

E WARREN / CADIEUX NEIGHBORHOOD PLAN

**COMMUNITY MEETING #1
DECEMBER 11, 2019
RONALD BROWN ACADEMY**



**DEPARTMENT OF
Planning &
Development**

TONIGHT'S AGENDA

- 6:00 – 6:15** Grab a plate
Check out the display boards
Find a seat
- 6:15 – 6:45** Welcoming remarks
Presentation: overview of the Neighborhood Plan
- 6:45 – 7:30** Breakout table conversations
Ask questions at your table
Give your input
- 7:30 – 7:45** Report outs
- 7:45 – 8:00** Open question & answer time

WHY DO A NEIGHBORHOOD PLAN?

Image: Redford Street in Old Redford, designed through a neighborhood plan

Inclusionary growth and economic opportunity in the neighborhoods



WHY DO A NEIGHBORHOOD PLAN?

one city for all of us

~~Two Detroits~~



Image: Ella Fitzgerald Park in Fitzgerald, co-designed through a neighborhood plan and opened in July, 2018

WHY DO A NEIGHBORHOOD PLAN?

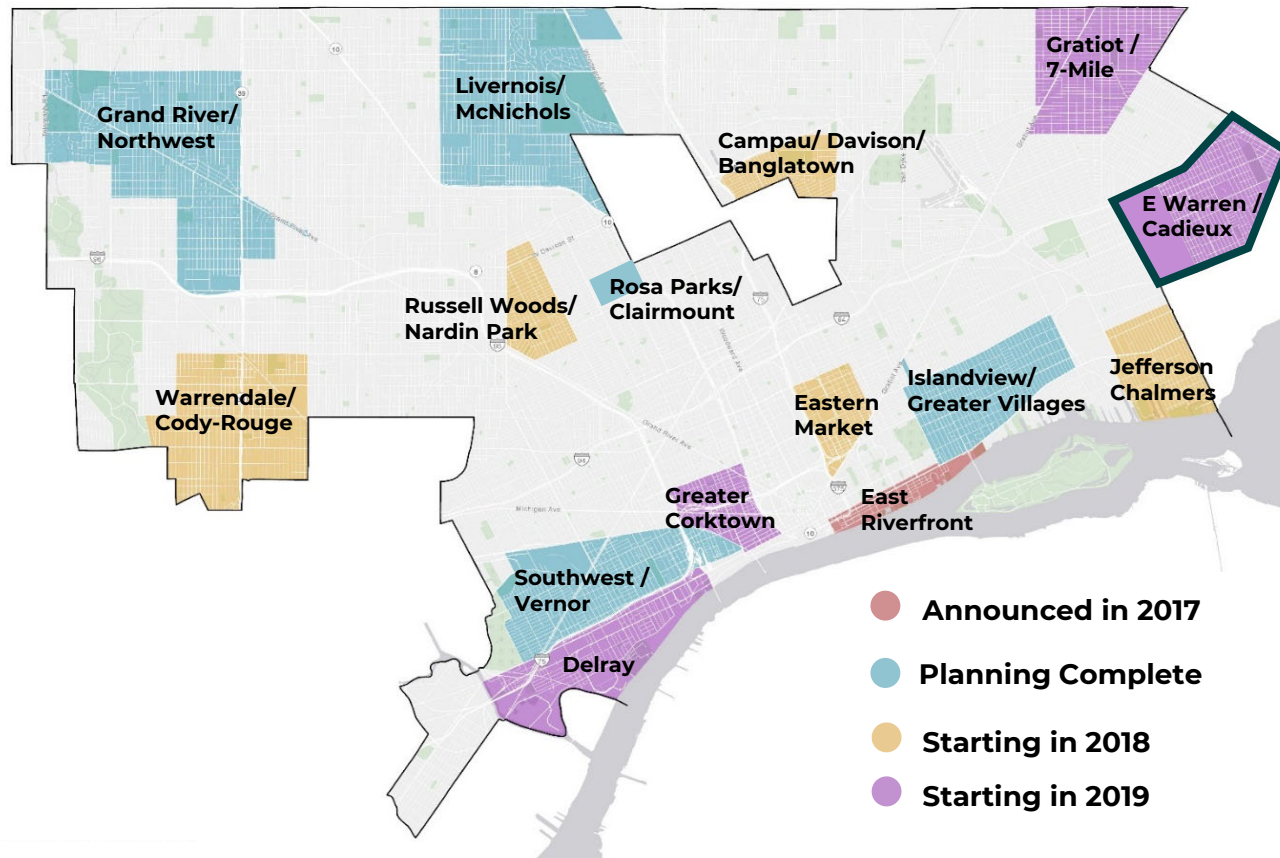
one city for all of us

~~Two~~ Detroit



Image: Ella Fitzgerald Park in Fitzgerald, co-designed through a neighborhood plan and opened in July, 2018

WHAT IS A NEIGHBORHOOD PLAN?



WHAT IS A NEIGHBORHOOD PLAN?



NEIGHBORHOOD STABILIZATION

- Blight removal
- Rehabilitation of vacant houses



COMMERCIAL & MIXED-USE DEVELOPMENT

- New shops and businesses
- Subsidized and market-rate housing
- Preservation of historic buildings



WARREN RENOVATION

- Balance the needs of all users of the street
- Safe and convenient parking
- Safe and pleasant sidewalks
- Dignified bus stops



IMPROVEMENTS TO PARKS

- New/improved park amenities
- Convenient park access

WHAT IS A NEIGHBORHOOD PLAN?

- ✓ Plan of action
- ✓ Backed by dedicated funding resources
- ✓ Catalytic investment in the neighborhoods
- ✓ Residents and the City craft the plan together

Image: Avenue of Fashion on Livernois, co-designed through a neighborhood plan and currently under construction



BUILD ON GRASSROOTS MOMENTUM



