

# E WARREN / CADIEUX NEIGHBORHOOD PLAN

Phase 2 Virtual Public Meeting

June 24, 2020

5:30 pm

Web Conference



**Planning and  
Development  
Department**

**Find Meeting Materials Here:**

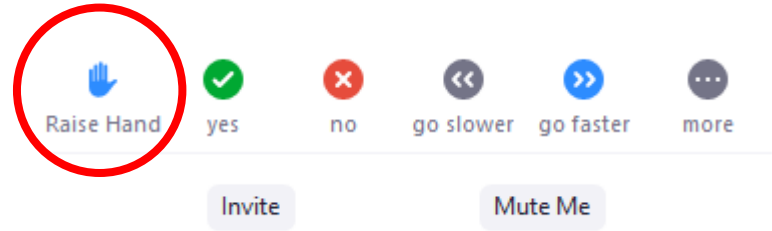
**Presentation:** [ewcplan.com/phase2](http://ewcplan.com/phase2)

**Survey:** [ewcplan.com/survey](http://ewcplan.com/survey)

# How to Participate Today

## Raise Your Hand

Dial \*9 if Calling  
From a Phone



## Use the Q&A Button to Send Questions



# Introductions

## Project Team



**Joe Rashid**



**Lauren Hood**



**Allen  
Penniman**



**Josh  
Neubauer**



**Eric Dryer**



**Aaron  
Domini**

## Acknowledgements



**Coucilman  
Spivey**



**Letty Azar**



**Arthur  
Jemison**

# Today's Agenda

- Why Do A Neighborhood Plan
- How We've Been Listening
- What We've Learned
- Bringing It All Together
- Q&A and Open Dialogue

# **Why We're Having This Meeting**

**End of Phase 2**

**Explain what we've done so far**

**Talk about initial recommendations for the Plan**

**Make sure we got it right**

# **Why Do a Neighborhood Plan?**



# WHY DO A NEIGHBORHOOD PLAN?



# build on existing strengths





## WHY DO A NEIGHBORHOOD PLAN?

An architectural rendering of a neighborhood revitalization project. The scene shows a street with a brick house on the left and a modern house with a grey roof and large windows on the right. A woman in a pink dress is riding a bicycle in the foreground. There are trees, including a purple-flowered tree, and people sitting on a bench. The sky is blue with some birds.

**Inclusionary growth  
in the neighborhoods**

Karl Street revitalization



# WHY DO A NEIGHBORHOOD PLAN?

**vibrant business corridors**

Livernois Avenue of Fashion





# WHY DO A NEIGHBORHOOD PLAN?

**rejuvenating parks**

**Ella Fitzgerald Park**



## WHAT IS A NEIGHBORHOOD PLAN?

A **plan of action** for **guiding growth and investment** in your neighborhood, backed by dedicated funding resources and **co-crafted** by the city of Detroit and neighborhood residents like **you**.

# WHAT IS A NEIGHBORHOOD PLAN?

**Doing this**

**Working here**



**Strengthening the Neighborhood**



**Supporting Business and Development on E. Warren**



**Renovating E. Warren**



**Improving Parks and Open Space**



# COMMUNITY PRIORITIES

Community priorities



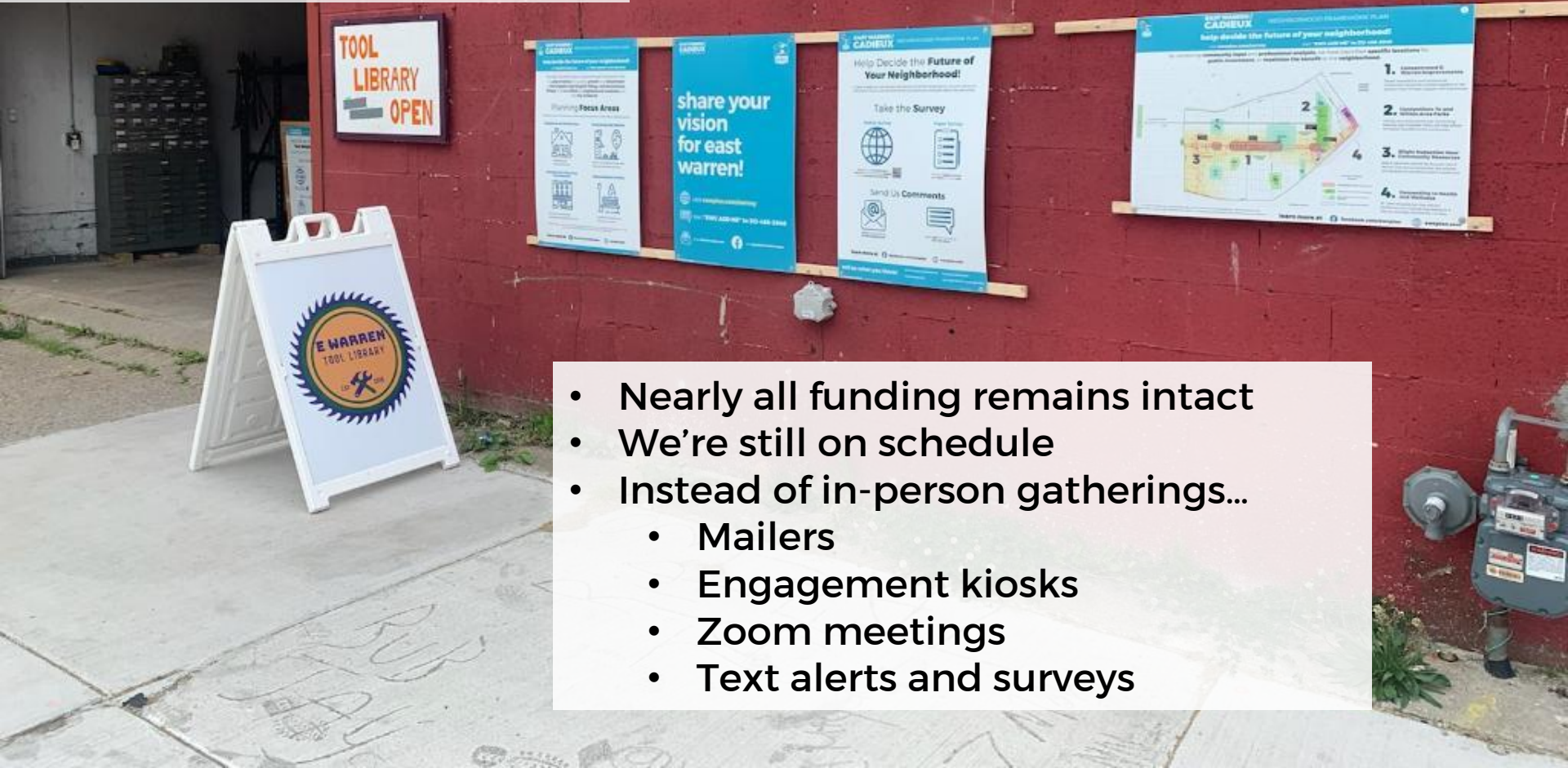
What a plan does



E WARREN/  
CADIEUX  
PLAN

- Schools
- Property maintenance
- Safety
- Taxes & Insurance
- Foreclosure prevention
- Many others...

# THE PANDEMIC'S EFFECTS



- Nearly all funding remains intact
- We're still on schedule
- Instead of in-person gatherings...
  - Mailers
  - Engagement kiosks
  - Zoom meetings
  - Text alerts and surveys

# ADDRESSING SYSTEMIC RACISM

- Diversity/representation
  - Eastside team: woman-led, 100% black, 50% native Detroiter
  - Consultants: 61% of contract awarded to Detroit-based, WBE or MBE
- Investing in neighborhoods, not just downtown
- Gap funding where banks won't lend
- Planning collaboratively with the community
- Holding space for BIPOC voices in engagement process
- Being mindful of the Digital divide



**This is a start. What more should be done?**

# **How We've Been Listening**



# How We've Been Listening



**Community Meet & Greet**

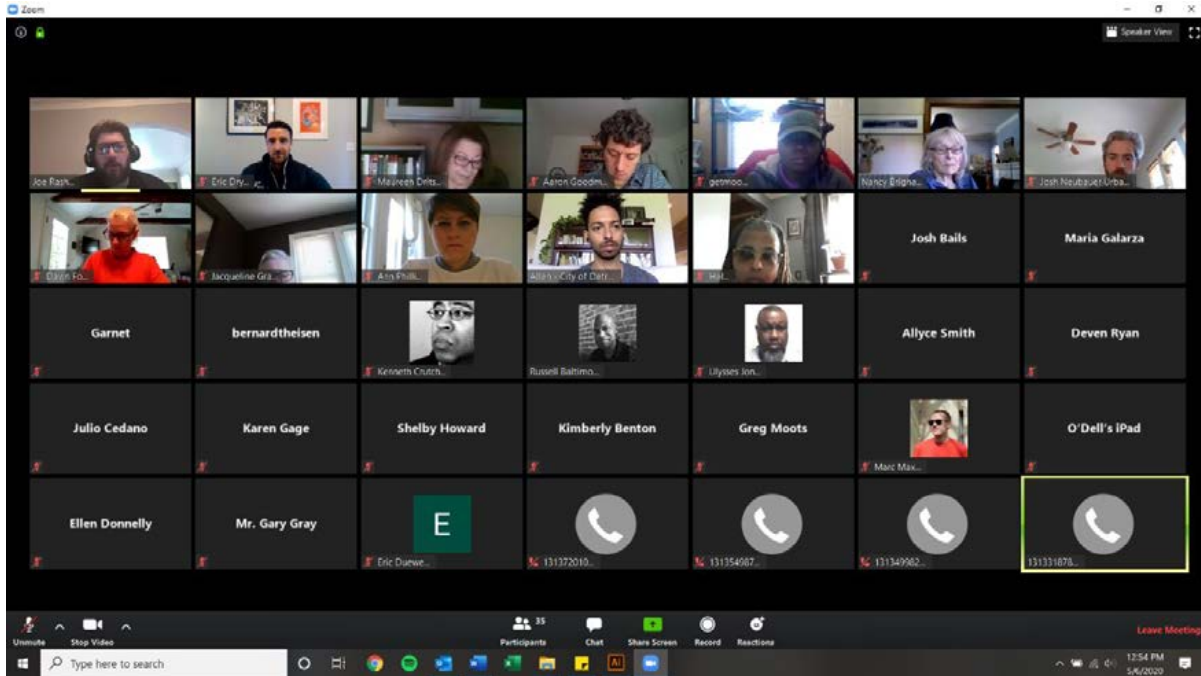
# How We've Been Listening



**Community Meeting 1**



# How We've Been Listening



## Virtual Office Hours



# How We've Been Listening



Information Boards and Facebook



**E Warren/Cadieux Plan**  
@ewcplan · Community

Send Message

Home Events Reviews About More

Liked

**About** See All

1 A plan of action co-crafted by neighborhood residents and the city of Detroit to guide future growth and investment in the 3 neighborhoods of MorningSide, East English Village, and Cornerstone Village.

