

Campau/Davison/Banglatown Neighborhood Framework Plan

Community Meeting 3
November 14, 2018



In This Presentation...

1. Planning Goals

2. Where is the Planning Area?

3. Project Timeline

4. Community Engagement

5. What's in the Plan?

6. Discuss and Evaluate

7. Next Steps



Our Goals

Build inclusive, vibrant places with convenient, safe and pedestrian-oriented access to services and amenities.

Stabilize neighborhoods and strengthen existing community assets.

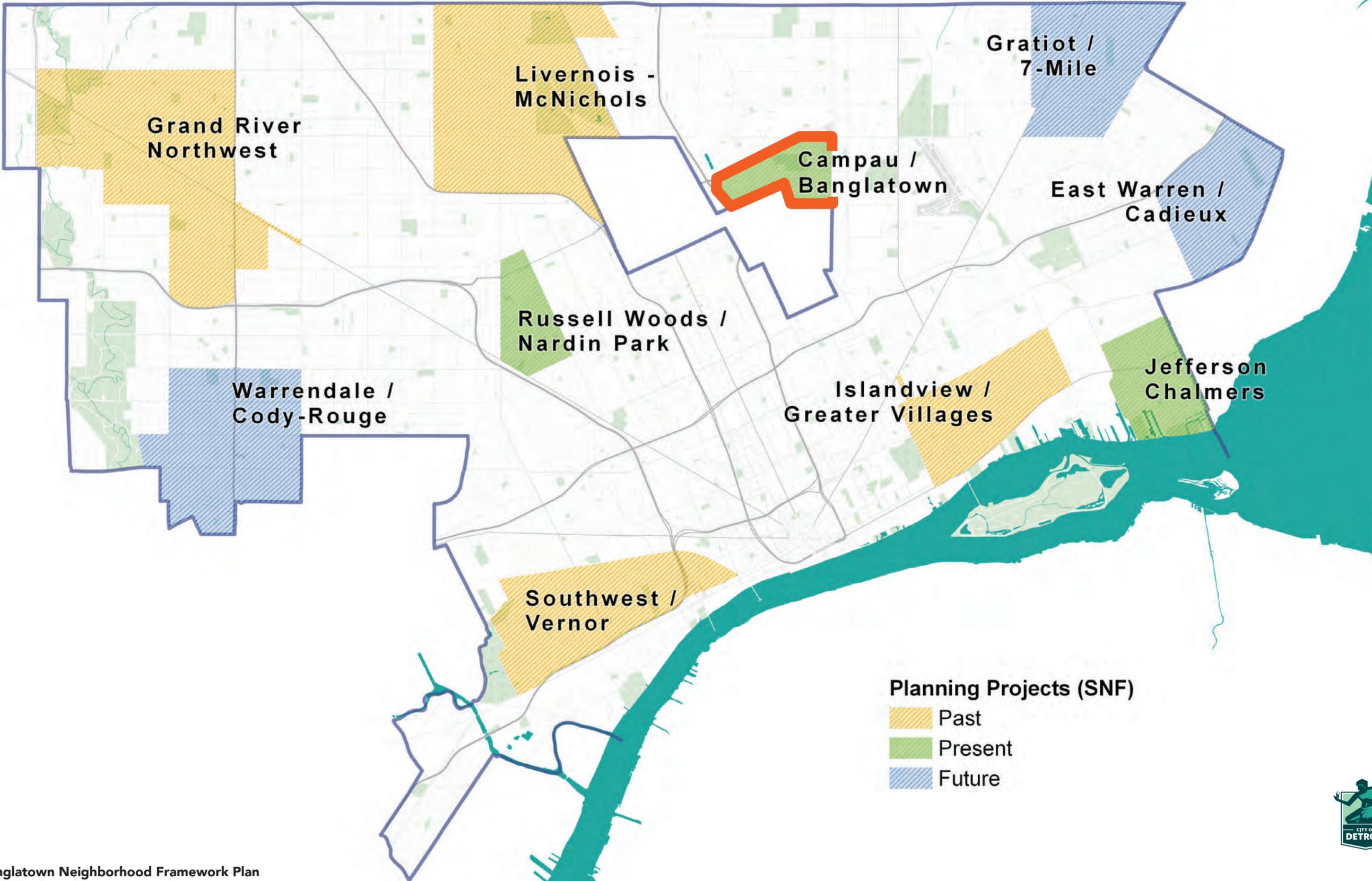


What Is a Plan?

A PLAN is a vision for residents and the City that guides future growth and investment in the neighborhood.



Where are the City Planning Projects?



Where Is the Planning Area?





This neighborhood has...
Super Schools!



A+
DAVISON
ELEMENTARY

UNIFORMS REQUIRED - WHITE NAVY
HOURS 7:30 - 2:45
OCT 7TH COUNT DAY!
14TH PARENT CONFERENCES

MicroSociety
BLUE RIBBON
High Performing School

2005 WINNER
High Performing School
Good Schools Making the Grade

RECEIVED
RECEIVED
RECEIVED



This neighborhood has...
A Lovely Library!



This neighborhood has...
A Poppin' Park!



**This neighborhood has...
Awesome Artists!**



**This neighborhood has...
Great Green Growers!**

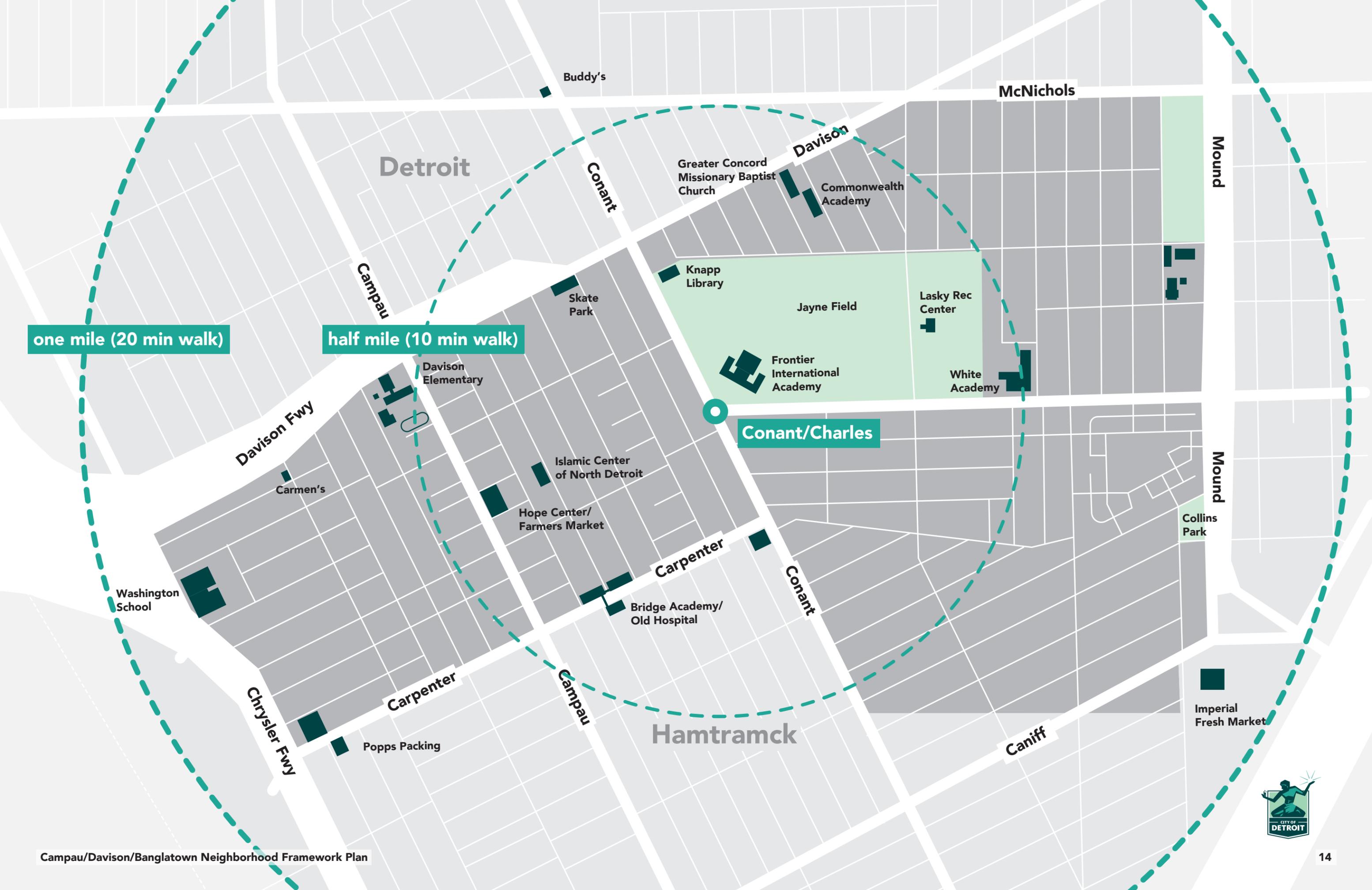




half mile (10 min walk)

Conant/Charles





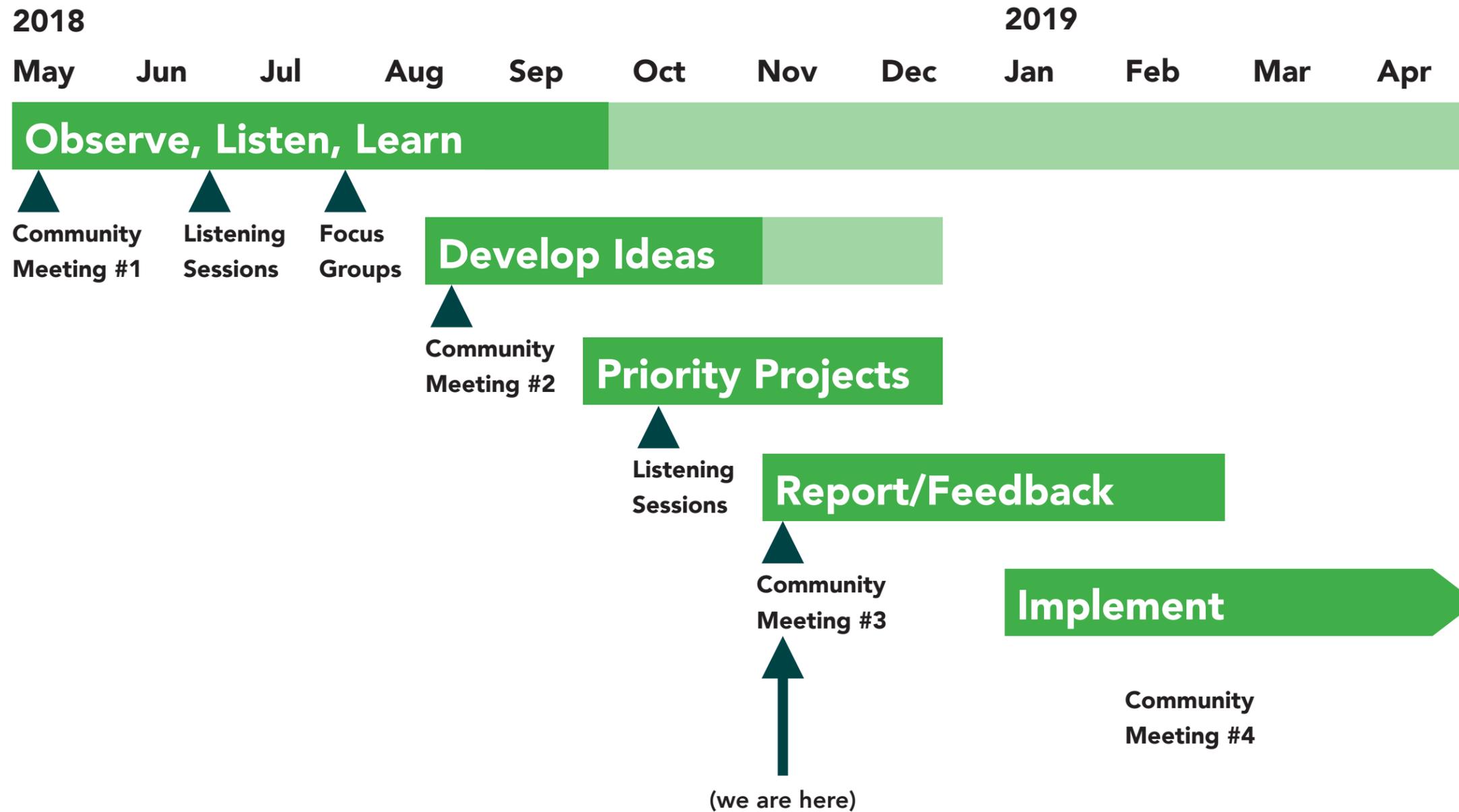
one mile (20 min walk)

half mile (10 min walk)

Conant/Charles



Project Schedule





May 8: Community Meeting #1

Campau/Davison/Banglatown Neighborhood Framework Plan





June 18: Artists

Campau/Davison/Banglatown Neighborhood Framework Plan





June 18: East Davison Village



June 19: Religious Organizations



June 19: Farmers & Gardeners



June 19: Business Owners

Campau/Davison/Banglatown Neighborhood Framework Plan





July 12: Community Focus Group



July 13: Women's Focus Group

Campau/Davison/Banglatown Neighborhood Framework Plan





July 12-14: Mobile Engagement

Campau/Davison/Banglatown Neighborhood Framework Plan





August 14: Community Meeting #2

What project priorities have we heard?

