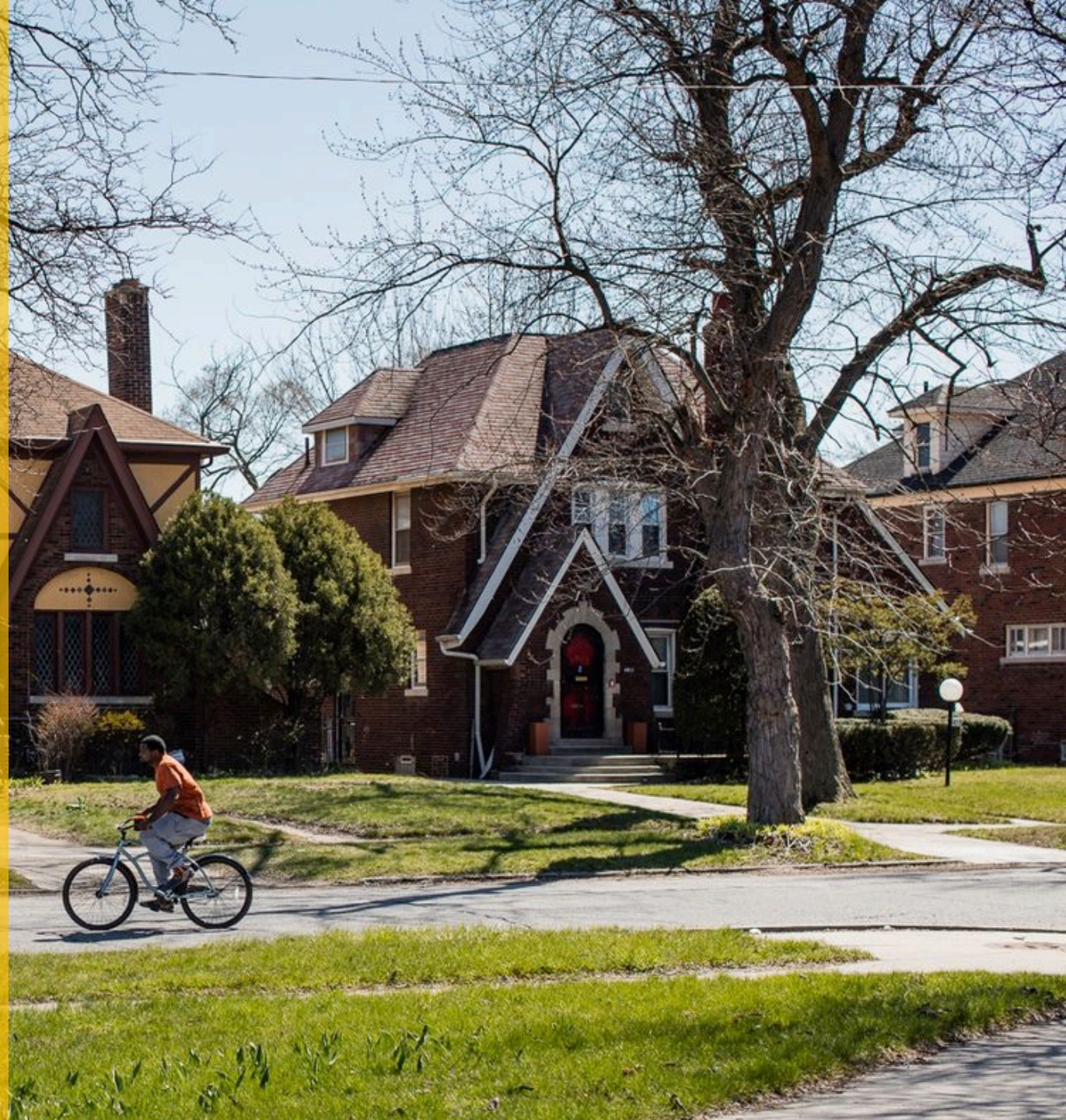


# Russell Woods / Nardin Park Neighborhood Framework



FINAL PRESENTATION







RUSSELL WOODS



NARDIN PARK

# Russell Woods/ Nardin Park





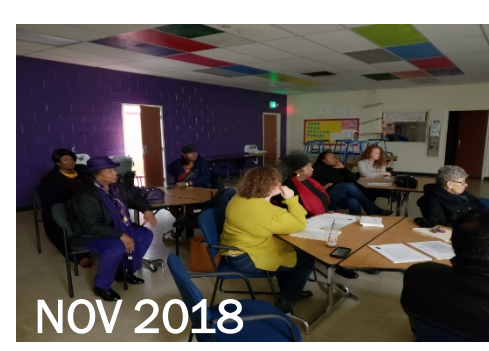
APR 2018



MAY 2018



AUG 2018



NOV 2018



JAN 2019



APR 2018



JUL 2018



SEPT 2018



DEC 2018



JAN 2019



MAY 2018



AUG 2018



NOV 2018



DEC 2018



FEB 2019

# Community Engagement

# Russell Woods/ Nardin Park



Russell Woods / Nardin Park Neighborhood Framework  
**FINAL RECOMMENDATIONS**



1

STABILIZE  
RESIDENTIAL  
BLOCKS



2

ENHANCE  
ZUSSMAN  
PARK



3

