

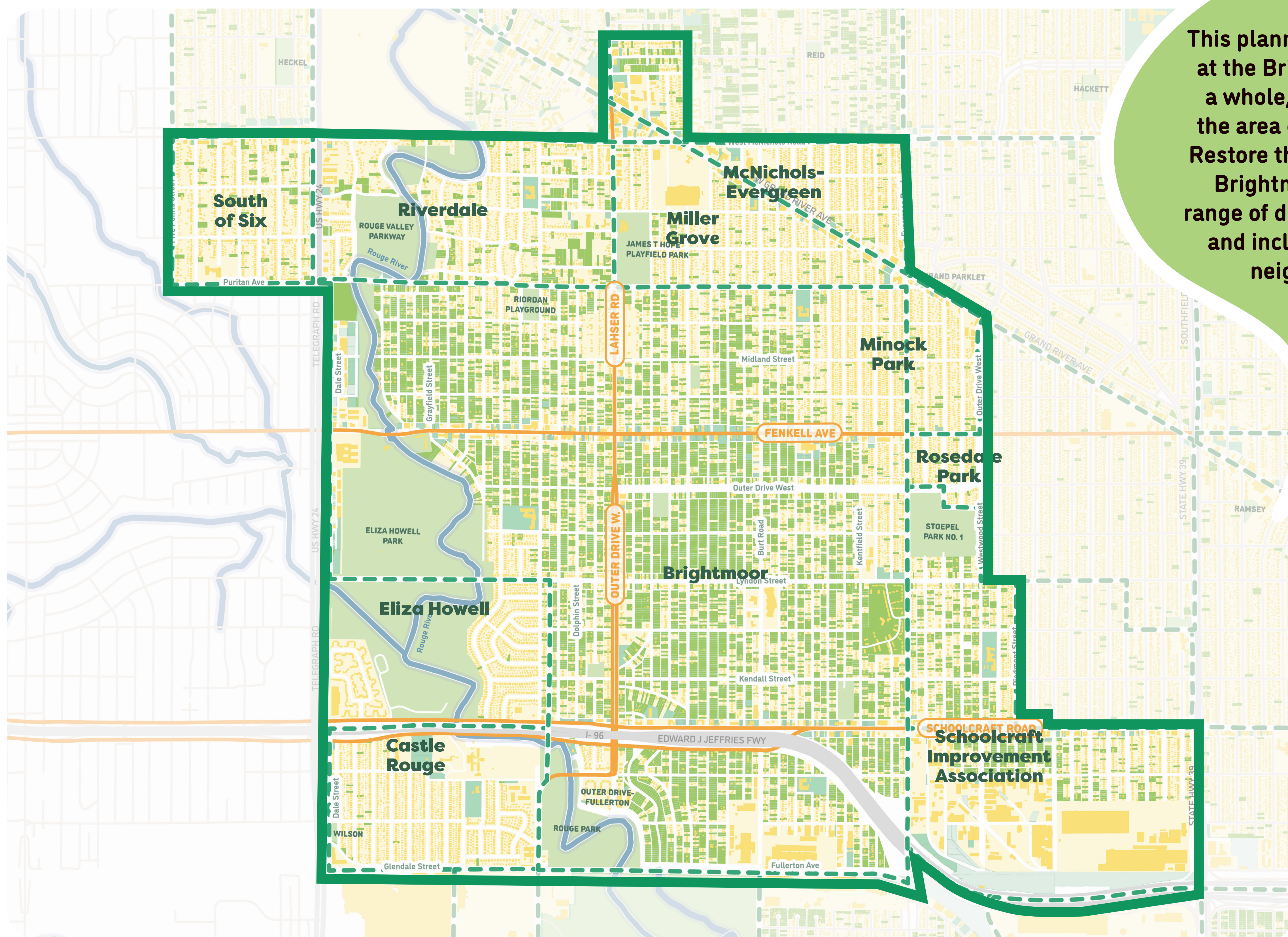
# Welcome to the Brightmoor Area Framework Plan Community Workshop

Welcome or welcome back! The Brightmoor Area Framework Plan process is currently wrapping up Phase 2, which has focused on understanding and analyzing existing conditions. Today's workshop gives an update on analysis and recaps what feedback community members have shared so far.

The Brightmoor Area Framework Plan will focus on topics including:

- Vacancy
- Housing
- Parks and Open Space
- Streetscapes and Corridors
- Stormwater Management

## PROJECT AREA



This planning process looks at the Brightmoor Area as a whole, consistent with the area considered in the Restore the Moor plan. The Brightmoor Area has a range of different conditions and includes 9 different neighborhoods.

Today's workshop has two goals:



Share updates on analysis and feedback

Topics include ...

Community

Housing

with representatives from the Housing and Revitalization Department (HRD) + Housing Consultant from Alexandra Miller Consulting

Land & Vacancy

with representatives from Detroit Land Bank Authority (DLBA)

Parks

with representatives from the General Services Department (GSD)

Stormwater

with representatives from Detroit Water and Sewerage Department (DWSD)

Streets

with Transportation + Mobility Consultants from Toole Design Group

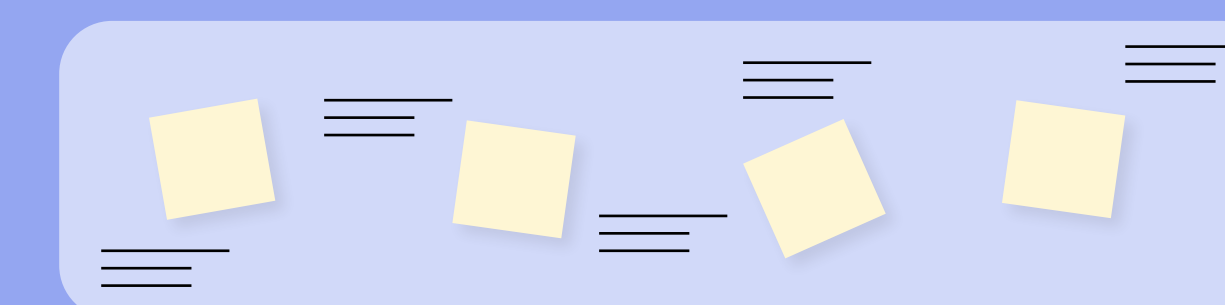
Commercial Corridors

with representatives from Detroit Economic Growth Corporation (DEGC)

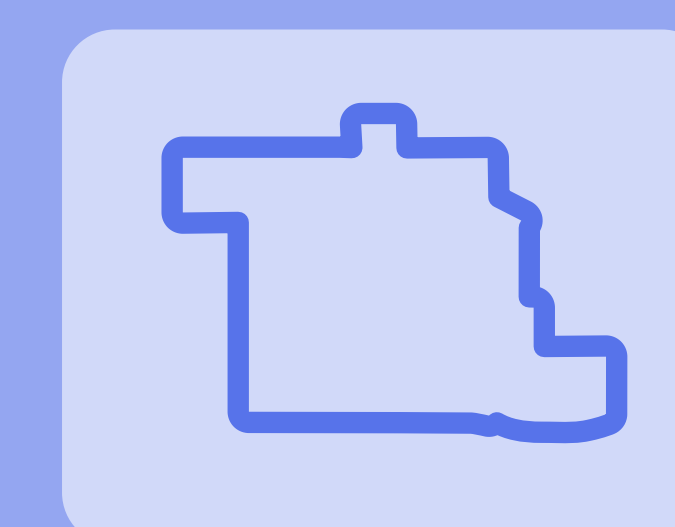


Hear more about what you would like for this plan to do for the Brightmoor area and where your ideas would be located.

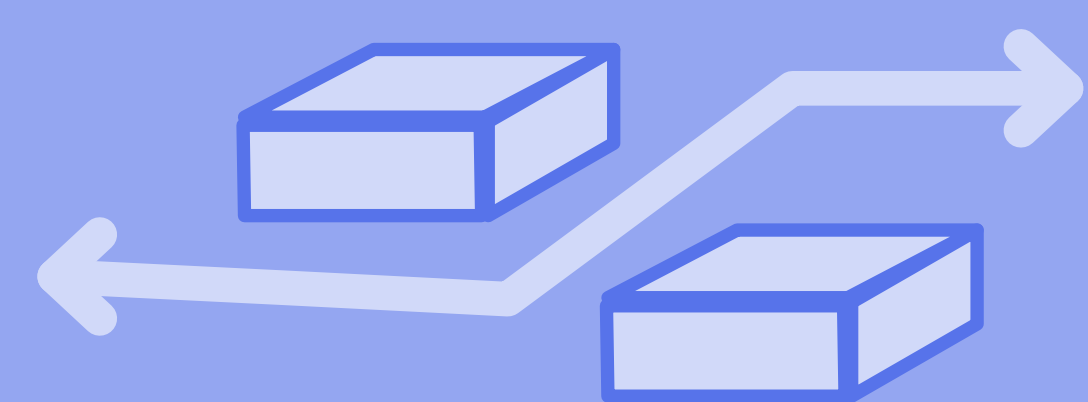
Share your idea ...



at the Community Brainstorm table



at the Map



at the Maker Station



# Project Process

JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB MARCH APRIL MAY JUNE

2022:

COO MEETING #1 FALL 2022

COO MEETING #2 FALL 2022

## PHASE 1

### FRAME KEY QUESTIONS



PHASE 1 COMMUNITY WORKSHOP  
FEBRUARY 27, 2023

## PHASE 2

### LISTEN & LEARN



FOCUS GROUP: CREATING SAFE SPACES  
APRIL 5, 2023



FOCUS GROUP: URBAN AGRICULTURE  
APRIL 19, 2023



FOCUS GROUP: YOUTH + ECONOMIC DEVELOPMENT  
JULY 19, 2023



FOCUS GROUP: STORMWATER  
JUNE 29, 2023

YOUTH ECONOMIC WORKSHOP at Brightmoor Maker Space JULY 2023



### ADVOCATE CONVERSATIONS

- Brightmoor Artisan Collective & Neighbors Building Brightmoor
- Castle Rouge Civic Association
- Braille St Butterflies
- Schoolcraft Improvement Association
- Brightmoor Alliance
- African Caribbean Chamber of Commerce

## PAUSE

### UNDERSTAND BRIGHTMOOR TODAY

COMMUNITY SURVEY

### OFFICE HOURS

Biweekly office hours in Brightmoor area locations

OFFICE HOURS At Motor City Java OCT 2023



FOCUS GROUP: HOUSING #1 AUGUST 2, 2023

FOCUS GROUP: HOUSING #2 OCTOBER 3, 2023

PHASE 2 COMMUNITY WORKSHOP ANALYSIS & VISIONING TODAY

## PHASE 3

### DREAM BIG WITH BRIGHTMOOR



PHASE 3 COMMUNITY WORKSHOP FUTURE SCENARIOS

### CREATE A ROADMAP



PHASE 4 COMMUNITY WORKSHOP IMPLEMENTATION PRIORITIES

## PHASE 4

### UPCOMING FOCUS GROUPS:

- PARKS
- STREETS
- ARTS & CULTURE

Visit the Parks, Streets, and Community stations to start these discussions today

DRAFT PLAN

REVISED PLAN

There was a summer pause in analysis + schedule extension to allow time for community conversations. The intention was to slow down so the consultant team did not get ahead of community input.



PHASE 1 WORKSHOP at Crowell Recreation Center FEB 2023



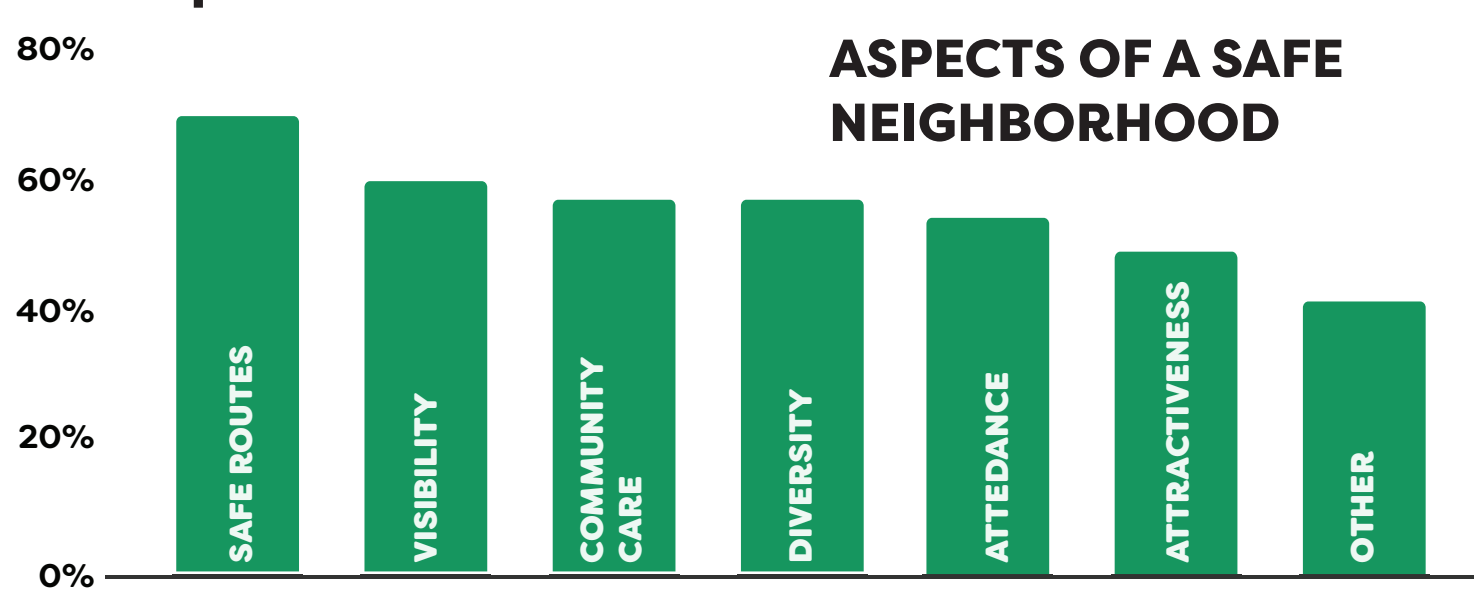
# Community Input Snapshot

Since we met earlier this year, we have hosted a series of subject-based Focus Groups, Office Hours and Community Surveys. If you didn't get a chance to attend, please provide feedback today and stay tuned for email blasts and visit the project website to keep up to date on opportunities to engage in the future. This is a summary of the feedback to date and is not comprehensive

## Focus Groups:

The group met virtually and discussed the aspects of the neighborhood environment that made them feel the most safe or unsafe. For the youth, having clean, safe and well lit public spaces to play and hang out. Adults mentioned the need for walking trails, safe streets, accessibility and policing. Older adults and seniors highlighted the desire for trees, recreational spaces, park access and intergenerational spaces.

The top 3 aspects of a safe neighborhood for attendees were vacant lot maintenance, traffic control, knowing their neighbors and accessible transportations.



**Environmental Safety**  
April 3, 2023 - 44 attendees

The group met in person and discussed the existing context of urban agriculture in the neighborhood today. Attendees varied from individual farmers gardening in their own home to community based farmers participating in larger growing operations like Beaverland Farms.

Attendees mentioned wildlife, need for volunteers, zoning constraints, and financial constraints as barriers that currently limit their urban agriculture success.

**Urban Agriculture**  
April 11, 2023 - 13 attendees

The Housing Focus Group was held twice to allow for more discussion and feedback. Conversations mainly centered around:

- **Zoning:** Community would like to be more informed about the process of rezoning and specifically would like to see more R3/R4 zoned areas in the neighborhood. (Apartments, townhomes, condos, etc.)
- **Affordability/Accessibility:** Community underscored that accessible and affordable housing is needed for a variety of income levels and that Brightmoor's Average Median Income is less than HUD benchmarks.

