



# A VISION FOR DENBY/ WHITTIER

*Neighborhood Framework Plan*

## COMMUNITY MEETING #2

HEILMANN RECREATION CENTER

THURSDAY, JANUARY 22, 2026

5 – 8 PM



# AGENDA

**01 WELCOME BACK!**

**02 PLAN OVERVIEW**

**03 TIMELINE**

**04 MEETING #1 RECAP AND SURVEY RESULTS**

**05 ACTIVITIES**

**06 ANNOUNCEMENTS & NEXT STEPS**



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# MEET THE CITY (PDD)



**ALEXA BUSH**  
DIRECTOR



**DARA O'BYRNE**  
DEPUTY DIRECTOR



**KHALIL LIGON**  
EAST REGION DIRECTOR



**SHERELLE STREETER**  
PLANNER III  
PROJECT MANAGER



**BRENDAN CAGNEY**  
PLANNER III



**CHRIS HENDERSON**  
PLANNER II



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# MEET THE CITY (D4 DON & DBL)



**TAYLOR HARRELL**  
MANAGER



**EBONI DEBERRY**  
DEPUTY MANAGER



**AFTAN MALONE**  
BUSINESS LIASON





DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# MEET THE CITY (D4 CITY COUNCIL)

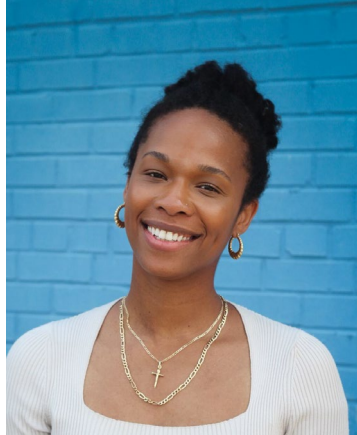


**LATISHA JOHNSON**  
**COUNCIL MEMBER**

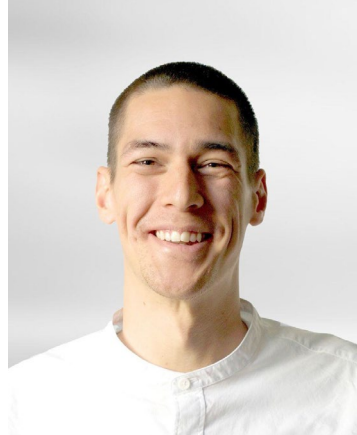


## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# MEET THE PLAN TEAM



**UJIJJI WILLIAMS**  
JIMA STUDIO



**ANDREW WALD**  
ANOTHER WORLD



**MAGGIE HAIGHT**  
BJH ADVISORS



**LAURA WALKER**  
OTHER WORK



**AUDRA CARSON**  
IZZIE GLOBAL



**MIKE STYCZYNSKI**  
OTHER WORK



**JENN MAINE**  
STUDIO INCOGNITA



**ARTHUR SAMUEL**  
BJH ADVISORS



# PLAN OVERVIEW

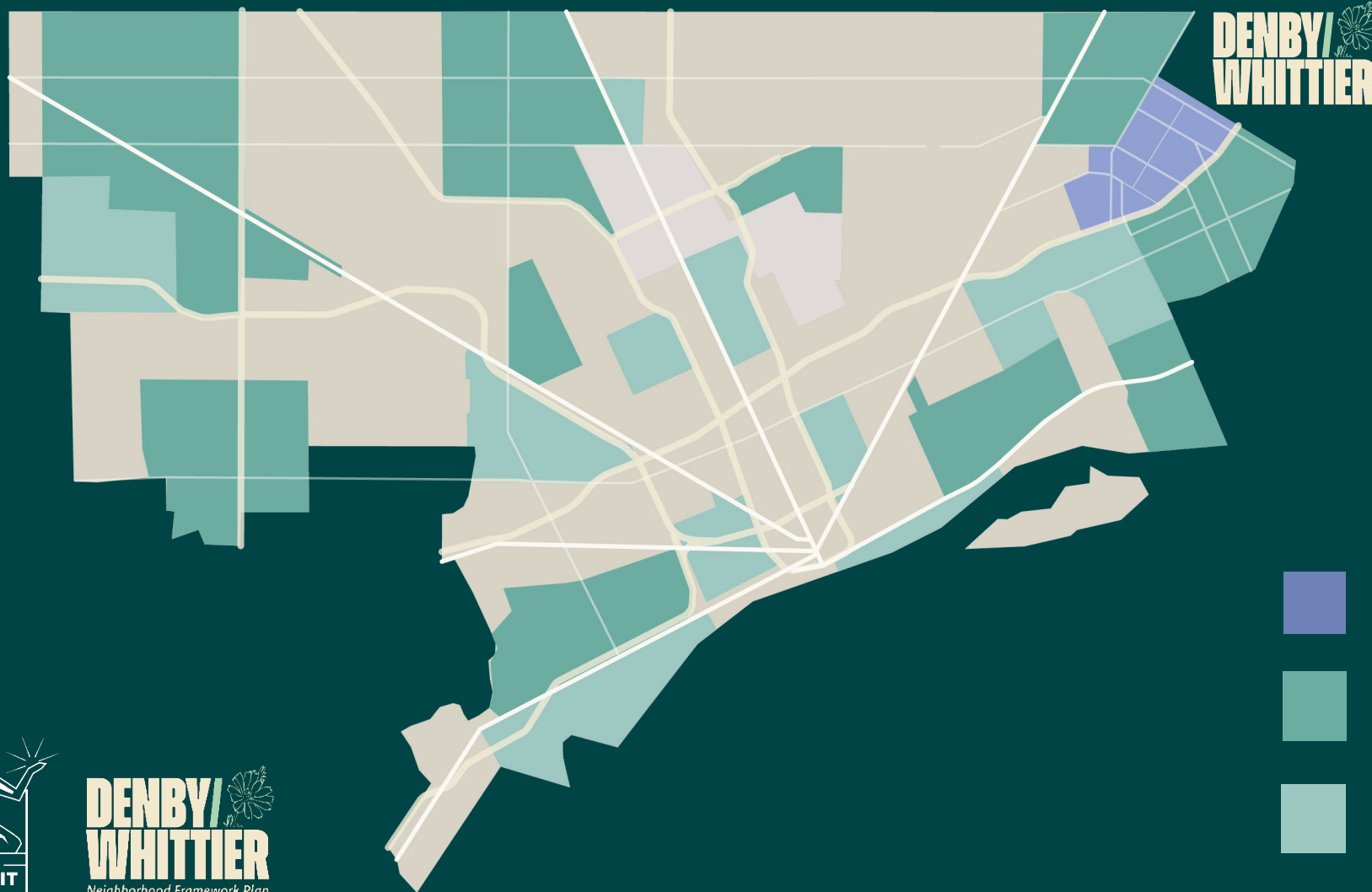


A NEIGHBORHOOD FRAMEWORK PLAN:  
**IS AN ACTION ORIENTED,  
COMMUNITY-DRIVEN VISION THAT  
REFLECTS COMMUNITY NEEDS, AND  
GUIDES FUTURE IMPROVEMENTS IN  
THE NEIGHBORHOODS.**



