

**A healthy and beautiful Detroit,
built on inclusionary growth,
economic opportunity, and an
atmosphere of trust**

CITY OF DETROIT
MAYOR MICHAEL DUGGAN

**PLANNING AND
DEVELOPMENT DEPARTMENT**
MAURICE COX, DIRECTOR



CAMPAU DAVISON BANGLATOWN

Neighborhood Framework Plan
Planning and Development Department
City of Detroit, June 2019



CAMPAN / DAVISON / BANGGLATOWN 2019

CAMPAU

DAVISON

BANGLATOWN

Neighborhood Framework Plan

City of Detroit

Mayor Michael Duggan

Planning & Development Department

Maurice Cox, Director

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Foreword

The Campau/Davison/Banglatown Neighborhood Framework Plan is the product of a year-long community-based planning process to direct future neighborhood investment, guided by a citywide vision of “A healthy and beautiful Detroit built on inclusionary growth, economic opportunity, and an atmosphere of trust.”

The planning area has many strengths, including a rich history, a diverse population, resourceful residents, active community groups, unique businesses, a vibrant arts scene, well-loved civic institutions, and an undeniable energy. The recommendations found in this plan aim to build on these strengths, reinforcing the positive things that are already happening while addressing the needs, desires, and visions of community members. This report includes both near-term priority projects and long-term recommendations for improving streetscapes and connectivity, strengthening open space and community nodes, and stabilizing and revitalizing residential neighborhoods and commercial corridors.

The framework plan is the result of many contributing voices from the communities of Campau/Davison/Banglatown and the City of Detroit. The planning team is thankful for the dedication, openness, and creativity of the many stakeholders who participated in the making of this plan.

Acknowledgements

CITY OF DETROIT

Planning & Development Department (PDD)
Housing & Revitalization Department (HRD)
Department of Neighborhoods (DON)
General Services Department (GSD)
Department of Public Works (DPW)
Detroit Building Authority (DBA)
Detroit Economic Growth Corporation (DEGC)
Detroit Land Bank Authority (DLBA)
Detroit Parks & Recreation Dept (DPRD)
Detroit Public Schools Community District
Mayor's Office

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Abdul Motin
Arif Huskic, Common Word Alliance
Bandhu Gardens
Bangla School of Music
BAPAC
Buddhist Council of America - Detroit
Carmen's Community Mini Market
Charlie O'Geen
Chido Johnson, Zimbabwe Cultural Center
Daniel Schneider, Detroit Peppers
Davison Elementary/Middle School
Derrick Durham, Caniff B-Quiet
Detroit Public Library - Knapp Branch
East Davison Village Block Club
Eli Gold
Evelyn Patterson
Frontier International Academy
Global Detroit
Heavenly Star Block Club
Hope Center
Islamic Center of North Detroit
King's Ice Cream
Lasky Recreation Center
Mika'il Stewart
Mohamed Uddin
Pat Cortner
Patti Dukes, The Studio
Popps Packing
Power House Productions
Redemptive Love Christian Center
Restore Northeast Detroit
Sameerah Saadiq, Al-Wali Childcare Center
Women of Banglatown

We greatly appreciate the many community residents, organizations, and other stakeholders that provided their thoughts and feedback throughout the planning process.

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A large, bold, white number '1' is positioned on the left side of the image. The background consists of a dense forest of green trees and a field of green grass in the foreground.

1

**EXECUTIVE
SUMMARY**



Introduction

The Campau/Davison/Banglatown Neighborhood Framework Plan is a broad community-driven vision that includes both near-term and long-term strategies for enhancing:

- Streetscapes and connectivity
- Open space and community nodes
- Housing, rehabilitation, and economic development

The plan synthesizes these three main topics into a single, holistic framework.

The Campau/Davison/Banglatown planning area has strong local institutions, vibrant and diverse communities, active stakeholders, and innovative initiatives already taking place. This is a great neighborhood with a huge amount of growth potential. The purpose of this framework plan is to nurture that potential by encouraging the positive that are already happening and by directing future resources toward catalytic public-realm projects that will have the greatest positive impact on the surrounding communities. This is an action-oriented plan that recommends actionable projects that can be realized in the near future.

The Detroit Planning and Development Department's vision for the city in 2021 is "a healthy and beautiful Detroit built on inclusionary growth, economic opportunity, and an atmosphere of trust." A major goal of this plan is to provide effective, innovative, and adaptable tools and approaches for achieving that vision, using Campau/Davison/Banglatown as the starting point. The recommendations outlined in the following pages have been developed specifically for the Campau/Davison/Banglatown area, but the ideas do not have to stop there—many of the strategies could be adapted to benefit other neighborhoods across Detroit.

Creating a successful framework plan requires an active process. Our approach has been to:

- Listen to community members and stakeholders at every step
- Learn from past planning efforts and today's realities
- Envision the future we want to see
- Develop innovative projects to bring our vision to reality
- Implement those projects in the near term

Meaningful community engagement leads to a shared vision. Throughout this project, we have maintained a continuous feedback loop that includes the City, the planning team, and the community.

The Site

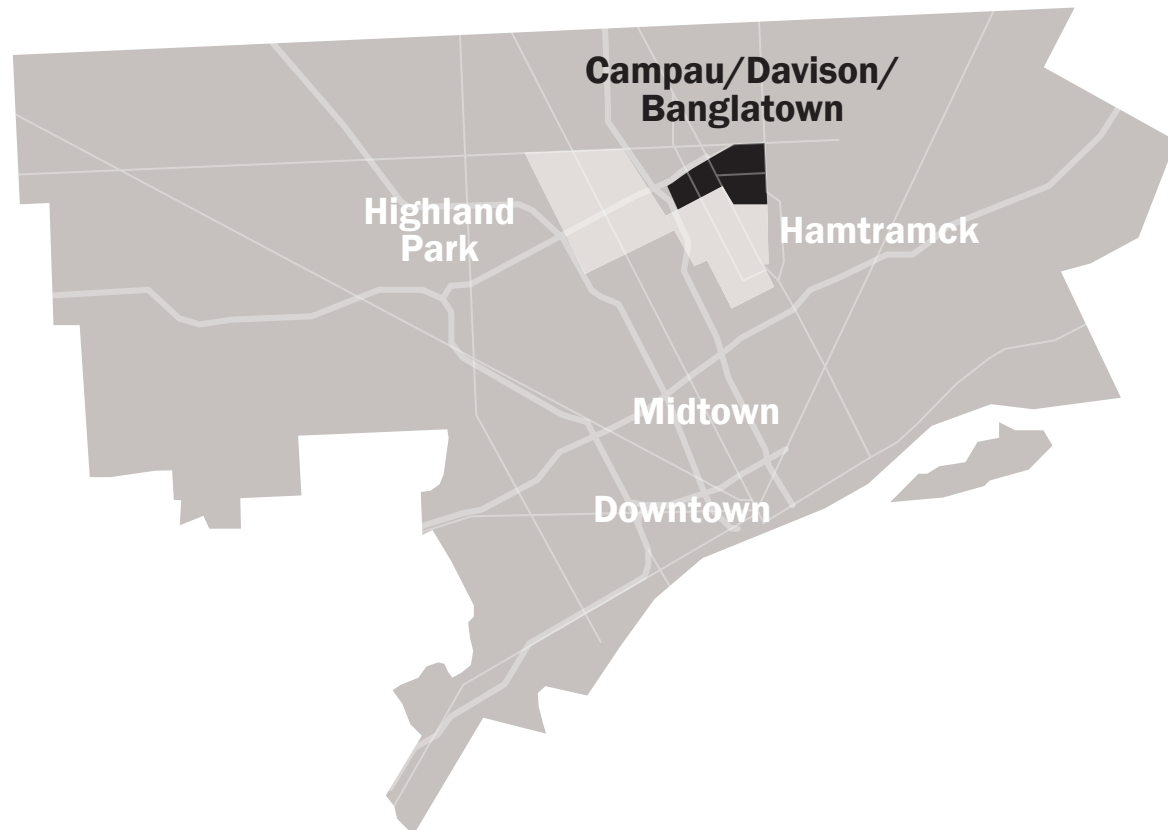
Campau/Davison/Banglatown planning framework area is just over one square mile of predominantly residential property located along the central spine of the City of Detroit about seven miles northwest of Downtown Detroit—about a 10 to 15 minute drive—and just north of the City of Hamtramck. The planning area is bounded by the Chrysler and Davison freeways (I-75 and M-8) to the west, E Davison Street and E McNichols Road (6 Mile) to the north, Mound Road to the east, and Carpenter Avenue and the City of Hamtramck border to the south.

The center of the planning area is dominated by ca. 80 acres of civic space, including the 65-acre park complex including Jayne Field and Lasky Rec Center, the Knapp Branch of the Detroit Public Library, and two charter schools.

The central spine of the area is Conant Street, a vibrant commercial corridor that serves as the main street of Detroit and Hamtramck’s current residents and growing Bengali community.

The residential neighborhoods immediately to the east and west of Conant are dense and largely intact—they are home to Detroit’s growing South Asian and Middle Eastern immigrant communities as well as earlier generations of Polish and eastern European immigrants, while African American residents

dominate the neighborhoods to the far west and northeast. These areas have higher rates of vacancy and open land, but are stabilized by dedicated residents and strong institutions.



Detroit

**Greater Concord
Missionary Baptist
Church**

**Commonwealth
Academy**

McNichols

Mound

Conant

Davison

Luce Ave

Campau

**Knapp
Library**

**Ride-it
Sculpture
Park**

Jayne Field

**Lasky Rec
Center**

**Davison
Elementary**

Lawley St

**Frontier International
Academy**

**White
Academy**

**Islamic Center
of North Detroit**

Fenelon St

Mound

Davison Fwy

**Carmen's
Community
Mini-Market**

**Hope Center/
Farmers Market**

Halleck St

**Collins
Park**

13000 Dequindre

Carpenter

**Bridge Academy/
Former Hospital**

Conant

Popps Packing

Carpenter

Hamtramck

Casmere St

Caniff

Chrysler Fwy

Campau

Framework Plan

The Campau/Davison/Banglatown Neighborhood Framework Plan is a holistic neighborhood framework that weaves together three primary planning elements:

Streetscapes & Connectivity

- Enhance key east-west pedestrian corridors to link neighborhoods with community assets
- Improve pedestrian safety by enhancing crossings at major streets
- Use traffic calming measures to reduce dangerous speeding on residential streets
- Enhance streetscapes with sidewalk improvements, lighting, street trees, and landscaping to attract greater foot traffic and support retail
- Use vacant lots to establish new bike/pedestrian routes

Open Space & Community Nodes

- Strengthen existing park facilities and add amenities that cater to families and nearby residents
- Create greater access to Jayne Field by improving pedestrian crossings, adding new gateways and by installing new internal path networks
- Transform vacant lots into community green spaces
- Encourage and reward community land stewardship

Housing, Rehab, & Economic Development

- Adaptively reuse vacant structures to create affordable multifamily housing
- Position vacant commercial properties along Conant to attract redevelopment of new retail and commercial uses
- Leverage the existing DLBA side-lot program to make it easier for residents to purchase lots in their neighborhood.
- Pilot project to bundle DLBA vacant homes and lots together for rehab and land-based uses.

While each of these three topics and their goals can be viewed in isolation, the goal of this framework plan is to combine as many of them as possible into one holistic framework. For example, street improvements on Conant Street are not simply a streetscape and connectivity matter, but also a way to drive foot traffic and support local businesses along that corridor. Converting vacant lots into pedestrian shortcuts is a way to create new recreational spaces, in addition to enhancing mobility between neighborhoods. And, concentrating streetscaping, new community green spaces, bundled lots, and stewarded lots near key neighborhood gateways is a way to focus neighborhood stabilization and create a visible ecosystem of mutually-supportive projects.

- Development Sites
- Bundled Lots
- Green Nodes
- Street Improvements
- Safe Crossing

Detroit

Hamtramck

Conant streetscape improvements

traffic calming

park boulevard

safe through streets

stewardship program

bundling program

neighborhood stabilization

Transfiguration Academy

safe walking route

Jayne Field west

green alley

Jayne field improvements

Campau streetscape improvements

safe crossing

Davison school yard

13200 Campau

green alley

redevelop 12449 Conant

EDV community open space

cut through

bundling pilot

cut through

greenway connector

traffic calming

safe through streets

stabilize 13000 Dequindre

green alley

3021 Carpenter

bundling program

stewardship program

Joe Louis greenway

Projects & Recommendations

Near-term Projects are quick-win projects that have secured funding and/or City approval and can be completed in the next 3-5 years. Some of these projects are already underway.

Streetscapes & Connectivity

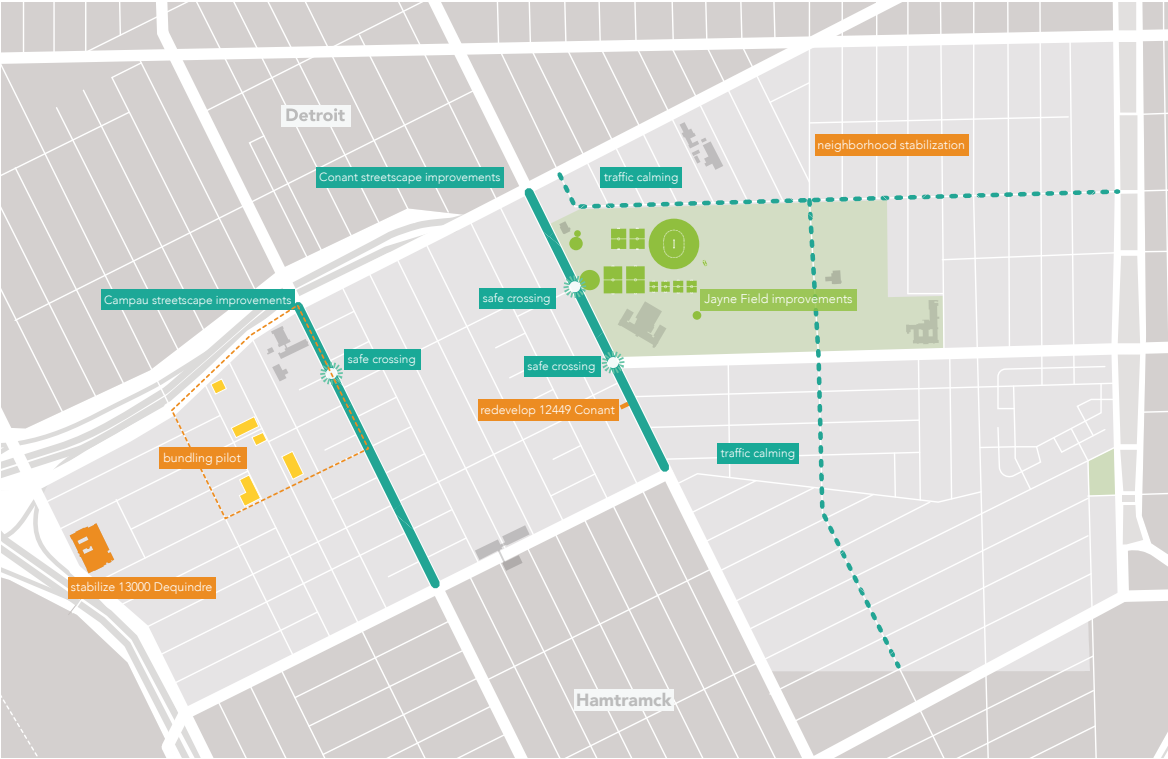
- Conant Streetscape Improvements
- Campau Streetscape Improvements
- Traffic Calming on Luce and Fenelon

Open Space & Community Nodes

- Jayne Field Facilities: Splash Pad, Concessions, and athletic Fields
- Jayne Field Gateway on Conant

Housing, Rehab & Economic Development

- 12449 Conant Redevelopment
- 13000 Dequindre Stabilization
- DLBA Stewardship Program
- DLBA House + Lot Bundling Pilot
- Neighborhood Stabilization North of Jayne Field: DLBA Own-It-Now program and vacant structure demolitions



Long-term Vision includes recommendations for future projects which may be catalyzed by earlier developments in the neighborhood. These recommendations have not been approved for funding and do not yet have a clear timeline for completion at the time of this report .

Streetscapes & Connectivity

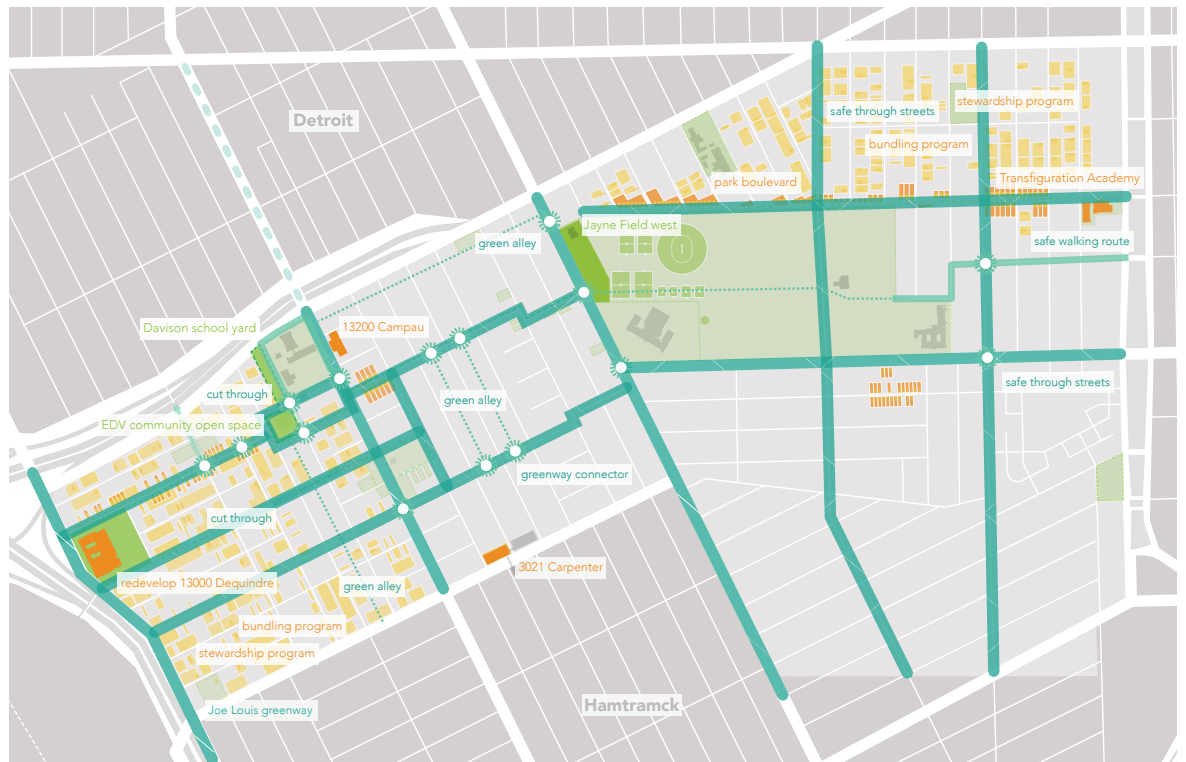
- Lawley Corridor: streetscape improvements and safe walking routes
- Luce Corridor: streetscape improvements and safe walking routes
- Slow Streets & Safe Routes: permanent improvements on Luce, Fenelon, Buffalo, and Charles
- Joe Louis Greenway and connector route

Open Space & Community Nodes

- Jayne Field West Improvements
- Cut-Throughs on Meade and Dearing St.
- East Davison Square
- Davison School Yard

Housing, Rehab & Economic Development

- 13000 Dequindre redevelopment
- DLBA House + Lot Bundling
- Infill housing on Lawley, Garvin, and Luce





2

APPROACH



15160

15154



Vision

A healthy and beautiful Detroit, built on inclusionary growth, economic opportunity and an atmosphere of trust.

Mission

This neighborhood framework will build on the many strengths of the Campau/Davison/Banglatown area by identifying implementable projects that support the current practices and qualities that make the neighborhood great—and encourage new ones that help the neighborhood achieve positive growth in both the short and long-term.



Approach

In Campau/Davison/Banglatown, things aren't always what they seem. Vacant lots are cricket pitches. Back alleys are shortcuts and safe passageways. Vacant buildings are art galleries, theaters, and pop-up shops. Tiny backyards are part of a sprawling, neighbor-to-neighbor farm economy.

These surprises underline the importance of careful listening and seeing—of approaching a place without biases or assumptions, and making a committed effort to understanding that place before making any decisions about it. It is only through deep engagement and careful observation that innovative, lasting solutions can be developed for complex, fluid places like this. Campau/Davison/Banglatown is a diverse place with its own unique needs, opportunities, and challenges—it requires unique solutions, not formulas and boilerplate approaches. The planning team's approach to the Campau/Davison/Banglatown Neighborhood Framework Plan process has been to use robust community engagement and ethnographic research to identify specific, place-based conditions and form a deep understanding of what residents and community stakeholders really need and want.

A successful neighborhood framework plan should use innovative, place-specific recommendations, but that doesn't

necessarily mean reinventing the wheel or bringing in exotic outside ideas—many of the best solutions form organically, sprouting from within the community. There are many residents, business owners, community leaders, and other stakeholders in the planning area who have already been hard at work improving their neighborhoods in their own way, and with some amazing results. The planning team's approach to this area identifies ways to channel existing local initiatives and build on what's already there, creating innovative and implementable projects that catalyze local resources into new ways to enhance economic opportunities, increase safety and accessibility, and beautify the physical environment.



Goals

Our goal is to develop a planning framework that synthesizes three interrelated planning elements (streetscapes & connectivity, open space & community nodes, and housing, rehabilitation and economic development) into one holistic, community-driven vision, anchored by projects that can be achieved in both the near- and long-term. We want to respond to the most pressing needs and concerns of the community today, as well as build on the many positive things currently happening in the neighborhood.

Our approach is to plan and design in a way that builds on and transforms community needs and aspirations to create unexpected, innovative, and implementable projects that catalyze local resources into new urban developments. Our work is rooted in in-depth, ethnographic research that identifies specific, place-based conditions, and community engagement that tries to get to the bottom of what residents, businesses, and other stakeholders want. We will develop a Neighborhood Development Plan that enhances economic opportunities, increases accessibility and safety, and beautifies the physical environment by building on what's already there.



Streetscapes & Connectivity

Issues:

- Neighborhoods feel isolated from each other and cut-off from important community hubs by an irregular street grid
- Speeding, streets that are too wide, and lack of bike and pedestrian infrastructure makes it difficult, uncomfortable, and sometimes dangerous to move around the area

Goals:

- Connect important community hubs like schools, Jayne Field, and the library
- Make neighborhoods more open, accessible, and walkable
- Make streets safe for walking, biking, and driving
- Make streets more beautiful and comfortable

Open Space & Community Nodes

Issues:

- Large amounts of publicly-owned vacant land are a burden on the community and are not living up to their full potential
- Jayne Field is a local treasure and a potentially catalytic park, but it does not have all the attractions and accessibility it needs in order to serve the entire community

Goals:

- Get open land back into productive, legal uses that benefit the community
- Strengthen Jayne Field by improving access, adding community-oriented amenities, and building bonds with nearby institutions like libraries, schools, and local businesses
- Help surrounding neighborhoods like EDV feel more connected to increased use

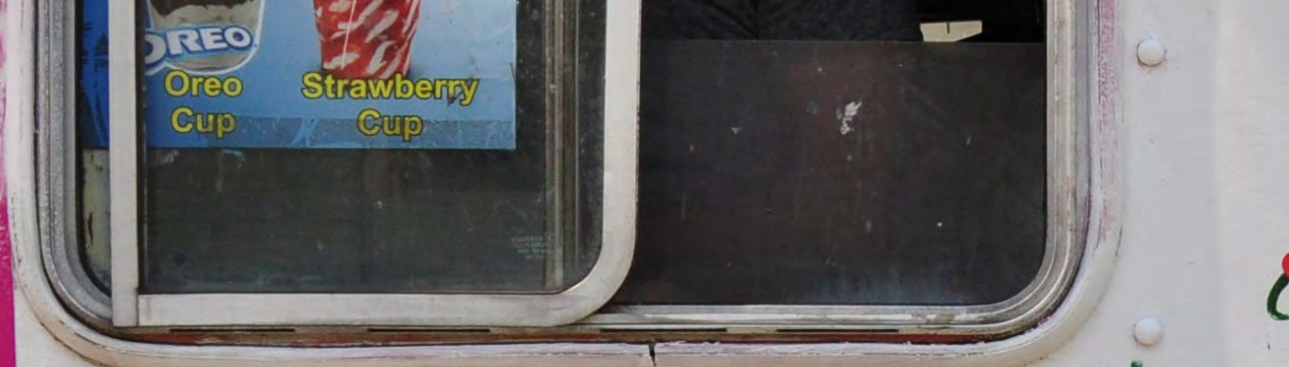
Housing, Rehab, & Economic Development

Issues:

- Large numbers of vacant parcels and empty homes owned by the DLBA
- A number of prominent commercial and institutional buildings remain empty and unused
- Conant Street is a vibrant shopping corridor, but it is not the everyday go-to destination for many in the neighborhood

Goals:

- Get as many vacant parcels and rehabbed homes into the hands of residents as possible, especially current residents who have been stewarding the land for years
- Stabilize, rehabilitate, and occupy prominent buildings such as 13000 Dequindre and 12449 Conant with new uses that serve community needs
- Improve access to Conant Street from all parts of the planning area, and encourage a broader mix of uses that serve local needs



3

COMMUNITY
ENGAGEMENT





Engagement Approach

A Successful plan is grounded in listening—of approaching a place without biases or assumptions, and trying hard to really understand that place before making decisions about it. It is only through deep engagement and careful observation that innovative, lasting solutions to problems like vacancy, and a lack of connectivity can be identified and developed. Since the beginning of this planning project, the process has held to the following core principles for engagement:

- Meet people where they are
- Be clear and accessible—no jargon!
- Make engagement fun
- Treat engagement as a means AND an end in itself
- Build a strong local presence

A variety of engagement tools and methods were used throughout this process in order to reach the widest audience possible.

These tools include:



Public Meetings

A total of four City-led meetings were held throughout the planning process in order to give project updates and solicit general feedback from a broad group of community members at major project milestones. The first meeting was intended to introduce the project and the planning process; the second was to gather input on key issues; the third was to get feedback on initial planning recommendations; and the fourth was to present priority projects that will be implemented in the near-term. These meetings combined informational presentations with more creative tools for soliciting feedback, including a name-your-neighborhood activity, story-share and photo booths, image captioning activities, collaborative mapping activities, and other hands-on activities.



