



WHAT IS A NEIGHBORHOOD PLAN?

The East Warren / Cadieux Neighborhood Plan is a plan of action, backed by dedicated funding resources, to guide future growth and investment in the neighborhood. Residents and the City are crafting the Plan together to achieve:

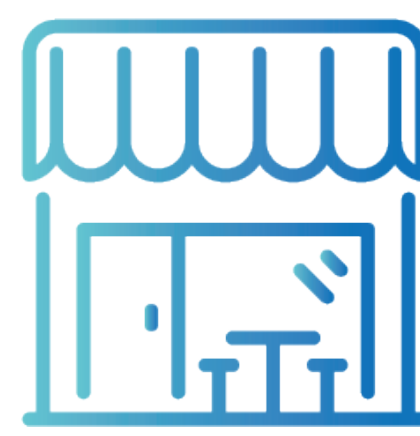
A healthy and beautiful Detroit, built on inclusionary growth, economic opportunity, and atmosphere of trust.

PLANNING FOCUS AREAS



Neighborhood Stabilization

- Blight Reduction
- Home Rehabilitation



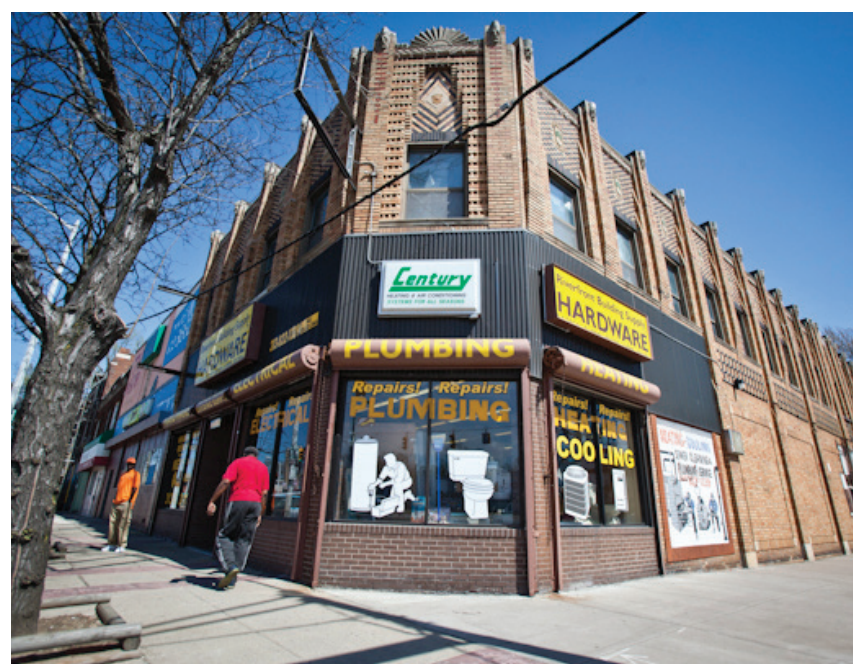
Renovating East Warren

- Balance the needs of all street users
- Safe, pleasant, and convenient sidewalks
- Dignified bus stops



Commercial & Mixed-use Development

- New shops and businesses
- Preservation of historic buildings
- Subsidized and market rate housing