Attendees also discussed concerns around commercial corridors, development, relocation/displacement and perceived lack of transparency from the city/this planning process.

**Housing Focus Group 1 and 2**  
August 2, 2023 / October 3, 2023  
- 30-60 attendees

Community members have shared feedback at a community stormwater focus group meeting and at meetings associated with the Fenkell stormwater projects.

When asked what residents thought about green stormwater infrastructure, feedback centered around dumping/safety, maintenance concerns, and whether stormwater infrastructure would displace residents.

**Stormwater Focus Group**  
June 29, 2023

Community youth shared their feedback and ideas about the Fenkell corridor. Attendees stated that today, Fenkell Ave is:

- Sad and unsafe
- In need of maintenance (potholes, overgrown vegetation)

When asked about what the future of Fenkell could include, the youth shared:

- There could be more spaces like the plaza at Fenkell and Grand River
- Abandoned building could be painted bright colors
- Fenkell could be more like Frankenmuth where you can walk around from shop to shop and see people
- Big sculptural icons on the roofs that glow (ketchup bottle, sneakers) so at night it looks great and you can see it from far away.

- Safe and inviting places to gather where kids can walk to.
- A monthly picnic potluck to get people together and off their phones.
- Tattoo parlor
- Youth designed fashion and furniture.
- Shoe repair/sneaker store.
- Starbucks

**Youth Economic Development Workshop - 48 attendees (36 youth)**  
June 19, 2023

This session included Detroit departments sharing information about existing programs and the consultant team sharing an update on the first phase of the framework planning process. Community members shared improvement ideas and concerns for the Brightmoor area.

**Common themes included:**

- Need for more affordable and diverse housing options
- Ideas about the Fenkell corridor
- Concerns about blight, dumping, and safety
- Frequent flooding in streets and on land
- Need for street improvements
- Access to nature/trails and well loved existing parks

**Phase 1 Community Workshop**  
February 27, 2023 - 65 attendees

## Advocate Conversations:

We met with Brightmoor Artisan Collective and Neighbors Building Brightmoor two times to discuss repairing residents' trust in the City and improving community outreach and engagement. Some suggestions included canvassing neighborhood businesses, having a separate GovDelivery just for the Brightmoor Framework Plan, and having more variety in meeting time, location, and medium. There were questions about how the framework consultant was selected and why since they are not a Detroit-based firm. We described the procurement process and the requirements for firms to apply.

Attendees also requested the creation of a steering committee for the framework plan, however, we were unable to meet this request. The priority is to meet with as many residents and resident groups as requested without centering the priorities of one especially since the framework area includes over 10 neighborhoods and 20,000 people. We did implement business canvassing, the creation of a GovDelivery for the framework plan, in community office hours so that residents can speak with the planning team and reached out to various Brightmoor organizations to widen resident outreach.

**Brightmoor Artisan Collective & Neighbors Building Brightmoor**  
May 3 & 24, 2023 - 20 Attendees

Discussion with the African Caribbean Chamber of Commerce centered around economic development, and the future of Fenkell. They see a strong need for job training and access to trades in tech specifically network cabling and fiber optics and hope to develop a center that will provide that to the Brightmoor community. Finally, we discussed Eliza Howell Park and the potential for updated soccer fields in preparation for the next African Festival.

**African Caribbean Chamber of Commerce**  
June 20, 2023 - 3 Attendees

The main areas of concern are dumping, street and basement flooding, man holes left unfixed and the lack of police presence in Castle Rouge. The Former Healy International School on Beaverland is also a concern with Residence either wanting the building to be repurposed or demolished. When asked what are some resources that could improve Castle Rouge they shared the desire for a closer community center and the addition of Wayfinding to give Castle Rouge its own identity.

**Castle Rouge Civic Association**  
May 9, 2023 - 20 Attendees

The Braille St Butterflies Block Club discussed with us ways to improve Resident participation in the planning process and bridging the gap between business owners and City resources. There is a strong desire for job training and apprenticeships for young people to help supplement the lack of public schools options in the area. There were questions about the holds on Parcels and how that impacts the process of obtaining neighborhood and side lots.

**Schoolcraft Improvement Association**  
June 15, 2023 - 17 Attendees

Other informal discussions took place as the project team placed flyers throughout the neighborhood, at places like:

- BRIGHTMOOR FOOD PANTRY
- MSU CO-OP EXTENSION
- BRIGHTMOOR ARTISANS COLLECTIVE
- SCOTT'S FISH AND CHIPS
- GRANDY'S CONEY ISLAND
- RESTORATION TOWER
- FENKELL POST OFFICE
- FENKELL/SCHOOLCRAFT GAS STATIONS
- SWEET POTATO SENSATIONS
- GOMPERS ELEMENTARY

## Office Hours:

Interest in more streets like Lahser and Grand River with mature locust trees and pedestrian level retail on both sides of the street. The overriding interest was in a neighborly environment that is safe and welcoming. There was some discussion of the feeling of being less safe on poorly lit streets, streets with lots of vacant lots.

September 14, 2023

Distributed/posted 60 flyers and talked with people including: seniors outside of Restoration Tower, Harry Barber at Scotty's and staff at Motor City Java House. All talked about how exciting it would be if Fenkell was a thriving street and felt safer at night.

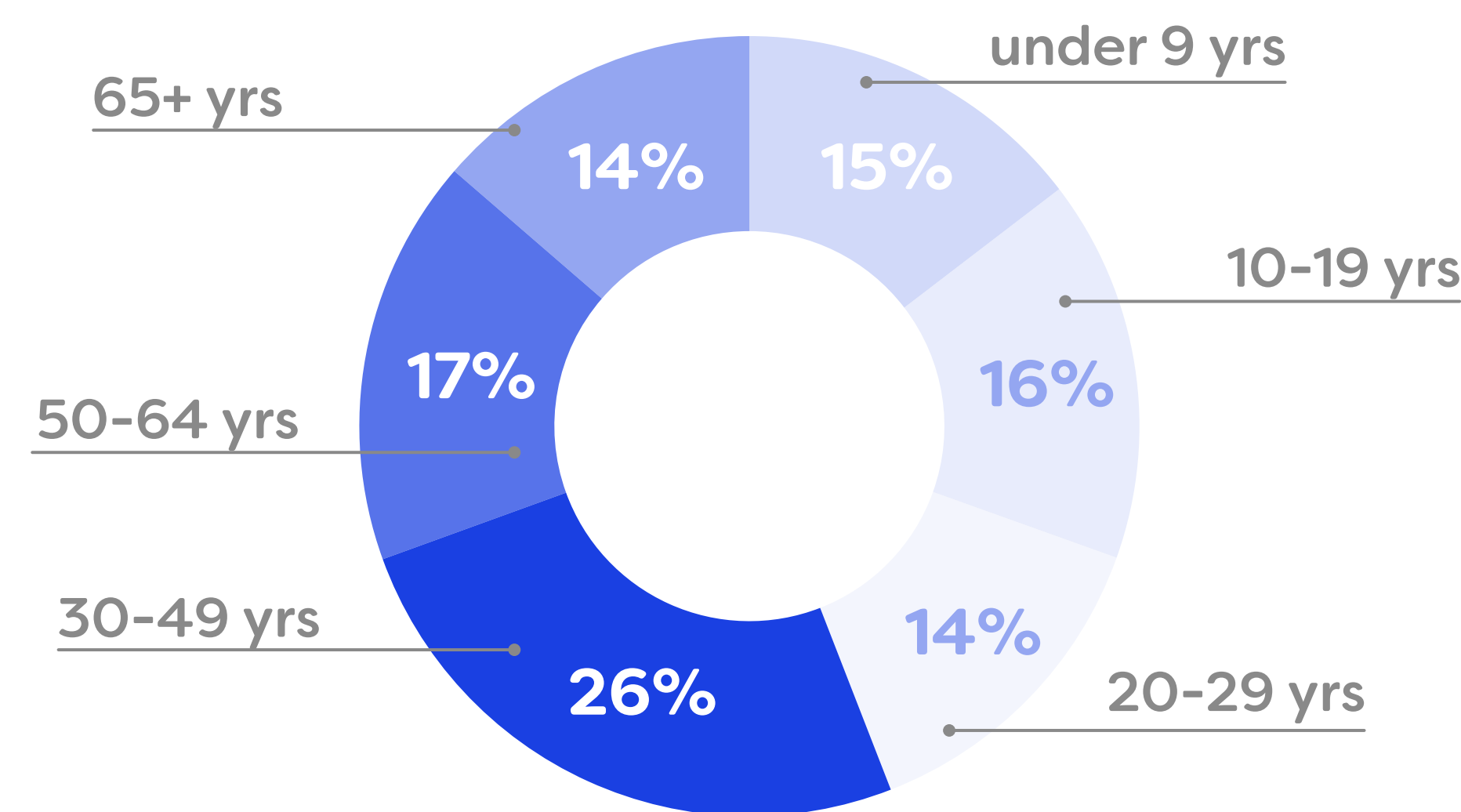
July 1, 2023

Want to schedule an office hours discussion? Contact Dominique Boyer at [Dominique.Boyer@detroitmi.gov](mailto:Dominique.Boyer@detroitmi.gov)



# Housing

Over **24,000** residents call the Brightmoor area home

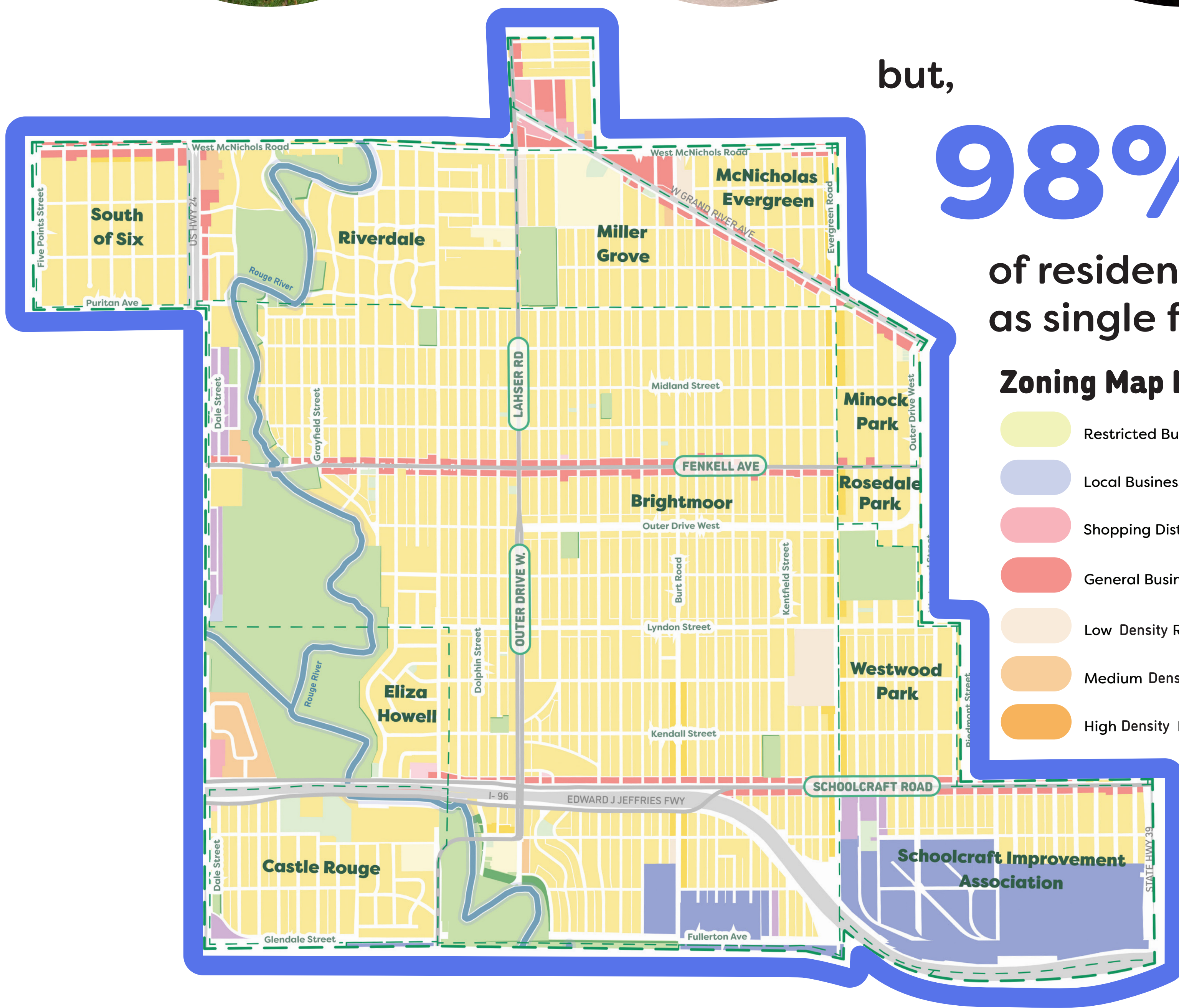


but, **98%** and there a variety of age groups represented in the community.

of residential parcels are zoned as single family homes

### Zoning Map Legend

- Restricted Business District (B1)
- Limited Industrial District (M1)
- Local Business and Residential (B2)
- Restricted Industrial District (M2)
- Shopping District (B3)
- Intensive Industrial District (M3)
- General Business District (B4)
- Parks and Recreation (PR)
- Low Density Residential (R3)
- Single Family Residential (R1)
- Medium Density Residential (R5)
- Two Family Residential (R2)
- High Density Residential (R6)



So far, Brightmoor Residents have shared that they would like to see:

Housing should be affordable and accessible to a range of income levels

- Housing Focus Group

Affordable housing by HUD standards does not meet Brightmoor's average median income (AMI)

- Housing Focus Group

More housing diversity, specifically multifamily (R3/R4)

- Community Kickoff  
- Housing Focus Group

In Brightmoor today, one-third (34%) of residents have income from Social Security. Special consideration is needed for housing that meets the needs of people on fixed incomes.

## POCKET NEIGHBORHOODS

Example: Boise, ID



Homes designed around a single courtyard in a denser pattern than typical single-family development; sometimes these include both multi-family and single-family layouts on the same site. This layout can increase a sense of community and safety, and help lower costs of construction. These neighborhoods can be owner-occupied or renter-occupied, though are often focused on homeownership.

## TINY HOME DEVELOPMENTS

Example: Detroit, MI (Dexter-Linwood)



Cass Community Social Services has created a tiny home development in the Dexter-Linwood neighborhood that provides very affordable supportive housing for lower-income and formerly homeless residents, and allows residents to purchase their properties after seven years.

