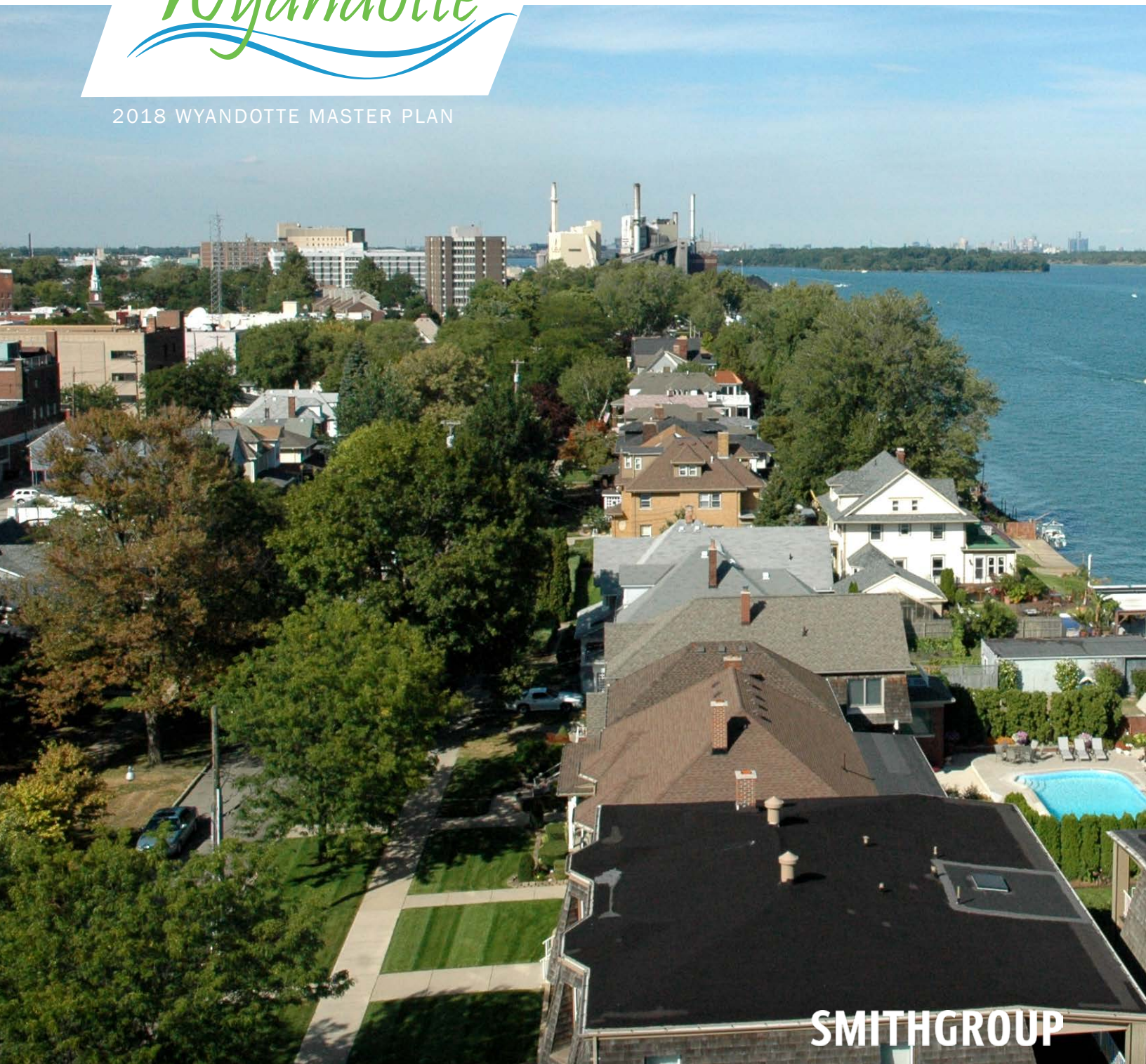


Plan *Wyandotte*

2018 WYANDOTTE MASTER PLAN



SMITHGROUP

DRAFT: DECEMBER 2018

ACKNOWLEDGMENTS

CITY COUNCIL

Joseph R. Peterson (Mayor)
Robert Alderman
Chris Calvin
Robert A. DeSana
Megan Maiani
Leonard T. Sabuda
Donald Schultz

PLANNING COMMISSION

David Adamczyk
Robert J. Benson
Barbara Duran
Elizabeth Krimmel
Charles Lupo
Greg Mayhew
Raymond Parker
Stanley Pasko (chair)
Stanley A. Rutkowski

STEERING COMMITTEE

Robert K. Alderman
Christopher Calvin
Barbara Duran
Todd A. Drysdale
Mark Kowalewski
Gregory Mayhew
Megan Maiani
Charles L. Mix
Stanley J. Pasko
Natalie Rankine
Kelly Roberts
Patricia H. Slack
Benjamin Tallerico

STAKEHOLDER INTERVIEWS

Catherine Cost (Wyandotte School District)
Hannan Deep (Wyandotte Hospital)
Todd A. Drysdale (City Administrator)
Chris Calvin (City Council)
Joe Daly (Daly Merritt)
David Fuller (Wyandotte Information Technology)
Joe Gruber (former DDA Director)
Sarah Jordan (Wyandotte Museum Director)
Peter Karadjoff (Wyandotte Hospital)
Mark Kowalewski (City Engineer)
Paul LaManes (Wyandotte Municipal Services)
Justin Lanagan (Director of Recreation)
Rod Lesko (Wyandotte Municipal Services)
Anne Madjlinger (DDA member)
Megan Maiani (City Council)
Stanley J. Pasko (Planning Commission Chair)
Joseph R. Peterson (Mayor)
Greg Plfum (BASF)
Peter Rose (Chelsea)
Gib Rose (Chelsea)
Patricia A. Slack (DDA Chair)
Benjamin Tallerico (Planning Consultant)
Heather Theide (Wyandotte Special Events)

PUBLIC

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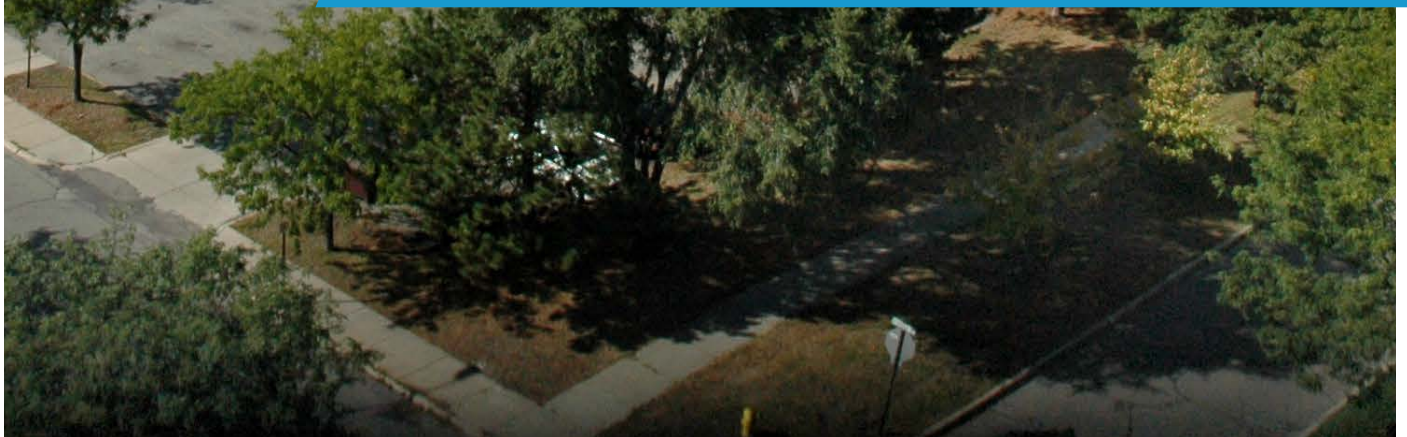
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Resolution of Adoption



01. INTRODUCTION





A. WHAT IS A MASTER PLAN?

The Master Plan is a policy document created by the City of Wyandotte to guide the future growth and development of the city. A sound master plan helps ensure that Wyandotte remains a highly desirable place to live, work, or visit. This can be accomplished by preserving and enhancing the qualities of the city that the residents, businesses, and property owners consider important. The plan also allows the city to respond to new trends and approaches.

The Master Plan identifies and analyzes the city's challenges and opportunities to create a set of goals, objectives, and recommendations to direct decisions regarding future land use, neighborhood and transportation improvements, and economic development. Because the plan offers a balance between the interests and rights of private property owners with those of the entire community, it effectively assists city leaders in making substantive, thoughtful decisions for the community while considering long-term implications.

The authority to adopt a new Master Plan or amend an existing Plan is permitted under Michigan law, PA 33 of 2008, as amended. This law authorizes the Planning Commission to prepare and adopt a Master Plan which best promotes health, safety, order, convenience, prosperity and general welfare. The Plan considers efficiency and economy in the process of development; including providing for the following:

- Adequate provisions for traffic
- Healthful and strategic distribution of population
- Good civic design and arrangement
- Wise and efficient expenditure of public funds
- Adequate provisions for public utilities and other public services

Public Act 33 also requires the Planning Commission to review the Plan every five years and determine whether to a) amend the plan, b) adopt a new plan, or c) leave the plan as is. This plan replaces the 1994 plan, last amended in 2013 updating the goals, strategies, and reorganizing the plan into a framework based on guiding principles.

THE DIFFERENCES BETWEEN A MASTER PLAN AND A ZONING ORDINANCE

The Master Plan provides a general direction for future development. It does not change the zoning map or text applying to any property. One way the plan is implemented may be through zoning ordinance and/or map amendments. A Master Plan is flexible in order to respond to changing conditions and it is not a binding legal document. The Master Plan shows how land is to be used in the future; while the Zoning Ordinance regulates the use of land at a particular point in time. The Zoning Plan (required by state law and included in the Implementation chapter) ties the Master Plan to the zoning ordinance by outlining how future land use categories relate to zoning districts.

Some of the differences between the master plan and the zoning ordinance are listed below.

Master Plan	Zoning Ordinance
Provides general policies, a guide	Provides specific regulations, the law
Describes what should happen in the future – recommended land use for the next 20 years, not necessarily the recommended use for today	Describes what is and what is not allowed today, based on existing conditions
Includes recommendations that involve other agencies and groups	Deals only with development-related issues under City control
More flexible guidance to respond to changing conditions	Fairly rigid, requires formal amendment to change

B. RELATIONSHIP TO PREVIOUS PLANS

Several recent plans and initiatives provide the foundation for this master plan and supplement the recommendations provided here.

STRATEGIC PLAN

City Council's 2010-2015 Strategic Plan provided a long-term vision and goals and objectives to guide the city's strategy during that period. These goals are still relevant and embedded into this Master Plan.

DOWNTOWN STRATEGIC PLAN

The DDA's Strategic Plan was most recently updated in 2017 and guides the programming, capital improvements, and projects in Wyandotte's downtown.

DOWNRIVER TARGET MARKET ANALYSIS

A regional housing Target Market Analysis completed in 2017 provided a snapshot of the future potential for different types of housing units, especially "missing middle" units in Wyandotte, such as duplexes, townhomes, and live/work units. While single-family units continue to be the predominant housing type existing and desired by potential future residents, there is considerable potential for integrating additional housing types into the city.

HOTEL FEASIBILITY

This 2015 study provides the basis for the recommendation in the redevelopment chapter of this plan for a hotel at the corner of Third and Eureka. This study examined the economic conditions, retail leakage, and demand for a hotel which concluded that a 50-60 room upper midscale hotel would likely be feasible. As markets change regularly, any future recruitment of a hotel developer would be dependent upon current economic conditions.

HEALTHY COMMUNITY INITIATIVE (DDA/MSU)

A Michigan State University practicum report from 2017 provided recommendations to the DDA to support healthy living and walkability. In particular, this study supports this plan's recommendation of a future non-motorized plan to provide a framework for future roadway improvements for safety, bike routes, and transit stop improvements. This study also recommends additional housing units near downtown that promote walkability, continued support for the community garden and farmer's market, and using the alleys as a potential alternative to bike lanes on Biddle.

REGIONAL ECONOMIC DEVELOPMENT STRATEGY

SEMCOG's 2016 regional economic development strategy provides the foundation for the Wyandotte economic development strategy featured in chapter 4 of this plan.

DOWNRIVER LINKED GREENWAYS INITIATIVE

Begun in 1999, the Downriver Linked Greenways Initiative has been a regional strategy for linking trails and greenways. Its vision is to connect 17 communities with a system of trails across the region.

C. PLANNING PROCESS

- The Planning Commission kicked off the process in June 2017 by reviewing draft goals based on previous planning efforts.
- Stakeholder interviews were held on August 30, 2017 at City Hall. City staff, appointed and elected officials, and local business owners were interviewed to get a pulse on economic and redevelopment trends in the City and Downtown. Follow up telephone interviews were conducted with those that could not make the day of in-person interviews.
- Public Open House – September 19, 2017 at Downriver Center for the Arts engaged residents on their vision for Wyandotte.
- Online Public Engagement - coinciding with the Public Open House, an online platform at “planwyandotte.com” was launched to gain similar feedback as the open house from those who could not attend in person.
- Master Plan Subcommittee - a subset of planning commissioners, staff, and DDA representatives met to discuss development of the plan. A meeting on redevelopment sites was held February 6, 2018. The subcommittee reviewed the draft plan in fall of 2018.
- The newly formed Economic Development Committee met in July 2018 to review the draft Economic Development and Redevelopment chapters of the plan.

For a complete summary of public comments, please see the Appendix.

D. PLAN FRAMEWORK AND GOALS

This plan is organized into four main parts. The first, **Community Assets and Quality of Life** chapter focuses on the attributes that make Wyandotte great today. It provides recommendations related to **Neighborhoods, Culture, and Connectivity**.

As Wyandotte works to become a Redevelopment Ready Community through the Michigan Economic Development Corporation, this plan emphasizes **Redevelopment and Economic Development** strategies more than the previous plan. Chapters on each topic provide a solid framework for future marketing of the City of Wyandotte and its key redevelopment sites.

The **Implementation** chapter outlines how the plan’s recommendations should be implemented, key responsible parties, and tools. The **Future Land Use** section translates the plan’s recommendations into a physical framework, providing guidance for embedding character and design into future amendments to the zoning ordinance. The **Action Plan** prioritizes the recommendations into a matrix to provide a checklist for annual implementation.

