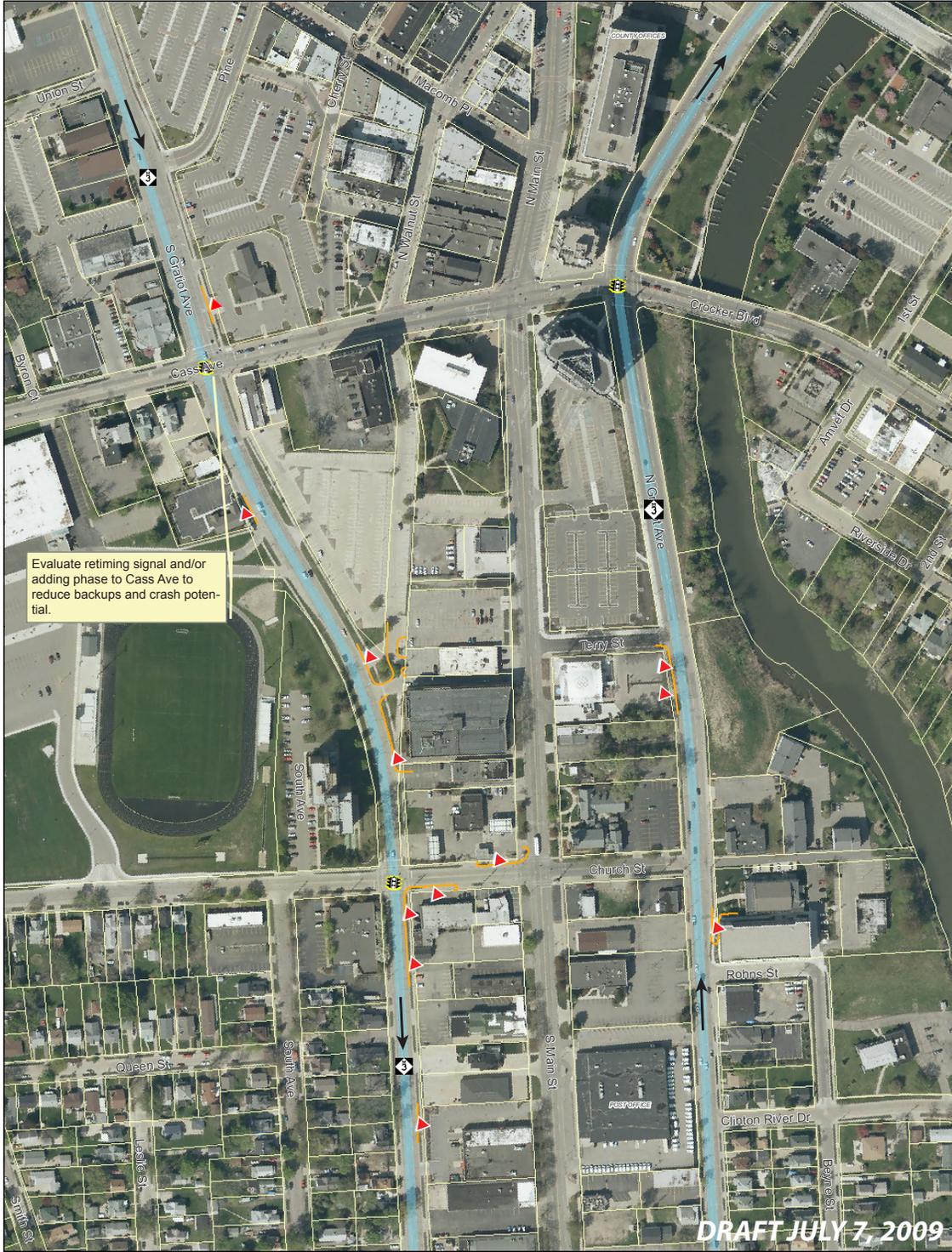
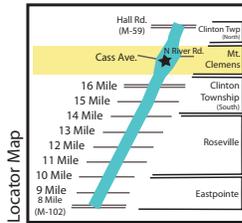


APPENDIX I: SEMCOG Access Management Plan- South (2 of 3)



Gratiot Avenue Access Management Plan - South

Map Tile Number
23
 OF
 29



- Study Corridor
- Suggested Curbing
- Suggested Connections
- New Developments
- ▲ Suggested Drive Closings
- ★ Signalized Intersections



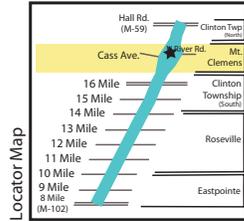
The preparation of this project is financed in part through cooperation with the Michigan Department of Transportation, Urban Mass Transportation Administration, the Federal Highway Administration, and the participation of the Michigan State Transportation Commission; or a planning grant from the environmental Protection Agency. This project is being prepared in 2009 for the Southeast Michigan Council of Governments.

