

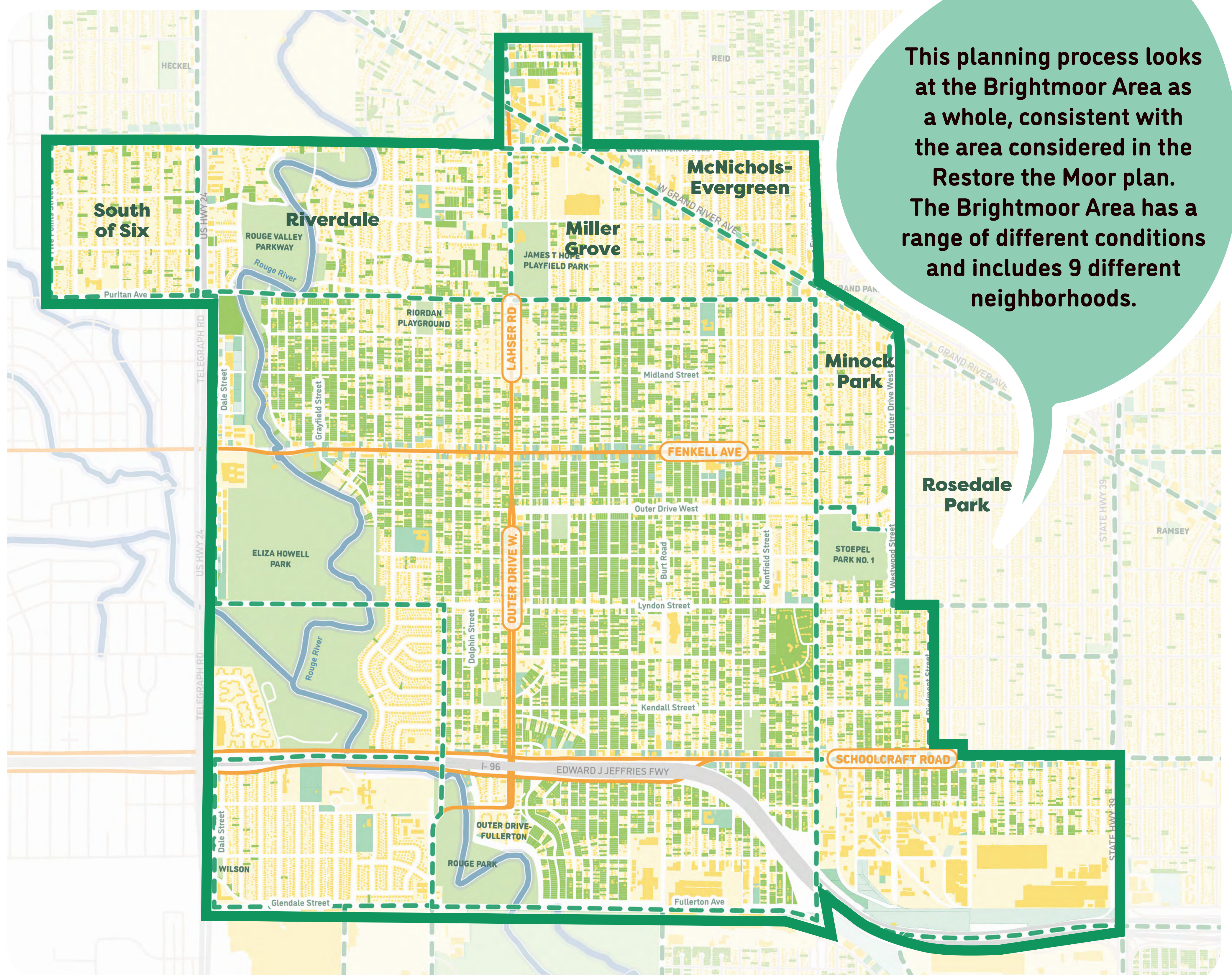
Welcome to the Brightmoor Area Framework Plan Phase 4 Community Workshop

Welcome or welcome back! The Brightmoor Area Framework Plan process is currently in Phase 4, which develops the final framework plan based on your feedback from Phases 1 -3. Today's workshop will share draft recommendations based on community feedback. We would love to hear your feedback and input!

The Brightmoor Area Framework Plan will focus on topics including:

- Vacancy
- Housing
- Parks and Open Space
- Streetscapes and Corridors
- Stormwater Management

PROJECT AREA

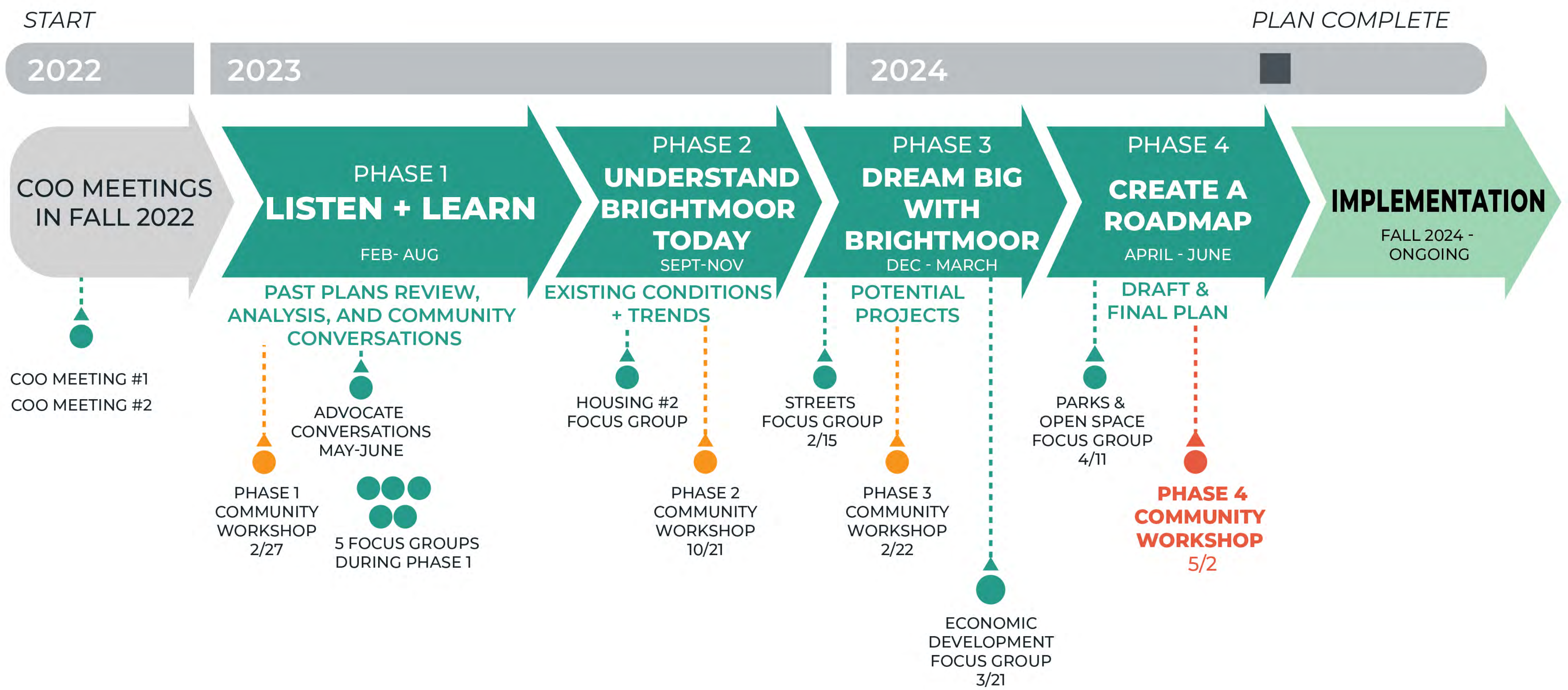


Process

Visit the **Brightmoor Area Framework Plan website** for meeting materials and feedback summaries. www.detroitmi.gov/brightmoor

