

# **E WARREN / CADIEUX NEIGHBORHOOD FRAMEWORK PLAN**

**Community Meeting #4  
Monday, March 15th**



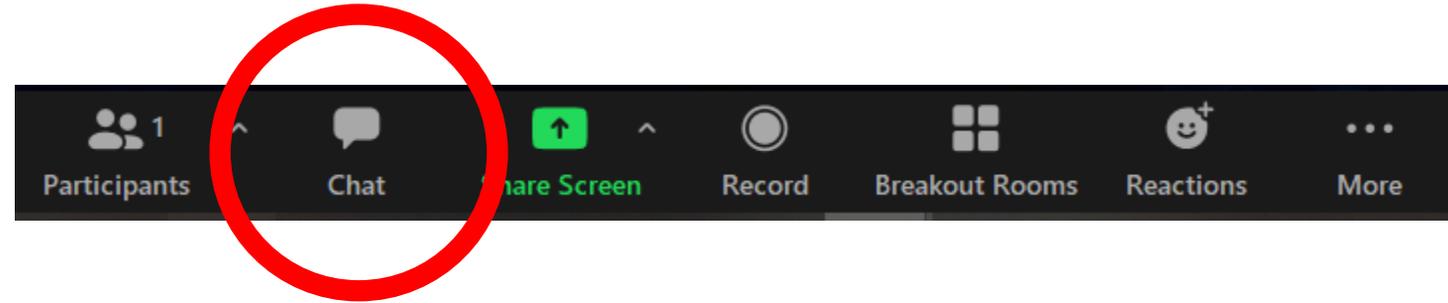
**Planning and  
Development  
Department**



# How to Participate Today

## Zoom Participants:

Send questions using the 'Chat' tool



## Facebook Live Participants:

Send questions in the Comments



## Phone Participants:

Press \*6 to Unmute, then \*9 to Raise Hand

**This meeting will be recorded and posted to  
EWCPan.com and the project Facebook Page.**

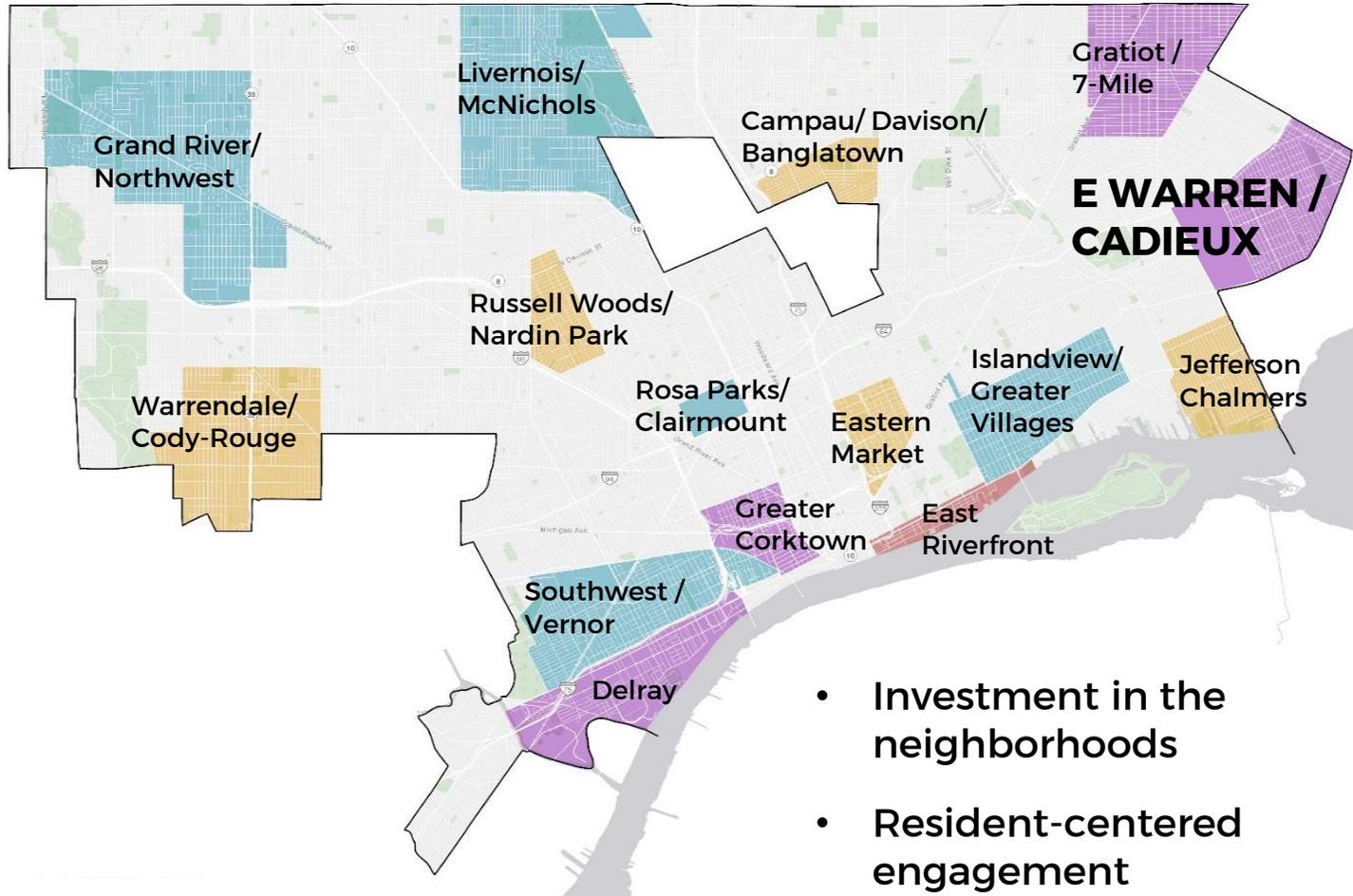
# Agenda

1. Acknowledgements
2. Presentation
3. Breakout Discussions
4. Gift Card Raffle

# Thank You!



# Neighborhood Planning



- Investment in the neighborhoods
- Resident-centered engagement
- Partnerships with local minority entrepreneurs

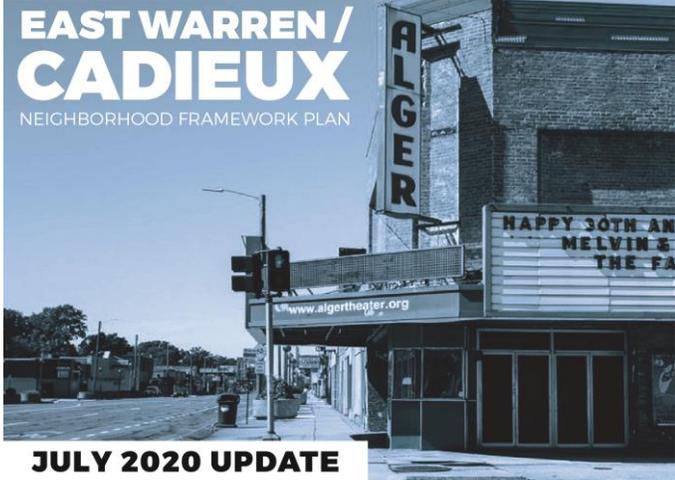
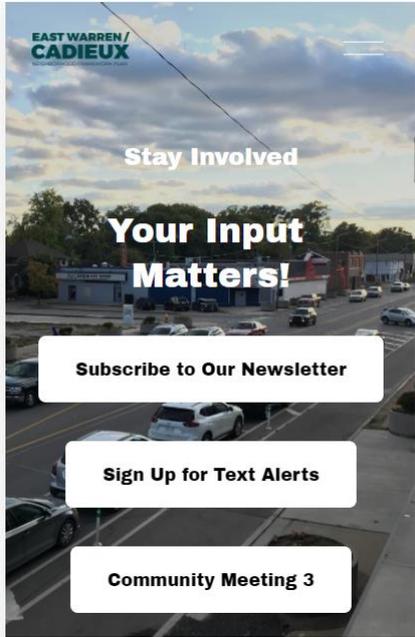
Cliff Brown



