

## State Fair

State Fair is generally bounded by Eight Mile to the north, the Highland Park city limits to the south, the Canadian National Railroad to the east, and Woodward to the west. The Michigan State Fairgrounds occupies one-fourth of the area's acreage.

Losing almost a quarter of its population between 1990 and 2000, State Fair has experienced one of the highest rates of population loss in the City.

Accompanying the loss in population, State Fair lost more than twenty percent of its housing units between 1990 and 2000. The amount of vacant land creates considerable opportunity for reinvestment.

Approximately one-fourth of all residents in State Fair are foreign born, and more than eighty percent of those foreign-born residents hail from the Middle East. Over one third of State Fair residents are under the age of 19. More than fifty percent of State Fair adults have completed high school, and less than ten percent of adults have earned a college degree. State Fair contains one of the highest concentrations of low-income households in the City. Forty-four percent of households earn less than \$15,000 per year.

### □ Neighborhoods and Housing

**Issues:** There are some stable neighborhoods in State Fair. But, the loss of housing units has left a number of vacant parcels throughout the community and many more housing units remain vacant.

#### **GOAL 1: Reinforce sound neighborhoods**

**Policy 1.1:** Maintain the stability of the area south of Seven Mile and the area east of Woodward through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Demolish vacant and/or dangerous structures and encourage rehabilitation and infill housing in the central area north of Seven Mile, and the area east of Jon R.

□ **Retail and Local Services**

**Issues:** Despite the loss in population and the blighted commercial corridors, the growth of ethnic communities in the area provides the potential to bring new vitality to commercial corridors.

**GOAL 3: Increase the vitality of commercial thoroughfares**

**Policy 3.1:** Take advantage of the traffic volumes and regional prominence of Woodward to attract more intense commercial activity.

**GOAL 4: Increase the vitality of neighborhood commercial areas**

**Policy 4.1:** Develop neighborhood commercial nodes along John R, Seven Mile and McNichols with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

**GOAL 5: Develop a retail center**

**Policy 5.1:** Develop a large-scale retail node at the southeast corner of Woodward and Eight Mile.

**GOAL 6: Improve the appearance of commercial areas**

**Policy 6.1:** Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along John R, Seven Mile and McNichols.

□ **Industrial Centers**

**Issues:** State Fair's industrial areas have some moderately sized vacant sites available for redevelopment. But, industrial uses attract high volumes of truck traffic that can adversely impact the health and safety of local residents.

**GOAL 7: Increase the viability of industrial areas**

**Policy 7.1:** Redevelop the underutilized sites in the corridor by attracting new and encouraging small-scale industries to use the land for expansion or relocation.

**GOAL 8: Reduce conflicts between industrial and residential areas**

**Policy 8.1:** Establish and enforce designated truck routes to and from the Chrysler Freeway and Eight Mile.

**Policy 8.2:** Buffer the negative impacts of industrial land uses upon residential areas along the eastern edge.

**□ Parks, Recreation and Open Space**

**Issues:** The community is lacking year-round recreational opportunities for youth. The State Fairgrounds has recreational space and facilities. Access to neighboring Palmer Park is difficult given the heavy volume of traffic along Woodward Avenue.

**GOAL 9: Increase open space and recreational opportunities**

**Policy 9.1:** Support diverse, year-round recreational activities at the State Fairgrounds.

**GOAL 10: Increase access to open space and recreational areas**

**Policy 10.1:** Develop greenways to and from Palmer Park, including pedestrian crossing and signage at Woodward.

**□ City Design**

**Issues:** Woodward is the major thoroughfare connecting with other cities in the region. Woodward lacks distinctive or distinguishing features to welcome people as they travel through the region.

**GOAL 11: Promote major thoroughfares as attractive gateways to the City**

**Policy 11.1:** Incorporate streetscape, landscape and signage improvements at the Woodward and Eight Mile intersection.