

A photograph of a residential street with a railroad track on the right, trees, and a red dumpster on the left. The street is paved and has a concrete curb. The railroad track is made of gravel and wooden ties. There are many trees along the street, and a red dumpster is visible on the left side. The sky is blue with some clouds.

# ORCHARD EAST NEIGHBORHOOD FRAMEWORK PLAN

FINAL REPORT  
SEPTEMBER 2022



# ACKNOWLEDGEMENTS

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*Thank you to the City staff, community stakeholders, and Orchard East residents who generously shared their time and ideas with us.*





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# 01

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## INTRODUCTION



## PROJECT DESCRIPTION AND PURPOSE

Long the home for immigrants and Monroe's racial and ethnic minority populations, the Orchard East neighborhood still maintains a high level of diversity within Monroe County. First established by European immigrants, the neighborhood began to diversify in the 1950s as transplants from the southern United States moved north for factory jobs. The result was a neighborhood with a mix of incomes, racial identities, and backgrounds living in the area on the far east side of Monroe. However, the proximity of active railroad tracks, surrounding industrial land uses, and the associated street grid led to the neighborhood being relatively isolated from the rest of the city. As a result of the isolation, the community is very tight-knit, full of multiple generations of families, and, until recently, relatively economically self-sufficient. Changes in global economic conditions has led to disinvestment in the community at both a commercial and residential level.

The Orchard East Subarea Plan was initiated by the City of Monroe to develop a framework for reinvesting in the neighborhood in a way that focuses on growing the population of the neighborhood, supporting local entrepreneurs and artists, and building wealth for long term neighborhood residents without displacing them. The Plan centers around specific focus areas that the City of Monroe and other neighborhood partners can work toward to increase the quality of life for residents in Orchard East.



Map of Orchard East Neighborhood



## PLAN DEVELOPMENT PROCESS

The Orchard East Subarea planning process was broken down into five distinct steps that allowed the project team to develop feasible and community driven recommendations. The purpose of the Plan is to identify potential improvement projects that can be implemented based on the authentic conditions in the neighborhood, and are tied to the needs and desires of residents. The planning process consisted of the following five phases:

### 01 INVESTIGATE

This phase included the project kick-off, the assembly and analysis of existing conditions data, a neighborhood tour with stakeholders, and the development of a public engagement strategy. The team used this phase to better understand the neighborhood and set the project up for success.

### 02 INFORM

The Inform Phase included both the retail and commercial market analysis tasks as well as the first round of community engagement. The goal with this phase was to understand the real estate and economic conditions of the neighborhood to realize the potential for new builds, rehabbed homes, and new businesses. The team also used this phase to learn from neighborhood stakeholders and residents what the needs for the community are.

### 03 INVENT

In the Invent phase, the project team developed the guiding planning goals for Orchard East that would inform the development of specific plan strategies. The goals were developed through conversations with City of Monroe staff, leaders, neighborhood stakeholders, and residents.

### 04 IMPLEMENT

This phase focused on developing specific plan strategies that build from the plan goals and the desires of the community. Draft plan recommendations were developed and presented to the community for feedback before crafting the final plan.

### 05 IGNITE

The final phase of the Orchard East Subarea Plan is the Ignite phase, which focused on the refinement of the plan strategies and the creation of the final plan document. The final plan document was developed to serve as a framework to guide City and neighborhood leaders in the implementation of the Subarea Plan's recommendations.



## KEY FOCUS AREAS

Discussions with City of Monroe Staff, neighborhood stakeholders, and Orchard East residents led the project team to develop recommendations for five specific focus areas for the neighborhood. These focus areas represent the realms wherein the City of Monroe can either have direct impact through public investment or can catalyze change by working with investors.



### HOUSING

The Orchard East neighborhood has a variety of housing needs from new infill development to home rehabilitations to the preservation and addition of affordable housing. This focus area identifies specific strategies for bringing new homes and residents to the neighborhood, ensuring long term residents are able to stay, and improving the quality of housing in Orchard East.



### RETAIL & COMMERCIAL DEVELOPMENT

Many long-time residents reminisce about the retail offerings in Orchard East that were available in the 1960s and 70s. The loss of residents, changes in the economy, and general challenges of retail has resulted in the loss of almost all neighborhood commercial businesses. This focus area identifies strategies to establish a walkable retail corridor in the neighborhood that consists of everyday shopping essentials and supports local entrepreneurs.



### MOBILITY

Residents of Orchard East have mobility challenges based on the proximity of the neighborhood, as well as from the transportation routes that pass through the community. These constraints make moving through and within the neighborhood challenging for all residents and even more difficult for those without access to a vehicle. Mobility strategies include non-motorized safety infrastructure, walking and biking connections to neighborhood amenities, enhanced transit service, and the removal of transportation barriers.



## KEY FOCUS AREAS



### PARKS & OPEN SPACE

The Orchard East neighborhood was named from the fruit orchards that were present in the neighborhood when it was established. Residents still maintain a connection to nature through due to their proximity to neighborhood parks, such as Hellenberg Park, as well as the River Raisin, which forms the north boundary of the neighborhood. This focus area presents options for adding new amenities, recreation options, walking connections, and programming to the parks, open spaces, and natural areas in Orchard East.



### NEIGHBORHOOD IDENTITY

Much of Orchard East's pride is related to the identity residents share of the neighborhood. Outside of Orchard East, the identity of the neighborhood is viewed differently. The community identity focus area revolves around changing the way visitors and residents view the neighborhood through arts and culture. Strategies for building the identity of the neighborhood will revolve around the branding of the community, establishing arts and culture programming, and distributing information within and outside Orchard East.

## HOW TO USE THIS PLAN

The Orchard East Subarea Plan, built on an assembly of planning efforts and an ambitious new vision crafted by Monroe residents, is a framework to guide equitable growth and development within the Orchard East Neighborhood through feasible and market-driven strategies. While Monroe is required by State law to have a City-wide plan (Resilient Monroe, 2017), there are no directives for a neighborhood plan like this one. Community collaboration – of residents, government, businesses, nonprofits, and regional partners – is essential to ensure the strategies recommended in the Plan provide potential approaches and activities that can advance the community’s vision for Orchard East. The Plan also identifies some of the entities that are expected to have a key role in implementing specific action items. Finally, the anticipated funding resources needed for implementation are also identified for City staff to focus efforts on the most impactful issues.

**For City of Monroe Staff and Elected/Appointed Officials:** To best understand the Plan’s actionable elements, staff at the City of Monroe should turn their attention to the Plan Strategies and Action Plan sections (pages 34 - 56). These sections will provide readers with a summary of the potential opportunities for development and public improvements recommended for the neighborhood, as well as potential partnerships, grant funding, and applicable land use regulations. City decisionmakers can use this Plan to update policies and be proactive to address community challenges and opportunities, rather than simply reacting to circumstances as they emerge.

**For Neighborhood Residents and Partners:** Interested residents and neighborhood partners can use the Orchard East Subarea Plan to learn about what has been recommended for the neighborhood and assist in the implementation of plan strategies when necessary. Residents can also keep track of the progress made on the Plan’s strategies to keep the City accountable on implementation progress. Residents can also provide feedback on what is working well and what may need to be revised based on the changing conditions in the neighborhood.



An aerial photograph of a city grid, showing streets, buildings, and green spaces. A teal-colored rectangular overlay covers the upper portion of the image, containing the page number and title. The page number '02' is in large white font, and the title 'PAST & CURRENT CONDITIONS' is in smaller white font below it, separated by a thin yellow horizontal line.

# 02

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## PAST & CURRENT CONDITIONS

## NEIGHBORHOOD HISTORY

The Orchard East Neighborhood has been a fixture in City of Monroe for generations. Over the past century, the neighborhood has been a landing point for immigrants coming to the Monroe area, first by European immigrants, then by American Southerners and African Americans. Many long-term residents recall the diversity in the neighborhood in the 1960s, 70s, and 80s.



Orchard East is on the far east side of Monroe, bordered by the River Raisin to the north, Plum Creek to the south, Jerome Avenue to the east, and Lake Erie to the west. A large portion of the east end of the neighborhood, near Lake Erie is made up of heavy industrial uses, including a steel mill, and the DTE energy plant. The neighborhood was once home to an orchard, which is where the neighborhood got its name. Fruit trees were common throughout the neighborhood and help give Orchard East a distinctive identity.

The neighborhood has long been a blue-collar neighborhood that was relatively self-sufficient. The E 1st Street corridor was home to countless businesses, shops, markets, and more that provided everything residents needed within walking distance. Many of these businesses were owned by immigrants and minorities who lived in the neighborhood. In the late 1970s, businesses began moving to other parts of town or closed completely, mirroring a trend consistent throughout the Country. Alongside the reduction in businesses, population in the neighborhood also started to fall, reducing the number of potential shoppers, and further contributing to the decline of the neighborhood.

The growth and overall revitalization of the City of Monroe is leading many residents and City leaders to develop a framework to revitalize the neighborhood. Many residents are taking a grassroots approach to help reverse the years of decline and, in some cases, neglect. This includes the addition of community gardens, murals, public art, and community spaces that are contributing to a more vibrant and beautiful neighborhood. The Orchard East Subarea Plan is intended to guide new investment in the neighborhood to ensure that the character and history of the community is retained.



## PREVIOUS PLANNING EFFORTS

Since 2016, the City of Monroe has engaged in numerous planning efforts, completing corridor analyses, residential and commercial target market analyses, as well as downtown and master plans. The development of the Orchard East Subarea Plan builds on two related plans: Resilient Monroe and the River Raisin Heritage Corridor-East Master Plan. The Resilient Monroe 2017 Master Plan is a framework to establish a clear direction for the next 20 years of community development and natural resource management. The data exploration and goals established by Resilient Monroe oriented the planning team with community challenges that may disproportionately affect Orchard East residents, such as the floodplain area and aging housing stock. Resilient Monroe's future land use plan proposes the Orchard East neighborhood adopt a Medium-Density form, with single-family (SF) detached and multi-family (MF) housing, schools, parks, and civic uses. There is no mention of commercial uses in Orchard East. Neighborhood goals identified in this plan include promoting homeownership, improving conditions of existing housing stock, supporting aging in place and other home improvement programs, creating a neighborhood identity, and applying open space or landscape treatments to create a buffer between residential neighborhoods like Orchard East and adjacent commercial and industrial uses.

The impetus for the River Raisin Heritage Corridor-East Master Plan, completed in 2013, was the designation of the Battle of Frenchtown site as a National Battlefield Park through the National Park Service. The Plan envisions a "History Corridor" linking the River Raisin National Battlefield Park, north of Orchard East, with properties south of the River Raisin, such as Hellenberg Park, Soldiers and Sailors Park, and other historic and cultural resources in downtown Monroe. Hellenberg Park, the largest green space offered in the Orchard East Subarea, is proposed to be a "waterfront recreation and gathering zone." The Plan also proposes a greenway (the Kentucky Trail Greenway) between the railroad tracks that bisect Orchard East. An update for the River Raisin Heritage Corridor-East Master Plan is currently ongoing, and the goals relevant to Orchard East identified in that planning process are incorporated into this Plan.

