

Brightmoor

AREA FRAMEWORK PLAN

Community Workshop #4

Welcome!

Eiza Howell Park

Stoepel
Park No. 1

Welcome + Introductions

*Thank you for attending this
workshop!*

Our **MC** today:
Dave Walker

Our **speakers** today:

- **Agency Landscape +
Planning**
- **Eldorado**

Today's Agenda

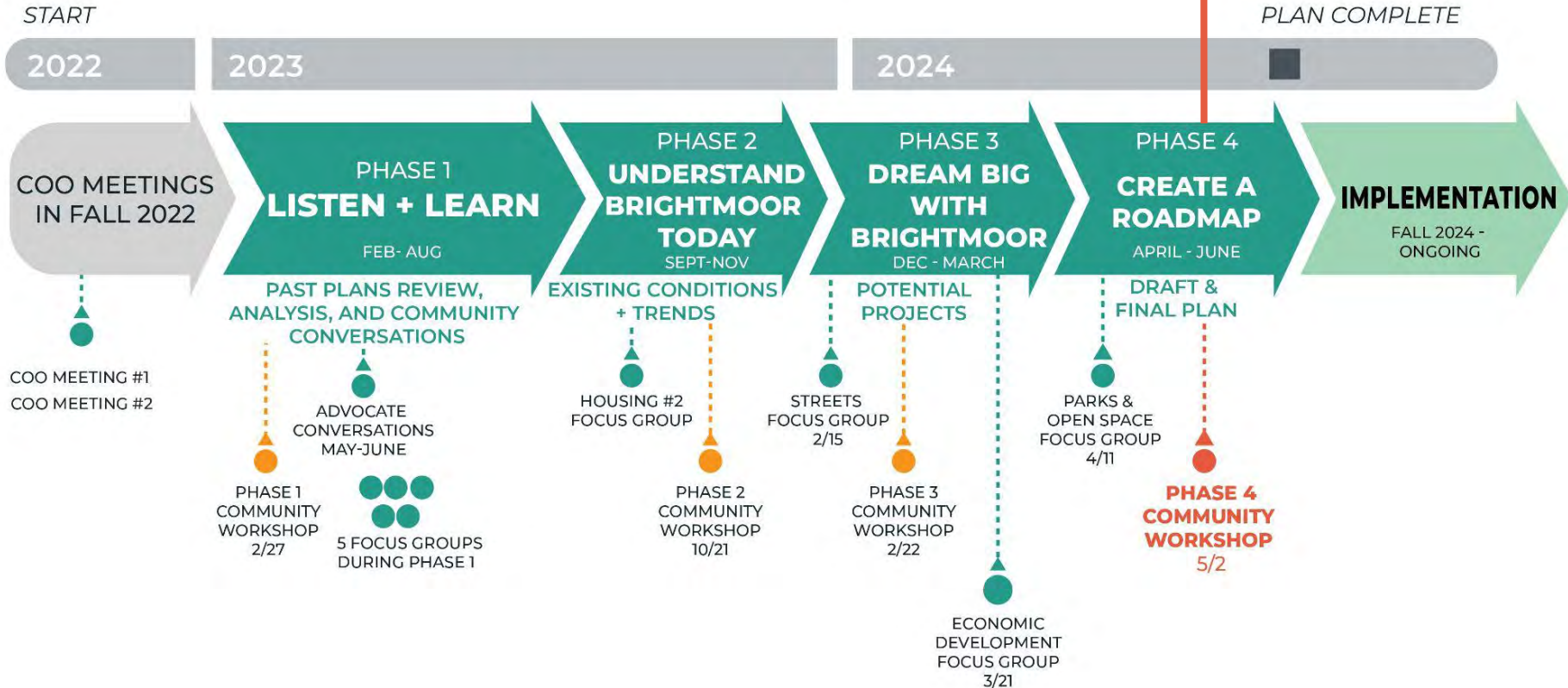
(6 - 8 pm)

- **Presentation** - *35 min*
 - **Welcome** + Introductions: *5 min*
 - **Follow-up on Parks Focus Group Questions:** *10 min*
 - **Draft Vision + Recommendations Overview:** *20 min*
- **Prioritization and Feedback Stations** - *50 minutes*
 - Affordable Housing Development
 - Streets and Mobility
 - Fenkell / Economic Development
 - Parks, Open Spaces, Arts and Culture
 - Other questions or suggestions
- **Report back & next steps** - *30 minutes*

Schedule Recap

Your feedback today will inform parks recommendations.