The Coe - mixed income, mixed use

# Community Engagement

# How You Shared Your Ideas



**60+** Community Meet & Greet  
Attendees October 2019

**110+** Community Meeting  
Attendees December 2019

**20+** Virtual Office Hours  
Sessions April - November 2020

**6,100** Canvassed  
Properties October 2020

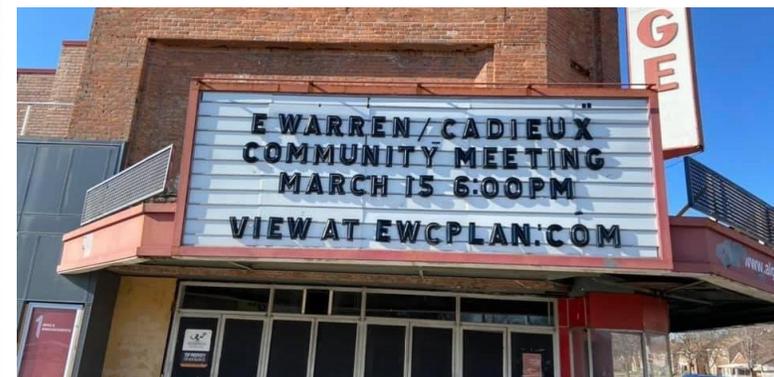
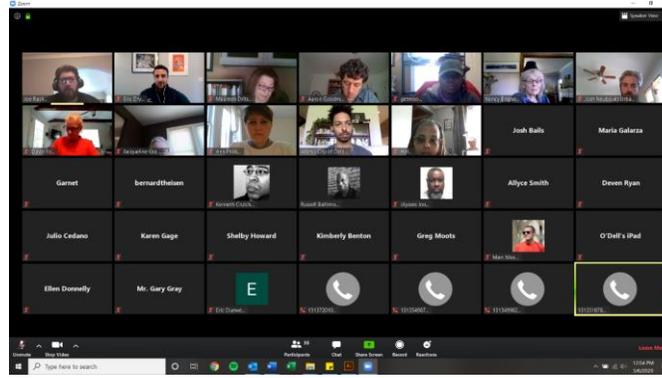
**720** Neighborhood Canvassing Responses  
Residents October 2020

**3,800** Postcards Mailed  
**125** Yard Signs Distributed  
**8** Outdoor Boards

**195** Community Survey  
Responses

**500 & 550** Project Facebook Page  
Page 'Likes' Followers

**2,500** Project Website  
Page Views



# Plan Overview

# Project Focus Areas

**Working here**



**Funded with**

**\$7.5+ million**

in public & philanthropic funding that will leverage additional private investment

**Doing this**



**Commercial & Mixed-Use Development**



**Renovating E. Warren**

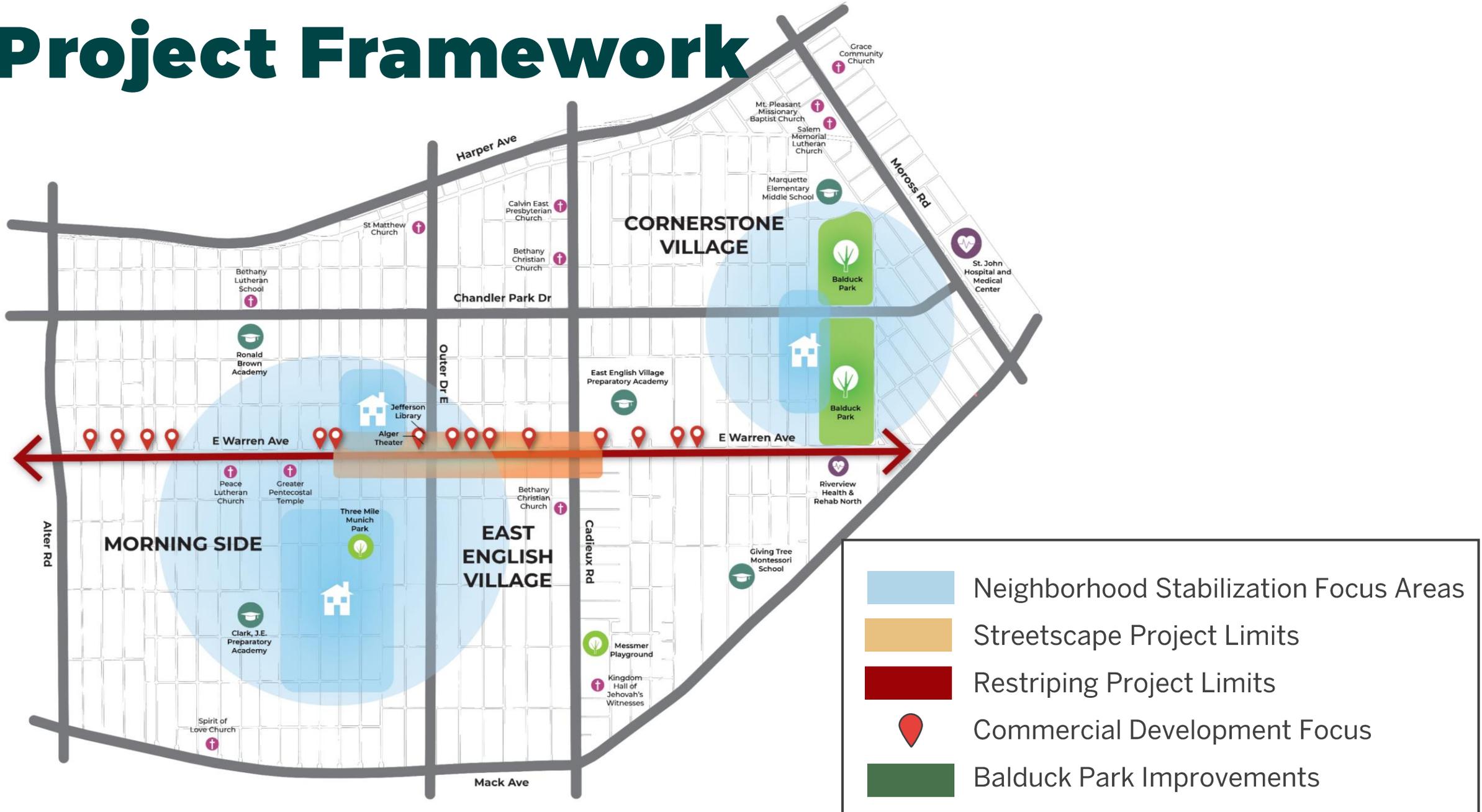


**Improving Parks and Open Space**



**Neighborhood Stabilization**

# Project Framework



# The *Strategies*



# **Commercial/Mixed Use Development**

# Your Ideas

We want to shop local like back in the day

Affordable to existing community

Places for the existing residents

More “everyday” businesses

Prioritize local developers



# Types of Development Opportunities

**Commercial Rehab**

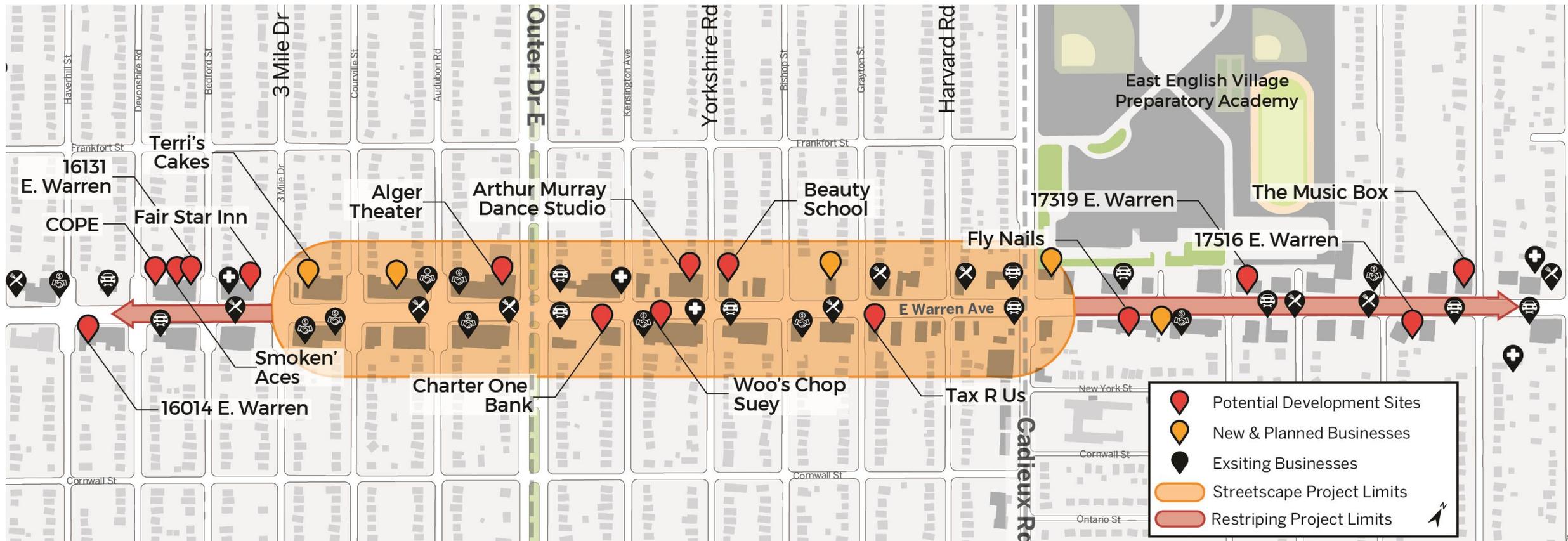


**Mixed-Use Rehab**



**New Build, Mixed Use**





## Near Term (next 3-5 years)

- Focus efforts on **mixed-use redevelopment**
- **Cluster projects** for maximum effect
- Support multiple (4+) **public/private development partnerships** with SNF funding

