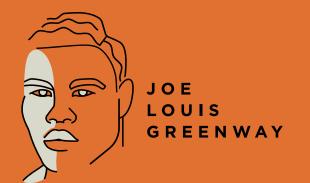
# HOUSING



# 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



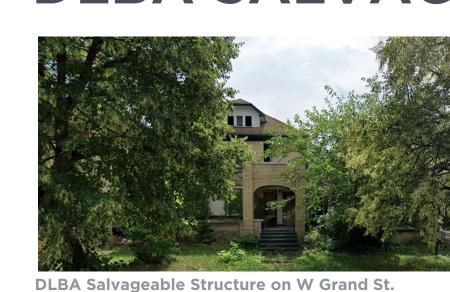
# **VACANT MULTI FAMILY**



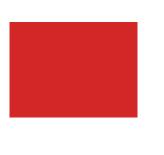
There are 164 Vacant Multi-Family Buildings in the JLG Northwest that contain about 683 housing units



# DLBA SALVAGEABLE STRUCTURES



There are 152 Vacant Structures owned by the Detroit Land Bank in the JLG Northwest that are potentially salvageable for rehabilitation.



# **EXPAND MULTI FAMILY** PRESERVATION



2350 Ewald Circle (Ryan Court) preserved by HRD



2110 Ewald Circle (Oakman Townhomes) replaced existing Section 8 units, preserving their

There are 1035 2-4 unit multi family buildings in the JLG Northwest, containing 2270 units.

There are 83 5+ unit multi family buildings in the JLG Northwest, containing 2943 units.

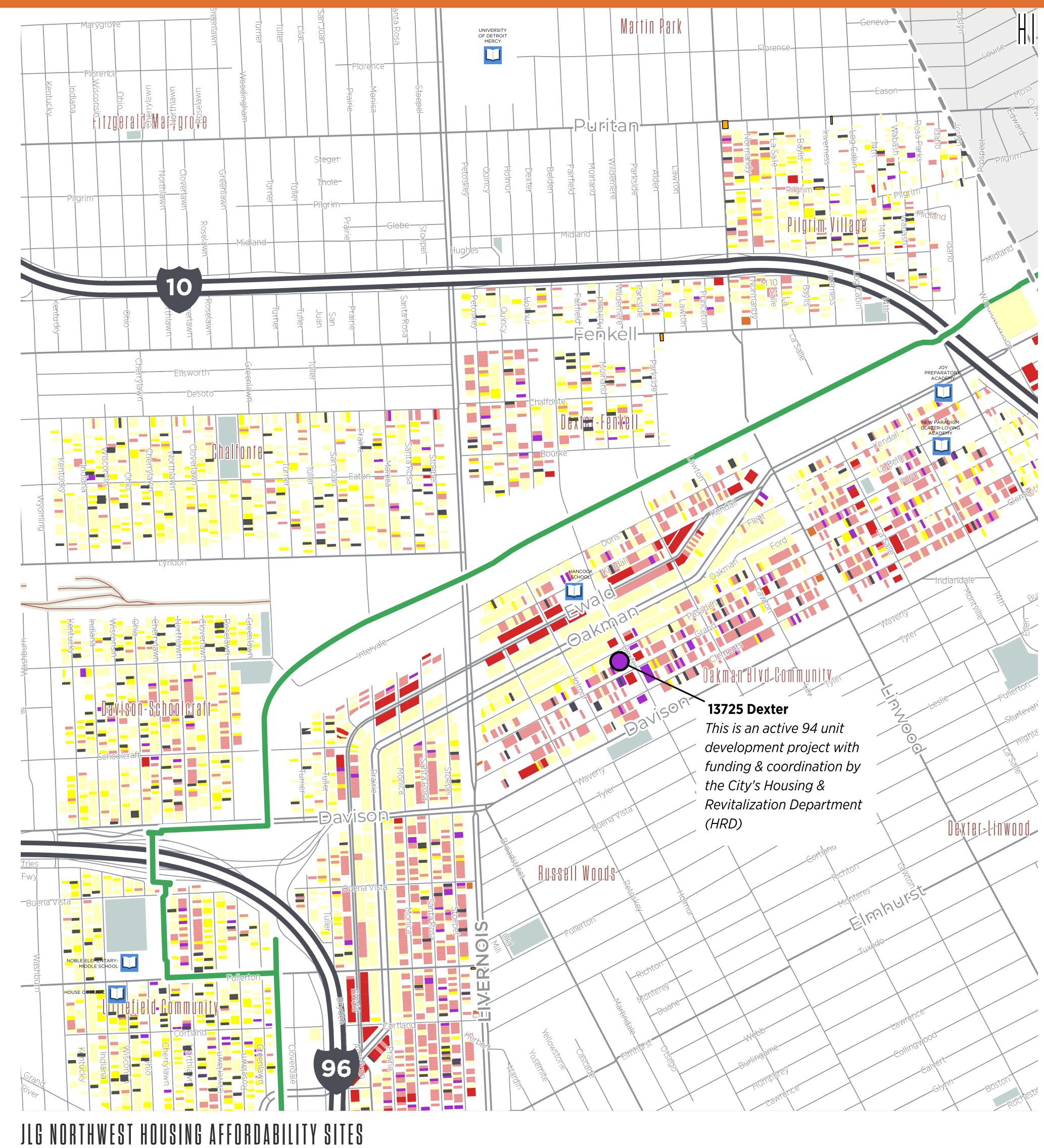
**Expanding existing programs to** rehab these properties could help to preserve naturally occurring affordable housing over the long term.

# TELL US WHAT YOU THINK!

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



Know the address or specifics?



