Russell Woods / Nardin Park Neighborhood Framework

Community Meeting
April 17th, 2018

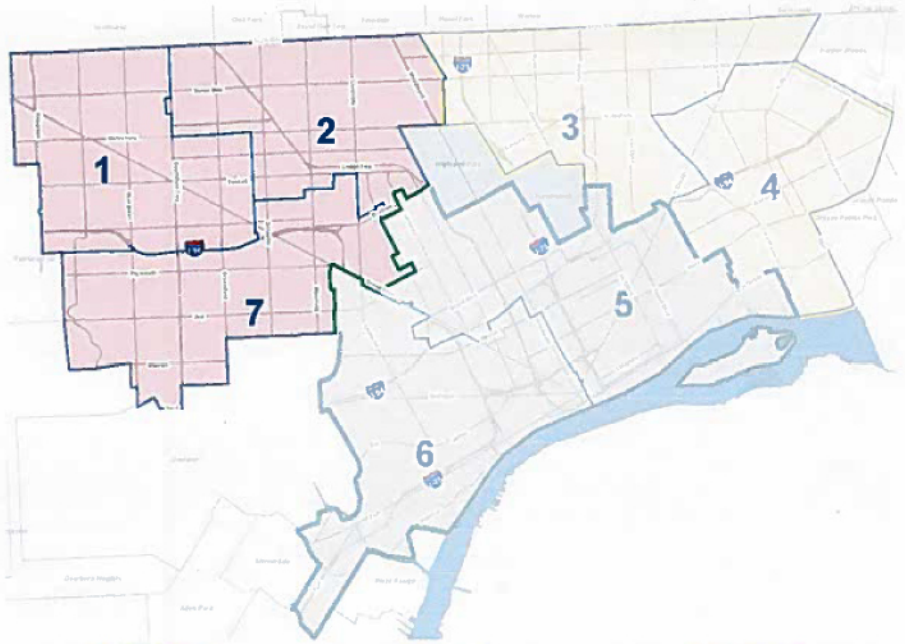
Hello from Councilman Leland

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.

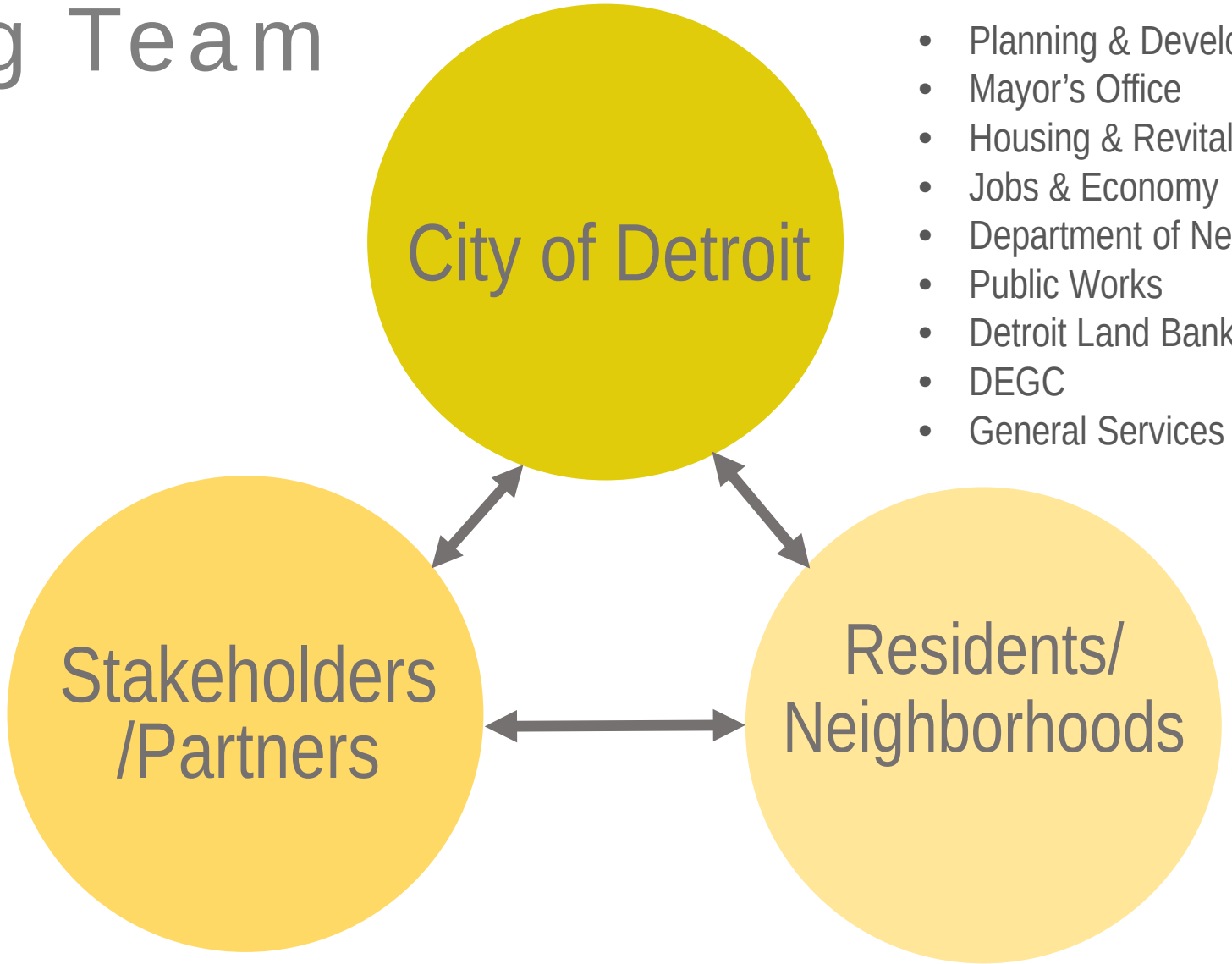
MICHELE FLOURNOY
ARCHITECT / PLANNER
PLANNING &
DEVELOPMENT DEPT.

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



- Planning & Development
- Mayor's Office
- Housing & Revitalization
- Jobs & Economy
- Department of Neighborhoods
- Public Works
- Detroit Land Bank
- DEGC
- General Services Department

City of Detroit
Mayor's Office

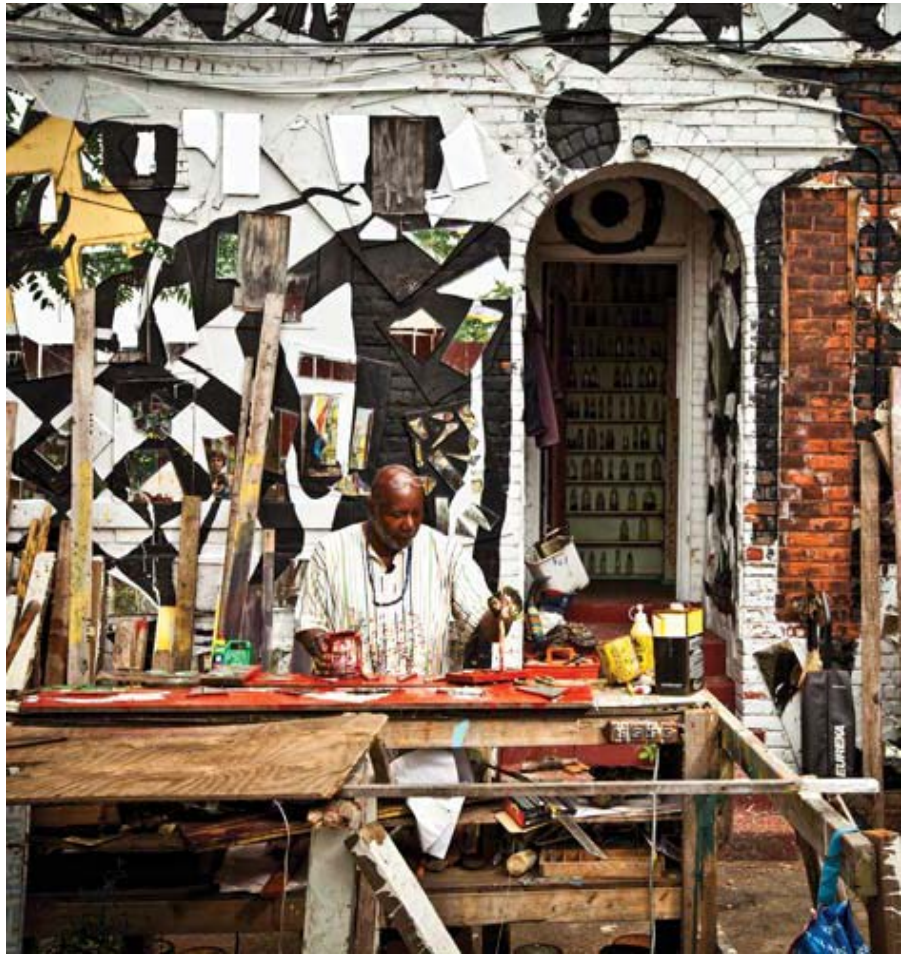
Department of
Housing and Revitalization

