

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



UJIJI 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



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

PLAN OVERVIEW

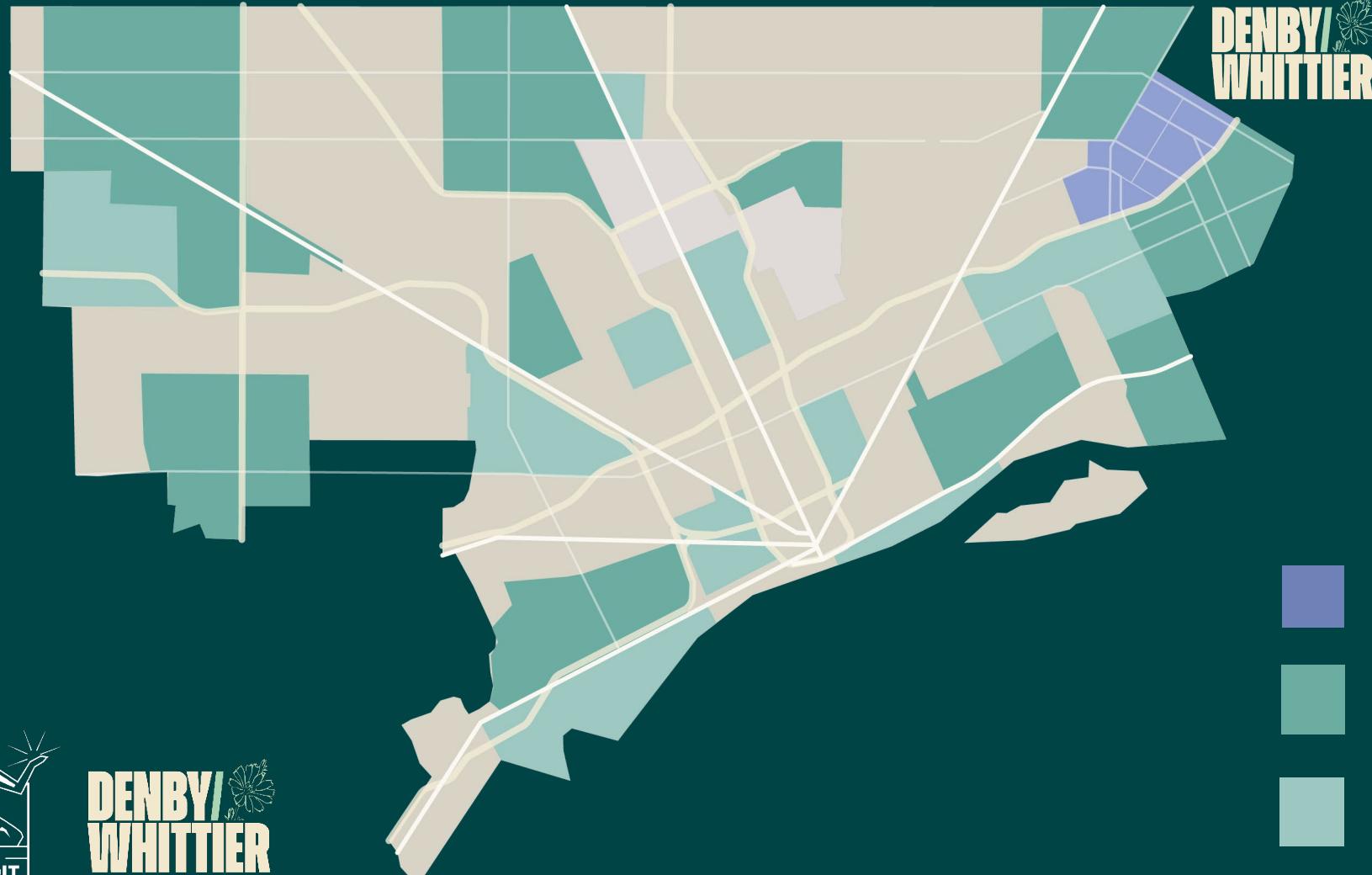


A NEIGHBORHOOD FRAMEWORK PLAN:
**IS AN ACTION ORIENTED,
COMMUNITY-DRIVEN VISION THAT
REFLECTS COMMUNITY NEEDS, AND
GUIDES FUTURE IMPROVEMENTS IN
THE NEIGHBORHOODS.**