The goals summarized below are repeated in the subsequent chapters of the plan where each topic includes more detail on recommendations and strategies:

NEIGHBORHOODS VISION + GOALS

Preserve and reinvest in Wyandotte’s neighborhoods, which provide the stable foundation of Wyandotte living, while supporting development of new housing choices to meet the changing needs of residents.

- Rehabilitate and maintain the existing housing stock and continue to enforce existing housing, rental, and maintenance codes to ensure neighborhoods remain strong and vital.
- Integrate missing middle housing, especially in and near downtown and along corridors.
- Strengthen partnerships with employers to encourage employees to reside in Wyandotte.

CULTURE VISION + GOALS

Support a rich quality of life through cultural programming, vibrant placemaking, and promoting healthy lifestyles.

- Reinforce Wyandotte's position as a regional cultural destination.
- Improve the visual character of major gateways into the city and downtown via landscape, wayfinding signage, and streetscape improvements.
- Continue to support the Beautification Commission's efforts downtown and seek additional priorities outside the downtown for right-of-way beautification, public art and streetscape improvements.
- Promote active lifestyles by maintaining outstanding parks and recreation facilities that offer a variety of assets and programs.
- Ensure that preserved open space serves a public purpose, such as preserving natural resources, environmental protection, wildlife habitat protection, providing community gardens, supporting active recreation, and similar functions.
- Target redevelopment opportunities in the downtown to further contribute to a vibrant, walkable center with a strong sense of place.
- Continue to prioritize first-floor active storefront uses in downtown.
- Continue to support local food access through programs like the community garden and farmers market.

CONNECTIVITY VISION + GOALS

Provide a safe and convenient transportation system that provides travel choices and balances the needs of all users.

- Create visually attractive gateways into downtown and the city on major roads.

- Minimize the impacts of truck traffic in residential neighborhoods.
- Maintain an interconnected network of sidewalks, prioritizing improvements near schools, parks, and downtown.
- Ensure riverfront development emphasizes public access to the water and remains sensitive to visual and environmental development impacts.
- Continue to build a strong partnership of public and private entities and residents to support regional trail initiatives, including the Iron-Belle Trail and a potential Downriver Riverwalk.
- Create a network of bike routes linking cultural resources, schools, parks, the riverfront, and activity centers throughout the city.
- Improve pedestrian safety and accessibility of crosswalks.

REDEVELOPMENT GOALS

- Continue to place great effort on redevelopment of sites.
- Embrace the uniqueness of each commercial corridor by revising zoning to encourage a greater blending of compatible uses.
- Promote continued reinvestment and a mixture of uses.

ECONOMIC DEVELOPMENT GOALS

- Rebuild and redefine downtown as "Downriver's Downtown"
- Further develop the riverfront as a destination.
- Continue to expand and develop relationships with major employers to facilitate continued corporate and community prosperity.
- Continue to expand and deepen relationships with local institutions, community groups, the Chamber and DDA to maximize the use of scarce time and money.
- Continue to encourage and support business start-ups and entrepreneurial endeavors.



02 . COMMUNITY ASSETS AND QUALITY OF LIFE



A. NEIGHBORHOODS

Intrinsic to the success of Wyandotte's neighborhoods are the creation, preservation and rehabilitation of the housing stock, the availability of home ownership, the proximity to community facilities and services, and housing options for all segments of the population.

People looking for a place to live, or deciding whether to stay within a geographic area, typically focus on several factors. These factors include the character of the neighborhood/immediate area, quality of the public school system, distance from the workplace, perceptions of home value appreciation, the diversity of housing available to meet changing needs and income levels, among other issues.

Wyandotte offers a range of housing opportunities including single-family residential, multi-family residential (low to high density apartment or condominium developments), and townhouses. This section identifies ways to continue to preserve existing housing stock and diversify new housing opportunities for various income and age groups.



NEIGHBORHOODS VISION + GOALS

Preserve and reinvest in Wyandotte's neighborhoods, which provide the stable foundation of Wyandotte living, while supporting development of new housing choices to meet the changing needs of residents.

- Rehabilitate and maintain the existing housing stock and continue to enforce existing housing, rental, and maintenance codes to ensure neighborhoods remain strong and vital.
- Integrate missing middle housing, especially in and near downtown and along corridors.
- Strengthen partnerships with employers to encourage employees to reside in Wyandotte.

HOUSING OPTIONS FOR CHANGING DEMOGRAPHICS

In order for housing to be affordable for multiple income levels and family types, a balance of owner- and renter-occupied units for a variety of incomes should continue to be provided. Smaller families and couples may desire alternatives to single-family detached, owner-occupied housing, such as townhomes, flats, cottage housing and apartments above storefronts. Other households may choose to rent to maintain mobility. In cases where there may be a trend in renter-occupied single-family homes, the city should monitor housing quality to ensure neighborhood stability.

Like many other communities, Wyandotte has a growing senior population and other demographic indicators are changing. The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. Viable housing options should include remaining at home as long as possible and is especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and

friends. Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. Where “aging in place” is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community. New apartments catering to seniors with elevators and at grade entries should be prioritized.

- Encourage a variety of housing types in and near downtown and along major corridors. Apart from adding to housing choice, increased residential density near downtown helps place more customers within walking distance of downtown shops, restaurants and services.
- Continue to encourage mixed-use development (upper floor residential) – particularly in downtown.
- Maintain dialog between major employers concerning the housing needs of employees. Both the City and employers gain when workers live in the community in which they work. It is not uncommon for major employers and institutions to incentivize workers to live in adjacent neighborhoods. Programs can include down payment assistance for home purchases and/or loans for necessary housing improvements.



HOUSING MARKET TRENDS / PREFERENCES

The 2017 Target Market Analysis provides an informative snapshot into the housing market and how Wyandotte can capitalize on shifting housing trends:

- There are about 54 new households moving into the City of Wyandotte each year.
- Of these 54 new households, the majority (39, or 73%) are likely to be renters, and only 15 (27%) are likely to be owners.
- Most of the owners will be inclined to choose detached houses over other formats
- About 25% of new households moving to Wyandotte are inclined to choose triplex or larger buildings - but these formats represent only 13% of the existing stock.
- The City's Median Household Income is \$51,300. The median household income for renters (\$26,100) is significantly less than the median household income for owners (\$62,300).
- There is a need for more choices with contract rents of \$600 or more, including choices with contract rents between \$800 and \$1,200 per month.
- Higher priced units are most likely to be spacious lofts and flats above the street-front retail, overlooking city life along Biddle Avenue.
- Citywide, there are 39 new households seeking attached, Missing Middle Housing formats to rent in Wyandotte each year.

ANNUAL MARKET POTENTIAL

- Potential to add up to 15 new and attached rental units. New units may include conversions from existing space above street-front retail; adaptive reuse of existing structures; conversion of existing detached single-family homes; or new construction in locations that are walkable to the downtown and riverfront.
- There is an annual market for 10 townhouse units. These units would have private entrances, plus generous patios, porches, or balconies. They should also be income-integrated and for-lease to renters (i.e., not owners).
- There is market support for small-scale development of three new flats or lofts annually, which should be developed above the street-front retail in the downtown, and ideally with patios that capture breezes from the Detroit River.
- There is a modest market potential for new owner-occupied units among attached or missing middle housing formats.
- The city could support the addition of 13 "net new" attached housing units. The balance of 26 renter households will choose existing units that are vacated when others move away, and regardless of the availability among newer choices.

SMALL SIZED LOTS

In order to strengthen existing housing and a range of affordable options, new small lot single-family ("cottage style" housing) and attached units should be integrated into Wyandotte's neighborhoods.

Much of Wyandotte's residential areas predominantly exhibit a traditional grid street pattern with small- to moderate-sized lots. Smaller lots and smaller dwelling unit size tend

to be more affordable than larger lot subdivision development while still offering the opportunity for home ownership. As these older neighborhoods continue to age, it will be increasingly important to encourage rehabilitation and identify opportunities for reconstruction of new, smaller housing types, including cottage-style homes. As described earlier, this housing type is becoming more desirable as family sizes shrink and Baby Boomers age.

HOUSING PRESERVATION AND MAINTENANCE

Wyandotte can provide greater choices and support opportunities for new or rehabilitated homes within the existing neighborhood fabric. As neighborhoods age, continued investment in existing structures or quality replacement housing is key to maintaining a strong residential base. Replacement housing built to fit the character of its surroundings has a positive impact on the neighborhood as a whole.

The City of Wyandotte has a strong tradition of being an active force in neighborhood stabilization through strategic property acquisitions and resales. This unique tradition had paid major dividends today and helps explain why newer residential construction is evident in key locations. The City should continue and potentially expand existing efforts to purchase available distressed residential property and sell to buyers willing to reinvest in the property.

Non-profits such as the Wyandotte Community Alliance, have been a powerful agent for neighborhood stabilization, sometimes working in partnership with the City. Non-profit programs and activities should be encouraged and expanded.

Home Stewardship. Residents who take pride in their homes, whether rented or owned, can contribute positively to a neighborhood's image and reinvestment opportunities. Therefore, home stewardship should be supported broadly, beyond owner-occupied residences to include rental home and apartment maintenance.

Expanding outside current city programs may include efforts to support home stewardship by encouraging partnerships with non-profits, agencies, or local home improvement stores to provide community training in home repair skills, mortgage assistance, and providing needed resources, such as tools and materials for physical renovations.

- Continue efforts to enforce existing housing maintenance codes, so that existing housing stock does not deteriorate from negligence. Enhance these efforts where necessary.
- Support, encourage and educate neighborhood organizations as agents to promote property improvement and the construction of infill housing that meets the needs of the market while complementing the existing character of the area.

To support such opportunities, the City may consider developing educational materials and/or guidelines for infill development and rehabilitation that define and are consistent with desired neighborhood character, and provide rehabilitation prototypes for retrofitting aging housing stock with modern amenities and features. Developing simple renovation concepts for typical homes in the community can provide property owners with renovation ideas that might allow them to renovate, reinvest and stay in their current home.



B. CULTURE

Culture and entertainment is an important part of a community's quality of life. Cultural amenities include museums, historic resources, a wealth of ethnic influences, and access to the arts. Cultural resources shape the character of the city, and a shared understanding of the past and future reinforces a sense of community. Entertainment resources, like performance venues, restaurants, night-life, and other attractions help bring people together, contribute to vibrant and successful city districts, and attract outside visitors and investment. Cultural and entertainment resources also attract a diverse population to the city.

The concept of “placemaking” is woven throughout this plan and supports a greater initiative statewide to promote vibrant, healthy, sustainable, attractive communities where people can gather, live, work, shop, and recreate.

CULTURE VISION + GOALS

Support a rich quality of life through cultural programming, vibrant placemaking, and promoting healthy lifestyles.

- Reinforce Wyandotte's position as a regional cultural destination.
- Improve the visual character of major gateways into the city and downtown via landscape, wayfinding signage, and streetscape improvements.
- Continue to support the Beautification Commission's efforts downtown and seek additional priorities outside the downtown for right-of-way beautification, public art and streetscape improvements.
- Promote active lifestyles by maintaining outstanding parks and recreation facilities that offer a variety of assets and programs.
- Ensure that preserved open space serves a public purpose, such as preserving natural resources, environmental protection, wildlife habitat protection, providing community gardens, supporting active recreation, and similar functions.
- Target redevelopment opportunities in the downtown to further contribute to a vibrant, walkable center with a strong sense of place.
- Continue to prioritize first-floor active storefront uses in downtown, especially sustaining retail businesses.
- Continue to support local food access through programs like the community garden and farmers market.

ARTS

Wyandotte has a reputation as an arts hub, due in large part to its successful annual art fair and Downriver Council for the Arts. The City should continue to support initiatives that strengthen this reputation as a destination for artists and shoppers through promoting live/work spaces, galleries, and public art.

Public art programs promote life-long participation and learning in the arts and integrate art into public spaces. They provide opportunities for local and national, established and emerging artists in the area to celebrate the area's diversity. Other cities nationwide have held design competitions for unique streetscape features, public works projects, and other "functional art," including custom bike racks, tree grates, storm drains, benches, garbage bins, light posts, and newspaper stands.



DeSana Arts Center

VIBRANT DOWNTOWN

Already known in the region as a lively, unique, and interesting destination, Downtown will benefit from increased organization, coordination, and promotion of current and expanded cultural, entertainment, and heritage opportunities to strengthen Wyandotte's position as a destination for visitors, residents, and businesses. Entertainment resources like performance venues, restaurants, night-life, retail, and other attractions help bring people together, contribute to vibrant and successful mixed-use districts, and attract outside visitors and investment.

Downtown's role as the city's primary cultural destination is emphasized through assets such as the riverfront, civic center/Yack Arena, and farmer's market. Further enhancement of the riverfront and civic center will be key components to maximizing Downtown's potential. See the Redevelopment chapter for more on these possibilities.



Proposed Alley Activation

ACTIVATING ALLEYS

Alleyways have historically served a utilitarian purpose providing service access, locations for trash dumpsters, utility connections and related services. The alleys over recent time have become forgotten spaces deteriorating into relatively poor conditions. Property owners and the DDA can begin to transform these underutilized back of house spaces into shared public spaces that provide a wider range of public benefits, including:

- Balance the needs and demands for users and adjacent properties / businesses
- Improve circulation for vehicles (including service trucks), pedestrians, and explore the possibility of providing a bicycling alternative to Biddle
- Enhance the safety for all users
- Express the unique character of the area through creative design approaches that are durable as well as beautiful
- Celebrate and incorporate art
- Infiltrate stormwater to reduce drainage problems through the reduction in impervious areas, integration of permeable pavement and reduce the inflow of water into the City's sewers
- Integrate landscape enhancements



CONNECTING THE RIVERFRONT TO DOWNTOWN

- Strengthen the design of Oak Street east of Biddle as a gateway with greater pedestrian emphasis
- Consider complementary amenities to Bishop Park, already a gem in Downtown
- Capitalize on location of city-owned parking lot fronting the river as a development opportunity to support the riverwalk and Bishop Park as an amenity, while maintaining views of river

While Biddle Avenue is the main space for street festivals, Oak Street has less traffic and lower speeds and could be transformed into a commercial shared street. Shared streets are designed to implicitly slow traffic speeds using pedestrian volumes, design, and other cues to slow or divert traffic. Street furniture, including bollards, benches, planters, street lights, sculptures, trees, and bicycle parking, may be sited to provide definition for a shared space, subtly delineating the traveled way from the pedestrian-exclusive area.

