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CITY OF RIVER ROUGE

This initiative is being undertaken by the Downriver Community Conference and is funded by the United States Economic Development Administration.

IN ASSOCIATION WITH:

## **COMMUNITY OPEN HOUSE** DOWNRIVER ECONOMIC REDEVELOPMENT PLANNING ASSISTANCE PROJECT



### PARTNERING COMMUNITIES







CITY OF ECORSE





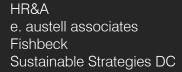


CITY OF RIVERVIEW



CITY OF TRENTON







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JANUARY 2024

# **PROJECT INTRODUCTION**

## **HOW DID WE GET HERE?**

The **Downriver Community Conference** received grant funding from the U.S. Economic Development Administration (EDA) Coal Communities Commitment. The grant is part of the American Rescue Plan app ropriation, specifically the **Economic** Adjustment Assistance Program and the Build Back Better Regional Challenge to support coal communities as they recover from the coronavirus pandemic, and to help them expand opportunities for local businesses and members of the community.

**Congress designates** a portion of EDA's annual Economic Adjustment Assistance funding to support communities and regions that have been **negatively impacted** by changes in the coal economy.

## WHAT IS A COAL ECONOMY?

# The complete supply chain of coal-reliant

industries. This includes, and is not limited to:

- Coal mining
- Coal-fired power plants
- Related transportation, logistics, and supply chain manufacturing

The Coal Communities Commitment funding program identified implementation projects and activities that:

• Are specifically **identified** under local and regional economic **development plans** that have been collaboratively produced by diverse local and regional stakeholders.

205 MILL STREET SITE CITY OF ECORSE



# **GRANT PROGRAM OBJECTIVES**

• Will produce multiple economic and workforce development outcomes, such as:

• Promoting regional economic growth and diversification,

New job creation, and

• Reemployment opportunities for displaced coal economy workers.



**DTE TRENTON CHANNEL POWER PLANT** CITY OF TRENTON



CITY OF RIVER ROUGE

THE FIVE DOWNRIVER **COMMUNITIES WERE CHOSEN BECAUSE OF THEIR LOCATION BETWEEN TWO** DECOMMISSIONED **COAL-FIRED POWER** PLANTS OWNED AND OPERATED BY DTE ENERGY.

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# This effort is focused on creating specific economic development visions for each target area, with an emphasis on achieving tangible end results on an aggressive timeline.

# **PROJECT OUTCOMES**

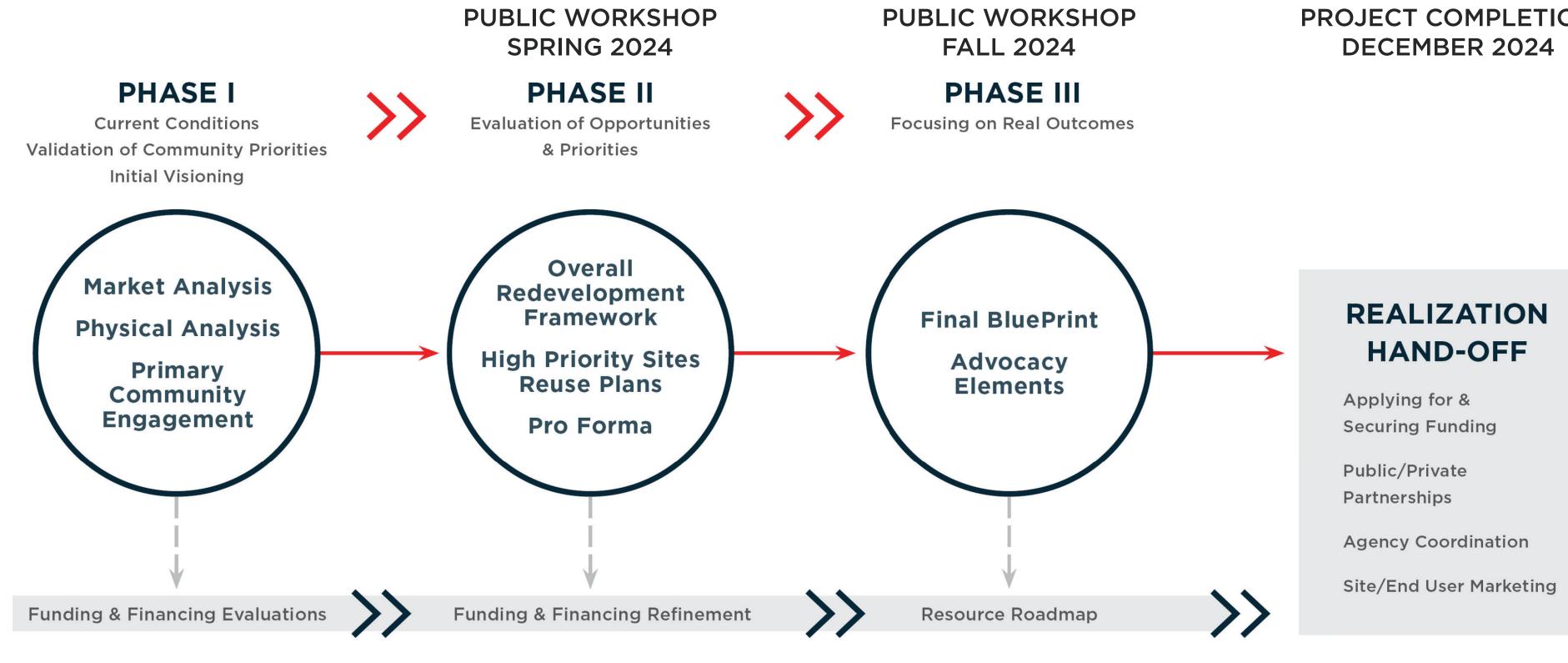
The identification of target areas that include key former industrial properties that represent the greatest potential for economic reinvestment, job creation, expansion of tax base.



