

**FOCUS GROUP**  
**HOUSING (SINGLE-FAMILY)**

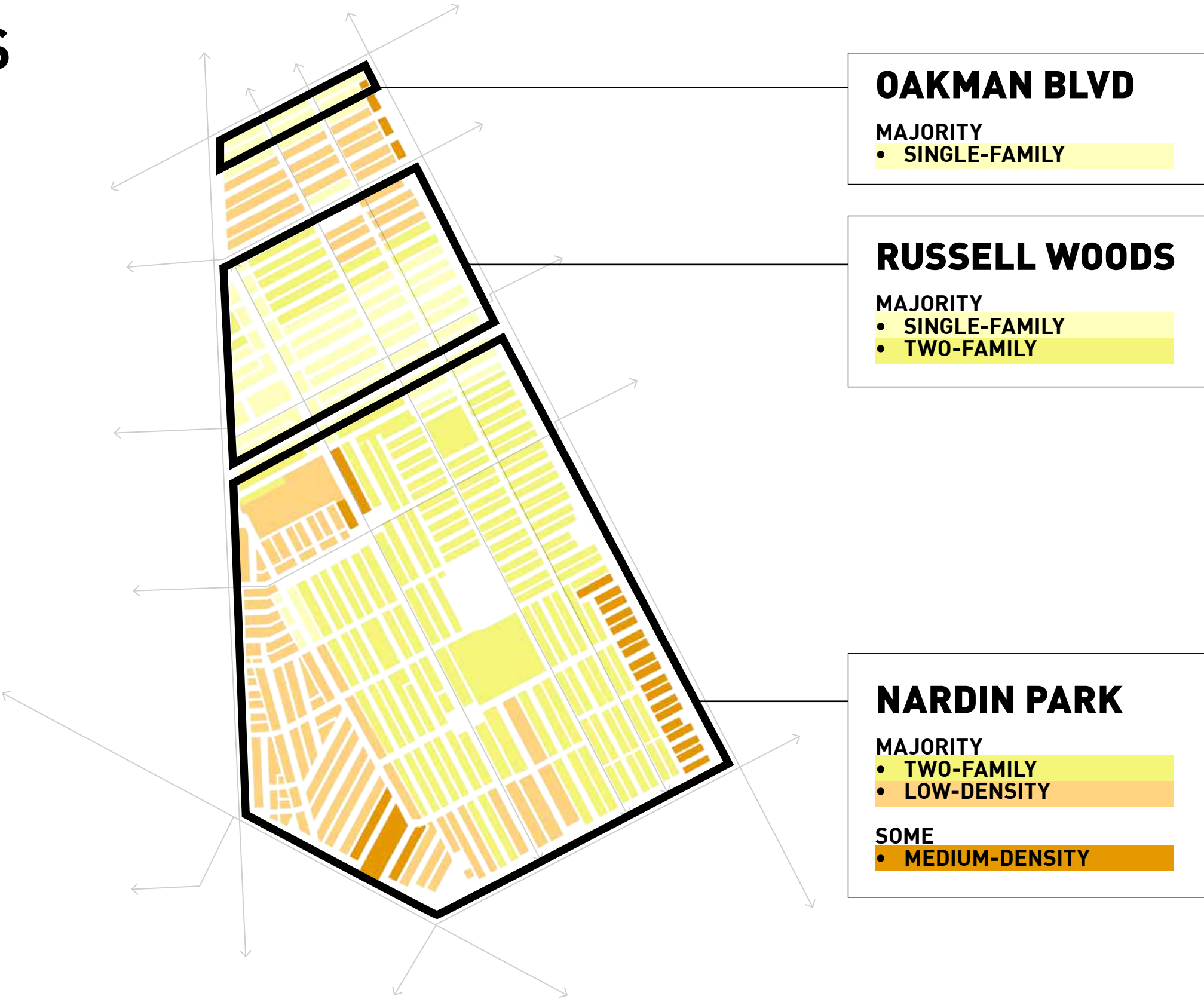
RUSSELL WOODS + NARDIN PARK  
NEIGHBORHOOD FRAMEWORK



# TODAY'S GOALS

- 1. Find best use for vacant structures**
- 2. Find best use for vacant lands**
- 3. Select primary locations for art installation & board-up initiatives**
- 4. Select primary locations for adaptive-reuse & rehabilitation**
- 5. Discuss finding strategies to support rehab & single-family housing**

# SINGLE-FAMILY HOUSING EXISTING CONDITIONS





# SINGLE-FAMILY

EXISTING CONDITIONS





# TWO-FAMILY

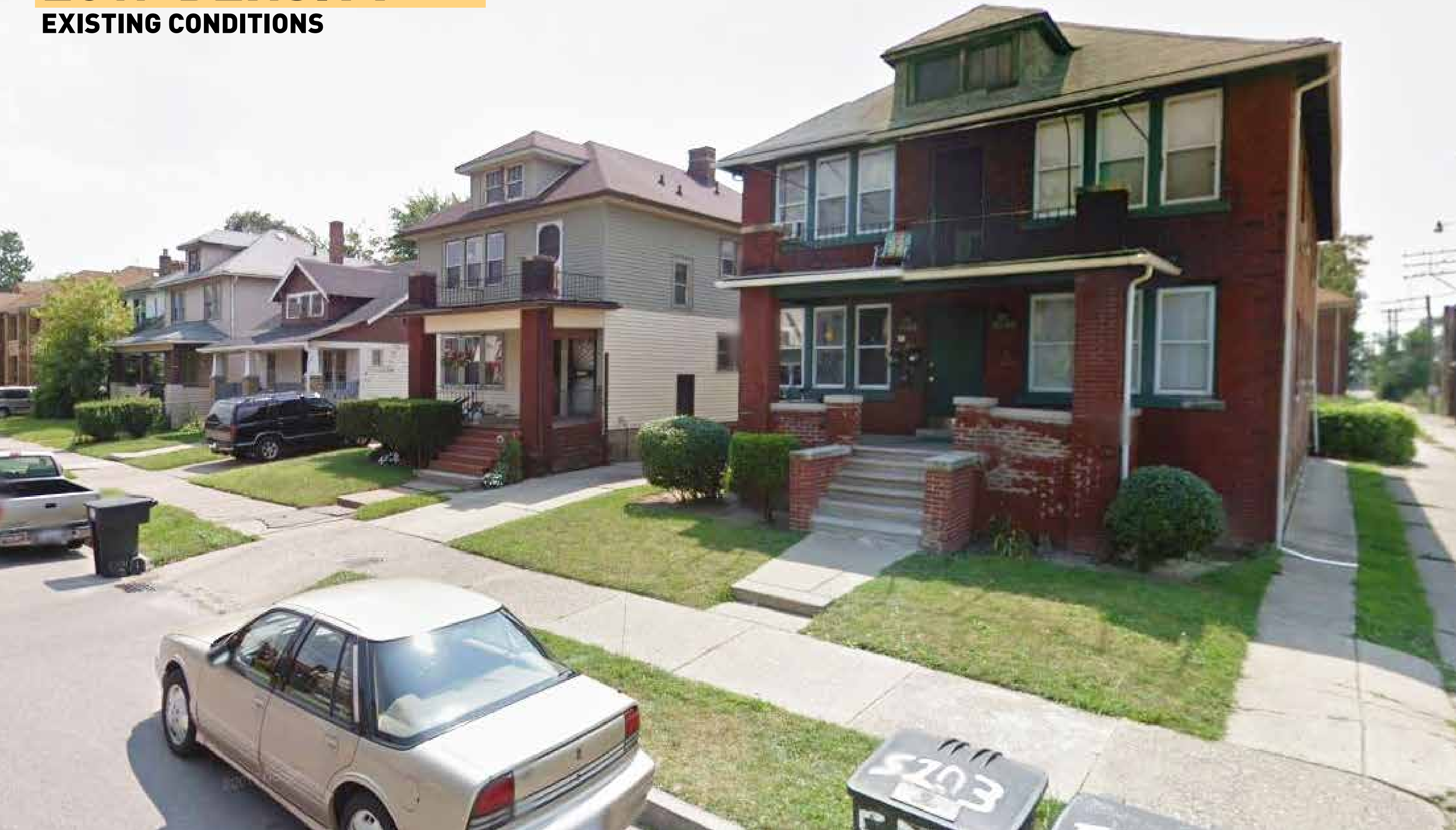
EXISTING CONDITIONS





# LOW-DENSITY

EXISTING CONDITIONS



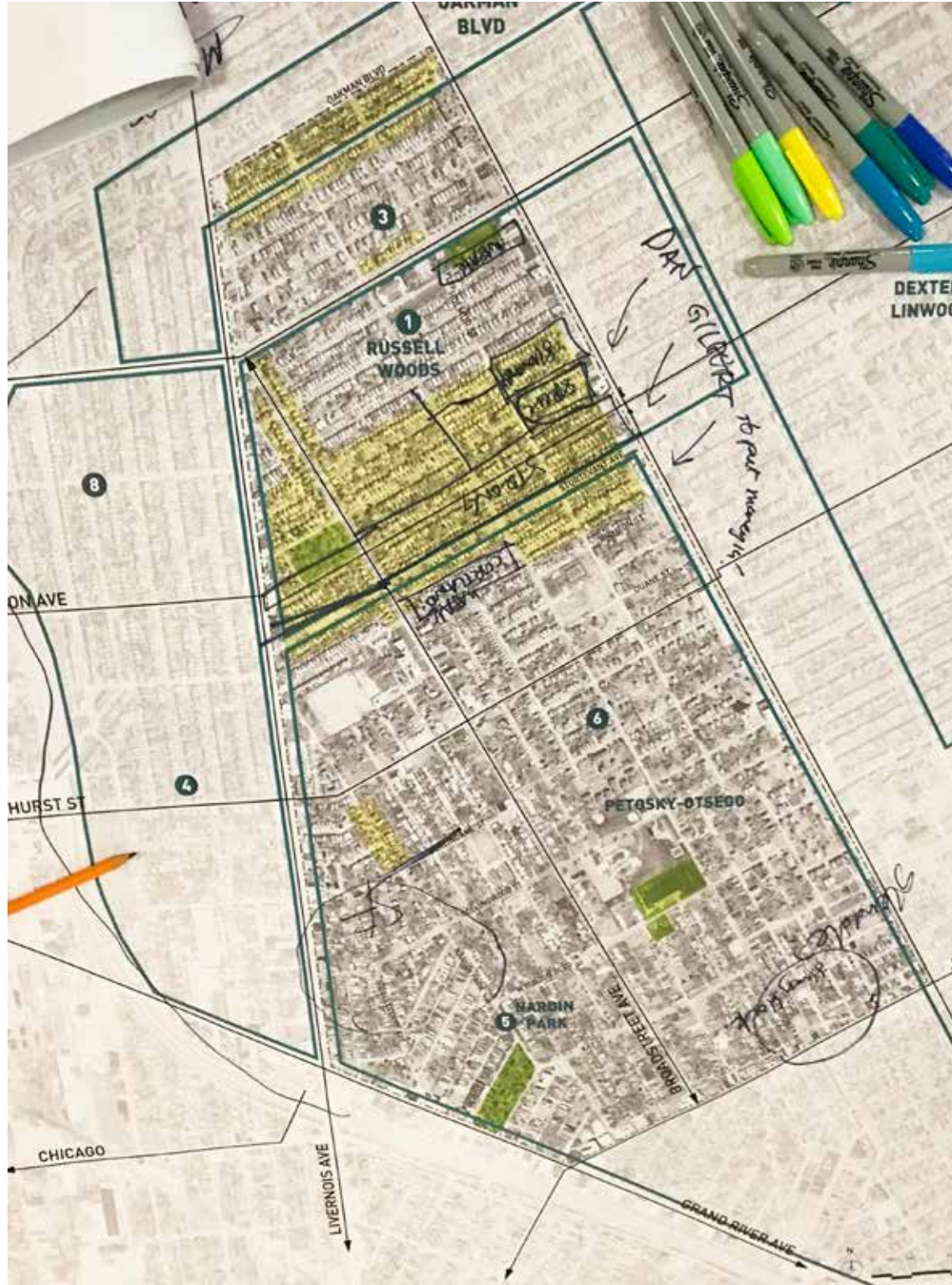


# MEDIUM-DENSITY

EXISTING CONDITIONS





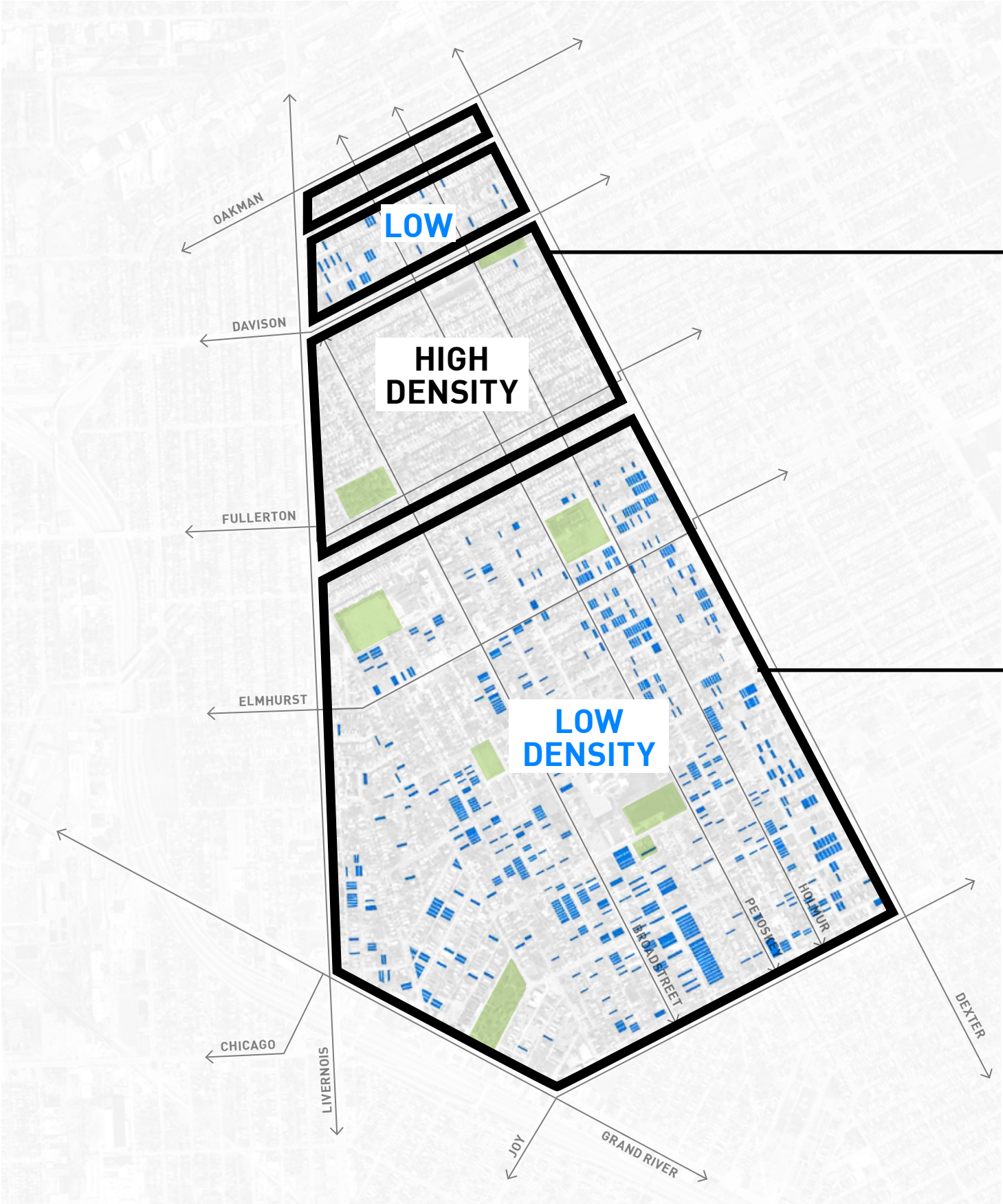


# WHAT WE HEARD

1. **Vacant houses** are a great concern, especially along **Cortland & Waverly**
2. **Cost of repair** is too high
3. Residents are on **fixed income**
4. Residents need **immediate solutions** for fixing stairs, roofs, gutters etc.



# SINGLE-FAMILY HOUSING OPPORTUNITIES



## HIGH DENSITY AREAS

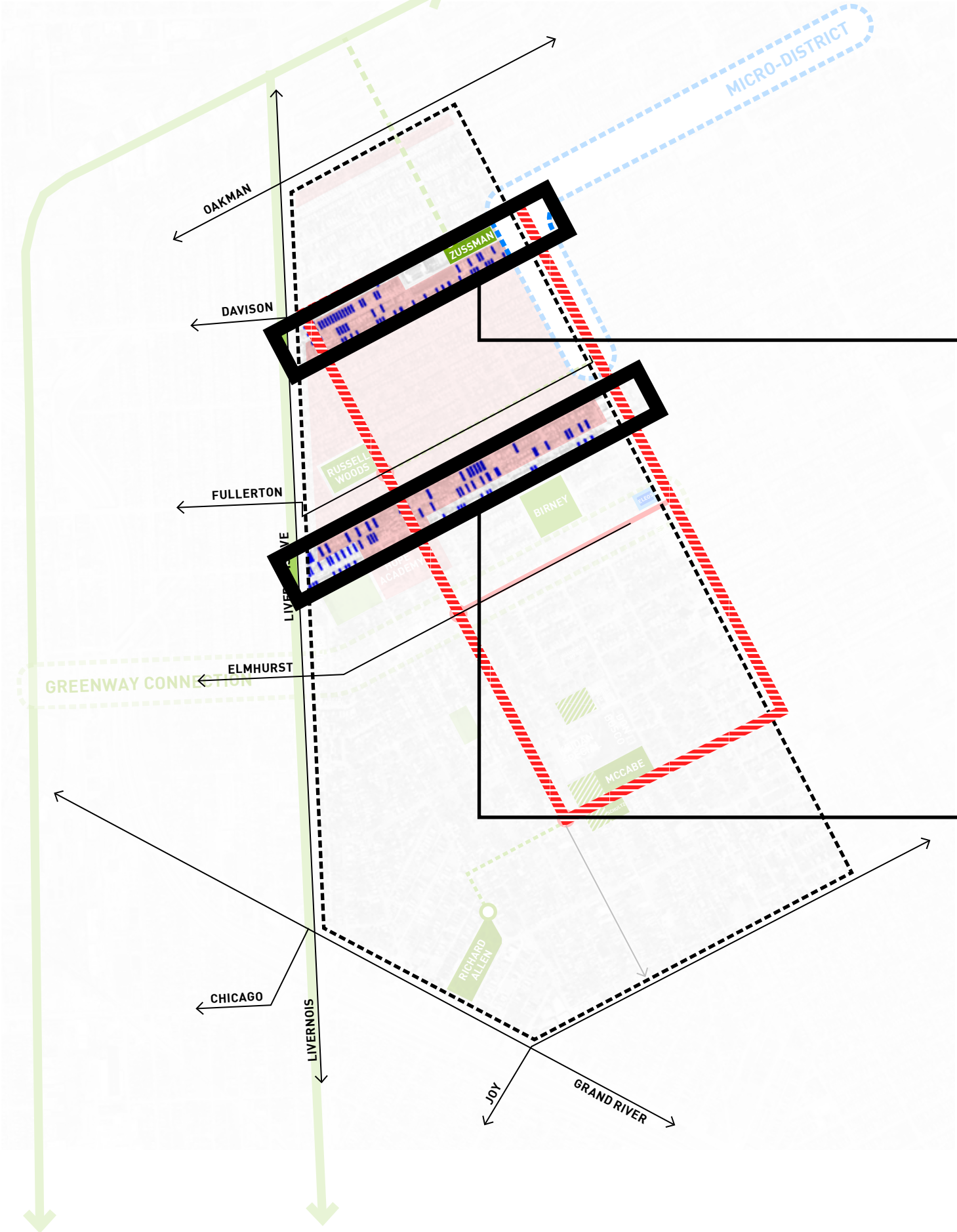
- **BUILD STRENGTH ON STRENGTH**
  - Maintain density with residential rehab
- **REHAB VACANT STRUCTURES TO BECOME GATHERING SPACES**
  - Rehab with community engagement programs to boast Russell Woods' rich history

