

# **GREATER WARREN/CONNER**

## **NEIGHBORHOOD FRAMEWORK PLAN**

VIRTUAL PUBLIC MEETING

April 20, 2023



DEPARTMENT OF  
Planning &  
Development



# AGENDA

- Welcome
- Why Do a Neighborhood Plan?
- What We've Heard
- What We've Learned
- Next Steps

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

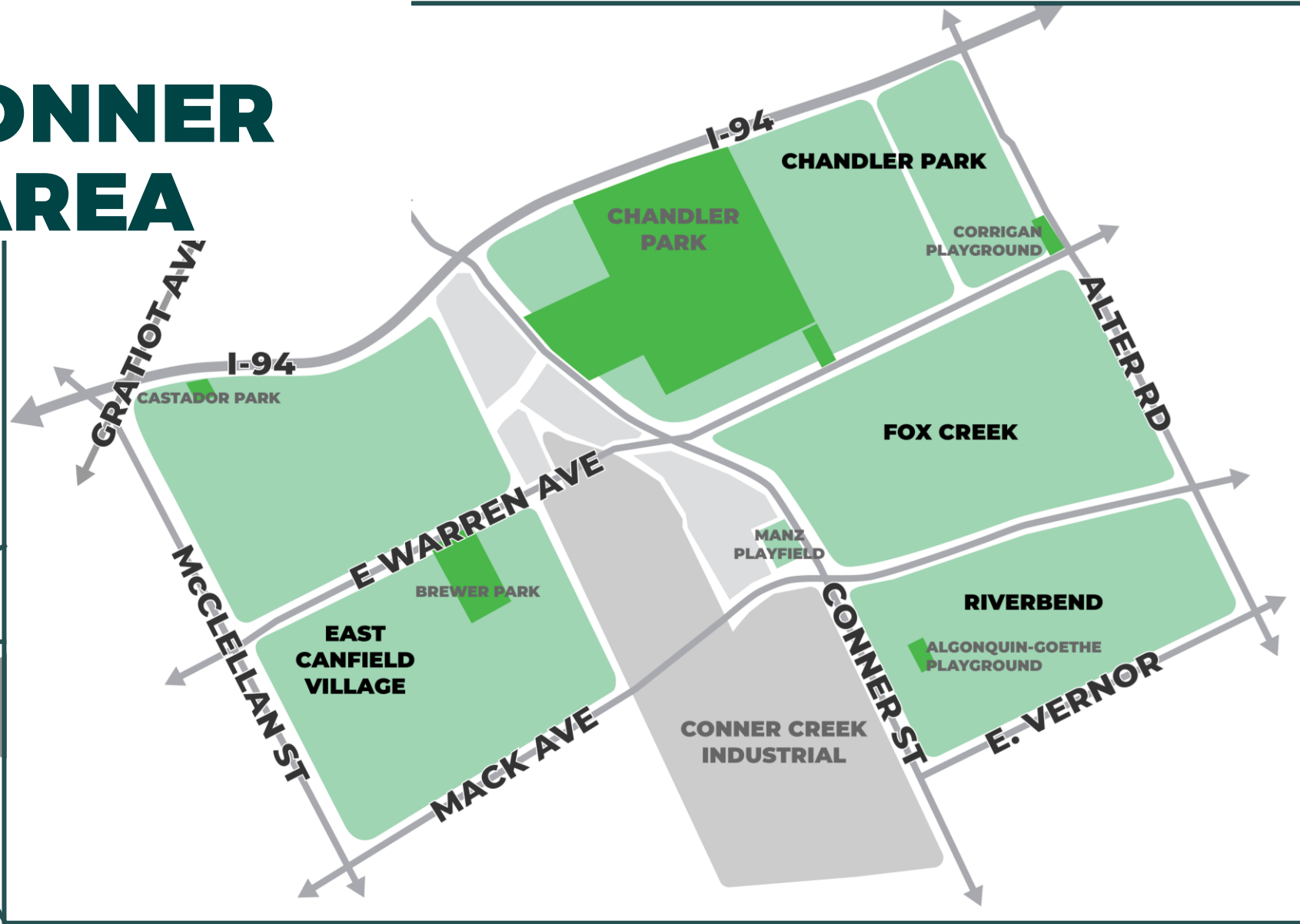
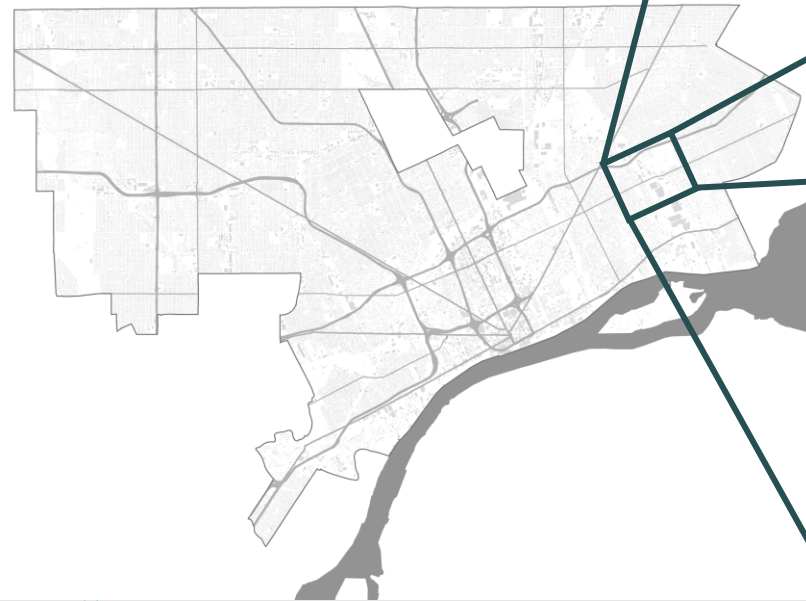
**WHY DO A NEIGHBORHOOD PLAN?**

**one city for all of us**



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

# GREATER WARREN/CONNER PLANNING AREA



# PLAN FOCUS AREAS



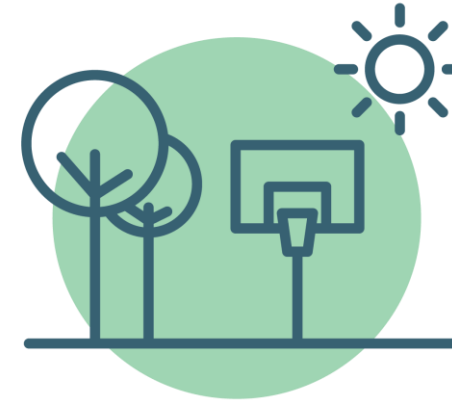
**Neighborhood  
Stabilization**



**Commercial &  
Economic  
Development**



**Mobility and  
Streets**



**Parks & Open  
Space**



**Climate  
Resiliency &  
Health**

# PROJECT TIMELINE





# WHAT WE'VE HEARD

# COMMUNITY MEET & GREET



- February 2<sup>nd</sup> at the Samaritan Center
- What We Heard:
  - Concerns around spending Neighborhood Impact Fund
  - Air quality issues in neighborhood
  - Flooding problems
  - Changes in streets have increased traffic on neighborhood roads