We are here



**Future Vision &
Draft Recommendations
for the Brightmoor Area**

**BEAUTIFUL,
CARED FOR
COMMUNITY**



**BASIC NEEDS
& COMMUNITY
RESOURCES**



Vision for the Brightmoor Area

**AFFORDABLE,
QUALITY
HOUSING**



**SENSE OF
COMMUNITY**



**WEALTH CREATION
& ECONOMIC
OPPORTUNITIES**



Focus of Today's Meeting



**Affordable
Housing
Development**



Streets and Mobility



**Fenkell / Economic
Development**



**Parks, Open Space,
Arts and Culture**



DRAFT RECOMMENDATIONS

Affordable Housing Development

Priority Recommendations: SUPPORT EXISTING RESIDENTS

Improve access to home repair by partnering with grantmakers and community organizations.



Work with non-profits who provide housing counseling and eviction defense services.



Increase use of DLBA Own it Now and Rehabbed and Ready programs in targeted areas.



Priority Recommendations: CATALYZE NEW AFFORDABLE HOUSING DEVELOPMENT



SMALL MULTI-FAMILY
Elwood / Portland, OR / Access Architecture



TOWNHOMES
Grow Community / Omaha, NE / LBBA



POCKET NEIGHBORHOOD
40th Street Cottages / Garden City, Boise, ID

New affordable housing development in Brightmoor will need a lot of **subsidy** funding in order to succeed. Subsidies may be easier to secure for:

- Multi-family **affordable rental** with **50 or more apartments**
- Homeownership developments with **smaller** homes (~750-900 sq. ft.) and a mission-driven focus attractive to philanthropy
- **Vacant home renovation** in targeted areas, such as completing mostly-occupied blocks or directly around parks

The Development Process: CATALYZE NEW AFFORDABLE HOUSING DEVELOPMENT

1

Regulate for Success

Change **zoning & policies** to allow for housing development & subsidy provision

2

Identify a Developer

Partner with a mission-driven **affordable housing developer**

3

Assemble the Land

Acquire land through purchase of sites or RFP of public properties

4

Design the Building(s)

Design the property to serve the residents, meet regulations, & meet subsidy priorities



5

This is the most difficult and time-consuming step!

Secure Subsidy

Secure **financing** for development, including **subsidies for affordability**

6

Build the Homes

Cost to build is very high: \$250-\$350 per square foot

Construct the development & **lease or sell** the homes at affordable rates

Priority Recommendations: ALLOW FOR MIXED-USE DEVELOPMENT ON FENKELL



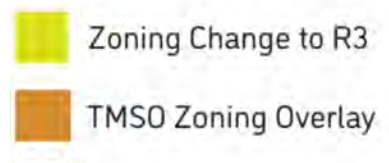
MIXED-USE
The Flats / Detroit, MI / Hamilton Anderson Architects