REVITALIZE  
DEXTER  
AVENUE



4

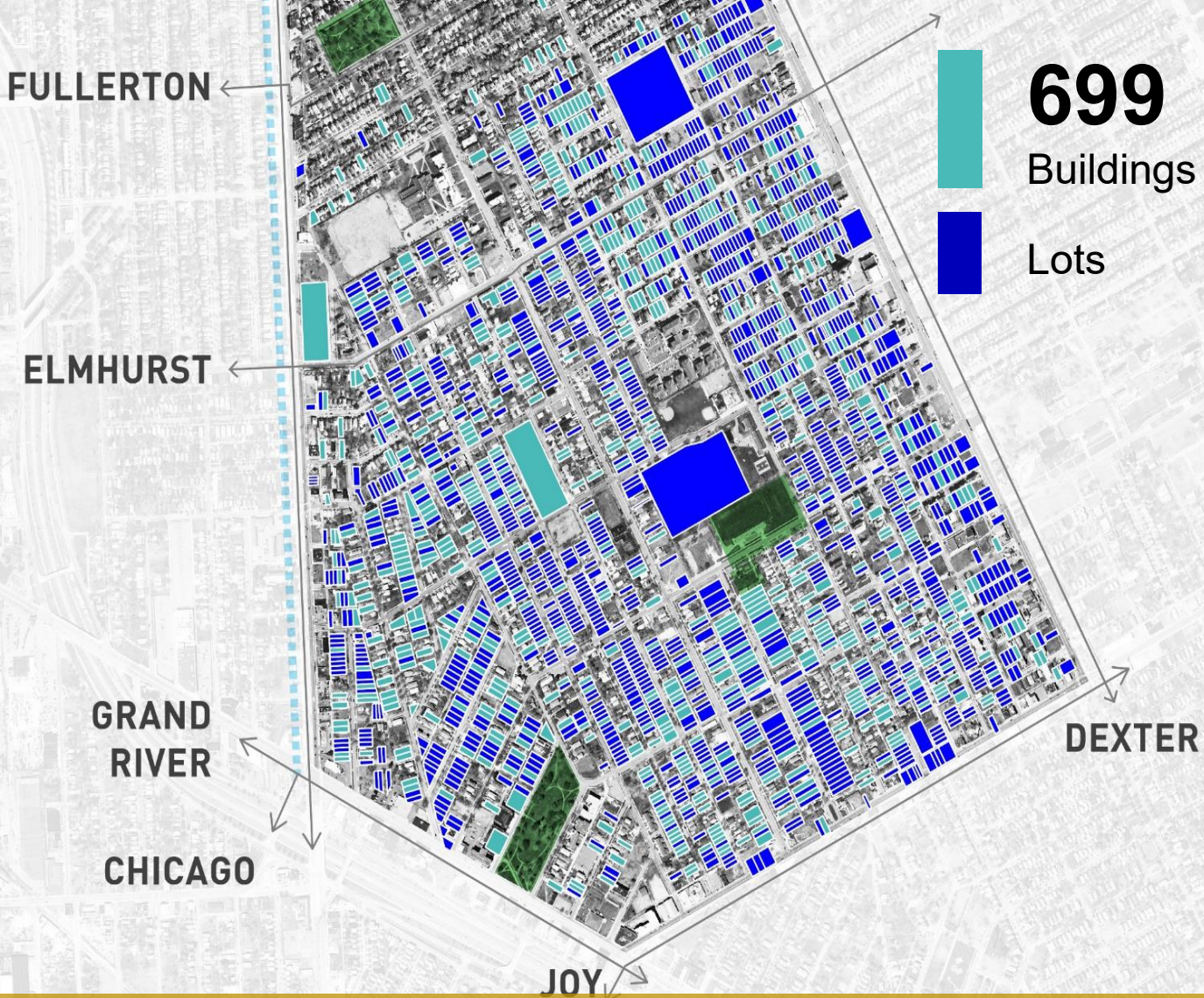
ARTS +  
HERITAGE



Russell Woods / Nardin Park Neighborhood Framework  
**FINAL RECOMMENDATIONS**





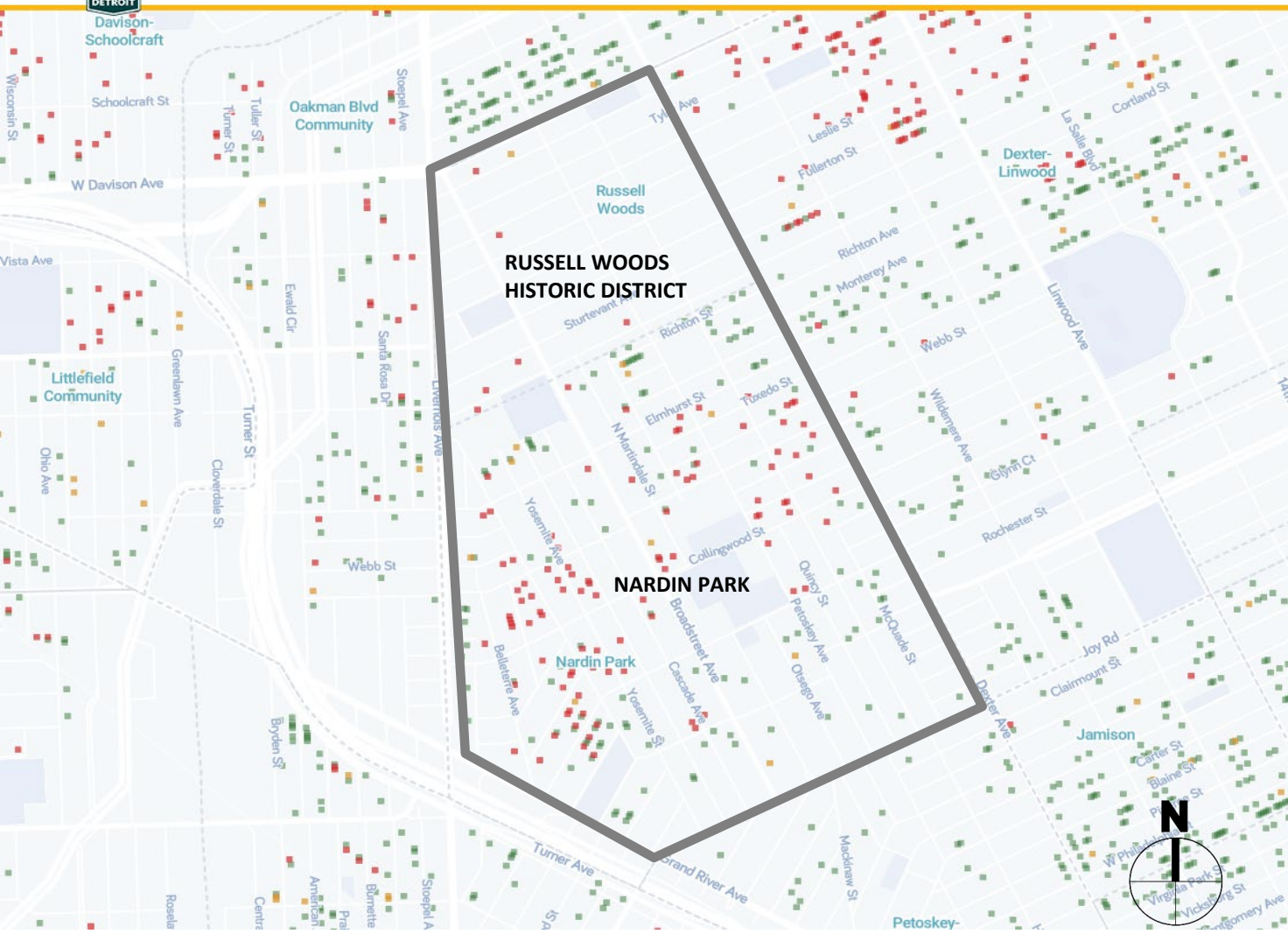


- Vacant buildings are a major issue in Nardin Park
- Over 300 board ups have been completed in Nardin Park
- A demolition strategy is being developed for the area
- A community forum will occur to determine what areas residents want targeted first

# HOUSING DEMOLITION







1. Check out the Detroit Demolition Website for updates:  
[www.detroitmi.gov/demolition](http://www.detroitmi.gov/demolition)

