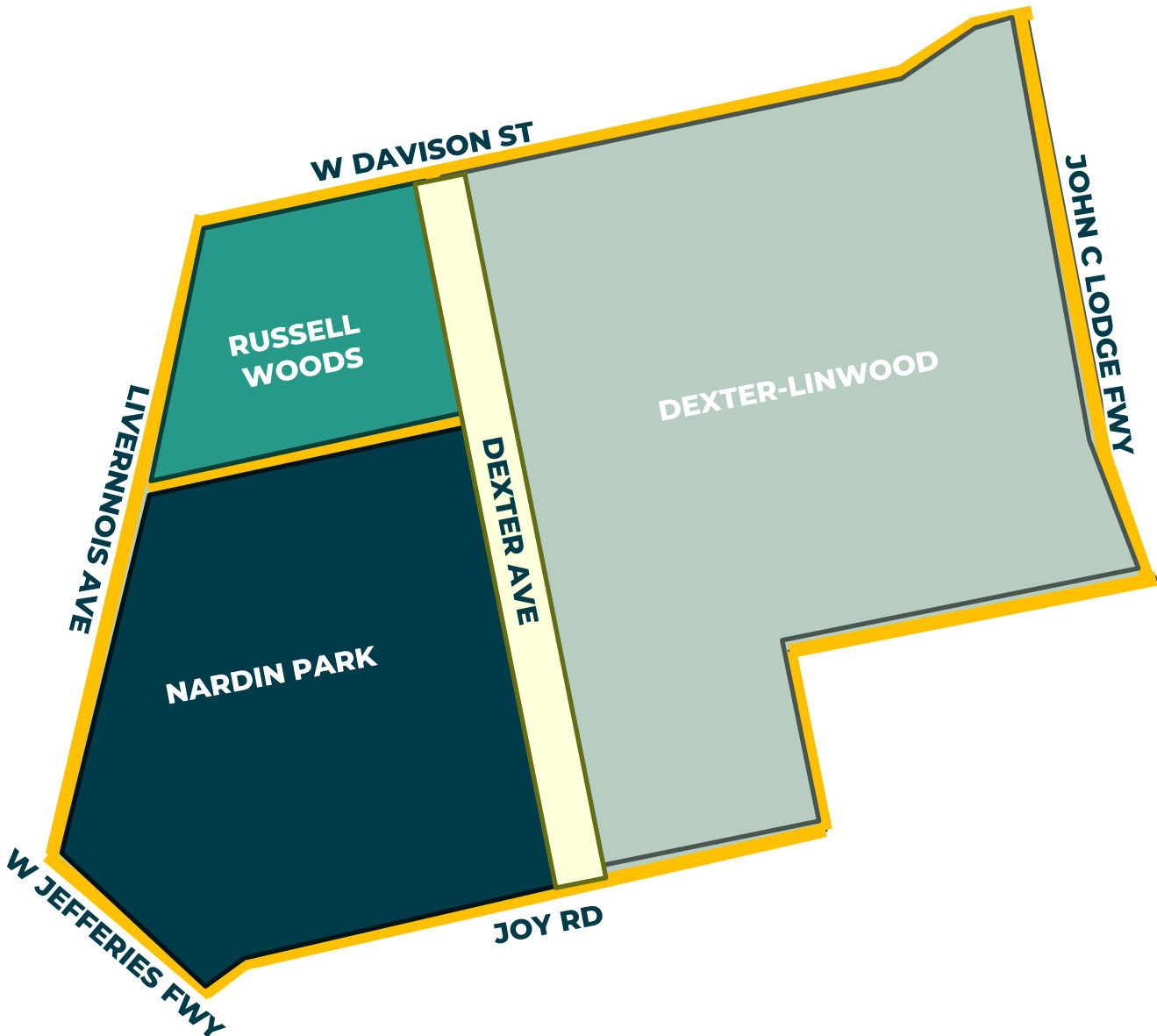


DEXTER AVE. PROJECT UPDATES

COMMUNITY MEETING

THURSDAY JUNE 13, 2024



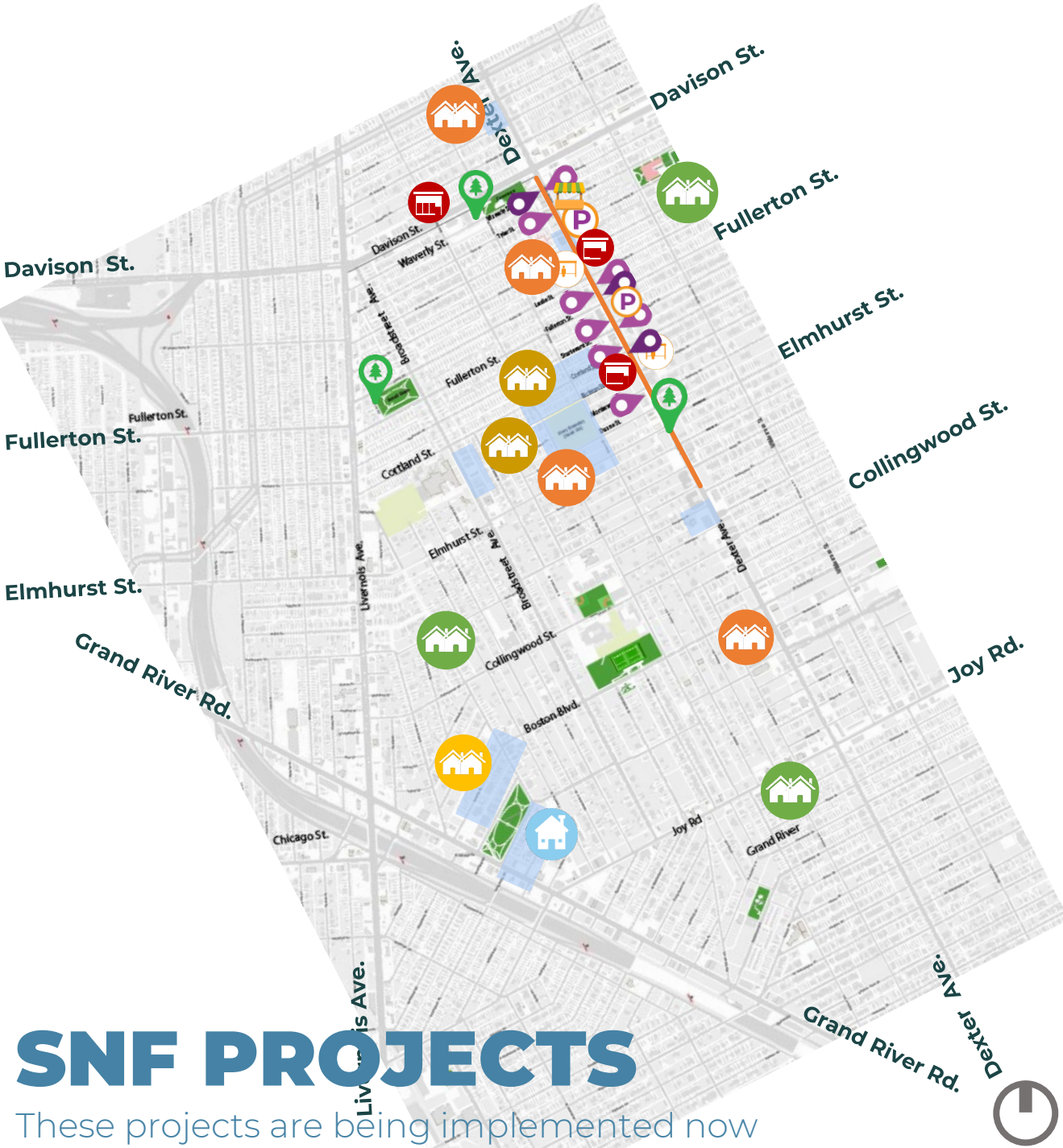



Category	Total
Districts	3
Neighborhoods	3
Parcels	9,987
Parks	9
Population Estimate	13,465
Dexter Parcels	165
Dexter Parcels- Private Owned	110
Dexter Parcels- Public Owned	55


According to the Detroit Census Data
2023 Neighborhoods Infographics

DEXTER AVE INVESTMENTS


PROJECT	SOURCE	INVESTMENT
Dexter Streetscape	ARPA	\$9.5M
Dexter Elmhurst Community Center (n.k.a., Helen Moore Community Center) renovation and new Park	ARPA	\$12M
Park & Open Space Improvements (<i>Since 2021 to Date- Zussman, Russell Woods, Nardin Park, Dexter Tree Planting</i>)	SNF Spark Grant	\$1.5M
Façade Improvement Projects	SNF Spark Grant	\$350,000
Dexter Mural Program	SNF Spark Grant	\$85,000
Dexter Pop Up	SNF Spark Grant	\$628,000





 **DDOT Bus Shelters**
Improve transit amenities (6) shelters

 **Dexter Streetscape & Street Improvements**
Reduce traffic speed, new striped parking, bike lanes, improved pedestrian crossings & signals, bump outs, street trees


