

Russell Woods / Nardin Park Neighborhood Framework

2nd Community Meeting: Part II
September 20th, 2018



TONIGHT'S AGENDA

1. Intro / Recap Meetings (10m)
2. Project Scopes (30m)
 - STREETScape (10m)
 - HOUSING (10m)
 - PARKS+ PUBLIC LANDS (10m)
3. Break-out Session (60m)

PROJECT BOUNDARIES

OAKMAN BLVD

LIVERNOS AVE

DEXTER AVE

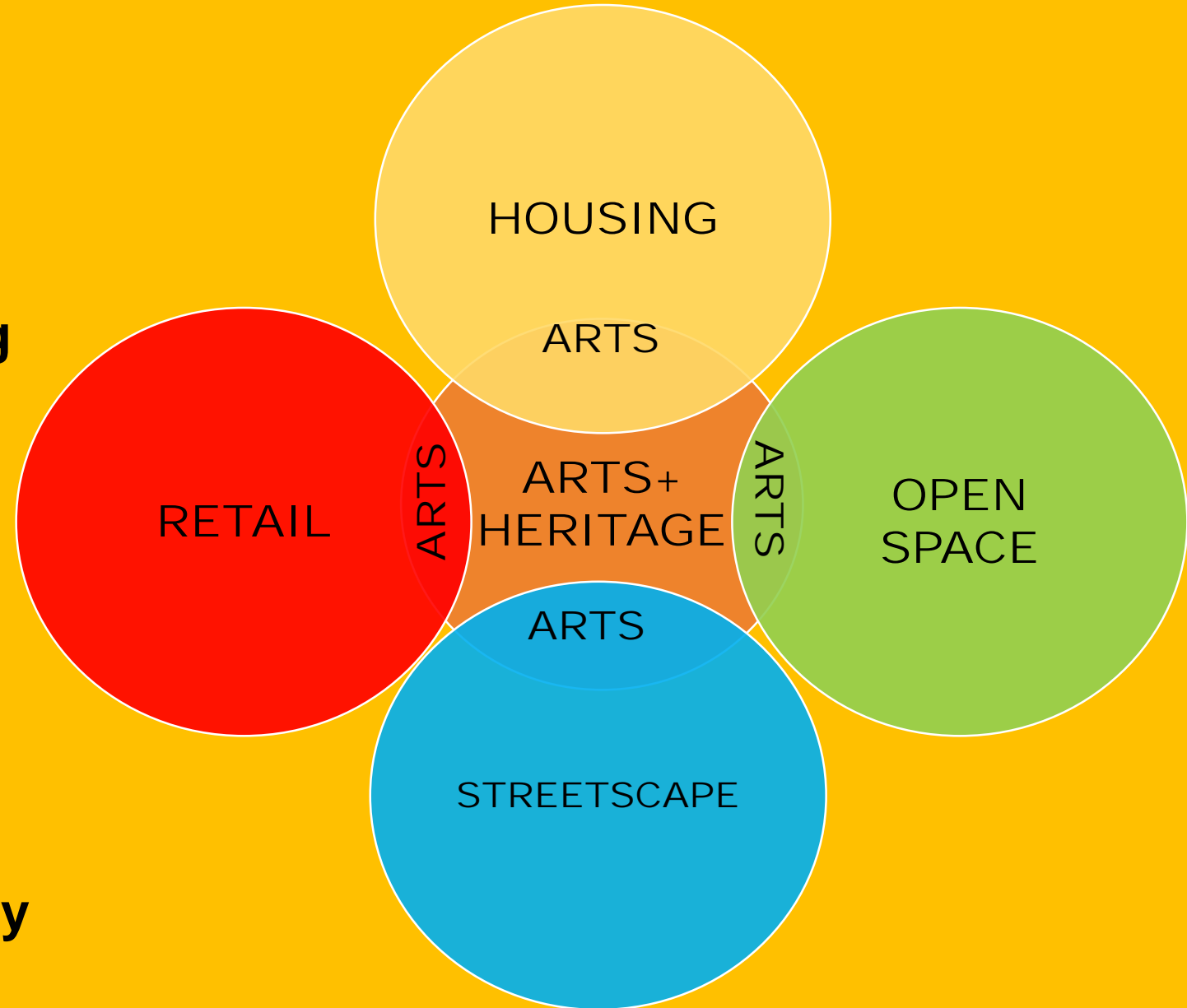
GRAND RIVER AVE

JOY RD



PROJECT SCOPE

- **Build upon the Social/Cultural Heritage of the Neighborhood**
- **Preserve + Strengthen Existing Housing**
- **Provide Diversity of New Housing options**
- **Introduce New Businesses Dexter/ Davison Corridor**
- **Improve Green Space in priority areas of the Neighborhood**



Defining success



...share your ideas

PROJECT SCHEDULE



COMMUNITY ENGAGEMENT

SO FAR WE'VE HAD

- 10 MEET & GREETINGS
- 8 FOCUS GROUPS
- 3 WORKSHOPS

1ST
MEETING
APRIL 17,
2018

2ND
MEETING
PART I
JUNE 2018

2ND
MEETING
PART II
SEP 2018

OPEN
HOUSE
DEC 2018

5TH
MEETING
FEB 2019

<http://detroitmi.gov/Russellwoods-nardin-park>

RECAP 1st Meeting: COMMUNITY MEETING 1, APRIL 17TH

- 80 people in the room
 - 16
Nardin Park residents
 - 41
Russell Woods residents
 - 23
Other neighborhood areas
- Break-out Sessions

RECAP 2nd MEETING PART 1: COMMUNITY MEETING JUNE 28TH

- 103 people in the room
 - 42
Nardin Park residents
 - 15
Russell Woods residents
 - 46
Other neighborhood areas
- Break-out Sessions

Attendance for 2nd Meeting Part II: **COMMUNITY MEETING 2, Sept. 20th**

- **76** people in the room
 - **26**
Nardin Park residents
 - **36**
Russell Woods residents
 - **14**
Other neighborhood areas
- **Break-out Sessions**



RECAP PART 1:

STREETSCAPE

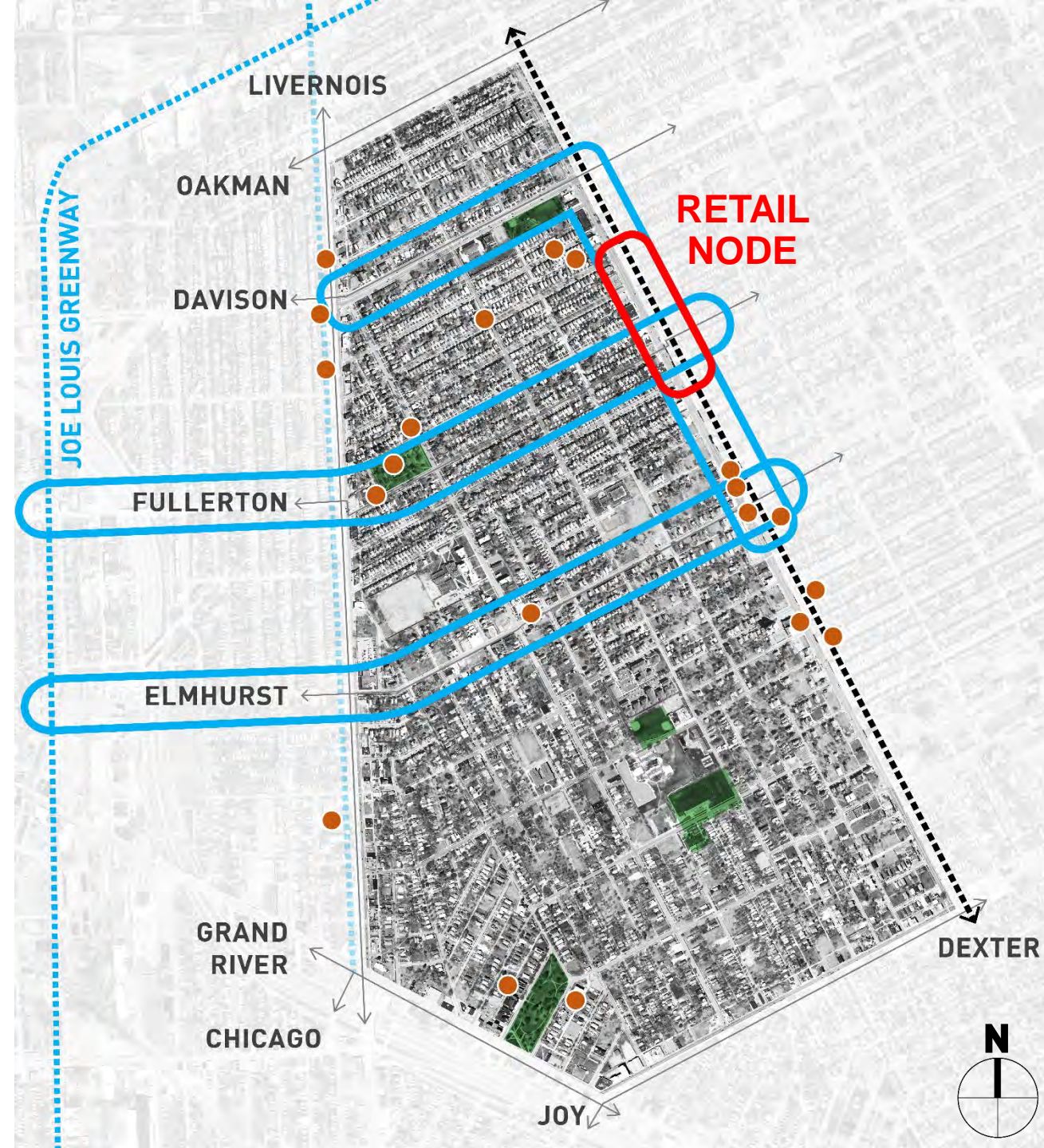
1. Davison
2. Dexter
3. Joe Louis Greenway Connection