We have learned a lot from you and your neighbors this summer! Some of the most important themes and ideas we have heard are:

The Basics:

Fix and clean up our sidewalks, curbs, streets, and alleys.

Safety:

Take clear steps to reduce crime through community policing, neighborhood more street lights, and building on

Open Space:

Use them as all-around opportunities

Local Gems:

Knapp Library, Davison Elementary, Jayne Field, and Lasky Rec Center are special places—make them better and easier to access.

Young Folks:

Invest in safe, healthy places where youth can play and hang out in their own neighborhoods.

Farms and gardens:

Encourage more farming and gardening on vacant land... but only where it's appropriate.

Art Scene:

Support the artists who call this place home and make it easier for them to do innovative projects that benefit the community.

Housing mix:

Fix up and occupy empty houses, and explore options for new types of housing.

13000 Dependence:

Re-activate the former Washington housing, retail, social space.

Do you have other ideas?

We want to hear from you!

Bring the energy! We had some lively conversations at our community focus group meeting on July 12.



Our Mobile Engagement Station is a fun way to reach more local youth.



Your Neighborhood Framework Plan

a project update!

What is this project?

The goal of the **Campau/Davison/Banglatown Neighborhood Framework Plan** is to create a positive vision for East Davison Village and the communities around Jayne Field/Lasky Rec Center.

With input from community members, the City of Detroit Planning and Development Department (P&D) is developing a plan that focuses on the following key areas:

- Housing
- Safe, healthy places
- Improvements to Conant Street
- Jayne Field upgrades
- Joe Louis Greenway future bike loop

September: Project Newsletter





October 14: Listening Sessions

Campau/Davison/Banglatown Neighborhood Framework Plan



ngton/Davison crime

Safe and attractive walking path to school

Dumping

Elementary

Dumping central!

Pocket park around this awesome store

Fire-damaged structures

No one crosses due to crime, street lights

More street lights

Pollinator corridor; fruit & nut orchard

Expand the Banglatown Farmers Market

Islamic Center of North Detroit

Stopping the trash!

Soccer fields!

Seniors need help improving housing

Walkway through greenspace

Fence it in please.

Hope Center

Bus stop needs a bench

requent visible

Infill housing?

Not safe

Could they rehab or put DLBA houses up for sale?

DTE does not keep power lines cleared of vegetation

People gather but it's not safe

Park for kids

Dog park

Just got knocked down

Everybody is on their own

Splash pad

Movie house

Walk in the street;

There's a building here



What Is Included in the Plan?

3 Planning Elements:

**Streetscapes &
Connectivity**

**Open Space &
Community Nodes**

**Housing &
Economic Development**

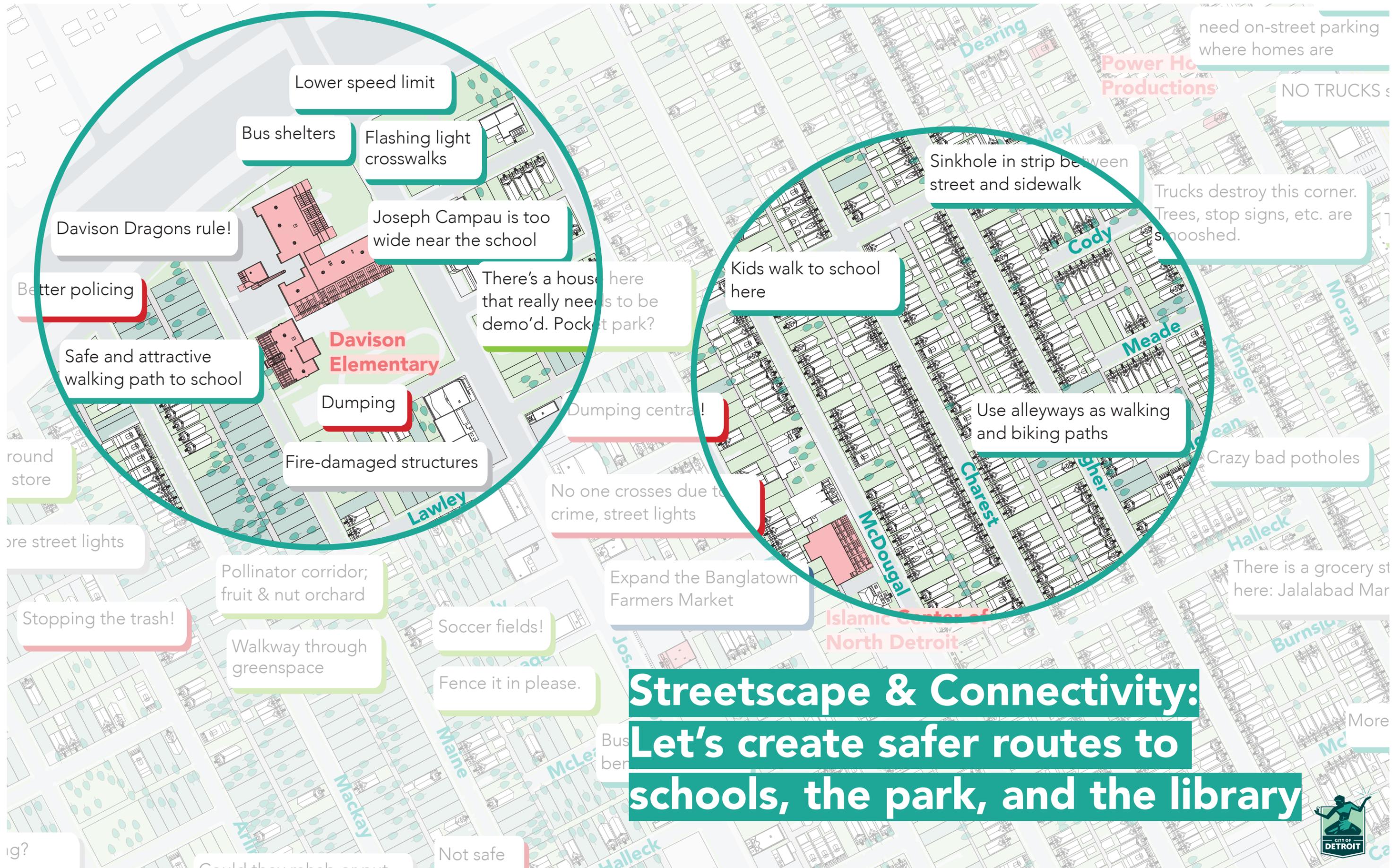
Streetscapes & Connectivity

- Safer streets for walking, biking, and driving
- Connect important community hubs
- Open and accessible neighborhoods
- More beautiful streets

What Is a Streetscape

The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc, that combine to form the street's character.





Lower speed limit

Bus shelters

Flashing light crosswalks

Davison Dragons rule!

Joseph Campau is too wide near the school

Better policing

Safe and attractive walking path to school

There's a house here that really needs to be demo'd. Pocket park?

Kids walk to school here

Sinkhole in strip between street and sidewalk

Trucks destroy this corner. Trees, stop signs, etc. are smushed.

Dumping

Dumping central!

Use alleyways as walking and biking paths

round store

Fire-damaged structures

Crazy bad potholes

ore street lights

No one crosses due to crime, street lights

Pollinator corridor; fruit & nut orchard

Expand the Banglatown Farmers Market

There is a grocery store here: Jalalabad Mar

Stopping the trash!

Soccer fields!

Walkway through greenspace

Fence it in please.

Streetscape & Connectivity: Let's create safer routes to schools, the park, and the library

ig?

Could they rehaber out

Not safe





Crosswalk sign is constantly taken out by trucks. NO TRUCKS sign

More resources for well-used library

Better parking at library

We love Jayne Field!

Something bright and colorful at library

Outdoor seating at library

Crosswalk here please

need on-street parking where homes are

NO TRUCKS sign

Pedestrian crossing light please!

Trucks destroy this corner. Trees, stop signs, etc. are smushed.

Trees

More shade for sidewalks

Streetscape & Connectivity: Let's make our neighborhood streets safer!

Slow down!

Can the rock wall reopen?

Splash Pad

Better utilize space: Playground (bigger) and working swings

Open the swimming pool



Where Can I Walk?

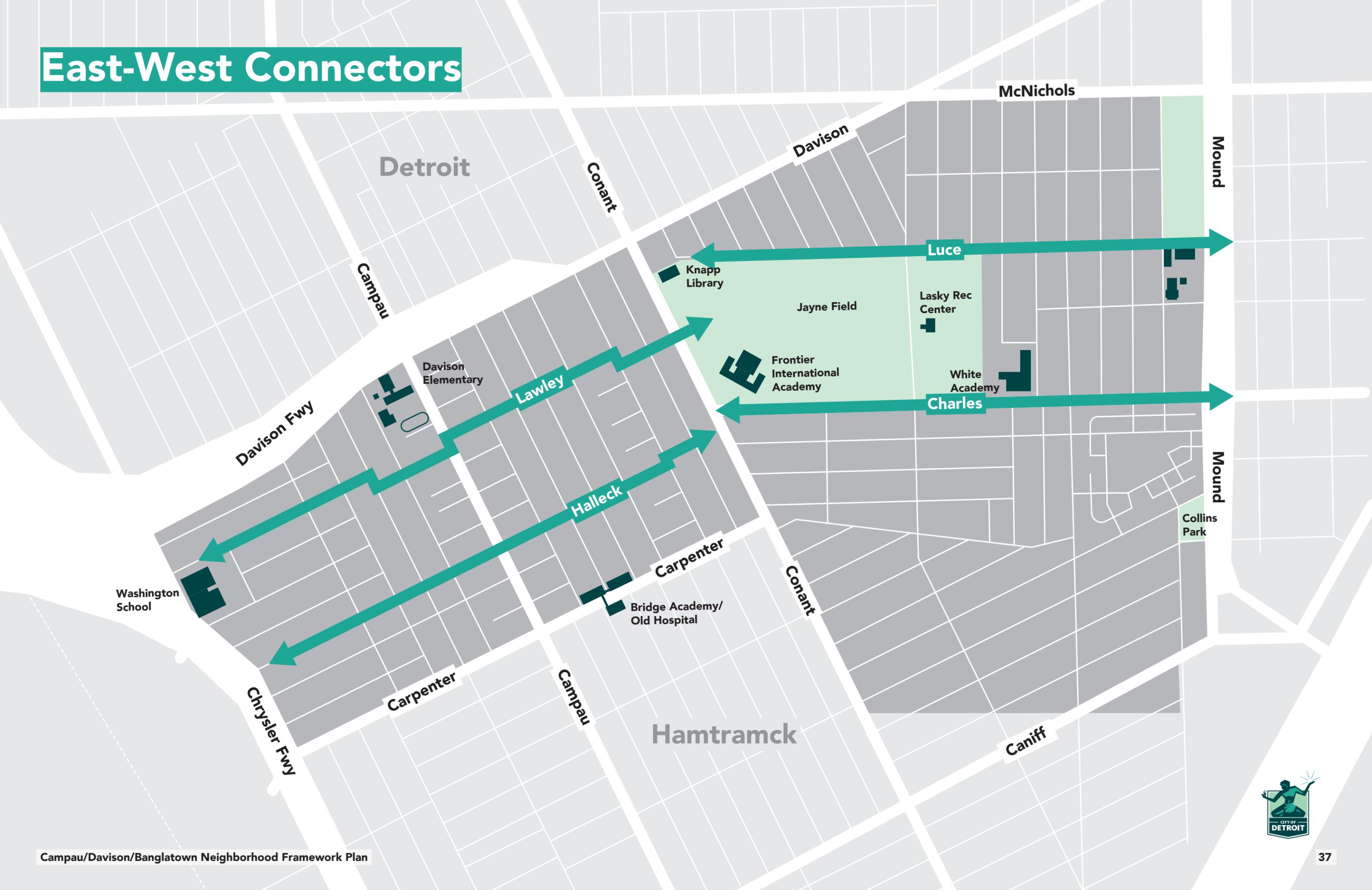
one mile (20 min walk)

half mile (10 min walk)