# Single Family Residential Vacant Single Family Residential ☐ Existing School

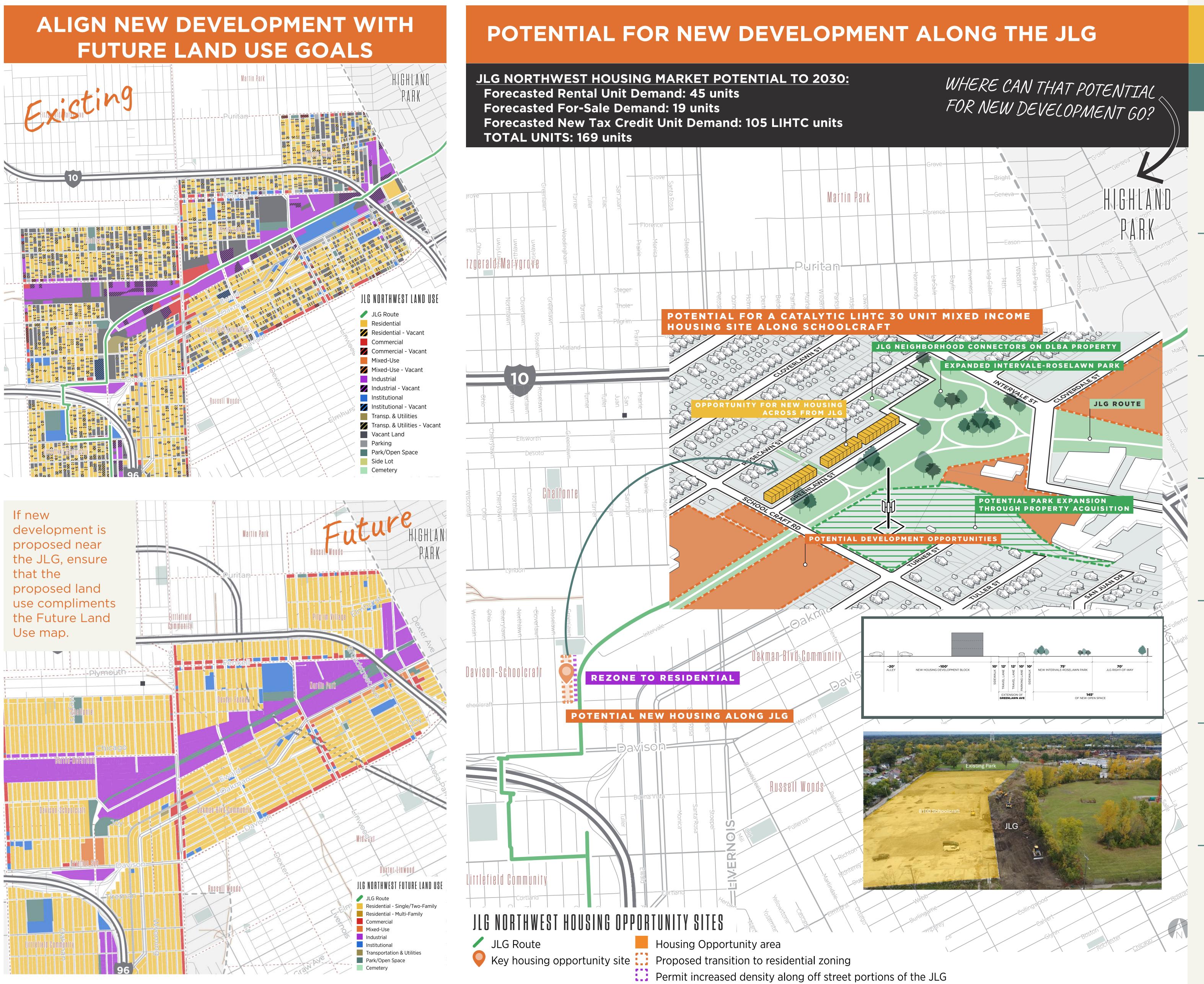
Mixed Use

Sites

Multi- Family 2-4 Units Multi-Family 5+ Units

Vacant Multi Family or Mixed Use Building DLBA Salvageable Structure

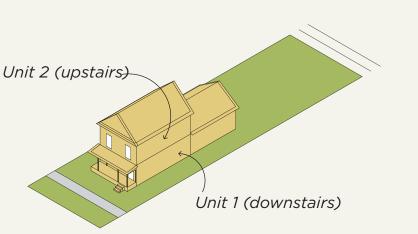
# HOUSING



# TELL US WHAT YOU THINK!

Which types of DENSER housing would you be comfortable seeing in your neighborhood?

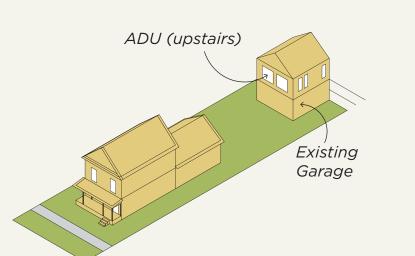
Place a green dot below for housing types you <u>want to see</u> in your neighborhood and a red dot for housing types you <u>don't want to see</u>.



THE SINGLE FAMILY SPLIT

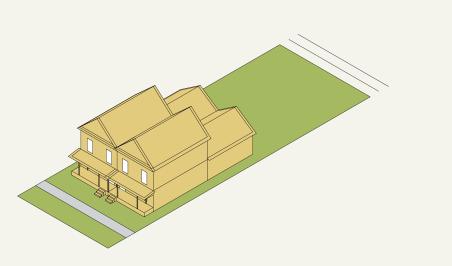
2 units per building

A single-family home that has been split into two units within the existing building.



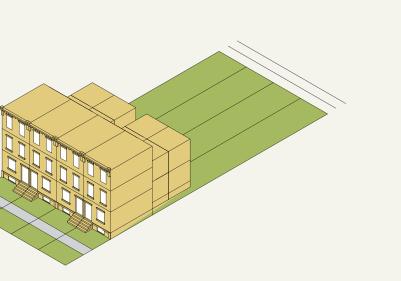
ACCESSORY DWELLING UNIT (ADU)

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 existing garage as shown in the graphic.



TWIN OR DUPLEX
2 units per building

A two-household dwelling where two homes are attached by a common wall.

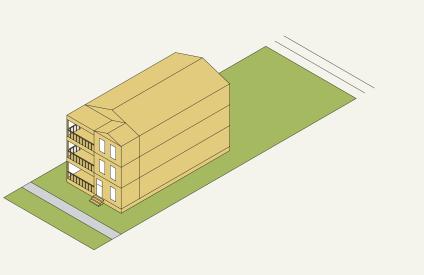


**TOWNHOMES** 

3-4 units per building

A type of single-family home where neighbors share a common wall on both sides. These are typically 2-3 stories tall.

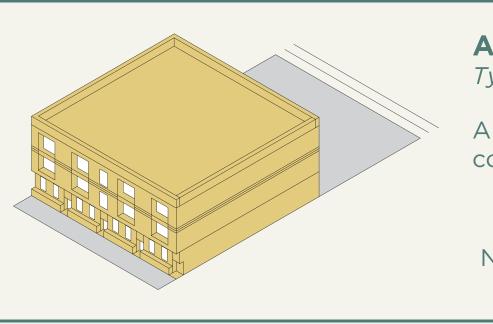
NOTE: Requires Site Plan Review



TRIPLEX OR QUADPLEX

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

NOTE: Requires Site Plan Review

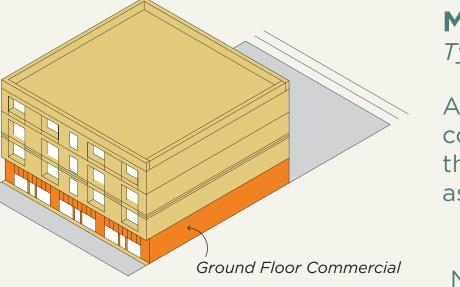


APARTMENT BUILDING

Typically 4 units or more

A multi-story building where multiple residences are contained within one structure.

NOTE: Requires Site Plan Review



MIXED-USE BUILDING

Typically 4 units or more + com

Typically 4 units or more + commercial

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 as shops or offices.

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?