APPENDIX J: SEMCOG Access Management Plan- South (3 of 3)



Gratiot Avenue Access Management Plan - South

Map Title Number
24
OF
29



- Study Corridor
- Suggested Curbing
- ↔ Suggested Connections
- New Developments
- ▲ Suggested Drive Closings
- ⚡ Signalized Intersections



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APPENDIX K: Public Meeting Survey Data

Public Meeting Survey Data

Building or Landmark	Do you Live/work in Mt. Clemens?	Needs	Assets	Threats	Opportunities
Court house	2 Live	1 increase residential population	2 traditional downtown	4 vacant store fronts	1 Summer Concert Series
gazebo	1 work	5 More businesses	4 walkable	2 tax exempt properties	1 Development of Macomb Place
clinton river	2 both	1 More visitors	1 mixed use	1 lease rates too high	2 Hub for transit
transit museum	1 neither	1 More interest from mt. clemens residents	1 bars and restaurants	2 business start-up costs	1 OU
old mineral baths	1	1 Revitalize depressed areas	1 county employees	2 aging infrastructure/blight	2 already growing in downtown areas
Anton Art Center	2	1 Destination restaurant	1 historic buildings	2 downtown orientation	1 waterfront
County Admin Building	2	1 Local deli	1 clinton river	4 gratiot splits	1 wayfinding
Old County Building	2	1 proper signage for visitors	1 available parking	1 negative perception	4 new industry
Old Macomb Daily building	3		1 DDA support	1 disposable income for macomb	1 low rise building
Macomb Place	1			1 limited vision with action	1 Adaptive reuse of office to residential
Huntington bank building	2				1 history
city hall	1				1 marketing/branding
Werner Building	1				
Telephone building	1				
St. Peter church and school	2				
Community Central Bank	1				
Bath city bistro	1				
Firehouse	1				
Emerald Theatre	1				
Small Shops	1				

APPENDIX L: Post Public Meeting Survey Data

Post Public Meeting Survey Data

Buildings or Landmarks	Live or Work	Needs	Assets	Threats	Opportunities
County Building	12 Live	12 24/7 vibrancy	2 walkable historic downtown with a strong sense of place	13 Macomb County government and lack of urban design in their facilities	Connect other side of south Gratiot to the downtown, museums, libraries etc.
Clock Tower	2 Work	5 mixed use housing	DDA	2 recession and residential and office markets	2 Fix Parking
Fountain Stage	4 Both	5 walkability	2 County Seat	3 inflated property values	Safety Perception
Old County Building	4 Neither	1 new residential	2 close to major transit routes	3 Overextended landlords and foreclosures	2 Loft living and residential in downtown
Macomb Daily Building	9	connections to greenways and blueways	2 Clinton River and waterfront	12 perception of free parking in office parks vs downtown lots	Physical improvements, one way streets, store fronts, walking, biking, etc
Clinton River	7	boutique/destination retail	4 Existing building stock	elimination of downtown financing tools due to snyder's budget	Empty homes/buildings donated to businesses , nonprofits, etc
Clinton Riverfront Park		boutique hotel	only downtown in Macomb county	2 Safety Concerns	2 Riverfront
Macomb Place	3	2nd university	Events	Loss of base	2 Increase healthy and hip local businesses
Walknut St		more ethnic dining	2 Entertainment District - restaurants and bars	4 Loss of retail business to strip malls	Capitalize on historic assets and characteristics
Cracker House Museum	2	better regional public transit through town	Access to metro parkway	3 Tax breaks to businesses that no longer need them	3 Engage city government in downtown as activity on the street
City Hall	3	Safety	4 The Bohdi Yoga center	Redundancy of bars	3 Tear old stuff, make school district and city work together
Southend Loft District		Start a DBA	2 The art center	St. Joes Dilapidation	Reopen mineral baths, holistic medicine, an accommodations for those who would come for this
The Flying Nun Building		More live music for middle age folks	2 OU	Weak surrounding neighborhoods that do not support downtown	OU
Kennedy Plaza		Movie Theatre	Theatre Company	weak surrounding areas that present a negative perception of area as whole	more family activities for community members
Courthouse	6	Bookstore	Many unique homes	People moving out of outdated decaying buildings	Trader joes

