

WHAT WE HEARD

North End Neighborhood Framework Plan
Community Meeting
24 June 2023



Photos from event

COMMUNITY EVENT

AGENDA

- Welcome
- Project Overview
- Engagement Overview
- Draft Framework Presentation
- Q+A
- Activity
- Wrap Up + Thank you!



Goal #5



Support living wages and workforce development to increase employment options within the neighborhood.

Why is this idea a priority for you?

Jobs that are walkable * * *

EVERYONE NEEDS LIVING WAGE

- NO MORE CRIME
- HANGING

WORK FORCE DEVELOPMENT FOR ALL AGES

- EVERYONE
- SENIORS - PART TIME IS NICE
- HAVE SKILLS TO SHARE
- CLOSE TO HOME

- EII - we could really benefit from better connectivity options

- funny for teaching building reads

Goal #6



Explore the creation of an Oakland corridor community group to act as a local administration of tactical corridor improvements + programming.

Why is this idea a priority for you?

We need All hands on Deck to help the community

Yes build pop-up economic development

Spots + performance venues to do a First Friday/Art Museum like in Oakland, CA

Sample photos of engagement activities from event



Jason King St, Block Club. A Home caught on fire and hydrant didn't work, causing the death of their neighbor. Fire and fire safety assessment in partnership with PDD

- Calvin - DON person will get info to you
- Need to hear this and get this to the right people
- Mary Waters - DWSD is putting together plan to replace hydrants

Daryn Horvath - infrastructure noticed that hydrants have been replaced but how has city infrastructure been incorporated into this?

- Calvin - other department that have plans and why there are 5 categories
- DWSD has plan; Not everything can be impacted by this work but where they can they will
- Regarding community engagement and infrastructure
- For water shutoff - can there be more than 1 day notice

Rachel - Beaubien and King activate vacant lot goal - with amount of goals is there a plan for equitable development between developers and community groups?

- Rachel and SmithGroup - providing ideas around funding to support community groups
- Developers - anti-displacement toolkit for new developments
- London Scott - 2 programs for residents to purchase land
- Jerry - want to commend their communication to residents
- One concern has entered into contract to purchase but understanding that those acquisitions are on hold but when can move forward do not take into consideration all the work they put into it in the meantime
- London DLBA - do not take into consideration stewardship that happened previously and understand the frustration but go by adjacent lots and who expressed interest first also have neighborhood lots program also started another program called Gratiot Projects - entity registered with LARA can purchase up to 4 lots \$250 a piece, purchase by application process
- Rachel - wants to emphasize the stewardship piece again and that people who have maintained for year they deserve priority consideration
- London DLBA - will take that back to DLBA
- Mary Waters - plan was to take notes and listen but get emails all the time about DLBA and way they treat people - want to address it and people that have taken care of land should get a discount
- Pat - doing development off of Oakland

Joanne - supposed to get 10 community meetings and since North End Landing and suggest hold meeting like 12 step Detroit Real Estate Committee

- Send 9 parcels to city council with + approval



TOP PRIORITIES

Highest to lowest priority (top 9)

Commercial Areas



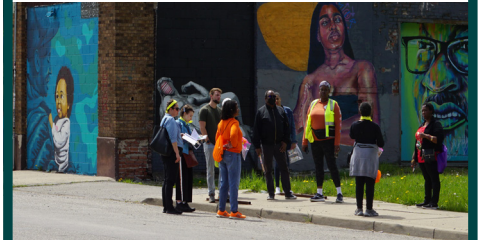
Support longstanding businesses with programs to assist their differing development needs.

Parks + Open Spaces



Expand the tree canopy.

Streets for People



Improve pedestrian visibility, safety, accessibility & sidewalk connections through the neighborhood.

Parks + Open Spaces



Fill the North End park gap, including adding a dog park to Bradby Park.

Streets for People



Improve overall safety of streets with streetscape improvements.

