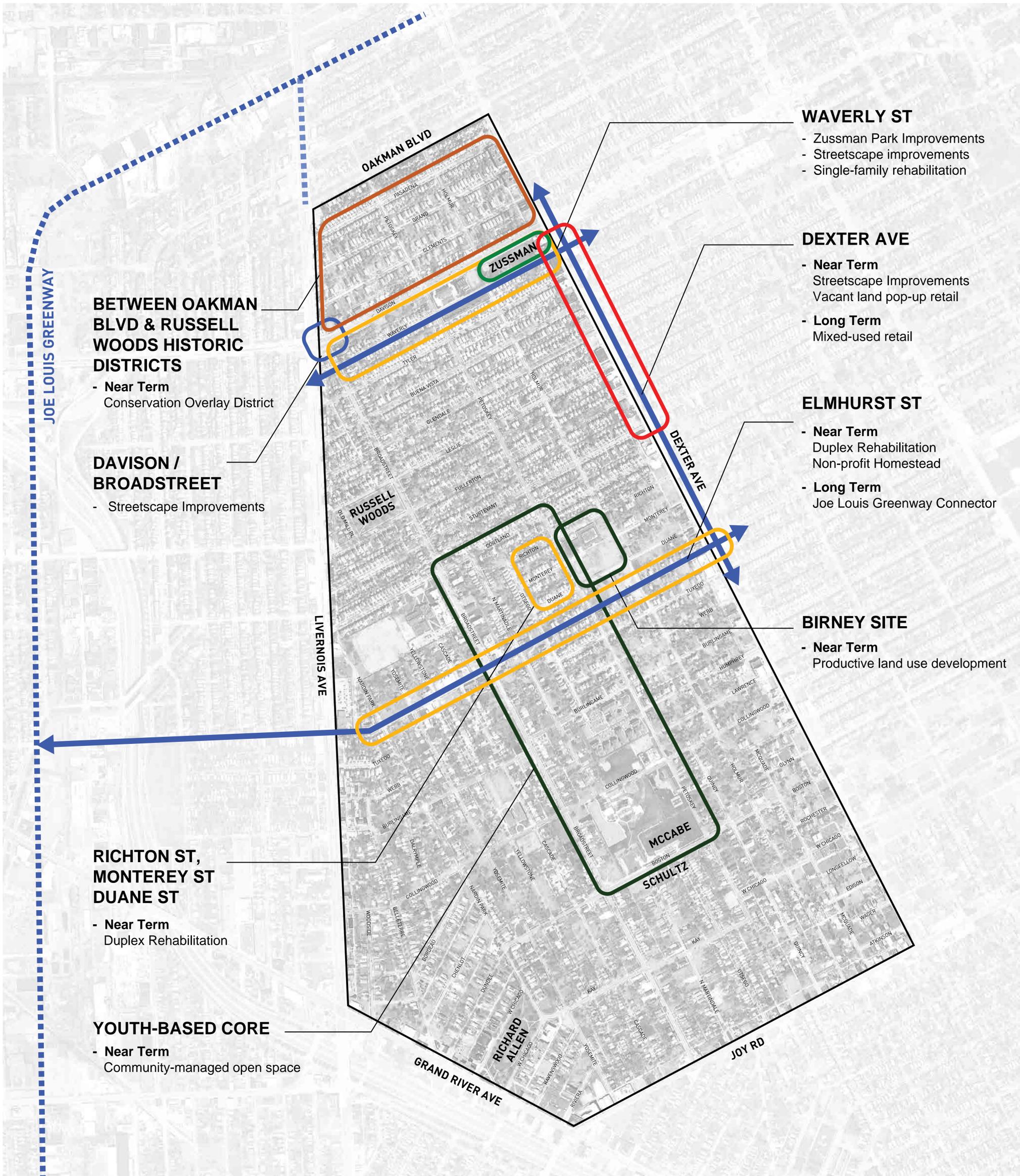


SCOPE OVERVIEW



HERITAGE

PARKS

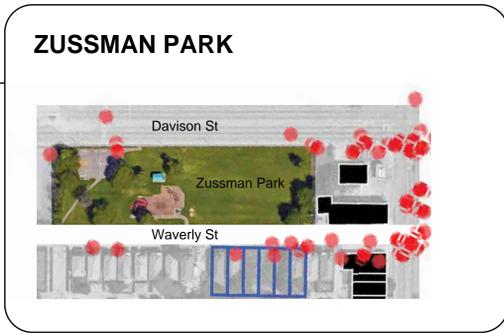
RETAIL

HOUSING

STREETSCAPE

OPEN SPACE

PARKS - OUTREACH & ANALYSIS



COMMUNITY FEEDBACK HIGHLIGHTS:

1. Interest in **active recreation & beautification**
2. More programming and organized leagues, **community events and recreation**
3. Make **connections between commercial corridors** and vacant land opportunities
4. **Incorporate art** throughout the neighborhood

APR 18
Community Meeting 1

1. Major **security issues at Zussman Park** due to vacancy along South side of **Waverly**
2. Add **lighting in the park** to discourage delinquency
3. Study adding a **berm along Davison** to enhance the experience from within the park
4. Study **adding HAWK signal** at Davison pedestrian crossing

MAY 18
Focus Groups 1

1. Community members expressed **concerns regarding drag racing on Waverly** near Dexter

SEP 18
Community Meeting 2 (Part II)



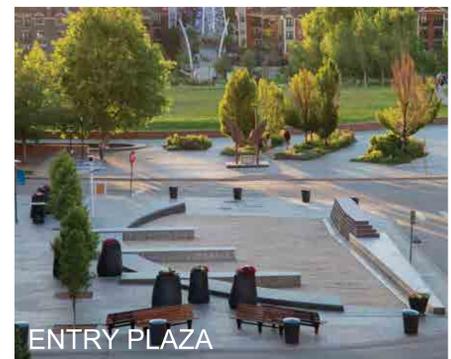
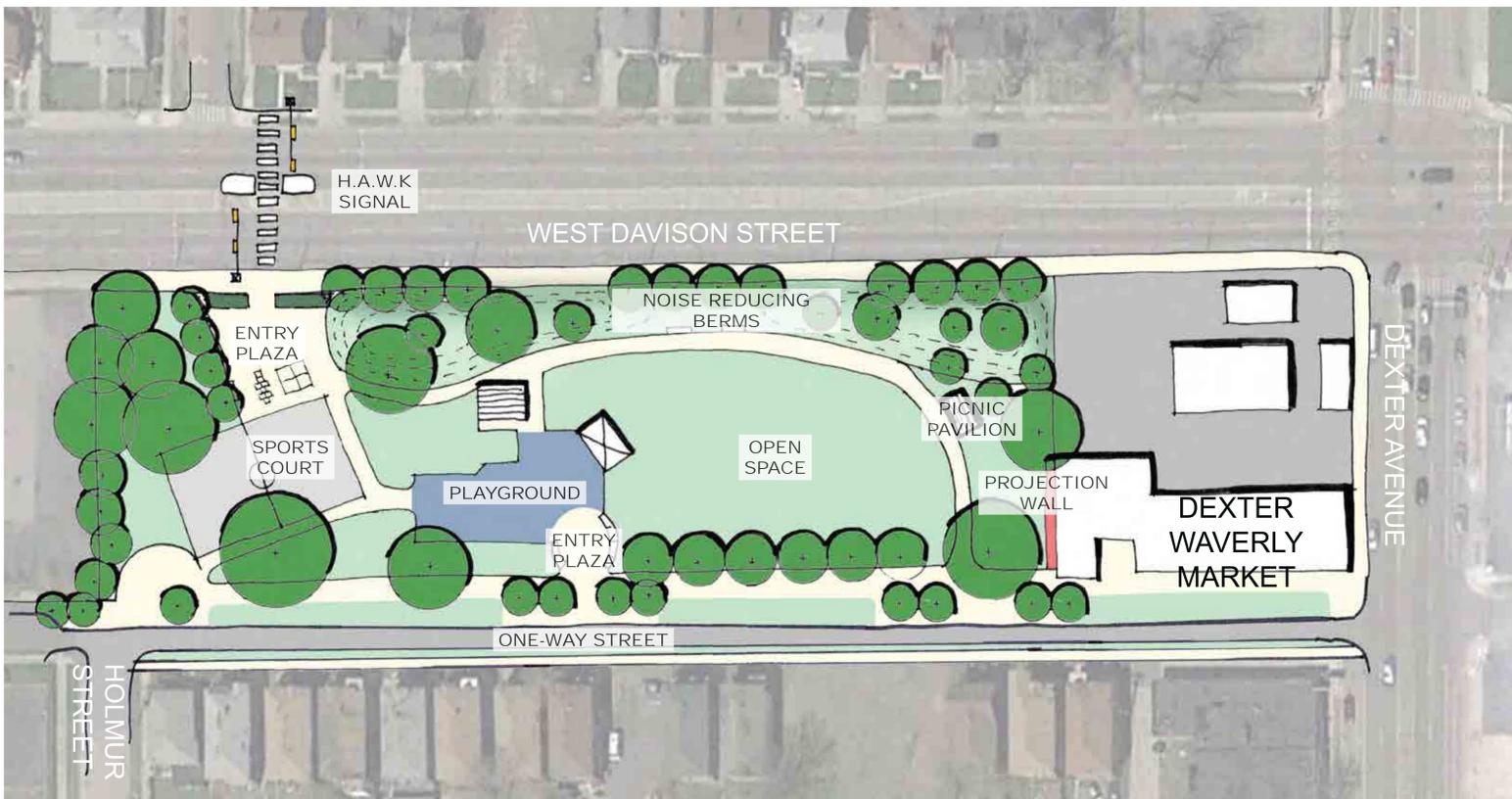
RUSSELL WOODS + NARDIN PARK
PARKS - ZUSSMAN

**QUESTIONS
 1 AND 2**

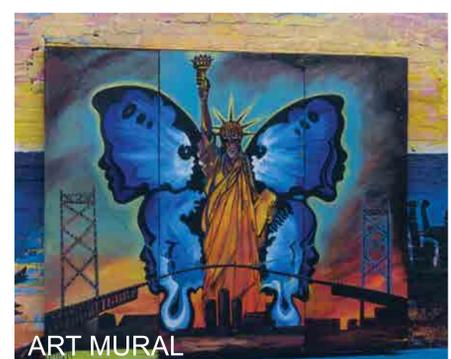
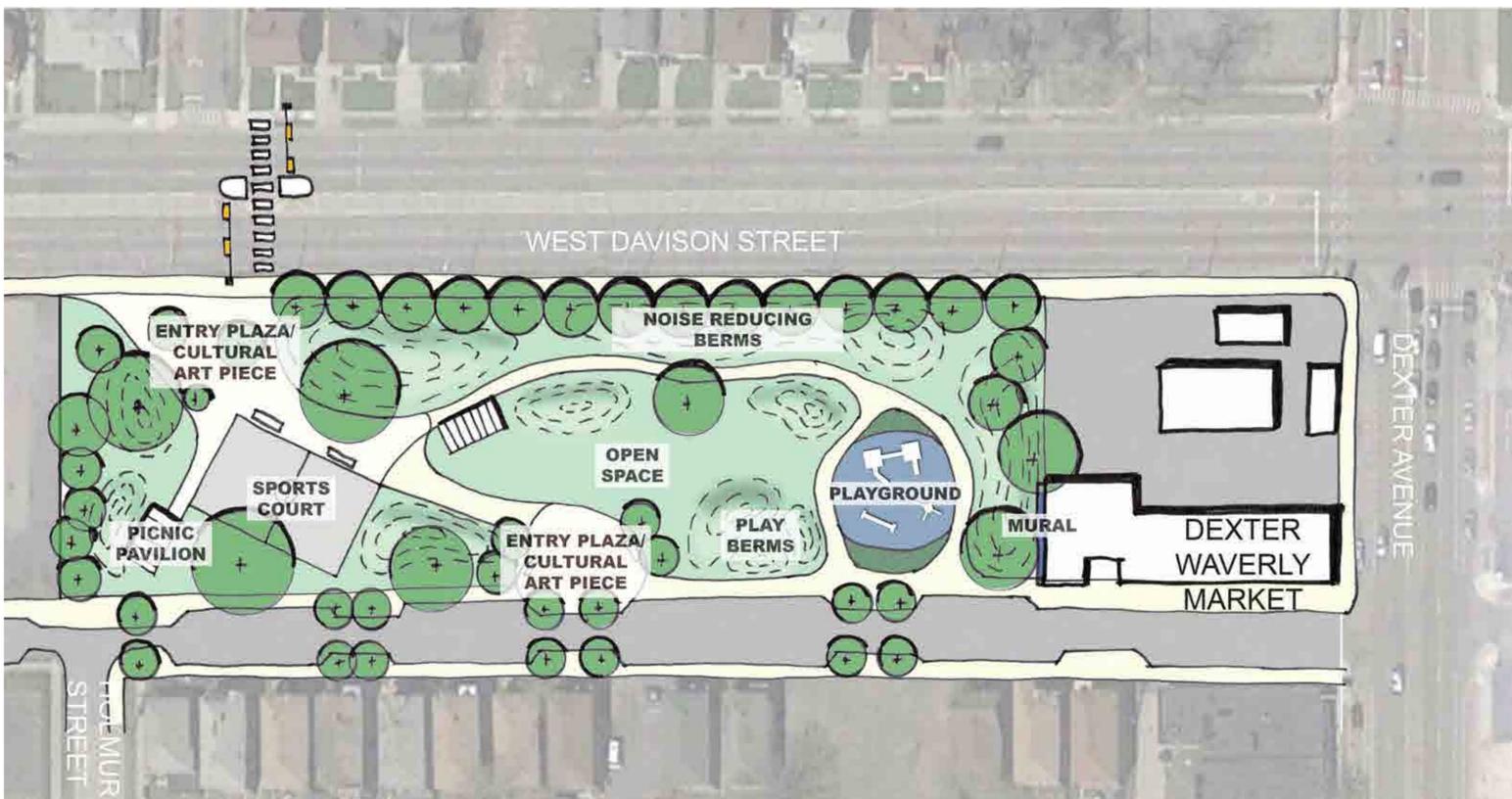
EXISTING CONDITIONS