240 people like this

251 people follow this

(313) 575-7014

Typically replies within a day

Send Message

Community

Create Post

Photo/Video Check in Tag Friends

**PINNED POST**

**E Warren/Cadieux Plan**  
May 18 · 🌐

Please fill out the following survey to make sure your input is heard in the E Warren Cadieux planning study!  
<https://ohmplanning.typeform.com/to/wpVhz0>

The E. Warren/Cadieux Neighborhood Framework Plan is a plan of action intended to guide future growth and investment in Morningside, East English Village, and Cornerstone Village. Residents and the City of Detroit are crafting the plan together to meet the community's goals.... See More



# How We've Been Listening

## Take Our Survey Today!

# EAST WARREN / CADIEUX

## NEIGHBORHOOD FRAMEWORK PLAN

The E. Warren/Cadieux Neighborhood Framework Plan is a plan of action intended to guide future growth and investment in Morningside, East English Village, and Cornerstone Village. Residents and the City of Detroit are crafting the plan together to meet the community's goals.

**Start** press Enter ↵

### Online and Paper Surveys

#### E. Warren/Cadieux Neighborhood Framework Plan

##### Community Survey

Help decide the future of your neighborhood by filling out this survey and returning it to our team in the **survey box** or by taking a photo and emailing it to [info@ewplan.com](mailto:info@ewplan.com) or texting to **(313) 466-2046**.

##### Which neighborhood do you live in?

Morningside  East English Village  Cornerstone Village

For the areas that need blight removal, how important are the following actions that can be taken to stabilize our neighborhood? 1 = least important, 5 = most important

Renovating and re-occupying vacant homes	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Attending maintenance of vacant lots	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Cultivating vacant lots	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Renovating dilapidated homes	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Increasing activity in the neighborhood	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

##### What is the most important consideration for those looking for housing in your neighborhood?

Housing Cost  Housing Quality  Nearby Shops  Nearby Schools  
 Maintenance  Size  Nearby other homes

##### What are the most important features you would like to see in a renovation of E. Warren? (select up to three)

Unique destination  Safe & Comfortable Sidewalks  Better Bus Stops  Slower Car Traffic  
 Easy Parking  Street Trees  Better Connection to Neighborhoods

##### If you drove to E. Warren and could not find parking in front of your destination, what would make you feel comfortable parking farther away and walking to your destination?

Improved Safety  Safe & Comfortable Sidewalks  Active Storefronts  
 Ability to See Vehicle  None, One Block is too Far to Walk

##### What keeps you from walking or biking to E. Warren?

Too Much Vacancy  More Convenient to Drive  Too Far from Home  
 Unpleasant Sidewalks  I Fear for my Safety

##### Why are parks and open space important to you?

Exercise/Sports  Places to Play  Place to Meet Neighbors  Access to Nature  
 Neighborhood Safety  Improve Property Value  Place to Gather at No Cost

##### What keeps you from visiting your neighborhood park?

Lack of Safety  Lack of Cleanliness  Available Activities Don't Fit My Needs  
 I Don't Feel Welcomed  Distance from Home

What is the best way to engage with your neighbors who may not have access to the internet? Tell Us Below:

# Guiding Principals

- Community identity centers on relationships with neighbors
- Gathering spaces allow for everyday meetups
- Plan for and engage with young residents
- Restore the sense of community

# What We've Learned

# project focus areas



## Strengthening the neighborhoods

- Home rehabs and renos
- Demolishing blight
- Better use of vacant lots



## Supporting business and development on E. Warren

- Supporting existing businesses
- Attracting new businesses
- More housing options



## Improving parks & open space

- New park amenities
- Improved access



## Renovating E. Warren

- Restoring E. Warren as a place
- Balancing the needs of all users
- Safe and convenient travel



# What We've Heard

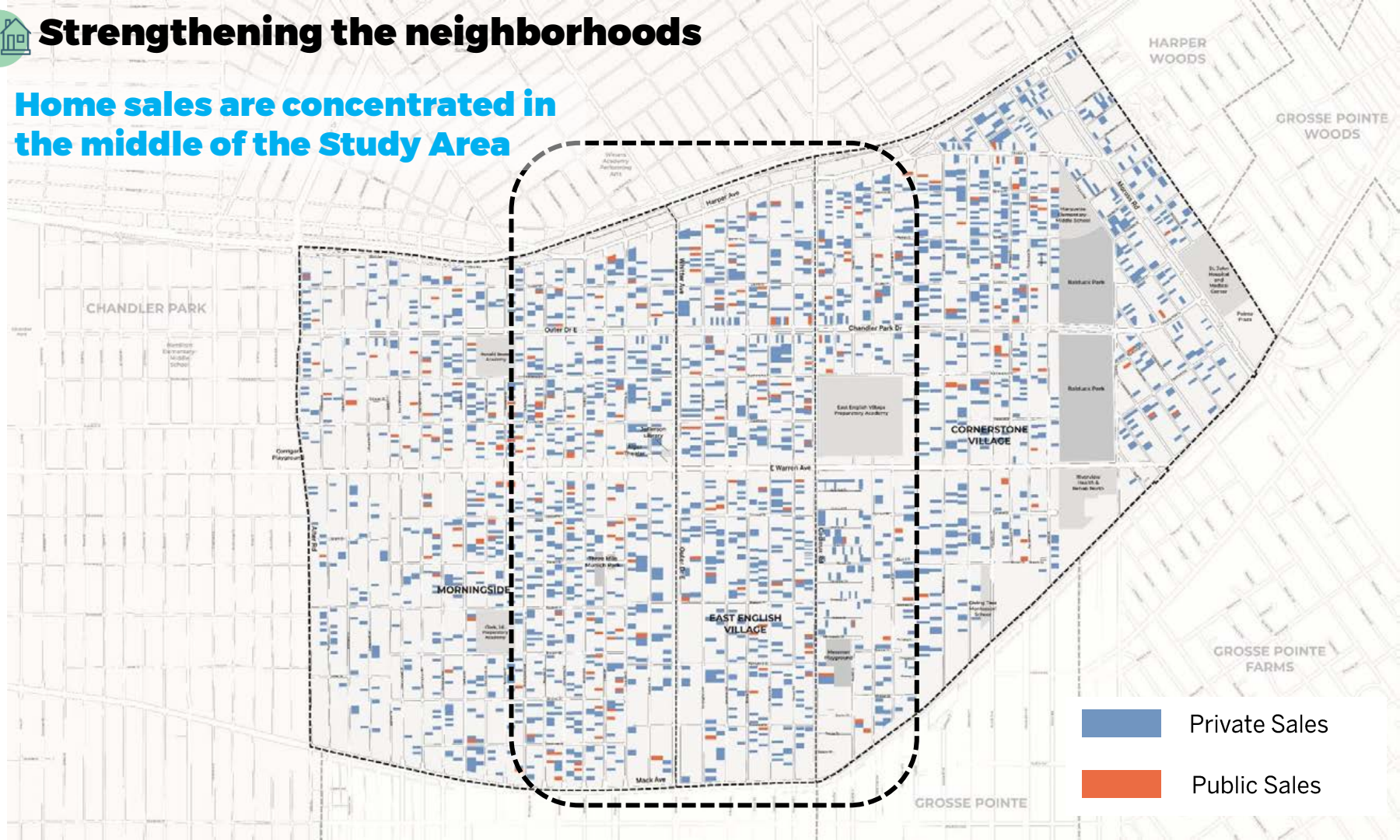
Residents want to restore the strong sense of community in the Study Area. Neighbors should know each other, and there should be places to gather and meet.

People also want a neighborhood that is safe.

People want to be included in strengthening their neighborhoods and to be able to afford housing.