General Services
Department

Local Familiarity

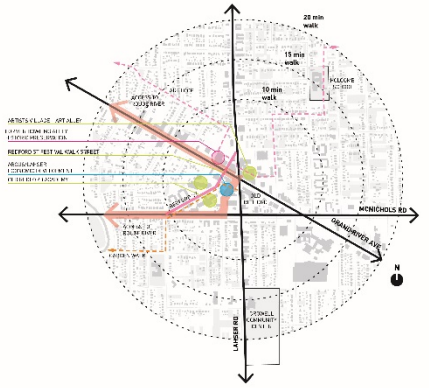
MBAD African Bead Museum
MBAD + LOHA

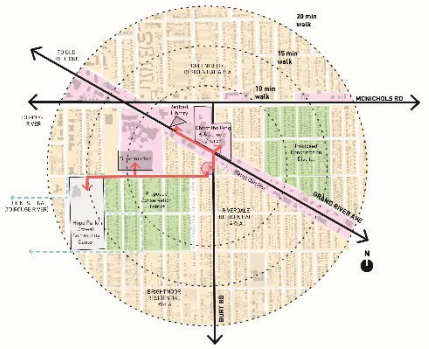
PARTS
SERVICE



Past Projects + Experience

Design Workshop + LOHA





Tonight’s Agenda

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

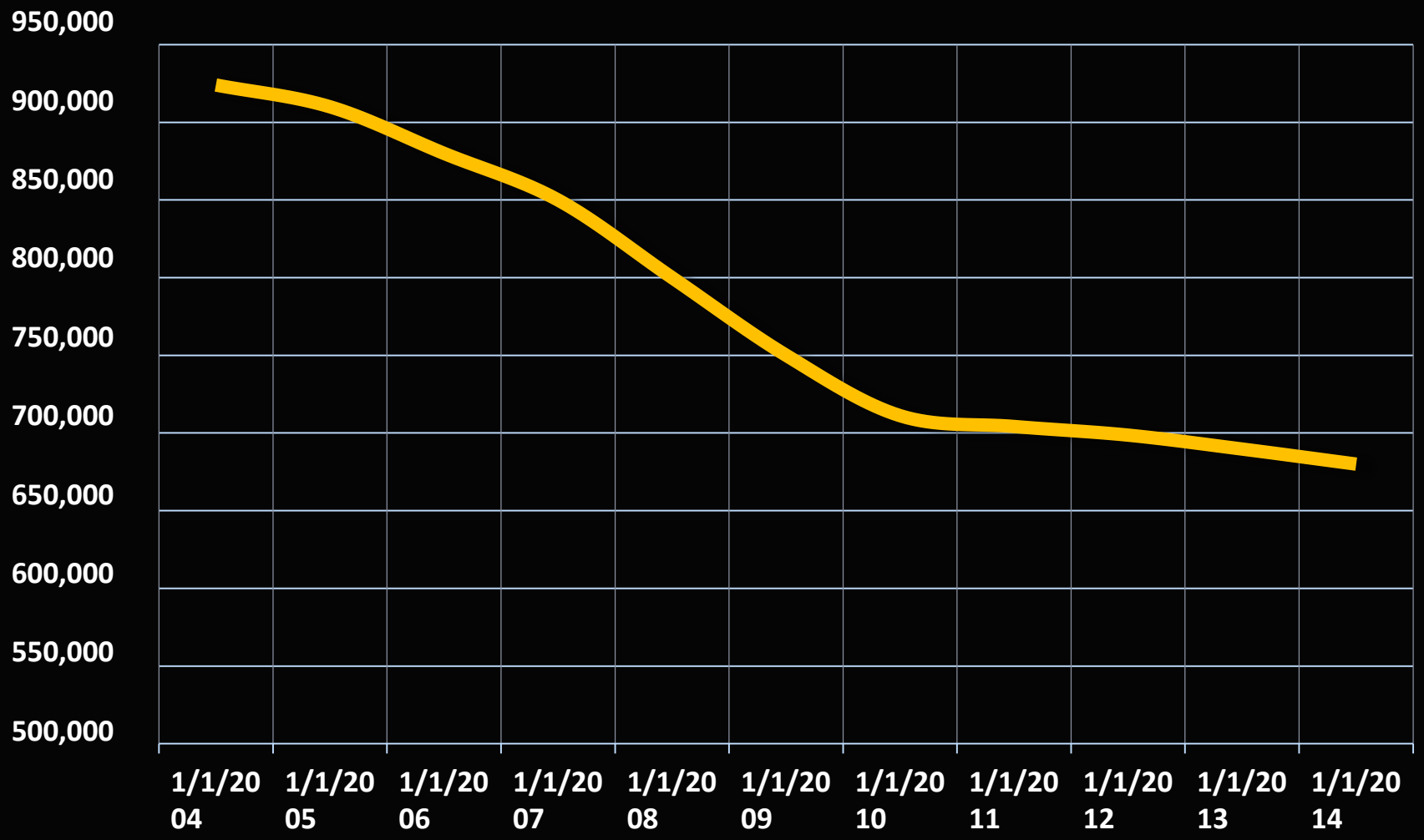
1

Vision

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

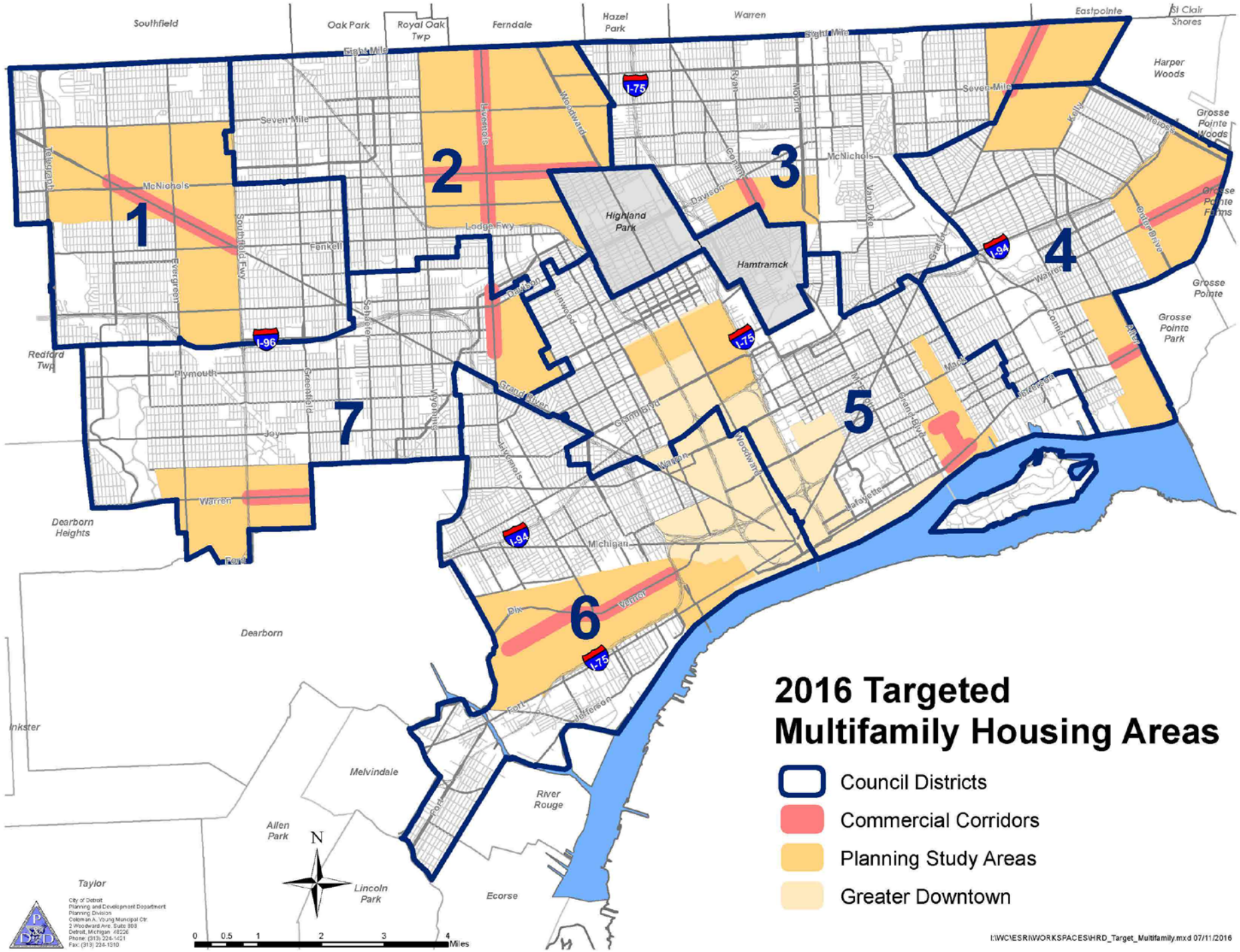
From 2004-2014,
244,000 Detroiters Moved Out of the City

