

GREATER WARREN/CONNER

NEIGHBORHOOD FRAMEWORK PLAN

Virtual Public Meeting

Virtual Meeting

May 16th, 2024



DEPARTMENT OF
**Planning &
Development**



AGENDA

- Welcome
- Why Do a Neighborhood Plan?
- Plan Strategies Overview
- Community Benefits Agreement
- Next Steps

WHY DO A NEIGHBORHOOD PLAN?

PLAN FOCUS AREAS



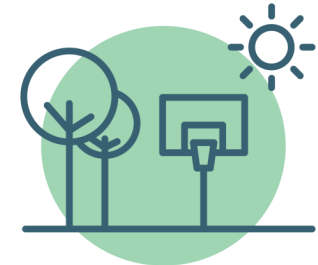
Neighborhood Stabilization



Mobility and Streets



Commercial & Economic Development



Parks and Open Space



Climate Resiliency & Health

WHY DO A NEIGHBORHOOD PLAN?

Image: E. Warren Avenue designed through a neighborhood plan

Inclusionary growth and economic opportunity in the neighborhoods



WHY DO A NEIGHBORHOOD PLAN?

one city for all of us



Image: Eila Fitzgerald Park in Fitzgerald, co-designed through a neighborhood plan and opened in July, 2018

WHY DO A NEIGHBORHOOD PLAN?

An aerial rendering of a neighborhood plan. The scene is dominated by lush green trees and grass. A central path winds through the area, with a person riding a bicycle. To the right, a row of modern, white, gabled houses is visible. In the foreground, a person is walking a dog on a sidewalk, and another person is riding a bicycle. The overall atmosphere is one of a vibrant, green, and walkable community.

**preparing for the
future**

Resiliency Zone concept developed for the Greater
Warren/Conner Planning Area

WHAT IS A FRAMEWORK PLAN?



COMMUNITY ENGAGEMENT

HOW WE LISTENED



4	In-Person Public Meetings
4	Virtual Public Meetings
13,700	Postcards mailed
102	Surveys Received
8	Community Ambassadors
231	E-Newsletter Subscribers
98	Text Alert Subscribers
5	Steering Committee Meetings
14	Community Stakeholder Meetings

WHAT WE HEARD

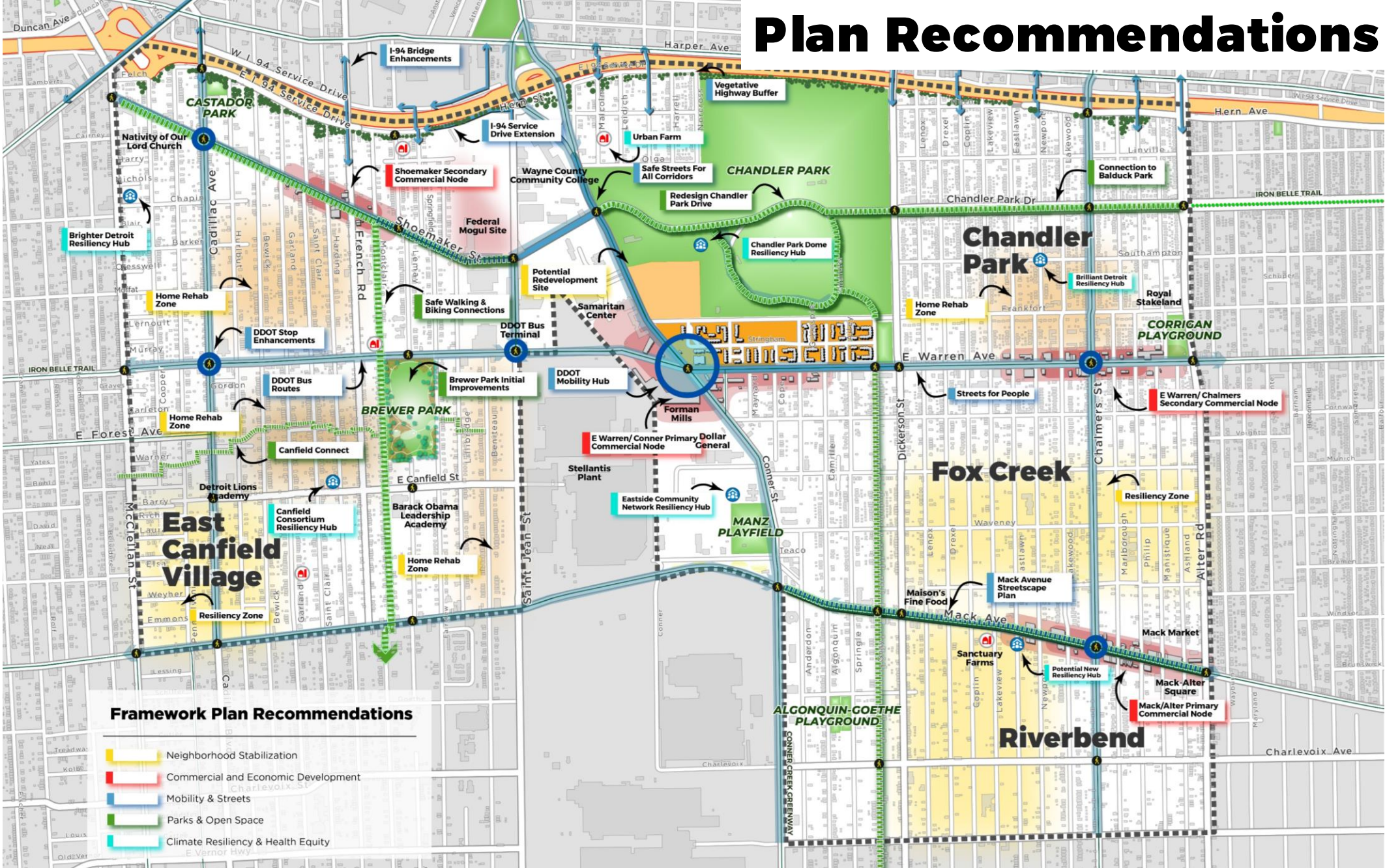
Neighborhood Priorities

- **Removing blight** (both homes & vacant land)
- **Walkable retail at Conner/Warren** with everyday essentials
- **Utilize vacant land for productive uses** throughout the neighborhood
- **Safety is paramount** to streetscape projects
- Implement strategies to **reduce flooding and improve air quality**



