

DELRAY

FRAMEWORK

PLAN

03.04.2021

Planning and Development

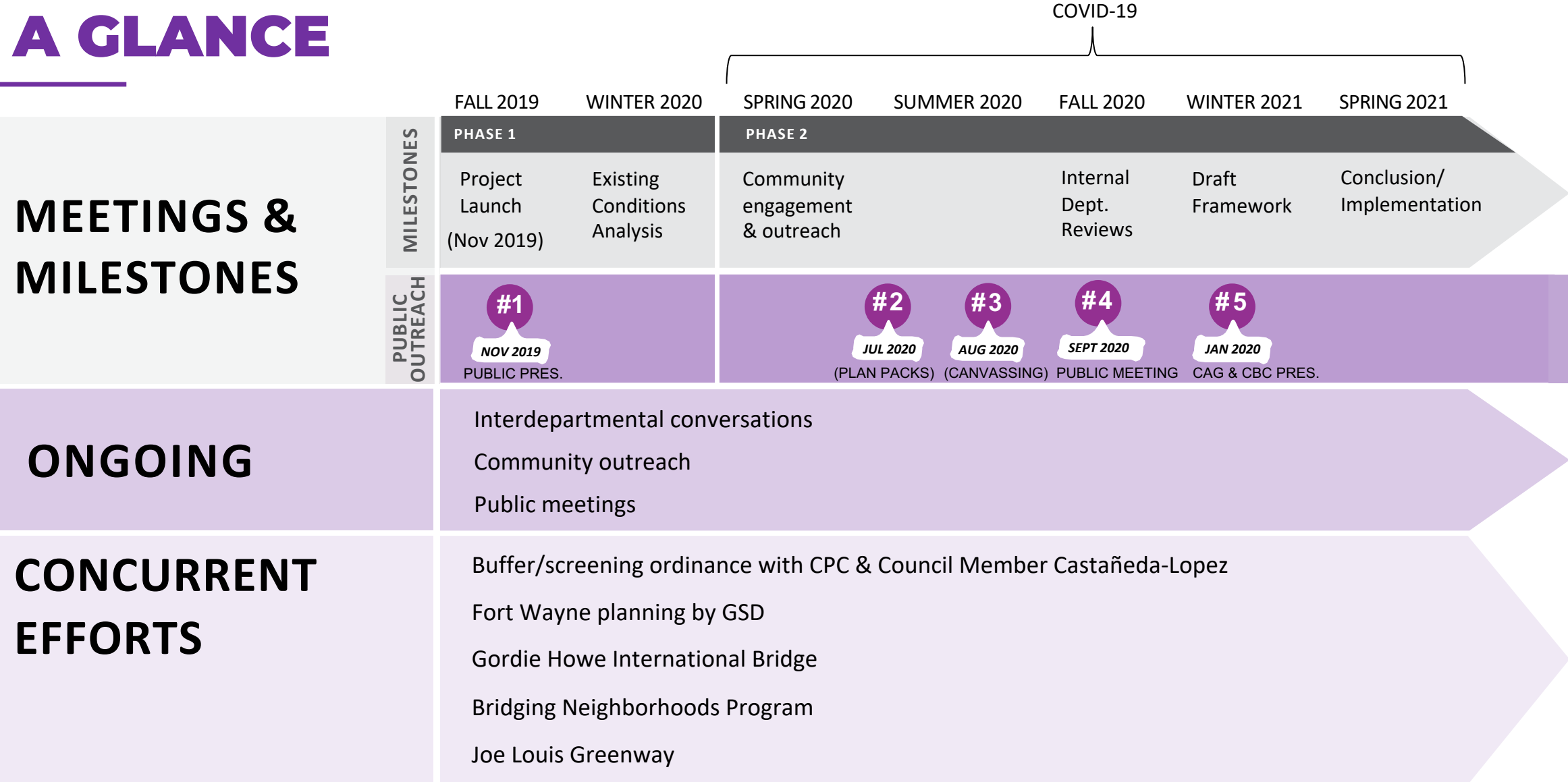
ROSSETTI | BLD | BJH | WSP | INTERFACE STUDIO

AGENDA

- 1. COMMUNITY OUTREACH & ENGAGEMENT**
- 2. ZONING**
- 3. FUTURE INDUSTRIAL DEVELOPMENT**
- 4. PHYTO-REMEDICATION**
- 5. BUFFERS/SCREENING**
- 6. FUTURE TRANSPORTATION**
- 7. NEXT STEPS**

**COMMUNITY
OUTREACH &
ENGAGEMENT**

ENGAGEMENT AT A GLANCE



PREVIOUS PLANNING

SW TRUCKS EN ROUTE PILOT STUDY

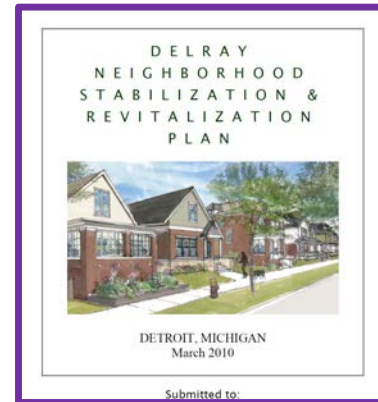
City of Detroit. November, 2019



- + Ensure **pedestrian and bike Safety**
- + Protect **economic development** that is constricted by heavy truck traffic
- + **Protect health** by controlling air pollution associated with truck emissions and road dust
- + Preserve **neighborhood character**

Delray Neighborhood Stabilization and Revitalization Plan

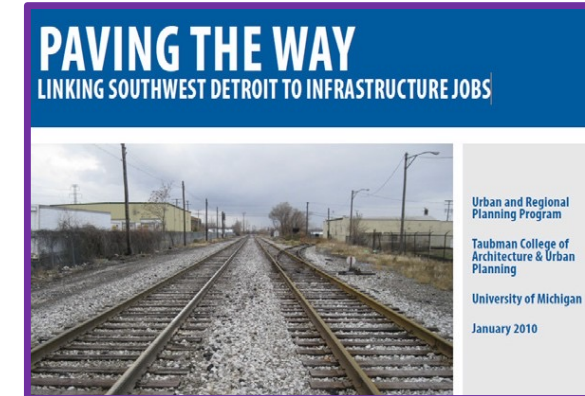
Capital Access, Inc. March, 2010



- + Ensure a **safe, sustainable quality of life** for new and existing residents
- + Preserve the **historic legacy** and strong **sense of community**
- + Environmental and transportation **buffers** to improve air, noise and soil quality and traffic safety

Paving the Way: Linking Southwest Detroit to Infrastructure Jobs

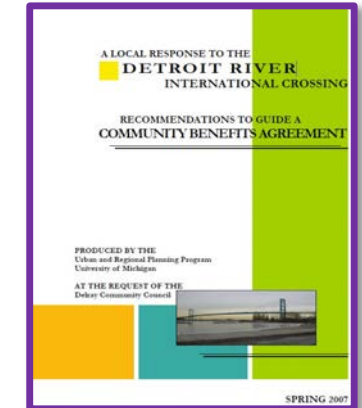
Taubman College, University of Michigan
January, 2010



- + Protecting and promoting **local businesses**
- + Negotiating and training for permanent **jobs**
- + Encouraging employers to **hire local residents**

A Local Response To The Detroit River International Crossing : Recommendation To Guide community Benefits Agreement

Taubman College, University Of Michigan
Spring, 2007



- + **Route truck traffic** to avoid residential streets and **minimize idling**
- + **slow traffic** and increase **pedestrian safety**
- + Take action to **monitor and improve air quality** during and after construction

OUTREACH & ENGAGEMENT

Summer 2020:
Plan Packs distribution

ENCUESTA SOBRE EL BARRIO DE DELRAY
UNA POSIBILIDAD DE GANAR UNA TARJETA DE REGALO DE \$100 DEL MERCADO LA COLUMBIA

DELRAY
NEIGHBORHOOD FRAMEWORK PLAN
WORKING TOGETHER
AS NEIGHBORS, HEALING THE ENVIRONMENT & GROWING OPPORTUNITIES

The City of Detroit has launched the Delray Neighborhood Framework Plan. The City wants to WORK TOGETHER with residents to create a plan for the future of Delray that is inclusive, ensuring that residents and businesses most impacted by future development are heard, engaged and represented in the planning process.

We wish we could be together in person right now, but until then, we are excited to kick off this work with this PLAN PACK!

CHANCE TO WIN A \$100 GIFT CARD!
by filling out the community survey, details on the back of this page

Meetings from FUTURE DELRAY!

Resident Survey

Delray Planning Flyer

Kids Activity



Free Tote!

OUTREACH & ENGAGEMENT

Fall 2020:
Public Meeting

A collage of informational posters for the public meeting. The posters are bilingual, with English and Spanish text. Key posters include:

- INDUSTRY TYPES / TIPOS DE INDUSTRIA**: Discusses distribution centers, custom manufacturing, and auto manufacturing.
- SHARE YOUR THOUGHTS ON FUTURE LAND USE IN DELRAY / COMPARTÉ TUS IDEAS SOBRE EL USO FUTURO DE LA TIERRA EN DELRAY**: A poster with a map and a grid for sharing ideas.
- EMPLOYMENT HUBS / CENTROS DE EMPLEO**: A poster with a map and a grid for sharing ideas.
- MORTIGUADOR**: A poster with a map and a grid for sharing ideas.



OUTREACH & ENGAGEMENT

Fall 2020
meeting reactions

Truck routes must be addressed. **Can additional buffering be installed around industrial?**

Why “transitional residential”?
What does that mean?

More **recreational opportunities / parks** for the community.

26% - Maintain vacant land

19% - Mitigate pollution

18% - Improve community space

14% - Job Opportunities

Ensure **no negative impact on the public or environmental health** of the surrounding community.

More green space.
More grocery stores.

OUTREACH & ENGAGEMENT

NEXT STEPS

- **MEETING WITH RESIDENTS**

Updating Delray residents on the draft of the document and garner feedback and input before finalizing the plan.

Door to Door

Local Congregation Zoom Meetings

Virtual DPS Classroom Zoom Meetings

- **CITIZENS GUIDE DOCUMENT**

A pamphlet that summarizes the framework and its efforts as a guiding tool for the future of Delray.