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
1
2
3
4
5
6
7
Southfield
Oak Park
Royal Oak Twp
Ferndale
Hazel Park
Warren
Eastpointe
St Clair Shores
Harper Woods
Grosse Pointe Woods
Grosse Pointe Farms
Grosse Pointe
Grosse Pointe Park
Highland Park
Hamtramck
Redford Twp
Dearborn Heights
Dearborn
Inkster
Melvindale
Allen Park
Lincoln Park
River Rouge
Ecorse
Taylor
Eight Mile
Seven Mile
McNichols
Lodge Fwy
Fenkell
Plymouth
Joy
Warren
Ford
Grand River
Grand Blvd
Michigan
Dix
Vernor
Fort
Jefferson
Lafayette
Davison
Livernois
Woodward
Southfield Fwy
Telegraph
Evergreen
Greenfield
Schaefer
Wyoming
Linwood
Ryan
Mound
Van Dyke
Gratiot
Kelly
Moross
Outer Drive
Conner
Alter
Mack
I-75
I-94
I-96
N
0 0.5 1 2 3 4 Miles
City of Detroit
Planning and Development Department
Planning Division
Coleman A. Young Municipal Ctr.
2 Woodward Ave. Suite 808
Detroit, Michigan 48226
Phone: (313) 224-1421
Fax: (313) 224-1310
I:\WC\ESRI\WORKSPACES\HRD_Target_Multifamily.mxd 07/11/2016

DEMOCRATIC DESIGN involves…

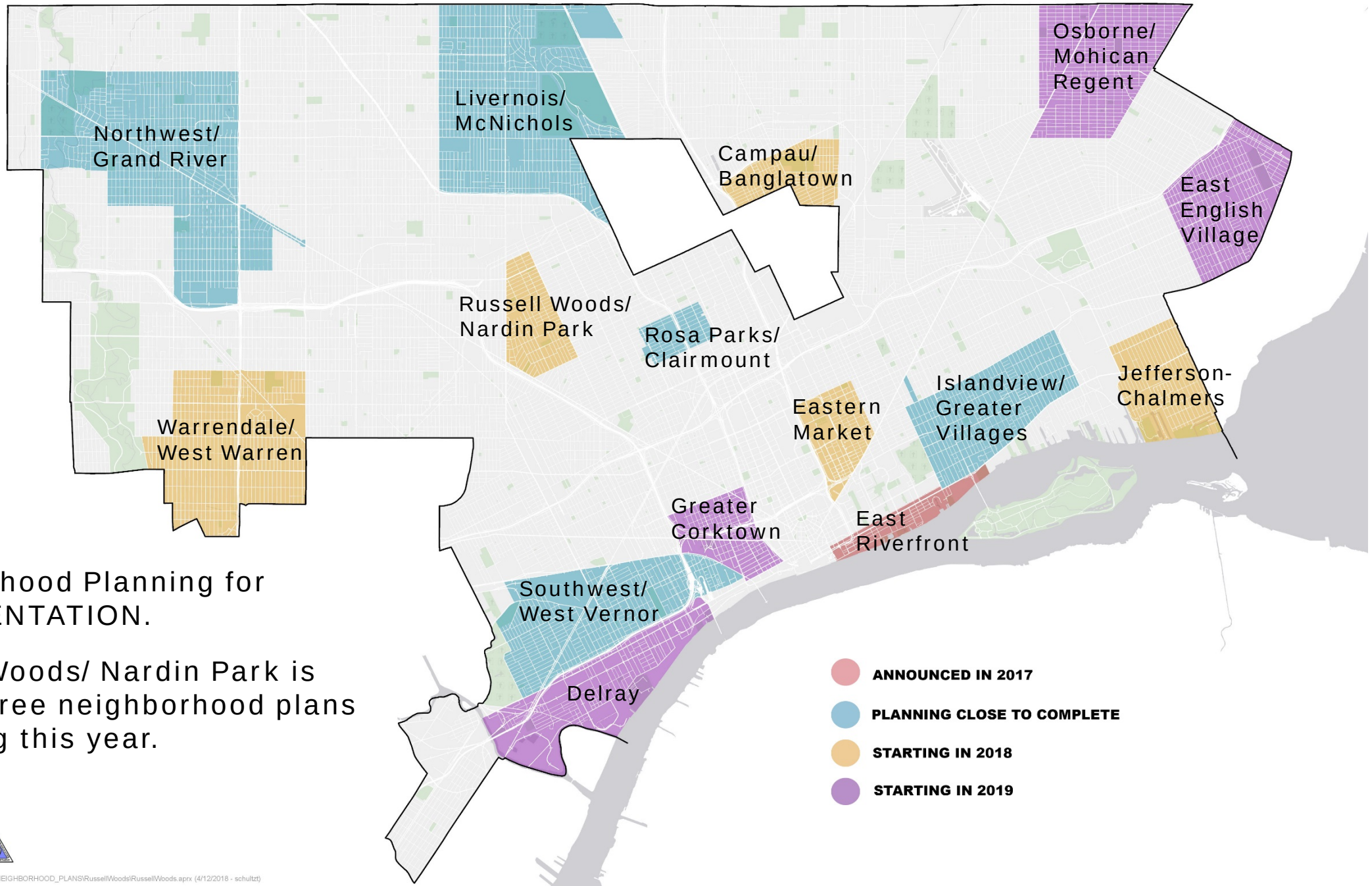
- Mobilizing people to tackle tough challenges
- Giving the work back to the people directly effected
- Problem-solving according to their values

"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 <u>one</u> of three neighborhood plans launching this year.

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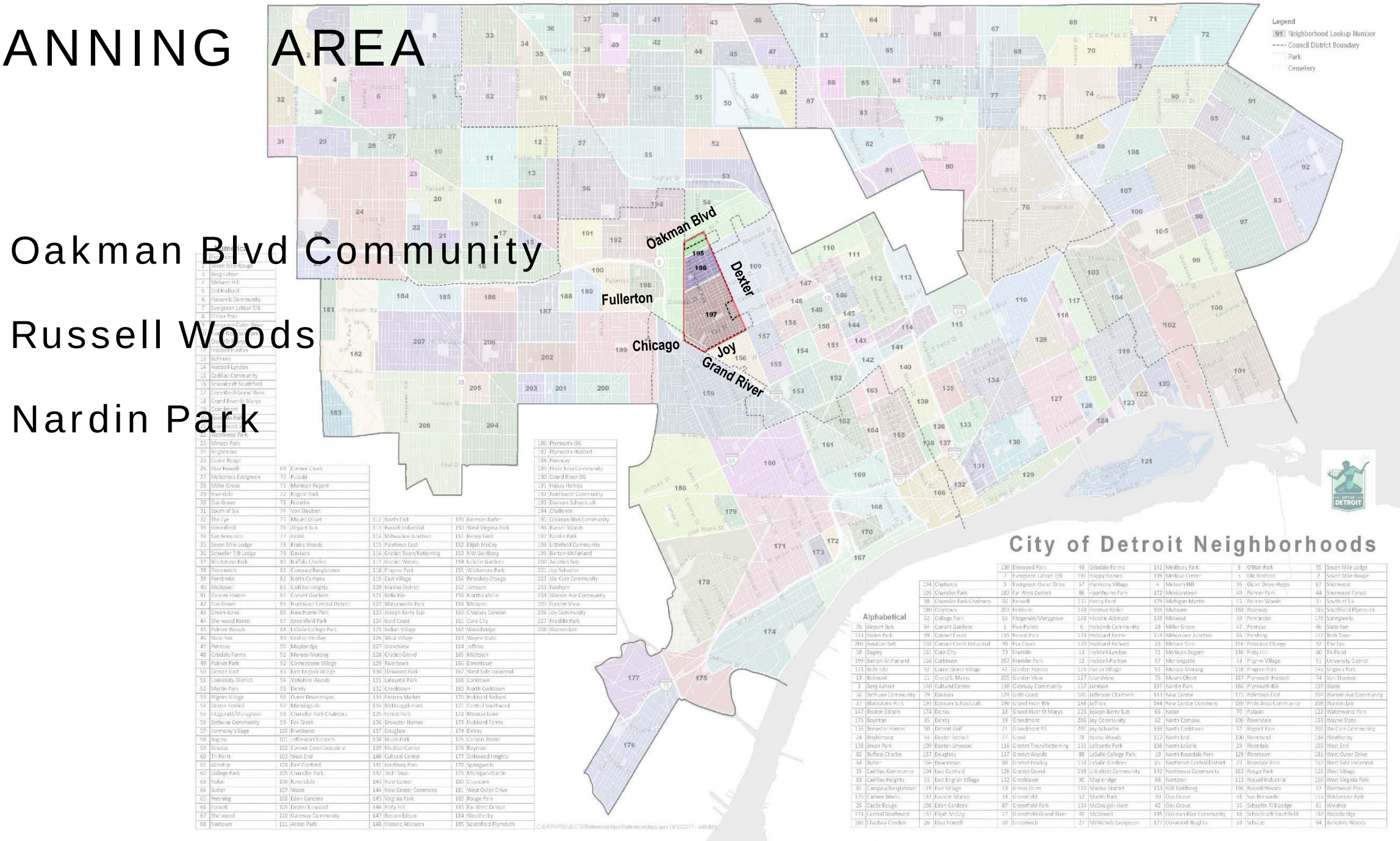
PLANNING AREA

