

WARRENDALE CODY ROUGE NEIGHBORHOOD FRAMEWORK PLAN

Community Meeting #4
Wednesday, May 19th

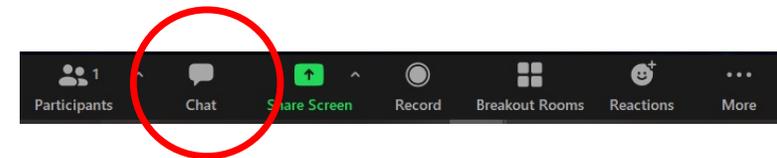
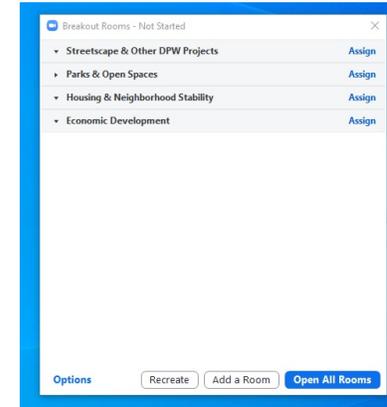
**Planning and
Development
Department**



HOW TO PARTICIPATE TODAY

ZOOM VIRTUAL MEETING

- **There will be 4 breakout rooms.**
- **You can join the breakout room discussion of your choice, and, switch rooms at any time.**
 - **Phone participants – please wait and a host will assist you into a breakout room.**
- **During break out discussions, use the chat button to type your question, or, raise your hand and a moderator will unmute you during Q&A**



**This meeting will be recorded and posted to
CodyRougeandWarrendalePlan.com and the project website @
www.DetroitMi.gov.**

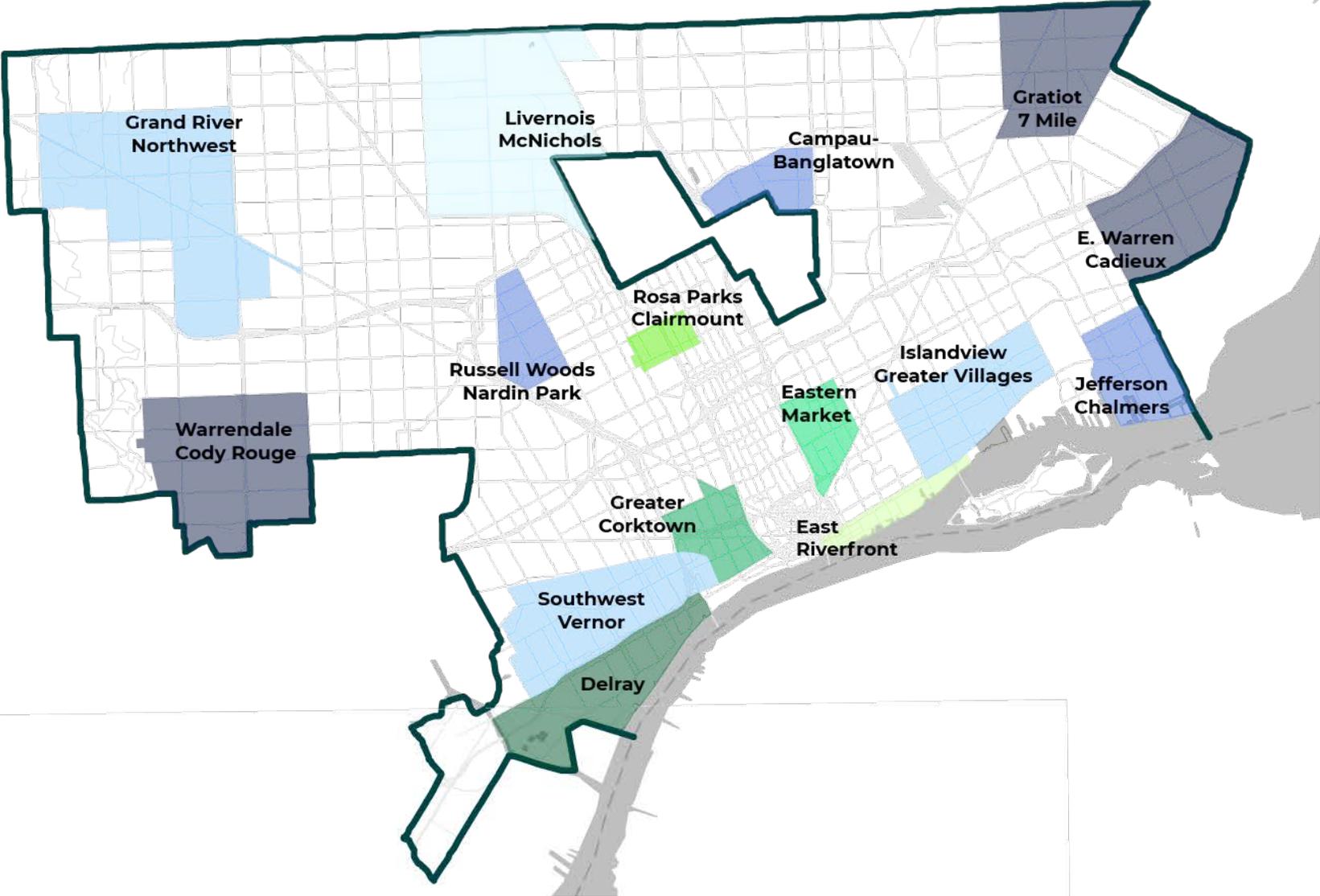
AGENDA

HERE'S WHAT WE'LL BE DISCUSSING THIS EVENING

- 1. PLANNING OVERVIEW** **15 MINS**
- 2. COVENANT HEALTH CARE** **5 MINS**
- 3. CITY PROJECTS OVERVIEW** **15 MINS**
- 4. BREAKOUT ROOM DISCUSSIONS** **30 MINS**
- 5. NEXT STEPS & ADJOURNMENT** **20 MINS**

NEIGHBORHOOD OVERVIEW

CITY-WIDE NEIGHBORHOOD PLANNING EFFORTS



SNF Planning Areas

- 2017** Livernois/McNichols
- 2018** Grand River Northwest, Southwest/Vernor, Islandview/Greater Villages
- 2019** Jefferson/Chalmers, Campau-Banglatown, Russell Woods/Nardin Park
- 2021** East Warren Cadieux, Gratiot/7 Mile, Warrendale Cody Rouge

Other Planning Areas

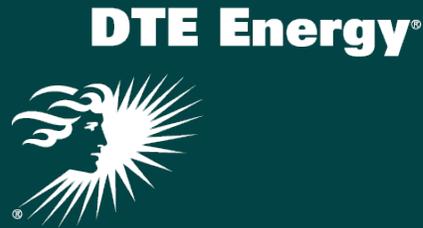
- 2017** East Riverfront
- 2018** Rosa Parks/Clairmount
- 2019** Eastern Market
- 2020** Greater Corktown
- 2021** Delray

THANK YOU

CORPORATE AND PHILANTHROPIC SPONSORS

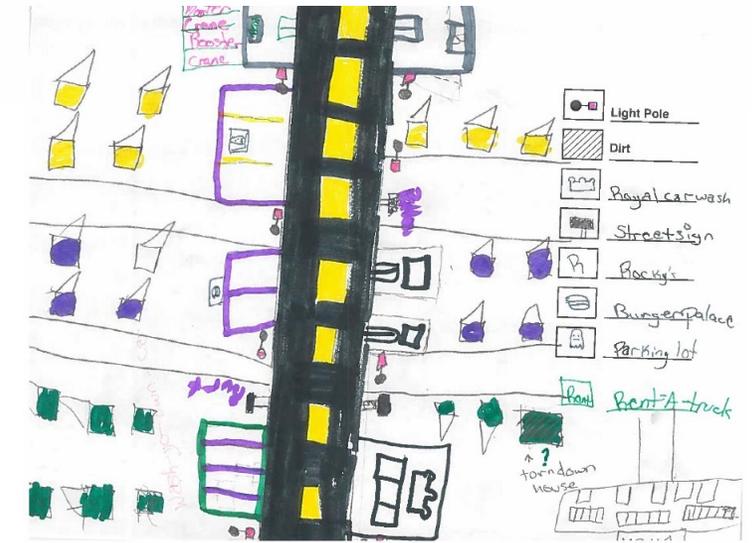
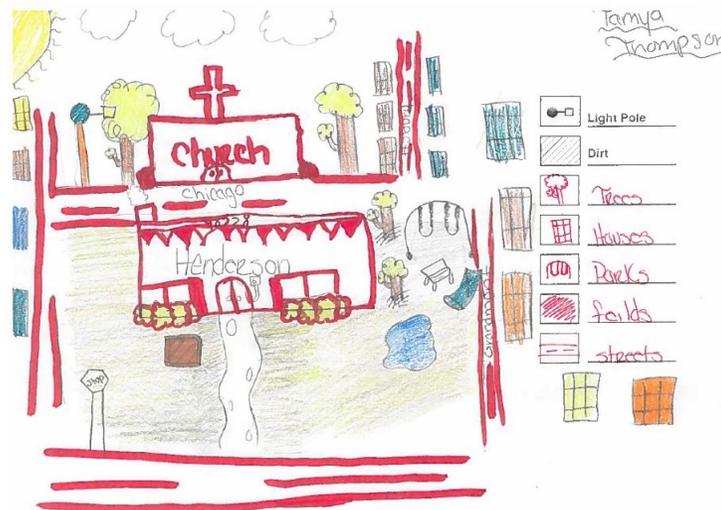
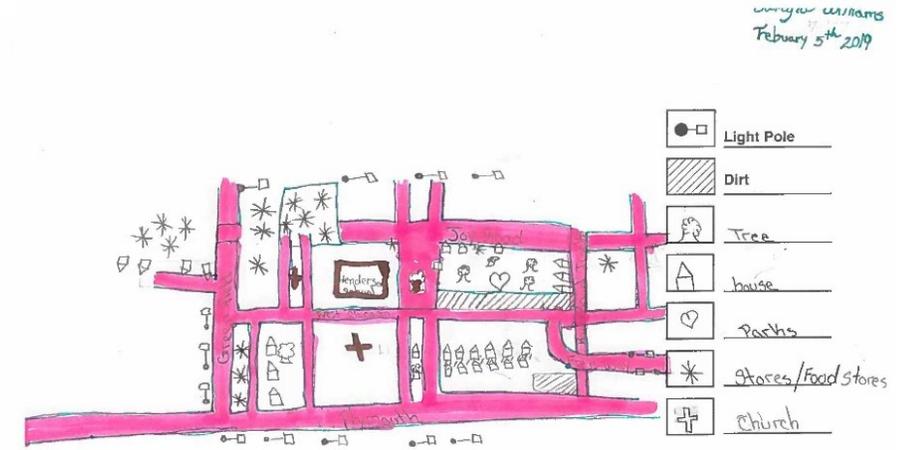
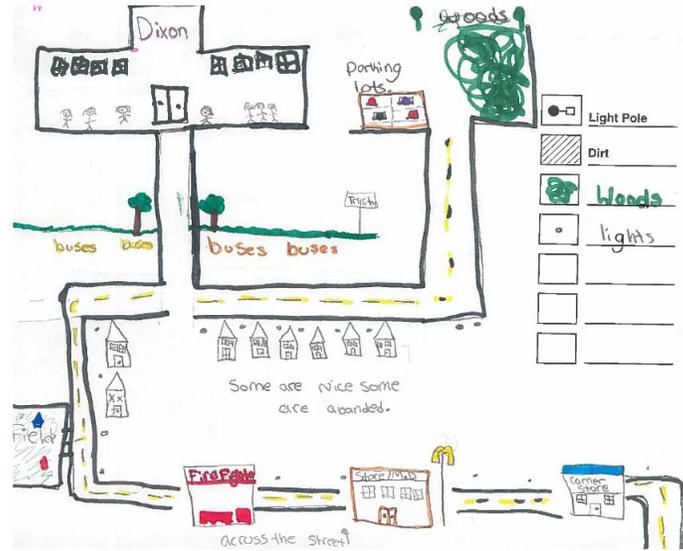
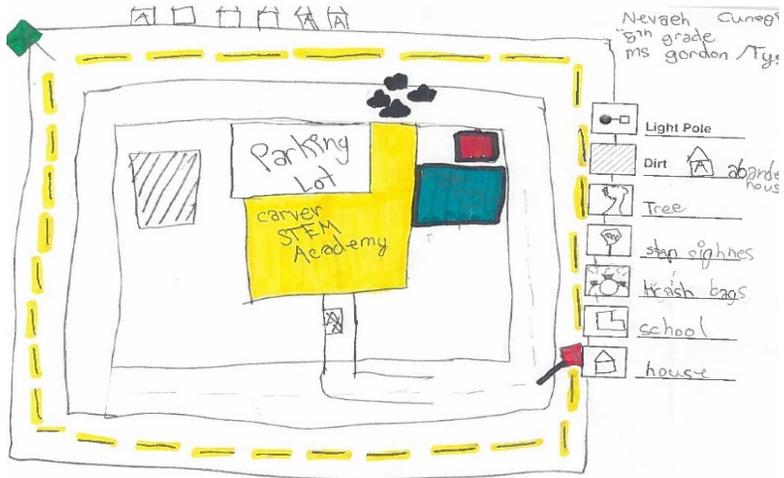