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

EXISTING FRAMEWORK PLANS

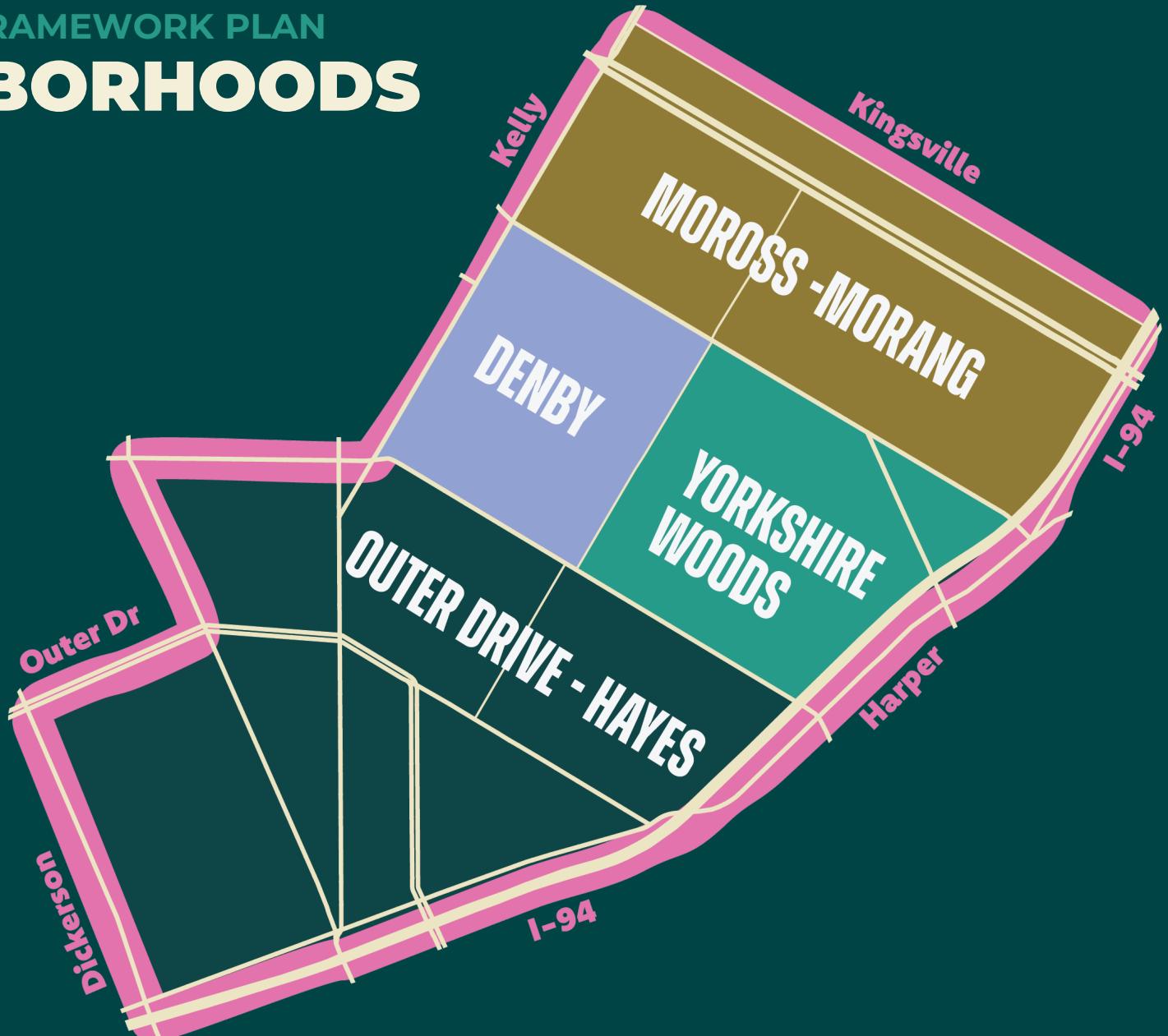


- Denby/Whittier Neighborhood Framework Area
- SNF Neighborhood Framework Areas
- Non-SNF Neighborhood Framework Areas



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

PLAN AREA NEIGHBORHOODS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

FOCUS AREAS

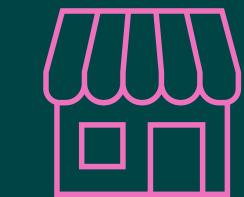
HOUSING &
NEIGHBORHOOD
STABILIZATION



ENVIRONMENT &
THE PUBLIC REALM



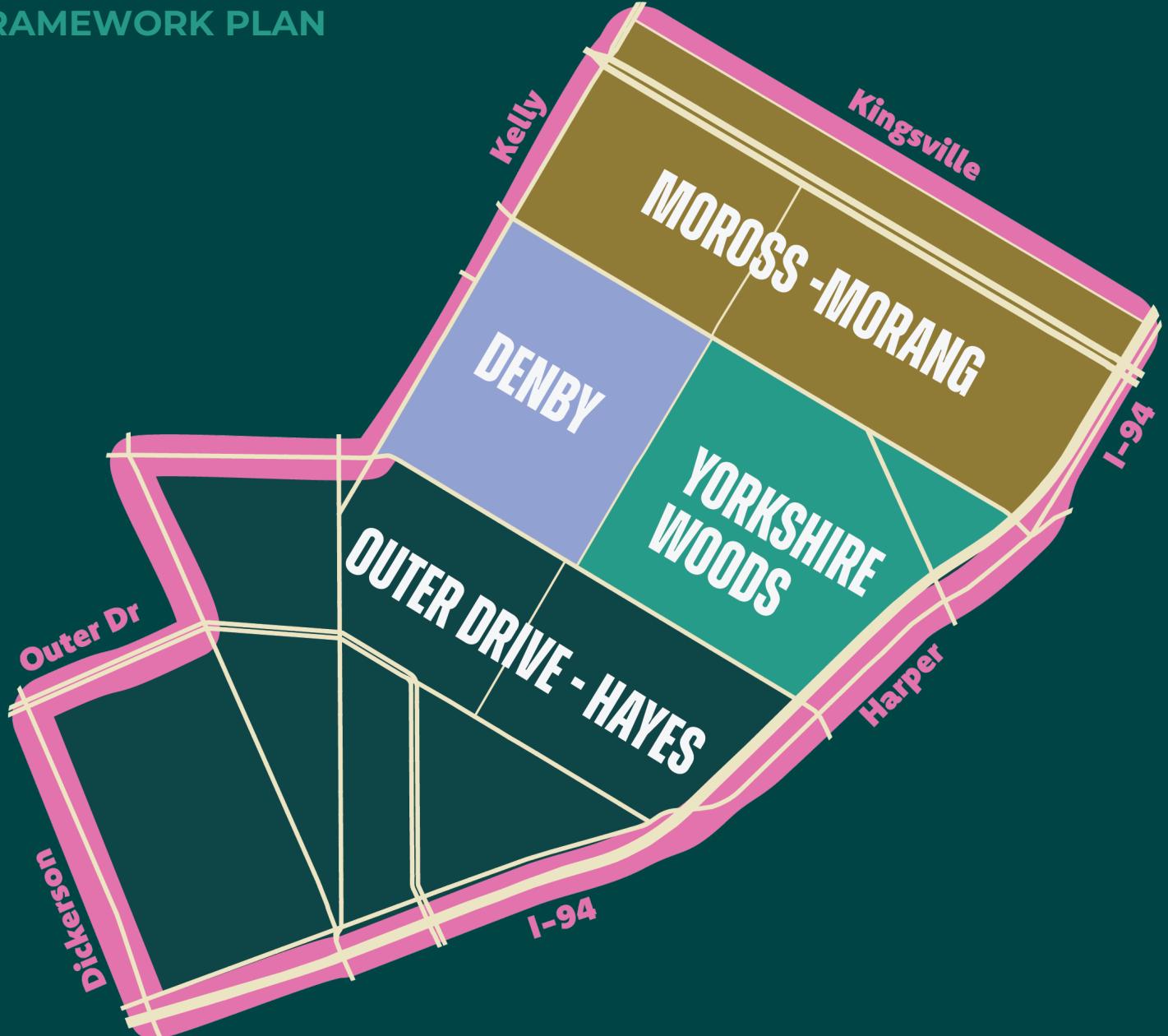
DENBY /
WHITTIER
Neighborhood Framework Plan



COMMERCIAL &
ECONOMIC
DEVELOPMENT



STREETSCAPES &
MOBILITY



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

TIMELINE



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

RECAP: MEETING #1



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN



70

**PARTICIPANTS
AT MEETING #1!**



DENBY / WHITTIER
Neighborhood Framework Plan

SAY
WHAT?