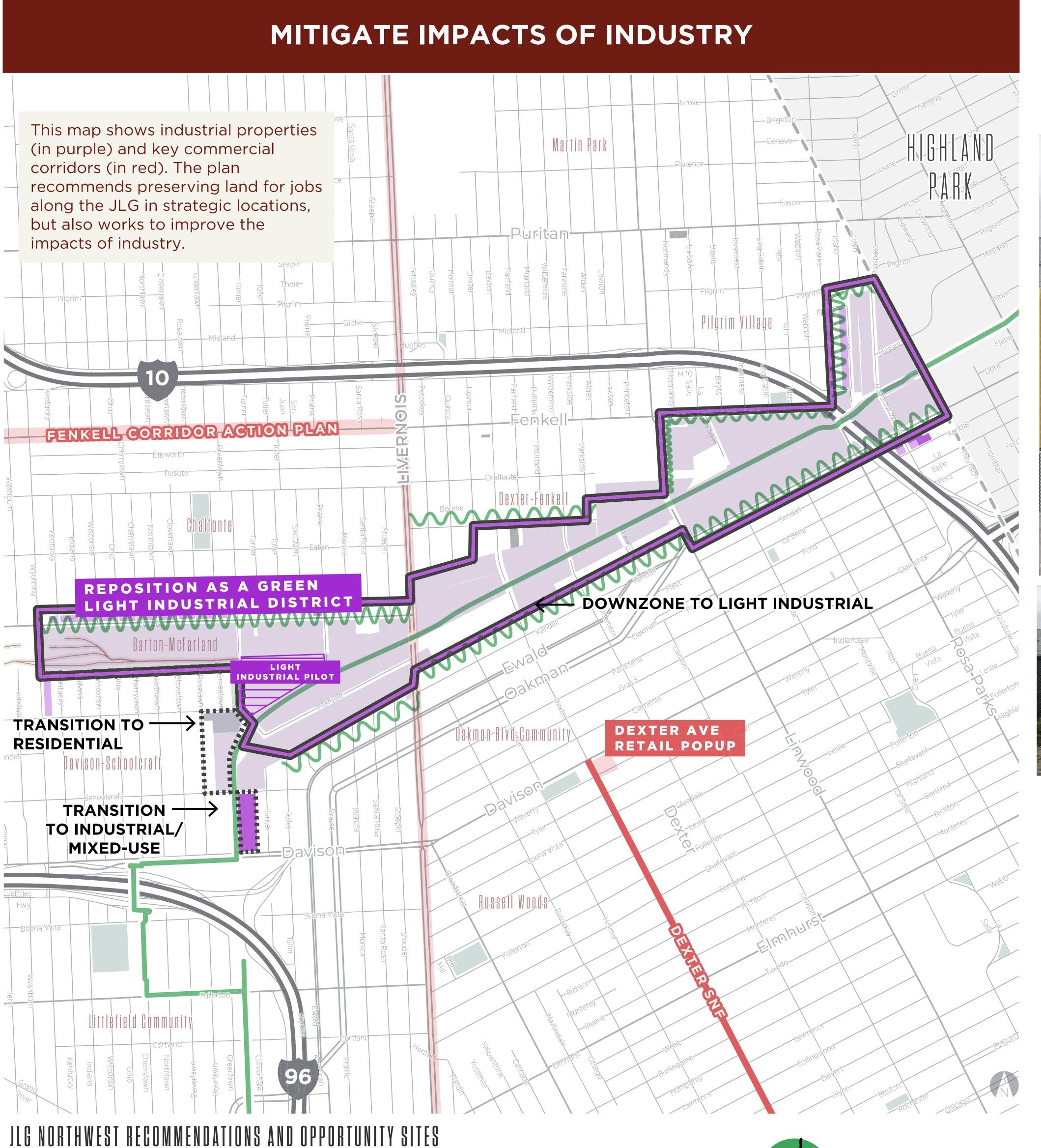
ex. housing for seniors

Write down VALUES that are important to you on a sticky note.

HAVE COMMENTS ABOUT THESE HOUSING IDEAS?
ADD THEM HERE!

# CREATING JOBS AND SUSTAINING BUSINESS





# IMPROVE THE APPEARANCE OF INDUSTRIAL PROPERTIES ALONG THE JLG

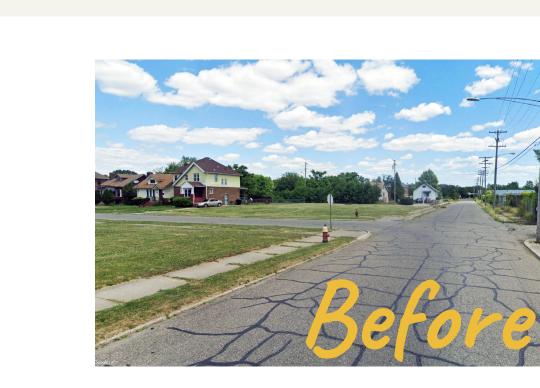
For existing businesses, work with property owners to achieve code compliance and develop new programs or match grant opportunities to encourage implementation of Industrial Design Guidelines.





Industrial roads like Prairie need to be improved to connect residential neighborhoods to the JLG. This includes daylighting sidewalks, removing debris, and beautifying through art and trees.

Publicly owned vacant land, like on Bourke, could be considered for tree plantings to buffer industrial roads as well

