

Russell Woods / Nardin Park Neighborhood Framework

Community Meeting
June 28th, 2018



Introductions

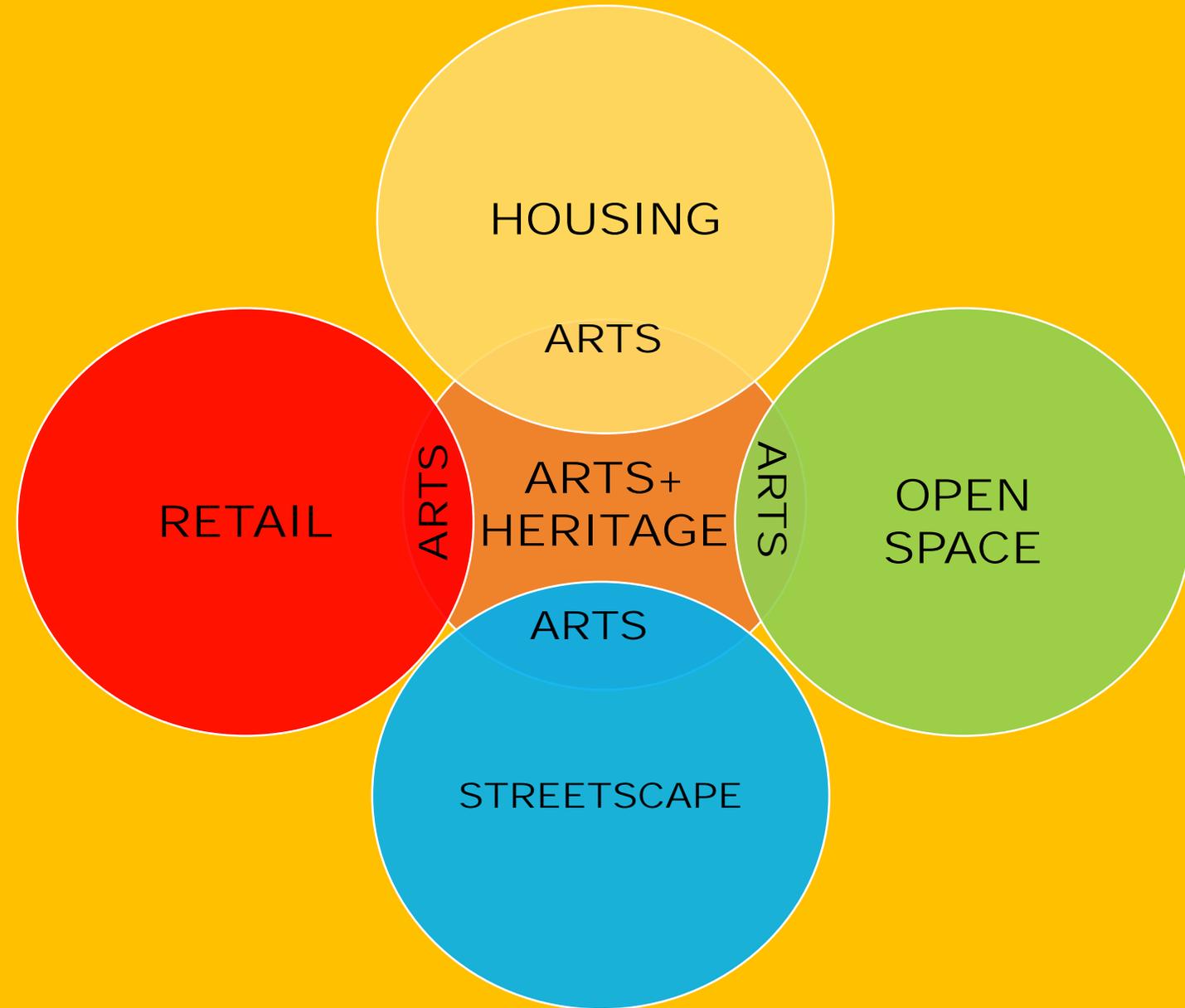
Tonight's Agenda

- Project Scopes (30m)
 - Arts & Heritage (10m)
 - Retail (10m)
 - Streetscape (10m)
- Worksession (60m)

PROJECT BOUNDARIES

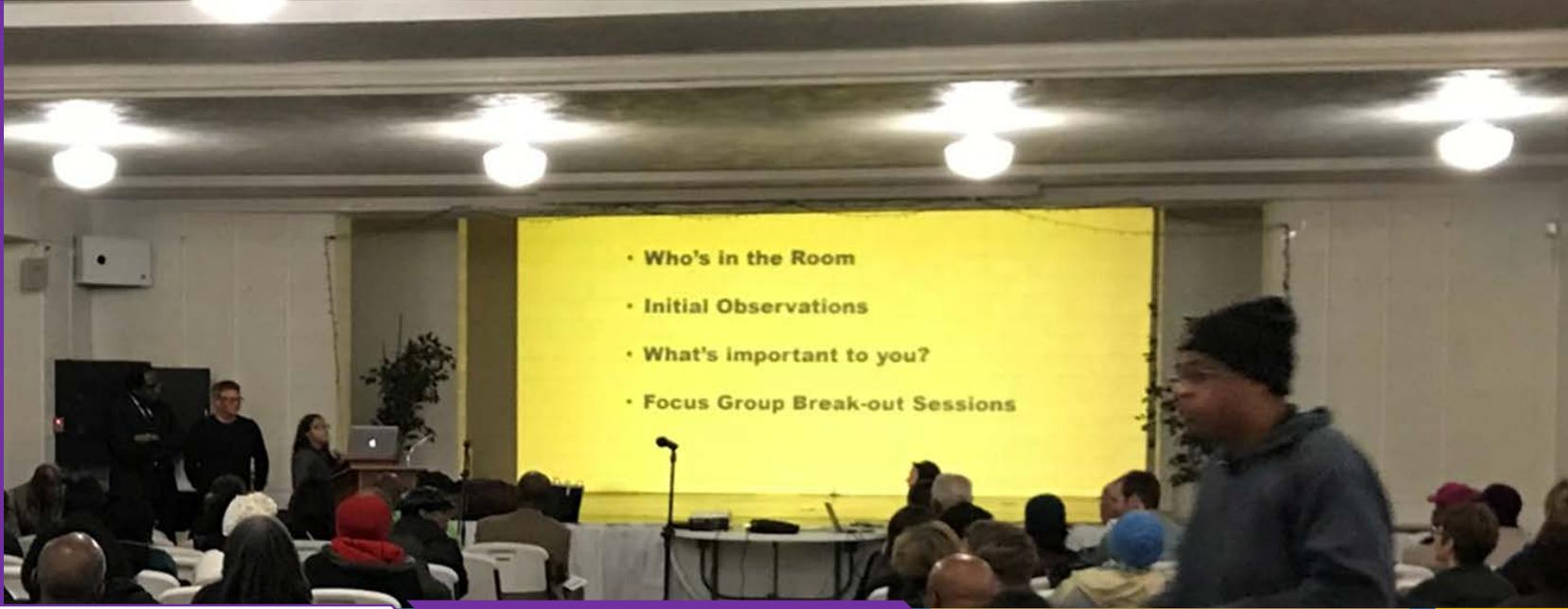


PROJECT SCOPE



- 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 throughout neighborhood

Project Schedule



COMMUNITY ENGAGEMENT

- MEET & GREET
- FOCUS GROUPS
- WORKSHOPS

1ST
MEETING
APRIL 17,
2018

2ND
MEETING
PART I
JUNE 2018

2ND
MEETING
PART II
JULY 2018

OPEN
HOUSE
AUGUST
2018

5TH
MEETING
DECEMBER
2018

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

Summary of 1st Community Meeting

- 80 people in the room
 - 51% Russell Woods residents
 - 20% Nardin Park residents
 - 28% Other neighborhood areas
- Initial Observations
- What's important to you?
- Worksessions



A residential street scene with houses and trees, overlaid with a yellow filter. The scene shows a row of houses with gabled roofs and a person riding a bicycle on the street. The text is overlaid on the image.

WHO IS IN THE ROOM?

GET TO KNOW THE RESIDENTS

Keypad Polling

90

Participants at the beginning
of the presentation

75-80

Participants answered
questions throughout the
presentation

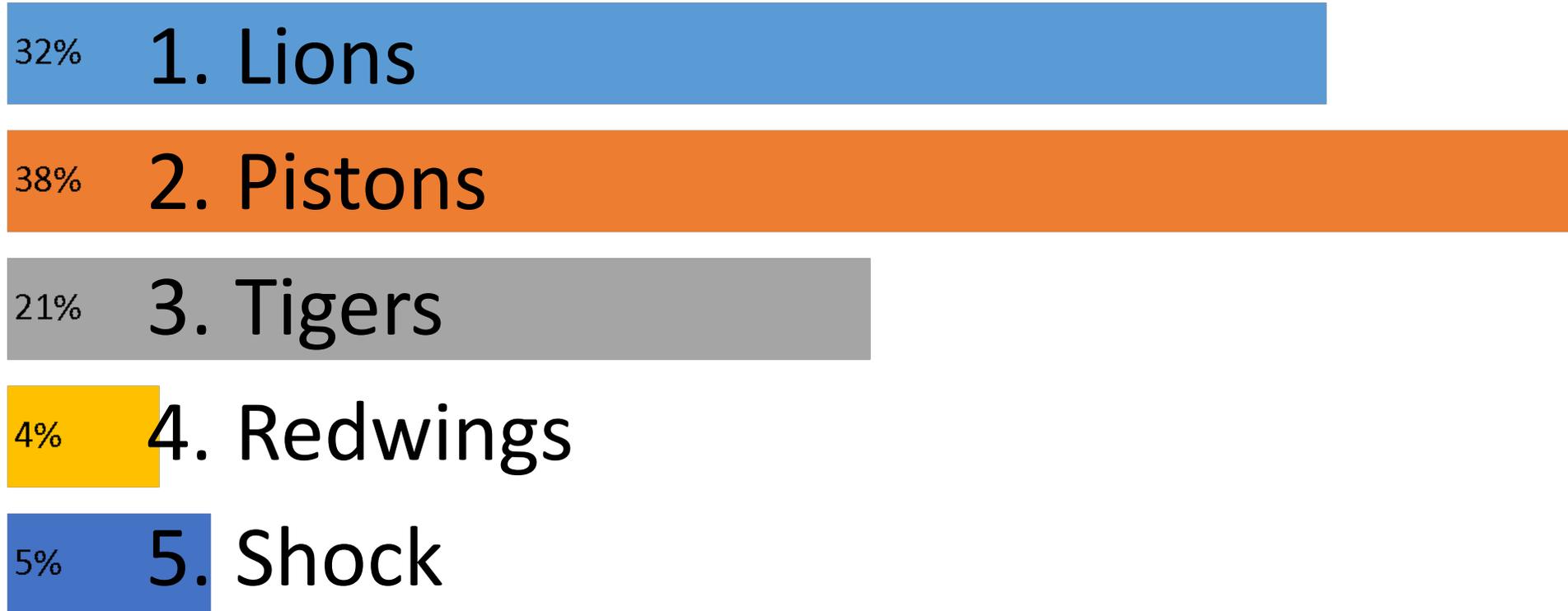




When the polling opens you will select any key and your keypad light should flash green

To change your answer, press the buttons for your preferred choice again. The last choice you select will register.

What is your favorite hometown sports team?



What part of the neighborhood do you live or work in?

40% 1. Nardin Park

14% 2. Russell Woods

5% 3. Oakman Blvd

8% 4. Dexter Ave

15% 5. Grand River / Livernois

17% 6. I do not live or work in the neighborhood

How long have you lived or worked in the neighborhood?

8% 1. 0-2 years

8% 2. 3-10 years

6% 3. 11-25 years

61% 4. 26+ years

17% 5. I do not live or work in the neighborhood

Which of the following best describes your interest in Russell Woods + Nardin Park (Select up to 2)

6% 1. I own a business in the area

40% 2. I own a home in the area

6% 3. I rent a home in the area

8% 4. I work in the area

29% 5. I attend activities in the area (church, sports

10% + recreation, etc.)

6. Other

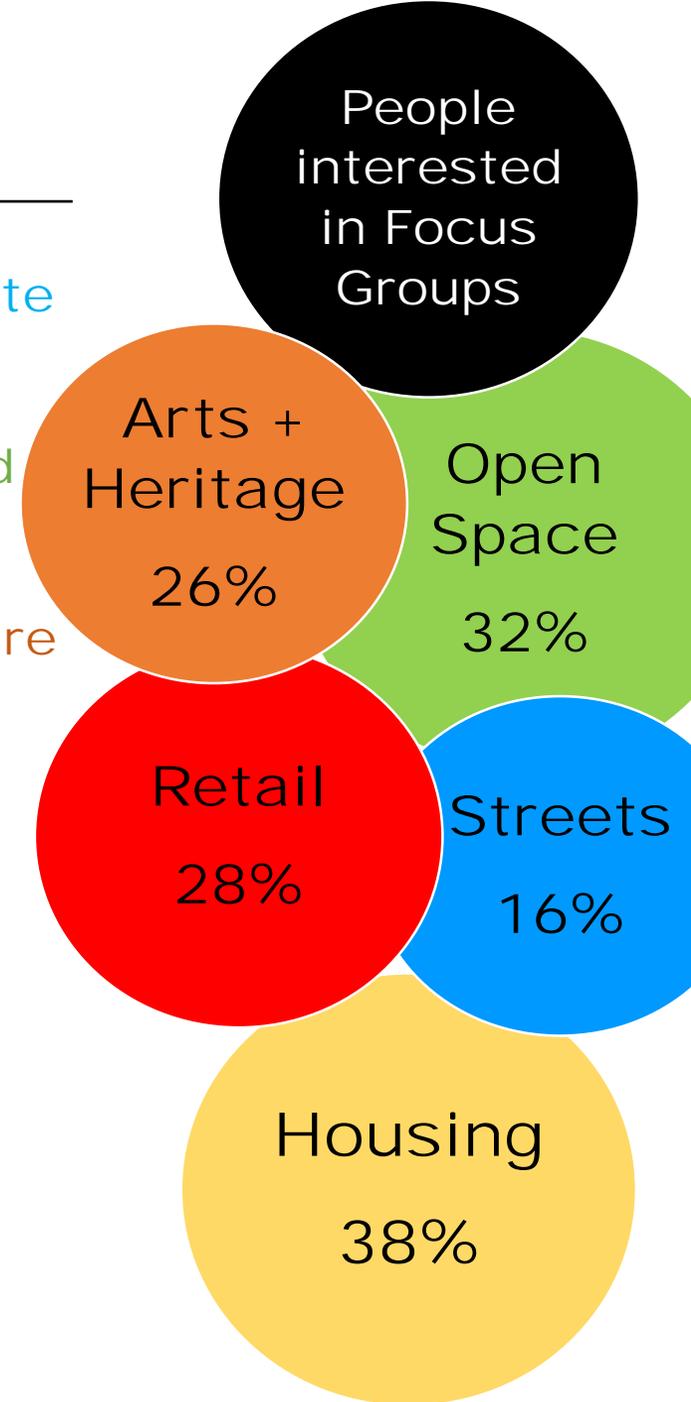
COMMUNITY MEETING

What we heard.....