Further, the Opportunity Center (at the Arthur Lesow Community Center, or ALCC), located in Orchard East, is currently undergoing an expansion that includes a new library, dedicated boxing gym space, and a second community garden. The Orchard East Subarea Plan seeks to build on the momentum of these congruent planning activities and create an implementable action plan specific to the neighborhood.

## ORCHARD EAST TODAY

The Orchard East neighborhood is a 0.88-square mile district on the far east side of the City of Monroe. The neighborhood is comprised of a mix of residential, commercial, and industrial land uses. Many of the commercial and industrial properties are now vacant and may require substantial environmental cleanup to redevelop. Orchard East is home to nearly 2,300 residents, 810 households, and 41 businesses.

The neighborhood is considered a low-income area and has a median household income of about \$32,500, a per capita income of \$18,300, and a median net worth of \$29,000. The majority of workers who live in Orchard East are considered Blue Collar (42%), while about 32% work in white collar jobs. About 26% of workers are employed in the service industry. Overall, the neighborhood has a 20% unemployment rate, nearly 5 times the state unemployment rate of 4.2%.

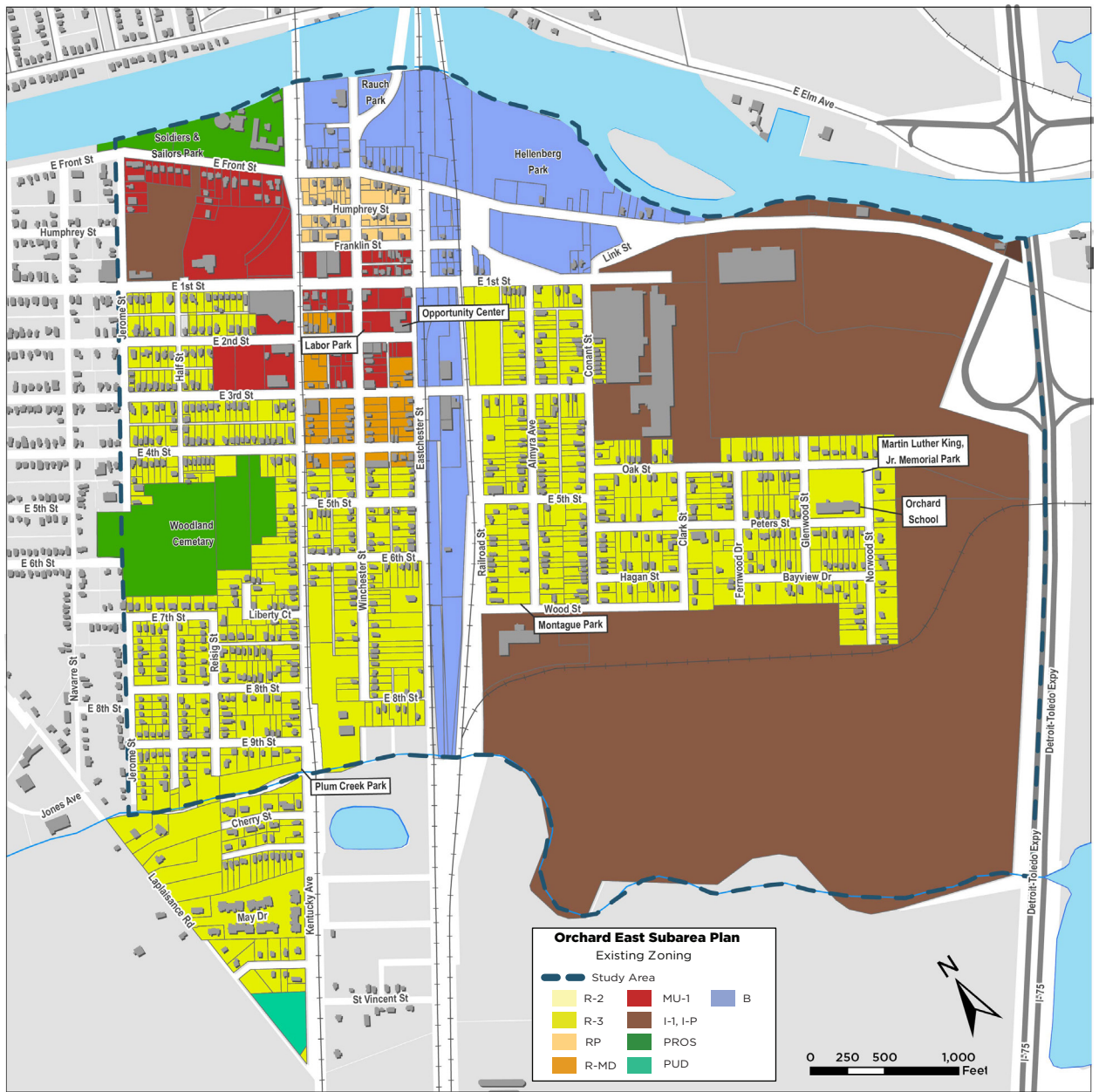


### Orchard East Neighborhood Demographic Summary



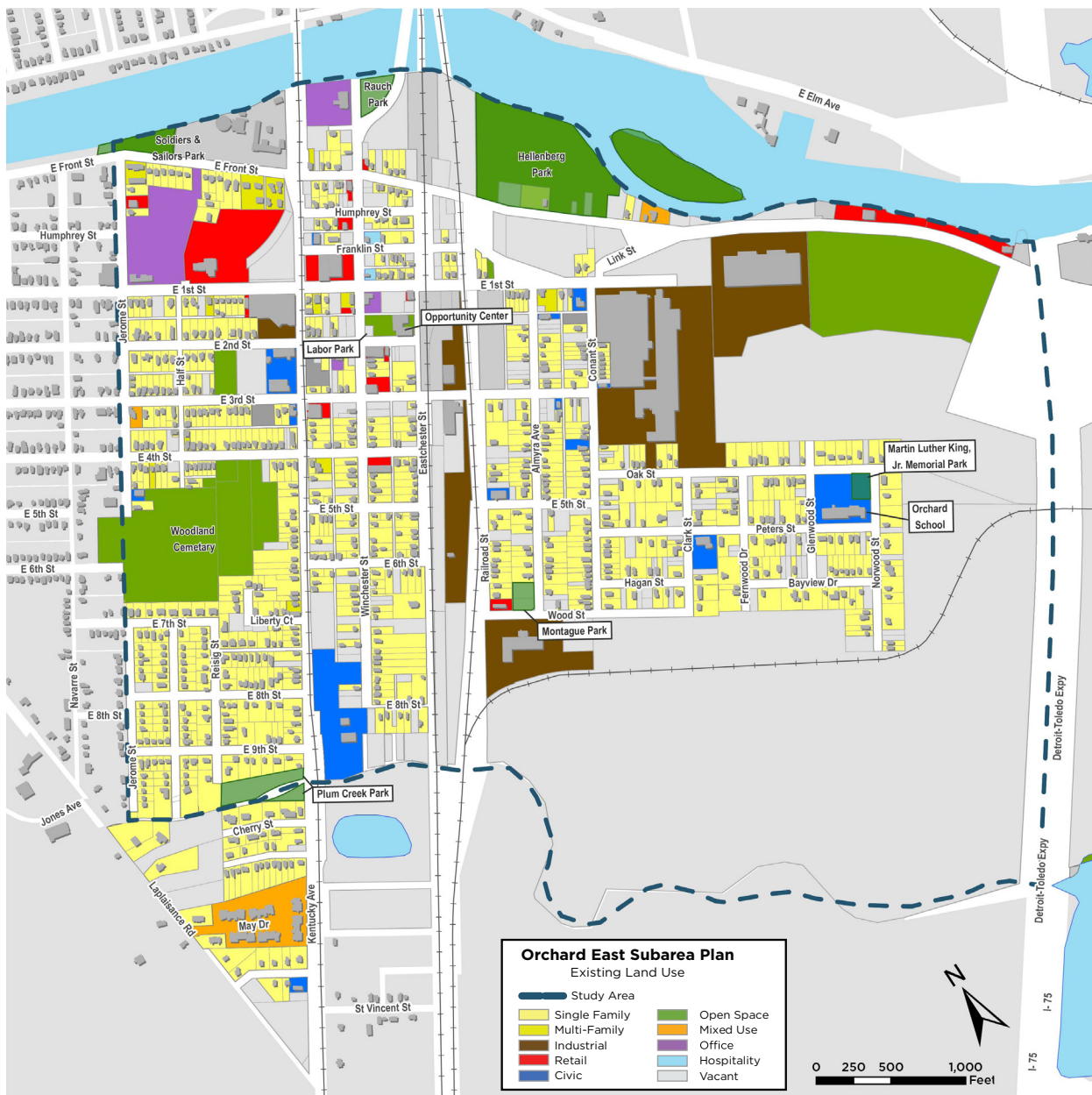
# Zoning

Much of the Orchard East neighborhood is zoned for residential land uses, particularly single-family homes (R-2). The blocks in the northern portion of the neighborhood, between Kentucky and Winchester and from Front Street to E. 4th Street are zoned for higher density development, particularly mixed-use development. The parks are zoned PROS (Public, Recreational, and Open Space) which allows for uses such as public parks, historic sites, community gardens, golf courses, community centers, and other approved accessory structures. There are a few parcels zoned for Industrial use and located on the outskirts of the neighborhood.



