



# Campau/Davison/Banglatown

Neighborhood Framework Plan

Community Meeting #4

March 6, 2019



## Our Goals

**Build inclusive, vibrant places with convenient, safe and pedestrian-oriented access to services and amenities.**

**Stabilize neighborhoods and strengthen existing community assets.**



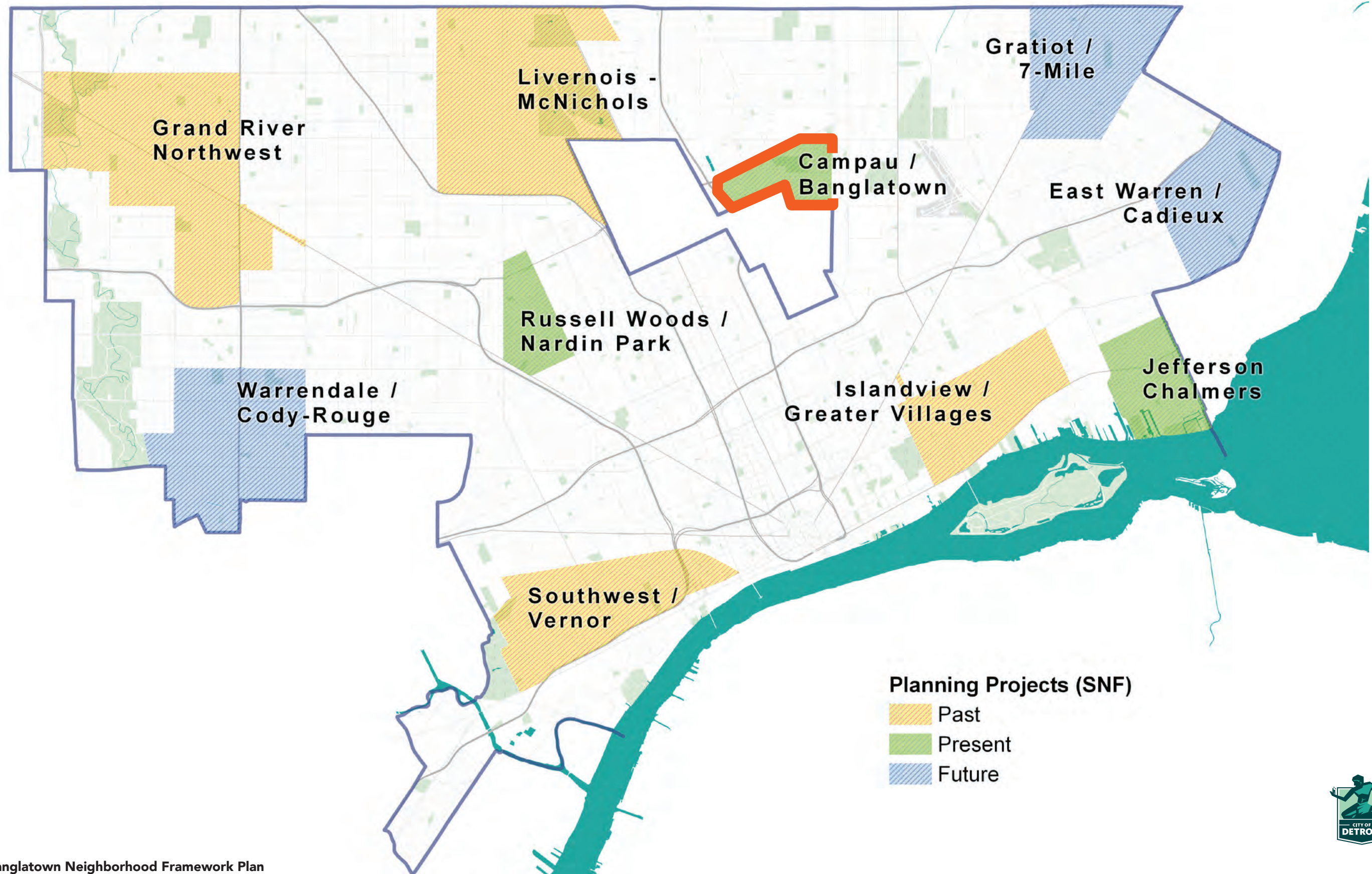
# What Is a Plan?