Listening Sessions

Over a two-day period in June 2018, the team held five topic-based, small-group listening sessions with key stakeholders in the planning area. Participants included members of the local arts community, the East Davison Village Block Club, religious institutions, farmers and gardeners, and business owners. These candid and casual conversations allowed the team to understand special issues and concerns that are unique to each of these groups. For example, how do current zoning restrictions affect artists who want to create community arts spaces? How do block club members act as open space stewards in their neighborhood? How do local mosques influence foot traffic? What infrastructure do urban gardeners need to scale up? How can local businesses support each other?



Focus Groups

Focus group meetings were held prior to larger public meetings as a means to present and test planning ideas in a small-scale setting. We held one women-only session that attracted Muslim women who did not always feel comfortable attending or speaking up at larger public meetings. We also held sessions with the most engaged members of the community, in order to vet and refine our ideas before presenting them to the broader public.



1-on-1 Interviews

When the opportunity arose, we met with individual stakeholders who represented key community hubs or who play a particularly influential role in the planning area. For example, we met with the head librarian of Knapp Library to better understand the relationship between the library and Jayne Field, as well as opportunities for public space interventions that could expand the library's reach in the community. We also met with a teacher at Davison School who was an advocate for more outdoor learning spaces, local farmers with experience acquiring public land for food production, and individual residents who shared their diverse personal views on current realities in their neighborhood.



City Office Hours

Despite widespread interest and curiosity about this planning project, not everyone has the time or the desire to attend a public meeting. Others may attend meetings but don't get the opportunity to ask questions. Weekly office hours at Knapp Library provided an additional forum for people to ask questions and voice comments directly to City staff.



Mobile Engagement Station

Sometimes the planning process needs to be taken out to where people are, rather than rely on people to show up to scheduled planning meetings and events. To accomplish that, the planning team hired an ice cream truck, had it painted with a map of the planning area, loaded it with flyers, and drove it around on a hot July weekend to serve free ice cream... topped off with a generous dollop of planning knowledge. The highly visible ice-cream-truck-turned-planning-station drove around neighborhoods that had the lowest turnout at engagement events to date, distributing informational flyers in English, Bengali, and Arabic. The truck was especially effective at reaching children, teens, and recent immigrants—all groups who rarely attended other events but nevertheless had important things to say about their neighborhood.



Interactive Models

The planning process can be complex and abstract—and physical tools are a great way to bring tough ideas into clearer view. The planning team used a 24-foot-long scale model of Conant Street to allow community members to test out different streetscape designs and right-of-way configurations. Participants discovered for themselves what worked and what didn't, and quickly landed on priorities for the streetscape.



Project Newsletter

The planning team relied on local project ambassadors to spread information about the plan among friends, family, and neighbors. The team created two editions of a broadsheet newsletter with information about the planning process, past and future engagement events, and planning ideas and recommendations. Stacks of newsletters were distributed to public meeting attendees; to institutions like schools, the library, churches, and mosques; to block clubs; and to other community nodes who then passed copies on to others in the neighborhood.

Community members on the project e-mail list also received a regular digital newsletter from the City, including progress updates, summaries of engagement events, calendar dates for upcoming events, and links to reports.



Collaborative Mapping

Residents and community members are the experts of their own neighborhoods. The planning team used a range of collaborative mapping activities to allow residents share the ‘what’ ‘where’ and ‘who’ of what is happening in their neighborhood, where, and by who—revealing on-the-ground details and insights that would be impossible to gain by looking at the official maps and data. By creating maps of the planning area, stakeholders showed us how neighborhoods are defined, identified important routes, pinpointed locations at which it is dangerous to cross the street, revealed which land is being spontaneously cared for by residents, and much more.



Photo Booth/Story Booth

Not everyone feels comfortable speaking in front of a large crowd or sharing their thoughts in a group activity. Other people jump at any opportunity to share their personal experiences and speak their mind. For both groups, a story-share booth can be an ideal way to make their voices heard. At two of the large public meetings, the planning team set up a private booth where visitors could record a few minutes of their thoughts and have their photo taken.







Critical Observation

Direct observation is an important way to supplement community feedback. Taking cues from William Whyte, who famously gained insights about the design of public space by simply observing how people behave in public space, the team spent hours walking and driving around the planning area. This yielded valuable insights about people and places that formal community engagement might have missed.

Engagement Timeline

Spring 2018

Summer 2018

<p>Community Meetings</p>	<p>Community Meeting 1: Kick-off May 8, 2018 Frontier Int'l Academy</p>		<p>Community Meeting 2: Listening August 14, 2018 Frontier Int'l Academy</p>	
<p>Listening Sessions & Focus Groups</p>	<p></p>	<p>Listening Sessions: - Artists - EDV Block Club - Religious Leaders - Farmers & Gardeners - Business Owners June 18-19, 2018 Various Locations</p>	<p>Focus Groups: Land Stewards, Conant Street, Jayne Field July 12, 2018 Lasky Rec Center</p> <p>Focus Group: Women July 13, 2018 Islamic Center of North Detroit</p>	<p></p>
<p>PDD/HRD Office Hours</p>		<p></p>	<p></p>	
<p>Interactive Engagement</p>			<p>Mobile Engagement Station July 12-14, 2018 Everywhere</p>	

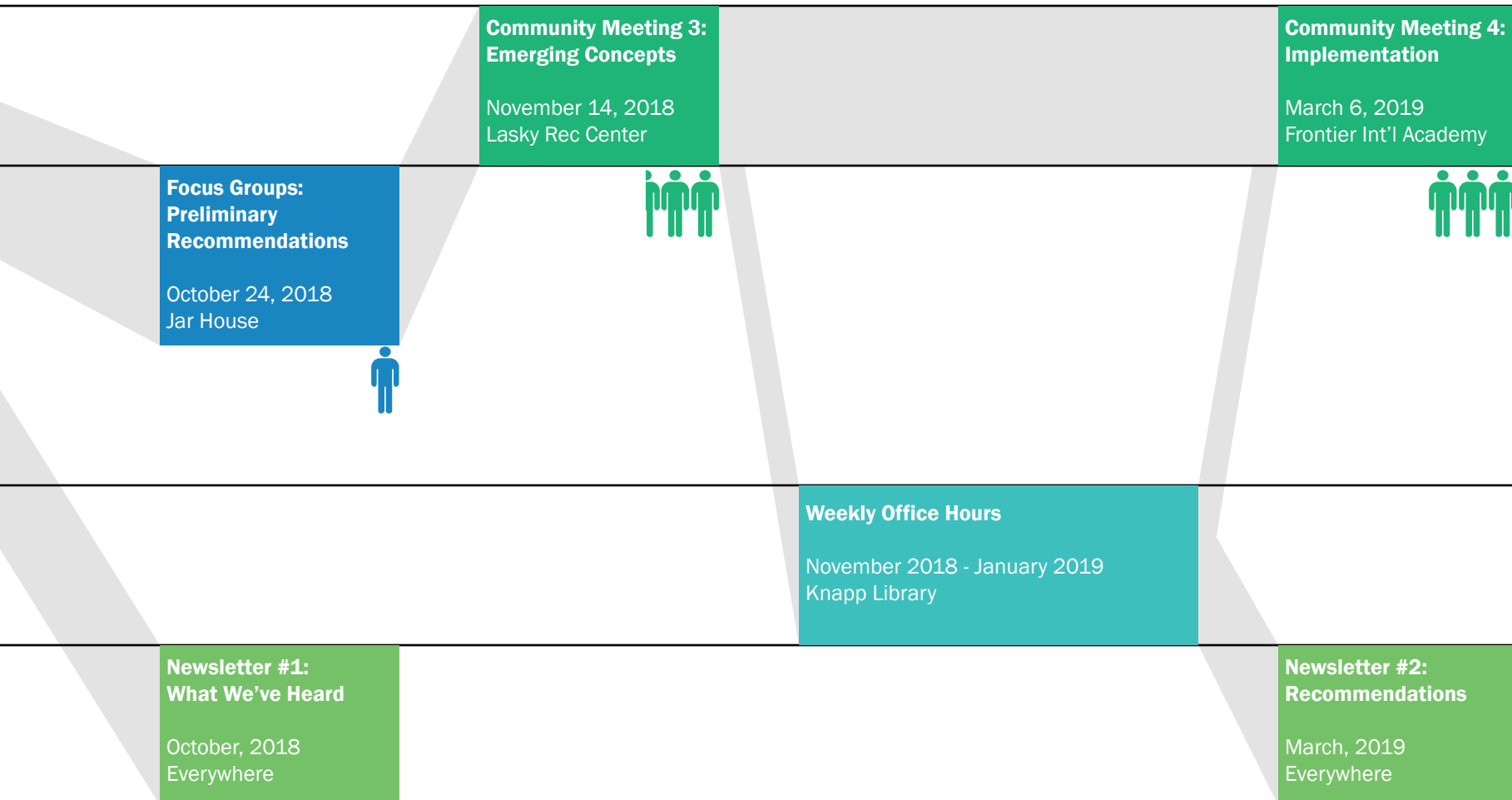
 = 20 people

 216 cones eaten

Fall 2018

Winter 2018-2019

Spring 2019



500
copies distributed



1000
copies distributed

What We Heard

Some of the most important themes and ideas we have heard are:

Streetscapes & Connectivity

The Basics:

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

Local Gems:

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

Safe Crossings:

Build new crosswalks on Conant and Joseph Campau to improve pedestrian safety, especially at Davison Elementary, Knapp Library, and Jayne Field.

Slow Down:

Re-design main and side streets to reduce speeding and dangerous driving.

Open Space & Community Nodes

Gathering Places:

Create new spaces where communities can gather and socialize, both in- and outdoors.

Young Folks:

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

Land Stewardship:

Clean up vacant lots and use them to benefit the community. If residents are already caring for vacant property, give them the opportunity to buy the lots.

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 produce innovative projects that benefit the community.

Safety:

Take clear steps to reduce crime such as community policing, neighborhood patrols, installing more street lights, and strengthening community ties.

Housing, Rehab, & Economic Development

Vibrant Conant:

Support existing businesses and encourage a more diverse mix of new businesses along Conant Street.

Housing mix:

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

13000 Dequindre:

Re-activate the former Washington Career Center; explore training/education, housing, retail, social services, and more as possible options.

We ♥
EAST
DAVISON
BLOCK CLUB

Davison Fwy

Arlington @
Davison
Crime

Davidson
1/15/15

walking path
to the
school

JDS,
CAMPAN
IS TOO WIDE
NEAR THE
SCHOOL

DUMPING
CENTRAL!

KIDS
WALK TO
SCHOOL
HERE

Dearing

Carmen's

POCKET PARK
AROUND
THIS
AWESOME
STORE

- ① Security
- ② clean it up
- ③ sell the DLBA houses

Fire
damaged
Structures

Dumping

No one
crosses
due to crime,
street lights

Expand the
Banglatam
farmer's
Market

Mitchell

Islam
North

Lawle

stopping
the
trash!

Pollinator corridor
/ Fruit + Nut
Orchard
Walkway
thru greenspace

Soccer
field!
Fence it in
please

Jos. Campau

Hope Center

Can we
make a
store?

Frequent
visible
policing

Not safe

people
gather but
it's not safe

Meade

DLBA -
Could they
rehab or
put DLBA houses
up for sale

DTE does
not keep power
lines cleaned
of vegetation

Lean

JOB
TRAINING?
COMMUNITY
CENTER?

map
knocked
out

Burnside

McPherson

Dequi

Trees/noise
pollution barrier
than freeway
+ neighborhoods

Walk in the
Street
Could the trees
be cut higher

Everybody
is on
their own

there's a
lot of trees
that need to
be cut down

Burnside

Burnside
Car Wash
is
COOL

map
knocked
out

There's a
building here
that needs
demo

Carpenter

Jos. Campau

Engagement by the Numbers

550+

Total People Engaged

200+

Individual Meeting Participants

1,450

Event Flyers Distributed

1,500

Newsletters Printed

216

Ice Cream Cones Traded for Ideas

3

Languages Used

14

Public Events

7

Event Venues



A photograph of a garden with a wooden trellis structure. The trellis is made of vertical wooden posts and horizontal wooden beams, with a network of thin wires or strings attached. The garden is filled with various plants, including green leafy vegetables and dark red plants in the foreground. A path leads through the garden towards a white house in the background. The sky is blue with some clouds.

4

PLANNING AREA



Welcome to the Neighborhood!

Campau/Davison/Banglatown is a predominantly residential area just over one square mile located about 7 miles northwest of Downtown Detroit and just north of the Hamtramck city line. The green heart at the center of the planning area is made up of nearly 80 acres of civic space, including the 65-acre park complex of Jayne Field and Lasky Rec Center, the Knapp Branch of the Detroit Public Library, and two charter schools. The central spine of the area is Conant Street, a vibrant commercial corridor that runs along the west edge of Jayne Field and serves as the main street for the community. But, while the Campau/Davison/Banglatown planning area is small, it is by no means a single neighborhood. It is really a collection of many distinct—though often overlapping—neighborhoods and communities. These communities can be defined by physical character, geography, demographics, history, and culture. Each neighborhood also has distinct sets of needs, wants, and visions for their future. The planning area can be roughly divided into four “neighborhoods”:

East Davison Village is the area west of Joseph Campau Avenue. It is the oldest neighborhood in the planning area, and boasts an active and tight-knit community and a rich local history. In recent years, this neighborhood has struggled with crime and growing numbers of empty buildings and vacant lots. However, dedicated residents

steward vacant land in the present, while community anchors like Davison Elementary/Middle School, the East Davison Village Block Club, Carmen’s Community Mini-Mart, and Pops Packing provide a strong foundation for the future.

Banglatown is the area between Joseph Campau and Conant. This is the heart of Detroit’s growing Bangladeshi community, as well as a vibrant arts scene. Large families live in colorful, closely-spaced bungalows, giving this neighborhood the highest population density in Detroit. This neighborhood is also home to a large informal economy, centered around home-based cottage industries and dozens of backyard gardens specializing in Bangladeshi produce.

North of Jayne Field is the area east of Conant and north of Charles. The area directly north of Jayne Field is isolated from the rest of the planning area, and has large numbers of vacant lots—though some of these are being put to use as urban farms and orchards, or as community green spaces. East of Jayne Field is home to a growing number of young Yemeni families, as well as one of the first new multi-family housing developments to arrive in the area.

South of Jayne Field is the area east of Conant and south of Charles. This is the most stable of the four residential

neighborhoods, with most of its homes occupied and very few vacant lots. It is also one of the most diverse, with long-time black and white residents living next door to new immigrants from Bangladesh, Yemen, and Bosnia.

It’s important to remember that people can belong to many communities, and that these four “neighborhoods” are generalizations: their geography and membership is fluid and their boundaries porous. Each of these four big neighborhoods can be divided into many smaller neighborhoods, each with their own unique qualities. In an area with many recent newcomers, old neighborhood identities are changing and new neighborhoods are being defined.

And of course, the definition of a neighborhood can be a very personal matter—the size, shape, name, and identity of a particular neighborhood is different depending on who you ask. When we asked residents of the planning area “what’s your neighborhood?” some people identified just their own block, some identified several blocks, and others spilled out of the planning area into other parts of Detroit and Hamtramck. Some neighborhoods, like East Davison Village, had relatively clear boundaries on which most people could agree; but most are more ambiguous.



Detroit

McNichols

Mound

Greater Concord
Missionary Baptist
Church

Commonwealth
Academy

North of Jayne

Luce Ave

Knapp
Library

Ride-it
Sculpture
Park

Lasky Rec
Center

Jayne Field

White
Academy

Frontier International
Academy

Davison
Elementary

Banglatown

Islamic Center
of North Detroit

Hope Center/
Farmers Market

Carmen's
Community
Mini Market

East Davison Village

13000 Dequindre

Lawley St

Halleck St

Fanelon St

Mound

Collins
Park

South of Jayne

Bridge Academy/
Old Hospital

Hamtramck

Imperial
Fresh Market

Popps Packing

Casmere St

Caniff

Davison Fwy

Chrysler Fwy

Carpenter

Campau

Carpenter

Conant

Faces of the Neighborhood

The Campau/Davison/Banglatown planning area has long been a place for new beginnings. Today, the area might be best known as a community of recent immigrants, but this area has also been shaped by African Americans displaced by urban renewal, workers of all races seeking solid housing near manufacturing jobs, artists seeking community, farmers looking for space, and former residents returning home.



The Historian

Mr. Sturgis is a long-time resident of East Davison Village. He was born in the historic neighborhood of Black Bottom, once an important hub for Detroit's African American community, and a renowned center of blues and jazz. In the early 1960s, that neighborhood was razed to make way for the new Chrysler Freeway, and the Sturgis family moved north to East Davison Village. At that time, East Davison street was a bustling commercial corridor, with shops, restaurants and movie theaters. Many black residents from Black Bottom moved to that neighborhood because it was one of the few places where they could find houses. But just a few years later, the Sturgis family and their neighbors were displaced yet again—their house near East Davison Street was directly in the path of the new Davison Freeway extension.



The Urban Villagers

Like many others Banglatown residents, Nahima and her family originally came from Syhlet, Bangladesh via New York City. In NYC, they lived in an apartment in the Bronx, where they experienced high costs, noise, and crowded living conditions. Nahim’s Hamtramck-based cousin suggested that they move to Warren, but Nahima felt that without a car, they’d be too isolated. They also looked in Hamtramck, but the lots and yards were too small. In Banglatown, they found just the right place: a house where she has enough room for a side and back garden and plenty of space for her sons. She said she can walk out her back door, in bare feet, into her garden like she did back in Bangladesh. She loves the green open spaces and neighborly feel of Banglatown, which remind her of village life back Syhlet.



The Artists

Campau/Davison/Banglatown is home to one of Detroit’s most vibrant arts scenes, and Gina Reichert and Mitch Cope are at the center of it. For the last decade, their organization Power House Productions has served as a magnet for artists and creative spirits of all types. Some are architects, builders, and sculptors who came to help in the creation of the various community spaces operated by PHP. Others are performers, musicians, writers, and visual artists, and community visionaries who use those spaces as a stage for their endeavors. Now, the Campau/Davison/Banglatown arts community grows and sustains itself.



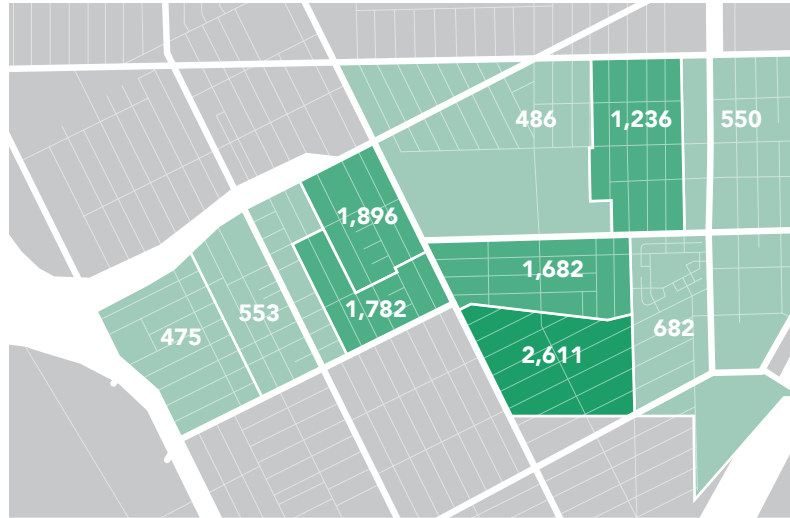
The Farmer

Many Bangladeshi immigrants in Campau/Davison/Banglatown and Hamtramck have traveled a similar path—from the Sylhet region of Bangladesh to Queens, NY and then on to Detroit and Hamtramck—some with stopovers in London somewhere along the way. Mr. Motin has had a more convoluted path than most, with stops in Nebraska and Kalamazoo before putting down roots (and chickens and goats and bees) in a corner of Campau/Davison/Banglatown tucked against the Davison Freeway. Mr. Motin is the definition of resourceful, a self-sufficient farmer, businessman, and wealth of knowledge about urban agriculture, both Bengali and Midwest-style.

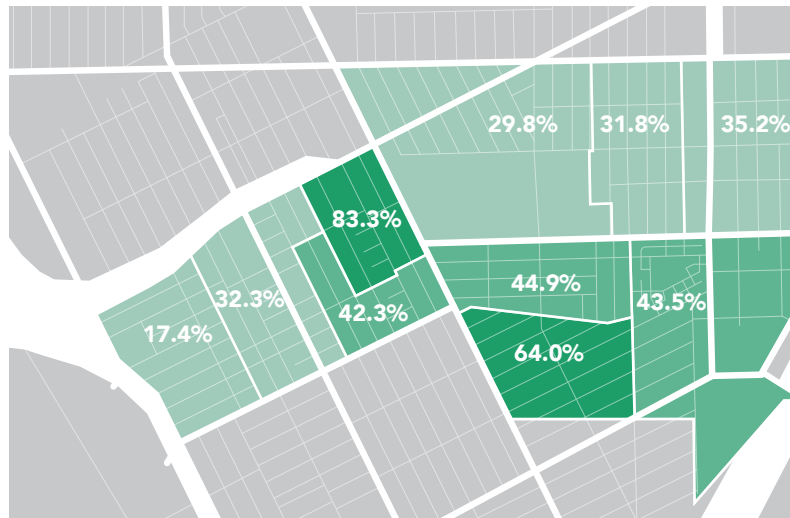
Density and Diversity

Campau/Davison/Banglatown is home to approximately 12,000 people, with about two-thirds living in the two dense neighborhoods along Conant Street: Banglatown and South of Jayne Field. These neighborhoods have some of the highest population densities in the entire city, about four times higher than the city average.

The median age across the entire planning area is 31 years, slightly younger than the rest of Detroit (34.8). But, residents' age varies a lot by neighborhood. In East Davison Village and the neighborhood north of Jayne Field, residents tend to be older with fewer children; there, the median ages are 45 and 38.7 years, respectively. The neighborhoods of Banglatown, and south/east of Jayne Field are much younger, with sizeable numbers of children and young adults. Those neighborhoods are family friendly: more than half of households in these neighborhoods have at least one child under age 18. That is nearly double the norm in the rest of Detroit, and also higher than neighboring Hamtramck. In the northeast part of Banglatown closest to Conant and Jayne field, four out of five households have children.



population
ACS 2016 (5-year estimates)



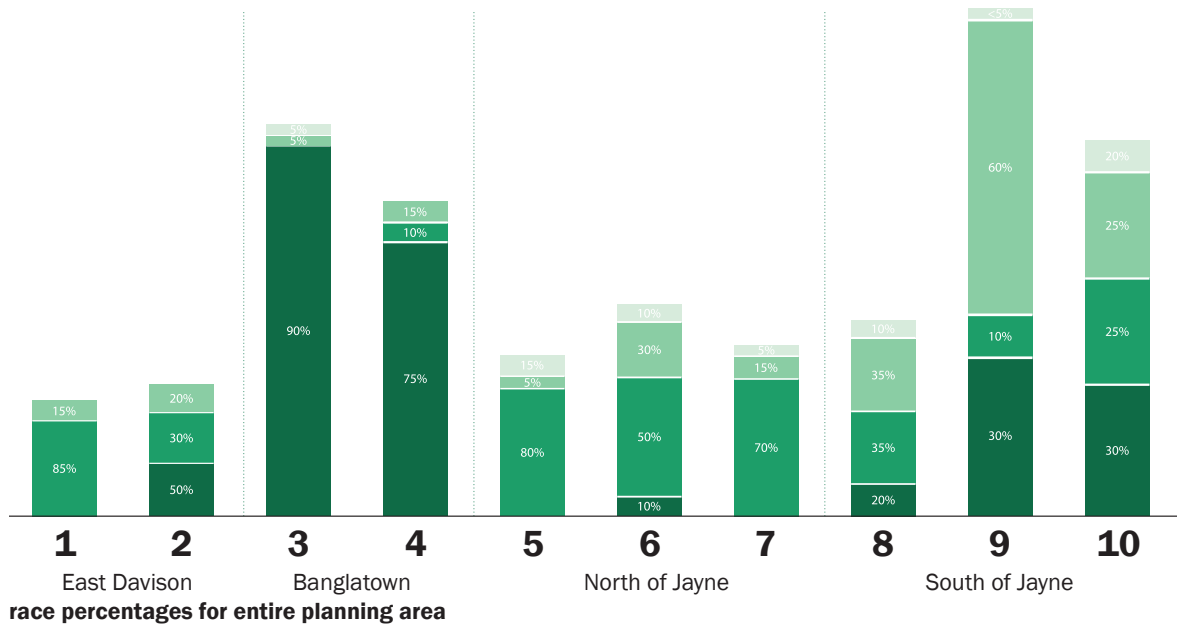
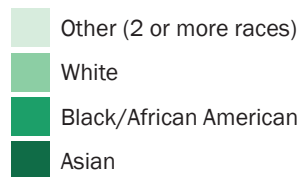
households with children under 18
ACS 2016 (5-year estimates)

The planning area is one of the most diverse places in the entire city, with large groups of Muslim immigrants from Bangladesh and Yemen, and Eastern European immigrants living alongside other white residents and African Americans

Nearly half of the planning area’s population is Asian, primarily immigrants from Bangladesh and Yemen; the remainder is evenly split between white and black residents. The four main neighborhoods in the planning area have different racial and ethnic makeups. East Davison Village is majority black, while neighboring Banglatown is majority Bangladeshi, with white residents living in both. The neighborhoods east of Conant Street are more mixed: South of Jayne is the most diverse, with a balance of long-time black and white residents living alongside more recent immigrants from Bangladesh and Yemen. North of Jayne Field has historically been a mixed black and white neighborhood, but has a growing number of Yemeni families near Lasky Rec Center.



race (pie charts scaled for population size)
ACS 2016 (5-year estimates)



Open Space: Formal and Informal

The combined 65-acre Jayne Field and Lasky Rec Center is the green heart of the planning area. The area is also dotted by several green community nodes, including the recently-renovated Collins Park in the southeast corner of the planning area, and a number of informal spaces created by residents. For example, the artist-created Ride-it Sculpture Park is a growing skate park built on formerly vacant lots along the Davison Service Drive, and a magnet for everyone from local kids to professional skaters. Block clubs, local businesses, and residents have created their own spaces for recreation in their own neighborhoods, using vacant lots to create gardens, volleyball courts, community gathering spaces, and art space.