# HOUSING DEMOLITION

Check out our demolition website for updates related to residential demolitions



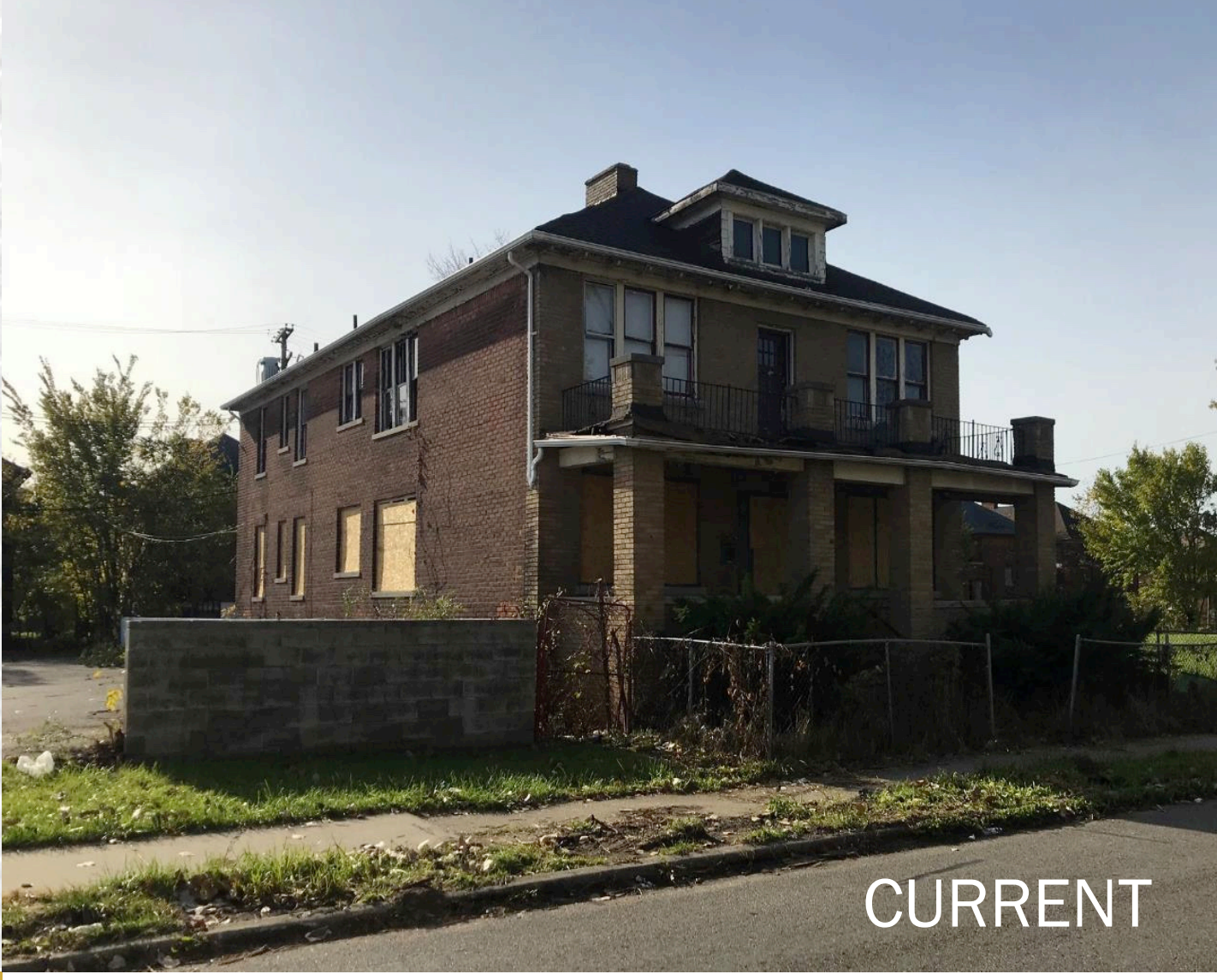


# HOUSING

**This Year - 10**

DLBA Rehab & Ready Homes will be renovated on the southern border of the Russell Woods Historic District





# HOUSING

## In 2021

HRD & DLBA to create a Duplex Rehab Strategy in Nardin Park

STABILIZING AND REHABBING DUPLEXES IN NARDIN PARK





# HOUSING

## In 2021

HRD & DLBA to create a Duplex Rehab Strategy in Nardin Park

Three tier duplex strategy in Nardin Park  
Strategic Neighborhood Fund

DLBA/HRD  
Ownership

Planning Q1-Q2 2021  
Timeline





ROBERT THOMAS APARTMENTS

