

GREATER WARREN/CONNER

NEIGHBORHOOD FRAMEWORK PLAN

Public Meeting 3

Virtual Meeting

January 18th, 2024



DEPARTMENT OF
**Planning &
Development**

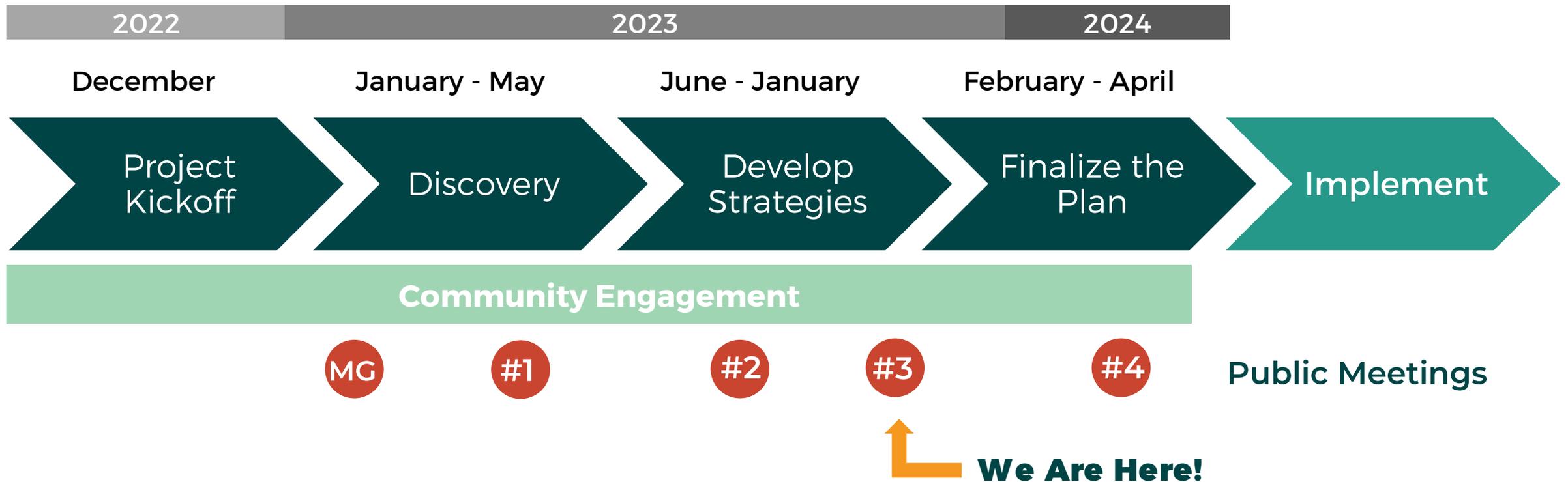


AGENDA

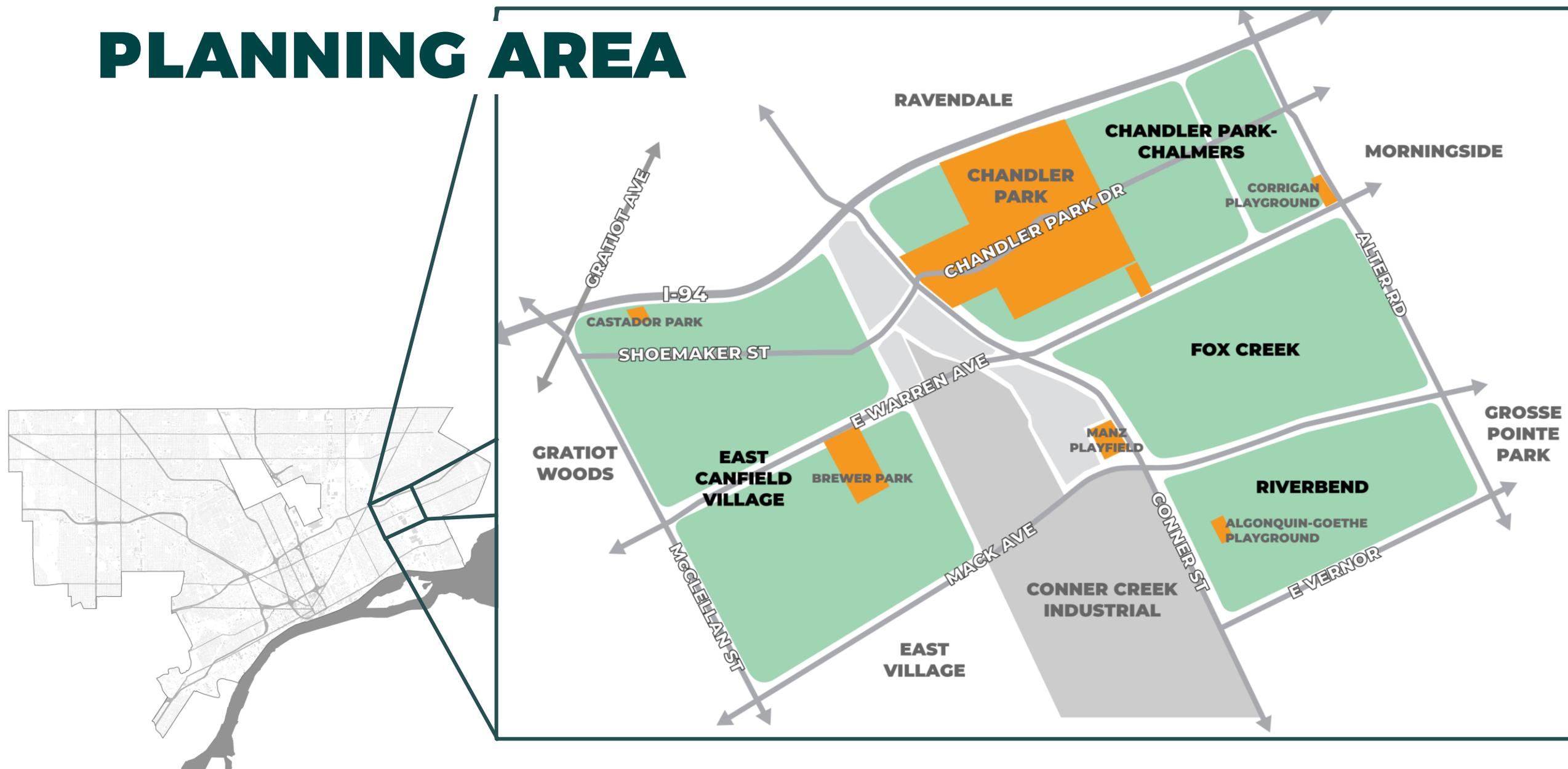
- Welcome
- Project Status
- Engagement Recap
- Community Benefits Ordinance Recommendations
- Focus Area Planning Concepts
- Next Steps

PROJECT STATUS

PROJECT TIMELINE



PLANNING AREA



PLAN FOCUS AREAS



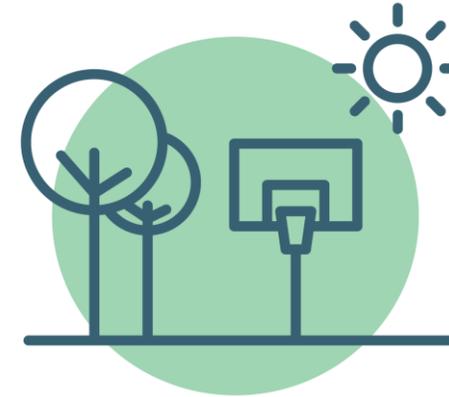
**Neighborhood
Stabilization**



**Commercial &
Economic
Development**



**Mobility and
Streets**



**Parks and
Open Space**



**Climate
Resiliency &
Health**

WHAT WE HEARD

COMMUNITY ENGAGEMENT



- Community Meet & Greet
 - 45 attendees
- Public Meeting 1
 - 30+ virtual, 55 in-person
- Public Meeting 2
 - 30+ virtual, 50 in-person
- Community Ambassador Program
 - 102 survey responses

WHAT WE HEARD

Focus Area 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**



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 projects recommended by the Greater Warren / Conner Framework Plan



HOW TO SPEND COMMUNITY BENEFITS IMPACT FUND?

- Resident Feedback via Public Meetings, Focus Groups, and Community Survey
- Feedback was evenly split between focusing on resident centered projects and larger community centered projects
- Specific options for how to divide up the funding are based on resident priorities

WHAT WE HEARD

Survey Feedback:

- Traffic signal upgrades
- Blight tickets and enforcement
- Food Oasis run by block clubs
- Sidewalks, curb, & street repair
- Removal of dead trees
- ADA accessible areas



New Lights, Street Benches, Trash Cans, Signage, etc.

63%



Facade Improvements, Business Educations, Start Up Grants, etc.

60%



Roofing, Window Repairs, Exterior Paint, Siding Repair, etc.

47%



Playgrounds, Sport Courts, Pathways, Event Structures, etc.

40%



Funding to Support Neighborhood Programs and Amenities.

39%



Expansion of Bike Share, Improved Transit, Micromobility Options, etc.

31%



Support of Youth Sports, Art and Music Programs, etc.

28%



Rain Gardens, Bio-Swales, etc to Help Reduce Flooding

26%



Window Repair, Air Filtration Systems, Home Gap Sealing, etc.

22%



Pedestrian Crosswalks, Bike Lanes, Speed Humps, etc.

19%



New street and park trees to improve air quality and help address flooding

18%



Murals, Public Sculptures, Art Installations, etc.