Conant/Charles



East-West Connectors



Safe Crossings





Now: Dead End Streets



Now: Dead End Streets



Proposed: Cut-Throughs



Before: Dead-End Street

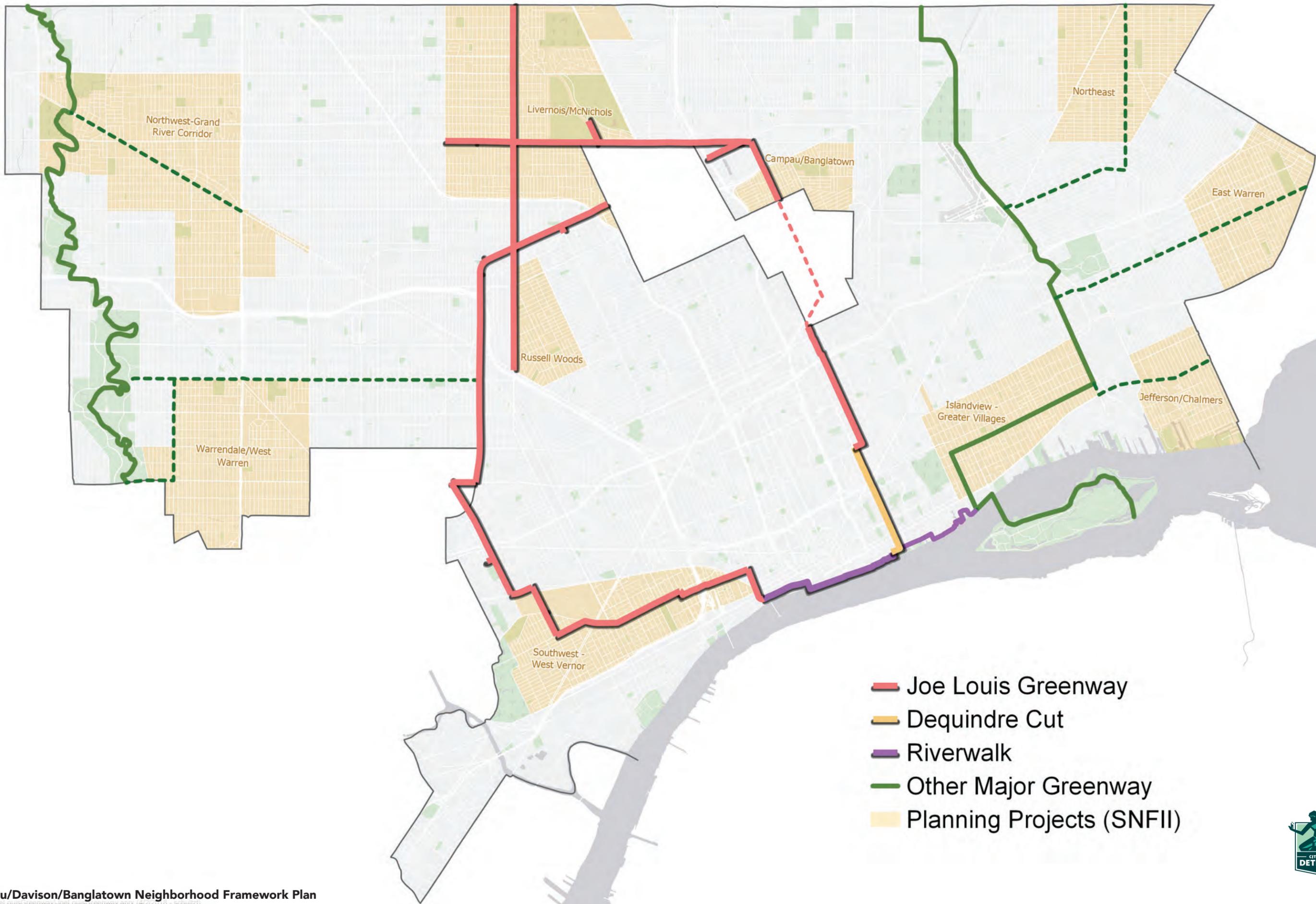


After: New Cut-Through



Greenways





- Joe Louis Greenway
- Dequindre Cut
- Riverwalk
- Other Major Greenway
- Planning Projects (SNFII)

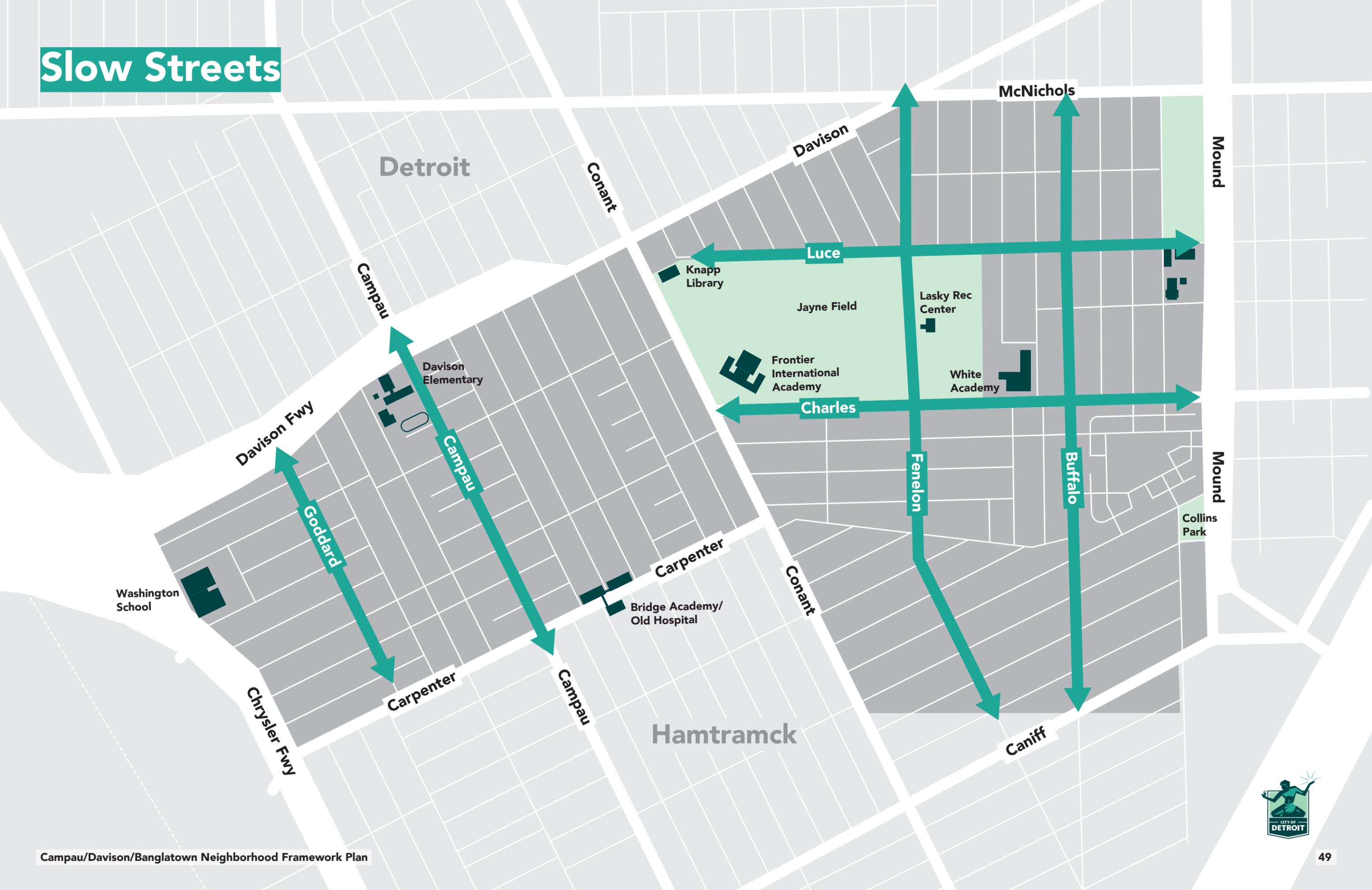


Greenways





Slow Streets







ole in strip between
and sidewalk

Trucks destroy this corner.
Trees, stop signs, etc. are
smooshed.

Pedestrian crossing light
please!

Trees

Open the swimming pool

More shade for sidewalks

Use alleyways as walking
and biking paths

Use strip club building for
something else

Crazy bad potholes

Pocket parks on vacant lots,
like Pulaski Park

Here too

Not safe to cross
Conant—too fast!

There is a grocery store
here: Jalalabad Market

Less convenience stores,
more variety of businesses
please

Street cleaning

More trees

Infill empty lots and
buildings

More bad potholes

More trees

Special parking

Streetlights
many are o

Economic Development: Let's strengthen the Conant commercial corridor!

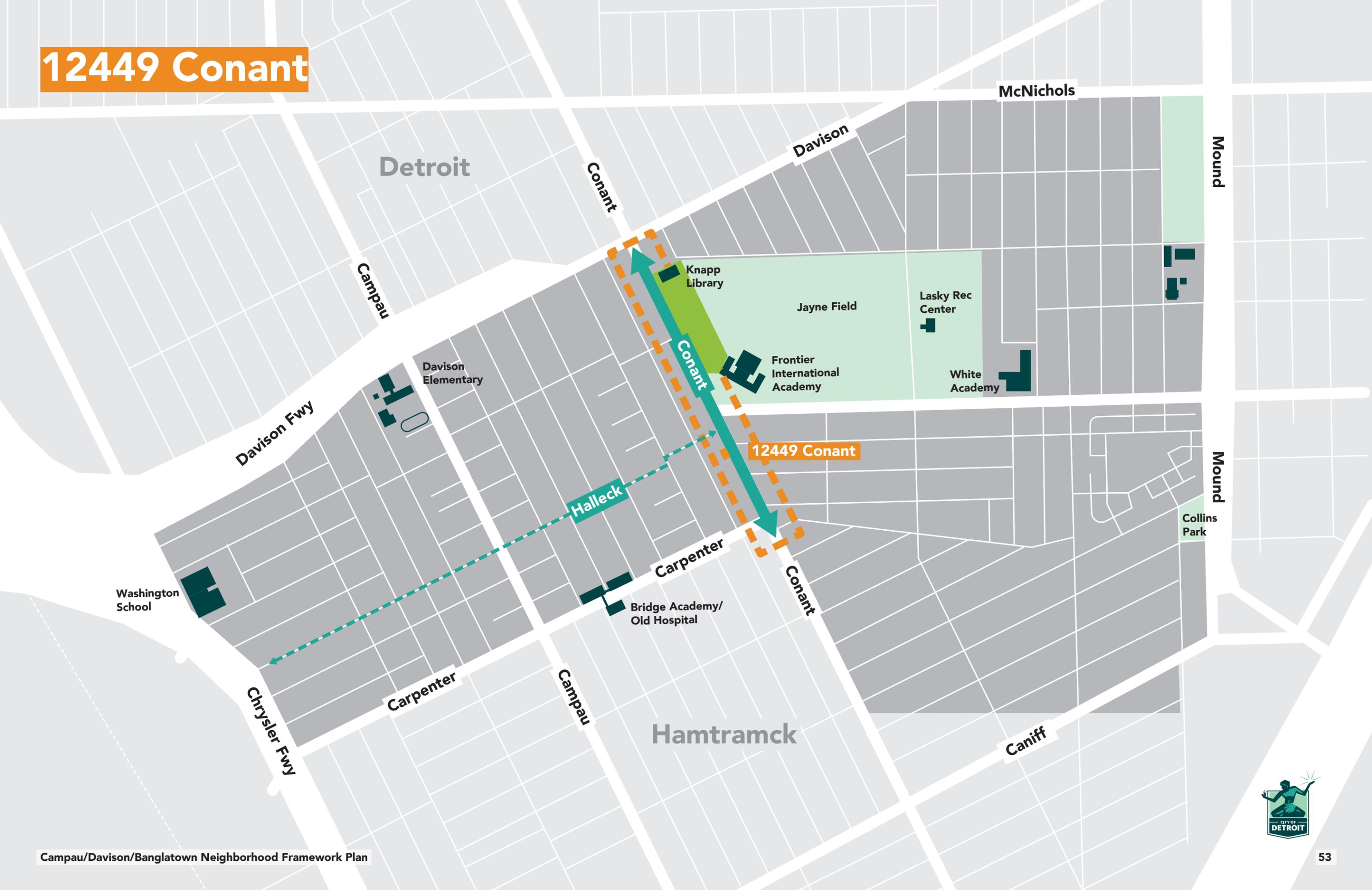
Walters parking lot.

