# ROSA PARKS CLAIRMOUNT

COMMUNITY FORUM / MARCH 9, 2016

# WELCOME!

# Agenda

| | |
|---|---|
| 5:30pm | **Registration + Refreshments** |
| 5:40pm | **Welcome** |
| 5:50pm | **Planning Department Introduction** |
| 6:00 pm | **Herman Kiefer Update + CBA Election** |
| 6:20pm | **Intro to Framework + Land Stewardship Plan Effort** |
| 6:35pm | **Break-Out Sessions** |
| 7:15pm | **Reconvene - Break-Out Session Reports** |
| 7:30 pm | **Closing** |

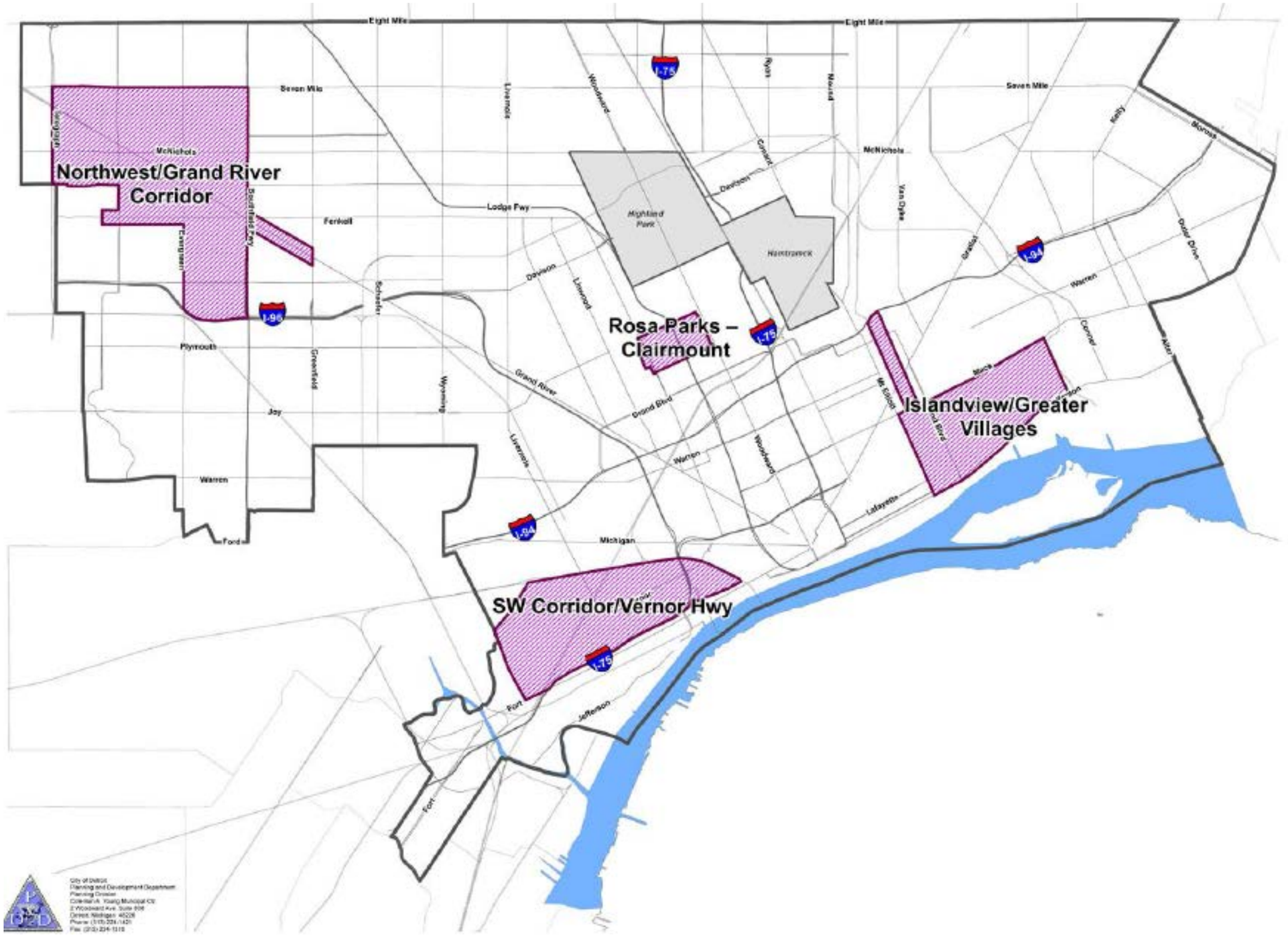
# PLANNING DEPARTMENT INTRODUCTION

# Planning and Development Department Mission

What Do We Need To Do To Build A Vibrant Detroit With Opportunity For Everyone?

TO **BUILD** A CITY **SECURE** IN ITS FUTURE, **GROUNDED** IN ITS **ROOTS** AND **HOPEFUL** IN ITS PRESENT STATE.

# Study Areas



Northwest/Grand River Corridor
Rosa Parks – Clairmount
Islandview/Greater Villages
SW Corridor/Vernor Hwy
Eight Mile
Seven Mile
McNichols
Lodge Fwy
Fenkell
Plymouth
Joy
Warren
Ford
Grand River
Grand Blvd
Michigan
Lafayette
Fort
Jefferson
Highland Park
Hamtramck
I-75
I-96
I-94

# Six Initiatives To Transform a Neighborhood

**SAFETY + PUBLIC SERVICES**

**SINGLE-FAMILY RESIDENTIAL STABILIZATION**

**PLANNING, PLACEMAKING + OPEN SPACE**

**SMALL BUSINESS + RETAIL DEVELOPMENT**

**MULTIFAMILY+ MIXED-USE DEVELOPMENT**

**MOBILITY**

# DETROIT

Remembering what it is that drew us here.