## LOW DENSITY AREAS

- **CREATE REVENUE-GENERATING VACANT LOTS**
  - Introduce productive land uses such as agriculture
  - Assemble multiple city-owned parcels for larger developments in the future
- **REHAB VACANT STRUCTURES + VACANT LAND**
  - Introduce small-scale businesses on first floor
  - Create urban homesteads



# SINGLE-FAMILY HOUSING OPPORTUNITIES

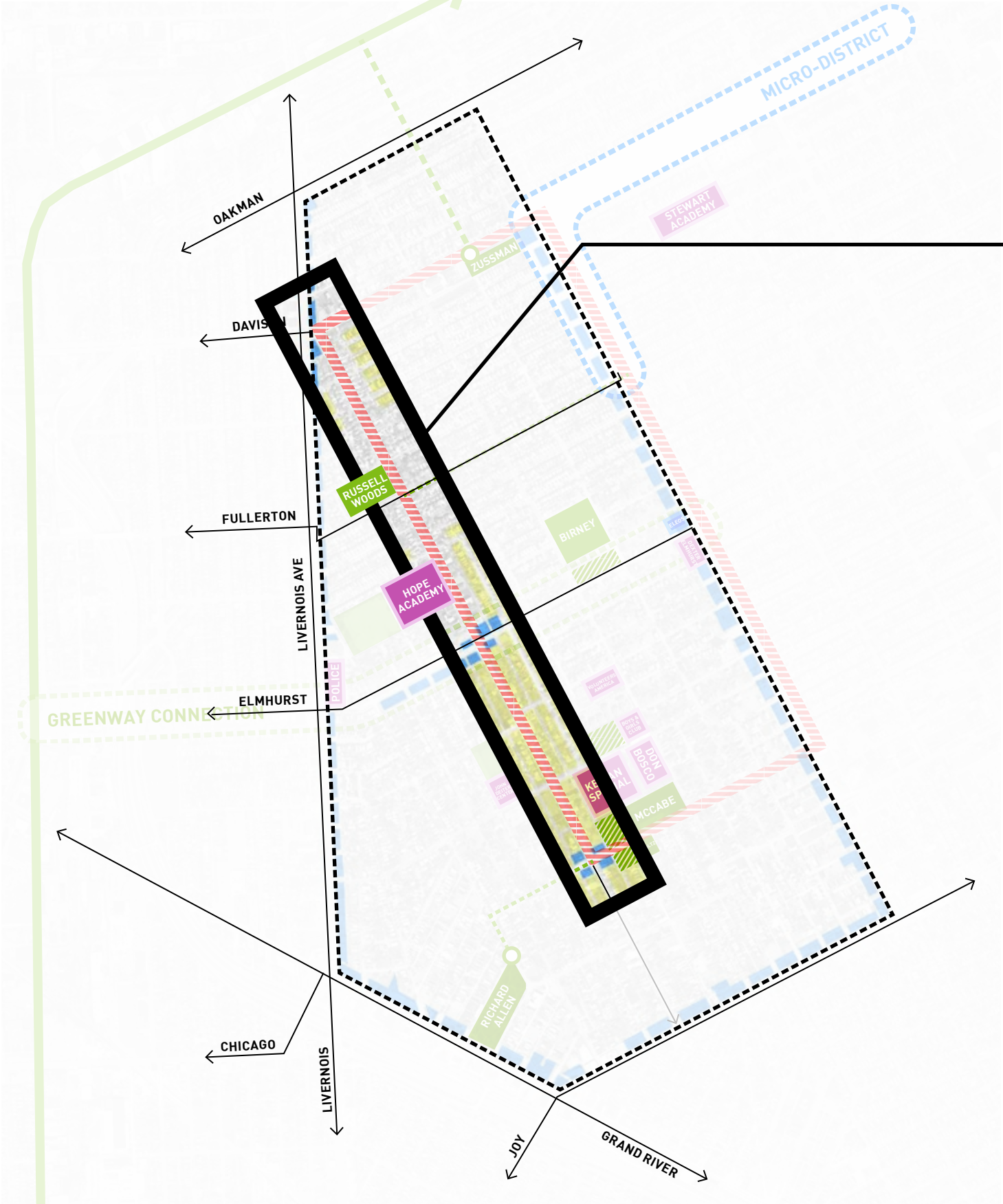


## HIGH DENSITY AREAS

- 1 WAVERLY ST**
  - Community members expressed concerns about vacant structures along Waverly
  - Adjacent to Russell Woods Historic District
  - High visibility from Zussman Park
  
- 2 CORTLAND ST**
  - Community members expressed concerns about vacant structures along Cortland
  - Adjacent to Russell Woods Historic District
  - Connects to Hope Academy



# SINGLE-FAMILY HOUSING OPPORTUNITIES



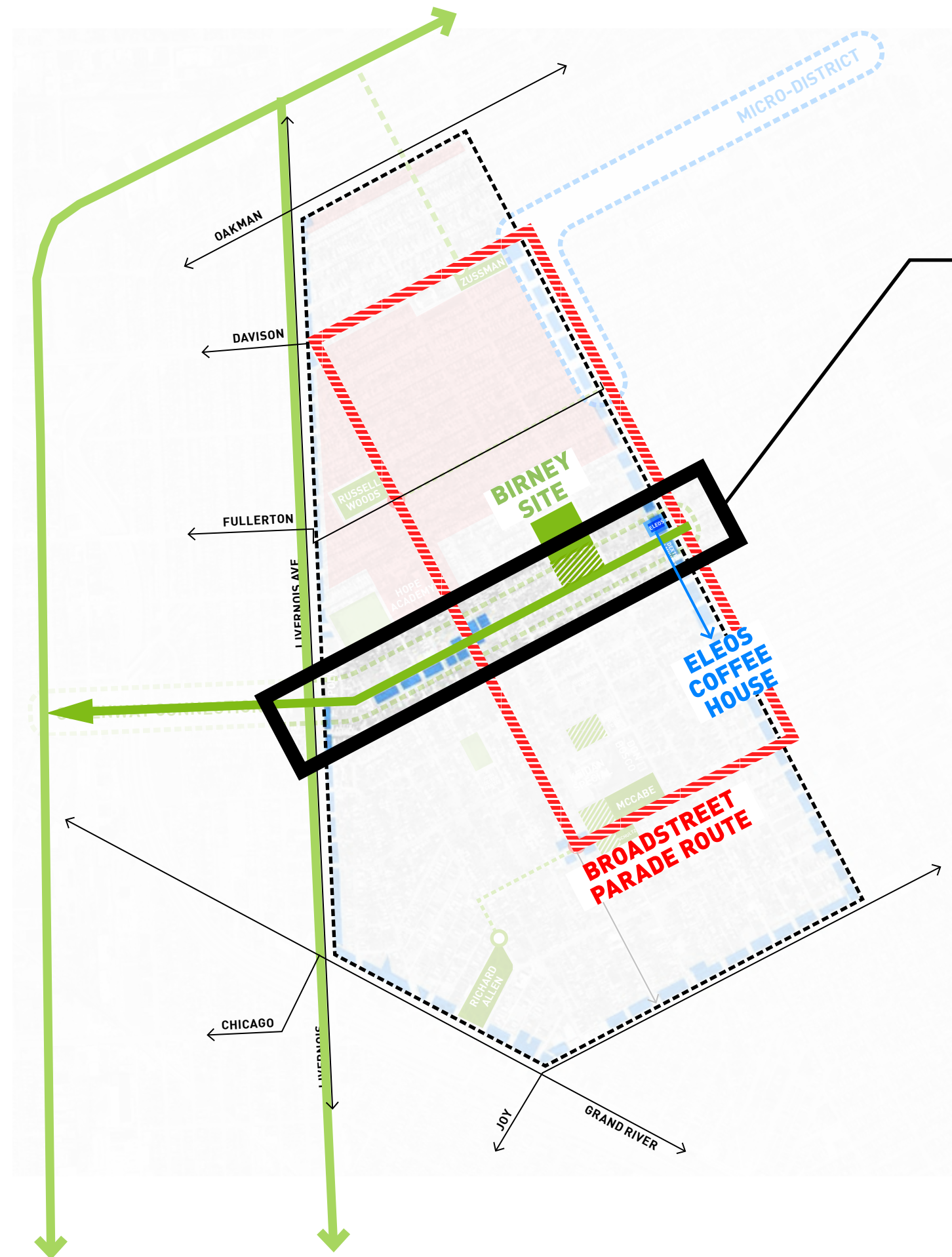
## LOW DENSITY AREAS

### 1 BROADSTREET

- Connects to Russell Woods Park
- Connects to Hope Academy
- Some Commercial zoning
- Zoned two-family residential



# SINGLE-FAMILY HOUSING



## LOW DENSITY AREAS

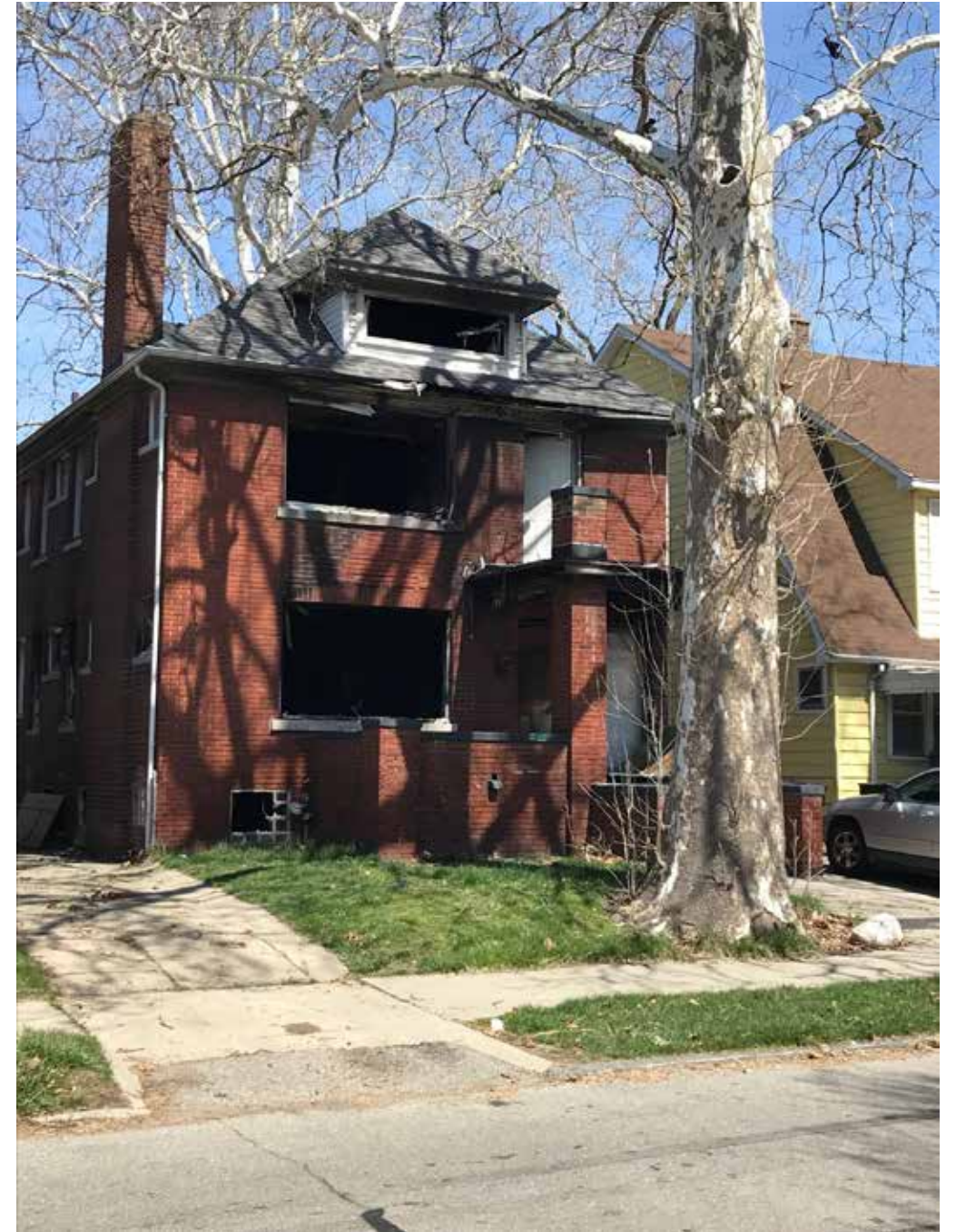
### 2 ELMHURST ST

- Strong existing community - **Eleos Coffee House**
- Some existing **commercial** zoning
- Adjacent to former **Vaughn's bookstore**
- Potential connection to **Birney** site
- Potential connection to **Joe Louis Greenway**



SINGLE-FAMILY HOUSING

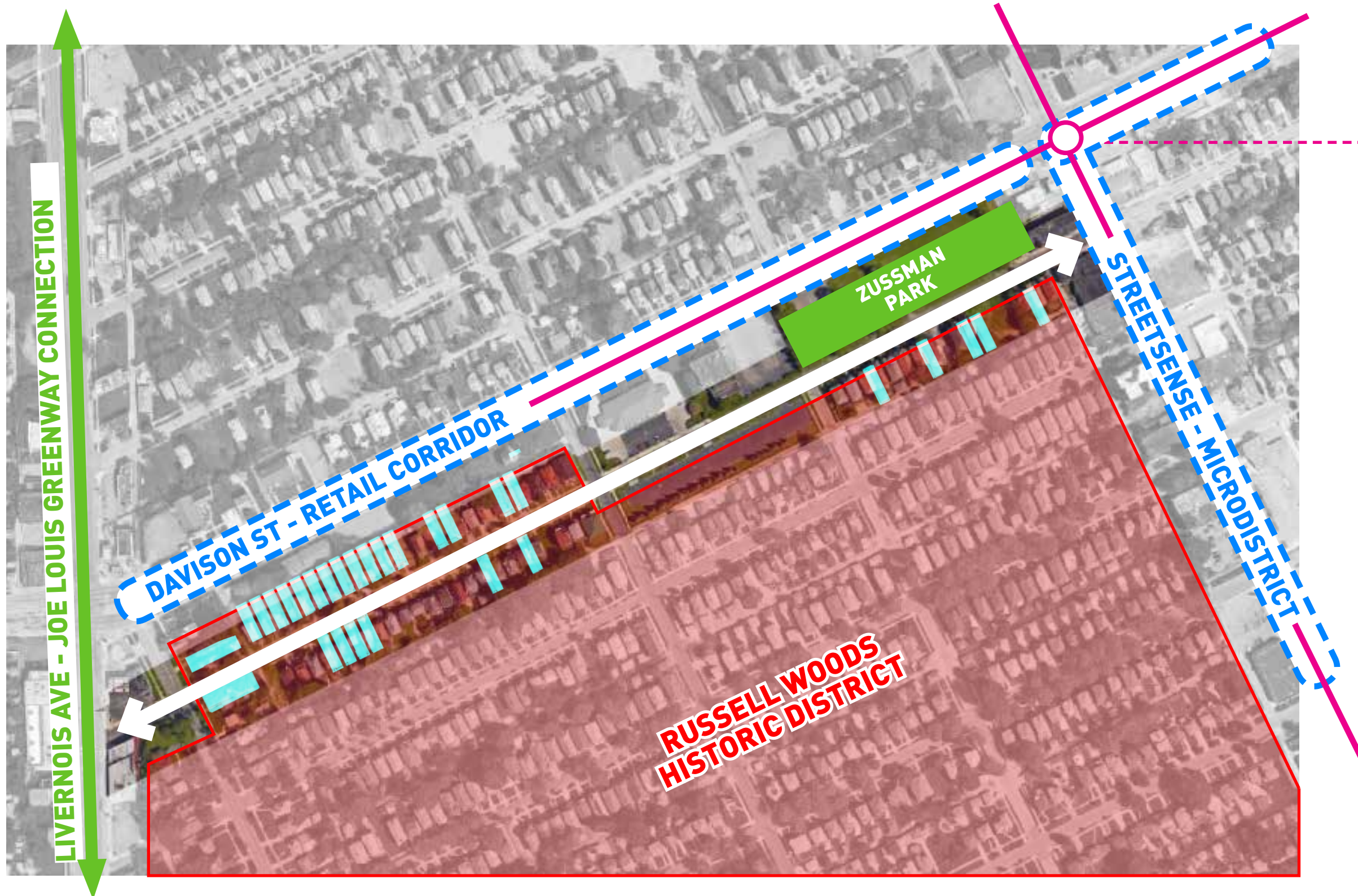
High density areas - Waverly St





# SINGLE-FAMILY HOUSING

## High density areas - Waverly St



### BUS 16

### BUS 15

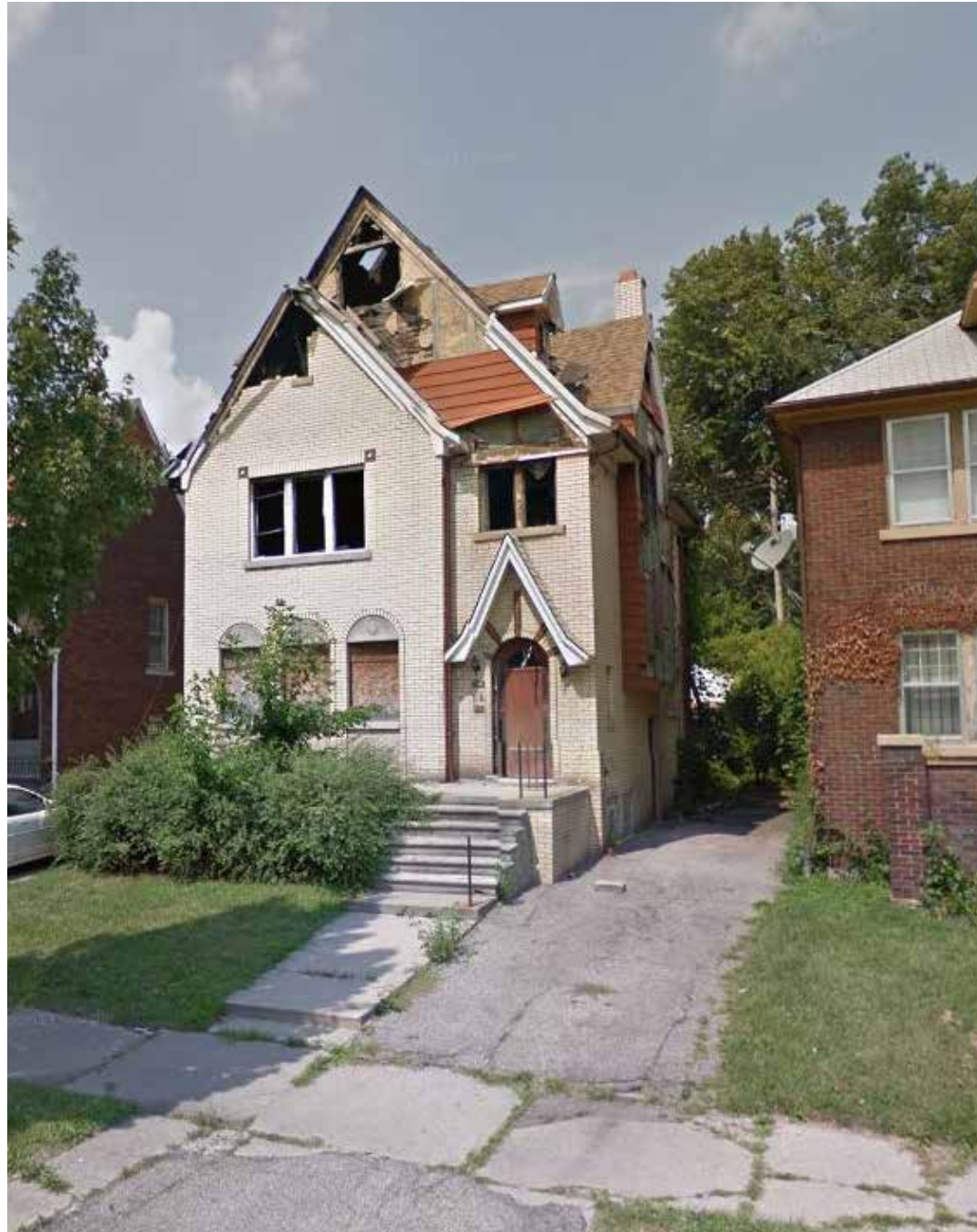
1. BREITHAAPT VOCATIONAL TECHNICAL CENTER
2. CITY OF HIGHLAND PARK CBD
3. CODY HIGH SCHOOL
4. MICHIGAN HEALTH CENTERS
5. ROUGE PARK