## Current Land Use

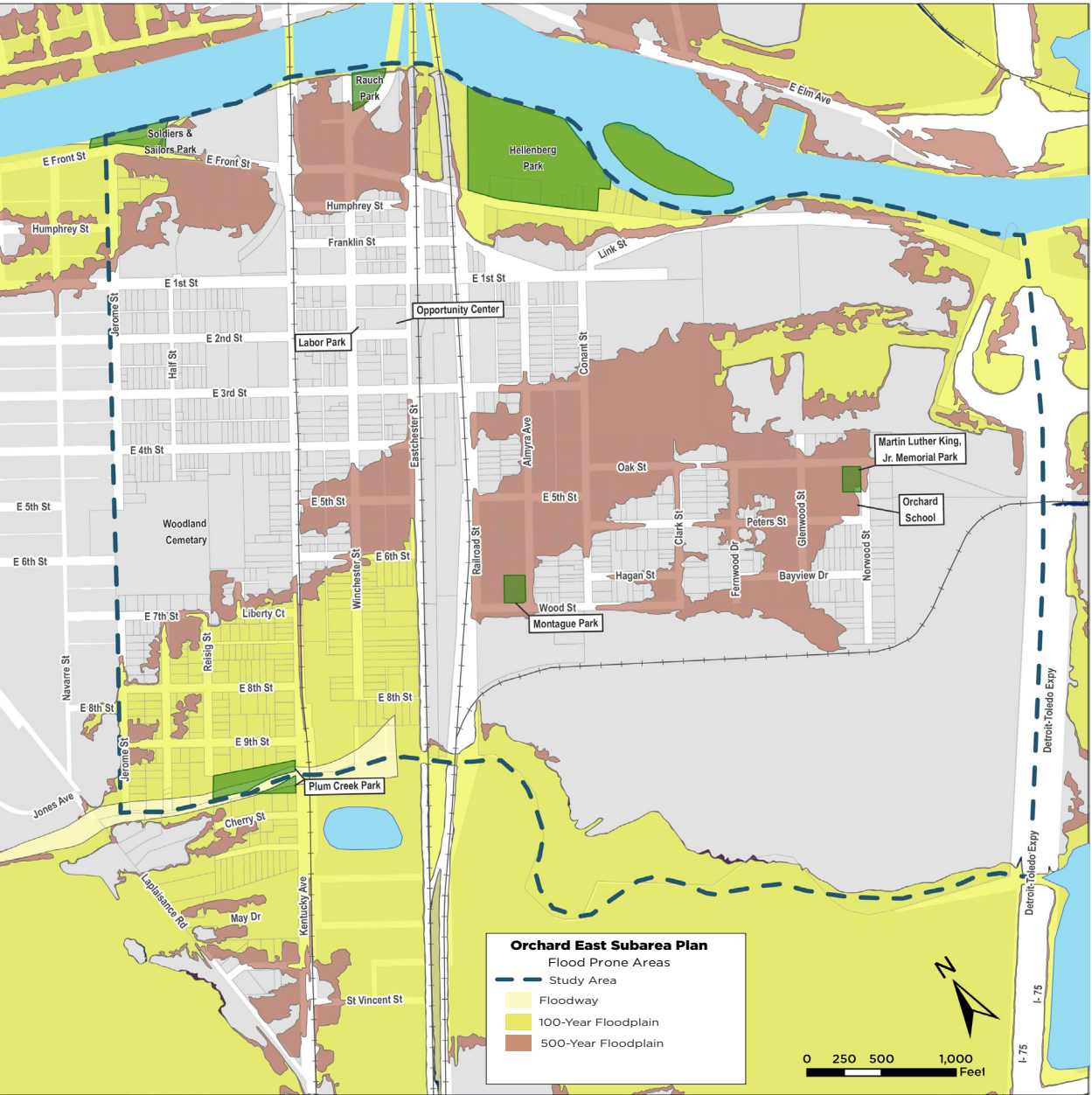
Current land uses in the neighborhood are closely related to the existing zoning. However, there are a number of parcels that have different land uses than their current zoning, due to the historic nature of the neighborhood. Much of the Orchard East neighborhood consists of single-family homes, with a few multi-family structures scattered throughout. Some of the industrial land uses include Detroit Stoker (power plant equipment supplier), HANWHA Advanced Materials (manufacturing), Ventower Industries (steel fabrication), the City's wastewater treatment plant, the former MAECO (Monroe Auto Equipment Company) site, and some of the parcels located between the railroad tracks.





# Flood Prone Areas

Some residents in the neighborhood mentioned that flooding can be an issue during periods of heavy rain. The fact that the neighborhood is lower lying, as well as its proximity to the River Raisin and Lake Erie puts some areas in the 100- and 500-year floodplains. The portions of the neighborhood near Plum Creek and the River are most vulnerable to flood conditions. This is an important consideration for new development in this location.



## Vacant Land

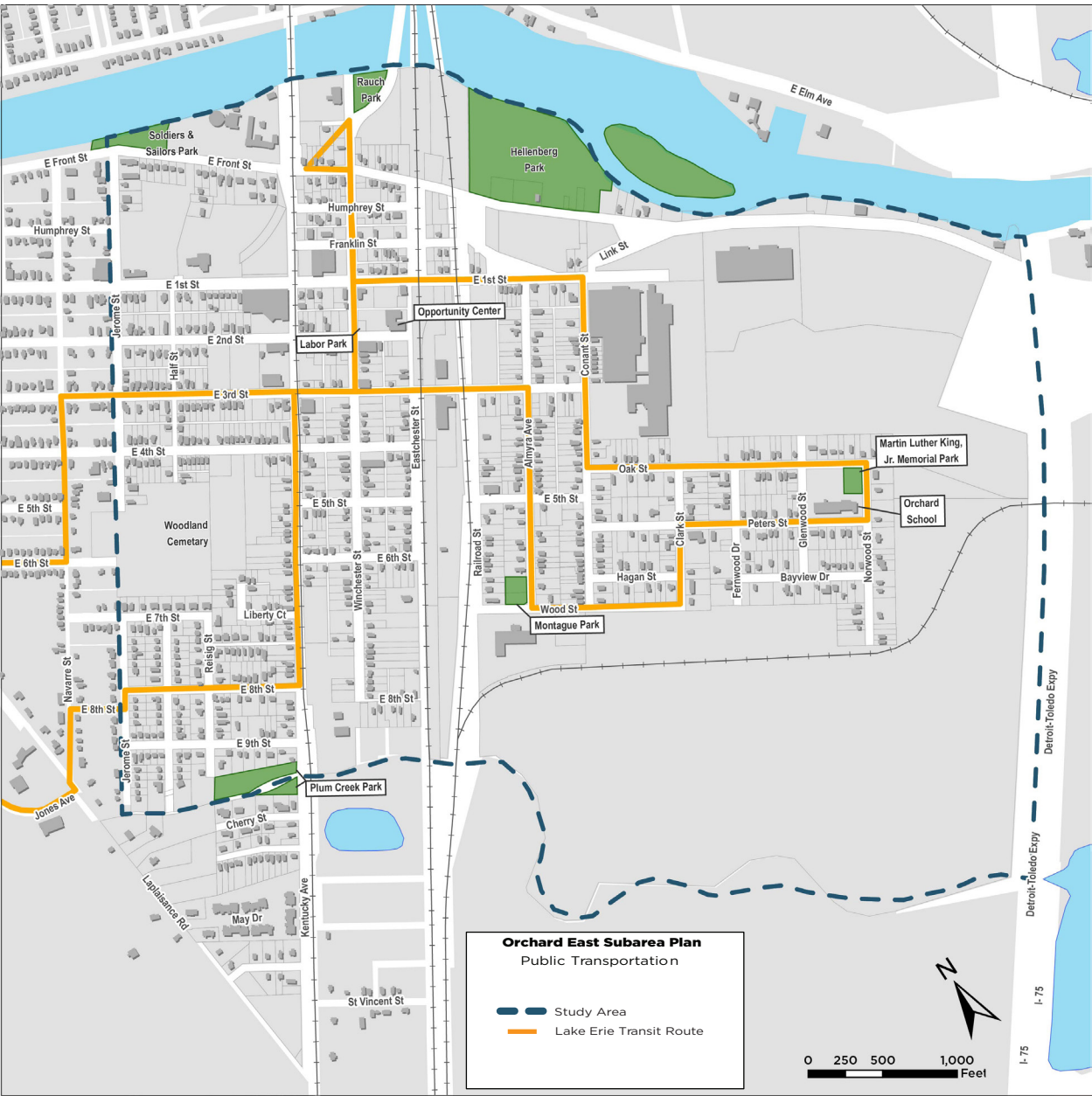
Portions of the Orchard East Neighborhood consist of higher rates of vacancy than others. The central portion of the neighborhood has the highest density of vacant parcels, many of which are publicly-owned. On the eastern side of the neighborhood, around the Orchard School, there is also a high number of vacant parcels, however many of these are in private ownership. The areas with more publicly-owned parcels could be targeted first for redevelopment to set a market standard and attract additional development on the privately-owned parcels.





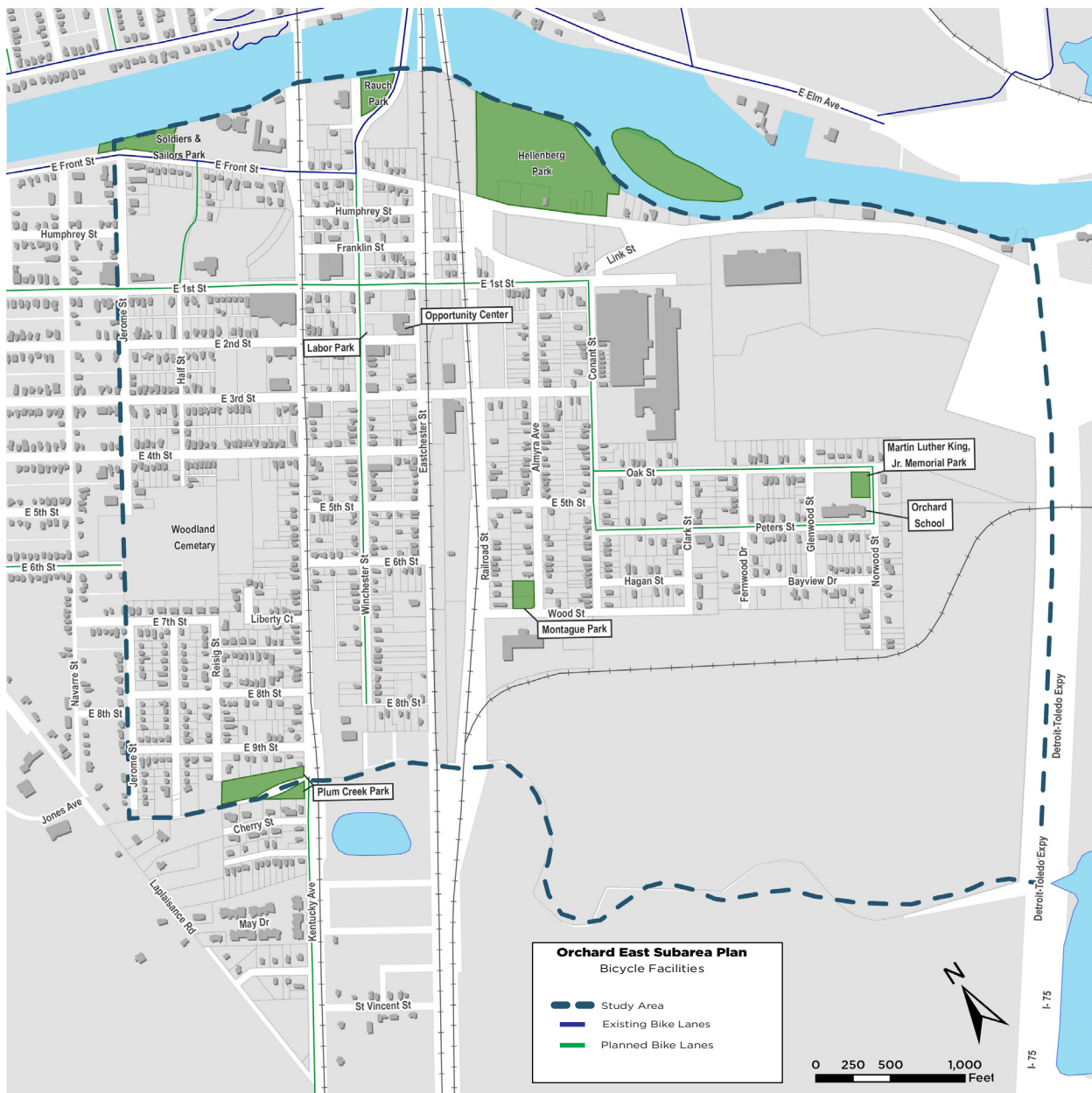
# Public Transit

Lake Erie Transit is the public transit provider for the City of Monroe and the surrounding area. They operate eight routes including Route 3, which provides service to the Orchard East Neighborhood. Route 3 operates Monday through Friday from 7 am to 5:30 pm. The route also operates on Saturdays from 9:30 am to 3:30 pm. Weekday buses come every 40 minutes while buses on Saturday operate on a one hour and 20-minute schedule. Many residents mentioned that it can be difficult for those who work past 5:30 pm to reliably use the bus for their trip home.