Conant needs a median
to deter illegal and

Bridge
Academy



12449 Conant

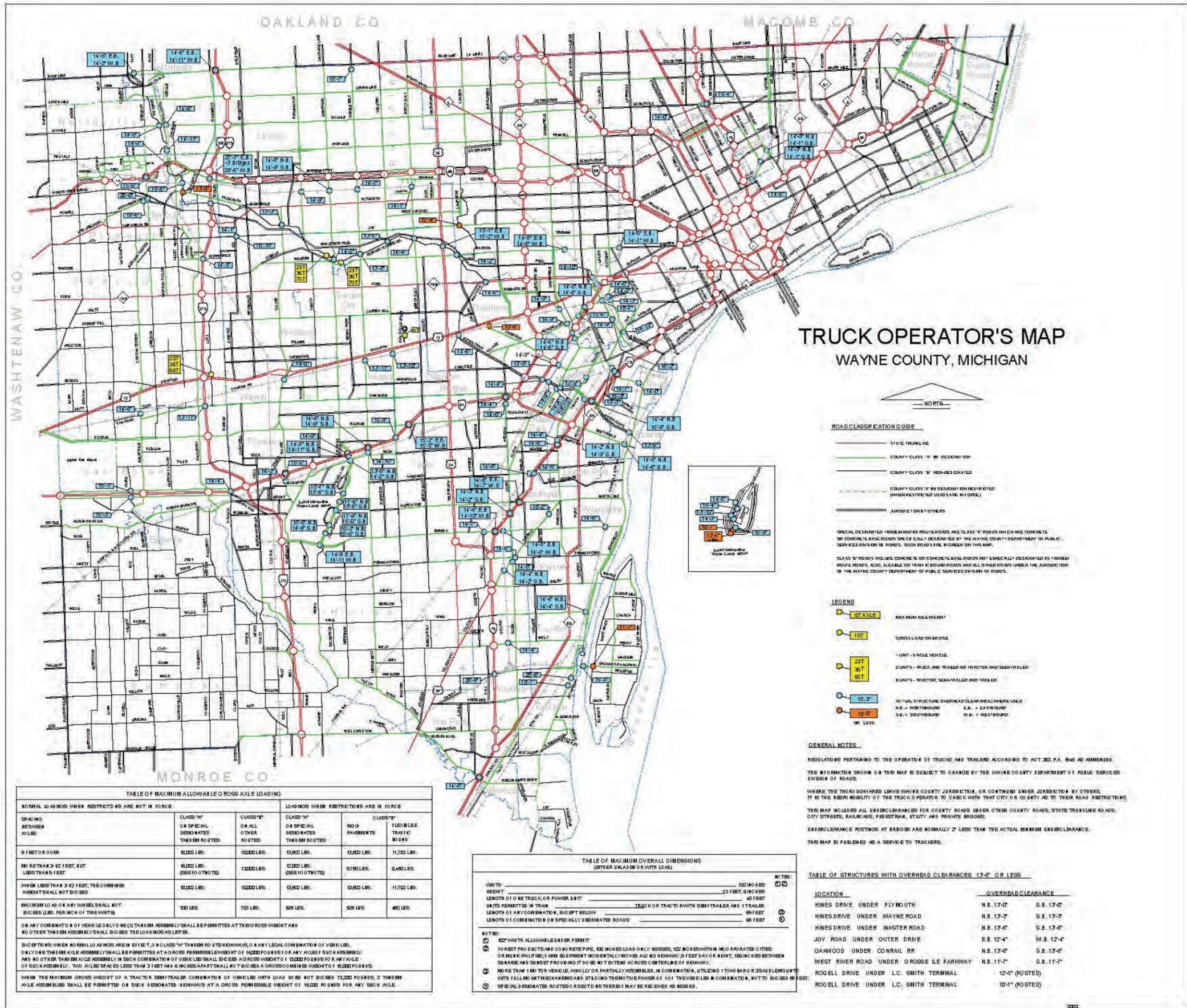


Conant: Now



Conant: Future?





TRUCK OPERATOR'S MAP WAYNE COUNTY, MICHIGAN



- ROAD CLASSIFICATION GUIDE**
- STATE TRUNKLINE
 - COUNTY CLASS "A" DESIGNATION
 - COUNTY CLASS "B" DESIGNATION
 - COUNTY CLASS "B" DESIGNATION RESTRICTED (WHEN RESTRICTED LOADS ARE IN FORCE)
 - JURISDICTION BY OTHERS

SPECIAL DESIGNATED (PAVED) ROADS ARE CLASS "A" ROADS WHICH ARE CONCRETE OR CONCRETE BASE ROADS WHICH ARE CLASSIFIED BY THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES DIVISION OF ROADS. SUCH ROADS ARE IN GREEN ON THIS MAP.

CLASS "B" ROADS INCLUDE CONCRETE OR CONCRETE BASE ROADS NOT SPECIALLY DESIGNATED AS PAVED ROUTE ROADS, ALSO, ALLEYS OR HIGHWAY EXCHANGE ROADS AND ALL OTHER ROADS UNDER THE JURISDICTION OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES DIVISION OF ROADS.

- LEGEND**
- STAKE: MAXIMUM WEIGHT
 - 10T: GROSS LOAD ON BRIDGE
 - 23T 25T 25T: 1 UNIT - SINGLE VEHICLE; 2 UNITS - TRUCK AND TRAILER OR TRACTOR AND SEMI-TRAILER; 3 UNITS - TRACTOR, SEMI-TRAILER AND TRAILER
 - 15'-3" 12'-0": ACTUAL STRUCTURE OVERHEAD CLEARANCE (WHERE SHOWN); N.B. - NORTHBOUND; S.B. - SOUTHBOUND; E.B. - EASTBOUND; W.B. - WESTBOUND

GENERAL NOTES

REGULATIONS PERTAINING TO THE OPERATION OF TRUCKS AND TRAILERS ACCORDING TO ACT 310, P.A. 840 AS AMENDED.

THE INFORMATION SHOWN ON THIS MAP IS SUBJECT TO CHANGE BY THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES DIVISION OF ROADS.

WHERE THE TWO ROADWAYS LEAVE WAYNE COUNTY JURISDICTION, OR CONTINUE UNDER JURISDICTION BY OTHERS, IT IS THE RESPONSIBILITY OF THE TRUCK OPERATOR TO CHECK WITH THAT CITY OR COUNTY AS TO THEIR ROAD RESTRICTIONS.

THIS MAP INCLUDES ALL UNDERCLEARANCES FOR COUNTY ROADS UNDER OTHER COUNTY ROADS, STATE TRUNKLINE ROADS, CITY STREETS, RAILROADS, PEDESTRIAN, UTILITY AND PRIVATE BRIDGES.

UNDERCLEARANCE POSTINGS AT BRIDGES ARE NORMALLY 2' LESS THAN THE ACTUAL MINIMUM UNDERCLEARANCE.

THIS MAP IS PUBLISHED AS A SERVICE TO TRUCKERS.

TABLE OF MAXIMUM ALLOWABLE GROSS AXLE LOADING

SPACING BETWEEN AXLES	LOADINGS WHEN RESTRICTIONS ARE NOT IN FORCE		LOADINGS WHEN RESTRICTIONS ARE IN FORCE	
	CLASS "A" OR SPECIAL DESIGNATED THROUGH ROUTES	CLASS "B" THROUGH ROUTES	CLASS "A" THROUGH ROUTES	CLASS "B" THROUGH ROUTES
9 FEET OR OVER	15,000 LBS.	15,000 LBS.	15,000 LBS.	11,700 LBS.
NO MORE THAN 3'-0" FEET, BUT LESS THAN 9 FEET	15,000 LBS. (SEE FOOTNOTES)	15,000 LBS.	15,000 LBS. (SEE FOOTNOTES)	11,700 LBS.
WHEN LESS THAN 3'-0" FEET, THE COMBINED WEIGHT SHALL NOT EXCEED:	15,000 LBS.	15,000 LBS.	15,000 LBS.	11,700 LBS.
MAXIMUM LOAD ON ANY WHEEL SHALL NOT EXCEED (LBS. PER AXLE OF TRAILER)	700 LBS.	700 LBS.	525 LBS.	450 LBS.

ON ANY COMBINATION OF VEHICLE OR VEHICLE (S) AND TRAILER ASSEMBLY SHALL BE PERMITTED AT THESE ROADS WEIGHT AND NO OTHER TRAILER ASSEMBLY SHALL EXCEED THE LOADINGS AS LISTED.

EXCEPT AS WHEN NORMAL LOADINGS ARE IN EFFECT, NO CLASS "A" THROUGH ROUTE HIGHWAYS, OR ANY LEGAL COMBINATION OF VEHICLE, OR VEHICLE AND TRAILER ASSEMBLY SHALL BE PERMITTED AT A GROSS PERMISSIBLE WEIGHT OF 15,000 POUNDS FOR ANY AXLE OR ASSEMBLY AND NO OTHER TRAILER ASSEMBLY IN SUCH COMBINATION OF VEHICLE SHALL EXCEED A GROSS WEIGHT OF 15,000 POUNDS FOR ANY AXLE OR ASSEMBLY. TWO AXLES SPACED LESS THAN 3 FEET AND 6 INCHES APART SHALL NOT EXCEED A GROSS COMBINED WEIGHT OF 15,000 POUNDS.

WHEN THE MAXIMUM GROSS WEIGHT OF A TRACTOR SEMI-TRAILER COMBINATION OF VEHICLE WITH LOAD IS NOT EXCEED 23,250 POUNDS, 2 TRAILER AXLE ASSEMBLY SHALL BE PERMITTED ON SUCH DESIGNATED HIGHWAYS AT A GROSS PERMISSIBLE WEIGHT OF 15,000 POUNDS FOR ANY SUCH AXLE.

TABLE OF MAXIMUM OVERALL DIMENSIONS (EXCLUDING DRUMS OR TANKS)

WIDTH	_____	10 FEET, 6 INCHES
HEIGHT	_____	13 FEET, 6 INCHES
LENGTH OF MOTOR VEHICLE OR POWER UNIT	_____	40 FEET
UNITS PERMITTED IN TRAILER	_____	TRUCK OR TRACTOR WITH SEMI-TRAILER AND 1 TRAILER
LENGTH OF ANY COMBINATION, EXCEPT BELOW	_____	50 FEET
LENGTH OF COMBINATION ON SPECIALLY DESIGNATED ROADS	_____	66 FEET

NOTES:

- EXCEPT WITH ALLOWABLE EXCEEDED PERMIT
- TO EXCEED PROHIBITED AND CO-NETWORK, EXCEEDS LOAD ONLY BUSES, EXCEEDS WITHIN INCORPORATED CITIES OR MUNICIPALITIES; IF ANY EXCEEDED INCIDENTALLY MOVED AND NO HIGHWAY 5 FEET DAY OR NIGHT, 150 INCHES BETWEEN SURFACE AND SURFACE PROVIDING IT DOES NOT EXTEND ACROSS CENTERLINE OF HIGHWAY.
- NO TRAILER TO BE A VEHICLE, WHOLLY OR PARTIALLY ASSEMBLED, IN COMBINATION, UTILIZING TOW BAR OR 3500 POUNDS WEIGHT WITH FULL WEIGHT BEHIND AND UTILIZING THE TOWING POWER OF 101 TONS VEHICLES IN COMBINATION, NOT TO EXCEED 5 FEET.
- SPECIAL DESIGNATED ROUTES (AS NOTED) MAY BE RECEIVED AS NEEDED.

TABLE OF STRUCTURES WITH OVERHEAD CLEARANCES 13'-6" OR LESS

LOCATION	OVERHEAD CLEARANCE	
	N.B.	S.B.
HINES DRIVE UNDER FLYMOUTH	13'-0"	13'-0"
HINES DRIVE UNDER WAYNE ROAD	13'-0"	13'-0"
HINES DRIVE UNDER INKSTER ROAD	13'-0"	13'-0"
JOY DRIVE UNDER OUTER DRIVE	12'-4"	12'-4"
DAKWOOD UNDER CONRAIL RR	13'-0"	13'-0"
WEST RIVER ROAD UNDER GROSSE ILE PARKWAY	11'-7"	11'-7"
ROGELL DRIVE UNDER L.C. SMITH TERMINAL	12'-0" (POSTED)	
ROGELL DRIVE UNDER L.C. SMITH TERMINAL	10'-4" (POSTED)	



12449 Conant: Now



12449 Conant: Future?



Open Space & Community Hubs

Strengthen existing community nodes

Create new community open spaces

Use open space to serve the community





Crosswalk sign is constantly taken out by trucks. NO TRUCKS sign

Several people have station

More resources for well-used library

Better parking at library

We love Jayne Field!

This bus stop needs a bench

Something bright and colorful at library

More park features please (Yes!)

Alley is caving in

Outdoor seating at library

Wide alley could be a walking route

Add speedbumps

Crosswalk here please

need on street parking where homes are

Better utilize space: Playground (bigger) and working swings

Open Space & Community Hubs: Let's strengthen local assets like the library and park!