- Community members expressed concerns about vacant structures along Waverly & Cortland
- Part of **Russell Woods historic district**
- High visibility & adjacent to **Zussman Park**
- Adjacent to **Dexter Ave, local retail corridor**
- Beautiful tree-lined streets



SINGLE-FAMILY HOUSING

**High density areas - Cortland St**





SINGLE-FAMILY HOUSING

# High density areas - Cortland St



- Community members expressed concerns about vacant structures along Waverly & Cortland
- Residential amenities - Schools, Parks
- Adjacent to Russell Woods historic district
- Adjacent to Dexter Ave, local retail corridor

SINGLE-FAMILY HOUSING

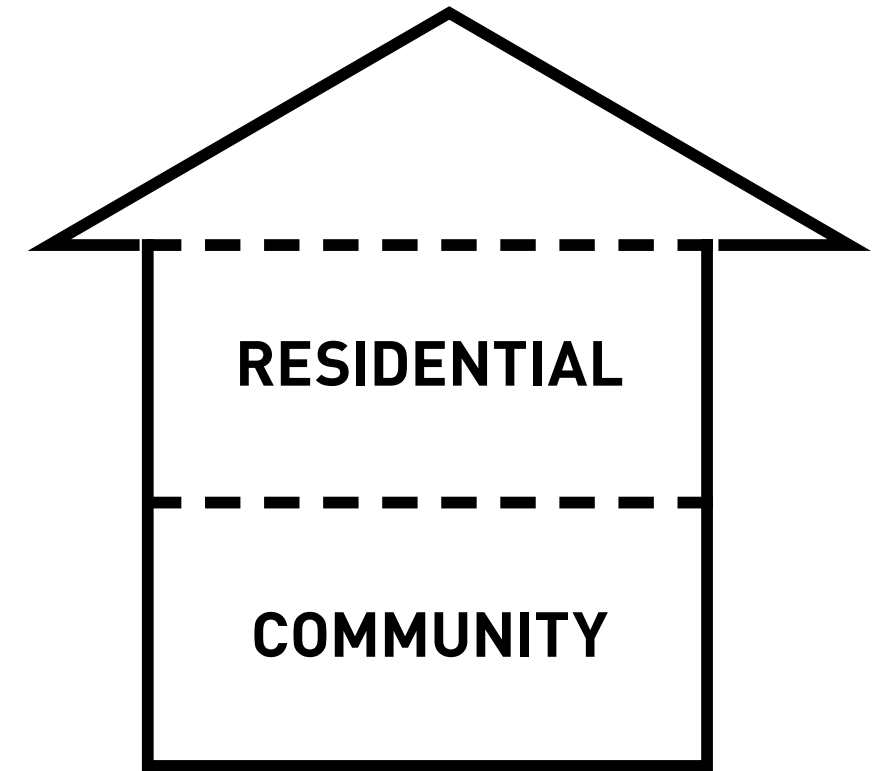
# High density areas - Rehab, This Old House





SINGLE-FAMILY HOUSING

# High density areas - Rehab + Community Engagement



The Dorchester Projects in Chicago, Theaster Gates - artist residency, library, bookstore, music archive(record collections)

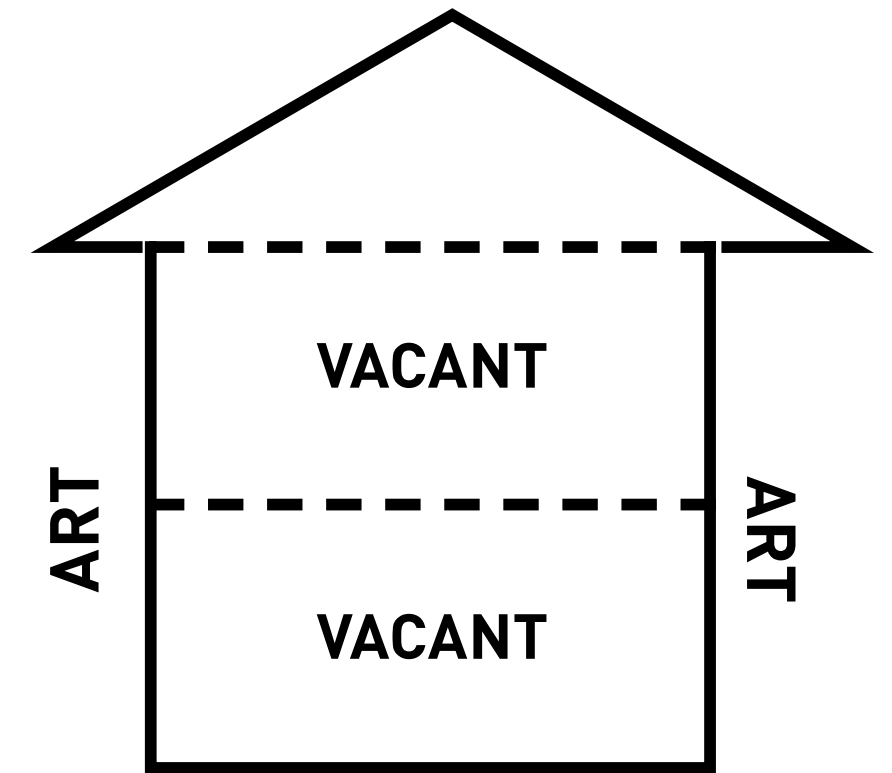


SINGLE-FAMILY HOUSING

# High density areas - Art installation / Night watch



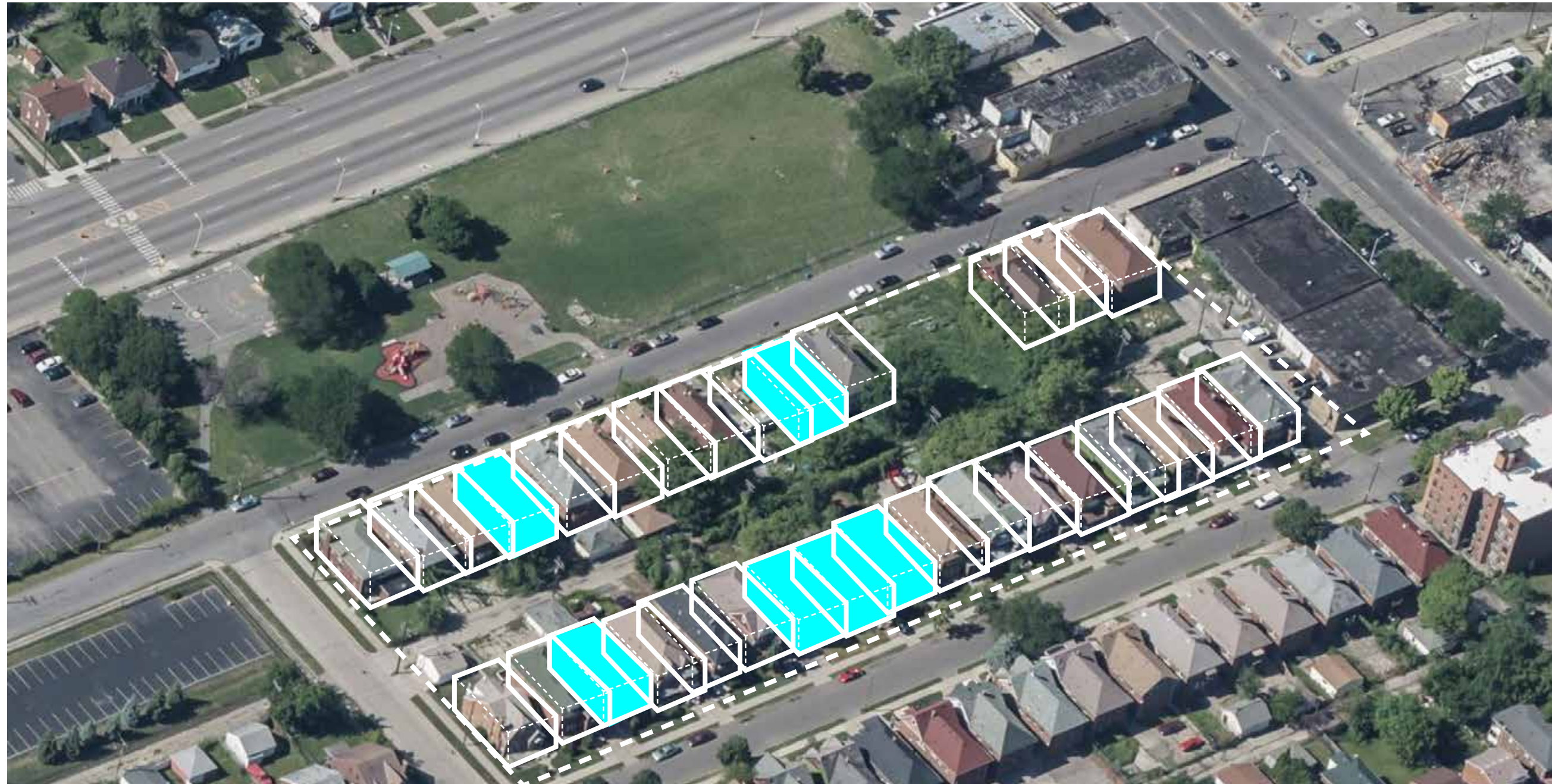
Breathing Lights art installation, illuminating windows of hundreds of vacant buildings in Albany, Schenectady and Troy, NY.





SINGLE-FAMILY HOUSING

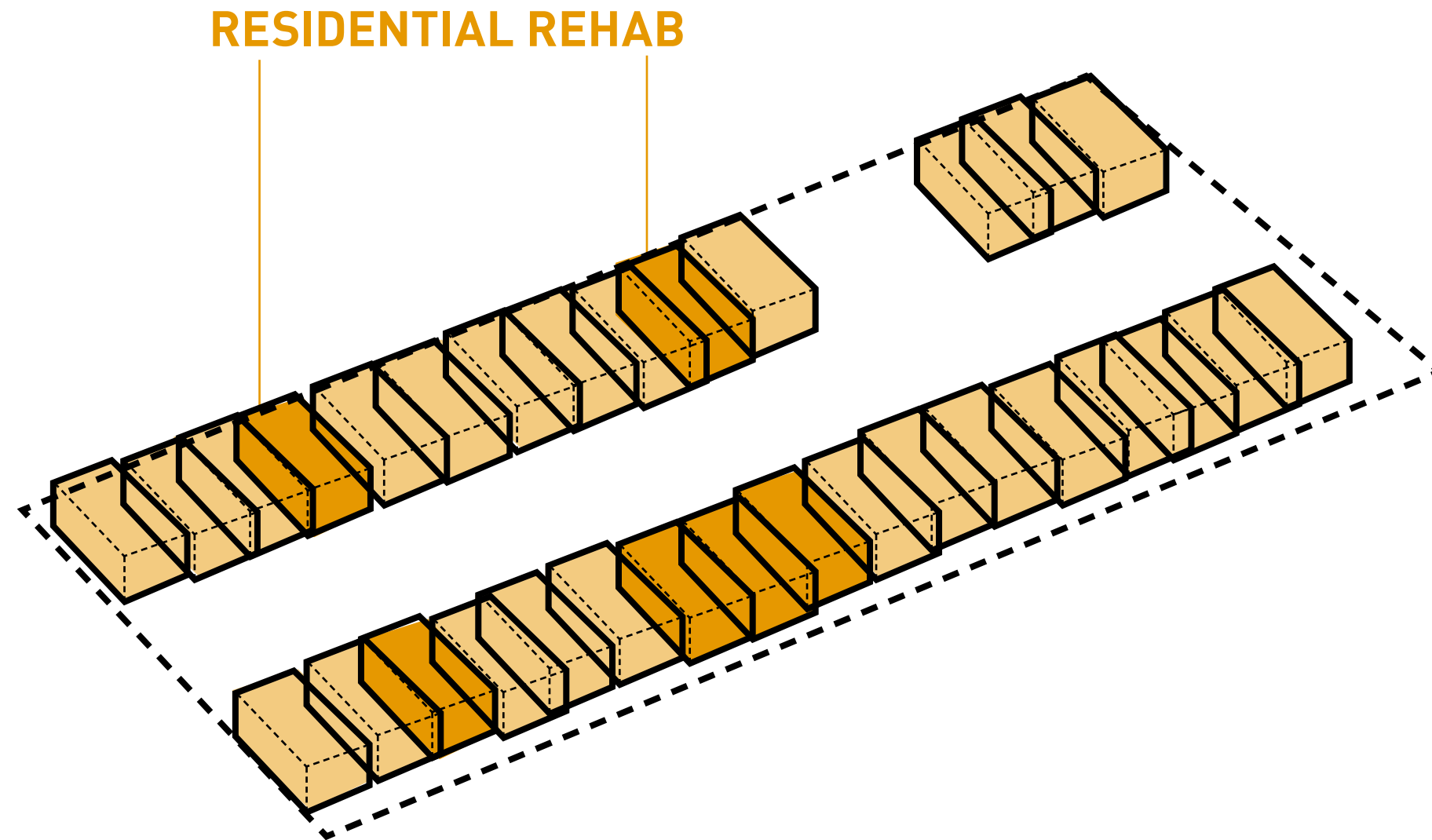
# High density areas - Waverly St, Cortland St





SINGLE-FAMILY HOUSING

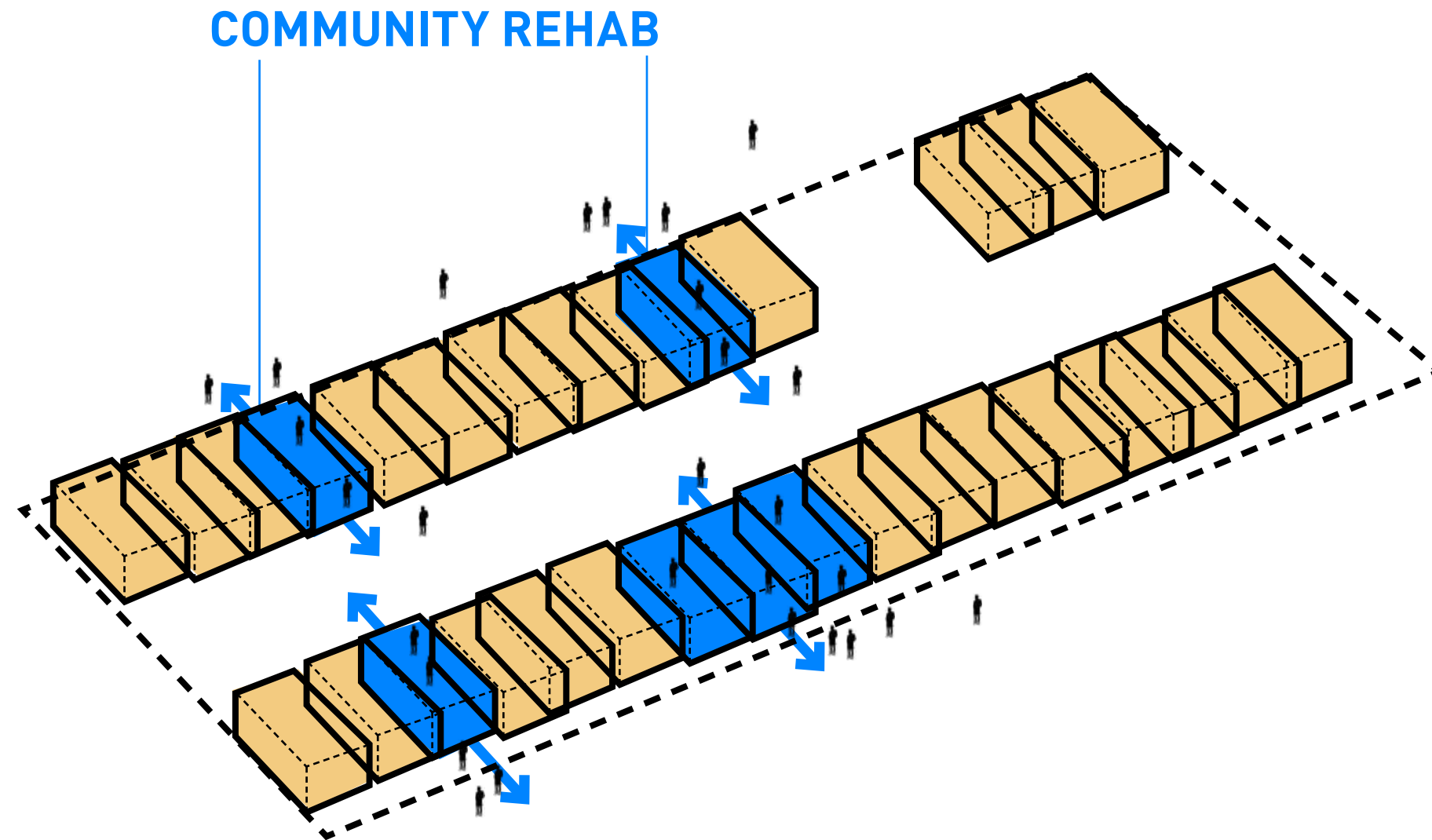
# High density areas - Waverly St, Cortland St