HOW DOES A NEIGHBORHOOD PLAN BENEFIT ME?

- ✓ Restoring vibrancy to E Warren
- ✓ New shopping and restaurant options
- ✓ Property value stabilization
- ✓ Clean and safe / blight removal
- ✓ Upgrades to parks
- ✓ Safer and more pleasant to walk



E Warren Ave & Outer Drive c1937 (left) and c2017 (right)

PLAN WITH, NOT FOR



WHO YOU MIGHT SEE IN THE NEIGHBORHOOD

City of Detroit



Letty

District 4 Manager
(Mayor's Office)



Allen

Planning &
Development
Department



Josh

Housing &
Redevelopment
Department



Eric

OHM



Joe

Cooperative
Community
Consultants



Jackie

Cooperative
Community
Consultants



Lauren

Cooperative
Community
Consultants

Consultants

61%

**of contract value awarded to Detroit-based,
women-owned, and/or minority-owned businesses**

WHO YOU MIGHT SEE IN THE NEIGHBORHOOD



**Community Meet & Greet
October 17, Alger Theater**

PRE-PLAN ENGAGEMENT

Community engagement conducted with:

- **Cornerstone Community Assoc** (June)
- **East English Village Assoc** (June)
- **E Warren Business and Community Assoc** (July)
- **Morningside Community Assoc** (July)
- **Design 139 at Alger Theatre** (September)
- **Morningside Community Assoc** (October)
- **East English Village Assoc** (October)
- **Detroit Lank Bank Open House** (October)
- **Community Meet & Greet** (October)
- **State of District 4** (October)



Design 139 Gallery at
Alger Theater

IF YOUR PRIORITY FALLS OUTSIDE OF THE PLAN

Neighborhood plans



NEIGHBORHOOD STABILIZATION



COMMERCIAL & MIXED-USE DEVELOPMENT



E WARREN RENOVATION



IMPROVEMENTS TO PARKS



- **District 4 Home Repair Program**
- **0% Home Repair Loan Program**



- **Property Tax Assistance Programs**
- **Foreclosure prevention program**



- **Motor City Match**
- **Motor City Restore**



- **Rehabbed and Ready**
- **Own it Now**



Demolition Program



Improve Detroit



City services:

- **Street repair**
- **Street lights**
- **Sewer repair**
- **Emergency response**

HOW TO ENGAGE IN THE PLANNING PROCESS



Other Engagement Opportunities

Pop-up Engagement

Door Knocking

Mailers

Newsletter

Website

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- Preservation of historic buildings



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IMPROVEMENTS TO PARKS

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- Convenient park access

PLANNING AREA & PLANNING SCOPE

NEIGHBORHOOD STABILIZATION



What it means in this Plan:

- Recognizing that neighborhood homes are important for the community
- Identifying homes that can be brought back to good repair and lived in again or
- Removing blighted vacant homes that can't be rehabilitated and that are having a negative effect on the neighborhood

PLANNING AREA & PLANNING SCOPE

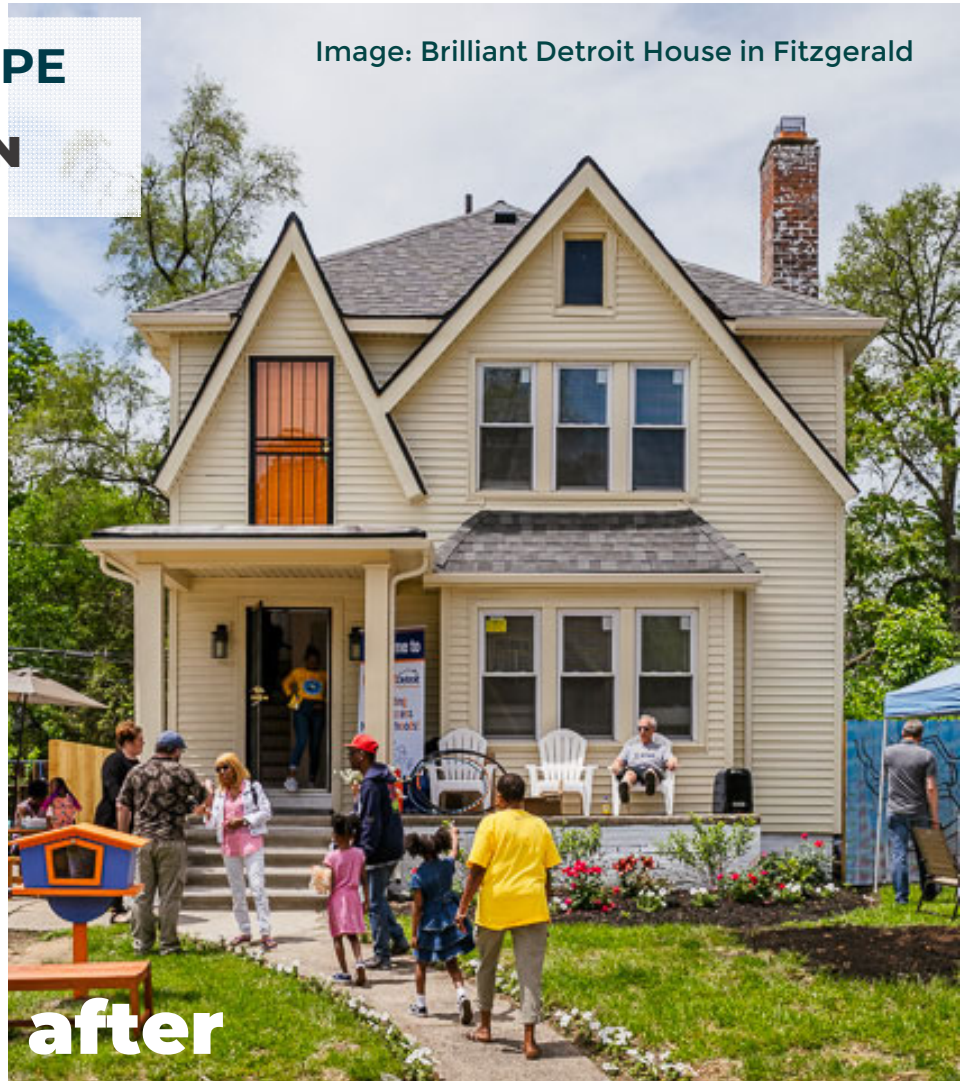


NEIGHBORHOOD STABILIZATION



before

Image: Brilliant Detroit House in Fitzgerald



after

PLANNING AREA & PLANNING SCOPE



NEIGHBORHOOD STABILIZATION



Detroit Abloom in Jefferson Chalmers

- Flower farm and sanctuary garden
- Former vacant lot

PLANNING AREA & PLANNING SCOPE



NEIGHBORHOOD STABILIZATION

Housing Renovation

Housing Renovation

Scarlett's Bakery

The Park- co- working space

Good Folks Coffee

Shelby Park, Louisville KY

- Coordinating community improvements:
 - Retail concentration
 - Housing renovation (8-10 homes)
 - Rebuilding a marketplace

PLANNING AREA & PLANNING SCOPE

COMMERCIAL & MIXED-USE DEVELOPMENT



What it means in this Plan:

- Attracting and supporting new shops and businesses in the community
- Creating new subsidized and market-rate housing options
- Preserving historic buildings



PLANNING AREA & PLANNING SCOPE



COMMERCIAL & MIXED USE DEVELOPMENT

The Detroit Pepper Company
• A local entrepreneur supported by the Motor City match grant

PLANNING AREA & PLANNING SCOPE



COMMERCIAL & MIXED USE DEVELOPMENT



Des Moines Social Club, Iowa

- A former fire station turned into a non-profit community hub
- Now being re-imagined as an indoor market

