

GREATER WARREN/CONNER

NEIGHBORHOOD FRAMEWORK PLAN

VIRTUAL PUBLIC MEETING 2

August 16, 2023



DEPARTMENT OF
Planning &
Development



AGENDA

- Welcome
- Why Do a Neighborhood Plan?
- What We've Heard
- Options for CBO Funding
- Neighborhood Opportunities
- Next Steps

WHY DO A NEIGHBORHOOD PLAN?

Image: E. Warren Avenue designed through a neighborhood plan

Inclusionary growth and economic opportunity in the neighborhoods



WHY DO A NEIGHBORHOOD PLAN?

one city for all of us



Image: Ella Fitzgerald Park in Fitzgerald, co-designed through a neighborhood plan and opened in July, 2018

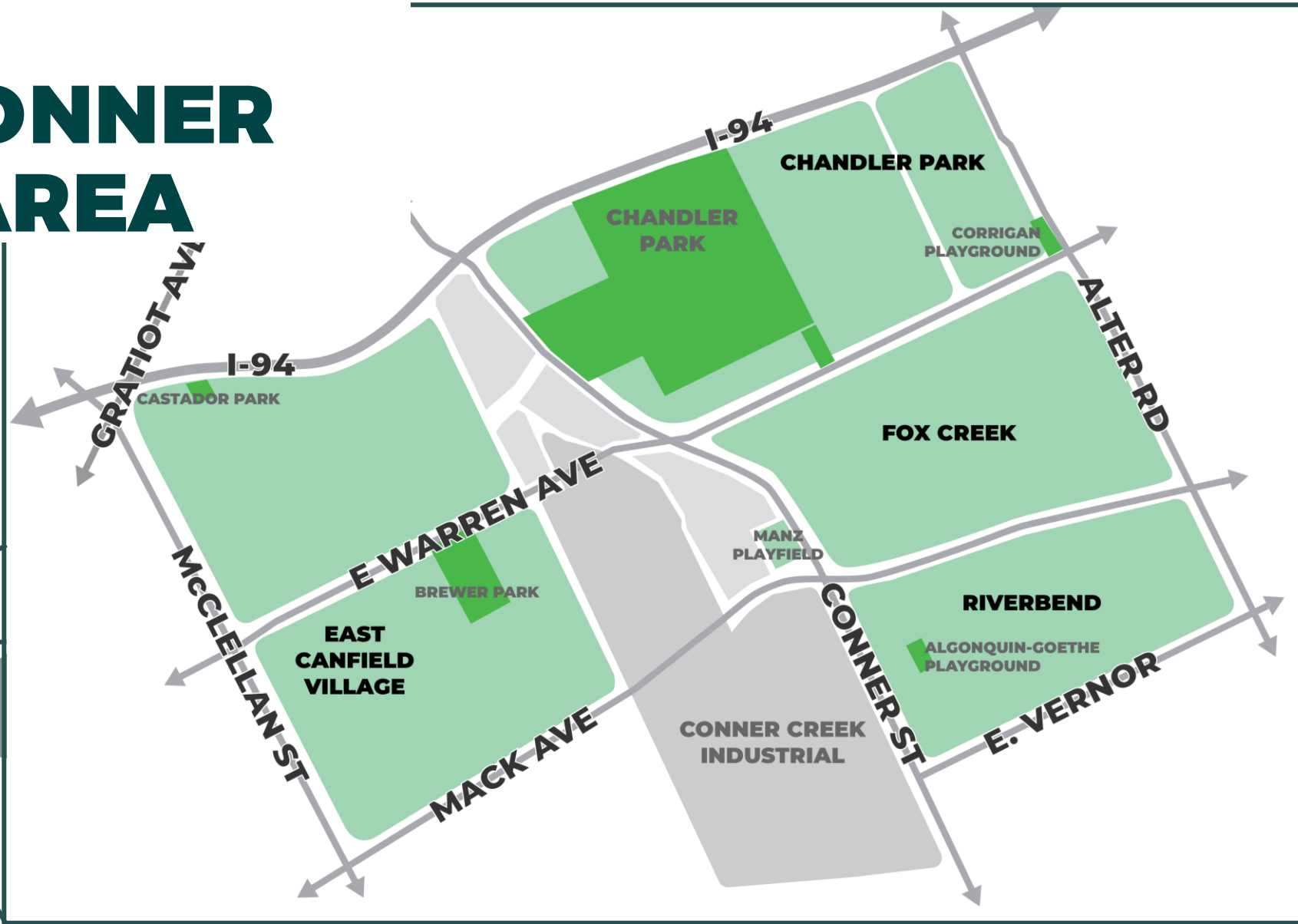
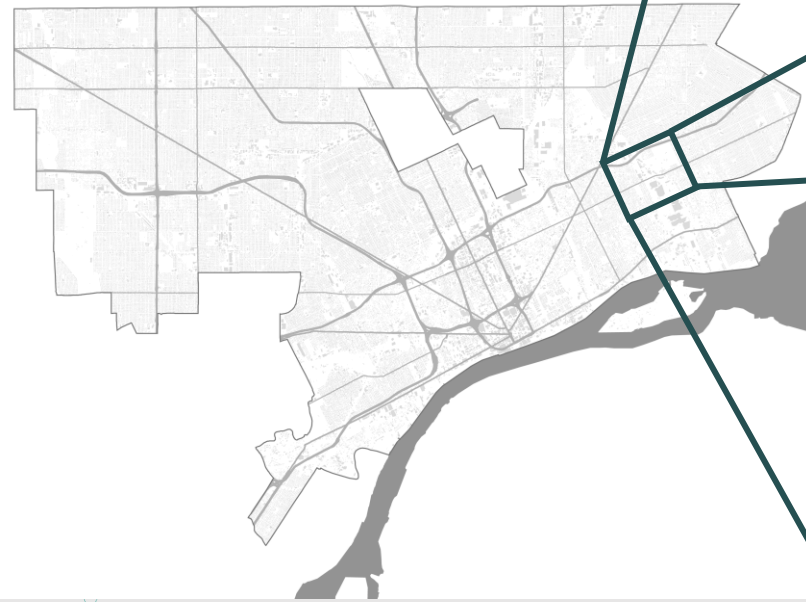
WHY DO A NEIGHBORHOOD PLAN?

