

A VISION FOR DENBY/ WHITTIER

Neighborhood Framework Plan

COMMUNITY MEETING #4

HEILMANN RECREATION CENTER

THURSDAY, SEPTEMBER 17, 2026

5 – 8 PM



AGENDA

01 WELCOME BACK!

02 PLAN OVERVIEW + ENGAGEMENT SNAPSHOT

03 NEIGHBORHOOD FRAMEWORK PLAN

04 ACTIVITY

05 REPORT OUT & NEXT STEPS

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

MEET THE CITY (PDD)



DARA O'BYRNE
INTERIM 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 HARELL
MANAGER



EBONI DEBERRY
DEPUTY MANAGER



AFTAN MALONE
BUSINESS LIASON

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

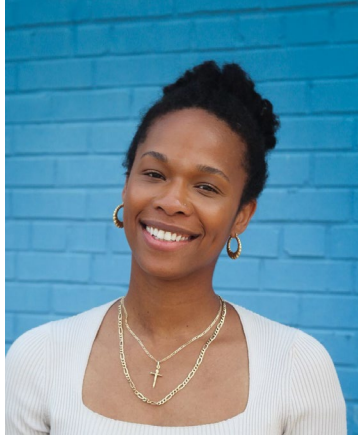
MEET THE CITY (D4 CITY COUNCIL)