PLANNING AREA & PLANNING SCOPE



COMMERCIAL & MIXED USE DEVELOPMENT



Hercules Market Hall, Newport Beach

- Space for local business owners in shipping containers and a market structure



PLANNING AREA & PLANNING SCOPE

EAST WARREN RENOVATION



What it means in this Plan:

- Balancing the needs of all users of the street so that everyone has a safe and convenient way to get around
- Identifying strategies for safe and convenient parking
- Providing safe and pleasant sidewalks for pedestrians and businesses
- Providing attractive and dignified areas for riders to wait for the bus

PLANNING AREA & PLANNING SCOPE



E WARREN RENOVATION



Livernois Ave Redesign

- Transformation of Livernois Ave into a friendlier and safer street for walking and biking

PLANNING AREA & PLANNING SCOPE



E WARREN RENOVATION



Flexible Parking Lots

- Painted design allows parking lots to double as a community plaza and can activate underutilized lots

PLANNING AREA & PLANNING SCOPE



E WARREN RENOVATION



Green Stormwater Infrastructure

- Beautifies street while allowing business owners and residents

PLANNING AREA & PLANNING SCOPE

IMPROVEMENTS TO PARKS



What it means in this Plan:

- Exploring new and improved park amenities that could be added
- Identifying ways to improve access to the existing neighborhood parks
- Creating new public space options in the neighborhood

PLANNING AREA & PLANNING SCOPE



IMPROVEMENTS TO PARKS

before

Ella Fitzgerald Park

- Vacant lots owned by the Land Bank were transformed into a neighborhood park

PLANNING AREA & PLANNING SCOPE



IMPROVEMENTS TO PARKS



after

Ella Fitzgerald Park

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PLANNING AREA & PLANNING SCOPE



IMPROVEMENTS TO PARKS



after

Ella Fitzgerald Park

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PLANNING AREA & PLANNING SCOPE



IMPROVEMENTS TO PARKS

Swinging

Kid Sitting

Community Info

Community Picnic

Out for a Walk

Withrow Park, Toronto

- This neighborhood park consists of a variety of free activities that all residents can use as they see fit

