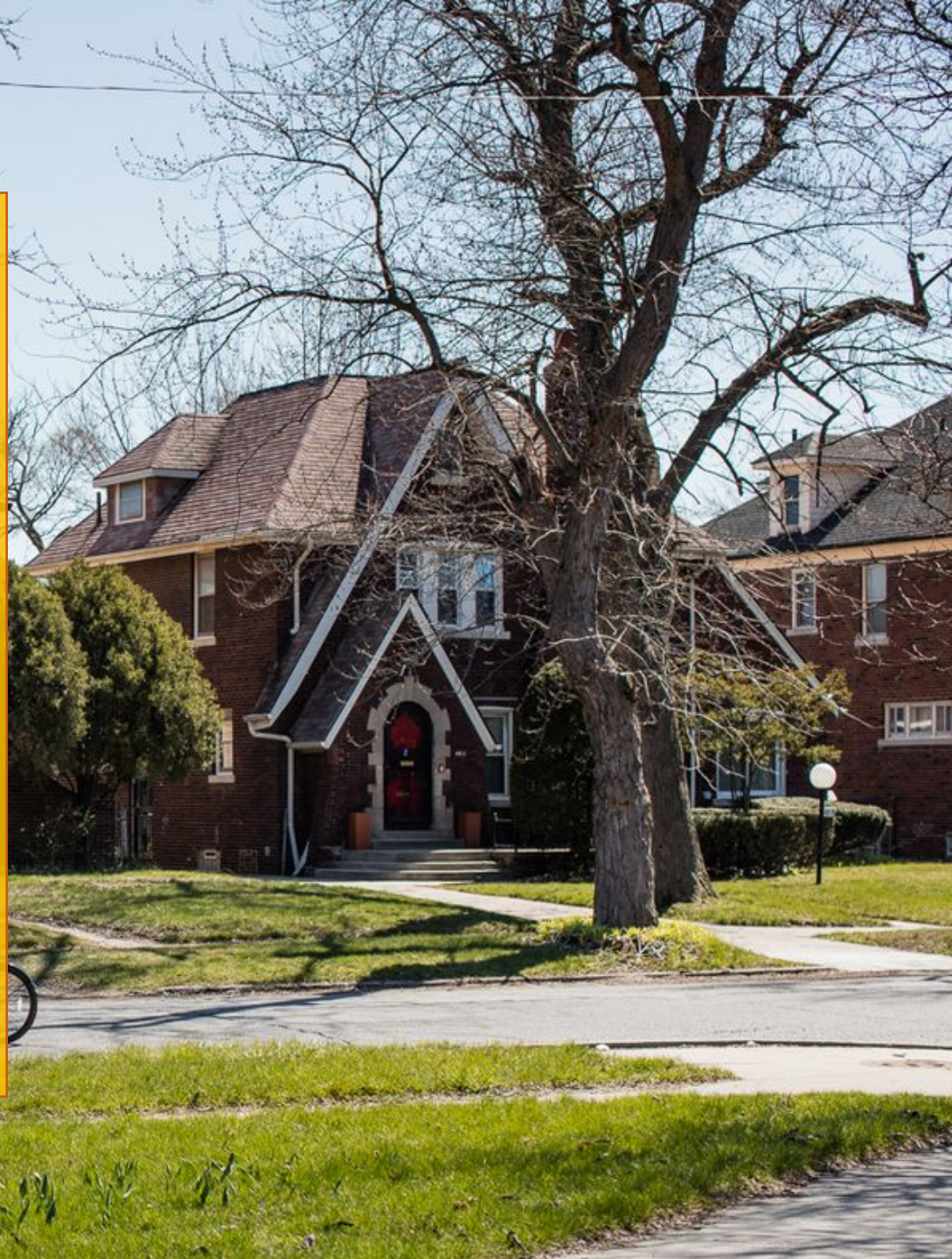


Russell Woods / Nardin Park Neighborhood Framework

Community Meeting
April 17th, 2018



Hello from
Councilman Leland



Hello from Department of Neighborhoods

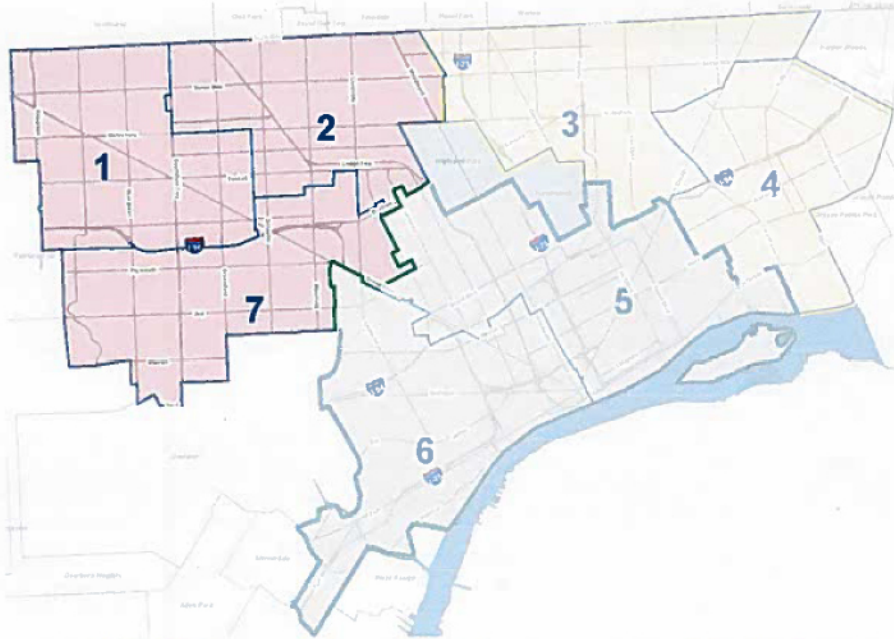


District Manager
Ray Solomon II



Deputy District Manager
Mona Ali

Team West Staff



**WEST REGION
DISTRICTS 1, 2 & 7**



DAVID WALKER
DESIGN DIRECTOR
PLANNING &
DEVELOPMENT DEPT.



ALEXA BUSH
LANDSCAPE / PLANNER
PLANNING &
DEVELOPMENT DEPT.



MICHELE FLOURNOY
ARCHITECT / PLANNER
PLANNING &
DEVELOPMENT DEPT.



DAVID WILLIAMS
SENIOR POLICY ADVISOR
JOBS & ECONOMY TEAM
MAYOR'S OFFICE

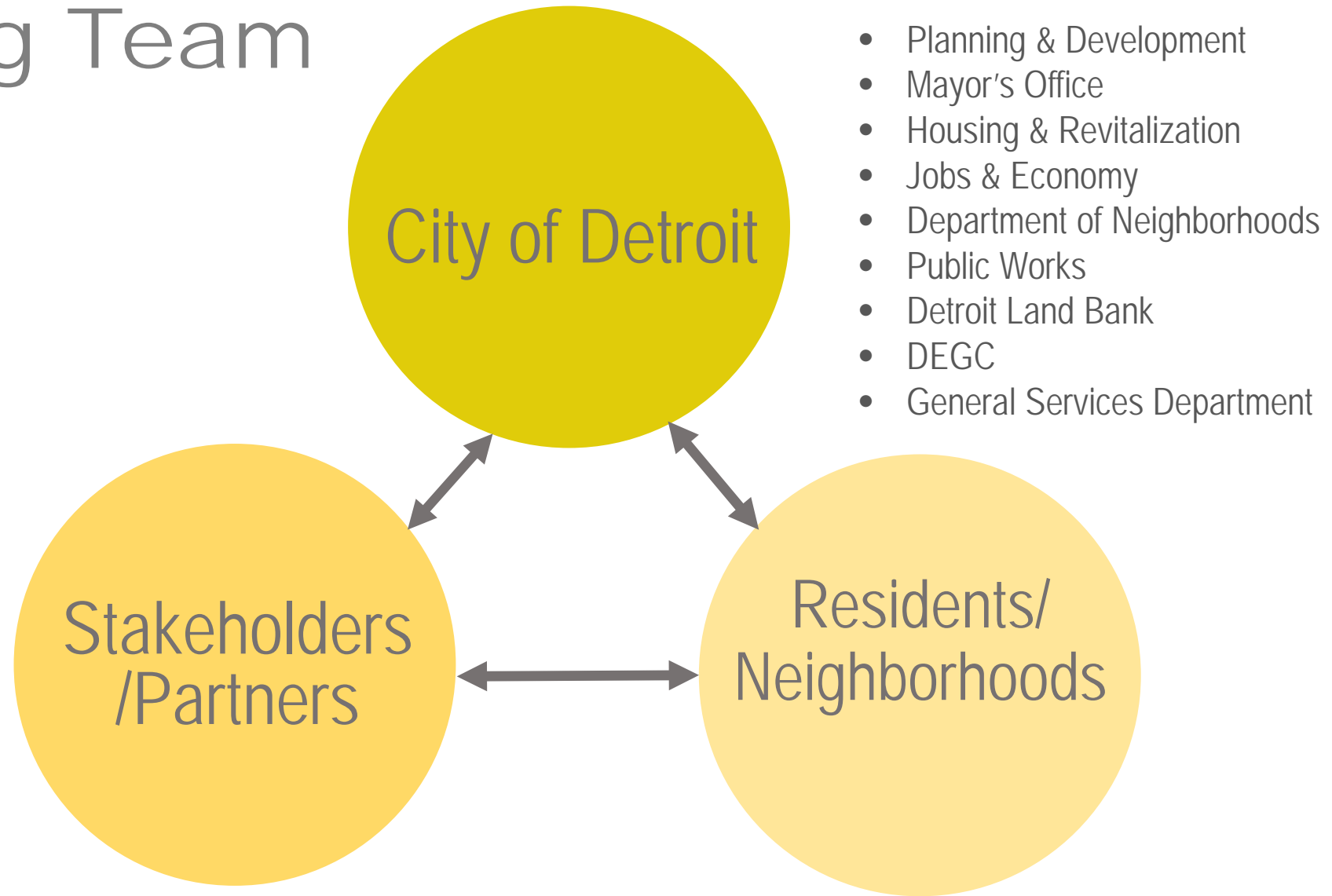


JACQUELINE TAYLOR
LEAD HISTORIAN /
CULTURAL LANDSCAPE
SPECIALIST
PLANNING &
DEVELOPMENT DEPT.



BRIANA MASON
PLANNER
PLANNING &
DEVELOPMENT DEPT.

