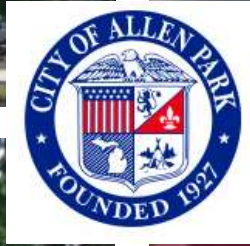


CITY OF ALLEN PARK MASTER PLAN



The City of Allen Park Planning Commission
approves this Master Plan as a guide for the future development of the City



Donald Graham
Planning Commission Chair
March 2, 2017

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

While the City of Allen Park is known for its tree-lined streets, brick houses and well-established and attractive neighborhoods, it is a built-up community with a distinct, centrally located downtown. With easy access to major interstates and freeways including I-94, I-75 and the Southfield Freeway (M-39) as well as the close proximity of Downtown Detroit and the Detroit Metropolitan Airport, Allen Park is a great place to live and work.

The City acknowledges that growth can have an impact on its livability, and recognizes the importance of supporting and enhancing its residential neighborhoods, economic vitality, community infrastructure, connectivity, image, and environmental sustainability to protect the quality of life that brings people to the community. The City of Allen Park Master Plan is responding to this challenge by articulating a clear vision for the City's future growth and development.

The City of Allen Park Master Plan Update contains six major components: land use, housing and livability, economic vitality, transportation and infrastructure, placemaking and image, and environmental sustainability. The plan begins with a brief overview of the planning process as well as a description of the City's regional and planning context. A community profile follows including the demographic and socio-economic characteristics of the community as well as the City's existing conditions. Community goals are then discussed followed by the major components with objectives, strategies, and recommendations of the plan. The appendix reports on the community engagement process which took place during the course of developing the plan.

Community-wide goals were developed based on input from residents, property and business owners, community stakeholders and City officials. They include a number of goals to:

1. Enhance the livability of Allen Park and its neighborhoods;
2. Maintain and update high quality traditional neighborhood elements and community facilities and services;
3. Revitalize the City's downtown and commercial areas;
4. Improve accessibility, safety and connectivity of the community;
5. Invest in creating attractive public places and improve the City's image; and
6. Address public infrastructure upgrades.

The Future Land Use Plan is based on existing land use patterns, transportation network, availability of public utilities and services in addition to community goals. The Plan details the future land use arrangement and describes the intent and desired land uses for each land use category. Development strategies and recommendations were further developed for each of the plan's goals. A brief summary of the goals and objectives of the Plan follows.

1. Great Neighborhoods
 - Develop neighborhood identity and promote the unique character of each neighborhood.
 - Diversify the housing stock in both type and price range to meet future demand.
 - Maintain and enhance existing housing.
2. Quality Community Facilities
 - Continue to ensure adequate public services including schools, police and fire protection in Allen Park.

-
- Promote adequate and accessible parks and recreation for all residents.
 - Support and enhance parks and green infrastructure at the neighborhood and community.
 - Increase the connectivity of neighborhoods.
3. Economic Development and Vitality
 - Promote quality commercial/office and residential development within the City of Allen Park Downtown.
 - Continue improvements of the physical appearance of the downtown, including streetscape design, architecture and pedestrian areas.
 - Promote the redevelopment and continued investment of mixed use corridor areas including Allen Road, Ecorse Road and Southfield Road.
 4. Transportation and Connectivity
 - Promote safe pedestrian, bicycle and public transportation use in the City.
 - Implement access management practices along commercial corridors to help preserve capacity and promote safety without widening roads.
 - Provide a transportation system which facilitates complete streets as well as the safe and smooth flow of automobiles, trucks, emergency vehicles, transit, bicycles and pedestrians.
 5. Placemaking and Image
 - Develop an image building campaign.
 - Promote streetscapes that enhance the overall visual quality of commercial corridors and support pedestrian activity.
 - Improve the City's gateways.
 6. Environmental Sustainability
 - Promote the use of green technology and implement healthy community programs.
 - Protect the quality of surface and groundwater resources in the City from development related impacts.

The recommendations formulated in the Master Plan provide the foundation for zoning adjustments, development of ordinances, guidelines, studies, and program initiatives.

INTRODUCTION

Planning is a process that involves the conscious selection of policy choices related to growth, land use and the physical development of a community. The City of Allen Park Master Plan recognizes the City's many assets and opportunities; it serves to pull together the different voices of Allen Park into a common vision to guide the City's redevelopment and revitalization in such a way as to bring about positive change.

The Master Plan articulates a vision for the future and formulates goals and strategies to achieve that vision. Allen Park's last master plan dates back to 1978. This Plan will update and document the City's existing conditions and changed circumstances and provide a guide for future land use, neighborhood development, downtown and economic development, community services, infrastructure and transportation.

PURPOSE AND LEGISLATIVE AUTHORITY OF THE MASTER PLAN

The purpose of the City of Allen Park Master Plan is to articulate the community's goals and identify strategies regarding land use and redevelopment that the City will pursue to attain those goals. The Master Plan is the primary official City document which sets forth development policies for the future of the community. The City derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended. MCL 125.3833 Sec. 33 states:

“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction.”

The purpose of a Master Plan is to guide and accomplish development “that is coordinated, adjusted, harmonious, efficient and economical; that considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; and that will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare.”

HOW THE PLAN IS TO BE USED

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a general statement of the City's goals and policies and provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, City Council and other municipal bodies in their deliberations on zoning, subdivisions, capital improvements and other matters related to land use and development.
3. The Plan provides the statutory basis on which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other City Ordinances, specifically the Zoning Ordinance and Map.

4. The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the City and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the City's direction for the future.
6. In summation, the City of Allen Park Master Plan is the primary officially-adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the City that compliments the goals of nearby governmental units, wherever possible. The Plan helps develop a balance of orderly change in a deliberate manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

PLAN UPDATE

Because communities are constantly changing, the information contained in a plan becomes outdated over time. As circumstances change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five years.

PLANNING PROCESS

The process to prepare the Master Plan was initiated in early 2016 with an inventory and analysis of existing conditions. The City's features were reviewed along with population and housing characteristics, economic data, existing community facilities, natural features and other issues. A review of existing land uses was also conducted. Opportunities and assets were identified.

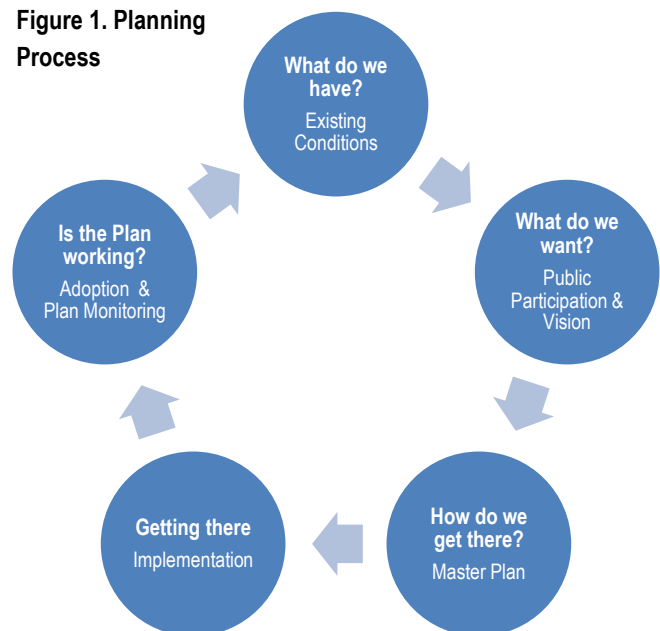
The Planning Commission reached out to the public for input through a community engagement effort which included several public meetings. Taking into account the existing conditions analysis, public opinions and input from community stakeholders, goals and strategies were articulated to provide a framework for the Plan elements of the Master Plan.

Plans for future land uses were then developed to guide future development in the City and concrete steps for implementation were devised.

The final step in the planning process was public review and hearing, which are required by the Michigan Planning Enabling Act, prior to the adoption of the Plan.

The Master Plan planning process generally consist of five steps: review of existing conditions, public participation and community vision, master plan development, strategies for implementation and plan monitoring. This process is illustrated in Figure 1.

Figure 1. Planning Process



PLAN ORGANIZATION

The City of Allen Park Master Plan contains several major components: land use, quality of life, economic development, transportation and community infrastructure, parks and recreation and environmental sustainability. Most components are discussed in terms of planning issues and strategies and recommendations. The beginning chapters are included to provide an overview of the City's existing context and conditions. The appendix includes a description of the community engagement results. The Master Plan contains the following chapters:

1. The **Introduction** helps readers of the Plan answer pertinent questions such as what is a Master Plan, what the Plan contains and how is the Plan to be used.
2. The **Regional Background** chapter outlines a brief overview of the community and the planning activities of neighboring communities that affect the City of Allen Park.
3. The **Community Profile** provides an overview of the population, demographic and socio-economic characteristics of Allen Park's residents.
4. The **Existing Conditions** chapter provides a description of the City's existing land use and land cover, community facilities, services, infrastructure and transportation network.
5. **Community Goals** outline the goals which were formulated based on the community engagement process.
6. The **Land Use** chapter describes the vision for future land use growth and development in Allen Park. A description of the future land use categories is detailed.
7. **Great Neighborhoods** discusses the importance of neighborhoods as the building blocks for Allen Park, along with strategies for conserving the character and integrity of existing neighborhoods. This also includes strategies that may assist in ensuring appropriate levels of community services and programs for the City's future including parks and recreation.
8. **Economic Development and Vitality** focuses on the need to diversify the City's tax base, create and retain jobs and encourage proactive economic development efforts through job retention, creation and business development in the City. It provides strategies for commercial land uses in the City including the downtown, commercial corridors and regional shopping destinations.
9. **Transportation and Connectivity** describes transportation planning in Allen Park and future strategies for coordinating transportation improvements, including non-motorized transportation.
10. **City Placemaking and Image** deals with the City's community spaces and image branding to convey a positive identity for Allen Park.
11. The **Sustainability** component considers the importance of parks and recreation in the City of Allen Park.
12. **Implementation** provides information on how to get there and priorities for action.
13. The Appendix incorporates a summary of the community engagement process. It incorporates the information gathered through the community planning process.

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REGIONAL BACKGROUND

The City of Allen Park was incorporated as a village in 1927 and as a City in 1957. It was named after Lewis Allen, a lawyer and lumberman whose 276 acres of land included holdings in what are now Allen Park and Melvindale. The area which today includes the City of Allen Park and many of the surrounding communities was originally known as the Township of Ecorse, later changed to Ecorse, as created by the territorial legislature in 1827.

While today Allen Park totals 7.42 square miles, this original area contained more than 60 square miles. The area has undergone many changes to result in a number of municipalities quite distinct in characteristics from the original township. In its early years, much of the Township was forested, swampy and for the most part uninhabited. With the opening of the Erie Canal in New York in the 1830's, settlers came from the east to establish small farms in the wilderness. Owing to its strategic location near the Detroit River which offered a transportation way for the needs of industry and trade, the small settlements increased rapidly.

In 1876, the portion of Ecorse Township which today comprises most of the City of Allen Park had only 71 homes. At that time, the principal property owners were Lewis Allen, Charles Lapham, Frank Moore, John Quant and Daniel Goodman. Subsequently, Lincoln Park was created as a village in 1921, Melvindale in 1924 and Allen Park in 1927. With the incorporation of the City of Allen Park in 1957, the portion of Ecorse Township lying north of the Village of Allen Park was annexed.



A few facts about Allen Park:

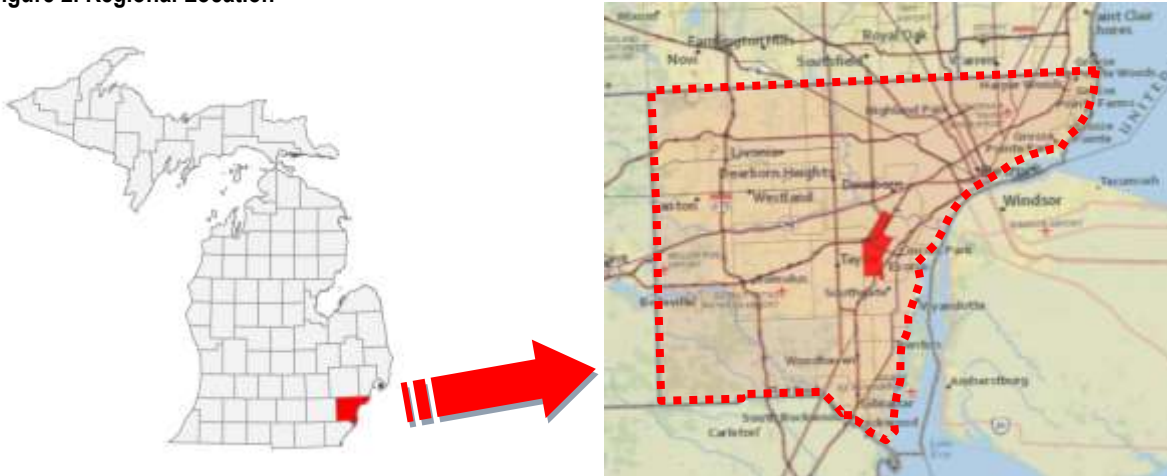
- The **Ecorse River** is an 18.8-mile-long river and a tributary of the Detroit River. Because of its small size, it is often identified as **Ecorse Creek**. The early French settlers named it the *Rivière aux Écorces*, meaning the “bark river.” The river was given this name because of a Native American custom of wrapping its dead in birch or elm bark and burying them at the mouth of the river.
- Allen Park’s namesake, Lewis Allen, owned over 276 acres of rich lumber and farmland much of which lies within the present day borders of Allen Park.
- The Uniroyal Tire on I-94 is the world’s largest tire at eighty feet tall and a popular roadside attraction. The structure weighs 12 tons. It began as a Ferris wheel in the 1964 New York World’s Fair. It was moved to Allen Park in 1966.
- The Detroit Lions team headquarters and practice facility was built in Allen Park in 2002.
- Allen Park appeared in *Money Magazine’s America’s Best Small Cities* list in 2008.
- In 2009, the Professional Bowlers Association (PBA) announced that Thunderbowl Lanes in Allen Park would be the primary site for the inaugural Professional Bowlers Association World Series of Bowling.

(Source: Craig Hutchinson, Historical Staff Writer for Discover Downriver)

REGIONAL SETTING

Allen Park is an advantageous location with easy access to major interstates and freeways including Interstate 75, 94 and the Southfield Freeway (M-39). Allen Park is located 10 miles southwest of Downtown Detroit and is 10 minutes from the Detroit Metropolitan Wayne County Airport, in the southern portion of the Detroit Metropolitan Area. The Province of Ontario is only four miles to the east, across the Detroit River.

Figure 2. Regional Location



The intersection of Interstate I-94 and the Southfield Freeway (M-39) provides is a key location within Allen Park's City limits. It is near many of the area's major employment centers and regional attractions such as the Fairlane Town Center, the Henry Ford Museum and Greenfield Village, Oakwood Hospital and Medical Center, University of Michigan-Dearborn, Henry Ford Community College and the Detroit Lions Training Facility. It also contributes to the City's potential for future growth and development. Ford Motor Company is an integral part of the community, with many of the company's offices and facilities located within City limits.

Allen Park is known for its tree-lined streets, brick houses and attractive neighborhoods. It was recognized in 2008 in Money Magazine's list of America's Best Small Cities.

Allen Park is part of a collection of communities known as Downriver. As illustrated in Figure 3, the City of Allen Park shares its border with the cities of Dearborn, Melvindale, Lincoln Park, Southgate, Taylor and Dearborn Heights. The 2010 Census identified the mean travel time to work for Allen Park residents at 21 minutes, with over 15 percent of residents commuting to Dearborn for work, 13 percent to Detroit and about 9 percent to Taylor. Approximately 49 percent, commute to other locations including Lincoln Park, Romulus, Southfield, Southgate, Livonia, Wyandotte and elsewhere. Almost 14 percent of residents work in Allen Park.

Figure 3. Nearby Communities



PLANNING CONTEXT

Factors outside Allen Park's borders are essential to consider in the planning process. Planning activities of the region, county and neighboring communities are discussed below.

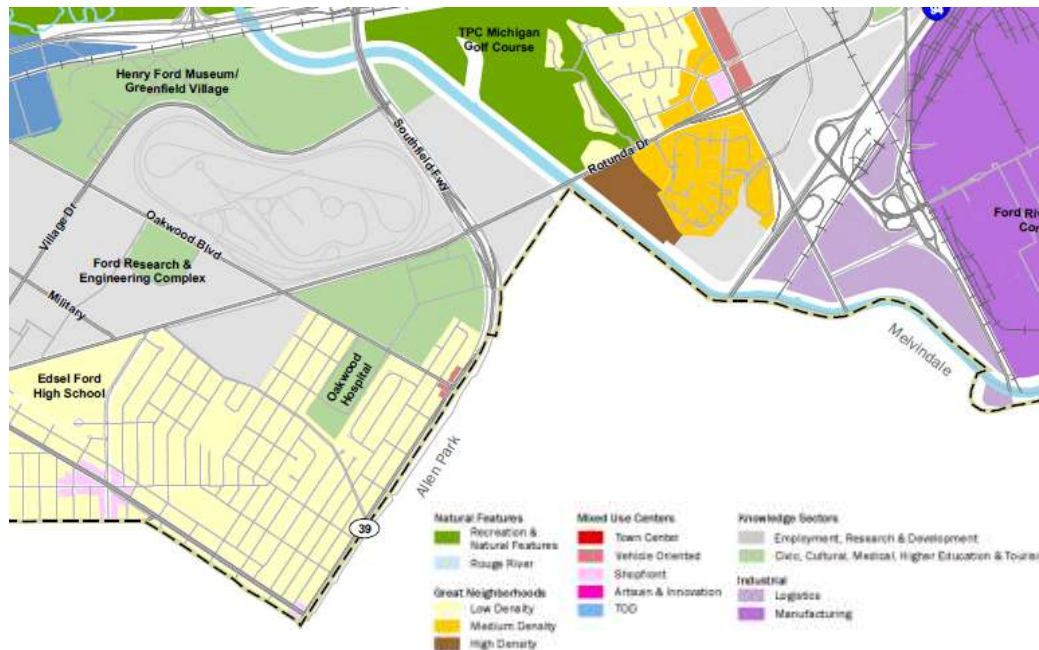
Regional Council of Governments

Allen Park is located in the Southeast Michigan Council of Governments (SEMCOG) region, which encompasses the following seven counties: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne. SEMCOG provides regional planning services and supports local government planning in the areas of environment, education, community and economic development as well as transportation.

Dearborn

As depicted in Figure 4, planned land uses in the areas northwest of Allen Park in the City of Dearborn call for low density (single and two-family units) residential development across Southfield Road/Freeway and mixed uses around Oakwood Boulevard. To the north and northeast, medium (attached single family, condominium and townhouse units) and high density (high rise apartment complex and condominium units) residential uses are planned along with research and development as well as industrial uses across the Rouge River.

Figure 4. City of Dearborn Future Land Use Map



Source: Dearborn 2030 | Master Plan, 2014

City of Melvindale

Areas bordering Allen Park in the City of Melvindale mostly incorporate single-family residential neighborhoods, with a few high-density residential and commercial uses at the intersection of Oakwood Boulevard and Outer Drive and high-density residential for the area between Coleman and Outer Drive located along the southeast border.

Lincoln Park

Areas bordering the east side of Allen Park in Lincoln Park are generally planned for low density single-family residences (Figure 5). Three parks are adjacent to Allen Park and include Quandt Park, Forest Park and Maple Park.

General commercial uses are planned for the areas bordering Southfield Road and a waste water treatment plant is also located north of Old Goddard Road/Moran Avenue from Dix Toledo Avenue to I-75 spanning both Allen Park and Lincoln Park.

Figure 5. City of Lincoln Park Future Land Use Map



Source: City of Lincoln Park Comprehensive Development Plan, 2007

Southgate

Areas south of Allen Park in the City of Southgate include single- and multi-family residential uses along with commercial uses at the intersection with Allen Road and industrial uses in areas adjacent to I-75.

Figure 6. City of Southgate Zoning Map



Source: City of Southgate Zoning Map, 2011

Taylor

A variety of uses are planned along the area bordering Pelham Road west of Allen Park in the City of Taylor.

As illustrated on Figure 7, most of the area is planned for low intensity residential uses with some commercial uses along Pelham Road from Goddard to Champaign Roads and again at the intersection of Pelham Road with Ecorse and Van Born Roads.

Areas of research and development as well as light industrial are planned along I-94 and in an area bordering the railroad between Goddard and Wick Roads.














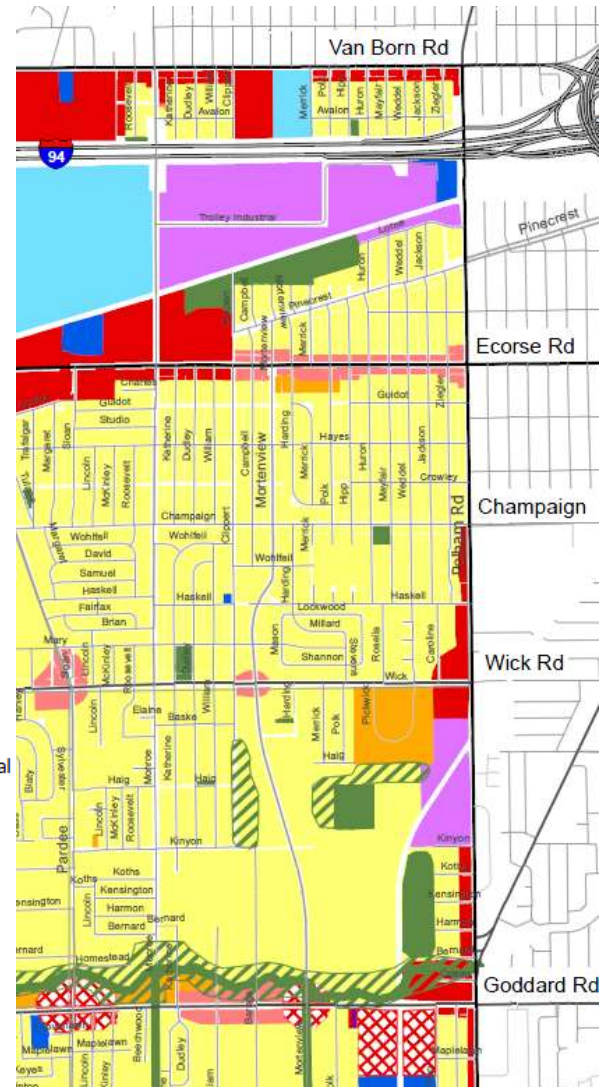
-  Greenway/Conservation
-  Planned Development
-  Low-Intensity Residential
-  Medium-Intensity Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Mixed-Use
-  Public
-  Recreation/Open Space
-  Research & Development
-  Light Industrial
-  Heavy Industrial

Figure 7. City of Taylor Future Land Use Plan



Source: City of Taylor Master Plan, 2014

Dearborn Heights

The small area of Dearborn Heights bordering Allen Park's western limit includes single family residential uses with the exception of a parcel along Van Born used for office.

The cities bordering Allen Park are nearly fully developed and do not have the potential for significant new infill development. The existing or planned land uses in these bordering areas will most likely not change in the future and currently do not exhibit incompatible land uses. The City should, however, closely monitor any proposed changes of zoning designations or special land use requests within these areas when they arise.

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COMMUNITY PROFILE

An understanding of the community being planned for, its demographics and assets, is the foundation of this master planning effort. Being aware of the current demographics of Allen Park will also help City Officials better appreciate their constituents and help guide future changes. This chapter focuses on the City's current characteristics including population, household, workforce, income and housing.

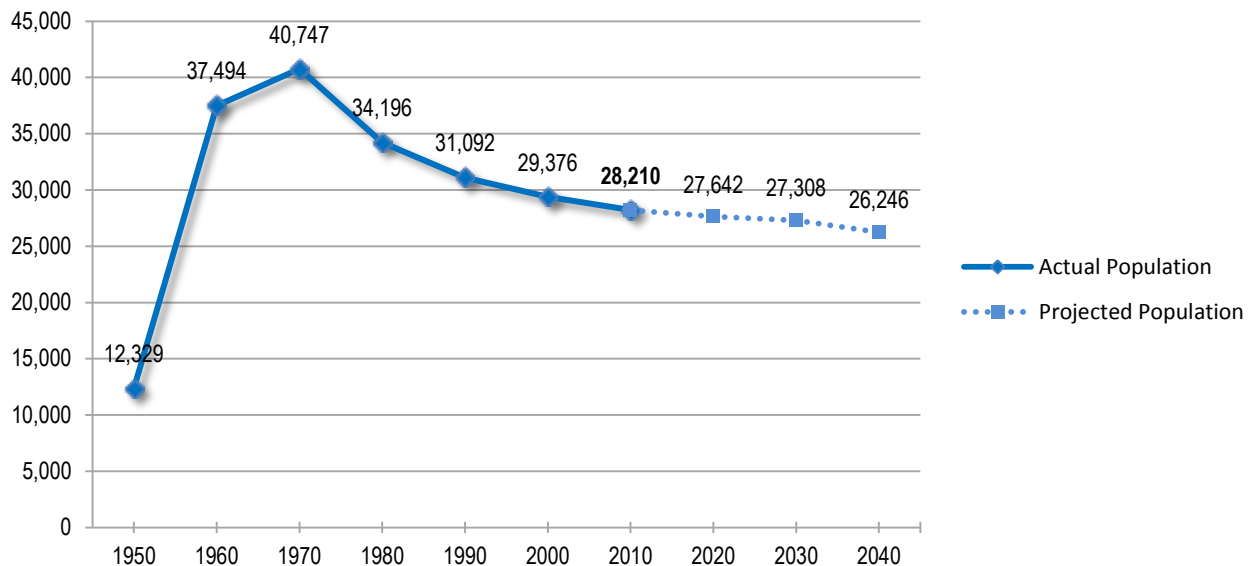
POPULATION CHARACTERISTICS

Like many of the nearby communities, the City of Allen Park experienced most of its population growth after World War II in the 1950s and 1960s. The City's population count peaked in 1970 with 40,747 and declined to 34,196 in 1980. Population numbers have continued to decline since 1980. According to the U.S. Census Bureau, the City of Allen Park had a population of 28,210 people in 2010, a 4 percent decrease since 2000.

