

GPS Park and Harbor:

Comments and questions on tennis court/parking renovation proposals:

Kahn proposal to move tennis courts and expand parking on east side of Lakeshore:

1. What are reasons to build a parking entrance guard shack to check incoming cars and who is responsible for idea?
 - a. **Security Reasons**
2. Have there been any cars stolen or broken into in the parking lot?
 - a. **Yes, Schulte stated no other incidents**
3. Have any other security systems like closed circuit TV and appropriate signage been considered in lieu of an entrance guard shack?
 - a. **No, Schulte stated the current security camera system is capable of expanding to more cameras**
4. Has there been a survey of parking occupancy to determine if expanded east side parking is necessary?
 - a. **Kopf stated during swim meets is full to capacity**
5. Were any serious tennis players contacted to give opinion of proposal?
 - a. **Yes, along with Wimbledon Tennis Club and the tennis pro at the GPYC were consulted.**
6. How much green space is lost with tennis courts being moved to picnic area?
 - a. **Ellis stated we are going to lose some green space but it is space that is not currently being utilized. Tenkel stated he calculated approximately 20% loss of green space.**

7. What is rough cost of proposal and how would this be financed?
 - a. **The City Council made a 1mil increase to pay for park improvements**

Comments on Kahn proposal:

1. Reference Grosse Pointe park entrances and parking:

Grosse Pointe City: 5400 residents, 2200 residences, 200 parking places, 11 residences per parking place, conventional gatehouse like GPS with resident/guest signage at park entrance.

Grosse Pointe Shores: 3000 residents, 1200 residences, currently 137 east/ 34 west parking (171 total) places, 7 residences per parking place. With proposed 113 west parking places (250 total), 5 residences per parking place. Proposed parking arrangements with Kahn proposal, 246 parking places, 5 residences per parking place.

Grosse Pointe Park: 11,500 residents, 4500 residences, 400 plus parking places in main park, 11 residences per parking place. Parking lot entrance gatehouse open 7am to 10 pm during summer months. Night guards use park entrance gatehouse. Guards present at both gatehouses during day and check pass barcodes. Fall, winter, and early spring hours vary with less time at entrance gatehouse.

Grosse Pointe Farms: 9500 residents, 3700 residences, 330 plus parking places. 11 residences per parking place. Parking lot entrance gatehouse open 6 am to midnight during summer, reduced hours remainder of year. Pass barcodes checked for all residents entering. Night guards patrol grounds and marina after gates locked at midnight.

Grosse Pointe Woods: 16,000 residents, 6400 residences, parking data not applicable since cars are driven to boat wells, pool, and picnic sites. Parking lot entrance gatehouse open 24 hours.

2. Tennis court move:
 - a. Will take up 20% or more of current green space in Osius park.
 - b. Ruins esthetics of park appearance from Lakeshore Drive. Drive by and imagine tennis courts up close to road where proposed.
 - c. Significantly more expensive to build than resurface existing courts. (\$300,000 plus versus \$200,000 plus) (fill, base, lighting, landscaping, walkway, and drainage required for new)
 - d. Extra parking where tennis courts are today is not needed if tennis courts are not moved based on parking data above.

- e. Distraction problem for players and car drivers with courts in close proximity to Lakeshore Road – safety concern for crosswalk to park
 - f. Tennis court move to today's location in the 1970's was partially due to low area in southwest corner of park that flooded during springtime and heavy rains. Relocation to that part of the park will require significant fill to bring up grade and will need to be checked out with DNR for possible wetland restrictions.
 - g. Moving tennis courts and making current courts parking will increase hardscape of park to almost 50% from approximately 33% today. Many mature trees will be removed.
3. Entrance gatehouse:
- a. **Not necessary for low volume of vehicle traffic**
 - b. **Does not work for pedestrian/bike traffic (gatehouse across parking lane from sidewalk)**
 - c. **Vehicle theft and larcenies a non issue (zero)**
 - d. Costly: **\$35,000** plus for gatehouse alone - (building, footings, utilities, heat, A/C, waste plumbing) Total cost as much as **\$250,000** or more for engineering services, fences, tennis court parking area construction, drainage (catch basins/sewer hookup), landscaping, lighting, curbs, gatehouse protection poles, and new asphalt
 - e. Only 75 foot relocation from current gatehouse.
 - f. Requires additional Rangers (2 shifts) since the original gatehouse and guard are still necessary to handle carts, handicap transportation to picnic area and marina*, ice service, provide directions, supervise picnic grounds, handle emergencies, etc.
 - g. Uses up parking area which drives east side parking expansion
 - h. Higher park attendance evenings of swim meets and 4th of July do not justify expense.
 - i. **Security concerns could be handled with" resident and guests only" signs and TV surveillance for \$20K with current layout plus more frequent police presence including having an "off duty" police car parked in the lot. All traffic could be routed by the current guard shack if necessary.**
- Rangers providing transportation for handicapped and elderly people to the marina is very important for rental of boat slips. Without this service, we could lose boats to commercial marinas where cars can be driven to the boat wells.

NOTE THAT ITEM 3.f. WAS NOT ADEQUATELY ADDRESSED IN THE PARK MEETING DISCUSSION AND WAS IGNORED BY THE BR COMMITTEE. THE BR POSITION IS TO REMOVE THE CURRENT GATEHOUSE. THIS IS NOT ACCEPTABLE.

Future of the park:

Priorities:

- 1. We need a new swimming pool that is to code and will provide the most benefit to all the residents of GPS. Our kids have worked their tails off to the point that they beat the Woods this year for the first time ever!! They deserve a new pool where they can learn the skills of competitive swimming and diving which will last them their entire life. All changes in the park should be linked to the construction of a new pool. i.e. Do NOT rebuild a parking lot that will only be ruined by construction traffic when building a new pool. THIS MUST BE THE TOP PRIORITY ITEM!**
- 2. Add additional parking to the soccer field area. This was approved by the committee earlier this summer.**
- 3. Replace the surface on the current tennis courts and paint or replace fencing. Lights are fine as is.**
- 4. Resurface Osius park parking lot only after pool and tennis courts are complete**
- 5. Upgrade visual appeal of park with landscaping, and lighting**
- 6. Pay for the whole thing by a bond and continued 1 mil tax after voter approval of the package.**