DOWNRIVER COMMUNITY CONFERENCE

Productive **redevelopment strategies** for the two decommissioned coal-fired power plant sites in River Rouge and Trenton.

## **PROCESS & TIMELINE**



Implementation actions that advance the redevelopment of the **Jefferson Avenue corridor** within the study area into a series of thriving districts where residents, businesses, and visitors are engaged, have opportunities to shop, can meet their day-to-day needs, can find high-quality employment opportunities, and may recreate or spend leisure time.

**Capitalization of joint assets** between all five communities, specifically the Detroit River and its frontage, including greater leveraging for economic development, recreation, and environmental quality.

Specific and detailed action plans that aggressively advance recommended projects towards implementation and realization. Strategies for **building local implementation** capacity especially through the formation of strategic partnerships that provide specialized expertise and greater opportunity for funding resources. **Establishment of replicable processes for** evaluating and supporting the **redevelopment** of underutilized sites to continue investments and improvements into the future.

## ECONOMIC REDEVELOPMENT PLANNING ASSISTANCE PROJECT

# **PROJECT COMPLETION**

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# **MARKET ANALYSIS**

# **INITIAL FINDINGS**

## **DEMOGRAPHIC TRENDS**

- The five Downriver Communities have lost population in the past decade, with the most significant losses in River Rouge.
- The five Downriver Communities have experienced significant job losses since 2011, particularly in Ecorse and River Rouge. Riverview stands alone with modest job growth since 2011.

## **REAL ESTATE MARKET**

- Industrial space is the largest job-generating use in the corridor by far. However, the industrial stock has seen business closures and shrinking supply.
- The office market is comprised of smaller office spaces and medical offices and is performing in line with state averages.
- Wyandotte and Trenton are the commercial centers of the five Downriver Communities with the largest amount of retail square footage.
- Most of the housing in the five Downriver Communities is older, single-family, owner-occupied housing. There has been limited new housing development.

## **OPPORTUNITIES**

• The five Downriver Communities can make targeted investments in workforce development, recreation and open space, and new housing options to better position themselves to attract talent.

 Demand for new uses suggests a need for smaller sites than some of the largest vacant properties, creating opportunities for a mix of uses.

• Logistics continue to provide an opportunity for job generating industrial growth.

