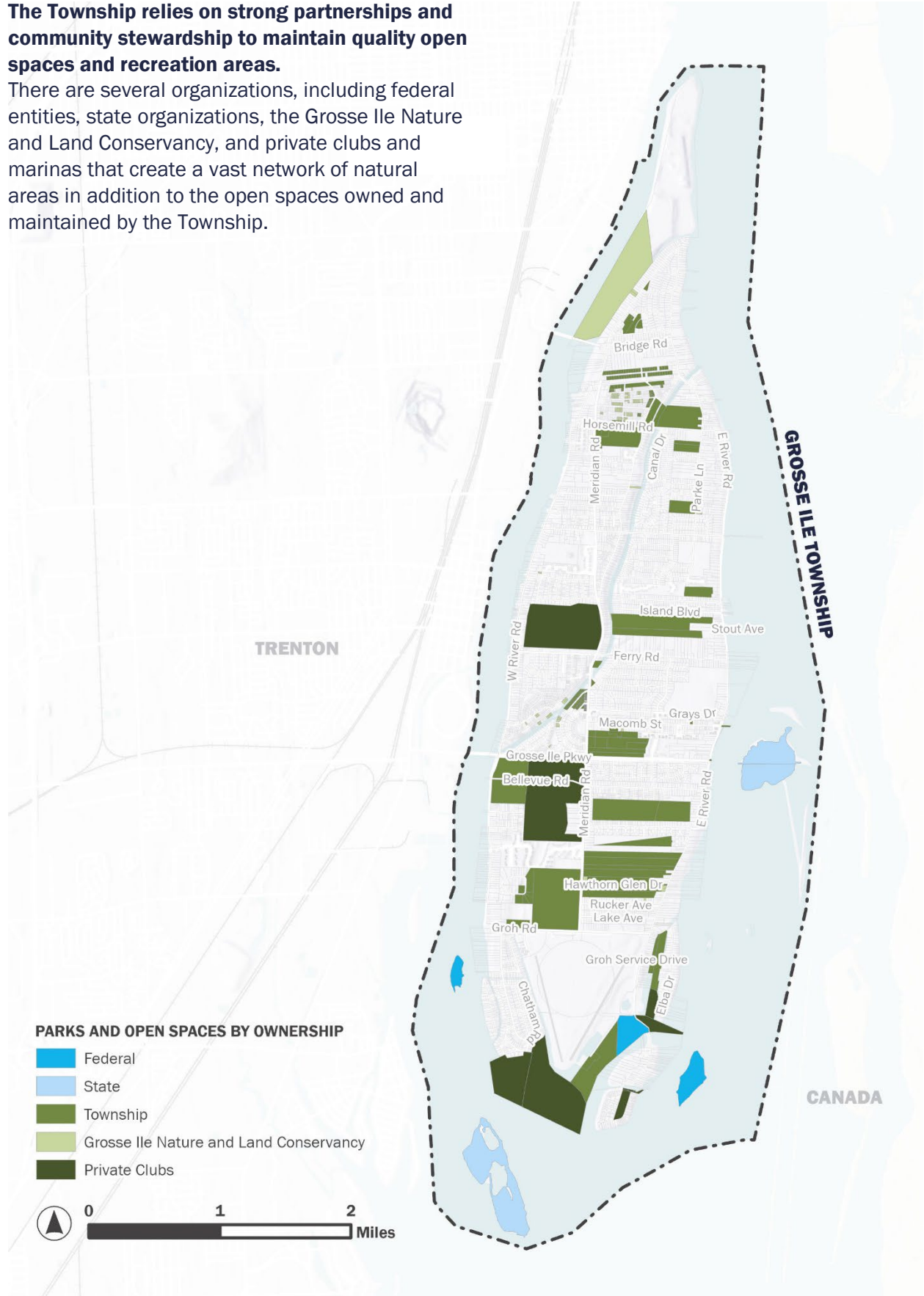
However, only 6 of the 23 identified parks and open spaces on Grosse Ile have some kind of recreation or trail component. Community members mentioned a desire to invest in these recreation areas, enhance them, and have more facilities for either youth or teens. 1 in 10 people who took *Master Plan Survey 1. Vision and Values* hope for more or enhanced recreational activities.

Map Data Source. 2024 Township Assessor



The Township relies on strong partnerships and community stewardship to maintain quality open spaces and recreation areas.

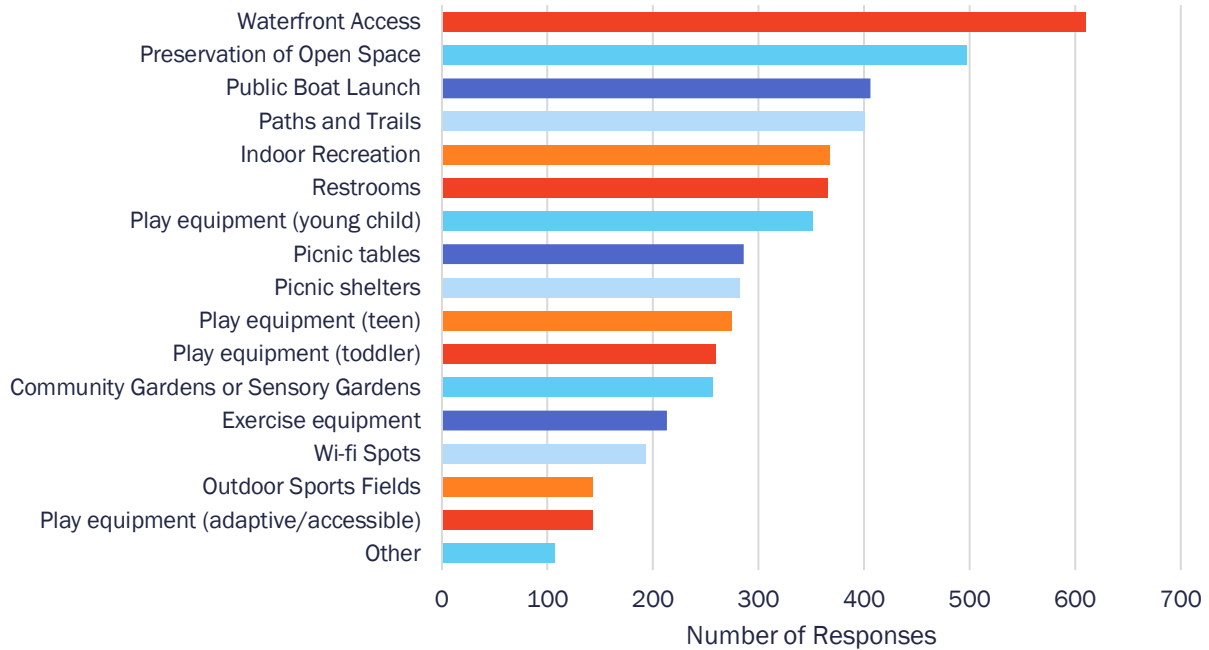
There are several organizations, including federal entities, state organizations, the Grosse Ile Nature and Land Conservancy, and private clubs and marinas that create a vast network of natural areas in addition to the open spaces owned and maintained by the Township.



When asked what amenities they wanted to see on Grosse Ile as part of *Master Plan Survey 2. Community Needs*, waterfront access was the top response.

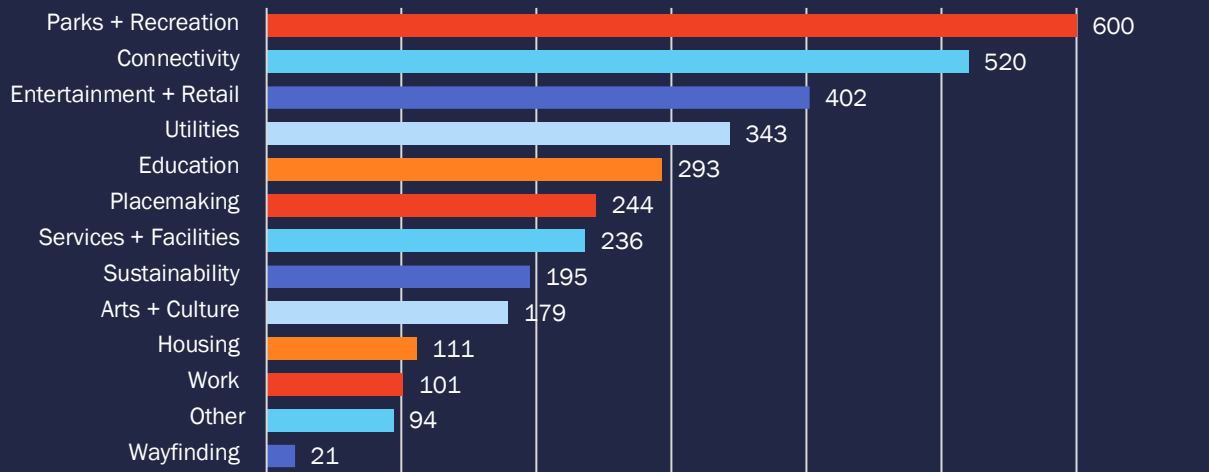
“Increase recreation offerings for all ages in the community.”
 – 2023 Virtual Comment Box

What types of amenities do you think are missing or most needed?



Parks were the top area of focus where people wanted to see improvements according to *Master Plan Survey 1. Vision and Values*.

What are the top types of improvements you most want to see in the future?



Access to recreation is important, but few parks are accessible.

Grosse Ile has an abundance of green spaces, but few of them have barrier-free access, meaning they are accessible for people with mobility challenges. Though the Township has made efforts to improve accessibility, no Township green spaces were evaluated above a 2 from a scale of 1 to 5 (5 being greatest access). An accessibility level of 2 means the park is somewhat accessible to people with a broad range of physical disabilities. Either the parking or pathways are paved, but not both. Many of the facilities such as play equipment or picnic areas are not easily accessible. Barrier-free access is especially important when considering not only those with disabilities, but also youth, the elderly, and families with strollers.

As recreation areas become prioritized for accessibility improvements, roadway improvements should be coordinated to ensure there are also safe crossings and connected paths to bring people to those recreation areas.

Map Data Source: 2020 Grosse Ile Parks and Recreation Plan

“It would be nice to have more amenities on our open spaces and connect to them using trails.”
 – 2024 Housing Roundtable Participant

BARRIER FREE ACCESS SCORE





- No Scores Available
- Score - 0
- Score - 1
- Score - 2



ECOLOGY

Community members value their open spaces on Grosse Ile.

Grosse Ile has more than four times the amount of green space per person than average as analyzed by the analyzed by the National Recreation and Park Association (NRPA).

TYPE OF PARK	NRPA GUIDELINES		EXISTING ACRES			RECOMMENDED ACRES FOR GROSSE ILE
	Acres/1000 Residents	Township Parks	Semi-Public	School	Total	
Mini	0.375	0.28	-	-	0.28	4.05 
Neighborhood	1.75	25.2	-	22	47.2	18.88 
Community	6.5	574.7	40	52	666.7	70.12 
Regional	7.5	-	360	-	360	80.91 

Source: 2020 Grosse Ile Parks and Recreation Plan

Grosse Ile recognizes the value of its floodplains and wetlands.

Floodplains associated with both the Detroit River and the drainage courses which cross Grosse Ile are vital to the ecosystem of these low lying areas. Periodic flooding of these drainageways is critical to the types of vegetation and animal species that live here. Natural floodplains perform several important hydrological, geological, ecological, and environmental functions.