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# EXISTING FRAMEWORK PLANS



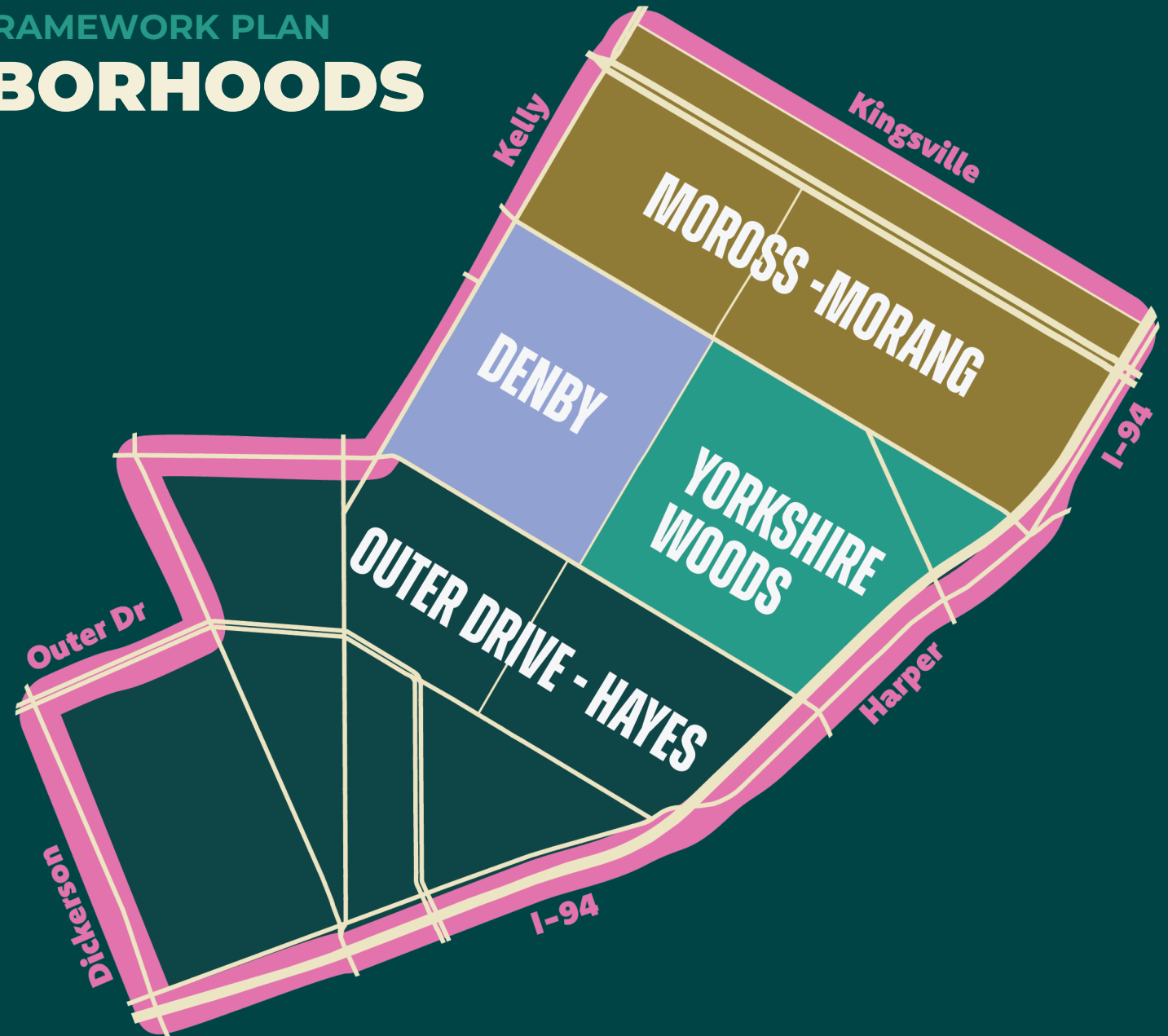
-  Denby/Whittier Neighborhood Framework Area
-  SNF Neighborhood Framework Areas
-  Non-SNF Neighborhood Framework Areas



**DENBY/WHITTIER**  
Neighborhood Framework Plan

## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# PLAN AREA NEIGHBORHOODS





## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

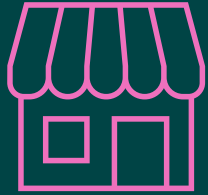
# FOCUS AREAS

**HOUSING &  
NEIGHBORHOOD  
STABILIZATION**

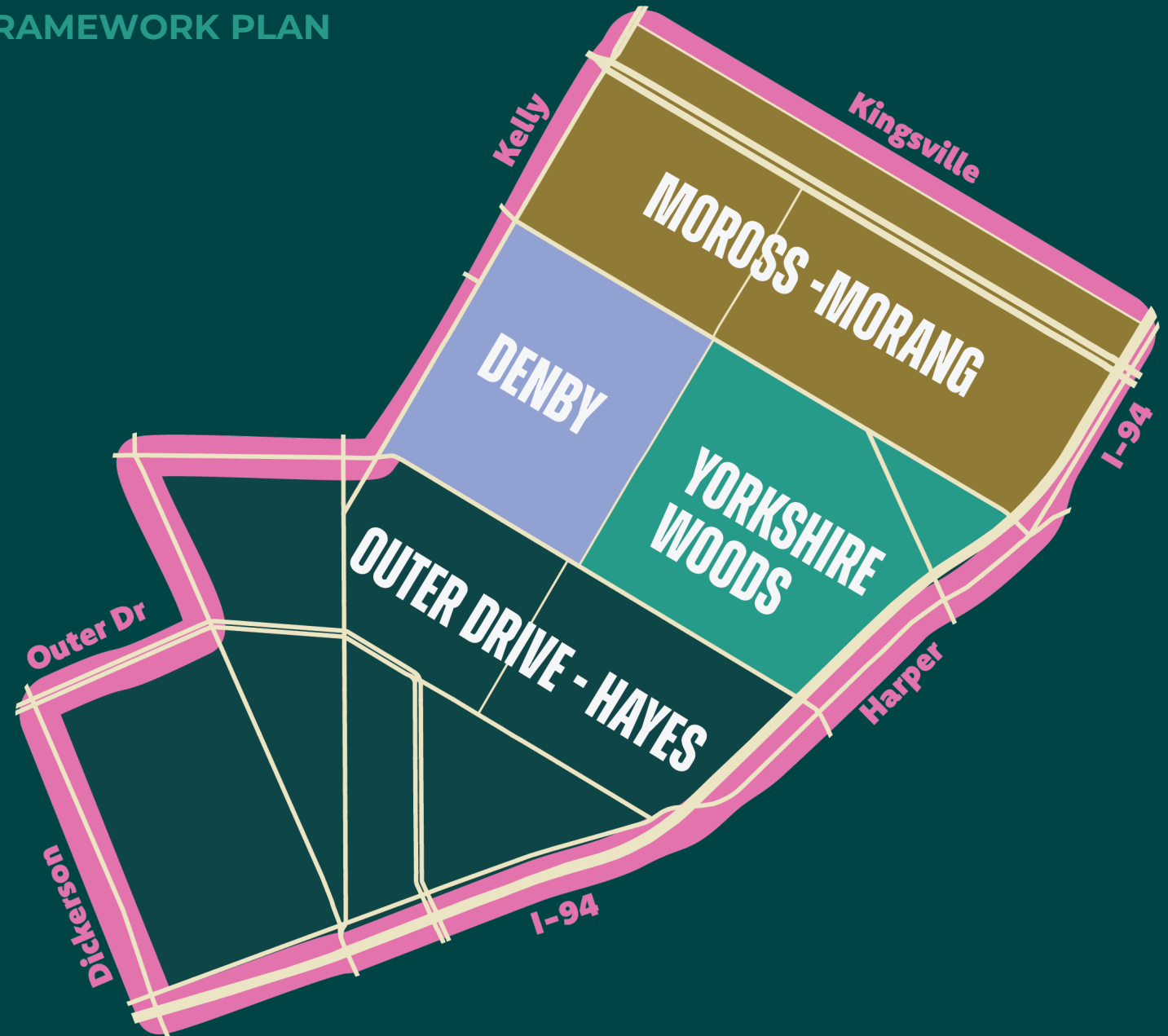
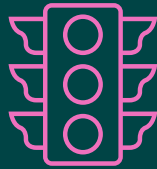


