

# E WARREN / CADIEUX NEIGHBORHOOD PLAN

Phase 3 Virtual Public Meeting

October 28, 2020

12:30 pm

Web Conference



**Planning and  
Development  
Department**

**Find Meeting Materials Here:**

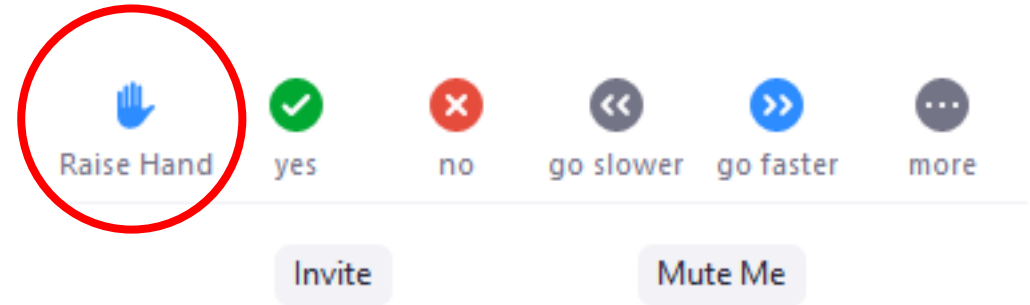
**Presentation:** [ewcplan.com/phase3](http://ewcplan.com/phase3)

**Survey:** [ewcplan.com/survey](http://ewcplan.com/survey)

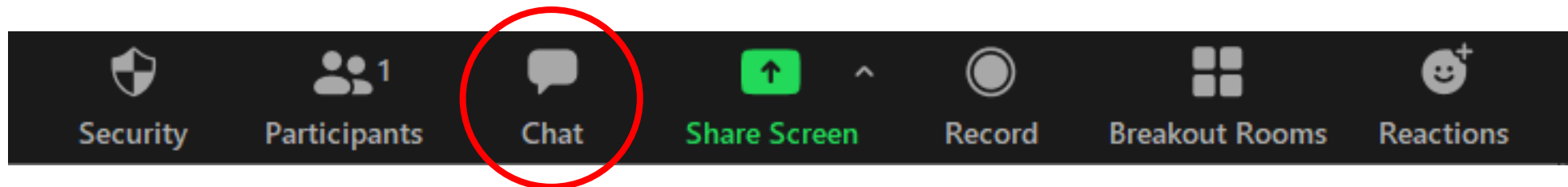
# How to Participate Today

## Raise Your Hand

**Dial \*9 if Calling  
From a Phone**



## Use the Chat to Send Questions



# How to Participate Today

## Online Polling

- Go to [www.ahaslides.com/EWC](http://www.ahaslides.com/EWC) to access the poll
- Questions will show on your screen and counted in real time



What would make you want to visit a business on the E. Warren corridor?

You may choose up to 3 options.

Space to Meet & Interact with Community

Locally Owned and Staffed

Provides Key Services

Price Point

Reflective of Local Community

3 choices left

Submit ✓

# Introductions

## Project Team



**Joe Rashid**



**Lauren Hood**



**Allen Penniman**



**Alexa Bush**



**Josh Neubauer**



**Eric Dryer**



**Aaron Domini**

## Acknowledgements



**Councilman Spivey**



**Arthur Jemison**



**Dennis Perkins**

# Today's Agenda

- Project Recap
- Focus Area Concepts
  - Supporting Business and Development on E. Warren
  - Renovating E. Warren
  - Improving Parks and Open Space
  - Strengthening the Neighborhood
- Summary & Next Steps

# Why We're Having This Meeting

- To report back on our work to-date
- To share with you draft concepts for the 4 project focus areas
- To get your feedback on the concepts and other community priorities before we conclude plan in Phase 4



# THE PANDEMIC'S EFFECTS



- We're still on schedule
- Instead of in-person gatherings...
  - Mailers
  - Engagement kiosks
  - Zoom meetings
  - Text alerts and surveys
  - Lawn signs
- Other community initiatives
  - Farmers market
  - Community canvassing

# E. Warren Farmers Market

Thursdays 3-7pm  
16530 E Warren







## DOOR-TO-DOOR ENGAGEMENT



# Project Recap

# WHAT IS A NEIGHBORHOOD PLAN?

**Working here**



**Doing this**



***Project Focus Areas***

**Strengthening the Neighborhood**



**Supporting Business and Development on E. Warren**



**Renovating E. Warren**



**Improving Parks and Open Space**

# COMMUNITY PRIORITIES

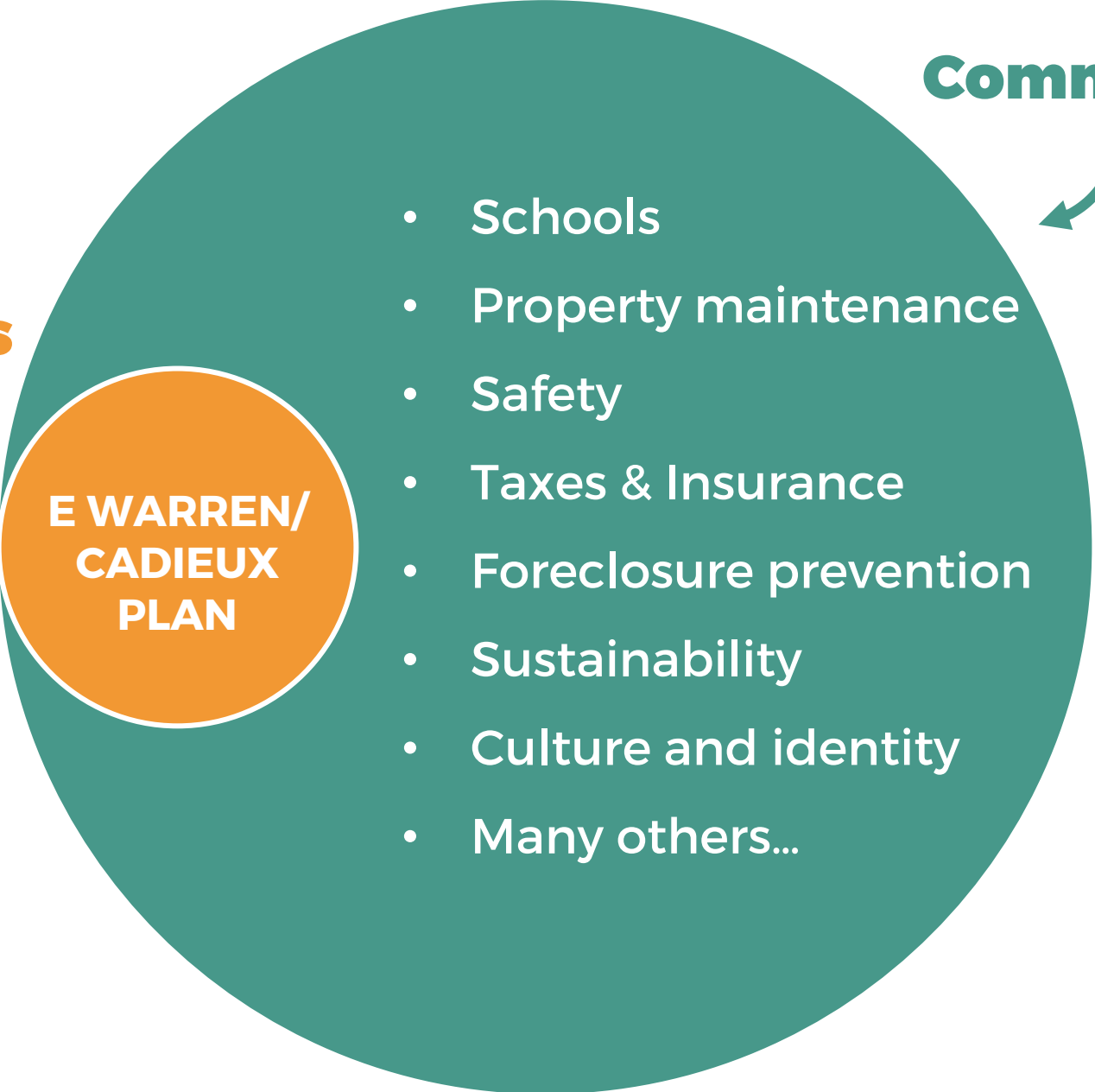
**What a plan does**



**E WARREN/  
CADIEUX  
PLAN**

- Schools
- Property maintenance
- Safety
- Taxes & Insurance
- Foreclosure prevention
- Sustainability
- Culture and identity
- Many others...

