

ISLANDVIEW / VILLAGES

Neighborhood Planning: Islandview & Greater Villages Community Meeting – Introduction of Near-Term Projects and Additional Engagement





ISLANDVIEW / VILLAGES ENGAGEMENT

<h1>7</h1>	<h1>400+</h1>	<h1>1800+</h1>
PUBLIC MEETINGS	COMMUNITY PARTICIPANTS	COMMENTS COLLECTED



1800+
COMMENTS
COLLECTED

**TO OBTAIN COMMUNITY COMMENTS FROM
ENGAGEMENT MEETINGS:**

DOWNLOAD:

www.detroitmi.gov/islandviewvillages

EMAIL: islandviewvillages@detroitmi.gov

CALL: 313.749.8819



PLANNING FOR ACTION

STRATEGY #1: PARKS AND GREEN OPEN SPACE

- Invest in a prominent neighborhood park, Butzel Playfield and bring more life to it

STRATEGY #2: STREETSAPES

- Increase pedestrian safety along Kercheval
- Improve walkability and mobility options with street and crossing improvements

STRATEGY #3: HOUSING AND DEVELOPMENT

- Rehab existing homes
- Build a diverse stock of market-rate and affordable housing
- Create a great street to shop and spend time on

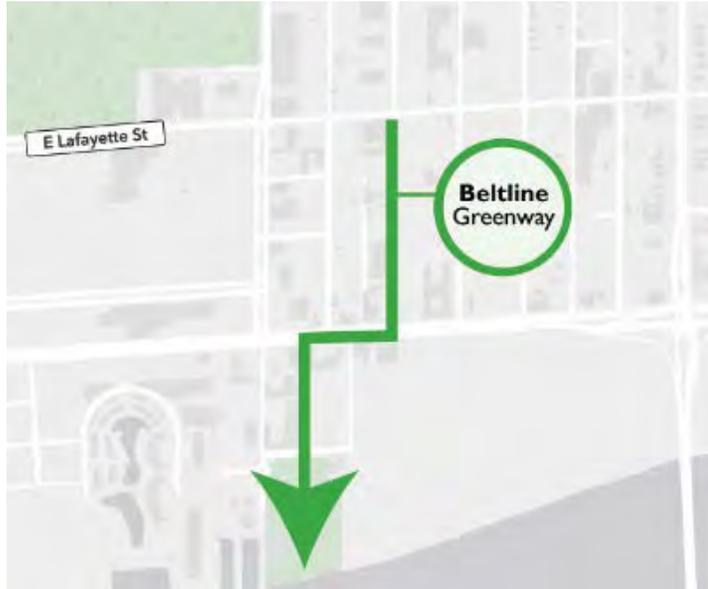
STRATEGY #4: GREENWAYS

- Build safe and beautiful connections to the Detroit Riverfront

STRATEGY #5: RESOURCES AND PILOT PROGRAMS

- Roll out of assistance to help existing homeowners

NEAR-TERM ACTION PLAN



PLANNING
FOR ACTION

WHY?

REAL PROJECTS
WORKING TOGETHER
TO STRENGTHEN
THE NEIGHBORHOOD



STRATEGY #1: PARKS AND OPEN SPACE



BUTZEL PLAYFIELD

NOW





BUTZEL PLAYFIELD

Create Prominent Park Entrances

Improve/Repair existing recreation areas

Plant beautiful landscapes

Expand outdoor activities

Provide playscapes for all ages



THE OPPORTUNITY



BUILD
2019



STRATEGY #2: STREETSCAPES

KERCHEVAL AVENUE

- Increase pedestrian safety, make it beautiful, and make it a street where you want to be
- Slow down the traffic and speeding cars
- Expand ways people can get around