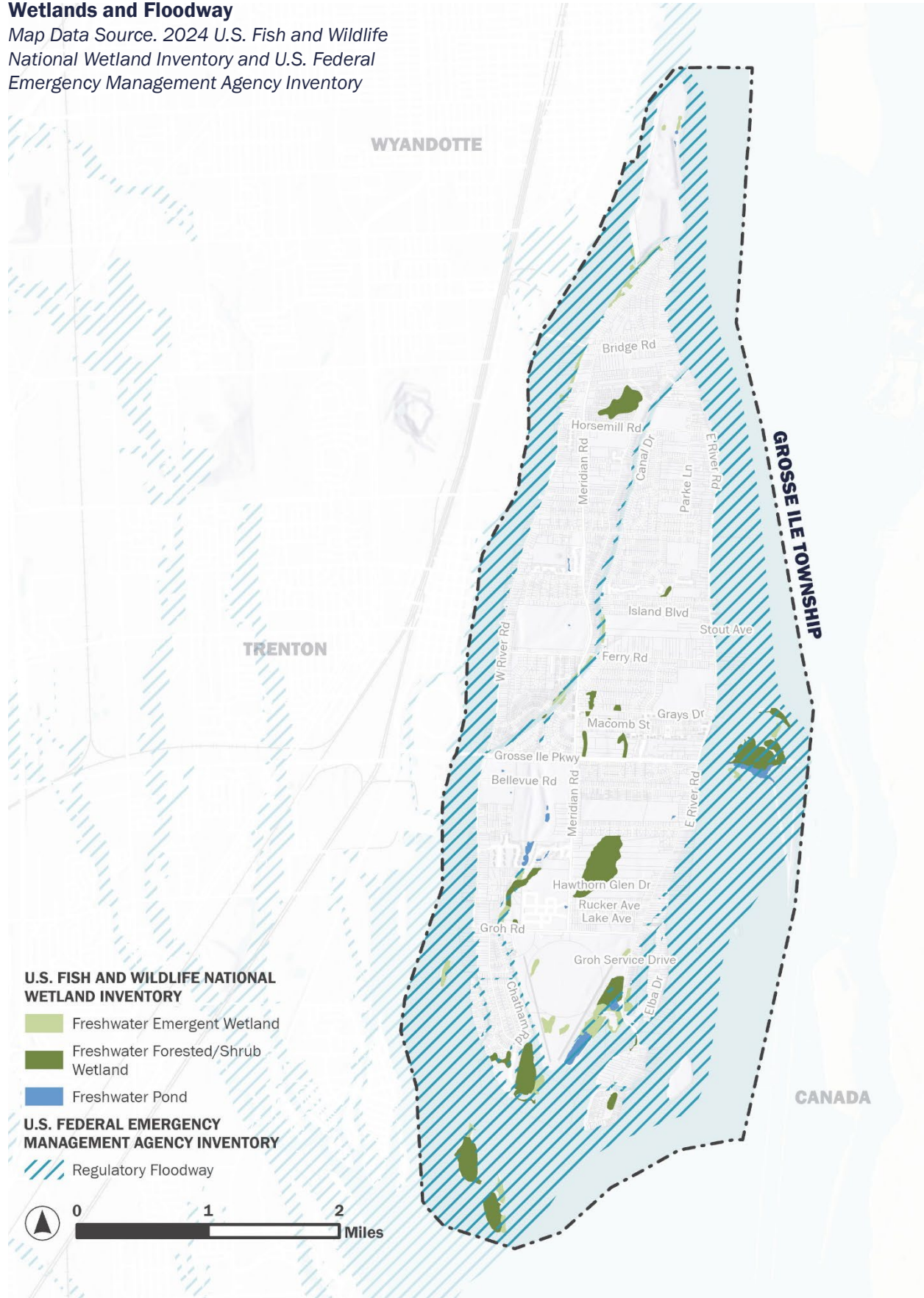
- Storage of stormwater
- Reduction of peak flow and groundwater recharge
- Storage of sediment from erosion
- Slowing the velocity of stormwater thereby reducing erosion of the channel and floodplain
- Support of riparian vegetation, wildlife habitat and environmental corridors
- Filtration of storm water
- Absorption of excess nutrients and biological treatment of other pollutants in floodwaters

Major wetland complexes associated with the natural drainageways are found throughout Grosse Ile. These wetlands are transitional areas between the aquatic ecosystems and the surrounding upland areas. They are low areas that are intermittently covered with shallow water and underlined by saturated soils. Grosse Ile's wetlands have been used as recreation, park, or special environmental areas to protect their function as part of the local ecosystem. In general, wetlands serve a variety of important functions which not only benefit the natural environment, but also the community:

- Wetlands mitigate flooding by detaining surface runoff.
- Wetlands control soil erosion and sedimentation loading in the river.
- Wetlands are often interlinked with groundwater.
- Wetlands improve water quality which is degraded by such things as nutrients and chemicals from fertilizers and pesticides used in landscaping/lawn care; polluted urban run off from automobile/transportation/parking facilities; and commercial activities and erosion and sedimentation resulting from construction activities.
- Wetlands are highly productive ecosystems in terms of wildlife habitat and vegetation.
- Wetlands also serve a variety of aesthetic and recreational functions.

Wetlands and Floodway

Map Data Source. 2024 U.S. Fish and Wildlife National Wetland Inventory and U.S. Federal Emergency Management Agency Inventory



Grosse Ile protects natural areas and local habitats through conservation and special environmental areas of large, wooded lands.

Grosse Ile Township trees and woodlands contribute substantially to the economic and psychological well-being of Township residents. Wooded lands provide several benefits:

- **Quality of life** | The abundant woodlands and trees help create the peaceful, rural atmosphere that makes Grosse Ile a very special place to live. Trees provide a visual barrier between individual properties and neighboring properties, an essential factor for preserving the rural atmosphere and property values.
- **Influence on micro-climate** | Woodlands play an important role in moderating ground-level temperatures. The tree canopy buffers the ground surface from the sun's heat and wind. Trees also help to moderate temperature extremes during winter months.
- **Reduction in air pollution** | Woodlands absorb carbon dioxide and return oxygen to the air. Tree leaves filter pollutants from the air, removing ozone, chlorine, hydrogen fluoride, sulfur dioxide, and other pollutants. Trees serve as a noise buffer as well.
- **Reduction in soil erosion** | Woodlands and other vegetation stabilize soils and help prevent soil erosion. The vegetation absorbs the energy of falling rain, and the web of roots help hold soil particles in place. Tree leaves reduce the impact of raindrops on the soil surface and give soil a chance to absorb water. Fallen leaves minimize the loss of soil moisture, help prevent erosion, and enrich the soil to support later plant growth. Wooded wetlands provide the additional benefit of trapping and holding stormwater runoff. Dense vegetation can help slow flood surges and flows.
- **Wildlife habitat** | Woodlands provide essential shelter and food for raccoon, rabbits, pheasants, and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for island residents. Large tracts of dense woodlands and wetlands are maintained as conserved land to protect the habitats of local plant and wildlife species.

OPEN SPACE & WATERFRONTS OBJECTIVES

Objective 01

Meet the recreation needs of all segments of the Grosse Ile population, including preschool and elementary school children, teens, adults, seniors, persons with disabilities, families, single adults, and seniors.

Objective 02

Use recreation as a catalyst to bring people together and promote a sense of community pride, health and wellness, and a high quality of life for residents.

Objective 03

Protect and enhance the value of natural resources within the community for their environmental, educational, and recreational benefits.

Objective 04

Protect open views of the shoreline and enhance waterfront access.

Learn More

Find more detailed information about how and when the Township will take actions to make these objectives a reality in *Chapter 4. Implementation*.

TOOLKIT

Stewardship and Funding

Many people are involved in the creation and maintenance of Grosse Ile’s green spaces beyond just the Township staff and committee members. From Grosse Ile Public Schools who maintain critical playgrounds to the Grosse Ile Nature and Land Conservancy who provide critical programming around education, maintaining these partnerships is key to the success of Grosse Ile’s green spaces and waterfronts. See *Chapter 4. Implementation* to learn how these groups will practice partnership.

Enhance Accessibility

See *Goal 2. Connectivity & Mobility* to find tools to better connect residents to these recreation areas.

Recreational Enhancements

See *Chapter 2. Land Use* to find proposed enhancements to Water’s Edge and Commerce Park.

Low Impact Design Toolkit

There is a range of potential solutions that help manage stormwater runoff and create more healthy spaces for community members to thrive:



Obvious Methods

- surface filter
- bioretention
- tree filters
- green roofs
- pervious paving surfaces

Money Savings

Disconnecting roof downspouts from driveways or streets and incorporating bioretention areas to capture on-site runoff saves money by eliminating the need for costly runoff detention basins and pipe systems.



Simple Methods

- bioretention
- vegetated swales
- natural filtration systems and erosion control measures
- roof downspout daylighting
- rainwater harvesting

Money Savings

Designing smaller or porous parking lots with on-site runoff retention reduces the amount of pavement, curbs & gutters needed.



Lovable Methods

- landscaping that also provides stormwater management

Money Savings

Preserving natural features in the neighborhood can increase the value and sale price of residential lots. Using existing trees and vegetation saves money by reducing landscaping costs and decreasing stormwater volume.

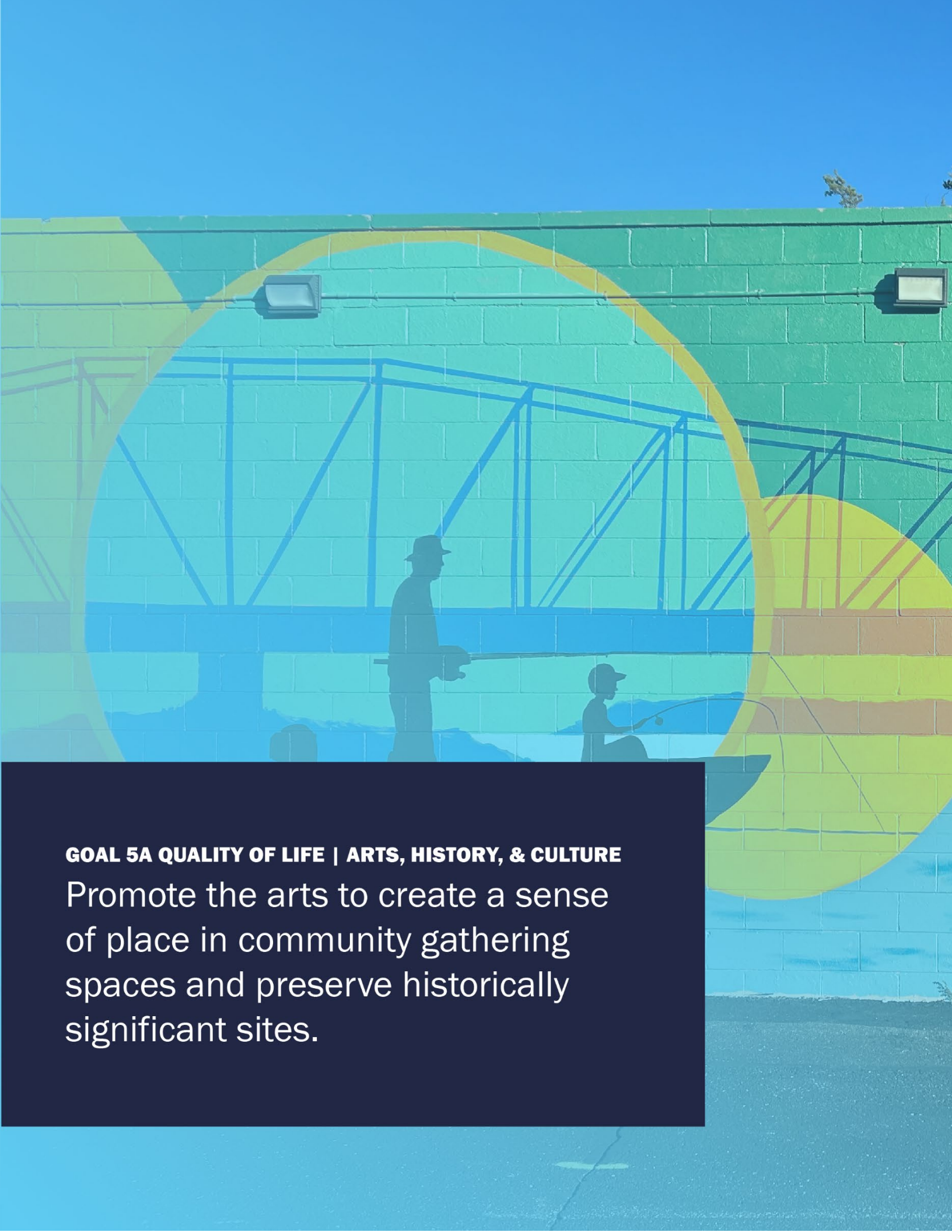


Smart Methods

- compact development
- redevelopment / infill
- shared parking & reduced parking requirements
- minimized mowed lawn

Money Savings

Designing more compact development saves money by reducing site grading and building preparation costs and can increase lots available for sale.



GOAL 5A QUALITY OF LIFE | ARTS, HISTORY, & CULTURE

Promote the arts to create a sense of place in community gathering spaces and preserve historically significant sites.

THE STATE OF ARTS, CULTURE, AND HISTORY

Investment in the arts can benefit communities in many ways — beautification, overall well-being, tourism, and spending at local businesses. Traditional categories within the arts include everything from visual arts to performing arts to architecture. However, the creative community has started expanding arts to include digital media, music, performance, and more.



Grosse Ile’s local culture, festivals, and identity are a key part of placemaking, and a reason people choose to live in the Township. The Township hosts more than 20 annual events through the Recreation Department and Downtown Development Authority, which range from Island Youth Summer Camps, Island Fest, weekly Farmers Markets on Macomb and parades throughout the year. All play an important part on Grosse Ile’s local culture.

Grosse Ile has invested in public art.

The Grosse Ile Downtown Development Authority (DDA) created the Art on the Ile program in 2022. Art on the Ile hoped to create an inspired environment for residents, while also encouraging visitors to experience what Grosse Ile has to offer. Since the program’s debut, the DDA has recruited local and international artists to bring their art to Macomb Street, by adding five murals and 5 permanent sculptures to the Island’s downtown. The program also includes a rotating sculpture program, which includes 8 locations that bring new sculptures into public spaces every 2 years. Finally, the DDA is in the planning phase for a Community Fused Glass Wall at Lyons Park, where the community will come together to create a sculpture to represent the Island’s culture.

Grosse Ile has invested in education.

