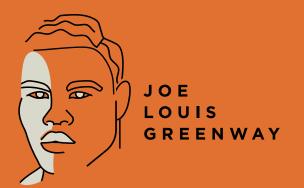
HOUSING



JOE LOUIS GREENWAY NEIGHBORHOOD PLANNING STUDY

BETTER UNDERSTAND THE COLLECTIVE AND INDIVIDUAL NEEDS TO SUPPORT EXISTING RESIDENTS WHETHER RENTERS OR HOMEOWNERS.

Target outreach to existing residents to inform expansion and access to housing resources supporting affordable homeownership and quality rentals



SAMPLE HOUSING RESOURCE MATERIALS

PRESERVE AFFORDABILITY AND INVEST IN EXISTING HOUSING

These programs target mostly privately owned housing properties and the impact is dependent on success of outreach and landlord/developer participation:

REHAB VACANT BUILDINGS



VACANT MULTI- FAMILY



There are **57** Vacant Multi-Family **Buildings in the JLG Northeast** that contain about 166 housing units



PALMER PARK MULTI-**FAMILY DISTRICT**

Just over ½ mile from the JLG, the Palmer Park Multi-family District is a key opportunity to add ffordable housing options with access to the greenway. The City of Detroit is currently working with property owners of vacant and occupied buildings to address necessary building improvements while keeping rents

3021 Carpenter - 54 units

DLBA SALVAGEABLE STRUCTURES



There are 124 Vacant Structures owned by the Detroit Land Bank in the JLG Northeast that are potentially salvageable for rehabilitation.



EXPAND MULTI- FAMILY PRESERVATION



There are 144 2-4 unit multi family buildings in the JLG Northeast, containing 300 units.

There are 10 5+ unit multi family buildings in the JLG Northeast, containing 79 units.

Expanding existing programs to rehab these properties could help to preserve naturally occurring affordable housing over the long term.

TELL US WHAT YOU THINK!

Help us identify opportunities to improve multi-family buildings, or to prioritize for outreach



Know the address or specifics?



3021 CARPENTER

Former Greater Detroit Hospital, last of three building campus to be renovated (other two are a charter school and a medical office

 Five story brick building, developer currently exploring plan to redevelop through adaptive reuse into 60-70 apartment units.

Units likely to be a mix of permanent supportive housing and traditional affordable housing, with on site supportive services

Currently exploring funding opportunities, likely still at least 2-4 years out from active

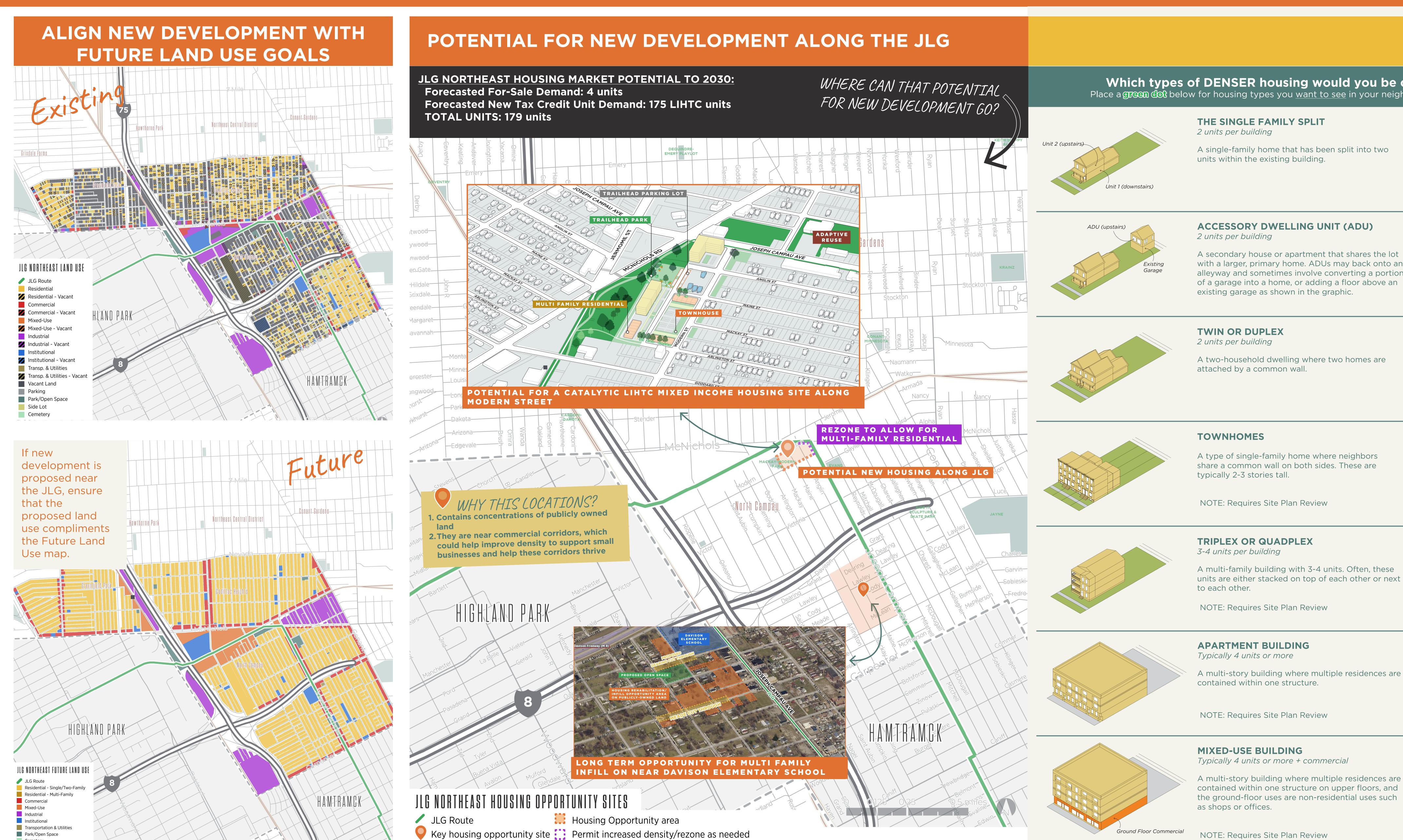
JLG NORTHEAST HOUSING AFFORDABILITY SITES

- Single Family Residential Vacant Single Family Residential ☐ Existing School
 - Mixed Use

Sites

- Multi- Family 2-4 Units Multi-Family 5+ Units
- Vacant Multi Family or Mixed Use Building DLBA Salvageable Structure

HOUSING



TELL US WHAT YOU THINK!

Which types of DENSER housing would you be comfortable seeing in your neighborhood? Place a green dot below for housing types you <u>want to see</u> in your neighborhood and a red dot for housing types you <u>don't want to see</u>.

A single-family home that has been split into two

A secondary house or apartment that shares the lot with a larger, primary home. ADUs may back onto an alleyway and sometimes involve converting a portion of a garage into a home, or adding a floor above an

A multi-family building with 3-4 units. Often, these units are either stacked on top of each other or next

A multi-story building where multiple residences are contained within one structure on upper floors, and the ground-floor uses are non-residential uses such

NOTE: Requires Site Plan Review

IMAGINE YOU WERE CREATING A WISH LIST FOR NEW DEVELOPMENT...