Open the swimming pool



Jayne Field West



Jayne Field Improvements

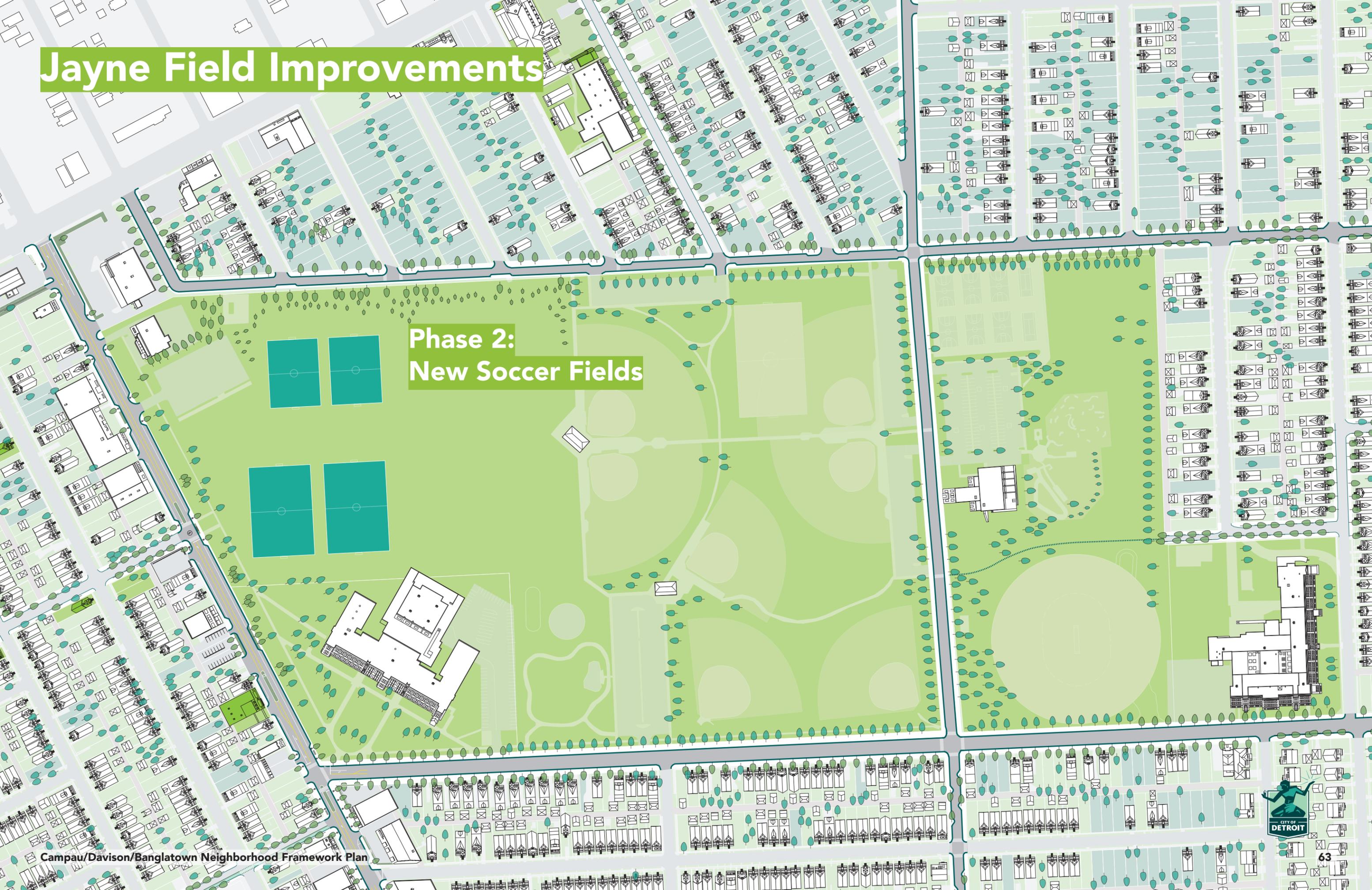


Phase 1:
Splash Pad +
Play Areas



Jayne Field Improvements

Phase 2: New Soccer Fields





Jayne Field Improvements

Phase 3:
New Cricket Pitch +
Soccer Fields

Phase 3:
Improved Basketball +
Tennis Courts





Jayne Field Improvements

Reading Garden

Family/Picnic Area

New Entrance

Youth Area

Jayne Field West

New access to Knapp Library

Parking Lot

Soccer field

Improved street parking

Reading garden

Playground

Soccer field

New Park Entrance

Traffic calming

Safe crossing at Lawley

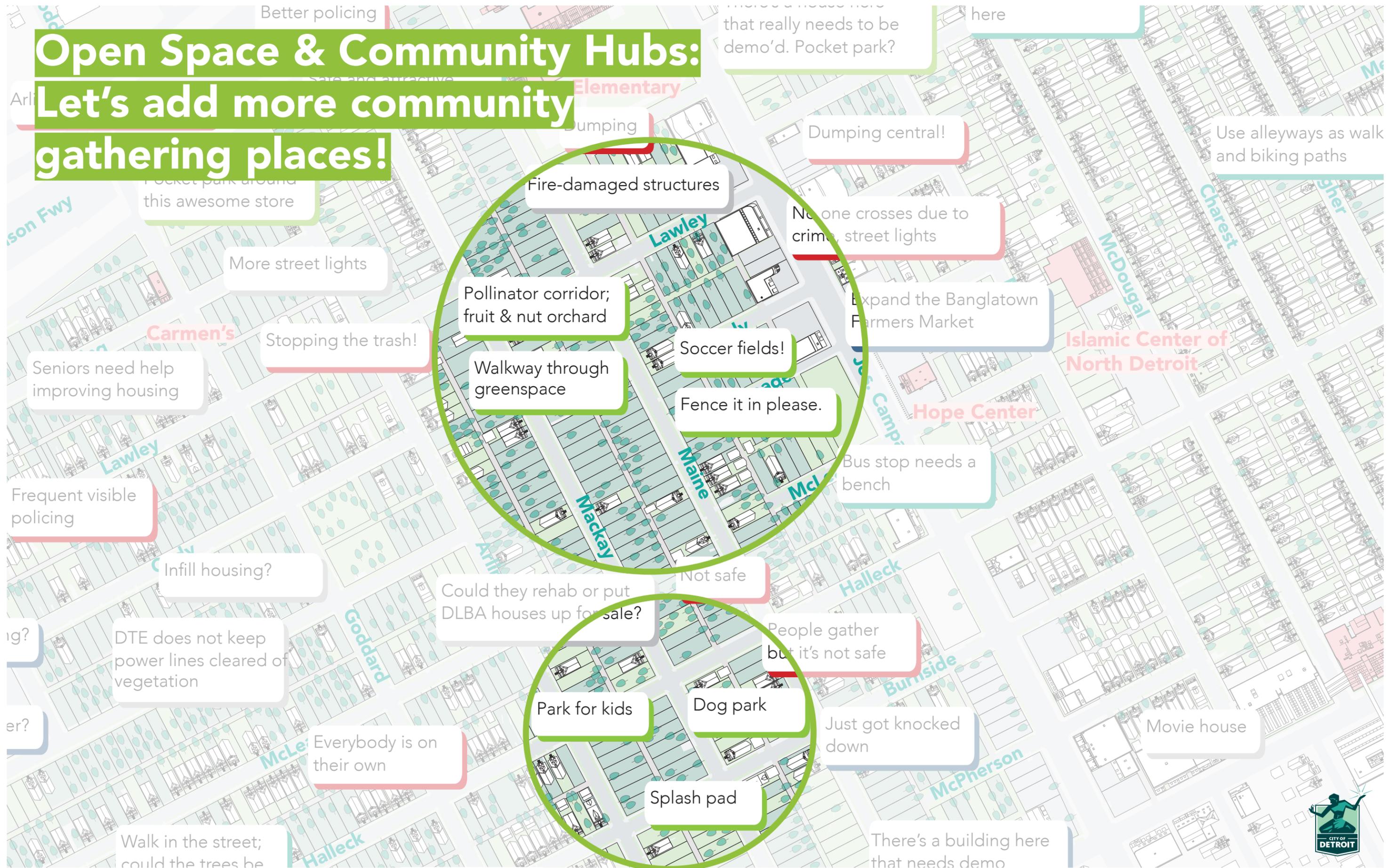
Youth space

Conant



Open Space & Community Hubs:

Let's add more community gathering places!



Better policing

There's a house here that really needs to be demo'd. Pocket park?

here

Use alleyways as walk and biking paths

Pocket park around this awesome store

Fire-damaged structures

Dumping central!

More street lights

No one crosses due to crime, street lights

Pollinator corridor; fruit & nut orchard

Expand the Banglatown Farmers Market

Stopping the trash!

Soccer fields!

Islamic Center of North Detroit

Seniors need help improving housing

Walkway through greenspace

Fence it in please.

Hope Center

Frequent visible policing

Bus stop needs a bench

Infill housing?

Could they rehab or put DLBA houses up for sale?

Not safe

ing?

DTE does not keep power lines cleared of vegetation

People gather but it's not safe

er?

Park for kids

Dog park

Just got knocked down

Everybody is on their own

Splash pad

Movie house

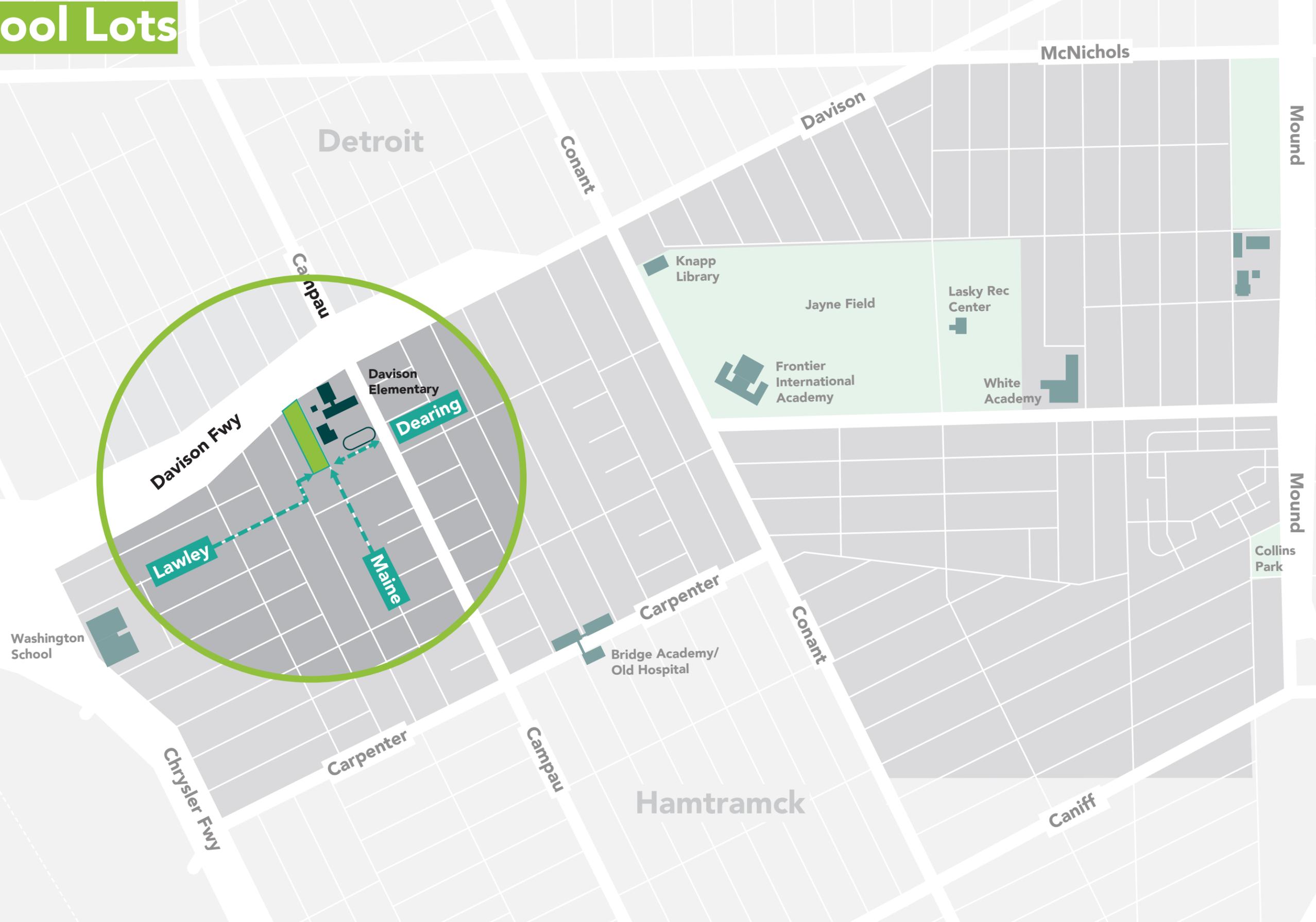
Walk in the street; could the trees be

There's a building here that needs demo

New Community Hub



School Lots



because...