## MULTIFAMILY AFFORDABLE SUPPORTIVE OR SENIOR HOUSING

Example: Detroit, MI (Brightmoor)



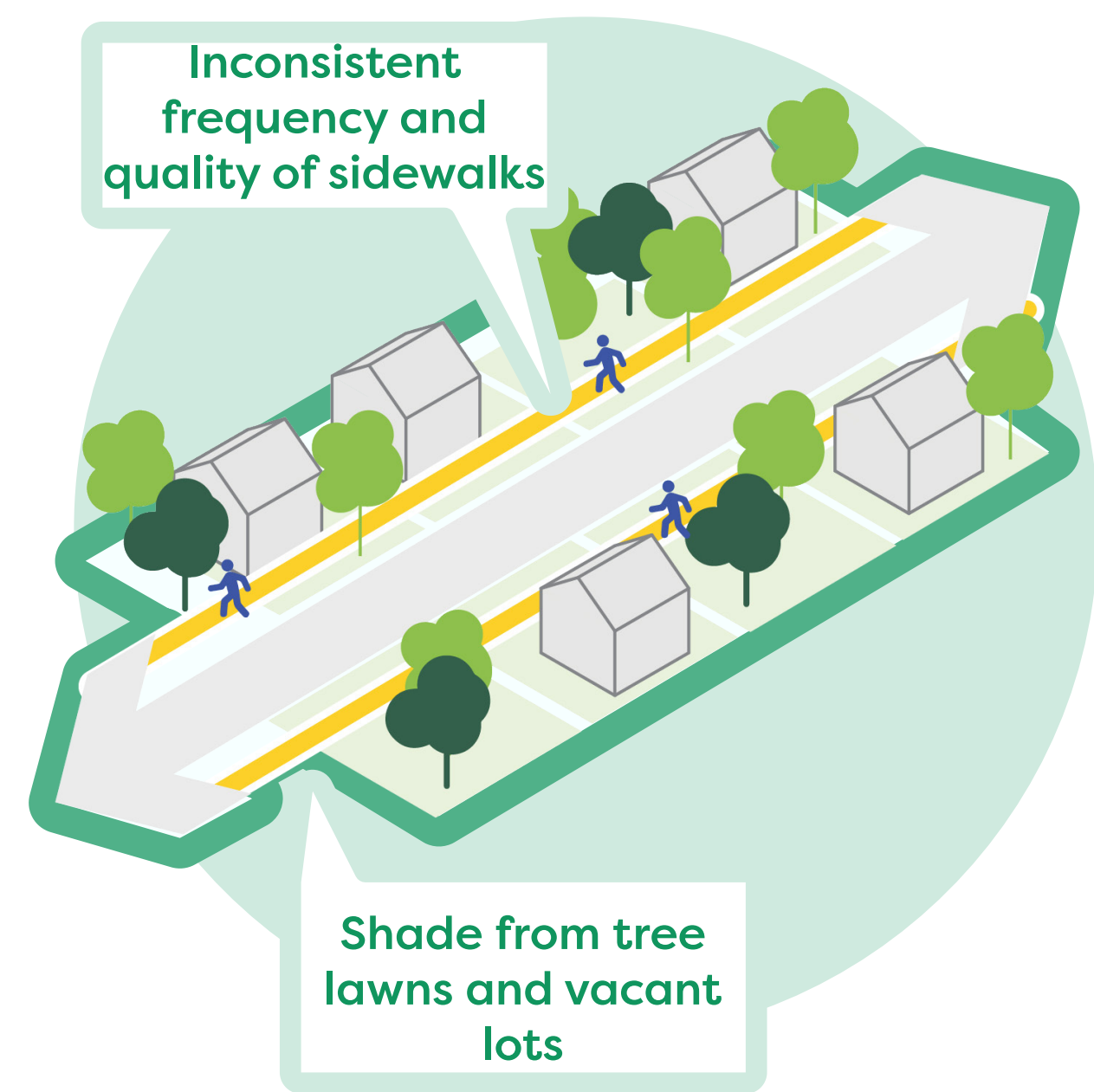
Senior housing can be considered a type of supportive housing aimed at meeting the needs of 65+ residents, but affordable senior housing has different funding sources than other types of supportive housing. Maya Angelou Village and Meyers Senior are two examples of deeply affordable supportive developments that are under development in Detroit; for example, rents at the Meyers Senior housing development are projected to range from \$335 to \$765 per month.

# Existing Examples

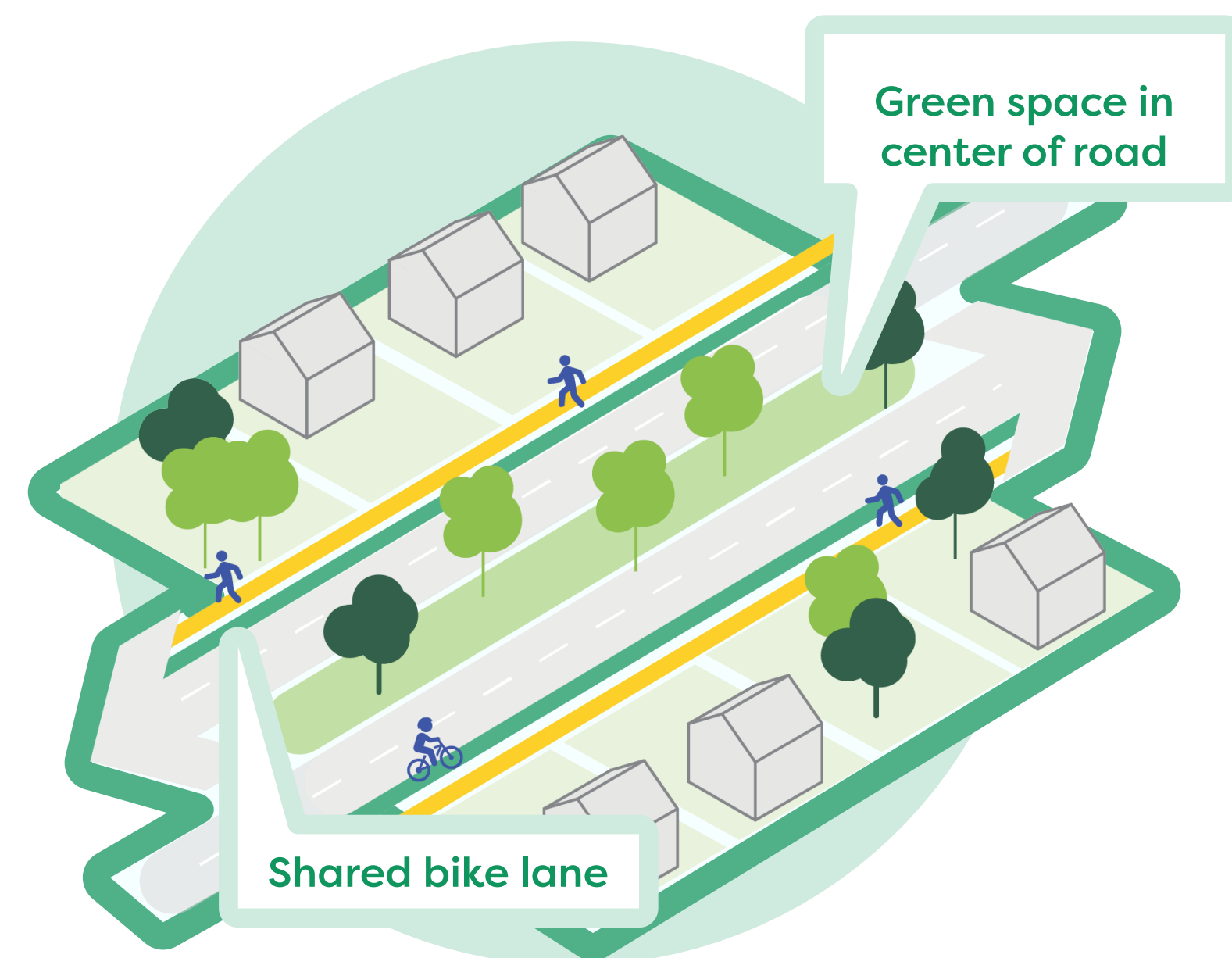


# Streets

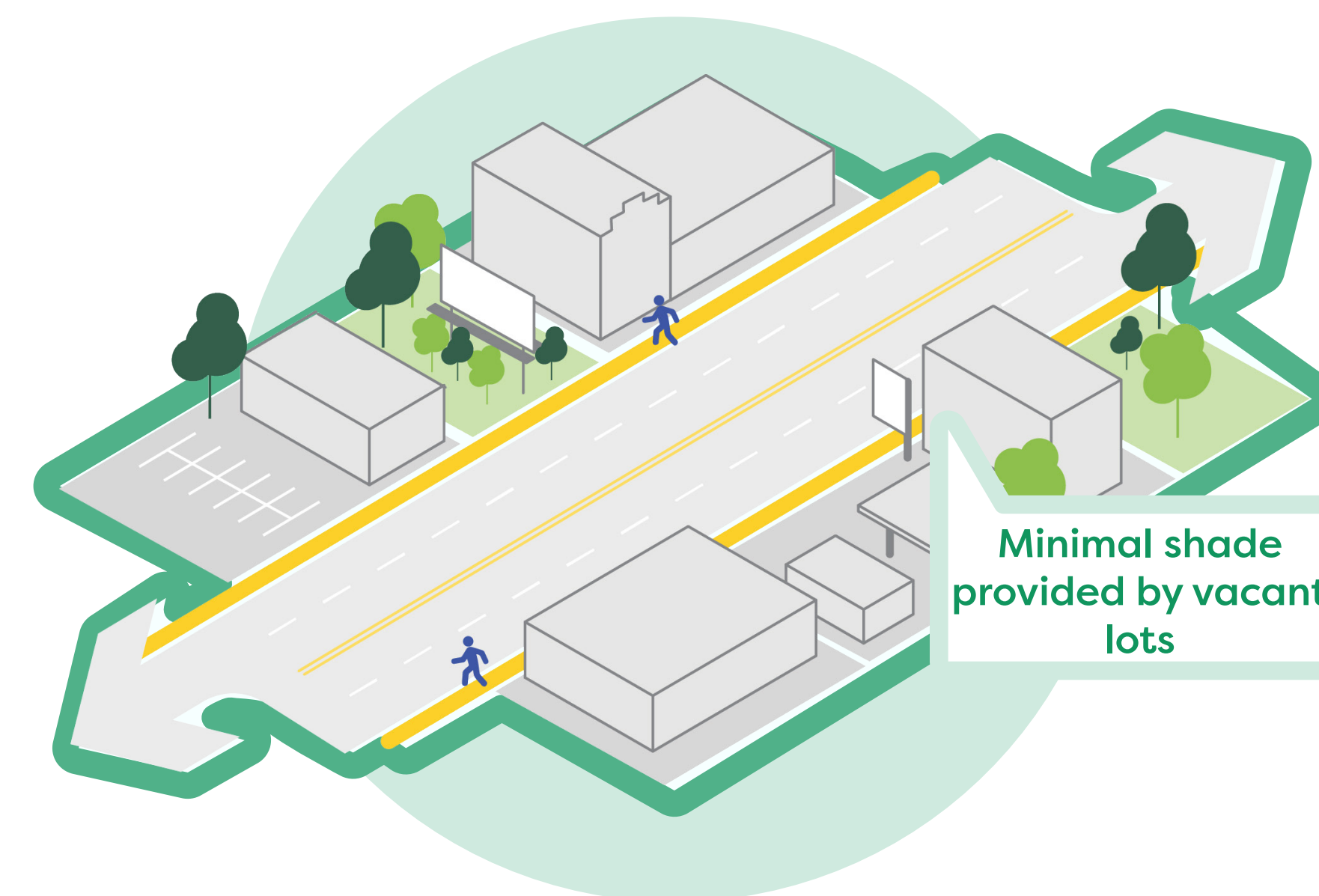
Brightmoor has various types of streets and public transit corridors...



**RESIDENTIAL**  
Found throughout the neighborhood on roads like Blackstone, Puritan, etc.



**PARKWAYS**  
Like Lahser, Outer Drive and McNichols Rd



**COMMERCIAL CORRIDORS**  
Like Fenkell, Schoolcraft and Grand River Ave

... and you've shared feedback about street safety concerns, such as ...



Wildlife, stray dogs and empty homes create unsafe walking conditions

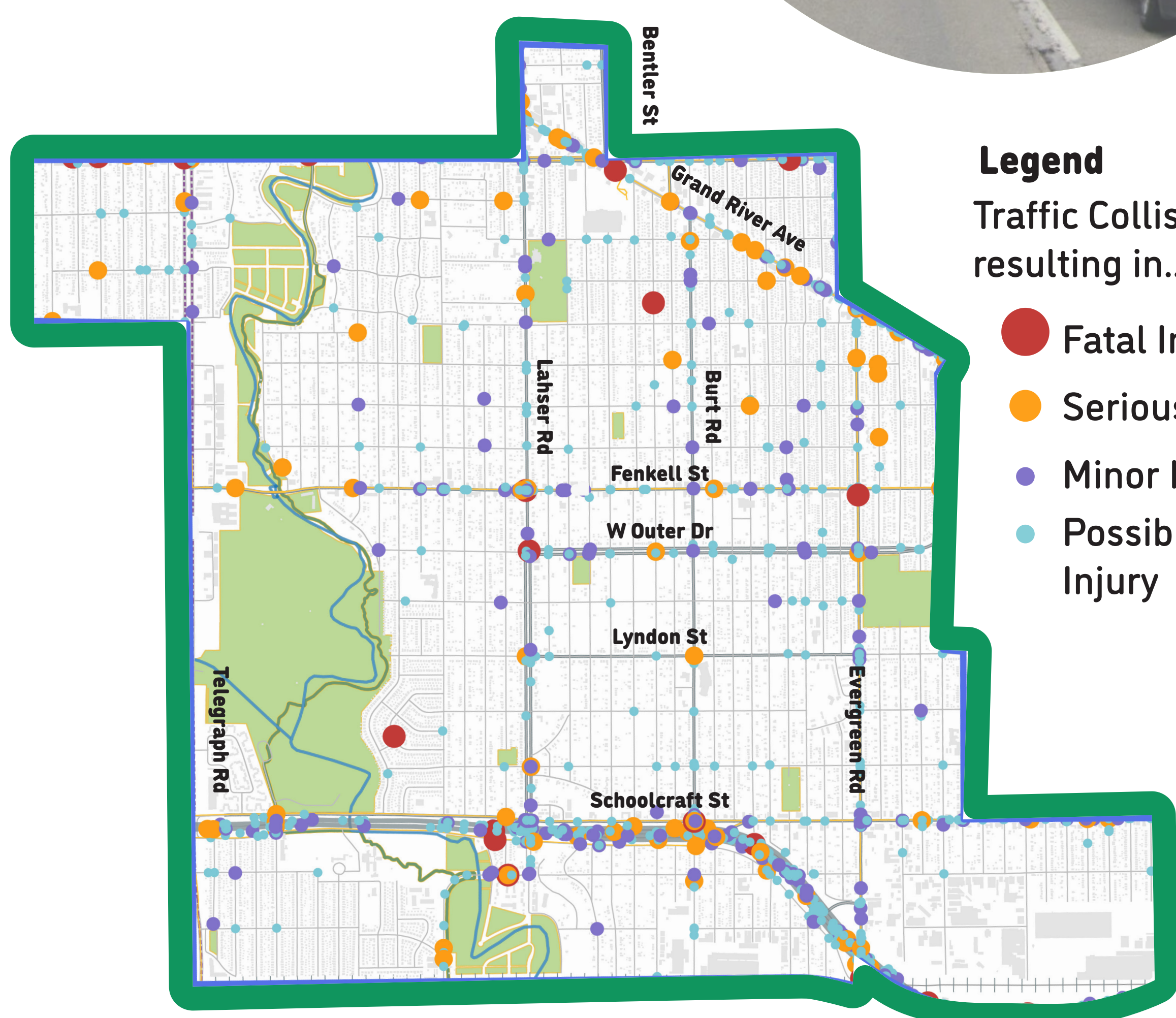
**VACANCY**  
- Environmental Safety Focus Group  
- Community Kickoff

Pot holes along Eliza Howell Park entry road

**MAINTENANCE**  
- Community Kickoff

Lack of lighting along neighborhood and major roads

**LIGHTING**



You also shared that safe connections should be prioritized, including...