***Quicken
Loans***[®]



THANK YOU

DETROIT PUBLIC SCHOOL STUDENTS, TEACHERS, & PRINCIPALS



THANK YOU

ORGANIZATIONAL STEERING COMMITTEE



THANK YOU

GROW DETROIT YOUNG TALENT PARTICIPANTS



THANK YOU

CODY ROUGE COMMUNITY ACTION ALLIANCE YOUTH COUNCIL



COVENANT HEALTH CARE CENTER



COVENANT COMMUNITY CARE

"I WAS SICK AND YOU LOOKED AFTER ME"
MATTHEW 25:36

Covenant Community Care has operated a federal health center at 18917 Joy Road since 2014

Our current clinic provides medical and behavioral health services to patients

A new clinic is coming!

We are building a larger clinic in the same neighborhood – less than one mile from our current site. This facility will add a full dental clinic – as well as expand the number of medical exam rooms to 11. Construction is slated to start later this summer.



Community outreach

- We have met with local groups such as the CRCAA Youth Council, Joy-Southfield CDC, schools, and churches to better understand the needs of those we serve.
- Our Joy clinic recently held a Superhero Outreach day to encourage children to receive check-ups that had been delayed due to Covid. This need was identified by one of our patients.
- Please let us know of other groups we can connect with to better serve our patients!



CITY PROJECTS OVERVIEW

PROJECT GOALS

MOST COMMON COMMUNITY GOALS FOR CREATING A YOUTH-CENTRIC NEIGHBORHOOD

Parks & Open Spaces



1. Improve existing parks
2. Community uses for vacant land
3. Build up existing community centers & explore new ones

Streets & Getting Around



1. Make all streets safer for young people, seniors, and walkers
2. Make it easier for young people to get around
3. Improve road conditions
4. Better bus experiences

Local Businesses & Shopping



1. Safer & more beautiful Warren & Joy Shopping areas
2. Support small businesses
3. Attract new businesses & jobs
4. Less unwanted businesses

Houses & Apartments



1. Support resident homeowners
2. Support tenants
3. Support nonprofit organizations doing home repair
4. Deal with vacant properties, alleys & illegal dumping

PROJECT FOCUS AREAS

NEIGHBORHOOD BOUNDARIES WITHIN THE PLANNING STUDY AREA



Funded with
\$7.4+ million
in public & philanthropic funding that will leverage additional private investment

Doing this



Economic Development



Streetscape & other road improvements along W. Warren Ave



Improving Parks and Open Space



Housing Stabilization

HOW WE ENGAGED

COMMUNITY DISCUSSIONS, YOUTH SUMMITS, PICNIC TABLE EVENTS, INTERVIEWS WITH CITY AGENCIES, AND MORE



WHEN?

10

Youth
Councilors

NEIGHBORHOOD FRAMEWORK
INVESTIGATION
February - April 2019

110+

Attendees

COMMUNITY MEETING 1
April 2019

16+

Focus Groups

HOSTED BY ORG. STEERING COMMITTEE
May – July 2019

30+

GDYT Youth
Participants

SUMMER YOUTH EMPLOYMENT
July – August 2019

200+

Youth Surveys

VISITS TO DPSCD SCHOOLS
Spring 2019 & Fall 2019

80+

Attendees

COMMUNITY MEETING 2
August 2019

100+

Attendees

COMMUNITY MEETING 3
November 2019

WHAT IS A CODY ROUGE & WARRENDALE FRAMEWORK?
TUESDAY APRIL 30, 5:30-8 PM
BOYS & GIRLS CLUB, 16500 TIREMAN IN DETROIT



PROJECT FRAMEWORK

CITY-LED PROJECT IMPLEMENTATION



DDOT Bus Shelters
Improve transit amenities (6) shelters



W. Warren Streetscape & Street Improvements
Reduce traffic speed, new striped parking, improved pedestrian crossings & signals, bump outs, street trees



Façade Improvements
Do 10+ façade improvements facilitated by a local CDC



Open Air Plaza
Outdoor seating & shade trees, minor pedestrian amenities, designated marketplace



Art Murals & Blight Remediation
Target 5 mural projects with youth engagement, improve blighted facades



Stein Park Stage
Improve an existing park with seating area/stage/bus stop



Tireman-Minock Park
Activate a brownfield with a fitness park



Simanek Park
Enhance existing park with bike/skate amenities and new play areas



Single Family Rehabs via Bridging Neighborhoods
Improve housing for existing homeowners. Relocate families from Southwest & other construction impacted areas into homes in this area



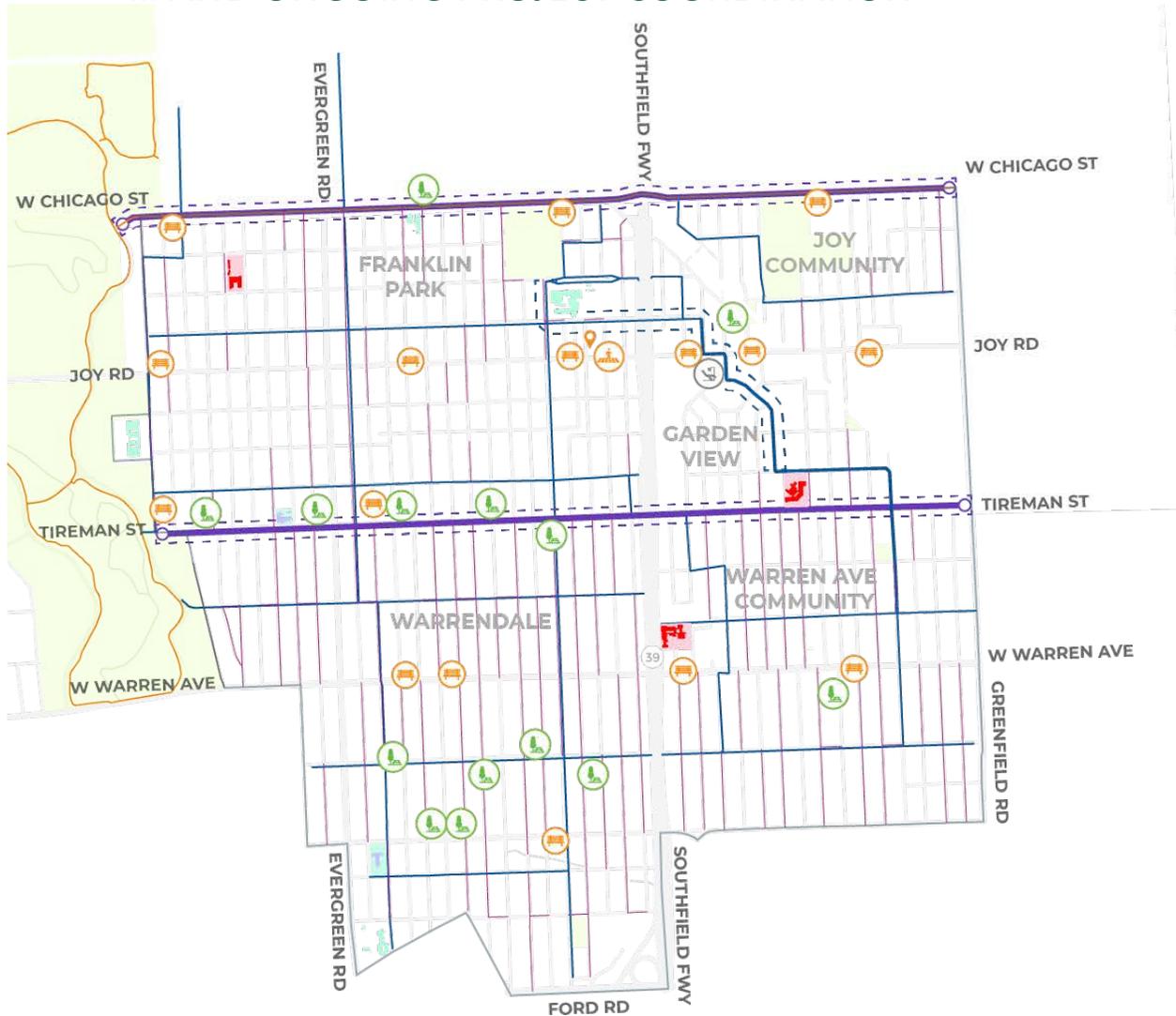
DLBA Sales
Prioritize homeownership ~15 homes



DLBA Bundles

YOUTH ORIENTED PROJECTS

... AND ONGOING PROJECT COORDINATION



DIY Bus Stops

Improve transit amenities (6) shelters



Residential Street Safety Retrofits

Speed humps, signage, and pedestrian crossings can reduce traffic speed



Neighborhood Cultural Maps (Schools)

Place-making map created with youth and produced for display in local schools



Edison Library Front Porch

Sidewalk & ROW improvements in front of Edison Public Library



Joy Road Street Safety Retrofits

Safer traffic via: lowering speed limit to 25mph, restriping, & longer crossing signals



Gardenview Path

Improve the pedestrian path from Cody High School to the Boys & Girls Club via Joy Road & Gardenview estates



Chicago & Tireman Bike Skate Scoot Lane

Create better connections for young people and others by converting excess roadway to bike lanes.



Neighborhood & Commercial Corridor Signage

Use signage consistent with city corridors, implemented in conjunction with Streetscape Improvements, as well as neighborhood signage to identify boundaries & cultural spaces



