



# Citizens' Guide

## **RUSSELL WOODS + NARDIN PARK** NEIGHBORHOOD FRAMEWORK PLAN

What the plan is all about. How you can get involved.

December, 2018





# What is a Neighborhood Framework Plan?

The Russell Woods + Nardin Park Neighborhood Framework Plan is a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. The project area is bounded by Oakman Blvd, Livernois Ave, Joy Road, Grand River Ave and Dexter Ave. It is one of several neighborhood framework plans that are being conducted citywide.

In Detroit, framework plans typically focus on four strategies. Each strategy is supported by dedicated funding sources. Neighborhood stakeholders and the City work together to determine how these investments should be made within the plan area to improve quality of life. On the opposite page are some examples of how neighborhood framework plans are happening in other Detroit neighborhoods.



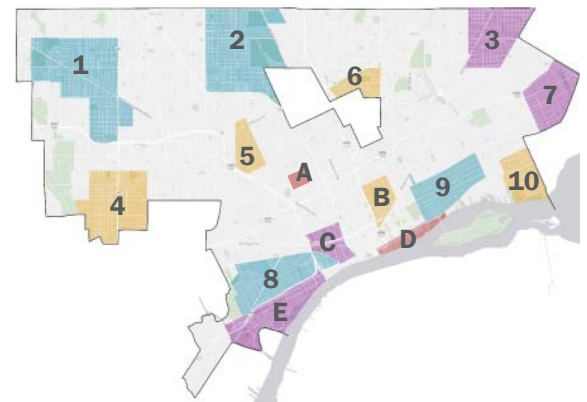
Plan Area of Study

## Detroit's Neighborhood Plans:

1. Grand River Northwest
2. Livernois / McNichols
3. Gratiot / 7-Mile
4. Warrendale / Cody-Rouge
5. Russell Woods / Nardin Park
6. Campau / Banglatown
7. East Warren / Cadieux
8. Southwest / Vernor
9. Islandview / Greater Villages
10. Jefferson Chalmers

## Other Planning Initiatives:

- A. Rosa Parks
- B. Eastern Market
- C. Greater Corktown
- D. East Riverfront
- E. Delray



Detroit's Neighborhood Plans



# The Plan's Four Strategies:

## Neighborhood Stabilization

- Home rehabilitation
- Blight reduction
- Vacant land stewardship
- Historic Preservation



**Islandview (before)**

Concentration of vacant homes



**Islandview (planned)**

Restoration of homes and new affordable housing

## Parks and Greenways

- Playground improvements
- Urban agriculture
- Biking / jogging trails
- Flood management



**Vacant lots (before)**

Concentration of vacant lots and blight

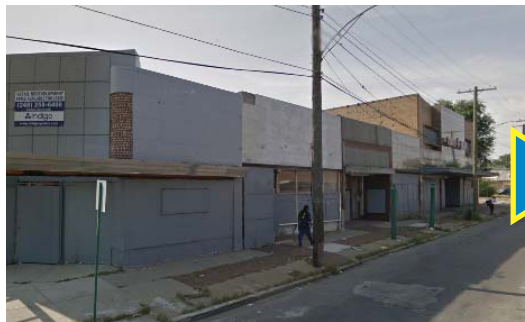


**Ella Fitzgerald Park (under construction)**

New neighborhood park and greenway

## Mixed-use Development

- Affordable housing
- Historic preservation
- Shops & restaurants



**B Siegel (before)**

Vacant storefronts



**B Siegel (under construction)**

New local shops and office space

## Streetscapes

- Traffic Calming
- Sidewalk improvements
- Safety for walking and biking



**W McNichols Rd (before)**

Poorly-maintained commercial street plagued by speeding



**W McNichols Rd (proposed)**

Beautification of sidewalks and new traffic-calming features

# Community Meeting #1 Recap

The first community meeting of the Russell Woods + Nardin Park Neighborhood Framework Plan was held at Ebenezer AME Church on April 17, 2018. This page summarizes what took place.