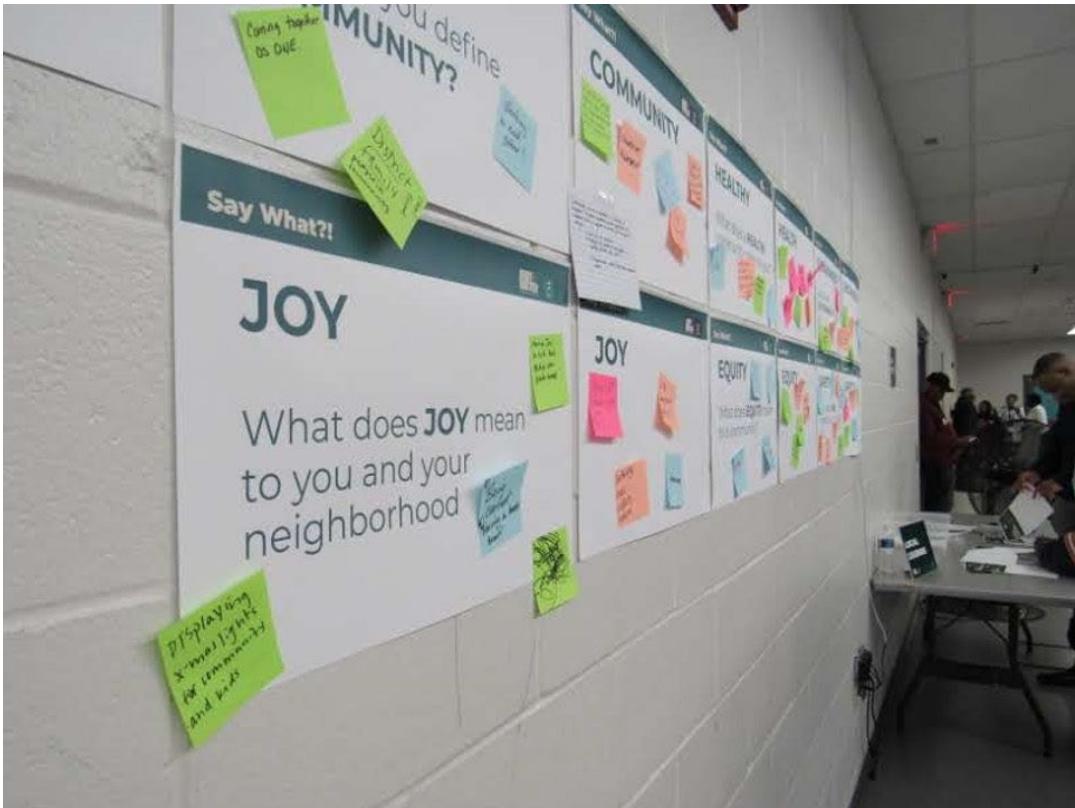
EXIT

EXIT





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

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



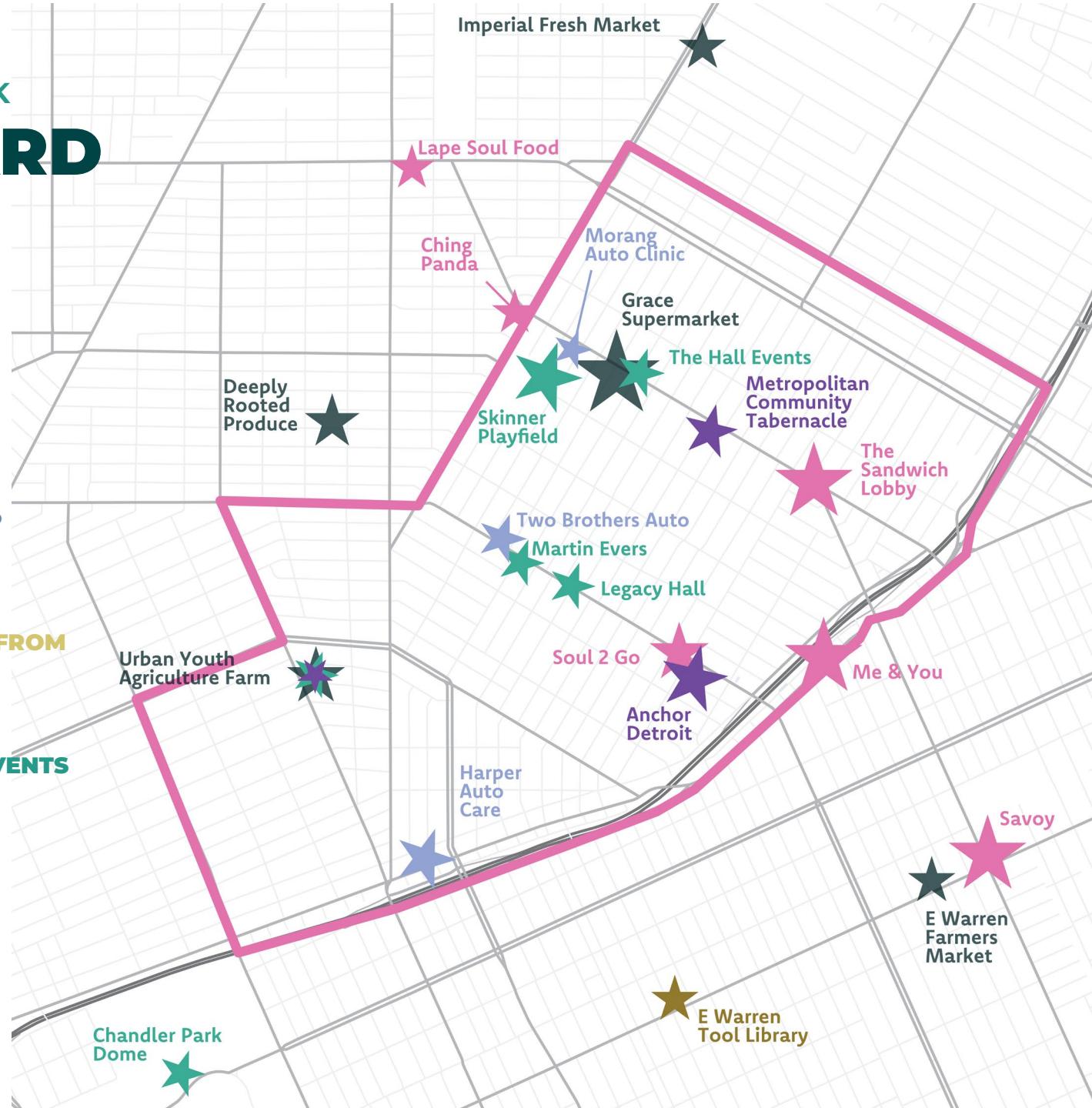
WHERE WE SHOP



WHERE WE HOST EVENTS



DENBY / WHITTIER
Neighborhood Framework Plan
WHERE WE HOT EENTS



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



DENBY / WHITTIER
Neighborhood Framework Plan

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



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

SURVEY RESULTS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

WHAT WE HAVE HEARD

DENBY/WHITTIER FRAMEWORK PLAN SURVEY

The logo for the Denby/Whittier Neighborhood Framework Plan. It features the word "DENBY" in large, bold, black capital letters, with a vertical pink bar between "DENBY" and "WHITTIER". To the right of "WHITTIER" is a stylized pink flower graphic. Below the main title, the words "Neighborhood Framework Plan" are written in a smaller, black, sans-serif font.

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!

NAME _____

EMAIL _____

ZIP 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?

y

u think about your neighborhood
his survey should take less than 10
t and will help the City of Detroit's
nk you for your participation!