SINGLE-FAMILY HOUSING

# High density areas - Waverly St, Cortland St





SINGLE-FAMILY HOUSING  
**Low density areas**





# SINGLE-FAMILY HOUSING

## Low density areas - Elmhurst

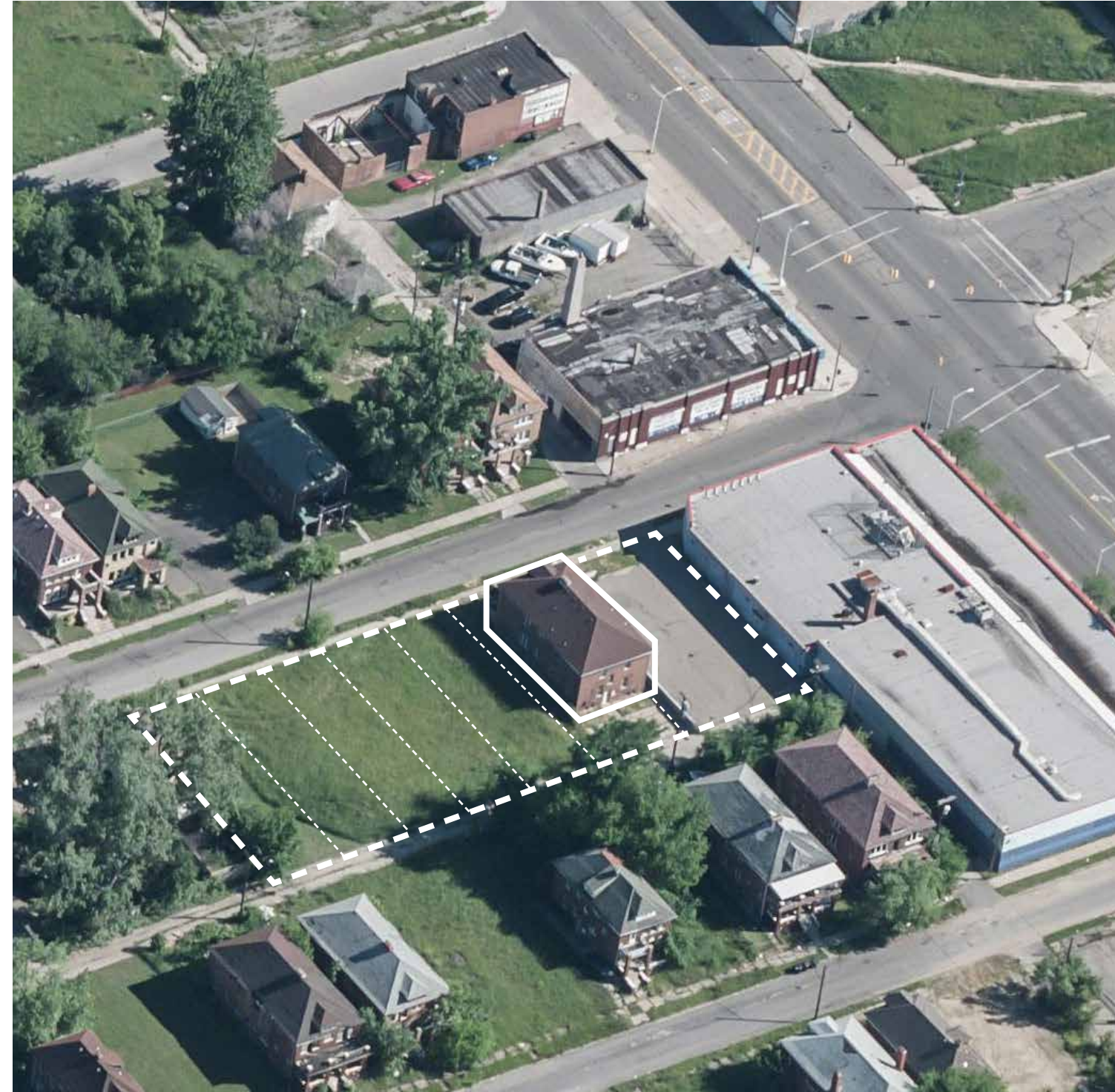


- Vacancy on street (opportunity)
- Mix of contiguous city-owned properties (structure & land)
- Adjacent to residential amenities - schools, parks
- Connection to Dexter Ave, local retail corridor
- Connection to Joe Louis Greenway
- Primary East-West street
- Good typology for adaptive re-use



SINGLE-FAMILY HOUSING

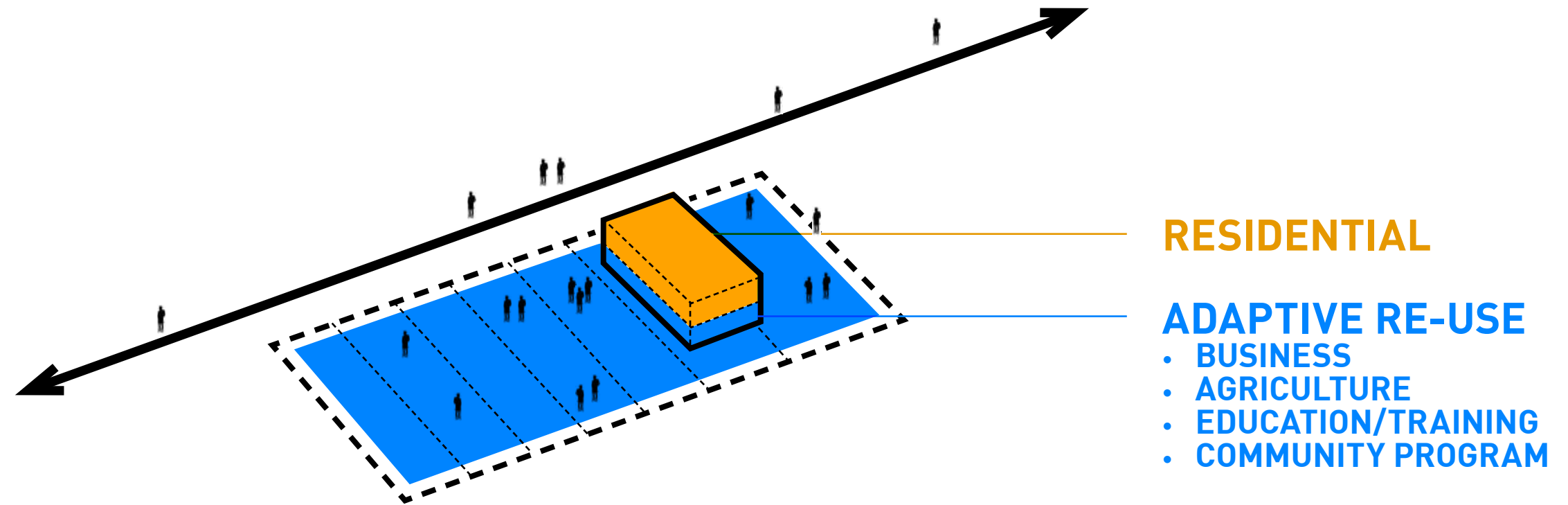
# Low density areas - Elmhurst





SINGLE-FAMILY HOUSING

# Low density areas - Elmhurst





## SINGLE-FAMILY HOUSING

# Low density areas - Broadstreet



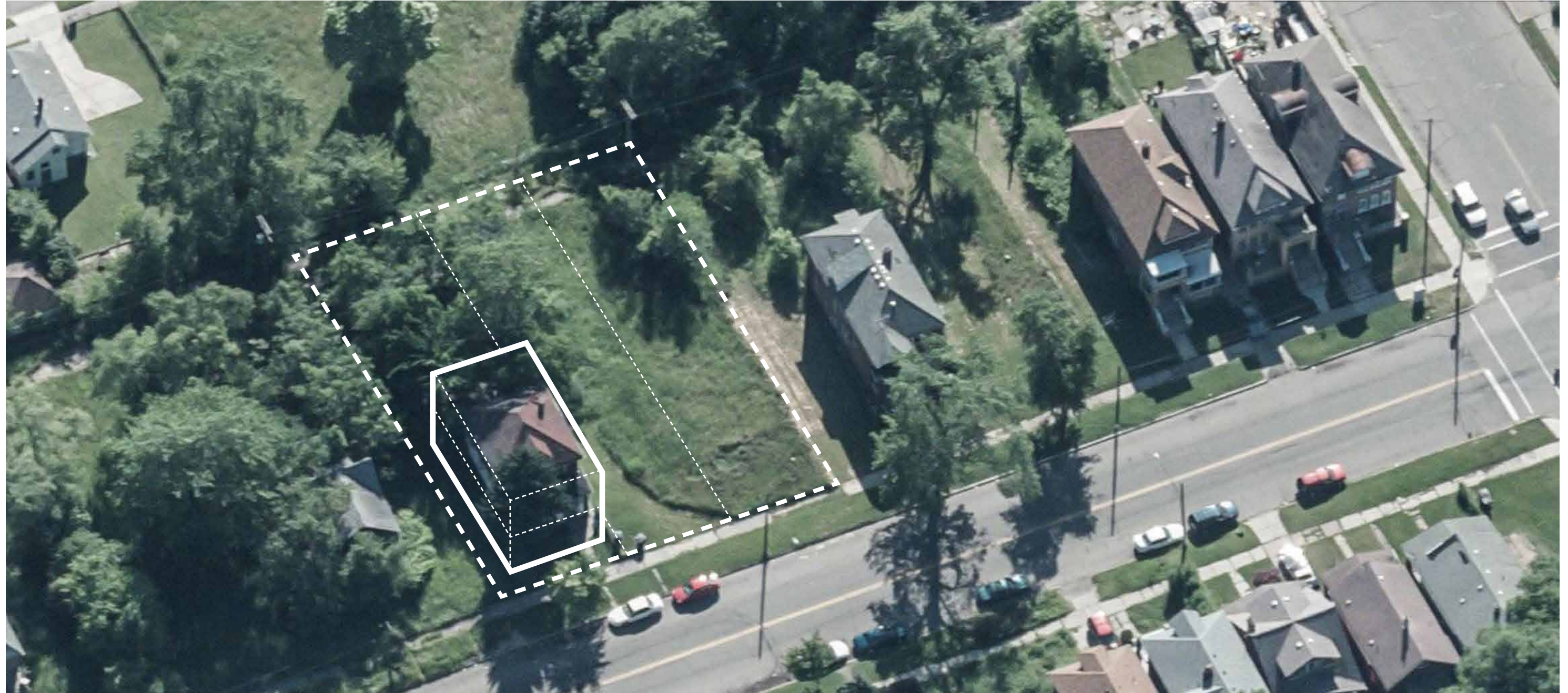
BROADSTREET  
PARADE ROUTE

- Vacancy on street (opportunity)
- Mix of contiguous city-owned properties (structure & land)
- Adjacent to residential amenities - schools, parks
- Primary North South street
- Portion of Broadstreet Parade Route
- Good stock of buildings for adaptive re-use