 **Municipal Parking**
2 DLBA Lots at Dexter & Sturtevant ½ Block from City-owned opportunity site .22 Acres, appx 15 spaces (3351 & 3559 Sturtevant)


 **Dexter Retail Pop Up**
Activating a city-owned vacant lot located on Dexter Avenue at the NW corner of Dexter and Tyler St (13200 Dexter)


 **Facade Improvements**
8 facade improvements facilitated by a Life Remodeld


 **Art Murals & Blight Remediation**
Total of 6 mural projects to improve blighted facades


 **Economic Development Strategy**
Various Economic Development Projects and Opportunities

 **Zussman Park**
Improve an existing park with seating areas, gazebo, Mural (Mario Moore), and senior citizen exercise equipment

 **Dexter Elmhurst Center & Park**
Improve an existing youth center and add a park


 **Russell Woods Park**
Improve an existing park with new flower beds, irrigation, trees, and overall landscape

 **DLBA Rehabbed & Ready**

 **DHC Housing Redevelopments**

 **HRD Multi Family Housing Redevelopments**

 **HRD Delores McKinney**

 **Robert Thomas Apartments**

SNF PROJECTS

These projects are being implemented now



DEXTER STREETSCAPE



JAY BIERNAT

DEPARTMENT OF PUBLIC WORKS



SEARCH



Where am I [Home](#)

Department of Public Works



We strive for cleanliness, safety, and efficiency.

Our Mission

The Department of Public Works is committed to enhancing our city's well-being by providing essential environmental and infrastructure services. We prioritize the cleanliness, safety, and efficient mobility of residents, visitors, and customers. From overseeing solid waste collection to promoting citywide recycling, addressing illegal dumping, and maintaining streets and alleys, we strive to create a vibrant and welcoming environment. Our efforts include snow and ice removal, sidewalk maintenance, and the establishment of traffic control systems, all aimed at ensuring a safe and enjoyable experience for everyone in our community.

[Request Permit for RIGHT-OF-WAY >](#)

[2024 Curbside Collection Changes >](#)



Garbage Pickup Schedule

Check your pickup schedule for recycling, trash, bulk, and yard waste

[Learn More >](#)

Resources

[Curbside Collection Changes](#)

[Frost Law Weight Restriction](#)

[Report Illegal Dumping](#)

[Featured Services](#)

[Solid Waste Payment](#)

[DPW Permit Portal](#)

[Standard Specs for Paving and Construction](#)

[Street and Alley Standards](#)

[DPW Solid Waste Explainer](#)

[Utility Restoration Detail](#)

DEXTER AVE STREETScape (W DAVISON ST TO WEBB ST)



Dexter Avenue Streetscape (W. Davison St to Webb St)

Total Cost – ARPA Funds \$9,500,000

Construction Start est. Q2 2024

Construction Completion est. Q3-Q4 2025

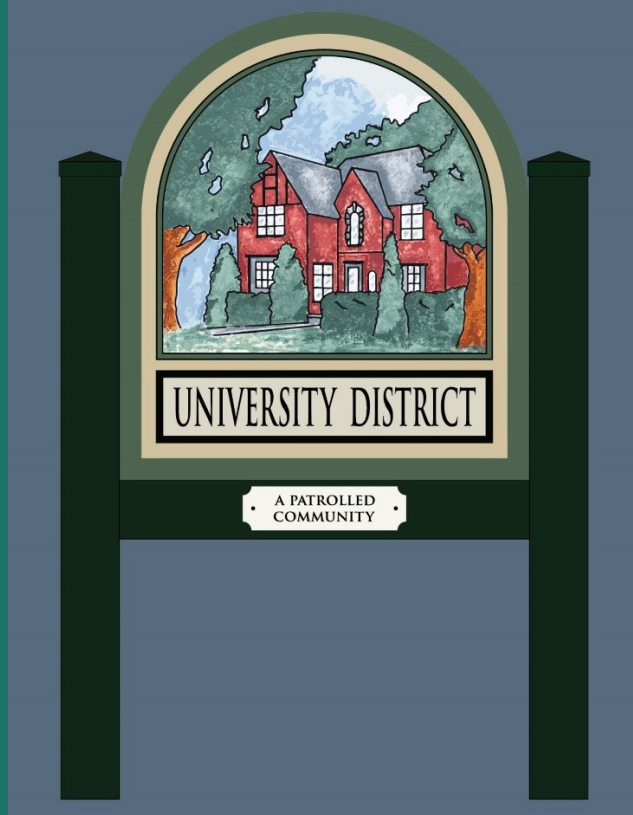
NEW ELEMENTS OF THE STREETScape

- SIDEWALK
- 2-LANE CYCLLE TRACK
- LIGHTING IMPROVEMENTS
- FLOWERS & IRRIGATED LANDSCAPE BEDS
- BUS SHELTERS
- SIGNAGE & WAYFINDING

