



FY 2021

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 to date.

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

- ✓ Partially 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. A draft copy of the ordinance has been presented to the planning commission and will be adopted before the end of 2022.

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

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

Update: The Downtown Development Authority received grant funding for the Eureka Road Viaduct Downtown Gateway. The grant will be used for a second phase of

landscaping and planting with a variety of trees and perennial flowers throughout the site. The project will improve habitat for local wildlife and improved the aesthetic beauty of this challenged site. The \$25,000.00 grant from the EcoConnexions Program is sponsored by Canadian National Railroad Company which will be matched by the DDA. The planting will take place this fall.

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

Timeframe: Ongoing

Responsible Parties: Recreation Department

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

Update: Roof replacement at VFW, PACC and WAA Parks. Walking tracks installed at Pulaski Park. Cart paths installed at the Golf Course and BASF Park. A floating dock was installed at the boat ramp.

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

Timeframe: Ongoing

Responsible Parties: Downtown Development Authority, Special Events, Recreation

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

Update: The Downtown Development Authority and the Special Events office support. The outdoor farmers market was moved to the first floor of City Hall. The farmers market was expanded to create the Markets of Wyandotte, which combines our traditional farmers market with other Wyandotte retailers for a unique downtown shopping experience. The market is open Thursdays through October.

The Recreation department continues to work 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 received grant funding for the Eureka Road Viaduct Downtown Gateway. The grant will be used for a second phase of landscaping and planting with a variety of trees and perennial flowers throughout the site. The project will improve habitat for local wildlife and improved the aesthetic beauty of this challenged site. The \$25,000.00 grant from the EcoConnexions Program is sponsored by Canadian National Railroad Company which will be matched by the DDA. The planting will take place this fall.

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

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 been working to redevelop the site at 3131 Biddle Avenue and has sold the property to Ron Thomas. 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. The construction at the site of 1431-1455 Eureka Road is complete and Epic Property Management is open for business.

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

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. A draft copy of the ordinance has been presented to the planning commission and will be adopted before the end of 2022.

ECONOMIC DEVELOPMENT GOALS

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

Timeframe: Ongoing

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

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

- 142 Maple Street is being redeveloped into District 142 – an approximate \$1.5M development rehabilitating an old vacant building into a new entertainment center and music venue, currently under construction.
- 3131 Biddle Avenue, former City Hall: The property has finally been sold. Plans for 2 stories of vertical infill, 35 new apartments. 9,000 sf commercial on the ground floor and rooftop commercial.

- 4560 Biddle Avenue – This property has been sold and plans are made for storage units.
- 4200 8th Street – Leased to Daly properties.
- 1431-35 Eureka Road, Epic Property Management – This project is complete and the business is open for operation.