RETAIL

1. Retail Node
(Buena Vista – Sturtevant)

ARTS + HERITAGE

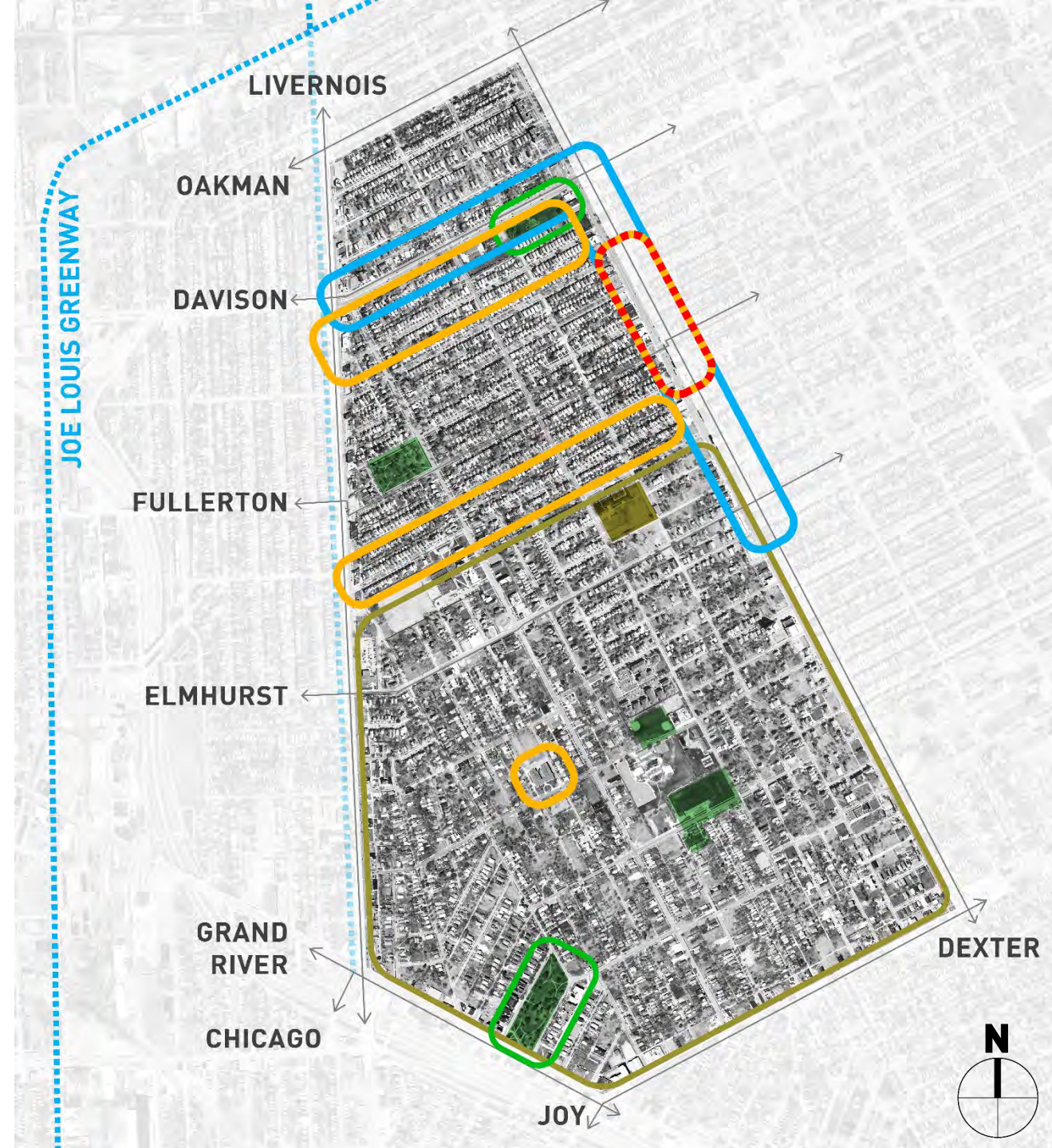
1. Significant Sites
2. Music + Entertainment History
3. Historic Properties +
Community Institutions




NEIGHBORHOOD OVERVIEW SO FAR

Thanks for your participation
so far!

All scopes **work together** to
identify neighborhood
improvements **that will impact**
YOUR neighborhoods!



A photograph of a community meeting or workshop. In the foreground, a man in a blue suit jacket is leaning over a table, working on a large map or document. The table is covered with various materials, including water bottles, markers, and printed documents. In the background, several other people are seated at tables, some looking at documents and others talking. The room has white brick walls and a doorway in the background. A large blue circle is overlaid on the center of the image, containing the text "MOBILITY + STREETScape" in white, sans-serif font.

MOBILITY
+
STREETScape

Feedback from May 2018

Focus groups

Integrate Art and Activate the Street: Groundplane



Reclaim street space with art

History
WALK



Adding movable planters to beautify the right-of-way



Create safe crossings with intersection paint



Add seating and communal space



Add visible, on-street bike parking



Sculpture along transportation corridors

- Community members present felt that Broadstreet at Davison was a safety concern.
- Many people were interested in activating vacant spaces as gathering spaces.
- Community members were interested in Elmhurst as a potential Greenway connector.

MOBILITY AND STREETScape

**IMPROVE
NEIGHBORHOOD
CONNECTIONS**



MOBILITY

Community Goals

1. **Make the street attractive for new businesses**
2. **Make travel easier to and from the neighborhood for all users**
3. **Improve safety to reduce pedestrian and bicycle crashes**



MOBILITY

DEXTER AVENUE:

Make the street attractive for new businesses



**STREET-
SCAPE**

Streetscape:

The visual elements of a street, including the road, adjoining buildings, sidewalks, open spaces, etc, that combine to form the street's character.

These elements can be used to manage traffic in order to increase safety and support retail activity.