The Southeast Michigan Council of Governments (SEMCOG) estimates that 26,246 people will live in the City in 2040 (July 2015 Community Profile). This is a projected population decrease of about 7 percent between 2010 and 2040.

Figure 8 below illustrates the City of Allen Park's population trends over the past 60 years and the population projections to 2040.

Figure 8. Allen Park's Population Trends + Projections



Source: U.S. Census Bureau and SEMCOG Community Profile

Table 1 offers a comparison of the recent population trends of Allen Park with those of neighboring cities, Wayne County and the Southeast Michigan region since 1990. Allen Park's population loss is comparable with the general decline observed in adjacent communities and the region, with the exception of the City of Dearborn. This trend may be indicative of an outward migration from the older Detroit suburbs to the outlying townships of Huron and Brownstown and beyond.

Table 1. Population Comparison with Adjacent Communities

	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			#	%		#	%
Allen Park	31,092	29,376	-1,716	-5.5%	28,210	-1,166	-4.0%
Dearborn	89,286	97,775	8,489	9.5%	98,146	371	0.4%
Melvindale	11,216	10,735	-481	-4.3%	10,715	-20	-0.2%
Lincoln Park	41,832	40,008	-1,824	-4.4%	38,144	-1,864	-4.7%
Southgate	30,771	30,136	-635	-2.1%	30,047	-89	-0.3%
Taylor	70,811	65,868	-4,943	-7.0%	63,131	-2,737	-4.2%
Dearborn Heights	60,838	58,264	-2,574	-4.2%	57,774	-490	-0.8%
Wayne County	2,111,687	2,061,162	-50,525	-2.4%	1,820,650	-240,512	-11.7%
Southeast Michigan	4,590,468	4,833,368	242,900	5.3%	4,704,809	-128,559	-2.7%

Source: U.S. Census Bureau and SEMCOG Community Profile

The median age of Allen Park residents in 2010 was 41.7 years, an increase from 41 in 2000. This number is greater than that of the SEMCOG region at 38.7, the state at 37.3 and the nation at 37.2. Table 2 demonstrates that the City of Allen Park is generally an aging community with many of the younger age groups having declined while older age groups have increased. The population who are between the ages of 35 to 44 and 70 to 79 declined most significantly, while the population between 50 to 64 years of age increased most significantly. It should be noted that the population age 15 to 24 also increased.

Table 2. Population by Age Group, 2000-2010

Age Group	2000		2010		Change 2000-2010	
	#	%	#	%	#	%
Under 5	1,569	5.3%	1,422	5.0%	-147	-9.4%
5-9	1,790	6.1%	1,585	5.6%	-205	-11.5%
10-14	2,018	6.9%	1,845	6.5%	-173	-8.6%
15-19	1,709	5.8%	1,940	6.9%	231	13.5%
20-24	1,327	4.5%	1,536	5.4%	209	15.7%
25-29	1,621	5.5%	1,579	5.6%	-42	-2.6%
30-34	1,896	6.5%	1,752	6.2%	-144	-7.6%
35-39	2,234	7.6%	1,799	6.4%	-435	-19.5%
40-44	2,547	8.7%	1,859	6.6%	-688	-27.0%
45-49	2,247	7.6%	2,133	7.6%	-114	-5.1%
50-54	1,786	6.1%	2,354	8.3%	568	31.8%
55-59	1,387	4.7%	2,032	7.2%	645	46.5%
60-64	1,109	3.8%	1,528	5.4%	419	37.8%
65-69	1,108	3.8%	1,068	3.8%	-40	-3.6%
70-74	1,594	5.4%	875	3.1%	-719	-45.1%
75-79	1,669	5.7%	788	2.8%	-881	-52.8%
80-84	1,067	3.6%	1,072	3.8%	5	0.5%
85+	698	2.4%	1,043	3.7%	345	49.4%
Total	29,376	100.0%	28,210	100.0%	-1,166	-4.0%

Source: U.S. Census Bureau and SEMCOG Community Profile

Projections by SEMCOG indicate several shifts in the composition of Allen Park's population, particularly when looking at the projected changes in age groups. Table 3 indicates increases forecasted exclusively and most significantly for people 65 years and over.

Table 3. Age Projections, 2010-2040

Age Group	2010		2040		Change 2010 - 2040	
	#	%	#	%	#	%
Under 5	1,422	5.0%	1,129	4.3%	-293	-20.6%
5-17	4,690	16.6%	3,587	13.7%	-1,103	-23.5%
18-24	2,216	7.9%	1,838	7.0%	-378	-17.1%
25-34	3,331	11.8%	2,806	10.7%	-525	-15.8%
35-59	10,177	36.1%	8,354	31.8%	-1,823	-17.9%
60-64	1,528	5.4%	1,482	5.6%	-46	-3.0%
65-74	1,943	6.9%	2,962	11.3%	1,019	52.4%
75+	2,903	10.3%	4,088	15.6%	1,185	40.8%
Total	28,210	100.0%	26,246	100.0%	-1,964	-7.0%

Source: U.S. Census Bureau and SEMCOG Community Profile

By 2040, residents age 65 years and older will comprise more than a fourth of Allen Park's population. Comparatively, the segments of school-aged children are expected to decrease.

Table 4. Senior and Youth Population, 2010-2040

	2010	2040	Change 2010-2040	
			#	%
65 and older	4,846	7,050	2,204	45.48%
Under 18	6,112	4,716	-1,396	-22.84%
5-17	4,690	3,587	-1,103	-23.52%
Under 5	1,422	1,129	-293	-20.60%

Source: U.S. Census Bureau and SEMCOG Community Profile

The racial makeup of the Allen Park continues to be predominantly white, Caucasian, however, there were increases in African-Americans and Hispanics observed between 2000 and 2010.

Table 5. Race and Hispanic Origin, 2000-2010

	2000		2010		Change 2000-2010
	#	%	#	%	%
Non-Hispanic	27,987	95.3%	25,936	91.9%	-3.3%
White	27,174	92.5%	24,643	87.4%	-5.1%
Black	211	0.7%	588	2.1%	1.4%
Asian	232	0.8%	223	0.8%	0.0%
Multi-Racial	254	0.9%	329	1.2%	0.3%
Other	116	0.4%	153	0.5%	0.1%
Hispanic	1,389	4.7%	2,274	8.1%	3.3%
Total	29,376	100.0%	28,210	100.0%	0.0%

Source: U.S. Census Bureau

HOUSEHOLD CHARACTERISTICS

The number of households decreased by 394 between 2000 and 2010, from 11,974 to 11,580, while the number of housing units decreased by 48, from 12,254 to 12,206. This decline is consistent with the increased residential vacancy rate observed from 2.3 percent in 2000 to 5.1 percent in 2010.

SEMCOG estimates the City of Allen Park currently has 11,353 households and projects that there will be 11,288 households in 2040 (July 2015 Community Profile). The current number represents a continued slight decrease in household growth (-2.5 %) from 2010 to 2015, consistent with the estimated population decline (-2.1 %) and the estimated residential vacancy rate (7 %) during the same period. SEMCOG projects a continued decline (by 292) in the number of households between 2010 and 2040 as well as a decline in household size from 2.42 to 2.31 between 2010 and 2040.

Table 5. Population and Household, 2000-2010

	2000	2010	Change 2000-2010		Jul 2015	2040
			#	%		
Population	29,376	28,210	-1,166	-4.0%	27,623	26,246
Housing Units	12,254	12,206	-48	-0.4%	12,207	n/a
Households (Occupied Units)	11,974	11,580	-394	-3.3%	11,353	11,288
Residential Vacancy Rate	2.3%	5.1%		2.8%	7.0%	n/a
Household Size	2.43	2.42	-0.01	n/a	2.42	2.31

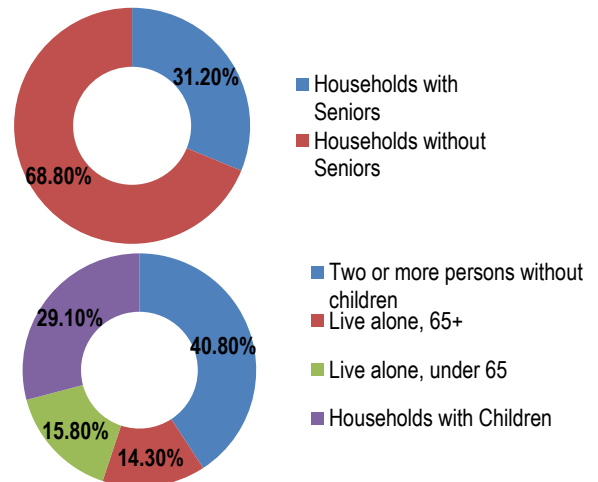
Source: U.S. Census Bureau and SEMCOG Community Profile

There were 11,580 households of which 29.1 percent had children under the age of 18 living with them, 49.1 percent were married couples living together, 11.6 percent had a female householder with no husband present, 5.0 percent had a male householder with no wife present and 34.3 percent were non-families. 30.1 percent of all households were made up of individuals and 14.3 percent had someone living alone who was 65 years of age or older.

Table 6. 2010 Household Types

	2010	
	#	%
Households with Seniors	3,611	31.2%
Households without Seniors	7,969	68.8%
Two or more persons without children	4,725	40.8%
Live alone, 65+	1,654	14.3%
Live alone, under 65	1,827	15.8%
Households with Children	3,374	29.1%
Total Households	11,580	

Source: U.S. Census Bureau and SEMCOG Community Profile



In summary, there has been a continued decline in population and households in the City between 1970 and 2010. Recent trends since 2010 indicate a continued slight decline or leveling of the population, consistent with growth observed in Southeast Michigan. Projections show that this trend will continue for both population and households, while household size will continue to decrease. At the same time, the increase of seniors, age 65 or more, is projected to be dramatic. These trends reflect many factors including families with fewer children, aging population and changes in the mix of households. They also indicate a need for senior or aging in place housing and services for their recreational and health needs.

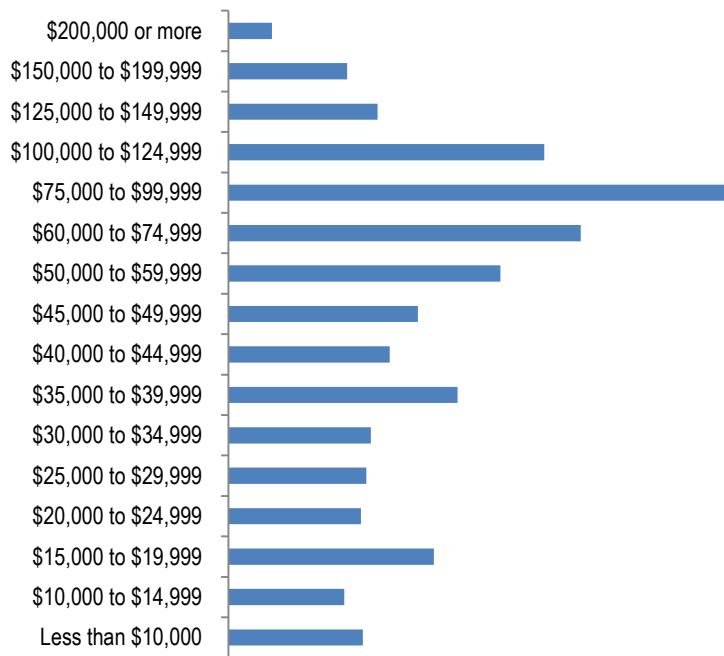
SOCIO-ECONOMIC CHARACTERISTICS

Consistent with the downturn in the economy, between the 2000 and 2010, the median household income decrease from \$68,050 to \$56,022, down by about 18 percent from 2000. This is higher compared with the median household income in Wayne County (\$42,241) and Southeast Michigan (\$53,242). On a per capita income basis, income levels have decreased from \$32,695 to \$27,064, down by 17 percent from 2000.

The American Community Survey also reports an increase in the number of persons in poverty from 3.2 percent to 6.6 percent of the City's population and an increase in the number of households in poverty from 426 to 766, or 3.6 percent to 6.7 percent.

Table 7. Annual Household Income, 2010

	2010
\$200,000 or more	155
\$150,000 to \$199,999	424
\$125,000 to \$149,999	533
\$100,000 to \$124,999	1,128
\$75,000 to \$99,999	1,779
\$60,000 to \$74,999	1,259
\$50,000 to \$59,999	972
\$45,000 to \$49,999	677
\$40,000 to \$44,999	576
\$35,000 to \$39,999	818
\$30,000 to \$34,999	509
\$25,000 to \$29,999	493
\$20,000 to \$24,999	473
\$15,000 to \$19,999	734
\$10,000 to \$14,999	413
Less than \$10,000	480
Total	11,423



Source: U.S. Census Bureau and American Community Survey

According to the American Community Survey, 23 percent of the City's population above age 25 held a bachelor's or higher degree in 2010. While this is lower than the number for the southeast Michigan region (29 percent), it is more than the number for Wayne County (20 %). In addition, the growth of college graduates in Allen Park has increased by about 2 percent between 2000 and 2010.

According to SEMCOG and the American Community Survey, there were 13,749 Allen Park residents employed in 2010. The top industry for employment in 2010 was “Knowledge-based Services,” followed by the “Private Education and Healthcare” and the “Leisure and Hospitality” sectors. Table 7 presents this information and shows how these sectors are projected to change over time. While these three sectors are expected to remain strong, the “Services to Households and Firms” sector is expected to grow more significantly over the next 30 years while the “Leisure and Hospitality” sector will likely decline.

Table 8. Employment by Industry, 2010-2040

	2010	2020	2030	2040	Change 2010 - 2040	
					#	%
Natural Resources, Mining, & Construction	134	156	163	143	9	6.7%
Manufacturing	414	402	362	341	-73	-17.6%
Wholesale Trade, Transportation, Warehousing, & Utilities	194	177	159	158	-36	-18.6%
Retail Trade	1,300	1,179	1,098	1,024	-276	-21.2%
Knowledge-based Services	4,903	5,448	5,740	5,894	991	20.2%
Services to Households & Firms	1,329	1,451	1,457	1,519	190	14.3%
Private Education & Healthcare	2,109	2,593	2,686	2,881	772	36.6%
Leisure & Hospitality	1,723	1,552	1,552	1,659	-64	-3.7%
Government	1,643	1,584	1,601	1,613	-30	-1.8%
Total	13,749	14,542	14,818	15,232	1,483	10.8%

Source: SEMCOG 2040 Forecast, 2012



HOUSING CHARACTERISTICS

Most of the housing development in Allen Park occurred prior to 1960. The oldest subdivisions in the City such as Estate Allen Park and Mercedes Park were platted prior to Allen Park's inception as a Village in 1927. Some of these older homes were removed to make place for Allen Park's central business district located in the Roosevelt, Allen and Southfield Roads area. The more recent residential neighborhoods in the City were platted in the years following the incorporation of the City in 1957. This included, for example, the following subdivisions: Duke of Gloucester, Marston Estates and Mahling.

Between 2000 and 2010, growth in the local housing stock also shows some decline, however, at a lower rate than population growth. This corresponds with the decrease in household size. The number of housing units increased by 129 units, or 1 percent between 2000 and 2010, while the population decreased by 4 percent during the same period.

While single-family detached homes are predominant (90 percent) in the City's housing stock, multi-unit apartments account for 9 percent, with the remaining 1 percent made up of townhouses and attached condos, duplexes, manufactured housing and other units. There were 48 single-family detached units of the 51 new units permitted between 2010 and 2013.

Table 9. Housing Type, 2000-2010

	2000	2010	Change 2000-2010	New Units Permitted 2010-2016
Single Family Detached	11,015	10,914	-101	1
Duplex	52	79	27	0
Townhouse / Attached Condo	93	123	30	0
Multi-Unit Apartment	1,067	974	-93	0
Mobile Home / Manufactured Housing	19	35	16	0
Other	8	0	-8	
Total	12,254	12,125	-129	1
Units Demolished				0
Net (Total Permitted Units - Units Demolished)				1

Source: SEMCOG 2040 Forecast, 2012

While renter-occupied units have increased between 2000 and 2010, most housing units (81 percent) in the City in 2010 were still owner-occupied. Almost 14 percent of units were renter-occupied. It should be noted that 5 percent of housing units were vacant in 2010, an increase of 346 vacant units from the 2000 number.

Table 10. Housing Tenure, 2000-2010

	2000	2010	Change 2000-2010
Owner occupied	10,526	9,899	-627
Renter occupied	1,448	1,681	233
Vacant	280	626	346
Seasonal/migrant	29	37	8
Other vacant units	251	589	338
Total Housing Units	12,254	12,206	-48

Source: U.S. Census Bureau and 5-year American Community Survey

According to the American Community Survey, the City's median housing value in 2010 was \$139,800, representing a decrease of \$17,081 from 2000. On the other hand, the median gross rent was \$799 in 2010, representing a \$14 increase from the 2000 number.

\$122,719

Median Home Value in 2000

\$139,800

Median Home Value in 2010

\$785

Median Gross Rent in 2000

\$799

Median Gross Rent in 2010

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EXISTING CONDITIONS

The potential for future development must be analyzed according to the existing land uses, amount of vacant land within each land use type, the character of the land itself and the availability of utilities, services, or facilities. This chapter describes the location and extent of existing uses and the existing community facilities and services available to City residents.

LAND USE PATTERNS AND DEVELOPMENT TRENDS

Allen Park is a built-up community with single-family residential uses as the predominant land use. Commercial uses are located in a central area bordered by Roosevelt, Allen and Southfield Roads as well as along the contiguous road corridors of Ecorse Road, Allen Road, Park Avenue and Southfield Road. The presence of I-94, I-75 and Southfield Freeway (M-39) and the close proximity of Detroit Metropolitan Airport have made Allen Park a great location for industrial and commercial parks. Figure 9 illustrates existing land uses in Allen Park while Table 11 presents their extent. Figure 10 illustrates the existing land cover and Table 12 presents their extent. Land use refers to the purpose of the land or how people use the land while land cover documents how much of the city is covered impervious (buildings, roads, etc.) or pervious surfaces such as trees, open space and bare areas or water.

Table 11. 2008 Land Use

SEMCOG 2008 Land Use	Acres	Percent
Single-family residential	1,649	36.8%
Multiple-family residential	16	0.4%
Commercial	472	10.5%
Industrial	492	11.0%
Governmental/Institutional	273	6.1%
Park, Recreation and Open Space	109	2.4%
Transportation, Communication and Utility	1,459	32.5%
Water	13	0.3%
Total	4,483	100%

*Note: Land Use was derived from assessing property classes and current aerial Imagery
Source: SEMCOG*

Table 12. 2010 Land Cover

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	2,467	55.0%
Trees	woody vegetation, trees	669	14.9%
Open Space	agricultural fields, grasslands, turf grass	1,269	28.3%
Bare	soil, aggregate piles, unplanted fields	59	1.3%
Water	rivers, lakes, drains, ponds	21	0.5%
Total Acres		4,485	100%

*Note: Land Cover was derived from SEMCOG's 2010 leaf-off imagery
Source: SEMCOG*

Figure 9. Existing Land Use

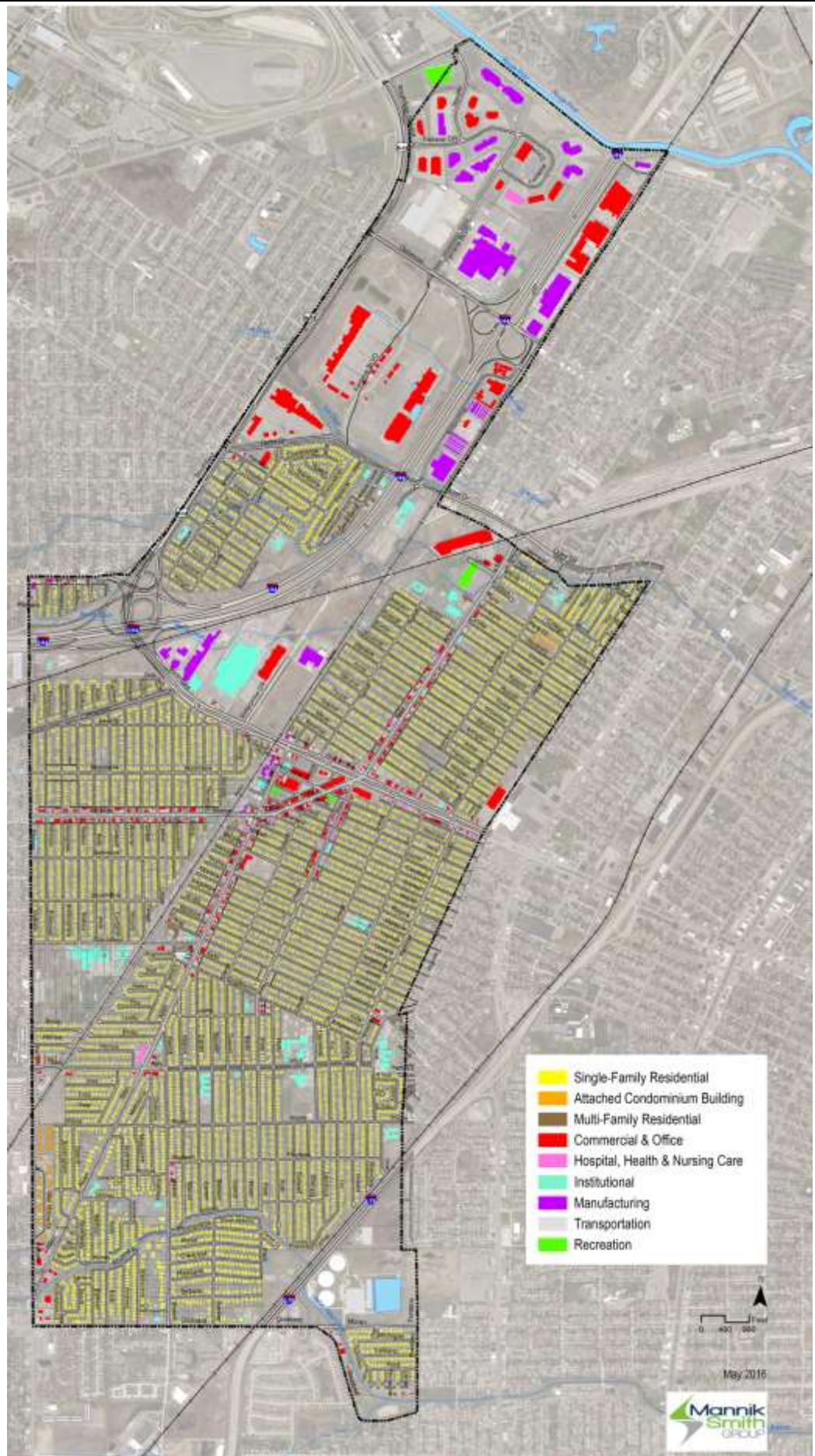


Figure 10. Existing Land Cover



COMMUNITY FACILITIES AND SERVICES

The community facilities and services available to Allen Park residents promote a high quality of life for its residents. These facilities and services have a wide range of functions including public safety, government facilities, specialized social and cultural services, education and parks and recreation.

Government Facilities

Since March 2015, the City's administrative offices along with the Police Department occupy a renovated building on Southfield Road. The Arena and the 24th Judicial District Court, which merges both Allen Park and Melvindale Municipal Courts, are located in the central business area on Roosevelt Road.

At the time of this writing, the Allen Park Public Library located on Allen Road includes a collection of 56,242 print materials including books paperbacks and magazines for circulation, 4,944 digital versatile discs (DVD), 177 Blu-Ray discs, 1,970 audiobooks on compact disks (CD), 504 audiobooks on MP3 format, 1,813 music compact discs, one microfilm reader and 16 internet stations (10 for adults and 6 for teens), three AWE early literacy stations and five AWE afterschool edge stations for children ages 2-10, two AWE Early Literacy tablets and two AWE Afterschool Edge tablets, 65 Playaway Book Packs, Hoopla (online access to movies, audiobooks, tv shows, music albums, and eBooks on your smartphone or mobile device), 56 Playaway Launchpads, 10 Playaway Locks, OverDrive (which gives our patrons access to downloadable eBooks and eAudiobooks), and Zinnio (our eMagazine service). In addition, the Allen Park Public Library subscribes to over 50 databases and the EBSCO Discovery Service, which gives patrons access to most of our databases with a single search engine.

The library is staffed with 1 full-time and 22 part-time employees. About 96,000 items were circulated to the community residents in 2015.

