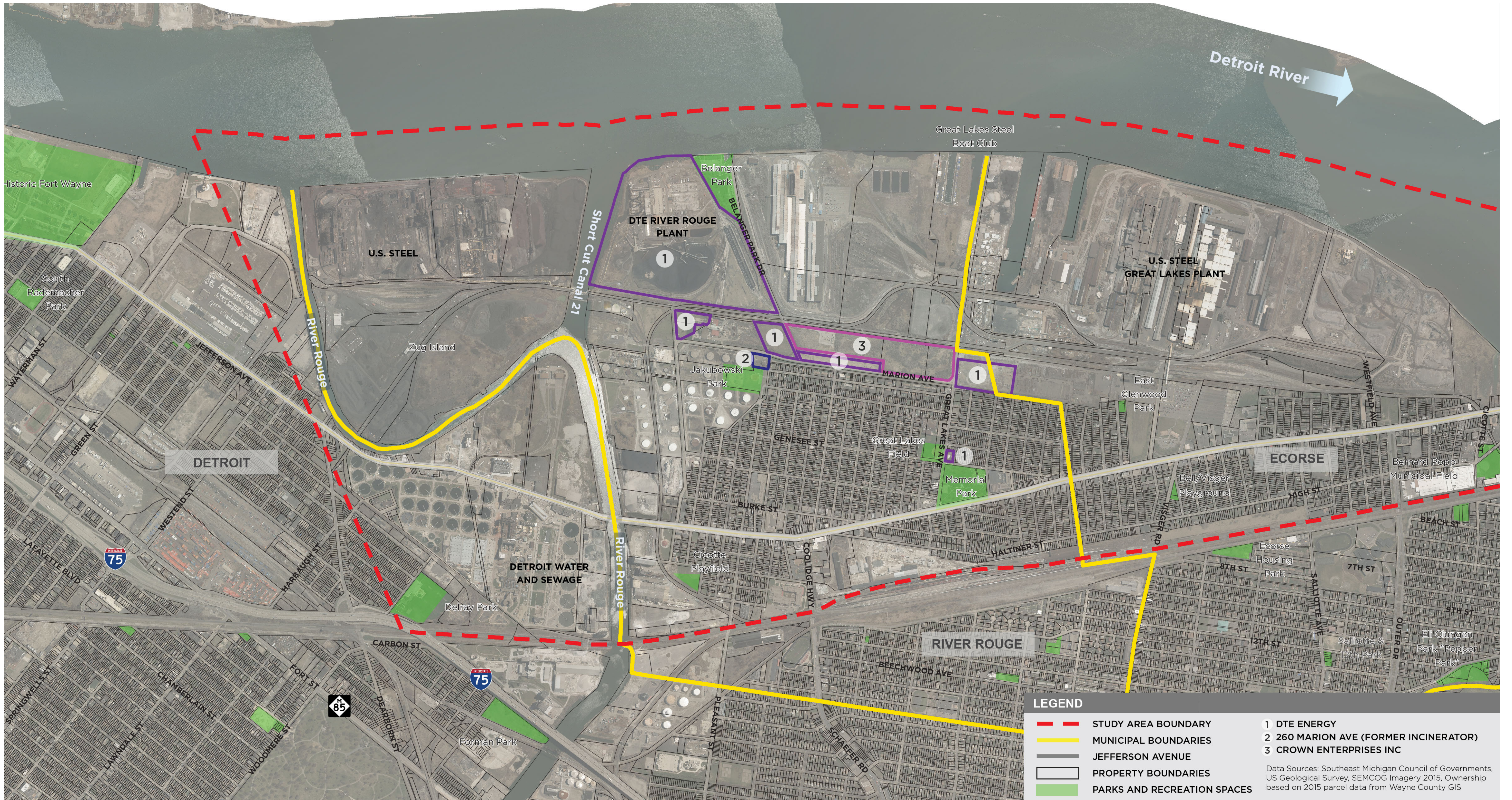


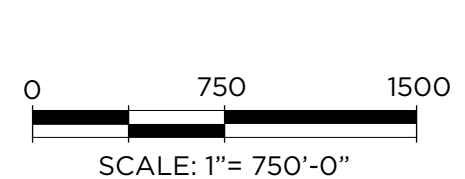
RIVER ROUGE



ECONOMIC REDEVELOPMENT PLANNING ASSISTANCE PROJECT
 DOWNRIVER COMMUNITY CONFERENCE