## Bike Lanes

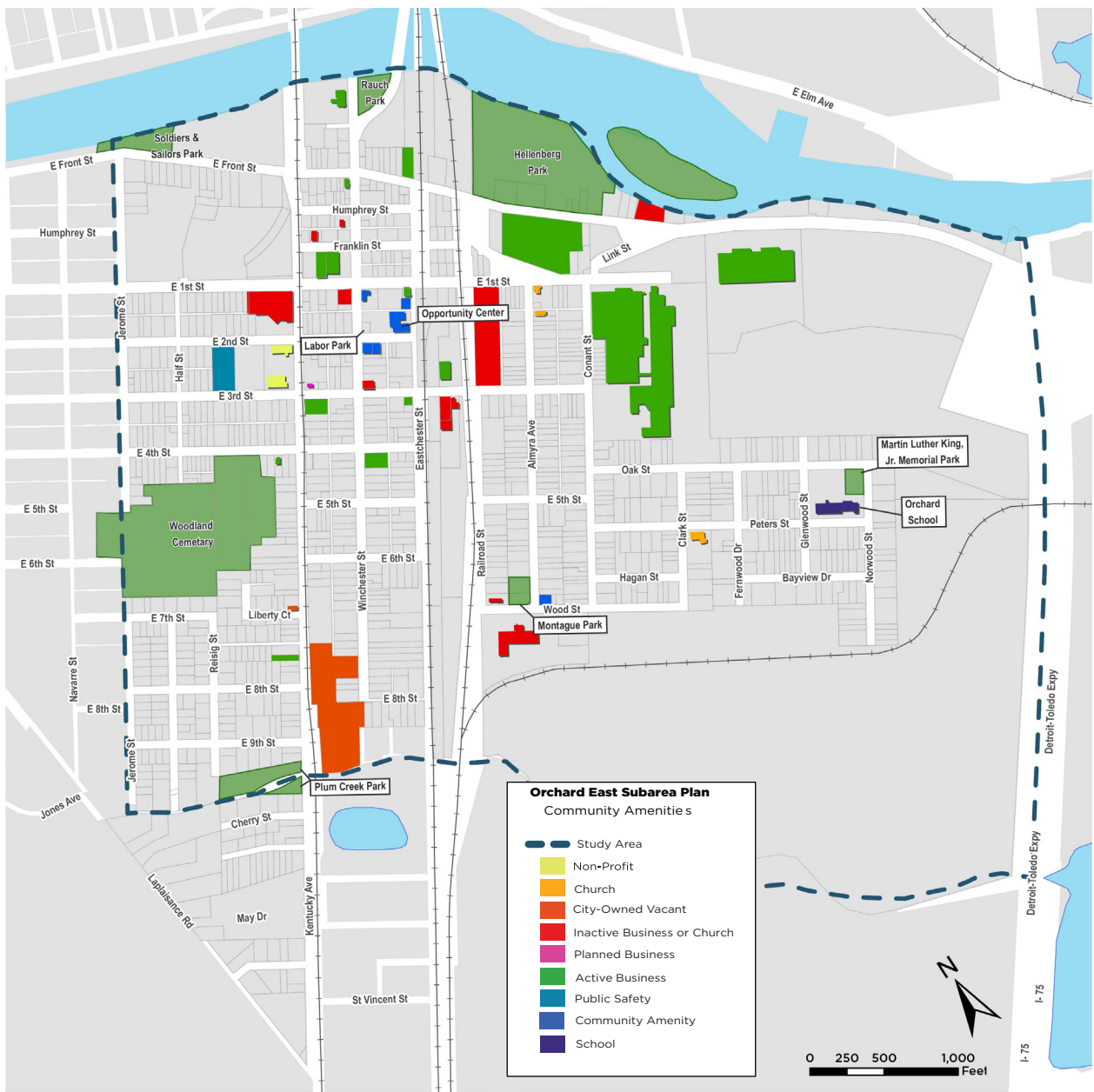
The Orchard East Neighborhood contains a few existing bike lanes on the north side of the neighborhood, but no current bike lanes south of Front Street. A number of streets, including E. 1st, Conant, Oak, Peters, Norwood, and Winchester Streets are planned to have bike facilities in the future. Adding these connections for cyclists can help improve mobility for all residents by providing safe and comfortable places for people to ride their bikes.





## Community Points of Interest

The Orchard East neighborhood has a number of existing community amenities and potential sites that could be redeveloped. Toward the north end of the neighborhood, between E. 1st Street and E. 3rd Street, there is the beginnings of a neighborhood hub that includes the Opportunity Center, Learning Bank, laundromat, community gardens, City Fire Station, and the Oaks of Righteousness campus. There are other pockets of amenities, including the Orchard School and Martin Luther King Park at the east end of the neighborhood and the area around Hellenberg Park.









# 03

## NEIGHBORHOOD ENGAGEMENT





The planning team coordinated two rounds of engagement, reaching at least 100 community stakeholders and residents. Initial focus groups, consisting of individual residents and organizations who contribute to projects in Orchard East, helped provide insight into the history of establishments and activities in Orchard East, the lived experience of resident stakeholders, as well as opportunities and challenges. Three virtual focus group sessions laid the foundation for additional community engagement activities.

On June 18th, the Opportunity Center at ALCC hosted a public Juneteenth celebration. To commemorate the national holiday, the Opportunity Center unveiled a new community garden, and invited residents to enjoy live music and a community barbeque in the afternoon. The planning team chose this event for its cultural significance, and to meet the community members where they already planned to be, instead of organizing a separate formal public meeting. For most community members attending the Juneteenth event, this was the first time they'd heard about the Orchard East Subarea Plan. They engaged in conversations about what they'd like to see in the future of Orchard East and interacted with a map of the area. The community survey was also distributed via flyers at this event.

Over the course of one month, 37 individuals responded to the survey. Twenty-two (22) respondents live in Orchard East; 6 work in Orchard East, but do not live there; and 9 do not live or work in Orchard East, but their responses are still included. The community survey consisted of six open-ended questions to allow respondents to share their complete thoughts on the state of housing, retail, transportation, parks and community spaces, and other opportunities and challenges in the community.





A final public meeting was held on August 15th, 2022, at Monroe City Hall. The goal of this meeting was to present the draft set of Plan strategies and gather any final feedback from the community. Invites were sent out to the various community organizations and posted to the City's website. Anyone who provided their email address at the Juneteenth event or from the survey was also invited by the project team. The meeting was broken into two portions; first was an open house where participants could view project boards summarizing the Plan's recommendations and ask questions of the project team. Second, was a presentation to the City Council and Planning Commission summarizing the Plan and draft strategies. Feedback from the community and City Council was positive and only a few additional comments were received. Digital copies of the boards were sent to the City Council following the meeting for their final review.



## KEY TAKEAWAYS

- Orchard East is a historically close-knit community, hosting a number of resident-led block club parties, but there are negative perceptions about crime and safety associated with the area
- Residents envision an Orchard East complete with new shops, businesses, and restaurants to meet everyday needs, and places for the community to gather
- There is a need for more housing in general – rentals are hard to find – but new builds shouldn't price out existing residents
- Desire for assistance programs for home repairs and homeownership
- The railroads create dead-end streets or block roads, making it difficult to get around
- Having access to a car year-round is absolutely necessary because the bus doesn't operate past 6 PM on weekdays or on weekends
- There is potential to build on the momentum from recent improvements to the Opportunity Center and Labor Park, and apply the same level of investment to Hellenberg Park to create a large community space
- More spaces for children and teenagers, such as camps, youth groups, spaces with affordable/free fun, and opportunities for summer jobs
- More communication about what's happening in the community
- Collaboration between the City and neighborhood agencies like the Monroe County Opportunity Program (MCOP) and Oaks of Righteousness
- Address the empty lots and blight issues through neighborhood beautification, to bring out the best of the community through landscaping, murals, and art projects



# 04

## VISION & GUIDING PRINCIPLES





The vision and guiding principles for the Orchard East Subarea Plan were developed in coordination with the City of Monroe and community residents. Prior to the analysis of existing conditions, the project team discussed the overall vision for the plan, specifically the areas the plan should focus on. This included strategies to improve housing and residential conditions, attract retail development, enhance mobility options, update parks and community open spaces, and formalize the identity of the community.

Following the first public engagement session at the Juneteenth event, a formalized set of goals was developed that would drive the creation of the Plan's strategies. The goals for the Orchard East Subarea Plan are more specific than the Plan's Focus Areas and help guide the development of specific aspects of the plan. The following goals were identified from the comments gathered from the community:

***Develop feasible strategies to attract new development***

***Identify gateways into the neighborhood***

***Incorporate the proposed Opportunity Center expansion plan***

***Add neighborhood shops and services to improve walkability***

***Identify opportunities for infill development***

***Develop and expand Orchard East's unique identity within Monroe County***

## Missing Middle Housing

One major goal of the Orchard East Subarea Plan is to identify options for additional housing types in the neighborhood that vary from single-family housing. Much of the neighborhood consists of traditional single-family homes that do not meet the needs of many of today's residents. Some residents mentioned that they have larger families with multiple generations and need more space than the current homes can offer. Others said that their homes are too large, and they are looking to downsize, but want to stay in the neighborhood. There is also a significant number of transitional residents who are looking for a small, starter units that are highly affordable and allow the resident to become stable.

One answer for all of these needs is to incorporate "Missing Middle Housing" into Orchard East. Missing Middle Housing is a traditional method of residential construction that incorporates single-family housing, small multi-family housing such as duplexes and fourplexes, small unit developments, and traditional apartment buildings. These units are designed to fit the context of the existing neighborhood while increasing housing options and overall population density in a subtle way. Missing middle housing can take a variety of forms and nearly all are appropriate for the Orchard East neighborhood.



Graphic source: [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)



# MISSING MIDDLE HOUSING

## What is Missing Middle Housing?

Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.

## Why is missing Middle Housing important?

Missing Middle Housing can provide diverse housing options and support locally serving retail and public transportation options.

