

RUSSELL WOODS + NARDIN PARK

Neighborhood Framework
Planning and Development
Department
City of Detroit

June 2019



FOREWORD

The Russell Woods-Nardin Park Framework study explores an area bounded by some of the city's most beautiful residential neighborhoods and major commercial corridors, including Livernois Avenue and Grand River Avenue to the west, and Dexter Avenue to the east. Much of the high quality architectural residential property has been designated as local historic districts and continues to provide stable housing for a population strongly committed to their investment. Significant retail, entertainment- and service-oriented venues once served these strong residential areas, providing local amenities and services to residents as well as lending a distinct community character to the area. Late twentieth- century city-wide economic distress and disinvestment has led to vacancy and demolition of many of these former significant places, leaving gaps in the urban fabric that once constituted a dense and dynamic environment.

Throughout the planning process the planning team and their consultants worked closely with community members, employing a variety of engagement strategies that included large-scale town hall meetings, focus groups and living room conversations, as well as oral history interviews. These strategies helped to identify needs and priorities for short and long term resolution. Professional historical analysis conducted as part of this framework plan identified several significant African American and ethnic Jewish sites that have the potential to be listed in the National Register of Historic Places as well as contribute a rich understanding of place. In addition, the inclusion of an artist to the planning consultant team on the Framework study provided an opportunity to think creatively about how to address vacancy in the city, while drawing attention to its rich and varied local history.

The process for how the Planning Department and consultant teams explored concerns and needs, sought solutions and identified a path towards short- and longer- term implementation possibilities is laid out in this document.

Maurice Cox

Director, Department of Planning and Development

Neighborhood Framework Plan **RUSSELL WOODS + NARDIN PARK**

CITY OF DETROIT
MAYOR MICHAEL DUGGAN

**PLANNING AND
DEVELOPMENT DEPARTMENT**
MAURICE COX, DIRECTOR

JUNE 2019

ACKNOWLEDGMENTS

TABLE OF CONTENTS

| | | |
|----------|------------------------------------|------------|
| 1 | Executive Summary | 10 |
| 2 | Existing Conditions Report | 44 |
| 3 | Community Engagement Report | 90 |
| 4 | Project Goals | 96 |
| 5 | Near-Term Actions | 102 |
| 6 | Long-Term Recommendations | 164 |
| 7 | Conclusion | 192 |

VISION + MISSION STATEMENT

PDD'S 2021 VISION:

A Healthy and Beautiful Detroit, Built on Inclusionary Growth, Economic Opportunity, and an atmosphere of Trust.

WHAT DO WE NEED TO BUILD A VIBRANT DETROIT WITH OPPORTUNITY FOR EVERYONE?

PDD'S MISSION

To Build a city Secure in its Future, Grounded in its Roots and Hopeful in its present state.

1

**EXECUTIVE
SUMMARY**



STUDY AREA

The Russell Woods-Nardin Park study area reflects twentieth century Detroit suburban settlement patterns as the city boundaries continued to push to the northwest to accommodate its exploding population. Thousands of acres of land in the townships surrounding the city were annexed, including the study area, which became part of the city in 1915 and 1916. The development of single family houses, two-and four-flat structures, and apartment buildings provided much-needed housing. Commercial development on the streets bounding the neighborhood kept pace with the residential construction, providing the majority of goods and services needed by residents within walking distance.

The study area is generally bounded by Livernois Avenue at the west, Grand River Avenue and Joy Road at the south, Dexter Avenue at the east, and Oakman Boulevard at the north, which includes the Russell Woods-Sullivan Area Historic District and a portion of the Oakman Boulevard Historic District at the north, and the Nardin Park neighborhood at the south. The study area includes five parks: Russell Woods, Richard Allen Park (also known as Nardin Park), McCabe Field, and the Zussman and Schultz Playgrounds. The area also contains three schools: Hope Academy (originally Winterhalter Elementary School), the Keidan Special Education School (originally Harry B. Keidan Elementary School), and the John Deiter School (originally the Helen W. Mckerrow Elementary School, also known as Detroit Transitions West, and currently vacant). There are a number of active churches in the area representing a variety of denominations located in historic and contemporary structures.



The arteries bounding the area, Livernois Avenue, Grand River Avenue, Joy Road, Dexter Avenue, and Davison Avenue have been the main commercial streets that served the residential neighborhoods since the area was developed. There are a few small, brick industrial buildings, as well as a number of one-story, brick storefront buildings, with single or multiple shop spaces, located at street corners within the residential area.

The streets of the study area generally follow a grid pattern with the exception of Bordeau, Chenlot, Dundee, Chicago, Greenway, Ravenswood, and Riviera Avenues at the southwest corner, which run diagonally between Nardin Street, Belleterre Avenue, and Grand River Avenue. Livernois and Grand River Avenues run on the diagonal, following early trails used by Native Americans.



OVERVIEW OF STUDY AREA HISTORY

A number of significant historic resources are contained within the study area, some of which have been designated as Historic Districts by the City of Detroit. This includes resources potentially eligible for listing in the National Register of Historic Places as noted on the Context Narrative that accompanies this document.

RUSSELL WOODS-SULLIVAN AREA HISTORIC DISTRICT

The Russell Woods-Sullivan Area Historic District, located at the northern part of the study area, is generally bounded by Livernois Avenue at the west, West Davison Avenue at the north, Dexter Avenue at the east, and Cortland Street at the south; with a jog south along Broadstreet to include Winterhalter Elementary School, now known as Hope Academy, and the adjacent Broadstreet Presbyterian Church.

The district consists of two subdivisions platted nine years apart by two different developers. In 1916, the Russell Woods Company, founded by Henry Russel and Charles H. L.Hommedieu, purchased the platted land bounded by Livernois Avenue, Davison Avenue, Cortland Street, and the west side of Petoskey Avenue. In 1925, Daniel Sullivan began a second phase of development on the east side of Petoskey Avenue extending east to Dexter Boulevard.

From its beginning, the Russell Woods-Sullivan Area was considered a desirable neighborhood by the growing middle class. Initially, Anglo and Jewish families purchased houses in the area, but by the early 1950s began to move to the suburbs. Middle class African Americans began to move to the northwest section of the city in the late 1940s.



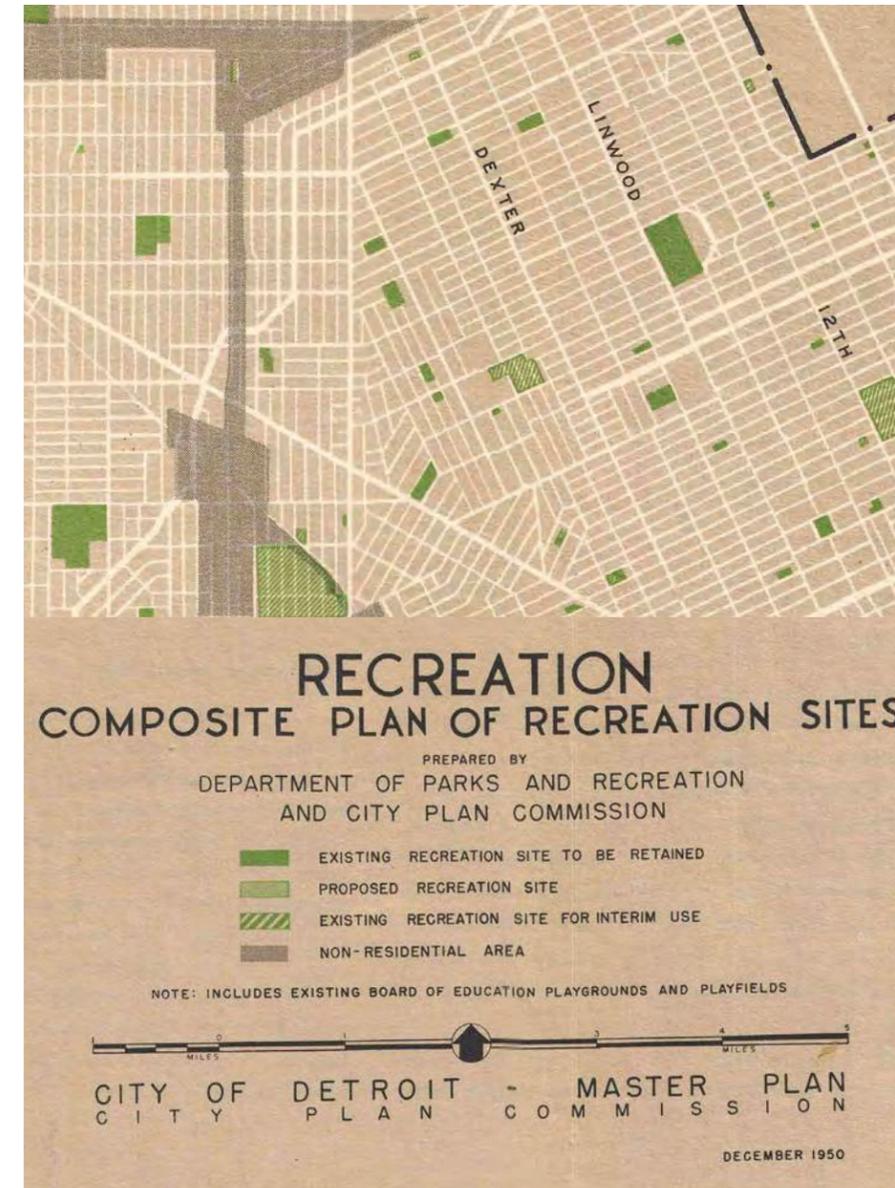
Dexter at Davison

While most of the houses in the Russell Woods section of the district were constructed in the 1920s and 1930s, the houses in the Sullivan area date from the 1930s and 1940s. These houses represent some of the finest builder-designed architecture in the city, exhibiting the variety of architectural styles popular in this period, including Tudor Revival, Colonial Revival, and Moderne. Many of the city's more established contractors and developers acquired lots in the area.

(For further historical and architectural information see Final Report, Proposed Russell Woods-Sullivan Historic District. Historic Designation Advisory Board. City Council, City of Detroit)

OAKMAN BOULEVARD HISTORIC DISTRICT

The northern boundary of the study area has a section of the Oakman Boulevard Historic District (established 1989), known for its mature trees, wide lawns, and large single-family houses, which



face the boulevard. Named for master land developer and Realtor, Robert Oakman, the Oakman Boulevard Historic District was purchased in 1908 as a tract of land for future development.

Although the automobile industry continually increased production, there were not many roads where vehicles could safely travel. Oakman proposed to construct a road that was similar to the Grand Boulevard; which would travel in a complete circle, allowing drivers to tour the city while viewing its beautiful homes. He initially approached Henry Ford with the idea of a new road that would stretch from the Highland Park Ford Plant to the River Rouge Ford Plant. Ford was reluctant to invest, so Oakman approached his good friend John Dodge, who

Invested almost a quarter of a million dollars into the project. With funding in order, construction began on the street originally called Ford Highway, then Oakman. (Advertising Poster, c. 1925, Detroit Historical Society)

Highway, and finally Oakman Boulevard, which extended from Hamilton Avenue in Highland Park to Michigan Avenue in Dearborn.

Once the Boulevard was completed, Oakman decided it was still not equal to Grand Boulevard, which featured many large, upper-middle class family homes. He therefore began construction of substantial houses in the Colonial Revival, early English, and Tudor Revival styles. Although Oakman took pride in building and developing the land, he took more pride in beautifying the neighborhood with attractively landscaped lawns. He imported tree species from around the world, so that students could study botany if they desired (Detroit Historical Society).

(For further architectural and historical information see Final Report, Oakman Boulevard Historic District. Historic Designation Advisory Board, City Council, City of Detroit).

NARDIN PARK NEIGHBORHOOD

For the purpose of this study, the neighborhood of Nardin Park is defined at the north by Cortland Street, at the west by Livernois Avenue, at the east by Dexter Avenue, and at the south by Joy Road and Grand River Avenue.

Located around Richard Allen Park, also known as Nardin Park, the neighborhood is often referred to by residents as Petosky-Otsego (two streets on the south end of the area that have provided a neighborhood identity), or by school affiliation.

The Nardin Park subdivision is a 76-acre tract originally owned by Catherine Nardin that was developed into 456 lots by William S. and John H. Thomas. John H. Thomas established a real estate firm in 1882 and was joined by his brother, William S. in 1900, becoming the Thomas Brothers Real Estate and Insurance agency,

which was prominent in the development of subdivisions and residential and commercial buildings within the city.

In addition to Nardin Park, the company developed Beverly Hills, Bungalow Grove, Oakland Heights, and Waverly Farms subdivisions, among many others. In 1914, Thomas Brothers advertised 40' x 120' lots in Nardin Park for \$500, including sewers and sidewalks. Financing was available and a lot could be purchased for a small down-payment, with the balance to be paid at \$5.00 per month.

The neighborhood architecture includes one and two-story Bungalow, American Foursquare, and Arts and Crafts style houses. The two-story, brick two-flat and four-flat buildings found throughout Nardin Park have brick front porches, and often feature Colonial Revival style detailing. Tudor, Spanish, Gothic, and Colonial Revival detailing can be seen on Nardin Park's large apartment buildings, churches, and the small-scale commercial buildings that once housed neighborhood services.



Livernois Avenue, looking north, undated. (Discuss Old Detroit), AtDetroit.net

AREAS OF SIGNIFICANCE

ARCHITECTURE

Detroit has a legacy of outstanding architecture; some of the finest of which was produced in the boom period between 1910 and 1930. The city's neighborhoods are rich with examples of residential revival styles – particularly Tudor, Classical, Colonial, Spanish, and Gothic. Many fine single family houses, as well as brick two-flats, four-flats, and apartment buildings located in the study area reflect these styles. The one to four-story brick commercial buildings along the business arteries also reflect the architectural styles of the day. One of the taller examples on Dexter Avenue is the five-story Dexter Recreation and Market Center (9840 Dexter Avenue). The Uprising of 1967, and the devastating economic disinvestment that followed, essentially brought an end to development in the study area until the past few years, when chain stores, fast food restaurants, and branch banks have come into the neighborhood

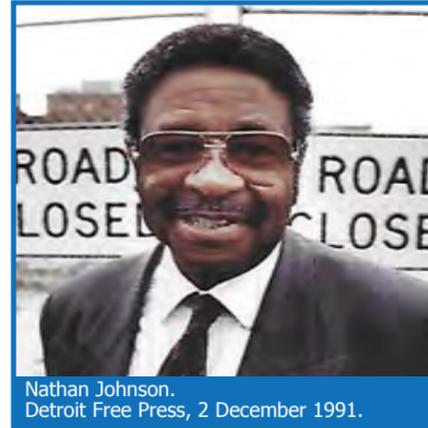
The Russell Woods-Sullivan Area Historic District features substantial brick or stucco, single-family and two-flat structures, with a limited number of multi-unit dwellings. The styles popular during the 1920s and 1930s predominate - Tudor Revival, Colonial Revival, and Moderne. The few houses built in the 1950s and 1960s reflect the style of the Modern Movement.

The portion of the Oakman Boulevard Historic District that is located at the northern border of the study area contains upper-middle class residential architecture constructed between the two world wars, although a few houses date from the 1930s and early 1940s. A majority of the houses are fine examples of the high-style revivals, as well as French Norman, Prairie, and Moderne.

Churches in the study area date largely from the 1920s to the 1960s, with a few contemporary examples. Early churches are constructed of brick or stone in variations of Tudor or Gothic Revival styles; later buildings reflect the Modern Movement.

At the southern portion of the study area, Nardin Park structures are predominantly one or two-story brick or frame single-family, two-flat, and four-flat structures, as well as a number of brick apartment buildings. Nardin Park houses are generally smaller than those in Russell Woods and Oakman Boulevard, exhibiting blocks of variations on the Bungalow, American Foursquare, and Arts and Crafts styles. The area features apartment buildings with Tudor Revival, Spanish Revival or Colonial Revival detailing.

Although Detroit house types have historically been mainly single-family, or two and four-flat buildings, multi-unit or apartment buildings began to be constructed in the 1880s. The first multi-unit building in the city was the Burnstine Flats, completed in 1883. The success of the Burnstine, influenced the development of several other apartment buildings, often with commercial space on the first floor. The National Register Multiple Property Documentation of Apartment Buildings in Detroit characterizes the years 1893 to 1929 as the "Boom Years of apartment



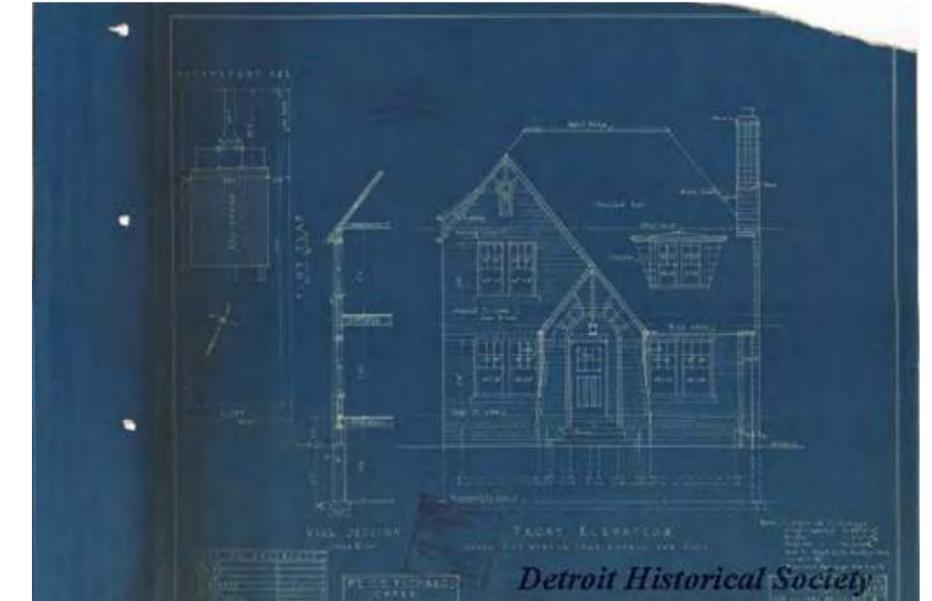
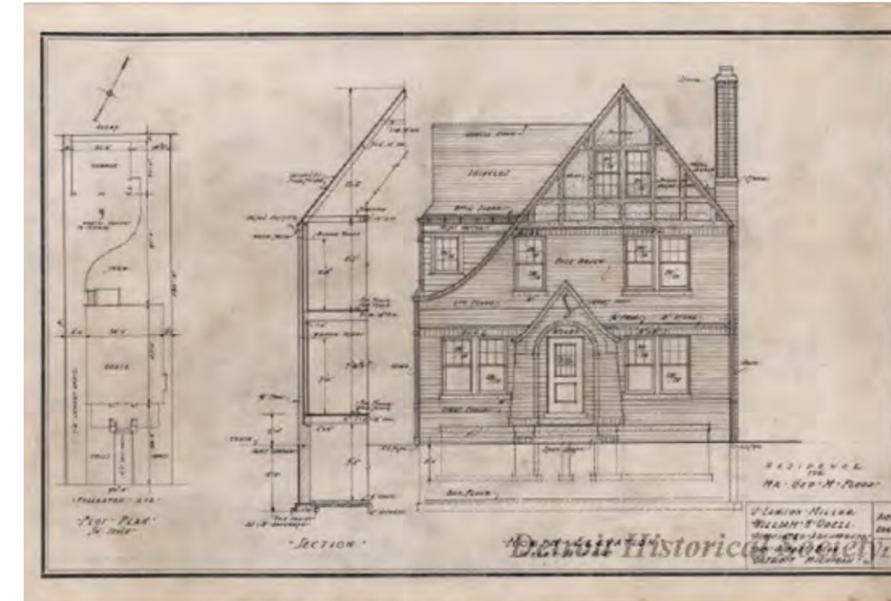
Nathan Johnson.
Detroit Free Press, 2 December 1991.

construction." Most of the apartment buildings located within the study area were constructed between in 1920 and 1930, and exhibit the building types and styles that can be found throughout the city. Apartment buildings are located throughout the study area and range from three to six stories tall, with detailing that reflects the Revival styles seen in the area's residential architecture; those located along Dexter Avenue south of Davison Avenue contain commercial space on the first floor.

The post-World War II apartments found in the study area are designed in the Modernist style and are built as complexes of one or two-story buildings. For example, the Elmhurst Apartments,

located at the southern end of Nardin Park, is a five-building complex of two-story brick structures, and two complexes of one and two-story brick buildings can be found on Dexter Avenue north of Davison Avenue.

(For further architectural and historical information on apartment buildings see National Register of Historic Places Multiple Property Documentation: Apartment Buildings of Detroit, 1892-1970, February 2017)





CAPTION HERE

COMMERCE

Dexter, Livernois, Grand River, and Davison Avenues, along with Joy Road, became main commercial thoroughfares in northwest Detroit in the early 1920s, lined with the commercial development that began with the construction of the residential neighborhoods.

The commercial streets bounding the study area and some internal arteries (particularly Broadstreet and Elmhurst Avenues) contained, with some exceptions, one to three-story brick commercial buildings that housed a wide variety of shops and neighborhood services, including grocery stores, barber



Grand River Avenue, 1952, (Detroit Historical Society)

shops, beauty salons, butchers, delicatessens, bakeries, restaurants, and retail shops. A number of small business owners lived above their stores. Neighborhood residents could go dancing, go to the movies, go bowling, or listen to live music within walking distance of home. There also was a substantial amount of auto-related services - used car sales lots, auto repair garages, tire sales, and service centers.

Disinvestment, the lack of capital and reasonably-priced insurance, and population decline after the Uprising of 1967 essentially halted development in the area. Current new development consists

largely of chain operations (Chase Bank, Family Dollar, and fast-food restaurants).

Livernois Avenue was often referred to as the used car mecca, with many used car lots, filling stations, and other automobile-related businesses once located within the study area from Grand River Avenue at the south to Oakman Boulevard at the north, interspersed with small houses, and one to three-story business blocks, with shops or restaurants on the first floor and apartments above. A number of these commercial buildings still stand, but most are boarded over and neglected.

A May 1, 1927 Detroit Free Press article about the exploding development along Grand River Avenue and Joy Road noted that in 1912 the area had been totally rural, with farmers still plowing their fields. By 1927, at the intersection of the two streets were

Livernois Avenue, looking south, 1947, (Detroit Historical Society)
St. Cecilia Church can be seen at the left of the photograph

the Riviera and Annex theaters, two Kresge stores (one of which still stands), a Woolworth, a Liggett drugs, clothing stores, and the four-story Woodbrook building (still standing at 5040 Joy) with shops on the first floor and offices above.

The Grande Ballroom (still standing, but deteriorating) is located just south of Grand River Avenue. Also, new and used car lots, filling stations, and auto-related businesses spilled over from Livernois onto Grand River and Joy, again interspersed with one to three-story commercial blocks, some of which are still standing, but are boarded and neglected.

Dexter Avenue development mirrored that of the other commercial streets, featuring bakeries, grocers, fruit and vegetable stores, a Chinese laundry, tailor shops, butcher shops, a Woolworths, a fish market, drug stores, and retail shops, often with residential space above the stores. Automobile-related businesses were also well-represented on Dexter – filling stations, dealerships, repair garages, and other services. There were a number of single family houses, two and four-flat structures, and some large apartment buildings.

Long standing businesses still located on Dexter are Dexter Hardware & Lumber Company at 10330 Dexter since 1940 and Copelan's Tire & Auto Service at 13140 Dexter since 1967.



Eleos Coffee House (Past Perfect, Inc. 2018)

Eleo's Coffee House at 12041 Dexter is a new business that opened in 2016.

ENTERTAINMENT/RECREATION

Russell Woods was home to many successful musical artists; Dinah Washington, each of The Supremes owned a home on West Buena Vista Street. James and John (Chico) Edwards, vocalists with The Spinners in the 1960s, lived on Buena Vista, and Thelma Smith-Wright, who sang with Bobby Smith and the Dream Girls, a "girl group" of the 1950s and 1960s lived on Cortland Street.

Neighborhood basements housed after-hours parties, and there were private clubs and speakeasies where African Americans could make a bit of money and gather in freedom when discrimination left few public options. A number of small clubs, coffee houses, and a bowling alley hosted live music on the commercial corridors (most of the buildings are gone today.) Movies and, for a brief time, live theater was available at the Dexter Theater, and live

theater and music at the Langston Hughes Theater. Russell Woods Park hosted a yearly Jazz Festival. Gone, but not forgotten.

Golden World Records

Golden World Records was Motown's chief rival during the early 1960s. In 1962, Ed Wingate, one of the city's most successful African American businessmen, teamed up with Joanne Jackson, his business partner and future wife, to form Golden World Records, and soon after a subsidiary label, Ric-Tic Records. The label's first big hit was "(Just like) Romeo and Juliet" by the Reflections. The recording studio was first located at 11801 12th Street (now Rosa Parks Boulevard), and then at 3246 West Davison (west of Livernois just outside the study area). Both buildings have been demolished.

Barry Gordy purchased the assets of the Golden World and Ric-Tic labels in 1968, reportedly for \$1 million and the Golden World studio became Motown's Studio B, working in support of the original Motown recording studio

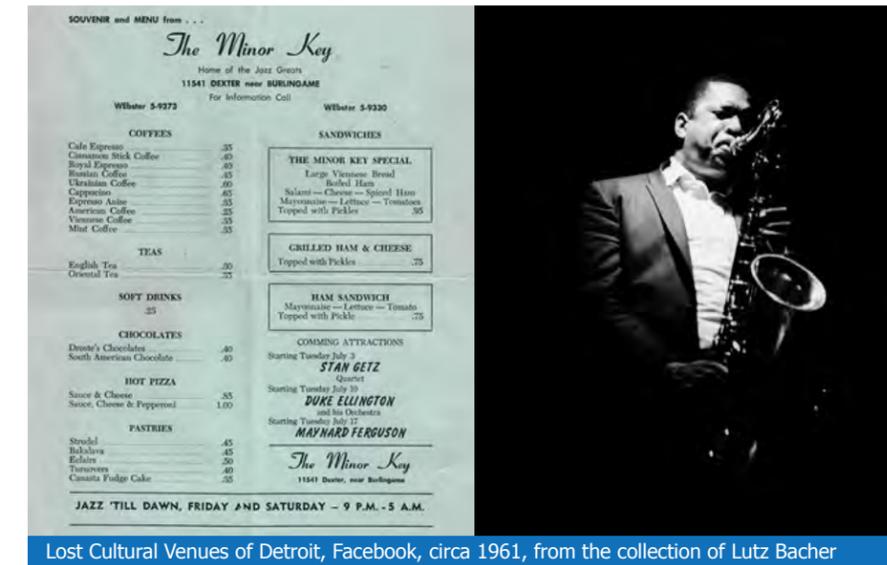
New Bowl-O-Drome - Tropical Show Bar

12707 Dexter Avenue (between Glendale and Leslie)

The first and most important jazz venue on Detroit's west side was the Tropical Show Bar, which opened in the New Bowl-O-Drome bowling alley c. 1945, and was part of the Detroit jazz scene into the early 1970s. The Willie Anderson trio was a regular feature, along with Tuesday night jam session. In 1971, five successful African American businessmen purchased the Bowl-O-Drome and reopened the jazz bar. The building burned in 1975, and the site is now occupied by a CVS drugstore.

Minor Key Jazz Club (1958-1963)

11541 Dexter Avenue
Operated by Sam Gamo, the club featured jazz greats such as Duke Ellington, John Coltrane, Thelonious Monk, the Dorothy Ashby Quartet, Maynard Ferguson, Yosuf Lateef, Cannonball Adderly, the Ramsey Lewis Trio, and Miles Davis. This was Detroit's first jazz cafe, and an important venue for modern jazz. "It became a stronghold for the emerging jazz avant-garde of the late-1950s and 1960s, and a center of black and white bohemia in Detroit



Lost Cultural Venues of Detroit, Facebook, circa 1961, from the collection of Lutz Bacher

Grand Riviera Annex (1927)

8990 Grand River Avenue - Architect: John Ebersson

In 1927, the 1,800 seat Riviera Annex opened to accommodate overflow crowds from the Riviera. Its design matched that of the Grand Riviera. Closed in 1949, it was demolished c. 1960.

Speakeasies

Michigan voters approve a prohibition amendment to the state constitution in 1916, which took effect May 1, 1917, three years before the National Prohibition Act went into effect. In Detroit bootlegging and smuggling began almost immediately after Michigan went dry due to its convenient location across the river from Canada. Experts estimate that 75% of all the illegal alcohol in the country during Prohibition crossed the Detroit River. By 1929, rum running was the city's second largest industry. It was also estimated that between 16,000 and 25,000 speakeasies operated in the Detroit area.



Grand Riviera Theater (1925)

9222 Grand River Avenue

The Italian Renaissance style, 3000-seat Grand Riviera Theater, later the Riviera Theater, cost over one million dollars to construct. Its spectacular auditorium was designed to give the effect of an Italian garden. For several years the Riviera operated as a combined movie and vaudeville house, becoming a movie house only with the arrival of sound. The Riviera operated as a stage theater from 1957 to 1961, but lost much of its audience when the Fisher Theater in downtown Detroit reopened in 1960. The Riviera was a venue for rock concerts from 1969 until 1974, featuring bands such as The Who, Alice Cooper, John Mayal, the Moody Blues, Humble Pie, the Band, Santana, and Jethro Tull. The theater closed in 1974, and was demolished in 1996.

Dexter Recreation and Market Center

9840 Dexter Avenue

On October 23, 1927 the Detroit Free Press ran a full-page feature announcing the opening of the Dexter Recreation and Market Center, in which developers Rowley-Waters Company stated its intention that the building serve not only as a neighborhood shopping center, but also as a “refined” place where families could enjoy bowling and billiards. The building featured two floors containing twenty-four bowling lanes, as well as a floor with sixteen billiards tables.

The ground floor market featured a grocer, a butcher, a delicatessen, a fruit and vegetable shop, a wholesale and retail fish vendor, and a restaurant. The center operated until c. 1967.

The King Solomon Grand Lodge occupied the building for an unknown period of time after 1967. The building is currently vacant.

Shadukiam Grotto Stadium

West Davison Avenue at Dexter Avenue

Each summer from 1921 until 1925, the Shadukiam Grotto, a social organization for Masters in the Masonic Lodge, sponsored at its 16,000 seat stadium an epic theatrical production entitled “The Awakening” that included a reenactment of the “Last Days of Pompeii,” produced by the World Amusement Service Association featuring fireworks, chariot races, water ballet, and circus acts.

These productions were very popular – in 1924 15,000 people attended the opening night performance.

The postcard above depicts the set of “The Awakening” in 1923, which featured 1000 participants – water stunts, circus acts, ballets, fireworks, etc. The spectacles appear to have been short-lived, since no further mention of them appeared in the press after 1925. The area where the arena was located began to be developed by the mid-1920s.

Nearby significant music sites

During the 1920s, dancing was all the rage and Detroiters flocked to the many dance venues that opened in the city, featuring large, elegant ballrooms and music by the big bands, including Glenn Miller, Duke Ellington, Billie Holiday, Ella Fitzgerald, County Basie, and Guy Lombardo. The Greystone Ballroom, once located on Woodward Avenue has been referred to by a number of sources as Detroit’s “cradle of jazz.” Most Detroit ballrooms of the time were segregated; the Graystone allowed African Americans entry only on Monday nights.



“The Awakening”. Detroit Historical Society

After World War II, when dancing and jazz were no longer popular, the ballrooms fell out of fashion. Barry Gordy purchased the Graystone Ballroom in 1963, and began featuring Motown artists in concert there – African Americans could now come to the Graystone on any night of the week.

One of the most famous of the city’s ballrooms is still standing on Grand River Avenue just outside the study area.

Grande Ballroom (1928)

8952 Grand River Avenue - Architect: Charles N. Agree

When the Grande Ballroom opened in 1929 it had the largest dance floor in the Midwest (Early, 42) with room for 1,500 to dance to jazz or the big band sound. There was commercial space on the first floor housing several retail tenants, with the ballroom above. Once dancing went out of vogue, the Grande was one of the last venues to remain open during the 1950s, finally closing c. 1961. For a brief period the ballroom became a roller rink.

Russ Gibb, a popular local radio DJ, visited the Fillmore Auditorium on a trip to San Francisco in 1966 where he saw The Byrds in concert, and liked what he saw. When he returned home, Gibb was determined to create a Fillmore in Detroit. He did exactly that and the Grande became a rock and roll mecca from 1966 to 1972. Gibb began bringing in touring rock acts – all the great bands played here: Chuck Berry, Vanilla Fudge, Pink Floyd, Canned Heat, the Yardbirds, Cream, Country Joe and the Fish, and many more. The Who first performed their rock opera Tommy at the Grande.

(For further architectural and historical information see Grande Ballroom. National Register of Historic Places Nomination, Leo Early, August 2018.)

ETHNIC HERITAGE

The story of the study area is essentially about its people -- and the two groups most strongly represented in history of the area are the Jewish and African American communities. Beginning in the early 1920s, the Jewish community began to move northwest from its origins in the Hastings Street neighborhood. By 1940, 80 percent of the city's Jewish population lived in an area roughly



Discuss Old Detroit, undated photograph.



The membership cards shown here allowed entry into the Dexter Boulevard speakeasy noted on the card.



12021 Dexter Blvd. today.

bounded by 12th Street (now Rosa Parks Boulevard), Davison Avenue, Livernois Avenue, Grand River Avenue, and West Grand Boulevard. After World War II, the community and its institutions continued to move northwest to the area between Six Mile and Eight Mile, and then to Oak Park and Southfield.

Middle class African Americans began moving into the neighborhood in the late 1940s, others followed after being pushed out of the historic African American neighborhoods – the Black Bottom and the Hastings Street neighborhood - by urban renewal and freeway construction. They were drawn by the quality housing, its location, and the fact that they were able to purchase houses due to the lack of protective covenants, which characterized most of Detroit's real estate. The African American community established churches, often in existing synagogues, as well as businesses, and community institutions.

As high as the percentage of the Jewish population was in this area during the early years of its development, there were nearly as many white ethnic Catholics (predominantly Greeks, Poles, and Irish), as well as whites of other religions, as exemplified by the Parish of St. Cecilia, Our Savior Lutheran Church, Nardin Park Methodist, Broadstreet Presbyterian, etc.

Jewish History

Early Jewish immigrants generally settled on Detroit's east side, alongside earlier arrivals. The Jewish quarter became a densely populated and congested area bounded by Monroe, Watson, Brush and Orleans Street, with Hastings being the main business street. Although the majority of the residents were Jewish, the area contained a number of Italian and African American immigrants, who came to Detroit as did the Jews before them to escape poverty and oppression.

As the residents of the Jewish quarter around Hastings Street gained financial stability, they began to move north and west between 1915 and 1925, first to the Oakland and Woodward area, then to Twelfth Street. By 1940, as Jews moved northwest from the Oakland neighborhood, the area encompassed by Livernois Avenue, Twelfth (now Rosa Parks Boulevard), Davison Avenue, and Virginia Park Avenue, including and extending four blocks to the east of the study area, contained 80 percent of Detroit's Jewish population. The Twelfth Street area was more working class, while the Dexter area, particularly Russell Woods, was upper-middle-class. The community was anchored by synagogues, Jewish-owned businesses, and Jewish institutions, giving the neighborhood a distinctly ethnic character.

Among the Jewish community leaders who lived in Russell Woods were Louis LaMed (12804 Broadstreet), a noted businessman and philanthropist, who established a professorship in Jewish Studies at Wayne State University; Rabbi Jacob Brown of Congregation Yeshiva Beth Yehuda (4300 Glendale); and Abraham Siegel, president of Siegel Iron & Metal Company.

During the 1930s, the tight community served as a haven against the virulent antisemitism in Detroit, as exemplified by Henry Ford's anti-Jewish campaign in his Dearborn Independent, the racist Black Legion, Ku Klux Klan, and Father Coughlin's Christian Front.

In the late 1930s, small numbers of Jews began to move to an area between Six and Eight Mile Roads west of Livernois Avenue. In 1949, the Dexter area still housed 49 percent of Jewish families, but by 1958 the number had dramatically decreased to only nine percent as the migration to northwest Detroit and the northern suburbs, particularly Oak Park, began to increase. Following their

congregants, the synagogues moved, along with the Home for the Aged, the Jewish Community Center, the United Hebrew Schools, and many of the Jewish-owned businesses. After the 1967 Uprising, the remaining Jewish businesses moved north.

A number of synagogues and other buildings related to the Jewish community still remain standing. Three of the large institutions that once served the neighborhood were moved north along with the community, and the buildings that housed them have been demolished.

African American History

Prior to the Great Migration, African Americans lived in mixed communities with other groups, most often recent European immigrants. Because landlords began to restrict access to housing and most newly developed neighborhoods had restrictive covenants, blacks were forced into small districts, which became overcrowded as the population grew. In *The Origins of the Urban Crisis, Race and Inequality in Postwar Detroit*, T. J. Sugrue notes that the city's first geographic racial divisions between whites and blacks developed during the first Great Migration.

The Great Depression of the 1930s and the resulting loss of industrial jobs slowed Detroit's population growth considerably. However, with the expansion of the defense industry in the early 1940s, the city's population grew by 350,000 people from 1940 to 1943 creating a city-wide housing shortage, particularly for African Americans.

In 1948, the United States Supreme Court ruled unanimously in the landmark case *Shelley v Kraemer*, along with three other cases including *Sipes v McGhee*, a case that originated in Detroit, that

the Equal Protection Clause prohibits racially restrictive housing covenants and that such covenants are not enforceable in court (*Shelley v Kraemer*, 334 U.S.1, 1948). Thus, theoretically, creating housing opportunities for Detroit African Americans.

Middle class African Americans began moving to the Russell Woods neighborhood, which did not have protective covenants, in 1948. The neighborhood offered attractive, substantial housing and good schools. The study area continued to attract African Americans that were being displaced when the Black Bottom and Paradise Valley neighborhoods were razed for urban redevelopment and the construction of the expressways.

The study area is connected to important local and national Civil Rights era history and African American history. The Uprising of 1967 began east of the study area, at 12th Street (now Rosa Parks Boulevard) and Clairmount.

As noted above, the Jewish community began moving into the study area in the 1920s. As they moved further northwest during the 1950s and 1960s, they sold their houses, synagogues, and commercial buildings to new black residents. Cultures intertwined in the mid-twentieth century, but became predominantly African American after 1967.