PLAN STRATEGIES

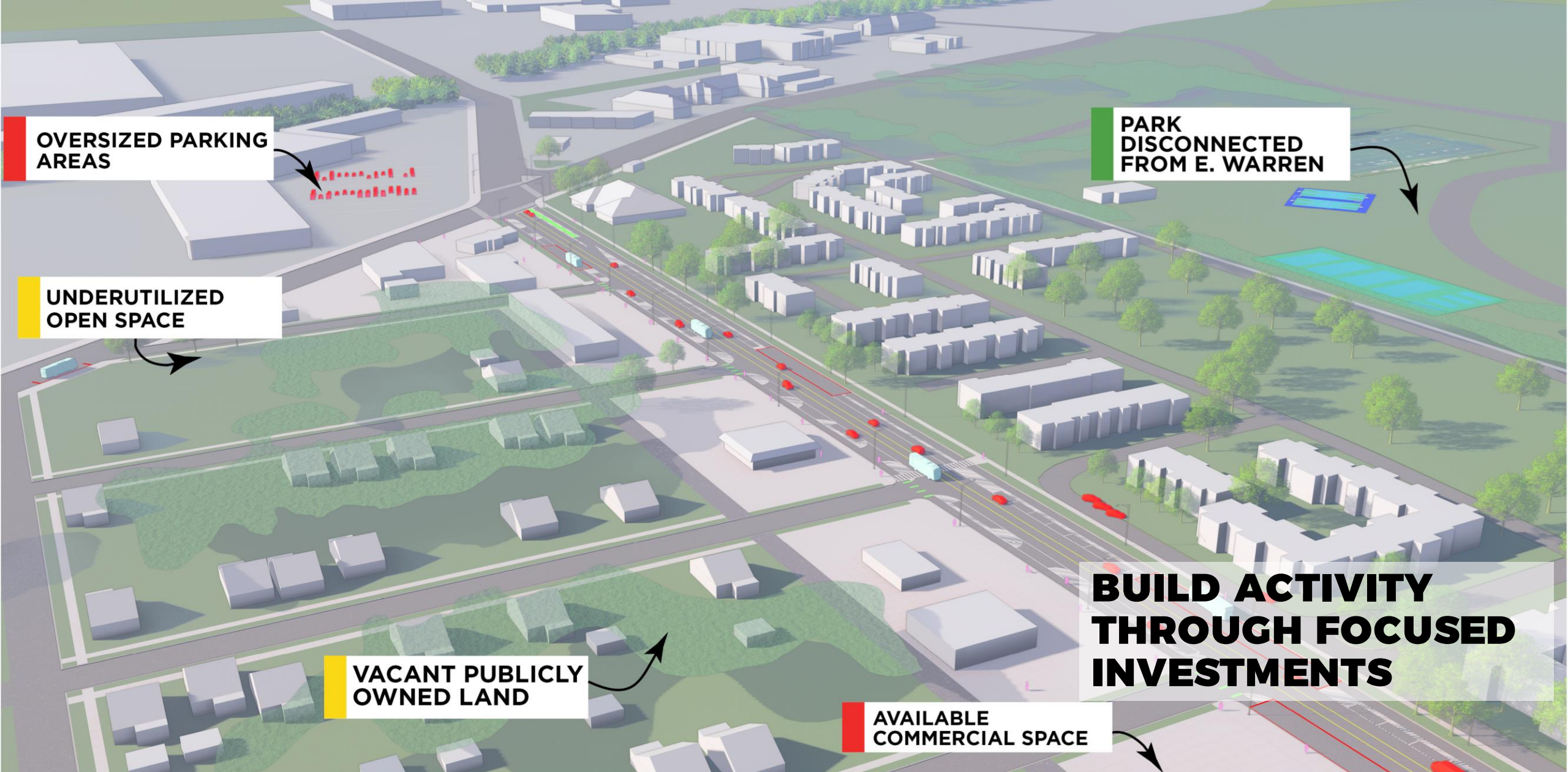
Plan Recommendations



Framework Plan Recommendations

- Neighborhood Stabilization
- Commercial and Economic Development
- Mobility & Streets
- Parks & Open Space
- Climate Resiliency & Health Equity





OVERSIZED PARKING AREAS

UNDERUTILIZED OPEN SPACE

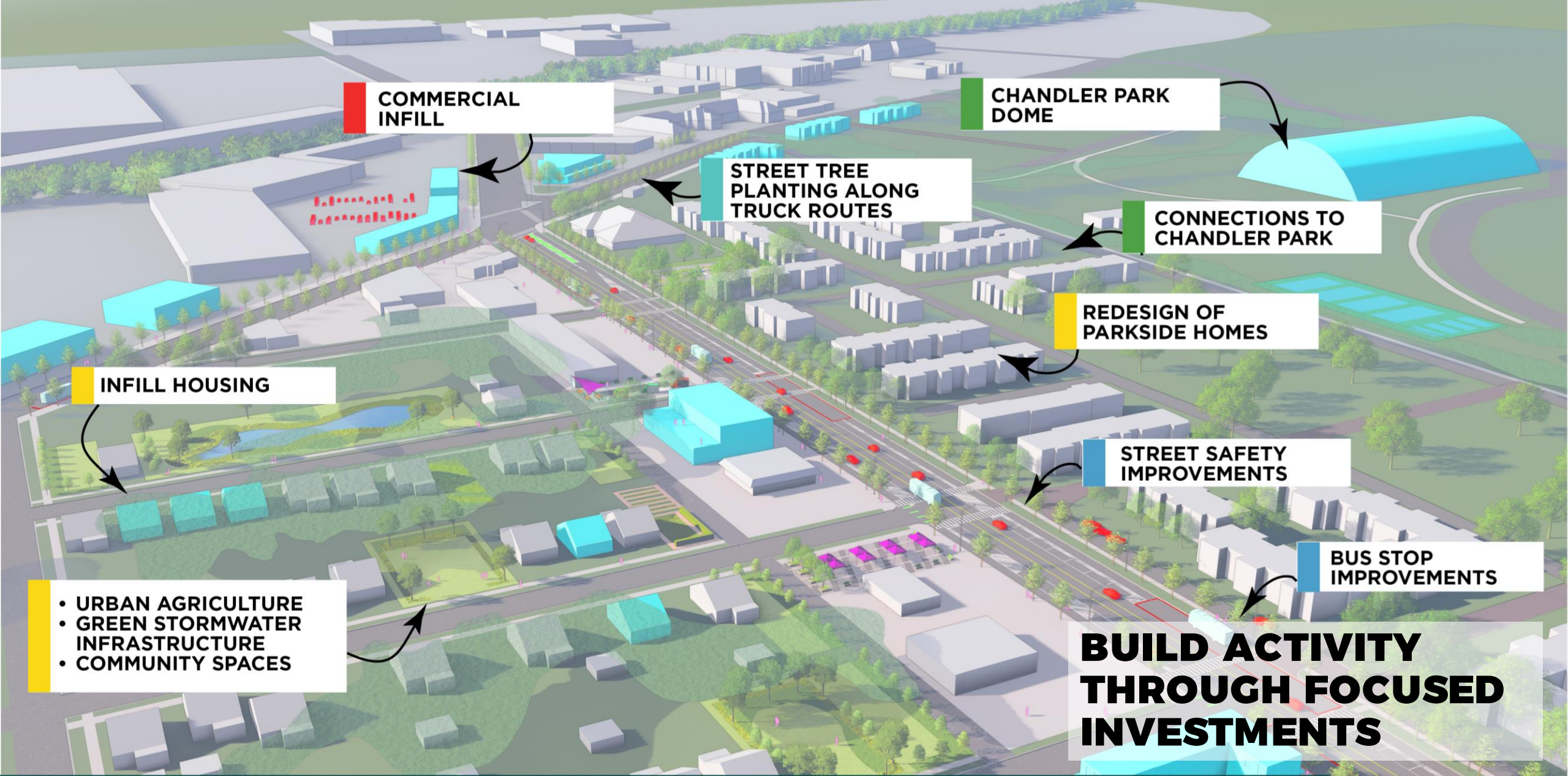
VACANT PUBLICLY OWNED LAND

AVAILABLE COMMERCIAL SPACE

PARK DISCONNECTED FROM E. WARREN

BUILD ACTIVITY THROUGH FOCUSED INVESTMENTS

CURRENT CONDITIONS OF EAST WARREN AVENUE AT CONNER STREET



COMMERCIAL INFILL

CHANDLER PARK DOME

STREET TREE PLANTING ALONG TRUCK ROUTES

CONNECTIONS TO CHANDLER PARK

REDESIGN OF PARKSIDE HOMES

INFILL HOUSING

STREET SAFETY IMPROVEMENTS

BUS STOP IMPROVEMENTS

- URBAN AGRICULTURE
- GREEN STORMWATER INFRASTRUCTURE
- COMMUNITY SPACES

BUILD ACTIVITY THROUGH FOCUSED INVESTMENTS

FUTURE CONDITIONS OF EAST WARREN AVENUE AT CONNER STREET



MOBILITY & STREETS



MOBILITY AND STREETS

WHAT WE HEARD

- Truck traffic contributes to noise and air pollution
- People drive too fast down neighborhood streets
- Desire for more walking and biking trails
- Improvements to transit amenities are needed





