

# Master Plan Outline

October 7, 2016

## Introduction

### Planning Context

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

B&R

### Community History

~400 words or less

Community

### Community Engagement

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

Michigan Rural Partners

### Values and Goals

Summary provided through the Michigan Rural Council

Michigan Rural Partners

## Community

### Regional Context

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

B&R

### Demographics

Infographic of indicators used for all RT communities, to be created from existing reports.

PRT reports and EUPRPDC

*Population*

*Poverty*

*Unemployment*

*Labor participation*

*Renter occupied units*

*Vacancy rate*

*Households on food stamps*

Supplemented by a few more

EUPRPDC

*Age distribution*

*Racial composition*

*Disability status*

*Foreign born*

*Educational attainment*

*Median household income*

*Percentage of children in poverty*

*NOTE: Include some 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.

EUPRPDC

### Economics

*Dominant industries*

EUPRPDC

*Indicator analysis? (manufacturing to retail; public to private; etc?)*

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<i>Retail leakage</i>	B&R
<b>Assets and Amenities</b>	
<i>Natural</i>	EUPRPDC
<i>Cultural and historic</i>	EUPRPDC
<i>Recreational</i>	EUPRPDC
<b>Public Facilities and Services</b>	
<i>Water supply</i>	EUPRPDC
<i>Wastewater treatment</i>	EUPRPDC
<i>Stormwater management, including green infrastructure (if available)</i>	EUPRPDC
<i>Waste management, including recycling</i>	EUPRPDC

## Corridors

### Complete Streets

<i>Drive alone to work</i>	Census
<i>Households with no vehicles</i>	Census

### Transportation Typologies

<i>Main Street</i>	Fieldwork
<i>Urban center streets</i>	Fieldwork
<i>Commercial arterials</i>	Fieldwork
<i>Industrial</i>	Fieldwork
<i>Neighborhood connectors</i>	Fieldwork
<i>Residential</i>	Fieldwork
<i>Alley</i>	

### Networks and Interconnectivity

<i>Road</i>	EUPRPDC
<i>Nonmotorized</i>	
Connectivity: bicycle parking, traffic calming, pedestrian lighting, streetscape elements; pedestrian facilities required with development	
<i>Transit</i>	
<i>Water</i>	
<i>Rail</i>	

### Primary Corridors

## Downtown and Districts

### Downtown

<i>Development area boundaries</i>	If DDA present
<i>Mixed use, pedestrian, and transit elements</i>	Fieldwork, community
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	

Fieldwork, community

### Districts

Industrial districts allow for related compatible uses that serve New Economy businesses Local / Regional EDC

## Neighborhoods

### Complete Neighborhoods

*Centers* B&R

*Boundaries* B&R

### Housing Typologies

*Median home value* Census

*SMOCAPI / GRAP* Census

*Characteristics* Fieldwork

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

*Condition* Fieldwork

*Target Markets and Formats* Land Use | USA

### Neighborhood Typologies

*Generalized assessment based on broad factors, for example, primary type of housing, density, walkability.* B&R

### Gap Analysis

*Determine the apparent gap between what type of housing exists and what type of housing is suggested through the TMA* Land Use | USA

## Sites

### Priority Redevelopment Areas

*Identification* B&R

*Strategies* B&R / ARS

### Downtown Redevelopment

*Strategies* B&R, P&M

*Tools* ARS

## Plan

### Recommendations

B&R with assistance from the Planning Commission

### 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

B&R

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