# COMMUNITY CONVERSATIONS

- Meeting with neighborhood groups throughout the project to meet people where they are
- Met with following groups so far:
  - Canfield Consortium
  - Friends of Parkside
  - Chandler Park Conservancy
  - Brilliant Detroit
  - LEAP Neighborhood Improvement Committee
- Others are scheduled and will continue to happen throughout plan

**Who Else Should We Be Reaching Out To? Add Your Ideas To The Chat!**

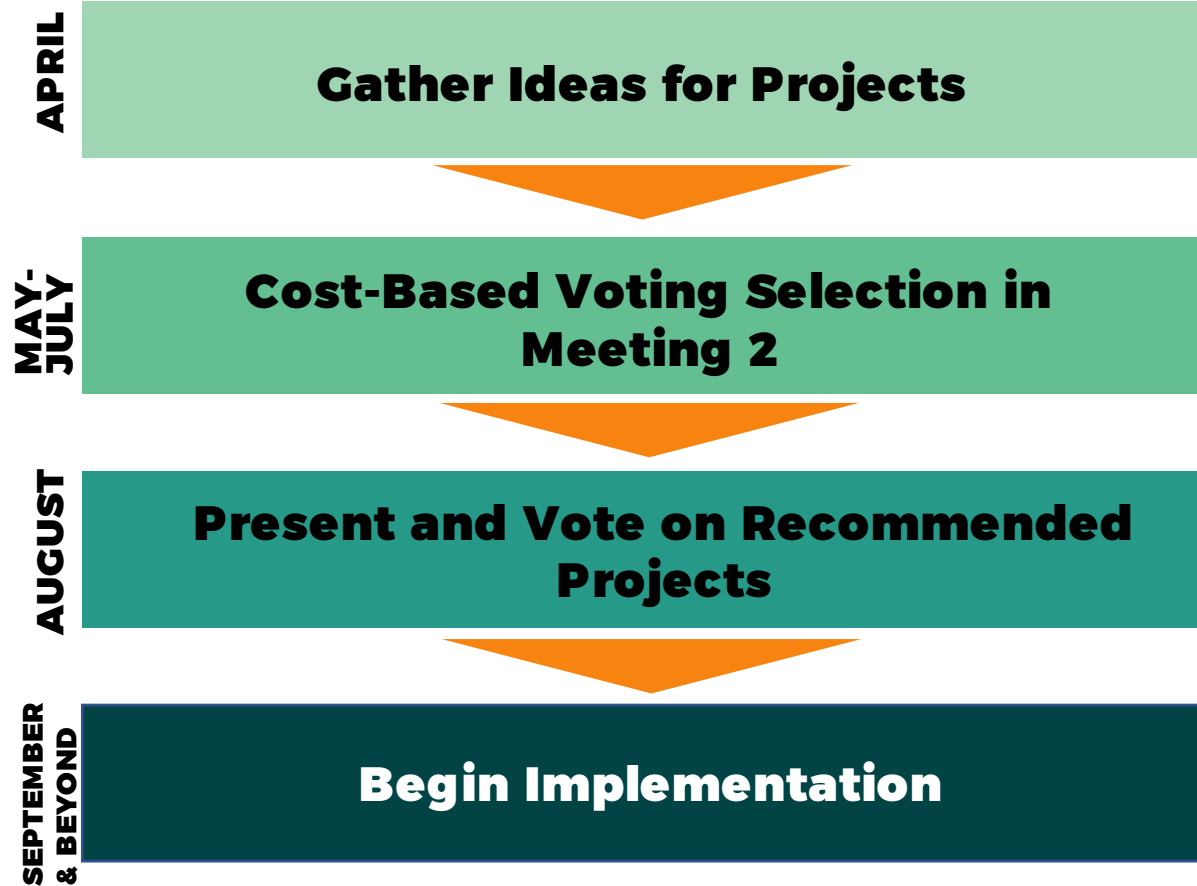
# SHIFTING THE APPROACH

## Plan Needs To Address Two Priorities

- Identify specific Stellantis (FCA) CBO – Neighborhood Impact Fund priorities now
- Begin thinking about long-term goals for neighborhood

**Framework Plan recommendations will build on the Neighborhood Impact Fund priorities**

# IMPLEMENTING PRIORITY PROJECTS



# WHAT WE'VE LEARNED

# EXISTING COMMUNITY PLANS

Learning from the work that has been completed by other community entities

- LEAP (Phase 1, 2, & 3)
- Good Stock Neighborhood Framework
- Streets for People
- Sustainability Action Plan
- Mack Ave Improvement Plan
- Canfield Connect,
- I-94 Modernization
- Chandler Park Master Plan
- DWSD Capital Improvement Plan
- Parks and Rec Strategic Plan
- Vibrant Blocks for Business



**Are There Any Other Studies or Plans We've Missed?**

# NEIGHBORHOOD PROGRESS

Progress has been made in the planning area to stabilize the neighborhoods and set the stage for the recommendations of this plan.