Bus stops and areas where kids wait for and are dropped off by the school bus

Routes older adults tend to take and routes to access food and other community services (grocery stores, doctors appointments, etc.)

Outer Drive and neighborhood park connections



**ELIZA HOWELL ROAD IMPROVEMENTS**  
The park entry road improvements will include roadway resurfacing and bike lanes.



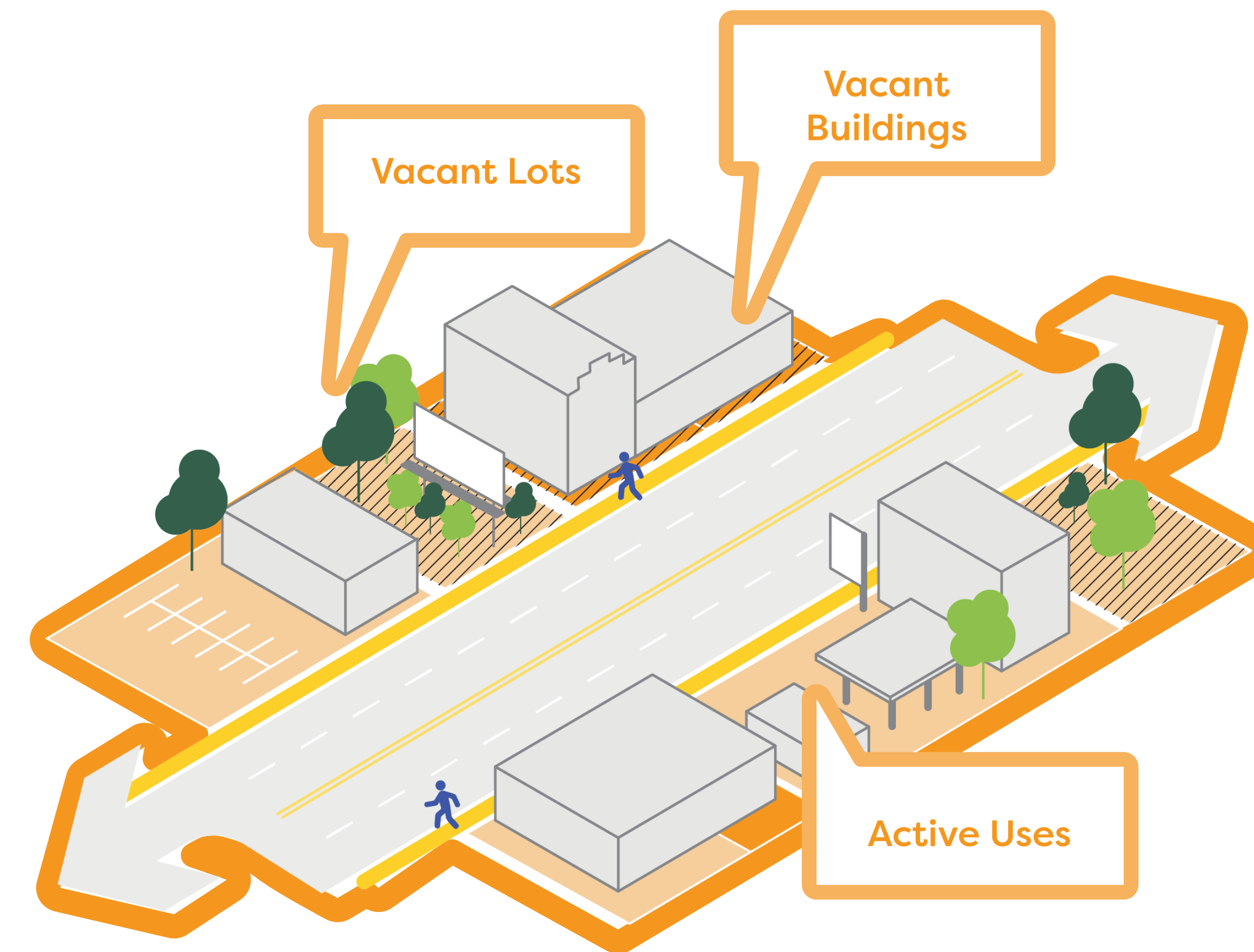
**NEIGHBORHOOD TRAFFIC CALMING**  
There have been 347 speed humps installed throughout the Brightmoor neighborhood since 2018.

# Existing Examples



# Fenkell Avenue

Fenkell is one of Brightmoor's main neighborhood commercial streets with beloved institutions, historic local businesses, and community services ...



## IDEAS FOR THE FUTURE

You've shared many ideas for how Fenkell could better serve neighborhood needs.

It would be exciting if Fenkell was a thriving street and safe at night

- Office Hours

Create a Downtown Brightmoor with shopping and restaurants

- Community Kickoff

... but you have shared concerns about safety, vacancy, and unmet retail and service needs.

Trash near bus stops

- Environmental Safety Focus Group

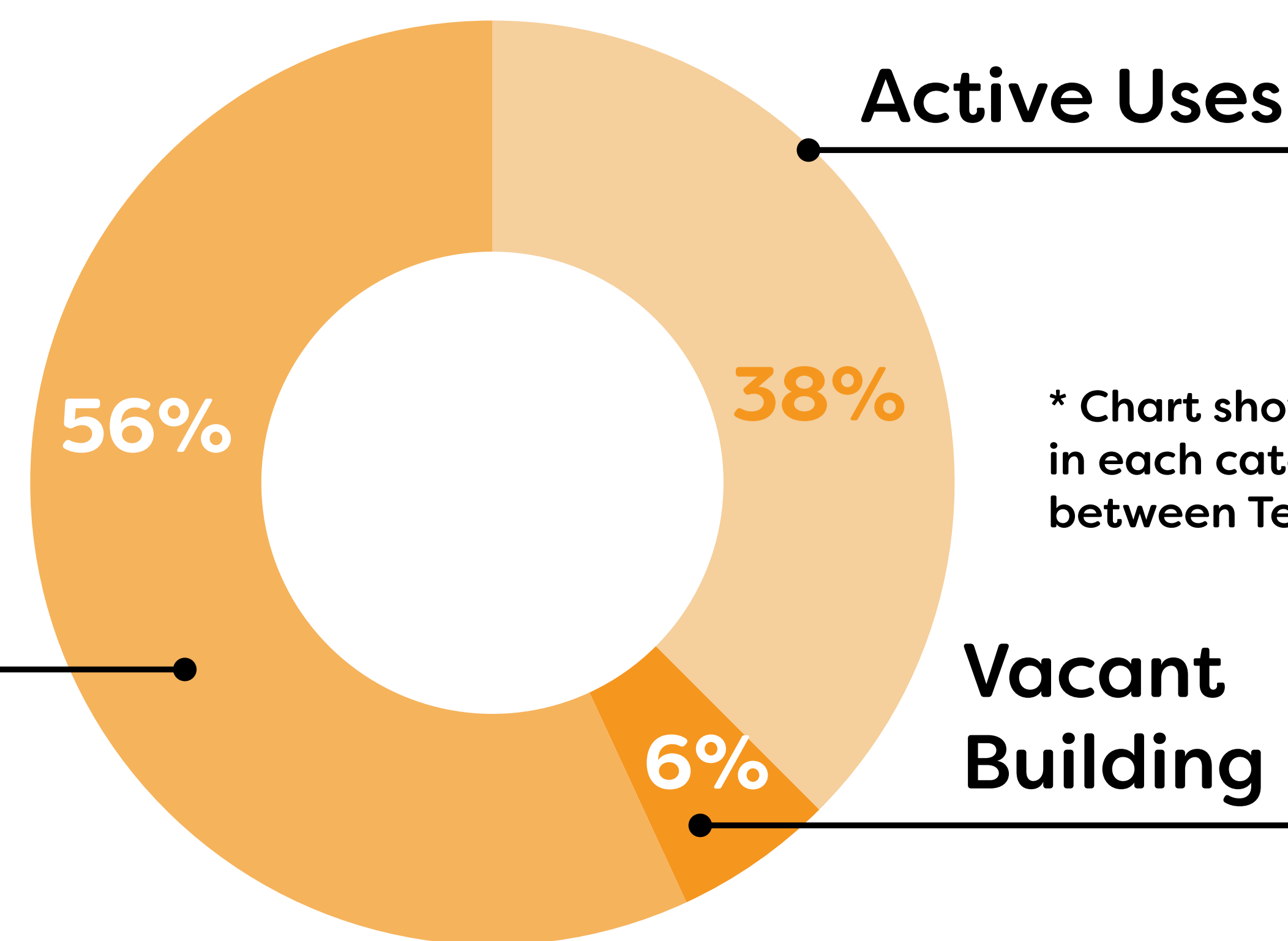
Laundromat closed and replaced with farmer's market despite water shutoffs

- Housing Focus Group #2

Blighted Liquor store next to farmers market

- Community Kickoff

62% of Fenkell parcels are vacant between Telegraph and Burt Road



\* Chart shows the percent of parcels in each category on Fenkell Ave between Telegraph and Burt Road



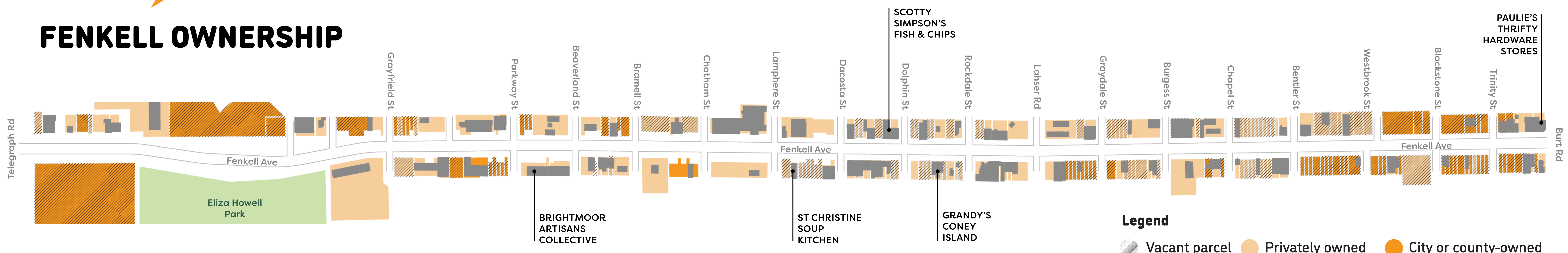
Plaza where Fenkell and Grand River come together is a good place to walk and hang out