**ENVIRONMENT &  
THE PUBLIC REALM**

**COMMERCIAL &  
ECONOMIC  
DEVELOPMENT**



**STREETSCAPES &  
MOBILITY**



**DENBY/  
WHITTIER**  
Neighborhood Framework Plan

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# TIMELINE

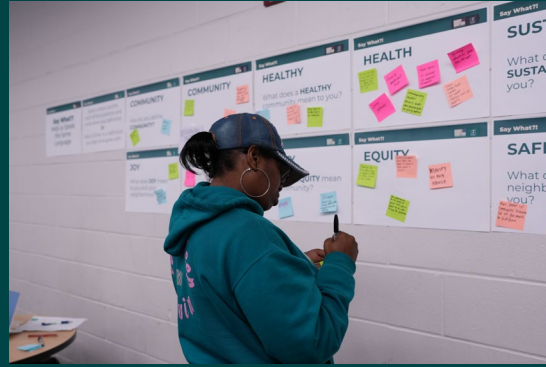


*\*Dates are tentative*

# RECAP: MEETING #1



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN



**70**  
**PARTICIPANTS**  
**AT MEETING #1!**



**DENBY / WHITTIER**  
Neighborhood Framework Plan















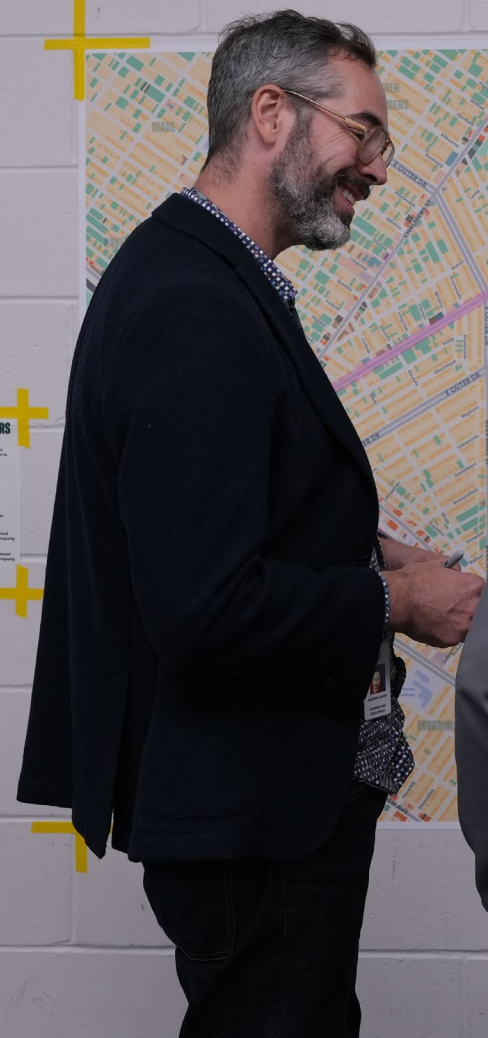




**MAPPING WHAT MATTERS**

Map of the City of Chicago showing the location of the River Drive and Harper Woods area. The map is color-coded to show different types of land use and infrastructure.

Legend	Description
Blue	Water
Green	Parks and Recreation
Yellow	Commercial
Orange	Industrial
Red	Residential
Grey	Transportation



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE HAVE HEARD



## SAY WHAT?! - OUR COMMUNITY GLOSSARY

### WHAT DOES JOY MEAN TO YOU AND TO YOUR NEIGHBORHOOD?

Connection & Community Engagement; Wellbeing & Contentment; Purpose & Inspiration

### WHAT DOES A SAFE NEIGHBORHOOD LOOK LIKE TO YOU?

Law Enforcement & First Responders; Traffic & Street Safety; Property & Environmental Safety

### WHAT DOES SUSTAINABILITY MEAN TO YOU?

Responsible Resource Use; Food & Agriculture; Future-Oriented Planning





## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE HAVE HEARD



## SAY WHAT?! - OUR COMMUNITY GLOSSARY

### HOW DO YOU DEFINE COMMUNITY?

Collaboration & Cooperation; Connection & Relationships; Shared Responsibility & Participation

### HOW DO YOU DEFINE EQUITY?

Fair Access to Resources; Investment Where Needed Most; Empowerment & Inclusion

### WHAT DOES A HEALTHY COMMUNITY MEAN TO YOU?

Access to Nutritious Food; Health Access & Health Literacy; Supportive Culture



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK

# WHAT WE HAVE HEARD

## LOCAL LEGENDS

Here are a few local businesses we celebrate and love!



WHERE WE DINE



WHERE WE TUNE UP



WHAT MAKES US PROUD



WHO WE BORROW FROM



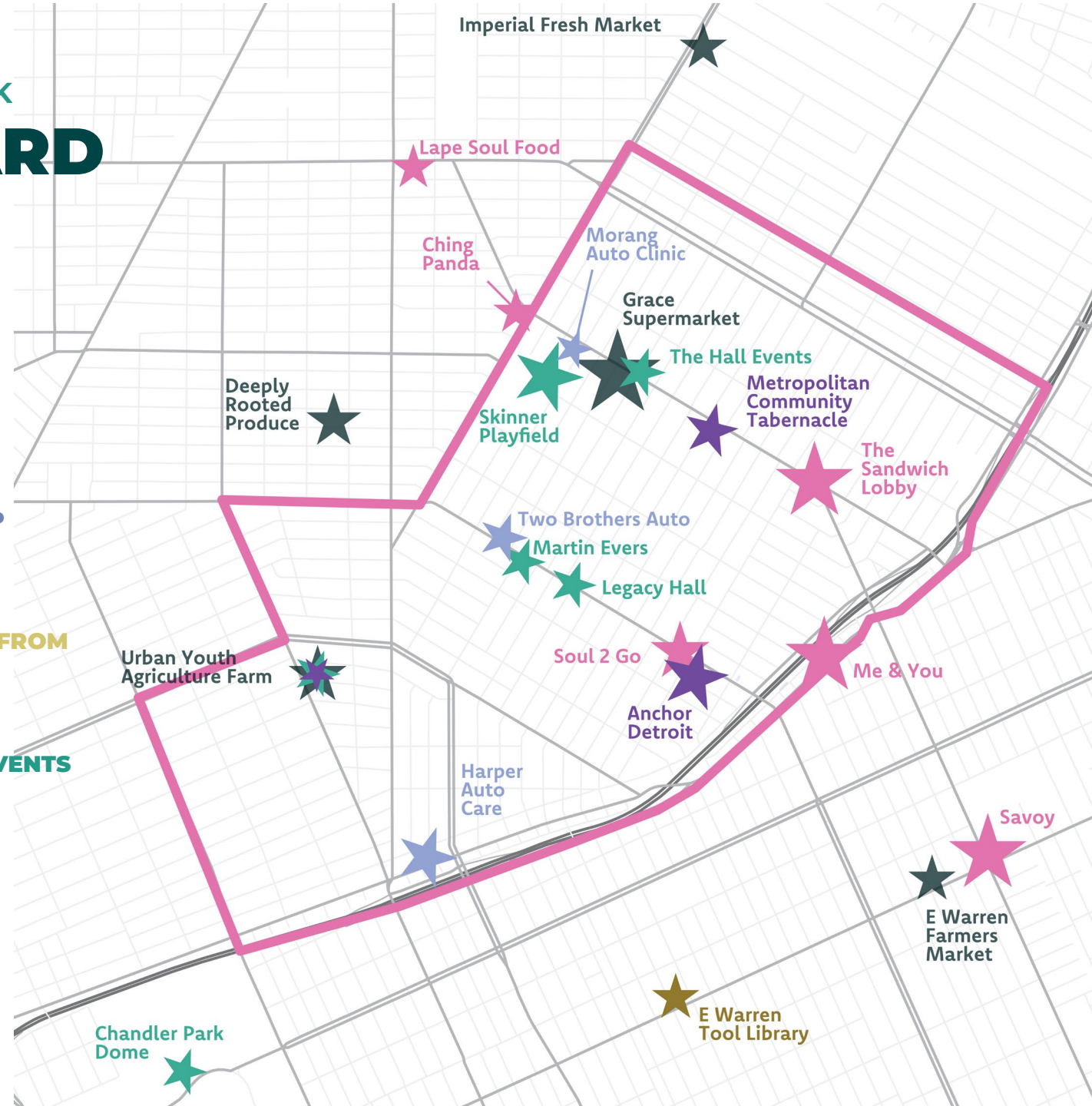
WHERE WE SHOP



WHERE WE HOST EVENTS



WHERE WE HOST EVENTS





# WHAT WE HAVE HEARD



## NEIGHBORHOOD DREAM LAB

### Emerging Joyful Themes

- Food Access, Food Systems, and Spaces
- Youth and Family
- Art and Beauty
- Building Community





# DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

## WHAT WE HAVE HEARD





# WHAT WE HAVE HEARD



## LET IT OUT LOUNGE

### **Accountability + Visibility**

Consistent, visible City presence and responsiveness.