195. Oakman Blvd Community

196. Russell Woods

197. Nardin Park



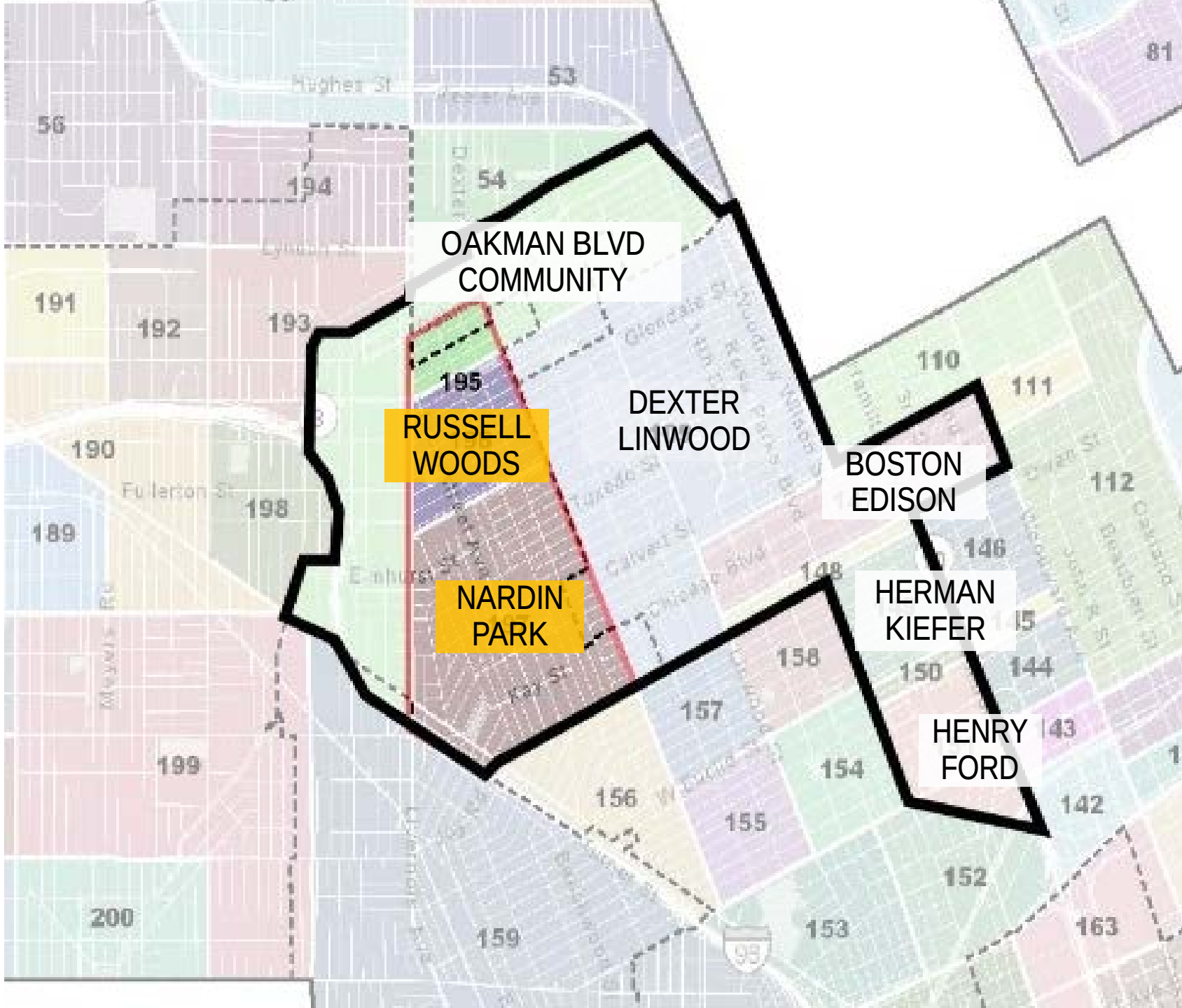
CONTEXT AREA

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

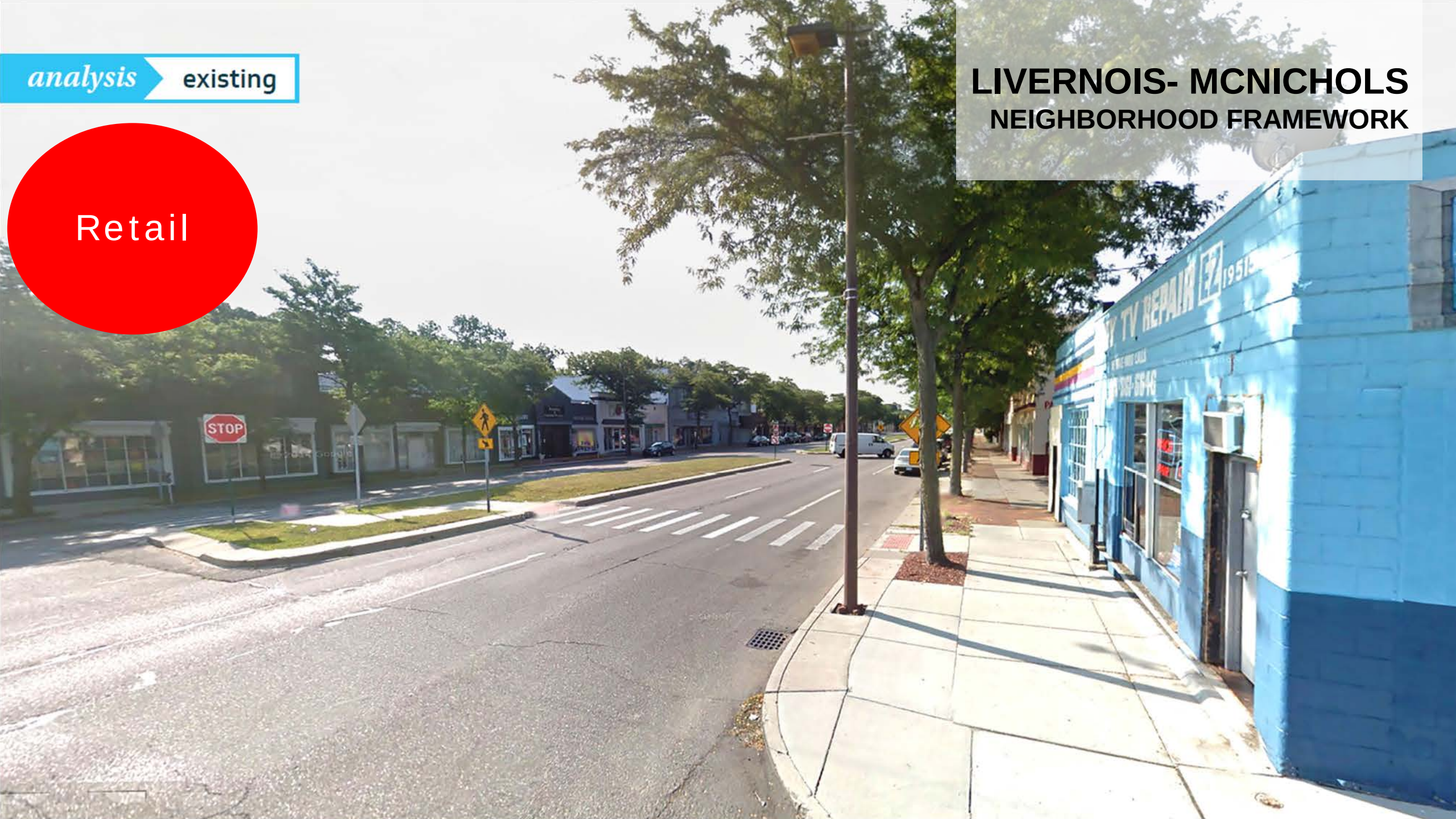
Health

Streetscape

analysis existing

Retail

LIVERNOIS- MCNICHOLS
NEIGHBORHOOD FRAMEWORK



design
livernois option B
Retail
LIVERNOIS- MCNICHOLS
NEIGHBORHOOD FRAMEWORK
AVENUE OF FASHION
Shop LIVERNOIS
67 x 15.00 in