**STREET-
SCAPE**

Dexter Avenue Existing Streetscape



**STREET-
SCAPE**

Dexter Avenue Streetscape Options:

- Gathering spaces
- Street furniture
- Defined parking
- Bike lanes
- Improve sidewalks
- Trees
- Landscaping
- Art
- Banners
- Lighting

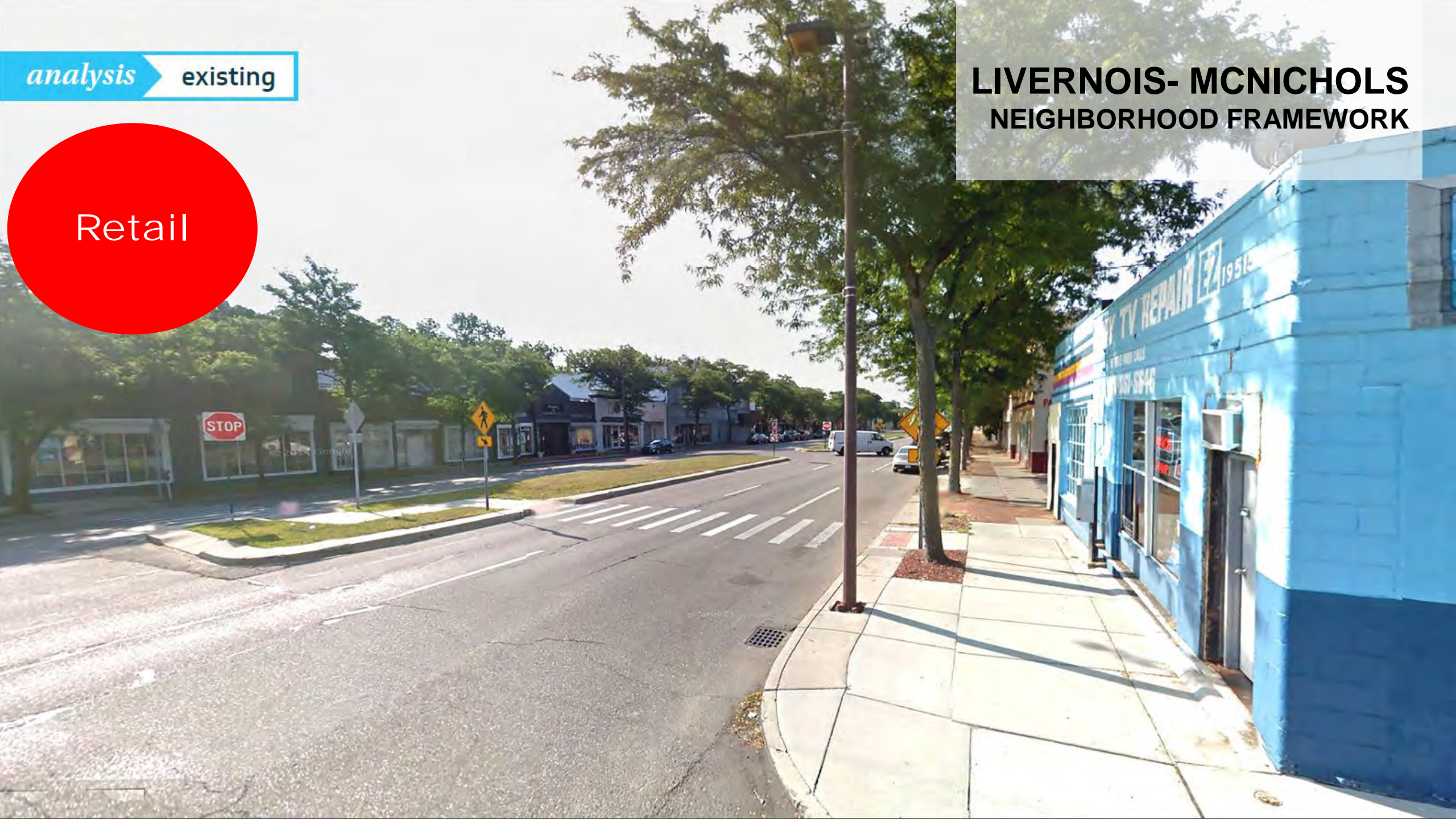


**STREET-
SCAPE**

analysis existing

Retail

**LIVERNOIS- MCNICHOLS
NEIGHBORHOOD FRAMEWORK**



design

livernois option B

LIVERNOIS- MCNICHOLS NEIGHBORHOOD FRAMEWORK

Retail





Would you like
to help design
streetscape
improvements
on Dexter?

**STREET-
SCAPE**

GREENWAYS:
Make travel
easier to and
from the
neighborhood
for all users



MOBILITY

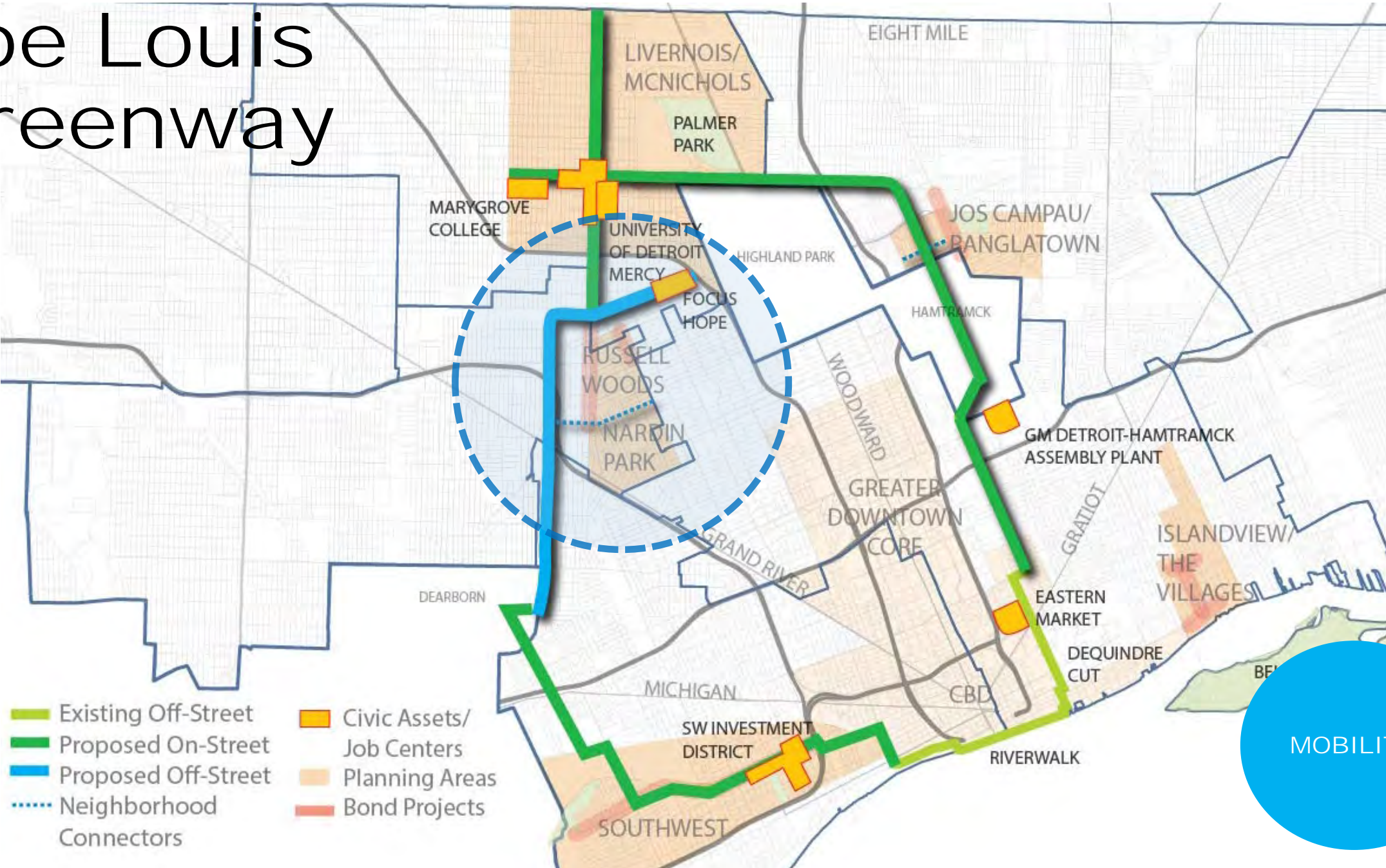
Greenway:

A network of open space, trails, and bike lanes for walking, jogging, biking and roller-blading that links neighborhoods and destinations such as parks, schools, libraries and shopping areas.