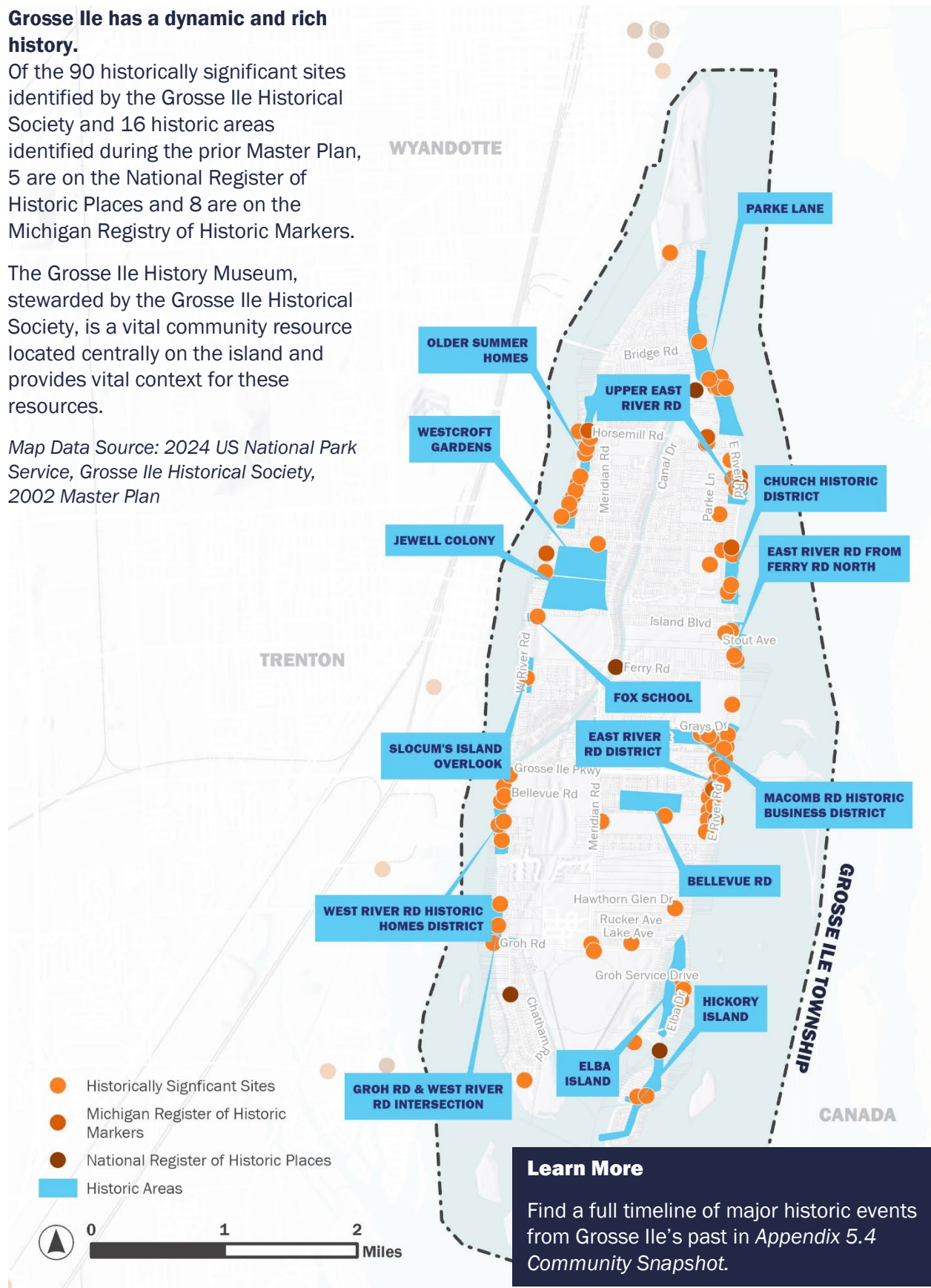
Grosse Ile has contracted with the City of Trenton for library services. The Veterans Memorial Library, a part of the Wayne-Oakland Library Federation, serves Trenton and Grosse Ile as well as the communities of Brownstown, Gibraltar and Woodhaven. Constructed in 1998, the 21,000sq. ft. building holds nearly 100,000 books and features internet access and a variety of programs and classes for residents.

Grosse Ile has a dynamic and rich history.

Of the 90 historically significant sites identified by the Grosse Ile Historical Society and 16 historic areas identified during the prior Master Plan, 5 are on the National Register of Historic Places and 8 are on the Michigan Registry of Historic Markers.

The Grosse Ile History Museum, stewarded by the Grosse Ile Historical Society, is a vital community resource located centrally on the island and provides vital context for these resources.

Map Data Source: 2024 US National Park Service, Grosse Ile Historical Society, 2002 Master Plan



Learn More
 Find a full timeline of major historic events from Grosse Ile's past in *Appendix 5.4 Community Snapshot*.

TOOLKIT

Historic Designations

For public and semi-public assets with historical significance, Grosse Ile should use signage that includes photographs, stories and timelines to educate and enrich the community. For historically significant private residences, instead focus on signage and education, as historic designations could limit opportunities for future retrofits and adaptive reuse of housing to meet modern market demands. Existing zoning and future land use provide guidance on character that will maintain the historic look and feel of residential buildings while allowing them to still meet modern needs.

Opportunities

- **Funding.** Historic districts can qualify for federal and state tax credits, incentivizing preservation and rehabilitation.
- **Community Pride.** Historic districts serve as living testaments to a neighborhood's rich history and can strengthen community ties.
- **Sustainability.** Preserving older buildings limits carbon emissions associated with redevelopment.
- **Reimagining.** While buildings cannot change completely on the outside, the use of the inside of the building can often transition to better meet the new needs of the community.

Limitations

- **Cost.** Requirements for preservation and maintenance might impose financial burdens on homeowners.
- **Sustainability.** Preserving older buildings can sometimes conflict with modern sustainable practices if they limit improvements such as energy efficiency upgrades.
- **Capacity.** The Grosse Ile Historic Society is run by volunteers. The Township may want to consider creating a Historical Commission to assist with future historical designations.

Historic Markers

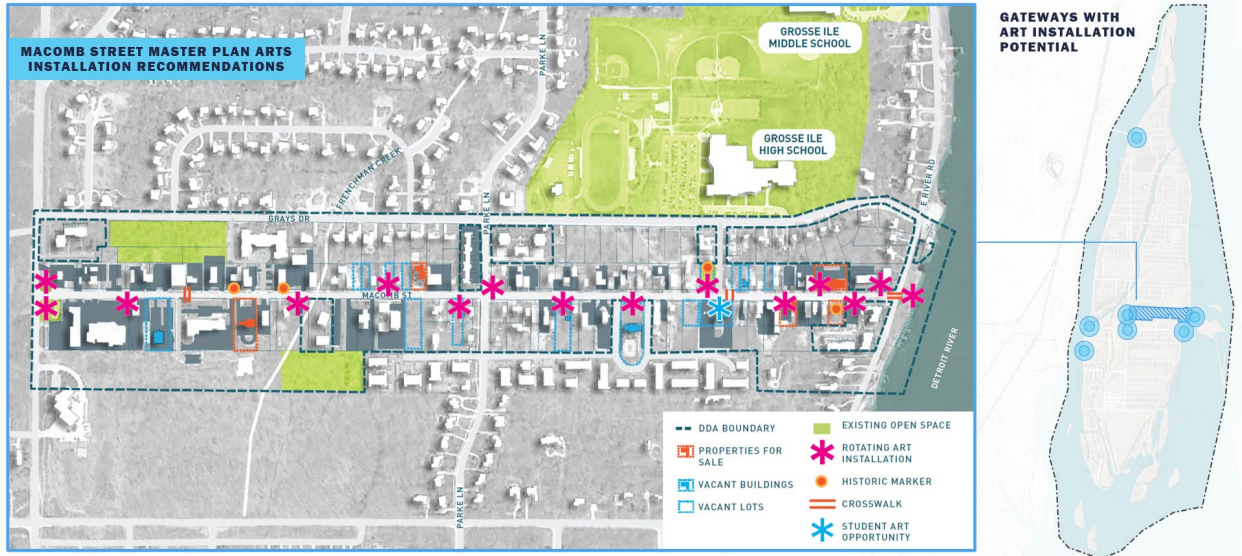
The use of historic markers can double as both pieces of art and opportunities to educate community members about significant moments in Township history. Community organizations could help prioritize which historic locations should receive signage and pursue funding for implementation. When historic photos can be paired with present day locations, it can present a striking visual moment for every-day users. Signage could be long-term solutions such as the permanent signage seen in [Ann Arbor, Michigan](#) or can be more temporary installations like the [Look Here project](#) from Covington, Kentucky.

Photo Source. Courtesy of Joel Seewald



Arts Installations

The 2020 Macomb Street Master Plan made several recommendations to build on the success of the Arts on the Ile program using rotating arts installation. A similar practice could be expanded to key gateways in the Township.

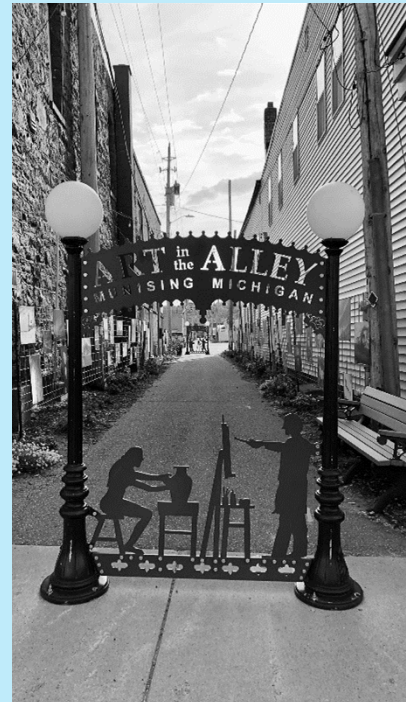


Arts Alleys

Grosse Ile has found success expanding community arts along Macomb Street thanks to the Art on the Ile Program. Other communities have used similar programs to create rotating art installations, install art at key gateways, or even transform underutilized spaces such as alleys and trailheads.

One such community was Munising, Michigan, where the “Art in the Alley” project supported the creative class, local students, and businesses. The alley contained 74 reproduced works of art from Alger County residents, 20 banners from Munising’s 4-12th grade art classes, plants, café lighting, and custom designed metal gateways.

Photo Courtesy of Karin Cozzi





GOAL 5B QUALITY OF LIFE | UTILITIES AND SERVICES

Provide quality and efficient services to maintain a strong quality of life.

THE STATE OF UTILITIES AND SERVICES

Grosse Ile's utilities and services include the following:



Water
drinking water
and sewer



Waste
trash, recycling,
and composting



Telecommunications
cell service,
broadband, and Wi-Fi



Energy
electricity,
natural gas



**Emergency
Response**
police, fire, and
health

These services are essential to the everyday lives and health of community members. However, almost half who took *Master Plan Survey 1. Vision and Values* wanted to see utilities (cell service, wi-fi, water, trash, recycling) improve. This indicates a need to prioritize strategic investment in Township provided utilities. The Department of Public Works facility is located on the south side of Groh Road on airport property. The department serves to provide for the sewer, water and solid waste needs of the residents.



WATER

Municipal water and sanitary sewer services are essential components that contribute to the overall quality of life. Township residents are provided public water, public sanitary sewer and solid waste removal through the Grosse Ile Public Works Department. The condition and standing of these facilities is a key component in the managed and healthy growth of the Township.

The Great Lakes Water Authority supplies water for the Township through two main lines that are situated along the two bridges that connect the island to the mainland. There is a 24-inch line leading across the Grosse Ile Parkway Bridge and a 16-inch line leading across the Toll Bridge. The maximum capacity varies depending on pressure and velocity in the pipe, but exceeds the current average consumption of 1.2 million gallons per day. These lines are sufficient to serve the anticipated future needs of the Township.

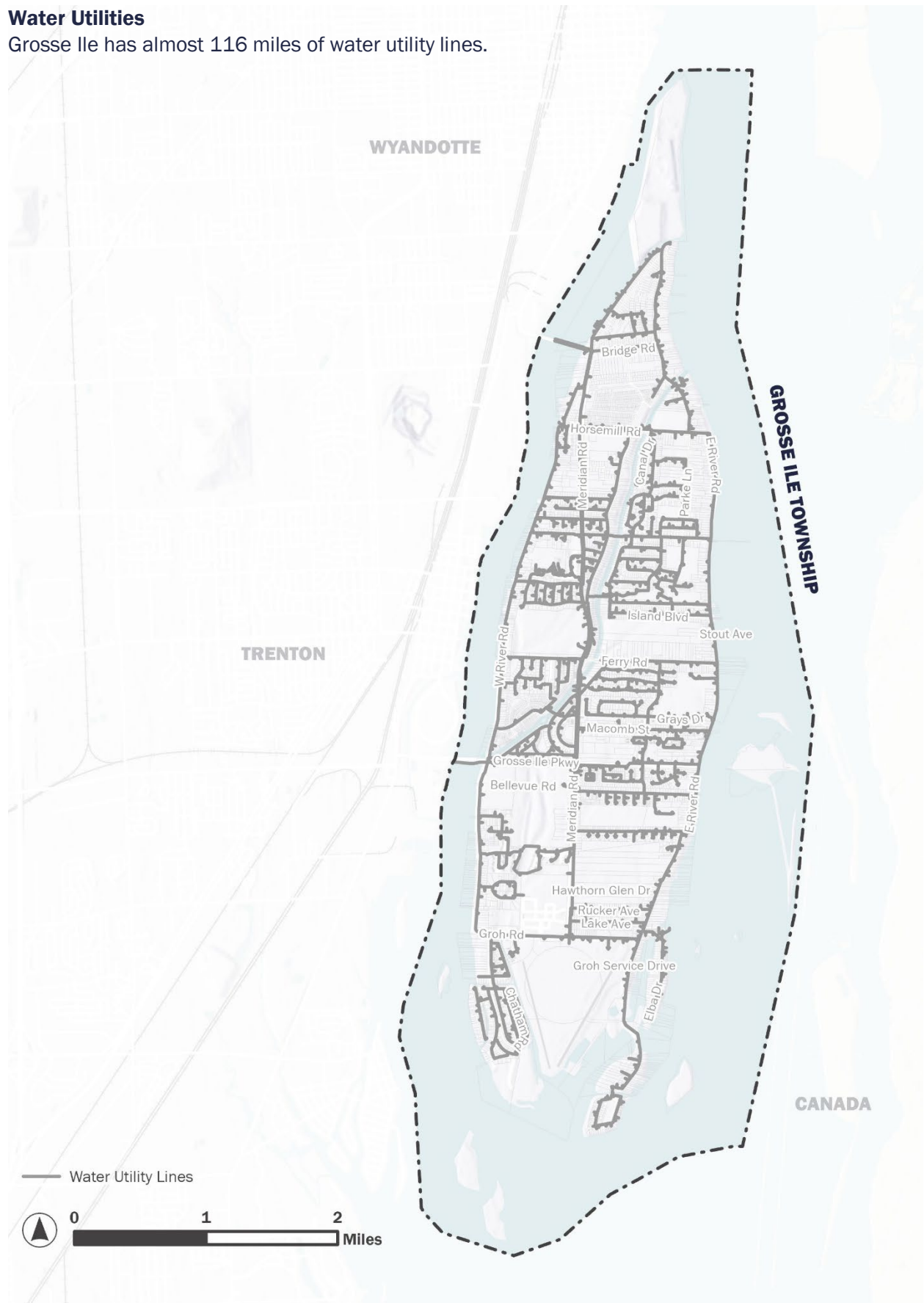
Starting in the spring of 2023, Grosse Ile Township commenced construction on significant upgrades to its waste water treatment plant. This project, which was required by the State of Michigan, is intended to increase the capacity of the Grosse Ile Waste Water Treatment Plant to up to 7.1 million gallons per day of waste. This new limit is approximately 1 million gallons more per day than the plants previous capacity. To achieve this increased capacity the following upgrades will be completed:

- The construction of a new 60-foot diameter final clarifier
- The replacement of raw sewage pump #4 (RSP-4) with a capacity of 1,700 gpm
- The replacement of the existing intermediate lift (screw) pumps with new 48" screw pumps each with a pumping capacity of 7.1 mgd (firm capacity)
- Installation of a new secondary sludge pump (SSP-3) with a capacity of 150 gpm at 30 feet of TDH
- Installation of two (2) flow-paced sodium hypochlorite feed pumps (NAOCLP-1 & 2) with a capacity of 120 gpd at 100 psi discharge pressure
- Installation of one (1) ferric chloride feed pump (FCP-3) with a capacity of 120 gpd at 100 psi discharge pressure

These improvements are intended to allow the plant to better address wet weather events that may have previous to the improvements resulted in a sanitary sewer overflow event. Furthermore, the Township should continue to improve and replace the Island's 100+ year old water lines to ensure reliability.

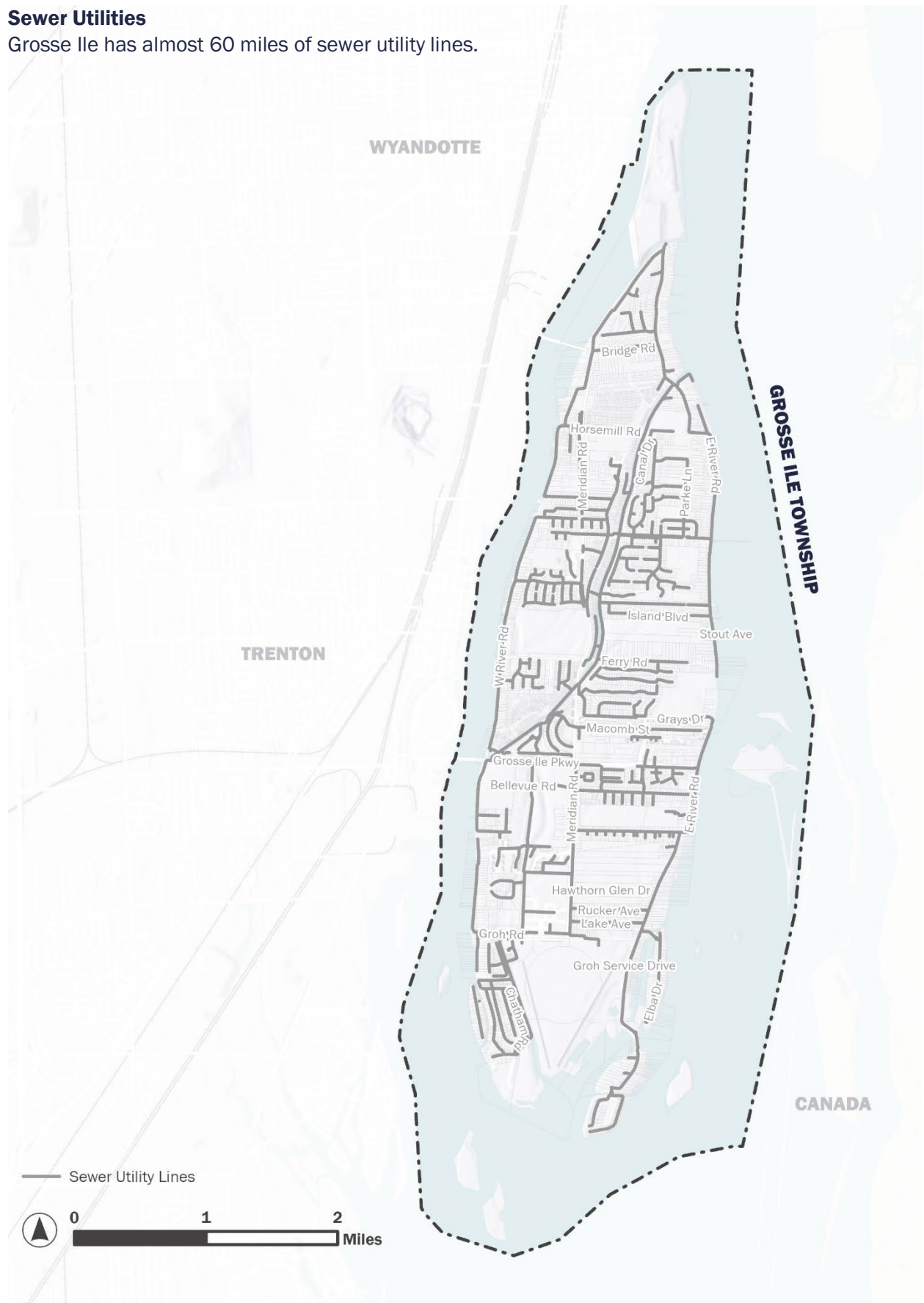
Water Utilities

Grosse Ile has almost 116 miles of water utility lines.



Sewer Utilities

Grosse Ile has almost 60 miles of sewer utility lines.



WASTE

The Department of Public Works contracts a private entity for waste collection and disposal. The removal of solid waste began as a homeowner-initiated operation that has progressed to year-round curbside pickup services. Though a recycling program has been put in place for residents, individual contractors are utilized for Homeowner Associations and businesses on the Island. Additionally, the department seasonally picks up yard waste to be taken to a compost facility where it will be decomposed and used for topsoil.

TELECOMMUNICATIONS

Telecommunications play an increasingly important role in everyday life.

Telecommunications include wi-fi and cell networks. They connect residents to each other, are used to spread information, communicate in times of emergency, assist students and people in the workforce, and are especially important in the work from home lifestyle that has grown post pandemic. However, gaps in the telecommunications network caused by proximity to Canada can interfere with the reliability of Township communications. The Township also owns a tower off Meridian Road and leases it to several carriers.

The entire Township has access to broadband services.

All homes and businesses have access to broadband internet access and can choose from a variety of servers. However, as of 2022 up to 7% of households were estimated to not have internet subscriptions.

Source: 2022 American Community Survey 5-Year Estimates

Internet access is largely private.

All wi-fi connections are currently privately managed by businesses or residents. There are no public wi-fi spots on the island, although the Downtown Development Authority (DDA) has had discussions about creating one at Lyons Park if funding becomes available. Public wi-fi can help alleviate some of the spotty cell service.

Source: 2024 [Michigan Wi-fi Hotspots Map by Connected Nation](#),

“Cell phone service goes away on the East end [of Macomb Street]. People avoid it but it could be a beautiful spot to take advantage of.”

– 2020 Economic Enhancement Strategy Participant



“Our teachers often have to turn on their hotspots to use internet.”

– 2023 Steering Committee Member



Over 1 in 4 people who took *Master Plan Survey 2. Community Needs* mentioned they are dissatisfied with broadband or internet service.



ENERGY

Energy systems refer to both the energy supply-side sources that generate and supply power from the utility to residents and businesses, as well as the energy demand consumed in heating, cooling, and electricity in all buildings. Keeping energy systems up and running following a disruption is integral to everyday life by

- providing power for heating and cooling systems that keep us warm in the winter and cool in the summer;
- keeping food from spoiling by providing power to refrigeration units;
- running sump pumps so basements do not get flooded in heavy rain events;
- powering critical services and life saving devices like ventilators and defibrillators; and
- keeping lights and computers on so businesses can stay open and workers can continue to do their jobs.

The entire Township has access to electrical services. Substations for these services are located in Trenton. DTE Energy is the predominant supplier of electrical services for the community and recently improved brownout events by installing electrical lines across the Trenton Channel.

EMERGENCY RESPONSE

Emergency response services are key to creating a safe and secure environment where community members can thrive.

Over 1 in 4 people who took *Master Plan Survey 1. Vision and Values* safety and security as a strength of Grosse Ile. Grosse Ile has been consistently ranked by the [National Council for Home Safety and Security](#) as the safest community in Michigan.

Police

Police protection is provided to the Township through the Grosse Ile Police Department. Providing a safe community is essential and residents within the Township must be provided a safe environment and should be able to continue to rely on the existing level of service.

The police facility, located on Meridian Road in the center of the Township, was built in 1991. Although no major renovations or expansions are necessary at this time, the building could benefit from minor remodeling and updating. The police department budget is primarily funded through a special millage and the general Township fund.

The current staff of the police department consists of 25 employees, including detectives, sergeants and dispatchers. In addition to the on-going staff, a reserve police department which consists of volunteers aids the department in times of need and during special events. This reserve team works along side the police department, but cannot take the place of police officers and cannot make arrests.

The department responded to over 11,000 calls for service in 2023. In addition, the department was active in educating residents through its community policing program in areas such as traffic safety, crime prevention and child safety. The department was also involved in various programs such as the “Operation Chill” safe bicyclist and motorist campaign, “Click it or Ticket,” and D.A.R.E.

Wayne County is the main law enforcement agency for the waterways surrounding the community. The Township police department also has the ability to patrol the waterways. The department responds to emergency calls and carries out seasonal patrols when necessary, as capacity allows.

Fire and Health

The Grosse Ile Township Fire Department is a 24-hour volunteer department. Their responsibilities include fire fighting, fire prevention, code enforcement, emergency medical training as well as community education. The fire station, located on Meridian Road, services the Township.

The fire department is also charged with enforcing fire code standards on existing buildings. When existing buildings that do not comply with existing fire codes are altered or expanded, a condition of the building permit needs to be that they will be brought up to the existing fire code standards.

The current staff of the fire department consists of 36 people, including the chief, administration, and volunteers. The volunteers have completed a variety of coursework in classes such as EMS, hazardous materials and trench rescue, and train year round, once a week.

There is concern that the department may have to change to a part-time, staff department within the near future as the existing volunteers begin to retire. With the aging population and little new development, there is a shortage of able volunteers.

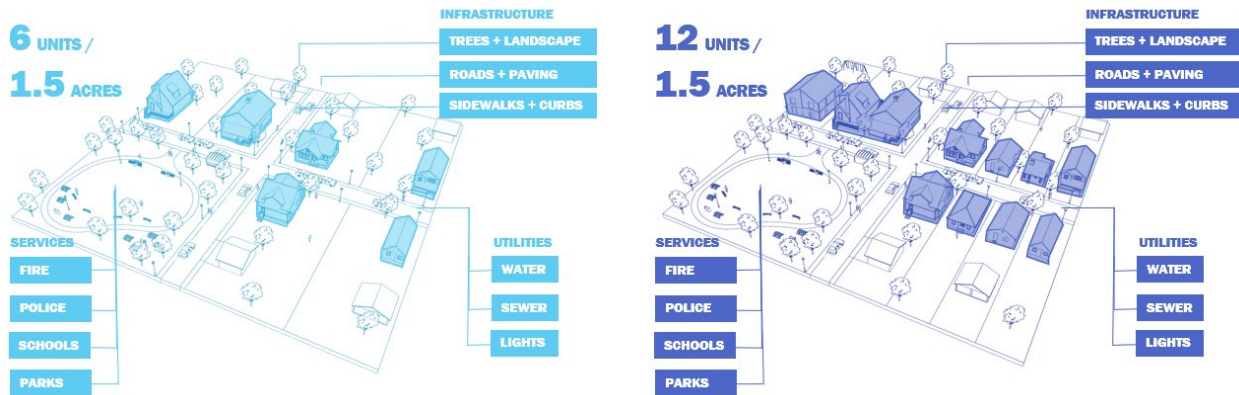
An important tool in determining the effectiveness and quality of fire protection services is the response time to calls. The response time throughout the township is roughly five to six minutes, measured from the time the call comes in to the time of arrival to the scene. During 2023, the department responded to almost 900 calls, almost double that of 2000 and 120 more runs than 2022 alone.

