



Citizens' Guide

RUSSELL WOODS + NARDIN PARK NEIGHBORHOOD FRAMEWORK PLAN

What the plan is all about. How you can get involved.

June, 2019



What is a Neighborhood Framework Plan?

The Russell Woods + Nardin Park Neighborhood Framework Plan is a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. The project area is bounded by Oakman Blvd, Livernois Ave, Joy Road, Grand River Ave and Dexter Ave. It is one of several neighborhood framework plans that are being conducted citywide.

In Detroit, framework plans typically focus on four strategies. Each strategy is supported by dedicated funding sources. Neighborhood stakeholders and the City work together to determine how these investments should be made within the plan area to improve quality of life. On the opposite page are some examples of how neighborhood framework plans are happening in other Detroit neighborhoods.



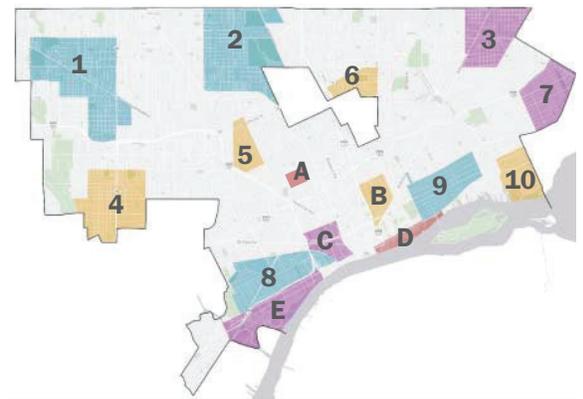
Plan Area of Study

Detroit's Neighborhood Plans:

1. Grand River Northwest
2. Livernois / McNichols
3. Gratiot / 7-Mile
4. Warrendale / Cody-Rouge
5. Russell Woods / Nardin Park
6. Campau / Banglatown
7. East Warren / Cadieux
8. Southwest / Vernor
9. Islandview / Greater Villages
10. Jefferson Chalmers

Other Planning Initiatives:

- A. Rosa Parks
- B. Eastern Market
- C. Greater Corktown
- D. East Riverfront
- E. Delray



Detroit's Neighborhood Plans

The Plan's Four Strategies:

Neighborhood Stabilization

- Home rehabilitation
- Blight reduction
- Vacant land stewardship
- Historic Preservation



Islandview (before)

Concentration of vacant homes



Islandview (planned)

Restoration of homes and new affordable housing

Parks and Greenways

- Playground improvements
- Urban agriculture
- Biking / jogging trails
- Flood management



Vacant lots (before)

Concentration of vacant lots and blight



Ella Fitzgerald Park (under construction)

New neighborhood park and greenway

Mixed-use Development

- Affordable housing
- Historic preservation
- Shops & restaurants



B Siegel (before)

Vacant storefronts



B Siegel (under construction)

New local shops and office space

Streetscapes

- Traffic Calming
- Sidewalk improvements
- Safety for walking and biking



W McNichols Rd (before)

Poorly-maintained commercial street plagued by speeding



W McNichols Rd (proposed)

Beautification of sidewalks and new traffic-calming features

Community Meeting #1 Recap

The first community meeting of the Russell Woods + Nardin Park Neighborhood Framework Plan was held at Ebenezer AME Church on April 17, 2018. This page summarizes what took place.

The Russell Woods + Nardin Park Neighborhood Framework Plan is a plan of action, co-crafted by the residents and the City, to guide future growth and investment in the neighborhood. For more information, please visit www.detroitmi.gov/RussellWoods-nardin-park

Community Meeting #1 Agenda:

1. Introduce the project and the city/consultant team
2. Highlight previous community-led planning initiatives
3. Gather community input on important issues, possible solutions, and priorities that impact neighborhood life in Russell Woods + Nardin Park



Here is the input we have gathered from the 1st Community Meeting

ARTS + HERITAGE

36% of community meeting participants would like to see more **public art** along retail corridors



RETAIL

40% of community meeting participants left the neighborhood **everyday** to buy goods + services