Planning Team



City of Detroit
Mayor's Office



Department of
Housing and Revitalization



General Services
Department

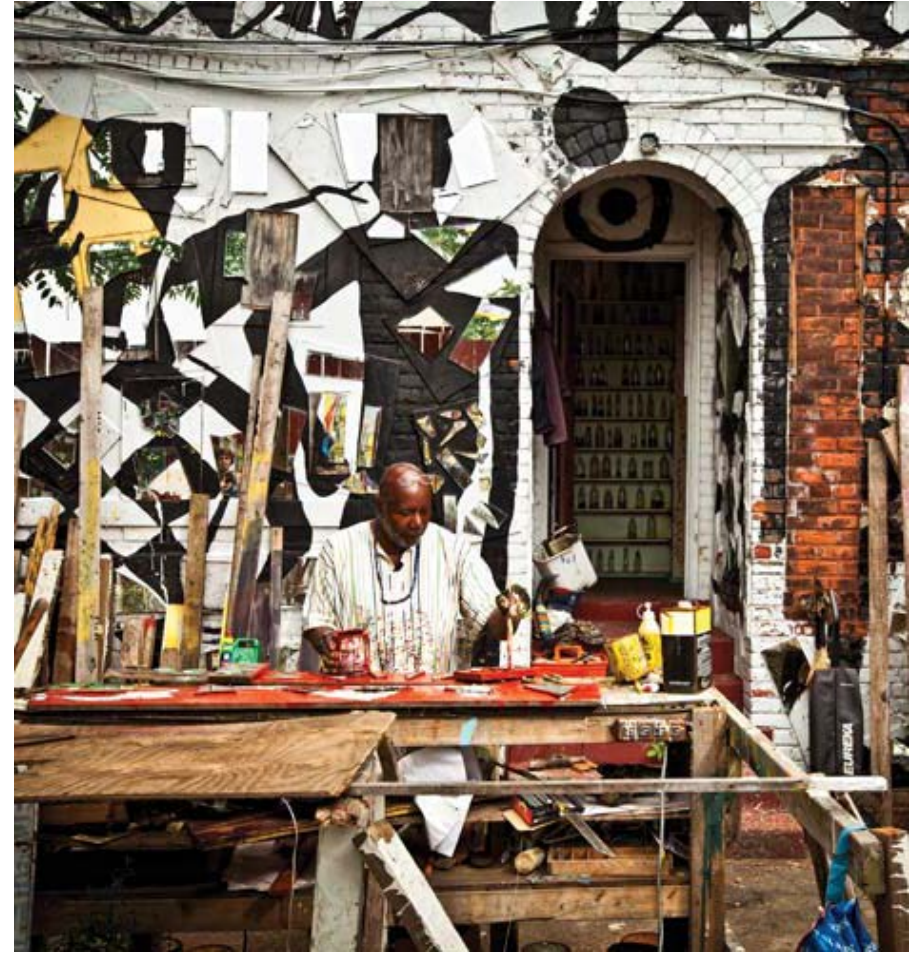


Local Familiarity

MBAD African Bead Museum

MBAD + LOHA





Tonight's Agenda

- Who's in the Room
- Initial Observations
- What's important to you?
- Focus Group Break-out Sessions

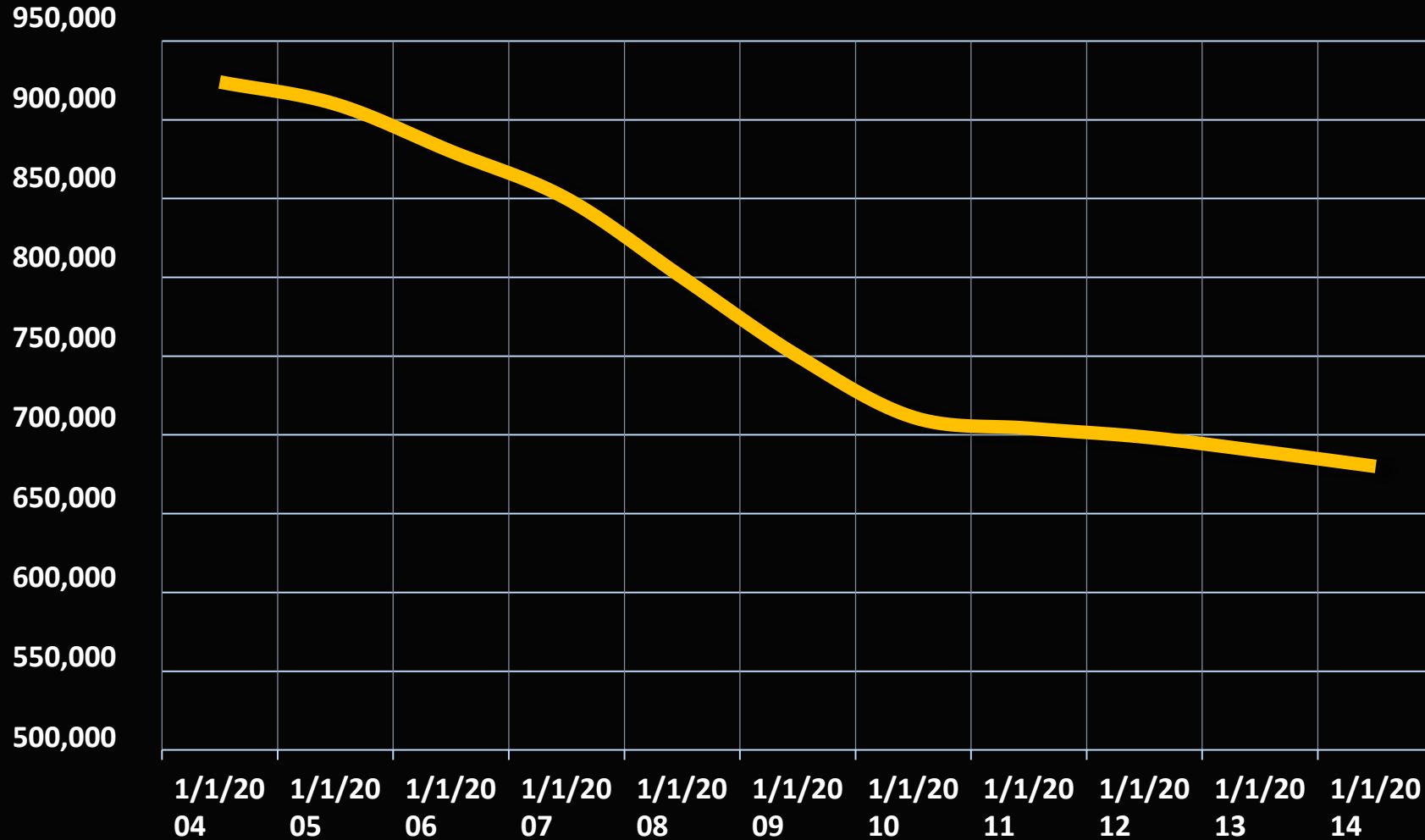
1

Vision

A **Healthy and Beautiful Detroit**,
Built on **Inclusionary Growth**,
Economic Opportunity, and an
atmosphere of **Trust**.

From 2004-2014, 244,000 Detroiters Moved Out of the City

We lost more than 25% of our population in one decade.

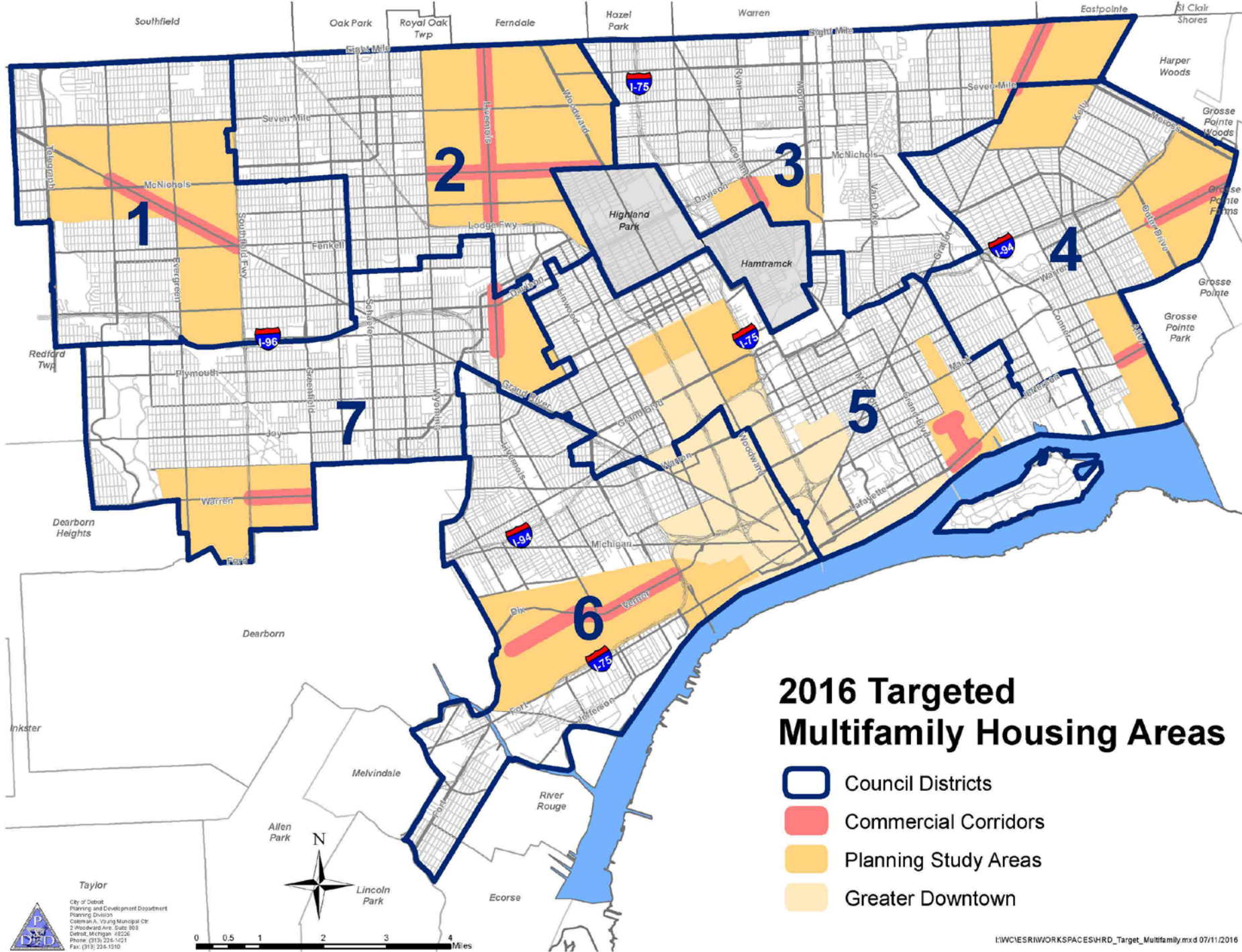


RUSSELL WOODS





"PLANNING FOR NOW AND THE
NEAR FUTURE"



2016 Targeted Multifamily Housing Areas

- Council Districts
- Commercial Corridors
- Planning Study Areas
- Greater Downtown

Taylor
 City of Detroit
 Planning and Development Department
 Planning Division
 Coleman A. Young Municipal Ctr.
 2 Woodward Ave. Suite 909
 Detroit, Michigan 48226
 Phone: (313) 224-1221
 Fax: (313) 224-1310

0 0.5 1 2 3 4 Miles

DEMOCRATIC DESIGN involves...