MIXED-USE
Lents Commons / Portland, OR / Hacker Architects

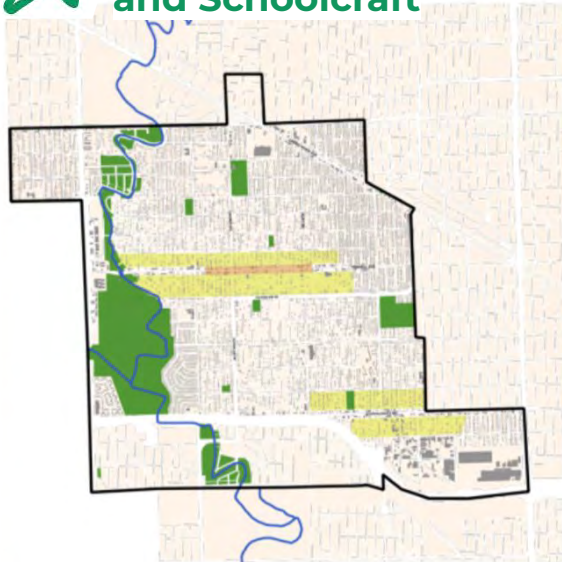
Mixed-use development can include affordable or mixed-income housing on upper floors, and **business or community uses on the ground floor**. Rezoning or a zoning overlay is needed to allow for this type of development on Fenkell.

Priority Recommendations: ZONING CHANGES

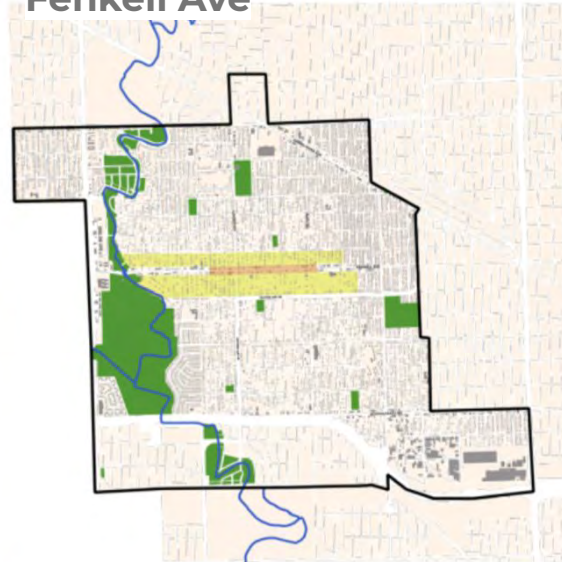


Zoning changes can allow for future affordable housing and mixed-use development. Share your thoughts at the housing table about **which option** you prefer.

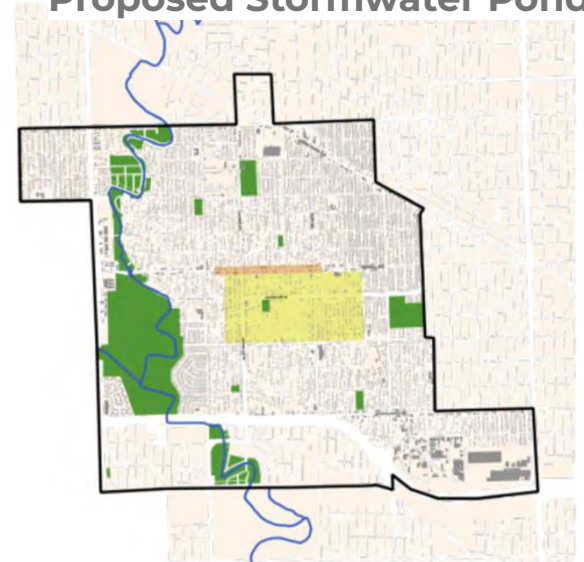
Recommended Grow along Fenkell and Schoolcraft