In addition to the emergency health services provided by Grosse Ile's Fire Department, the Township has several pharmacies and an Urgent Care along Macomb Street. It is also 10 minutes from the Corewell Health Trenton Hospital and 20 minutes away from the Henry Ford Wyandotte Hospital, although bridge access and traffic can drastically impede this time frame.

TOOLKIT

Intersection of Land Use, Development Patterns, and Infrastructure

It is vital that any potential future development or redevelopment try to align along existing infrastructure routes to maintain efficient and effective services. Encouraging clustering, accessory dwelling units, and other alternative housing styles can build a gentle density in key neighborhoods that fit the character of the area while reducing strain on infrastructure and spreading the cost over more households.



Efficient Township Services

As communities look to become more efficient, they typically look to lower carbon emissions, energy use, and water use by promoting more efficient public facilities. This could include the following:

- Converting the Township fleet to be electric
- Using low-flow utilities in Township owned buildings
- Allowing the use of alternative energy to power buildings
- Purchasing alternative energy

Public Hot Spots

Reliable and fast internet should be available all residents. Faster speeds and download times can result in higher bills, yet fast and reliable internet is often needed for remote working and learning, or even finding new jobs. Considering safe, public hotspots may help to increase internet availability on Grosse Ile, especially in times of interrupted service. These locations can also serve as public charging stations and information hubs during times of emergency.

Expanding Telecommunications

To expand telecommunications networks in more sustainable and accessible ways, some communities are partnering with smaller satellite companies to create wider networks.





GOAL 5C QUALITY OF LIFE | GOVERNANCE & COMMUNICATIONS

Maintain a safe community for residents, business owners, and the general public to thrive.

THE STATE OF GOVERNANCE AND COMMUNICATIONS

Safety is an important part of everyday life and emergency preparedness.

Safety plays a role in how community members navigate their everyday lives. It impacts regular decisions such as which roads community members feel comfortable crossing and which parks they feel safe playing in. It also impacts how well the community is able to prepare for, respond to, and adapt after emergencies. Having well-coordinated networks of safety between Township officials, police, fire, and more is essential to a functioning Township.

Good communications are an essential part of safety.

Communication channels can provide essential information during times of emergency. They also are able to build relationships between Township officials and community members which leads to more efficient and effective collaboration.

There are three parts to good communications systems: reliability, consistency, and collaboration.

- **Reliability** | By creating dependable spaces for community members to find the latest information, they have a known understanding of where to go for both everyday questions and emergency information. This is a key first step to building trust.
- **Consistency** | Regular communications build familiarity and rapport.
- **Collaboration** | To combat distrust or misunderstanding, communications should not only be transparent but also a working dialogue where community members and Grosse Ile Township are able to respond to each other. Keeping communication channels open goes a long way.

Lack of trust in government can interfere with collaboration.

Almost 1 in 10 people who took *Master Plan Survey 1. Vision and Values* mentioned leadership and transparency as a challenge Grosse Ile faces. Several community members mentioned not understanding decision making of staff and elected officials or feeling that conversations were happening without their input, leading to their distrust in leadership.



Distrust is a valid feeling.

In a day and age of divisive politics and inconsistent digital information, many community members have understandable distrust. This becomes more prominent when people's identities intersect different races, genders, sexual orientations, and even generations. Many people have historically been removed or deliberately excluded from politics throughout America's history, leading to expected weariness of local government.

Trust takes time and consistency to build.

Not only is it important that current leadership and staff are well informed and ready to act, but also the next generation of leaders are prepared. Succession planning and clear documentation for future leadership is key.

TOOLKIT

How to Communicate Across Generations

The most effective way of distributing information to the public is using methods they trust, and already established materials. Since generations tend to have different preferred methods of communication, it is best to have multiple ways to provide information and opportunities for input. This includes online and in-person formats.

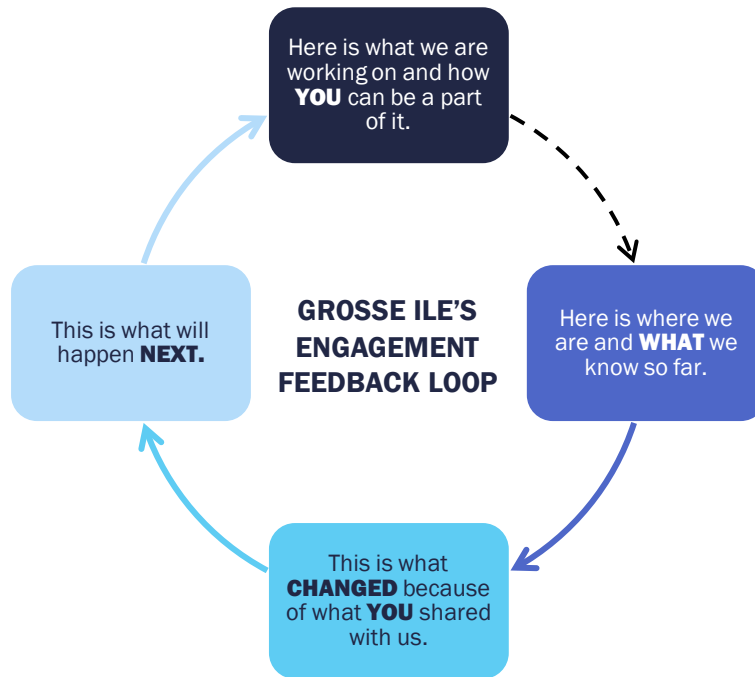


	BABY BOOMERS	GENERATION X	GENERATION Y	GENERATION Z
Preferred Media	Television	Computer	Tablet	<ul style="list-style-type: none"> ▪ Virtual Reality ▪ Phones ▪ Hand-Held Devices
Preferred Method of Personal Communication	Face to Face	<ul style="list-style-type: none"> ▪ Face to Face, ▪ Phone ▪ Email 	<ul style="list-style-type: none"> ▪ Online ▪ Phone 	<ul style="list-style-type: none"> ▪ Face-time ▪ Text
Examples of How Grosse Ile Engages	Televised Public Meetings	<ul style="list-style-type: none"> ▪ E-newsletters ▪ Televised Public Meetings 	<ul style="list-style-type: none"> ▪ Website ▪ Live Streams ▪ Social Media ▪ Code Red 	<ul style="list-style-type: none"> ▪ Social Media ▪ Code Red ▪ Targeted Ads

Grosse Ile started collecting demographic data as part of the Master Plan process to understand who they are hearing from and who was missing from the conversation. This allowed the team to create an action plan to better reach those they were not hearing from initially. Grosse Ile should continue to do this for other future large scale projects. Communications should be tailored based on who they still need to hear from. For example, if Grosse Ile is noticing a lack of youth engagement, roundtables with students, partnerships with Grosse Ile Township Schools, and targeting social media to the demographic such as paying to have ads placed through gaming devices are all steps that can be taken to reach that generation.

How to Close the Feedback Loop

Effective communications are not about speaking *to* community members, but rather speaking *with* them. This requires an open loop of engagement. Using the prior mentioned communication methods, Grosse Ile should seek to use the following messages consistently to ensure they are having well-rounded and authentic conversations with community members.



Grosse Ile in Action

Grosse Ile uses and manages a CodeRED Community Notification System. Community members can opt in to receive free alerts from the Township on emergencies, events, and everything in between. The Township also has an outdoor warning siren system and a private radio station managed by the Grosse Ile Fire Department for emergencies. For everyday communications, the Township has contact information and social media accounts publicly available and promoted through the Township website.



QUALITY OF LIFE OBJECTIVES

Arts, History & Culture

Objective Q1

Promote the arts as a form of placemaking in shared public spaces.

Objective Q2

Celebrate historically and culturally significant spaces and structures in the Township.

Utilities & Services

Objective Q3

Enhance the public telecommunications network to support businesses, hybrid workers, and students in the surrounding area.

Objective Q4

Provide resilient and quality public services and utilities to the community in a manner that protects the natural environment.

Governance & Communications

Objective Q5

Ensure community safety through coordinated emergency response services.

Objective Q6

Continue to build community trust in government through strong communication channels, transparency, and engagement.

Learn More

Find more detailed information about how and when the Township will take actions to make these objectives a reality in *Chapter 4. Implementation*.



GROSSE ILE MASTER PLAN
4. IMPLEMENTATION

Priorities

This plan represents a balance between the sometimes-competing interests of the environment, individual landowners and the community overall. For this plan to be achievable, actions need to be prioritized based on their ability to achieve the community’s shared vision, staff capacity, and community needs. When the plan recommendations were previewed with community members, some recommendations were clearly elevated as actions that should be prioritized in terms of timing, staff capacity, and funding.



Tools for Implementation

ZONING

Zoning and related ordinances are the Township's primary tools to implement the Grosse Ile Master Plan. Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the Township may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, Township officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a long-range blueprint. Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. See Chapter 2. Land Use to find the recommended actions to update the Grosse Ile Township Zoning Ordinance.

PARTNERSHIPS

Municipal/Non-profit Public Private Partnerships (P3) would allow a municipality or non-profit agency the ability to partner with a for-profit builder to develop new projects in either the downtown or within Commerce Park. By partnering on publicly owned land, the developers or builders to get land at a lower cost, thereby reducing total construction costs that may help the project "pencil out."

In theory, the municipality/non-profit could hold the land, reducing holding costs and taxes while the project is under construction. The P3 could also be instrumental with infrastructure development on the property and eventually recuperate initial costs upon final sale of property.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Program (CIP) can serve as the Township's multi-year planning tool used to match actions outlined in the plan with immediate department needs, capacity, and financing sources. The CIP should contain recommended capital projects, timing, estimated costs and funding for public infrastructure (streets, bikeways, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, police and parks).

The CIP process precedes the budget process and should be used by the Township Board of Trustees when developing the annual budget. Recommending approval of the CIP by the Planning Commission does not mean that they grant final approval of all projects contained within the plan. Rather by recommending approval of the CIP, the Planning Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs of the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget, if funding is available.

FUNDING

Project Specific Tax Capture (DDA)

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the Township to create new employment opportunities within the DDA District.

For the Township to use this option, the Township will need to amend its existing DDA Development Plan to include “Gap Funding” as an eligible expense and utilization of captured funds from the DDA.

This tool could be very useful for “game changer” projects (such as the former Vitale’s site) located within the Downtown Development area and could potentially serve as a definitive financial tool for getting major projects across the financial finish line and into the implementation success column.

PA 198 Industrial Facilities Exemption

Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. Depending on the scope and type of project, real property taxes can be abated up to 50% for a period not to exceed 12 years for new construction. Further, the 6-mil SET may be abated up to 100% with approval from the MEDC.

In the case of rehabilitation, the current assessed value of the property prior to improvement is frozen. This results in a 100% exemption from property tax on the value of the improvements.

A PA 198 Exemption can be initiated by eligible applicants and requires approval from the Township Board and the State of Michigan. Grosse Ile Township currently uses this exemption at Commerce Park.

Business Development Program

The MiBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. The program is designed to provide grants, loans or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

Grosse Ile Township would utilize this program in partnership with Wayne County Economic Development and the MEDC through their business retention/attraction strategy. This tool can work great for companies looking to expand or relocate within the Township (specifically in Commerce Park) and are adding new and retaining existing jobs.

Michigan Transportation Economic Development Fund

The mission of the Transportation Economic Development Fund (TEDF) is to enhance the ability of the state to compete in an international economy, to serve as a catalyst for economic growth of the state, and to improve the quality of life in the state. The funds are available to road agencies for immediate highway needs relating to a variety of economic development issues.

Similar to the Business Development Program identified above, this is a great tool to help communities improve transportation routes supported by large economic development projects.

Brownfield Redevelopment Authority

Grosse Ile should continue to utilize the Brownfield Redevelopment Authority (BRA), which reviews proposals for the redevelopment of eligible property and determines what financial incentives are necessary to assist the redevelopment. The authority prepares a plan that identifies the brownfield projects. Each project section of the plan includes the description of the eligible property, the eligible activities, the TIF approach to be taken and other issues related to the subject parcels.

The authority then recommends to the Township Board of Trustees that the decision-making body holds a public hearing regarding the plan and subsequently acts to approve with modifications or deny the plan. The authority would recommend revisions to the plan as new projects are submitted or revisions are requested on existing plan projects.

The BRA can be utilized across the entirety of Grosse Ile Township and can be utilized in conjunction with any other incentives offered by the DDA or other incenting agencies. Municipal/Non-profit Public Private Partnerships.

This opportunity would allow a municipality or non-profit agency the ability to partner with a for-profit builder to develop new projects in either the DDA boundary or within Commerce Park. By partnering, it is possible for the developers/builders to get land at a lower cost, thereby reducing total construction costs.

In theory, the municipality/non-profit could hold the land, reducing holding costs and taxes while the project is under construction. This public-private partnership could also be instrumental with infrastructure development on the property and eventually recuperate initial costs upon final sale of property.

Commercial Rehabilitation Act

The Commercial Rehabilitation Act, Act 210 of 2005 encourages the rehabilitation of commercial property by abating the property taxes generated from new investment for a period of up to 10 years. Grosse Ile adopted this act in 2024. As defined, commercial property is a qualified facility that includes a building or group of contiguous buildings of commercial property that is 15 years or older, of which the primary purpose is the operation of a commercial business enterprise or multifamily residential use.

A qualified facility may also include vacant property or other commercial property which, within the immediately preceding 15 years, was commercial property. Types of commercial business enterprises include office, engineering, research and development, warehousing, retail sales, and other commercial activities.