### Walkable Context

- » Pedestrian facilities such as sidewalks and protected crossings
- » Destinations to walk to

### Small Footprint Buildings

- » Building width, depth, and height generally no larger than a detached single-family home
- » Housing types blend into a neighborhood

### Fewer Off-street Parking Spaces

- » Less parking means more households on the same amount of land, increasing the viability of transit and local businesses
- » The cost of providing parking has a tremendous impact on overall feasibility of development, and housing affordability

### Lower Perceived Density

- » Increases number of units without looking like ultra-dense buildings
- » An increased number of units supports transit and other amenities

### Marketable

- » The market is demanding more vibrant, sustainable, walkable places to live.
- » The scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood but may not want to live in a large condominium or apartment building.

### Creates Community

- » Integration of shared community spaces within the building
- » Locations within a vibrant neighborhood with places to eat, drink, and socialize.

### Simple Construction

- » Attractive alternative for developers to achieve appropriate densities
- » Increase affordability for renters and buyers

### Smaller, Well-Designed Units

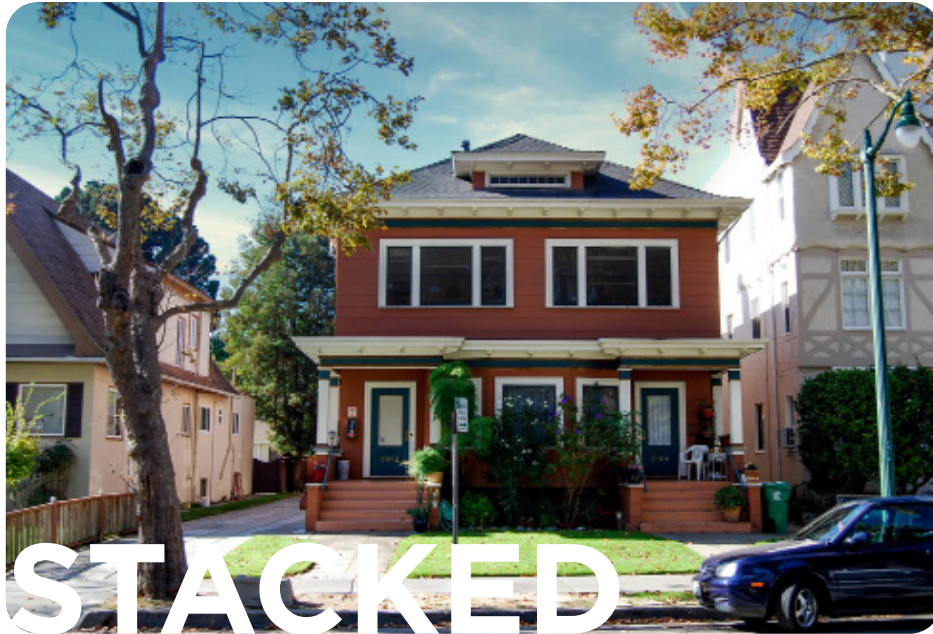
- » Comfortable and useable
- » Help keep building costs low, which can be passed off to the buyer/renter

## Duplex: Side-by-Side

A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.

**Number of Units:** 2 units

**Typical Unit Size:** 600-2,400 sqft.



## Duplex: Stacked

A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.

**Number of Units:** 2 units

**Typical Unit Size:** 600-2,400 sqft.

## Fourplex: Stacked

A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard. This type is attractive to developers by generating four units on a typical 50' lot with alley access.

**Number of Units:** 4 units

**Typical Unit Size:** 500-1,200 sqft.







# COURTYARD

## Courtyard Building

A medium-to-large sized (1 to 3.5-story\*) detached structure consisting of multiple side-by-side or stacked dwelling units oriented around a courtyard. The courtyard replaces the function of a rear yard and is more open to the street in low intensity neighborhoods and less open to the street in more urban settings. Each unit is accessed from the courtyard.

**Number of Units:** 6-25 units

**Typical Unit Size:** 500-1,300 sqft

\*Varies based on context.

## Cottage Court

A group of small (1 to 1.5-story\*), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. Often rear-most building can be up to 2 stories.

**Number of Units:** 5-10 units

**Typical Unit Size:** 500-800 sqft.

\*Varies based on context



# COTTAGE



# TOWNHOUSE

## Townhouse

A small to medium sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.

**Number of Units:** 1 unit

**Typical Unit Size:** 1,000-3,000 sqft.



## Multiplex: Medium

A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.

**Number of Units:** 5-12 units

**Typical Unit Size::** 500-1,200 sqft.



## Triplex: Stacked

A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.

**Number of Units:** 3 units

**Typical Unit Size:** 700-1,600 sqft.

## Live-Work

A small to medium sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. This type does not include a rear yard.

**Number of Units:** 1 unit

**Typical Unit Size:** 1,000-3,000 sqft.





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05

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## PLAN STRATEGIES



## RESIDENTIAL STRATEGIES



### **Change zoning from R-3 to RMD zoning in the area between Winchester and 1st Street to allow for mixed housing types.**

The zoning for specific blocks between Kentucky and Winchester should be changed from R-3 to RMD (residential mixed-use) to accommodate and attract new mixed-use development near the center of the neighborhood. The large, former DPW site at 8th and Winchester is an ideal site, if coupled with the consolidation of the Kentucky rail line, for higher density, mixed use development.



### **Add accessory dwelling units (ADU's) as a special use within RMD, RDU, and R-3 zoning**

Accessory dwelling units (ADUs) are small, secondary residential units that are typically detached from the main home on the lot. ADUs can be used for a variety of purposes, including for extended families, short term rentals, or as a small rental unit. ADUs can help provide additional space for larger families or supplemental income to homeowners in the neighborhood. Either way, they help increase the population and support potential new neighborhood amenities.

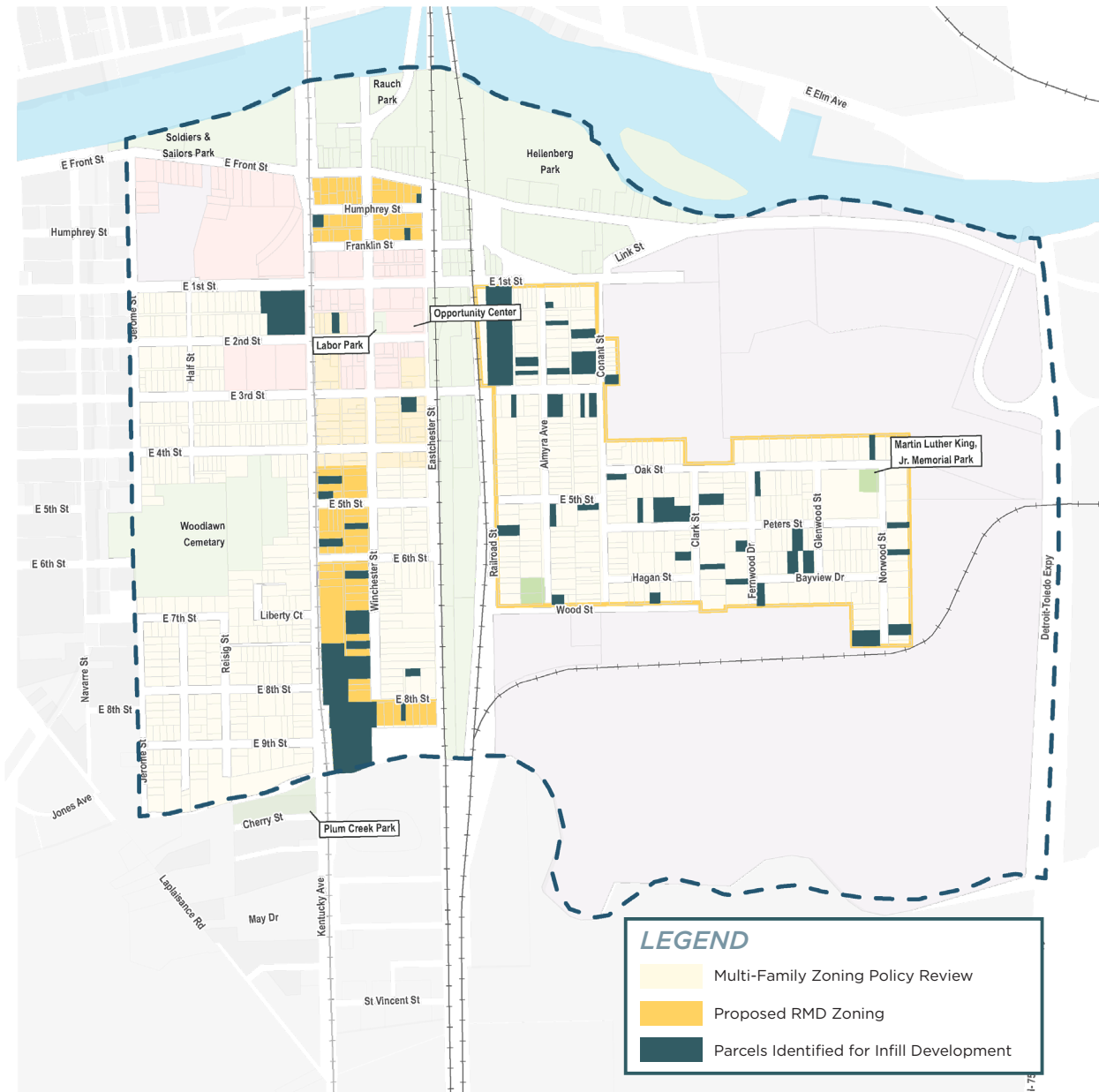
The Market Analysis indicated that there is a demand for up to 26 ADUs per year, however this number is likely not feasible from a development standpoint. Since ADUs will be constructed on local homeowner's property, the addition of ADUs will be more organic in nature and not driven by developers. The forthcoming City of Monroe neighborhood services specialist can assist property owners in navigating the construction process of ADUs.



### **Target Orchard East with CDBG funds for up to 3 home rehabs per year**

The City of Monroe currently receives \$400,000 in Community Development Block Grants (CDBG) each year to support low-income communities in the city. With the funding, the City can support a number of programs, including code and blight enforcement, down payment assistance, and public facility projects. As part of the funding, up to three units can be rehabbed using a portion of the CDBG funding. These rehabs should be focused on the Orchard East neighborhood to support the addition of housing options in the neighborhood. The rehabs should be first targeted in the areas that are both near the potential infill housing sites and within walking distance to the E. 1st Street retail corridor to boost activity along the commercial corridor.

## RESIDENTIAL STRATEGIES



To support new development in the Orchard East Neighborhood, the zoning of specific areas should be changed to allow for higher density housing types. Higher density near the E. 1st Street retail corridor will help support the addition of new businesses and the smaller lot sizes will allow for more affordable options to be added to the neighborhood. Vacant parcels around Orchard East should also be targeted for new infill development with Missing Middle Housing types.



## RESIDENTIAL STRATEGIES



### **Support up to 25 units of infill housing development on vacant neighborhood lots per year**

Based on the Market Analysis, the Orchard East neighborhood can support between 25 and 30 new-build residential units per year. In order to fit the needs of existing residents looking to buy a home, they will need to be priced around \$200k and will likely be spread throughout the neighborhood. \$200,000 for-sale homes will require more density than the existing development pattern and a medium-density scenario is recommended. This scenario would support between 215 and 300 units on the vacant parcels in the neighborhood depending on the specific housing type and size.