### **Community Cohesion**

Strong appetite for togetherness, local leadership, and neighborhood pride.

### **Equity + Inclusion**

Investment that benefits current residents and prevents displacement.

### **Safety + Cleanliness First**

The foundation for all area improvements.



# WHAT WE HAVE HEARD



## MAPPING WHAT MATTERS

### Safety & Neighborhood Conditions

- Vacant houses and gas stations create feelings of insecurity
- Property maintenance has declined
- Renters are often seen as less engaged in community life

### Commercial Resources + Places

- Residents shop outside Detroit for fresh food, banking and healthcare
- “We have the buildings — we just need the right businesses in them”
- More youth job opportunities are needed

### Safety + Cleanliness First

- Provide a neighborhood recreation or community center
- Improve walking on commercial streets - can deter crime and boost community presence
- Redevelop vacant apartments, like on Whittier and Morang



# SURVEY RESULTS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

WHAT WE HAVE HEARD

DENBY/WHITTIER  
Neighborhood Framework Plan

Community Survey

Please help us understand what you think about your neighborhood and the changes you want to see. This survey should take less than 10 minutes. Your response is important and will help the City of Detroit's neighborhood planning efforts. Thank you for your participation!

NAMEEMAILZIP CODE

NEAREST CROSS STREETS TO WHERE YOU LIVE OR OWN A BUSINESS  
This is necessary to ensure your responses are registered with the appropriate neighborhood planning study.

1. What is your age?

☐ under 12

☐ 13-19

☐ 20-29

☐ 30-49

☐ 50-74

☐ 75+

2. What is your race?

☐ Black / African-American

☐ White

☐ Asian or Pacific Islander

☐ Hispanic / Latino

☐ Prefer not to say

☐ Other

3. What is your gender?

☐ Female

☐ Male

☐ Prefer not to say

☐ Other

4. What is your affiliation with Denby/Whittier?

☐ Resident (own)

☐ Resident (rent)

☐ Business Owner

☐ Employed in this area

☐ Other

5. How long have you lived in this neighborhood?

☐ 0-1 years

☐ 2-5 years

☐ 6-10 years

☐ 11-20 years

☐ 20+ years

☐ I don't live in this neighborhood

6. Do you or someone in your family have a need for special accommodations?

☐ Yes

☐ No

7. If you responded Yes, what accommodations are needed?

1

1

152 Survey Respondents!



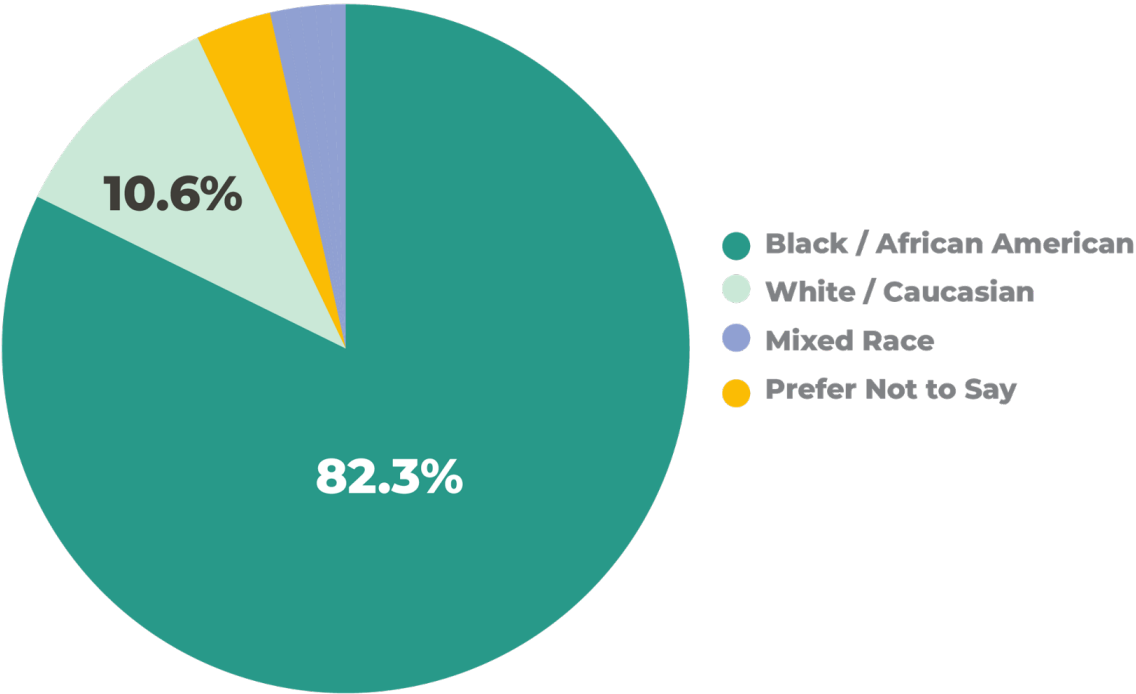
*\*as of January 14, 2026*



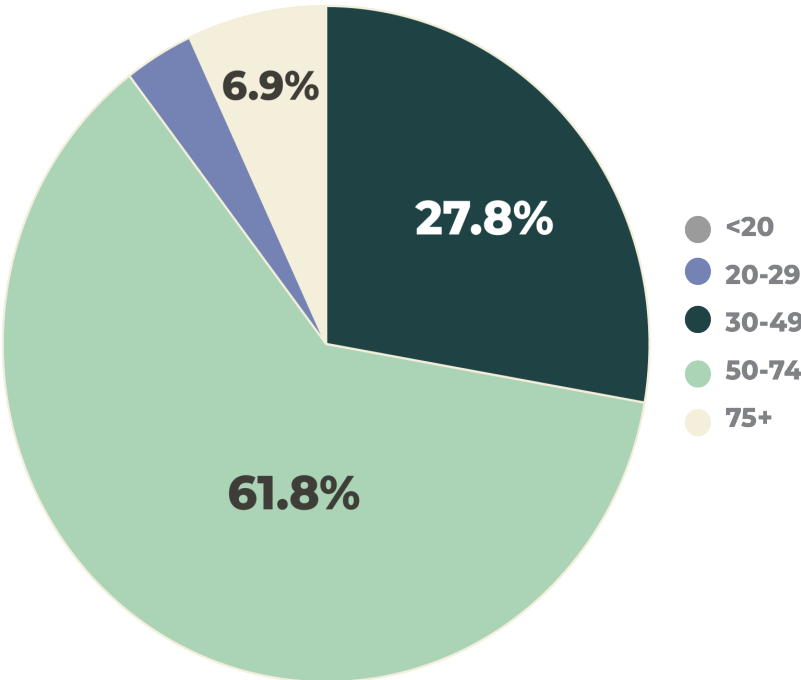
DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE HAVE HEARD

What is your race/ethnicity?



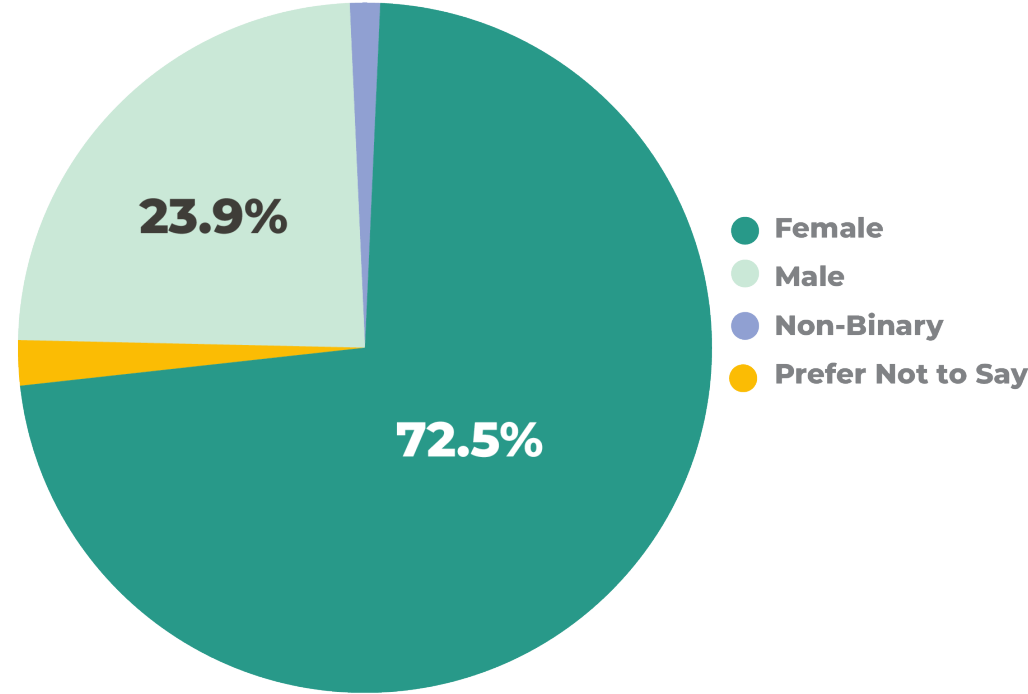
How old are you?