one city for all of us



Image: Eila Fitzgerald Park in Fitzgerald, co-designed through a neighborhood plan and opened in July, 2018

GREATER WARREN/CONNER PLANNING AREA



PLAN FOCUS AREAS



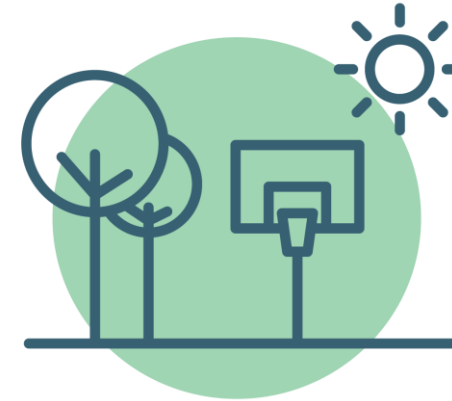
**Neighborhood
Stabilization**



**Commercial &
Economic
Development**



**Mobility and
Streets**



**Parks & Open
Space**



**Climate
Resiliency &
Health**

PROJECT TIMELINE



WHAT WE'VE HEARD

COMMUNITY MEETING 1



- Held on **April 20th** at the Samaritan Center
- Two Sessions
- Virtual Lunch Session
 - 30+ Attendees
- In-Person Open House
 - 60+ Attendees