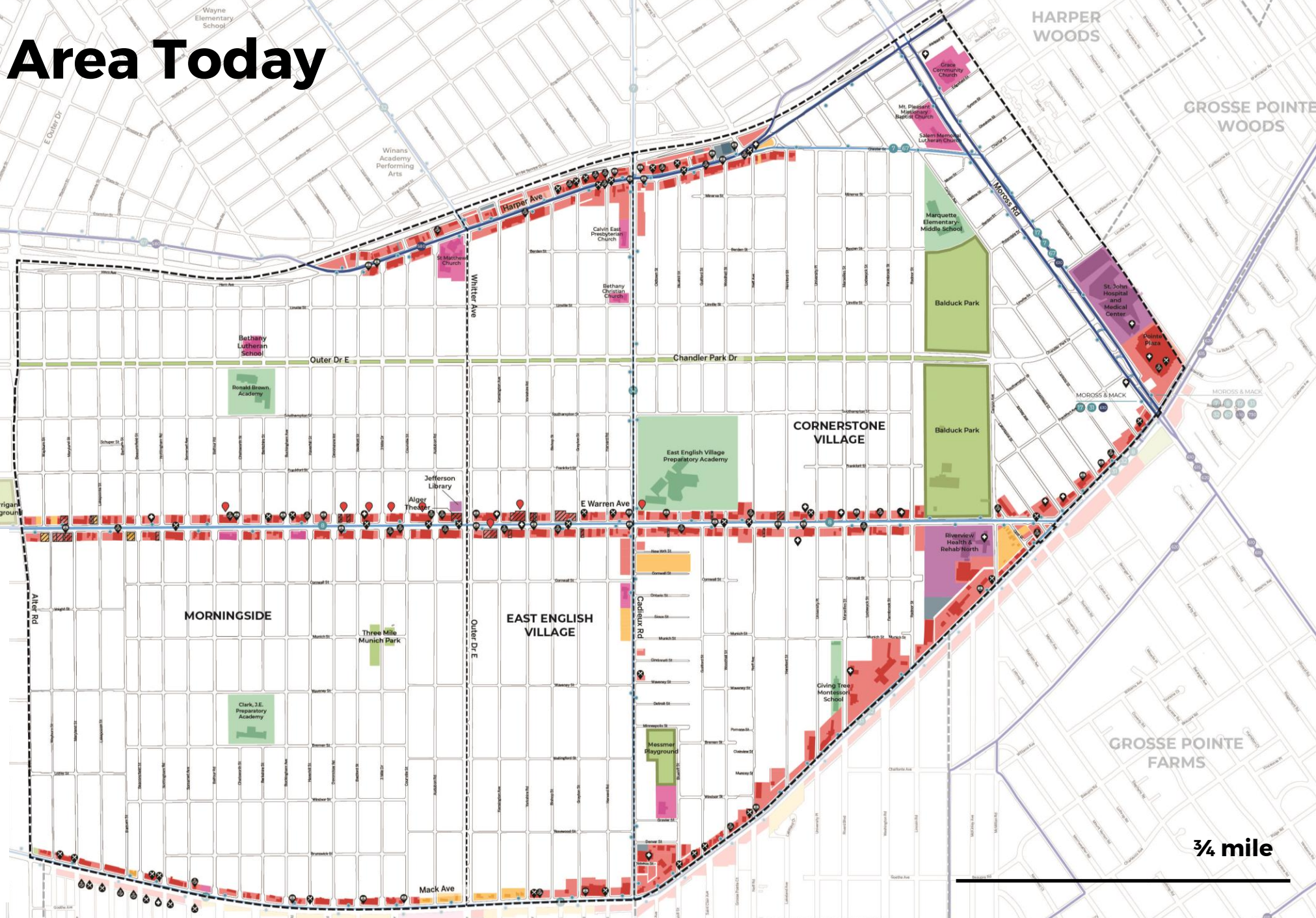
**Community priorities**



# The Study Area Today

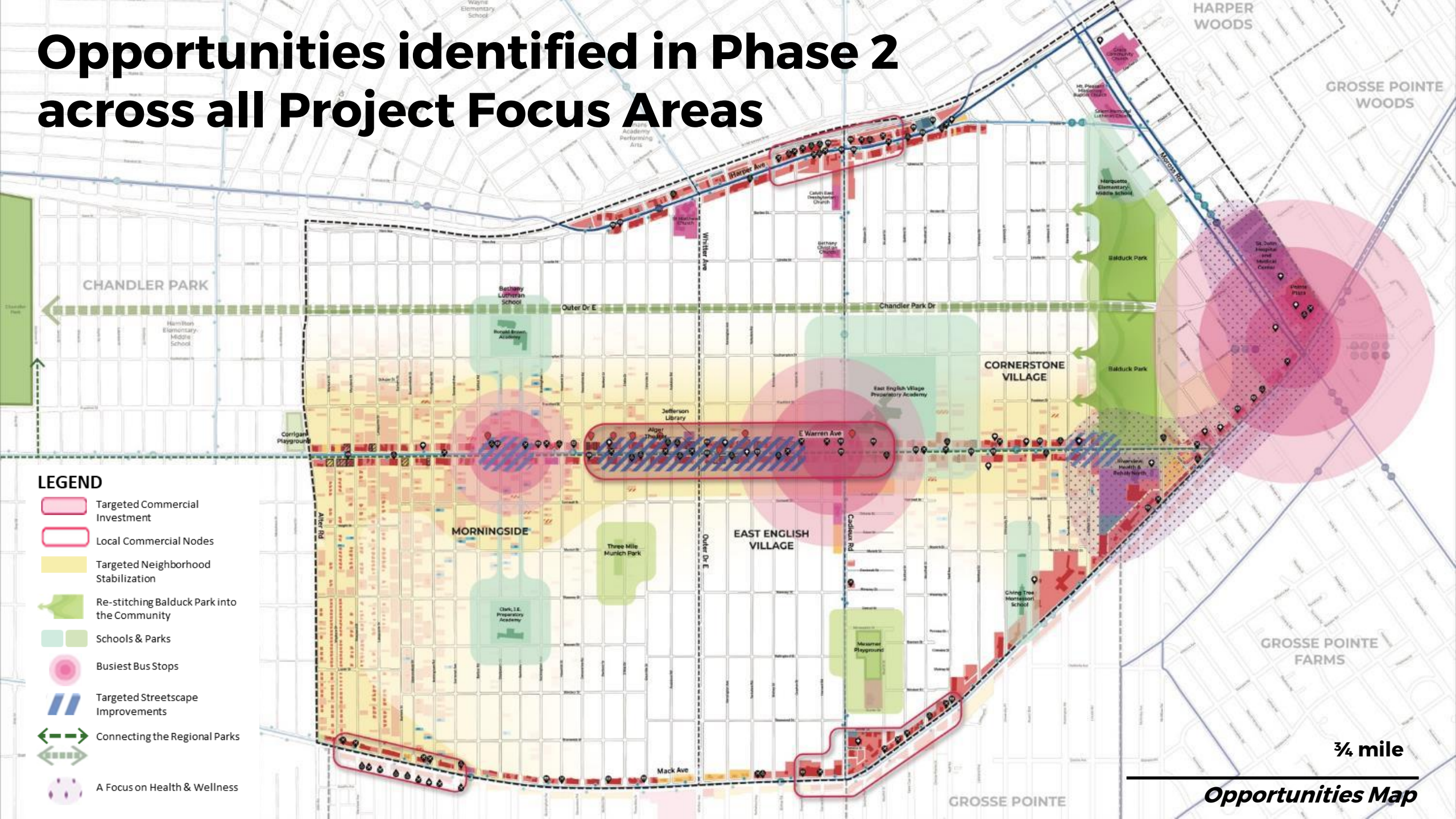
**LEGEND**

- Commercial
- Schools
- Institutions
- Parks
- Places of Worship
- Potential for Redevelopment
- Businesses currently in Operation
- Businesses to Open (2020)



3/4 mile

# Opportunities identified in Phase 2 across all Project Focus Areas



## LEGEND

- Targeted Commercial Investment
- Local Commercial Nodes
- Targeted Neighborhood Stabilization
- Re-stitching Balduck Park into the Community
- Schools & Parks
- Busiest Bus Stops
- Targeted Streetscape Improvements
- Connecting the Regional Parks
- A Focus on Health & Wellness

¾ mile

*Opportunities Map*

# Focus Area Concepts



# Supporting Business and Development on E. Warren

## *Intent*

- Supporting existing businesses
- Attracting new businesses
- More housing options

## *Budget*

- Gap financing for about 3-4 projects
- Amount spent will depend on which projects take place and how big the financing gaps are to fill



## What we've heard

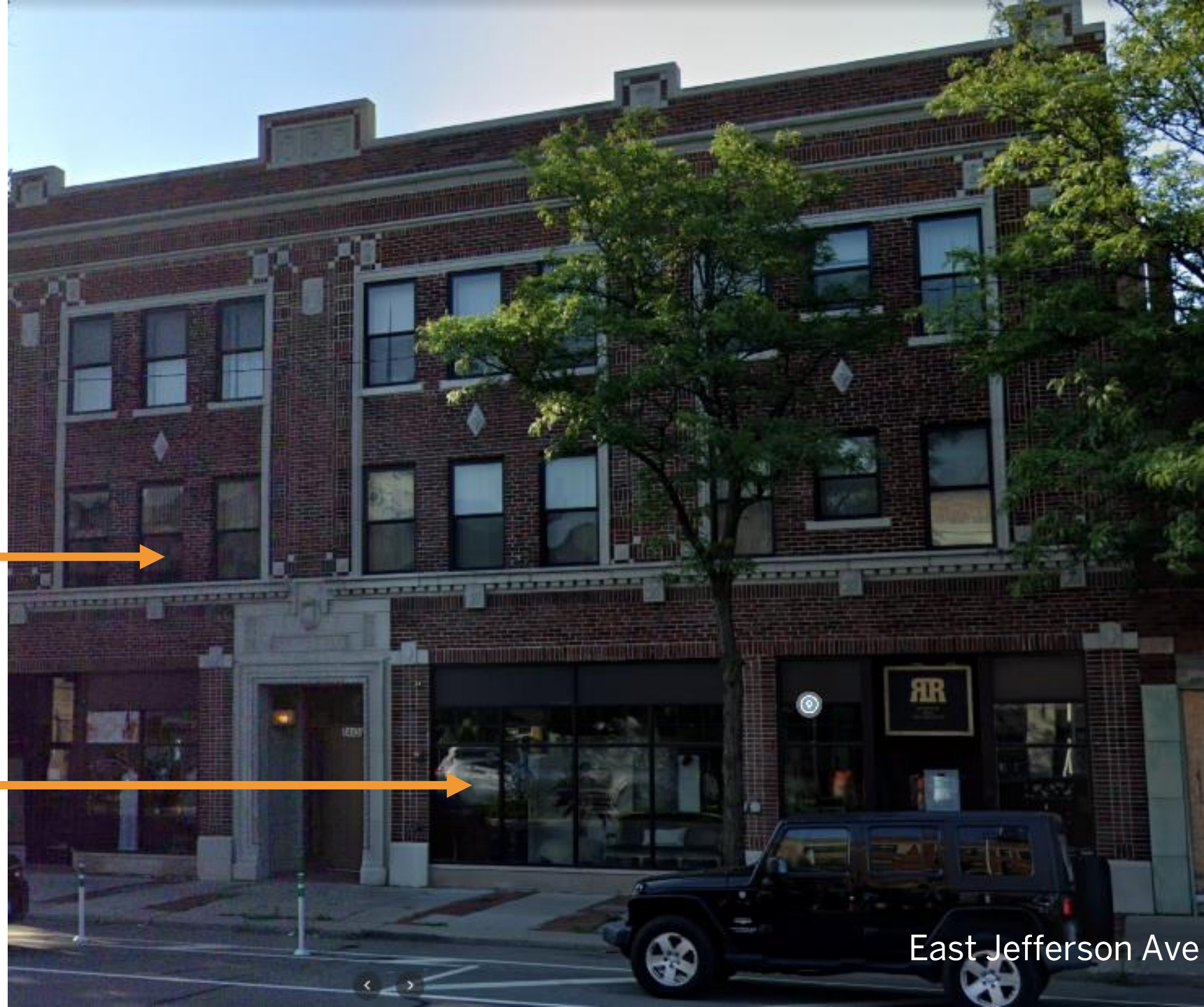
- People want to shop locally and support local business owners.
- People want to feel safe walking to shops on E Warren, and to have spaces along the corridor to meet people they know.
- New development and existing buildings should include shops and services that people need while supporting local culture and entrepreneurs.
- People want housing that is affordable, high quality, and sized to meet their needs.



**Commercial & mixed use development strategies in this Plan will support a strong retail corridor on E. Warren and housing options in the Study Area.**

Provides housing up top, close to shops and amenities

Provides shops and services facing the street



East Jefferson Ave

# Gap financing is about helping good development happen

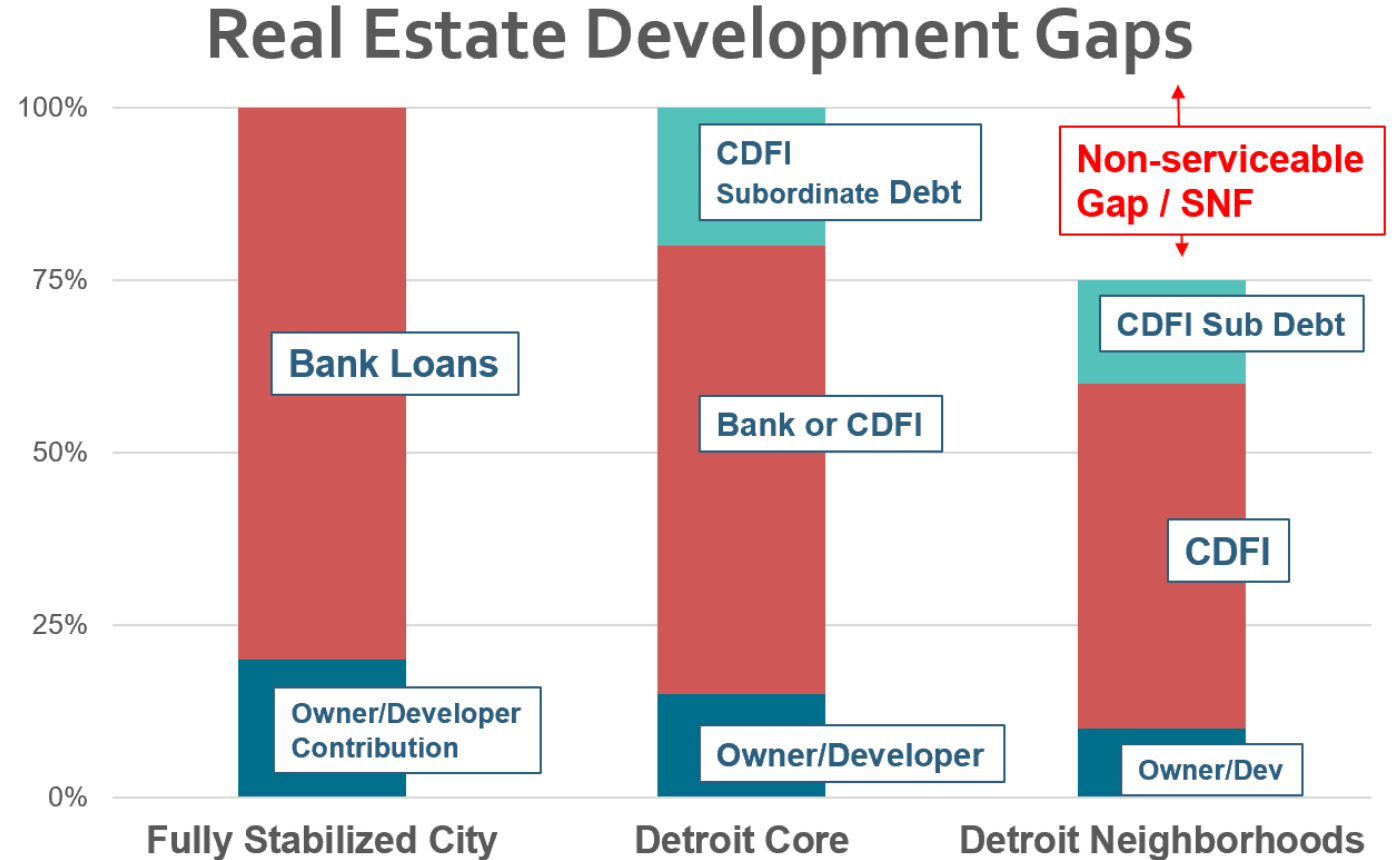
People often wonder why it takes so long for development to happen in the neighborhood.

It's usually because developers need to find financing (loans from a bank or mission-driven lender).