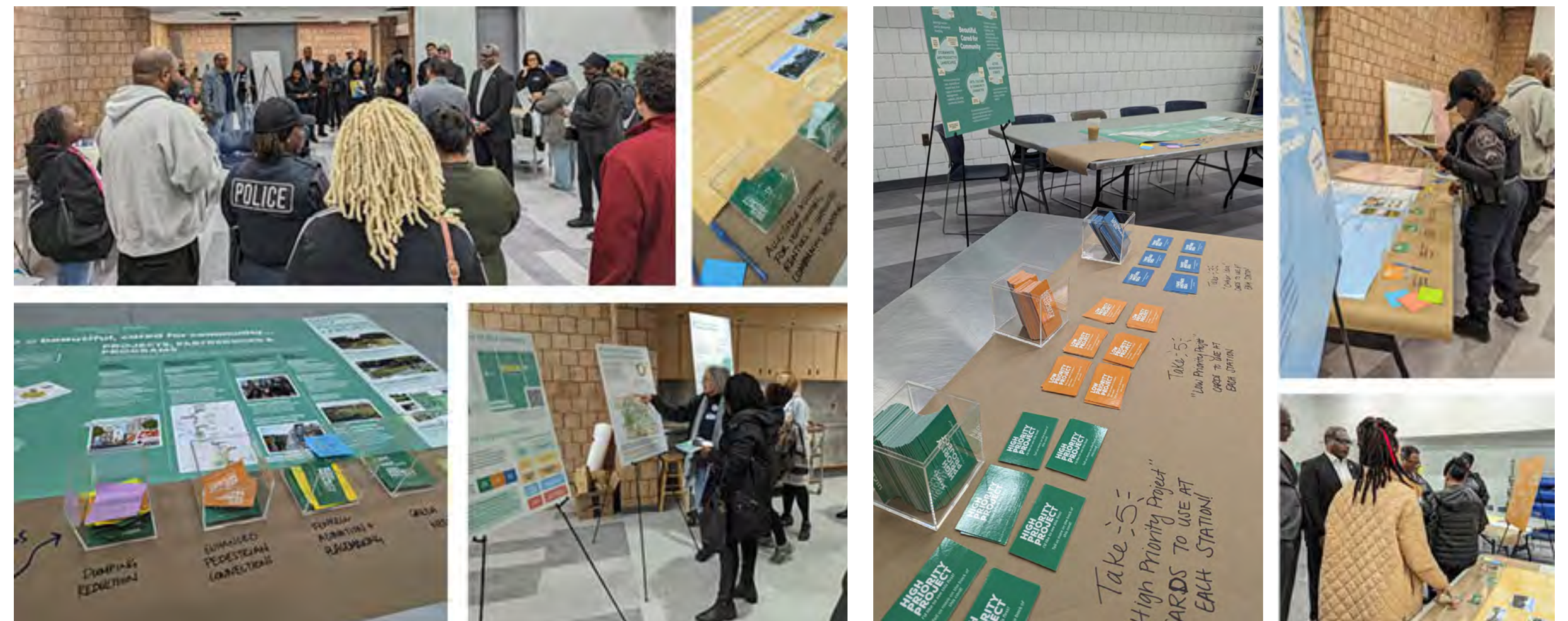


Schedule



Phase 3 Workshop Feedback Summary

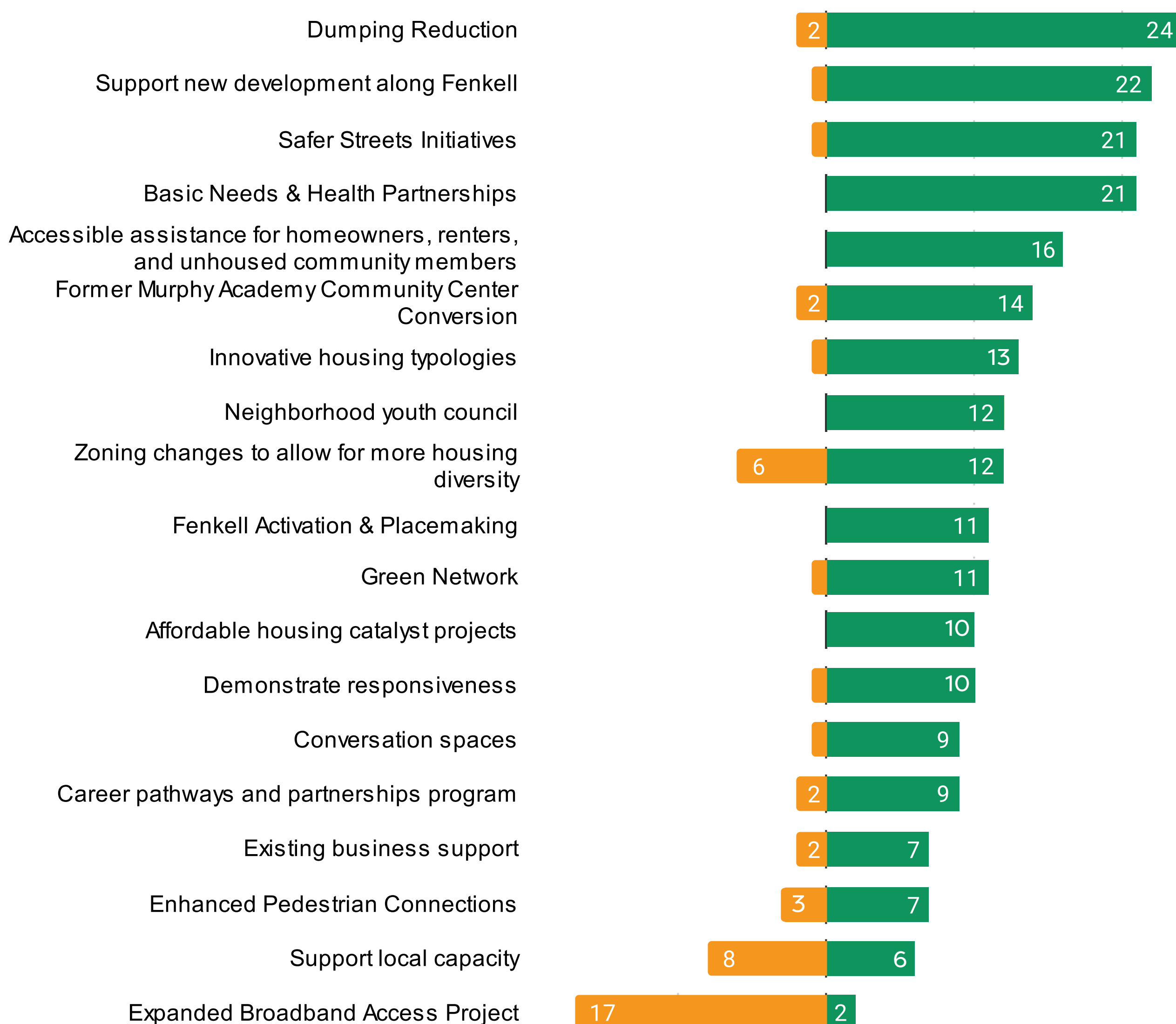
FEBRUARY 22, 2024
CROWEL RECREATION CENTER
6:00 - 8:00 PM



OVERALL PRIORITY RESULTS

Includes both in-person and online feedback

Low Priority Project High Priority Project



HIGH PRIORITY VOTES

More than 260 votes were cast, and of the high priority votes, **dumping reduction, Fenkell development, safe streets, and basic needs and resources** were the most frequent high priority projects.

LOW PRIORITY VOTES

Expanding internet access received significantly more low priority votes than high priority votes. Support local capacity had slightly more low priority than high priority votes. Zoning changes had 6 low priority votes, and about twice as many high priority votes (12).

Visit the project website for a complete summary of the meeting feedback: www.detroitmi.gov/brightmoor

Framework Plan Vision

★ BEAUTIFUL,
CARED-FOR
COMMUNITY



★ BASIC NEEDS
& COMMUNITY
RESOURCES



★ AFFORDABLE,
QUALITY HOUSING
OPTIONS



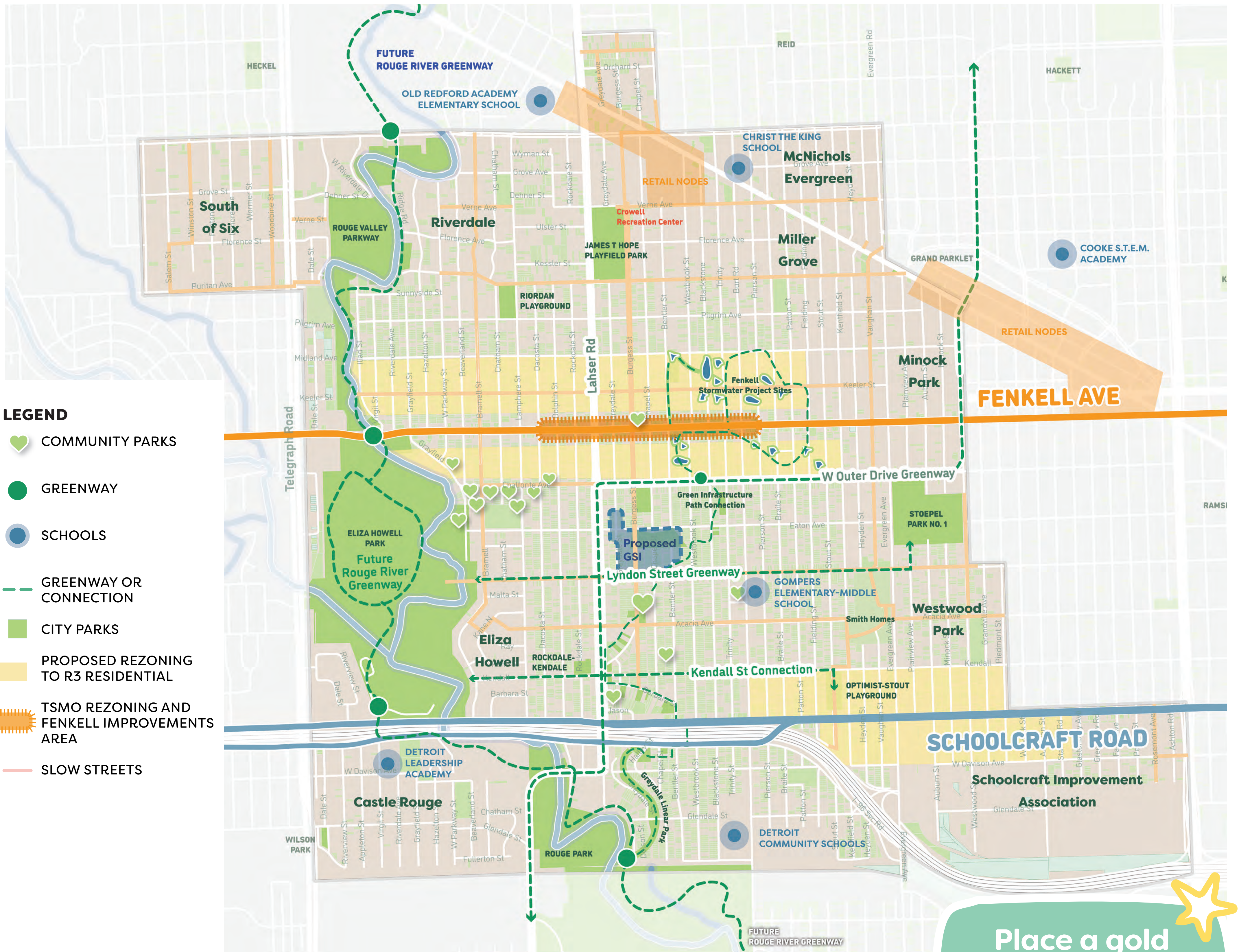
★ WEALTH CREATION
& ECONOMIC
OPPORTUNITIES



★ SENSE OF SAFETY
& COMMUNITY
CONNECTEDNESS



Draft Framework Map



LEGEND

- COMMUNITY PARKS
- GREENWAY
- SCHOOLS
- GREENWAY OR CONNECTION
- CITY PARKS
- PROPOSED REZONING TO R3 RESIDENTIAL
- TSMO REZONING AND FENKELL IMPROVEMENTS AREA
- SLOW STREETS

Place a gold star next to the recommendation you'd want to see first!

Draft Framework Recommendations List

See other boards for more information on these potential projects.

Development

1. Residential Rezoning to R3 residential so it's possible for a greater range of housing to be built.
2. Fenkell Rezoning to TSMO-light to allow for mixed use development
3. Catalyze new affordable housing development
4. Smith Homes Improvement + Expansion
5. Fenkell street improvement zone
6. Support existing residents
7. Support existing businesses
8. Increase access to well-paying jobs

Mobility

1. Expanded slow streets network + safer walking improvements
2. Sidewalk Improvements
3. Road repair
4. Rouge River Greenway
5. Enhanced Lyndon Street Greenway
6. Green Infrastructure Path Connection
7. Stray Dogs Initiative

Parks and Open Space

1. Improve safe walking access to parks and other destinations
2. Enhance parks with a focus on youth/teens, activities for all abilities, and calming/healing elements.
3. Consider picnic shelters and restrooms as part of the Eliza Howell Master Plan process.
4. Support community stewards + community spaces for gathering, arts, and events that foster collective care and stewardship.
5. Prioritize vacant land management and complimentary strategies.
6. Connect and care for stormwater gardens as neighborhood amenities and maximize their recreation and economic potential.