**A PLAN is a vision for residents and the City that guides future growth and investment in the neighborhood.**





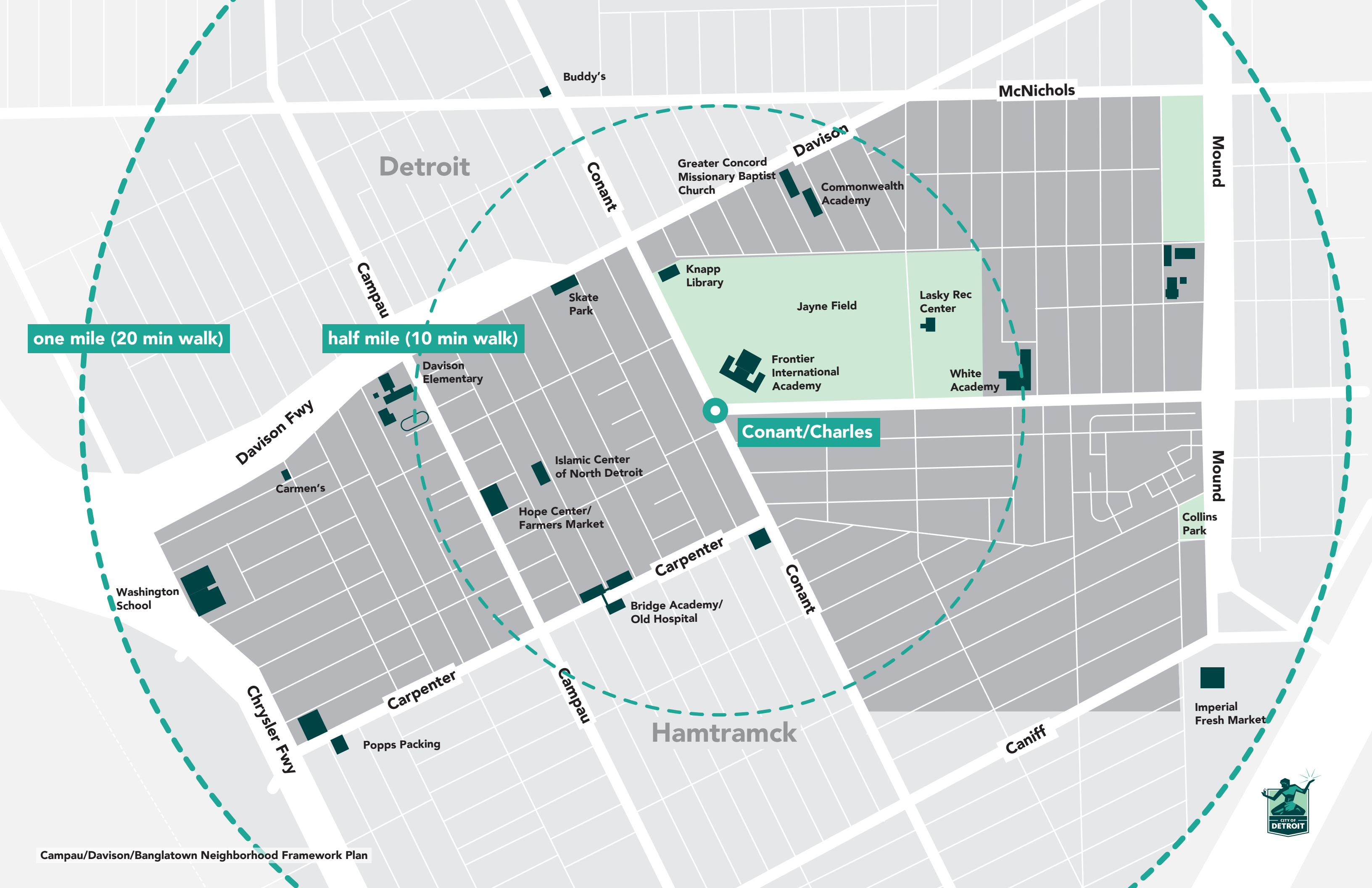
# City Planning Projects





# Where is OUR planning area?





one mile (20 min walk)

half mile (10 min walk)

Conant/Charles









# May 8: Community Meeting #1





# June 18: Artists





June 18: East Davison Village





# June 19: Religious Organizations





# June 19: Farmers & Gardeners





# June 19: Business Owners





# July 12: Community Focus Group





# July 13: Women's Focus Group





# July 12-14: Mobile Engagement





# August 14: Community Meeting #2





# September: Project Newsletter

## What project priorities have we heard?

We have learned a lot from you and your neighbors this summer! Some of the most important themes and ideas we have heard are:

### The Basics:

Fix and clean up our sidewalks, curbs, streets, and alleys.

### Safety:

Take clear steps to reduce crime through community policing, neighborhood more street lights, and building on

### Open Space:

Use them as all-ages opportunities

### Local Gems:

Knapp Library, Davison Elementary, Jayne Field, and Lasky Rec Center are special places—make them better and easier to access.

### Young Folks:

Invest in safe, healthy places where youth can play and hang out in their own neighborhoods.

### Farms and gardens:

Encourage more farming and gardening on vacant land... but only where it's appropriate.

### Art Scene:

Support the artists who call this place home and make it easier for them to do innovative projects that benefit the community.

### Housing mix:

Fix up and occupy empty houses, and explore options for new types of housing.

### 13000 Dependents:

Reactivate the former Washington Career Center, explore housing, retail, social services, and more as possible options. Do you have other ideas? We want to hear about a neighborhood to you!

### What's next?

We will take what we've learned from the summer planning charrette, community focus group, and focus group to create a vision for the neighborhood. For more information and to see how you can get involved, visit [www.detroitmi.gov](http://www.detroitmi.gov).

Bring the energy! We had some lively conversations at our community focus group meeting on July 12.



Our Mobile Engagement Station is a fun way to reach more local youth.



## Your Neighborhood Framework Plan

a project update!

### What is this project?

The goal of the **Campau/Davison/Banglatown Neighborhood Framework Plan** is to create a positive vision for East Davison Village and the communities around Jayne Field/Lasky Rec Center.

With input from community members, the City of Detroit Planning and Development Department (P&D) is developing a plan that focuses on the following key areas:

- Housing
- Safe, healthy streets
- Production of green space
- Improvements to Conant Street
- Jayne Field upgrades
- Joe Louis Greenway future bike loop