L-R from top: Power House gathering, street basketball at Carmen's, Heavenly Star Block Club volleyball, Play House, Ride-it Sculpture Park, Hope Center

Open Space & Community Nodes



Detroit

Hamtramck

Buffalo Street Farms
Heavenly Star Block Club

Jayne Field

Knapp Library

Lasky Rec Center

White Academy

Frontier International Academy

Power House

Play House

Sound House

Ride-it Sculpture Park

Squash House

Jar House

Davison Elementary

Carmen's Community Mini Market

Hope Center/Farmers Market

Bandhu Gardens

13000 Dequindre

Popp's Packing

Bridge Academy/Old Hospital

Collins Park

McNichols

Luce Ave

Fenelon St

Casmere St

Caniff

Mound

Mound

Davison Fwy

Chrysler Fwy

Carpau

Conant

Lawley St

Halleck St

Carpenter

Conant

Carpau

Land Stewards: A Sense of Ownership

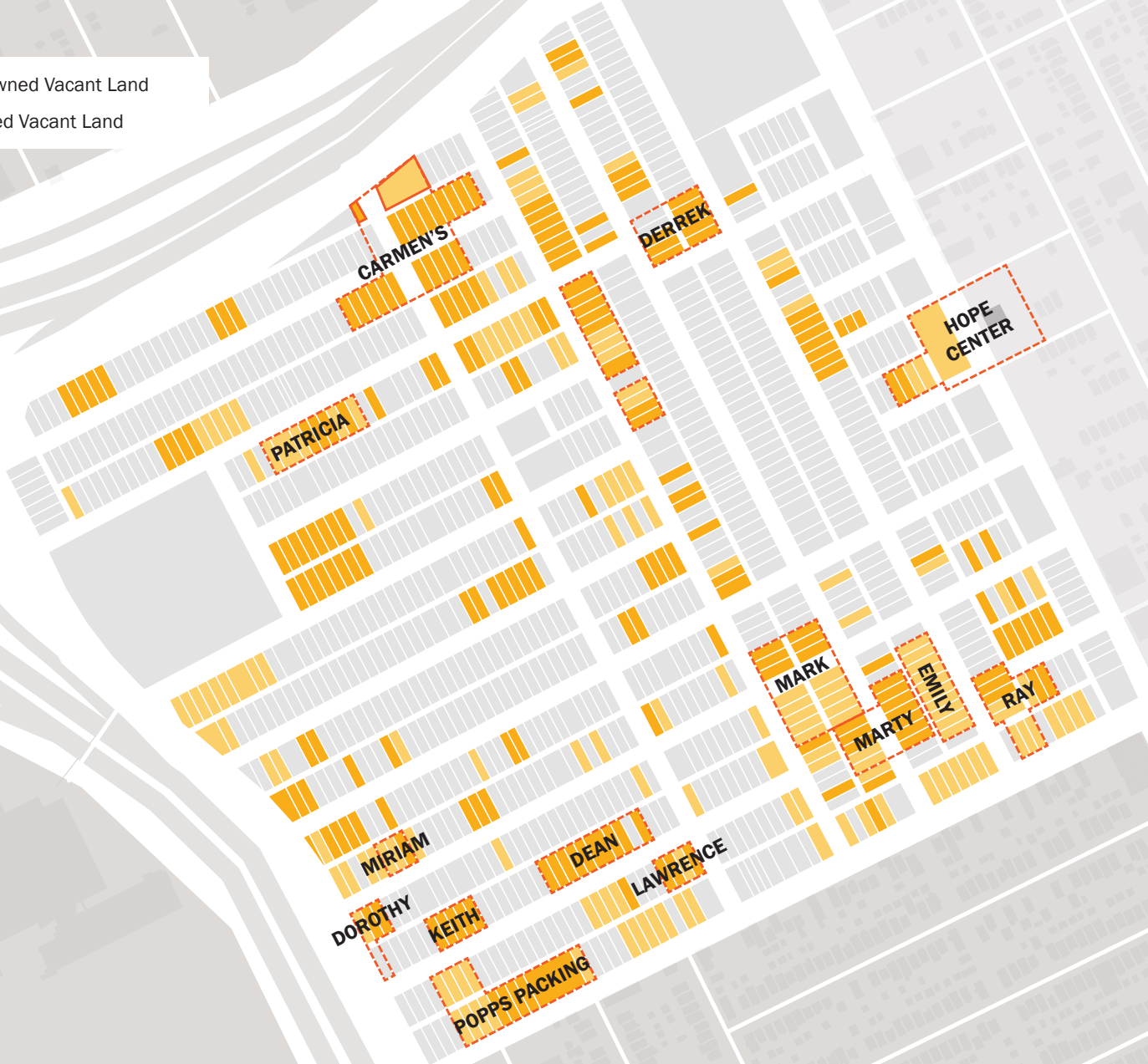
In addition to parks and community-maintained spaces, there is a great deal of open space made up of vacant residential lots. The Detroit Land Bank Authority owns more than 1,200 vacant parcels across the planning area—about 80 acres in total, and an area larger than Jayne Field and Lasky Rec Center.

Without constant care, vacant lots become overgrown, attract illegal dumping, and may become a nuisance for neighbors. In this planning area, many dedicated residents volunteer for more than their fair share of the work—these local land stewards keep the grass mowed, cut back brush, pick up trash, and keep alleyways clear on property that they often don't even own. Land stewards do an important community service, helping to keep their neighborhood clean, safe, and presentable. The maps on these pages show land stewardship in East Davison Village, where the sense of community pride and stewardship is especially strong.



East Davison Village Land Stewardship

- Privately-Owned Vacant Land
- DLBA-Owned Vacant Land

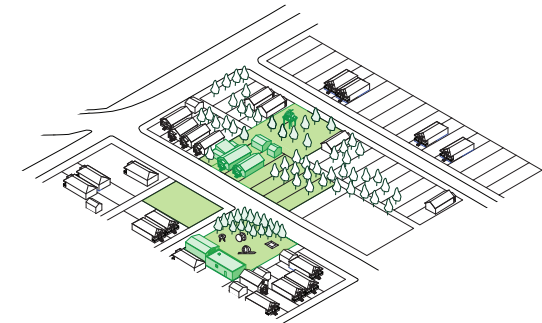
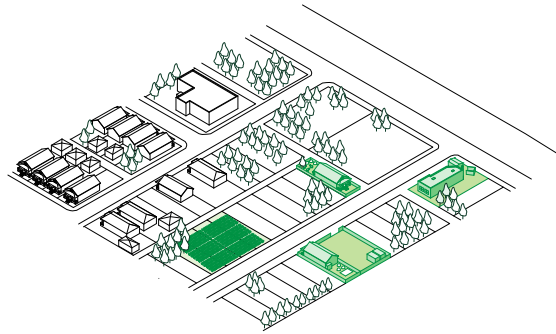


Improving Their Lot

The most ambitious land stewards form unique, complex bundles of lots, or what have been termed “blots.”¹ Blots turn vacancy into opportunity. For example, Buffalo Street Farms, Bandhu Gardens, and Mr. Motin’s farm are three very different examples of how vacant land can be turned into productive agricultural space. Hope Center and Carmen’s Community Mini Market demonstrate ways how local institutions and businesses can use “blotting” to create valuable space for community gatherings and recreation. And Power House Productions and Popp’s Packing shows how scattered vacant buildings can be transformed into art and community hubs that catalyze new forms of community.

Existing blots provide valuable lessons for how Campau/Davison/Banglatown can be planned and redeveloped. While individual side-lot purchases are often done out of self-interest, larger “blots” in this planning area have resulted in much broader impact. Created by neighborhood leaders, visionary residents, and entrepreneurs in a piecemeal fashion—in some cases over decades—these “blots” are motivated by a desire to create, strengthen, and serve community. Blotting may also be seen as a way to enhance highly local economic opportunities, increase accessibility and safety, and beautify the physical environment.

¹ “Blots” and “blotting” are terms that were coined in 2005 by Interboro Partners to describe larger lots that are formed when Detroit homeowners take, borrow, or buy adjacent lots. Interboro first identified, documented and visualized this Detroit-specific practice in their project “Improve Your Lot!” which was a winner of the “Shrinking Cities – Reimagining Urbanism” international competition. The terms have been adopted and referenced in the popular press (*The Detroit Free Press*, *NPR*, *Michigan Public Radio*, *CityLab* etc.) and in academic publications (*Places Journal*, *University of Pennsylvania Press*, *Yale University Law Journal*, etc.).

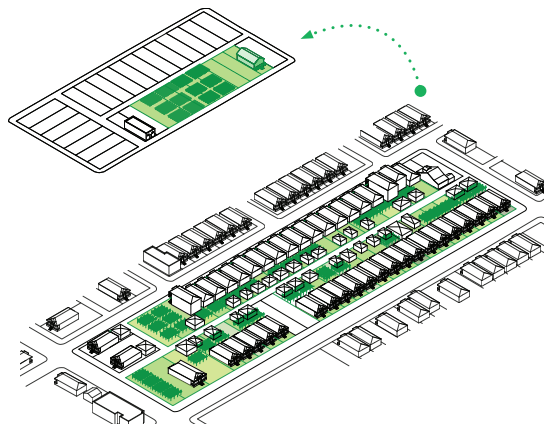


Mr. Motin’s Garden

Motin, a Bangladeshi immigrant farmer, is a mysterious neighborhood character. He runs a profitable farm operation on a cluster of 9 parcels—he grows fruits and vegetables, and taps maple trees for syrup.

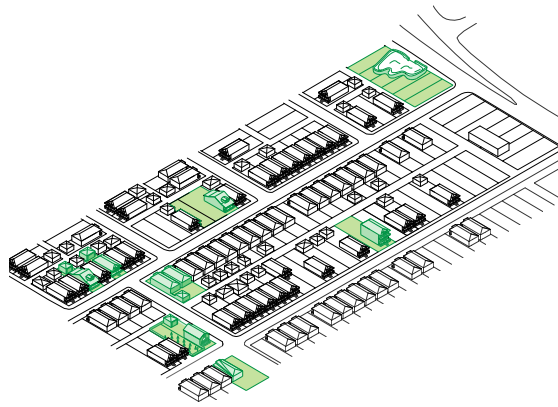
Popp’s Packing

Popp’s Packing is an arts organization that straddles the Hamtramck/Detroit border. On the Detroit side, artists-in-residence stay in two rehabbed houses, while a former commercial building is being converted into a neighborhood tool library. In the lots behind them are a vegetable garden, rain garden, and tree house. Popp’s doesn’t own the lots to the side, but uses them anyway for farming and a kids’ summer camp.



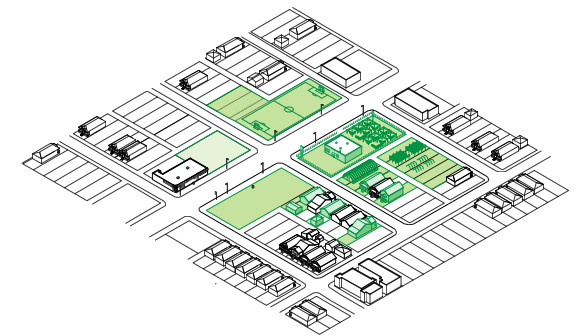
Bandhu Gardens

Bandhu Gardens is a Bangladeshi women’s growing cooperative led by Emily Staugaitis and Minara Begum. Although Bandhu Gardens began as a decentralized network of backyard gardeners, a garden on Maine Street aims to produce at a larger scale. Emily purchased the house at 12285 Maine in May 2018 with plans to convert it into a commercial kitchen and community space. Meanwhile, the side lots provide room for a farm field much larger than anything that would be appropriate in the Banglatown neighborhood.



Power House Productions

Power House Productions is an arts organization that runs a network of community spaces out of rehabilitated houses spread across Banglatown. Power House provides spaces for performance, gatherings, music, art, food, skateboarding, and more—but dispersed and embedded throughout the neighborhood, rather than consolidated into a single center.



Hope Center

Akm Rahman’s Hope Center is a Bangladeshi Muslim community center run from a former car dealership. In addition to holding daily prayers, Hope Center runs a large urban garden, organizes the weekly Banglatown Farmer’s Market, rehabilitates abandoned houses, runs a wide range of youth and adult education programs, patrols the neighborhood, and maintains a soccer field in the vacant lot across the street—home of Team Mousumee, 2015 Police Athletic League champions, led by Coach Rahman.

Old Zoning, New Needs

Most parcels in the planning area are zoned R2 (two-family residential), with long bands of B4 commercial zones along the Conant, Campau, Carpenter, Davison, and McNichols corridors. This zoning map is typical for Detroit, but doesn't show the whole picture.

R2 zones are primarily meant for single-family homes and duplexes. But, residential neighborhoods in the planning area are dotted with corner stores which predate the existing zoning. Longtime residents remember these “grandfathered” stores and bars fondly, since they served not only as neighborhood conveniences but also important social hubs. All but a few of these businesses have disappeared, as residents moved away and the local economy suffered. Now, the planning area is on the rebound, but even though many residents would like to see the corner stores return, the current zoning code prohibits new commercial uses in R2 zones.

Another type of residential use is the reuse of vacant houses and lots to create community and arts spaces. Power House Productions re-imagines houses as performance spaces, meeting halls, music studios, and squash courts; they provide much-needed community spaces and help support a lively cultural scene in the neighborhood. These spaces have clear value, but it's less clear

how they might comply with the current zoning code.

Residential uses need to change as Detroit does. One recent change to residential zones is the addition of small-scale urban agriculture as a by-right use. Farming and gardening is a common practice in the planning area, and it comes in a variety of scales and flavors. From the small but dense backyard gardens at the rear of Bangladeshi homes, to side-lot hoop houses, to commercial farms and orchards that occupy entire residential blocks, Campau/Davison/Banglatown is growing.

Zoning

- R2: Two-family Residential
- R3: Low-density Residential
- R5: Medium-density Residential
- B4: General Business
- M2: Restricted Industrial
- Park

I would love to see community gardening initiatives supported.

Isn't parking cars on a vacant lot against the ordinance?

We don't want livestock here!

Need clarification of zoning.

Do arts spaces fit into the zoning ordinance?



Full House

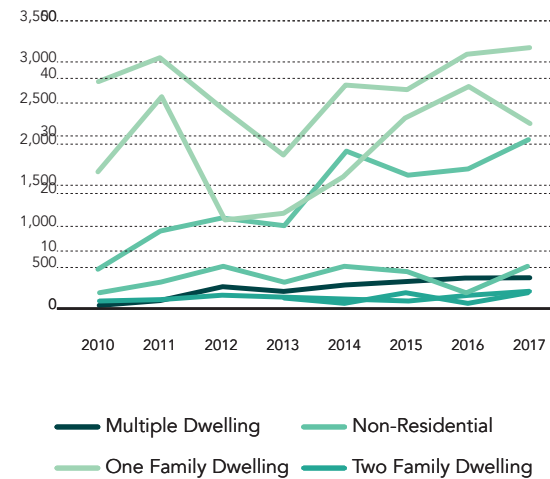
Banglatown and South of Jayne are unique among Detroit neighborhoods for their high occupancy rates: close to 90%, with relatively few vacant lots. In contrast, East Davison Village and North of Jayne have occupancy rates closer to 50%, with many vacant lots. Nearly 70% of all housing units in the planning area are owner-occupied, compared with the citywide rate of just under 50%.

With a few exceptions, Campau/Davison/Banglatown has fairly uniform housing stock. Most residential neighborhoods are comprised of single-family wood frame bungalows of around 1000 square feet, with 1.5 stories and a rear garage, all squeezed onto 30 x100-foot lots. Most of these homes were built in the late 1920s, though there are some small pockets of newer, solidly-built prewar homes east of Jayne Field. Two notable exceptions to the rule are a development of about four dozen 1960s-era brick ranch homes, and next-door Emerald Springs, a 2000s-era development of suburban-style townhomes. With consistently small-sized lots and similar housing styles, there is a lack of diversity in housing sizes and layouts—larger families or residents who want to size up often move to the suburbs looking for such options, while the elderly move away to smaller units when they no longer need a whole house. Since almost all of the planning area is zoned R2, there are no large, multifamily residential buildings;

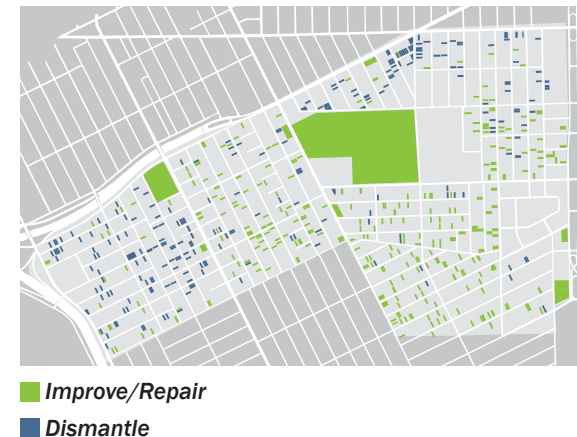
however, two affordable multifamily housing projects are in the pipeline that should add some new options: one at the former Transfiguration Academy and another on the site of the Greater Detroit Hospital.

After decreasing from 2011-2012, building permits inside the Planning Area for both Residential and Non-Residential uses began to increase starting in 2014 and have shown an upward trend since. While a large proportion of building permits issued are for demolitions (especially in East Davison Village and North of Jayne Field), there are a growing number of permits issued for improvements and new construction, signaling increasing activity and investment in the planning area. The average sale price of homes in this area is low, but nearly doubled between January 2017 and July 2018, from \$23,600 to \$41,250.

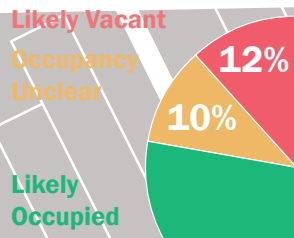
Building Permits Issued in Planning Area (not including dismantle)



Building Permits Issued, 2017-2018

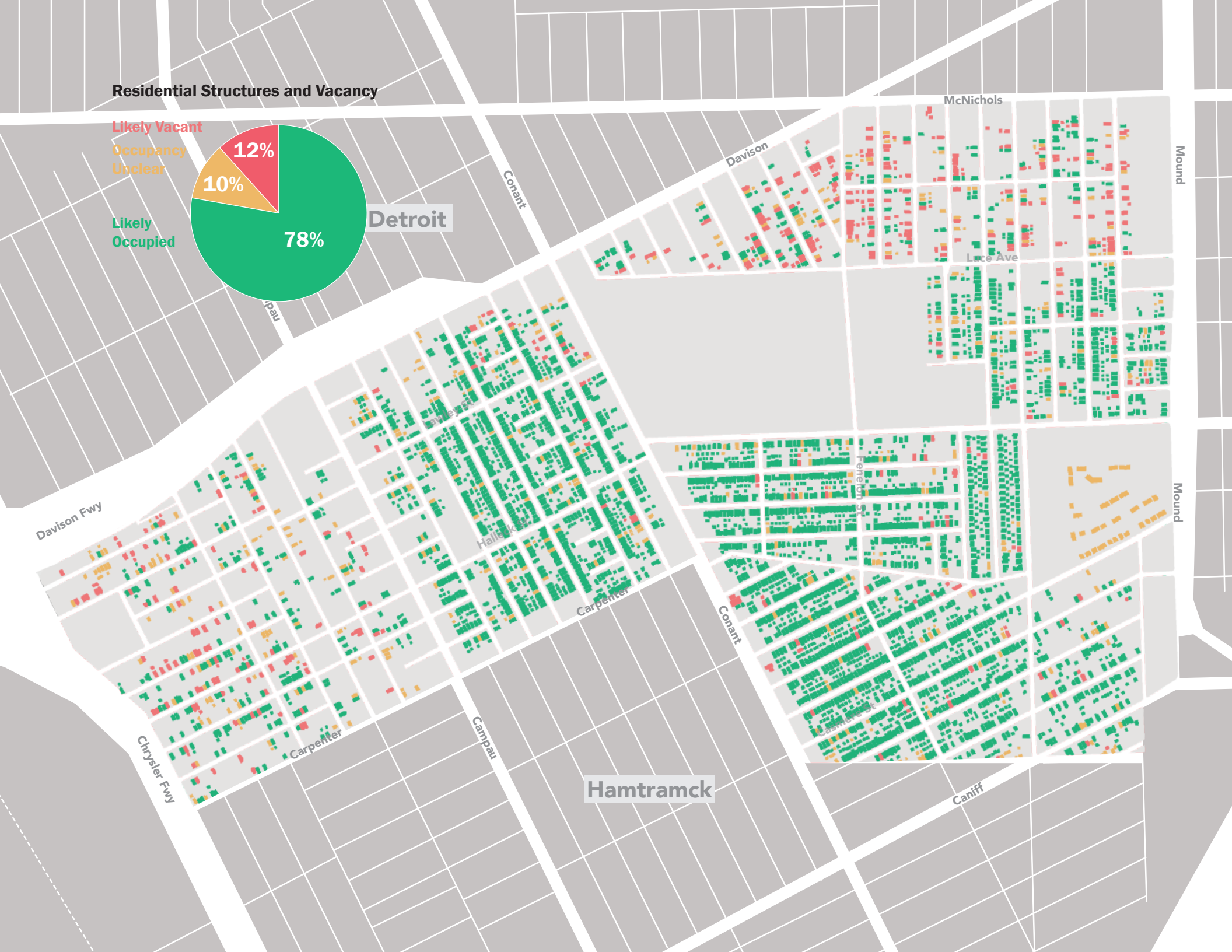


Residential Structures and Vacancy



Detroit

Hamtramck



Type 1



1.5 story
single family
wood construction
built ca. 1920s
850-1000 sf

Type 2



2.5-story
duplex
wood construction
built ca. 1920s
1500 - 3000 sf

Type 3



1.5-story
single family
wood construction
built ca. 1920s
700-800 sf

Type 4



1.5-story
single family
wood construction
built ca. 1920s
700-800 sf

Type 5



1.5 story
single family
wood construction
built ca. 1920s
(area varies)

Type 7



1.5 story
single family
brick construction
built ca. 1920s
1500 sf

Type 8



1.5 story
single family
brick construction
built ca. 1930s
1400-1500 sf

Type 6



1.5 story
single family
brick construction
built ca. 1950s
1000 sf

Type 9



1-story
single family
brick construction
built ca. 1960
900-1000 sf

Type 10



1-story
single family
brick construction
built ca. 1960
900-1000 sf

Type 11



1-story
single family
brick construction
built 2011
(area unknown)

Type 12



2-story
duplex
brick construction
built 2011
(area unknown)

Housing Typologies

Detroit

Hamtramck



A Shopping Destination

Conant Street is the primary commercial and retail corridor of the Campau/Davison/Banglatown planning area, and an important hub for Bangladeshi and other South Asian and Middle Eastern immigrants. The Banglatown commercial corridor stretches roughly between Charles and Holbrook Streets, with the retail core between Carpenter and Caniff Streets. Conant Street forms part of the Hamtramck-Detroit border, so the commercial corridor straddles both cities.

Conant Street is one of the most intact business corridors in the city, maintaining a vacancy rate below 3% for the last four years, far below the rate elsewhere in Detroit. Over the last ten years, retail rents have risen steadily. There have been very few sales of commercial properties in the planning area recently—only one since 2015.

One of the reasons for the Conant corridor’s success is its position as the main street of Detroit and Hamtramck’s “Banglatown.” In addition to serving a large local market, Conant Street is a cultural destination for the whole Detroit Metro. Conant Street includes many Bangladeshi restaurants, groceries, and clothing shops, as well as other services that serve the Bengali community. There are 325,500 square feet of retail-appropriate space in this corridor, and about half of

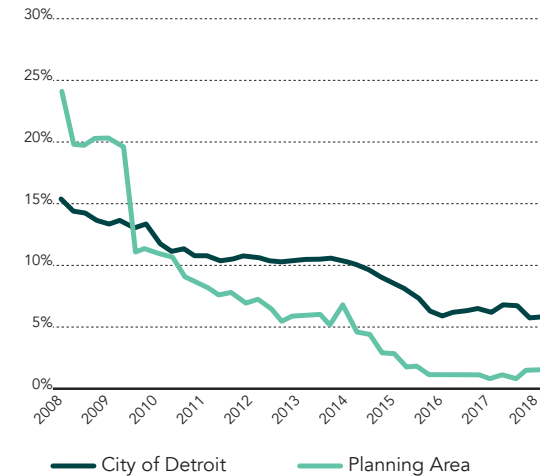
that is occupied by butchers and specialty groceries.

Mosques in the planning area are a major source of traffic for these businesses, especially on Friday nights when many businesses stay open late and provide special deals for customers coming from prayer.

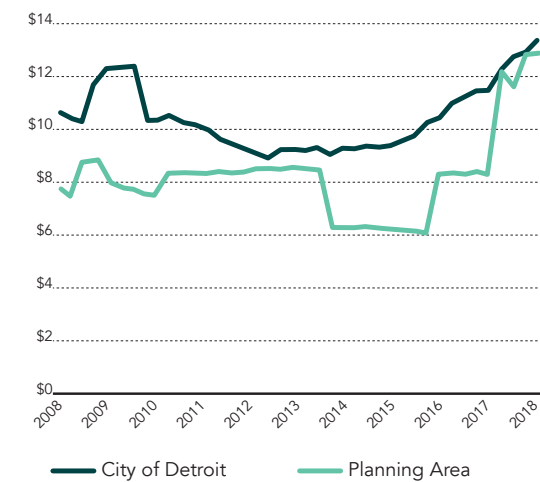
Many residents in the planning area agree that while they appreciate the existing businesses on Conant Street, the area could use more variety of business types, including more general-purpose goods and services. Most people reported having to drive to Hamtramck, Midtown, or to the suburbs to do much of their day-to-day shopping. Some residents, especially students and young adults, wish that there were more social spaces like cafes where locals can gather, hang out, and study.