## What is “gap financing”?

- Funding given to a private sector partner to bridge the gap between how much developing a site will cost and how much traditional financing is available

The Strategic Neighbourhood Fund (SNF) is able to fill some project financing gaps to help development happen along East Warren



# There will be more City and community involvement when publicly-owned property is developed through Public Private Partnerships (P3s).

## Public Private Partnerships (P3s):

When the public and private sectors work together to complete a project.

In P3s, the City may play role in:

- Site selection
- Setting development goals (with community input)
- Selecting developers
- Providing gap financing



16510 – 16602 E Warren  
Request for Proposal (RFP)

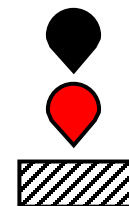
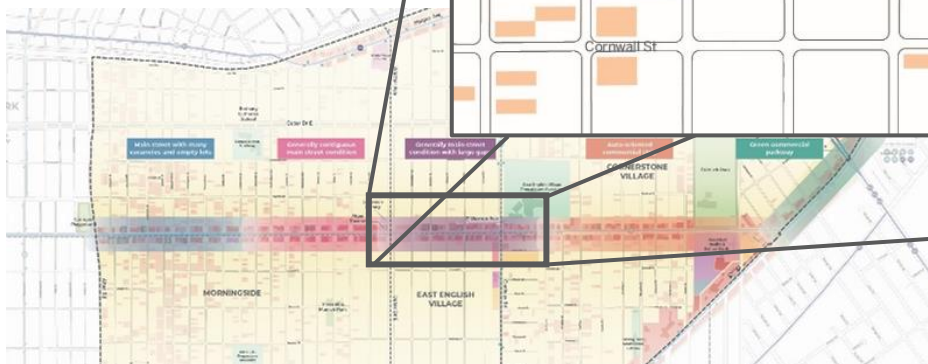
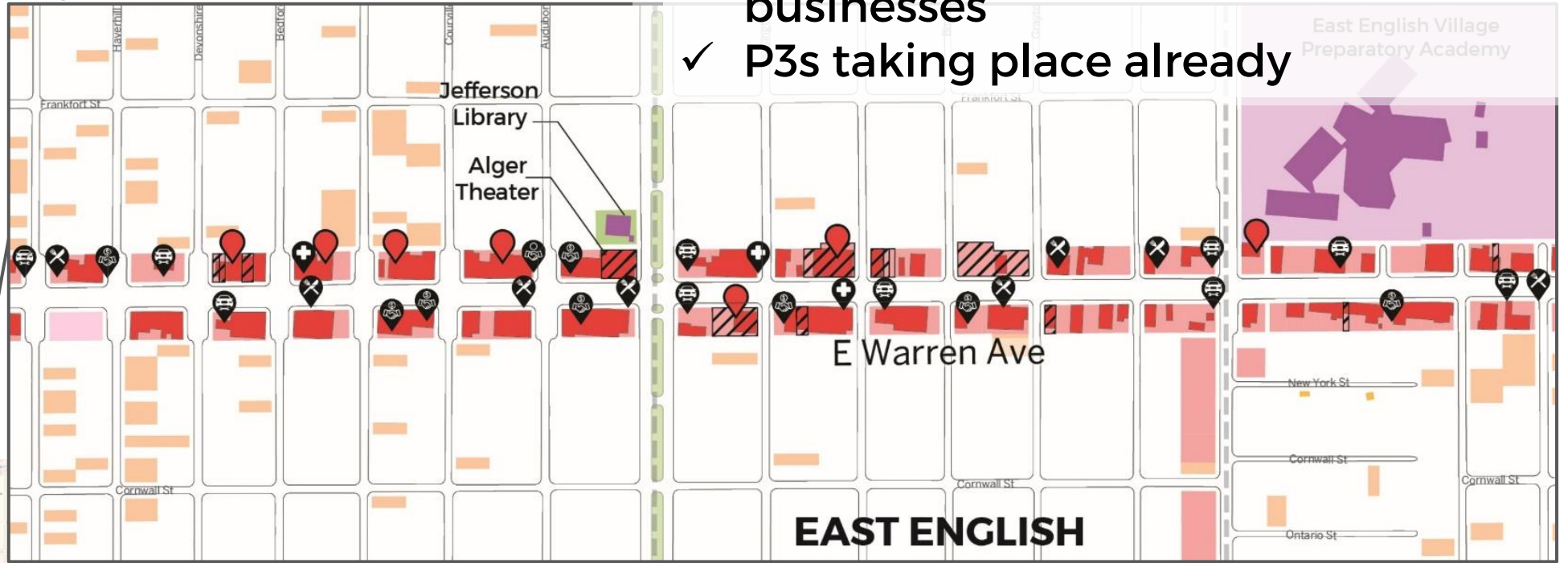
Issue Date: February 28, 2020  
Proposal Submission Deadline: March 27, 2020 by 5:00 PM

Darnell D. Adams  
Vice President, Program Implementation, Neighborhoods  
Invest Detroit  
600 Renaissance Center, Suite 1710  
Detroit, MI 48243-1802  
RFPSubmissions@InvestDetroit.com

**Development can take place anywhere along the E. Warren corridor. However, we expect the greatest activity will be in this area:**

**This area has the most:**

- ✓ Existing and planned businesses
- ✓ Active businesses on both sides of the street
- ✓ City-owned land near active businesses
- ✓ P3s taking place already



Existing Businesses  
Businesses to Open  
Publicly Owned Site

# Typology Analysis: New Build Mixed-Use Development

- New buildings on currently vacant sites or sites that would be cleared
- Likely 3-storey buildings constructed out of wood
- Ground floor would include retail or commercial units (or residential units that can be converted later)
- Upper floors would have residential units
- Ground floor should frame and activate the street



# Typology Analysis: Mixed-Use Renovation

- Renovation or rehab of existing 2-3 story buildings
- Ground floor would include retail or commercial units (or residential units that can be converted later)
- Upper floors would have residential units
- Ground floor should frame and activate the street



# Typology Analysis: Single-Story Commercial Development

- Redevelopment of existing sites for commercial use only
- Likely renovation, but could be new-build as well
- Can be street-related or stand-alone sites





# Your input will shape the commercial & mixed use development strategies in several ways:

- Influence the criteria in Invest Detroit requests for proposals (RFPs) to potential developers:
  - Design
  - The types of shops and services that are encouraged
  - The type of ownership that is prioritized
  - Other community uses or amenities
- Influence the types of housing that are encouraged and supported along the corridor



# Live Polling!

Go to [ahaslides.com/ewc](https://ahaslides.com/ewc) to enter  
your answers



# Renovating E. Warren

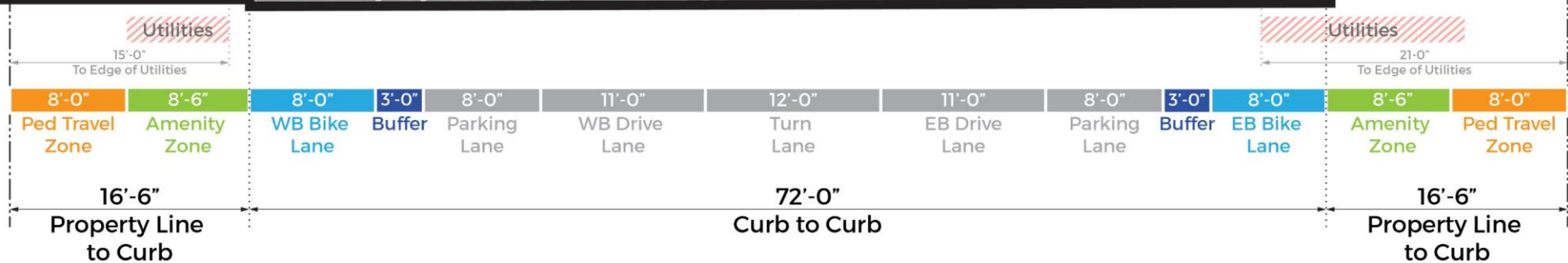
## *Intent*

- Better serve existing and future local businesses
- Create a community destination
- Improve the pedestrian experience
- Create a character which is unique to the three neighborhoods

## *Budget*

- Set project budget of \$5 Million
- Construction may begin as soon as next year

# Current Conditions



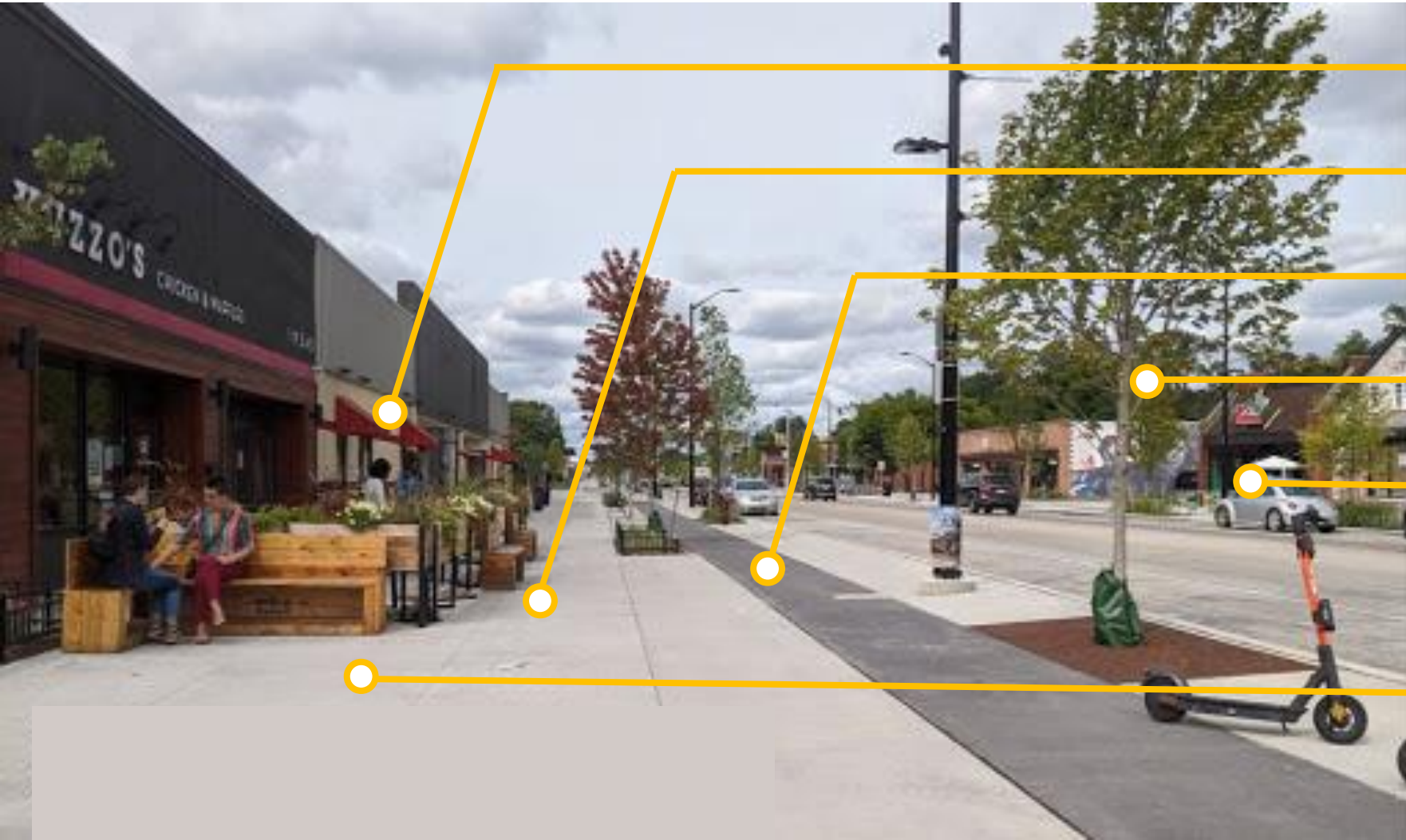
# Current Conditions

- 3 Driving Lanes
- “Floating” Parking Lane
- Bike Lane between parking and sidewalk
- Aging infrastructure
- Lack of street trees and vegetation
- Bus stops spread throughout
- Unsafe crossing conditions
- Inefficient use of sidewalk space



# What Is A Streetscape?

Includes anything that vehicles, pedestrians, bicyclists, and other users interact with while using the street:



**Patio Space**

**Wide Sidewalks**

**Bike Lanes/Neighborhood Trail**

**Street Trees and Plantings**

**On Street Parking**

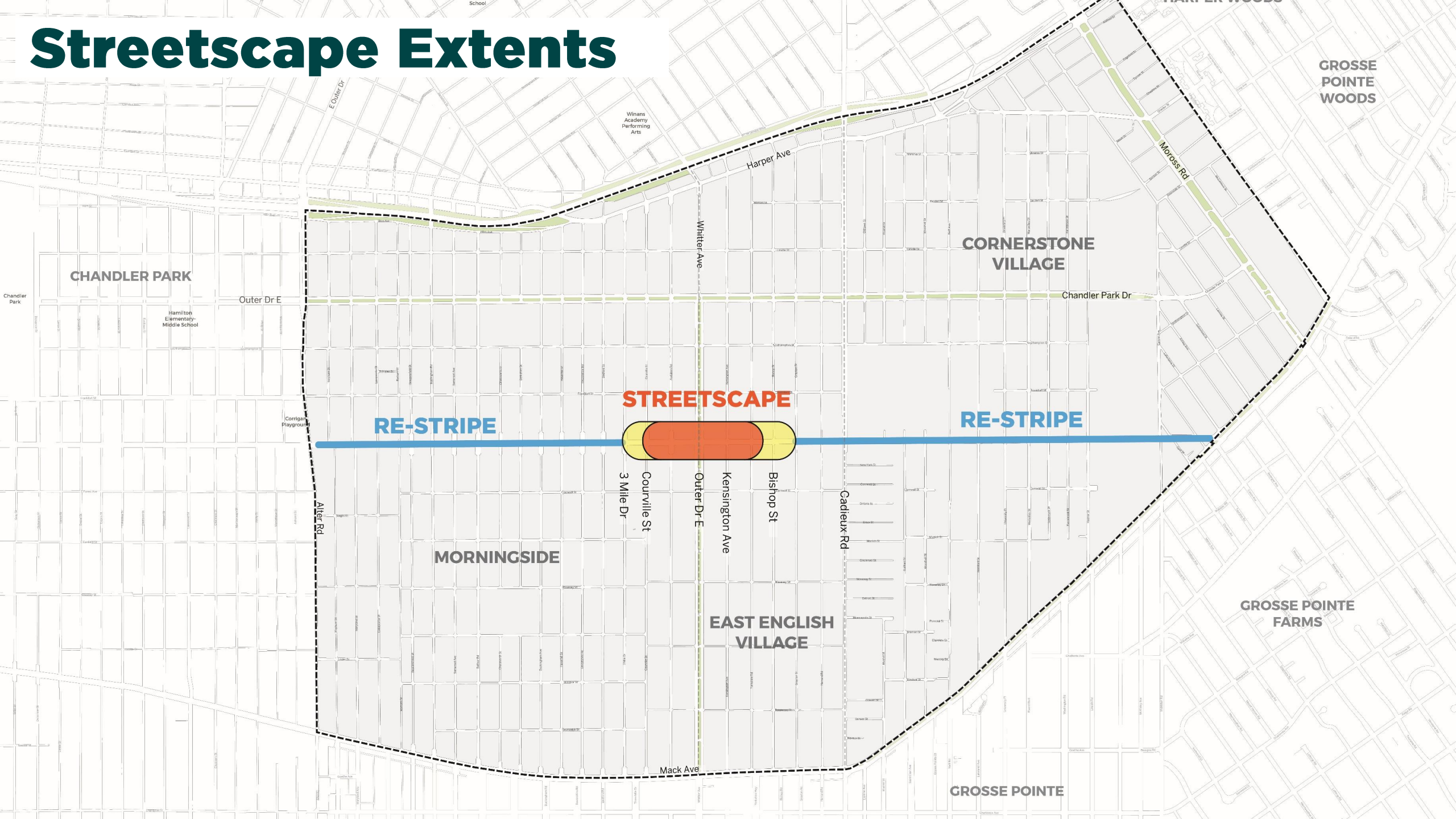
**Safe Crosswalks**

**Flexible Use Space**

# Feedback From Previous Session

- Would like a safe zone for people exiting their cars after parking
- Safe and beautiful lighting
- Incorporate ways to address stormwater
- Make sure bus stops are included
- Safety is big priority
- Add green space throughout
- Fits the needs of the neighborhood
- Easy to maintain

# Streetscape Extents



CHANDLER PARK

Hamilton Elementary-Middle School

Outer Dr E

RE-STRIPE

STREETSCAPE

RE-STRIPE

CORNERSTONE VILLAGE

Chandler Park Dr

GROSSE POINTE WOODS

MORNINGSIDE

Courville St  
3 Mile Dr

Outer Dr E

Kensington Ave

Bishop St

EAST ENGLISH VILLAGE

Cadieux Rd

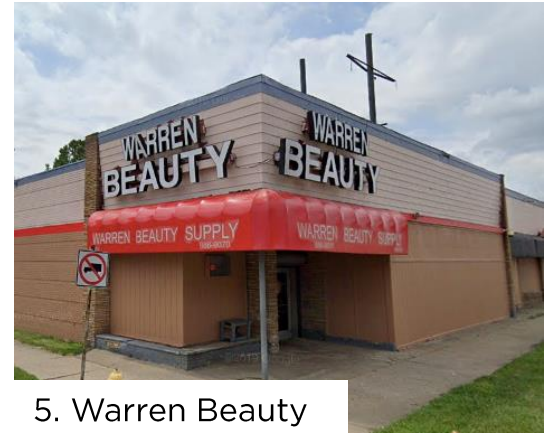
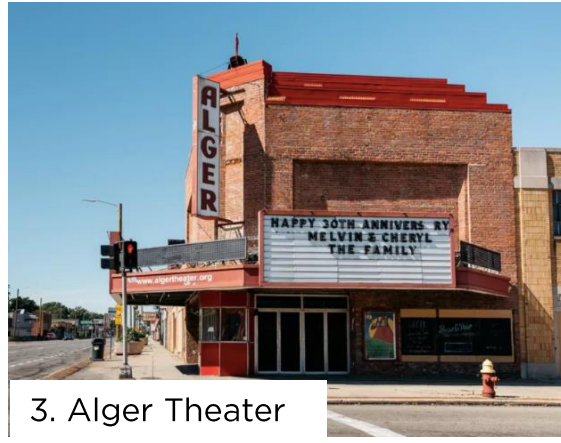
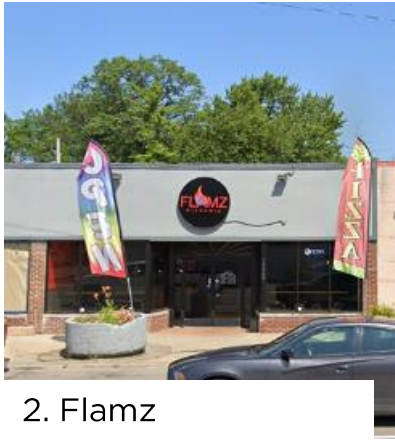
GROSSE POINTE FARMS

Mack Ave

GROSSE POINTE



# Area of Study



1. Laundry in the D

2. Flamz

3. Alger Theater

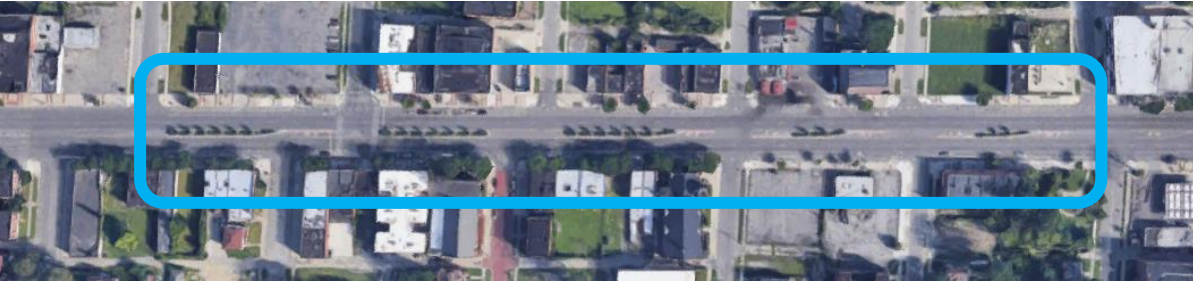
4. The Ribbon

5. Warren Beauty

- Aligning streetscape with commercial/mixed-use investment
- Covering more ground vs maximizing design ambition



# Similar Examples - Jefferson Chalmers



## 5 Blocks

- Commercial core is around 5 blocks
- Any larger and the core area starts to feel less cohesive



# Similar Examples - Bagley



## 2 Blocks

- Small commercial area across 2 blocks
- Example of NSF Streetscape project – Focus and Maximize



# Components Included in the Redesign of E. Warren

**Combined Trail**



**Improved Bus Stops**



**Trees in Grates**



**Outdoor Dining**



**Planters**



**New Lighting**

**↑ Improved Intersections**



**Resurfacing**

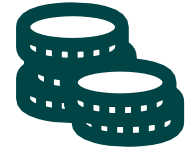


**Split Trail**

# Initial Concepts



# Refinement Process



Ensure concept design is feasible

Determine project limits and align with commercial area

Work with DPW to ensure cost estimates are accurate



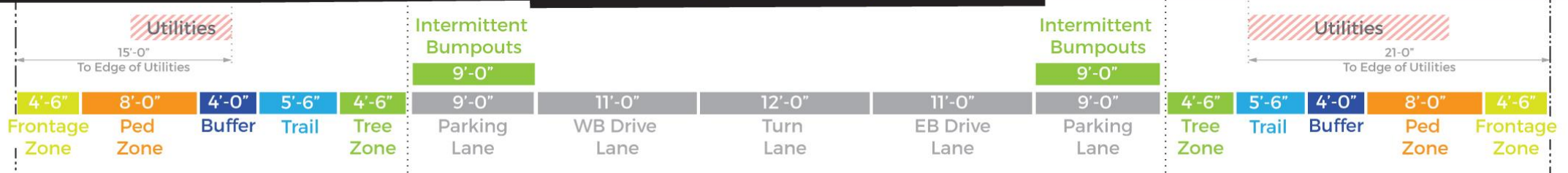
Make sure layout will work for future projects