Commercial Areas



Re-establish Oakland Avenue as a thriving commercial corridor.

Parks + Open Spaces



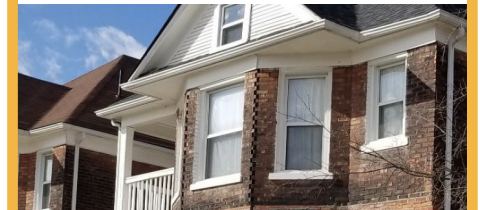
Protect and standardize community stewarded open spaces.

Housing



Allow and encourage a wide variety of housing types.

Housing



Preserve naturally affordable housing.

- Cultural Heritage + Historic Preservation
- Neighborhood Housing Stabilization + Equitable Development
- Commercial Areas
- Parks and Open Spaces
- Streets for People



1. **COMMERCIAL AREAS #3** - Support longstanding businesses with programs to assist their differing development needs.
2. **PARKS #1** - Expand the tree canopy.
3. **STREETS FOR PEOPLE #4** - Improve pedestrian visibility, safety, accessibility and sidewalk connections throughout the neighborhood.
4. **PARKS #4** - Fill the North End park gap, including adding a dog park to Bradby Park.
5. **STREETS FOR PEOPLE #6** - Improve overall safety of streets with streetscape improvements.
6. **COMMERCIAL AREAS #1** - Re-establish Oakland Avenue as a thriving commercial corridor.
7. **PARKS #3** - Protect and standardize community stewarded open spaces.
8. **HOUSING #1** - Allow and encourage a wide variety of housing types.
9. **HOUSING #2** - Preserve naturally affordable housing.
10. **PARKS #2** - Activate vacant land.
11. **COMMERCIAL AREAS #4** - Expand access to business resources, education, funding, and partnership opportunities.
12. **STREETS FOR PEOPLE #5** - Improve bicycling infrastructure in the North End.
13. **CULTURAL HERITAGE #1** - Celebrate North End history by identifying significant structures and developing education + experiences that celebrate them.
14. **COMMERCIAL AREAS #5** - Support living wages and workforce development to increase employment options within the neighborhood.
15. **STREETS FOR PEOPLE #3** - Employ green infrastructure to mitigate stormwater runoff and contribute to traffic calming.
16. **COMMERCIAL AREAS #2** - Create opportunities for mixed-used development with affordable housing at the Holbrook/Oakland and Oakland/Clay intersections.
17. **CULTURAL HERITAGE #2** - Make public art a redevelopment requirement for commercial development along Oakland + Woodward.
18. **CULTURAL HERITAGE #3** - Integrate North End stories into significant areas throughout the North End, with a focus on developing cultural heritage pathways, placards, + experiences.
19. **STREETS FOR PEOPLE #2** - Support the increased frequency and modes of public transit along Oakland + Woodward to major employment centers.
20. **STREETS FOR PEOPLE #1** - Transform existing unsheltered bus stops with the addition of new shelters along primary stops and major intersections.
21. **COMMERCIAL AREAS #6** - Explore the creation of an Oakland corridor community group to act as a local administration of tactical corridor improvements + programming.
22. **HOUSING #3** - Expand education on housing and access to housing programs.

PRIORITY NOTES

Cultural Heritage + Historic Preservation

Goal #1



Celebrate North End history by identifying significant structures and developing education + experiences that celebrate them.

- Re-Open Phelps!!!
- Give us something else to be proud of in the North End
- Re-Open Considine Rec Center and pool
- Re-Open Utley Library on Woodward between King + Alger as a LIBRARY

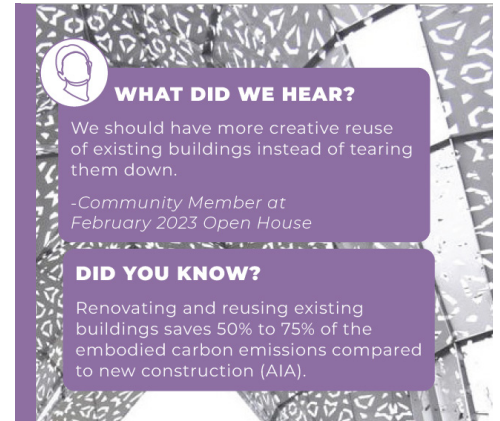
Goal #2



Make public art a redevelopment requirement for commercial development along Oakland + Woodward.