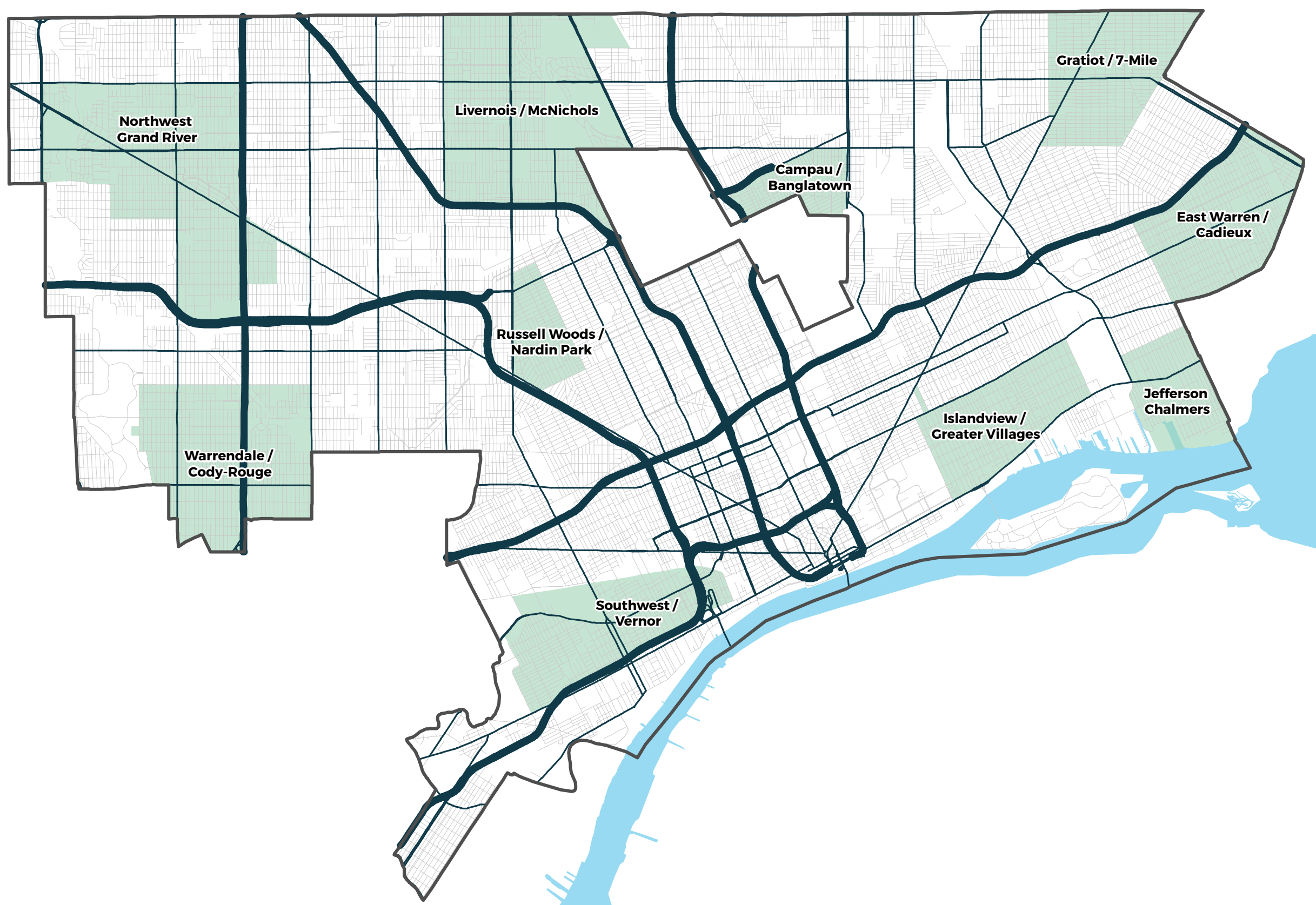


Improvements to Parks

- Investment in Balduck Park
- Other park amenities



Strategic Neighborhood Fund Plans



10 Neighborhoods Throughout the City of Detroit

Effort to strengthen neighborhoods through targeted investments