## Long Term (5+ Years)

- New build, mixed-use projects **near previous redevelopment projects**
- As market improves, **less subsidy** may be needed

# Opportunity Sites

## Terri's Cakes

Developer	East English Village resident, Garnet Terri
Program	5,000 SF bakery and 1 apartment unit
Status	Predevelopment

Garnet Terri



## The Ribbon (f.k.a. Charter 1 Bank)

Developer	Eddy Carrington, Flux City
Program	6,000 SF retail and possibly apartments above
Status	Predevelopment

Eddy Carrington



# Opportunity Sites

## Arthur Murray

Developer	Emery Matthews, REI LLC
Program	13,000 SF housing above 11,000 SF retail
Status	Neighborhood Advisory Committee approved partnership in Jan. 2021



Emery Matthews

# Opportunity Sites

## Smoken Aces

Developer	To be determined
Program	4,000 SF residential/retail
Status	Evaluating purchase applications



## Beauty School

Developer	To be determined
Program	8,400 SF residential/retail
Status	Evaluating purchase applications





**CURRENT**



**FUTURE**

MARKET

PHARMACY

Corner Market

1670

EWC 2021



# **E. Warren Renovation**

# Your Ideas

Extend streetscape as far as possible

Make it safe to cross E Warren

Slow down traffic

Fix and maintain the sidewalks

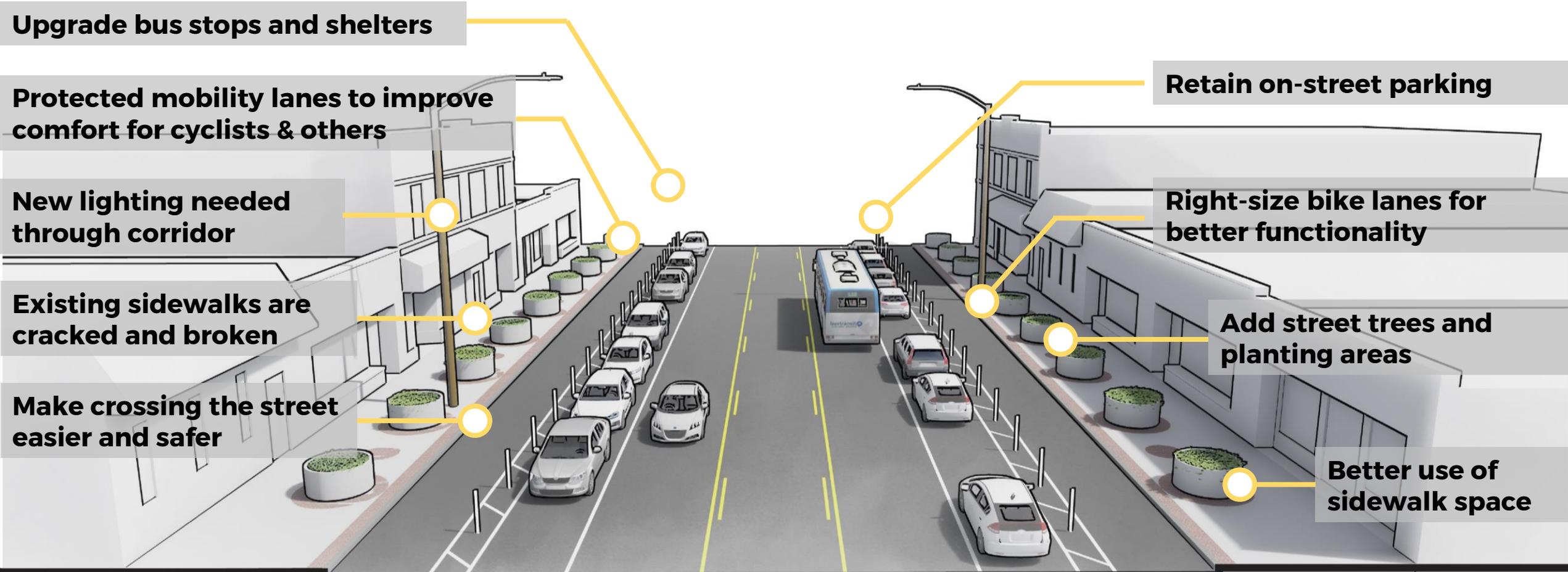
Good lighting and decorative fixtures



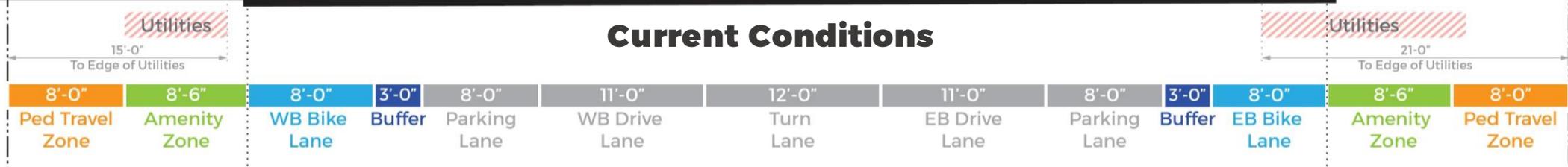
# Existing Streetscape



# Making a Street for All



## Current Conditions



# Streetscape Alternatives

Each of the potential options will help address the current deficiencies of the street.



**Focus & Maximize: Two Way**



**North Side Shift**



**Stretch & Distribute: Two Way**



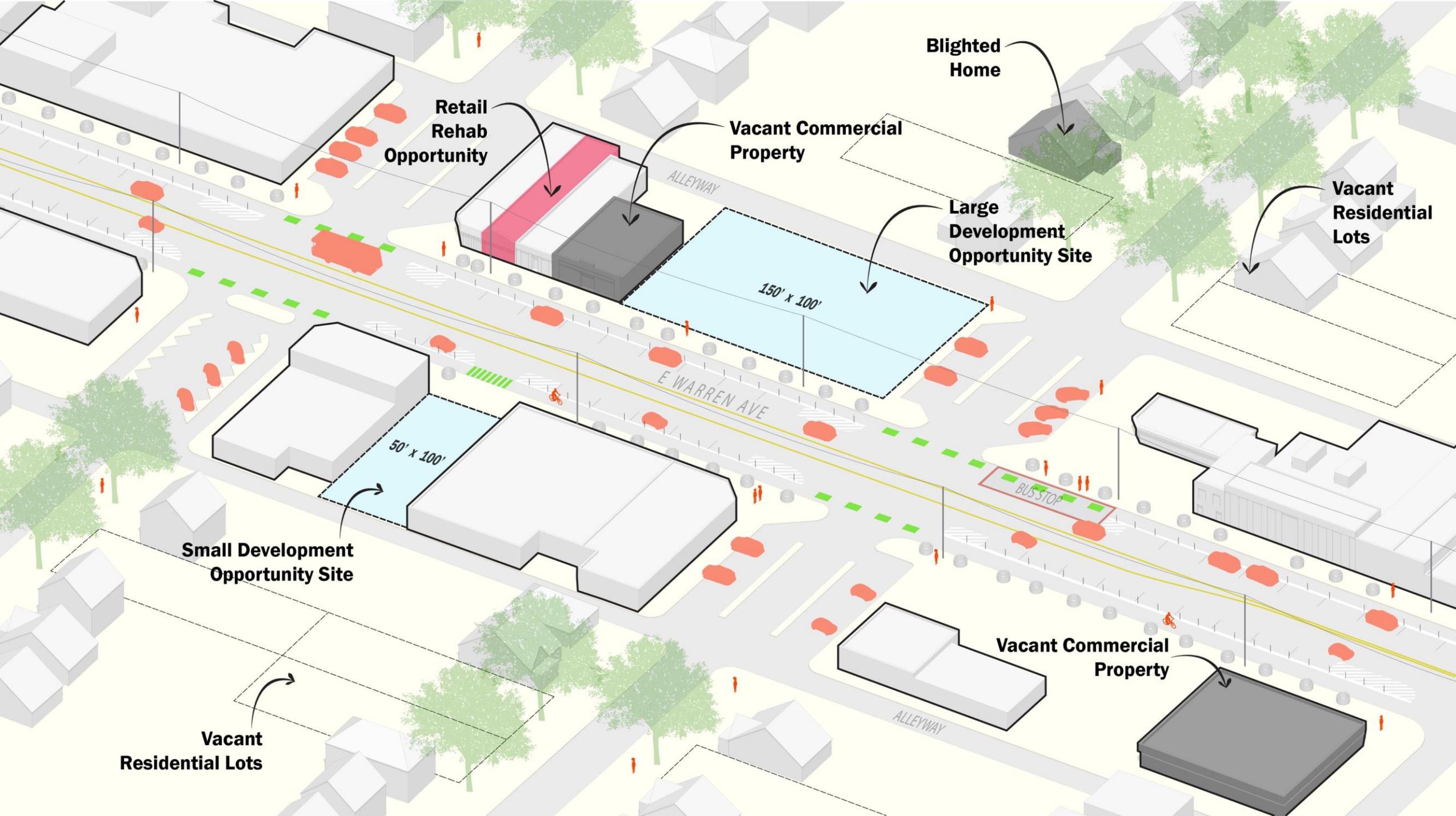
**Focus & Maximize: Split**



**Stretch & Distribute: Split**

## Community Feedback Included:

- Extend project to Cadieux
- Equal investment on both sides
- Preference for split mobility lane