**\$1.2M**

**Home Repair Programs**

**\$950K**

**Vacant Home Rehab & Stabilization**

**\$14M**

**Chandler Park Improvements**

**\$150K**

**Green Stormwater Management**

**\$7M**

**Career Technical Education Programs**

**\$50K**

**Computer Lab & Library at Obama Academy**



# ADDRESSING NEIGHBORHOOD BLIGHT



**1,045**

**Demos Completed**

**96**

**Planned Demos**

**225**

**Homes Repaired or Stabilized**

**502**

**Public Home Sales**

**\$20M**

**Spent on Demos  
since 2014**

**\$950,000**

**Spent on Stabilizations  
& Rehabs**

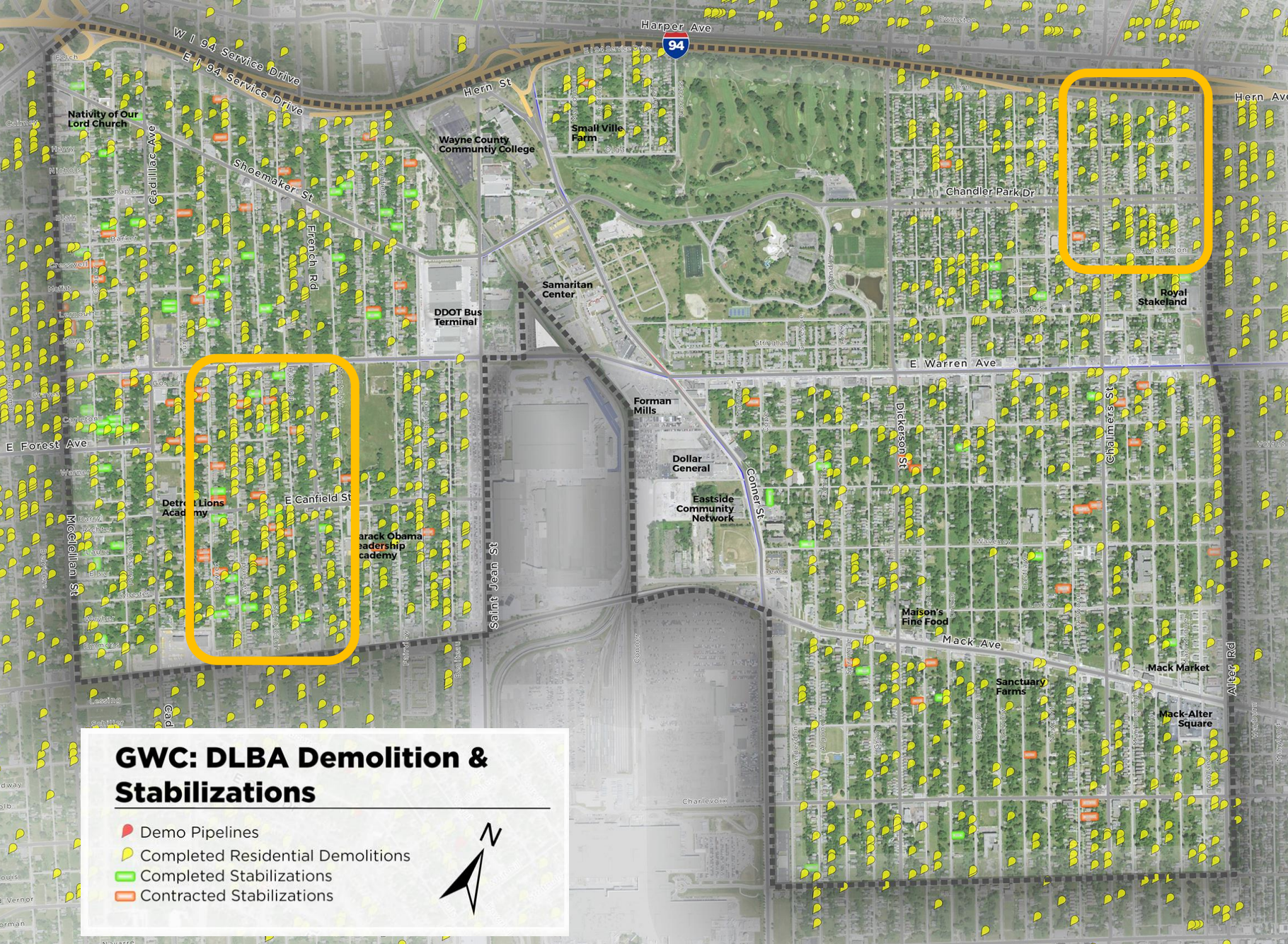
**An Additional**

**\$1M**

**Is Planned for Blight  
Removal**

# DEMOLITIONS & STABILIZATIONS

- Blight remediation efforts throughout the planning area



## GWC: DLBA Demolition & Stabilizations

- ▶ Demo Pipelines
- 🍃 Completed Residential Demolitions
- 🌿 Completed Stabilizations
- 🍂 Contracted Stabilizations



# PROPERTY VALUES ARE RISING

Since 2017, the average home sales price in the planning area have increased by over **\$37,000**.

**185**

**Private Home Sales  
Since 2017**

**\$10,500**

**Average Sales Price  
in 2017**

**\$47,900**

**Average Sales Price  
in 2022**

# ECONOMIC OPPORTUNITY & BUSINESS SUPPORT



**\$7M**

**Career Technical Education Programs at Southeastern HS**

**55**

**Blighted Commercial Structures Removed**

**\$115K**

**Motor City Match Support for Neighborhood Businesses**

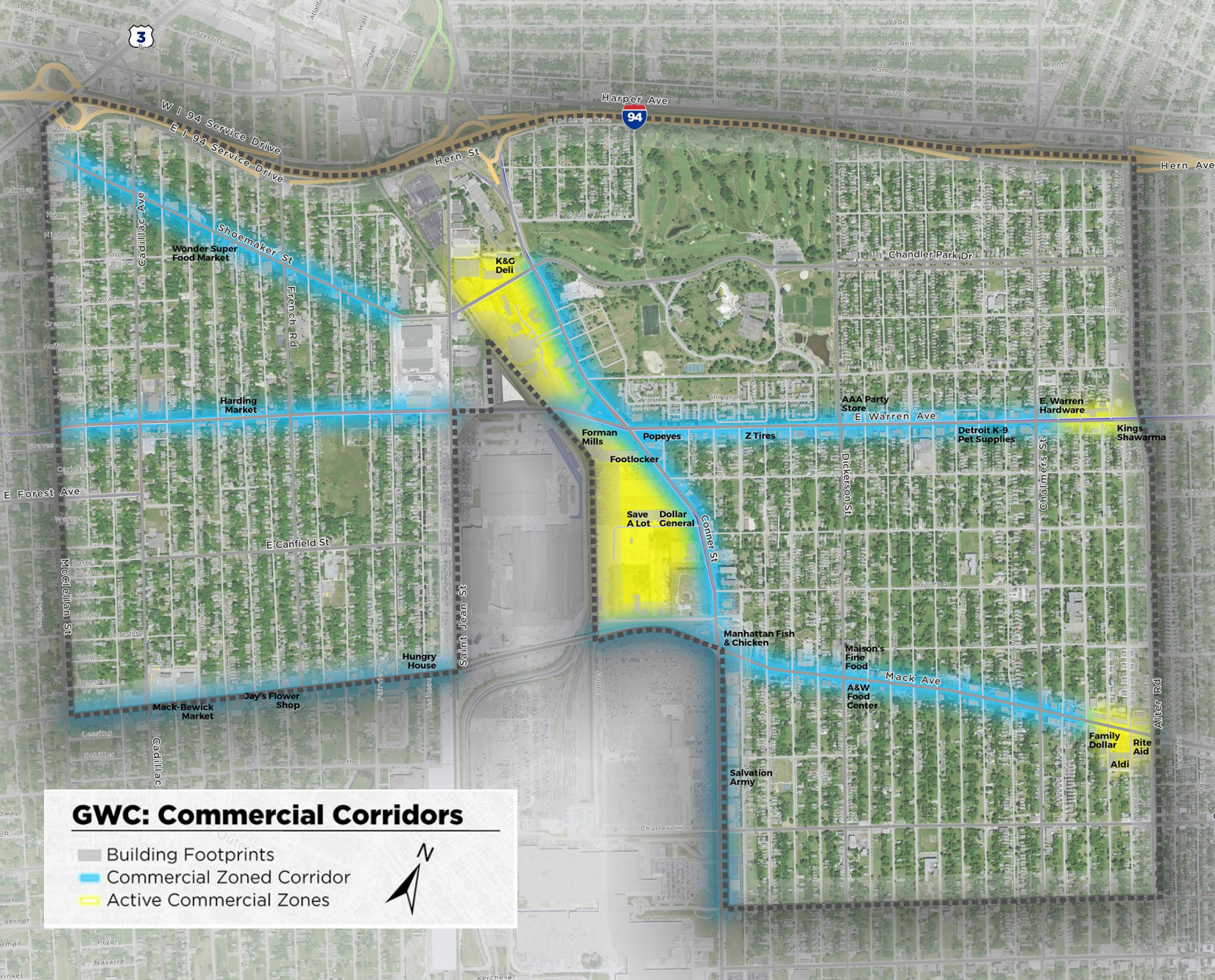
# COMMERCIAL CORRIDORS

Commercial Corridors:

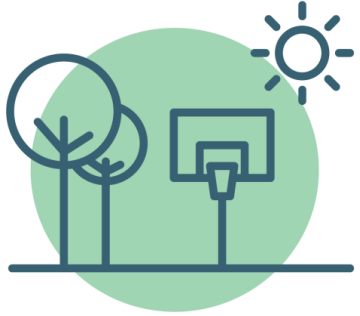
- Mack Ave,
- E. Warren Ave
- Conner St
- Shoemaker St

Active Commercial Nodes

- Conner/Warren
- Mack/Alter
- Shoemaker/Conner
- Warren/Alter



# PARKS AND OPEN SPACE



**\$14M** Total Investment in Chandler Park since 2015

- Skatepark
- Community Garden
- Athletic Field
- Basketball Courts
- Environmental Education Plaza

**\$60K** Investment in Algonquin-Goethe Park

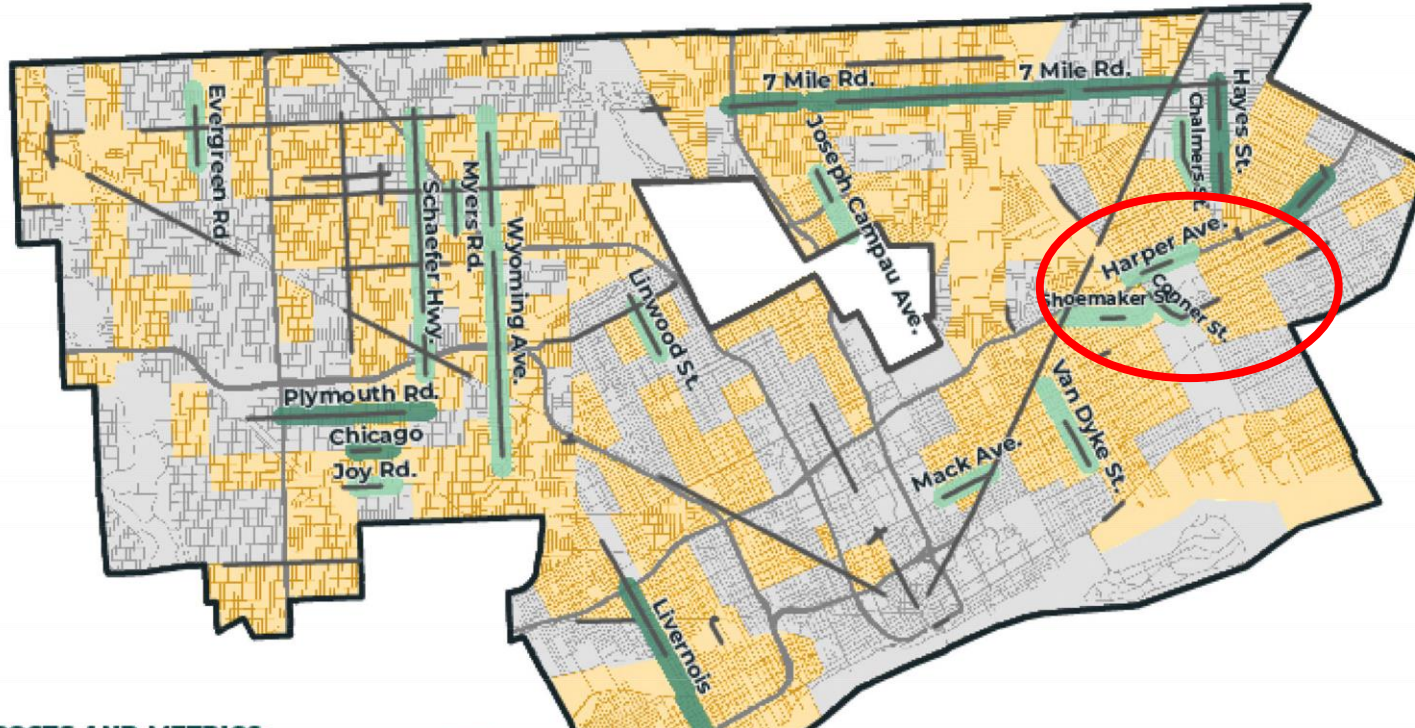
- Basketball Courts

# PARKS

- Most residents within a 10-minute walk
- Opportunities to improve access into parks



# MOBILITY AND STREETSCAPE



**2.2 Miles**  
**Streets In Need of**  
**Safety Improvements**

**\$660,000**  
**Planned Safety**  
**Improvements**

**LEGEND**

- High Injury Network
- Rapid Implementation projects
- Enhanced Protection projects
- Highways
- Local Streets
- Historically Disadvantaged Census Tracts
- City of Detroit

**COSTS AND METRICS:**

- Estimated cost of \$300,000 per mile
- 17.6 miles of proposed safety projects

Approximately \$5.3 million of Improvements

**RAPID IMPLEMENTATION**

**Typical project characteristics:**

- Reallocation of street space ("Paint & posts")
- Quick build, quick impact
- To be completed within approximately 1 year of grant award

**COSTS AND METRICS:**

- Estimated cost of \$1,400,000 per mile
- 13.7 miles of proposed safety projects