The north side of Oak Street already offers several pedestrian amenities such as landscaping, shade trees, benches, and decorative pavers. More recently, a few parking spaces along the south side of Oak Street were converted to outdoor dining areas for an existing restaurant. Oak Street could be enhanced with textured pavement, gateway arch and/or wayfinding signage.

DDA STRATEGIC PLAN

The DDA's Strategic Plan was most recently updated in 2017. It provides the framework for capital improvements, programs, and priorities. Many of its recommendations are included in this plan's action plan.



Shared streets



Waterfront restaurant

To maximize the potential of Oak Street, Bishop Park and the riverfront as an amenity for residents and visitors, the city-owned parking lot could be retrofitted into a low-rise development that would continue the vibrant Downtown fabric to the riverfront. As a city-owned resource, this area provides the ultimate opportunity for the city to leverage its assets as a key stakeholder in redevelopment. A proposed parking structure nearby would alleviate the parking demand, making the riverfront property prime for redevelopment.

A restaurant with outdoor dining space is envisioned for the northeast corner, anchoring the south end of Bishop Park and defining the streetwall along Oak Street. The pedestrian space could be reconfigured between Oak Street and the riverfront to accommodate gathering space and temporary vendor space (food trucks).



Event venue



Farmer's Market

HEALTHY LIVING

Health and wellbeing are essential characteristics of a high quality of life. Health typically refers to the physical and mental health of the community and is influenced by access to sufficient levels of medical care and services, a clean environmental setting, and active lifestyles. Wellbeing includes additional factors, such as access to the outdoors, opportunities to connect with other residents, and access to recreational amenities.

Currently, residents in Wyandotte are well served by existing health care facilities, including Henry Ford Wyandotte Hospital, which provides excellent medical service to the community. The hospital, health-related organizations, and private fitness centers all contribute toward improved community health, but there is a need to promote more active lifestyles. The City can support this through physical improvements (i.e. sidewalks, shared use paths, bike lanes, see Connectivity section) that make it easier to walk and bike and through land use arrangements that create convenient destinations and places to go. Coordinated educational efforts and programming are just as important as physical improvements, such as promoting safe walking to school.

Farmer's Market. Wyandotte's farmer's market provide a focal point for local food activities, allowing growers from the region to sell their produce and other goods. When future redevelopment occurs at the former theater site where the current market sets up shop, the farmer's market can look for indoor spaces in vacant commercial buildings to set up year-round opportunities for fresh and local food.

Community Gardening. Community gardening is a growing initiative that brings residents together to produce food in or near their neighborhoods. Community gardening helps connect people to the land and to the source of their food. They can help "green" neighborhoods by growing vegetation and enhancing neighborhood aesthetics.

While a community garden exists Downtown, there are opportunities for expansion. A system is needed to identify vacant properties, particularly in residential areas, that are most appropriate for a garden. This could include areas near senior housing, neighborhoods with smaller lots, and where interest is strongly demonstrated. Tips on how to start and maintain these gardens could help propel the program.

HEALTHY LIVING DDA/MSU REPORT

An MSU report on Healthy Living for Wyandotte's DDA supports many of the recommendations in this plan. Read that plan for recommendations specific to Downtown. A few of that plan's recommendations support this plan's goals to

- Activate alleys
- Additional downtown housing
- Continue to support community garden and farmer's market

HISTORIC PRESERVATION

Historic preservation connects people to the city's local history by protecting buildings and sites with historical, cultural, and/or architectural significance. From education to regulation, there are a variety of preservation tools to address all applications from preserving local landmarks to rehabilitating commercial districts to residential neighborhoods. Historic preservation in Wyandotte improves property values and enhances the experience of living and working in the city. Wyandotte's unique history and quality historical structures is further enhanced by "heritage tourism" opportunities such as educational tours and activities sponsored by city and regional agencies and associations (i.e. Historical Museum). In addition to continuing to protect historic assets, increased efforts should be made to raise the public's awareness of historic resources and encourage potential tourist opportunities.

PARKS AND RECREATION

Parks and natural systems, such as river corridors, play a vital role in defining the city's quality of life. Public parks and other open spaces provide access to the outdoors for passive or active recreation. These recreational amenities encourage the healthy lifestyles described earlier and help retain and attract residents. High quality and healthy natural systems also help protect public health with clean water, uncontaminated soils, and diverse wildlife and plant communities.

Wyandotte boasts a number of significant parks and natural areas. Shrinking financial resources have created challenges for needed maintenance, improvements and expansion of these facilities and spaces (identified in the Wyandotte Parks and Recreation Plan). Increased coordination between the City, school district, and neighboring communities will help prioritize and optimize park enhancements that best meet the residents' needs.



Ford-MacNichol Home, Wyandotte Museum



Central Fire Station



Bishop Park

C. CONNECTIVITY

COMPLETE STREETS

Historically, transportation decisions were made in the interest of motorized safety, and while such efforts have resulted in improved safety on Michigan roads, they have also resulted in degraded environments for pedestrians, bicyclists, and transit riders. As a public asset, streets represent important connections within a community, provide routes for travel and commerce, and project the first impression that will shape the community's image. Streets should still be preserved for their intended function, but they should also be designed to accommodate all expected users of the street. Careful planning for non-motorized facilities includes an assessment of the existing environment, review of possible alternatives, and a set of recommendations that should be implemented in further detail.

While most of Wyandotte's streets are lined with sidewalks, the city lacks a dedicated bike network. The Community Assets and Connectivity Map provides an initial framework for further study and planning of non-motorized connections throughout Wyandotte. These proposed connections strive to link neighborhoods in all quadrants of the city to key destinations. A combination of off-street bike paths, on-street bike lanes, and bike route signage and sharrows can work together to create a formalized non-motorized network. Sidewalk maintenance and repairs should be prioritized near schools and parks to ensure safe walking and biking for nearby residents.

As part of the Downriver Linked Greenways Initiative, Wyandotte should partner with adjacent communities in the region to connect to the greater greenway network.

CONNECTIVITY VISION + GOALS

Provide a safe and convenient transportation system that provides travel choices and balances the needs of all users.

- Create visually attractive gateways into Downtown and the city on major roads.
- Minimize the impacts of truck traffic in residential neighborhoods.
- Maintain an interconnected network of sidewalks, prioritizing improvements near schools, parks, and Downtown.
- Ensure riverfront development emphasizes public access to the water and remains sensitive to visual and environmental development impacts.
- Continue to build a strong partnership of public and private entities and residents to support regional trail initiatives, including the Iron-Belle Trail and a potential Downriver Riverwalk.
- Create a network of bike routes linking cultural resources, schools, parks, the riverfront, and activity centers throughout the city.
- Improve pedestrian safety and accessibility of crosswalks.



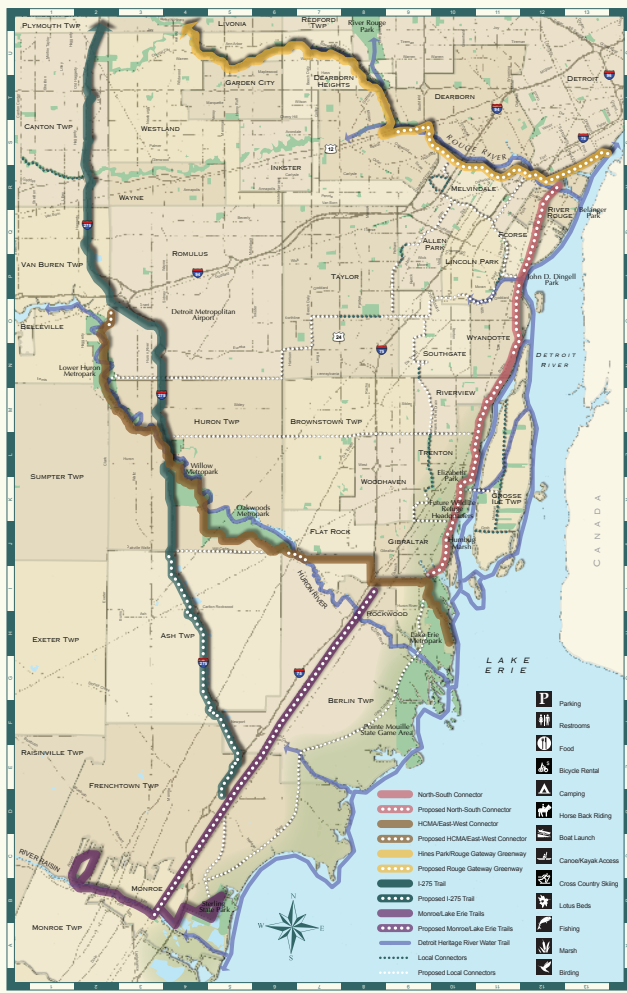
STREET DESIGN IMPROVEMENTS

Lane widths - 11 foot wide lanes can be used instead of a wider dimension where there is a goal to reduce traffic speeds or make a district more walkable. Striping can be used to convert travel lanes for other purposes, such as bike lanes, new on-street parking, widened sidewalks or landscaped areas and other streetscape enhancements.

- Curb bumpouts, mid-block crossings, or wider, specially marked crosswalks should be considered where there is a goal to make it easier to cross the street.
- Improvements like median islands for pedestrian refuge, high visibility crosswalks and pavement markings, and pedestrian signals can all improve the environment for non-motorized users.

2008 Downriver Linked Greenways Initiative Master Plan

Note: As of Fall 2018, Trenton and Detroit have completed additional sections of the North South Connector.



DOWNRIVER LINKED GREENWAYS INITIATIVE

The **North South Connector** is the 2nd “keystone” project for the DLGI and is one of the segments currently being focused on in order for implementation to continue to progress. The North South Connector is a non-motorized trail planned to connect Lake Erie Metropark (and the East West Connector) to the Rouge Gateway Greenway and the City of Detroit. The connector is planned to generally follow Jefferson Avenue (Biddle Avenue in Wyandotte) and/or the Detroit Riverfront.

By its geography, the North South Connector has the potential to integrate into the area’s natural, cultural and industrial heritage offering users a rich experience of the region’s character.



DLGI “Regional Corridors” identified

1. HCMA / East West Connector
2. North South Connector
3. Rouge Gateway Greenway / Hines Park
4. I-275 Trail System
5. Monroe/Lake Erie Trails
6. Detroit Heritage River Water Trail

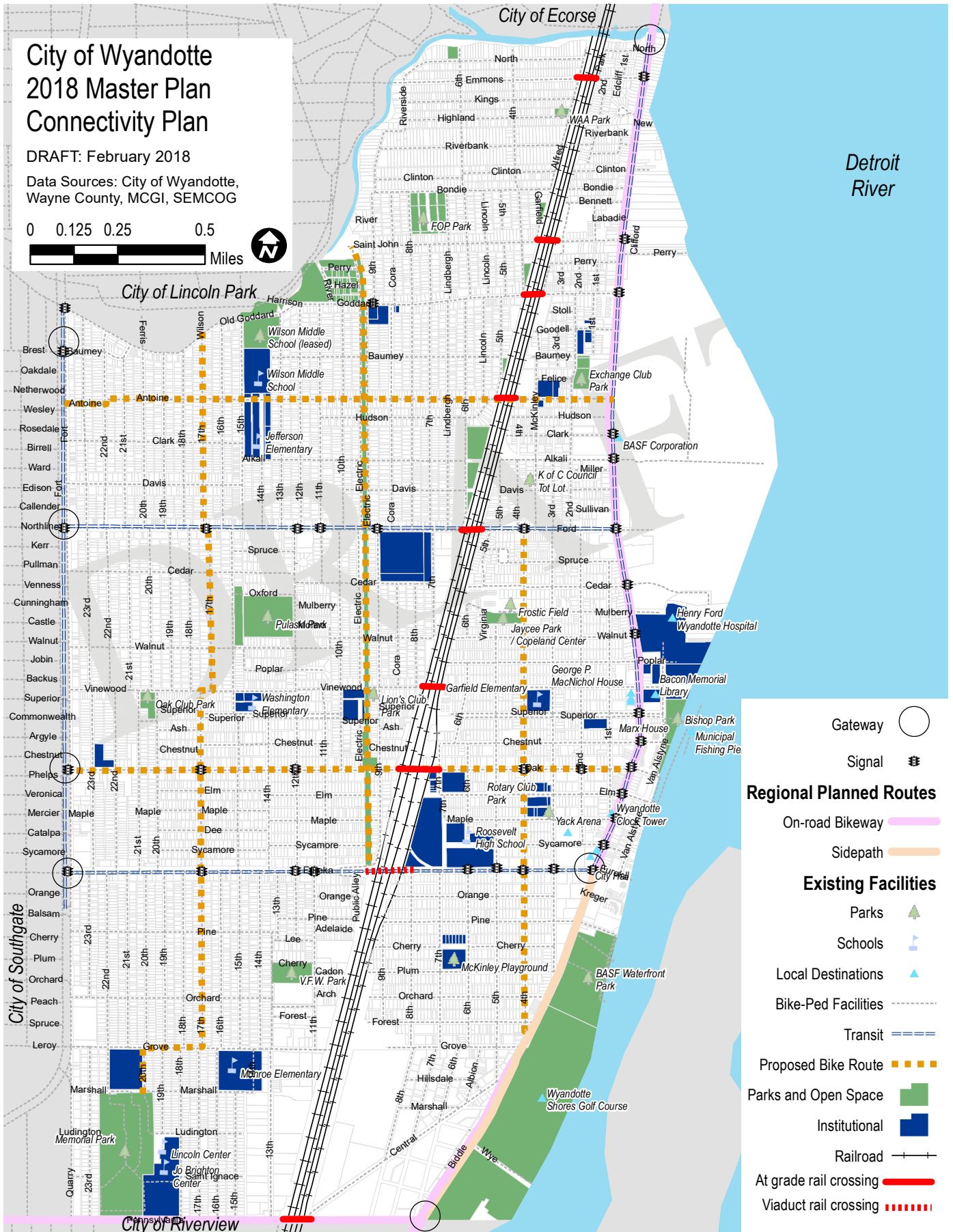
City of Wyandotte 2018 Master Plan Connectivity Plan

DRAFT: February 2018

Data Sources: City of Wyandotte,
Wayne County, MCGI, SEMCOG

0 0.125 0.25 0.5

Miles



Detroit
River

Gateway

Signal

Regional Planned Routes

On-road Bikeway

Sidepath

Existing Facilities

Parks

Schools

Local Destinations

Bike-Ped Facilities

Transit

Proposed Bike Route

Parks and Open Space

Institutional

Railroad

At grade rail crossing

Viaduct rail crossing



Bike Lanes: A separate lane for bicyclists

Bike Lanes.