- Davison Ave – was the **most dangerous** street for pedestrians/ drivers
- Participants **would like art on commercial corridors**
- The Arts are **intersect all scopes**
- **40%** of participants **leave the neighborhood daily to buy goods/ services**
- **#1 concern - Public safety**
- Participants **want vacant land to connect to commercial areas**
- Waverly, Tyler & Cortland – were areas of concern for housing
- **23%** of participants want **more job training programs**

FOCUS GROUPS

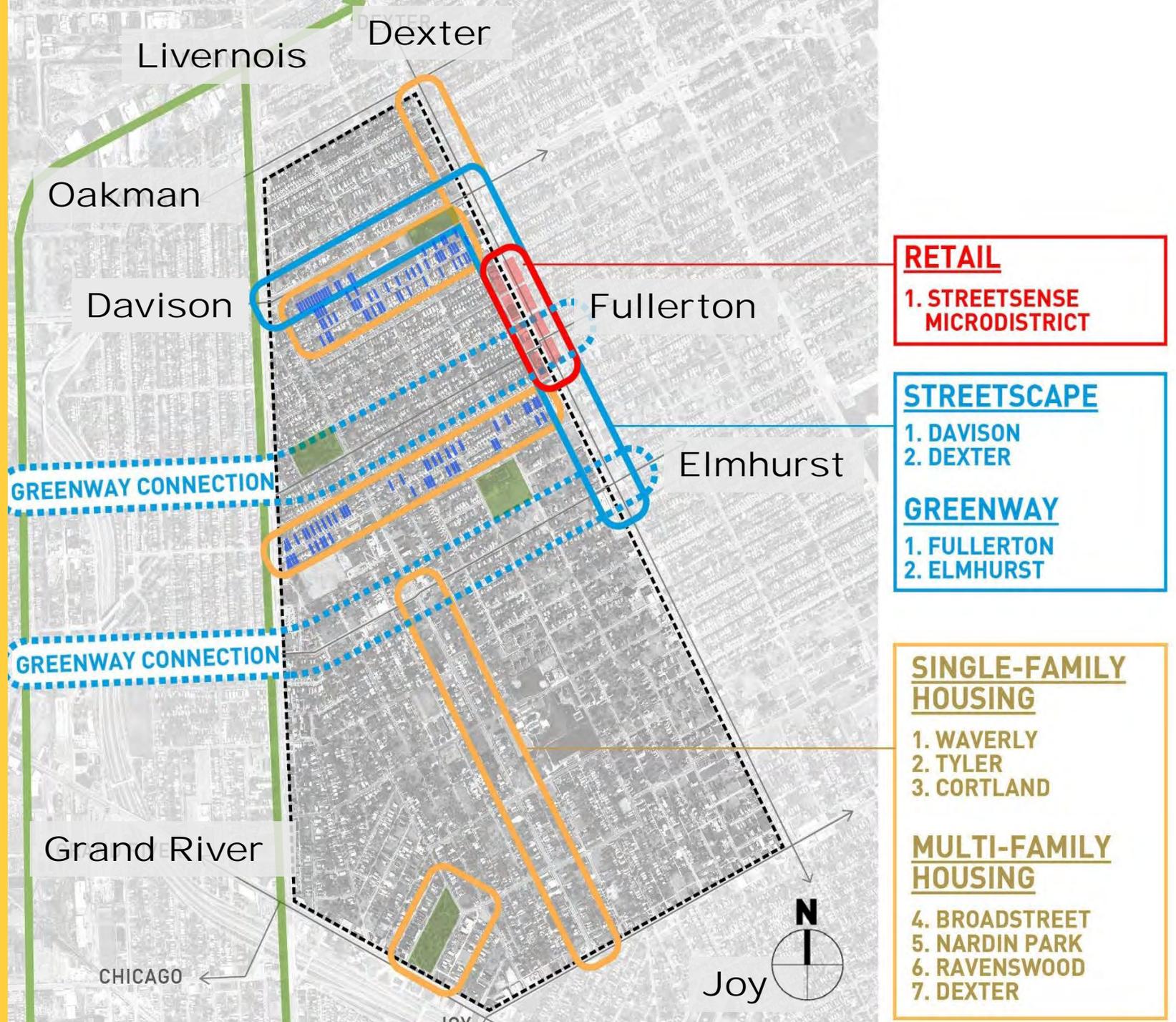
- **Re-establish the Broadstreet parade route**
- Participants want to **increase recreation and improve open space**
- Neighborhood Stories are **very important**
- Participants want **increased visibility + safety for vacant lots**
- Participants were interested in home-based businesses



Neighborhood Overview

WE HAD A LOT OF INPUT ON:

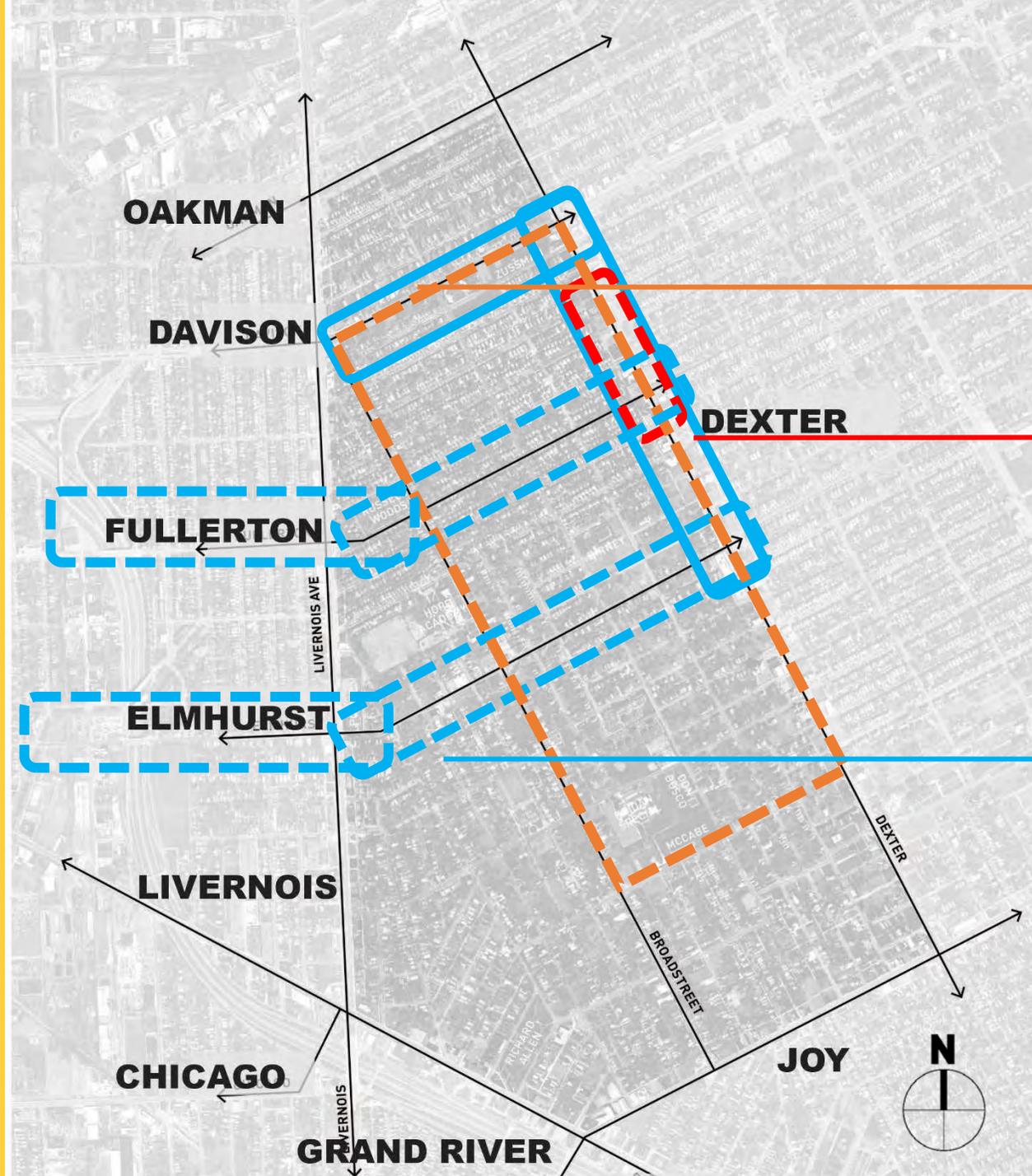
- ARTS + HERITAGE
- HOUSING
- RETAIL
- STREETScape
- OPEN SPACE + PARKS + PUBLIC LANDS



Neighborhood Overview

TONIGHT WE WILL DISCUSS:

- ARTS + HERITAGE
- RETAIL
- STREETScape



ARTS + HERITAGE

1. HISTORIC SITES
2. THE ARTS AND HERITAGE
3. TELLING STORIES

RETAIL

1. STREETSENSE MICRODISTRICT

STREETScape

1. DAVISON
2. DEXTER

GREENWAY

1. FULLERTON
2. ELMHURST

WAYS TO ENHANCE RUSSELL WOODS + NARDIN PARK:

PART 1

- STRATEGY #1: ARTS + HERITAGE

HIGHLIGHT AND SUGGEST WAYS TO CELEBRATE THE ARTS AND HERITAGE OF RUSSELL WOODS + NARDIN PARK

- STRATEGY #2: RETAIL

IMPROVE QUALITY OF LIFE BY PROVIDING ACCESS TO LOCAL GOODS/SERVICES

- STRATEGY #3 STREETScape

IMPROVE NEIGHBORHOOD CONNECTIONS TO INCREASE TRAVELER SAFETY AND ENHANCE RETAIL CORRIDORS

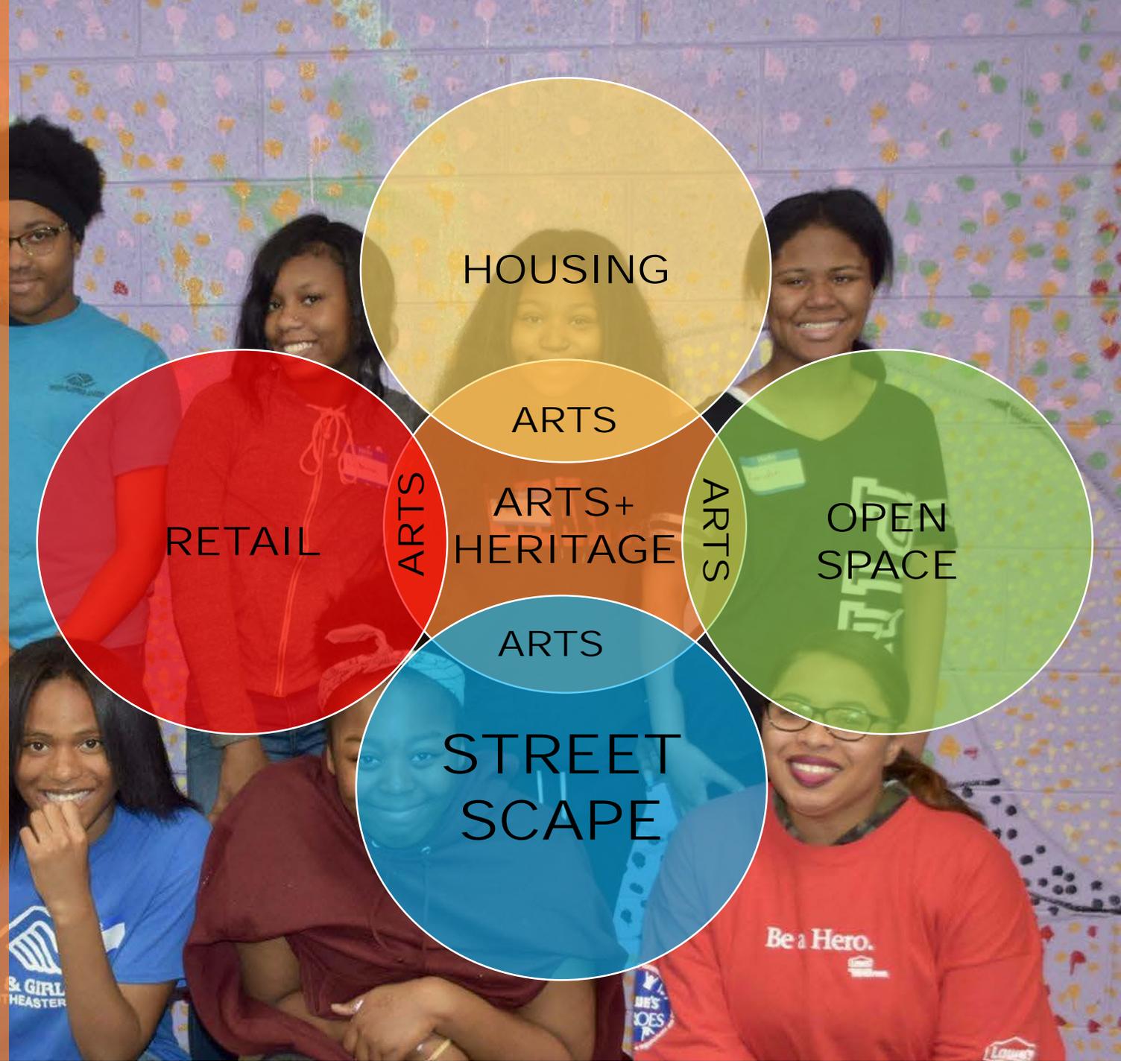


**ARTS +
HERITAGE**

ARTS + HERITAGE

1. Heritage creates a sense of place
2. The ARTS provide hope and inspiration

In April, community members identified neighborhood stories as the most defining characteristic of the neighborhood



Significant Sites: Cultural History

Dexter Theater

We can utilize
Heritage for
community
improvements.