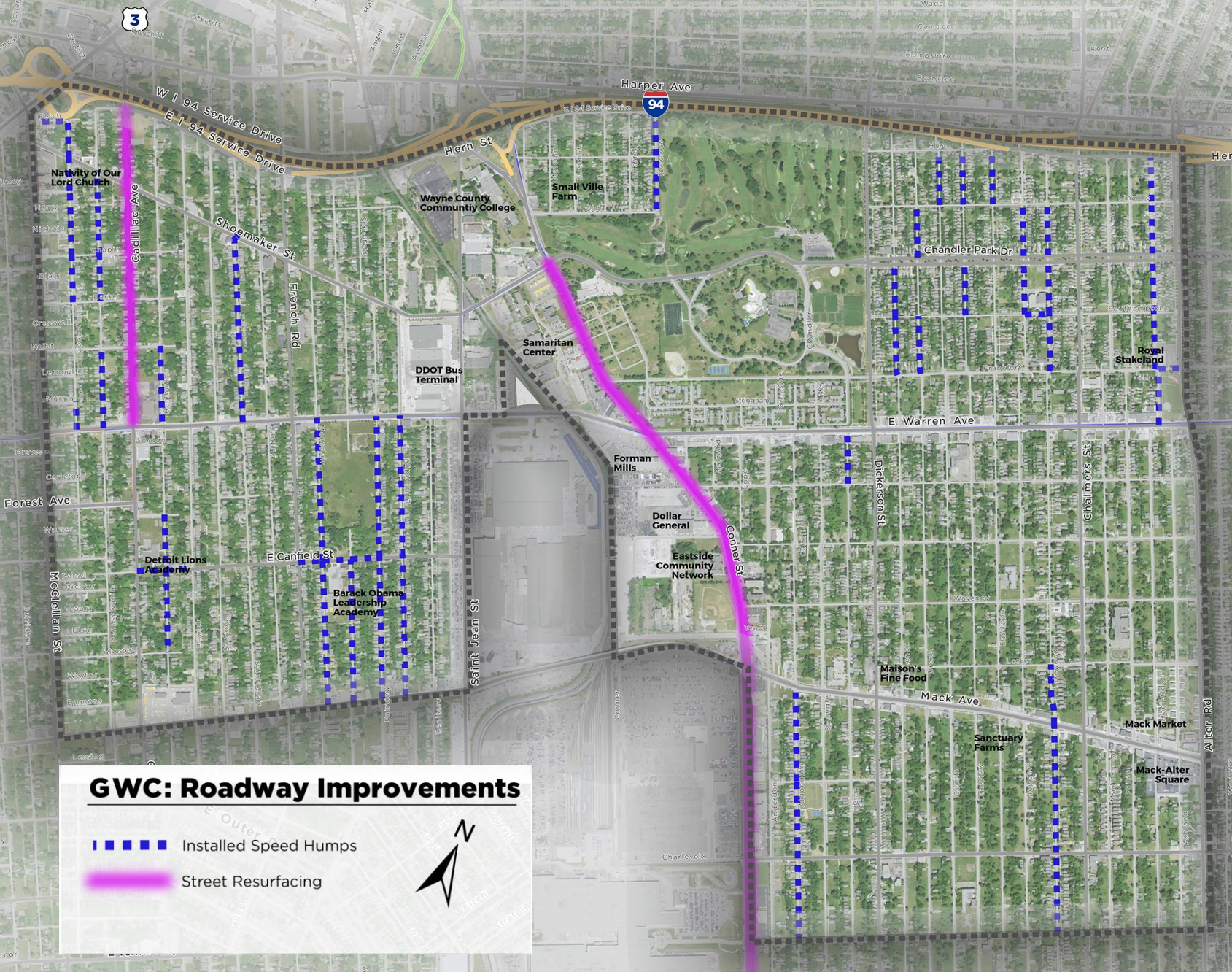
Approximately \$19.3 million of Improvements

**ENHANCED PROTECTION**

**Typical project characteristics:**

- Full scope redesigns ("Concrete & curbs")
- More substantial design & traffic interventions
- Long-term safety investments





**GWC: Roadway Improvements**

- ■ ■ ■ ■ Installed Speed Humps
- █ Street Resurfacing

# ROADWAY IMPROVEMENTS

**\$500K**

**Speed Hump Installation**

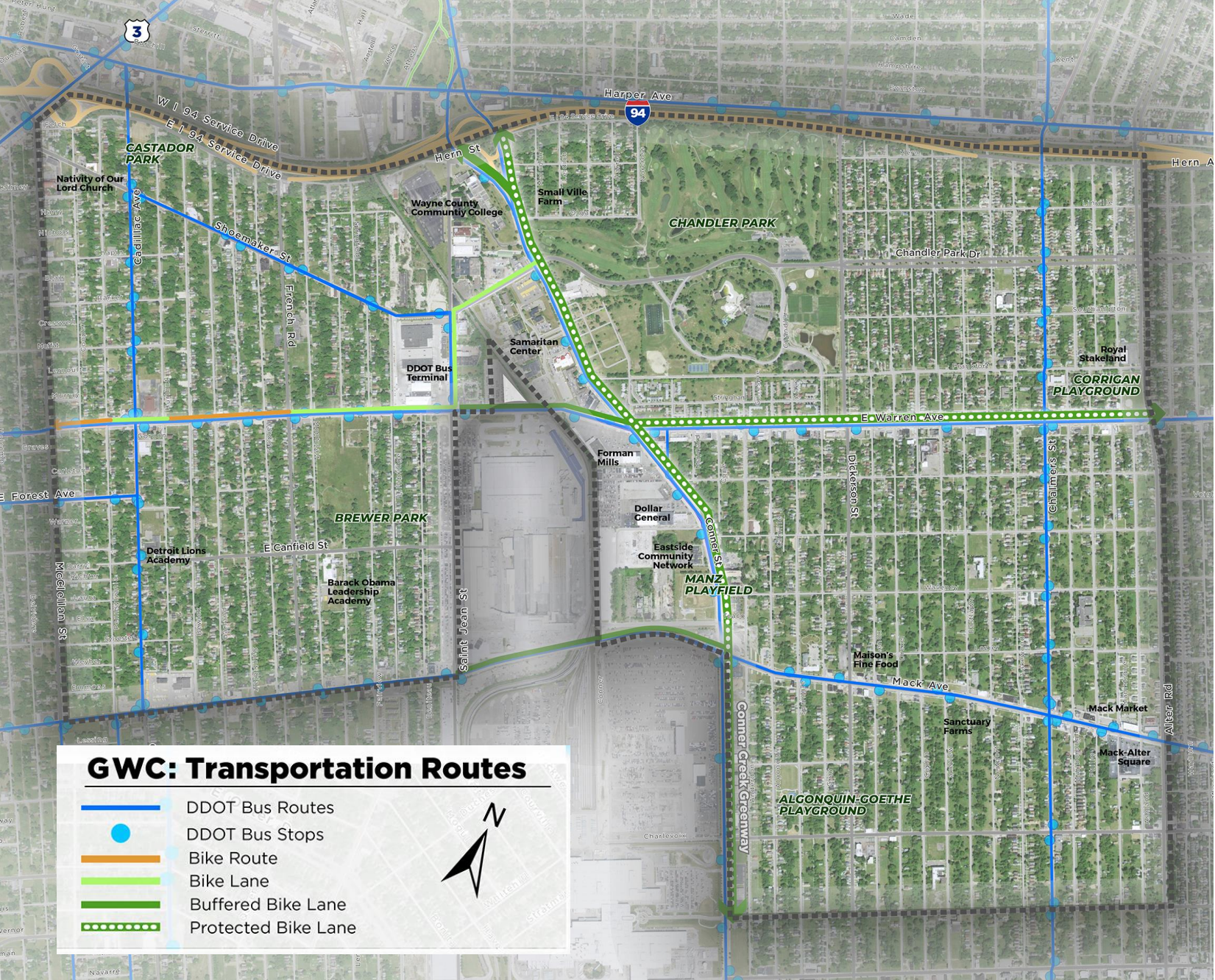
**\$3.8M**

**Road Resurfacing**

**Goal is to reduce speeding and increase safety throughout the City**

# MOBILITY

- 6 different bus routes
- Bicycle facilities along Warren, Conner, and Mack
- Iron Belle Trail and Conner Creek Greenway