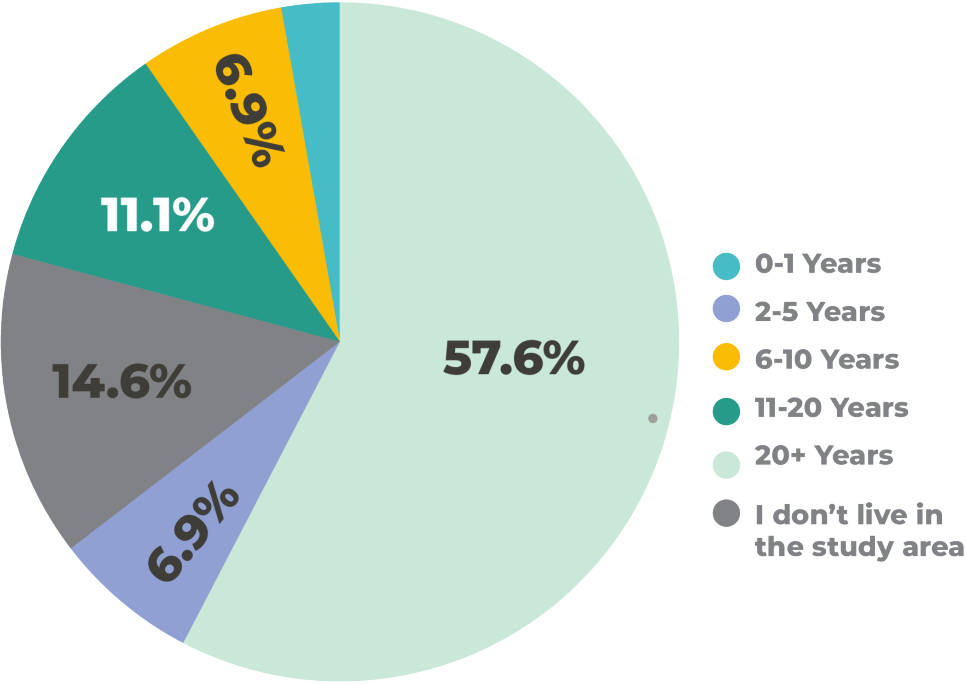
DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE HAVE HEARD

What is your gender?

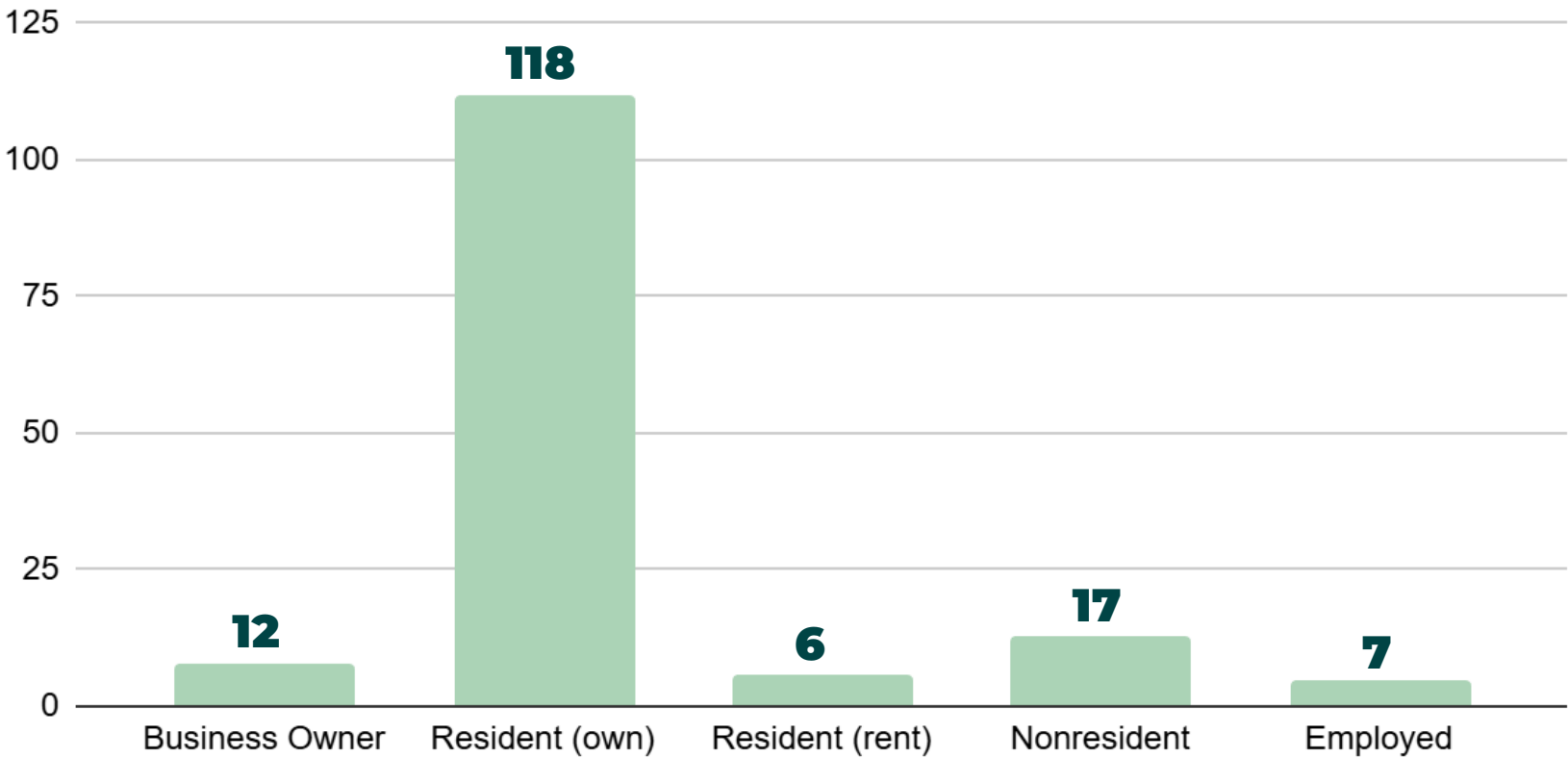


How long have you lived in the study area?