11614 DEXTER

Significant Sites: Cultural Heritage

Photo Studio & Record Shop

- 4546 Elmhurst St

Club Dexter Speakeasy

- 11740 Dexter Ave

Dexter Chop House

- 12021 Dexter Ave

Jazz Club, The Minor Key

- 11541 Dexter Ave

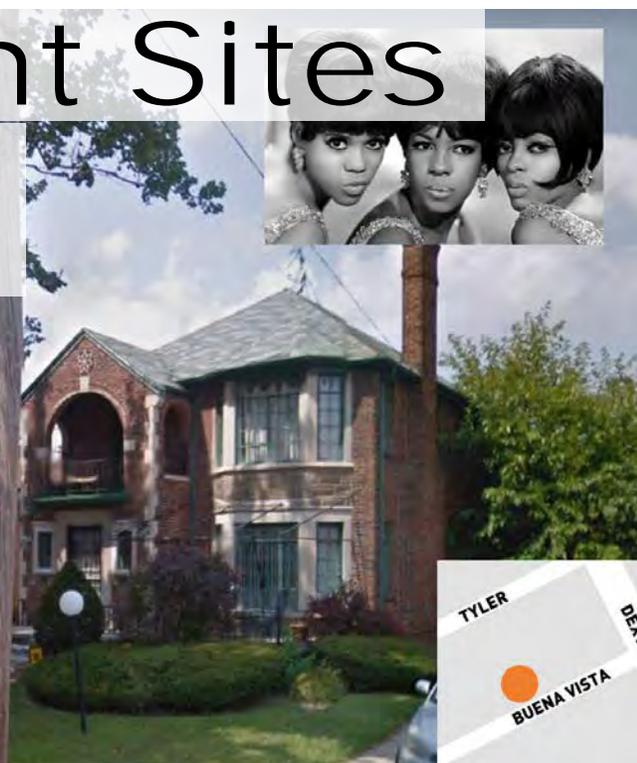
Langston Hughes Theatre

- 13125 Livernois Ave



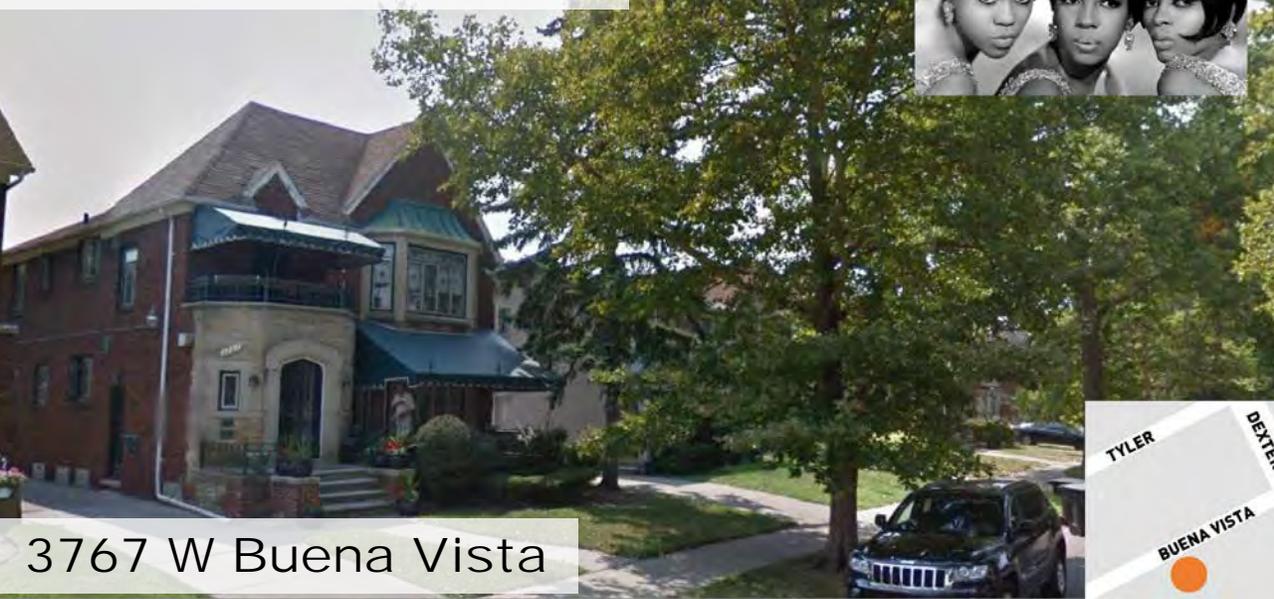
Significant Sites

Former home of
Diana Ross



3762 W Buena Vista

Former home of
Florence Ballard



3767 W Buena Vista

Former home of
Mary Wilson



4099 W Buena Vista

Former home of
Dinah Washington



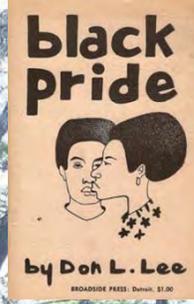
2002 Buena Vista

Significant Sites

Former home of
Dudley Randall
Michigan Poet Laureate



12651 Old Mill Place



St. Cecilia's Gym

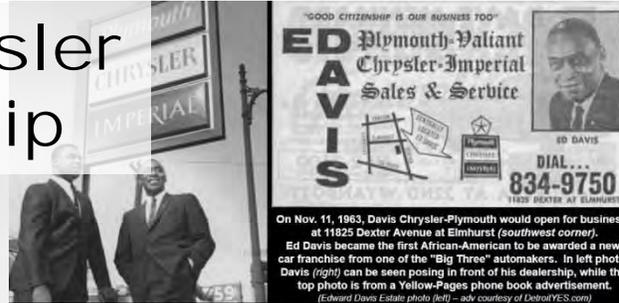


6340 Stearns Ave

Former David Chrysler
Plymouth Dealership



11825 Dexter Ave



Home designed by
Nathan Johnson



12547 Broadstreet Ave

Significant Sites

Art in Russell Woods Park, 1959



Jazz Festival in Russell Woods



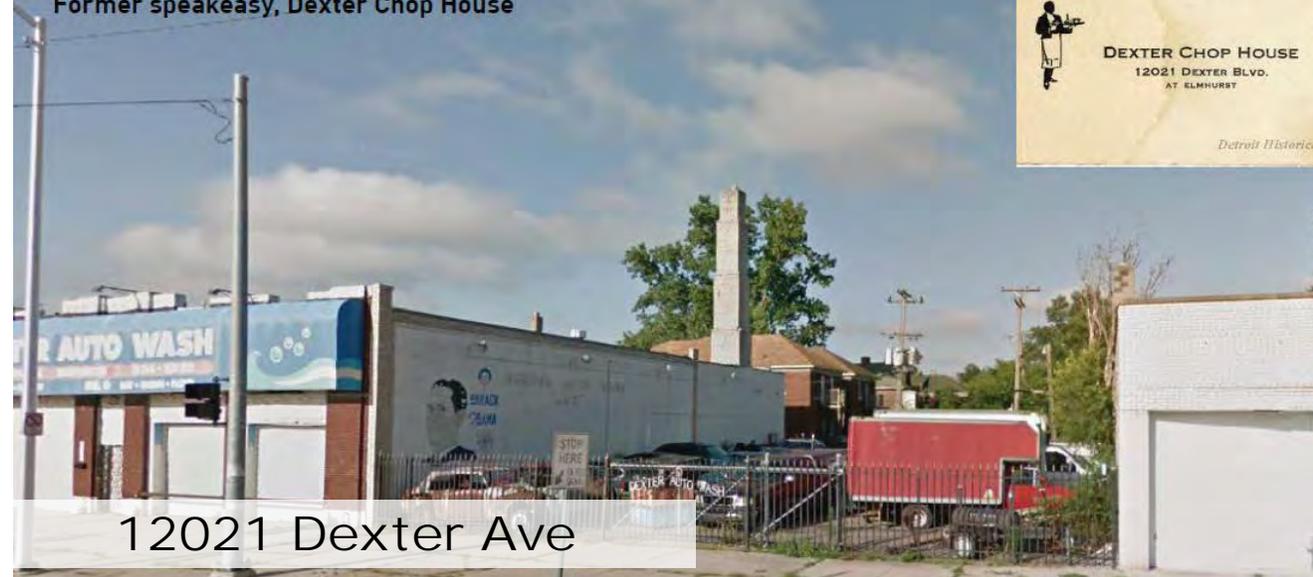
Former Vaughn's Bookstore



Edward Vaughn, chairman of Forum '66 and owner of Vaughn's Book Shop, headquarters for the Convention, propagandizes for the program.
NEGRO DIGEST June 1967 19

Former Speakeasy

Former speakeasy, Dexter Chop House



12129 Dexter Ave

12021 Dexter Ave

ARTS+ HERITAGE OVERVIEW

Oakman Blvd
Historic District

Russell Woods
Historic District



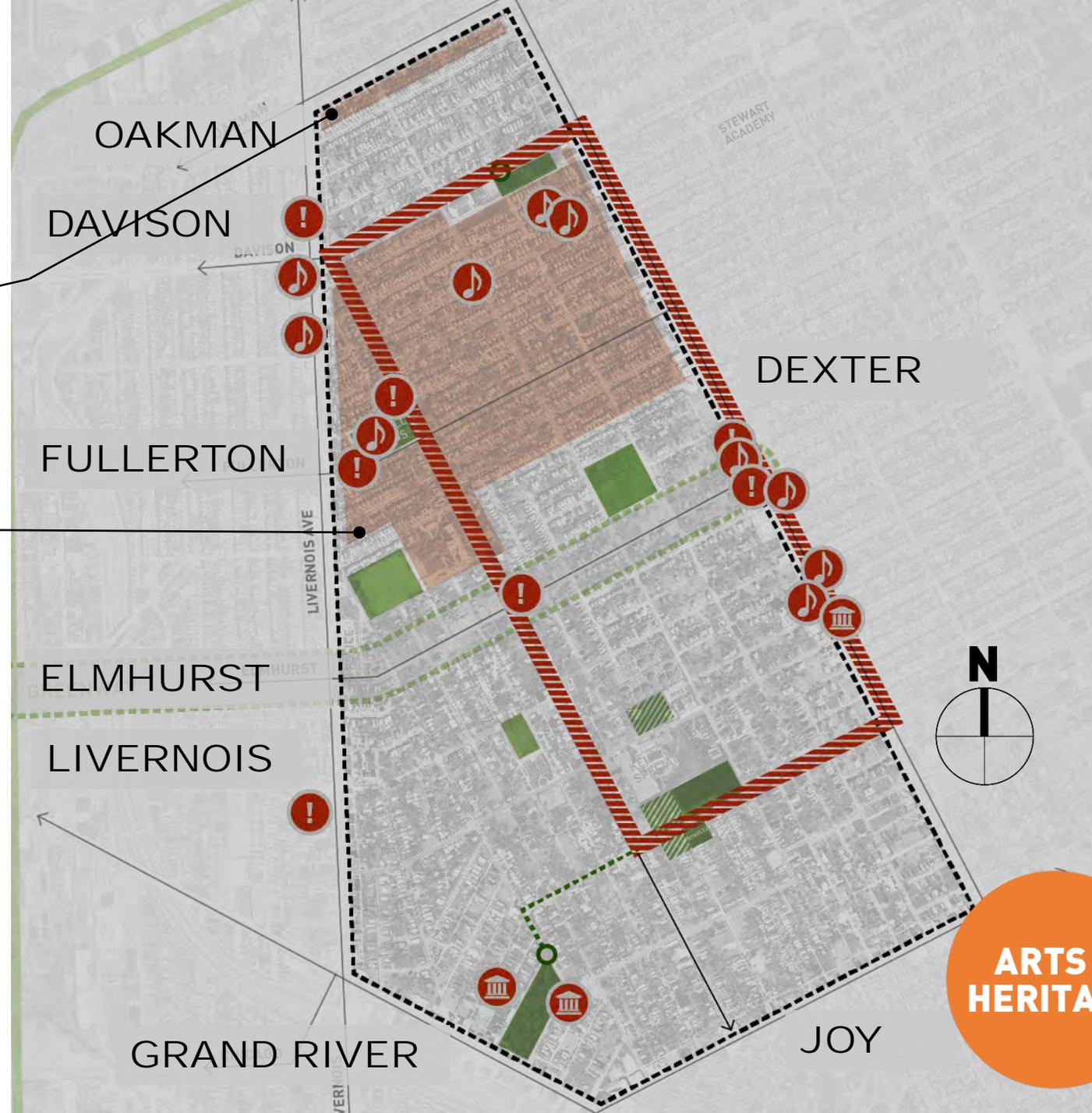
SIGNIFICANT SITES



MUSIC & ENTERTAINMENT HISTORY



**HISTORIC PROPERTIES &
COMMUNITY INSTITUTIONS**



Precedents

Art in Place



ARTS + HERITAGES STRATEGY:

To highlight and
suggest ways to
celebrate the Arts and
Heritage of Russell
Woods + Nardin Park



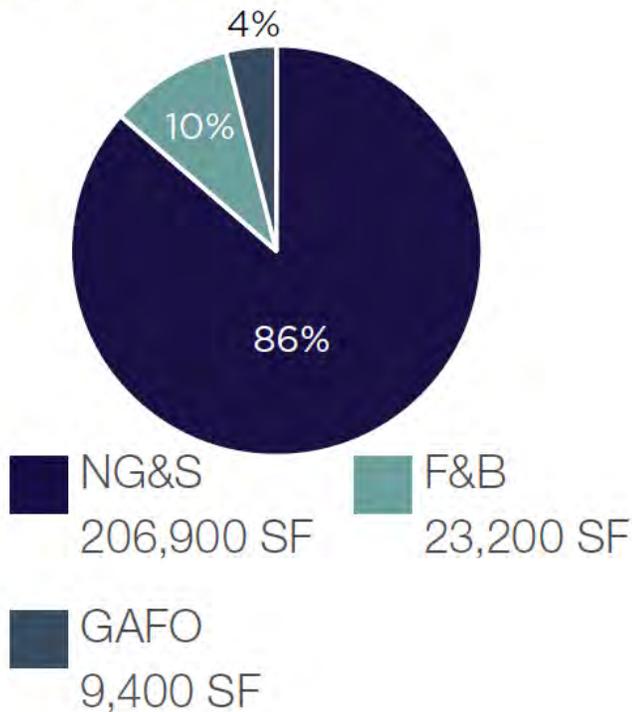


RETAIL

Streetsense Commercial Corridor Strategy



Retail Demand



- Completed in February of 2018
- Looked at the Retail Demand in 13 corridors in Detroit
- 2 focus groups in 2017

Major Recommendations

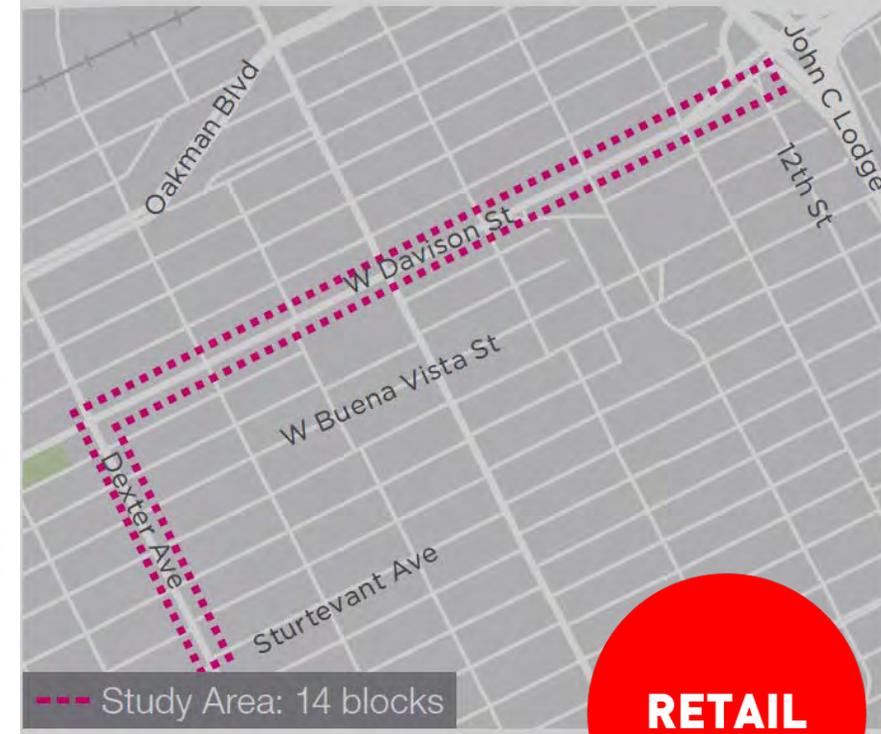
- Address blighted buildings along Dexter Street
- Pursue an infill development strategy along Dexter Street
- Permit street (curbside) parking along West Davison Street

NG&S = Neighborhood Goods and Services

F&B = Food and Beverage

GAFO = General Merchandise, Apparel, Furnishings and Other

**TOTAL RETAIL DEMAND: 239,500 SF
OR 4 DOUBLE-SIDED BLOCKS**



Local Retail - Dexter

- Identify city owned buildings for potential rehabilitation
- Identify prime areas for potential Motor City Restore + Motor City Match recipients