Striping is the most common method of identifying bike facilities. Often implemented as part of a road diet, bike lanes are narrow lanes within the paved portion of the roadway that are striped and marked or colored to indicate their separation from vehicular travel lanes.



Sharrows: remind motorists bikes are permitted to “share the road”

Shared Lanes.

Where separate bike lanes cannot be accommodated, sometimes the bicycle can share travel lanes with vehicles. Such shared use may be identified with signs or pavement markings, but this often just happens along a street.



Pathways: Bike trails that are “off-road”; these are recommended along the utility corridor along Electric Street and along the riverfront, where possible

Separated Pathways.

Pathways, including 8- to 10-foot wide pathways along a street sometimes intended to be shared by pedestrians and bicyclists, trails or greenways, are off-road, multi-use transportation networks. Often they wider than typical sidewalks, and are usually paved, but may be mulched or gravel where the context is appropriate for those materials or for equestrian paths. Pathways may be owned and managed by the community parks and recreation department, the street department, or a non-profit organization.

BENEFITS OF A NON-MOTORIZED SYSTEM

- Provides connections between homes, schools, parks, public transportation, offices, and retail destinations.
- Improves pedestrian and cyclist safety by reducing potential crashes between motorized and non-motorized users.
- Encourages walking and bicycling that improves health and fitness
- Provides options to make fewer driving trips, saving money
- Research demonstrates pedestrian and bike-friendly cities have more economic vitality.

GATEWAYS + WAYFINDING

Gateways are urban design elements located at entry points into the community. They can be used to announce the City boundary and/or introduce the character and theme of a place or district. Gateways can be defined as a narrowing or perceived narrowing of the roadway, intended to cause drivers to slow down and recognize that they are entering an area of changed land use. Their design often combines hard and landscape materials in a way that will influence travel behavior and project the desired community image.

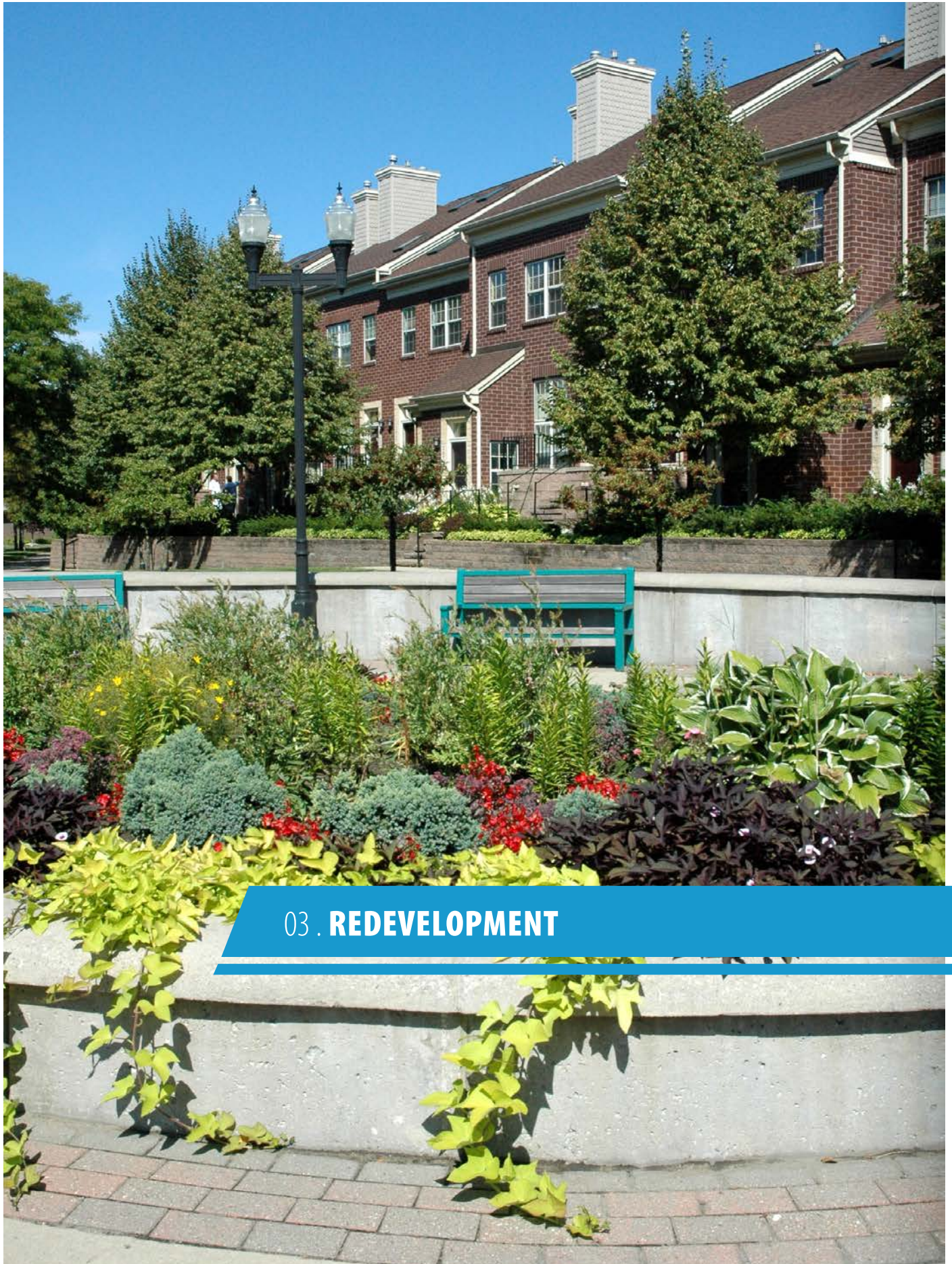
Gateways serve to welcome visitors, workers, and residents, and orients visitors to the community. They provide opportunities to celebrate local culture and history and frame perceptions of the community, and can reinforce a larger marketing effort aimed at creating a “brand” for the community, corridor or district. If properly designed, gateways can also be effective at calming traffic and improving safety.

There are a number of potential gateway locations throughout Wyandotte, including along Fort Street where signage at Eureka already greets visitors. Additional entrances along Fort Street and at the northern and southern city lines on Biddle offer unique opportunities to reinforce the city's identity through art, landscaping, lighting, and unique construction materials. In addition to key entry points from neighboring communities, entrances to Downtown should include clear wayfinding and gateway features.



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03. REDEVELOPMENT



The City of Wyandotte has a unique history of acquiring property to facilitate redevelopment. This is true for residential and non-residential property and efforts over many years have produced impressive results. The City has a dedicated portion of its budget to strategically purchase properties. Acquired vacant and tear-down properties are sold to individuals for new construction. Acquired properties with buildings in need of rehabilitation or re-purposing can also be sold to individuals inclined to reinvest and rebuild.

The fact that the City has long been an intentional and proactive player in the real estate market to facilitate redevelopment aligns well with the principles associated with the RRC program. Long ago, Wyandotte realized the value of being active in the local real estate market and a good deal of local redevelopment success can be traced back to this policy. Continued and expanded efforts in this regard is recommended in this plan. As described in this chapter, the City can and should more actively promote its portfolio of property by prioritizing sites, showcasing them on their website, and including visions for key redevelopment opportunities. The following goals and implementation steps provide a framework for formalizing what has been a history of successful rehabilitation and redevelopment.

DOWNTOWN DEVELOPMENT

The Wyandotte DDA as “Downriver’s Downtown” has played an active role in promoting redevelopment downtown. The 2017 DDA Strategic Plan outlines key physical improvement strategies, and the preceding chapter of this plan highlights the importance of downtown to the area’s quality of life.

REDEVELOPMENT GOALS

- Continue to place great effort on redevelopment of sites.
- Embrace the uniqueness of each commercial corridor by revising zoning to encourage a greater blending of compatible uses
- Promote continued reinvestment and a mixture of uses

A. REDEVELOPMENT GOALS

GOAL #1

CONTINUE TO PLACE GREAT EFFORT ON REDEVELOPMENT OF TARGETED SITES

The City of Wyandotte has actively sought development interest for key properties. Like other communities, Wyandotte has prepared “Requests for Proposals” that were sent to developers with respect to targeted development opportunities. A particularly noteworthy RFP was recently released for the old City Hall site downtown and it successfully attracted responses. One response included a 65 room boutique hotel, along with 48 apartment units, health club and conference center. The eventual success of any one development proposal is subject to many unknowns and the need to proceed through a number of due diligence steps. However, the key is the active and energetic municipal engagement in the development process. Without proactive efforts to define development opportunities, identify incentives, share insights into market demand and seek developers, the chance of near-term redevelopment activity is slim. Further, it is likely that without active and deliberate public engagement in the development process, actual results may fall short of community hopes. This is especially true if opportunities to quickly produce an ordinary development project present themselves.

It is also worth noting that as communities become more active producing RFP's, there is increasing competition to attract the attention of a relatively small number of developers with the ability to tackle a project. This consideration places a higher demand on municipalities to produce a more compelling case to attract interest from quality developers. This can be done by continuing to sharpen and develop efforts to prepare compelling and strong RFP's with a high level of clarity and transparency. These RFP's should convey a solid business case for the proposed development.

IMPLEMENTATION STEPS

- Continue to strategically acquire underutilized land and prioritize sites for redevelopment.
- Continue to prepare development RFP's and receive and evaluate responses. Efforts to prepare new RFP's should continually improve and strive to meet or exceed best practices.
- Continue to encourage major employers to take an active role in redevelopment, since a vital downtown and overall quality city will make it easier to attract talented employees.
- Proactively engage the public and stakeholders in impactful redevelopment projects.
- Hold developer matchmaking events to showcase redevelopment opportunities and solicit new developers to the city.

GOAL #2

EMBRACE THE UNIQUENESS OF EACH COMMERCIAL CORRIDOR

BY TARGETING BUSINESS CLUSTERS AND REVISING ZONING TO ENCOURAGE GREATER BLENDING OF COMPATIBLE USES

Along with a distinctive and authentic downtown, Wyandotte also shares commercial corridors with neighboring communities that provide more auto-oriented commercial land uses. Fort Street, Ford and Eureka are all major collector roads with high traffic volumes and adjacent commercial land uses with off-street parking. These commercial corridors can be redeveloped so as to provide more mixed uses (retail on lower levels and residential or office uses above) along with greater non-motorized travel options. This will require updated zoning to allow more permitted uses, or perhaps a form-based code to more intentionally prescribe building mass, placement and define relationships between buildings and the public realm. For specific recommendations by corridor, see the last section of this chapter.

IMPLEMENTATION STEPS

- Continue to reevaluate existing zoning along Fort Street, Ford and Eureka with an eye toward expanding the range of permitted uses so that a higher level of mixed use development can occur. A development model that includes first floor retail/consumer service and upper floor residential office should be considered as an alternative to single use suburban development patterns.
- Increase mobility options by adding bike lanes and pedestrian connections between commercial areas and adjacent residential neighborhoods.

GOAL #3

PROMOTE CONTINUED REINVESTMENT AND A MIXTURE OF USES

The City's proactive property acquisition program can be complemented by key policies and regulations to ensure this plan's vision is accomplished. Ensuring the zoning ordinance and site plan review process encourage quality design, compatible mixed uses, and promote a straightforward review process, both local and external developers will contribute successful redevelopment on the private side what the public sector has emphasized for years in Wyandotte.

IMPLEMENTATION STEPS

- Promote high-quality design, amenities, and associated infrastructure in all new development.
- Promote opportunities for live/work and mixed-use development, particularly in the downtown area and near the waterfront.
- Promote appropriate, compatible and context sensitive infill development.
- Maximize potential of key surface parking lots, especially near downtown, while continuing to balance parking needs, with new mixed-use development.
- Balance the number of convenient, safe and attractive parking spaces with a focus on a walkable, connected environment that is conducive to businesses and residents. Remain flexible to adapt to changing parking needs as trends change over time.
- Provide a streamlined, efficient, predictable review process.
- Update the zoning ordinance to allow for modern, low impact uses by-right in the downtown area while minimizing the number of special land uses.
- Brownfield reuse opportunities continue to hold potential for reinvestment and redevelopment.

B. REDEVELOPMENT STRATEGIES

How to Attract Developers? Developers typically look for project locations where the potential for success is fairly certain and risks limited. This means that they are attracted to communities with strong markets where the infrastructure is in place, reasonably-priced, quality development sites are available, and the development review process is quick. They also look for opportunities to enter a market right before it “takes off” and capture the heavy demand and associated real estate price or rent increases.

Good developers are usually inundated with requests from municipalities and DDA's to develop in their community, citing the advantages they have to offer. Yet only a small percentage of communities provide the information necessary to interest developers. There is specific information they look for that will minimize the amount of time it takes to make a go-no-go decision. For example, is there a market for the type of development being sought by the community? What is the role of the community within the region (i.e. bedroom community, employment destination, transportation hub, etc.)? Are reasonably priced sites available for development or redevelopment? Is necessary infrastructure in place or will this be needed and add to the cost of the project? How accessible is the development location and how large a market area can they draw from?

These are all vital questions that can be partly answered by the community, making it easier to pique the interest of a developer. Time is money and the less time developers have to commit to looking at a project/community, the more likely they are to dig deeper and hopefully show interest in moving forward. Some of this information might already be available while additional work is needed to gather the remaining data. It is up to the City, DDA, business leaders, and civic associations to work together to assemble developer information and then actively recruit developers and businesses.

Why Wyandotte? Since developers look for strong or emerging markets, Wyandotte must prove that it fits into this classification and may have just been overlooked. What are the positives with Wyandotte that have created unmet demand for housing, commercial, office or industrial uses? This is information that must be gathered and uncovered to create the “elevator speech” for developers: meaning why invest in Wyandotte as opposed to all the other communities that contact you? Also, what has changed in recent years causing the private sector to overlook the City as a place to develop? A one-page handout summarizing this key information will be a good start. After that, a separate sheet can be created for each marketing item like housing, retail, office, hospitality, etc.

Understand the Market. Developers may not take the time to fully understand the dynamics of the local market and especially not unmet demand. The City can prepare a fact sheet for different market segments, working with local real estate professionals and companies. For example, some compelling information might be increased housing prices and vacancy rates; potential demand for certain types of housing using the Target Market Analysis; the number of new jobs created in the past five years and are committed to locating in Wyandotte in the future; voids in the retail market that could be served by local businesses, etc. Focus group meetings with various property owners and industry specific stakeholders might yield potential demand for goods or services that could be met by current and future local providers.