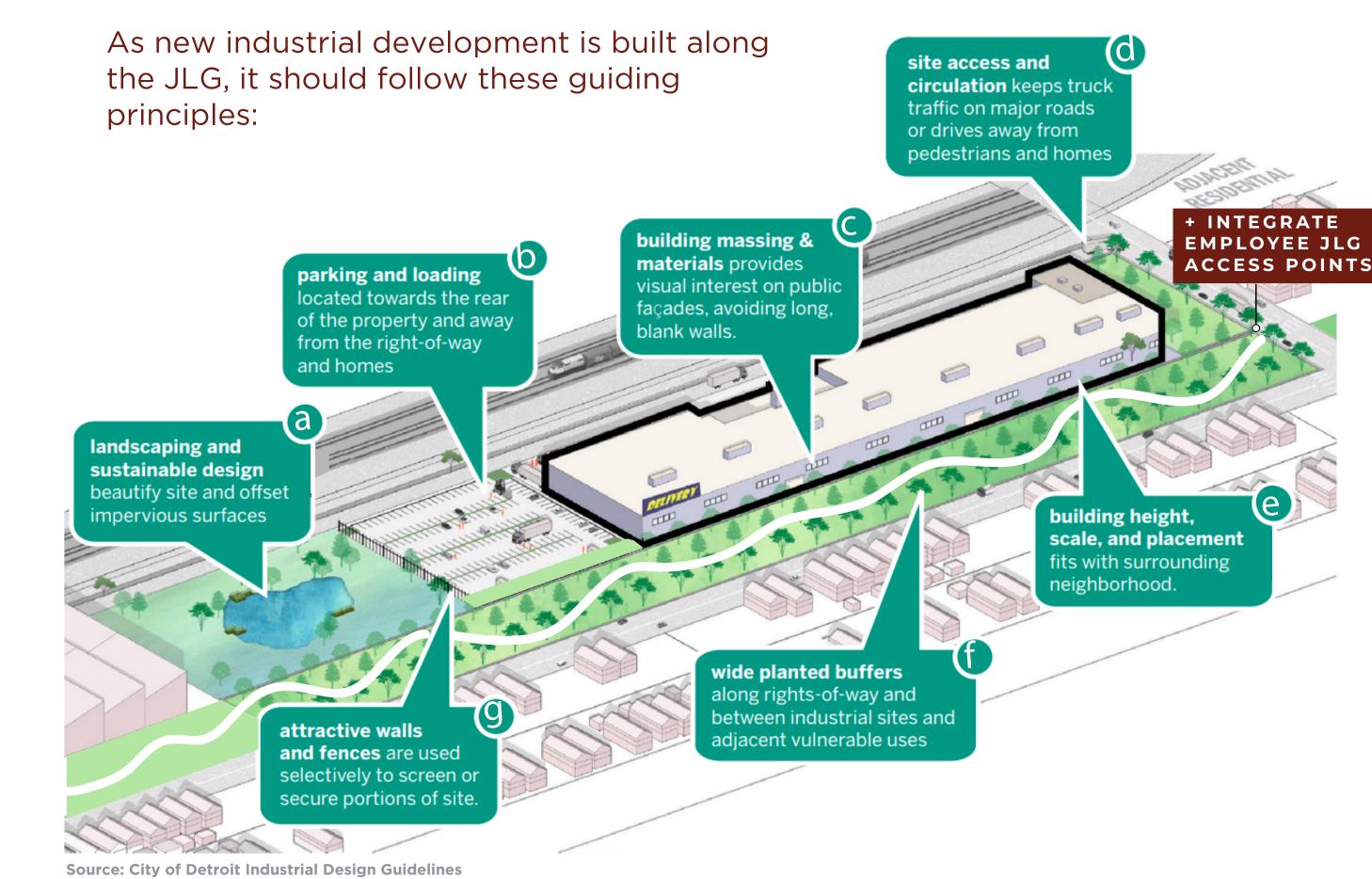




# 2 DOWNZONE HEAVY INDUSTRIAL ZONED SITES



# 3 IMPLEMENT INDUSTRIAL DESIGN STANDARDS



# WE WANT TO HEAR FROM YOU!

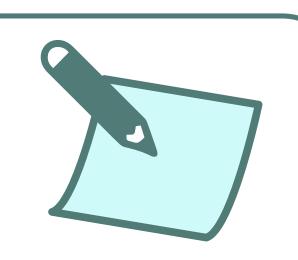
Parks & Recreation

Special Districts & Overlay Areas

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

R5 - Medium Density Residential B5 - Major Business

R6 - High Density Residential B6 - General Services



Existing Industrial Areas Key Commercial Corridors

JLG Route

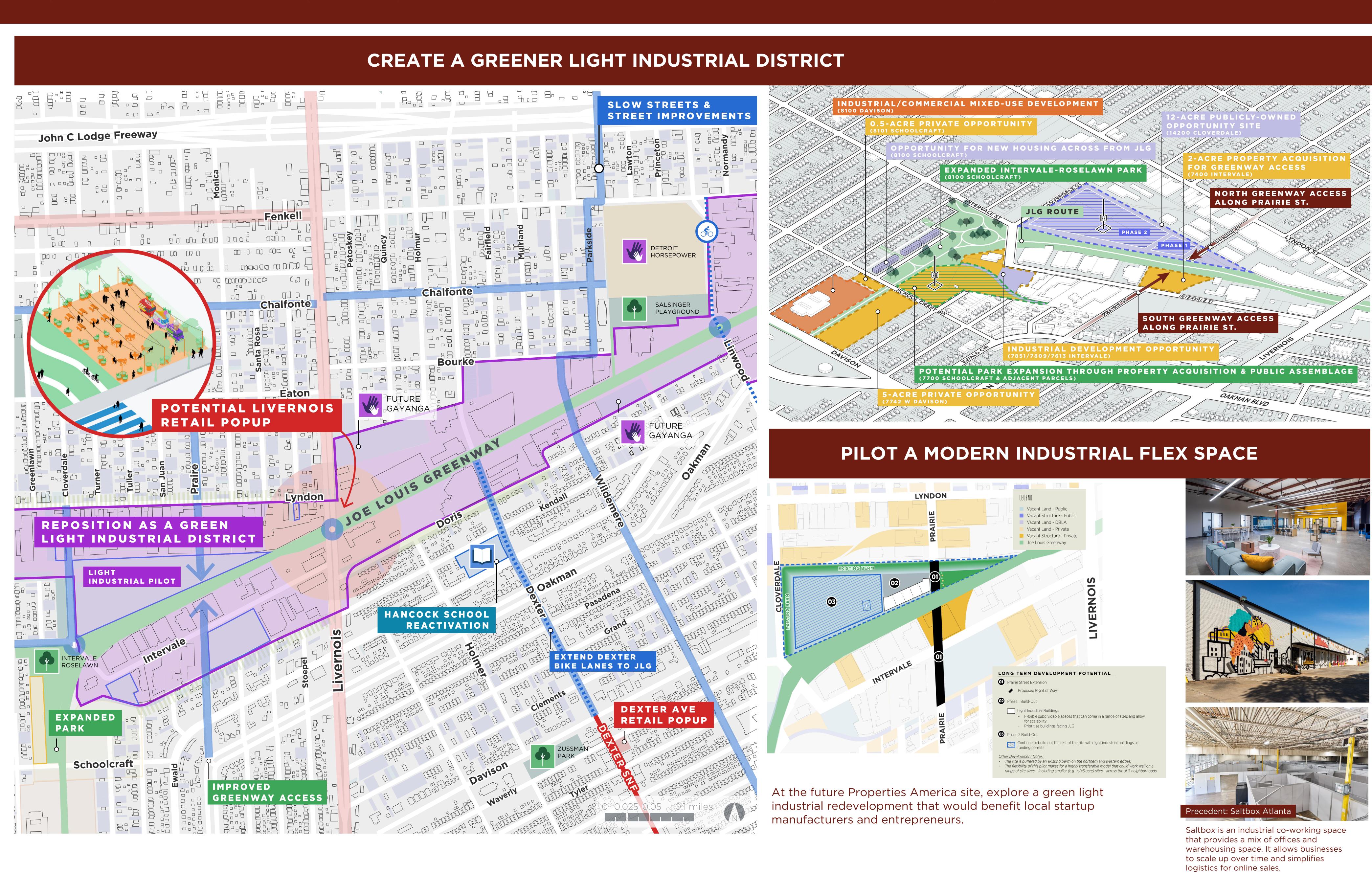
- Downzone to light industrial and/or mixed use Proposed green buffer
- Industrial & Commercial Blight-to-Beauty Area