The Library holds a wide variety of programs and events for all ages from presentations, crafts, book groups, reading programs, family events (movie marathons, Friday Nights on the Patio, haunted library, carnival, etc.) and much more. Library staff also developed a collection of 22 "play and learn" items for families to check out. This includes musical instruments, Find-it games, family games, developmental stages card decks for parent/caregivers, math review manipulative toys, magnetic mazes, crayon rubbing kits and a set of emotion-based egg characters with a book.

Services and other book collections are shared through The Library Network, a public library cooperative serving 75 libraries in southeast Michigan. Community residents also have access to MeL, the State of Michigan's virtual library.



Downtown Development Authority

The Allen Park Downtown Development Authority (DDA) manages the City's central business district, which includes more than 450 businesses. By creating a vibrant environment in which entrepreneurship can thrive, the DDA maintains downtown as the core of the community and its center for social, cultural and economic activities.



The DDA follows the Main Street Four-Point Approach, a comprehensive revitalization method focusing on design, economic development, marketing and organization. DDA design projects such as the Ecorse Road streetscape and façade improvement program are devised to create a safe and inviting environment for shoppers, workers and visitors. Economic development projects retain and expand successful businesses in order to create a balanced commercial mix. Since it was established in 1991, the DDA has completed more than 21 capital improvement projects, awarded over 40 façade improvement grants, hosted thousands of citizens at over 150 special events and increased property values by 58 percent.

Marketing programs such as the Classic Car Show and Downtown Farmers Market bring the community downtown and renew its pride in the district. The DDA's board and committees drive its success and organize everyone to work towards the same goal.



Figure 11. Community Facilities



Parks and Recreation

The City of Allen Park owns, leases and operates a total of 23 parks and recreational facilities which include a community center, community parks, neighborhood parks and tot lots.

There are eight tot lots in Allen Park, totaling about 4 acres and ranging in size from 0.4 acres to 0.7 acres. Most of the tot lots are fenced-in for safety reasons and are equipped with play equipment for the use of preschool children. As illustrated in Figure 11, the tot lots are distributed fairly equitably in the City's various neighborhoods. They include:

1. Gingham Dog- 0.7 acres
2. Ginger Bread- 0.4 acres
3. Humpty Dumpty- 0.5
4. Briar Rabbit- 0.5 acres
5. Jack & Jill- 0.6 acres
6. Hansel & Gretel- 0.3 acres
7. Sugar Plum Tree- 0.7 acres
8. Harold Duda- 0.5 acres



The City has eight neighborhood parks totaling approximately 27 acres of parkland and ranging in size from 1.8 to 5.9 acres. These are classified as neighborhood parks because of their location, size and the types of facilities they offer. None of these parks have restroom facilities. The following is a brief description of these parks.

1. **Brand Park**, located on the northeastern portion of the City, contains 4.8 acres and was developed with funding by a Community Development Block Grant in 1977. The park includes a ball diamond, picnic shelter and area, play area and a paved basketball court. Part of the site is wooded.
2. **Church/Teller Park** located at O'Conner and Arlington, was also improved in 1977 through a Community Development Block Grant. The park contains 4.3 acres and includes a ball diamond, a basketball court, picnic and play areas.
3. **Community Park** is centrally located in the City with access from Gahona Avenue and contains 2 acres bounded by the Detroit, Toledo and Ironton Railroad tracks and Reeck Drain to the West. Facilities include two tennis courts, a ball field, park pathway and picnic area.
4. **Riel Park** is located between Euclid and Hanford Streets. The park has an elongated shape and contains about 5.5 acres with a ball diamond, two tennis courts, a walking/running path, picnic and play areas.
5. **Panhandle Park** is located on the southwestern part of the City, serving the people in the neighborhood bounded by Wick Road, Allen Road and the railroad. The park contains approximately 3.5 acres and provides minimum recreation facilities and play equipment.
6. **Boccabella Park**, located on Regina and McLain, is the smallest of the neighborhood parks, having approximately 1.8 acres. The park contains a ball diamond, play equipment and picnic shelter.
7. **Moore Park**, at about 1.9 acres, is located on Moore Street and has one ball diamond, various play equipment and a picnic shelter.
8. **Sudman Park** is located north of Philomene between Kolb and Courtland. This site was the

former site of Sudman Elementary School. This school has been demolished and the site now contains about 3 acres with basketball courts and playground equipment.

There are four community parks in Allen Park for a total of approximately 80 acres.

1. **Cunningham Park** is located in the southwest corner of I-94 and Southfield Road and is bounded by the Norfolk and Western Railroad tracks to the north and Reeck Drain to the south. The triangular-shaped park includes approximately 14.5 acres and is not fully developed. It includes a ball diamond, soccer/football field, restrooms, two picnic areas, a play area and play equipment. A parking area (not paved) is also available on the site.
2. **Millward Park** is located in the southeast part of the City, bounded by the Penn Central Railroad tracks and I-75 to the east and Sexton Kilfoil Drain to the north. This park contains about 15 acres and is sponsored by the Allen Park Rotary. The park features a ball diamond, three tennis courts, restrooms, paved basketball court, seven soccer fields (servicing between 600 and 650 children each year), as well as a parking area. The Relay for Life walk is held at Millward Park.
3. **Kennedy Park**, approximately 9.7 acres in size, serves the neighborhood of Allen Park bounded by I-94, the Southfield Freeway and Outer Drive. This park includes a ball diamond, play equipment and a picnic area.
4. **Champaign Park** is the largest park in the City with 38 acres and contains a variety of active recreation facilities, including four baseball diamonds and eight tennis courts. Two of the ball diamonds are lighted for nighttime use. This Park is the only park in the City containing a significant wooded area, providing a pleasant environment for passive use and picnicking. Allen Park High School abuts the eastern boundary of Champaign Park, resulting in an increased use of the Park's recreational facilities by different age groups.

The Allen Park Community Center and Arena is centrally located along White Street west of Allen Road. The facility was expanded in 2005 to include a full-size gymnasium, fitness center and meeting rooms. The Community Center has rooms for rent by the general public for private functions.

The City of Allen Park has a rich history of supporting arts, culture and community activities. These activities not only enrich the community but contribute to the City's economic vitality. The City could not sustain these activities without the generous support of volunteers. The following are just a few organizations and initiatives that actively support the City of Allen Park recreational facilities and programs.

- APAC Baseball (Allen Park Athletic Club)
- Allen Park Bulldogs Football
- Allen Park High School Hockey
- Adopt-A-Garden
- Friends of the Allen Park Library
- Allen Park DDA



Public Schools

The City of Allen Park is primarily serviced by the Allen Park School District. There is also one of the City's elementary schools in the Melvindale-North Allen Park School District. While the Southgate Community Schools district covers a portion of the City, this area does not include any schools.

The Allen Park School District facilities include three elementary schools (grades K-5), one middle school (grades 6-8) and one high school (grades 9-12). A strong partnership exists between the City and the School District, allowing the community to benefit from use of facilities and services. Some of these shared amenities included baseball, softball, soccer fields, swimming pools, tennis courts, auditorium and the ice arena.

- Arno Elementary, located on Fox Avenue, has a 507-student enrollment. Recreation facilities include games on asphalt surface, playground equipment, a basketball court and a small indoor gymnasium.
- Bennie Elementary, located on Champaign Street has a total of 419 students enrolled and includes play equipment and a small indoor gymnasium.
- Lindemann Elementary, located on Carter Avenue, has a student enrollment of 626 and includes a basketball court, play equipment and a small indoor gymnasium.
- Allen Park Middle School is located on Vine Avenue and has a student enrollment of 886. Recreational facilities at the school include a football field, track, soccer field, a ball diamond as well as an indoor gymnasium and mat room.
- Allen Park High School is located on Champaign Street and has an enrollment of 1,096 students. The school includes a football field, track, two soccer fields, four ball diamonds, six tennis courts, two indoor gymnasiums, a large swimming pool and an auditorium: Allen Park Center for the Arts.

Allen Park Community School, also part of the Allen Park School District, is the alternative high school located on Moore Avenue adjacent to Riley Park.

In addition, Rogers Elementary School, which is part of the Melvindale-Northern Allen Park School District, offers additional outdoor recreation facilities available to City residents including play equipment and an indoor gymnasium.



Private Schools and Colleges

There are a few private schools in Allen Park as well as a private college.

- Cabrini Elementary School consists of 6.4 acres for the school and 10.4 acres of recreational space.
- Inter-City Baptist School includes 6.2 acres and sits within the 25-acre campus of the Inter-City Baptist Church. Inter-City Baptist School has 284 students in grades K-12. The elementary school is housed in the education wing of Inter-City Baptist Church. A separate high school building houses grades 7-12. The entire educational complex is modern, spacious, attractive and well-equipped. The facility contains a modern playground for the elementary school, a stage for dramatic productions with updated lights, sound and curtains, two wood-floor gymnasiums, locker rooms and three athletic fields (one with scoreboard). The Inter-City Baptist School allows the City Parks and Recreation to utilize and schedule athletic fields during the summer period.
- Montessori Children's Center located on Laurence Street in the north part of the City is an infant through-6th grade private school following the Montessori method and philosophy of teaching. The program emphasizes learning through the use of concrete educational materials developed by Dr. Maria Montessori. The school grounds include a playground with various play equipment.
- Baker College of Allen Park is a private college offering a certificate, associate degree, bachelor degree, or post-baccalaureate certificate in Business, Health Administration, Health Sciences, Human Services, Education, Technology, or Computer Information Systems. The Allen Park campus specializes in Surgical Technology, Nursing, Occupational Therapy Assistant, Physical Therapy Assistant, Cisco Programmer, Medical Lab Technician, Health Information Technologist, Medical Assistant, Paralegal, Accounting, or Therapeutic Massage. The campus is located on Enterprise Drive in the north part of the City and includes modern classrooms and facilities, the latest multi-media capabilities, campus-wide WiFi and other modern resources.



Churches

There are several churches in Allen Park, some which offer recreational facilities and programs that are used by the community. They include:

- Inter-City Baptist Church
- Allen Park Church of Christ
- Southfield Road Baptist Church
- Christian Church of Allen Park
- Grace Church
- Trinity United Methodist Church
- Angelica Lutheran Church
- St. Luke's Episcopal Church
- Allen Park Church Of The Nazarene
- Gilead Baptist Church
- Christ Our Redeemer Lutheran Church
- Southpoint Community Christian Church
- St. Frances Cabrini Church
- Allen Park Presbyterian Church
- American Hungarian Reformed Church
- New Beginnings Church
- Bethesda Baptist Church

Police and Fire Department

The Allen Park Police Department provides police patrol and criminal investigation for the City of Allen Park. The Department is comprised of 40 sworn police officers and three civilian employees. The Uniform Patrol Division is divided into four 12-hour shifts. Each shift is staffed by one Lieutenant, one Sergeant and five Patrolmen. The Criminal Investigation Bureau is staffed by one Lieutenant, one Sergeant and two Detectives. Additional personnel are assigned to specialty positions including K9, School Resource officer (SRO) and Narcotics Task Force assignment.

The Police Department administration is comprised of the Police Chief, one Administrative Sergeant and one civilian Administrative Assistant.

The City of Allen Park Fire Department provides for complete fire, rescue and ambulance services for the City. The Fire Department has 24 full-time employees which include 22 firefighters, a Fire Chief and Deputy Chief/Fire Marshal, both of whom are appointed by the Mayor and Council to provide overall management, leadership and fire prevention and investigation services for the Fire Department.

The Fire Department Engine Companies are charged with extinguishing fires as well as search and rescue. Ladder companies ventilate the structure, provide a water supply and shut off utilities. The number of firefighters assigned to the fire station can range from five to seven, depending on the day. There are two engines and one aerial tower stationed in Allen Park. Two advanced life support ambulances are also stationed in Allen Park to handle the City's Emergency Medical Service (EMS) needs. These units are manned by the same firefighter paramedics as the fire apparatus. The Fire Department responded to 3654 calls for assistance in 2015, with an average response time of 3.4 minutes. The City's fire station is centrally located at 6730 Roosevelt Avenue.



Public Services and Utilities

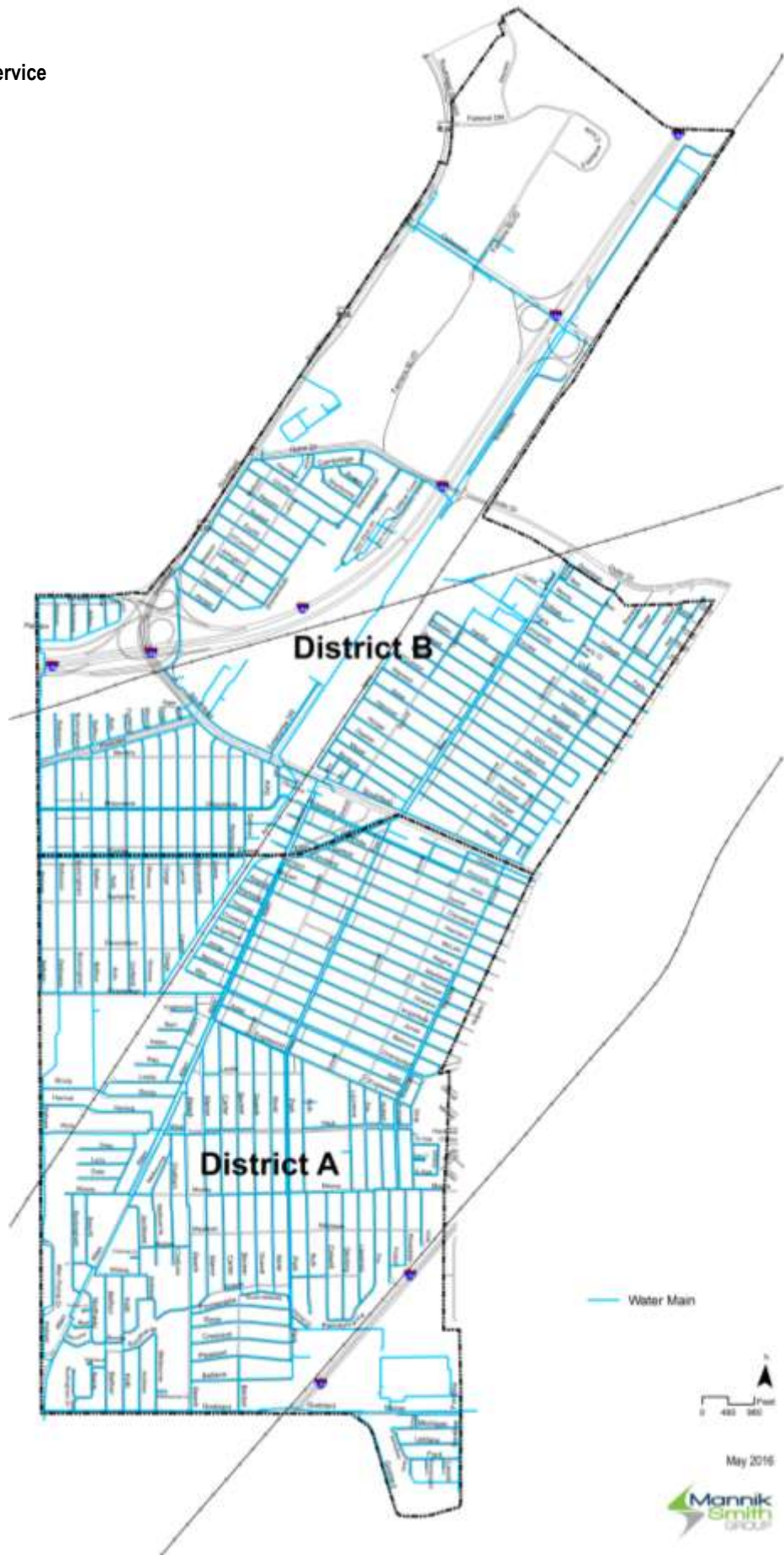
Water and sewer services are provided by the Great Lakes Water Authority, although the City of Allen Park is responsible for maintenance. The Department of Public Services is responsible for meter reading, meter repairs, sanitary sewer cleaning and closed circuit television inspections, sanitary sewer repairs, storm sewer cleaning and repairs, house lead sewer televising, catch basin repairs and cleaning, watermain break repairs, fire hydrant maintenance and repair, pump station operations and maintenance. Additional utilities that service Allen Park include Ameritech, Detroit Edison and MichCon Gas.

Water

The City's water is from the Great Lakes Water Authority (GLWA) and is distributed throughout the City's water supply network. The water is serviced in two districts: District A from the Southwest Water Treatment Plant located in Allen Park and District B from the Springwells Water Treatment Plant located in Dearborn. Both respective plant intakes are located in the Detroit River. The drinking water is regularly tested and meets or exceeds federal and state requirements.

The Southwest Water Treatment Plant has a current pumping capacity of 240 million gallons per day. The intake for the plant is located on the Detroit River at the Fighting Island Intake Facility. The Springwells Water Treatment Plant intake is located at the head of Belle Isle. After splitting from the intake, the water travels through a 12-foot diameter tunnel, eight and one half miles to the Springwells facility. The plant has a treatment capacity of 540 million gallons a day and a water reservoir capacity of 60 million gallons. Regular usage varies between 100 million gallons a day and 450 million gallons a day.

Figure 12. Water Service



Wastewater

Wastewater from Sewer Service Districts 2, 3 and 4 (see Figure 13), is disposed of through the Downriver Wastewater Treatment Facility (DWTF) located in Wyandotte. It utilizes preliminary, primary and state-of-the-art Ultra Violet (UV) disinfection treatment processes to treat sewage prior to discharging treated effluent to the Trenton Channel of the Detroit River. The DWTF can provide treatment for an influent flow rate of up to 225 MGD. The primary and secondary treatment processes are designed to treat maximum flow rate of 150 and 125 MGD, respectively. The facility is designed such that flow cannot bypass both primary and secondary treatment processes. All flows undergo disinfection prior to discharge to the Detroit River.

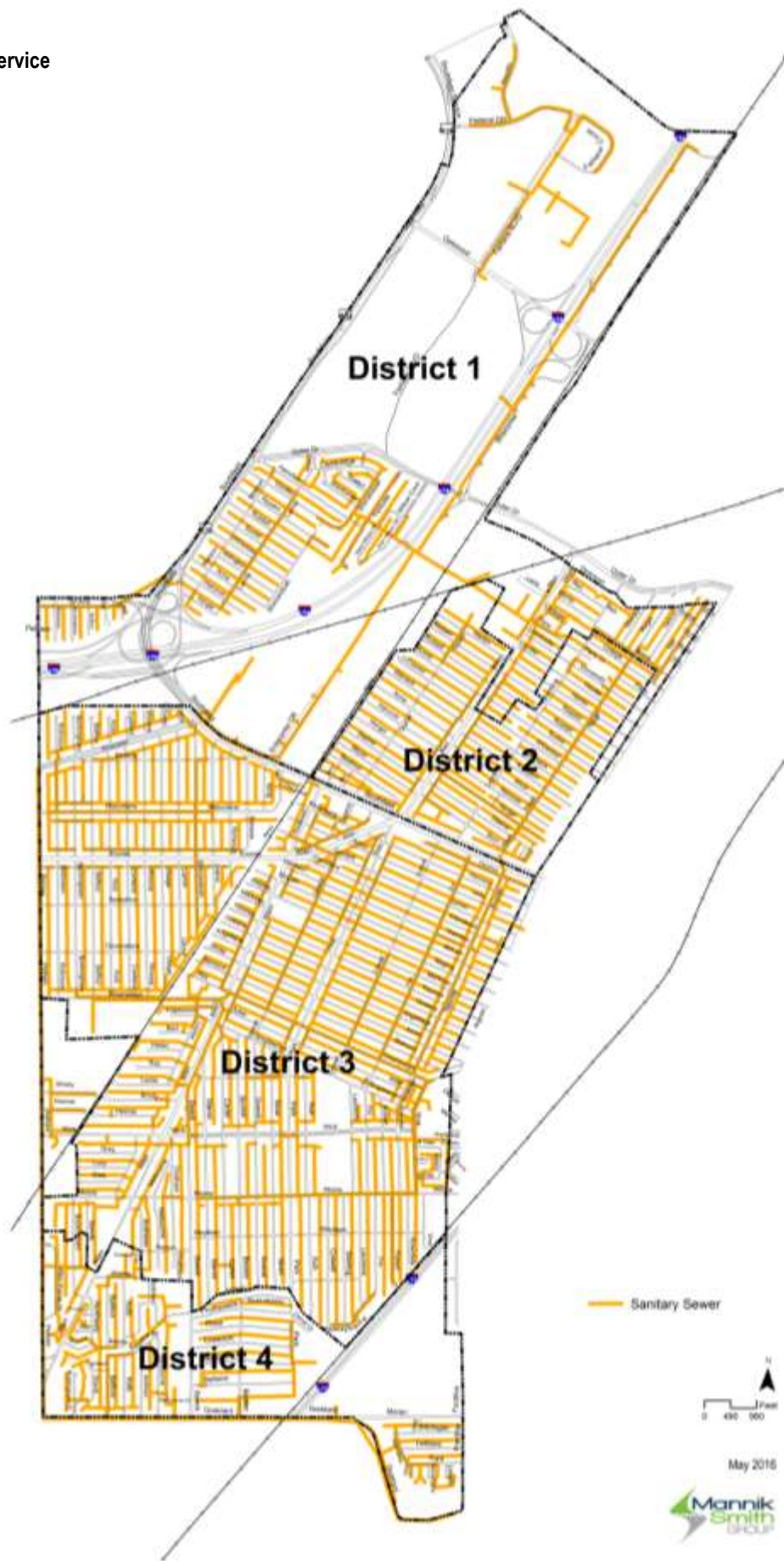
The local sewer systems in each of the 13 tributary communities including Allen Park deliver wastewater to the County's network of interceptor sewers for delivery to the DWTF. The County's Downriver Sewage Disposal System interceptors include:

- Riverdrive Interceptor, which transports wastewater from the communities of River Rouge, Ecorse and Lincoln Park and approximately 90 percent of the wastewater from Allen Park;
- Pennsylvania Interceptor, which transports wastewater to the DWTF from eight Downriver communities including Belleville, Van Buren Township, Romulus, Taylor, Dearborn Heights, Brownstown Township, Allen Park and those portions of Southgate served by separated sewers; and
- Downriver Tunnel System, which provides storage and transportation of excess wastewater in the Pennsylvania Interceptor System during storm events.

The northern third of Allen Park is served by Great Lakes Water Authority (GLWA). The peak flow allowed for discharge from Allen Park sewers into the Detroit sewer system is 0.4 cfs per 1,000 persons based on population and the "Industrial Hydraulic Equivalent." The current accepted discharge limit is 7.1 cfs. Occasional excess wet weather flows in the system have resulted in backups from the DWSD connection and basement flooding in some sections of Allen Park. City officials have been meeting regularly with DWSD and MDEQ since early 2000 to discuss the availability of additional capacity. The City has in recent years improved its sanitary sewer system and reduced infiltration and inflow.

Flow from District 1 is discharged into the Northwest Interceptor at two connection points. The first connection has an overflow relief outfall to the Rouge River that was included in the system design and remains in place today. There are three pump stations: Baker College and I-94, Lawrence Avenue and Watson Avenue. The pump station at Baker College and I-94 lifts flows by forced main into the Northwest Interceptor. The new Tummel Pump Station at Baker College has a holding capacity of approximately 1.34 million gallons and has minimized the basement flooding and sanitary sewer overflows to almost none.

Figure 13. Sewer Service



Stormwater

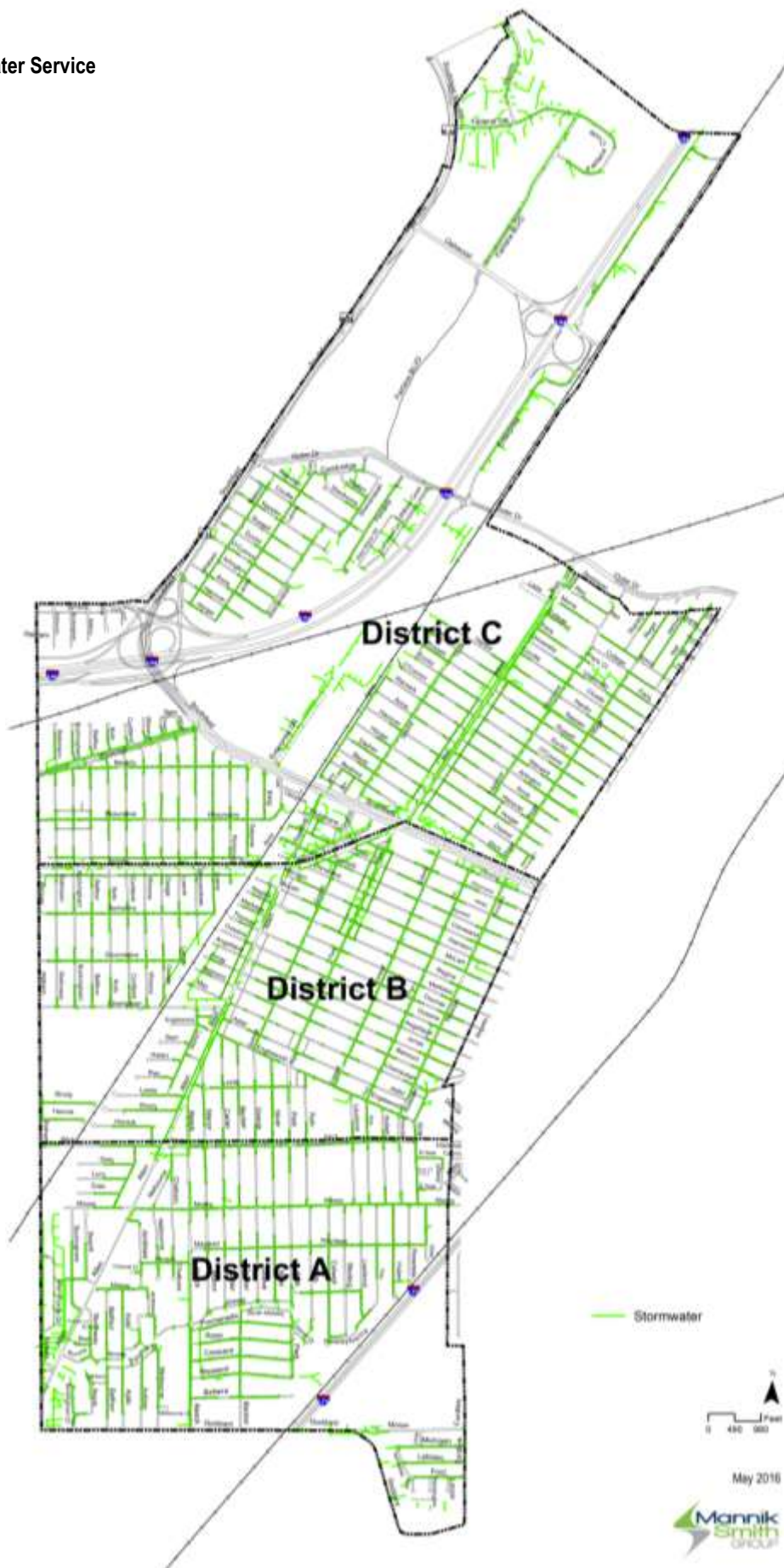
The sewer and stormwater systems in Allen Park are separated, but footing drains and downspouts are connected to the sanitary system in many areas. The City has undertaken a program to require disconnection of downspouts and footing drain removal during renovations.