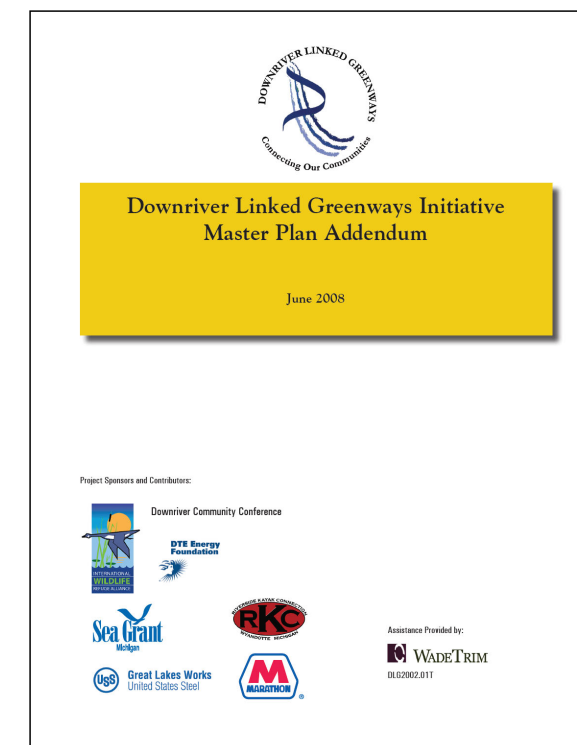


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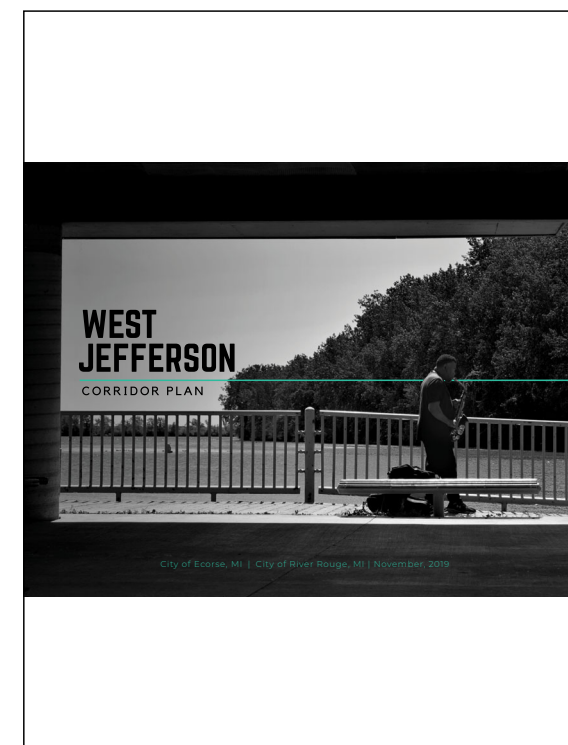
RIVER ROUGE - CURRENT PLANNING GUIDANCE & POLICY DOCUMENTS