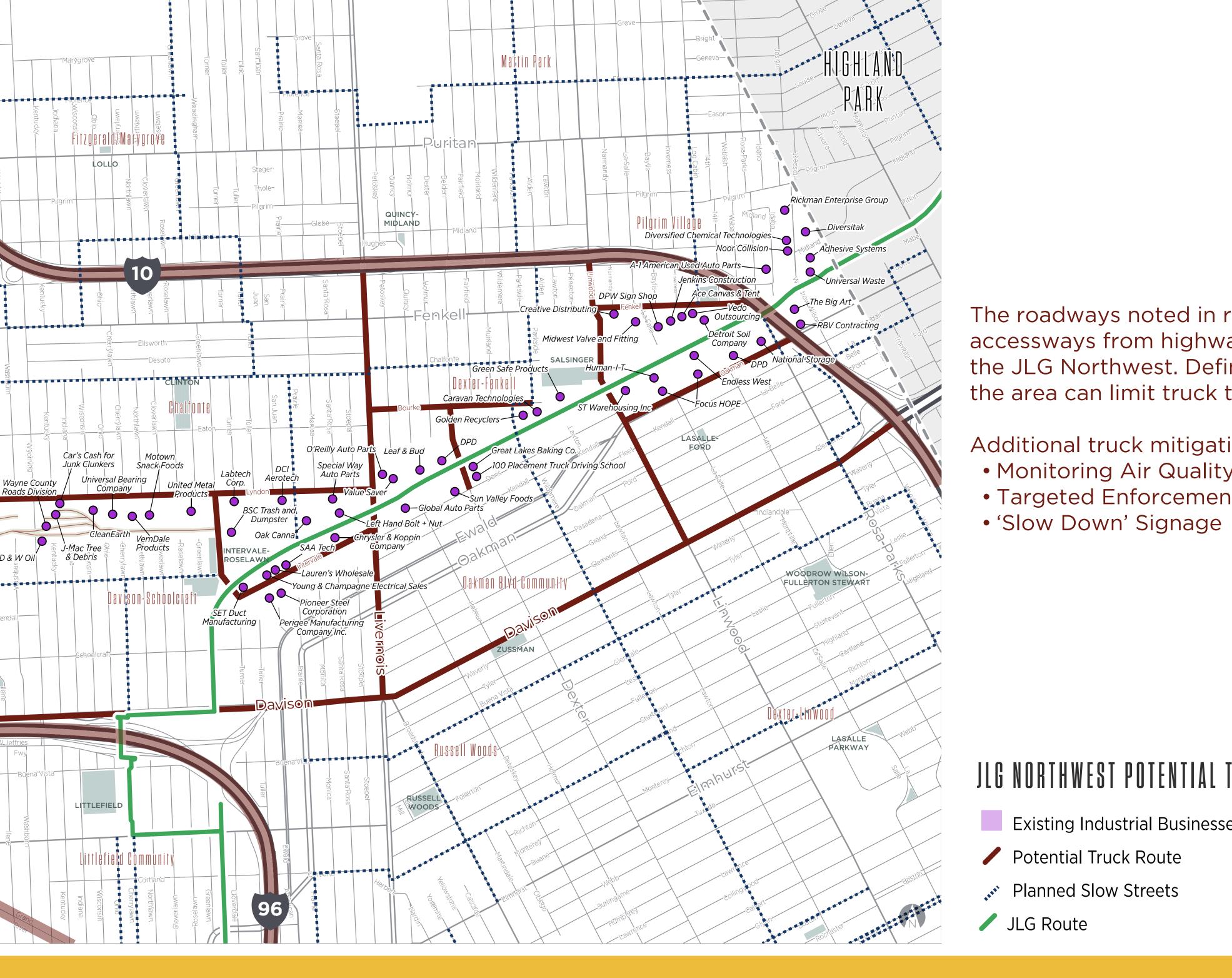
Are there other locations that require industrial screening? Let us know the the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require industrial screening? Let us know the locations that require the locations that require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

# CREATING JOBS AND SUSTAINING BUSINESS





## DEFINE PREFERRED TRUCK ROUTES



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

Additional truck mitigation measures include:

- Monitoring Air Quality
- Targeted Enforcement

# JLG NORTHWEST POTENTIAL TRUCK ROUTES

- Existing Industrial Businesses

# WE WANT TO HEAR FROM YOU!

SHARE YOUR THOUGHTS ABOUT CREATING A GREEN INDUSTRIAL DISTRICT BELOW:

# BETTER CONNECTIONS TO THE GREENWAY

# NEIGHBORHOOD PLANNING STUDY GREENWAY NEIGHBORHOOD PLANNING STUDY

LOCATE MULTIMODAL MOBILITY HUBS AT ACCESS

POINTS WITH HIGH CONNECTIVITY IN SEVERAL MODES.

JOE LOUIS GREENWAY

# CREATE BETTER GREENWAY CONNECTIONS



Prioritize safe connection for existing residential, reinforcing connection to

> neighborhood assets and commercial corridors with a quality access point every ½ mile

e City of Detroit received Safe Streets for All sign to begin in 2024 with construction between