Most of the City streets have curb and gutter service by underground storm sewers which consist of 10 to 60-inch diameter pipes. These storm sewers discharge into the Sexton & Kilfoil Drain, Reeck Drain and Ecorse Creek. There are very few detention/retention basins in the City with most of the storm water directly discharging into the creeks and river. Though testing and treatment of storm water is not yet required, it is anticipated that this will become a requirement under the State of Michigan, which could result in significant cost to the community.

Solid Waste

The City of Allen Park contracts with Advanced Disposal, a private hauler, to provide its commercial and residential solid waste collection services.

Figure 14. Stormwater Service



Capital Improvement Plan

City Council has developed a Capital Improvement Plan (CIP) that provides a framework in which desired acquisitions and projects are prioritized and matched with finite financial resources. The CIP guides needed capital improvements and expenditures in a fiscally sound manner and ensures that the improvements are consistent with the goals and policies of the City Council and Allen Park residents.

The Six Year CIP details capital expenditures, funding sources, the operational impact of equipment, technology improvements, vehicles, furniture and fixtures, building improvements and infrastructure improvements. The Fiscal Year 2016 (FY2016) budget expenditures that were included in the Six Year CIP contain line items for Public Safety (police and fire), Parks and Recreation, Community Center, Water and Sewer.

The budget provides for basic core services such as public safety, building and engineering, code enforcement and public works. The budget also provides limited support for recreation and senior services. The 2016 budget is a balanced budget that complies with the approved deficit elimination plan. The budget is provided for fiscal stability and funding to enhance service delivery in several City departments such as public works and public safety (police and fire). The budget reflects revenue enhancements and expenditure reductions as stated in the Deficit Elimination Plan for the City of Allen Park. Highlights of the budget include the following:

General Fund:

- The General Fund revenue budget for FY 2016 is in the amount of \$20,542,000. The General Fund expense budget for FY 2016 is \$18,617,924. The budget also includes a transfer out to the Southfield Lease Properties debt service of \$1,200,000 each year and a transfer in from the Downtown Development Authority of \$223,303 each year.
- The City was awarded the SAFER grant for the period of November 2013 through November 2015. The City will apply for a second SAFER grant for the two-year period from November 2015 through November 2017. The City budgeted revenue and fire personnel expenditures of \$685,000 in FY 2016, are subject to the approval of this second grant from FEMA.
- The General Fund budget provides for dedicated funding to support Police and Fire Operations. The cost of providing police services and fire services for FY 2016 total \$3,487,136. A voted police and fire millage was approved in August 2013 to fund police and fire services, generating an estimated net revenue of \$4,620,000 (gross collections of \$5,045,000), an increase of about \$2,000,000 from the prior police and fire millage. The increased millage revenue collected funds are about 56 percent of the operating budget for the two departments.
- The City received considerable savings from the budgeted police and fire union contract changes, which went into effect July 1, 2013. The contract changes resulted in significant healthcare cost reductions, salaries and wage cost reductions and reduced future retiree costs.
- The General Fund budget includes the City's community recreation center operations and provides for a reorganization strategy to establish an operating fiscal plan that is balanced with the projected revenues. The projected revenues/expenditures for FY 2016 are \$628,240.
- The State Shared Revenue is projected to be higher than the current budget based on projections from the State of Michigan.
- General Fund Property tax revenue is budgeted at \$6,650,998 (\$6,843,889 including special assessments and delinquent taxes). The City projects no increase for FY 2016.
- The Police Department Central Dispatch expenditure budget for FY 2016 is higher than the current budget due to the contract was initially funded by the Drug Forfeiture Funds and is now being funded entirely from the General Fund.

-
- The Fire Department Capital Outlay expenditure budget for FY 2016 is higher than the current budget due to the anticipated purchase of grant funded fire equipment and ambulance, and is subject to the approval of the grant.

Street Funds (Major and Local)

The street funds remain in sound financial condition with next year's budget including additional capital related funds to repair/maintain portions of our major streets and local streets.

Water and Sewer Fund

The Water and Sewer Fund FY 2015 budget includes cost increases from the Detroit Water of approximately 5.3 percent and Sewerage Department of approximately 2.8 percent. To maintain the current level of service which includes funds for repairs and maintenance of the aging infrastructure, it is necessary for the City to pass this cost increase to customers through rate increases. The City's rate and fee ordinance (section 48-117) requires the City to increase the existing rates for both water and sewer by "the same percentage as assessed or charged by the City of Detroit". The current budget includes the rate increases to the City customers, which have not been increased since 2012.

Rubbish Fund

The City discontinued curbside rubbish removal performed by in-house public works employees in order to eliminate the need for the General Fund to subsidize the Rubbish Fund operations or have a new rubbish service fee added (service already provided by third party contractor). The Rubbish Fund expenditures budgeted for FY 2015 is \$1,622,891.

Southfield Lease Properties Fund

The Southfield Lease Properties Fund adopted budget for FY 2016 includes a subsidy made by the General Fund in order to cover the debt service payment totaling \$1,200,000. Total expenditures for FY 2016 are budgeted at \$3,133,500.

Downtown Development Authority Fund

The budget for the Downtown Development Authority (DDA) includes the Ecorse streetscape project for FY 2014 and FY 2015. The current budget reflects only the use of annual resources in order to ensure enough funds are available to cover all future debt service payments of the DDA.

TRANSPORTATION

Bordered to the east and west by Interstate 94 and Interstate 75 which are connected by Southfield Freeway (M-39), the street system in Allen Park allows direct and convenient access to three major freeways which lead to all major places of employment in the region as well as to all nearby major cities.

Michigan roadways are classified by the Michigan Department of Transportation (MDOT) according to a hierarchical functional system which determines whether a road is eligible for federal aid. This road classification also corresponds to roadway traffic volumes. Federal aid roads include all principal arterials, minor arterials and urban collectors (Figure 15). Allen Park's road network includes five classes of roads as described below.

- **Interstates and other freeways** include I-94, I-75 and M-39 (north of I-94).
- **Principal arterial roads** run relatively long distance and service travel movements to important traffic generators. Oakwood Road, Outer Drive, Southfield Road (south of I-94), Ecorse Road, Allen Road (from Roosevelt to Southfield Road) and Pelham Road belong to this category.
- **Minor arterial roads** are similar but with trips being carried shorter distance to lesser traffic generators. They include Allen Road (from Pelham Road to Ecorse Road), Allen Road (from Southfield to the northern City Limits), Roosevelt Road, Goddard Road and Moran Road.
- **Major collector roads** funnel traffic from residential areas to arterial roads, with some providing direct access to residences. They include Pinecrest, Champaign, Park, Moore, Reek and Goddard (from Moran to west City limits).
- **Local roads** are neighborhood streets that provide access to residences and include all other streets in Allen Park.

There are eight miles of streets in Allen Park under the jurisdiction of the Michigan Department of Transportation. These include:

- I-94, which extends from Port Huron through Detroit, to Chicago and beyond;
- I-75, which runs south from Michigan's Upper Peninsula through Detroit to Toledo; and
- M-39, which connects both Interstates and bisects the City.

M-39 is a limited access freeway north of I-94 running to the City of Southfield and an eight-lane roadway with median east of I-94.

The Wayne County Road Commission has jurisdiction over approximately 11 miles of streets, including Oakwood Boulevard, Outer Drive, Van Born, Pelham, Allen Road (north of Southfield and south of Ecorse), Roosevelt, Goddard and Moran. The City of Allen Park has approximately 93 miles of streets under its jurisdiction.

Traffic volumes and safety are some of the primary measures of the performance of individual roads in a road system and how a road network interacts as a whole. The Southeast Michigan Council of Governments (SEMCOG) publishes the most recent traffic count data for the Allen Park area, as shown in Table 13 along with traffic safety data shown in Tables 14 and 15.

The highest average annual daily traffic counts have been recorded for I-94 (75,241) and the Southfield Freeway (M-39) (40,595) emphasizing these highways' importance in the City. Allen Road, Pelham Road and Oakwood Boulevard follow with maximum counts reaching almost 30,000.

Figure 15. National Functional Classification Map



Source: Michigan Department of Transportation

Table 13. Annual Average Daily Traffic (AADT) Counts

Road Name	AADT
• I-94 WB (Van Born)	75,000+
• I-94 WB (East of M-39 and East of Pelham)	50,000 to 75,000
• I-94 EB (Between Pelham & M-39, East of Pelham) • I-94 WB (Between Pelham & M-39) • M-39 NB (100 Ft Southeast of Allen, 100 Ft Southeast of Rosedale, East of Allen, East of Rosedale)	• M-39 SB (100 Ft Southeast of Rosedale, 100 Ft. Southeast of Allen, East of Rosedale, East of Allen, South of WB I-94 (Between Ramps), North of I-94 EB) 30,000 to 50,000
• Allen SB (Goddard to Pelham) • Pelham 2 WAY (Ecorse to I-94, Allen to Wick) • M-39 NB (South of I-94 EB, South of West Bound I-94 (Between Ramps)) • Oakwood 2-WAY (Southfield (M-39) to I-94)	• Allen NB (Goddard to Pelham) • Allen 2 WAY (Champaign to Ecorse) • M-39 SB / I-94 Ramp (Exit 1) (To EB and WB I-94, To CD Lane) • Allen 2-WAY (Reeck to Champaign) 20,000 to 30,000
• I-94 / M-39 NB Ramp (Exit 204B) (From EB and WB I-94, To NB M-39)	• Oakwood EB (I-94 Freeway to Allen) • M-39 SB / I-94 WB Ramp (Exit 1) (From SB M-39) 15,000 to 20,000
• Outer Drive WB (Allen to Southfield Fwy (M-39)) • Outer Drive EB Allen to Southfield Fwy (M-39)) • Outer / M-39 NB Ramp NB (From Outer Drive via M-39 Service Drive) • Pelham NB (Wick to Ecorse, 100 Ft South of EB I 94 Off Ramp, Under I 94 on Pelham Rd, 100 Ft North of WB I 94 Off Ramp, I-94 Freeway to Van Born) • Pelham SB (Wick to Ecorse, 100 Ft South of EB I 94 Off Ramp, Under I 94 on Pelham Rd, 100 Ft North of WB I 94 Off Ramp, I-94 Freeway to Van Born) • M-39 NB (Collector-Distributor NB 100 Ft N of Pt of Divergence From Fwy To I-94) • Allen 2-WAY (Moore to Reeck, Pelham to Moore)	• Oakwood NB (South of Fairlane.) • Oakwood EB (100 Ft. E. of Fairlane) • Oakwood, WB, (100 Ft. E of Fairlane) • Oakwood NWB (SE of M-39(Southfield)) • Oakwood SEB (SE of M-39(Southfield), 100Ft E of Enterprise) • Goddard EB (Allen to Reeck) • Goddard WB (Reeck to Old Goddard, Allen to Reeck) • Roosevelt 2-WAY (Ecorse to Southfield Fwy (M-39)) • Allen NB (Champaign to Ecorse) • Allen SB (Champaign to Ecorse, Southfield to Outer Drive) • Rotunda WB (Southfield (M-39) to Greenfield) • Rotunda EB (Southfield Fwy (M-39) to Greenfield) 10,000 to 15,000
• Allen NB (Reeck to Champaign) • Oakwood NWB (100Ft E of Enterprise Dr) • Van Born EB (Pelham to Southfield Fwy (M-39)) • Allen SB (Moore to Reeck, Reeck to Champaign) • Van Born WB (Pelham to Southfield Fwy (M-39))	• I-94 WB / M-39 & Pelham Ramp (Exit 204A & 204B) WB (To NB and SB M-39) • Oakwood/M-39 NB Ramp NB (From Oakwood via M-39 Service Drive) • Fairlane 2-WAY (East of Oakwood) 7,500 to 10,000
• M-39 NB / Outer Ramp (Exit 3) NB (To Outer Drive via M-39 Service Drive) • M-39 NB / I-94 WB Ramp (Exit 1) WB (From NB M39-On Left-City Allen Park)	• M-39 NB / Van Born Ramp (Exit 1) NB (To Van Born Rd-City Allen Park) • Allen NB (Southfield (M-39) to Outer Drive, Moore to Reeck) 5,000 to 7,500
• Fairlane NB (100 Ft. N of Oakwood) • Pelham / I-94 EB Ramp EB (From Pelham) • Goddard / Moran 2-WAY (Old Goddard to Toledo) • Fairlane SB (100 FT. N of Oakwood) • Goddard EB (Reeck to Old Goddard)	• I-94 WB / W Oakwood Ramp (Exit 206B) WB (To NB Oakwood) - Allen Park) • M-39 NB / Oakwood Ramp (Exit 4) NB (To Oakwood via M-39 Service Drive) • I-94 WB / Pelham Ramp (Exit 204A) WB (To Pelham) 4,000 to 5,000
• Oakwood EB / I-94 WB Ramp WB (From NB and SB Oakwood - Allen Park) • M-39 NB Service Drive NB (200 Ft North of Oakwood)	• I-94 EB / Oakwood Ramp (Exit 206) EB (To NB & SB Oakwood Blvd via Enterprise) • I-94 On Ramp NEB (From Oakland and NS Enterprise) • Oakwood NWB (100Ft E of SB I-94 On Ramp) 3,000 to 4,000
• Oakwood WB / I-94 EB Ramp EB (From Oakwood Blvd via NE Enterprise) • M-39 NB Service Drive NB (200 Ft South of Oakwood)	• I-94 WB / M-39 SB Ramp (Exit 204B) WB (To SB. M-39) • Oakwood EB / I-94 EB Ramp EB (From SB Oakwood Blvd - Allen Park) 2,000 to 3,000
• M-39 NB / I-94 EB Ramp (Exit 1) EB (From NB M39-On Left-City Allen Park, From South BD M-39) • Van Born / M-39 SB Ramp SB (Van Born-City Allen Park) • I-94 WB / M-39 NB Ramp (Exit 204B) WB (To NB M-39)	• I-94 WB / E Oakwood Ramp (Exit 206A) WB (To SB Oakwood Blvd - Allen Park) • Enterprise NEB (100Ft N of NB I-94 On Ramp) • Enterprise SWB (100Ft N of NB I-94 On Ramp) 1,000 to 2,000
• I-94 EB / M-39 Sb Ramp (Exit 204B)EB (To SB M-39)	• M-39 NB Collector-Distributor NB (From NB M-39 Cd Lane - Allen Park) Less than 1,000

Source: SEMCOG Data

SEMCOG also keeps track of accident reports by intersection and road segments throughout the southeastern Michigan region. The following ten intersections and road segments have been identified as having the most crashes in Allen Park based upon accidents from 2011 to 2015. Most of these intersections or road segments are located along the City's major arterials, where most of the Allen Park's traffic is concentrated.

Table 14. High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Annual Average 2011-2015
1	53	222	Allen Rd @ Goddard Rd	25
2	81	332	Ecorse Rd @ Pelham Rd	21
3	182	615	Allen Rd @ N M 39	15.8
4	278	917	Allen Rd @ S M 39	12.6
5	313	1,009	Oakwood Blvd @ N M 39 Service Drive	12
6	313	1,009	Pelham Rd @ Pelham Rd	12
7	356	1,130	Pelham Rd @ Wick Rd	11.2
8	356	1,130	Outer Dr W @ Fairlane Dr	11.2
9	381	1,207	S M 39 @ Pinecrest Dr E	10.6
10	405	1,273	Allen Rd @ Roosevelt	10.2

Table 15. High Frequency Segment Crash Rankings

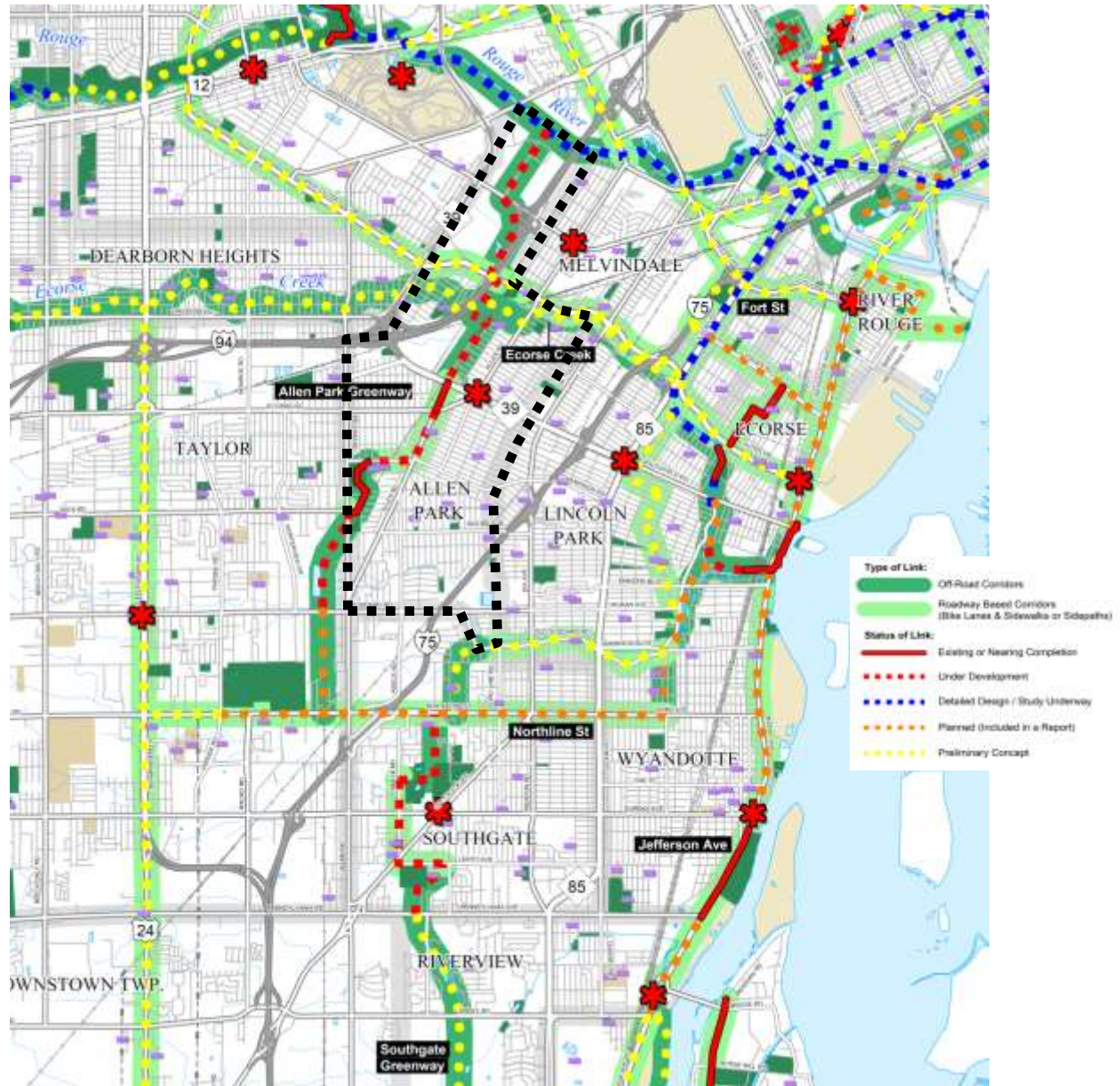
Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Average 2011-2015
1	224	947	S M 39	Southfield/Dix Turnaround - Southfield/Allen Turnaround	20.8
2	306	1,199	Ecorse Rd	Pelham Rd - Allen Rd	18.2
3	334	1,298	Pelham Rd	Allen Rd - Wick Rd	17.4
4	359	1,393	N I 75	Goddard Rd - London Ave	16.8
5	412	1,576	S M 39	Roosevelt Turnaround - Pinecrest Dr E	15.6
6	420	1,606	Goddard Rd	Pelham Rd - Reeck Rd	15.4
7	420	1,606	Outer Dr W	W I 94 - N M 39 Service Drive	15.4
8	477	1,758	N M 39	Southfield/Dix Turnaround - Southfield/Allen Turnaround	14.6
9	492	1,805	Oakwood Blvd	Allen Rd - Enterprise Dr	14.4
10	492	1,805	Oakwood Blvd	E Oakwood/W I 94 Ramp - N M 39 Service Drive	14.4

Allen Park's street and transportation system appears to be adequate to handle the existing needs of the community. In 2015, the condition of these roads was evaluated by using the Road Soft program. This evaluation suggests that the reconstruction and maintenance effort being made to improve and maintain these roads is insufficient and that the general condition of these roads currently classified as fair will drop to a poor rating, unless additional funds are allocated for street improvements. As traffic places additional burdens on the City's major street system, the City will have to be creative in finding new revenue for needed street improvements.

Allen Park is serviced by the Suburban Mobility Authority for Regional Transportation (SMART) which makes rides available on a first come basis within a 10-mile radius from starting point and a fixed route service. Bus route 140 services the City and provides stops at Fairlane Green and Allen/Southfield roads.

In 2006, the seven-county region of southeast Michigan updated the Southeast Michigan Greenways Vision to reflect the desired non-motorized connections in the region. This initiative was facilitated by the Community Foundation for Southeast Michigan. Counties worked together with local municipalities and community interest groups to develop a long-term vision for a connected system of greenways and trails. Figure 17 depicts the vision for the downriver area, identifying the regional framework in which Allen Park belongs.

Figure 17. Regional Greenways Vision



Source: Greenways Collaborative, 2006

The vision for non-motorized connections in Allen Park includes a local connector labeled Allen Park Greenway in Figure 17, proposed along Pelham Road north through Champaign Park, then east to Allen Road, Roosevelt Avenue, along Arno Avenue and the railroad, then west to Enterprise Drive north to River Rouge.

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COMMUNITY GOALS

A key component of the Allen Park Master Plan is the articulation of a vision for the City's future growth and the formulation of community goals which reflect the community's desire in responding to proposals for future development and re-development. The goals of the community attempt to balance the various interests and ensure that each development decision is consistent with the overall vision for the City. They articulate preferred development patterns and outline development strategies that are appropriate for the City.

Community goals were developed with input from residents, property and business owners, community stakeholders and City officials. Valuable information was gathered through a strategic planning effort which took place in 2014. The resulting document entitled "Our Vision, Our Future" is included in the Appendix along with all the input received. A public meeting also took place in June 2016. A description of this community engagement effort can also be found in the Appendix.

The specific issues facing the City of Allen Park include:

- Desire to welcome new young families and a need to accommodate a growing number of seniors by providing a range of housing options maintaining affordability and aging-in-place possibilities;
- Lack of property maintenance and vacant buildings which can contribute to destabilizing neighborhoods and areas;
- Increased demand for walking, bicycling and recreation opportunities;
- Desire to enhance Allen Park's downtown and commercial corridors;
- Desire for a new, centralized City Hall and civic center;
- Continued deterioration in the condition of public infrastructure including roads, water and sewer; and
- Increased desire to incorporate "green" industries, technology and techniques into buildings and infrastructures.

To respond to these challenges and opportunities, a framework was developed based on six overarching themes:

1. Enhance the livability of Allen Park and its neighborhoods;
2. Maintain and update high quality traditional neighborhood elements and community facilities and services;
3. Revitalize the City's downtown and commercial areas;
4. Improve accessibility, safety and connectivity of the community;
5. Invest in creating attractive public places and improve the City's image; and
6. Address public infrastructure upgrades.

LIVABILITY AND GREAT NEIGHBORHOODS

Goal 1. Improve and strengthen the City's well-established neighborhoods and support residential infill development that contributes to the high quality of life and sense of place in Allen Park.

