



# Brush Park

## Planning and Form-Based Code

### Public Meeting No. 1 Summary

## Public Event Flier

The City of Detroit invites you to attend...

# Brush Park Form Based Code Public Meeting



photo by Léon Hendrickx

## COME JOIN US!

The City of Detroit invites you to participate in efforts to create a form-based code - "a land development regulation that fosters predictable built results and a high-quality public realm by using physical *form* as the organizing principle for the *code*. A *form-based code* is a regulation, not a mere guideline, adopted into city law."

- Form-Based Code Institute

The new *code* is intended to regulate development, ensuring high-quality public open spaces defined by a variety of building types and uses. This meeting will be an introduction into planning and open space concepts that will help establish the scale and character for the Brush Park neighborhood and its eventual form-based code.

**Tuesday May 9, 2017**

**MSU Detroit Center**

**3408 Woodward Avenue  
Detroit, MI 48201**

**4:30pm - 6:30pm**

On-street parking located on Erskine Street

**Interpretation service for the hearing impaired will be provided**

See back of page for map info



## **Summary of input from Public Meeting No. 1 held Tuesday May 9th, 2017**

The Brush Park Planning and Form-Based Code process conducted its first public meeting events on Tuesday, May 9th, 2017. These events aimed to:

- Honor the extensive past work of the Brush Park community in developing past plans.
- Introduce the objectives, schedule, and the intention of a form-based code through this city led planning process.
- Present on existing analysis and observations and planning and open space concepts for the Brush Park neighborhood.
- Gather current community feedback and input through questions and comment cards to help focus the work of this planning process in producing near-term improvements.

## **Participants Response Numbers**

Resident: 8

Merchant/Restaurateur/ Operator: 1

Worker/Professional: 6

Property Owner: 3

Other: 7

\*The numbers reflect participants who provided comments via the comment cards. They are not a representation of attendance.

## Key Messages

When asked, **“What do you like about living, working, or visiting Brush Park?”** participants emphasized these assets:

- Convenience and walkability to downtown
- Non-motorized transit friendly (biker and pedestrian)
- Proximity to downtown day and night life
- Proximity to midtown
- Historical Character
- Diverse Neighborhood
- Excited about the new modern look of Brush Park
- Potential for investment and development
- Single Family Homes
- Less Density in Brush Park (lots of open space)
- Close to transit
- Mix of styles and structures restored
- Its History



When asked, **“What is your top priority for the future of Brush Park?”** participants emphasized these assets:

- Growing population
- Bike lane infrastructure
- To make it an urban walkable community
- Retention of historic resources
- The use of the HDC In this area
- Parking
- Development of an accessible and affordable neighborhood for various incomes
- Mix of housing stock include single family homes
- Retail and grocery stores
- Simplified/streamlined process for new projects
- Better Schools
- Safety
- Balance between density and open green space
- Intentional smart growth



When asked, **“Please list three things you think would make Brush Park better”** participants emphasized these assets:

- Grocery Store
- Open green space, playgrounds, common spaces
- Mixed retail
- Density
- Nice Alleys
- Permit Parking
- Walkable blocks
- Not too much modern
- Coordinated landscaping
- Mixed-income housing
- Improve safety
- Support of Historic Structures
- Connectivity to other neighborhoods
- Form based code
- Improved lighting
- Funding
- Removing fences



# Brush Park Planning and Form-based Code

Community Meeting May 9th 2017

Do you feel you have a basic understanding of what a Form-based Code is?

Place sticker in the appropriate box



In general, after attending this meeting, is the purpose of this effort clear?

Place sticker in the appropriate box



Are you supportive of the Form Based Code initiative that is underway?

Place sticker in the appropriate box



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Detroit

## Exit Board

In an effort to capture the communities understanding and support of a form-based code in Brush Park, a board listing questions related to the form-based code 101 and the planning and open space concepts presentation was displayed near the exit. Participants answered each question by sticking a dot in the appropriate box (labeled yes, partly, or no) that best provided their answer to the question.