Community Yards & Rain Gardens

Beautify Vacant land on residential blocks



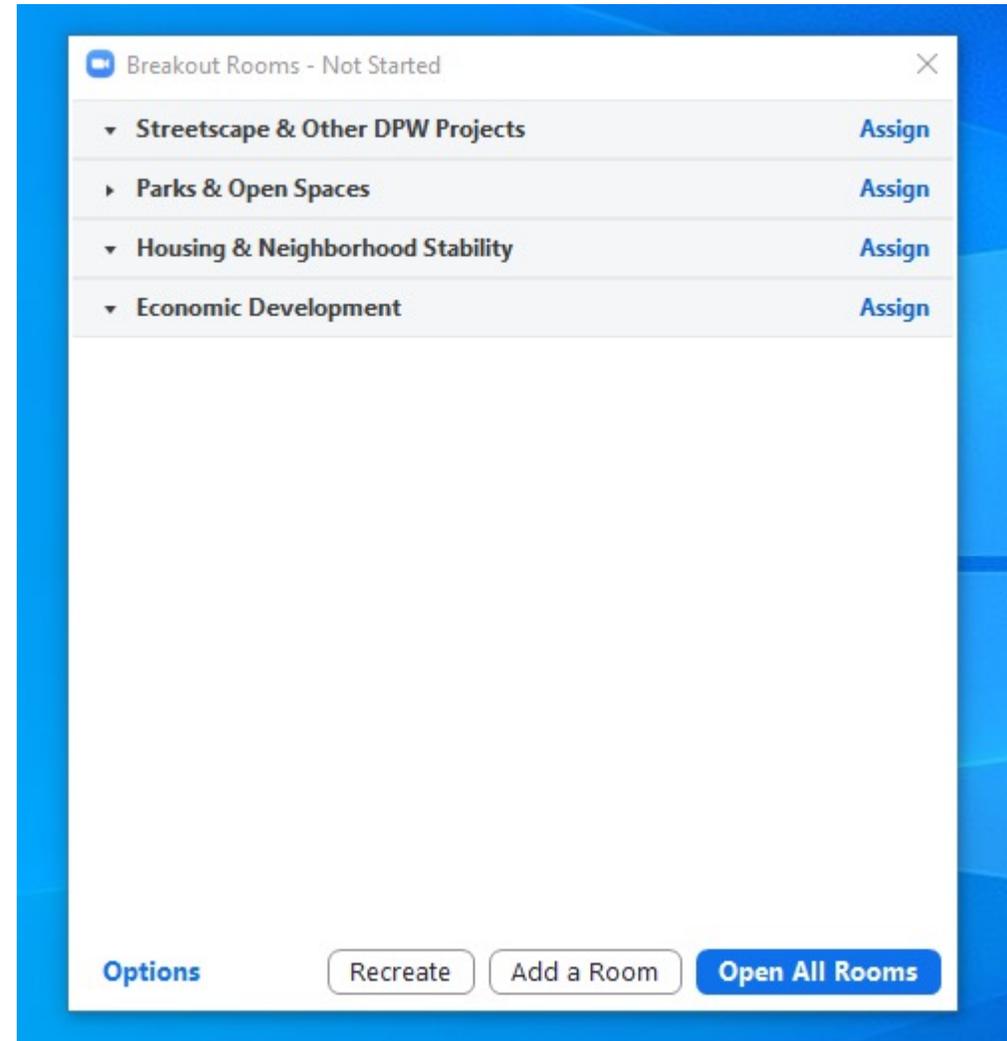
Covenant Health Care

New Dental and Medical Clinic on Joy Rd. @ Southfield Fwy

BREAKOUT ROOMS

ZOOM BREAKOUT ROOM INSTRUCTIONS

- Please select a breakout room that you are most interested in.
- Project team members will be available to answer questions.
- The MCs will ask phone users which group they want to join.
- You can visit multiple rooms, if interested.





W. WARREN STREETSCAPE

Extend streetscape as far as possible

Make it safe to walk across W. Warren

Slow down traffic!
People drive too fast

Banners & Signage to Beautify the corridor

More security presence



Warren Avenue Community Organization
Focus Group Meeting
June 2019

W. WARREN STREETScape

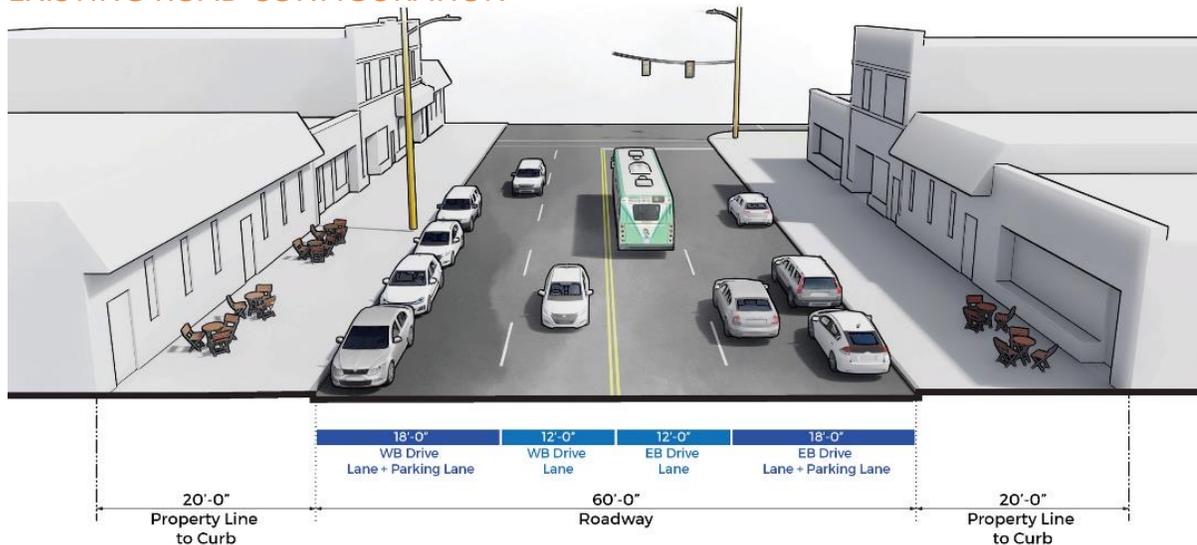
CONCEPTS IN PLAN VIEW



W. WARREN STREETScape

CONCEPTS IN PLAN VIEW

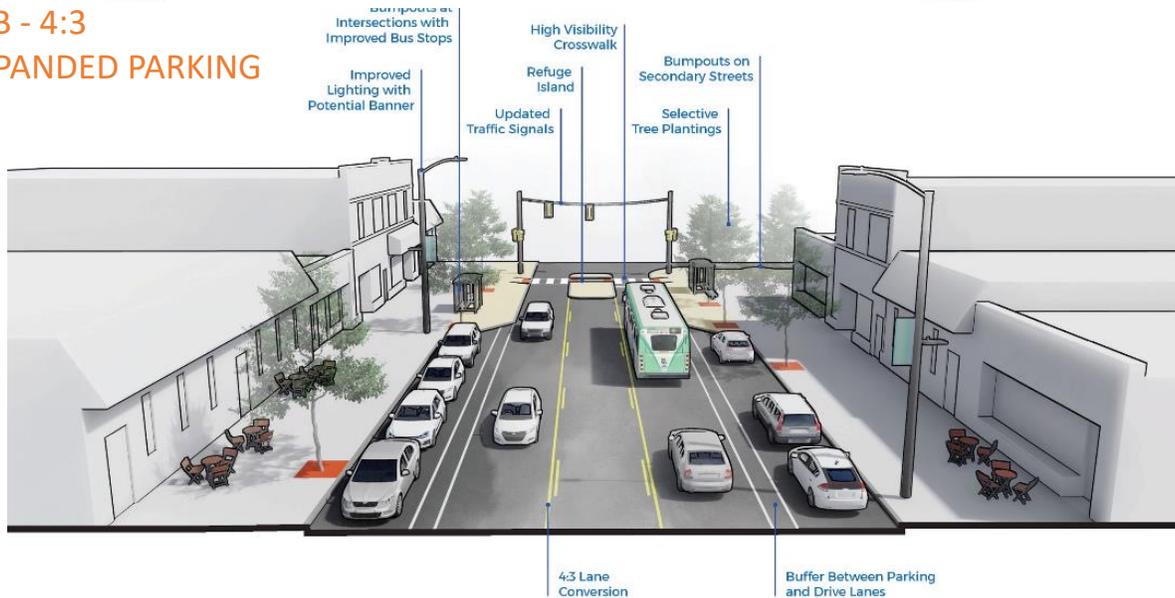
EXISTING ROAD CONFIGURATION



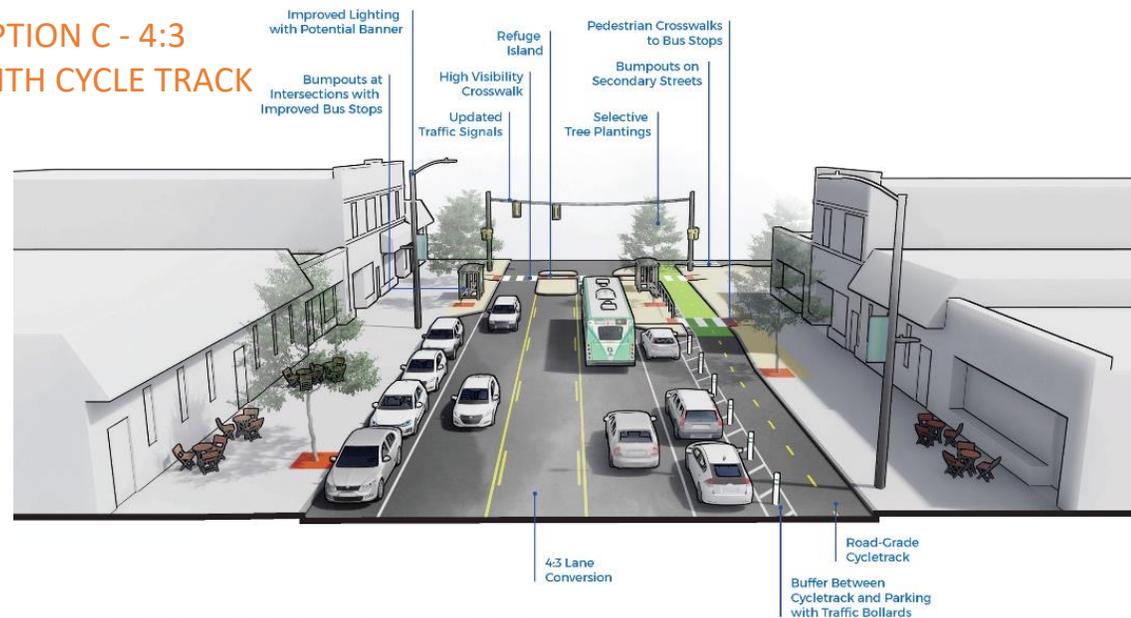
OPTION A: MAINTAIN 4 LANES



OPTION B - 4:3 WITH EXPANDED PARKING



OPTION C - 4:3 WITH CYCLE TRACK



W. Warren Streetscape

EXISTING CONDITION



W. Warren Streetscape

OPTION A: MAINTAIN 4 LANES



Other DPW Projects:

Speed Cushions

Slow Streets

Streets for People

Painted Streets



Speeding on residential streets has been a problem and continues to be in many neighborhoods



NEWS > REGION > DETROIT



Car crashes into Detroit home, neighbors call for speed bumps

Detroit neighborhood pushes for speed bumps after 8-year-old girl killed by speeding driver

'It was a very sad moment,' Deshara Hill said



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WATCH 7 ACTION NEWS

DETROIT – Residents in a neighborhood on Detroit's east side are demanding action.

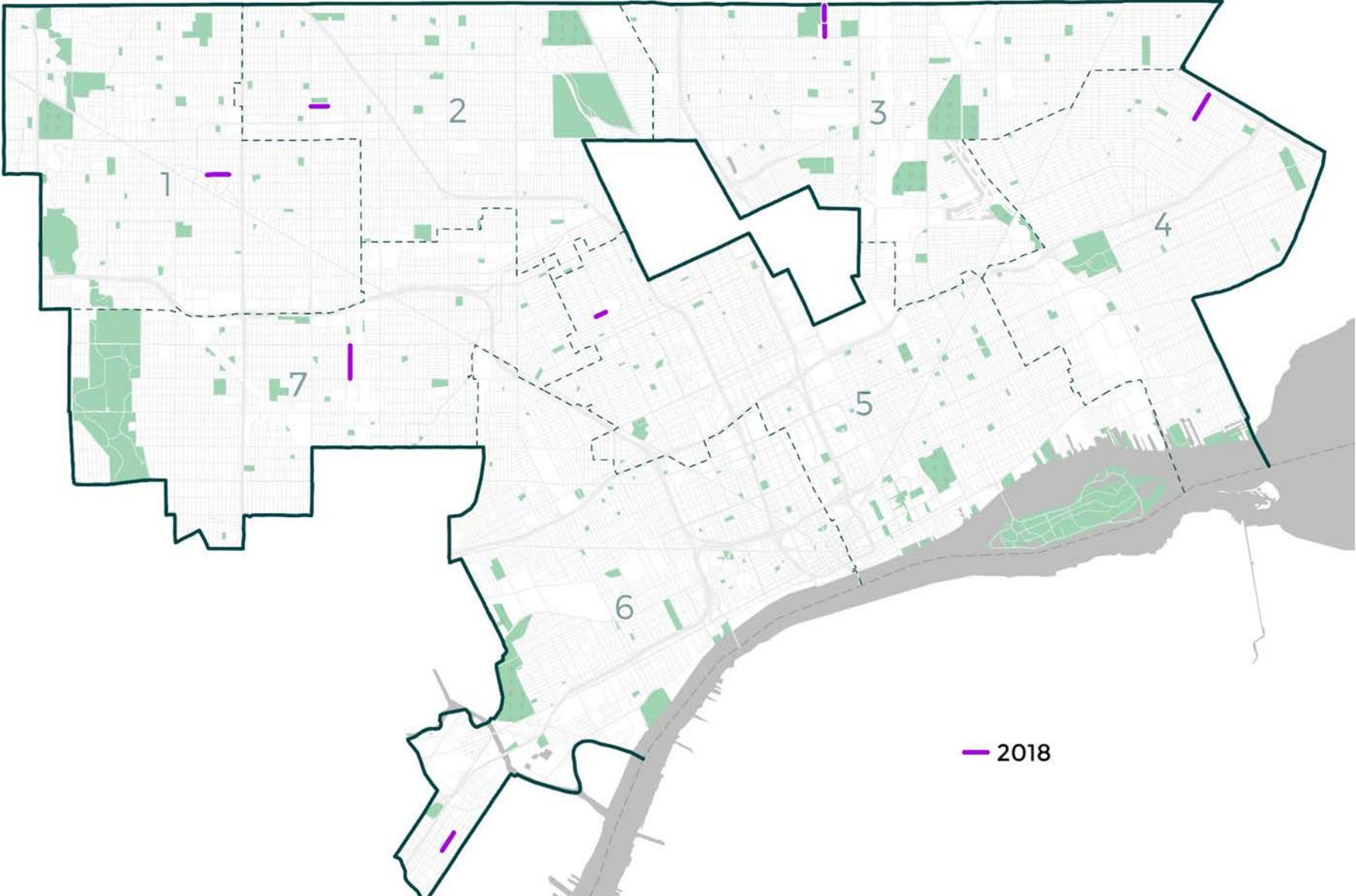
The calls for action come just days after an 8-year-old girl was killed by a speeding car on [Conner Street](#). Residents said they see drivers speeding down the street everyday and want the city to do something before another child is killed.