Creating a Unified Strategy Base on Extensive Planning



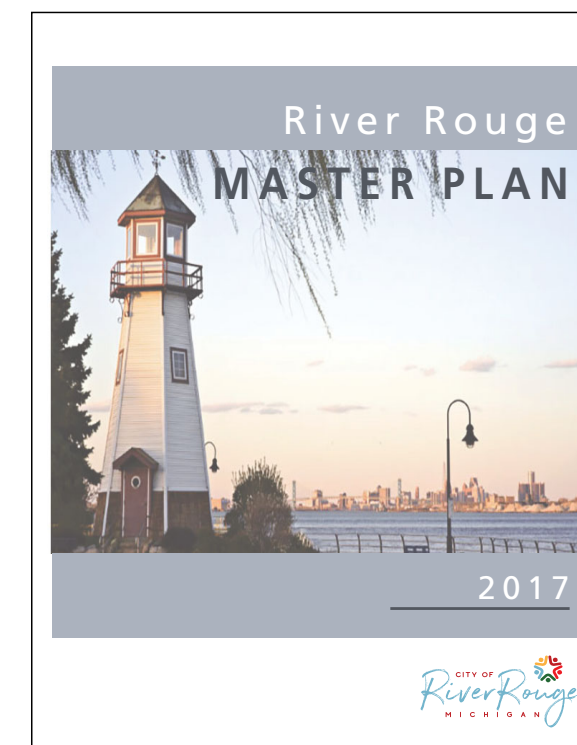
DOWNRIVER LINKED GREENWAYS INITIATIVE MASTER PLAN (JUNE 2008 ADDENDUM)

The Downriver Linked Greenways Initiative (DLGI) began in 1999 and is a community-driven regional effort to coordinate non-motorized transportation in the Downriver area. The Downriver Linked Greenways Initiative Master Plan was originally completed in 2001 and updated in 2008. The document presents a vision for connectivity among 17 communities and discusses potential funding sources. The plan establishes and focuses on a three-tiered hierarchy of non-motorized trails that consists of regional, Downriver, and locally significant pathways. The Regional System is conceptually proposed to traverse the Interstate 275 corridor, the Rouge River, and Jefferson Avenue (paralleling the Detroit River).



WEST JEFFERSON CORRIDOR PLAN (NOVEMBER 2019)

West Jefferson Avenue is a vitally important corridor for the cities of Ecorse and River Rouge. For approximately 3.5 miles, it is the primary north/south commercial route through the two communities, shaping and connecting their centers and providing an important transportation connection between Downtown Detroit and the Downriver region's waterfront communities. Goals and objectives identified in the Corridor Plan include improving the design and appearance of the corridor, making West Jefferson Avenue more pedestrian-friendly, incorporating waterfronts into existing and future development, eliminating blight and abandonment, increasing active and passive recreational opportunities along the corridor, and promoting economic development.



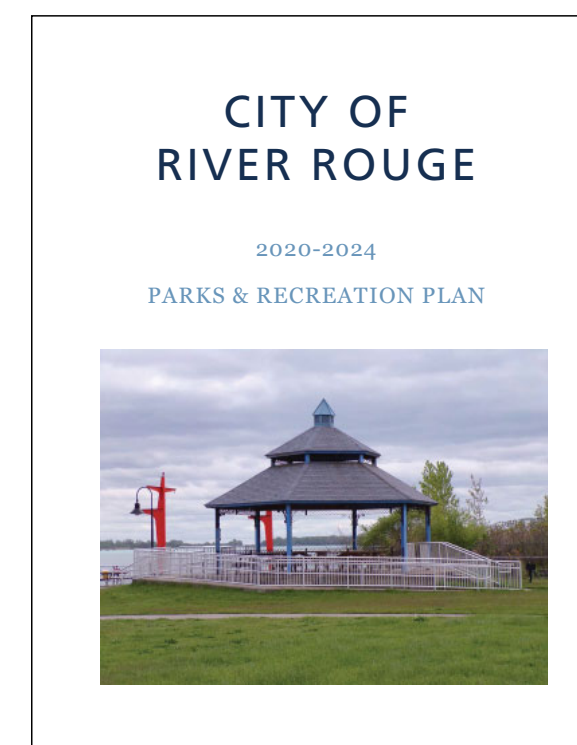
RIVER ROUGE MASTER PLAN (2017)

River Rouge adopted a Master Plan in 2017, which represents the guidelines for future policies, programs, and projects in the city for the next 20 years. The Master Plan calls for increasing the supply of housing, improving the housing stock, and increasing the types of housing. Additionally, redevelopment recommendations are centered on proactively inventorying and marketing potential sites to developers who otherwise might not come to the community and capitalizing on recreational riverfront access. The intent of the health and environment goals is to boost the physical health of River Rouge's residents through non-motorized transit, an expanded tree canopy to improve air quality, and increased exercise classes.