# AFFORDABLE HOUSING

The Housing and Revitalization Department is working with building owners to Preserve Affordable Housing Units in Nardin Park.



Russell Woods / Nardin Park Neighborhood Framework  
**FINAL RECOMMENDATIONS**

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RESIDENTIAL  
BLOCKS

2

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ZUSSMAN  
PARK

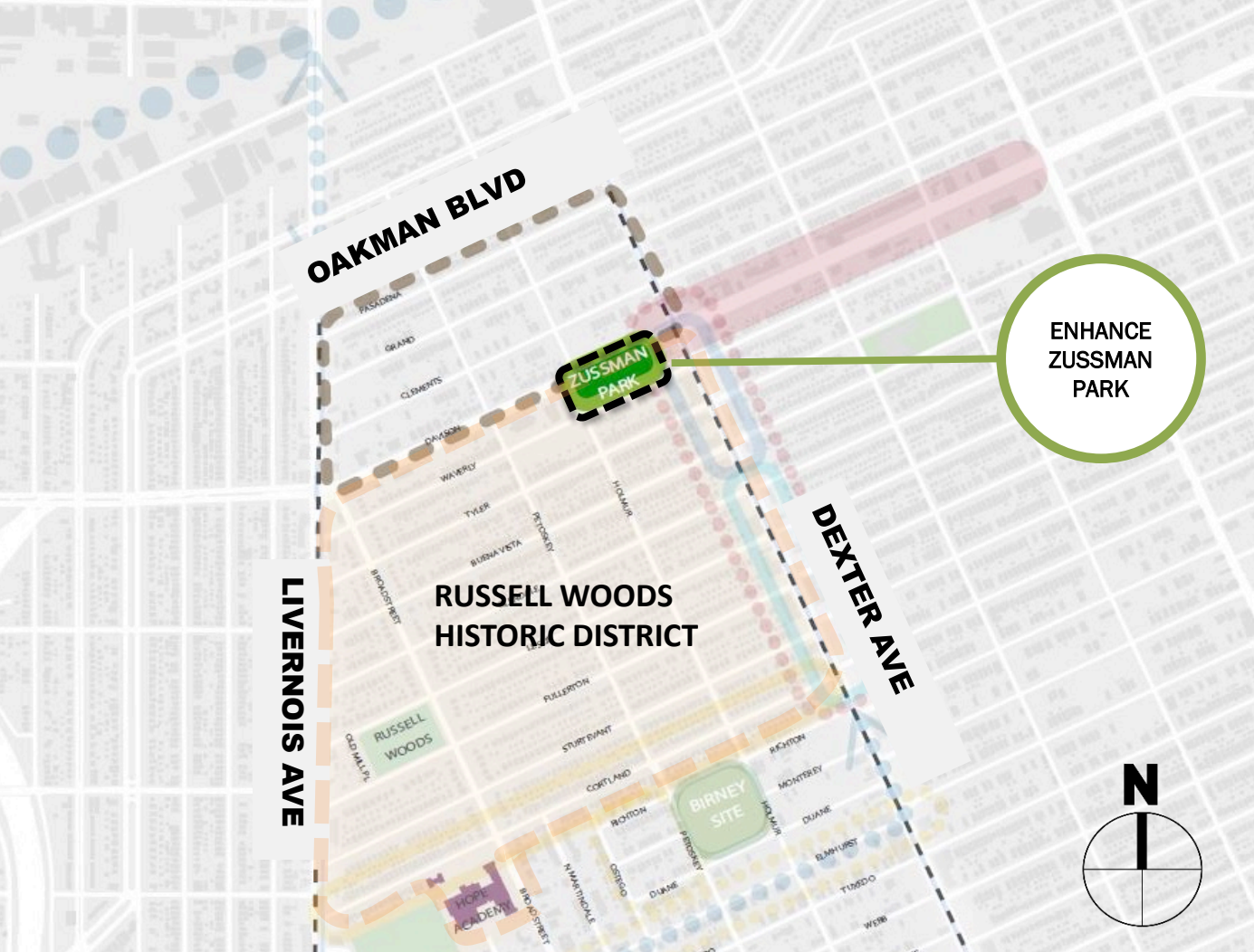
3

REVITALIZE  
DEXTER  
AVENUE

4

ARTS +  
HERITAGE





ENHANCE  
ZUSSMAN  
PARK



# ZUSSMAN PARK

- Key Considerations:
  - Proximity to Neighborhood Amenities
    - Local Retail
    - Transportation
  - Proximity to Residents + Neighborhood Schools
  - Pedestrian and Community Safety