READ: [8-year-old killed by driver speeding on Conner Street in Detroit](#)

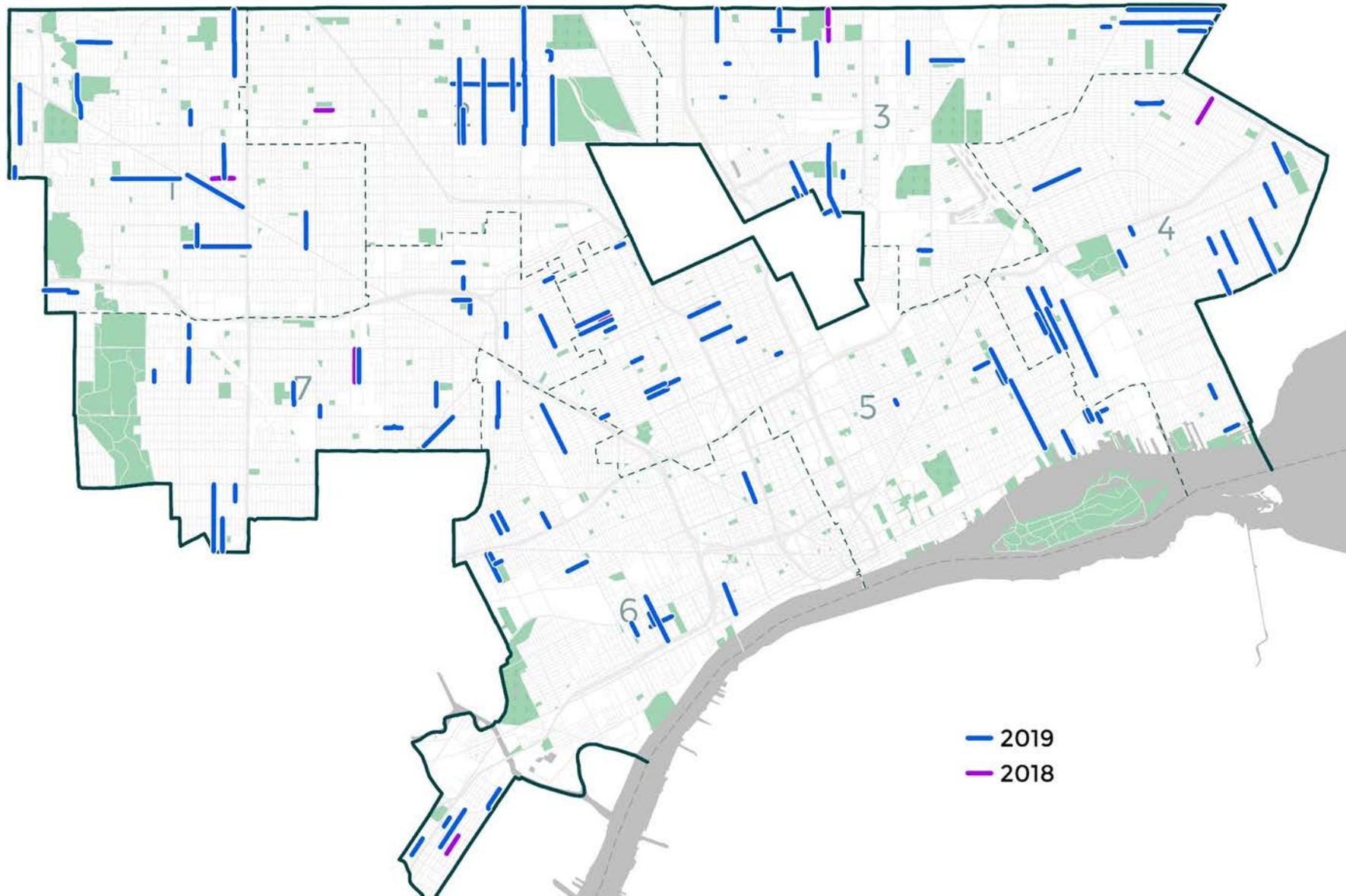
"When I come outside, the scene is just replaying, from when I came out and saw it actually happening," resident Deshara Hill said. "That's all I see when I come outside."

By: Brett Kast

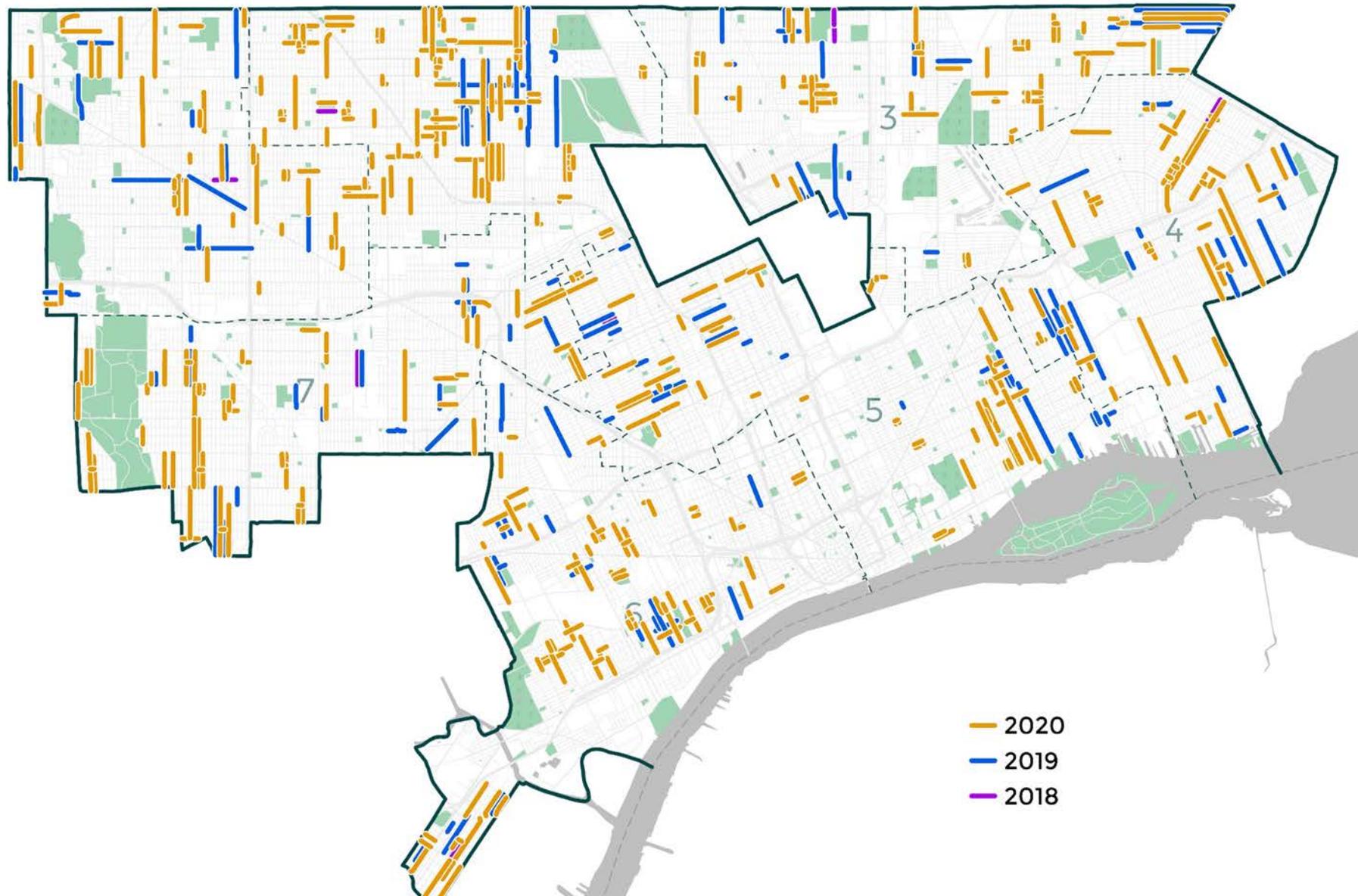
In 2018, we installed 32 speed humps as a pilot project



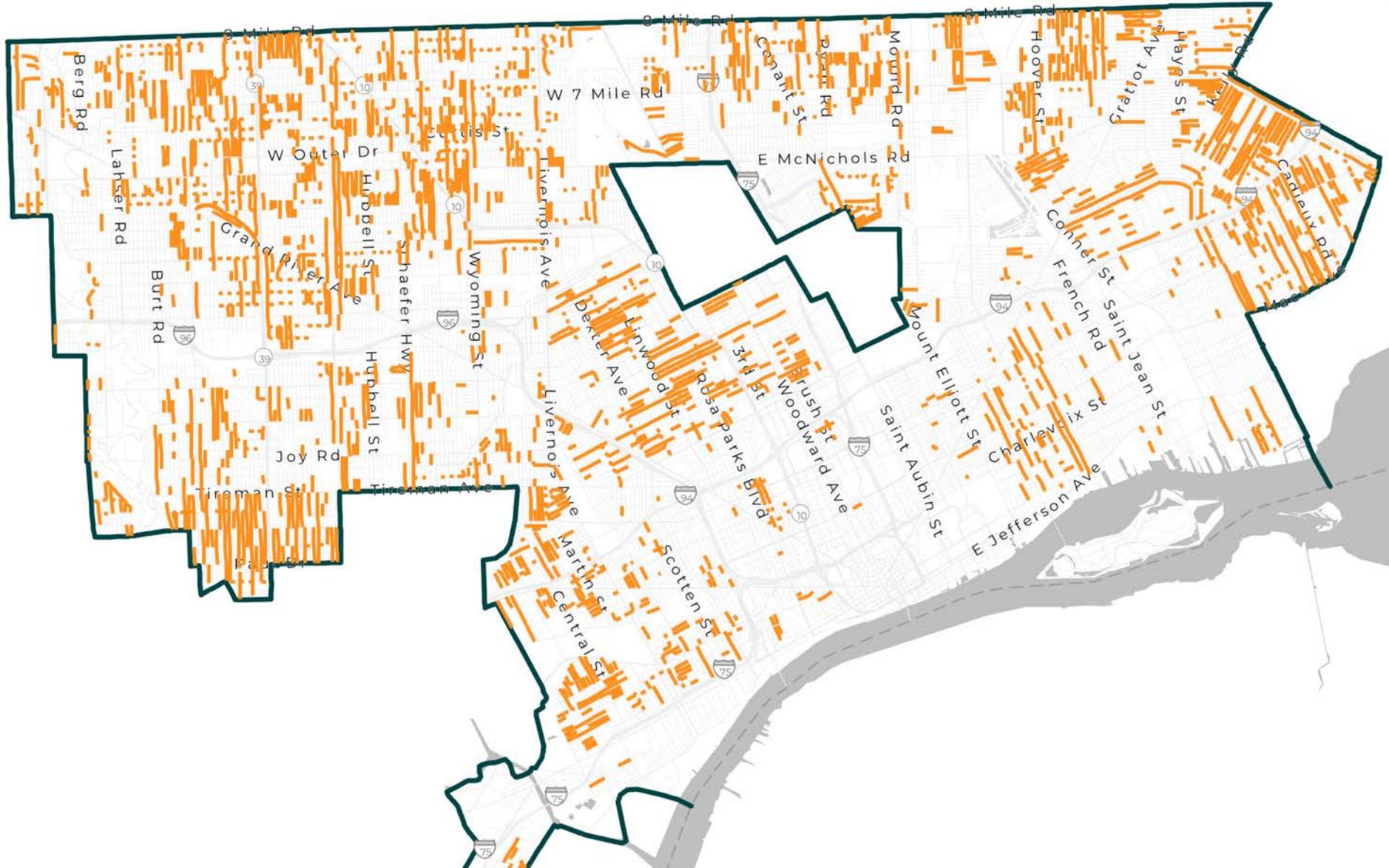
They were so popular we installed 543 in 2019



