

City of St. Clair Shores

Mayor
Kip C. Walby
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Council Members:
Peter A. Accica
John D. Caron
Ronald J. Frederick
David J. Rubello
Candice B. Rusie

Special Meeting 1 ("Workshop ") St Clair Shores DDA -SEMCOG Planning Grant

October 25, 2023, 10:00 am - 12:00 pm

Present:

DDA: Mary Bricolas, Anna Casali, Dave Harden, Sean O'Brien, Ryan Balicki, Kip Walby
Also: Denise Pike, CDI, Dustin Lent, City Manager, Mike Green, Assistant City Manager
AEW: Kyle Seidel, Courtney Sturgis, Anna Vigneron, Sydney Kanan

All items in black, involve SCS DDA.
All items in blue, are AEW internal.

Current Agenda

1. Concept Plan Initial Impression Voting
 - First Look Vote Totals (yes/no)
 - Concept 1 3/3
 - Concept 2 6/0
 - Concept 3 0/1
 - Concept 4 6/1
 - Concept 5 2/1
 - Concept 6 2/4
 - Concept 2: Two Way with Plaza & Concept 4: One Way SB Serpentine were the top two favorites.
2. Review Planning Goals & Grant Competitive Requirements
3. Regional Analysis
4. Review Case Studies
5. Review Existing Conditions & Users
6. Concept Plan Open Discussion
 - Concept 1
 - Likes: 2-way traffic, amount of parking
 - Dislikes: too many lanes, too much parking
 - Wants: dedicated bike lane, more parking in front of small businesses, less in front of Shores Inn due to social district layout
 - New Options: Possible Round About at both Ends (9 Mile and Cavalier)
 - Concept 2
 - Likes: Plaza and Plaza location, improved pedestrian access, still maintain some vehicular traffic
 - Dislikes: not enough parking by Tailor, Café, and Cheesecake (West side of street)
 - Wants: 2-way dedicated bike lane closer to road but with barrier of some sort
 - Concept 3
 - Likes: NONE
 - Dislikes: too generic, straight road, opposed to North to South one way, too many parking spaces

- Wants: One Way to go South for best access, Fire Department Access Issues
- Concept 4
 - Likes: overall layout, traffic direction, 9 Mile South for Fire Department
 - Dislikes: too much parking by Copper Hop, no parking desired there
 - Wants: 2-way 8' (or slightly larger for needs) bike lane
 - New Options: Possible incorporation of Plaza
- Concept 5
 - Likes: On street parking by Connie's (East side of street)
 - Dislikes: Street too close to Shores Inn not enough pedestrian space there, direction of 1-way traffic
- Concept 6
 - Likes: NONE
 - Dislikes: No vehicular access to businesses, want to keep focus on retail not convert into park area, too drastic for the community, need drive by traffic, existing businesses may suffer, too problematic
- Concept 7 (Added Concept for Re-Use of Existing Road)
 - Likes: more financially savvy, can look into incorporating Plaza area and resurfacing, keep 2-way traffic

7. Concept Plan Re-Voting

- Re-Vote Totals (yes/no)
 - Concept 1 2/0
 - Concept 2 7/0
 - Concept 3 0/2
 - Concept 4 6/0
 - Concept 5 2/5
 - Concept 6 1/2
- Concept 2: Two Way with Plaza & Concept 4: One Way SB Serpentine were the top two final favorites. With incorporating the new Concept 7, Re-Use of Existing Road.
- Overall Take Away
 - Plaza Idea is favorable
 - Include 2-way bike lanes, do bike lane options on next concept review
 - Consider Seasonal Plaza Closings
 - Include Area for Rain Garden, money already allocated
 - Concern for parking, look at Parking Lot Master Plan

8. Review Site Furnishings/Need for Parking/ Homework

- All DDA to bring back Site Amenities ideas to next meeting, email to Courtney ahead of time. dsturgis@aewinc.com
- All DDA to consider where on street parking is desired.

9. Open Discussion Items

1. Denise to send over approved Site Plan for E.V. in DDA.
2. Kip/Denise to see if Post Office parking lot can be reopened and used from rear, so able to remove drive.
3. AEW to bring back revised Concepts from Concepts 2, 4 and 7 to next meeting.

Next Steps:

- **DDA Special Meeting 2 - Progress - November 01, 2023, 10:00 am - 12:00 pm**
Show revised concept plans to reflect Workshop
- **DDA Standard Meeting - Progress Update - November 08, 2023, 10:00 am - 11:30 am**
- **DDA Special Meeting 3 - Present Concept Plans - November 15, 2023, 10:00am - 12:00pm**
Present 2 Concept Plans & Amenities PowerPoint
- [Contact TAP Grant Coordinator - November 29](#)
- **Nine Mack Merchant Association Meeting - December 08, 2023, 8:00 am**
@ Roy O'Brien Ford in St. Clair Shores
Review concept plans & gather additional feedback
- **DDA Standard Meeting - December 13, 2023**
Present Concept Plan updates
- [Create rendering](#)
- [Create estimate](#)
- **DDA Meeting - January 10, 2024**
Present Plans, Rendering, Estimate to DDA & Local Businesses
Need Full DDA Approval/Recommendation to Council
- **DDA Meeting - February 5, 2024**
Present Plans, Color Rendering, Estimate to City Council
Need Council approval & resolution
- **Submit TAP Grant Application - February 21**