# CLIMATE RESILIENCY & HEALTH

## Projects Planned To Address Environmental Issues



**Green Stormwater Infrastructure  
Treatments to Address Flooding**

**Conner Creek Stormwater Pumping  
Station as Part of I-94 Modernization**

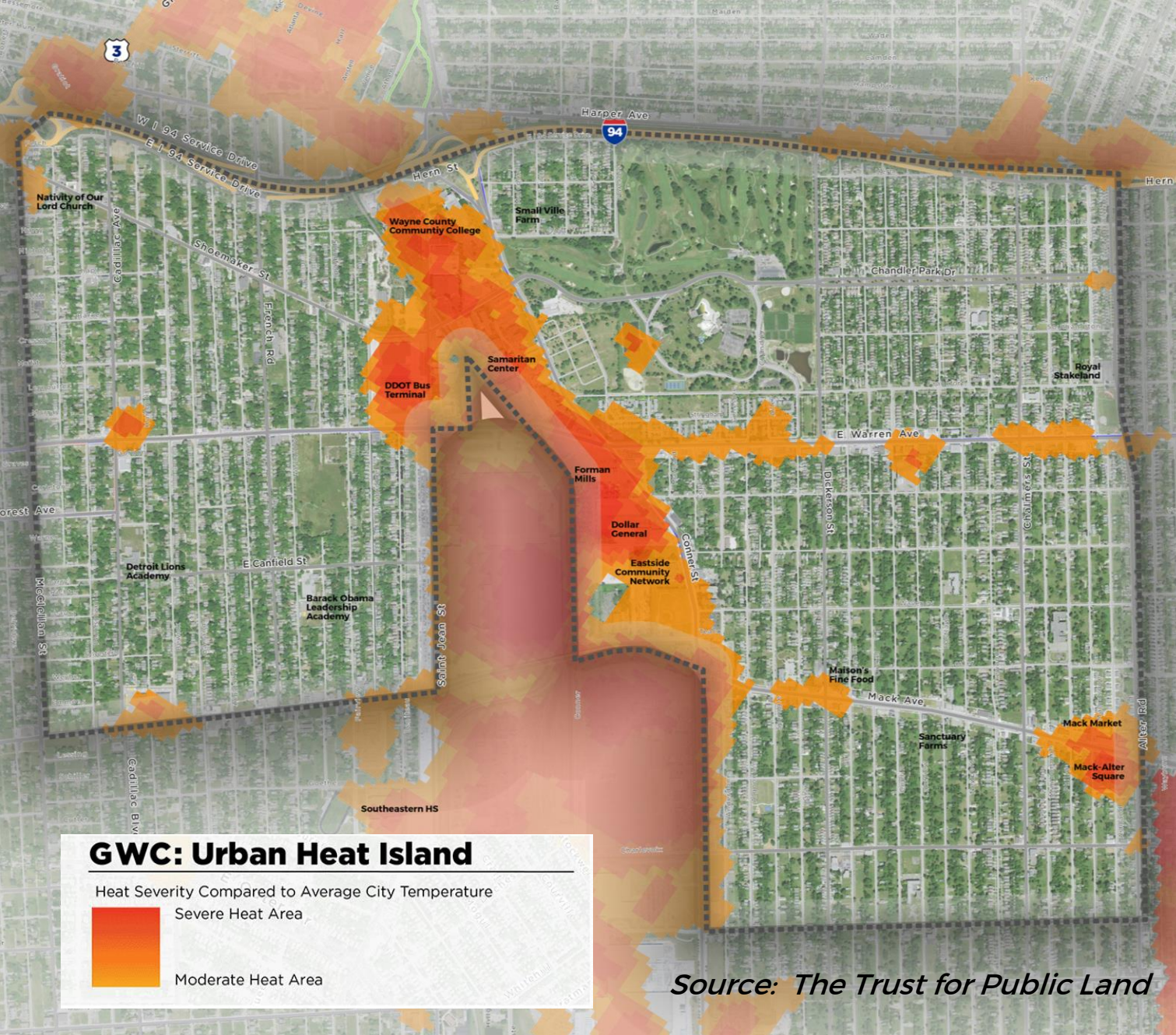
**Basement Backup and Flood Prevention  
Program Coming Fall 2023**