<b>MAECO Site</b>	<b>23 Units</b>
<b>DPW Site</b>	<b>92 Units</b>
<b>Stamping Plant Site</b>	<b>40 Units</b>

The existing large infill sites, MAECO, DPW, and the Stamping Plant, would account for 155 units based on the density of previous development plans in the neighborhood. This leaves an opportunity for 60 – 145 remaining units to be added to the neighborhood on the existing vacant lots. With a maximum of 25 units added each year, this could be achieved in three to six years.



### **Attract local developers to support rehabbing up to 25 homes per year**

The Market Analysis indicated that there is a demand for up to 25 units from residents migrating into the neighborhood. The City of Monroe should have conversations with local developers to rehab any residential structures that the City owns. Additionally, the City can help connect property owners with developers to rehab existing homes with the goal of either selling the home to a new homeowner or renting the home.



### **Support the development of small format housing, such as cottage courts**

Based on the demand for small format housing and ADUs in the neighborhood, the City should explore the development adding small format housing types to the Orchard East neighborhood. Formats such as cottage courts, efficiency apartments, and courtyard buildings can provide low-cost, community-focused housing that fits the context of the neighborhood.

## RESIDENTIAL STRATEGIES

### Community Development Block Grants

At least 70% of CDBG funds granted to a city must be used directly to benefit low- and middle-income (LMI) communities. 100% of Monroe's CDBG funding is used to benefit LMI communities.

## FUNDING GOALS

**\$400,000 annual allocation**



Address up to 300 code enforcement and blight issues city-wide, with 150 targeted in CDBG areas and demolish 2 irreparable structures



Provide down payment assistance to 2 future homeowners annually



Rehabilitate 3 existing units per year



Allocate other funds to public facility projects, including park improvements

## FUNDING PRIORITIES



Construction of New Affordable Housing



Home Repairs through the FIX Program



Down Payment Assistance



Homeless Support Services



Blight Removal and Demolitions



Neighborhood Infrastructure

31% of CDBG funds are focused into Orchard East, 31% into Neighborhood Enterprise Zones (NEZ) with some overlap into Orchard East, and 38% are applied citywide. Increased allocations in Orchard East could support rehab projects and homeownership programs to improve, maintain, and grow the housing stock.

### RECOMMENDATIONS



Launch new City of Monroe down payment assistance programs targeted in Orchard East



Increase awareness about down payment assistance, the FIX program, and other local home improvement funding



Focus CDBG funds into Orchard East, specifically to rehab existing homes and support construction of new affordable housing



Update the application for the CDBG-funded FIX Program to be available as an online form



## RESIDENTIAL STRATEGIES

### Neighborhood Services Specialist

Most residential code violations that receive citations are related to blight or property maintenance. The neighborhood services specialist can coordinate outreach to lessen blight, connect residents to assistance programs, and identify development opportunities.



Vacant homes and spaces provide opportunity for additional housing options in Orchard East.



Blight violation in Orchard East.

## RECOMMENDATIONS



Connect Orchard East residents with funding opportunities, such as the MSHDA Neighborhood Enhancement Program and CDBG



Communicate resources to residents about homeownership, home improvements, blight removal, and property management



Address units lacking code compliance and update Monroe rental inspection checklist standards



Serve as liaison between residents and real estate developers



Fund and establish a community tool library

## RETAIL & COMMERCIAL DEVELOPMENT



### **Develop a Walkable Retail District along E. 1st Street**

A major theme from the community related to the improvement of the Orchard East Neighborhood was the attraction of new retail options and everyday services to the neighborhood. With the removal of Front Street, E. 1st Street has become the connection from I-75 into Downtown Monroe and will continue to see traffic move through the neighborhood. Additionally, Winchester Street continues north across the River Raisin to the northern portion of Monroe and the historic Battlefield. The intersection of these two streets is an ideal location for new commercial and retail development.

According to the Market Analysis, the neighborhood has a total annual income of about \$69 million. Accounting for housing, transportation, and other expenses, most residents who currently live in Orchard East will spend about 15% of their income on food, 4% on entertainment, and 3% on apparel and other goods. All of this results in estimated annual spending of \$10 million on food, \$3 million on entertainment, and \$2 million on other retail.

Based on the amount of available space and the projected spending of residents, it is likely that six to ten businesses can feasibly operate in the Orchard East neighborhood. Four to six of these businesses should be focused on traditional retail, including apparel, health and beauty, home goods, and other services like barbers, salons, and banks. One or two entertainment businesses could feasibly operate in Orchard East and could include restaurants, bars, a small entertainment venue, or an art gallery. Finally, a specialty food store or small grocery store is also recommended based on the feedback from residents. This would need to be a small format store specializing in health foods, prepared food, and/or ethnic food that is unavailable at a traditional grocery store.

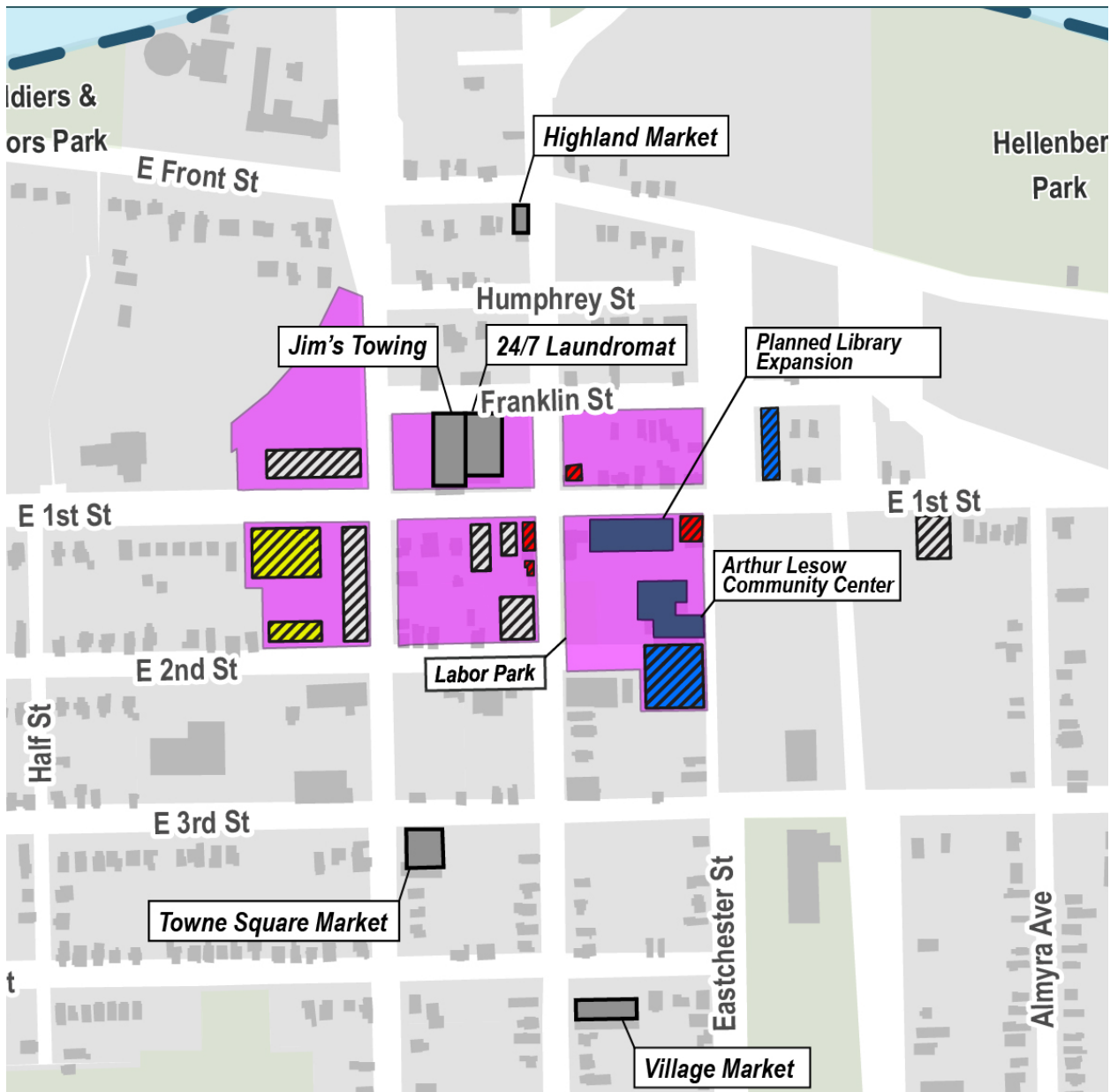


### **Establish business education programming for resident entrepreneurs**

The Orchard East neighborhood likely has residents who are interested in starting their own business, but do not have the necessary education or preparation to open a shop. Business education classes or training sessions could be offered by local neighborhood organizations to give residents the skills to operate new retail and commercial establishments in Orchard East. The City of Monroe can facilitate these classes by identifying grant opportunities to support programming or establishing a program to help new business owners find a brick-and-mortar space to open.



## RETAIL & COMMERCIAL DEVELOPMENT



A retail district is recommended for the E. 1st Street corridor because of the previous planning work, historic context, existing activity in the area. New and rehabbed commercial buildings should be developed in a way that fosters street life, walkability, and community interaction to ensure that new businesses are utilized by Orchard East residents and contribute to the vibrancy of the neighborhood.

## RETAIL & COMMERCIAL DEVELOPMENT



### **Expand community gardens and distribute produce to residents**

A goal of the retail strategies is to maximize activity at the intersection of E. 1st and Winchester Streets to help support potential new businesses. Part of this strategy builds on the activity happening around the Opportunity Center at ALCC and future Navarre Library expansion. Currently there are two community gardens operating in this area and providing food for the community. MCOP and other neighborhood organizations can capitalize on this to expand the community gardens, distribute food to residents, and have farming and cooking demonstrations to bring residents to the area. The community gardens could also partner with any new businesses.



### **Update City's zoning code to allow food trucks + mobile vendors in Orchard East**

Food trucks and mobile vending are a lower-cost, lower-risk opportunity for a new business to become established that reduce the amount of overhead needed to operate. Following the zoning code update, the City of Monroe should establish dedicated areas where food trucks and mobile vendors can locate along the E. 1st Street corridor. Specific days should be coordinated in “market days” so that food trucks and mobile vendors can build off the activity generated by their presence.



### **Redevelop the MAECO site with a mix of uses**

The former MAECO site is located at the corner of Kentucky and E. 1st Streets and has been targeted for redevelopment previously. The previous site plan included 23 townhouse units and dedicated space for retail along E. 1st Street. It was unsuccessful in securing financing for development due to the noise impacts of the railroad on Kentucky Street. A different approach to the site plan that puts retail and commercial spaces along Kentucky Street and moves the residential units to the west side of the site. Additional noise insulation may also be needed to reduce the impacts of the train noise.



