



Citizens' Guide

RUSSELL WOODS + NARDIN PARK NEIGHBORHOOD FRAMEWORK PLAN

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

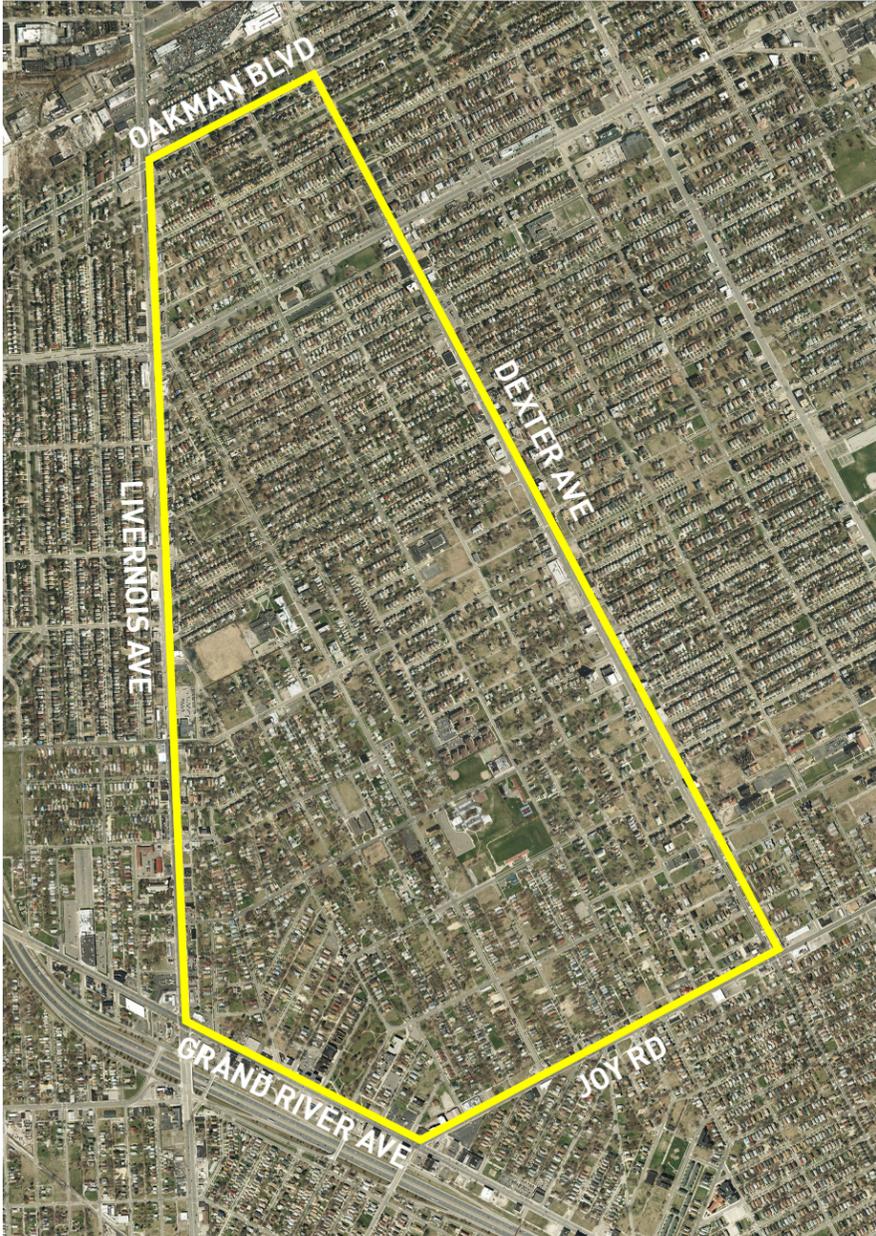
September, 2018



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.



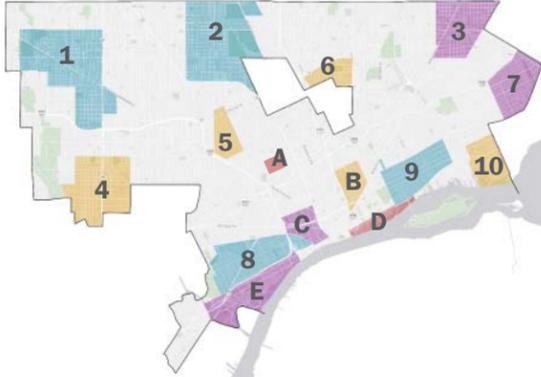
Plan Area of Study

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.

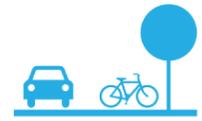
The Russell Woods + Nardin Park Neighborhood Framework Plan is a plan of action, co-crafted by the residents and the City, to guide future growth and investment in the neighborhood. For more information, please visit www.detroitmi.gov/RussellWoods-nardin-park