MOBILITY AND STREETS

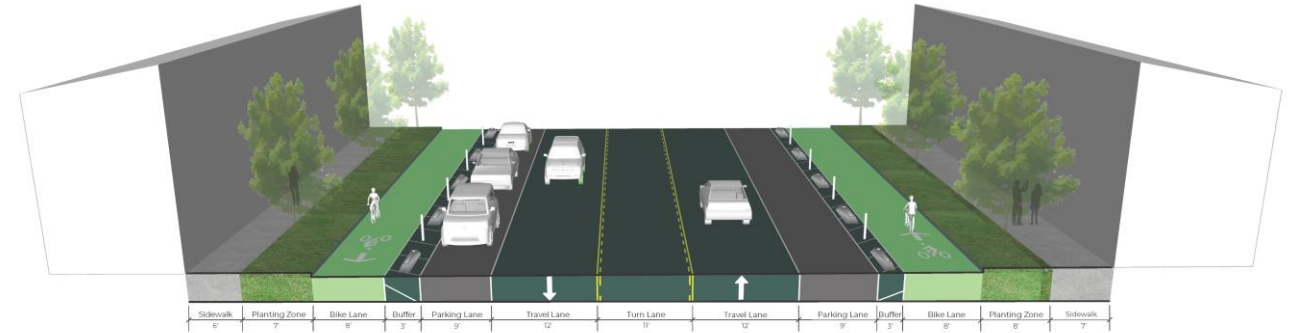
- Improve safety and mobility throughout planning area
 - Safety and Buffering Near I-94
 - Speed Reduction
 - Improved Non-Motorized Connections
 - Upgraded Bus Stops
 - Coordinate Future Development with Street Projects



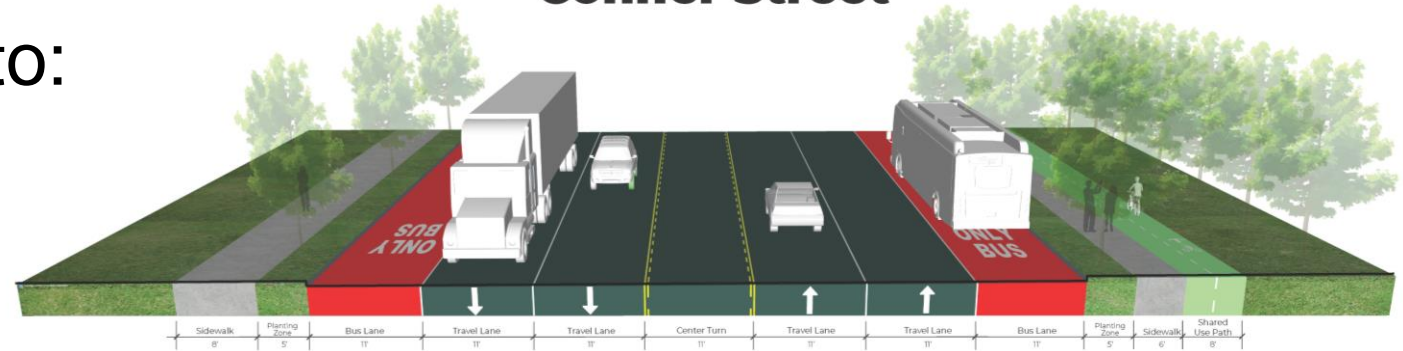
SAFE STREETS FOR ALL

- Federal grant money dedicated for improvements to:
 - Conner St
 - E Warren Ave
 - Shoemaker St
- Improve roadway safety and mobility options with low-cost projects