## MOBILITY



### **Extend the riverwalk through Hellenberg Park**

The City of Monroe has a riverwalk along the River Raisin that runs through Downtown but stops about ¼ mile from the Orchard east Neighborhood. Extending the riverwalk to Hellenberg Park and past the park along Front Street would allow residents the opportunity to walk or bike safely into downtown, while connecting Hellenberg, Rauch, and Soldiers and Sailors Parks to each other. Some challenges exist with the crossing of the railroad tracks near N. Dixie Highway and the land constraints along Front Street near the I-75 interchange.



### **Construct walking pathways that better connect community amenities**

Many of the neighborhood amenities, such as Hellenberg Park, are lacking proper sidewalk connections that would allow residents to walk safely and comfortably to use them. These connections should tie into the existing sidewalk network and form pathways within the parks they connect to.



### **Prioritize sidewalk replacement and addition in key areas within the neighborhood**

Many of the neighborhood amenities, such as Hellenberg Park, are lacking proper sidewalk connections that would allow residents to walk safely and comfortably to use them. These connections should tie into the existing sidewalk network and form pathways within the parks they connect to.



### **Improve pedestrian safety by adding crosswalks, pedestrian islands, and other safety treatments**

Many residents commented on the fact that people drive fast on the streets that pass through Orchard East and that they don't feel safe walking sometimes. One way to address this is by adding new crossing infrastructure to targeted intersections in the neighborhood. In areas likely to have fewer pedestrians, painted crosswalks should be added to notify motorists of potential pedestrians. In areas with higher traffic, railroad tracks, and greater anticipated numbers of pedestrians, higher intensity treatments should be added that will provide additional safety to pedestrians. Treatments at these intersections could include crosswalks, pedestrian islands, curb bump outs, and signage.

# MOBILITY



One of the reasons for Orchard East’s relative isolation from the rest of Monroe is the transportation barriers that exist in the neighborhood. By improving mobility options for those without access to a car, residents will be more connected to the existing and future amenities. Many of the mobility improvements revolve around making walking and biking safer and more comfortable to the parks, school, and future E. 1st Street retail corridor.



## MOBILITY



### **Extend service operation times of Lake Erie Transit**

During the public engagement sessions, many residents mentioned that transportation options within the neighborhood are limited, particularly for those without access to a vehicle. Many of those who would like to use Lake Erie Transit, which operates Route 3 through Orchard East, are unable to because the service does not operate past 5:30 PM. For those that would use the bus to get to work, they are unable to return home using the bus if their day ends beyond 5:30 PM. As Orchard East is likely the most transit-dependent neighborhood in the City, Lake Erie Transit should look to extend the operating time of Route 3 to 7 PM on weekdays to accommodate residents who take the bus to work.



### **Introduce microtransit options, such as bike share and ride share, to provide flexible transit options**

Lake Erie Transit should also explore the opportunity for microtransit zones within the City of Monroe, particularly within the Orchard East neighborhood. Microtransit is an on-demand transportation service that uses smaller vehicles to provide trips within defined zones. Riders can book a trip using a smartphone application or by calling and are picked up within a 15 minute window. Microtransit can be an efficient and cost effective solution for providing public transit service to areas with lower demand than a traditional fixed route can support.



### **Consolidate the Norfolk Southern railroad tracks to one line**

There have been previous attempts to consolidate the railroad lines that pass through Orchard East, but they have fallen short due to a variety of reasons. The Kentucky railroad line sits a few feet above the street and its retaining wall is starting to crumble in many locations. Additionally, the passing trains are the source of both noise and air pollution that is affecting the health of many residents. The railroad line blocks access to many of the residential streets on the east side of the tracks, as well as to the former DPW site at Kentucky Avenue and 9th Street that could be targeted for development. The noise from the trains is also preventing new development from happening, specifically at the MAECO site. Combining train operations from the Kentucky line to the Eastchester line should improve safety, health, access, and development opportunities in the neighborhood.

## PARKS & OPEN SPACES



### **Coordinate Hellenberg Park improvements with the River Raisin Heritage Corridor Master Plan**

The consultant team currently working on the River Raisin Heritage Corridor Master Plan has identified specific improvements to Hellenberg Park that would be implemented as part of that project. As part of the Orchard East Subarea Plan, the two project teams met to ensure that recommendations were consistent between the plans. The input gathered from the community related to Hellenberg Park was also shared with the Heritage Corridor Master Plan team so that they could include some of the specific amenity requests in their designs. Moving forward, the implementation of specific Hellenberg Park amenities from the Heritage Corridor Master Plan should include consultation with Orchard East residents to make sure their needs and desires are met.



### **Construct a pathway to N. Dixie Hwy bridge to cross the river**

N. Dixie Highway is the main connection from Orchard East to the north side of Monroe, including the River Raisin National Battlefield. Since Hellenberg Park is one of the larger parks in the City, particularly on the east side of town, it is likely that residents from the other side of the River would attend events there. Adding a pathway from Hellenberg Park to the N Dixie Highway bridge and sidewalk, residents can more easily link up with the sidewalk network. This pathway could also be connected into the recommended Riverwalk Extension and provide a valuable connection to the River Raisin Heritage Trail on the other side of the River.



### **Support additional park programming, such as concerts, educational events, and fitness**

Current residents of the Orchard East neighborhood use Hellenberg Park for larger events that require the space the park can offer. These events tend to be sporadic throughout the year. Generally, there is not consistent programming in Hellenberg Park that brings residents out on a regular basis. The City should coordinate with local organizations to develop a calendar of events that are geared toward the community. Events can be large or small and could take the form of concerts, educational events, nature demonstrations, sporting events, and fitness programs. Residents should be encouraged to organize their own events and programming that represent the interests of their neighbors.



## PARKS & OPEN SPACES



### **Add new amenities to Hellenberg Park, such as play fields, playground equipment, fishing facilities, and walking paths**

Hellenberg Park has few amenities to bring people out consistently. Residents want to be able to use the park more, but the lack of facilities makes this difficult, unless activities and other event infrastructure are brought in. Some residents mentioned adding a multi-sport field to the park to have little league baseball, pee-wee football, youth soccer, and other sporting events in the neighborhood. Residents are also looking for safe and convenient places to walk or run for exercise and suggested adding walking paths in the park. Additionally, fishing is a popular activity with residents. Adding a fishing pier, kayak and canoe launch and livery, and a bait shop is recommended. Finally, playground equipment and other children's recreation facilities are also recommended to ensure that Hellenberg Park caters to all subsets of Orchard East.



## NEIGHBORHOOD IDENTITY



### **Establish gateways at key locations in the neighborhood**

With the removal of Front Street in front of Hellenberg Park, the E 1st Street Corridor is now the main entrance into Downtown Monroe from I-75. With the increase in vehicle traffic through the area slated for retail development, more people will be seeing Orchard East in a new light. Adding gateway treatments at specific intersections is a great way to express the community's identity while letting travelers know what neighborhood they are in. Gateways are recommended at the E. 1st Street and Front Street intersection, on N. Dixie Highway at the River, and at both the E. 1st Street and E. 3rd Street intersections with Jerome Street. These gateways can take the form of decorative landscaping, signage, archways, public art, or other visual cues to let people know they are entering Orchard East.



### **Implement unified park signage throughout the neighborhood**

Most of the parks in Orchard East are lacking unique signage that notifies residents about the park. This can make it difficult for residents, both new and old, to know that recreation amenities exist in the neighborhood. The City of Monroe should develop a standard sign design and brand for all of the parks in the City. These should be installed at the City-owned parks in Orchard East, including Labor Park, Hellenberg Park, Martin Luther King Junior Park, and Plum Creek Park.



### **Install information hubs throughout the neighborhood to serve community and economic development purposes**

Community information hubs are great ways to inform neighborhood residents about events and activities happening in the area. These hubs can take a variety of forms, ranging from a community newsletter to a screen in the window of a local organization to a dedicated, free standing, interactive information hub. All of these are potential options for the Orchard East neighborhood; however, it is recommended that an outdoor, touchscreen information kiosk is installed near the proposed new library that would provide information to those visiting the area. Another information hub could be placed near the Orchard School to capitalize on the activity there.

In both cases, an organization or entity will have to manage the information that is being distributed. This organization will be responsible for collecting and posting the events and information to the hub.





# NEIGHBORHOOD IDENTITY



The Orchard East Neighborhood is full of history and culture that is unknown to many who live outside the area. With a coordinated effort to identify the neighborhood, more Monroe residents can understand the unique perspective of Orchard East. Visual identity markers, such as gateways and lamp signage, should include resident perspectives and artists to capture the character of the community. These efforts can jump start Orchard East as a cultural hub within the City of Monroe, Monroe County, and Southeast Michigan.

## NEIGHBORHOOD IDENTITY



### Create signage to hang on lampposts throughout the neighborhood business district

Unique neighborhood signage can help elevate the identity of Orchard East while also indicating the location of the neighborhood. Signage on lampposts is recommended to be installed on the 1st Street and Winchester Corridors. On E. 1st Street, the lamp signage would extend from the gateway at Front Street to the gateway at Kentucky Avenue. On Winchester, the lamp signage would start at the River Raisin gateway and continue south to E. 3rd Street. These are the main entrances into the neighborhood and would see the most traffic passing through.