# ZUSSMAN PARK

MOVING BASKETBALL AND PLAY EQUIPMENT AND ADDRESSING CRIME/SPEED







# ZUSSMAN PARK

MOVING BASKETBALL AND PLAY EQUIPMENT AND ADDRESSING CRIME/SPEED







**CURRENT**

# ZUSSMAN PARK

**Moving basketball court and play equipment and adding noise berms**  
Parks Improvements Program

**City of Detroit- GSD**  
Ownership

**Planning 3Q 2019, Construction 1Q 2020**  
Timeline





PROPOSED

# ZUSSMAN PARK

Moving basketball court and play equipment and adding noise berms  
Parks Improvements Program

City of Detroit- GSD  
Ownership

Planning 3Q 2019, Construction 1Q 2020  
Timeline



# FINAL RECOMMENDATIONS

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PARK

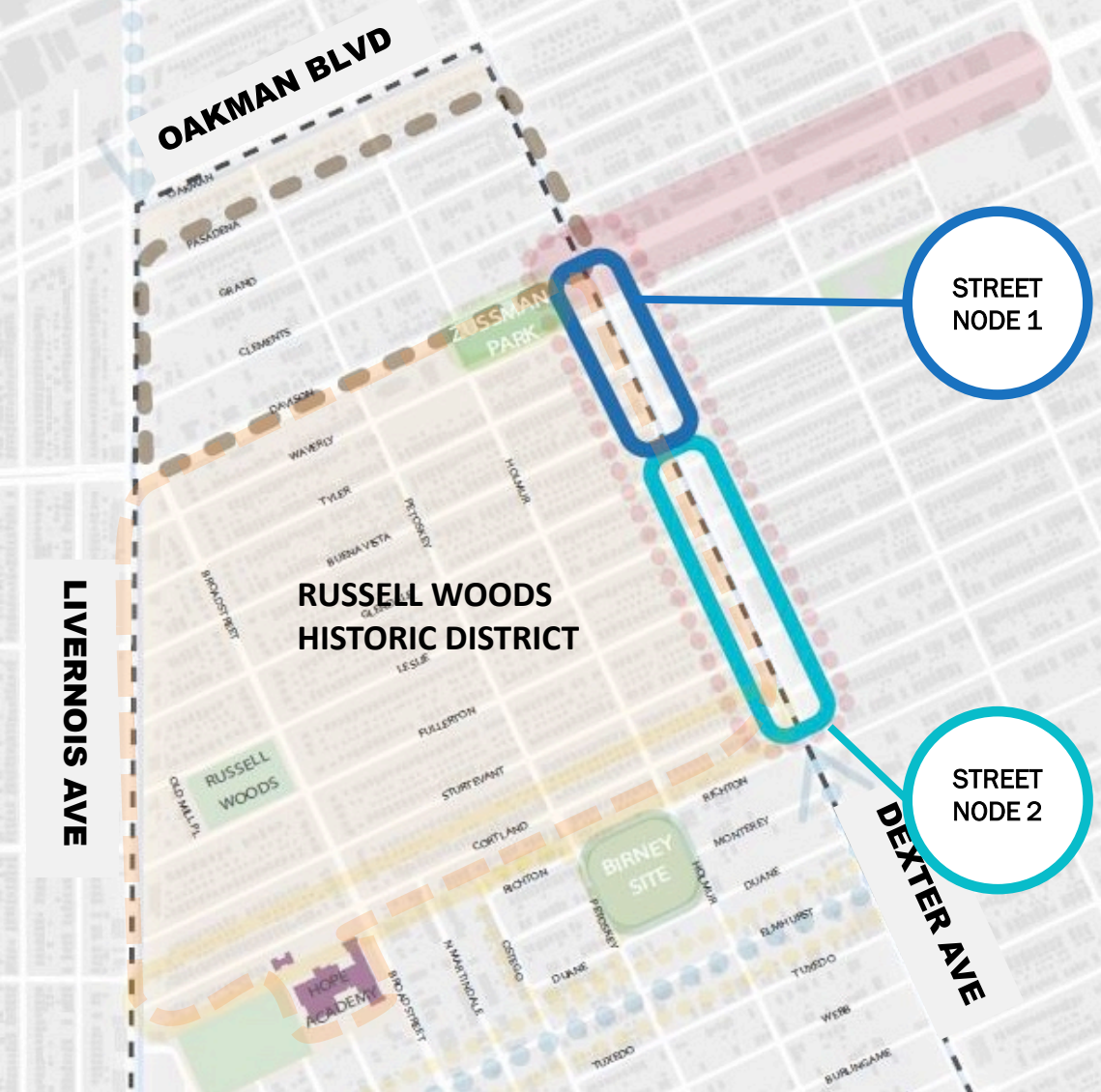
3

REVITALIZE  
DEXTER  
AVENUE

4

ARTS +  
HERITAGE





# STREETSCAPE

## Key Considerations:

- Dexter Avenue Improvements via the Road Bond
- Provide Safe Paths of Travel for Pedestrians
- Enhance Character of Local Business Area
- Adjacent Residential Area