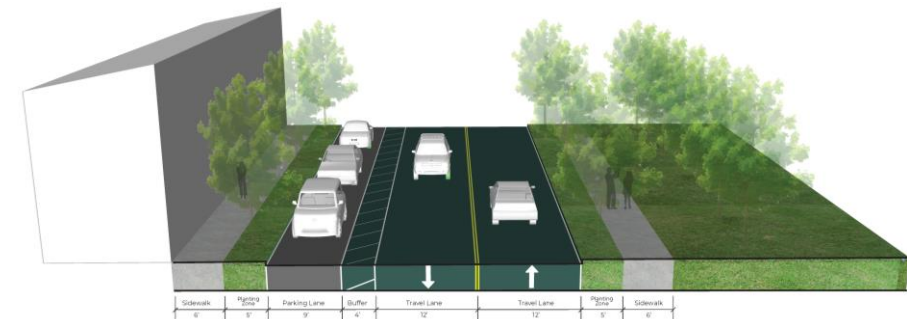
E. Warren Ave



Conner Street



Shoemaker Street





NEIGHBORHOOD STABILIZATION



NEIGHBORHOOD STABILIZATION

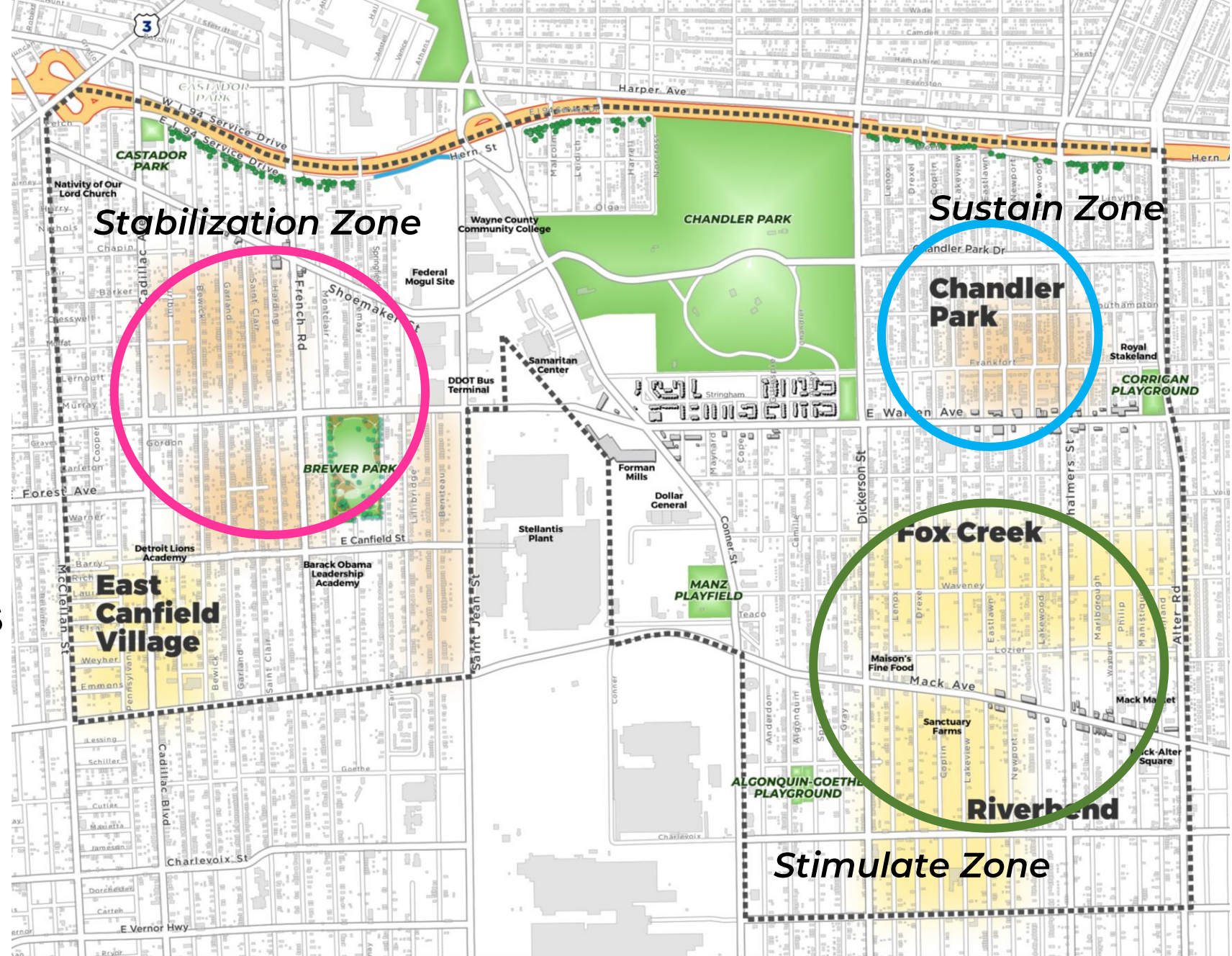
WHAT WE HEARD

- Home repairs are desperately needed
- Desire for more affordable housing options
- Address blight and clean up vacant lots
- Improve indoor air quality and reduce property impacts of flooding



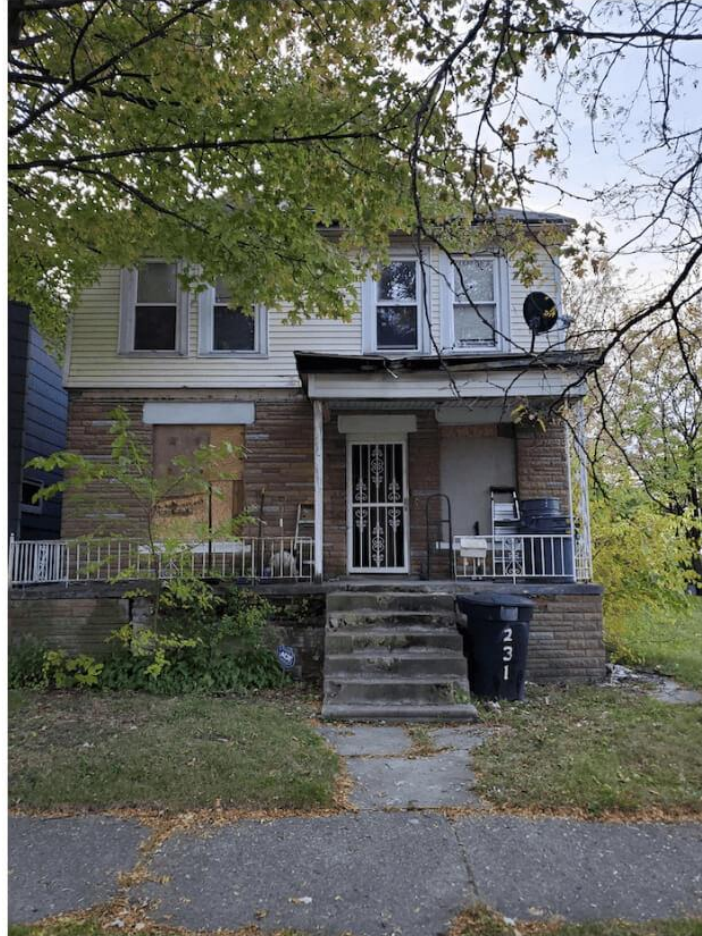
NEIGHBORHOOD STABILIZATION ZONES

- **Sustain** existing stability in Chandler Park
- **Stabilize** East Canfield Villages with existing City and DLBA programs
- **Stimulate** areas with high concentrations of vacant land with Resiliency Zones



SUSTAIN

- Focused on home rehabs in Chandler Park
- Strongest real estate market
- Rehab investments can go further and spread to more homes