Housing Supports

One tool Grosse Ile could adopt similar to nearby communities, such as Wyandotte, would be Neighborhood Enterprise Zones. These help stimulate development in established neighborhoods by incentivizing people to develop in existing neighborhoods instead of creating new ones. There are also several state and federal funding sources that could also provide financial support to projects.

- **MSHDA Housing Readiness Grant:** Funding to implement actions that will lead to increasing housing supply and affordability. The Township received funding in 2024 through this program to amend its zoning ordinance in alignment with this plan.
- **HUD PRO Housing Grant:** The pathways to remove obstacles to housing grant provides funds to activities that will relieve barriers to affordable housing production, and increase accessible and available units, focusing on high opportunity areas. Wayne County is identified as a PRO Housing eligible and priority community.
- **HOPE IV Main Streets:** Funding to rejuvenate older, downtown business districts, retaining historic character. Allows for reconfiguring obsolete structures into rent producing affordable housing.
- **HUD Rural Capacity Building Program:** Enhances capacity of rural local governments to carry out affordable housing and community development activities.*
- **USDA Rural Grants:** Several grant categories to build capacity in rural areas and provide housing assistance for low- and moderate-income rural Americans. *

* Grosse Ile qualifies despite the seemingly mismatched “rural” classification.

FUNDING SOURCE	TARGET POPULATION			
	Senior	Low Income	Mixed-Use or Mixed-Income	Ownership
HUD Section 202	•			
Michigan Homeowner Assistance Fund				•
MSHDA Housing Readiness Incentive Grant	•	•		•
HUD PRO Housing Grant	•	•	•	
HOPE IV Main Streets			•	
HUD Rural Capacity Building	•	•		
USDA Rural Grants		•		

Action Plan

These ambitious goals will require the collaboration of many individuals and groups across Grosse Ile and the region. This action plan outlines the time frame, responsible parties, and potential partners that will help make these goals a reality.

TIME FRAME

Each action is assigned a time frame based on how it was prioritized. Higher priority actions or more achievable actions are slated to happen earlier than others.

- Near (0-5 years)
- Mid (5-10 years)
- Long (10+ years)
- Ongoing

TOOLS

Tools are any resources needed in order to successfully complete an action.

- Zoning
- Partnerships
- CIP
- Funding or Incentives
- Policy
- Plan
- Regulation

CHAMPIONS & PARTNERS

Champions are the Township departments that will lead efforts, whereas partners are outside organizations, regional entities, or even additional Township departments that will coordinate to get actions completed.

Township Commissions and Committees

- Airport Advisory Committee
- Bicycle and Pedestrian Advisory Commission [BPAC]
- Commerce Park Commission
- Downtown Development Authority [DDA]
- Festival and Community Events Commission
- Greenways/Open Space Committee
- Planning Commission [PC]
- Township Board [TB]

Township Departments

- Code Enforcement
- Communications
- Community Development
- Fire
- Recreation Department
- Police
- Public Services

Community Leaders

- Fair Housing Center of Metro Detroit
- Grosse Ile Historical Society
- Grosse Ile Public Schools
- Grosse Ile Nature and Land Conservancy [GINLC]
- Michigan Department of Environment, Great Lakes, and Energy [EGLE]
- Michigan Economic Development Corporation [MEDC]
- Michigan Small Business Development Center
- Michigan Farmers Market Association
- Priority Waste
- Procurement Technical Assistance Center
- Southeast Council of Michigan Governments [SEMCOG]
- Wayne County
- Wayne Metro Community Action Agency

Learn More

Some actions are tagged with the term “RRC.” This refers to the Michigan Economic Development Corporations “[Redevelopment Ready Communities](#)” best practices. By aligning with these best practices, it could open the Township up to future funding and technical support.

Objective H1

Maintain housing choices to make Grosse Ile Township a desirable place to live for current and future residents.

Actions	Time	Tools	Champions & Partners
1. Consider potential updates to zoning codes to address housing development so as to maintain the community's unique identity. [RRC 2.4].	Near	Zoning	Community Development Department, Planning Commission, Consultant
2. Consider conducting a comparative analysis of Community Development practices and cost structure with other communities to identify best practices and other procedures.	Near	Zoning	Community Development Department, Planning Commission, Consultant
3. Consider amending multi-unit design standards while still maintaining our community's unique identity. [RRC 2.4].	Near	Zoning	Community Development Department, Planning Commission
4. Consider allowing staff and/or PC discretion to reduce or increase parking requirements to meet specific application needs.	Mid	Zoning	Community Development Department, Planning Commission
5. Proactively assess whether the R1E overlay can be eliminated or refined to enhance the island's resilience while simultaneously supporting appropriate development opportunities compatible with surrounding neighborhoods.	Near	Zoning	Community Development Department, Planning Commission

Objective H1

Maintain housing choices to make Grosse Ile Township a desirable place to live for current and future residents.

Actions	Time	Tools	Champions & Partners
<p>6. Permit mixed density, compact, walkable residential neighborhoods close to activity centers such as Macomb Street and Commerce Park [RRC 2.4].</p> <p>a. Consider expanding opportunities for attached housing near existing activity centers [RRC 2.4].</p> <p>b. Update Macomb Street zoning standards to allow for more gentle density with Planning Commission review via special land use including permitting more building coverage, reduce the minimum front setback, increase building height and consider limiting parking between the building façade and the street.</p> <p>c. Consider revising the zoning ordinance to permit accessory dwelling units (i.e. granny flats or mother-in-law apartments) in single family districts (R1A and R1D) with design standards. [RRC 2.4].</p> <p>d. Partner with the school district to promote mixed residential neighborhood at the Meridian Elementary School site and northern edge of Commerce Park [RRC 2.4].</p>	Ongoing	Zoning	Community Development Department, Planning Commission, DDA, Grosse Ile Schools
<p>7. As institutions' needs evolve (schools, places of worship, recreational clubs), collaborate to incorporate flexible residential development to preserve open space, accommodate small lot or attached housing types, connect to greater non-motorized system, and limit impacts on adjacent neighborhoods.</p>	Ongoing	Zoning	Community Development Department, Planning Commission, DDA, Grosse Ile Schools

Objective H2

Attract new residents and families, maintaining a welcoming community.

Actions	Time	Tools	Champions & Partners
1. Explore infill opportunities for county land bank properties.	Near	Partnerships	Community Development
2. Ensure infill development is consistent with the established character of the neighborhood and compatible with surrounding homes.	Near		Community Development Department, Planning Commission

Objective H3

Promote and streamline desired residential development missing or underprovided in the market.

Actions	Time	Tools	Champions & Partners
1. Develop RFQs to promote redevelopment sites proactively to interested developers.	Near		DDA, Community Development, Airport / Commerce Park; MEDC Predevelopment Services
2. Consider planning for attached single-unit and multi-unit residential along corridors and as transitional uses between neighborhoods and commercial or employment areas on Macomb.	Near		Community Development Department, Planning Commission
3. Hold a developer roundtable to share out Township goals and solicit feedback from developers on challenges and opportunities for new construction on the island.	Near	Partnerships	Community Development Department, DDA, Commerce Park Commission

Objective H4

Promote home stewardship and connect residents to housing resources.

Actions	Time	Tools	Champions & Partners
1. Partner with housing advocates across the state on fair housing education, tenants' rights and landlord education, and new homeowner resources.	Mid	Partnerships	Fair Housing Center of Metro Detroit; Wayne Metro Community Action Agency
2. Pursue federal and state housing resources to assist with housing construction and programming.	Mid	Funding or Incentives	DDA, Community Development, Airport/Commerce Park
3. Consider establishing a rental inspection program.	Near		Community Development
4. Consider pre-sale home inspections to bring homes into compliance with municipal and building codes and outline the staffing that would be needed to conduct this effort.	Near		Community Development

Objective H5

Prioritize sustainability and resiliency in new and retrofitted existing housing.

Actions	Time	Tools	Champions & Partners
1. Research and develop programming to expand weatherization and energy audits on residential property.	Mid		Community Development
2. Identify funding and programming to support low-income property owners with maintenance and accessibility retrofits.	Near		Community Development
3. Conduct a stormwater and resiliency audit to determine appropriate green infrastructure tools. Incorporate into neighborhood design guidelines and capital improvement projects.	Mid	Plan	Department of Public Services
4. Consider providing lead abatement program for young families and lower-income owners, through federal and county funding.	Long		Community Development
5. Promote sustainable building material use and housing construction/deconstruction processes.	Mid		Community Development
6. Incentivize residential rain gardens, water harvesting, and other green stormwater infrastructure interventions.	Near	Funding or Incentives	Community Development

Objective H6

Encourage the stewardship of natural features as a key part of quality neighborhoods.

Actions	Time	Tools	Champions & Partners
1. Enhance connections to active recreation and walkability by increasing the number of sidewalks in residential neighborhoods and along arterials.	Near		BPAC

Objective C1

Ensure safe and reliable bridge access to and from Grosse Ile Township.

Actions	Time	Tools	Champions & Partners
1. Collaborate with Wayne County to provide non-motorized pathways as part of any bridge reconstruction.	Ongoing	Partnerships	Township Board, BPAC, Department of Public Services, Wayne County
2. Clearly communicate findings and next steps on the potential Township purchase of the Bridge Road bridge, also known as the Toll Bridge, as studied in 2024.	Near		Township Board, Department of Public Services, Wayne County

Objective C2

Enhance and grow the network of non-motorized pathways for bicyclists and pedestrians to expand travel choices, improve safety, and encourage recreational activity.

Actions	Time	Tools	Champions & Partners
1. Implement neighborhood traffic calming techniques, primarily near existing schools and major roads, to minimize traffic impact on neighborhoods while ensuring that safe emergency vehicle access is maintained to all areas.	Mid	Partnerships, CIP	Department of Public Services, Community Development, Planning Commission, Fire Department and Police Department
2. Use traffic calming measures such as crosswalks, midblock crossings, elevated crossings, sidewalks, bump outs, intersection daylighting, and bike paths in the design of major road crossings (namely near gateways, recreation areas, schools, and Macomb Street).	Mid	Partnerships, CIP	Department of Public Services, Community Development, BPAC and Wayne County
3. Partner with the Bicycle and Pedestrian Advisory Committee to pursue grant funding for the design and construction of new recommended pathways, sidewalks, bike lanes, and other bikeways to complete the non-motorized network.	Near		BPAC, Community Development, Department of Public Services
4. Update the Sidewalk Maintenance Plan (Section 235 of Grosse Ile Township Zoning Code) to include prioritization criteria for repairs, assessments, and snow removal with a focus on areas near public recreation, schools, and Macomb Street.	Near	Zoning	Community Development Department, BPAC

Objective C2

Enhance and grow the network of non-motorized pathways for bicyclists and pedestrians to expand travel choices, improve safety, and encourage recreational activity.

Actions	Time	Tools	Champions & Partners
5. Partner with the Bicycle and Pedestrian Advisory Committee to complete an engagement strategy with community members identifying the types of paths and bicycle infrastructure design they would most likely approve on roads where there is not sufficient right-of-way for separate paths, such as East and West River.	Long		BPAC, SEMCOG, Community Development, Wayne County, Downriver Linked Greenways
6. <u>Provide an All Ages & Abilities network of paths and other bikeways that serve as linkages between residential areas, schools, and major recreation or community destinations.</u>	Mid		BPAC, SEMCOG, Community Development, Wayne County
7. Consider partnering with regional partners such as the Iron Belle trail system to implement regional wayfinding and signage for recreational areas and non-motorized paths on the island or develop and implement a wayfinding system unique to Grosse Ile's brand.	Near	Partnerships	BPAC, SEMCOG, Community Development, Wayne County
8. Increase awareness and access to the system of greenways, bike paths, and the Township's natural amenities by marking and publicizing trailheads using wayfinding, uniform signage, and marketing materials such as brochures or the Township website.	Mid		BPAC, SEMCOG, Community Development, Wayne County, GINLC, Greenways/Open Space Committee
9. Ensure the Meridian multi-use path and Macomb Street are comfortable walks for pedestrians by planting street trees and installing benches as unifying elements of pedestrian rest stops.	Mid		BPAC, SEMCOG, Community Development, Wayne County, GINLC, Greenways/Open Space Committee

Objective C3

Promote safe and orderly vehicle travel through the Township.

Actions	Time	Tools	Champions & Partners
1. Collaborate with Wayne County to maintain their publicly owned roadways and improve safety.	Ongoing	Partnerships	Wayne County, Department of Public Services
2. Ensure that all new roads are well connected to the existing road system and that the use of dead-end roads is minimized to be integrated into the Township as a part of the community.	Near	Policy	Department of Public Services
3. Monitor new development or redevelopment of land for any substantial increases in traffic levels along the road network and ensure strong on-site circulation to minimize impacts, using case studies such as the Parke Lane Elementary school consolidation as a strong precedent.	Near		Department of Public Services, Community Development
4. <u>Partner with SEMCOG's technical assistance team and Wayne County Public Services to advocate for design enhancements and studies that will make roads meet Michigan's Complete Streets goals (Public Acts 134 and 135).</u>	Mid	Partnerships	Department of Public Services, Wayne County Public Services, SEMCOG
5. Control access points to ensure that driveways and intersections along major roads minimize the disruption to safe pedestrian passage and traffic flow, creating a more pleasurable trip and enhancing pedestrian, bicyclist, and motorist safety.	Mid		Department of Public Services

Objective C4

Improve access to waterways and ensure they are safe for water recreation.