Housing Concepts

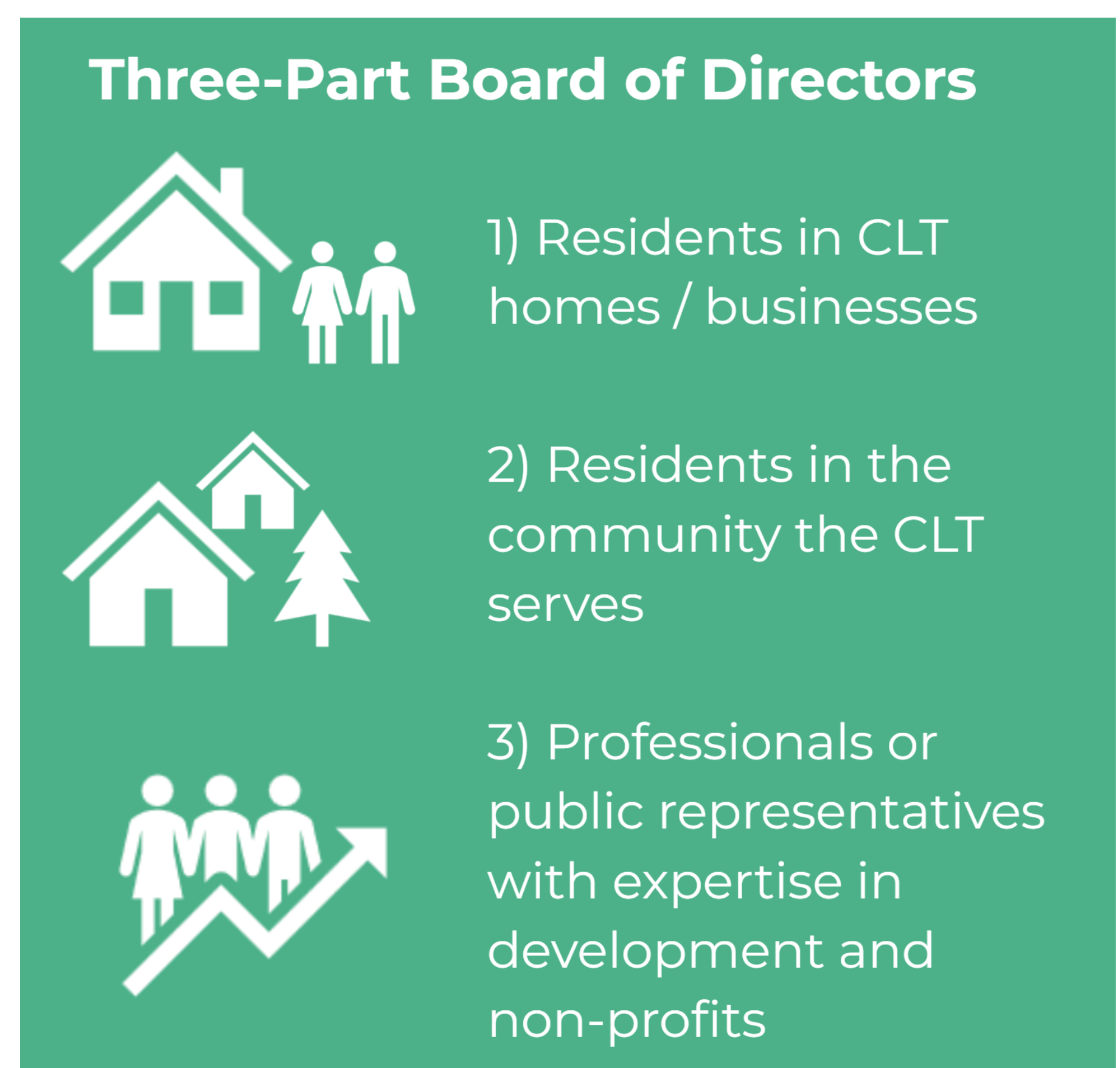
How does the process of affordable housing development work?

Affordable housing development is a complex process that often takes years, but it is achievable with patience, commitment, and partnerships. Below are some important steps to take in order for affordable housing development to succeed.



What are community land trusts or CLTs? How could they work in Brightmoor?

- CLTs are **non-profit** organizations.
- They enable community members to **preserve affordability**.
- They often develop long-term **affordable homeownership** using a “shared equity” approach. The CLT and the homeowner share ownership & agree on future appreciation and sale prices. The CLT supports the owner to succeed.
- They can also do affordable **commercial** or **rental** development.



Zoning Options

Where should we “upzone” to R3 residential zoning?

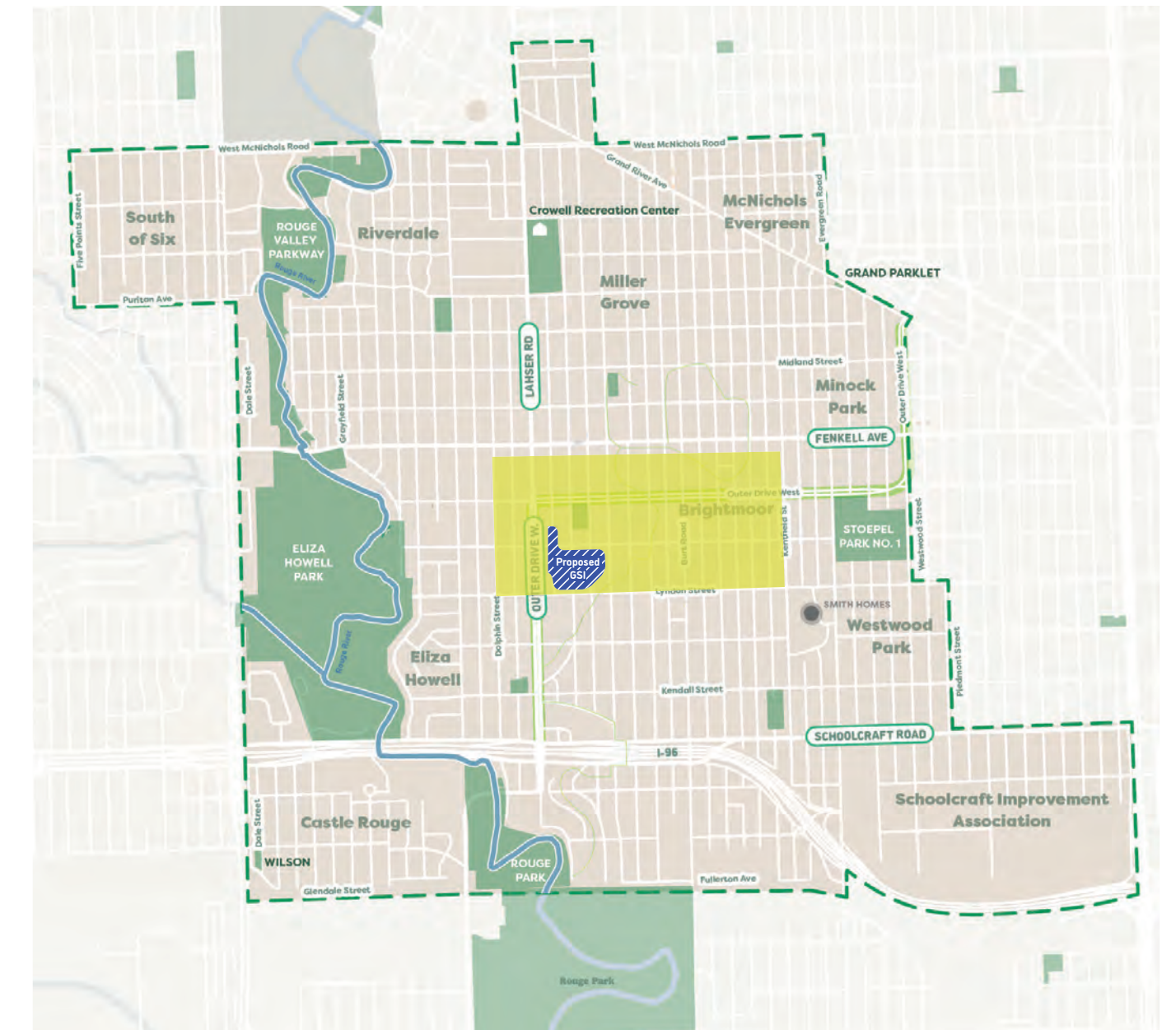
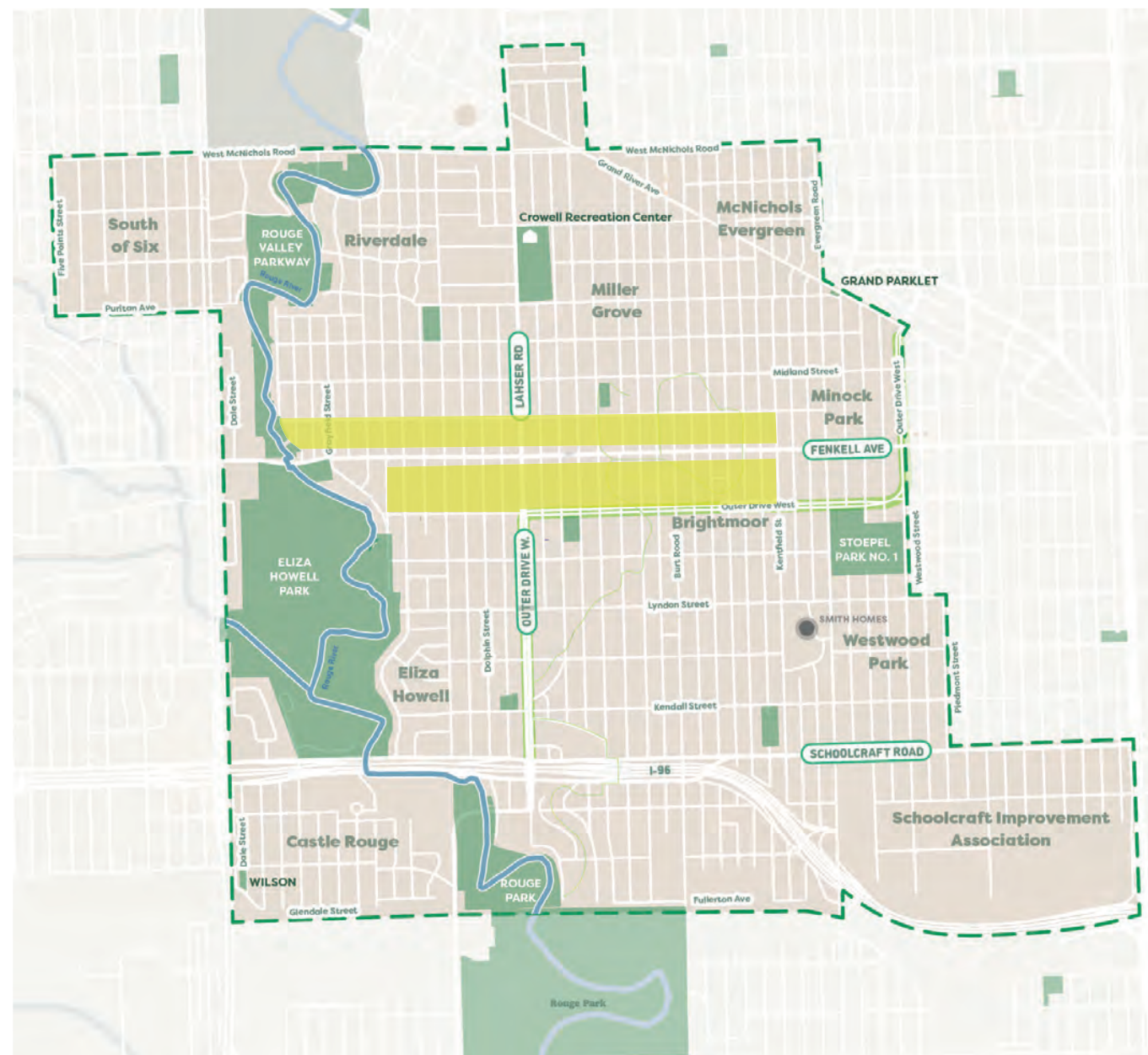
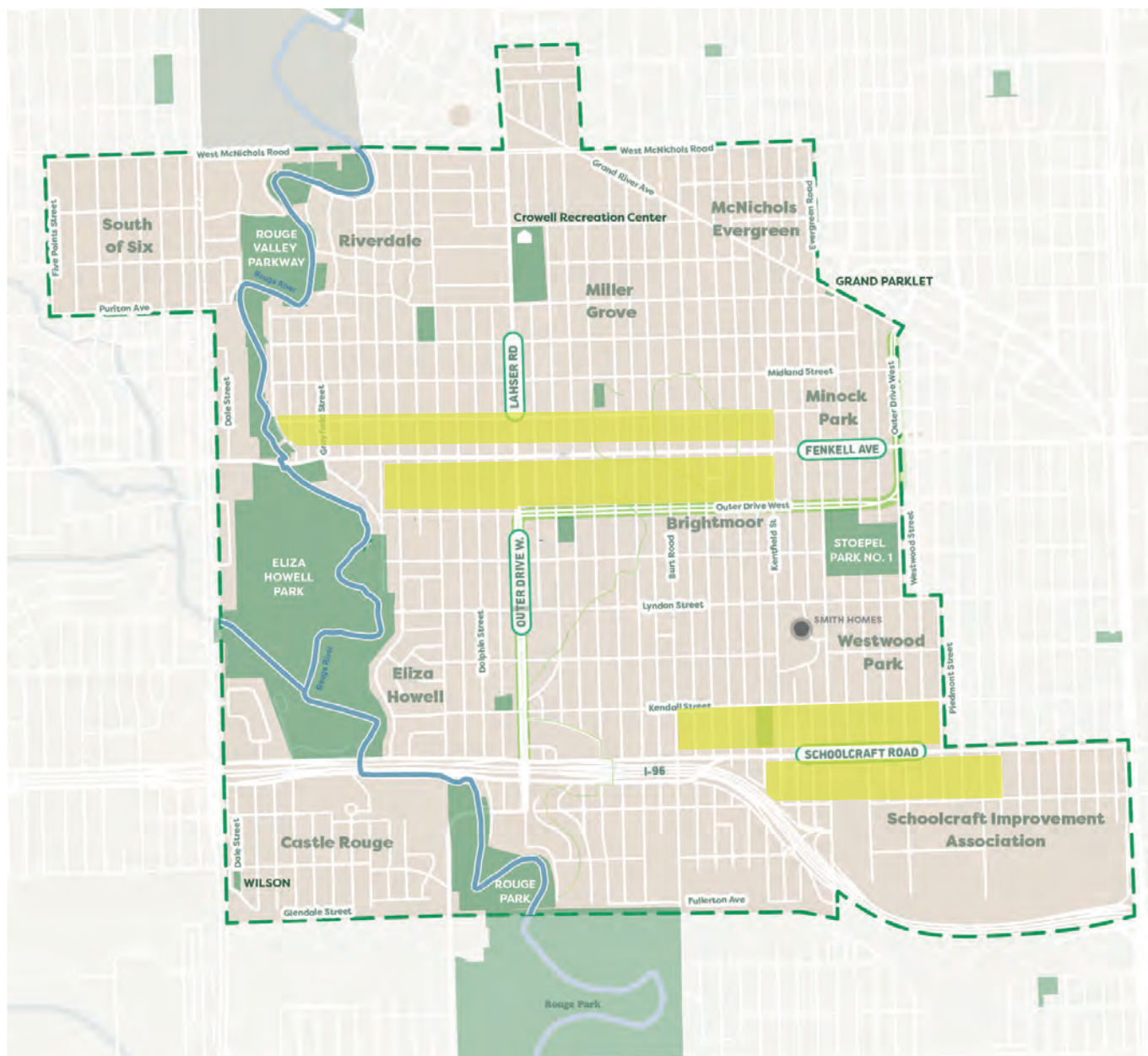
R3 residential zoning allows development of “missing middle” housing like duplexes, fourplexes, and multi-family apartments. Adding R3 in a concentrated area can help encourage targeted development and population growth that supports nearby businesses. The yellow areas below are different options for where we could focus R3 zoning. 98% of the residential parcels are currently zoned R1, which allows only single family development. Fenkell Avenue is currently B4 Zoning.