- Mobilizing people to tackle tough challenges
- Giving the work back to the people directly effected
- Problem-solving according to their values

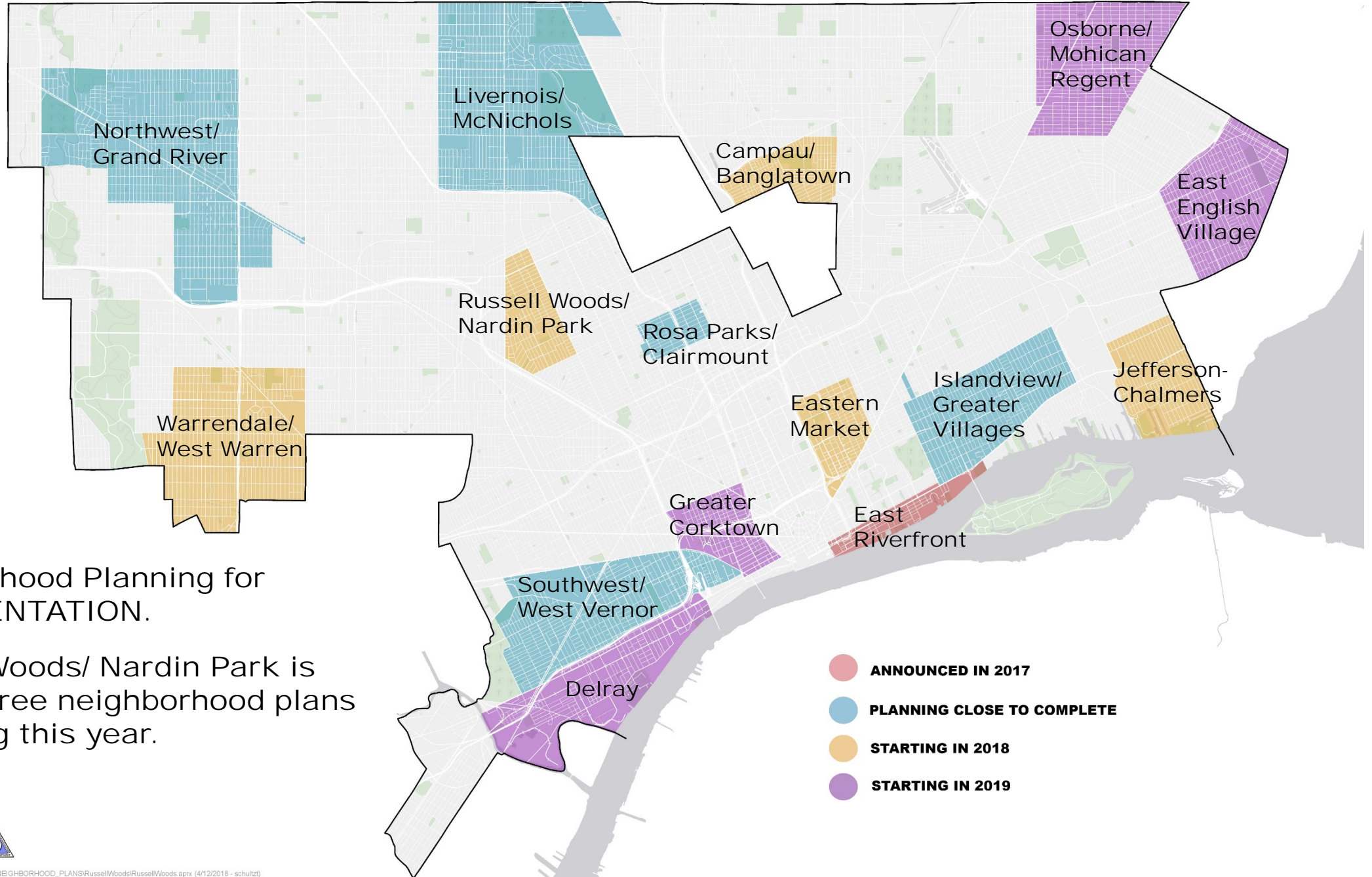
"Nothing About Us Without Us Is for Us"



PROJECT INTRODUCTION

WHAT ARE WE DOING AND WHY

CITY PLANNING STUDIES

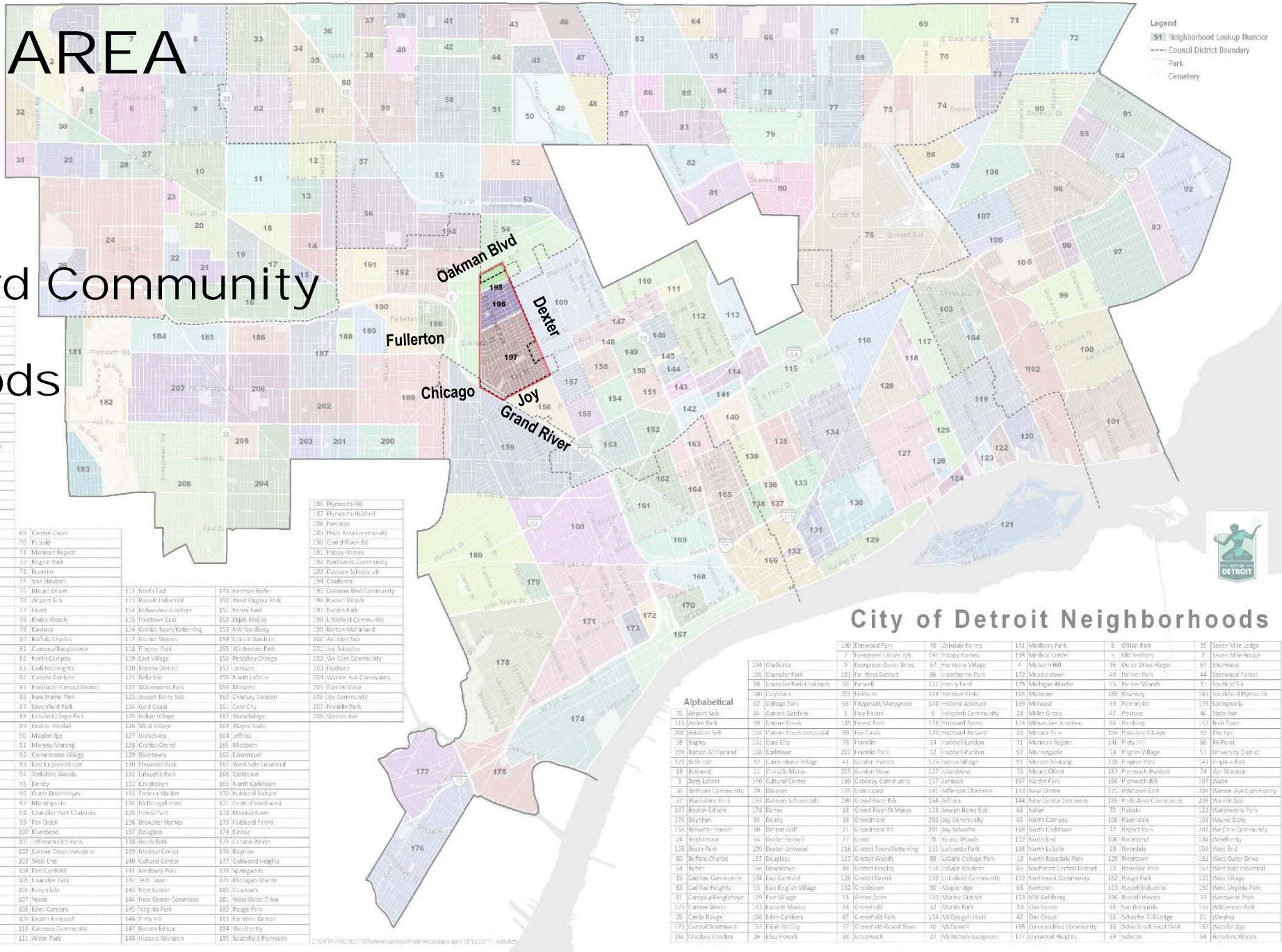


Neighborhood Planning for IMPLEMENTATION.

Russell Woods/ Nardin Park is one of three neighborhood plans launching this year.



PLANNING AREA



195. Oakman Blvd Community

196. Russell Woods

197. Nardin Park

1	Seven Mile Rouge
2	Seigler
3	Markem Hill
4	Old Redford
5	Hocomb Community
6	Evergreen Lakes 7/8
7	7 Mile Park
8	Greenfield
9	Greenfield
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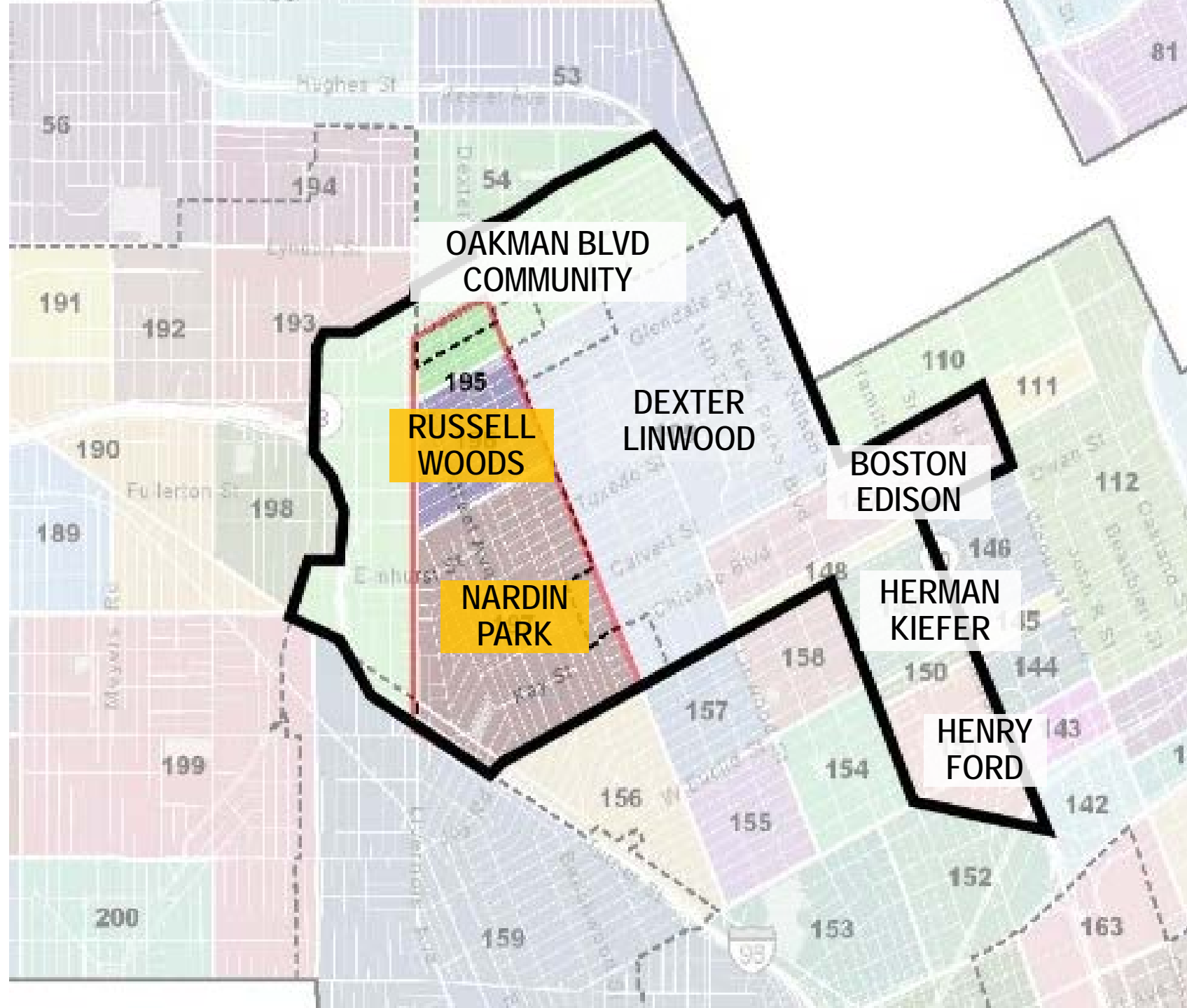
186	Plymouth-96
187	Plymouth-Hubbell
188	Plymouth
189	Plymouth-Aurora Community
190	Grand River-86
191	Hobby Homes
192	Northwest Community
193	Davison Schoolcraft
194	Chalmers
195	Oakman Blvd Community
196	Ransom-Walton
197	Ransom-Walton
198	Ransom-Walton
199	Barton-McFarland
200	Avonlea Sub
201	Jay Schaefer
202	We Care Community
203	Hubbard
204	Brown Ave Community
205	Garner View
206	Joy Community
207	Franklin Park
208	Warrensdale