Actions	Time	Tools	Champions & Partners
1. Regulate the placement of waterfront structures and the docking of boats that may obstruct navigable waterways.	Ongoing	Regulation	Community Development, Code Enforcement
2. Support regional organizations that maintain canals and waterways so they are navigable for boats, kayaks, canoes, and others.	Ongoing		EGLE, Army Corps, Community Development
3. Pursue opportunities to create direct community access to the waterfront through the canal and river to create a canoe/kayak launch point if property becomes available.	Mid		Community Development Department, Department of Public Services, Recreation Department
4. Enhance Water's Edge Marina and maintain it as a waterfront access point, view point, and public amenity.	Ongoing		Recreation Department

Objective C5

Maintain a safe and efficient airport for aviation traffic.

Actions	Time	Tools	Champions & Partners
1. Implement the Airport Commerce Park Master Plan to attract businesses and development near the Municipal Airport and Commerce Park.	Ongoing		Airport Advisory Committee, Commerce Park Commission
2. Partner with the Airport Advisory Committee and Commerce Park Commission to regularly update the recommendations of the Airport Commerce Park Master Plan as part of Grosse Ile Township Master Plan Updates.	Ongoing		Airport Advisory Committee, Commerce Park Commission

Objective E1

Implement supports for new and future businesses to create a thriving local economy.

Actions	Time	Tools	Champions & Partners
1. Identify/appoint a Business Recruitment and Retention Team (BRT) members in partnership with Wayne County Economic Development and the Michigan Economic Development Corporation.	Near	Partnerships	DDA, MEDC, Wayne County Economic Development
2. Consider and implement DDA and Commerce Park specific-incentive programs, such as: a. Assemble a Technical Assistance Team to support business owners b. Identify a Development Review Process Liaison to support new/expanding businesses c. District wide marketing and advertising	Ongoing	Funding or Incentives	DDA, Commerce Park Commission
3. Prepare and make available a business recruitment materials packet to include: a. General data on the community (demographics, community assets, vision statements) b. Market data (market opportunities) c. Successful business case studies d. Listing of available DDA incentives e. Calendar of special events f. Information on zoning and development review procedures g. Properties available for development, along with site and building specific details	Near		DDA, Commerce Park
4. Explore opportunities to permit a range of commercial uses in the Macomb Street District needed to meet the retail shopping and service needs of Township residents, but limit uses with an industrial character to Commerce Park.	Near	Zoning	DDA, Commerce Park, Planning Commission
5. Continue to host annual sessions with small business owners to provide updates on local, regional, and national funding and technical support available.	Mid		DDA, Commerce Park, Wayne County Economic Development

Objective E1

Implement supports for new and future businesses to create a thriving local economy.

Actions	Time	Tools	Champions & Partners
6. Hold a workshop for local businesspeople/ investors to encourage them to become developers. Follow-up with training sessions on topics such as pro-forma analysis, public incentives, understanding the real estate market, etc.	Near		DDA, Community Development
7. Explore the staff capacity to create a small business intake center within Township hall to serve as a front door for entrepreneurs and new retailers seeking growth opportunities within the community.	Mid	CIP	DDA, Procurement Technical Assistance Center, MEDC, Michigan Small Business Development Center, Wayne County Economic Development, Michigan Farmers Market Association
8. Work with Grosse Ile Township School District or local Intermediate School District skilled trades programs to pursue funding to build and place small chalet type shoppes on public owned property on Macomb Street which will incubate small start-up retailers and establish new retail establishments downtown.	Mid	Partnerships	DDA, Grosse Ile Public Schools
9. Deploy the recommendations of the Community Messaging and Branding Strategy Memo (see appendix), including the marketing tactics and "elevator speech" to differentiate from other Downriver communities, attract new community members, and promote local businesses [RRC 5.3].	Mid		DDA, Commerce Park

Objective E2

Identify and reduce regulatory impediments to desired economic development on Macomb Street.

Actions	Time	Tools	Champions & Partners
<p>1. Further investigate compatible new economy uses which have been shown to be effective contributors to successful business districts (listed below):</p> <ul style="list-style-type: none">a. Medical research facilitiesb. Alcohol production/tasting facilities (breweries, distilleries, wineries)c. Studios (film, arts, crafts) Maker-spaces (“artisanal manufacturing”)d. Incubator spacese. Food truck “parks”	Near	Zoning	DDA, Planning Commission
<p>2. Amend the existing DDA Development Plan to include “Gap Funding” as an eligible expense and utilization of captured funds from the DDA, which can be used to close the funding gap of any potential development on priority sites.</p>	Near	Plan	DDA
<p>3. Focus on promoting and revitalizing the Priority Redevelopment Sites identified in the 2020 Economic Enhancement Strategy.</p> <ul style="list-style-type: none">a. Secure support from property owners and real estate agents to assist in site marketing.b. Finalize concept plans and pro formas for priority redevelopment sites.c. Promote site redevelopment as part of business recruitment efforts.	Mid		DDA

Objective E2

Identify and reduce regulatory impediments to desired economic development on Macomb Street.

Actions	Time	Tools	Champions & Partners
<p>4. Employ flexible parking standards and conducting a review of existing zoning ordinance parking requirements to ensure the required parking is reasonably in line with actual parking demand found within Macomb Street. Given its mixed-use, walkable character, as well as the availability of on-street and public parking, a flat reduction in required parking may be appropriate for businesses on Macomb Street. Another consideration is to give the Township Planning Commission the authority to modify parking requirements based on site-specific conditions. These may include:</p> <ul style="list-style-type: none">a. Assess and consider the development review procedures.b. Consider allowing changes of use within existing buildings to be subject to administrative review by the Townships Site Plan Review Committee in lieu of a more formal review by the Planning Commission.c. For projects that trigger Planning Commission review, but which are minor in nature, continue eliminating the need for an “introduction” meeting before the Planning Commission.d. Consider if Grays Drive should remain in Macomb Street District.	Near	Zoning	DDA, Planning Commission

Objective E3

Maintain a healthy mixture of uses along Macomb Street that contributes to the business district while meeting the retail and housing needs of residents.

Actions	Time	Tools	Champions & Partners
1. Consider employing a Principal Shopping District to assist with unified maintenance and promotion.	Near		DDA
2. Encourage a mixture of commercial, office and residential uses along Macomb Street to create more activity.	Ongoing	Zoning	DDA, Planning Commission
3. Locate groupings of commercial and service uses that complement each other and create a synergy of activity.	Long		DDA
4. Obtain ownership of future tax foreclosure properties near downtown that have development/redevelopment potential for mixed-use retail and housing.	Mid		DDA
5. Explore methods to discourage construction of single-family housing along Macomb Street in favor of mixed-use, commercial, and multi-family development	Near	Regulation	DDA, Planning Commission

Objective E4

Enhance the comfortable, attractive, human-scale environment of Macomb Street.

Actions	Time	Tools	Champions & Partners
1. Encourage site design that orients the buildings towards the road and provides small, well-landscaped front yards.	Ongoing	Regulation	DDA, Planning Commission
2. Maintain building setbacks close to Macomb Street with pedestrian connections between the sidewalk and building entrances by changing the current front yard setback of 25' to be smaller.	Near	Regulation	DDA, Planning Commission
3. Place parking to the side and rear of buildings, with a preference for parking in the rear, and screen view of parking lots.	Ongoing	Regulation	DDA, Planning Commission
4. Create a more comfortable walking and biking experience on Macomb Street by completing sidewalk connections between Macomb Street and surrounding areas; enhancing crossings at Parke Lane and Lyons Road; using strategic midblock crossings to slow traffic; and planting street trees to provide shade.	Near		DDA, BPAC

Objective E4

Enhance the comfortable, attractive, human-scale environment of Macomb Street.

Actions	Time	Tools	Champions & Partners
5. Modify landscape buffer standards to eliminate side yard buffering to encourage a more town-center style character.	Near	Regulation	DDA, Planning Commission
6. Require street tree plantings along Macomb Street and landscaping within front yards.	Ongoing	Regulation	DDA, Planning Commission

Objective E5

Attract the appropriate uses for Commerce Park that can capitalize on the unique assets of the island, do not replicate Macomb Street, build on the asset of the Grosse Ile Municipal Airport, and have minimal impact on the environment and surrounding residents.

Actions	Time	Tools	Champions & Partners
1. Aggressively market Commerce Park based upon its benefits, which include the presence of the airport, positive owner-tenant relationships, competitive lease rates, safety and security of the business area, and the opportunity for growth and expansion.	Ongoing		Commerce Park/Airport Commission
2. Target low impact light industrial uses that have minimal external impacts, and are environmentally sensitive, such as Research and Development.	Ongoing		Commerce Park/Airport Commission
3. Proactively pursue business as part of the overall recruitment strategy including but not limited to research and development-oriented companies; government offices; public training facilities; aviation support; event planning; small scale fabrication; high-tech research; lodging; and recreation.	Near		Commerce Park/Airport Commission
4. Encourage a limited amount of commercial uses to service businesses and employees in Commerce Park.	Near		Commerce Park/Airport Commission
5. Identify citizen entrepreneurs to take advantage of locational opportunities.	Ongoing		Commerce Park/Airport Commission

Objective E5

Attract the appropriate uses for Commerce Park that can capitalize on the unique assets of the island, do not replicate Macomb Street, build on the asset of the Grosse Ile Municipal Airport, and have minimal impact on the environment and surrounding residents.

Actions	Time	Tools	Champions & Partners
6. Provide flexible business spaces, such as office/light industrial flex space. Promote the assets of the Township which attract business owners and employees including a distinctive community of high-quality housing, recreational opportunities, schools, and businesses.	Near		Commerce Park/Airport Commission
7. Actively pursue high quality tenants by developing promotional material including a recruitment brochure, establishing a list of desired tenants based on the land use plan and market study, and developing incentives to attract high-quality, long-term tenants.	Ongoing		Commerce Park/Airport Commission
8. Consider allowing flexibility in the land use plan and the targeted size of facilities in order to respond to potential changes in the market.	Mid		Commerce Park/Airport Commission, Planning Commission
9. Create a visual brand around the airport through architectural details and signage that will attract additional commercial and recreational activities including restaurants, bed and breakfast, museum, and special events.	Mid		Commerce Park/Airport Commission
10. Consider locations for senior services and/or housing needed to support an aging population.	Mid		Commerce Park/Airport Commission, Planning Commission
11. Explore attached residential opportunities adjacent to redevelopment of Meridian School.	Near		School District
12. Provide infrastructure, facility, streetscape and landscape improvements to meet the needs of tenants, attract new businesses, and project a high-quality image for the airport and the community.	Ongoing		Commerce Park/Airport Commission, Department of Public Services
13. Target businesses and uses within the capacity of bridge, water, sewer, and road infrastructure.	Mid		Commerce Park/Airport Commission

Objective E5

Attract the appropriate uses for Commerce Park that can capitalize on the unique assets of the island, do not replicate Macomb Street, build on the asset of the Grosse Ile Municipal Airport, and have minimal impact on the environment and surrounding residents.

Actions	Time	Tools	Champions & Partners
14. Encourage reinvestment by current tenants.	Ongoing		Commerce Park/Airport Commission, Community Development
15. Develop a reinvestment plan so that funds are allocated to high priority projects that have an immediate impact on marketing the Airport and Commerce Park property.	Mid		Commerce Park/Airport Commission, Community Development
16. Develop an organized process for site development to ensure that projects comply with all applicable Township codes and provisions of the covenants.	Mid		Commerce Park/Airport Commission, Community Development
17. Partner with community groups to enhance landscaping on site and highlight historic character of the buildings to establish a strong sense of place and brand identity.	Mid		Commerce Park/Airport Commission, Community Development, Planning Commission

Objective 01

Meet the recreation needs of all segments of the Grosse Ile population, including preschool and elementary school children, teens, adults, seniors, persons with disabilities, families, single adults, and seniors.

Actions	Time	Tools	Champions & Partners
1. Design recreation facilities that not only provide recreational opportunities, but also contribute to the aesthetic quality and ecological balance of the Township.	Near	CIP	Greenways/Open Space Committee and Recreation Department
2. Foster new relationships and encourage continued cooperation with community groups, volunteers, and specific organizations, including but not limited to the Grosse Ile Township Schools, the Grosse Ile Nature and Land Conservancy, the Greenways and Open Space Committee, private recreation providers, other Township departments and surrounding communities.	Near	Partnerships	Greenways/Open Space, Grosse Ile Schools, GINLC, Community Development Department

Objective 01

Meet the recreation needs of all segments of the Grosse Ile population, including preschool and elementary school children, teens, adults, seniors, persons with disabilities, families, single adults, and seniors.

Actions	Time	Tools	Champions & Partners
3. Evaluate Open Space deed restrictions regarding paving and construction that would hinder improvements around accessibility.	Mid		Greenways, Open Space, Community Development, Department of Public Services
4. Allow landholders of private large tracts of open spaces to create access points, paths, and trails to allow resident access of natural areas.	Long		Greenways/Open Space Committee, Planning Commission and Community Development

Objective 02

Use recreation as a catalyst to bring people together and promote a sense of community pride, health and wellness, and a high quality of life for residents.