Young Israel Youth Center (1949), Now Grace Temple Church of God in Christ (1984) - 12521 Dexter Avenue Architect: Louis Redston (Detroit Historical Society, c. 1950)



10001 Broadstreet Avenue, Detroit, MI Loopnet.com (photograph undated)



Yeshiva Beth Jacob, girls' day school (1954), three-story building at right of photo was girls/boys day school Architect: Alexander Kohner Currently vacant. (Echoes of Detroit's Jewish Communities, p 87)



"Ceciliaville" - St. Cecilia Gym (Past Perfect, Inc. 2018)

The Civil Rights history of the neighborhood is of national significance. In 1965, Edward Vaughn opened the second African American bookstore in the country (after New York) at 12123 Dexter Avenue, which became a center for the intellectual, political, artistic, and cultural community of black Detroit. It was the only place in Detroit where books by black authors could be purchased. Poet Dudley Randall, who lived in Russell Woods, operated the Broadstreet Press from his basement. The African American poets he published found an outlet at Vaughn's - the place where black culture intersected with black power.



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

Vaughn's Books .12123 Dexter Avenue

VAUGHN'S BOOKS

Edward Vaughn was a major figure in the Black Consciousness movement that began in the 1960s. Vaughn sold books by black writers – many published by the Broadside Press – black history, and other books not available in Detroit, as well as Afro-centric clothing, jewelry, and art. Weekly discussions at the bookstore evolved into the Forum 66 and 67/Black Arts Conventions, a national conference. Vaughn was also involved with the Black Star Co-op, the Pan-African Congress, and promoted African American culture as part of the Black Arts Movement, and the development of African American-owned businesses.

Vaughn served in the Michigan House of Representatives, as executive assistant to Mayor Coleman Young, and ran unsuccessfully for the Detroit City Council. He lived in the nearby Boston Edison neighborhood.

"The area around Vaughn's books became a concentration of revolutionary activity. The Republic of New Africa was two doors down in a space owned by Vaughn. The Friends of SNCC office was directly across the street. Artist Glanton Dowdell, whose work includes the Shrine of the Black Madonna mural, had a studio and gallery on Dexter. The Nation of Islam Temple No. 1 and the Shrine of the Black Madonna were located nearby on Linwood.

"It was a center point. There were a lot of other things going on, other kinds of centers, but Vaughn's was a place within the movement for everyone. It spanned ideological divisions, and there were many . . . it was a place that all of these people from all of these varied belief systems could find a common ground, which made it kind of a unifying force." (Stuart House, SNCC, Black Digest, August 1967).

The political activity that centered at Vaughn's bookstore made it a place frequently visited by the Detroit Police Department and the FBI. Mr. Vaughn stated in a telephone interview that they always purchased the least expensive books, as a not very subtle cover for stopping by.

An incident during the Uprising showed exactly how threatened black cultural centers were. On July 27, 1967, several Detroit police officers vandalized and firebombed the store while eyewitnesses looked on . . . The perpetrators did not deny their involvement and instead defended their actions as necessary.

Shrine of the Black Madonna

7635 Linwood Avenue

Although it is located outside the study area, the Shrine of the Black Madonna played an important role in the political and cultural activism that characterized the neighborhood during the 1960s and 1970s. In 1967, Reverend Albert Cleage preached a sermon that became the basis of the Black Christian Nationalist Movement and unveiled Glanton Dowdell's painting of the Black Madonna and Child hanging over the altar, and the Central Congregational Church became the Shrine of the Black Madonna. Under Cleage's direction, the church was involved in serving the neighborhood through its bookstore and its education center. From 1961 to 1965, Reverend Cleage, with his siblings and friends published the bimonthly *Illustrated News*. The *News* was an outlet for emerging Black Nationalism and a platform for often-virulent criticism of the racial status quo, as well as a community-organizing tool.

Shrine of the Black Madonna Bookstore and Cultural Center

13535 Livernois Avenue

Originally built in 1951 as offices for Miller Homes, it was occupied by Wilding Films in 1967, before opening as a bookstore and cultural center operated by the Shrine of the Black Madonna on Linwood Avenue, south and east of the study area.

Shrine of the Black Madonna Education Center

10001 Broadstreet

Vacant - Many long-time residents have fond memories of summer camp and other children's programming that took place here.



Rev. Albert Cleage
Shrine of the Black Madonna Bookstore
(Findingeliza.com/archives/7094)

St. Cecilia Gym

6340 Stearns Street

In 1967, Father Raymond N. Ellis (1922-1971), rector of St. Cecilia Parish from 1965 to 1971, opened the former high school gymnasium after school, on weekends and during the summer vacation to provide a free, supervised place for neighborhood children to play. Under the direction of Sam Washington, three-sport athlete at Detroit's Western High School, and an Ohio State football player, who went on to play with the New York Titans (now Jets), the program became a major success. "Ceciliaville" as it has come to be known, is one of the most revered basketball courts in the country. Sam Washington managed the athletic program until his death in 1988, followed by his son, Ron Washington, who was the director for ten years. Sam Washington, Jr has carried on the family tradition for the past nineteen years.

The gym soon became a haven for high school players, as well as the younger children, who were joined by college and professional players such as Dave Bing, Magic Johnson, Jalen Rose, and other basketball greats in the annual summer pro-am tournaments. According to Dave Bing, "St Cecilia became the place in the Midwest where you had to play."

LITERATURE/BLACK ARTS MOVEMENT

Dudley Randall, a resident of Russell Woods, was the central figure in the Detroit Group of poets, that included Margaret Danner, Oliver LaGrone, Woodie King, Jr., Naomi Long Madgett, and James Thompson. These poets were often featured in the major anthologies of African American poetry during the early 1960s. The Detroit writers received a major boost from a special "Detroit Writers" issue of the *Association for the Study of Negro Life and History's Negro History*, featuring the poetry of Danner, Madgett, LaGrone, Thompson, Randall, and Edward Cimpkins in October 1962.

This group met regularly at Boone House, a black cultural center founded by Margaret Danner that was active between 1962 and 1964. The activities at Boone House ranged from jazz sessions to writing classes for children. It was also a place where black writers could meet to read their work.

Playwrights and directors Woodie King, Jr. David Rambeau, and Ron Milner founded the Concept East Theatre in the early 1960s, which became another cultural institution of the Black Arts Movement in Detroit. The Langston Hughes Theater founded by Milner in the study area was another, as well as the brief-lived Dexter Theater founded by John and Dorothy Ashby.

These black cultural institutions were tied together with black power politics through the forum discussions at Vaughn's bookstore and the *Inner-City Voice*, published in 1967 and 1968 by the League of Revolutionary Black Workers, which strengthened the Black Arts Movement in Detroit.

The two Black Arts conferences held in Detroit grew out of the bi-weekly forums on black history and culture that Edward Vaughn hosted at his bookstore. Forum 66 sponsored the first Black Arts Convention in June 1966, which offered workshops on literature, music, art, and drama, and also included workshops on education, religion, black history, and politics. An estimated 300 people from across the country attended.

A second convention was held from June 29 to July 2 the following year. In addition to cultural and political workshops, the convention paid homage to Malcolm X, presenting a copy of the memorial volume of poems For Malcolm X published by Broadside Press and signed by the poets to his widow, Betty Shabazz.

Dudley Randall's report on both conventions appeared in Negro Digest in 1966 and in a special issue in November 1967 entitled "Focus on Detroit."

Dudley Randall (1914-2000)

Dudley Randall founded the Broadside Press in 1965, a pioneering publisher of Black Arts poetry. The first broadside published was Ballad of Birmingham (1963) written by Randall in response to the murder of five young girls in the bombing of the 16th Street Baptist Church, followed by Dressed All in Pink (1963) written in response to the Kennedy assassination. Ballad of Birmingham was set to music by folk singer Jerry Moore, converting it to a freedom song performed by activists across the country. Randall was named poet laureate of Detroit by Mayor Coleman Young in 1981.



TWO OTHER RUSSELL WOODS RESIDENTS WHO CONTRIBUTED TO THE BLACK ARTS MOVEMENT

Brazeal Dennard (1929-2010)

A Detroit native, Dennard was a teacher, singer, choral director and composer. He was a significant contributor to the preservation and revitalization of the spiritual musical form, taking African American spirituals beyond the church, and exposing the beauty and historical importance of the music to a wider audience.

He was a member of the Detroit Symphony Orchestra, headed the Fine Arts Department and was Director of Music Education at Northwestern High School for many years. In 1972, he founded the award-winning Brazeal Dennard Chorale to promote the tradition of the spiritual and African American composers.

Carl Owens (1929-2002)

Born in Detroit, Owens taught art in the Detroit Public Schools, and then worked as an artist from 1968 until his death. He is best known for his portraits of Rosa Parks, Jesse Jackson, Diana Ross, and the Great Kings of Africa series. His art has been shown at The Whitney Museum of American Art, the Minneapolis Institute of Arts, the Art Institute of Chicago, the North American Black Historical Museum, the Charles H. Wright Museum of African American History, and the Detroit Historical Museum.

PARKS

After Detroit was completely destroyed by fire in 1805, Judge Augustus B. Woodward laid out a new plan for the city based upon that of L'Enfant's plan for the city of Washington, in which were created Grand Circus Park and Campus Martius, as well as a number of small park spaces within the radial street design. Due to opposition, Woodward's plan was not fully realized.

In his History of Detroit, Clarence Burton notes that these early parks were largely used as deposits for refuse until around 1844 when they began to be improved with walks and fountains, as well as flowers, trees, and other amenities.

Inspired by Olmstead and Baron Haussman's design of open space and Boulevards in Paris, the early city parks were initially passive in design, with winding pathways where people were provided a green respite from the noisy and dirty city. Residents used them for picnics and to contemplate the beauties of nature. After the turn of the twentieth century and the rise of the playground movement, parks became more active with the addition of swimming pools, balls fields, tennis courts, and playground equipment.

Richard Allen Park (Nardin Park)

9516 West Grand River Avenue

In 1920, the city of Detroit purchased five acres in the Nardin Park subdivision with funds from the parks and playgrounds bond issue passed the year before, but the park was not immediately developed. The complaints of neighbors about the condition of

the property as an eyesore inspired the city to create the park in 1925. A variety of trees and shrubs were planted and walkways in a symmetrical design were constructed.

The park was originally named for Catherine Nardin, the owner of the 76-acre tract of land that was developed as the Nardin Park subdivision. At a ceremony hosted by the nearby Ebenezer AME Church in 1983, the park was renamed in honor of Richard Allen, founder of the African-American Methodist Episcopal Church in America.

McCabe Field

West Boston at Petoskey

In 1963, the city of Detroit purchased the six-and-one-half-acre McCabe Field from St. Theresa Parish. The field was named for the Rev. Msgr. John J. McCabe, who founded the Irish-America parish located just south of Joy Road at 8666 Quincy (outside the study area, closed 1989). A 4,000 seat concrete stadium and field house were constructed in 1948 when the parish acquired the property. In addition to hosting Catholic high school and grade school league football games, the field was used by the Little League, the Detroit Gaelic League, the Detroit Soccer League, and semi-professional football teams. The annual Broadstreet Parade often ended at the field, with a festival that included a Battle of the Bands featuring the high school bands that had marched in the parade. Field days for neighborhood children were also held here.

The city constructed an indoor swimming pool in 1964, which was removed within the past ten years. At one time the field also featured ball diamonds and a skating rink.

In 1999, the stadium and field house were named to honor long-time northwest Detroit resident Sam Poole. Poole's obituary notes that under his leadership nearly \$250,000 had been privately raised since the late 1960s in order to "maintain McCabe Field as a jewel of the west side," preventing the disrepair into which so many of the city's athletic fields had fallen (DFP 30 August 2002).

Raymond Zussman Playground

3800 Waverly Street

Zussman Playground was named to memorialize local resident Lt. Raymond Zussman, who was awarded the Congressional Medal of Honor after his death in France in 1944. The playground was dedicated in July 1951.

A June 12, 1993 Detroit Free Press article outlines the history of the Zussman basketball court, which since the late 1960s was a mecca for serious neighborhood basketball, including college and professional players from the area. The court was maintained by the players and neighbors when the city could not afford to do so.

Playworld, a manufacturer of playground equipment donated the equipment in Zussman Playground in honor of ten-year-old Joshua Smith, a resident of Russell Woods, who raised \$3,600 selling lemonade and popcorn to help save Russell Woods Park and Zussman, which were slated to be closed in 2013 along with forty-eight other city parks.

Russell Woods Park

Broadstreet Avenue at Fullerton Street

The land for this three-acre park was given to the city of Detroit in 1925 by Henry M. Campbell (1854-1926) of the Russell Woods Company, developers of the Russell Woods subdivision. The sole condition of the sale was that the land should forever remain as public green space. The city's Plan Commission immediately developed the park, installing symmetrically-designed walks, and landscaping that included flowering bushes and many trees. As in other parts of the city, this park provided an additional incentive for buyers to locate in the highly-desirable new development, particularly on the streets facing the park.

In 1950, the Russell Woods-Sullivan neighborhood began sponsoring Jazz in the Park, which recently has been periodically revived, as well as Art in the Park, musical performances, and neighborhood gatherings.

Schultz Playground

West Boston Avenue at North Martindale

Located across the street from McCabe Field, this small park contains playground equipment and a basketball court.

PERFORMING ARTS

Woodie King, Jr., Cliff Frazier, David Rambeau, and Ron Milner, with the help of others, opened the Concept East Theater in 1963 at 401 East Adams Street, to provide an opportunity for aspiring black actors, writers, directors, and other theater professionals to work in an environment tailored to their experience. This was the first African American theater in Detroit with a permanent home. Milner also created the Michigan Theatre Center at the Paul Robeson Theatre with Shahida Mausi, along with the Langston Hughes Theater on Livernois Avenue. Other African American theater groups such as the Ira Aldridge Players, Harmonie Park Playhouse, Spirit of Shango, the Ashby Players, and the Afrikan American Studio Theater, all organized to bring African American culture to the people; most appear to have been short-lived.

Two of these theaters were located in the study area.

Dexter Theater (1926), demolished

11600 Dexter Avenue

The 1200 seat Dexter Theater opened in 1926 as a neighborhood movie house and closed in 1964. It was reopened by Dorothy and John Ashby in March 1967 as a home for the Ashby Players, featuring African American musicians and actors, and financed by the savings of the Ashby's and the actors. Only one play – "3-6", with book by John Ashby and music by Dorothy Ashby, was staged at the theater.

In August 1967, H. Rap Brown addressed an audience of 5000 (Metro Times, August 29, 2017) at the theater, where he called for a "People's Tribunal" to try the Detroit policemen that had been recently acquitted of the murder of three young black men in the

Algiers Motel incident during the Uprising. The Ashbys had been harassed by the Detroit police after Brown's speech and were reluctant to host the tribunal, which took place August 30 of that year at the Shrine of the Black Madonna.

Jazz harpist and composer Dorothy Ashby was dedicated to advancing music appreciation and cultural awareness in Detroit. She and her husband, John, founded The Ashby Players, which showcased African American dramas written by them in Detroit and Canada and gave black actors and musicians a chance to prove themselves. Ashby also performed with the Detroit Symphony Orchestra and introduced classical music to public school students via special concerts. The Dorothy Ashby trio, which featured her husband on drums, played Detroit clubs and toured nationally until the late 1960's.

Langston Hughes Theater

13125 Livernois Avenue

Detroit native and major American playwright Ronald Milner (1938-2004) opened the Langston Hughes Theater in 1975 with a production of his play "Seasons Reasons," in a converted movie theater owned by Edward Vaughn. Milner named the theater in honor of his friend and mentor, poet Langston Hughes, (1901-1967). It was a venue for plays and live concerts until 1981, featuring musicians such as Marcus Belgrave, Sam Sanders, and Bobo Jenkins.

Although the building that housed the theater still stands, it is unrecognizable.

Milner worked with Detroit poets Dudley Randall, Naomi Long Madgett, and Robert Hayden as a writer-in-residence at Margaret Danner's Boone House (1962-1964). With Danner and Langston Hughes he produced Poets of the Revolution (Motown Black Forum Records, 1970). Milner's "Junkie Joe Had Some Money," was published by Langston Hughes in Best Short Stories by Negro Writers (1967).

Milner was an important figure in the Black Arts Movement of the late 1960s and early 1970s, and wrote plays into the 1990s. Throughout his long career, he continued to write about the African American experience and promote his belief in the importance of theater to the black community. Most of Milner's plays are set in Detroit, to which he returned in the mid-1970s after living in New York City for a number of years, where his plays appeared on Broadway.

RELIGIOUS INSTITUTIONS

Pioneer Churches

European religion came to the region with the arrival of Cadillac and the founding of Detroit in 1701, when Ste. Anne de Détroit (Sainte-Anne-de-Détroit) was established and its first building erected. As the second oldest Catholic parish in the United States, it is also noted as the oldest continuous establishment of European culture between the Alleghenies and the Rocky Mountains (Final Report, Ste. Anne's Parish Complex Historic Designation, 1996). French Catholicism was firmly entrenched in Detroit when the first immigrants began to arrive following the completion of the Erie Canal in 1825. The Church of the Most Holy Trinity was organized in 1835 for English-speaking Catholics – mostly Irish. In 1843, St. Mary's Church for German Catholics was consecrated.

Various Moravian, Methodist, and Congregational circuit-riding missionaries came through Detroit between 1780 and 1810, preaching to the Native Americans and other early settlers, but were not always well-received in the Catholic settlement. In 1810, the First Methodist Episcopal Society of Michigan was established. A log church constructed on the Rouge River in 1818 outside the limits of the settlement was the first Protestant church in Michigan. The log church was succeeded by successively larger brick buildings, until the current Central United Methodist Church was built in 1866 at 23 East Adams Street.

The African Methodist Episcopal Church was founded in Philadelphia in 1794 by former slave Richard Allen in protest against the segregated worship of St. George Methodist Church, of which he was a member. The Colored Methodist Society, organized in Detroit in 1839, followed Allen's belief in the connection between freedom and spirituality, by leaving the First Methodist Episcopal Society to protest segregation. In 1841, the society became Bethel African American Episcopal Church, which formally incorporated in 1847. In 1871, Reverend G. C. Booth, pastor of Bethel, along with thirteen members of the church organized a mission and Sunday school to serve as a refuge for newly-freed slaves coming to the city. The still-thriving Ebenezer A.M.E. Church grew out of this mission and has been located in the study area since 1964.

Second Baptist Church was organized in 1836 by thirteen former slaves, who left the First Baptist Church to protest segregated seating. The first acts of the church were to organize a day school for the children and an antislavery committee. With the Detroit River and the Canadian border only a short distance away, Second

Baptist became an important station on the Underground Railroad. Escaping slaves were hidden in a room under the sanctuary while waiting to cross into Canada. From its founding until the end of the Civil War, some 5000 slaves were assisted on their journey to freedom. Second Baptist was a leader in the abolition movement and community organizing following the Civil war. It was instrumental in the formation of over thirty other African-American churches in the city.

The First Congregational Church of Detroit, organized in 1844, was an early leader in the emancipation movement and a participant in the Underground Railroad. Its first two church buildings were located near the Detroit River at Fort and Wayne Streets. The basement of the second church served as a hiding place for slaves waiting to cross the river into Canada. The current church at 31 East Forest Avenue was constructed in 1891.

In 1850, twelve German Jews founded an Orthodox congregation called the Bet El Society (soon after changed to Beth El), the first Jewish congregation in Michigan. The group first met in a private home, then in a rented space before purchasing the French Methodist Episcopal Church on Rivard Street. In 1861, the more orthodox members of the congregation left to form the Shaarey Zedek Society in protest of the movement of Beth El to Reform Judaism, thus becoming the city's first conservative congregation. In 1864, Congregation Shaary Zedek purchased St. Matthew Colored Episcopal Church, and then in 1877 constructed the first synagogue built by Detroit Jews and the first building in Michigan built specifically as a synagogue at Congress and St. Antoine.

Over time, as the city developed out from its center, these pioneer denominations helped to establish new congregations in the city's ever-expanding neighborhoods.

The study area includes a number of African American churches, which are housed in former synagogues. It might be said that this follows the reverse example set by the conversion of St. Matthew Colored Episcopal Church and the French Methodist Episcopal Church into synagogues by the city's early Jewish congregations.



EMERGING TRENDS + KEY OPPORTUNITIES IN THE NEIGHBORHOOD

Within the interior of the Study Area, there exists a number of active community based and led organizations and programs that can be further facilitated and supported by recommendations made here. These include the Boys and Girls Club, Hope Academy, the Dexter Elmhurst Center, in addition to others. Religious institutions, including Greater Grace, Ebenezer AME, and New Light Baptist, amongst others, equally provide community based programs and facilities.

Also, the existing parks including, Richard Allen Park, Russell Woods Park, McCabe Park, Schultz Park, and Zussman Playground, provide open space and recreation opportunities, although aside recurring events programming, typically are occupied by passive uses.

Both the spaces that house community based programming and the open space areas are sporadically activated by larger groups with community gatherings, including Jazz in the Park and similar community functions. There is a stated interest by the community to increase the frequency of these activations.

One of the key factors that should be considered in furthering these assets, is considering the proximity and connectivity between them.

The primary local retail corridor exists on Dexter Ave. Although activation of the space has been limited, there are a number of local and national retailers that currently exist. Although these entities are spread across its northern expanse, with no real singular point of concentration, the opportunity to create a point of

emphasis and an interest in forming a local business organization has been suggested.

Residential density is concentrated primarily in the northern portion of the Study Area. This areas has benefited from continuous occupation and its high quantity of still intact existing historic homes.

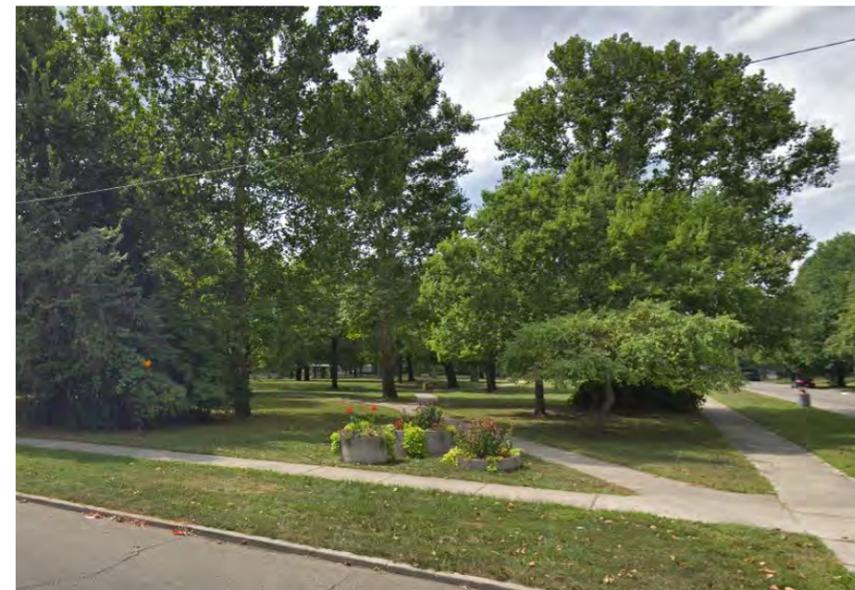
Primarily in the southern portion of the Study Area, there exists a number of small scale multi-family residential homes, ranging from two and hour family homes. The majority of these properties are currently City-owned and present unique opportunity for economic development through income generating primary or secondary homes. Further to this, a consideration for opening these properties to the possibility of implementing additional uses such as small, home-based businesses should be further studied and considered.

As mentioned throughout this document, allowing the rich historical narrative to be more present in the built environment should provide an important point of departure for all design recommendations. Imparting a sense of local character through these narratives also has the potential to encourage enhancing the current local character of the Study Area.

Broader citywide initiatives that will also likely have a local impact should be considered. Current planning efforts, such as the Joe Louis Greenway, have the potential for positive impact and economic investment in the area.



Boys & Girls Club if Southeastern Michigan / Dontrelle Willis Park



Russell Woods Park

Lemonade seller raises \$3,600 to donate to Detroit

By Matt Helms
Free Press Staff Writer

The 9-year-old Detroit boy who earned national attention for setting up a lemonade stand to help raise money for his cash-strapped city presented an oversized check to the city for \$2,832.64, having more than tripled the goal he set last week. Joshua Smith's father, Flynn Smith, said his son's effort raised \$3,600 in profit, far surpassing the \$1,000 Joshua initially hoped to raise when he set up the stand July 30 outside his home. Smith said the actual money is to be sent to the city by electronic bank transfer later.

Councilwoman JoAnn Watson, who gave Joshua a Spirit of Detroit Award last week for his youthful entrepreneurship, called him a superstar and "a wonderful young man." But the modest youngster had few words, saying "Thank you!" for his award and leaving it to his parents to explain the larger significance of why the lemonade stand attracted people from all over metro Detroit, from Navy sailors and University of Michigan basketball play-

ers to suburban grandmothers, all pitching in for his cause. "It's not really been about the money," said his mother, Rhonda Smith. "It's been about his spirit being contagious and allowing people to know that we all can do something to change where we are. ... It's bigger than just making money for the city. It's about changing hearts and minds." Mayor Dave Bing called Joshua at home last week, thanking him but suggesting he put the money into a college fund. But his family said they're already saving for his college years. They said the money Joshua raised by selling lemonade, water, fruit punch and popcorn was specifically to help his city.

Flynn Smith said the money will be earmarked for parks and recreation through a city partnership with community groups. Joshua said he hopes the money will help with upkeep at the Zussman playground and Russell Woods Park, which are near his home on the city's west side.

CONTACT MATT HELMS: 313-222-1450 OR MHELM@FREEPRESS.COM



KATHLEEN GALLAGHER/DETROIT FREE PRESS
Joshua Smith, 9, calls out to customers last week at his lemonade stand in Detroit. Dwayne Durant, 10, of Redford is his helper. On the porch are mom Rhonda Smith, dad Flynn Smith and brother Nathaniel, 4. Joshua raised \$3,600 selling drinks in front of his house.

Notice of Availability
Final Environmental Assessment (EA) Addressing the Proposed Construction, Operation, and Maintenance of a U.S. Border Patrol Station (USBP), Detroit, Michigan

The Department of Homeland Security (DHS), U.S. Customs and Border Protection (CBP) invites the availability of and solicits public comment on the Draft EA for the proposed new USBP Station in Detroit, Wayne County, Michigan. Pursuant to the National Environmental Policy Act (NEPA) of 1969, 42 U.S.C. 4321-4343, CBP has prepared the Draft EA to identify and assess the potential impacts of construction, a building, and operation of the proposed USBP Station (the Proposed Station). The Proposed Station would include construction of all or some of the following components: a USBP Station, parking lot, security fence, lighting system, a fiber-optic building, a backup-diesel power generator, access road, access gate, and a communications tower of approximately 100 feet to be used for operations, maintenance, and general operations of the station. All facilities to be proposed shall be located on the site of the Draft EA. Comments from interested parties to the Proposed Station, including those who request alterations and the Draft EA, should be submitted to the following:

The Draft EA complies with NEPA, the National Environmental Policy Act.

2

EXISTING CONDITIONS REPORT



OVERALL NEIGHBORHOOD ASSESSMENT

A series of approaches were utilized in combination to acquire information that formed the initial assessment of the neighborhood conditions. Ranging from individual meetings with community stakeholders to individual fieldwork, the primary goal driving the effort was to gain a parcel level understanding of the existing conditions, in both its quantitative and qualitative characteristics.

Russell Woods Nardin Park is located approximately 8-miles from downtown Detroit, a 20-minute drive distance. The project area is surrounded by 5 major roadways: Oakman Boulevard to the north, Dexter Avenue to the east, Livernois Avenue to the west, Grand River Avenue to the southwest and Joy Road to the southeast. Russell Woods, located in the northern portion of the scope area, is best known for its historic designation with low vacancy Colonial and Tudor housing. The Nardin Park neighborhood to the south also has a prominent historic character with early twentieth-century apartment buildings and churches. However, the Nardin Park area suffers from vacancy, blight, and disinvestment. Throughout the project area, there are dilapidated buildings, vacant parks, and a dire need of historic designations. These conditions provide an opportunity to holistically reinvigorate the area to be an economically viable, walkable and healthy community once again.

A Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis was conducted for the Study Area, which resulted in a report of findings that was generated in tandem by and shared with the community, and ultimately formed some basis for the recommendations that were provided.

OPPORTUNITIES

A series of opportunities were defined, which provided a better formative understanding of the physical character of the area, as well as its existing assets. One prominent feature that was apparent and collected via a series of oral histories and individual conversations we were fortunate to have with present and past community members was its strong sense of history and the role the area played in the definition of both Detroit's as well as our national identity.

Additionally apparent were the concentration of youth-based organizations and activities primarily located at the neighborhoods core.

NEIGHBORHOOD POINTS OF INTEREST

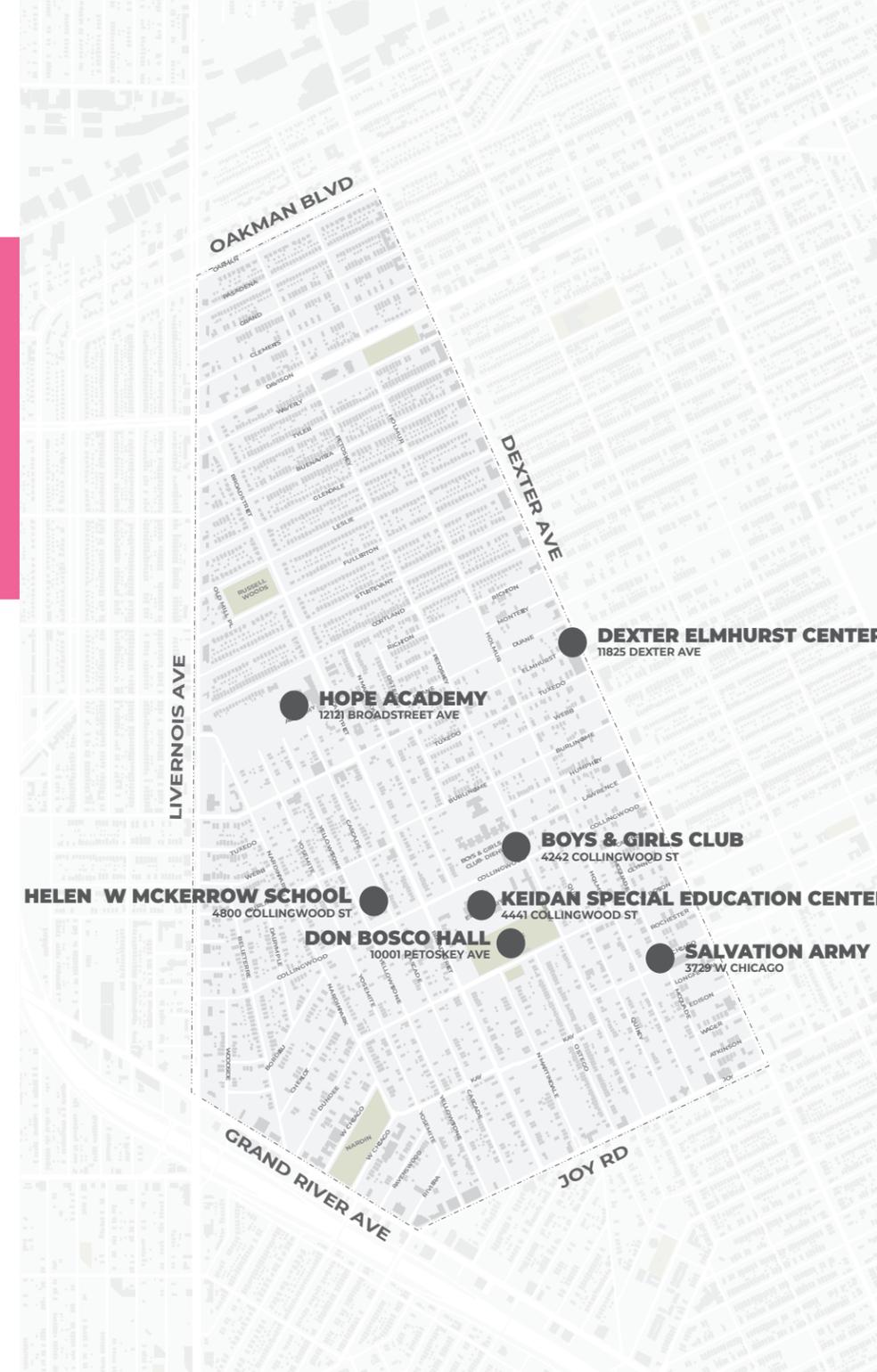
Hope Academy (Founded 1998)

Initially known as: Winterhalter Elementary School (1921, 1924, 1971)

12121 Broadstreet Avenue

Architects: Malcomson and Higginbotham (1921, 1924), Wakely Kushner Associates (1971)

Constructed in 1921, this Jacobethan Revival style school exemplifies two types of school plan adopted by the Detroit Board of Education in the 1920s. It has a "platoon" floor plan design that allowed for the use of all rooms throughout the day by two sets of students, combined with the "Brady Plan", which consisted of planned structural units that could be built over several years, allowing for growth on the site while the school continued to function. Winterhalter, Brady, and Noble elementary schools were the first Brady Plan schools in Detroit and the unit plan became central to the building program during the following decades.



In 1924, Malcomson & Higginbotham completed the Broadstreet elevation, added a conservatory, and a T-shaped addition at the rear of the building containing additional classrooms, a gymnasium, and an auditorium. In 1971, Wakely Kushner Associates of St. Clair Shores designed a two-story addition that extended the T-shaped plan to provide eleven classrooms and new gymnasiums. At that time, the 1924 gymnasium and auditorium were converted into a library and assembly room respectively.

Today the building houses the Hope Academy, a public charter school founded in 1998 by Bishop Andrew Merritt, pastor of the Straight Gate International Church located nearby at 10100 Grand River Avenue.

The school was named for Albert Gustavus Winterhalter (1856-1920), who was born and educated in Detroit. In 1877, he was appointed to the United States Naval Academy. Much of Winterhalter's career was spent at scientific posts, including at the Naval Observatory. He also served as Hydrographer of the navy from 1906 to 1910. In 1915, he was appointed commander of the Asiatic Fleet by President Woodrow Wilson. Following his death, Helen Winterhalter donated to the school a large portrait of her husband, as well as the flag used on his ship during World War 1.





Photos from Detroiturbex.com

Initially known as: Helen W. McKerrow School (1927)

4800 Collingwood Street

Architects and engineers: Verner, Wilhelm & Mobly

The McKerrow School is a finely-detailed, U-shape, two-story brick building that served the neighborhood as an elementary school for over seventy years. In 2004, it became the John Deiter Center, a special education facility for young adults ages 20 to 26. A few years later the program was renamed the Detroit Transition Center West, which was moved to the Drew School in 2011. The building has remained vacant since that time. The interior has been largely gutted and the windows have been removed by vandals.

Originally, the school was named for Helen W. McKerrow (1857-1925). McKerrow came to Detroit from Scotland with her parents at the age of two. She was educated in the public schools and began her teaching career in 1878 at Tappan School (Vermont and Marrantete, demolished), serving as a teacher, as assistant principal, and then as principal from 1890 until her retirement in 1923 - a career with the Detroit Public Schools that spanned 45 years



Keidan Special Education School

Initially known as: Harry B. Keidan Elementary School (1963)

4441 Collingwood Street | Architect: Suren Pilafian; with Wheeler, Becker & Associates

In 1960, the Detroit Board of Education instituted a \$90,000,000 plan to construct new schools, and to rehabilitate or enlarge others, to ease over-crowding and to accommodate a rapidly growing student population. Included in this plan was the million-dollar Harry B. Keidan Elementary School. This Modernist style, two-story building is unusually large for an elementary school, with a capacity of 1,416; however, it was designed around a central courtyard "to give students a feeling of a smaller, more informal school community." The school was originally meant to serve the area defined by Elmhurst Street, Dexter Avenue, Joy Road, and Broadstreet Avenue.

Harry B. Keidan (1882-1943) was a prominent Detroit jurist. A Detroit native, Keidan graduated from the Detroit College of Law in 1904. After practicing law for eight years, he was appointed Assistant Prosecuting Attorney, becoming Chief Assistant six years later. In 1920, he was appointed a Judge of the Recorder's Court and served as the first Presiding Judge of that Court. He was appointed to fill an unexpired term on the Circuit Court in 1927, where he served until his death.

Keidan was an active member of Congregation Shaarey Zadek located just outside the study area at 2900 West Chicago Boulevard at Lawton. A second civic memorial to Keidan is Keidan Park, located at Rochester and Lawton Streets.



Keidan Special Education School (Past Perfect, Inc. 2018)

Boys & Girls Clubs of Southeastern Michigan:

Loyd H. Diehl Club

4242 Collingwood Street

One of the primary youth-based programs in the area is the Boys & Girls Club. Located adjacent to existing schools and a series of open spaces, the program provides a well utilized community amenity especially geared at the immediate and surrounding areas youth activities outside of school.

Salvation Army

3792 W. Chicago Boulevard

A local chapter of the Salvation Army is located midpoint on Dexter Ave., which defines the study areas eastern bounds. Providing numerous supportive programs, this entity serves as a much needed resource in the area.

Dexter Elmhurst Center

11825 Dexter Avenue

Located in one of the historic structures in the Study Area, the Dexter Elmhurst Center is a community program that provides meeting space, community functions and activities, youth-based programming, amongst other features.

Don Bosco Hall

10001 Petoskey Avenue

A social services organization that has been in operation for many years within the Study Area that is located within the interior of the Study Area. This building currently sits vacant.

THREATS

Demo Rates

Stabilization strategies, such as lawn, landscape, and infrastructure maintenance, board up programs, and strategic demolition, when necessary, have been implemented as an effort to reduce the impact of depopulation in the area, and have been received as largely productive in the longer term efforts and vision for the area.