Looking for areas for public funding to spur private investment

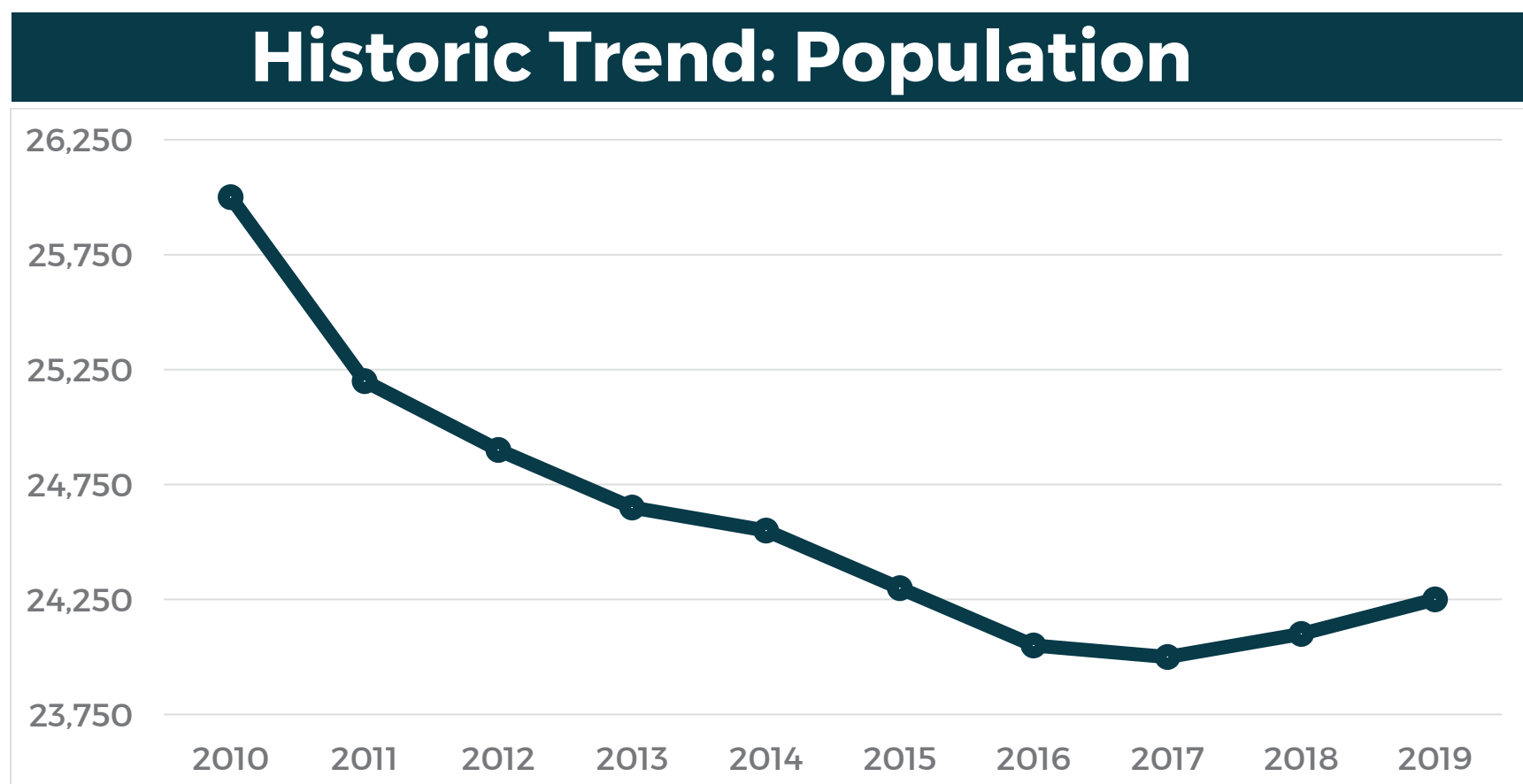
\$130M in Total Investment Planned

E Warren/Cadieux is the 9th Plan



COMMUNITY DASHBOARD

Neighborhood Snapshot



24,221	8,462	2.83
2019 Population	Households	Average Household Size