Incorporate community design priorities

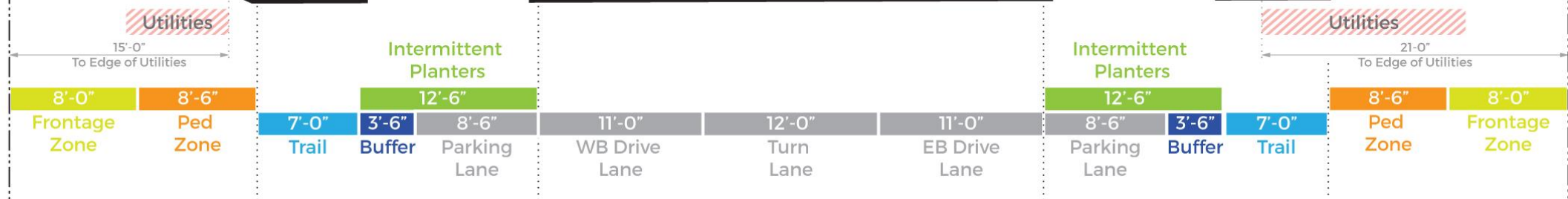
# Focus and Maximize - Split

3 Blocks



# Stretch and Distribute - Split

5 Blocks

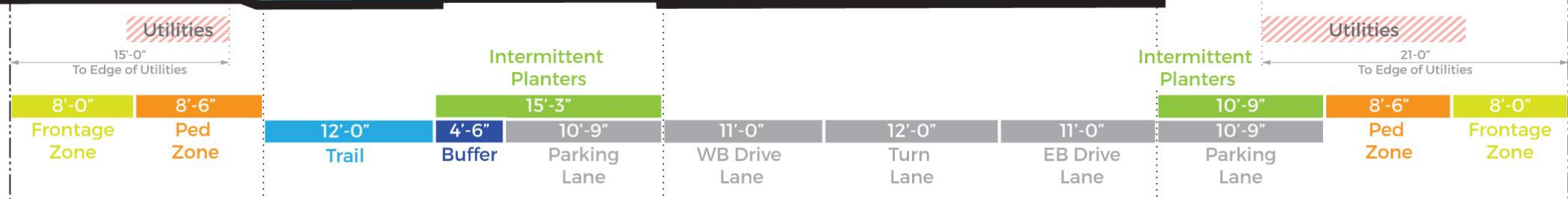
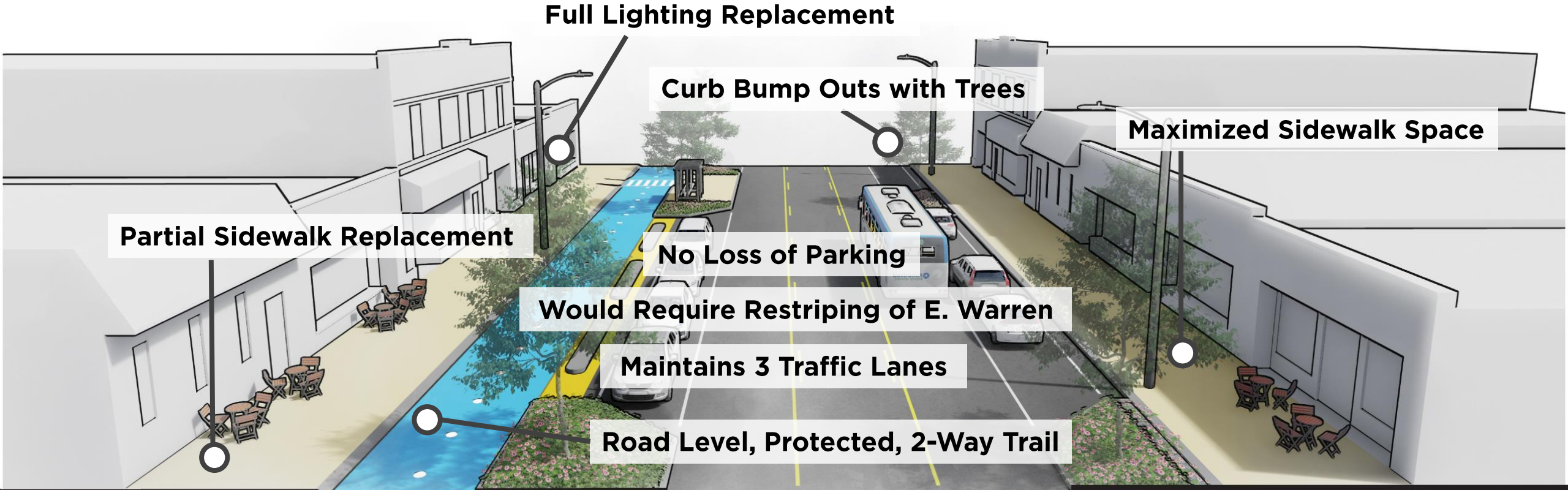






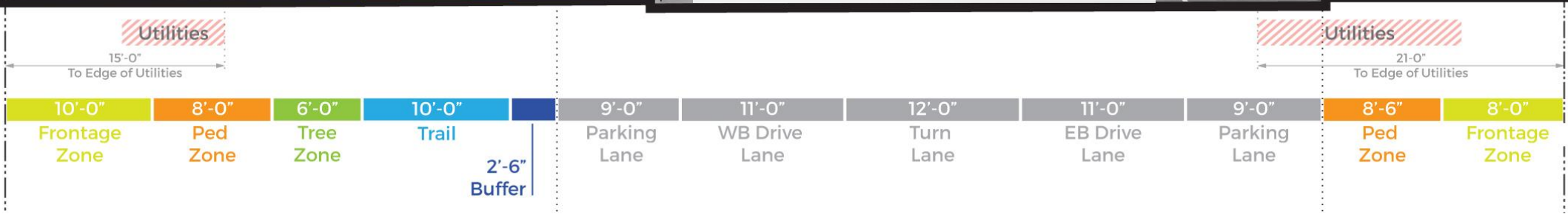
# Stretch & Distribute - Two Way

5 Blocks



# North Side Shift

5 Blocks

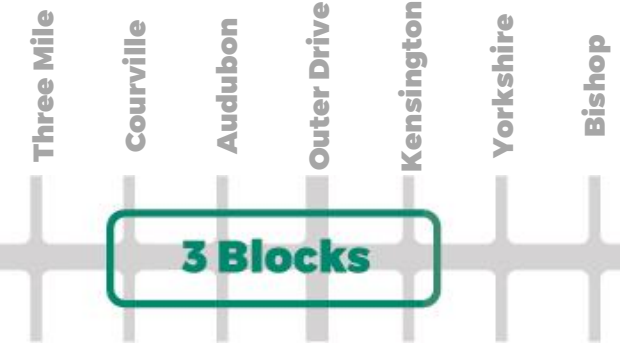
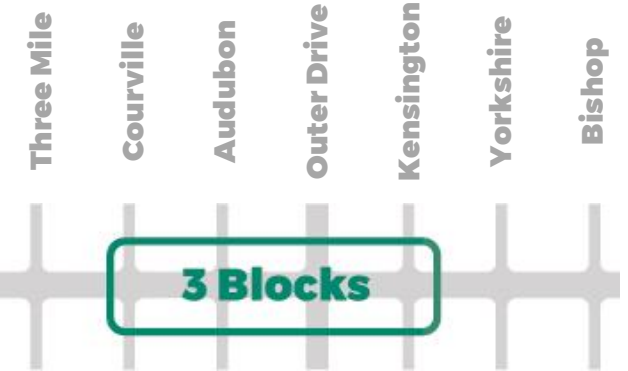


# Option Comparisons

## Focus and Maximize

Split

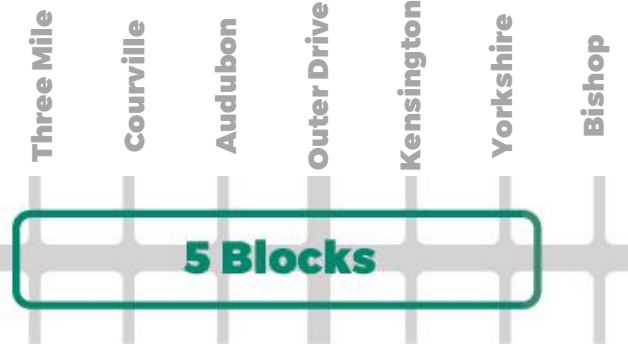
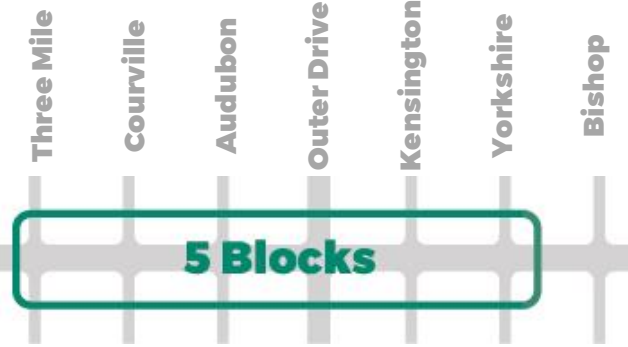
Two Way



## North Side Shift

Split

Two Way



## Stretch and Distribute

3 Blocks

3 Blocks

3 Blocks

5 Blocks

# Live Polling!

Go to [ahaslides.com/ewc](https://ahaslides.com/ewc) to enter  
your answers



# Improving parks and open spaces

## *Intent*

- New park amenities & programming
- Improved access
- Maintenance of existing amenities

## *Budget*

- \$1 million SNF funding available
- Opportunity for additional leveraged investment

# Current Conditions: East Warren



# Current Conditions: Entrances & Access





# Current Conditions: Trails & Amenities



# Community Expectations

- Maintenance and Improvement to Existing Amenities
- Infrastructure Improvements, including:
  - Connections to the Neighborhood (visual, physical)
  - Sidewalks and Improved Access within the Park
  - Improved access into the Park for cars, buses and bikes
  - Gathering spaces
  - Landscape Improvements
- Flexible Spaces that support programs and activities!



# Balduck Concept

- Physical and Visual Connections to the west neighborhoods
- Loop trails on the north and south side to support walking groups
- Expanding use and opportunity at the Community Building
- Creating a Welcoming East Warren Avenue
- Retaining Aspen Woods look and feel and expanding shaded, wooded walkways on the north side
- Distinct places to sit, gather, garden, play, dance, eat, communicate and access each other and open space throughout the park
- Physically connecting the north and south sides of the park together in a cohesive way



**Community Green & North Trails**

- expanded paved trail system
- open lawn area amongst trees
- defined spaces for art, exercise, dance, etc.
- outdoor art
- forest management

**Chandler Park Drive**

- community kiosk @ promenade terminus
- safe crossing & lighting
- wooded feel extends to south
- removal of 'no parking' zone

**Hill & Open Lawn**

- public gathering
- winter activities
- outdoor movies, dance and yoga
- youth sports

**Promenade Walk**

- wide pedestrian walk
- lined with trees & benches
- tying together north and south
- connecting Community Building & Patio to other park amenities

**Community Building & Patio**

- community gathering space
- four season activity on patio
- overlooking open spaces
- raised gardens
- tables and seating
- flexible programming

**East Warren Edge**

- welcoming, central entrance
- pedestrian and vehicular access improvement
- edge treatment along e. warren

# Balduck Priorities

Designing a Concept that goes beyond immediate budget of \$1 million dollars to address a holistic park design:

- Plan looks to meet immediate goals while providing a guide toward future projects
- Allows for continued and strategic improvements over time as funding is available
- Requires prioritization of Near-Term improvements
- Full build-out will look toward partnerships over the coming years