The Russell Woods + Nardin Park Neighborhood Framework Plan is a plan of action, co-crafted by the residents and the City, to guide future growth and investment in the neighborhood. For more information, please visit [www.detroitmi.gov/RussellWoods-nardin-park](http://www.detroitmi.gov/RussellWoods-nardin-park)

## Community Meeting #1 Agenda:

1. Introduce the project and the city/consultant team
2. Highlight previous community-led planning initiatives
3. Gather community input on important issues, possible solutions, and priorities that impact neighborhood life in Russell Woods + Nardin Park



## Here is the input we have gathered from the 1<sup>st</sup> Community Meeting

### ARTS + HERITAGE

**36%** of community meeting participants would like to see more **public art** along retail corridors



### RETAIL

**40%** of community meeting participants left the neighborhood **everyday** to buy goods + services



### SINGLE-FAMILY

**Vacant houses** are a great concern, especially along **Cortland and Waverly**



### MULTI-FAMILY

Community meeting participants would like to live close to **commercial corridors**



### STREETScape

**Davison Avenue** was identified as the **most dangerous street for pedestrians and drivers**



### OPEN SPACE

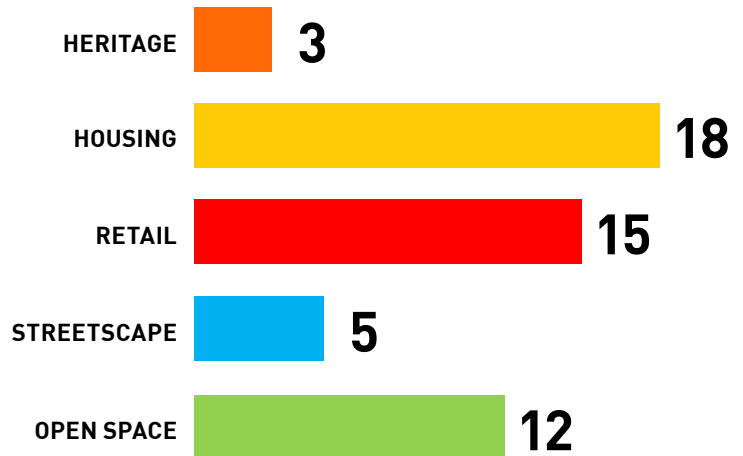
**Vacant land** can be **reprogrammed and linked** to **activate commercial areas**





# Focus Groups (May, 2018) Recap

Following the 1st Community Meeting, individual focus groups were held on May 22<sup>nd</sup> & 23<sup>rd</sup>, 2018 to gather information from significant stakeholders & organizations who were directly involved in each scope. Community members who indicated interest in April's meeting sign-in sheet were also invited. These smaller meetings are used as testing grounds for initial concepts, with the goal of generating more in-depth dialogue about the community's priorities. The feedback is then used to refine ideas before they are presented to a larger audience at the 2<sup>nd</sup> Community Meeting in June.



No. of attendees at each focus group

## Here is the input we have gathered from the May 2018 Focus Groups

### ARTS + HERITAGE

Art is not only a representative medium but also has a responsibility to communicate information



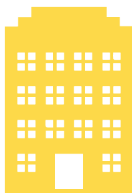
### RETAIL

Focus group members were interested in starting home-based businesses



### MULTI-FAMILY

Community members are interested in the following types - affordable housing, senior housing, upscale, rental & sale



### PUBLIC LANDS

Residents would like vacant lots to be mowed to increase visibility + safety



### STREETScape

A raise of hands at the table unanimously showed that Elmhurst was the preferred Joe Louis Greenway connector road



### OPEN SPACE

Much of the security issues appear to be related to the increased vacancy along the south side of Waverly





# Community Meeting #2, Part 1 Recap

The 2nd Community Meeting Part 1 was held on June 28<sup>th</sup>, 2018 at New Light Baptist Church. Compared to the 1st Community Meeting, the attendees of the 2nd Community Meeting had a much more diverse representation, with majority of community members from Nardin Park. Scopes presented for this meeting include Heritage, Streetscape and Retail. Oral history recordings were also conducted as part of the heritage research.