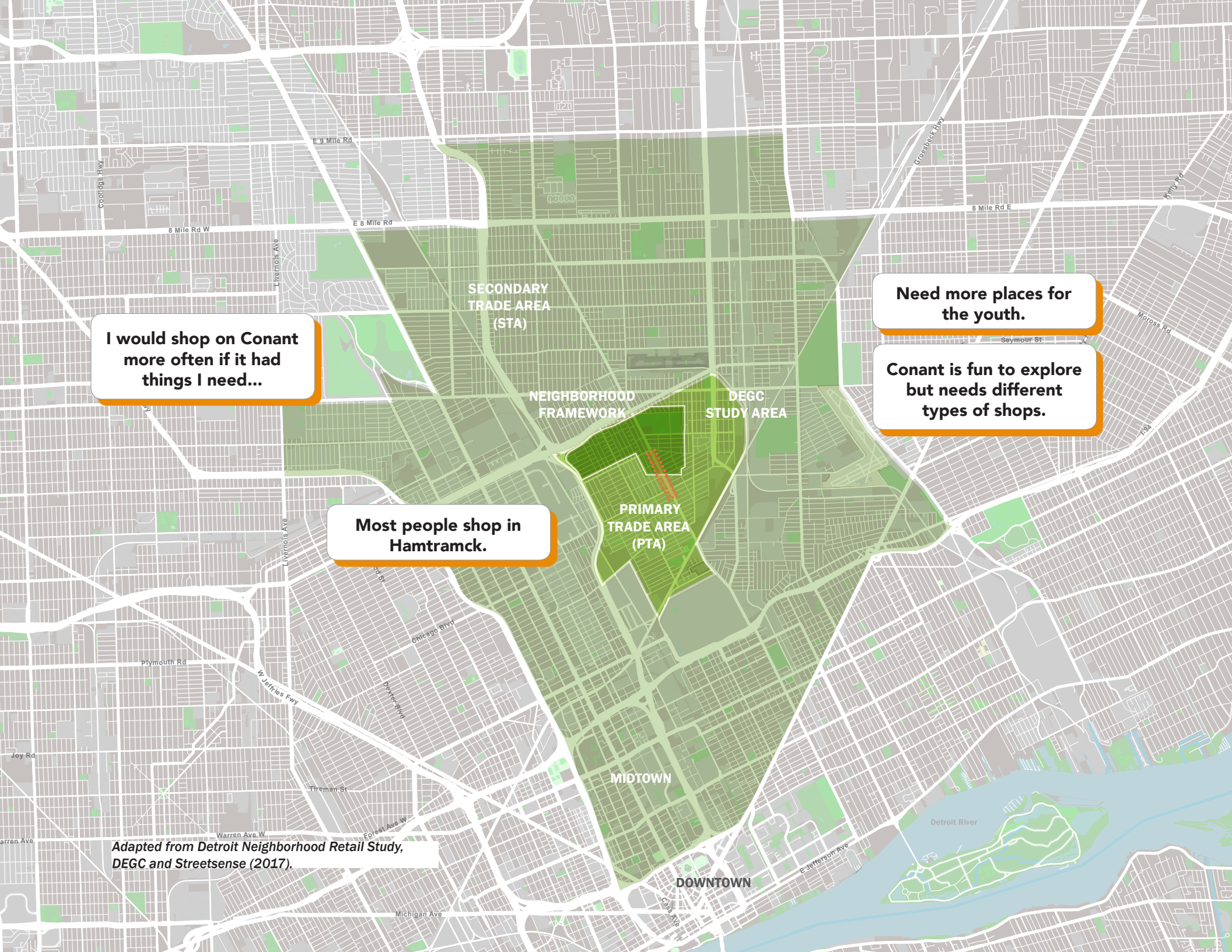
Beyond Conant Street, none of the other commercial-zoned corridors—Joseph Campau, Carpenter, Davison, and McNichols—have much active retail. On these corridors, the predominant use is auto-oriented business.

Retail Vacancy



Retail Rents





I would shop on Conant more often if it had things I need...

Most people shop in Hamtramck.

Need more places for the youth.

Conant is fun to explore but needs different types of shops.

Adapted from Detroit Neighborhood Retail Study, DEGC and Streetsense (2017).



5

FRAMEWORK
PLAN



Neighborhood Framework Plan

The Campau/Davison/Banglatown Neighborhood Framework Plan is a holistic neighborhood framework that weaves together three primary planning elements:

Streetscapes & Connectivity

- Enhance key east-west pedestrian corridors to link neighborhoods with key community assets
- Improve pedestrian safety by adding safer crossings at major streets
- Use traffic-calming measures to reduce dangerous speeding on residential streets
- Enhance streetscapes with sidewalk improvements, lighting, street trees, and other landscaping
- Use vacant lots to establish new bike/pedestrian routes

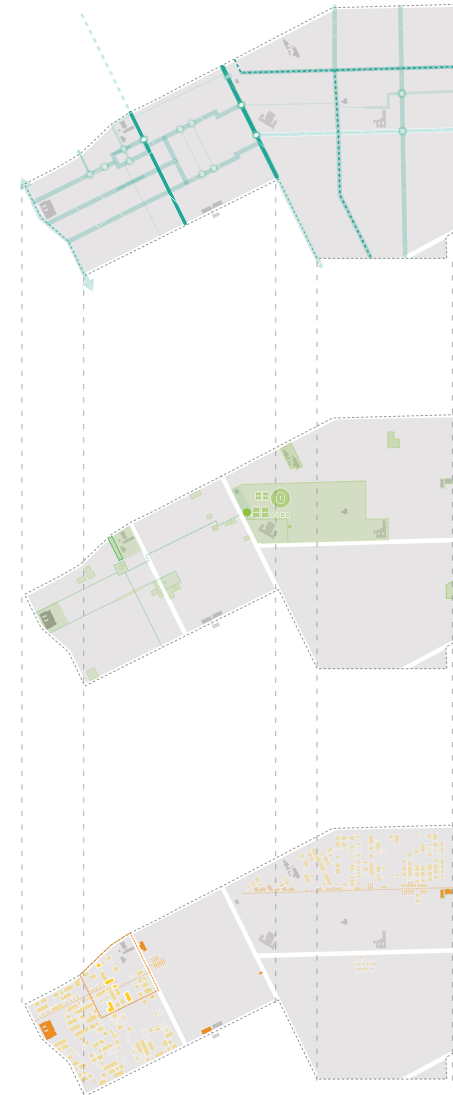
Open Space & Community Nodes

- Strengthen existing park facilities and add new amenities that cater to families and nearby residents
- Improve access to Jayne Field by adding new gateways and by improving internal path networks
- Use vacant lots to create new community green spaces
- Encourage and reward community land stewardship

Housing, Rehab, & Economic Development

- Adaptively reuse vacant structures to create affordable multifamily housing
- Position vacant commercial properties along Conant to attract redevelopment of new retail and commercial uses
- Leverage the existing DLBA side-lot program to make it easier for residents to purchase lots in their neighborhood.
- Pilot project to bundle DLBA vacant homes and lots together for rehab and land-based uses.

While each of these three topics and their goals can be viewed in isolation, the goal of this framework plan is to combine as many of them as possible into one holistic framework. For example, street improvements on Conant Street are not simply a streetscape and connectivity matter, but also a way to drive foot traffic and support local businesses along that corridor. Converting vacant lots into pedestrian shortcuts is a way to create new recreational spaces, in addition to enhancing mobility between neighborhoods. And, concentrating streetscaping, new community green spaces, bundled lots, and stewarded lots near key neighborhood gateways is a way to focus neighborhood stabilization and create a visible ecosystem of mutually-supportive projects.



- Development Sites
- Bundled Lots
- Green Nodes
- Street Improvements
- Safe Crossing

Detroit

Conant streetscape improvements

traffic calming

park boulevard

safe through streets

stewardship program

bundling program

neighborhood stabilization

Transfiguration Academy

safe walking route

Jayne Field west

green alley

Jayne field improvements

Campau streetscape improvements

safe crossing

Davison school yard

13200 Campau

green alley

redevelop 12449 Conant

safe through streets

EDV community open space

cut through

bundling pilot

greenway connector

traffic calming

cut through

3021 Carpenter

stabilize 13000 Dequindre

green alley

bundling program

stewardship program

Joe Louis greenway

Hamtramck

Streetscapes & Connectivity

Our Goals:

This planning area has many assets within easy walking or biking distance, including Jayne Field and Lasky Rec Center, Knapp Library, several schools, and many local businesses. We want to make it easy and comfortable for everyone to walk, bike, ride transit, and drive in this community.

What We've Heard:

Community members are concerned about the conditions of sidewalks, the lack of designated crossings at major streets, and cars speeding through neighborhoods.

Our Plan:

- Improving sidewalks, crossings, and the roadway along Conant Street will make this key corridor a better place to shop and eat; improve access to Jayne Field, schools, and the library; and ease traffic congestion.
- Safer crossings at Campau will help connect Davison School and East Davison Village and Banglatown.
- Traffic calming on Fenelon, Luce, and other corridors will slow down traffic through residential neighborhoods.
- Turning vacant land into pathways can help connect dead-end streets and make short-cuts for walking and biking.

Near-Term Projects:

- Traffic Calming (Luce & Fenelon)
- Conant Streetscape Improvements
- Campau Streetscape Improvements

Long-Term Vision:

- Slow Streets & Safe Routes
- Joe Louis Greenway
- Cut-Throughs



Detroit

Hamtramck

Conant streetscape improvements

Campau streetscape improvements

safe through streets

safe through streets

traffic calming

enhanced park edge

green alley

safe walking route

safe crossing

safe crossing

safe crossing

safe through streets

cut through

green alley

traffic calming

traffic calming

cut through

greenway connector

safe walking route

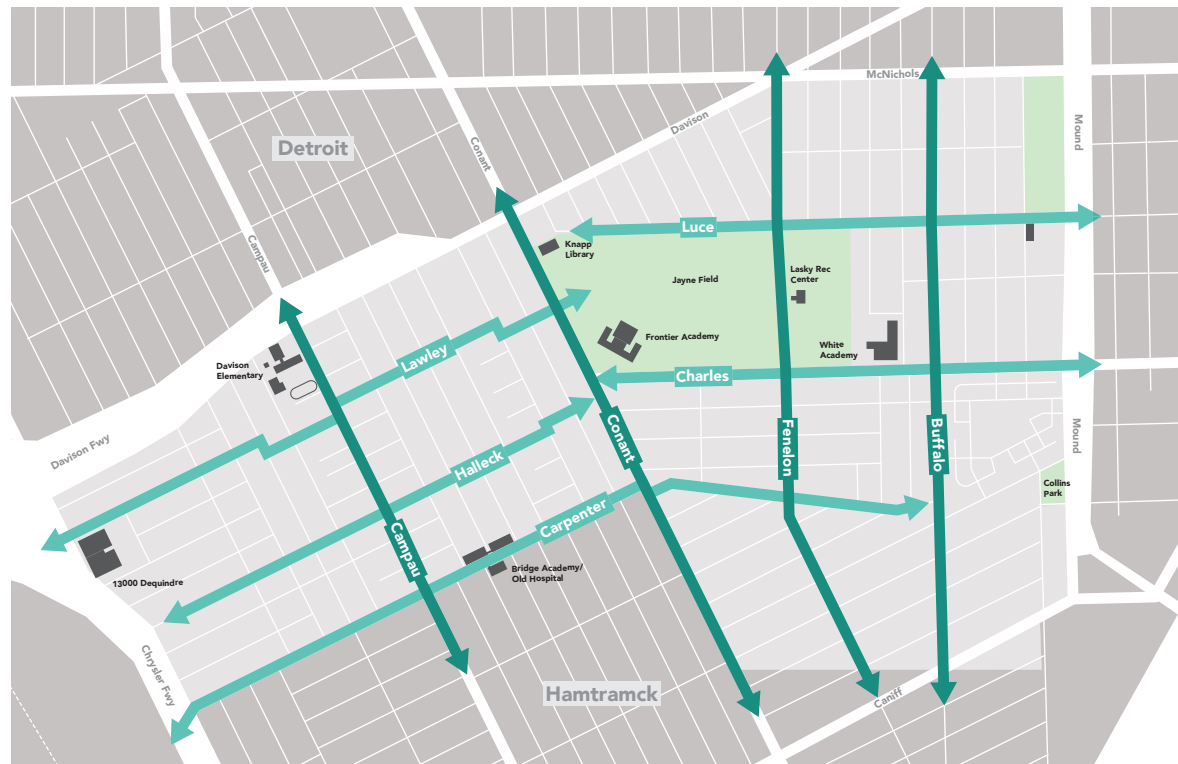
green alley

Joe Louis greenway

Analysis: Key Corridors

Four main north-south streets provide easy connections to Hamtramck and the rest of Detroit: Campau, Conant, Fenelon, and Buffalo. Feeding into them are five smaller east-west streets: Lawley and Halleck cross the west half of the area, Luce and Charles cross the east half, and Carpenter connects across the entire area. Mobility in this neighborhood is dependent on the ability to reach those main streets; this can vary widely from neighborhood to neighborhood, due to multiple street-grid orientations, large barriers like the freeways and park, and numerous dead-end streets.

In a highly pedestrian-oriented neighborhood, improving experience and safety for walkers and bikers is a top priority. Sidewalks are often dark, narrow, broken, and overgrown—improving these is a top priority for many residents. There are few pedestrian crossings at major streets, especially Campau and Conant, which are not only difficult to cross, but also a key destination for residents going to school, the park, the library, or to shop. Safe crossings combined with traffic calming measures are especially important due to widespread speeding in the planning area. Speeding is a particular danger in residential areas where there are many pedestrians and where children often bike or play in the streets.



Right: Davison Elementary School families crossing Joseph Campau after school.

Davison Dragons RULE!

Joseph Campau is too wide near the school.

We want a crosswalk with flashing lights.

Lower the speed limit!

Too dangerous—kids get hit by cars here!

More trees please! This is a walking route to school.

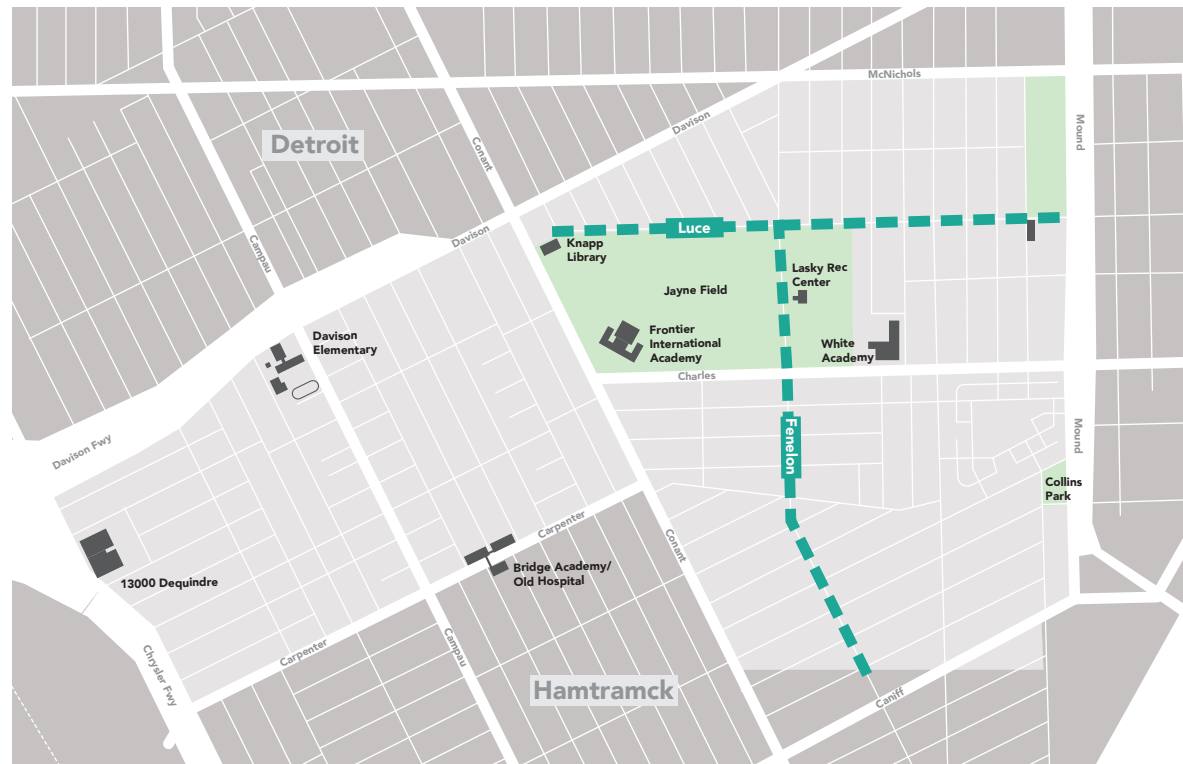


Near-Term Project: Traffic Calming

Speeding is a major concern of residents, especially on the east side of the planning area. Fenelon and Luce Streets are particularly prone to speeding traffic—these streets are wide, and since no houses front these streets, there are no driveways and people rarely parallel park on them. These streets are also high priorities since they are key walking routes to Jayne Field, Lasky Rec Center, Frontier International Academy, and White Academy. Traffic calming measures on Fenelon and Luce will slow down cars and make neighborhood streets safer.

Speed cushions are an easy, effective, and inexpensive way to slow down cars without impeding emergency vehicles. Temporary on-street public spaces, painted street murals, and planter boxes can be placed outside corner stores to calm traffic while expanding the street presence of local businesses and reinforcing their role as community nodes.

Temporary on-street public spaces, painted street murals, and planter boxes can be placed outside corner stores to calm traffic while expanding those businesses' street presence and reinforce their role as community nodes.



Vehicles like ambulances and fire trucks are wide enough to straddle speed cushions without slowing...



...while bikes can ride smoothly in between cushions. Only cars have to slow down to go over them.

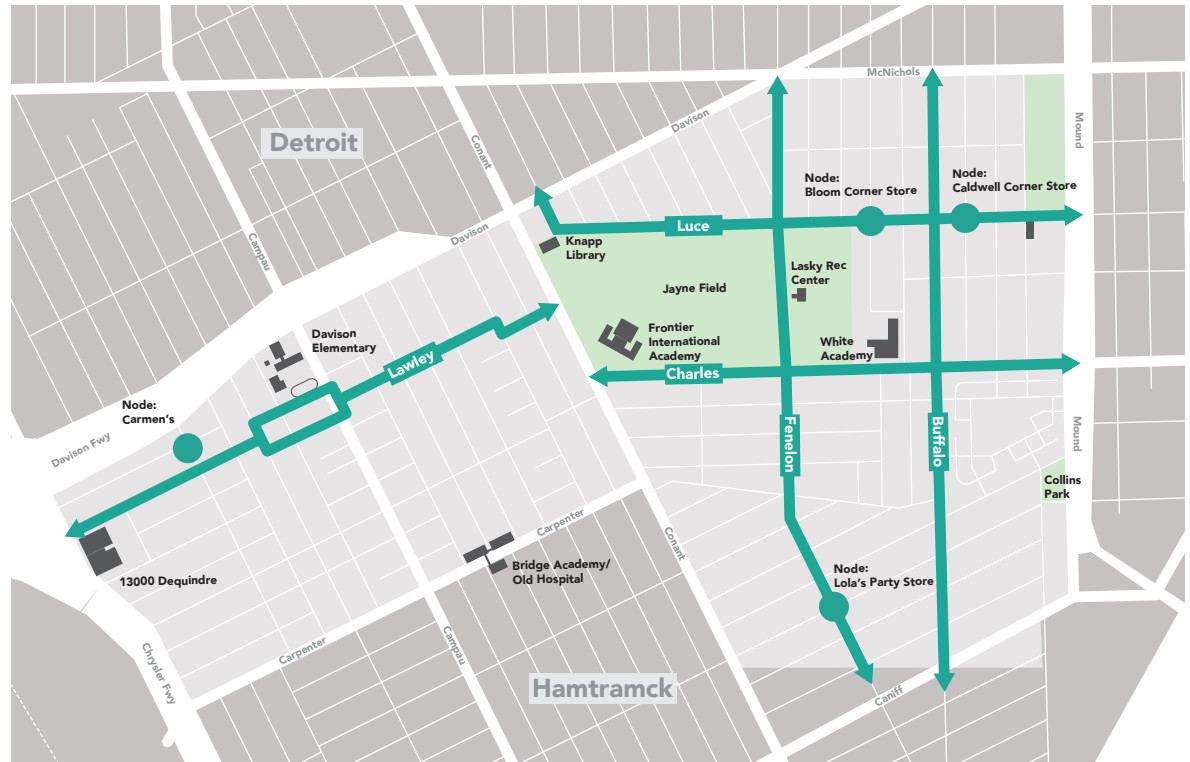
Long-Term Vision: Slow Streets & Safe Routes

In the future, additional traffic-calming measures like chicanes, bump-outs, and in-street public spaces could be expanded to other key routes in the planning area, including Buffalo and Charles Streets on the east side of the planning area, and Lawley on the west side.

Chicanes and bump-outs are a way to narrow streets that are too wide and fast, while providing more space for landscaping and green stormwater infrastructure.

Public spaces and placemaking can be put in the street to not only slow traffic, but also widen the sidewalk and create gathering places for pedestrians and customers of local businesses. The neighborhood corner stores would be a good place to try this method—placemaking could boost curb appeal and make the streets around these important community hubs safer.

In a neighborhood where walking is already the norm, these measures will create safer, more pedestrian-friendly routes from residential areas to key community nodes.



Temporary Placemaking on a commercial street



Chicanes with Landscaping

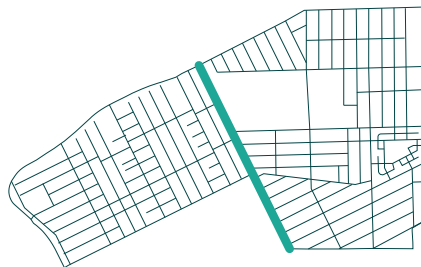
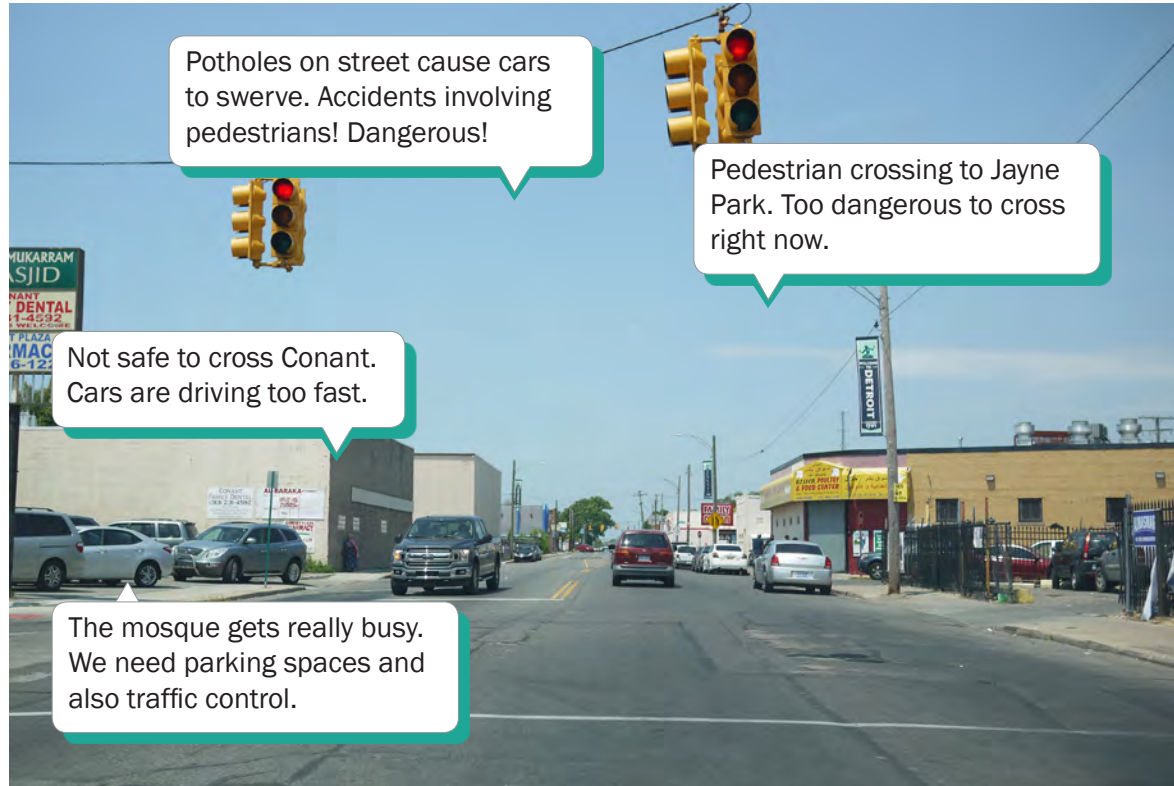
Analysis: Conant Street

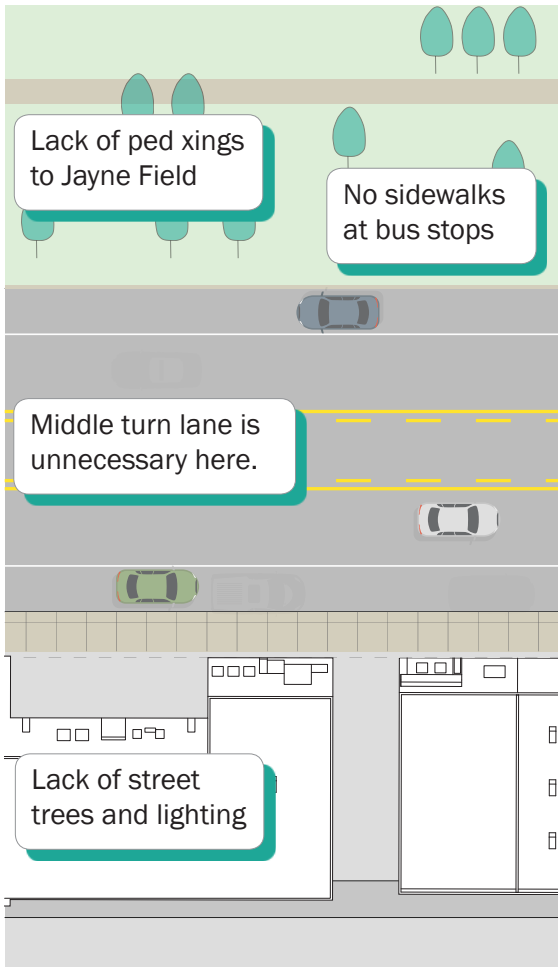
Conant Street is the clear ‘main street’ of the planning area. Conant is the only active retail corridor in the area and is home to key community nodes like Jayne Field, the library, a growing school, and a number of mosques and churches. Conant is also a major artery connecting to the freeway—this confluence of cars, trucks, and pedestrians make it a key corridor for future improvements.

Conant from Davison to Charles is defined by the open expanse of Jayne Field on one side. The opposite side has a few small businesses mixed with single-family homes. The segment from Charles to Carpenter includes a mix of large retail, automotive, and industrial buildings separated by wide surface parking lots. South of Carpenter, Conant transitions into a more traditional retail corridor, with small shops, offices, and restaurants lining both sides of the street.