17%

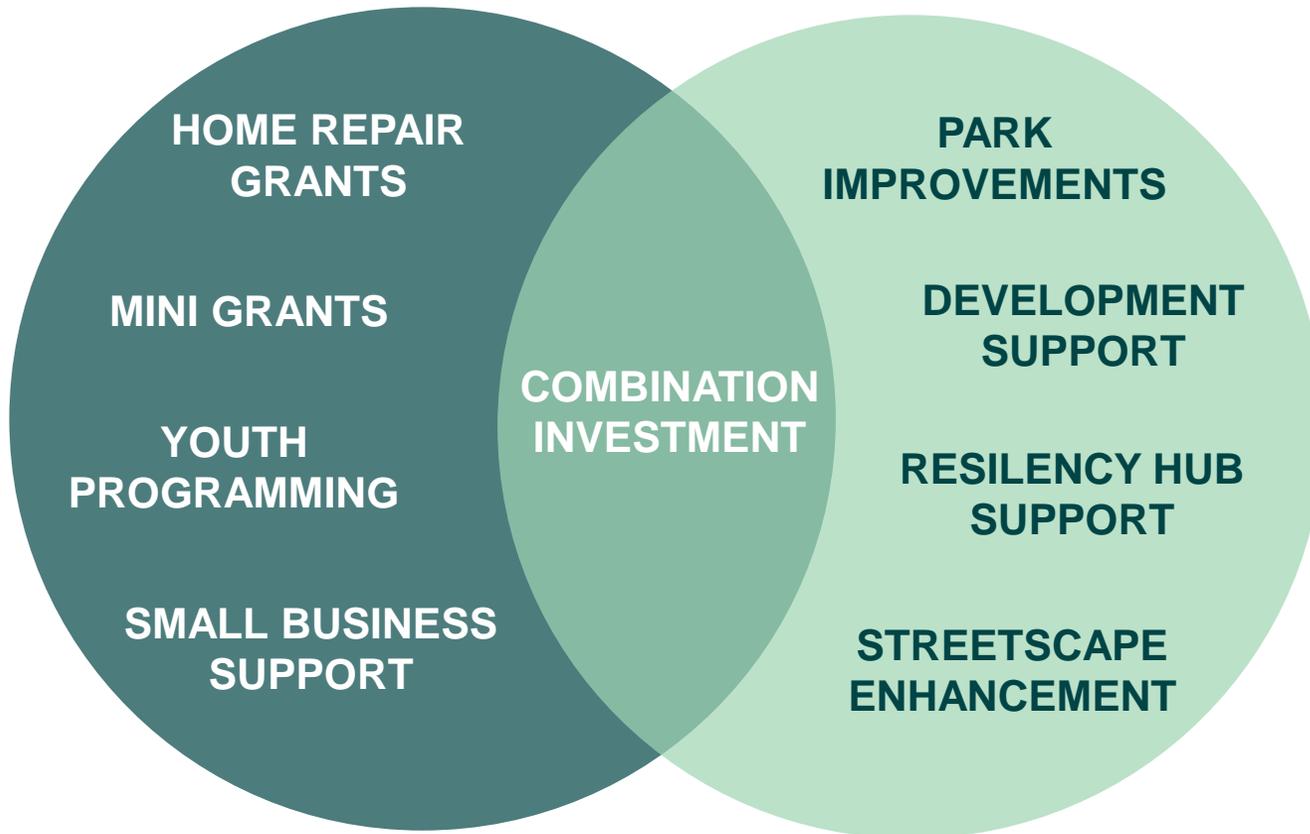
POTENTIAL PROJECTS ARE BASED ON...

- Feedback from previous meetings
- Input from previous planning
- Research from other plans
- What the City is capable of implementing
- Your feedback today will determine the final program of projects

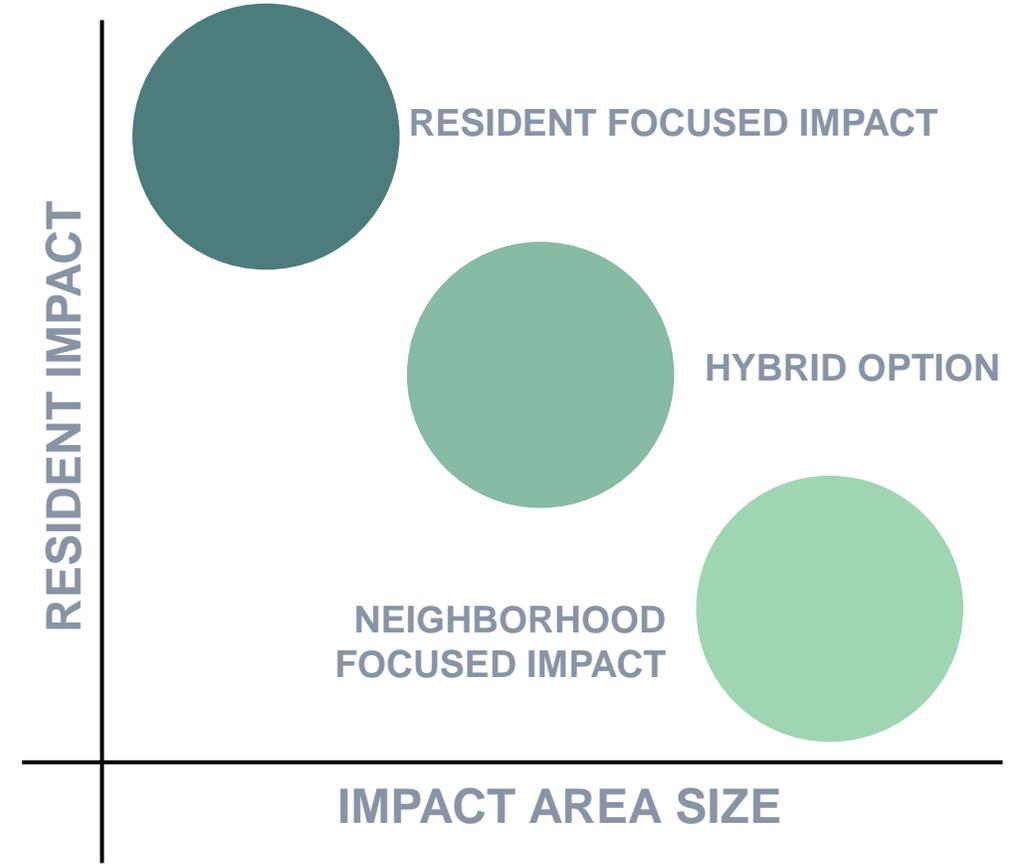
COMMUNITY BENEFITS ORDINANCE

**RESIDENT FOCUSED
IMPACT**

**NEIGHBORHOOD FOCUSED
IMPACT**



HYBRID OPTION



OPTION A: RESIDENT FOCUSED IMPACT

\$800,000 in Total Funding

Anticipated Impacts

Home Repair Grants

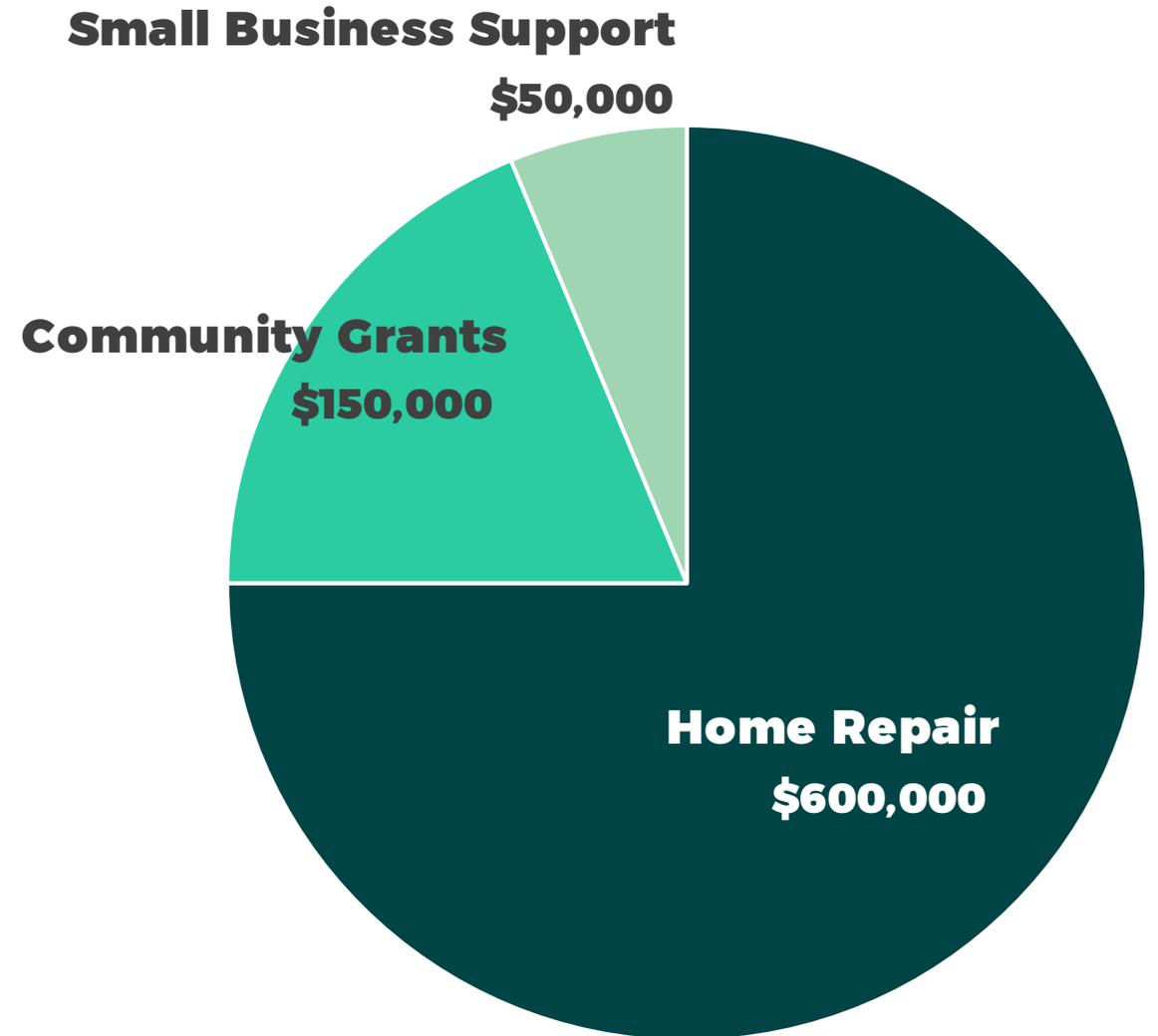
- Funding to repair **APPROXIMATELY 30 - 40 HOMES**