We more than doubled the number in 2020, installing 1,200



This year we are more than tripling to install 4,500 in 2021



2021 installation began April 1st

- \$11M to install 4,500 speed humps along 3,200 blocks



Selection Criteria



We are only installing speed humps on blocks that have been requested by residents

CRITERIA	DEFINITION
Density of Children	Census data showing high volumes of children residing in the area (by area, not block)
History of bike and pedestrian crashes	Crash reports showing frequent crashes involving pedestrians and bikes
History of Crashes	High density of vehicular crashes
Block Density Factor	Average # of occupied buildings
Cut-Through	Parallel residential streets within 600 ft. of a commercial corridor (ex. Warrington/ Livernois or Albion/ Hoover)
Near a Park and/or School	Streets within a .5 mile radius of a park or school as a traffic generator



Detroit's Slow Street Network

Proposed



What is a 'slow street'?

A slow street is a residential street with some form of traffic calming, such as speed cushions and signage.



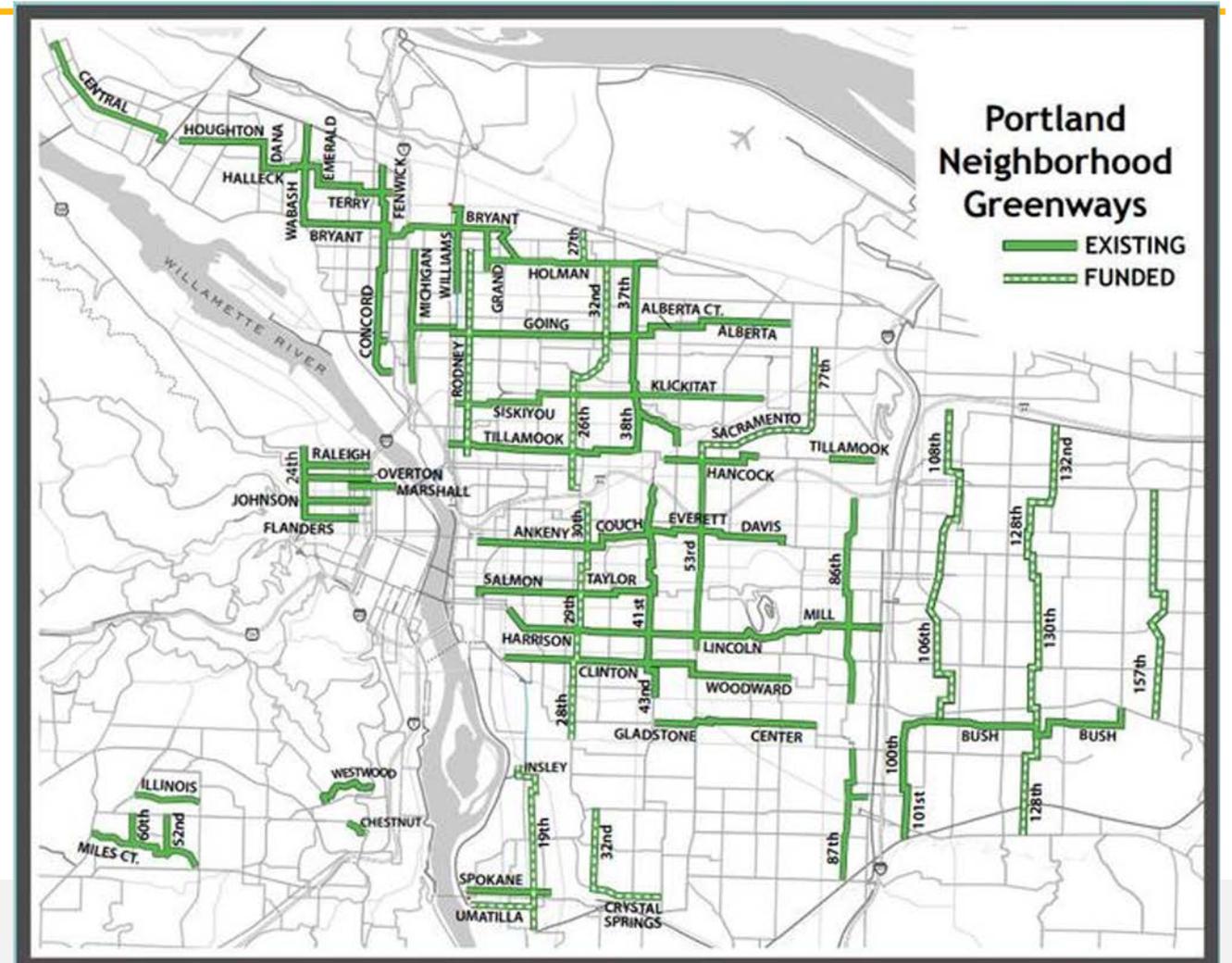
Progress on creating 'slow streets'

In an effort to make Detroit's residential streets safer the City of Detroit will have installed over 6,000 speed cushions by the end of 2021.



What is a 'slow street network'?

The City wants to go a step further and connect these slower, residential streets to create a network of safe streets for walking, biking, and getting around your neighborhood. These will connect residents to parks, schools, rec. centers, shops, and more.