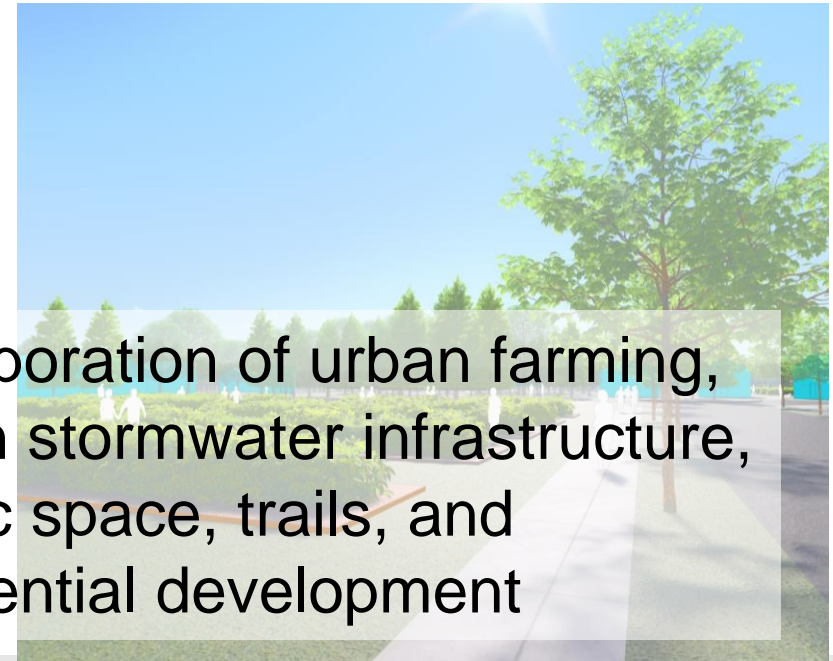
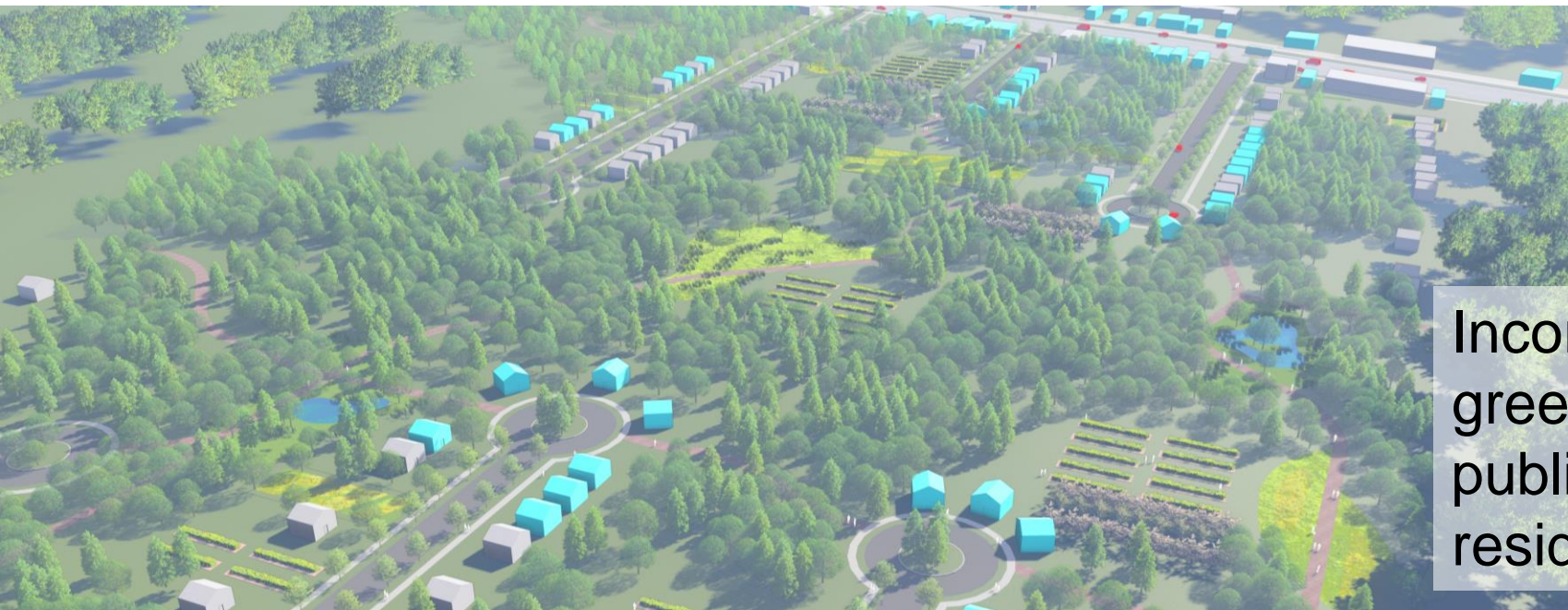


STABILIZE

- Focused on demolitions, home preservation, and blight removal in East Canfield Villages and West End
- Prepare neighborhood for future rehabs
- Eliminate restrictions on side lots



STIMULATE - RESILIENCE ZONES



Incorporation of urban farming, green stormwater infrastructure, public space, trails, and residential development



COMMERCIAL & ECONOMIC DEVELOPMENT



COMMERCIAL DEVELOPMENT

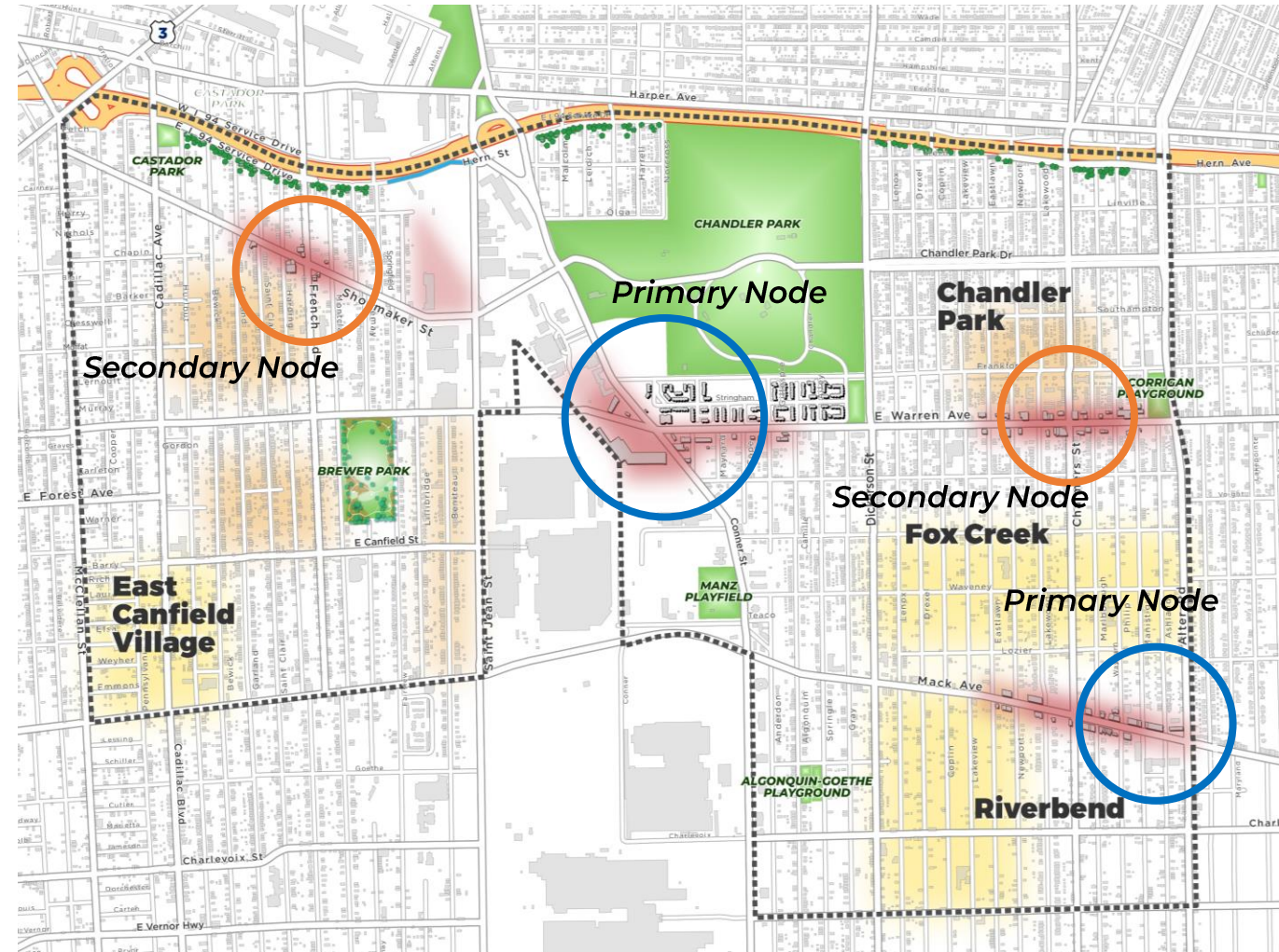
WHAT WE HEARD

- Want to shop in the neighborhood
- Desire for everyday amenities (coffee, restaurants, markets)
- Area should feature small community businesses
- New retail should be walkable