What would your list include to help inform community values for new development?

ex. housing for seniors

Write down VALUES that are important to you

HAVE COMMENTS ABOUT THESE HOUSING IDEAS? **ADD THEM HERE!**

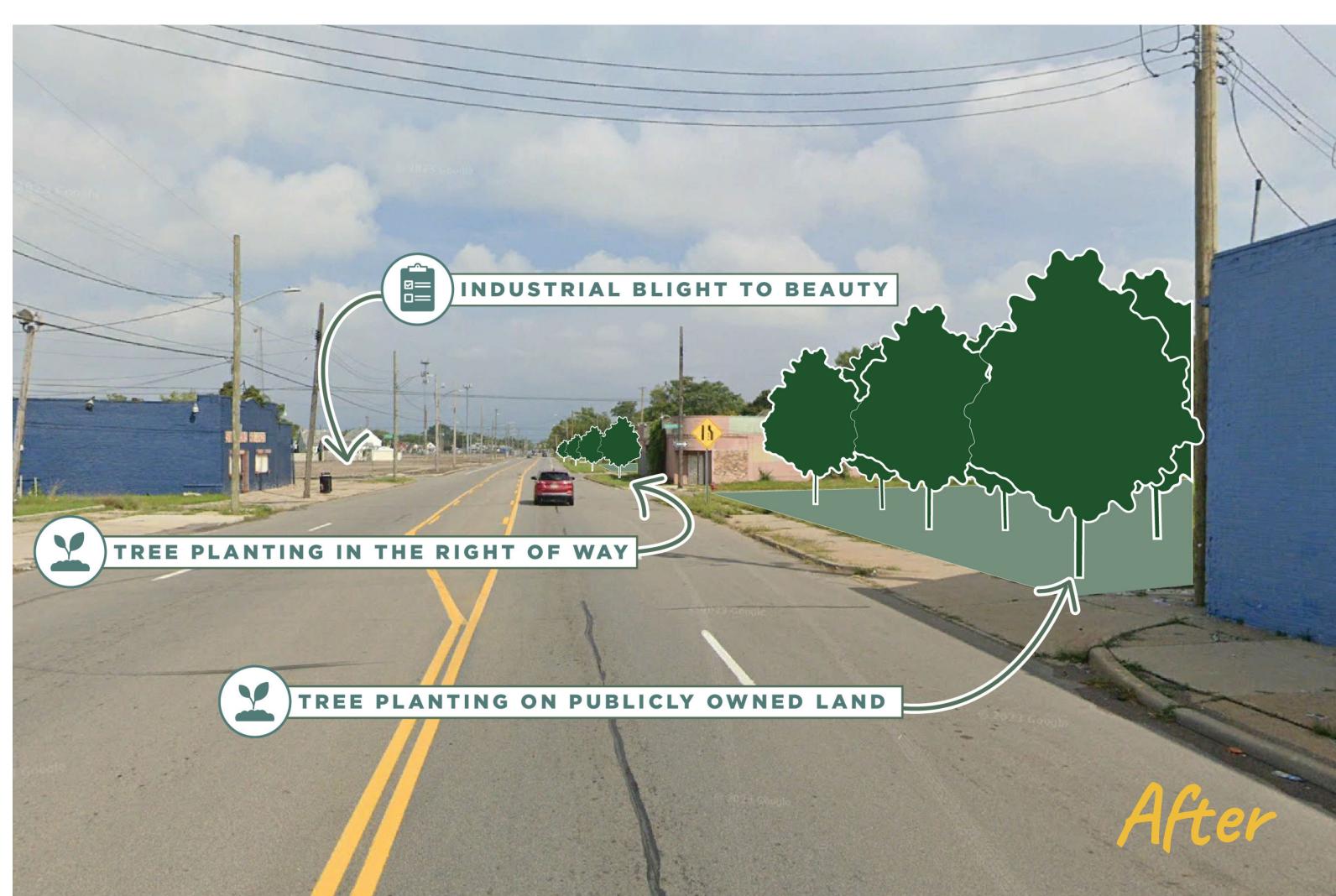
CREATING JOBS AND SUSTAINING BUSINESS



MITIGATE IMPACTS OF INDUSTRY This map shows industrial properties (in purple) and key commercial corridors (in red). The plan recommends preserving land for jobs along the JLG in strategic locations, but also works to improve the impacts of industry. - TRANSITION TO LIGHT INDUSTRIAL MIXED-USE LIGHT INDUSTRIAL **MIXED USE** TRANSITION MIXED-USE TRANSITION TO NON-INDUSTRIAL— TRANSITION ---TO INDUSTRIAL/ MIXED-USE HAMTRANGE

IMPROVE THE APPEARANCE OF INDUSTRIAL PROPERTIES ALONG THE JLG

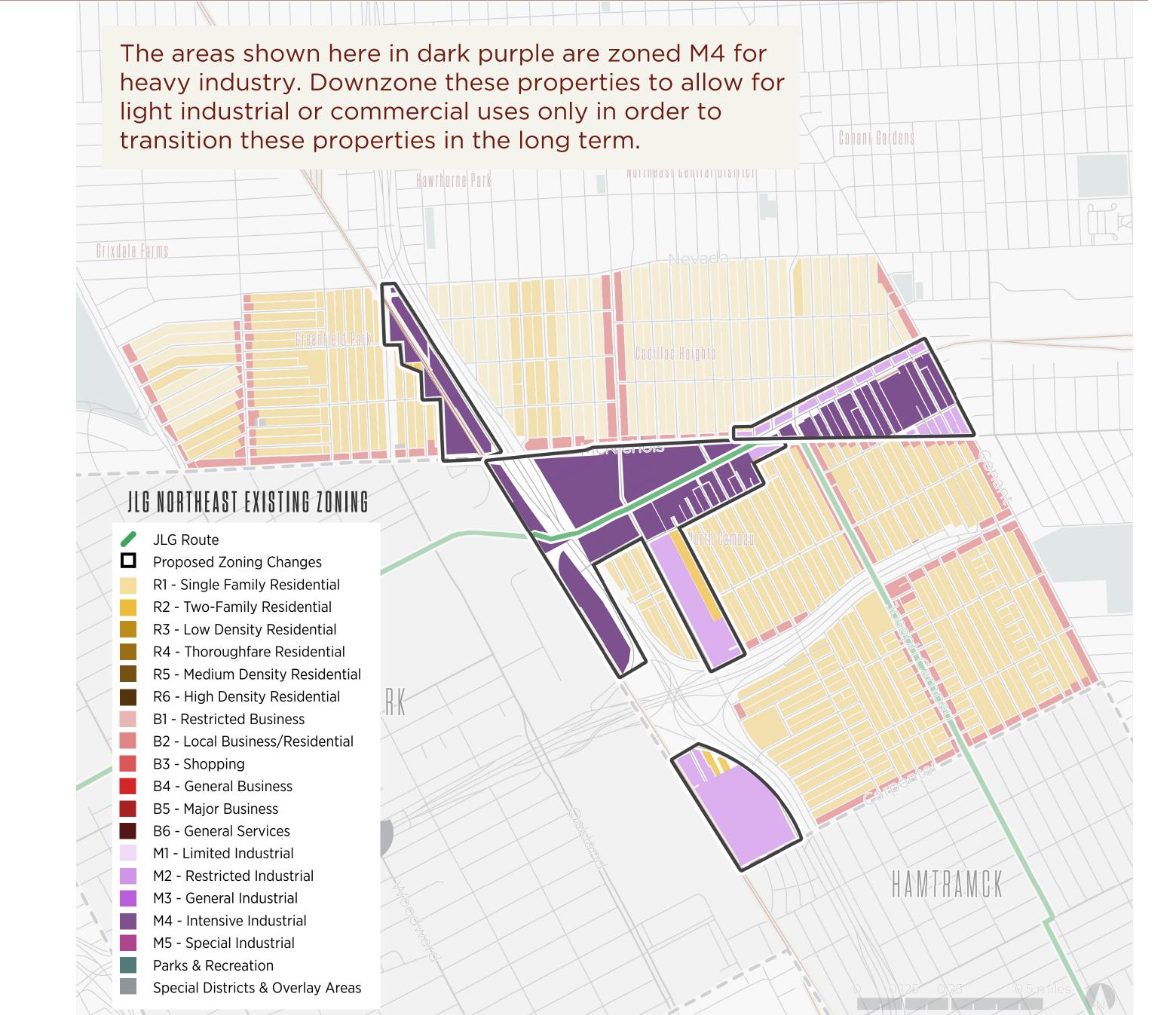
For existing businesses, work with property owners to achieve code compliance and develop new programs or match grant opportunities to encourage implementation of Industrial Design Guidelines.