Lots of cities have created slow streets networks



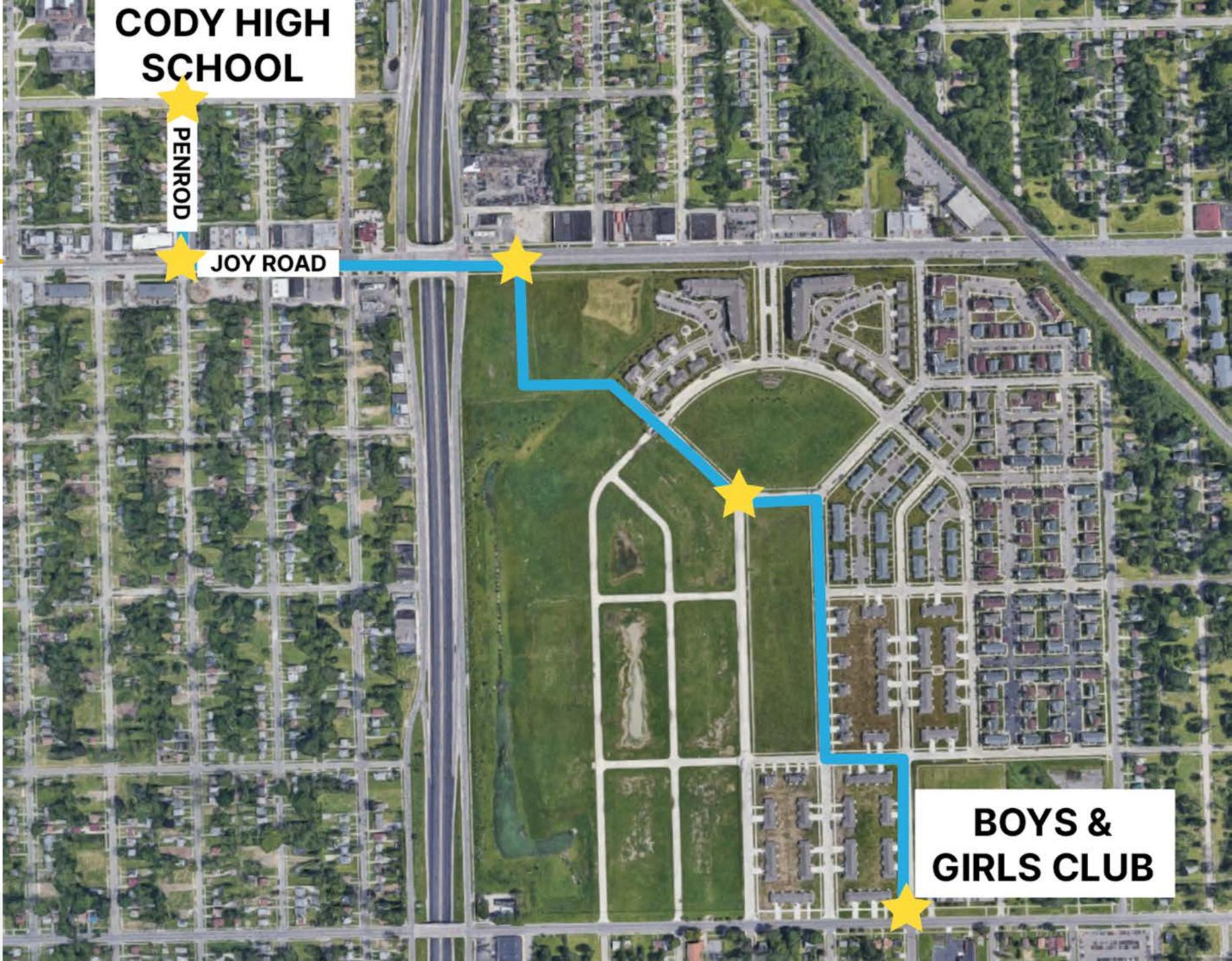
Oakland



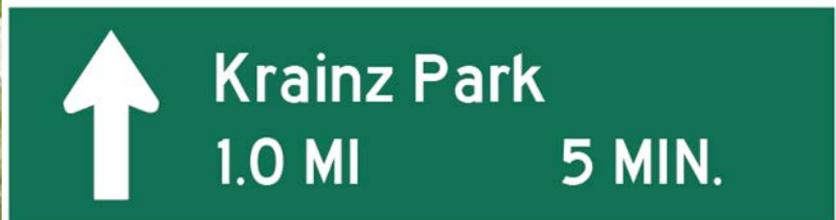
Pittsburgh



Example



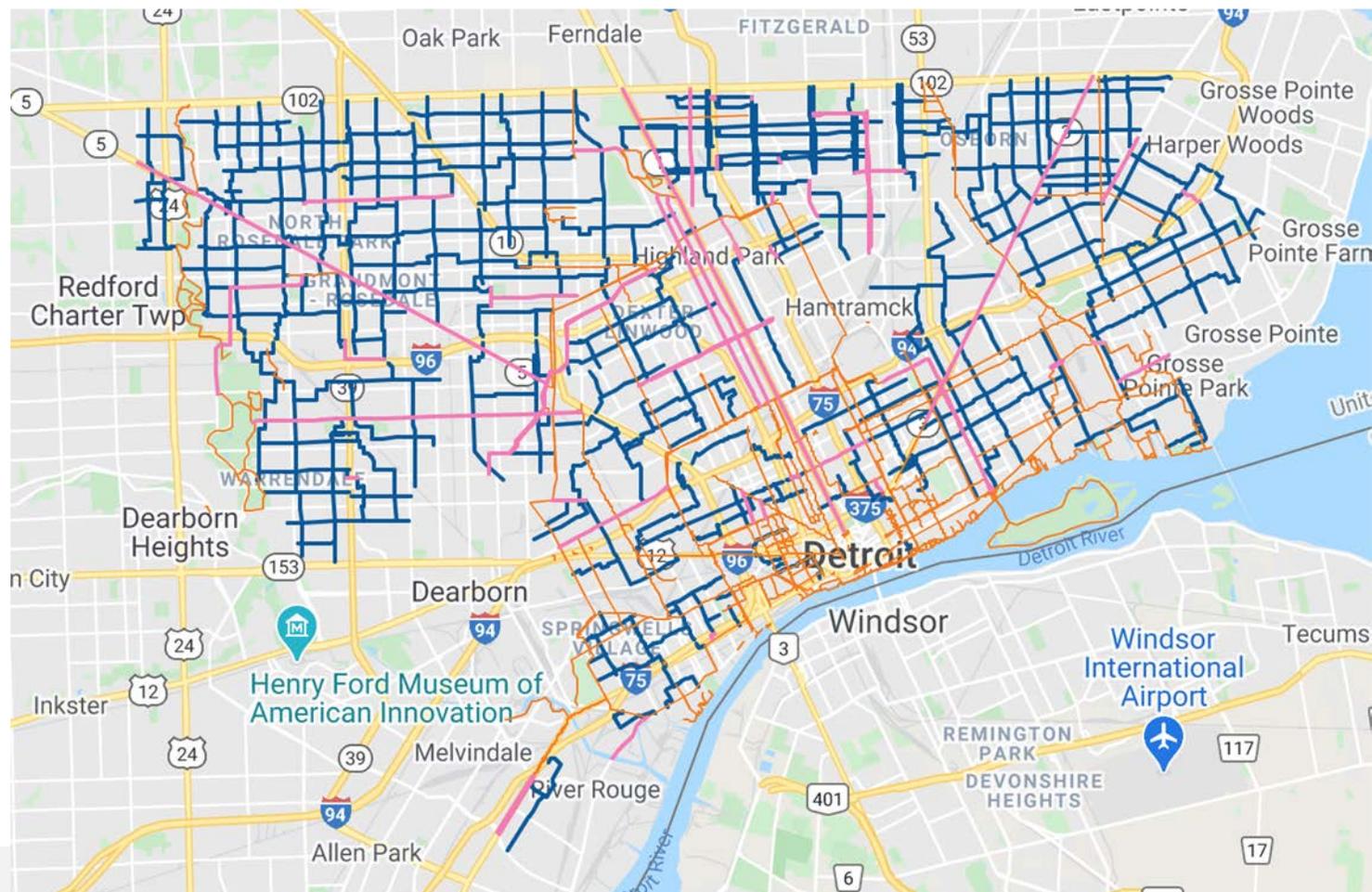
Example Signage



Draft Slow Street Network

**What do
you think?**

[Link to draft map](#)



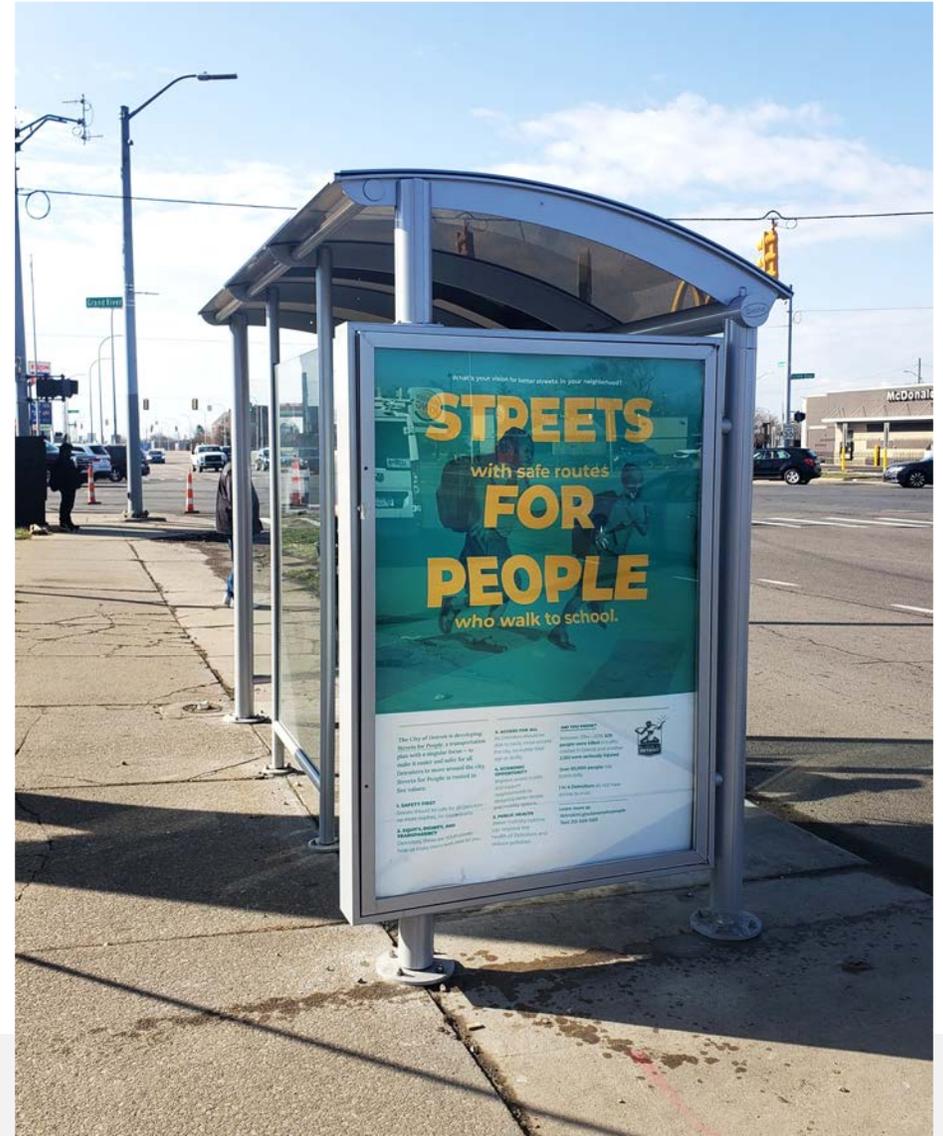
Streets for People



What Is Streets For People?

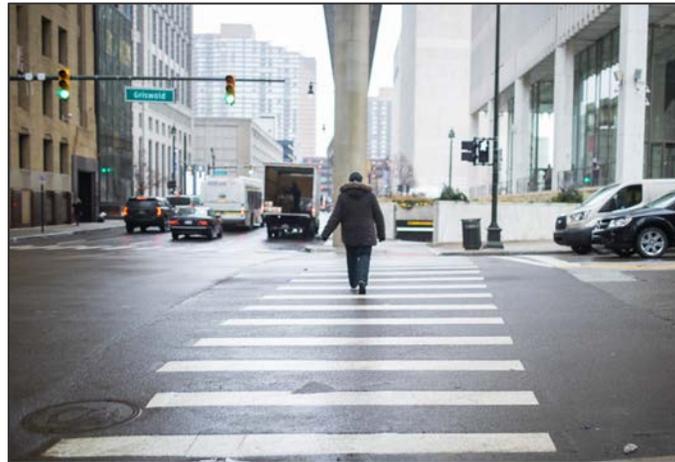
The City of Detroit is developing Streets for People, a transportation plan **to make it easier and safer for all Detroiters to move around the city.**

Working closely with you, we will create the **SFP Plan** and **SFP Design Guide** to guide how the City will invest in and design our streets and sidewalks over the next 10 years.



Values

Streets for People is rooted in five values:



1. SAFETY FIRST

Streets should be safe for all Detroiters - no more crashes, no more deaths.

2. EQUITY, DIGNITY, AND TRANSPARENCY



Detroiters, these are YOUR streets - help us make them work best for you.

3. ACCESS FOR ALL

All Detroiters should be able to easily move around the city, no matter their age or ability.



4. ECONOMIC OPPORTUNITY



Improve access to jobs and support neighborhoods by designing better streets and mobility options.



5. PUBLIC HEALTH

Better mobility options can improve the health of Detroiters and reduce pollution.

Learn more at:
detroitmi.gov/streetsforpeople

[Facebook](#) - Detroit Dpt of Public Works
[Instagram](#) @detroit_dpw

Text **313-509-1559** to receive updates

Contact: Erika Linenfelser -
streetsforpeople@detroitmi.gov



Paint the Street

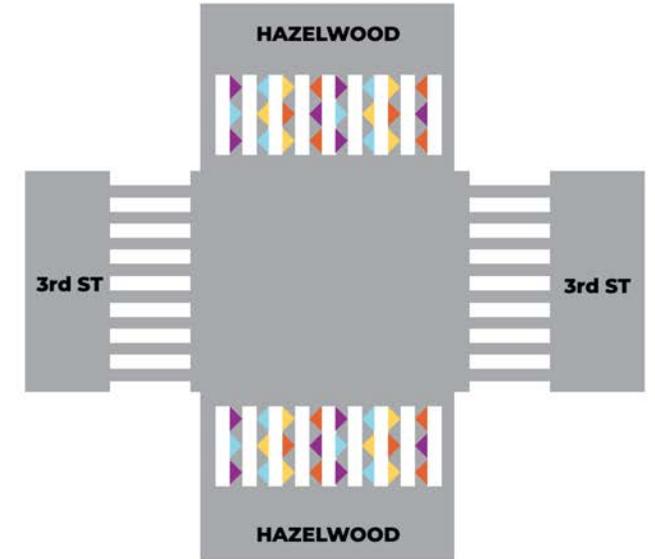




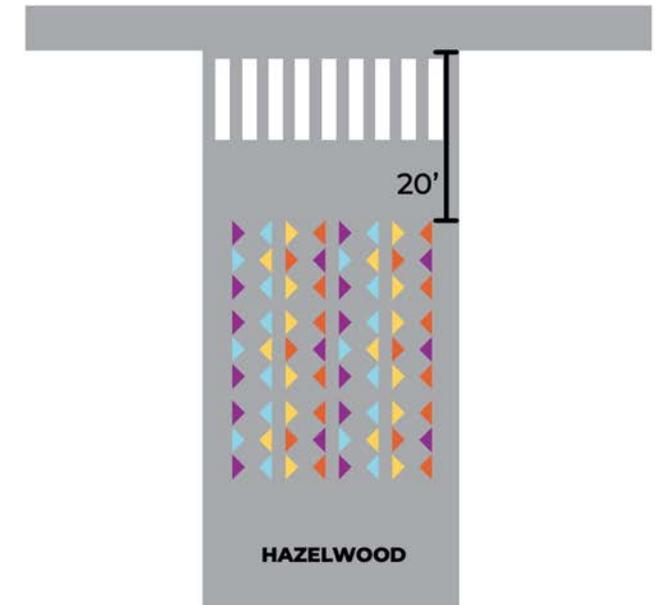
The City of Detroit is excited to announce a new program, in direct response to residents and community groups interest for installing artistically painted streets and crosswalks. DPW has put together a new guidebook outlining the process and requirements for installing a painted street mural or crosswalk by a community group.

Two types of designs are allowed:

1. Painted Crosswalks



2. Midblock Murals





Economic Development

Your Ideas

Safer & More Beautiful Shopping Areas on W. Warren Ave & Joy Rd.