Abandoned buildings could be painted bright colors

- Youth Workshop

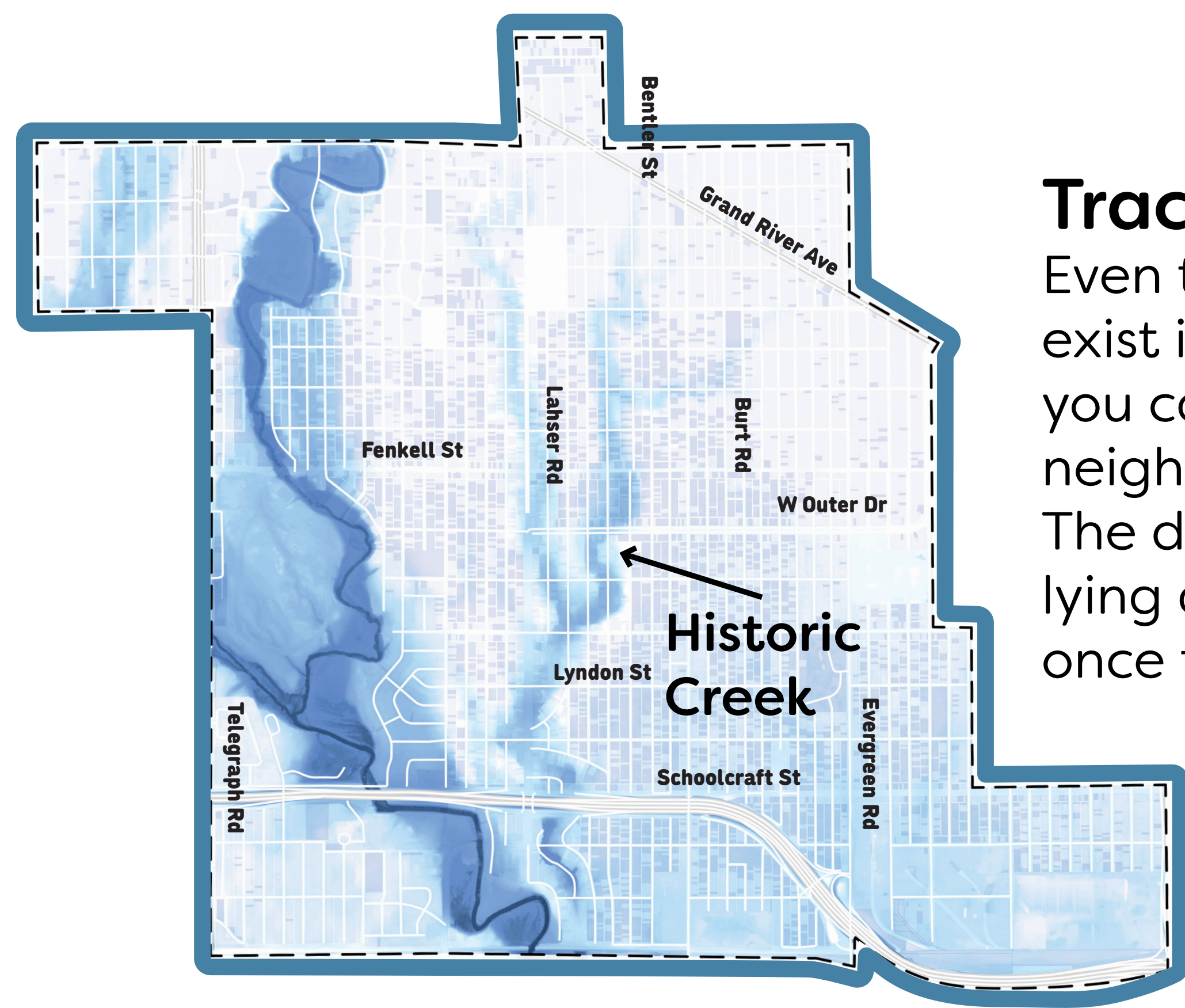


## FENKELL OWNERSHIP



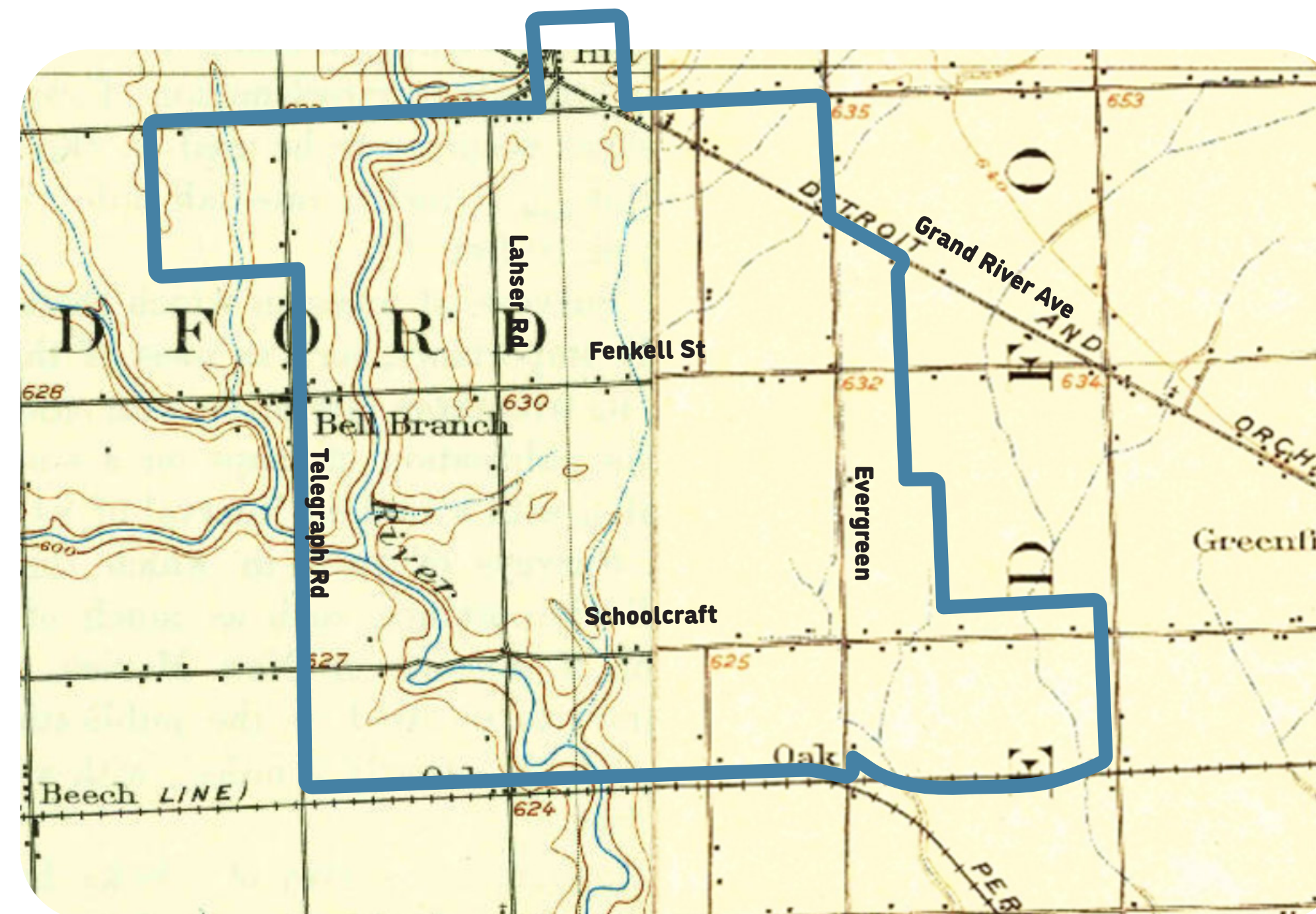


# Stormwater

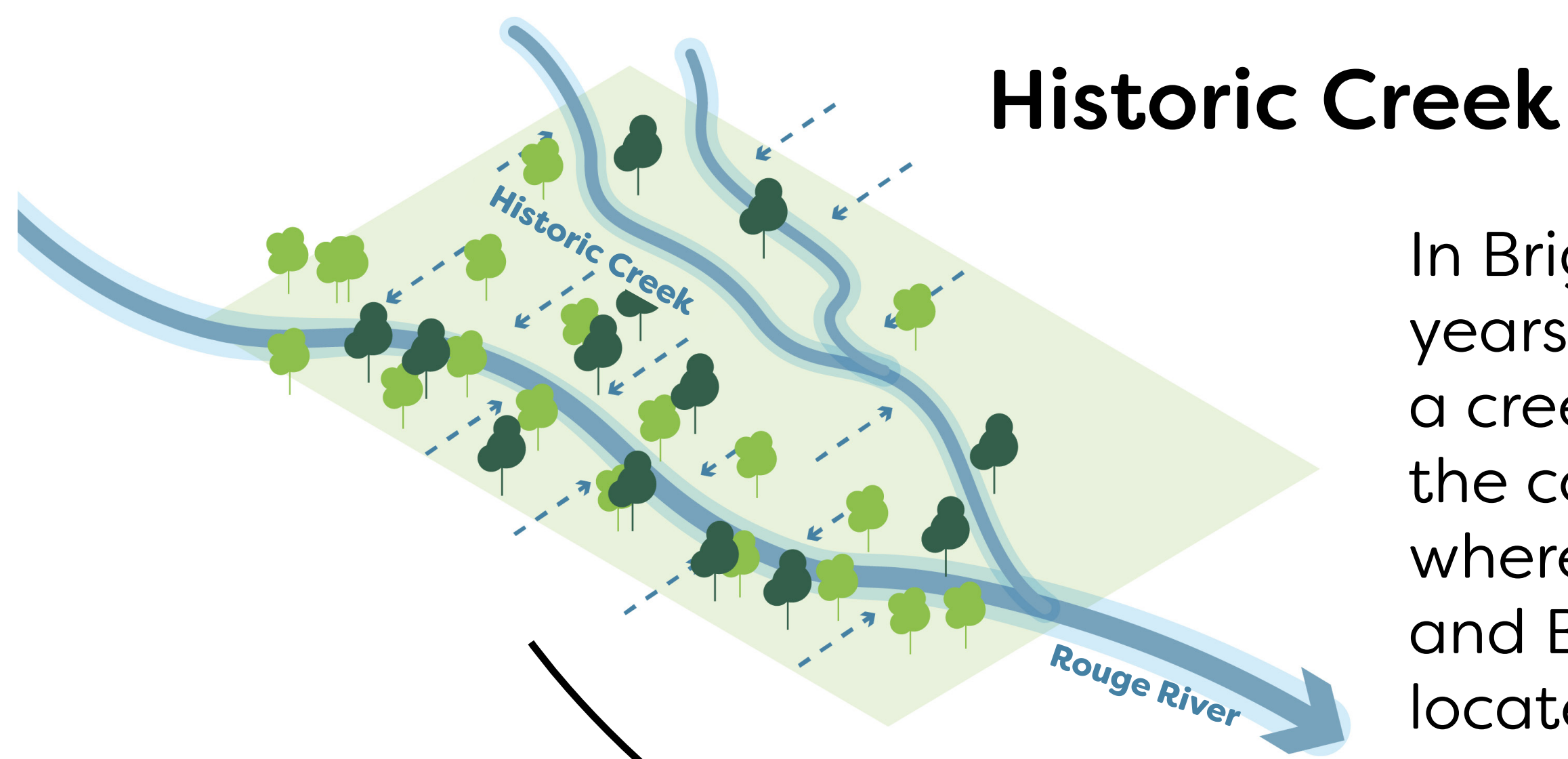


## Traces of the Past

Even though the creek doesn't exist in the same way today, you can see its footprint in the neighborhood's topography. The darker colors show low-lying areas, where the creek once flowed.



1905 map (USGS)

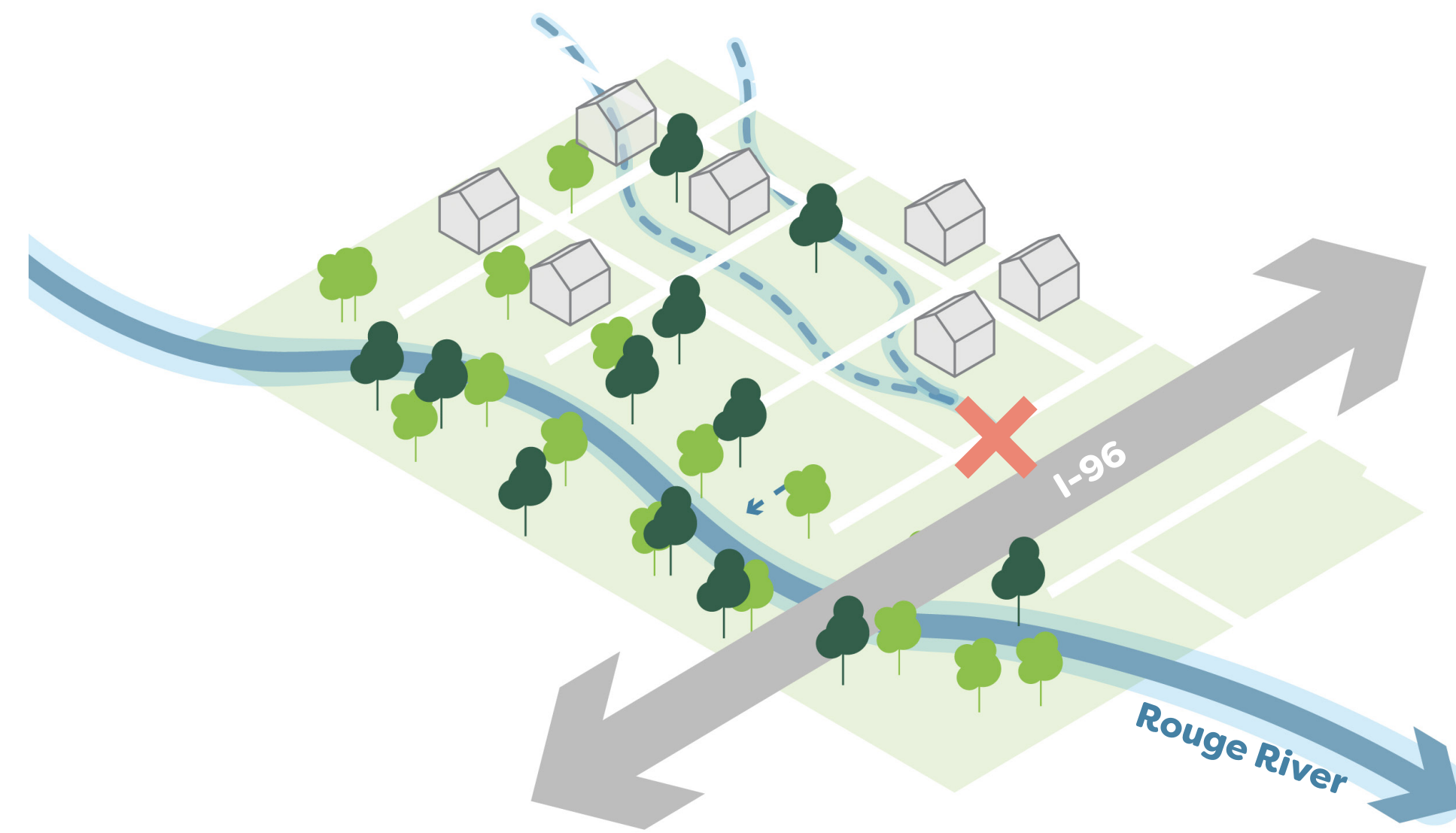


## Historic Creek

In Brightmoor's early years as a neighborhood, a creek ran through the community, roughly where Lasher, Outer Drive and Blackstone Street is located today...



Flooding blocks streets like Blackstone and Bentler

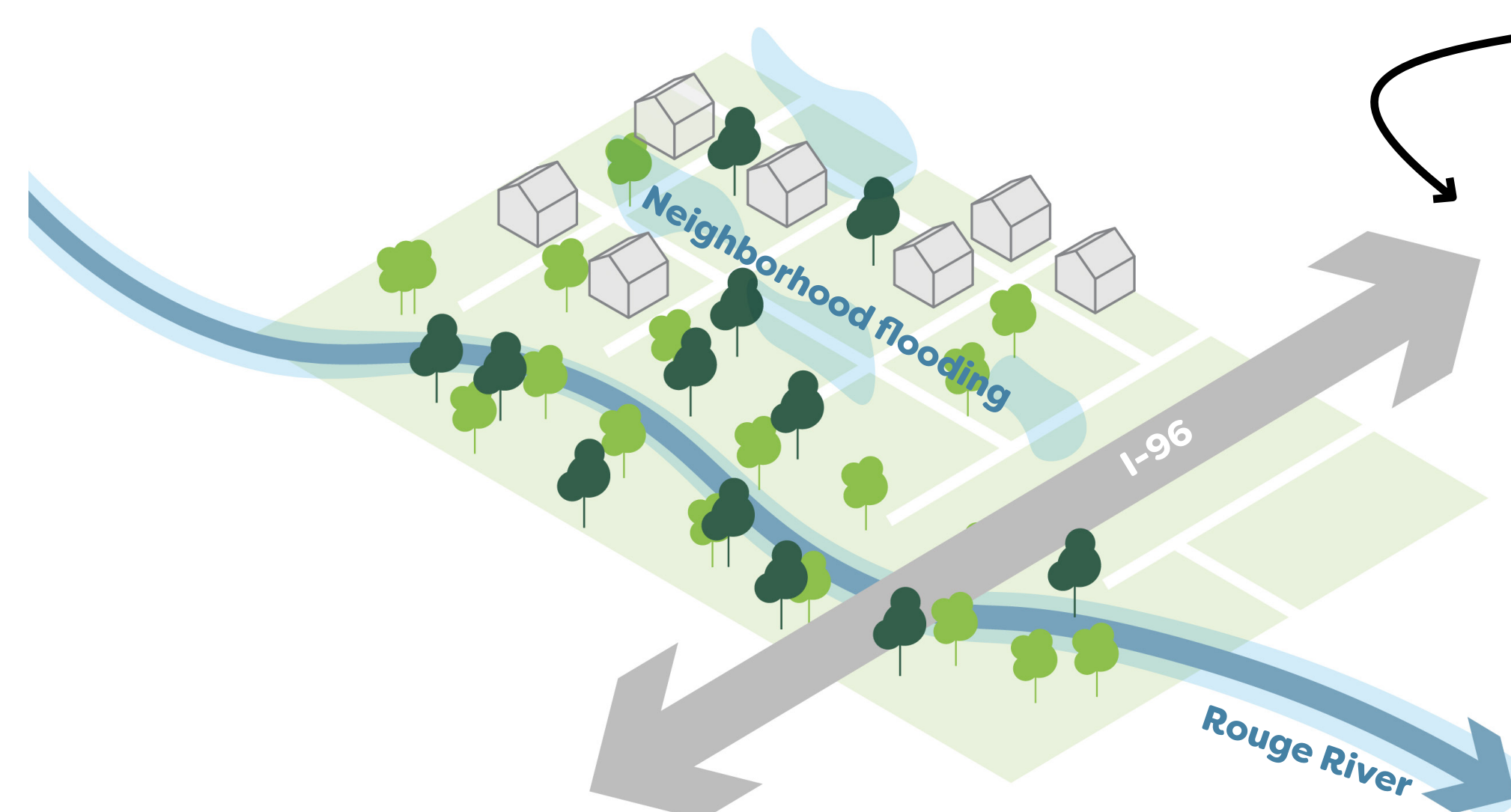


## Interstate Construction

Over time, the stream was enclosed and runoff became conveyed through the combined sewer system. This prevented overland flow to the river.