DEXTER AVE STREETScape (W DAVISON ST TO WEBB ST)



Historical Neighborhood Gateways



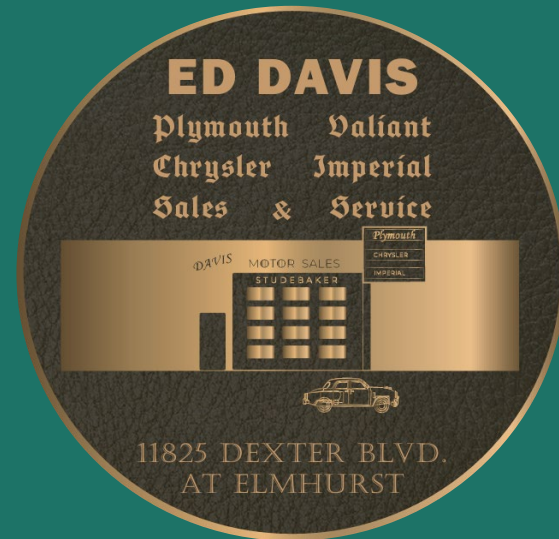
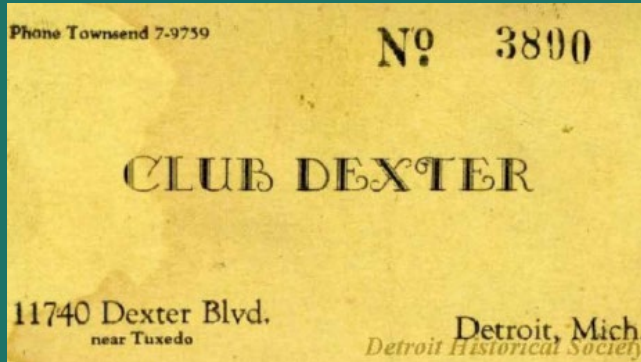
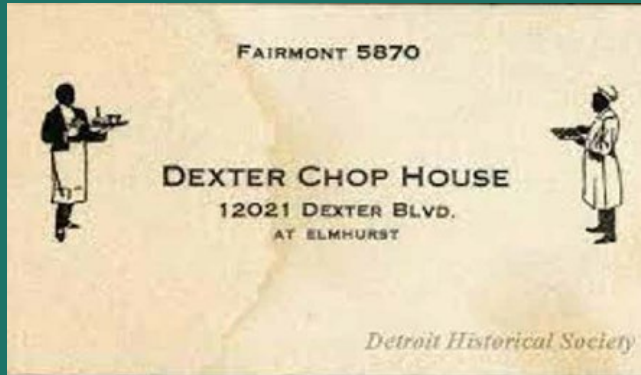
Wayfinding

New Dexter/Davison Neighborhood Sign

DEXTER AVE STREETScape (W DAVISON ST TO WEBB ST)

Planned Design

Inspiration



Cultural Commemoration

Status Update

- SIDEWALK AND ROAD ARE BEING INSTALLED NOW ON SOUTHBOUND SIDE
- JULY – WORK ON NORTHBOUND SIDE WILL BEGIN - TRAFFIC WILL BE SWITCHED
- SUBSTANTIAL COMPLETION WILL BE DECEMBER 2024
- LANDSCAPE AND FIXTURE/DECORATIVE ELEMENTS TO FOLLOW
- OFFICE HOURS TWICE PER WEEK AT IN HARMONY CAFÉ

Dexter Streetscape Office Hours

The City of Detroit is making improvements to Dexter (Davison to Webb). Speak with City Staff!



**Office hours held
Now through October 2024**

**Mondays 10:00 a.m.-11:00 a.m.
Wednesdays 1:00 p.m.-2:00p.m.**

In Harmony Café
12041 Dexter Ave, Detroit, MI 48206
For any questions, Contact Jay Biernat:
Biernatj@detroitmi.gov



HELEN MOORE COMMUNITY CENTER & PARK



RHEA BAUTISTA

CONSTRUCTION & DEMOLITION DEPARTMENT



SEARCH



Where am I [Home](#)

Construction and Demolition Department

Removing Blight to make way for Beauty



Enter your home address to find demolitions near you:



Capital Group
Shaping the city's future



Detroit Block by Block
Commercial Demolitions



Facilities
Maintaining Detroit's buildings



Demolition Data
Find Maps and Data on Demolition and Stabilization

Resources

- [How are Demos done?](#)
- [Report a Problem](#)
- [Demolition List](#)
- [Demolition Newsletter](#)
- [Protecting Our Community](#)
- [Questions or Concerns](#)
- [Stabilization List](#)