# Concept Plan

## East Warren Edge



# East Warren Edge



continuous landscape treatment



landscaped entrance



defined pedestrian entrance

# Concept Plan

## Promenade Walkway



# Promenade Walkway



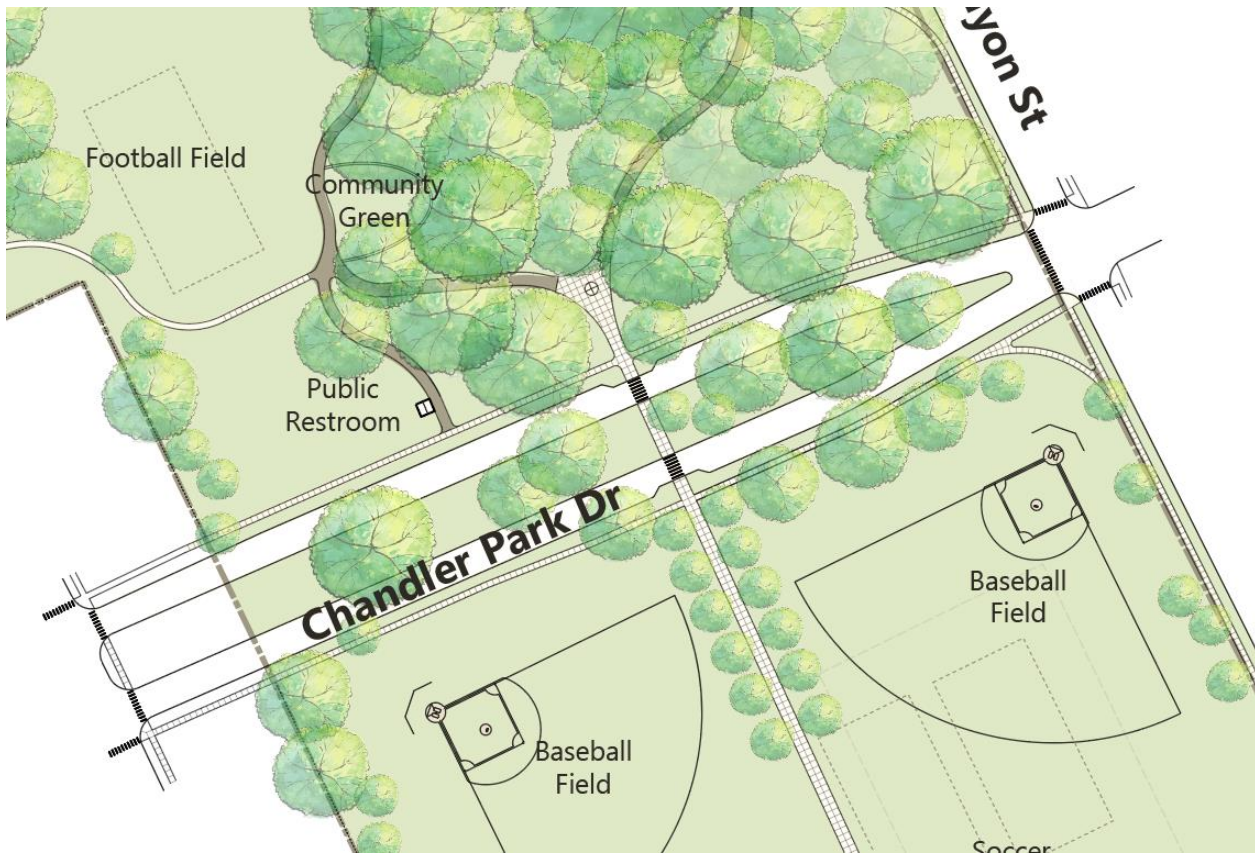


# Concept Plan

## Chandler Park Drive



# Chandler Park Driv



community kiosk



crossing signage, markings and lighting



forested edges

# Concept Plan

## Community Green & Trails



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# Community Green & Trails



open lawn area amongst trees



nature programming



outdoor art



outdoor dance



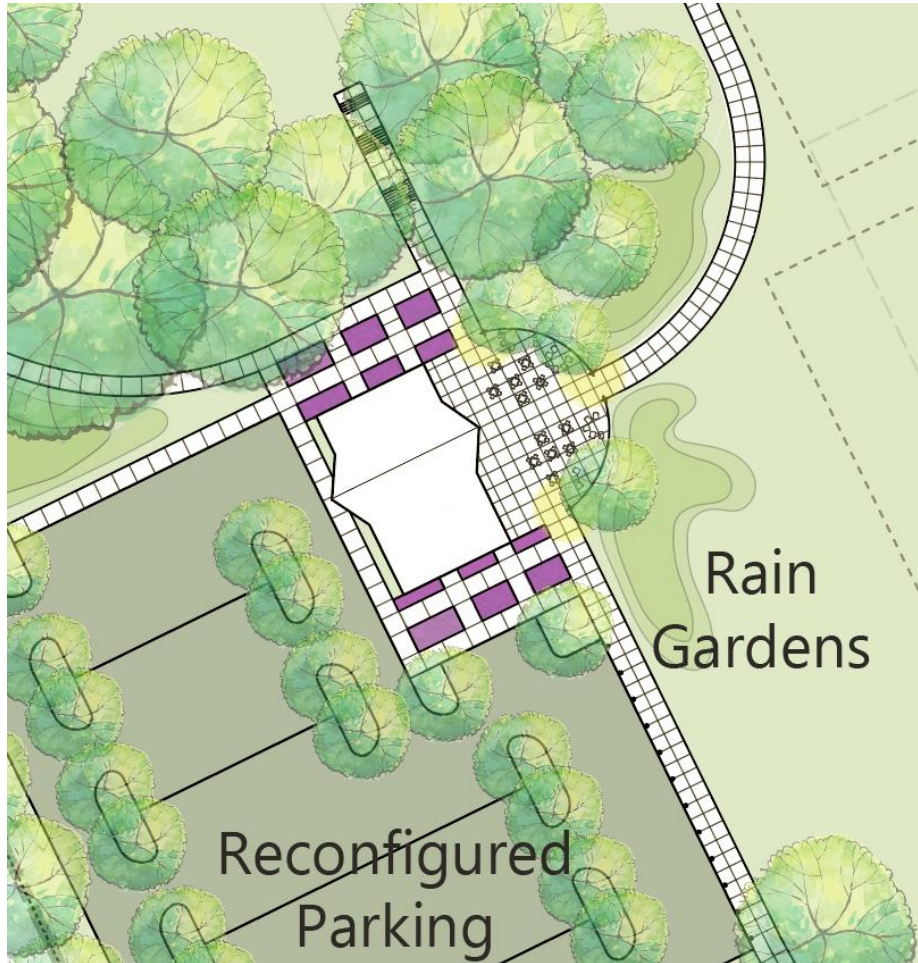
forest management

# Concept Plan

## Community Building & Patio



# Community Building & Patio



winter gathering space



gathering space adjacent to building



utilize indoor spaces



raised gardens



community bulletin

# Concept Plan

## Hill & Open Lawn



**Community Green & North Trails**

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# Hill & Open Lawn



festivals & exercise



soccer

sledding



# Next Steps

- **Prioritize Near-Term Improvements to serve as a guide as the design process moves forward.**
- The project will move into the Design Phase Summer 2021
- General Services Department will lead a series of deeper engagement sessions with the community to design the details of the park.
- Project will go to the construction document phase and then construction is planned to start in Spring 2022.



# Prioritization

Remember, together we have designed a Concept that goes beyond immediate budget of \$1 million dollars to address a holistic park design:

- Plan looks to meet immediate goals while providing a guide toward future projects
- Allows for continued and strategic improvements over time as funding is available
- **Requires your input on prioritization of Near-Term improvements**
- Full build-out will look toward partnerships over the coming years



# Which Park Improvements are a Priority?

- Community Building Opened with Activated Community Patio
- East Warren Entry & Frontage Improvements
- Promenade Walk & Chandler Park Drive Crossing
- Community Green & North Side Pathways
- Physical Connections to the West Neighborhoods & Parking Improvements



# Live Polling!

Go to [ahaslides.com/ewc](https://ahaslides.com/ewc) to enter  
your answers



# Strengthening the neighborhoods

## *Intent*

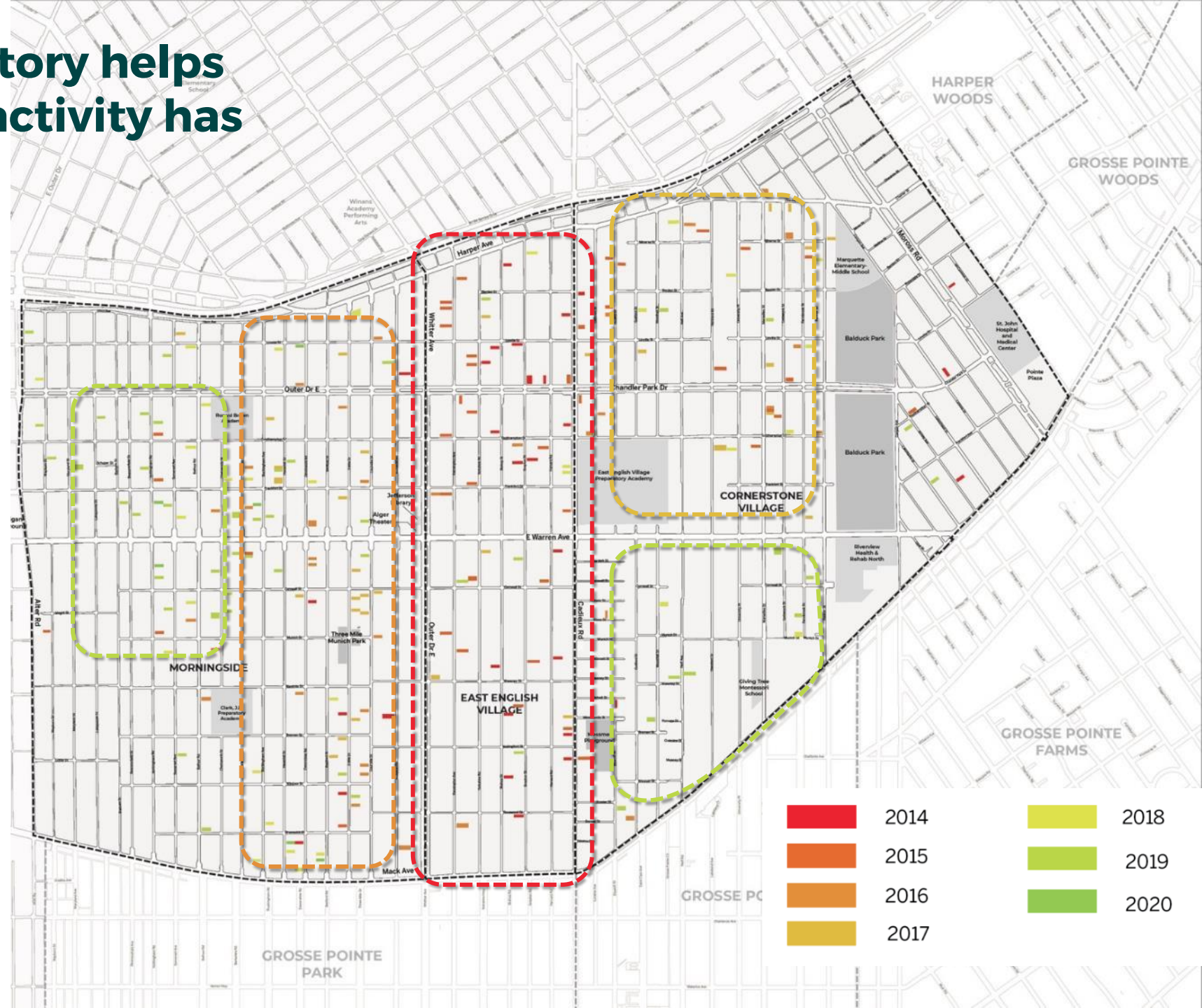
- Home rehabs and renos
- Demolishing blight
- Better use of vacant lots
- Establishing neighborhood principles and priorities

## *Budget*

- Approximately \$600K budget
- The budget is approximate because it relates to a range of City programs

# A look at DLBA sales history helps to show where market activity has been strongest

- Earliest sales in EEV, then generally outward to east and west
- Sales are generally dispersed

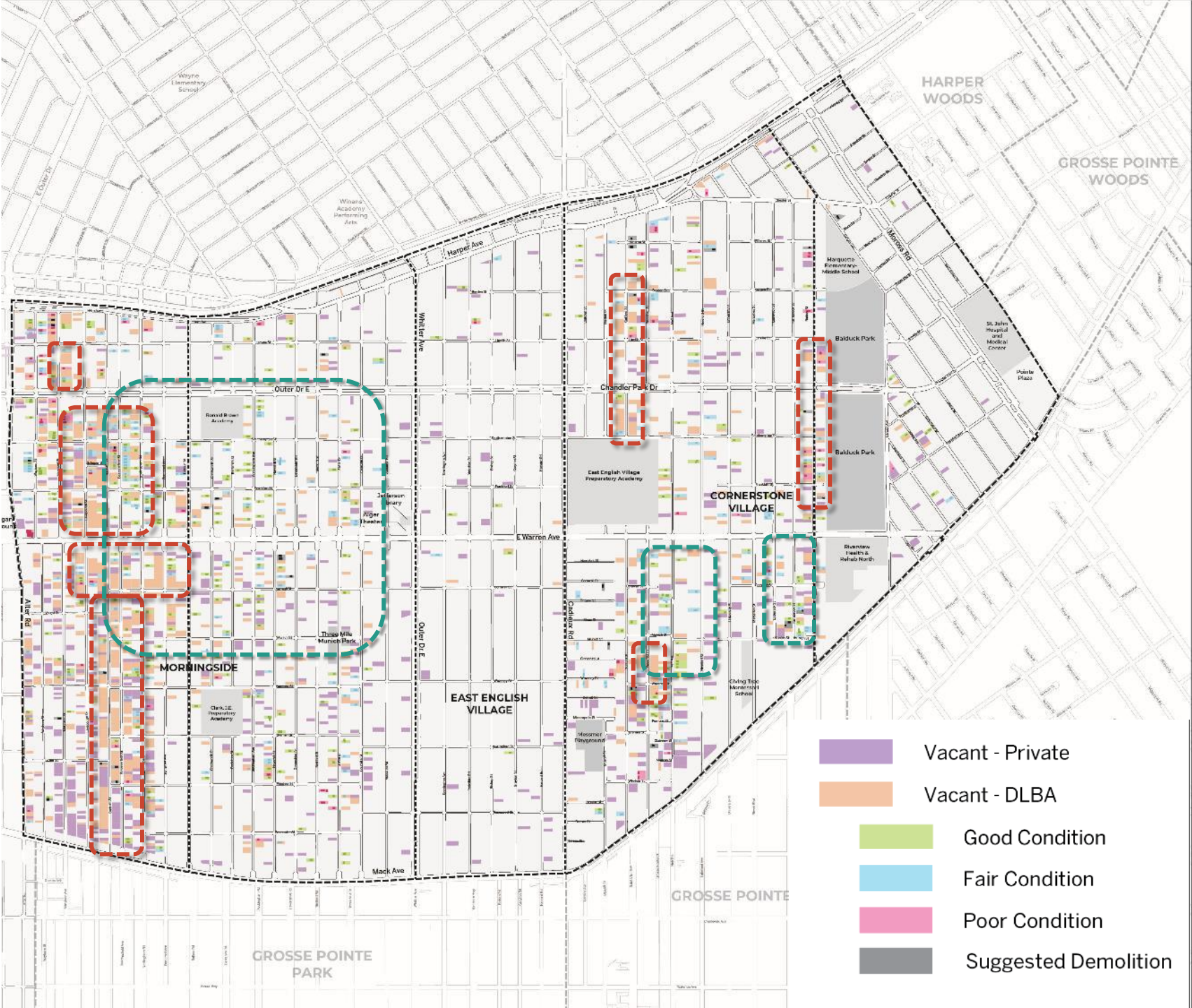


# West Morningside and Cornerstone have the most vacant properties.

There is more opportunity to stabilize DLBA-owned properties than private properties.