MOVE BASKETBALL COURT & EXPAND PATHWAYS TO REDUCE NOISE



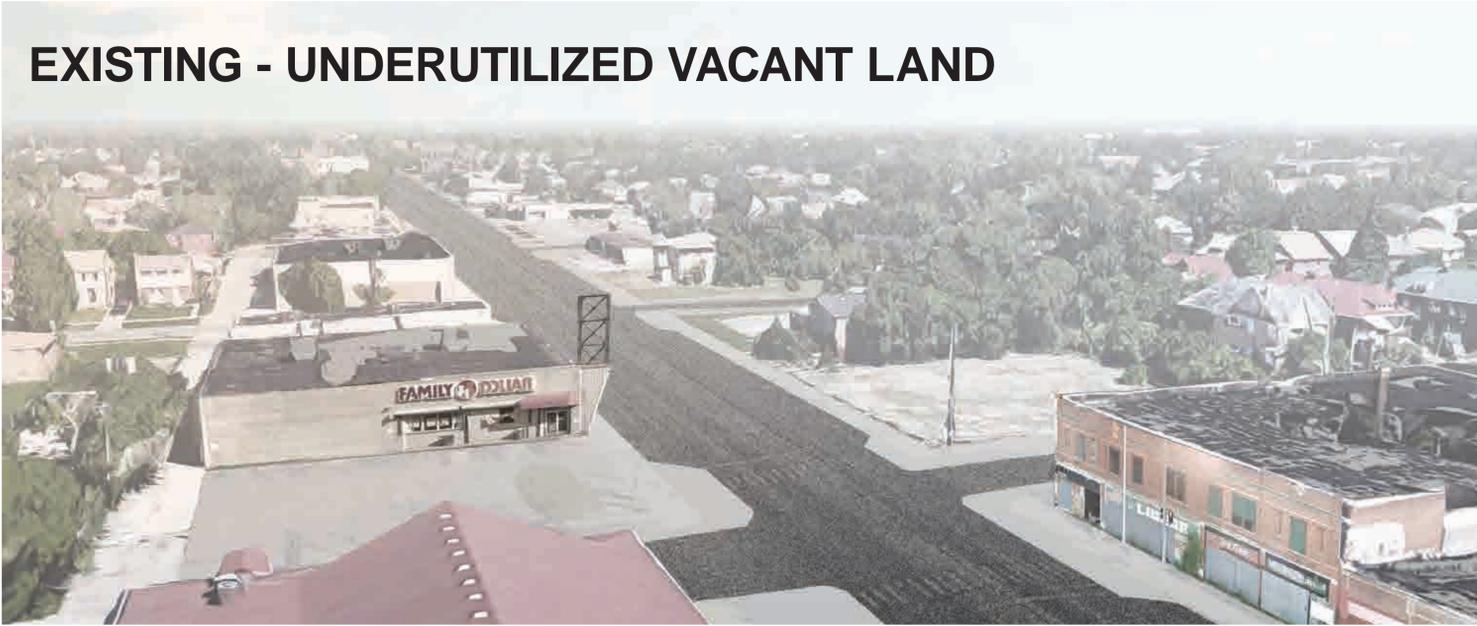
MOVE BASKETBALL COURT & PLAYGROUND ENHANCEMENTS TO REDUCE NOISE



HERITAGE + STREETScape - DEXTER AVE

QUESTION 3

EXISTING - UNDERUTILIZED VACANT LAND

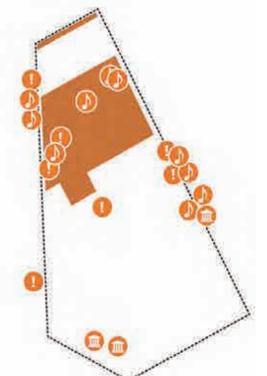


OPTION 1 - ART ON EXISTING BUSINESSES



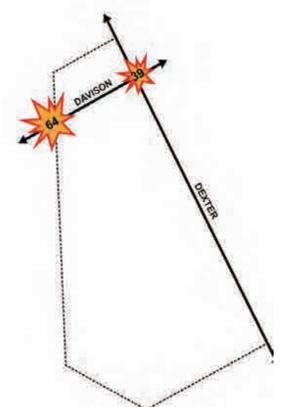
Create local identity

OPTION 2 - ART IN VACANT LAND



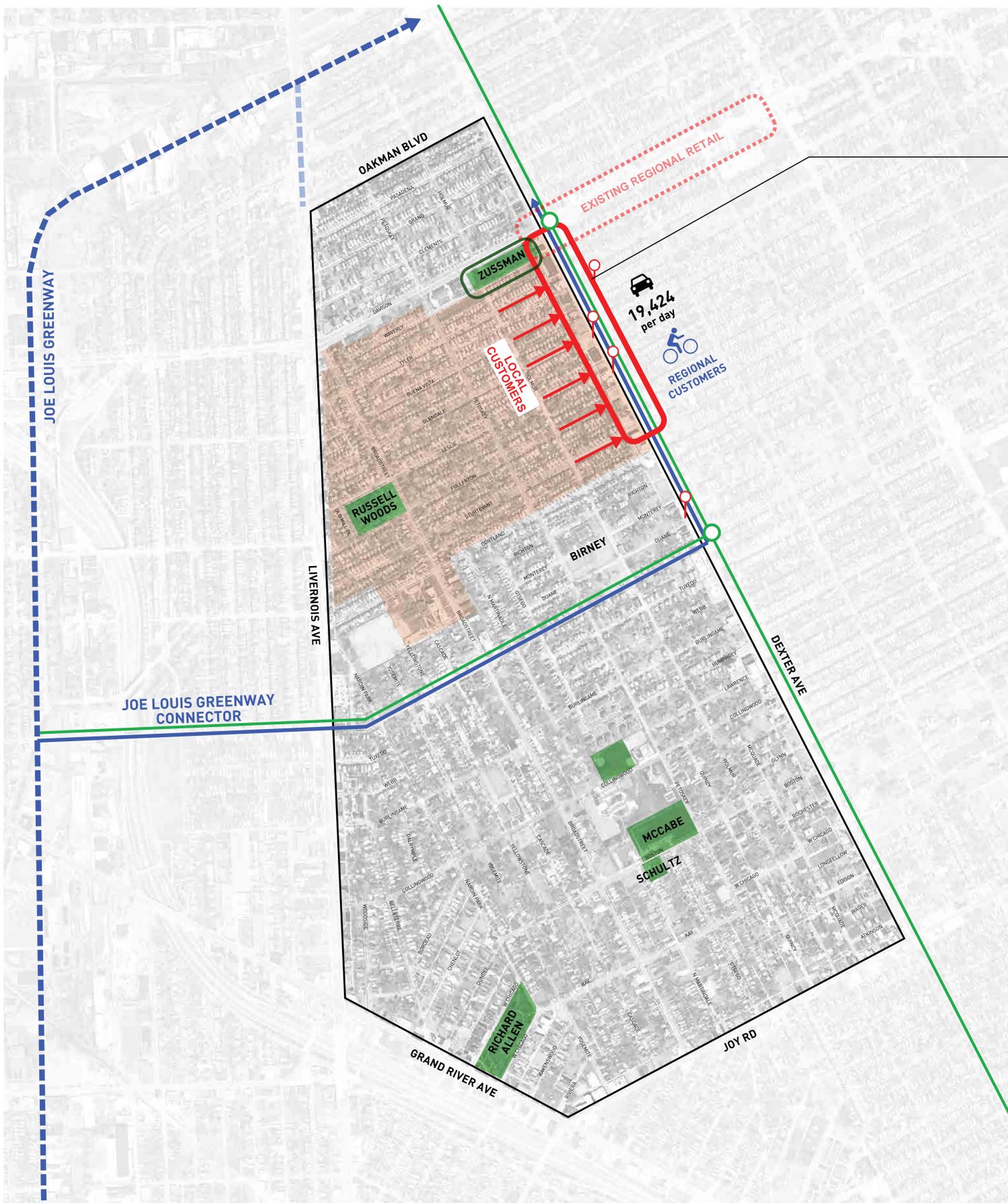
Promote rich neighborhood history & local artists

OPTION 3 - ART IN PEDESTRIAN CROSSINGS + MEDIANS



Art as traffic-calming devices

RETAIL - OUTREACH & ANALYSIS



DEXTER LOCAL RETAIL NODE	
OPPORTUNITY SITES	SALES POTENTIAL
16,000 SF VACANT LOT	\$60,179,333 NEIGHBORHOOD GOODS & SERVICES
23,600 SF VACANT BUILDING	\$8,929,854 FOOD & BEVERAGE

-  Existing businesses
-  High frequency bus stop
-  24/7 Bus Routes

COMMUNITY FEEDBACK HIGHLIGHTS:

1. Residents want **more healthy dining** options along Dexter
2. Residents want **year-round health + recreational amenities**
3. 40% of participants **left the neighborhood everyday to buy goods & services**
4. Community members identified **after-school programming & job training** as top priorities for neighborhood programs

1. Desired services in the neighborhood
 - health clinics
 - access to more healthy food options
2. Economic development needs to **reflect character of the community**
3. Interest in starting **home-based businesses**
4. Interest in **pairing retail with amenities** such as pocket parks, bike parking, street furniture and bus shelters

1. **Security and aesthetics are important** to the community for retail development
2. Most desired:
 - storefront feature - **murals**
 - streetscape feature - **pavement design**
 - public amenity - **green light**
3. Residents would like **more jobs nearby**, without commuting to the suburbs
4. Mentoring / job shadowing programs

APR 18

Community Meeting 1

MAY 18

Focus Groups 1

JUN 18

Community Meeting 2 (Part I)

RETAIL - DEXTER AVE

QUESTION 4

EXISTING



- Narrow existing sidewalk
- Unable to accommodate landscape or street activity
- Several vacant lots along Dexter Ave

SHORT TERM ACTIVATION / POP UP RETAIL



- Combats blight and activates vacant land
- Lower building & construction costs
- Attracts regional customers
- Provides a variety of retail programming

DEXTER / TYLER

LONG TERM ACTIVATION / REHAB VACANT RETAIL & COMMERCIAL BUILDINGS



- Expanded sidewalk to accommodate street furniture
- Art mural on building facade to promote local artists
- Glazed frontage to improve block security
- Bi-fold doors