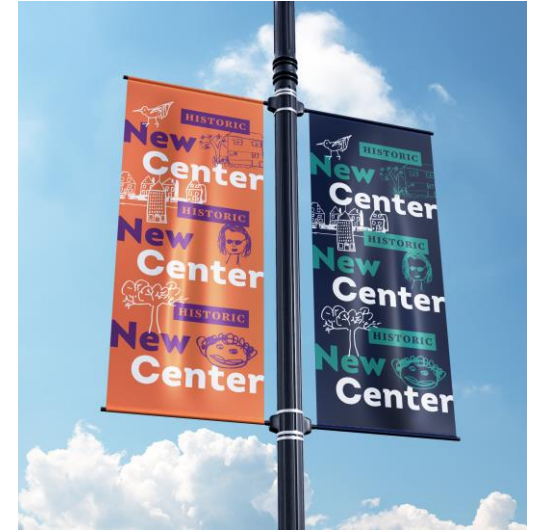
DEVELOPMENT NODES

- Focus on Primary and Secondary Nodes to create local retail areas
- **Primary Nodes:** Near Term Focus
 - E. Warren at Conner
 - Mack Ave at Alter
- **Secondary:** Longer Term Focus
 - E. Warren at Chalmers
 - Shoemaker at French



COMMERCIAL NODE ACTIVATION STRATEGIES

- Pop Up Retail
- Public Space Activation
- Façade Improvements
- Community Activation and Placemaking
- Coordination with Street Improvements
- Development of City-Owned Buildings





PARKS & OPEN SPACE



PARKS AND OPEN SPACE

WHAT WE HEARD

- Focus efforts outside of Chandler Park
- Brewer Park needs improvement and amenities
- Alternative routing of the Conner Creek Greenway



PARKS AND OPEN SPACE

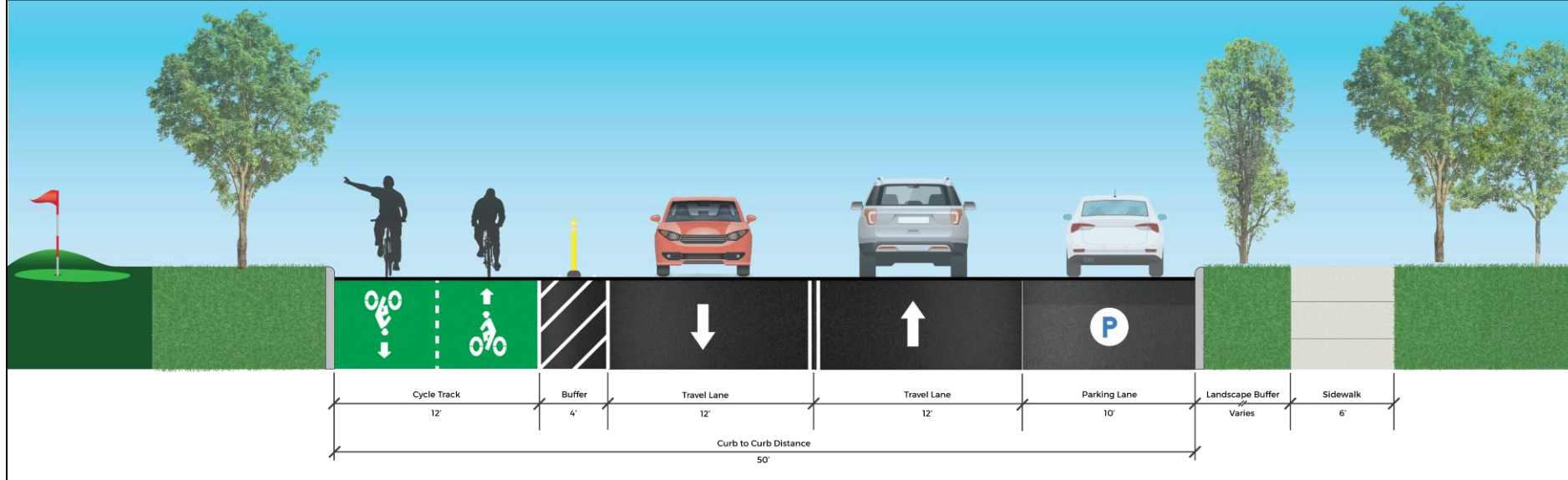
- Preserve existing parkland
- Low Maintenance Improvements to Brewer Park
 - Trees, meadows, pathways, and park connections
 - Preserve areas for Future Active Zones
 - Engage with East Canfield Art Park during planning
- Support Canfield Consortium in land acquisition efforts



RE-IMAGINE CHANDLER PARK DRIVE

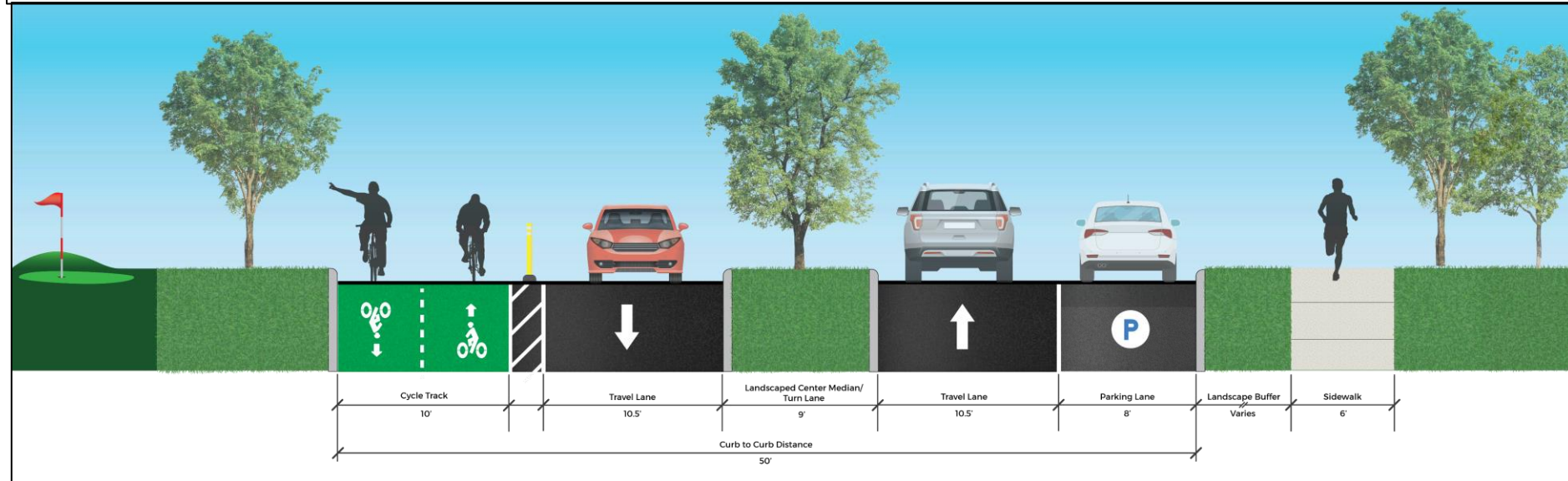
Cycle Track

- Retains two traffic lanes
- Add on-street parking to south side of street
- Adds protected, two-way cycle track



Boulevard

- Retains two traffic lanes
- Add cycle track to north side of street
- Adds on-street parking to south side of street
- Adds combo center landscaped median and center turn lane





CLIMATE RESILIENCE & HEALTH EQUITY



CLIMATE RESILIENCE AND HEALTH EQUITY

WHAT WE HEARD

- Flooding and air quality continue to negatively affect residents
- Address food insecurity through urban farming
- Update infrastructure to modern standards
- Desire for community spaces that provide resources to residents





