Introduction

Planning Context
This will be similar in all of the communities. Short and direct.

Community History
~400 words or less

Community Engagement
Summary provided by Michigan Rural Council; similar format to be followed in B&R’s engagement in River Rouge

Values and Goals
Summary provided through the Michigan Rural Council

Community

Regional Context
A description of the community’s relationships to neighboring communities, the County, the Prosperity Region, and other organizations.

Demographics
Infographic of indicators used for all RT communities, to be created from existing reports.
- Population
- Poverty
- Unemployment
- Labor participation
- Renter occupied units
- Vacancy rate
- Households on food stamps
Supplemented by a few more
- Age distribution
- Racial composition
- Disability status
- Foreign born
- Educational attainment
- Median household income
- Percentage of children in poverty
NOTE: Include some of the Prosperity Index developed for the Boardman

Existing Land Use
General land use provided through a combination of assessment records and aerial photography. Generalized to denote patterns of land development.

Economics
- Dominant industries
- Indicator analysis? (manufacturing to retail; public to private; etc?)
Retail leakage

Assets and Amenities
  Natural
  Cultural and historic
  Recreational

Public Facilities and Services
  Water supply
  Wastewater treatment
  Stormwater management, including green infrastructure (if available)
  Waste management, including recycling

Corridors

Complete Streets
  Drive alone to work
  Households with no vehicles

Transportation Typologies
  Main Street
  Urban center streets
  Commercial arterials
  Industrial
  Neighborhood connectors
  Residential
  Alley

Networks and Interconnectivity
  Road
  Nonmotorized
    Connectivity: bicycle parking, traffic calming, pedestrian lighting, streetscape elements;
    pedestrian facilities required with development
  Transit
  Water
  Rail

Primary Corridors

Downtown and Districts

Downtown
  Development area boundaries
  Mixed use, pedestrian, and transit elements
    Placemaking elements: build-to lines, open store fronts, outdoor dining, ground floor
    signage standards, public realm standards, pedestrian-friendly elements, preservation of
    sensitive historic and environmental features

Districts
  Industrial districts allow for related compatible uses that serve New Economy businesses

  If DDA present
  Fieldwork, community
  Local / Regional EDC
Neighborhoods

Complete Neighborhoods
- Centers
- Boundaries

Housing Typologies

- Median home value
- SMOCAPI / GRAPI

Characteristics
- Non-traditional housing: Accessory dwelling units, attached single-family, stacked flats, live/work, co-housing, mixed-income housing, residential units above nonresidential

Condition

Target Markets and Formats

Neighborhood Typologies

- Generalized assessment based on broad factors, for example, primary type of housing, density, walkability.

Gap Analysis

- Determine the apparent gap between what type of housing exists and what type of housing is suggested through the TMA

Sites

Priority Redevelopment Areas

- Identification
- Strategies

Downtown Redevelopment

- Strategies
- Tools

Plan

Recommendations

Action Plan

- Goal
- Action
- Timeline
- Responsible parties

Capital Improvements Summary

Future Framework

Future Land Classification

Zoning Plan

- Review Site Plan provisions to determine applicability to RRC
- Relationship between FLUM and Zoning District Intent statements

Additional considerations
- Parking: Reductions for on-street and public parking; shared parking agreements; parking maxes or waivers; EV charging stations; bicycle parking

Land Use | USA

B&R

Fieldwork

B&R

B&R / ARS

ARS

B&R

B&R

B&R with assistance from the Planning Commission

B&R