# NEIGHBORHOODS

## The **SOUL** of the City

Detroit 1950’s

Detroit Today

IMAGINE WHAT WE CAN DO **TOGETHER** TO BUILD **COMMUNITY** AND A VIBRANT LIFE **HERE.**

# Rosa Parks Clairmount

# Residents taking **ACTION**

Door Afro
Leader

FIT & FOLD
LAUNDROMAT

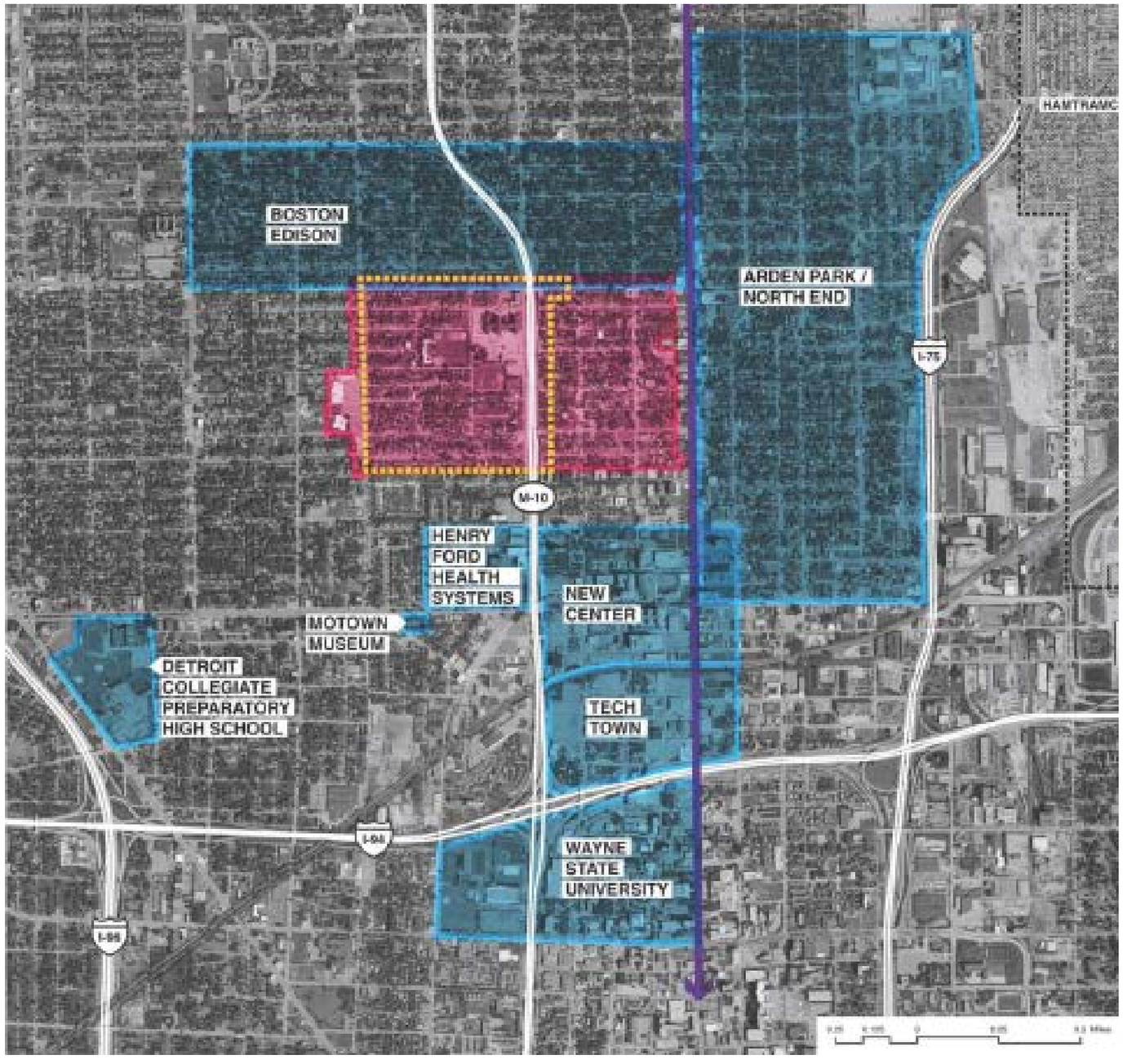
# Community Business

# Detroit Bikes

NEW HAVEN
TRACK

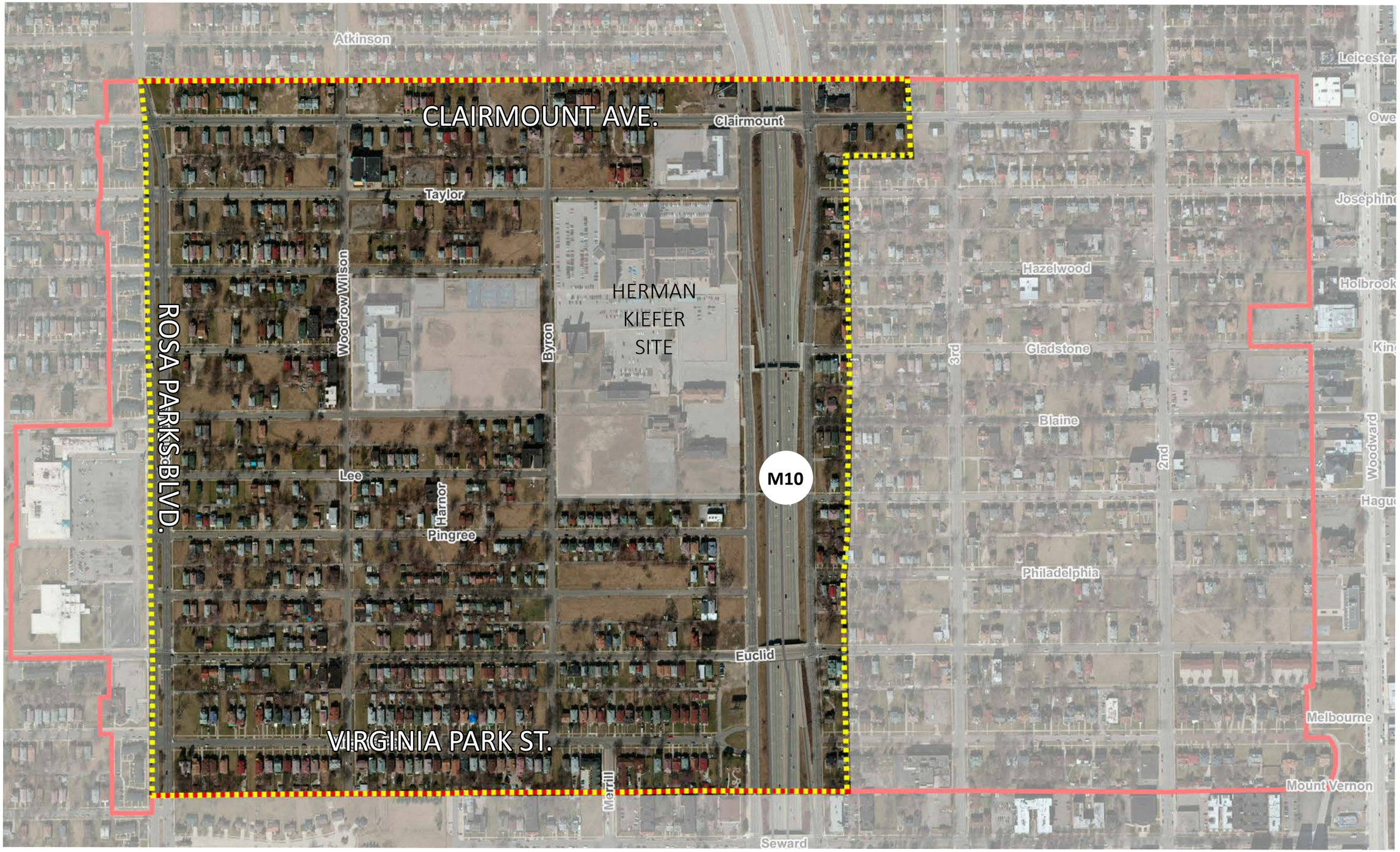
YOU MAY NOT KNOW THESE BLACK MILLENNIALS, BUT
THEY ARE HELPING DETROIT MAKE ITS **COMEBACK.**

# Rosa Parks Clairmount RFP

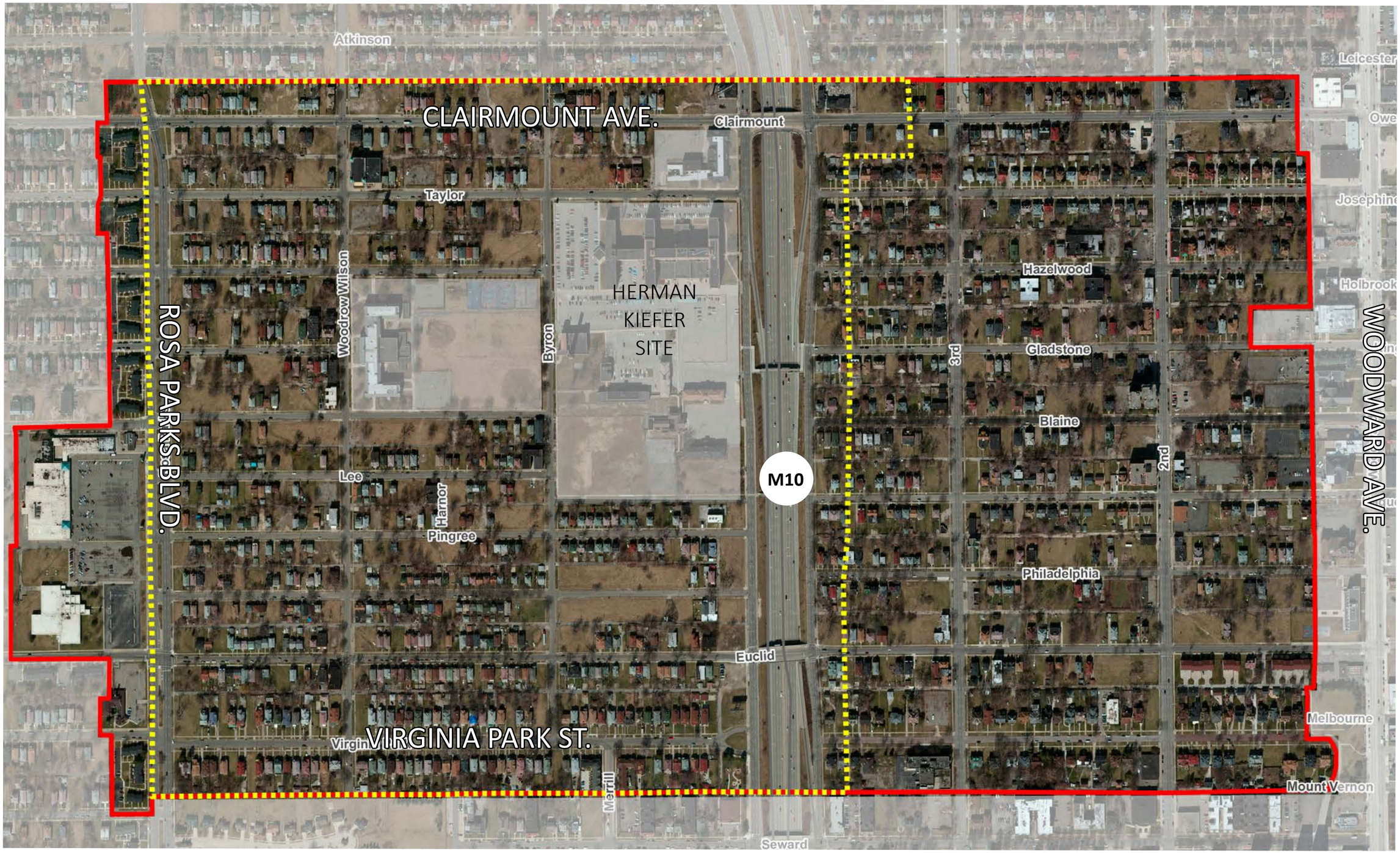



- Cultural Narrative
- Retail Corridor + Streetscape
- Residential Rehabilitation
- Landscape Stewardship
- Zoning Recommendations
- Implementation Project:
  Housing Preservation + Beautification