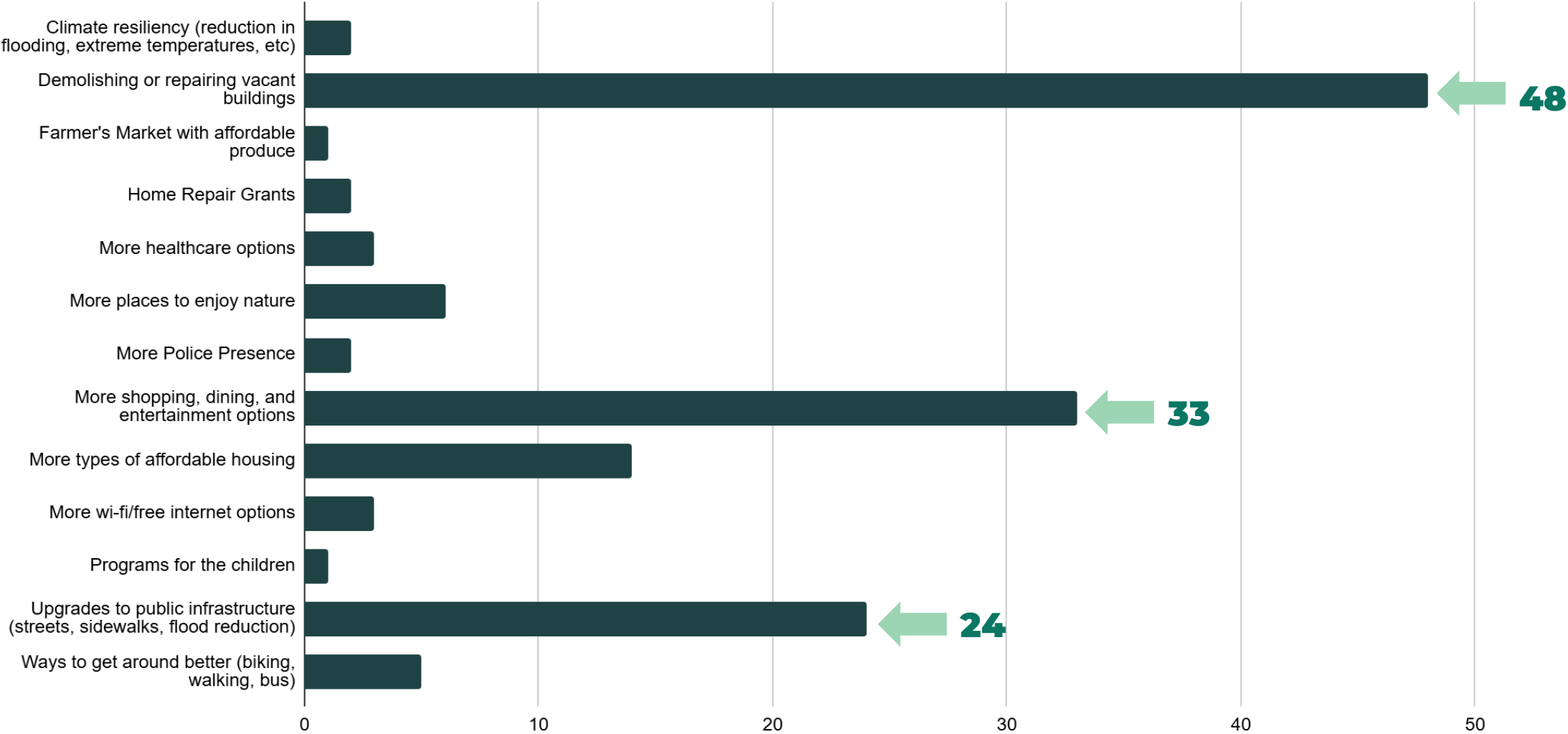
# WHAT WE HAVE HEARD

What is your affiliation with Denby / Whittier?



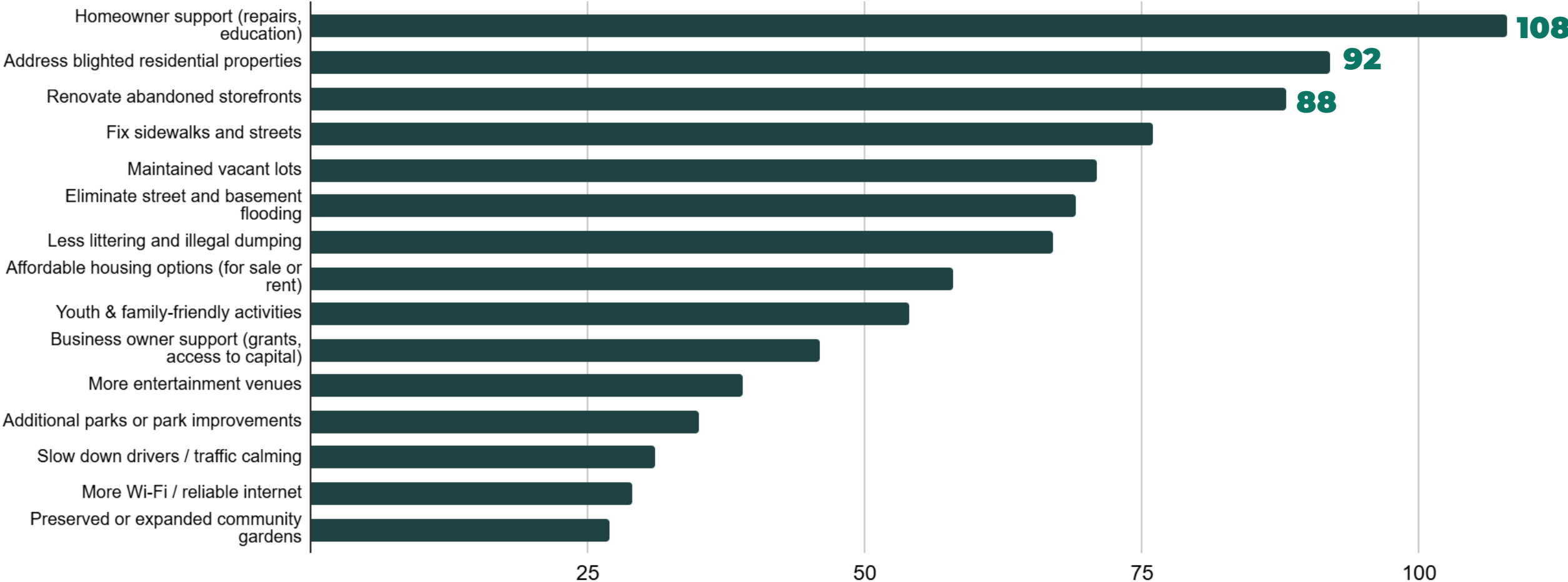
# WHAT WE HAVE HEARD

What is **ONE** improvement you would like to prioritize in the neighborhoods?