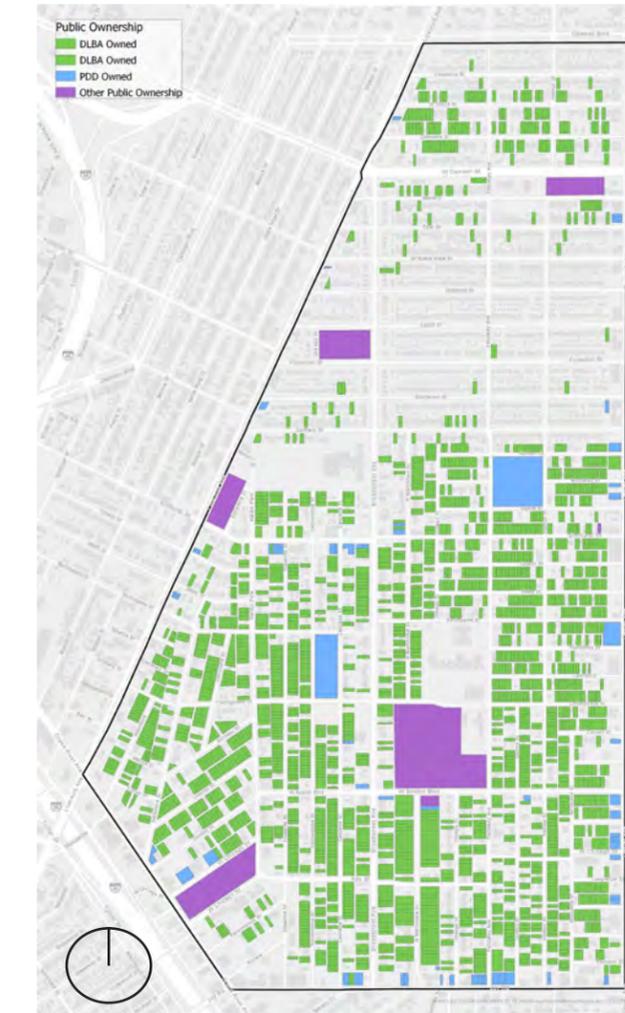
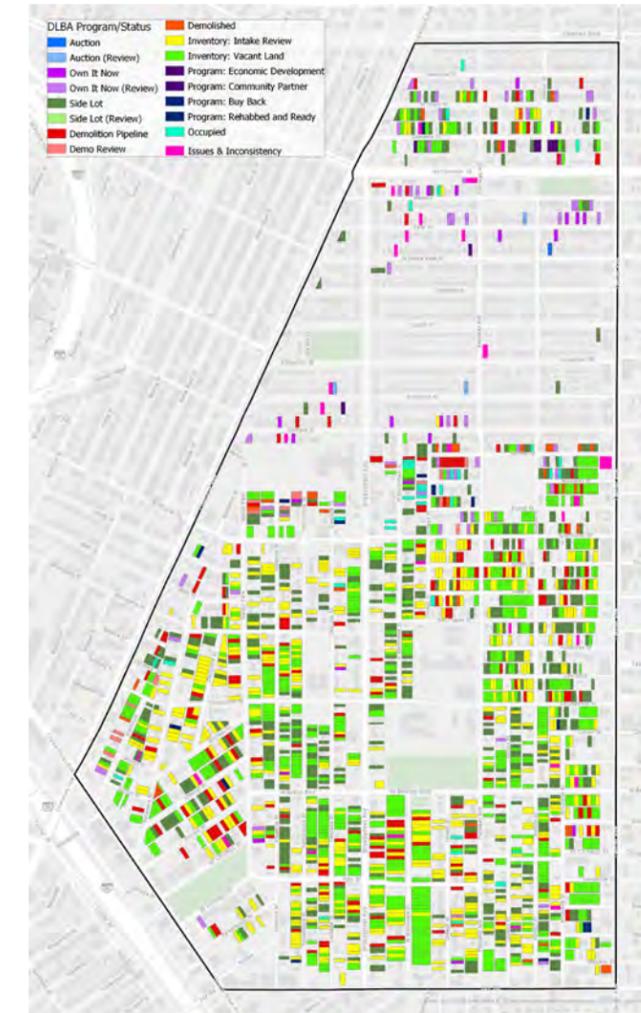
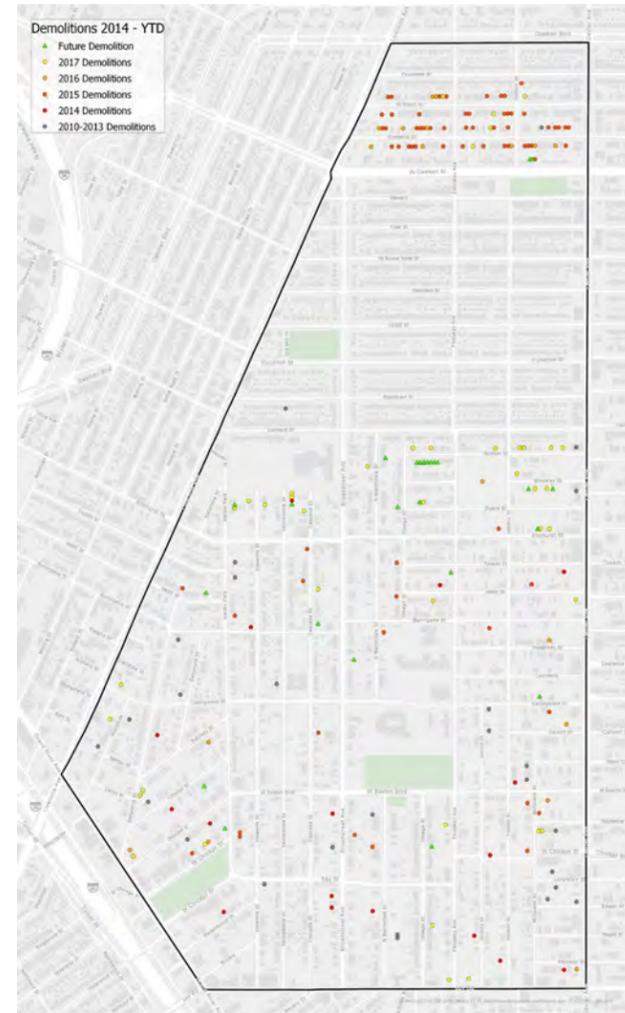
Vacancy in Southern Portion of Study Area

Density and condition of remaining structures, especially residential, varies greatly within the Study Area. Depopulation and the resultant, subsequent deterioration of the urban environment in the southern portion of the Study Area surrounding Petoskey and Nardin Park have been especially affected.

Economic Stability

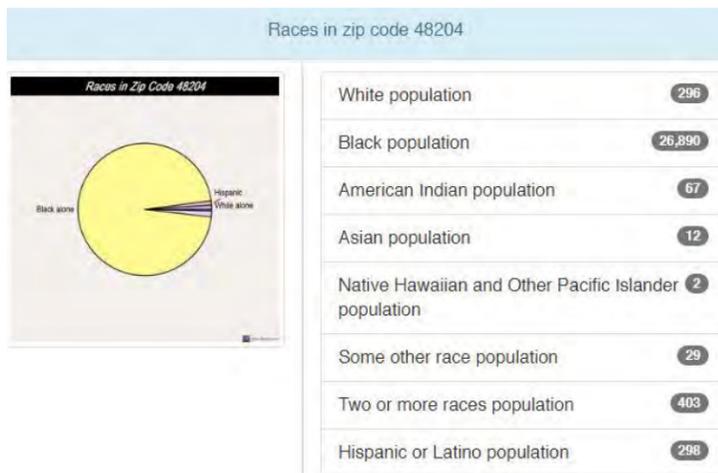
The Study Area is bounded primarily by major, regional commuter streets and the anticipated future transit-based commercial businesses that cater to these potential patrons. This, compounded by depopulation that has impacted the area, has resulted with economic leakage and the loss of local purchasing power’s potential to support a local business district. Small businesses exist along the Dexter Avenue corridor, especially in the northern portion of the Study Area immediately south of Davison Street. Elsewhere, the remnants of previous stable commercial districts can still be perceived along Elmhurst and Joy.

The challenge becomes how the Study Area can benefit from this regional reach and the quantity of commuters that pass through this area while retaining the local purchasing power by positioning local based businesses within convenient distance to a concentration of residents and adjoining stable residential areas.



STUDY AREA DEMOGRAPHICS

Estimated zip code population in 2016: 25,455
 Zip code population in 2010: 27,997
 Zip code population in 2000: 42,316



Median resident age:
 This zip code: 38.3 years
 Michigan median age: 39.7 years

Average Adjusted Gross Income (AGI) in 2012: \$22,819
 Here: \$22,819
 State: \$55,609

Estimated median house/condo value in 2016: \$33,075
 48204: \$33,075
 Michigan: \$147,100

Houses and condos: 16,448
 Renter-occupied apartments: 4,927
 % of renters here: 51%
 State: 30%



HERITAGE

OVERVIEW

Arguably the largest asset afforded within the Study Area is its remarkable history and cultural heritage. The stories and events that have transpired, and thought that has been contributed by the community have influenced our national identity, trajectory and legacy. The people, places and events that have transpired provide a unique opportunity to form the basis for all design recommendations. Making these influences more tangible through their integration into the built environment and recommendations should be the starting point for design recommendations. Allowing the specificity of this history to lend a degree of individuality and uniqueness to its character, differentiating it from its surroundings, will serve as a valuable asset for the assured success of this area looking forward.

HISTORIC POINTS OF INTEREST

The following represents a selection of the remarkable stories that we have been able to gather in our relatively short time spent within the Study Area.

A more complete and thorough analysis and presentation of this information can be found in the accompanying conservation district analysis, review of National Register properties, and report conducted by Past Perfect.

Music

The arts play an important role in the definition of the character and identity of Detroit, and this remains true in the Study Area. Especially music, and of that interest, especially jazz.



Clubs + Speakeasies

Still present to a degree in the surrounding commercial corridors are the remnants of past generation social houses, clubs, and speakeasies. Largely attributed to the music at the time, these formal and informal gathering spaces played an important role in the social aspects of the community. There were many stories we encountered when local residents recalled fondly performances that began in the clubs or theaters finding their way into the basements of the surrounding single family homes.

Poet Laureate

Other arts were also prevalent in the area, including poetry. The poet laureate of Detroit, Dudley Randall lived in the area while creating some of his most influential works, and in a time when the broader influence of his and his peers works were part of the broader conversations occurring.

Performance Spaces + Theaters

Many of the City’s most prominent performance spaces were located within and in proximity to the Study Area. The Dexter Theatre and Grand Riviera Theatre were two that were of special importance.

Shrine of the Black Madonna

Located at the northern extent of the Study Area, the Shrine of the Black Madonna has served as both great spiritual and symbolic importance to the local community and has been hugely influential beyond. For more than 50 years, the Shrine has been a significant part of the local and national conversation surrounding numerous progressive conversations and movements of great importance.

St Cecilia’s Gym

One of the now infamous local sports institutions is the gym at St. Cecilia’s. Numerous local and nationally recognized sports figures competed in its basketball leagues. Countless local youth have played on the court, but its influence goes far beyond that of sport alone. It is one of the most influential positive community outlets in continuous existence, especially for local youth who still use the gym frequently.



NATIONAL REGISTER PROPERTIES

A series of eligible National Register Properties are contained within the Study Area. Ranging from single-family homes to theaters, each is a vital contributor to the areas history, as well as a resource that has been diminishing over the years.

HISTORIC DISTRICTS

The northern portion of the Study Area has benefited by its historic character and quantity / quality of intact historic structures and places.

Russell Woods

Russell Woods is a historic district located just south of Davison in the northern portion of the Study Area. Consisting almost entirely of single-family homes, the still intact character and persistent residential density are primary resources that can contribute to the areas future.

Oakman

Just outside of the study area on its northern and northwestern edge is the Oakman Blvd. Historic District. Named for developer and Realtor Robert Oakman, who developed this tract of land, it was intended to highlight the strong quality of the neighborhoods when experienced by vehicle.

COMMUNITY THEN AND NOW

The Study Area has been impacted by depopulation felt Citywide, especially in its southern region. Consistent with its surroundings, this rapid then consistent loss was felt in both its residential and local business community. As described throughout, the combination of concentrated pockets of density followed by areas of low occupation and private ownership have left much of the study area with little or no investment outside of the historic single family homes for many years.



Dexter Avenue, 1967 (Detroit Historical Society)
Dexter Recreation Center can be seen in the background



Dexter Avenue, 1967 (Detroit Historical Society)



STREETSCAPE

The surrounding road corridors of the Russell Woods Nardin Park neighborhood are uninviting to pedestrians. They consist of high-traffic volumes, wide rights-of-ways, minimal pedestrian amenities, and narrow, inconsistent and deteriorating sidewalks. Transit facilities, safe crossing distances, lighting, street trees, and lane demarcation are all lacking in the major surrounding roadways. There is a need for road hierarchy and level of investment for the project area. Of the 5 major surrounding roadways, 2 were identified by the community and City to be investigated for future improvements; West Davison Avenue and Dexter Avenue.

PERIMETER ROADS

West Davison Avenue – North Perimeter

West Davison Avenue located along the northern edge of the project area has the highest traffic counts in the neighborhood at nearly 37,000 cars per day. In 2016 alone, there were 117 accidents at the three intersections within the project area. In a community meeting in 2018, residents identified Davison Avenue as the most dangerous for both pedestrians and drivers. There is a desire to add mid-block crossing for pedestrians for safe access to Zussman Park, re-designing vehicular paths of travel, and adding traffic calming measures along this corridor.

Livernois Avenue- West Perimeter

Livernois Avenue is a north-south road that borders the project area on the western edge and consists of 4 lanes, two in each direction. These lanes are separated by a raised lawn median with no trees and acts as a mid-block crossing at intersections. The sidewalks adjacent to Livernois are typically large, but have very little public amenities such as benches, bike racks and street trees. There is very little building frontage to Livernois Avenue near the project area which detracts from its “main street” design. The junction of Livernois Avenue and Davison West saw 64 accidents in 2016, the highest in the project area.

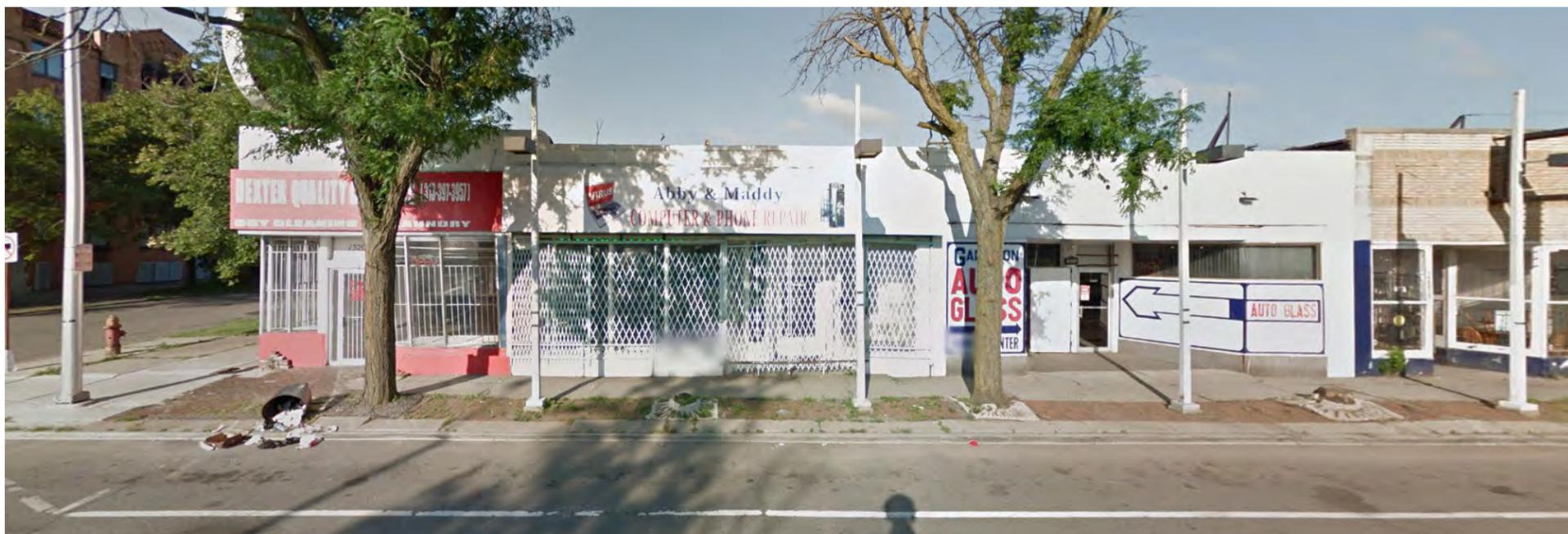
Dexter Avenue – East Perimeter

Dexter Avenue along the eastern side of the site faces economic and way-finding challenges. Although this street has nearly 19,500 vehicles on it per day, it is blighted with vacant buildings and lots. Dexter Avenue is regarded as the gateway road into the Russell Woods Nardin Park neighborhood and plays a major role in the historical significance of the neighborhood. However today, there are minimal existing businesses and is in dire need of revitalization to make it economically viable and have a return of investment to the surrounding community. At a community meeting in 2018, 44% of participants stated that they would like to see more gathering spaces along Dexter Avenue, 31% desired enhanced plantings, and the remaining 26% were interested in see pavement marking and street furniture improvements. This desire for pedestrian-oriented streets reflects the unsafe, inhospitable existing conditions currently seen in these road corridors.

Joy Road + West Grand River Avenue- South Perimeter

West Grand River Avenue acts as the south west perimeter road to the Russell Woods Nardin Park area and is one of the primary roadways connecting to Downtown Detroit. It is designed to carry more traffic than what recent counts have suggested and therefore has an oversized right-of-way (100’ typical). The segment that runs adjacent to the project area consists of 6 travel lanes and a turn lane. Sidewalks, like Livernois Avenue, are typically wide with little public amenities such as street trees, bike racks and benches. Richard Allen (Nardin) Park abuts Grand River Avenue and has no protected crossing to the neighborhoods southwest of the project area.

Joy Road acts as a collector for the Russell Woods Nardin Park neighborhoods and joins Grand River Avenue and Dexter Avenue. There is little building frontage along the street with exceptions at the corner intersections of the project area. The road itself consists of 2 travel lanes, a turn lane, and areas designated for on-street parking. The adjacent sidewalks and streetscape are located directly next to the back-of-curb which has no buffer or protection from the passing vehicles.



INTERNAL PRIMARY

Of the many connections that exist in the Study Area, few are uninterrupted by the street grid, or have external connections to the surrounding neighborhoods. A few of the important connections internally and externally are as follows:

Broadstreet (N/S)

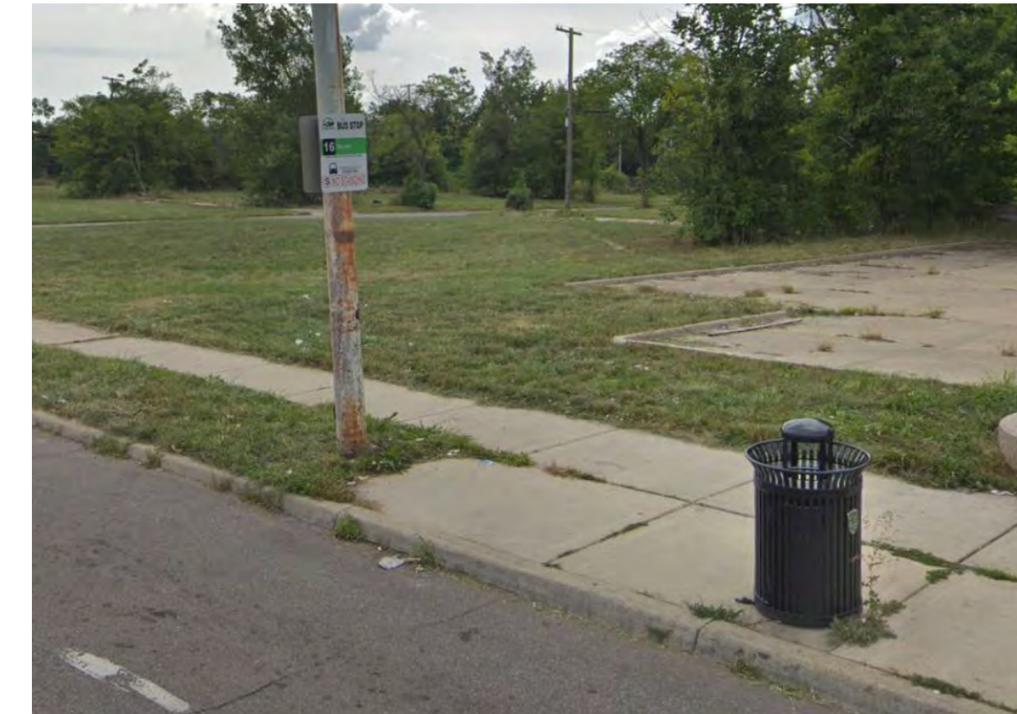
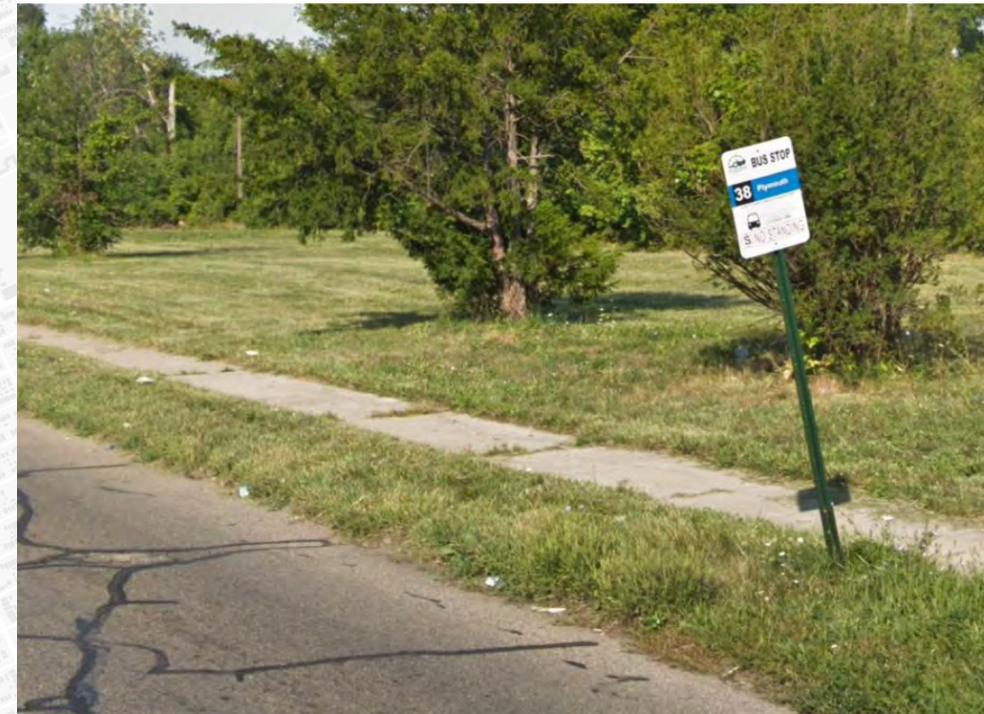
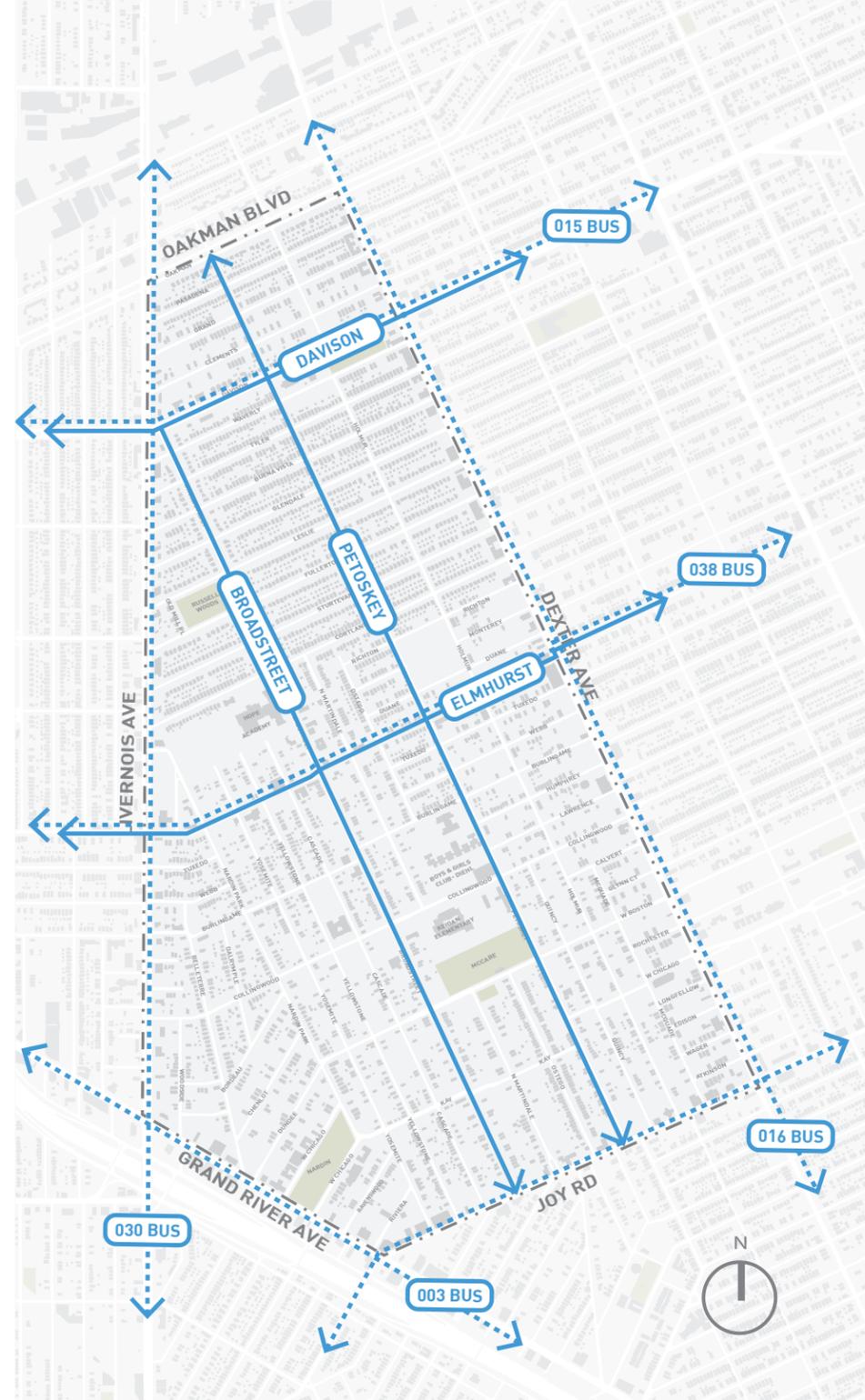
Broadstreet is an important internal north-south connector within the Study Area as it connects many of the community and youth-based programs and organizations.

Petoskey (N/S)

One of the namesake connections in the Study Area that is continuous throughout is Petoskey. Mainly consisting of duplex properties of low density to the south and gaining in stability and density towards the north, this connector provides a direct and continuous point of access through the community.

Elmhurst (E/W) – Planned Greenway Connector

After analyzing the concentrations of these land assets, a new corridor was identified as a potential neighborhood connection to the Joe Louis Greenway, a 31.5 mile planned mixed-use trail, west of the site. The corridor along Elmhurst Avenue had ample opportunity to expand the open space program to provide new amenities, vacant lot revitalization, and a pedestrian-friendly connection through the neighborhood to the rest of Detroit.





LOCAL VS. REGIONAL CONNECTORS

As discussed, the definition of the bounds of the Study Area is largely provided by regionally connective transportation infrastructure. Regional roadways and the resultant mobility centric programming largely define the character of these connectors.

Within the study area, there are a series of internal roads that connect local assets, many of them interrupted by the transitional nature of how the street grids intersect, and the change in orientation of the parcels in the area, with only a few connecting through (as listed in the previous section).

Both conditions, and the numerous subcategories within, present a range of options for how mobility exists and can be organized in the area. Treating the hierarchy of those elements, and the moments of transition should be addressed in an intentional manner, with safety of pedestrians and drivers held in close attention.

BUS ROUTES + TRANSPORTATION

There are a number of bus routes that exist in the area. Primarily on its surrounding primary connectors (Livernois, Joy, Davison and Grand River), internal linkages on Elmhurst and one of the highest riderships in the City on Dexter also exist.

In terms of amenities associated with these elements, a range of conditions also exist. An opportunity to concentrate on providing greater access to seating and shelter, especially associated to the stops of higher ridership, could benefit the user experience and provide intuitive places to gather or stop for visitors.

PARKING

Parking in residential areas is a combination of on-street, with private residences, especially single-family, having access to on site parking via driveways and enclosed parking garages.

In commercial districts, the primary mode of parking is on-street, with some businesses offering small surface parking lots. Especially along its more active edges (Davison, Livernois, Grand River, Joy, and Dexter), pedestrian and customer safety should be given special consideration, as rates of travel and count, especially during peak commuter times, can be quite high.

TRAFFIC COUNTS

Primary streets at the perimeter of the study area form the major points of entry into the Study Area. Davison and Dexter arguably are the largest impact in terms of areas of high concentration of vehicular activity in the area. These roadways are primarily a through-road or passage to other destinations, so peak times typically respond to commuter windows. Elmhurst is the primary E/W connector through the study area, and Broadstreet and Petowsky are the primary internal N/S connectors.

STREET CONDITIONS

Street conditions in the area vary and are consistent with adjoining conditions as would be expected in Detroit. Due to the unique geometry of the intersection of street grids in this area, viability and pedestrian safety are of primary concerns. Additionally, due to the high rate of commuter traffic through and around the area, vehicle travel rates and peak counts are particular contributors to considerations in the area.

SIDEWALK CONDITIONS

Sidewalk conditions range greatly in the area. Certain portions of the Study Area are without sidewalks or storm-water infrastructure entirely, which has caused issues, particularly with access and flooding.

Other areas, including those along its primary bounding roads have recently received some accessibility improvements, which has resulted in newer sidewalks.

Areas of vehicular and pedestrian confluence are currently the largest concern in terms of quality of the pedestrian experience, and sidewalks would benefit by improvement starting in these areas.

The area would also benefit greatly from a more defined hierarchy of circulation spaces as encouraged by viability and conditions of sidewalks and pedestrian infrastructure.

Especially in its local commercial district on Dexter, the Study Area would benefit from improvements to its sidewalks. Similarly, inner-community safe paths of travel linking the existing community based programs such as schools and Boys & Girls Club should be a priority in terms of pedestrian infrastructure and connectivity.

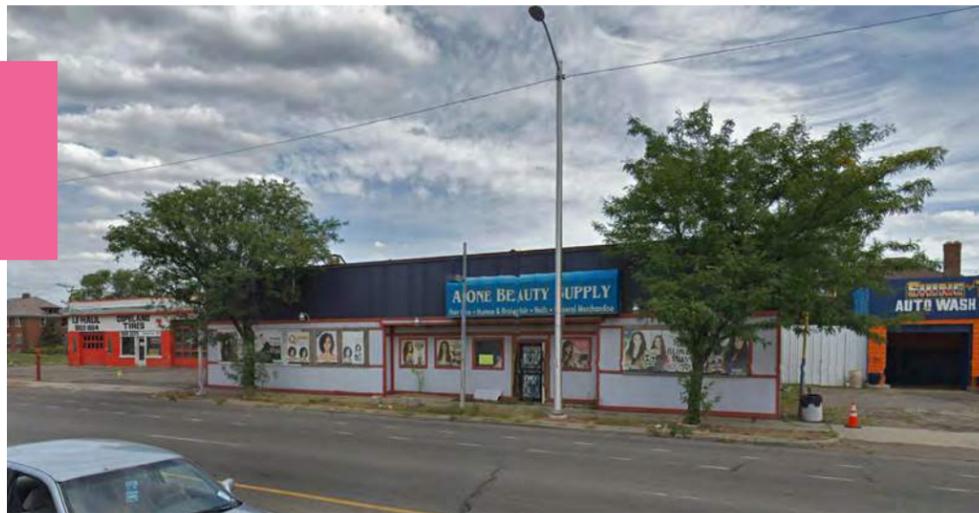
RETAIL

The market area consists of the neighborhoods of Russell Woods-Nardin Park, to the west side of Detroit. The general boundaries of the market area are defined as US-10 to the north, Woodward Ave to the east, W Grand Blvd and I-94 to the South, and Schaffer Highway to the west.

ACCESS

Major expressways in the market area include I-96 and I-94 (Edsel Ford Freeway & Detroit Industrial Expressway). These highways run east-west through Detroit. The stretch of the current I-94 freeway from Ypsilanti to Detroit was one of America's earlier limited-access highways. Henry Ford built it to link his factories at Willow Run and Dearborn during World War II. It also serves the North Access to the Detroit Metro Airport in Romulus. A portion was known as the Willow Run Expressway. I-75 (Walter P. Chrysler and Fisher freeways) is the region's main north-south route, serving Flint, Pontiac, Troy, and Detroit, before continuing south (as the Detroit-Toledo and Seaway Freeways) to serve many of the communities along the shore of Lake Erie.

Other primary thoroughfares throughout the area include: Fenkell Ave, Oakman Blvd, Elmhurst Hwy, US-8/ W Davison St, Dexter Ave, W Grand Blvd. and Joy Rd. The area is also well served by several smaller streets being two-lane, asphalt and concrete paved roadways in design. The majority of retail development can be found on W. Davison St and Livernois Ave.



DDOT is Detroit's transit provider. As the largest public transit agency in Michigan, DDOT primarily serves the city of Detroit, but offers service connecting to neighboring cities including Dearborn, Hamtramck, Highland Park, Harper Woods, Livonia, Redford Township, River Rouge and Southfield.

Serving since 1967, SMART is Southeast Michigan's only regional public transportation provider, offering convenient, reliable and safe transportation for Macomb, Oakland and Wayne Counties. SMART's Fixed-Route and small bus services connect people to employment and educational institutions. The system offers 47 bus routes and over 5,300 bus stops; which accommodates approximately 10 million riders, annually. The subject possesses on-site bus stops which connect to Routes 610 (green) and 620 (turquoise).

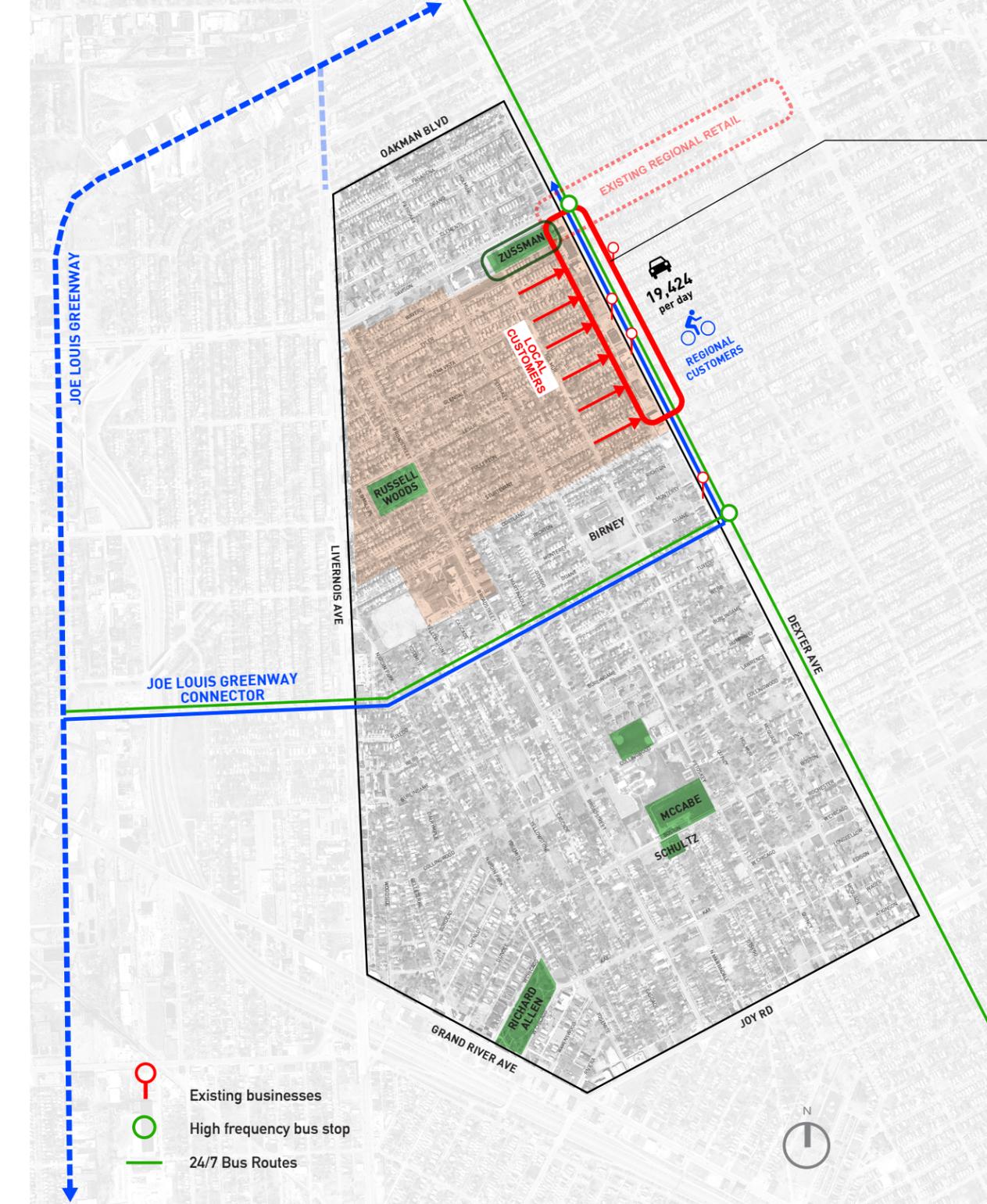
LAND USE AND SUPPORTIVE DEVELOPMENT

The market area is a mixture of uses; however, it is most aptly defined as being a single family and multifamily residential area with supporting commercial/retail development. The area is characterized as being 60% built-up with a majority of structures consisting of early 20th century construction. Some buildings are classified as historical structures.

The most prominent single-family residential development is the Russell Woods district. This affluent district contains a number of architecturally significant homes built in the early 20th century. Styles include Colonial Revival, Tudor Revival, Renaissance Revival, Spanish Mission Revival, and Federal Georgian Revival. A number of houses in the study area are in fair to poor condition.

RETAIL MARKET ANALYSIS

A recently completed Citywide survey of retail districts conducted by Streetsense formed the basis for investigation by the consultant team. Information generated during this study formed the following recommendations. Based upon the study of supply and demand, the Macro District of Russell



Woods+ Nardin Park can support a four block Micro District positioned along Dexter Avenue between West Davison Street and Sturtevant Avenue. These retail uses will consist primarily of Neighborhood Goods and Services (NG&S), and secondarily of Food and Beverage (F&B), and General Merchandise, Apparel, Furnishings, and Other (GAFO).

Demand & Supply (Streetsense)

Macro District: Russell Woods Nardin Park

Micro District: Corridor boundary along W Davison Street and Dexter Avenue. Along Dexter Avenue between W Davison Street and Sturtevant Avenue.

Existing Regional Retailers: Atlas Market, Foot Locker, Dollar General

Retail- Occupied: 176,850 SF

Occupancy Rate

The current demand suggests an ability to support 206,916 SF on NG&S, with 57,968 SF of Retail-Occupied Space, 23,170 SF of F&B, with 12,600 SF of Retail-Occupied Space, and 9,439 SF of GAFO, with 15,450 SF of Retail-Occupied Space, resulting in a 16.7% Vacancy Rate in the Micro District.