# DEXTER AVENUE

ENHANCE EXISTING STREETScape – 5 LANES  
**NODE 2** – DEXTER AT FULLERTON





PROPOSED

# DEXTER AVENUE

Streetscape Improvements to Dexter Avenue – 5 LANES

Streetscape Bond

City of Detroit- DPW

Ownership

Planning 3Q 2019/ Construction 1Q 2020

Timeline





# DEXTER AVENUE

Gateways into the Russell Woods Historic District  
Streetscape Bond

City of Detroit- DPW  
Ownership

Planning 3Q 2019/ Construction 1Q 2020  
Timeline





# DEXTER AVENUE

Gateways into the Russell Woods Historic District  
Streetscape Bond

City of Detroit- DPW  
Ownership

Planning 3Q 2019 Construction 1Q 2020  
Timeline



ENHANCE NEIGHBORHOOD ENTRYWAYS  
DEXTER AT LESLIE STREET



PROPOSED

# DEXTER AVENUE

Gateways into the Russell Woods Historic District  
Streetscape Bond

City of Detroit- DPW  
Ownership

Planning 3Q 2019 Construction 1Q 2020  
Timeline



ENHANCE NEIGHBORHOOD ENTRYWAYS  
DEXTER AT LESLIE STREET



PROPOSED

# DEXTER AVENUE

Gateways into the Russell Woods Historic District  
Streetscape Bond

City of Detroit- DPW  
Ownership

Planning 3Q 2019 Construction 1Q 2020  
Timeline





# DEXTER AVENUE RETAIL





CURRENT

PROVIDE NEAR-TERM POP-UP COMMERCIAL OPPORTUNITY DEXTER AT TYLER



PROPOSED

# DEXTER AVENUE RETAIL

Pop Up programming on Dexter Avenue to support local businesses  
Proposed Retail Programming Strategy

City of Detroit- PDD, DEGC, Invest Detroit  
Ownership

Planning 3Q 2019  
Timeline



# FINAL RECOMMENDATIONS

1

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RESIDENTIAL  
BLOCKS

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ZUSSMAN  
PARK

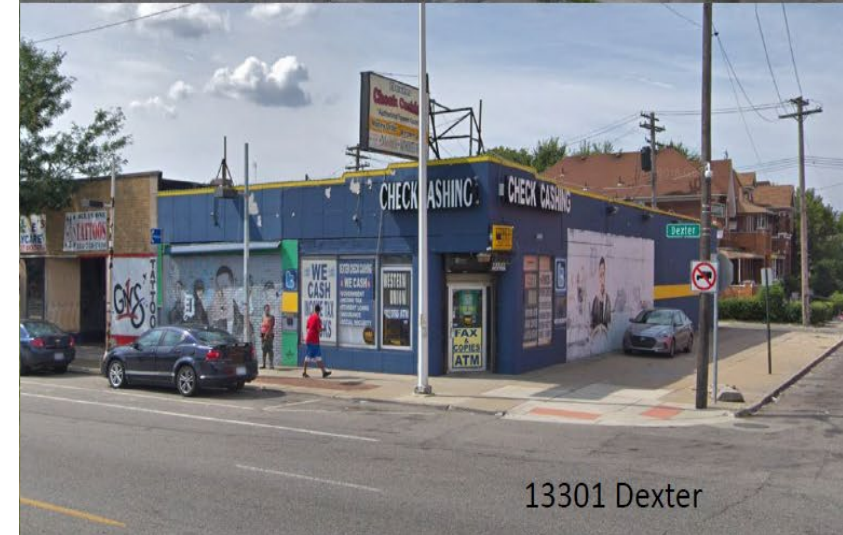
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ARTS +  
HERITAGE

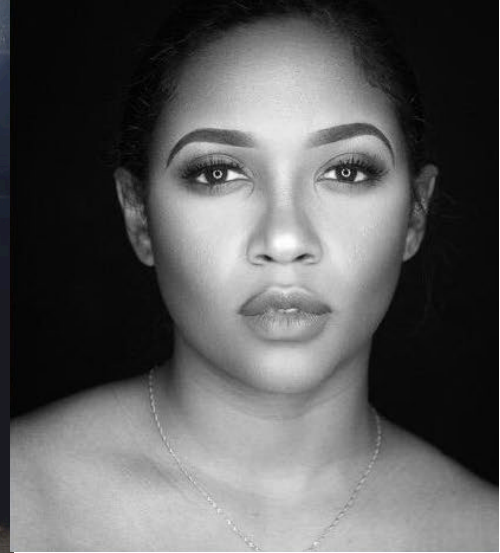




# THE ARTS ON DEXTER AVENUE

Dexter Avenue Murals are coming this summer!  
Community engagement meeting schedule for June 2019.