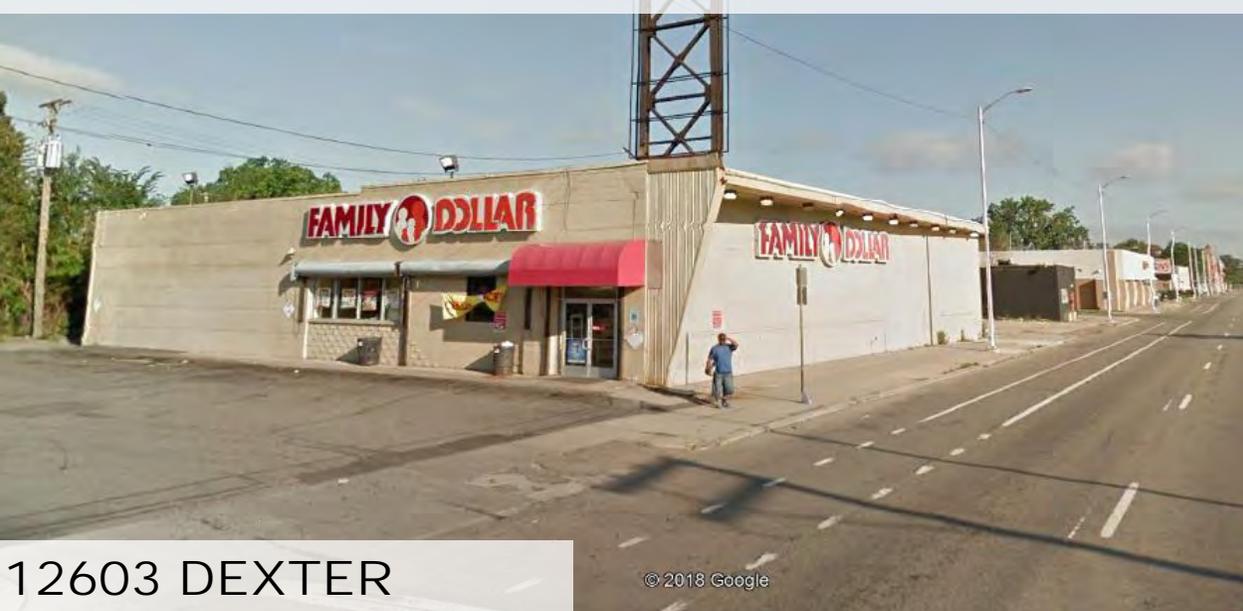


13118 DEXTER

- EXISTING BUSINESSES
- CITY OWNED BUILDINGS
- CITY OWNED PARCELS



Existing Businesses- Dexter



12603 DEXTER

© 2018 Google



12707 DEXTER



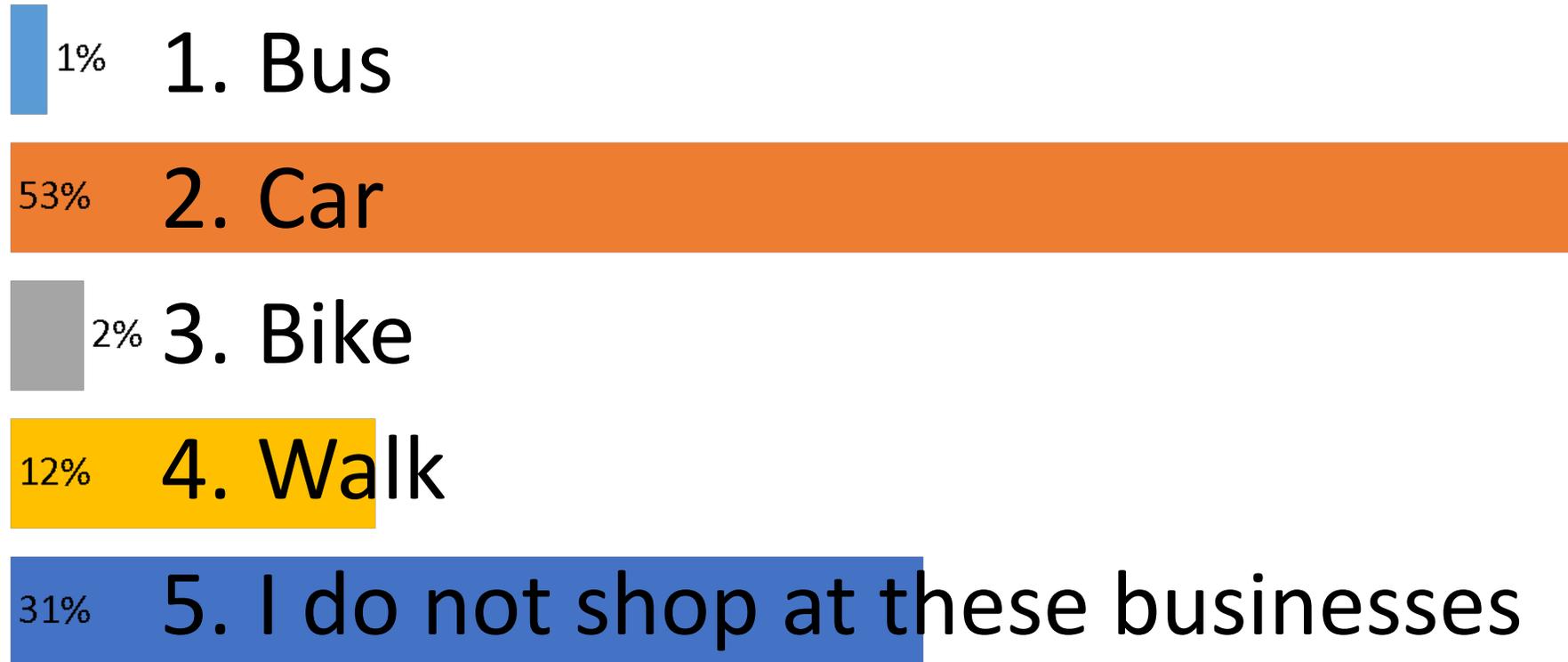
12840 DEXTER



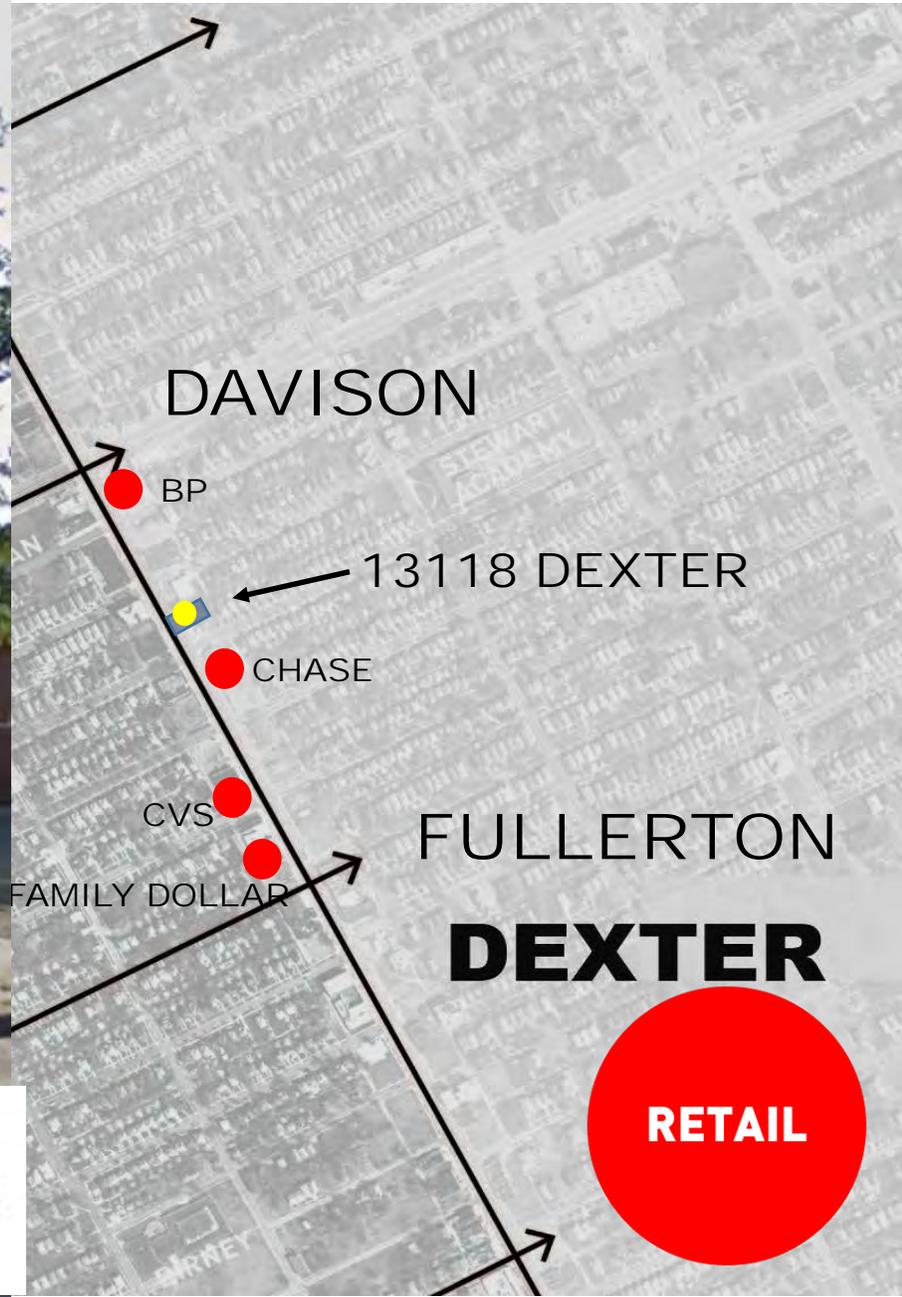
12041 DEXTER

RETAIL

How do you access existing businesses along Dexter?



Potential Retail Buildings - Dexter



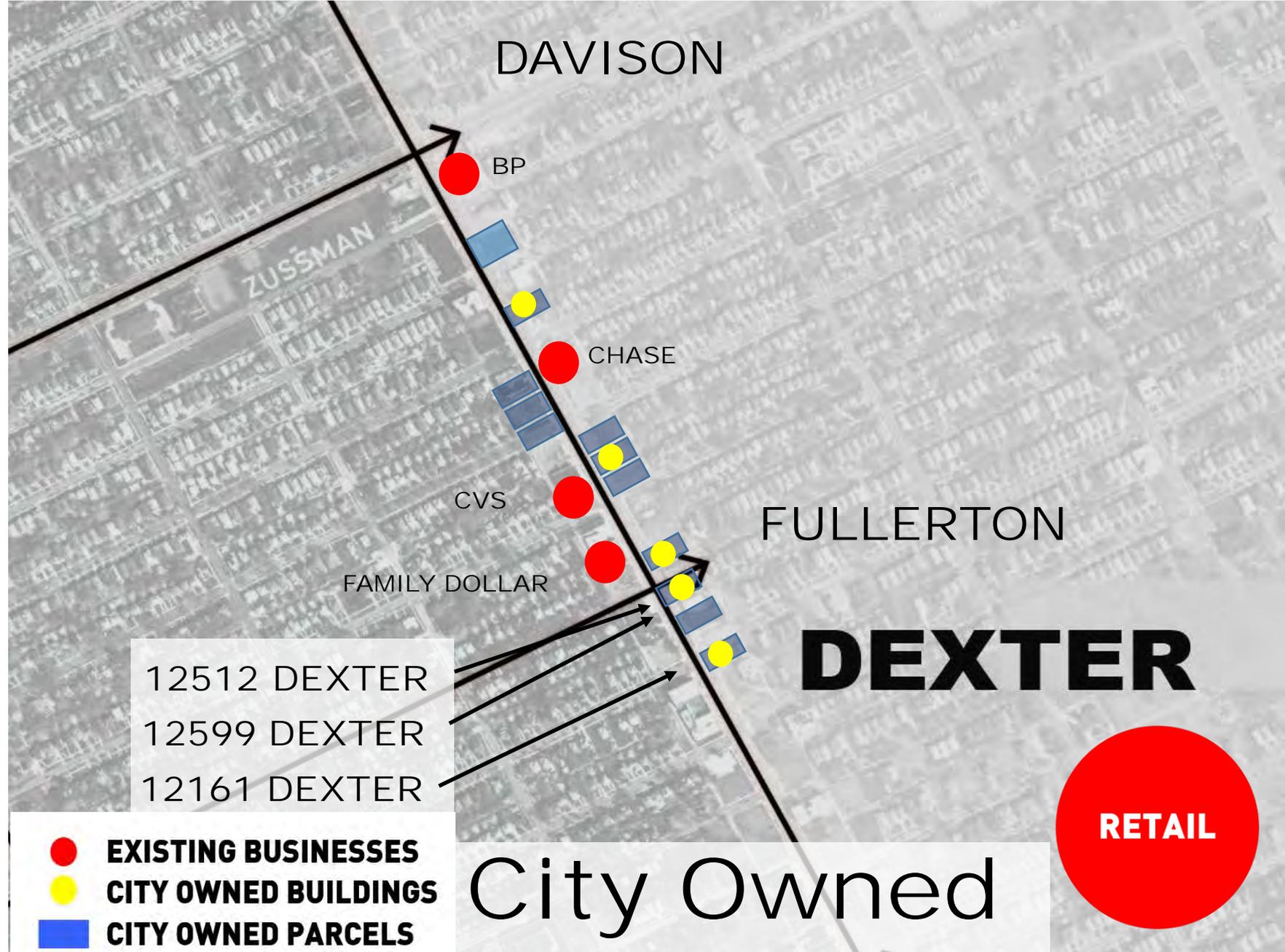
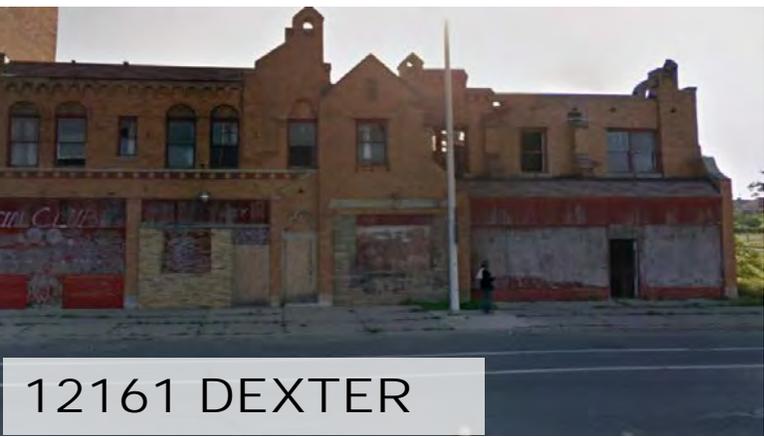
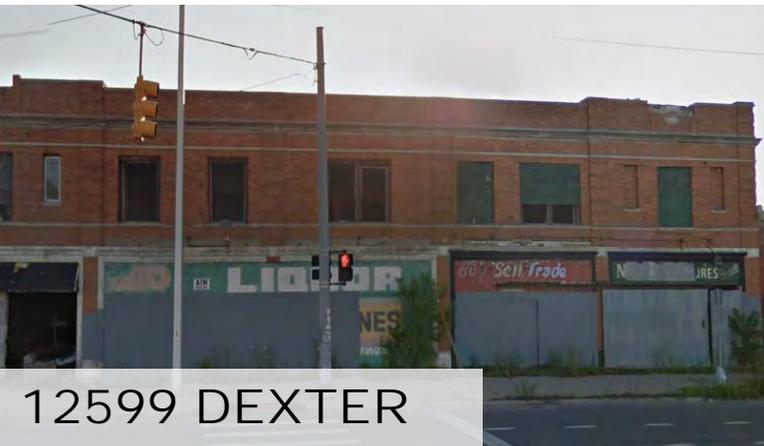
13118 DEXTER

City Owned

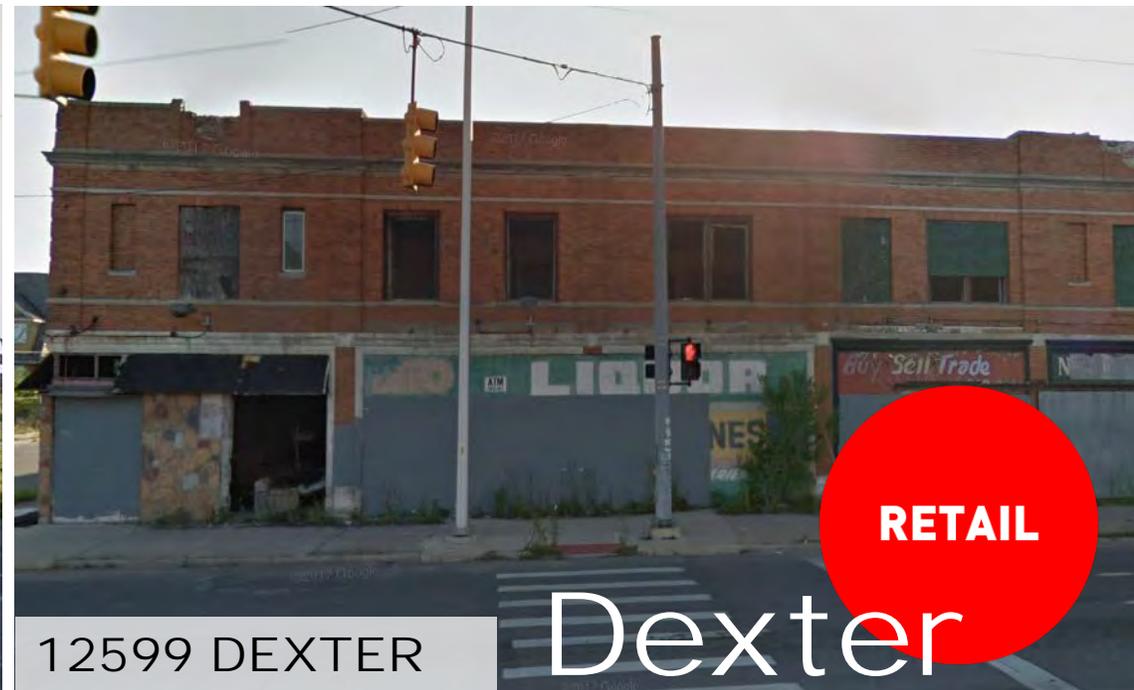
- EXISTING BUSINESSES
- CITY OWNED BUILDINGS
- CITY OWNED PARCELS

RETAIL

Potential Retail Buildings - Dexter



City Owned Commercial Buildings



RETAIL

Dexter

Local Retail - Motor City Match Precedents



1701 TRUMBULL



Precedents



Local

12041 DEXTER



2443 BAGLEY



RETAIL



Regional

17400 LIVERNOIS



19345 LIVERNOIS

1464 GRATIOT

What types of retail do you visit outside the neighborhood? (select up to 3)

11% 1. Home repair / hardware

27% 2. Groceries

8% 3. Furniture

19% 4. Clothing / Shoes

13% 5. Personal Services (health and well-being products)

17% 6. Entertainment (theaters, clubs, etc.)

5% 7. Other



RETAIL

The Arts on Commercial Corridors

At Community Meeting #1, 36% of Participants wanted to see art on commercial corridors.....



DABLS BEAD MUSEUM

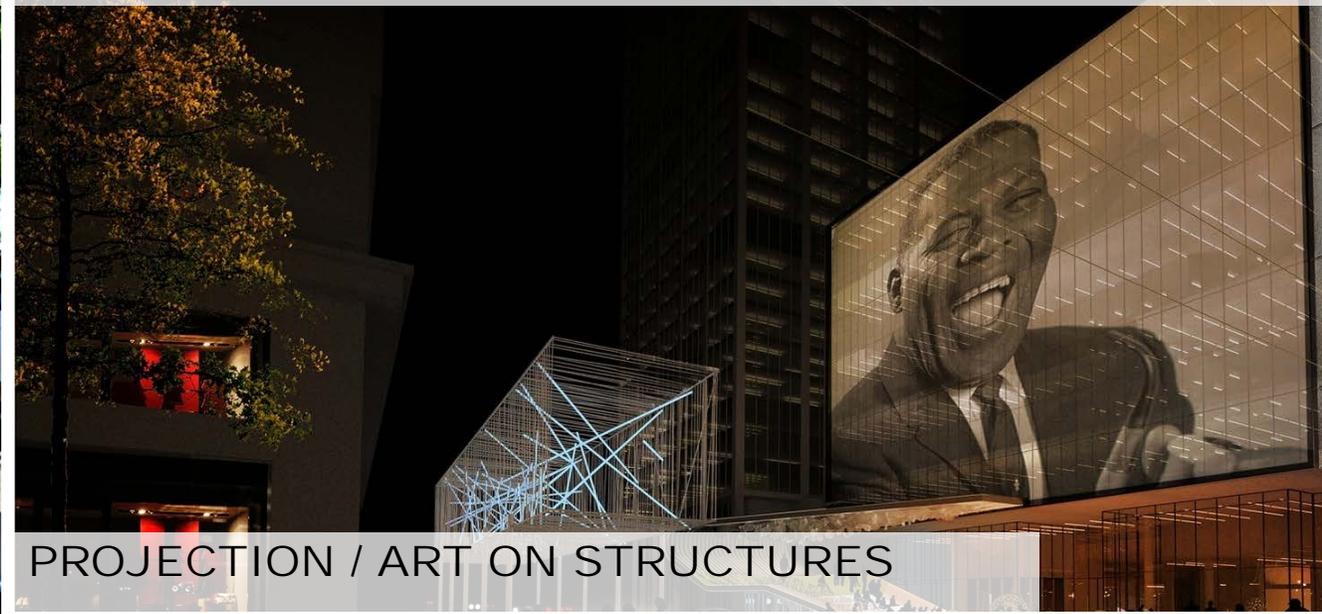
ARTS + HERITAGE

RETAIL

POTENTIAL STREET ACTIVATION



STREET FESTIVAL



PROJECTION / ART ON STRUCTURES



PROGRAMMING IN VACANT LOTS



LANDSCAPE SCREENING

What type of activation would you like to see along Dexter?



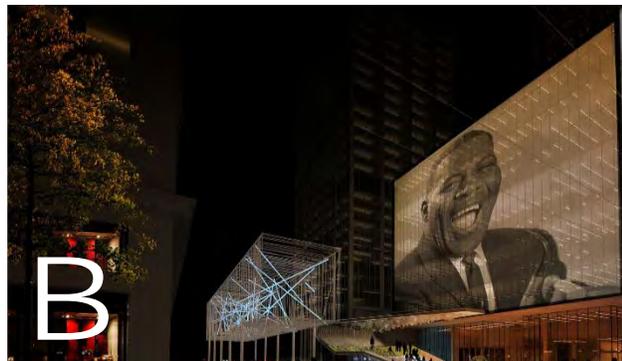
What type of activation would you like to see along Dexter?