Recommended: Grow Along Fenkell & Schoolcraft

Alternative 1: Support and Grow Fenkell Avenue

Alternative 2: Build Around Fenkell and Stormwater Ponds



Which zoning option would you prioritize? Place a sticker in the corresponding box below.

Support Existing Residents

Improve access to home repair by partnering with grantmakers and community organizations.



Work with non-profits who provide housing counseling and eviction defense services.



Increase use of DLBA Own it Now and Rehabbed and Ready programs in targeted areas.



Do you have comments or additional ideas to support existing residents in their homes?

Housing

Visual Preference & Economics

Which of these housing options do you prefer?

VISUAL PREFERENCE

Below are examples for each type of housing (mixed-use, multi-family, townhomes, pocket neighborhood).

Feel free to use the stickers to share your preference!



Key Map

Mixed-Use (FENKELL)

Mixed Use Economics

Feasibility: Medium (requires experienced development partner)
Property Type: Ground-floor commercial, 1-2BR rental above
Income Range: 30-60% AMI
Total Residential Units: 50
Total Development Cost: \$24 million
Low-Income Housing Tax Credits: \$11.5 million
New Markets Tax Credits: \$7 million
Grants: \$3 million
Bank Loan: \$3.5 million



MIXED-USE EXAMPLE 1

The Flats | Detroit, MI | Hamilton Anderson Architects



Multi-Family

(TARGET AREAS FOR R3 UPZONING)

Multi-Family Economics

Feasibility: Medium (requires experienced development partner)
Property Type: Rental, 1-3 BR
Income Range: 30-60% AMI
Total Units: 50
Development Cost: \$17 million
Low-Income Housing Tax Credits: \$11.5 million
Grants: \$3 million
Bank Loan: \$2.5 million



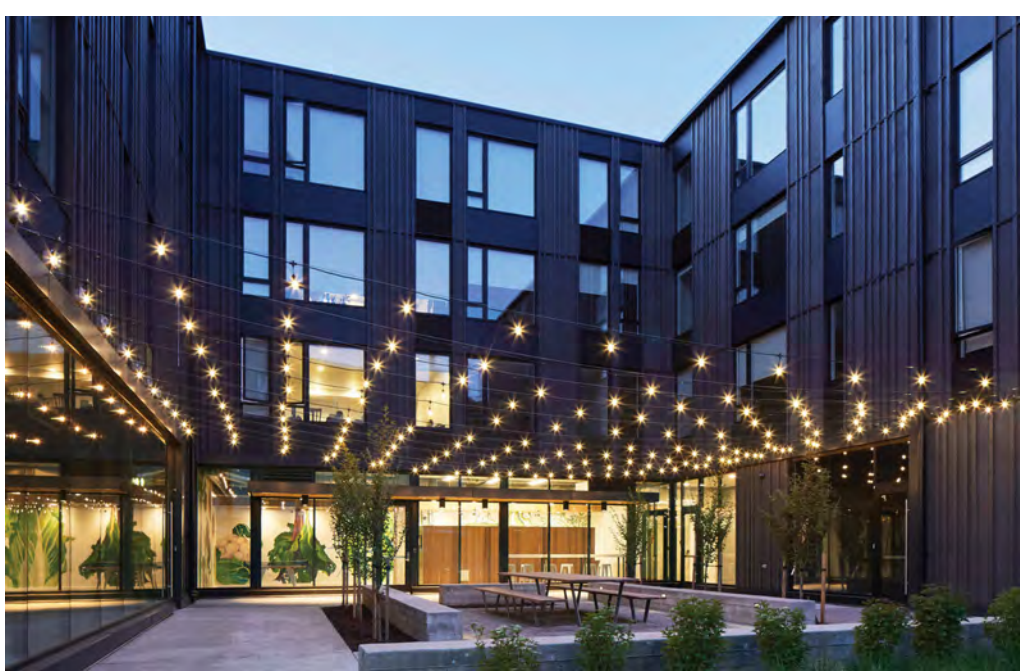
MULTI-FAMILY EXAMPLE 1

Six55 | Detroit, MI | IS Architecture



MIXED-USE EXAMPLE 2

Lents Commons | Lents, OR | Hacker Architecture



MULTI-FAMILY EXAMPLE 2

The Elwood | Portland, OR | Access Architecture



MIXED-USE EXAMPLE 3

The 801 | Oak Park, IL | DesignBridge



MULTI-FAMILY EXAMPLE 3

Gratiot Woods | Detroit, MI



Housing

Visual Preference & Economics

Pocket Neighborhoods are planned communities consisting of a cluster of neighboring houses or apartments, often gathered around a shared open space



Key Map

Townhomes

(TARGET AREAS FOR R3 UPZONING)

Townhomes Economics

Feasibility: Low (less preferred than multi-family for Low-Income Housing Tax Credits)
Property Type: Rental, 2-3BR
Income Range: 30-60% AMI
Total Units: 50
Development Cost: \$20 million
Low-Income Housing Tax Credits: \$11.5 Million
Grants: \$6 Million
Bank Loan: \$2.5 million



TOWNHOMES EXAMPLE 1

Highlander IV | Omaha, NE | Landen Bone Baker

Pocket Neighborhood

(TARGET AREAS FOR R3 UPZONING)

Pocket Neighborhood

Feasibility: Medium (requires philanthropic interest and down-payment assistance)
Property Type: Ownership, 600-900 Square Feet with Shared Spaces
Income Range: 60-80% AMI
Total Units: 8
Development Cost: \$2.7 million
Down Payment Assistance: \$320,000
Grants: \$700,000
Homebuyer Payments: \$1.68 million



SINGLE FAMILY, DETACHED HOME

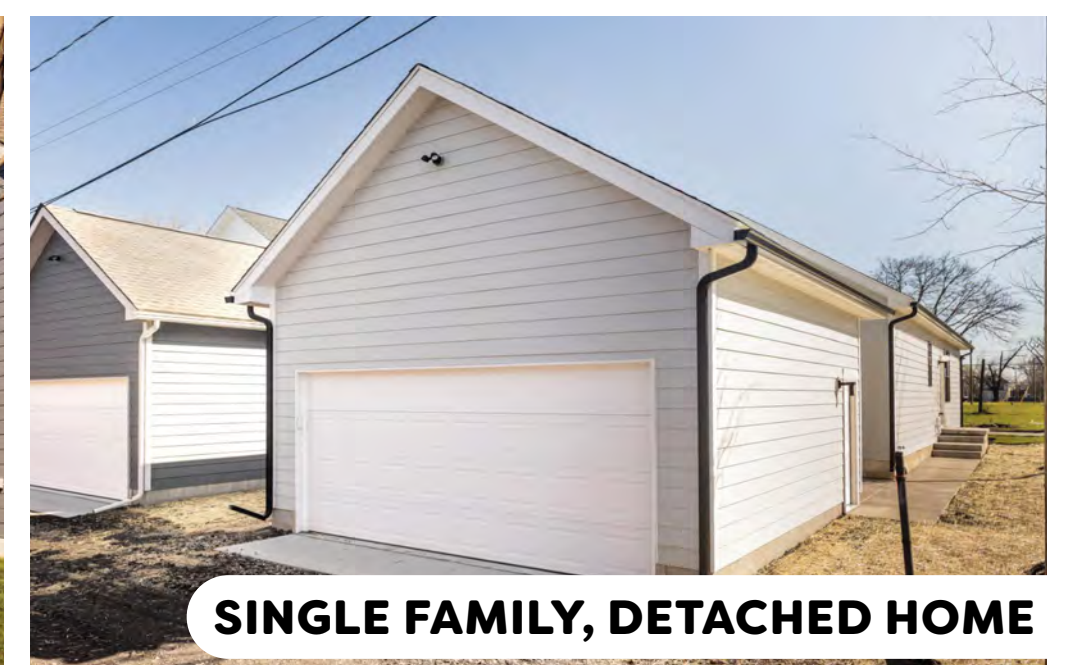
POCKET NEIGHBORHOOD EXAMPLE 1

40th Street Cottages | Boise, ID



TOWNHOMES EXAMPLE 2

McCoy | Detroit, MI



SINGLE FAMILY, DETACHED HOME

POCKET NEIGHBORHOOD EXAMPLE 2

1707 Fischer St | Detroit, MI



TOWNHOMES EXAMPLE 3

Nelson Mandela | Chicago, IL | Landen Bone Baker Architects



TOWNHOMES

POCKET NEIGHBORHOOD EXAMPLE 3

Grow Community | Bainbridge, WA | Davis Studio

Development Framework

Neighborhood Map

SEE OUR TABLE MAP SHOWING FENKELL STREET AT A LARGER SCALE

FENKELL TABLE MAP



Neighborhood Map with Zones



A

UNITED STATES POST OFFICE



B

HISTORIC DETROIT BANK



C

HOODBACHI GRILL



D

SCOTTY SIMPSON'S FISH & CHIPS



E

B.E. TAYLOR'S SUBDIVISION HOUSE



F

BRIGHTMOOR FAMILY GRILLE

Existing Community Assets

Smith Homes

Opportunity Recommendation



Aerial Photo of Smith Homes



An Existing Townhome

SMITH HOMES IS AN EXISTING DETROIT HOUSING COMMISSION (DHC) PROPERTY WITH 156 HOUSING UNITS. DHC PLANS TO PUT ADDITIONAL INVESTMENT INTO THIS PROPERTY BY 2031, INCLUDING ADDING NEW MIXED-INCOME HOMES TO THE SITE, RENOVATING AND PRESERVING THE EXISTING HOMES, INFRASTRUCTURE UPGRADES. THE BRIGHTMOOR AREA FRAMEWORK PLAN WILL RECOMMEND THIS AS A SITE FOR INVESTMENT AND COORDINATION WITH THE CITY AND DLBA.