# Land Stewardship Plan



# Rosa Parks Clairmount Study Area



# Framework/Land Stewardship Plan Schedule

2017

FEB MAR APR MAY JUNE

**TODAY**
How Things Are

**APRIL 6**
Where to Go from Here?

**MAY 11**
Let's Get Started!

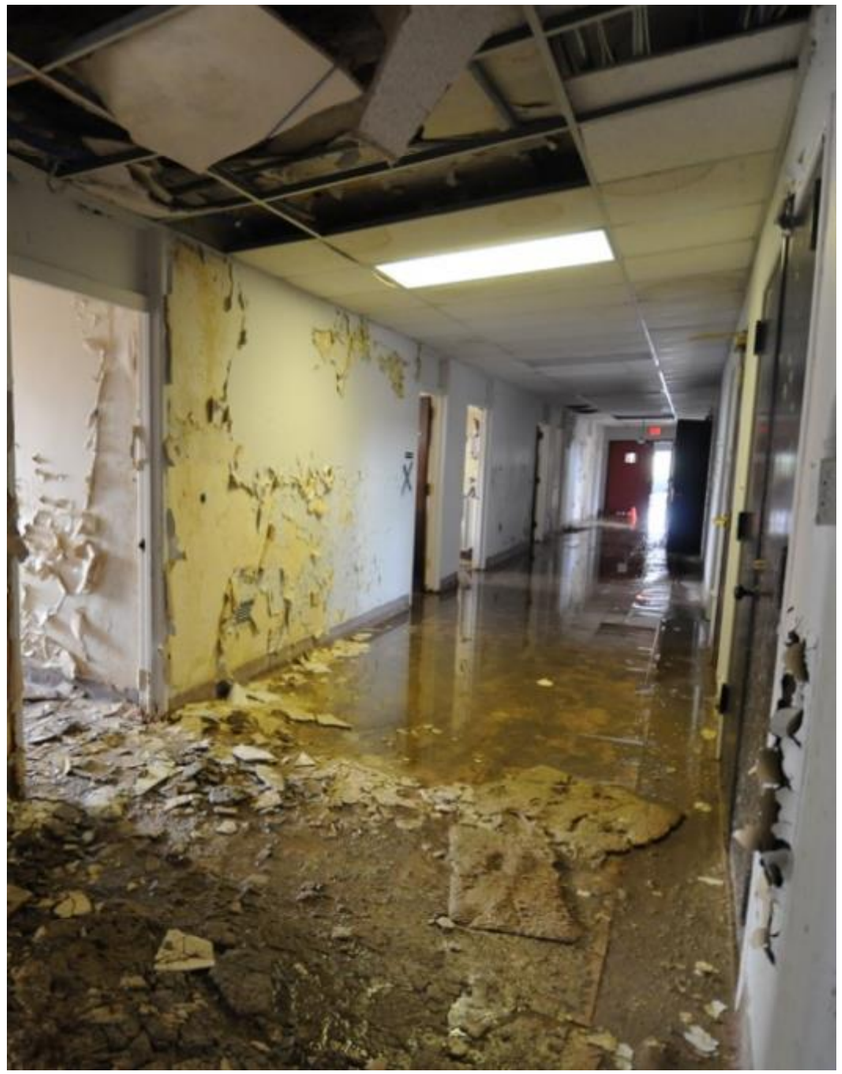
Study Wrap-Up/ Celebration

# HERMAN KIEFER

# UPDATE

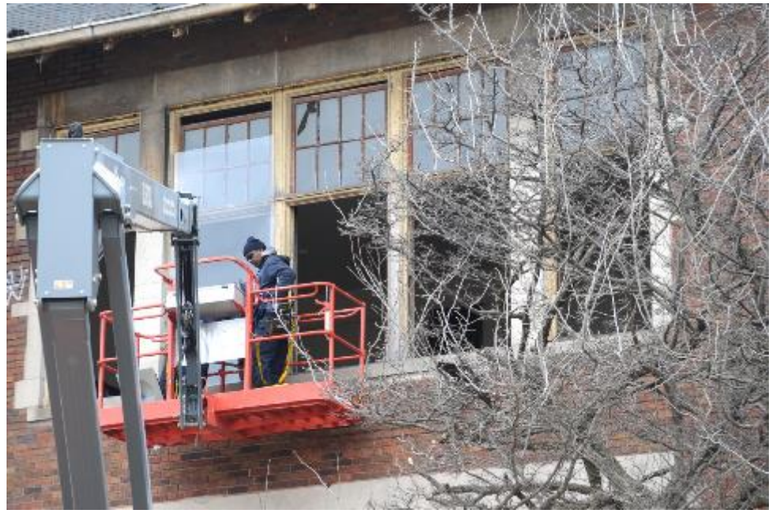
# Herman Kiefer Redevelopment

# Herman Kiefer

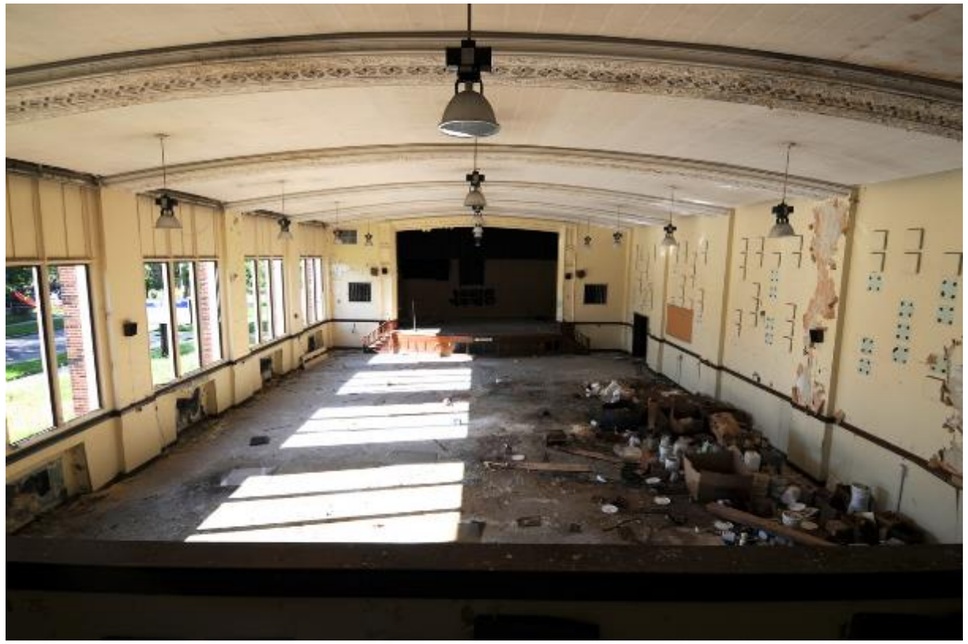


# Hutchins Sports Courts + Playground

# Crosman



# Hotel + Community Skate Park



# General Store

# Vision

# Vision

# Vision

# Vision

# Proposed 2017 Timeline

**March 2017**
- Brownfield + OPRA request
- Neighborhood board ups
- Local workforce building

**April**
- Hutchins secured

**May**
- Community meeting
- Neighborhood cleanup + training
- Closing

**June**
- Summer community event

**July**
- Neighborhood board ups

**August**
- Community meeting

**October**
- Skate park opening

**November**
- Community meeting

- December
- Hotel opening

# Neighborhood Advisory Council (NAC) Member

## WHAT ARE THE NAC MEMBERS' ROLES AND RESPONSIBILITIES?

- Attend at least 1 initial meeting between the NAC and Herman Kiefer Developer.
- Continue to attend follow-up meetings with Herman Kiefer Developer to monitor progress and status of project.
- Review Community Benefits Report written by the Planning and Development Department and Compliance Reports

# Neighborhood Advisory Council (NAC) Member

**ELIGIBLE MEMBERS MUST BE:**

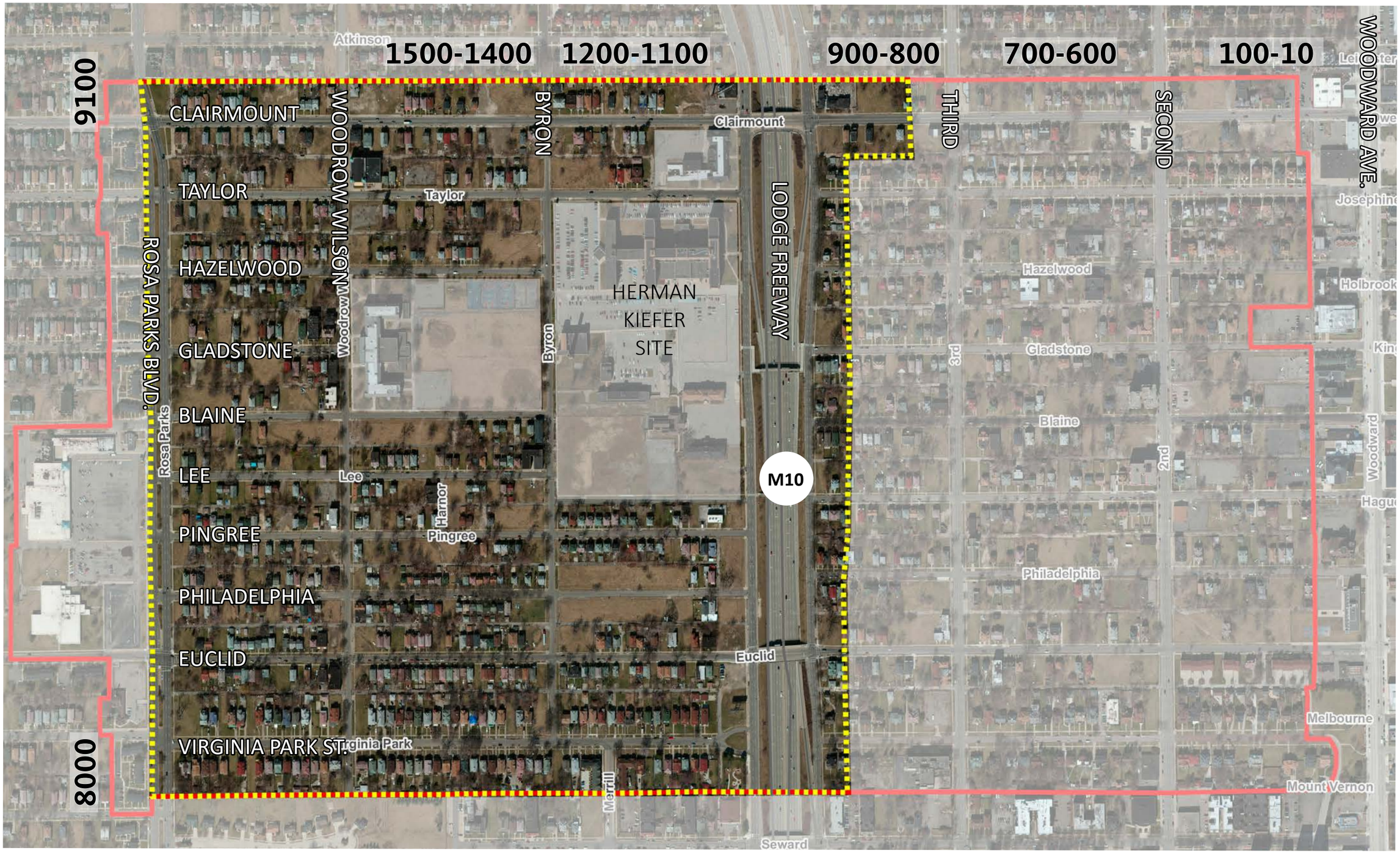
- Residents of the impacted area
- At least 18 years of age

# How Is the NAC Formed?

**THE NAC CONSISTS OF 9 MEMBERS, SELECTED AS FOLLOWS:**

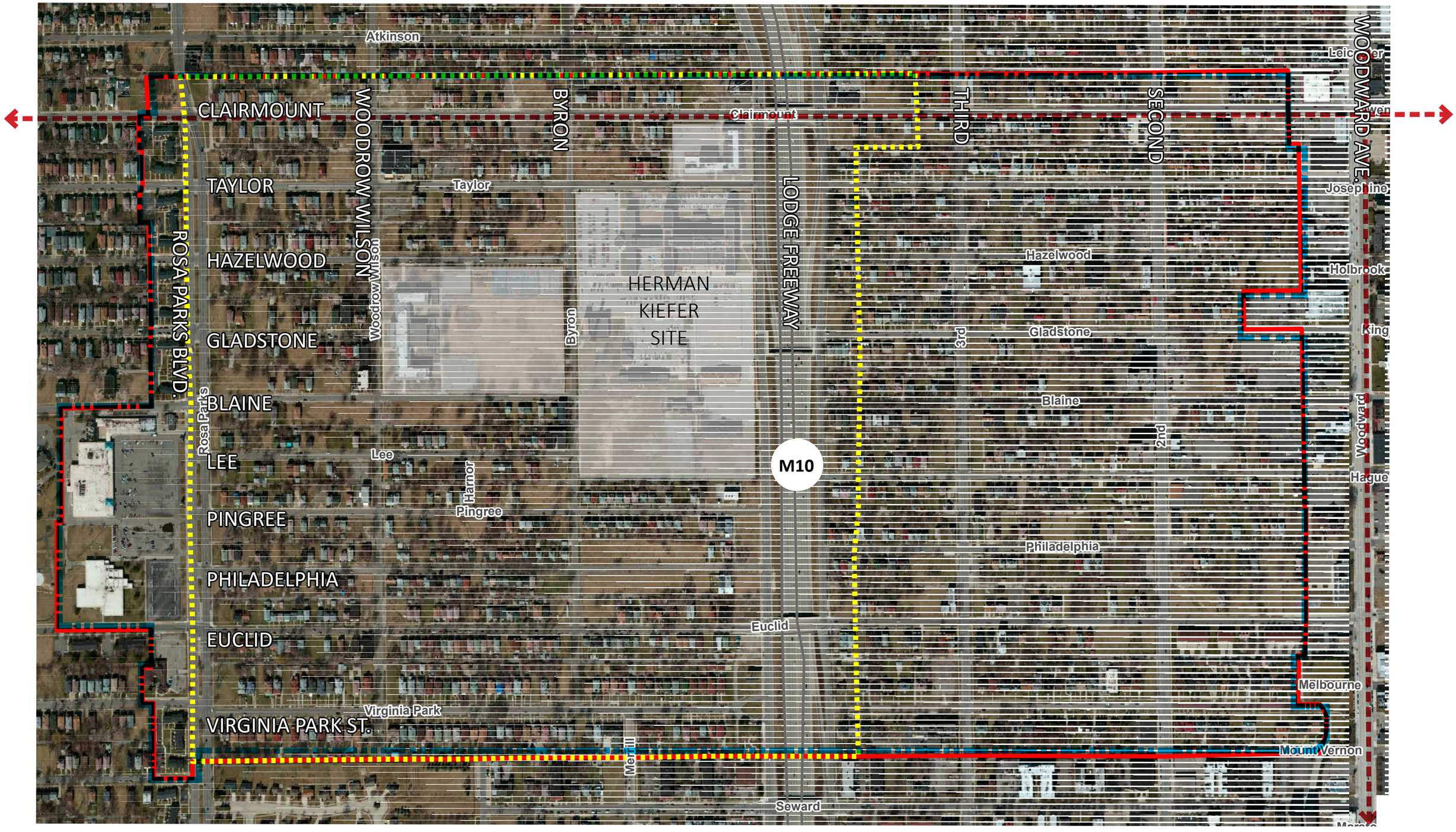
- **2 selected by residents** of the impacted area
- **4 selected by the City of Detroit Planning and Development Department** (preference given to residents expected to be directly impacted by project)
- **2 selected by the At-Large Council Members** (Council President Jones and Council Member Ayers)
- **1 selected by the local District Council Member** (Council Member Sheffield) whose district contains the largest portion of the Impact Area