SINGLE-FAMILY

Vacant houses are a great concern, especially along **Cortland and Waverly**



MULTI-FAMILY

Community meeting participants would like to live close to **commercial corridors**



STREETScape

Davison Avenue was identified as the **most dangerous street for pedestrians and drivers**



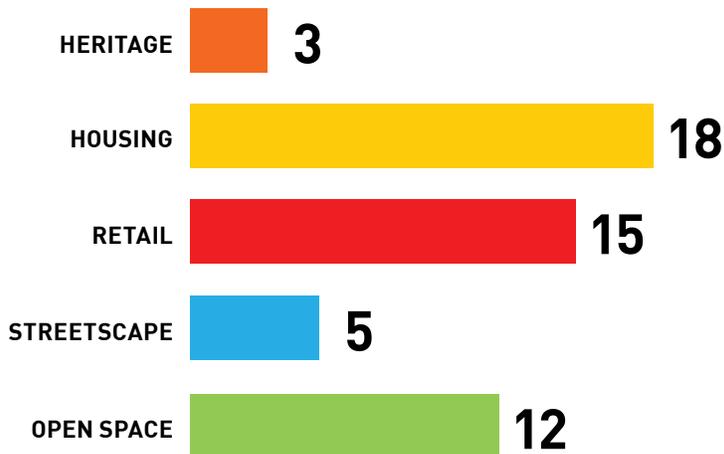
OPEN SPACE

Vacant land can be **reprogrammed and linked** to **activate commercial areas**



Focus Groups (May, 2018) Recap

Following the 1st Community Meeting, individual focus groups were held on May 22nd & 23rd, 2018 to gather information from significant stakeholders & organizations who were directly involved in each scope. Community members who indicated interest in April's meeting sign-in sheet were also invited. These smaller meetings are used as testing grounds for initial concepts, with the goal of generating more in-depth dialogue about the community's priorities. The feedback is then used to refine ideas before they are presented to a larger audience at the 2nd Community Meeting in June.



No. of attendees at each focus group

Here is the input we have gathered from the May 2018 Focus Groups

ARTS + HERITAGE

Art is not only a representative medium but also has a responsibility to communicate information



RETAIL

Focus group members were interested in starting home-based businesses



MULTI-FAMILY

Community members are interested in the following types - affordable housing, senior housing, upscale, rental & sale



PUBLIC LANDS

Residents would like vacant lots to be mowed to increase visibility + safety



STREETScape

A raise of hands at the table unanimously showed that Elmhurst was the preferred Joe Louis Greenway connector road



OPEN SPACE

Much of the security issues appear to be related to the increased vacancy along the south side of Waverly



Community Meeting #2, Part 1 Recap

The 2nd Community Meeting Part 1 was held on June 28th, 2018 at New Light Baptist Church. Compared to the 1st Community Meeting, the attendees of the 2nd Community Meeting had a much more diverse representation, with majority of community members from Nardin Park. Scopes presented for this meeting include Heritage, Streetscape and Retail. Oral history recordings were also conducted as part of the heritage research.



Here is the input we have gathered from the 2nd Community Meeting Part 1

ARTS + HERITAGE

Community members are long-term residents and families, who are highly invested in the neighborhood



RETAIL

Security and beauty are important to the community for retail development



STREETScape

Participants did not mind bike lanes, but were concerned with losing on-street parking in front of their homes



Focus Groups (August, 2018) Recap

Following the 2nd Community Meeting Part 1, focus groups were held on August 23rd, 28rd, 30th, 2018 to gather information from significant stakeholders & organizations who were directly involved in streetscape, parks and open space, and housing. Community members who indicated interest in past meeting sign-in sheets were also invited. We revisited some concepts from the Part I meeting and some new concepts for housing and retail, with the goal of generating more in-depth dialogue about the community's priorities. This feedback was then used to refine ideas before they were presented to a larger audience at the 2nd Community Meeting Part II in September.