DEXTER / FULLERTON

STREETSCAPE - OUTREACH & ANALYSIS



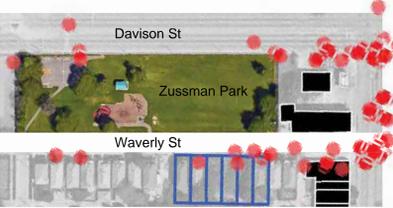
DAVISON / BROADSTREET



Crash Type
50.0% Rear End
18.4% Sideswipe

Crash by Involvement
63.2% Intersection

WAVERLY ST



Traffic-calming

The combination of mostly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized users

DEXTER AVE
Streetscape Improvements

ELMHURST ST
Greenway Connector

- Crime Incidents since 2016
- Traffic accident count
- City-owned land
- City-owned building

COMMUNITY FEEDBACK HIGHLIGHTS:

1. **Safety** is #1 concern
2. Dexter needs **better parking solutions**
3. Interest in **re-establishing Broadstreet Parade Route**
4. Broadstreet is an important North-South connector

1. **Elmhurst** was the preferred **Joe Louis Greenway connector road**
2. Preferred activity along **Dexter Ave** :
 - **Incorporate art** into abandoned structures
 - **On-street bike parking**
 - **Safe crossing with intersection paint**
 - **signature spaces for key bus stops**
 - **pop-up shows**

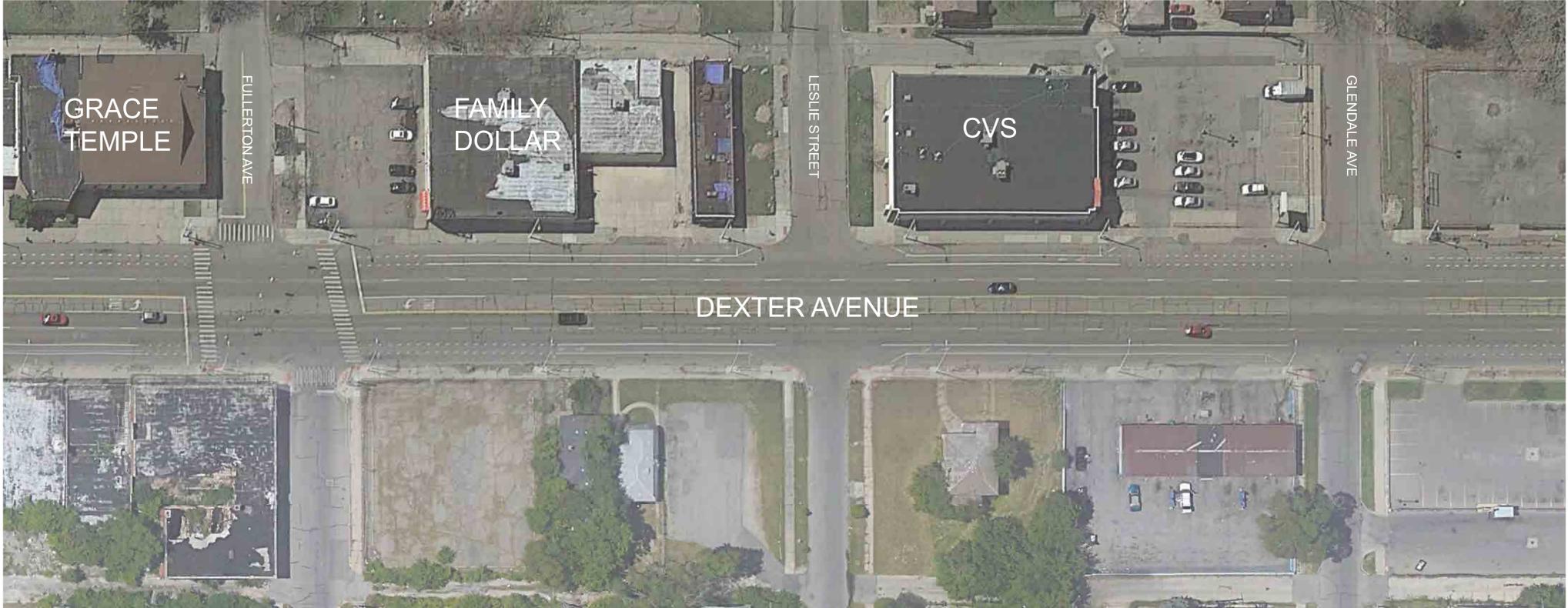
1. Participants **loved bike lanes**, but were concerned with **losing onstreet parking** in front of residences
2. Desire to **reduce the crossing distance** at all intersections along Dexter
3. Participants wanted **programmable spaces along Dexter**, particularly liked the idea of food trucks

1. **Seating all along Dexter**
2. **Traffic calming** in the neighborhood
3. **Curb extensions** to help define parking and add landscaping, especially where sidewalk is narrow just South of Davison