15% A. Street Festival

12% B. Projection / Art on Structures

40% C. Programming in Vacant Lots

33% D. Landscape and Screening



Project Green Light



DETROIT POLICE DEPARTMENT
PROJECT GREEN LIGHT



What is Project Green Light?

The Program

- Surveillance by Detroit Police
 - Real time, officers visit area routinely

The Findings

- Carjackings have declined by **40%**
- Crime around businesses reduced by **23%**
- Participants across the city **323**
- Locations in neighborhood area **10**

REQUIREMENTS

- At least **5** businesses to sign up within **4** block radius
- Monthly cost not more than **\$250**
- Contact service provider for your area

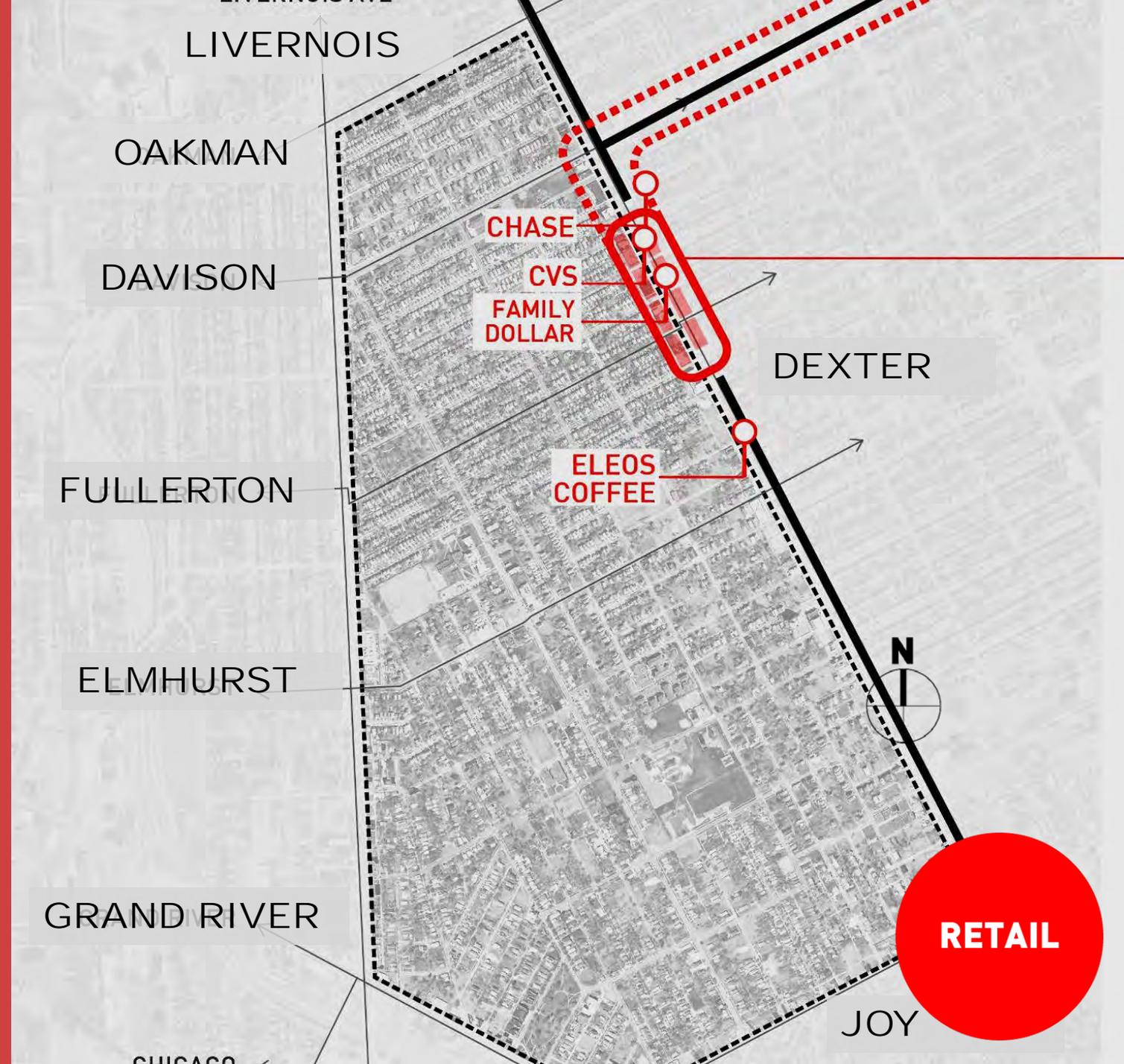


DETROIT POLICE DEPARTMENT
PROJECT GREEN LIGHT

RETAIL

Retail Strategy:

1. To improve quality of life by providing access to local goods/services
2. To explore ways to incorporate arts and heritage on retail corridors



A photograph of a community meeting or workshop. In the foreground, a man in a dark suit is leaning over a table covered with a red cloth, looking at various documents and materials. The table has several water bottles, some papers, and a large map or plan with handwritten notes. In the background, other people are seated at tables, some looking at their phones. A man in a grey sweatshirt with 'GROAT 65' on the back is visible. 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 word 'STREETSCAPE' in white capital letters.

STREETSCAPE

The Keypad Polling Questions in this section were tabled due to the community wanting more information and clarity.

Percentages here only reflect a small group of residents who decided to vote on June 28th, 2018.

Streetscape

1. Improving the street to reduce vehicular/ pedestrian conflicts
2. Use streetscapes to improve retail opportunities
3. Strengthening neighborhood connections



DAVISON AT BROADSTREET AND LIVERNOIS

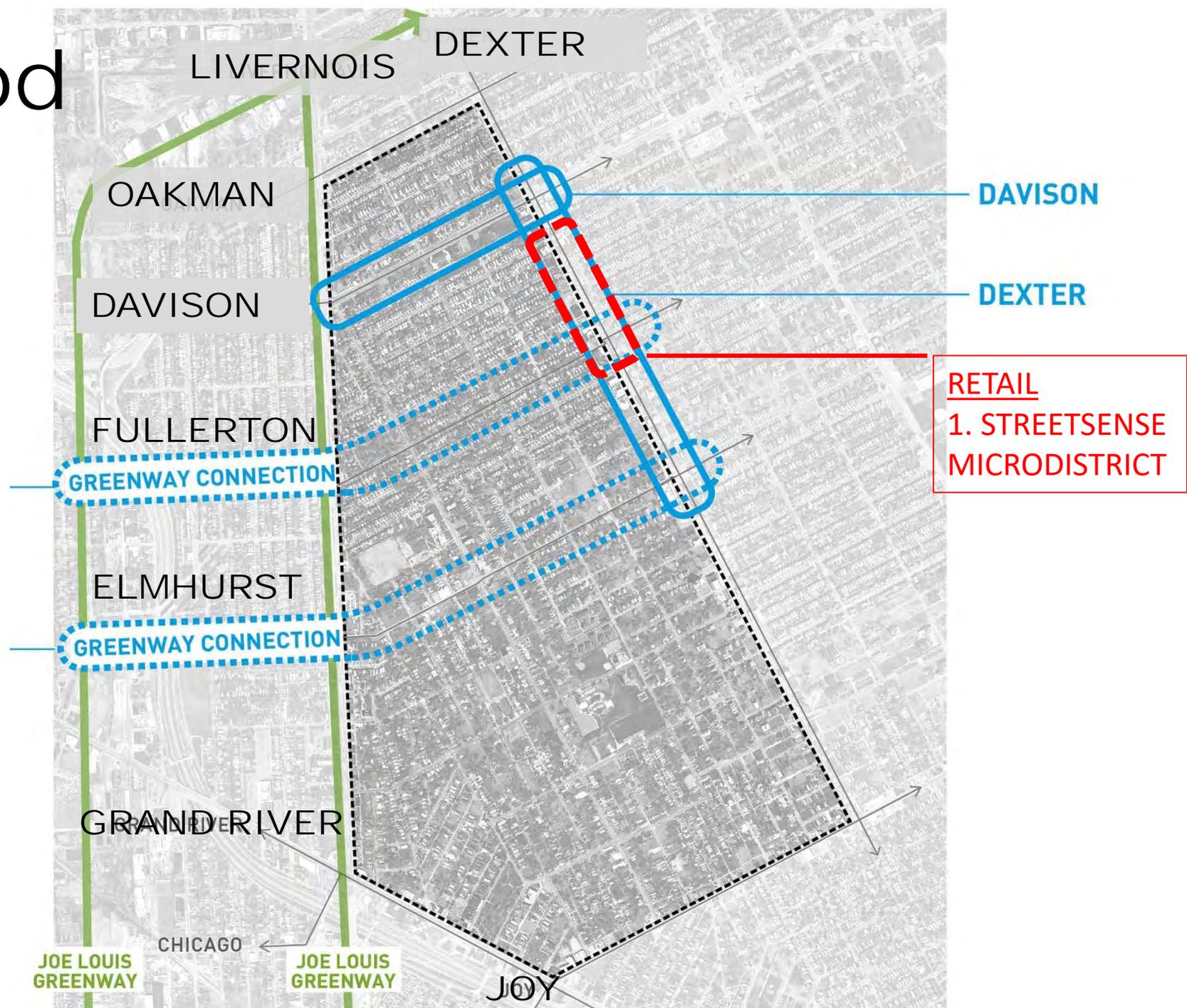
Neighborhood Focus Areas

1. Dexter

2. Joe Louis Greenway Connector

- A. Fullerton
- B. Elmhurst

3. Davison



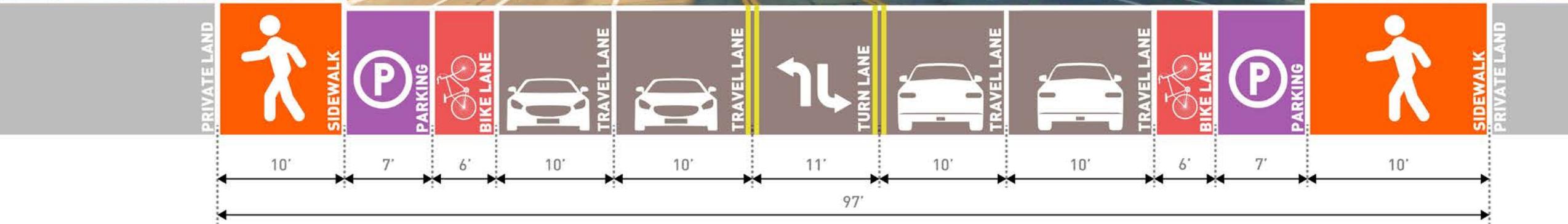
Dexter Avenue



**STREET-
SCAPE**

Current Streetscape along Dexter Avenue

On average
8,400 cars
traveled on Dexter
between Davison
and Fullerton
DAILY IN 2013



1. DEXTER AVENUE:

CURRENTLY HAS UNPROTECTED BIKE LANES:

People have expressed wanting improved bike lanes on Dexter Avenue



Benefits of Protected Bike Lanes



1. Encourages safety for all travelers
2. Increases visibility at intersections and reduces crashes
3. Maintains steady and moving traffic
4. Defines parking
5. Improves traveling through retail corridors

East Jefferson Avenue

Protected Bike Lane Precedents



PROTECTED - BOLLARDS (Detroit)



PROTECTED - PLANTERS AND BOLLARDS (Toronto)

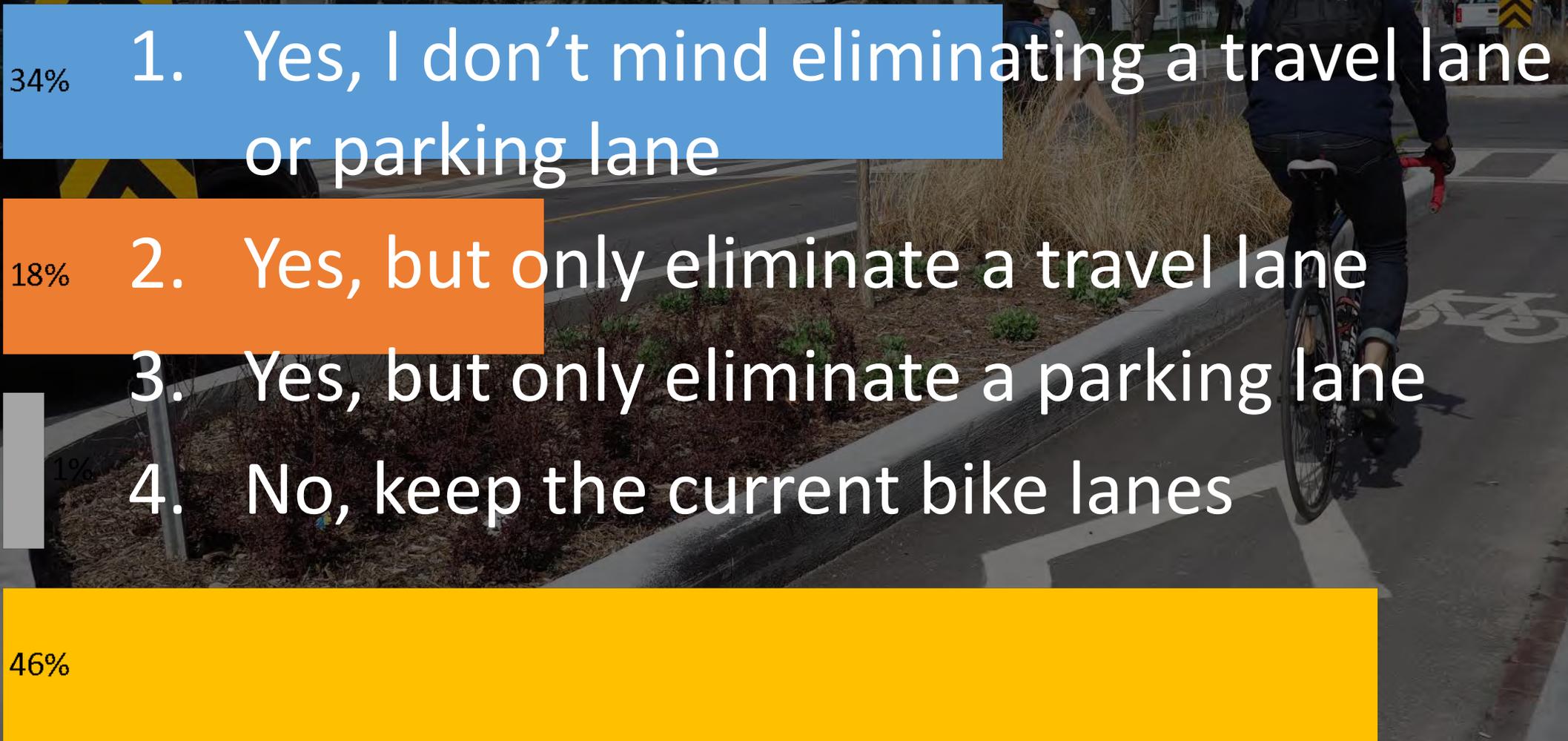


PROTECTED - PLANTERS (Portland)



PROTECTED - CURB AND PLANTERS (Salt Lake City)

Do you want to increase public safety through protected bike lanes?