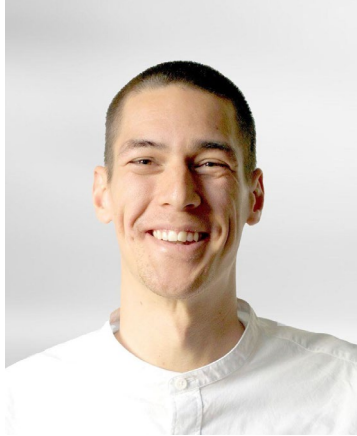
LATISHA JOHNSON
COUNCIL MEMBER

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

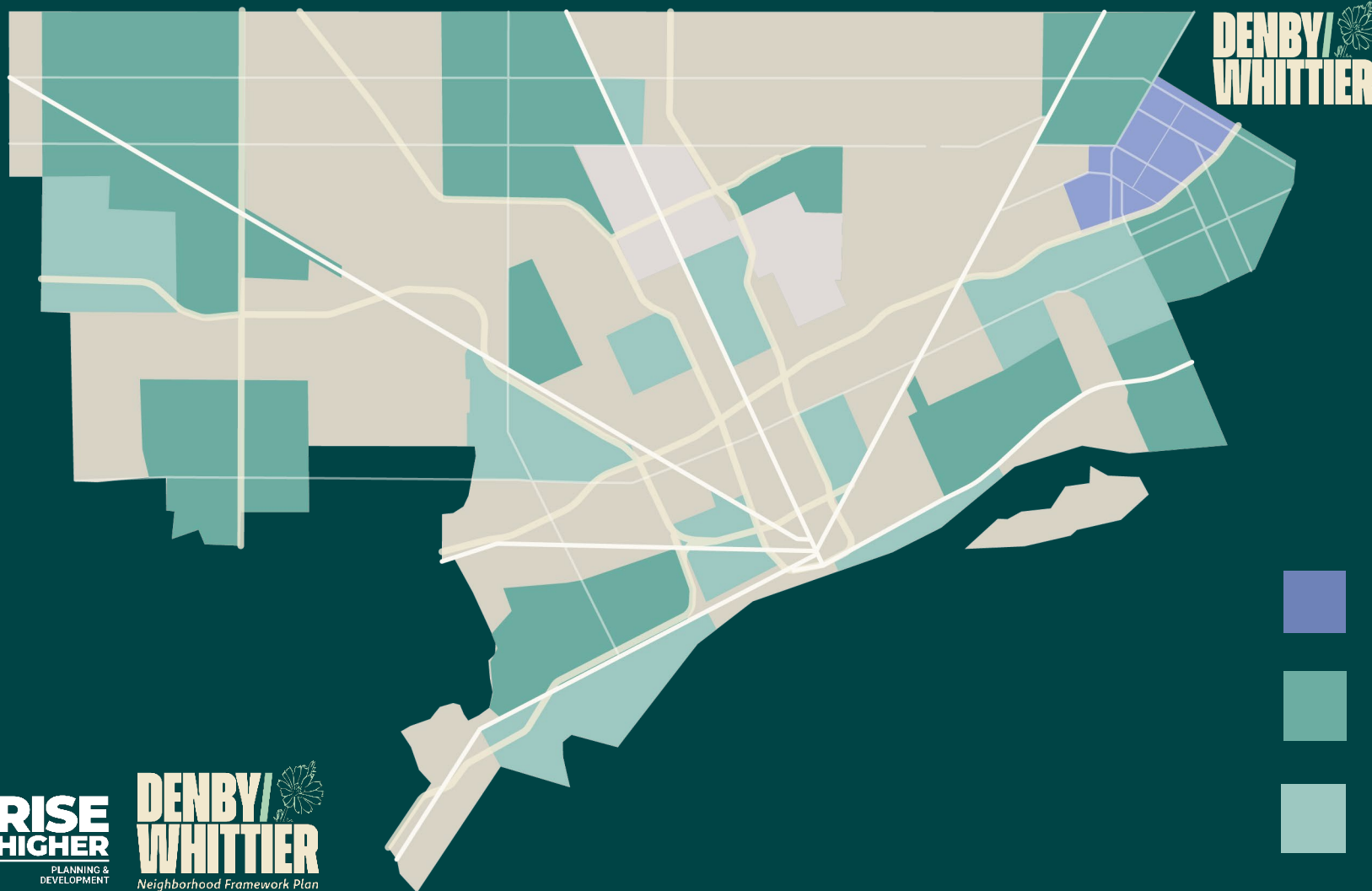
PLAN OVERVIEW

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

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

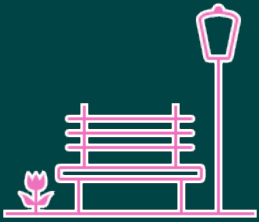
EXISTING FRAMEWORK PLANS



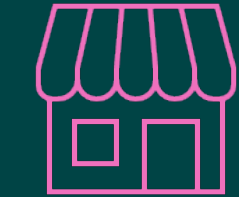
DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

FOCUS AREAS

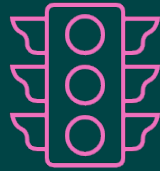
**HOUSING &
NEIGHBORHOOD
STABILIZATION**