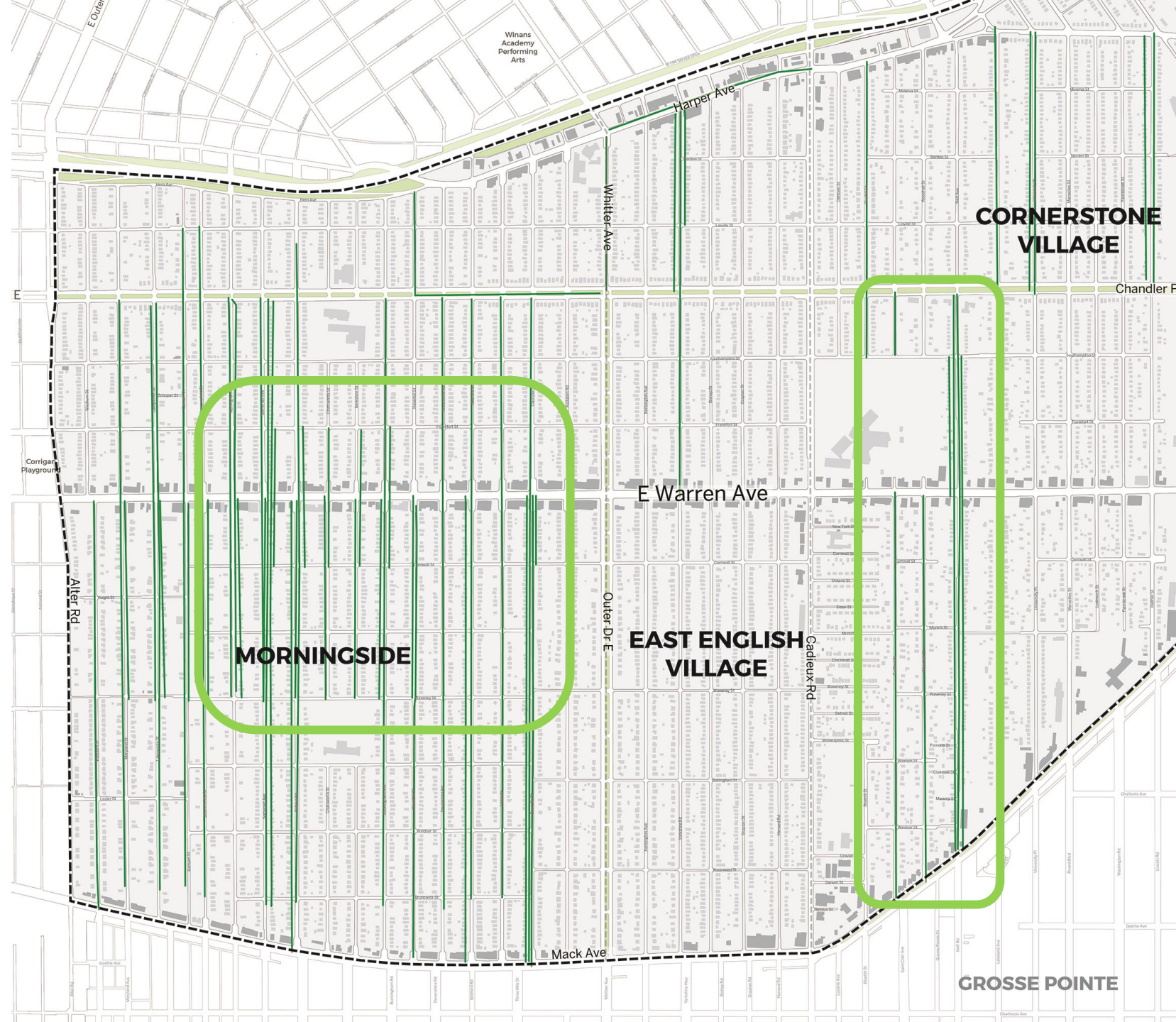
There are significant clusters of vacant lots in west Morningside and parts of Cornerstone

Good and fair condition vacant properties are dispersed, with some clusters



# What we've heard

- Prioritize stabilization in central and western Morningside, the western portion of Cornerstone, and along the corridor on the south side of E. Warren.
- The Nuisance Abatement Program does not yet reach all areas in need.
- Want a safe and socially connected neighborhood.
- Want to be included in strengthening their neighborhoods and to be able to afford housing.





# There are a number of programs currently available to address neighborhood stabilization in the Study Area, both on City/DLBA-owned properties, and private land.

SNF budget can be used to expand existing programs:

- **Sales Programs:** Building Blocks, Auctions & Own-It-Now, Rehabbed and Ready
- **Stabilization Program:** securing and repairing vacant homes in better condition to prevent further damage
- **Demolitions:** removing structures that are too blighted to save (also supported through Proposal N, which has separate funding)
- **Blight Prevention:** Nuisance Abatement Program, DLBA Compliance Program, Side Lot Program



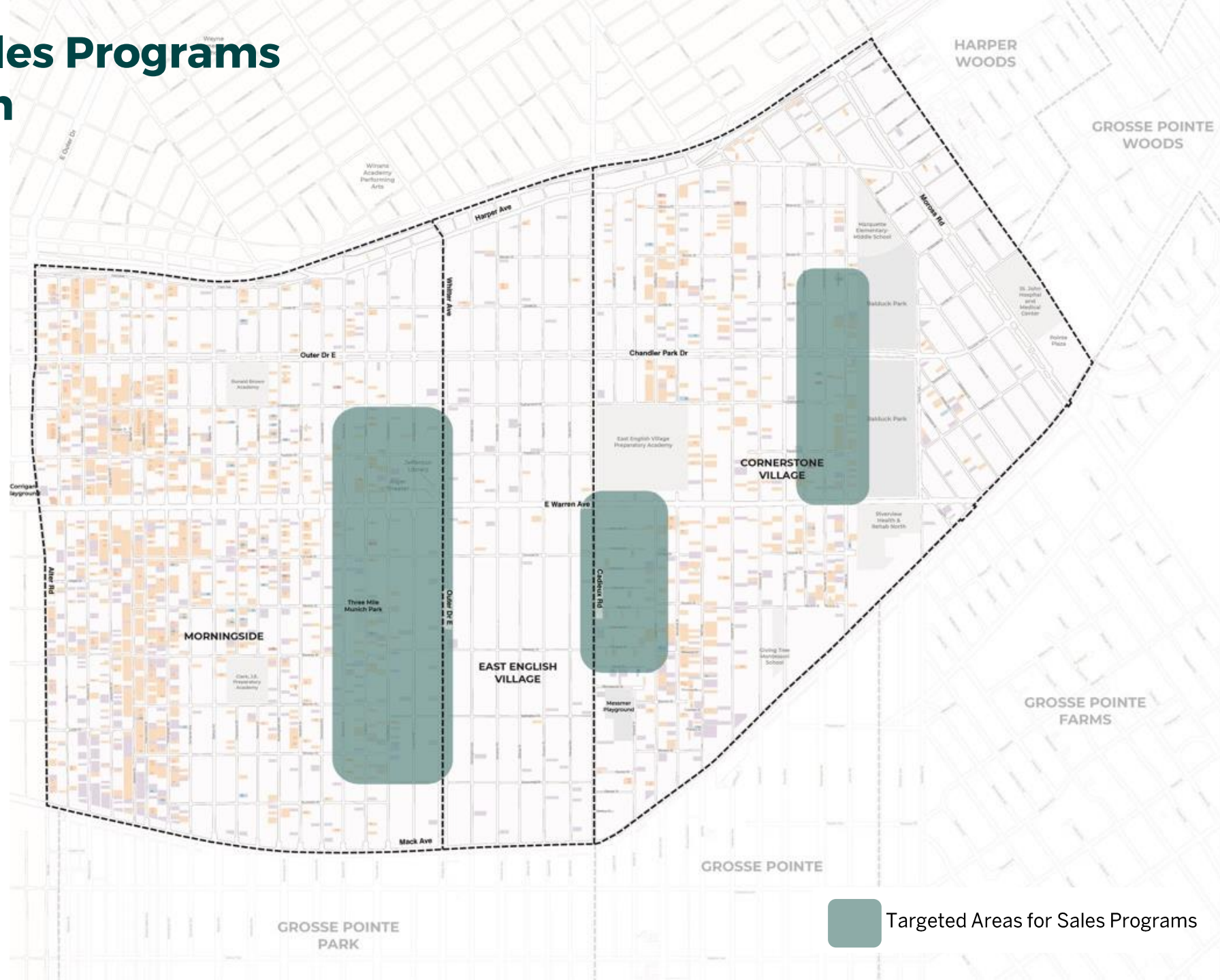
# Proposal N

- Potential \$250M voter approved blight funding for the City
- Preserve and renovate 8,000 homes
- Demolish 8,000 homes too blighted to save
- Some portion of funding would go to east Warren-Cadieux
- Final recommendations will account for Proposal N identified properties
- SNF funding would be additional funding for Neighborhood Stabilization efforts outside of Proposal N



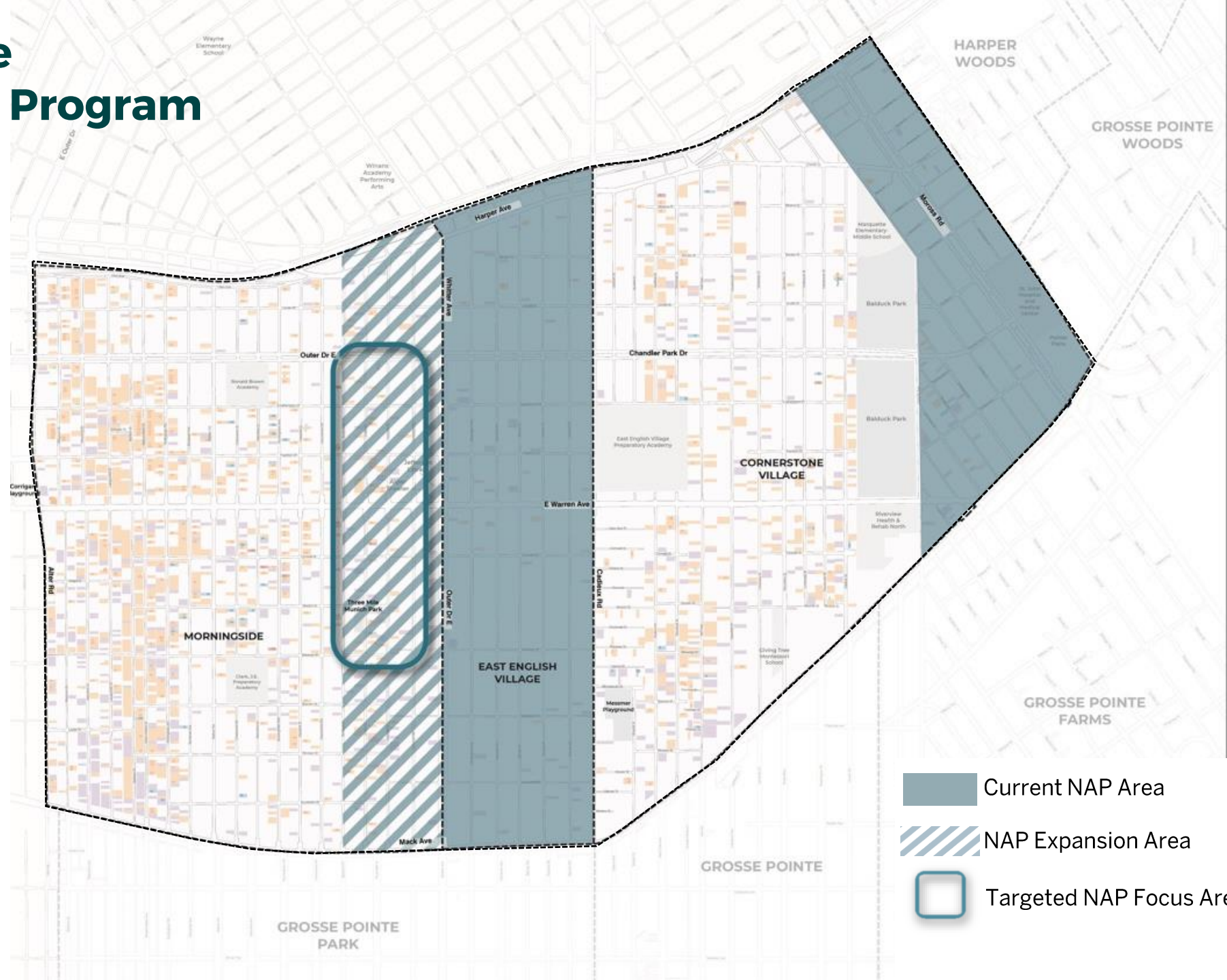
# Areas to prioritize Sales Programs and Blight Prevention

- Areas that benefit from a stronger market only require a bit of help
- Target for DLBA Sales Programs
  - Building Blocks
  - Auctions & Own-It-Now
  - Rehabbed and Ready
- Target for the Nuisance Abatement Program
- Areas adjacent to Balduck Park can benefit from park improvements
  - Target for select demolition and clean-