City of Detroit Neighborhoods

124	Chalmers	66	Franklin	131	Harvey Ford	179	Michigan-Marine	25	Rainier Woods	31	South of Six
125	Chandler Park	67	Franklin	132	Harvey Ford	180	Michigan-Marine	26	Rainier Woods	32	South of Six
126	Chandler Park-Chalmers	68	Franklin	133	Harvey Ford	181	Michigan-Marine	27	Rainier Woods	33	South of Six
127	Chalmers	69	Franklin	134	Harvey Ford	182	Michigan-Marine	28	Rainier Woods	34	South of Six
128	Chalmers	70	Franklin	135	Harvey Ford	183	Michigan-Marine	29	Rainier Woods	35	South of Six
129	Chalmers	71	Franklin	136	Harvey Ford	184	Michigan-Marine	30	Rainier Woods	36	South of Six
130	Chalmers	72	Franklin	137	Harvey Ford	185	Michigan-Marine	31	Rainier Woods	37	South of Six
131	Chalmers	73	Franklin	138	Harvey Ford	186	Michigan-Marine	32	Rainier Woods	38	South of Six
132	Chalmers	74	Franklin	139	Harvey Ford	187	Michigan-Marine	33	Rainier Woods	39	South of Six
133	Chalmers	75	Franklin	140	Harvey Ford	188	Michigan-Marine	34	Rainier Woods	40	South of Six
134	Chalmers	76	Franklin	141	Harvey Ford	189	Michigan-Marine	35	Rainier Woods	41	South of Six
135	Chalmers	77	Franklin	142	Harvey Ford	190	Michigan-Marine	36	Rainier Woods	42	South of Six
136	Chalmers	78	Franklin	143	Harvey Ford	191	Michigan-Marine	37	Rainier Woods	43	South of Six
137	Chalmers	79	Franklin	144	Harvey Ford	192	Michigan-Marine	38	Rainier Woods	44	South of Six
138	Chalmers	80	Franklin	145	Harvey Ford	193	Michigan-Marine	39	Rainier Woods	45	South of Six
139	Chalmers	81	Franklin	146	Harvey Ford	194	Michigan-Marine	40	Rainier Woods	46	South of Six
140	Chalmers	82	Franklin	147	Harvey Ford	195	Michigan-Marine	41	Rainier Woods	47	South of Six
141	Chalmers	83	Franklin	148	Harvey Ford	196	Michigan-Marine	42	Rainier Woods	48	South of Six
142	Chalmers	84	Franklin	149	Harvey Ford	197	Michigan-Marine	43	Rainier Woods	49	South of Six
143	Chalmers	85	Franklin	150	Harvey Ford	198	Michigan-Marine	44	Rainier Woods	50	South of Six
144	Chalmers	86	Franklin	151	Harvey Ford	199	Michigan-Marine	45	Rainier Woods	51	South of Six
145	Chalmers	87	Franklin	152	Harvey Ford	200	Michigan-Marine	46	Rainier Woods	52	South of Six
146	Chalmers	88	Franklin	153	Harvey Ford	201	Michigan-Marine	47	Rainier Woods	53	South of Six
147	Chalmers	89	Franklin	154	Harvey Ford	202	Michigan-Marine	48	Rainier Woods	54	South of Six
148	Chalmers	90	Franklin	155	Harvey Ford	203	Michigan-Marine	49	Rainier Woods	55	South of Six
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152	Chalmers	94	Franklin	159	Harvey Ford	207	Michigan-Marine	53	Rainier Woods	59	South of Six
153	Chalmers	95	Franklin	160	Harvey Ford	208	Michigan-Marine	54	Rainier Woods	60	South of Six
154	Chalmers	96	Franklin	161	Harvey Ford	209	Michigan-Marine	55	Rainier Woods	61	South of Six
155	Chalmers	97	Franklin	162	Harvey Ford	210	Michigan-Marine	56	Rainier Woods	62	South of Six
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160	Chalmers	102	Franklin	167	Harvey Ford	215	Michigan-Marine	61	Rainier Woods	67	South of Six
161	Chalmers	103	Franklin	168	Harvey Ford	216	Michigan-Marine	62	Rainier Woods	68	South of Six
162	Chalmers	104	Franklin	169	Harvey Ford	217	Michigan-Marine	63	Rainier Woods	69	South of Six
163	Chalmers	105	Franklin	170	Harvey Ford	218	Michigan-Marine	64	Rainier Woods	70	South of Six
164	Chalmers	106	Franklin	171	Harvey Ford	219	Michigan-Marine	65	Rainier Woods	71	South of Six
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167	Chalmers	109	Franklin	174	Harvey Ford	222	Michigan-Marine	68	Rainier Woods	74	South of Six
168	Chalmers	110	Franklin	175	Harvey Ford	223	Michigan-Marine	69	Rainier Woods	75	South of Six
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175	Chalmers	117	Franklin	182	Harvey Ford	230	Michigan-Marine	76	Rainier Woods	82	South of Six
176	Chalmers	118	Franklin	183	Harvey Ford	231	Michigan-Marine	77	Rainier Woods	83	South of Six
177	Chalmers	119	Franklin	184	Harvey Ford	232	Michigan-Marine	78	Rainier Woods	84	South of Six
178	Chalmers	120	Franklin	185	Harvey Ford	233	Michigan-Marine	79	Rainier Woods	85	South of Six
179	Chalmers	121	Franklin	186	Harvey Ford	234	Michigan-Marine	80	Rainier Woods	86	South of Six
180	Chalmers	122	Franklin	187	Harvey Ford	235	Michigan-Marine	81	Rainier Woods	87	South of Six
181	Chalmers	123	Franklin	188	Harvey Ford	236	Michigan-Marine	82	Rainier Woods	88	South of Six
182	Chalmers	124	Franklin	189	Harvey Ford	237	Michigan-Marine	83	Rainier Woods	89	South of Six
183	Chalmers	125	Franklin	190	Harvey Ford	238	Michigan-Marine	84	Rainier Woods	90	South of Six
184	Chalmers	126	Franklin	191	Harvey Ford	239	Michigan-Marine	85	Rainier Woods	91	South of Six
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186	Chalmers	128	Franklin	193	Harvey Ford	241	Michigan-Marine	87	Rainier Woods	93	South of Six
187	Chalmers	129	Franklin	194	Harvey Ford	242	Michigan-Marine	88	Rainier Woods	94	South of Six
188	Chalmers	130	Franklin	195	Harvey Ford	243	Michigan-Marine	89	Rainier Woods	95	South of Six
189	Chalmers	131	Franklin	196	Harvey Ford	244	Michigan-Marine	90	Rainier Woods	96	South of Six
190	Chalmers	132	Franklin	197	Harvey Ford	245	Michigan-Marine	91	Rainier Woods	97	South of Six
191											

CONTEXT AREA

- 109. Dexter Linwood
- 147. Boston Edison
- 149. Herman Kiefer
- 151. Henry Ford