WHY WE'RE HERE TONIGHT

We want your ideas! Your ideas today will determine the goals of the plan



SMALL GROUP WORK

✓ Work with your table

✓ Take 5 minutes to complete your workbook

✓ Write clearly

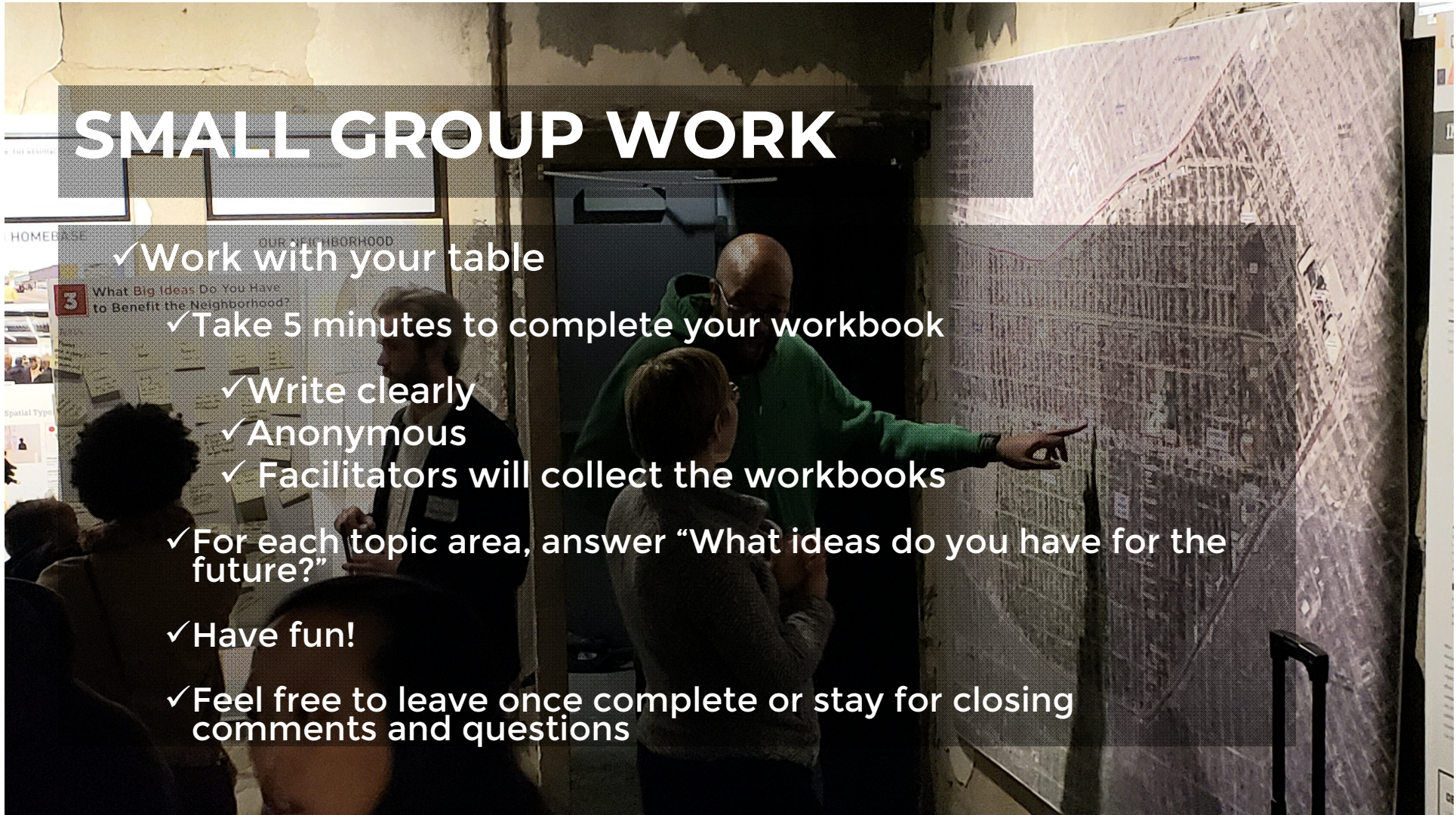
✓ Anonymous

✓ Facilitators will collect the workbooks

✓ For each topic area, answer “What ideas do you have for the future?”

✓ Have fun!

✓ Feel free to leave once complete or stay for closing comments and questions



Stay Connected:

detroitmi.gov/eastwarren

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- Download presentations and documents

THANK YOU!