Dequindre Cut

MOBILITY

Joe Louis Greenway



MOBILITY

Joe Louis Greenway Timeline

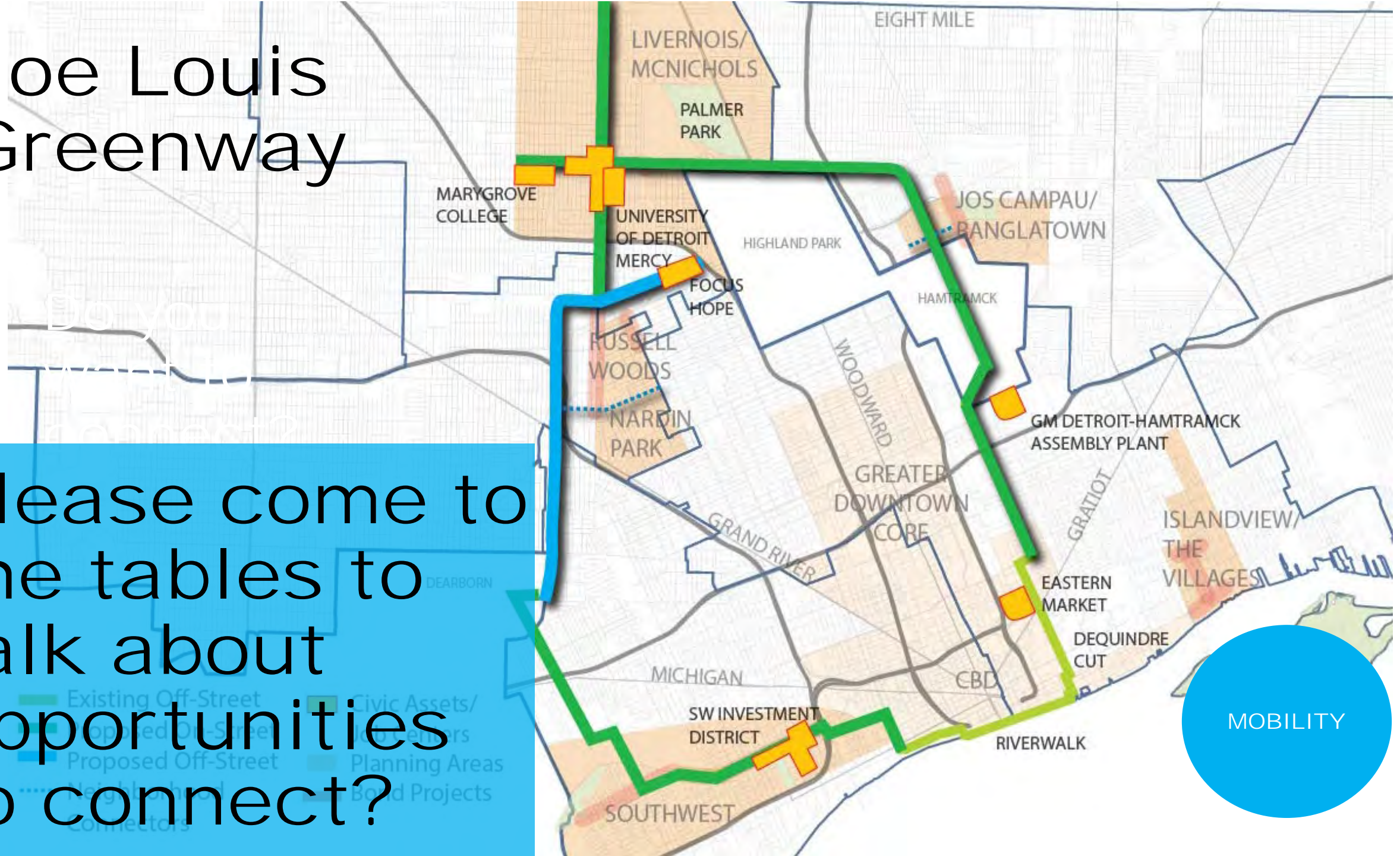


PLANNING
BEGINS
1st
QUARTER
2019

MOBILITY

Joe Louis Greenway

Please come to the tables to talk about opportunities to connect?



IMPROVING SAFETY



MOBILITY

Davison Avenue



Do you have concerns about accidents on Davison?



Broadstreet Avenue



Zussman Park

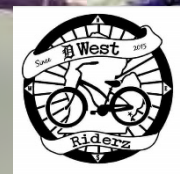


Detroit Bicycle Culture

Over 60 neighborhood bicycle clubs

Your local clubs:

- Motown Trailblazerz
- D West Riderz



Please join us at
the break out
sessions

1. Dexter Avenue

2. Joe Louis
Greenway





HOUSING

HOUSING

WHAT WE HEARD

- In April, community meeting members identified vacant houses along Waverly, Tyler & Cortland as areas of concern
- In May, Focus Group attendees expressed interest in living close to retail corridors and other neighborhood amenities



HOUSING CONCEPT

REVITALIZE HOMES TO
INCREASE
NEIGHBORHOOD
STABILITY

In April, community meeting
members identified vacant
houses are of concern



Detroit Land Bank Authority (DLBA) Programs




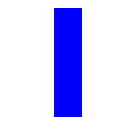


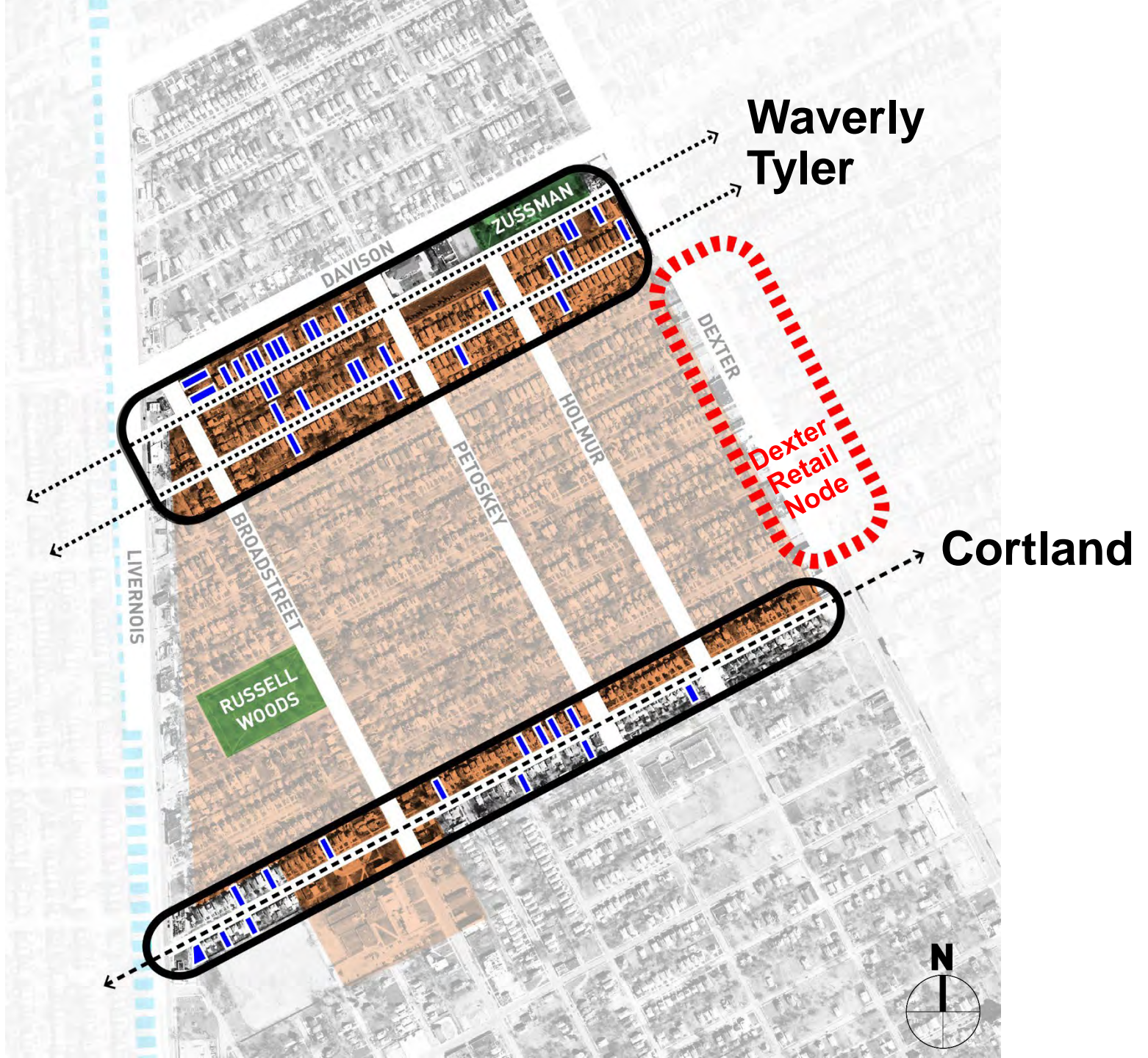
- Side Lot Program
- Auction & Own It Now
- Rehabbed & Ready
- Projects (Community Partners & Economic Development)
- Opportunity Sites
- DLBA Demolition Program