Alternative 1 Support and Grow Fenkell Ave



Alternative 2 Build around Fenkell and Proposed Stormwater Pond





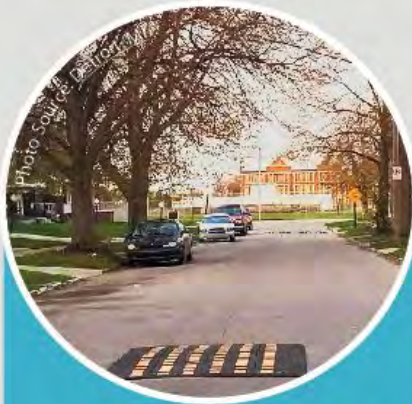
DRAFT RECOMMENDATIONS

Streets & Mobility

Priority Recommendations

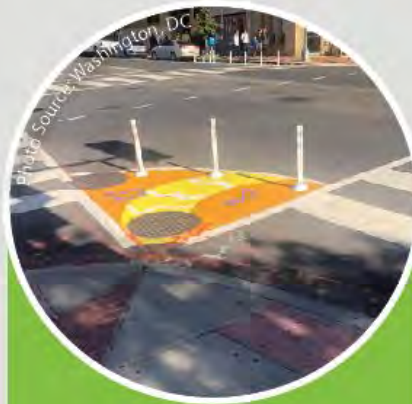
Traffic calming and new sidewalks would make it easier and safer to walk and roll in Brightmoor.

Mobility Strategies



SPEED HUMPS AND CUSHIONS

Some streets already have speed bumps and speed tables installed, and more are needed. Speed cushions may be a better option in some locations, as they allow for wheelchair access if ADA-accessible sidewalks are not available.



CURB EXTENSIONS

Curb extensions slow down turning vehicles at intersections and make crosswalks shorter and safer. Curb extensions can be constructed out of many materials, ranging from paint to vertical barriers like planters or posts.



NEW CROSSWALKS

High visibility striping, colorful crosswalks, and other crosswalk enhancements can be installed to make new places for people walking to safely cross. In Brightmoor, new crossings near schools may be helpful to create safe routes to/from school (see next page).



SIDEWALK IMPROVEMENTS

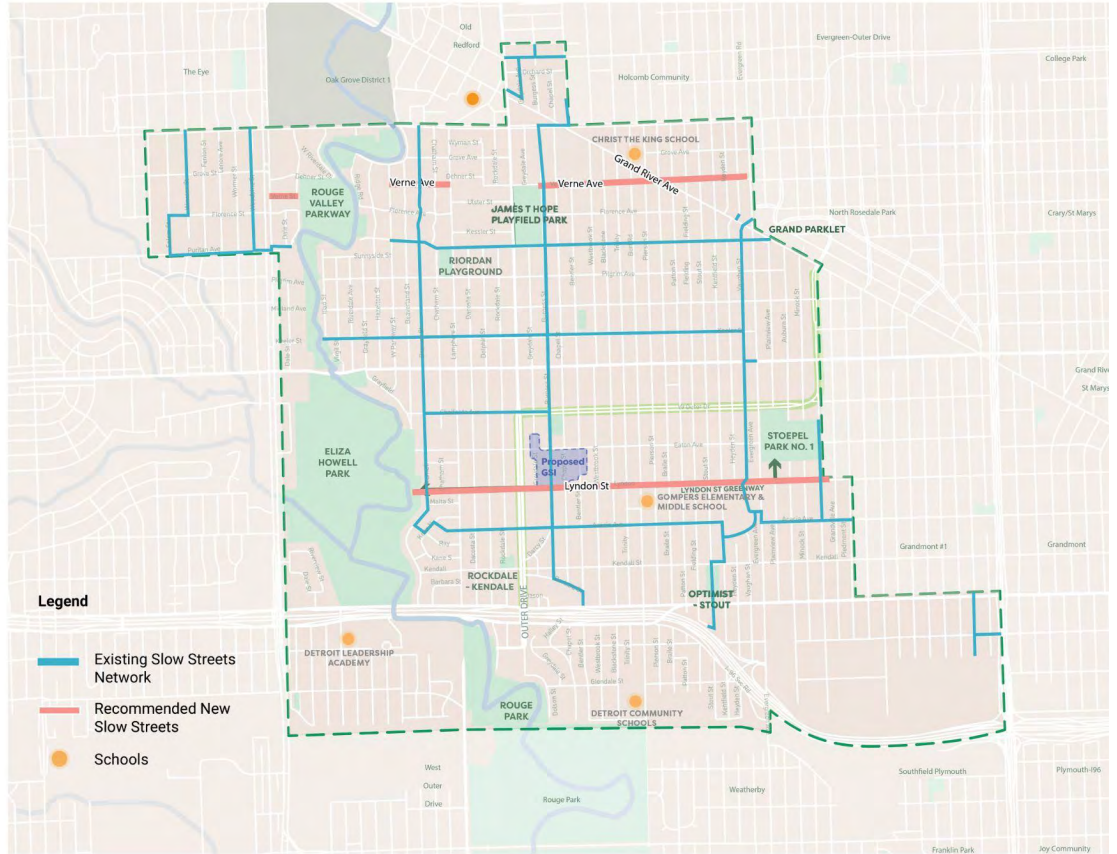
Some key areas will need sidewalk improvements and new pedestrian paths. These correspond with the Designated Walking Routes mapped on the next page, and generally match up with the routes that leads to parks and schools.