No. of attendees at each focus group

Here is the input we have gathered from the August 2018 Focus Groups

MULTI-FAMILY

Community members are interested in the following types - affordable housing, senior housing, upscale, rental & sale



OPEN SPACE

Residents would like vacant lots to be mowed to increase visibility + safety



STREETScape

A raise of hands at the table unanimously showed that Elmhurst was the preferred Joe Louis Greenway connector road



PARKS

Much of the security issues appear to be related to the increased vacancy along the south side of Waverly



Community Meeting #2 Part 2 Recap

The 2nd Community Meeting Part 2 of the Russell Woods + Nardin Park Neighborhood Framework Plan was held at New Light Baptist Church on September 20th, 2018. Compared to the 1st and 2nd Community Meeting, the attendees of the 2nd Community Meeting Part 2 had an even representation, with a split number of community members from Russell Woods + Nardin Park. Scopes presented for this meeting include Streetscape, Parks + Open Space and Housing.



76 attendees

Here is the input we have gathered from the 2nd Community Meeting Part 2

MULTI-FAMILY

Residents are interested in having mixed use buildings along Dexter and duplexes throughout the neighborhood rehabbed



OPEN SPACE

Residents indicated interest in having urban gardens, cut flowers, and solar energy within the neighborhood



STREETSCAPE

Residents indicated pedestrian crossings are important on Dexter. Elmhurst is the preferred neighborhood greenway connector.



PARKS

Residents indicated that there are security issues along the south side of Waverly however they have improved in the past few months



Youth Mapping Activity (November, 2018) Recap

Following the 2nd Community Meeting Part II, a youth mapping activity was held on November 10th, 2018 to gather information from youth who live, learn, and play in Russell Woods + Nardin Park. Youth from the community, Hope Academy, The Boys & Girls Club- Diehl Club, Youthworks Detroit, and Give Merit were invited. The youth gave insight into all areas of focus. The feedback was then used to refine ideas before they are presented to a larger audience during the 3rd community meeting (Open House).



Here is the input we have gathered from the Youth Mapping Activity in November

ARTS + HERITAGE

Youth are interested in honoring people they look up to from Detroit through art murals and music festivals



RETAIL

Youth would like to see more businesses have murals, more windows, project green light, and wifi



MULTI-FAMILY

Youth are interested in living closer to the Waverly, Fullerton, Cortland, and Youth Based Organizations in the neighborhood



OPEN SPACE

Youth are interested in having places for small beautification efforts and youth gathering spaces



STREETScape

Youth indicated several places on Broadstreet where they do not feel safe



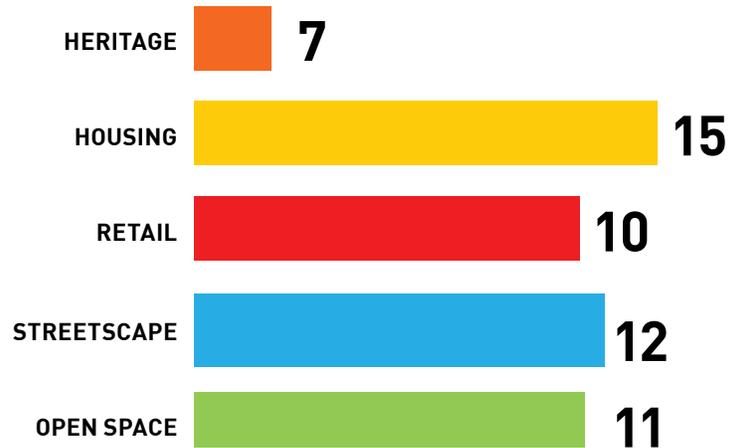
PARKS

Youth would like to move the basketball court at Zussman away from Davison and add noise berms



Focus Groups (November, 2018) Recap

Individual focus groups were held on November 12th, 13th, and 15th, 2018 to gather information from significant stakeholders & organizations before the 3rd community meeting. Community members from all previous meetings were invited. Many site concepts were tested for clarity before the 3rd community meeting. The feedback was then compiled to be presented to a larger audience at the 3rd Community Meeting (Open House).