Does Light
With Matter?
the sunlight feel
I see through
cts but not
I see my
n a mirror but not

OU

- Pres
- D
- or
- Ba
- ou
- u

What are some
uses for a
model?



DETROIT PUBLIC SCHOOLS
COMMUNITY DISTRICT

MISSION
The Work We Do
We educate and empower every student, in every community, every day, to build a stronger Detroit.

VISION
The Future We Want
All students will have the knowledge, skills and confidence necessary to thrive in our city, our nation, our world.

It's Time to Our Best for ALL Students!



Davison Freeway

Extend school yard into DLBA owned lots

Swing sets without swings

Improvements to Maine

Connect Dearing to Maine

Arlingto

Mackay

Maine

Jos. Campau















Davison Freeway

Davison Freeway

Orchard

Safe student dropoff locations

Greenhouse

Traffic calming along Maine

Pond

Outdoor Classroom

Butterfly garden

Safe student dropoff locations

Improved traffic circulation

Dearing

Neighborhood Stabilization & Economic Development

Stabilize residential neighborhoods

Create economic opportunities for residents

and community members

Encourage new businesses



Economic Development: Let's make something happen at the former Washington School!

We love the East Davison block club!

Seniors need help improving housing

Stopping the trash!

fruit & nut orchard

Soccer fields!

Expand the existing Farmers Market

Walkway through greenspace

Fence it in please.

Bus stop needs a bench

Need a park

Frequent visible potholes

Infill housing?

Could they rehab or put DLBA houses up for sale?

Not safe

People gather but it's not safe

Can we make a store?

Repurpose the school

Job training?

DTE does not keep power lines cleared of vegetation

Park for kids

Dog park

Just got knocked down

Community Center?

13000 Dequindre (Washington School)

Everybody is on their own

Splash pad

Wal could be used to cut

There's a build that needs der

Trees/noise pollution barrier between freeway and neighborhoods

There's a lot of trees that need to be cut down

Alleys on Burnside!