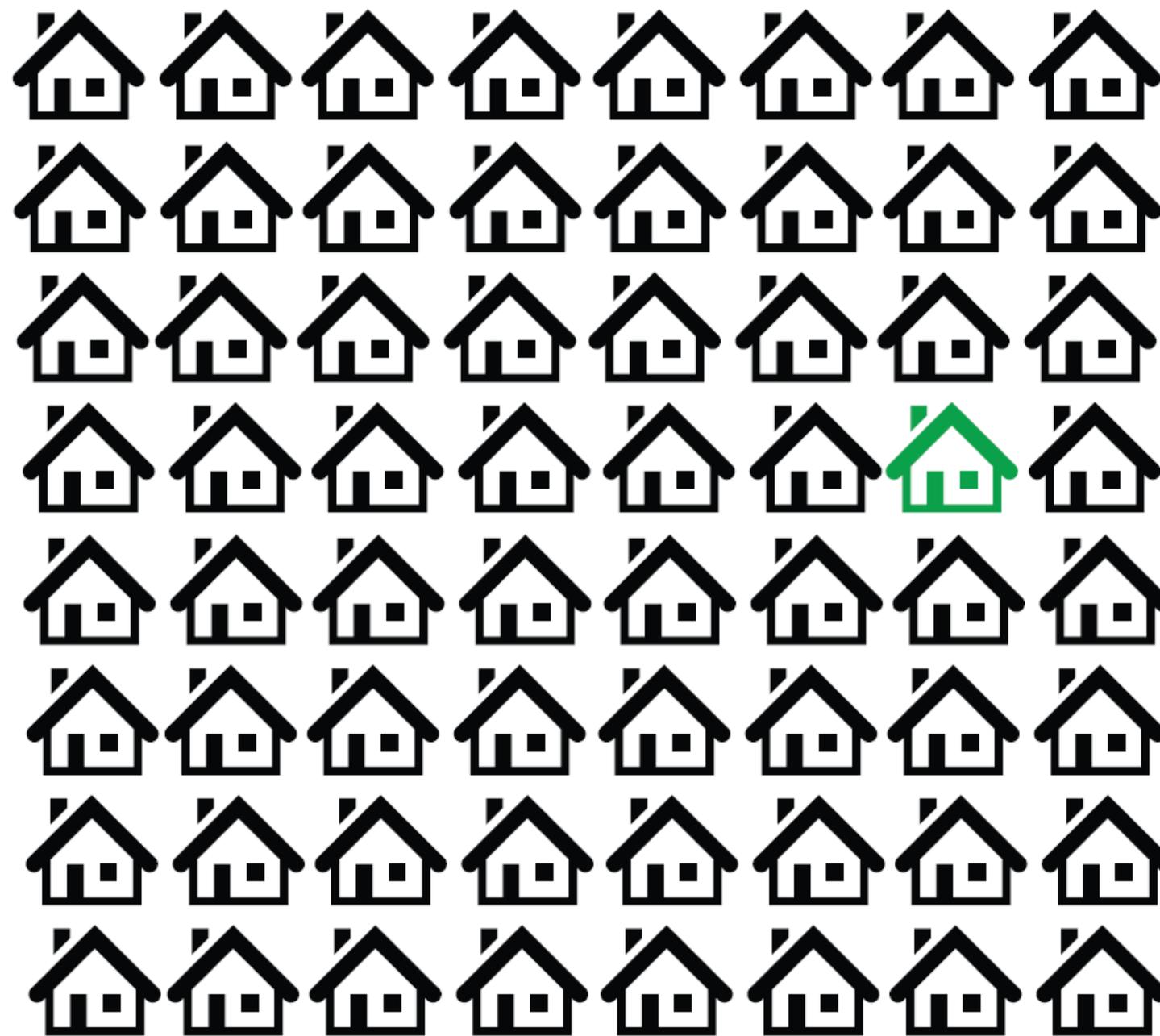
Community Grants

- Up to Six **\$15,000** grants for community organizations
- **\$60,000** to support a community youth space

Small Business Support

- **\$50,000** to connect business owners with existing support programs





WITH A \$ 600K INVESTMENT OF CBO FUNDS, APPROX. **30-40 HOMES** OUT OF 4,200 HOMES IN GREATER WARREN/CONNER COULD POTENTIALLY RECEIVE REPAIRS. RESIDENTS WILL HAVE ABOUT 1% CHANCE OF RECEIVING THIS BENEFIT.

OPTION B: NEIGHBORHOOD FOCUSED IMPACT

\$800,000 in Total Funding

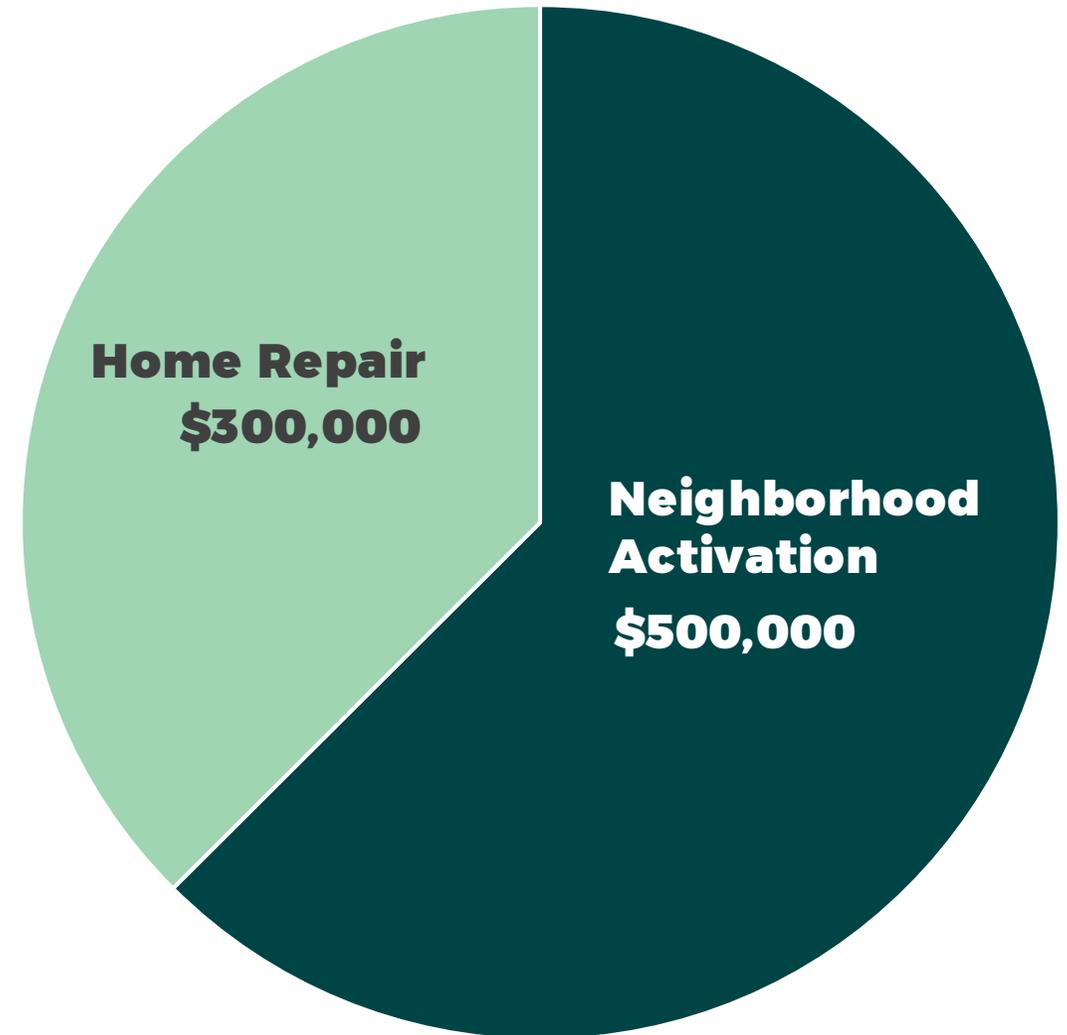
Anticipated Impacts

Neighborhood Activation

- **\$500,000** in funding to introduce **one large community amenity**, including:
 - Retail Space
 - Park Improvements
 - Streetscape Enhancements
 - Resiliency Hubs

Home Repair

- Funding to repair **APPROXIMATELY 15 - 20 HOMES**



PROJECTS ELIGIBLE FOR HOME REPAIR PROGRAM:

Projects must be safety critical repairs to eligible homes

1. Roof Repair
2. New furnace to replace existing forced air system
3. New boiler to replace existing boiler (switching from boiler to forced air is too costly)
4. Replacement of damaged windows
5. Plumbing replacement
6. Drain replacement
7. New service panel
8. New riser cables
9. Re-wire electrical
10. French drain installation
11. Replace concrete pitched toward house
12. Porch/step replacement
13. Replacing damaged siding
14. Sewer line replacement/backflow preventer installation

WHICH OPTION DO YOU PREFER?