ENHANCING DEXTER THROUGH STREET ACTIVATION

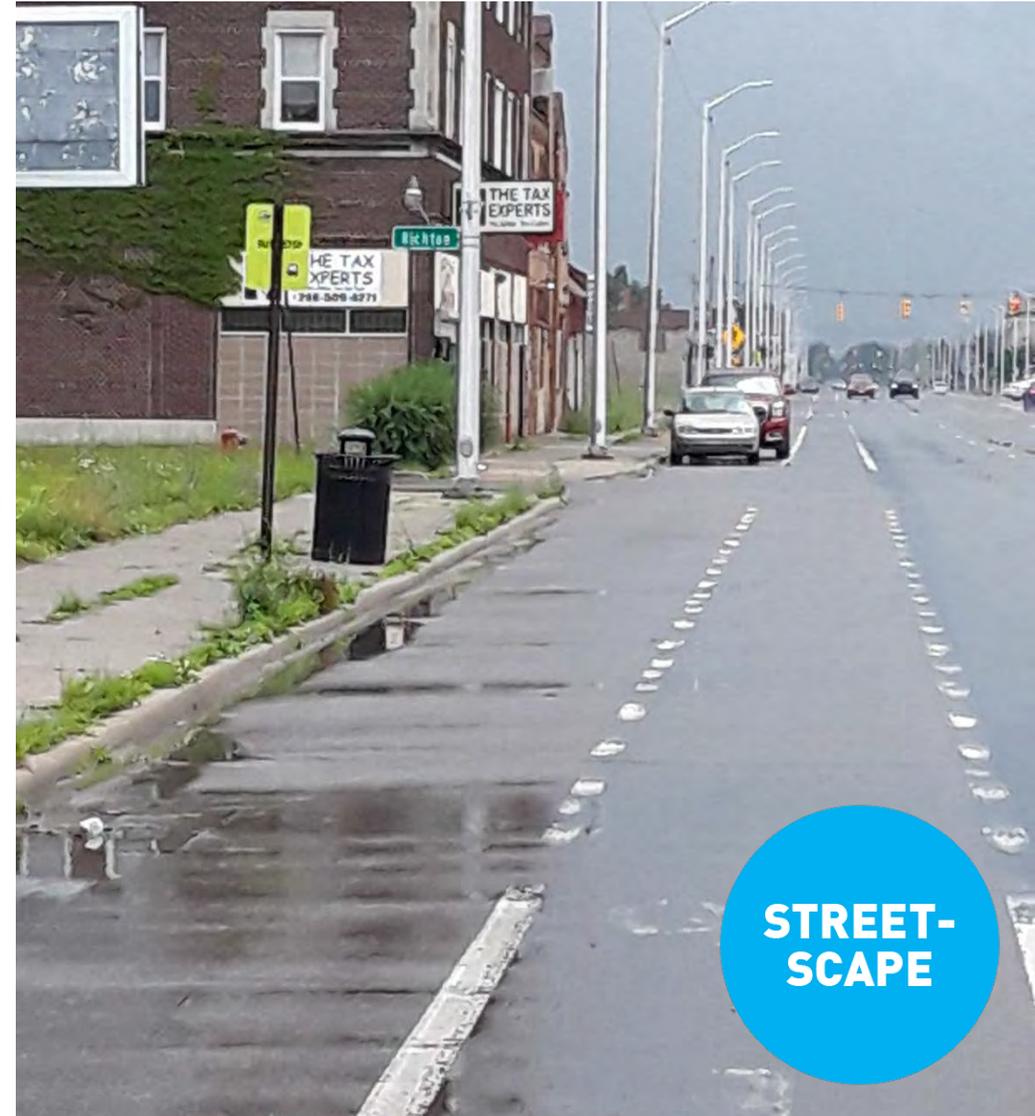
By improving the street experience we can enhance and attract retail opportunities



**STREET-
SCAPE**

Dexter Avenue

Existing Streetscape Conditions

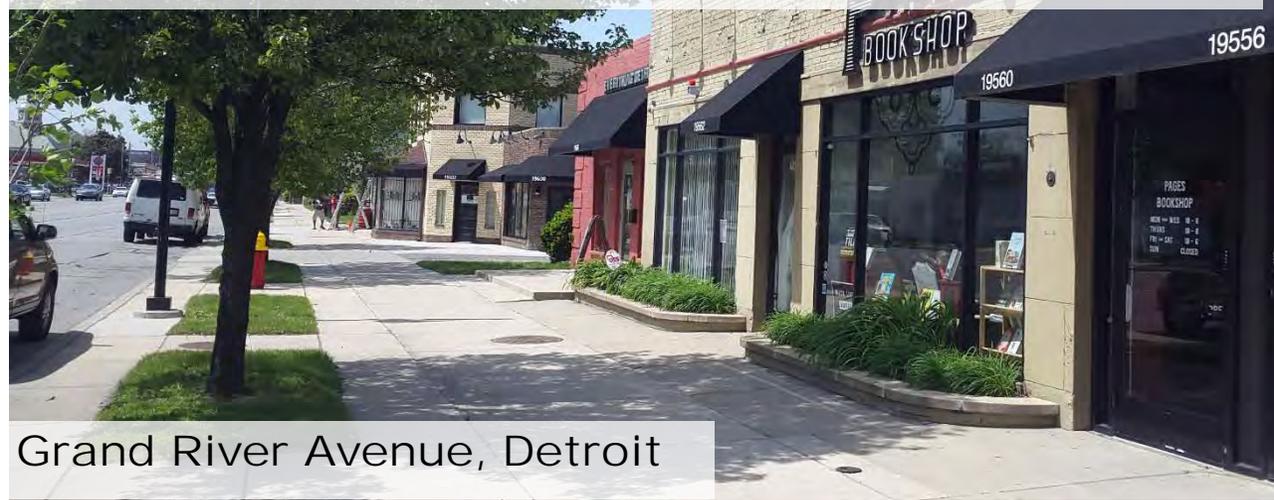


**STREET-
SCAPE**

Street Activation Precedents



Old Redford, Detroit



Grand River Avenue, Detroit



Grand River Avenue, Detroit



Agnes St, Detroit

Dexter Street Activation Ideas



Enhanced Planting



Gathering Space



Pavement Markings



Street Furniture

Which type of activation would you like to see on Dexter?

31% A. Enhanced Planting

44% B. Gathering Space

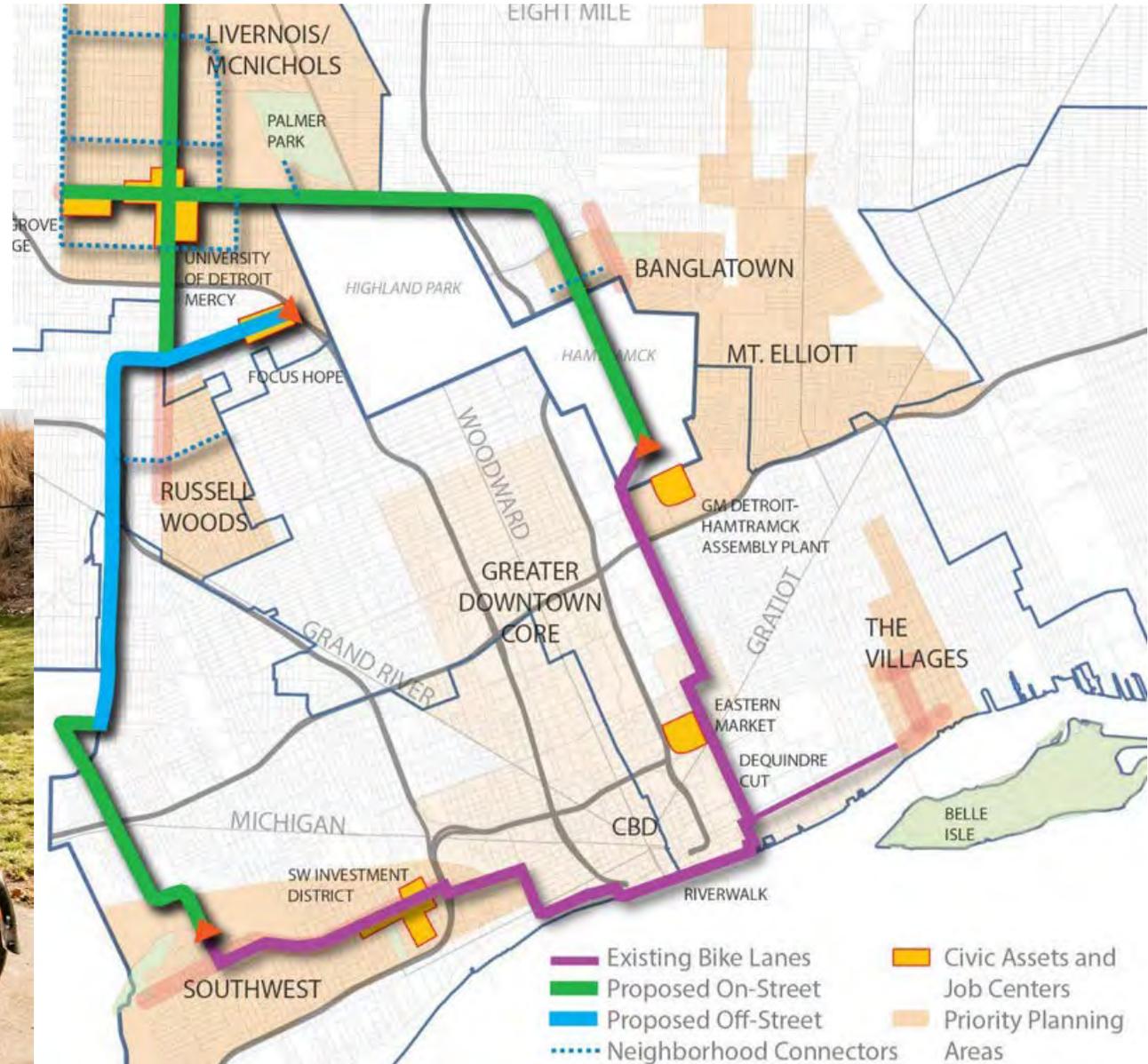
12% C. Pavement Markings

14% D. Street Furniture



The Joe Louis Greenway

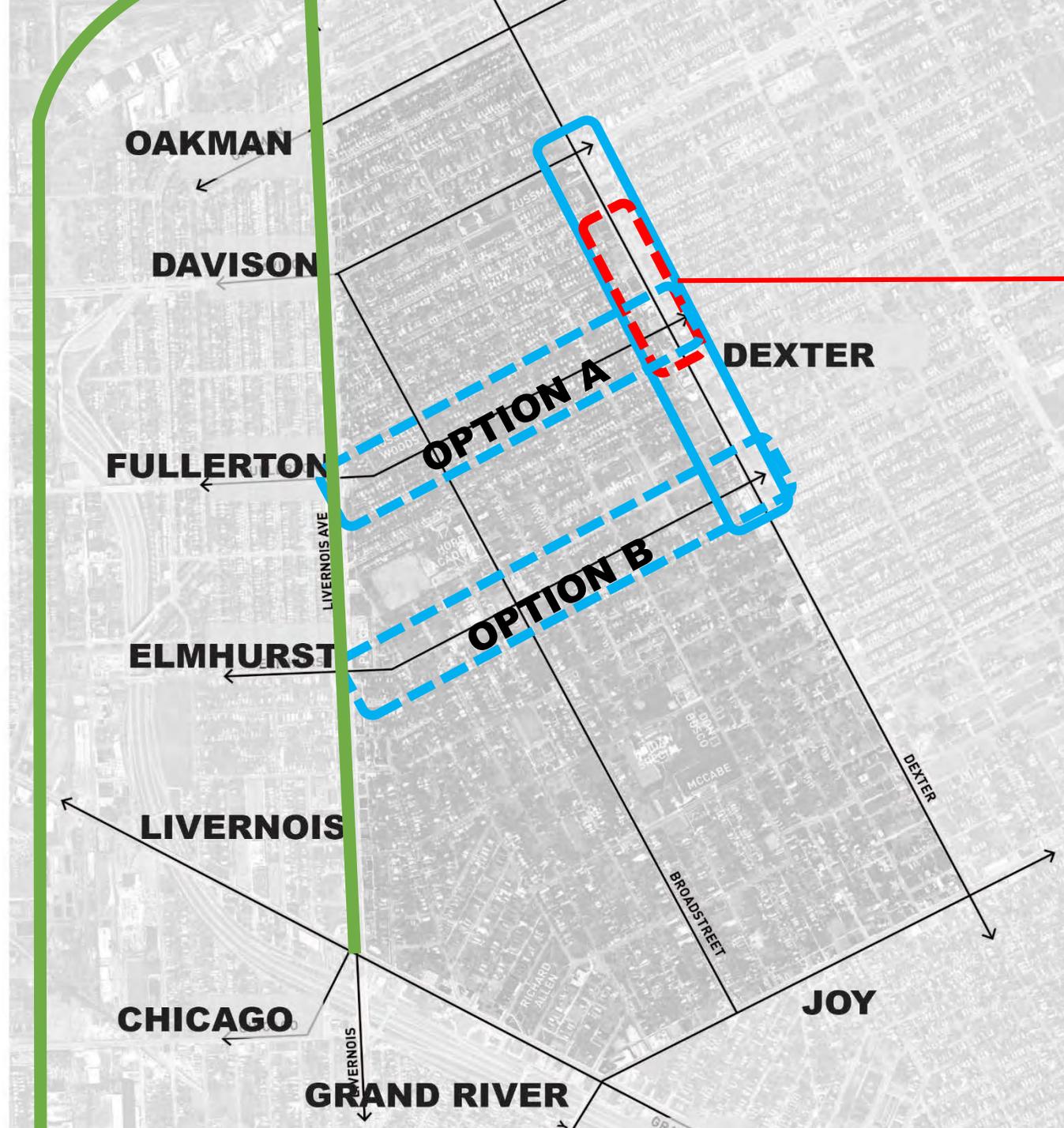
- 26 miles pedestrian and bicycle shared path
- Community engagement 2018



Joe Louis Greenway Connector Options:

A. Fullerton

B. Elmhurst



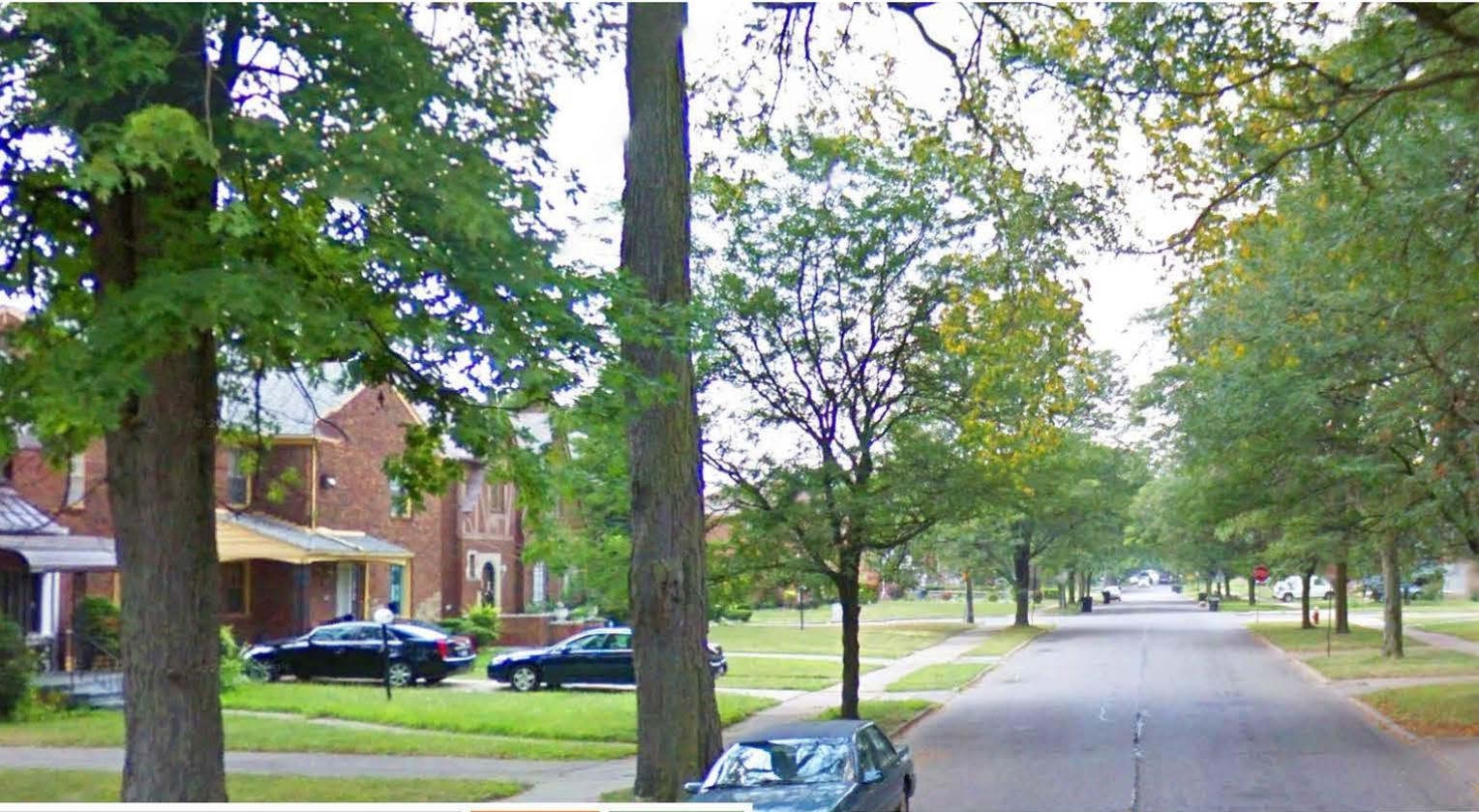
RETAIL
1. STREETSENSE
MICRODISTRICT



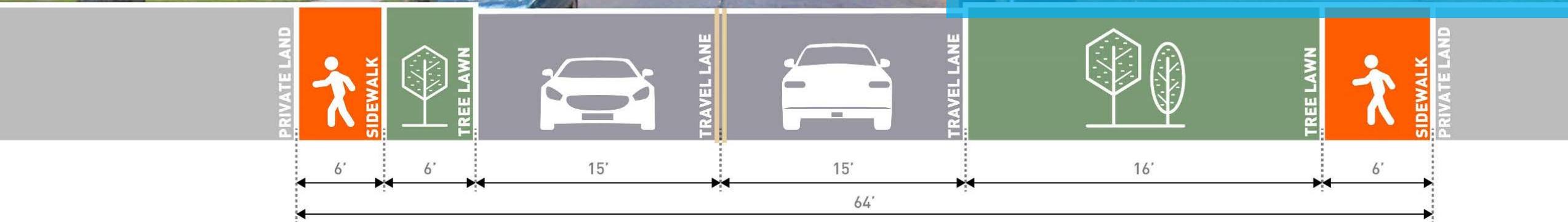


Fullerton Avenue - Residential

Fullerton Avenue - Existing Condition



- 2-lane residential street
- On-street parking
- Traffic Counts show 900 cars on Fullerton between Broadstreet and Dexter in 2014