- Yes great idea - we could do first Friday / Art murals like in Oakland, CA
- Would be a good idea to add art on roads / streets
- More museums and beautiful buildings
- Buckhead, GA is a perfect example. Manage through community so residents are not exploited by low wages. Current access to museum and library positions for those interested in the arts and history is \$10-\$13 / hour - low wages at entry level create systemic exploitation
- Nice idea

Goal #3



WHAT DID WE HEAR?

We should have more creative reuse of existing buildings instead of tearing them down.

-Community Member at February 2023 Open House

DID YOU KNOW?

Renovating and reusing existing buildings saves 50% to 75% of the embodied carbon emissions compared to new construction (AIA).

Integrate North End stories into significant areas throughout the North End, with a focus on developing cultural heritage pathways, placards, + experiences.

- Because the would be most impacted residents of "North End Landing" who were purposely excluded by Vanguard CDC's NDA signing cabinet - their desires to be fully included and work secretly planned on have not been heard seriously. Does full inclusion in Neighborhood Planning matter?
- Tell the full story about the ugly North end Landing project and secretive and non-inclusive planning and how disregarded and unheard the local residents feel

Neighborhood Housing Stabilization + Equitable Development

Goal #1



Allow and encourage a wide variety of housing types.

- I would like to see blighted and razed neighborhoods redeveloped into cultural spaces; themed communities with more diversity. Mass builds with solar not reliant upon commercial DTE energy. Japanese style homes - 50 to 100 blocks instead of piece milled builds. Mass overhaul of sewer systems and removal of large trees that were improperly planted and overtook to housing foundations and sewers. Also, existing new developments were used to disenfranchise existing residents - used as corporate housing for incoming workers while current residents were suppressed with unaffordable rent and outdated buildings. Rent control, section 8 reform, new builds in the thousands of buildings. Luxury updates not substandard builds.
- 2 household family. We need an affordable option so that mom and dad can have homes close together for effective co-parenting purposes.
- But scrap North End Landing, shameful process and development by city and DLBA, and let's sit down at planning table with residents who live in that area. But don't force intense density on lower North End residents with the controversial North End Landing very disrespectful to residents who live right their. Build tall buildings next to houses of selected unelected Vanguard CDC "internal cabinet" members who had no concern for real inclusion of impact residents.

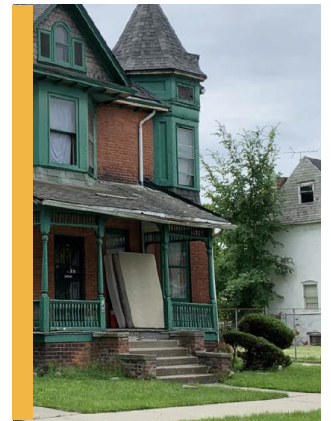
Goal #2



Preserve naturally affordable housing.

- Keep neighborhood people here / do not displace long time residents.
- Displacement prevention. Partner with community land trust to ensure permanent affordability and community self-determination.
- SCRAP North End Landing - very disrespectful to the residents nearby
- North End population: - at peak: 51,000 - 10 year ago: 5,400 24% white - 2020: 4,800 24% white population can't keep going down and housing prices go up - that's crazy.
- SCRAP North End Landing start again with impact residents. Please city don't be so disrespectful of us impact residents. North End Landing is mostly expensive, and salvageable houses got bulldozed for this project So you won't have to keep rebuilding. This keeps people from moving in ASAP.