OPTION A - RESIDENT FOCUSED IMPACT

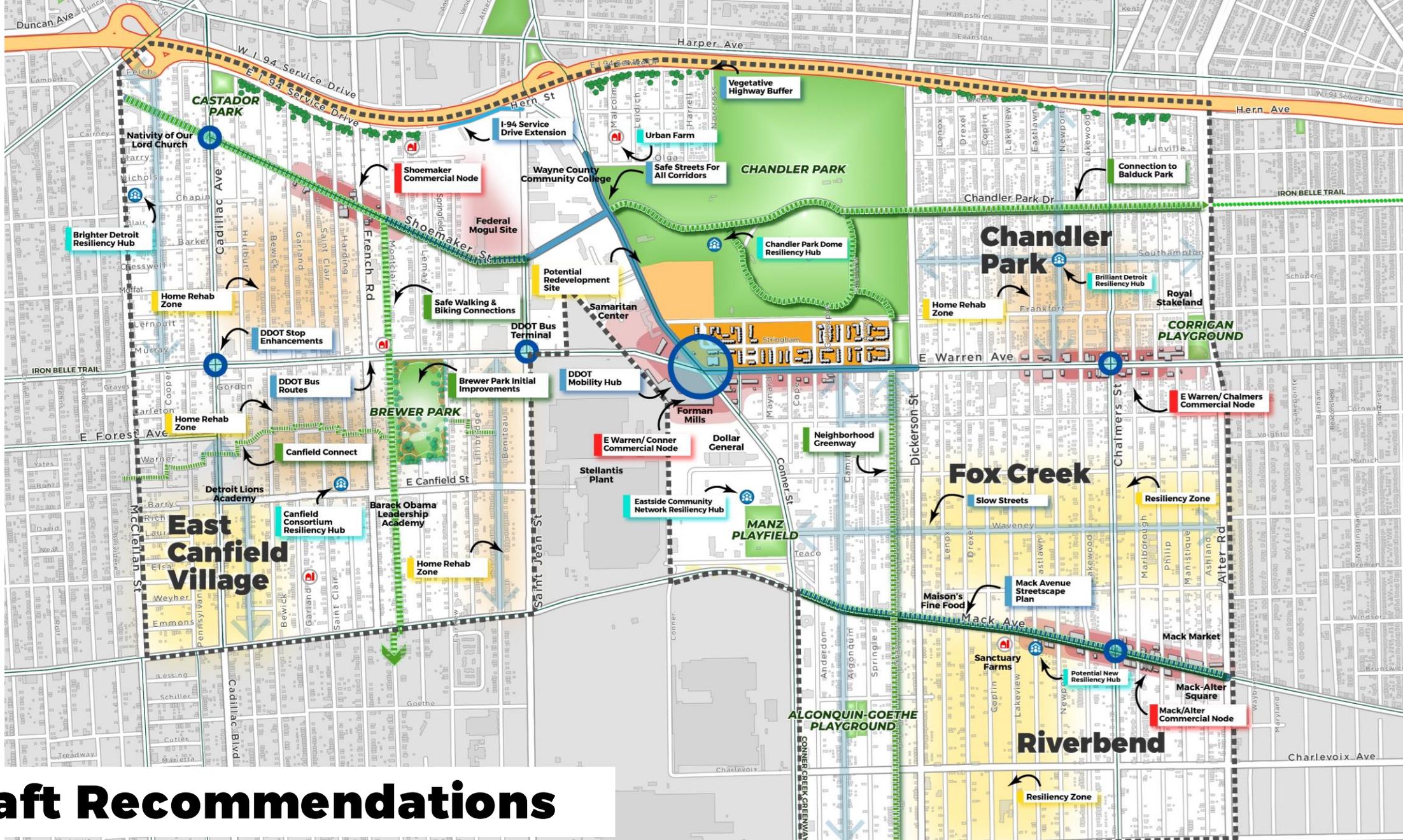
OPTION B - NEIGHBORHOOD FOCUSED IMPACT

Please complete the Zoom Poll

FOCUS AREA CONCEPTS

FOCUS AREA CONCEPTS

- Long term planning recommendations for GWC
- Built from community input and current conditions
- Recommendations are intended to build activity in targeted areas first, then spread out



Draft Recommendations



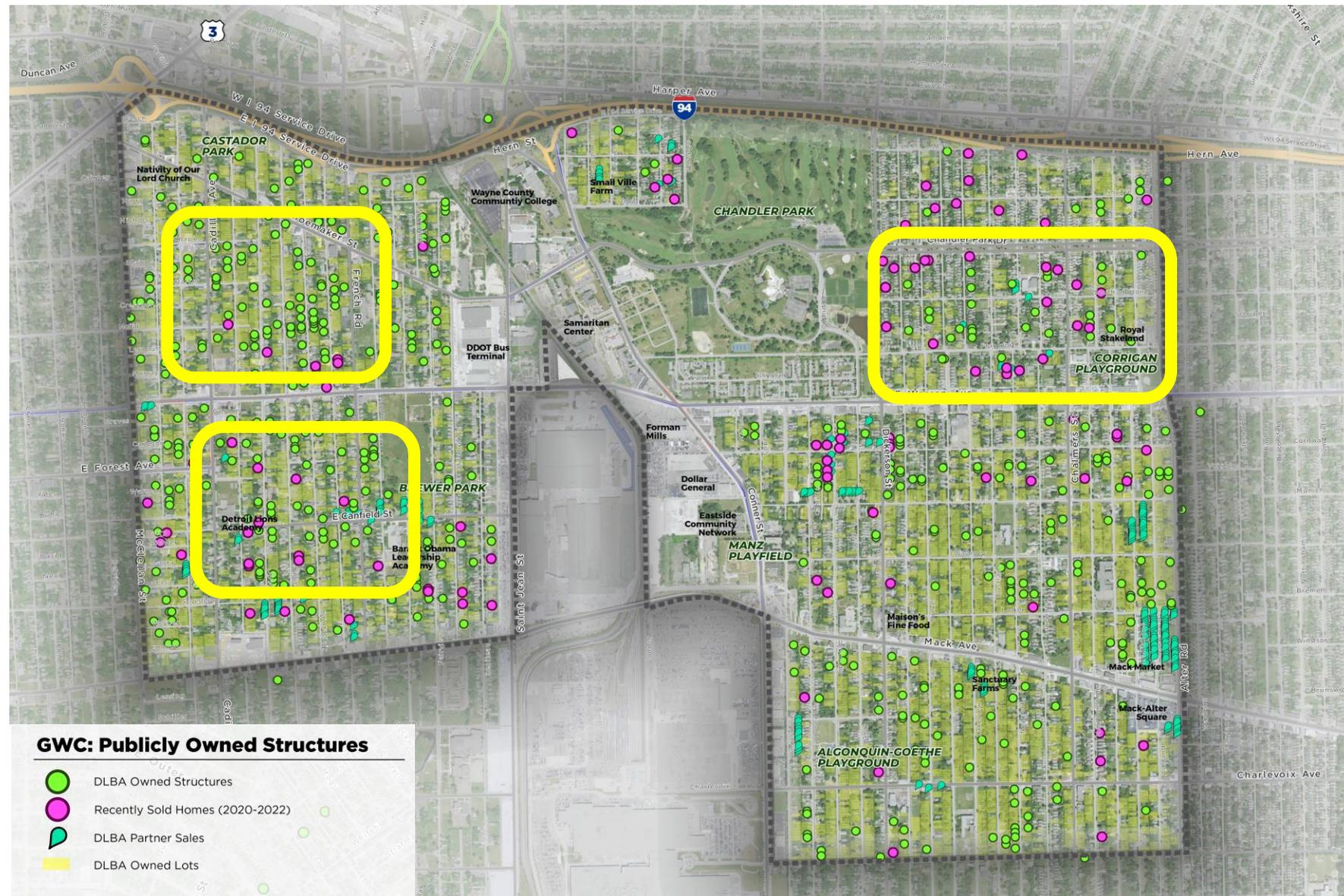
NEIGHBORHOOD STABILIZATION

- Focus on areas that would benefit from specific stabilization efforts
 - Rehabbed and Ready
 - Vacant Home Stabilization
 - Demolitions
 - Vacant Land Activation
- Overlap with commercial, mobility, and park investments



PRESERVATION OF STRUCTURES

- Rehab and stabilize DLBA owned homes using:
- **Rehabbed & Ready:**
Chandler Park – Chalmers
- **Home Stabilization**
East Canfield Village



RESILIENCY ZONES

- Address high concentration of vacant parcels
- Combine residential stabilization efforts with improvements to vacant land



NEIGHBORHOOD RESILIENCY ZONES

- Co-locate homes with natural resources and clustering with existing homes or infill
- Treatments could include:
 - Clean and Green
 - Low-Mow
 - Eco+ Landscape
 - Edge Treatments
 - Community Open Space
 - Neighborhood Agriculture
 - Small-Scale Solar Systems