**Retail  
Rehab  
Opportunity**

**Vacant Commercial  
Property**

**Blighted  
Home**

**Large  
Development  
Opportunity Site**

**Vacant  
Residential  
Lots**

ALLEYWAY

150' x 100'

E WARREN AVE

50' x 100'

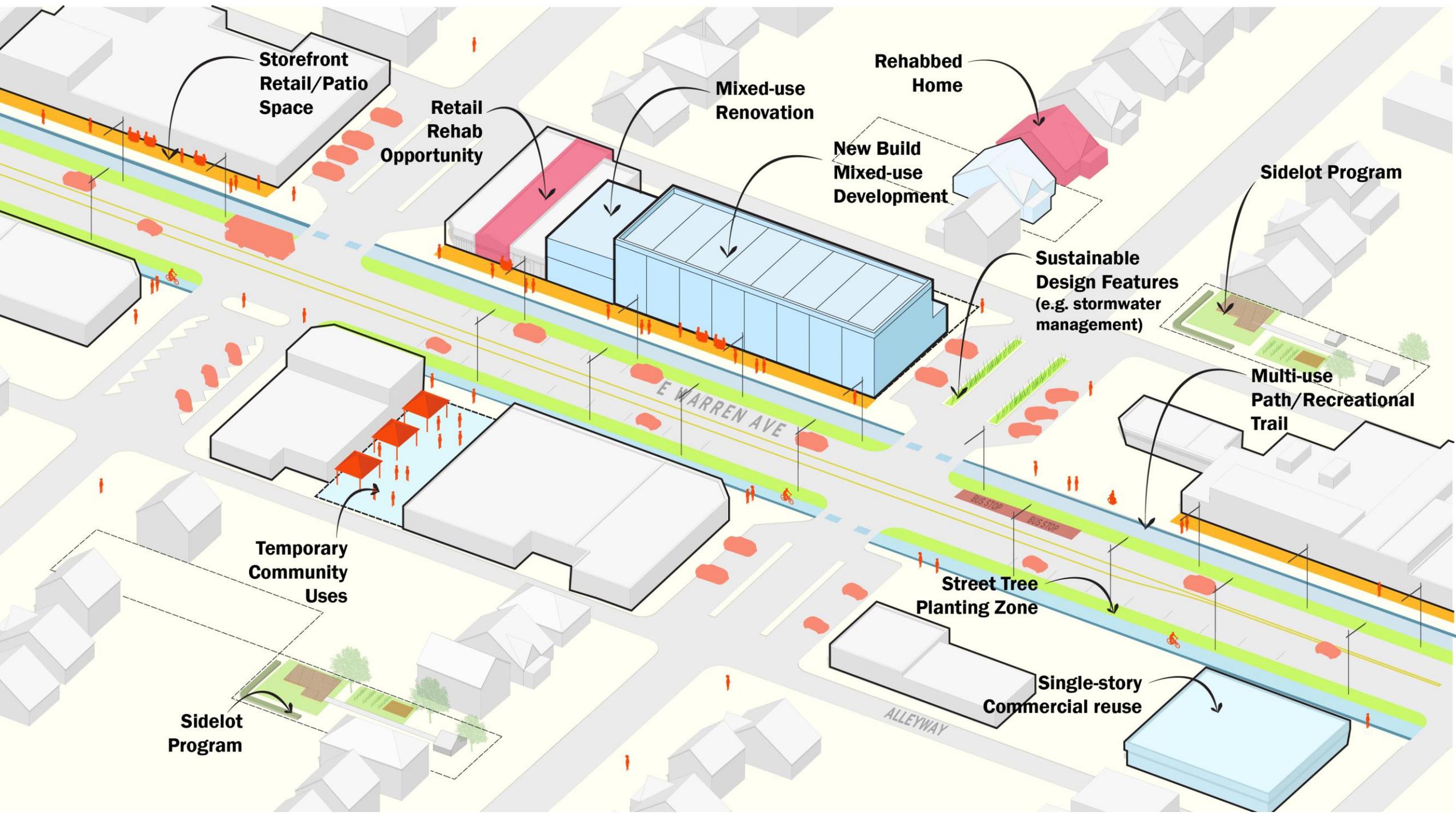
**Small Development  
Opportunity Site**