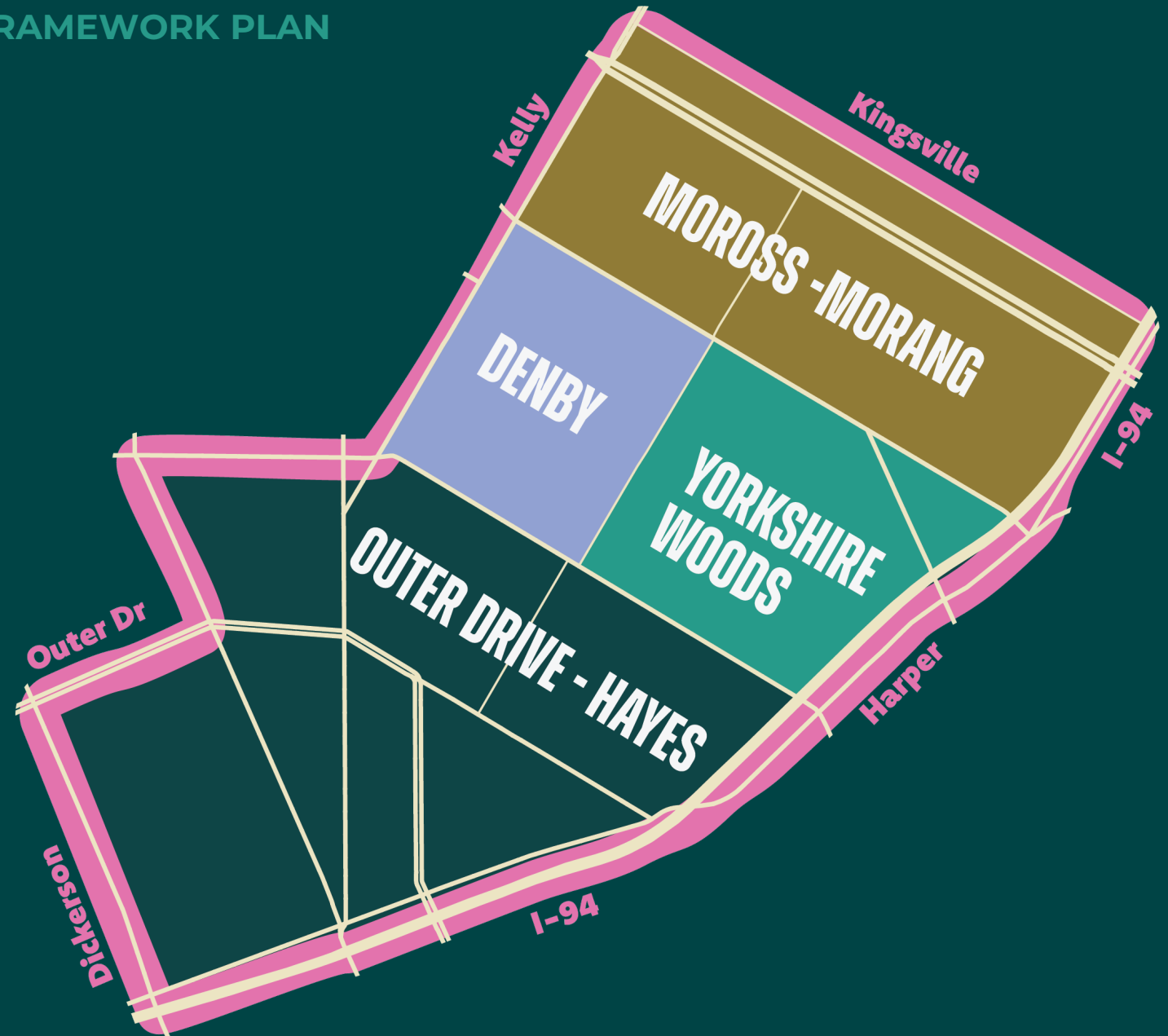
**ENVIRONMENT &
THE PUBLIC REALM**



**COMMERCIAL &
ECONOMIC
DEVELOPMENT**

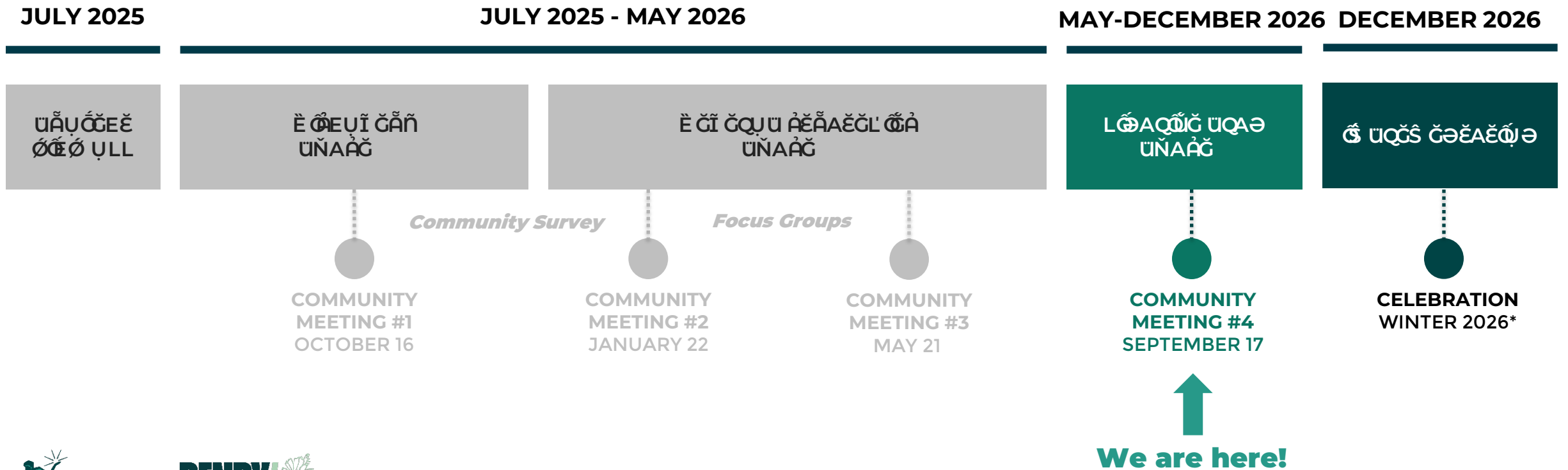


**STREETSCAPES &
MOBILITY**



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

TIMELINE



**Dates are tentative*

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ENGAGEMENT SNAPSHOT



238+
PARTICIPANTS
AT PUBLIC MEETINGS



80+
HOSTED/ATTENDED
OFFICE HOURS &
OTHER SESSIONS

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN SURVEY

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: _____

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

1. What is your age?

☐ under 12
☐ 13-19
☐ 20-29
☐ 30-49
☐ 50-64
☐ 65+

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 (rent)
☐ Resident (own)
☐ 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
☐ I don't live in this neighborhood

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

190+
RESPONSES
TO COMMUNITY SURVEY



40+
PARTICIPANTS
IN FOCUS GROUPS



8
ENGAGEMENT
PARTNERS



DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ENGAGEMENT PARTNERS



THANK YOU!