PRODUCTIVE USES OF VACANT LAND



Neighborhood Agriculture



Edge Treatments



Low-Mow Zone



Eco+ Landscapes

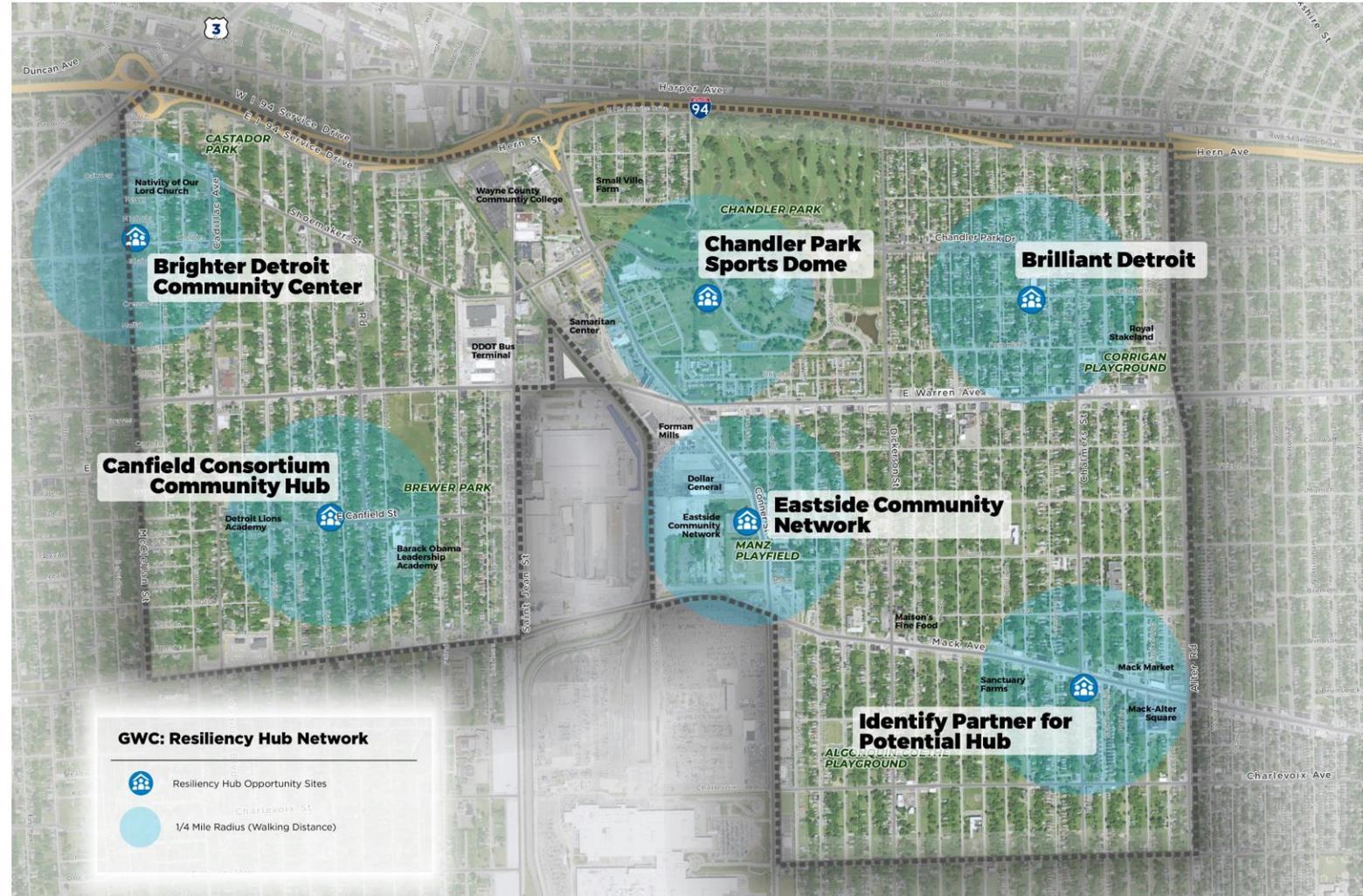


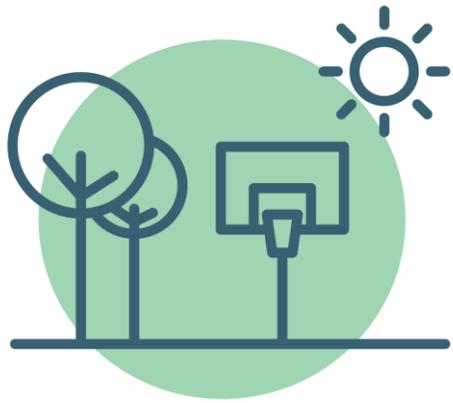
Small Scale Solar Systems

Would you like to see these projects installed in your neighborhood?

RESILIENCY HUBS

- Establish a network of spaces that provide resources to residents:
 - Weather Disaster Relief
 - Resilient Energy Systems
 - Workforce Development
 - Community Education
 - Internet Access
 - Medical and Social Support Services
 - Youth Services
 - Food Distribution
 - Community Meeting Space





PARKS AND OPEN SPACE

- Residents interested in enhancing park spaces on the west side of the neighborhood
- Better connect residents to parks
- Improve safety and aesthetics in Chandler Park



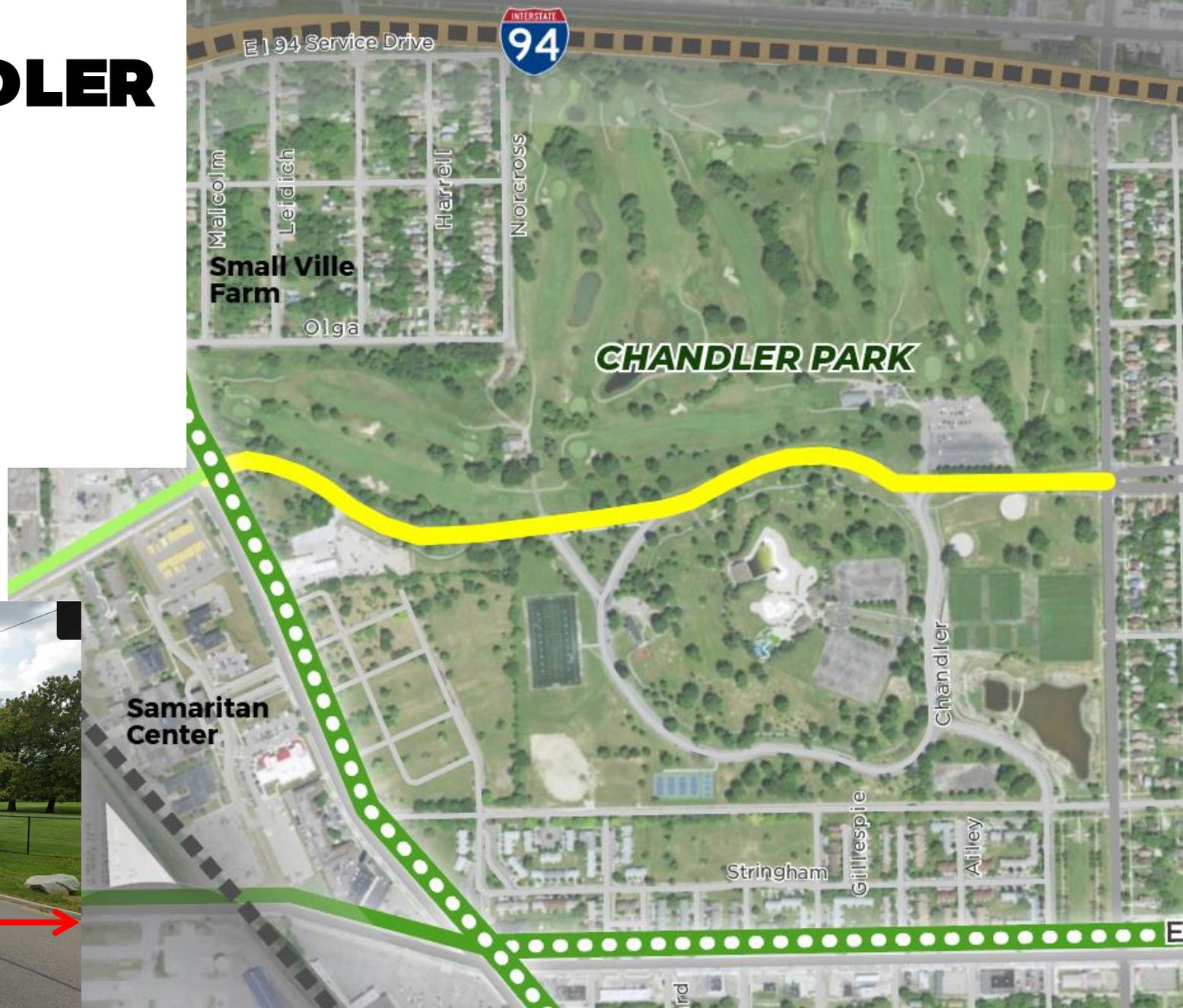
PHASED CONCEPT PLAN FOR BREWER PARK

- Slated for improvements in Phase 5-6 of GSD parks plan
- Start with improvements requiring little maintenance:
 - Trees, meadows, pathways, and park connections
- Identify areas for Future Active Zones
 - Basketball, playground, pavilions and plazas
- Additional engagement and planning to come



RE-IMAGINE CHANDLER PARK DRIVE

- Park-like aesthetics to street
- Slow traffic
- Improve safety for all users
- Stormwater management