Follow us:

HELEN MOORE COMMUNITY CENTER & PARK

HELEN MOORE COMMUNITY CENTER
11825 DEXTER AVE



SITE PLAN



2 EV Charging Spots

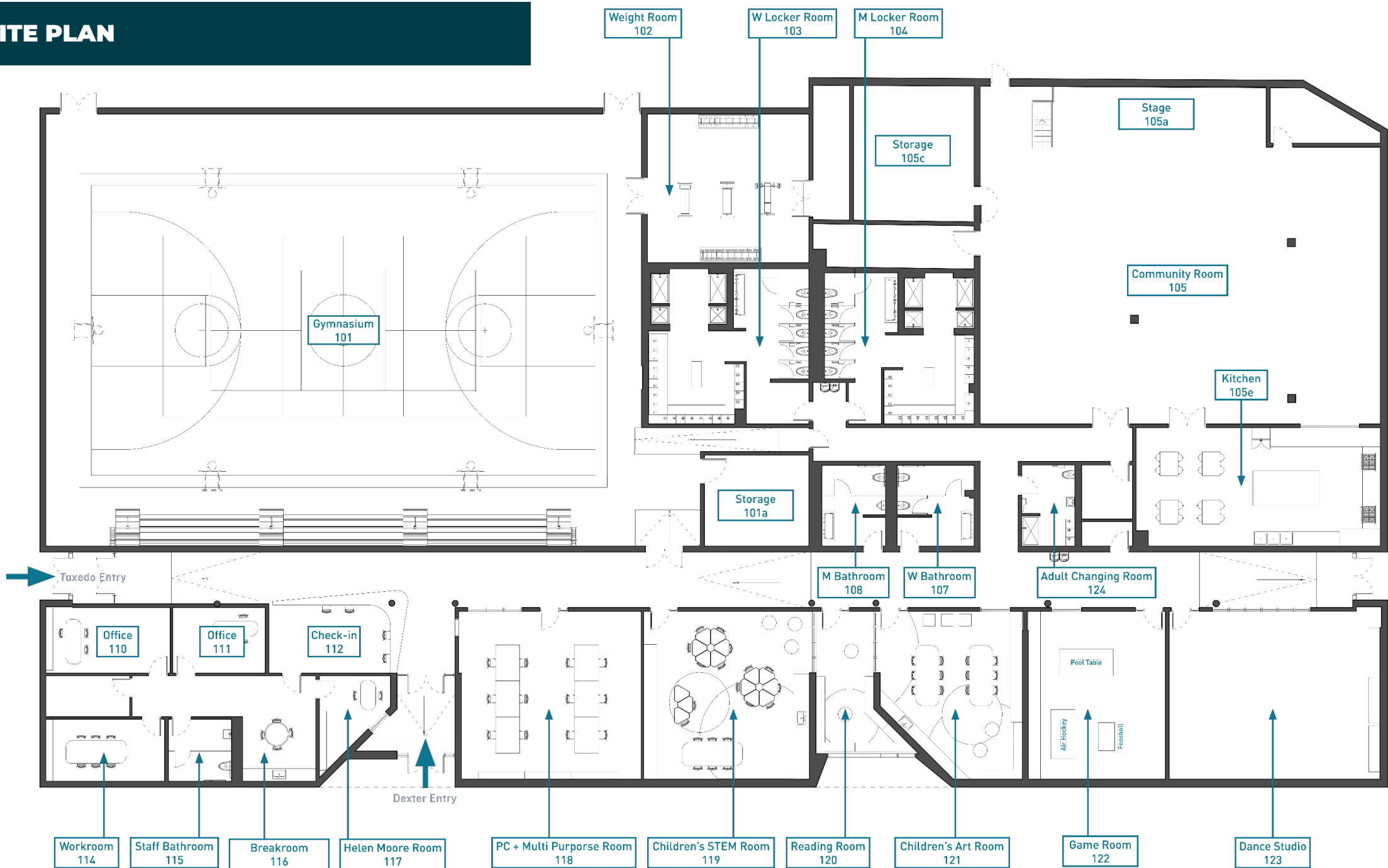
74 Parking Spots

**Vacant Lot
Activations –
Grassland/Meadow/Pollinators**

Tuxedo Plaza

Neighborhood Park

SITE PLAN



HELEN MOORE COMMUNITY CENTER



HELEN MOORE COMMUNITY CENTER PARK



HELEN MOORE COMMUNITY CENTER & PARK *TIMELINE*



PARKS & OPEN SPACE IMPROVEMENTS



RUSSELL WOODS PARK



Russell Woods Park Improvements

Total Cost - \$300,000

Construction Start est. Early Spring (after last frost)