Flooding along Bentler between Lahser and Lyndon

- Community Kickoff



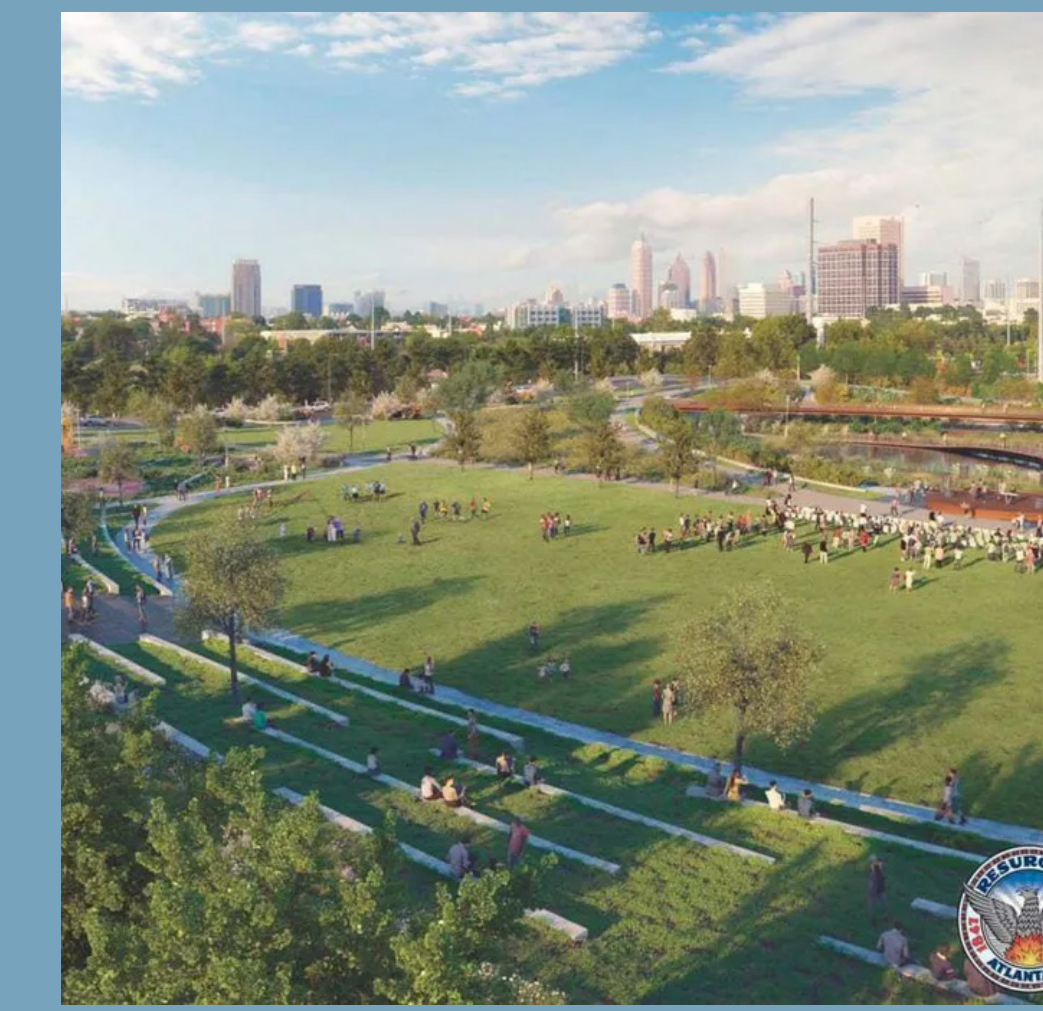
## Current Flood Risk

Today, the low-lying areas of the neighborhood experiences higher flood risks. Heavy rain blocks streets, floods basement and affects daily life for residents.

Hope Park floods frequently and needs cleaning

- Community Kickoff

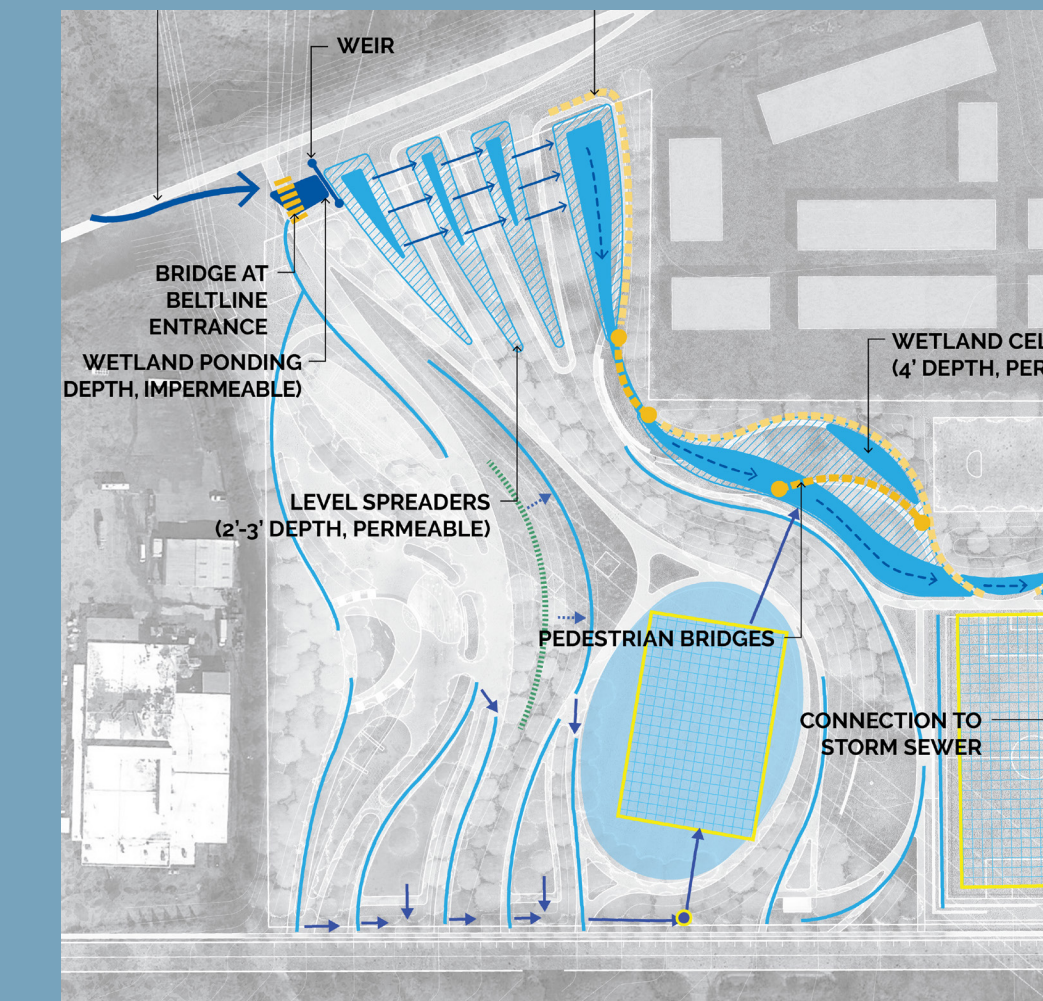
Focus group and survey feedback



## BOONE PARK WEST

Atlanta, GA

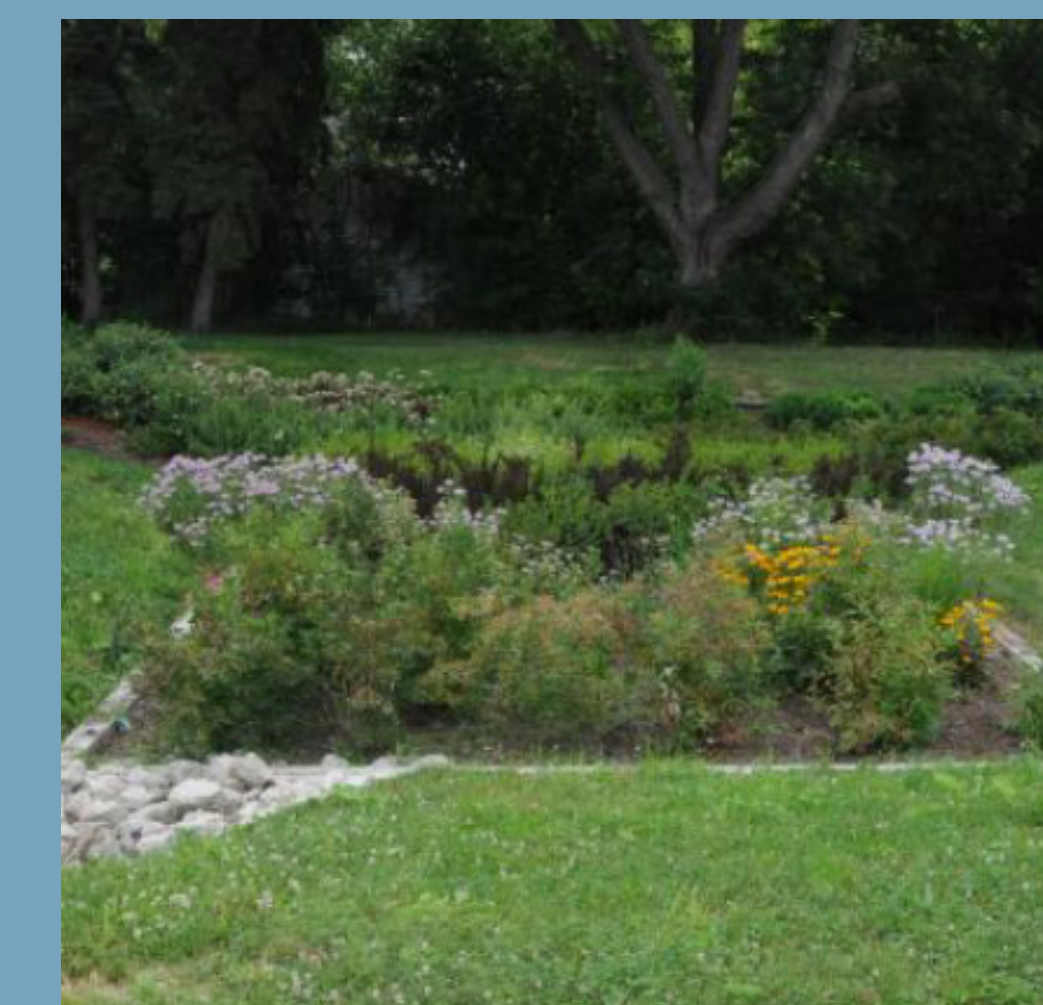
This Atlanta neighborhood has been affected by frequent flooding over the years, which has affected many households. Boone Park West was designed to manage stormwater (3.5 million gallons each year) and also provides recreation and play spaces.



## BOULEVARD CROSSING PARK

Atlanta, GA

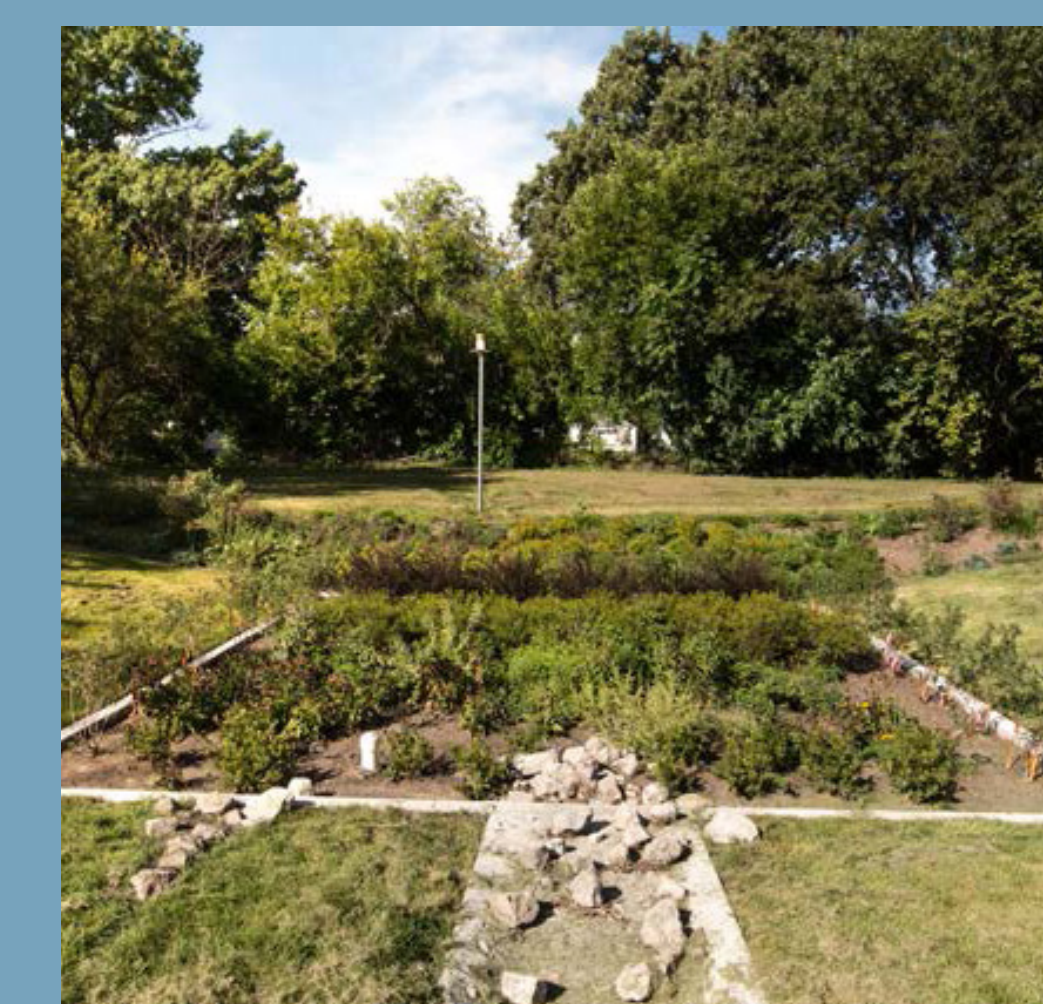
Designed as a model for stormwater management on a steep site, the park features a series of large "level spreaders" - large, relatively flat basins that catch and spread water laterally across the park's slopes. A park path winds through and between the level spreaders, creating a long, accessible journey through the terrain.



## BIORETENTION GARDEN PLOT

Detroit, MI (Brightmoor)

The Warrendale pilot sites demonstrate a type of small GSI designed for a flat landscape with clay soils. Vacant residential sites in Warrendale made it possible to augment native clay soils with highly permeable engineered soils to greatly enhance the capacity for retaining stormwater.



Each pilot site occupies two vacant lots and has the capacity to store 300,000 gallons of stormwater, roughly the amount of runoff from a city block during a 2 year 24-hour storm - far more than a conventional rain garden.

# Existing Examples



# Parks

## Access to Parks

Brightmoor has more than 450 acres of parkland, with larger neighborhood parks at the edges and smaller pocket parks and playgrounds throughout.