Developer Matchmaking. Once the above information is collected and organized, invite developers to come in and learn about available sites and why they should consider Wyandotte for their next project. It would be best to invite them individually and be concise, enthusiastic, and to the point with what you would like them to consider. Be sure to share success stories from other companies and developments so they can see that others have already tested the market. It is equally important to have as much information available regarding property availability, price, rental rates, recent purchase prices, traffic volumes, etc. This will provide a positive impression regarding the recruitment effort and limit the number of items that need follow-up.

Gap Funding. Some projects may need financial assistance to kick-start the development. The City may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. Not only will the DDA Project List have to be updated, but a strategy to identify priority projects for funding will also have to be created.

C. KEY REDEVELOPMENT SITES



Throughout the process of updating this master plan, several sites were identified by city staff and the public as prime redevelopment sites. These were selected as preliminary redevelopment-ready sites because of their scale, vacancy, and ability to demonstrate the redevelopment principles outlined above. They can serve as catalytic projects that help spur further redevelopment. Each vision identified here can be transformed into a Property Information Package and RFQ, working with the owners to solicit developers. Some, owned by the City, have already had RFQs released to solicit developers and the visions described here support those initiatives.



FORMER CITY HALL SITE

The City has released an RFP and at the time of this plan was working toward securing a developer for a multi-story mixed-use building for this key downtown infill site. This plan supports that vision for a traditional “main street” building that complements this historic downtown character.



EGTA SITE

This former industrial site is planned for a flexible mixture of industrial uses including traditional warehousing or manufacturing uses, but also to provide an opportunity in the city for alternative energy uses such as a solar farm.

SOUTHERN BIDDLE GATEWAY

ARKEMA “DEER PEN”

This former industrial site, while contaminated, holds great potential for redevelopment partnered with the City of Riverview to the south. Previous plans for both Wyandotte and Riverview have identified the desire for planned riverfront greenspace coupled with research and development uses. Green energy and R&D should line Biddle while preserving the majority of the site for passive and active recreation uses. Planned bike routes along Pennsylvania and Biddle would be complemented by a joint riverwalk between Riverview and Wyandotte along the river side of the site



FORMER WILD HORSES BAR

This recently demolished former bar site is now a prime opportunity to enhance Wyandotte's southern gateway entrance on Biddle. Coupled with redevelopment that is planned across the street at the Arkema site, this location presents an opportunity to add a multi-story building fronting the street that compliments the mixed-use development further north along Biddle in downtown. Because of its proximity to the wastewater treatment facility, tolerant likely uses should be R&D, flexible maker/production space, or even an urban-style storage facility. The emphasis should be on building and site design to promote a quality image for the rest of the corridor.



R&D/Flex Space



Before: Looking Southwest



After: Storage Facility

CIVIC CENTER

Since City Hall relocated from across the street into its current location in this bank building, the City has made efforts to improve the site to be a municipal center, most recently with the new Arrowhead Pavilion on the northeast corner. Further site design could be included to connect the site north to downtown through signage, streetscape, and connecting 2nd Street through the Yack Arena parking lot.

The parking lots at Yack and City Hall, while used at capacity during special events, provide an opportunity

for the City to seek redevelopment to further enhance this area as a civic anchor. As a city-owned resource, this area provides the ultimate opportunity for the city to leverage its assets as a key stakeholder in redevelopment.

A boutique hotel is envisioned for the southwest corner, anchoring the visitor's entrance to downtown from Eureka Road. Additional mixed-use buildings could be phased in, accompanied by a parking structure to provide replacement parking for the district.



Phase 1



Phase 2



Phase 3



Precedent: New Downtown Dearborn Hampton Inn



Mixed Use: Retail / Residential



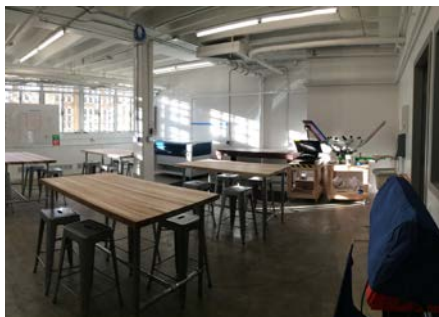
Parking

FORMER POST OFFICE

This former post office building could be rehabilitated as is, additional stories added on top of the existing building, or completely redeveloped as attached residential units. It should serve as a transition building from downtown to the adjacent residential neighborhood. The first floor could be an indoor farmers' market space, utilizing the mail truck docks as unloading space for farmers' trucks, or as flex maker space, niche retail, or office. Current parking extends onto Chestnut St. and those two lots should be converted back to residential with infill housing fronting Chestnut. This site's redevelopment should be complementary to the theater site's redevelopment across the street.



Indoor Farmers' market



Maker Space



Post Office Loading Docks converted to farmers market docks

FORMER THEATER SITE/FARMER'S MARKET AREA

This vacant site is currently home to a community garden, parking lot, and the weekly farmers' market. The City has released an RFP for developers to redevelop the site, and the vision provided here presents the goals for the site: incorporate a mixture of uses including ground floor retail, upper story office and residential; continue the mixed-use storefront building character typical to the rest of downtown; integrate public parking (whether surface lot or structured); and relocate the community garden to a more suitable location. The buildings could take a variety of orientations on the site, depending on the developers program, but should front the street and continue the building line of remaining buildings on the block and across the street.

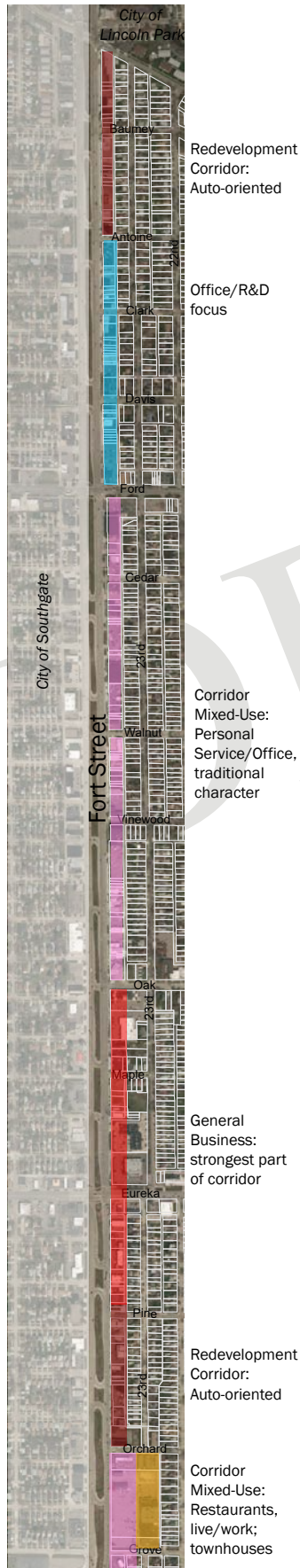


Building can anchor First or Oak St



Parking can be incorporated into a structure

CORRIDOR REDEVELOPMENT STRATEGIES



FORT STREET

The City worked with MDOT to improve its side of the Fort Street corridor with enhanced streetlights and while it is challenging without having Southgate's side of the corridor improved, the City can continue to improve its image along Fort Street.

In order to maximize the potential of this corridor, rethinking the strategy for commercial by targeting clusters of uses will help redefine the character of Fort Street in Wyandotte. These redevelopment strategies are translated to the Future Land Use section of the Implementation plan where zoning amendments are recommended for each portion of Fort Street to best realize its potential.

FORD AVENUE (NORTHLINE) AND OAK STREET

Right now, Ford Avenue and Oak Street are home to a variety of clusters of office and small-scale commercial uses and is similarly zoned, often changing block by block. These corridors are planned for Corridor Mixed-Use to emphasize traditional, walkable neighborhood scale while relaxing the use requirements so office, residential, and commercial can mix more organically, driven by the market.

EUREKA ROAD

The west portion of Eureka from Fort Street to just west of the railroad tracks is a strong commercial corridor that should remain General Business. Here buildings should front the street and parking should be minimized to emphasize its walkable nature.

Across from Wyandotte High School, commercial parcels there could shift to a Corridor Mixed-Use blend of uses in traditional main street character. Residential, live/work, and office would complement this neighborhood with close proximity to similar character in the downtown core.

NORTH AND SOUTH BIDDLE

Biddle north and south of downtown provide opportunities to enhance the character to better complement the historic downtown core. These areas should support a mixture of uses to complement nearby industrial and healthcare uses while promoting building and site design that is traditional in character. Both areas can act as better gateways to the heart of downtown with redevelopment that promotes a high quality design but being flexible with uses: R&D, business incubators, office, and even live/work/maker space.

For more on land use recommendations, see the Future Land Use section in Chapter 5.

Fort Street
Redevelopment Focus
Areas



04. ECONOMIC DEVELOPMENT



A. WYANDOTTE'S ROLE IN THE REGION

The topic of future economic development in Wyandotte is best seen through the lens of how Wyandotte is positioned in the larger region. Wyandotte is one of several suburban Detroit cities often grouped together, and referred to as “downriver” communities. However, the City of Wyandotte stands apart from other communities in three important ways. This distinction holds the keys to future and sustained economic development success.

First, Wyandotte has a prominent downtown within the downriver region. In fact, Wyandotte can legitimately claim dominance among surrounding downriver communities as a place offering a true downtown experience. Adjacent communities (Southgate, Riverview, and Lincoln Park) typically have most of their primary commercial land uses organized along busy commercial corridors (primarily Fort Street). These corridors are highly auto-oriented with heavy traffic volumes and familiar franchise architecture. They generally lack a sense of place, context and history when compared to what downtown Wyandotte provides. Wyandotte also has auto-oriented commercial corridors that can be enhanced with more mixed uses and non-motorized travel options, but its downtown sets it apart from surrounding communities. Downtown is also adjacent to the Detroit River which further presents unique opportunities and attractions. For many reasons, Downtown Wyandotte is an economic hub with great additional potential.

Secondly, Wyandotte is home to two large employers with a significant physical presence and economic footprint in the city and larger region. BASF and Wyandotte Hospital are highly valued corporate entities. Larger organizations such as these often have the economic muscle to develop strong partnerships with local governments that can lead to significant community-building activities. By all accounts, strong corporate-municipal relationships have been built in the past and sustained efforts will likely continue to bear fruit as existing public policies continue.

Third, Wyandotte has several potential redevelopment sites that are locally and regionally significant. These sites represent opportunities for new industrial, commercial and mixed use development throughout town that can add to the local tax base and increase employment. The City has a history of tackling larger redevelopment efforts and there are plenty of reasons to believe in continued success. Chapter 3 highlights these redevelopment opportunities.

B. ECONOMIC DEVELOPMENT GOALS

GOAL #1 REBUILD AND REDEFINE DOWNTOWN AS “DOWNRIVER’S DOWNTOWN”

Downtown Wyandotte should be viewed as one of the City’s key economic development hubs. There has been a resurgence in downtown business activity in recent years and the upward trajectory seems sustainable as Wyandotte is found in a region that lacks alternative environments. Downtown Wyandotte can legitimately distinguish itself from surrounding communities by offering a real human-scale downtown experience with shops, outdoor dining, events, etc., in a walkable mixed-use downtown environment. The growing popularity of urbanism and downtowns in general should continue to fuel development opportunities.

With this focus on downtown, companion marketing and image-building efforts should own and promote the notion that Wyandotte delivers on the promise of providing a true downtown experience. Surrounding communities cannot do this as well, and therefore Wyandotte can boldly identify itself as the downtown for all of downriver. This widens the lane that economic development activities can occupy and opens the possibilities of casting “a wide net” for

potential customers from throughout the downriver areas. At the same time, this perspective elevates the thinking and perception of downtown Wyandotte.

The DDA is in tune with the need for marketing downtown to consumers. These activities are carried out by staff, partner organizations and volunteers. What is needed is the introduction of a common theme that expresses the notion that Downtown Wyandotte is more than one community’s downtown- it is a regional downtown that attracts people from throughout the downriver area. Marketing and branding efforts should always focus on what is true and authentic, and it is always about expressing a promise to deliver an experience.

IMPLEMENTATION STEPS

- Develop a new marketing and promotional campaign centered on Wyandotte as being the downtown for all of downriver.
- Increase efforts to reach out to surrounding communities with marketing and promotional efforts.

ECONOMIC DEVELOPMENT GOALS

- Rebuild and redefine downtown as “Downriver’s Downtown”
- Further develop the riverfront as a destination.
- Continue to expand and develop relationships with major employers to facilitate continued corporate and community prosperity.
- Continue to expand and deepen relationships with local institutions, community groups, the Chamber and DDA to maximize the use of scarce time and money.
- Continue to encourage and support business start-ups and entrepreneurial endeavors.

GOAL #2

FURTHER DEVELOP THE RIVERFRONT AS A REGIONAL DESTINATION

The riverfront has undergone a transformation in recent decades and it continues to evolve toward more recreational and people-centered uses. BASF Waterfront Park and Wyandotte Shores Golf Course are examples of transformative projects that help connect people to the waterfront. Wyandotte's riverfront the dominant natural feature of the City, and the City's most recent strategic plan includes recognition of local heritage and the need for wise use of the riverfront. Similarly, the most recent Downtown Development Authority Strategic Plan notes that people generally want good use of waterfront to support downtown.



BASF

IMPLEMENTATION STEPS

- Support efforts to establish Wyandotte as a Cruise Ship destination. There is evidence of growing interest in Great Lakes Cruise Ships and Wyandotte has provided a stop for cruise ships in the past. In 2017, a small cruise ship (Grande Caribe) docked at Bishop Park in Wyandotte as a part of a scheduled voyage from Rhode Island to Chicago. Passengers arrived in Wyandotte and were given the opportunity to explore the downriver area before departing for Mackinac Island and other Great Lakes destinations.
- Encourage the development of restaurants with waterfront access.
- Continue exploratory efforts to build new waterfront transportation amenities, parks and public access to the waterfront.
- Identify and pursue stronger river walk connections to region with particular collaboration with the City of Riverview to the south.
- Encourage regional and national fishing tournaments along the Detroit River



Wyandotte Hospital

GOAL #3

CONTINUE TO EXPAND AND DEEPEN RELATIONSHIPS WITH MAJOR EMPLOYERS TO FACILITATE CONTINUED CORPORATE AND COMMUNITY PROSPERITY.

Wyandotte enjoys a strong relationship with major employers, developed over years of effort. Going forward, these relationships need to be deliberately cultivated and nurtured. For example, both Wyandotte Hospital and BASF are dynamic organizations engaged in highly competitive business environments. They evolve with new products and services that can translate into needs for physical improvements and expansion. The City should continue its tradition of support for these organizations as they plan for new buildings and property reuse. For example, a medical and health district is emerging, anchored by Wyandotte Henry Ford Hospital. Planning for this requires more parcel-specific attention than is normally provided in a City-wide Master Plan and steps in this direction likely involves sensitive conversations about specific properties. However, the need for ongoing cooperation and collaboration is evident.