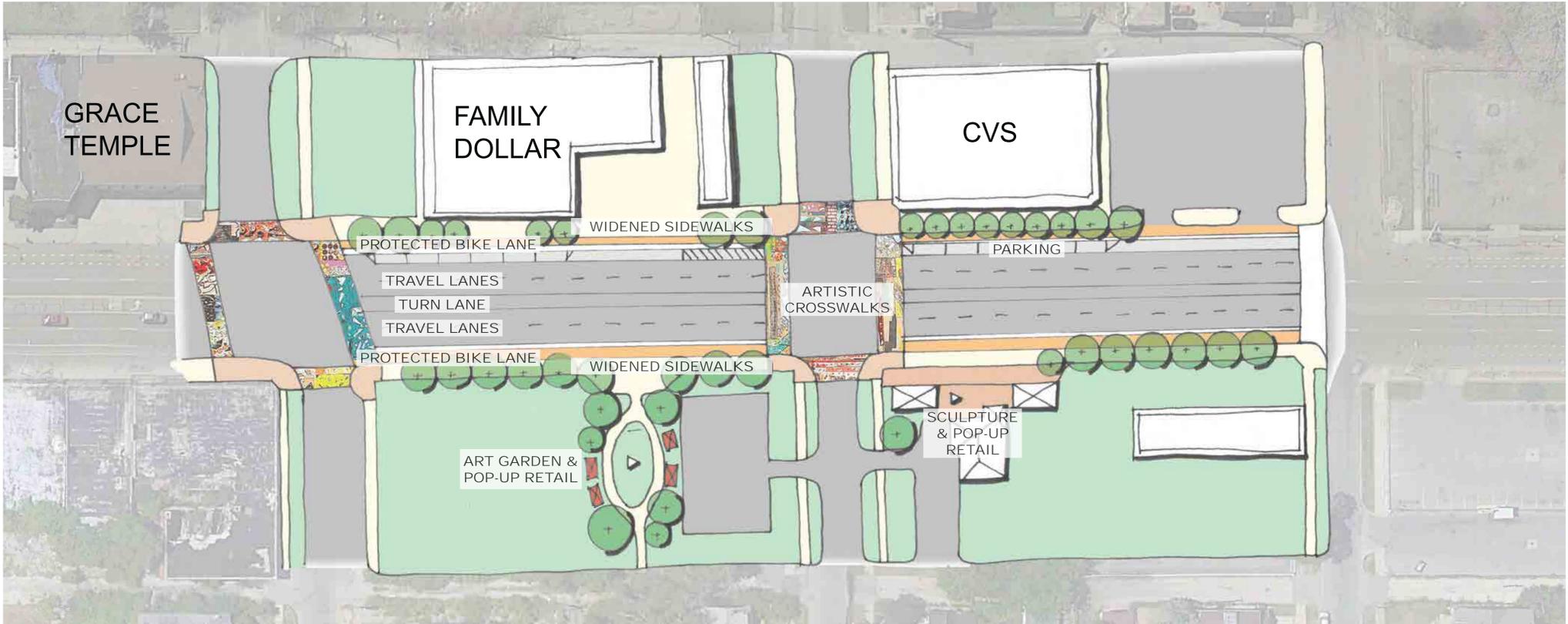


STREETSCAPE - DEXTER AVE

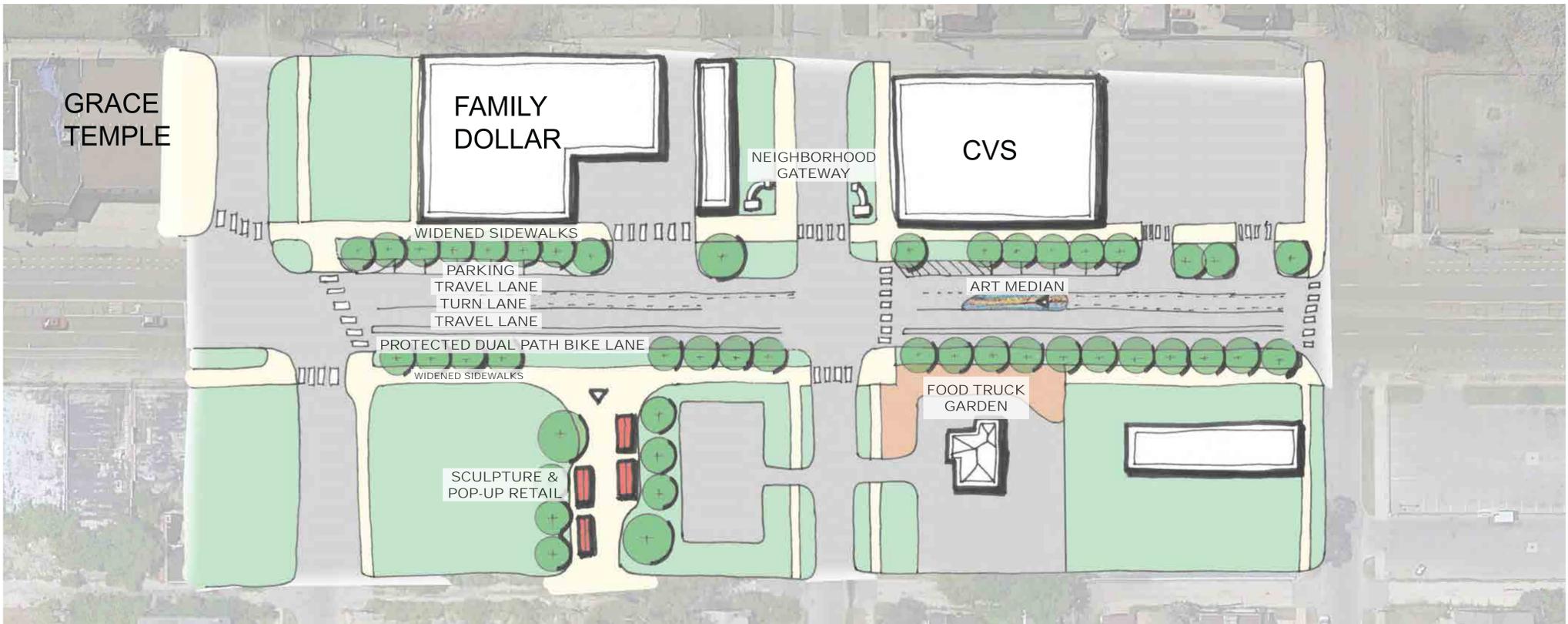
EXISTING CONDITION



REDUCE PARKING TO INCREASE PEDESTRIAN SAFETY



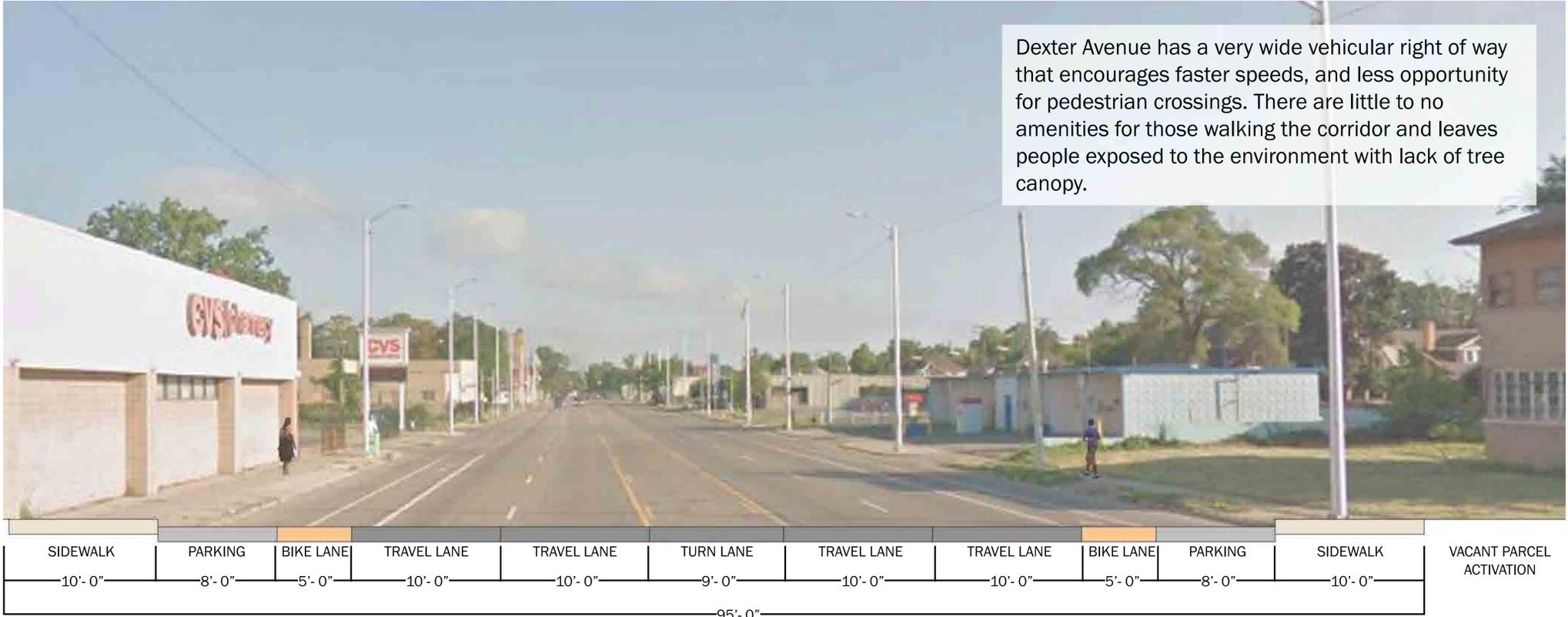
LANE REDUCTION TO CREATE PEDESTRIAN EXPERIENCE



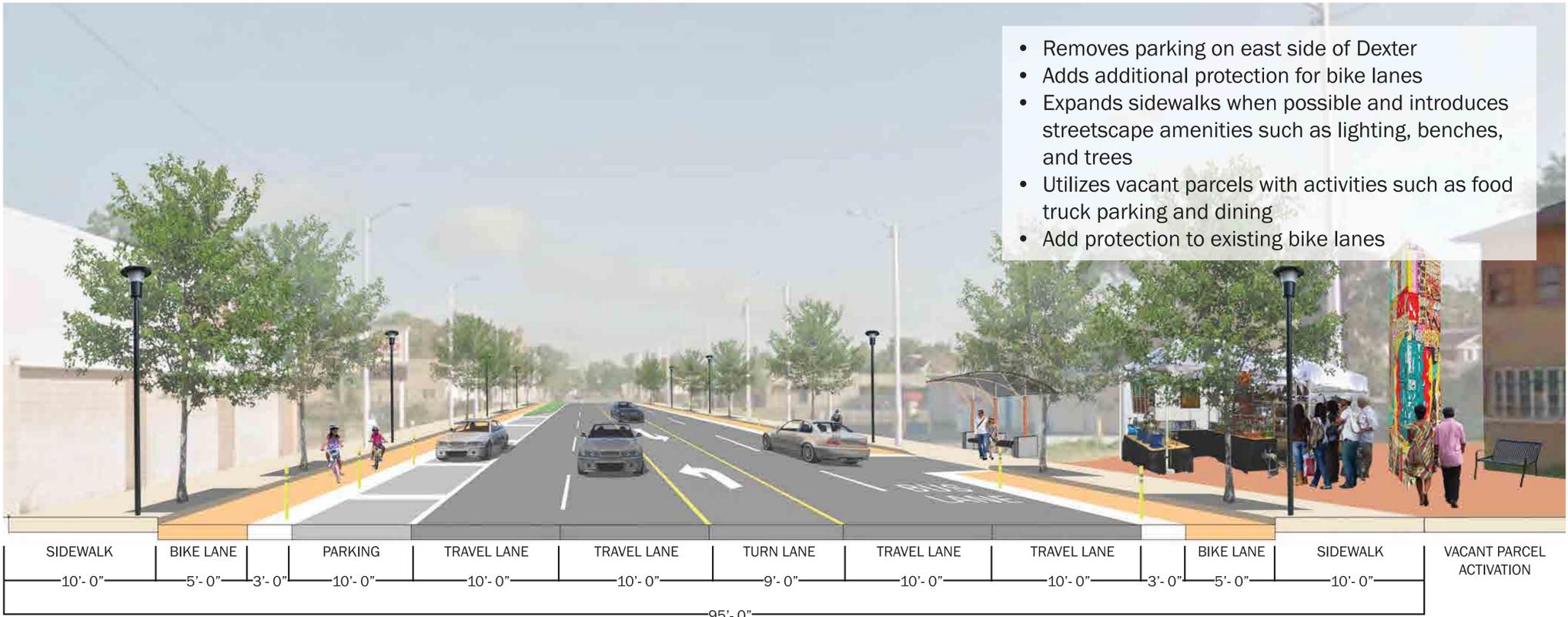
STREETSCAPE - DEXTER AVE

QUESTION 5

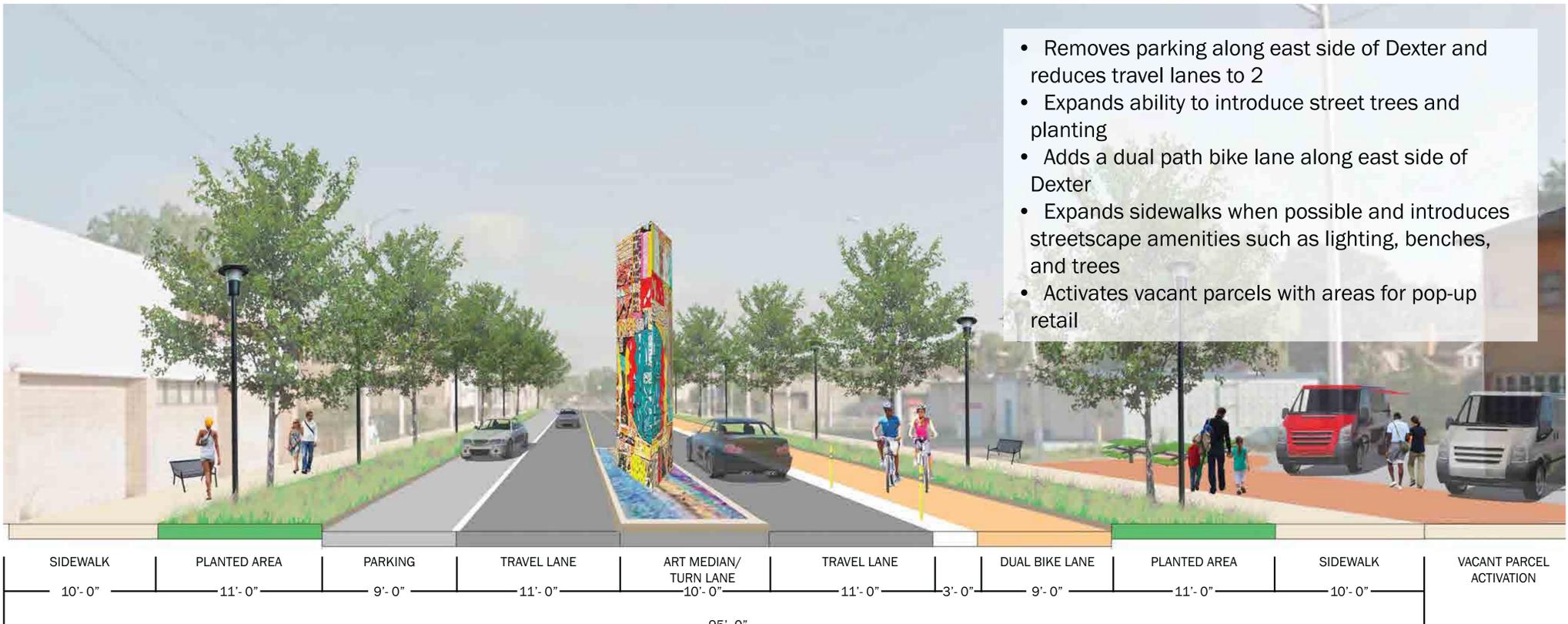
DEXTER EXISTING CONDITIONS



REDUCE PARKING ON ONE SIDE & ADD PROTECTION TO EXISTING BIKE LANES



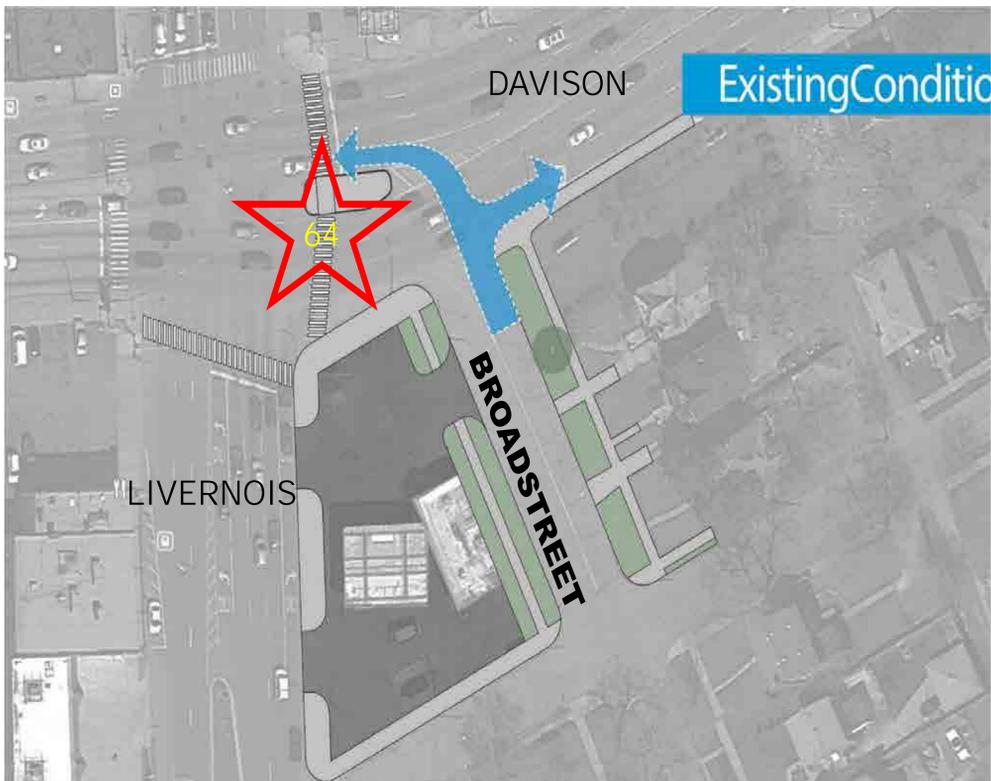
REDUCE TRAVEL LANES, REDUCE PARKING ON 1 SIDE, ADD PROTECTION TO EXISTING



STREETSCAPE + MOBILITY- BROADSTREET AT DAVISON AND LIVERNOIS

QUESTION 6

EXISTING CONDITIONS

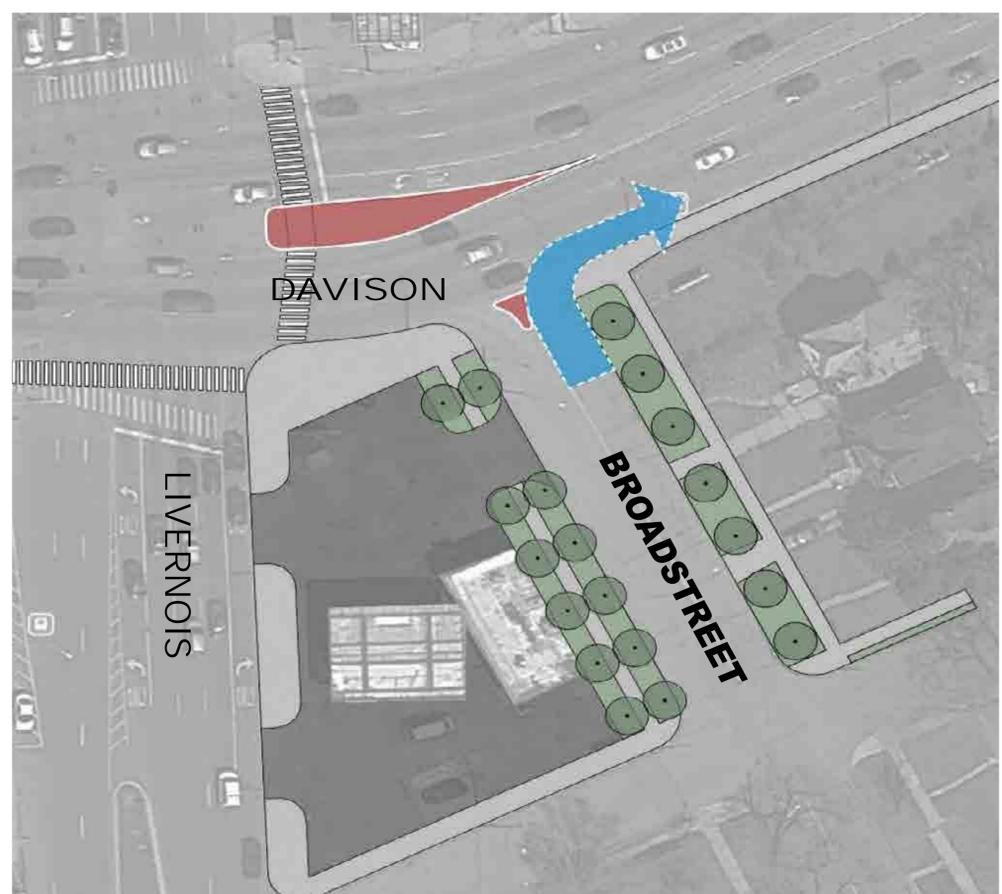
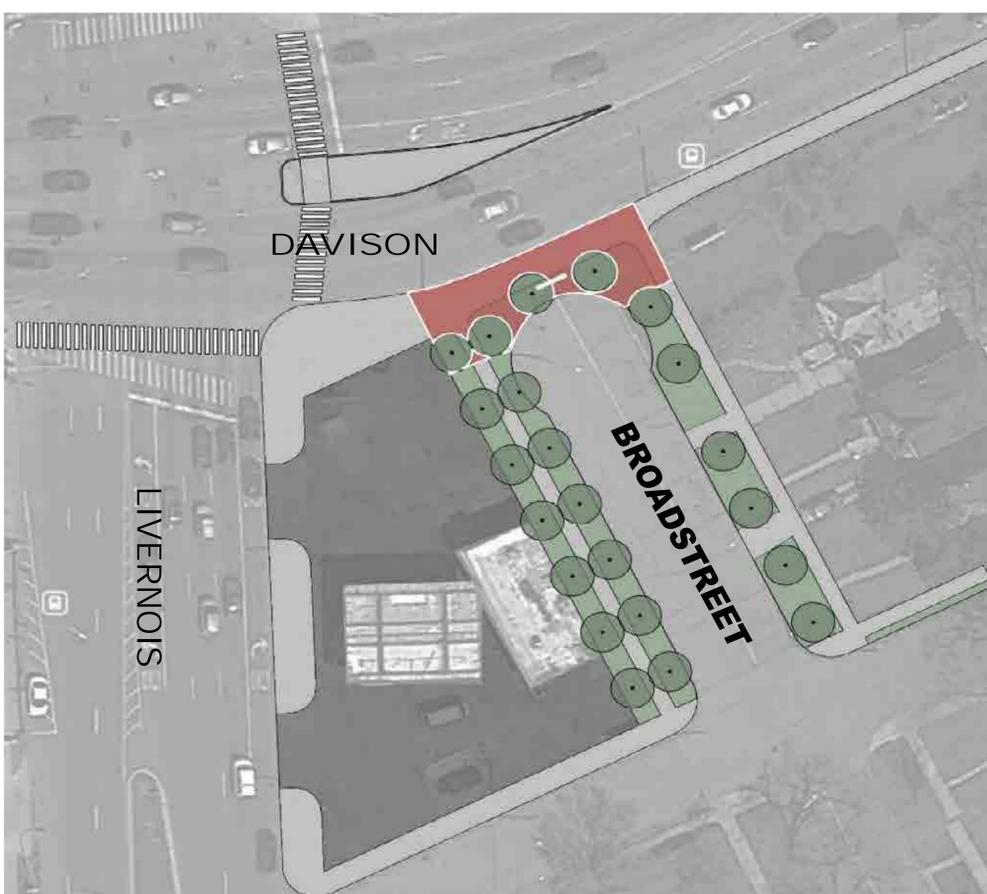


Davison is one of the most dangerous intersections in the City of Detroit. This area has seen over **64** crashes since 2016. Residents have voiced concerns in numerous meetings.

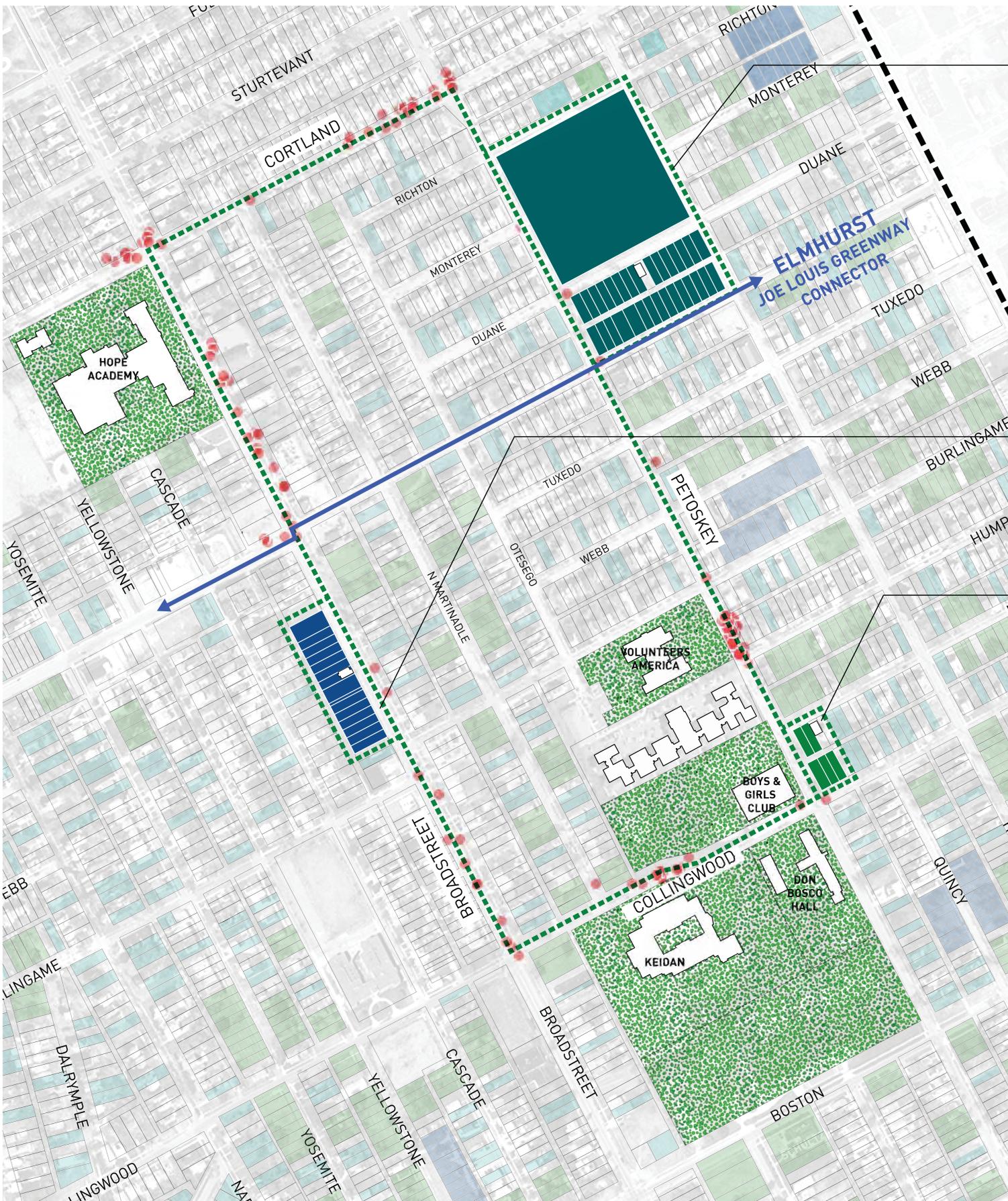
There are two recommendations for this intersection:

**OPTION 1-
CLOSE OFF BROADSTREET
FOR VEHICLE TRAFFIC**

**OPTION 2-
MAKE IMPROVEMENTS TO
ENFORCE RIGHT TURN**