Post Public Meeting Survey Data 2

Buildings or Landmarks	Live or Work	Needs	Assets	Threats	Opportunities
NB and SB Gratiot	2	Dense Residential	Post office	Lack of cultural events	political rallies off of our new admin building
Bank Club		Green town square	available space for development	DDA	possible skating rink
Community Center		New Construction	Mineral baths	Downtown bars and nightlife serve non-residents. Bars are noisy and play loud music	more mainstream shops
Old Fire House		Stable tax base	Water processing plant	City leaders	broaden retail base to needs of community
Madisons		competitive rent rates for downtown businesses	creative family activities	selling the waterfront	
Emerald Theatre	3	County investment	family oriented business	city govts direction	
Gus's		Get rid of DDA	Phis drug store	too much segregation	
Museum Art	3	Winter activities downtown	courthouse	high rents	
Bath City Bistro		Citizen patrol	library and hs close to downtown	poor resident and school relationship	2
Coney Island	2	Senior citizen services	Great gathering place	lack of moeny	
Hayloft		Family restaurants and stores	good town square roads	lack of stable employment population	
Library		Outdoor amenities for the river	Emerald Theatre	County take over - no sales to speculators who will sell to the city	new businesses creating more jobs and revenue

Post Public Meeting Survey Data 3

Buildings or Landmarks	Live or Work	Needs	Assets	Threats	Opportunities
Treeligh/ fountains		Less bars(nightlife) functions businesses need to be part of descision making process for activities in mt clemens	mixed use buildings		
Fire department					
Post offace		Regain county properties			
Thai Orchid		leadership			
MC High school building	2	jobs			
Bridges, market and cass		increased business			
St. Peters	2	medical facilities			
mineral bath		housing			
St. mary's catholic school and church		residents exempt from parking fees			

APPENDIX M: Composite Socioeconomic Index Method

Darden-Kamel Modified Composite Socioeconomic Index

Census variables used:

- Percentage of residents with university degrees.
- Median household income.
- Percentage of managerial and professional positions.
- Median value of dwelling.
- Median gross rent of dwelling.
- Percentage of homeownership.
- Percentage below poverty
- Unemployment rate.
- Percentage of households with vehicle.

$$CSI_i = \sum_{j=1}^k \frac{(V_{ij} - V_{jMCA})}{(S(V_{jMCA}))}$$

CSI_i = Composite Socioeconomic Z-score index for census tract i , the sum of Z-scores for the socioeconomic status variables j , relative to the Mount Clemens Area socioeconomic status.

MCA= Mount Clemens census tracts and surrounding Macomb County census tracts.

k = the number of variables in the index.

V_{ij} =the j th socioeconomic position variable for a given census tract i .

V_{jMCA} = mean of the j th variable in the Mount Clemens Area.

$S(V_{jMCA})$ = standard deviation of the j th variable in the Mount Clemens Area.

Calculation of Composite Socioeconomic Index was performed using the Statistical Package for Social Scientists (SPSS) version 17. Each original census variable's Z-score was calculated to standardize the contribution of each census variable included in the Composite Socioeconomic Index. Variables with negative contributions to the index were assigned a negative value (unemployment rate and percentage below poverty) to ensure that the index captured the depreciating effect of these variables on the area-based socioeconomic index. The sum of each census variables z-score is then used to apply a score to each census tract within the Mount Clemens Area.

Each summed z-score for the Mount Clemens Area was then divided into five levels (i.e. socioeconomic position) with boundaries at the 20th, 40th, 60th and 80th percentiles of the CSI frequency distribution.

Source:

Darden, Joe, Rahbar, Mohammad, Jezierski, Louise, Li, Min and Velie, Ellen (2009). *The measurement of Neighborhood Socioeconomic Characteristics and Black and White Residential Segregation in Metropolitan Detroit: Implications for the Study of Social Disparities in Health*, Annals of the Association of American Geographers, 100: 1, 137-158, 14 December 2009.