ELLA FITZGERALD PARK
NEIGHBORHOOD FRAMEWORK

ELLA FITZGERALD PARK
NEIGHBORHOOD FRAMEWORK

Open Space

SPACKMAN MOSSOP AND MICHAELS

ISLANDVIEW & GREATER VILLAGES
NEIGHBORHOOD FRAMEWORK

Streetscape

NOW

ISLANDVIEW & GREATER VILLAGES
NEIGHBORHOOD FRAMEWORK

Streetscape

BUILD
March
2019

GRAND RIVER/ NORTHWEST
NEIGHBORHOOD FRAMEWORK

Historic Preservation

Holcomb Elementary Adaptive Re-use

GRAND RIVER/ NORTHWEST
NEIGHBORHOOD FRAMEWORK

Historic Preservation

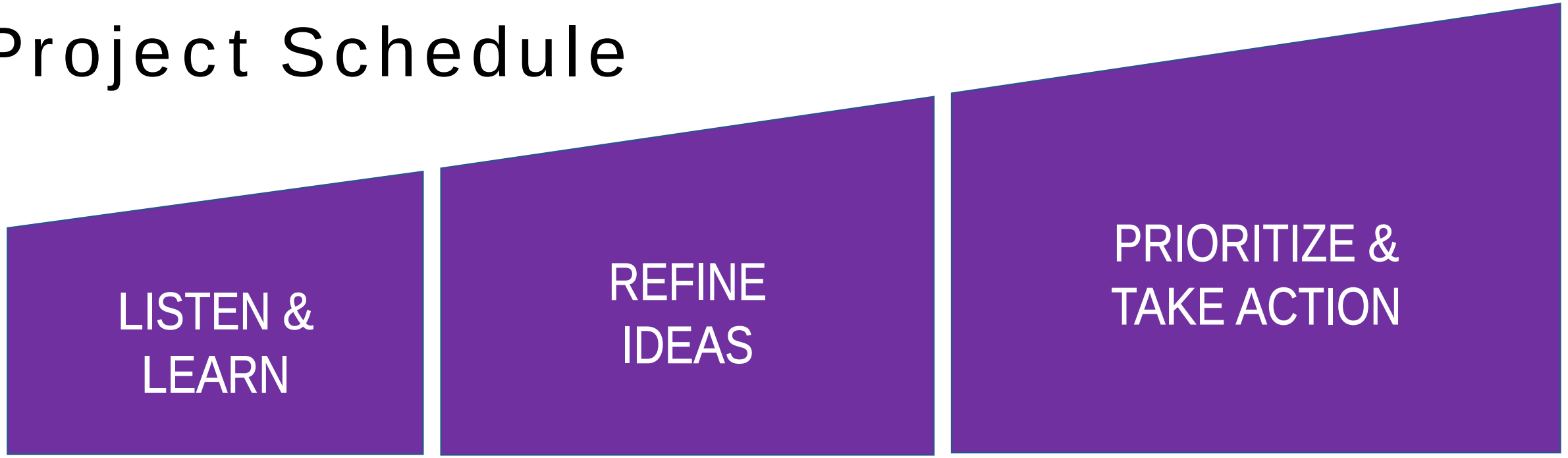
Holcomb School | Existing Conditions

GRAND RIVER/ NORTHWEST
NEIGHBORHOOD FRAMEWORK

Historic Preservation

HOLCOMB REHAB

Project Schedule



MEET & GREET

FOCUS GROUPS

NEIGHBORHOOD WALKS

WORKSHOPS

1ST MEETING APRIL 17, 2018

2ND MEETING JUNE 2018

3RD MEETING AUGUST 2018

4TH MEETING DECEMBER 2018

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?

20%	1. Nardin Park
51%	2. Russell Woods
5%	3. Oakman Blvd
5%	4. Dexter Ave
2%	5. Grand River / Livernois
16%	6. I do not live or work in the neighborhood

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.)

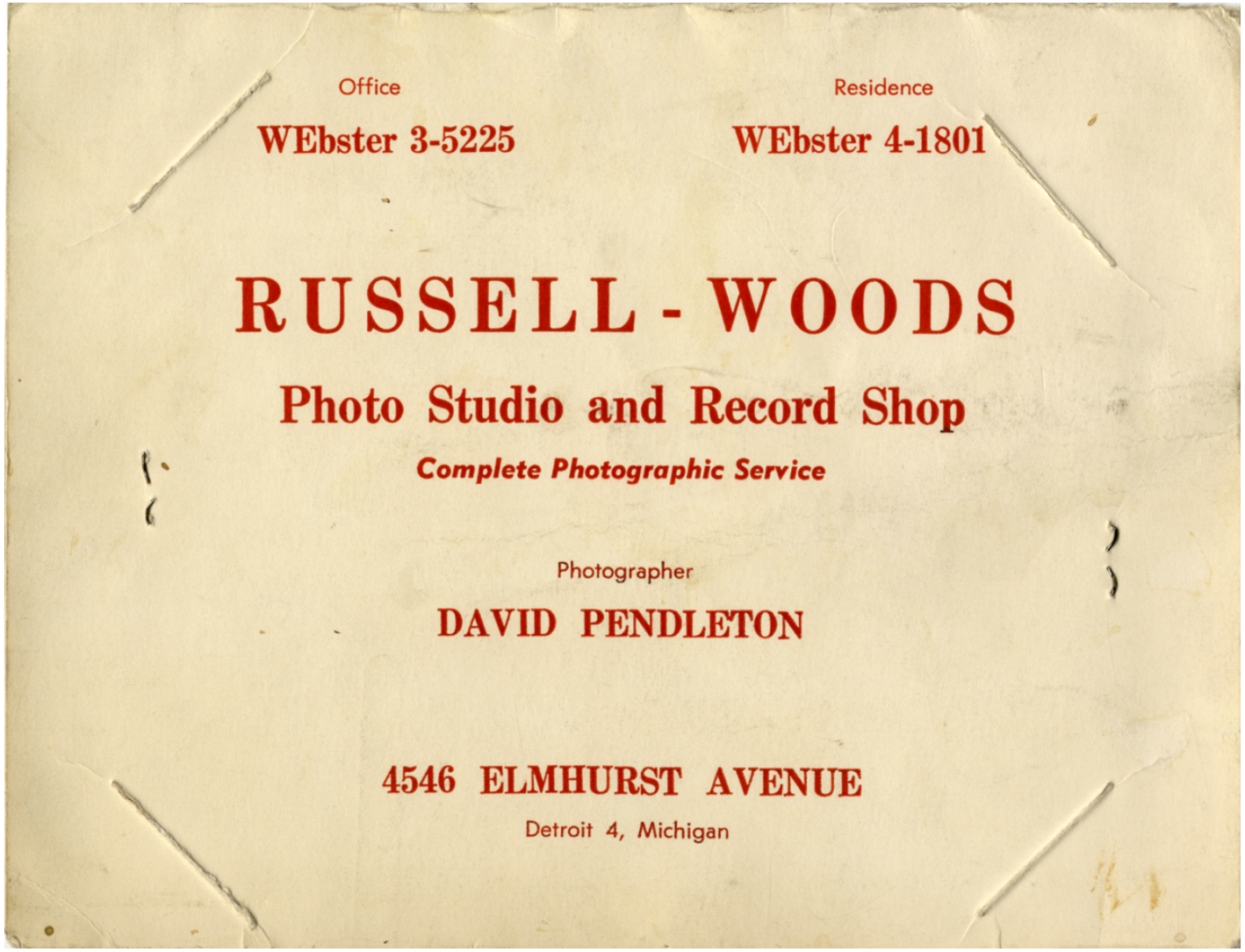
10% 6. Other

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

The Supremes – Diana Ross & Florence Ballard

Understanding the Neighborhood - Music

Russell Woods - Jazz in the Park, 2015

Initial Observations

Initial Observations

Ebenezer AME Church

Russell Woods

- **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

Russell Woods

Mixed Use + Multi-family Housing

Nardin Court Manor Apartments

Commercial Corridors + Economic Dev.

Eleos Coffee House

Public Art

Parks + Open Space

Russell Woods Park

Parks + Open Space

Richard Allen / Nardin Park

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)

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?