# Detail Input from Comment Cards

Names and contact info were blocked to protect participants privacy



Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional
- 4  Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?

What is your top priority for the future of Brush Park?  
 Parking on I-75 R.

Please list three things you think would make Brush Park better:

Please leave this card on your seat following the meeting so it can be collected by staff.

Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2  Merchant / Restaurateur / Operator
- 3  Worker / Professional
- 4  Property Owner
- 5 Other Developer

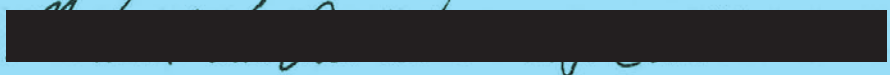
46/48 Edmund, 98, 109, 102 & 104 Edmund, ~~2075~~ 122 Edmund, 312 Watson, 79 Alfred, 105 Alfred, 256a Jm

What do you like about living, working or visiting Brush Park?  
 Proximity to downtown & Mid town  
 Love the historic structures & excited for the modern new construction

What is your top priority for the future of Brush Park?  
 Vibrant, safe, walkable community

Please list three things you think would make Brush Park better:

Please leave this card on your seat following the meeting so it can be collected by staff.





Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: Wabash & John R)       4 Property Owner  
2 Merchant / Restaurateur / Operator      5 Other \_\_\_\_\_  
3 Worker / Professional

What do you like about living, working or visiting Brush Park?

Proximity to midtown  
~~midtown~~ and downtown

What is your top priority for the future of Brush Park?

Simplified process  
(stream-lined) for  
new projects.

Please list three things you think would make Brush Park better:

Density  
Neighborhood retail  
Walkable blocks

Not everything  
needs to be  
"Modern"

Please leave this card on your seat following the meeting so it can be collected by staff.

Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: Brush Park)      4 Property Owner  
2 Merchant / Restaurateur / Operator      5 Other \_\_\_\_\_  
3 Worker / Professional

What do you like about living, working or visiting Brush Park?

Love the location  
to walkable locations

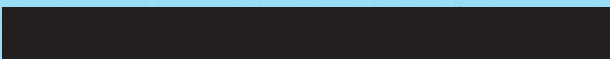
What is your top priority for the future of Brush Park?

growing  
population  
and adding  
bike infrastructure

Please list three things you think would make Brush Park better:

- Less car parking
- More density
- More retail

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- 4 Property Owner
- 5 Other City Consultant /  
Rep Owner 323 ERSKINE

What do you like about living, working or visiting Brush Park?

- The views of the Downtown.
- Open Green Spaces.
- Friendly neighbors + community.

Please list three things you think would make Brush Park better:

- Pocket Parks
- Safety / Improved Lighting.
- Retail / services.

Please leave this card on your seat following the meeting so it can be collected by staff.



Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- ① Resident (neighborhood: Brush Park)
- 2 Merchant / Restaurateur / Operator
- ③ Worker / Professional

- ④ Property Owner
- 5 Other \_\_\_\_\_

3

What do you like about living, working or visiting Brush Park? Walkability  
to work and entertainment.

What is your top priority for the future of Brush Park?  
More families, better schools, increased safety.

Please list three things you think would make Brush Park better:  
Permit Parking

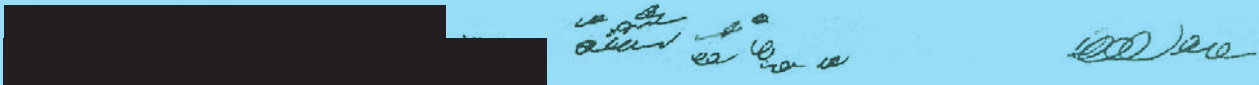
Please leave this card on your seat following the meeting so it can be collected by staff.

Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: BRUSH PARK)      4 Property Owner  
 2 Merchant / Restaurateur / Operator      5 Other \_\_\_\_\_  
 3 Worker / Professional

<p>What do you like about living, working or visiting Brush Park?</p> <p>IT IS A GREAT WAY TO BIKE FROM MY NEIGHBORHOOD &amp; EASTON MARKET TO WOODWARD/DIA/WHOLEFOODS &amp; DSO. HOPE PROSITUTAN/BIKE FRIENDLY CHARACTER WILL BE REMAIN &amp; BE ENHANCED BY NEW DEVELOPMENT</p>		<p>Please list three things you think would make Brush Park better:</p> <ul style="list-style-type: none"> <li>• DENSITY, CONTEMPORARY ARCHITECTURE &amp; ALSO HARMONIOUS WITH THE BEAUTIFUL HISTORIC STRUCTURES.</li> <li>• MORE EYE ON THE STREET</li> <li>• OPENING UP HOUSING IN N/E CORNER → STREETS THRU</li> <li>• REMOVING ALL FENCES!!</li> </ul>
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Please leave this card on your seat following the meeting so it can be collected by staff.



Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: Brush Park at Woodward and the)       4 Property Owner  
 2 Merchant / Restaurateur / Operator      5 Other \_\_\_\_\_  
 3 Worker / Professional

<p>What do you like about living, working or visiting Brush Park?</p> <p>Convenience to mid, downtown and the idea of creating a dth value for the city</p>	<p>What is your top priority for the future of Brush Park?</p> <p>Intentional, smart growth with multiple perspectives considered</p>	<p>Please list three things you think would make Brush Park better:</p> <ul style="list-style-type: none"> <li>- Grocery store</li> <li>- Right size plan/code</li> <li>- Large green space</li> </ul>
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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker Professional

- 4 Property Owner
- 5 Other FREQUENT VISITOR  
CONSIDER MOVING INTO BRUSH PARK

What do you like about living, working or visiting Brush Park?  
AUTHENTICITY  
HISTORIC CHARACTER  
MIX OF PEOPLE  
COMMUNITY GARDENS  
WALKABILITY  
GREAT VIEWS ON DOWNTOWN  
BIKING FRIENDLY

Please list three things you think would make Brush Park better:  
MIX OF RETAIL  
COFFEE SHOPS  
~~MORE~~ GREATER DENSITY

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- 4 Property Owner
- 5 Other Just an overeducated, unemployed dude

What do you like about living, working or visiting Brush Park?  
I don't like there, I just bike through. I like the historic charm of the handful of remaining homes...

t: @zorach  
nathaniel.zorach@gmail.com  
Nathaniel (Nat) Zorach

What is your top priority for the future of Brush Park?  
Development, preferably also not just high-end luxury rentals, but maybe figuring out how to encourage the development of a neighborhood that is equitable & accessible. (Like... to everyone.)

Please list three things you think would make Brush Park better:  
• if there were actually buildings and biz (hopefully coming!)  
• mixed-income housing  
• density!

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 **Worker / Professional**
- 4 Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?

STEVEN FLUM, AA.  
STEVEN C. FLUM, INC.  
3105 HORSBACH  
HAMBURG, MI 48127

Please list three things you think would make Brush Park better:

- WELL DESIGNED OPEN SPACE (PARK)
- PERMIT PARKING
- PRESERVE, SUPPORT HISTORIC STRUCTURES.

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional
- 4 Property Owner
- 5 **Other** *interested in moving to Brush Park or other walkable Detroit neighborhood*

What do you like about living, working or visiting Brush Park?

Beautiful historical buildings  
 Open spaces → *plus green trees, understand why many will be built up*  
 location - near *hills, roads, market*  
 Quiet streets  
 Transit options

What is your top priority for the future of Brush Park?