# October 14: Listening Sessions



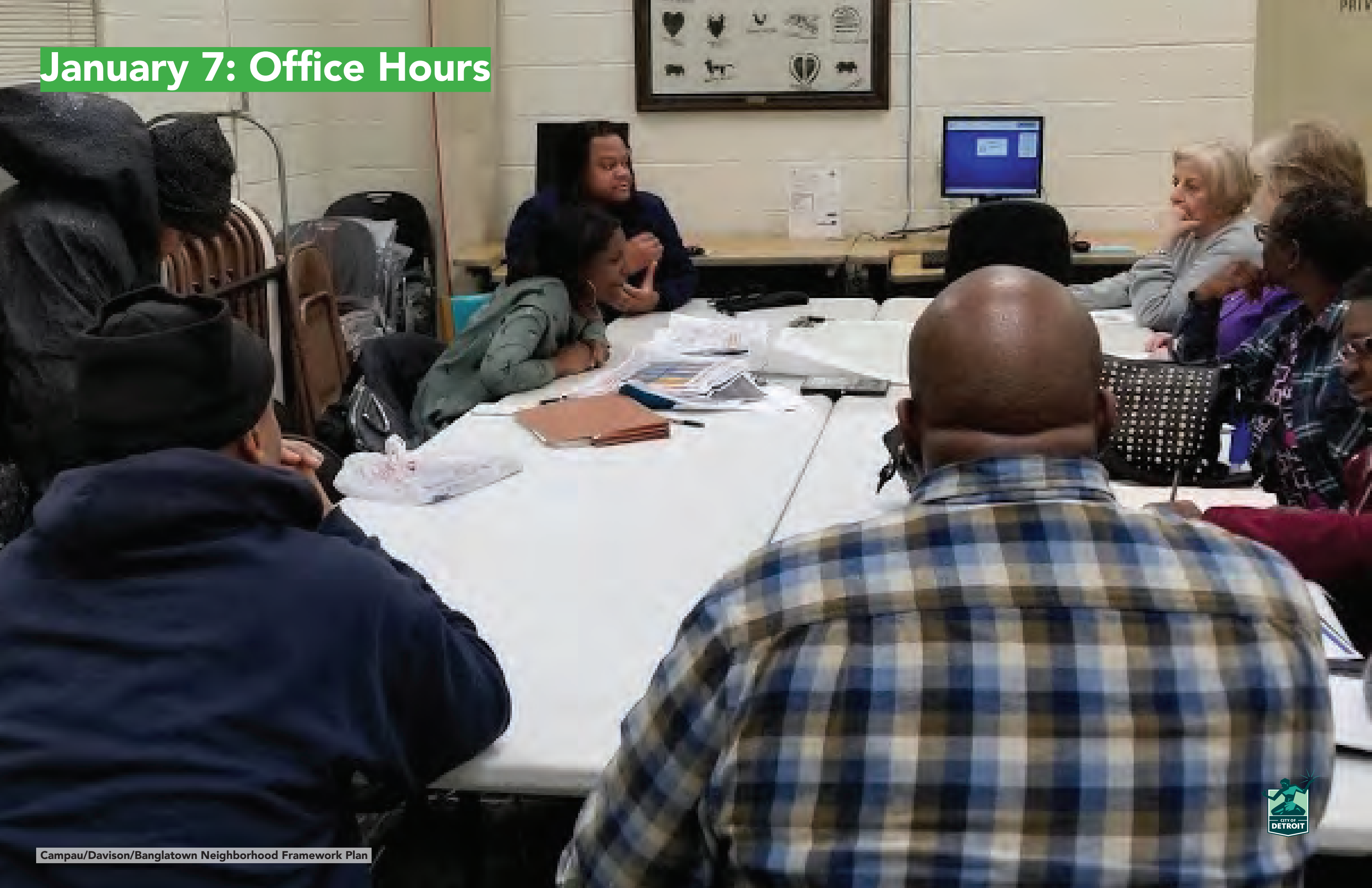


# November 14: Community Meeting 3





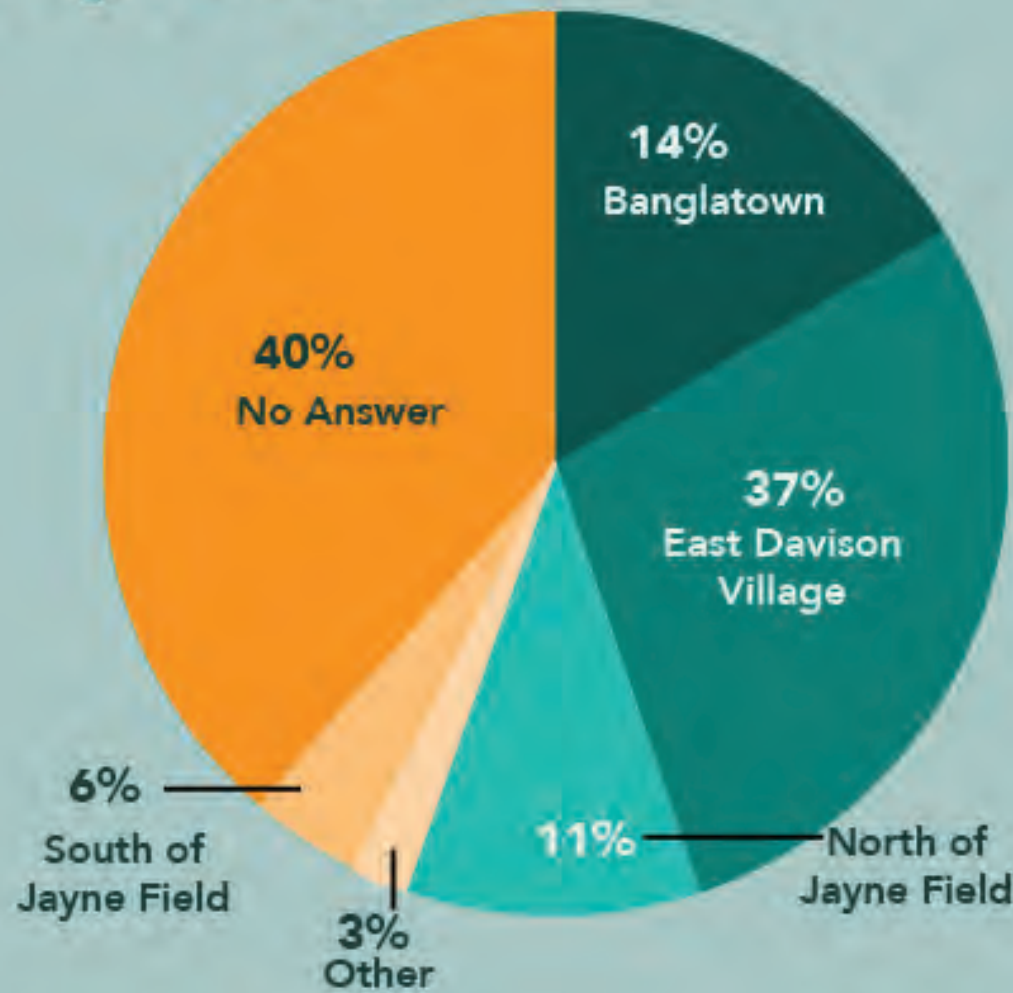
# January 7: Office Hours





# Community Meeting 3: Feedback

## Neighborhood Representation



### Safety First

82%

of respondents said safe crossings are the highest priority in Streetscape & Connectivity