Fullerton Avenue - Proposed Condition

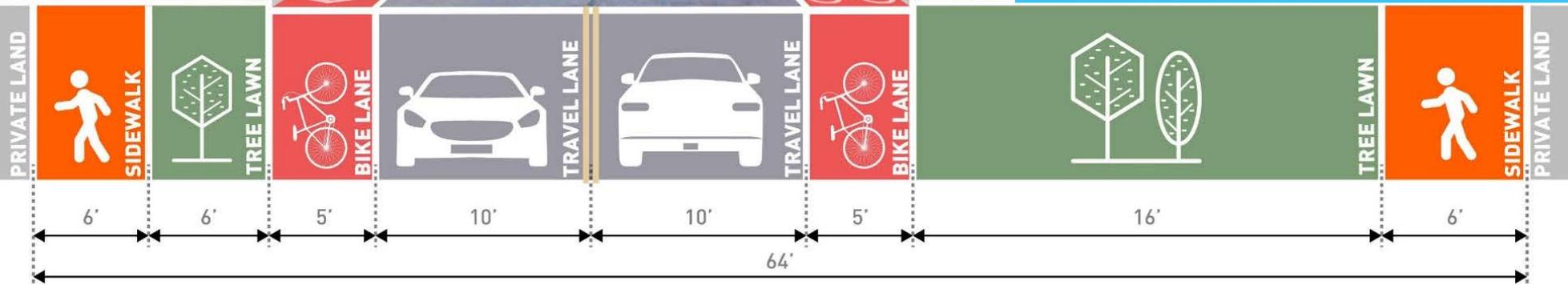


Opportunities

- Residential
- Low vacancy
- Slows traffic
- Eyes on the street

Drawbacks

- Lose parking
- Little economic benefit
- Residential Privacy



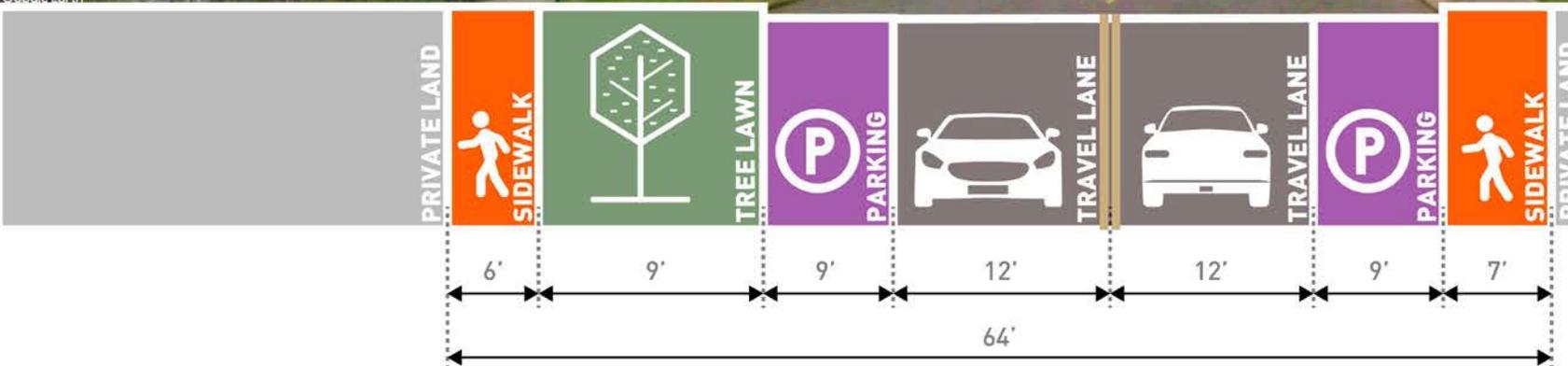


Elmhurst Street – Mixed Use

Elmhurst Street – Existing Condition



- 2-lane street with residential/commercial
- On-street parking
- Traffic Counts show **2,000 cars** on Elmhurst between Broadstreet and Dexter in 2014



Elmhurst Street – Proposed Condition

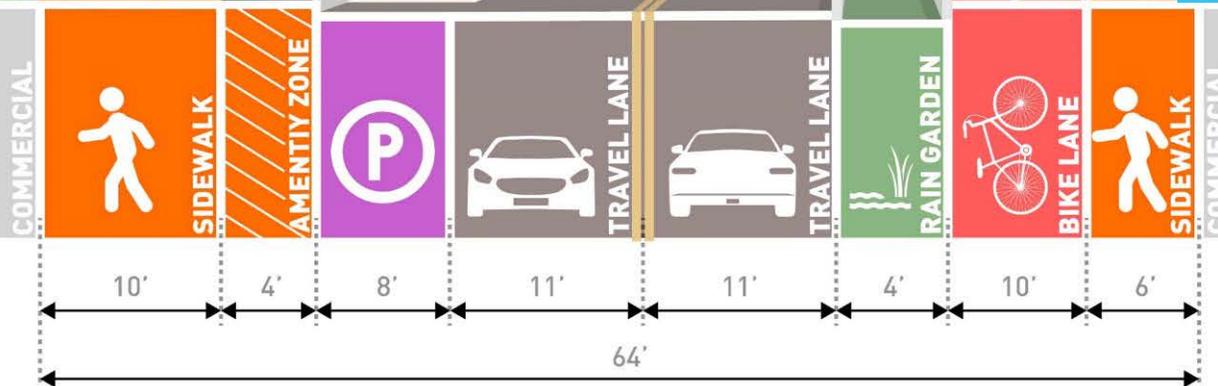


Opportunities

- Increased activity
- Eyes on the street
- Slows traffic
- Economic benefits
- Future Development Opportunity

Drawbacks

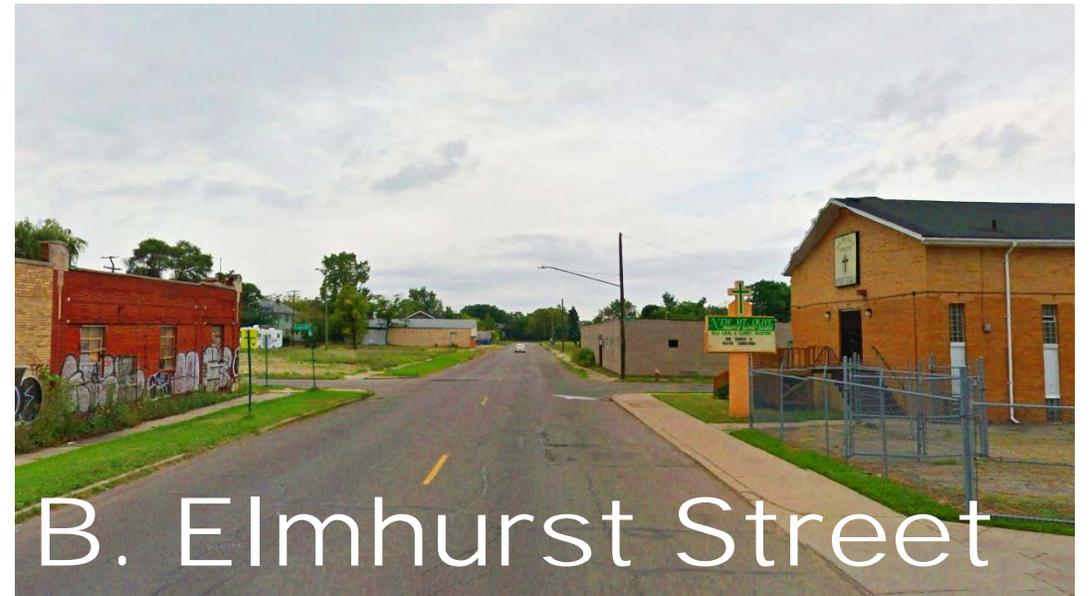
- Lose parking
- Existing Vacancy



Which street would you use as a greenway connector?

14% **A. Fullerton Avenue**

86% **B. Elmhurst Street**



Broadstreet and Davison

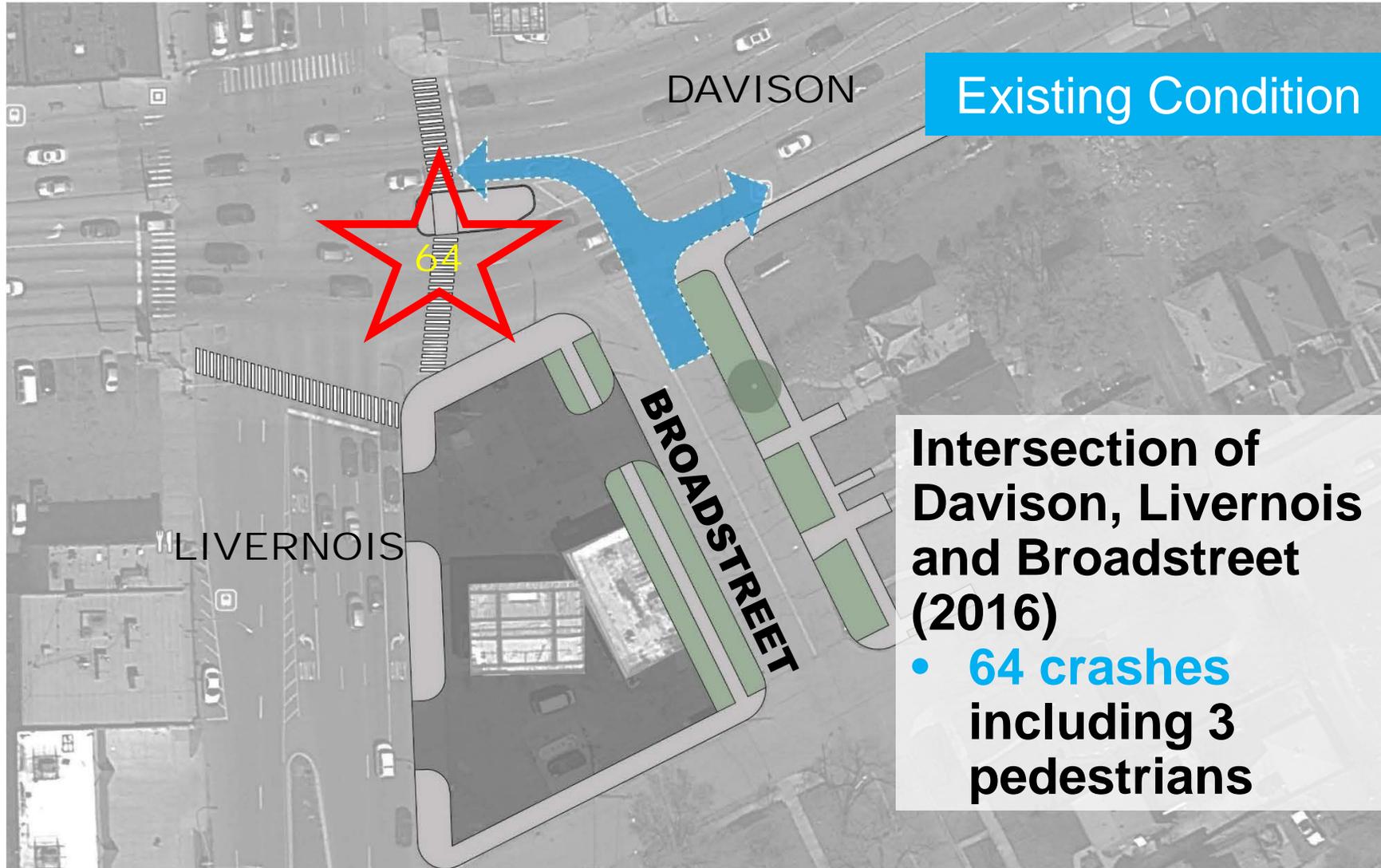


**STREET-
SCAPE**

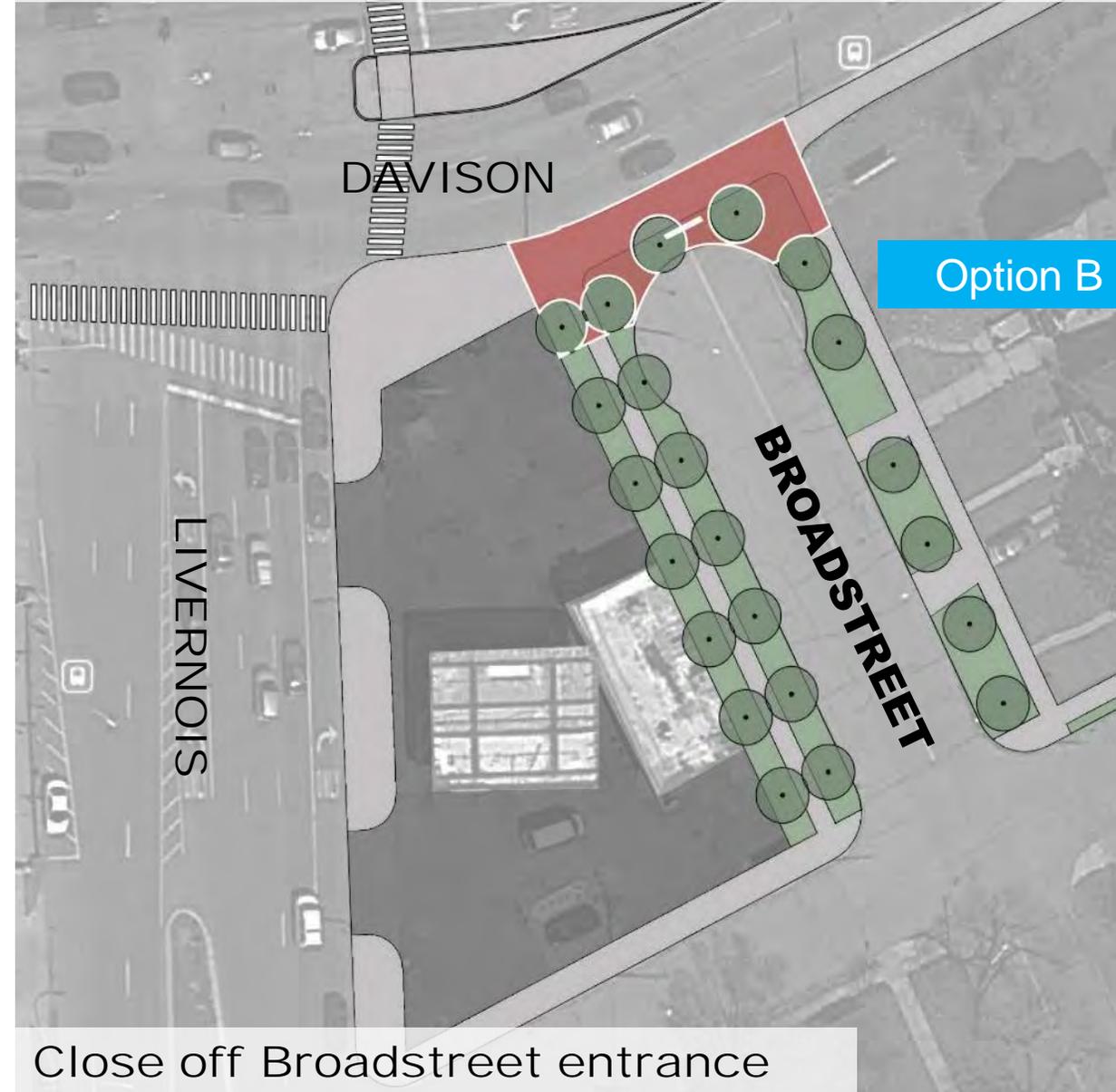
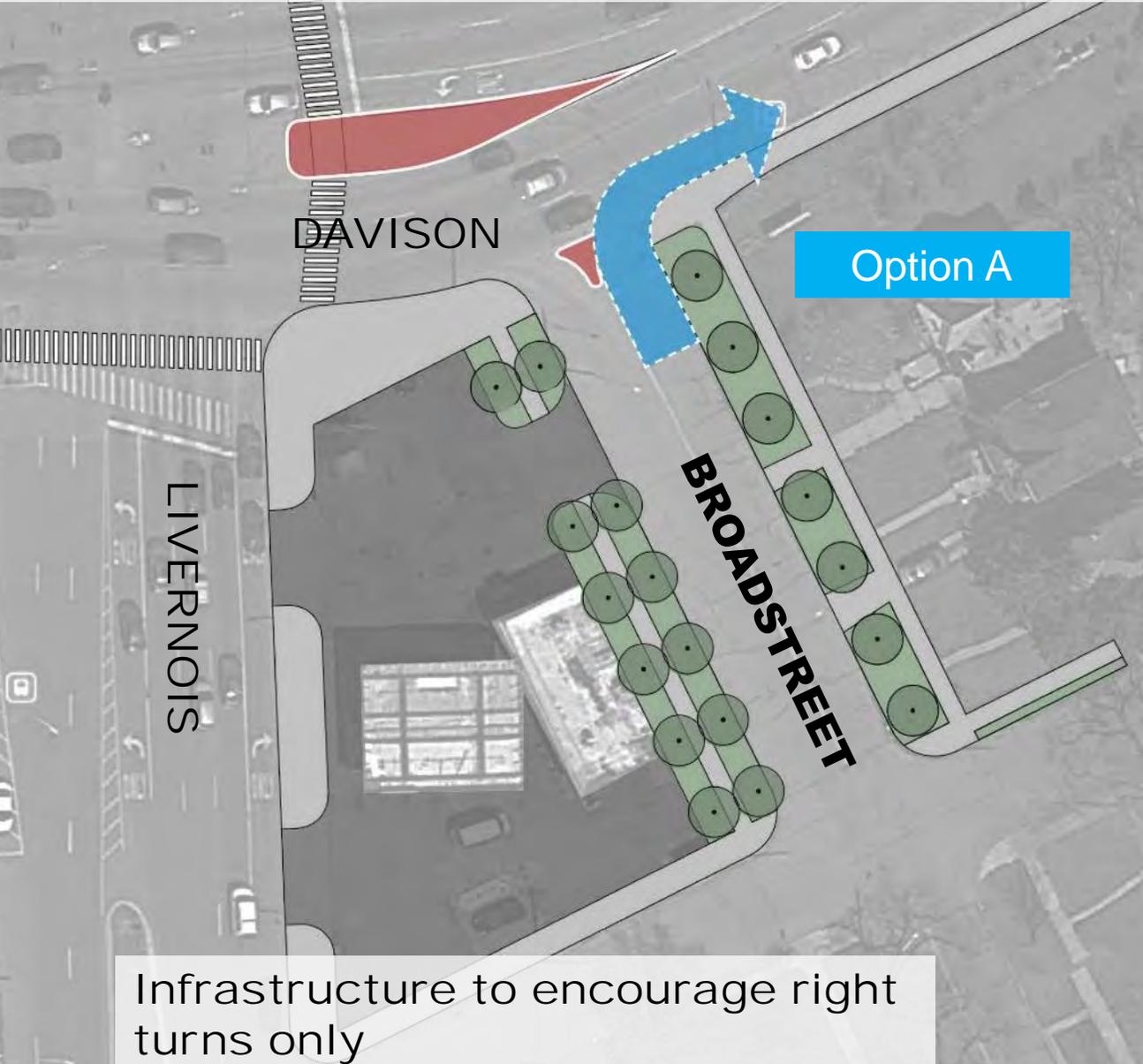
Broadstreet and Davison Existing Condition