Goal #3



Expand education on housing + access to housing programs.

- Need help accessing programs to fix up my house (x2)
- How are seniors going to afford the mostly expensive North End Landing Unit? Who will take them down the stairs when the power goes out?

Parks and Open Space

Goal #1



Expand the tree canopy.

- SCRAP NORTH END LANDING. Don't plan in secret from local residents.
- Add plants to beautify.
- Trees are destroying sidewalks.
- Restore the historic large -tree canopy on EVERY street, not just small trees on commercial corridors. Richer neighborhoods with tree canopy are up to 10' cooler and healthier overall. It's a social-justice issue.
- "Pocket Forests" not just rows of trees!
- Yesss! Shade is where it's at!!
- Westminster off Woodward has little or none!!
- Why I fell in love w/ Josephine St.
- Yes to more trees - need plan to water them, not just plant them
- Removal of trees - trees improperly planted which destroyed services and foundations of sidewalks and houses - smaller species of trees - fruit trees
- Super uncool of land bank, city, and city council to treat us unequally
- Yes - so don't destroy much lots for North End Landing - there lots were denied as side lots to local neighbors

Goal #2



Activate vacant land.

- Yes like the Vanguard Kresge sponsored grant to expand Bennett Playground but then they ignored that and planned North End Landing in a very resident disrespectful way.
- So people stop throwing trash, glass on sidewalks of vacant lots, for more neighborhood meeting places.
- Outdoor space for events - jazz
- Fountains
- Pocket parks or large parks - ex: Trumbull + G. River
- Let nearby neighbors be involved - don't secretly plan on the people who live right there.
- Even if folks stewarding the land don't get a discount at least tell us the moment all the holds are released.
- Let people who live nearby have a say - scrap North End Landing - a very local resident disrespectful and secretly planned project.

Goal #3



Protect and standardize community stewarded open spaces.

- Yes better than any grocery. Convenience!
- You didn't give us all a fair chance with the non-inclusively planned North End Landing. Very sad the City of Detroit, except for maybe member at large Waters, and Vanguard CDC are not concerned about sincere and inclusive community engagement of the people who live right there and were purposely excluded from the visioning and planning of a few Vanguard selected unelected NE residents who signed NDA's (non-disclosure agreements) with the City's desired increased density desires, the careful planning of green spaces is essential.
- SCRAP North End Landing.
- The MUFI Farm is Ms. Delores Bennett's legacy. Please don't tell inaccurate stories about Tyson Gersh. Ms. Bennett and Mr. Gersh worked together

Goal #4



Fill the North End park gap, including adding a dog park to Bradby Park.

- Resident with dog - Westminster
- Resident with child. There is almost nowhere for us to play within walking distance.
- Dog park - lower North End
- Skate / BMX park
- Flower garden serene + tranquil place to visit
- Yes my dog wants to play with neighbor dogs - a tired dog is a good dog
- Splash pad for kids
- Trail on parks
- We could have used plan Vanguard did in around 2015 to expand Bennett Playground - but they scrapped it and then secretly planned North End landing purposely excluding all of the would be most impacted resident except Quincy Jones who signed NDA with Vanguard and appears to be selling land for the deals.
- Scrap North End Landing.
- We could have expanded Bennett Park nearby as resulted from an earlier Vanguard Planning Study, but include Smith lots

Neighborhood Commercial Areas

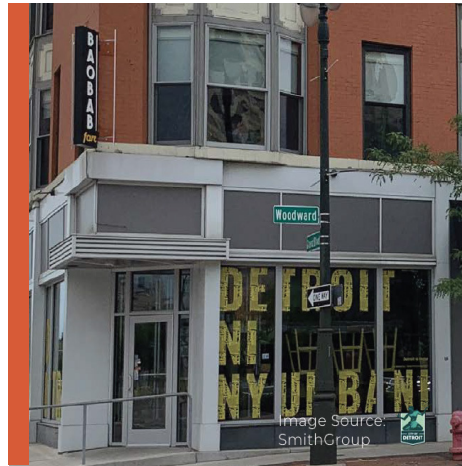
Goal #1



Re-establish Oakland Avenue as a thriving commercial corridor.