KERCHEVAL



NOW

SIDEWALK LIFE



KERCHEVAL



NOW

KERCHEVAL AFTER



BUILD
Spring
2019

NEIGHBORHOOD TRAFFIC CALMING

2018 & 2019

Vernor &
Baldwin

Townsend
& Butzel

Kercheval & Butzel

Van Dyke &
Agnes

Van Dyke &
Lafayette





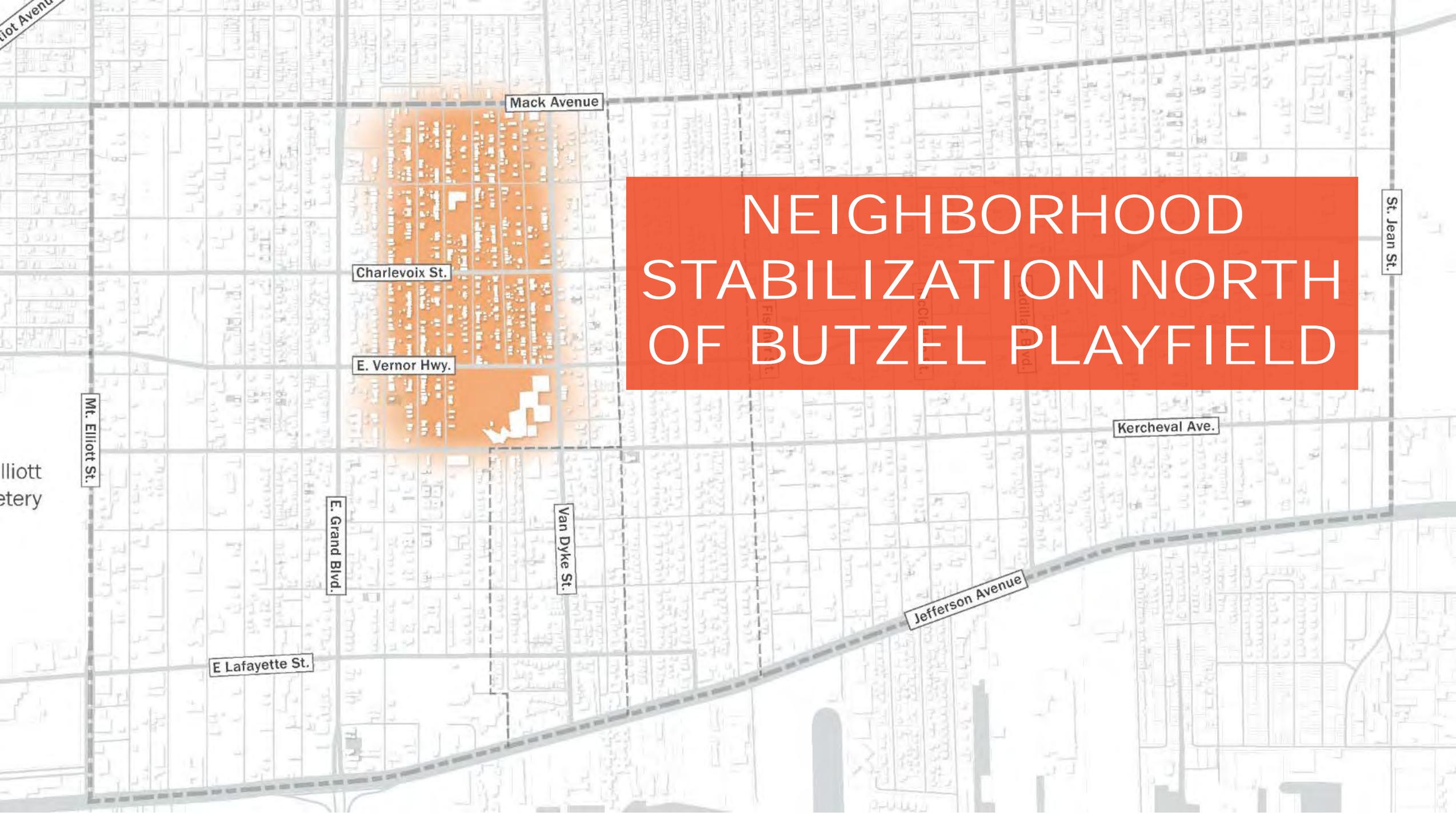
UPDATE: JEFFERSON STREETScape RE-STRIPING

PILOT
Spring
2018



STRATEGY #3: HOUSING AND DEVELOPMENT

- Rehab existing city-owned homes
- Build a diverse stock of affordable and market rate housing
- Fill in Kercheval with stores and retail where you want to shop and spend time

A street map showing a neighborhood stabilization area highlighted in orange. The area is bounded by Mack Avenue to the north, E. Vernor Hwy. to the south, and Van Dyke St. to the east. A large orange rectangle with white text is overlaid on the map, reading "NEIGHBORHOOD STABILIZATION NORTH OF BUTZEL PLAYFIELD".

NEIGHBORHOOD STABILIZATION NORTH OF BUTZEL PLAYFIELD

Mack Avenue

Charlevoix St.

E. Vernor Hwy.

Kercheval Ave.

Mt. Elliott St.