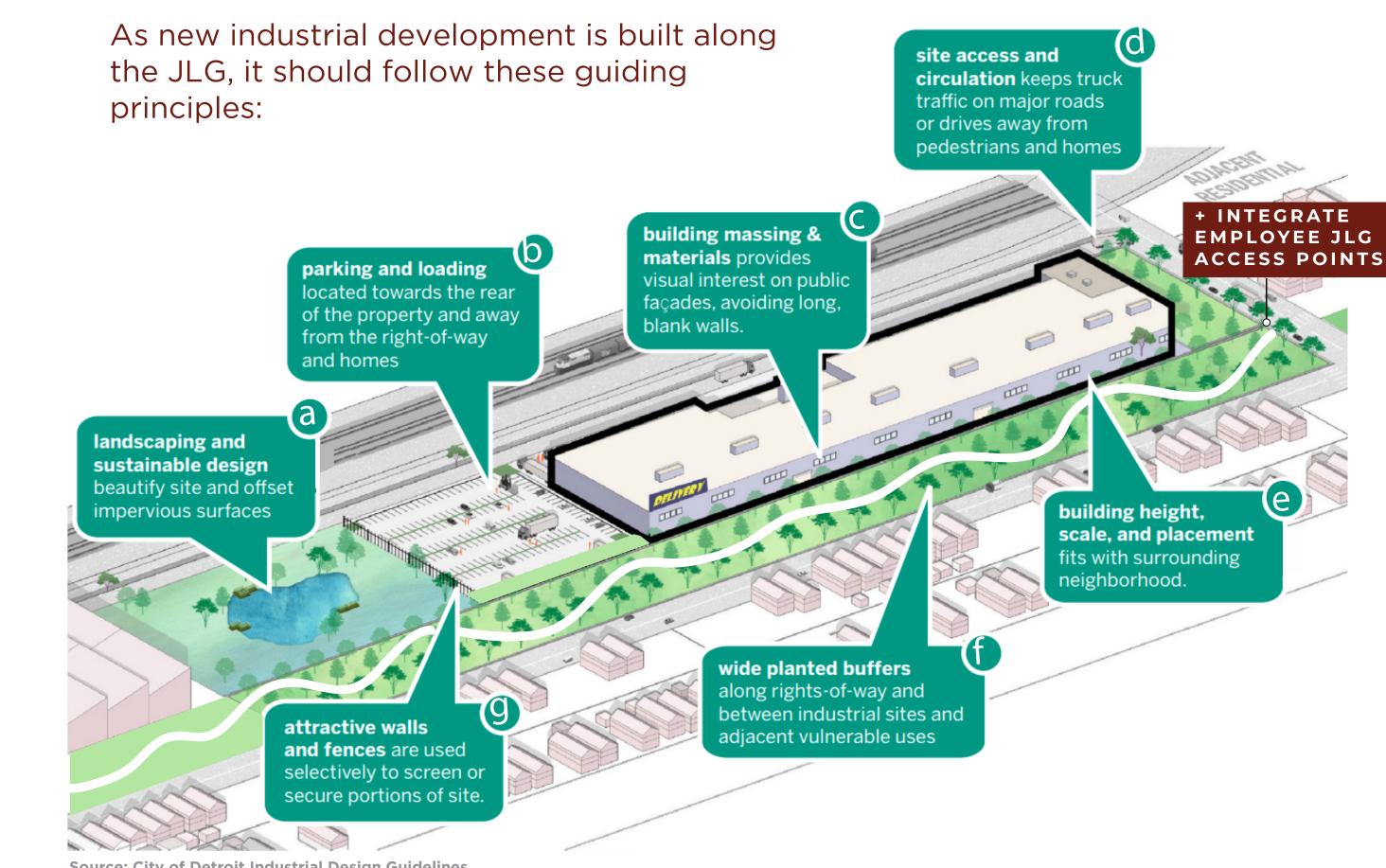


Roads that manage truck traffic, like McNichols, need to be improved to connect residential neighborhoods to the JLG. This includes buffering heavy industrial zones with tree plantings.

2 DOWNZONE HEAVY INDUSTRIAL ZONED SITES

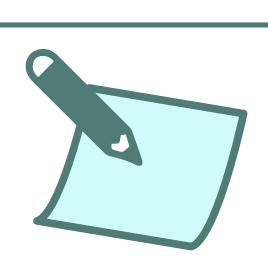


3 IMPLEMENT INDUSTRIAL DESIGN STANDARDS



WE WANT TO HEAR FROM YOU!

SHARE YOUR THOUGHTS ABOUT THESE IDEAS FOR INDUSTRY ALONG THE JLG BELOW!