### Davison Elementary

88%

of respondents want to see the vacant lots near DE reused as community nodes



### Community

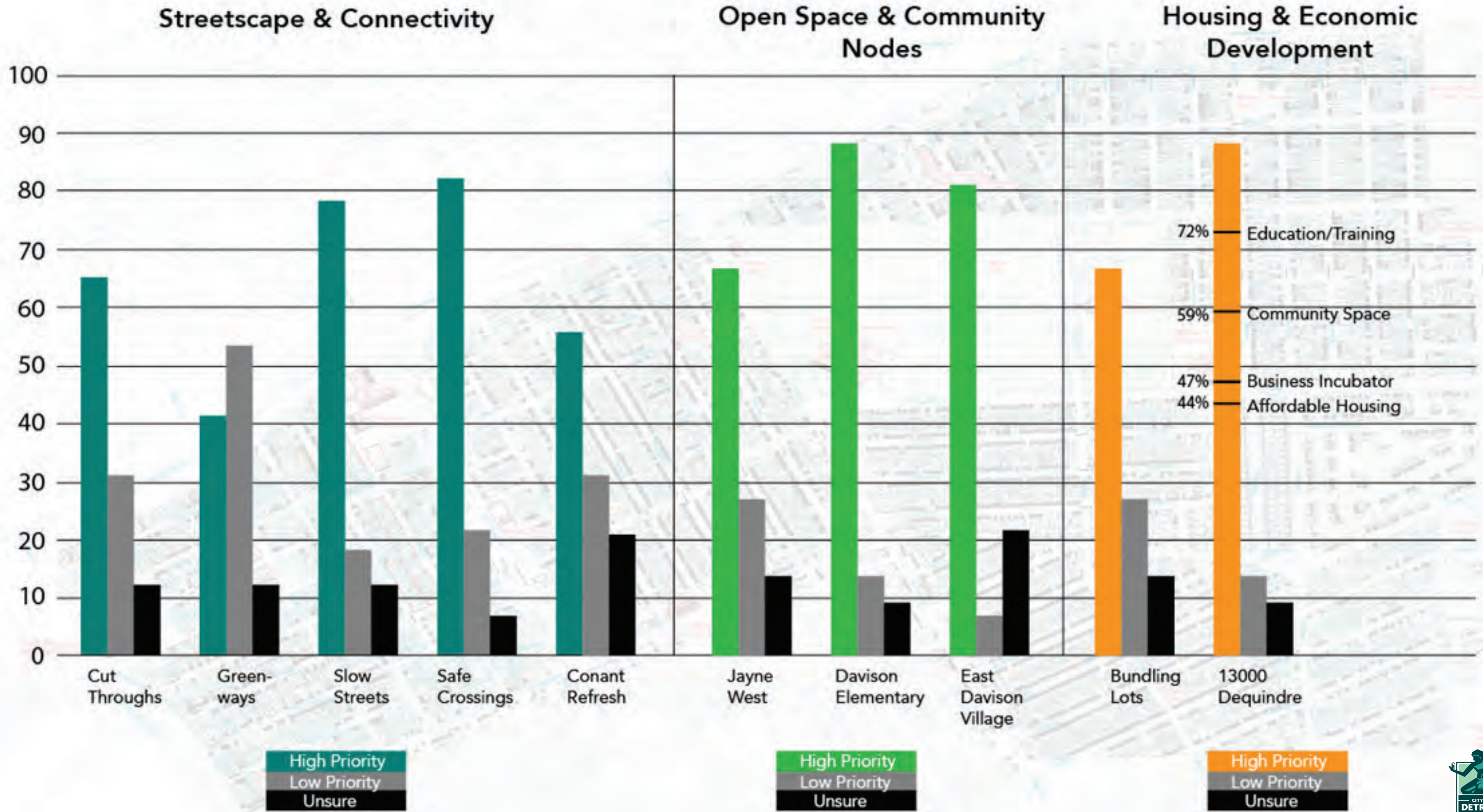
88%

of respondents want 13000 Dequindre redeveloped with priority on education/training and community space





# Community Meeting 3: Feedback





# What Is Included in the Plan?

## 3 Planning Elements:

**Streetscapes &  
Connectivity**

**Parks & Open Space**

**Neighborhood Stabilization &  
Economic Development**





# Streetscapes & Connectivity





# Streetscapes & Connectivity

Road bond on Conant from Davison to Carpenter

Resurfacing Campau from Davison to Carpenter

Traffic calming on Luce and Fenelon

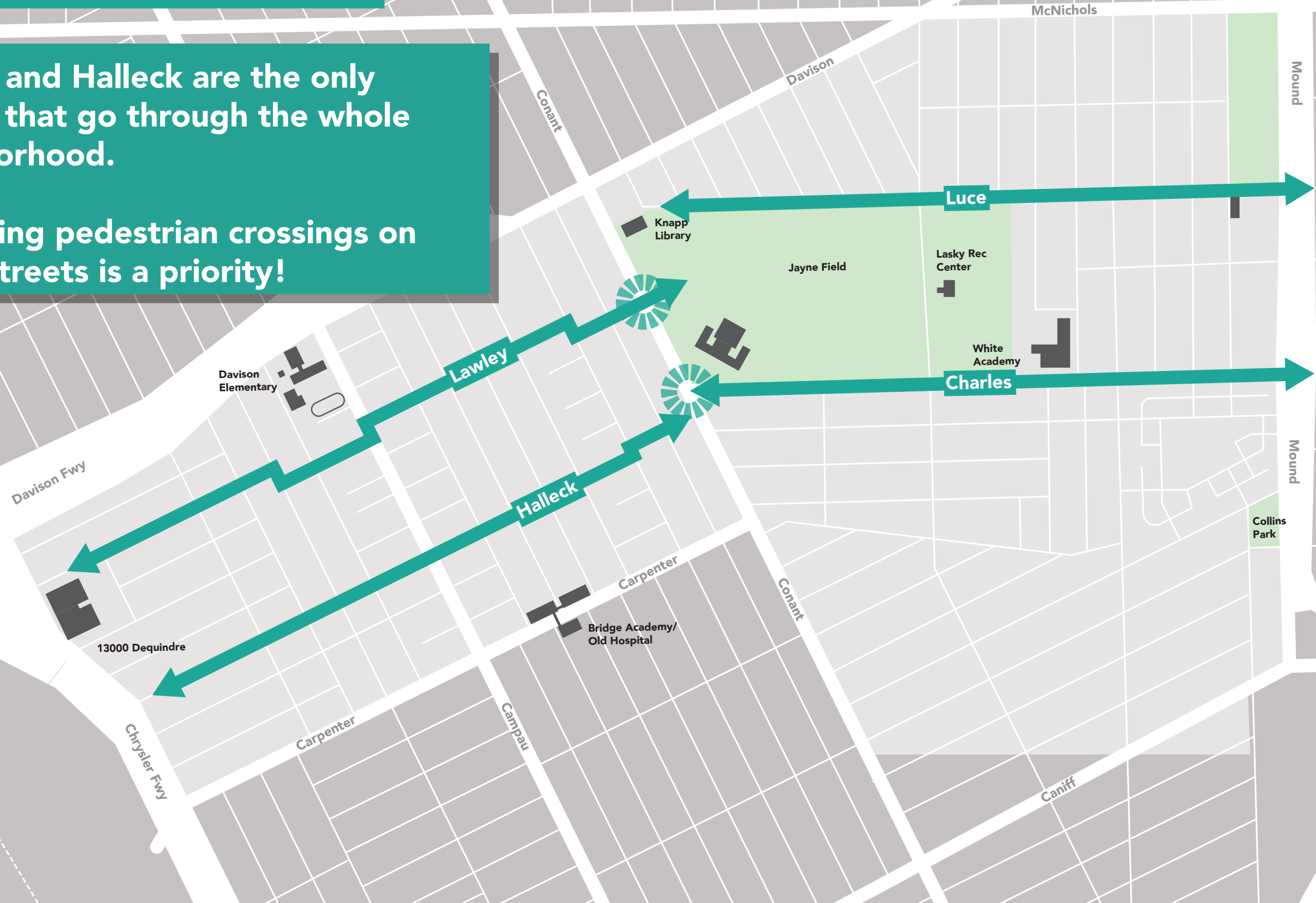




# East-West Connectors

Lawley and Halleck are the only streets that go through the whole neighborhood.

Improving pedestrian crossings on these streets is a priority!