BROWNFIELD AREA-WIDE PLAN (AWP) (OCTOBER 2019)

The U.S. EPA funded Brownfields Area-Wide Plan (AWP) focuses on sites within the City of River Rouge and the 48217-zip code of southwest Detroit. A major focus of the plan is the potential future of the DTE River Rouge Power Plant site. The goal of the AWP is to develop potential catalytic strategies for the identified high priority brownfield sites, with an emphasis on ways to advance assessing their environmental conditions, remediating environmental concerns, and putting sites back into productive reuse. The project included a variety of community engagement components and was led by Wayne County in partnership with the Cities of River Rouge and Detroit, other regional entities, as well as DTE. Due to the direct applicability the recommendations of this planning document have for the sites that are also the subject of this current initiative, some of the key recommendations, plans, and graphic are depicted on the following exhibit boards.



PARK & RECREATION PLAN (DECEMBER 2019)

Released in October 2019, the Parks and Recreation Master Plan defines the vision for River Rouge's park and recreation assets and a strategic approach for implementation over time. Key recommendations include developing parks and recreation programs that reflect the needs of the community, creating and implementing an annual maintenance plan for each park in the city, replacing and repairing unsafe or outdated amenities, establishing a campaign to increase park and recreation assets, eliminating existing barriers to recreation facilities and programming, and improving services and amenities through partnerships and collaborations.

RIVER ROUGE - TARGET AREAS



RIVER ROUGE - TARGET AREA KEY FINDINGS

1 BELANGER PARK DR
(Decommissioned DTE Power Plant)
107.23 - acres
Several "preferred" development alternatives were presented in the 2019 AWP for this site once the powerplant structures were raze and the site's environmental conditions have been addressed.