BUS STOP

**Vacant Commercial  
Property**

ALLEYWAY

**Vacant  
Residential Lots**



**Storefront  
Retail/Patio  
Space**

**Retail  
Rehab  
Opportunity**

**Mixed-use  
Renovation**

**New Build  
Mixed-use  
Development**

**Rehabbed  
Home**

**Sustainable  
Design Features  
(e.g. stormwater  
management)**

**Sidelot Program**

**Multi-use  
Path/Recreational  
Trail**

**Temporary  
Community  
Uses**

**Street Tree  
Planting Zone**

**Single-story  
Commercial reuse**

**Sidelot  
Program**

E WARREN AVE

ALLEYWAY

BUS STOP

BUS STOP



# **Parks and Open Space**

# Your Ideas

Balduck is  
already in  
good shape

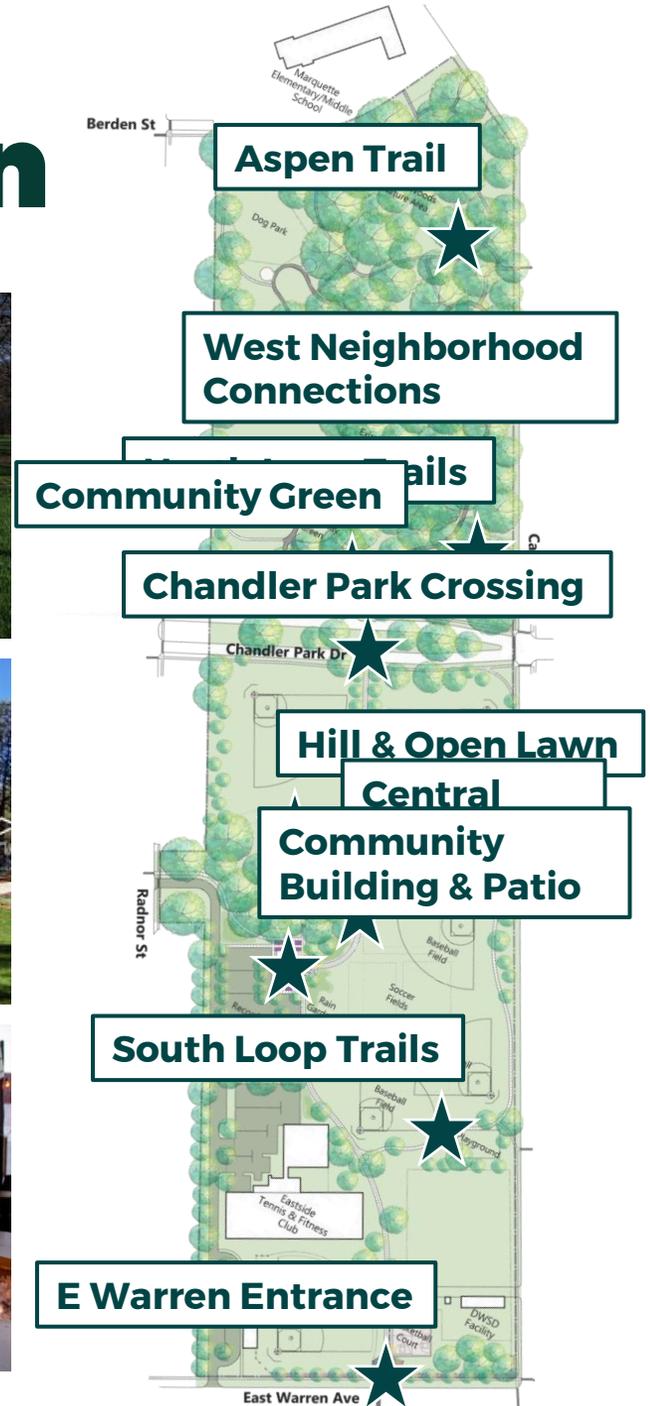
Program the  
park with  
events

Lack of  
circulation paths  
/ limited mobility  
folks are  
excluded

Update and  
preserve the  
natural areas



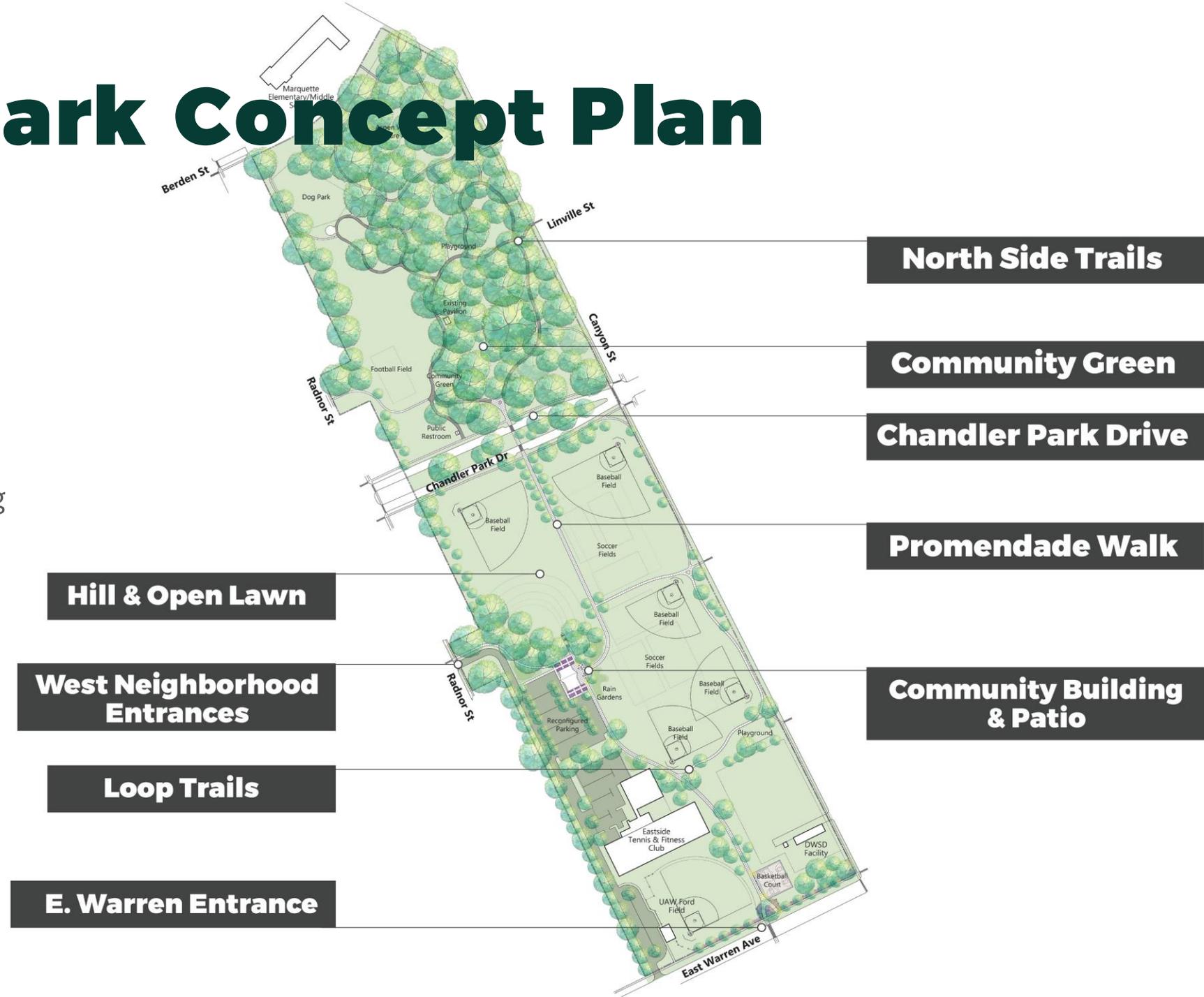
# Balduck Park Concept Plan



# Balduck Park Concept Plan

## Identified Improvements

- Neighborhood connections on west edge
- Loop trails on north and south sides
- Activate the Community Building
- Entry gateway on E. Warren
- Aspen Trail improvements
- Distinct places to interact in the park
- Central Promenade Walk
- Connection between north and south sides of the park



**North Side Trails**

**Community Green**

**Chandler Park Drive**

**Promenade Walk**

**Hill & Open Lawn**

**West Neighborhood Entrances**

**Loop Trails**

**E. Warren Entrance**

**Community Building & Patio**



# **Neighborhood Stabilization**

# Your Ideas

A socially  
connected  
neighborhood

Affordable to  
existing  
community

Quality homes  
near amenities

It's unsafe  
to walk

Rehab vacant  
houses  
(don't demo)



# Stabilization Strategy Overview

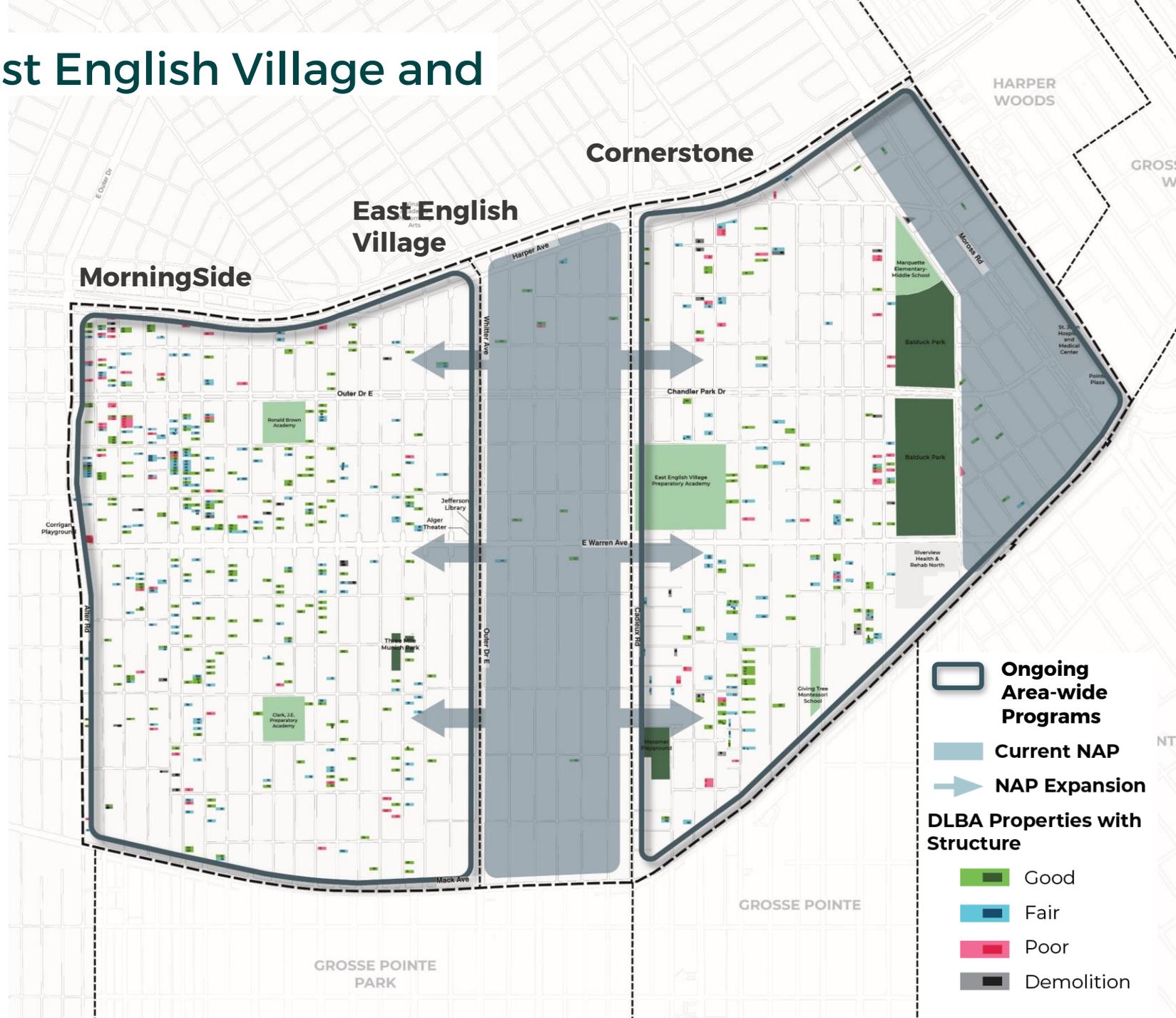
## Three strategies for the neighborhoods:

- **Sustain** stable areas
- **Stabilize** distressed areas
- **Stimulate** areas that are beginning to stabilizing

# **Sustain** Stable Areas in East English Village and Eastern Cornerstone

Expanding the **Nuisance Abatement Program (NAP)** outward, street-by-street will:

- Help maintain stability in EEV and Cornerstone.
- Expand stability into adjacent areas
- Provide tool for addressing privately owned vacant structures