Provide safe bike approaches and transitions to

the JLG, connect to existing bike infrastructure

Provide new MOGO Stations at key locations

**IDENTIFY POTENTIAL MOGO STATIONS** 

and improved bike share and amenities



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

Look to incorporate EV charging, rideshare

# MPROVE TRANSIT ACCESS



with high volume transit routes

# REDUCE CONFLICTS

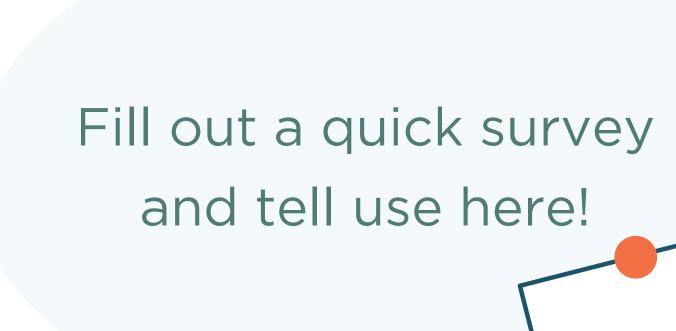


Mitigate conflicts with railways, highways, major roadways, and truck routes

Prioritize improvement at/near high injury areas

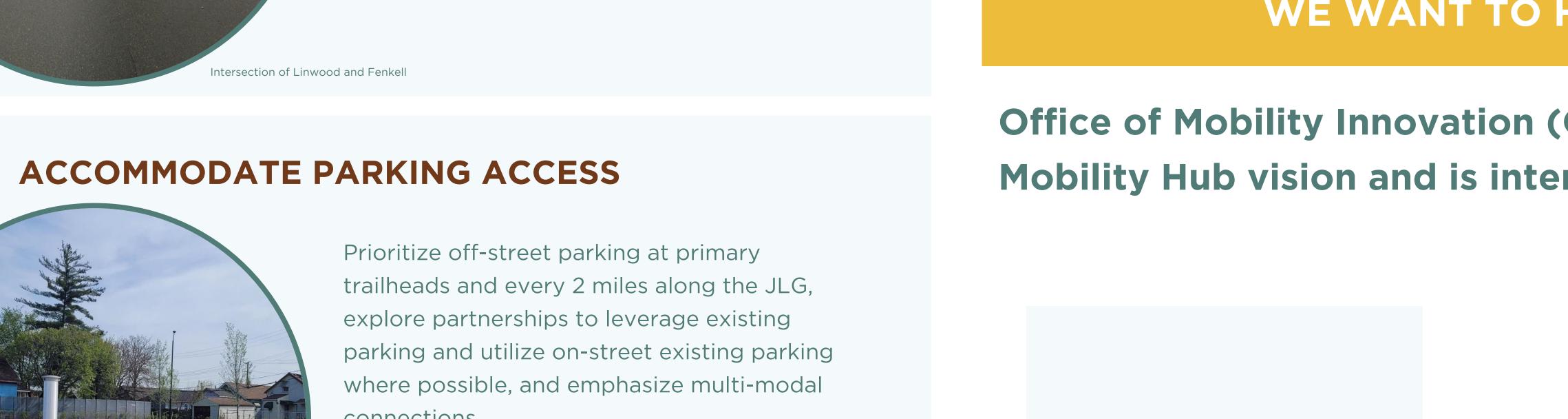
**Potential Mobility Hub Amenities:** 

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

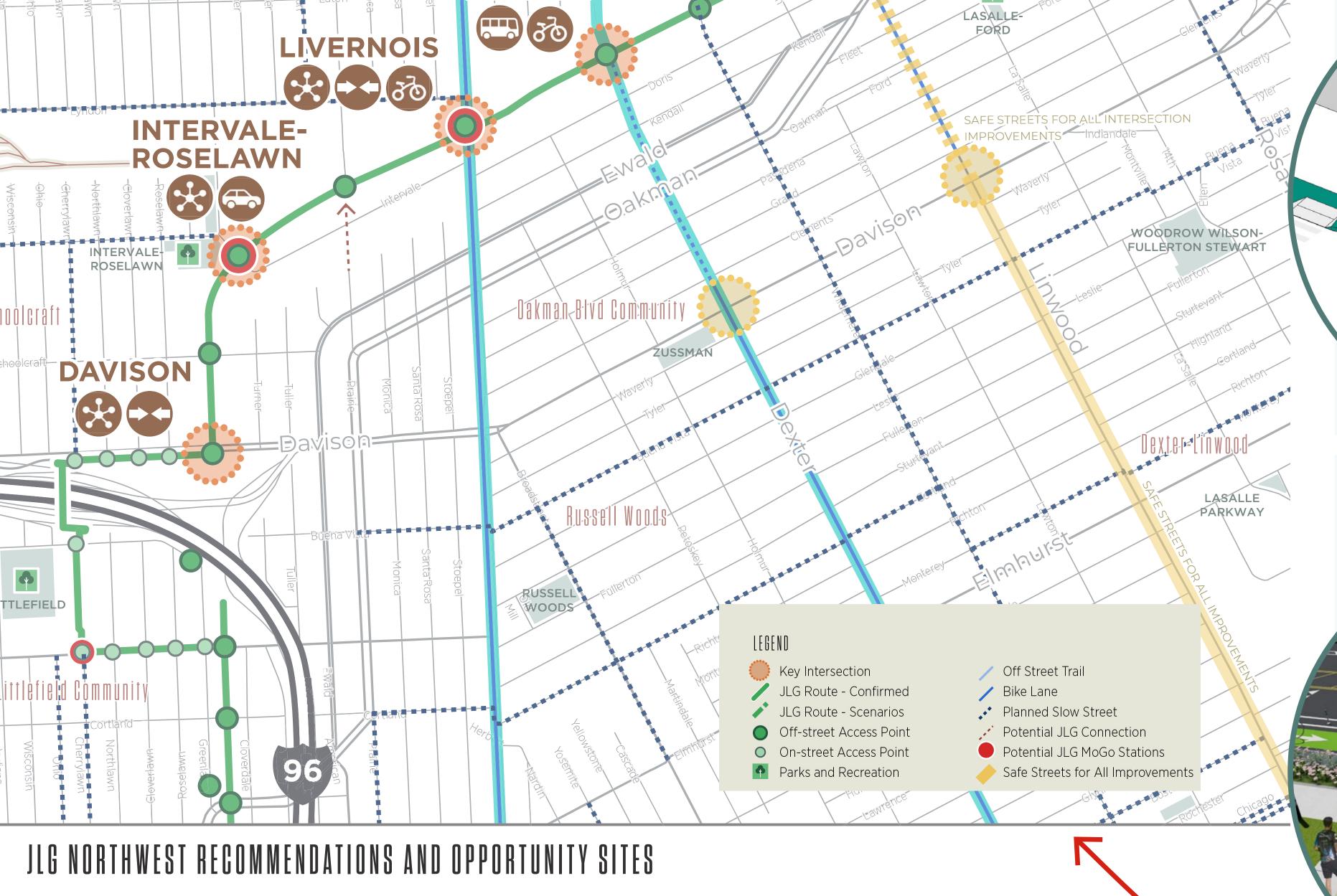


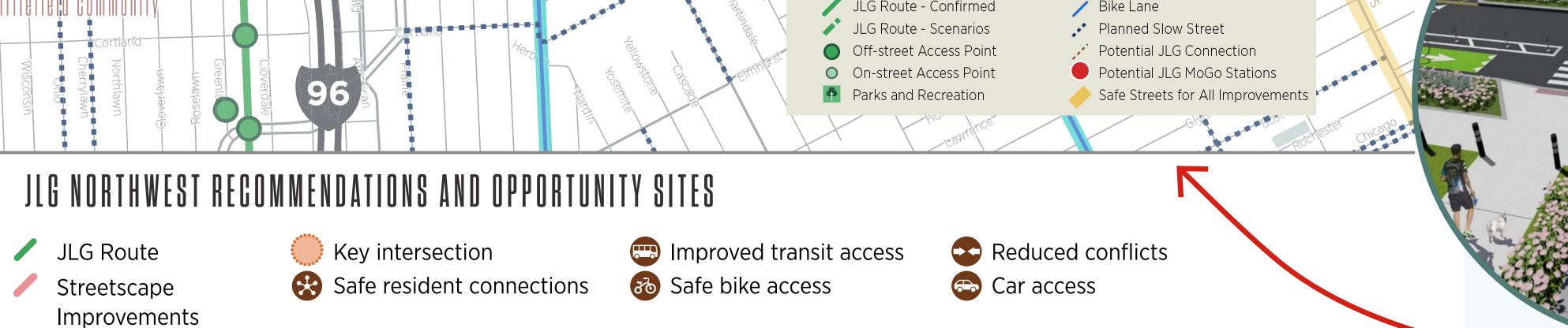
LIVERNOIS & DEXTER

# WE WANT TO HEAR FROM YOU!











along the JLG

# BETTER CONNECTIONS TO THE GREENWAY

WE WANT TO HEAR FROM YOU!

TO ADAMS BUTZEL

RECREATION COMPLEX

ROSELAWN

TO AVENUE OF FASHION

**BIKE LANE** 

CONTRACTOR OF THE STATE OF THE

TO GRAND RIVER

BIKE LANE

STREET IMPROVEMENTS

Planned Slow Street

Existing Bike Lane

Smart Streets for All

NPS Recommended Slow Street

NPS Recommended Bike Lane

JLG Route

DESTINATIONS

Education

**Community** 

**Entertainment** 

Food

Health

Parks & Recreation

Institutional + Faith-Based



# IDENTIFY PREFERRED SLOW STREETS BICYCLE CONNECTIONS TO THE GREENWAY.

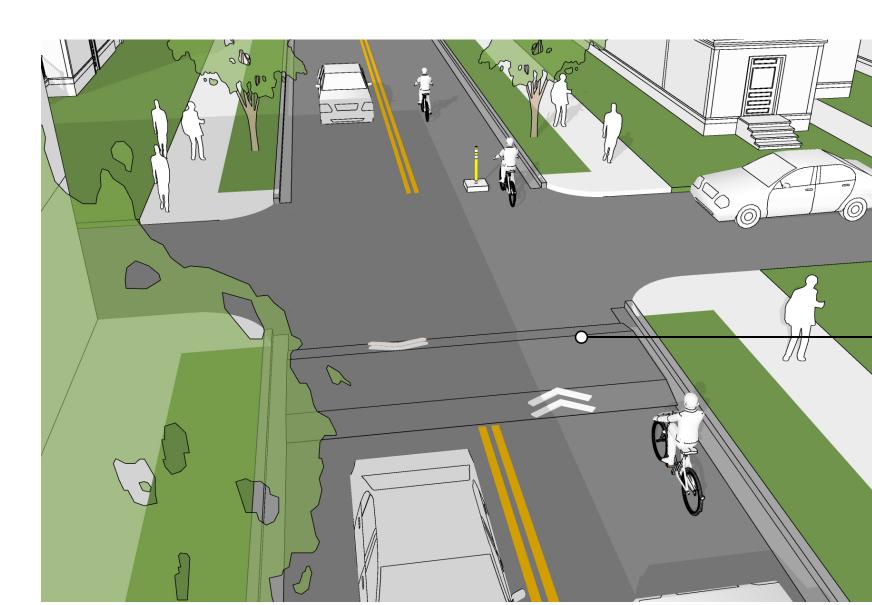
## WHAT IS A SLOW STREET?