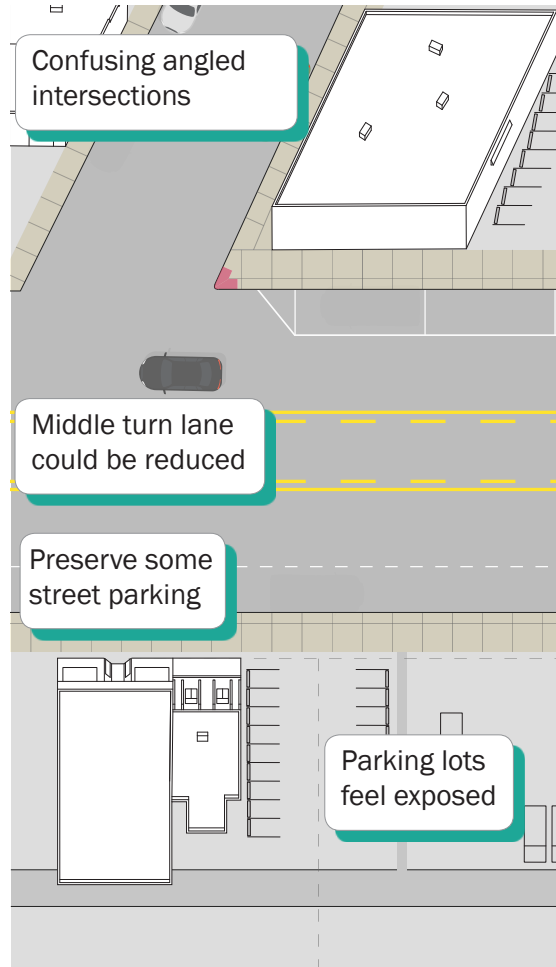
Conant is a vibrant street, but it can also be dangerous—its narrow sidewalks and lack of pedestrian crossings make it a risky place for pedestrians and bikes. Speeding, freeway traffic, trucks, and confusing intersections contribute to many accidents.

Streetscape improvements on this key mobility and commercial corridor should simultaneously address congestion, parking, pedestrian safety, business’ needs and visual character.

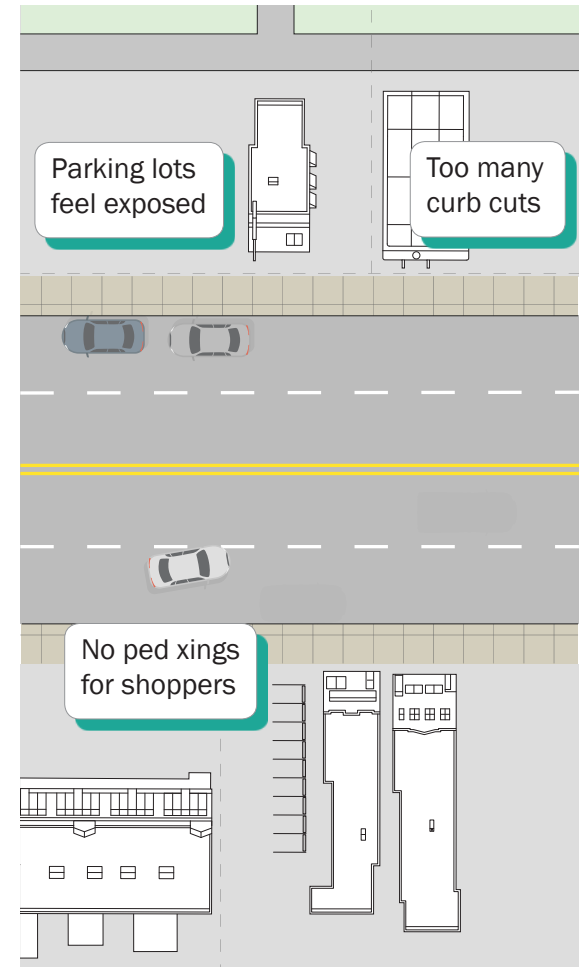




The stretch of Conant along Jayne Field has a center turn-lane for its entire length—but only one place to turn! This lane and the two parallel parking lanes are candidates for bump-outs and medians, slowing traffic and making it easier to walk across.



The intersection of Conant with Halleck/Charles Streets is busy and confusing. Angled streets and multiple parking lots are challenging for drivers. Not only that, this is a major school crossing. Streetscaping here can ease traffic flow and pedestrian safety.

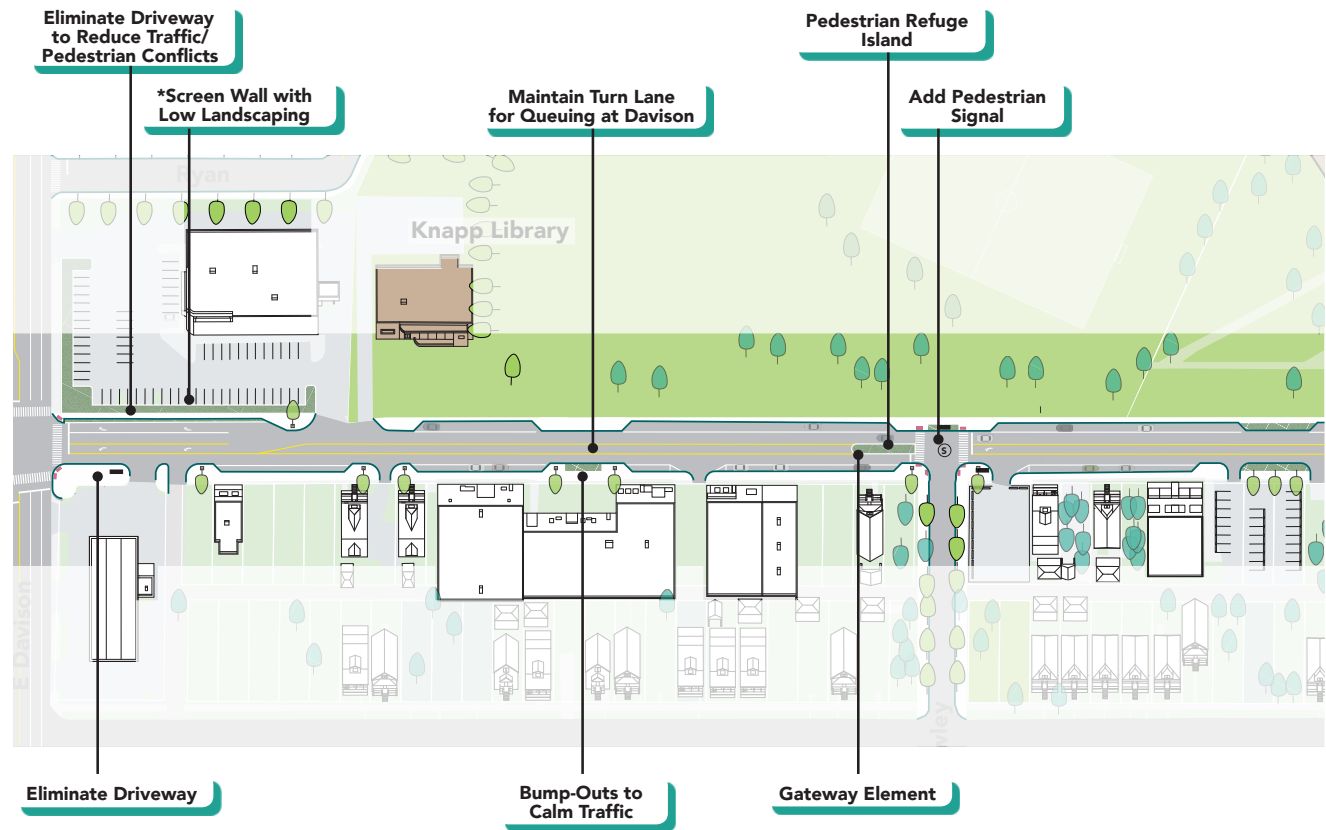


Conant south of Carpenter is lined with small businesses. It is technically a four lane road, but cars often park in the outer lanes, causing bottlenecks. A lack of crosswalks makes it hard for pedestrians to cross from business to business.

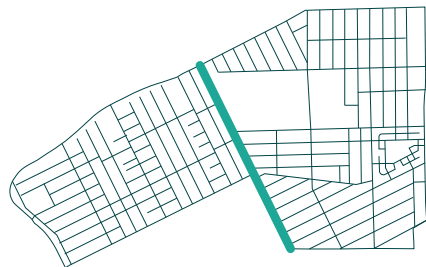
Near-Term Project: Conant Streetscape

Safer crossings at Conant Street are key to improving access between people’s homes and important community nodes like Jayne Field, Lasky Rec Center, Knapp Library, Frontier Academy, White Academy, and many businesses and places of worship along Conant.

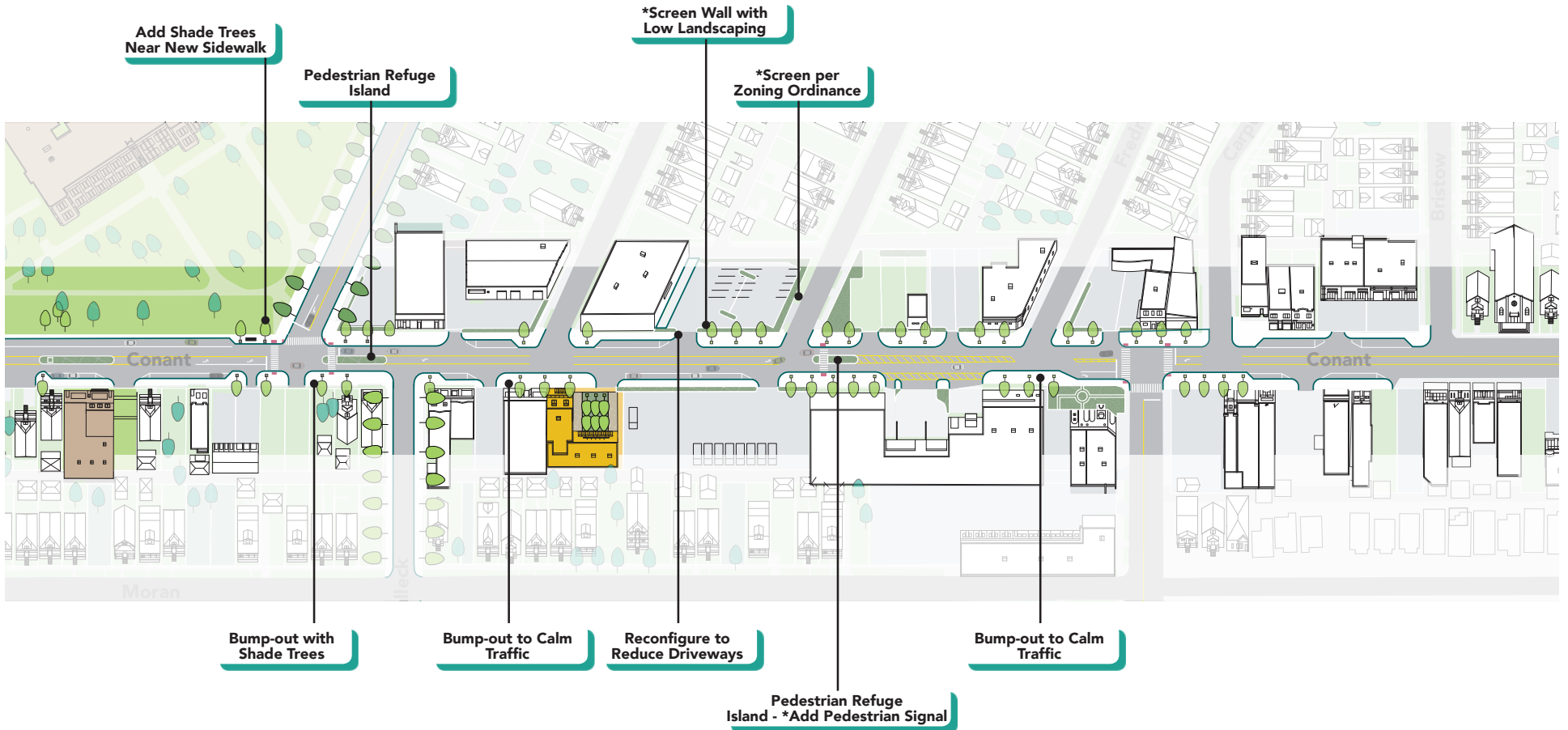
A new protected crossing at Lawley Street is especially important—this section of Conant is wide, fast, and lacks a crosswalk, despite connecting the densely-populated and children-filled neighborhood of Banglatown, as well as East Davison Village, to the park, library, and schools. An improved crossing at Halleck/Charles Streets will make school crossings safer, connect families to the Jayne Field playground and splash pad, and encourage people to walk to businesses along Conant.



** Improvements not included in Bond Funded Project.*



The Park Edge:
Small businesses and single-family homes facing the park.



Retail Islands:
 Large retail boxes with large surface parking lots designed for drive-up shopping.



Retail Corridor:
 Traditional pedestrian-oriented retail corridor with small businesses facing the street.

Near-Term Project: Conant Streetscape



Left: Conant and Lawley now

Above: A proposed enhanced crossing at Conant and Lawley, including a marked crosswalk, curb extensions, and a landscaped refuge island.



Left: Conant and Charles now

Above: Proposed improvements at the intersection of Conant and Charles, including wider sidewalks, street trees,

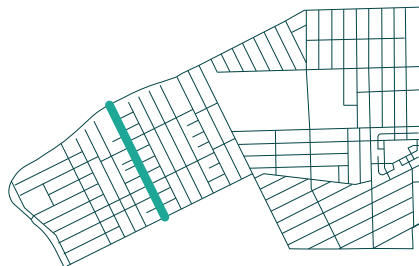
Analysis: Joseph Campau Avenue

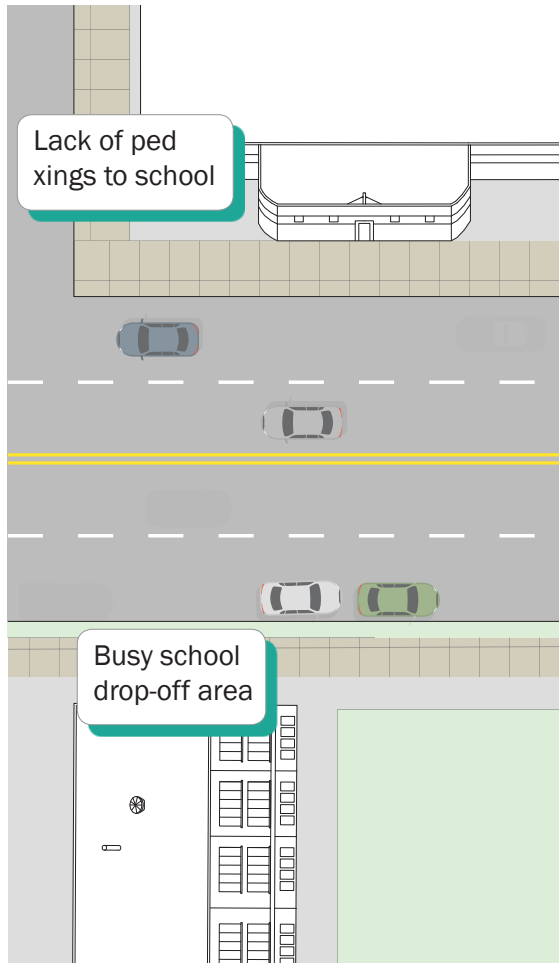
Joseph Campau Avenue is a major street that divides the East Davison Village and Banglatown neighborhoods. Formerly a busy commercial corridor lined with car dealerships, Campau is now flanked by a few automotive businesses and many large vacant lots, giving the impression that the 4-lane roadway is even wider than it is. This feeling of openness makes Campau feel exposed and dangerous—today, it is not a place where people want to walk or ride their bike.

There are no traffic signals between Davison and Carpenter, prompting cars to treat Campau like a highway. Safe pedestrian crossings are additionally important here because two important hubs for local youth are located directly on Campau: Davison Elementary and Middle School and Hope Center, which also hosts the Banglatown Farmer’s Market.

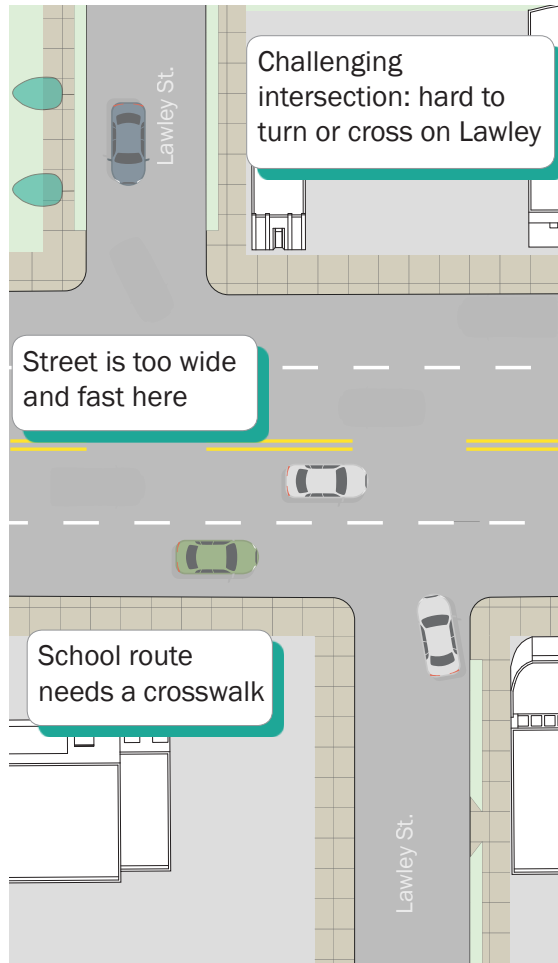
There are key opportunities for improvement: Campau is one potential route for the future Joe Louis Greenway, which would provide a safe bike link from Campau/Davison/Banglatown straight to downtown Hamtramck and beyond. And, the 86’ right-of-way means there is plenty of room for streetscaping after a road diet.

Streetscape improvements should slow down traffic and create safe places for pedestrians and bikes to cross.

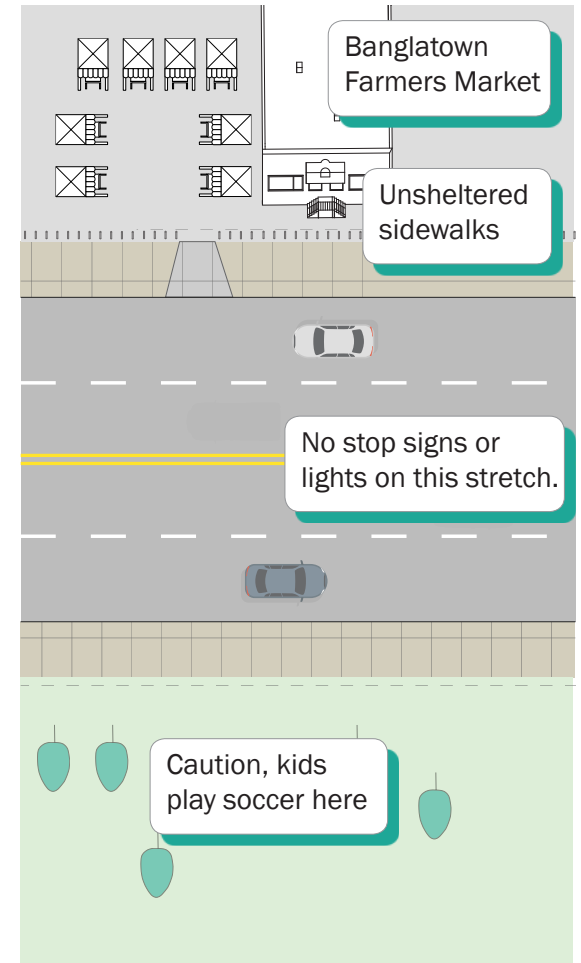




Campau south of Davison is four lanes of fast traffic—and one of the primary drop-off/pick-up zones for Davison Elementary. This area needs a safe crossing and clearly marked drop-off lanes. Or, the drop-off should be moved to the opposite side of the school.



Lawley one of the most important east-west streets in the planning area, connecting East Davison Village and Banglatown to schools, the library, park, and businesses. The uncontrolled, offset intersection at Campau is difficult for cars, bikes, and pedestrians.



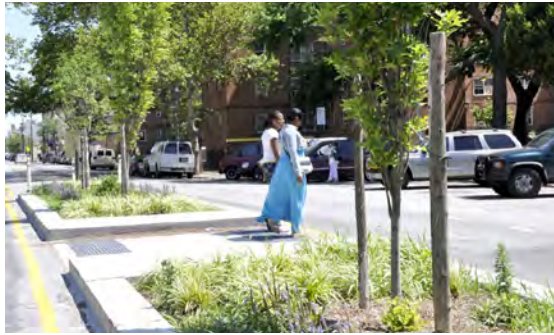
Campau is already a wide street, but vacant lots and parking lots on both sides make it feel even wider, encouraging cars to drive extra fast, and discouraging pedestrians. A road diet and streetscaping will slow things down and make the street more welcoming.

Near-Term Project: Campau Streetscape

In the near-term, Campau will be repaved and receive a road diet, including on-street bike lanes. This will have an immediate impact on speeding and safety on this wide street.

Comprehensive improvements to Campau should include a marked, well-lit crossing at Lawley with potential for curb extensions as part of a safe walking/biking route to the Davison schools. Another safe pedestrian crossing at Meade would connect current community hubs like Hope Center and the Banglatown Farmer's Market with proposed future projects like a new pedestrian link in East Davison Village and future redevelopment at the former Washington School at 13000 Dequindre. Streetscape elements such as pedestrian lighting, street trees, and edge treatments along parking vacant lots will enhance the pedestrian experience and address the expansive and exposed feel of the current corridor.

Campau is also under consideration as a potential route for the Joe Louis Greenway. Whether the greenway lands here or another street, bike lanes and safe crossings at Campau will be necessary to complete east-west bike routes that connect the greenway, East Davison Village, Banglatown, and Jayne Field.



Above: Well-lit crossings and street trees

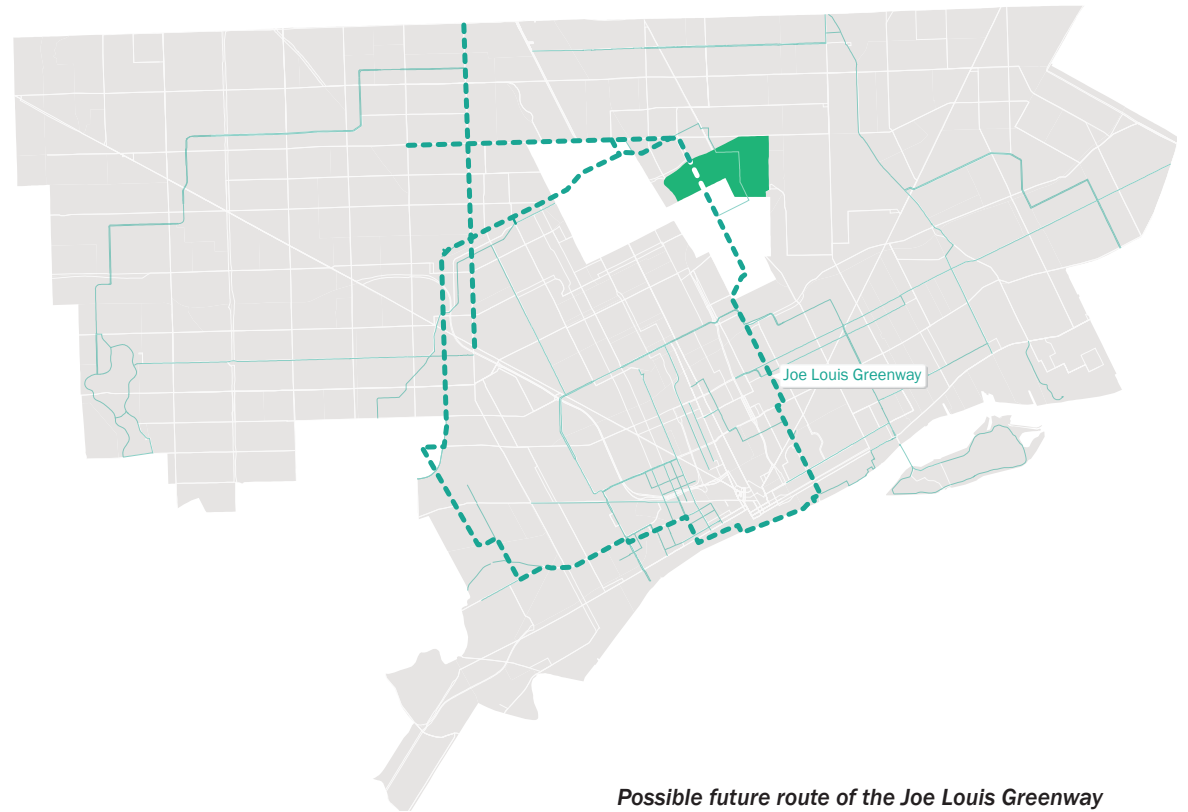
Top Left: Landscaped refuge island

Middle Left: Dedicated bike lanes separated from traffic by a row of parked cars.

Long-Term Vision: Joe Louis Greenway

The Joe Louis Greenway is a proposed 31.5-mile bike and walking path that will pass through the Campau/Davison/Banglatown planning area. This loop will connect the planning area to Downtown Detroit and the waterfront, as well as to Hamtramck, Highland Park, and many other neighborhoods in central Detroit.

Although not fully finalized, one possible section of the Greenway through the planning area is along Campau, which will receive on-street bike lanes as part of a near-term road diet. A Campau route would provide safe and easy bike access to downtown Hamtramck, which is a popular destination for shopping and dining. Another potential route is along Dequindre, which would be a direct extension of the Dequindre Cut, and could catalyze the redevelopment of the school building at 13000 Dequindre. Regardless of the route, it will be important to create east-west “feeder” routes along Lawley, Halleck/Charles, or Carpenter that connect the main Greenway to other parts of the neighborhood—especially Jayne Field, which will draw visitors from a much wider area.