# Add **Stability** throughout the three neighborhoods

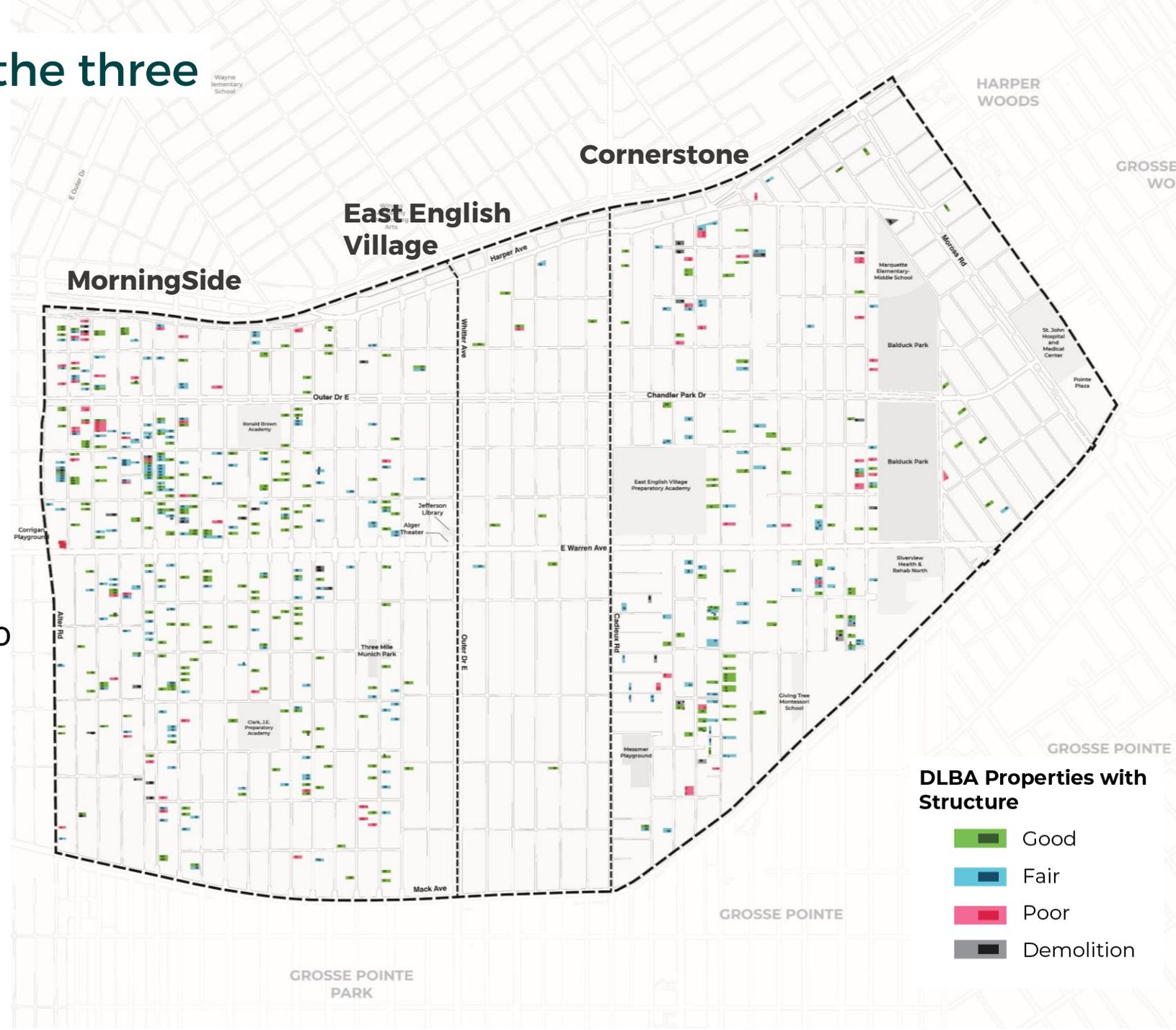
Coordinate stabilization programs in targeted areas within MorningSide and Cornerstone.

These programs include:

- **DLBA Auctions and Sales**
- **Side lot & neighborhood lot programs**
- **Proposal N** structure stabilization and selected demolitions, on sites to be determined.

**20** demo candidates in the Study Area

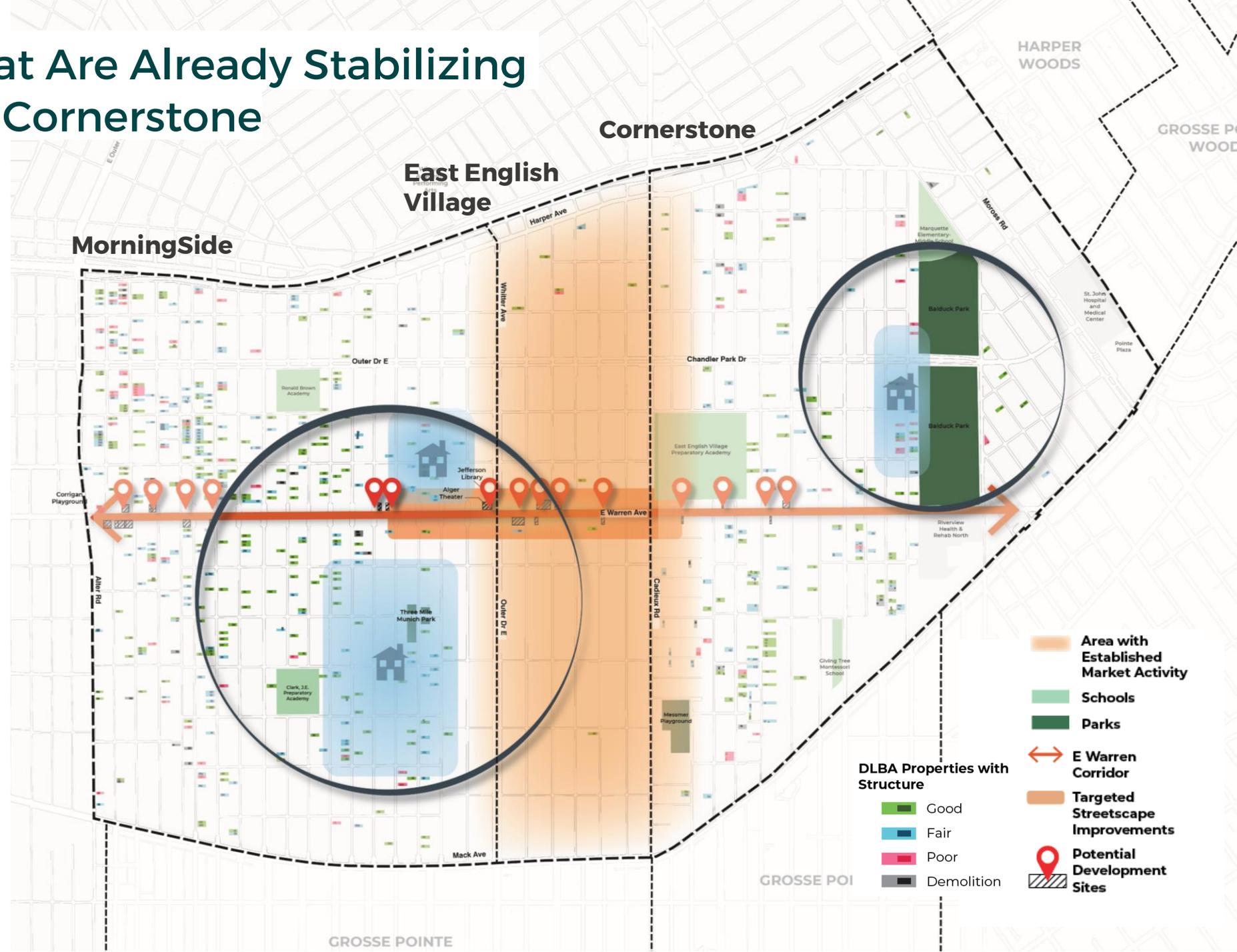
**74** rehab candidates in the Study Area



# **Stimulate** Areas That Are Already Stabilizing in MorningSide and Cornerstone

Focusing a set of stabilization efforts can re-establish specific areas where clusters of DLBA properties are:

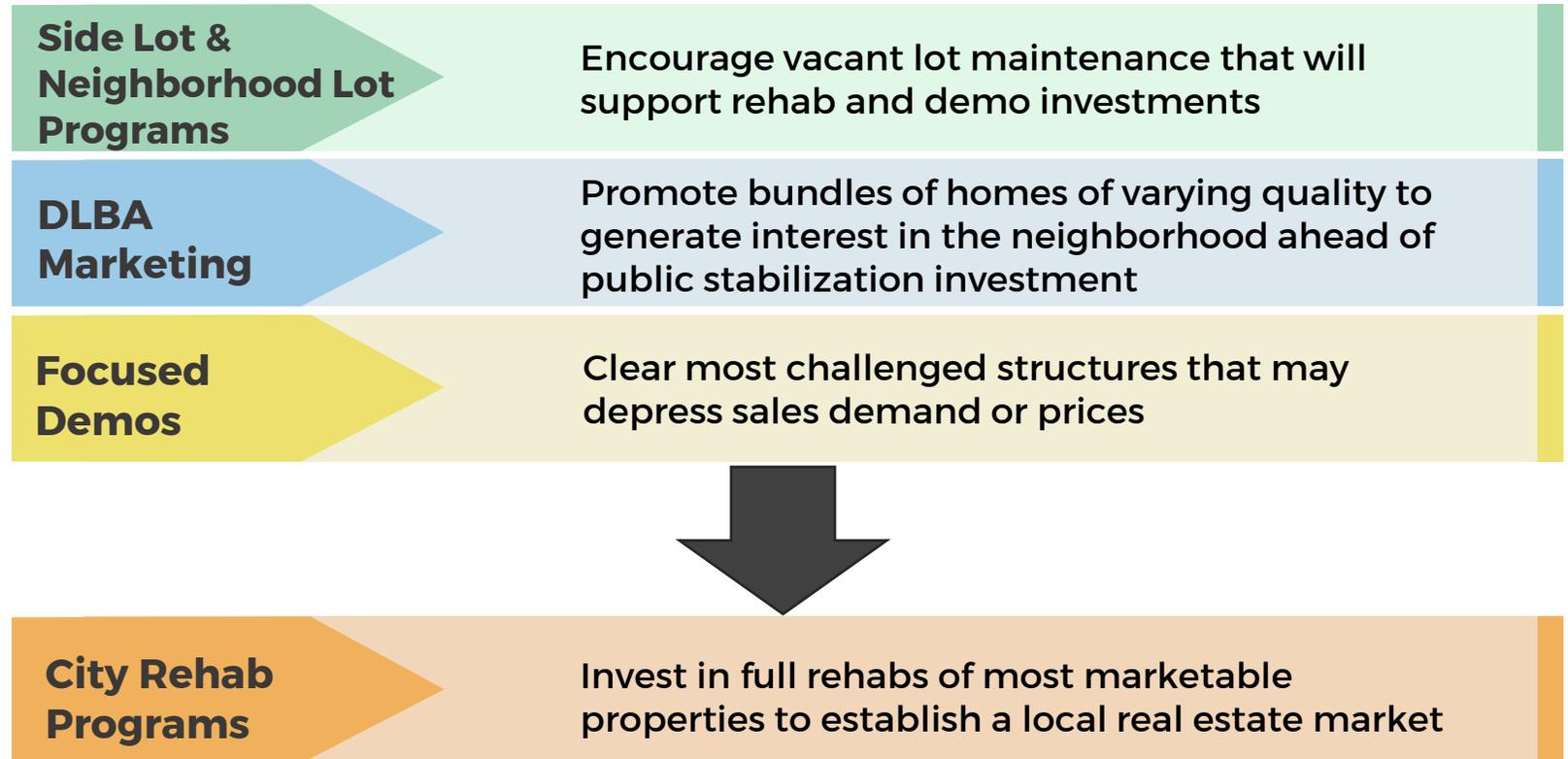
- near more stable residential areas
- near community anchors
- near other planned investments



# **Stimulate** Areas That Are Already Stabilizing In MorningSide and Cornerstone

SNF funding can support **20-80 rehab projects** in addition to existing DLBA program efforts

## **Ideal sequence of stabilization efforts in focus areas:**



**BUS STOP**

**PLACE OF WORSHIP**

**SCHOOL**

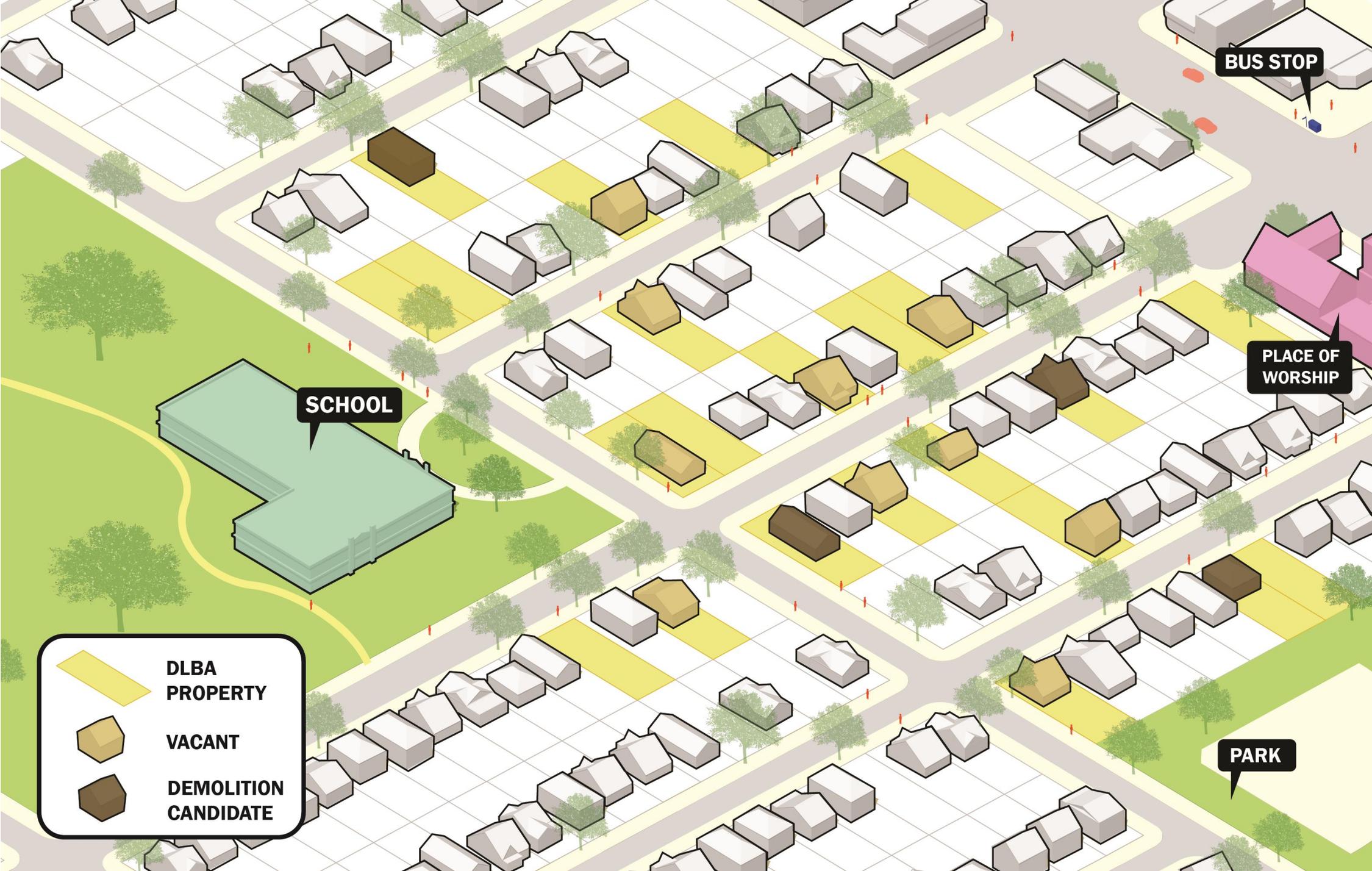
**PARK**

**DLBA PROPERTY**

**VACANT**

**DEMOLITION CANDIDATE**

The legend is contained within a white rounded rectangle with a black border. It lists three categories: 'DLBA PROPERTY' with a yellow rectangular icon, 'VACANT' with a tan house icon, and 'DEMOLITION CANDIDATE' with a brown house icon.





Streetscape Improvements

BUS STOP

Commercial Mixed-Use Development

Demolition

Rehabbed and Ready

Neighborhood Lot Program

SCHOOL

Bundle Sales

Demolition

PLACE OF WORSHIP

Side Lot Program

Demolition

Connection to Park

Rehabbed and Ready

PARK



**CURRENT**



**FUTURE**

# Detroit Land Bank Authority Land Reuse

## Side Lot Postcards

City Wide Side Lot  
Postcarding – March '21

## Roll out of NEW DLBA Land Reuse Programs

- Neighborhood Lots – Launched Oct '20
- Infill Lots - Ongoing
- Oversized Lots – Spring '21
- Homestead Lots – Summer '21