Retaining residents and attracting new ones will be key to improve and strengthen the City's neighborhoods. Allen Park's well-established neighborhoods, quality housing, sidewalks, street trees and neighborhood parks are the major assets and draw to the City. People seek the traditional neighborhood characteristics exemplified by the neighborhoods of Allen Park. Older homes however, often need to be updated to include amenities and living spaces that young families are looking for and to allow older adults to age in place. Rehabilitation and new infill development should emphasize the existing traditional neighborhood characteristics with regard to density, scale, architecture, site design and other features.

There may be opportunities to consolidate vacant lots where slightly denser residential development may be appropriate to attract young people without families, people with lower incomes and older adults. Providing options and a balanced mix of housing is critical to promoting a vibrant, livable community.

At the same time, the existing residential areas should be protected from potentially adverse impacts of incompatible development. Where higher density residential or non-residential developments are close to existing single family residential areas, land use and zoning policies should be designed to create a secure and stable environment for those residences.

In addition to a mix of attractive housing, the residential areas need to support a traditional neighborhood environment where community values are emphasized. A neighborhood spirit should be cultivated on both a City-wide and neighborhood scale. There is a need to strengthen neighborhood identity which can result and be supported by the creation of neighborhood associations for the distinct areas. The City should develop strategies to help instill neighborhood pride that leads to investment in property maintenance and improvements.



Goal 2. Preserve and enhance the integrity of the City’s neighborhoods by maintaining and updating high-quality neighborhood parks, schools, sidewalks and street trees as well as City-wide community facilities and public services.

Maintaining street trees and sidewalks as essential neighborhood components is a critical part of Allen Park’s livability. So are quality community facilities and public services including public safety (police and fire), parks, schools, community institutions and facilities (post office, library, public and government buildings). These features should be maintained and updated to meet the needs of residents.

The relocation of a centralized civic center is a significant priority for the community. With finite resources, it will be critical for the City to determine where to focus capital improvements. Public investments should be directed to areas that will have a high impact on the City. A new civic center located in the downtown may be such as catalyst development for Allen Park.



ECONOMIC DEVELOPMENT AND VITALITY

Goal 3. Promote business vitality in the downtown and along the commercial corridors to offer goods and services, increase employment opportunities and capitalize on a sustainable tax base.

It is important for Allen Park residents to recognize that the quality of place in the City is an economic driver and that the City's downtown should be a high priority for revitalization and "placemaking" improvements. Other commercial corridors including Allen Road, Ecorse Road and Park Avenue should emphasize neighborhood and community businesses over general commercial uses - a coordinated site development approach including shared parking and driveways, reduced access points to main roadway and connectivity to nearby residential neighborhoods. Piecemeal or scattered commercial development should be avoided and uncoordinated strip development should be discouraged.

General and regional commercial uses should be concentrated along Southfield Road and in localized places such as Fairlane Green which can be effectively buffered from the City's residential areas.

Equally as important is working with the Downtown Development Authority, Chamber of Commerce, Downriver Community Conference and other business groups to build partnerships to retain and attract businesses and jobs and encourage entrepreneurship. Quality industrial and technology-based development is designated in the northwest area of the City to diversify the tax base with room for future expansion. Working with local businesses to create an inviting development climate by increasing efficiencies and streamlining the development process is encouraged.



TRANSPORTATION AND CONNECTIVITY

Goal 4. Create a transportation system that is accessible, interconnected and multimodal with context sensitive solutions for access management, street improvements and pedestrian connectivity.

A safe and effective transportation network is essential to functional communities, for everything from getting children to school, getting to and from work and having places to exercise and recreate. Economic development and job creation depend on being able to transport raw materials and finished products and by giving workers access to employment opportunities.

Future road improvements should be compatible with and supportive of the City's land use policies. Planning for traffic flows and necessary road improvements should be consistent with transportation policies. Road improvements should respect natural features, especially the tree-lined character of many street corridors.

All modes of transportation should be considered integral elements of the entire transportation system and all improvements to this system should be considered an opportunity to improve safety, access and mobility for all travelers throughout the City. To this end, future road improvements should include non-motorized transportation facilities and *complete streets* infrastructures to accommodate safe walking and bicycling of residents of all ages and abilities. These facilities should be considered at all stages of transportation planning, programming, policy development, design, construction and maintenance activities.

Southfield Road presents a number of opportunities and challenges for Allen Park. While it is a corridor with high traffic bisecting the City, it is also an opportunity for the City to draw attention and visitors to the community. Strategic development of the corridor should focus on safety and connectivity for the community as well as ways to attract passers-by to stop and visit. The character of this major road corridor plays a major role in defining the visual image of the City. Steps need to be taken to continue to improve the visual character of the corridor and encourage desirable development patterns, signage and architecture on fronting parcels.



CITY PLACEMAKING AND IMAGE

Goal 5. Improve the identity of Allen Park as a “great place to live”.

Branding the City as a great place to live has emerged as a prevalent theme for the community. A strong and consistent marketing and image building campaign for Allen Park needs to be developed. The positive aspects of the City such as its history, neighborhoods, parks and recreation and festivals, should be celebrated; a consistent message should be articulated. This would ensure that all entities engaged in the promotion of the City such as City Government, DDA, Chamber of Commerce, economic development groups and various other non-profits communicate the same message.

The look and feel of a City speaks volumes about its identity and potential. A clean, safe and attractive City builds local pride and communicates confidence to the outside world. Strategies need to be developed to empower local businesses and homeowners to invest capital and effort into rehabilitation and beautification projects. Locations for quality landscape plantings should be targeted in the community including and especially street trees.

The “welcome to Allen Park” sign areas could be transformed with placemaking gateway improvements to become much more impressive and memorable in conveying the character of Allen Park, its unique identity and its rich history. This could include development of plazas, art, murals, sidewalk enhancements, pedestrian amenities, landscaping and much more. It would help improve the image of the City and increase awareness of the City as a place worth discovering.

The development and promotion of the recreation and entertainment opportunities within Allen Park will help make the City a more attractive place to visit and live. These opportunities represent aspects of a quality place for which many young people and active adults are looking for today. These aspects of the City should be a key component of the City’s marketing and branding strategy.



SUSTAINABILITY

Goal 6. Develop initiatives and policies to preserve and enhance natural systems and green infrastructure as well as promote a healthy environment.

A commitment to sustainability is an integral concept throughout this Plan. This commitment extends to the previously discussed concepts ensuring the livability of Allen Park's neighborhoods, strategically adding housing options in denser residential areas, implementing a street tree program, creating an interconnected transportation network that gives residents the opportunity to walk and bike safely and providing quality community facilities, public places and services.

Sustainability in Allen Park also encompasses promoting "green" technology. The City recognizes that sustainability includes an economic development component. The City of Allen Park has the ability to partner with local institutions and colleges to establish "incubators" that will allow for small-scale research and development of "green" technologies. Marketing the City and creating an entrepreneurial culture are essential to realize the vision of a "green" Allen Park.

This initiative also includes maintaining a sustainable, healthy environment for Allen Park. This can be achieved by initiating stormwater management practices that incorporate low impact development techniques to ensure stormwater runoff as a resource for groundwater recharge, wetland and river health.



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LAND USE

Allen Park can be characterized as a built-out City made up of well-established neighborhoods with a distinct commercial downtown core from which emanates a pattern of commercial corridors and which includes more intense commercial and industrial uses along Southfield Road and in the northwest portion of the City.

The future land use plan for the City of Allen Park was devised to be consistent with the overall community goals in addition to being based on the following criteria:

- Providing a balance and variety of land uses, including a sound tax base of commercial, office, industrial, open space, institutional and recreational uses in locations where it is important to enhance the quality of the residential environment and promote a harmonious, attractive community
- Projection estimates for the City of Allen Park based on current trends call for the population to remain essentially stable over the next 30 years. One of the challenges for the City is to keep its current aging population and to attract a new younger population so that this trend reverses its course.
- The goals of improving the livability and sustainability of the City of Allen Park can be achieved not only by an orderly pattern of future land uses but also through the provision of employment and economic growth opportunities, convenient transportation, quality affordable housing options and social amenities which together enrich daily lives.
- Providing economic development opportunities in a changing economy will require the allocation of not only land resources and infrastructure, but an economic climate and a quality of life necessary to attract new investment. The sites that are well-suited for either manufacturing or for new and innovative science and technology industries need to be identified and promoted as such.
- Maintaining the infrastructure which supports existing neighborhoods and economic centers is extremely important. The long term economic and environmental health of the City depends on an efficient and well-maintained interconnected system of neighborhoods, parks, community facilities and transportation.

FUTURE LAND USE MAP

The Land Use Plan serves to translate community goals into a narrative and graphic illustration. The resulting future land use map presents the vision for the future growth and development of the City in terms of the allocation of land for specific types of uses. The Land Use Plan Map illustrates the proposed physical arrangements of land use for the City of Allen Park.

The main purposes of the map include:

- Assuring for the future land use needs of the community by recommending that particular areas be dedicated for specific uses, even if the demand for these uses is not yet present and by recommending that existing land use patterns that are consistent with the plan be preserved in order to promote their long term viability.
- Assisting the City Planning Commission in reviewing zoning change requests and in determining if such requests are consistent with future plans for the City.

-
- Assisting residents, developers, economic development agencies, public utility authorities, educational interests and others in providing guidance for selecting suitable locations for future uses that will promote land use patterns that are compatible, sustainable, efficient and economical.

The map includes several land use categories which are described in terms of their intent, desirable typical land uses and the corresponding zoning districts. Figure 18 depicts the location of the future land uses and a description of each future land use designation is provided below.

Single Family Residential

The intent of the Single-Family Residential designation is to maintain the quality of the City's existing residential neighborhoods and promote their long-term stability while encouraging new infill development that is compatible with the existing neighborhood character in terms of density, scale, massing, site design and architectural style. Most of Allen Park's residential neighborhoods have their well-established network of local streets and sidewalks and are centered on neighborhood parks and elementary schools. While the typical City single-family houses were built on lots 40 to 70 feet wide with lot areas as low as 5,000 square feet, the newer areas located south of the Sexton and Kilfoil Drain and north of the Ecorse River exhibit slightly wider and bigger lots up to 11,500 square feet and more.

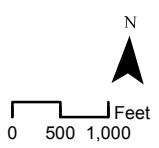
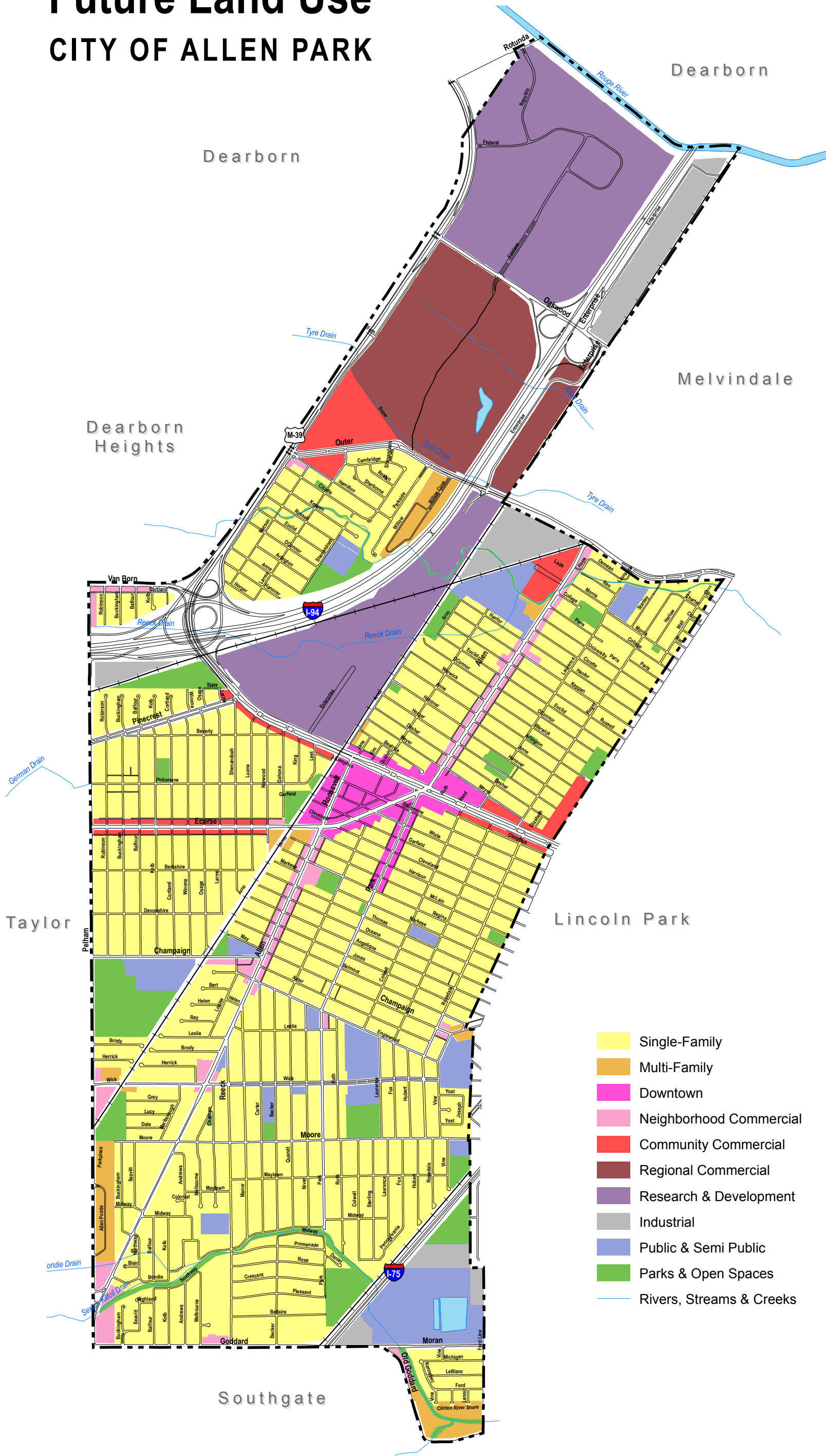
Desirable land uses and elements of the Single-Family Residential land use designation include detached single-family residences, parks, open spaces and community support facilities such as churches, schools and public buildings. The expected density range for this designation is between 4 and 9 dwelling units per acre.

The Single-Family Residential land use category coincides with the R-1A and R-1B Single-Family Residential zoning districts.



Future Land Use

CITY OF ALLEN PARK



March 2017



Multi-Family Residential

The Multi-Family Residential land use designation is to allow for a range of residential uses that would accommodate higher density residential uses in strategic areas of the City and close to Downtown to add to its vitality. Current multi-family residential uses are limited and isolated in Allen Park; they are segregated to the edges of major roads and are automobile-oriented. Existing multi-family uses in Allen Park can be found in areas bordering Pelham Road (Park Place and Allen Pointe Condominiums), Wick, Goddard (Foley Park Apartments), Champaign Street (Champaign Garden Apartments) and North of I-94 (Willow Cove Apartments). Future plans for the City should seek to better integrate these uses with the traditional single-family neighborhoods by allowing for higher intensity residential developments that are pedestrian friendly and connected to the neighborhoods. There are also senior housing complexes in Allen Park such as Leo Paluch and Maple Heights Retirement Community, which are compatible with this designation.

Two-family dwellings, attached single-family housing such as row houses or townhouses, apartments and innovative housing projects represent the typical housing types envisioned in multiple family residential areas along with parks, open spaces and community support facilities such as churches, schools and public buildings. The density range for this designation is approximately 8 to 20 dwelling units per acre.

Future high density residential development should continue to be located on the edges of existing neighborhoods and the City's downtown, however, they should at the same time become a part of the neighborhood fabric. Providing a pedestrian-oriented environment connected to the City's sidewalks with access to parks, schools and businesses is critical to the success of this land use designation.

The Multiple-Family Residential land use category coincides with the R2, Two-Family and Multiple Dwelling Residential zoning district; and the RM and RMA, Multiple-Family Residential zoning districts.



Downtown

The Downtown designation encompasses the central business district in the center of the City. It is the heart of the City, centrally located in a triangular-shaped area bordered by Southfield Road, Roosevelt Avenue and Allen Road. The area along Park Avenue currently located within the DDA is also included in this land use designation. The intent for the Downtown designation is to remain a destination for residents, as well as a regional attraction serving consumers from other Downriver communities. The mix and diversification of land uses is planned to include additional restaurants, retail stores, businesses, office, entertainment, residential, public places and uses that will contribute significantly to a vibrant and viable downtown.

Desirable land uses and elements in the Downtown designation are retail stores, specialty shops, personal service establishments, restaurants, municipal facilities and offices, ground floor retail with office and/or residential uses on the upper floors, entertainment uses, restaurants with live entertainment, public places, such as parks and plazas.

The C-5, Central Business District is the only zoning district encompassed within the Downtown future land use category.

Neighborhood Commercial

Neighborhood Commercial uses include a wide variety of small shops, retail stores, service and offices intended to serve the convenience needs of neighboring residential areas. This designation encourages the concentration of local businesses that are pedestrian-oriented and harmonious with neighboring residential areas and discourages uses which might generate excessive traffic, noise and late hour operations. Drive-through establishments such as restaurants, banks or pharmacies are not appropriate in these areas. Neighborhood Commercial uses are planned along Allen Road and concentrated at some street intersections. Compact, pedestrian oriented single local businesses as opposed to linear “strip” development that are automobile-oriented are envisioned as the preferred arrangement.



Areas planned for neighborhood business uses are intended to develop with office uses, local business uses, or a mix of both. Development should be small scale (up to 4,000 square feet), low-intensity and oriented to the neighborhoods in which they are located. Businesses serving the community or region are inappropriate in these areas, as they would be out-of-scale and incompatible with neighboring residential uses and would detract from the health of Allen Park's Downtown. Desirable land uses for this designation include small retail establishments, such as florists, beauty salons and barber shops, bakeries, delis, convenience store, fruit markets, modest-sized specialty grocery stores, restaurants, medical and dental offices and offices for professionals, such as lawyers and insurance agents.

The Local Commercial land use designation coincides with the following zoning district classifications: C-1, Neighborhood Business District; C-2, Restricted Business District; and RO-1, Restricted Office District.

Community Commercial

Community Commercial uses include local businesses and general businesses clustered along the City's major road corridors. They are auto-oriented and currently found along Ecorse Road and Southfield Road. This land use designation is intended to include a wider variety of retail and service businesses than Neighborhood Commercial uses to extend services to the community and the motoring public. Community Commercial uses should be characterized by quality streetscape and high quality architecture, site design and landscaping compatible with the characteristics desirable for City entrance ways.

Desirable land uses for the Community Commercial designation include grocery stores, medium-scale retail establishments (up to 10,000/20,000 square feet), restaurants, banks and pharmacies with drive-through facilities, gas stations, automobile service centers, catering establishments and banquet halls, contractor's offices and display rooms and a variety of other uses.

The Community Commercial land use designation corresponds to the C-3, Commercial District and C-4, General Business District of the City's Zoning Ordinance.



Regional Commercial

The intent of the regional commercial land use designation is to provide regional shopping districts which currently include Fairlane Green and Marketplace. It is also to provide commercial uses directly related to the M-39 Freeway/Oakwood Road Interchange. Uses within this designation are auto-oriented and intended to serve both City residents and visitors from the region traveling through the City. A unified site design with consistent, high quality design elements (e.g., landscaping, signs, and lighting) and building architecture are appropriate characteristics for this area.

Desirable uses of the Regional Commercial land use designation include: supermarkets, health clubs, hotels/motels; theaters, a wide variety of retail including large-format retail establishments, entertainment, restaurant (including drive-thru) and commercial uses.

The Regional Commercial land use designation coincides with the C-6A, Fairlane Green District; C6B Marketplace District; and SD, Service District.

Research and Development

Areas designated for research and development are intended for research, technology and corporate offices or campuses. This could include research, design, engineering, testing, laboratories, diagnostics and experimental project development. Types of industries could include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical and biomedical engineering.

The main areas planned for Research and Development are the northwest corner of the City adjacent to the City of Dearborn and the area framed by M-39, Outer Drive, the railroad and Southfield Road. These areas provide important tax base and jobs for areas residents.

This classification is also designed to be relatively compatible with residential areas; however, traffic volumes are considerably higher due to the nature of the type of work carried on in this type of business. The placement of Research and Development uses will require direct access to major thoroughfares or collector streets.



The Research and Development land use designation coincides with the RD, Research and Development District.

Industrial

Industrial land uses in Allen Park are found and planned along I-94, I-75 and along Outer Drive and Pelham Road in proximity to the railroad. Existing industrial land use in Allen Park are primarily of considered “light” or consumer oriented industrial uses and include a large assembly plant and testing laboratories of the Ford Motor Company, several warehouses, storage, office buildings and a variety of manufacturing uses. The industrial land use is designed to primarily accommodate wholesale activities, warehouses and industrial operations of varying scale depending on the location to minimize adverse effects on adjacent residential and commercial uses. This designation allows for the manufacturing, compounding, processing, packaging and assembly of finished or semi-finished products from previously prepared materials. Locations for more intensive industrial activities such as those which involve the use of heavy machinery, assembly, outdoor storage are limited to the northeast area of the City.

The Industrial land use designation coincides with the industrial zoning districts including GI, General Industrial District, M-1; Light Industrial District, M-2; Medium Industrial District; and M-3, Heavy Industrial District.

Public and Semi-Public

The Public and Semi-Public land use category generally includes institutional uses, governmental offices and facilities, schools and churches. The Future Land Use Map primarily identifies these areas as they presently exist; however, the Downtown area encompasses several of these uses that have not been identified due to their integration within the mixed use downtown area. New public and semi-public facilities, where necessary to serve the citizens of Allen Park, would be appropriate in conjunction with other future land use categories.

Similarly, the Public and Semi-Public land use designation would coincide with any of the zoning districts.



Parks and Open Spaces

This classification includes public parks and school grounds as well as a drainage ways along drains, creeks and rivers such as the Sexton-Kilfoil Drain in the southern part of town that is designated for open space. Additional open areas for green infrastructure should be planned along the Reeck Drain and Ecorse River as opportunities arise. New parks and open spaces, where necessary to serve the citizens of Allen Park, would be appropriate in conjunction with other future land use categories.

Similarly, the Parks and Open Space land use designation would coincide with any of the zoning districts.

The City of Allen Park's numerous parks are a City asset and well-integrated in the urban fabric of each neighborhood. The City has recently adopted a recreation plan (2015) which identifies long-term strategies for improvements of park facilities and recreation programs and also identifies various improvements for City parks.



Table 16. Summary - Future Land Use Categories

Future Land Uses	Intent	Uses	Character	Location	Zoning Districts
Single-Family Residential	To maintain and promote quality, stable neighborhoods	Single family homes	Traditional neighborhood character with homes on 40 to 70 feet wide lots, 5,000 to 11,500 square feet in size, centered on a school and park	Throughout the City	R-1A R-1B
Multi-Family Residential	To accommodate additional, higher intensity housing options	Duplexes, attached single-family units, townhouses, multi-family condos, apartment buildings, convalescent/ nursing homes and other housing types	Medium to high intensity residential development at a density range of about 8 to 20 dwelling units per acre	In isolated areas along major roadways, planned for mixed-use buildings close to Downtown and/or edges of neighborhoods along major corridors	R2 RM RMA
Downtown	To maintain and promote a concentrated, pedestrian-oriented environment with a mix of activities	Mix of residential, retail services, restaurants, offices, specialty shops and mixed-use buildings with retail on the first floor and office/ residential uses above	A walkable mixed-use area with commercial, entertainment and residential areas, a civic center with a community center and a new City Hall, plazas and pedestrian amenities and activities	Incorporates the existing central business district and planned to include Park Avenue	CBD
Neighborhood Commercial	To serve the convenience needs of neighboring residential areas in a pedestrian-oriented environment	Variety of retail businesses, personal service establishments, professional and business offices, restaurants, without drive-through facilities	Individual business generally up to 4,000 square feet	Found and planned for Allen Road and at commercial nodes	C-1 C-2 RO-1
Community Commercial	To supply general businesses serving the needs of the community along major road corridors in an auto-oriented environment	Variety of retail businesses, grocery stores, restaurants, banks, pharmacies, gas stations, automobile service centers, etc. including drive-through facilities	Individual business generally up to 10,000/20,000 square feet	Clustered along the major road corridors: of Ecorse Road and Southfield Road	C-3 C-4

Future Land Uses	Intent	Uses	Character	Location	Zoning Districts
Regional Commercial	To provide shopping districts to service the needs of the region in an auto-oriented environment	Large format retail establishments, grocery/general merchandise stores, hotels/motels, clothing stores, gas stations, etc.	Easily accessible from major roads or highways, self-contained, exhibiting a unified site design with stormwater management and quality architecture	Fairlane Green, Marketplace and area east of M-39/ Southfield Freeway interchange	C-6A C-6B SD
Research & Development	To accommodate research, technology and corporate offices and campuses	Small scale low impact light industrial uses and manufacturing, or services not requiring heavy truck traffic	High-quality site design with controlled and convenient access, screening of outdoor storage, work areas and equipment	In the northeast corner and planned for north Southfield Road/Enterprise Drive area	RD
Industrial	To support areas for the warehousing and manufacturing of materials and provide tax base and jobs	Primarily light or consumer-oriented industrial uses, wholesale activities, warehouses and industrial land uses of varying scale	On isolated parcels accessible from major roadways or in industrial park/campus settings with a unified site design approach	Found and planned along I-94, I-75 and along Outer Drive and Pelham Road	GI M-1 M-2 M-3
Public & Semi-Public	To recognize community facilities and other institutions	Schools, churches, public utility facilities and municipal facilities	Designed to fit into the established character of the surrounding area	Throughout the City	All districts
Park & Open Spaces	To preserve parks, open spaces and environmentally sensitive land	Parks, cemeteries and open spaces	Maintain neighborhood and community parks and preserved natural features and open spaces	Throughout the City, following the network of drains, creeks and rivers	All districts

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GREAT NEIGHBORHOODS

One of the great assets of Allen Park is the City's quality residential neighborhoods which provide attractive housing for the citizens of Allen Park and exemplify the important principles of well-planned neighborhoods including well-maintained homes, tree-canopied streets, neighborhood parks, sidewalks and schools. Neighborhoods are the building block of Allen Park. Residents depend on their neighborhoods for the quality of their lives. All neighborhoods should offer the same basic amenities and should be anchored by a focal point. This focal point can be a school, a park, a landmark or a neighborhood business area.