- Access to funding and commercial real estate allows people to be financially free and have political influence. Prioritizing and limiting commercial ventures and commercial property ownership to residents of the neighborhood allows for cultural diversification and protects the community from monopolies and capitalistic oppression from outside investors with no commitment to the community.
- Keep businesses alive!
- Providing incentives for businesses to invest in NE
- Build dense housing along largely vacant Oakland, with consultation of local residents instead of making lower NE residents so miserable. Build it there if neighbors are okay and not NEL

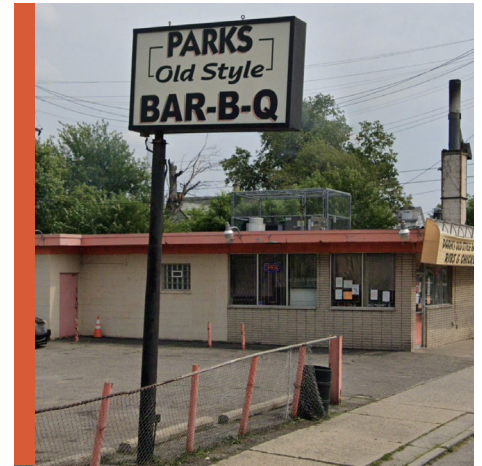
Goal #2



Create opportunities for mixed-used development with affordable housing at the Holbrook/Oakland and Oakland/Clay intersections.

- Scrap NEL; very disrespectful to local residents.
- Office or apartments, mixed-use development; SW Housing Solutions is doing similar work
- Support existing owners as priority; MJ and his ice cream, Vikki and her thrift shop, Reece and his mental health counseling
- How about helping them out building what Legacy Detroiters vs developing them out with outside competition unfairly incentivized

Goal #3



Support longstanding businesses with programs to assist their differing development needs.

- MJ's
- Mr. Reynolds! (x2) - Only hardware store left in this stretch of Detroit
- Support bakery and bike shop at Oakland and Clay in Pencilman building; City/DLBA - sell them land at reasonable price for some parking

Goal #4



Expand access to business resources, education, funding, and partnership opportunities.

- Opportunities to plan together
- Scrap North End Landing - it was non-inclusive
- It's needed to keep the community going.
- Love having my neighbors own the businesses where I spend money. Also would love to work with folks to open a co-op yarn shop.
- Very good to keep our community together and will create opportunities for youth, ex: after school programs, rec center community centers

Goal #5



Support living wages and workforce development to increase employment options within the neighborhood.

- Jobs that are walkable****
- Everyone needs living wage; no wage crime, housing
- Workforce development for all ages, everyone, Seniors (part time is nice to have), have skills to share, close to home
- EII - we could really benefit from better connectivity options
- Funding for teaching building trades

Goal #6

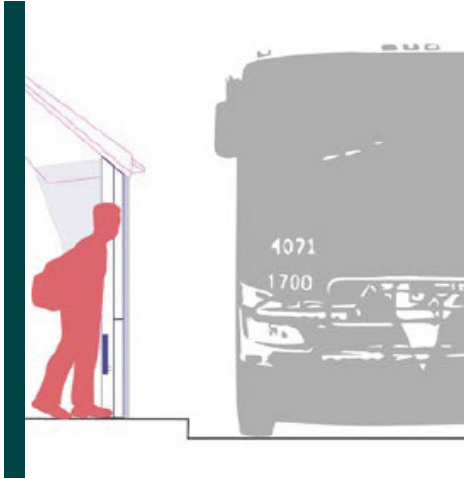


Explore the creation of an Oakland corridor community group to act as a local administration of tactical corridor improvements + programming.