# Strengthening the neighborhoods

## Home sales are concentrated in the middle of the Study Area

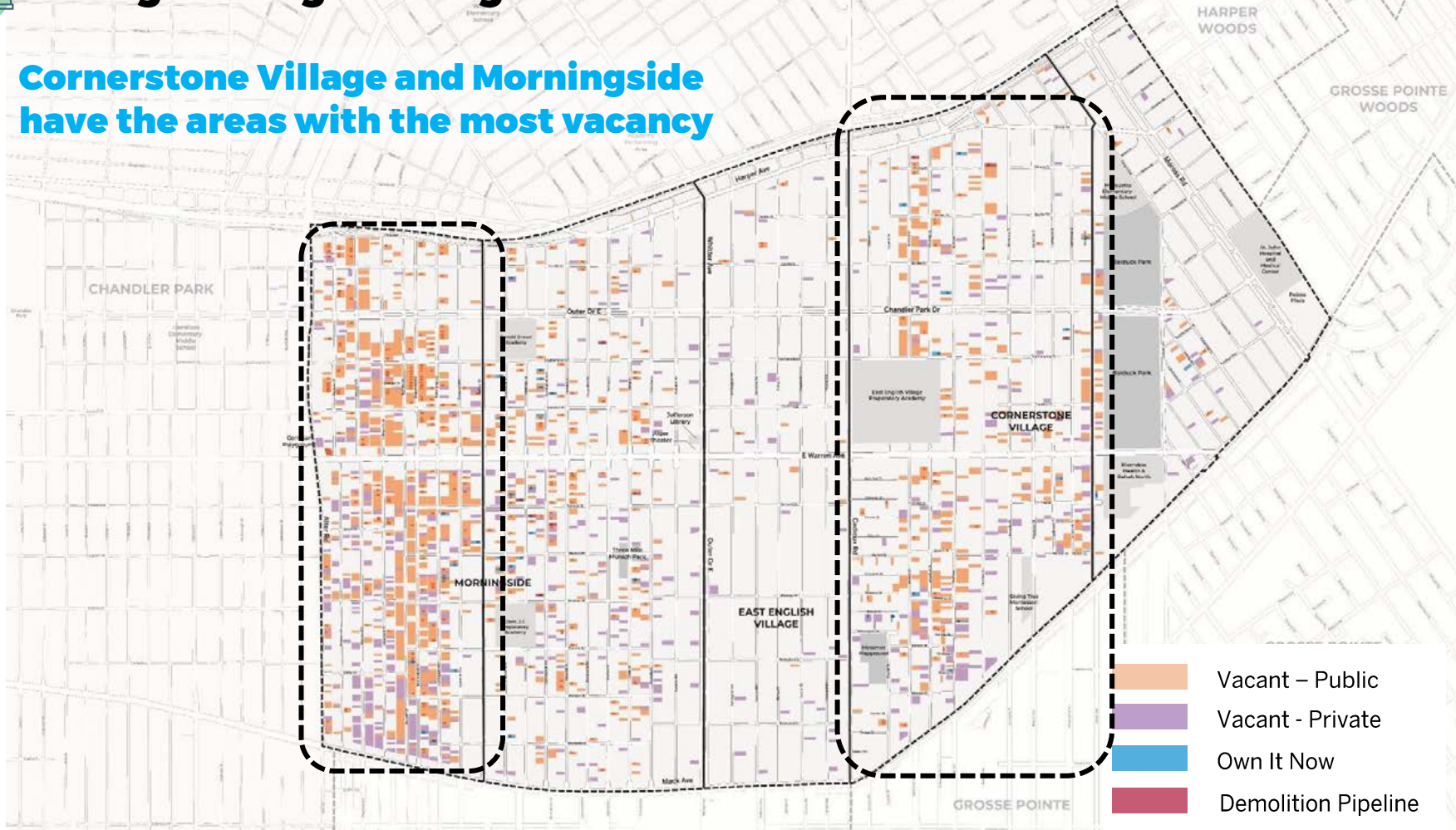






# Strengthening the neighborhoods

## Cornerstone Village and Morningside have the areas with the most vacancy





# Strengthening the neighborhoods

- Strengthening neighborhoods will mainly focus on Morningside and Cornerstone
- Reno and rehab programs will support housing options for existing and new residents
- Focused rehab efforts will support local business and community destinations
- Creative uses on empty lots will reduce blight and engage neighbors
- The most blighted structures will be demo'd and put to better use





# Feedback?

**Use the Q&A Button to Send Questions**

**Raise your hand**

**Dial \*9 if Calling From a Phone**



# What We've Heard

People want to shop locally and support local business owners.

People want to feel safe walking to shops on E Warren, and to have spaces along the corridor to meet people they know.

New development and existing buildings should include shops and services that people need while supporting local culture and entrepreneurs.



# Supporting business and development on E Warren

There are 5 different sets of conditions along the corridor. These help identify where and how to focus investments.

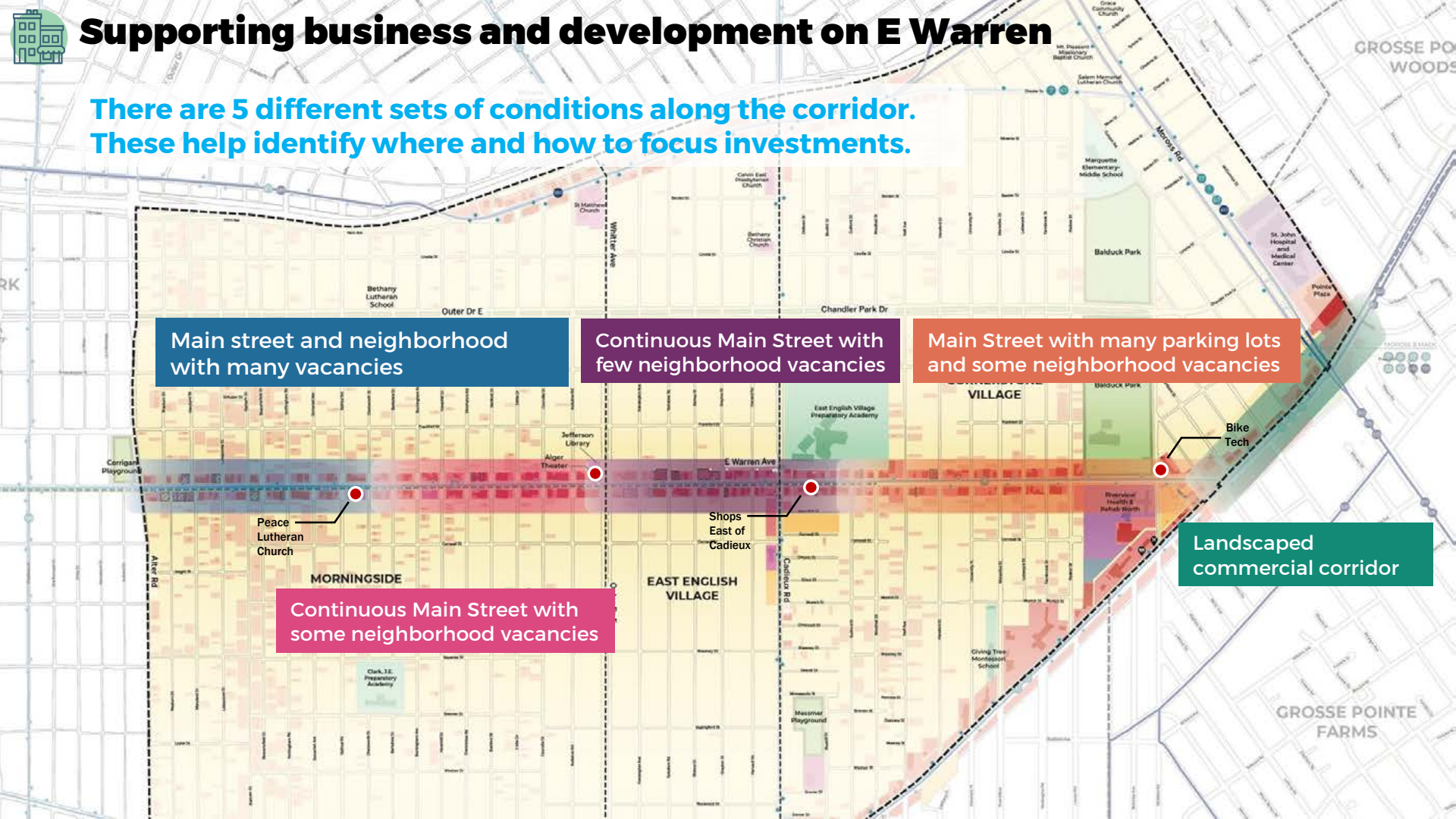
Main street and neighborhood with many vacancies

Continuous Main Street with few neighborhood vacancies

Main Street with many parking lots and some neighborhood vacancies

Continuous Main Street with some neighborhood vacancies

Landscaped commercial corridor



Peace Lutheran Church

Shops East of Cadieux

Bike Tech

MORNINGSIDE

EAST ENGLISH VILLAGE

VILLAGE

GROSSE POINTE FARMS

GROSSE POINTE WOODS



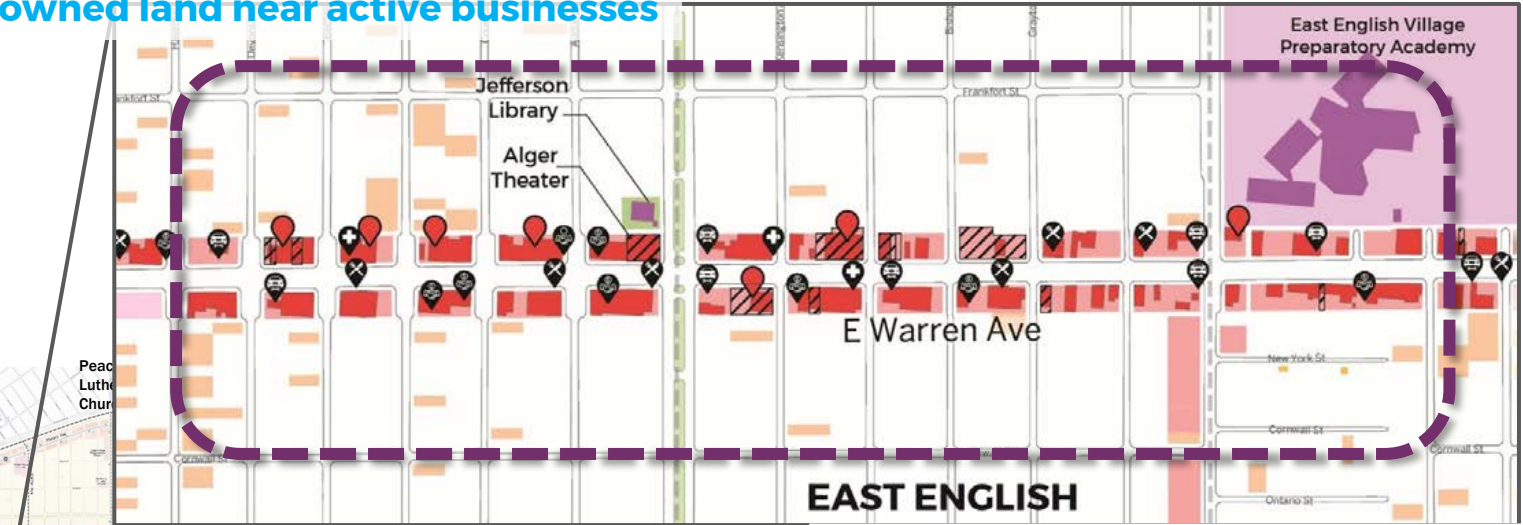






# Supporting business and development on E Warren

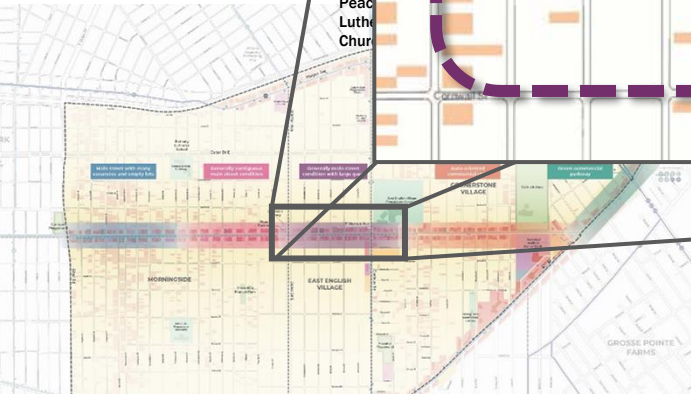
The area circled below has the most:

- ✓ Existing and planned businesses
- ✓ Active businesses on both sides of the street
- ✓ City-owned land near active businesses

It is a good starting point to create a strong retail core that will spread success to the neighborhoods and further along the main street over time.