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

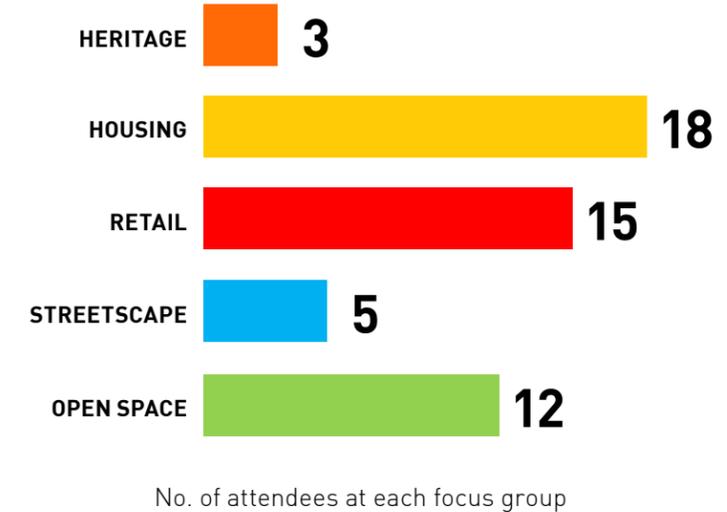


Here is the input we have gathered from the 1st Community Meeting

<p>ARTS + HERITAGE 36% of community meeting participants would like to see more public art along retail corridors</p> 	<p>RETAIL 40% of community meeting participants left the neighborhood everyday to buy goods + services</p> 
<p>SINGLE-FAMILY Vacant houses are a great concern, especially along Cortland and Waverly</p> 	<p>MULTI-FAMILY Community meeting participants would like to live close to commercial corridors</p> 
<p>STREETSCAPE Davison Avenue was identified as the most dangerous street for pedestrians and drivers</p> 	<p>OPEN SPACE Vacant land can be reprogrammed and linked to activate commercial areas</p> 

Focus Groups (May, 2018) Recap

Following the 1st Community Meeting, individual focus groups were held on May 22nd & 23rd, 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 2nd Community Meeting in June.



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

<p>ARTS + HERITAGE Art is not only a representative medium but also has a responsibility to communicate information</p> 	<p>RETAIL Focus group members were interested in starting home-based businesses</p> 
<p>MULTI-FAMILY Community members are interested in the following types - affordable housing, senior housing, upscale, rental & sale</p> 	<p>PUBLIC LANDS Residents would like vacant lots to be mowed to increase visibility + safety</p> 
<p>STREETSCAPE A raise of hands at the table unanimously showed that Elmhurst was the preferred Joe Louis Greenway connector road</p> 	<p>OPEN SPACE Much of the security issues appear to be related to the increased vacancy along the south side of Waverly</p> 

Community Meeting #2, Part 1 Recap

The 2nd Community Meeting Part 1 was held on June 28th, 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 2nd Community Meeting

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



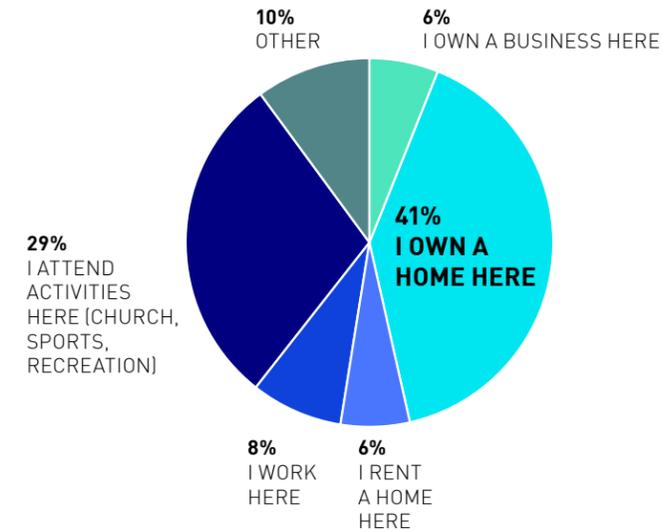
STREETSCAPE

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

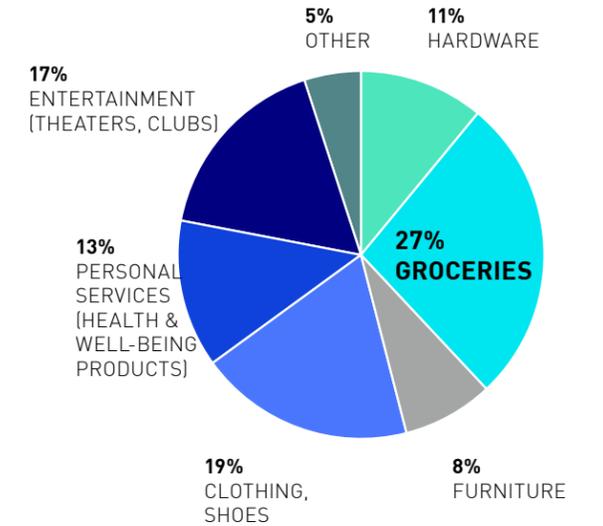


Comments & information from previous meetings

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)

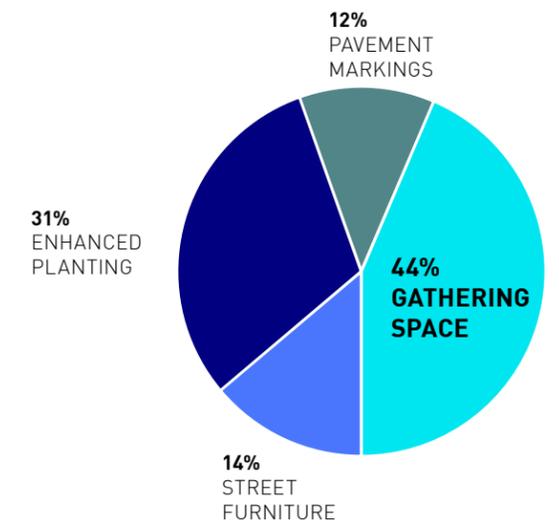


“HISTORIC HOMES WITH CHARACTER.”

“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. 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?

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

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.

8 What additional comments would you like to add?

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: _____

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