Population per Neighborhood

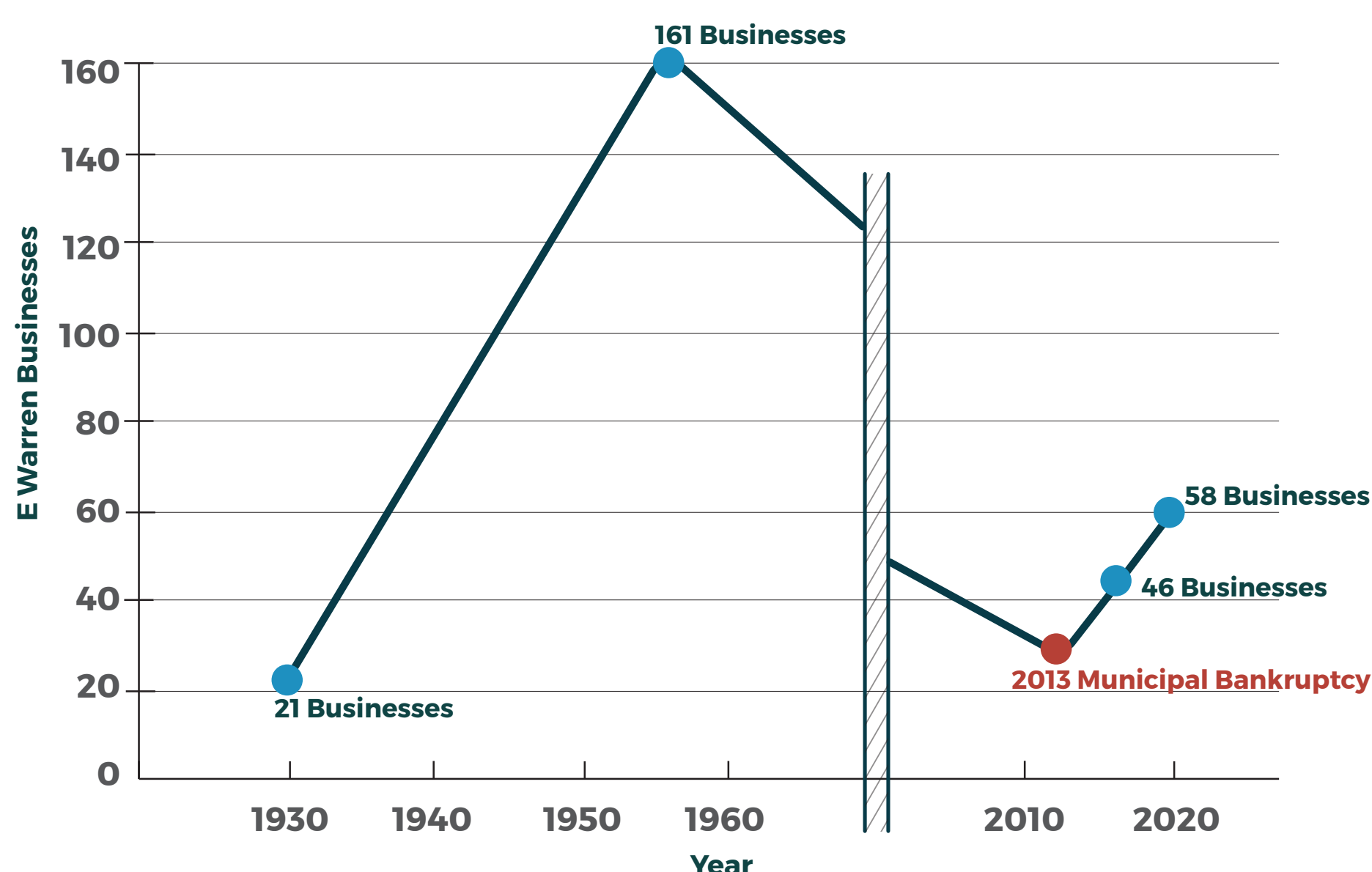
11,007	5,061	8,153
MORNINGSIDE	EAST ENGLISH VILLAGE	CORNERSTONE VILLAGE

Median Age		Median Household Income		Educational Attainment (High School or Better)	
EWC	Detroit	EWC	Detroit	EWC	Detroit
34.5	36.5	\$39,002	\$30,066	84%	79%