-  Existing Businesses
-  Businesses to Open
-  Publicly Owned Site
-  Public Investment Opportunity Area







# Supporting business and development on E Warren

- When existing and new businesses are clustered, they help each other succeed
- People are essential to grow businesses
- Locate new and rehabbed housing near or on E. Warren to support businesses
- E Warren should have a range of spaces for local shops, services, and community uses
- New development can provide housing types that match neighborhood needs



# **Feedback?**

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**Dial \*9 if Calling From a Phone**

# What We've Heard

The community would like a cleaner, safer street, redesigned bike lanes, better bus stops, and safer walking conditions.

Local business owners and shoppers want convenient parking.

The design of E Warren should reflect the culture and priorities of the community.

The street design should be green and comfortable for all users.

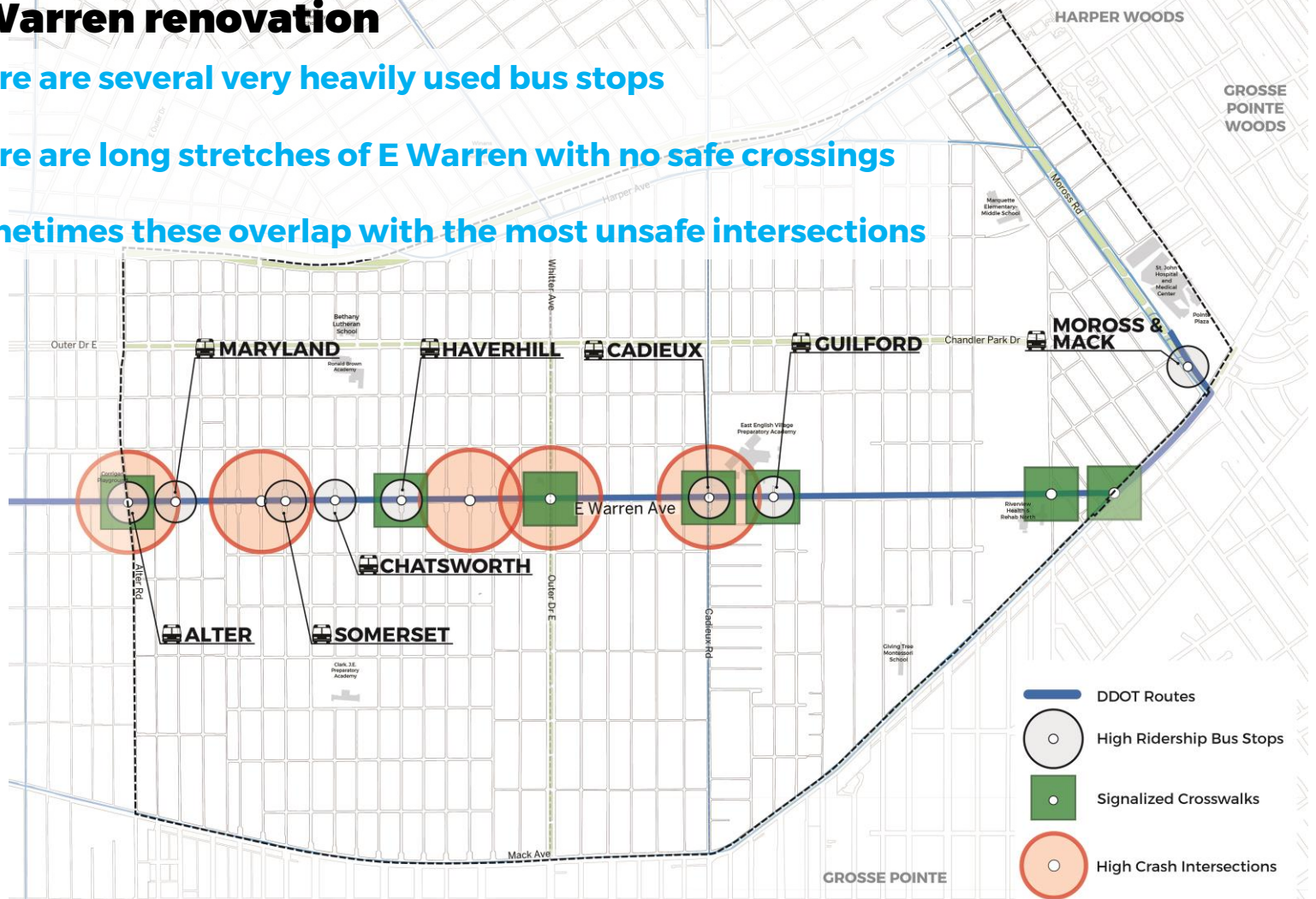


# E. Warren renovation

There are several very heavily used bus stops

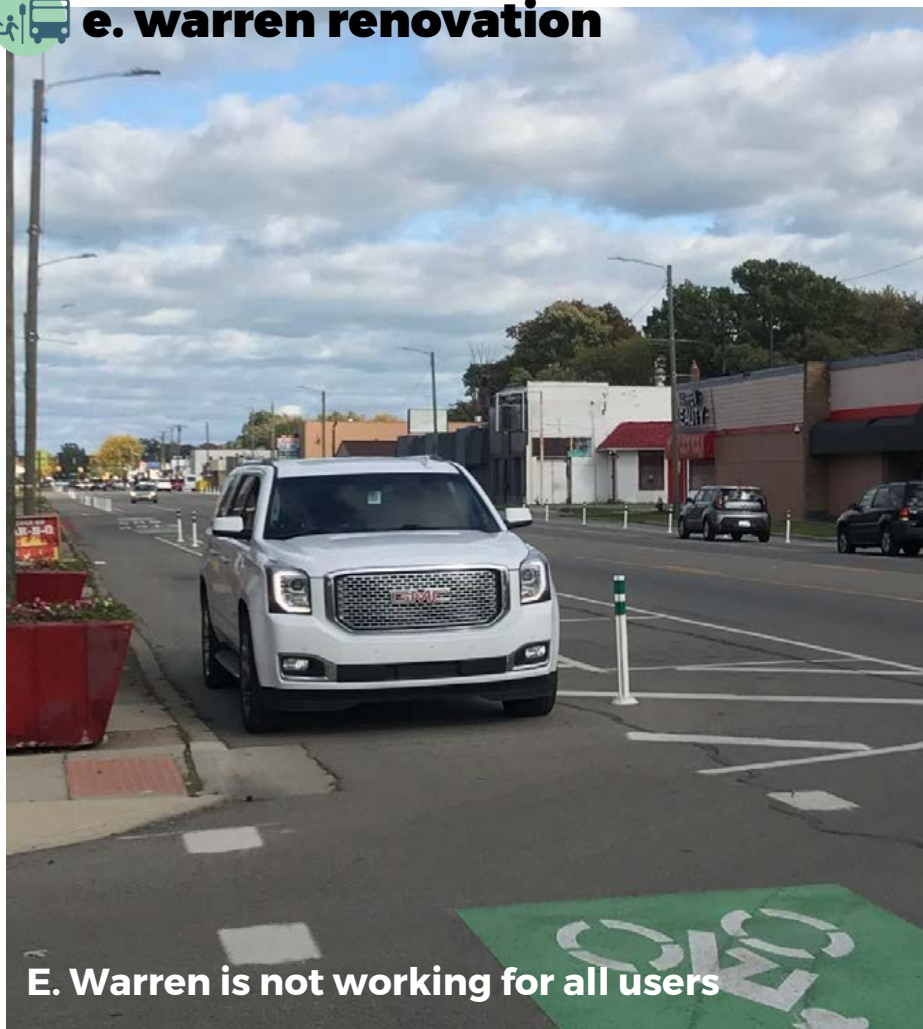
There are long stretches of E Warren with no safe crossings