OPEN SPACE - OUTREACH & ANALYSIS



XL 31 Lots
Size: 7.68 ac
Zone: R2

L 10 Lots + 1 Home
Size: 1.29 ac
Zone: R2

S 5 Lots
Size: 16,407 SF
Zone: R2

- Small
- Large
- X-Large
- Kids Travel Route
- Crime Incidents since 2016

YOUTH MAPPING ACTIVITY FEEDBACK HIGHLIGHTS:

November 10 with 30 kids from Hope Academy, Boys & Girls Club- Diehl Club, and Youthworks Detroit

1. Many kids are using **Broadstreet to Collingwood** to get to/from Hope Academy and the Boys & Girls Club
2. They also take **Petoskey to Cortland** to get to Hope Academy
3. Kids **do not feel safe** on Collingwood, near Keidan Elementary

1. Most youth would like to see **flower gardens, fences, and walking paths** if they had one vacant lot
2. If they had 3 or more lots they would like to have **youth spaces such as basketball courts, parks with swings, pathways and trees**

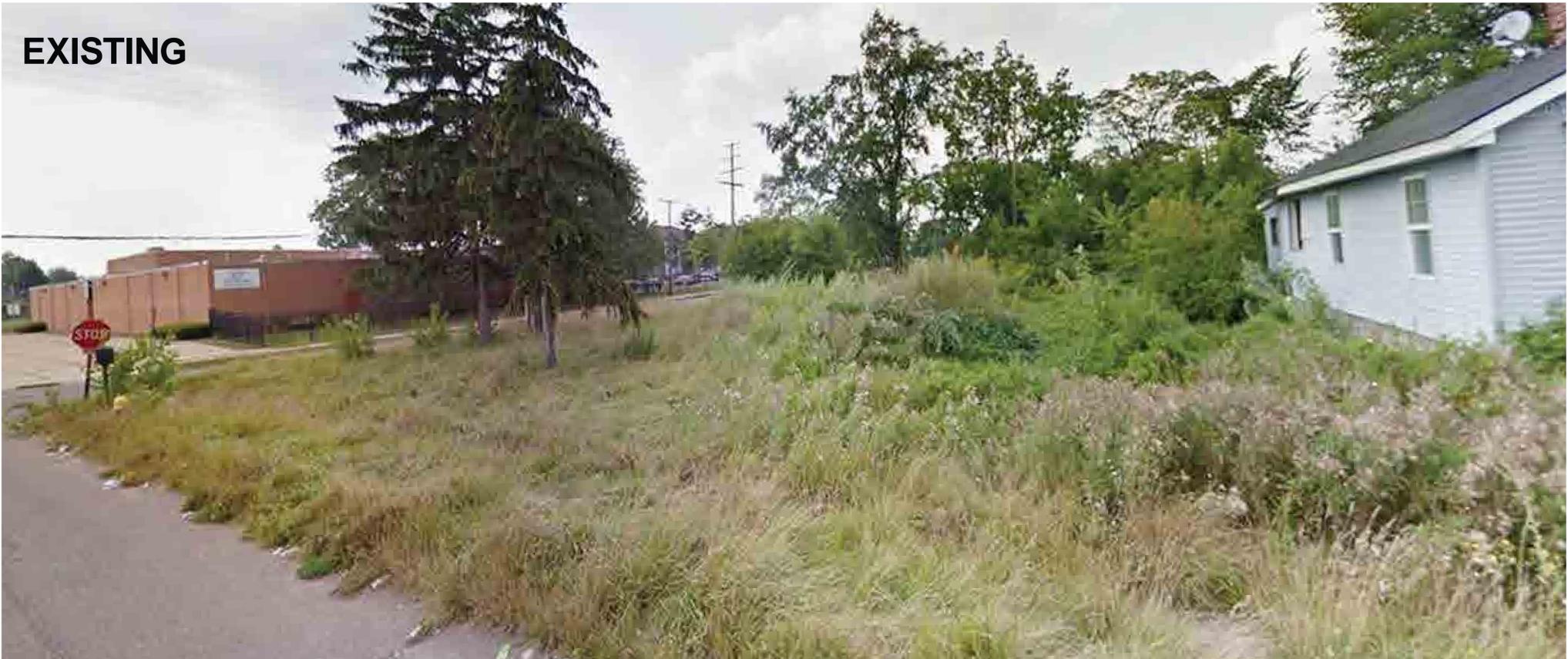
STREETSCAPE

OPEN SPACE



OPEN SPACE (SMALL) - COMMUNITY MANAGED SPACES

EXISTING



OPTION 1 - OUTDOOR CLASSROOMS



- Connect youth to the community
- Provides after-school programming for youth
- Promotes land stewardship & beautification
- Improves neighborhood safety