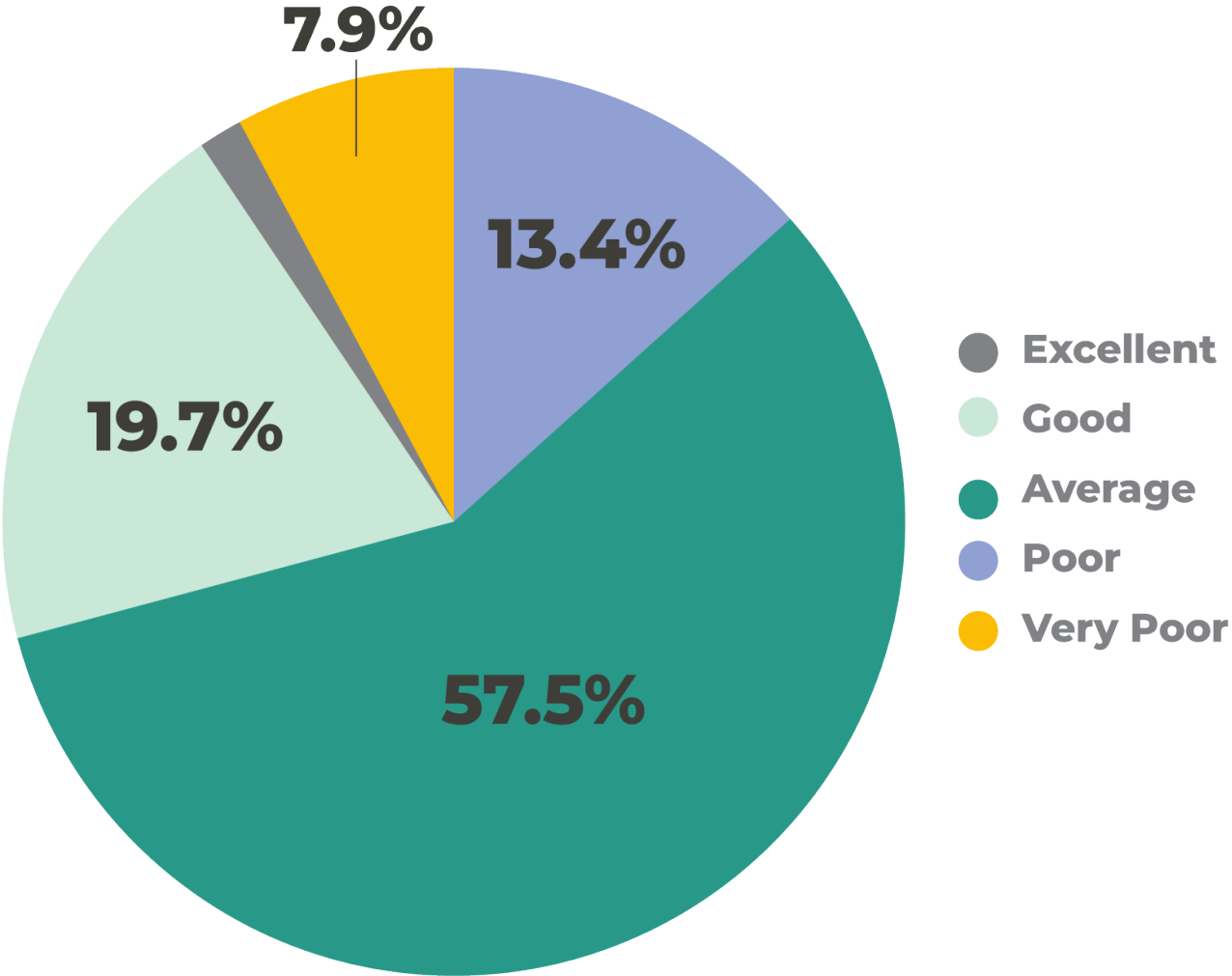
# WHAT WE HAVE HEARD

What is the **MOST** critical issue you want resolved in your community?



# WHAT WE HAVE HEARD

How would you rate the accessibility of bus transportation in your neighborhood?





# WHAT WE HAVE HEARD

What do you **LOVE** the most about your neighborhoods?



## **Community and Neighbors**

Good, friendly, and kind neighbors – and strong sense of community!

## **Housing and Property**

Beautiful well-built homes!

## **Location and Accessibility**

Proximity and easy access to the freeway and the rest of the city!

## **Safety and Quietness**

Neighborhoods are quiet and peaceful!

## **Improvements and Amenities**

Recent improvements like new streets and speed humps!



# WHAT WE HAVE HEARD

What do you **LIKE LEAST** about your neighborhoods?



## **Blight and Unkept Properties**

Concerns around blight, illegal dumping, vacant buildings, and trash

## **Crime and Safety**

Concerns around crime and violence

## **Lack of Amenities and Businesses**

Limited places to shop for food, entertainment, healthcare, and banking

## **Infrastructure and Maintenance**

Infrastructure challenges like unimproved roads and sidewalks, street lighting, flooding, and overgrown trees

## **Neighborhood Response**

Concerns around slow responses to speeding drivers, stray animals, and other community issues



# QUESTIONS?





# EARLY PLAN IDEAS



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE PROPOSE



### HOUSING AND NEIGHBORHOOD STABILIZATION

- EXPAND AFFORDABILITY AND HOUSING OPTIONS IN THE NEIGHBORHOODS
- EXPAND HOMEOWNERSHIP EDUCATION, RESOURCES, AND OPPORTUNITIES
- ADDRESS BLIGHT AND ENFORCE RENTAL IMPROVEMENTS
- INVEST IN SAFE SPACES FOR YOUTH





# WHAT WE PROPOSE



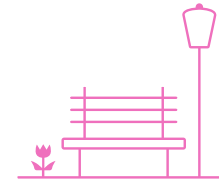
## COMMERCIAL AND ECONOMIC DEVELOPMENT

- ENHANCE THE CHARACTER AND EXPERIENCE OF THE COMMERCIAL CORRIDORS
- ADDRESS BLIGHT AND ENFORCE COMMERCIAL IMPROVEMENTS
- INVEST IN SAFE SPACES FOR YOUTH
- ENCOURAGE MIXED-USE INFILL DEVELOPMENT ON COMMERCIAL STREETS
- ESTABLISH MICRODISTRICTS TO CATALYZE DEVELOPMENT AND TARGET FUNDS TO GROWING COMMERCIAL SEGMENTS



## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE PROPOSE



### **PUBLIC REALM AND THE ENVIRONMENT**

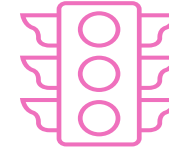
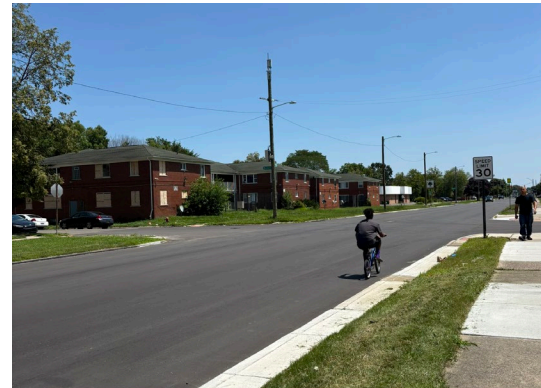
- ADD MORE PARKS AND PLACEMAKING OPPORTUNITIES TO FILL PARK SERVICE GAP
- IMPROVE TREE CANOPY TO IMPROVE NEIGHBORHOOD COMFORT
- IMPROVE GREEN STORMWATER INFRASTRUCTURE TO MITIGATE NEIGHBORHOOD FLOODING
- INCREASE PRODUCTIVE LAND AREA FOR AGRICULTURE





## DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# WHAT WE PROPOSE

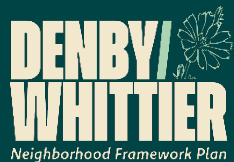


### **STREETSCAPES AND MOBILITY**

- **ENHANCE THE CHARACTER AND EXPERIENCE OF THE COMMERCIAL CORRIDORS**
- **IMPROVE THE PUBLIC TRANSIT EXPERIENCE**
- **INVEST IN SAFE SPACES FOR YOUTH**
- **IMPROVE NEIGHBORHOOD TRAFFIC SAFETY**
- **ESTABLISH A MORE CONNECTED BIKE NETWORK**