www.buildingdetroit.org



Neighborhood Stabilization (Northern Region)

-  Retail node
-  Historic District
-  Parks
-  Land bank-owned homes



Existing Conditions



Waverly
Tyler

(15/60 publicly vacant homes)
(13/110 publicly vacant homes)

50% vacancy
34% vacancy

Existing Conditions



Cortland

(13/138 publicly vacant homes)

35% vacancy

Precedent Rehabs



Recent Rehabs of DLBA structures



Rehabbed & Ready by DLBA

HOUSING ANALYSIS: SINGLE FAMILY UNITS

ANALYSIS IS
UNDERWAY
FOR IDENTIFYING
THE MOST FEASIBLE
STABILIZATION PLAN

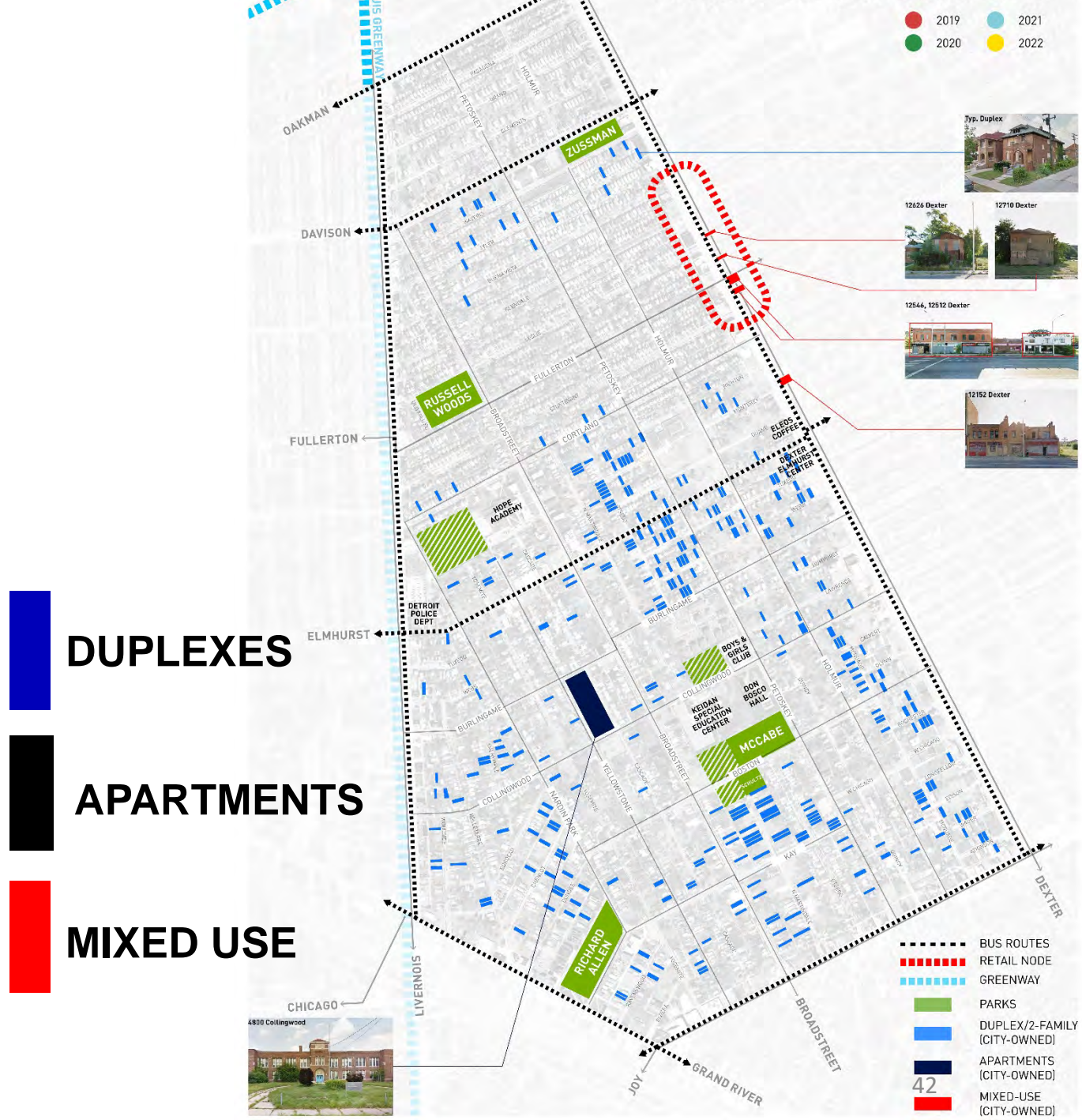
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HOUSING ANALYSIS: DUPLEXES

DUPLEXES: A HOUSE DIVIDED INTO TWO, THREE, OR FOUR APARTMENTS, WITH SEPARATE ENTRANCES FOR EACH.

A large amount of the public inventory in Nardin Park are duplexes. There should be a strategy for stabilization