Here is the input we have gathered from the 2<sup>nd</sup> Community Meeting Part 1

## ARTS + HERITAGE

Community members are long-term residents and families, who are highly invested in the neighborhood



## RETAIL

Security and beauty are important to the community for retail development



## STREETSCAPE

Participants did not mind bike lanes, but were concerned with losing on-street parking in front of their homes





# Focus Groups (August, 2018) Recap

Following the 2nd Community Meeting Part 1, focus groups were held on August 23<sup>rd</sup>, 28<sup>rd</sup>, 30<sup>th</sup>, 2018 to gather information from significant stakeholders & organizations who were directly involved in streetscape, parks and open space, and housing. Community members who indicated interest in past meeting sign-in sheets were also invited. We revisited some concepts from the Part I meeting and some new concepts for housing and retail, with the goal of generating more in-depth dialogue about the community's priorities. This feedback was then used to refine ideas before they were presented to a larger audience at the 2<sup>nd</sup> Community Meeting Part II in September.



No. of attendees at each focus group

## Here is the input we have gathered from the August 2018 Focus Groups

### MULTI-FAMILY

Community members are interested in the following types - affordable housing, senior housing, upscale, rental & sale



### OPEN SPACE

Residents would like vacant lots to be mowed to increase visibility + safety



### STREETScape

A raise of hands at the table unanimously showed that Elmhurst was the preferred Joe Louis Greenway connector road



### PARKS

Much of the security issues appear to be related to the increased vacancy along the south side of Waverly





# Community Meeting #2 Part 2 Recap

The 2nd Community Meeting Part 2 of the Russell Woods + Nardin Park Neighborhood Framework Plan was held at New Light Baptist Church on September 20<sup>th</sup>, 2018. Compared to the 1st and 2nd Community Meeting, the attendees of the 2nd Community Meeting Part 2 had an even representation, with a split number of community members from Russell Woods + Nardin Park. Scopes presented for this meeting include Streetscape, Parks + Open Space and Housing.



76 attendees

Here is the input we have gathered from the 2<sup>nd</sup> Community Meeting Part 2

## MULTI-FAMILY

Residents are interested in having mixed use buildings along Dexter and duplexes throughout the neighborhood rehabbed



## OPEN SPACE

Residents indicated interest in having urban gardens, cut flowers, and solar energy within the neighborhood



## STREETScape

Residents indicated pedestrian crossings are important on Dexter. Elmhurst is the preferred neighborhood greenway connector.



## PARKS

Residents indicated that there are security issues along the south side of Waverly however they have improved in the past few months



# Youth Mapping Activity (November, 2018) Recap

Following the 2nd Community Meeting Part II, a youth mapping activity was held on November 10<sup>th</sup>, 2018 to gather information from youth who live, learn, and play in Russell Woods + Nardin Park. Youth from the community, Hope Academy, The Boys & Girls Club- Diehl Club, Youthworks Detroit, and Give Merit were invited. The youth gave insight into all areas of focus. The feedback was then used to refine ideas before they are presented to a larger audience during the 3rd community meeting (Open House).