# Impact Area

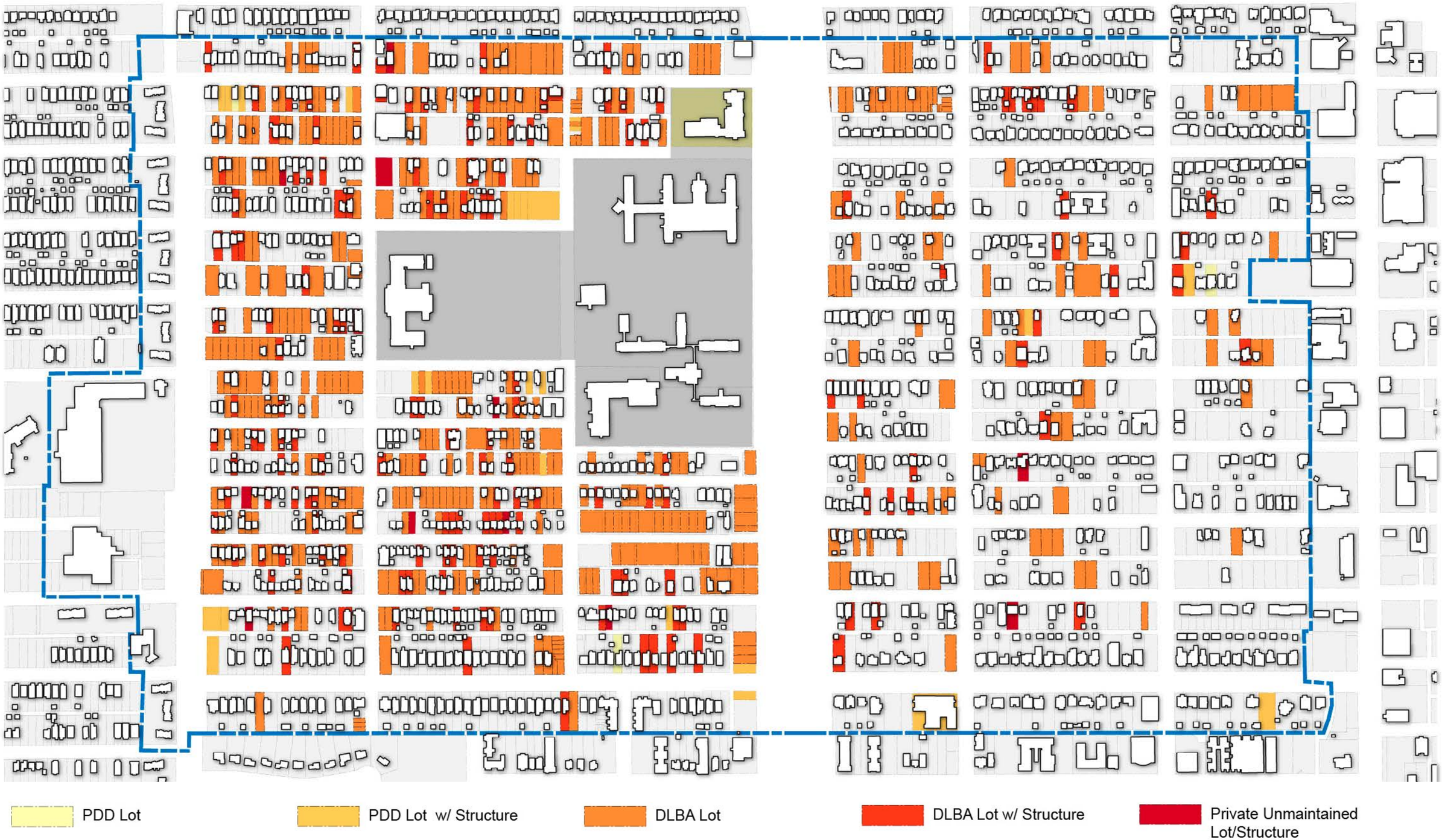

1500-1400
1200-1100
900-800
700-600
100-10
9100
8000
CLAIRMOUNT
TAYLOR
HAZELWOOD
GLADSTONE
BLAINE
LEE
PINGREE
PHILADELPHIA
EUCLID
VIRGINIA PARK ST.
WOODROW WILSON
ROSA PARKS BLVD.
BYRON
LODGE FREEWAY
THIRD
SECOND
WOODWARD AVE.
HERMAN KIEFER SITE
M10
Atkinson
Clairmount
Taylor
Byron
Hazelwood
Gladstone
Blaine
Lee
Harmor
Pingree
Philadelphia
Euclid
Virginia Park
Merrill
Seward
Josephine
Holbrook
Melbourne
Mount Vernon
Woodward
2nd
3rd

# HOW THINGS ARE:
# EXISTING CONDITIONS ANALYSIS

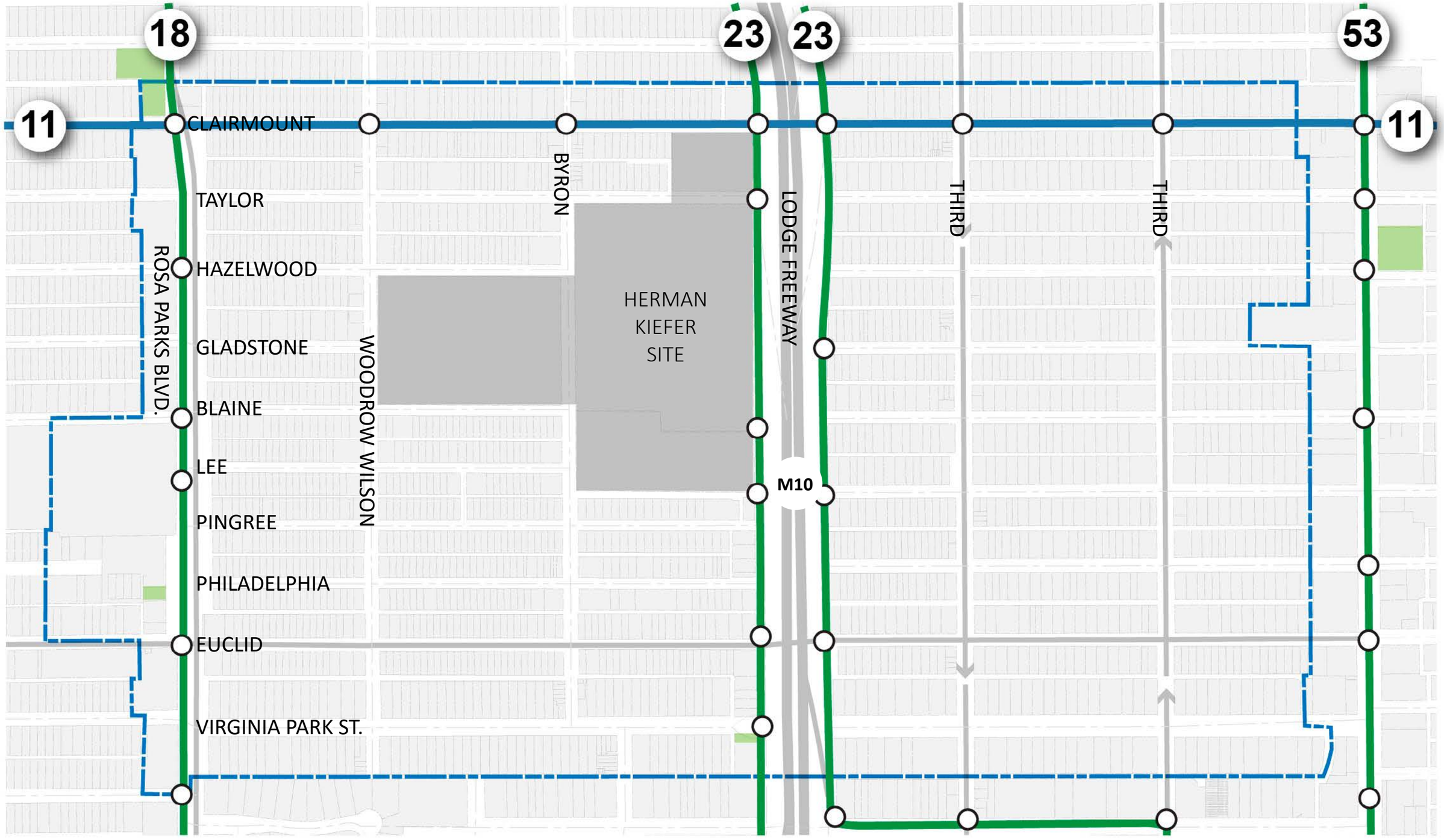
# Rosa Parks Clairmount



# How to Turn Vacant Land Into an Asset?



# Mobility


18
23
23
53
11
11
CLAIRMOUNT
TAYLOR
HAZELWOOD
GLADSTONE
BLAINE
LEE
PINGREE
PHILADELPHIA
EUCLID
VIRGINIA PARK ST.
ROSA PARKS BLVD.
WOODROW WILSON
BYRON
HERMAN
KIEFER
SITE
LODGE FREEWAY
THIRD
THIRD
M10

# People

**4,200**
PEOPLE

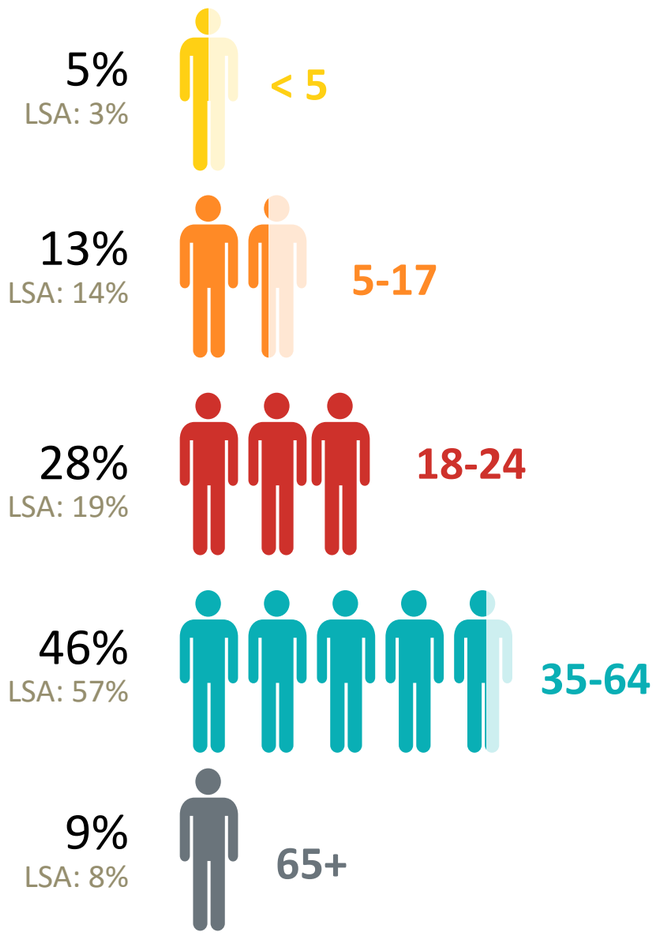
**1,500** LAND STEWARDSHIP AREA

**88%**
AFRICAN-AMERICAN
(LSA: 96%)

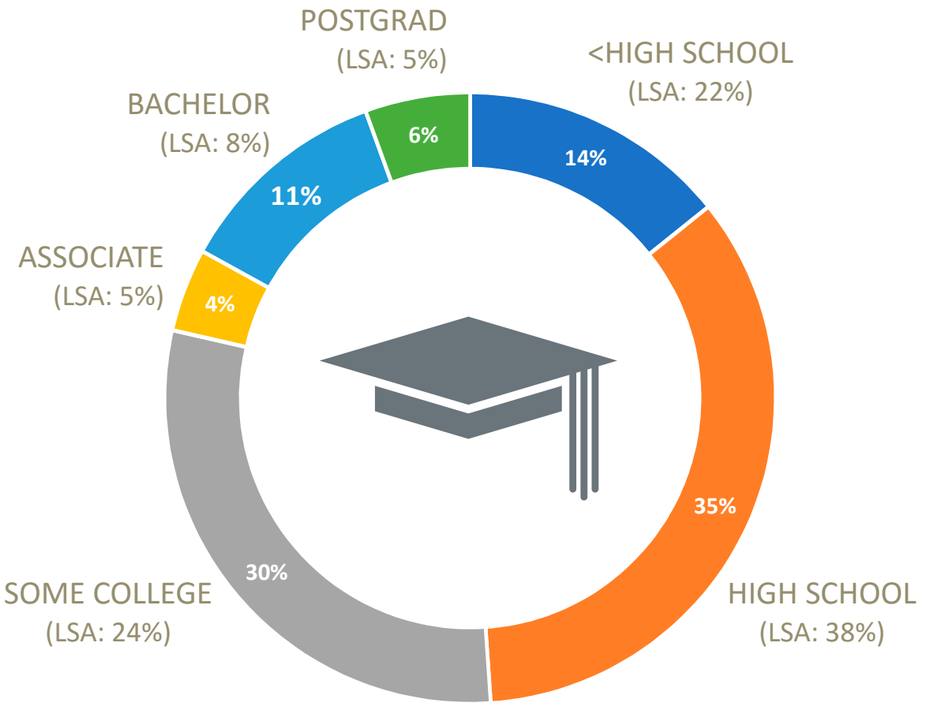
**9%**
WHITE
(LSA: 4%)