Attract new businesses & jobs

Support for Small Businesses

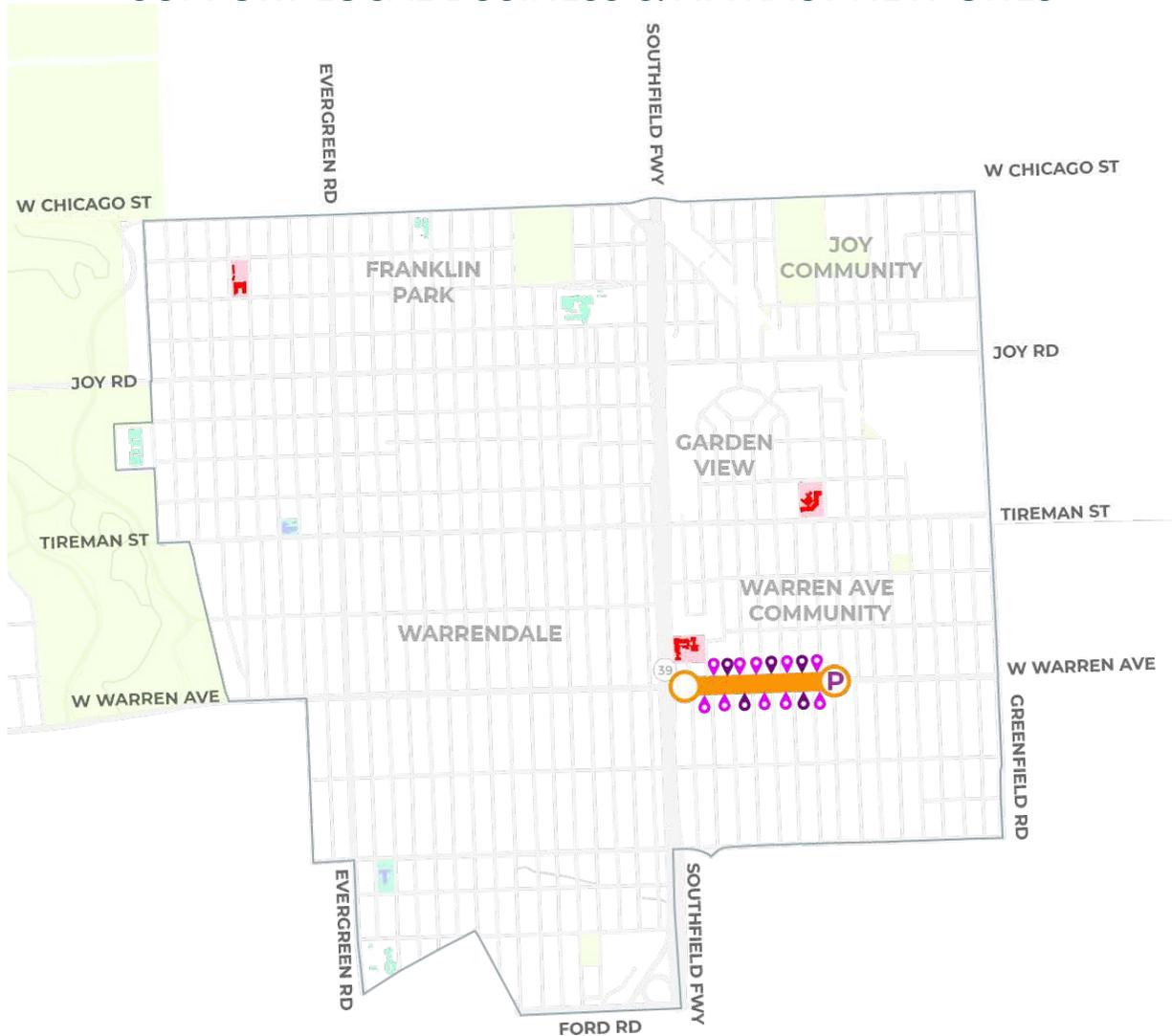
Less Unwanted Businesses

Prioritize local developers



ECONOMIC DEVELOPMENT

SUPPORT LOCAL BUSINESS & ATTRACT NEW ONES



Façade Improvements

Do 10+ façade improvements facilitated by a local CDC



Open Air Plaza

Outdoor seating & shade trees, minor pedestrian amenities, designated marketplace



Art Murals & Blight Remediation

Target 5 mural projects with youth engagement, improve blighted facades

Other Projects

W. Warren Avenue Zoning Changes
Joy Road Zoning Changes
Trees, Banners & signs

ECONOMIC DEVELOPMENT

TYPES OF PROJECTS

MURALS



FAÇADE IMPROVEMENTS



Open Air Plaza

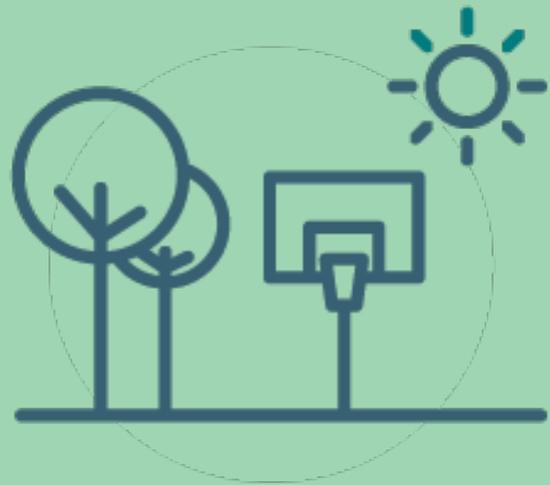
W. WARREN AVE - BEFORE



Open Air Plaza

W. WARREN AVE - AFTER





Parks and Open Space

Your Ideas

Simanek Park has nearby vacant school & homes, so a lot of parents don't like their kids around those types of things

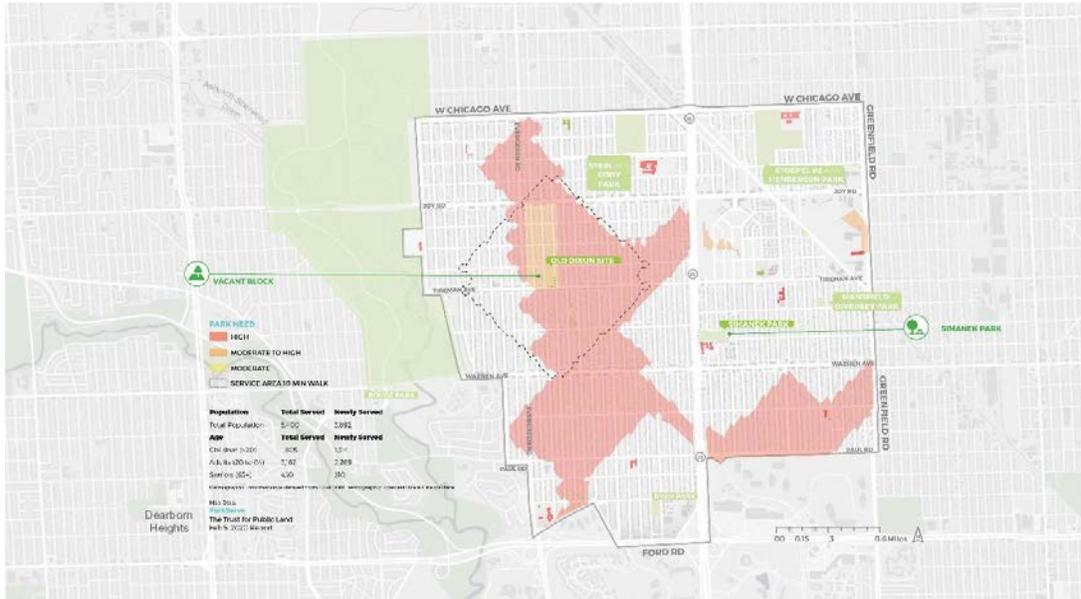
Program the park with more events

We suggest building a seating platform that is also a stage for performances. It could also serve as a playable bus stop.

Update and preserve the natural areas



Parks and Open Space



SNF Projects

1

Cody AKA Stein Park Stage

2

Tireman-Minock Park Improvements

3

Improve Simanek Park

Other Projects



Community Yards & Rain Gardens

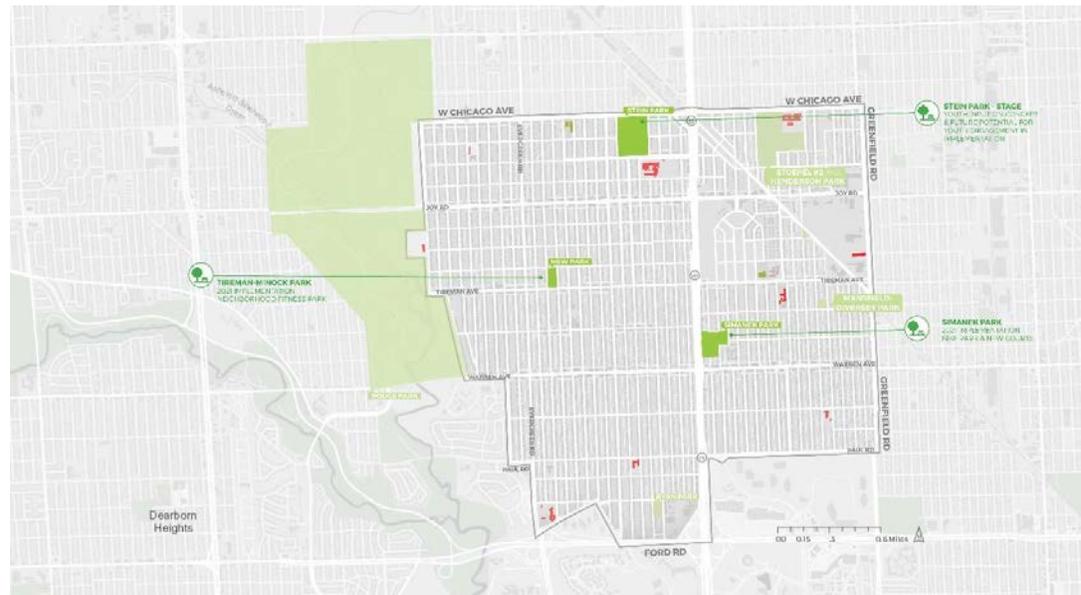


Support & Connect Community Centers

- Teen Operated Day Club
- Edison Library Front Porch
- St. Suzanne's, Boy's & Girls Club



More Opportunities for Young People to Plan, Design, & Build their Neighborhoods



Stein Park Stage

BEFORE



Stein Park Stage

AFTER



Tireman-Minock Park

Old Dixon School Site Potential Park Improvements

Many different features could fit on the 3.7-acre site, some shown below in the same scale at the site plan to the right. At far right, the enlarged diagram shows how some of these might fit or overlap. GSD will work with nearby residents to make final decisions and create the most wanted improvements with available funds.

 Playground, 3800 sq ft fits slides, swings, spinner, benches & trees



Walking path, 1300' long



Little league baseball with 200' foul line



Soccer field 330' x 195'

Fitness equipment



Tennis



Basketball



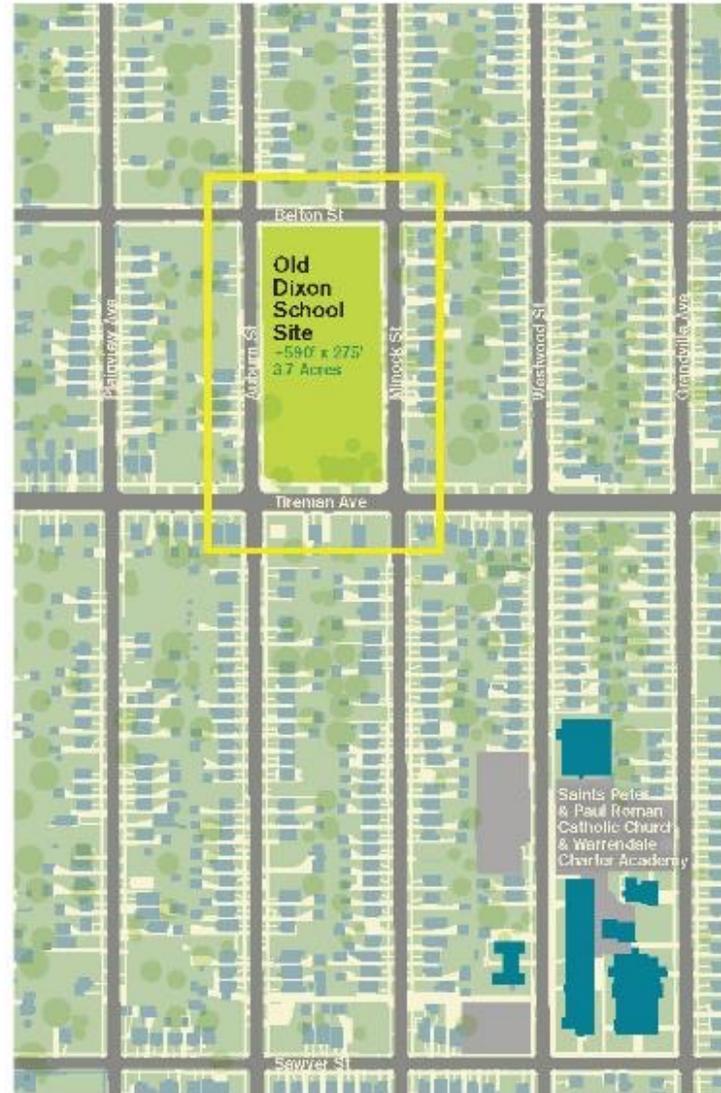
Volleyball



Picnic shelter



Seating



Old Dixon School Site & its Warrendale Neighborhood



Potential Park Elements Overlaid on Old Dixon Site

Simanek Park

BEFORE



Simanek Park

AFTER



COMMUNITY YARD

BEFORE



COMMUNITY YARD

AFTER



COMMUNITY YARD

BEFORE



COMMUNITY YARD





Housing & Neighborhood Stabilization

Your Ideas

Nearly half of the houses in our neighborhood are owned by people or companies not in our zip code!