E. Grand Blvd.

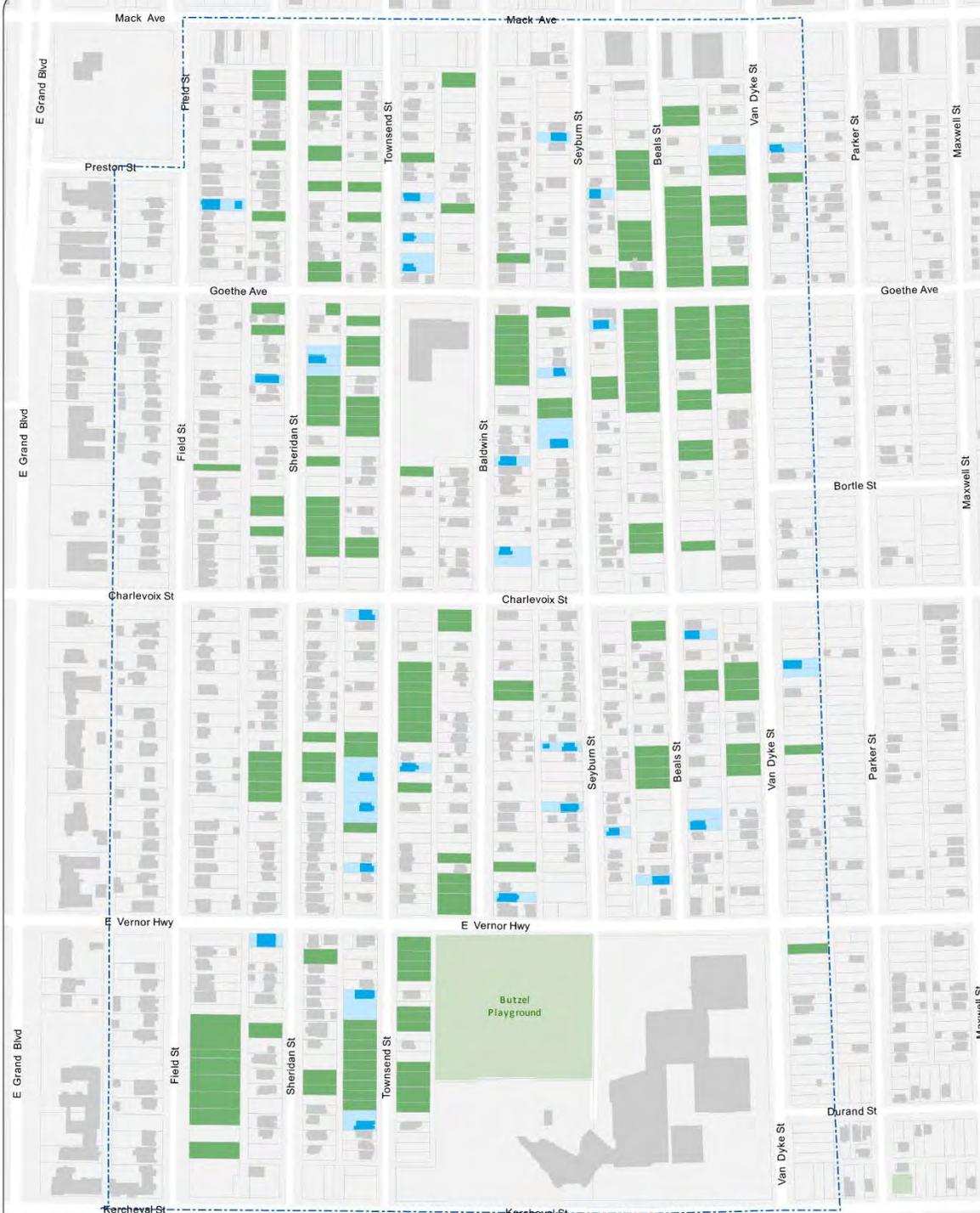
Van Dyke St.

Jefferson Avenue

E Lafayette St.

St. Jean St.

lliott
etery



NEIGHBORHOOD STABILIZATION

Phase
1

Rehabilitate
33
PROPERTIES

Provide
40-50
UNITS

Mix of Single-Family and Duplexes

RFP
June 2018

APARTMENTS & RETAIL DEVELOPMENT



SUPPORT

277K

SQUARE FEET
NEIGHBORHOOD
GOODS & SERVICES

TYPES:

GROCERY RETAIL | DRUG STORES
| PHARMACIES

SUPPORT

69K

SQUARE FEET
NEIGHBORHOOD
FOOD & BEVERAGE

TYPES:

BAKERIES | COFFEE SHOPS |
TAKE-OUT ESTABLISHMENTS

SUPPORT

34K

SQUARE FEET
NEIGHBORHOOD
MERCHANDISING

TYPES:

APPAREL | BOOKS AND MUSIC |
ELECTRONICS / HOME FURNISHING

E Vernor Hwy

FOCUSED APPROACH

KERCHEVAL – BETWEEN E. GRAND & PARKER

Retail Opportunity

Kercheval St



Targeted Retail Corridor

E Grand Blvd

Van Dyke

Motor City Match

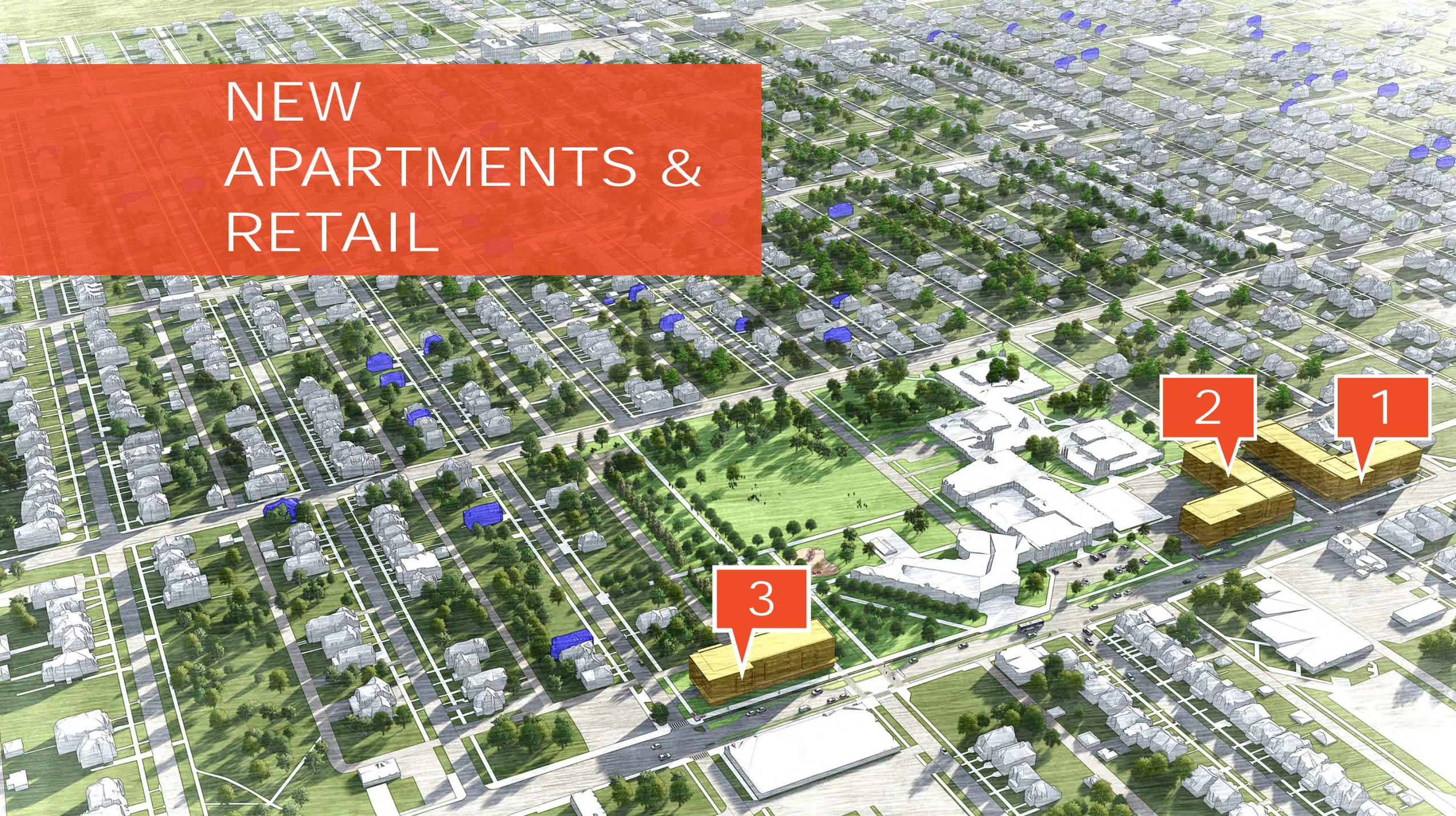


GARLAND BUILDING: BEFORE



GARLAND BUILDING: AFTER

NEW APARTMENTS & RETAIL



1

KERCHEVAL AND VAN DYKE (LOOKING EAST)



NOW

1

DEVELOPMENT AT VAN DYKE (@KERCHEVAL)



2

GARVEY ACADEMY PARKING LOT
KERCHEVAL AND VAN DYKE
(LOOKING WEST)



NOW

2

DEVELOPMENT AT GARVEY (@KERCHEVAL)

54 Housing Units / 20-40% Affordable Units / 10,000 SF Retail



RFP
Late
2018



3

BUTZEL PARKING LOT
KERCHEVAL AND TOWNSEND
(LOOKING EAST)

NOW



RFP
SPRING
2019



3

DEVELOPMENT AT TOWNSEND (@KERCHEVAL)