Priority Recommendations

Expand the slow streets network to include streets near schools.

New slow streets:

- Lyndon
- Verne





DRAFT RECOMMENDATIONS

Fenkell / Economic Development

Priority Recommendations: SUPPORT EXISTING BUSINESSES

Promote programs like DEGC's Motor City Match to local business owners and entrepreneurs.



Upgrade sidewalks and beautify Fenkell Avenue.



Work with community organizations to connect local property owners to business tenants.



Priority Recommendations: INCREASE ACCESS TO WELL-PAYING JOBS

Work with partners to offer training and education that leads to well-paying jobs.

Offer training programs at locations where transportation and child care are accessible, such as schools and Crowell Recreation Center.



**TRADES &
CONSTRUCTION**

TECHNOLOGY



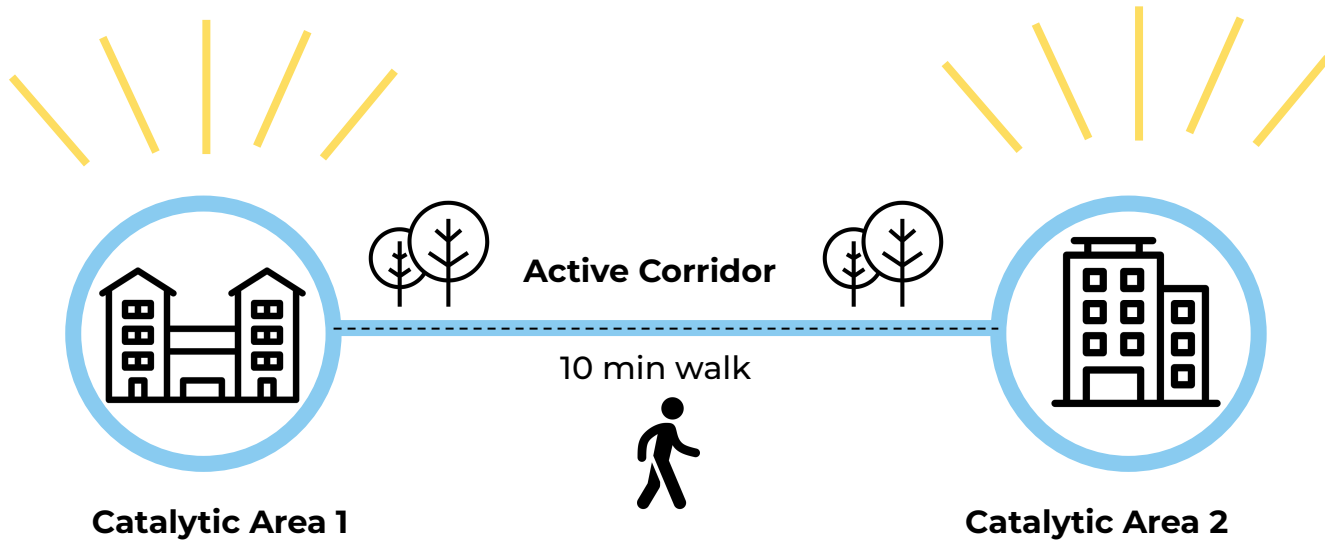
**AFFORDABLE
COLLEGE**



Priority Recommendations:

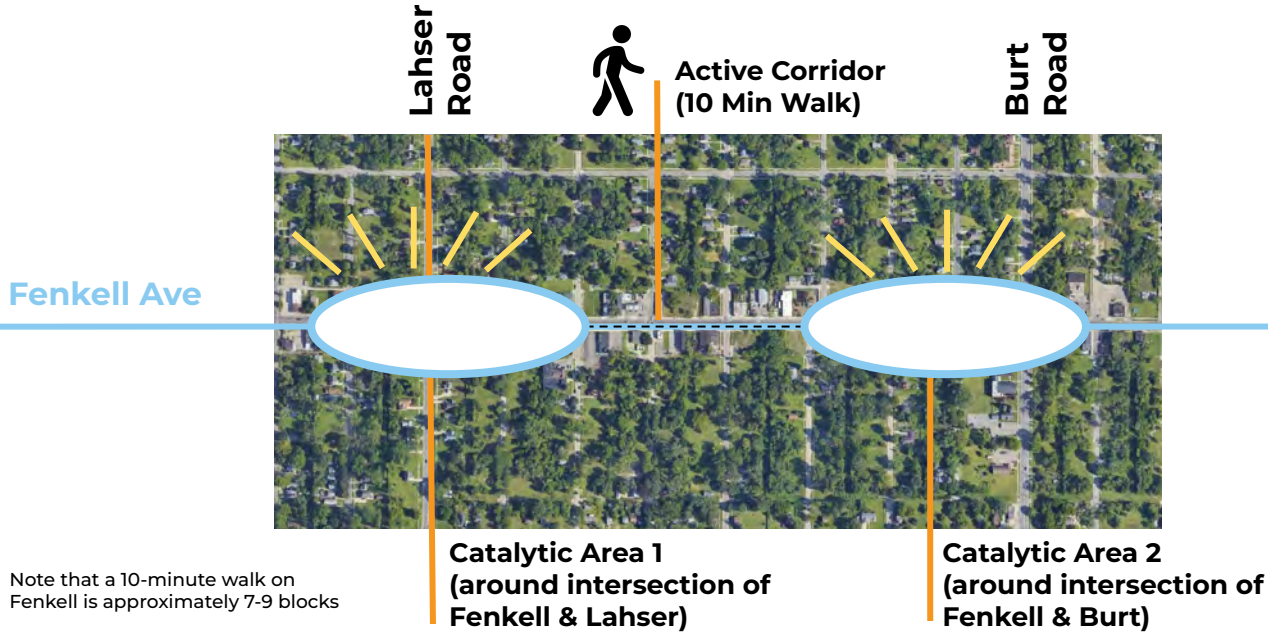
Catalyze development through a two-area approach

A “barbell” concept along Fenkell Avenue focuses on catalyzing two potential areas of new development, supporting the future growth of new activity between them.



Priority Recommendations: BARBELL CATALYZES DEVELOPMENT

Catalytic areas near Fenkell/Lahser and Fenkell/Burt Road could be priorities for new development.