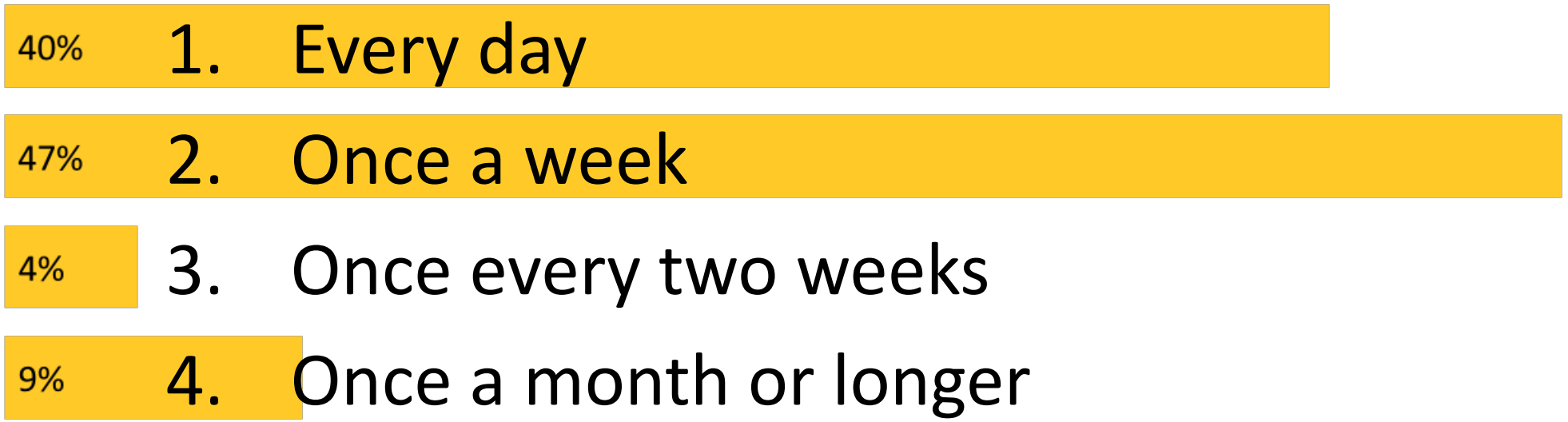
11% 1. Every day

28% 2. Once a week

14% 3. Once every two weeks

47% 4. Once a month or longer

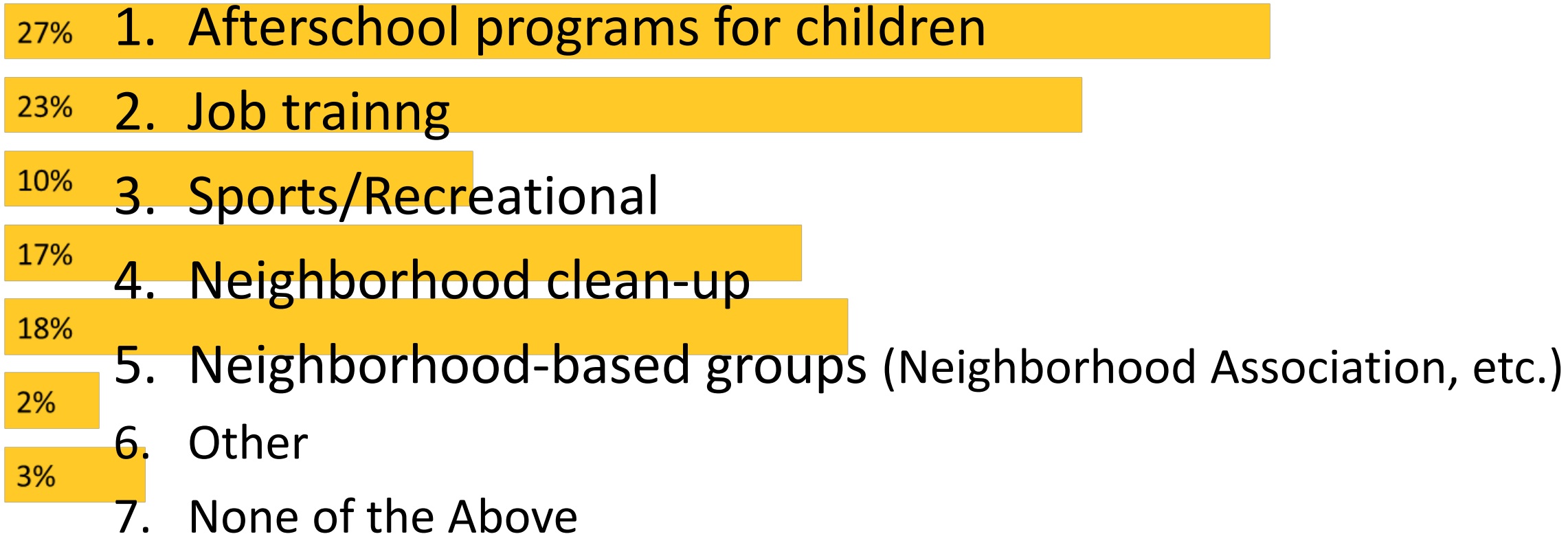
8. How often do you have to leave the neighborhood to buy goods or other services?



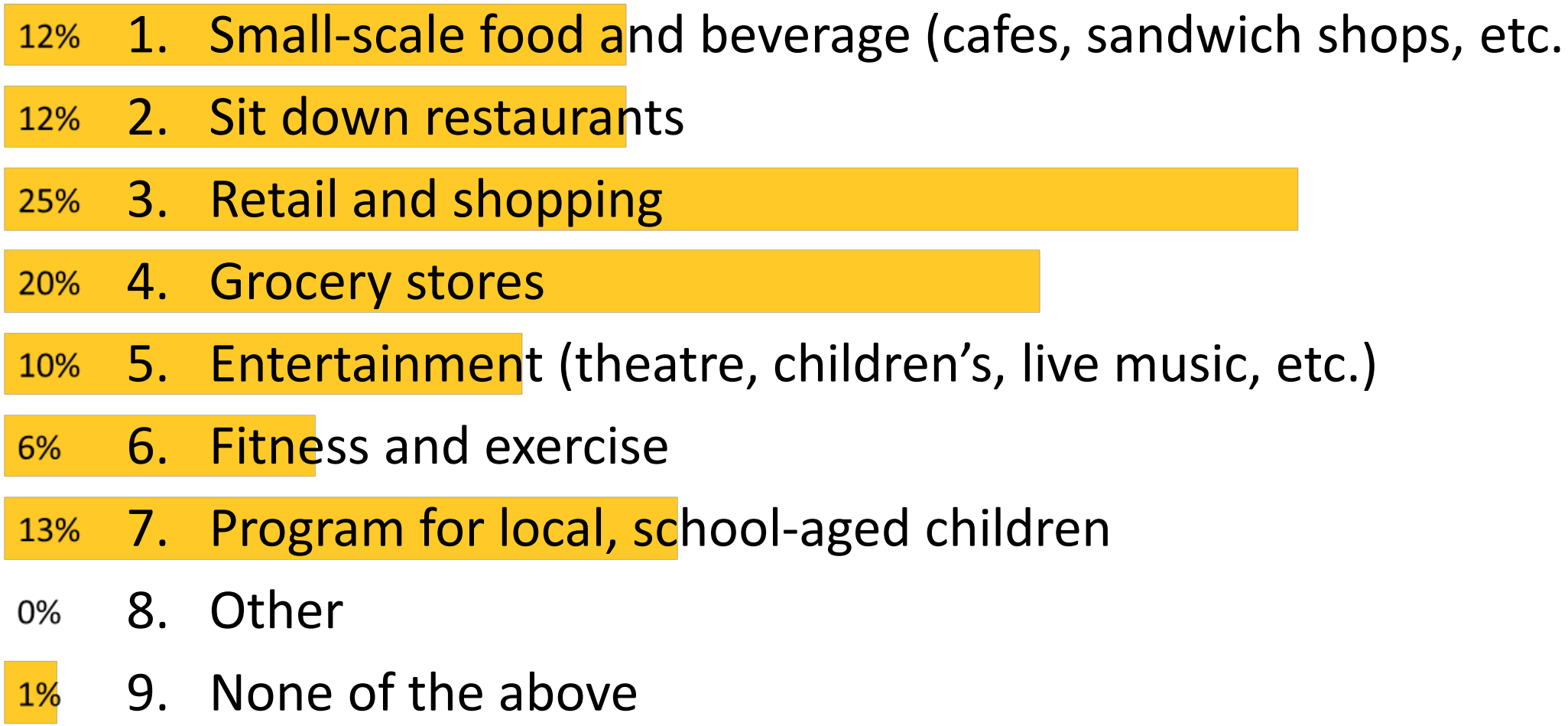
9. Complete this statement: “Vacant buildings are concerning to me because…”

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. 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?