Possible future route of the Joe Louis Greenway



©DETROIT GREENWAYS COALITION

Analysis: A Fragmented Grid

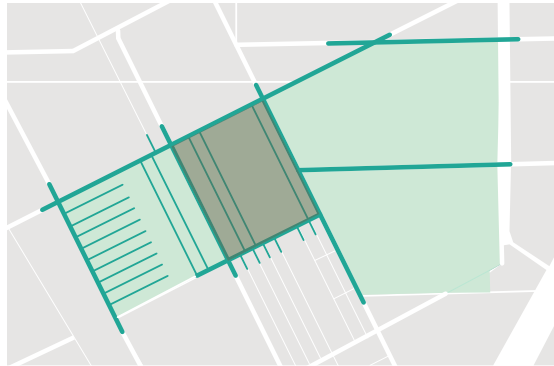
Since the initial laying out of its streets at the turn of the 20th century, this planning area has never had a smoothly connected street grid. Dead-end streets, long uninterrupted blocks, and misaligned grids make it difficult to cross from one neighborhood to another—and it is actually impossible to travel from the east end of the planning area to the west end in a straight line. Not only do these stops, jogs, and obstacles exacerbate the geographic separation between the four main neighborhoods, it also creates some particularly nasty and confusing intersections.

While the street grid is not likely to change any time soon, steps can be taken to make this fragmented grid easier and safer for cars, bikes, and pedestrians to navigate.

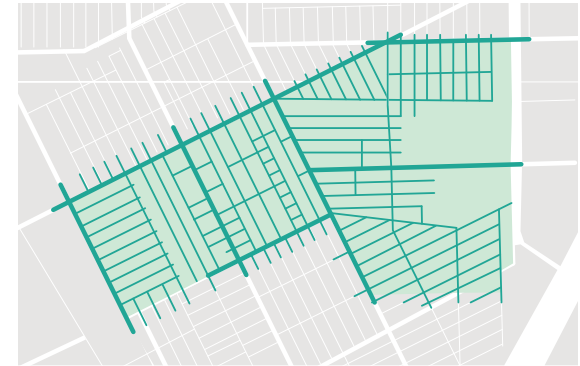
One-way streets can be converted to two-ways in low-traffic areas like East Davison Village, making it easier to navigate the fragmented grid.

Adding wayfinding can assist in directing people find their way to key spots in the neighborhood, especially public amenities like Knapp Library, Jayne Field, and Lasky Rec Center.

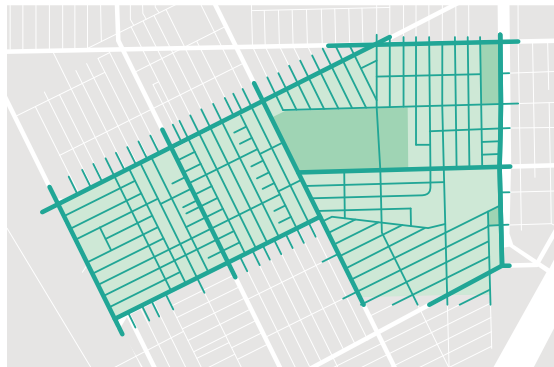
Finally, excess open space could provide ways to make shortcuts for bikes and walkers.



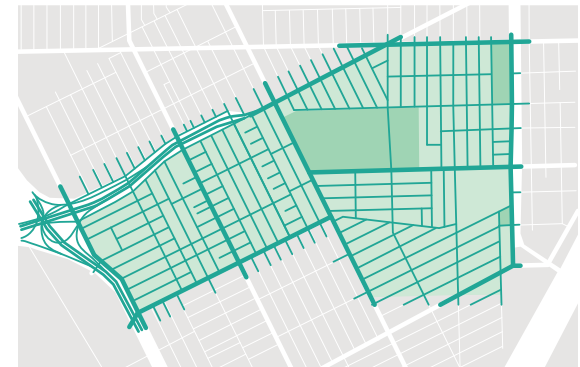
1905: East Davison Village laid out as a separate neighborhood oriented toward Dequindre.



1924: Four separate neighborhoods exist, each with its own separate street grid.



1951: Entire neighborhood is built out. Davison Ave is the area's primary retail corridor.

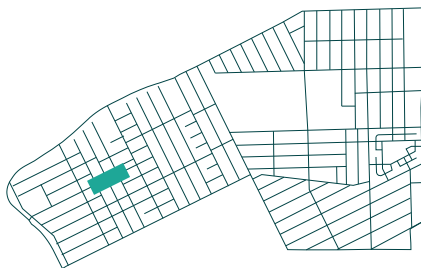


1973: Lodge and Davison Freeways are built, cutting off access to East Davison Village and Banglatown from the north and west.

Long-Term Vision: Cut-Throughs

East Davison Village feels cut off from the rest of the planning area because only Lawley and Halleck Streets connect all the way across. Dearing, Cody, Meade, McLean, and McPherson Streets all terminate at Arlington Street, forcing pedestrians and drivers alike to make a detour in order to reach Campau and points further east.

Where Meade Street ends at Arlington, a string of vacant Land Bank parcels provides an opportunity to extend Meade as a pedestrian cut-through, giving residents in the middle of East Davison Village a more direct route to walk to Campau. This also provides an opportunity to create passive recreational space in an area that lacks park space. Finally, it will allow Meade Street to serve as a direct pedestrian and bike route to 13000 Dequindre, once the building is transitioned to a new use.



ARLINGTON
(two-way)

MACKAY
(one-way)

MAINE
(two-way)

Mowed Lawn

Paved Path

Benches

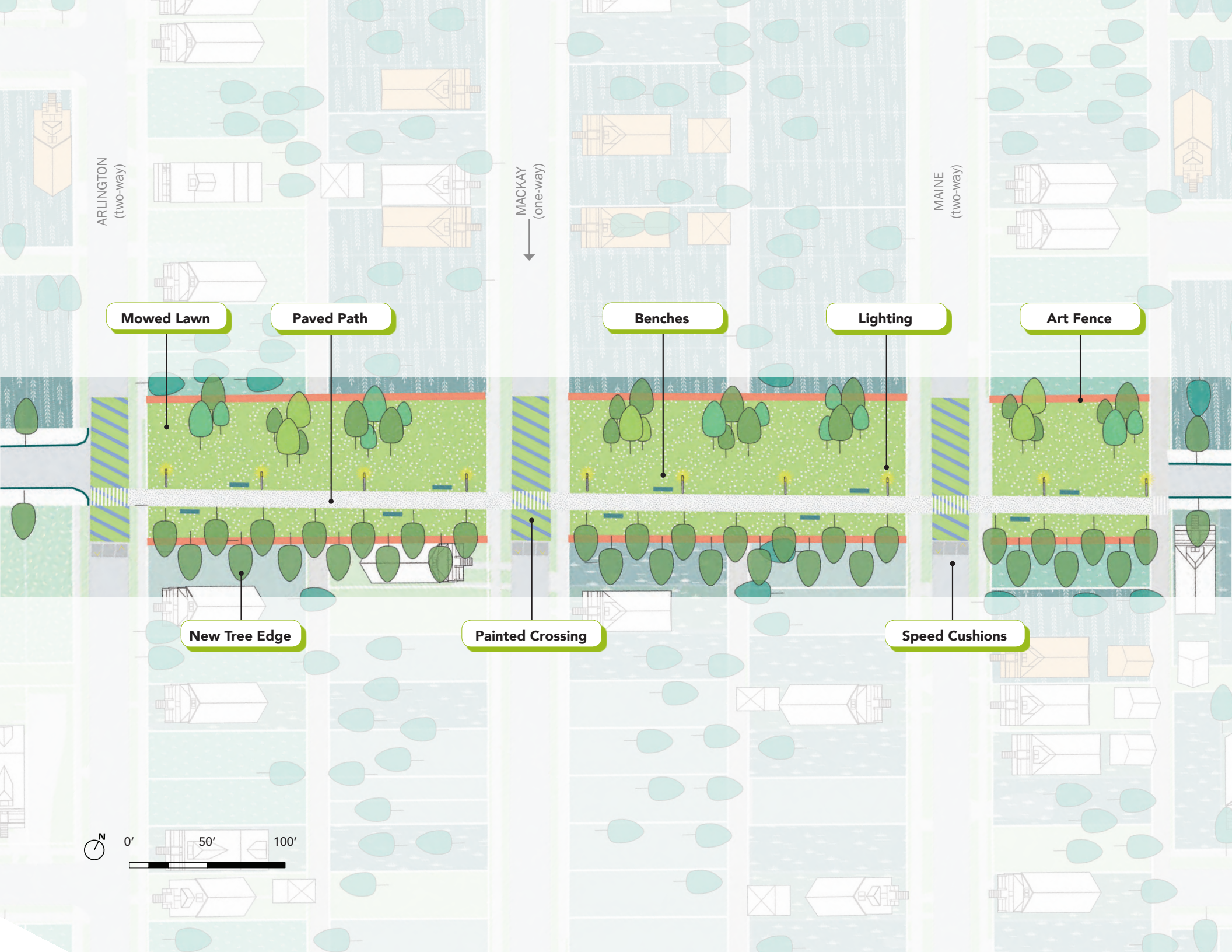
Lighting

Art Fence

New Tree Edge

Painted Crossing

Speed Cushions





Open Space & Community Nodes

Our Goals:

Open space can be an important community asset. Jayne Field and Lasky Rec Center are treasures and we want to make them even better—they should be more accessible and with the amenities that residents want. In addition, many unused vacant lots exist in residential neighborhoods that should be cleaned up to serve the community.

What We've Heard:

Many people love Jayne Field; however, it's not easy for everyone to get there and it could use more family-oriented activities. Residents in East Davison Village and north of Jayne Field want to see something happen with the many vacant lots. Some residents have been taking care of those lots for a long time and would like to see them used in a way that benefits the community.

Our Plan:

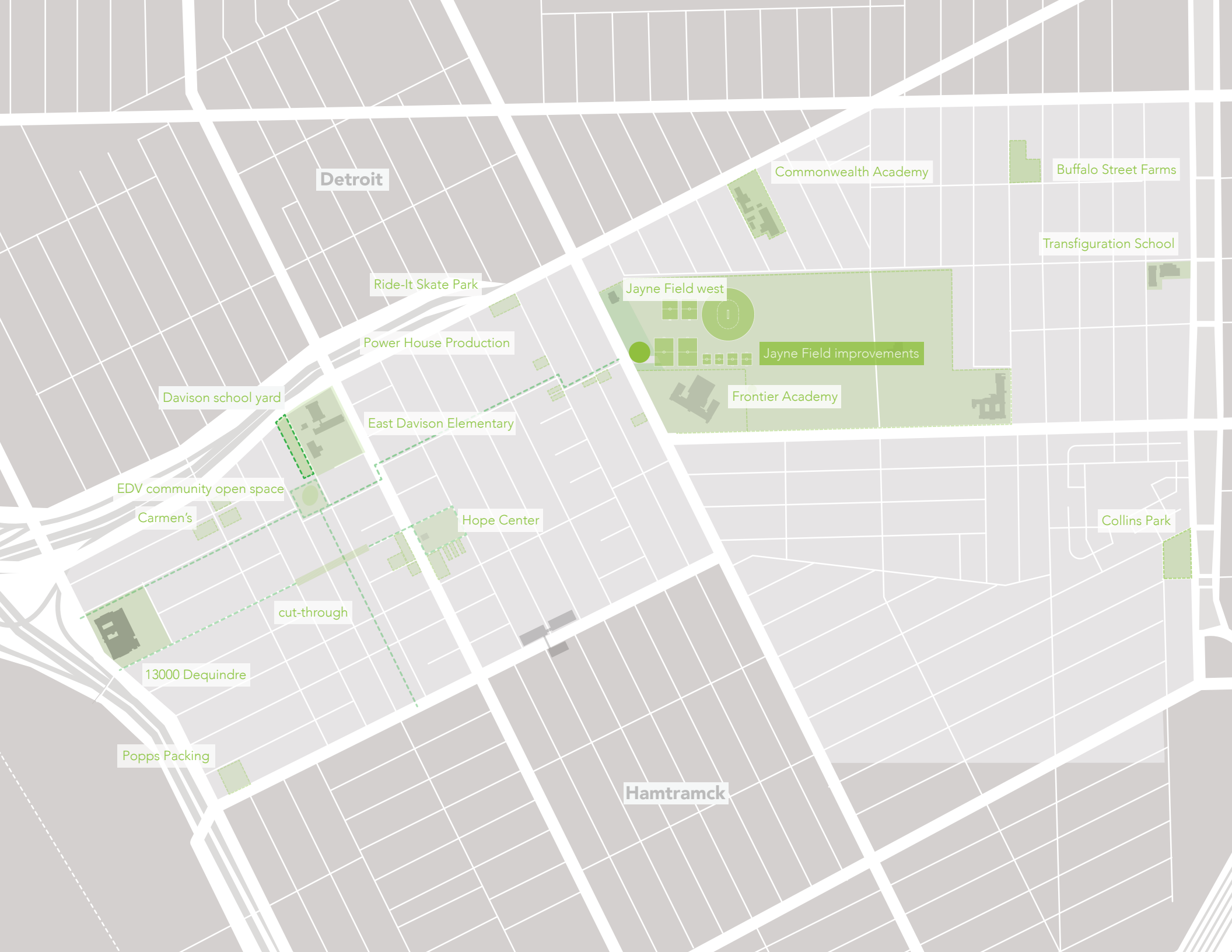
- Add family-oriented spaces and passive recreation opportunities to Jayne Field, especially along the edge of Conant Street.
- Use existing open space to strengthen community nodes like Knapp Library and Davison Elementary School.
- Convert vacant lots into simple, well-maintained community spaces.

Near-Term Projects:

- Jayne Field Facilities Improvements
- Jayne Field Conant Gateway

Long-Term Vision:

- Jayne Field Reading Garden and parking lot improvements
- Davison School Yard
- East Davison Community-Led Spaces



Detroit

Commonwealth Academy

Buffalo Street Farms

Transfiguration School

Ride-It Skate Park

Jayne Field west

Jayne Field improvements

Power House Production

Frontier Academy

Davison school yard

East Davison Elementary

EDV community open space

Carmen's

Hope Center

Collins Park

cut-through

13000 Dequindre

Popp's Packing

Hamtramck

Analysis: Jayne Field

Jayne Field is a major asset for this planning area—it is by far the largest city park in a 2-mile radius, and serves an area of Detroit and Hamtramck with a very large concentration of households with children. The planning area plus neighboring Hamtramck includes some of the densest neighborhoods and the highest numbers of families with children in Detroit; houses and yards are small, and there is very little open space to serve those residents. Since there are only a couple other small neighborhood parks in this area, Jayne Field and Lasky Rec Center serve as the go-to park for the entire planning area and far beyond.

The park's main attractions are its sports fields, which include baseball and softball fields, tennis and basketball courts, and more recently, a new cricket pitch and soccer fields that reflect the cultural traditions of South Asian and Middle Eastern immigrants to the neighborhood.

The sports facilities attract not only locals but sports clubs and their fans from outside the area—on one June weekend, a South Asian cricket tournament attracted players and spectators from as far away as Toronto.

However, Jayne Field has some gaps that should be addressed. First, the park lacks passive recreation space and family-friendly areas for visitors who don't play team sports.

There is a small playground and picnic area on the south edge of the park, but due to the park's large size, many families who live east, west, or north of the park feel that it is too far to walk—especially for unaccompanied children. Some families drive there, but many don't go at all. Some of the existing families, such as the basketball and tennis courts, are in need of improvements.

Knapp Library, a branch of the Detroit Public Library, is located in the northwest corner of Jayne Field. It is well-used and well-loved, but needs more space. Although it is situated next to acres of open space that could be used for outdoor reading areas or family spaces, a fence divides the library from the park and there is little interface between the two.

Finally, most park amenities are accessed from the center of the neighborhood via Fenelon or Charles streets. Despite a large number of families with young children living in the dense neighborhoods just east and west of the park, there are no real entrances from either side. On the west edge of the park, there is enormous potential for a new park gateway at Conant and Lawley Streets; currently, there is not even a pedestrian crossing at this busy intersection.

Jayne Field and Lasky Rec Center should receive improvements that provide a greater variety of family-friendly amenities and that make the park easier to access from surrounding neighborhoods.

Add outdoor seating at the library.

As a woman, I don't feel safe in Jayne Field.

Knapp Library

Baseball Fields

Sports Courts

Pedestrian crossing needed to cross to park...DANGER!

More park features please!

Frontier Academy

Lasky Rec Center

Kids don't go to the playground - they use the streets instead. Why?

Fence along western edge is not welcoming

Cricket Field

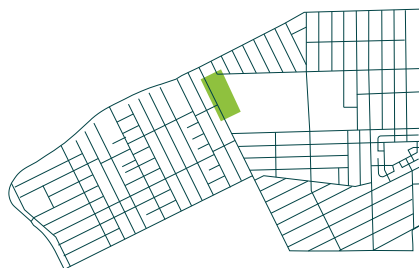
GEE White Academy

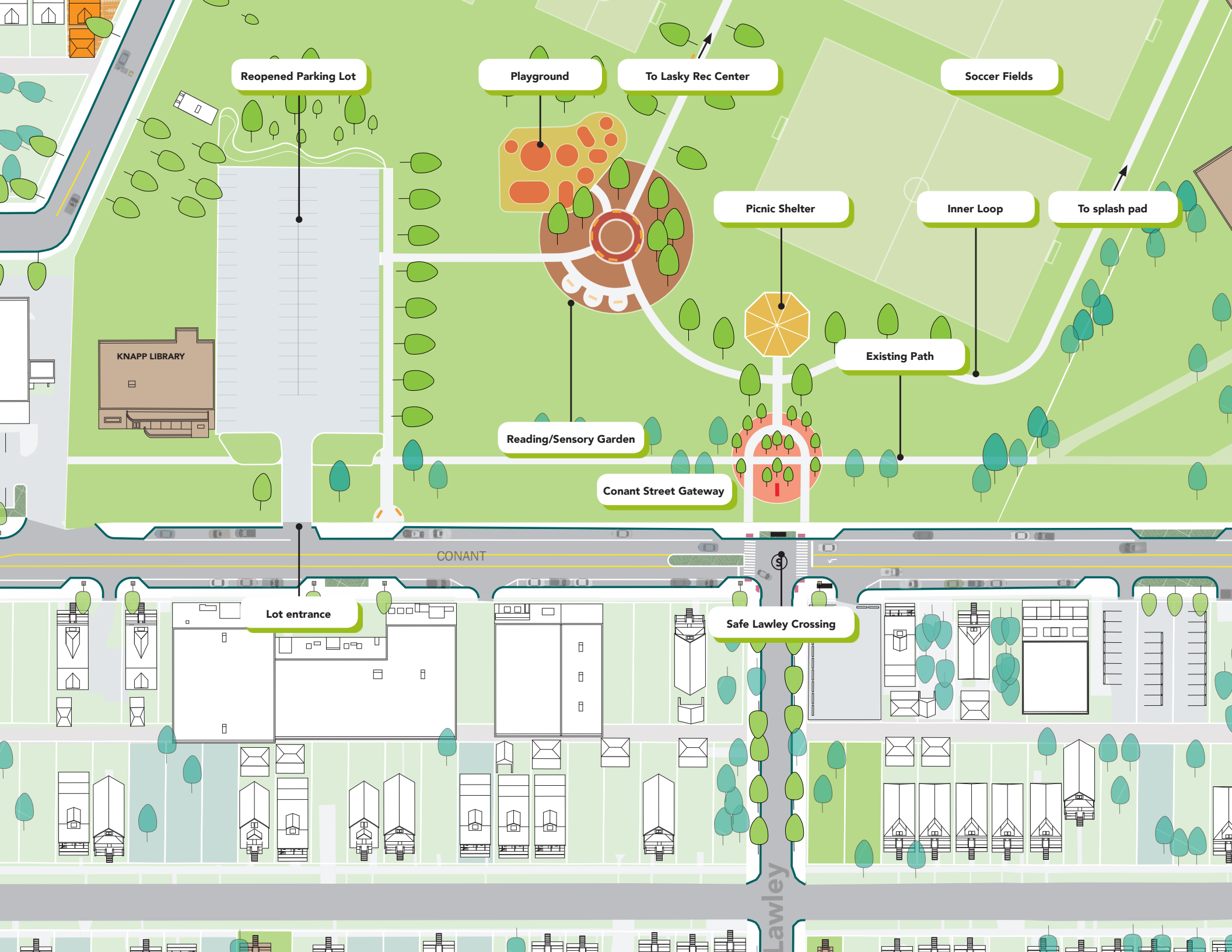
Near-Term Project Jayne Field Improvements

Jayne Field's main attractions are its sports fields. In the near-term, the General Services Department will add new soccer and cricket pitches and improve the existing basketball and tennis courts. A new splash pad will also be added, which will provide much-needed family play space.

In the longer term, this plan recommends additional family and community-oriented amenities as an alternative to wide-open sports fields. In the dense Banglatown neighborhood just west of Jayne Field, there are many families with children, and almost no open spaces to play in. The western edge of Jayne Field, now just open lawn enclosed by chain-link fence, would be an excellent place for family-oriented amenities such as playgrounds, picnic areas, and gathering areas. A reading garden could serve both the park and next-door Knapp Library, which despite lacking an outdoor space, is currently not connected to the park at all.

A new landscaped gateway on Conant Street will connect all of the neighborhood to these new amenities and to the rest of the park by creating a large east-west cross connector and an improved pedestrian crossing at Conant and Lawley. Connecting these mobility investments will facilitate access and enhance the experience of the park.





Reopened Parking Lot

Playground

To Lasky Rec Center

Soccer Fields

Picnic Shelter

Inner Loop

To splash pad

Existing Path

Reading/Sensory Garden

Conant Street Gateway

KNAPP LIBRARY

CONANT

Lot entrance

Safe Lawley Crossing

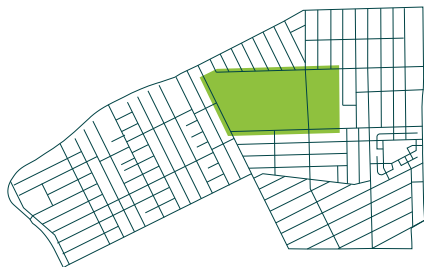
Lawley

Near-Term Project: Jayne Field Gateway

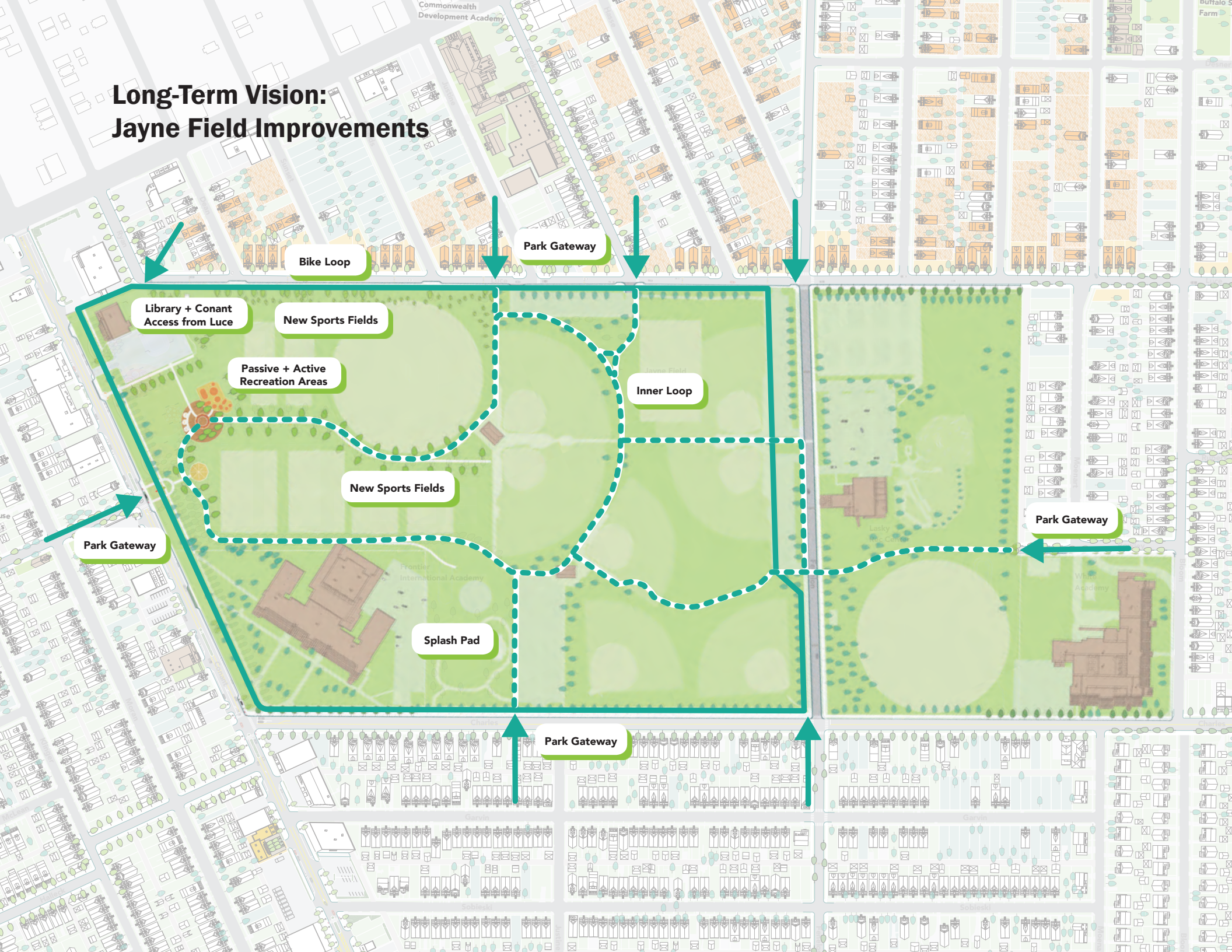
Today, Jayne Field and Lasky Rec Center feel like drive-in parks. Most of the parks' amenities are accessed via Fenelon Street, which runs north-south through the middle of the park. There are no clear park entrances from the east and west sides of this large park, which border neighborhoods with a large number of families with children and a lack of open space. Adding a new park gateway at Lawley/Conant Streets—with safe street crossings and new pathway links to the center of the park—will drastically improve local access to the park.



Conant and Lawley Street: Sidewalks, but no crossing and no opening in the fence!



Long-Term Vision: Jayne Field Improvements



Bike Loop

Park Gateway

Library + Conant
Access from Luce

New Sports Fields

Passive + Active
Recreation Areas

Inner Loop

New Sports Fields

Park Gateway

Park Gateway

Splash Pad

Park Gateway

Analysis: Open Lots

In addition to parks and community-maintained spaces, there is a great deal of open space made up of vacant residential lots. The Detroit Land Bank Authority owns more than 1,200 vacant parcels across the planning area—about 80 acres in total, and an area larger than Jayne Field and Lasky Rec Center.