CLIMATE RESILIENCE AND HEALTH EQUITY

STRATEGIES

- Invest in community resilience hub network
- Pursue grants for monitoring and reducing air pollution
- Expand urban agriculture
- Grow and maintain the tree canopy
- Identify funding and opportunities to implement flood mitigation



IMPLEMENTATION

- Plan is a long-term guidebook to revitalizing the community
- Start with quick wins with funding that has been dedicated
- Use early progress to catalyze larger developments in the future

	1-3 Year Initiatives	3-5 Year Initiatives	5-10 Year Initiatives
Neighborhood Stabilization	Apply focused stabilization strategies to the priority areas in Chandler Park and East Canfield Villages.	Establish a pilot Resiliency Zone as a proof of concept and monitor how well it operates.	Build out full Resiliency Zone concept with infill housing and identify other areas to introduce a pilot project.
Commercial and Economic Development	Targeted, grassroots activation of the primary nodes to increase activity and build a network of local businesses.	Identify options for infill mixed-use development within primary nodes. Begin grassroots activation of secondary nodes.	Identify city-owned buildings to redevelop in partnership with local developers.
Parks and Open Space	Implement the passive park improvements to Brewer Park to establish spaces for future amenities.	Implement full redevelopment of Brewer Park alongside GSD.	Support the enhancement of the Iron Belle Trail and Canfield Connect through the neighborhood.
Mobility and Streets	Implement the low cost, high impact street improvements to the SS4A corridors.	Implement street redesign projects on Mack Avenue and Chandler Park Drive.	Work with MDOT to establish safe streets and crossings of I-94 for non-motorized users.
Climate Resilience and Health Equity	Identify areas for flood reduction through green stormwater infrastructure and identify grant funding options for upgraded Resilience Hubs.	Continue to plant trees and buffer higher intensity industrial uses to reduce the urban heat island effect. Support urban farming practices within the neighborhood. Address air quality issues from point source emissions.	

COMMUNITY BENEFITS IMPACT FUND IMPLEMENTATION

COMMUNITY BENEFITS IMPACT FUND OVERVIEW

- Commitment made by Stellantis (formerly FCA) during their Community Benefits Process
- \$800,000 donation to a Neighborhood Impact Fund was negotiated by the community and the Neighborhood Advisory Council as a part of the Community Benefits Package
- Funds are to be used for community focused projects



NEIGHBORHOOD IMPACT FUND PROJECT SELECTION

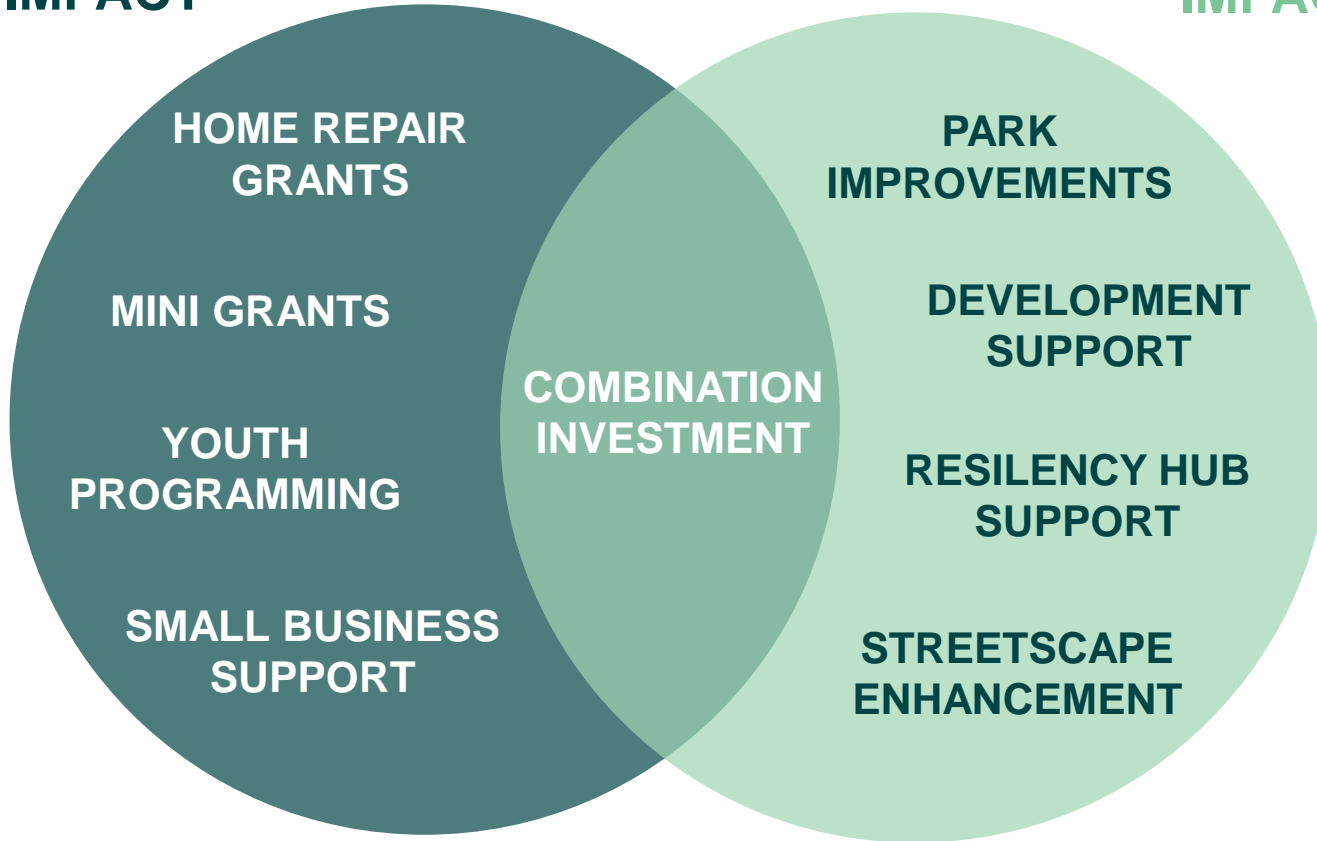
- Gathered feedback from residents throughout the project
- Asked for resident priorities to develop a set of project options
- Preferred funding split allocates most of the money to home repair with a smaller amount for community projects.