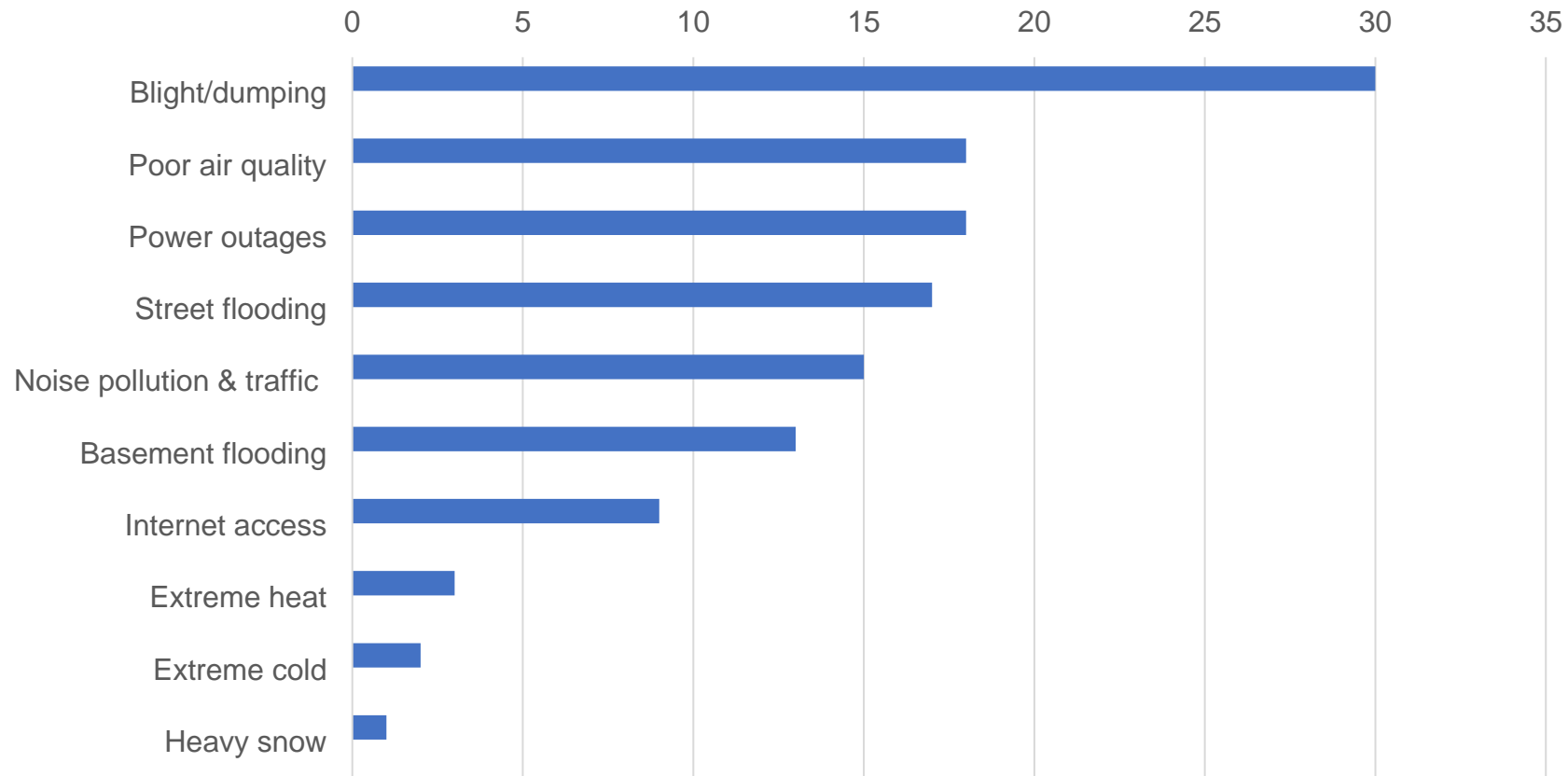
WHAT WE HEARD

- Improve basic **city services**
- Address **blight** and **dumping**
- Update **infrastructure**
- More **amenities** in the neighborhood
- **Air quality** and **truck traffic** are major concerns



WHAT WE HEARD

What Issues Have You Experienced in the Neighborhood?



WHAT WE HEARD

CBO Project Prioritization

- **Home Repair Grants** were most desired, followed by:
 - **Educational/Youth Programs**
 - **Neighborhood Mini Grants**
 - **Street Improvements**
 - **Indoor Air Quality Mitigation**



WHAT WE HEARD

Neighborhood Improvements

- **Support** for seniors and renters
- Address **vacant/blighted** homes
- Add **gardens, playgrounds,** and gathering spaces on vacant land
- **Infrastructure improvements** – alleys, sidewalks, streetlights
- Senior, veteran, and/or youth **resource center**



WHAT WE HEARD

Park Improvements

- **Fitness** equipment
- **Benches** and places to sit
- **Garbage** cans
- **Programming** at parks
- Conner Creek **Greenway**
- **Sidewalks** and pathways



WHAT WE HEARD

Transportation Improvements

- **Traffic Calming**
- Expand **Speed hump** program
- **Safer** walking & biking conditions
- More bike infrastructure – parking, greenways, sidewalks
- Improved **bus stops**



WHAT WE HEARD

Commercial Development Desires

- **Everyday services** like grocery stores and pharmacies
- **Restaurants, coffee shops,** and other daily needs
- **Entertainment** options
- **Infrastructure** to support walkable retail