Sometimes these overlap with the most unsafe intersections

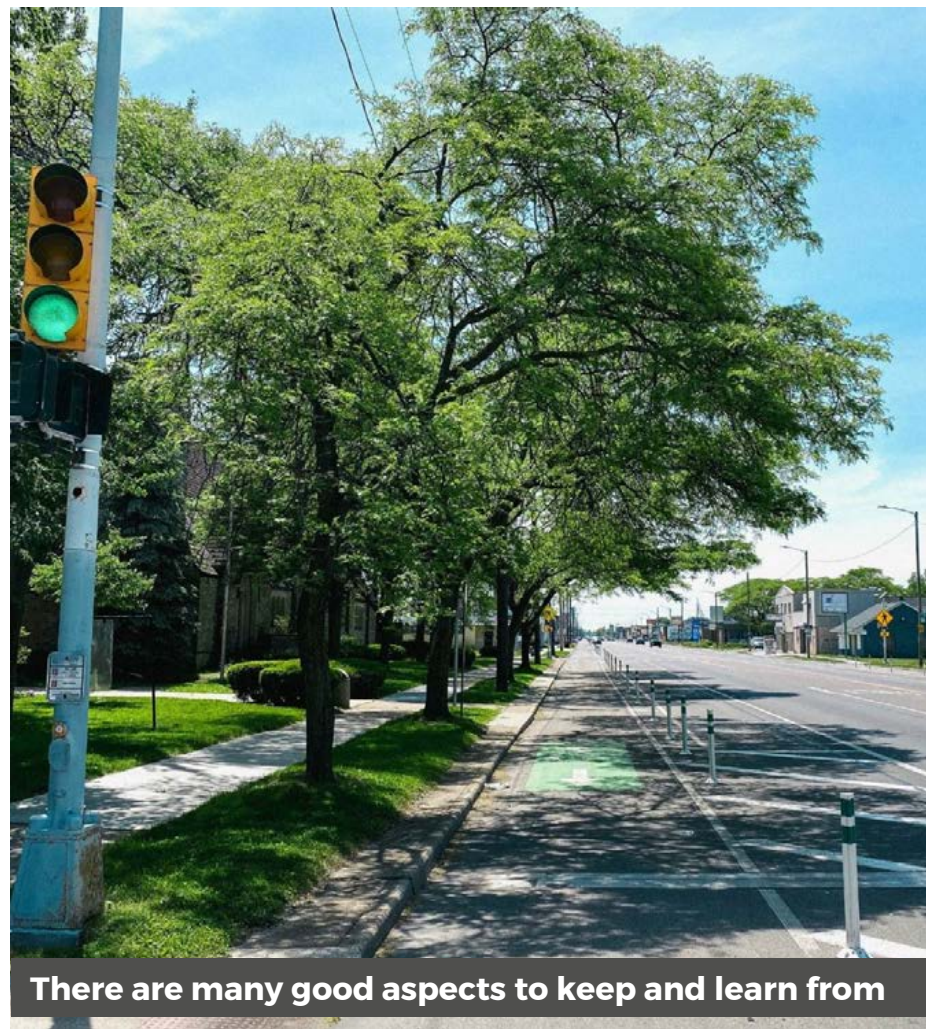




 **e. warren renovation**



**E. Warren is not working for all users**



**There are many good aspects to keep and learn from**



## e. warren renovation

- E. Warren is an important place and travel route. Its design needs to **balance** both functions.
- Safer, greener design will make E. Warren a place where people want to be
- Renovation should be used to support existing and new businesses
- Focused improvements will support all users: shoppers, students going to school, bus riders, people walking, drivers, and cyclists



# **Feedback?**

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**Raise your hand**

**Dial \*9 if Calling From a Phone**



## **What We've Heard**

The community wants Balduck Park to be designed and accessible to everyone to play, relax, meet and enjoy nature.

This means better connections to the neighborhoods, and free spaces designed for families, youth, and individuals.

There should also be spaces throughout the neighborhoods and along E. Warren for people to gather and meet each other.







# Improvements to parks and open space

- Adding new entrances and sidewalks within Balduck Park will make the park easier for people to visit
- New amenities for everyone can make parks more attractive to all residents
- Gathering places along E. Warren and around the neighborhood can help connect neighbors
- Good parks can strengthen the surrounding neighborhoods



# **Feedback?**

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**Raise your hand**

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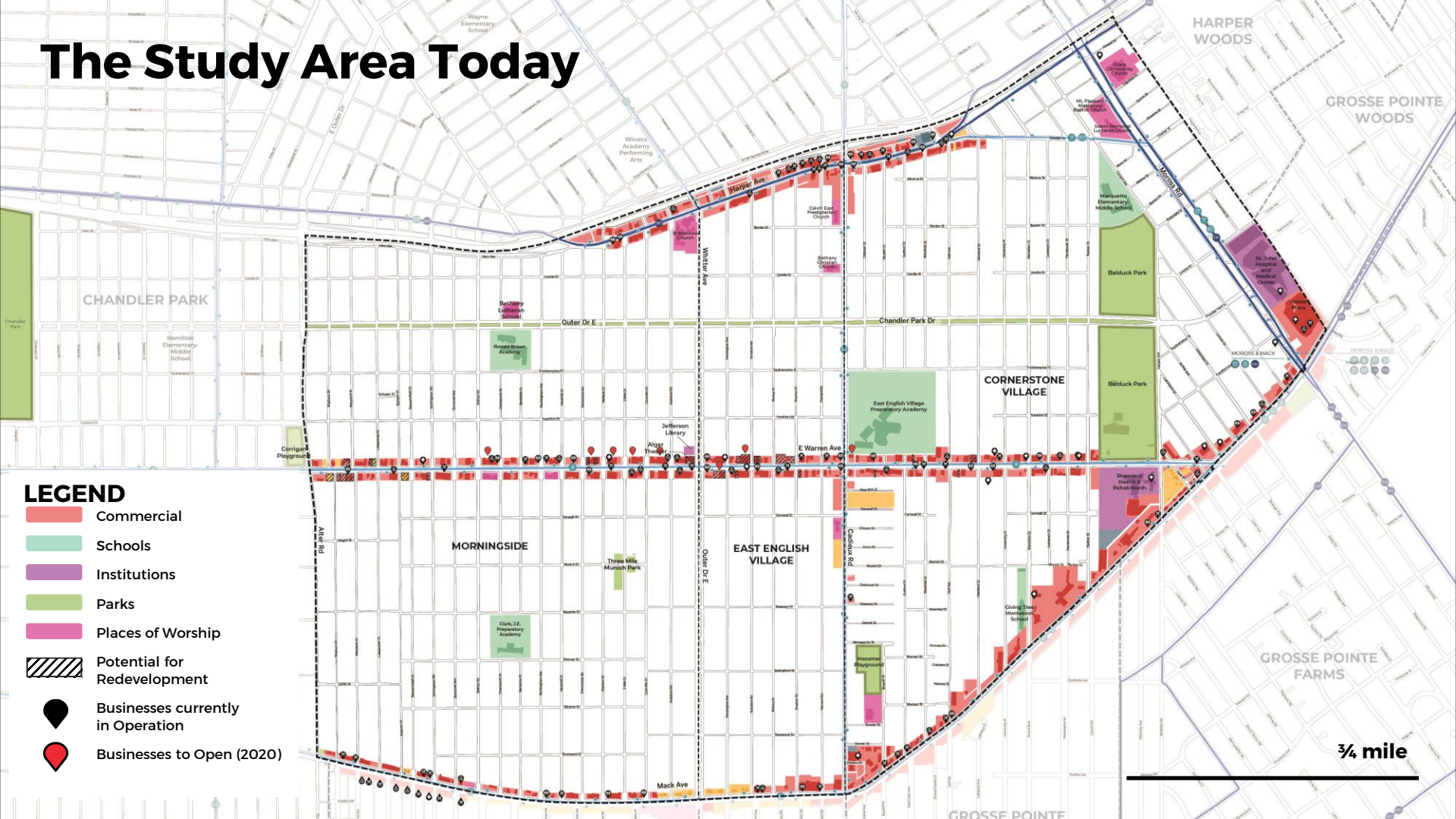
**Bringing it All Together**  
*The Opportunities Map*

The Neighborhood Plan **should benefit everyone in the neighborhoods,** making the best use of available resources.

The **strategies will build on each other** and the existing strengths of the neighborhoods.



# The Study Area Today



- LEGEND**
- Commercial
  - Schools
  - Institutions
  - Parks
  - Places of Worship
  - Potential for Redevelopment
  - Businesses currently in Operation
  - Businesses to Open (2020)


3/4 mile



## OPPORTUNITY 1

Locate commercial investment where businesses will be grouped together and where there is City-owned property.