ZONING

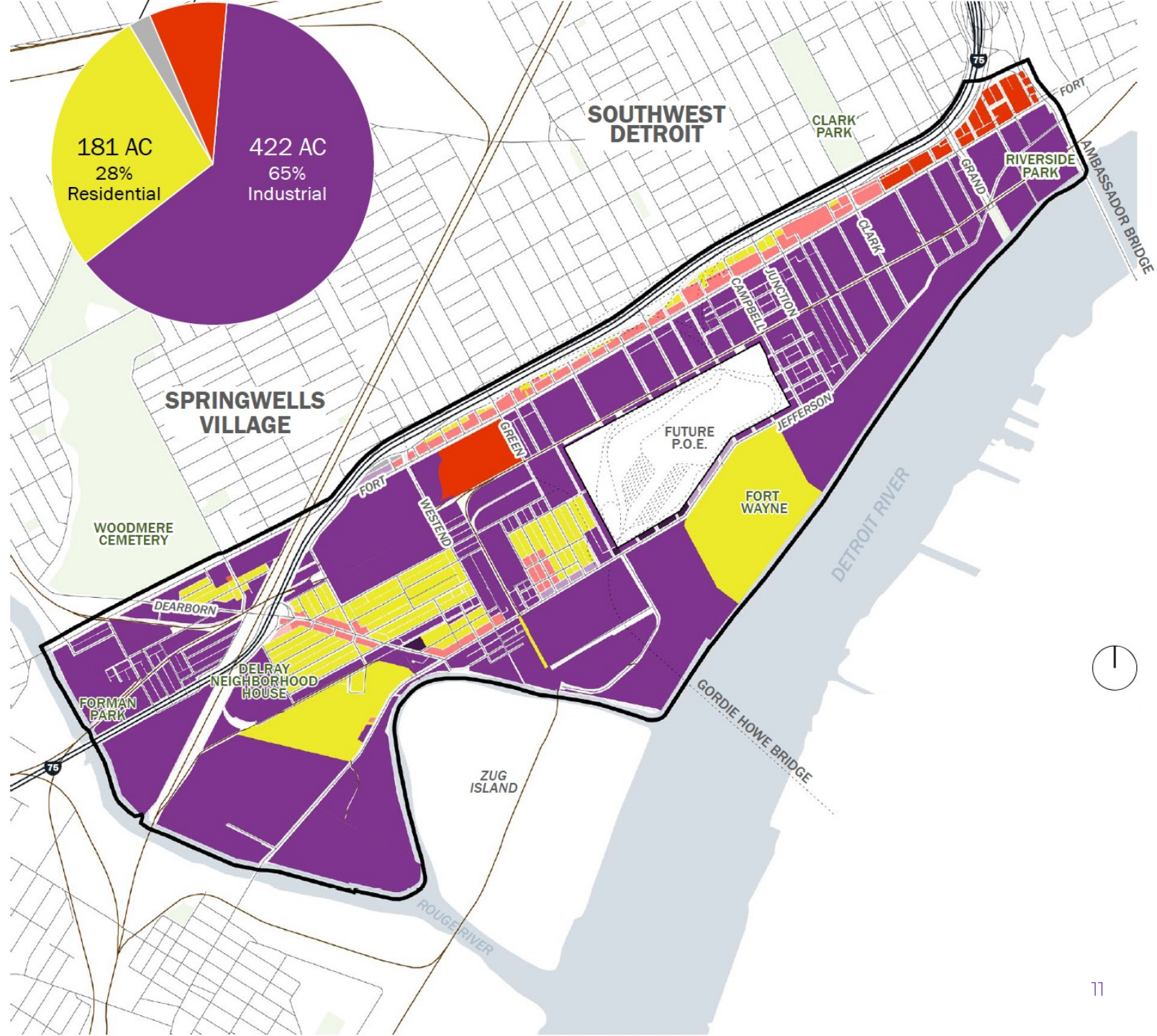
EXISTING ZONING

Mostly Industrial (M4) at 65%
& Residential at 28%

NO Industrial screening/buffer

NO Dimensional standards or
setback requirements

- B2 Local Business & Residential
- B4 General Business
- B6 General Services
- M2 Restricted Industrial
- M3 General Industrial
- M4 Intensive Industrial
- P1 Open Parking
- R Residential
- Ghib Plaza Boundary
- Study Area



REVISIONS TO 'M' ZONING

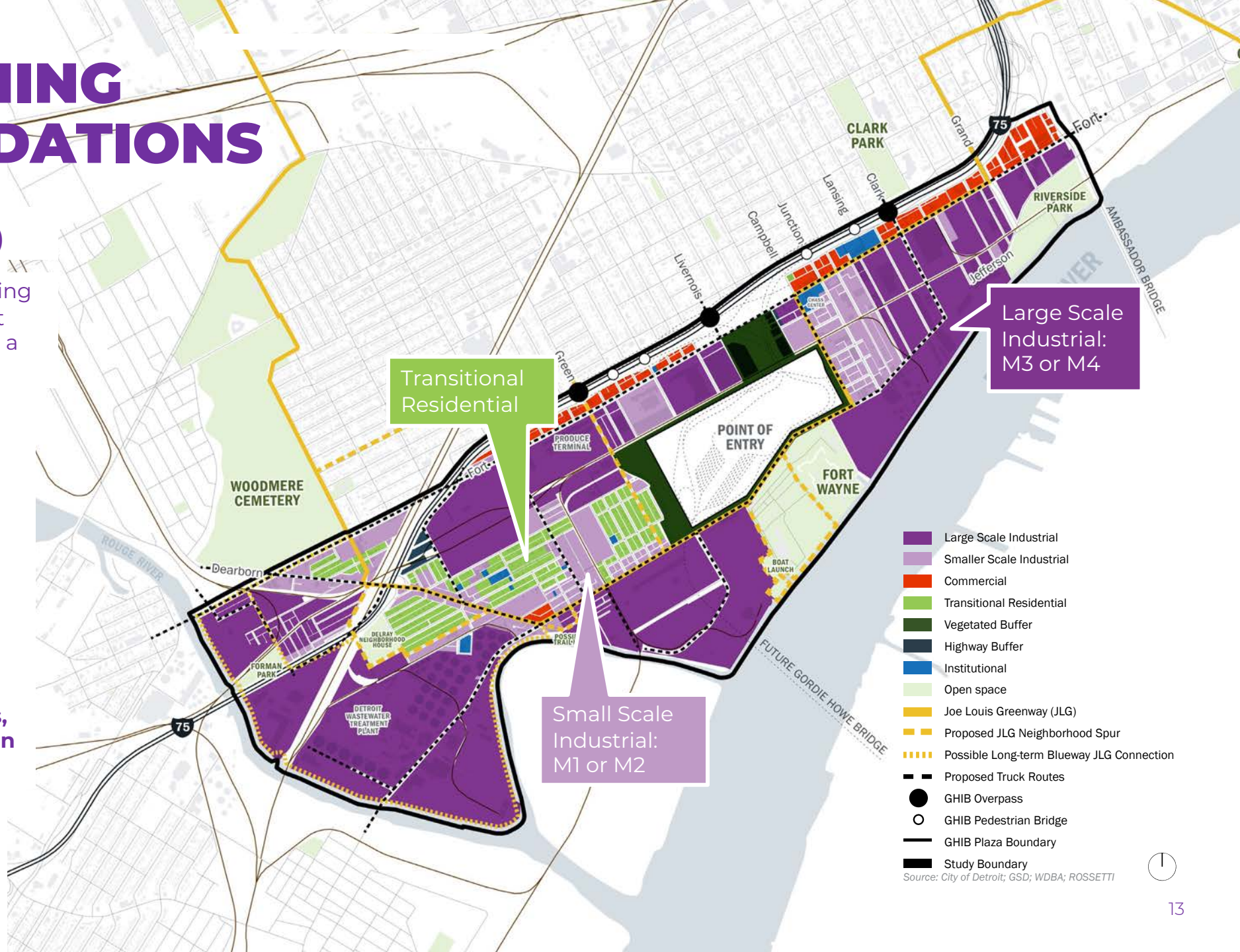
	Possible Use	Target Property Size	Location Criteria	Likely Zoning Designations	Possible Dimensional Requirements
Large Scale Industrial	<ul style="list-style-type: none"> Manufacturing Transportation/Logistics Warehousing Just in Time Delivery Food Packing Solar Array Scrap Yard/Recycling Center 	Greater than 10 acres	<ol style="list-style-type: none"> Direct access to truck routes Direct Access to riverfront Direct Access to rail 	M3 - General Industrial M4 - Intensive Industrial	Planted (see xxx for buffer descriptions) buffer from all ROW' or 60' Planted buffer from any existing occupied residential, open space or institutional property line
Small Scale Industrial	<ul style="list-style-type: none"> Food Packing Custom Manufacturing Service and repair 	Less than 10 acres	<ol style="list-style-type: none"> Near other like businesses Potential for retail component 	M2 - Restricted Industrial M3 - General Industrial	Planted (see xxx for buffer descriptions) buffer from all ROW's or 20-60' Planted buffer from any existing occupied residential or institutional property line
Small Scale Industrial (heritage)	<ul style="list-style-type: none"> Custom Manufacturing Event space Museum Other hospitality Education 	n/a	<ol style="list-style-type: none"> Contains a heritage building 	M1 - Limited Industrial	60' Planted (see xxx for buffer descriptions) buffer from all truck routes
Commercial	<ul style="list-style-type: none"> Neighborhood Center Education Childcare Retail 	n/a	<ol style="list-style-type: none"> Direct access to public transportation Direct Access to Greenway(s) Direct Access to major Thoroughfares 	B1 - Restricted Business District B4 - General Business District	Possibly exempt from Planted Buffer requirements
Transitional Residential	<ul style="list-style-type: none"> Existing Residential Phyto Forrest <p><i>This will require further discussion with CPC - by right public, civic and institutional uses could be problematic</i></p>	n/a	n/a	TM - Transitional Industrial, transitioning to M2, M3, or M4	n/a

FUTURE ZONING RECOMMENDATIONS

TRANSITIONAL ZONING (TM)

A special transitional district covering areas mostly of residential use that will eventually change overtime to a non-residential character.