JLG NORTHEAST RECOMMENDATIONS AND OPPORTUNITY SITES

Existing Industrial Areas Key Commercial Corridors

JLG Route

Downzone industrial properties Proposed green buffer

Are there other locations that require industrial screening? Let us know the the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require industrial screening? Let us know the locations that require the locations that the location industrial screening? Let us know the location the location that the location is the location that the location is the location that the location that the location is the location

CREATING JOBS AND SUSTAINING BUSINESS



SUPPORT SMALL BUSINESSES & STRENGTHENING CONNECTIONS TO COMMERCIAL CORRIDORS



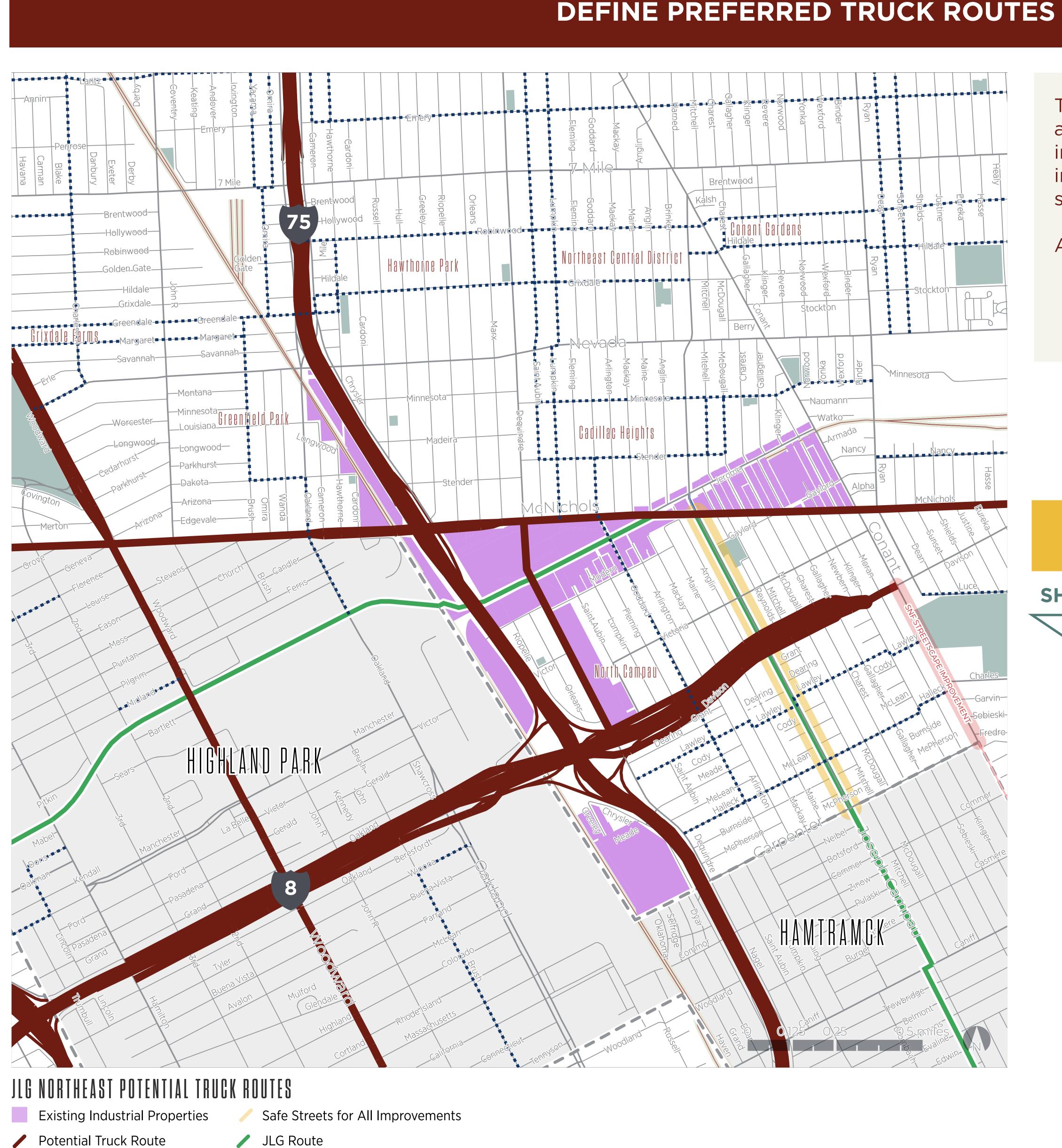
- Focus greening enhancements (trees and planters) of the JLG on Joseph Campau from the Davison School to Halleck.
- Better connect Joseph Campau to SNF Corridor Conant on community identified streets Lawley and Halleck.
- Support existing small businesses and community activations, like Sylhet Farms produce stand, to have a presence on Joseph Campau as a catalyst for more commercial activity.
- Activate Publicly owned vacant buildings and property.

WE WANT TO HEAR FROM YOU!

SHARE YOUR THOUGHTS BELOW:



Planned Slow Streets



The roadways noted in red here are direct accessways from highways to industrial businesses in the JLG Northeast. Defining preferred truck routes in the area can limit truck traffic on residential

Additional truck mitigation measures include:

- Monitoring Air Quality
- Targeted Enforcement
- 'Slow Down' Signage

WE WANT TO HEAR FROM YOU!

SHARE YOUR THOUGHTS BELOW:



 Better connect Joseph Campau to SNF Corridor Conant and amenities like the Meade Cut Thru with JLG

BETTER CONNECTIONS TO THE GREENWAY







MEADE CUT-THROUGH

Improved transit access Reduced conflicts

Safe Streets for All Improvements

JLG NORTHWEST RECOMMENDATIONS AND OPPORTUNITY SITES

Key intersection

Safe resident connections Safe bike access

JLG Route

Streetscape

Improvements

IMPROVE TRANSIT ACCESS



intersections with high volume transit

CREATE SAFER RESIDENT CONNECTIONS



Prioritize safe connection for existing residential, reinforcing connection to neighborhood assets and commercial corridors with a quality access point

ne City of Detroit received Safe Streets for All nplementation funding in 2022 and 2023 to make ety improvements in some of Detroit's most shing signals, sidewalks, and lighting sign to begin in 2024 with construction betwee

REDUCE CONFLICTS



Mitigate conflicts with railways, highways, major roadways, and truck routes

Prioritize improvement at/near high injury areas

ACCOMMODATE PARKING ACCESS



Prioritize off-street parking at primary trailheads and every 2 miles along the JLG, explore partnerships to leverage existing parking and utilize on-street existing parking where possible, and

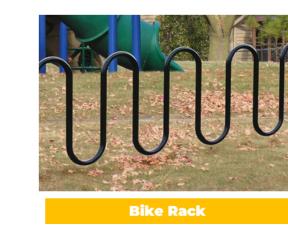
LOCATE MULTIMODAL MOBILITY HUBS AT ACCESS POINTS WITH HIGH CONNECTIVITY IN SEVERAL MODES.



Potential Mobility Hub Amenities:













WE WANT TO HEAR FROM YOU!

Office of Mobility Innovation (OMI) is working to develop a Mobility Hub vision and is interested in your feedback:

Fill out a quick survey and tell use here!

CREATE SAFER BIKE ACCESS



Provide safe bike approaches and transitions to the JLG, connect to existing bike infrastructure and improved bike share and

Provide new MOGO Stations at key locations

IDENTIFY POTENTIAL MOGO STATION

On the Map!

Look to incorporate EV charging, rideshare areas, etc.

BETTER CONNECTIONS TO THE GREENWAY

Health



If your preferred route is missing, let us know on the map with a 🏠 or 🏍 sticker

IDENTIFY PREFERRED SLOW STREETS BICYCLE CONNECTIONS TO THE GREENWAY.

WHAT IS A SLOW STREET?