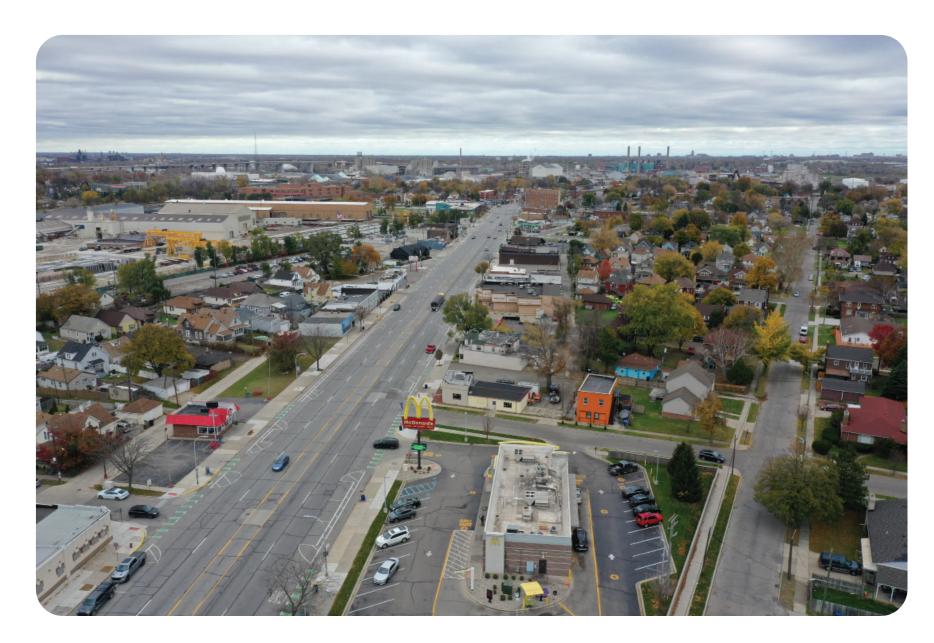
• Actions now, to make locations more attractive for future job generating uses can better position the communities to seize future opportunities. In addition to remediation, this can include:

- Market supported indoor recreation and public open space that attracts users, and enhances quality of life for the current and future workforce.
- Quality housing that meets resident and worker needs at different life stages.
- Workforce development connections that better prepare today's skilled workforce for the evolving job market.

# **METHODOLOGY**

The analysis is evaluating the **Downriver area** as well as **regional** and **statewide industry** growth to identify real estate and economic development opportunities. opportunities in the target areas and on key

The project team will then work to capture those sites throughout the study area to help the five **Downriver communities** achieve their desired goals for greater economic vitality.



The project team is **evaluating** the **economic** *dynamics* of the study area including *past* trends and challenges. The study area includes:

• City of River Rouge • City of Ecorse • City of Wyandotte • City of Riverview City of Trenton

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# THE DOWNRIVER COMMUNITIES COMMON ASSETS | THE DETROIT RIVER AND JEFFERSON AVENUE CORRIDOR

## **PROJECT INTRODUCTION**

This initiative represents a special opportunity for how the five Downriver Communities capitalize on the Detroit River as a common asset. Potential opportunities include:

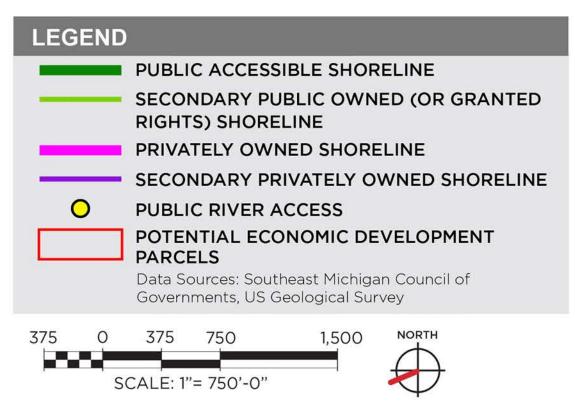
**Developing** common strategies to maximize public access to the river's edge.

Establishing a set of common river edge treatments to enhance environmental and ecological quality balanced with public access.

**Determining** a Downriverwide recreational strategy regarding recreational access and facilities, such as boat launches for greater access.

**Theming** the entire ±19 miles of Downriver Detroit **Riverfront as a special** destination, with common branding, design elements, etc.

Enhancing connectivity and how Jefferson Avenue and its assets, including multi-modal and trail routes, can connect to riverfront economic development.