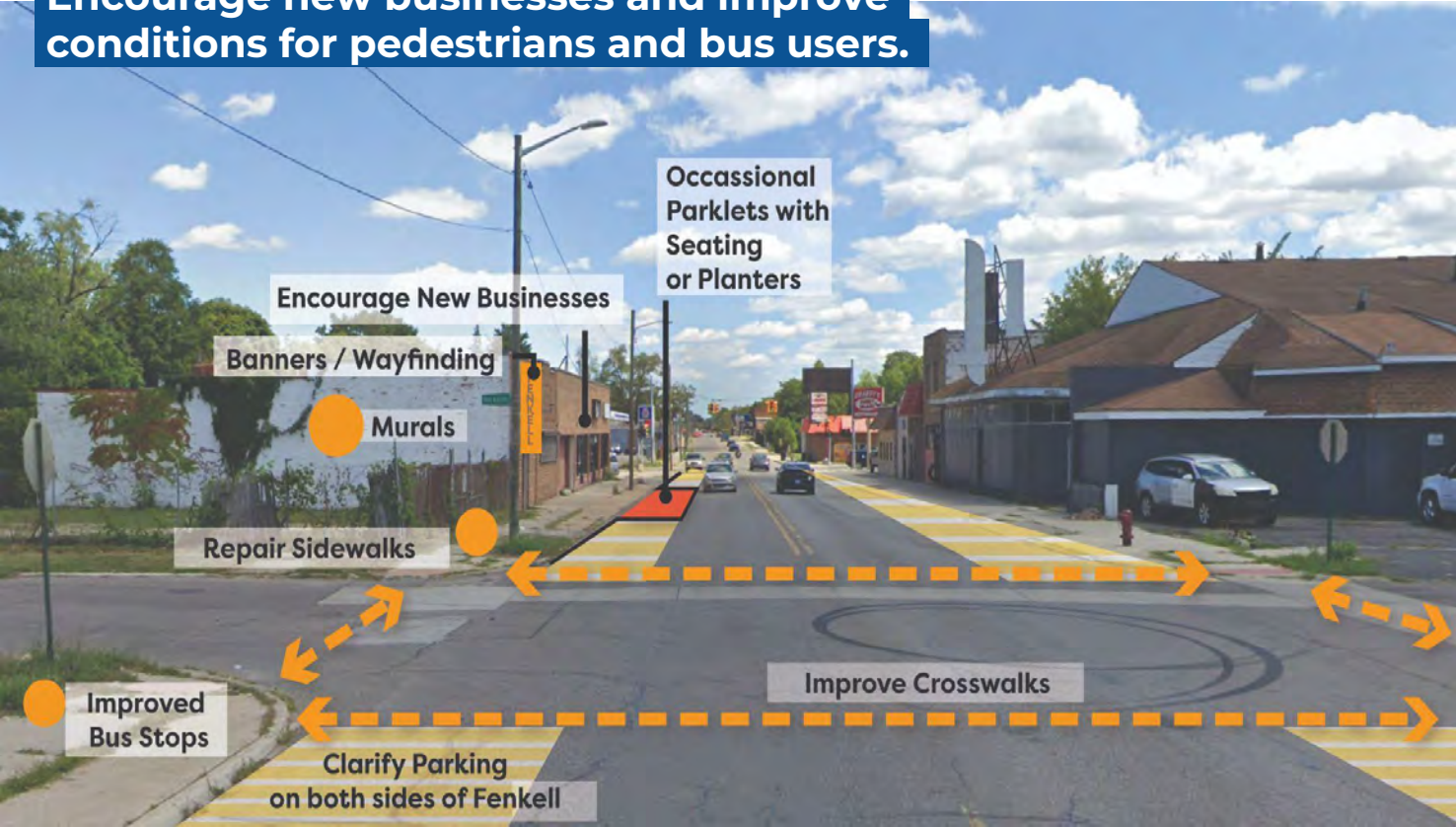


Note that a 10-minute walk on Fenkell is approximately 7-9 blocks

Priority Recommendations

Vision for Fenkell Avenue

Encourage new businesses and improve conditions for pedestrians and bus users.





DRAFT RECOMMENDATIONS

Parks, Open Spaces, Arts and Culture

**COMMUNITY
GATHERING
SPACES**



**ACTIVITIES FOR
ALL AGES &
ABILITIES**



**Vision
for Parks**

**HEALTHY
ECOSYSTEM**



**ALIVE WITH
ARTS &
CULTURE**



**CONNECTED,
GREEN NETWORK**



**CALMING,
HEALING PARKS**



Priority Recommendations: PARKS

Create safe, walkable connections to parks, greenways, and neighborhood destinations



CONNECTIVITY

Ensure that people of all ages and abilities can benefit from the health impacts of parks and programs



INCLUSION

Provide community spaces for gathering, arts, and events that foster collective care and stewardship