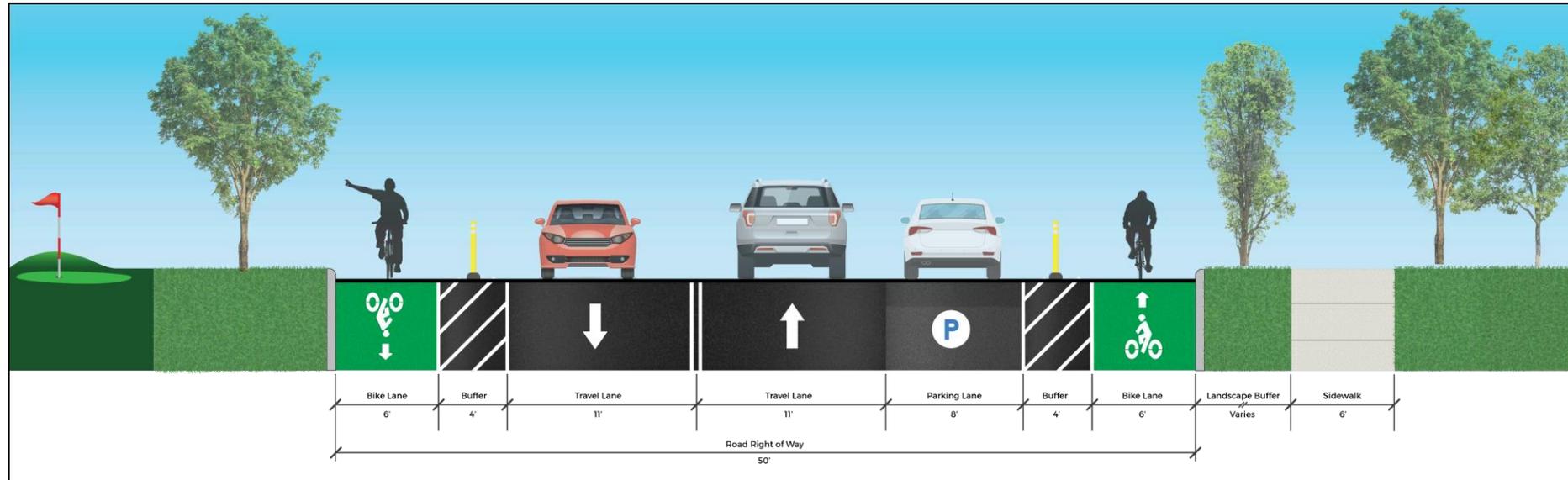


LONG TERM FRAMEWORK RECOMMENDATIONS

RE-IMAGINE CHANDLER PARK DRIVE

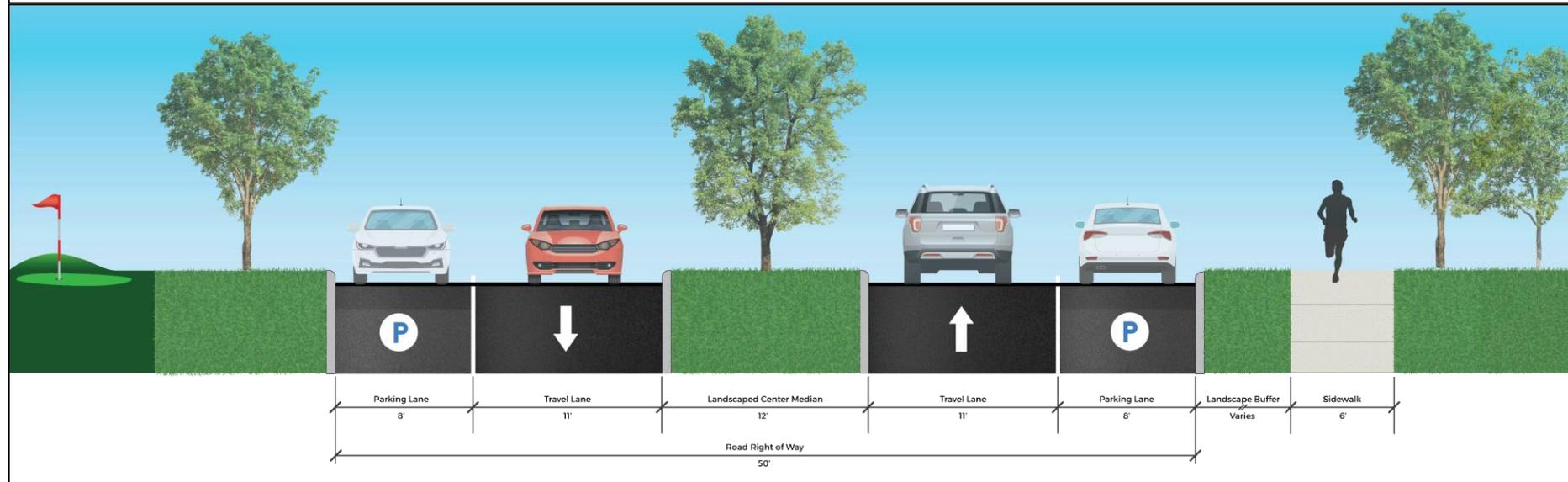
Bike Lane

- Retains two traffic lanes
- Add on-street parking to south side of street
- Adds bike lanes



Boulevard

- Retains two traffic lanes
- Adds on-street parking to north side of street
- Adds center landscaped median



LONG TERM FRAMEWORK RECOMMENDATIONS

COMMUNITY GREENWAYS

- Connect parks, residential areas, schools, commercial areas with safe pathways
- Regional connections to riverfront, Balduck Park, etc.





COMMERCIAL DEVELOPMENT

- Residents are interested in shopping in their neighborhood
- Primary and Secondary Nodes each with different needs
 - **Primary** – Near term opportunities
 - **Secondary** – Longer term opportunities



E. WARREN AVE AT CONNER ST PRIMARY NODE

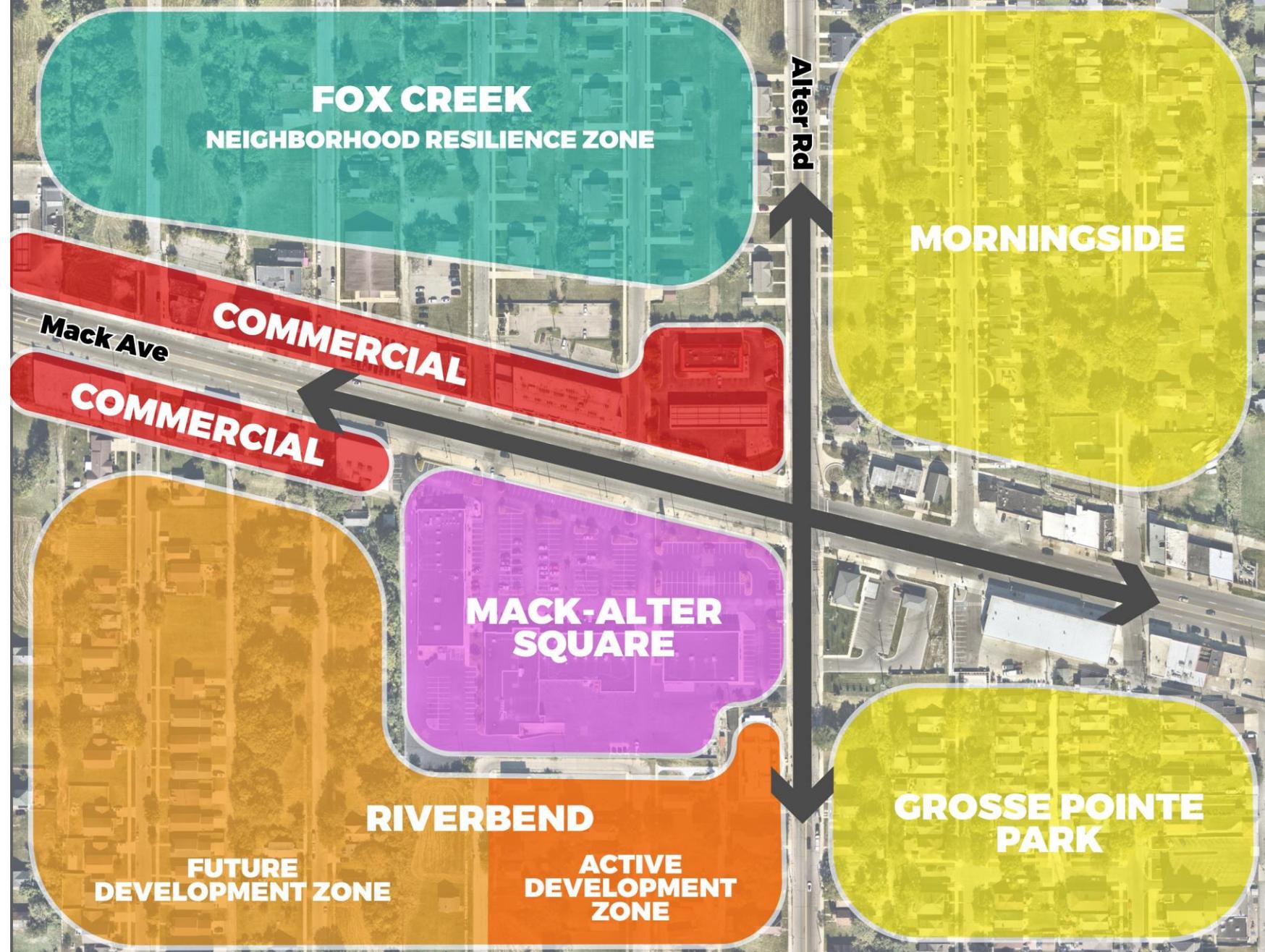
- Existing commercial & employment activity
- Nearby residential and future development
- Major transportation routes
- Regional focus



MACK AVE AT ALTER RD

PRIMARY NODE

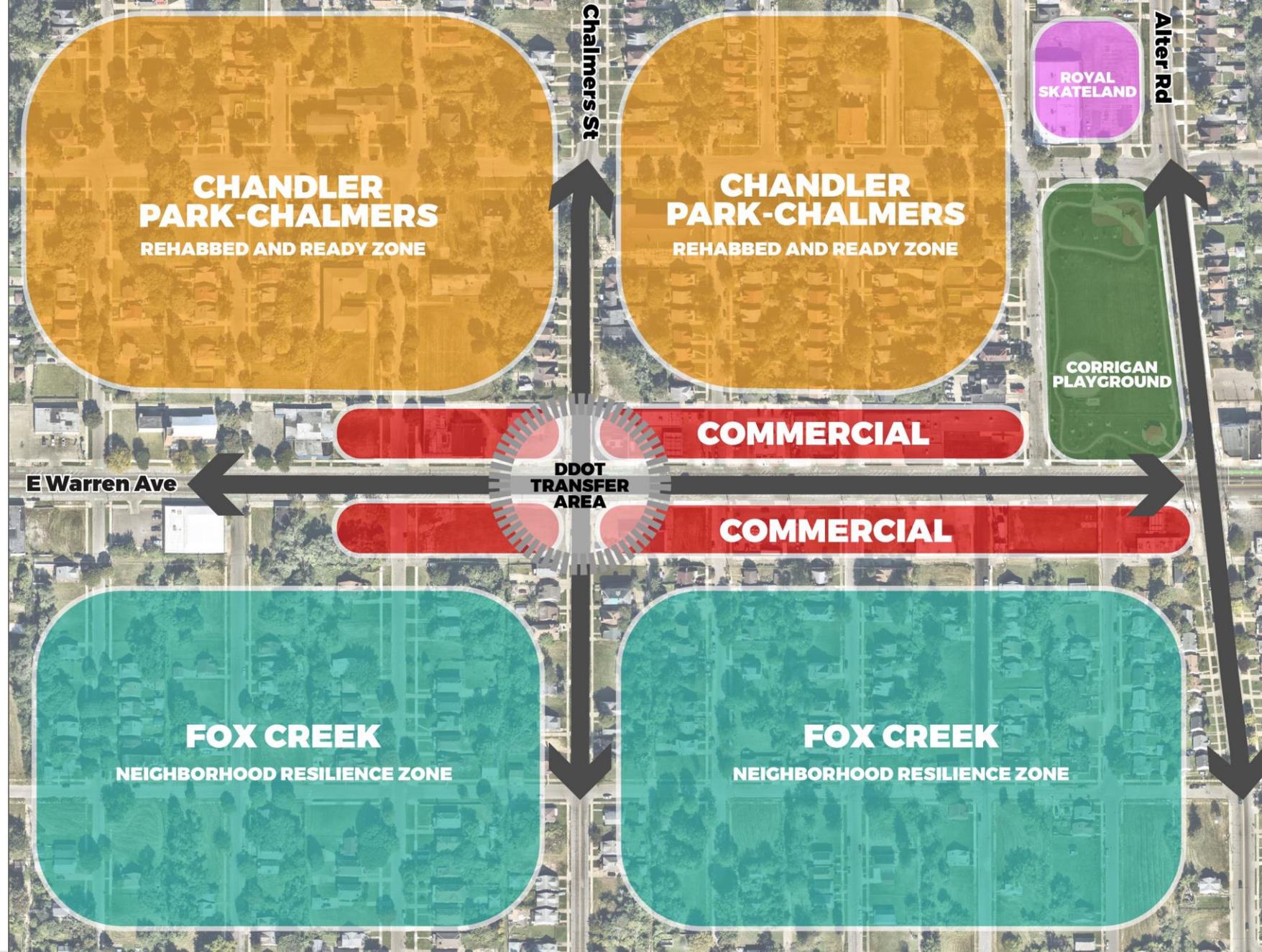
- Existing commercial & residential activity
- Active development plans
- Streetscape plans for Mack Ave
- Neighborhood retail focus