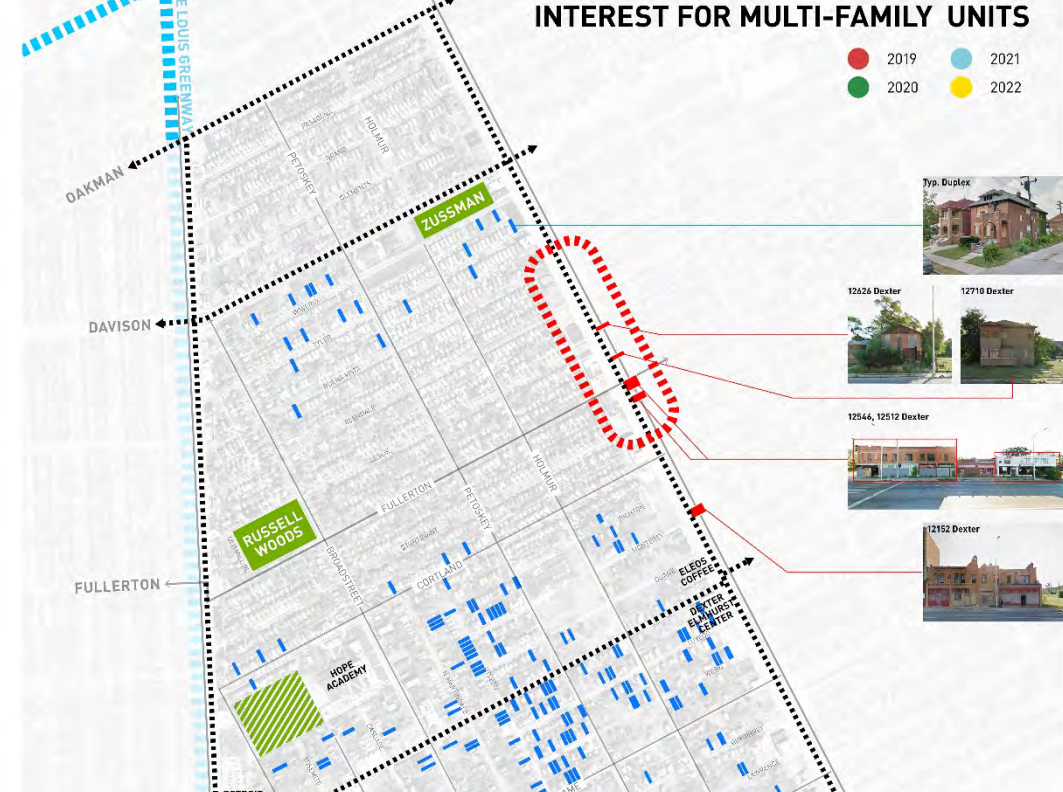
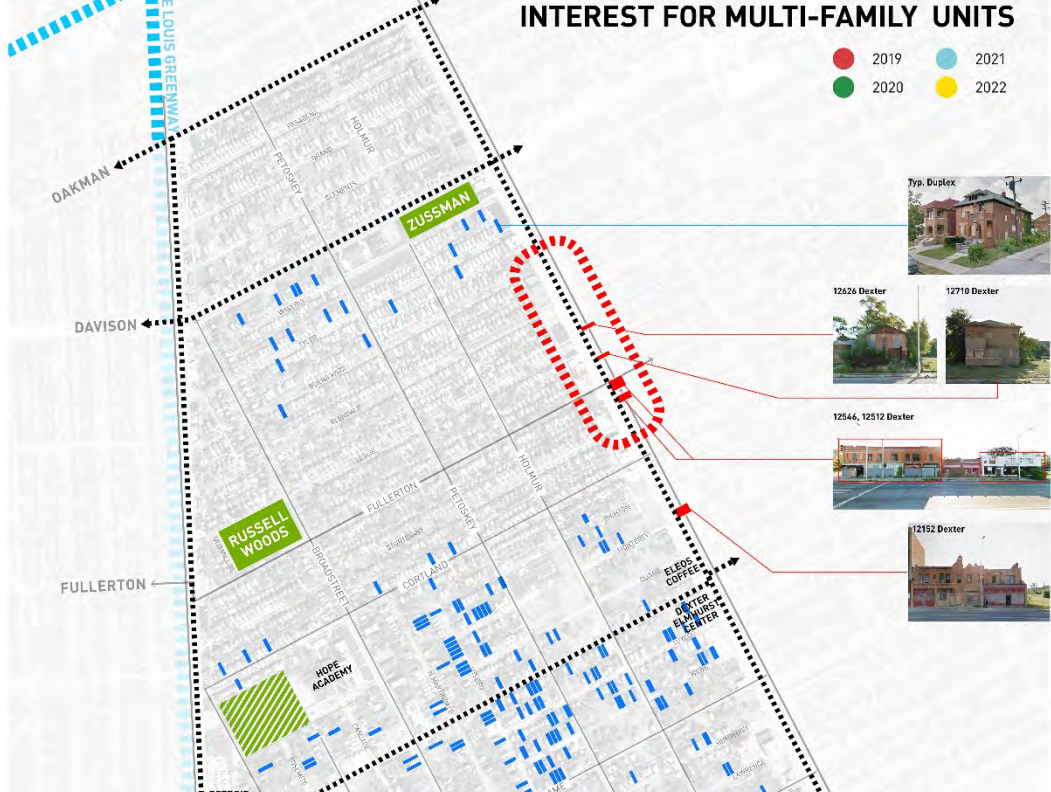


INTEREST FOR MULTI-FAMILY UNITS

INTEREST FOR MULTI-FAMILY UNITS

- 2019
- 2020
- 2021
- 2022

- 2019
- 2020
- 2021
- 2022



FOR A DISCUSSION ABOUT AREAS OF IMPORTANCE FOR MULTIFAMILY UNITS

Please join us at the back for more discussion

- BUS ROUTES
- RETAIL NODE
- GREENWAY
- PARKS
- DUPLEX/2-FAMILY (CITY-OWNED)
- APARTMENTS (CITY-OWNED)
- MIXED-USE (CITY-OWNED)

- BUS ROUTES
- RETAIL NODE
- GREENWAY
- PARKS
- DUPLEX/2-FAMILY (CITY-OWNED)
- APARTMENTS (CITY-OWNED)
- MIXED-USE (CITY-OWNED)



HOUSING CONCEPT

INTRODUCE MIXED-USE
HOUSING TO SUPPORT
COMMERCIAL
INVESTMENT AND
GROWTH OF DEXTER
RETAIL NODE

In May, Focus Group attendees
expressed interest in living close
to retail corridors and other
neighborhood amenities



Mixed-Use - Dexter



Retail node

Historic District

Parks



Mixed-Use

12546 Dexter Ave

- 1. Historic value
- 2. Access to public transportation



Mixed-Use Precedents



HOUSING CONCEPT

INTRODUCE DIVERSITY
IN THE CURRENT
HOUSING STOCK FOR
MIXED-INCOME AND
EVERY GENERATION

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



Residential Stabilization (Broadstreet)



Schools



Parks



School Cluster:

- Hope Academy
- Keidan
- Boys & Girls Club
- Don Bosco Hall
- Volunteers America

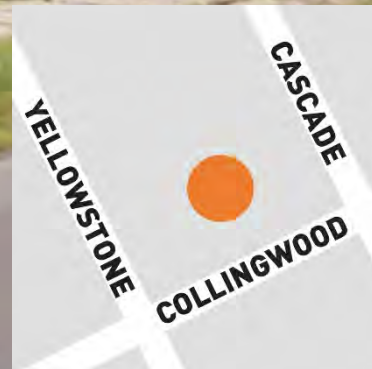
Parks

- McCabe
- Schultz

Residential Opportunity

4800 Collingwood (Former Detroit West Transition School)

1. Proximity to parks
2. Proximity to schools



Residential Precedent

GRAND RIVER/ NORTHWEST

NEIGHBORHOOD FRAMEWORK



BENTLER
THATCHER

Residential Precedent



Roberts Apartments across from
Richard Allen/ Nardin Park



Multi-family Unit Types & Amenities

Please join us at the back for more discussion



WHAT MAKES A GREAT LOCAL NEIGHBORHOOD?