- > **Protects existing residential development.**
- > **No new residential development permitted.**
- > **Existing residential is still in conformance with zoning.**
- > **TM has no time limit.**
- > **Home improvements, alterations, and possibly additions of a certain size are permitted.**



Transitional Residential

Large Scale Industrial: M3 or M4

Small Scale Industrial: M1 or M2

- Large Scale Industrial
 - Smaller Scale Industrial
 - Commercial
 - Transitional Residential
 - Vegetated Buffer
 - Highway Buffer
 - Institutional
 - Open space
 - Joe Louis Greenway (JLG)
 - Proposed JLG Neighborhood Spur
 - Possible Long-term Blueway JLG Connection
 - Proposed Truck Routes
 - GHIB Overpass
 - GHIB Pedestrian Bridge
 - GHIB Plaza Boundary
 - Study Boundary
- Source: City of Detroit; GSD; WDBA; ROSSETTI

INDUSTRIAL DEVELOPMENT

DEVELOPMENT PRIORITIZATION



Distribution Center (DC) / Fulfillment / Logistics

- Geography and access, such as GHIB and I-75.
- A projected wide-spread typology in the neighborhood long term.



Manufacturing (auto related)

Development centers around existing node of supplier manufacturers in the neighborhood and available built facilities.



Food Distribution / Packing / Growing

Development centers around existing node at the Produce Terminal.



Custom Manufacturing

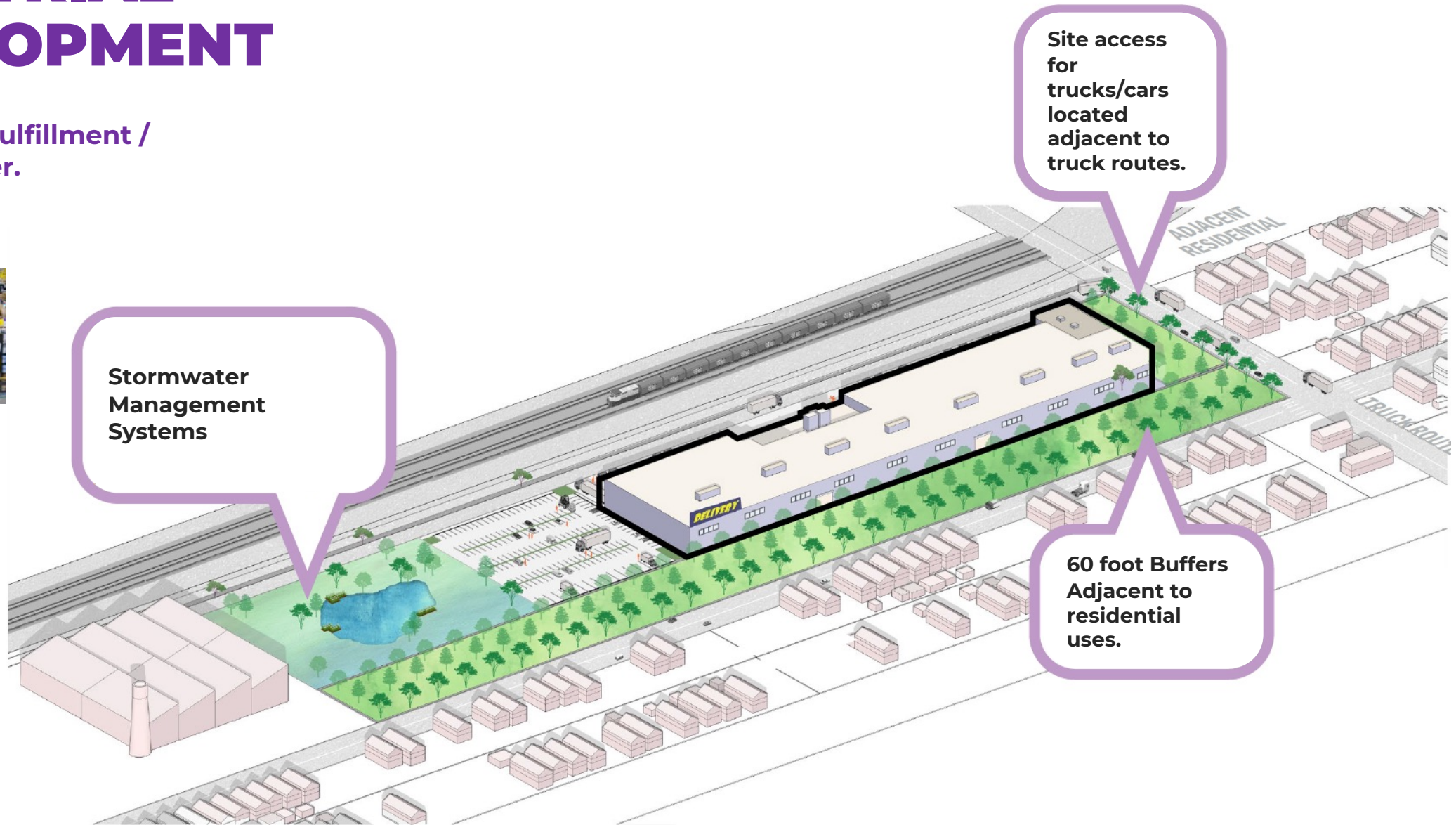
Niche manufacturing including but not limited to,

- Custom garment/cut & sew
- Personal protective equipment (PPE)
- Electronics
- Beverage/brewery/bottling

INDUSTRIAL DEVELOPMENT

Distribution / Fulfillment / Logistics Center.