E. WARREN AVE AT CHALMERS ST

SECONDARY NODE

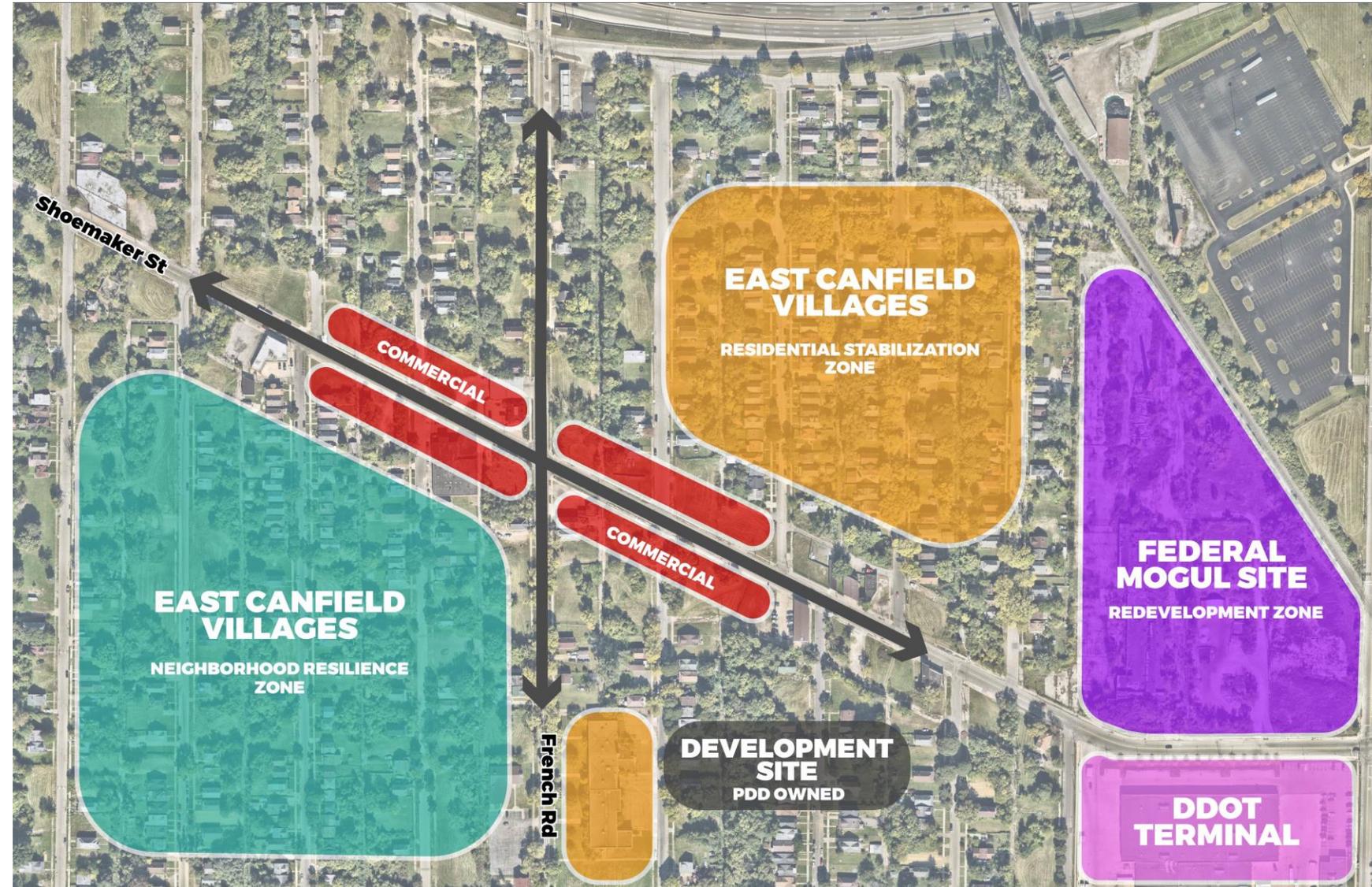
- Some commercial activity
- Opportunity for future home rehabs/infill housing
- E. Warren is a major transportation corridor
- Neighborhood Focus



SHOEMAKER ST AT FRENCH RD

SECONDARY NODE

- Concentration of PDD owned property
- Proximity to I-94 and employment hubs
- Long term opportunity
- Neighborhood Focus

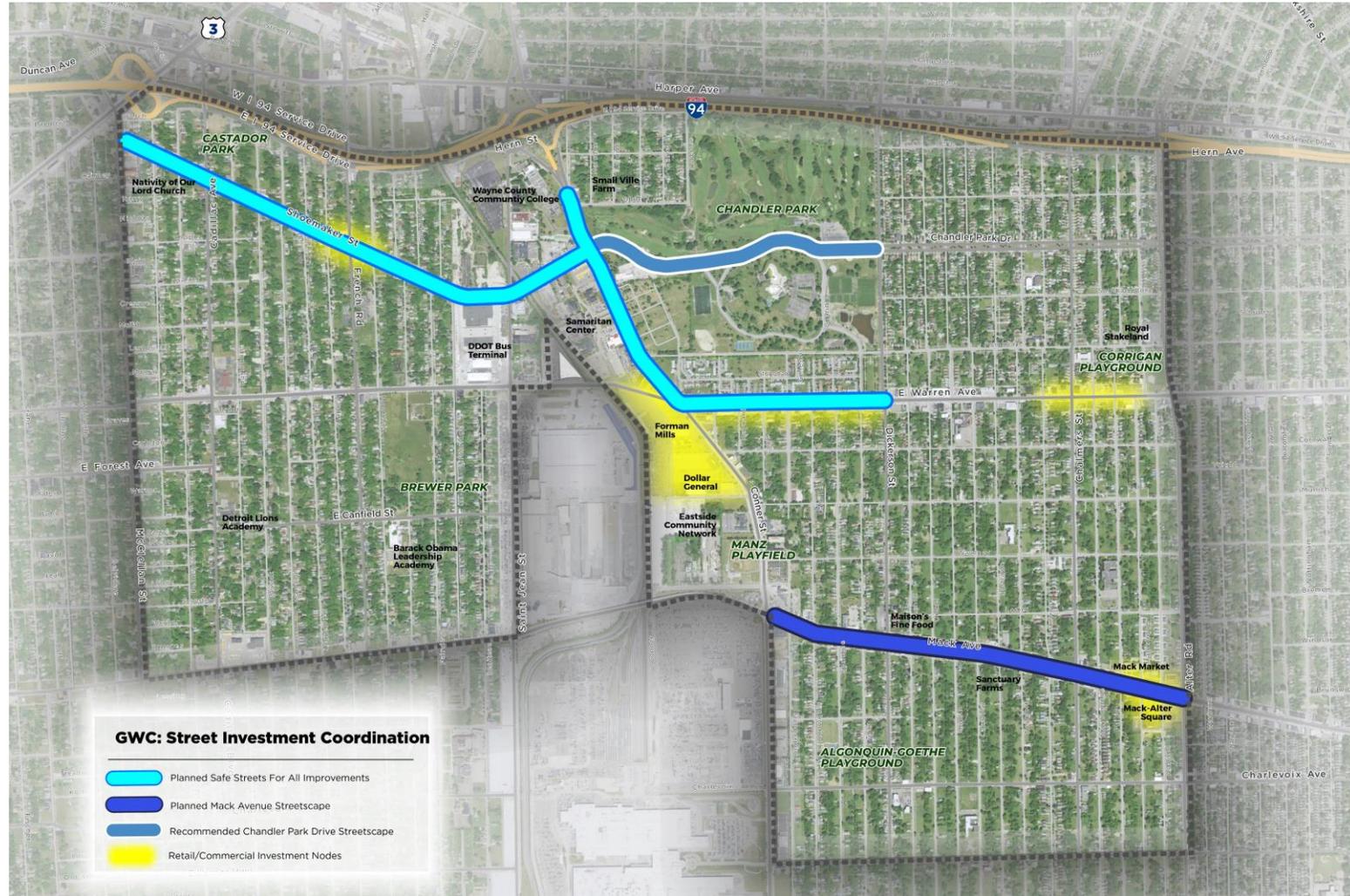


COMMERCIAL NODE ACTIVATION STRATEGIES

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

COORDINATE DEVELOPMENT WITH STREETScape PROJECTS

- Focus commercial development efforts along corridors with planned streetscape improvements, including:
- Safe Streets for All
- Mack Avenue