## Recreation Amenities

Parks include a variety of recreation amenities, such as:



Sports fields



Natural areas



Trails and walking paths



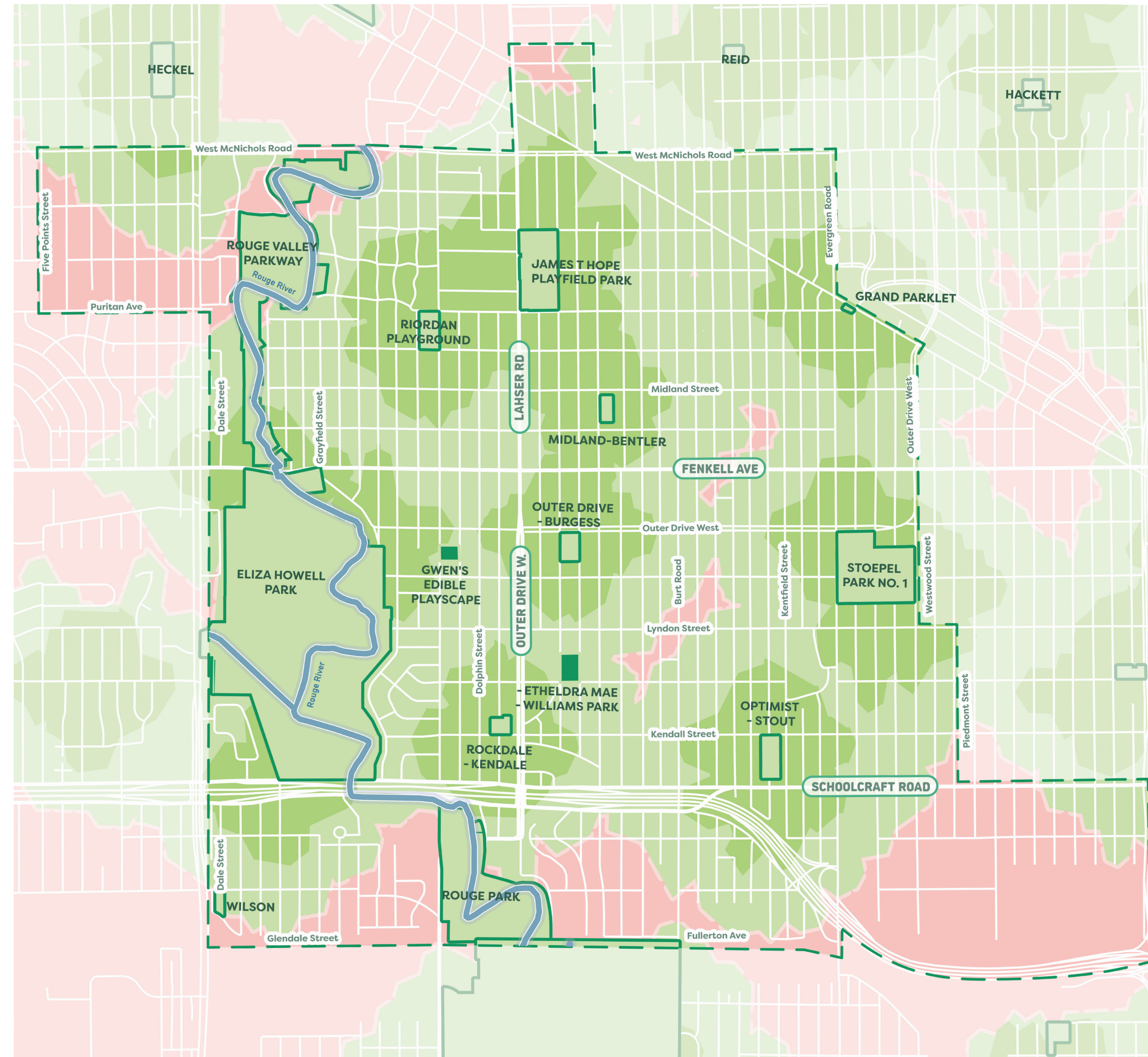
Outdoor Fitness



Community Center



Playgrounds



### Legend

- 5 min walk to park entrance
- 10 min walk to park entrance
- Park gaps
- City-owned parks
- Brightmoor community parks

## Beloved Parks



Eliza Howell Park



Stoepele Park No. 1

Most residents live within a 10 minute walk of a park, however safety concerns are a barrier for walkability

Feel unsafe walking past vacant homes and vacant lots

I avoid walking along main roads because of the fast traffic and noise pollution

Typically avoid walking along neighborhood roads because of deer and stray dogs

- Environmental Safety Focus Group



Riordan Playground



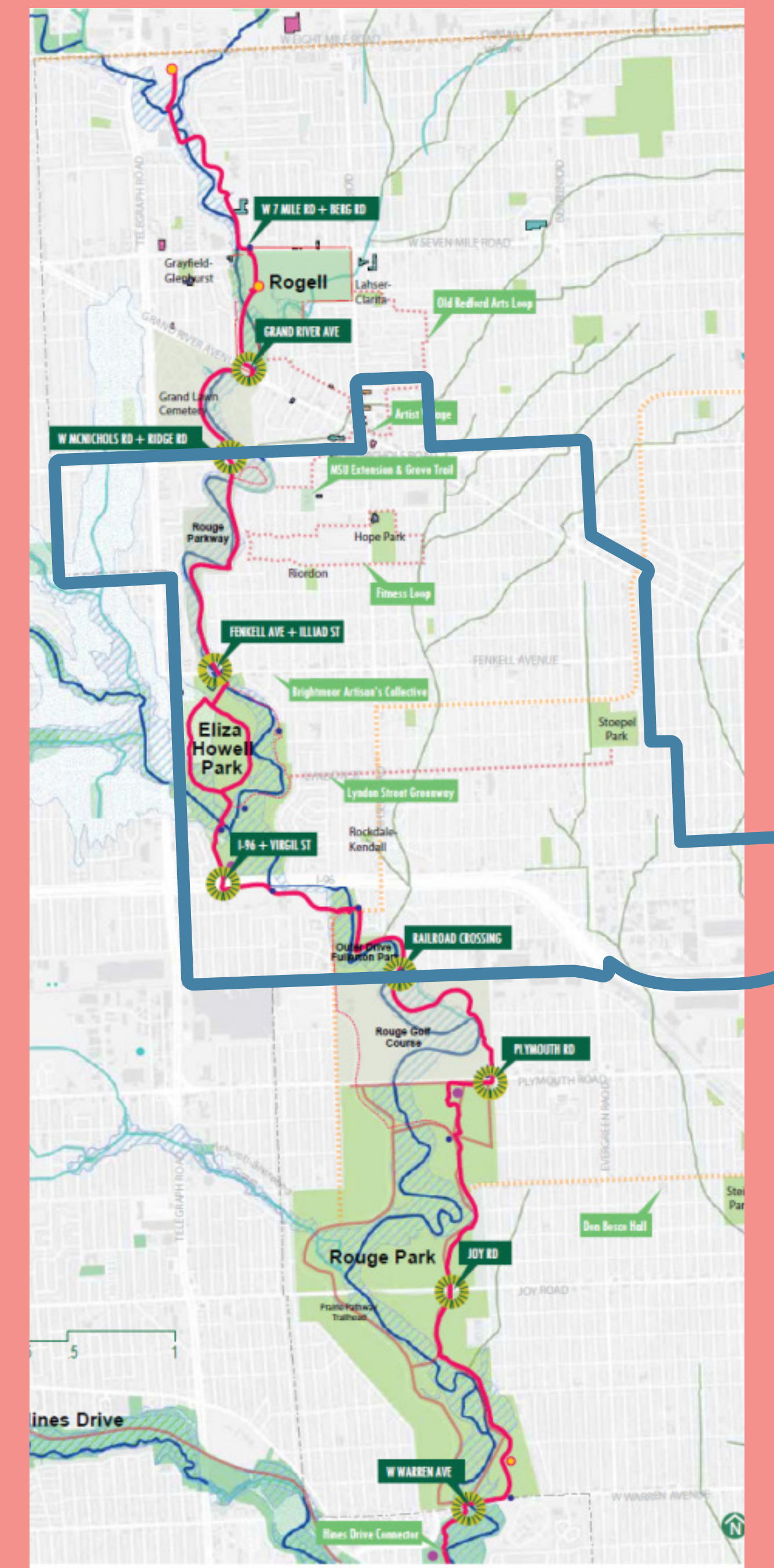
Hope Park/Crowell Community Center

## ELIZA HOWELL RENOVATIONS



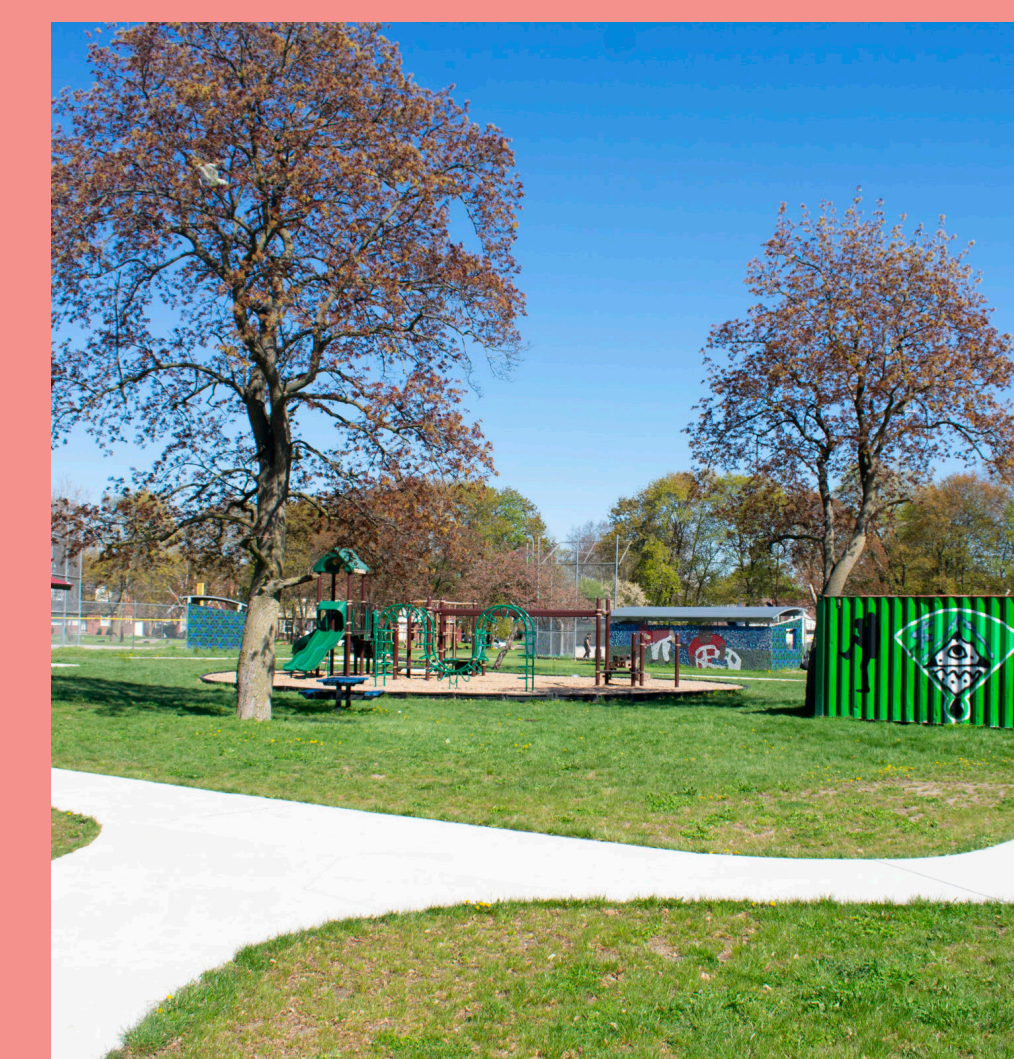
Improvements will include roadway resurfacing, bike lanes, green infrastructure, native planting and a nature themed playground.

## ROUGE RIVER GREENWAY



Though not yet funded for complete construction, the greenway would go through Eliza Howell Park and connect major regional parks along the river. Phasing is planned for the next 5-10 years.

## STOEPPEL PARK 1



Improvements have been underway for tennis courts, walking paths. Improvements under construction are wrapping up currently. In spring, GSD will be planting a nature pocket in the park.