Construction Completion est. Summer 2024



PERFECT STORM HIBISCUS



DEUTZIA



BRUNNERA



RODGERSIA



LICULARIA



WITCH HAZEL



HOSTA VARIETIES



VIBURNUM





FACADE IMPROVEMENT PROJECTS



LIFE REMODELED

PROJECT PARTNER

- Initial Survey/ Canvassing
- Eligibility Criteria
- Architect/ Contractor Consultation
- Final Design Selection & Construction Schedule
- Additional Grant Support (MCR)
- Project Success

**LIFE
REMODELED**

together w/ you!

ARCHITECT & CONTRACTOR TEAMS

Development Architecture & Mona Lisa Living

Dokes Design Architecture & Rayne Construction

In Harmony Café (12041 Dexter Ave)

Dexter Quality Cleaners (13201 Dexter Ave)

Dexter Pediatrics (12638 Dexter Ave)

Dexter Check Cashing (13237 Dexter Ave)

Dexter Car Wash & Vacuum (12740 Dexter Ave)

Krispy Kutz (9535 Dexter Ave)

Dexter Hardware (10330 Dexter Ave)

Food Farm Market (11550 Dexter Ave)



MONA LISA
Living

develop ARCHITECTURE



BEFORE



AFTER (RENDERING)



BEFORE



AFTER (RENDERING)



BEFORE



AFTER (RENDERING)