PLANNING ISSUES

Allen Park's proximity to Detroit and other employment centers makes the City a desirable community to live in. On average, residents drive approximately 21 minutes to work, which is less than the state and national average. Coupled with the affordability and the attractiveness of being in close proximity to Detroit, Allen Park is a marketable community to call home for young families and single professionals that yearn for an urban atmosphere.

While the City's neighborhoods are one of its greatest assets, there are planning issues involving neighborhood preservation which will need to be addressed in upcoming years. These issues will continue to confront the integrity of residential areas and will need to be addressed through proper master planning, zoning or other initiatives. The issues confronting residential neighborhoods include the following:

- Upgrade, rehabilitation and improvements of the existing aging housing stock;
- Overbuilding of smaller lots;
- Compatibility of residential infill on vacant parcels;
- Appropriate expansion and modification of existing houses; and
- Encroachment of commercial properties within residential areas.

In an effort to address the above planning issues, the Planning Commission should review development proposal and zoning amendments which address the above problems. This would include possible zoning amendments to the R-1A and R-1B Single-Family Residential zoning district regulations to help control infill development, address issues involving the overbuilding of smaller lots and ensure future developments are compatible with existing neighborhoods.

In order to maintain healthy neighborhoods, it is recommended that the principles of traditional neighborhood planning be respected, such as quality architecture, garage in the rear of buildings and connected streets and sidewalks based on the established City grid network. This would also include the establishment of programs for sidewalk improvement and street tree plantings as well as the continued maintenance and upgrades of neighborhood parks within easy walking distance of residential uses.

The Planning Commission and the City will also need to adopt long-range policies to prevent and regulate the encroachment of commercial areas on residential areas. This is especially important along the fringe areas of the downtown. Appropriate buffers, screening walls, setbacks, height regulations and other must preserve the residential integrity of these fringe areas. These buffers are also important along the City's commercial corridors including Allen Road, Ecorse Road and Southfield Road to minimize disruption of neighborhood areas.

GOAL 1. GREAT NEIGHBORHOODS

Improve and strengthen the City's well-established neighborhoods and support residential infill development that contributes to the high quality of life and sense of place in Allen Park.

OBJECTIVES AND STRATEGIES

1. Maintain and enhance existing housing.

- 1.1 Establish programs and incentives to encourage housing rehabilitation, upgrades and improvements.
- 1.2 Assist older residents so that they may remain in their homes as they age.
- 1.3 Ensure plans for redevelopment or infill lots are compatible with the existing neighborhood character in terms of density, scale, massing, site design and architectural style including garage placement.
- 1.4 Buffer existing neighborhoods from commercial uses by applying consistent design and development standards and regulations.
- 1.5 Address property disrepair through appropriate property maintenance and targeted nuisance abatement enforcement.
- 1.6 Develop future plans for vacant areas in the City that may be in transition.

2. Diversify the housing stock in both type and price range to meet future demand.

- 2.1 Consider the housing needs of young families and senior citizens.
- 2.2 Promote higher density residential units in appropriate locations to provide opportunities for residents to live, work and play within walking distance.
- 2.3 Identify housing styles for commercial/office/residential mixed use for infill or redevelopment of appropriate areas that will complement the unique identity of Allen Park.

3. Develop neighborhood identity and promote the unique character of each neighborhood.

- 3.1 Identify unique neighborhood strengths and cultivate neighborhood identity.
- 3.2 Recognize the historic significance of residential structures and maintain the historic character of neighborhoods.
- 3.3 Encourage neighborhood improvement associations as a means to promote resident involvement and improvements to neighborhood areas.
- 3.4 Promote neighborhood identity through neighborhood schools and neighborhood parks.

Figure 19. Neighborhood Map



GOAL 2. LIVABILITY

Preserve and enhance the integrity of the City's neighborhoods by maintaining and updating high-quality neighborhood parks, schools, sidewalks and street trees as well as City-wide community facilities and public services.

OBJECTIVES AND STRATEGIES

1. Increase the connectivity of neighborhoods.

- 1.1 Connect neighborhoods to each other and to community facilities such as schools, parks, shopping and places of employment with safe non-motorized routes.
- 1.2 Inventory sidewalks in residential areas for repair and replacement.
- 1.3 Develop complete streets infrastructure and non-motorized facilities such as ramps, pedestrian refuges, and enhanced crosswalks to accommodate safe walking and bicycling.
- 1.4 Collaborate with regional and county agencies, neighboring communities and others to ensure interconnectivity and regional non-motorized connections are accomplished.

2. Promote adequate and accessible parks and recreation for all residents.

- 2.1 Encourage the implementation of proposed improvements for various park facilities as identified in the City's Parks and Recreation Master Plan.
- 2.2 Continue to cooperate with the Allen Park Parks and Recreation Department and Public School Districts in the planning and programming of parks and recreation facilities and programs.
- 2.3 Continue to participate in regular updates of the Parks and Recreation Master Plan to meet the current and future recreational needs of Allen Park residents.

3. Support and enhance parks and green infrastructure at the neighborhood and community levels.

- 3.1 Establish a program for the planting of street trees, their maintenance and replacement.
- 3.2 Maintain neighborhood as well as community parks within the City.

4. Continue to ensure adequate public services including schools, police and fire protection, and public utilities in Allen Park.

- 4.1 Work with the local school district to promote long-term planning for school sites by participating in applicable discussions of school expansions or closures.
- 4.2 Work with public safety officials to maintain and improve the delivery of public safety services.
- 4.3 Continue to sustain and increase police and fire protection by supporting the departments' expansion and needed staff increases to improve response times and public safety as feasible.
- 4.4 Support and expand fire safety programs including fire protection and inspection programs, smoke detectors distribution, site plan reviews, neighborhood watch, community outreach and charity events as well as other initiatives.
- 4.5 Support the Police Department's efforts to increase the police footprint in the community through the use of social media, school resource officers, and crime prevention seminars.
- 4.6 Continue to maintain and improve the City's public utility systems including water, sewer, and stormwater facilities.

ECONOMIC DEVELOPMENT AND VITALITY

Despite the downturn of the economy in the mid-2000's which has affected Allen Park, along with much of the Downriver communities, the region, state and nation, the City continues to possess many attributes which puts the community in a position to continue to rapidly recover. Although manufacturing had long been the strong point of the local economy, knowledge-based services are now an important employment sector, along with private education, healthcare and service industries. Emerging 21st century fields include technology, alternative energy and advanced automotive related fields.

PLANNING ISSUES

The land use plan for the City of Allen Park identifies four commercial land use designations. These include neighborhood commercial, community commercial, regional commercial and the downtown land uses. The neighborhood commercial designation includes the areas bordering Allen Road and commercial nodes located at Wick and Pelham, Wick and Allen Road and Champaign and Rosedale. Community commercial areas include Ecorse Road and Southfield Road. Regional commercial uses are located in the northeast section of the City and include Marketplace and Fairlane Green shopping centers. Finally, the downtown is the central business district bounded by Roosevelt, Southfield Road, Allen Road and also includes Park Avenue.

Neighborhood, Community and Regional Commercial Areas

Neighborhood commercial areas are characterized as pedestrian-oriented, local, small businesses that provide unique shopping opportunities for residents within walkable distances of their homes. Community commercial areas can be characterized as being gateways to the downtown. They are automobile oriented, offer on-site parking, with low, single- or two-story commercial structures, appropriate setbacks and orientation to the City's major roadways. The purpose of community commercial uses is to provide necessary services and goods for area residents and also help maintain the economic base of the community. Regional commercial uses also support the local economy, however, they are spatially separated from all the other commercial areas and attract people from the region.

While the neighborhood, community and regional commercial areas are economically strong and provide important commercial services to area residents, certain opportunity for improvements can be identified and incorporated for long-range planning. Specific opportunities include:

- Reducing the number of access drives along major commercial corridors;
- Greater amounts of landscape material to soften the view and create shade along the commercial corridors, including street trees, parking lot perimeter plantings and building foundation plantings;
- Enhancing gateway entries to the City with landscaping and placemaking features;
- Improving signage;
- Providing buffers between the rear of commercial properties and adjoining residential areas; and
- Limiting businesses with drive-through facilities to the community and regional commercial areas so that the neighborhood commercial areas continue to reflect the unique, high-quality image of the City.

It is recommended that the City continues to identify improvement strategies for these commercial areas. Of special concern are the City's appeal and character at the entryways to the City. Parcels that are located at entryways into the city should include specific "entry" landscape elements (such as walls, City

welcome sign, landscaping/planters, plazas, seating and other placemaking elements) as significant components of the site design.

Downtown

The downtown commercial core incorporates approximately a mix of commercial, office, public and other uses as well as several vacancies. The downtown area remains one of the City of Allen Park's strongest assets and attraction to the City with its art deco historic movie theater.

Over the years, the City has taken careful steps in the planning of this downtown area. This includes active involvement by the Downtown Development Authority (DDA). The status of the downtown retailing activity should be studied and a Downtown Plan devised to focus on the revitalized health of the downtown and identify strategies for the continued improvement and planning of the downtown.

The following policies for the downtown area are intended to support and coordinate with the other efforts to maintain a vital downtown area. This includes the following:

- Add an appropriate mix of retail, restaurant, offices and other uses for the downtown;
- Maintain a pedestrian-friendly scale for downtown users;
- Encourage and facilitate sidewalk cafes and outdoor seating.
- Relocate City Hall in or near downtown.
- Consider closing Allen Road to vehicular traffic either on a regular basis or permanently;
- Add pedestrian and open space amenities such as plazas, street tree plantings, sidewalk furniture or other streetscape improvements; and
- Promote the use and development of upper level office and residential units within a mixed-use commercial setting.

GOAL 3. ECONOMIC VITALITY

Promote business vitality in the downtown and along the commercial corridors to offer goods and services, increase employment opportunities and capitalize on a sustainable tax base.

OBJECTIVES AND STRATEGIES

1. Promote quality commercial/office and residential development within the City of Allen Park Downtown.

- 1.1 Revitalize and reinforce the role of downtown as the center of Allen Park.
- 1.2 Promote vitality by emphasizing the downtown area as an entertainment and cultural center with restaurants, theater, community center, shops, etc.
- 1.3 Improve the retail mix and variety of shops within the downtown.
- 1.4 Maintain a pedestrian friendly environment which reinforces pedestrian linkages between the downtown and traditional residential neighborhood areas.
- 1.5 Strengthen downtown shopping opportunities by providing convenient and adequate parking.
- 1.6 Encourage the location of new anchor retail tenants.
- 1.7 Encourage merchants to cooperate in setting uniform store hours, undertaking promotional activities and the use of creative and innovative techniques for retailing.
- 1.8 Encourage retail ground level use with upper level office and/or residential uses.
- 1.9 Continue public investments in streetscape improvements.
- 1.10 Encourage private cooperation in developing public activity spaces.
- 1.11 Encourage a balanced mix of downtown retail, office and residential uses.
- 1.12 Maintain the downtown's historic character.
- 1.13 Ensure that traffic increases can be accommodated without jeopardizing the quality of the downtown pedestrian environment or overtaxing the capacity of the existing street network.

2. Continue improvements of the physical appearance of the downtown, including streetscape design, architecture and pedestrian areas.

- 2.1 Support streetscape improvements to improve the visual and pedestrian quality of the downtown.
- 2.2 Develop site and building design guidelines that include appropriate street trees and landscaping with special emphasis on the design of commercial and mixed-use buildings including higher density residential uses.
- 2.3 Create an “art in public places” program.
- 2.4 Where appropriate, provide art work, murals, awnings, outdoor seating and spaces for outdoor vendors and cafes.
- 2.5 Improve areas for bike parking and provide bicycle accommodations in the downtown.
- 2.6 Improve areas for green space and pedestrian linkage across Southfield Road.

3. Promote the redevelopment and continued investment of mixed use corridor areas including Allen Road, Ecorse Road and Southfield Road.

- 3.1 Develop design guidelines and/or regulations for retail and office development that encourage high quality architecture, building materials, landscaping, and site designs that are compatible in scale to neighboring residential areas.

-
- 3.2 Develop site plan review standards that encourage service drives, interconnected parking and shared drives for commercial uses.
 - 3.3 Continue to develop and improve appropriate streetscape amenities within each corridor including landscaping, lighting and signage.
 - 3.4 Improve major entry ways and gateways into the City through the use of attractive landscaping, plazas and identification signs.
 - 3.5 Provide pedestrian linkages between the commercial corridors and the downtown.

TRANSPORTATION AND CONNECTIVITY

Any roadway improvements should be supplemented with transportation management practices that will maximize the efficiency and capacity of the existing road network. A well-coordinated and efficient transportation system is composed of various modes of travel with sufficient capacity to handle the necessary and desired movement of people and materials with a minimum of conflict with other land uses.

As part of the Michigan Planning Act, communities that plan for public streets must coordinate with other road agencies. While most of the road network is under the jurisdiction of the City, Allen Park must continue to stay involved in future transportation planning by continuing positive working relationships with the Michigan Department of Transportation (MDOT) and the Southeast Michigan Council of Governments (SEMCOG). SEMCOG is responsible for developing the Regional Long Range Transportation Plan, which lists planned improvements within the region for the next 20 years. Communication with SEMCOG is therefore critical to ensuring needed local projects are incorporated into its 5-year transportation Improvement Program.

PLANNING ISSUES

- Public transportation serves limited portions of the City and does not provide a level of service that makes it an attractive option for meeting the daily transportation needs of most residents.
- Improvements to surface streets in Allen Park depend on limited sources of funding, requiring careful planning and implementation.
- Improvements to the transportation system can stimulate land use changes, which are not necessarily planned or appropriate.
- Allen Park lacks a well-planned network of bicycle facilities, despite a demand for such a system.
- The presence of two major rail lines in Allen Park creates a high potential for danger at grade crossings. Derailment and hazardous material releases also create potential conflicts with adjacent land uses.
- The Detroit-Wayne County Metropolitan Airport serves an important role in transportation and economic development, but also can create a potential for land use conflicts in the absence of wise planning and zoning decisions.

GOAL 4. TRANSPORTATION SYSTEM

Create a transportation system that is accessible, interconnected and multimodal with context sensitive solutions for access management, street improvements and pedestrian connectivity.

OBJECTIVES AND STRATEGIES

- 1. Provide a transportation system which facilitates complete streets as well as the safe and smooth flow of automobiles, trucks, emergency vehicles, transit, bicycles and pedestrians.**
 - 1.1 Continue implementation of the City's Street Improvement Plan including phased improvements and re-surfacing of various streets.
 - 1.2 Develop and implement complete streets infrastructures including crosswalk markers, bike lanes, pavement markings, signs and other elements.
 - 1.3 Implement safety improvements at problematic intersections.
 - 1.4 Work with MDOT for the continued improvement of Southfield Road to increase consideration of pedestrian use and safety within the corridor.
 - 1.5 Coordinate transportation planning and road improvement proposals with SEMCOG, MDOT and surrounding communities, including Lincoln Park, Dearborn Heights, Dearborn, Melvindale, Taylor and Southgate.
 - 1.6 Institute traffic calming techniques where appropriate, such as along Allen Road and other roadways.
 - 1.7 Promote improved signage for parking, traffic control and downtown traffic flow.

- 2. Implement access management practices along commercial corridors to help preserve capacity and promote safety without widening roads.**
 - 2.1 Minimize the number of driveway openings on the City's main corridors including Allen Road, Ecorse Road and Park Avenue.
 - 2.2 Encourage the use of shared driveways and parking lots as a means of reducing curb cuts and improving traffic safety and driveway design.
 - 2.3 Work with developers to encourage the use of innovative site planning.

- 3. Promote safe pedestrian, bicycle and public transportation use in the City.**
 - 3.1 Provide continuous sidewalks by filling any gaps and linking neighborhoods, schools, community facilities and the downtown.
 - 3.2 Implement a sidewalk program.
 - 3.3 Provide bike lanes and bicycle accommodations where feasible.
 - 3.4 Promote a safe pedestrian environment with the use of crosswalks, accessible sidewalk ramps and other design features.
 - 3.5 Consider future transit options and connections to Detroit and other downriver areas.
 - 3.6 Consider battery charging stations for electric vehicles and consider making a car-sharing program (such as Zipcar) available to residents.

TRANSPORTATION IMPROVEMENT PLAN

The City's Five Year Plan reflects road improvements planned for the near future. Table 17 presents the planned road improvements for the City of Allen Park.

Table 17. Planned Road Improvement Projects

Road Name	Limits	Year	Cost
Kolb	S. of Van Born	Year 1	\$100,000
Horger	S. of Allen	Year 2	\$400,000
Cicotte/Paris/University	S. of Allen	Year 3	\$650,000
Shenandoah	N. of Ecorse	Year 1	\$510,000
Balfour	S. of Ecorse to Champaign	Year 2	\$510,000
Robinson	S. of Berkshire	Year 3	\$325,000
Beverly	E. of Shenandoah	Year 4	\$190,000
Cortland	S. of Ecorse to Berkshire	Year 4	\$180,000
Garfield	Rosedale to Allen	Year 1	\$650,000
Regina	S. of Allen to Quandt	Year 2	\$160,000
Cleophus	Rosedale to Colwell	Year 3	\$275,000
McClain	Park to Rosedale	Year 4	\$450,000
Niver	Englewood to Wick	Year 1	\$350,000
Wick	Niver to Becker	Year 2	\$250,000
Midway	Laurence to Ruth	Year 3	\$180,000
Reeck	Allen to Moore	Year 4	\$400,000

Source: City of Allen Park

NON-MOTORIZED PLAN

Allen Park hopes to make it safer and easier for more people to bicycle and walk throughout the City with the establishment of non-motorized transportation facilities. Figure 20 depicts a concept plan for non-motorized transportation improvements in Allen Park. The plan provides a vision and concept for a City-wide non-motorized network.

Figure 20. Non-motorized Concept Plan



CITY PLACEMAKING AND IMAGE

Urban design is concerned with the arrangement, appearance and functionality of the community. It focuses on the shaping and uses of community spaces and the way these public places are experienced and used. Architecture and urban form have played a significant role in defining Allen Park's sense of place within its downtown core and its neighborhoods. The look and feel of Allen Park should convey its identity, character and potential. Clean, safe, attractive and distinctive public spaces and areas instill local pride and communicate confidence to the outside world. Strategies to empower local businesses and homeowners to invest capital and effort into rehabilitation and beautification projects need to be targeted to specific areas of the City with catalytic projects that would spearhead a powerful placemaking effort in Allen Park.

PLANNING ISSUES

A community's physical image is composed of a variety of natural and man-made features. Distinct or unique features such as the elaborate design of a landmark building, maintenance of civic spaces, or beautiful flower displays are all elements that play a part in defining community image. These are elements that the community can regulate, enhance and modify to direct development and redevelopment toward a defined vision.

Community gathering spaces create social energy that fuels the community; both socially and economically. Opportunities for developing a lively community begin with creating:

- Streets that increase pedestrian activity, economic development and community livability goals;
- Parks, plazas and squares that become focal points for the community; and
- Libraries, community recreation centers and other civic buildings that can serve as centers of community life and activity.

Generally, a community's image is heavily influenced by the image of its central business district or downtown because of the symbolic nature of the historic heart of the community. For many, the downtown represents Allen Park's personality and establishes its brand identity for the world to see. The colors, textures, materials, architecture, cleanliness and public spaces of the downtown area help establish a distinctive, recognizable image. A positive image and brand identity for Allen Park symbolizes the value of the City and the quality of life one can expect from living and working in Allen Park. The aesthetic appeal of the City can also contribute to the sustained economic growth of Allen Park by communicating a "community on the rise" message to existing and new businesses that want to call Allen Park home.

The first impression a visitor has about Allen Park are linked to the entry corridors leading into the City. The opportunity to design a gateway or point of arrival is driven by available public land where signing or welcome features can be located. Other points of interest such as the library and civic buildings serve as important image builders.

The primary and secondary entry points into the City need to convey an attractive, welcoming appeal. These points should be visually and physically enhanced to express a sense of pride, place and community. The City should collaborate with private businesses where possible to partner on these image building enhancements.

This attention to community aesthetics and image also helps to attract new residents seeking a quality environment to live, work and play. Urban design and image is understood as an essential strategy in maintaining the character and desirability of a City's environment. Allen Park has entry signs at several City entry points which can be updated and enhanced with a new, rebranded, image.

GOAL 5. CITY PLACEMAKING AND IMAGE

Improve the identity of Allen Park as a “great place to live”.

OBJECTIVES AND STRATEGIES

1. Develop an image building campaign.

- 1.1 Enhance the market perception of Allen Park through a creative image building program.
- 1.2 Develop a strong feeling of pride and ownership for the neighborhoods and special places within the City through community buy-in and support of the image building program.
- 1.3 Develop a graphic identity and wayfinding signage program for the City that incorporates the City’s main features and assets into a coordinated, creative message.
- 1.4 Work with the DDA, the Chamber of Commerce and community and neighborhood groups to create this community image program.
- 1.5 Recruit organizations and businesses to support the image building campaign.

2. Promote streetscapes that enhance the overall visual quality of commercial corridors and support pedestrian activity.

- 2.1 Improve the appearance of commercial corridors by using street trees and other landscape and hardscape improvements to enhance the visual and spatial experience of drivers, transit riders, bicyclists and pedestrians using City streets.
- 2.2 Support pedestrian activities along commercial corridors such as sidewalk and outdoor dining.
- 2.3 Improve the visual transitions into adjacent neighborhoods.

3. Support the development of commercial and mixed-use projects in the downtown and along commercial corridors that complement the City’s identity.

- 3.1 Support mixed-use development along Allen Road, Ecorse Road, Park Avenue, Ecorse Road and Southfield Road into active, pedestrian-friendly streets that better balance auto, transit, bicycle and pedestrian mobility.
- 3.2 Support compact, mixed-use development oriented to the sidewalks to promote active street life.
- 3.3 Provide convenient and safe pedestrian and transit access throughout commercial and mixed-use corridors, including enhanced crosswalks, pedestrian refuge islands, pedestrian signals, attractive and comfortable transit stops, pedestrian plazas and amenities.
- 3.4 Develop design standards that ensure the integration of parks and open spaces within mixed-use corridors by providing safe and comfortable pedestrian pathways and passages with quality amenities.

4. Improve the City’s gateways.

- 4.1 Identify the gateway arterials and special point for physical improvements which could include open space, signs, special lighting, art, pedestrian plazas and other elements. Priority should be given to the downtown and to those areas that would create a positive first impression for visitors entering the City.
- 4.2 Gain interest and support from private property owners and developers who offer opportunities to partner with the City for gateway and image enhancement projects.

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SUSTAINABILITY

Sustainability is often defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability is based on a simple principle: everything that we need for survival and well-being depends, either directly or indirectly, on the natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in harmony, that permit fulfilling the social, economic and other requirements of present and future generations.

Sustainability is important to making sure that we have and will continue to have, the water, materials and resources to protect human health and the environment.

PLANNING ISSUES

- Continued deterioration in the condition of the community public infrastructure including roads, bridges, water and sewer.
- Funding systems based on consumption (i.e., gasoline, water, electricity, etc.) which continue to yield fewer dollars to make necessary improvements and conflict with policies that stress conservation.
- Increased desire to incorporate “green” technology and techniques into buildings and infrastructure.
- Increased concern about energy efficiency.
- Increased demand for walkable/bikeable communities, viable neighborhoods and recreation opportunities.

GOAL 6. SUSTAINABILITY

Develop initiatives and policies to preserve and enhance natural systems and green infrastructure as well as promote a healthy environment.

OBJECTIVES AND STRATEGIES

1. **Promote the use of green technology and implement healthy community programs.**
 - 1.1. Promote Leadership in Energy and Environment Design (LEED) principles for architecture and site design.
 - 1.2. Support community sustainability initiatives and programs.
 - 1.3. Promote walking and bicycling in Allen Park.

2. **Protect the quality of surface and groundwater resources in the City from development related impacts.**
 - 2.1 Adopt regulations that encourage the maintenance of undisturbed natural buffers along drain, creek and river systems.
 - 2.2 Establish impervious surface ratio limitations on private land development to reduce storm water runoff and to improve water quality.
 - 2.3 Maintain participation and membership in the Southeast Michigan Council of Governments' (SEMCOG) water quality management planning activities.
 - 2.4 Expand watershed-based planning activities covering the Ecorse Creek and Rouge watersheds to include waterways which drain into the Rouge River, Ecorse Creek and the Detroit River.
 - 2.5 Participate in the Environmental Protection Agency Phase II storm water programs.
 - 2.6 Encourage the use of Low Impact Development (LID) techniques for stormwater management such as stream buffers, stream channel improvements, rain gardens and other innovative storm water management practices.