No. of attendees at each focus group

Here is the input we have gathered from the November 2018 Focus Groups

ARTS + HERITAGE

Residents are interested in having multiple artists featured on Dexter



RETAIL

Focus group members were interested in short term lot activations on Dexter



MULTI-FAMILY

Residents understand that there are many two or more family flats in the neighborhood and want a list of upcoming DLBA auction homes



OPEN SPACE

Residents would like to see how all three vacant lot sizes interact with each other in the neighborhood



STREETSCAPE

Residents want to see crash and crime data for Dexter, Waverly, and Broadstreet and are interested in seeing bikes on one side of Dexter



PARKS

Residents are interested in seeing two entry plazas in Zussman Park (one on Davison the other on Waverly).



Community Meeting #3 Recap

The third community meeting of the Russell Woods + Nardin Park Neighborhood Framework Plan was held at St. Charles Lwanga Church formerly known as St. Cecilia's on December, 13th 2018. The meeting was held as an open house where there were boards around the room with recommendations listed.

Residents visited each board with a feedback booklet and wrote down their preference and comments. There were also city department representatives from 3-5 PM to discuss the information in more detail.

Community Meeting #3 Agenda:

1. Sign- in to the event and receive a feedback booklet
2. Visit each recommendation board and write in your booklet your preference
3. Return your booklet to a city official and visit the resource tables available.



Here is the input we have gathered from the 3rd Community Meeting

ARTS + HERITAGE

Most people were in favor of art on existing businesses and vacant lots.



RETAIL

Most people were in favor of supporting local businesses and short term activations.



MULTI-FAMILY

Residents want to see two family flats rehabbed in their neighborhood with some giving specific locations.



OPEN SPACE

Residents were split on whether the Birney Site should be used for Solar Energy or Urban Agriculture.



STREETScape

Residents are more in favor of giving up a parking lane at this time.



PARKS

Residents would like to see the basketball court and play equipment move. They would like Waverly to stay a two way



Living Room Conversations (Jan & Feb, 2019) & Focus Groups (March, 2019) Recap

Living room conversations were held in January and February 2019 where we visited residents' homes to further confirm recommendations from the 3rd community meeting. March focus groups were held on the 26th, 27th, and 28th to update residents on the preferred recommendations and gather information from significant stakeholders & organizations before the 4th community meeting. Community members from all previous meetings were invited. The feedback was then compiled to be presented to a larger audience at the 4th Community Meeting.



Here is the input we have gathered from the Living Room Conversations and Focus Groups

ARTS + HERITAGE

Residents would like to see everyday neighborhood leaders recognized as well as prominent leaders



RETAIL

One resident mentioned vegan/vegetarian food options along Dexter Avenue



MULTI-FAMILY

Residents were concerned about resources for the homeless and squatters.



OPEN SPACE

Residents are interested in the Birney site having a job training or educational component to solar/urban agriculture



STREETScape

Residents are concerned about parking along Dexter. They would like restrictions on how long people can park in front of businesses.



PARKS

Residents would like to see a mural in the park and noise berms to lessen the noise of traffic.



Community Meeting #4 Summary

The 4th community meeting for the Russell Woods + Nardin Park Neighborhood Framework Plan was held at Ebenezer AME Church on June 13th, 2019. Recommendations from the yearlong community engagement process were presented. The first part of the meeting was open house style with boards around the room that showed the recommendations for community improvements. After the open house there was a 20 minute presentation followed by a list of upcoming meetings for implementation projects. The meeting closed out with questions from the community. Here are the recommendations for neighborhood improvements:



MULTI-FAMILY

The Housing & Revitalization Department and Detroit Land Bank Authority will explore a duplex strategy for two family flats.



PARKS

Zussman Park will see park improvements through a community visioning session.



STREETSCAPE

Russell Woods Historic District Gateways were recommended along Dexter Avenue to create an entry into the neighborhood.