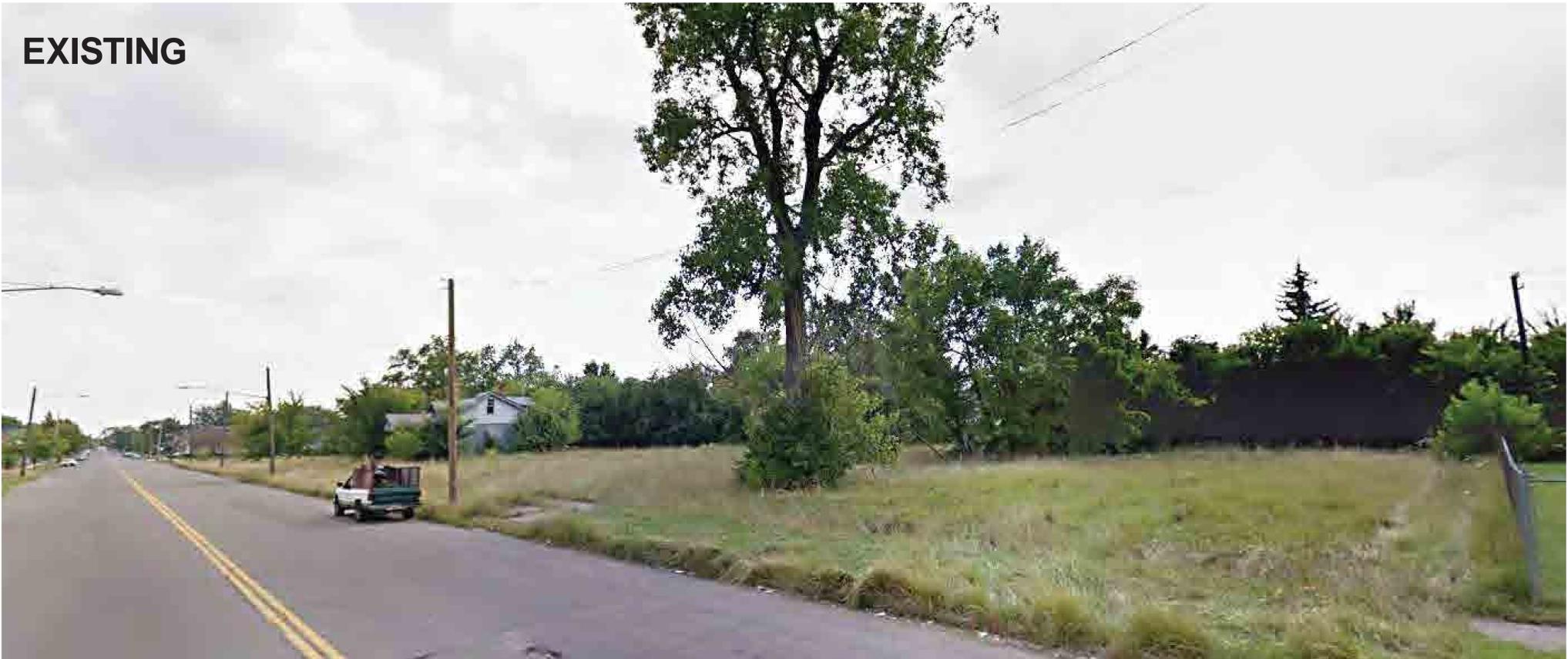
OPTION 2 - COMMUNITY GARDENS



- Promotes economic mobility
- Provides job training opportunities
- Promotes land stewardship & beautification
- Improves neighborhood safety

OPEN SPACE (LARGE) - COMMERCIAL URBAN FARM

EXISTING



What is a commercial urban farm?

An urban farm includes the use of land by one or more individuals for the purposes of growing and harvesting food crops.

The zoning ordinance currently describes this activity by scale: one acre or more is a farm and less than one acre is a garden.



Benefits

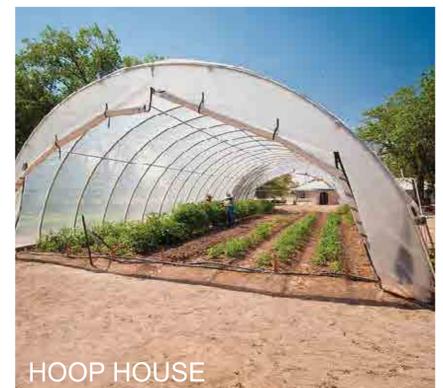
- Access to fresh produce
- Improves urban food security & nutrition
- Provides local job opportunities
- Educational opportunities for youth
- Enhanced public safety / eyes on the street
- Neighborhood land stewardship

OPEN SPACE (X-LARGE) - BIRNEY

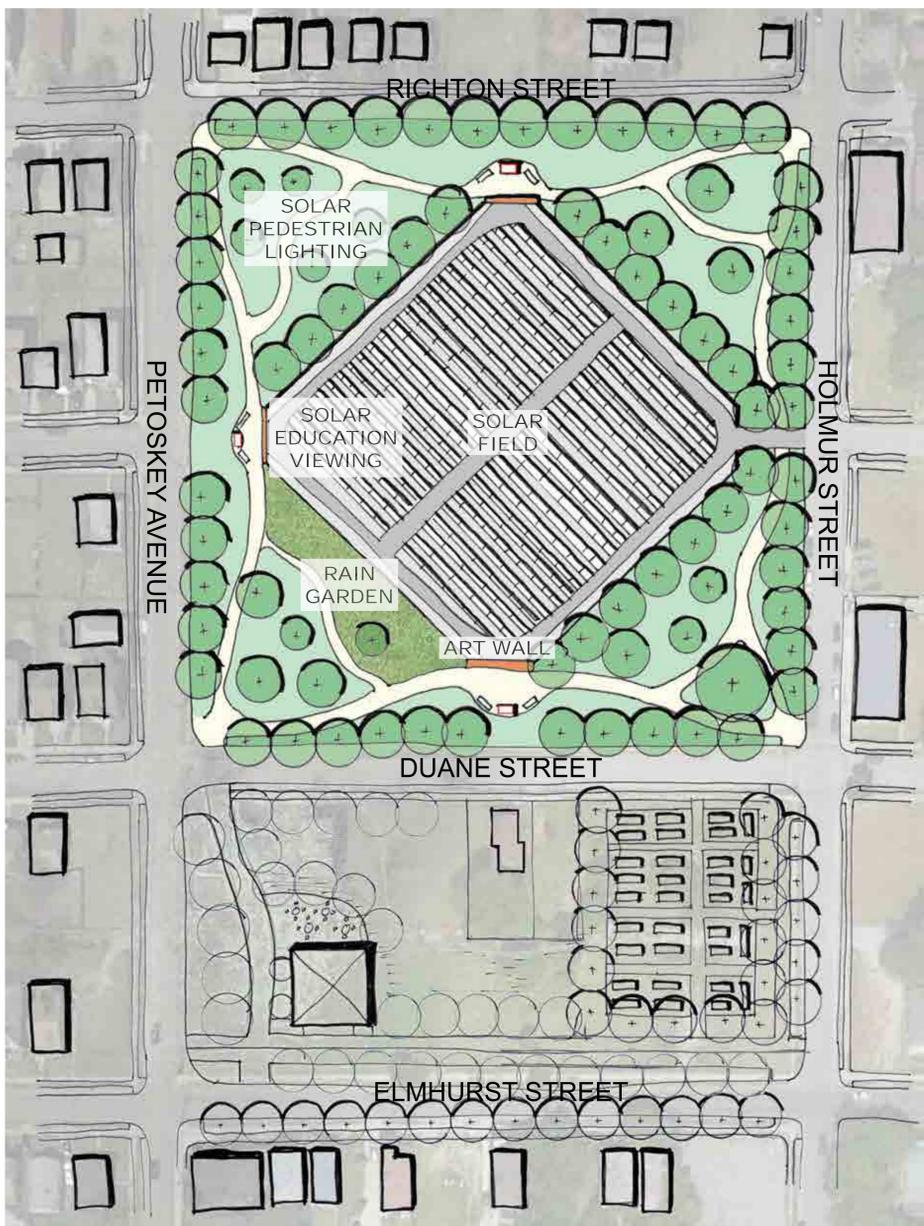
OPTION 1 - URBAN AGRICULTURE



RECOMMENDED EDGES OF THE SITE



OPTION 2 - SOLAR ENERGY



RECOMMENDED EDGES OF THE SITE



The energy produced on the site will not help with saving money on resident bills. The energy will go back into the power grid

OPEN SPACE (SMALL)- RESIDENTIAL HOMESTEAD

EXISTING



OPTION 1 - INDIVIDUAL BUYING A SIDE LOT



- Private recreational space
- Improves visibility of streets with vacant lots
- Promotes community

OPTION 2 - URBAN GARDEN HOMESTEAD



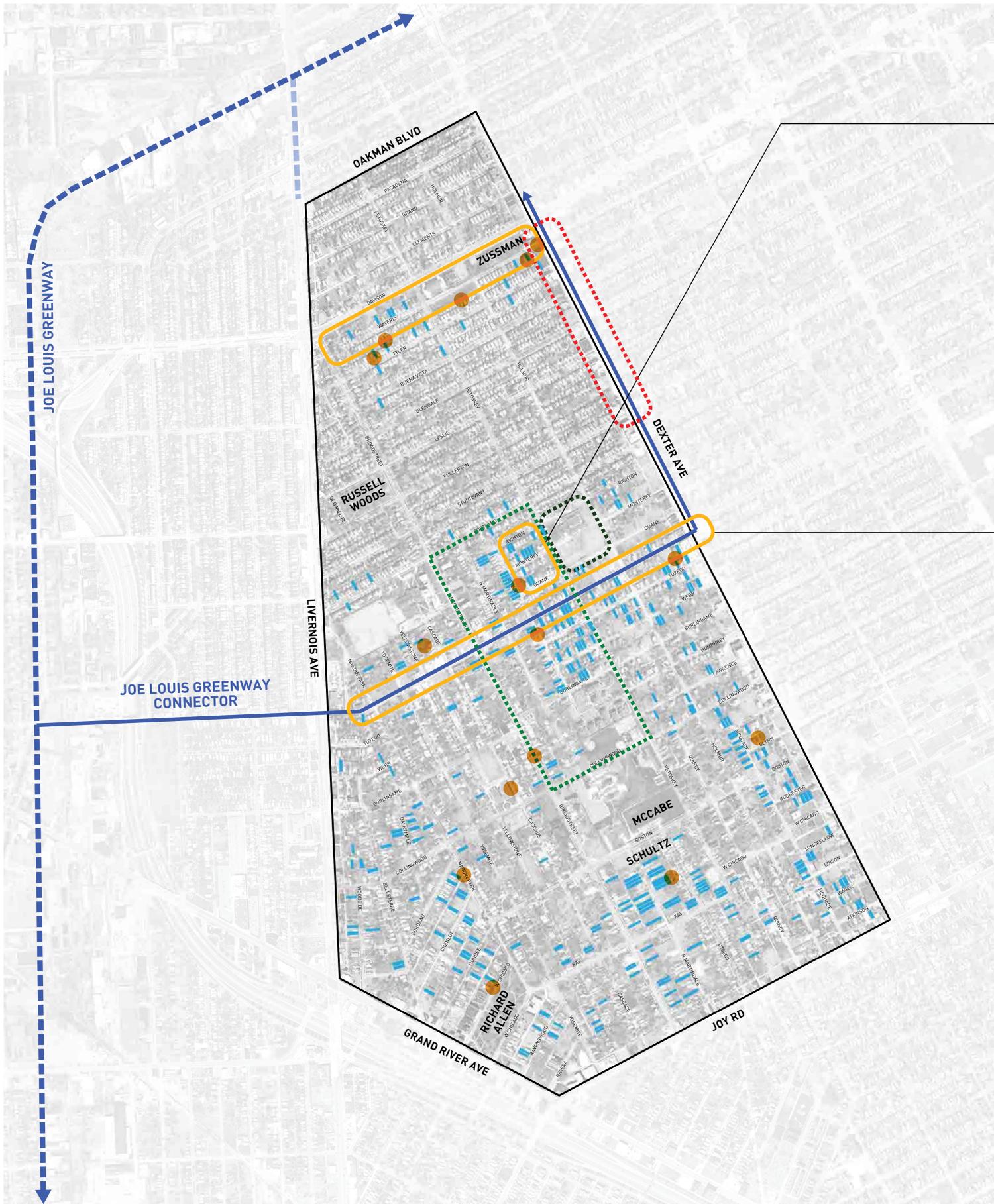
- Sectional zoning for home-based businesses
- Provides local jobs & training