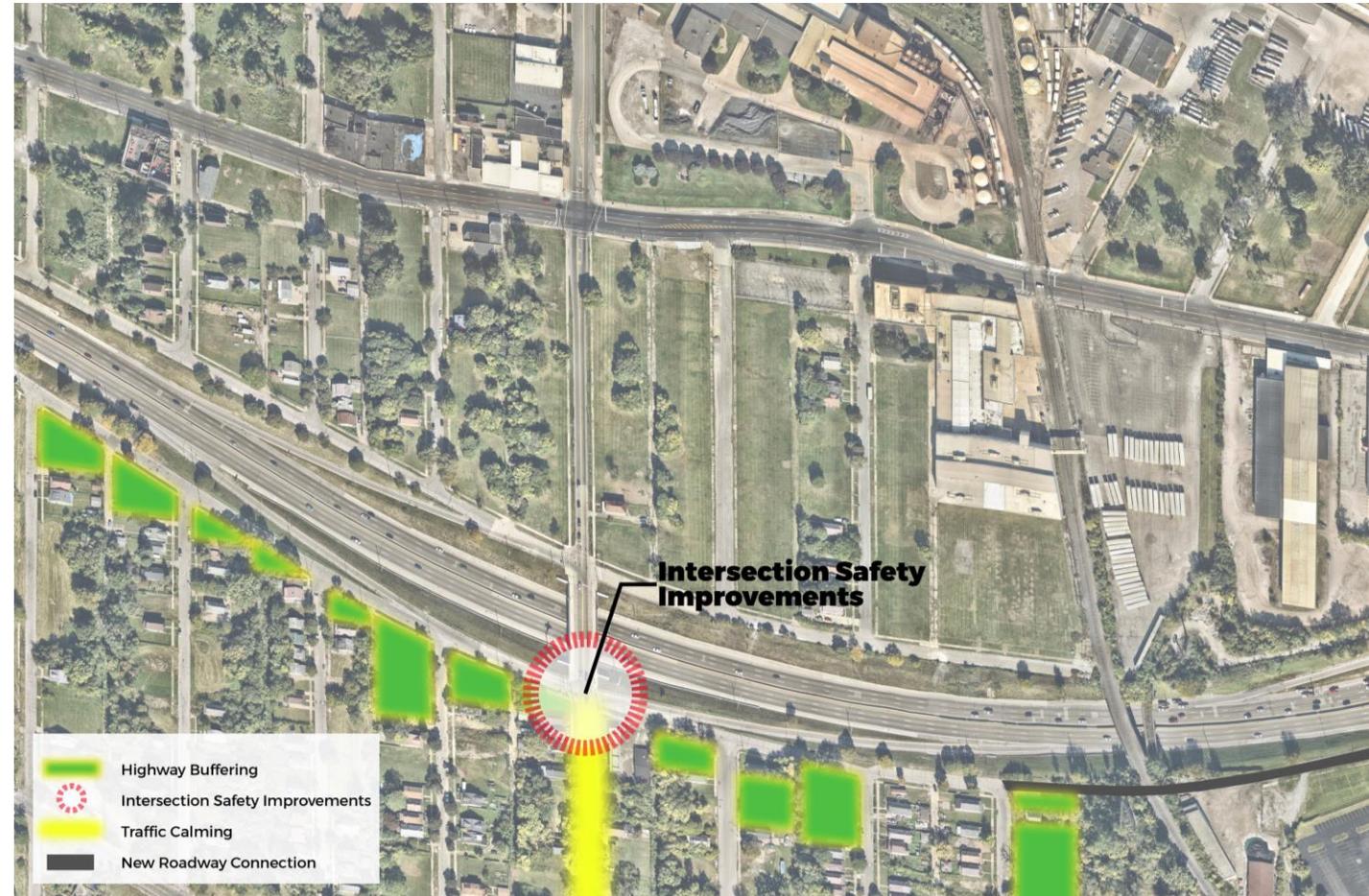
MOBILITY AND STREETS

- Focus on improving safety and mobility throughout planning area
 - Safety and Buffering Near I-94
 - Speed Reduction
 - Transit & Non-Motorized Connections
 - Coordinate Future Development with Street Projects



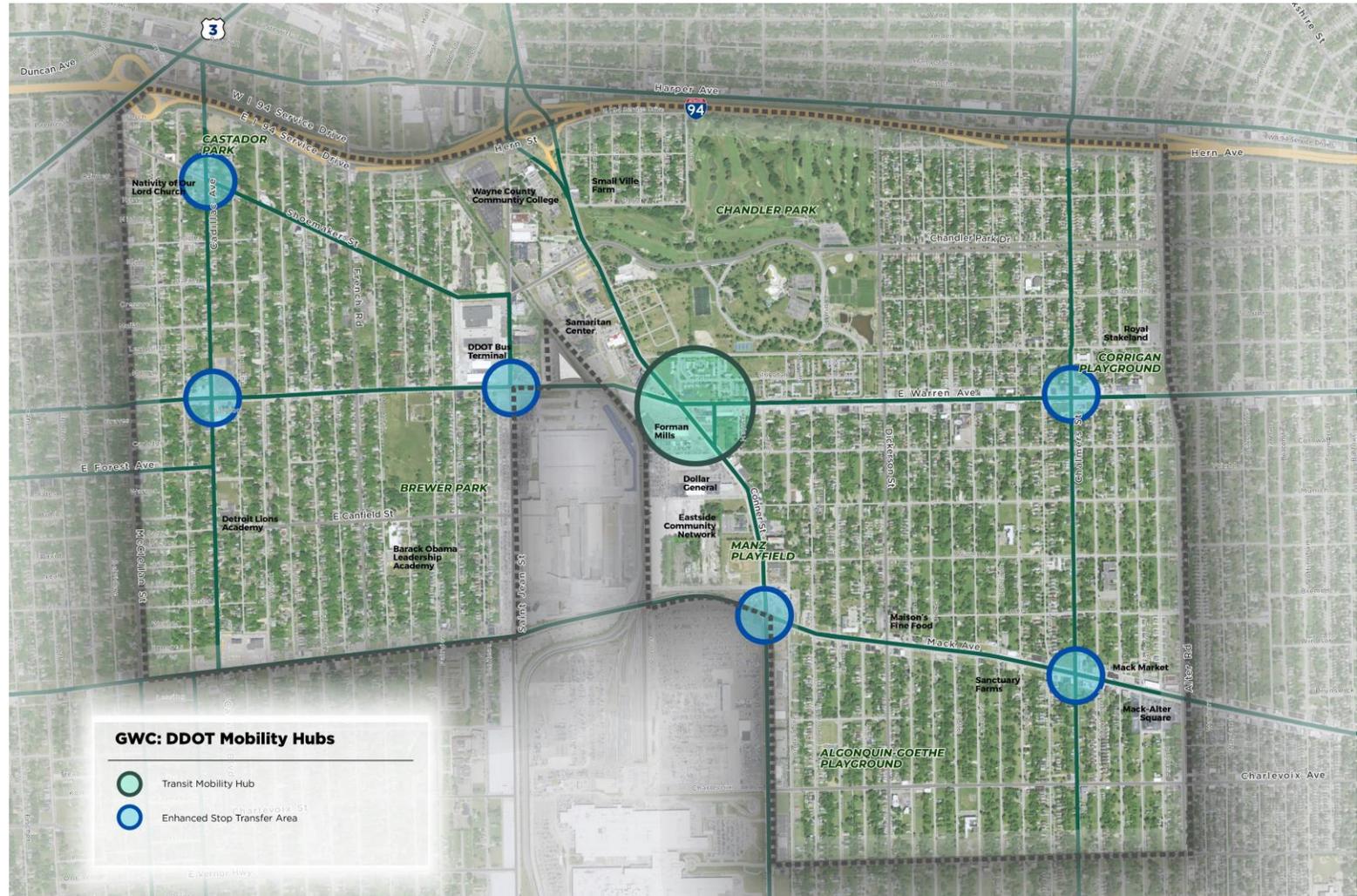
I-94 SAFETY IMPROVEMENTS

- Improve safety on residential streets and buffer residents from I-94:
 - Intersection Safety Improvements at French Rd
 - Buffer homes near service drives using DLBA land
 - Pedestrian oriented bridge crossings



NEIGHBORHOOD TRANSIT HUBS

- Better connect residents to the transit network
 - Mobility hub near Conner and Warren intersection
 - Stop infrastructure improvements at route intersections



SLOW STREETS

- Reduce vehicle speeds and cut throughs on neighborhood streets
 - Speed Humps
 - Chicanes
 - Curb Bump Outs
 - Pedestrian Crossing Islands
 - Mini Roundabouts



TRUCK ROUTES

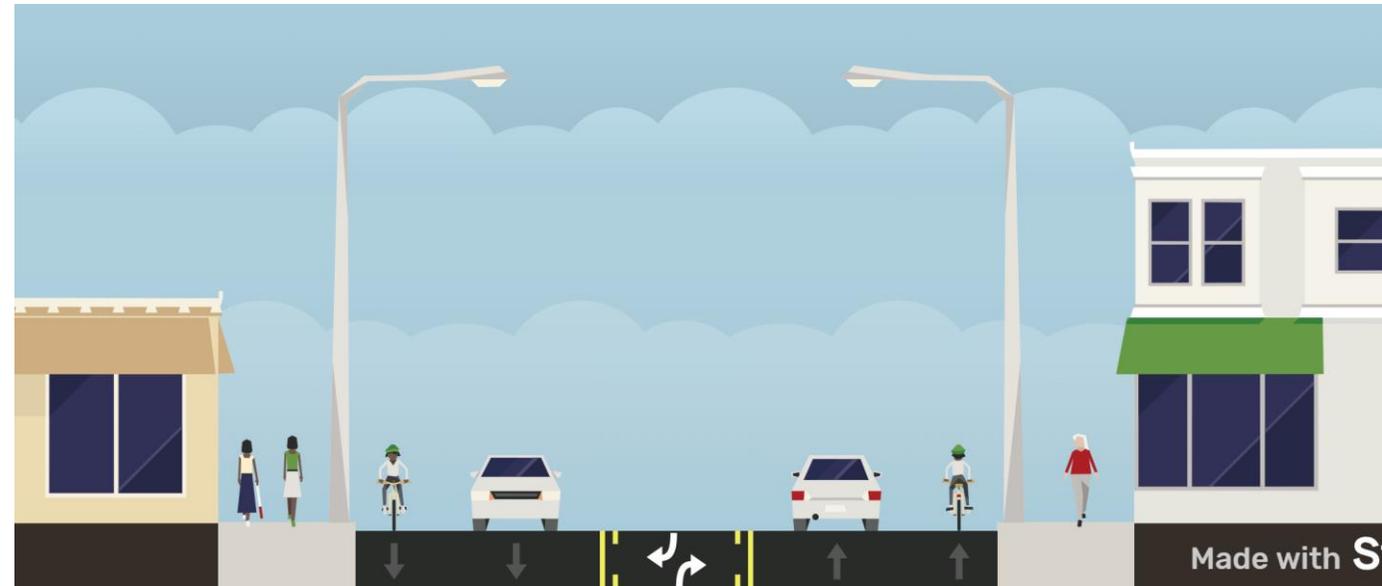
- Reduce heavy truck traffic on neighborhood streets
 - Enforcement of Truck Routes
 - Industrial buffering standards along routes
 - Discourage truck traffic through neighborhoods



TWO WAY CONVERSION OF WARREN/FOREST

Improve mobility through the west side of the planning area

- Removal of one-way pair of Warren and Forest Avenues to Dequindre Rd



NEXT STEPS

- In-Person Public Meeting
 - Tonight! 6 PM at the Samaritan Center
- Development of CBO Implementation procedures
- Development of Final Focus Area Recommendations
- Development of Final Plan Document
- Public Meeting 4 – Spring 2024