48 Housing Units / 20-40% Affordable Units / 5,000 SF Retail



COMPREHENSIVE NEIGHBORHOOD APPROACH

1. SINGLE/
MULTI-FAMILY
REHAB

2. TRAFFIC
CALMING

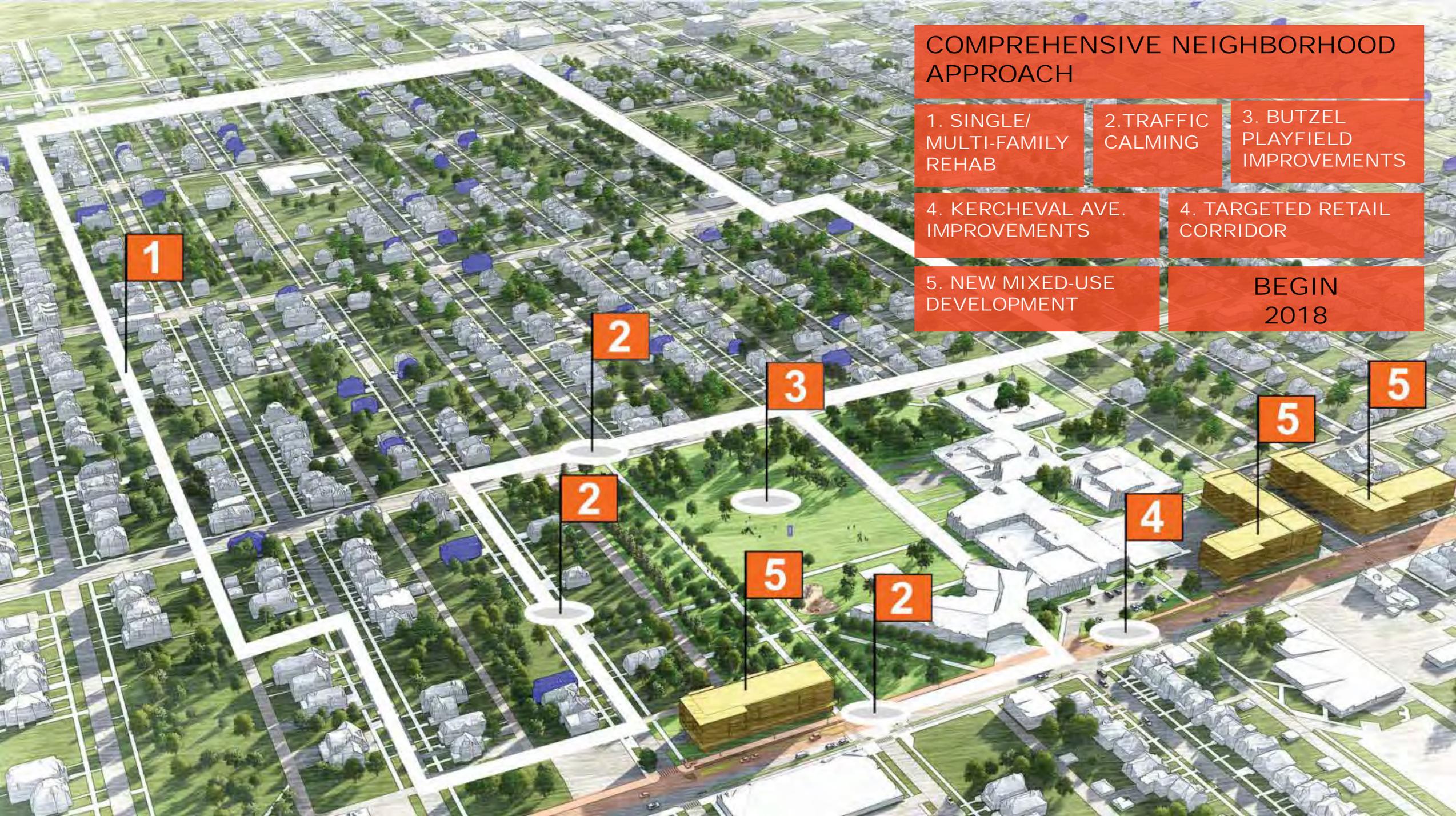
3. BUTZEL
PLAYFIELD
IMPROVEMENTS

4. KERCHEVAL AVE.
IMPROVEMENTS

4. TARGETED RETAIL
CORRIDOR

5. NEW MIXED-USE
DEVELOPMENT

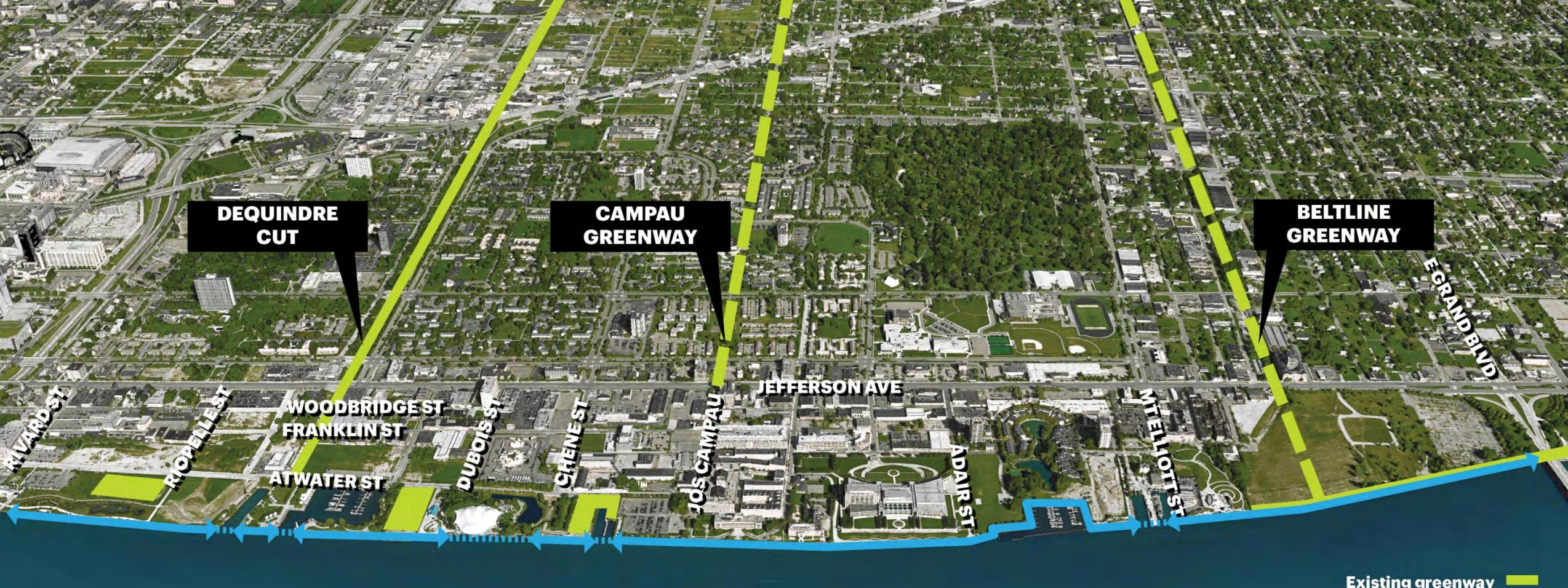
BEGIN
2018





STRATEGY #4: GREENWAYS

- BELTLINE GREENWAY– Provide safer and better access to the Riverfront



DEQUINDRE CUT

CAMPAU GREENWAY

BELTLINE GREENWAY

E GRAND BLVD

RIVARD ST

MOPELLE ST

**WOODBIDGE ST
FRANKLIN ST
ATWATER ST**