Additionally, the existence of larger employers in a community often suggest the need for supportive facilities and businesses. A case in point is the need for a local hotel. Major employers such as BASF hold events and attract visitors who require lodging. Presently, the need for overnight accommodations for business-related travel are met outside of Wyandotte. Steps to encourage and support the development of a new hotel in Wyandotte would support major employers by adding a higher level of convenience for out of town visitors. At the same time, a local hotel could also be a boost for local business as travelers would more than likely stay in Wyandotte for meals and entertainment. Additionally a hotel in Wyandotte would help support the appeal of the Yack Arena as a destination for events. It is believed that greater utilization of the Yack Arena is hampered to some degree by a lack of adjacent hotel rooms.

IMPLEMENTATION STEPS

- Maintain strong and ongoing dialog between municipal officials and major local business entities (BASF, Wyandotte Hospital and others) with a focus on understanding facility expansion needs and redevelopment possibilities.
- Continue to explore possibilities for a new hotel in Wyandotte (preferably in or near downtown). A hotel feasibility study was completed in 2015 which provides more insight into this topic.
- Aside from a hotel, continue to explore ways the City can encourage development activity that is supportive of employers of all sizes.

GOAL #4 CONTINUE TO EXPAND AND DEEPEN RELATIONSHIPS WITH LOCAL INSTITUTIONS, COMMUNITY GROUPS, THE DDA AND SOUTHERN WAYNE COUNTY REGIONAL CHAMBER TO MAXIMIZE THE USE OF SCARCE TIME AND MONEY.

The City of Wyandotte is fortunate to have strong institutions and public, semi-public and private groups who have made significant strides in terms of community development. As a general policy, the City should continue to support these organizations as change agents. There are many circumstances in which a nongovernmental organization can act more efficiently, unencumbered by public procedures and regulations.

IMPLEMENTATION STEPS

- Maintain strong and ongoing dialog with institutions, community groups, the DDA and Southern Wayne County Regional Chamber
- Continue to support fesitvals/events like the art fair. Leverage Wyandotte as an arts downtown

GOAL #5 CONTINUE TO ENCOURAGE AND SUPPORT BUSINESS START- UPS AND ENTREPRENEURIAL ENDEAVORS.

While large businesses often get lots of attention with major expansions and new facilities are announced, often more fascinating and significant business development stories are evident in the seeds that are planted many years before by entrepreneurial start-ups. In fact, BASF was a start-up that began more than 150 years ago by one man in Germany. Today, it is a huge multi-national company employing thousands worldwide, and it is a major employer in Wyandotte.

It will be important to engage fully with the Southern Wayne County Chamber of Commerce as well as the Wayne County Economic Development Corporation, and the newly formed Wyandotte Economic Development Committee to implement a business attraction strategy that works for the community based on the outcome of the Master Plan, land available for growth and target sectors the city is looking to attract.

IMPLEMENTATION STEPS

- While business recruitment, and efforts to attract outside investment, should continue to be a high-priority, Wyandotte should also continue to maintain and enhance partnerships with entities that support and encourage entrepreneurial business development. For example, organizations such as the Downriver Community Conference are equipped to help those inclined to

C. DEVELOPMENT INCENTIVES

There are a variety of programs, many of which are associated with the Michigan Economic Development Corporation (MEDC), that can be targeted to redevelopment in Wyandotte:

Business Development Program – The MiBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. The program is designed to provide grants, loans or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

PA 198 Industrial Facilities Exemption – Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High technology operations are also available for the abatement. Depending on the scope and type of project, real property taxes can be abated up to 50% for a period not to exceed 12 years for new construction. Further, the 6-mil SET may be abated up to 100% with approval from the MEDC.

In the case of a rehabilitation, the current assessed value of the property prior to improvement is frozen. This results in a 100% exemption from property tax on the value of the improvements.

Obsolete Property Rehabilitation - The Obsolete Property Rehabilitation Act (OPRA) provides for a tax incentive to encourage the redevelopment of obsolete buildings. A new exemption will not be granted after December 31, 2026, but an exemption then in effect will continue until the certificate expires. The tax

start a business and they are well connected to a network of organizations that can also provide supportive services. This network includes SCORE, SBA, Southern Wayne County Chamber of Commerce and many others.

- Redevelopment sites described in Chapter 3 include opportunities to support entrepreneurial activity in a direct way. For example, potential uses for the former Post Office site includes a Makerspace. Makerspace (also sometimes called Hackerspace) are community-oriented work space where people with common interests in technology can collaborate, share ideas and share equipment and/or facilities. Often Makerspaces are places where new products can be developed. Having such a facility in Wyandotte would help support entrepreneurship and potentially lead to new business start-ups. Often Makerspaces are membership-driven and governed by active members with a good understanding of local needs. Space in a facility such as the former Post Office could be provided to such an organization at little or no cost in an effort to support entrepreneurship in Wyandotte.
- Other types of retail/service or art incubators can also be created in redevelopment sites. Many new businesses do in fact fail after a few years, but if they are given support in the form of reduced costs for physical spaces and shared resources (office equipment, support staff, etc.) the chances of success increase.

incentive is designed to assist in the redevelopment of older buildings in which a facility is contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects.

A community essentially freezes the existing taxable value on a designated facility for up to 12 years. Additionally, the state treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed six years for 25 applications annually for rehabilitated facilities.

Community Revitalization Program - The Michigan Community Revitalization Program (MCRP) is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical disinvestment; contribute to Michigan's reinvention as a vital, job generating state; foster redevelopment of functionally obsolete or historic properties; reduce blight; and protect the natural resources of this state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects in Michigan.

New Market Tax Credits - Historically, low-income communities experience a lack of investment, as evidenced by vacant commercial properties, outdated manufacturing facilities, and inadequate access to education and healthcare service providers. The New Market Tax Credit Program (NMTC Program) aims to break this cycle of disinvestment by attracting the private investment necessary to reinvigorate struggling local economies.

The NMTC Program attracts private capital into low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years.

Brownfield - The Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties. It is also responsible for managing the Single Business Tax and Michigan Business Tax Brownfield Credit legacy programs (SBT/MBT Brownfield Credits).

The Michigan Strategic Fund (MSF) with assistance from the MEDC, administers the reimbursement of costs using state school taxes (School Operating and State Education Tax) for nonenvironmental eligible activities that support redevelopment, revitalization and reuse of eligible property. The MEDC also manages amendments to SBT/MBT Brownfield Credit projects approved by MSF. The Michigan Department of Environmental Quality (MDEQ) administers the reimbursement of environmental response costs using state school taxes for environmental activities, and local units of government sometimes use only local taxes to reimburse for eligible activities (i.e., "local-only" plans). The TIFA/EDC/Brownfield Authority manages this program locally in Wyandotte.

Michigan Transportation Economic Development Fund - The mission of the Transportation Economic Development Fund (TEDF) is to enhance the ability of the state to compete in an international economy, to serve as a catalyst for economic growth of the state, and to improve the quality of life in the state.

The funds are available to state, county, and city road agencies for immediate highway needs relating to a variety of economic development issues.



05. IMPLEMENTATION



The Master Plan is intended to serve as a guide for land use and physical development or redevelopment. Goals, objectives and strategies noted throughout the Plan should be carefully considered during decisions on rezonings, zoning text amendments, other regulations, capital investments for improvements to streets, “complete streets” bikeways/walkways, utilities, public facilities, land acquisition, and development proposals. Recommendations in this Plan apply to both public land (parks, sites, and right-of-way) and guidance for development and redevelopment of privately owned property. Some Plan recommendations may involve the need for changes to land use regulations and/or potential new programs. Others may involve partnerships with other

municipalities, agencies, organizations, or groups. Since the Plan is a long range guide, refinements or additional studies may also be appropriate in the future to reflect new information, respond to unanticipated factors or to address changes in city policies.

The Master Plan is only valuable if used consistently. This chapter has been prepared to summarize the various recommendations into a checklist to outline actions and responsibilities for implementation. A cumulative listing of actions is included in this chapter. Where appropriate, a timetable is suggested for execution of these strategies and actions consistent with available staff and financial resources of The City of Wyandotte.

Also included in this chapter is Future Land Use, which provides the foundation for zoning. The zoning plan compares consistency between zoning classifications and future land use map designations and recommended changes to zoning.

EVALUATION AND MONITORING

This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays current and useful, periodic reviews are required and amendments may be necessary. This will ensure plan goals, objectives, and recommendations reflect changing community needs, expectations, and financial realities.

The plan should be reviewed at least every five years consistent with state statute. Detailed subarea plans should be adopted as Master Plan amendments. Updates should reflect changing conditions, unanticipated opportunities, and acknowledge the implementation to date. Yearly workplans should be prepared to assess what has been accomplished in the implementation table and what should be achieved in the coming year.

PLANNING COMMISSION AS FACILITATORS

The Planning Commission is charged with overseeing plan implementation and is empowered to make ongoing land use decisions. As such, it has a great influence on how sustainable Wyandotte will be. As an example, the Planning Commission is charged with preparing studies, ordinances, and certain programmatic initiatives before they are submitted to City Council. In other instances, the Planning Commission plays a strong role as a “Plan Facilitator” overseeing the process and monitoring its progress and results. Together, City staff and the Planning Commission must be held accountable, ensuring the city’s Master Plan impacts daily decisions and actions by its many stakeholders.

ROLE OF CITY COUNCIL

The City Council should be engaged in the process to implement the plan. In this regard, Council should assist with implementation strategies and consider and weigh the funding commitments necessary to realize the city’s vision, whether involving capital improvements, facility design, municipal services, targeted studies, or changes to development regulations, such as municipal codes, the zoning ordinance and procedures.

A. IMPLEMENTATION TOOLS

Tools to implement the Master Plan generally fall into six categories and some strategies may include more than one:

- Land use regulations
- Capital improvement programs, such as streets, city buildings, or other major purchases
- Property acquisition programs
- Special Funding Programs (CDBG for example)
- Programs or additional studies
- Partnerships, such as working with other organizations on planning, education, funding, or delivery of cost-efficient services.

Each tool has a different purpose toward Plan implementation and may suggest specific immediate changes, long-term policies and others involve ongoing activities.

1. LAND USE REGULATIONS

The primary tool for Plan implementation, which includes the Zoning Ordinance and other land use regulations, is summarized below. The city also has a number of other codes and ordinances to ensure that activities remain compatible with the surrounding area, such as noise, blight and nuisance ordinances.

ZONING REGULATIONS

Zoning regulations control the intensity and arrangement of land development through standards on lot size or units per acre, setbacks from property lines, building dimensions and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review and address landscaping, lighting, driveways, parking and circulation, pedestrian systems and signs. Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands, woodlands and wellhead areas.

ZONING MAP

Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the city may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, city officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a long range blueprint: Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. The Zoning Plan section of this chapter outlines how the Future Land Use Plan relates to current zoning. The Zoning Recommendations later in this chapter contain rezoning guidelines.

CONSTRUCTION CODES

The City of Wyandotte is required to administer the State of Michigan Construction Codes (building, mechanical, plumbing and electrical). The City of Wyandotte has also adopted the International Fire Code. These construction codes are intended to protect the public health, safety and welfare related to building construction and occupancy. Administration of one set of standardized state construction codes ensures consistency and uniformity during building plan preparation/review and construction.

PUBLIC INFRASTRUCTURE STANDARDS

Public infrastructure refers to the basic facilities and services needed for the functioning of the city such as city streets, water, sanitary sewer, storm sewer, among others. Standards to ensure consistency and uniformity have been adopted so that each facility is designed and constructed to support existing and future development.

Most land use regulations are applied when new construction or substantial redevelopment is proposed. The City of Wyandotte has a comprehensive development review process from development conceptualization to building occupancy. This process is explained in the various public information materials available at City Hall. Once proper zoning is in place, a site plan must be approved followed by approval of building and site engineering, construction plans and then permits for construction. Buildings and sites are inspected and then occupancy permits are issued. The subdivision and subsequent development of land is also carefully reviewed. Regulations are administered and enforced through monitoring by city staff and in response to complaints.

2. CAPITAL IMPROVEMENT PLAN (CIP)

The City of Wyandotte is working toward an annual multi-year CIP that contains recommended capital projects, timing, estimated costs and funding for public infrastructure (streets, bikeways, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, police and parks). Capital projects will be identified and constructed to help support and promote desired development, and to meet the needs of residents and businesses in the city. The number of projects and project timing are influenced by several factors, in particular, the cost, need for environmental clearance or approval by other agencies, and funds available. For example, the amount of funding available from outside sources varies as new programs are established.

3. PROPERTY ACQUISITION PROGRAMS

Like all municipalities, the City of Wyandotte has the authority to acquire private property for a public purpose. This may include outright purchase acceptance of land donated by another party or acquisition through eminent domain. In addition to the ability to acquire private property for public infrastructure or facilities such as roads, sewers, public buildings and parks, the City may acquire private property to facilitate redevelopment and to eliminate nonconforming uses or structures. Land may also be acquired or managed through conservation easements for historic and environmental preservation purposes or easements to allow non-motorized connections.

4. FUNDING PROGRAMS

Some of the recommendations may be funded locally, some through outside funds, and many through a combination. The City monitors new federal and state funding programs that may be available to assist in implementation. In addition, foundations and other organizations may provide contributions. In addition to traditional sources, the city has the ability to raise revenues within a specific geographic area for specific purposes, or to capture the new increment of tax revenues in a specific geographic area for specific purposes. One example is the Downtown Development Authority. Another tax-based program is the Brownfield Act that provides funding for reuse of eligible sites. In cooperation with other governmental agencies with taxing authority, the City has effectively used tax increment finance programs to capture the new increment of tax revenue for a specific area and use those funds for public improvements within that area.

5. OTHER PROGRAMS

A variety of housing, economic development, informational and other programs may be used by the City to assist with implementation of recommendations in this Plan. Many of these are through state programs as identified in the preceding chapters such as the following:

- Michigan State Housing Development Authority (MSHDA)
- MSHDA MiPlace
- Michigan Economic Development Corporation (MEDC)
- MEDC Redevelopment Ready Communities
- Michigan Department of Transportation (MDOT) and Complete Streets Coalition
- Michigan Department of Natural Resources
- HUD CDBG

6. PARTNERSHIPS

While the City is in a position to coordinate many of the plan's implementation tasks, responsibility should not solely rest on the government. Instead, the vast array of stakeholders having key roles in either the city or region should all participate. Partnerships with the public and private sector, including Wyandotte Public Schools, Wayne County, neighborhood associations, the nearby higher education institutions, neighboring municipalities, SMART, major employers, and business will also lead to success implementing the plan's initiatives. Partnerships may range from sharing information to funding and shared promotions or services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region. City government cannot and should not do it all. Only through public/private collaboration can the plan's vision be realized.