Mix of housing *small lots, townhomes, row houses*  
 include single family homes on small lots but provide *mid-range* or *high density* homes *townhomes + apt.*  
 Preserve daylight in streets → *good set back*

Please list three things you think would make Brush Park better:

- More people + mixed use *- better than other parts*
- excellent greenways for walking + biking
- *parking* - *maximize* → *make parking separate from apt./homes*

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*neighborhood* → *decipherable parking form* (about lives people to pay for parking, if new market but not here)

Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- 4 Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?  
 HISTORY  
 promise  
 gritty realism

What is your top priority for the future of Brush Park?  
 sustainable,  
 compatible,  
 compassionate,  
 development.  
  
 a vibrant, walkable,  
 urban community.

Please list three things you think would make Brush Park better:  
 • FUNDING  
 • Amenities + Businesses  
 • PROTECTION FROM THE ravages of all the stabia + their patrons.

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- ① Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- 4 Property Owner
- ⑤ Other Developer

What do you like about living, working or visiting Brush Park?  
 - approximity to downtown, Restaurants, Sports Water, Belle Isle  
 - the Family feel (everybody knows everybody)

What is your top priority for the future of Brush Park?  
 - diverse neighborhood  
 - individual  
 - green space  
 Common space  
 - not too high houses  
 - dense and not too dense

Please list three things you think would make Brush Park better:  
 - nice Alleys  
 - play grounds, dog parks, common areas  
 - coffee houses

Please leave this card on your seat following the meeting so it can be collected by staff.

Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- 4 Property Owner
- ⑤ Other ARCHITECT FOR PROPERTY OWNER

What do you like about living, working or visiting Brush Park?

- UNIQUE CHARACTER
- PEDESTRIAN ORIENTATION
- MIX OF STYLES AND AGES OF STRUCTURES BUT STILL WITH A CORE OF HISTORIC STRUCTURES (RESTORED)

Please list three things you think would make Brush Park better:

- 1) INCREASED RESIDENTIAL DENSITY WITH DIVERSITY OF HOUSING TYPES AND COST/PRICE
- 2) WOODWARD COMM DEVELOPMENT THAT INCLUDES MEDIUM SCALE RETAIL AND HIGHER RT ALLOWANCES

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- ① Resident (neighborhood: CADILLAC LOFTS)
- 2 Merchant / Restaurateur / Operator
- 3 Worker / Professional

- ④ Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?

- Close to downtown vibrancy, but not too close
- all of my work is downtown
- looking like a great invest. next!
- potential for development
- good neighbors

What is your top priority for the future of Brush Park?

- More retail; groceries!
- Please don't over-build
- Parking regulations

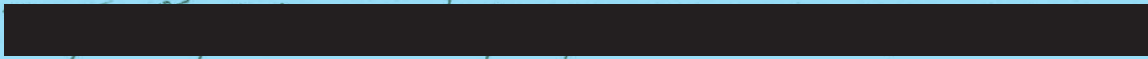
Please list three things you think would make Brush Park better:

- 1) parking on both sides of narrow streets as a big nuisance
- 2) landscaping - more elaborate & coordinated.

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Please circle the number that most accurately reflects your connection to Brush Park (you may circle more than one):

- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3  Worker / Professional
- 4 Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?

I love the historic homes and character. There is no other community like it is Detroit.

if we are still regulating use and requiring Design review (HDC) then is this really a form based code? I like what I have seen but I don't see it as necessarily ~~retaining~~ regulatory controls.

Please list three things you think would make Brush Park better:

Form based zoning is a great tool for Brush Park. Red tape has impeded development in this area for many years.

2) Would like to see greater connectivity to stadium district and Midtown.

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- 1 Resident (neighborhood: \_\_\_\_\_)
- 2 Merchant / Restaurateur / Operator
- 3  Worker / Professional
- 4 Property Owner
- 5 Other \_\_\_\_\_

What do you like about living, working or visiting Brush Park?

Historic architecture

What is your top priority for the future of Brush Park?

Retention of historic resources

Please list three things you think would make Brush Park better:

Rehabilitation of historic resources, reactivation of space, greenspace, walkability improved lighting, bike lanes

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