OPTION 3 - NON-PROFIT HOMESTEAD



- Provides after-school programming for youth
- Improves visibility of streets with vacant lots
- Promotes community

HOUSING - OUTREACH & ANALYSIS



RIGHTON ST, MONTEREY ST, DUANE ST

L Large-scale developer who rehabs 11 duplexes

Condition of structures:
 Good - 2
 Fair - 6
 Poor - 3

ELMHURST ST

M Small-scale developer who rehabs 3 duplexes

Condition of structures:
 Poor - 3

Condition of structures:
 Good - 2
 Poor - 1

S Single property owner who rehabs 1 duplex

DUPLEX
 A house divided into 2, 3 or 4 apartments, with separate entrances for each

Areas of Interest
 City-owned Duplex

COMMUNITY FEEDBACK HIGHLIGHTS:

1. Residents would like to live in **areas close to commercial amenities**
2. Older buildings need **parking solutions**
3. Residents would like access to purchase multi-family homes

APR 18
 Community Meeting 1

1. Interest in the following multi-family types - **affordable, senior, upscale, rental and sale**
2. Community members would like to live **close to retail corridors** and other **neighborhood amenities**

MAY 18
 Focus Groups 1

1. 1st floor flats to be **rehabilitated for senior housing**, 2nd floor for families
2. Multiple supporters of **senior housing at 4800 Collingwood**
3. Biggest driver of priority areas was **concentration of blight**
4. Residents are interested in duplexes being rehabbed near **Waverly, Hope Academy, Nardin Park**

SEP 18
 Community Meeting 2 (Part II)

HOUSING - MULTI-FAMILY FLAT REHABILITATION

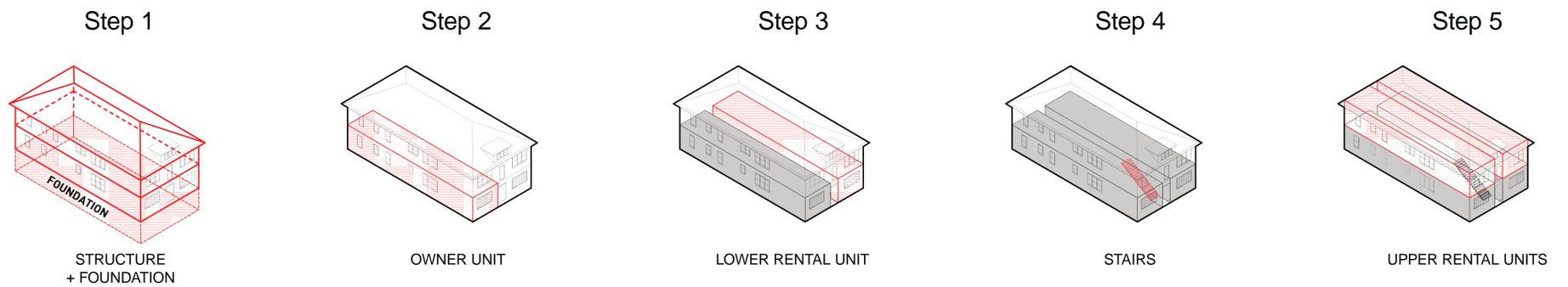
EXISTING



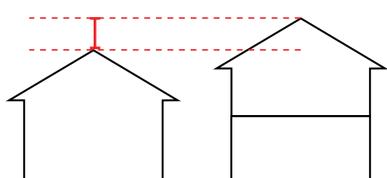
CONCEPT - HOME + RENTAL



Proposed order of rehabilitation



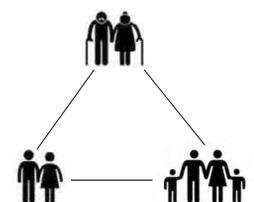
Benefits of purchasing a duplex:



Not significantly more expensive than rehabbing a single-family home

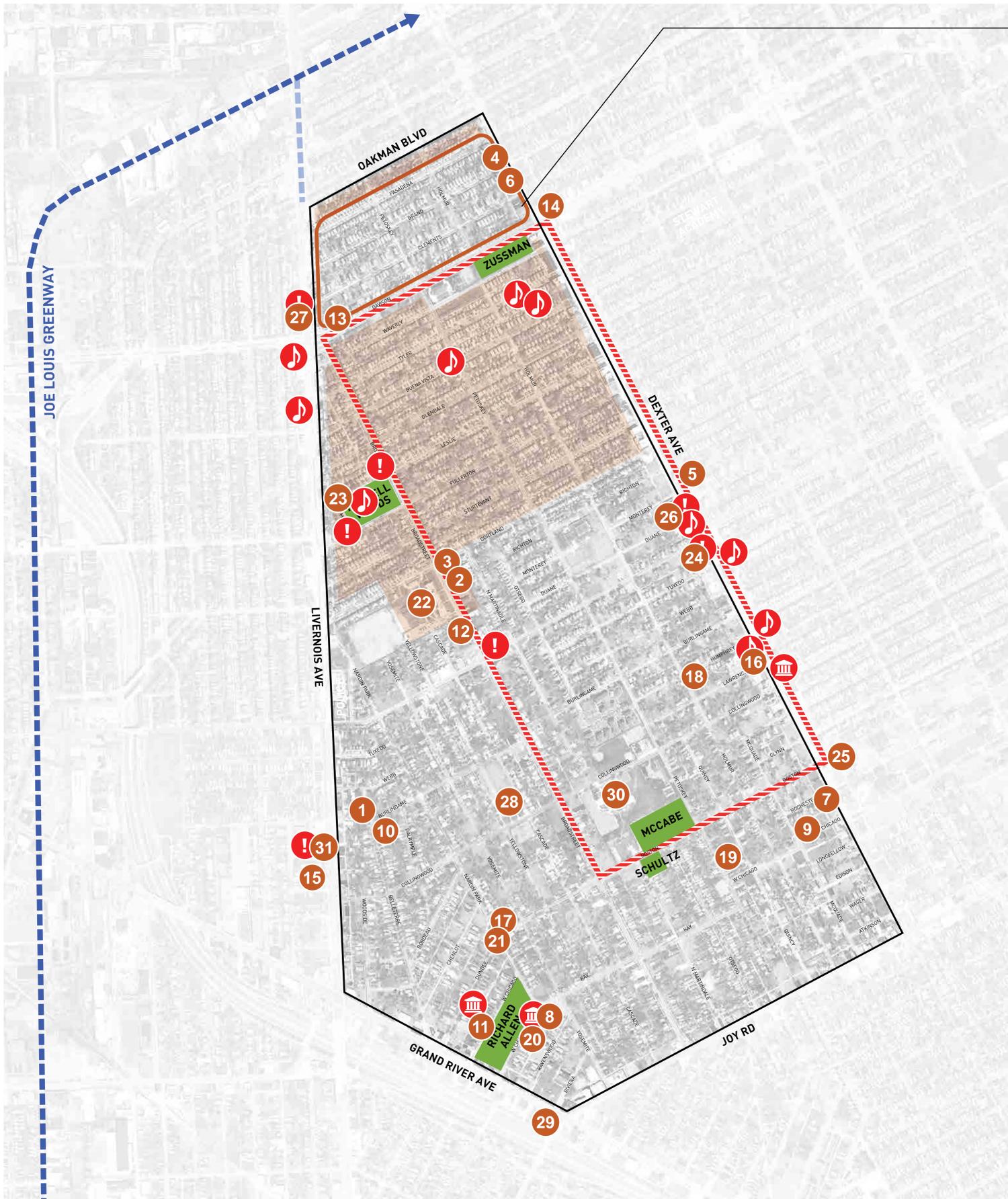


Potential for rental income



Possibility for multi-generational families to live in close to each other

HERITAGE - OUTREACH & ANALYSIS



CONSERVATION OVERLAY DISTRICT
 A zoning tool that protects and preserves neighborhood historic character

- **Potential National Register Buildings**
 The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.
- ▬▬▬▬▬ Broadstreet Parade Route
- Neighborhood Stories
- Parks
- Historic District

COMMUNITY FEEDBACK HIGHLIGHTS:

1. Community members would like to see more public art along commercial streets

2. Community members felt that neighborhood history and stories are the most defining characteristics

3. Vacant land can be reprogrammed and linked to activate commercial areas

APR 18
 Community Meeting 1

1. Economic development needs to reflect character of the community

2. Art is not only a representative medium but also has a responsibility to communicate information

3. Additional significant community members discovered - Raymond Jenkins, Lina Parker, Dinah Washington

MAY 18
 Focus Groups 1

1. Community members were long-term residents and families

2. A desire to return to sitting on front porches

3. Security and aesthetics were important to retail development

JUN 18
 Community Meeting 2 (Part I)

HERITAGE - NATIONAL REGISTER

APARTMENTS



1 11619 BelleTerre



2 12160 Broadstreet



3 12170 Broadstreet



4 13725 Dexter



5 12152 Dexter



6 13641 Dexter



7 9739 Dexter



8 5121 W Chicago



9 3760 W Chicago



10 5339 Burlingame

HERITAGE - NATIONAL REGISTER

HISTORIC RELIGIOUS BUILDINGS



11 New Light Baptist Church
5250 W Chicago



12 Broadstreet Presbyterian
12065 Broadstreet



13 Life Church
4366 Davison



14 Dexter Avenue Baptist
13500 Dexter



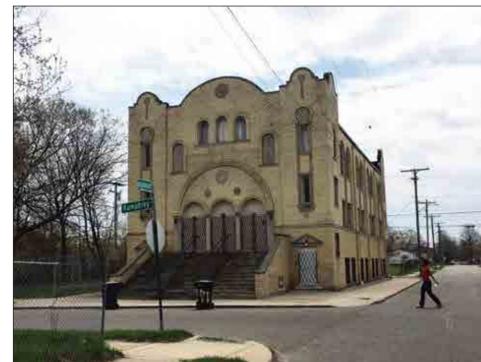
15 St. Charles Lwanga
Catholic Church
10400 Stoepel



16 St. Paul AME Zion
11389 Dexter



17 Nardin Park
Community Church
5027 Boston



18 St. Paul Cumberland
Presbyterian Church
3841 Humphrey



19 St. Matthew AME Church
9746 Petoskey



20 Ebenezer AME
Episcopal Church
5151 W Chicago



21 Bethel Community Church
9841 Dundee

HERITAGE - NATIONAL REGISTER

SOCIAL / CULTURAL BUILDINGS



22 Hope Academy
Formerly Winterhalter School
12121 Broadstreet



23 Formerly Randall Home & Broadstreet Publishing
c. 1960
12680 Old Mill Place



24 Dexter-Elmhurst Center
Formerly Dexter-Elmhurst
Auto Dealership
11825 Dexter



25 Masonic Temple
Formerly Dexter Recreation
Building
9840 Dexter



26 Formerly Vaughn's Bookstore
c. 1960
12115 Dexter



27 Shrine of the Black Madonna Cultural Center & Bookstore
c. 1935
Formerly Miller Homes
13535 Livernois



28 Formerly Hellen W. McKerrow School
4800 Collingwood



29 Lee Beauty Supply
Formerly Detroit Savings Bank
1929
9201 Grand River



30 Keidan Special Education School
1962
11501 Collingwood



31 St. Cecilia's Gymnasium
6340 Stearns

HERITAGE - CONSERVATION OVERLAY DISTRICT

What is it?