PROJECT BOUNDARIES AND SCOPE



Historic Preservation

Character

Zoning

Retail

Housing

Open Space

Economy

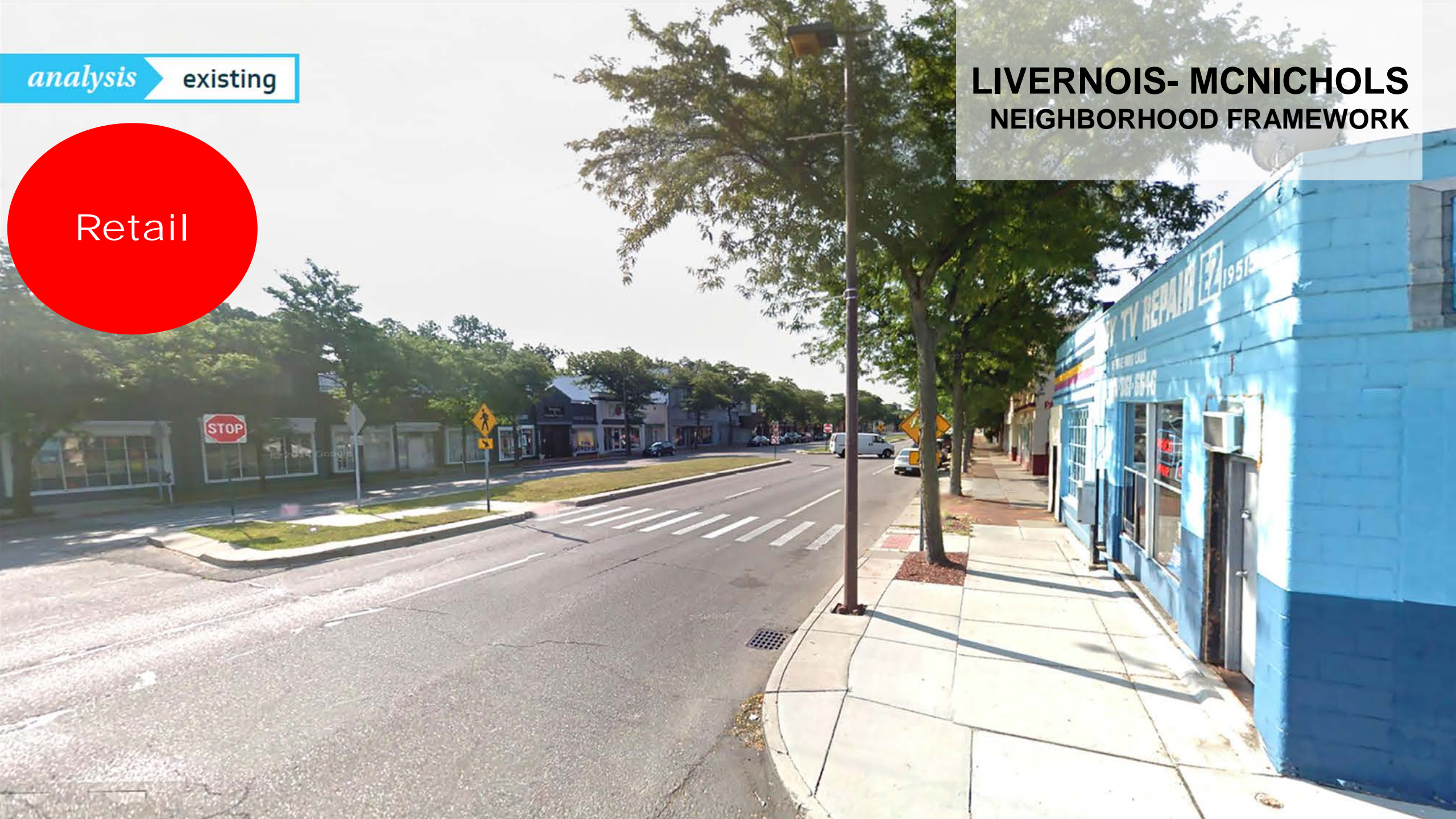
Health

Streetscape

analysis existing

Retail

LIVERNOIS- MCNICHOLS NEIGHBORHOOD FRAMEWORK



design

livernois option B

LIVERNOIS- MCNICHOLS NEIGHBORHOOD FRAMEWORK

Retail



ELLA FITZGERALD PARK NEIGHBORHOOD FRAMEWORK

Housing



ELLA FITZGERALD PARK NEIGHBORHOOD FRAMEWORK

Open
Space



ISLANDVIEW & GREATER VILLAGES

NEIGHBORHOOD FRAMEWORK

Streetscape



NOW

ISLANDVIEW & GREATER VILLAGES NEIGHBORHOOD FRAMEWORK

Streetscape



BUILD
March
2019



Holcomb School

GRAND RIVER/ NORTHWEST NEIGHBORHOOD FRAMEWORK

Historic
Preservation

Holcomb Elementary Adaptive Re-use

Historic
Preservation

GRAND RIVER/ NORTHWEST NEIGHBORHOOD FRAMEWORK



Holcomb School | Existing Conditions



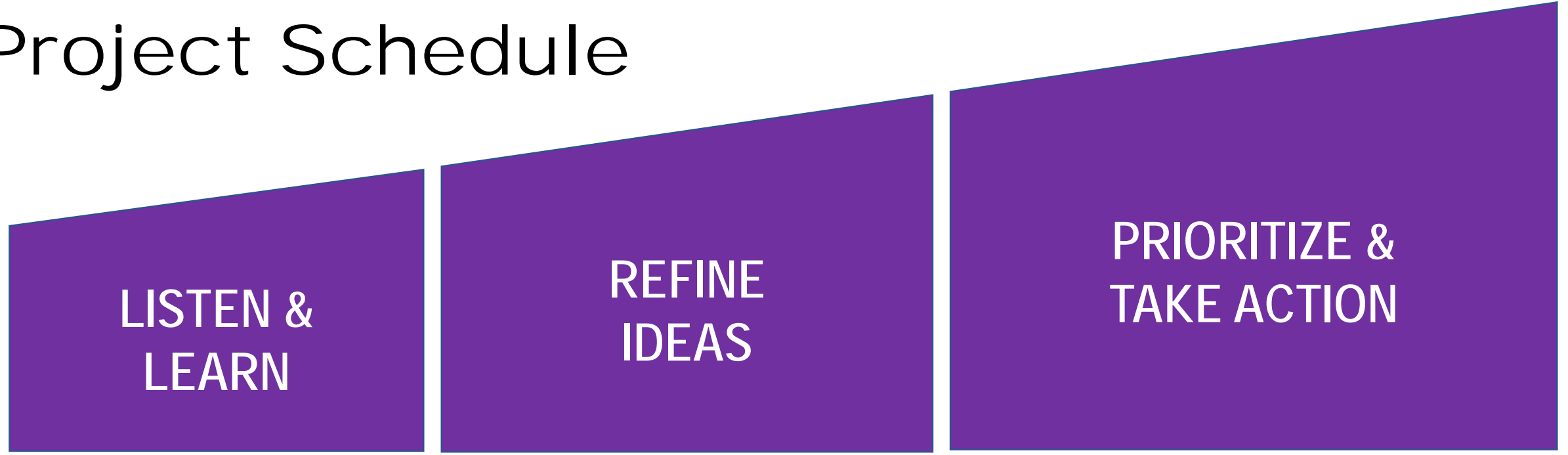
Historic
Preservation

GRAND RIVER/ NORTHWEST NEIGHBORHOOD FRAMEWORK



HOLCOMB REHAB

Project Schedule



MEET & GREET

FOCUS
GROUPS

NEIGHBORHOOD
WALKS

WORKSHOPS





WHO IS IN THE ROOM?

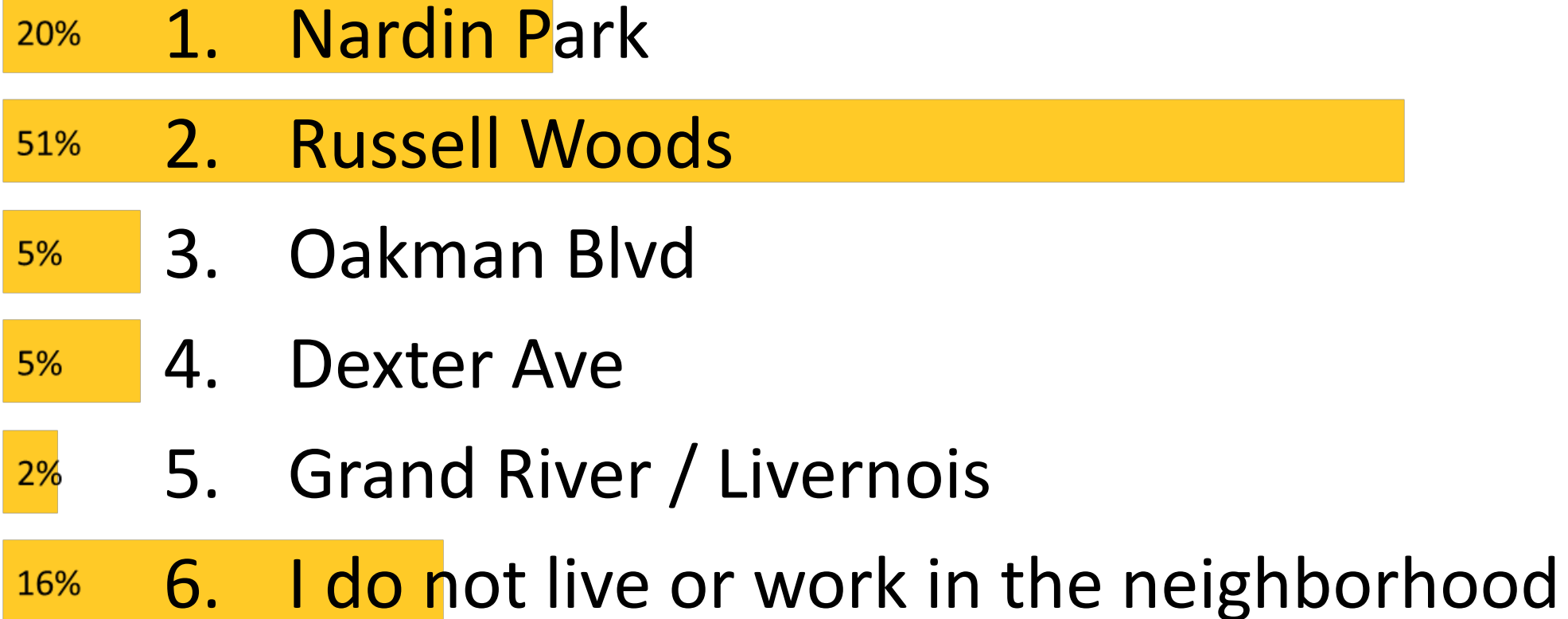
GET TO KNOW THE RESIDENTS



When the polling opens you will select any key and your keypad light should flash green

To change your answer, press the buttons for your preferred choice again. The last choice you select will register.

1. What part of the neighborhood do you live or work in?



2. How long have you lived or worked in the neighborhood?

17% 1. 0-2 years

14% 2. 3-10 years

12% 3. 11-25 years

38% 4. 26+ years

19% 5. I do not live in the neighborhood

3. How many people live in your home?



4. Which of the following best describes your interest in Russell Woods + Nardin Park (Select all that apply)

- 9% 1. I own a business in the area
- 48% 2. I own a home in the area
- 4% 3. I rent a home in the area
- 14% 4. I work in the area
- 14% 5. I attend activities in the area (church, sports + recreation, etc.)
- 10% 6. Other

A person is riding a bicycle on a residential street. The background shows houses and trees, all overlaid with a yellow filter. The text "UNDERSTANDING THE NEIGHBORHOOD" is written in large, black, sans-serif capital letters across the middle of the image.

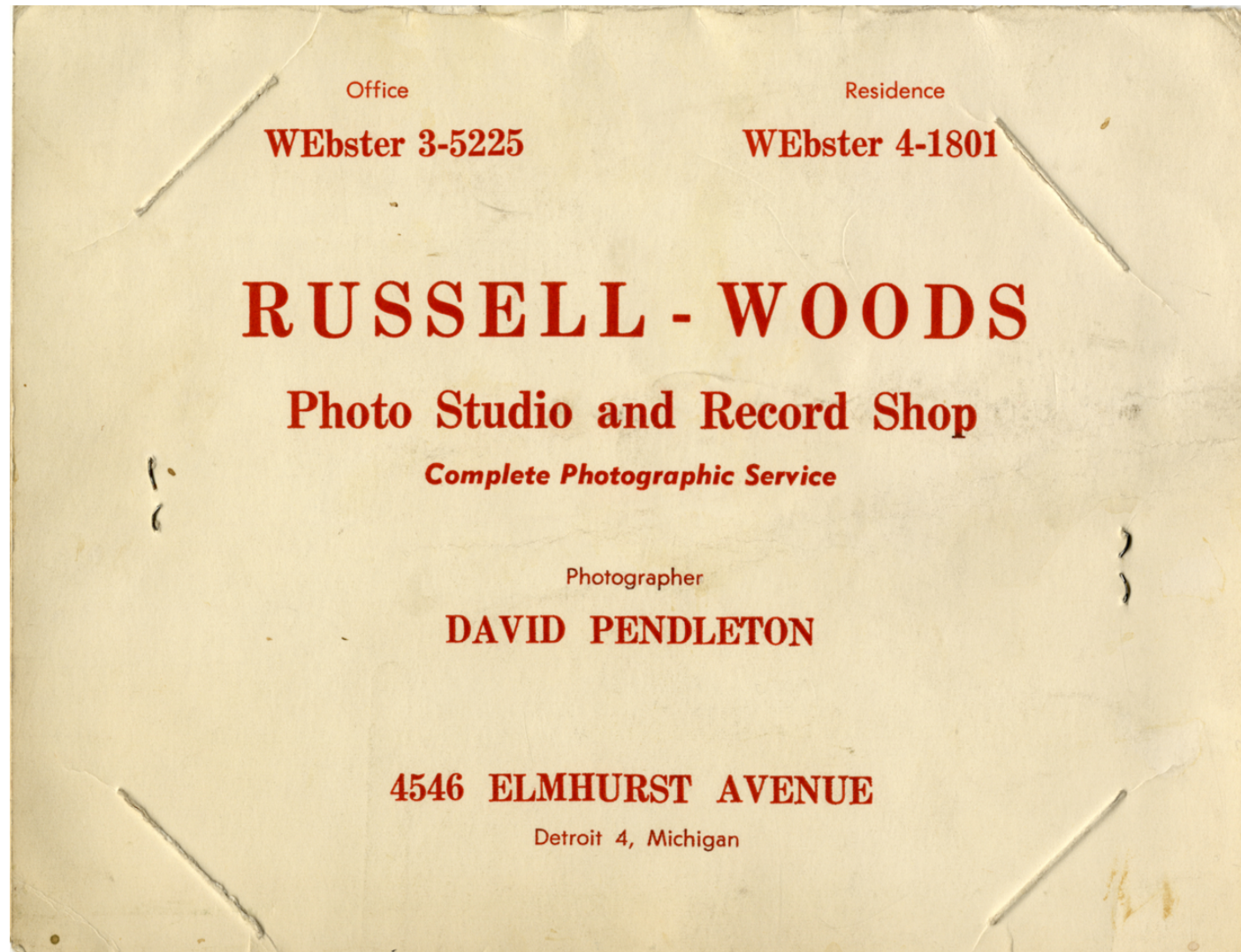
UNDERSTANDING THE NEIGHBORHOOD

CULTURAL HISTORY

Understanding the Neighborhood – Commercial District



Understanding the Neighborhood – Local Businesses



Understanding the Neighborhood – Prominent figures



Ed Vaughn of Vaughn's Bookstore

Understanding the Neighborhood - Music



Understanding the Neighborhood - Music



Initial Observations

Initial Observations



- **Historic Assets**
 - **Historic Districts**
 - **Single-Family Homes**
 - **Religious Institutions**
 - **Mixed Use + Multi-Family**
- **Single-Family Residential**
- **Commercial Corridors + Economic Development**
- **Mixed Use + Multi-Family**
- **Parks + Open Space**
- **Streetscapes + Mobility**
- **Art + Special Places**

Historic Assets



Russell Woods Historic District

Single-family Residential



Mixed Use + Multi-family Housing



Commercial Corridors + Economic Dev.