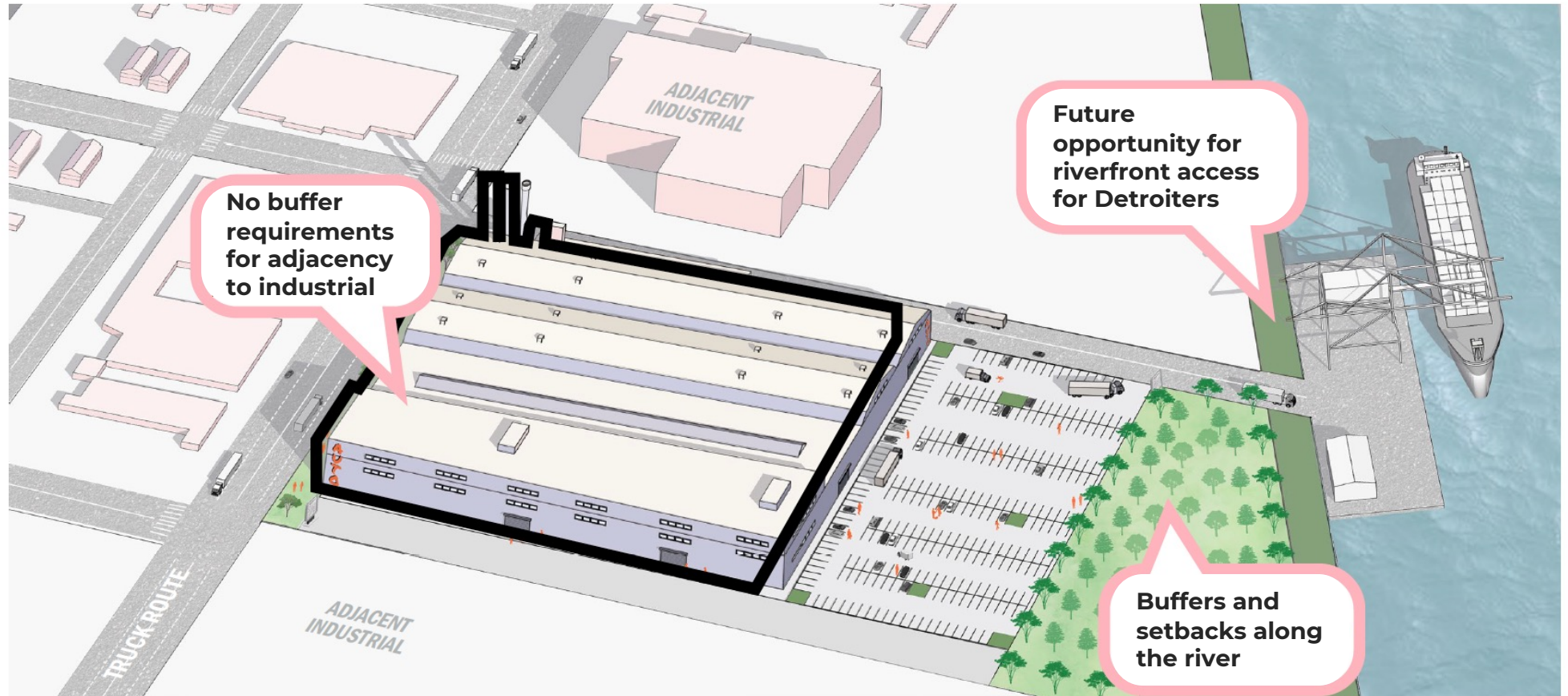
Size: > 10 acres



INDUSTRIAL DEVELOPMENT

Auto Related
Manufacturing

Size: > 10 Acres

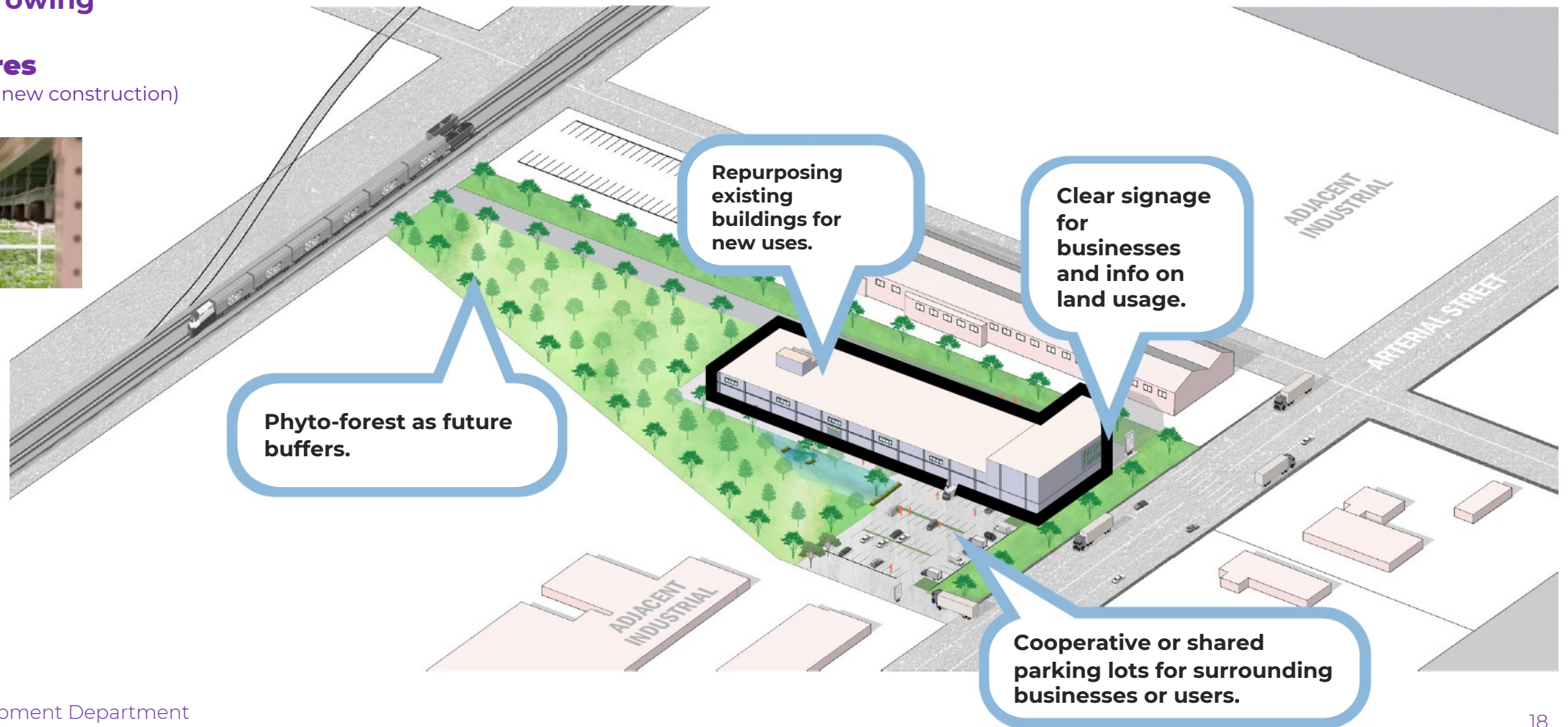


INDUSTRIAL DEVELOPMENT

Food Distribution / Packing / Growing

Size: < 5 Acres

(does not require new construction)



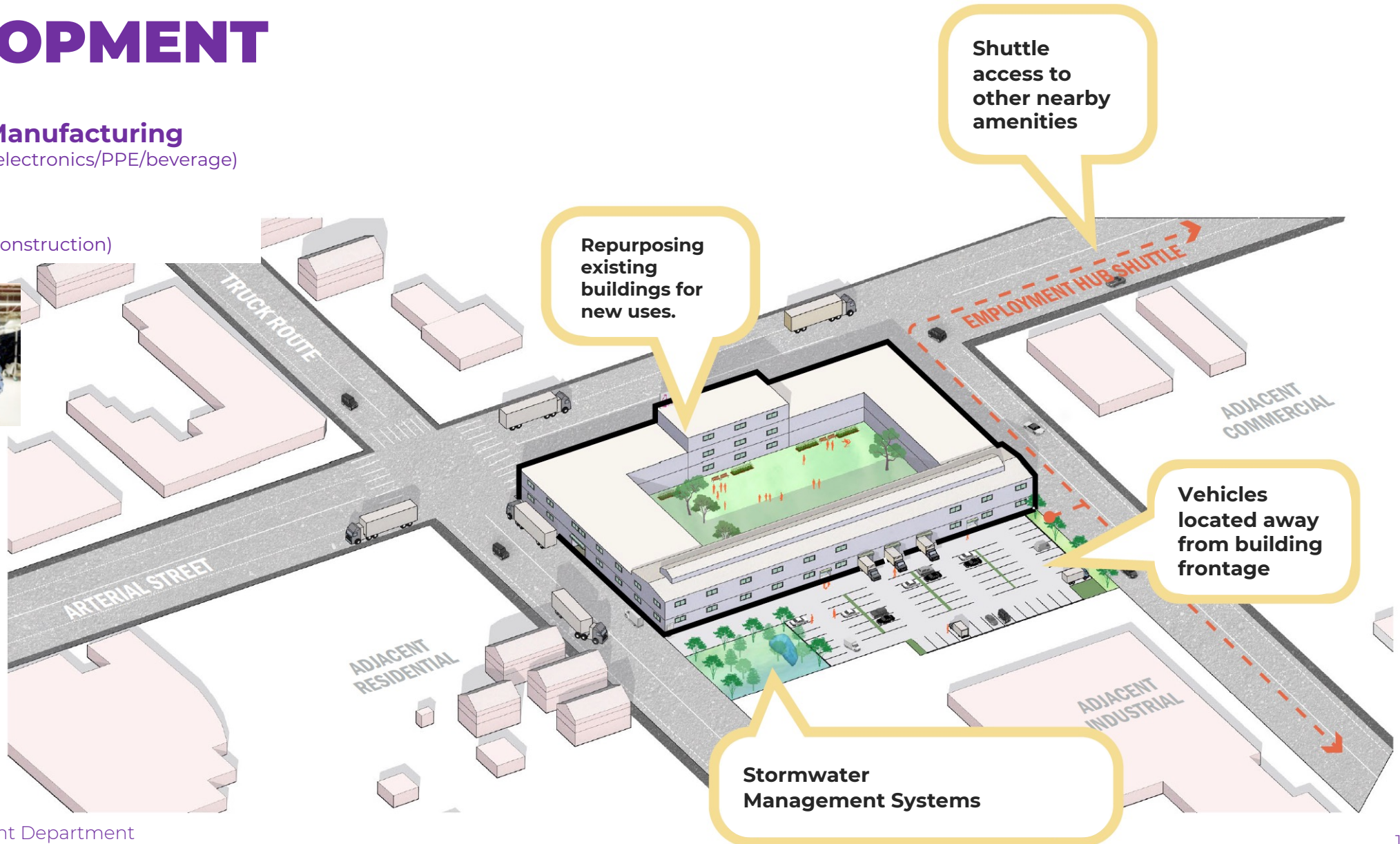
INDUSTRIAL DEVELOPMENT

Custom/Niche Manufacturing

(garment/cut and sew/electronics/PPE/beverage)

Size: < 5 Acres

(does not require new construction)

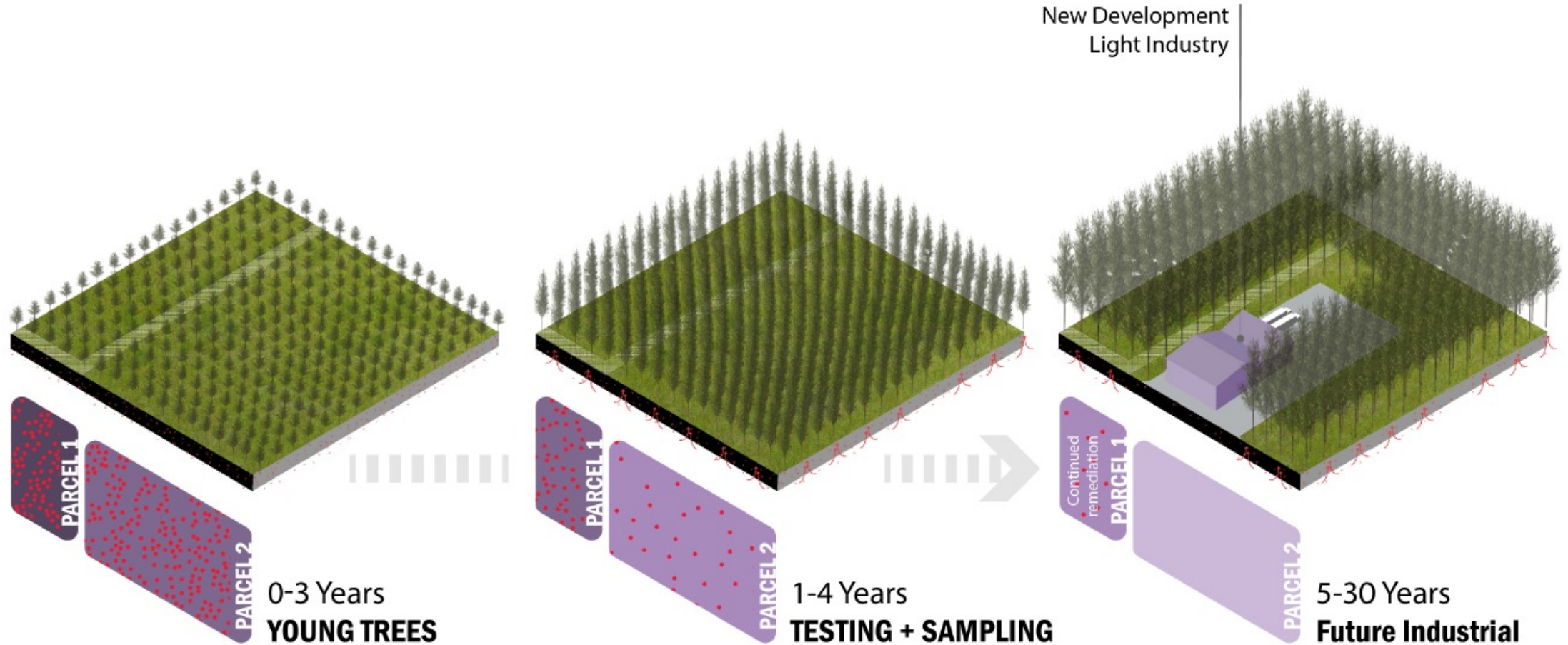


PHYTO- REMEDICATION



PHYTO REMEDICATION

Broad Landscape + Land Use Timeline



PHYTO-FOREST PILOT AREA



ALONG DEARBORN
3.6 ACRES

N OF JEFFERSON
7.1 ACRES

NEAR WWTP
4.2 ACRES

- Proposed Pilot Clusters
- Proposed Pilot Parcels
- Potential Soil and/or Groundwater Contamination: Industrial Source
- Potential Soil and/or Groundwater Contamination: Leachate/ plume