Nearly all of the vacant DLBA properties are concentrated in just two neighborhoods: East Davison Village and north of Jayne Field. Most vacant parcels are clustered together in contiguous groups, with the largest vacant clusters extending to over an acre in size.

Open lots should be used to benefit the community; different sizes and configurations of vacant parcel clusters provide different opportunities for productive use.

One or two vacant parcels next to a home might provide space for a side yard or small garden, while a cluster of eight or more parcels is more suited for small-scale urban farming.

Vacant parcels in the middle of a residential block might be better suited for private homeowners' uses, small gardens, or even pedestrian circulation. Vacant parcels on visible street corners might be better suited for community gathering spaces or art installations.



**Detroit Land Bank Authority Parcels:
Vacant lots and Homes**

- DLBA-owned structure
- DLBA-owned parcel

DLBA Vacant Lots (16)

DLBA Vacant Lots (4)

DLBA Vacant Lots (14)

DLBA Vacant Home

DLBA Vacant Lots (14)

School-owned Vacant Lot

Dead-end

Dead-end

Dead-end

Dearing

Dearing

Lawley

Lawley

Cody

Cody

Meade

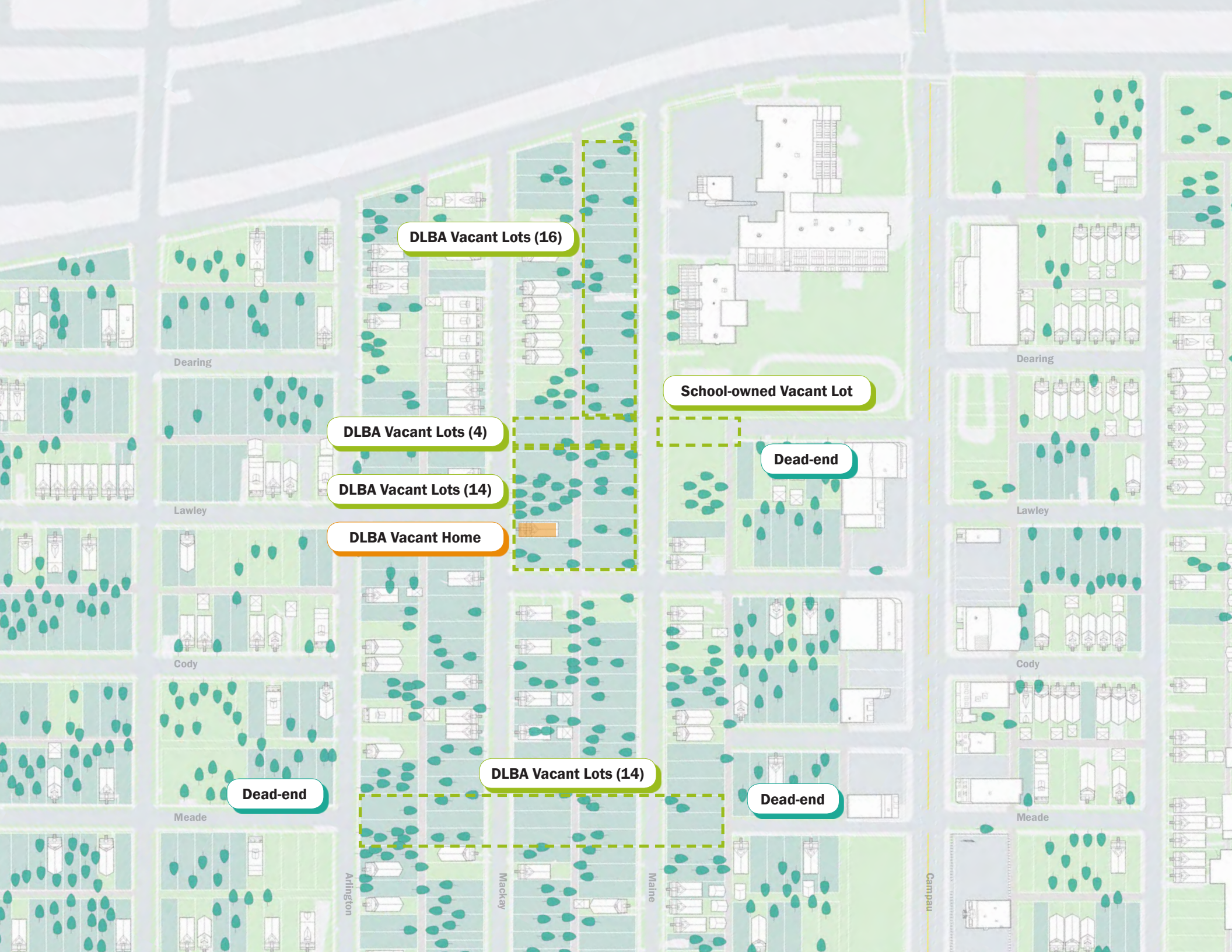
Meade

Arlington

Mackay

Maine

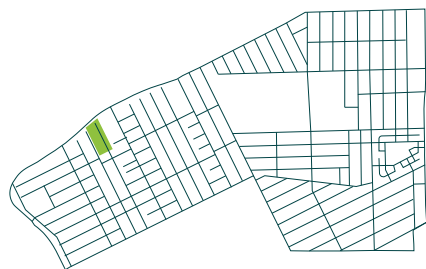
Campan



Long-Term Project: Davison School Yard

There are approximately 1.5 acres of vacant Land Bank-owned land directly across from Davison Elementary and Middle Schools. These lots are well-suited for space-intensive outdoor uses such as natural play areas, learning gardens, and outdoor classrooms.

To ensure safe crossings between the current school and these new outdoor spaces, brightly-colored art crosswalks and traffic calming measures should be added to Maine Street. One-way traffic during drop-off and pick-up hours and new parent drop-off lane on Maine Street would also streamline traffic circulation and improve safety for families walking, biking, and driving to school.



Left: now, empty, un-used lots sit across from Davison Elementary and Middle Schools.

Above: open lots could be used for gardens, outdoor classrooms, and play space.



Nature Play Area

Shade Tree Rows

Learning Garden

Science Classroom

Open Lawn

Outdoor Classroom

Improved Lighting

New Sidewalk

Painted Crossings

Drop-off Lane

Through Traffic

Dearing

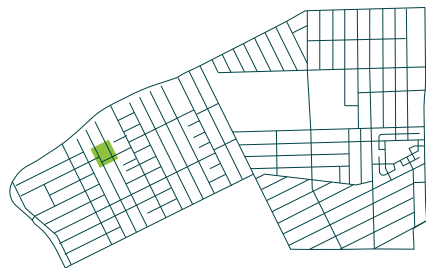
Long-Term Vision: East Davison Square Community Lots

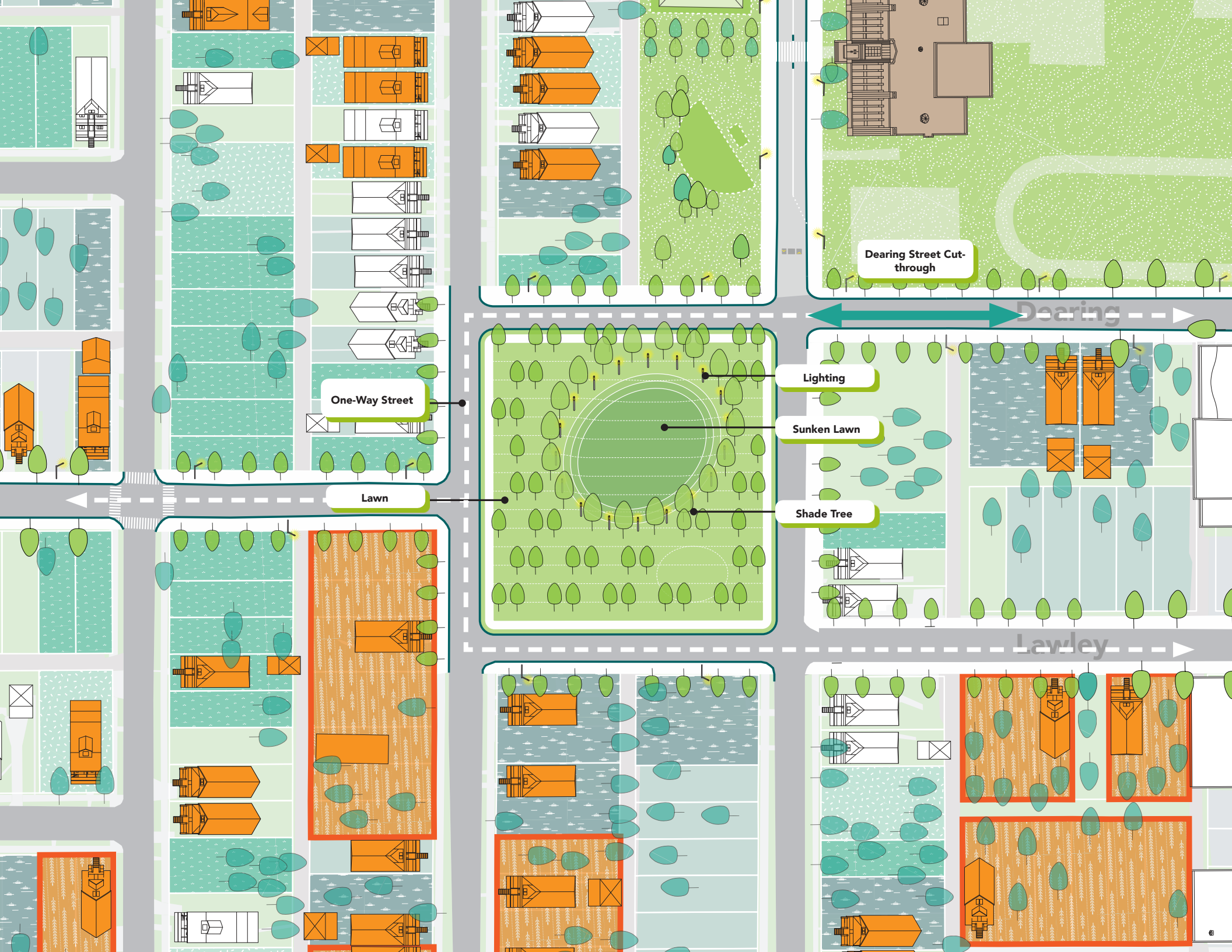
East Davison Village has a large amount of open space, but no neighborhood parks—from the center of the neighborhood to the edge of Jayne Field is over half a mile, and it is more than a mile walk to get to the Jayne Field playground, the basketball courts, or Lasky Rec Center. That walk involves crossing two busy streets and many families don't feel safe walking that far in an area that has struggled with crime.

Large swaths of open space, such as this cluster of Land Bank-owned parcels, should be maintained as neighborhood green space in order to provide a quality passive recreation area that is accessible to East Davison Village residents. It could be maintained by neighborhood stewards, such as the East Davison Village Block Club.



East Davison Square site today: lots of potential





One-Way Street

Lawn

Dearing Street Cut-through

Lighting

Sunken Lawn

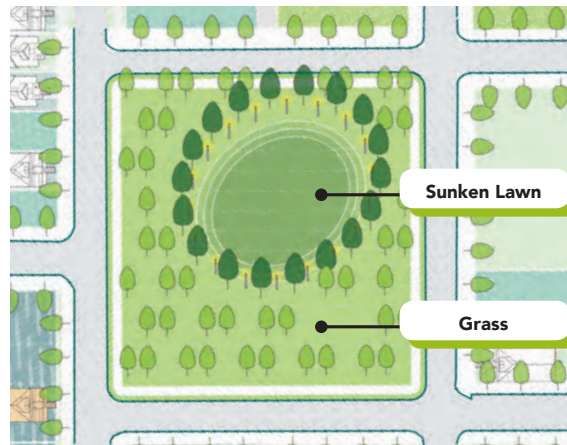
Shade Tree

Dearing

Lawley

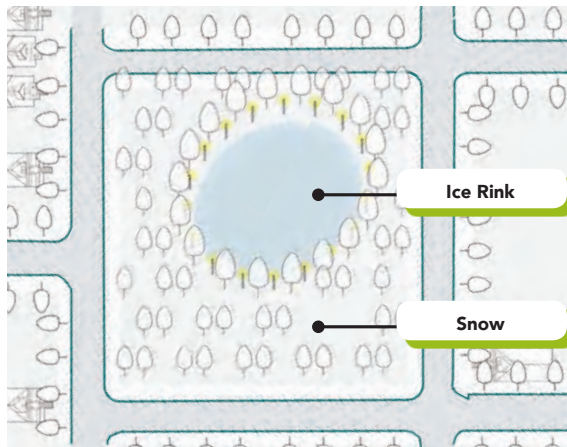
Community Green Space

This plan identifies a collection of 14 vacant lots that could be turned into a community green. New trees for beauty and shade and lighting for security could be included in the design. An opportunity for an elliptical sunken lawn creates a greater sense of enclosure where parents can feel comfortable letting their children can play freely, and it also creates a natural amphitheater for performances or other community events. To improve access, Dearing Street should be connected as a through-street using additional vacant lots to the north.



Winter Fun

Outdoor recreation is just as important in winter as it is in summer. The sunken lawn could be flooded and frozen during the winter to create a skating rink. With no other ice rinks nearby, this could become a destination for visitors from the entire planning area and beyond.



Housing & Economic Development

Goals:

This area has a vibrant commercial corridor reinforced by strong residential neighborhoods. The plan should stabilize neighborhoods with many vacant houses and lots, and provide opportunities for residents to take ownership of Land Bank properties. Finally, some prominent vacant buildings could be redeveloped into new businesses and community hubs.

What We've Heard:

Residents want to rehabilitate existing housing and ensure that vacant lots are maintained and put to good use. Many residents already take care of vacant lots of their own accord, and have expressed ideas for redeveloping the former Washington School at 13000 Dequindre and the old strip club on Conant.

Our Plan:

- Leverage programs for residents to purchase Land Bank lots through the side lot program and a pilot stewardship program.
- Bundle vacant homes and lots to sell to community-minded people who will put the property to creative and productive uses.
- Stabilize and reactivate the former school building at 13000 Dequindre.
- Increase the diversity of housing types in the planning area through adaptive reuse to create affordable multifamily housing

Near-Term Projects:

- 12449 Conant Redevelopment
- 13000 Dequindre Stabilization
- Transfiguration School Adaptive Reuse
- Carpenter Hospital Adaptive Reuse
- DLBA Home+Lot Bundling Pilot
- Neighborhood Stabilization North of Jayne Field (DLBA Own-It-Now program and vacant structure demolitions)

Long-Term Vision:

- 13000 Dequindre Redevelopment
- DLBA Home+Lot Bundling Program



Detroit

bundling program

stewardship program

neighborhood stabilization

park boulevard

Transfiguration Academy

13200 Jos. Campau

bundling pilot

12449 Conant st.

stewardship program

3021 Carpenter

13000 Dequindre

bundling program

Hamtramck

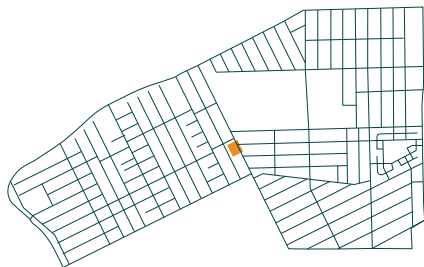
Near-Term Project: Redevelop 12449 Conant

12449 Conant is a former strip club located on the north end of the main Conant retail corridor. The building is in relatively good condition, and could easily be rehabilitated as a restaurant with office space above; some of the large parking lot could be used as a patio for the restaurant.

Another scenario is to build an addition on part of the parking lot, while using the remainder for outdoor amenity space. This configuration could accommodate a mix of retail, restaurant, and office spaces.

The current building is not ideal for residential uses; however, the building could be demolished and the large site reused for a new building with ground floor commercial space and apartments above.

The city plans to reactivate this site through a request for proposal process that identifies a development partner.



Scenario 1: Reuse Existing Building

- Co-work Office/Incubator
- Restaurant + Dining
- Building Support
- Outdoor Amenity
- Parking



Scenario 2: Reuse Existing + New Addition

- Co-work Office/Incubator
- Restaurant + Dining
- Commercial Retail
- Building Support/Circulation
- Outdoor Amenity
- Parking



Scenario 3: Full Rebuild

- Co-work Office/Incubator
- Commercial Retail
- Residential
- Building Support/Circulation
- Outdoor Amenity
- Parking



12449 Conant St. Market Space

Near-Term Project: Stabilize 13000 Dequindre

13000 Dequindre is an 86,400 square foot former school building with a unique single-floor configuration. Because of the size, layout, and current condition of the building, a full rehabilitation and reoccupation would be a challenge for most potential developers or owners—it is therefore more likely to attract development through a phased, incremental process.

The building can be used in the near-term but the roof must be repaired and exterior openings secured in order to stabilize the building and prevent further deterioration. Meanwhile, the exterior courtyards and large school yard can be activated for temporary events and community gatherings.

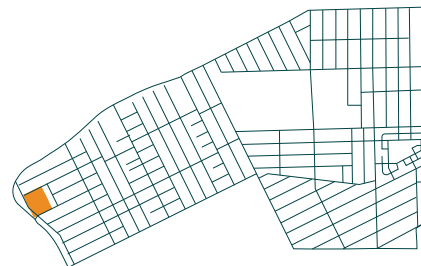
In the future, rehabilitation and reuse of the interior spaces is likely to happen incrementally—for example, in the classrooms around one of the courtyards, or the former front offices, library, and auditoriums facing Dequindre Street. In these scenarios, ownership could be a collective or cooperative model, or a single institutional owner that rents space to smaller groups.

As a former school, this space is well-suited for programming like training and education, art studio and gallery space

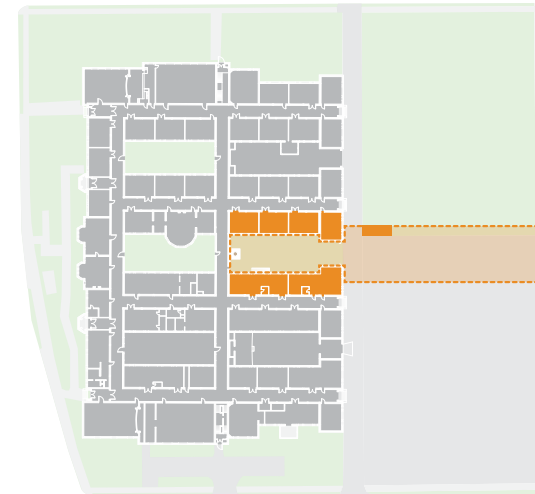
Stabilize Structure



- Rehabilitated Space
- Activated Site (Outdoors)
- Non-rehabilitated Space



Activate Courtyard

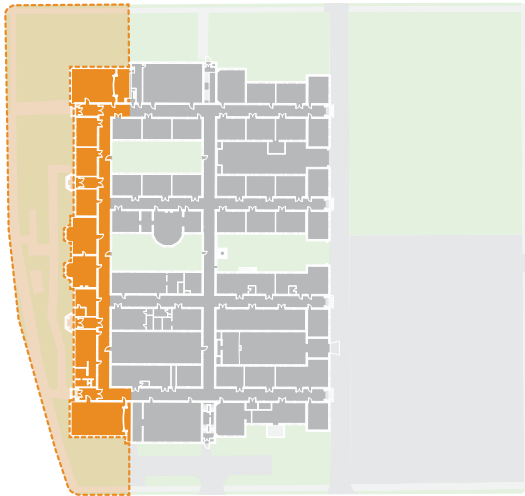


Once the entire building is stabilized, small redevelopment projects may occur in the short-term. In this scenario, a single courtyard and adjacent site is reactivated for temporary uses such as community events, arts activities/installations, or pop-ups. This rehabilitation work would be minimal, with interior spaces left raw, and no permanent utilities added to the building. Systems like electricity, HVAC, and restrooms could be added as external modular units as needed.

- Rehabilitated space: 5,285 sf
- Activated site: 15,000 sf
- Stabilized space: 78,180 sf

Long-Term Vision: Redevelop 13000 Dequindre

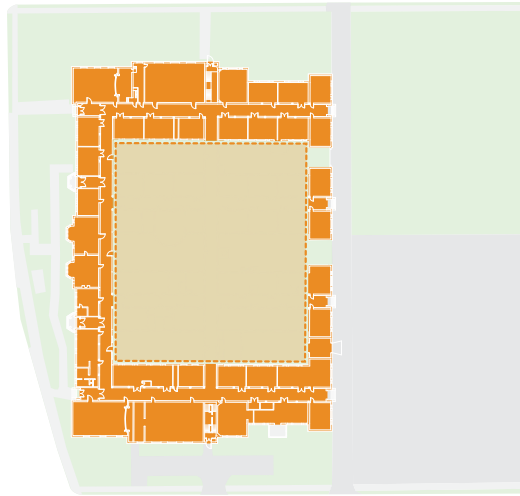
Scenario: Partial Rehabilitation



This scenario indicates a partial rehabilitation that could include a more substantial, permanent fit-out of the space. This type of configuration could be appropriate for offices, galleries, incubators, and community space that require some finished space, but not the entire building. In this scenario, permanent plumbing, electrical, and HVAC systems would be installed building-side, making it possible to incrementally activate more portions of the building as demand grows.

- Rehabilitated space: 15,395 sf
- Activated site: 34,500 sf
- Stabilized space: 68,070

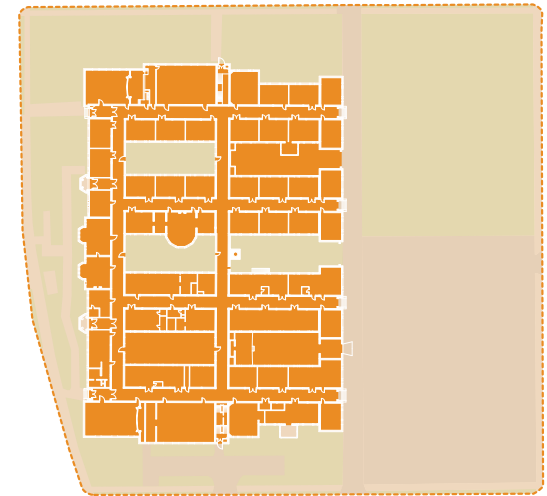
Scenario: Rehabilitate Perimeter with Partial Demolition



Parts of the school building could be demolished to make the large space more manageable, as well as creating new opportunities. In this scenario, the outer ring of classrooms, auditoriums, and office spaces is preserved, while much of the interior space such as classrooms is demolished to create a large enclosed courtyard suitable for large public gatherings.

- Rehabilitated space: 47,620 sf
- Activated site: 45,960 sf
- Demolition: 34,090 sf

Scenario: Full Rehabilitation



To reopen the entire school building in one instance will take the right kind of partnerships. This scenario will require patient funders with a lot of capital, a long timeline, and a commitment to the long-term future of both the property and the surrounding community. Partnerships with experienced, sustainable nonprofits and established community groups would be of great benefit to the eventual activation of the space.

- Rehabilitated space: 83,465 sf
- Activated site: 106,160 sf
- Stabilized space: 83,465 sf





Near-Term Project: DLBA Lot Programs

DLBA-owned Land



East Davison Village has been hit hard by vacancies and demolitions in recent years, and nearly two-thirds of all properties (more than 700 parcels) are owned by the DLBA. Current DLBA land-distribution programs are popular, but have their limitations—more tools are necessary to reactivate the large number of DLBA parcels in East Davison Village.

Future Land-Based Opportunities



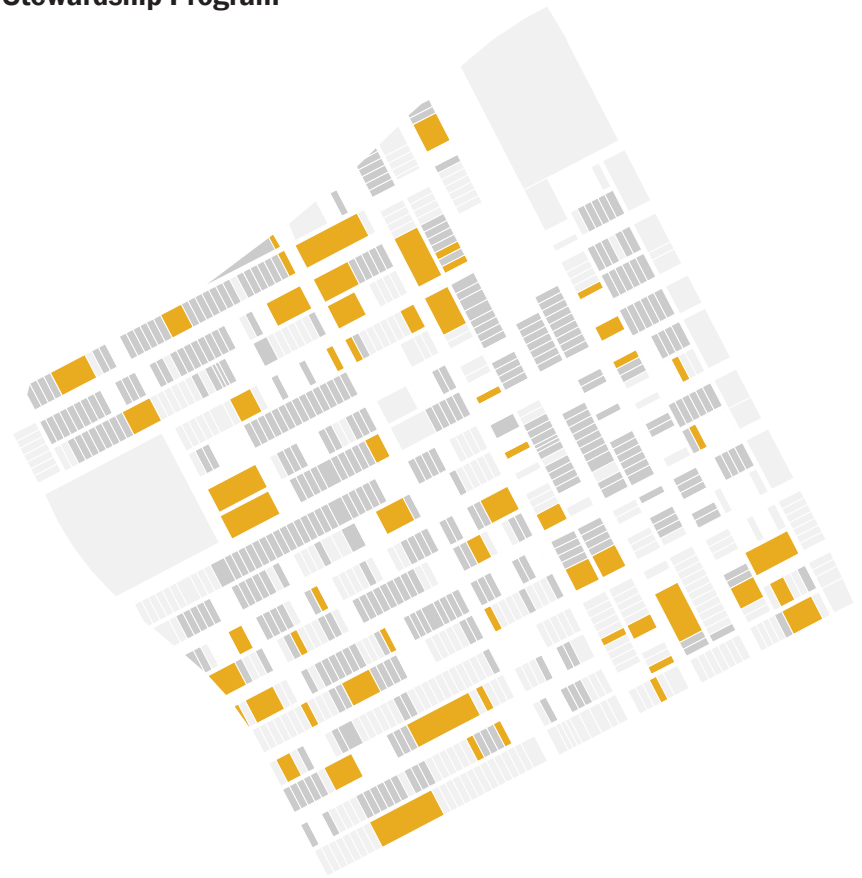
At City direction, large, strategically-located groups of parcels should be further analyzed for the catalytic connectivity and open-space projects described elsewhere in this report—including the Davison School Lots, East Davison Square, and the Meade and Dearing cut-throughs. These properties would be transferred to the city (see matrix).

Eligible Sidelots



Many vacant lots can be sold to residents via the existing DLBA side-lot program.