## 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









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

SPEED HUMPS

### 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 Utilities & other amenities may need to be relocated
- 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
- Reduce crashes up to 90% (almost eliminates all serious
- 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?

**LIVERNOIS** 

**PARKSIDE** 

WILDMERE

**ROSA PARKS** 

LINWOOD

**PRAIRIE** 

INTERVALE

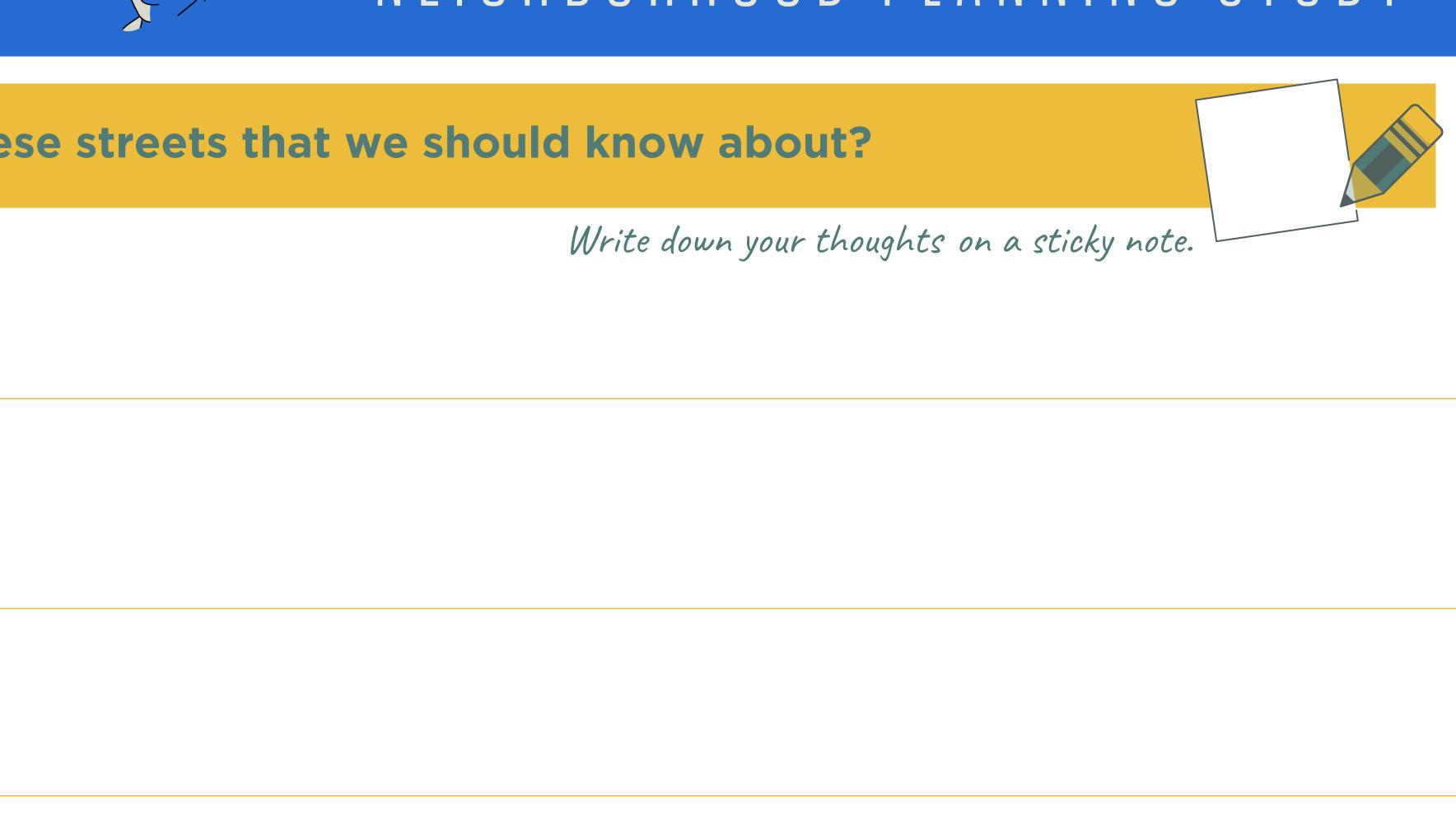
**DEXTER** 

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









# BEAUTIFICATION & VACANT LAND



# JOE LOUIS GREENWAY NEIGHBORHOOD PLANNING STUDY

TREE BUFFER ALONG
INDUSTRIAL PROPERTIES

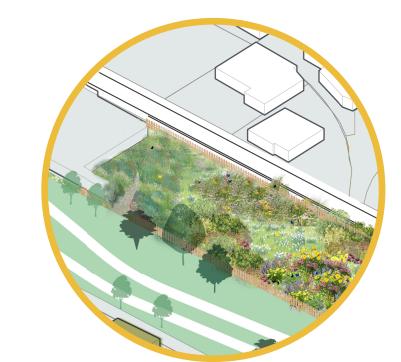
PILOT VACANT LAND TYPOLOGIES IN KEY SITES; CONTINUE TO LEARN WHAT WORKS AND HOW IT FITS WITHIN A NEIGHBORHOOD.

# REDUCE HARM > >

# REPAIR, CLEAN & BEAUTIFY



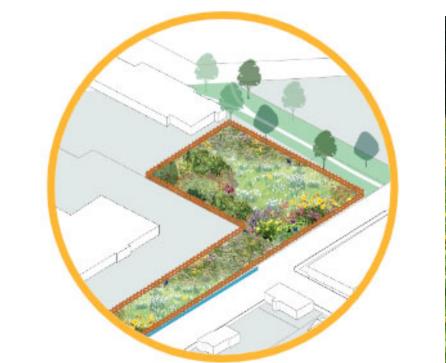
WILDFLOWER LAWN





LAND USE TYPE: Industrial, Commercial, LOT SIZE: All

- SITE CONDITION: All SHORT/LONG TERM: All (\* = With neighbor buy-in)
- **Implementation & Maintenance**  Site Prep + Seeding (Annual) Mow wildflowers after blooming period is over and maintain as lawn

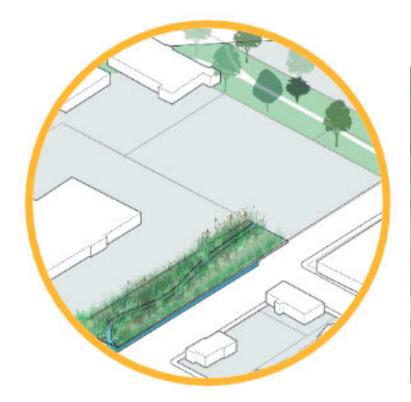


**MEADOW** 



## GREEN STORMWATER INFRASTRUCTURE

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





LAND USE TYPE: All LOT SIZE: 2-10 acres, > 10 acres SITE CONDITION: Tended\* SHORT/LONG TERM: Long