DUBOIS ST

CHENE ST

JOS CAMPAU

JEFFERSON AVE

ADAIR ST

MILLIOT ST

**BETTER
ACCESS TO
RIVERFRONT**

- Existing greenway
- Proposed greenway
- New RiverWalk
- Improved RiverWalk



BELTLINE TWO OBJECTIVES:

#1 – Land Acquisition/ Connect to Riverfront

Will purchase property needed to get to E. Lafayette

Reached agreement with Uniroyal Developer on easement through property

#2 – Design & Construction

Construction documents complete for Phase 1

Working with partner agencies to bid out and start construction in 2019

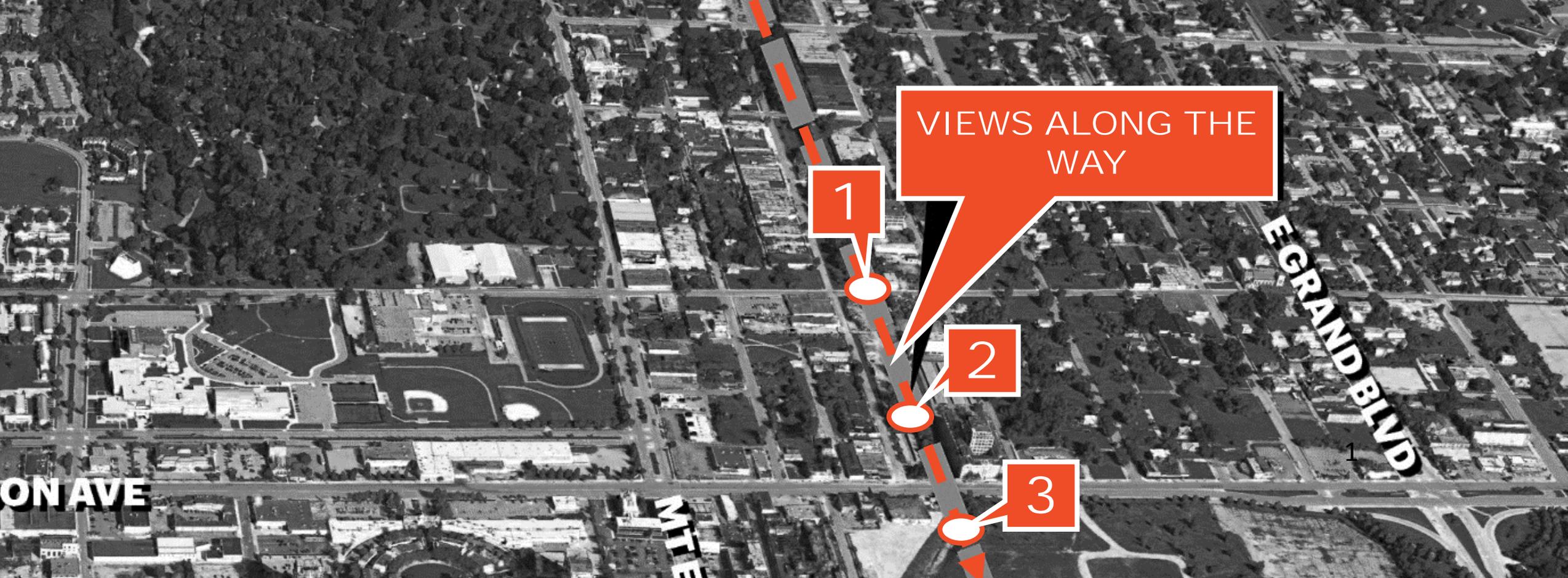
Engagement around programming will continue