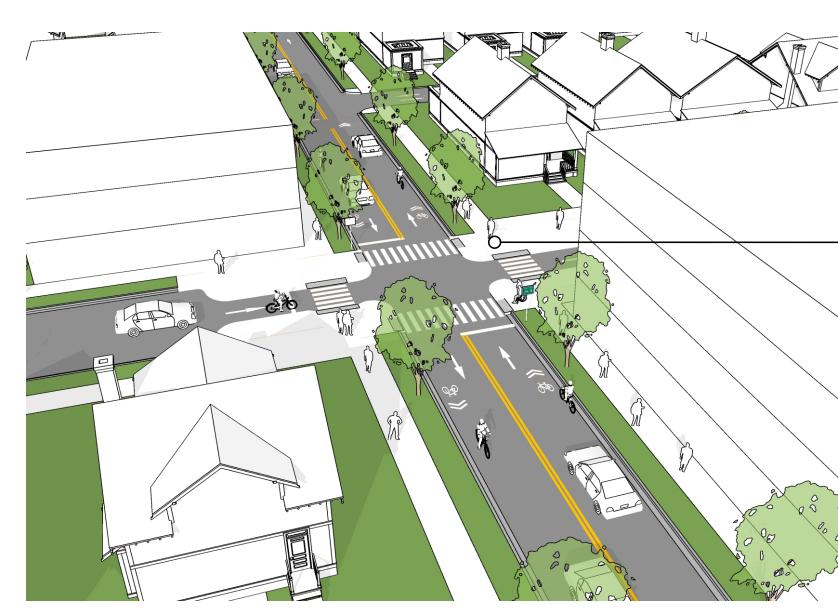
Shared, traffic-calmed street with low volumes and low speeds that:

- Prioritize the safety and comfort of people bicycling, walking, and playing Connect neighborhoods to parks, schools, businesses, and other community
- Reduce motor vehicle speeds creating quieter, calmer streets
- Reduce the number and severity of crashes

What you need to know:

- roads where traffic calming can make it safe for shared use
- Slow Streets recommend traffic calming at every block









SPEED HUMPS

 Slow traffic speeds to 10-15 MPH Reduce crashes 20-40%

CONSIDERATIONS

- Speed cushions (with wheel cutouts) used for emergency/fire routes
- Avoid locations that obstruct access to driveways, fire
- Number of speed humps on a block varies depending on length of block
- Priority given to locations near parks & schools Can be rubber or asphalt

example of slow street SLOW

BUMPOUTS SIGNAGE

Can provide neighborhood wayfinding

- Reduce crossing distance for pedestrians
- Prevent parking too close to intersections Reduce crashes up to 30%

CONSIDERATIONS

- Turning needs for emergency & larger vehicles
- May require adjustments to ensure street drainage Can be concrete or "paint & post"

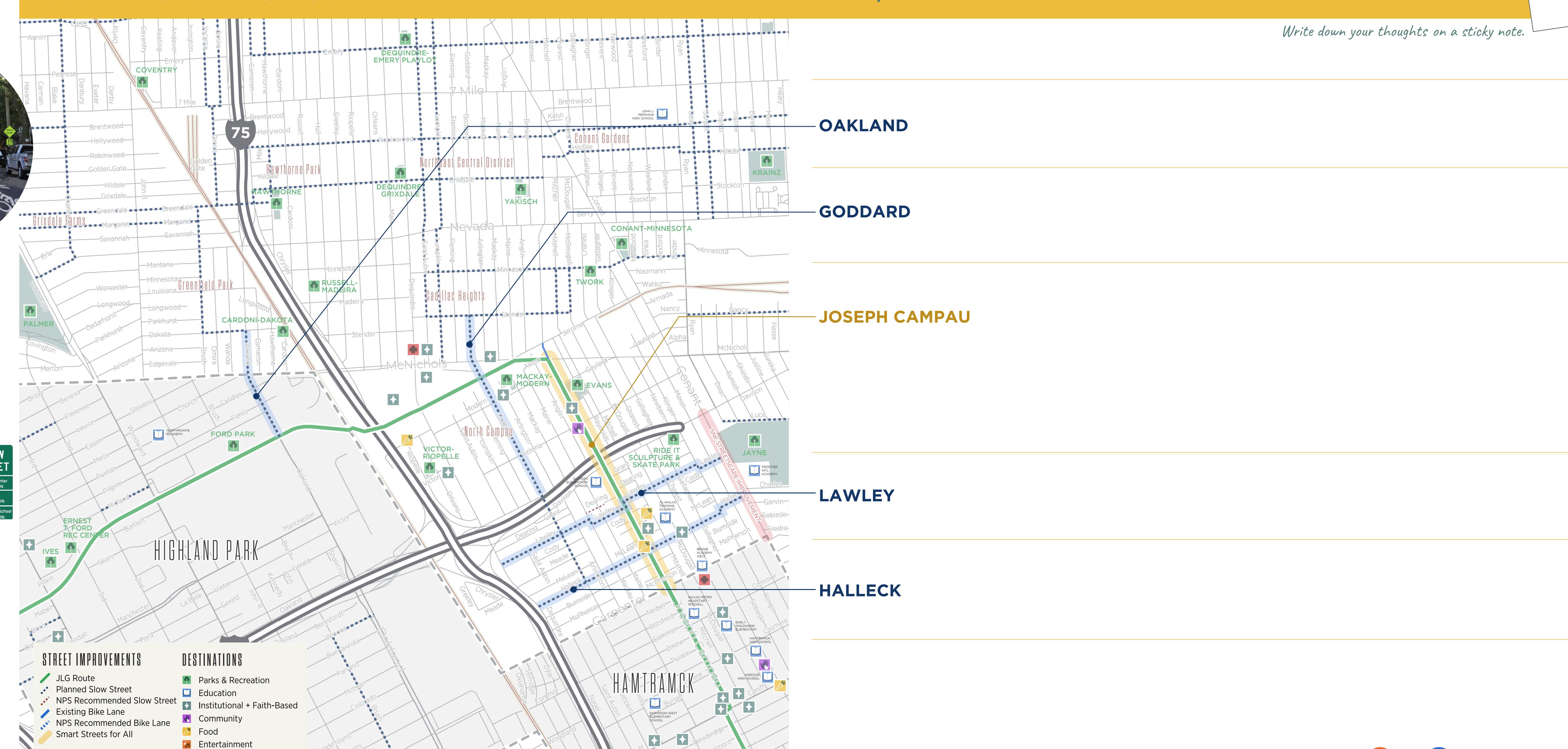
TRAFFIC CIRCLES (ROTONDAS)

- Slow traffic speeds through intersection
- Encourage STOP sign compliance
- Opportunity for landscaping and/or art in center

CONSIDERATIONS

- Turning needs for emergency & larger vehicles Utilities & other amenities may need to be relocated
- Can be concrete or "paint & post"

Are there specific issues with these streets that we should know about? WE WANT TO HEAR FROM YOU!



BEAUTIFICATION & VACANT LAND



JOE LOUIS GREENWAY NEIGHBORHOOD PLANNING STUDY

PILOT VACANT LAND TYPOLOGIES IN KEY SITES; CONTINUE TO LEARN WHAT WORKS AND HOW IT FITS WITHIN A NEIGHBORHOOD.