**3%**
TWO OR MORE RACES

## AGE




## EDUCATION




SOURCE: *American Community Survey (2015 5-Year Estimate)*

# Households and Housing

67%

NON-FAMILY HOUSEHOLDS

33%

FAMILY HOUSEHOLDS

IN 2015

75%

RENTERS

25%

HOMEOWNERS

IN 2015

60%

OCCUPIED

40%

VACANT HOUSING UNITS

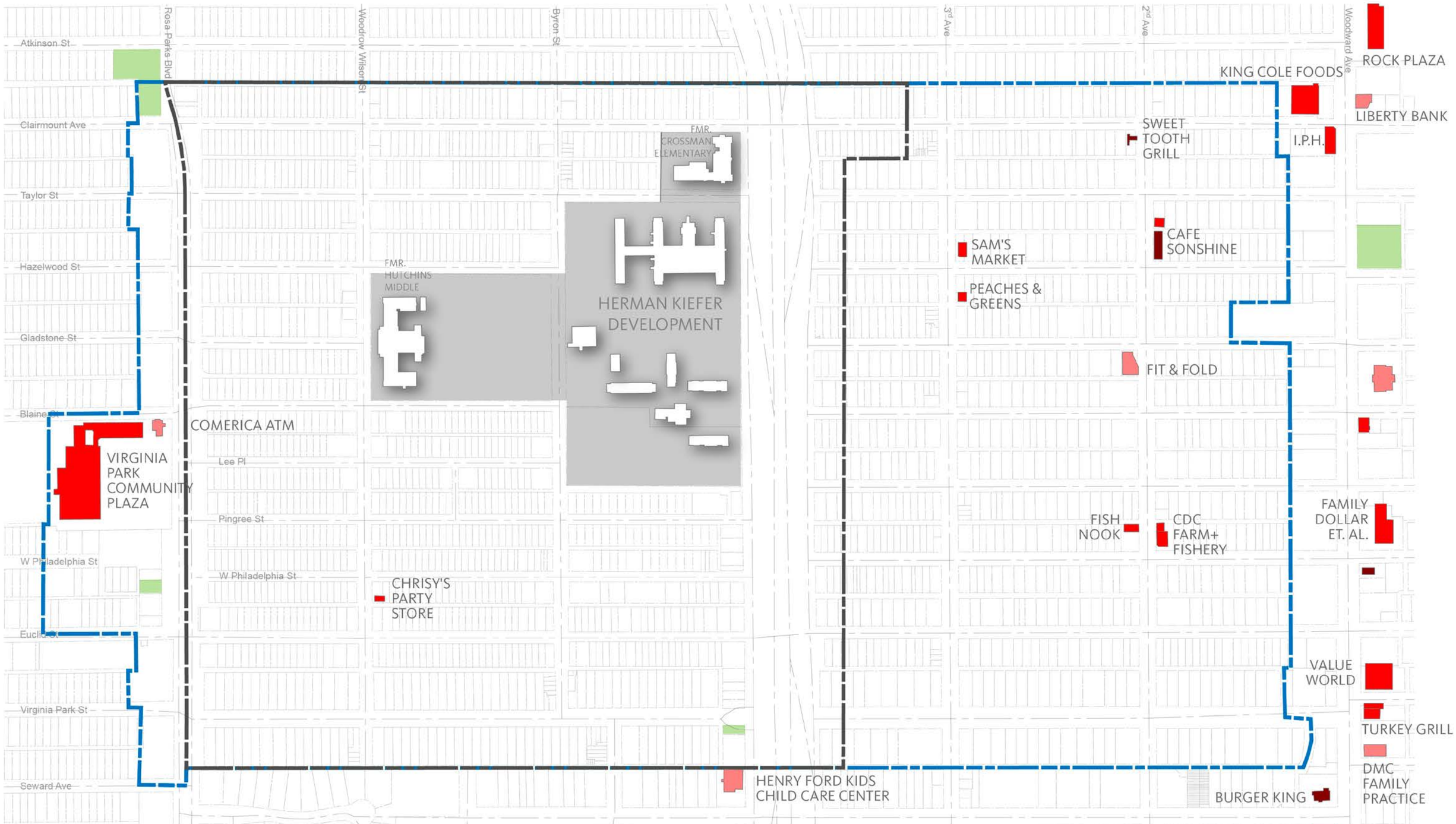
IN 2015

SOURCE: American Community Survey (2015 5-Year Estimate)

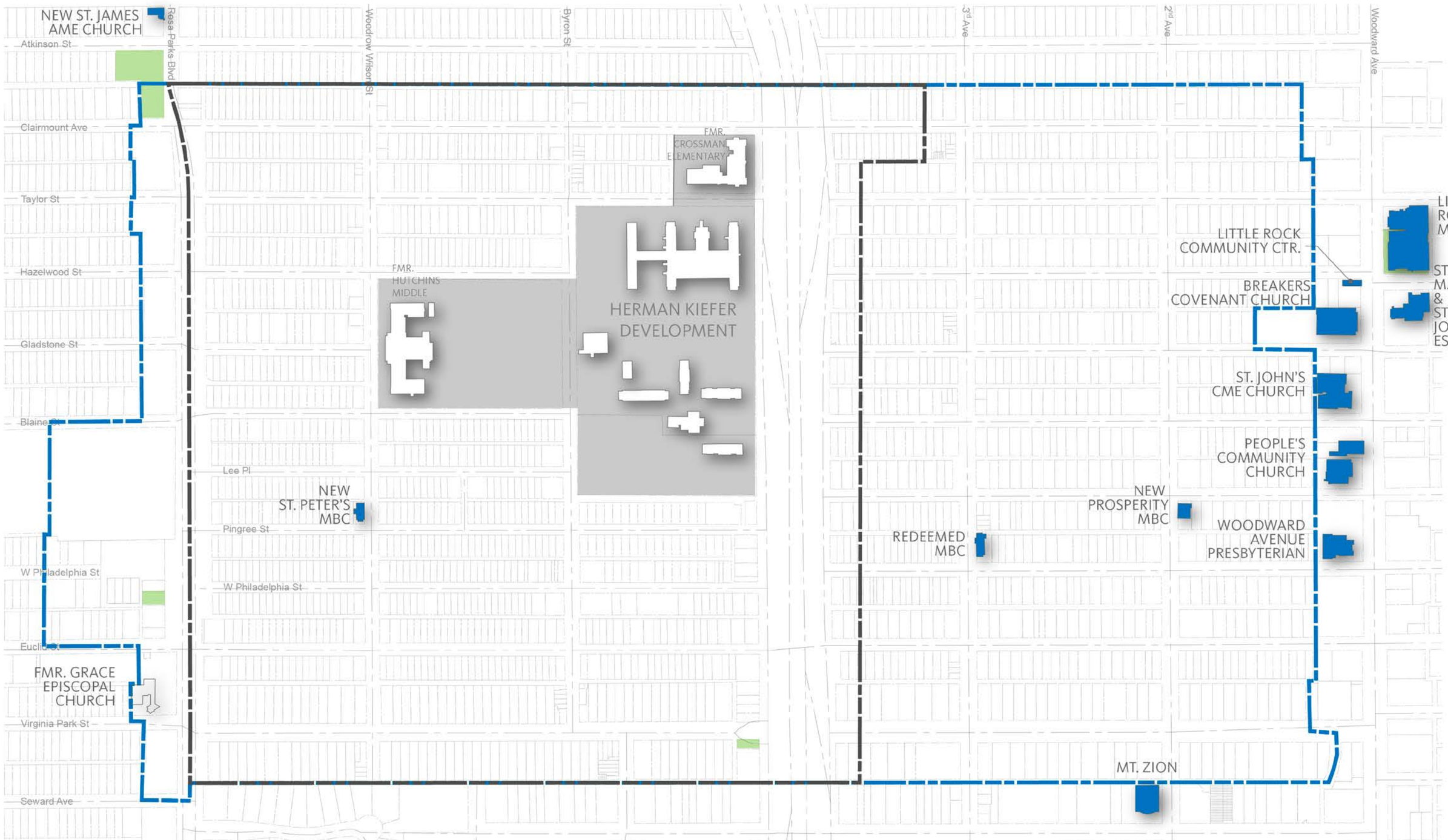
# Community Assets

*Image: 360 DETROIT, facebook.com/360detroit*

# Assets: Retail and Services



# Assets: Faith-Based Institutions



# Assets: Housing

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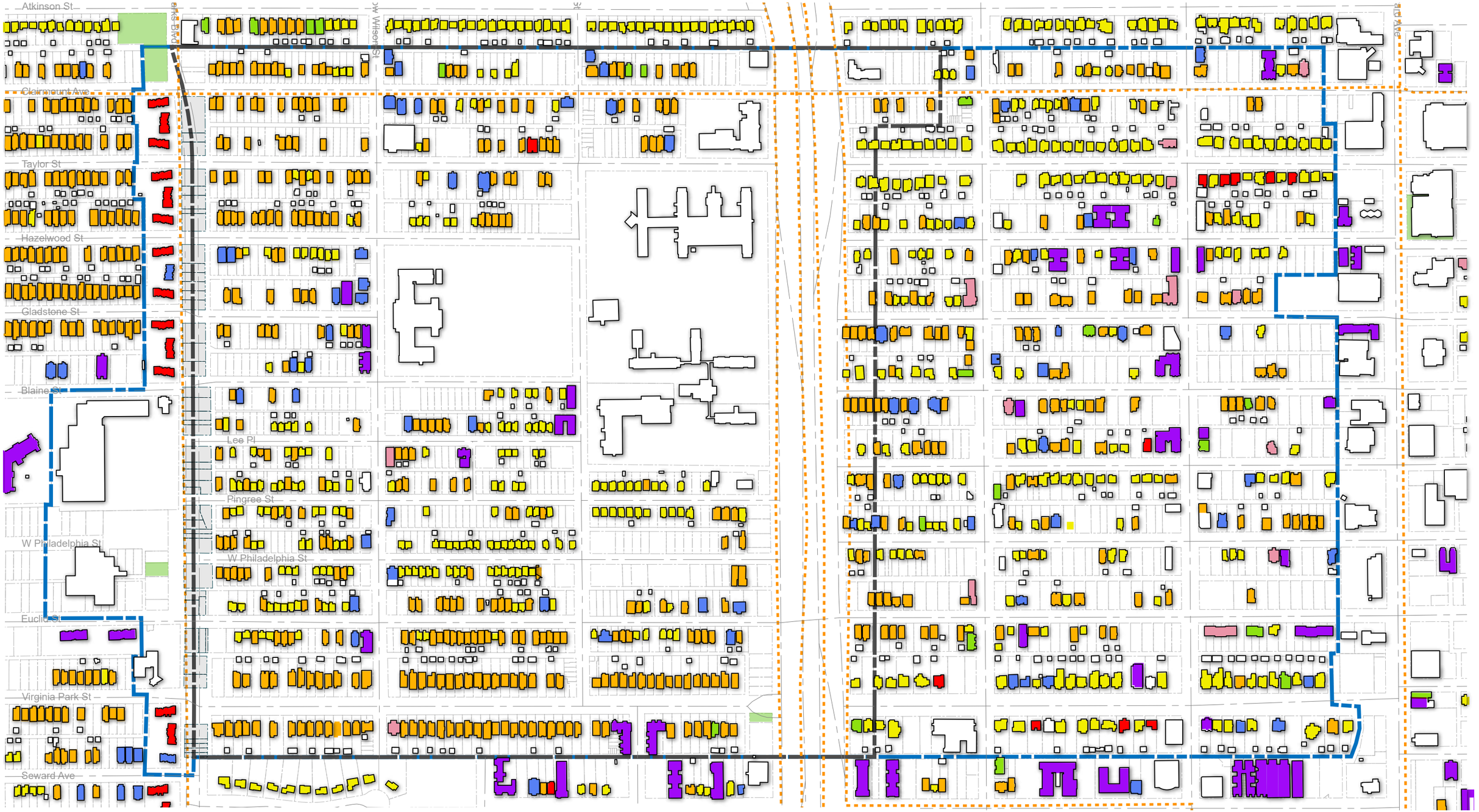
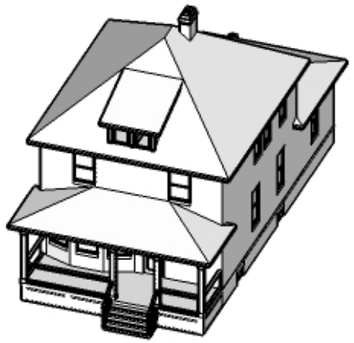