Retail Type

Neighborhood Goods and Services (NG&S) is currently in the highest demand, followed at great distance by Food and Beverage (F&B), and finally General Merchandise, Apparel, Furnishings, and Other (GAFO).



| | DEMAND (SF) | RETAIL-OCCUPIED SPACE (SF) |
|--------------|---------------------|----------------------------|
| NG&S | 206,916 | 57,968 |
| F&B | 23,170 | 12,600 |
| GAFO | 9,439 | 15,450 |
| TOTAL | 239,524 | 86,018 |
| | VACANCY RATE | 16.7% |

Tenant Type

Regional retailers would be best situated at the perimeter of the Study Area, and local retailers would be best served at its core, specifically long the northern portion of Dexter Ave and adjacent to the areas of highest residential stability. As NG&S is of the greatest need currently, similar uses would be appropriate to fill the vacant storefronts that exist in this area.

LOCAL RETAIL

There currently exists a few local businesses that provide local services such as barbershops, coffee shops, and small automotive uses.

REGIONAL RETAIL

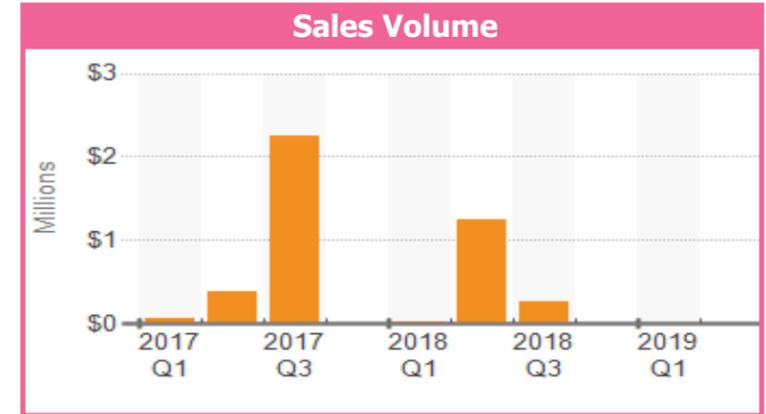
There are currently national retailers that are operating along the primary commercial corridors around the study area, and to a limited capacity on Dexter.

Districts

Creating small, locally focused districts based upon their walk-ability and proximity to local stable residential areas and visibility from commuter traffic is a potential direction that can help define and prioritize the different areas into zones of commercial density and use reflective of the specific context that they are situated within.

Existing Businesses

There are a number of existing businesses that range in scale and typology in the Study Area. These businesses consist of typical commuter focused programming (fast food, gas stations, small automotive, etc.) on its major roadways, and a mix of small businesses (salon, small automotive, cafe, etc.) and national retailers (CVS, Family Dollar, national banks, etc.) on its interior. There is a lack of uniformity and individual identity reflective of local history and culture in its local business districts, that could benefit from improvement.



COMMERCIAL REAL ESTATE ACTIVITY

The market in the study area witnessed a total of 26 transactions comprising 242,156 SF of retail space. The retail spaces sold were as small as 1,200 SF and as large as 63,000 SF. Depending on the condition of the building the sale prices were noted between \$6/ SF to \$64/SF. A wide gap in the sale prices indicate that the market has a mix of properties from poor to good condition. Typically the retail properties along main roads sell for a higher price due to their visibility and high traffic volume.

Q3, 2017 witnessed a peak in the sales volume, since then the market has been slow. However, we observe signs of moderate activity in this area impacted by overall growth of Detroit City.

Cap rate of these transactions was between 6.0% to 7.6%. It is to be noted that the indicated cap rates are skewed due to limited inventory and a very limited transactions. We believe that applicable cap rate in the market will be much higher.

Of the 26 transactions, 11 were for freestanding buildings. The sale price for these freestanding buildings was between \$15.00/SF -\$25.00/ SF. The buildings were 48.5% to 100% leased. The market indicated a high vacancy rate of 10.1%.

Leasing Activity- Absorption Report

Average rent rates have continued to increase since Q2, 2018. It is crucial to note that an increase rent is also driven by lease of triple net properties that typically attract national and regional tenants.

Average rent rates have continued to increase since Q2, 2018. It is crucial to note that an increase rent is also driven by lease of triple net properties that typically attract national and regional tenants.

Some of the buildings with larger footprint include 8665-8681 Rosa Parks Blvd (72,791 SF); 14450 Livernois Ave (63,000 SF); 7401-7647 W Grand River Ave (52,500 SF); 3342 W Chicago (27,425 SF); 2900-3000 W Davison Ave (26,844 SF); 9111-9117 Grand River Ave (25800 SF); 10830 Dexter Ave (24,300 SF); 2624 W Grand Blvd (22,238 SF)

Projections based on Benchmark Studies

A summary based on rental survey of recently leased/renovated/ re-purposed similar retail properties is below.

Retail rent \$6.00-\$9.00/ SF on gross basis seems reasonable for the average condition buildings in the subject market area. Please note that the projected rent is not applicable to the national/regional/credit tenants.

| Rent Survey | | | | | | |
|------------------------|----------|-----------|---------------|-------|---------------|----------|
| Property- Detroit | GBA (SF) | YOC | Rent | Type | NNN Adjusted | Rating |
| 1759 W 20th St | 7400 | 1900/2016 | \$11.00 | MG | \$9.50 | Superior |
| 20425 Plymouth Rd | 16800 | 1963 | \$4.46 | NNN | \$4.46 | Similar |
| 14333 Fenkell Ave | 8973 | 1957/2005 | \$4.25 | NNN | \$4.25 | Similar |
| 154555 Gratiot Ave | 10283 | 1999 | \$5.83 | Gross | \$4.08 | Similar |
| 10200 W McNicholas Rd* | 3600 | 1981 | \$6.00 | NNN | \$6.00 | Similar |
| 16219 W McNicholas Rd* | 3600 | 1954 | \$9.00 | NNN | \$9.00 | Similar |
| Average | | | \$6.76 | | \$6.22 | |

* Listing

| Quarter | Existing Inventory | | Delivered Inventory | | Tot. Occupied SF | Leasing Activity | | | Net Absorption | | | Gross Absorption | | | Average Rate | | |
|---------|--------------------|-----------|---------------------|-----|------------------|------------------|--------|-------|----------------|---------|----------|------------------|--------|--------|--------------|-------------|-------------|
| | # of Bldgs | RBA | # of Bldgs | RBA | | Direct | Sublet | Total | Direct | Sublet | Total | Direct | Sublet | Total | Direct | Sublet | Total |
| Current | 230 | 1,254,115 | 0 | 0 | 1,222,826 | 0 | 0 | 0 | (12,035) | 1,104 | (10,931) | 2,500 | 1,104 | 3,604 | \$12.00/nnn | \$15.14/nnn | \$12.38/nnn |
| 2019 1Q | 230 | 1,254,115 | 0 | 0 | 1,233,757 | 1,829 | 0 | 1,829 | (2,782) | 0 | (2,782) | 3,129 | 0 | 3,129 | \$12.00/nnn | \$27.96/nnn | \$13.03/nnn |
| 2018 4Q | 230 | 1,254,115 | 0 | 0 | 1,236,539 | 0 | 0 | 0 | 3,277 | (1,104) | 2,173 | 4,577 | 0 | 4,577 | \$11.18/nnn | \$27.96/nnn | \$11.81/nnn |
| 2018 3Q | 230 | 1,254,115 | 0 | 0 | 1,234,366 | 0 | 0 | 0 | 1,400 | 0 | 1,400 | 1,400 | 0 | 1,400 | \$11.18/nnn | - | \$11.18/nnn |
| 2018 2Q | 230 | 1,254,115 | 0 | 0 | 1,232,966 | 1,291 | 0 | 1,291 | 17,655 | 0 | 17,655 | 20,732 | 0 | 20,732 | \$9.11/nnn | - | \$9.11/nnn |
| 2018 1Q | 231 | 1,269,388 | 0 | 0 | 1,215,311 | 3,559 | 0 | 3,559 | (9,546) | 0 | (9,546) | 7,699 | 0 | 7,699 | \$8.96/nnn | - | \$8.96/nnn |
| 2017 4Q | 231 | 1,269,388 | 0 | 0 | 1,224,857 | 2,525 | 0 | 2,525 | 35,061 | 0 | 35,061 | 38,651 | 0 | 38,651 | \$9.06/nnn | - | \$9.06/nnn |
| 2017 3Q | 232 | 1,278,864 | 0 | 0 | 1,189,796 | 3,679 | 0 | 3,679 | 8,927 | 0 | 8,927 | 24,807 | 0 | 24,807 | \$9.25/nnn | - | \$9.25/nnn |
| 2017 2Q | 232 | 1,278,864 | 0 | 0 | 1,180,869 | 0 | 0 | 0 | (35,224) | 0 | (35,224) | 8,000 | 0 | 8,000 | \$8.92/nnn | - | \$8.92/nnn |
| 2017 1Q | 232 | 1,278,864 | 0 | 0 | 1,216,093 | 8,000 | 0 | 8,000 | (4,282) | 0 | (4,282) | 9,948 | 0 | 9,948 | \$8.92/nnn | - | \$8.92/nnn |
| 2016 4Q | 236 | 1,316,835 | 0 | 0 | 1,220,375 | 3,930 | 0 | 3,930 | (42,344) | 0 | (42,344) | 5,254 | 0 | 5,254 | \$8.92/nnn | - | \$8.92/nnn |
| 2016 3Q | 236 | 1,316,835 | 0 | 0 | 1,254,292 | 5,000 | 0 | 5,000 | 10,830 | 0 | 10,830 | 17,585 | 0 | 17,585 | \$8.92/nnn | - | \$8.92/nnn |

| Face Rent Analysis | DIRECT SPACES | | | | SUBLET SPACES | | | | TOTAL |
|--------------------|---------------|---------|---------|---------|---------------|--------|--------|--------|---------|
| | # Spaces | Min | Avg | Max | # Spaces | Min | Avg | Max | Avg |
| Off/Ret | | | | | | | | | |
| Plus All Utilities | 1 | \$6.48 | \$6.48 | \$6.48 | 0 | - | - | - | \$6.48 |
| Retail | | | | | | | | | |
| Full Service Gross | 1 | \$8.00 | \$8.00 | \$8.00 | 0 | - | - | - | \$8.00 |
| Modified Gross | 6 | \$13.33 | \$14.46 | \$16.50 | 0 | - | - | - | \$14.46 |
| Negotiable | 1 | - | - | - | 0 | - | - | - | - |
| Triple Net | 3 | \$12.00 | \$12.85 | \$14.00 | 1 | \$2.33 | \$2.33 | \$2.33 | \$12.36 |

| Quarter | Existing Inventory | | Delivered Inventory | | Tot. Occupied SF | Leasing Activity | | | Net Absorption | | | Gross Absorption | | | Average Rate | | |
|---------|--------------------|-----------|---------------------|-----|------------------|------------------|--------|-------|----------------|---------|----------|------------------|--------|--------|--------------|-------------|-------------|
| | # of Bldgs | RBA | # of Bldgs | RBA | | Direct | Sublet | Total | Direct | Sublet | Total | Direct | Sublet | Total | Direct | Sublet | Total |
| Current | 230 | 1,254,115 | 0 | 0 | 1,222,826 | 0 | 0 | 0 | (12,035) | 1,104 | (10,931) | 2,500 | 1,104 | 3,604 | \$12.00/nnn | \$15.14/nnn | \$12.38/nnn |
| 2019 1Q | 230 | 1,254,115 | 0 | 0 | 1,233,757 | 1,829 | 0 | 1,829 | (2,782) | 0 | (2,782) | 3,129 | 0 | 3,129 | \$12.00/nnn | \$27.96/nnn | \$13.03/nnn |
| 2018 4Q | 230 | 1,254,115 | 0 | 0 | 1,236,539 | 0 | 0 | 0 | 3,277 | (1,104) | 2,173 | 4,577 | 0 | 4,577 | \$11.18/nnn | \$27.96/nnn | \$11.81/nnn |
| 2018 3Q | 230 | 1,254,115 | 0 | 0 | 1,234,366 | 0 | 0 | 0 | 1,400 | 0 | 1,400 | 1,400 | 0 | 1,400 | \$11.18/nnn | - | \$11.18/nnn |
| 2018 2Q | 230 | 1,254,115 | 0 | 0 | 1,232,966 | 1,291 | 0 | 1,291 | 17,655 | 0 | 17,655 | 20,732 | 0 | 20,732 | \$9.11/nnn | - | \$9.11/nnn |
| 2018 1Q | 231 | 1,269,388 | 0 | 0 | 1,215,311 | 3,559 | 0 | 3,559 | (9,546) | 0 | (9,546) | 7,699 | 0 | 7,699 | \$8.96/nnn | - | \$8.96/nnn |
| 2017 4Q | 231 | 1,269,388 | 0 | 0 | 1,224,857 | 2,525 | 0 | 2,525 | 35,061 | 0 | 35,061 | 38,651 | 0 | 38,651 | \$9.06/nnn | - | \$9.06/nnn |
| 2017 3Q | 232 | 1,278,864 | 0 | 0 | 1,189,796 | 3,679 | 0 | 3,679 | 8,927 | 0 | 8,927 | 24,807 | 0 | 24,807 | \$9.25/nnn | - | \$9.25/nnn |
| 2017 2Q | 232 | 1,278,864 | 0 | 0 | 1,180,869 | 0 | 0 | 0 | (35,224) | 0 | (35,224) | 8,000 | 0 | 8,000 | \$8.92/nnn | - | \$8.92/nnn |
| 2017 1Q | 232 | 1,278,864 | 0 | 0 | 1,216,093 | 8,000 | 0 | 8,000 | (4,282) | 0 | (4,282) | 9,948 | 0 | 9,948 | \$8.92/nnn | - | \$8.92/nnn |
| 2016 4Q | 236 | 1,316,835 | 0 | 0 | 1,220,375 | 3,930 | 0 | 3,930 | (42,344) | 0 | (42,344) | 5,254 | 0 | 5,254 | \$8.92/nnn | - | \$8.92/nnn |
| 2016 3Q | 236 | 1,316,835 | 0 | 0 | 1,254,292 | 5,000 | 0 | 5,000 | 10,830 | 0 | 10,830 | 17,585 | 0 | 17,585 | \$8.92/nnn | - | \$8.92/nnn |

IDEAL IMPROVEMENT

Proposal

- Class –C, Good to Average Quality construction
- Retail Shell (existing)
- Average Metal/glass exterior
- 12’ Ceiling Height, 2 storied structure- SF can be used for a potential tenant/lease
- Hardwood or tiled flooring
- One set of Restrooms (or Unisex)
- Small office/Storage area
- Rear loading/exit

SUPPORTABLE SPACE BY CATEGORY

| CATEGORY | TOTAL CAPTURED EXPENDITURES | DEMAND |
|--|-----------------------------|----------------|
|  Food At Home | \$27,026,323 | 102,731 |
|  Alcohol at Home | \$1,191,636 | 3,407 |
|  Personal/Household Care Goods and Services | \$31,175,883 | 97,059 |
|  Pet Food & Services | \$785,491 | 3,719 |
| NG&S SUBTOTAL | \$60,179,333 | 206,916 |
|  Full-Service | \$3,224,258 | 9,240 |
|  Fast Food | \$4,909,469 | 12,114 |
|  Alcohol Away from Home | \$461,293 | 906 |
|  Snacks & Non-Alcoholic Beverages | \$334,834 | 911 |
| F&B SUBTOTAL | \$8,929,854 | 23,170 |
|  Home Furnishings | \$650,374 | 3,302 |
|  Apparel | \$945,249 | 4,002 |
|  Electronics | \$445,798 | 552 |
|  Sports Equipment | \$118,843 | 600 |
|  Books, Music & Other | \$92,888 | 574 |
|  Pet Supplies | \$34,376 | 177 |
|  Automotive Equipment | \$42,060 | 230 |
| GAFO SUBTOTAL | \$2,329,588 | 9,439 |
| TOTAL GENERATED RETAIL DEMAND: | \$71,438,775 | 239,524 |

Streetsense, US Postal Services, US Department of Housing and Urban Development, Sitewise, Nielsen, US Census Bureau, US Bureau of Labor Statistics (2017), International Council of Shopping Centers (ICSC), STR, Hotels.com, Detroit Convention & Visitors Bureau (2017)

| RECOMMENDATION | PRIORITY LEVEL (1-3) |
|--|----------------------|
| Organize retailers into a Micro-BID, a business association or as a main street organization. This will provide the opportunity for retailers to coordinate efforts and resources, as well as give the neighborhood to a platform to share their input on issues such as hours of operation, quality of offering, etc. | 1 |
| Consider identifying more than one Retail Priority Block cluster in the commercial corridor. Due to the length of the route, spacing retail clusters around more than one node would permit the surrounding neighborhoods to have more walkable, accessible retail to homes or places of business. | 1 |
| Address blighted buildings along Dexter Street, as blight is a prime deterrent for the development of new retail activity. | 1 |
| Pursue an infill development strategy along Dexter Street. Many retailers along Dexter Street have adjacent parking or vacant lots, which detracts from the pedestrian-oriented environment desired by the community. | 2 |
| Permit street (curbside) parking lanes within retail cores along West Davison Street. Parallel parking increases pedestrian safety by providing a buffer between the sidewalk and oncoming traffic, and slowing traffic speeds. Traffic analysis should be undertaken to determine this recommendation. | 3 |

HOUSING

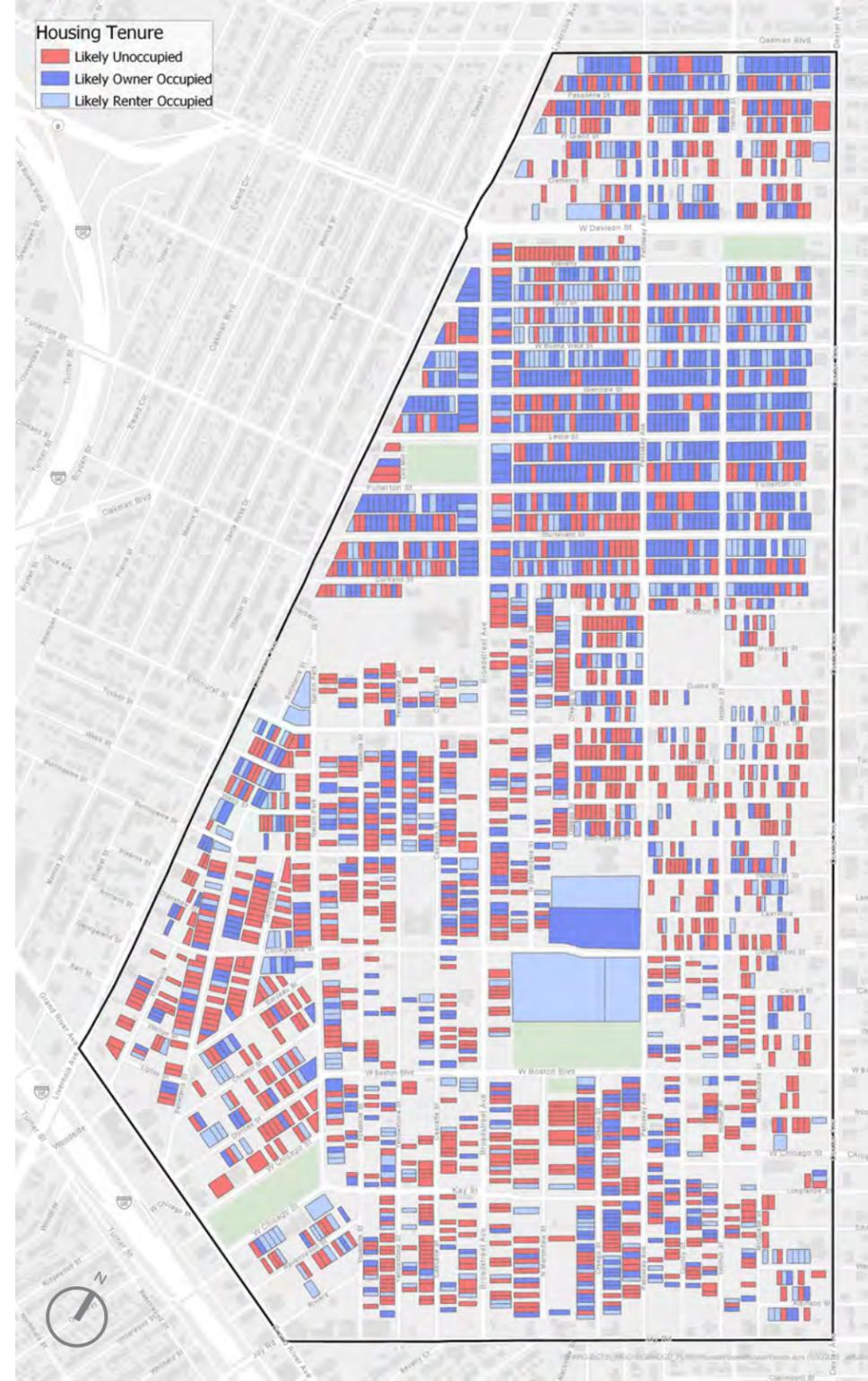
The development pattern in the Study Area is consistent with other Detroit neighborhoods; consisting largely of single-family and small scale multi-family (duplex, triplex, and fourplex) residential blocks defined at its boundary by larger roadways and commercial districts.

The disparity of existing conditions makes it difficult to construct a single set of solutions, so design recommendations have been grouped by defining attributes and associated criteria including; typology, condition, location, proximity to adjoining amenities, etc.

The following is a brief summary and overview of the residential conditions in the Study Area, and focusing on the characteristics that make these neighborhoods unique and how those characteristics have defined the recommendations that emerged directly from this analysis.

HOUSING TYPES OVERVIEW

The Study Area consists of a range of housing scales and typologies. These include; single family, duplex, triplex, fourplex, and a few examples of large scale multi-family and previously mixed-use structures. The vast majority of properties within the Study Area's central node fall within the smaller scale of this range, with a few privately owned large scale multi-family properties on its interior primary streets (Broadstreet, Petowsky, Otsego, Elmhurst, Joy), and mixed-use on its bordering commercial streets (Dexter, Grand River, Livernois, Davison).



Single Family

Single family homes are most prevalent in the northern portion of the study area. Due to this areas protection under a City Historic District ordinance, their condition and character largely remains intact.

Single family homes are also scattered throughout the southern portion of the Study Area, but found at a much lower concentration due to loss and the zoning underlay.

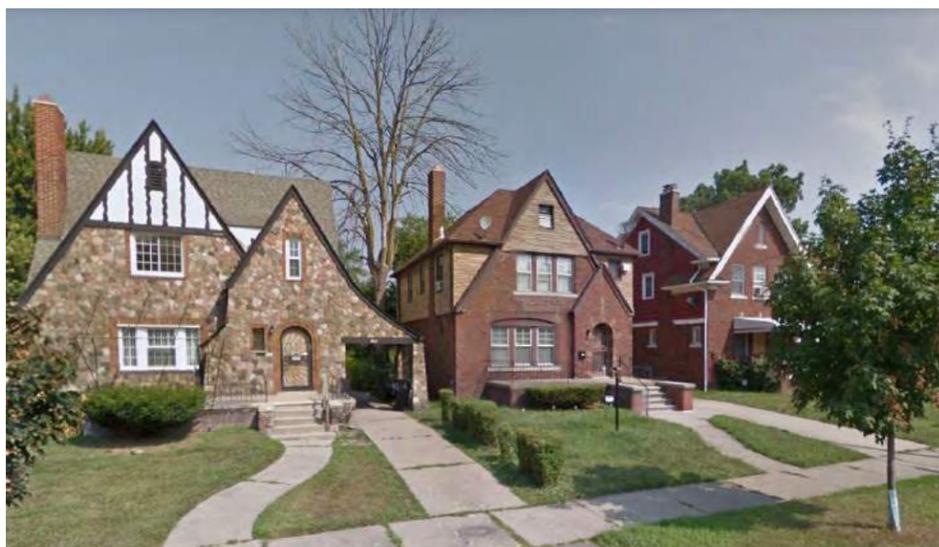
Historic Homes

The Russell Woods and Oakman Historic Districts have benefited from their determination, and have remained stable to current day. Occupancy rates, home sales, and values have remained much more consistent and higher than immediately adjoining areas. These homes are defined by character-defining features and also rely on the quality and character of their streets; including tree lined sidewalks and parkways.

Duplex, triplex, fourplexes

The southern portion of the study are is primarily comprised of multi-family housing consisting of duplexes, in addition to triplexes and fourplexes. Select portions of Russell Woods and the section of the Study area north of Davison also contain this typology, but at a much reduced rate.

Most of these homes are walk-ups with either a single shared entry, or multiple entryways directly off of a front porch. The condition of these properties vary greatly, although there is some concentration of them within the central portion of the Study Area. Condition patterns are consistent with the overall Study Area, with greater stability to the north and less so to the south.



Example of Single-Family residential in Russell Woods Historic District



Example of typical duplex, triplex, and fourplex homes found throughout the Study Area

Multi-family

While there are not a large number of available multi-family buildings in the study area, their distribution and history tell a compelling story about the initial planning of the area and the importance of assuring the proximity of greater density housing for families amongst others with existing community-based amenities in the inner-portion of the Study Area.

Supporting and facilitating the focus of density in close proximity of amenities, such as schools, children’s clubs, parks, transit options, and retail can have the dual benefit of activating the public realm while generating greater stability in these areas.

Mixed-use

Mixed-use properties, made up of ground floor retail or commercial space, with a single or multiple levels of housing above

RUSSELL WOODS

The area of greatest residential stability is a primarily single-family residential area called Russell Woods. Deemed a historic district, this area has been continuously occupied and therefore has the greatest concentration of good or better quality of residential properties and property values.

RICHARD ALLEN PARK

Within the southern portion of the Study Area is an area broadly termed Richard Allen / Nardin Park. This area consists primarily of multi-family housing stock that is a mix of duplex through fourplex density. There are limited multi-family properties of higher density scattered throughout, primarily along the areas main interior roads.



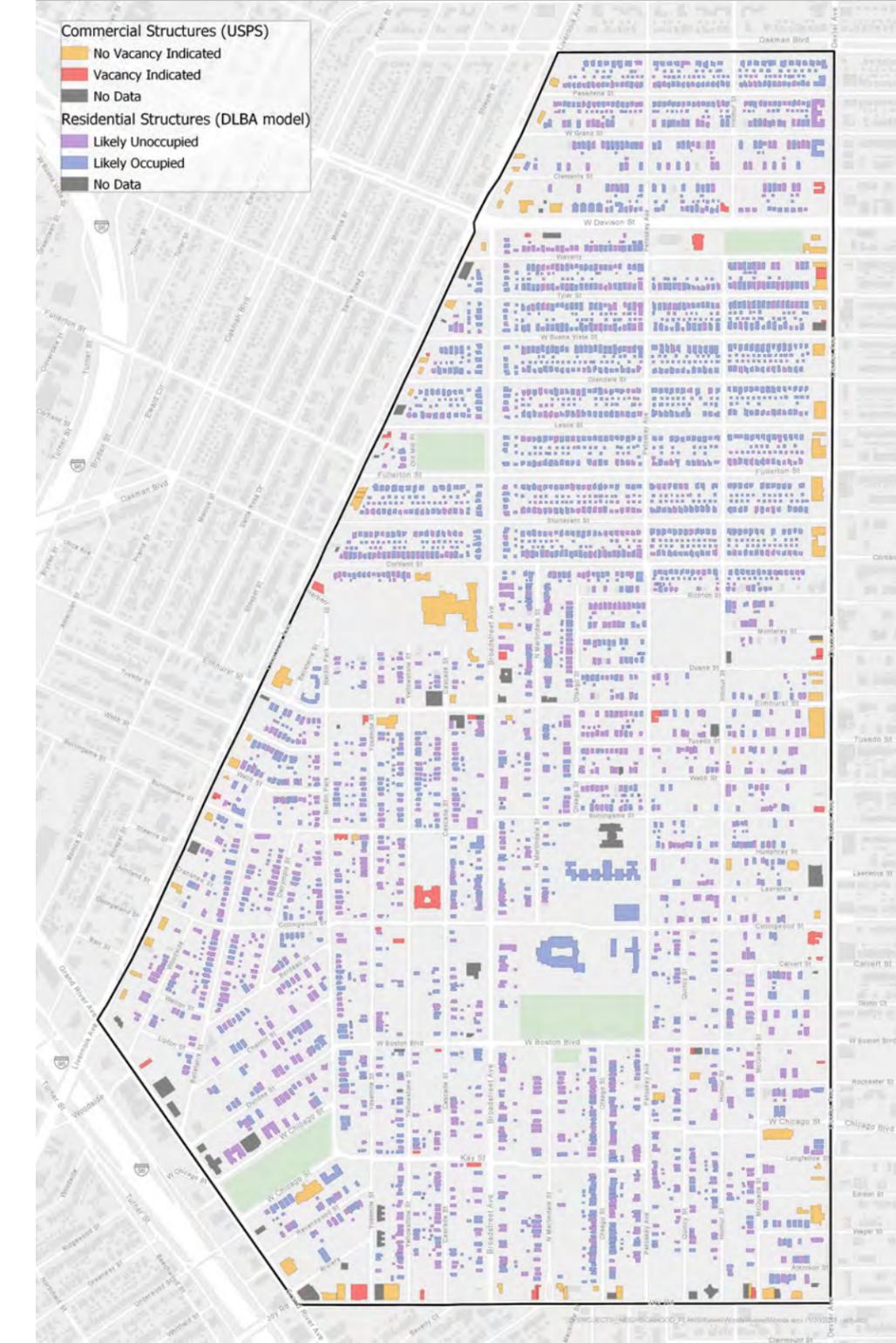
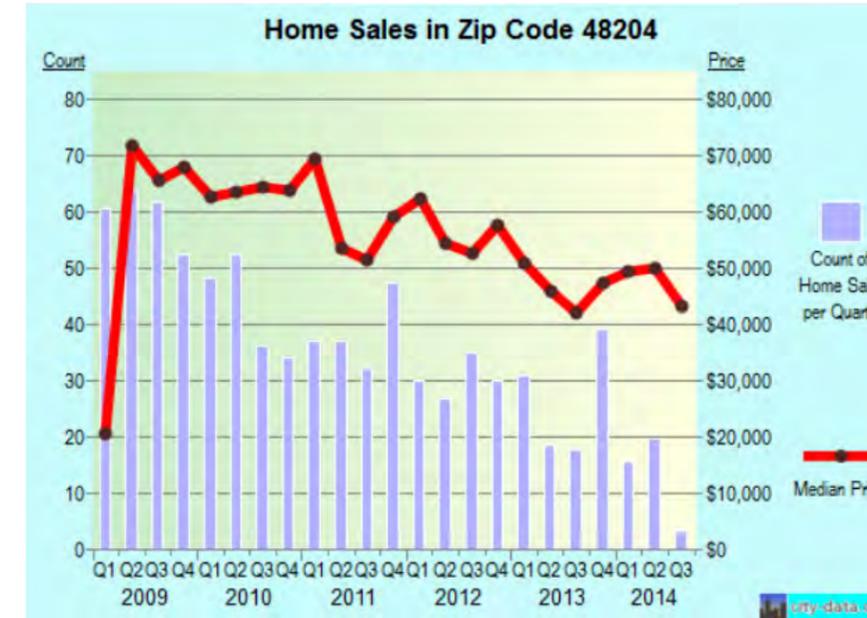
Example of Multi-Family property in the southern portion of the Study Area

OCCUPANCY RATES

Occupancy rates vary greatly within the Study Area and for the most part are consistent with the disparity and variation in housing conditions that exist in between the northern and southern portion of the Study Area.

DEMO RATES

Boarding and selective demolition has been a strategy that has been used in an attempt to stabilize the area. The majority of demolitions have taken place south of Elmhurst in the Study Area.



PARKS

OVERVIEW OF EXISTING PARKS IN STUDY AREA

There are 5 park and open space locations distributed across Russell Woods Nardin Park: Zussman Park, Russell Woods Park, McCabe Park, Shultz Park, and Richard Allen (Nardin) Park. A thorough review of these parks, their amenities, and impact value on the neighborhood was performed. Many of these parks and open spaces are well maintained and provide a variety of activities for residents. However, two are identified by the community and City to be revitalized; the Birney School Site and Zussman Park. There are many vacant, City-owned properties throughout the neighborhood that need revitalization and reuse. After analyzing the concentrations of these land assets, a new corridor was identified as a potential neighborhood connection to the Joe Louis Greenway, a 31.5 mile planned mixed-use trail, west of the site. The corridor along Elmhurst Avenue had ample opportunity to expand the open space program to provide new amenities, vacant lot revitalization, and a pedestrian-friendly connection through the neighborhood to the rest of Detroit.

PASSIVE USE

Parks and open spaces in the Study Area are largely consistent in use and design with other parks developed in this period of rapid open space expansion across Detroit, which occurred in the early 20th century. Primarily, these park spaces (influenced by park design in European cities such as Paris) were designed as passive landscapes, with a perimeter circulation loop meant for walking slightly inset from the edge of the park, and a large central green partially landscaped with trees and other plantings in the center.

As the initial design intent and use of these park spaces was not to house active play or similar uses, maintaining cohesion with the existing design, while implementing active uses is limited.



ACTIVE USE

Playfields and other similar open spaces intended for active use are typically paired with youth-based programming such as community centers and schools. As the use of some of these structures has changed, and the overall distribution and quantity of open spaces has changed, the re-purposing and reprogramming of these spaces has potential. Maintaining existing park spaces intended for play, and correcting some of the current inefficiencies and conflicts with the context that has changed around them presents site specific challenges, but also opportunities to activate both the individual parks and open spaces, but also their surrounding areas.

Circulation to and from these active park spaces, and special consideration for other associated programs that exist in the area, and how best to connect them as a series of interconnected community assets, should be developed in tandem.

Zussman Park

Zussman Park is located between West Davison Street and Waverly Street along the northern edge of the project area. The community has identified safety concerns associated with the park space and its surrounding areas, especially in regards to how to safely navigate to and from the park.

The park itself is rather narrow and is bounded by a high-volume traffic street to the north (Davison Avenue), a gas station to the east, a drug store parking lot to the west and an unsafe street to the south (Waverly Avenue). A dangerous intersection exists west of the park where Davison West meets Broadstreet Avenue. This intersection accounted for 64 accidents in 2016 alone. A ball court, playground, picnic area, and general open space currently exist on the site,



Richard Allen Park



Russell Woods Park

however, are organized in a way that makes visitors feel unsafe. The goal identified by the community and City is to create a safe, walkable neighborhood park with enhanced programming and aesthetics to act as a gateway to the Russell Woods Nardin Park neighborhood for those driving along West Davison Street.

Russell Woods Park

Located between Livernois Avenue and Broadstreet Avenue, Russell Woods Park is a well-maintained community gathering space. The park itself is roughly 4 acres and has many of the expected amenities a neighborhood park would have: path system, planters, ornamental planting, well maintained lawn, shade trees, benches, and signage. A gazebo is in the center of the park to host people or events from the surrounding community. The area around Russell Woods Park is stable, with occupied historic homes adjacent to the park.

McCabe Park

McCabe Park is located next to the Keidan Elementary School and consists of a sports field with football uprights. This field is well maintained and has proper facilities for spectators including bleachers and field lighting. There is a facility building and perimeter fencing to control access into the site.

Schultz Park

Located south of the Keidan Elementary School and McCabe Park, Shultz Park is a newer community facility that consists of a half-basketball court, playground, and open field. There is a well-maintained path system connecting the programming as well as large shade trees that create a comfortable seating environment for visitors. A perimeter fence ensures safety for the amenities which are close to the road, and allows for controlled access to the park.

Richard Allen Park

Richard Allen (Nardin) Park is in the southern most corner of the project area near the intersection of Grand River Avenue and Joy Road. This park is designed for passive recreation and consists primarily of a walking loop. A small playground and seating area are centrally located with large-growth shade trees surrounding it making it a comfortable environment. The park's landscape is well maintained, and amenities, such as the playground, outdoor fitness equipment, and horseshoes were added in 2017.



Zussman Park



OPEN SPACE

OVERVIEW OF OPEN SPACE IN STUDY AREA

The existing open spaces in Russell Woods Nardin Park are spread rather evenly across the neighborhoods and many of these open spaces are within a 5 to 10-minute walk of residences. However, the connections to these open spaces and their facilities need improvement. Most sidewalks and roadways are dilapidated, and park facilities need active programming to make them viable community gathering spaces and desirable to travel to. The Joe Louis Greenway is planned to run west of the project area past Interstate 96 and will need strong neighborhood connections through Russell Woods Nardin Park. However, many of the east-west roadway connections have high concentrations of unused land which, if left as is, creates an unsafe public environment. The large quantity of vacant land in the project area contributes to a surplus of unprogrammed, unproductive open space. Overall, there is a need to create more active, programmed spaces on the inventory of vacant, publicly owned property to create a desire for residents to use these public spaces.

VACANT LAND DISPARITY

Of all the vacant parcels in Russell Woods Nardin Park, the largest concentration occurs in the southern half of the area past Elmhurst Avenue. Less than 35% of these parcels have structures and almost all have no productive use. These long stretches of vacant lands on these streets create dangerous environments for residents. Without private residences or businesses watching over their own and adjacent properties, there is no natural surveillance. This makes people less inclined to use public streets for commuting or recreation and more likely to use personal vehicles. All of these conditions are contrary to what makes a healthy, livable community.