# ACTIVITIES



# RAFFLE

Hello  
my name is



*Sherelle*

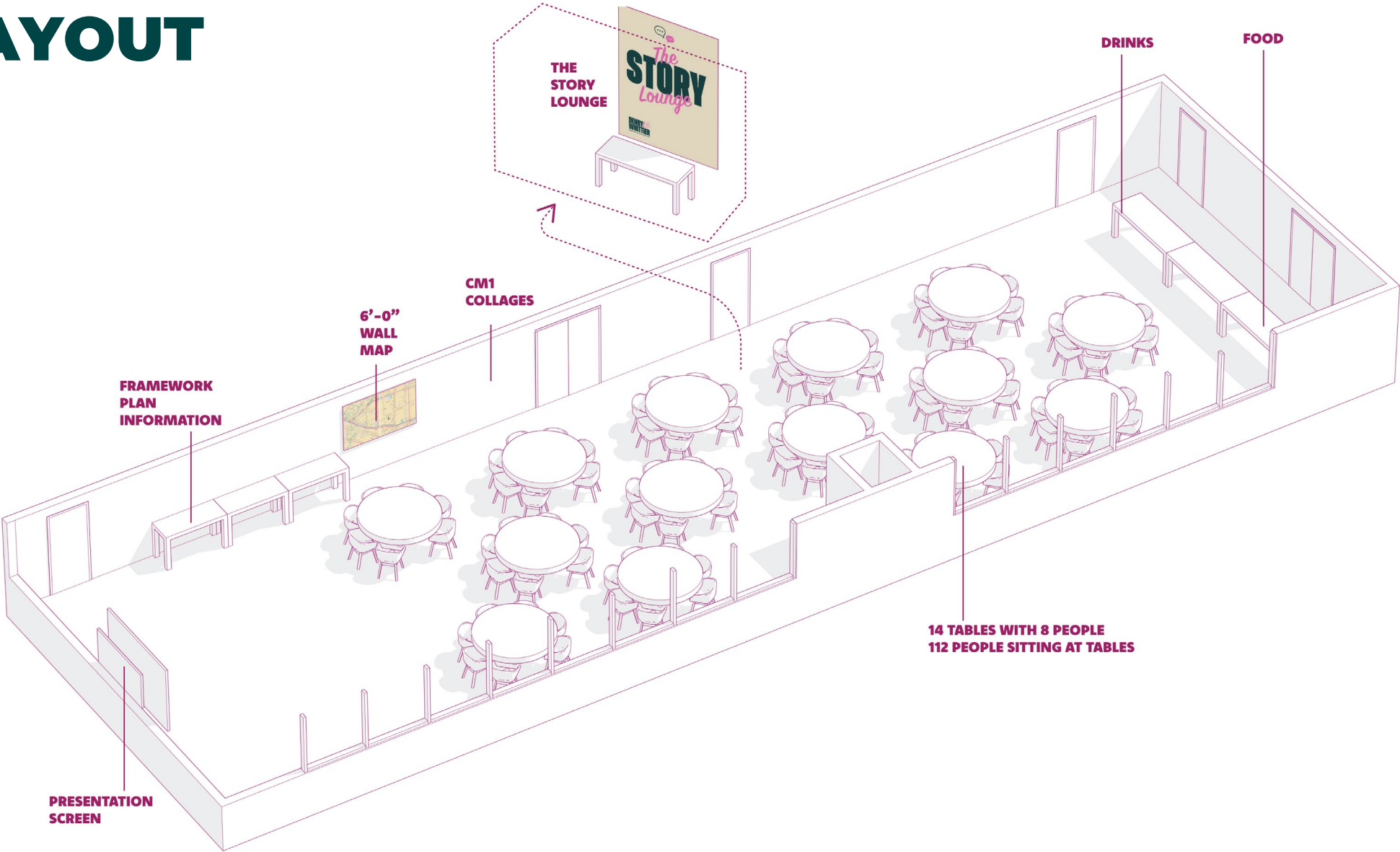
When you complete each activity and receive a sticker, you are eligible for a gift card raffle drawing!





DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# ROOM LAYOUT



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# COMMUNITY CONNECTIONS

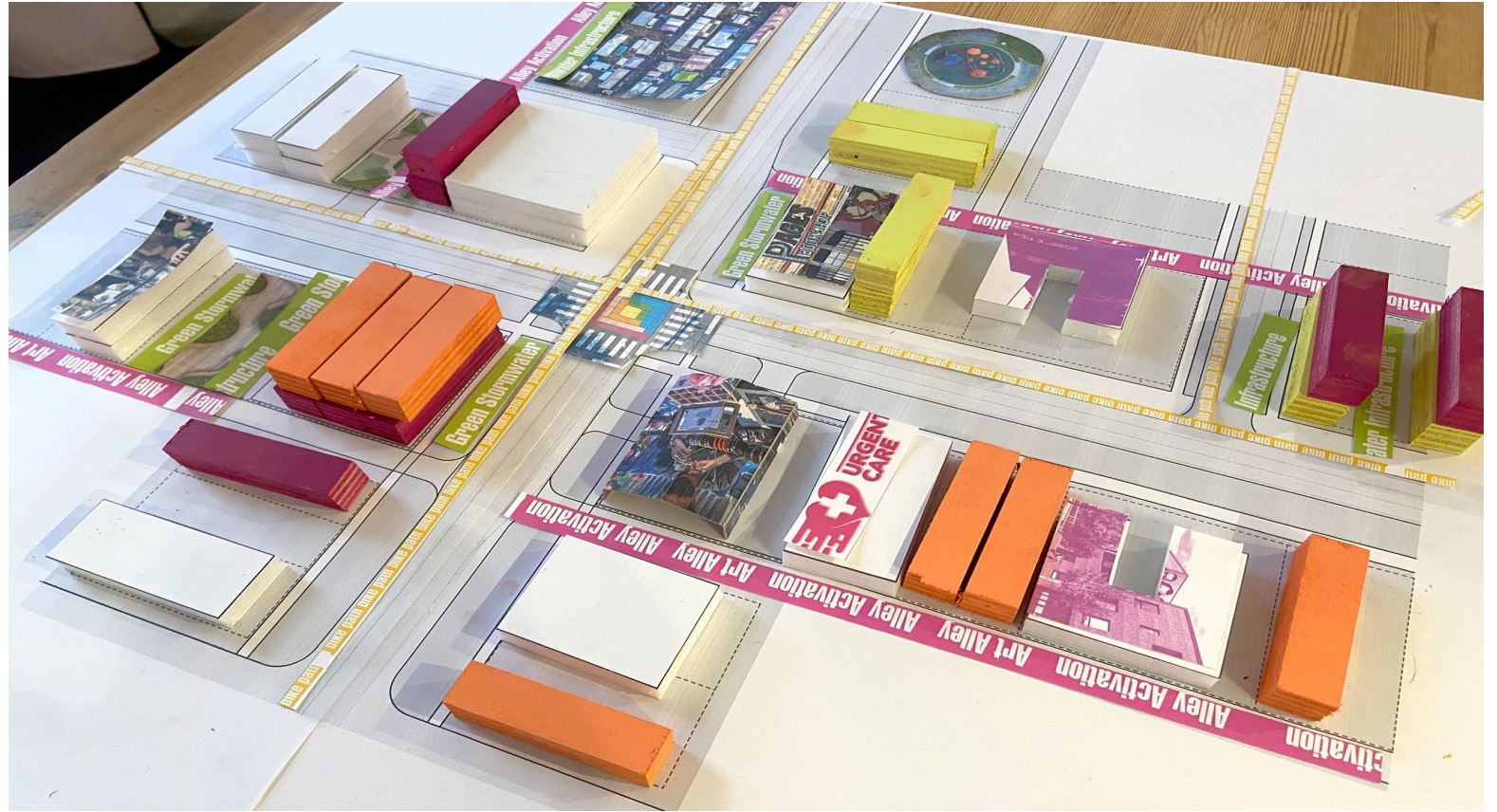
Help us strengthen our community connections as we develop solutions together!



# DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

## MICRODISTRICT REMIX

## Let's design a special district that serves our community! Tell us what it needs!





DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# THE STORY LOUNGE

**Meet us in The Story Lounge!**

**Share your special Denby /  
Whittier Story with us!**



# DETROIT NON-MOTORIZED PLAN

## NON-MOTORIZED URBAN TRANSPORTATION MASTER PLAN

June 2006



Prepared for:  
The City of Detroit  
Traffic Engineering Division  
Department of Public Works

Prepared by:  
Giffels-Webster Engineers  
Carter-Burgess  
ArchiveDS  
Brogan & Partners

- The City of Detroit's 2006 Non-Motorized Transportation Plan was created with the goal of finding ways to make getting to important destinations safer for *a//* road users.
- DPW will update the plan in the coming years with federal funding through the Detroit Safe Access to Transit (DSAT) grant. Part of these updates will include proposed updates to Detroit's bike network.



# DETROIT NON-MOTORIZED PLAN



Updates to the Non-Motorized Plan will include expansions to the proposed bike network. This will inform where bike infrastructure is installed in the future.

## Detroit Bike Amenities

- Bike Lane
- Share the Road Routes
- Protected Bike Lane
- Buffered Bike Lane
- Shared-Use Paths
- Signed Route



# REPORT OUT + RAFFLE





# RAFFLE

Hello  
my name is



*Sherelle*

When you complete each activity and receive a sticker, you are eligible for a gift card raffle drawing!



# ANNOUNCEMENTS & NEXT STEPS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

# TIMELINE



# NEXT STEPS

## STAY ENGAGED!

1. SIGN UP FOR FOCUS GROUPS
2. PARTICIPATE IN OFFICE HOURS
3. SIGN-UP FOR THE NEWSLETTER

SCAN ME! ↗



**NEWSLETTER**







# A VISION FOR DENBY/ WHITTIER

*Neighborhood Framework Plan*

## THANK YOU!

**SHERELLE STREETER**

**PLANNER III | DENBY / WHITTIER PROJECT MANAGER**

Planning and Development Department

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