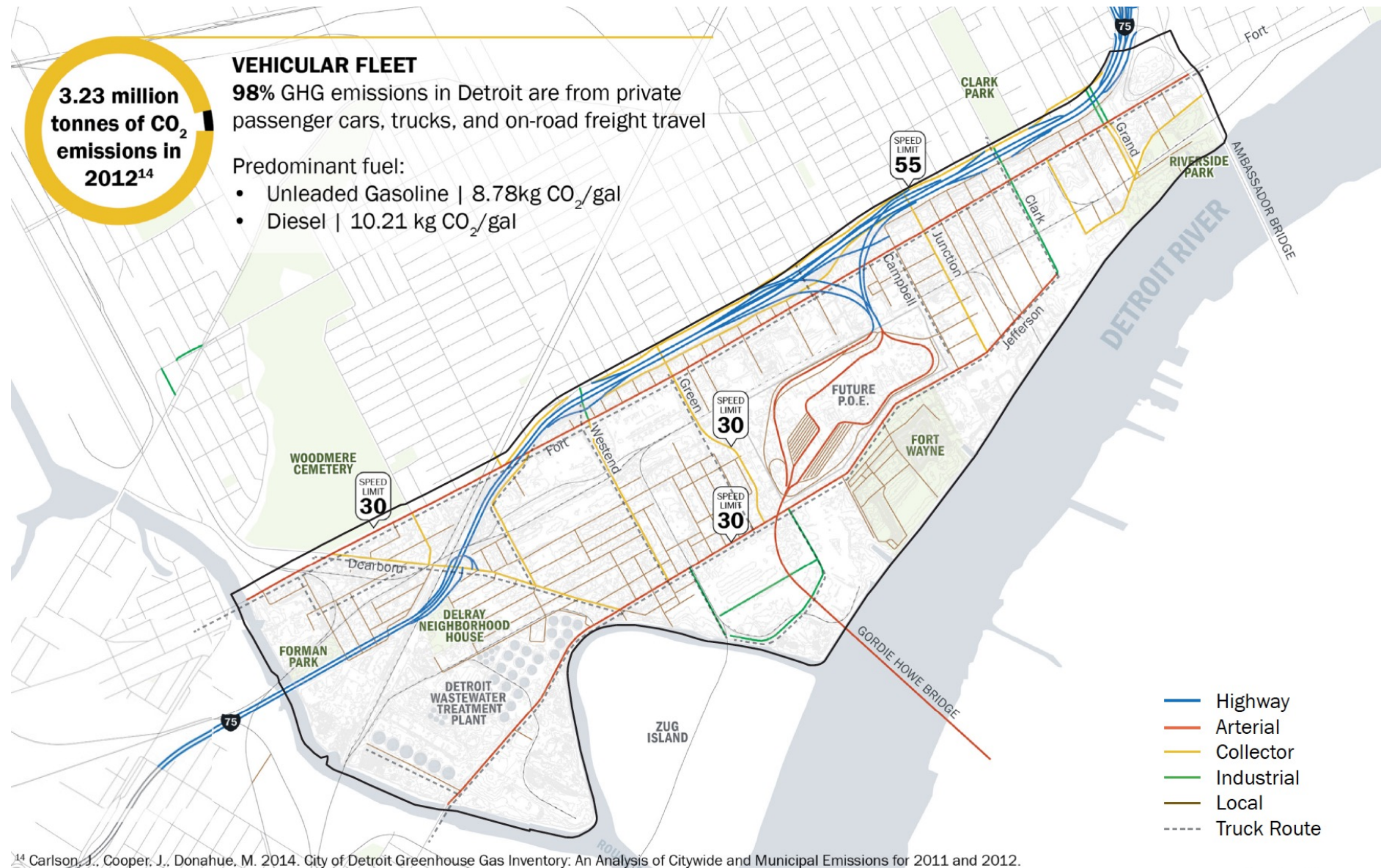
BUFFERS/ SCREENING

BUFFERS/ SCREENING

Truck routes & Roadways

98% of green house gas emissions are from truck and vehicular traffic.

- Buffers are directed and focused along heavily trafficked roadways, such as truck routes and freeways.
- Mitigate fugitive dust, noise, and vibrations from trucks and vehicles as well as airborne pollutants.
- Phyto-forest can also act as buffers in the interim and post development.



¹⁴ Carlson, J., Cooper, J., Donahue, M. 2014. City of Detroit Greenhouse Gas Inventory: An Analysis of Citywide and Municipal Emissions for 2011 and 2012.

BUFFERS/ SCREENING

Ex. Fort Street or Jefferson Ave.

ARTERIAL BUFFERS	
100' ROW	
MODERATE SPEED	
MODERATE-HIGH VOLUME	
Total Buffer Width	30' - 50'
Tree Buffer Width	10' - 30'
Shrubbery Width	25' - 30'
Mow Band Width	5'



BUFFERS/ SCREENING

Designated truck routes

N-S INDUSTRIAL CORRIDOR BUFFERS

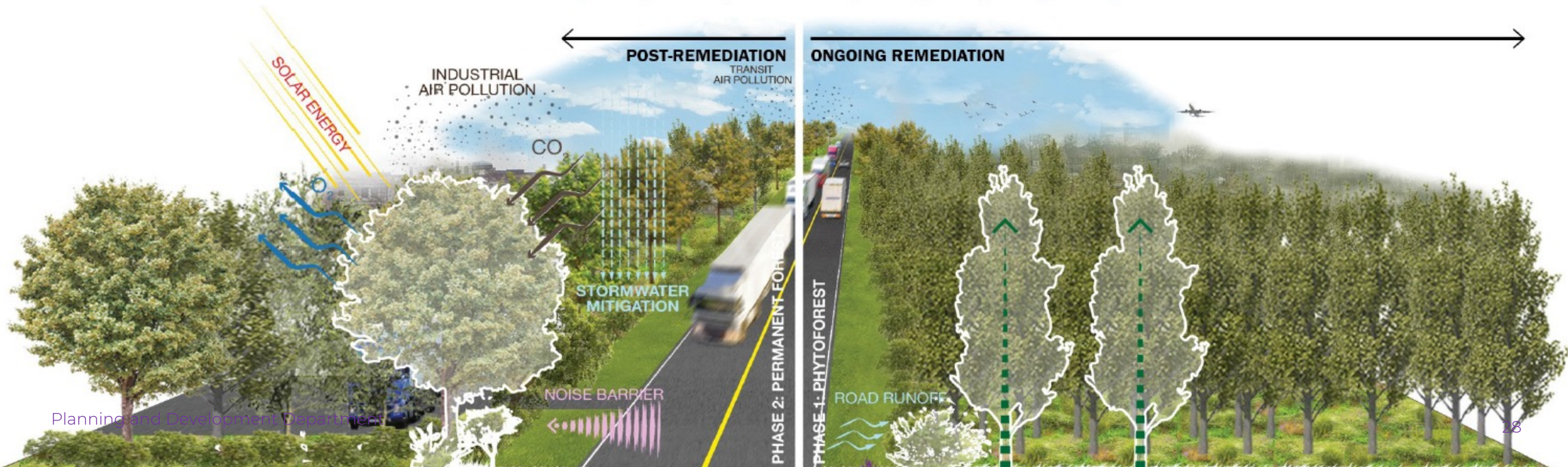
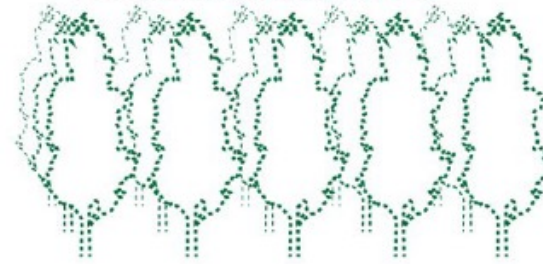
50' ROW
MODERATE SPEED
PEAK HOURS
HEAVY-VEHICULAR TRAFFIC

Total Buffer Width	60'
Tree Buffer Width	60'
Shrubbery Width	10' - 20'

DIVERSE PERMANENT
TREE BUFFER INTRODUCED



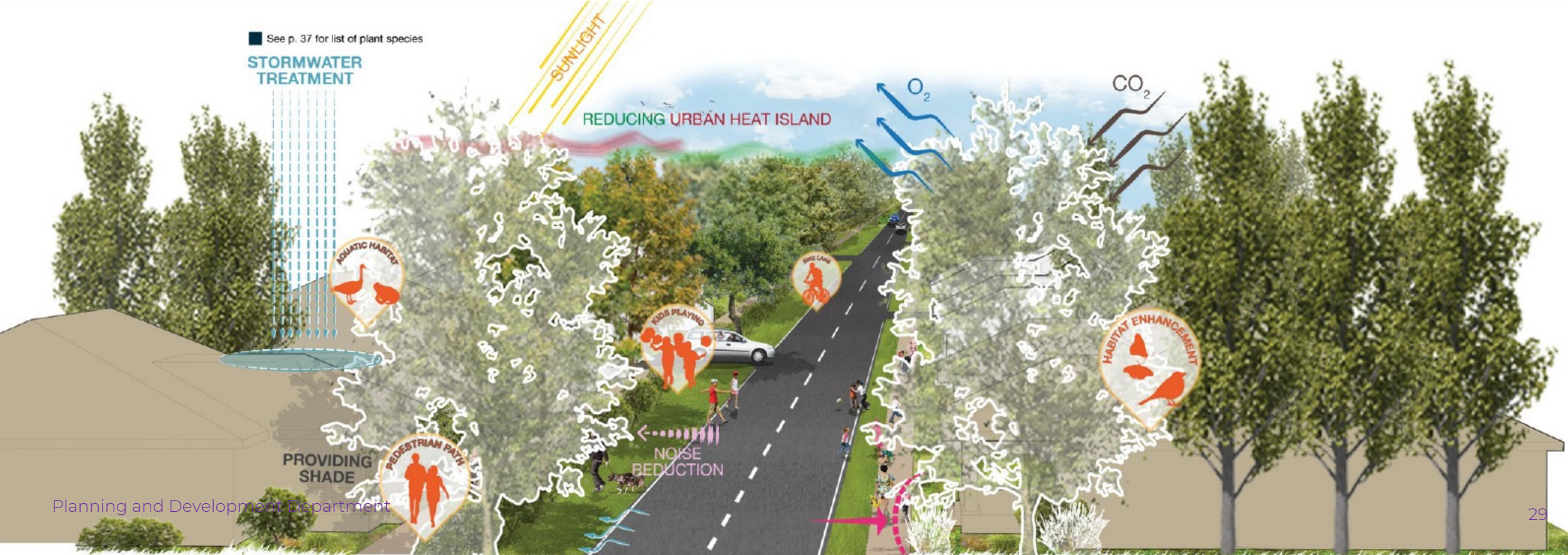
PHYTOFOREST HARVESTED



BUFFERS/ SCREENING

Local/residential streets

LOCAL BUFFERS	
50' ROW LOW SPEED + VOLUME	
Total Buffer Width	10' - 20'
Tree Buffer Width	10' - 20'
Shrubbery Width	< 10'
Or Short Grasses Width	10' - 20'