DEXTER MURALS



CITY WALLS

PROJECT PARTNER

13237 Dexter Ave

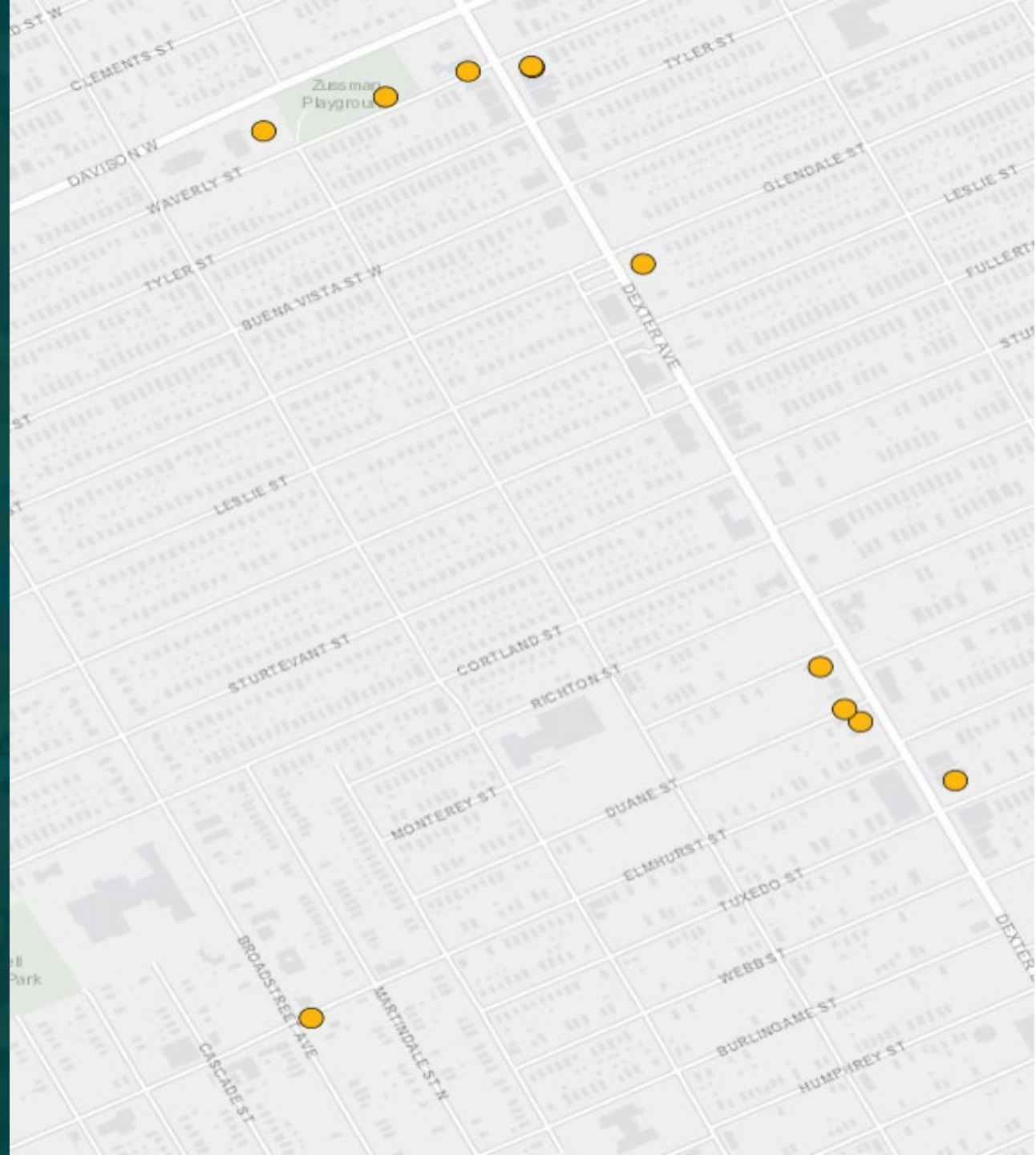
12111 Dexter Ave

12740 Dexter Ave

11810 Dexter Ave

12135 Dexter Ave

4550 Elmhurst St



DETROIT CITY WALLS MURAL PROGRAM



13237 Dexter Ave



12111 Dexter Ave



12740 Dexter Ave



11810 Dexter Ave



12135 Dexter Ave



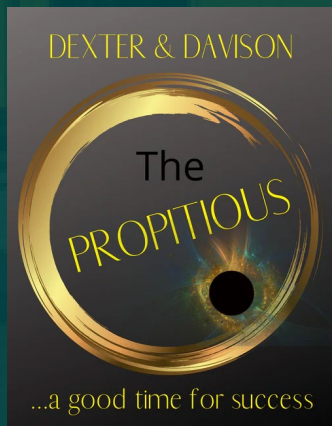
4550 Elmhurst St

DEXTER RETAIL POP UP



THE PROFITIOUS SPOT

PROJECT PARTNER



- Awarded management contract through City RFP process
- Responsible for the both site and tenant management
- Events hosted quarterly, in addition to daily operation
- Local, minority and woman operated

DEXTER RETAIL POP UP (13200 DEXTER AVE)



CURRENT BUSINESS PARTNERS



Neicey's Creations
(Robin Pannell)



Detroit Smoothie Café
(Shanteka Bell)



B'Jeweled
(Serena Horton)



Pop's Place
(Teresa & Clyde Allen)

DEXTER ECONOMIC BUSINESS ASSOCIATION



VISION:

To develop an economically viable community within the Dexter corridor spanning from Davison to Joy Rd.

MISSION:

To cultivate an economically vibrant community within the Dexter Corridor through accessible educational seminars for business development, active political engagement, and a unified voice of our community. We aim to amplify our impact and ensure a sustainable environment that fosters growth and prosperity by partnering with existing community groups.

DEXTER ECONOMIC
BUSINESS ASSOCIATION

EST. 2024

MEETINGS:

Every 3rd Thursday of the month at In
Harmony Café Sweets & More 12039
Dexter Avenue, Detroit MI 48206

CONTACT:

313-307-7137 OR DBECA313@gmail.com



DEXTER ECONOMIC BUSINESS ASSOCIATION
DEGC- DISTRICT 7 BUSINESS LIASION
SAMI ELHADY

ADDITIONAL UPDATES



REHABBED & READY

DETROIT LAND BANK AUTHORITY



**DETROIT LAND BANK AUTHORITY
REHABBED & READY**



- Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market.
- These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.
- There are 9 homes within the Russell Woods and Nardin Park neighborhoods slated for this program.
- 4021 Cortland is the first completed and now available for purchase!

**DETROIT LAND BANK AUTHORITY
REHABBED & READY**



PUBLIC - PRIVATE PARTNERSHIPS

HOUSING & REVITALIZATION DEPARTMENT





COMING SOON!