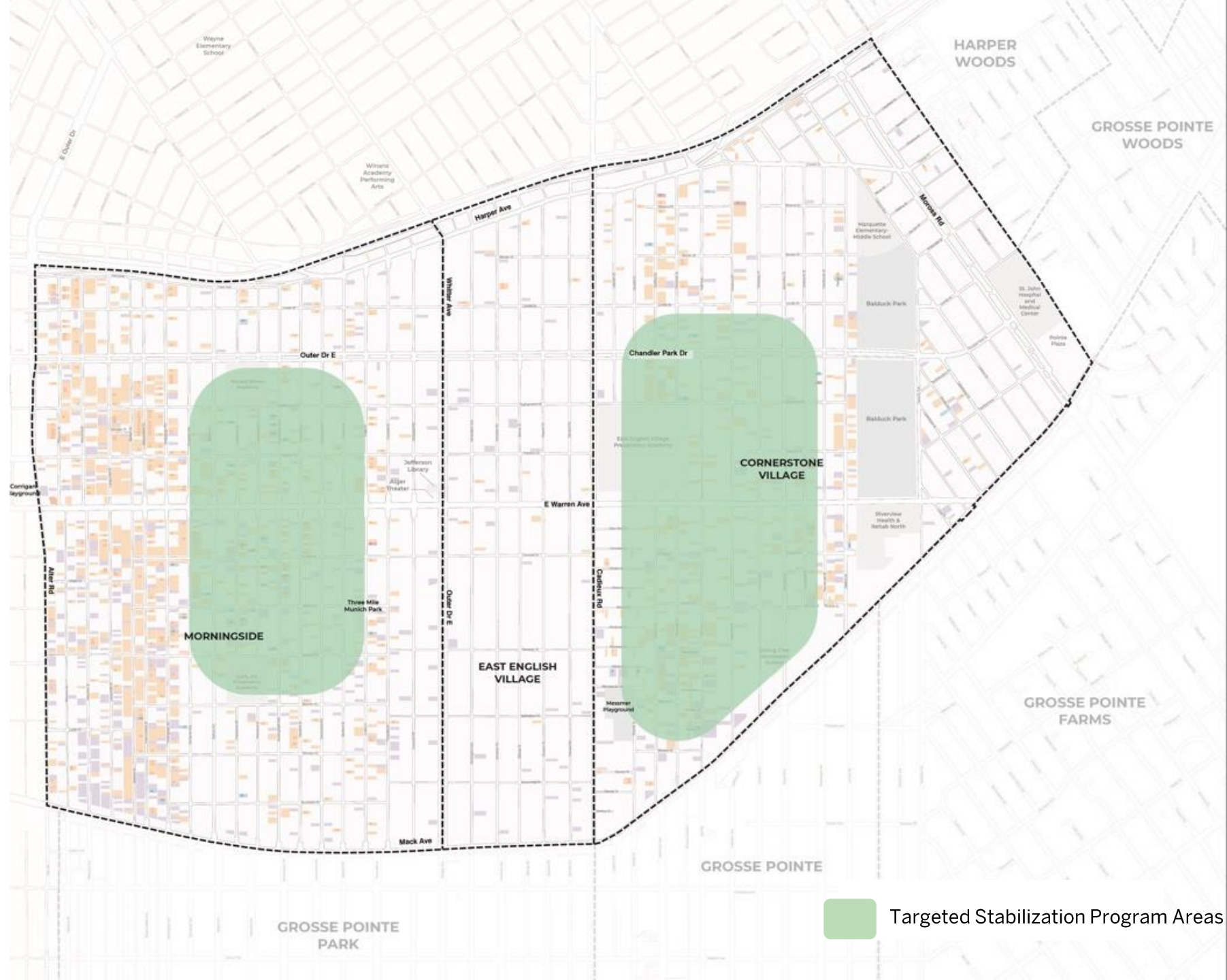
# Areas to prioritize the Nuisance Abatement Program

- The Nuisance Abatement Program is a Blight Prevention program which is expanding into a portion of Morningside
- Nuisance abatement closest to the East Warren corridor may have the greatest benefit for the most residents
- The City will expand the program area street by street as



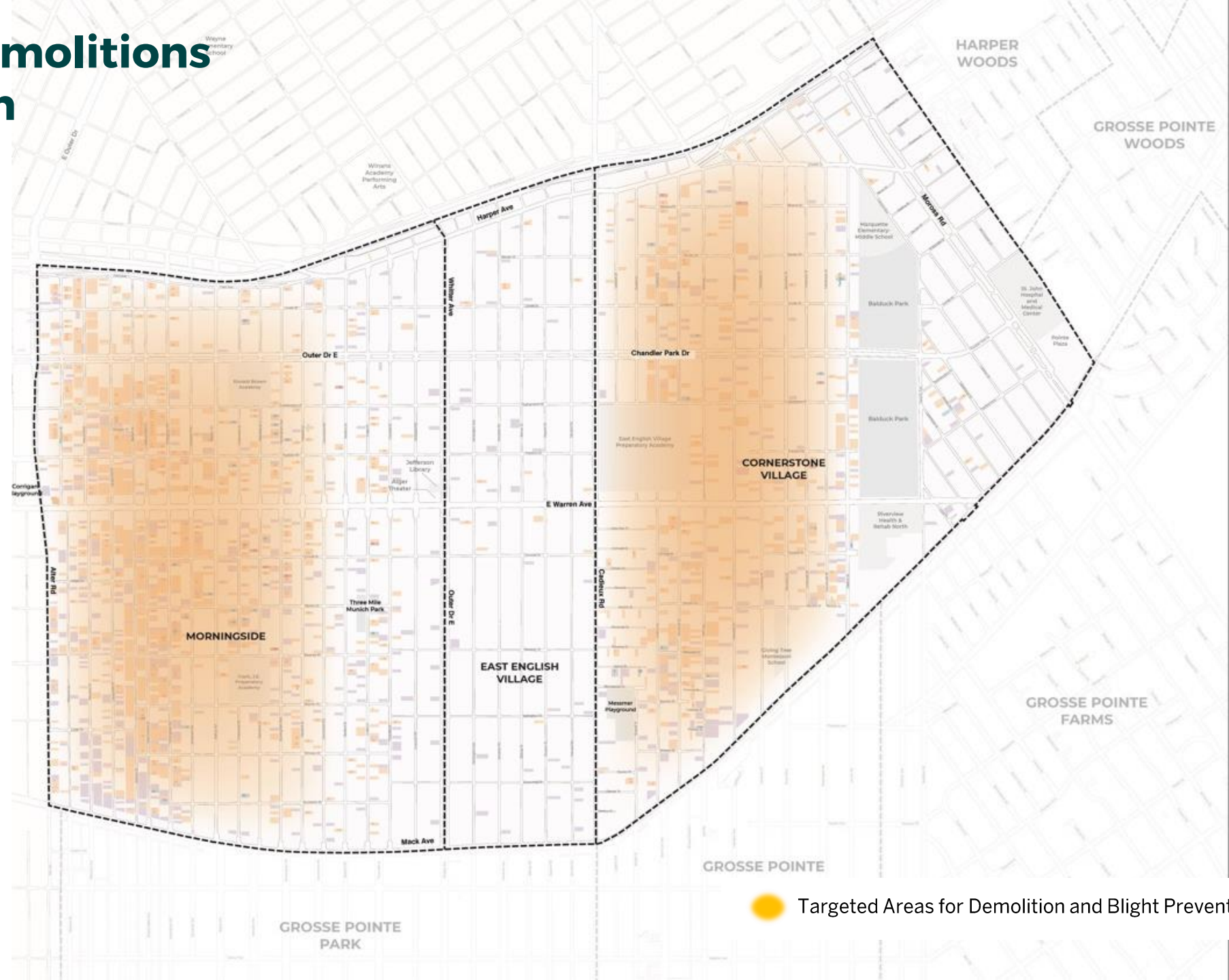
# Areas to prioritize Stabilization Programs

- Stabilizing homes here will keep them in good structural condition while housing demand gradually spreads
- Will contribute to other neighborhood initiatives
  - Commercial investment and streetscape
  - Neighborhood anchors
  - Busy bus stops



# Areas to prioritize Demolitions and Blight Prevention

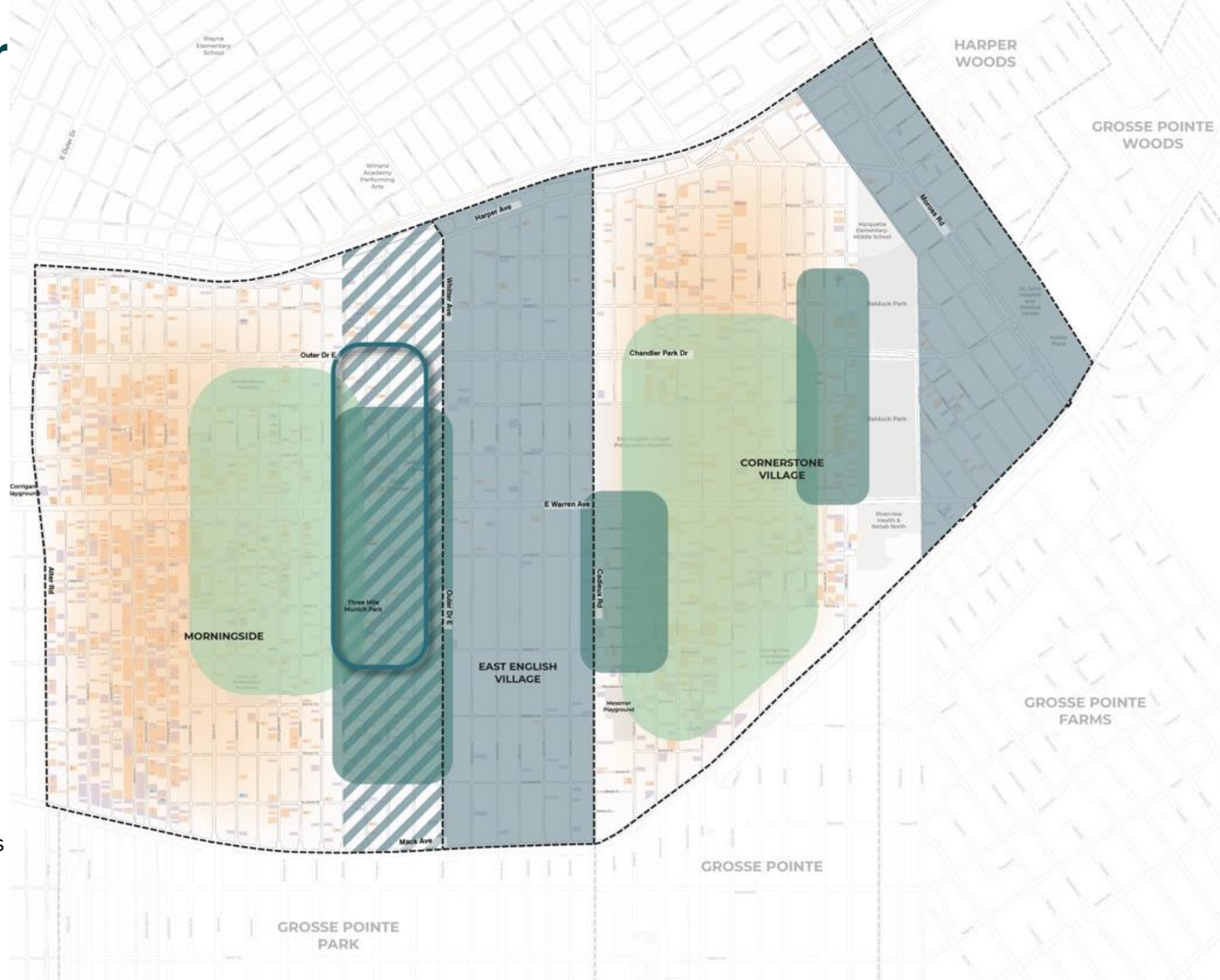
- Demolitions may be focused in areas where there are more vacant properties in poor condition
- Individual or community-led side lot programs can help beautify or add activity to vacant parcels



Targeted Areas for Demolition and Blight Prevention

# Putting it all together

This Neighborhood Plan can help focus the available City programs where they can be most effective





**STRENGTHENING THE  
NEIGHBORHOOD**

**Feedback?**  
*Did we get it right?*

**Use the chat to send us questions**

**Raise your hand**

**Dial \*9 if Calling From a Phone**



# Next Steps

# Where We're At



# Next Steps

- Ongoing Phase 3 Survey – [ewcplan.com/survey](https://ewcplan.com/survey)
  - Open for Next Two Weeks
- Canvassing Efforts in Neighborhood
- Summary of Engagement
- Final Refinement of Recommended Concepts
- Development of Final Report
- Final Presentation to Community