### LEGEND

-  Targeted Commercial Investment
-  Local Commercial Nodes



3/4 mile



*Opportunities Map*

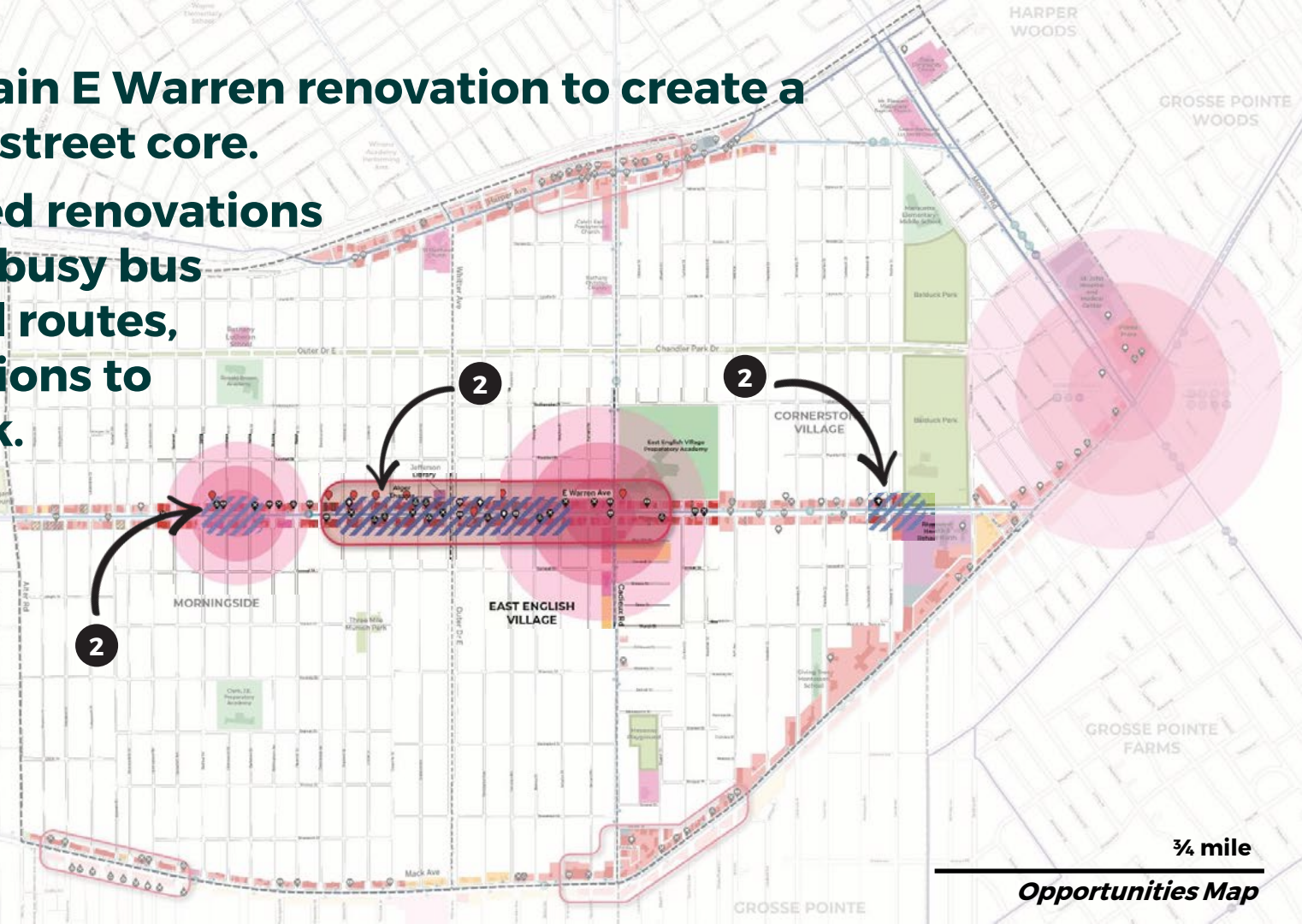
## OPPORTUNITY 2

**Focus the main E Warren renovation to create a strong main street core.**

**Other focused renovations can support busy bus stops, school routes, and connections to Balduck Park.**

### LEGEND

-  Busiest Bus Stops
-  Targeted Streetscape Improvements



3/4 mile

*Opportunities Map*

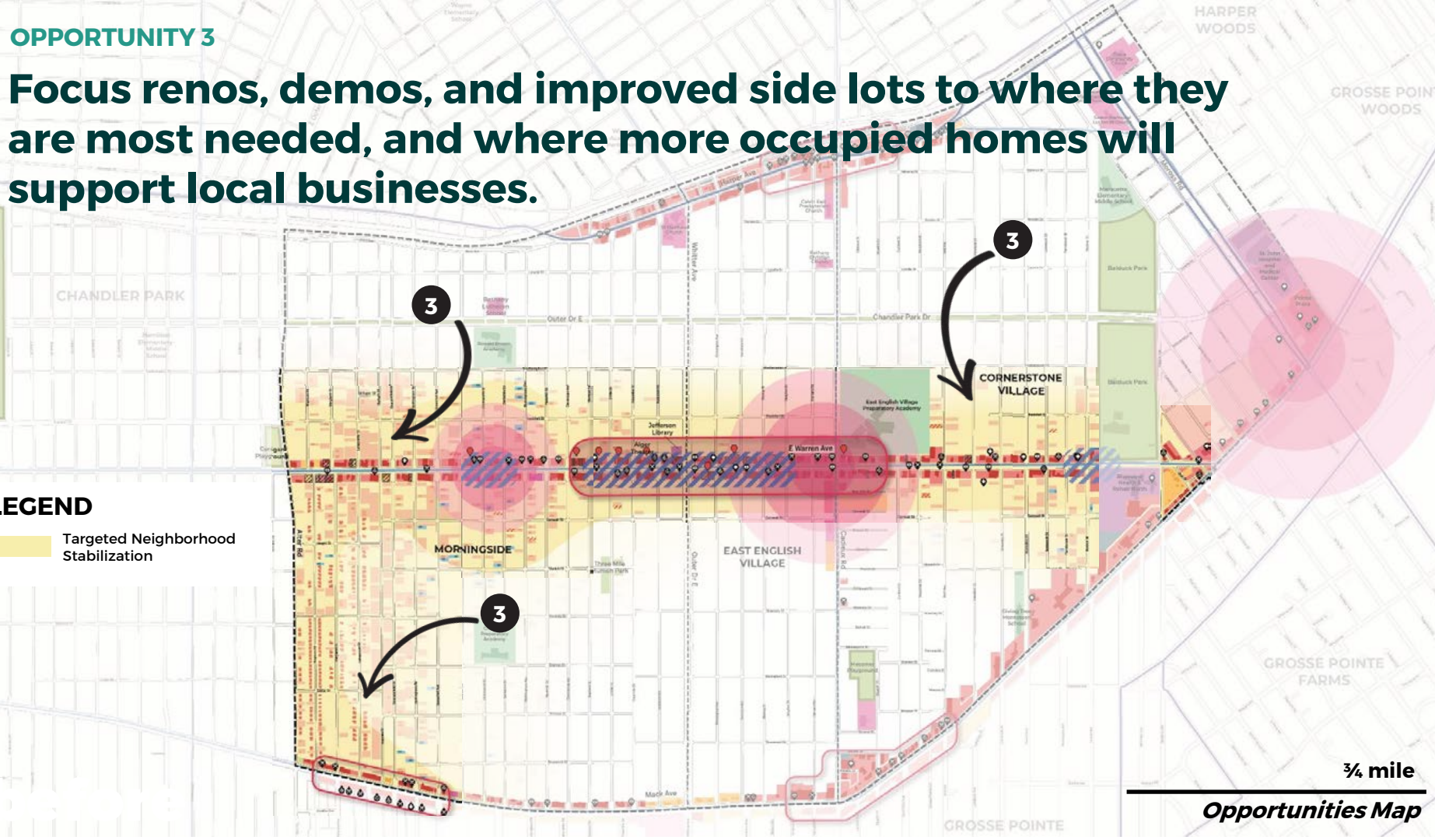


### OPPORTUNITY 3

**Focus renos, demos, and improved side lots to where they are most needed, and where more occupied homes will support local businesses.**

#### LEGEND

 Targeted Neighborhood Stabilization



3/4 mile


*Opportunities Map*



## OPPORTUNITY 4

Improve connections to schools, parks and places of worship, so people can comfortably meet daily needs, and those places can strengthen the neighborhoods.