ZIP CODE _____

udy.

affiliation with Denby/Whittier?

(n)

(t)

her

this area

you lived in this neighborhood?

this neighborhood

**one in your family have a need
modifications?**

ed Yes, what accommodations are

X

1

1

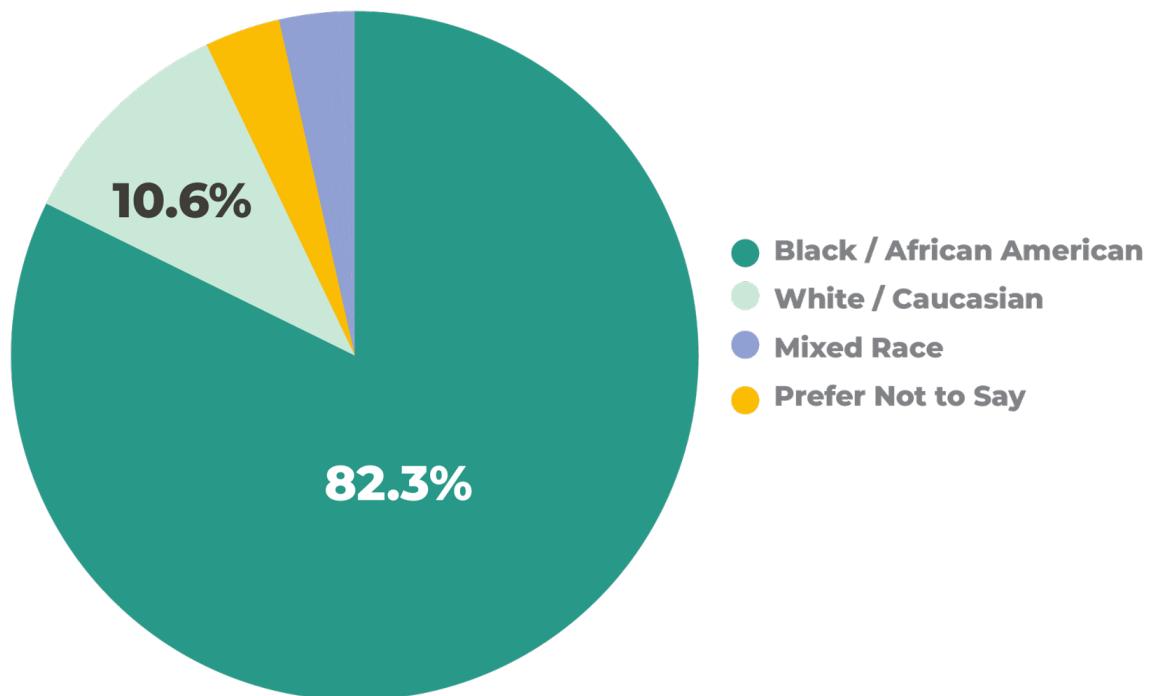
152 Survey Respondents!



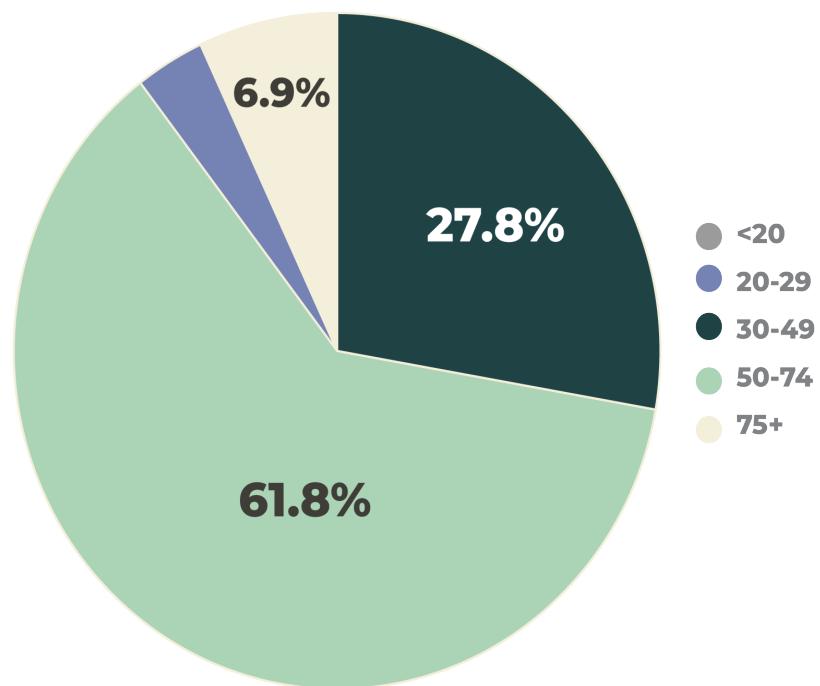
**as of January 14, 2026*

WHAT WE HAVE HEARD

What is your race/ethnicity?

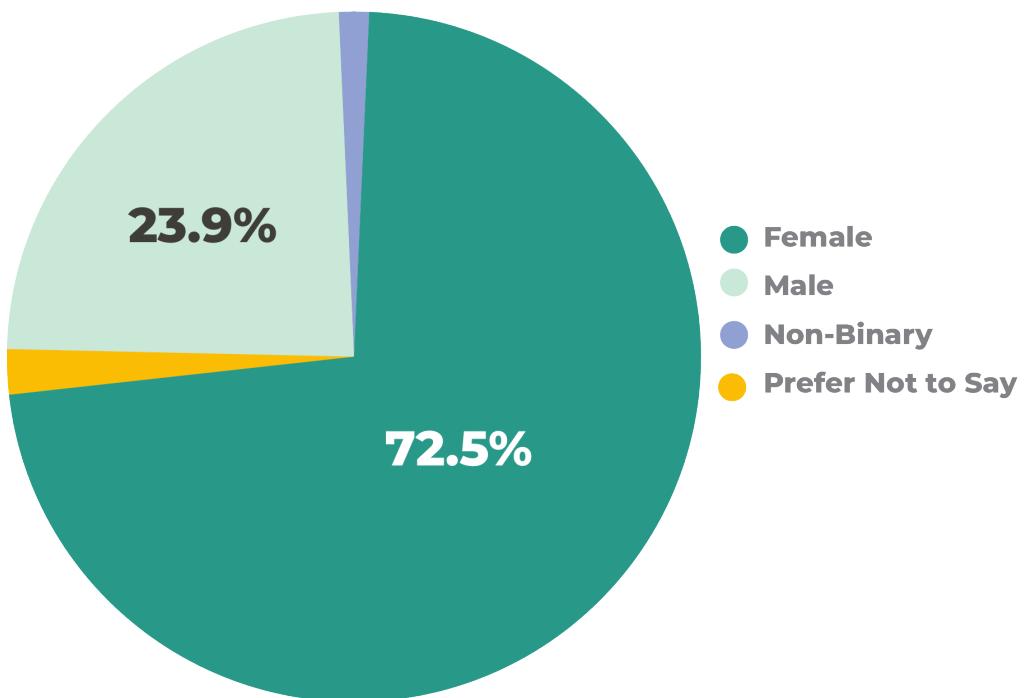


How old are you?