# THE ARTS ON DEXTER AVENUE

Murals on Dexter Avenue  
City Walls Program

City of Detroit- DPW  
Ownership

Planning 3Q 2019 Completion 4Q 2019  
Timeline





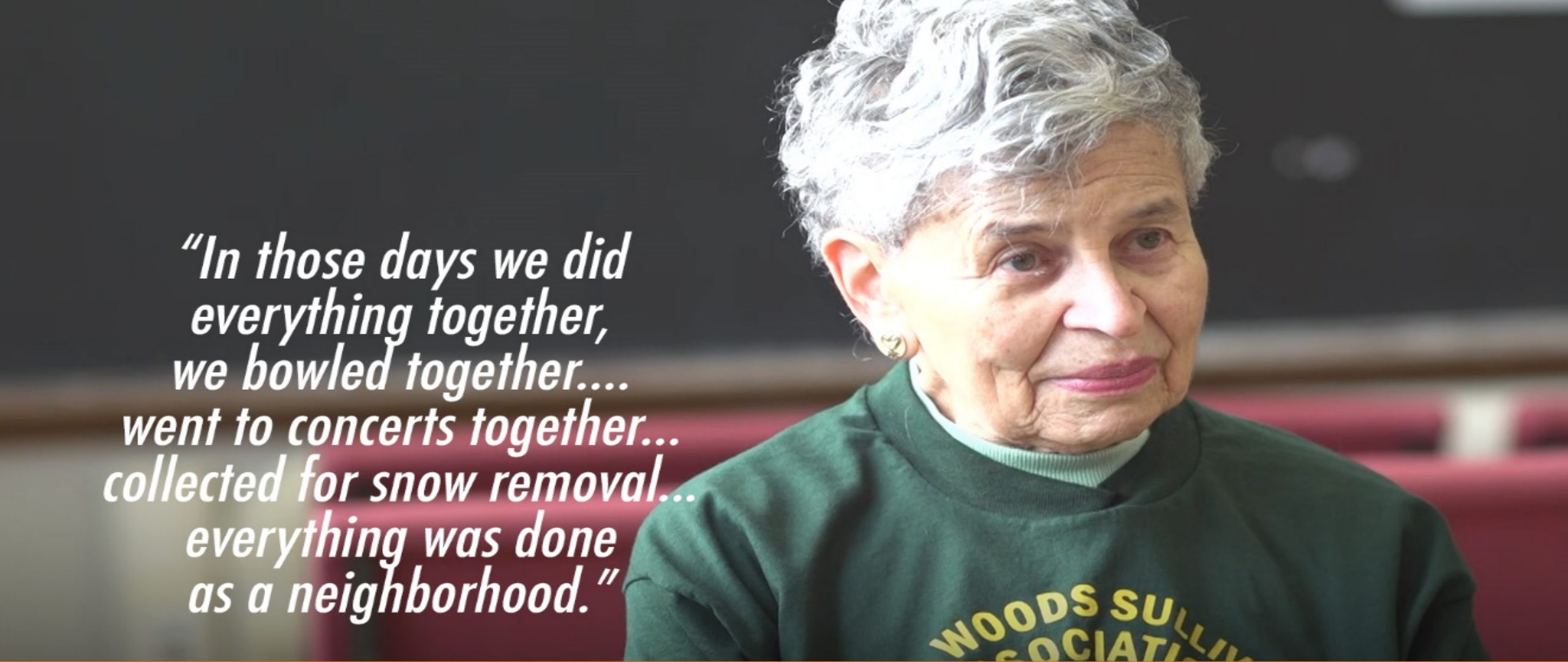
OVER 31 HISTORIC SITES  
TODAY IN  
RUSSELL WOODS  
+ NARDIN PARK



A NEIGHBORHOOD  
RICH OF CULTURAL  
HISTORY

Building upon the memories of culture and  
heritage in Russell Woods + Nardin Park






*"In those days we did everything together, we bowled together... went to concerts together... collected for snow removal... everything was done as a neighborhood."*

## A NEIGHBORHOOD RICH OF CULTURAL HISTORY

Jacque Nickerson

Memories of Russell Woods + Nardin Park  
from Residents





*"We had a soul food restaurant...  
a high end soul food restaurant  
on Dexter and everyone went there  
from the neighborhood."*

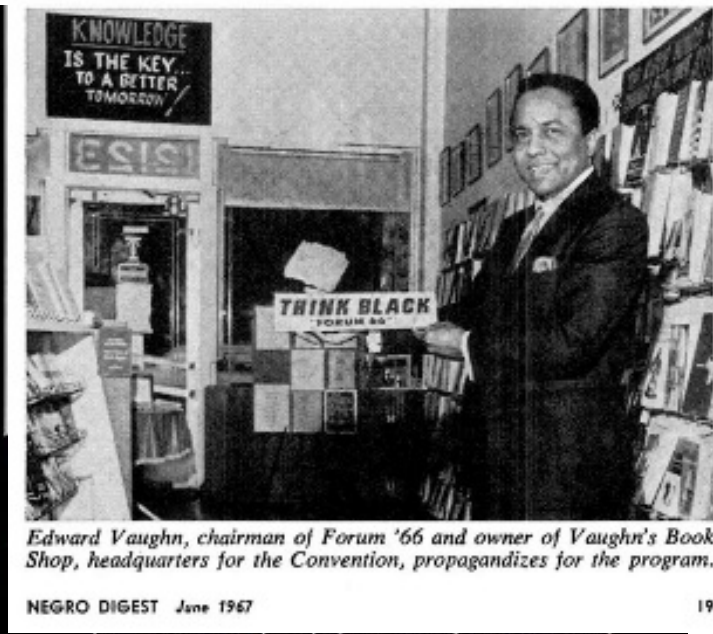
**A NEIGHBORHOOD  
RICH OF CULTURAL  
HISTORY**