SINGLE-FAMILY HOUSING

# Low density areas - Broadstreet



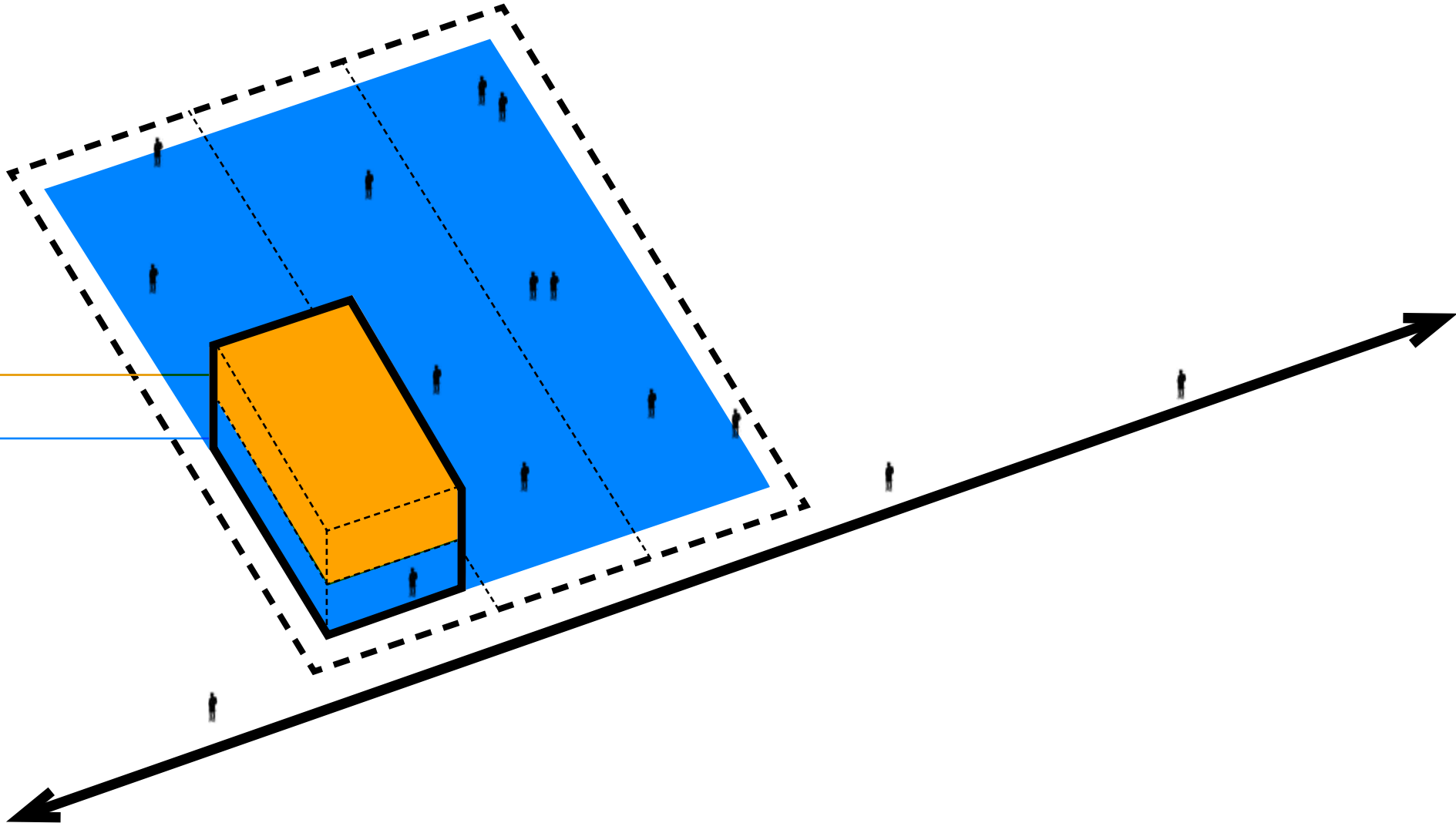


# SINGLE-FAMILY HOUSING

**RESIDENTIAL**

**ADAPTIVE RE-USE**

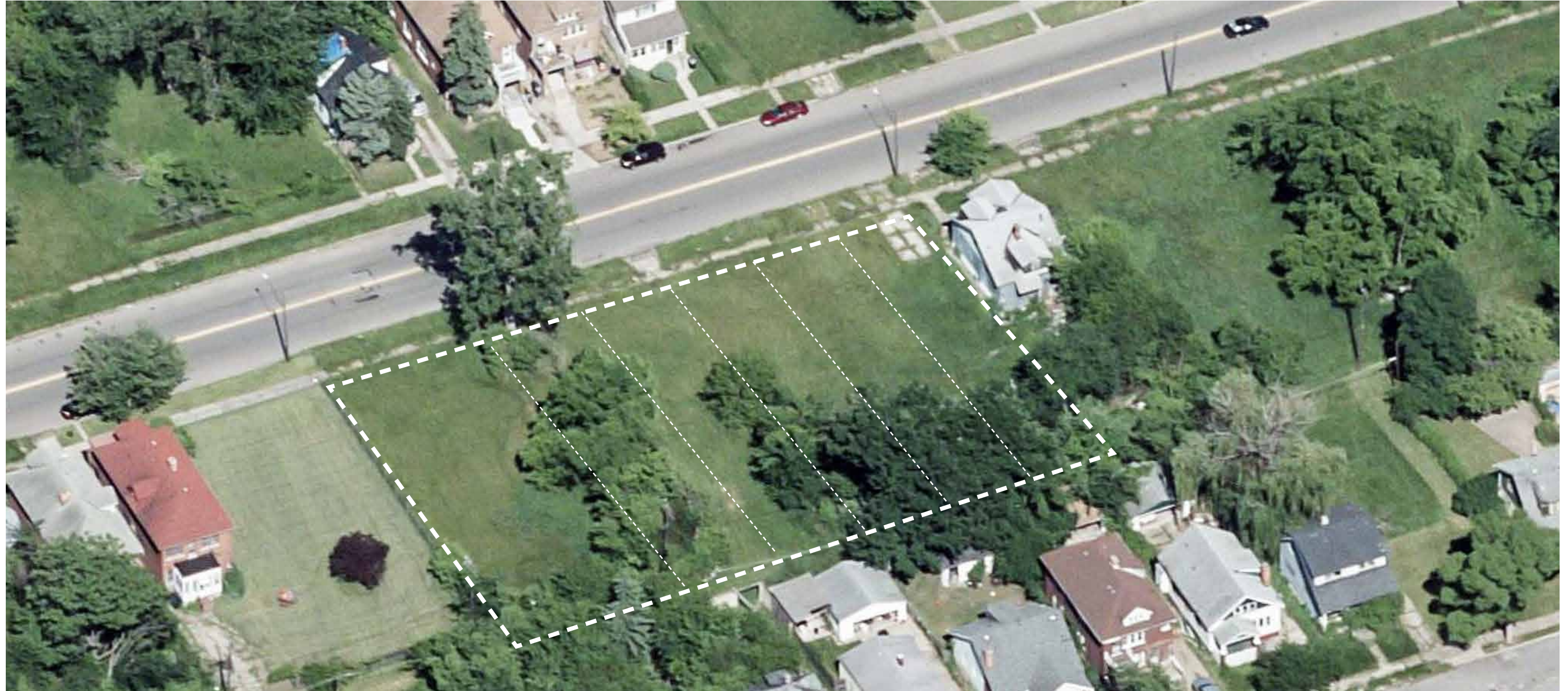
- BUSINESS
- AGRICULTURE
- EDUCATION/TRAINING
- COMMUNITY PROGRAM





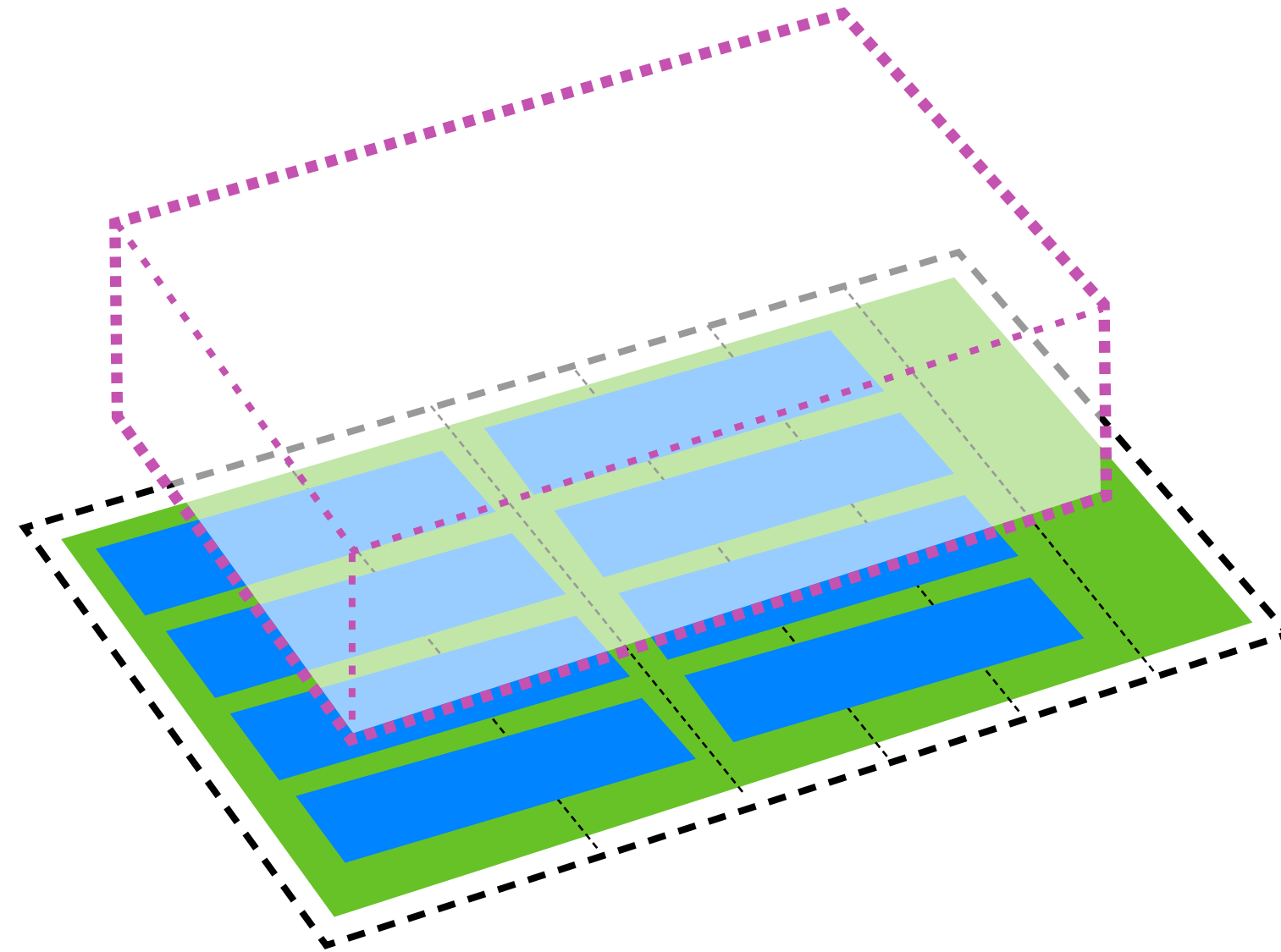
SINGLE-FAMILY HOUSING

# Low density areas - Broadstreet





# SINGLE-FAMILY HOUSING



**10+ YEARS - SELL**  
• LARGER DEVELOPMENTS



**5 YEARS - PRODUCTIVE LAND USE**  
• URBAN FARM  
• SOLAR PANELS

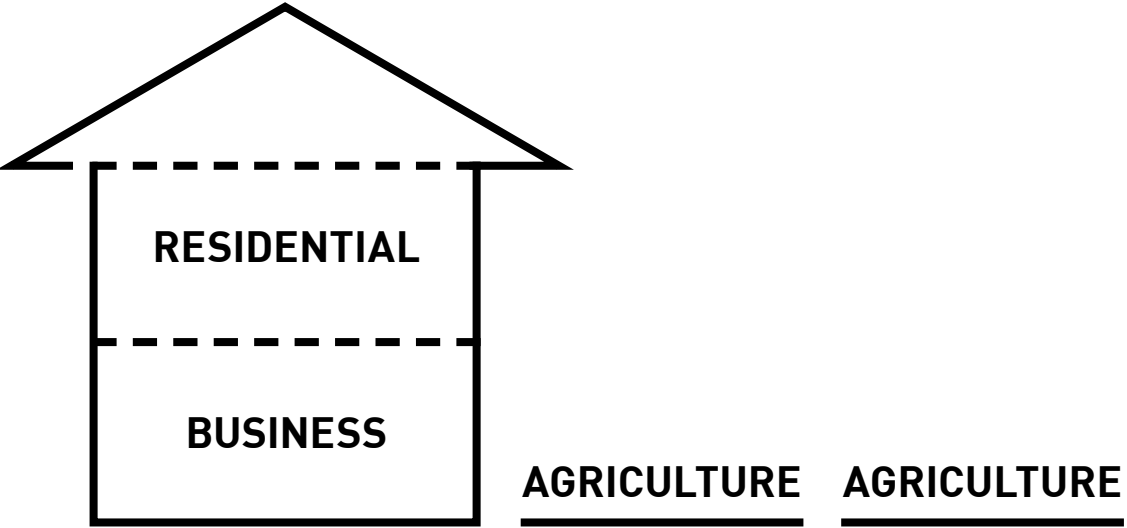


**18 MONTHS - HOLD**  
• POCKET PARKS  
• COMMUNITY GARDEN



SINGLE-FAMILY HOUSING

# Low density areas - Fitzgerald Homestead



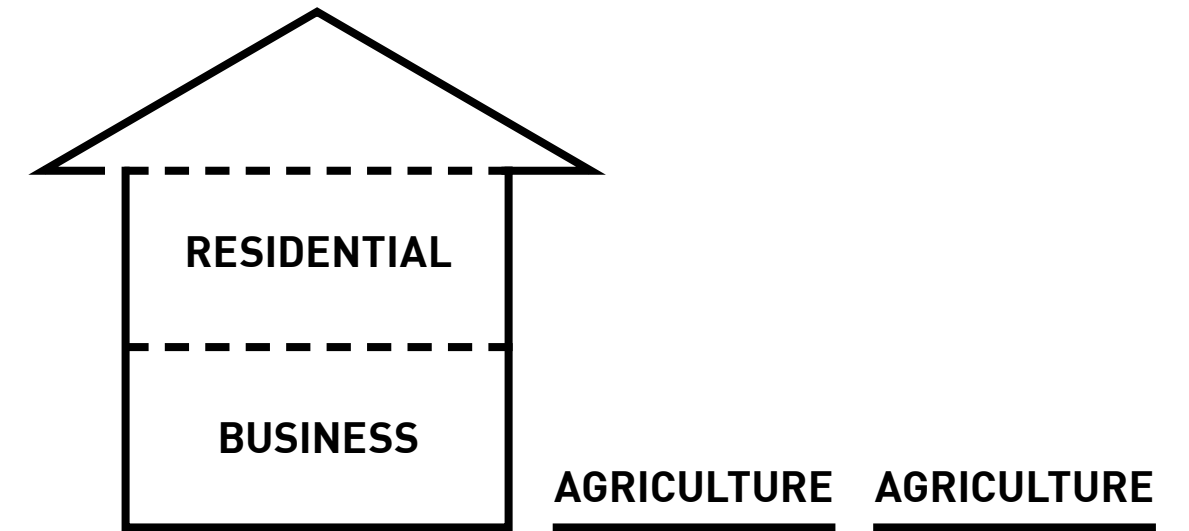


SINGLE-FAMILY HOUSING

# Low density areas - Urban Agriculture



Victory Garden Initiative in Milwaukee



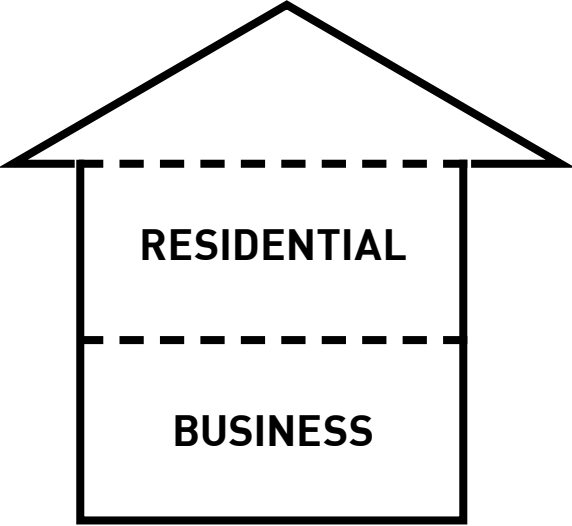


SINGLE-FAMILY HOUSING

# Low density areas - Sectional Zoning



New Haven - East Rock / Orange & Cottage Street



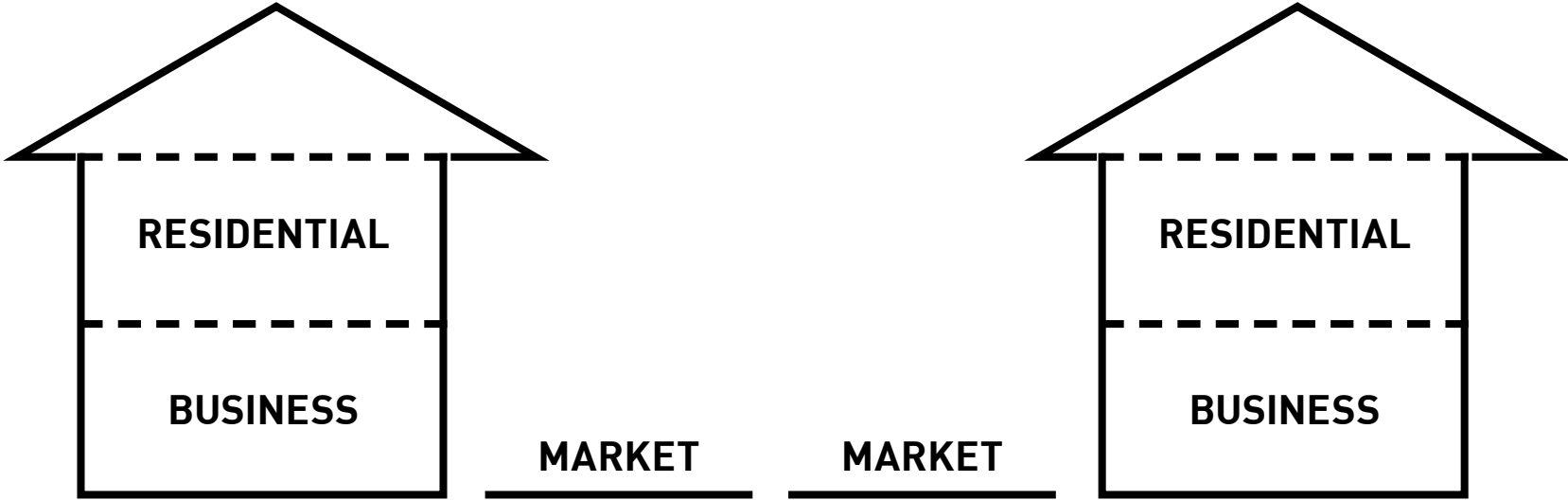


SINGLE-FAMILY HOUSING

# Low density areas - Business



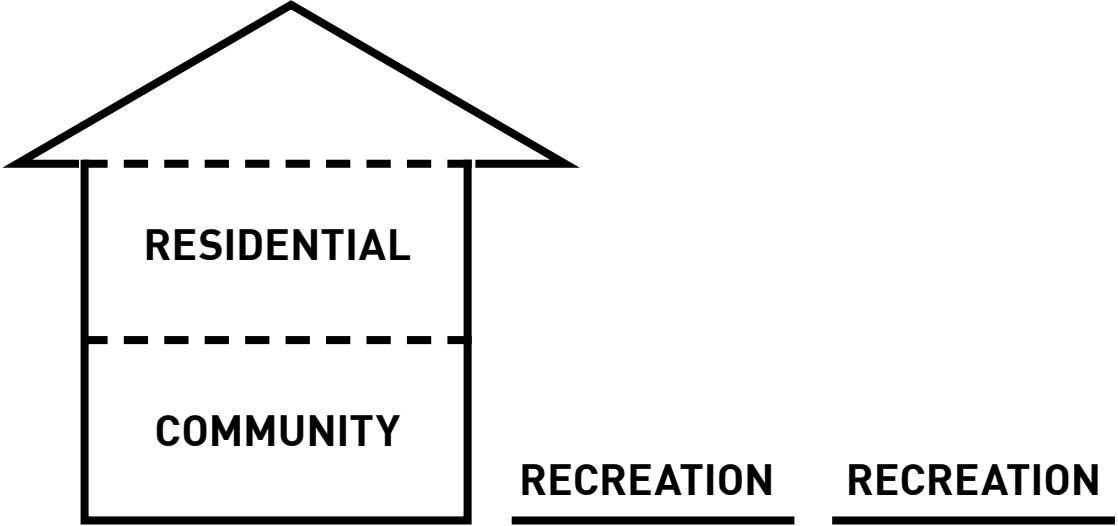
The Greening of Detroit





SINGLE-FAMILY HOUSING

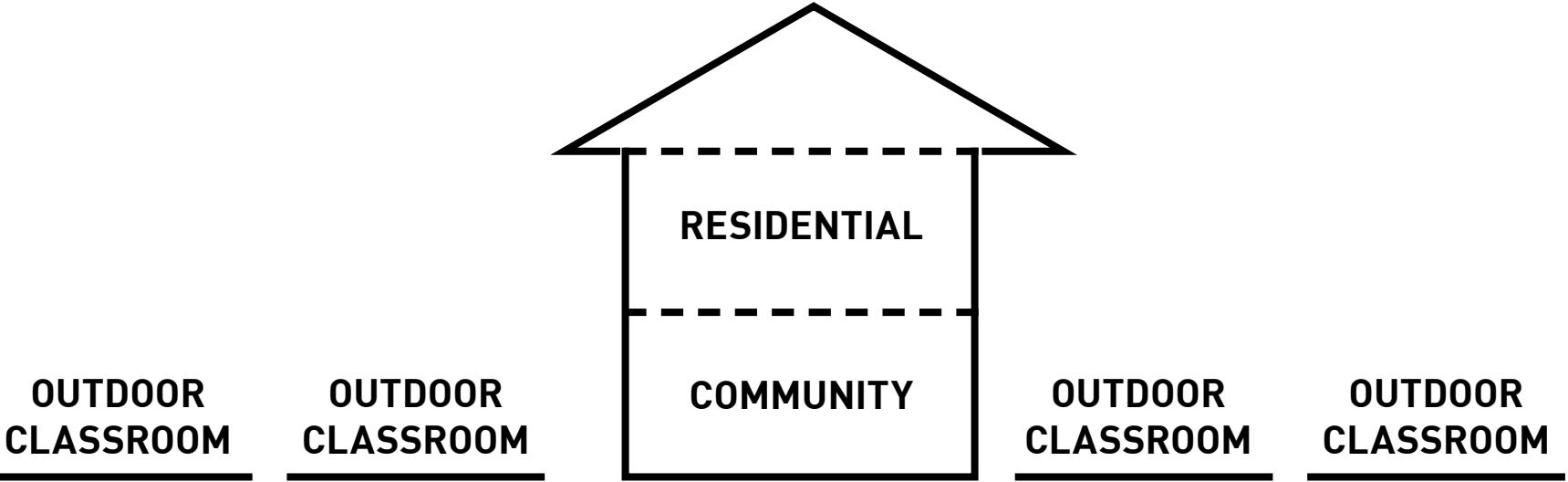
# Low density areas - Recreation





SINGLE-FAMILY HOUSING

# Low density areas - Education



Brown Street Academy urban schoolyard and outdoor education by Center for Resilient Cities, Wisconsin

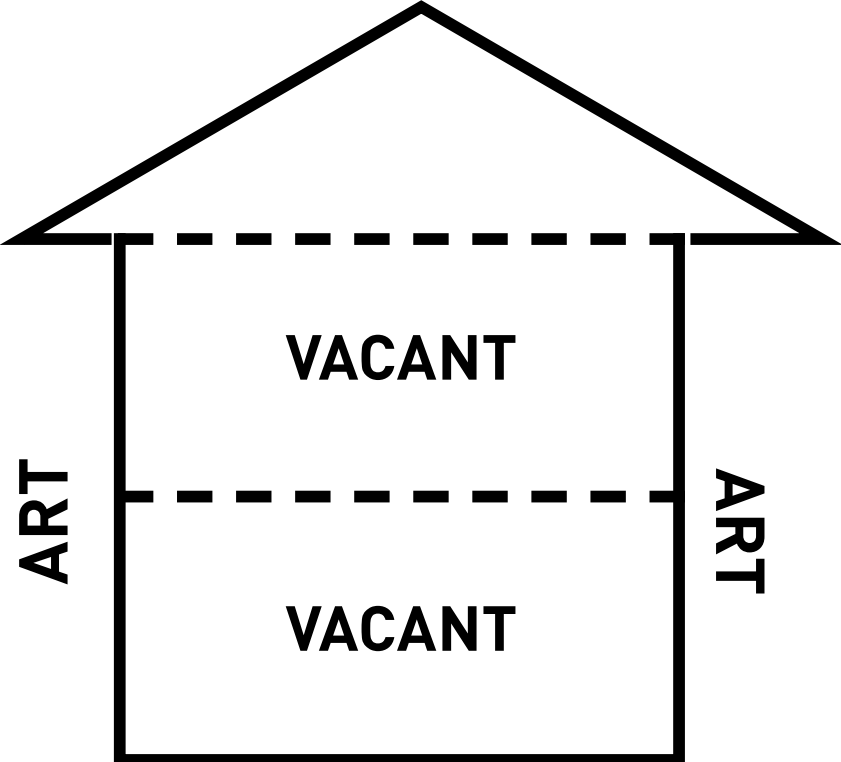


SINGLE-FAMILY HOUSING

# Low density areas - Art installation as interim strategy



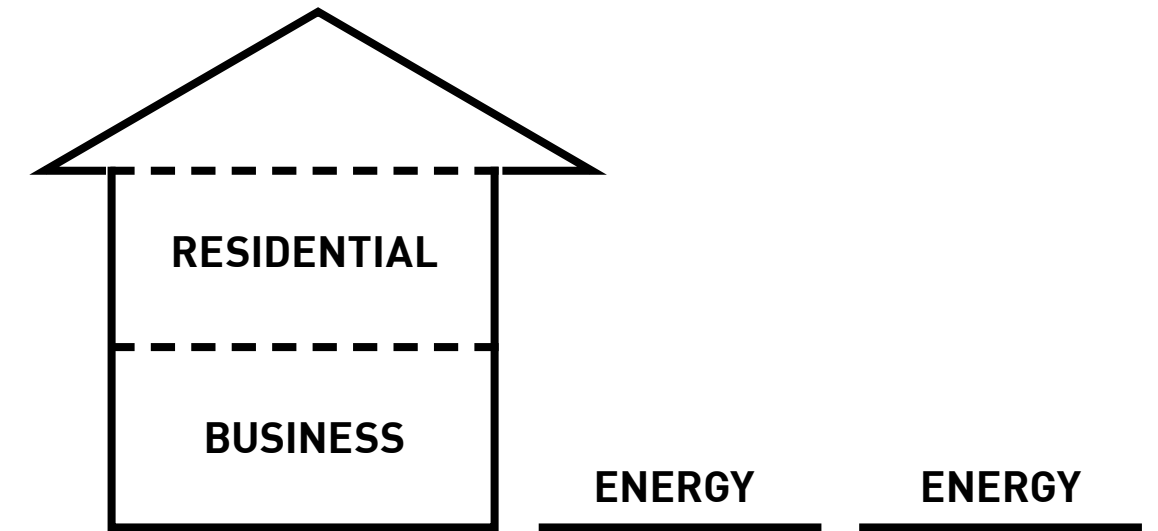
The Heidelberg Project - outdoor art environment to improve lives of people & neighborhood