Fenkell

What do you think of using a TMSO on Fenkell Avenue from Dacosta to Pierson Street?
A Traditional Main Street Overlay District, or TMSO, allows mixed-use development by right. Adding a TMSO on Fenkell Avenue could support new development that has space for businesses and affordable or mixed-income housing.



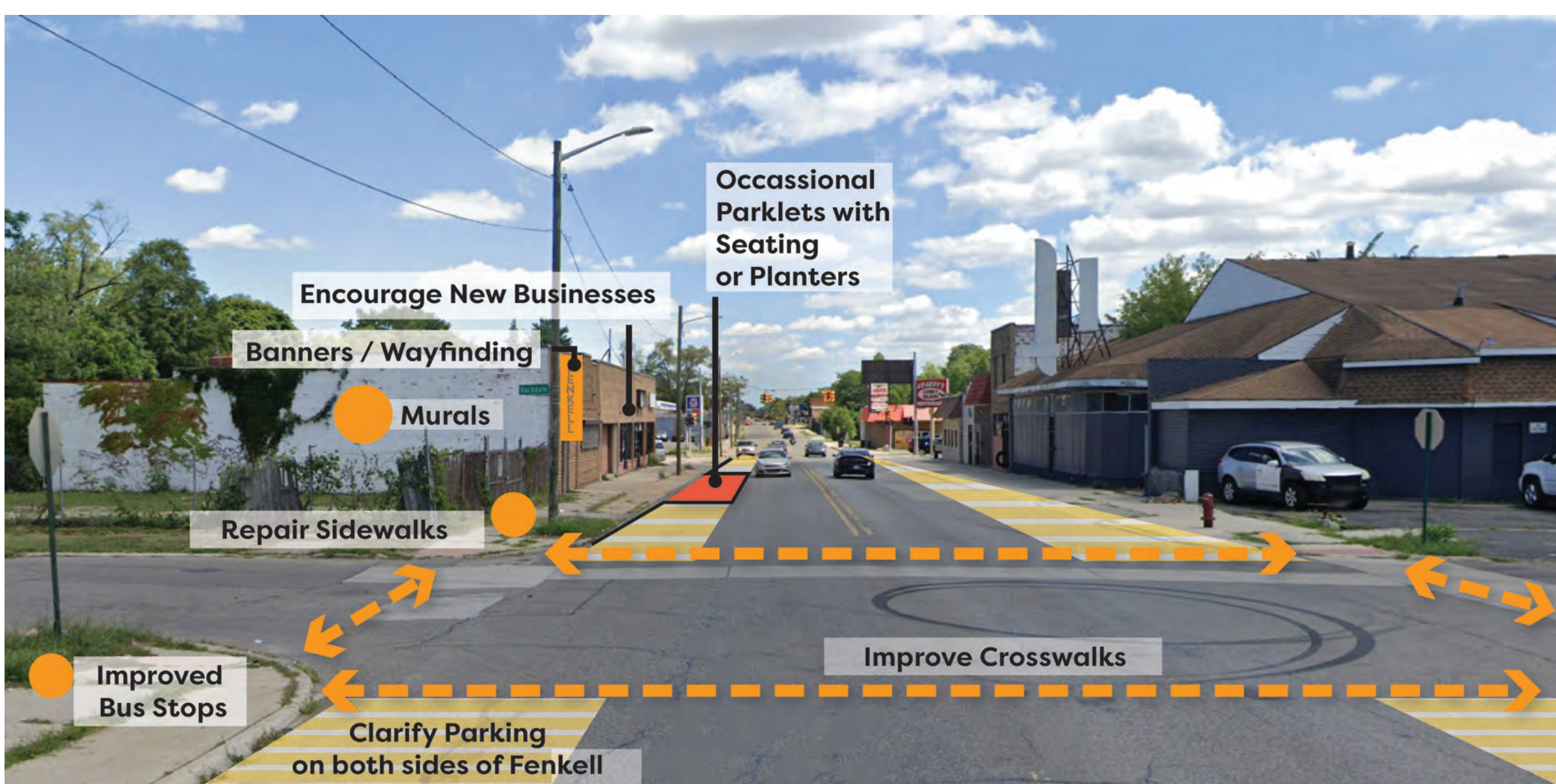
What questions or thoughts do you have about using a TMSO on Fenkell to allow for mixed-use development?

The Obama Building on Grand River is in a Traditional Main Street Overlay District. Notice how it is built up to the sidewalk and does not have parking in front of the building.



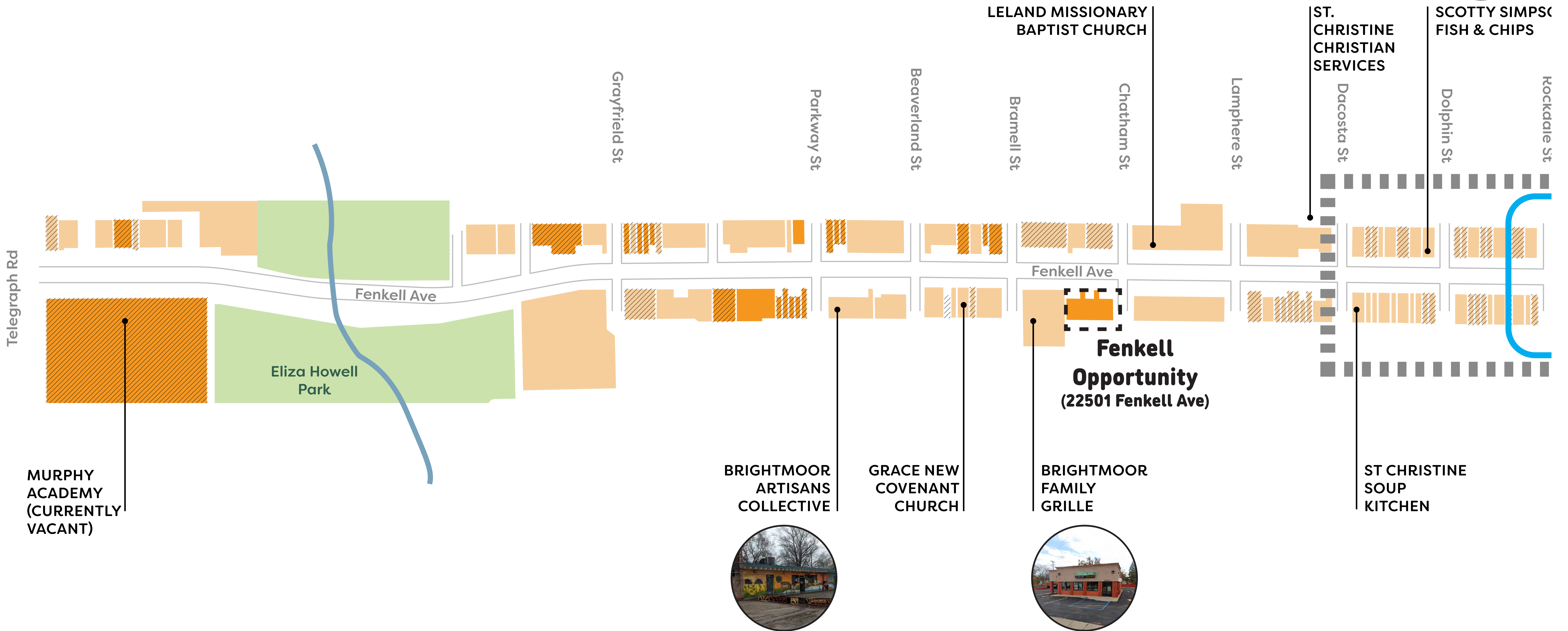
What do you think of potential improvements to Fenkell Avenue?

The graphics below show how Fenkell Avenue could be improved to clarify parking, improve walking, and add space for planters / mini parks and outdoor seating. Street changes would require coordination with the County who owns the road.

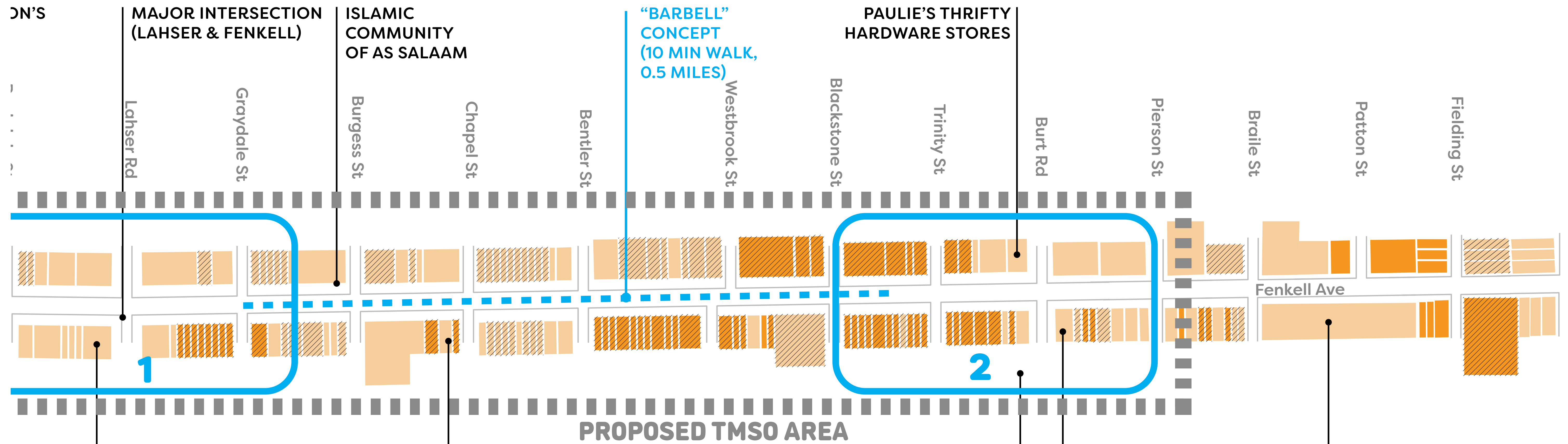


Do you have any feedback about the proposed future vision for Fenkell Avenue?

Where would you prioritize incentivizing new development?



Do you have any feedback on the proposed catalytic areas and TSMO zone?



Legend

- Vacant parcel
- Privately owned
- City or county-owned
- Catalytic Areas

Mobility

Recommendation:

Expand the slow streets network and implement additional improvements to make walking and wheelchair access safer and easier.

Example strategies from the City's Slow Streets Toolkit that can slow down speeding cars and make it easier to get around.

Share your feedback on the map. Which locations would you prioritize first?



SPEED HUMPS & SPEED CUSHIONS

Some streets already have speed humps installed, and more are needed. Recommendation to consider **speed cushions** in locations missing sidewalks, as they allow for wheelchair access if ADA-accessible sidewalks are not available.