B. FUTURE LAND USE PLAN

It is necessary to plan for future land use and development in a manner consistent with community goals and objectives. Wyandotte is a community with quality residential neighborhoods, commercial and industrial areas to provide tax base and employment, with quality municipal services and recreational opportunities. The future land use plan provides a long-range focus to help continue this balance. The future land use recommendations in this section are revisions of the future land use information and map from previously adopted plans. The map has been revised and updated based on changing development conditions, emerging planning trends, as well as input from city staff, planning commissioners and public input. The product of this effort is shown on the Future Land Use map and is further detailed in the following pages in this chapter.

New land use and community character challenges arise as Wyandotte continues to mature: Competition for desirable land uses from surrounding communities will increase; redevelopment of aging sites will increase in importance; management of traffic on an existing roadway network will continue to be a priority; and public infrastructure systems will continue to age. As a result, the development strategy has shifted towards focusing on vacant or under utilized property to provide for quality redevelopment.

The Future Land Use Plan is a representation of general physical features/land use activities in the city when fully developed and does not imply that all of the changes will or should occur in the near term. Development and redevelopment will proceed in a manner consistent with policies on the environment,

transportation and infrastructure capacity, and other matters which help determine the appropriate timeframe. Also, zoning decisions should, over time, produce changes that gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. The Future Land Use Map should be carefully considered to ensure consistency is maintained when making decisions on planning and development matters: Community changes which directly conflict with the Future Land Use Map could undermine the long-term objectives of the city and should be avoided.

Importantly, deviations from the Future Land Use Map and the Master Plan may be appropriate when justified by more detailed information, changes to conditions, or in cases where a deviation is not contrary to the overall intent and purpose of the Plan. The Future Land Use Map or the Master Plan may require update in cases where proposed deviations would significantly alter the general direction or vision as depicted by the Plan. An amendment to the Future Land Use map and/or the policies should be required in the case where a development, because of its scale or intensity, has a potential to create significant impact on surrounding uses, services or traffic and must be carefully considered in the context of community goals and objectives.

FACTORS CONSIDERED

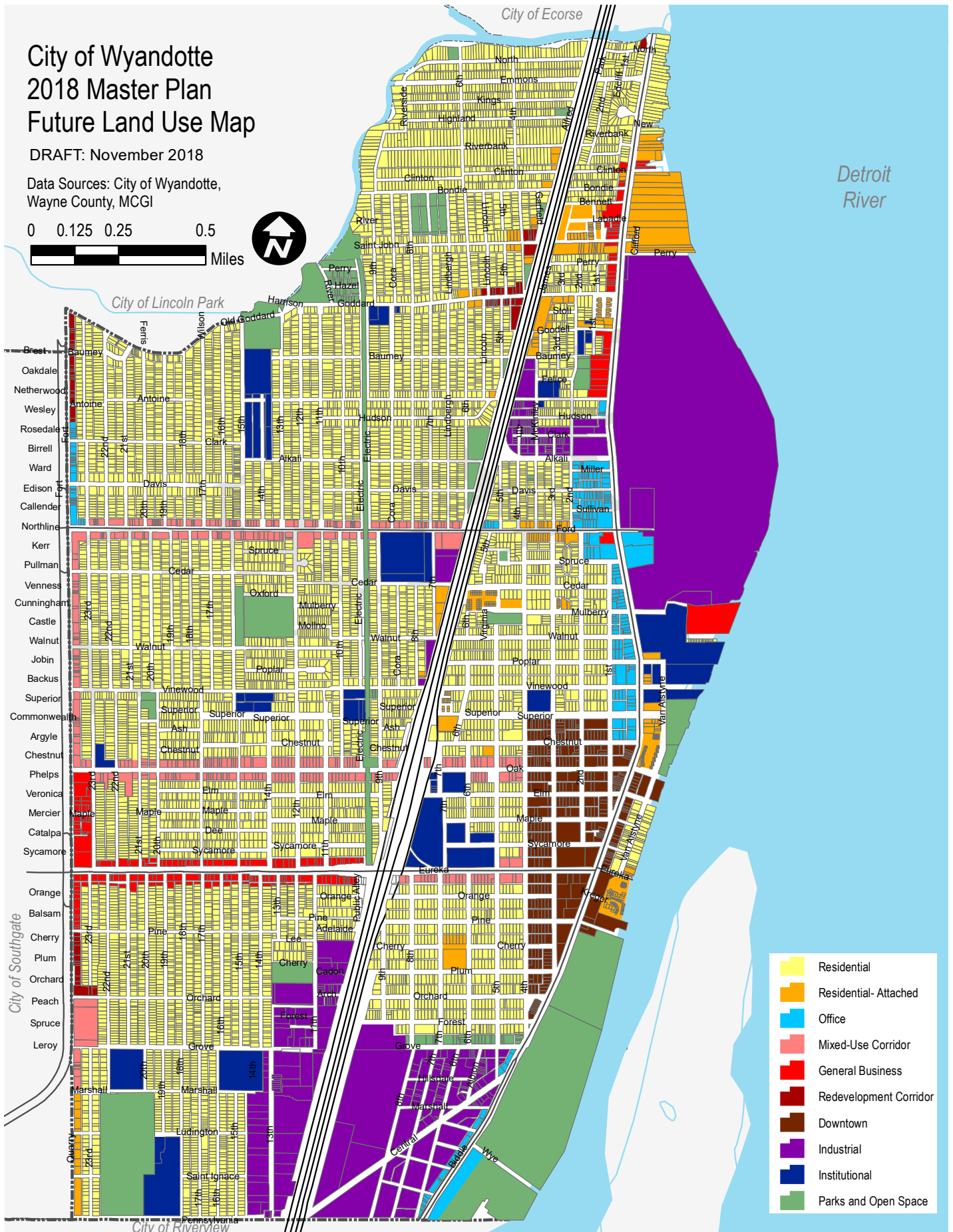
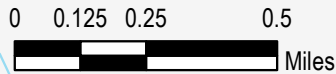
Remaining consistent with previous Master Planning processes, this update of the Future Land Use Map and the Master Plan incorporates input received during the public participation process, acknowledges existing land use patterns, and reflects planning best practices. More specifically, the following factors were taken into consideration in preparing the Future Land Use Map:

- **Existing Land Use.** Locations of most existing commercial and industrial developments are appropriate and will continue to serve as the primary business centers. Residential neighborhoods are well established and strong. The community land use patterns have evolved in an orderly manner and will be reinforced, rather than altered in a significant manner.
- **Existing Zoning.** There is no “vested interest” that guarantees zoning will not change: In fact changes are suggested by this Master Plan. However, such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will be ensured a reasonable use of their land.
- **Relationship of Incompatible Uses.** The Future Land Use Plan provides important guidance in the ongoing effort to reduce or eliminate incompatible land use relationships. Providing a transition between land uses, such as the introduction of office or attached residential between commercial corridors and single family residential areas, is one approach that can accomplish such a transition. In other cases natural features or landscaping can help facilitate such a transition. Importantly, the Plan designates general land use patterns for uses considered most appropriate to fulfill the long-term objectives of the community.
- **Capacity of Streets, Infrastructure and Facilities/ Services.** Accessibility to and the capacity of the street network help establish the types and intensity of uses that may be served in an area without adversely impacting traffic operations. The availability of community facilities such as schools and recreational facilities affects the areas that are especially attractive for residential development, while police and fire protection also assist with the quality of life provided to all land uses.
- **Market Conditions.** The nature of residential, commercial, and industrial land uses are evolving, with aging development types often becoming less desirable or obsolete. This can result in an oversupply of certain types of development, especially commercial. Redevelopment of existing uses is encouraged, and the future land use designations reflect a balance and mixture of uses targeted to key areas.
- **Land Use Patterns in the Wyandotte Area and Other Communities.** Land use patterns for surrounding communities and the region were also considered.
- **Previous Master Plan.** Recommendations from the previous Master Plans formed the foundation of this Plan update. Those recommendations were refined based on analysis of new data, recent development trends and other factors.
- **Public Input.** Comments and opinion about land use patterns and related community planning issues as conveyed at various public forums and stakeholder interviews were also considered.

City of Wyandotte 2018 Master Plan Future Land Use Map

DRAFT: November 2018

Data Sources: City of Wyandotte,
Wayne County, MCGI



- Residential
- Residential- Attached
- Office
- Mixed-Use Corridor
- General Business
- Redevelopment Corridor
- Downtown
- Industrial
- Institutional
- Parks and Open Space

FUTURE LAND USE DESCRIPTIONS

Detailed below are the Future Land Use descriptions that correlate to the land use districts identified on the Future Land Use Map. The Future Land Use Map indicates what the land uses should be in Wyandotte twenty years from now. This does not mean that the City should change its zoning districts immediately to correspond to the Future Land Use Map, but some areas, especially corridors are recommended for greater design standards and flexibility in uses that should be prioritized as short-term amendments.

Some of the designations will match existing conditions while others will not. Future Land Use should be a “road map” for the location of land uses in the City over the long term. Each land use description includes strategies that can be followed to guide land use decisions and implement the intent of the different categories.

The land use plan also divides the Fort Street corridor into different identifiable segments (see also Chapter 3: Redevelopment for more on Fort Street Corridor Redevelopment). Market conditions, the amount of vacant retail space as well as under-utilized retail lots require a different approach to how the City plans for this and other retail corridors. The following category descriptions and strategies reflect a change in the policies for development and redevelopment along these corridors to encourage a flexible mixture of uses.

SINGLE-FAMILY RESIDENTIAL

- The primary land use in Wyandotte, the single-family neighborhoods are planned for continuing reinvestment as single-family homes.
- Infill or replacement housing should complement the scale and massing of nearby homes.
- Promote reinvestment in older neighborhoods. Both City-sponsored acquisition/disposition initiatives and non-profit-led rehab should continue for ongoing neighborhood stabilization.

ATTACHED RESIDENTIAL

- A flexible mix of housing types including townhouses, apartments, live/work.
- Encourage a variety of housing types along corridors.
- Maintain quality of apartment buildings as they age.
- Utilize attached residential as a transitional use between less intense single-family residential and non-residential uses.

MIXED-USE CORRIDOR

- Historically a mixture of traditional neighborhood commercial and office uses, these areas could be integrated with attached housing types for a full mixture of uses, including live/work opportunities.
- Predominantly one-story buildings, but additional two-story buildings could be supported, especially with second-floor housing or office space.
- As with other mixed-use/commercial districts, the Corridor Mixed-Use district should minimize the impact of surface parking, especially in front yards.
- Commercial uses in this district should be less intense and more neighborhood-focused, both in terms of uses and scale and minimizing parking, noise, and lighting impacts on neighbors.

OFFICE

- Gateway office and employment uses.
- Hospital-supportive medical and office uses.
- Limited research and development uses.
- Artist/maker space.
- Buildings fronting street, parking in rear or side yard.
- Pedestrian-friendly, traditional urban design.
- Preserve historic homes, but permit conversion into offices

GENERAL BUSINESS

- Predominantly located along Fort Street and Eureka, this district is intended for community-serving commercial uses, which rely on good access and high visibility.
- While larger, more intense commercial uses are allowed, there should be a renewed importance placed on site and building design to promote the Wyandotte quality evident in nearby residential neighborhoods. Motorists should view movement along the corridors as a pleasant, inviting experience.
- Avoid allowing nearby parcels, especially in residential neighborhoods, be converted to commercial use.
- Encourage an assembly of smaller parcels for more meaningful, consolidated development projects.
- Preserve traditional storefronts where possible to promote walkability and a greater sense of place
- Permit attached housing as an option for redevelopment or second-story flats or live/work buildings.
- Reduce front yard parking and promote buildings at the front lot line. Where parking fronts the sidewalk, require a knee wall or screening landscaping in the required planting area.

REDEVELOPMENT CORRIDOR

- Mix of small-scale older commercial buildings with small lots.
- Located in clusters on Fort Street and near railroad.
- Could benefit from better site design to improve the City's presence along the corridor.
- Consolidate parcels to encourage a better development pattern.
- Permit non-traditional retail uses such as small-scale research and development, office, and manufacturing incubator sites.
- Prohibit the outdoor storage of equipment and supplies.
- Allow light automobile repair with appropriate performance standards.

DOWNTOWN

- A vibrant mix of storefront retail, municipal anchors, and multi-story mixed use buildings.
- Emphasize walkability through continued streetscape improvements and amenities, outdoor seating, retail storefronts, pedestrian-scaled signage.
- Strengthen physical and visual connections to riverfront.
- Reduce dependence on surface parking lots and encourage public and private building-integrated parking.

INDUSTRIAL

- Manufacturing, assembly, and processing of goods and materials.
- Look for opportunities to improve site design as redevelopment occurs.
- Limit visibility of outdoor storage from the street.
- Provide sufficient buffers between industrial and non-industrial uses to limit impacts on neighbors.

INSTITUTIONAL AND PARKS AND OPEN SPACE

- Key assets that contribute to community identity are the neighborhood parks, schools, churches, and cemeteries across the city.
- This plan expects existing institutional uses to remain, but, in the case that one of these existing uses ceases to exist, the future land use for that site would revert to the adjacent single-family residential use.
- School/church reuse standards: Because these buildings have distinct form that is difficult to repurpose into single-family homes without demolition and whole scale redevelopment, a few additional uses should be considered for adaptive reuse and infill:
 - Attached residential
 - Community center
 - Recreational uses
- Any building additions should be context-sensitive and match the general massing and materials of the existing building and setbacks
- The school district and City Parks department should explore future partnerships for programming and maintenance of city-owned parks.

C. ZONING PLAN

Zoning is a key mechanism for achieving the desired land use pattern and quality of development advocated in the plan. This section provides a useful guide relative to the inconsistencies between current zoning patterns and proposed future land use designations.

Because the Future Land Use Plan is a long range vision of how land uses should evolve over time, it should not be confused with the City's zoning map, which is a current (short-term) mechanism for regulating development. Therefore not all properties should be immediately rezoned to correspond with the plan. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5+ years).