# Conant Streetscape Lawley Crossing: Before





# Conant Streetscape Lawley Crossing: After





# Conant Streetscape

## Halleck/Charles Crossing: Before





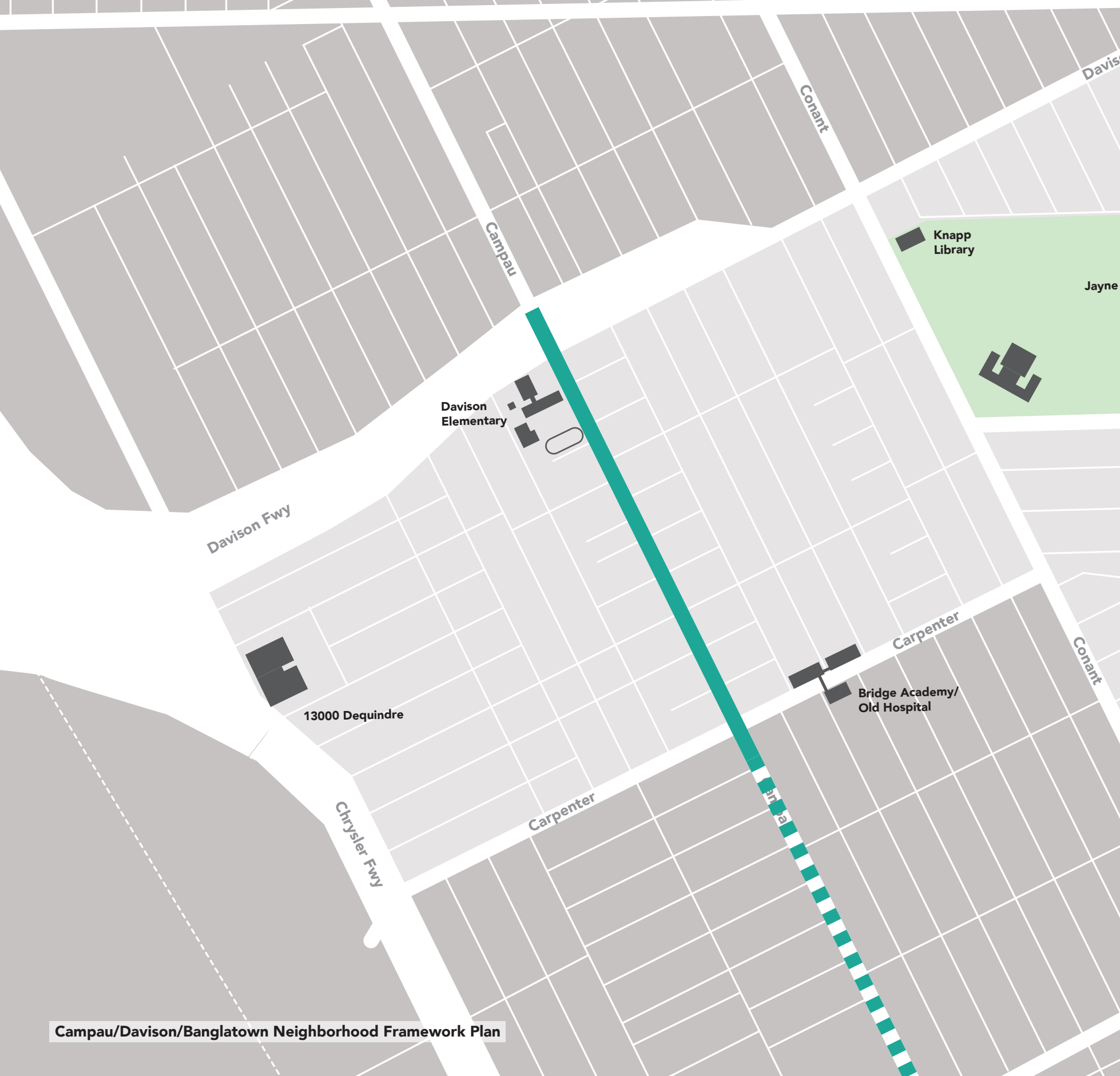
# Conant Streetscape

## Halleck/Charles Crossing: After



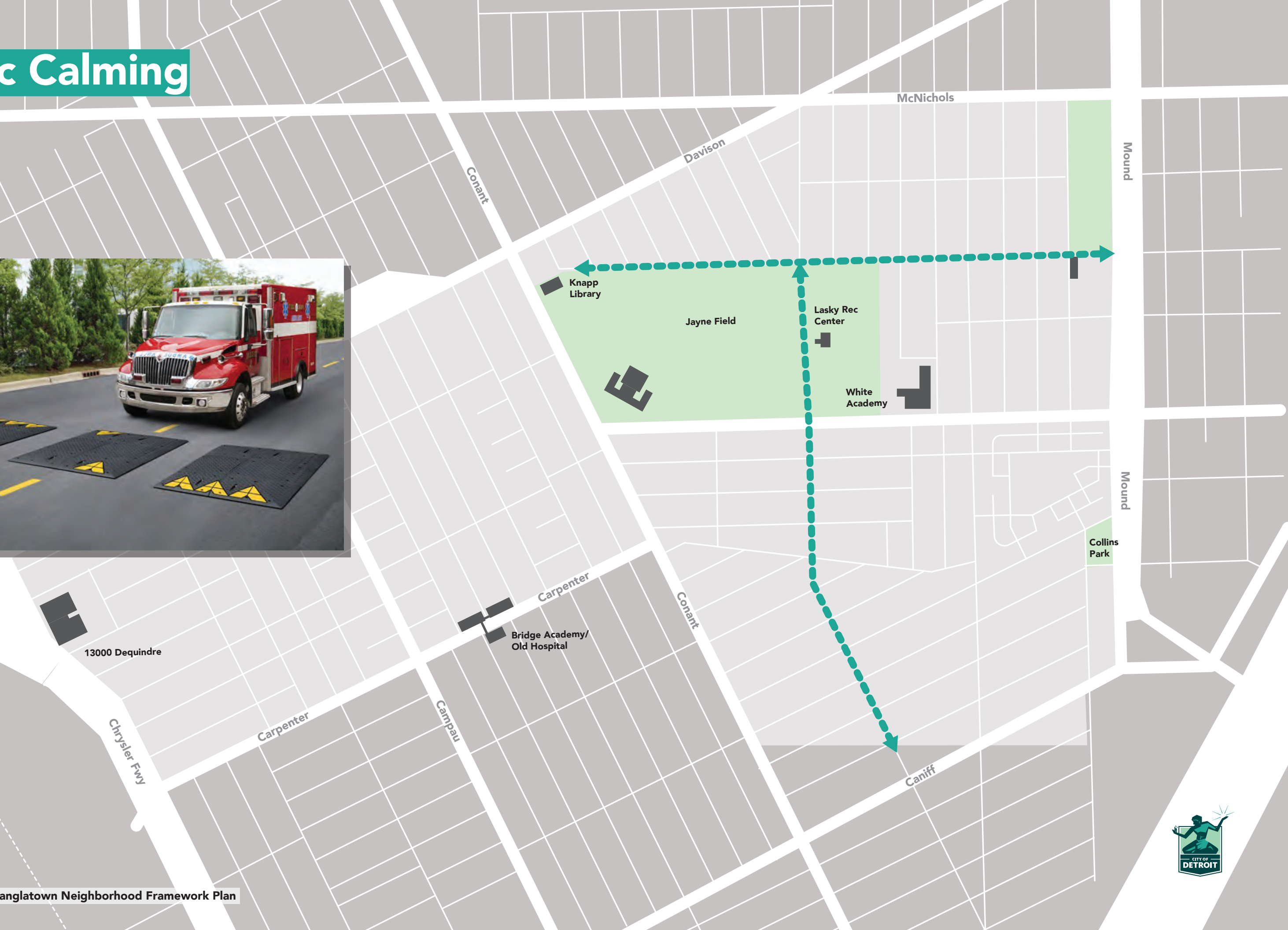


# Campau Resurfacing





# Traffic Calming





# Parks





# Jayne Field



Davison Elementary

Knapp Library

Jayne Field

Lasky Rec Center

White Academy

Collins Park

Davison Fwy

13000 Dequindre

Bridge Academy/  
Old Hospital





# Jayne Field Improvements Phase 1: 2019

Pavilion

Splash Pad +  
Play Areas







# Jayne Field Improvements Phase 2

Improved Basketball  
+ Tennis Courts

New Soccer Fields  
+ Cricket Pitch





# Multifamily Projects





# Multifamily & Economic Development

**Transfiguration School:  
New Apartments**

Knapp  
Library

Jayne Field

Lasky Rec  
Center

White  
Academy

Davison  
Elementary

**12449 Conant:  
Reactivated Building**

Collins  
Park

**13000 Dequindre:  
Tactical Preservation**

**Hospital Site:  
New Apartments**





# Transfiguration Apartments





# Carpenter Apartments





# Commercial/Mixed Use





# 12449 Conant: Before





# 12449 Conant: After





# Neighborhood Stabilization & Economic Development





# Neighborhood Stabilization North of Jayne Field

Land Bank Own It Now is a  
targeted sales program.

There are 10 total structures in  
this area.