Stewardship Program



We propose a City supported strategy for vacant lot and edge treatment purchases in East Davison Village to allow resident land stewards to purchase DLBA lots that they actively maintain, if the lots are near but not adjacent to their home. These lots would be sold at market rate with a development agreement.

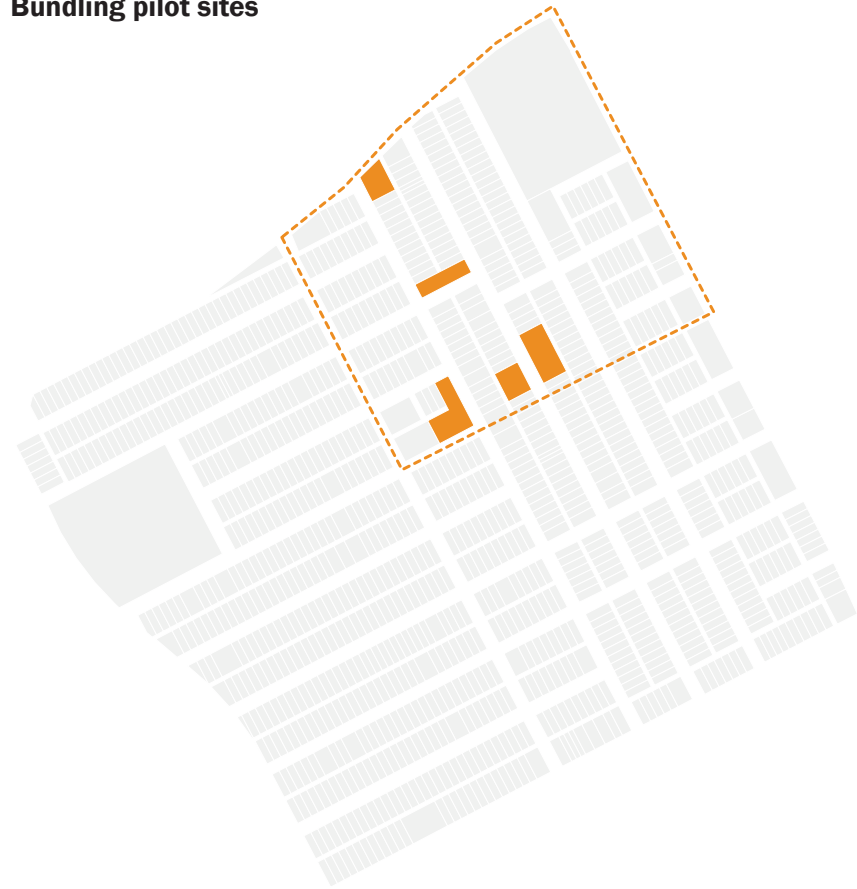
Near-Term Project: DLBA Lot Programs

All potential bundling sites



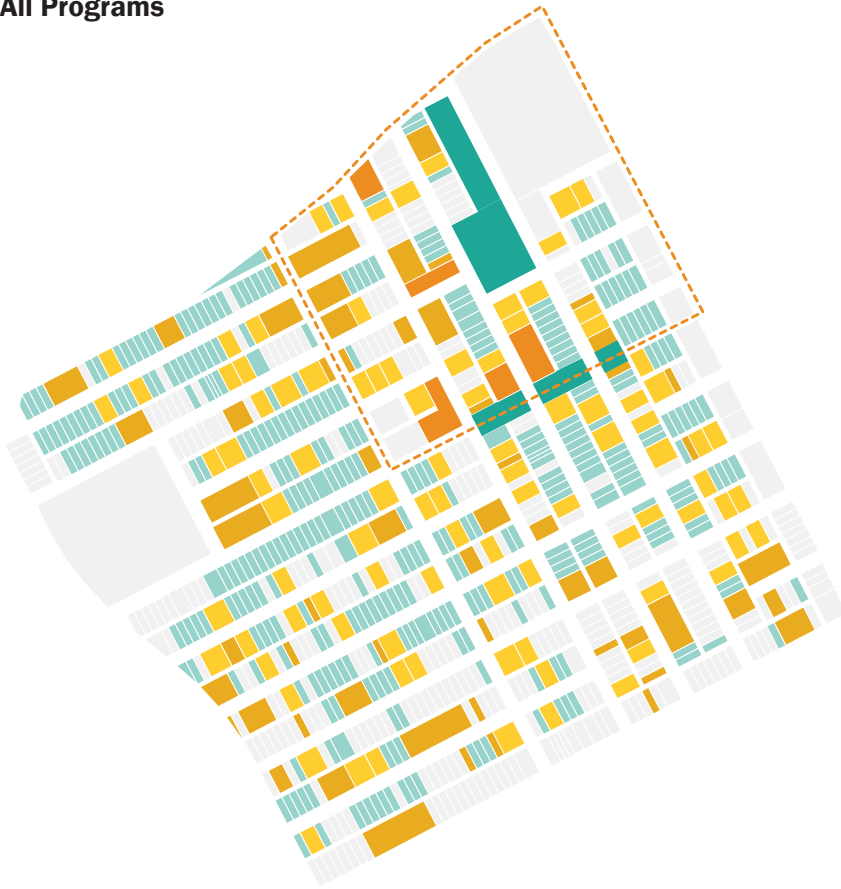
Some DLBA lots are not currently stewarded, not eligible side-lots, and will not be used for other catalytic connectivity or open space projects. We propose a bundling program to distribute these lots as large bundles suited for land-based uses.

Bundling pilot sites

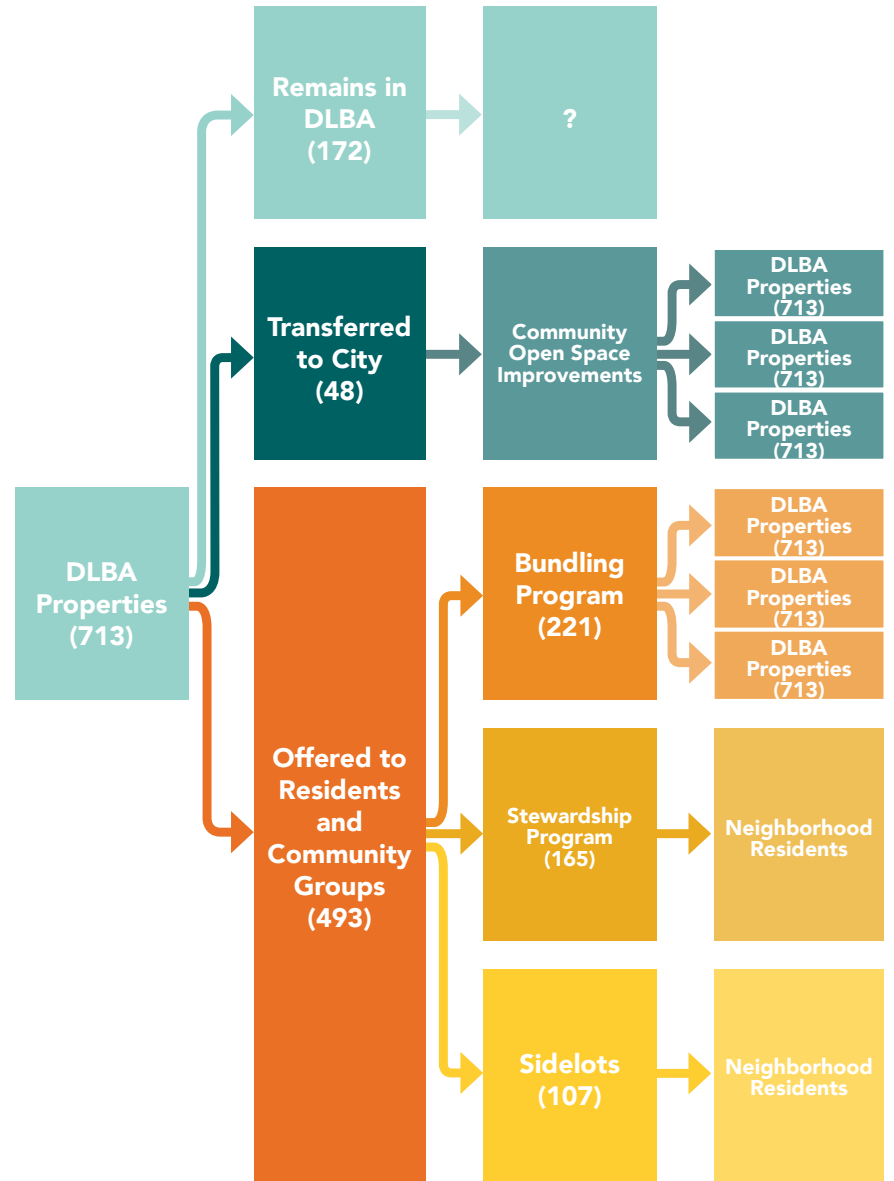


Five sites have been selected for a bundling pilot program. These locations are clustered around Davison Elementary School and the Lawley Street connection to East Davison Village. Developing this first group of bundles will help to stabilize and activate this important gateway to the neighborhood.

All Programs



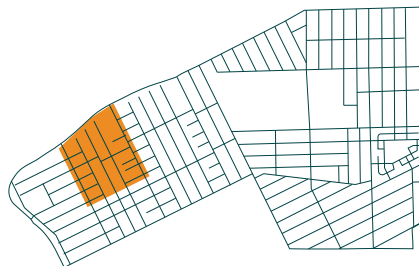
- Privately Owned Parcels
- Remaining DLBA Parcels
- Reserved Parcels
- Side Lots Program
- Stewardship Program
- Bundling Program



Near-Term Project: Home+Lot Bundling Pilot

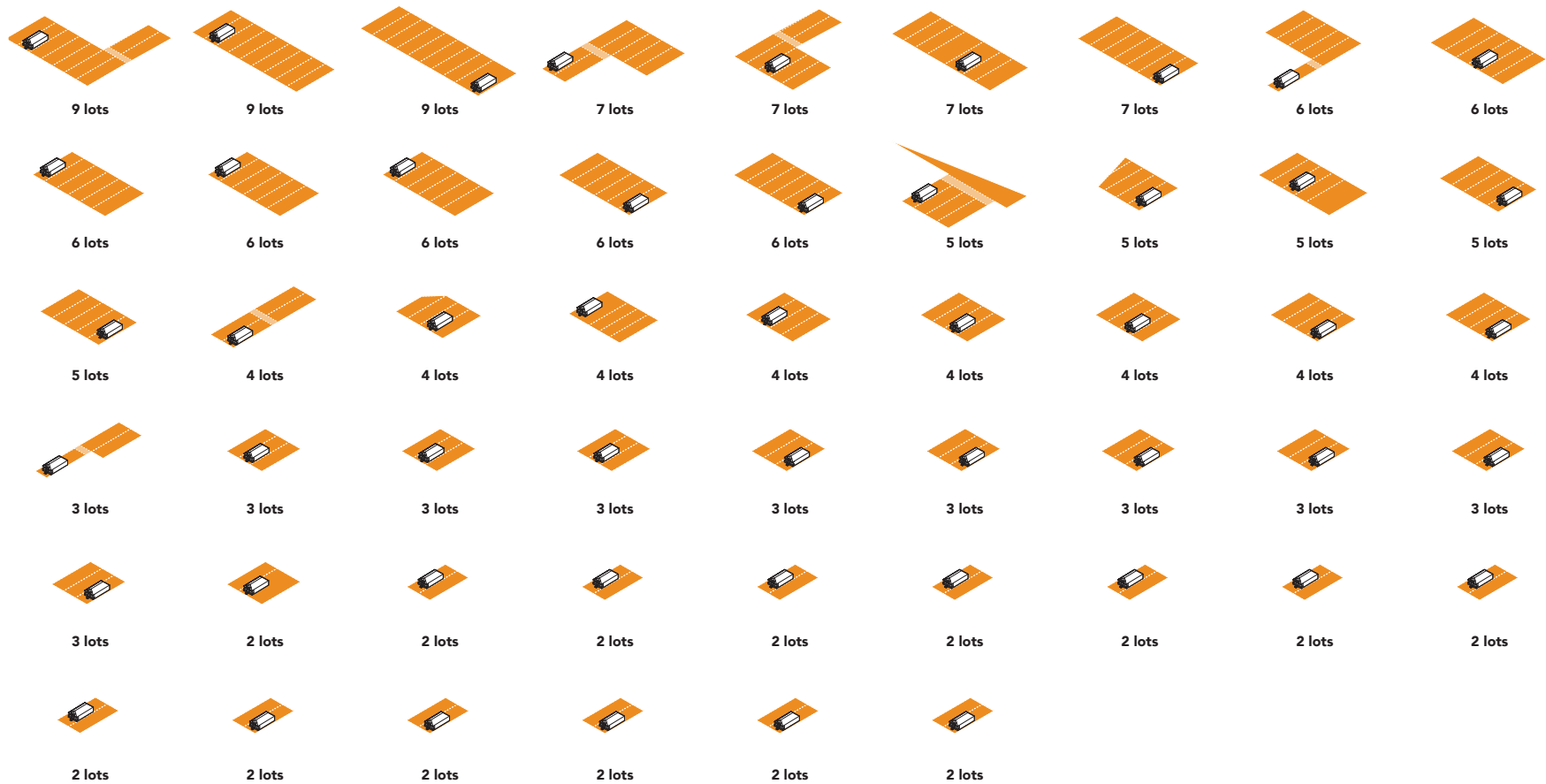
The DLBA has effective programs for distributing vacant lots and vacant houses, but not both at the same time. Some prospective buyers see a home and land around it as part of the same package. For example, one neighborhood resident purchased a DLBA home with the intention of converting the vacant lots next door into an urban farm. But, it has taken longer than expected to acquire the vacant lots, so for now, he is stuck with just the house.

This plan recommends a pilot program near Davison Elementary and the Lawley St. corridor that bundles one DLBA-owned house plus up to eight additional vacant parcels. Five preliminary bundles have been identified; applicants may purchase a bundle if they commit to rehabbing and living in the home within a reasonable amount of time, and activating the lots for a productive neighborhood-appropriate use—such as a garden or community space. The pilot should occur in the area closest to Davison Elementary/Middle School to help stabilize this area and bring greater density. The increased stewardship and eyes on the street from attracting more residents will improve the safety of the area for youth and families walking to school.



Long-Term Vision: Expanded Bundling Program

In the long-term, the bundling pilot could be expanded to the rest of East Davison Village, North of Jayne Field, and the rest of Detroit. In East Davison Village alone, there are approximately 120 parcels that could be combined into over 50 bundles of different sizes, shapes and configurations.



6

PHASING AND NEXT STEPS



Looking Forward

The priority projects and recommendations described in this report are all closely interrelated. Although each project could be implemented on its own, when combined they add up to far more than the sum of their parts.

This report includes both near-term projects and long-term visions that span the three major planning areas of streetscapes and mobility, open space and community nodes, and housing, rehabilitation, and economic development, often affecting multiple categories at once.

Near-term projects will not only result in immediate improvements to neighborhoods, but will also help catalyze the long-term vision; they will help the City and community set goals and prioritize future development in order to bring about broader change.



Ice Cream Planning Truck: coming to a neighborhood near you!

Project Phasing Matrix

Projects	Near-term Project	Long-term Vision	Open Space & Community Nodes	Streetscapes & Connectivity	Housing, Rehab & Economic Development	DEGC	DLBA	DPW	GSD	HRD	PDD	Community Partner
Traffic Calming & Slow Streets + Safe Routes	Phase 1		●	○	○	○	○	●	○	○	○	○
Conant Streetscape Improvements			●	○	●	●	○	●	○	○	○	○
Campau Streetscape Improvements			●	○	○	○	○	●	○	○	○	○
Joe Louis Greenway			●	○	○	○	○	●	○	○	●	○
Meade Cut-Through			●	●	○	○	●	○	●	○	●	●
Jayne Field Improvements			○	●	○	○	○	○	●	○	○	○
Davison School Yard			○	●	○	○	●	○	○	○	●	●
East Davison Square			○	●	○	○	●	○	●	○	●	●
12449 Conant Redevelopment			○	○	●	●	○	○	○	●	○	●
13000 Dequindre Stabilize & Redevelop	Phase 1		○	●	●	○	○	○	○	●	●	●
Open Space Stewardship Pilot & Program	Pilot		○	●	●	○	●	○	○	○	○	●
Home + Lot Bundling Pilot & Program	Pilot		○	●	●	○	●	○	○	●	●	●

Phasing

Near-term Projects are quick-win projects that have secured funding and/or City approval and can be completed in the next 3-5 years. Some of these projects are already underway.

Streetscapes & Connectivity

- Conant Streetscape Improvements
- Campau Streetscape Improvements
- Traffic Calming on Luce and Fenelon

Open Space & Community Nodes

- Jayne Field Facilities: Splash Pad, Concessions, and athletic Fields
- Jayne Field Gateway on Conant

Housing, Rehab & Economic Development

- 12449 Conant Redevelopment
- 13000 Dequindre Stabilization
- DLBA House + Lot Bundling Pilot
- North of Jayne Field Stabilization: DLBA Own-It-Now program and vacant structure demolitions



Long-term Vision includes recommendations for future projects which may be catalyzed by earlier developments in the neighborhood. These recommendations have not been approved for funding and do not yet have a clear timeline for completion at the time of this report .

Streetscapes & Connectivity

- Lawley Corridor: streetscape improvements and safe walking routes
- Luce Corridor: streetscape improvements and safe walking routes
- Slow Streets & Safe Routes: permanent improvements on Luce, Fenelon, Buffalo, and Charles
- Joe Louis Greenway and connector route

Open Space & Community Nodes

- Jayne Field West Improvements
- Cut-Throughs on Meade and Dearing St.
- East Davison Community Lots
- Davison School Yard

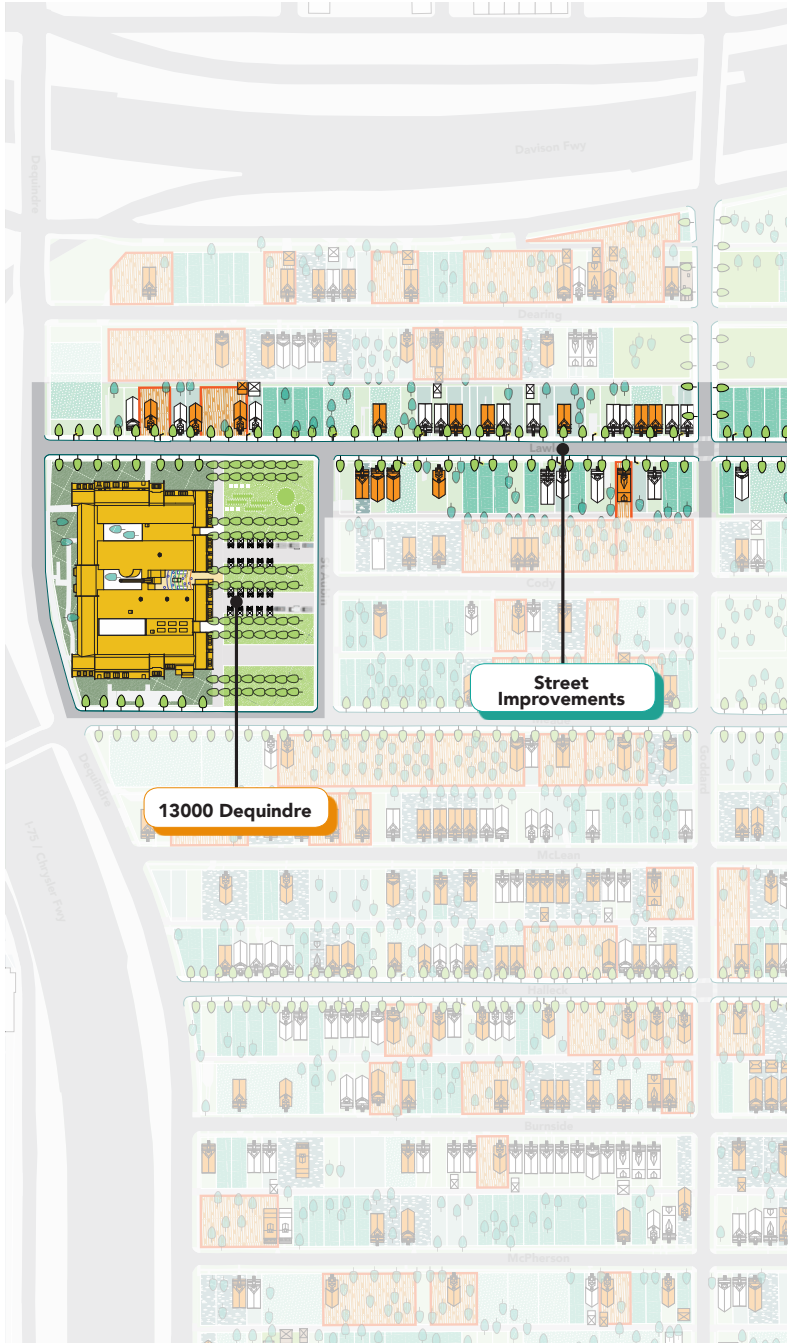
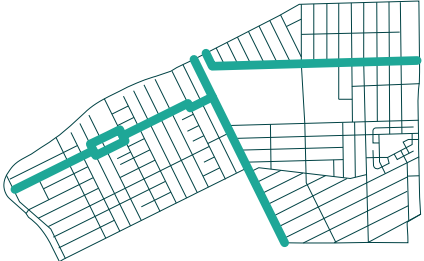
Housing, Rehab & Economic Development

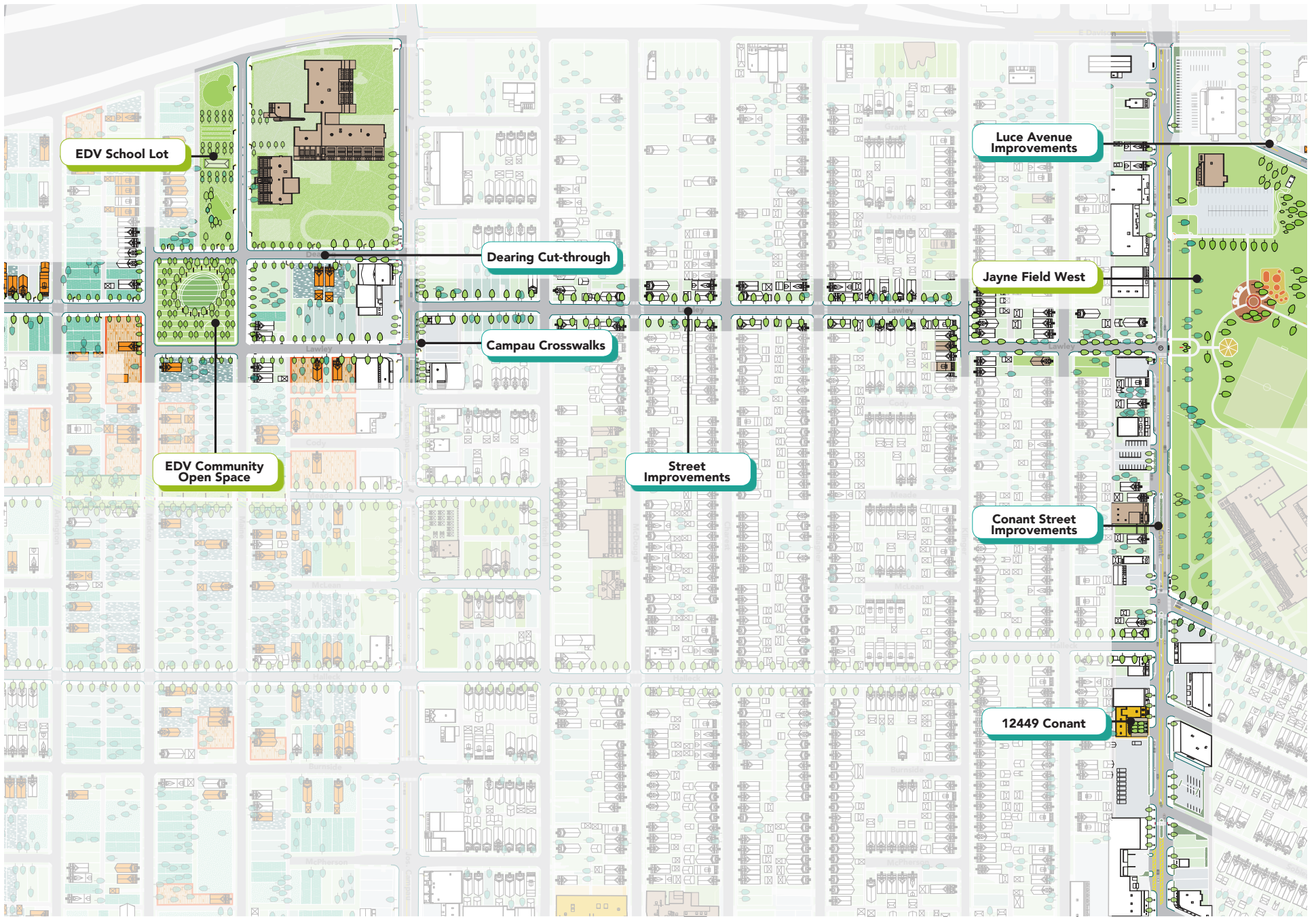
- 13000 Dequindre redevelopment
- DLBA House + Lot Bundling
- DLBA Stewardship pilot



Catalytic Corridors

Nearly all of these projects are concentrated along three priority corridors—Lawley, Conant, and Luce. This corridor-based approach focuses limited available resources on the areas where they can have the most immediate and holistic impacts; wherever possible, these projects reinforce each other, as well as build on existing neighborhood assets and initiatives. If these corridors can be stabilized and improved, they can catalyze further activity in the adjacent neighborhoods.





EDV School Lot

EDV Community Open Space

Dearing Cut-through

Campau Crosswalks

Street Improvements

Luce Avenue Improvements

Jayne Field West

Conant Street Improvements

12449 Conant

Terms & Abbreviations

CPC	City of Detroit City Planning Commission
DDOT	City of Detroit Department of Transportation
DEGC	Detroit Economic Growth Corporation
DLBA	Detroit Land Bank Authority
DON	City of Detroit Department of Neighborhoods
DPS	Detroit Public Schools
DPW	Detroit Public Works
DWSD	City of Detroit Water and Sewerage Department
GSD	City of Detroit General Services Department
HRD	City of Detroit Housing and Revitalization Department
MDOT	Michigan Department of Transportation
PLA	City of Detroit Public Lighting Authority
PDD	City of Detroit Planning and Development Department