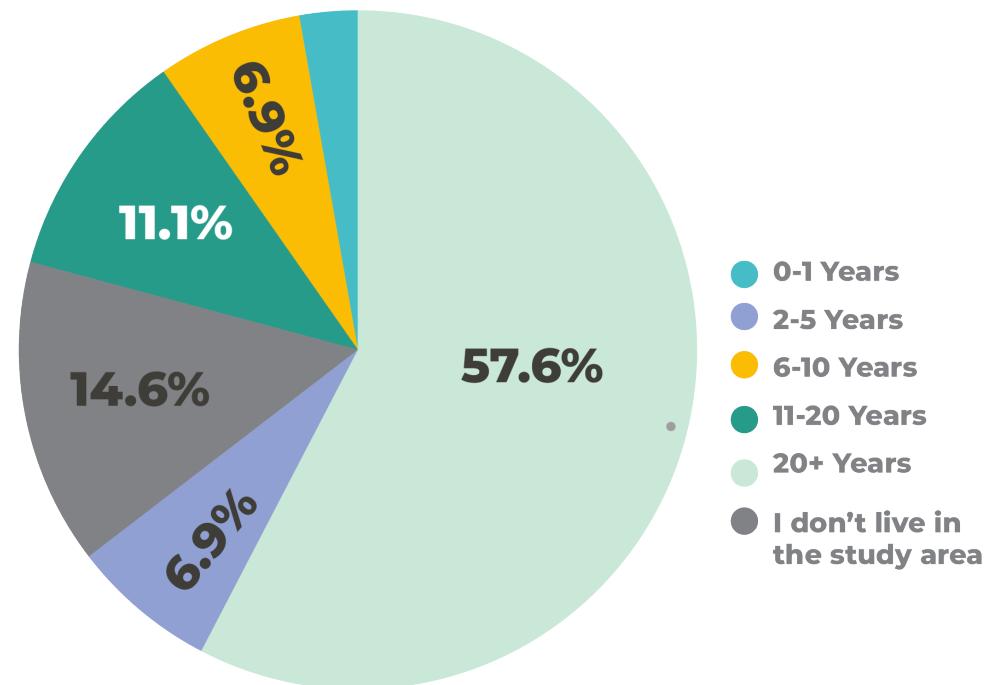


WHAT WE HAVE HEARD

What is your gender?

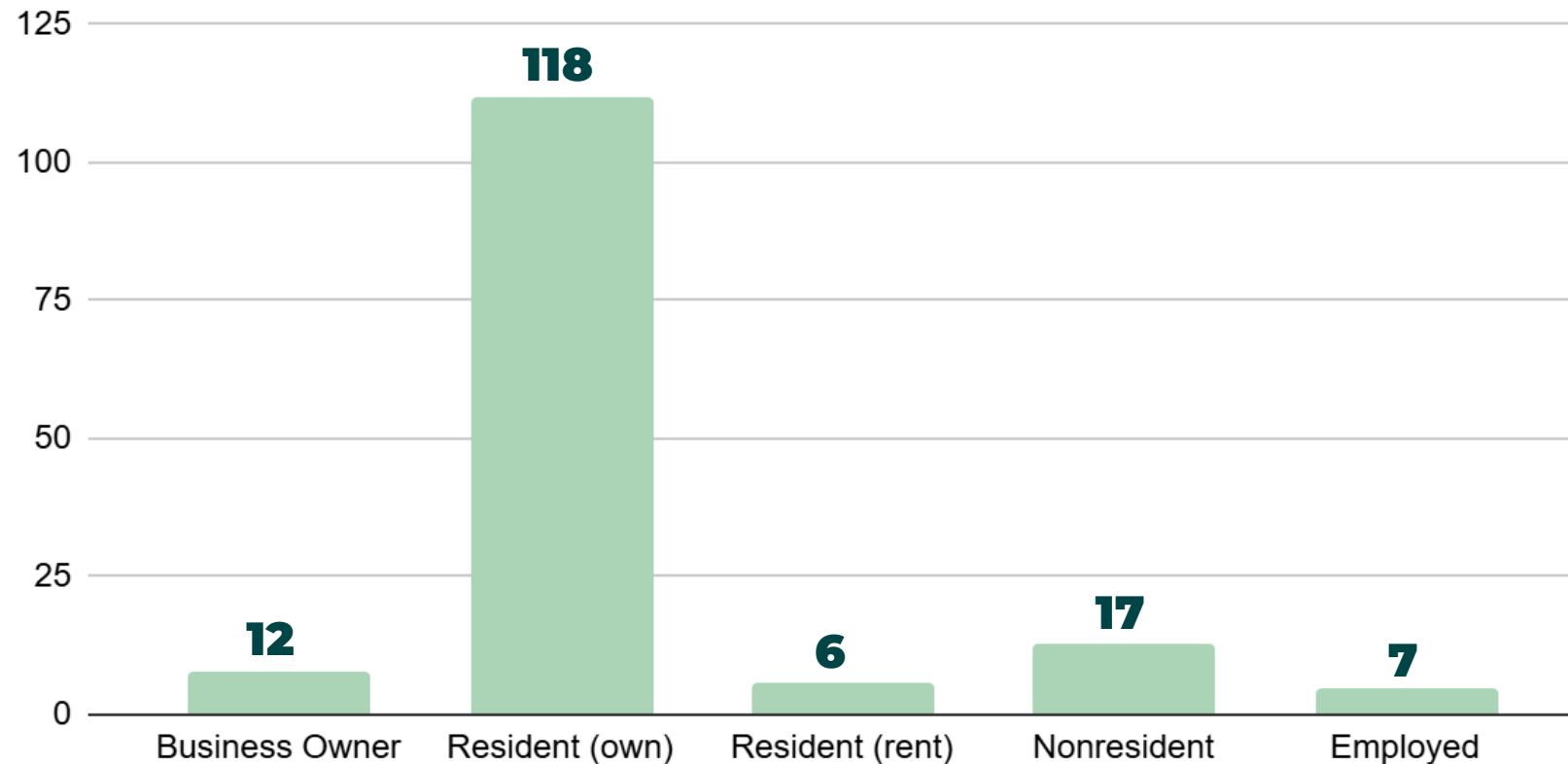


How long have you lived in the study area?