BUS STOP

STREET FURNITURE

BIKE PARKING

TREES SHADE

LIGHTING

PARKS + OPEN SPACE

PARKS + OPEN SPACE

WHAT WE HEARD

- INCREASE BEAUTIFICATION OF OPEN SPACES
- ENCOURAGE ACTIVE PLAY
- REPURPOSE VACANT / UNDERUTILIZED LAND



Upcoming Park Improvements

Approved by Detroit City Council, January 24, 2017

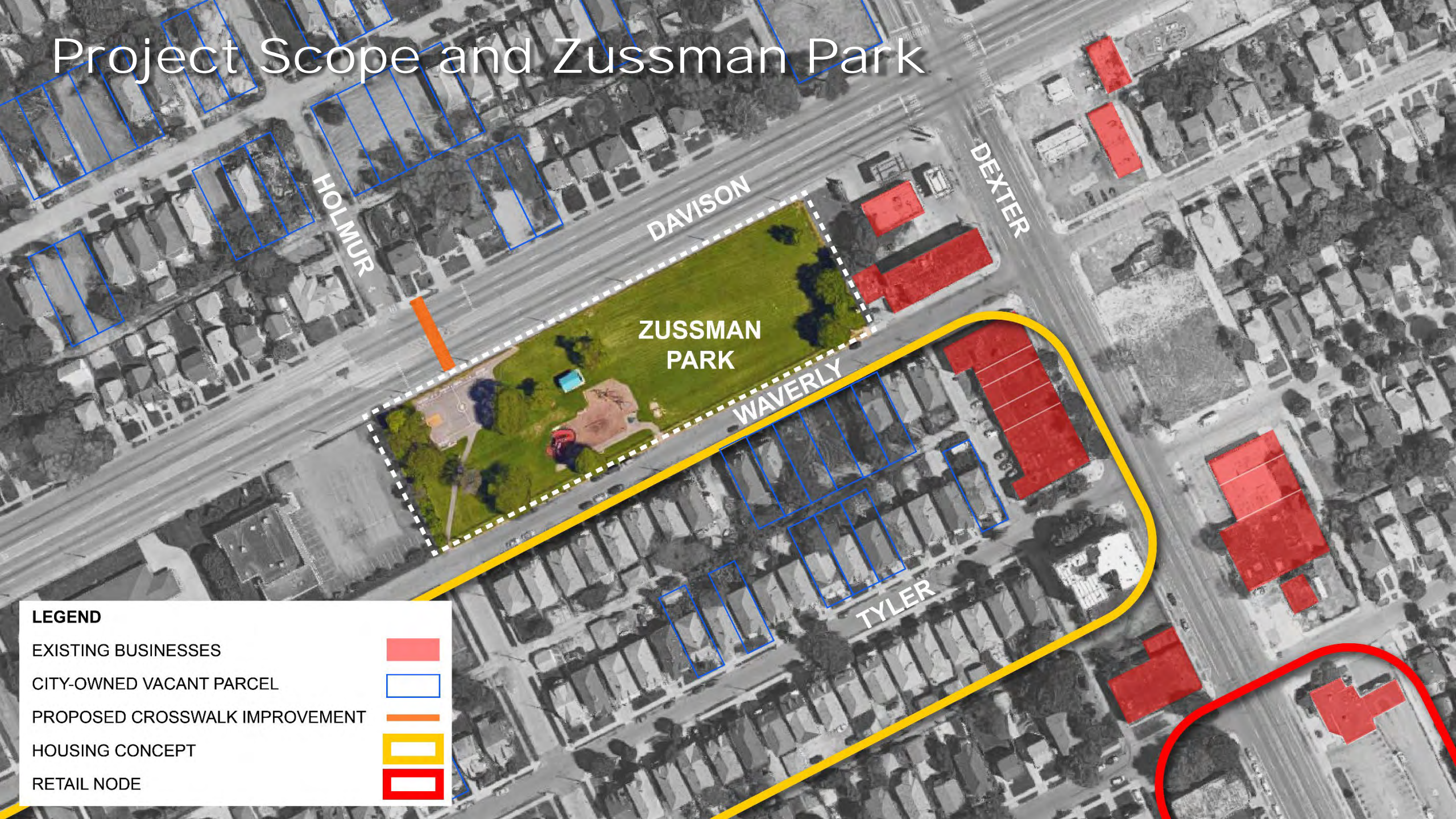


2017 PARKS AND RECREATION IMPROVEMENT PLAN

EXPANDING RECREATION OPPORTUNITIES IN DETROIT NEIGHBORHOODS



Project Scope and Zussman Park



LEGEND

EXISTING BUSINESSES



CITY-OWNED VACANT PARCEL



PROPOSED CROSSWALK IMPROVEMENT



HOUSING CONCEPT



RETAIL NODE



Fitzgerald Park

BEFORE



Fitzgerald Park

PROPOSED



Fitzgerald Park

COMPLETE



Clark Park



BEFORE

Clark Park



AFTER



Zussman Park

In April,
community
meeting
participants
described
**safety
concerns** as
a major issue

©2015 Google

Please join the work session in the back of the room to explore ideas to improve Zussman Park



©2015 Google


OPEN SPACE CONCEPT

Connect open spaces to activities and owners that will enhance maintenance and stewardship

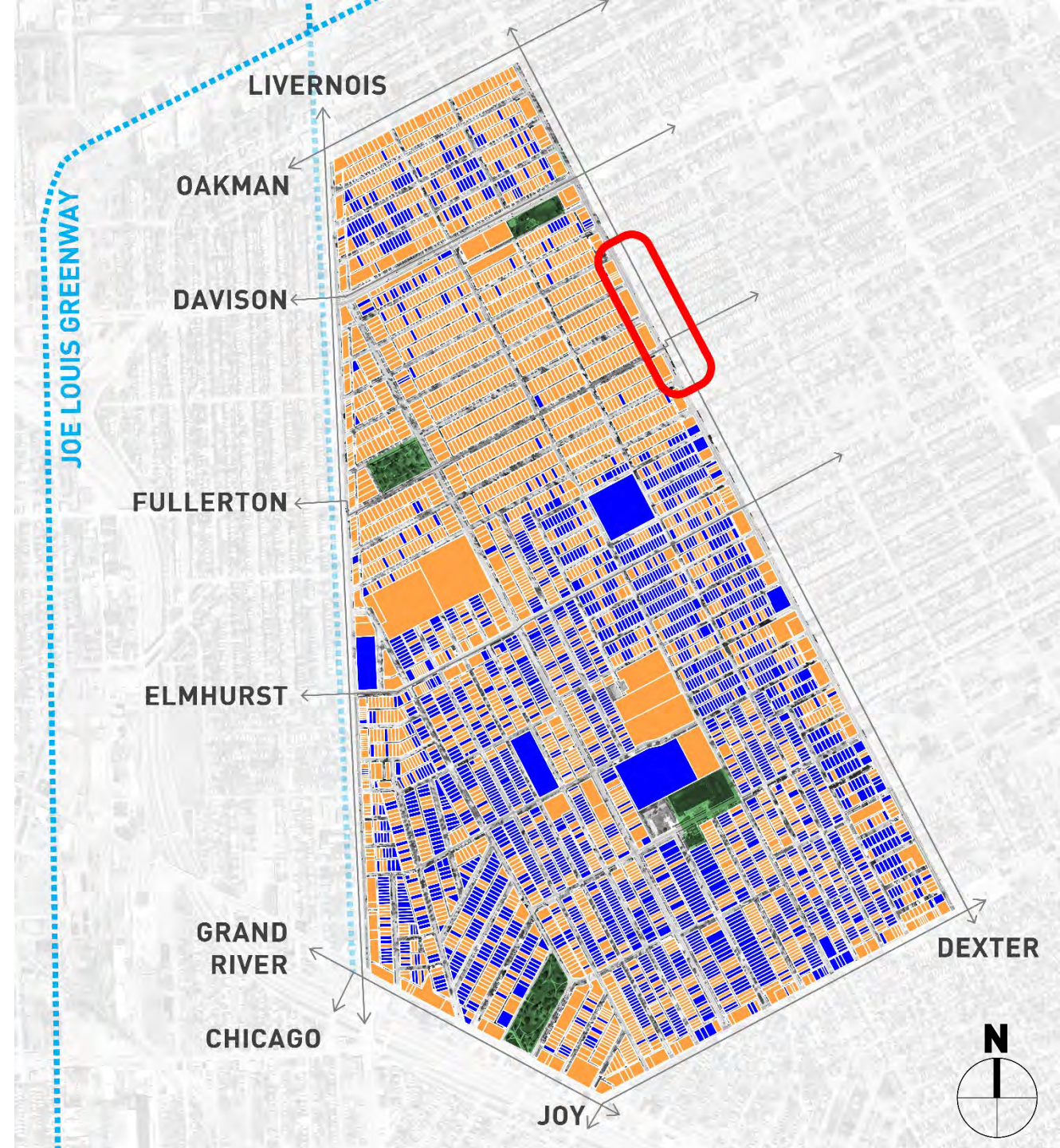
Focus Group members would like vacant lots to be mowed to **increase visibility + safety**