Here is the input we have gathered from the Youth Mapping Activity in November

## ARTS + HERITAGE

Youth are interested in honoring people they look up to from Detroit through art murals and music festivals



## RETAIL

Youth would like to see more businesses have murals, more windows, project green light, and wifi



## MULTI-FAMILY

Youth are interested in living closer to the Waverly, Fullerton, Cortland, and Youth Based Organizations in the neighborhood



## OPEN SPACE

Youth are interested in having places for small beautification efforts and youth gathering spaces



## STREETSCAPE

Youth indicated several places on Broadstreet where they do not feel safe



## PARKS

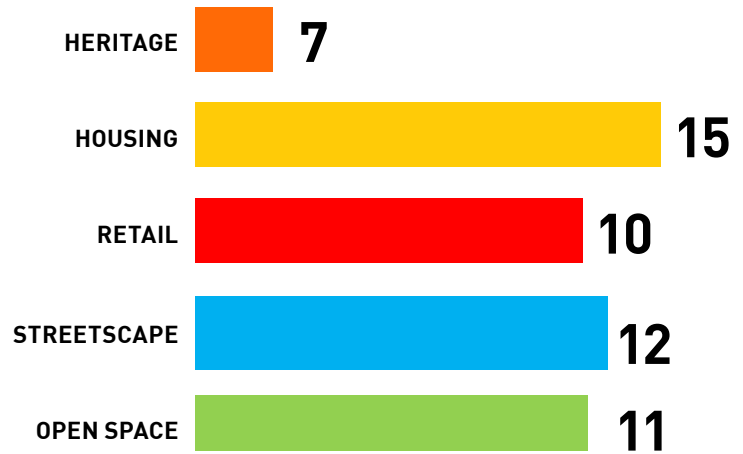
Youth would like to move the basketball court at Zussman away from Davison and add noise berms





# Focus Groups (November, 2018) Recap

Individual focus groups were held on November 12<sup>th</sup>, 13<sup>th</sup>, and 15<sup>th</sup>, 2018 to gather information from significant stakeholders & organizations before the 3<sup>rd</sup> community meeting. Community members from all previous meetings were invited. Many site concepts were tested for clarity before the 3<sup>rd</sup> community meeting. The feedback was then compiled to be presented to a larger audience at the 3<sup>rd</sup> Community Meeting (Open House).



No. of attendees at each focus group

## Here is the input we have gathered from the November 2018 Focus Groups

### ARTS + HERITAGE

Residents are interested in having multiple artists featured on Dexter



### RETAIL

Focus group members were interested in short term lot activations on Dexter



### MULTI-FAMILY

Residents understand that there are many two or more family flats in the neighborhood and want a list of upcoming DLBA auction homes



### PUBLIC LANDS

Residents would like to see how all three vacant lot sizes interact with each other in the neighborhood



### STREETSCAPE

Residents want to see crash and crime data for Dexter, Waverly, and Broadstreet and are interested in seeing bikes on one side of Dexter



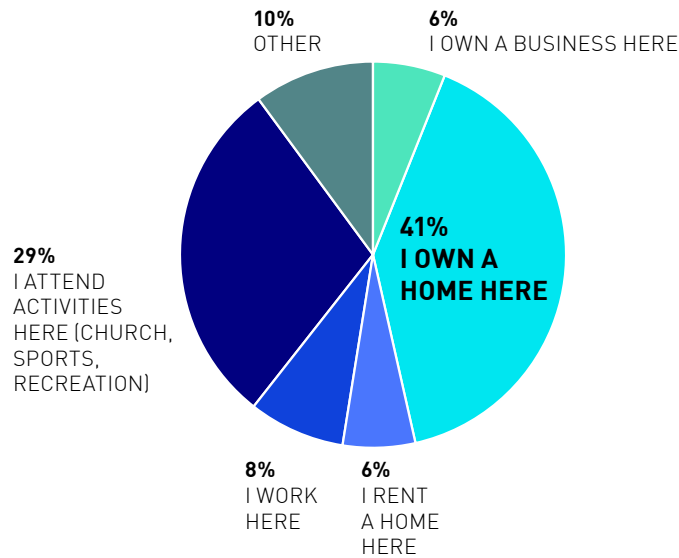
### OPEN SPACE

Residents are interested in seeing two entry plazas in Zussman Park (one on Davison the other on Waverly)