Development Opportunity

4094 DUANE *(Former Birney Elementary School Site)*

Request for Proposals

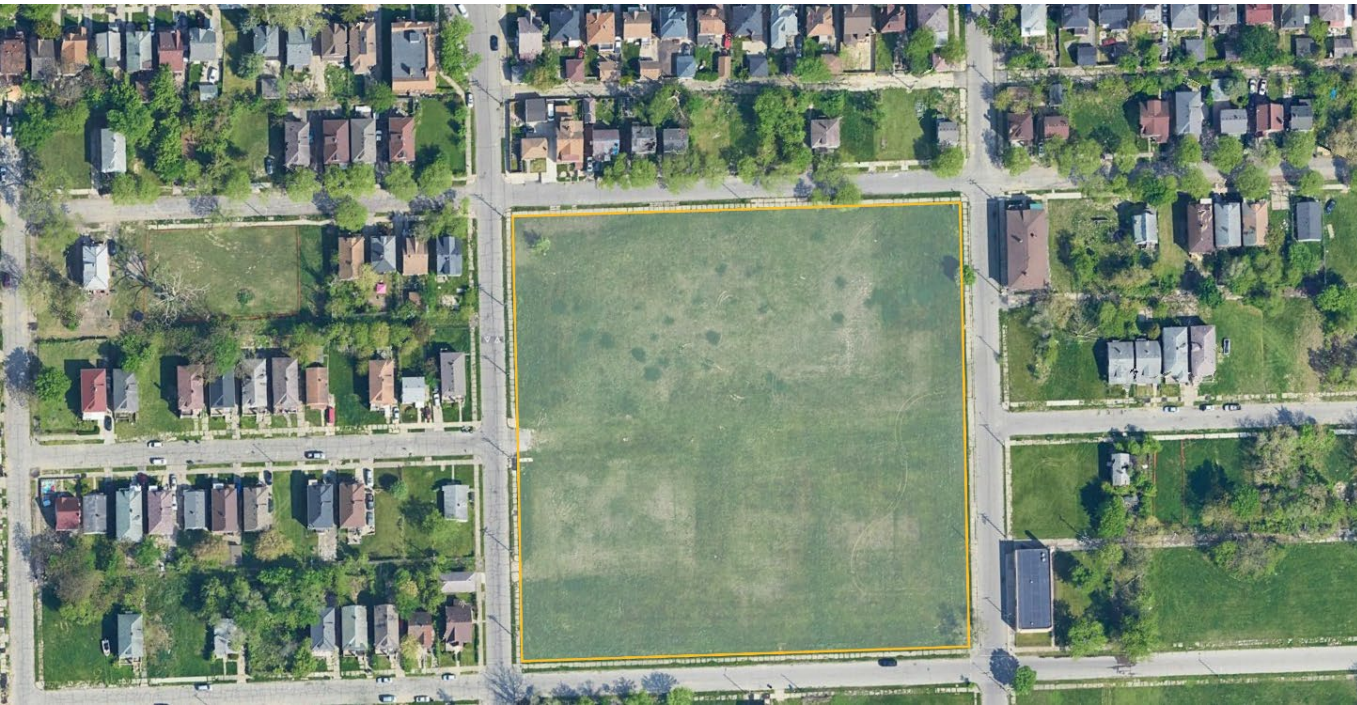
In 2018, the City completed an 18-month neighborhood framework planning initiative for the Russell Woods-Nardin Park (RWNP) area, one of ten designated Strategic Neighborhood Fund (SNF) investment areas.

The results of the plan as of 2024, is an \$300M effort to leverage public and private funds, with comprehensive improvements to parks and open space, street and streetscapes, greenways, housing stabilization, and mixed-use development.

The development site is greater than 5 acres of vacant land. The City of Detroit seeks a well-designed development that will build on the inherent strengths of the site contributing to the overall strength of the housing and increased stabilization of the RWNP community.

CONNECT with Housing & Revitalization

@ <https://detroitmi.gov/departments/housing-and-revitalization-department/developers-and-contractors/about-hrd/public-private-partnerships>



NARDIN PARK



DLBA Property in Nardin Park

As of 6/10/2024

NARDIN PARK

- Parcel Analysis
- Market Study
- Internal Coordination
- Developer's Roundtable

THE CITY OF DETROIT
INVITES YOU TO ATTEND THE
**INNOVATION IN
NARDIN PARK:
DEVELOPER
ROUNDTABLE**



- 0 0.5 1 Miles
- Structures
 - Lots
 - Accessory Structures
 - Non-DLBA Owned Properties



MASTER PLAN OF POLICIES



Plan
DETROIT



LET'S TALK, DETROIT

**FORWARD
TOGETHER**



 plandetroit.com

SURVEYS | E-NEWSLETTER | UPCOMING EVENTS

Email detroitmasterplan@detroitmi.gov

Instagram [@detroit_PDD](https://www.instagram.com/detroit_PDD)

Facebook [@DetroitPlanning](https://www.facebook.com/DetroitPlanning)

QUESTIONS?



THANK YOU!

GABRIELLE SHERRER

District 7 Planner II

Planning and Development Department

gabrielle.sherrer@detroitmi.gov

(313) 224-2034

DAVE WALKER

West Region Design Manager

Planning and Development Department

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(313) 224-1563