CURB EXTENSIONS

Curb extensions slow down turning vehicles at intersections and make crosswalks shorter and safer. Curb extensions can be constructed out of many materials, ranging from paint to vertical barriers like planters or posts.



NEW CROSSWALKS

High visibility striping, colorful crosswalks, and other crosswalk enhancements can be installed to make crossing the street safer. New crossings near schools may be helpful to create safer routes to/from school (see map on table).

Related Strategies:

1 Improve / Fix Sidewalks

2 Fix Potholes / Improve Road Surface Quality

3 Stray Dogs Collaboration

- Partnership between Detroit Animal Care and Control, Detroit Dog Rescue, and Brightmoor-area residents and organizations
- Support pet owners to reduce number of new stray dogs
- Increase vaccination and healthy pet population control through spay and neutering
- Campaign to report and address dangerous stray dogs
- Advocate for long-term city or state animal control legislation reform

Example Feedback

Cars speeding by can make walking feel unsafe

Repair the County's bridge on Fenkell Avenue

Wildlife, stray dogs and empty homes create unsafe walking conditions

Pot holes along Eliza Howell Park entry road

Lack of lighting along neighborhood and major roads

Speeding traffic makes it hard to walk to school.

You also shared that safe connections should be prioritized, including...

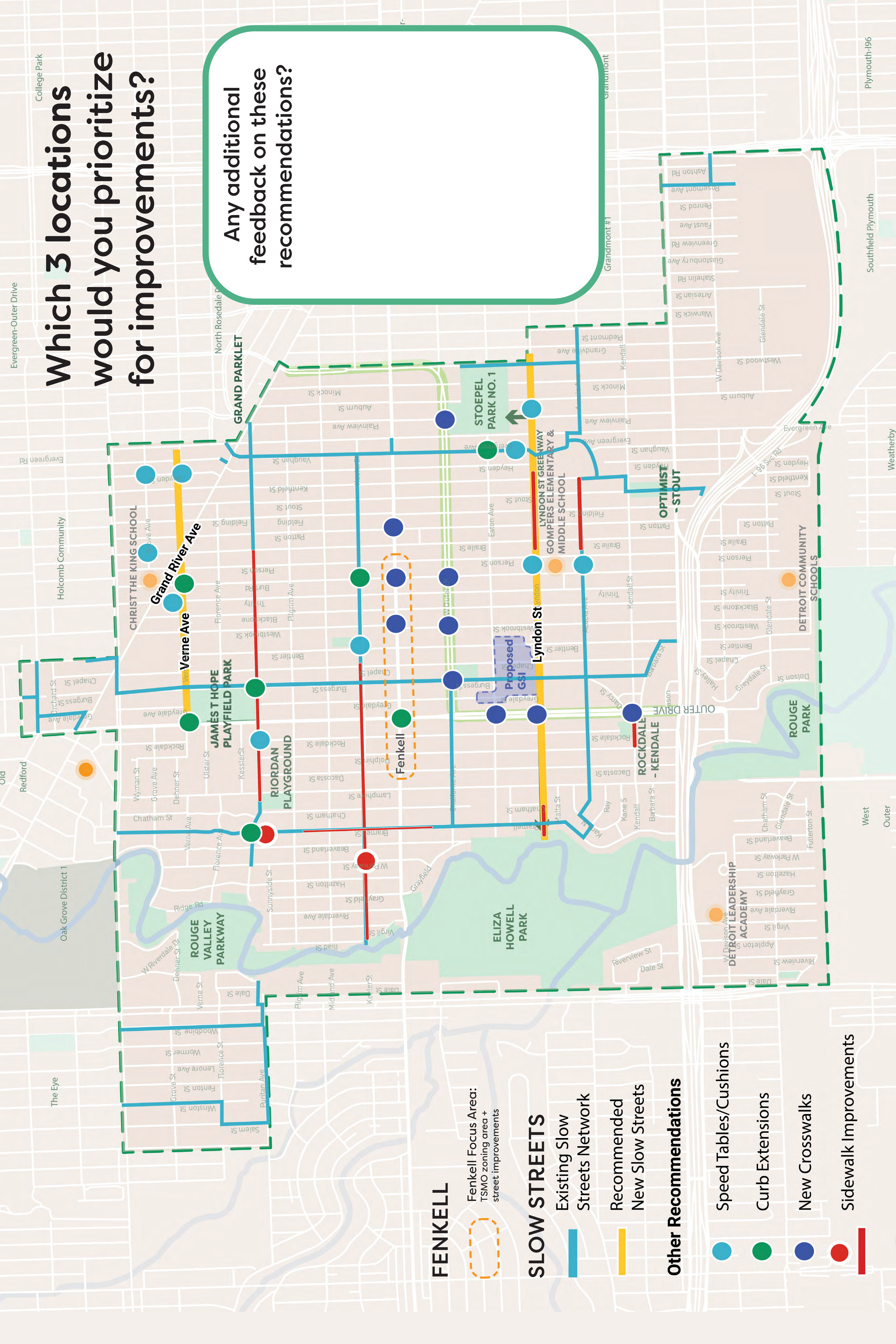
Bus stops and areas where kids wait for and are dropped off by the school bus

Routes older adults tend to take and routes to access food and other community services (grocery stores, doctors appointments, etc.)

Outer Drive and neighborhood park connections

Which 3 locations would you prioritize for improvements?

Any additional feedback on these recommendations?



FENKELL

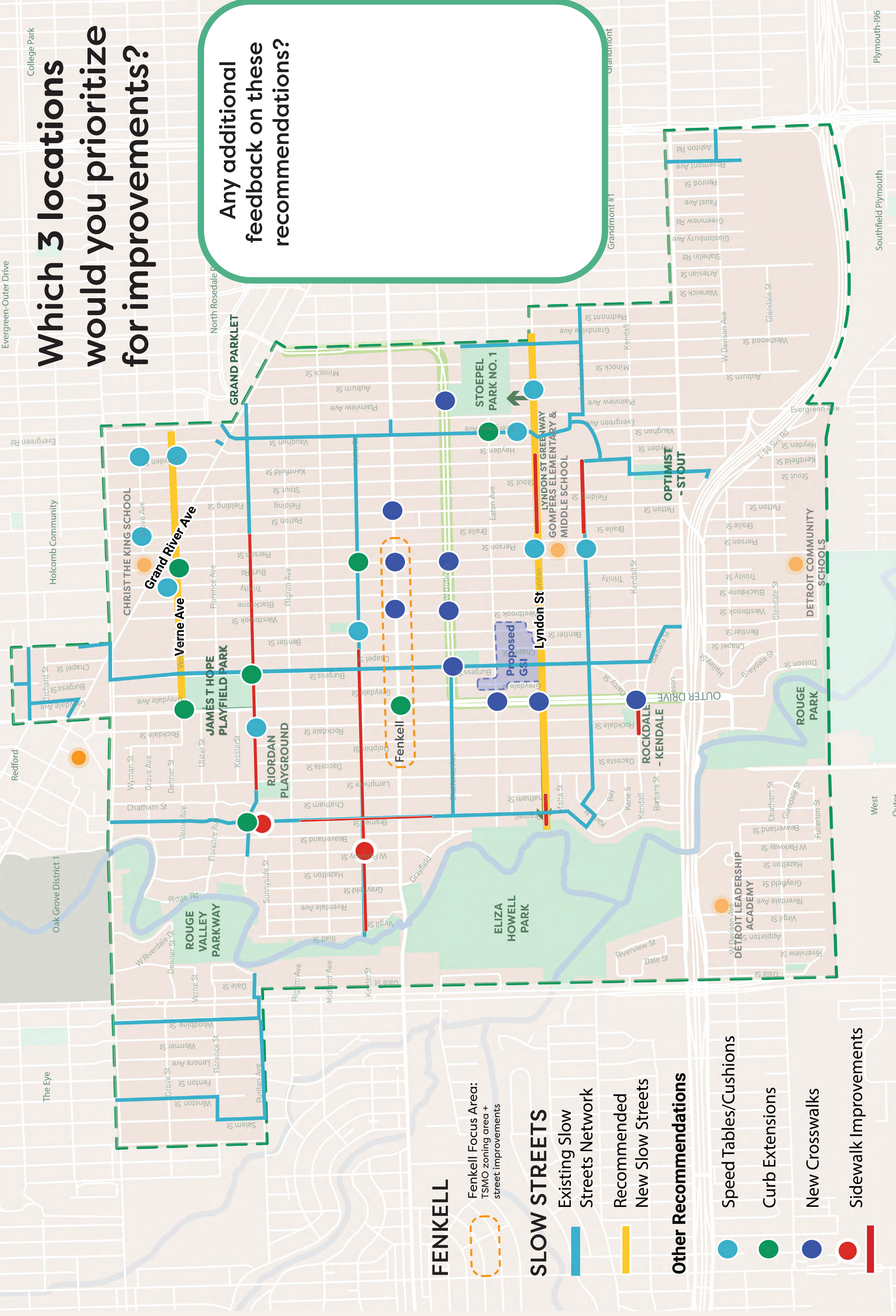
Fenkell Focus Area:
TSMO zoning area + street improvements

SLOW STREETS

- Existing Slow Streets Network
- Recommended New Slow Streets

Other Recommendations

- Speed Tables/Cushions
- Curb Extensions
- New Crosswalks
- Sidewalk Improvements



FENKELL

Fenkell Focus Area:
TSMO zoning area + street improvements

SLOW STREETS

- Existing Slow Streets Network
- Recommended New Slow Streets

Other Recommendations

- Speed Tables/Cushions
- Curb Extensions
- New Crosswalks
- Sidewalk Improvements

Draft Recommendations

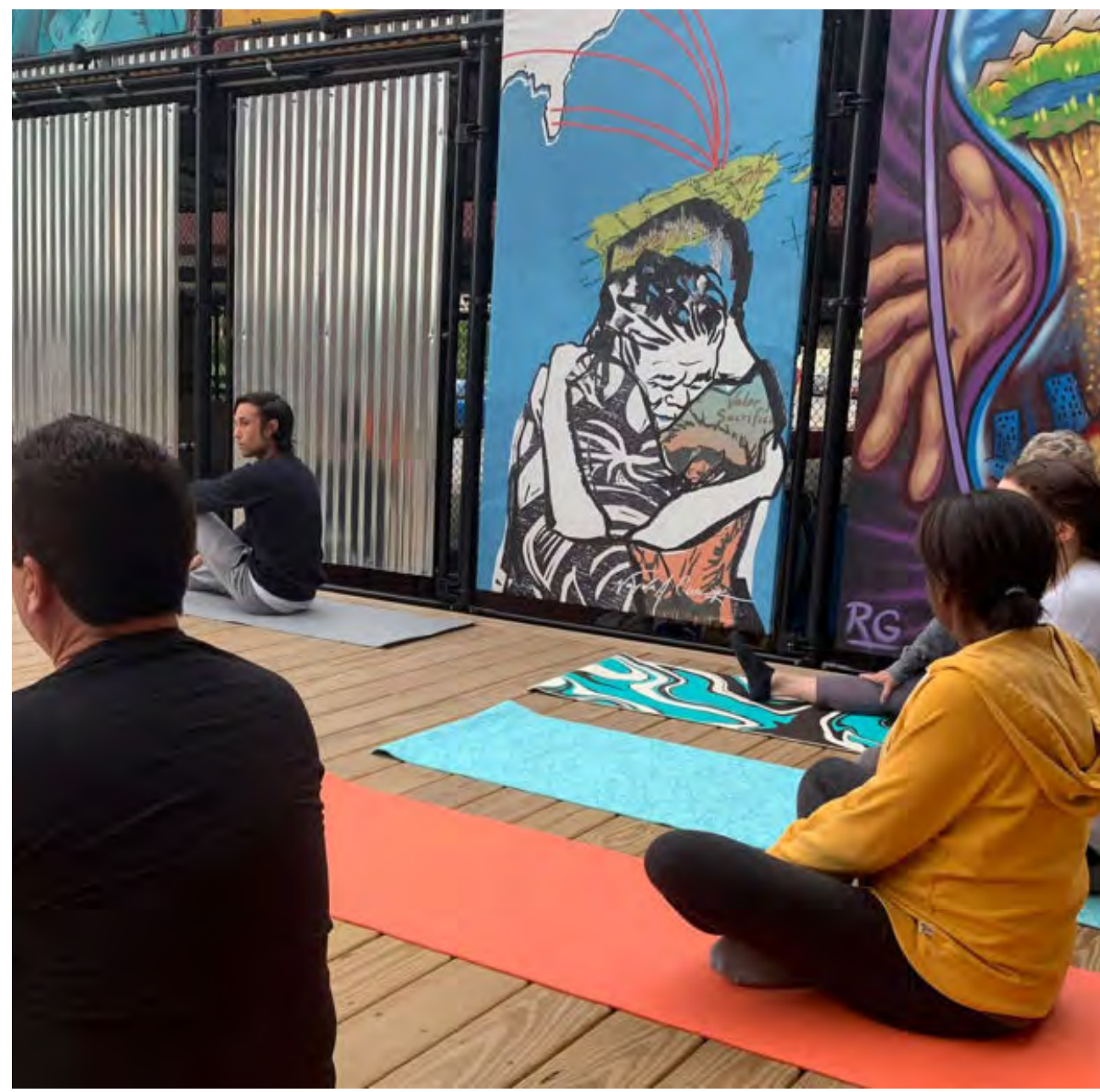
Which is your #1 priority?