Intersection at Davison/ Broadstreet/Livernois



Options to promote safety on Davison:

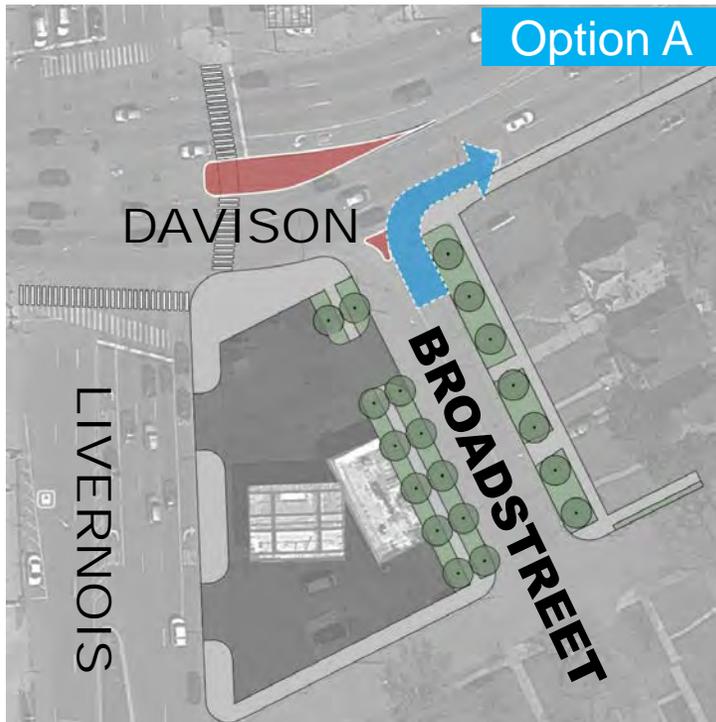


Which of these options better address pedestrian safety?

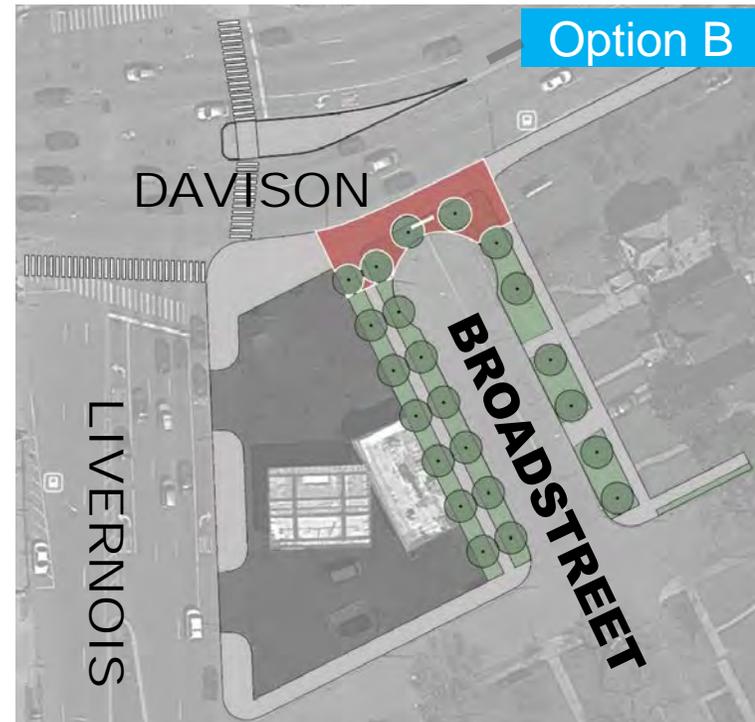
A. Restricted Movement

B. Full Closure

A



B





Zussman Park
Davison Entrance

Intersection near
Zussman Park saw
39 crashes in 2016



MDOT expressed
improvements coming in
September 2018 to the
crossing at Zussman Park

Welcome



**YOUR JOB SEARCH
STARTS HERE**

Detroit At Work

Detroit at Work is a Job Development initiative created by Mayor Mike Duggan to help Detroit residents obtain training, education, support and hiring for employment.

Detroit Employment Solutions Corporation [DESC] is the city of Detroit's workforce agency and proud partner of the Detroit At Work program.



Detroit At Work



Jobs available TODAY through DETROIT AT WORK

5,614

Find yours at detroitatwork.com

Community Outreach



Resource Table



Workforce One Mobile Unit



Custom Work Readiness Presentations



Special Events

- Career Opportunity Fairs
- Education & Training Fairs



Opportunities to Engage: Skilled Trades

Skilled Trades Task Force

**Contact: Office of Council President Brenda Jones
Linda Wesley (313) 224-1245 or (313) 628-2993
Email: wesleyl@detroitmi.gov**

TMB Workforce Coalition

**Tabernacle Missionary Baptist Church
Contact: Deacon Isaac Washington at (313) 898-3325
Email: Isaac@bwsplbg-htg.com**



Opportunities to Engage: Returning Citizens

Project Clean Slate: Expungement Resource Fair

Saturday, June 30, 2018

WCCCD – Downtown Campus

1001 W. Fort St., Detroit MI 48226

10 am – 3pm

Returning Citizens Task Force

Contact: Office of Council Member Janée Ayers

Jordan Walker: (313) 628-2993 or email: walkerjo@detroitmi.gov



Detroit Police Precinct 10

- Coffee with a Cop
- Block party with a Cop
- Clean up efforts and Safety
- Contact Information

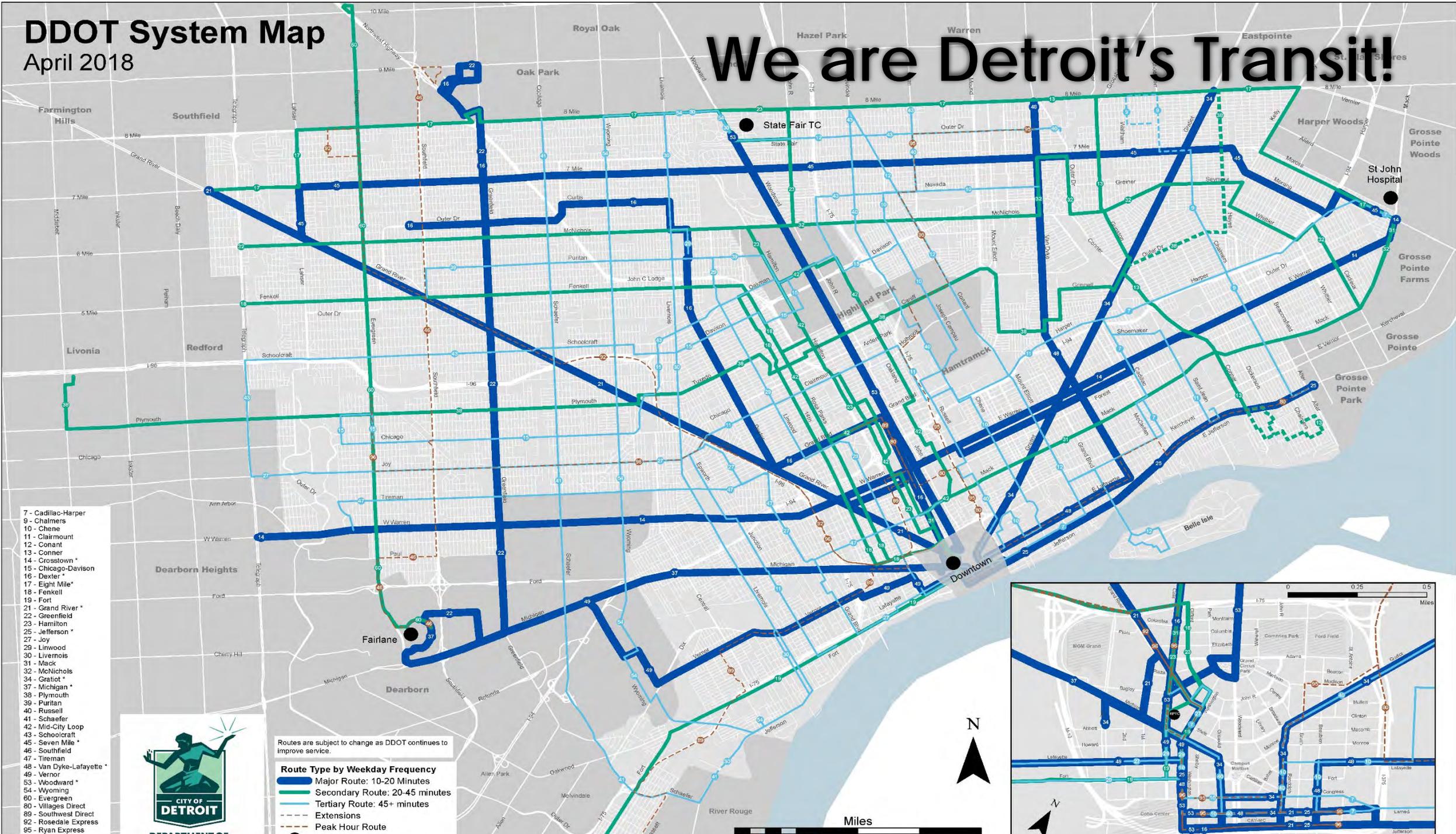
DDOT in Your Neighborhood

Understanding current and future transit service in Russell Woods + Nardin Park neighborhoods

DDOT System Map

April 2018

We are Detroit's Transit!



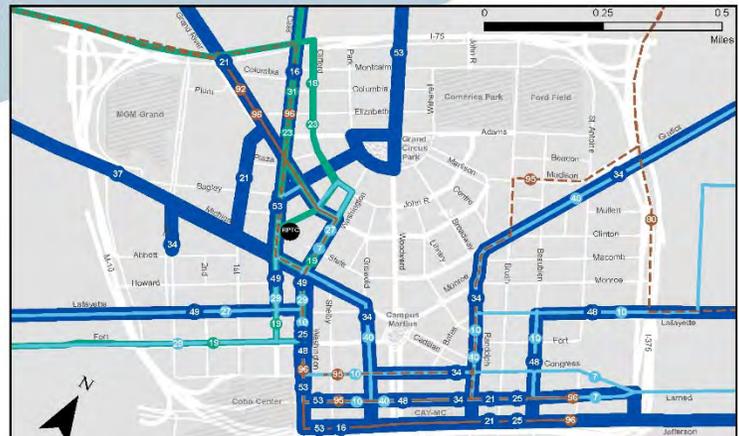
- 7 - Cadillac-Harper
- 9 - Chalmers
- 10 - Chene
- 11 - Clairmont
- 12 - Conant
- 13 - Conner
- 14 - Crosstown *
- 15 - Chicago-Davison
- 16 - Dexter
- 17 - Eight Mile *
- 18 - Fenkell
- 19 - Fort
- 21 - Grand River *
- 22 - Greenfield
- 23 - Hamilton
- 25 - Jefferson *
- 27 - Joy
- 29 - Linwood
- 30 - Livernois
- 31 - Mack
- 32 - McNichols
- 34 - Gratiot *
- 37 - Michigan *
- 38 - Plymouth
- 39 - Puritan
- 40 - Russell
- 41 - Schaefer
- 42 - Mid-City Loop
- 43 - Schoolcraft
- 45 - Seven Mile *
- 46 - Southfield
- 47 - Tireman
- 48 - Van Dyke-Lafayette *
- 49 - Vernor
- 53 - Woodward *
- 54 - Wyoming
- 60 - Evergreen
- 80 - Villages Direct
- 89 - Southwest Direct
- 92 - Rosedale Express
- 95 - Ryan Express

Routes are subject to change as DDOT continues to improve service.

- Route Type by Weekday Frequency**
- Major Route: 10-20 Minutes
 - Secondary Route: 20-45 minutes
 - Tertiary Route: 45+ minutes
 - Extensions
 - Peak Hour Route



Miles



The Big Picture

Local Transit in Detroit is improving

- 1. Top Ten
- 2. Route Evolution
- 3. Neighborhood Transit
- 4. Downtown Access

Local Transit in Detroit is Improving

Many of DDOT's transit routes haven't changed since the 1920s. We need your help to identify new destinations and meet today's needs.

While the push for regional transit continues, this effort focuses on **local transit**.

Look for us in the community as we learn your concerns, present new ideas and make improvements to Detroit's local transit routes.

MOVING DETROIT
FORWARD

DDOT's Local Transit Strategy

We have four local transit efforts going on. Bits and pieces are already taking shape – with full roll-out by 2022.

- 1 Top Ten**
Building a core network of frequent, 24/7 transit routes with upgraded features.
- 2 Route Evolution**
Re-thinking traditional routes to better reflect the travel patterns of today and tomorrow.
- 3 Neighborhood Transit**
Ensuring that community needs are at the heart of new, improved transit services.
- 4 Downtown Access**
Making transit an accessible, viable alternative to expensive parking and growing congestion.

Find out more about each effort at:
www.ridedetroittransit.com

You can download an info kit or request an in-person visit from our team. *Any specific route change proposals will observe our normal program of Workshops and Public Hearings.* Stay tuned to DDOT information sources for the latest.

FOLLOW US ON
SOCIAL MEDIA
@RIDEEDOT



Routes in your area

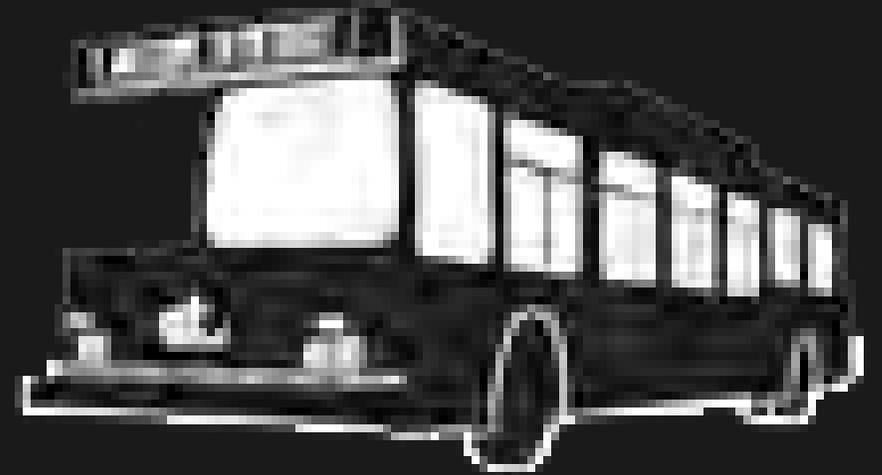
- 15 Chicago/ Davison
- 16 Dexter - 24 hour
- 21 Grand River – 24 hour
- 27 Joy
- 30 Livernois
- 38 Plymouth



HOW TO STAY INVOLVED

Meet us at the Mobility Charrette Table

- Over this process, we want to keep the input and engagement high.



- Contact number:
(313)933-1300
- Website:
www.ridedetroittransit.com
- Facebook Instagram & Twitter: @RideDDOT

Worksession

Thanks!