**BELTLINE
GREENWAY**

E GRAND BLVD

ELLIOTT ST

CHENE ST



VIEWS ALONG THE WAY

1

2

3

ON AVE

MITE

E GRAND BLVD

PHASE 1: BELTLINE GREENWAY
E. LAFAYETTE TO THE DETROIT RIVER

Anticipated
Spring
2019

1

MID-BLOCK CROSSING -- EAST LAFAYETTE BETWEEN BEAUFAIT AND BELLEVUE



NOW

1

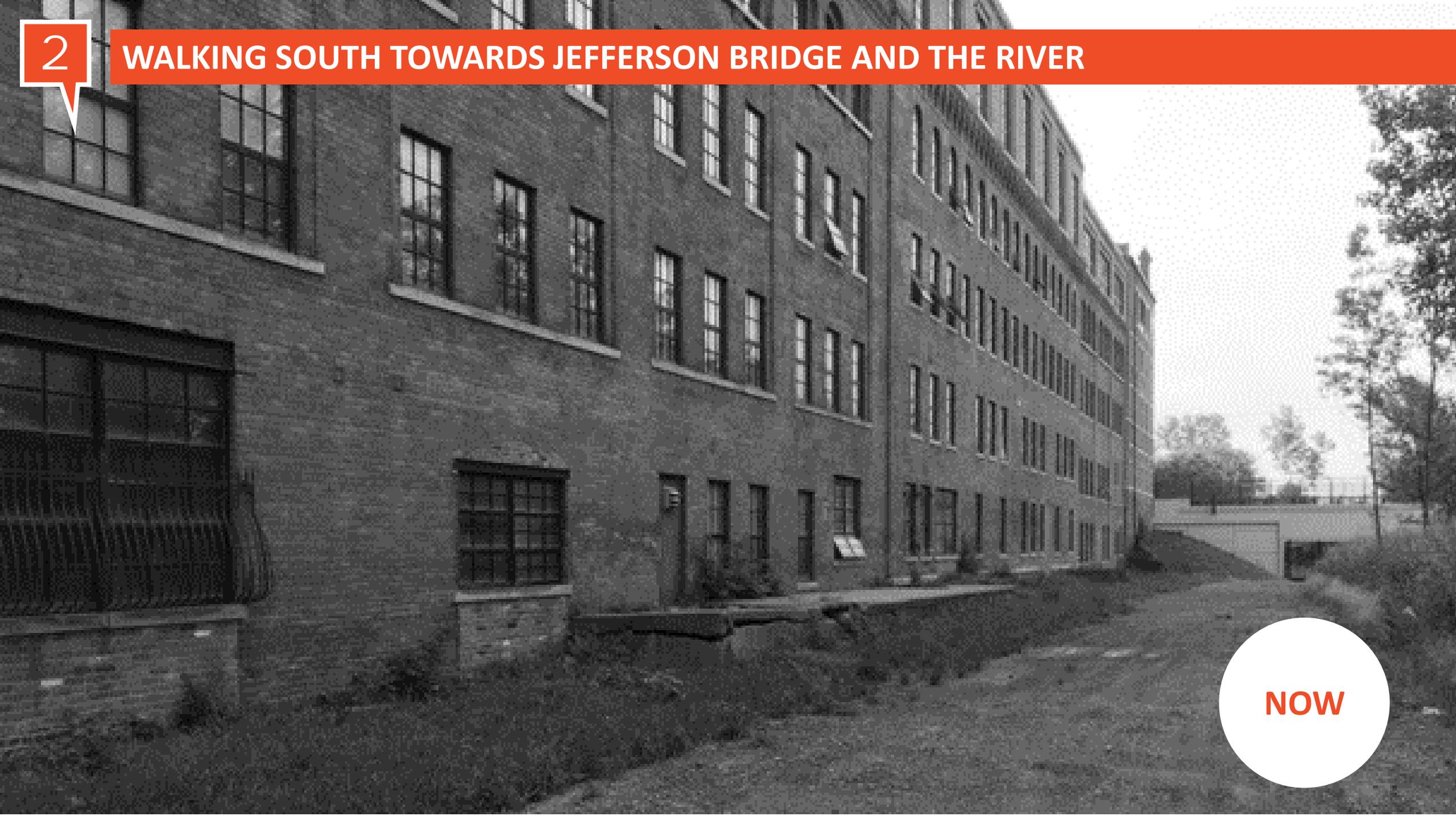
BELTLINE GREENWAY – MID-BLOCK CROSSING



Spring
2019

2

WALKING SOUTH TOWARDS JEFFERSON BRIDGE AND THE RIVER



NOW

2

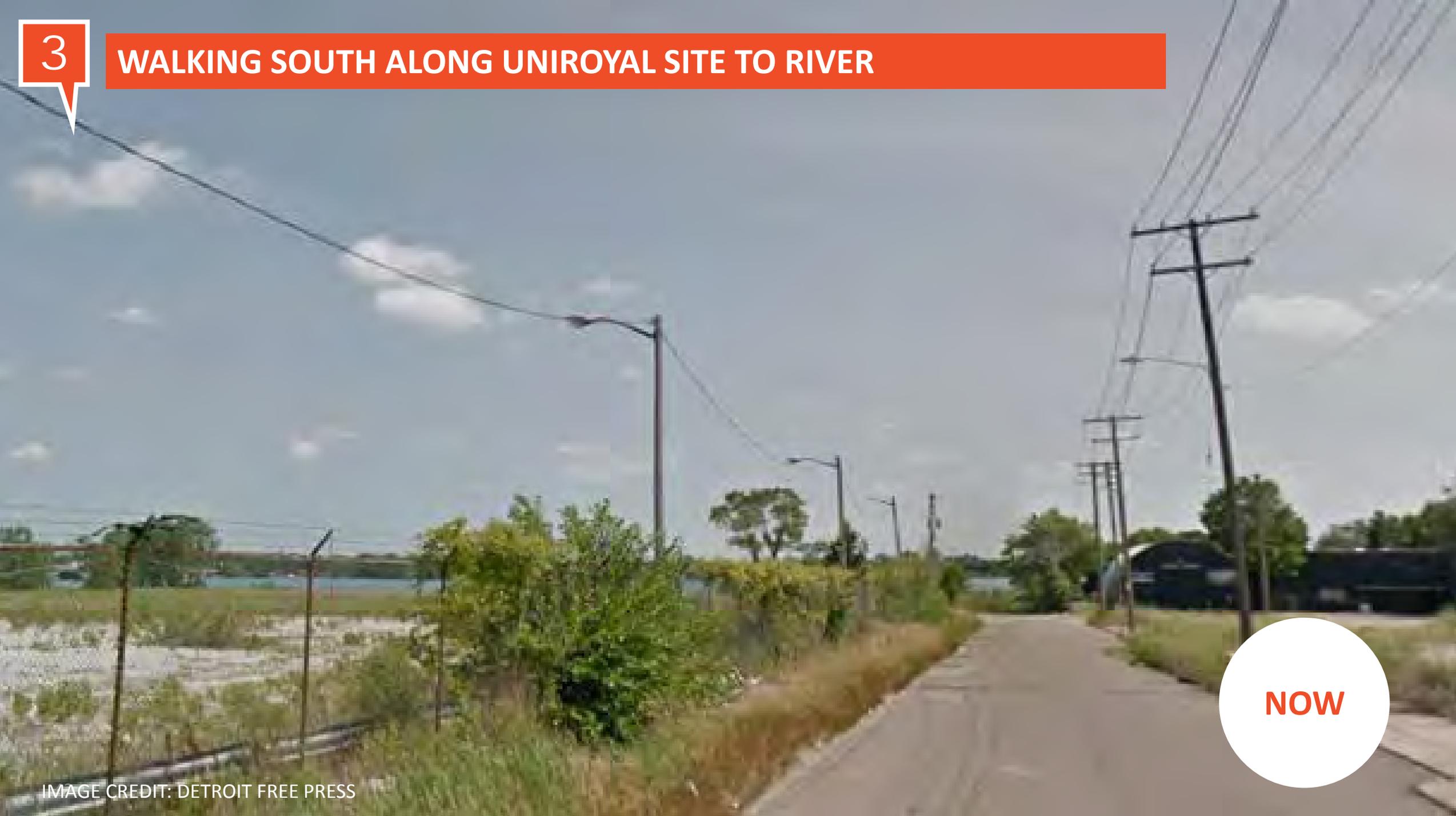
BELTLINE GREENWAY: JEFFERSON AVENUE UNDERPASS



Spring
2019

3

WALKING SOUTH ALONG UNIROYAL SITE TO RIVER



NOW

3

BELTLINE GREENWAY: DIRECT ACCESS TO RIVER ON UNIROYAL SITE



Spring
2019



STRATEGY #5: RESOURCES AND PILOT PROGRAMS

- Created Existing Residents Resource Guide
- Conducted 2 Housing Resource Fairs
- Learn from our first events and continue expanding support services and programs for existing residents



SUPPORT
EXISTING
RESIDENTS

HOUSING RESOURCE FAIRS
March 8, 2018 / March 17, 2018





HOME
REPAIR
LOANS

PROPERTY
TAX
ASSISTANCE

DOWNPAYMENT
ASSISTANCE

MORTGAGE
PROGRAMS

DLBA
SIDE-LOT
SALES

ISLANDVIEW / VILLAGES IMPLEMENTATION