REDUCE HARM > >

REPAIR, CLEAN & BEAUTIFY



WILDFLOWER LAWN

JLG ENHANCEMENT

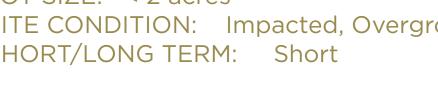






Cut through greenway, trailheads for greenway or neighborhood connection and access.





Site Selection Criteria

SITE CONDITION: All

SHORT/LONG TERM: All

Implementation & Maintenance

Site Prep + Seeding (Annual)

over and maintain as lawn

Residential*

LOT SIZE: All

LOT SIZE: All

(* = With neighbor buy-in)

LAND USE TYPE: Industrial, Commercial,

Mow wildflowers after blooming period is

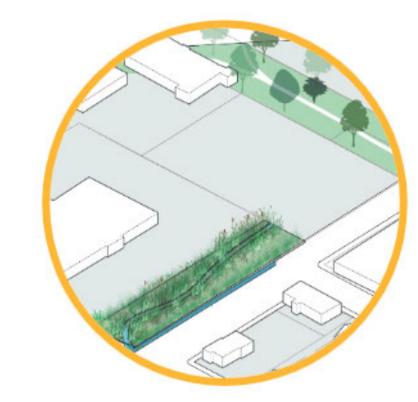
MEADOW



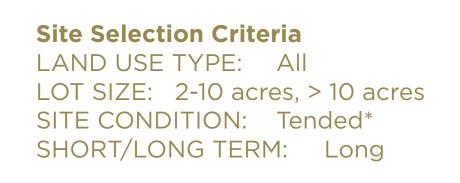


GREEN STORMWATER INFRASTRUCTURE

GSI: Sites that increase biodiversity, create habitat, and provide stormwater management.







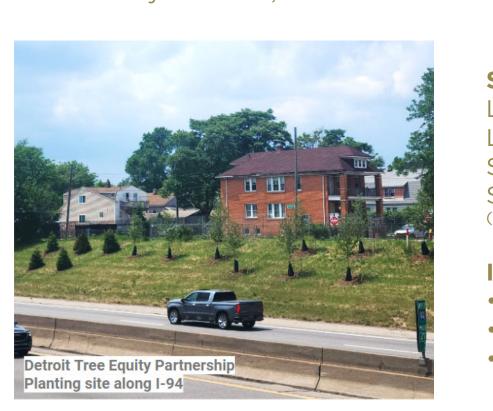
Implementation & Maintenance Determine Ecological Needs

Engage Neighbors in Design Process

TREE PLANTING

Trees planted 12' - 15' on center, ground naturally mulched, and trim branches to 6' height for visibility.





Site Selection Criteria LAND USE TYPE: Parks, Industrial, Residential* LOT SIZE: All TE CONDITION: All = With neighbor buy-in)

 Site Prep (Clean and Mow) Planting + Establishment (Years 3-5)

mplementation & Maintenance

• Long-Term Maintenance Contract (Years 5+)





> ADD VALUE



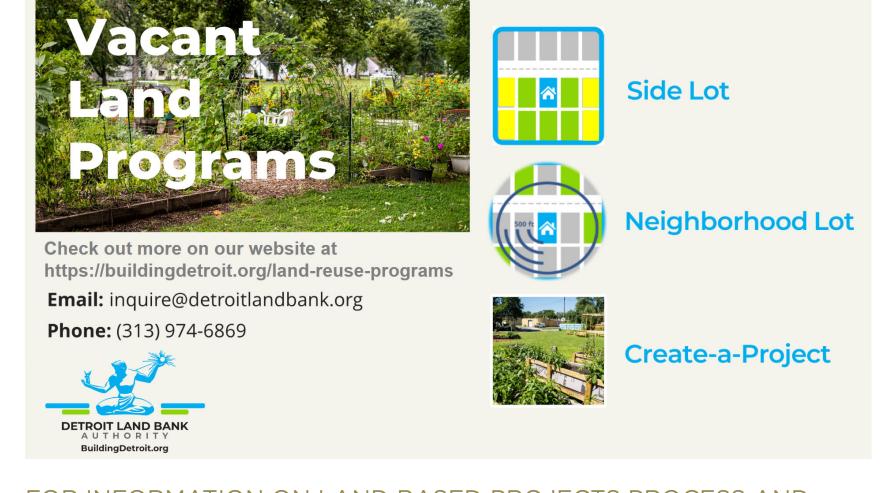




ALREADY STEWARDING A VACANT LOT? PLANNING A COMMUNITY OPEN SPACE?

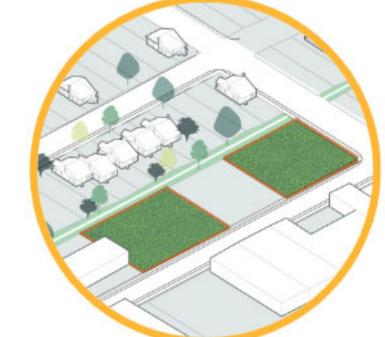
The Solar Park at O'Shea, on Detroit's West Side, is a 2.44 Oakland Avenue Artist Coalition in the North End

INTERESTED IN A STARTING A ACTIVATING A LOT?



FOR INFORMATION ON LAND BASED PROJECTS PROCESS AND PERMITTING: www.detroitmi.gov/land