IMPLEMENTATION

The Master Plan is essentially a statement of goals, objectives and strategies designed to provide a framework for future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially-adopted document that sets forth an agenda for the achievement of goals and strategies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits appropriate growth. It provides the basis upon which zoning and land use decisions are made. The Plan forms the philosophical basis for more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning and that the Master Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful for implementing the Plan.

ZONING REQUIREMENTS

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include to:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan;
- Promote attractiveness in the City's physical (built) environment by providing variation in lot sizes, architectural features and appropriate land uses;
- Consider special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits; and
- Guide development away from conflicting land uses (i.e., industrial uses adjacent to residential areas).

The Zoning Ordinance and the future land use map in themselves should not be considered as the major long-range planning policy of the City. Rather, the Master Plan should be regarded as a statement of planning policy and zoning should be used to assist in implementing that policy.

ZONING AND OTHER ADJUSTMENTS

Zoning adjustments for Master Plan implementation are recommended as follows:

- Review the Zoning Ordinance to determine whether districts, permitted/special uses and standards implement the policies of the Master Plan. This is the most basic method of implementing the Master Plan. Condominium and subdivision regulations should also be reviewed and updated to facilitate all types of redevelopment projects. Standards many need to be revised such as those included in the schedule of regulations as well as other regulations pertaining to parking, signs and landscaping/screening. Regulations that impede the rehabilitation of the existing housing stock should also be reviewed and adjusted to allow upgrades and aging-in-place.
- Incorporate provisions in the Zoning Ordinance which would allow for incentives such as density bonuses for proposals which offer community benefit such as the provision of parks, community spaces and non-motorized connections.

-
- Include regulations that encourage energy conservation and use of “green” building and development techniques to address the sustainability goals of the Master Plan.
 - Streamline review procedures to encourage renovation, improvements, or redevelopment of existing vacant or underutilized buildings or properties.

Other initiatives for Master Plan implementation include:

- Prepare a corridor plan for Allen Road and other commercial corridors to consider opportunities for enhancing the visual appearance of the corridor through development standards related to architecture, access management, complete streets features, green infrastructure, landscaping, lighting and signs. These standards could be applied through an overlay zone, which would create additional design standards for building articulation, exterior building material, side and rear façade, other architectural features, sign regulations, landscaping requirements, parking lot placement and screening, service area screening, fencing and lighting standards.
- Formulate plans for improving the entrance points or gateways into Allen Park with additional pedestrian amenities and features such as landscaping, street lighting, and improved signage.
- Create a City-wide tree replacement and planting program for parks, streets and public properties.
- Develop site design guidelines and standards for residential infill development to ensure preservation of the City’s neighborhoods.
- Establish programs to remove or rehabilitate blighted houses and properties.
- Assist City Council in developing the Capital Improvement Plan to ensure public improvements are coordinated with the Master Plan.
- Prepare and publish development guide handouts such as a site plan review manual that outlines the City’s development policies, procedures and guidelines.

PLAN EDUCATION

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education and participation will be extremely important as the City moves toward realization of the goals contained within the Master Plan.

PLAN UPDATES

The Plan should not become a static document. The City Planning Commission should re-evaluate and update portions of it on a periodic basis. In accordance with Michigan Public Act 33 of 2008, the City is required to review the Plan every five years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with the City Parks and Recreation Master Plan to provide proper long-range planning for parks and recreation improvements.

COORDINATION WITH ADJACENT COMMUNITIES

As a part of the Master Plan adoption process and in accordance with Michigan Public Act 33 of 2008, the City of Allen Park sent the proposed draft Plan for review and comments to neighboring jurisdictions, Wayne County, regional agencies and any registered public utility company, railroad, or other governmental agencies. Following receipt of the comments from the adjacent communities and other agencies, a public hearing was held, the comments considered and revisions made to the Plan. The final Plan was approved and adopted by the City Planning Commission. Each of these requirements is outlined in Michigan Public Act 33 of 2008 and has been adhered to by the City of Allen Park.

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APPENDIX

COMMUNITY ENGAGEMENT

The project process included multiple forums for community involvement. A visioning process took place in the City in 2014 and the Planning Commission conducted many public meetings to receive further input into the plan.

2014 STRATEGIC PLAN: OUR VISION, OUR FUTURE

In March 2014 a Community Meeting was held in conjunction with the Strategic Planning Process to discuss the future of Allen Park. Over 120 Allen Park residents, business representatives, City administrators/staff and elected officials attended and participated in the day long discussions. Participants were asked to share their thoughts and ideas on:

“What would we like our City to look like in 1-5 years?”
and
“What would you Keep, Change and Create?”

The data/feedback collected at the March 2014 Community Meeting was compiled into Topics in an effort to facilitate further discussions for the next phase of the process. The table below contains all the data compiled with topics, statements, votes, organized in categories and subcategories which resulted from these Community Meetings and discussions.

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Gov't Excellence	We are financially stable (22)	22	Government Excellence	Financial Stability
Infrastructure	Updated infrastructure including technology (18)	18	Infrastructure	Infrastructure
Infrastructure	Better quality roads (17)	17	Infrastructure	Streets, Walks, Bridges
Community	More community volunteers (16)	16	Community	Resident Engagement
Public Safety	More police and police presence (16)	16	Public Safety	Law Enforcement
Business & Economics	Mentor programs (14) (<i>Business Mentoring/Entrepreneurial Trng</i>)	14	Business&Econ	Economic Growth
Community	Community center is self-sufficient (13)	13	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Infrastructure	Water main replacements (12)	12	Infrastructure	Infrastructure
Gov't Excellence	Tap into grant money (11)	11	Government Excellence	Financial Stability
Infrastructure	Streets and sidewalks (11)	11	Infrastructure	Streets, Walks, Bridges
Community	Community Foundation 501(c) (10)	10	Government Excellence	Financial Stability
Public Safety	Police Department (10)	10	Public Safety	Law Enforcement
Business & Economics	High-end shopping district (Trader Joe's, Costco or Whole Foods) (9)	9	Business&Econ	Type of Goods/Services
Parks & Rec	Bring back wading pool (9)	9	Parks & Rec	Pools
Gov't Excellence	All city departments at full staffing (8)	8	Government Excellence	Human Resources
Gov't Excellence	Start a community foundation (8)	8	Government Excellence	Financial Stability
Infrastructure	Updated/new city hall (8)	8	Government Excellence	Real Estate (buy/sell/lease)
Neighborhoods & Housing	No vacant buildings and homes (8)	8	Neighborhoods & Housing	Real Estate (buy/sell)
Business & Economics	Buy local (7)	7	Business&Econ	Economic Growth
Gov't Excellence	Technology (IT) is improved (7)	7	Communication	Info Technology

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Business & Economics	Brand Allen Park as an oasis for Monarch butterflies with milkweed plants in many gardens and public space (7) (<i>Beautification</i>)	7	Infrastructure	Beautification
Public Safety	Public safety department (7)	7	Public Safety	Law Enforcement
Public Safety	Strengthened fire service (7)	7	Public Safety	Fire Protection
Business & Economics	All businesses participate in branding and making frontage more attractive (6)	6	Business&Econ	Marketing & Promotion
Other	Everyone should donate money to get things started (6)	6	Community	Resident Engagement
Infrastructure	Sewer replacements and upgrades (6)	6	Infrastructure	Infrastructure
Arts & Culture	A new library open 7 days a week (6)	6	Library	Library
Arts & Culture	Music in the Park series (5)	5	Arts & Culture	Music
Parks & Rec	Music in the park summer series (5)	5	Arts & Culture	Music
Business & Economics	Diverse downtown (5)	5	Business&Econ	Type of Goods/Services
Community	Welcome packets (5)	5	Communication	Communication
Education	Strong school system (5)	5	Education	School System
Gov't Excellence	Cohesive mayor and city council (5)	5	Government Excellence	Government Relations
Gov't Excellence	Debt free city (5)	5	Government Excellence	Financial Stability
Infrastructure	Roads are maintained (5)	5	Infrastructure	Streets, Walks, Bridges
Parks & Rec	Recreation Center updated and equipped with a broad range of programs and widely used by residents (5)	5	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Parks & Rec	Walking trails and bike paths (5)	5	Parks & Rec	Bike & Walk
Community	Full utilization of new auditorium, e.g., theater group, concerts (4)	4	Arts & Culture	Theatre
Neighborhoods & Housing	Welcome packages (4)	4	Communication	Communication
Gov't Excellence	Allen Park is supported by citizens through income and participation (4)	4	Government Excellence	Financial Stability
Infrastructure	New or renewed city buildings (4)	4	Government Excellence	Real Estate (buy/sell/lease)
Business & Economics	Studio property is sold (4)	4	Government Excellence	Real Estate (buy/sell/lease)
Neighborhoods & Housing	New housing in former parks (4)	4	Neighborhoods & Housing	Development
Parks & Rec	Park upgrades (4)	4	Parks & Rec	Maintenance
Public Safety	Holding landlords accountable for properties (4)	4	Public Safety	Ordinance Enforcement
Arts & Culture	Revive the Allen Park symphony (3)	3	Arts & Culture	Music
Business & Economics	Attractive banners and landscaping increased in downtown (3)	3	Business&Econ	Marketing & Promotion
Business & Economics	Businesses are supported (3)	3	Business&Econ	Economic Growth
Business & Economics	Connect the Hill with the rest of the City (3)	3	Business&Econ	Access to Goods/Services
Business & Economics	Costco (3)	3	Business&Econ	Type of Goods/Services
Community	Digital signage for notification of events (3)	3	Communication	Public Awareness
Community	Expanded community events (3)	3	Community	Events
Community	Expos all year (3)	3	Community	Events
Community	Garden Tour (3)	3	Community	Events
Education	Dual enrollment with Baker College and other locations (3)	3	Education	School System
Education	Student community introduction programs (3)	3	Education	School System
Gov't Excellence	City charter/city manager (3)	3	Government Excellence	City Charter
Gov't Excellence	Shared services (3)	3	Government Excellence	Human Resources

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Gov't Excellence	Master plan undated (3) (<i>land use?</i>)	3	Infrastructure	Infrastructure
Arts & Culture	Expanded library access (3)	3	Library	Library
Neighborhoods & Housing	Property values are up (3)	3	Neighborhoods & Housing	Property Value
Parks & Rec	Bike path within all city limits (3)	3	Parks & Rec	Bike & Walk
Parks & Rec	Clean and modern parks (3)	3	Parks & Rec	Maintenance
Parks & Rec	Community swimming pool (3)	3	Parks & Rec	Pools
Parks & Rec	Parks and recreation intra-city programs for kids (3)	3	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Parks & Rec	Splash pool (3)	3	Parks & Rec	Pools
Business & Economics	104 acres full and developed (2)	2	Business&Econ	Economic Growth
Community	Vibrant Farm Market (2)	2	Business&Econ	Type of Goods/Services
Business & Economics	Whole Foods (2)	2	Business&Econ	Type of Goods/Services
Gov't Excellence	Cutting edge technology (2)	2	Communication	Info Technology
Gov't Excellence	Robust city website where citizens routinely check for everything (2)	2	Communication	Info Technology
Gov't Excellence	Strong communication <u>network</u> between city, business, civic organizations and residents (2)	2	Communication	Communication
Other	Young residents will continue our vision/work (2)	2	Community	Resident Engagement
Education	One school district instead of three in city (2)	2	Education	School System
Gov't Excellence	Balanced budget with capital reserves (2)	2	Government Excellence	Financial Stability
Infrastructure	Capital improvement plan implemented (2)	2	Government Excellence	Financial Stability
Gov't Excellence	Change charter (2)	2	Government Excellence	City Charter
Infrastructure	City hall is located downtown (2)	2	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Fewer arm-chair critics and more working together (2)	2	Government Excellence	Government Relations
Gov't Excellence	Government transparency of public records and decision making (2)	2	Government Excellence	Government Relations
Community	Senior daycare (2)	2	Government Excellence	Resident Quality of Life
Community	Volunteer coordinator position (2) (<i>staffing & resources</i>)	2	Government Excellence	Human Resources
Infrastructure	Improved and maintained infrastructure (2)	2	Infrastructure	Infrastructure
Public Safety	More street lights (2)	2	Infrastructure	Utilities
Infrastructure	Repaired streets (2)	2	Infrastructure	Streets, Walks, Bridges
Infrastructure	Snow and leaf removal (2)	2	Infrastructure	Streets, Walks, Bridges
Infrastructure	Well maintained roads (2)	2	Infrastructure	Streets, Walks, Bridges
Neighborhoods & Housing	Housing above store fronts (2)	2	Neighborhoods & Housing	Development
Neighborhoods & Housing	Promote real estate (2)	2	Neighborhoods & Housing	Real Estate (buy/sell)
Parks & Rec	Bike trails connected to other regional trails (2)	2	Parks & Rec	Bike & Walk
Parks & Rec	Bring Champaign Park back to its former glory (2)	2	Parks & Rec	Maintenance
Parks & Rec	Dog park (2)	2	Parks & Rec	Dog Park
Community	Self-sufficient community center - non-profit (2)	2	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Infrastructure	City ordinances enforced (2)	2	Public Safety	Ordinance Enforcement
Public Safety	Reinstate police liaison officer (2)	2	Public Safety	Law Enforcement
Arts & Culture	Adult community players (1)	1	Arts & Culture	Theatre
Community	Historical Society (1)	1	Arts & Culture	History
Community	Increased use of the Allen Park Center for the	1	Arts & Culture	Events

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
	Arts (1)			
Community	Musical concerts (1)	1	Arts & Culture	Music
Business & Economics	100% occupancy (business, retail and restaurant) (1)	1	Business&Econ	Economic Growth
Business & Economics	Business district at full capacity (1)	1	Business&Econ	Economic Growth
Business & Economics	Close Allen Road to Roosevelt creating a plaza (1) (<i>accessible</i>)	1	Business&Econ	Access to Goods/Services
Business & Economics	Increase downtown businesses (1)	1	Business&Econ	Economic Growth
Business & Economics	More economic development (1)	1	Business&Econ	Type of Goods/Services
Business & Economics	More family friendly downtown businesses (1)	1	Business&Econ	Type of Goods/Services
Business & Economics	Small businesses throughout (1)	1	Business&Econ	Economic Growth
Community	Unique identity downriver as modern and fresh (1)	1	Business&Econ	Marketing & Promotion
Business & Economics	Update business facades (1)	1	Business&Econ	Marketing & Promotion
Community	We are a destination city for businesses, events and a place to live (1)	1	Business&Econ	Marketing & Promotion
Gov't Excellence	Director of social media (1)	1	Communication	Communication
Infrastructure	Improved communications for city and school (1)	1	Communication	Public Awareness
Neighborhoods & Housing	New resident package (1)	1	Communication	Communication
Community	Active citizens award (1)	1	Community	Resident Engagement
Community	Block parties (1)	1	Community	Social Activity
Community	Community events which encourage Allen Park pride and conversation (1)	1	Community	Resident Engagement
Community	Ethnic festival (1)	1	Community	Events
Community	Seasonal community events (1)	1	Community	Events
Business & Economics	Street fair attracts people from all over the state (1)	1	Community	Events
Education	Allen Park schools are number one in the state (1)	1	Education	School System
Education	Partnerships with university and colleges (1)	1	Education	Adult Education
Gov't Excellence	A balanced budget and rainy day fund (1)	1	Government Excellence	Financial Stability
Gov't Excellence	Consolidated city hall and department re-organization (1)	1	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Contracts are fair and not burden to city finances (1)	1	Government Excellence	Financial Stability
Community	Enhanced senior services (1) (<i>Meals on Wheels, Transportation, Home Repair etc.</i>)	1	Government Excellence	Resident Quality of Life
Gov't Excellence	Excellent city services (1)	1	Government Excellence	Resident Quality of Life
Gov't Excellence	Financial stability (1)	1	Government Excellence	Financial Stability
Business & Economics	Movie property is sold (1)	1	Government Excellence	Real Estate (buy/sell/lease)
Infrastructure	New city hall is built and accessible to all (1)	1	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Positive government (1)	1	Government Excellence	Government Relations
Community	Senior support (1)	1	Government Excellence	Resident Quality of Life
Community	Senior support (1)	1	Government Excellence	Resident Quality of Life
Gov't Excellence	Shared services (1)	1	Government Excellence	Human Resources
Business & Economics	Southfield property is 100% utilized (1)	1	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Strengthened city services (1)	1	Government Excellence	Resident Quality of Life

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Gov't Excellence	Update city charter (1)	1	Government Excellence	City Charter
Infrastructure	Gleaming, pristine paved streets and sidewalks (1)	1	Infrastructure	Streets, Walks, Bridges
Business & Economics	Public transportation – van/bus (1)	1	Infrastructure	Transportation
Arts & Culture	Award winning library (1)	1	Library	Library
Arts & Culture	Regional consolidated library (1)	1	Library	Library
Neighborhoods & Housing	Housing values have increased (1)	1	Neighborhoods & Housing	Property Value
Parks & Rec	5K run through Allen Park (1)	1	Parks & Rec	Events
Parks & Rec	Dog park (1)	1	Parks & Rec	Dog Park
Public Safety	Lower crime rate (1)	1	Public Safety	Law Enforcement
Public Safety	Neighborhood Watch (1)	1	Public Safety	Citizen Involvement
Public Safety	Public safety (1)	1	Public Safety	Law Enforcement
Other	We all win the lottery	Many	Community	Joint Participation
Arts & Culture	Community art – murals	0	Arts & Culture	Art
Arts & Culture	More art oriented events	0	Arts & Culture	Events
Arts & Culture	More cultural opportunities	0	Arts & Culture	Culture/Social
Community	Outdoor music festival	0	Arts & Culture	Music
Arts & Culture	Social and cultural hub of downriver	0	Arts & Culture	Culture/Social
Arts & Culture	Summer art and music activities	0	Arts & Culture	Events
Arts & Culture	Summer arts for kids	0	Arts & Culture	Art
Arts & Culture	Thriving art community with visible art publically displayed	0	Arts & Culture	Art
Arts & Culture	Youth theater	0	Arts & Culture	Theatre
Business & Economics	75% to 85% retail and restaurants are accessible	0	Business&Econ	Access to Goods/Services
Community	Allen Park "brand"	0	Business&Econ	Marketing & Promotion
Business & Economics	Better looking business district	0	Business&Econ	Marketing & Promotion
Business & Economics	Boutique businesses	0	Business&Econ	Type of Goods/Services
Business & Economics	Businesses are thriving	0	Business&Econ	Economic Growth
Business & Economics	DDA presents plan for viable downtown	0	Business&Econ	Economic Growth
Business & Economics	Development of the Southfield corridor	0	Business&Econ	Economic Growth
Community	Farmers' Market is successful and is several blocks long	0	Business&Econ	Type of Goods/Services
Community	High end markets	0	Business&Econ	Type of Goods/Services
Community	Many farmers selling at the Farmers' Market	0	Business&Econ	Type of Goods/Services
Business & Economics	New hotel	0	Business&Econ	Type of Goods/Services
Business & Economics	Stores downtown are full and Allen Park families frequent	0	Business&Econ	Economic Growth
Community	Street markets	0	Business&Econ	Type of Goods/Services
Business & Economics	Strong, updated business districts with very little turnover	0	Business&Econ	Economic Growth
Business & Economics	Target business (food/entertainment)	0	Business&Econ	Type of Goods/Services
Business & Economics	Trader Joe's	0	Business&Econ	Type of Goods/Services
Community	Vibrant and lively downtown	0	Business&Econ	Marketing & Promotion
Business & Economics	We have a "waiting list" of interested businesses	0	Business&Econ	Economic Growth

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Community	Youth daycare (<i>babysitting, latchkey</i>)	0	Business&Econ	Type of Goods/Services
Business & Economics	100% WI-FI downtown	0	Communication	Info Technology
Gov't Excellence	Allen Park vision is well communicated	0	Communication	Public Awareness
Parks & Rec	City-wide wireless	0	Communication	Info Technology
Gov't Excellence	Good communication – letters, “newspaper of Allen Park”	0	Communication	Public Awareness
Gov't Excellence	Improved communication	0	Communication	Communication
Gov't Excellence	Improved communication to citizens	0	Communication	Public Awareness
Gov't Excellence	Numerous signs advertising events in the city	0	Communication	Public Awareness
Gov't Excellence	Positive city branding	0	Communication	Public Awareness
Gov't Excellence	Raised awareness of activities	0	Communication	Public Awareness
Gov't Excellence	State of the art website	0	Communication	Info Technology
Community	Strong communication of city events	0	Communication	Public Awareness
Infrastructure	Technology	0	Communication	Info Technology
Gov't Excellence	Text alert network – city wide	0	Communication	Info Technology
Community	Walking map – historical sites, parks, food, retail	0	Communication	Public Awareness
Gov't Excellence	We have great community communication	0	Communication	Communication
Community	Welcome new residents	0	Communication	Communication
Community	Welcome to Allen Park program	0	Communication	Communication
Gov't Excellence	Worldwide knowledge of Allen Park	0	Communication	Public Awareness
Community	“Front Porch” community	0	Community	Social Activity
Community	Allen Park days	0	Community	Events
Community	Circus	0	Community	Events
Gov't Excellence	Community and corporate partnerships	0	Community	Joint Participation
Gov't Excellence	Community involvement from all age groups	0	Community	Resident Engagement
Parks & Rec	Community picnics	0	Community	Social Activity
Community	Faith-based Network	0	Community	Joint Participation
Business & Economics	Family friendly downtown	0	Community	Social Activity
Community	Gardening club	0	Community	Social Activity
Community	More community ties	0	Community	Resident Engagement
Community	More participation from youth	0	Community	Resident Engagement
Community	Thriving volunteer program for students of Allen Park Schools	0	Community	Resident Engagement
Parks & Rec	Urban gardens	0	Community	Resident Engagement
Community	Use Volunteers to maintain historical museum	0	Community	Resident Engagement
Parks & Rec	Year round green market	0	Community	Events
Community	Youth communication and involvement	0	Community	Resident Engagement
Education	Adult education	0	Education	Adult Education
Education	Consolidated school districts/services	0	Education	School System
Education	Coordination/shared facilities between city and school	0	Education	School Building/Enterprise/Property
Education	Excellent school districts (top ten in the state)	0	Education	School System
Education	Expand Baker College	0	Education	Adult Education
Education	Increased shared school and community activities	0	Education	School System
Community	Liaison between seniors and students	0	Education	School System
Education	Maintain excellent standards of schools	0	Education	School System
Education	More University partnerships	0	Education	Adult Education
Gov't Excellence	Allen Park is in great financial condition	0	Government Excellence	Financial Stability
Gov't Excellence	Autonomy, no emergency manager	0	Government Excellence	Financial Stability

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Gov't Excellence	Capable administration working as a team (mayor & city council)	0	Government Excellence	Government Relations
Infrastructure	Centralized municipal area	0	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	City government is a conduit form implementing ideas/projects	0	Government Excellence	Government Relations
Community	Community autonomy (self- governing/independent)	0	Government Excellence	Government Relations
Gov't Excellence	Contract integrity	0	Government Excellence	Government Relations
Gov't Excellence	Improved government efficiency	0	Government Excellence	Government Relations
Gov't Excellence	Increased city government employees	0	Government Excellence	Human Resources
Gov't Excellence	Informal and consistent town meetings	0	Government Excellence	Government Relations
Community	Integrate community resources	0	Government Excellence	Resident Quality of Life
Gov't Excellence	Integrated city programs	0	Government Excellence	Resident Quality of Life
Gov't Excellence	Legacy costs reduced to state median	0	Government Excellence	Financial Stability
Gov't Excellence	Maintain but not stagnate	0	Government Excellence	Resident Quality of Life
Gov't Excellence	Mayor and city council work together as a team	0	Government Excellence	Government Relations
Community	New City Hall	0	Government Excellence	Real Estate (buy/sell/lease)
Infrastructure	New city hall	0	Government Excellence	Real Estate (buy/sell/lease)
Infrastructure	New city hall	0	Government Excellence	Real Estate (buy/sell/lease)
Infrastructure	New city hall	0	Government Excellence	Real Estate (buy/sell/lease)
Infrastructure	New home for city employees	0	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Ongoing commitment to moving forward	0	Government Excellence	Government Relations
Gov't Excellence	Open and honest government	0	Government Excellence	Government Relations
Gov't Excellence	Optimal use of grants	0	Government Excellence	Financial Stability
Gov't Excellence	Our leadership is strengthened	0	Government Excellence	Government Relations
Gov't Excellence	Part-time paid government and full-time volunteer network	0	Government Excellence	Human Resources
Gov't Excellence	Rainy day fund	0	Government Excellence	Financial Stability
Gov't Excellence	Re-codification of city ordinances	0	Government Excellence	City Charter
Business & Economics	Re-open the studio property	0	Government Excellence	Real Estate (buy/sell/lease)
Business & Economics	Repurpose Film Production Building	0	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Revive Allen Park community council	0	Government Excellence	Government Relations
Community	Senior housing on Southfield property	0	Government Excellence	Resident Quality of Life
Gov't Excellence	Shared services with surrounding communities	0	Government Excellence	Human Resources
Gov't Excellence	Solidify financial management and planning	0	Government Excellence	Financial Stability
Gov't Excellence	Special election for recreation funds	0	Government Excellence	Financial Stability
Community	Strong community foundation (grants)	0	Government Excellence	Financial Stability
Business & Economics	Studio building sold at our cost	0	Government Excellence	Real Estate (buy/sell/lease)
Gov't Excellence	Update master plan	0	Government Excellence	City Charter
Gov't Excellence	We have redefined our city government	0	Government Excellence	Government Relations
Community	ADA (Handicapped accessibility) followed fully	0	Infrastructure	Accessibility
Community	Added a north and south Allen Road streetscapes	0	Infrastructure	Beautification
Infrastructure	Better control of water systems (new valves) to save city funds	0	Infrastructure	Infrastructure
Infrastructure	Better wheel chair access	0	Infrastructure	Accessibility
Community	Green technology applied, i.e., LED lighting	0	Infrastructure	Utilities