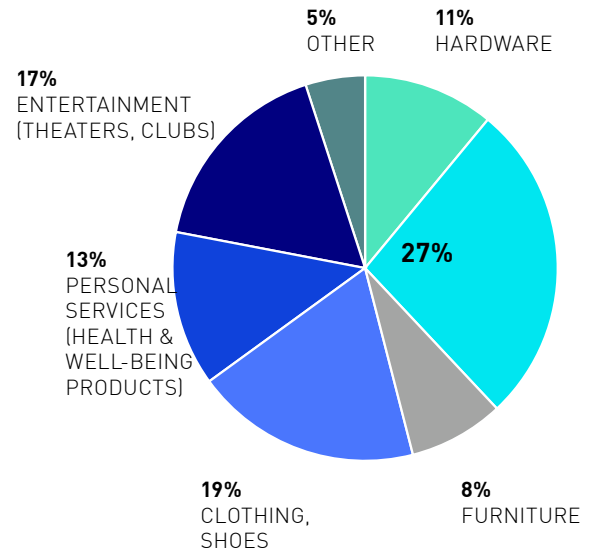


# Comments & information from previous meetings

**WHICH OF THE FOLLOWING BEST DESCRIBES YOUR INTEREST IN RUSSELL WOODS + NARDIN PARK? (SELECT UP TO 2)**



**WHAT TYPES OF RETAIL DO YOU VISIT OUTSIDE THE NEIGHBORHOOD? (SELECT UP TO 3)**

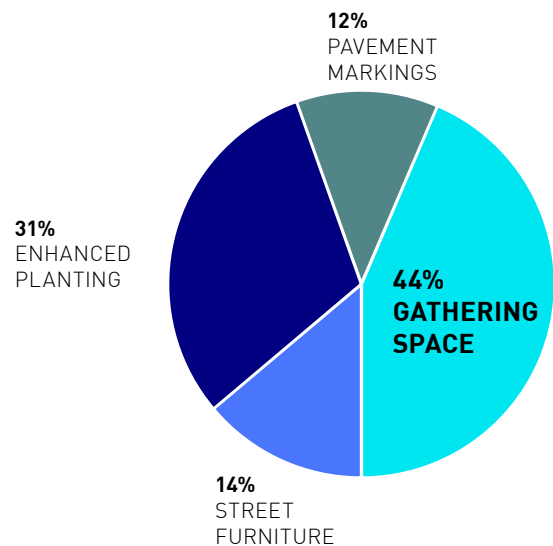


**“HISTORIC HOMES WITH CHARACTER.”**

**“WE NEED MORE HEALTHY FOOD OPTIONS AND MORE SIT DOWN RESTAURANTS.”**

**“RICHARD ALLEN / NARDIN PARK - A PLACE WHERE FAMILY & FRIENDS GATHER AFTER CHURCH.”**

**WHAT TYPE OF ACTIVATION WOULD YOU LIKE TO SEE ALONG DEXTER?**







# Questionnaire

## RUSSELL WOODS + NARDIN PARK NEIGHBORHOOD FRAMEWORK

This questionnaire is part of the Russell Woods + Nardin Park Neighborhood Framework Plan: a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. Your response will directly influence the outcomes of the Plan.

For more information, and/or to respond to this questionnaire electronically please visit [www.detroitmi.gov/RussellWoods-nardin-park](http://www.detroitmi.gov/RussellWoods-nardin-park). Thank you for your input!

**1** What are your overall aspirations for Russell Woods + Nardin Park? What do you want for the future of the neighborhood?