COMMUNITY

Priority Recommendations: Connected Green spaces

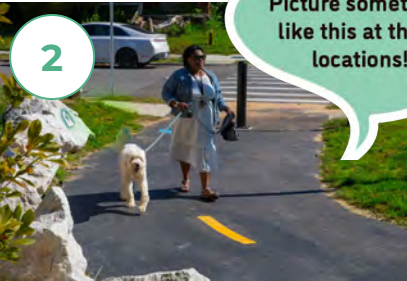
Rouge River Greenway



Outer Drive Greenway

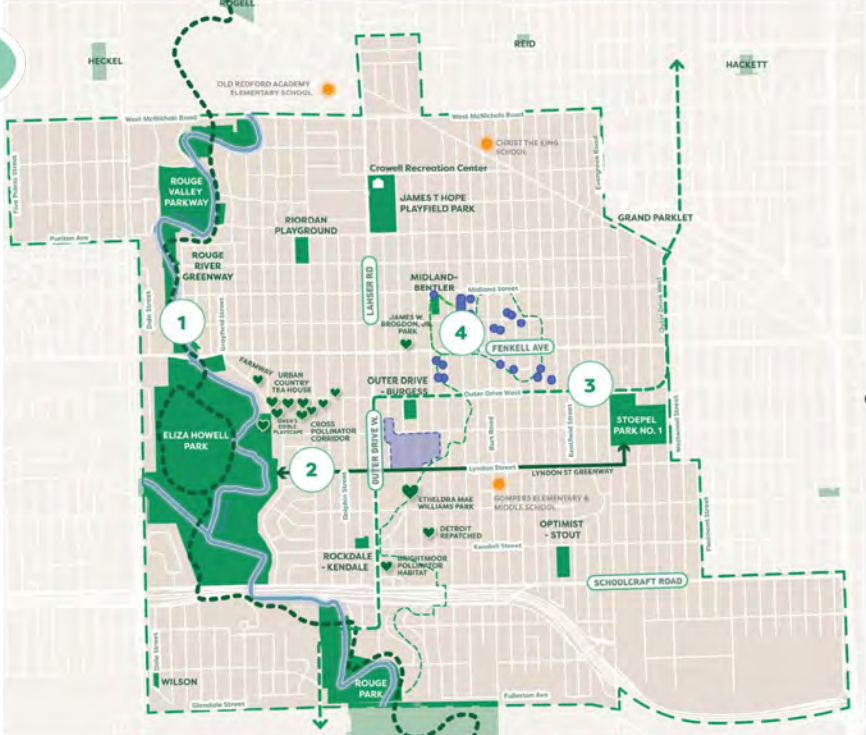


Enhanced Lyndon Greenway



Picture something like this at these locations!

New Stormwater Connection



Priority Recommendations: Vacant Land Management Toolkit

Which 2 strategies would you prioritize?



**COMMUNITY/PARTNER
ACTIVATION**



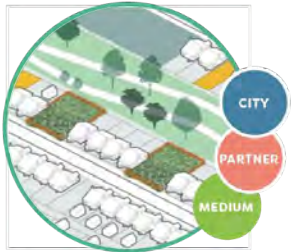
MEADOW



**WILDFLOWER
LAWN**



**GREEN STORMWATER
INFRASTRUCTURE (GSI)**



**TARGETED
CLEAN & CLEAR**



**INDUSTRIAL
CLEANUP**



TREE PLANTING



AGRICULTURE

LEGEND

LEVEL OF EFFORT



RESPONSIBILITY



Prioritization and Feedback Stations

Feedback and Prioritization Stations



**Affordable
Housing
Development**



Streets and Mobility



**Fenkell / Economic
Development**



**Parks, Open Space,
Arts and Culture**

Next Steps

Next Steps

Today's materials will be uploaded to the project website next week

You'll also find an online survey with the same questions as today's meeting. The survey will be open until 6/30.

Your feedback will help us finalize and prioritize recommendations.

One more meeting will be scheduled.

Visit the project website to access materials from today's workshop



www.detroitmi.gov/brightmoor

Thank You