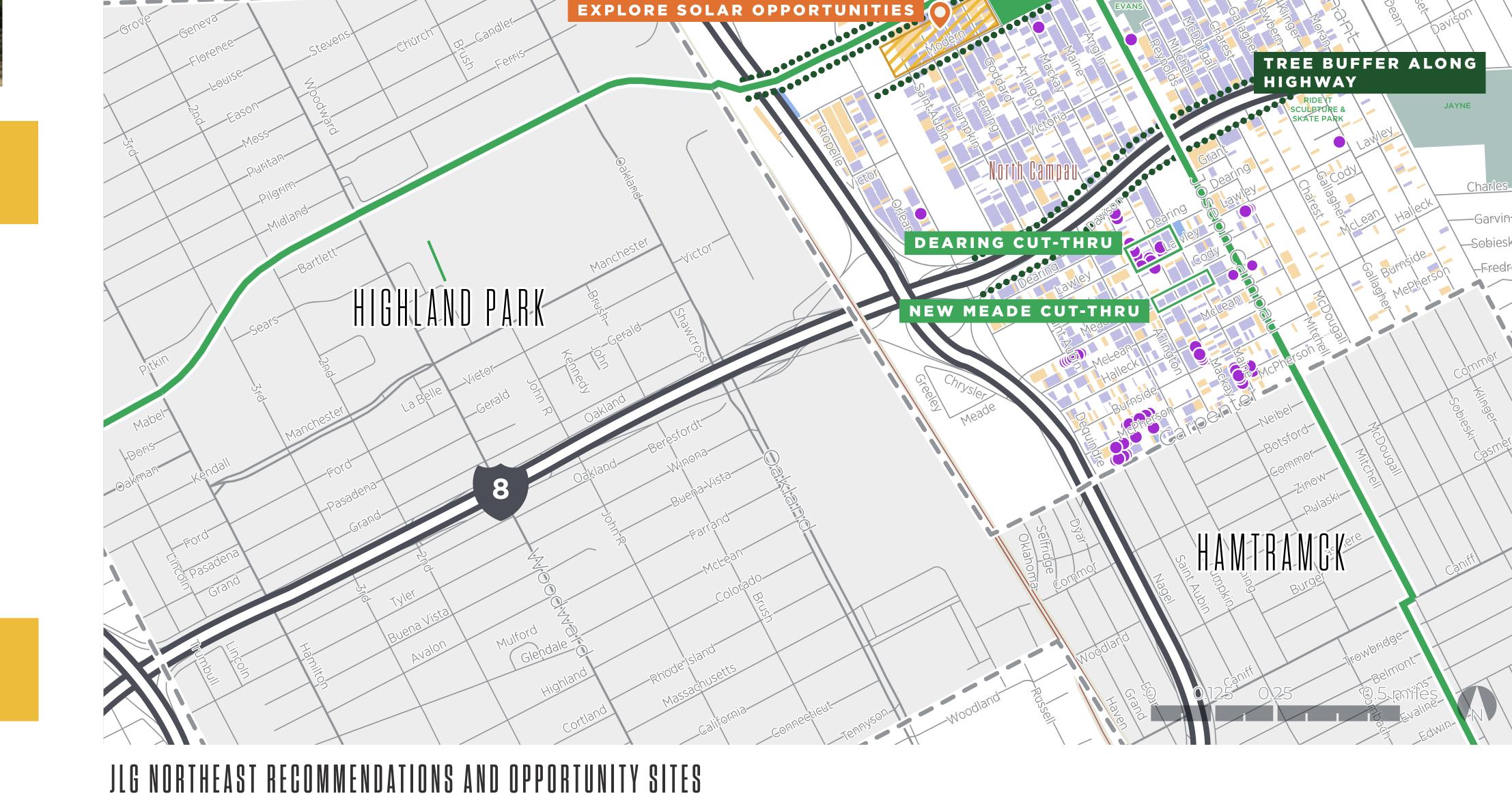
INDUSTRIAL CLEANUP





Would you like to see one of these Typologies in your neighborhood?

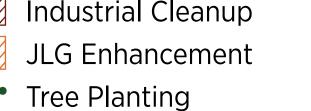
Let us know, On the Map!



FUTURE JLG TRAILHEAD PARK

INTERIM CLEAN UP + BIRD MEADO





Vacant Land Treatment

- Community Land Based Project
- Potential New Open Space Location
- Potential Mixed Income Housing Development
 - Semi public vacant land Privately owned vacant land

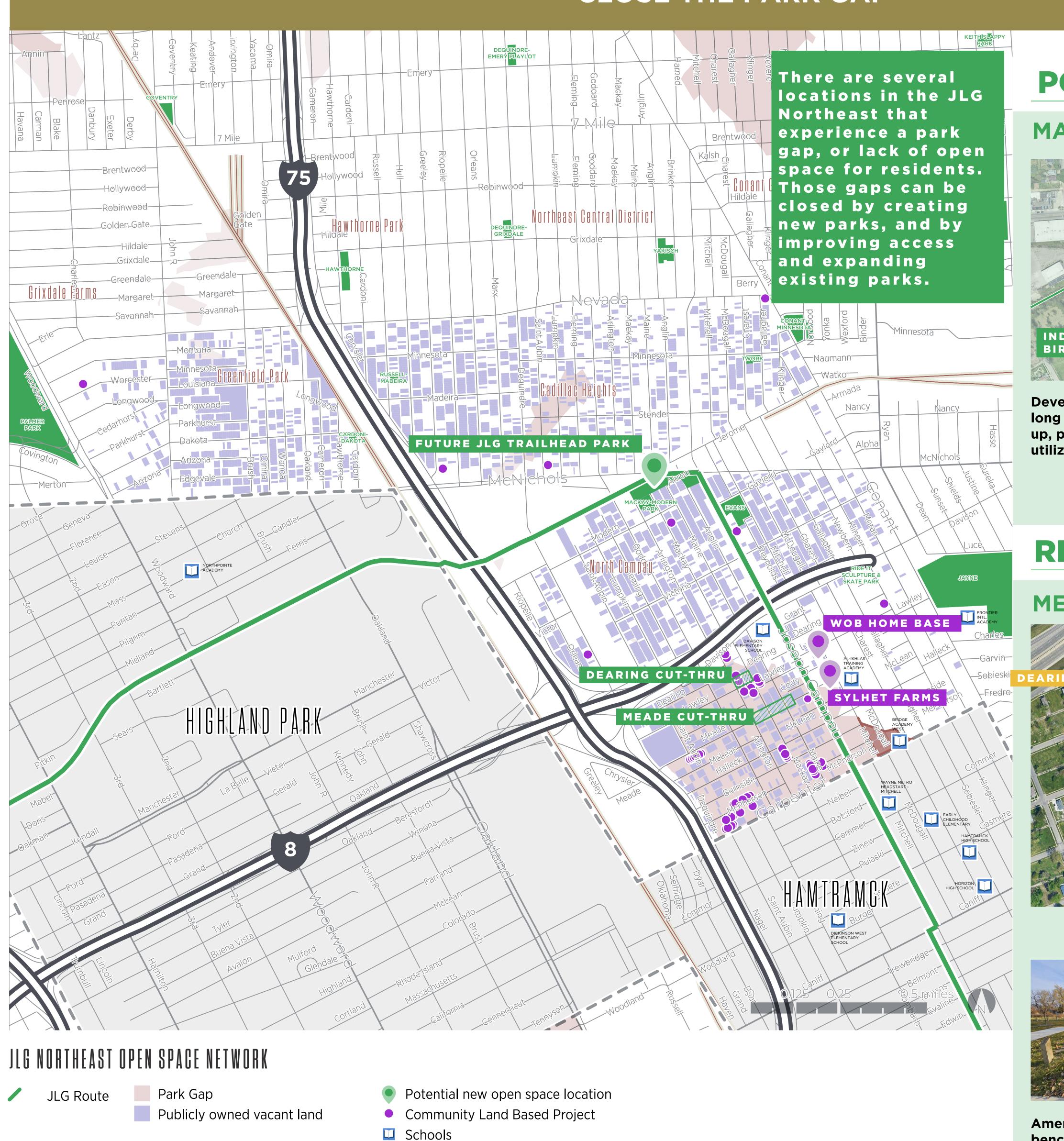
Publicly owned vacant land

Temporary Meadow/Industrial Pilot Proposed Industrial Development

BEAUTIFICATION & VACANT LAND

CLOSE THE PARK GAP

LEVERAGE JLG INVESTMENT TO CONNECT RESIDENTS TO PARKS AND COMMUNITY RECREATION AND OPEN SPACES



POTENTIAL NEW PARK

MACKAY-MODERN MEADOW



Developing a JLG Trailhead and housing on this site is a long term vision. In the interim, conduct industrial clean up, pilot a bird meadow, and create an asphalt mural to utilize the site as open space.