**Resiliency Hub at ECN Headquarters to Provide  
Support During Weather Emergencies**

**Citywide Effort to Plant 75,000 Trees To  
Address Extreme Heat and Climate Effects**

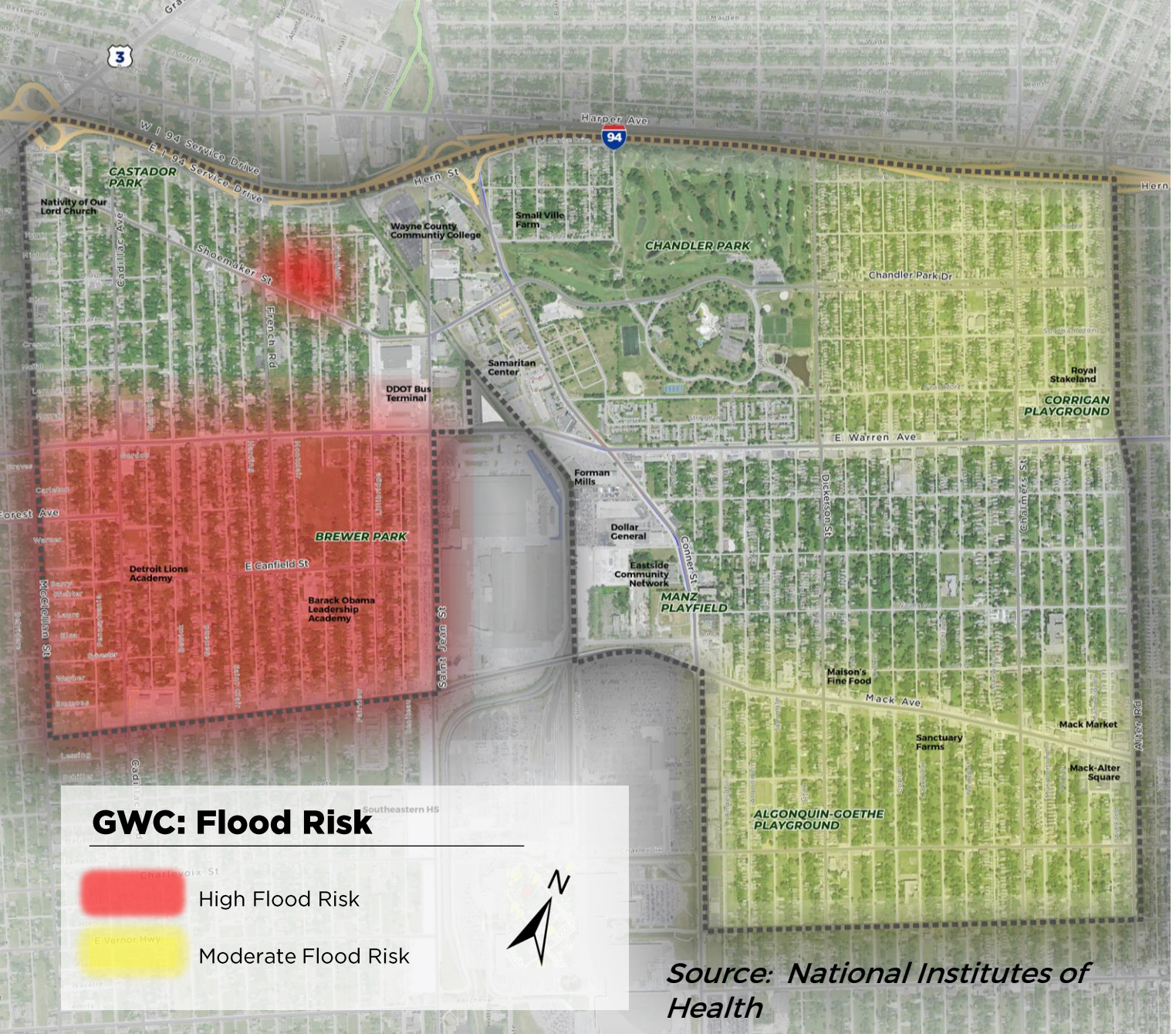
# HEAT SEVERITY

- Temperatures are highest in areas with more concrete
- Central area of Planning Area is hottest



# FLOOD RISK

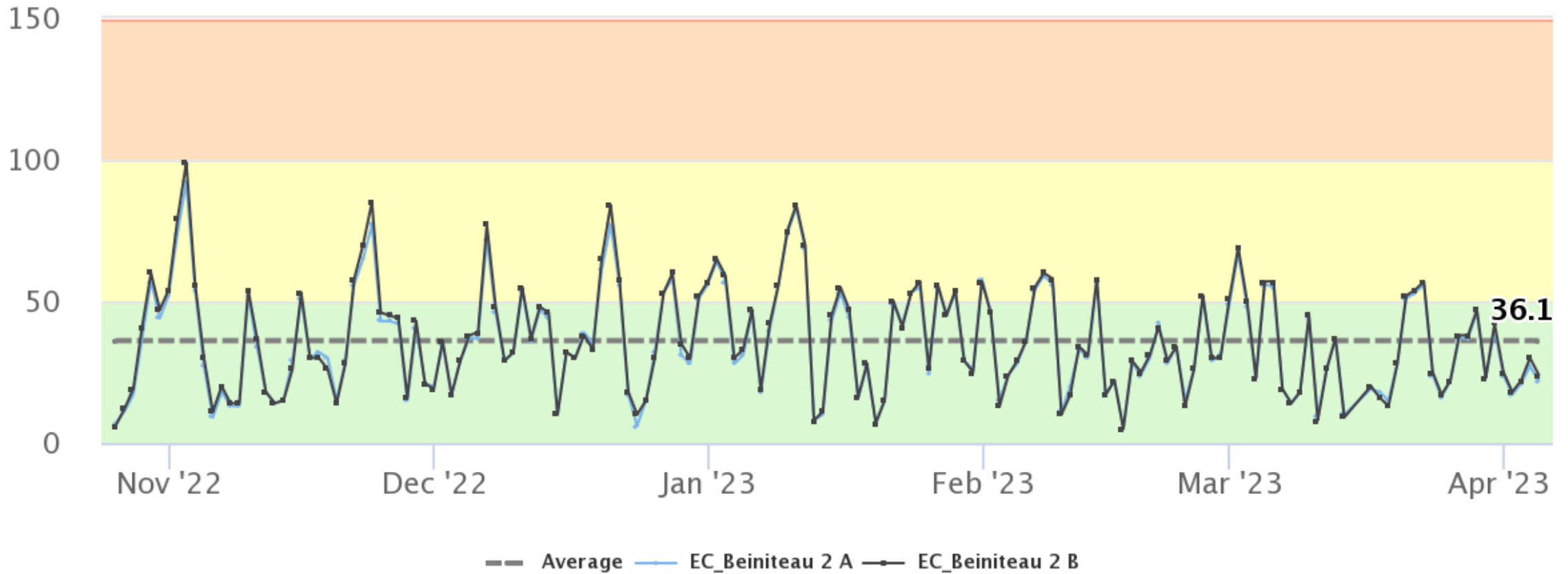
- Risk of home flooding based on survey data of 4,000 homes
- High flooding risk on the west side
- Moderate risk on the east side
- High amounts of concrete and impervious surfaces



Risk based on from 2021 UM and WSU research

# AIR QUALITY

## Beniteau St Monitoring Station - US EPA PM 2.5 AQI



**Air quality is consistently in a higher risk zone**

PurpleAir.com

# AIR QUALITY UPDATES

**The State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) is responsible for air pollution permits and enforcement of any violations**

- Residents can report air quality complaints (such as odors) to the EGLE Complaint Hotline at:
  - 1-800-292-4706 or by visiting <https://www.michigan.gov/egle/about/organization/air-quality>
  - **EGLE Stellantis Website:** Updates and information from EGLE including Air Sampling Data, Current Air Quality Violations and Enforcement Action is available at <https://www.michigan.gov/EGLEStellantis>

**In 2021 -2022, Stellantis (FCA) Mack Assembly Plant was subject to EGLE enforcement for reported violations and is currently taking corrective action in accordance with a December 2022 consent agreement with EGLE including:**

- Update and implementation of “Nuisance Minimization Plan for Odors” for Mack Assembly Plant
- Installation of a second Regenerative Thermal Oxidizer (RTO) at the Mack Assembly Plant to reduce odors –to be operational no later than June 30, 2023
- Installation of a new Building Management System at Southeastern High School to improve air quality and energy efficiency at the school
- Payment of a \$136,832 fine to the State of Michigan

**In January 2023, EGLE began escalated enforcement action against the Jefferson North Assembly for excess emissions. Additional updates will be provided on the EGLE Website**

# AIR QUALITY UPDATES

## **City of Detroit Funding for Indoor Air Purifiers**

- Detroit City Council included a request in the most recent budget (2023 -2024) to fund 200 indoor air purifiers for residents adjacent to the Stellantis Assembly Plants
- Appropriated \$200,000 to the Public Health Fund in BSEED (Buildings, Safety Engineering, and Environmental Department)
- More details will be forthcoming

## **Air Quality Monitoring**

- In 2020, Stellantis installed a new air quality monitoring station (measuring PM 2.5 and NO2) at the north end of the Mack Assembly Plant. Data from the monitor is reported quarterly to EGLE and shared with the residents via a quarterly newsletter
- 2021-2023: US Environmental Protection Agency (EPA), Michigan Department of Health and Human Services (MDHHS) and EGLE have conducted various mobile and on-site air quality monitoring and sampling. Results are updated and available at: <https://www.michigan.gov/EGLEstellantis>
- City of Detroit BSEED is currently evaluating the need for additional air quality monitoring stations in the area