- We need ALL hands on deck to help the community.
- Yes, build pop-up economic development spots and performance venues to do a First Friday/Art Murrur like in Oakland, CA.
- Build dense housing here if nearby neighbors are okay and scrap the intensely disrespectful/controversial North End Landing Project.

Streets for People

Goal #1



Transform existing unsheltered bus stops with the addition of new shelters along primary stops and major intersections.

- Michigan's weather can be BRUTAL!
- Shuttles to specific cultural areas.
- Re-designed routes.
- Better pay for happier bus drivers. Current drivers are suffering from sciatica and nasty conditions.

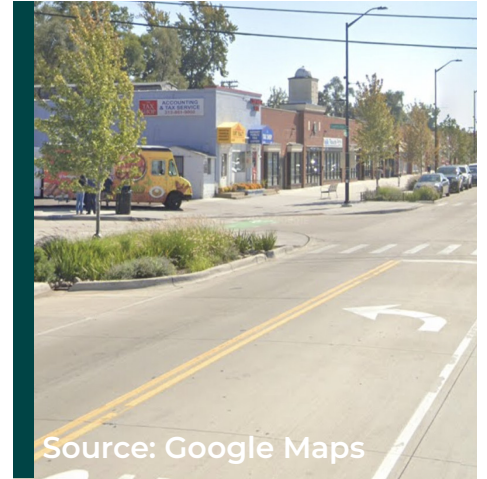
Goal #2



Support the increased frequency and modes of public transit along Oakland + Woodward to major employment centers.

- Raise driver pay! (x2)
- The Q-Line should have been put on a dedicated rail. Largely wasted effort except homeless people ride it in the cold.
- More bus frequency. Definitely needed especially in Winter when even the Woodward bus isn't dependable!

Goal #3



Employ green infrastructure to mitigate stormwater runoff and contribute to traffic calming.

- People drive way too fast on all corridors - slow them down!
- Plan green space and stormwater mitigation first.
- No to North End Landing.

Goal #4



Improve pedestrian visibility, safety, accessibility and sidewalk connections throughout the neighborhood.

- Make Oakland a slow street.
- Consider using the alley east of Oakland as the main pedestrian and biking thoroughfare rather than Oakland Ave. (all the way from East Grand to Highland Park). This could link to the Holbrook spur of the Joe Louis Greenway.
- Figure out a way to stop people from throwing glass bottles, especially on Brush, John R, + Oakland.

Goal #5



Improve bicycling infrastructure in the North End.

- I want a neighborhood that is made for people to exist safely.
- Off-road biking, BMX/ skate park.
- The increased availability of electric bikes, access to transit for all, but only if streets are safe for them.

Goal #6



Improve overall safety of streets with streetscape improvements.

- We need ADA accessible sidewalks.
- Slow street
- Accessibility for all.
- Complete redesign! Not repairs!

WHAT WE HEARD

LINKING BOARDS

Which framework goals do you think should be linked together? Group the cards and draw/write the connections you imagine! Why do you think they should be grouped together?

- North End Landing should not have been planned by a selected, unelected group of North End residents and Vanguard CDC who purposely excluded the would-be-most impacted residents. Vanguard's "Internal Community Cabinet" sat down for 3 years and planned a huge mostly expensive (almost all) mostly rental complex and disregarded the wishes of the vast majority of the would-be-impacted residents to have been included in the beginning. Would you like your block planned in secret? This is not how to build a harmonious or welcoming community. There is plenty of publicly owned land to build density in without being disrespectful and non-inclusive in planning the immediate area of where the impact residents of the North End Landing project is planned.



STREETS FOR PEOPLE



Improve pedestrian visibility, safety, accessibility and sidewalk connections throughout the neighborhood.

STREETS FOR PEOPLE



Employ green infrastructure to mitigate stormwater runoff and contribute to traffic calming.