**Dr. James Boyer**

Memories of Russell Woods + Nardin Park  
from Residents



THEN



# A NEIGHBORHOOD RICH OF CULTURAL HISTORY

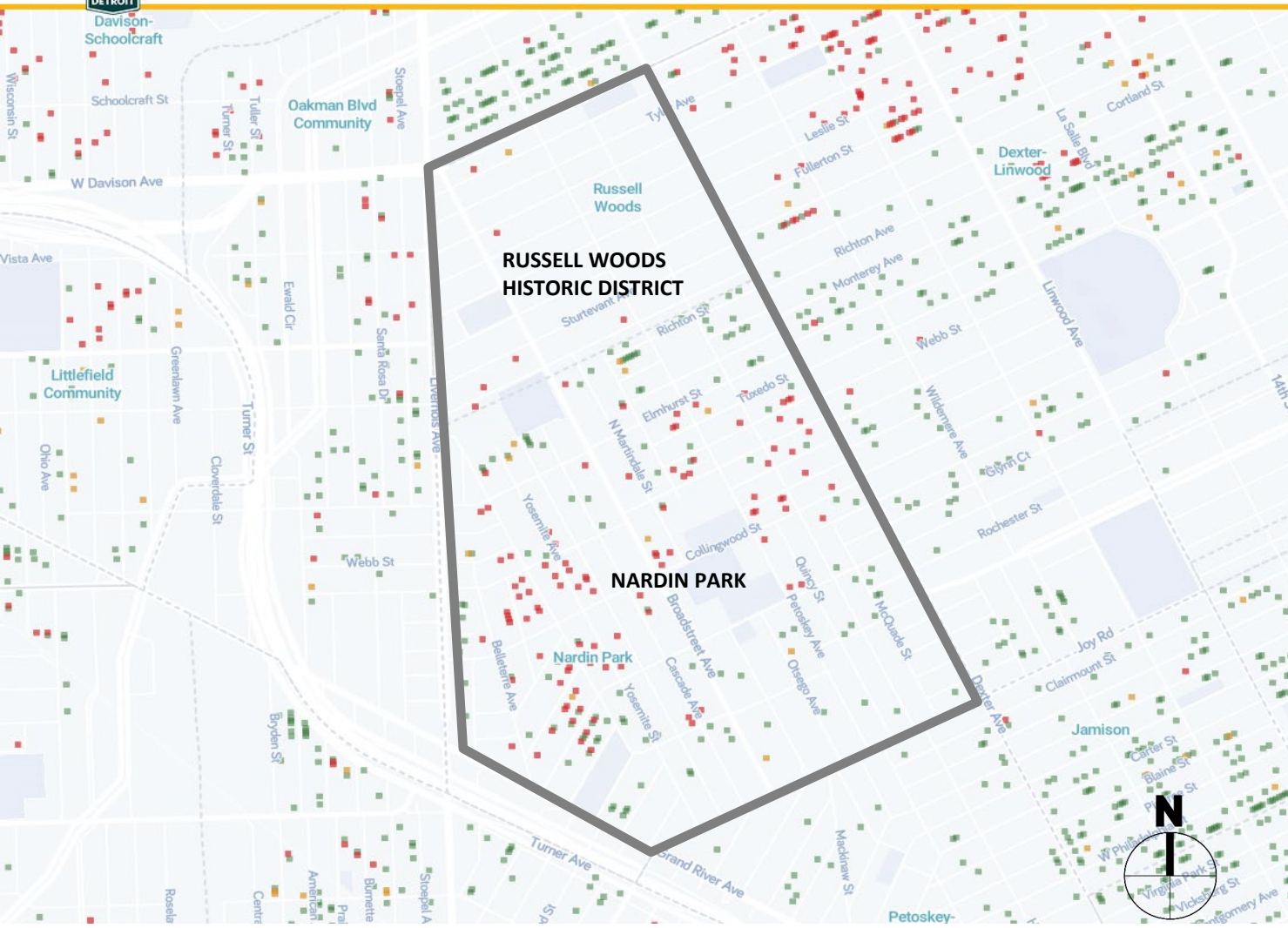
Building upon the memories of the past in Russell Woods + Nardin Park



# Upcoming Action Meetings

Project	Meeting Date	Focus area	City Contact	Program
<b>Housing</b>	June 29 <sup>th</sup> , 2019 11-3PM <b>DLBA Open House</b> Broadstreet Presbyterian <b>Resource Fair</b> July 2019	Russell Woods/ Nardin Park	Detroit Land Bank Authority	DLBA Sales (Own it Now, Auction, Side Lot)
<b>Zussman Park</b>	<b>Zussman Park Kickoff</b> Today, June 13 <sup>th</sup> , 2019 Ebenezer AME Church	Zussman Park	General Services Department	Park Improvements Plan
<b>Dexter Streetscape</b>	July 2019	Dexter Avenue	Department of Public Works	Streetscape
<b>Arts + Heritage</b>	<b>City Walls Murals Visioning</b> June 20 <sup>th</sup> 2019 3-5 PM Eleos Coffee	Dexter Avenue	General Services Department	City Murals Program





1. **Go to:**  
[www.detroitmi.gov/demolition](http://www.detroitmi.gov/demolition)
2. **Scroll Down to:** [Detroit Neighborhood Improvement Tracker](#)
3. **Type in the address on the lower right side of the map**
4. **Select data you wish to see**
5. **For mobile users: you can click the target like symbol in the upper left to activate GPS and the map will zoom to where you are.**

# HOUSING DEMOLITION

Check out our demolition website for updates related to residential demolitions