Public Art



Parks + Open Space

A photograph of a park with a winding path, green grass, and many bare trees under a clear blue sky. In the background, residential houses are visible.

Parks + Open Space



Parks + Open Space

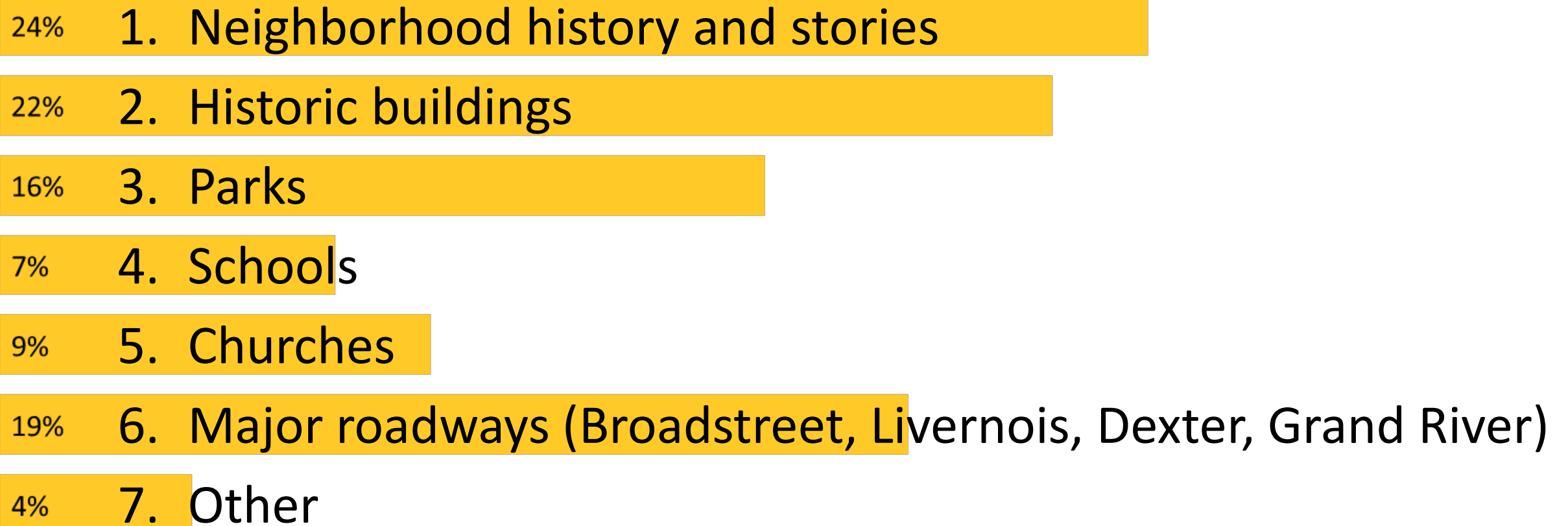




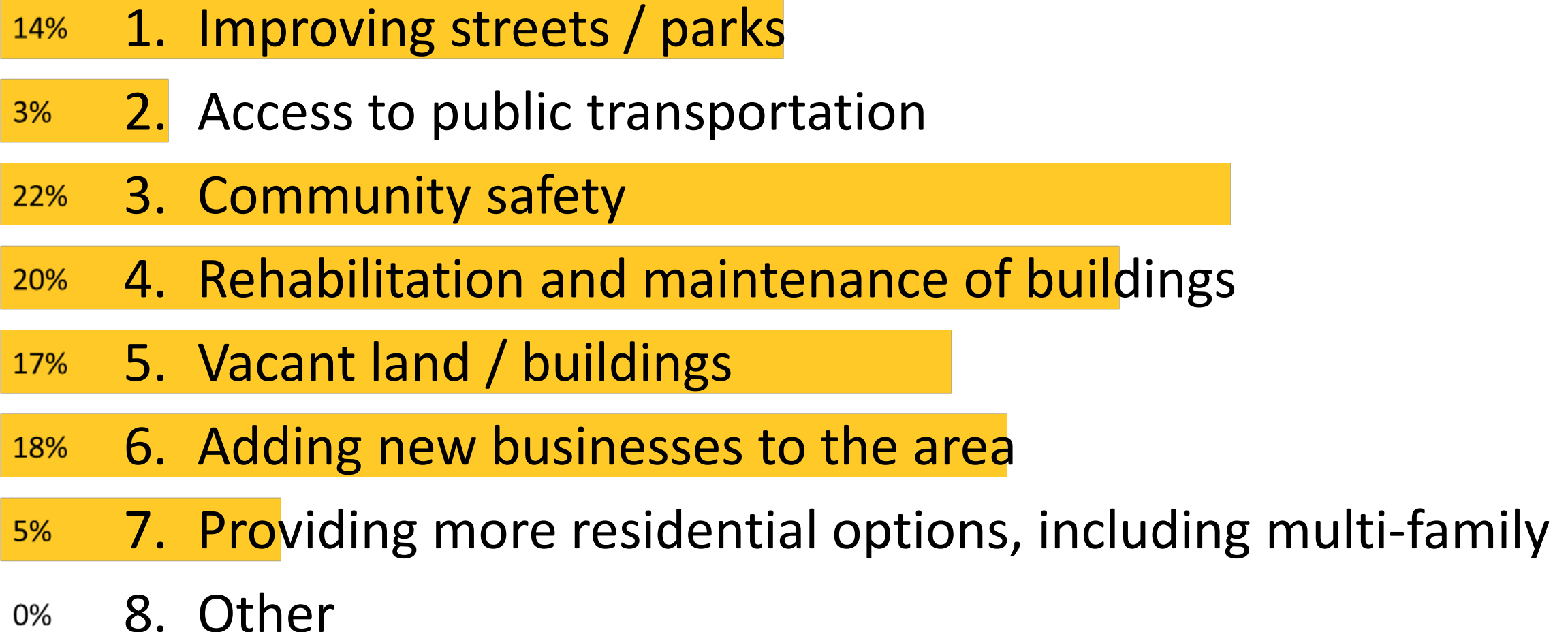
WE WANT TO HEAR FROM YOU

NEIGHBORHOOD INPUT

5. What do you think are the most defining characteristics of the neighborhood? (Select top 3)



6. The most critical topics that need to be addressed in this study are ... (Select top 3)

- 
- | Percentage | Topic |
|------------|---|
| 14% | 1. Improving streets / parks |
| 3% | 2. Access to public transportation |
| 22% | 3. Community safety |
| 20% | 4. Rehabilitation and maintenance of buildings |
| 17% | 5. Vacant land / buildings |
| 18% | 6. Adding new businesses to the area |
| 5% | 7. Providing more residential options, including multi-family |
| 0% | 8. Other |
- 14% 1. Improving streets / parks
 - 3% 2. Access to public transportation
 - 22% 3. Community safety
 - 20% 4. Rehabilitation and maintenance of buildings
 - 17% 5. Vacant land / buildings
 - 18% 6. Adding new businesses to the area
 - 5% 7. Providing more residential options, including multi-family
 - 0% 8. Other

7. How often do you use retail, businesses or restaurants within the neighborhood?

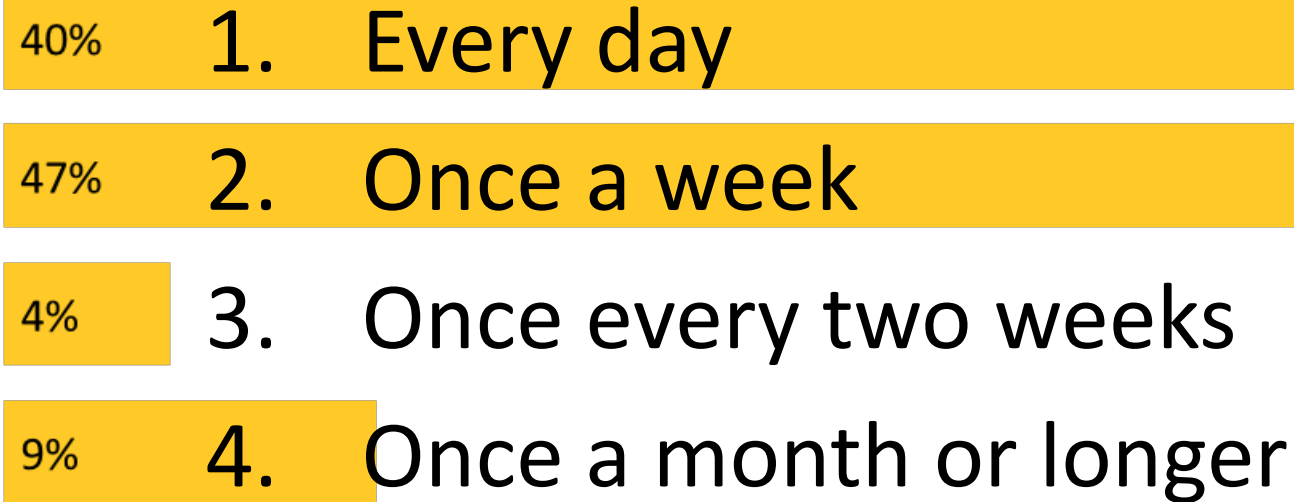
11% 1. Every day

28% 2. Once a week

14% 3. Once every two weeks

47% 4. Once a month or longer

8. How often do you have to leave the neighborhood to buy goods or other services?



9. Complete this statement: “Vacant buildings are concerning to me because...”

5%

1. They should be saved

5%

2. There is a lack of business owners to occupy in the area

15%

3. Safety issue

74%

4. All of the above

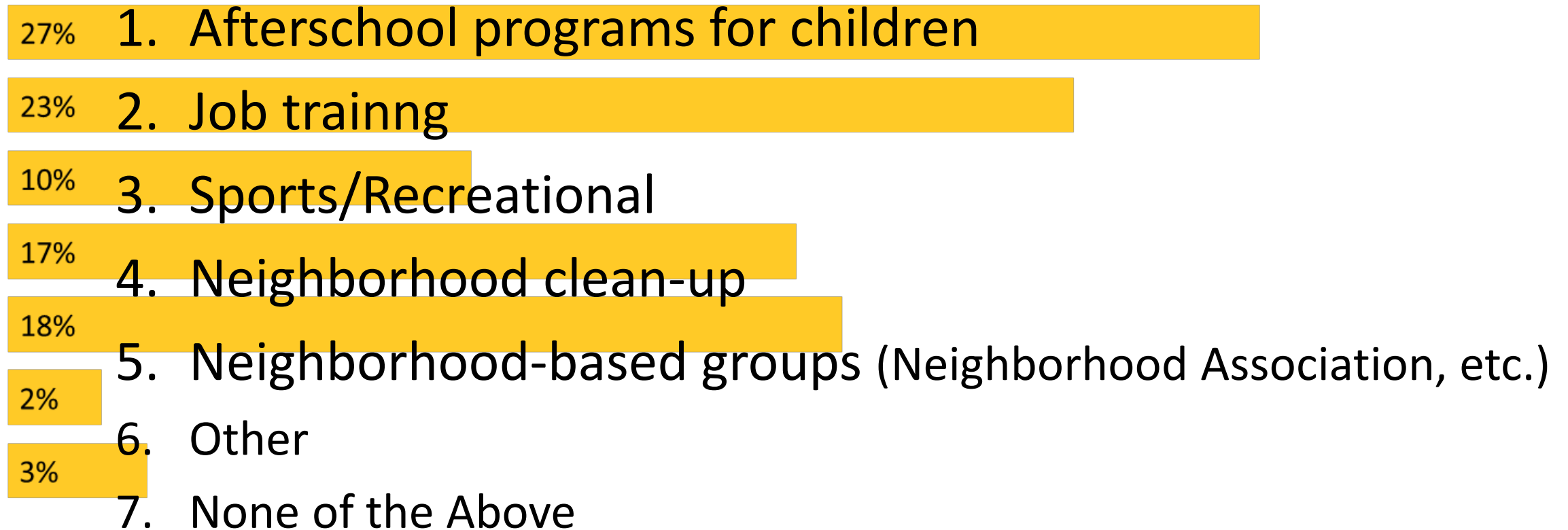
0%

5. Other

2%

6. None of the above

10. Complete this statement: “I believe there should be more of the following types of community programming...”



11. Complete this statement: “The neighborhood should add more _____ options.” (Select top 3)

12% 1. Small-scale food and beverage (cafes, sandwich shops, etc.)