Employment

511	8,547	55%	23%	22%
Total Businesses in E Warren/Cadieux	Total Employees Working in E Warren/Cadieux	White Collar Jobs	Blue Collar	Service Jobs

E Warren Retail Occupancy



1940s



2019



PRE-PLAN ENGAGEMENT

October 17th Meet and Greet

What We're Hearing So Far

"We want a safer neighborhood"

"Maintain the transparency of the project"

"A Rec Center with after school programs would be great"

"More Senior Housing and Activities"

"Strategies to reduce Blight and Vacant Property"

"I want to be able to shop more in the neighborhood"

"We need to explore ways to slow down traffic"

"Install better lighting along Warren"

"Add more community spaces"

"Add new places for people to walk and bike"

"Explore ways to bring in new neighborhood based businesses"

"I want a greater variety of businesses"

"Look for ways to 'green' East Warren"

"Innovative ways to utilize vacant property"

Pre-Plan Engagement

- East English Village Assoc (June 12)
- Cornerstone Community Assoc (June 15)
- E Warren Business and Community Assoc (July 9)
- Morningside Community Assoc (July 18)
- Design 139 at Alger Theatre (September 1-31)
- Morningside Community Assoc (October 8)
- East English Village Assoc (October 9)
- Detroit Lank Bank Open House (October 12)
- Community Meet & Greet (October 17)
- State of District 4 (October 28)