RECENT OPEN SPACES

MEADE CUT-THRU



The Meade Cut-Thru is

a pedestrian/cyclist

vacant Detroit Land

property, connecting

Village Neighborhood

pathway built on

Bank Authority

the East Davison

MADECUT-THRU

Amenities include open space for passive recreation, benches, lighting, and shade trees.

COMMUNITY-LED INITIATIVE

SYLHET FARMS





Sylhet Farm & Farmers Market started with a vision to start an urban farm and farmers market. Partnering with the Hope Center it has become a significant part of the Banglatown community. The farm has distributed thousands of pounds of fresh food for free or low cost to the community through the Sylhet Farmers Market.



photo source: women of banglatown cdc https://www.womenofbanglatown.com/who-we

Founded in 2014, Women of Banglatown (WOB) is a neighborhood-based community arts organization that provides a supportive, culturally-sensitive space for arts and well-being programming for first generation and immigrant girls and young women (10-26 years of age) from the Banglatown neighborhood.

Since 2020, Women of Banglatown has grown to incorporate youth and community-led initiatives:

- (1) A Youth Advisory Council was established
- (2) Programming evolved to prioritize member-led classes and events
- (3) Community Design Initiative launched to plan and build a future Home Base on Lawley.

EXISTING PARKS

EVANS RECREATION CENTER/PARK



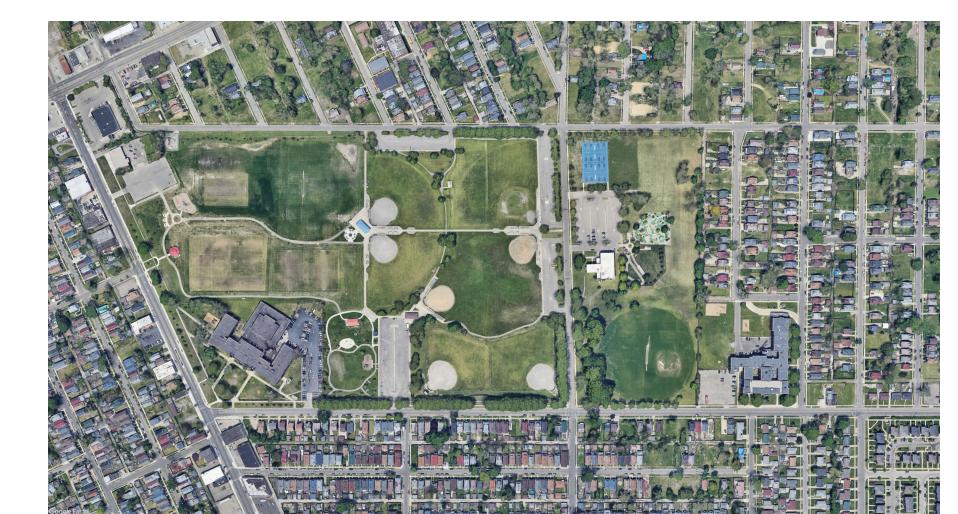
- Create safer connections from the Rec Center Site to the JLG, including formalized crosswalks.
- Consider utilizing the parking lot as a JLG asset.

Explore adaptive reuse of the building by the private or non-profit sector that maintains the recreational spirit of the former rec center. These may include:

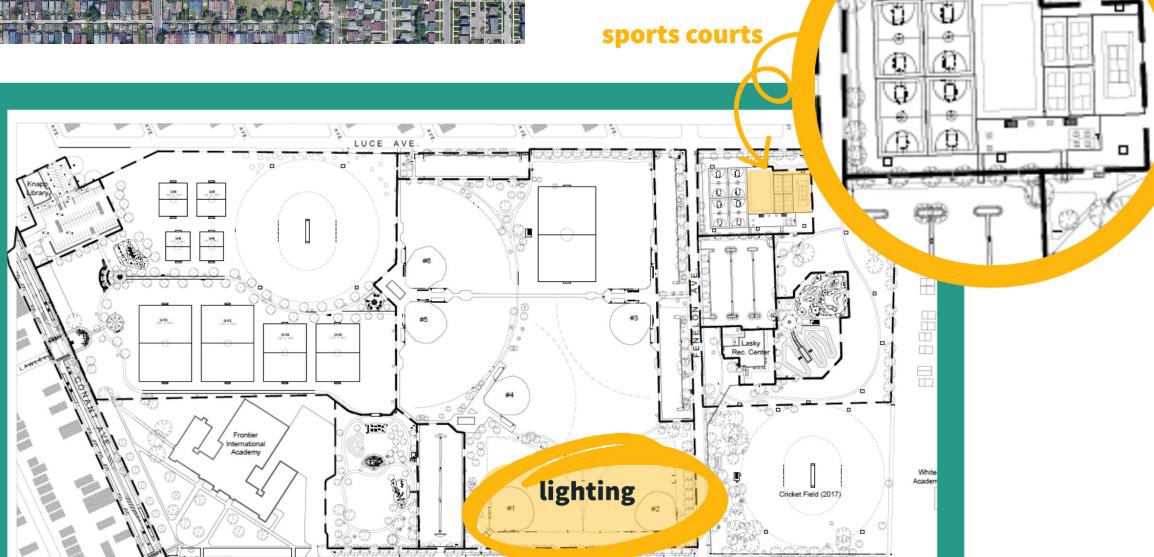
- **JLG Trailhead:** Create a JLG amenity space for trail users, including a small food hall or cafe, bike repair shop or rental, restrooms, etc.
- Community Fitness Center: Renovate the space to offer modern fitness equipment, group exercise classes, personal training, and wellness programs.
- Youth and Teen Center: Create a safe space for young people to engage in recreational activities like video gaming, arts and crafts, dance, and sports.
- Senior Activity Center: Design a space for seniors to participate in activities like yoga, tai chi, card games, and social events.
- Art and Culture Hub: Use the space for art classes, music lessons dance studios, and cultural workshops to promote community engagement through the arts.
- Community Garden and Greenhouse: Transform outdoor areas or large indoor spaces into community gardens and greenhouses, promoting urban agriculture and wellness.
- Adventure Park: Install climbing walls, zip lines, and obstacle courses for adventure sports enthusiasts.
- Makerspace and DIY Workshop: Provide tools and resources for community members to engage in hands-on activities like woodworking, electronics, and crafting.
- Wellness Retreat Center: Host yoga retreats, meditation workshops, and wellness seminars to promote holistic health.
- Outdoor Adventure and Education Center: Develop programs for outdoor activities such as hiking, camping, environmental education, and survival skills.
- Community Event Space: Rent out spaces for local events, such as weddings, parties, markets, and fairs, while keeping recreational elements available for public use.

LOVE one of these ideas?
Let us know!

JAYNE FIELD AND LASKY RECREATION CENTER



 The 2020 Master Plan for Jayne-Lasky Park identified improvements for the existing facilities, including a multi-sports area east of the existing basketball courts and new lighting for the baseball fields.



What green/open spaces do you use?
Why / how do you use them?
What's missing and where?

Grab a comment card, and tell us here!