12% 2. Sit down restaurants

25% 3. Retail and shopping

20% 4. Grocery stores

10% 5. Entertainment (theatre, children’s, live music, etc.)

6% 6. Fitness and exercise

13% 7. Program for local, school-aged children

0% 8. Other

1% 9. None of the above

12. The best place in the neighborhood to have a public gathering is:

18% 1. Nardin (Richard Allen) Park

46% 2. Russell Woods Park

5% 3. Zussman Park

0% 4. McCabe Park

3% 5. Boys & Girls Club

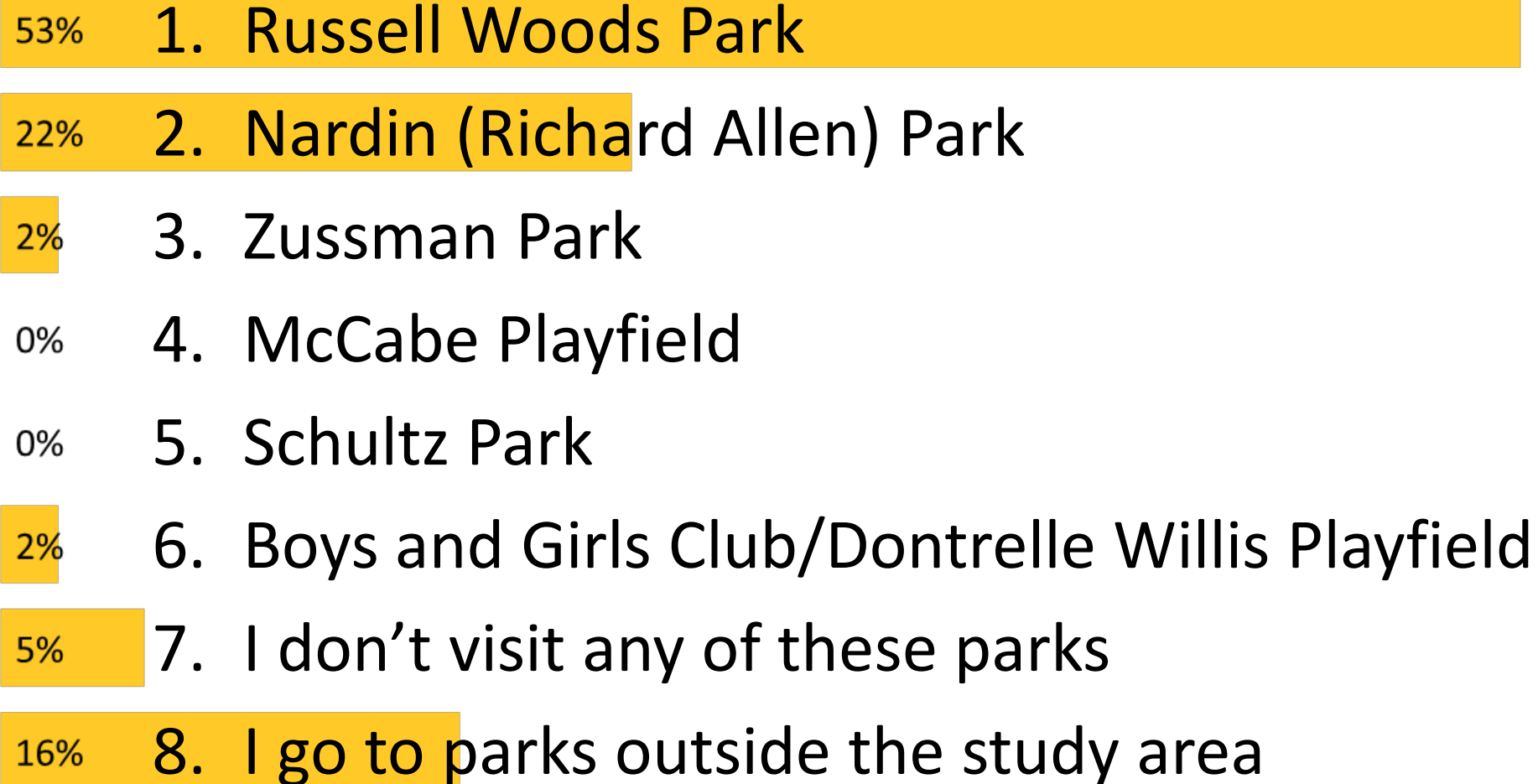
15% 6. One of the religious institutions

5% 7. Dexter Elmhurst Center

0% 8. Other

8% 9. There is no great place to have a public gathering

13. Which park do you visit most often?



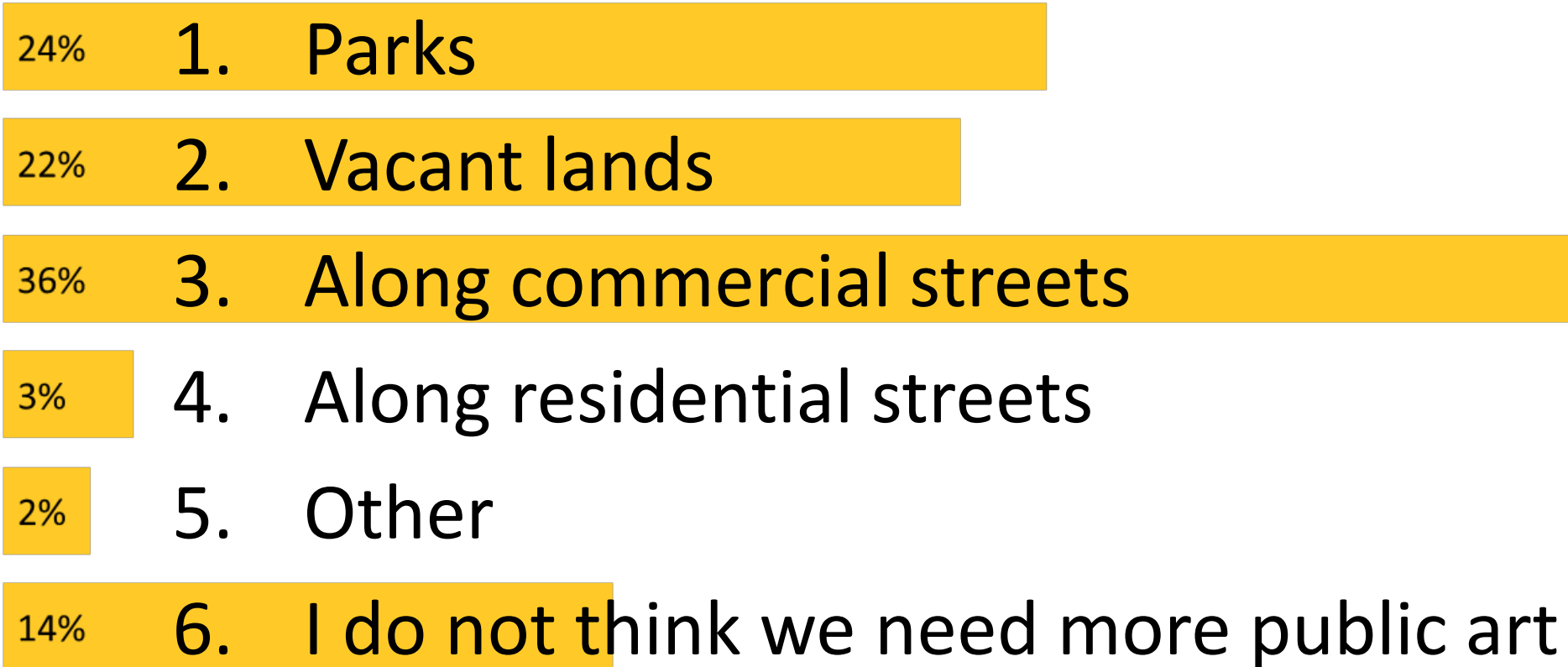
14. My favorite thing to do out in the neighborhood is:

- 38% 1. Exercise / Go for walks
- 19% 2. Attend church / other community gatherings
- 2% 3. Shopping in the neighborhood
- 5% 4. Eating at local restaurants
- 9% 5. Spending time at the local parks
- 16% 6. Visiting / spending time with neighbors
- 12% 7. Other

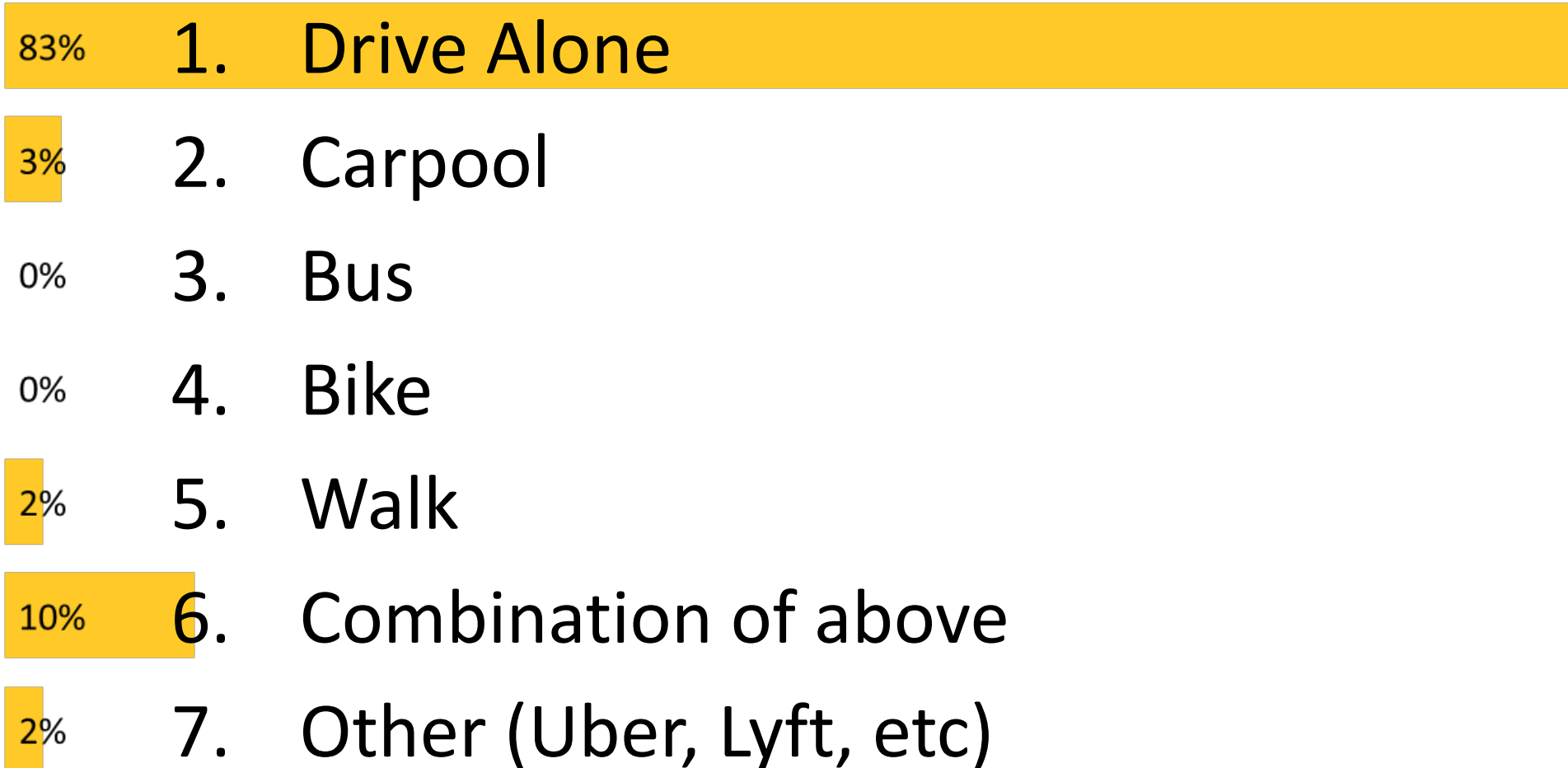
15. What part of your / the neighborhood's history would you like documented and shared? (Select top 3)