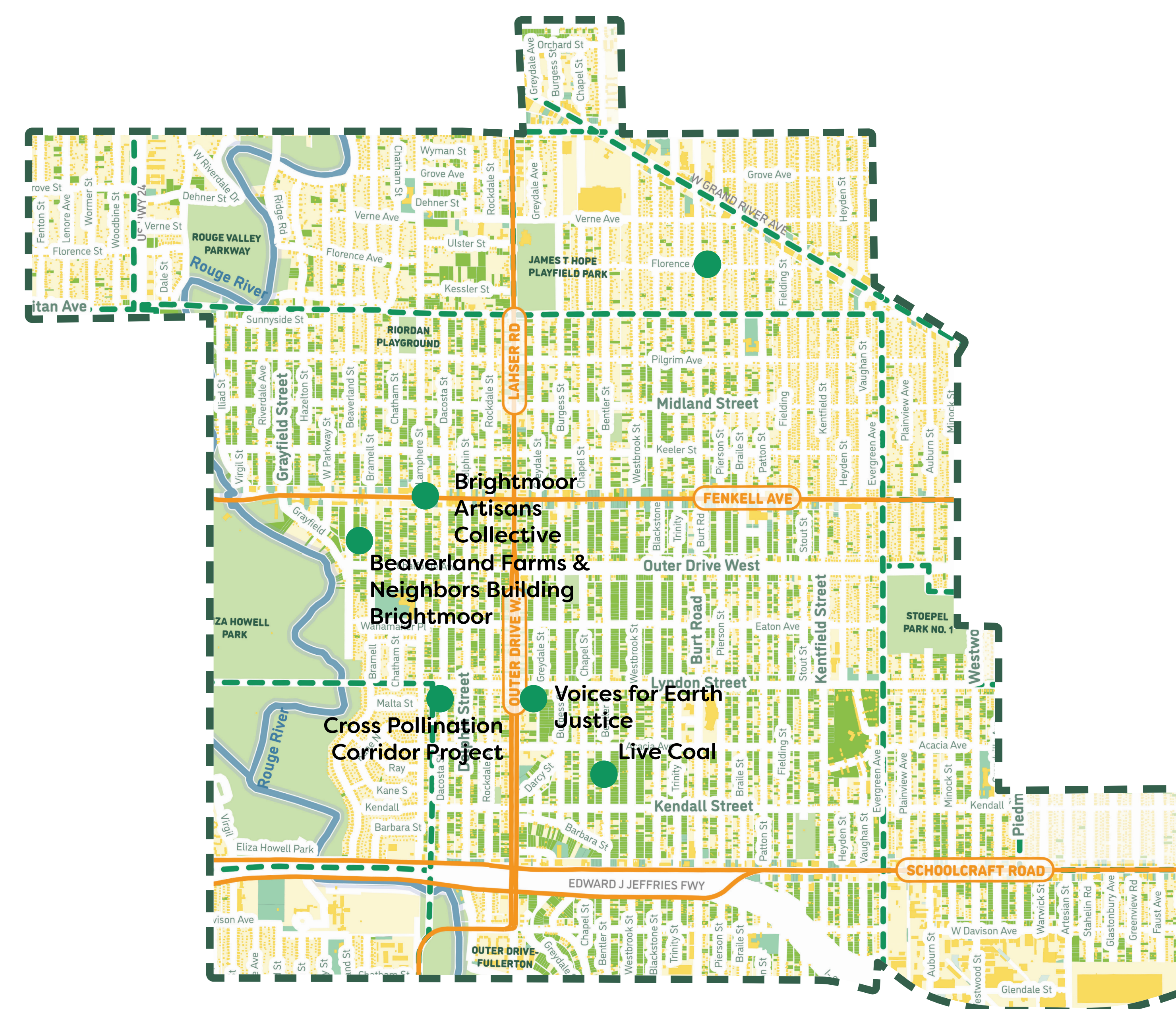
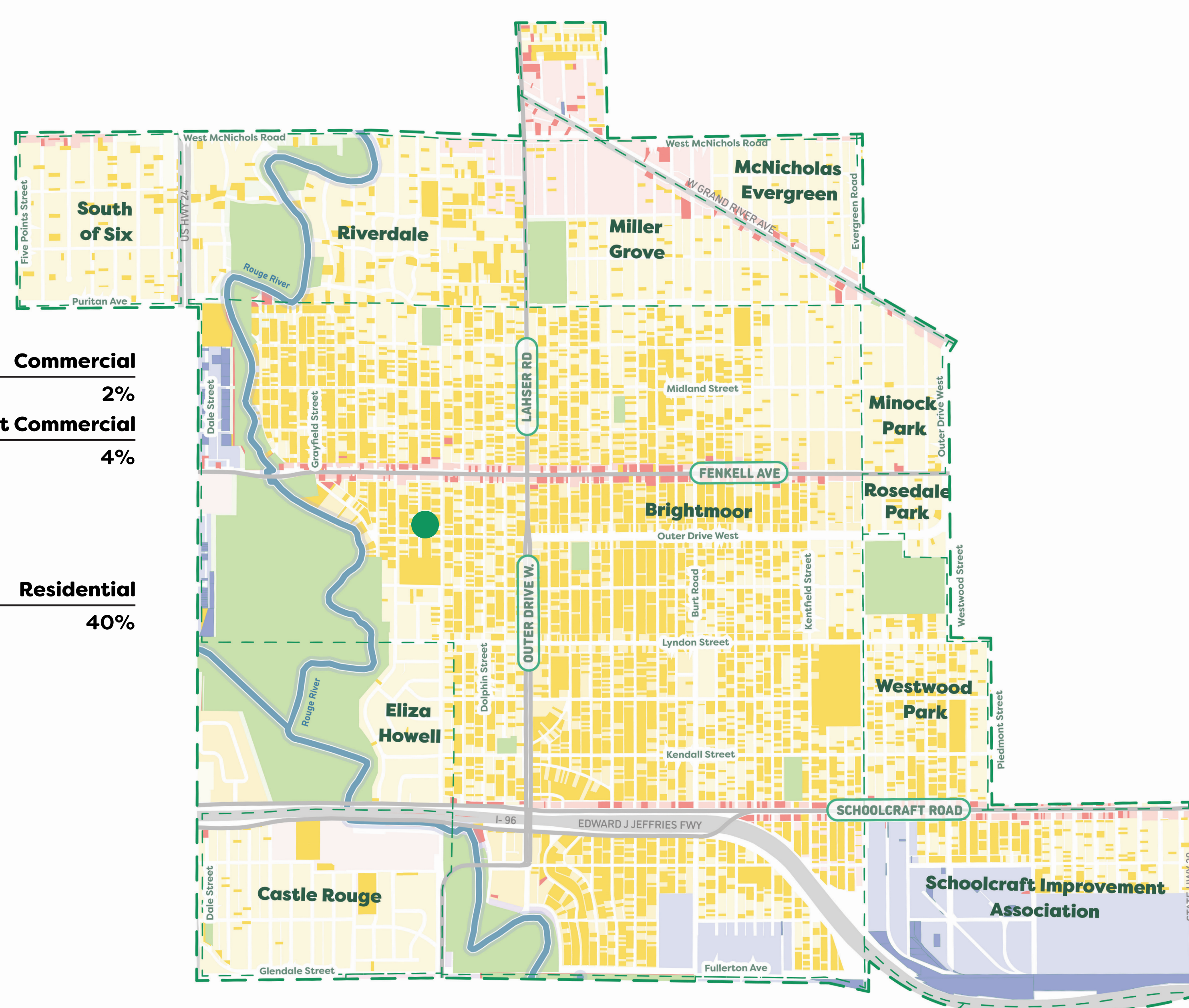
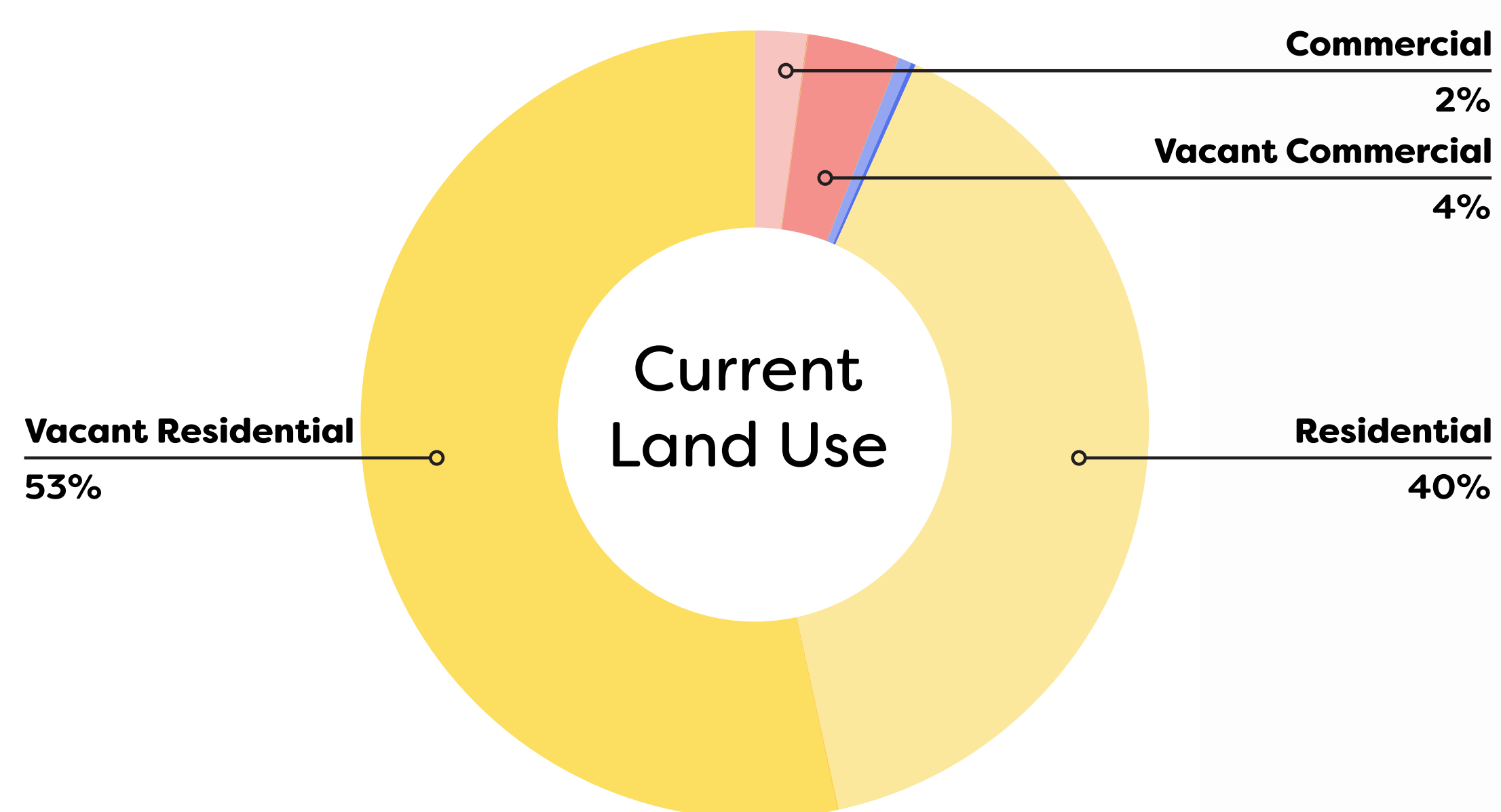
# Ongoing Projects



# Land & Vacancy

## Vacancy

While nearly 60% of the neighborhood planning area is vacant, types of vacancy varies across the neighborhood.



## Types of vacancy



Vacant homes & vacant residential lots



Vacant businesses & commercial frontage



Vacant industrial buildings & industrial properties

Non-residents (from outside of Brightmoor) contribute to dumping in the neighborhood

- Phase 1 Community Workshop

Vacancy has led to mature tree and an increase of nuisance wildlife such as deer and stray dogs

- Environmental Safety Focus Group

Wildlife, zoning constraints and financial constraints are a barrier to urban agriculture success

- Urban Agriculture Focus Group

Blighted homes contribute to a feeling of lack of safety

- Environmental Safety Focus Group

## Land Use Innovations + Ideas for the future

Urban agriculture is one of the emerging innovative uses of vacant land throughout the neighborhood.



Lamphere Honey Garden



Community greenhouse funding

Urban gardens being used as natural gathering and community spaces

Cross Pollination Corridor Project

Beaverland Farm



Garden hubs to share knowledge and experience



Brightmoor Artisans Collective



# Community

## Historic & Ongoing Challenges

The Brightmoor Community has experienced many historic and ongoing challenges, including...

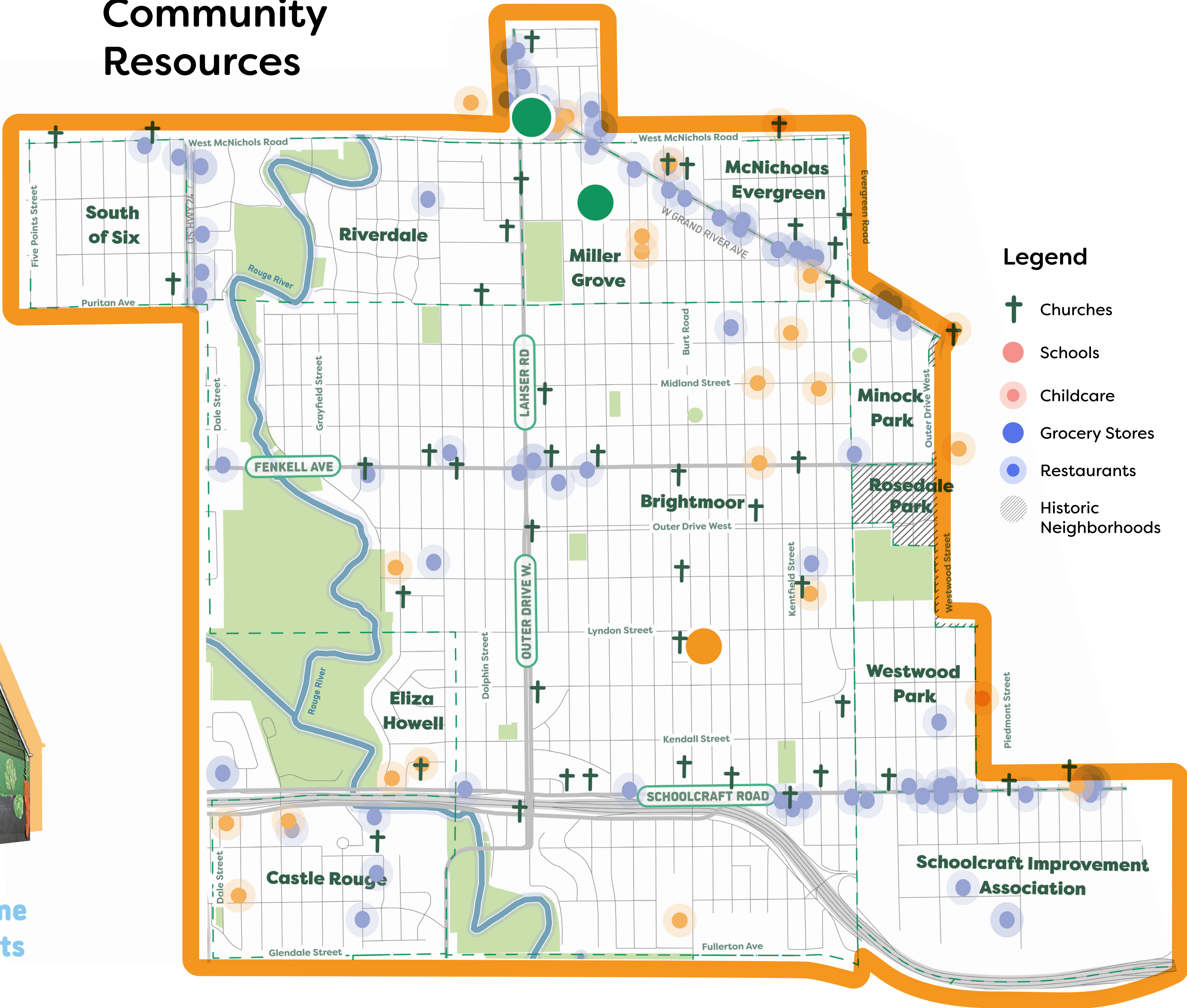
- Vacancy & population loss
- Increased cost of living
- Displacement
- Crime
- Dumping
- Water shutoffs

## Perseverance of Community

Despite this, the Brightmoor area is home to a caring and connected community



## Community Resources



## Community-led Initiatives and organizations



Eliza Howell Activation



Brightmoor Artisans Collective



Etheldra Mae Williams' Park



Neighbors Building Brightmoor



Orange, Gold and Green Festival

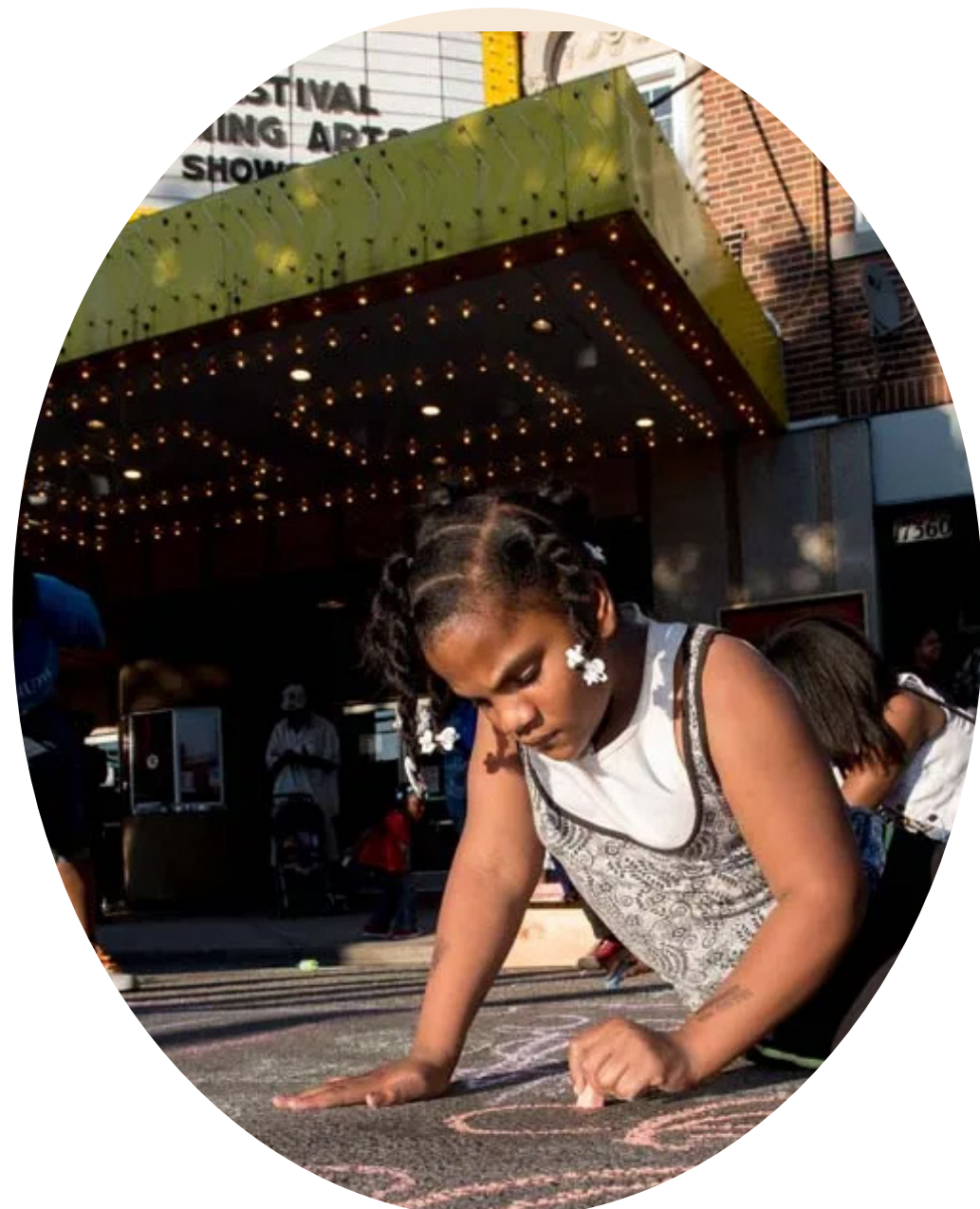


Brightmoor Maker Space



Brightmoor Alliance

Neighborhood murals



Sidewalk Festival