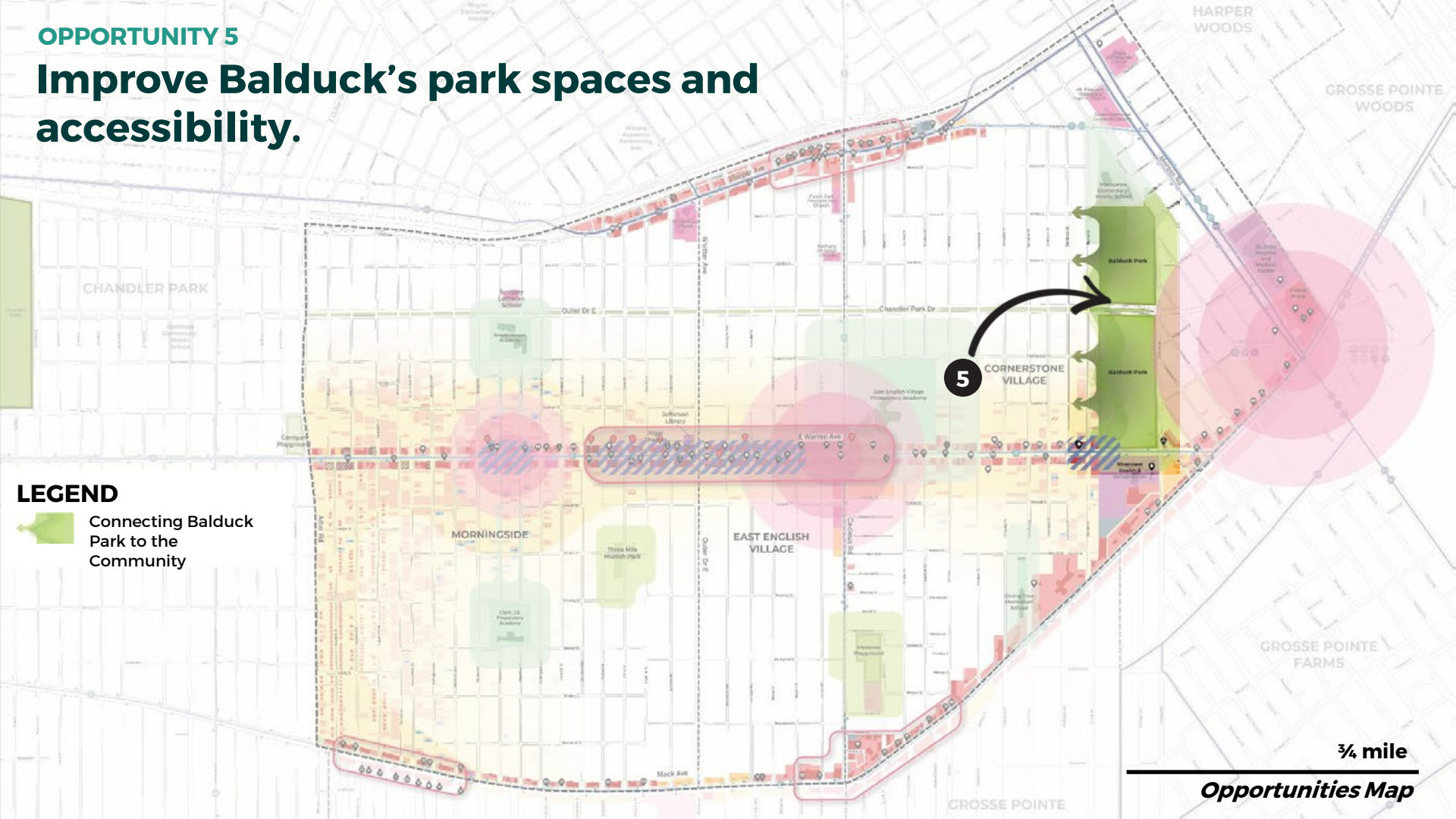
### LEGEND

 Strengthening and Building on Activity from School & Park Anchors



## OPPORTUNITY 5

# Improve Balduck's park spaces and accessibility.



### LEGEND

 Connecting Balduck Park to the Community

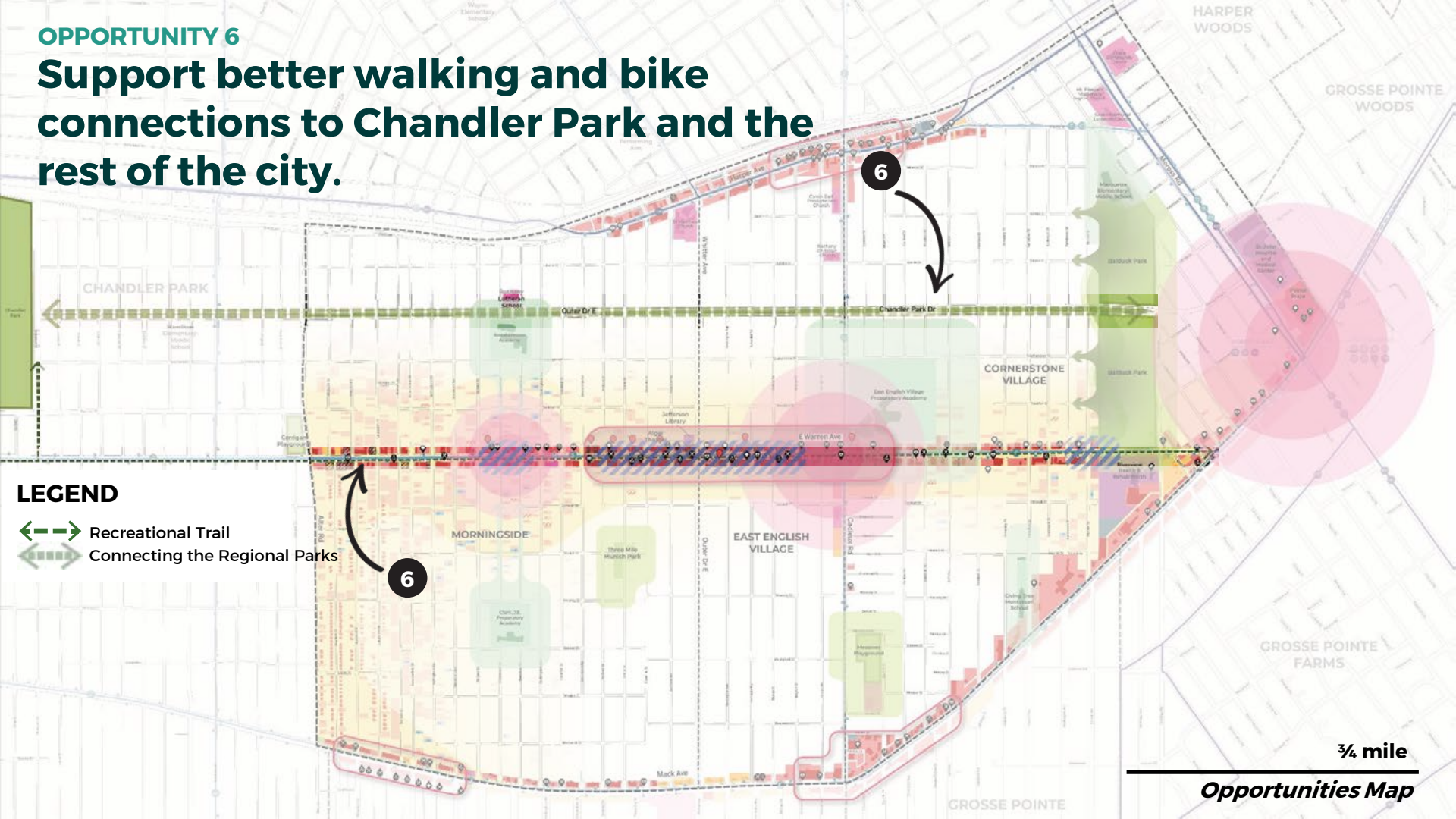
1/4 mile

*Opportunities Map*



## OPPORTUNITY 6

# Support better walking and bike connections to Chandler Park and the rest of the city.



### LEGEND

- Recreational Trail
- Connecting the Regional Parks

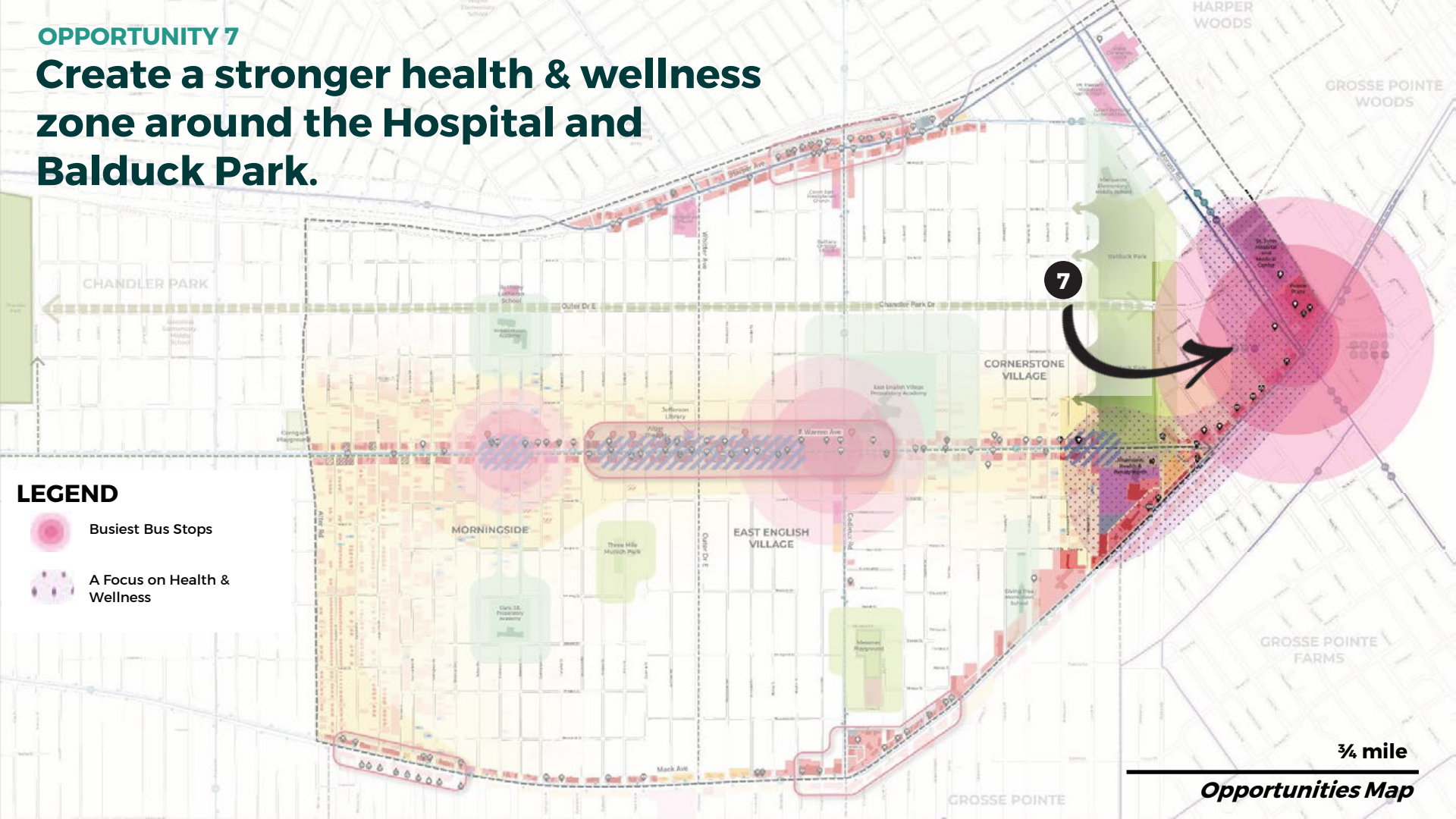
3/4 mile

*Opportunities Map*





## OPPORTUNITY 7

# Create a stronger health & wellness zone around the Hospital and Balduck Park.



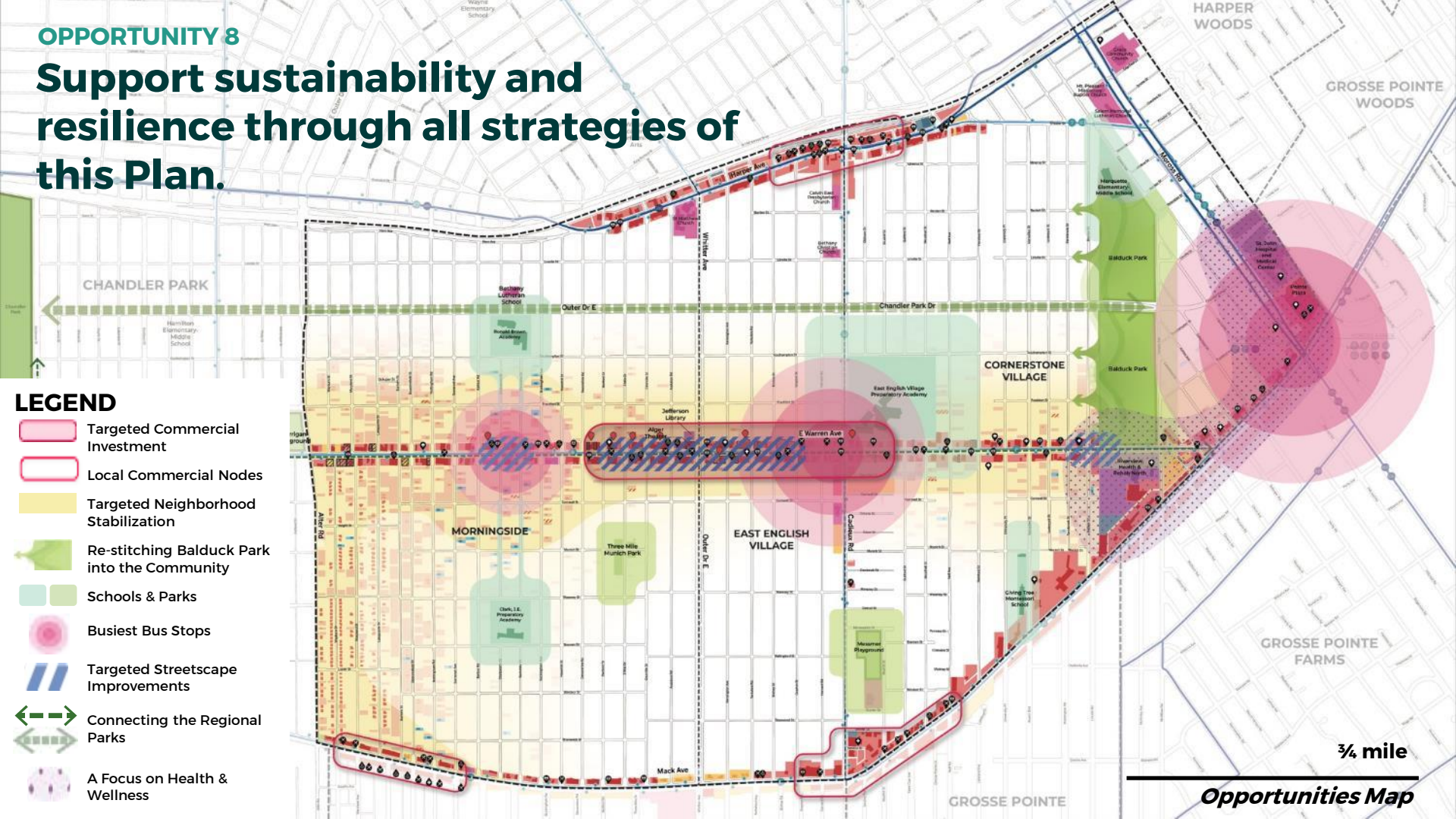
### LEGEND

-  Busiest Bus Stops
-  A Focus on Health & Wellness

$\frac{3}{4}$  mile  
**Opportunities Map**

## OPPORTUNITY 8

# Support sustainability and resilience through all strategies of this Plan.



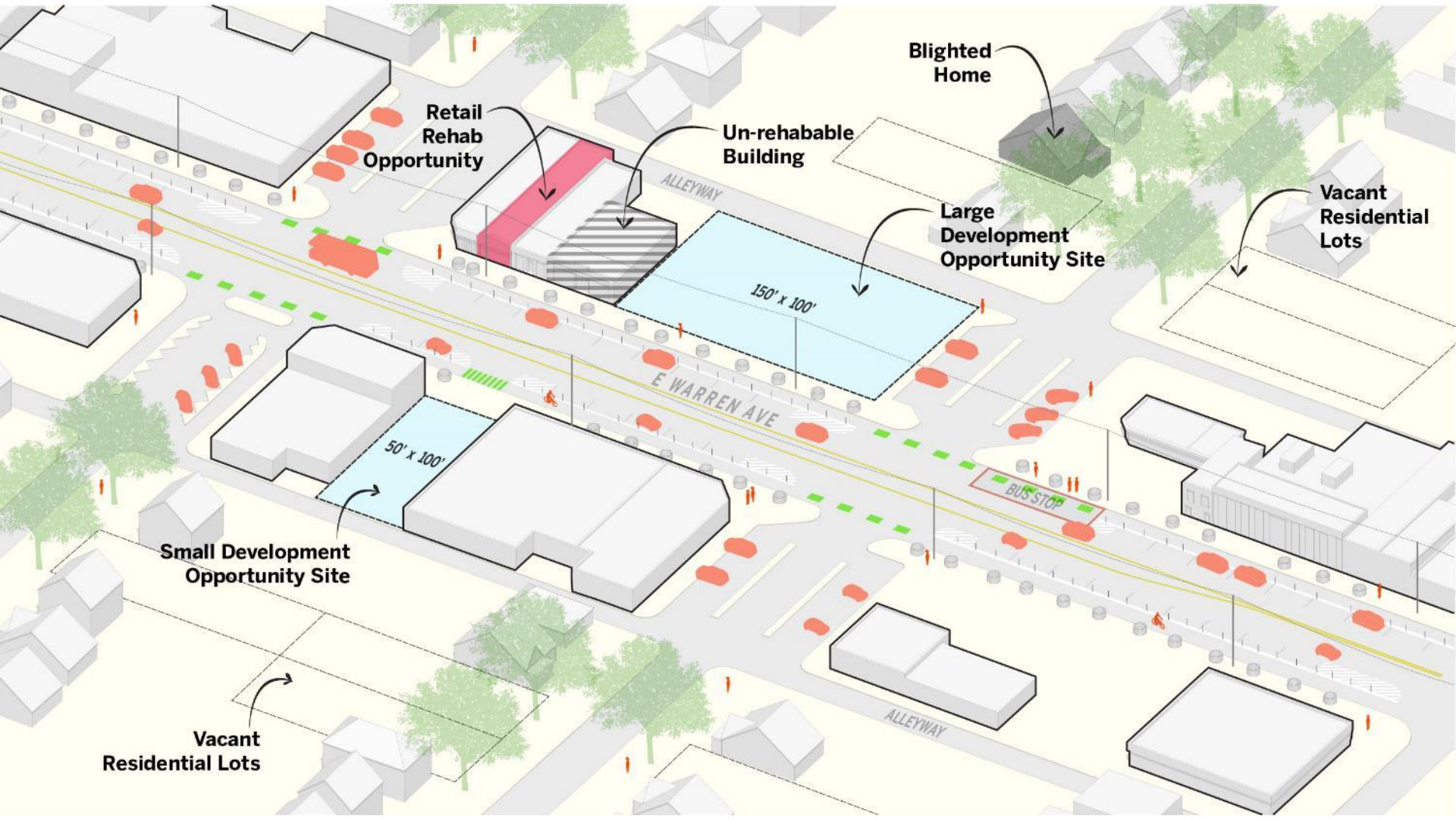
### LEGEND

- Targeted Commercial Investment
- Local Commercial Nodes