CITY-OWNED VACANT LAND

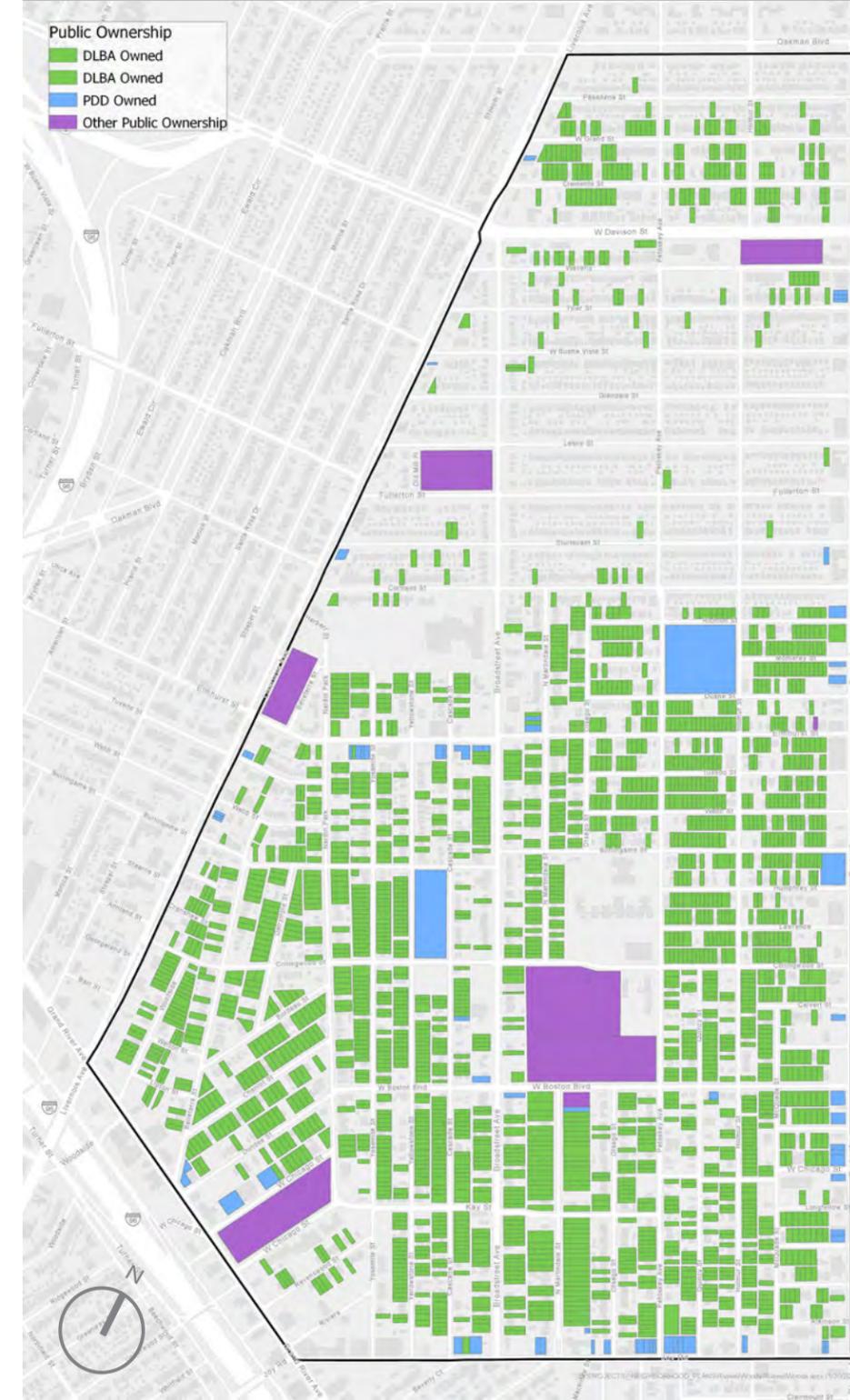
In the Russell Woods Nardin Park area, 44% of all parcels are within public ownership. This equates to 774 publicly owned buildings and 1,424 parcels of land. These parcels are typically unoccupied single-family residential lots. A vast majority of these properties have no



active programming or productive use. These parcels contribute to the blight issue and create unsafe environments for residents. These publicly owned lands are viewed by the City as opportunities to reintroduce productive landscapes either for recreation, storm-water, urban farming, or solar energy. Publicly owned buildings are also being investigated for their value and capability of being re-purposed to be community assets or local businesses.

FORMER BIRNEY ELEMENTARY

Located at the heart of the Russell Woods Nardin Park neighborhood is the former Birney School site. This 5-acre lot once hosted a 500-student school that was closed in 2009 and later demolished in March of 2016. The site is currently a 'blank slate' with minimal topography, no built structures, and minimal existing vegetation. The Birney site was selected as it was the largest contiguous parcel of vacant land that could act as an anchor for the neighborhood, providing amenities to residents, creating a safe route to nearby schools, and introducing a productive land use. The park location is also adjacent to the identified future greenway connector and could compliment the recreational experience.



ARTS + HERITAGE

OVERVIEW OF ARTS IN STUDY AREA

The arts have always played a prevalent and influential role in the Study Area. These include a range of performance and visual arts such as poetry and creative writing, music, photography, installation, painting, and spoken word. Common amongst these different creative pursuits is the powerful interrelationship with the historic narrative, culture, and heritage of the area.

Greater exploration and description of a number of these pursuits are included in the preceding Executive Summary and Existing Conditions Report.

One of the active local artists of note based in the neighborhood is the internationally renowned artist Olayami Dabls. Known for his large scale installations focused on visual storytelling referencing African material culture, his local community-based space located on the corner of Grand River and West Grand Blvd. was created over 16 years ago as a vision for his community to understand the immense power of their African heritage.

Fortunate to have Olayami Dabls as an essential partner and team collaborator in this project, his ability to translate historic and cultural narratives and integrate these into the built environment was an essential point of insight and departure, influencing many of the recommendations made herein. The following text provides some basis for this exploration.

OLAYAMI DABLS - CITY OF DETROIT STRATEGIC NEIGHBORHOOD INITIATIVE: RUSSELL WOODS & NARDIN PARK NEIGHBORHOODS

HISTORIC CONTEXT NARRATIVE STATEMENT

ABSTRACT

Overview information on the Neighborhoods Initiative on African-American artists and art in the Russell Woods and Nardin Park neighborhoods.

BACKGROUND

Before enslavement and colonization, there were over 3,000 languages and hundreds of dialects on the continent of Africa. There were no words for "art" and "artist" in those languages, but ironically there are books that are titled with those words. Majority of those books are written by Europeans redefining Africa. The term "African material culture" is what is currently being used.

Europeans in the early 1900s were importing African material culture and called it the art of the "savage beasts", "primitive animals", "uncivilized", "barbaric", etc. These men arbitrarily began to call it African Art. This move made it easier to sell the items to young European artists and collectors. The young artists were looking for something new and they began to study the pieces that were coming out of Africa. They saw these items as sophisticated and the skill set as masterful. They immediately noticed that Africans looked at space entirely different than they had been taught.

These artists also created a new market for African objects. Dealers of ethnographic objects had flourished in Europe in the late nineteenth century by supplying museums and private collectors with a whole range of African material culture. A small group of art dealers emerged who bought and sold African and Oceanic sculptures and promoted them as fine art within the framework of a modernist aesthetic (Paudrat 1984). Now, the seeds for the eventual redefinition of select African objects like masks, sculptures and textiles were planted.

The views and theories about European art do not apply to African traditions and philosophy about so-called art and artists did not hold true with African material culture. African material culture was used to record events and information about things in the past, present and things to come. Our heritage was embodied in the sculpture, textiles

and potteries. All the artifacts that are cataloged and collections in European museums, predating the arrival of the modern European in Africa, were tools that conveyed information about activities that occurred in the community.





Over 700 unique African material culture styles had been documented and have influenced the development of European art styles. This was perhaps the first culture appropriation known to man with artists like Picasso, Matisse, Klan, etc., being major contributors. European styles that were influenced by African material culture are as follows: Abstract Expressionism, Art Nouveau, Avant-Garde, Classicism, Minimalism, Neo-Classicism, Performance Art, Pointillism, Conceptual Art, Constructivism, Cubism, Dada/Dadaism, Expressionism, Pop Art, Post-Impressionism, Rococo, Surrealism, Fauvism, Futurism, Impressionism, Installation Art and Land Art/Earth Art.



The years 1770 - 1830 were crucial for Africans development in America. We began to mimic and assimilate Europeans communities and some began to observe Europeans artists. The Africans who called themselves artists tried to paint in the style of European art. Henry Ossawa Tanner is an example whose work mainly focused on the Bible which was the main source of European art.

EDUCATION OR ASSIMILATION

During the Harlem renaissance, in the 1920s, Africans in America began to look at themselves for inspiration and documented their own plight in America as subject matter. The Harlem Renaissance African "artist" created a unique body of work focused on their own life experiences and the things that impacted their psyche. But there was no deliberate attempt to use art to improve the condition of their people's mental health by connecting them back to Africa. One reason that didn't happen was due to the absence of science. Some of the artists that came out of that period were standouts like Roamer Bearden, Elizabeth Catlett, Jacob Lawrence, etc. That period became the benchmark for Africans in America to do art based on a European model. Simultaneously, Europeans were trying to redefine themselves by experimenting with different forms and ideas. They defined it as fine art. The Africans, on the other hand, were also looking for some

sort of self-worth or self-value after enslavement and colonization. They painted things that mimicked European artists. This adaption among Africans in America was against traditional African cultures that did not paint pictures. We used colors to accentuate our lifestyles and they had symbolic meanings.

The African "artists" were mimicking the young Europeans approach to art. The Harlem Renaissance set the precedent for future African artists who desired to become fine artists. We did not realize we were mirroring and adapting the ways of our formal oppressor's culture. During the 60s and 70s, European art schools began to allow a limited number of Africans to enter some of their schools. After the 80s, African people went to art schools in larger numbers.

The African artists were self-absorbed and wanted to see their likeness in their heroes and heroines. We started calling ourselves Black and Afro-American trying to avoid being called an African. In the late 1970's we officially begin to call ourselves African-American. We could not get into shows in galleries, so we exhibited in churches, private homes, parks, festivals, etc. Our newfound goals were to exhibit in European museums or galleries. We embraced the European paradigm as to what art is. We were taught a history without including Africa by the people who published books on African-American artists.

When we define ourselves as fine artists, we are locking ourselves out of dealing with African material culture. Our culture influenced the European artist and ironically the European artist is now influencing the African artist, the originator. It is a very precarious position we are finding ourselves in by embracing and studying the people who had studied us in an earlier period.

ART HISTORY IN DETROIT

During the early 60s, Dr. Cledie Taylor, founder of Arts Extended Gallery showcased the work of local artists. In 1965, The Afro-American Museum was founded in Detroit. Josephine Tafonte and Leno Art Jackson founded The American Black Artist in the early 1970s which later merged with Dabls MBAD African Bead Museum in 1998. At one time 135 artists were members. The National Conference of Artist was a national organization with a branch in Detroit. The largest exhibition in a building was organized by The American Black Artist at Hudson's Department Store in the early 1970's. None of these arts organizations were emphasizing anything remotely close to connecting us to Africa.

There is a unique opportunity for the city to try to correct the notion that there is no difference between the European artist and the African "artist". This argument directly impacts what is going on in the city today. What we are currently doing has more emphasis on culture and history. Europeans have had debates among themselves asking the question, "Is it art or African material culture?" Now, Africans are questioning whether this notion of "art" is universal. Africans are feeling left out of the distributions of money for public art and we are recognizing that the images, symbols and arrangement of the art are European in origin. Those works are not communicating with our subconscious. The creation of public art for Africans in America can be stressful and unfulfilling but it is satisfying European cultural needs.

Ancestral memory cannot be triggered by current public arts programs that are available. The current "art" keeps our brains in mental enslavement instead of liberating it. The young African students are forced to imitate or assimilate European culture from preschool until they receive their highest form of "art education", the ultimate fine art indoctrination degree.

In Africa, European art was forced on the continent by the missionaries who were teaching us how to paint, draw and create which subsequently taught Africans that their works were childlike or the work of the devil. Through that indoctrination, we were forced to burn our material culture. Today we are taught the same way, but we accept this form of indoctrination because it's camouflage under the umbrella of integration and public education. African people use art as an educational tool to teach culture and tradition value and history of that group.

ZONING

OVERVIEW OF EXISTING ZONING IN STUDY AREA

The study area contains a range of land use types, and follows patterns consistent with Detroit’s neighborhood development.

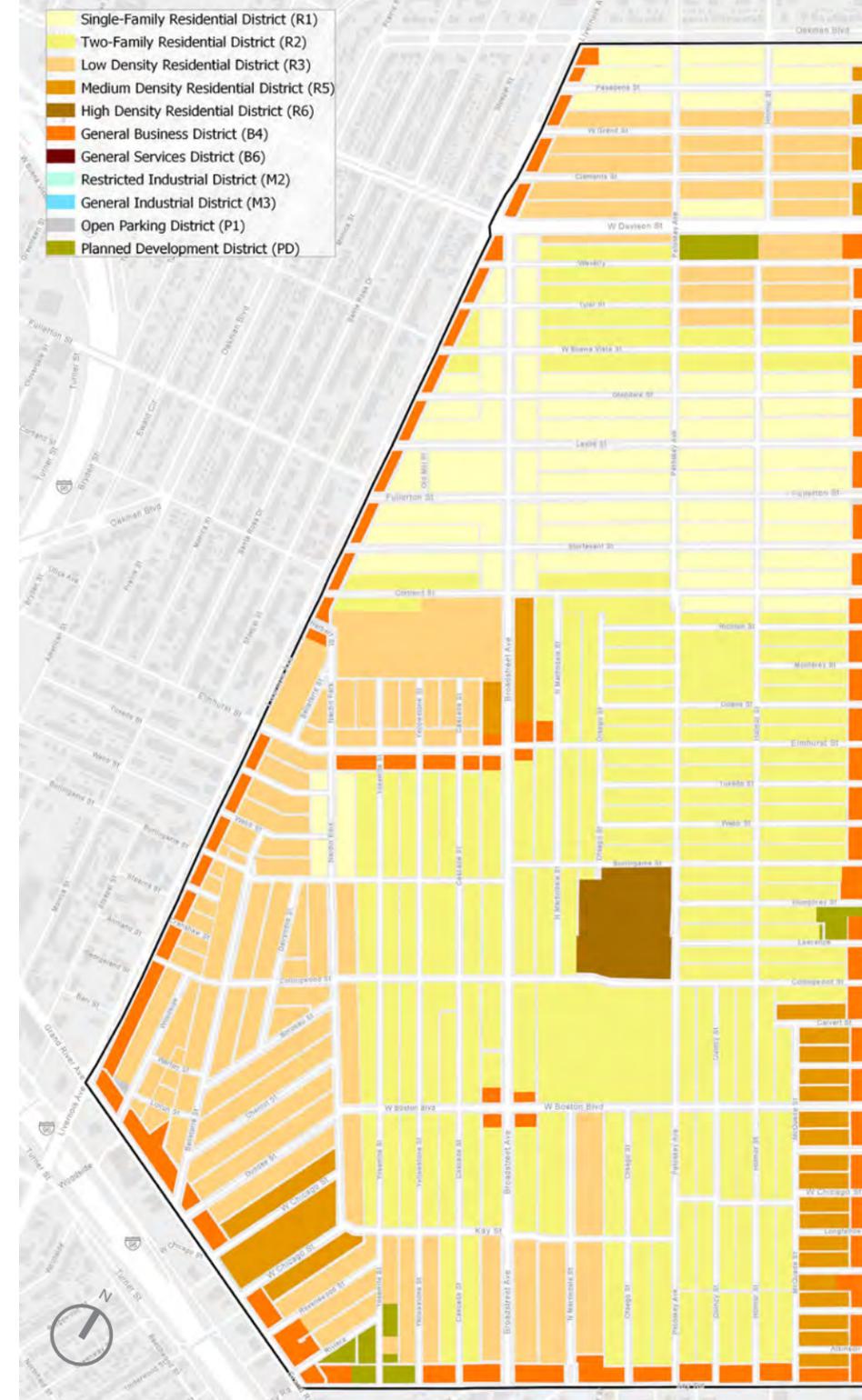
The central portion of the Study Area is comprised of primarily residential zones (R1, R2, R3, R5), with a small allocation of commercial (B4) and special land uses (PD). The boundary is defined by commercial zones (B4) with a small allocation of residential zones (R1, R3).

LAND USE

Determination of land use and zoning is an important tool that City’s can use in order to form and positively influence growth and stability in its neighborhoods. One important factor to consider in determining this land use is how it is influenced by, and can reflect and embrace a sense of local character and community. This Study Area, especially in its residential neighborhoods that are adjoined by local commercial districts, has a legacy of an informal blending of these uses through its music and performance venues and single family homes.

The City of Detroit has adopted its Zoning Ordinance for the following purposes:

- To promote and protect the public health, safety, morals and general welfare of the community;
- To classify all buildings, structures and land in such a manner as to reflect its peculiar suitability for particular uses;
- To regulate the location, construction, reconstruction, alteration, and use of buildings, structures, and land;
- To ensure adequate light, air, privacy, and convenience of access to property;
- To maintain property values;
- To set reasonable standards to which buildings, structures, and uses shall conform;
- To require off-street parking of motor vehicles and appropriate loading and unloading of commercial vehicles;
- To define the powers and duties of the administrative officers and bodies;
- To provide penalties for violations of this Ordinance; and,
- To provide for a Board of Zoning Appeals



COMMERCIAL CORRIDORS

The primary commercial corridors exist on the perimeter of the Study Area and consist of commuter and vehicular influenced uses, especially along Grand River, Livernois, and Davison. A local commercial district along Dexter, and a small portion of Elmhurst also have historically provided commercial services more focused upon the local community.

RESIDENTIAL CORES

The Study area is primarily low-density residential uses, with select sites zoned for medium or high density at the core and on its perimeter. The northern portion of the Study Area, which is the historic district known as Russell Woods, is almost entirely R1, or single family uses. The Southern portion of the Study Area, south of Elmhurst, has historically been of higher density land use, and is currently zoned primarily for two-family (R2) and low density (R3) uses.

FUTURE GROWTH

Zoning and land use has the potential to evolve as new means of occupation and use are occurring in the neighborhoods throughout the City. Updating the zoning, or providing local ordinances or overlays to reflect uses that have been successful, but may not categorically fit within the constraints of zoning determinations, can be utilized to assure they are not detrimental to communities, but at the same time are able to respond to new resources, investment, and development, while encouraging new forms of use and occupation.

3

COMMUNITY
ENGAGEMENT
REPORT



IMPORTANCE OF PUBLIC OUTREACH

Community engagement is at the forefront of all neighborhood improvements. We felt it was important to maintain and increase neighborhood involvement throughout the entire process of the neighborhood plan. Russell Woods Sullivan Area Association has a large body of residents and was one of the first organizations we engaged. Nardin Park Improvement Rock is also one of our biggest supporters in fostering connections in the neighborhood. We'd like to thank the following neighborhood groups/entities for your involvement and assistance with neighborhood meetings and engagement:

- Russell Woods Sullivan Area Association
- Nardin Park Improvement Rock
- Boys and Girls Club of South East Michigan
- Dexter Elmhurst Center
- Dexter Grindz (formerly Eleos Coffee)
- Ebenezer AME Church
- New Light Baptist Church
- Dexter Avenue Baptist Church
- St. Charles Lawanga Parish (formerly St. Cecilia's)
- First Glory Baptist Church
- Broadstreet Presbyterian Church
- Auntie Na's House
- Youthworks Detroit
- Life Remodeled



METHODS OF COMMUNITY ENGAGEMENT

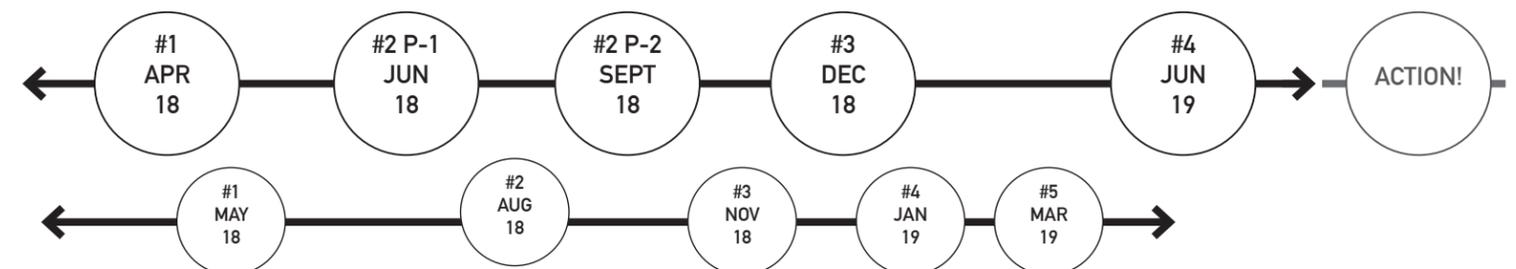
We deployed several engagement methods during the process of the Neighborhood Framework Plan to meet as many residents as possible. This allowed us to hear interest and concerns of residents and present solutions to issues mentioned. Here are the methods we used:

- Phone Banking (ongoing)
- Emails (ongoing)
- Flier Canvassing (especially in Nardin Park for 2nd Community Meeting)
- Living Room Conversations (5-10 People) - held in peoples' homes allowed us to meet people where they are and ask questions related to neighborhood improvements.
- Focus Groups (15-20 People) - small group meetings prior to the community meeting helped to refine neighborhood improvements prior to meeting with the larger body of residents.
- Community Meetings (75 People)- held in public venues allowed communities



COMMUNITY MEETINGS
70+ COMMUNITY MEMBERS

FOCUS GROUPS
15+ COMMUNITY MEMBERS



METHODS OF GATHERING CONSENSUS

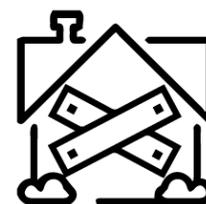
It was also important for us to figure out ways to gather consensus on neighborhood solutions. Many issues were presented and it was difficult to prioritize areas of focus. We also faced issues when using keypad polling as a primary gathering method. Neighborhood conflict and ambivalent consensus lead to new engagement methods being introduced. Overall we were able to find methods that worked and yielded priorities and highest agreement on solutions. Here are the methods we used:

- Keypad Polling (1st and 2nd Community Meetings) Feedback Booklet and Online Survey (3rd Community Meeting)
- Comment Cards (meetings only)
- Attending meetings held by other organizations (such as the Russell Woods Sullivan Area Association meeting and the Nardin Park Improvement Rock meeting)
- Oral Histories (2nd Community Meeting and after)
- Living Room Conversations (Boys and Girls Club, Auntie Na's House, residents' homes)

Timeline of outreach process- 1.5 years
(April 2018 to June 2019)



KEY TAKEAWAYS



Vacant homes are a great concern, especially along Courtland & Waverly



Increase public art on the retail corridors



Provide a diversity of housing options that include affordable, senior, upscale, & rental



Zussman Park is the preferred park for neighborhood improvements for neighborhood play & social interactions



Reduce negative impacts of vacant land by increasing land stewardship & home-ownership



Celebrate cultural historic assets in the neighborhood



Plan for growth along Dexter for commercial & cultural investments



Utilize major east / west streets as neighborhood connections



Rehabilitate, secure, or demolish vacant single-family homes

4

PROJECT
GOALS

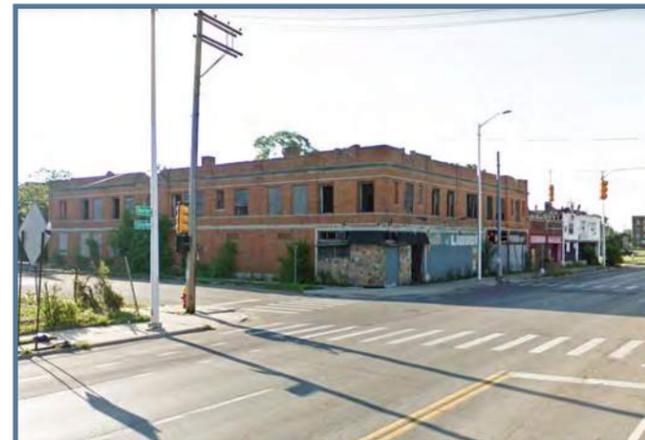


PROJECT GOALS

PLAN GOALS

Initial research and outreach, conducted over a number of months and led by local stakeholders and community figures helped provide the following goals, which served as initial metrics for further investigation:

- 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 in priority areas of the Neighborhood



PROJECT TIMELINE + COMMUNITY INPUT

COMMUNITY PRIORITIES

In addition to initial plan goals, a series of priorities were defined by the initial outreach and community led process. Also see the Community Outreach section of this document for further description.

- Support Local Businesses
- Improve Neighborhood Connections
- Revitalize Vacant Land + Structures

NEAR-TERM ACTIONS

Recommendations for potential improvements within the Study Area are provided under the following categories, and will fall within two primary durations: Near-term and Long Term. Near-term recommendations will fall within a timeline of approximately 18-24 months.

- Retail
- Housing
- Art
- Heritage + Culture
- Streetscape
- Parks
- Zoning



LONG-TERM ACTIONS

Similarly, Long-term actions will fall within a similar set of categories, but will be planned upon a longer timeline, expected to be 24+ months.

- Retail
- Streetscape
- Open Space
- Arts
- Heritage + Culture



5

NEAR
TERM
ACTIONS



KEY CLUSTERS OF ENGAGEMENT

The collection of near term actions are recommendations based on the existing conditions and inherent opportunities of both Russel Woods and Nardin Park. The strategy is to work within select areas that have the most potential for immediate growth to help stabilize the area.

The near term actions are grouped into focused areas to heighten the impact of the individual investments by tying them together. The overlap of various strategies creates smaller clusters that can catalyze future growth.

Following the near term recommendations, further strategies for expansion and connectivity are indicated as long term strategies.



HERITAGE GOALS & RECOMMENDATIONS

Celebrate the History and Cultural Landscape of the Neighborhoods and Their Residents

The Study Area has a lasting legacy that consists of a rich and storied historic, cultural heritage. Identifying and unearthing these stories through various approaches led to the definition of how we could relay this information through our design recommendations.

Recommendation 1
NATIONAL REGISTER LIST

Recommendation 2
CONSERVATION OVERLAY DISTRICT (COD)

Recommendation 3
RUSSELL WOODS HISTORIC DISTRICT GATEWAYS



Recommendation 1 NATIONAL REGISTER LIST

National Register List

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's age, significance, and integrity.

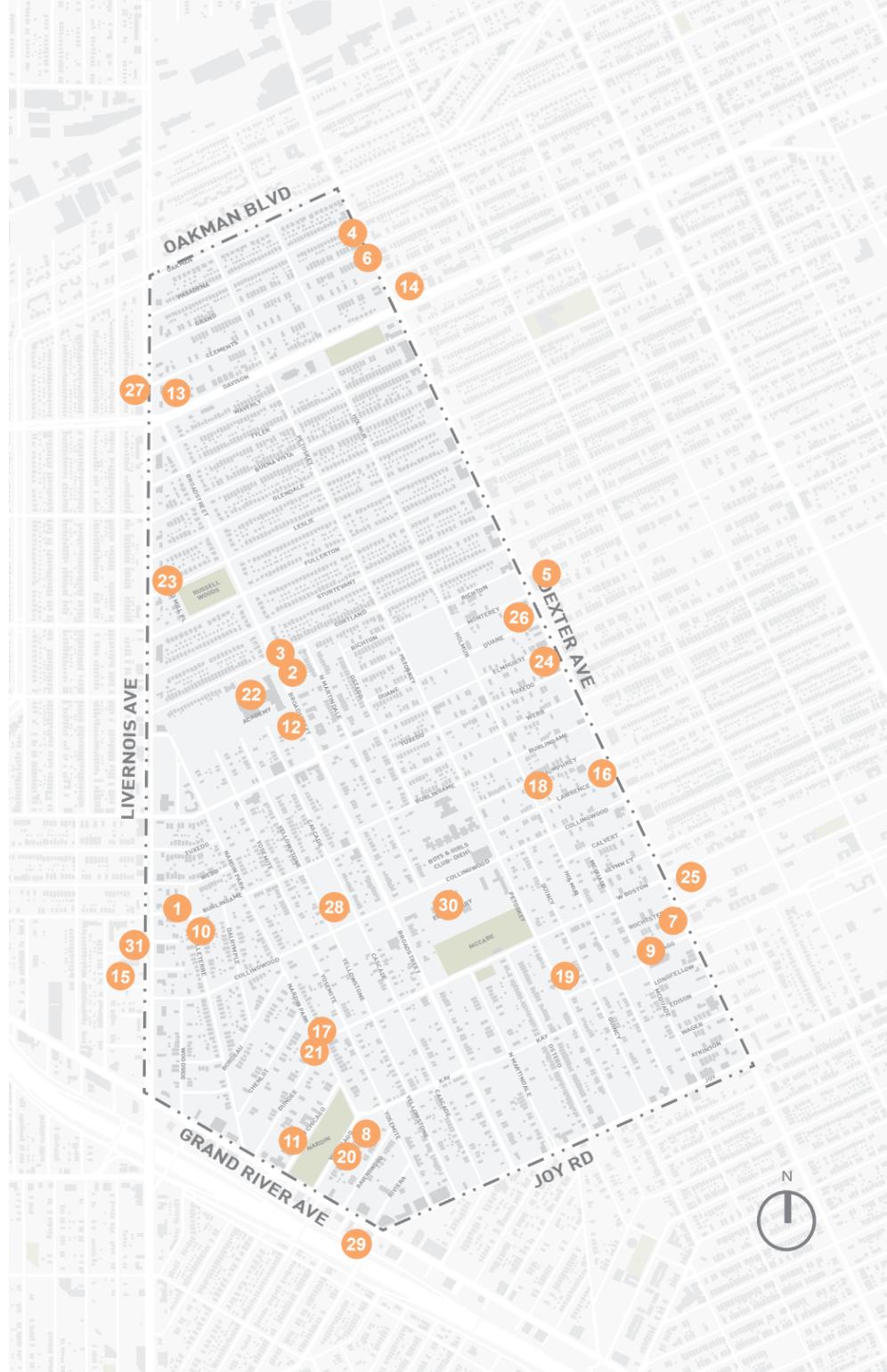
In this context, age and integrity relate to the following: Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?

In this context, significance relates to the following: Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archaeological investigation about our past?

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. They are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of significant persons in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield, information important in history or prehistory



APARTMENTS



11619 BelleTerre



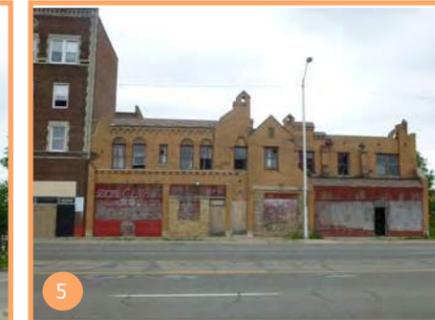
12160 Broadstreet



12170 Broadstreet



13725 Dexter



12152 Dexter



13641 Dexter



9739 Dexter



5121 W Chicago



3760 W Chicago



5339 Burlingame

HISTORIC & RELIGIOUS BUILDINGS

SOCIAL & CULTURAL BUILDINGS

Areas of Focus

We found that in the RW/NP areas that the National Register (NR) properties tended to be associated with the categories of Religion, Education, Cultural History, and Architecture. The team looked at all structures, but these were main categories that emerged in the area.

Benefits of National Register

Listing in the National Register is the first step towards eligibility for National Park Service-administered federal preservation tax credits that have leveraged more than \$45 billion in private investment and National Park Service grant programs like Save America's Treasures and Preserve America.



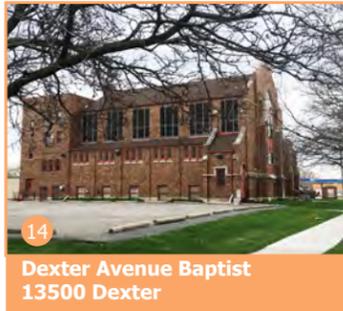
11
New Light Baptist Church
5250 W Chicago



12
Broadstreet Presbyterian
12065 Broadstreet



13
Life Church
4366 Davison



14
Dexter Avenue Baptist
13500 Dexter



15
St. Charles Lwanga
Catholic Church 10400 Stoepel



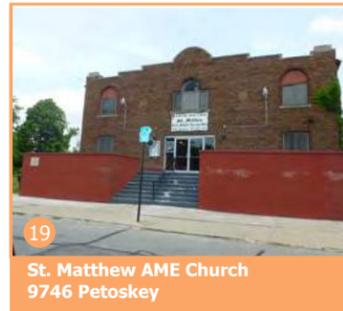
16
St. Paul AME Zion
11389 Dexter



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



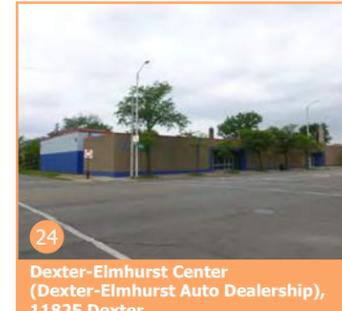
21
Bethel Community Church
9841 Dundee



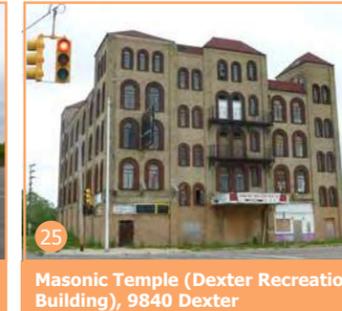
22
Hope Academy (Winterhalter
School) 12121 Broadstreet



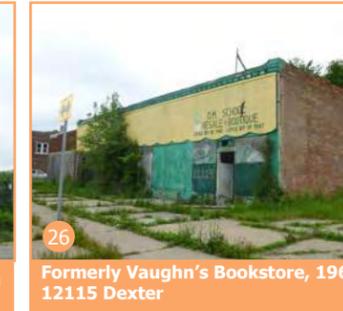
23
Former Randall Home & Broadstreet
Publishing, (1960) 12680 Old Mill Place



24
Dexter-Elmhurst Center
(Dexter-Elmhurst Auto Dealership),
11825 Dexter



25
Masonic Temple (Dexter Recreation
Building), 9840 Dexter



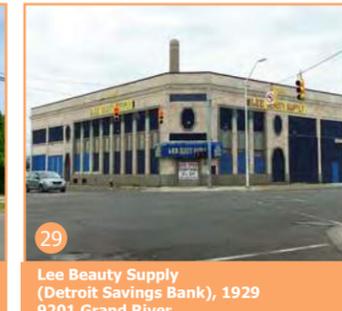
26
Formerly Vaughn's Bookstore, 1960
12115 Dexter



27
Shrine of the Black Madonna (Formerly
Miller Homes), 13535 Livernois



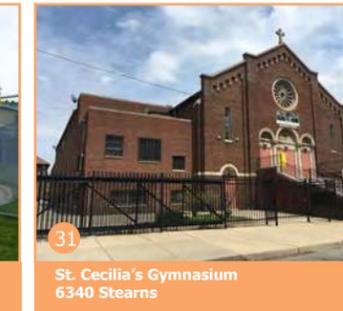
28
Former Hellen W. McKerrow School
4800 Collingwood



29
Lee Beauty Supply
(Detroit Savings Bank), 1929
9201 Grand River

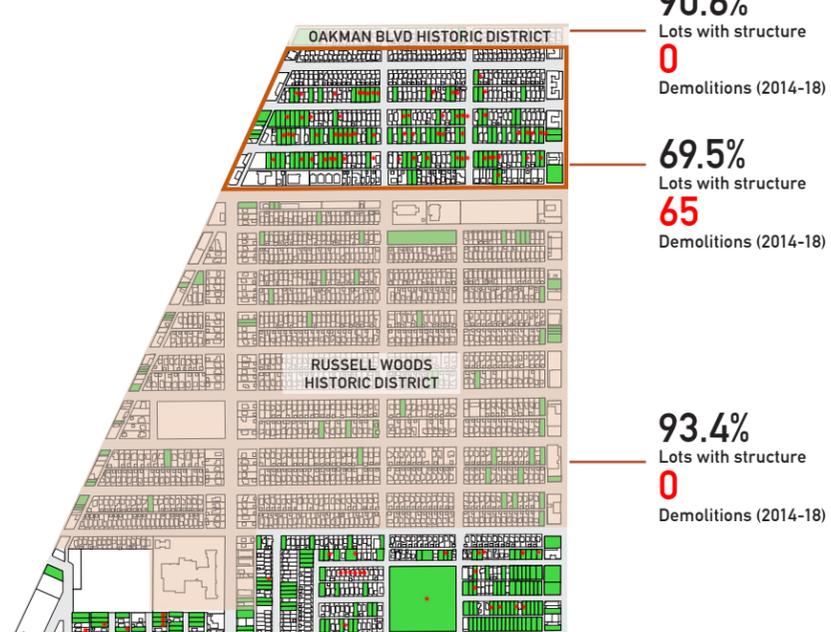
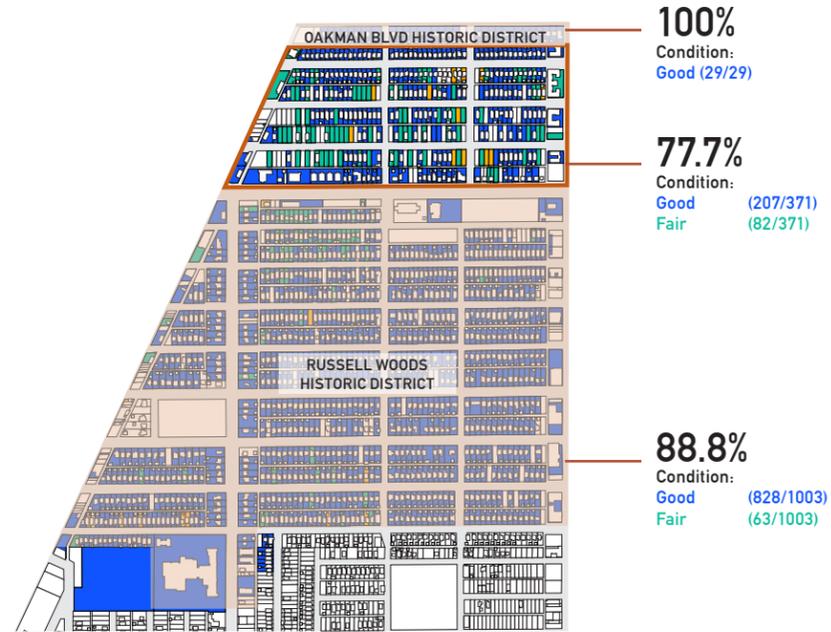


30
Keidan Special Education
School, 1962
11501 Collingwood



31
St. Cecilia's Gymnasium
6340 Stearns

Recommendation 2 CONSERVATION OVERLAY DISTRICT (COD)



Conservation Overlay District
Selection of Building Elements - The team chose areas based upon a certain density of architecture in place, relatively high degree of historic integrity of materials remaining, and proximity to existing historic districts with related architecture and development patterns. The selection of building elements to protect would ultimately be up to a combined body of residents, owners, neighbors, and city officials. We recommend that massing, scale, and setbacks be relevant elements to retain and encourage similar in rehabbing/new construction. Suggesting that related materials (brick, stucco, clapboard) be used in new construction would also help retain a cohesiveness to the neighborhood.

