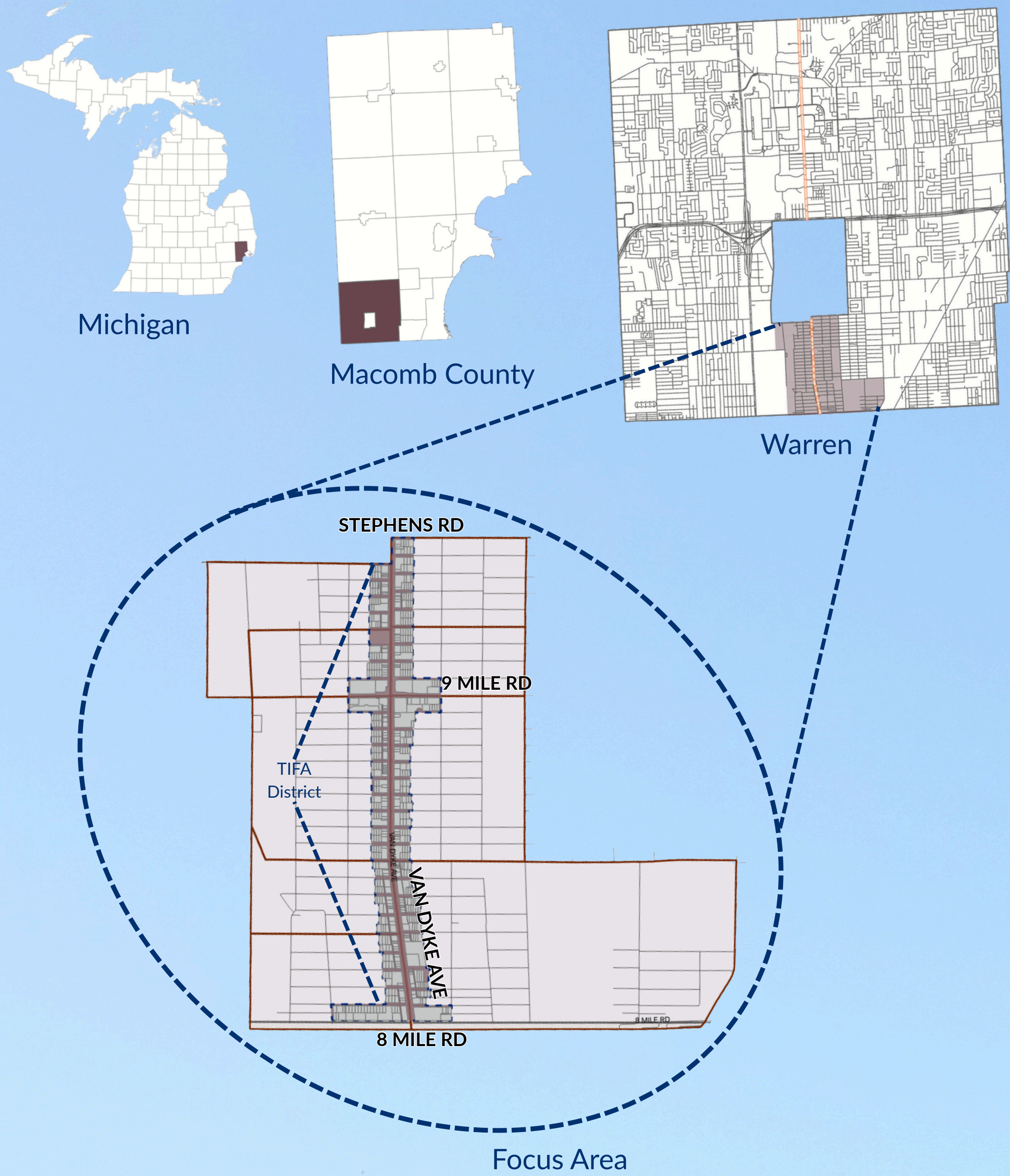





PROJECT DESCRIPTION

The Van Dyke Corridor Implementation Plan addresses economic and infrastructure revitalization needs along the corridor, using data-driven analysis and community feedback to inform planning. The project includes an implementation plan, zoning ordinance updates, and presentations aimed at driving investment and improving quality of life. This is a collaborative project between Michigan State University’s Urban and Regional Planning Practicum students and the City of Warren’s Department of Community and Economic Development (CED).



FOCUS AREA OVERVIEW



	<b>9,575</b> Total Population
	<b>3,839</b> Total Housing Units
	<b>\$48,874</b> Median Household Income

FINDINGS

-  **Socioeconomic Disparities:** High poverty rates and unemployment compared to city and county levels
-  **Housing Affordability:** Low median home value, aging housing stock, and high affordability index
-  **Gaps in Access:** Limited access to local healthcare, recreation, and cultural spaces
-  **Mobility Challenges:** Car-dependent local built environment with insufficient pedestrian and bike infrastructure
-  **Economic Imbalances:** Retail and manufacturing sectors are highly represented in the local economy, with a smaller concentration of higher-wage and professional-based sectors

Rebranding

Establish a Brand

Implement Brand Infrastructure

Zoning Reform

Establish a Mixed-Use Zoning District

Community Wealth Building

Establish a Cooperative Ownership Program

Expanding the Mentorship Program for Business Growth

Business Development

Develop a “Pop-Up to Permanent Program”

Buy Local Initiative

Vacant Lot Activation Program

Node Activation

Placemaking

Development of Pocket Parks

Operationalize the Facade Improvement Program

Retail Interior Improvements Grant