PARKS

Create safe, walkable connections to parks, greenways, and neighborhood destinations.

Ensure that people of all ages and abilities can benefit from the health impacts of parks and programs.

Provide community spaces for gathering, arts, and events that foster collective care and stewardship.



CONNECTIVITY

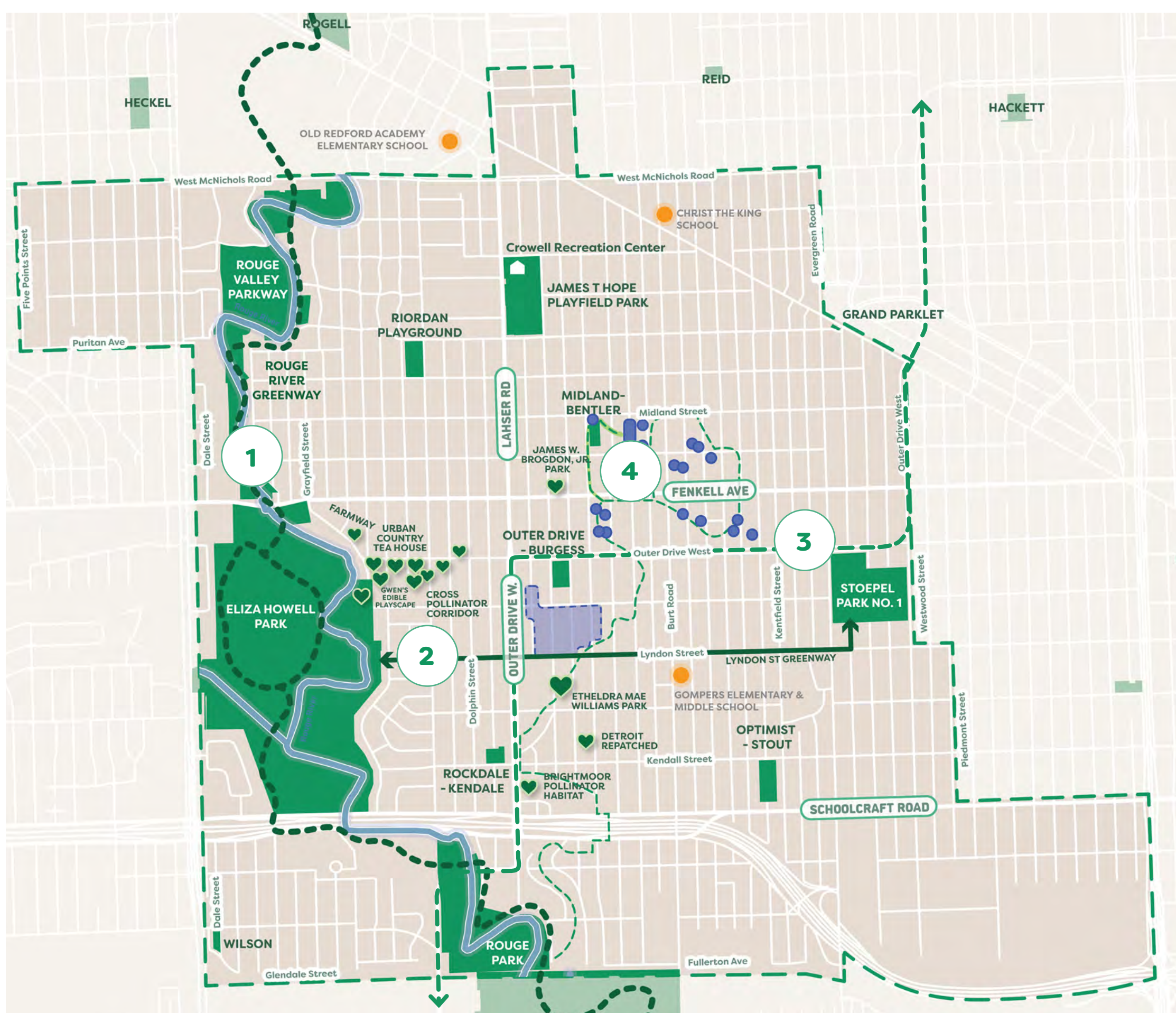
INCLUSION

COMMUNITY

CONNECTED GREEN SPACES

Picture something like this at these locations!

..or improved sidewalks here!



ROUGE RIVER GREENWAY



OUTER DRIVE GREENWAY



ENHANCED LYNDON GREENWAY



NEW STORMWATER CONNECTION

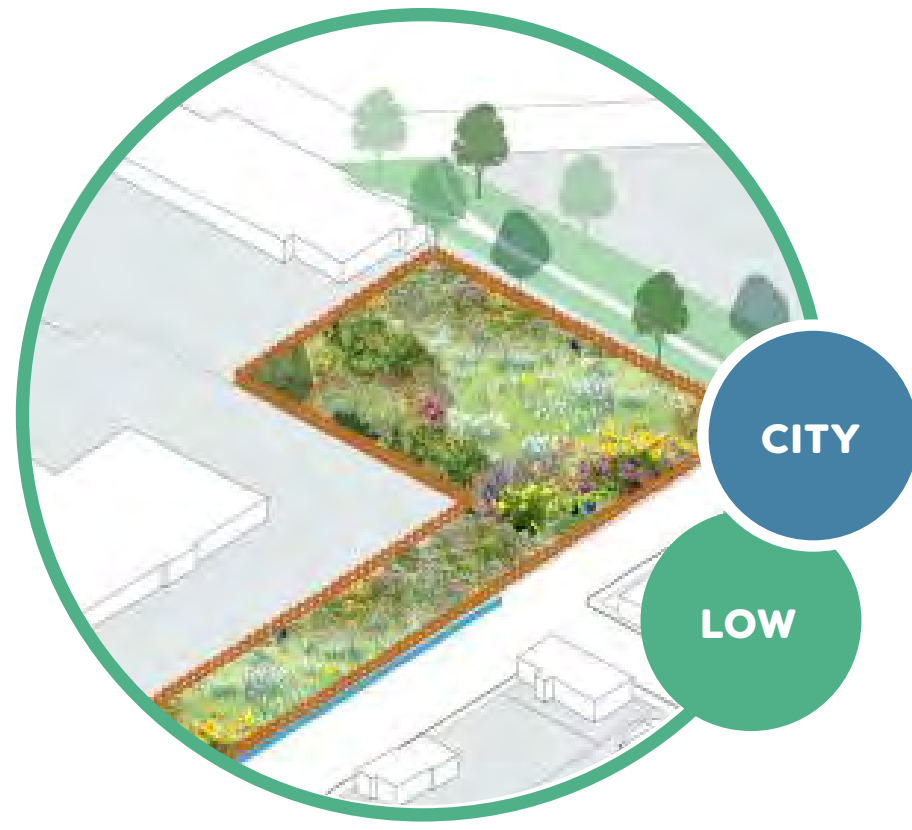
- LEGEND**
- STORMWATER SITES
 - CITY PARKS
 - ↔ EXISTING GREENWAY
 - ROUGE RIVER GREENWAY (FUTURE)
 - ♥ COMMUNITY CREATED GREEN SPACES
 - ↔ OUTER DRIVE WEST