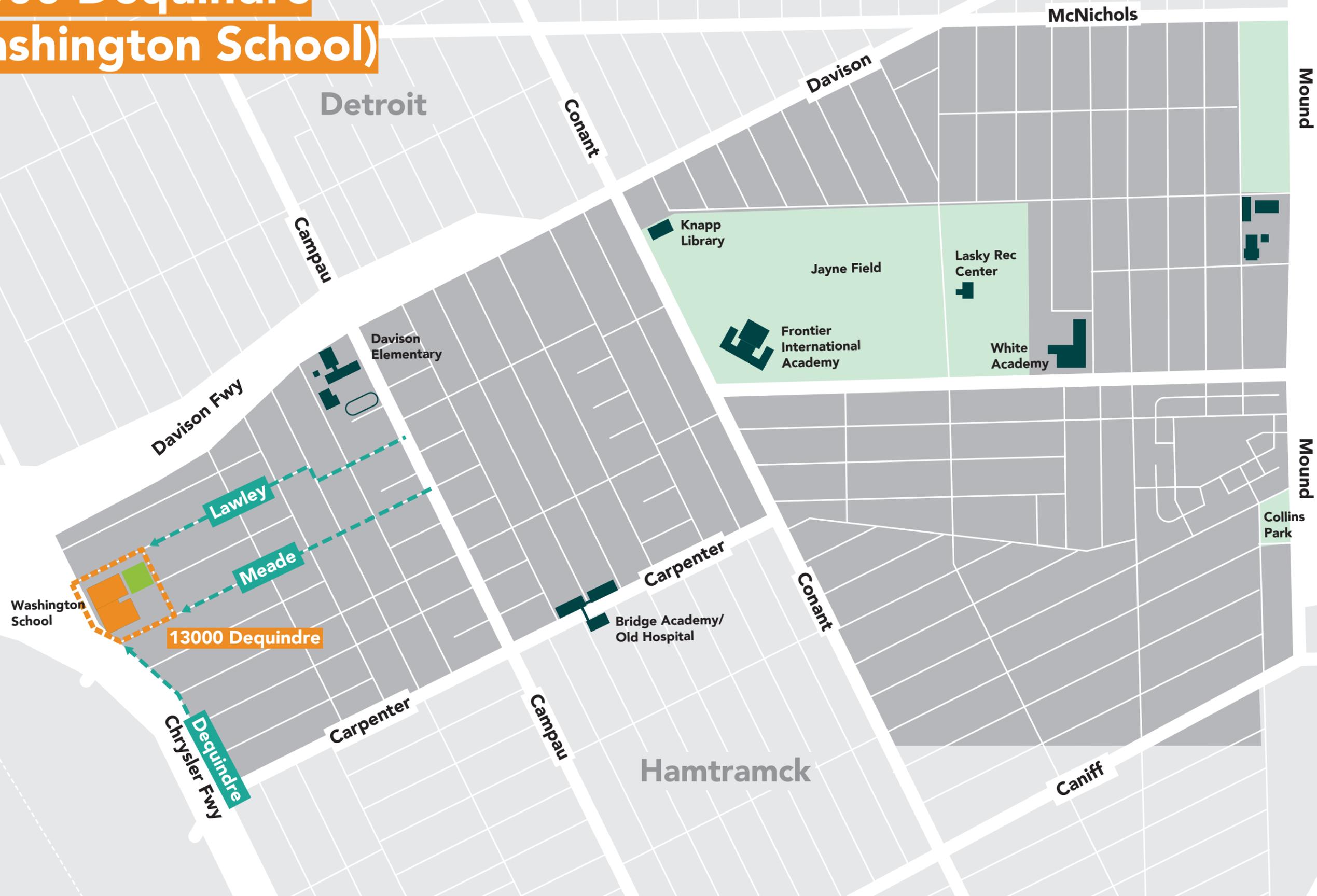
Pocket playground

Covered bus stop

Great art and green



13000 Dequindre (Washington School)



13000 Dequindre

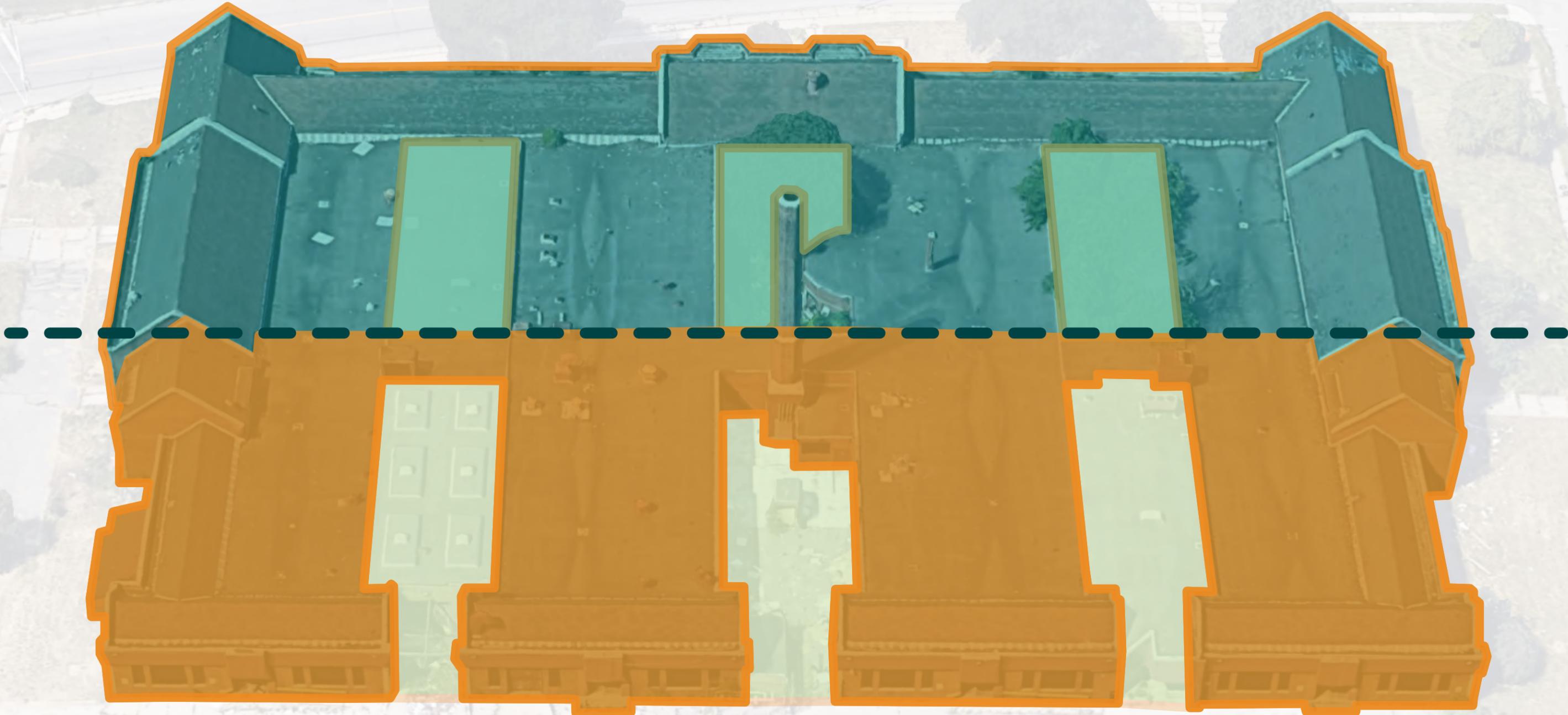


13000 Dequindre Original Layout



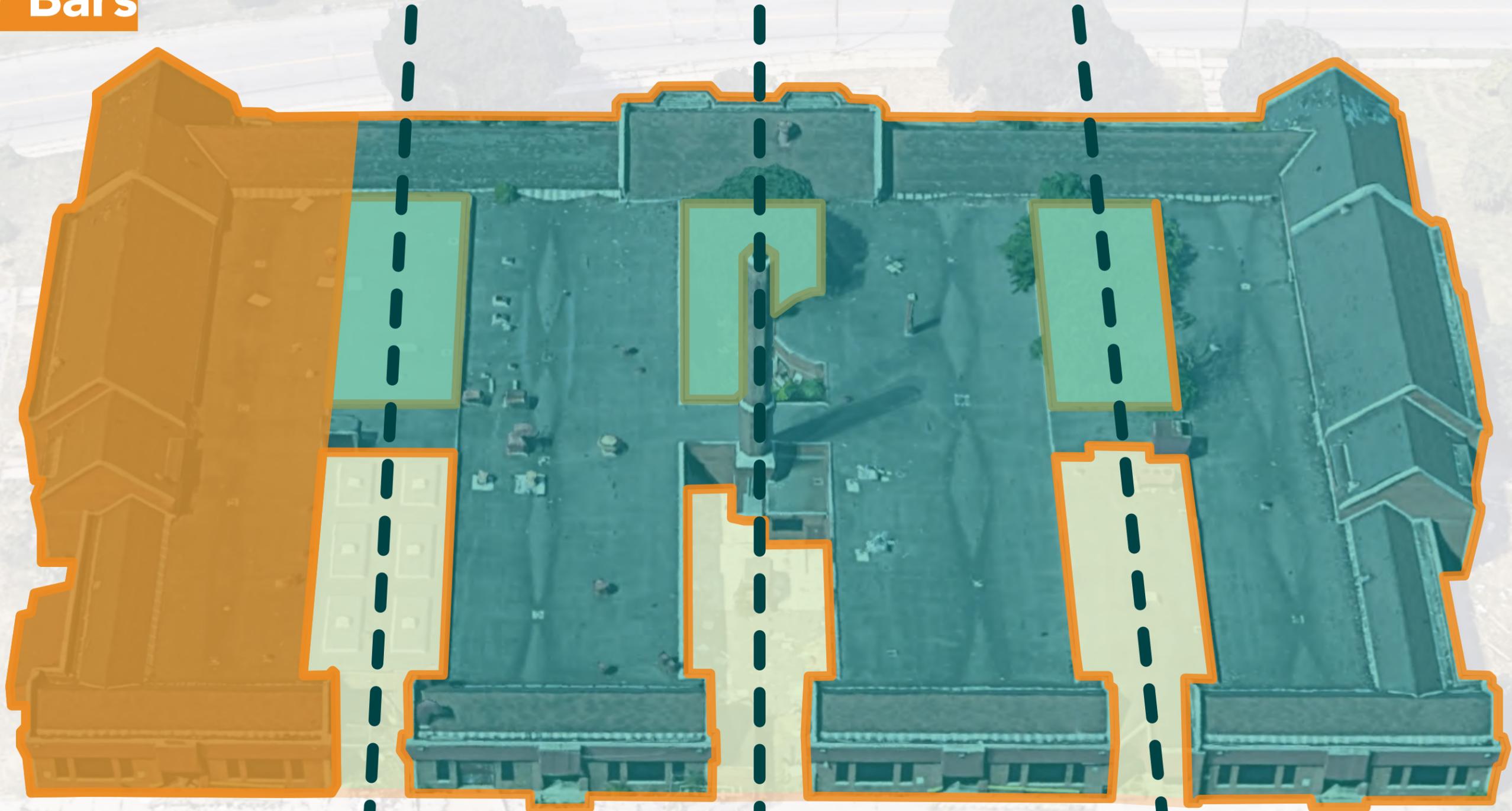
13000 Dequindre
Front Half/Back Half

Phase 2



Phase 1

13000 Dequindre
Four Bars



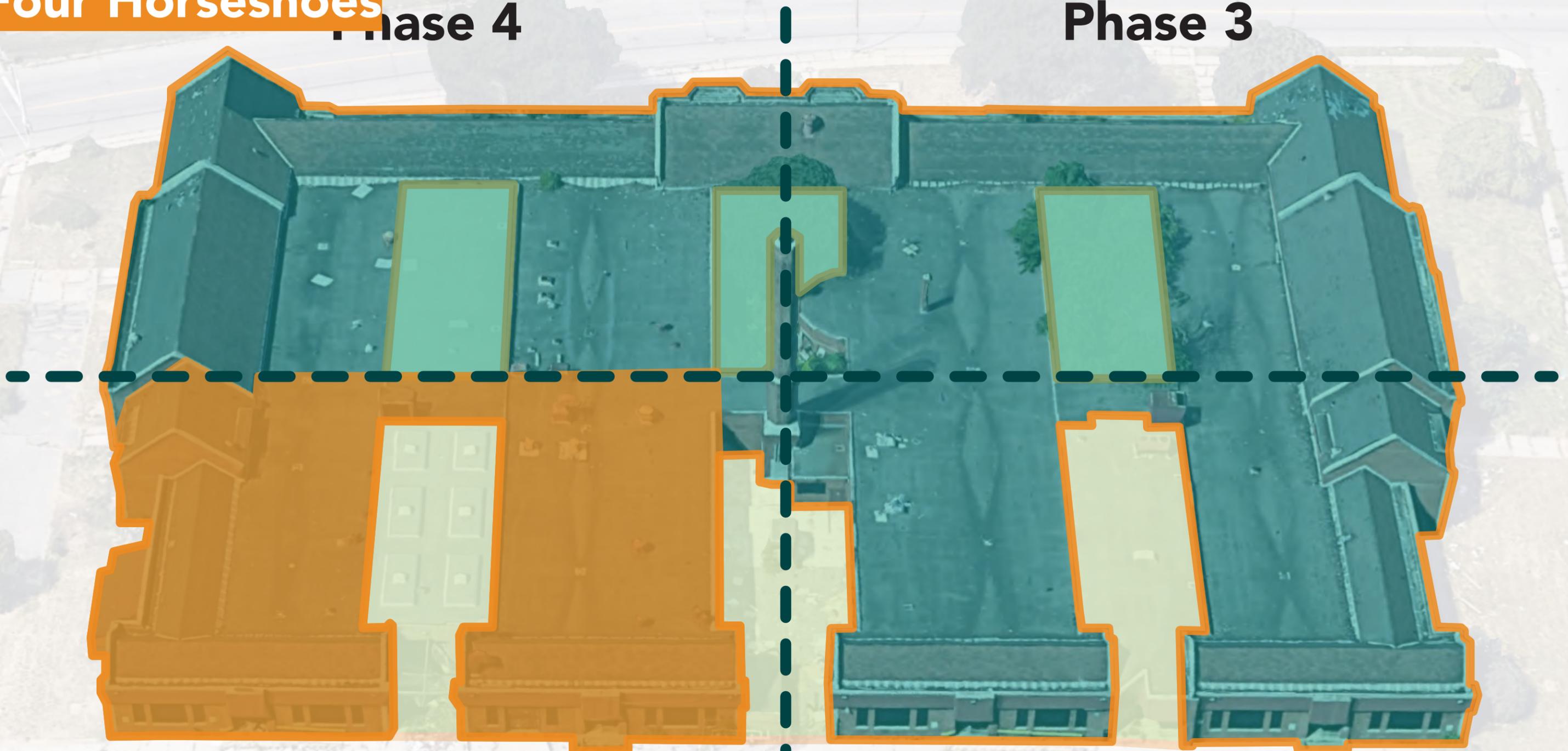
Phase 1 | **Phase 2** | **Phase 3** | **Phase 4**



**13000 Dequindre
Four Horseshoes**

Phase 4

Phase 3



Phase 1

Phase 2



13000 Dequindre

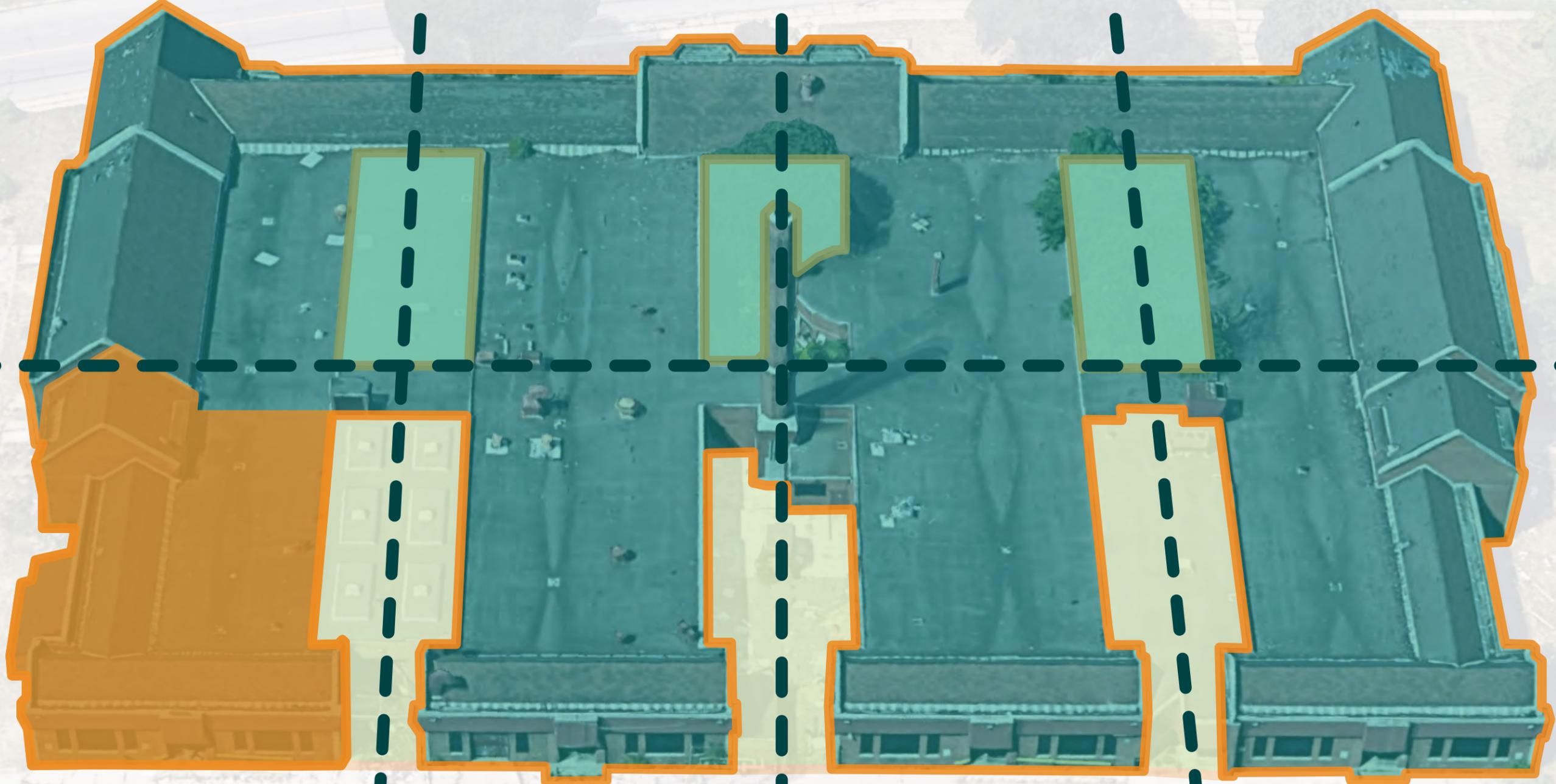
Eight Bits

Phase 8

Phase 7

Phase 6

Phase 5



Phase 1

Phase 2

Phase 3

Phase 4





We love the East Davison block club!

Seniors need help improving housing

More street lights

Stopping the trash!

Pollinator corridor; fruit & nut orchard

Expand the Banglatown Farmers Market

Soccer fields!

Walkway through greenspace

Fence it in please.

Hope Center

Bus stop needs a bench

Need a park

Frequent visible policing

Can we make a store?

Infill housing?

Could they rehab or put DLBA houses up for sale?

Not safe

Close the school

Job training?

DTE does not keep power lines cleared of vegetation

People gather but it's not safe

Community Center?

Park for kids

Dog park

Just got knocked down

Quindreton School

Everybody is on their own

Neighborhood Stabilization: Let's fix up houses and get more people back in the neighborhood!

Splash pad

There's a building here that needs demo

Barrier between freeway and neighborhoods

carwash

There's a lot of trees that need to be cut down

Alleys on Burnside!

Pocket playground

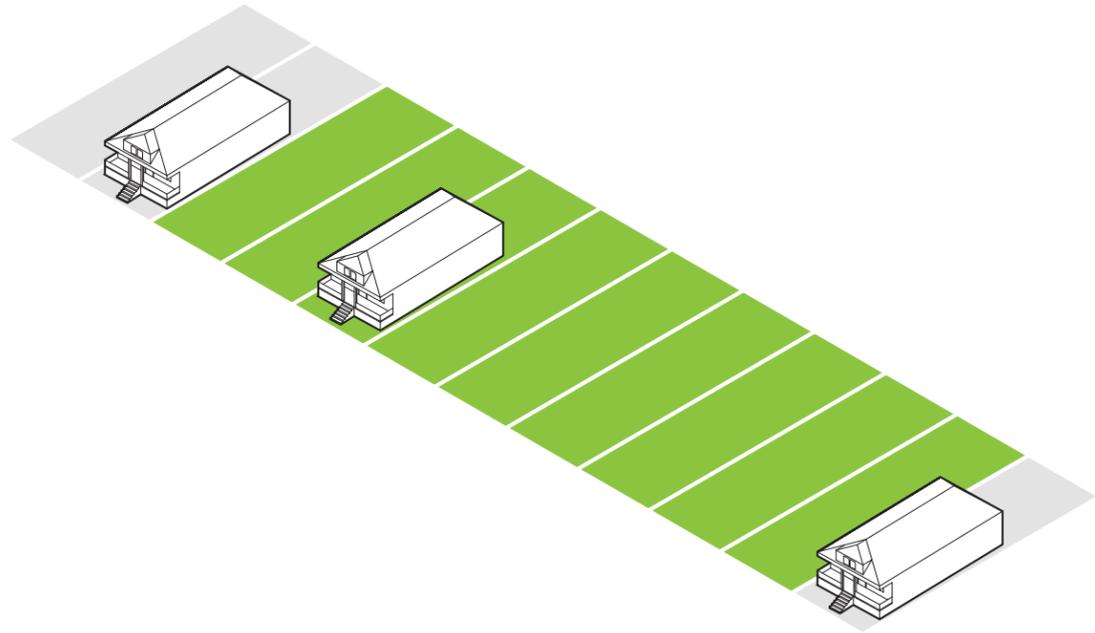


Land Bank Priority Areas



Land Bank Property

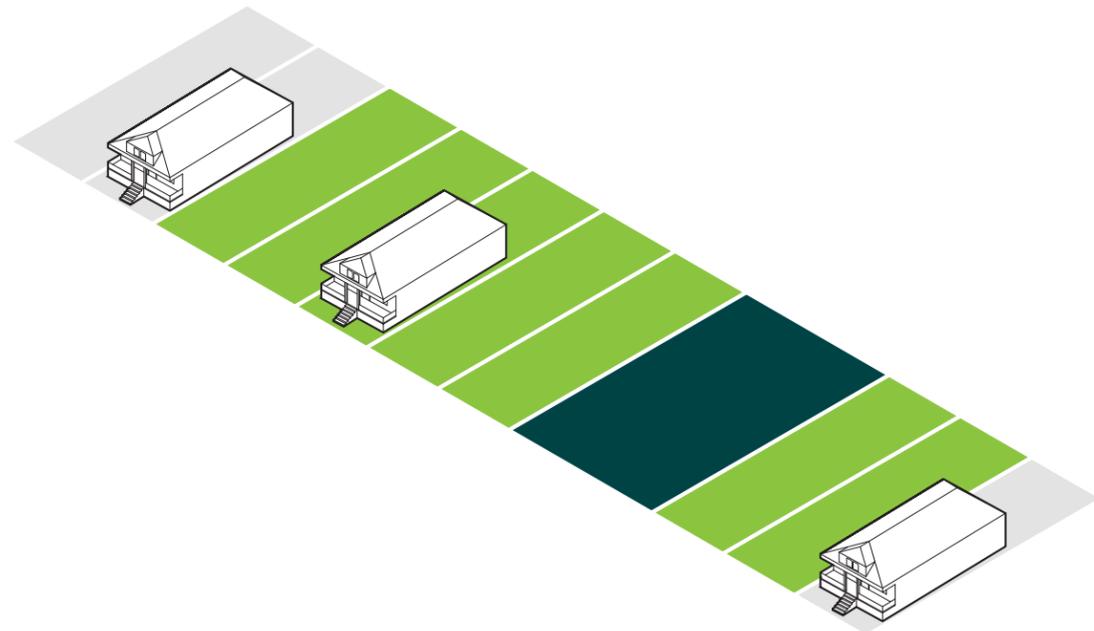
The Detroit Land Bank Authority (DLBA) owns 710 lots in East Davison Village. That's about 60% of the neighborhood.