SINGLE FAMILY DUPLEX TOWNHOUSE FOUR FLAT MULTIFAMILY

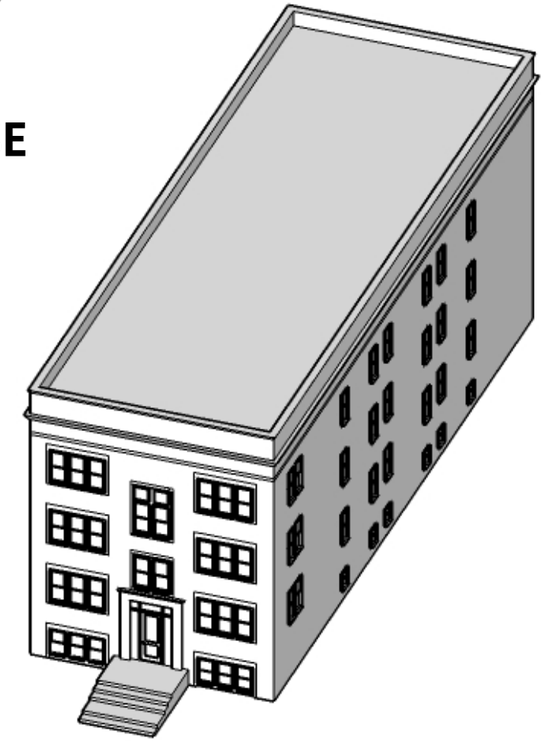
# Assets: Housing



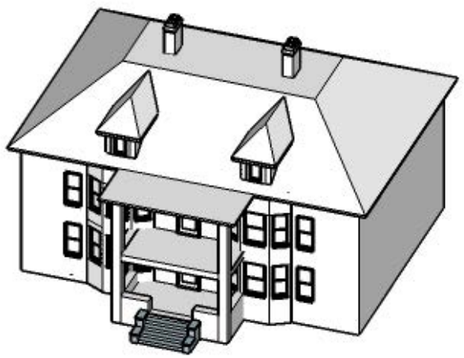
**SINGLE FAMILY**

**DUPLEX**

**TOWNHOUSE**

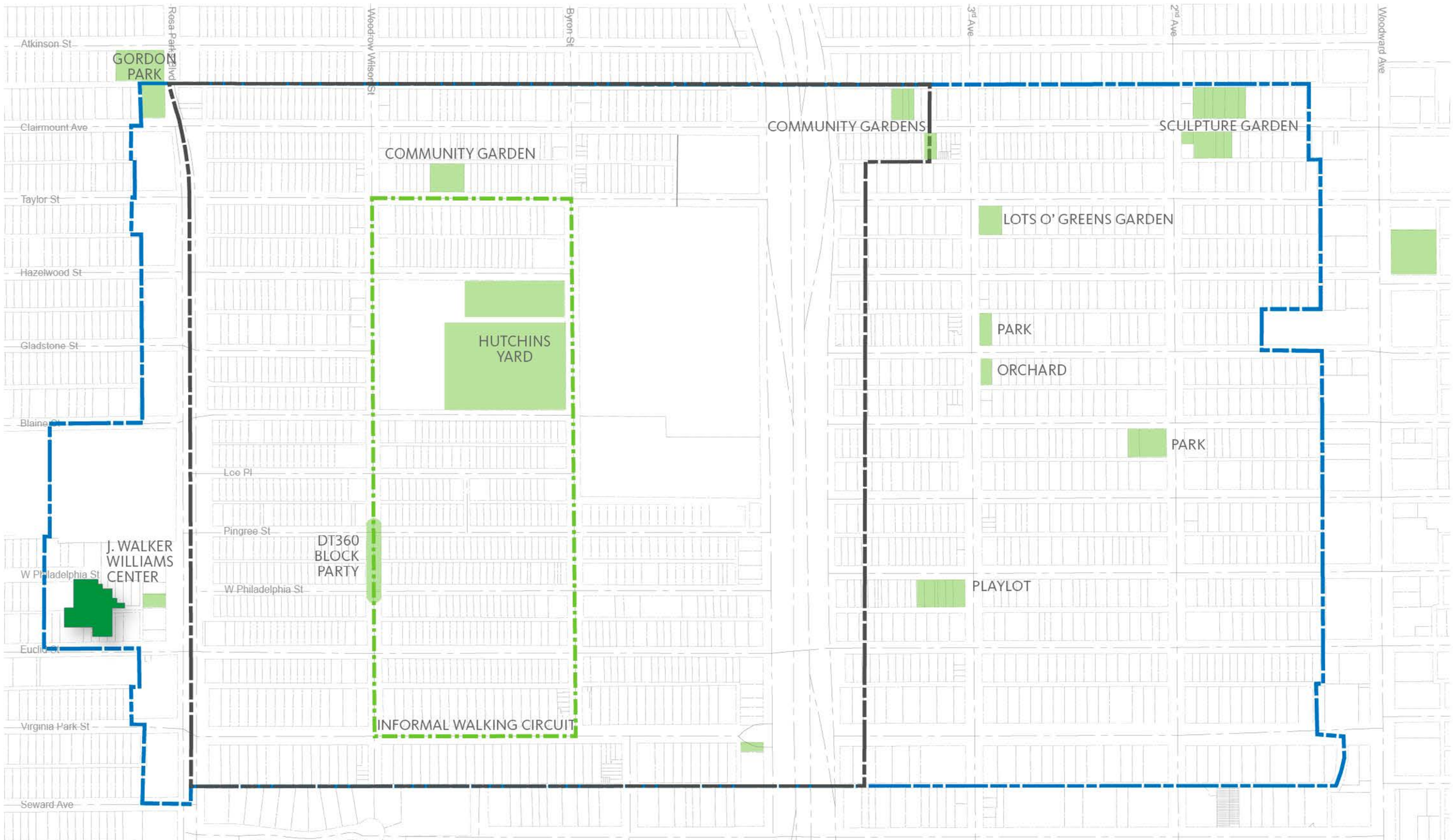


**MULTIFAMILY**



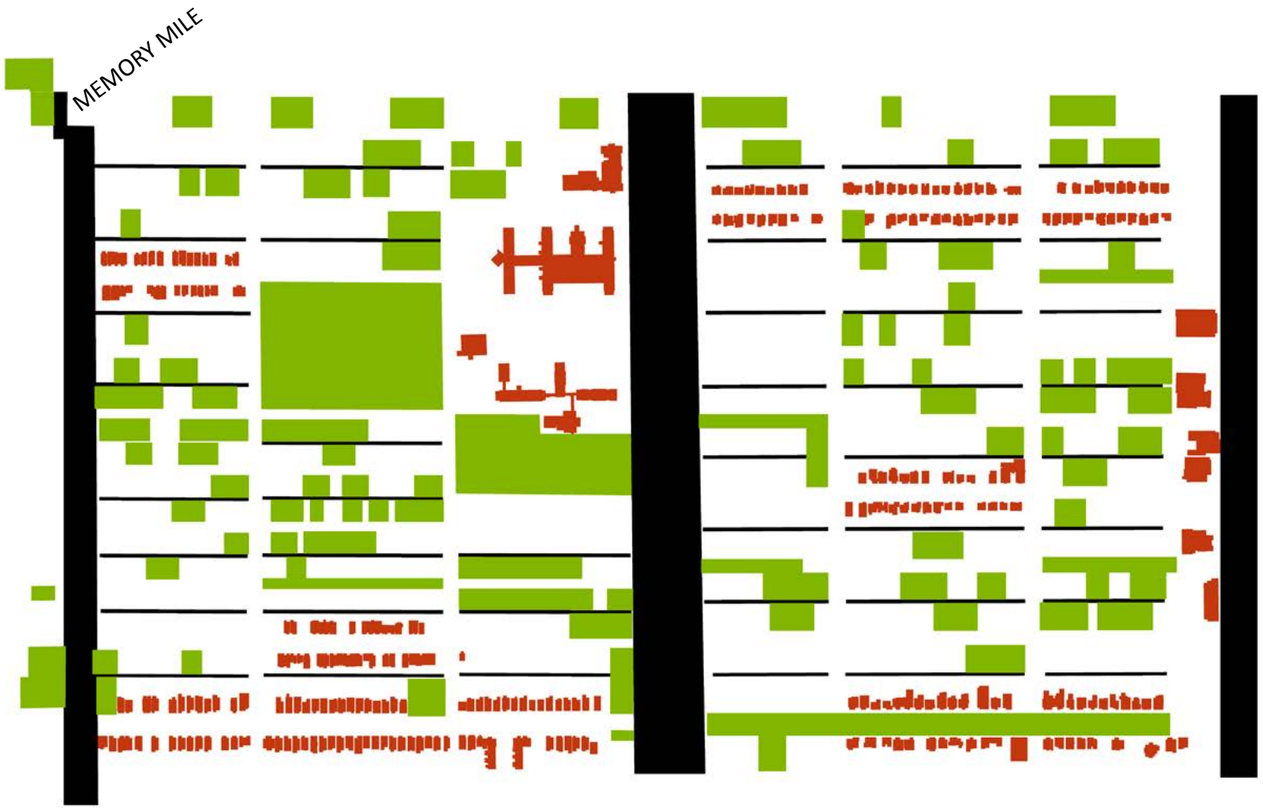
**FOUR FLAT**

# Assets: Open Space + Recreation



# Landscape Patterns

# Site Visit




## SITE LINES

## BRICK STREETS

## FORMAL PARKS

## ALLEYS

## FIELDS

## NOTABLE BUILDINGS

## COMMUNITY

## SUCCESSIONAL PARKS

## TREES

## NEIGHBORHOODS

# Existing Conditions

**SUCCESSIONAL TREES**

**STREET TREES**

**PARK TREES**

**STREETS + ALLEY**

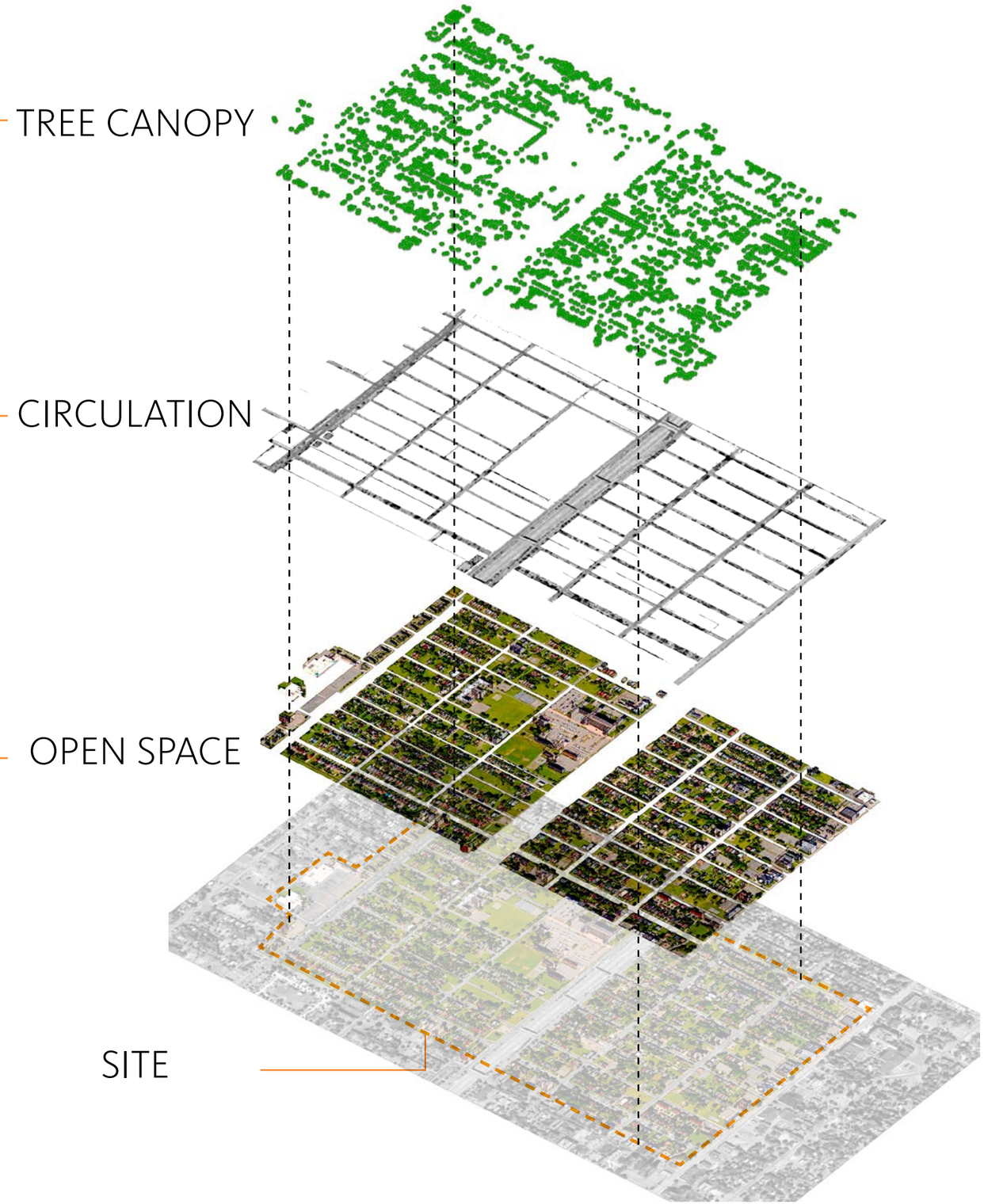