## Land Reuse Lunch and Learn Series

Biweekly series hosted Wednesdays from noon-1pm

For more info: <https://buildingdetroit.org/land-reuse-programs/>



## Next Steps for interested buyers!

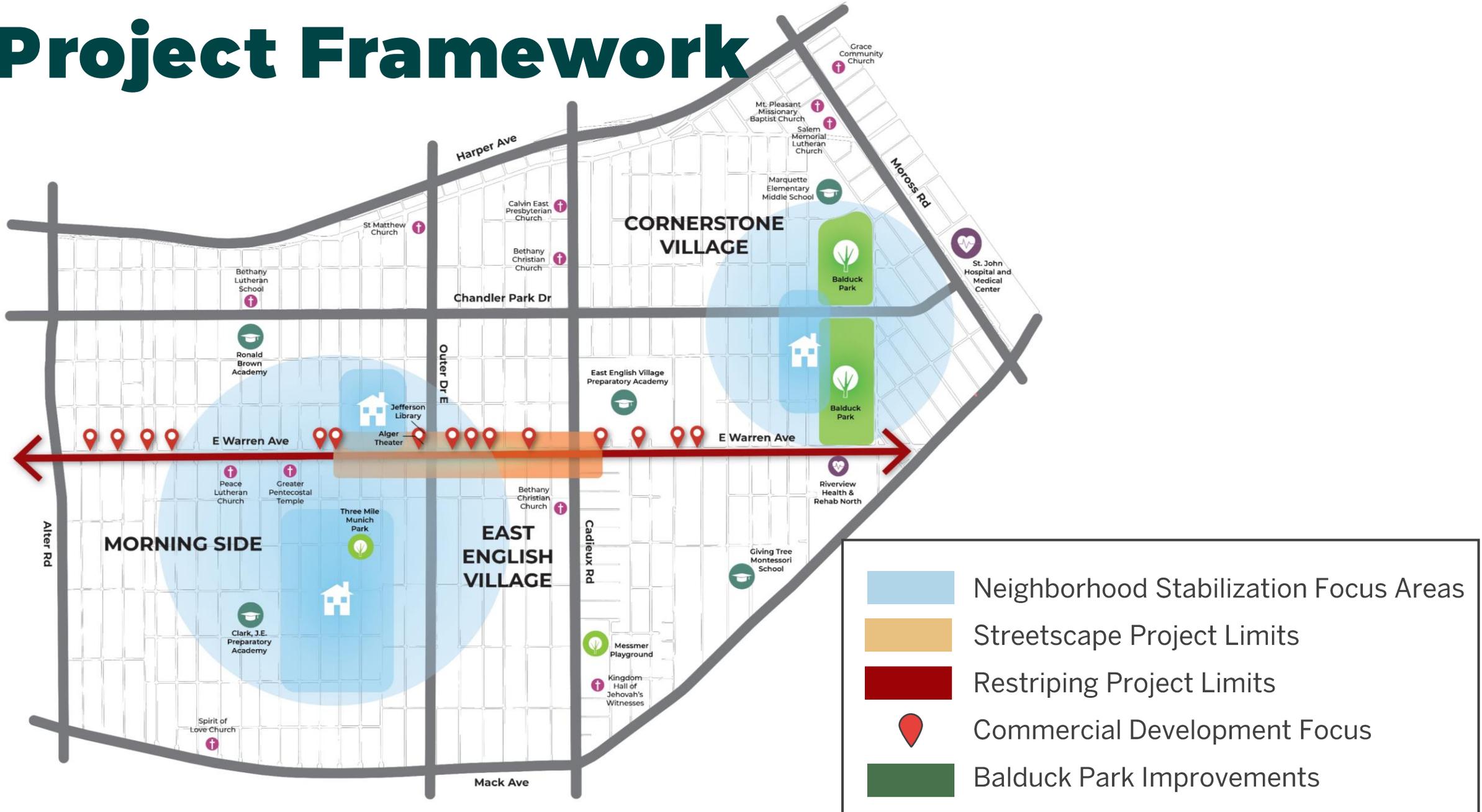
- Apply for a side lot
  - Be up to date on taxes
- #showusyoursidelot

## Side Lot Graduation to Neighborhood Lot Program

- To begin July 1, 2021



# Project Framework



# Next Steps

*We are here*



**LISTEN & LEARN**

**DEVELOP STRATEGIES**

**FINALIZE THE PLAN**

**IMPLEMENT**

MEETING 1  
Dec 2019

MEETING 2  
Jun 2020

MEETING 3  
Oct 2020

MEETING 4  
Mar 2021

**Next Steps**

**COMM. & MIXED-USE DEVELOPMENT**

HRD forms partnerships for opportunity sites (rolling basis)

**STREETSCAPE**

DPW leads design process (Spring 2021)

**NEIGHBORHOOD STABILIZATION**

DLBA & DDD implement rehab, sales, and demo programs (rolling basis)

**BALDUCK PARK**

GSD leads design process (Spring 2021)

**POLICY & ZONING**

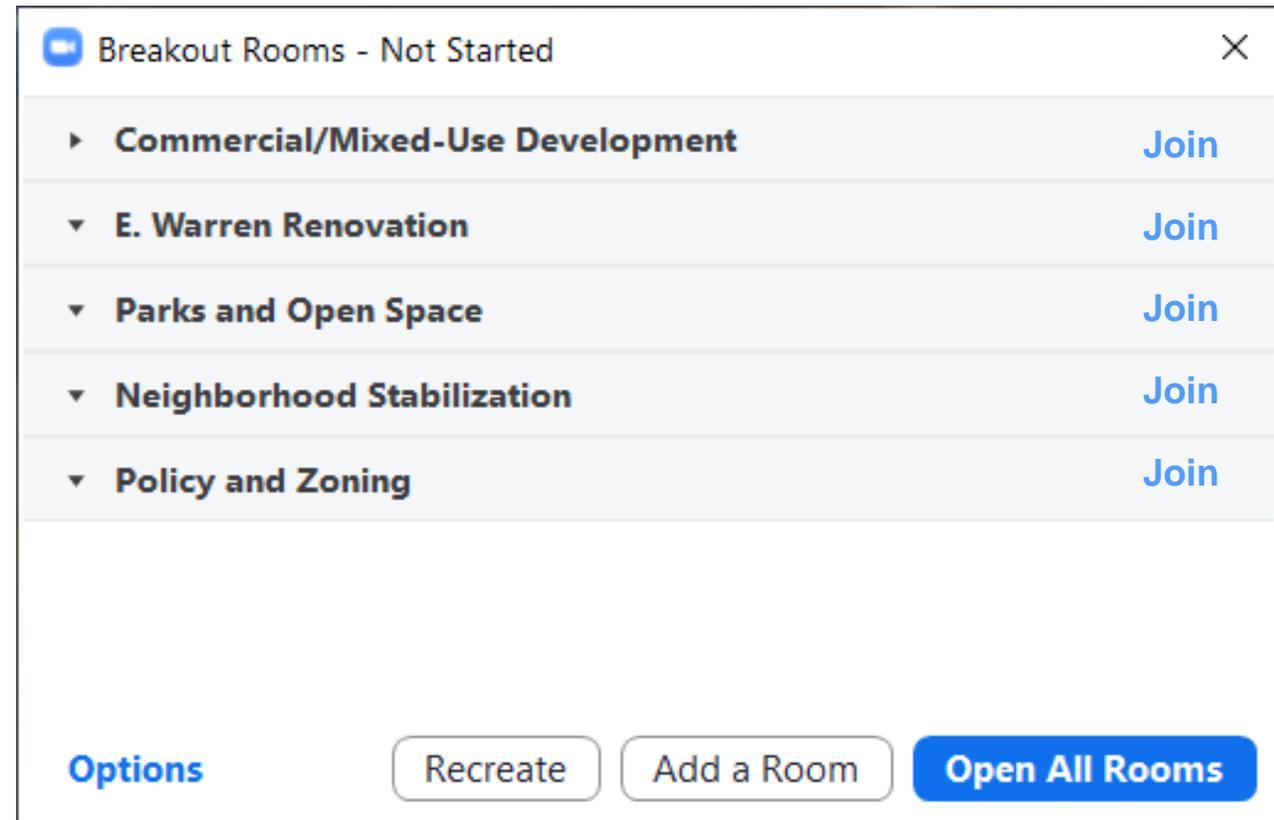
PDD leads process for aligning zoning (Spring 2021)

**Questions**

# Breakout Rooms

# Breakout Rooms

- Please select a breakout room that you are most interested in.
- Project team members will be available to answer questions.
- Facebook Live viewers will need to join Zoom to participate
- The MCs will ask phone users which group they want to join.
- You can visit multiple rooms, if interested.



The screenshot shows a Zoom interface for breakout rooms. At the top, it says "Breakout Rooms - Not Started" with a close button (X). Below this is a list of five topics, each with a "Join" button to its right:

- ▶ **Commercial/Mixed-Use Development** [Join](#)
- ▼ **E. Warren Renovation** [Join](#)
- ▼ **Parks and Open Space** [Join](#)
- ▼ **Neighborhood Stabilization** [Join](#)
- ▼ **Policy and Zoning** [Join](#)

At the bottom of the interface, there are four buttons: "Options" (in blue text), "Recreate" (in a light blue rounded rectangle), "Add a Room" (in a light blue rounded rectangle), and "Open All Rooms" (in a dark blue rounded rectangle).

# Gift Card Raffle

**Craft Cafe**

**\$50**

**Detroit  
Pepper Co**

**\$50**

**Detroit  
Pepper Co**

**\$50**

**Wing Snob**

**\$50**

# Stay involved!

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- receive meeting notifications

text “subscribe” to 313-466-2046 for text alerts