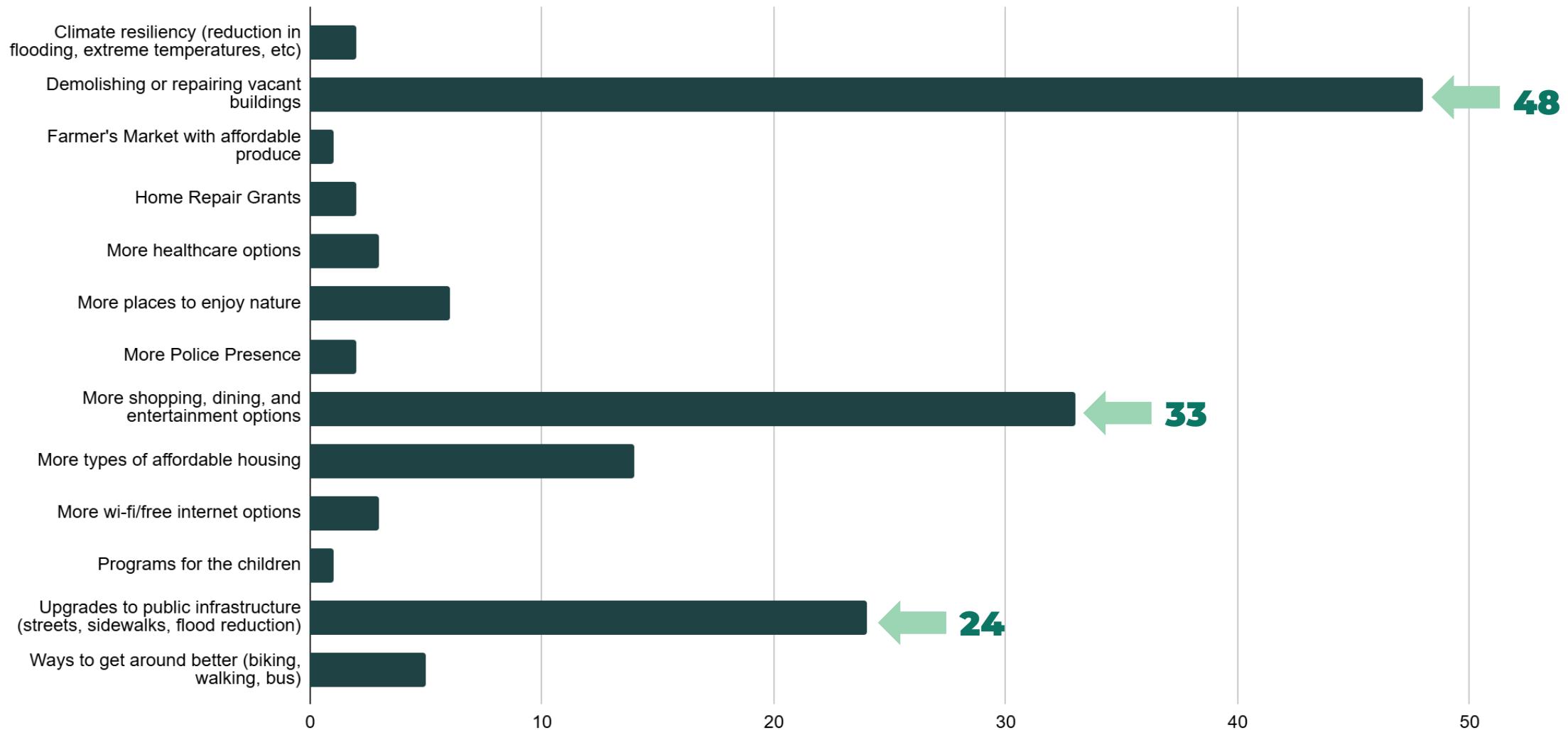
WHAT WE HAVE HEARD

What is your affiliation with Denby / Whittier?