SINGLE-FAMILY HOUSING

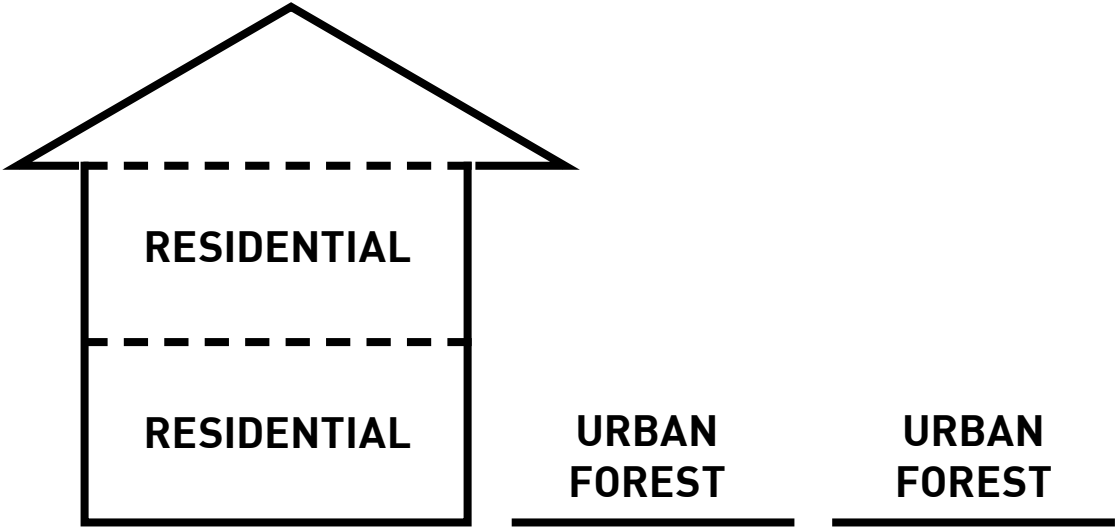
# Low density areas - Productive Use





SINGLE-FAMILY HOUSING

# Low density areas - Urban Forestry

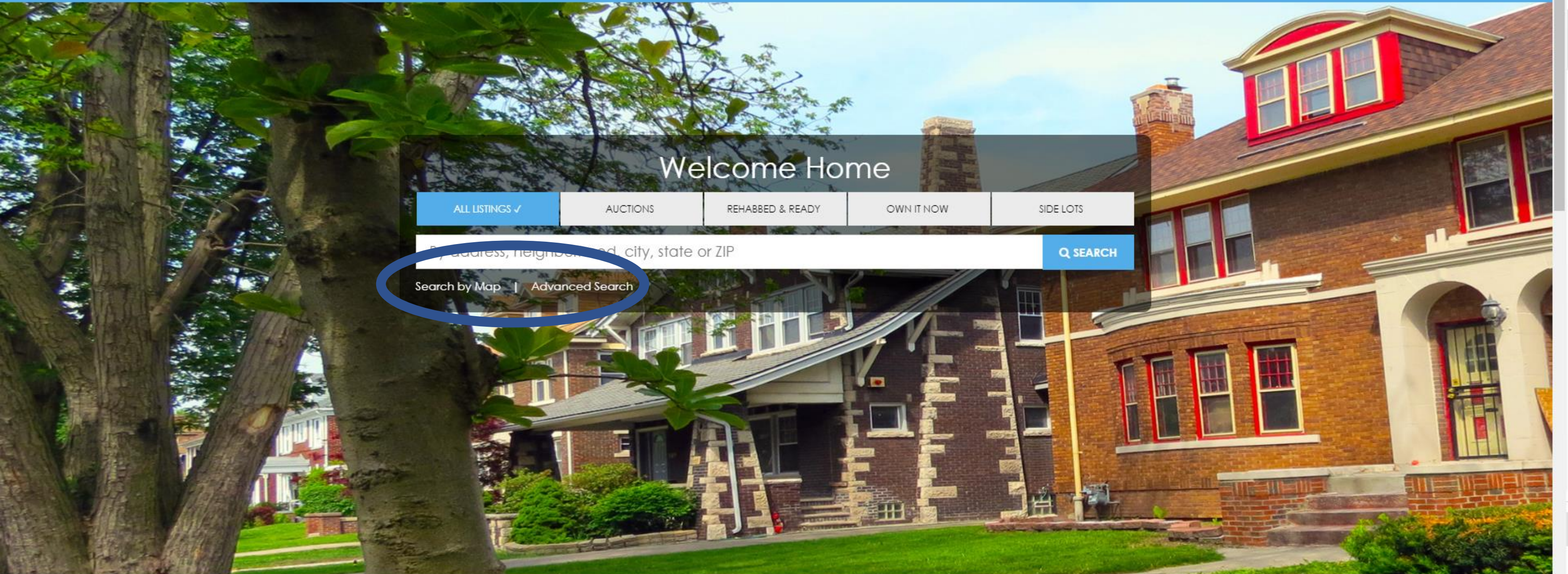




SINGLE-FAMILY HOUSING  
**Rehabbed & Ready**







# Welcome Home

ALL LISTINGS ✓

AUCTIONS

REHABBED & READY

OWN IT NOW

SIDE LOTS

By address, neighborhood, city, state or ZIP

Q SEARCH

Search by Map | Advanced Search

294

Homes for Sale

42

Open Houses

833

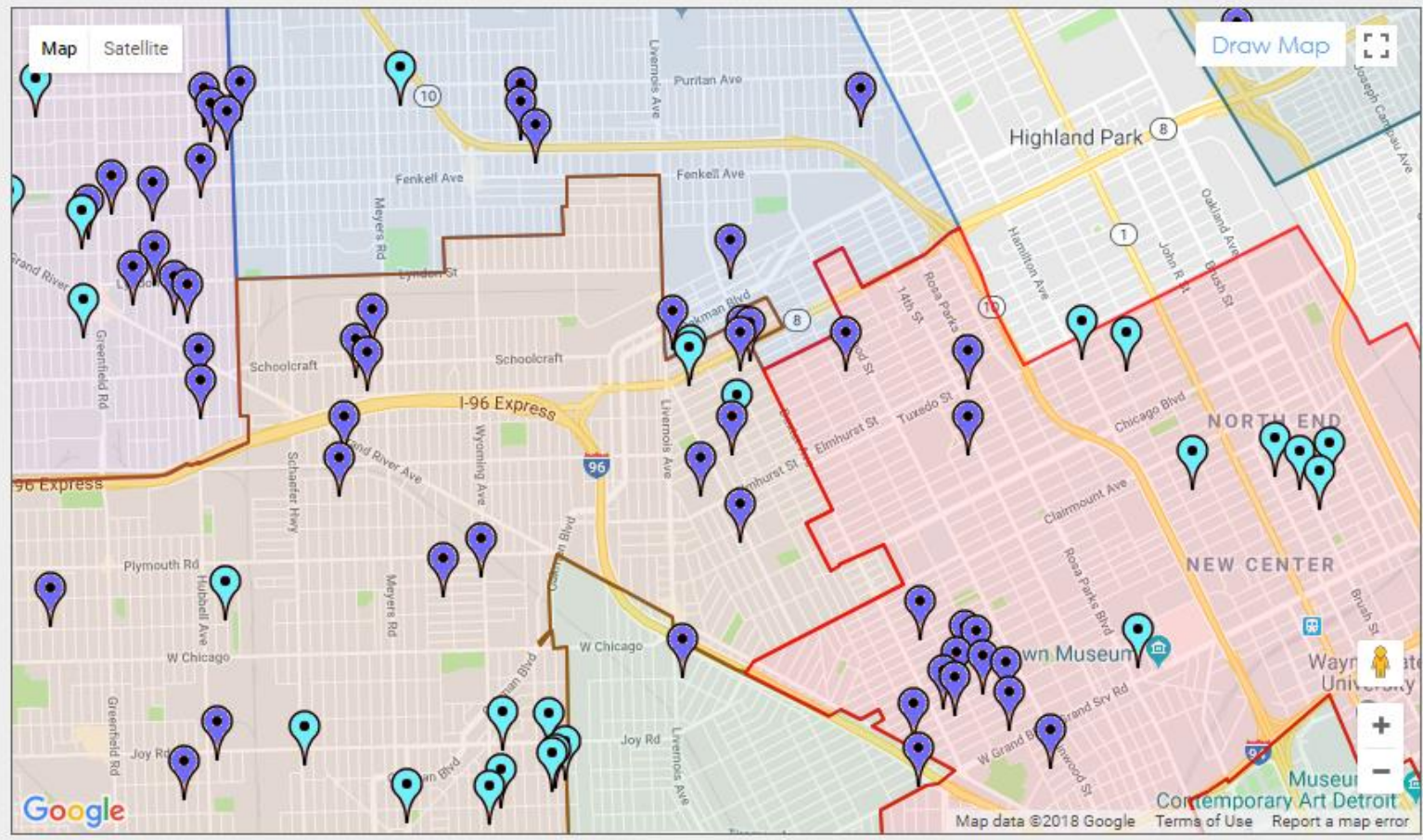
Recently Sold


0

Price Reduced




Order Ascending






**9919 Mark Twain**  
3 Beds 1 Baths 803 Sq. Ft.



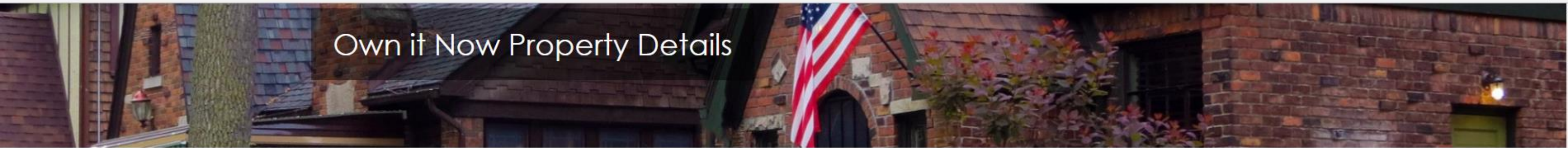
**15808 Monte Vista**  
2 Beds 1 Baths 849 Sq. Ft.



**10061 Greensboro**  
3 Beds 1.5 Baths 770 Sq. Ft.

Auction
 Own It Now
 Rehabbed and Ready





# Own it Now Property Details

[Previous Listing](#)

[Next Listing](#)



**Own It Now**



**Estimated Time Remaining to Bid**  
No bids placed yet

Minimum Offer : **\$1,400**  
0 Offers Recieved  
Please [login](#) to place your offer

[REQUEST PROPERTY VIEWING](#)

[Open House](#) →

[SAVE THIS PROPERTY](#)

**Remember**

The program requires purchasers to rehab the house and have it occupied, or demolished, in accordance with city code within 6-9 months of closing. With each purchase and rehab directly impacting the neighborhood around it, Own It Now offers purchasers the chance to take back Detroit's vacant properties and return it to productive use.



SINGLE-FAMILY HOUSING

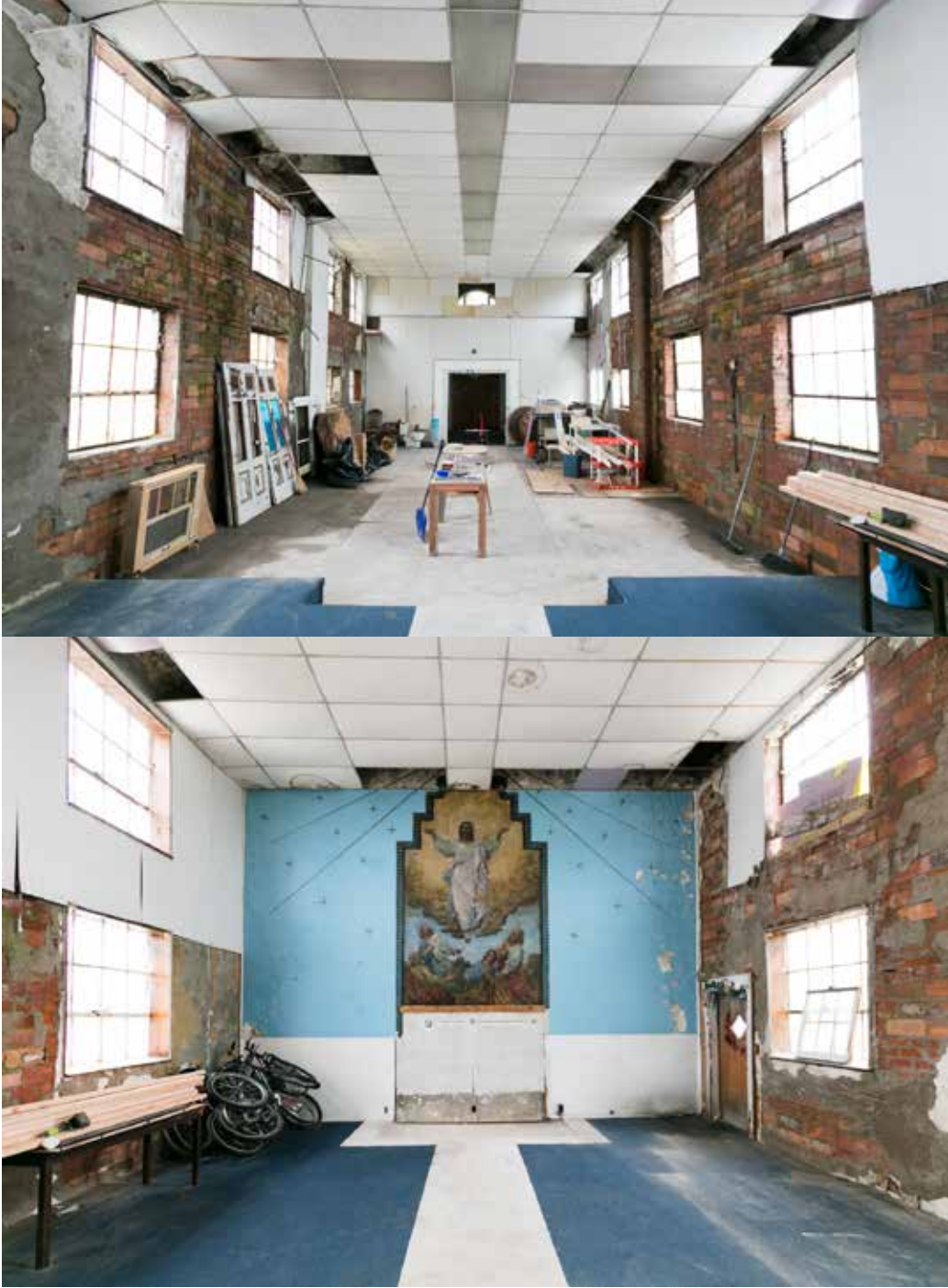
# Youthworks Program





SINGLE-FAMILY HOUSING

# Rehab + Job Training Program (Paid)



Living Trades Academy program





# SINGLE-FAMILY HOUSING

## Rehab + Job Creation



## BRICK+BEAM DETROIT

installed housecat

**Cost:** \$51-150

**Recorded:** April 2016

DIY Hardware Whole House Maintenance

Jacked up basement stairs pillar to correct main floor slope. Used a large vertical automotive bottle jack/jack stand combination device.

**It took:** an hour or two

**Cost:** Free!

**Recorded:** April 2016

DIY Structural

Laboratory water lead test returned. Passed with 0.003 ppm

**Cost:** Less than \$50

**Recorded:** April 2016

Lead

Gutted bathroom floor to joists. Removed previous owner's concrete jungle floor slab. Ripped out and replaced drains to toilet, sink, and shower. Replaced sub-floor. Installed heated floor wiring. New floor tile. Repaired tub surround tile. New pedestal sink, toilet, tub/shower plumbing and fixtures. Programmable heated floor thermostat.

**It took:** 3 weeks

**Cost:** \$1,000-2,500

**Recorded:** April 2016

Bathroom DIY Electrical Flooring Plumbing Structural



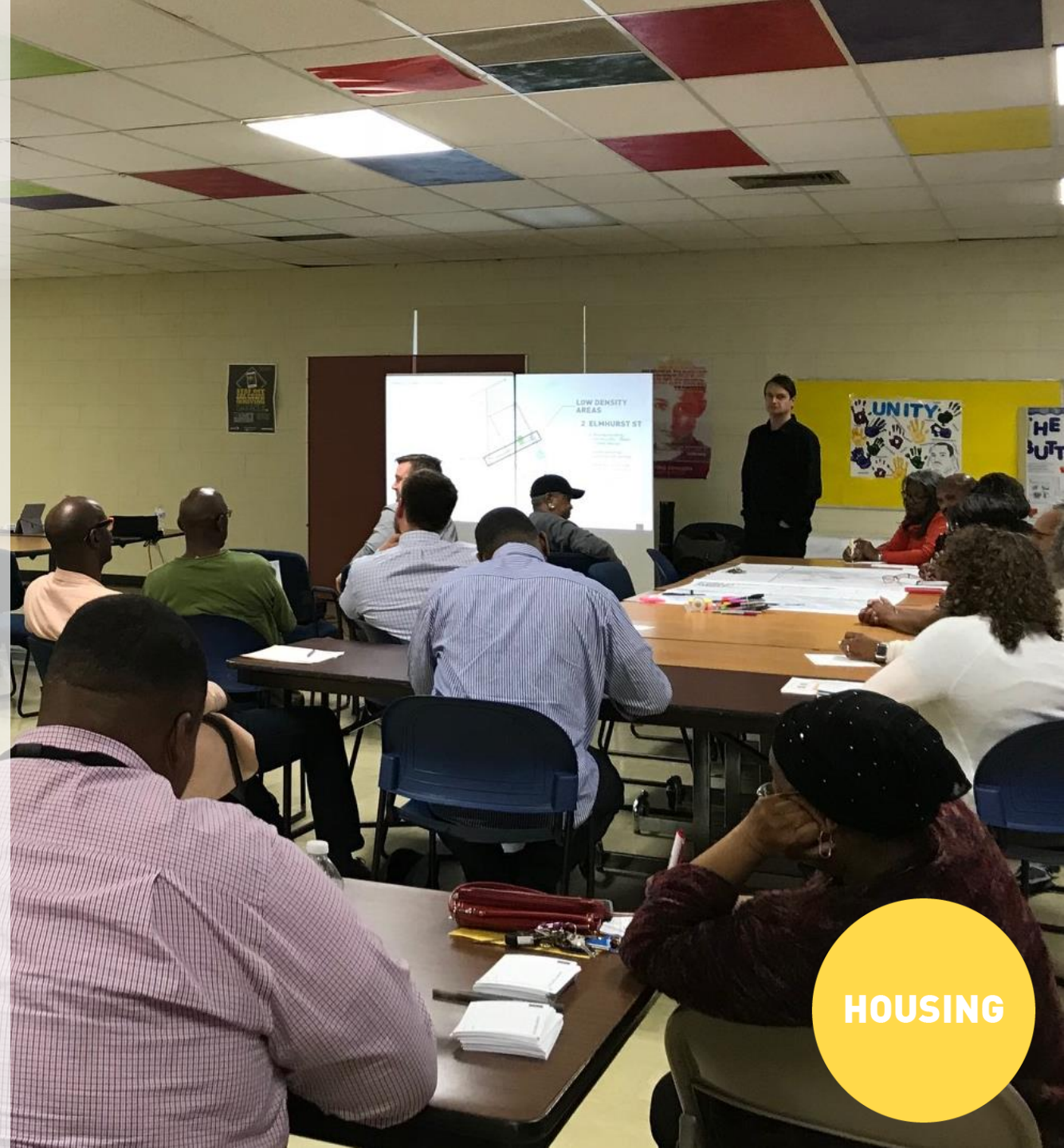
# WORKING GROUPS

- 1. What is the best use for vacant lands?**
- 2. What is the best use for vacant structures?**
- 3. Which areas are most in need of board-up / rehab?**
- 4. Where would you like to see structures with adaptive-reuse?**