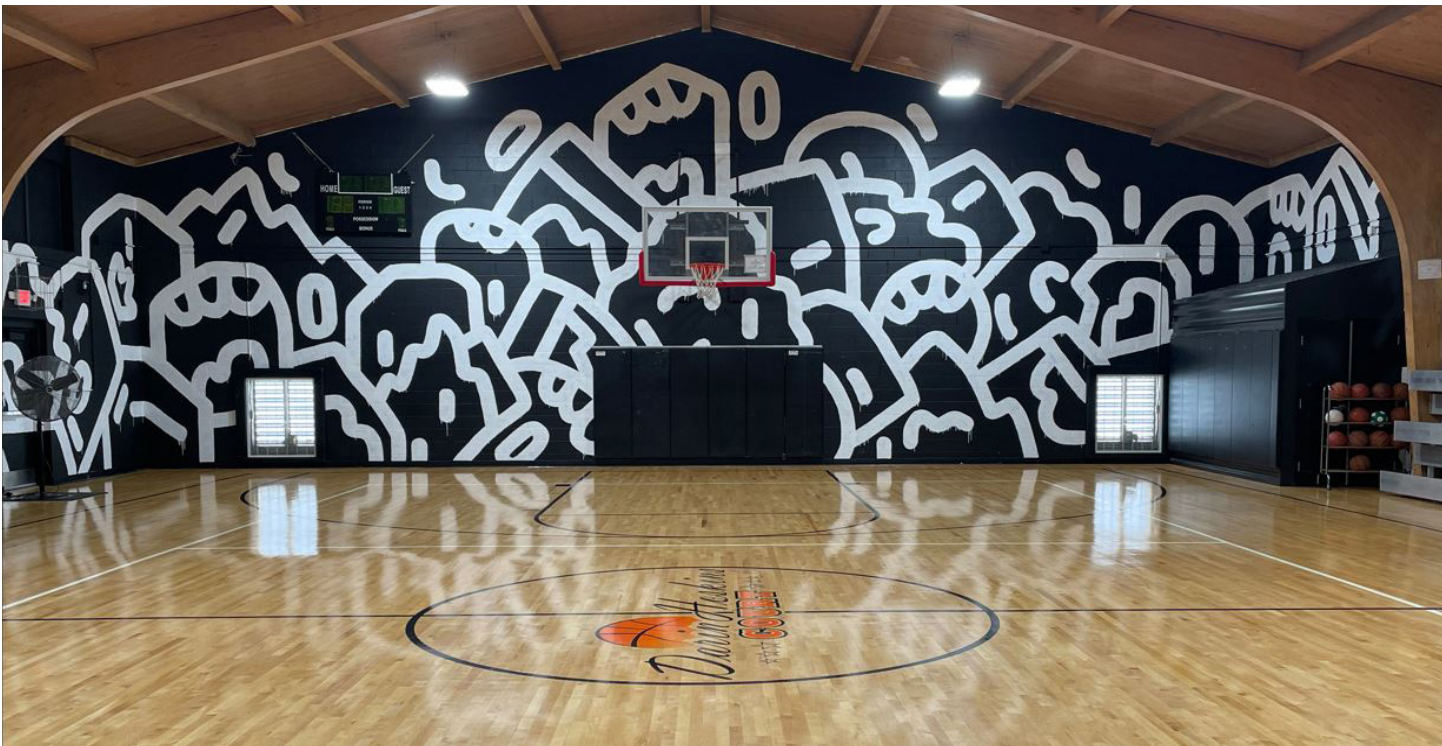
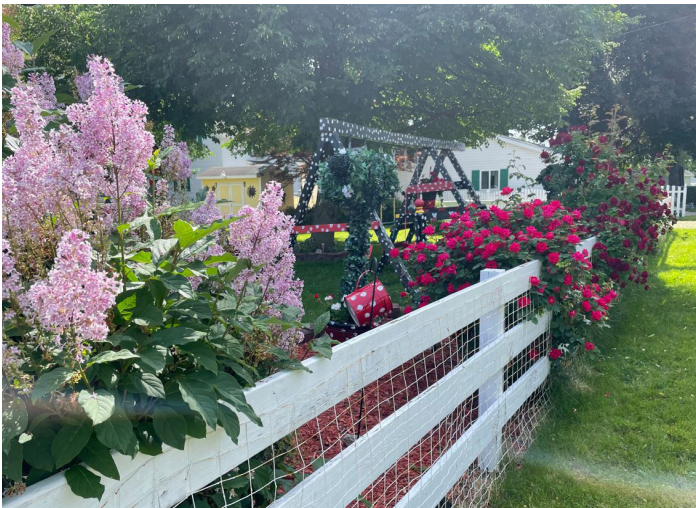
The signs should be designed by the neighborhood to showcase the community's creative side. A design competition could be held with neighborhood residents to design the sign and residents can vote on their favorite.



### Establish Orchard East as a cultural center

Orchard East has historically been a place with a rich culture and active creative scene. The City of Monroe should work with local institutions within Orchard East to foster and grow residents' creativity to beautify the neighborhood. Recently there has been growing momentum behind building the arts and culture scene in the Orchard East as a way to beautify the neighborhood, attract economic development opportunities, and keep residents engaged with their neighborhood. Including local artists, creatives, and their work in future development efforts can help retain the aspects of the neighborhood that make it special while also giving residents a voice in the future of the community.







A photograph of a park scene. In the foreground, a concrete paved path leads from the bottom center towards the middle ground. To the left of the path is a green lawn with a black metal trash can and a black metal bike rack. To the right of the path is a green lawn and a playground with green slides and equipment on a wood chip surface. In the background, there are trees, a brick building, a parking lot with cars, and a clear blue sky. A semi-transparent dark blue banner is overlaid on the top half of the image, containing the text '06' and 'ACTION PLAN'.

# 06

## ACTION PLAN



## TOP 5 PRIORITIES FOR THE ORCHARD EAST NEIGHBORHOOD

- 01 Formalize the E. 1st Street Corridor as the Main Street of Orchard East.** To start the process of revitalizing the community, both from a business and residential standpoint, Orchard East needs the E. 1st Street corridor to act as the neighborhood main street and social hub. The City of Monroe and other neighborhood agencies can help spur this by encouraging social gatherings and activity in this area. The forthcoming expansion of the Navarre Branch of the Monroe Public Library will provide a catalyst for additional activity that can be combined with a food truck and mobile vendor parking area, expansion of the community gardens, new pedestrian infrastructure such as crosswalks, and public art. These improvements will provide an enhanced backdrop for community events that can catalyze development along E. 1st Street.
- 02 Add New Affordable and Diverse Housing Options.** The Orchard East neighborhood is a working-class neighborhood in need of additional housing options to allow residents to stay if they desire. The current housing options are limited in their diversity and age – most are mid-sized, single-family homes that may not work for residents looking to move into or within the neighborhood. Supporting the development of new, affordable infill housing and the redevelopment of existing residential units can help increase the population and support other initiatives of this plan. New residences should be constructed using Missing Middle Housing design techniques to ensure that a variety of sizes, price points, designs, and ownership options are available in Orchard East.
- 03 Invest In the Revitalization of Hellenberg Park.** Hellenberg Park is a premier asset for the Orchard East neighborhood but is currently underutilized due to the lack of amenities available. However, the ongoing Heritage Corridor Master Plan has identified specific improvements for the Park that would draw more residents to it. The recommended strategies for Hellenberg Park as identified in the Orchard East Subarea Plan should be coordinated and implemented alongside those identified in the Heritage Corridor Master Plan. Orchard East residents deserve a high-quality public space that meets their needs while serving as an amenity to attract new residents to the community.
- 04 Extend the Monroe Riverwalk to Hellenberg Park.** The Monroe Riverwalk current ends about ¼ mile from the Orchard East neighborhood and serves as both a recreation asset and economic development driver for the Downtown area. By extending the Riverwalk to the Orchard East Neighborhood, connecting to Hellenberg Park, and continuing past along the River Raisin to the I-75 interchange, residents in Orchard East would have a safe and comfortable connection to Downtown Monroe. The riverwalk extension would also help connect the parks along the river to each other, creating a recreation corridor.
- 05 Support the Development of a Walkable Retail Corridor on E. 1st Street.** Long-time Orchard East residents remember the time when the neighborhood was full of the shops and services that they needed for everyday life. As the neighborhood changed and the economics of small retail shifted, many of the historic businesses moved or closed completely. For a neighborhood to feel vibrant, residents need places to shop, eat, and mingle with their neighbors. The most logical place for this to happen is along E. 1st Street between Kentucky Avenue and Almyra Avenue. Attracting both developers to construct new retail buildings and business owners to occupy those buildings will be a key part of attracting and retaining residents. These businesses should be constructed in a way that fosters walkability and creates a neighborhood Main Street business district within Orchard East.

## IMPLEMENTATION TABLE

FOCUS AREA	PROJECT	PARTNERS	COST	EASE OF IMPLEMENTATION
Residential	Change zoning from R-3 to RMD	Planning and Zoning, Building, Planning Commission (PC), City Council (CC)	\$	X
Residential	Add ADUs as a special use	Planning and Zoning, PC, CC	\$	X
Residential	Support 25 units of infill housing development per year	Economic Development, Developers, Planning, PC, CC	\$\$\$\$	XXX
Residential	Support 3 home rehabs with CDBG	Planning	\$\$	XXX
Residential	Support rehab of 25 units per years	Economic Development, Planning, Local Developers	\$\$\$\$	XXXX
Residential	Support small-format housing development	Planning, Economic Development, Residents	\$	X
Retail and Commercial Development	Develop a walkable retail district	Economic Development, Planning, Developers	\$\$\$\$	XXX
Retail and Commercial Development	Support business education programming	MCOP, The Learning Bank, Monroe County Community College, Monroe Public Schools	\$\$	X
Retail and Commercial Development	Expand community gardens	MCOP, Neighborhood Groups, Parks and Rec	\$\$	XX

SHORT TERM = 1 - 3 years

MEDIUM TERM = 4 - 6 years

LONG TERM = 7 - 10 years



## IMPLEMENTATION TABLE

FOCUS AREA	PROJECT	PARTNERS	COST	EASE OF IMPLEMENTATION
Retail and Commercial Development	Create formal mobile vendor parking areas	Planning, Economic Development, Engineering	\$\$	XX
Retail and Commercial Development	Redevelop MAECO site with a mix of uses	Economic Development, Planning, Developers	\$\$\$\$	XXXX
Mobility	Extend riverwalk through Hellenberg Park	Parks and Rec, Engineering, MDNR, Planning	\$\$\$\$	XXX
Mobility	Construct walking pathways to connect the neighborhood	Engineering, Planning, Parks and Rec	\$\$	XX
Mobility	Prioritize sidewalk replacements in key areas	Engineering	\$\$	X
Mobility	Improve pedestrian safety at key intersections	Engineering	\$\$	XX
Mobility	Consolidate the Norfolk Southern railroad tracks to one line	Engineering, MDOT, Norfolk Southern	\$\$\$\$\$	XXXXX
Mobility	Extend the service operation times of Lake Erie Transit	Planning, Lake Erie Transit, SEMCOG	\$\$\$	XX
Mobility	Introduce new microtransit or flexible scheduling transit options	Planning, Lake Erie Transit, SEMCOG	\$\$	XX

SHORT TERM = 1 - 3 years

MEDIUM TERM = 4 - 6 years

LONG TERM = 7 - 10 years

## IMPLEMENTATION TABLE

FOCUS AREA	PROJECT	PARTNERS	COST	EASE OF IMPLEMENTATION
Parks and Open Spaces	Coordinate Hellenberg Park improvements with Heritage Corridor Master Plan	Parks and Rec, Planning, SHPO, Michigan Department of Natural Resources	\$	X
Parks and Open Spaces	Construct a pathway to the N. Dixie Hwy sidewalk	Engineering, Parks and Rec	\$\$	XX
Parks and Open Spaces	Support additional park programming	Parks and Rec	\$\$\$	XX
Parks and Open Spaces	Add new amenities to Hellenberg Park	Parks and Rec	\$\$\$	XX
Neighborhood Identity	Establish gateways at key locations	Engineering, Planning, Communications	\$\$\$	XX
Neighborhood Identity	Implement unified park signage	Parks and Rec, Planning, Communications	\$\$	XX
Neighborhood Identity	Install information hubs throughout the neighborhood	MCOP, Planning, Monroe Schools, Communications	\$\$	XX
Neighborhood Identity	Create unique neighborhood lamppost signage	Neighborhood groups, MCOP, Planning, Engineering, Communications	\$\$	XX
Neighborhood Identity	Define Orchard East as a historic and cultural center	MCOP, Planning, Neighborhood Groups	\$	XXX

SHORT TERM = 1 - 3 years

MEDIUM TERM = 4 - 6 years

LONG TERM = 7 - 10 years