BUFFERS/ SCREENING

I-75 overpass

HIGHWAY BUFFERS	
> 100' ROW	
HIGH SPEED	
HIGH VOLUME	
Total Buffer Width	150' - 400'
Tree Buffer Width	65' - 400'
Shrubbery Width	< 65'
Short Grasses	< 45'
Mow Band Width	5'



FUTURE TRANSPORTATION

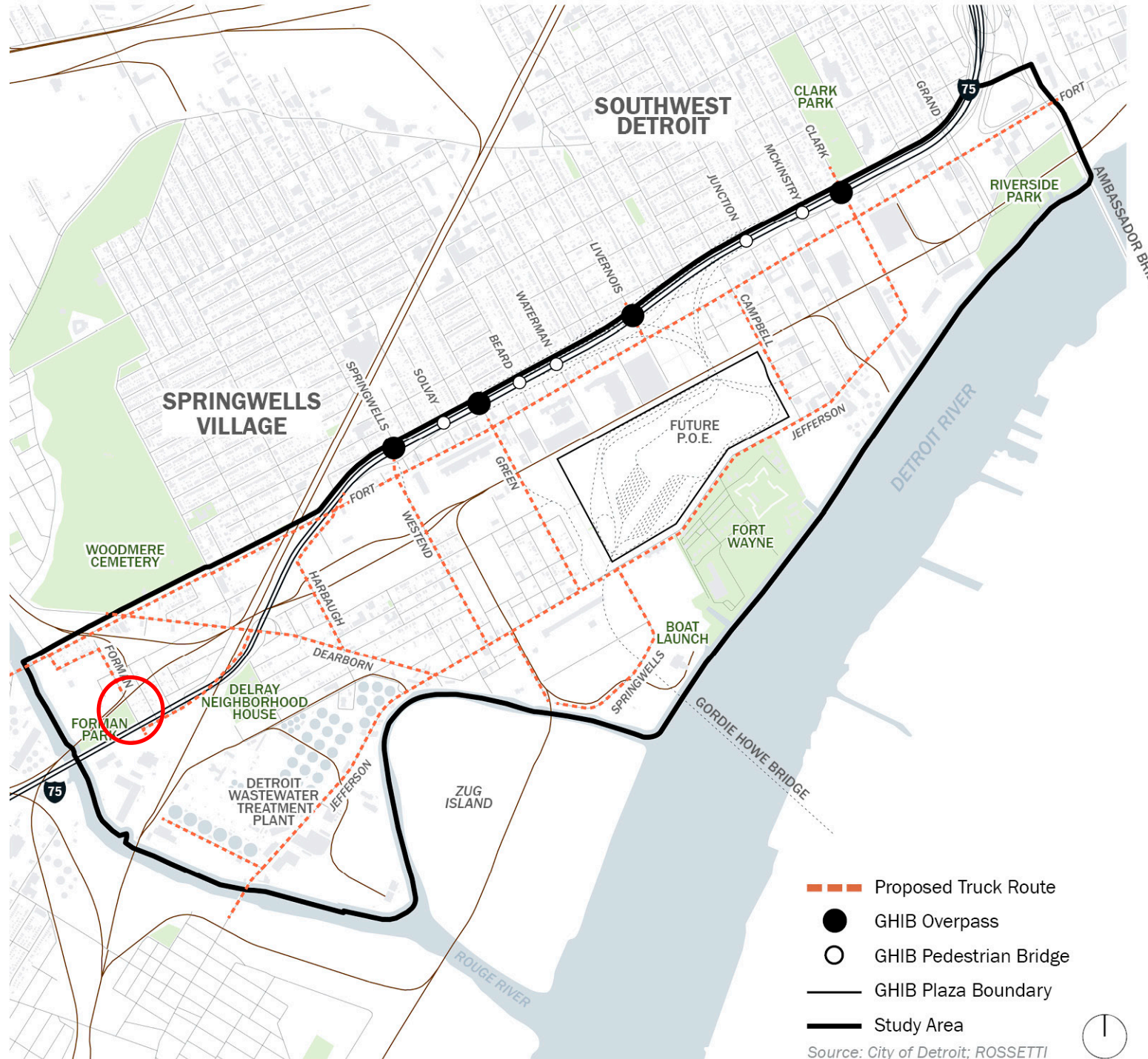
FUTURE TRANSPORTATION

TRUCK ROUTES

The City has recently proposed a truck ordinance and subsequent associated truck network that will impact Delray. The proposed network, once approved will be the city's first designated truck route network.

The Delray Framework adopts all proposed truck routes from the proposed network with the exception of the route that is proposed at Forman Street.

The existing Forman Park is planned for future stormwater improvements and potential nonmotorized boat access to the Rouge River.

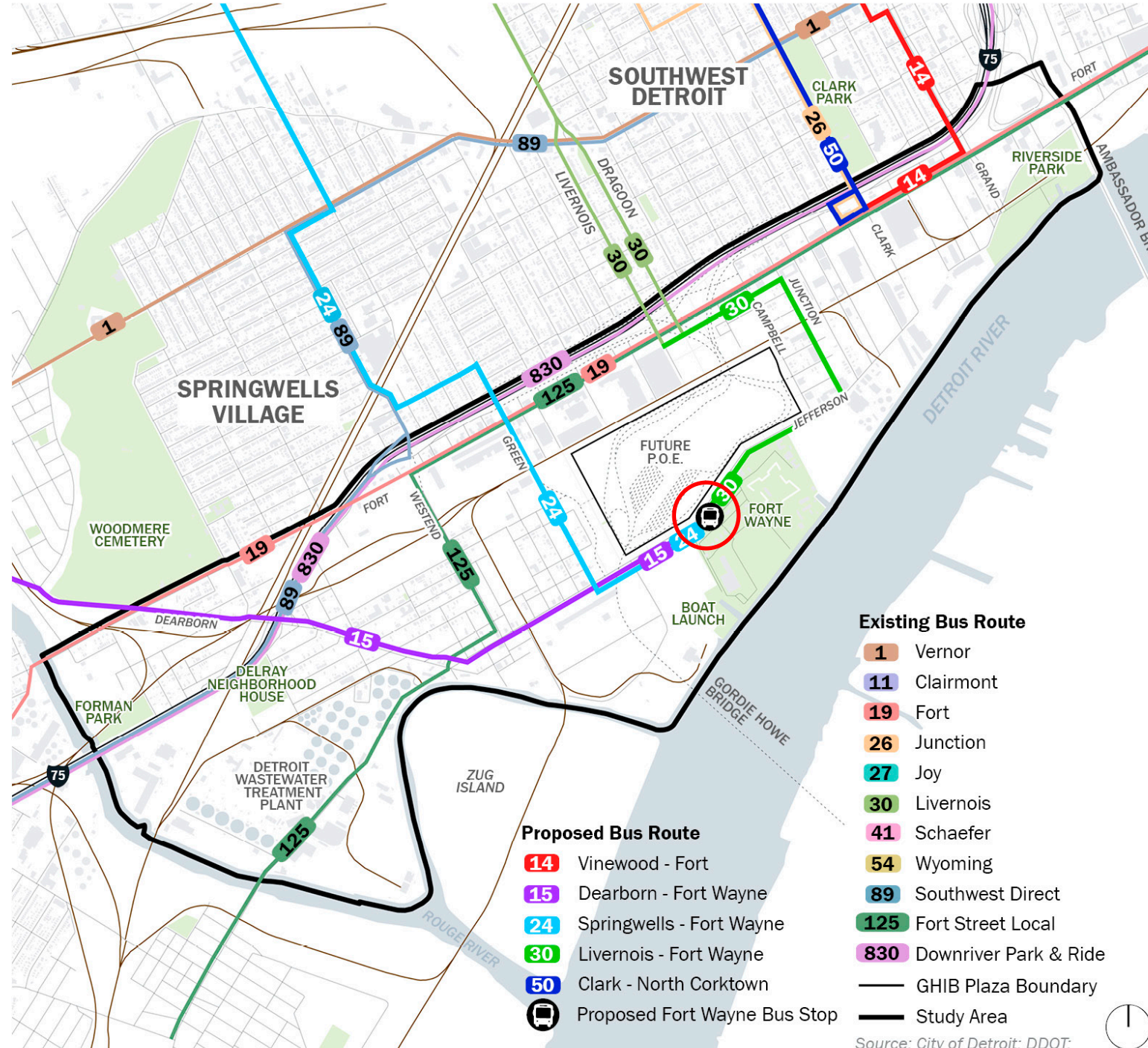


FUTURE TRANSPORTATION

PUBLIC TRANSIT

Proposed DDOT routes will continue within Delray providing multiple routes into and out of the neighborhood. However,