**SIDEWALKS + PATHS**

**DESIRE LINES**

**YARDS**

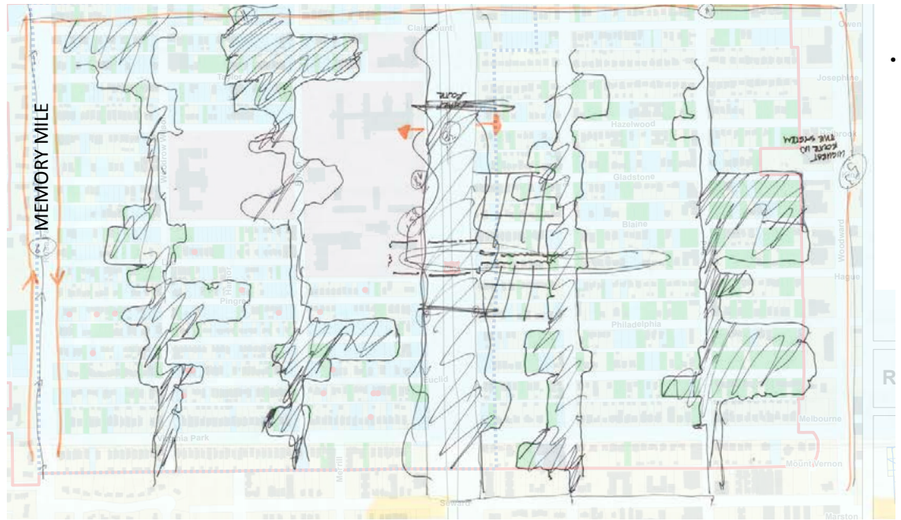
**LOTS**

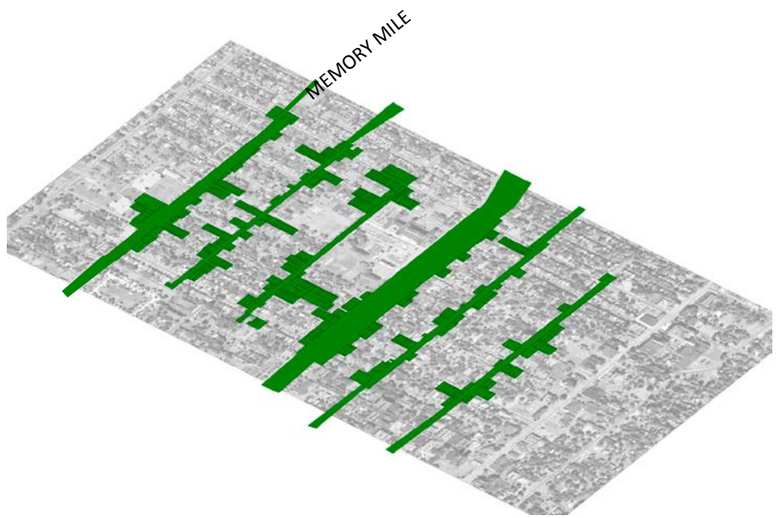
**SUCCESSIONAL GARDENS**



# Pattern 1: Flows

The streets running through the neighborhood connect to the Detroit River. Grafting the roadway right of way with vacant adjacent parcels reveals a unique pattern of diverse landscape space that conduct and contain water.

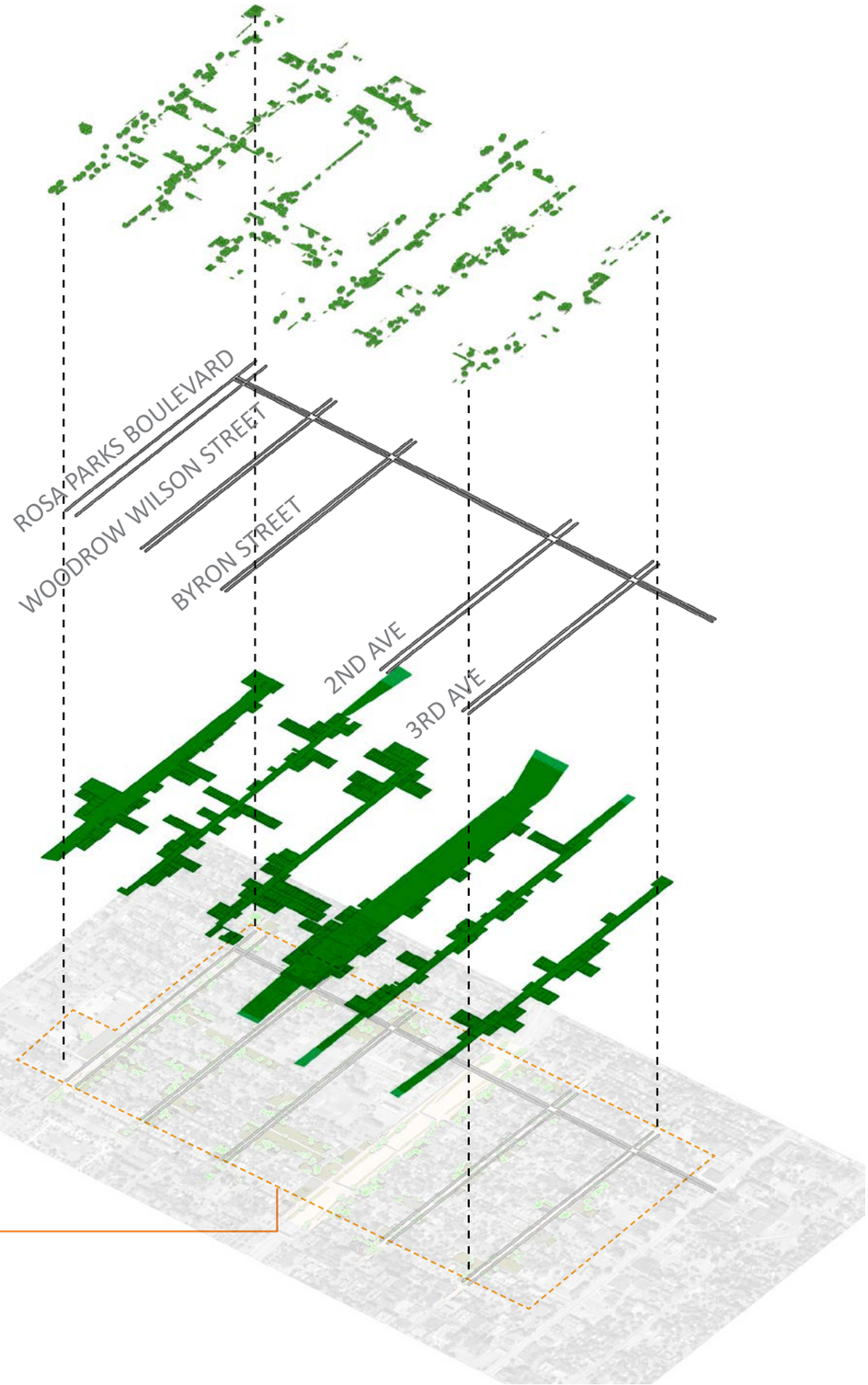



TREE CANOPY
23% of Open Space

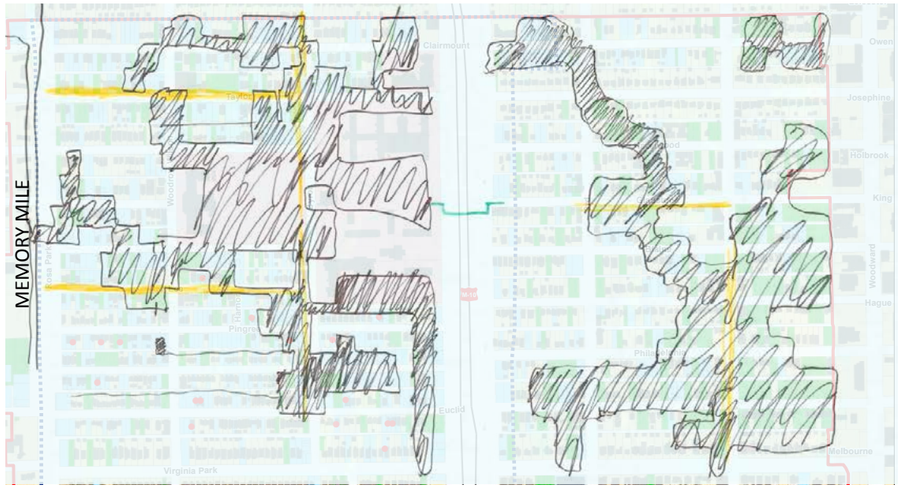
CIRCULATION
.5 Miles North/South
1 Mile East / West

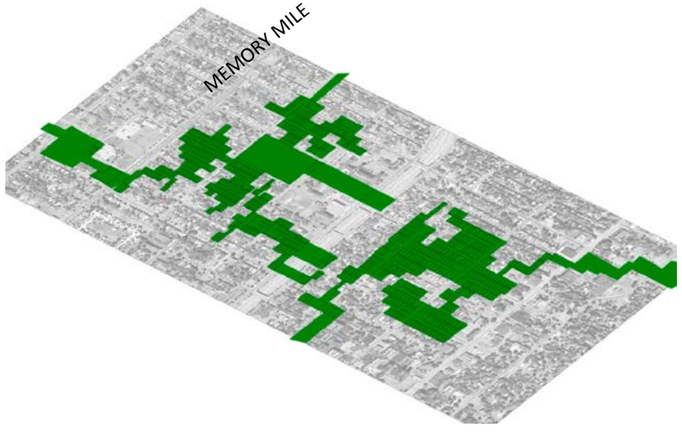
OPEN SPACE
93.8 Acres
380 Lots



# Pattern 2: Woods

A network of vacant and city-owned landscape reveals a continuous patch network of canopy.