53%	1. Russell Woods Park
22%	2. Nardin (Richard Allen) Park
2%	3. Zussman Park
0%	4. McCabe Playfield
0%	5. Schultz Park
2%	6. Boys and Girls Club/Dontrelle Willis Playfield
5%	7. I don’t visit any of these parks
16%	8. I go to parks outside the study area

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

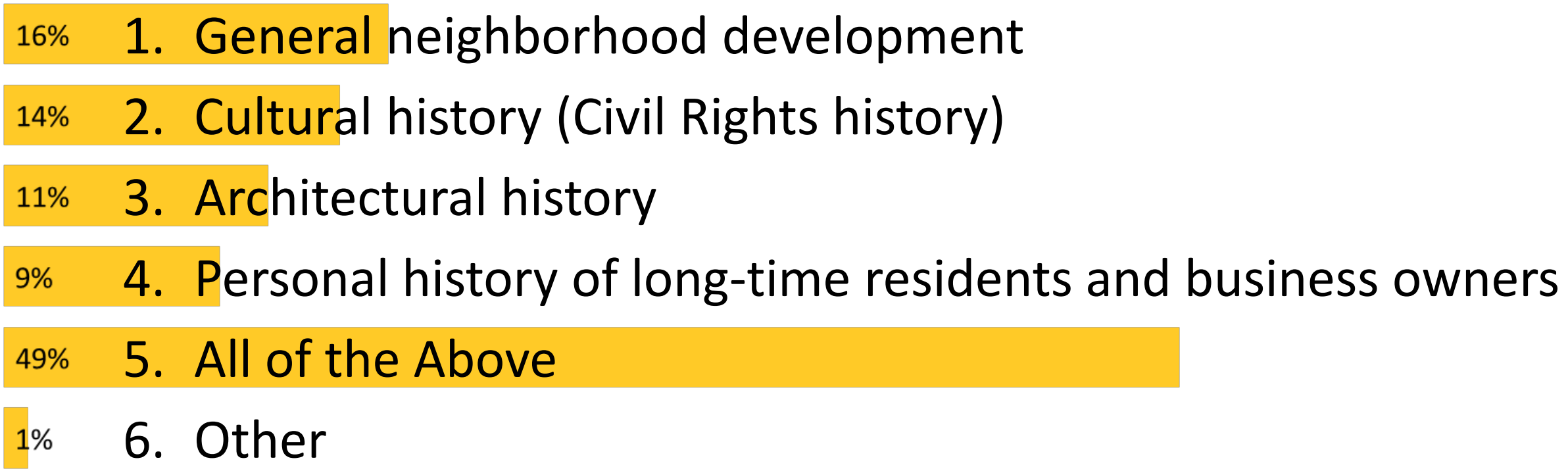
5% 4. Eating at local restaurants

9% 5. Spending time at the local parks

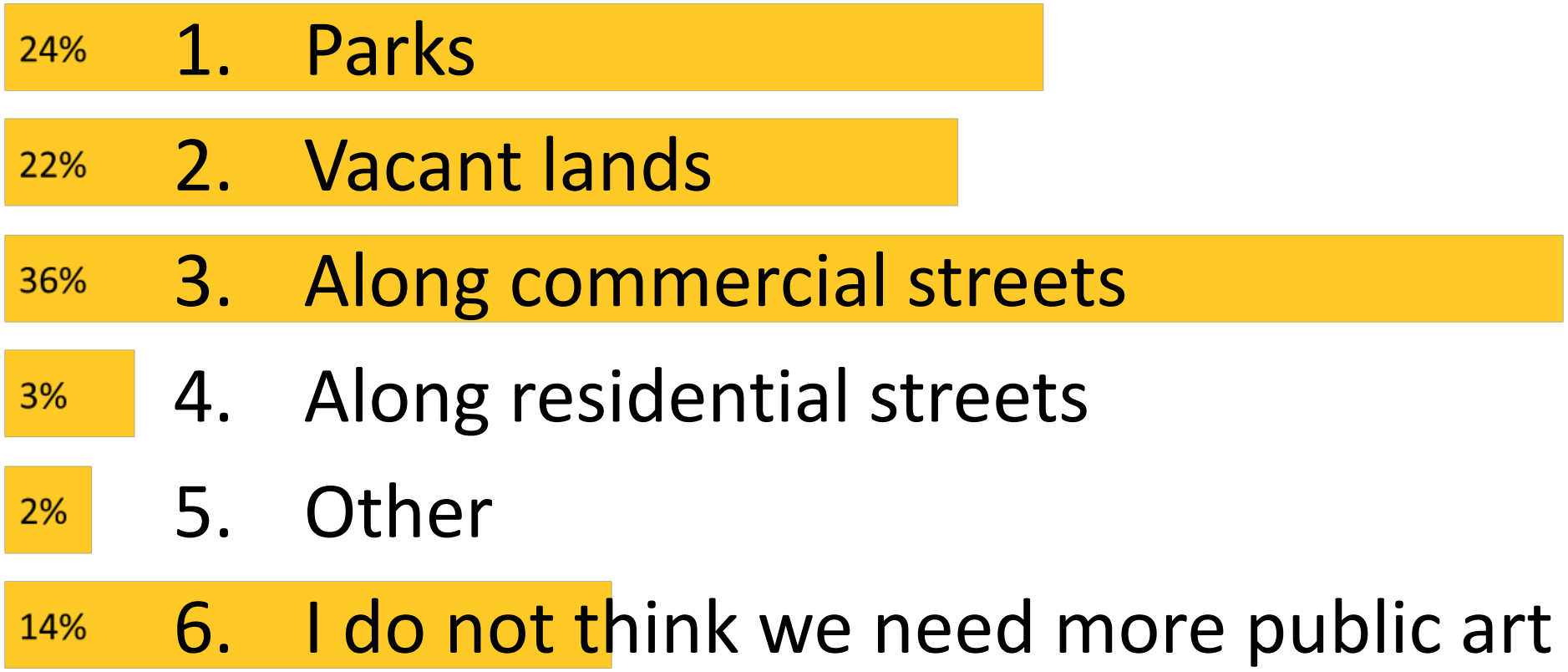
16% 6. Visiting / spending time with neighbors

12% 7. Other

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



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



17. How do you commute to and from work?

83%	1.	Drive Alone
3%	2.	Carpool
0%	3.	Bus
0%	4.	Bike
2%	5.	Walk
10%	6.	Combination of above
2%	7.	Other (Uber, Lyft, etc)

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)

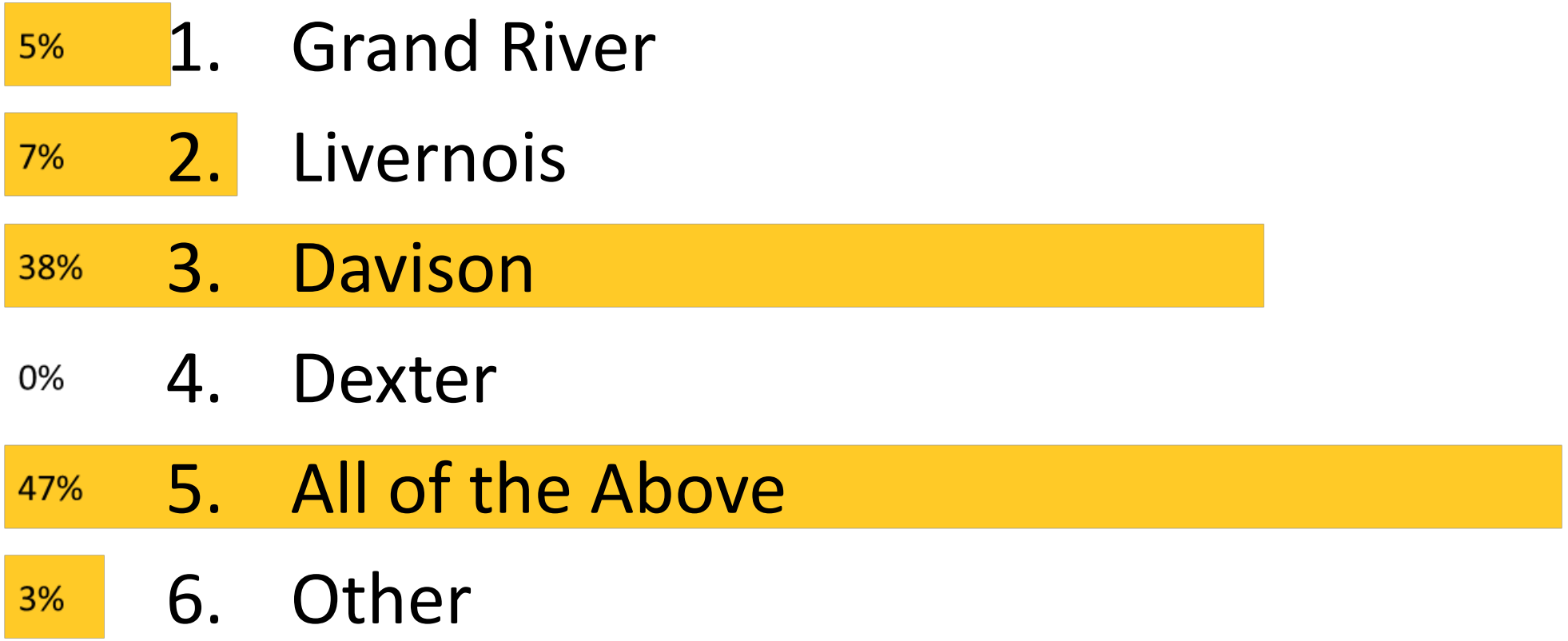
13% 4. Safer intersections and slower traffic