Vacant Land Strategy

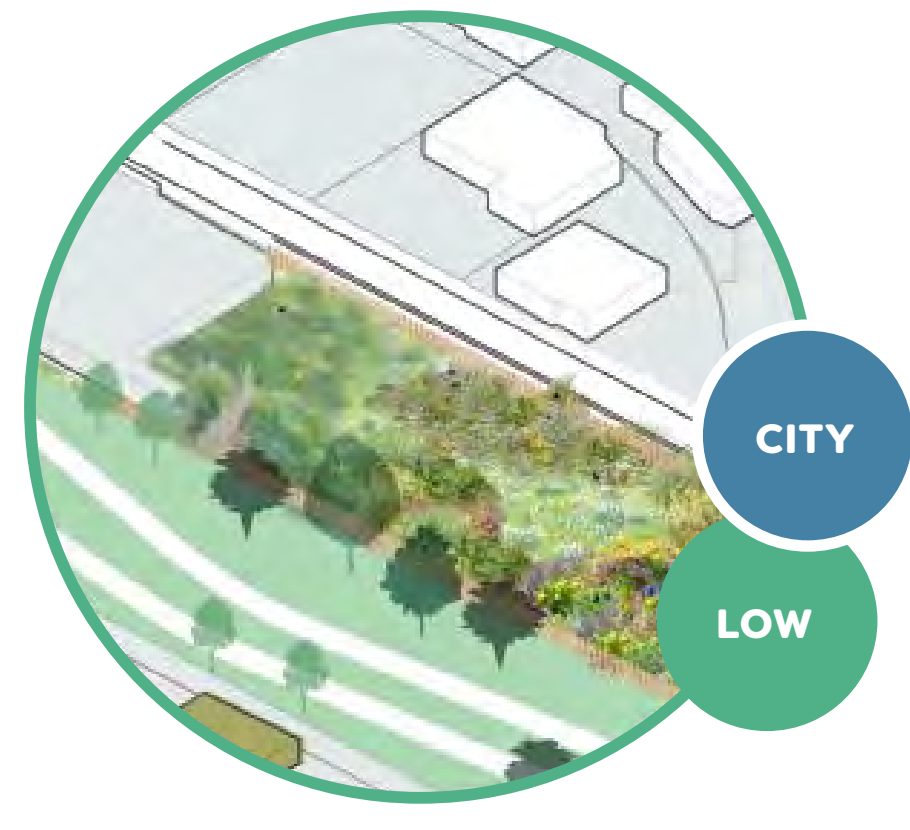
TYOLOGIES*



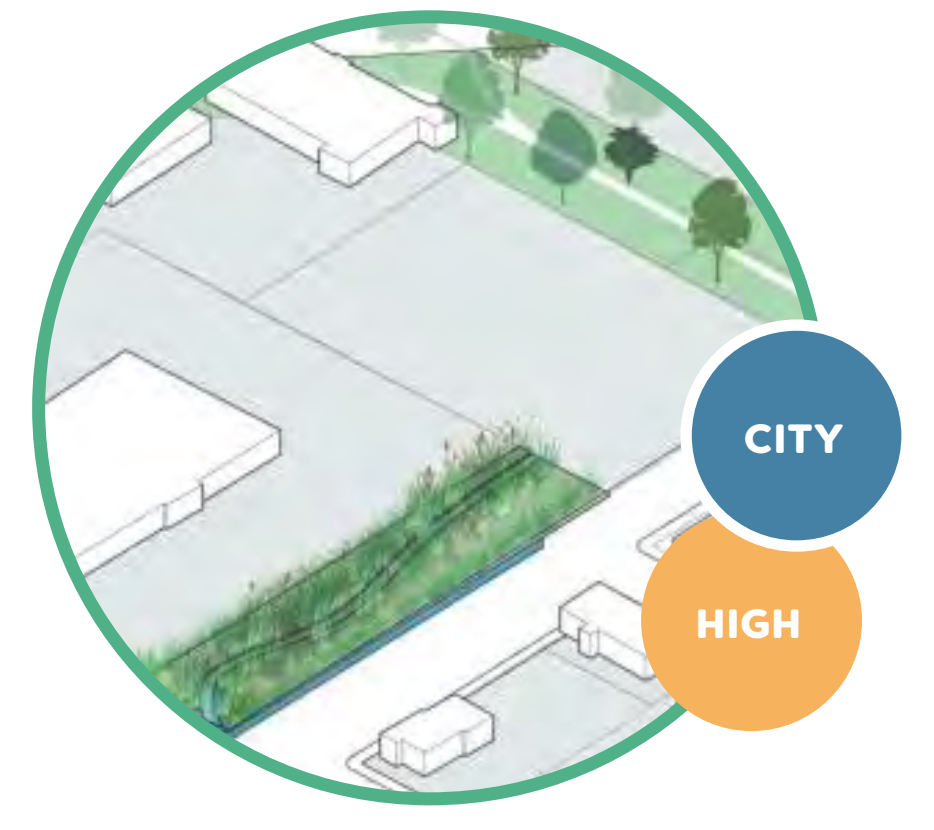
**COMMUNITY/PARTNER
ACTIVATION**



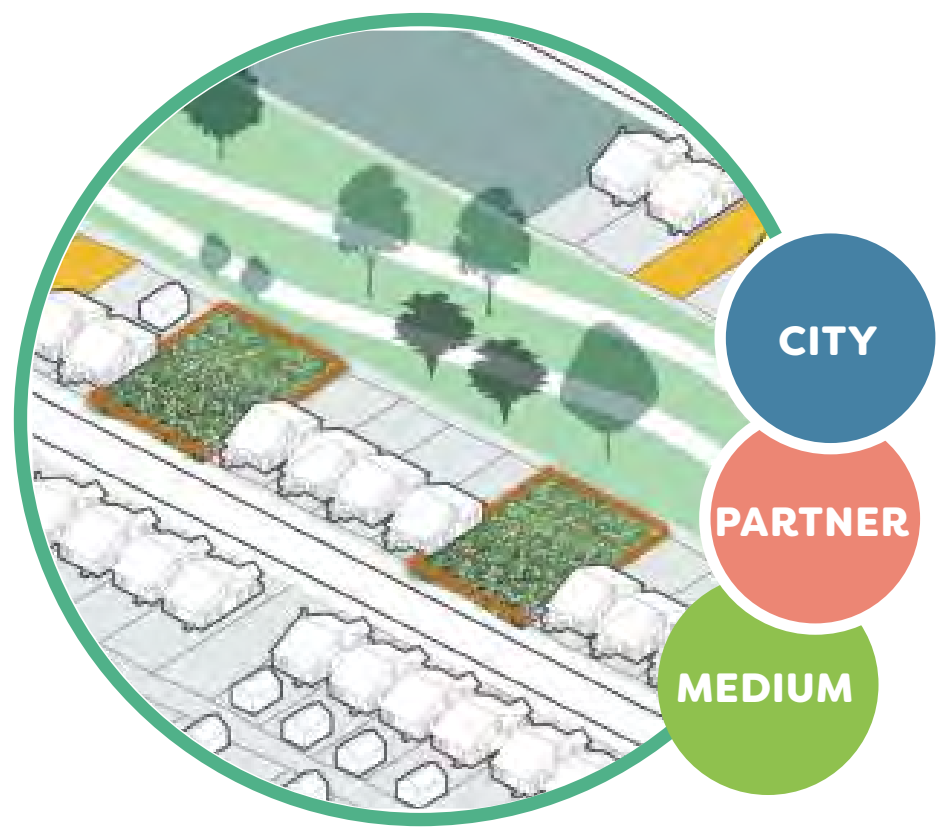
MEADOW



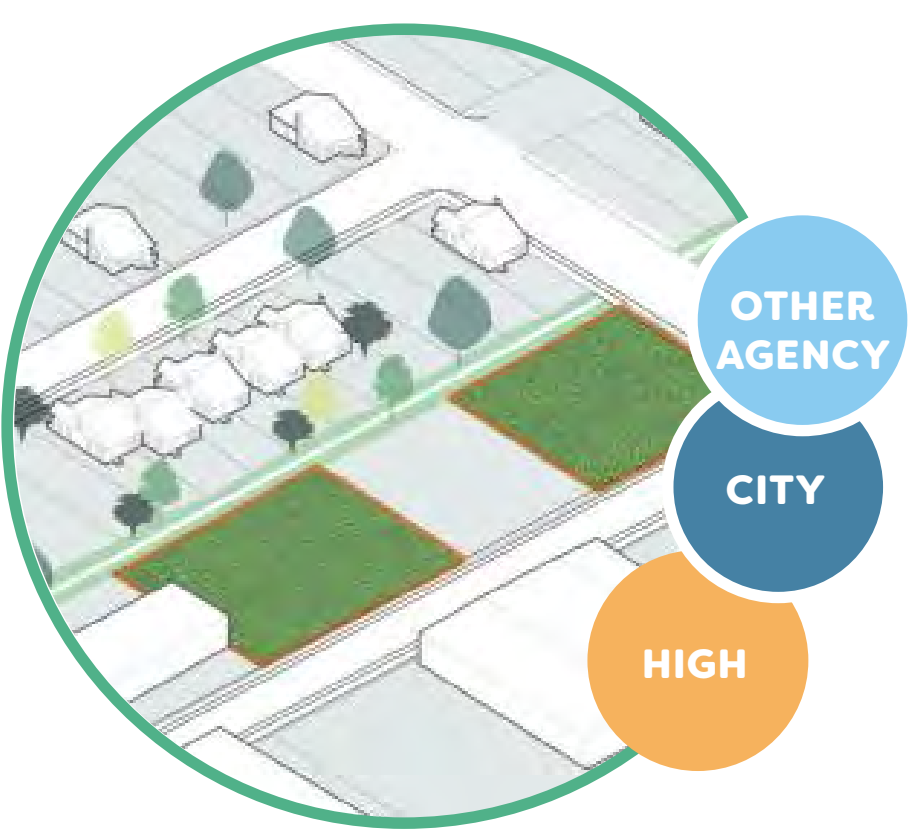
**WILDFLOWER
LAWN**



**GREEN STORMWATER
INFRASTRUCTURE (GSI)**



**TARGETED
CLEAN & CLEAR**



**INDUSTRIAL
CLEANUP**



TREE PLANTING



AGRICULTURE

LEGEND

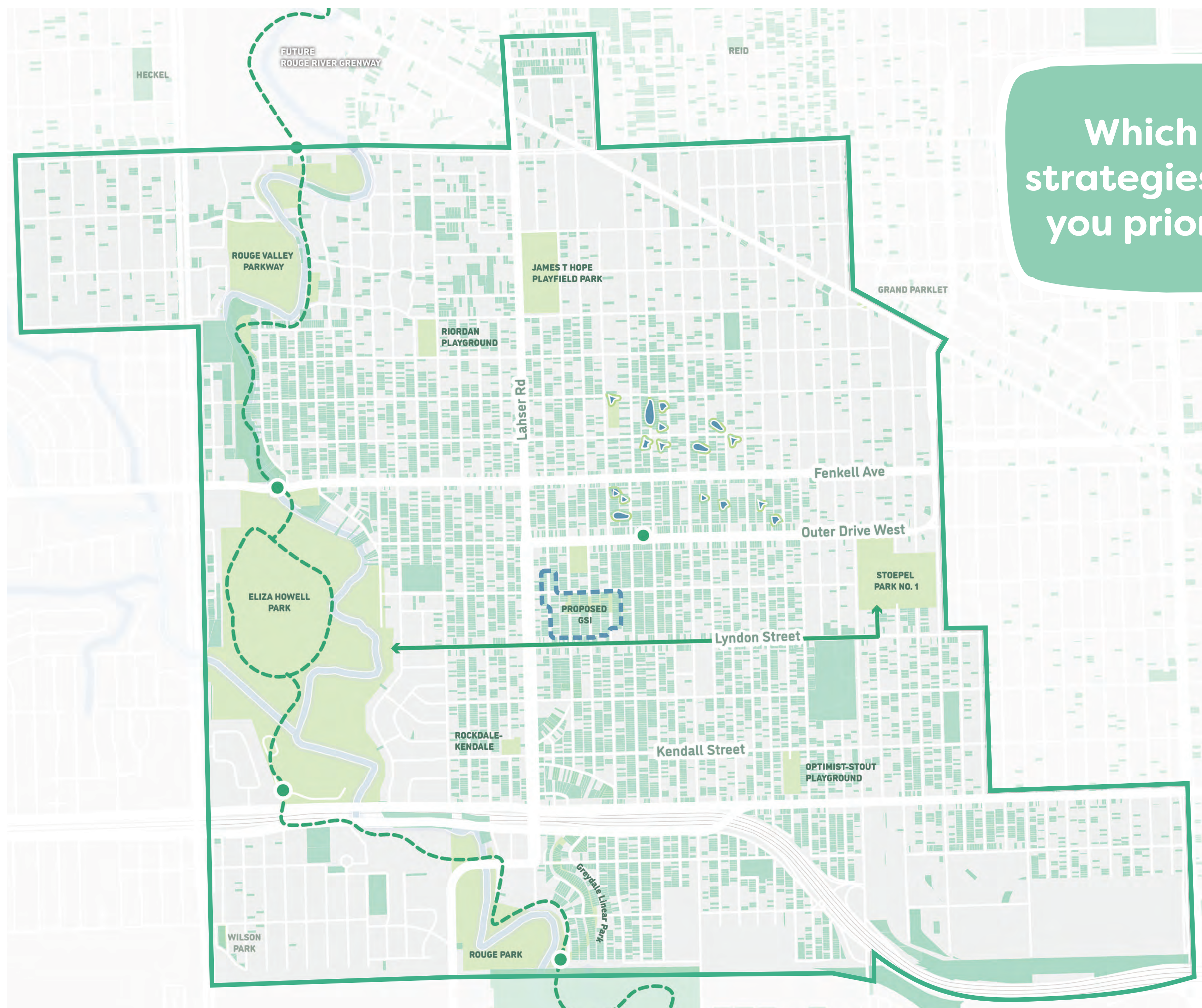
LEVEL OF EFFORT



RESPONSIBILITY



*VACANT LAND STRATEGIES SHOWN ARE FROM THE JOE LOUIS GREENWAY PROJECT



Which two strategies would you prioritize?

LEGEND

- STORMWATER SITES
- CITY PARKS
- EXISTING GREENWAY
- VACANT LOT
- ROUGE RIVER GREENWAY (FUTURE)