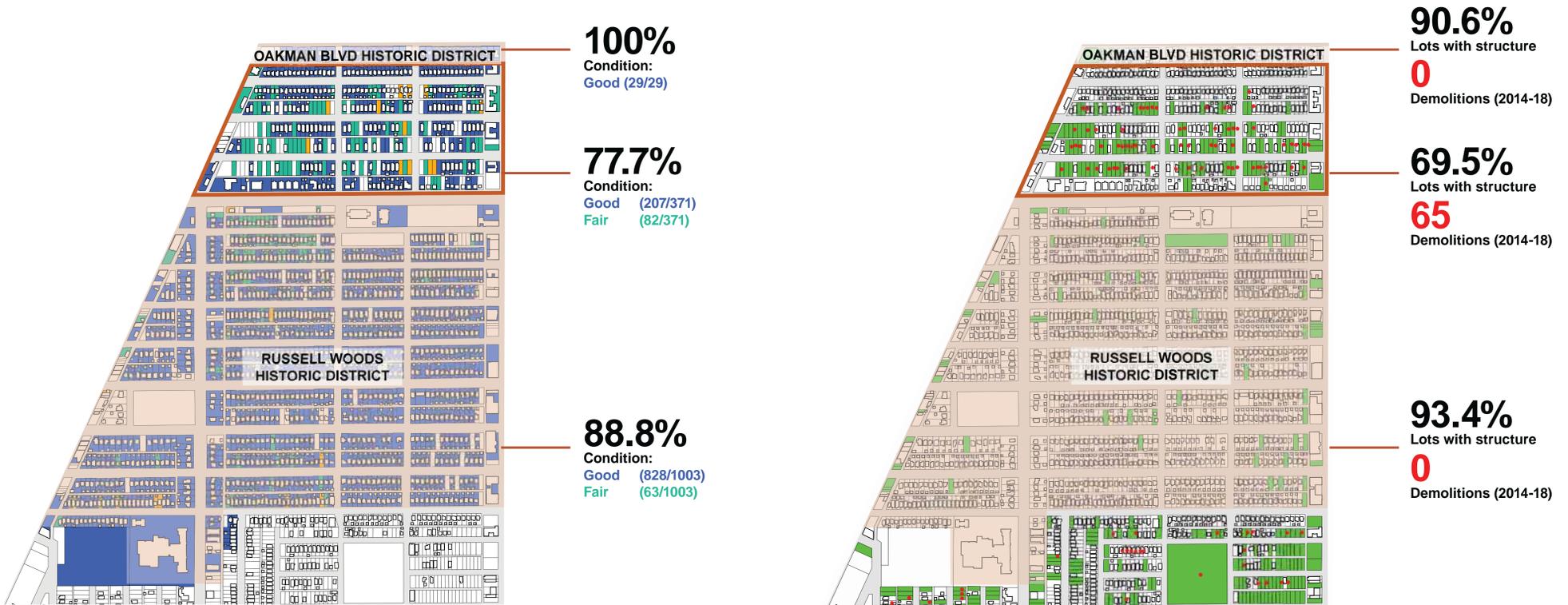
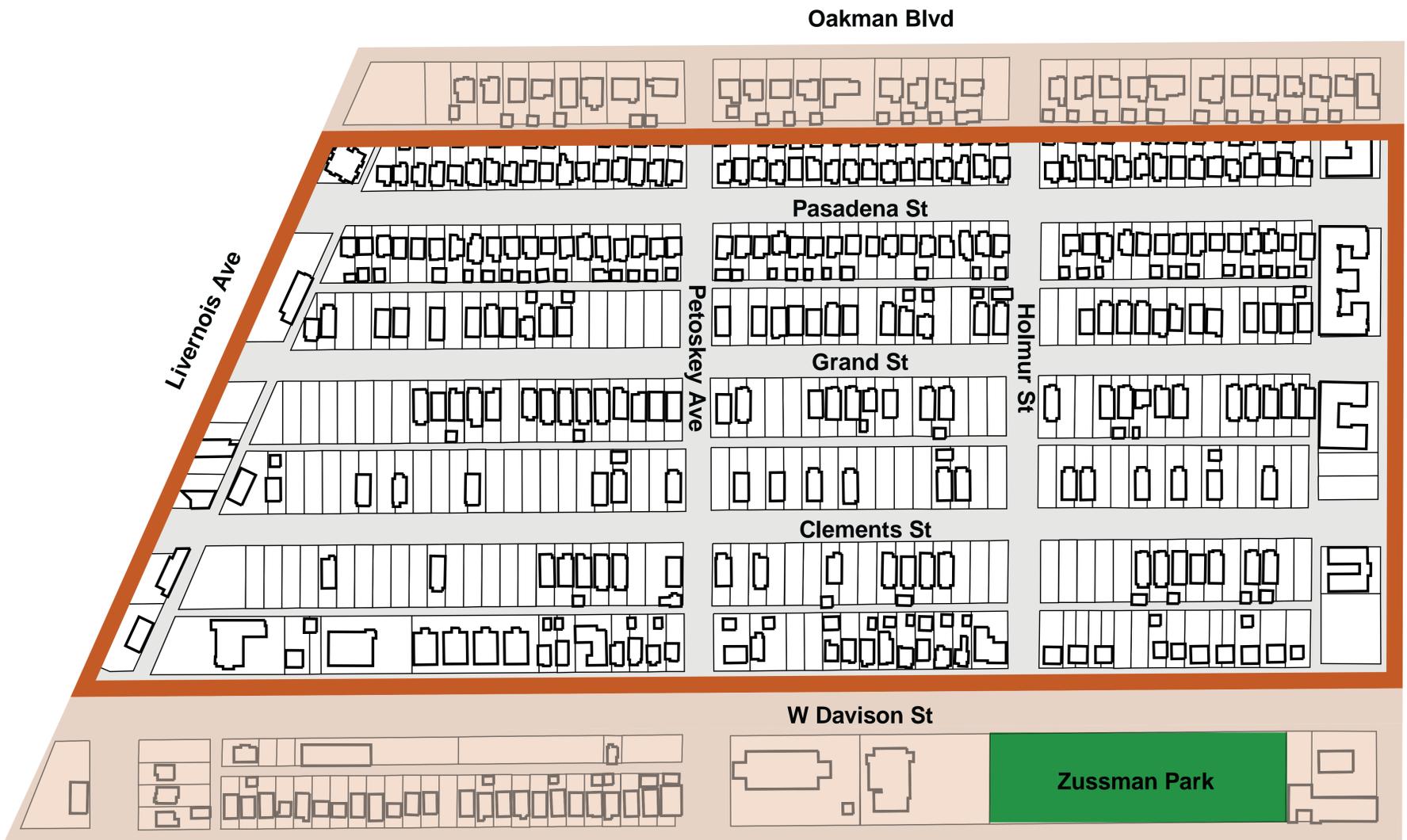
A zoning tool that protects and preserves neighborhood historic character.

How can it affect me?

Protects your investment by preventing insensitive new construction.

How can I be part of it?

Residential Committee reviews new construction, including additions to homes.



The proposed area is between two stable historic districts. Its housing stock is in good condition.

This area has an increased demolition rate though it is a highly dense area of buildings

HERITAGE - CONSERVATION OVERLAY DISTRICT

Which features best define the character of your neighborhood?

ROOF

- FRONT-FACING GABLE
- HIPPED ROOF WITH DORMERS



PORCH

- PARTIAL FACADE FRONT PORCHES
- BALCONY ON 2ND STORY



CHIMNEY

- PROMINENT
- BRICK



MATERIAL

- MAINLY BRICK
- SHAKE / CLAPBOARD



DETAILS

- CAST STONE SILLS
- AWNING
- CASEMENT WINDOWS



STREETSCAPE

- MIN. 20' FRONT YARD
- BUILDING MASSING NOT TO EXCEED 3 STORIES

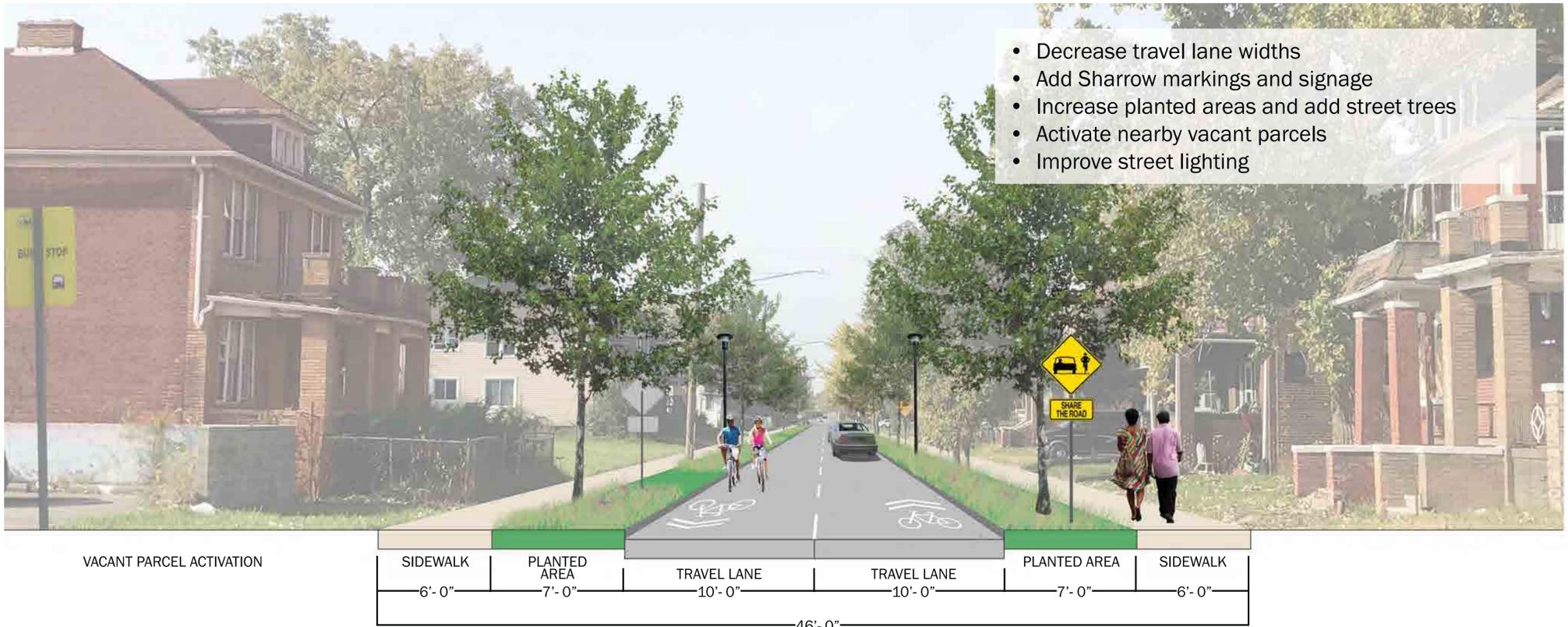


STREETScape - JOE LOUIS GREENWAY CONNECTOR

ELMHURST EXISTING CONDITIONS



LIGHT TOUCH TO IMPROVE PEDESTRIAN SAFETY & COMFORT



NARROWING DRIVING LANES TO CREATE A FUTURE MULTI-USE PATH ON SIDEWALK