## **Stellantis (FCA) Contact Information**

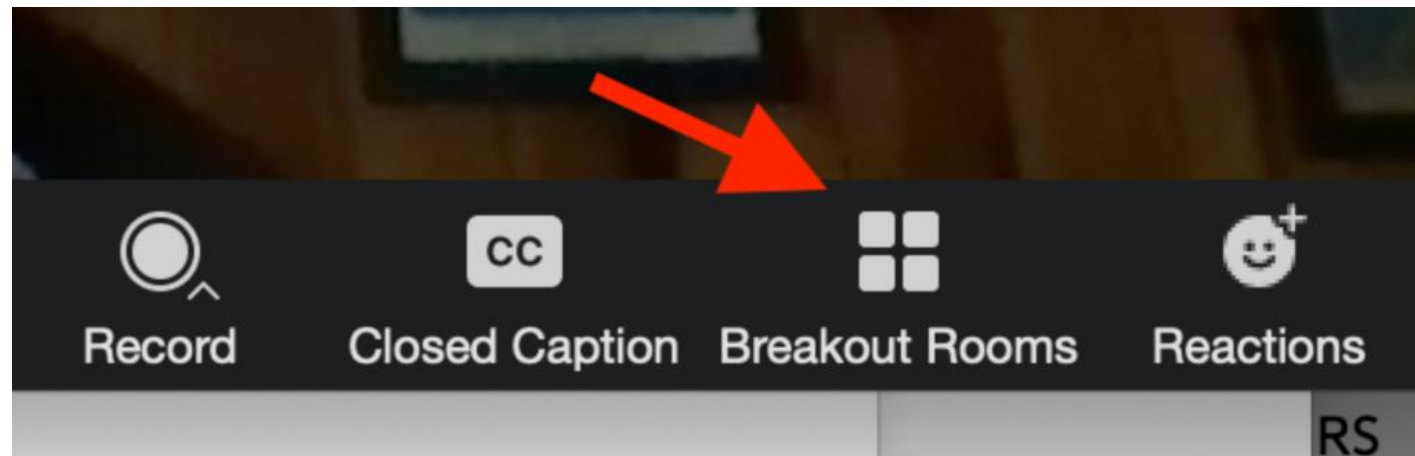
- Connect directly with Stellantis (FCA) for information from the company regarding the Detroit Assembly Project-The City of Detroit is not responsible for this content
- <https://stellantis4detroit.com> or [Stellantis4Detroit@Stellantis.com](mailto:Stellantis4Detroit@Stellantis.com)-email to sign up for quarterly newsletters and other direct communications from Stellantis (FCA) [Stellantis4Detroit Newsletters](#)
- 24-hour Hotline to report problems related to Stellantis(FCA) related truck traffic: 1-800-REPORT-9 (737-6789)



# BREAKOUT GROUPS

# BREAKOUT GROUPS

- Small group conversations to talk about specific priorities for the neighborhood
- Each group will have a facilitator to help guide the conversation
- Spend 20 minutes in breakouts
- Report out to larger group



# DISCUSSION

- What are the most important issues that must be addressed to improve the health and quality of life in your community?
- What parks do you use and what do you do there?
- Where do you travel regularly? How would you like to get around?
- What improvements would you like to see on homes in your neighborhood? Where are these needed most?
- What types of stores or amenities are missing in your neighborhood?
- Have you experienced flooding or long power outages where you stay? How frequent are these happening?

# NEXT STEPS

- In-Person Open House
  - 6 PM at Samaritan Center
- Identification of Neighborhood Opportunities
- Sidewalk Detroit Festival at Brewer Park
- Development of Draft Recommendations



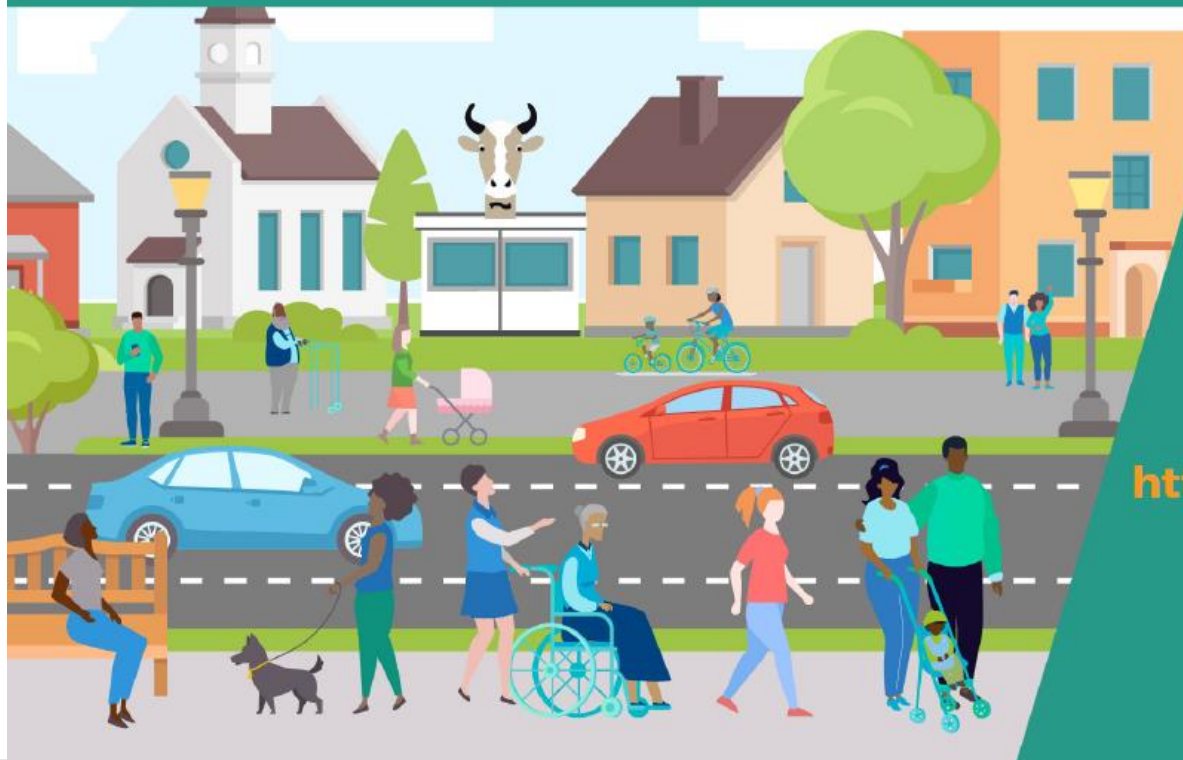
# GREATER **WARREN/CONNER** NEIGHBORHOOD FRAMEWORK PLAN

**The City of Detroit is working with you to develop the Greater Warren/Conner Neighborhood Framework Plan to guide growth and investment throughout your community.**

# JOIN US!

## First Neighborhood Planning Meeting

**For more information:**  
greaterwarrenconner@detroitmi.gov



## 2 Ways to Participate on April 20<sup>th</sup>

**1) Attend virtual meeting  
at Noon-1:00<sup>pm</sup>**

**Join Via Zoom at:**  
[https://bit.ly/GreaterWarrenConner\\_Mtg1](https://bit.ly/GreaterWarrenConner_Mtg1)

**2) Attend meeting in person  
at 6-7:30<sup>pm</sup>**

**Samaritan Center (Kilpatrick Room)  
5555 Conner St. | Detroit, MI 48213**