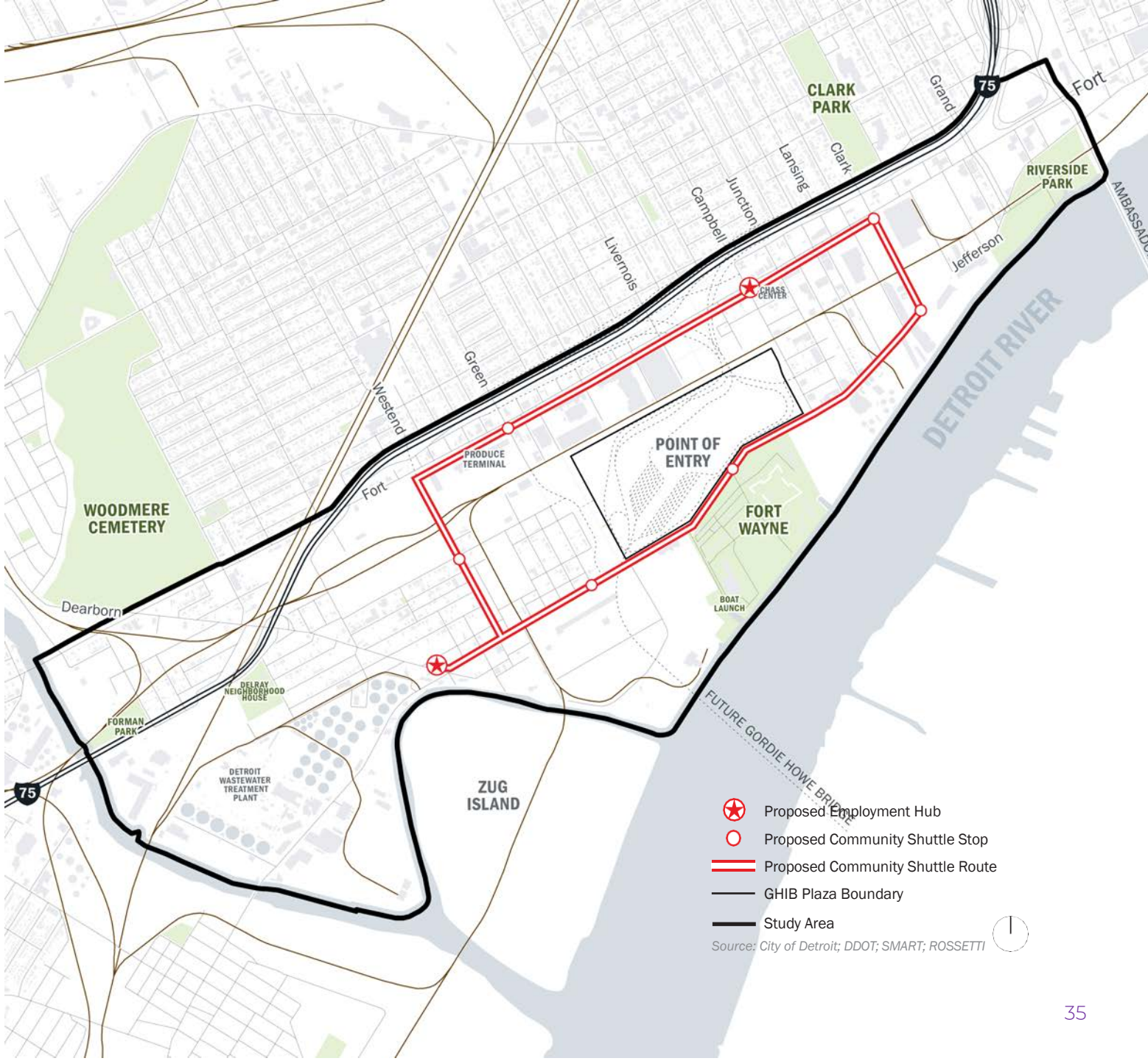
- It does not provide circulation within local roads.
- Delray, specifically Fort Wayne becomes a destination.
- Mixed-use bus station opportunity at Fort Wayne.



FUTURE TRANSPORTATION

DELRAY SHUTTLE ROUTE

As a supplement to DDOT and SMART services a rubber tire shuttle service should be considered. With an influx of new warehouses, many communities are increasingly focusing on connecting these facilities to public transportation and have expanded their service to include industrial parks or employment areas that are not otherwise well served by public transportation



FUTURE TRANSPORTATION

EMPLOYMENT HUB

A **DELRAY EMPLOYMENT HUB** is an opportunity to provide community services either within existing organizations or commercial buildings.

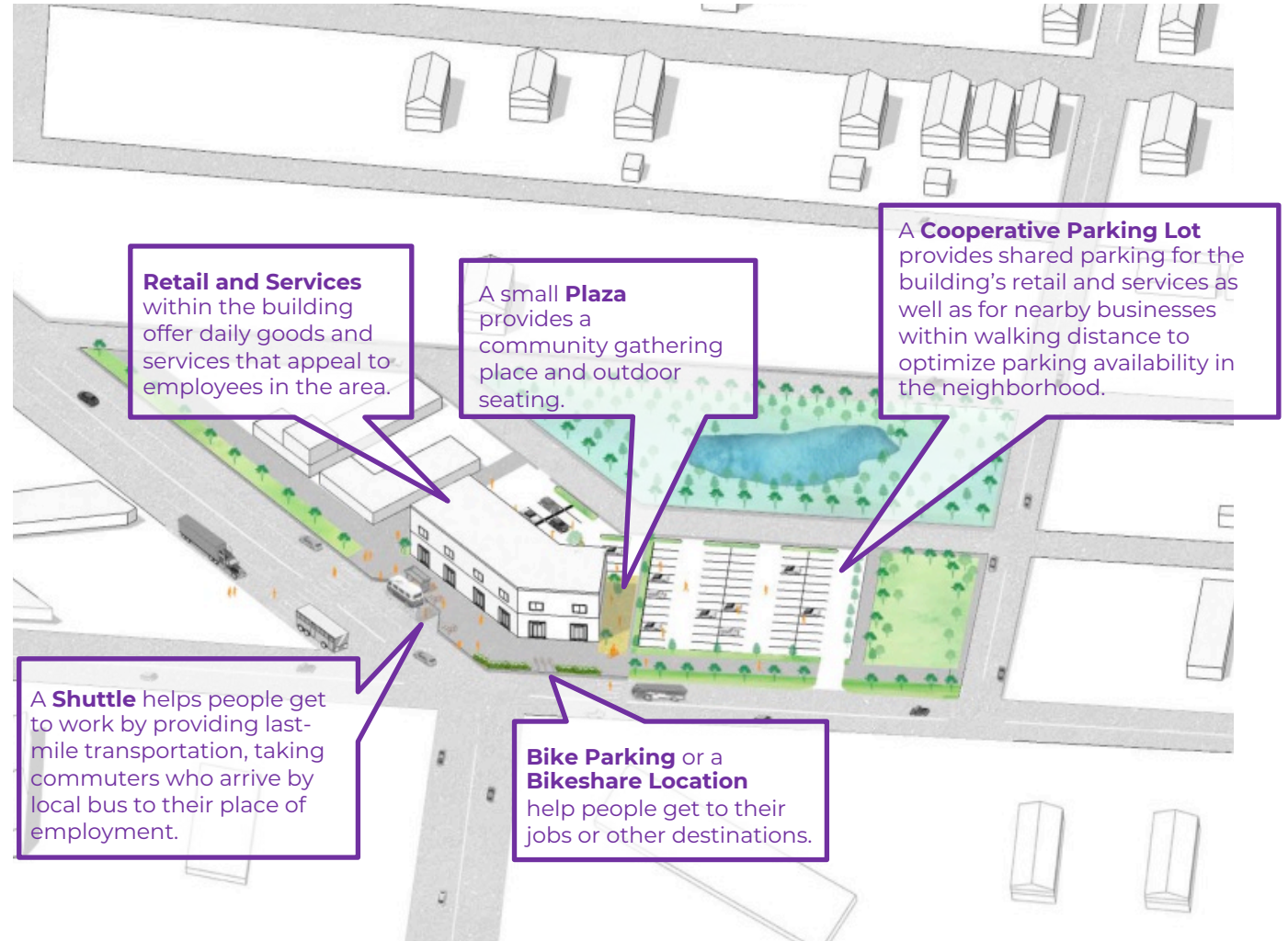
- CHASS Center
- Fort Wayne

Allows business owners the opportunity to offer employees valuable services such as,

- workforce enrichment
- education
- childcare
- daily goods

Business can pay into a fund to provide these services at a discounted rate.

To provide maximum benefit, employment hubs should be connected by a Delray Shuttle and Joe Louis Greenway that links transit lines and serves as enhanced last-mile transportation.