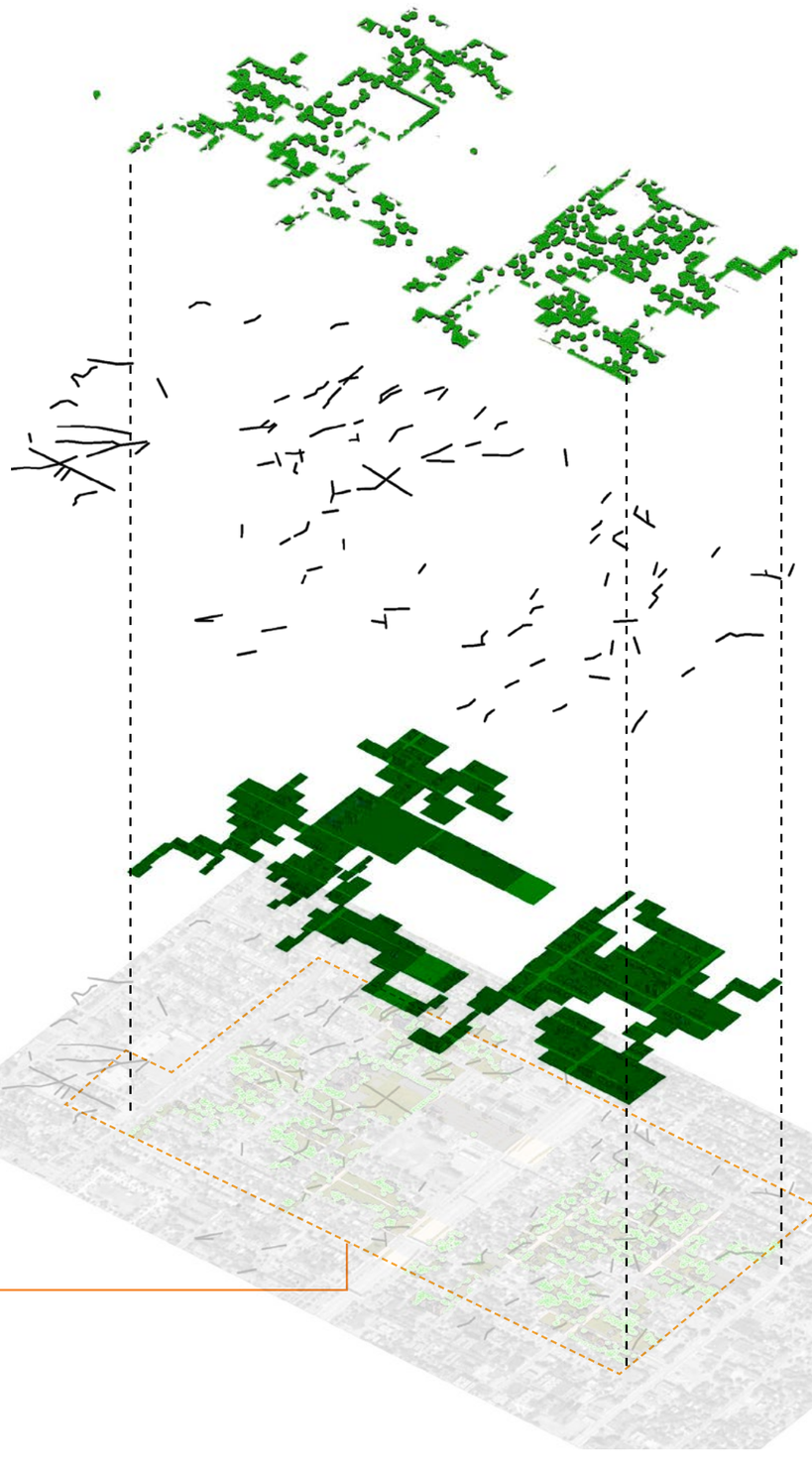



TREE CANOPY
32% of Open Space

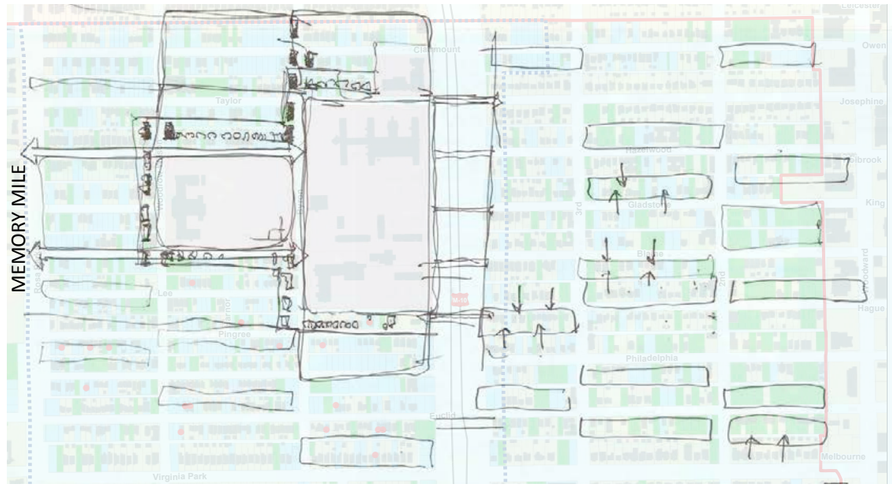
CIRCULATION
99 Paths
~4 Miles

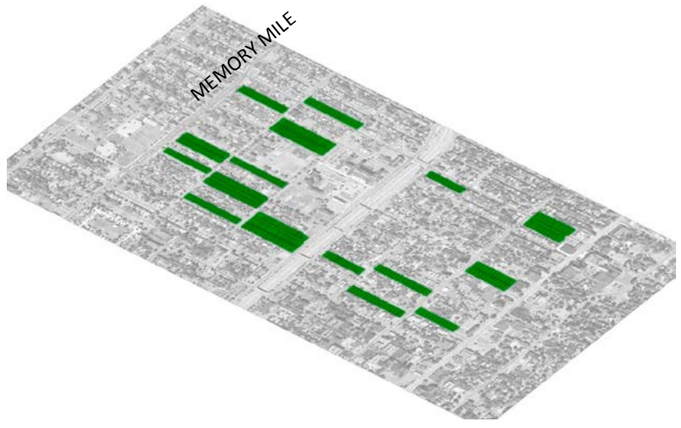
OPEN SPACE
118.1 Acres
591 Lots



# Pattern 3: Neighborhood Greens

Residential parcels can be joined together to create ribbons of space. The ribbons can host diverse uses for residents and visitors to the neighborhood.

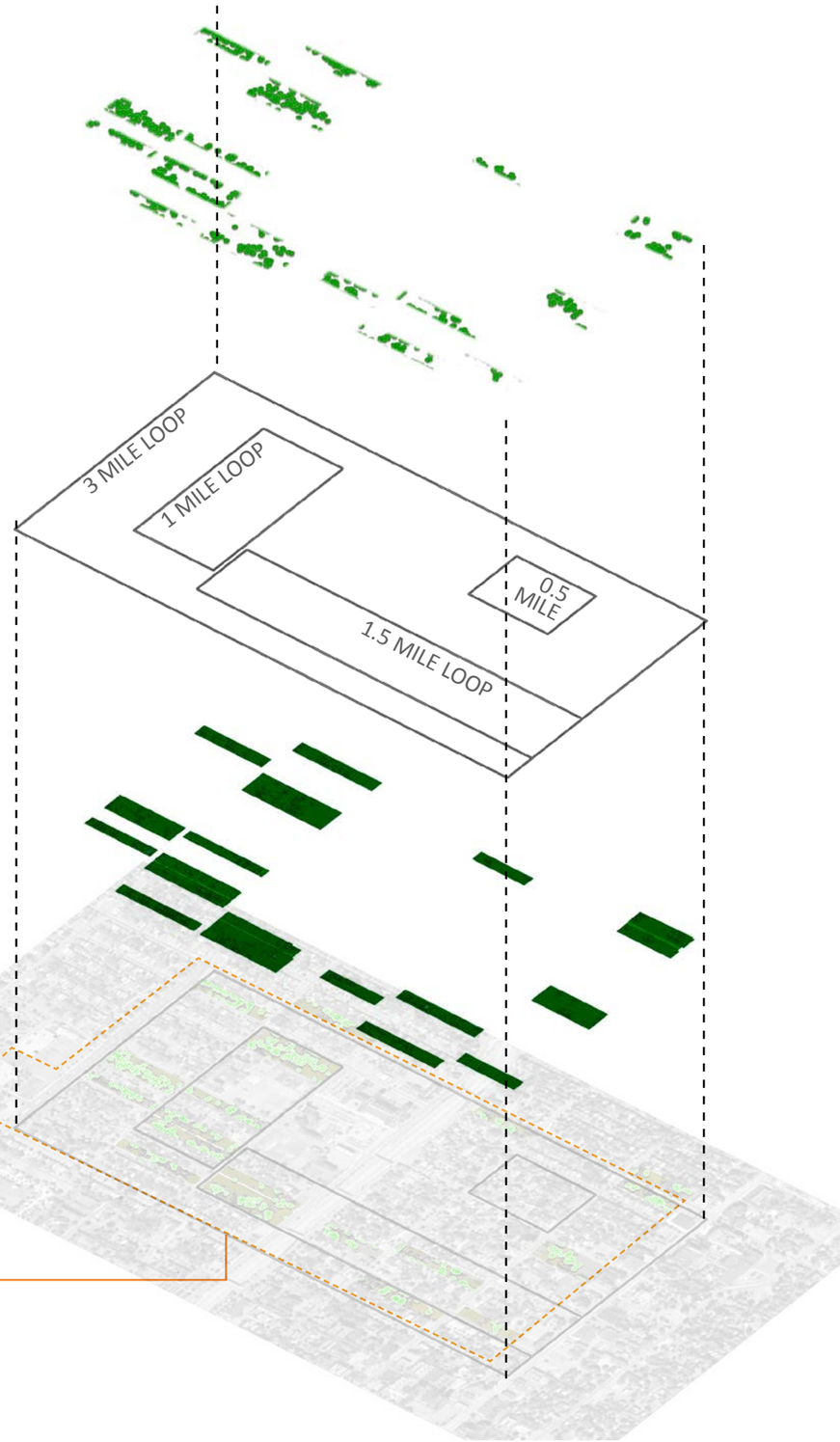



TREE CANOPY
37% of Open Space

CIRCULATION
4 Loops

OPEN SPACE
43.9 Acres
428 Lots



# Bridging the Neighborhood

Three major routes run to the Detroit River through the neighborhood. Each of these has a particular character and history and together, they demarcate neighborhood boundaries.

ROSA PARKS BOULEVARD

JOHN C. LODGE FREEWAY

WOODWARD AVENUE

# QUESTIONS?

# How We're Asking for Input

**SURVEY**

**STORYTELLING**

**BREAKOUT CONVERSATIONS**

# BREAKOUT SESSIONS

What do you appreciate most about the area that you would like to **remain** in the future?

*This could be places of cultural or personal significance, or characteristics about the neighborhood and/or the people.*

What do you think of as the **three biggest challenges** facing the neighborhood now?

What fears do you have, if any, when you think about the future of the neighborhood?

What do you think is **missing** from the neighborhood?

*This could be physical elements, such as new retail development, community gardens, pocket parks, etc., or other characteristics about the neighborhood and/or the people.*

# RECONVENE + CLOSING