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**2** Your neighbors have identified the following issues as important priorities to address in the neighborhood. What do you think? **Please rank your top 5 in order of importance** (1 = most important, and 5 = least important):

- |   |                                       |
|---|---------------------------------------|
| _____ Blight                                | _____ Retail and economic development |
| _____ Community programs and services       | _____ Safety                          |
| _____ Historic preservation                 | _____ Social improvement/opportunity  |
| _____ Housing                               | _____ Transportation                  |
| _____ Parks and landscape mgmt/design       | _____ Walkability                     |
| _____ Other / Not listed (please describe): | _____                                 |



**3** Your neighbors have identified the following hardships facing existing homeowners. What do you think? **Please rank your top 5 in order of importance** (1 = most important, and 5= least important):

- \_\_\_\_\_ Foreclosure
- \_\_\_\_\_ Home and yard maintenance
- \_\_\_\_\_ Major home repairs
- \_\_\_\_\_ Nearby vacant homes and lots
- \_\_\_\_\_ Property taxes
- \_\_\_\_\_ Other / Not listed (please describe): \_\_\_\_\_

**4** According to a recent study, the market would support the following types of retail businesses opening in Russell Woods + Nardin Park\*. **Please rank them in order of importance** (1 = most important, and 5= least important):

- \_\_\_\_\_ Personal/Household Care Goods & Services
- \_\_\_\_\_ Food at home (e.g. a grocery store)
- \_\_\_\_\_ Alcohol at home (e.g. a liquor store)
- \_\_\_\_\_ Fast-Food Restaurant
- \_\_\_\_\_ Full-Service Restaurant

*\* Detroit Neighborhood Retail Opportunity Study. Detroit Economic Growth Corporation. January, 2018.*





**5** Your neighbors have suggested the following potential uses for vacant land in Russell Woods + Nardin Park. What do you think of these uses?

**Please rank your top 5 in order of preference** (1 = most preferred, and 5 = least preferred):

- \_\_\_\_\_ Community gardens (non-commercial)
- \_\_\_\_\_ Flower growing (to be sold commercially)
- \_\_\_\_\_ Vegetable growing (to be sold commercially)
- \_\_\_\_\_ Large scale orchards / urban farming
- \_\_\_\_\_ Other / Not listed (please describe): \_\_\_\_\_
- \_\_\_\_\_ Urban reforestation
- \_\_\_\_\_ Plants & landscaping for flood control
- \_\_\_\_\_ Plants & landscaping for beautification
- \_\_\_\_\_ Solar panels

**6** The City is exploring the possibility of redeveloping the Detroit Transition West Building at 4800 Collingwood St. What reuse would best-serve neighborhood needs and priorities?

**Please rank your top 5 in order of preference** (1 = most preferred, and 5 = least preferred):

- \_\_\_\_\_ Market-rate housing
- \_\_\_\_\_ Affordable housing
- \_\_\_\_\_ Senior housing
- \_\_\_\_\_ Small business incubator
- \_\_\_\_\_ Office space
- \_\_\_\_\_ Other / Not listed (please describe): \_\_\_\_\_

**7** What outcomes do you want to see emerge from the Russell Woods + Nardin Park Neighborhood Framework Plan? Define what success looks like to you.

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**8** What additional comments would you like to add?

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**9** If you would like to receive the latest Russell Woods + Nardin Park Neighborhood Framework Plan project news and meeting announcements via email, please subscribe to the project mailing list by providing an email address below (please write neatly):

*email address:*

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## HOW TO RETURN THIS QUESTIONNAIRE:

- 1** Take a photo of your response. Email the photo to **masonb@detroitmi.gov**
- 2** Return your response to a member of the Volunteer Committee (a committee comprised of Russell Woods + Nardin Park residents that is helping the City get the word out). For a list of Volunteer Committee, visit **www.detroitmi.gov/RussellWoods-nardin-park**
- 3** Return your response by mail to:
  - City of Detroit
  - Planning and Development Dept.
  - c/o Briana Mason
  - 2 Woodward Ave, Suite 808
  - Detroit, MI 48226
- 4** Return your response to a drop-off location in the neighborhood:
  - Adams Butzel
  - c/o Ray Solomon, Mona Ali
  - 10500 Lyndon
  - Detroit, MI 48238