- Targeted Neighborhood Stabilization
- Re-stitching Balduck Park into the Community
- Schools & Parks
- Busiest Bus Stops
- Targeted Streetscape Improvements
- Connecting the Regional Parks
- A Focus on Health & Wellness

3/4 mile

*Opportunities Map*





**Retail Rehab Opportunity**

**Un-rehabable Building**

**Blighted Home**

**Large Development Opportunity Site**

**Vacant Residential Lots**

ALLEYWAY

150' x 100'

E WARREN AVE

50' x 100'

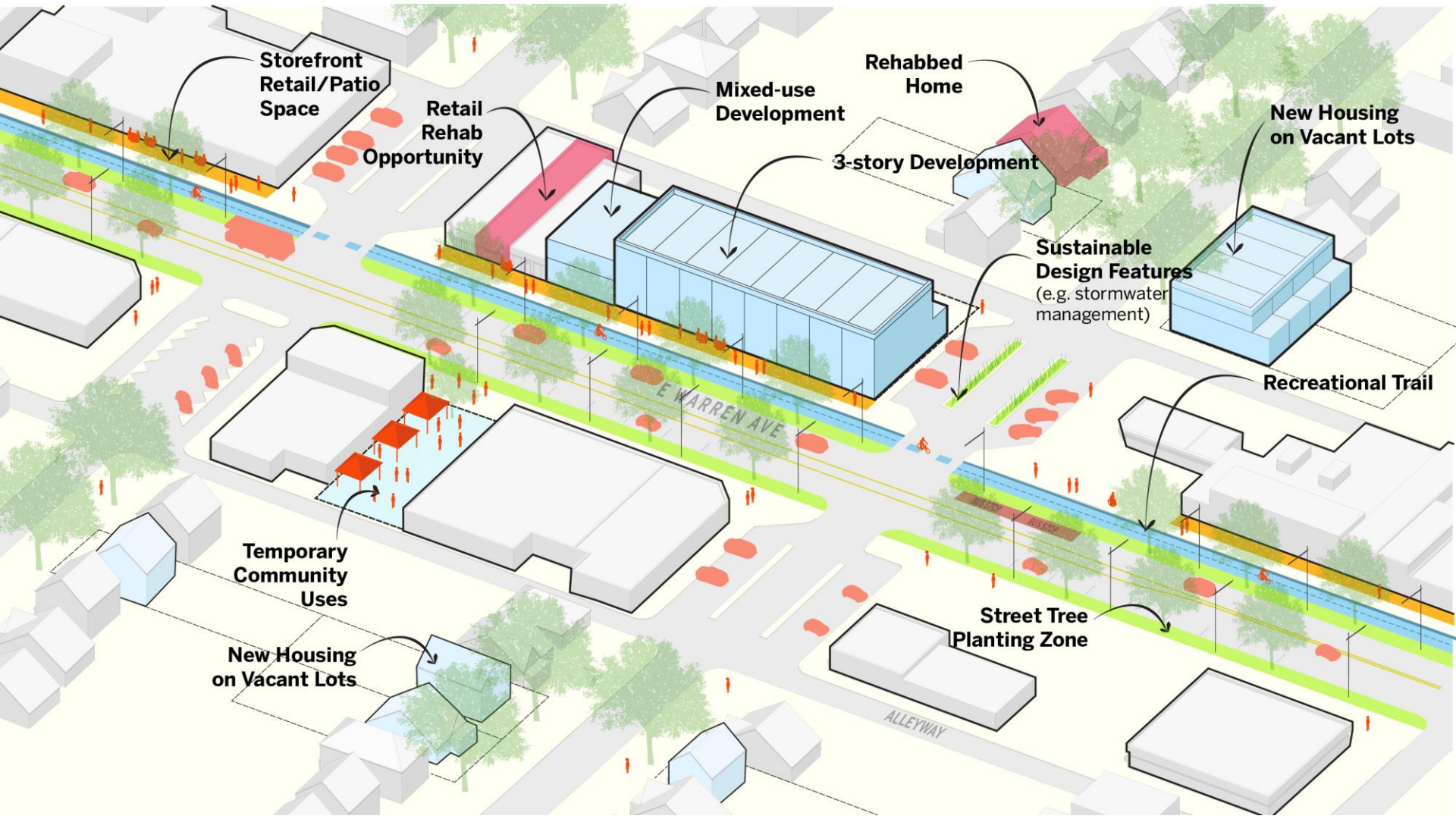
**Small Development Opportunity Site**

BUS STOP

ALLEYWAY

**Vacant Residential Lots**





Storefront  
Retail/Patio  
Space

Retail  
Rehab  
Opportunity

Mixed-use  
Development

Rehabbed  
Home

3-story  
Development

New Housing  
on Vacant  
Lots

Sustainable  
Design Features  
(e.g. stormwater  
management)

Recreational  
Trail

Temporary  
Community  
Uses

New Housing  
on Vacant  
Lots

Street Tree  
Planting  
Zone

E WARREN AVE

ALLEYWAY

# Discussion

**Use the Q&A Button to Send Questions**

**Raise your hand**

**Dial \*9 if calling from a phone**