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Infrastructure	Landscaping along Southfield maintained	0	Infrastructure	Beautification
Infrastructure	Mass transit accessibility	0	Infrastructure	Transportation
Community	More public space	0	Infrastructure	Infrastructure
Community	New city development go green with lower cost	0	Infrastructure	Infrastructure
Community	Recycle Program	0	Infrastructure	Waste/Recycle
Infrastructure	Sidewalk repair and replacement plan is implemented	0	Infrastructure	Streets, Walks, Bridges
Infrastructure	Sidewalk replacement	0	Infrastructure	Streets, Walks, Bridges
Infrastructure	Street light improvement	0	Infrastructure	Utilities
Community	Tree planting program	0	Infrastructure	Beautification
Community	Urban Gardens	0	Infrastructure	Beautification
Infrastructure	Walking bridge between north and south Allen Park	0	Infrastructure	Accessibility
Infrastructure	Zero pedestrian obstacles – Park Avenue	0	Infrastructure	Accessibility
Arts & Culture	Enhanced library hours	0	Library	Library
Arts & Culture	Increased library hours	0	Library	Library
Neighborhoods & Housing	City and school populations have increased	0	Neighborhoods & Housing	Development
Neighborhoods & Housing	Downtown living	0	Neighborhoods & Housing	Development
Community	For Sale houses filled within 90 days	0	Neighborhoods & Housing	Real Estate (buy/sell)
Neighborhoods & Housing	Full occupancy	0	Neighborhoods & Housing	Real Estate (buy/sell)
Neighborhoods & Housing	Increase families with children (positive migration)	0	Neighborhoods & Housing	Development
Neighborhoods & Housing	More people moving in and need more schools	0	Neighborhoods & Housing	Development
Neighborhoods & Housing	Real estate values have increased greatly	0	Neighborhoods & Housing	Property Value
Neighborhoods & Housing	So many more younger families residing here	0	Neighborhoods & Housing	Development
Neighborhoods & Housing	Stable housing prices (and higher)	0	Neighborhoods & Housing	Property Value
Neighborhoods & Housing	Steadily increasing property values	0	Neighborhoods & Housing	Property Value
Neighborhoods & Housing	The housing market is up and running with young couples moving in	0	Neighborhoods & Housing	Development
Parks & Rec	All parks are well maintained	0	Parks & Rec	Maintenance
Parks & Rec	Bike paths	0	Parks & Rec	Bike & Walk
Parks & Rec	Bike route	0	Parks & Rec	Bike & Walk
Community	Civic center improvement	0	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Community	Cutting edge community center	0	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Parks & Rec	Designated walking route	0	Parks & Rec	Bike & Walk
Parks & Rec	Dog park	0	Parks & Rec	Dog Park
Parks & Rec	Have a great dog park	0	Parks & Rec	Dog Park
Parks & Rec	Increase community wide activities	0	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Parks & Rec	Public access to swimming pool	0	Parks & Rec	Pools
Parks & Rec	Reinstate nature trail	0	Parks & Rec	Bike & Walk

Visioning Topics	Item	Votes	Major Cat	Sub-Cat
Parks & Rec	Strong parks and recreation program that is utilized by residents	0	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Parks & Rec	Very accessible walking and bike paths throughout Allen Park	0	Parks & Rec	Bike & Walk
Parks & Rec	Well used parks with grass cut	0	Parks & Rec	Maintenance
Parks & Rec	Work with athletic organizations to maintain parks	0	Parks & Rec	Maintenance
Community	Youth programs	0	Parks & Rec	Quality Program (youth, adult, seniors, handicapped)
Public Safety	Active safety town	0	Public Safety	Safety Program
Public Safety	Feeling safe	0	Public Safety	Law Enforcement
Public Safety	Police and Fire up close and comfort days	0	Public Safety	Citizen Involvement
Community	Promote neighborhood watch	0	Public Safety	Citizen Involvement

The next step of the Strategic Planning Process took place with a Community Meeting in April, where Citizen Work Groups were formed to focus on specific goals/recommendations where citizen involvement and action, along with appropriate city departments and/or commissions, would result in changes and implementation. Participants attending the April session were asked to sit with the Work Group in which they had the greatest interest. The Work Group Topics included the following:

1. Arts, Culture and Community Life
2. Business and Economic Development
3. Education
4. Government Excellence
5. Neighborhoods and Housing
6. Parks and Recreation
7. Public Safety

The following contains the Work Group Topics and Goals which resulted from these discussions. Goals have been compiled and 'Lead Organizations' identified, consisting of key commissions, city officials and other groups/parties, for the purpose of evaluating, prioritizing and implementing.

Arts, Culture and Community Life

The City of Allen Park has a rich history of supporting arts, culture and community activities. These activities not only enrich the community but contribute to the city's economic vitality. Recognizing this, the participants generated a number of ideas for strengthening and enhancing community life.

Arts, Culture and Community Life Goals	Suggested Lead Organizations
Goal 1. Bring together the various groups responsible for community events and festivals to coordinate program planning, expand events and create a balanced calendar of events.	Festivities Committee
Goal 2. Sponsor, in cooperation with the Down River Runners Club, a 5K run through Allen Park.	Festivities Committee
Goal 3. In cooperation with community groups develop and promote an annual ethnic festival celebrating the city's rich diversity of cultures.	Festivities Committee
Goal 4. Bring together arts and cultural organizations to develop an Arts and Culture Strategic Plan to increase art and cultural activities in the community.	Festivities Committee Proposed Arts and Culture Committee
Goal 5. Partner with schools, the Allen Park Library, the Community Center and other	Proposed Arts and Culture

Arts, Culture and Community Life Goals	Suggested Lead Organizations
organizations to increase extra-curricular arts programs, particularly programs for children.	Committee
Goal 6. Facilitate increased public art such as murals, concerts in the parks and art fairs.	Proposed Arts and Culture Committee
Goal 7. Partner with neighborhoods and community organizations to develop and maintain community gardens.	Beautification Commission Garden Club Allen Parkers
Goal 8. Develop an annual garden walk.	Beautification Commission Garden Club Allen Parkers
Goal 9. Partner with Detroit Edison to offer training for energy efficient systems and practices for private residences and businesses.	Environmental Commission City of Allen Park
Goal 10. Continue and expand the city-wide garage sale.	Parks and Recreation Commission
Goal 11. Establish and seek funding for a "Volunteer Coordinator" to support volunteer activities and identify grants and other sources of support for volunteer work.	Proposed City of Allen Park Non-profit organization

Business and Economic Development

Visioning participants emphasized the importance of a strong economic base for the city and its future. This included a strong focus on a healthy business environment. A primary focus was on ways to make Allen Park a destination with an increasing variety of businesses, improved streetscapes and more entertainment and events.

Business and Economic Development Goals	Suggested Lead Organizations
Goal 1. Diversify downtown businesses to include entertainment, restaurants, art galleries, specialty shops and other businesses that keep people downtown.	DDA Chamber of Commerce
Goal 2. Encourage improved facades and the overall condition of buildings.	DDA Chamber of Commerce
Goal 3. Encourage businesses to have more flexible or longer hours of operation in coordination with downtown events and activities at the Community Center.	DDA Community Center Chamber of Commerce
Goal 4. Review and improve directional signage to the downtown and signs indicating routes to parking.	DDA Chamber of Commerce
Goal 5. Develop information kiosks downtown for easy access to business/public locations.	DDA Chamber of Commerce
Goal 6. Establish a work group to develop and implement a strategic plan for downtown development.	DDA Chamber of Commerce
Goal 7. Develop and distribute an Allen Park Business Directory and map.	City of Allen Park DDA Chamber of Commerce • Brownfield Development Authority
Goal 8. Develop a consistent logo and signage design.	City of Allen Park DDA Chamber of Commerce • Brownfield Development
Goal 9. Conduct a market analysis and identify opportunities for cross marketing Allen Park as a destination with its easy access via three freeways.	City of Allen Park DDA

Business and Economic Development Goals	Suggested Lead Organizations
	Chamber of Commerce • Brownfield Development
Goal 10. Establish a “Welcome to Allen Park” orientation program and materials for new residents to the community.	DDA Chamber of Commerce

Education

A strong educational system is the foundation of a strong community. Allen Park’s public, private and post-secondary schools make the community a desirable place to live and play an important role in its economic development.

Education Goals	Suggested Lead Organizations
Goal 1. Continue to identify opportunities for collaboration within Allen Park to connect community resources (mentoring, tutoring, job shadowing, entrepreneurship, etc.) with our schools.	Proposed Volunteer Coordinator in cooperation with the private and public schools serving the community, including Post-Secondary Education.
Goal 2. Continue collaboration among our public and private schools to more effectively leverage our resources.	Proposed Volunteer Coordinator in cooperation with the public and private schools serving the community, including Post-Secondary Education
Goal 3. Launch a campaign to educate citizens on the educational resources available to them and establish a one-stop shop portal on the city website with links to the educational resources in the community.	Proposed Volunteer Coordinator in cooperation with the public and private schools serving the community, including Post-Secondary Education
Goal 4. Explore opportunities for shared communication with the City (newsletter, website, etc.) about educational programs and resources.	City of Allen Park in cooperation with the private and public schools serving the community, including Post-Secondary Education
Goal 5. Assist Allen Park Public Schools in marketing the Allen Park Center for the Arts as a community resource and source of revenue.	City of Allen Park in cooperation with the private and public schools serving the community, including Post-Secondary Education
Goal 6. Identify additional ways to collaborate with other organizations to increase utilization of school resources such as pools and sport fields.	Parks and Recreation Commission in cooperation with the private and public schools serving the community, including Post-Secondary Education
Goal 7. Increase public awareness of computer literacy and other adult education opportunities, particularly for seniors, available in the city and nearby communities.	City of Allen Park in cooperation with the Allen Park private and public schools, including Post-Secondary Education
Goal 8. Establish regular meetings with School Board/Officials and City Council Representatives from all Allen Park Schools (including Melvindale, Southgate, private e.g. Cabrini, Inner City etc.) and post-secondary education should be asked to participate.	City of Allen Park in cooperation with the Allen Park private and public schools, including Post-Secondary Education

Government Excellence

For the visioning participants, government excellence means a comprehensive approach to citizen engagement, fiscal policy, local services, communication and transparency, collaboration with partners and high quality customer service that will enable Allen Park to remain a community of choice for future generations.

Government Excellence Goals	Suggested Lead Organizations
Goal 1. Replace the current city hall with a new facility which will facilitate the efficient delivery of services.	City of Allen Park
Goal 2. Establish a robust website to facilitate communication, information sharing and web-based delivery of services.	City of Allen Park
Goal 3. Explore the application of social media to improve communication and information sharing with citizens.	City of Allen Park
Goal 4. Develop an asset map of the community to provide comprehensive information on community assets and guide future planning.	City of Allen Park
Goal 5. Revise and update the city's master plan.	City of Allen Park
Goal 6. Review the city charter and city ordinances to insure their clarity and effectiveness.	City of Allen Park
Goal 7. Review and revise building codes and ordinances to insure they are responsive to development needs and trends.	City of Allen Park
Goal 8. Review and revise building codes and city practices to improve environmental sustainability (energy efficiency, recycling, etc.).	City of Allen Park
Goal 9. Develop a city property disposition program to insure the effective use of city property.	City of Allen Park
Goal 10. Review city boards and commissions to assess their current functioning, clarify roles and responsibilities and determine if additional boards and commissions are warranted.	City of Allen Park
Goal 11. Create and promote a clearinghouse of information to enable individuals to understand and pursue opportunities to serve on appointed bodies.	City of Allen Park
Goal 12. Develop and implement a street maintenance and resurfacing plan.	City of Allen Park
Goal 13. Secure CDGB funds to increase handicap access within the city.	City of Allen Park
Goal 14. Explore alternative approaches to service delivery that can enhance service delivery such as in-sourcing, outsourcing and collaborations or mergers across local jurisdictions.	City of Allen Park
Goal 15. Establish a stand-alone Non-Profit Organization 501(c3) to secure funding for community initiatives.	City of Allen Park Advisory Committee
Goal 16. Explore the need to establish a Business Advisory Council to enhance communication, coordination and policies to strengthen business development.	City of Allen Park Chamber of Commerce DDA
Goal 17. Explore the feasibility of publishing a quarterly newsletter which would provide comprehensive information on city, school and community events. An electronic version would also be available on the city's website.	Allen Park Community Center
Goal 18. Provide information to city residents about grants and incentives for historic preservation, energy conservation assistance, etc.	City of Allen Park
Goal 19. Develop a systematic recognition program for individuals and organization contributing to civic life.	City of Allen Park
Goal 20. Ensure that all sidewalks are maintained and ADA compliant.	City of Allen Park
Goal 21. Review and update zoning ordinances and code enforcement provisions to encourage neighborhood preservation and property maintenance and inform the public on how to report violations.	City of Allen Park
Goal 22. Create a plan to identify and preserve historic buildings throughout the city, including those in residential neighborhoods.	Historical Commission
Goal 23. Provide assistance to preserve the Allen Park historical home.	Historical Commission

Government Excellence Goals	Suggested Lead Organizations
Goal 24. Establish a new commission - Arts, Culture and Community Life which will: Oversee Festivities Committee Coordinate activities with Parks and Recreation Commission Allocate/utilize proceeds from activities – use proceeds to fund additional arts & culture activities which will contribute to the city's viability	
Include representatives from all Allen Park public and private schools (including post-secondary education) and senior citizen participation.	

Parks and Recreation

Recreational facilities and programs were viewed by the participants as a key component of a successful and healthy community. There was broad agreement on the value of the Allen Park Community Center and a clear desire to see it returned to its previous role as a vital community asset. The participants also identified a variety of ways to expand recreational activities for all citizens. Building on the ideas from the visioning process, the Parks and Recreation Commission will develop a Parks and Recreation Plan.

Parks and Recreation Goals	Suggested Lead Organizations
Goal 1. Continue to develop additional programming and aggressive marketing of the Community Center and its programs and services.	Parks and Recreation Commission
Goal 2. Develop a multi-use pathway system linking parks, schools, community facilities and neighborhoods.	Parks and Recreation Commission
Goal 3. Continue to maintain and update park equipment and facilities as needed with the assistance of an increased "adopt a park" program.	Parks and Recreation Commission
Goal 4. Explore the development of additional recreational facilities such as community gardens, dog parks and spray parks.	Parks and Recreation Commission
Goal 5. In cooperation with the schools and non-profits, expand or develop programs related to teens, seniors and those with special needs.	Parks and Recreation Commission
Goal 6: Revisit the linear park concept and develop additional neighborhood parks where opportunities are available.	Parks and Recreation Commission
Goal 7: Conduct annual meet your neighbors city-wide picnics in city parks.	Parks and Recreation Commission
Goal 8: Designate fitness walking areas indicating 1, 2 and 3 miles lengths.	Parks and Recreation Commission
Goal 9: Support the creation of neighborhood organizations (block clubs, neighborhood watch, etc.) to strengthen citizen engagement and public safety.	Parks and Recreation Commission Proposed Volunteer Coordinator
Goal 10. In cooperation with the public and private schools serving the community, develop a "Youth Council" to better understand the issues of younger people and engage them in community life.	Proposed Volunteer Coordinator
Goal 11. In cooperation with community organizations develop a senior citizen council to guide the development of comprehensive and coordinated services for Allen Park seniors.	Proposed Volunteer Coordinator
Goal 12. Provide information on existing volunteer programs and create more opportunities to volunteer with the city and local community organizations.	Proposed Volunteer Coordinator
Goal 13. Establish 'Volunteer Coordinator' position which will: Secure resources to support civic improvement activities	Parks and Recreation Director
Goal 14. Coordinate efforts of resident and business involvement	Parks and Recreation Director

Public Safety

Participants were generally satisfied with the city's public safety and recognized the constraints of current staffing levels. There were, however, a number of suggestions for improving public safety which relied on better communication with citizens and greater use of volunteers.

Public Safety Goals	Suggested Lead Organizations
Goal 1. Utilize the city's new website and other communication channels to keep citizens informed about public safety programs and resources.	City of Allen Park
Goal 2. Develop the capacity to issue text alerts to citizen about public safety issues.	Police Department
Goal 3. Create a partnership with other police departments and area mental health agencies to improve responses to calls involving residents with mental illnesses.	Police Department
Goal 4. Seek ways to support increased outreach education on issues such as alcohol abuse, date rape, fire safety and crimes targeting seniors.	Police and Fire Departments in cooperation with community schools and agencies
Goal 5. Identify a community group to sponsor a "Safety Town" program for the city's children.	Police Department
Goal 6. Improve ordinance enforcement by educating residents and businesses on city ordinances and providing contact information for the individuals in City departments responsible for enforcement.	City of Allen Park
Goal 7. Expand the Neighborhood Watch program across the city.	Police Department

JUNE 23, 2016 PUBLIC MEETING

The public was invited to attend a public meeting held on June 23, 2016.

Notices were published in the News Herald, posted on the City's website and at City Hall. Email invitations were sent to community stakeholders and others interested in planning issues.

There were a total of 19 attendees who participated in the meeting. The following is a description of the input received.

Assets

Imagine Allen Park 30 years from now. What do you believe will make Allen Park a great place to live and work? What do you love today about Allen Park, what needs to stay, endure and/or be built upon?

- Housing Stock
- Renovated roads (potholes) (Reek Road not paved)
- Family–friendly and high quality schools (combine school districts)
- Strong neighborhoods
- Vibrant and walkable downtown (close vehicular traffic on Allen Road)
- Senior housing
- New center/Mixed-use development
- Updated commercial corridors and multi-family condos
- Modernized parks (splash park, dog park)
- Expanding parks and recreation (pool)
- Bike lanes – multi-modal streets
- All roads lead to Allen Park
- Community pride and ownership “cool” City / Branding Allen Park
- Municipal services
- Branding Shops on the Hill

Opportunities

Consider Allen Park in terms of its challenges and opportunities. What are the barriers to achieving your vision of Allen Park as a great place to live and work? What is missing or needs to be improved?

- Improve safety
- Improve noise levels (from roads and airport)
- Strengthen neighborhood as a social unit
- Improve infrastructure (sewer, water and stormwater) so as not to be a financial strain in the future
- Market Allen Park
- Attract “new economy”/ clean industries (green energy, Ford Motors Company related, etc.) and industrial tax base that is not polluting
- Focus on young families
- Update zoning to allow more residential options in the future
- Think to the future / embrace the future, get ready for the millennials
- Adapt to the “new economy” in regards to home occupations

- Draw on what is attracting people to Allen Park (Allen Park Athletic Club Baseball)
- Reinstate and add festivities and community events: scooters, garden tours, other events that used to be taking place
- Attract start-up, new tech industries
- Create an app: Hike-it, bike-it, like-it showing walking maps with steps, distance, challenges
- Attract a “little Italy”
- Find a better way to communicate with younger population
- Establish a transportation/designated driver program to facilitate use of downtown after hours
- Provide a live entertainment center
- Allow street entertainment and performances, controlled busking
- Encourage an appropriate mix of retail and businesses in downtown (too many narrow lot frontages)
- Add more activity downtown in pocket park – family karaoke night

Goals, Objectives and Strategies

Statement	Vote
Neighborhoods and Housing	
• Preserve and enhance the traditional, mixed land use character of the City by maintaining and reinforcing strong neighborhoods	2
• Promote Allen Park for young families	2
• Promote housing above storefront in commercial areas	2
• Develop new housing in former parks	2
• Provide welcome packages for new residents	1
• Maintain quality existing homes	1
• Encourage rehabilitation of aging infrastructure	1
• Promote quality infill development reflecting the scale and character of existing neighborhoods	1
• Define and create an identity for each of Allen Park’s neighborhoods	1
• Maintain and improve tree lined streets in neighborhoods	1
• Maintain and enhance neighborhood street and sidewalk connectivity	
• Work to eliminate housing vacancies	
• Continue to provide a range of housing options	
Transportation and Infrastructure	
• Facilitate and implement “complete streets” for Allen Park	4
• Improve and maintain better, quality roads	3
• Continue to prioritize street improvement projects	2
• Maintain the City’s water main repair/replacement program	2
• Continue to replace/upgrade the City’s sewer system	2
• Promote safe bicycling in the City	1
• Implement/maintain sidewalk improvement/repair program	1
• Improve public transportation choices	1
• Address parking issues	1
• Reduce strain on the City’s stormwater system through low impact development	
• Develop pedestrian overpass between the north and south parts of the City above Southfield Road	

Statement	Vote
<ul style="list-style-type: none"> Improve signage and wayfinding 	
<ul style="list-style-type: none"> Encourage regional transit and rapid bus-rail between Ann Arbor and Detroit and connected to Allen Park 	
Public Facilities and Services	
<ul style="list-style-type: none"> Upgrade City parks and play spaces (wading pool, dog park, etc.) 	4
<ul style="list-style-type: none"> Create a centralized civic center with relocated City Hall and services 	3
<ul style="list-style-type: none"> Hire a Public Relation person or firm to increase social media presence and communications 	2
<ul style="list-style-type: none"> Consider shared services with surrounding communities 	3
<ul style="list-style-type: none"> Encourage park stewardship 	1
<ul style="list-style-type: none"> Continue and reinforce high quality recreation programs and opportunities 	1
<ul style="list-style-type: none"> Support the expansion of the Allen Park Public Library 	1
<ul style="list-style-type: none"> Improve technology at City Hall (Website, communication, record keeping and management, etc.) 	
<ul style="list-style-type: none"> Support improved senior services 	
<ul style="list-style-type: none"> Improve self-sufficiency of the City Community Center 	
<ul style="list-style-type: none"> Improve night visibility and public safety 	
<ul style="list-style-type: none"> Strengthen fire services 	
<ul style="list-style-type: none"> Improve sustainable/green practices with City services (recycling, energy efficient upgrades of City facilities, LED streetlights, etc.) 	
<ul style="list-style-type: none"> Coordinate community events with church events 	
Business and Economic Development	
<ul style="list-style-type: none"> Create outdoor public plazas/spaces in the downtown 	3
<ul style="list-style-type: none"> Encourage economic opportunities in redevelopment of vacant and underutilized properties 	3
<ul style="list-style-type: none"> Increase the awareness of Allen Park as an outstanding place to live, work and visit through promoting a positive business environment 	2
<ul style="list-style-type: none"> Apply/maintain high standards of site design for development including frontage beautification, buffering devices, landscaping, walkway linkages, appropriate vehicular circulation and attractive signs 	2
<ul style="list-style-type: none"> Improve the physical appearance of the business districts through attractive banners and landscaping 	2
<ul style="list-style-type: none"> Encourage retail ground level use with upper level office and/or residential uses in the downtown 	1
<ul style="list-style-type: none"> Provide free Wi-Fi in the downtown 	1
<ul style="list-style-type: none"> Encourage new development in industrial parks, support redevelopment of brownfield sites and facilitate economic diversification and business growth 	1
<ul style="list-style-type: none"> Enhance the character and physical appearance of commercial corridors with continued streetscape improvements 	
<ul style="list-style-type: none"> Define commercial corridor zoning and design guidelines 	
<ul style="list-style-type: none"> Support and retain existing businesses 	
<ul style="list-style-type: none"> Attract/encourage the location of new retail/shopping opportunities (Costco, Trader Joes, Whole Foods, etc.) 	
<ul style="list-style-type: none"> Foster small business development and diversify the downtown retail mix 	
<ul style="list-style-type: none"> Improve the downtown pedestrian environment 	
<ul style="list-style-type: none"> Strengthen the downtown by providing convenient and adequate parking 	
<ul style="list-style-type: none"> Increase/develop the number and diversity of business start-ups and new tech industries 	
Community Identity and Image	

Statement	Vote
<ul style="list-style-type: none"> • Brand Allen Park as an outstanding place to live, work and visit 	2
<ul style="list-style-type: none"> • Reinforce the City's image at all entry points through the use of gateways (murals, etc.) 	2
<ul style="list-style-type: none"> • Facilitate the creation of an Arts and Cultural Council for the City of Allen Park 	2
<ul style="list-style-type: none"> • Expand community events (Music in the Park, Street Fair, ethnic festival, community picnics, Allen Park days, etc.) 	1
<ul style="list-style-type: none"> • Strengthen the creative community 	
<ul style="list-style-type: none"> • Increase use of the Allen Park Center for the Arts 	
<ul style="list-style-type: none"> • Expand farmers' market 	
<ul style="list-style-type: none"> • Consider and capitalize on Allen Park's historic assets 	
<ul style="list-style-type: none"> • Capitalize on other venues for branding and marketing of Allen Park such as Greenfield Village 	