Benefits to Future Growth
The benefits of a COD are that it would highlight and focus on a neighborhood that possibly does not have a focus or "name" or a strong identity outside of its neighborhood, it would give newcomers a comfort level that the neighborhood is involved in its own future growth, protection, and planning. It would involve key players (owners, residents, tenants, business owners, etc.) in planning and create a stronger "sense of place" or community identity.

SUGGESTED BUILDING ELEMENTS FOR REVIEW

| | | | |
|--|--|--|---|
| <p>ROOF Front-facing gable Hipped roof with dormers</p> | | | |
| | | | <p>PORCH Partial facade front porches Balcony on 2nd story</p> |
| <p>CHIMNEY Prominent Brick</p> | | | |
| | | | <p>MATERIAL Mainly brick Shake / clapboard</p> |
| <p>DETAILS Cast stone sills Awning Casement windows</p> | | | |

Recommendation 3 RUSSELL WOODS HISTORIC DISTRICT GATEWAYS

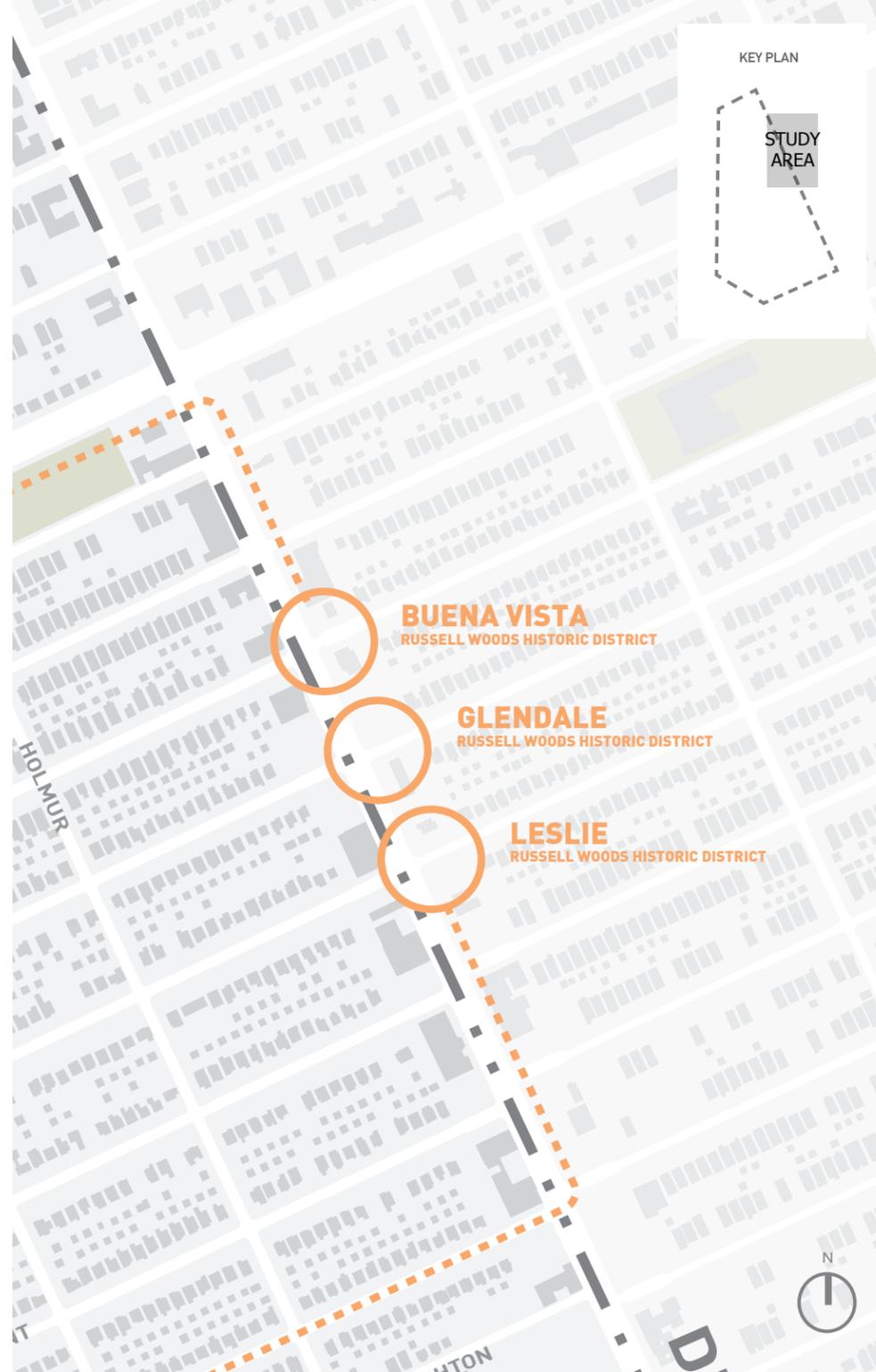
Establish Gateway Markers into Historic District Neighborhood

One of the most stable and notable areas within the extents of the study is the Russell Woods Historic District. Celebrating the legacy of this residential community through the demarcation of its entryways to the local retail district on Dexter Avenue will help further elaborate and bring to the forefront this lasting history.

Implementing a series of strategies from signage, to bump-outs and landscape buffers, street graphics, and mural art, the intent is to highlight and tell the stories of the remarkable people, places, and events that have transpired within and been inspired by this area.



Gateway at Dexter & Leslie | Before



Gateway at Dexter & Leslie | After

Recommendation 3

RUSSELL WOODS HISTORIC DISTRICT GATEWAYS CONT.

Activated Edges

The unifying concept of “Activated Edges” is utilized throughout this set of recommendations. This term is a way to both identify and communicate a consistent set of guiding principles that manifest at a multitude of scales, capacities, and both areas of exploration and design / implementation.

During the research phase it was consistently discovered that this area of exploration was both where the greatest challenges and areas of opportunity existed. This key insight helped lead the discovery through the design and implementation processes.

By prioritizing the interface between different environments or conditions (for example, public / private, indoor / outdoor, natural / urban, etc.), a singular area of focus can manifest in a multitude of settings.

The ‘Gateways’ are an extension and one example of this approach, which exist at the interface of the local retail and historic residential environments.



Gateway at Dexter & Buena Vista



Gateway at Dexter & Glendale

STREETSCAPE GOALS & RECOMMENDATIONS

Create a Walkable Pedestrian Environment for Future Retail

Safe pedestrian crossings and well-connected environments are a major contributor to the ultimate success of a healthy public realm. There is interest in supporting local businesses and attracting new ones to the retail microdistrict located on the northern portion of Dexter Avenue between Davison Street and Sturtevant Avenue. We have identified two streetscape nodes within this area for improvements including painted pedestrian crossings, an increased planted buffer, protected bike lanes, a road diet to slow traffic and protect pedestrians, enhanced parking, and an extended public right-of-way are amongst potential improvements.

Additionally, pedestrian safety and traffic slowing measures consisting of bulb outs and traffic tables on Waverly Street next to Zussman Park, and the re-paving and marking on Broadstreet Avenue near Davison would also help assure streets within the residential portion of the community are also improved.

Recommendation 1 DEXTER AVE - DAVISON TO BUENA VISTA

Recommendation 2 DEXTER AVE - BUENA VISTA TO STURTEVANT

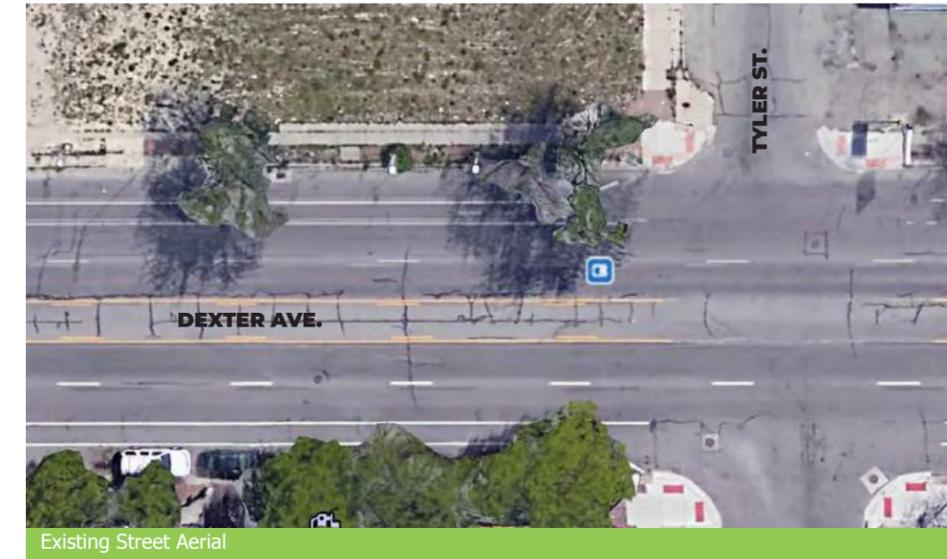


Recommendation 1 DEXTER AVE - DAVISON TO BUENA VISTA

Anticipate Future Retail and Density

The length of Dexter Ave between Davison and Buena Vista, Node 1, is occupied by several automotive storefronts that are accompanied by convenience stores. The streetscape does not provide any safe pedestrian crossings, and although there are bike lanes on either side of the street, they are unprotected and separated from the sidewalk with a row of on-street parking.

The proposed street plans focus on safety, greenery, and pedestrian accessibility. To make the street safer for multi-modal transportation, bollards distinguish bike and vehicular traffic and pedestrian refuge islands separate traffic in opposing directions. Planted pedestrian refuge islands create a holistic greening strategy supported by the existing sidewalk trees. Colorful crossings and expanded sidewalks promote walk-ability and anticipate expanded pedestrian activity.



Existing Street Aerial



5-Lane Street Plan



3-Lane Street Plan

Recommendation 1 DEXTER AVE - DAVISON TO BUENA VISTA CONT.



3-Lane Street w/ Expanded Sidewalks, Parking and Dual Bike Lane

5-Lane Street w/ Parking and Dual Bike Lane

Recommendation 2 DEXTER AVE - BUENA VISTA TO STURTEVANT

Anticipate Future Retail and Density

The length of Dexter Ave between Buena Vista and Sturtevant, Node 2, contains local convenience and grocery stores as well as a collection of vacant retail buildings primed for rehabilitation. With more vacant lots than Node 1, Node 2 suffers from a lack of consistent street frontage and effective density characteristic of a neighborhood retail district.

As in Node 1, the proposed street plans focus on safety, greenery, and pedestrian accessibility. To make the street safer for multi-modal transportation, bollards distinguish bike and vehicular traffic and pedestrian refuge islands separate traffic in opposing directions. Planted pedestrian refuge islands create a holistic greening strategy supported by the existing sidewalk trees. Colorful crossings and



expanded sidewalks promote walk-ability and anticipate expanded pedestrian activity. Node 2 additionally includes shorter distances between crosswalks to further support pedestrian activity in this retail core.

Activated Edges

Transportation infrastructure (roads, sidewalks, etc.) can be singular and isolated environments. Rather than seeing these spaces as stand-alone, we recognize that public spaces from property line to property line can be cohesive and unified spaces, each facilitating its individual dedicated use, while supporting the needs of the next.

In the Study Area, this idea provides opportunity for improved connectivity between its amenities, while contributing to pedestrian safety and a better user experience.



RETAIL + ECONOMIC DEVELOPMENT GOALS & RECOMMENDATIONS

Create an Atmosphere for Economic Development

Previous studies and research conducted by the City led to the establishment of a locally-focused, retail microdistrict between Davison Street and Sturtevant Avenue on Dexter Avenue.

As the nature of retail continues to evolve, new and emergent approaches such as pop-up stores and recurring community markets are becoming more of the norm. The flexibility to house a number of potentially rotating programs from grocers to clothing stores in a single environment allows the use to grow within its context rather than being limited to a single, pre-established use. A secondary benefit of this approach is that it provides a short-term and rapidly deployable infrastructure that can attract future development.

Furthering these efforts with pre-established programs such as Motor City Match and Re-Store, in addition to technical support training assistance for residents to provide better local business activity, often leads to the establishment of stable local businesses and associations.

Recommendation 1 DEXTER AVE POP-UP



Recommendation 1

DEXTER AVE POP-UP

Encourage Local Entrepreneurs

One of several city-owned vacant properties on Dexter Avenue is at the intersection of Dexter and Tyler. Selected for both its location within a cluster of existing buildings and for its scale and prominence as a corner lot, the site is an opportunity for catalytic retail growth in the area.

Pop-up retail space is valuable because it allows smaller spaces with which to test the market and provides easier entry for local entrepreneurs. The flexibility of retail area and programming allows a pop-up to host a variety of scales and types of public program.

Activated Edges

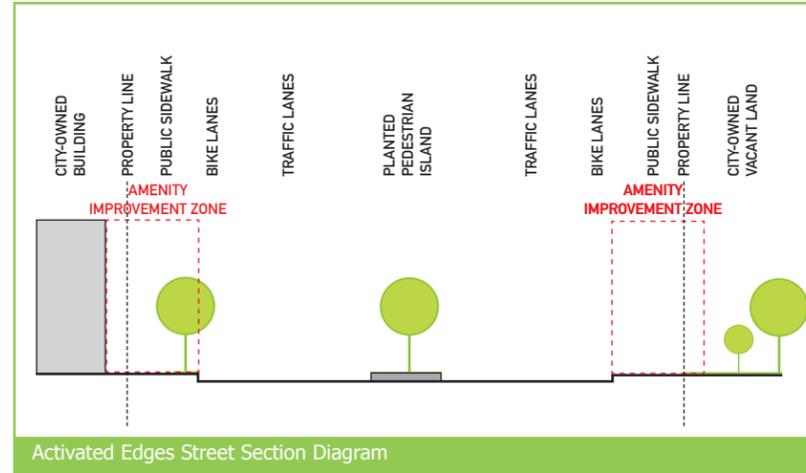
Pedestrian environments and the public experience does not need to ignore and be detached from the private uses they adjoin - this is especially true in the Study Area. By creating a smoother threshold and blending the more public uses into city-owned vacant land, greater activation and productive use can be established and substantiated.

On Dexter, this occurs by literally thickening the edge that is currently held at the property line, and allowing this new thickened bandwidth to be occupied by a variety of passive and active uses (planted landscape, widened sidewalks, bike lanes, seating, vacant land screening, pop-up retail, etc.)





Dexter & Tyler Pop-Up Site (Before)



Activated Edges Street Section Diagram



Dexter & Tyler Pop-Up Site - Temporary Shipping Container Retail

HOUSING GOALS & RECOMMENDATIONS

Preserve and Stabilize Quality Vacant Homes for New Homeowners

Supporting and Stabilizing Russell Woods + Nardin Park contain a great variety of housing types, density, and conditions of existing building stock. By pairing new rehabilitation opportunities with existing community amenities, such as retail districts and community centers, transportation networks and mobility options, and existing pockets of residential stability and historic character, this effort proposes new options for existing and new potential residents.

The large amount of vacant two, three, and four family flats in Nardin Park provide opportunity for a concentrated housing strategy in the southern portion of the study area. These existing assets present both great flexibility for phased construction as well as income potential for owners. The rehabilitation of these homes is intended to present a greater diversity of options, while strengthening the existing housing stock.

Existing programs, including the Detroit Land Bank Authority's Rehabbed and Ready program, will be available for single family homes. The removal of existing vacant and deteriorating structures will also lend stability to the area.

Recommendation 1 DUPLIX REHABILITATION

Recommendation 2 DETROIT TRANSITIONS WEST



Recommendation 1

DUPLEX REHABILITATION

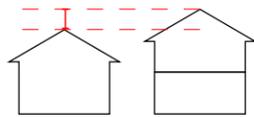
Two, Three, Four Family Homes

Incremental Investment in Existing Resources

Duplex (two, three, and four family homes) development provides home owner opportunities with the advantage of additional income and flexibility. The slightly greater cost of rehabilitating an existing duplex property, in comparison to a single family home, is offset by the future rental income of the second unit. In addition, duplex properties allow mix or multi-generational families the ability to live within the same building, but with expanded shared resources.

The rehabilitation process begins with a single unit, and expands to complete the duplex. The owner can therefore expand the property capacity over time, and can invest in the duplex incrementally.

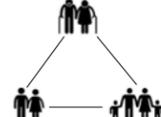
Grouping multiple properties together creates a more enticing investment opportunity for developers.



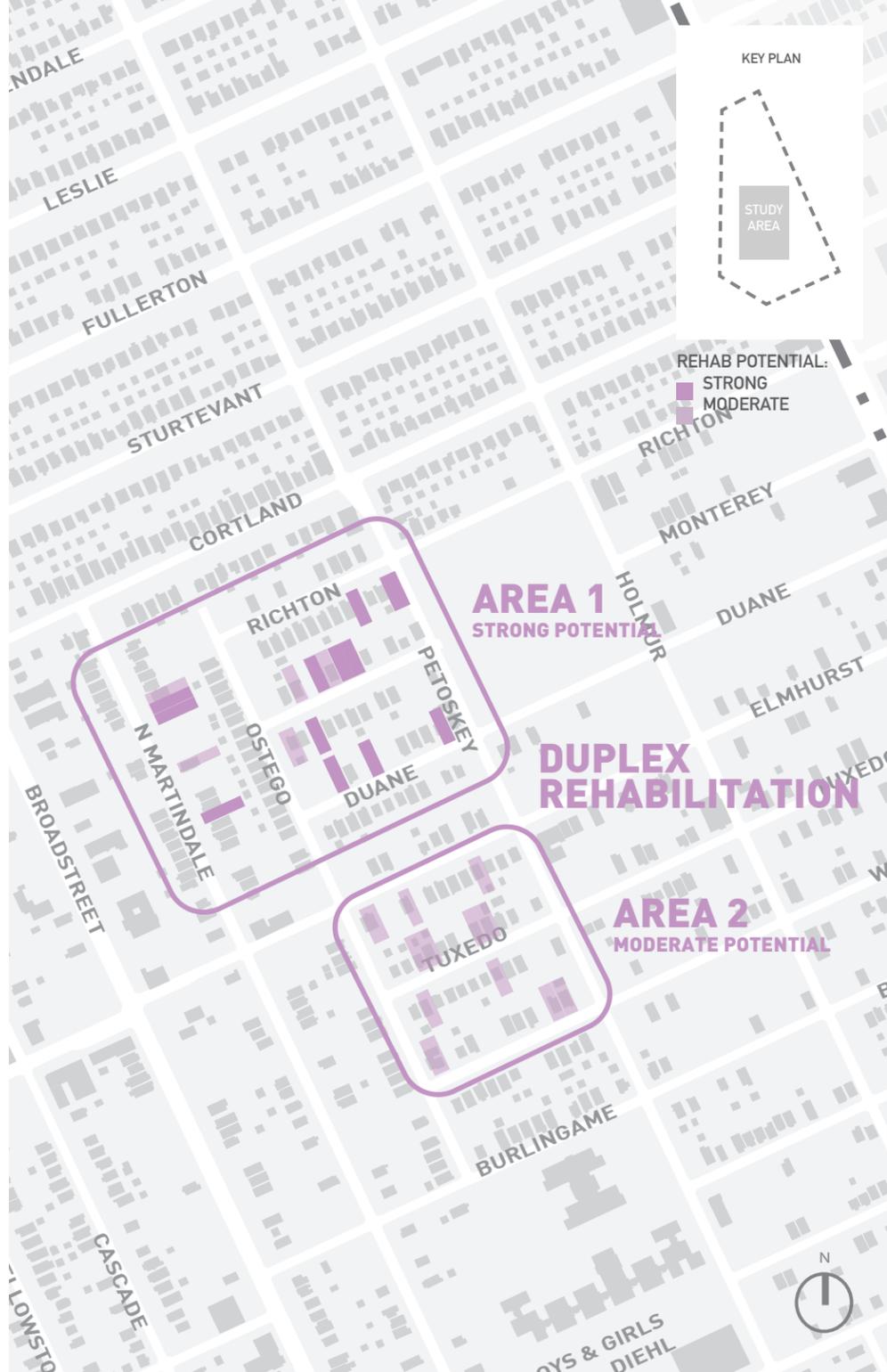
Not significantly more expensive than rehabbing a single-family home



Potential for rental income



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



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

S Single property owner who rehabs 1 duplex



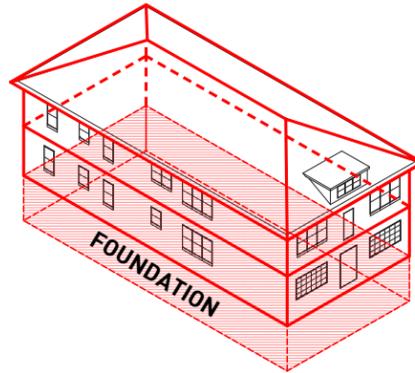
Condition of structures:
 Good - 2
 Poor - 1

INCREMENTAL ACTIVATION

When trying to rehabilitate and reactivate vacant or underutilized structures, it is sometimes difficult to stretch the resources you have available evenly across the entire property. This is also true in vacant or underutilized land (see Homesteads section below). This does not need to be an all or nothing approach.

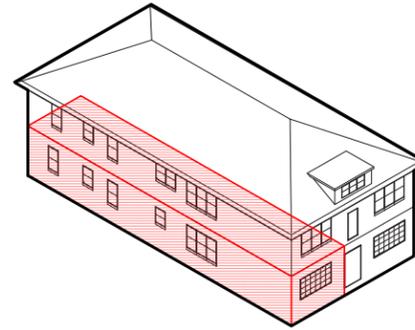
By stabilizing, then incrementally activating strategic portions of properties over time, you are able to better focus your resources and in turn, have a greater positive impact. This also allows greater freedom for projects to respond to their surrounding contexts over time.

Step 1



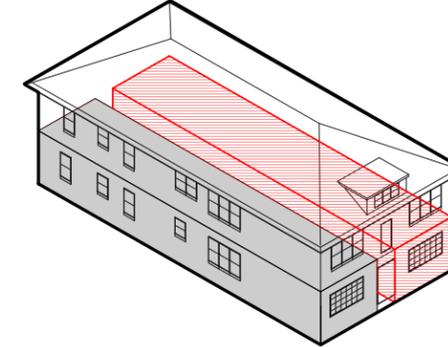
Structure + Foundation

Step 2



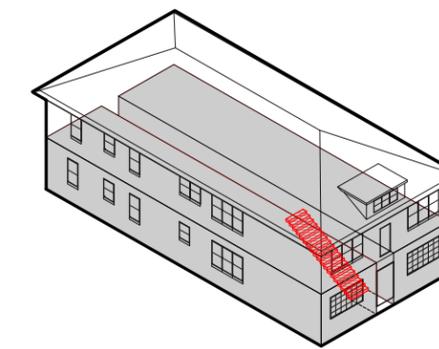
Owner Unit

Step 3



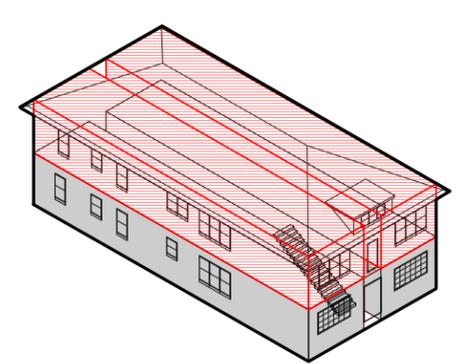
Lower Rental Unit

Step 4



Stairs

Step 5

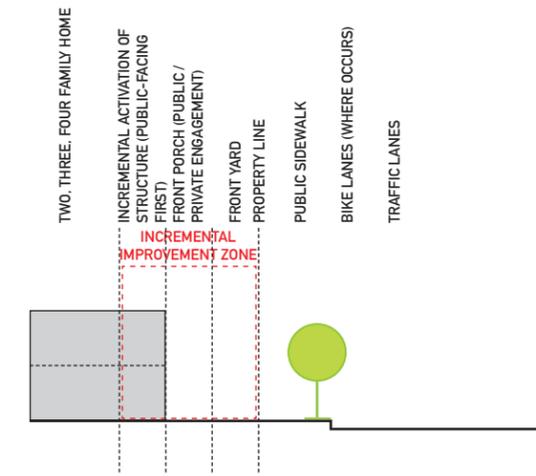


Upper Rental Units

Activated Edges

There is a high allocation of two, three, and four family homes in the Study Area, especially in its southern portion. These homes follow a consistent pattern typologically and in their basic organization. By first stabilizing and occupying their more public facing portions (see previous page), and also recognizing the important role that their front yards, surrounding open spaces, and porches play as a transition from public to private spaces, there is an opportunity to have a greater positive impact on the community as a whole.

Additionally, a new range of potential programming options become available with this project type when paired with this approach. Adjustments to the zoning would be needed in certain instances, but activating the surrounding yards and open spaces with more public and productive uses, then allowing the ground floor of these structures to be open up to a range and combination of income generating uses (work / live, home business, rental property, etc.), especially along the more active corridors in the Study Area (Elmhurst, Broadstreet, Petoskey, etc.), presents greater potential for additional development scenarios.



Activated Edges Section Diagram



Duplex Renovation (Before & After)

Recommendation 2

DETROIT TRANSITIONS WEST



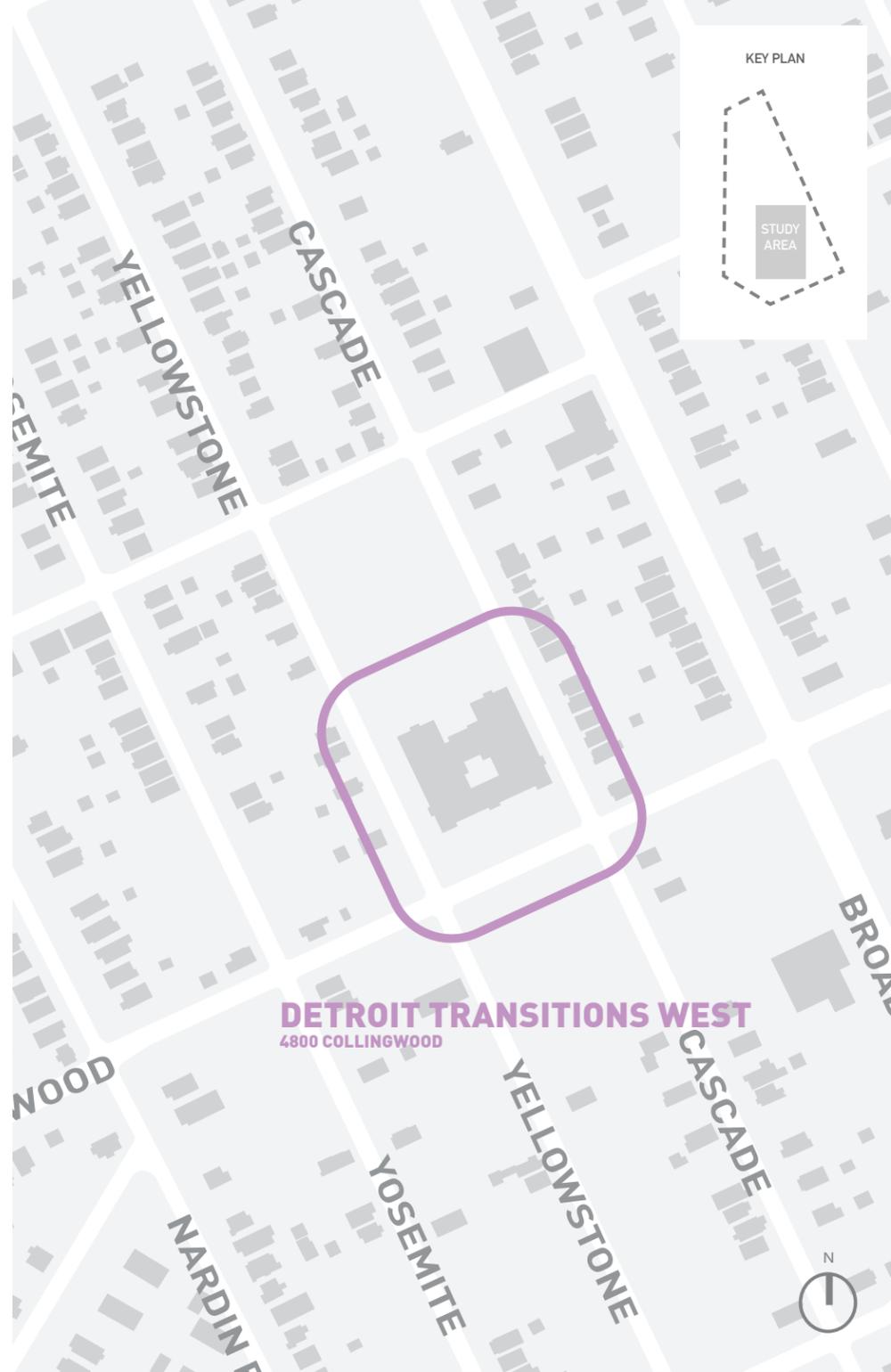
4800 Collingwood (Before)

Opportunities for New Community

The site of a former school, 4800 Collingwood would be an ideal candidate for large scale rehabilitation. The site has proximity to local transportation, ample open space for shared parking or public parks, and an architecture that can easily be converted from its former use into a residential complex.

Programming for the new residential space would include a mix of unit types, ranging from studios to three bedrooms. The housing would be supported by shared amenity spaces that could also be made accessible to the broader Nardin Park community.

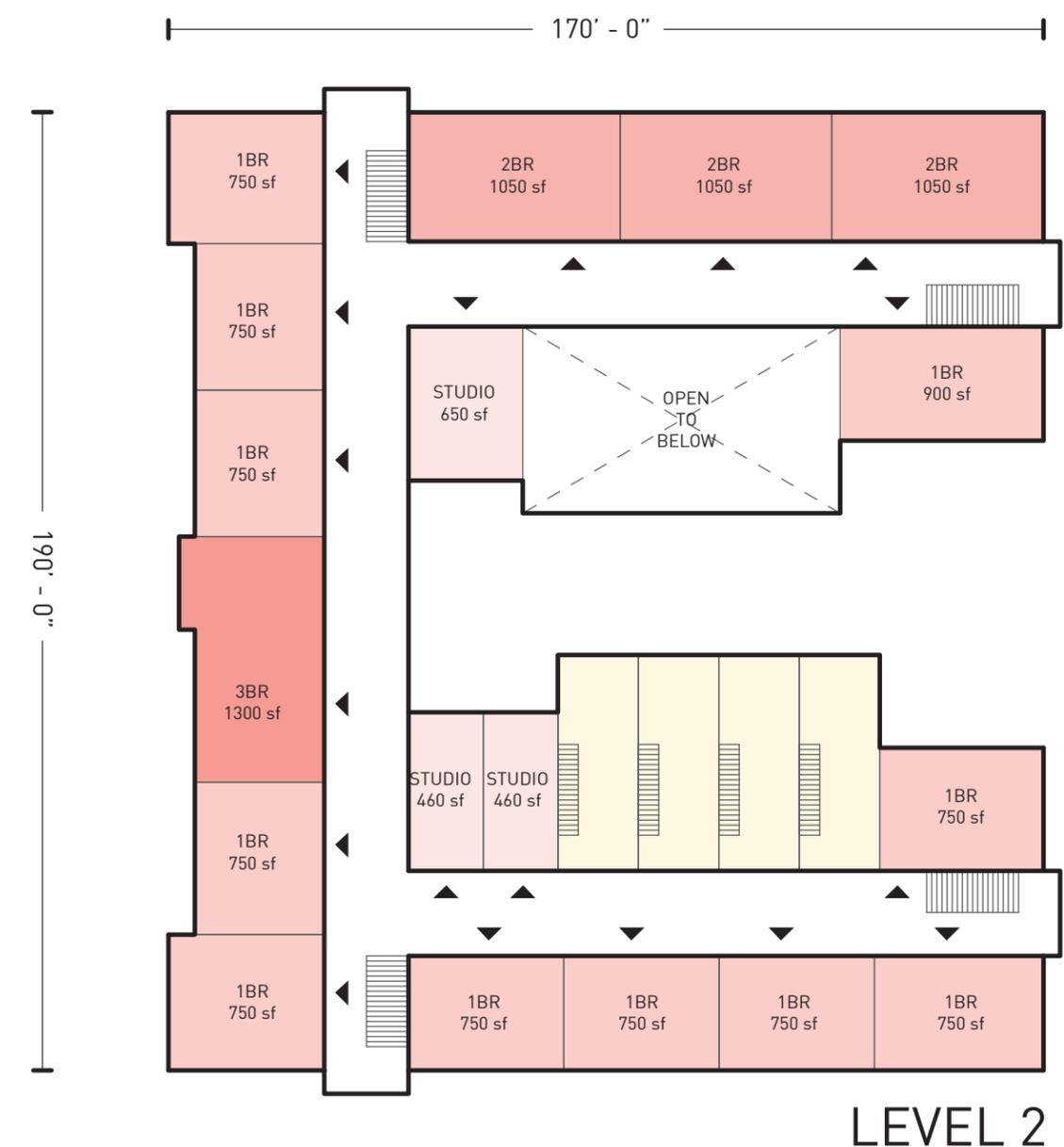
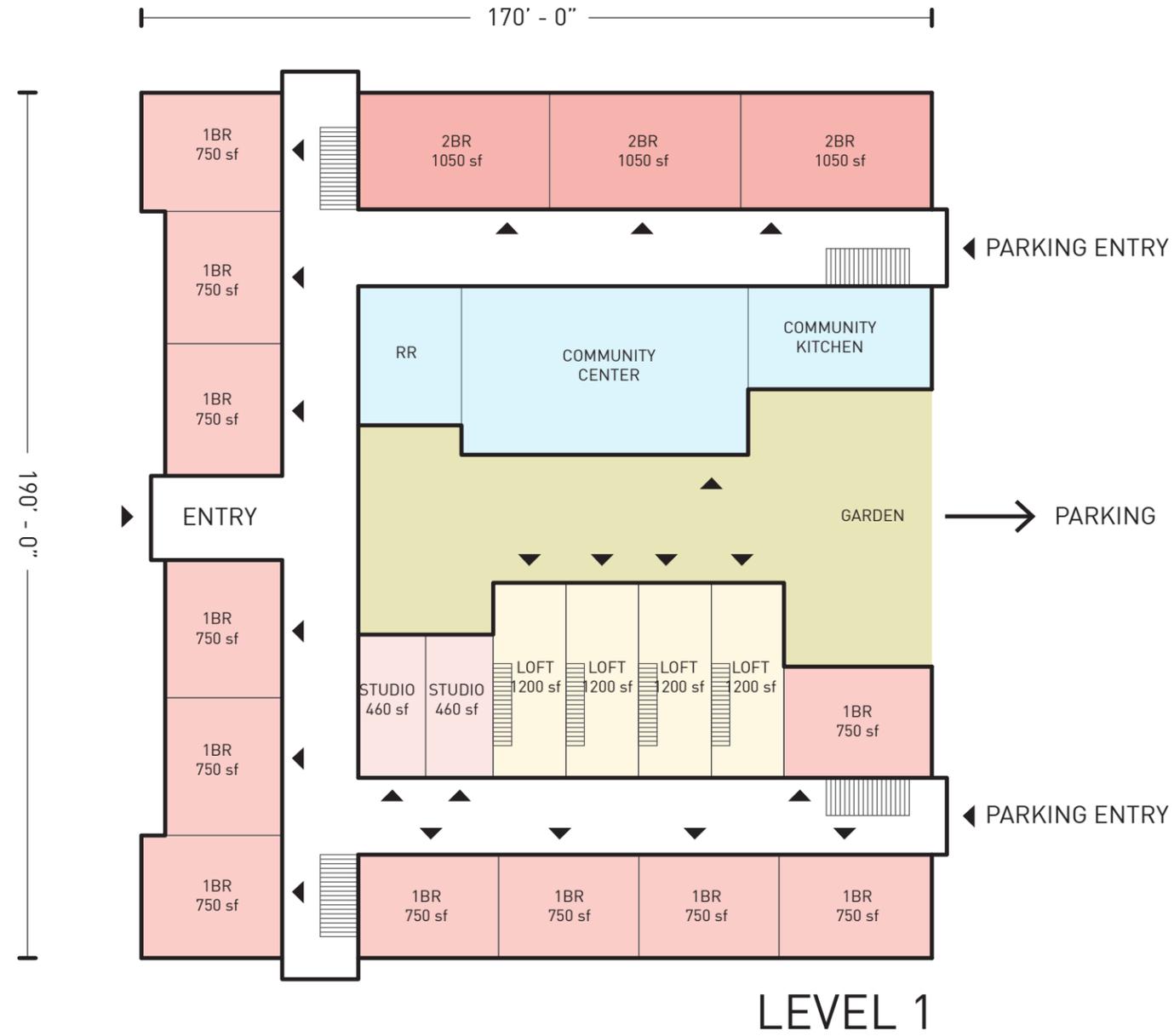
Following initial review of this property, it was deemed not viable for rehabilitation.



DETROIT TRANSITIONS WEST
4800 COLLINGWOOD



4800 Collingwood (After)



PARKS GOALS & RECOMMENDATIONS

Create a Family Friendly Artistic Environment

The physical make-up of the neighborhoods contained within the Study Area are largely defined by the legacy of its parks and open spaces. Building upon the history of landscape architecture and park design that was integral to the development and identity of the City, Russell Woods + Nardin Park has selected Zussman Park as a focus area for the re-activation and connection of open space to the neighborhood.