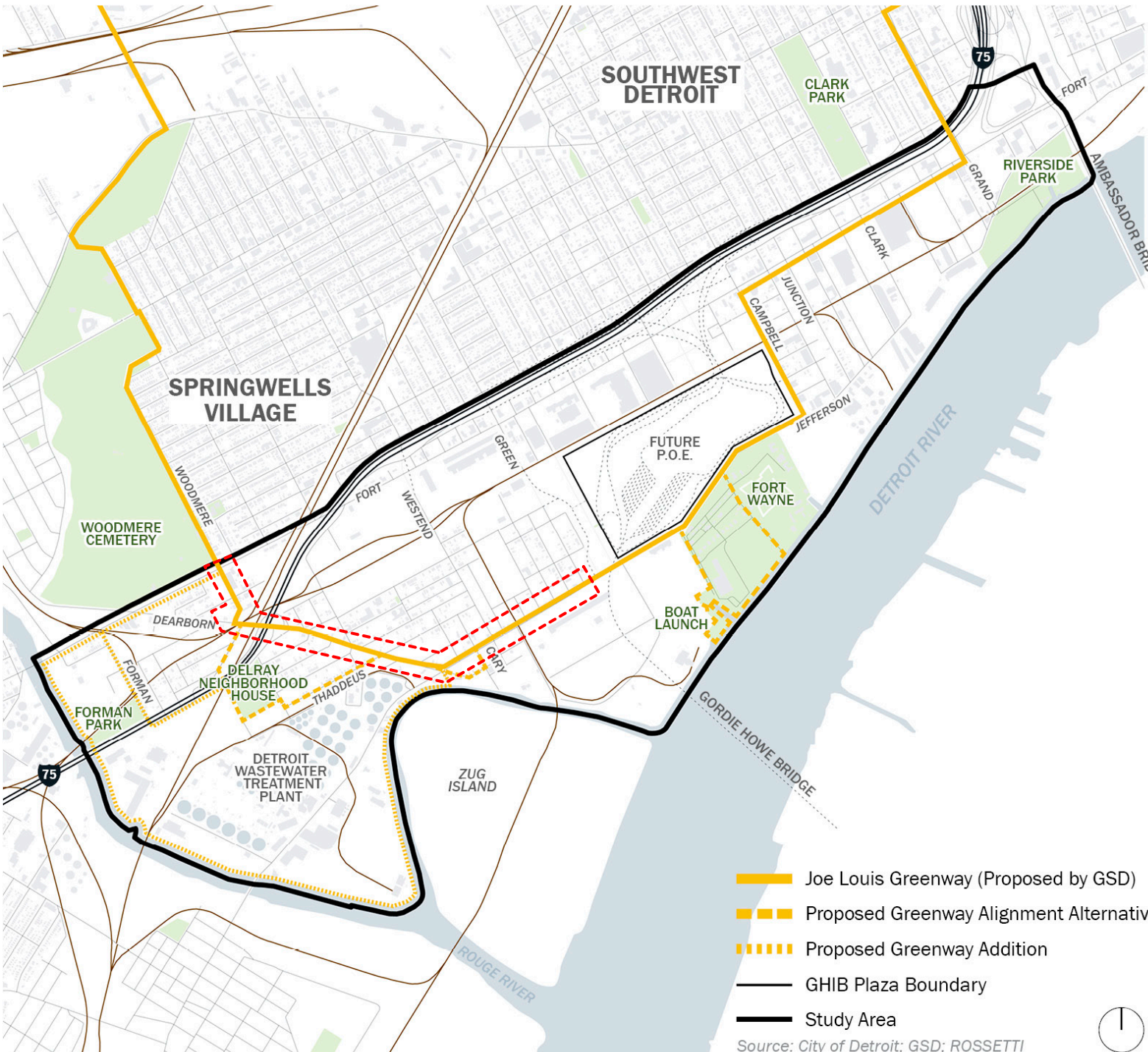


FUTURE TRANSPORTATION

JOE LOUIS GREENWAY

The proposed Joe Louis Greenway provides an opportunity to provide enhanced quality non-motorized access through the neighborhood and to its recreational amenities.

The proposed greenway alignment maximizes the previously committed pedestrian spaces as part of the GHIB Community Benefits Agreement. Additional alignments should be considered to minimize conflicts with rail corridors.

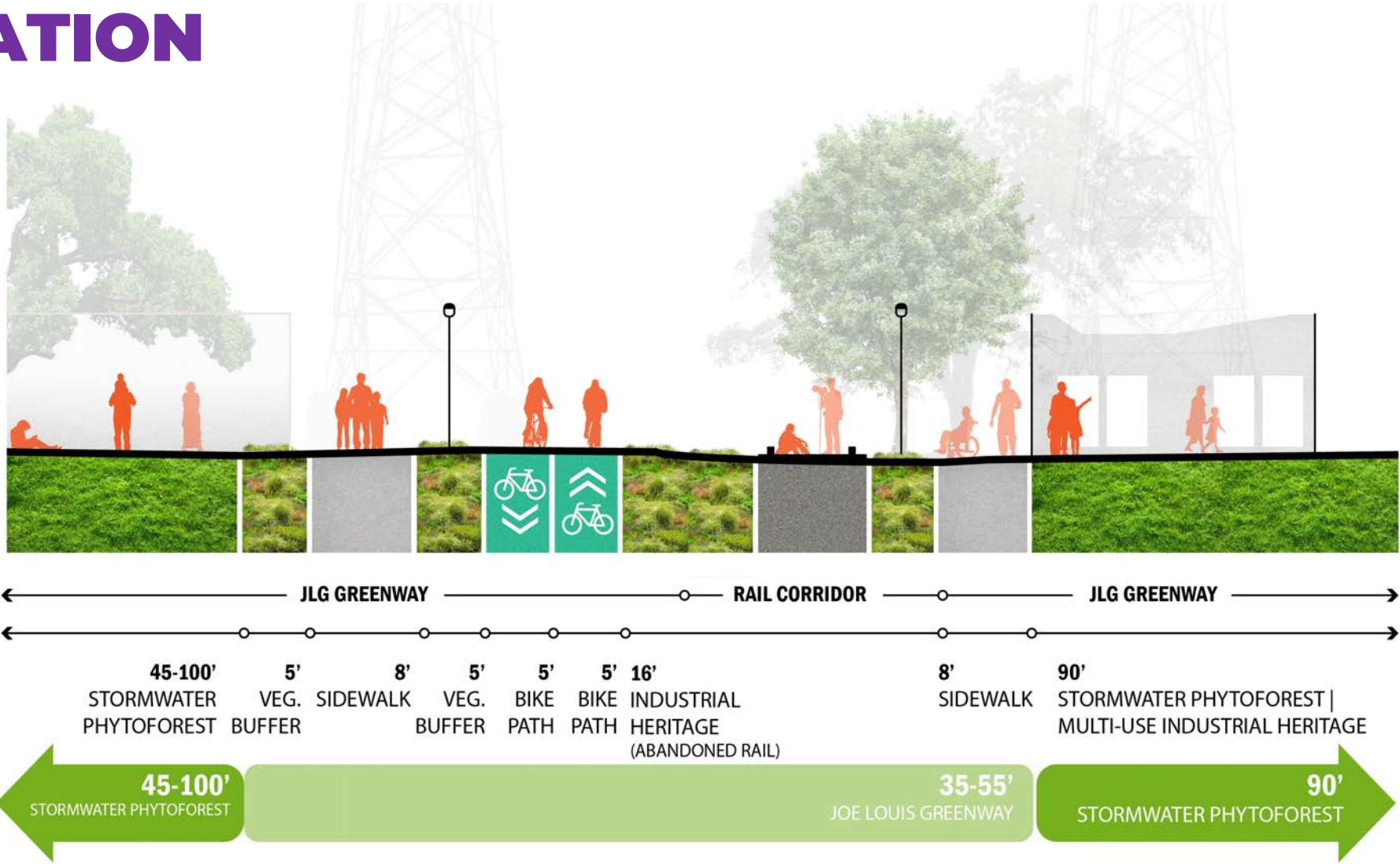


FUTURE TRANSPORTATION

JOE LOUIS GREENWAY



PROPOSED CROSS-SECTION:
VACANCY ALONG DEARBORN ST.
(WEST OF WWTP)

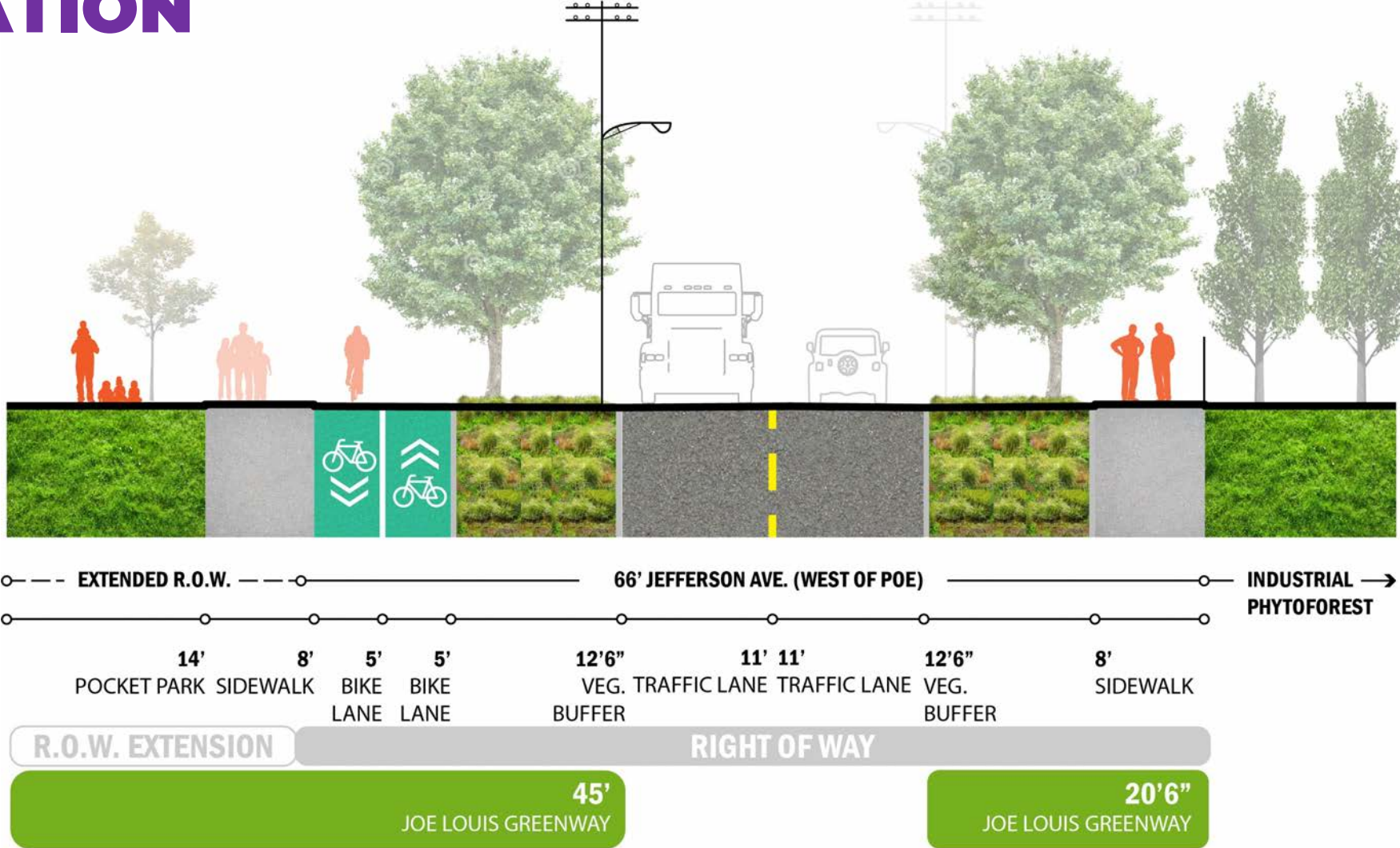


FUTURE TRANSPORTATION

JOE LOUIS GREENWAY



PROPOSED CROSS-SECTION:
JEFFERSON



NEXT & ONGOING STEPS

- **FINALIZE IDEAS WITH PARTNERING DEPARTMENTS – DWSD, CPC**
- **PRESENTATION TO MAYORS OFFICE – Mid March**
- **COMMUNITY OUTREACH BY PDD – ZOOM Meeting(s), Citizens Guide Document**
- **COMPLETE FRAMEWORK DOCUMENT BY END OF MARCH 2021**



THANK YOU!