# Neighborhood Stabilization

## Own It Now

### DETROIT LAND BANK AUTHORITY: HOUSES FOR SALE



**Come tour the house at 13445 Eureka on Saturday, March 9th from 11am-3pm**  
 First 20 attendees will receive a coupon for one free property viewing.

**Homes will go for sale: Monday, March 18th**  
 Property Bidding Starts at \$1000

Interested in buying a home or scheduling a viewing?  
 Go to [buildingdetroit.org](http://buildingdetroit.org)

**Have any questions?**  
 Call the DLBA at:  
**313-974-6869**



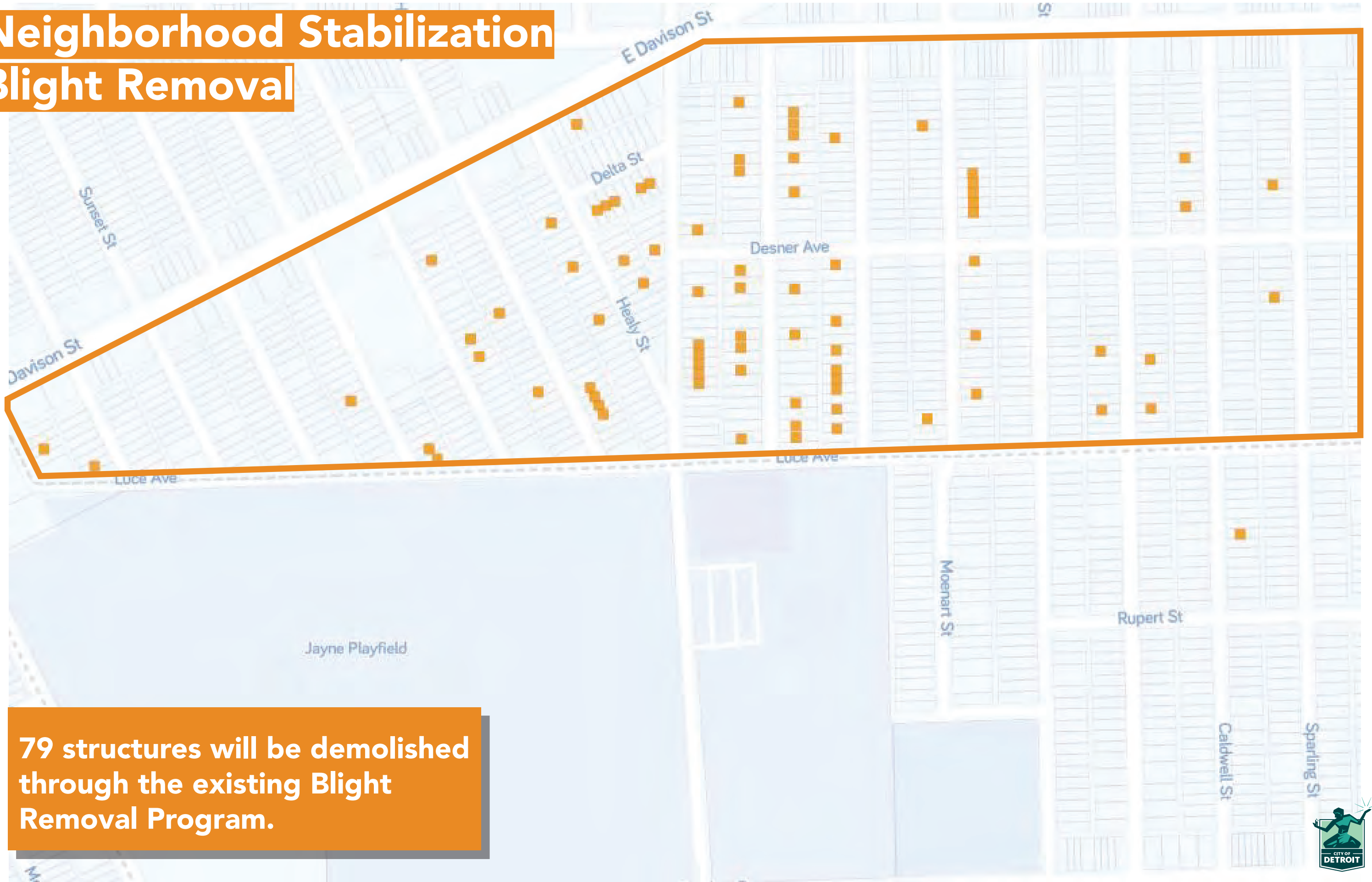
- Properties For Sale
- ★ Buffalo Street Farm
- ★ Durga Temple
- ★ Frontier International Academy
- ★ Sacred Heart Cemetery
- ★ GEE White Academy
- ★ Knapp Detroit Public Library
- ★ Jayne Field
- ★ Transfiguration Academy
- ★ St. John Paul II Parish
- ★ Lasky Rec Center
- ★ Commonwealth Development Academy

*Houses will need to be renovated and occupied after purchase  
 Listing dates are subject to change. Please go to [buildingdetroit.org](http://buildingdetroit.org) for the most up-to-date listing info.*





# Neighborhood Stabilization Blight Removal



**79 structures will be demolished through the existing Blight Removal Program.**



# Neighborhood Stabilization East Davison Village



East Davison Village can be stabilized using existing DLBA programs and new pilot programs.





# Neighborhood Stabilization Blight Removal

42 structures will be demolished through the Blight Removal Program.