Recommendation 1 ZUSSMAN PARK



Recommendation 1 ZUSSMAN PARK

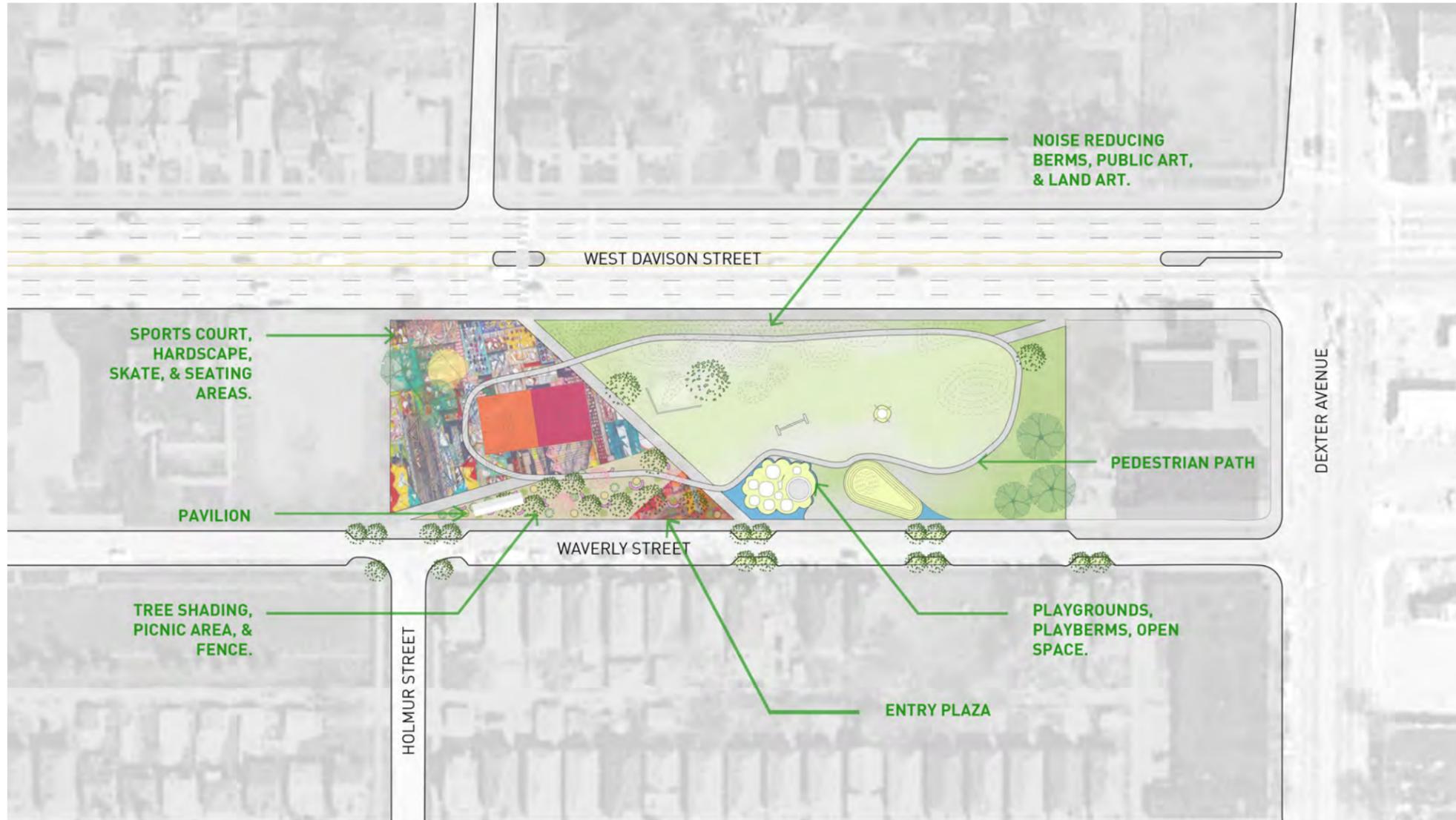
Support Health & Community Through Outdoor Play

Proposed uses will include a basketball court, pavilion spaces and seating areas, playground equipment, shade trees, picnic areas, a playfield, and landscape berms that will help buffer and protect the park from Davison Street, all of which will be connected by walking paths.



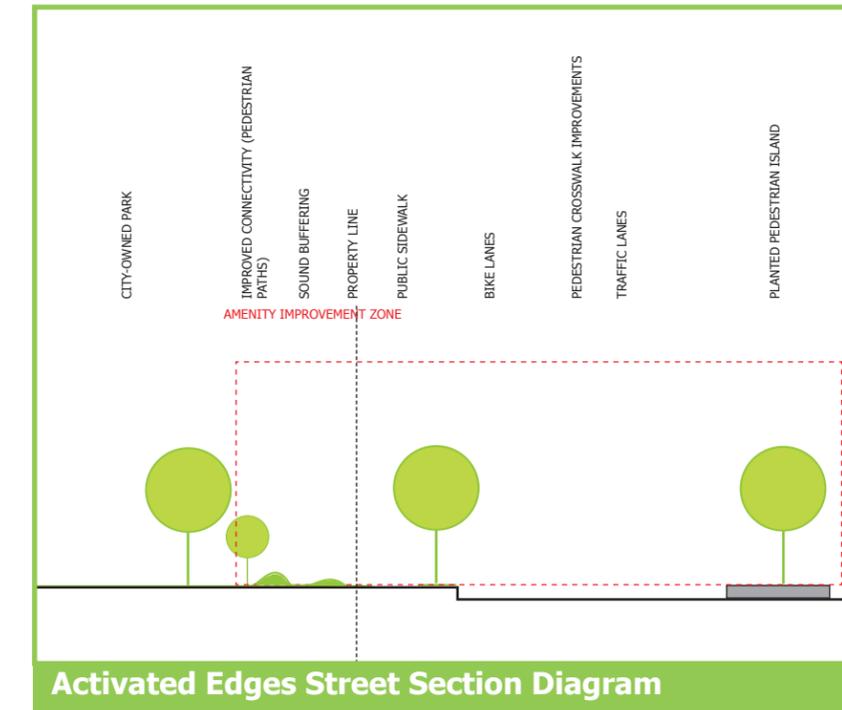
Zussman Park Sport Court | Before





Activated Edges

Parks and open spaces have the potential to serve a greater range of community functions beyond their prescribed use. Zussman Park sits on a very active vehicular edge, and also serves as an important northern threshold connector into the Study Area (and Russell Woods neighborhood). Allowing the parks northern edge to be designed to better accommodate and invite pedestrians both provides a greater degree of safety for them, as well as making their entry into the neighborhood more focused, intentional, and a better experience. Similarly, providing a landscape buffer to dissipate road noise also becomes an important additional function of the parks northern edge.



ART GOALS & RECOMMENDATIONS

Enhance Existing Assets with Design & Heritage

Storytelling through art can highlight and illustrate rich cultural narratives and connect place back to people. These stories can be integrated into everyday public space improvements including way-finding elements, vacant lot screening, and on existing structures including murals and signage. This implementation of art can define a space and create an individuality of place that is rooted in its specific history.

Recommendation 1
ART ON EXISTING BUILDINGS

Recommendation 2
VACANT LAND SCREENING

Recommendation 3
STREETSCAPE ACTIVATION

Recommendation 4
ART INSTALLATIONS



Recommendation 1

ART ON EXISTING BUILDINGS

Existing Assets are a Future Canvas

We asked residents how they felt about art on existing buildings between April 2018 to December 2018. As part of these discussions, identifying how re-envisioning existing structures as a canvas can have multiple benefits. Artist installations can be created at a scale large enough to impact the urban design of a neighborhood, while in turn revitalizing and engaging with underutilized or vacant buildings and other structures. Especially important to this area was the integration of cultural legacy and heritage through storytelling to be embedded into the artistic interventions.

Activated Edges

The exterior elevations of city-owned vacant or underutilized buildings become a great opportunity for the implementation of art and local heritage / storytelling. Faces of buildings, and potentially surrounding open spaces, can host an array of different artistic installations; including murals, sculptures, way-finding elements, signage, historic markers, etc.



Recommendation 2

VACANT LAND SCREENING

Curate the Appearance of Openness

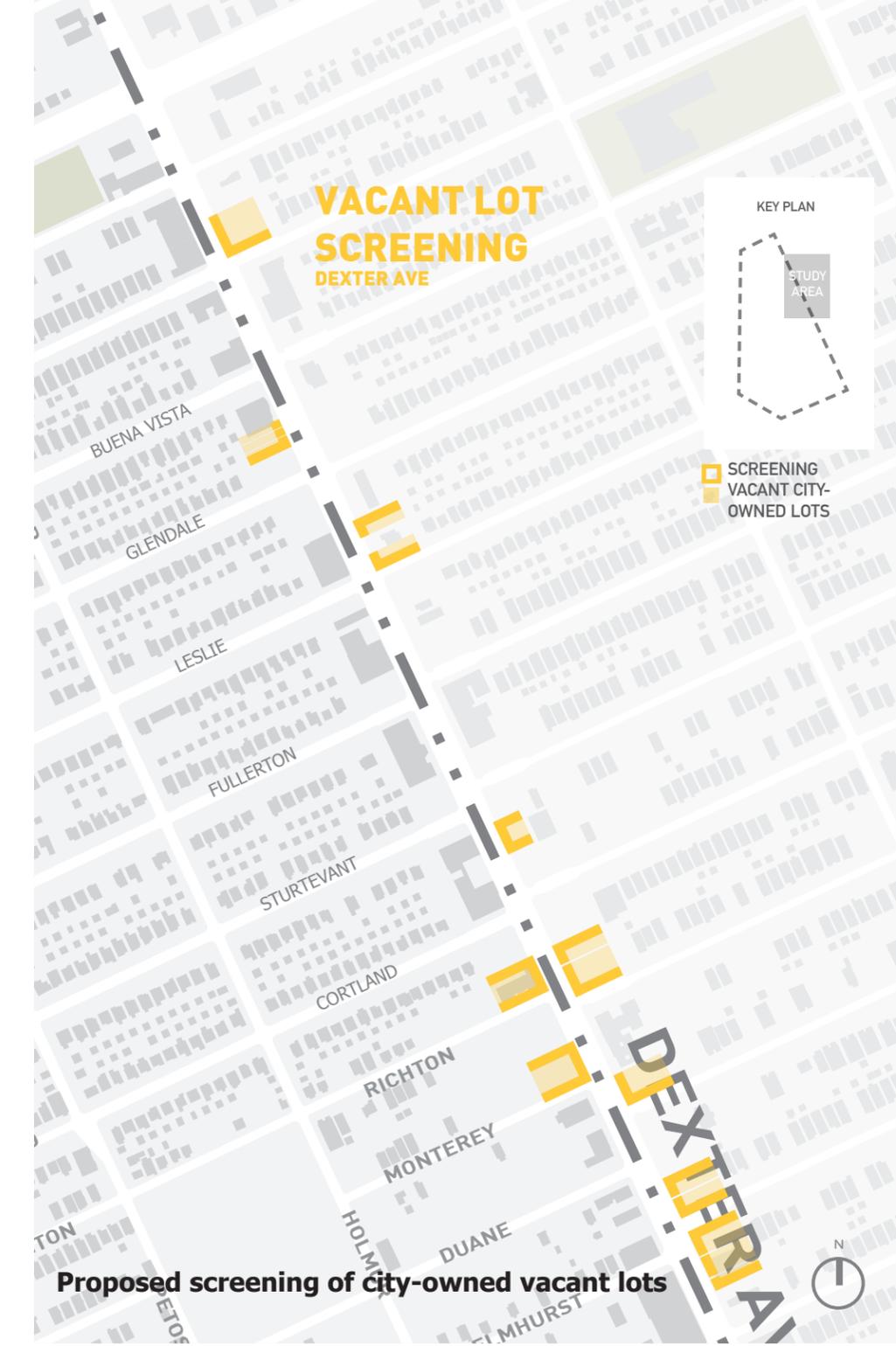
Vacant properties along the Dexter Avenue retail corridor create areas for undesirable illegal dumping or activities as well as interrupt the continuity of the public street frontage. Screening the vacant properties along Dexter with artist installations is a way to protect vacant land from present misuse while intensifying the density of the street frontage.

Different types of screening can be implemented to create a variety of depth, program, and art. Specific to the scale and location of a vacant site, the screening may range from a simple fenced boundary, to a fully occupied extension of the retail corridor.

The goal of the screening is to activate the edge of the retail streetscape both visually and problematically.

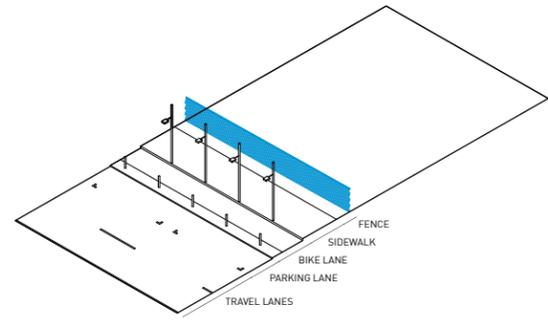


Screening Precedents

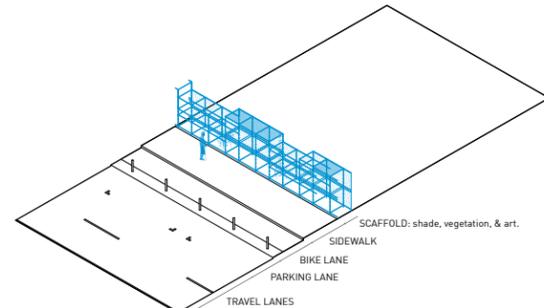


Proposed screening of city-owned vacant lots

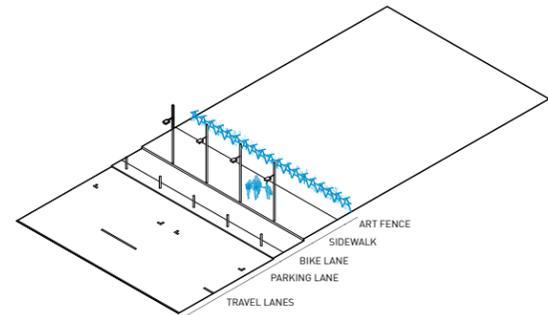
Recommendation 2 VACANT LAND SCREENING



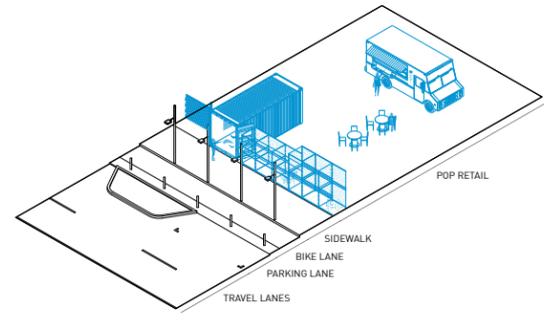
Slatted Fence



Scaffolding

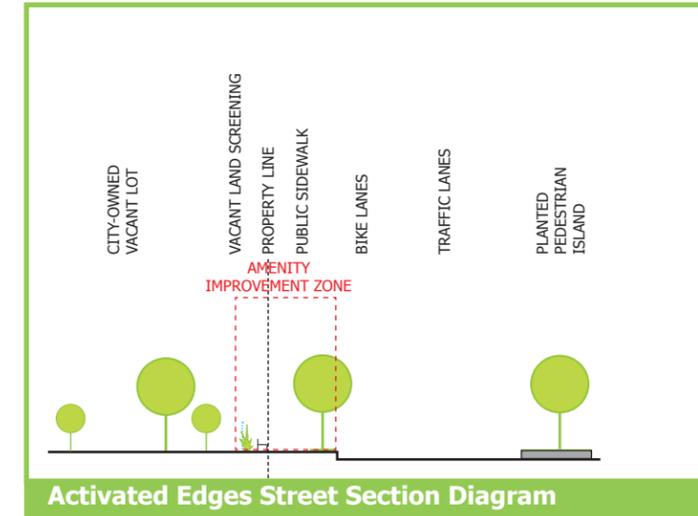


Artist Installation

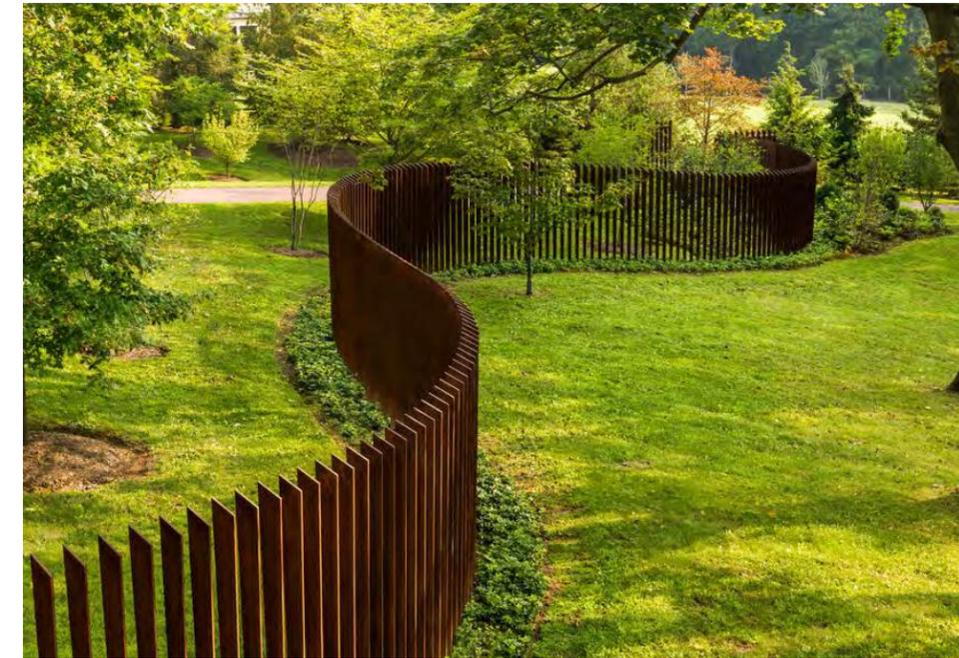


Pop-Up Site

Activated Edges
Buffering strategies for vacant city owned land parcels can provide more than simply securing and separating a property from its adjoining space. The design of the buffer can become performative and can host a range of uses, including seating, landscape and beautification strategies, integration of art, pop-up programming, etc.



Activated Edges Street Section Diagram



Recommendation 3 **STREETSCAPE ACTIVATION**

Energize the Pedestrian Experience

The goal of activating the streetscape with art is to make the retail corridor more accessible and attractive to non-vehicular activity. Streetscape improvements are essential to creating an infrastructural foundation from which future retail and transportation systems can flourish.

The integration of art and infrastructure takes advantage of systematic changes across the neighborhood and improves them with place-making and unique identity. Colorful crosswalks and sidewalk expansions enhance pedestrian safety and way-finding while brightening the streetscape.



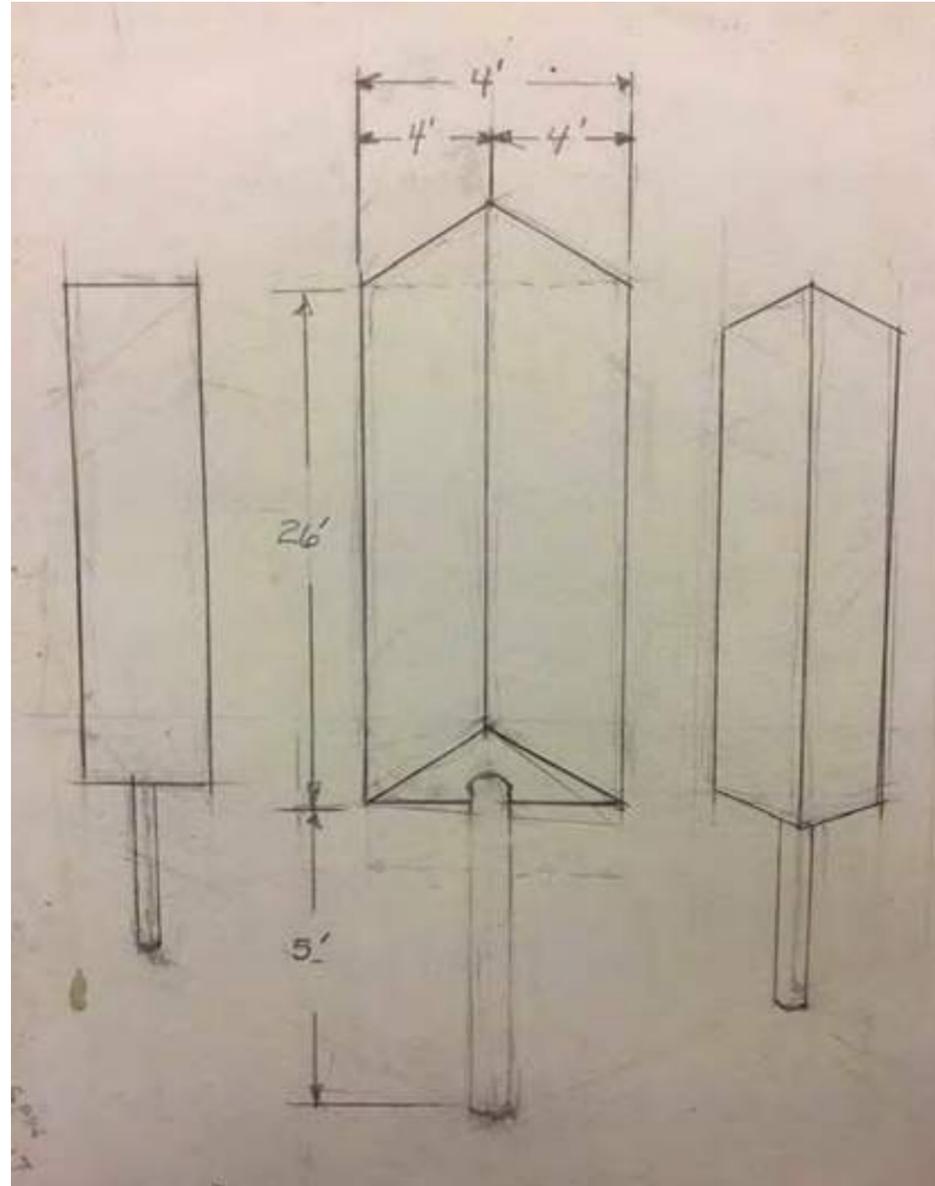
Recommendation 4
OLAYAMI DABLS
INSTALLATION

Olayami Dabls Proposal

My installations and murals use images and symbols that communicate with our subconscious. The most important was traditionally the need for the material culture that embodies the philosophy and history of our people. Science had proven that our subconscious has information that goes back at least two hundred thousand years. This information is transferred the moment of conception and can be called triggered by the material culture of our ancestors like masks, textiles, beads, signs, symbols, music, language, smells and metal pieces the blacksmith made.

Most African people have not seen or been in contact with the tools of the Animist traditions for over four hundred years because of enslavement, colonization and now assimilation. We were educated to push back on anything that reminds us of Animist tools. In the modern era, the media has often used African material culture as a backdrop for horror, fear, and superstition. It was viewed as ugly, scary, not pleasing to the eyes, etc. in the movies and printed materials. These acts instilled a wedge between Africans and Africans in America. We embrace Western art and fear African material culture.

The triangle sign that was discussed could work as a platform to design free standing installations that can be installed in the city's vacant lots between Davison and Joy Rd. on Dexter Ave.



"Sankofa" 120' x 28' Mural In The Market, By: Dabls



"African Trade Beads & Snakes" 960' x36' to 27' Grand River Ave., By: Dabls

The three-sided sign could satisfy all my requirements for creating a work that is impactful. The only change I would make is the size of the boards should be 24'x 4' three-sided, standing 5ft vertical off the ground. This could be used to tie all the streets together on Dexter and this would create continuity and cohesiveness. I would like to see at least three per lot. I am uncertain how many lots there are, but all the installations would be different.

On December 30, 2017, I completed two murals for the city of Detroit, and I used my ideas that I shared in this report along with the use of African systems and beads. Beads have been used in Africa for 75,000 years and some of the symbols for at least 12,000 years. This means they have universal appeal and because of the response we have been receiving, my ideas have been proving to be correct. Detroit is represented by a very large diverse number of cultural groups, but they all are connected with African material culture.



"African Garden" 57'x12' Ohana Gardens By:Dabls



"African Language Wall" 150'x20' MBAD African Bead Museum By: Dabls



"N'kisi House" 78'x 28' MBAD African Bead Museum By:Dabls

ZONING GOALS & RECOMMENDATIONS

The Value of Zoning and Land Use

A rezoning, overlay, or local ordinance process will be beneficial in supporting some of the recommendations that are made within the Study Area. Most deal with facilitating existing use patterns, or preparing for future projected growth and investment in and around the Study Area. What is critical in the success of each of these recommendations, is that they all work in tandem with each other, and zoning is one key way to assure that there is a longer term vision and plan that individual or more localized developments can fit within coherently.

Recommendation 1
DEXTER AVE

Recommendation 2
NARDIN PARK HOMESTEADS

Recommendation 3
ELMHURST

Recommendation 4
BIRNEY SITE

Recommendation 5
CONSERVATION OVERLAY DISTRICT (COD)



Recommendation 1 DEXTER AVE

Dexter Ave. is one portion of the Study Area that will be receiving a heavy distribution of resources to encourage continued stability and local business development growth. These investments will come in a variety of forms, including streetscape and pedestrian improvements, re-activation of (portions or all of) existing buildings, and short-term or temporary vacant land activation. Adjustments to the existing zoning underlay will be necessary in order to assure that these projects all work uniformly, and catalyze and encourage other efforts to benefit from these investments. Focusing on the design of 'edge conditions' between public right of way and land parcel, programming opportunities can exist that blend these environments and offer a range of more active uses. Parking on vacant lots will also be an important consideration on Dexter, when it comes to business activation and potential screening strategies.



Example of similar pop-up retail

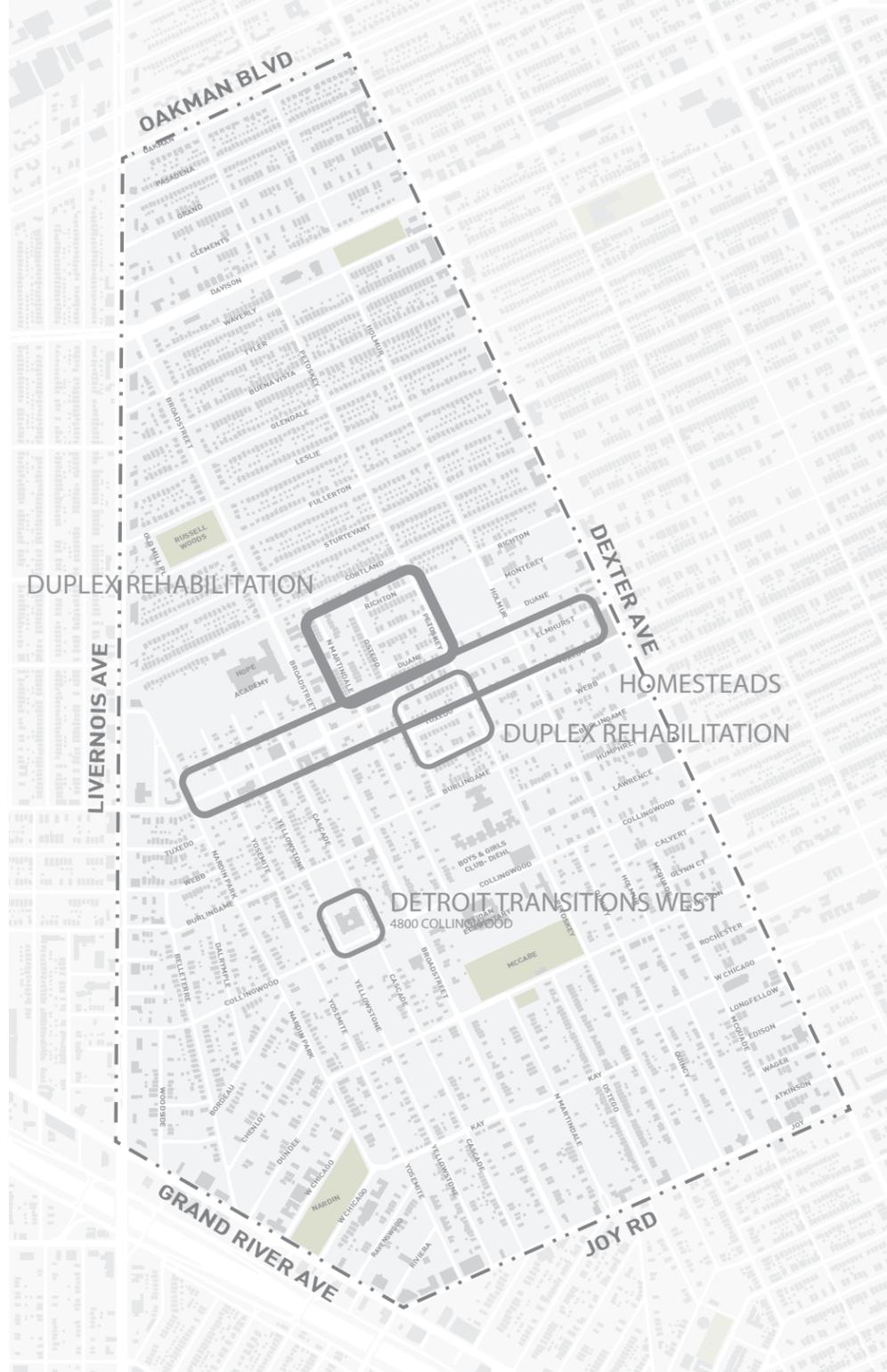


Dexter & Tyler Pop-Up Site with vacant land screening and pedestrian crossing improvements

Recommendation 2

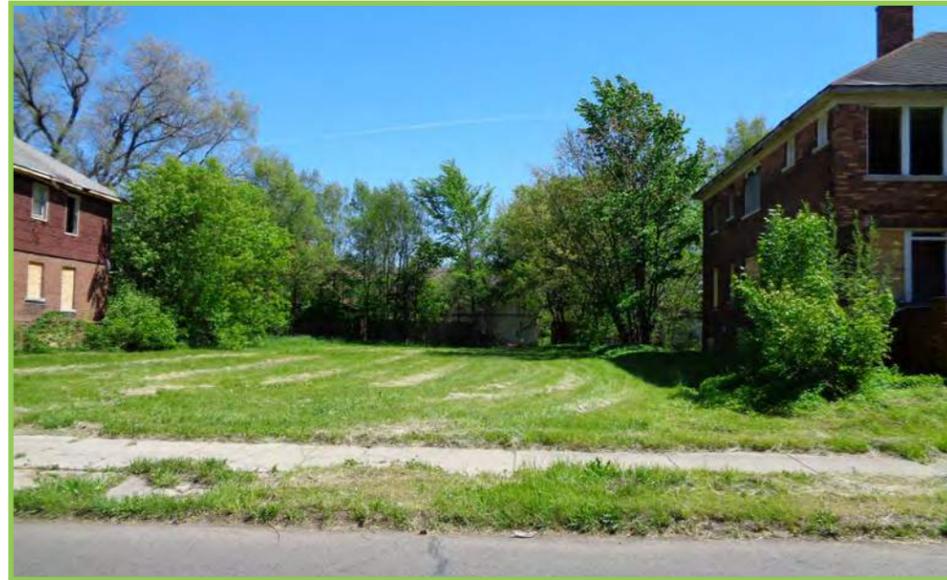
NARDIN PARK DUPLEX & HOMESTEAD HOUSING

There is a high concentration of multi-family housing buildings, primarily duplex, but also including three and four family homes, in along Elmhurst and to the south. These projects are ideal as investment properties and have the ability to be clustered into larger collections of individual buildings, which combine housing and productive vacant land use / open spaces. Creating a localized and Study Area specific plan to organize these properties into a larger vision is one role that zoning can play in encouraging the reactivation and occupation of these homes. Different combinations of residential and small, home-based business may also pair well with this strategy.



Recommendation 3 ELMHURST

The Joe Louis Greenway has a primary section that runs immediately adjacent to the Study Area. The most direct and intuitive connection is along Elmhurst, which is ideally located at the midpoint of the Study Area, and also connects to local existing businesses and planned improvements on Dexter. Streetscape and pedestrian improvements are one of the recommendations that are contained in this study, but there is also an ability to pair these improvements with updated land use that could revitalize a portion of Elmhurst currently zoned as commercial that is largely vacant, but also for that to extend further east along Dexter via mixed-use zoning for the duplex properties that affront Elmhurst to Dexter. Creating (and revitalizing what was previously) an interior, local commercial corridor can contribute to safer and more active pedestrian paths through the Study Area, while providing a structured and organized area for the many local entrepreneurs that are currently starting or growing community-based businesses in the Study Area. Retaining residential use on second and upper stories, but allowing the ground floor uses to host a range of small business types, will help in this effort. Additionally, pairing these businesses with the ability to utilize adjacent vacant land parcels as productive business use is also something that should be encouraged.



Recommendation 4 **BIRNEY SITE**

The old Birney Elementary site (previously demolished) currently forms a contiguous 5 acre vacant parcel in the Study Areas interior. Following the study of multiple different potential uses for the site, two proved to be especially suited, and also were selected by community members and project stakeholders: community agriculture, and solar energy production. Many test fits were completed, with one ultimately being selected comprised of solar at its interior and community uses, including agricultural production and a market at its edges. The pairing of this use with existing community programming at the core of the Study Area, provides a great opportunity for both productive and educational / community benefit.



Birney site from Petoskey Ave.



Birney site from Duane St. crossing improvements

Recommendation 5
CONSERVATION OVERLAY DISTRICT (COD)

Two stable and thriving established historic districts exist on the northern portion of the study area - Russell Woods (which falls within the Study Area), and Oakman (which is to its immediate north and northwest). The connecting portion, from Davison to Oakman, and Livernois to Dexter, was left out of this historic determination, likely due to plans for expansion of Davison as a vehicular connector between I-96 and M-10. By establishing this area as a Conservation Overlay District (COD), and reconnecting the historic fabric of Oakman and Russell Woods (much of the historic character in this area still remains), a larger, and more contiguous region can be revitalized.



Glendale and Broadstreet

6

**LONG-TERM
RECOMMENDATIONS**



SCALE AND INTENSIFY

Long term strategies for Russell Woods and Nardin Park focus on expanding local changes in each neighborhood and extending a network of retail, streetscape, and open space as a connective tissue across the study site. The primary focal shift from near term to short term actions occurs in the scale of implementation. Larger scale suggestions in the long term actions rely on the acute successes presented in the near term recommendations.



STREETSCAPE GOALS & RECOMMENDATIONS

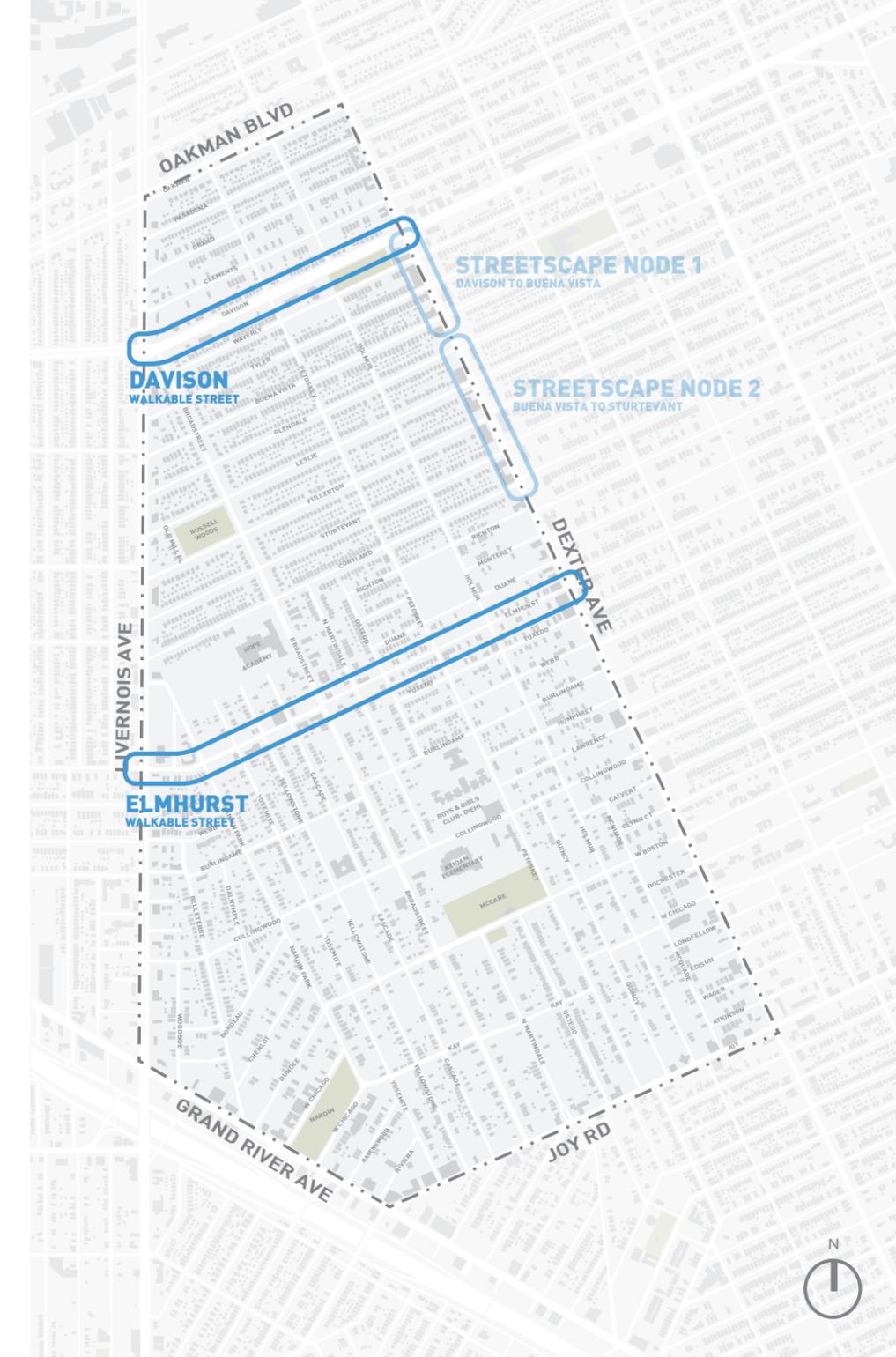
Create a Walkable Pedestrian Environment for Residential Avenues and Secondary Streets

Safe pedestrian crossings and well-connected environments are a major contributor to the ultimate success of a healthy public realm. Enhanced mobility in the area will improve connections to make it easier to travel to and from the neighborhood for all users and will modify the street to reduce vehicular and pedestrian crashes.

Creating a network of safer streets will support pedestrian access to retail areas and will encourage future residential growth along the secondary corridors.