HOW WE BEGIN...

IMPLEMENTATION
WHAT'S NEXT?

STRATEGY #2: STREETSAPES – KERCHEVAL AVENUE

Street Design / Retail -- Mtg #1

June 28, 2018 (@Butzel Family Recreation Center; 6-8pm)

Street Design / Retail -- Mtg #2

July 31, 2018 (@Butzel Family Recreation Center; 6-8pm)

Sign Up for Meeting Updates

WWW.DETROITMI.GOV/ISLANDVIEWVILLAGES

IMPLEMENTATION
WHAT'S NEXT?

STRATEGY #3: HOUSING AND DEVELOPMENT

Single-Family and Multi-Family Rehabilitation
Development between Field St, Van Dyke St, Mack Ave, and Kercheval Ave

Side Lot Sale

June 11, 2018 (Application Due)

Request for Proposals (RFP Release)

June 21, 2018

IMPLEMENTATION
WHAT'S NEXT?

STRATEGY #1: PARKS AND OPEN SPACE – BUTZEL PLAYFIELD

Summer 2018 Discussion

TBD

RESOURCES
WHAT'S NEXT?

ONGOING

STRATEGY #5: RESOURCES AND PILOT PROGRAMS

- Distribute Existing Residents Resource Guide
- Continue Conducting Housing Resource Fairs
- Continue improving and expanding support services and programs for existing residents
- Other Ideas? Please let us know.

ISLANDVIEW / VILLAGES IMPLEMENTATION

LET'S GET STARTED

PICK UP MEETING SCHEDULE AT THE FRONT TABLE