# Neighborhood Stabilization EDV Side Lot Program

Eligible residents can purchase side lots through the existing DLBA Side Lot Program.

You may have received a postcard in the mail already.



**Eligible Side Lot**



**DLBA-owned Property**





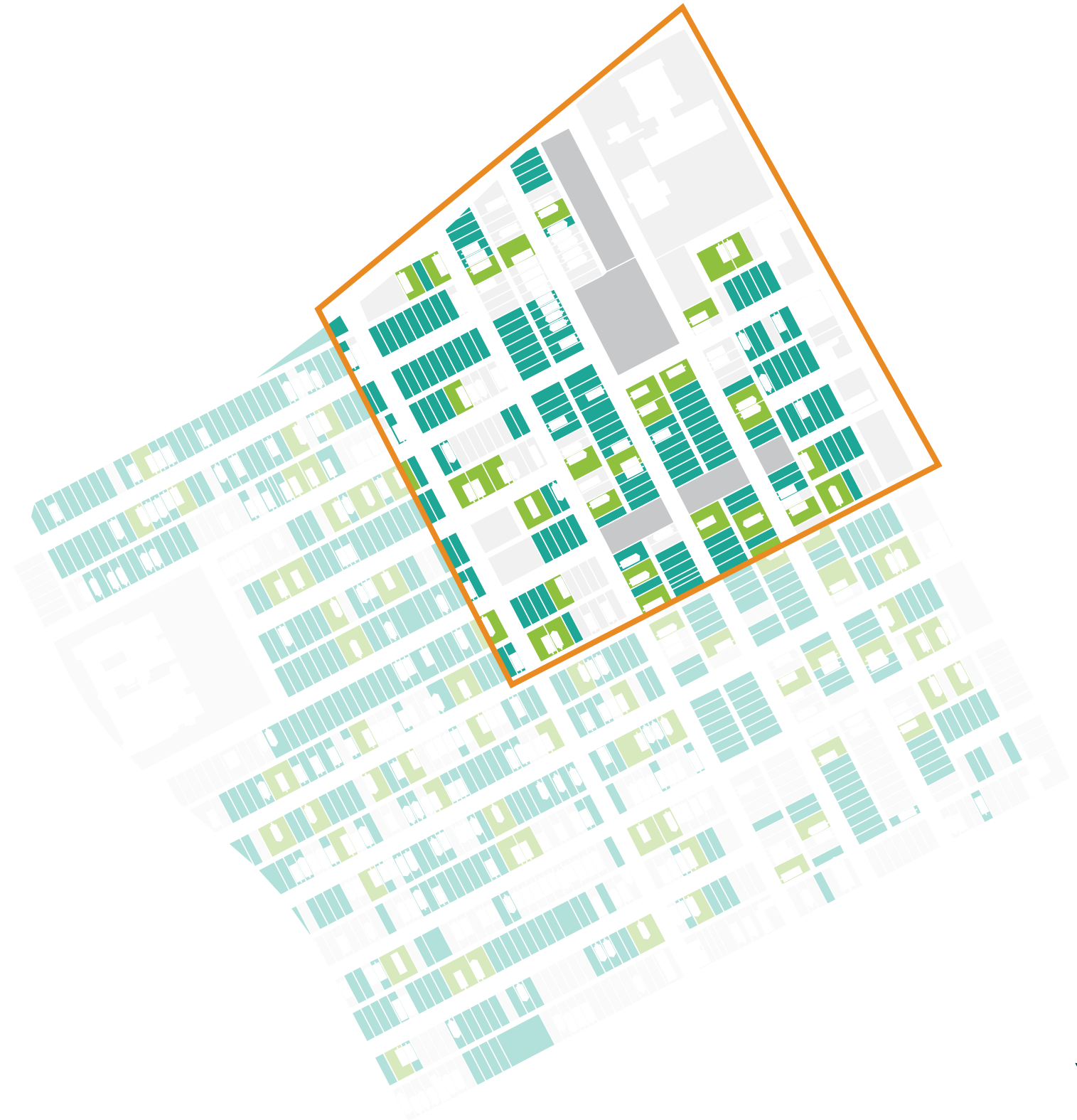
# Future Development





# Neighborhood Stabilization EDV Pilot Area

The area around Davison School will be the first to try new DLBA pilot programs.



**Eligible Side Lot**



**DLBA-owned Property**





# Neighborhood Stabilization Stewardship Program

The area around Davison School will be the first to try new DLBA Stewardship pilot program. It builds on the existing side lot program.

The program will help residents lease or buy vacant land they are taking care of.