Actions	Time	Tools	Champions & Partners
1. Enhance connectivity between neighborhoods and nature through trails enhancements, ADA connections and safe crossings of Township owned recreation spaces.	Mid	Funding or Incentives	Greenways/Open Space Committee, BPAC and Community Development
2. Work with stakeholders to produce guidelines who wish to activate their privately owned open spaces and natural land as recreation or park space to ensure clear and safe ingress, egress, and activities on the site.	Long		Greenways/Open Space, BPAC, GINLC, Community Development
3. Seek opportunities to foster professional, private, and inter-governmental partnerships to better serve the recreational needs of the community.	Near	Partnerships	Community Development Department, Recreation Department
4. Continue to actively pursue alternative funding sources for the provision of high-quality recreation facilities.	Ongoing	Funding or Incentives	Recreation Department
5. Enhance one of the major Township recreation centers to include playground equipment, facilities, and programming for youth (with a focus on pre-teen and toddler years).	Near	Funding or Incentives	Community Development Department, Recreation Department

Objective 02

Use recreation as a catalyst to bring people together and promote a sense of community pride, health and wellness, and a high quality of life for residents.

Actions	Time	Tools	Champions & Partners
<ul style="list-style-type: none">6. Build and open Lyon's Park.<ul style="list-style-type: none">a. Raise funds to finalize the construction of Lyon's Park and support ongoing maintenance.b. Partner with Grosse Ile Public Schools to support the activation of Lyon's Park by offering it as a space for after school programming.c. Partner with Grosse Ile Township schools to program Lyon's Park with appropriate programming and facilities for teens.	Near	Partnerships, Funding or Incentives	DDA, Township Schools

Objective 03

Protect and enhance the value of natural resources within the community for their environmental, educational, and recreational benefits.

Actions	Time	Tools	Champions & Partners
1. When open spaces are adjacent, connect them as either contiguous wildlife corridors to enhance local ecology or as continuous parts of the trails and open spaces network.	Near	Partnerships	Greenways/Open Space Committee and Community Development
2. Partner with local and regional entities to identify plant species for the Township's untouched open spaces that would enhance natural habitat and migration routes to increase the island's ability to support indigenous wildlife.	Mid	Partnerships	Greenways/Open Space Committee, and Community Development
3. Continue and enforce the tree planting program to encourage residents to plant trees in front yards and along neighborhood streets.	Ongoing	Regulation	Greenways/Open Space, Community Development Department
4. Continue to protect woodlands including major woodland areas, landmark trees and woodlands along roadways through Public Open Space zoning. a. Regulate the removal of trees within regulated woodlands. b. Promote new development that limits the amount of tree clearing to the minimum area practical and uses design tools such as clustering to combine development with preserved open spaces. c. Work with Wayne County and utility companies to ensure that roadway construction and drainage improvements minimize the amount of tree clearing.	Ongoing	Regulation	Greenways/Open Space Committee, Planning Commission and Community Development

Objective 03

Protect and enhance the value of natural resources within the community for their environmental, educational, and recreational benefits.

Actions	Time	Tools	Champions & Partners
<p>5. Protect the quality of wetland ecosystems and drainageways, which contribute to the environmental health of the Township and the Detroit River.</p> <ul style="list-style-type: none">a. Require new development to control and maintain proper drainage to wetlands to ensure maintenance of natural wetland hydrology.b. Maintain natural buffers around wetlands and along drainageways to minimize the impact of development on these natural features.c. Maintain the ecological functions of natural waterways and drainage networks in order to help minimize stormwater runoff from developed areas and provide natural filtration of runoff by vegetation and soil to improve surface water quality.d. Prevent the destruction of wetlands and their natural habitat in order to minimize the loss of wildlife, fish or other beneficial aquatic organisms that support the abundant fishery and waterfowl of the Detroit River.e. Continue partnering with the Alliance of Downriver Watersheds to stay informed on updated policies and regulations the Township could adopt to enhance stormwater maintenance and infrastructure.	Ongoing		Greenways/Open Space Committee, Planning Commission, Department of Public Services, and Community Development
<p>6. Explore the feasibility to activate public spaces adjacent to residential areas for stormwater management or community stewarded spaces. Engage neighbors to explore trail or other passive recreational opportunities.</p>	Mid		Greenways/Open Space, GINLC, Community Development

Objective 04

Protect open views of the shoreline and enhance waterfront access.

Actions	Time	Tools	Champions & Partners
1. Minimize disturbance to naturalized areas along the waterfront.	Ongoing		Greenways/Open Space Committee, Planning Commission and Community Development
2. Continue to improve Waters Edge as a primary financial generator for Parks and Recreation as well as the only public access to the waterfront with a focus on enhanced views of the water, an operational hub for Township programming, and potential compatible uses such as event space.	Ongoing		Recreation Department
3. Develop and execute a plan for Sunrise Park that improves the facilities, considers needed amenities such as restrooms, enhances access to the water, and connects to non-motorized paths.	Mid	Plan	GINLC, Recreation Department, Community Development
4. Improve Macomb Overlook, the crossings of the Macomb/East River intersection, and the surrounding green space to become a gateway to the Macomb retail district.	Near		DDA, Wayne County
5. Pursue future public-private partnerships that could expand waterfront access such as connecting to Hennepin Point or purchasing a marina or launch facility, should one become available.	Long		Greenways/Open Space Committee, Recreation Department

Objective Q1

Promote the arts as a form of placemaking in shared public spaces.

Actions	Time	Tools	Champions & Partners
1. Continue the Art on the Ile Program to promote the installation of art on Macomb Street, providing economic opportunities for artists with ties to the region and enhancing the experience of Macomb Street for residents and visitors alike.	Ongoing	Funding	DDA
2. Consider expanding the Art on the Ile Program to include Township parks with recreational programs such as Centennial Farm, Sunrise Park, and Waters Edge, as well as trails such as the trail south of Macomb Street.	Near	Funding	DDA, Recreation Department
3. Use art, landscaping and placemaking at key gateways to establish a sense of place: <ul style="list-style-type: none"> a. Meridian/Bridge b. Meridian/Macomb c. Meridian/Grosse Ile Parkway d. West River at Waters Edge e. East River at Sunrise Park f. East River/Macomb Street 	Mid	Funding	DDA, Island Beautification Committee
4. Explore the community interest in establishing an Arts & Culture Committee who could solicit artists, raise funds for commissions, and curate public art on Grosse Ile.	Near		Community Development Department
5. Implement the DDA's brand for Macomb Street as part of wayfinding and signage both along Macomb Street and to Macomb Street from the bridges to enhance the sense of place and encourage more foot traffic in the area.	Near		DDA, BPAC
6. Continue to maintain a regular calendar of events to activate Macomb Street and encourage local buying.	Ongoing		DDA, Festival and Community Events Commission
7. Continue and consider expanding partnerships with other downriver communities on rotating locations for regional events to share organizing responsibilities and bring in visitors from other communities to special events.	Ongoing	Partnerships	DDA, Festival and Community Events Commission

Objective Q2

Celebrate historically and culturally significant spaces and structures in the Township.

Actions	Time	Tools	Champions & Partners
1. Utilize plaques, monuments and signage as a tool to raise awareness of the sites historic former uses.	Near		Island Beautification Committee, Grosse Ile Historical Society, Commerce Park Commission
2. Incorporate architectural elements of existing or previous historic buildings into public buildings, such as renovations of airport hangers, Township Hall,	Mid		Commerce Park Commission, Grosse Ile Historical Society
3. Partner with the Grosse Ile Historical Society to create signage, wayfinding, and public art installations that include education about historically significant sites on the island.	Near	Partnerships	Island Beautification Committee, Grosse Ile Historical Society, BPAC
4. Explore the feasibility of amending the DDA to include a local historic district at the East River Historic District area and Grosse Ile Historical Society.	Long		DDA

Objective Q3

Enhance the public telecommunications network to support businesses, hybrid workers, and students in the surrounding area.

Actions	Time	Tools	Champions & Partners
1. Consult with other Michigan DDA's who have implemented a public Wi-Fi network.	Mid		DDA
2. Explore the potential of a public wi-fi hotspot at Lyon's Park or at the location of nearby businesses and organizations located on Macomb Street.	Near		DDA
3. Explore prospective partnerships with internet service providers or mobile carriers for the installation of a public wi-fi hotspot.	Near	Partnerships	DDA
4. Present findings of Wi-Fi exploration to the DDA and consider next steps.	Mid		DDA
5. Explore the potential of using <u>satellite internet service</u> providers to strengthen the public cell network without requiring extensive construction of additional land infrastructure.	Near		Department of Public Services
6. Work with mobile service and internet providers to maximize use including upgrades to existing Township owned towers and other structures to accommodate new antennas and transmitters which will strengthen cell service on the island, provide continuous cell coverage, and enhance internet download speeds.	Long		Department of Public Services

Objective Q4

Provide resilient and quality public services and utilities to the community in a manner that protects the natural environment.

Actions	Time	Tools	Champions & Partners
1. Maintain existing water and sewer lines.	Ongoing	CIP	Department of Public Services
2. Encourage any new development to occur as infill or on undeveloped lots already connected to existing water and sewer utility lines to minimize impacts to the environment, efficiently use existing resources, and decrease construction costs.	Ongoing	Regulation	Planning Commissions, Community Development, Department of Public Services
3. Require all new development to connect to the public water and sewer system.	Ongoing	Regulation	Planning Commissions, Community Development, Department of Public Services
4. Place all new utilities underground and in rear yards and encourage the burying of existing utility lines where practical.	Mid	Regulation	Planning Commissions, Community Development, Department of Public Services
5. If any new utility substations constructed, ensure they are located and designed to be compatible with surrounding land uses and minimize visual impacts on neighborhood aesthetics.	Long		Planning Commissions, Community Development, Department of Public Services

Objective Q4

Provide resilient and quality public services and utilities to the community in a manner that protects the natural environment.

Actions	Time	Tools	Champions & Partners
<p>6. Continue to provide quality waste, recycling, and composting services to increase the amount of waste being diverted from landfills.</p> <p>a. Provide more guidance on how community members can participate in yard waste programs</p> <p>b. Publicly report the amount of waste diverted from the landfill to raise awareness among community members</p> <p>c. Partner with local education facilities and organizations to provide annual youth and community education events around proper recycling and waste removal</p> <p>d. Partner with land stewards of large open spaces to donate natural compostable materials to support natural habitats in open spaces.</p>	Ongoing		Priority Waste, Department of Public Services, Grosse Ile Public Schools, Grosse Ile Nature and Land Conservancy
<p>7. Promote renewable energy and low-impact design at Township facilities and fleets.</p>	Mid		Department of Public Services
<p>8. Encourage property owners to retrofit older sewer systems by separating storm from waste sewer and promoting sustainable stormwater practices to minimize stormwater entering the treatment system.</p>	Ongoing		Department of Public Services
<p>9. Work with energy providers to encourage greater stability in the electrical grid.</p>	Ongoing		Department of Public Services

Objective Q5

Ensure community safety through coordinated emergency response services.

Actions	Time	Tools	Champions & Partners
1. Continue to provide quality service, response time, equipment, and facilities for police and fire protection.	Ongoing		Police Department, Fire Department
2. Ensure all existing and new residential areas are accessible to emergency equipment.	Ongoing		Police Department, Fire Department
3. Remain prepared for potential disasters and emergencies through regular training of Township Police and Fire Departments.	Ongoing		Police Department, Fire Department
4. Maintain and enhance Township Hall and the Police/Fire Department facilities as administrative facilities and safe buildings for both everyday use and emergency use/disaster relief by having proper back-up generators, road access, and wayfinding signage for residents.	Near		Police Department, Fire Department, Department of Public Services, BPAC
5. Explore design and funding for enhanced, downcast lighting along major connectors such as Meridian, East River, and West River to support nighttime riders with minimal impacts to the environment or nearby residences.	Mid		Department of Public Services, Community Development Department, BPAC

Objective Q6

Continue to build community trust in government through strong communication channels, transparency, and engagement.

Actions	Time	Tools	Champions & Partners
1. Annually prepare a Township-wide capital improvements plan to strengthen coordination between departments and regularly communicate progress on implementing the Master Plan to the public [RRC 1.3].	Near	CIP	Township Board, Community Development, Department of Public Services, Recreation Department
2. Prepare a public engagement plan and annually report on the year's public engagement efforts [RRC 1.4].	Near	Plan	Communications Administrator, Community Development, Department of Public Services, Recreation Department
3. Continue to regularly and responsibly use the Code Red registration to share Township-wide messaging so community members are familiar with the service and are prepared to use it during times of emergency.	Ongoing		Communications Administrator
4. Continue to document and report out the results of engagement to clearly show how and when community comments are informing decision-making.	Ongoing		Communications Administrator

GROSSE ILE MASTER PLAN

5. APPENDICES

APPENDIX 5.1 PHASE I ENGAGEMENT SUMMARY

APPENDIX 5.2 PHASE II ENGAGEMENT SUMMARY

APPENDIX 5.3 PHASE III ENGAGEMENT SUMMARY

APPENDIX 5.4 COMMUNITY SNAPSHOT SUMMARY

APPENDIX 5.5 COMMUNITY SNAPSHOT

APPENDIX 5.6 PRIOR PLANS AUDIT

APPENDIX 5.7 COMMUNITY MESSAGING & BRANDING STRATEGY

APPENDIX 5.8 COMMERCE PARK REDEVELOPMENT STRATEGY

APPENDIX 5.9 MACOMB STREET REDEVELOPMENT STRATEGY

APPENDIX 5.10 ECONOMIC INVESTMENT & BUSINESS ATTRACTION STRATEGY

APPENDIX 5.11 HOUSING NEEDS ASSESSMENT