 Land Bank Properties

Community Nodes

Some Land Bank parcels should be reserved for creating community nodes.



-  Land Bank Properties
-  Community Nodes

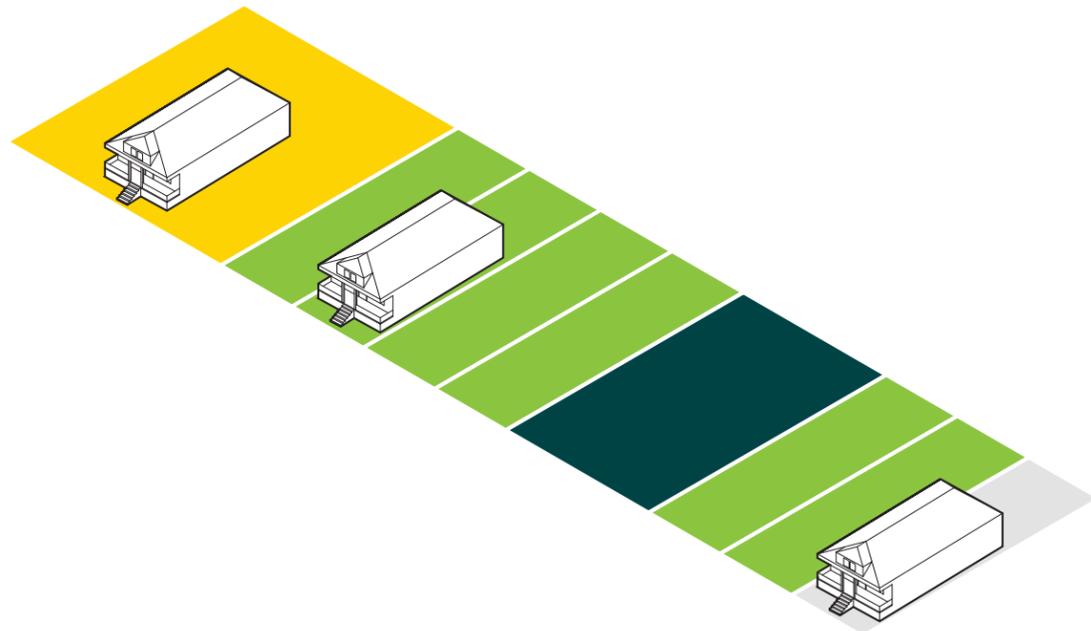


Resident Land Stewards



Side Lots

Side lots will be made available to current residents.

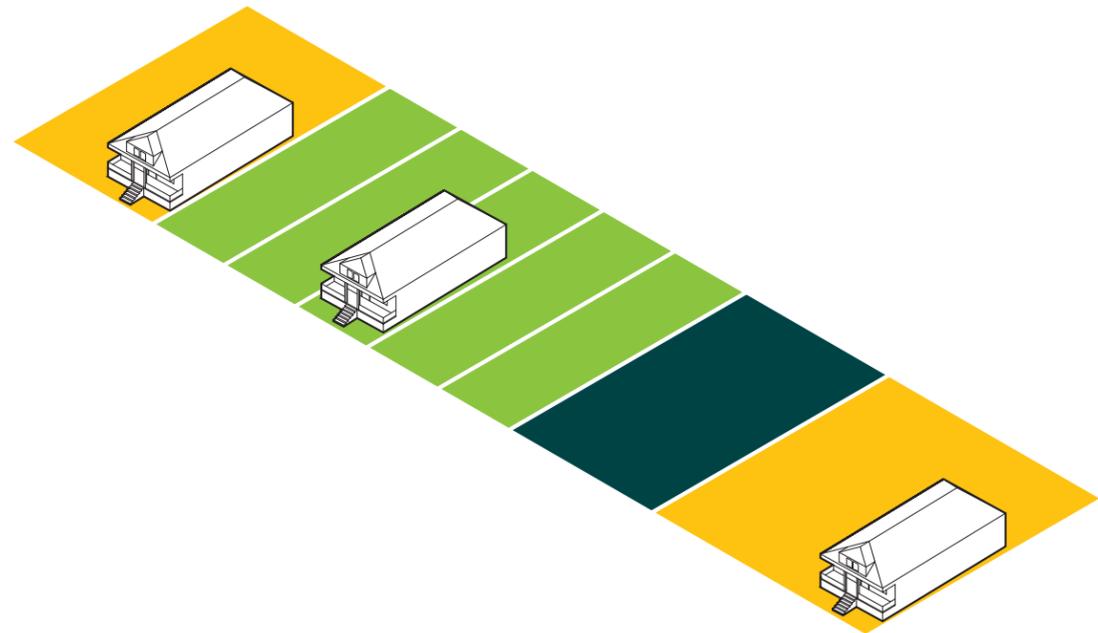


-  Land Bank Properties
-  Community Nodes
-  Side Lots



Stewarded Land

Many current residents take care of land owned by the Land Bank. Residents should have the opportunity to purchase it.



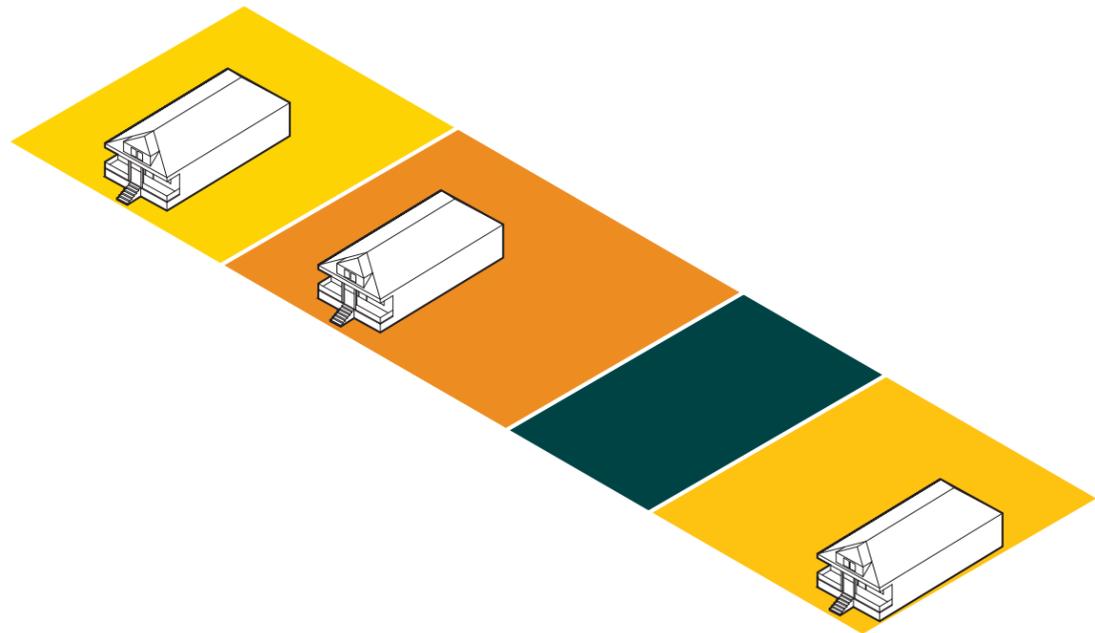
-  Land Bank Properties
-  Community Nodes
-  Side Lots
-  Stewarded Land



Bundled Homes + Lots

The orange lots are potential sites for bundling. These bundles:

- have 2-9 connected parcels
- include a DLBA-owned house
- are not being taken care of now
- are not sidelots

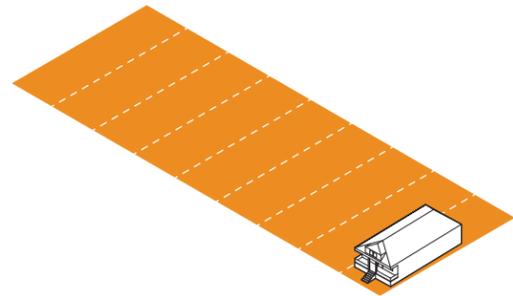


- Land Bank Properties
- Community Nodes
- Side Lots
- Stewarded Land
- Bundled Home+Lot

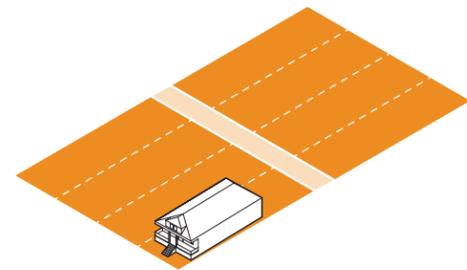


Bundled Lots

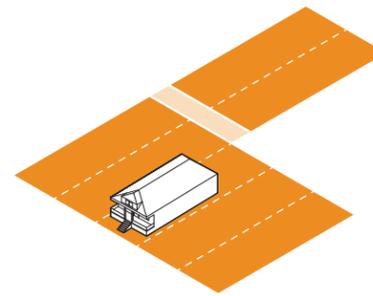
Bundles can be between 2-9 lots, and can take many different forms. Here are some examples:



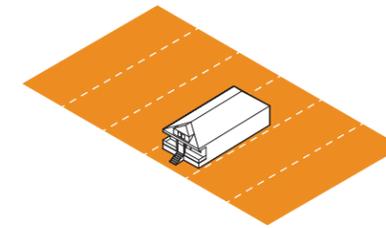
9 lots



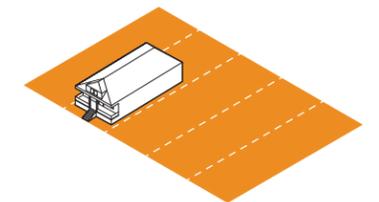
8 lots



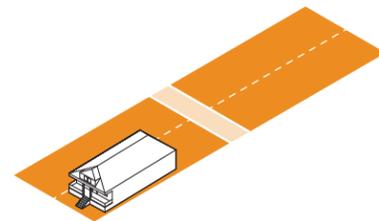
7 lots



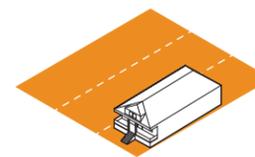
6 lots



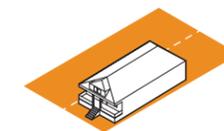
5 lots



4 lots



3 lots



2 lots

Davison Freeway

Davison Service Dr

School green space

New cut-through

Community green space

Home+lot bundles

Home+lot bundles

Home+lot bundle

New cut-through

Dearing

Lawley

Goddard

Arlington

Mackay

Lawley

Cody

Meade

Jos. Campan

Mitchell

McDougal

Next Steps

Evaluate and Discuss

Tell us what you think about... Streetscape & Connectivity

	HIGH priority	LOW priority	I don't know
Cut-throughs (new paths across vacant lots)			
Greenways (new bike routes)			
Slow Streets (neighborhood traffic calming)			
Safe Crossings (Conant and Campau)			
Conant Refresh (sidewalk and landscape improvements)			

Where is your neighborhood?
Please mark on the map below.



More comments? Please write on the back of this sheet.



**Planning Office Hours:
Mondays at Knapp Library
5:00 - 6:30pm**