## 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) • Long-Term Maintenance Contract (Years 5+)

mplementation & Maintenance

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





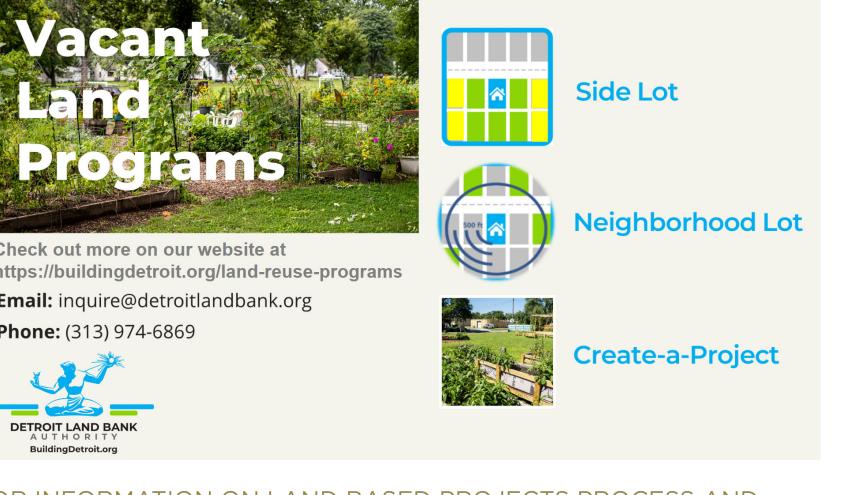
> ADD VALUE





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?**



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

JLG ENHANCEMENT

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





# (\* = Impacted will be more costly)

# LOT SIZE: All SITE CONDITION: All, Impacted\*

- mplementation & Maintenance • Site Selection (with Neighbors)
- Construction + Maintenance

# INDUSTRIAL CLEANUP





# LET US KNOW WHAT YOU THINK!

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

Let us know, On the Map!

# JLG NORTHWEST RECOMMENDATIONS AND OPPORTUNITY SITES

Tree Planting

Vacant Land Treatment



JLG Enhancement

 Community Land Based Project Potential New Open Space Location

POTENTIAL LOCATIONS FOR A NEW PARK ADJACENT TO THE J

Potential Mixed Income Housing Development

POTENTIAL JLG CONNECTION VIA PRAIRIE STREET CUT-THROUGH

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

# There are several locations in the JLG Northwest that experience a park gap, or lack of open space for residents. Those gaps can be closed by creating new parks, and by mproving access and expanding existing parks. POTENTIAL EXPANSION OF INTERVALE-ROSELAWN PARK

Potential new open space location

Community Land Based Project

Schools

JLG NORTHWEST OPEN SPACE NETWORK

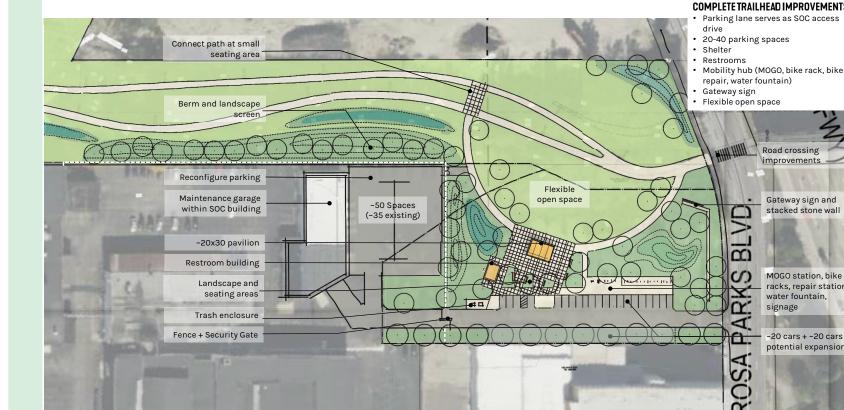
Park Gap

Publicly owned vacant land

JLG Route

# POTENTIAL NEW PARK

# **ROSA PARKS JLG TRAILHEAD**



A long term vision of the intersection of Rosa Parks Blvd and the JLG includes a pavilion, parking lot, mogo station, and a flexible open space.

# **INTERVALE - ROSELAWN EXPANSION & SCHOOL CRAFT**



The JLG can provide an opportunity to create new mixed income housing and an expanded Intervale-Roselawn Park along the JLG.



The \$800K MDNR grant proposal to improve Intervale Roselawn Park includes Playground, multi-sport court, picnic shelter and landscaping. Additional amenities to consider for a future JLG Trailhead park expansion

- Parking
- Splash pad
- Playground
- Fitness equipment

# COMMUNITY-LED INITIATIVE

## **DETROIT HORSEPOWER**





Detroit Horse Power (DHP) is a nonprofit that teaches Detroit students to ride and care for horses to develop critical skills that will set them up for academic, career, and life success. DHP will build a transformational urban equestrian center with year-round youth programming on the 14-acre vacant site next to Salsinger Park.

Amenities will include stables, classrooms, and indoor/outdoor arenas.

## COOL CITIES PARK



Improve connections to JLG including safer crossings and street

# **EXISTING PARKS**

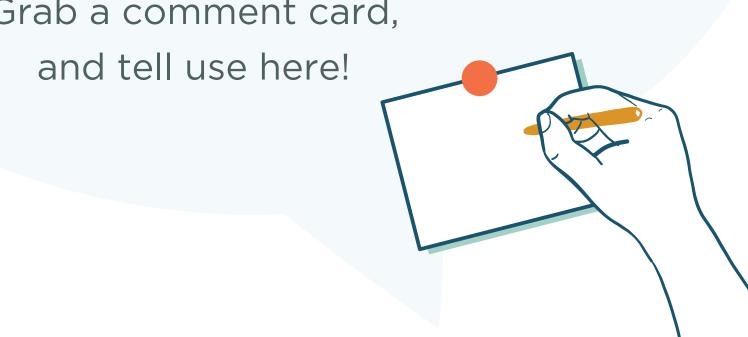
## SALSINGER PARK



- Integrate into JLG Network, create trailhead park and direct connections to JLG
- Potential improvements to existing parking lot, exercise fitness equipment, picnic shelter, football and softball bleachers to support existing Detroit Eagles Youth programs.

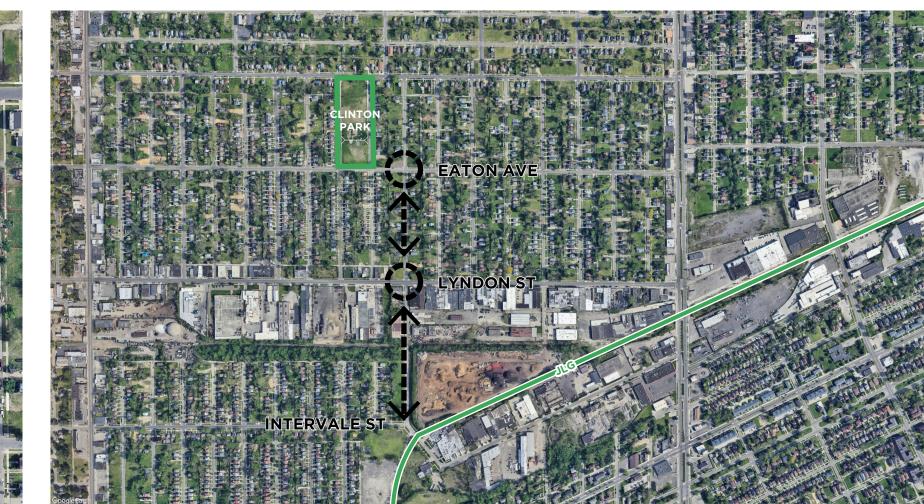
# What green/open spaces do you use? Why / how do you use them? What's missing and where?

Grab a comment card,



## **CLINTON PARK**





- Improve connections to JLG
- Increase tree canopy

## BEN HILL PLAYGROUND



• Improve connections to JLG including safer crossings and street