- 16% 1. General neighborhood development
- 14% 2. Cultural history (Civil Rights history)
- 11% 3. Architectural history
- 9% 4. Personal history of long-time residents and business owners
- 49% 5. All of the Above
- 1% 6. Other

16. I would like to see more public art in...



17. How do you commute to and from work?



18. How far is your place of employment from your home?

12% 1. Less than 2 miles

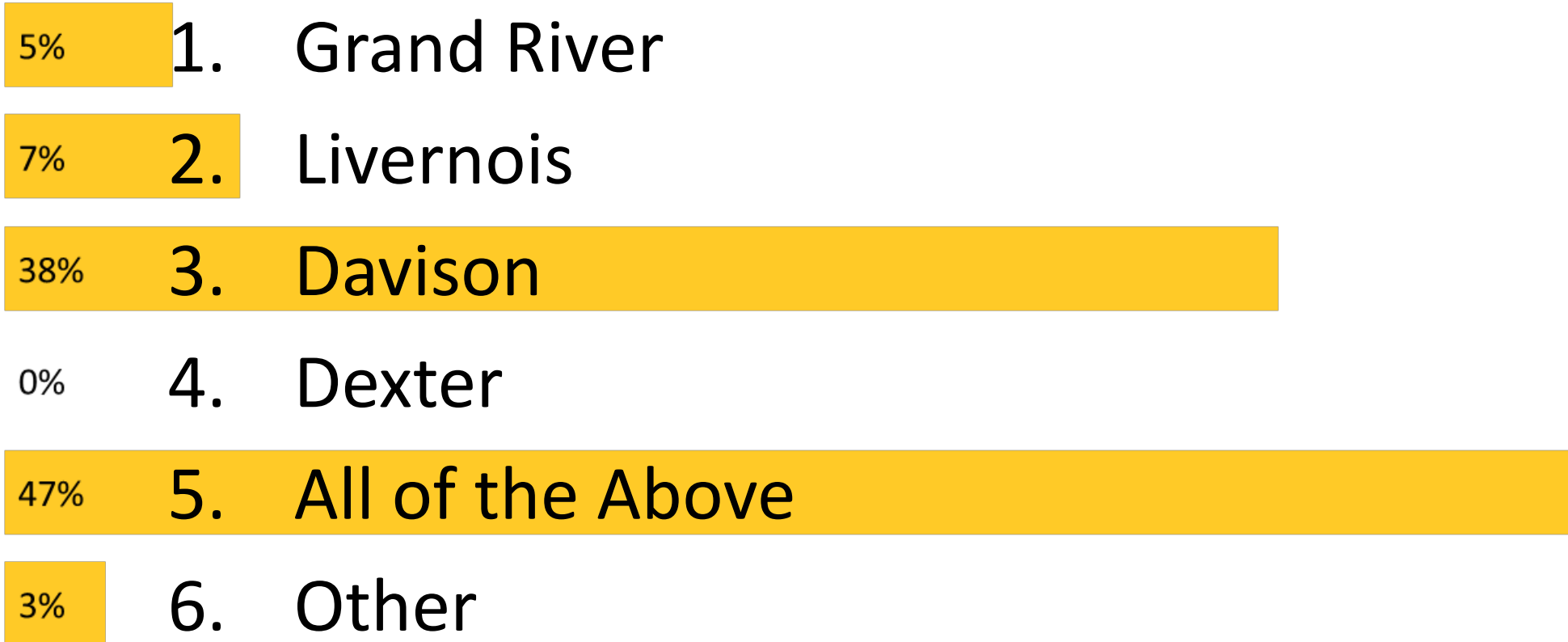
19% 2. 2 – 5 miles

68% 3. More than 5 miles

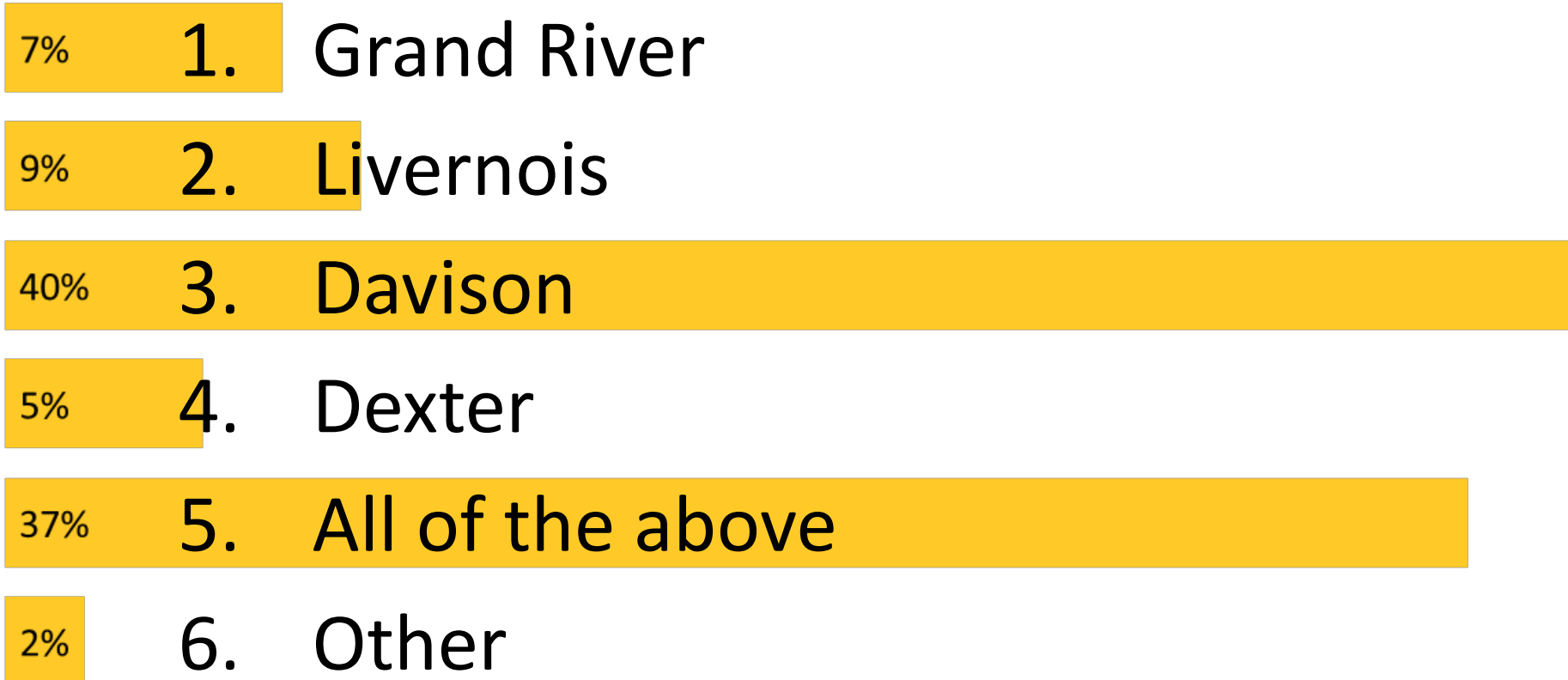
19. What would make biking in your neighborhood more appealing?

- 14% 1. More on-street bike lanes
- 29% 2. Off-street bike lanes (protected)
- 13% 3. Shared bike stations like they have downtown (Mogo)
- 13% 4. Safer intersections and slower traffic
- 13% 5. More destinations along bike routes
- 5% 6. Other
- 14% 7. None of the above

20. As a pedestrian, I think the most dangerous road crossings exist along:



21. When driving, I think the most dangerous conditions exist along:



22. What are your greatest concerns regarding vacant land? (Select top 2)

19%

1. Safety

25%

2. Impacts on my property value

30%

3. Illegal dumping

24%

4. Unmaintained look

0%

5. Other

2%

6. I have no concerns about vacant land

23. I believe that vacant and underutilized land should be put into use as:

- 20% 1. Parks, trails and open space
- 18% 2. Urban agriculture and forestry
- 2% 3. Wildlife habitat
- 4% 4. Art or outdoor theater space
- 13% 5. Community gathering space
- 5% 6. Sports fields
- 32% 7. Redevelopment / Adaptive re-use
- 7% 8. Stormwater management
- 0% 9. Other

Defining success



...share your ideas



Discussion and Questions



LET'S GET TO WORK

BREAK OUT TABLES

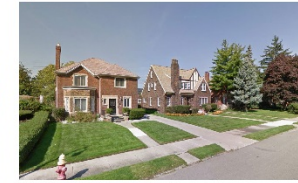
HISTORIC PROPERTIES / ART
RUSSELL WOODS + NARDIN PARK



1 Russell Woods Historic District



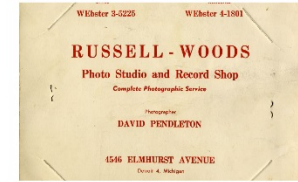
2 Oakman Blvd Historic District



3 Wagon's Bookstore



4 Russell Woods Photo Studio and Record Shop / 4546 Elm Street



5 St. Paul A.M.F. Zion Church



6 New Light Baptist Church



7 Ebenezer A.M.E. Church



8 Russell Woods Park



9 Richard Allen / Nardin Park



10 11 Sorensen Club



12 13 The Supremes



14 St. Charles Gym



1

3

5

2

4

6

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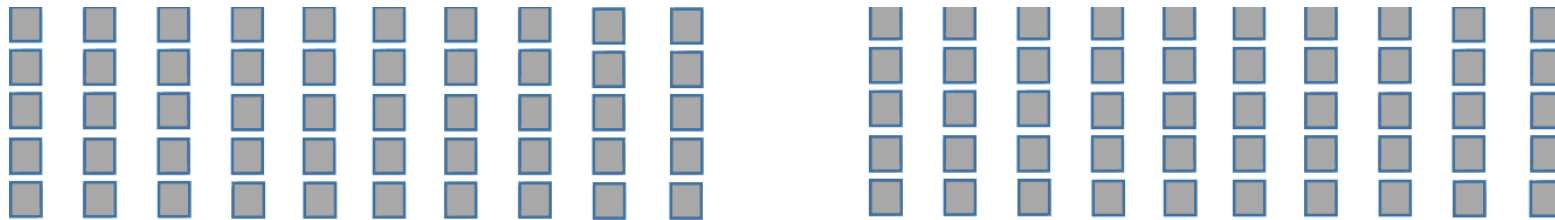
9

11

8

10

12



STAGE AND PROJECTOR SCREEN

Russell Woods / Nardin Park Neighborhood Framework

See you soon!