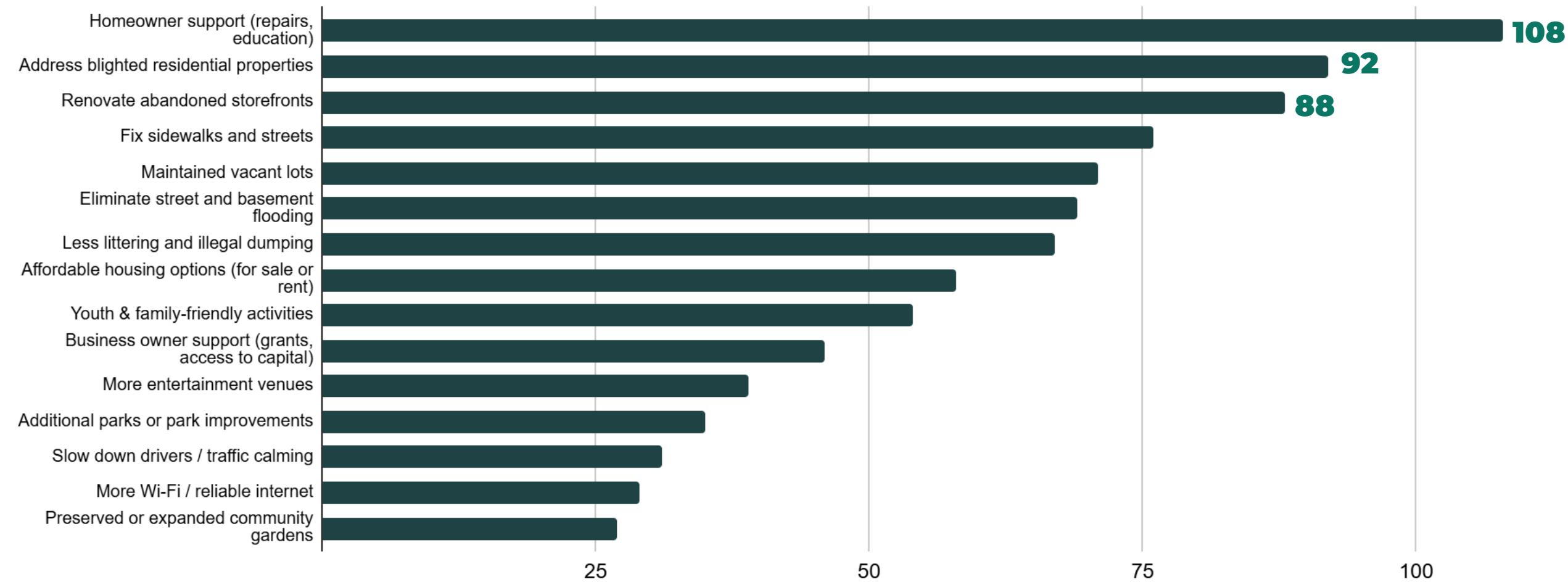
WHAT WE HAVE HEARD

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



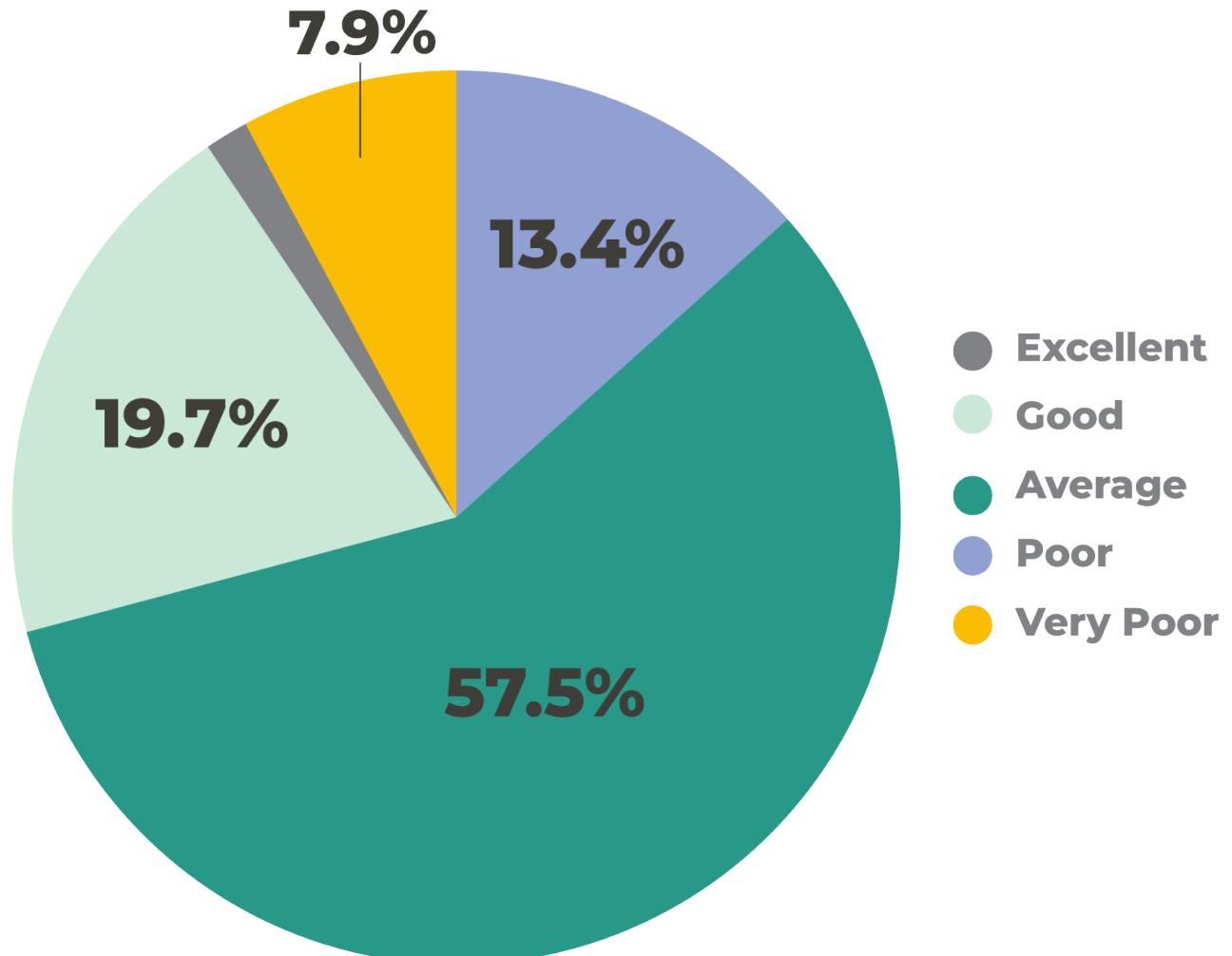
WHAT WE HAVE HEARD

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?



Bright 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?



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

EARLY PLAN IDEAS



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



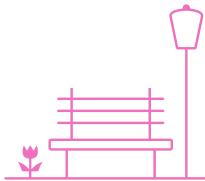
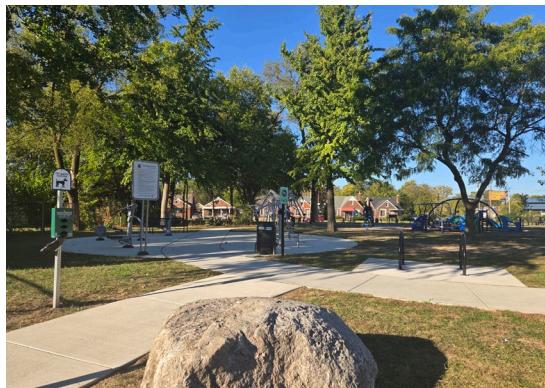
WHAT WE PROPOSE