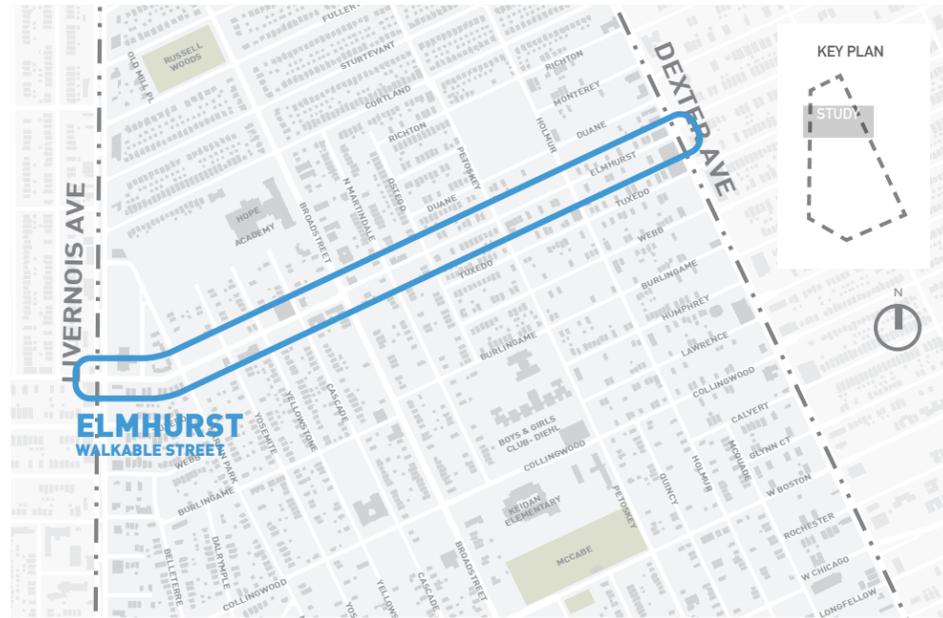
Recommendation 1
ELMHURST ST

Recommendation 2
DAVISON



Recommendation 1 ELMHURST ST

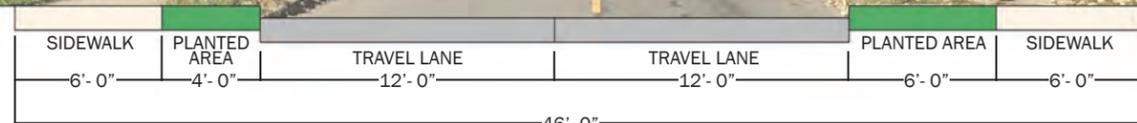
The existing conditions of the proposed greenway connector, Elmhurst Street, are designed with little pedestrian comfort but ample space for vehicular movements. Reducing the oversized travel lanes provides an opportunity to reclaim that space as an expanded pedestrian zone. In conjunction with duplex rehabilitation, this would provide for a secondary commercial corridor across Nardin Park.



EXISTING CONDITIONS



VACANT CITY-OWNED PARCEL

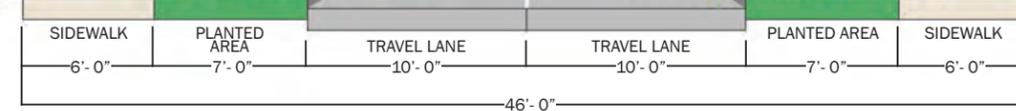


Light touch to improve pedestrian safety & comfort



- Activate nearby vacant parcels
- Improve street lighting

VACANT PARCEL ACTIVATION

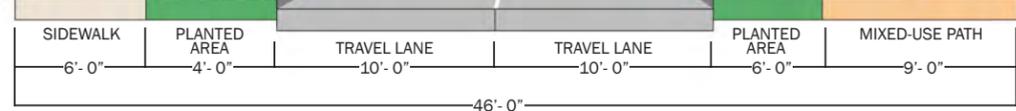


Narrowing driving lanes to create a future multi-use path on sidewalk



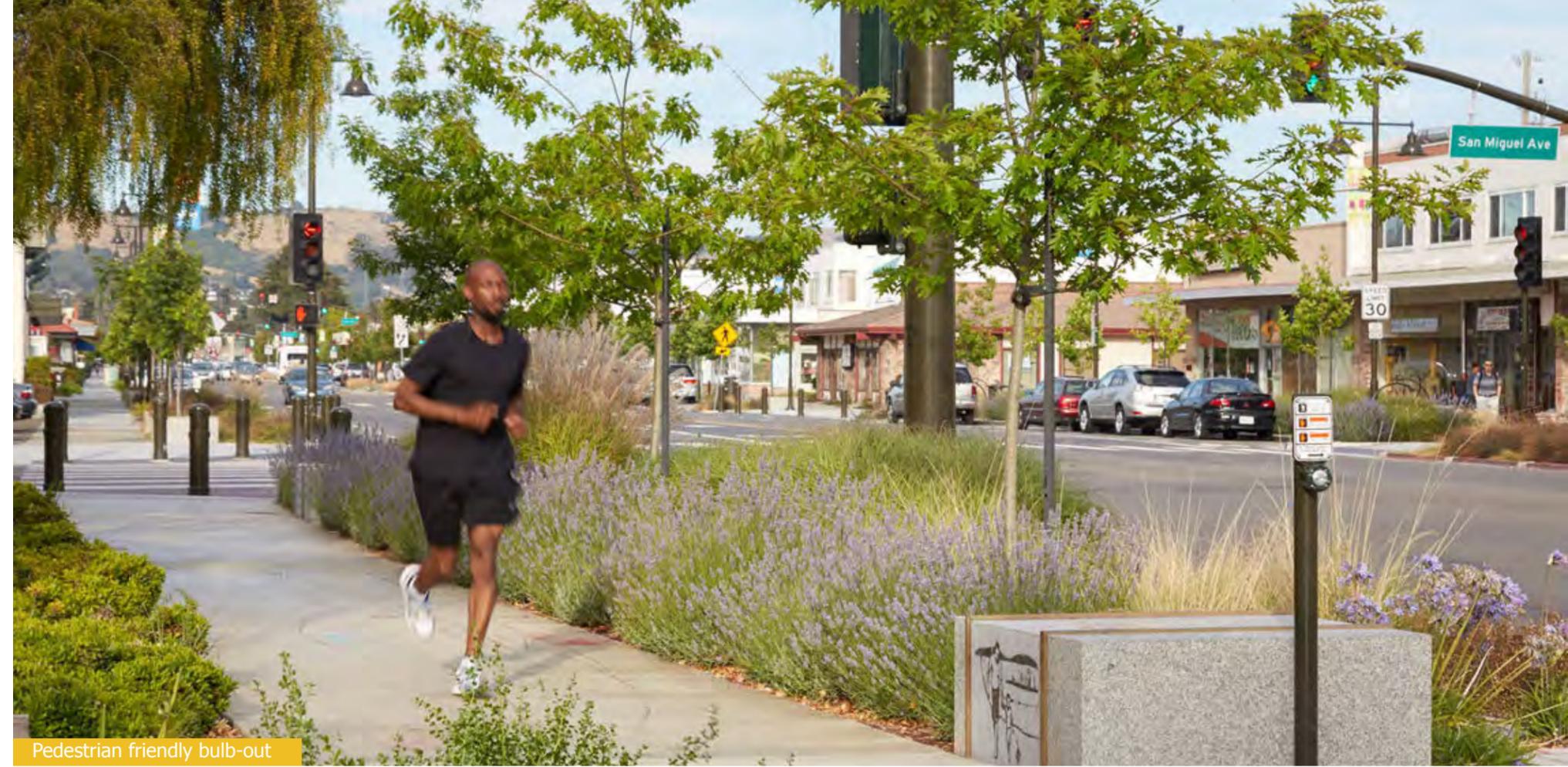
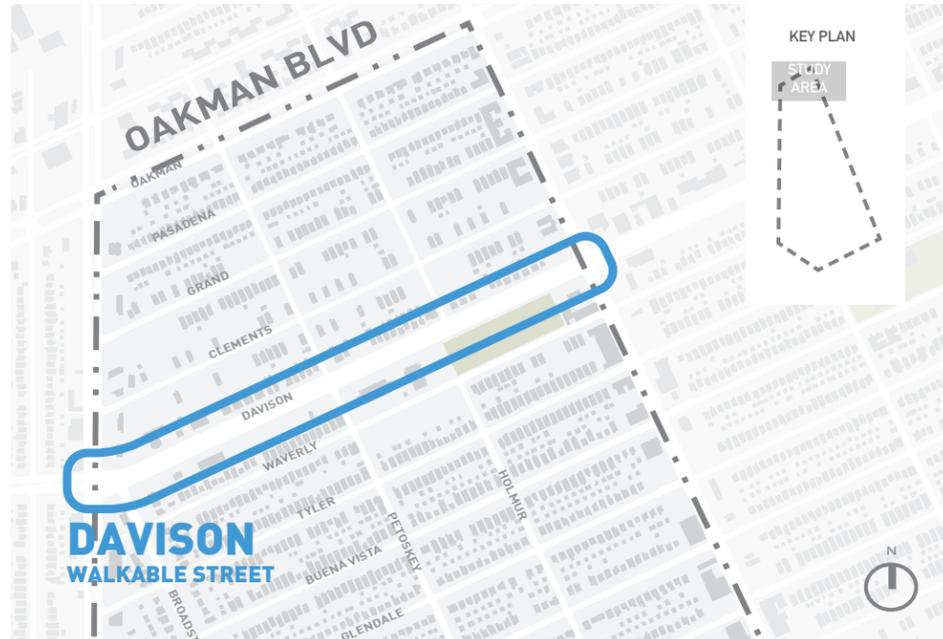
- Decrease travel lane widths
- Retain existing planted areas while adding additional street trees
- Remove sidewalk on east side and replace with multi-use path.
- Activate nearby vacant parcels
- Improve street lighting

VACANT PARCEL ACTIVATION



Recommendation 2 DAVISON

As an east-west connection across Russell Woods, Davison separates the resilient historic core from blighted areas to the north. Catalyzed by Zussman Park, Davison can be adjusted, provide a safer connection along and across the street. Providing traffic calming bulb-outs at pedestrian crossings and converting the intersection at Broadstreet to a right turn only will make Davison more accessible to pedestrians.



Pedestrian friendly bulb-out



The extent of Davison within the site boundary is prone to vehicular accidents, particularly at the Livernois and Dexter intersections.



Complete street concept for pedestrian safety

RETAIL + ECONOMIC DEVELOPMENT GOALS & RECOMMENDATIONS

Future development of the retail and economic core along Dexter Ave should focus on the continued support and of existing retail assets. Through ongoing incremental growth and flexible occupation, development can continue to re-energize the existing assets and create a space that marks Russell Woods as a neighborhood retail center.

Recommendation 1 12546 DEXTER AVE

Recommendation 2 BEAUTY SUPPLY BUILDING



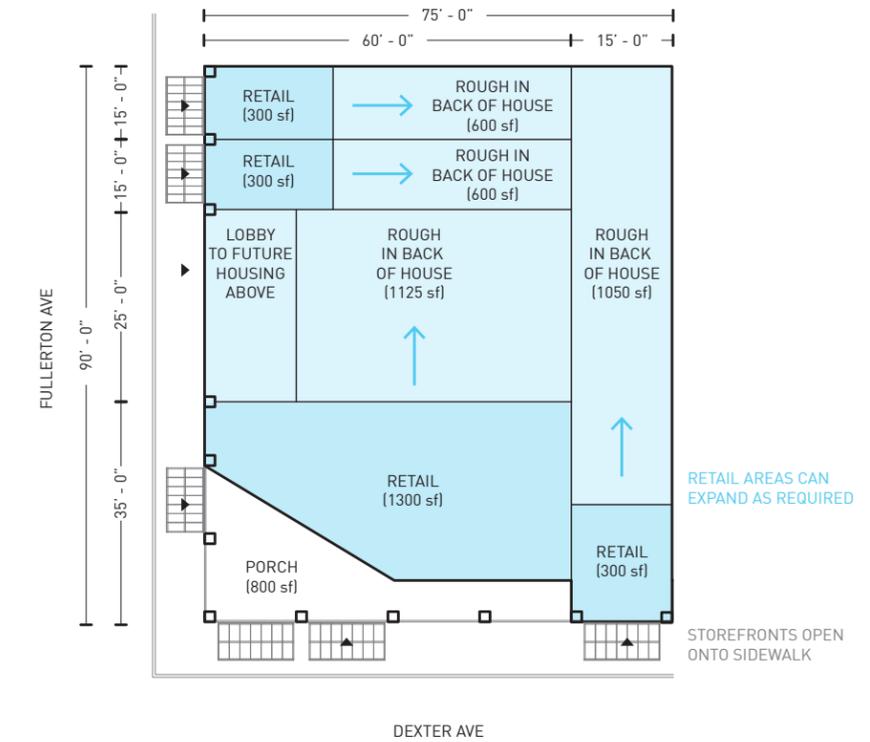
Recommendation 1 12546 DEXTER AVE ADAPTIVE REUSE FOR HEALTHY RESTAURANTS

Support Healthy Eating and Housing Density

Expanding on a network of smaller retail rehabilitations along Dexter Ave, the site at 12546 Dexter Ave is recommended as a next step in testing mixed use programming along the commercial corridor. The ground level of the building can be subdivided into an anchor corner tenant, with smaller pop-up tenants sharing back of house amenities.

A possible programming opportunity for the site would be the introduction of a healthy dining restaurant. The neighborhood does not currently host healthy dining out options, so this program could be both educational and novel.

At the second level, several small apartments could be developed as a second phase to the project, possibly as live-work configurations to the storefronts below.



Unoccupied Corner Retail on Dexter & Fullerton | Before

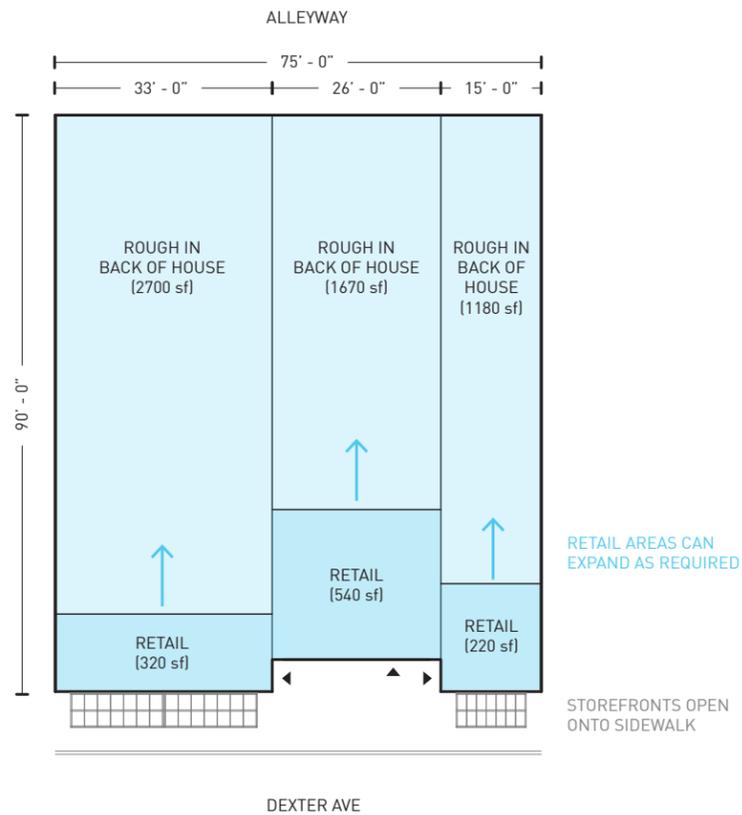
Mixed Use Corner Retail & Lofts on Dexter & Fullerton | After



Recommendation 2 BEAUTY SUPPLY BUILDING

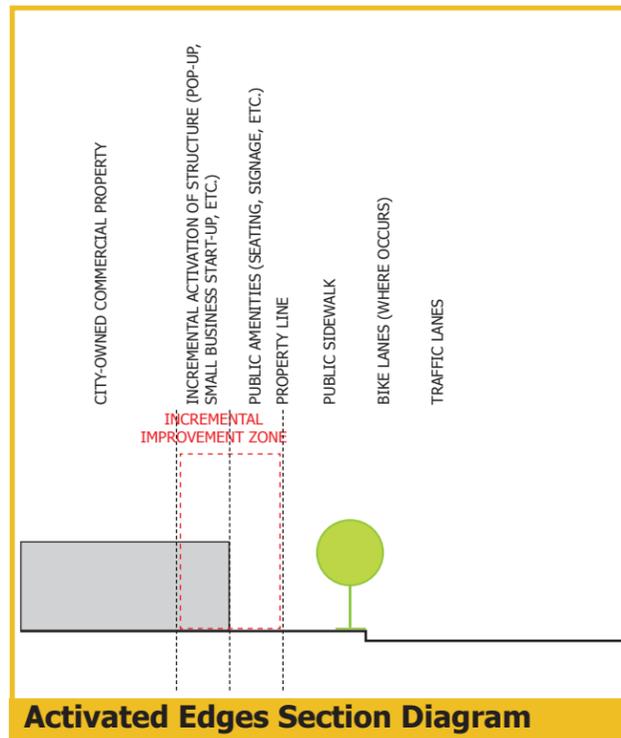
Streetfront Activation, Future Growth

The current Beauty Supply Building on Dexter Avenue hosts an opportunity to test small scale retail in the study area. Three structural bays could be built out as shallow storefronts. Those storefronts can be later expanded as the business grows. This building was sold in 2019 in the Fiat Chrysler Deal.



Activated Edges

One of the challenges when activating vacant or underutilized City-owned commercial properties is the investment that it requires to revitalize them. By focusing on key portions of the structure that are the most valuable, without the requirement to take on the entirety of the rehabilitation in a single effort, allows resources to be focused to where they will have the greatest impact. This also allows for local businesses to grow within these structures and within the communities they are situated within over time.



Activated Edges Section Diagram



Vacant Beauty Supply Building on Dexter | Before



Storefront Pop-Up Retail on Dexter | After

OPEN SPACE GOALS & RECOMMENDATIONS

Part 1

Future development of the open space in Russell Woods and Nardin Park focuses around large scale spaces and the ability to bridge networks created across both neighborhoods. The future open space recommendations build upon existing greenway connections to expand the functions and accessibility to shared outdoor amenities.

Recommendation 1 BIRNEY SITE

Recommendation 2 HOMESTEADS



Recommendation 1 BIRNEY SITE



Birney Site | Before

Social Sustainability

The Birney site is a large open space with the potential to create shared benefits for both Nardin Park and Russell Woods, helping to tie together the two neighborhoods. The site is programmed to speak to sustainability as both an economy and a social act. The proposed redevelopment of the site includes a solar farm for energy harvesting, and a market square to host community markets for the produce grown on site.



Solar Farm with Community Amenities at Edges



Green Perimeter & Community Shed | After

OPEN SPACE GOALS & RECOMMENDATIONS

Part 2

Encourage the Activation of Vacant Land Adjacent to Homes and Youth Based Institutions

One of the highest regarded community events that existed historically was the Broadstreet Parade, which would loop through the neighborhood on Broadstreet and would culminate with a live performance competition of local marching bands at McCabe Park.

Today, students circulating through the neighborhood to the Boys and Girls Club, Hope Academy, and other local institutions following a similar route. This 'loop' is accompanied by vacant land parcels previously occupied primarily by residential structures. Through a series of workshops accompanied by our own internal research and field work, parcels along this route that had the potential for reactivation were grouped and uses were suggested based upon a series of selection criteria.

By prioritizing use and a schedule for incremental activation, these spaces can be reclaimed and become some of the most unique and active spaces in the Study Area, while begin a stabilizing factor in the overall growth of the area.

Recommendation 1
S/M/L/XL OPEN SPACE ACTIVATION

Recommendation 2
SAFE TRAVEL ROUTE FOR YOUTH

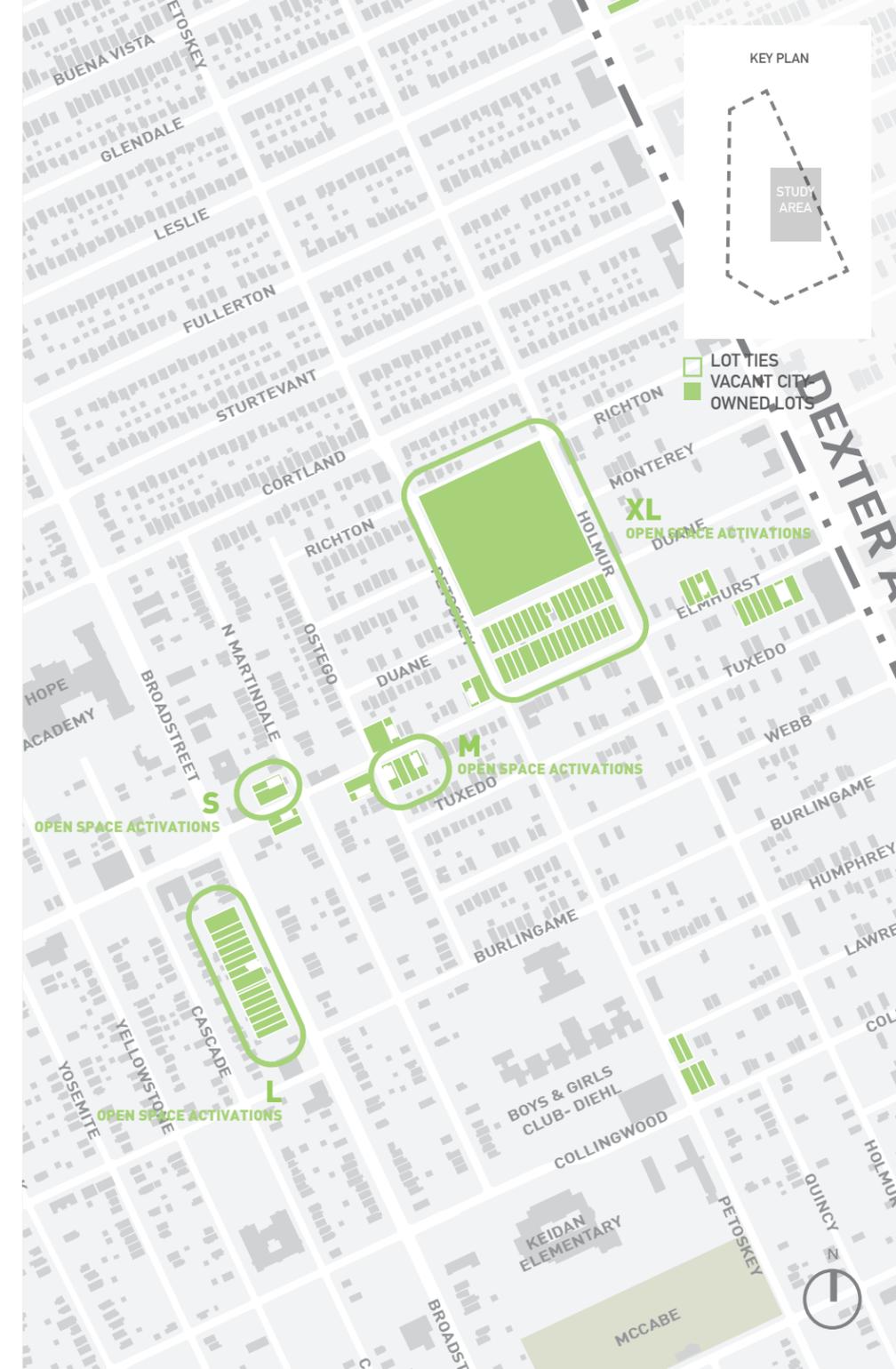
Recommendation 3
COMMUNITY MANAGED SPACES



Recommendation 1 S/M/L/XL OPEN SPACE ACTIVATIONS

Green Space at Every Scale

Throughout Russell Woods and Nardin Park there exists a stock of vacant land. Activating vacant land not only takes advantage of underutilized potential, but it also helps to stabilize its surroundings. Attending to various scales of open space allow the separate vacancies to aggregate, from the scale of a homestead, which includes a combination of a residence and productive open space, on a single lot, to extra large community hubs on adapted park space. The combination of green open space at varying scales creates a diversity and resiliency to social space and programming.



DBLA OPEN SPACE LOOP PHASING FOR STOPS

| Total DLBA Properties 2099 Nardin Park (1400 vacant lots at 699 vacant homes) | | | |
|--|--|---------------------------------------|---|
| | How much of it offered to residents and community groups? (x number) | | |
| | Sidelots (99 vacant lots) | Stewardship Program (307 vacant lots) | Homestead program (87 houses next to vacant lots) |
| Who will take care of lots/buildings? | Neighborhood Residents | Neighborhood Residents | Neighborhood Residents, community groups, new community members |
| Existing Program | Yes | No | No |
| Type of Property | Land | Land | House And Land |
| How much property should be sold in this type? | | 3 lots MAX. | 9 lots MAX. |
| Cost | \$100 Per lot | \$100-3,500 max on purchase of lots | \$2,500 per house/ lot combo at max |
| Design Guidelines | Yes | Yes | Yes |
| Timeline | 0-6 months | 6-12 months | 12-24 months |
| Notes | | | |
| How many DLBA vacant lots do you need for the open space loop | | | 307/1400 |
| How many DLBA vacant structures do you need for the open space loop | | | 155/699 |

Recommendation 2 SAFE TRAVEL ROUTE FOR YOUTH



Community Managed Garden & Event Spaces | Before

Support Youth and Youth Programming

Following a meeting with local youth in November, 2018 to discuss pedestrian travel routes that were taken most commonly to and from school (and other local community based programs), it was determined that the route indicated on the adjoining map was the path most used by approximately 30 kids who were in attendance. This insight led to locating and determining programming for a collection of community managed spaces.

Anchored by Hope Academy to the North, Keidan Elementary to the South, and the Boys and Girls Club to the East, the safe travel route for youth connects youth programs to one another through a green corridor at the neighborhood core. Strategies for transforming vacant lots into community managed gardens and event spaces create a network of youth friendly spaces.





Proposed Community Managed Garden & Event Space currently managed and maintained by the Boys & Girls Club | After

Recommendation 3

COMMUNITY MANAGED SPACES

Community Managed Spaces
 Community managed spaces have been hugely successful uses in Detroit due to its access to open space located within the neighborhood. Uses vary greatly, with the constant being focused around the productive use of vacant or underutilized land, especially in the southern portion of the Study Area, there are large pockets of land that can be developed with a strategy combining the adaptive reuse and selective demolition of existing structures paired with suited land use strategies.



Community Gathering on Open Space





Brazilian Day Street Festival - MBAD African Bead Museum



Oakland Ave. Community Cultural Center and Farm

7

CONCLUSION



CONCLUSION

Through the combined efforts of the City of Detroit, community members, and the consultant team, this framework aims to encourage reinvestment and improve the quality of life of residents in The Russell Woods / Nardin Park neighborhood areas of Detroit. The plan reflects the pride and positive outlook local residents have of their community and provides a guide of potential projects within the near-term and long-term in specific, defined areas of the neighborhood. Encouraging growth in nodes through targeted investments will create a catalytic impact on the future development of these neighborhoods over time. These are wonderful neighborhoods with a deep cultural history that includes religious, music, art, theater icons that have helped to shape these neighborhoods over time. This plan hopes to breathe new life into these areas by elevating the aesthetics of existing buildings, existing parks, and vibrant streets through new public-realm amenities.

This specific framework plan started with a neighborhood site inventory/analysis, and a historical analysis, which revealed relevant cultural sites, and existing structures and open space that should be highlighted for future development. These areas were identified for near- and long-term recommendations utilizing four master strategies:

- Support New Housing and Economic Development
- Improve Connectivity and Travel Experience
- Enhance Open Space and Public Realm
- Integrate and highlight historical cultural assets for future development



The community outreach, led by the City of Detroit's Planning and Development Department with the support of the Department of Neighborhoods, was vital in conducting a process that involved residents in setting the agenda, identifying key areas and making decisions to prioritize strategies, and projects for implementation.

The near-term strategies aim to stabilize specific areas in the Russell Woods Neighborhood to initiate reinvestment. The open space project will be the revitalization of Zussman Park along Davison by establishing a new front door for the neighborhood which will highlight a new improved park with artistic and cultural references to the neighborhood's illustrious past. There will also be a housing initiative by the DLBA's Rehab and Ready team that will strengthen the existing housing market of Russell Woods while also enabling a kick-start in the housing market for the northern portion of Nardin Park which connects to the southern portion of the Historically designated Russell Woods Neighborhood. The anchor to these developments will be the revitalization of the Dexter Corridor which will undergo a new and revitalized streetscape with some potential Pop-Up retail to encourage the participation of the local entrepreneurial market.

The long-term strategies provide a more holistic framework for future neighborhood development.

Reinvestment in historic structures, vacant land activation, and strategic demolitions that will allow Nardin park the platform to grow organically adjacent to a stronger more stable Historic Russell Woods Neighborhood. In all, these strategies aim to enhance historic roots, create a more economically viable/ sustainable community through Housing while promoting streetscape improvements, and Creating new open space amenities. When combined, these

strategies will help the City of Detroit create new opportunities for Russell Woods / Nardin Park to live in a vibrant, safe and supportive community.

The following pages identify City departments responsible for implementing these strategies and projects. Only through concentrated and collaborative City efforts will these investments be aligned and realized.



KEY TAKEAWAYS



Vacant homes are a great concern, especially along Courtland & Waverly



Celebrate cultural historic assets in the neighborhood



Increase public art on the retail corridors



Plan for growth along Dexter for commercial & cultural investments



Provide a diversity of housing options that include affordable, senior, upscale, & rental



Utilize major east / west streets as neighborhood connections



Zussman Park is the preferred park for neighborhood improvements for neighborhood play & social interactions



Rehabilitate, secure, or demolish vacant single-family homes



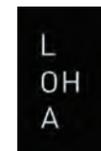
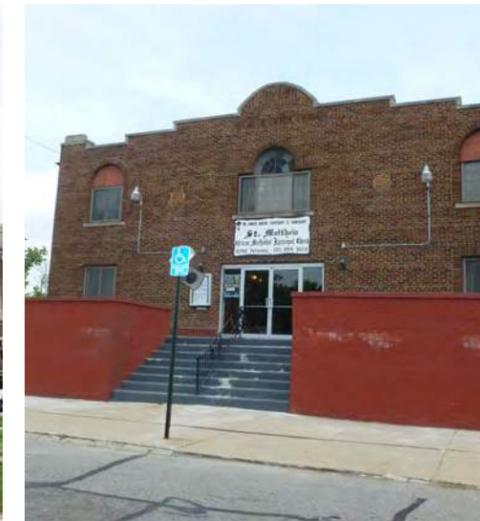
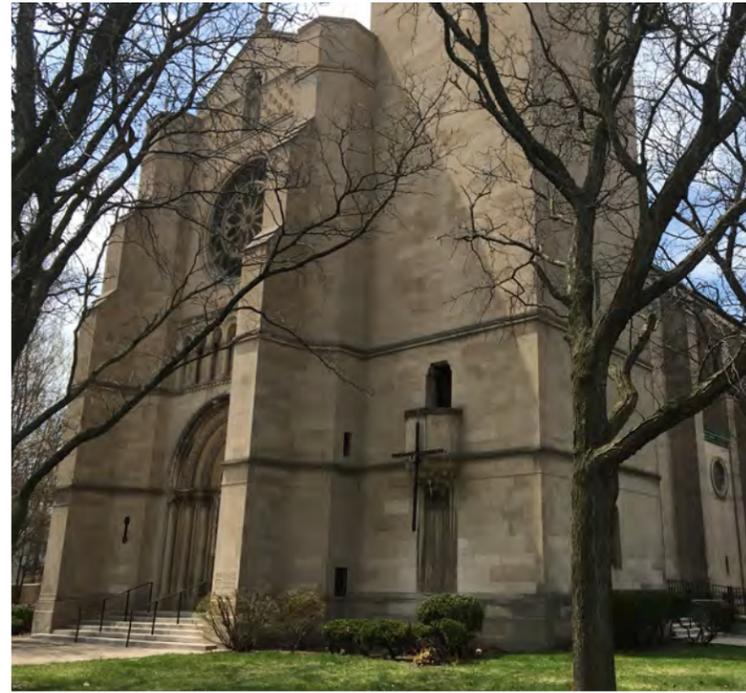
Reduce negative impacts of vacant land by increasing land stewardship & home-ownership

| INITIATIVE | INITIAL ACTION | END GOAL | RESPONSIBILITY | | | | | | | | | | | | | | | |
|--|---|--|----------------|------|------|------|-----|-----|------|-----|-----|------|-----|-----|-----|-----|-----|--|
| | | | CPC | DDOT | DEGC | DLBA | DON | DPW | DWSD | GSD | HRD | MDOT | PDD | PLA | HDC | OSS | ACE | |
| Framework Plan | | | | | | | | | | | | | | | | | | |
| Ongoing Stakeholder Outreach | PDD and DONS will publicize framework plan and its initiatives | PDD and DONS will monitor and respond to community priorities | | | | | | | | | | | | | | | | |
| Housing and Economic Opportunity | | | | | | | | | | | | | | | | | | |
| Overall Strategy | | | | | | | | | | | | | | | | | | |
| Single Family Stabilization in Russell Woods | Leverage DLBA Rehab and Ready Program to redevelop vacant structures | DLBA to achieve stabilization through renovation of vacant structures in the Russell Woods Neighborhood Area | | | | | | | | | | | | | | | | |
| Duplex Strategy Plan in Nardin Park | Leverage SNF funds with HRD and the DLBA bundle strategy to redevelop vacant structures | DLBA to achieve stabilization through renovation of vacant structures in the Nardin Park Neighborhood Area | | | | | | | | | | | | | | | | |
| Mix- Tape Zoning | PDD working with CPC in the process of re-zoning areas in the neighborhood | Re-zoning approved and implemented | | | | | | | | | | | | | | | | |
| Dexter and Tyler Street vacant lot short term activation | PDD and DEGC working together for short term activation of vacant commercial lots with assistance from neighborhood associations/block clubs | To stabilize and strengthen the Dexter Avenue Retail Corridor for existing/future business owners | | | | | | | | | | | | | | | | |
| 12546 Dexter | After investigation of feasibility HRD would issue RFP/RFQ to identify a developer to redevelop city owned vacant mixed-use commercial property | To stabilize and strengthen the Dexter Avenue Retail Corridor for existing/future business owners | | | | | | | | | | | | | | | | |
| 13118 Dexter | Issue RFP/RFQ to identify a developer to redevelop city owned vacant commercial property | To stabilize and strengthen the Dexter Avenue Retail Corridor for existing/future business owners | | | | | | | | | | | | | | | | |
| Detroit Transitions West School Reuse | After investigation of feasibility HRD would issue RFP/RFQ and identify potential developer | HDC will study the feasibility of the former Detroit Transitions West School building and achieve responsible maintenance through the completion of the School Study | | | | | | | | | | | | | | | | |

| INITIATIVE | INITIAL ACTION | END GOAL | RESPONSIBILITY | | | | | | | | | | | | | |
|--|--|---|----------------|------|------|------|-----|-----|------|-----|-----|------|-----|-----|-----|-----|
| | | | CPC | DDOT | DEGC | DLBA | DON | DPW | DWSD | GSD | HRD | MDOT | PDD | PLA | HDC | OSS |
| Parks, Greenways, and Open Space | | | | | | | | | | | | | | | | |
| Overall Strategy | | | | | | | | | | | | | | | | |
| Zussman Park | GSD will make improvements to the existing park space after engaging the community | Support the strategy to stabilize the neighborhood and to beautify an existing park near the commercial corridor | | | | | | | | | | | | | | |
| Birney School Site Repurposing | Potential for PDD, OSS, and DONs to determine feasibility to repurpose the former elementary school site to be used for both solar and urban agricultural uses | To achieve stabilize a 5 acre site in the Nardin Park area of the neighborhood | | | | | | | | | | | | | | |
| Public Land Strategy | DLBA to work with residents in stabilizing Nardin Park through strategic beautification of vacant parcels | To create connectivity amongst neighborhood amenities and improvements with the use of community partners, and resident interest. | | | | | | | | | | | | | | |
| Elmhurst as potential Joe Louis Greenway Connector | PDD/GSD to encourage use of neighborhood connectors to the Joe Louis greenway | GSD to connect Detroit's West side to a 26 mile multiuse greenway along a former railway route | | | | | | | | | | | | | | |

| INITIATIVE | INITIAL ACTION | END GOAL | RESPONSIBILITY | | | | | | | | | | | | | |
|--|---|---|----------------|------|------|------|-----|-----|------|-----|-----|------|-----|-----|-----|-----|
| | | | CPC | DDOT | DEGC | DLBA | DON | DPW | DWSD | GSD | HRD | MDOT | PDD | PLA | HDC | OSS |
| Streetscape and Mobility | | | | | | | | | | | | | | | | |
| Overall Strategy | | | | | | | | | | | | | | | | |
| Dexter Avenue Streetscape | DPW to engage residents on street improvements along Dexter Avenue to improve a neighborhood connection | To make travel easier for all users, improve safety to reduce pedestrian bicycle, and motorist crashes, and make the street more attractive for existing business owners. | | | | | | | | | | | | | | |
| Broadstreet at Davison traffic calming | DPW to install speed cushions and forced right turn at Broadstreet and Davison to reduce motorist speed | To reduce pedestrian, bicycle, and motorist crashes at Broadstreet and Davison | | | | | | | | | | | | | | |
| Waverly traffic calming | DPW to install speed cushions on Waverly to reduce motorist speed in front of Zussman Park | To reduce pedestrian, bicycle, and motorist crashes on Waverly in front of Zussman Park | | | | | | | | | | | | | | |
| Davison at Dexter traffic calming | Potential for MDOT to address speed at the intersection of Davison and Dexter to address motorist crashes | To reduce pedestrian, bicycle, and motorist crashes at Davison/Dexter intersection | | | | | | | | | | | | | | |
| Davison at Holmur traffic calming | MDOT to install a hawk signal to address speed at the intersection of Davison and Holmur | To reduce pedestrian, bicycle, and motorist crashes at Davison/Holmur intersection | | | | | | | | | | | | | | |

| INITIATIVE | INITIAL ACTION | END GOAL | RESPONSIBILITY | | | | | | | | | | | | | |
|---|--|---|----------------|------|------|------|-----|-----|------|-----|-----|------|-----|-----|-----|-----|
| | | | CPC | DDOT | DEGC | DLBA | DON | DPW | DWSD | GSD | HRD | MDOT | PDD | PLA | HDC | OSS |
| Arts + Heritage | | | | | | | | | | | | | | | | |
| Overall Strategy | | | | | | | | | | | | | | | | |
| Art screenings on Dexter | PDD to work with PDD Arts and Culture division and local residents to highlight heritage, create a sense of place, and provide hope and inspiration. | Near term beautification of commercial corridors that highlight the history and culture of the neighborhood's past and present | | | | | | | | | | | | | | |
| Art murals on existing businesses on Dexter | PDD to work with PDD Arts and Culture division and local residents to highlight heritage, create a sense of place, and provide hope and inspiration. | Near term beautification of commercial corridors that highlight the history and culture of the neighborhood's past and present | | | | | | | | | | | | | | |
| Conservation Overlay District | PDD to work with PDD Historic Preservation Division to establish a process with local residents for conservation overlay districts | To establish a zoning tool that protects and preserve neighborhood's historic character especially in areas North of Russell Woods and South of Oakman Blvd | | | | | | | | | | | | | | |





A healthy and beautiful Detroit,
built on inclusionary growth,
economic opportunity, and an
atmosphere of trust

CITY OF DETROIT
MAYOR MICHAEL DUGGAN
**PLANNING AND
DEVELOPMENT DEPARTMENT**
MAURICE COX, DIRECTOR