There needs to be more resources and workshops on how single family house will work

Quality homes near amenities

It's unsafe to walk

Hold landlords accountable!



HOUSING STRATEGY

WARRENDALE CODY ROUGE PROPERTY SALES DATA

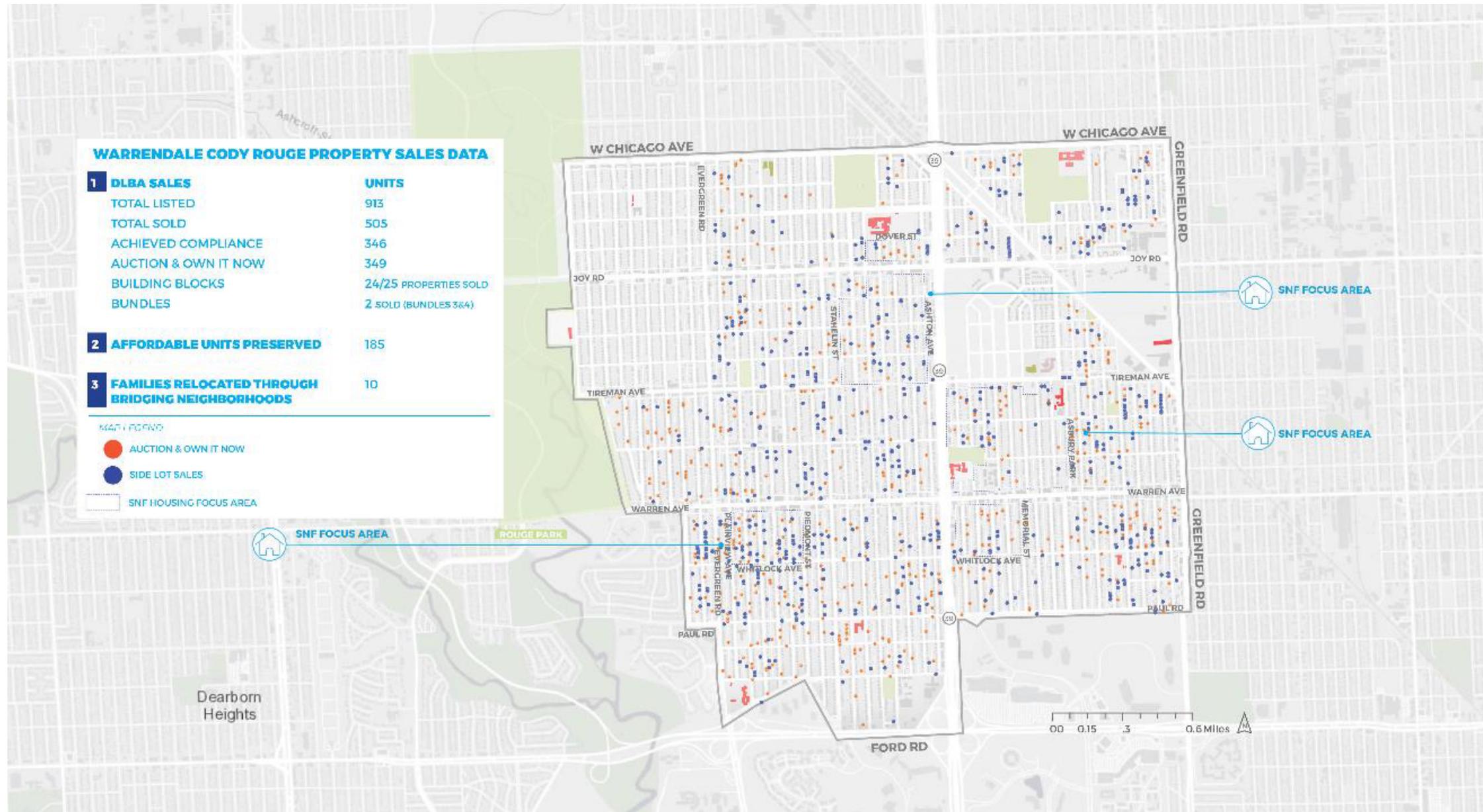
1 DLBA SALES	UNITS
TOTAL LISTED	913
TOTAL SOLD	505
ACHIEVED COMPLIANCE	346
AUCTION & OWN IT NOW	349
BUILDING BLOCKS	24/25 PROPERTIES SOLD
BUNDLES	2 SOLD (BUNDLES 3&4)

2 AFFORDABLE UNITS PRESERVED	UNITS
	185

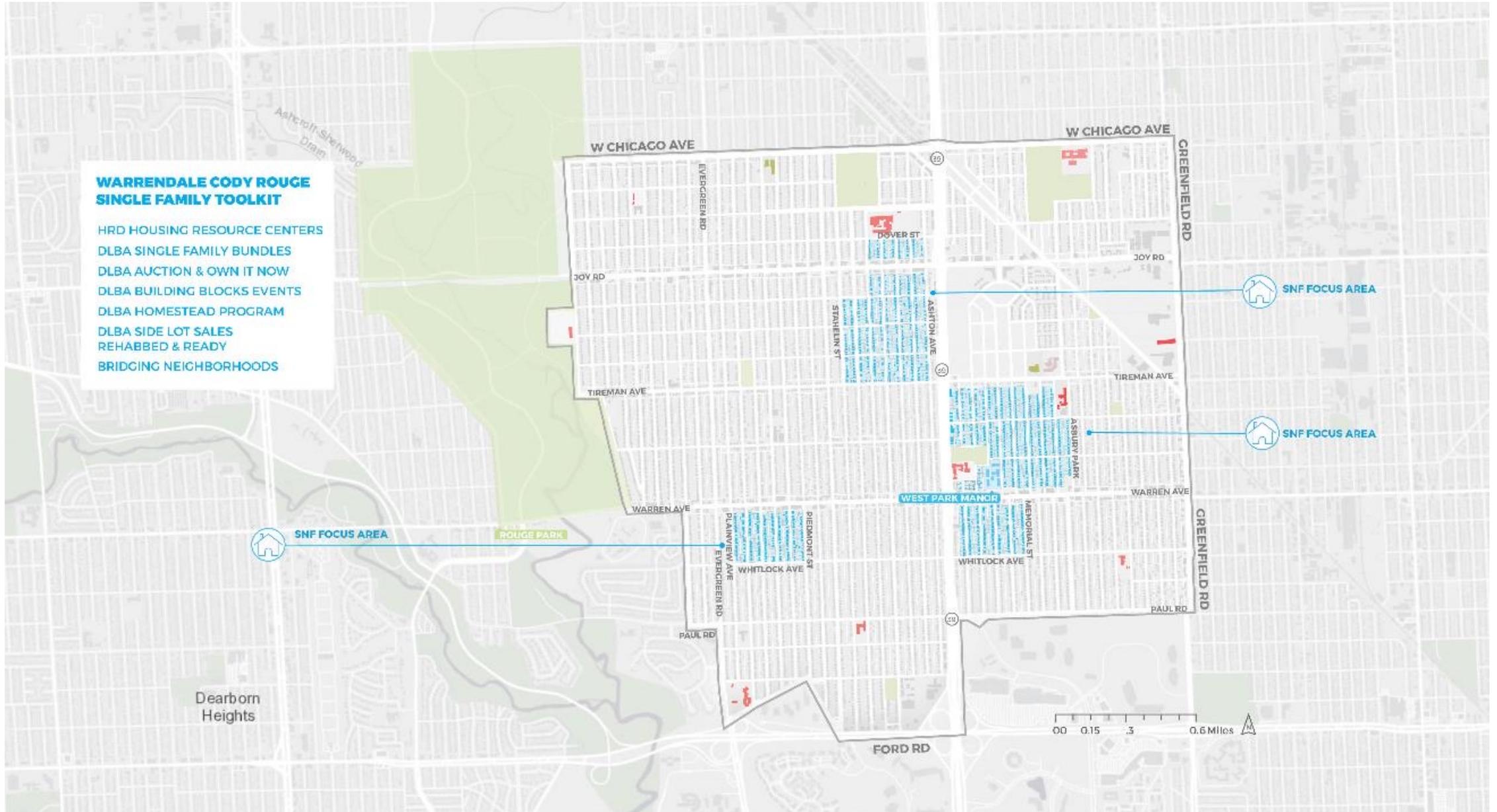
3 FAMILIES RELOCATED THROUGH BRIDGING NEIGHBORHOODS	UNITS
	10

MAP LEGEND

- AUCTION & OWN IT NOW
- SIDE LOT SALES
- SNF HOUSING FOCUS AREA



HOUSING STRATEGY



HOUSING STRATEGY IMPLEMENTATION

RECENT REHABS IN WARRENDALE CODY ROUGE



8321 TERRY STREET
BEFORE



8321 TERRY STREET
AFTER

HOUSING STRATEGY IMPLEMENTATION

RECENT REHABS IN WARRENDALE CODY ROUGE



Detroit Land Bank Authority Land Reuse

Side Lot Postcards

City Wide Side Lot
Postcarding – March '21

Roll out of NEW DLBA Land Reuse Programs

- Neighborhood Lots – Launched Oct '20
- Infill Lots - Ongoing
- Oversized Lots – Spring '21
- Homestead Lots – Summer '21

Land Reuse Lunch and Learn Series

Biweekly series hosted Wednesdays from noon-1pm

For more info: <https://buildingdetroit.org/land-reuse-programs/>



Many side lots across the city will graduate to the Neighborhood Lot Program this summer, allowing residents living within 500 feet to purchase

Neighborhood Lots will be priced at \$250 including those previously listed as Side Lots



To apply to purchase lots or to learn more, visit buildingdetroit.org/land-reuse-programs/

Please direct inquiries to inquire@detroitlandbank.org (313) 974-6869



Next Steps for interested buyers!

- Apply for a side lot
 - Be up to date on taxes
- #showusyoursidelot

Side Lot Graduation to Neighborhood Lot Program

- To begin July 1, 2021



Next Steps

We are here



Next Steps

IMPLEMENT

W. WARREN STREETSCAPE

DPW leads design process beginning Q2 2021 and will lead streetscape construction during Q2 2022.

ECONOMIC DEVELOPMENT

PDD will issue RFP for facade renovation on W. Warren thru local CDC in Fall 2021. PDD & Dept. Arts, Culture, & Economy will collaborate Murals & blight remediation on W. Warren in Fall 2021.

PARKS & OPEN SPACE

GSD & PDD will lead engagement for Tlreman Minock Park. GSD will lead design process for Simanek Park in Spring 2022. Stein Park Stage to be developed with youth by Fall 2021.

HOUSING

HRD will rehab homes and, DLBA will continue to market homes through Auction/Own It now in 3 focus areas. Bridging Neighborhoods will relocate approx 10 families to homes into rehabbed land bank homes

OTHER PROJECTS

DPW leading speed hump installations throughout WCR in 2021. PDD & DONs are actively exploring project support for activating community vacant lots in Summer 2021.



Stay Connected!

On the web:

www.Codyrougeandwarrendaleplan.org
www.detroitmi.gov/planning

Social Media:

[@codyrougeandwarrendaleplan](https://twitter.com/codyrougeandwarrendaleplan)