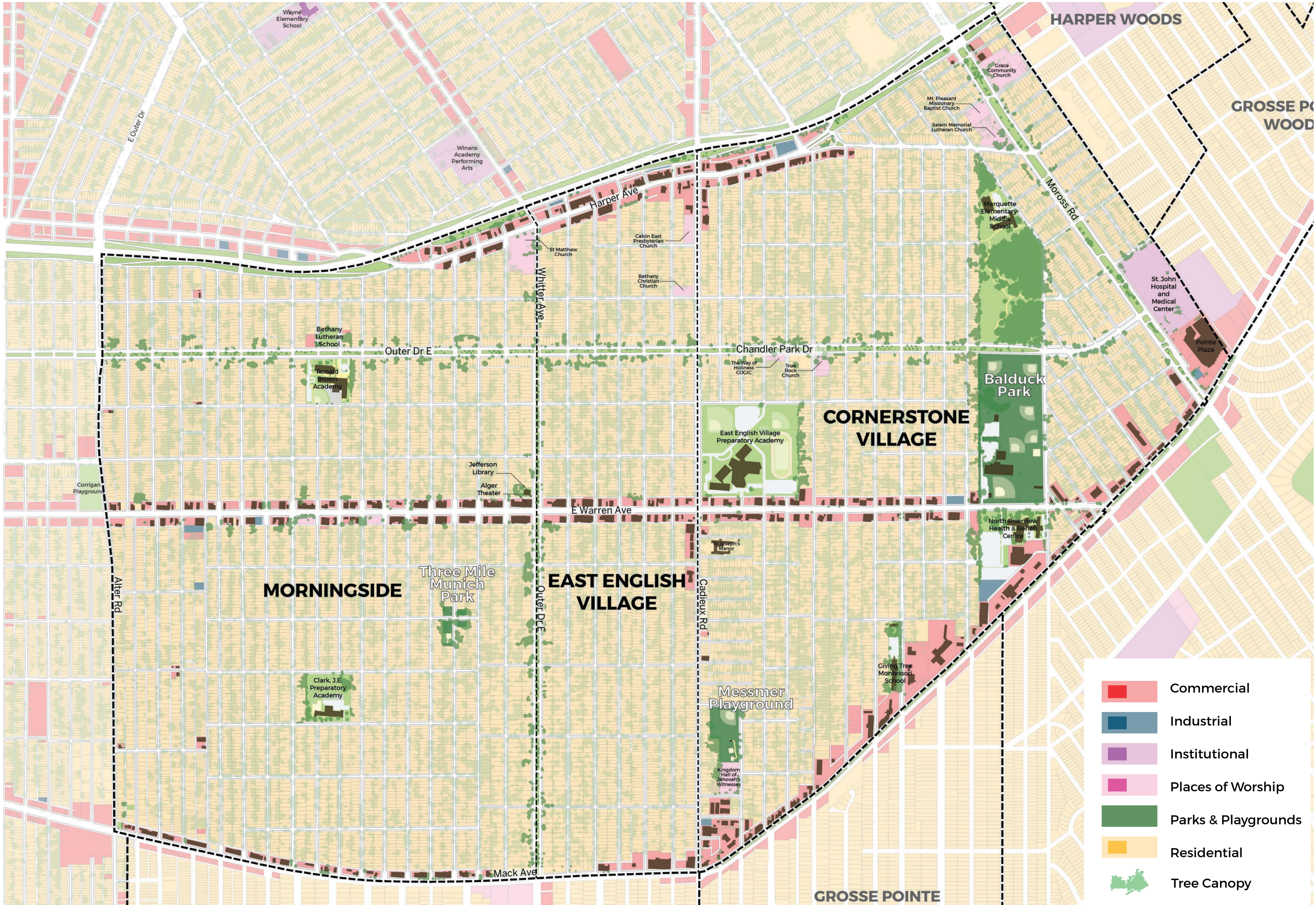


Where Else Should We Engage with Residents?



PARKS AND OPEN SPACE

This theme focuses on the community's vision for new and improved park amenities and adding convenient access to the neighborhood's parks.



Neighborhood Parks

Recent Park Enhancements



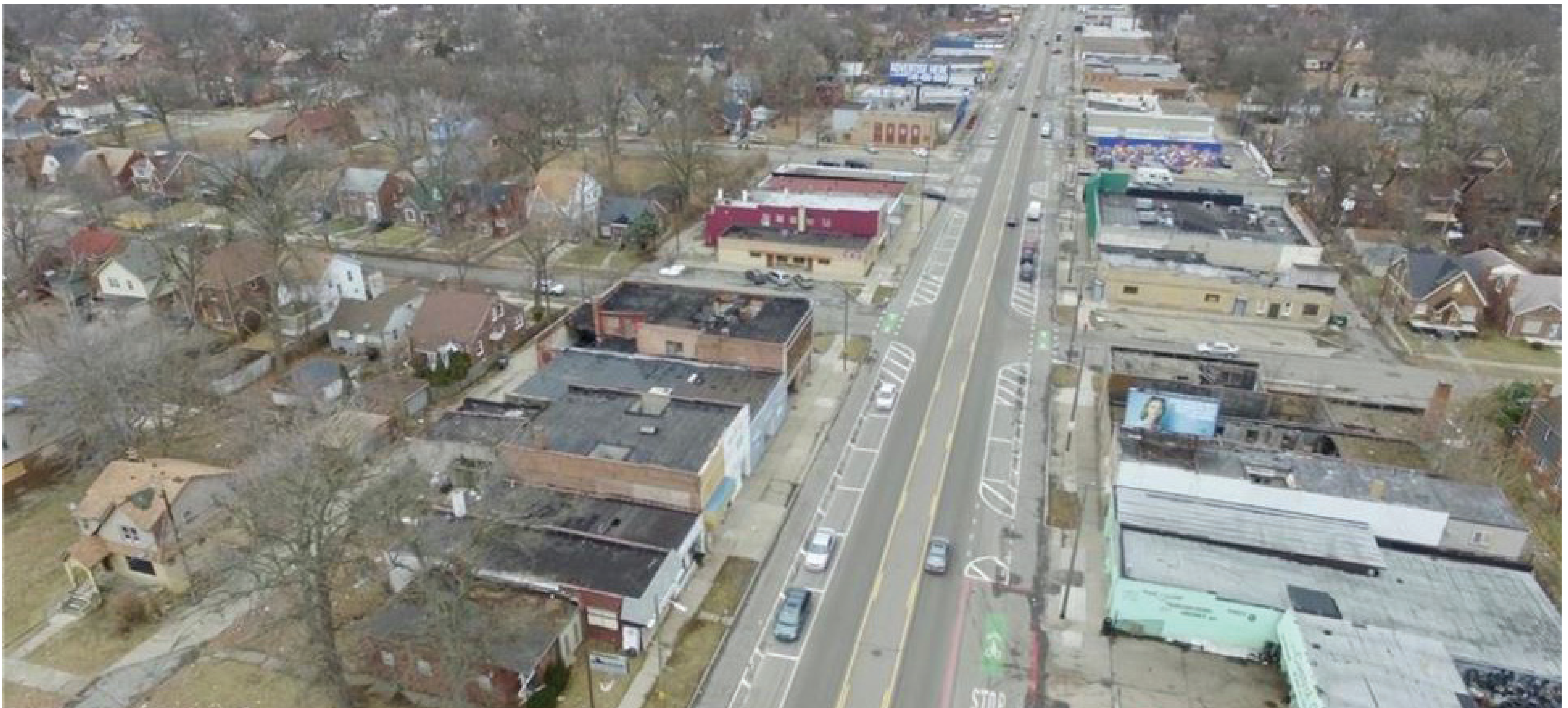
THINGS TO CONSIDER:

- HOW DO YOU CURRENTLY USE THE PARKS?
- WHAT TYPE OF PARK SPACE IS MISSING?
- IS THERE A ROLE FOR PARKS ON E WARREN?



EAST WARREN AVENUE

This theme relates to how people live, conduct business, and move through the corridor. It considers how attracting and supporting new businesses and housing serve the neighborhood. It also relates to how the street is developed, balancing the needs of all users of Warren Avenue to create a safe, pleasant, and convenient environment for travelers.



Neighborhood Commuting

74%
Drive Alone

11%
Carpool

7.5%
Take Transit

3%
Walk or Bike

Warren Avenue Corridor

58

Existing Businesses

53% Goods and Services

22% Food and Beverage

24% General Merchandise

Ways to Improve the Street

Wider, Comfortable Sidewalks



Balanced Needs of Street Users



Clustered Businesses



THINGS TO CONSIDER:

- WHAT TYPES OF BUSINESSES AND ACTIVITIES DO YOU WANT TO SEE?
- HOW DO YOU MOVE IN AND THROUGH THE CORRIDOR?
- WHAT DOES IT LOOK LIKE?



NEIGHBORHOOD STABILIZATION

This theme relates to stopping and removing blight in the neighborhood and renovating vacant homes in the community.



Rehabbed and Ready



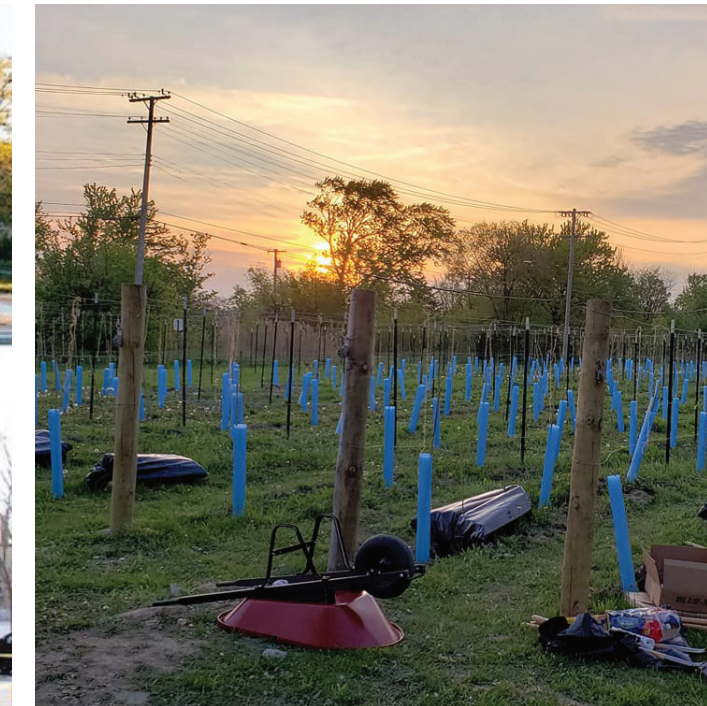
Fitzgerald Meadows



West Village Historic Rehab



Morningside Vineyard



Fitzgerald Home Rehab



THINGS TO CONSIDER:

- WHAT ARE THE CHALLENGES TO IMPROVING THE NEIGHBORHOOD?
- WHAT EXISTING ASSETS CAN THE PLAN BUILD ON?
- WHAT DO YOU WANT THE NEIGHBORHOOD TO LOOK LIKE IN 5 YEARS?



PROJECT TEAM

CITY OF DETROIT



Letty Azar



Allen Penniman



Josh Bails



Aaron Domini



Eric Dryer



Marguerite Novak



Craig Lametti



Josh Neubauer



Catherine L'Estrange

OHM ADVISORS

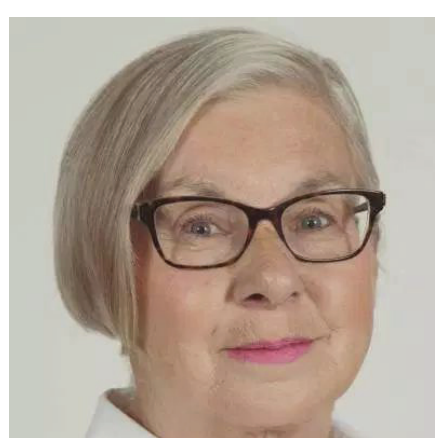
PROJECT MANAGEMENT
PLANNING
COMMUNITY ENGAGEMENT
LANDSCAPE ARCHITECTURE

URBAN STRATEGIES

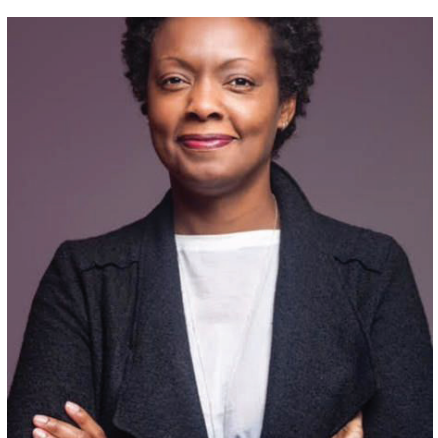
PLANNING LEAD
COMMUNITY ENGAGEMENT
URBAN DESIGN



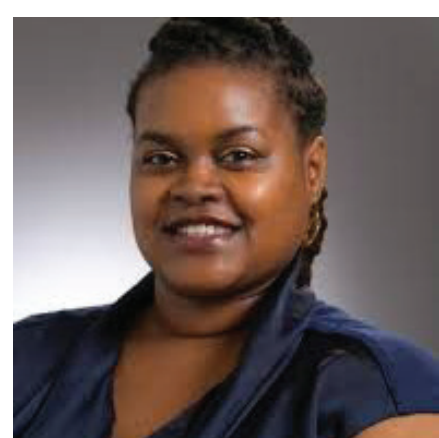
Joe Rashid



Jackie Grant



Lauren Hood



Alaina Jackson



Courtney Piotrowski



Jason Macdonald

3C - COOPERATIVE COMMUNITY CONSULTANTS

COMMUNITY ENGAGEMENT
NEIGHBORHOOD KNOWLEDGE

livingLAB

LANDSCAPE ARCHITECTURE
PARK PLANNING



Todd Poole



Ruth Mills

4WARD PLANNING

REAL ESTATE ANALYSIS
DEVELOPMENT SCENARIOS

QUINN EVANS ARCHITECTS

HISTORIC PRESERVATION