13% 5. More destinations along bike routes

5% 6. Other

14% 7. None of the above

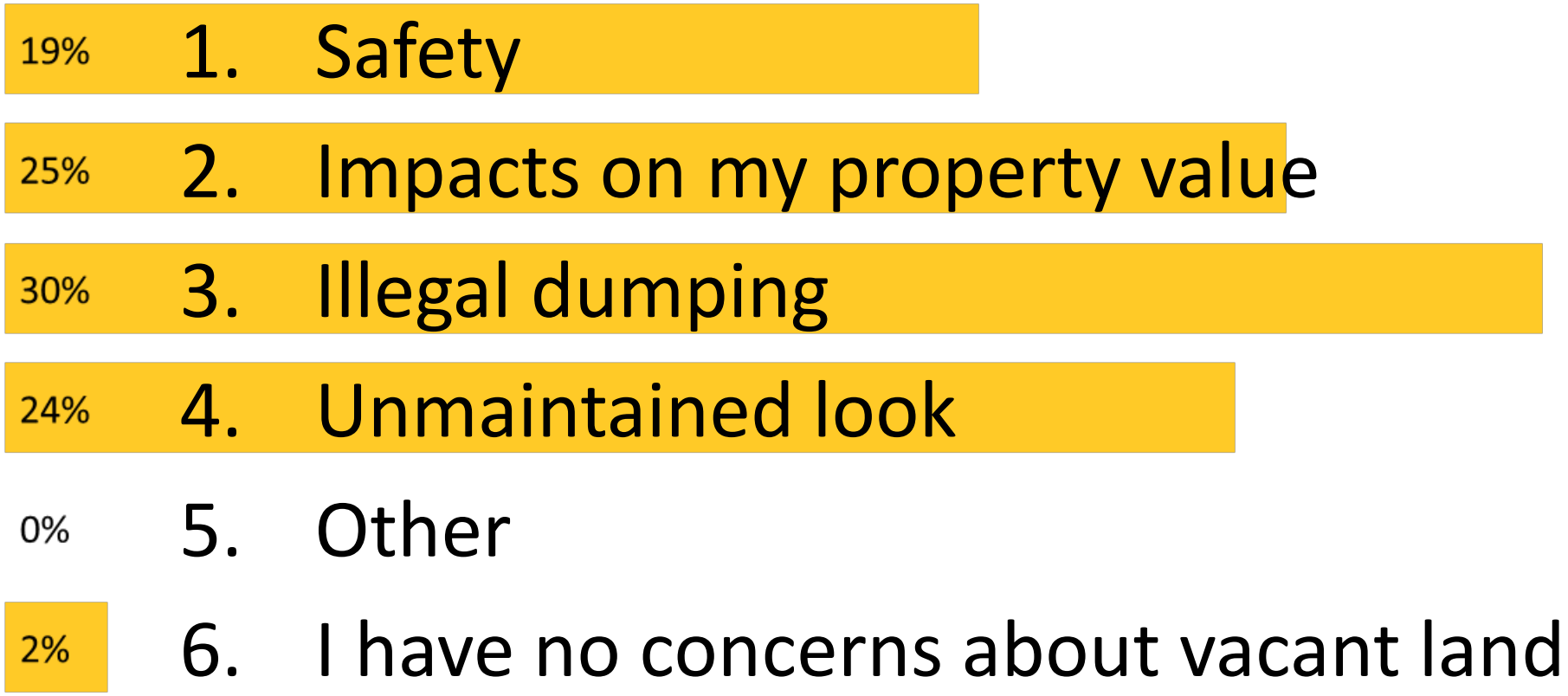
20. As a pedestrian, I think the most dangerous road crossings exist along:



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

7%	1.	Grand River
9%	2.	Livernois
40%	3.	Davison
5%	4.	Dexter
37%	5.	All of the above
2%	6.	Other

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



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

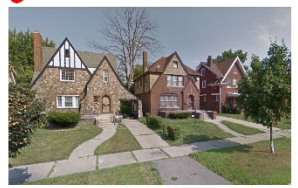
LET’S GET TO WORK

BREAK OUT TABLES

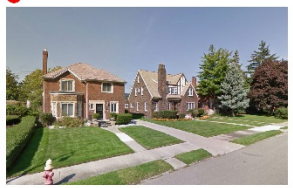
HISTORIC PROPERTIES / ART

RUSSELL WOODS + NARDIN PARK

1 Russell Woods Historic District

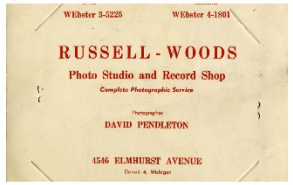


2 Oakman Blvd Historic District



3 Vaughn's Bookstore

4 Russell Woods Photo Studio and Record Shop / 4546 Elmhurst



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

6 New Light Baptist Church

7 Ebenezer AME Church

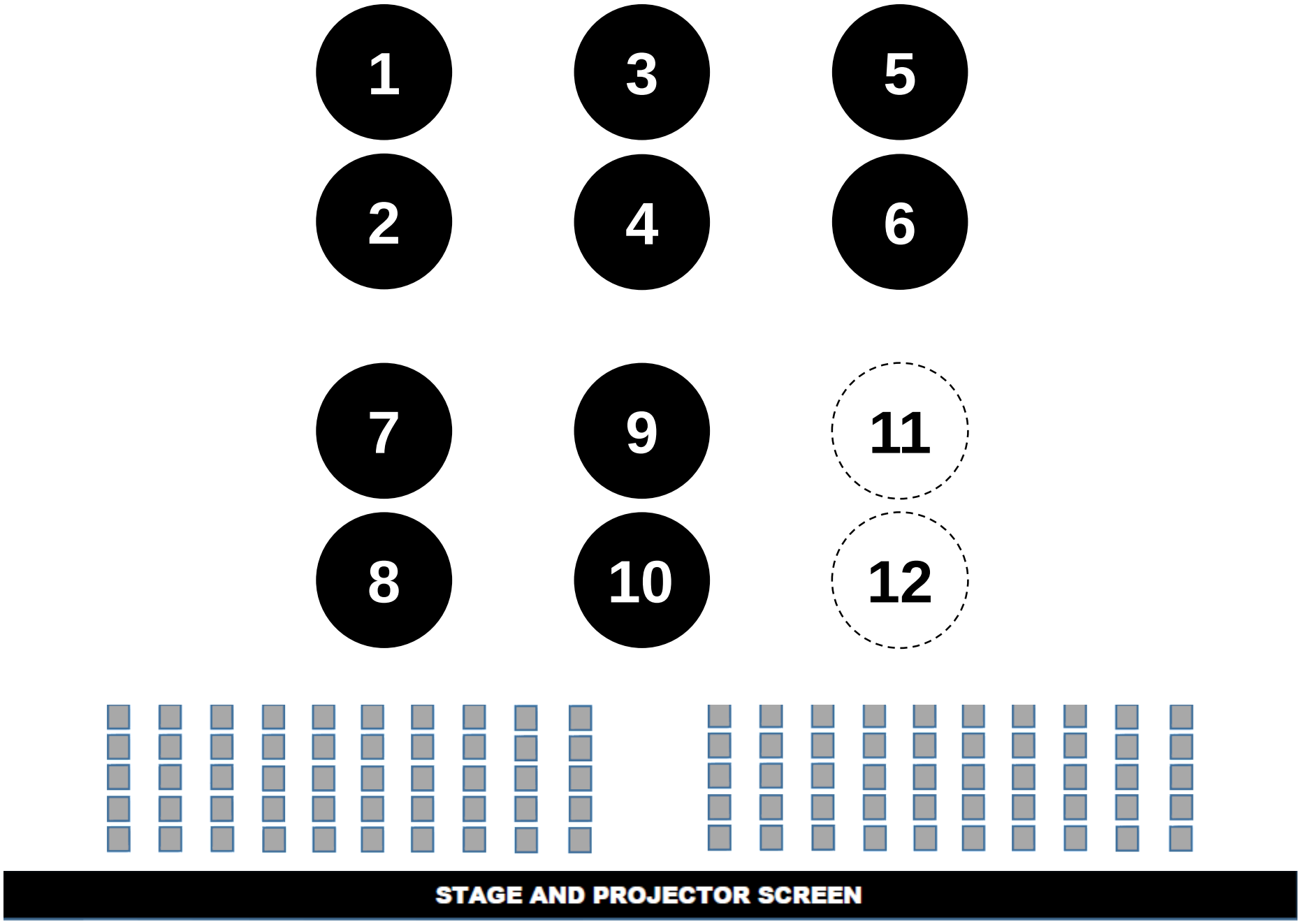
8 Russell Woods Park

9 Richard Allen / Nardin Park

10 11 Speakeasy Club

12 13 The Supremes

14 St. Cecilia's Gym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12
STAGE AND PROJECTOR SCREEN

Russell Woods / Nardin Park Neighborhood Framework

See you soon!