MOROSS-MORANG	DENBY	YORKSHIRE WOODS	OUTER DRIVE-HAYES
New Beginnings CDC	Denby Neighborhood Alliance	Yorkshire Woods Community Organization	Redeem Detroit
Sound Mind Sound Body Academy		Building Blocks Initiative	Great Communities Now
			East Outer Drive-Hayes Neighborhood Association



THANK YOU!
WE COULD NOT
HAVE GOTTEN HERE
WITHOUT YOU ALL!

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

NEIGHBORHOOD FRAMEWORK PLAN

NEIGHBORHOOD FRAMEWORK PLAN



HOUSING AND NEIGHBORHOOD STABILIZATION

1. **CREATE AND PRESERVE AFFORDABLE HOUSING**
2. **IMPROVE COMMUNITY COHESION, KNOWLEDGE, AND TRUST**
3. **ADDRESS BLIGHT AND ENFORCE RESIDENTIAL CODE COMPLIANCE**
4. **ACTIVATE VACANT RESIDENTIAL PROPERTIES**

HOUSING & NEIGHBORHOOD STABILIZATION

HOUSTON WHITTIER

E OUTER DR

DICKERSON

CHALMERS

BERKSHIRE

HARPER

HAYES

KELLY

WHITTIER

MORANG

MORANG AVE
CURRENT: B4
STUDY: SD1

MOROSS

MOROSS RD
CURRENT: R2
PROPOSED: R3

KELLY RD
CURRENT: R2
PROPOSED: R3

KELLY RD
CURRENT: R2/B4
PROPOSED: SD1
MIXED-USE

12800 - 13000 KELLY RD
MIXED-USE

KELLY/ WHITTIER MICRODISTRICT
CURRENT: B4 ; PROPOSED: SD1
MIXED-USE

WHITTIER AVE
CURRENT: B4
STUDY: SD1

ARTHUR SCHOOL / 10125 KING RICHARD ST
AFFORDABLE HOUSING

HARPER / CADIEUX MICRODISTRICT
CURRENT: B4
MIXED-USE

9520 - 9540 WHITTIER AVE
MIXED-USE

10407 - 10419 WHITTIER AVE
MIXED-USE

9800 - 10300 NOTTINGHAM RD
CURRENT: R1 ; PROPOSED: R2
PILOT MISSING-MIDDLE HOUSING

HAYES ST
CURRENT: R2
PROPOSED: R3
PILOT MISSING-MIDDLE HOUSING

Zoning Recommendations

- R2
- R3
- SD1

Neighborhood Assets

- Parks
- Schools

Plan Recommendations

- Development Opportunities
- Investment Zones
- Community Land Trust Opportunity Areas