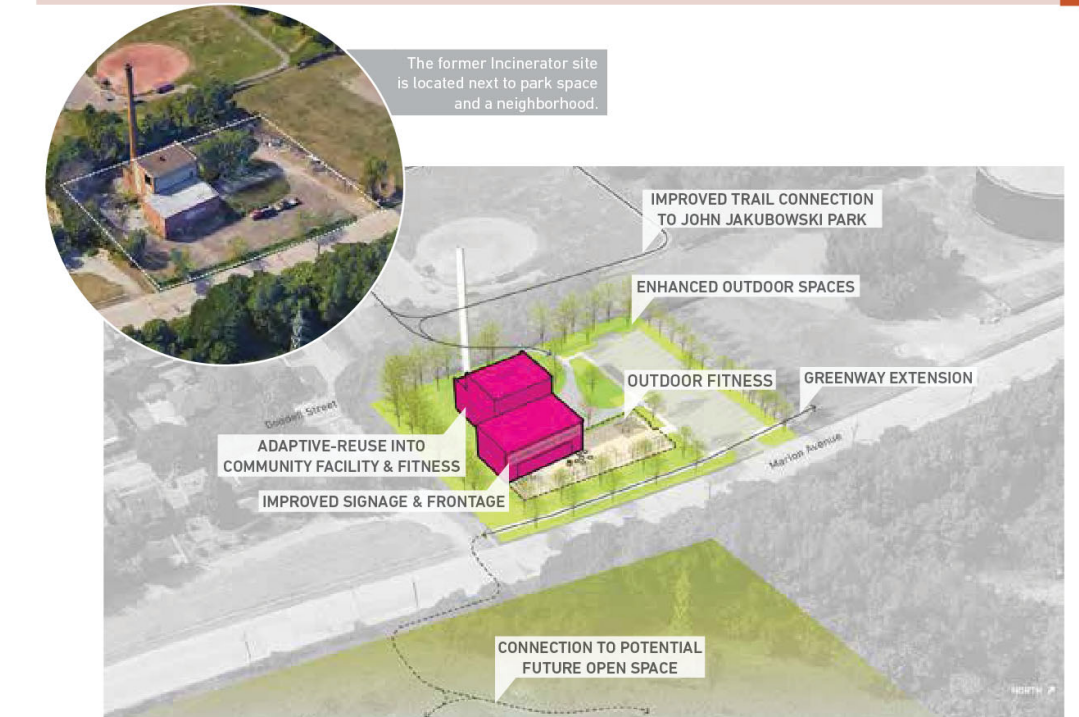


Alternative 2A: Flex industrial site with shipping port and rail



Alternative 2B: Flex industrial site with shipping port and without rail
Source: Brownfield Area-Wide Plan, River Rouge and Southwest Detroit, October 2019

260 MARION AVE
(Former Incinerator Site)
1.25 - acres



Preferred concept - Community Fitness Facility
Source: Brownfield Area-Wide Plan, River Rouge and Southwest Detroit, October 2019



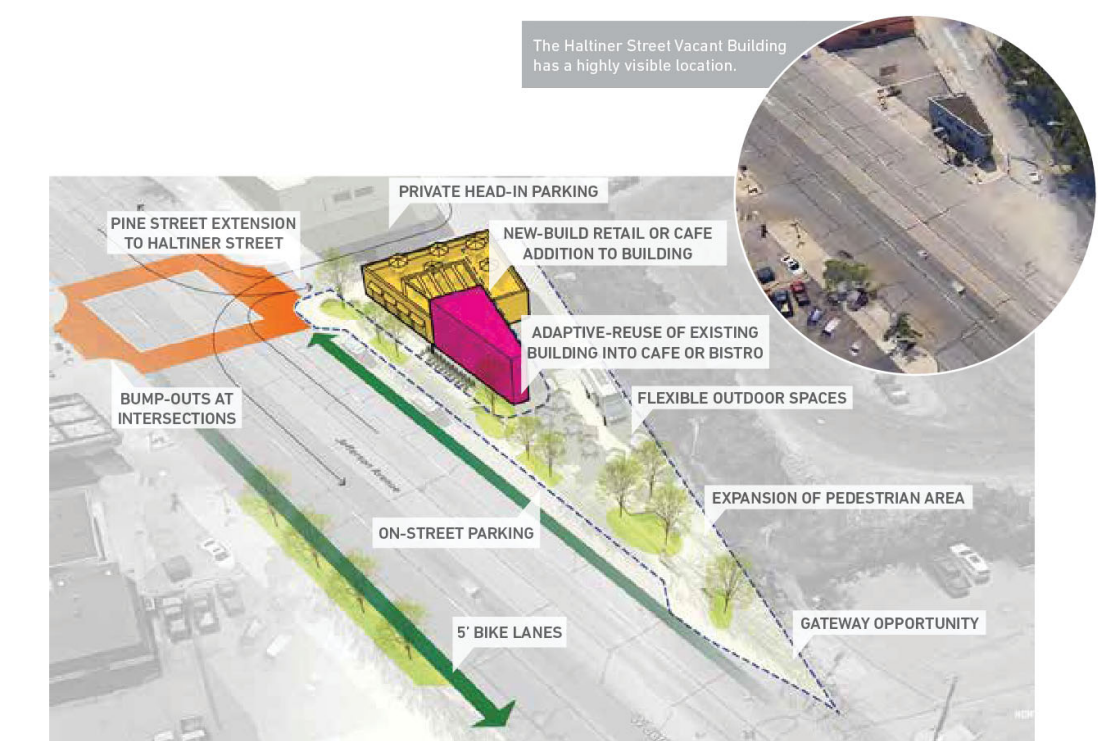
Increase public riverfront access, site resiliency, and shoreline restoration

TARGET AREA A - RIVERFRONT CONTEXT

Ecorse 2023 Master Plan recommends potential rail & trail connection

Upgrade Coolidge Highway with "Complete Street" streetscape improvement and as a key gateway corridor and connection to the Detroit Riverfront.