STREETS FOR PEOPLE



Improve overall safety of streets with streetscape improvements.

INCREASED WALKABILITY

- Green infrastructure used/leveraged for street safety
- Who will maintain?
- Sidewalk and street safety

COMMERCIAL AREAS



Support living wages and workforce development to increase employment options within the neighborhood.

COMMERCIAL + WORKFORCE DEVELOPMENT

- New businesses owned and operated by neighborhood residents
- Could we survey the neighborhood to find out if residents are running a particular business?
- Train + equip workforce!

HOUSING + NEIGHBORHOOD STABILIZATION



Allow and encourage a wide variety of housing types.

HOUSING

- Housing that doesn't include cars



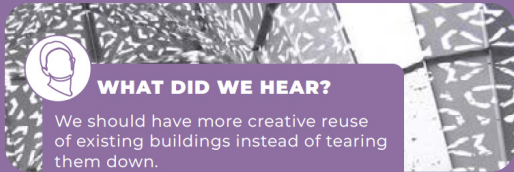
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CULTURAL HERITAGE



Celebrate North End history by identifying significant structures and developing education and experiences that celebrate them.

CULTURAL HERITAGE



WHAT DID WE HEAR?

We should have more creative reuse of existing buildings instead of tearing them down.

Integrate North End stories into significant areas throughout the North End, with a focus on developing cultural heritage pathways, placards, + experiences.

CULTURAL HERITAGE



Make public art a redevelopment requirement for commercial development along Oakland and Woodward.

PARKS + OPEN SPACES



Expand the tree canopy.

COMMERCIAL AREAS



Support longstanding businesses with programs to assist their differing development needs.

COMMERCIAL AREAS



Create opportunities for mixed-used development with affordable housing at the Holbrook/Oakland and Oakland/Clay intersections.

COMMERCIAL AREAS



Re-establish Oakland Avenue as a thriving commercial corridor.

MAKE WALKING MORE PLEASANT

- Foot traffic + lighting
- Water features in parks
- Other goals are more important than a dog park
- Attractive street/sidewalk lighting
- Plant as many trees as possible (especially Oak) between street and sidewalk



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COMMERCIAL AREAS



Support living wages and workforce development to increase employment options within the neighborhood.

COMMERCIAL AREAS



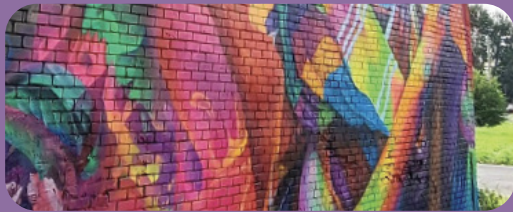
Expand access to business resources, education, funding, and partnership opportunities.

STREETS FOR PEOPLE



Improve pedestrian visibility, safety, accessibility and sidewalk connections throughout the neighborhood.

CULTURAL HERITAGE



Make public art a redevelopment requirement for commercial development along Oakland and Woodward.

COMMERCIAL

- Creating job opportunities for youth in the neighborhood that will go towards their education.

STREETS

- Have murals be a part of the streets

STREETS FOR PEOPLE



Employ green infrastructure to mitigate stormwater runoff and contribute to traffic calming.

PARKS + OPEN SPACES



Expand the tree canopy.

INCREASE TREE CANOPY

- Restore historic large tree canopy on every street, not just for parks

STREETS FOR PEOPLE



Support the increased frequency and modes of public transit along Oakland + Woodward to major employment centers.

COMMERCIAL AREAS



Expand access to business resources, education, funding, and partnership opportunities.

HOUSING + NEIGHBORHOOD STABILIZATION



Allow and encourage a wide variety of housing types.

STREETS FOR PEOPLE



Employ green infrastructure to mitigate stormwater runoff and contribute to traffic calming.

PARKS + OPEN SPACES



Activate vacant land.

STREETS

- BMX Pump track and skate park