



FY 2020-21

MASTER PLAN PROGRESS REPORT

THE CITY OF WYANDOTTE, MICHIGAN

INTRODUCTION

The Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities Program (RRC) recommends that communities review their plan annually. The RRC also encourages the community to report on progress of the plan annually to the local elected governing body.

Wyandotte's current Master Plan was adopted in 2019 and was intended to guide the future growth and development of the city. The Master plan is a policy document meant to be flexible in order to respond to changing conditions, future expectations and community desires to carve out a future for the City of Wyandotte to meet its vision.

The City of Wyandotte has identified 3 key goals as well goals for each facet of the plan. The following is a summary of the progress made since adoption of the updated Master Plan.

NEIGHBORHOOD 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.

Integrate missing middle housing, especially in and near downtown and along corridors.

Timeframe: Ongoing

Responsible Parties: Community Development, Engineering & Building, Special Projects

- Accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The City is currently working with SmithGroup on a complete overhaul of the City's Zoning Ordinance. One of the main goals of the Zoning Ordinance overhaul is to integrate and encourage the zoning ordinance to address this missing middle housing. The revised zoning ordinance will allow for a mixture of housing types along corridors, adjacent to single-family detached neighborhoods, near the downtown, and for mixed residential redevelopment sites. This infill development consisting of urban-style detached and attached residential units including duplexes, triplexes, townhouses, and flats should be designed to fit the context of the adjacent residential neighborhoods. We anticipate completion and adoption of the ordinance sometime later this year.

CULTURE + VISION GOALS

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

Improve the visual character of major gateways into the city and downtown via landscape, wayfinding signage and streetscape improvements.

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Engineering & Building, Special Projects

- ✓ Partially accomplished

- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The Downtown Development Authority worked along with Special Projects & Engineering and Building to develop a plan for the landscaping at the train viaduct at Eureka between 8th and 9th street. The area was traditionally planted with annual flowers which were difficult and costly to maintain. The DDA worked to fund this project and developed a plan to landscape the area with large stone and perennial plantings that were pollinator friendly. The first phase of this project was completed in late 2019 and future phases are planned with this project including lighting and welcome signage.

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.

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Engineering & Building, Special Projects

- ✓ Partially accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The Downtown Development Authority continues to work with and to fund the Beautification Commission's annual planting and landscaping projects. The DDA has also worked in the past year to create

Promote active lifestyles by maintaining outstanding parks and recreation facilities that offer a variety of assets and programs.

Timeframe: Ongoing

Responsible Parties: Recreation Department

- ✓ Partially accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The Recreation Department added 2 additional Pickle Ball courts at FOP park. Fencing & lights were added to the baseball field at Memorial Park. In addition, the Recreation Department funds annual maintenance of all park facilities and property.

Continue to support local food access through programs like the community garden and farmers market.

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Special Events

- ✓ Partially accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The Downtown Development Authority and the Special Events office continues to contract with the Vintage Home Market to operate a weekly outdoor Farm Market to downtown each Thursday from June to October. The market which was located near City Hall was moved to First & Third streets. The Recreation Department works with Gleaners to provide non-perishable food to those in need once a month.

CONNECTIVITY VISION + GOALS

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

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Engineering & Building, Special Projects

- ✓ Partially accomplished
- ✓ Still relevant
- ✓ High Priority for the Year

Update: The Downtown Development Authority worked along with Special Projects & Engineering and Building to develop a plan for the landscaping at the train viaduct at Eureka between 8th and 9th street. The area was traditionally planted with annual flowers which were difficult and costly to maintain. The DDA worked to fund this project and developed a plan to landscape the area with large stone and perennial plantings that were pollinator friendly. The first phase of this project was completed in late 2019 and future phases are planned with this project including lighting and welcome signage.

REDEVELOPMENT GOALS

Continue to place great effort on redevelopment of sites.

Timeframe: Ongoing

Responsible Parties: Community Development, Downtown Development Authority, Engineering & Building

- ✓ Partially accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The City continues to actively promote our Priority Redevelopment sites and offer incentives for those who redevelop. The following progress has been made in regards to these sites: The City has issued request for proposals for redevelopment at the site at 3131 Biddle Avenue and is working to accept a proposal for its development. The blighted property at 4560 Biddle Avenue has been demolished to make way for new development. The property at 4200 Eighth street has been leased to a developer. There is new construction at the site of 1431-1455 Eureka Road which will become the future headquarters of Epic Homes. We have updated our Priority Development Site list to include new properties and information on our website accordingly.

Embrace the uniqueness of each commercial corridor by revisiting zoning to encourage a greater blending of compatible uses.

Responsible Parties: Community Development, Engineering & Building, Special Projects

- Accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The City is currently working with SmithGroup on a complete overhaul of the City's Zoning Ordinance. One of the main goals of the Zoning Ordinance overhaul is to update the Zoning Map to coordinate with the Future Land Use Map for these areas to blend character and uses. This will make mixed-use development easier by right and add better design standards so built development is more predictable. The goals of the new ordinance are as follows: The creation of a user-friendly zoning ordinance. Reduce/simplify zoning districts. Provide for more walkable sites, neighborhoods and districts. Preserve natural beauty and critical environmental areas. Provide for more mixed-use development. Reduce the number of variances. Encourage low-impact stormwater management design. Address energy efficiency and renewable energy sources.

Promote continued reinvestment and a mixture of uses.

Timeframe: Ongoing

Responsible Parties: Community Development, Downtown Development Authority, Engineering & Building

- Accomplished
- ✓ Still Relevant
- ✓ High Priority for the Year

Update: The City is currently working with SmithGroup on a complete overhaul of the City's Zoning Ordinance. Parking, design standards and opportunities for mixed-use development will be addressed in the overhaul. The City's processes for development and plan review will also be revised, streamlined and documented according to the changes made in the Zoning Ordinance. We anticipate completion and adoption of the ordinance sometime later this year.

ECONOMIC DEVELOPMENT GOALS

Continue to encourage and support business start-ups and entrepreneurial endeavors.

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Engineering & Building

- Accomplished
- ✓ Still relevant
- ✓ High Priority for the Year

The Downtown Development Authority granted 5 new and 1 expanding business grants in the amount of \$499,000.00. The DDA also awarded COVID-19 Response Grants in the Wyandotte Incubation program in the amount of \$110,000 for 34 individual businesses adversely affected by the Covid-19 shutdowns.