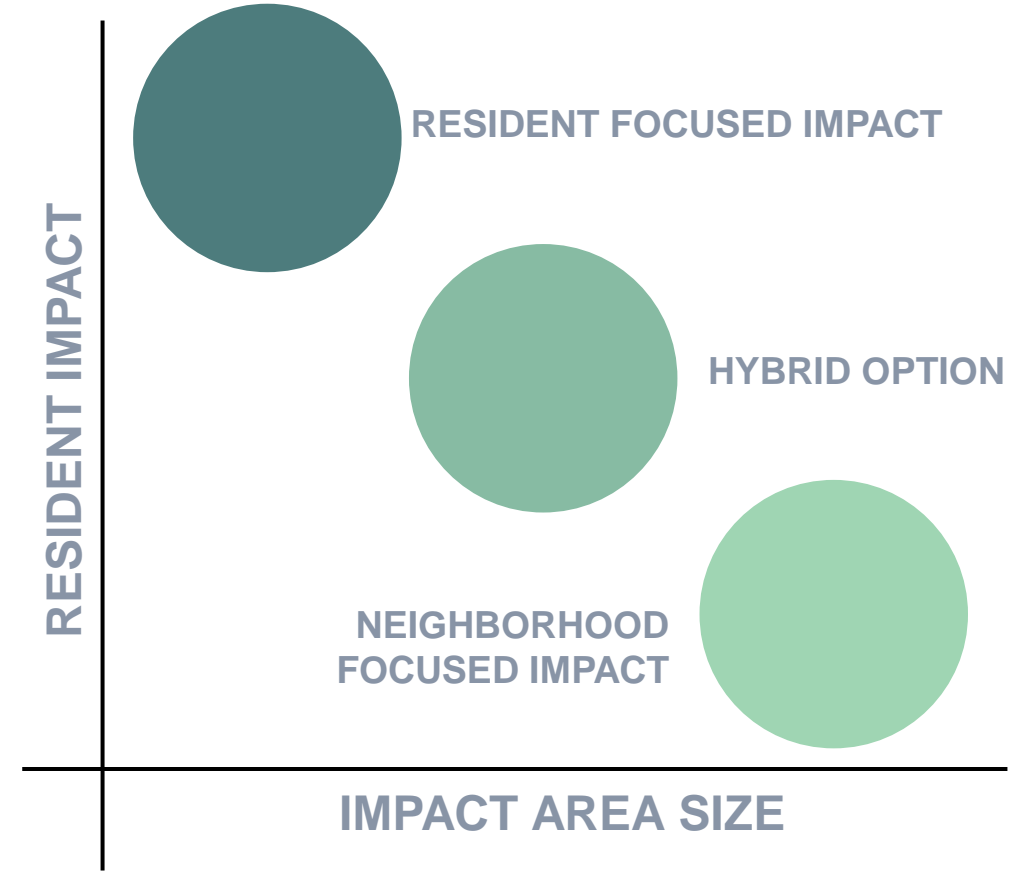
NEIGHBORHOOD IMPROVEMENT FUND PROJECT SELECTION

**RESIDENT FOCUSED
IMPACT**

**NEIGHBORHOOD FOCUSED
IMPACT**



HYBRID OPTION



PREFERRED OPTION: RESIDENT FOCUSED IMPACT

\$800,000 in Total Funding from Stellantis (FCA) Community Benefits Agreement

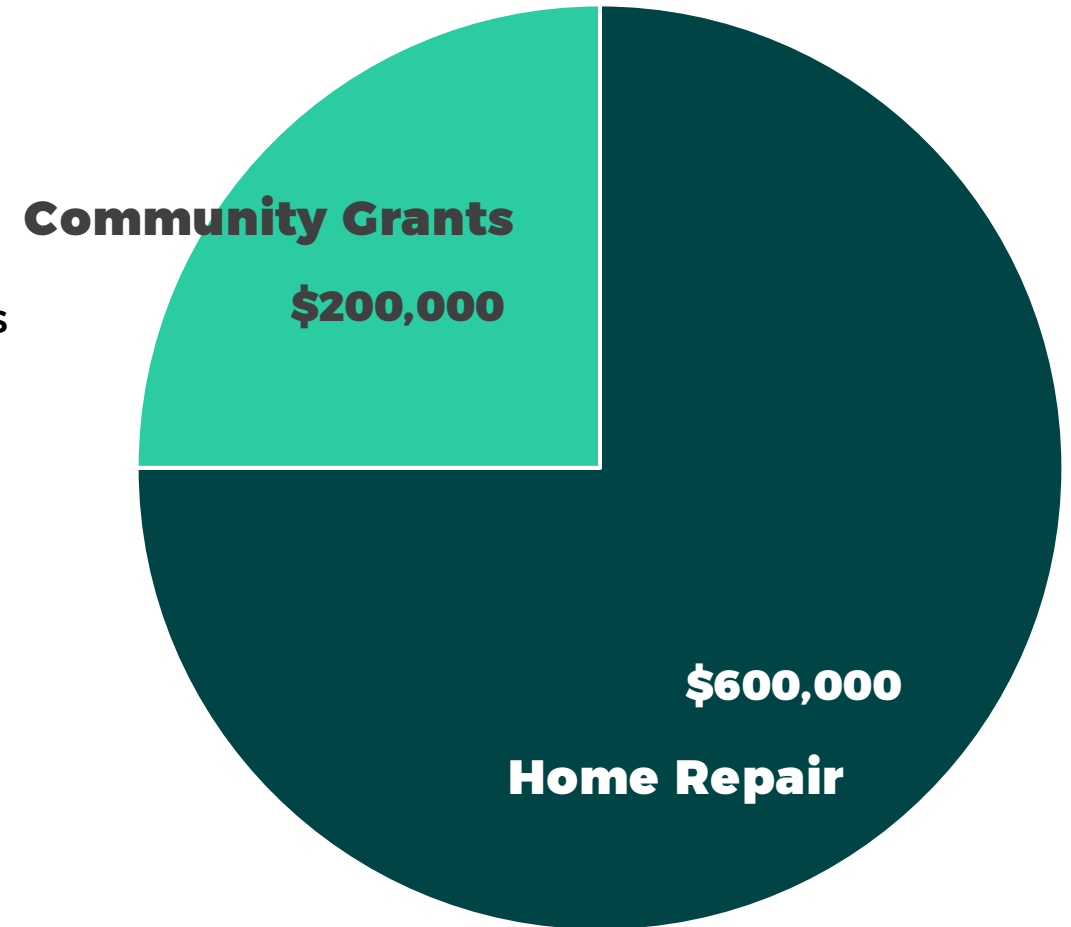
Anticipated Programs

Community Grants to support:

- Community Gardens and Green Stormwater Mitigations
- Youth and Senior programs
- Support for Small Businesses
- Neighborhood Branding / Identity
- Clean-Up Activities
- Public Space Improvements and Activation
- Other community-initiated projects or programs

Home Repair Grants

- Funding for **APPROXIMATELY 30 HOMES** to receive **CRITICAL SAFETY REPAIRS**
- Additional home repair funding may become available – pending approval by Brownfield Authority



Community Grants and Home Repair Programs anticipated to begin in Fall 2024

QUESTIONS?

NEXT STEPS

- Final In Person Public Meeting Tonight!
 - 5:30 – 7:30 PM at the Samaritan Center
- Finalization of Plan Document
- Distribution of CBO Funding



**TAKE OUR VISIONING
SURVEY: OPEN NOW -
MAY 31ST!**

**VISIT PLANDETROIT.COM
TO LEARN MORE AND
GET INVOLVED!**

**FORWARD
TOGETHER**

Help us plan for Detroit's future!

The City of Detroit's Planning and Development Department recently launched a 20-month planning process called ***Plan Detroit*** to update the City's Master Plan of Policies.



WHAT IS A MASTER PLAN?

The Master Plan is a roadmap for Detroit's future. It assesses where we are now, proposes a vision for Detroit's future, and identifies policies and actions needed to achieve that vision. Learn more at plandetroit.com.

TAKE OUR SURVEY NOW-MAY 31ST!

Your feedback is critical to Plan Detroit's success! Please take a moment to complete this survey and tell us your current views and future aspirations for Detroit. Help us get the word out by sharing this survey with your friends, family, and neighbors.

***Scan the QR code
or visit
plandetroit.com
to take the
survey!***