ARTHUR SCHOOL REDEVELOPMENT RFP

**For more information, see
the Housing and
Neighborhood Stabilization
Station!**



AĩÑ oĩ Ayt EẾẢẤẫởấsầỄĩ Ć âĐÑỄĩSỡỄỀậLệĐ EEĐỵạì Ñ

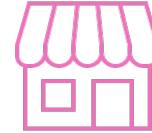


**RISE
HIGHER**
PLANNING &
DEVELOPMENT



**DENBY
WHITTIER**
Neighborhood Framework Plan

NEIGHBORHOOD FRAMEWORK PLAN



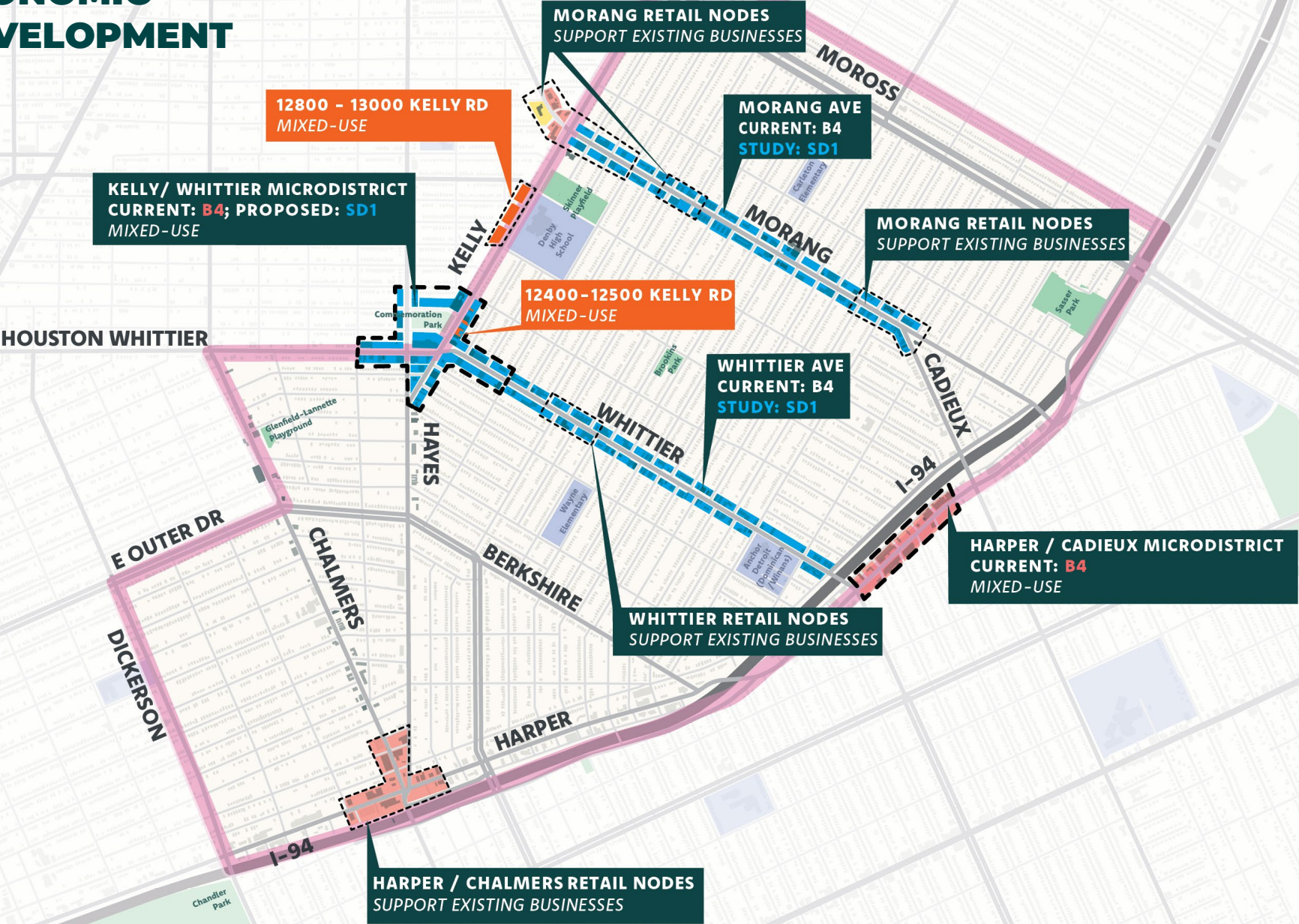
COMMERCIAL AND ECONOMIC DEVELOPMENT

1. **STRENGTHEN AND GROW EXISTING COMMERCIAL NODES**
2. **ENHANCE THE PHYSICAL CHARACTER OF COMMERCIAL CORRIDORS**
3. **ENCOURAGE COMMERCIAL AND MIXED-USE DEVELOPMENT ON VACANT PROPERTIES**





COMMERCIAL & ECONOMIC DEVELOPMENT



Zoning Recommendations

- B4
- SD1

Neighborhood Assets

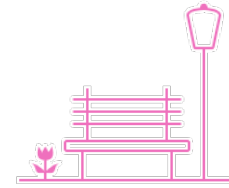
- Parks
- Schools

Plan Recommendations

- Development Opportunities
- Commercial Investment Zones
- Microdistrict Locations