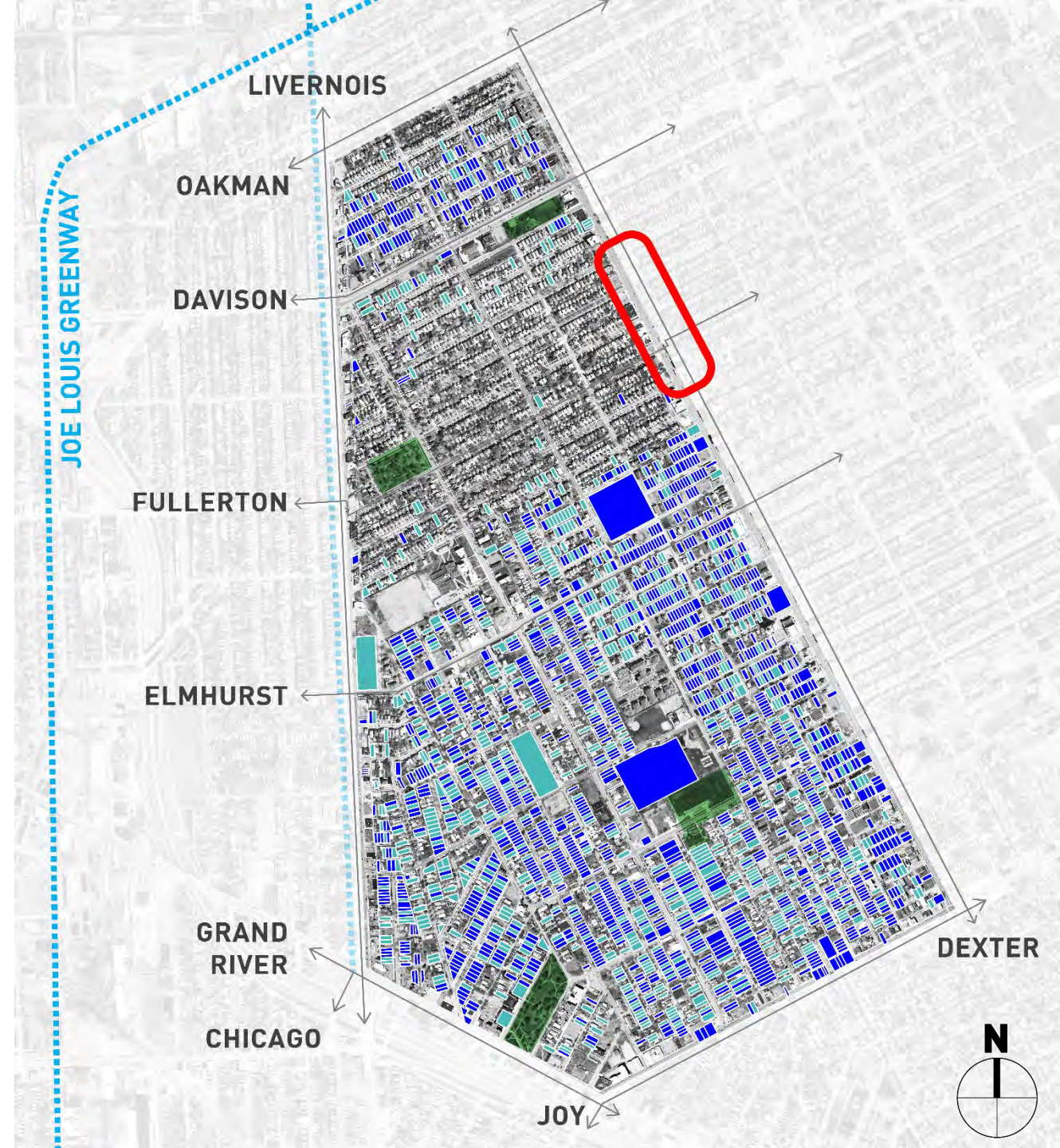
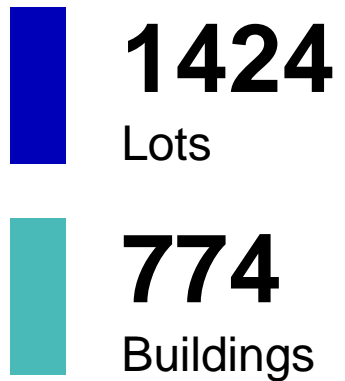
OWNERSHIP

 **56%**
Private

 **44%**
Public



PUBLIC OWNERSHIP



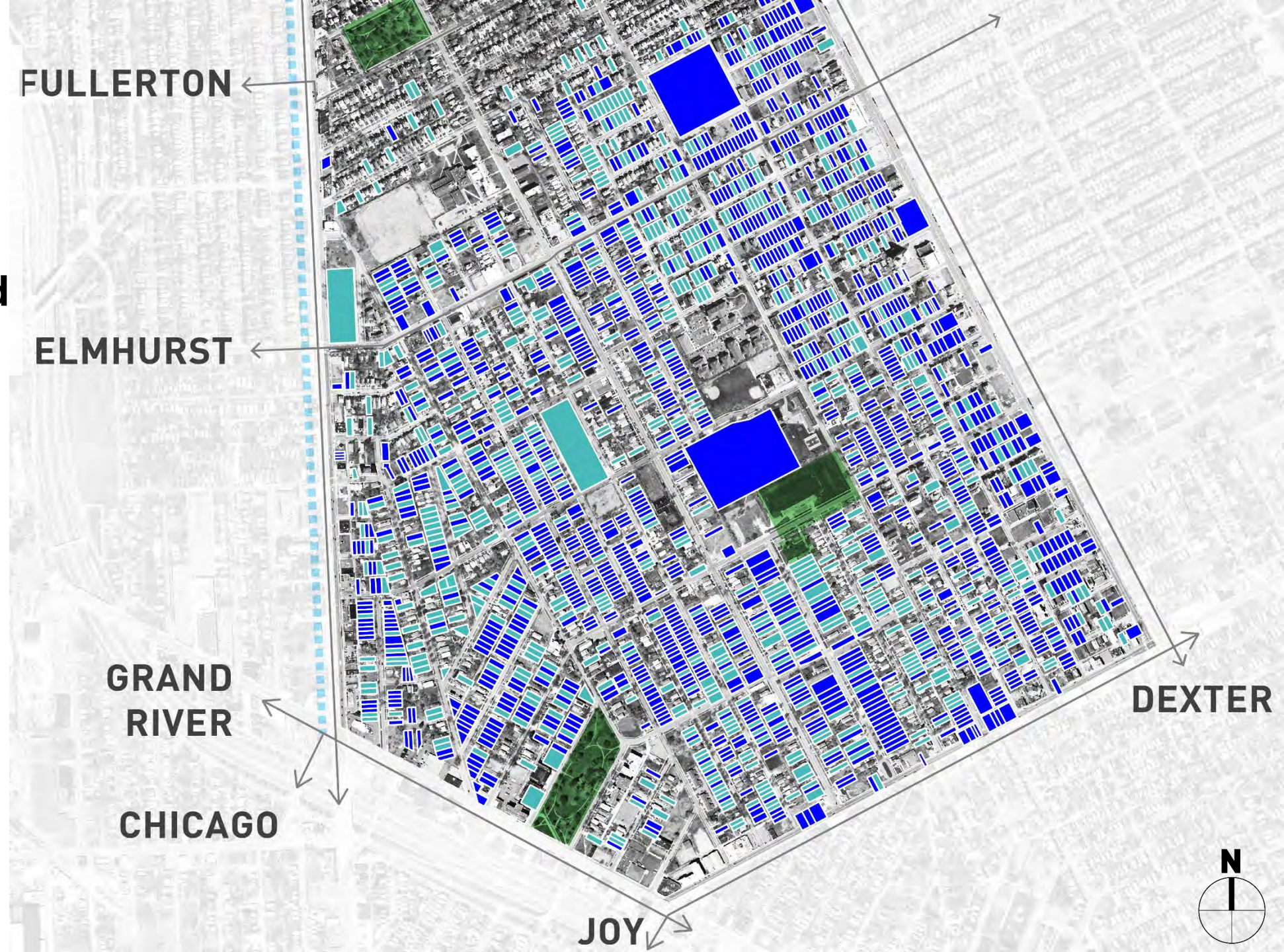
Nardin Park

≥ 65%

of publicly-owned
property are lots

1308
Lots

699
Buildings



LAND STEWARDSHIP



LAND STEWARDSHIP



LAND STEWARDSHIP



LAND STEWARDSHIP



WHAT IS LAND STEWARDSHIP?

People and activities that care for the land in a neighborhood.

Examples: keeping it safe, clean and tidy



Please join the work session in the back to discuss current activities, interests, and concerns about open spaces in your neighborhood.