# Feedback from May 2018 Focus Groups

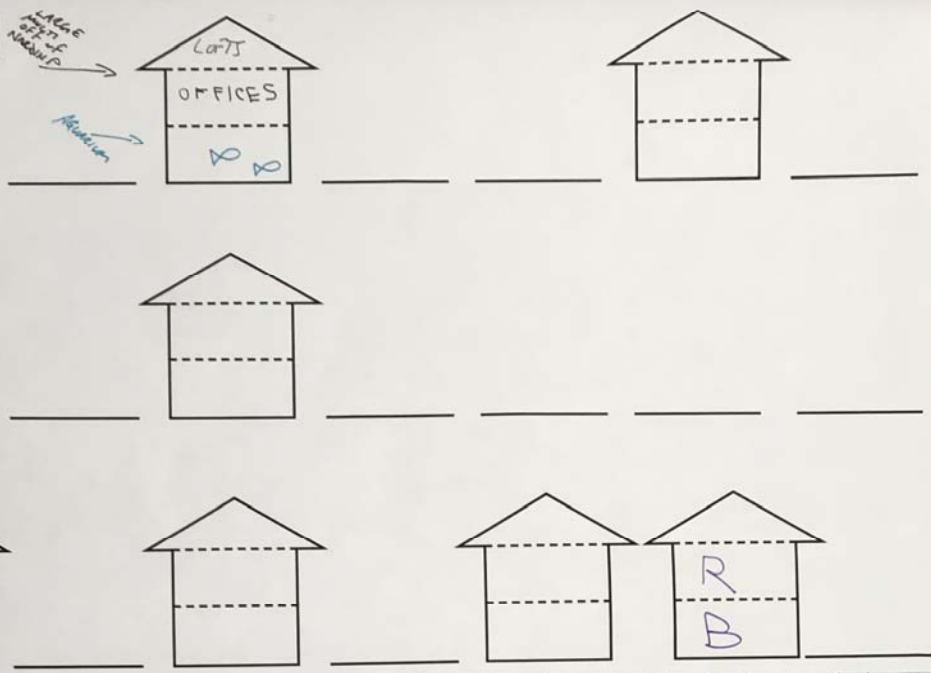
1. Interest in **developing garages and other spaces** to start **home-based businesses**
2. Interest in **small ground floor businesses** through **sectional zoning** in residential areas
3. Residents would like **vacant lots to be mowed** to **increase visibility + safety**
4. Interest in programs for **home rehab, repair and purchase**



HOUSING



# WHAT MAKES A GREAT SINGLE- FAMILY COMMUNITY?





**FOCUS GROUP**  
**HOUSING (MULTI-FAMILY)**

RUSSELL WOODS + NARDIN PARK  
NEIGHBORHOOD FRAMEWORK

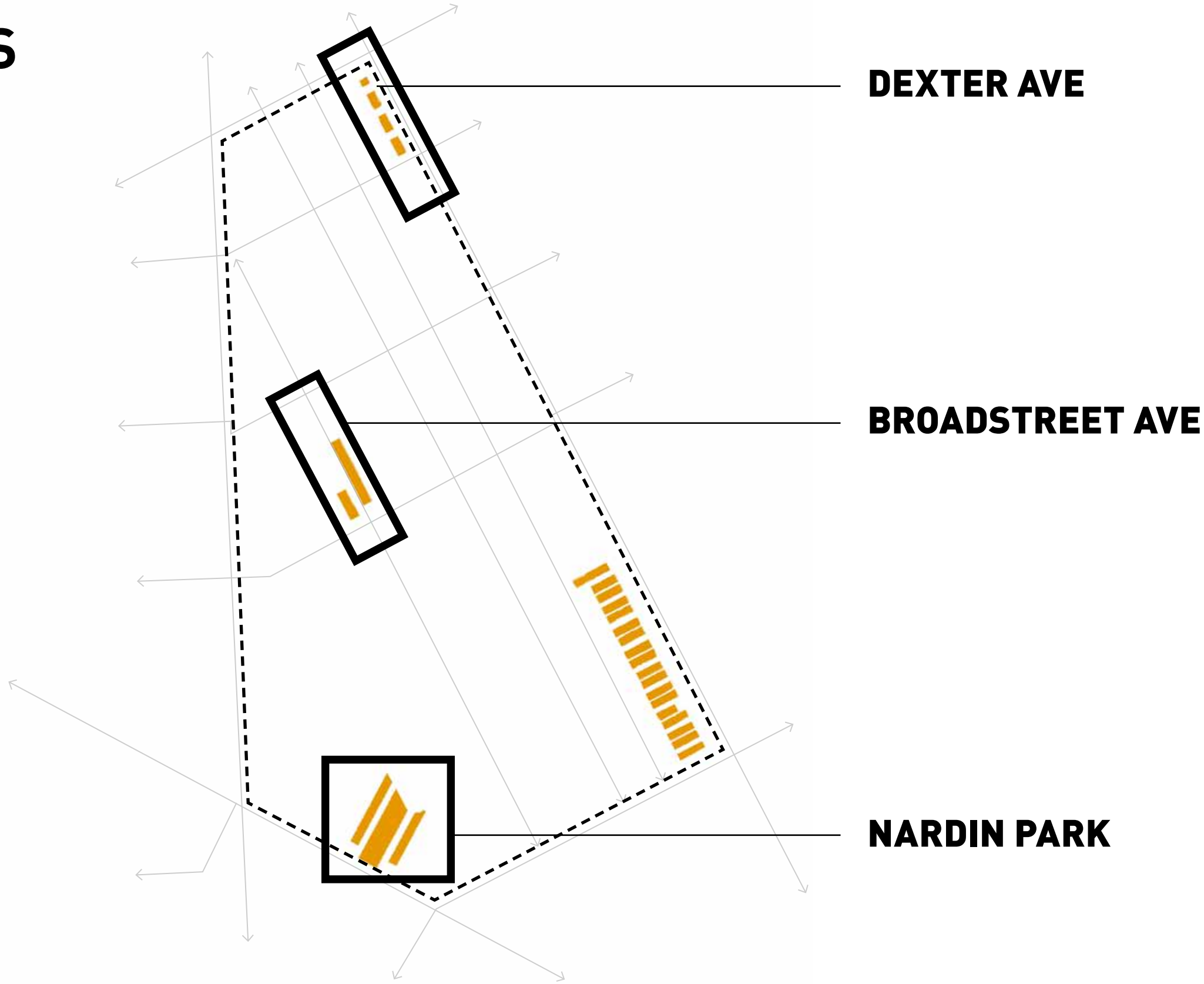


# TODAY'S GOALS

1. Confirm most **desired amenities** in the neighborhood, and how they may be paired with multi-family housing
2. Select **preferred locations** for multi-family apartments
3. Determine different **unit types and mixes**, and how they are suited for specific communities in multi-generational living apartments (market rate, affordable, senior etc.)



MULTI-FAMILY HOUSING  
**EXISTING CONDITIONS**





MULTI-FAMILY HOUSING

**Existing Multi-family assets - Nardin Park / Grand River Ave**





MULTI-FAMILY HOUSING

# Existing Multi-family assets - Nardin Park / Grand River Ave



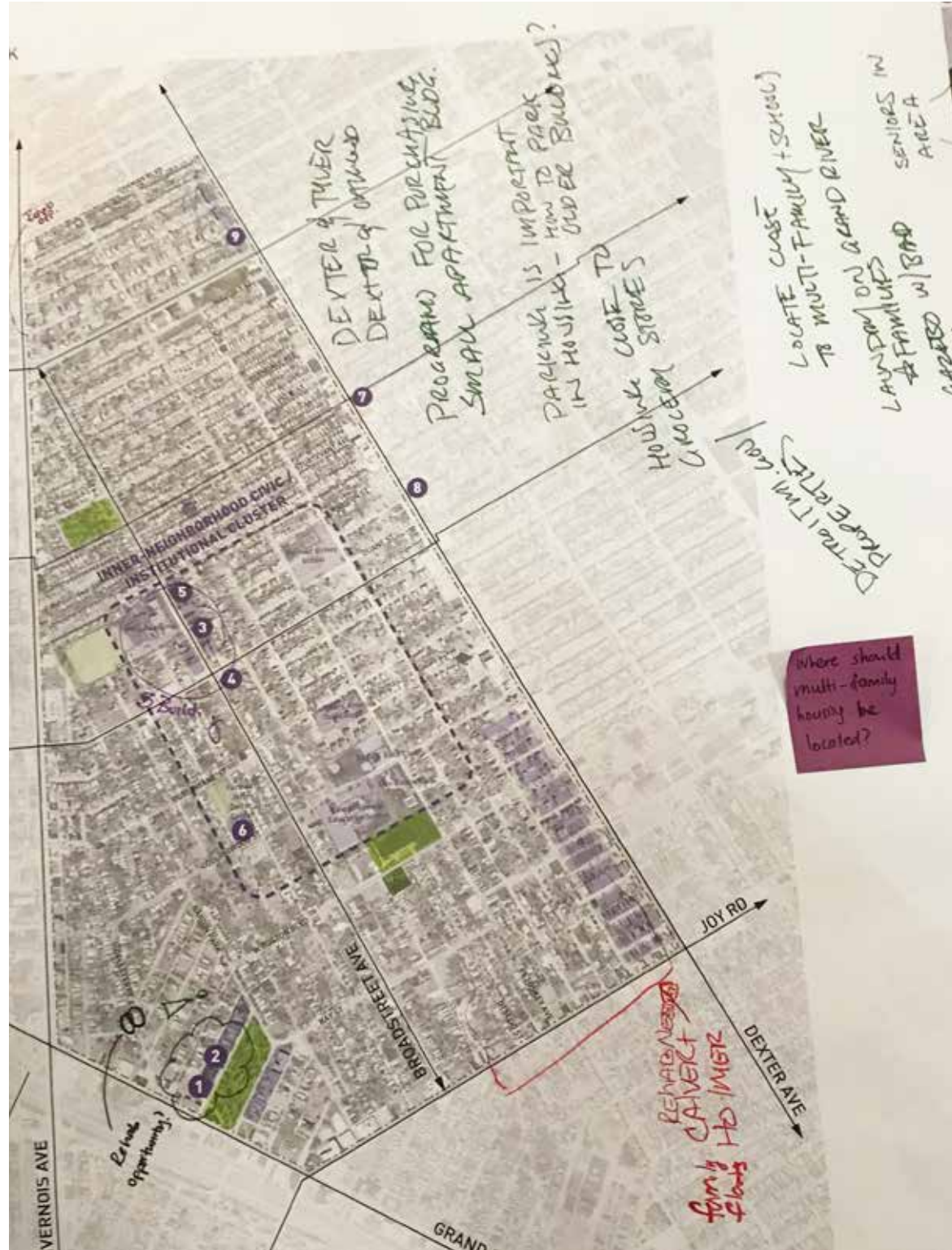


MULTI-FAMILY HOUSING

**Existing Multi-family assets - near Livernoise Ave / St Cecilia Gym**





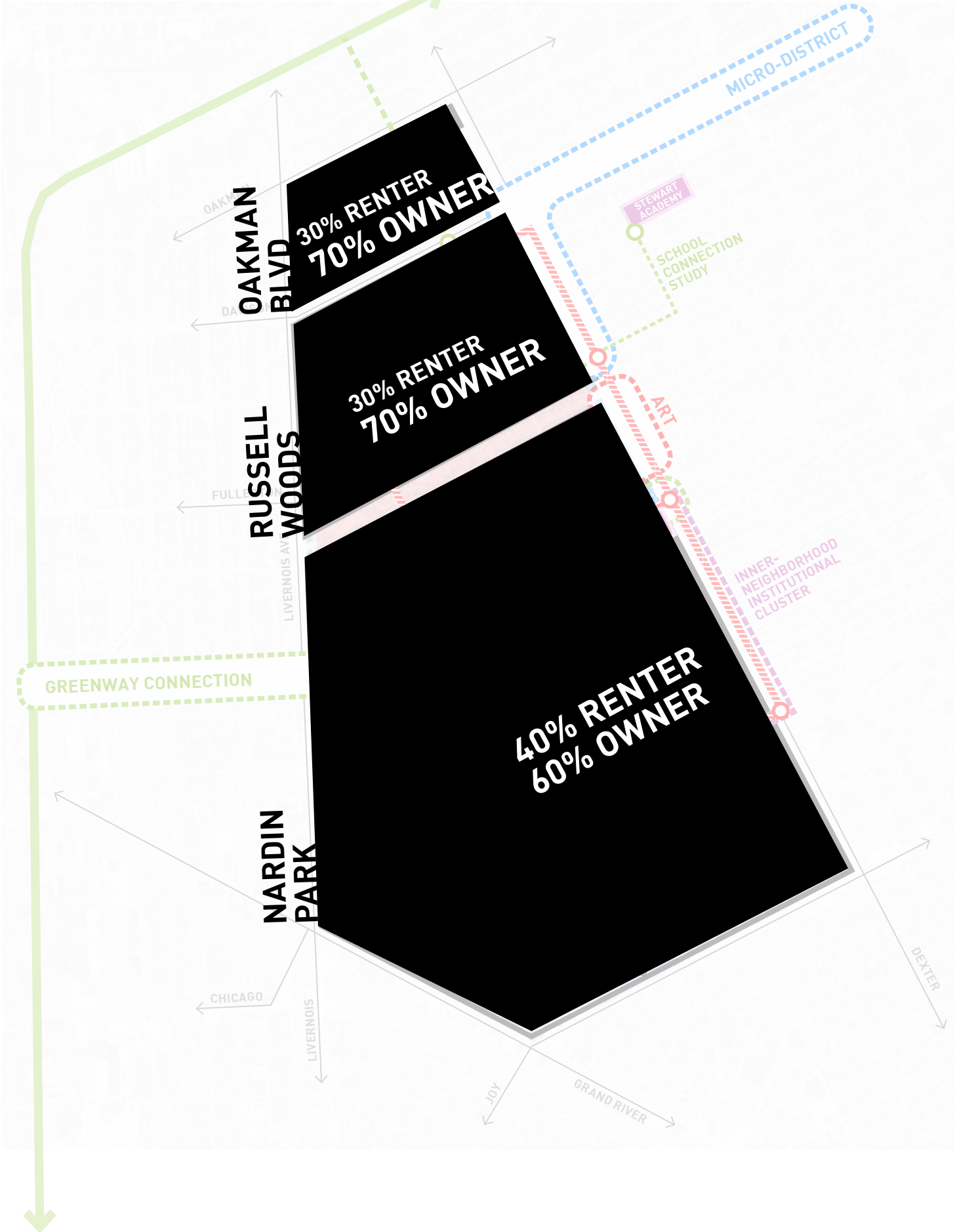


# WHAT WE HEARD

1. Locating housing in areas **close to commercial properties** i.e. laundry, stores, retail, banks and amenities
2. Cleaning areas to improve desire to live in area
3. **Parking** needs for older buildings
4. Access to **purchase multi-family homes**
5. Programs to assist individuals in keeping & maintaining home

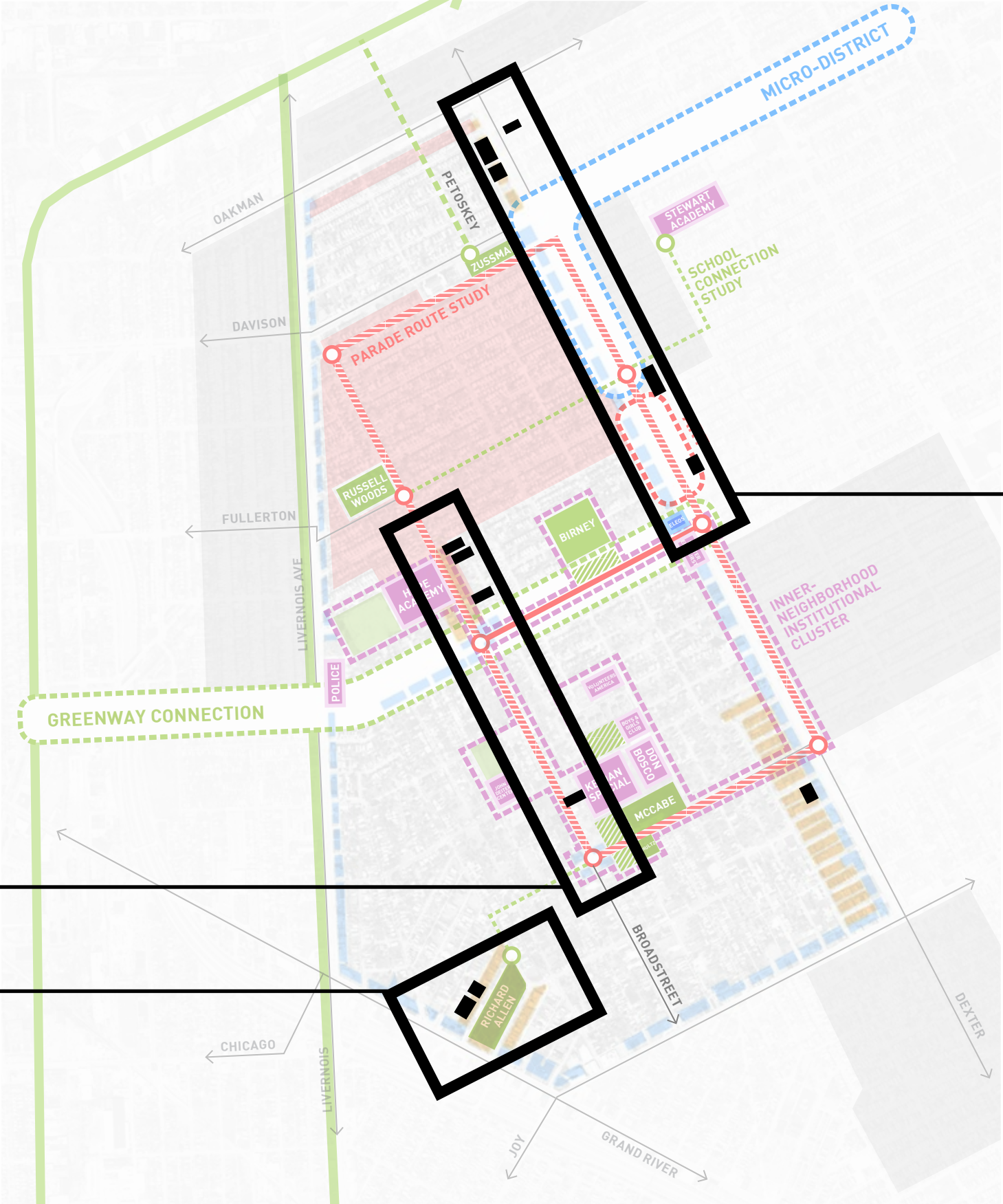


# MULTI-FAMILY HOUSING OPPORTUNITIES





# MULTI-FAMILY HOUSING OPPORTUNITIES



**1 COMMERCIAL ASSETS**  
 MIXED-USE, ESP AROUND DEXTER & DAVISON.  
**DEXTER AVE**

**2 RESIDENTIAL ASSETS**  
 SCHOOLS, PARKS, COMMUNITY CENTERS AROUND ELMHURST & BROADSTREET.  
**BROADSTREET AVE**  
**NARDIN PARK**