Existing Commercial Buildings Eligible for Facade Improvements & Public Art

NEIGHBORHOOD FRAMEWORK PLAN



ENVIRONMENT AND THE PUBLIC REALM

1.IMPROVE TREE CANOPY TO ENHANCE NEIGHBORHOOD COMFORT

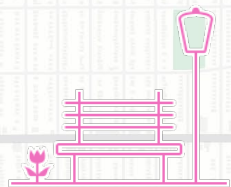
2.EXPAND GREEN STORMWATER INFRASTRUCTURE IN THE NEIGHBORHOODS

3.EXPAND PRODUCTIVE LAND FOOTPRINT FOR URBAN AGRICULTURE

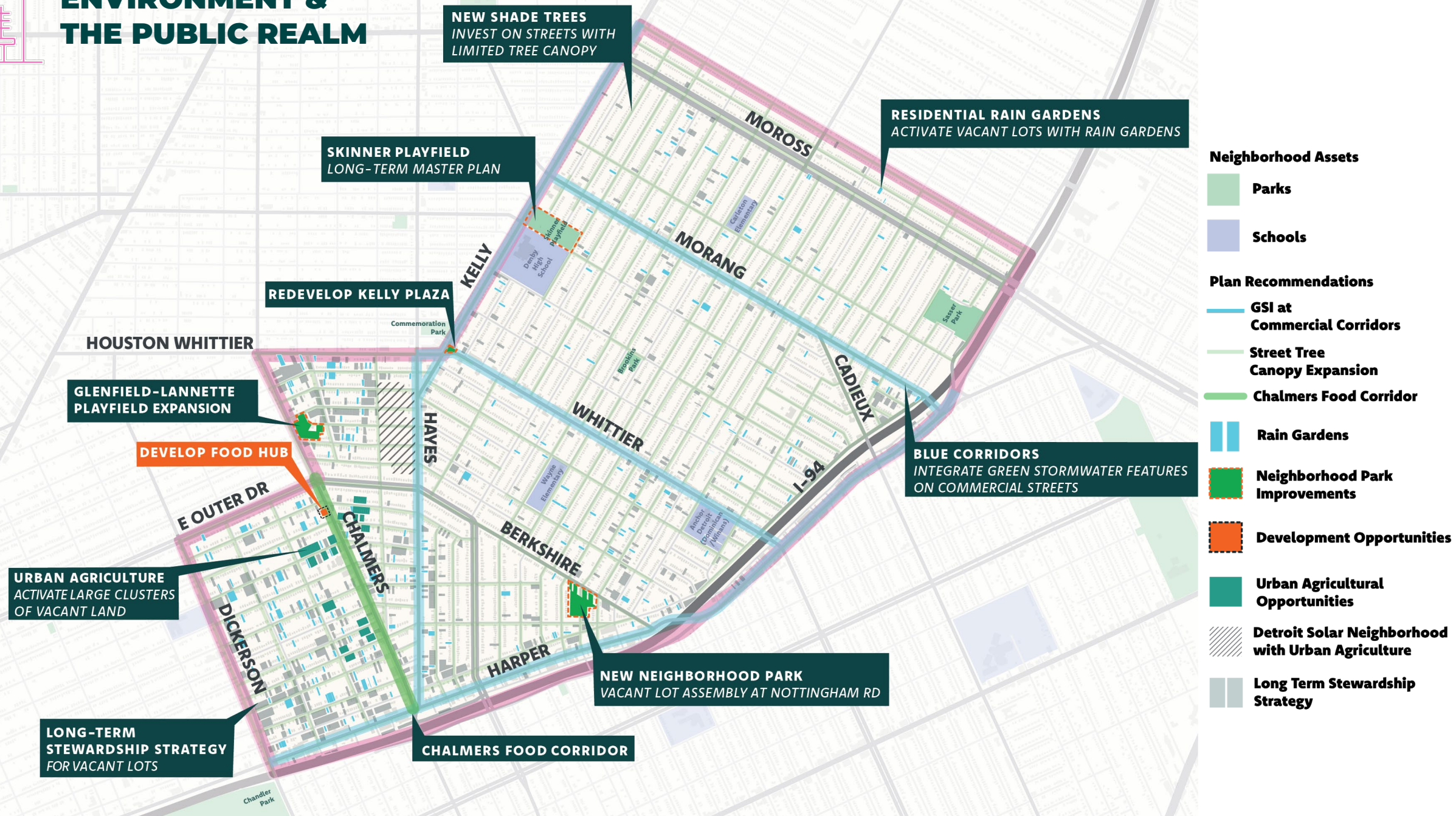
4.ADD MORE PARKS, OPEN SPACES & PLACEMAKING TO CLOSE THE PARK SERVICE GAP

5.IMPROVE CLEANLINESS, MAINTENANCE & PERCEPTION OF CARE

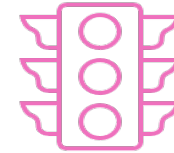




ENVIRONMENT & THE PUBLIC REALM



NEIGHBORHOOD FRAMEWORK PLAN



STREETSCAPES AND MOBILITY

1. IMPROVE NEIGHBORHOOD TRAFFIC SAFETY
2. IMPROVE NEIGHBORHOOD WALKABILITY
3. BUILD A SAFE MULTIMODAL TRANSPORTATION NETWORK