In addition, the Future Land Use map is generalized. Zoning changes in accordance with the plan should be made gradually and strategically so that change can be managed. The Future Land Use map as well as the plan's goals and strategies should be consulted to judge the merits of a rezoning request.

The plan categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the future land use categories in this Master Plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

Zoning		Future Land Use	Residential	Attached Residential	Office	Mixed-Use Corridor	General Business	Redevelopment Corridor	Downtown	Industrial	Institutional	Parks/Open Space
Residential	RA - One Family Residential											
	RT - Two Family Residential											
	RM-1 Multiple Family Residential											
	RM-1A Multiple Family Residential											
	RM-2 Multiple Family Residential											
	RM-3 Multiple Family Residential											
Commercial	O-S - Office Service											
	B-1 - Neighborhood Business											
	B-2 - General Business											
	CBD - Central Business District											
Industrial	I-1 - Industrial											
	I-2 - Industrial											
	I-2 - Industrial											
	P-1 - Vehicular Parking											
	RU - Recreation Unit											
	PD - Plan Development											

ZONING RECOMMENDATIONS

As one of the primary tools to implement this plan, the zoning ordinance and accompanying map should be amended to align the strategies in this plan with the zoning districts and administrative procedures. The recommendations below should be taken into consideration with a more comprehensive audit of the ordinance during the amendment process.

REFINE DISTRICTS

Utilize the Future Land Use plan as a guide for consolidating, simplifying, and creating districts that maximize flexibility of uses and emphasize site design and character.

- Consolidate Multiple Family districts into a Mixed Residential district that emphasizes form and character of attached units rather than density.
- Adopt form-based Mixed-Use Corridor to allow a flexible mixture of attached residential, retail, and office uses focused on form and character rather than current block-by-block use separation.
- Revise the intent and uses of the Office district to promote a mixture of office uses with research and development uses, emphasizing traditional building orientation and site design to compliment the downtown.
- Collapse the Industrial districts while maintaining nuisance regulations.
- Create a use table to improve clarity and consistency across districts. Remove cumulative uses and create distinct uses for each district.

STREAMLINED REVIEW PROCESS

- Strengthen the administration section with more details on the process.
- Differentiate between site plan review and sketch plan review process.
- Add site plan review process and standards for approval.
- Reconsider Planned Development zoning to encourage a more streamlined review process for mixed-use projects based on form standards

There are no qualification standards for the PD District and it is unnecessarily burdensome with a three stage review process.

- Reduce the number of special land uses
- Move the special land use standards and review process to its own chapter
- Reduce the number of footnotes to the Schedule of Regulations.
- Add standards for rezonings to the amendments chapter.

INCORPORATE LATEST BEST PRACTICES

- Add Bicycle Parking requirements and standards, especially for the Mixed Residential and Commercial/Mixed-Use districts.
- Consider low-impact design stormwater management requirements for parking lot design

MISCELLANEOUS ZONING RECOMMENDATIONS

- Adult use definitions should be moved to the adult use section.
- Move Open Storage from Performance Standards to General Provisions.
- The plant list under American Legal is unreadable due to formatting.
- Construction signs should fall under temporary signs.
- More comprehensive lighting regulations are needed.

D. ACTION PLAN

The implementation tools outlined above are available and should be used to achieve the goals and objectives of the Master Plan. Comprehensive implementation actions have been developed to organize and apply these tools. Under each topic, specific actions, tools, and a timeframe for implementation are identified. The details of the strategies to implement the Master Plan are specified in the table below.

Short=1-2 years
 Medium=3-5 years
 Long=5+ years
 Reg.=Regulatory
 Policy=Policy/Program
 CIP=Capital Improvement
 Partner=Partnership

			Responsible Party			
Action	Priority	Tool	Staff	Officials	Other Gov't	Private
Neighborhoods						
Continue to encourage mixed use development (upper floor residential) – particularly in downtown.	Ongoing	Policy	✓	✓		
Continue efforts to enforce existing housing maintenance and rental codes, so that existing housing stock does not deteriorate from negligence. Enhance these efforts where necessary.	Ongoing	Reg.	✓			
Encourage a variety of housing types in and near downtown and along major corridors by revising zoning districts to permit a mixture of uses.	Short	Reg.	✓	✓		
Support, encourage and educate neighborhood organizations as agents to promote property improvement and the construction of infill housing that meets the needs of the market while complementing the existing character of the area.	Short	Partner	✓	✓		
Work with local non-profits to support home maintenance and repair programs.	Short	Partner	✓			
Identify locations for new senior living apartments with easy at-grade access and elevators.	Short	Policy	✓			✓
Maintain dialog between major employers concerning the housing needs of employees.	Medium	Policy	✓	✓		✓
Craft single-family neighborhood infill design guidelines to protect the integrity of historic neighborhoods.	Medium	Policy				
Partner with local non-profits to provide assistance in retrofitting mature homes for seniors to have universal or barrier-free design to allow people to remain in their homes.	Medium	Policy	✓			✓

			Responsible Party			
Action	Priority	Tool	Staff	Officials	Other Gov't	Private
Quality of Life						
Work with the school district to maintain and upgrade City-owned recreational facilities utilized by the district.	Ongoing	Partner	✓			
Coordinate with the school district on arts/cultural programming.	Ongoing	Partner	✓			
Provide strong city services and facilities, sustaining the quality of street lighting, sidewalks, curbs, gutters and pavement.	Ongoing	CIP	✓	✓		
Pursue the long- and short-term goals of the Parks and Recreation Plan and update the plan every five years to maintain eligibility for state funding.	Ongoing	Policy	✓	✓		
Develop and implement Low Impact Design (LID) guidelines for private development and public infrastructure projects that minimize environmental impacts.	Medium	Reg.	✓	✓		
Work with MDEQ to understand development opportunities/limits regarding privately owned public space (POPS) such as boardwalks and/or fishing piers along the riverfront.	Medium	Reg.	✓	✓	✓	✓
Explore alternative locations for the farmer's market.	Medium	Policy	✓	✓		
Downtown						
Develop enforcement mechanism to ensure downtown employees park in non-prime spaces to leave on-street spaces available for patrons.	Ongoing	Reg.	✓		✓	✓
Prepare a parking management and pricing plan to study utilization to ensure the most convenient on-street parking is prioritized for high turnover by patrons and that employees are parking on the edges of downtown. Maximize the capacity of City-owned lots and explore the potential for parking structures (public and private).	Short	Policy	✓		✓	
Improve alley circulation for vehicles (including service trucks), pedestrians, and explore the possibility of providing a bicycling alternative to Biddle.	Medium	CIP	✓			
Consider additional event-focused "hop on/hop off" transit circulators.	Medium	Policy	✓		✓	
Integrate the riverfront into the function and activities of the Central Business District (CBD) through improved physical connections, wayfinding and event programming along Oak St.	Medium	CIP	✓	✓	✓	
Encourage public-private improvements along the alleys to express the unique character, improve drainage, and enhance safety.	Medium	CIP	✓	✓		✓

			Responsible Party			
Action	Priority	Tool	Staff	Officials	Other Gov't	Private
Connectivity						
Pursue the installation of planned walkway and bikeway facilities, including road crossings, in conjunction with scheduled road improvements projects.	Ongoing	CIP	✓			
Prepare a more detailed non-motorized plan to evaluate and plan for and prioritize implementation of bike routes, trails, and sidewalk improvements between neighborhoods, parks, employment areas, schools, business districts, and bus stops.	Short	Policy	✓	✓		
Prepare a wayfinding plan for key entrances to the City and throughout Downtown.	Short	Policy	✓	✓		
Require a front yard landscaped setback for parking areas to allow vehicles to stack on site rather than in a street or driveway	Short	Reg.	✓	✓		
Support the Downriver Linked Greenways Initiative through bike route connections, especially exploring alternatives for Biddle/the riverfront and the Electric St. greenway.	Short	CIP	✓		✓	
Work with SMART to install bus stop enhancements such as sidewalks to bus stops, pads, shelters, lighting, seating, and waste receptacles at priority stops.	Medium	CIP	✓		✓	
Prepare access management standards along major corridors to reduce the number of driveway access points.	Medium	Reg.	✓			
Prepare flexible street design standards that support walking, biking, and are designed to promote driving at speeds appropriate for the setting.	Medium	Reg.	✓	✓		
Pursue local, state, and federal funding to implement non-motorized transportation improvements both in the right-of-way and off-road trails and pathways.	Medium	CIP	✓	✓	✓	
Pursue the installation bike route signage and pavement markings, based on the recommendations of the non-motorized plan.	Medium	CIP	✓			
Work with organizations and advocacy groups such as bicycle users, seniors, and schools to develop Safe Routes to School programs to identify priority needs for walking and bicycling.	Medium	Partner	✓		✓	✓
Identify and pursue stronger riverwalk connections to region with particular collaboration with the City of Riverview to the south.	Long	Partner	✓	✓	✓	

			Responsible Party			
Action	Priority	Tool	Staff	Officials	Other Gov't	Private
Redevelopment						
Encourage major employers to take an active role in redevelopment, since a vital downtown and overall quality city will make it easier to attract talented employees.	Ongoing	Partner	✓			✓
Prepare development RFPs and receive and evaluate responses. Efforts to prepare new RFPs should continually improve and strive to meet or exceed best practices.	Ongoing	Policy	✓			✓
Acquire underutilized land and prioritize sites for strategic redevelopment.	Ongoing	CIP				
Engage the public and stakeholders in impactful redevelopment projects proactively.	Ongoing	Partner	✓	✓		✓
Work with local, regional, and state partners to developer matchmaking events to showcase redevelopment opportunities and solicit new developers to the city.	Short	Partner	✓	✓	✓	✓
Promote creative reuse of city-owned property by sharing the city’s vision for typical sites, corridors, and neighborhoods.	Short	Policy	✓	✓		
Reevaluate existing zoning along Fort Street, Oak, Ford and Eureka with an eye toward expanding the range of permitted uses so that a higher level of mixed use development can occur. A development model that includes first floor retail/consumer service and upper floor residential/office should be considered as an alternative to single use suburban development patterns.	Short	Reg.	✓	✓		
Strengthen the community development webpage by showcasing economic development and redevelopment resources to highlight available properties and house redevelopment resources and plans.	Short	Policy	✓	✓		
Develop a “Why Wyandotte” marketing piece and fact sheet on business and housing demand.	Short	Policy	✓			
Develop a long-range plan for Yack Arena and the City Hall parking lot to maximize each’s potential, including expanding programming at Yack Arena to consider an indoor farmer’s market and art fair vendors.	Medium	Partner	✓			
Work with the City of Riverview on remediation and redevelopment of the former Arkema site.	Medium	Partner	✓		✓	
Evaluate long-term use of the golf course.	Long	Policy	✓	✓		

			Responsible Party			
Action	Priority	Tool	Staff	Officials	Other Gov't	Private
Economic Development						
Explore ways the City can encourage development activity, aside from a hotel, that is supportive of employers of all sizes.	Ongoing	Policy	✓			
Support arts and culture festivals/events like the Art Fair that position Wyandotte as an arts downtown.	Ongoing	Partner	✓			
Work with surrounding communities to develop marketing and promotional pieces that showcase the region.	Ongoing	Partner	✓		✓	
Maintain strong and ongoing dialog between municipal officials and major local business entities (BASF, Wyandotte Hospital and others) with a focus on understanding facility expansion needs and redevelopment possibilities.	Ongoing	Partner	✓			✓
Maintain strong and ongoing dialog with institutions, community groups, the DDA , Detroit Regional Chamber and Southern Wayne County Regional Chamber.	Ongoing	Partner	✓		✓	
Work with employers to identify workforce needs and link with the WINetwork to connect employers to workforce data and development programs.	Ongoing	Partner	✓			✓
Work with the MEDC CATEam specialist to identify pertinent incentives for redevelopment. This includes accessing CRP, BDP, New Market Tax Credits (when available), utilizing PA 198 Abatements and other tools to support base company growth.	Ongoing	Partner	✓		✓	
Support the school district with job training, workforce development, and vocational education collaboration opportunities.	Ongoing	Partner			✓	✓
Explore possibilities for a new hotel, preferably in or near downtown.	Short	Policy				✓
Explore physical improvements to the marina to promote tourism and recreation.	Short	CIP	✓	✓		
Develop a business recruitment marketing piece to highlight community tax rates, access to talent, local and regional amenities, utility availability for large sites and incentives available.	Short	Policy	✓			
Work with the Business Attraction team at Detroit Regional Chamber and MEDC to promote sites that are available. Ensure that vacant properties and buildings are uploaded onto zoom prospector (www.michigan.zoomprospector.com).	Short	Partner	✓		✓	
Develop a marketing and promotional campaign that positions Wyandotte as Downriver's Downtown.	Short	Policy	✓			

Action	Priority	Tool	Responsible Party			
			Staff	Officials	Other Gov't	Private
Continue exploratory efforts to build new waterfront transportation amenities, parks and public access to the waterfront.	Medium	CIP	✓	✓		
Explore the development of a micro-loan/grant program to support small business development ventures including capital improvements, marketing, promotions, equipment purchases, and employee training.	Medium	Policy	✓			
Encourage regional and national fishing tournaments along the Detroit River.	Medium	Policy	✓			✓
Promote the city as an RRC community when certified.	Medium	Policy	✓			
Support entrepreneurs and start ups, exploring redevelopment sites for makerspace and tapping into business development resources through Downriver Community Conference, SCORE, SBA, and Southern Wayne Chamber of Commerce.	Medium	Partner	✓			✓
Support efforts to establish Wyandotte as a cruise ship destination.	Long	Policy	✓			✓
Zoning						
Complete a comparative analysis of the zoning map and the future land use map and determine which zoning changes should be pursued by the city in order to implement the plan. Priorities include: Consolidate Multi-family districts; Adopt form-based Mixed-Use Corridor district; Revise the intent and uses of the Office district to promote mixed-use; Create a use table to provide consistency across district.	Short	Reg.	✓	✓		
Convert the zoning map into color-coded GIS so it is easier to read.	Short	Reg.	✓			
Leadership						
Review the master plan annually and track progress toward achieving actions.	Ongoing	Policy	✓	✓		
Convene an annual meeting between Council and Planning Commission to review Annual Report and set priorities for planning, zoning, and redevelopment.	Ongoing	Policy		✓		
Provide training for elected and appointed officials and staff and monitor participation.	Ongoing	Policy		✓		
Amend the Capital Improvement Plan (CIP) to be consistent with the master plan.	Ongoing	Policy	✓	✓		
Review the master plan every 5 years and, when necessary, update or amend the plan.	Ongoing	Policy	✓	✓		