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

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

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

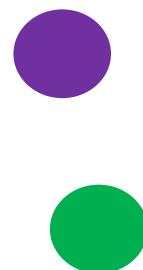


ACTIVITIES



RAFFLE

Hello
my name is



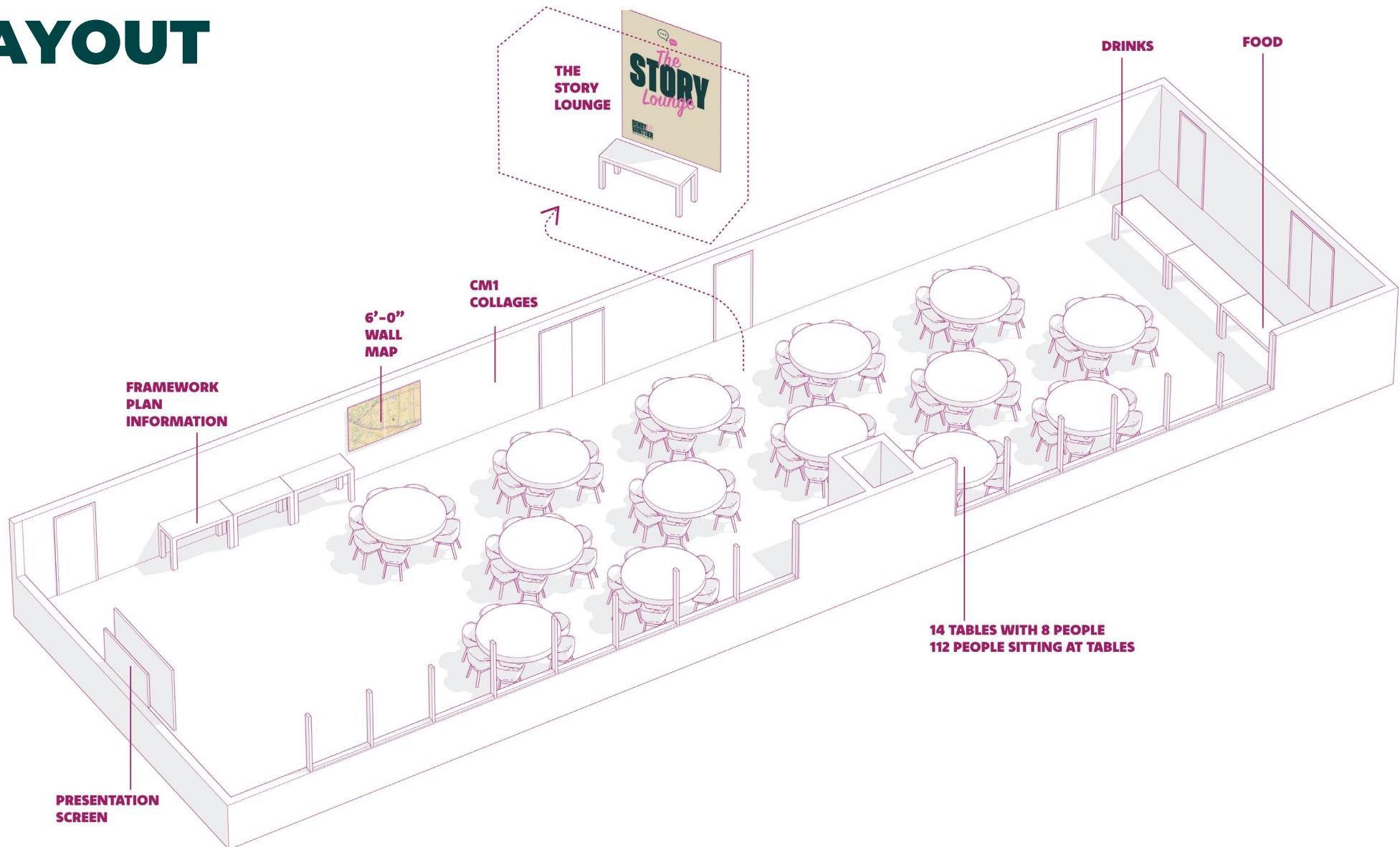
Sherelle

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



COMMUNITY CONNECTIONS

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

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ENVIRONMENT & THE PUBLIC REALM

ENVIRONMENT & THE PUBLIC REALM

**INCREASE PRODUCTIVE LAND AREA FOR
AGRICULTURE**

ENVIRONMENT & THE PUBLIC REALM

**ADD MORE PARKS & PUBLIC SPACES TO
FILL PARK SERVICE GAP**

ENVIRONMENT & THE PUBLIC REALM

**IMPROVE GREEN STORMWATER
INFRASTRUCTURE TO REDUCE FLOODING**

ENVIRONMENT & THE PUBLIC REALM

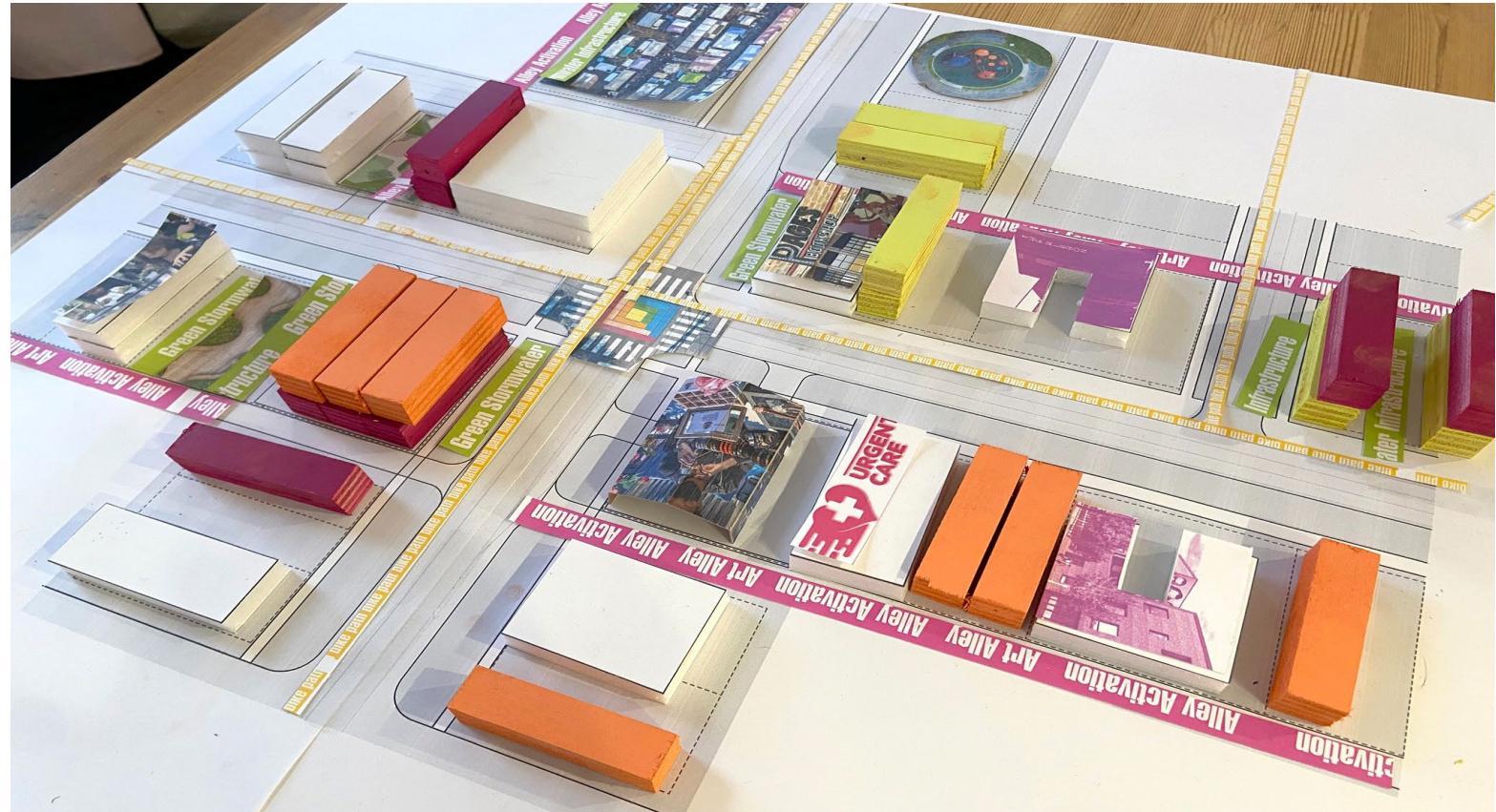
**INCREASE TREE CANOPY TO
IMPROVE NEIGHBORHOOD COMFORT**



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

MICRODISTRICT REMIX

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



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Neighborhood Framework Plan

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

THE STORY LOUNGE

Meet us in The Story Lounge!
Share your special Denby /
Whittier Story with us!



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

DETROIT NON-MOTORIZED PLAN



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

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



DENBY / WHITTIER
Neighborhood Framework Plan

- **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 *all* 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.**

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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



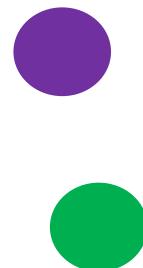
DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

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!



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ANNOUNCEMENTS & NEXT STEPS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

TIMELINE



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

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
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Planning and Development Department
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(313) 224-1295