STREETSCAPES & MOBILITY

RIDESHARE/MICROMOBILITY
LOCATION OPTIONS

CHALMERS STREET
STREET SAFETY IMPROVEMENTS
SAFE STREETS FOR DETROIT (SS4D)

HAYES STREET
STREET SAFETY IMPROVEMENTS
SAFE STREETS FOR DETROIT (SS4D)

UPGRADE
BIKE ROUTE

HOUSTON WHITTIER

EXPAND
BIKE ROUTE

E OUTER DR

DICKERSON

IMPROVED PEDESTRIAN CROSSINGS

EXPAND SLOW
STREET NETWORK

WHITTIER STREETSCAPE

BERKSHIRE

HARPER

MORANG

MOROSS GREENWAY
STUDY OFF-ROAD BIKE
ROUTE ALONG MEDIAN

MORANG STREETSCAPE

"ADOPT-A-BUS STOP"
COMMUNITY LOCATION

HARPER AVENUE
STREET SAFETY IMPROVEMENTS
SAFE STREETS FOR DETROIT (SS4D)

Neighborhood Assets

Parks

Schools

Plan Recommendations

Existing Slow Street Network

Expanded Slow Street Network

Upgraded Bike Route

Expanded Bike Route

Safe Streets for Detroit Safety Improvements

Streetscape Improvements

Upgraded Bus Stop Locations

Adopt-A-Bus Stop Community Stewarded Locations

Rideshare/Micromobility Location Options

Improved Pedestrian Crossing Locations

ACTIVITY

ACTIVITY



Check the color of your nametag to know where to start!

-  Housing & Neighborhood Stabilization
-  Economic & Commercial Development
-  Environment & the Public Realm
-  Streetscapes & Mobility

After you visit **each station** and receive a sticker, you are eligible for a **gift card raffle drawing!**

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ACTIVITY

FOCUS AREA:

HOUSING & NEIGHBORHOOD STABILIZATION

Goal 1: Create and preserve affordable housing options

1.1 Connect residents with home repair resources

Increase resident awareness of existing citywide home repair programs



Increase investment in neighborhood home repair programs



1.2 Build local development capacity

Invest in local community development organizations

Invest in faith-based organizations that can develop affordable housing

Establish a community land trust



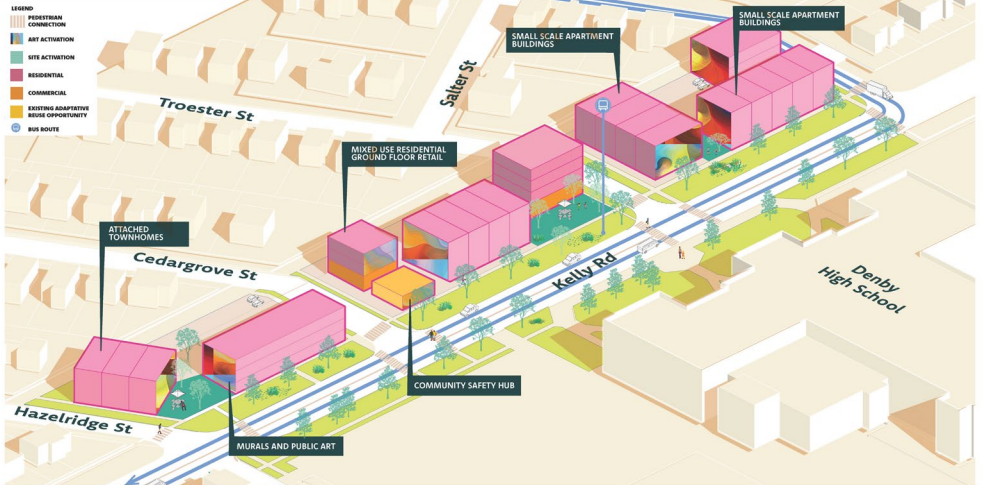
Reduce the number of foreclosed homes sold to speculators at auction or bank sale



FOCUS AREA:

HOUSING & NEIGHBORHOOD STABILIZATION

Clustered city-owned vacant properties can be redeveloped into a mixed-use corridor. Using RFPs and development agreements, the City can curate meaningful housing solutions with the participation of the surrounding community.