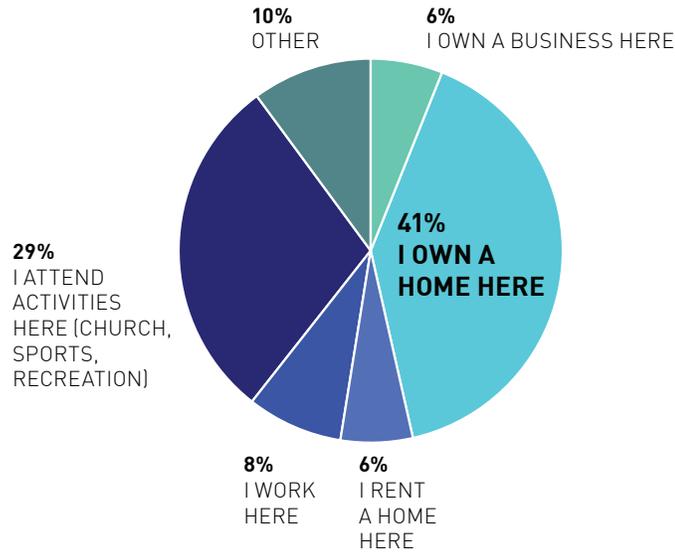
RETAIL

Short term retail activations will be explored for Dexter Avenue to generate interest in the area for local businesses.

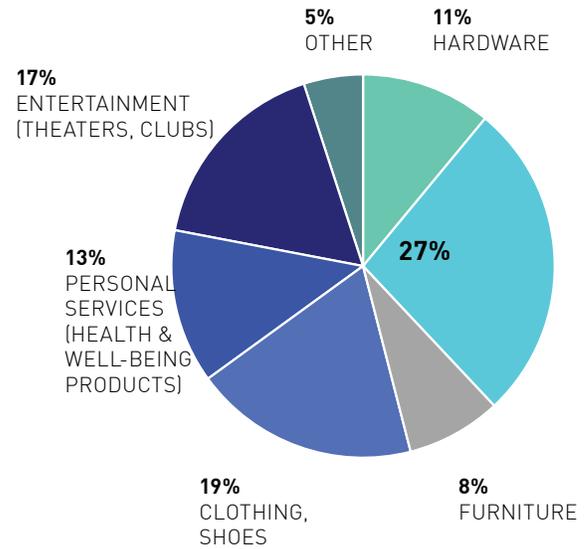


Comments & information from previous meetings

WHICH OF THE FOLLOWING BEST DESCRIBES YOUR INTEREST IN RUSSELL WOODS + NARDIN PARK? (SELECT UP TO 2)



WHAT TYPES OF RETAIL DO YOU VISIT OUTSIDE THE NEIGHBORHOOD? (SELECT UP TO 3)

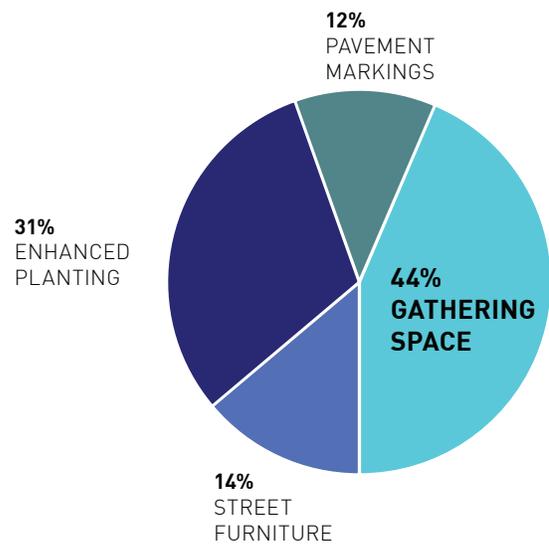


“HISTORIC HOMES WITH CHARACTER.”

“WE NEED MORE HEALTHY FOOD OPTIONS AND MORE SIT DOWN RESTAURANTS.”

“RICHARD ALLEN / NARDIN PARK - A PLACE WHERE FAMILY & FRIENDS GATHER AFTER CHURCH.”

WHAT TYPE OF ACTIVATION WOULD YOU LIKE TO SEE ALONG DEXTER?



CONTACT INFORMATION

We thank you for your ongoing involvement with the Russell Woods + Nardin Park neighborhood framework plan.

Please view our website at: detroitmi.gov/RussellWoods-Nardin-Park

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