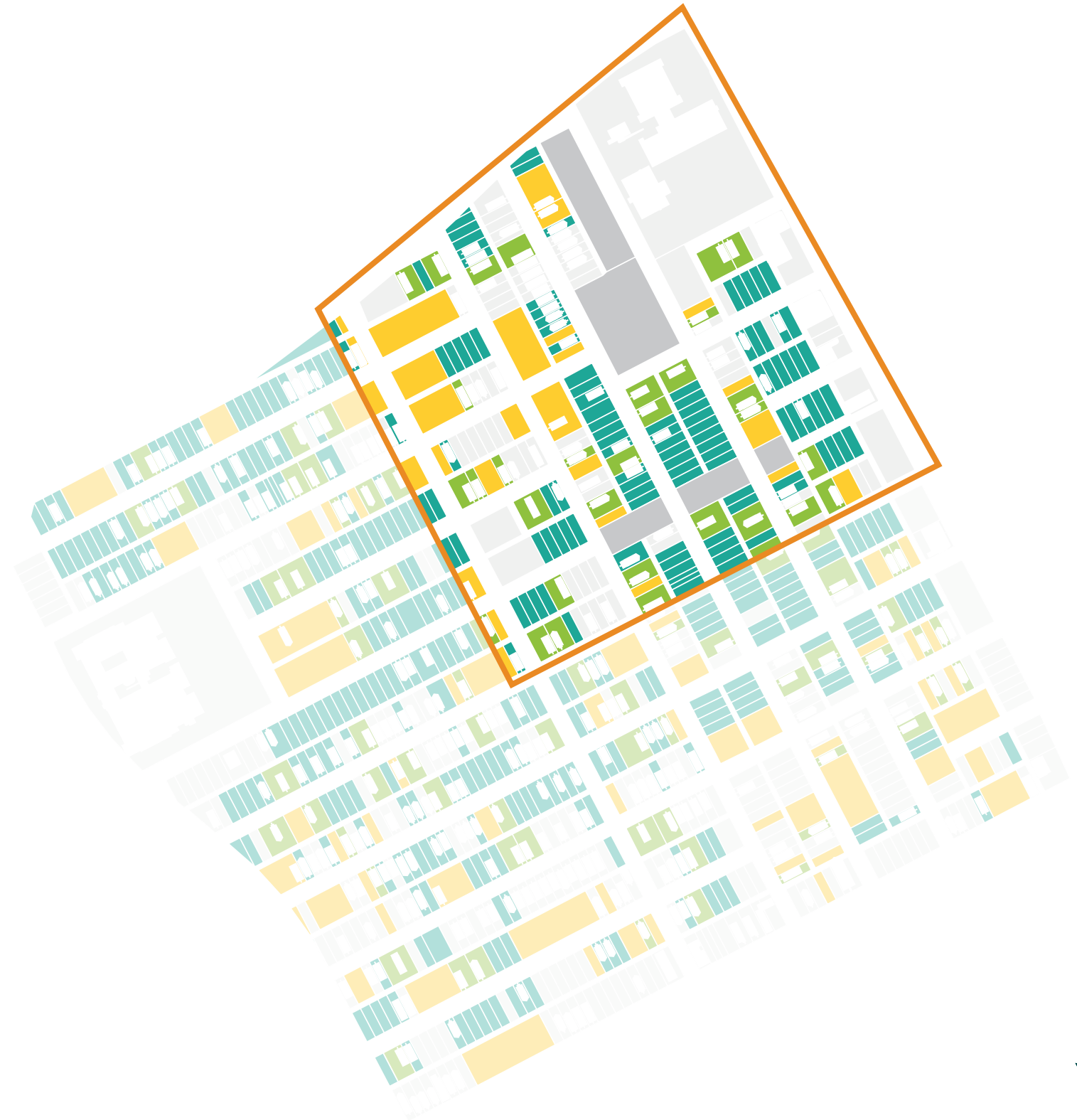
**Stewarded Land**



**Eligible Side Lot**



**DLBA-owned Property**





**HOUSE + LOTS = BUNDLE**

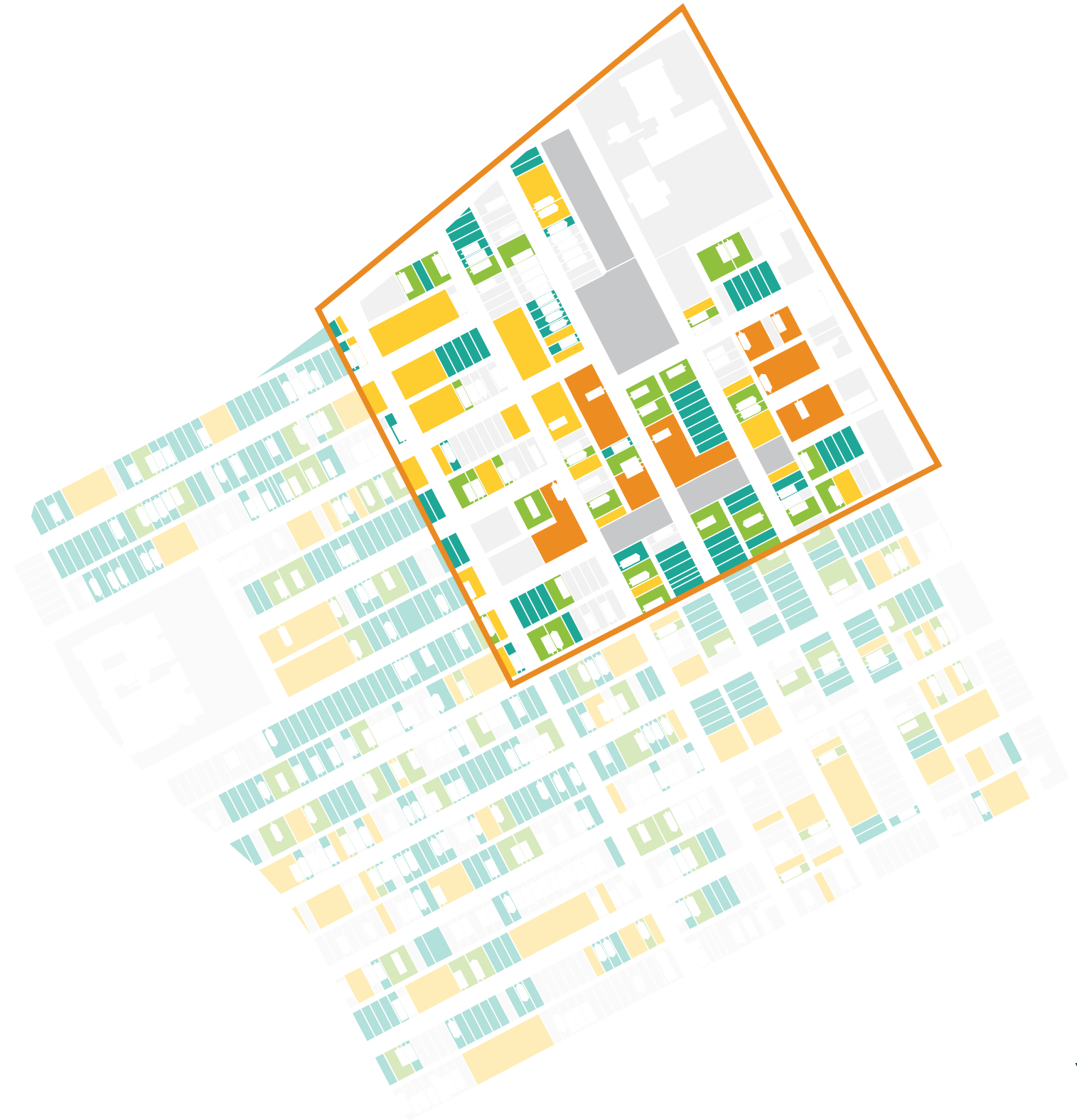


# Neighborhood Stabilization Bundling Program

This area will also be first to try a new DLBA Bundling pilot program.

Bundles of 1 house and up to 8 vacant lots will be available by RFP.

Purchasers will improve the bundles for creative, productive uses.





# Neighborhood Stabilization Davison School Yard



The City is partnering with the Davison School PTA to activate vacant lots near the school.





# Davison Elementary: Before





# Davison Elementary: After





# Neighborhood Stabilization Davison School Area

Let's improve the area  
around Davison School!

Our vision includes safe  
walking routes for kids,  
more homeowners and  
land stewards, and a  
strong sense of care for the  
neighborhood.





# 13000 Dequindre

The first priority is to stabilize the roof and clearboard the building.



# What's Next?

- 1. DLBA Side Lots and Open Houses**
- 2. Jayne Field Splash Pad and Pavilion**
- 3. Conant and Campau Street Improvements**
- 4. RFP Process for 12449 Conant**
- 5. Further Engagement on Stewardship and Bundle Properties in EDV**
- 6. Work with PTA and DPSCD on Davison School Yard**



# Stay Connected

## [detroitmi.gov/CampauBanglatown](http://detroitmi.gov/CampauBanglatown)

- **Subscribe to the monthly newsletter**
- **Access the project document archive**

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