Goal 4: Activate vacant residential properties

Objective 4.1: Market publicly-owned vacant properties on major corridors as multifamily or mixed-use opportunities

Action 5: Issue mixed-use infill development RFPs for the 12800 - 13000 blocks of Kelly Rd



Use if you agree with the action

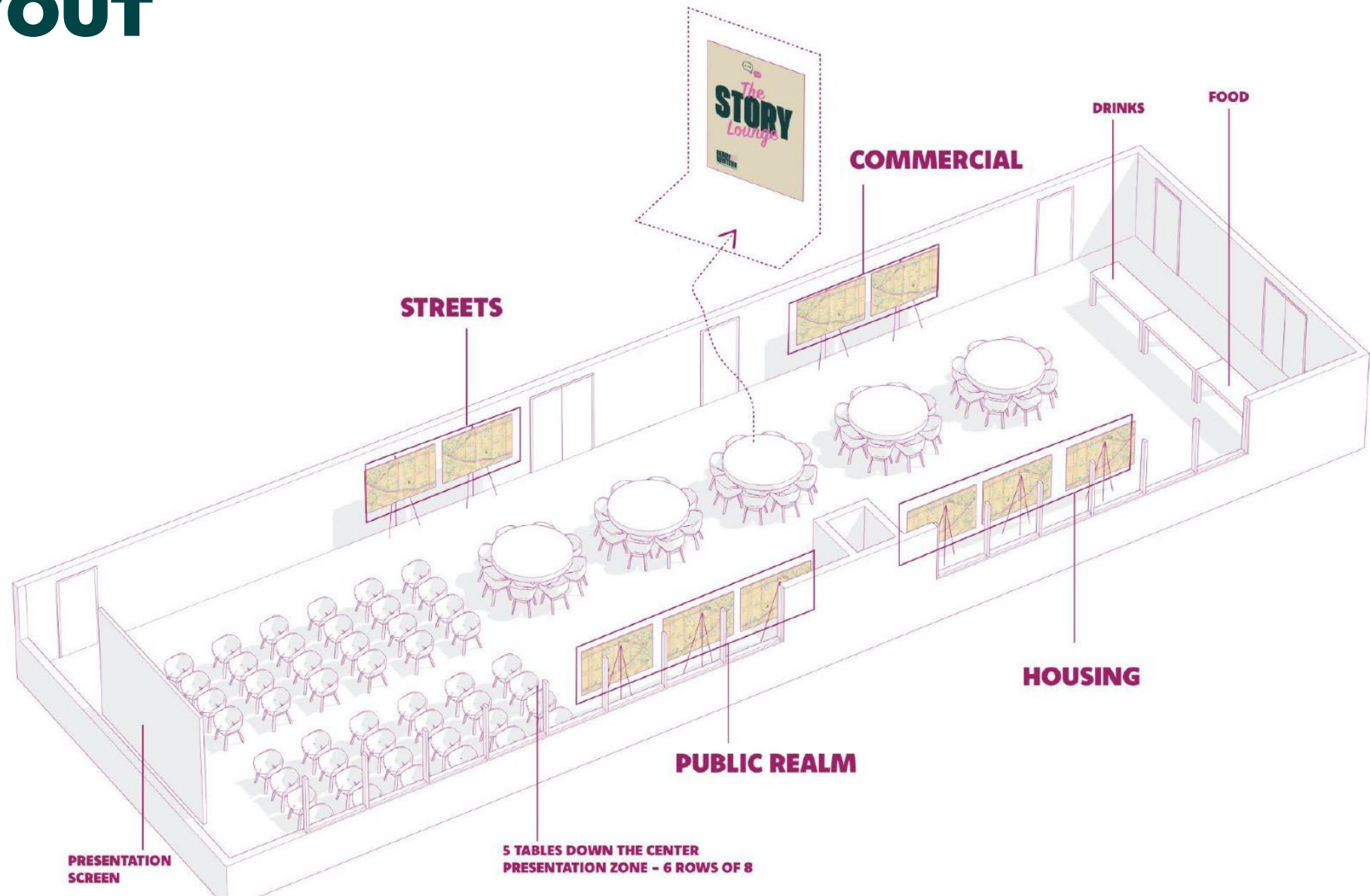


Use if you disagree with the action

If you disagree, add a sticky to explain why.

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

ROOM LAYOUT



REPORT OUT & RAFFLE

RAFFLE

Hello
my name is

Sherelle

After you visit each station and receive a sticker, you are eligible for a gift card raffle drawing!

ANNOUNCEMENTS & NEXT STEPS

DENBY / WHITTIER NEIGHBORHOOD FRAMEWORK PLAN

NEXT STEPS

STAY ENGAGED!

**JOIN US FOR THE CELEBRATION EVENT AS WE WRAP
UP OUR PLANNING PROCESS!**

STAY TUNED FOR MORE DETAILS!

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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(313) 224-1295