10692 JEFFERSON AVE
Haltiner st. Vacant Building



Preferred concept - Destination Commercial Reuse and Pedestrian Plaza
Source: Brownfield Area-Wide Plan, River Rouge and Southwest Detroit, October 2019

TARGET AREA B - DOWNTOWN CORE



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RIVER ROUGE - POTENTIAL PROJECT INITIATIVES

	TOPIC	INITIATIVE	YOUR THOUGHTS <small>Please provide any recommendations or observations you have on these topics or initiatives. If you have other initiatives you would like to suggest under any topic, please provide.</small>	PRIORITIES <small>Although the goal is to complete all projects, not all projects can happen at the same time. If you were to pick one topic or one improvement project which would it be? (Please place a dot below in the box for the one Topic you think is the most important to improving River Rouge today.)</small>
RR1	Redevelopment	Redevelopment of the decommissioned DTE River Rouge Powerplant site as a light industrial campus with riverfront public access.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK REDEVELOPMENT IS THE PRIORITY
RR2	Redevelopment	Focus on concentrated renovation of the core downtown block of Jefferson Ave. specifically between Oak and Henry Streets, to establish a more vibrant downtown that can expand to adjacent blocks.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK REDEVELOPMENT IS THE PRIORITY
RR3	Transportation & Connectivity	Improve Coolidge Highway and Belanger Park Drive to create an enhanced and attractive connection between neighborhoods and the Detroit Riverfront.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK TRANSPORTATION & CONNECTIVITY IMPROVEMENTS ARE THE PRIORITY
RR4	Transportation & Connectivity	Undertake “complete streets” streetscaping improvements along Jefferson Avenue to improve safety, reduce traffic speeds, improve aesthetic, and promote bicycle and pedestrian activity.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK TRANSPORTATION & CONNECTIVITY IMPROVEMENTS ARE THE PRIORITY
RR5	The River & Creek	Extend the river edge promenade that exists in Belanger Park to the Rouge River as a part of DTE Powerplant site redevelopment. Create a unique river overlook at the confluence of the two rivers.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK THE RIVER & CREEK IMPROVEMENTS ARE THE PRIORITY
RR6	The River & Creek	Enhance and restore shoreline ecosystems to improve the improve the ecologic health and aesthetics of the waterways.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK THE RIVER & CREEK IMPROVEMENTS ARE THE PRIORITY
RR7	Environmental	Undertake projects that cleans-up sites and/or improves the environmental quality of the Detroit and Rouge Rivers.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK ENVIRONMENTAL IMPROVEMENTS ARE THE PRIORITY
RR8	Environmental	Implement green infrastructure projects that reduce flooding and combined sewer overflows into the Detroit and Rouge Rivers during storm events.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK ENVIRONMENTAL IMPROVEMENTS ARE THE PRIORITY
RR9	Recreation & Open Space	Adaptively reuse the former incinerator site located at 260 Marion Avenue as recreation-oriented use and tie the redevelopment to John Jakubowski Park.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK RECREATION & OPEN SPACE IMPROVEMENTS ARE THE PRIORITY
RR10	Recreation & Open Space	Expand Belanger Park with an ecology focused/nature-based open space along the DTE Powerplant river frontage.	PLACE POST IT NOTES WITH YOUR COMMENTS HERE	PLACE A DOT HERE IF YOU THINK RECREATION & OPEN SPACE IMPROVEMENTS ARE THE PRIORITY