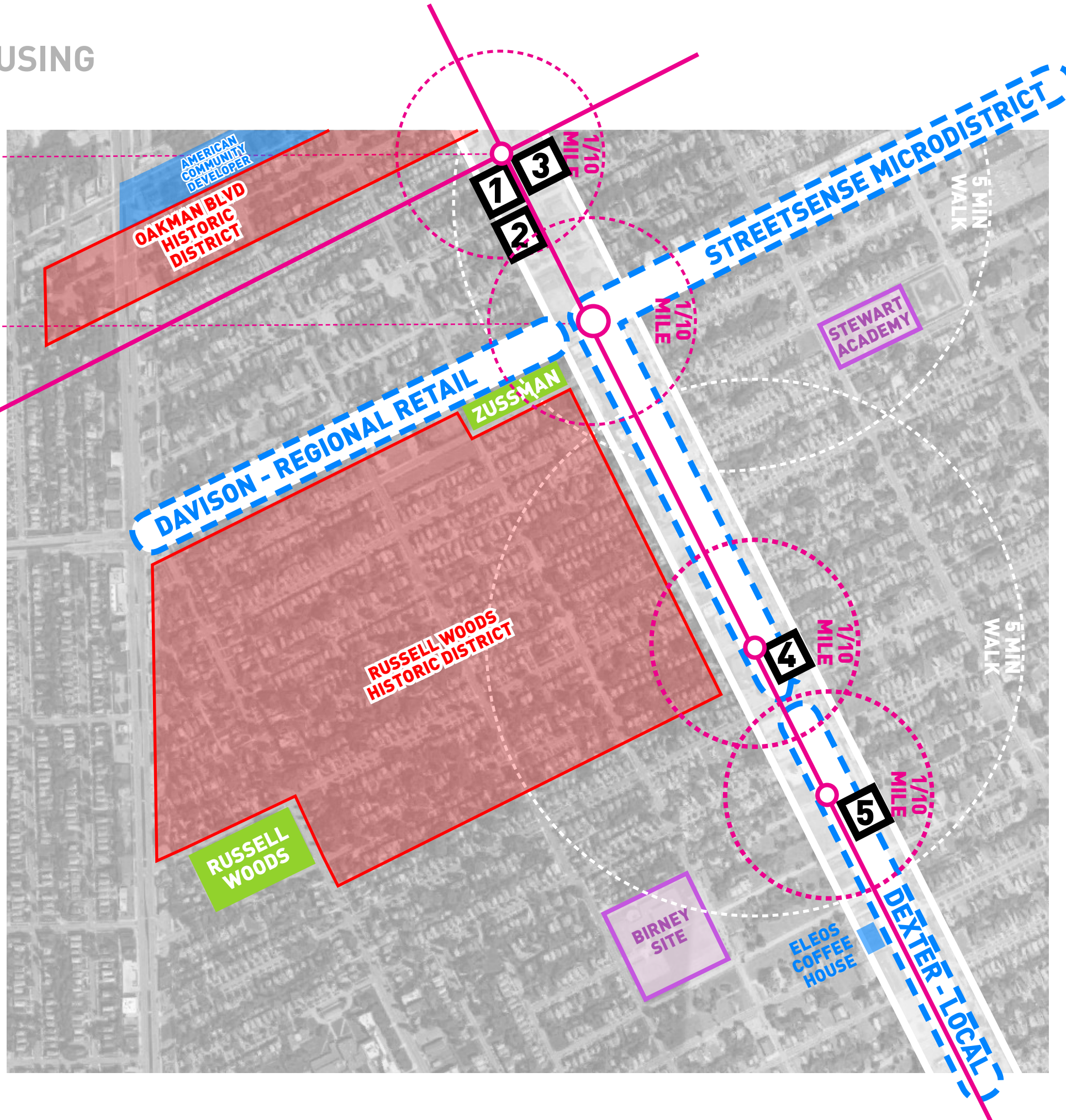




# MULTI-FAMILY HOUSING

- BUS 16**
1. NORTHWESTERN HIGH SCHOOL
  2. CASS TECHNICAL HIGH SCHOOL
  3. ROSS PARKS TRANSIT CENTER
  4. MUMFORD HIGH SCHOOL
  5. RENAISSANCE HIGH SCHOOL
  6. WAYNE STATE UNIVERSITY
  7. WAYNE COUNTY COMMUNITY COLLEGE DISTRICT
  8. OAKLAND COMMUNITY COLLEGE (SOUTHFIELD CAMPUS)

- BUS 16**  
**BUS 15**
1. BREITHAAPT VOCATIONAL TECHNICAL CENTER
  2. CITY OF HIGHLAND PARK CBD
  3. CODY HIGH SCHOOL
  4. MICHIGAN HEALTH CENTERS
  5. ROUGE PARK



## 1 DEXTER AVE

- Available **business development funding** from Streetsense Microdistrict, along Davison and upper Dexter
- **Successful small businesses** in existing commercial zones, such as Eleos
- **Historic value** - part of the historic Broadstreet Parade Route and where Vaughn's bookstore is
- **Good transportation network** - sites are located within 1/10 mile of bus stops, a scoring criteria for MSHDA credits



MULTI-FAMILY HOUSING - DEXTER  
**Dexter**

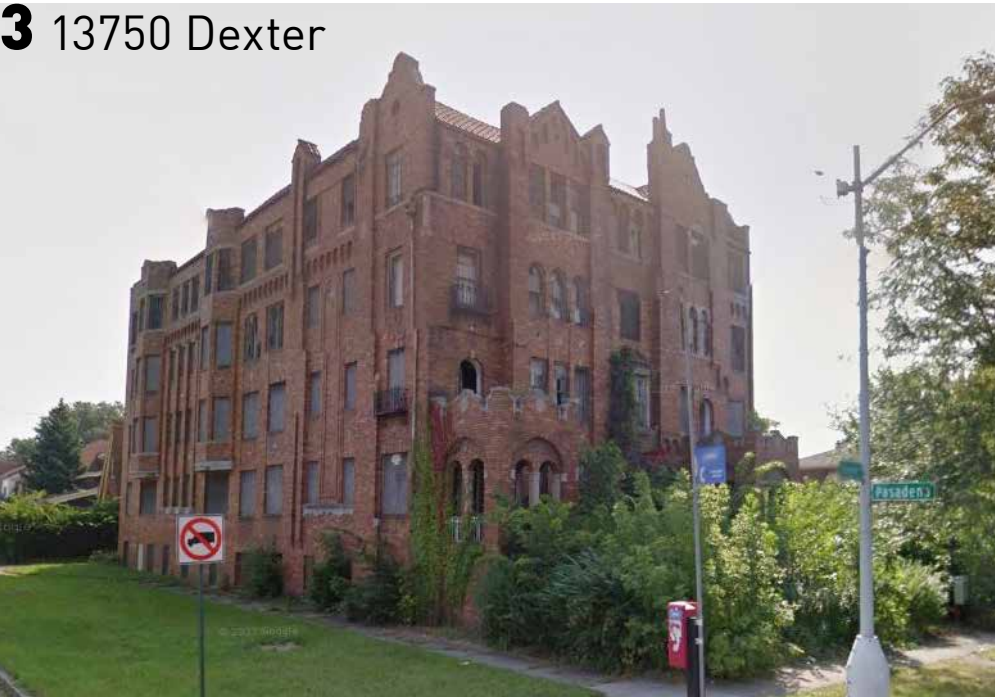
**1** 13725 Dexter



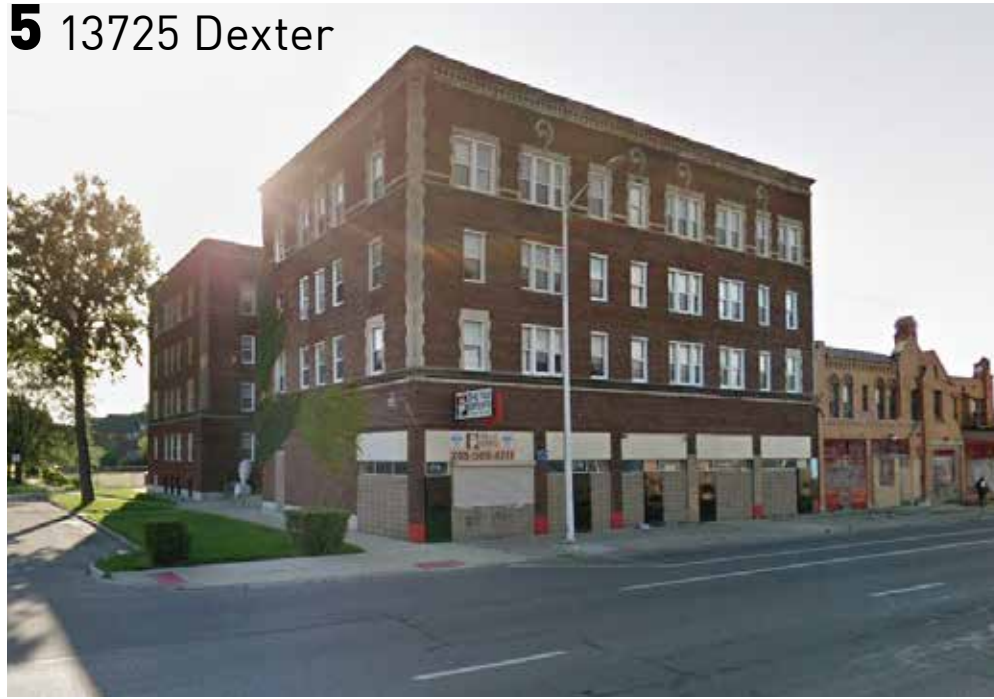
**2** 13641 Dexter



**3** 13750 Dexter



**5** 13725 Dexter





## MULTI-FAMILY HOUSING

# Dexter

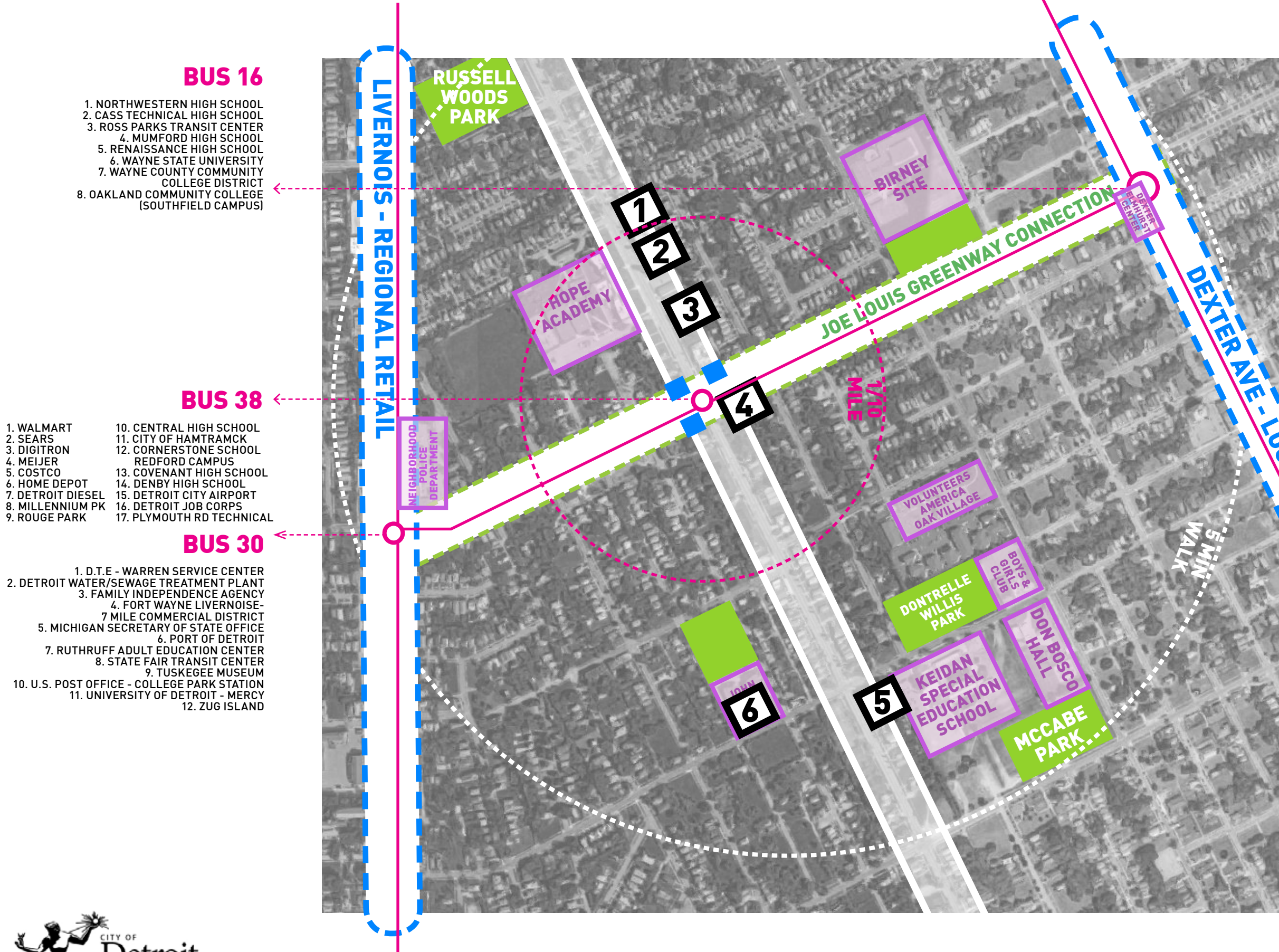
4



Address	12546 Dexter
Owner	City of Detroit
Land Area	10,762 SF
Land Value	\$7,921
State Equalized Value	0
Last Sale Price	150,000
Zoning	B4
Year Built	1928



# MULTI-FAMILY HOUSING



## BUS 16

1. NORTHWESTERN HIGH SCHOOL
2. CASS TECHNICAL HIGH SCHOOL
3. ROSS PARKS TRANSIT CENTER
4. MUMFORD HIGH SCHOOL
5. RENAISSANCE HIGH SCHOOL
6. WAYNE STATE UNIVERSITY
7. WAYNE COUNTY COMMUNITY COLLEGE DISTRICT
8. OAKLAND COMMUNITY COLLEGE (SOUTHFIELD CAMPUS)

## BUS 38

- |                   |                                       |
|-------------------|---------------------------------------|
| 1. WALMART        | 10. CENTRAL HIGH SCHOOL               |
| 2. SEARS          | 11. CITY OF HAMTRAMCK                 |
| 3. DIGITRON       | 12. CORNERSTONE SCHOOL REDFORD CAMPUS |
| 4. MEIJER         | 13. COVENANT HIGH SCHOOL              |
| 5. COSTCO         | 14. DENBY HIGH SCHOOL                 |
| 6. HOME DEPOT     | 15. DETROIT CITY AIRPORT              |
| 7. DETROIT DIESEL | 16. DETROIT JOB CORPS                 |
| 8. MILLENNIUM PK  | 17. PLYMOUTH RD TECHNICAL             |
| 9. ROUGE PARK     |                                       |

## BUS 30

1. D.T.E - WARREN SERVICE CENTER
2. DETROIT WATER/SEWAGE TREATMENT PLANT
3. FAMILY INDEPENDENCE AGENCY
4. FORT WAYNE LIVERNOISE-7 MILE COMMERCIAL DISTRICT
5. MICHIGAN SECRETARY OF STATE OFFICE
6. PORT OF DETROIT
7. RUTHRUFF ADULT EDUCATION CENTER
8. STATE FAIR TRANSIT CENTER
9. TUSKEGEE MUSEUM
10. U.S. POST OFFICE - COLLEGE PARK STATION
11. UNIVERSITY OF DETROIT - MERCY
12. ZUG ISLAND

## 2 BROADSTREET

- Connects to Russell Woods Park
- Connects to Hope Academy, Keidan Special Education School
- 5 min walk to retail corridors and amenities such as schools and parks
- Some Commerical zoning
- Mostly zoned two-family residential
- Good transportation network - some sites are located within 1/10 mile of bus stops, a scoring criteria for MSHDA credits



MULTI-FAMILY HOUSING  
**Broadstreet**

**1** 12182 Broadstreet



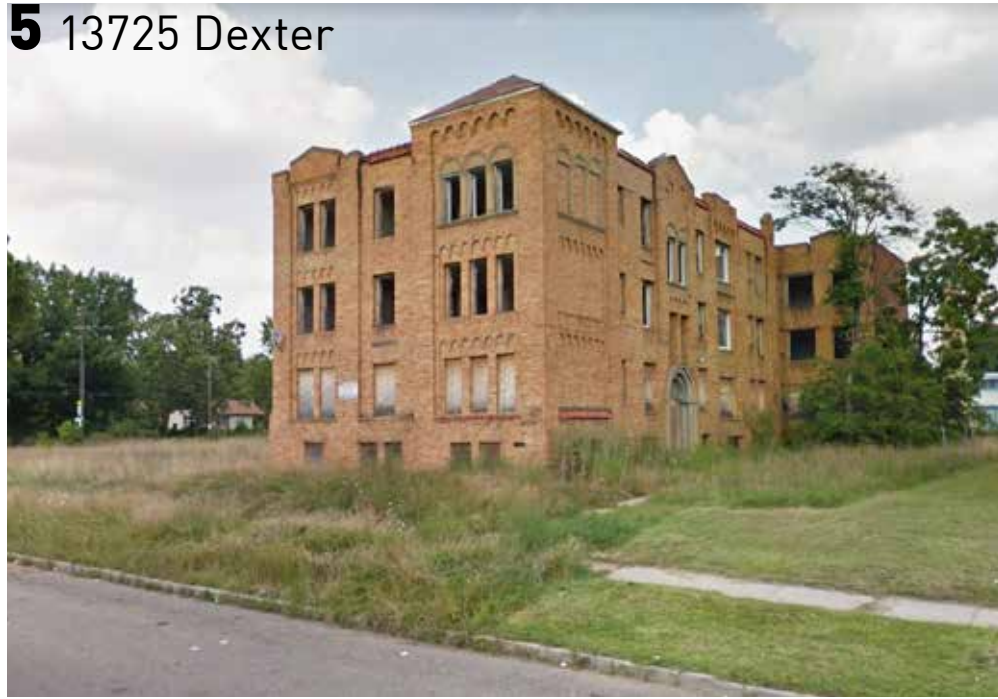
**2** 12170 Broadstreet



**3** 12080 Broadstreet



**5** 13725 Dexter





MULTI-FAMILY HOUSING  
**Broadstreet**

4



Address	11754 Broadstreet
Owner	DLBA
Land Area	3,746 SF
Land Value	\$544
State Equalized Value	\$0
Last Sale Price	\$0
Zoning	R2
Year Built	Unknown



MULTI-FAMILY HOUSING  
**Broadstreet**

6



Address	4800 Collingwood
Owner	City of Detroit
Land Area	137,060 SF
Land Value	\$44,655
State Equalized Value	\$0
Last Sale Price	98,979
Zoning	R2
Year Built	Unknown



# MULTI-FAMILY HOUSING - NARDIN PARK

## 2 NARDIN PARK

- Connects to **Richard Allen Park**
- 5 min walk to retail corridors and amenities such as schools and parks
- Some **Commerical** zoning
- Mostly zoned medium-density residential
- **Good transportation network** - sites are located within 1/10 mile of bus stops, a scoring criteria for MSHDA credits



**BUS 21**

- 1. NORTHWEST HIGH SCHOOL
- 2. FREDERICK DOUGLAS ACADEMY
- 3. CASS TECHNICAL HIGH SCHOOL
- 4. ROSS PARKS TRANSIT CENTER

**BUS 11**

- 1. CHRYSLER JEFFERSON PLANT
- 2. GM ASSEMBLY PLANT
- 3. HERMAN KIEFER HOSPITAL
- 4. INTERNATIONAL ACADEMY
- 5. SOUTHWEST PUBLIC SAFETY CENTER
- 6. SOUTHEASTERN HIGH SCHOOL





MULTI-FAMILY HOUSING  
**Nardin Park**

1



Address	5260 Chicago
Owner	City of Detroit
Land Area	16,832 SF
Land Value	\$10,926
State Equalized Value	\$0
Last Sale Price	250,000
Zoning	R5
Year Built	Unknown



MULTI-FAMILY HOUSING  
**Nardin Park**



Address	5200 Chicago
Owner	City of Detroit
Land Area	14,394 SF
Land Value	\$9,731
State Equalized Value	\$0
Last Sale Price	25,000
Zoning	R5
Year Built	Unknown



# WORKING GROUPS

- 1. What are the types of amenities you look to live closely to in the neighborhood?**
- 2. Based upon existing assets, where within the neighborhood are the best places to locate multi-family apartments?**
- 3. Which community members do you believe benefits most from multi-family apartments?**



# Feedback from May 2018 Focus Groups

1. Community members are interested in the following multi-family types - **affordable housing, elderly housing, upscale, rental and sale**
2. Community members would like to **live close to retail corridors and other neighborhood amenities**
3. The neighborhood is missing amenities such as **library, recreation such as bowling, lounge café, barcade**



HOUSING







# MAP IT!





# MAP IT!



**FOCUS GROUP  
MULTI-FAMILY HOUSING**

300

Feet