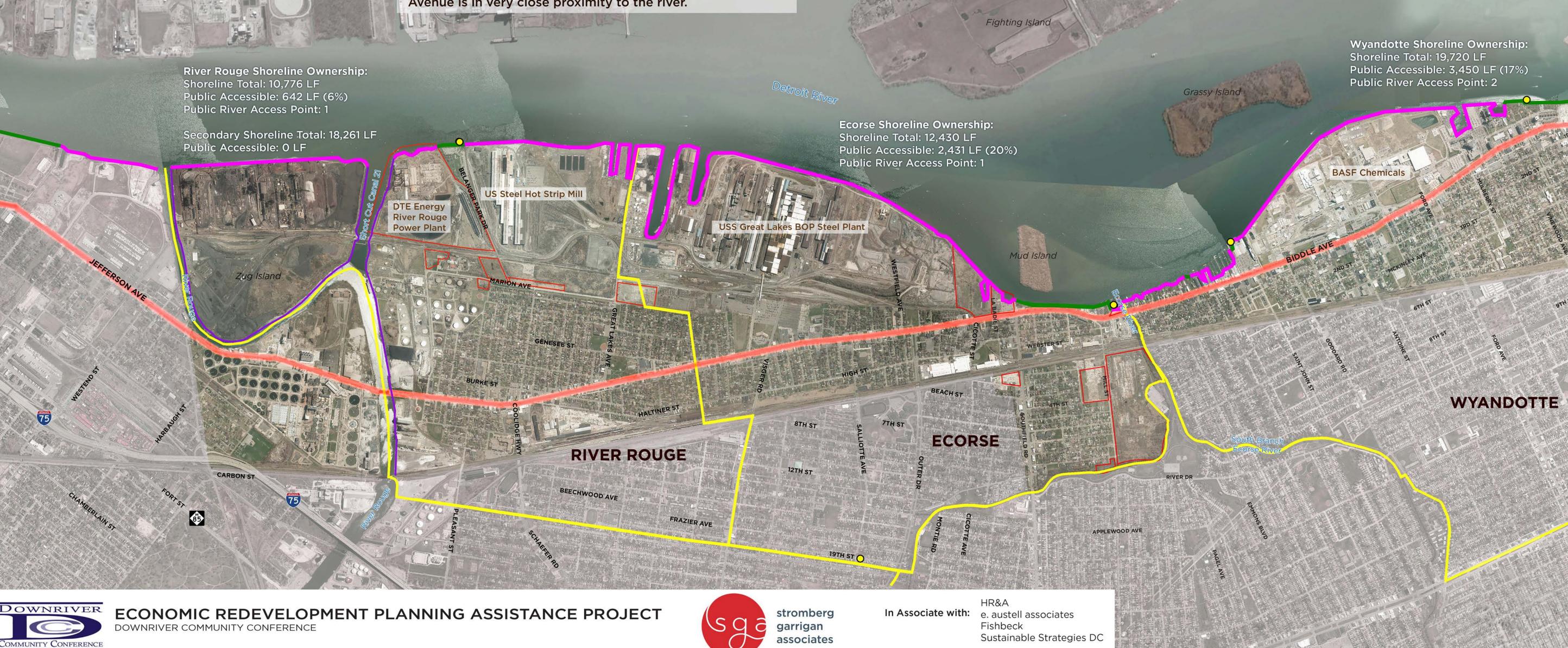




**River Rouge:** Varying existing treatments of the river's ed and structural facilities for industry and recreation.



**Ecorse:** Access facilities and traditional riverfront promenade





treatments in close proximity to less structural treatments of the river's edge. Note the unique condition where Jefferson Avenue is in very close proximity to the river.

Brownfields redevelopment of various types to accommodate public access and recreation



Wyandotte/Riverview: Arkema site opportunity.



Frenton: Former McLouth Steel site opportunity. **Riverview:** Varying structural conditions of river's edge based on environmental remediation or industrial use. Riverview Shoreline O reline Total: 6.067 LF Public Accessible: 90 LF (1.5) Public River Access Point: **ISC Land Company Par** 

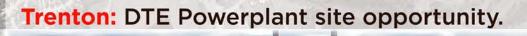
RIVERVIEW

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Elizabeth Park and marin

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Sibley Quarry







# **MULTI-MODAL CIRCULATION - TRAILS & TRANSIT**





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# **MULTI-MODAL CIRCULATION - VEHICULAR CIRCULATION**





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