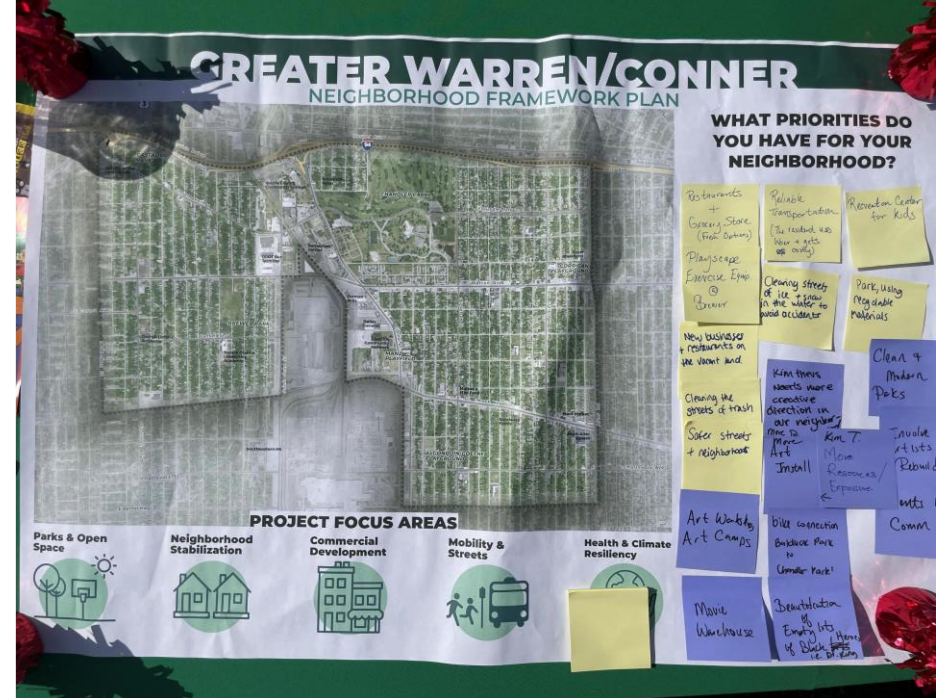
ONGOING ENGAGEMENT

- Meeting with community organizations to understand their priorities
 - Eastside Community Network
 - Good Stock Neighborhood
 - Brilliant Detroit
 - DON
 - FCA NAC
- Attended Sidewalk Detroit Festival
- Community Ambassador Program



Sidewalk Detroit Festival

Greater Warren/Conner Framework Plan





Parkside Health Fair



COMMUNITY BENEFITS ORDINANCE PLANNING

COMMUNITY BENEFITS ORDINANCE

- **\$800,000** in funding to spend in the community

Goals

- Equitably distribute funding for a true community benefit
- Reduce overhead costs
- Use CBO to spur other investment in neighborhood
- Improve quality of life for residents

Fiat Chrysler Jefferson North Assembly Plant Expansion

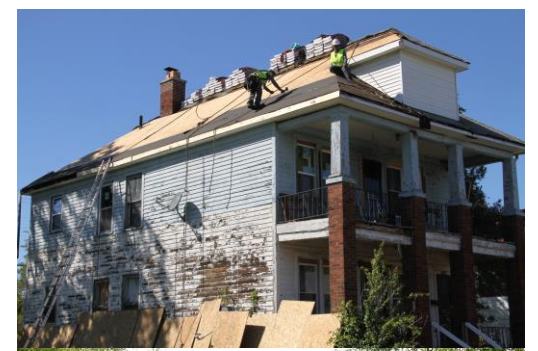


OPPORTUNITIES

Option 1: Individual Community Grant Projects

Establish an **\$800,000** grant fund to support community projects, including:

- Home repair grants
- Support for community programs
- Support for youth and senior programs
- Support for small businesses
- Neighborhood identity
- Indoor air quality improvements



OPPORTUNITIES

Option 2: Large Project with Community Grant Fund

- Roughly **\$500,000** would be dedicated to one large community amenity, for use by all residents.
- The remaining **\$300,000** would be distributed to smaller community projects



OPPORTUNITIES

Option 3: Two Large Community Projects

- The entire **\$800,000** in CBO funding would be used to support the construction of **two** large neighborhood projects.
- Each project would cost roughly **\$400,000** each.

LARGE COMMUNITY PROJECTS

Commercial Corridor Activation with Micro Retail Spaces



Russell Woods Pop-Up Retail Space

LARGE COMMUNITY PROJECTS

Activation and Reinvestment in Neighborhood Parks



*Recently Renovated
Gordon Park*

LARGE COMMUNITY PROJECTS

Support
Rebuilding of
Conner Creek
Greenway

*Conner Creek Greenway
Milbank Trailhead*



LARGE COMMUNITY PROJECTS

New Street Infrastructure on Commercial Corridors

Streetlights, benches, and light pole signs on Michigan Ave in Corktown



LARGE COMMUNITY PROJECTS

Expansion of Rehabbed and Ready Program

Rehabbed and Ready Home before and after



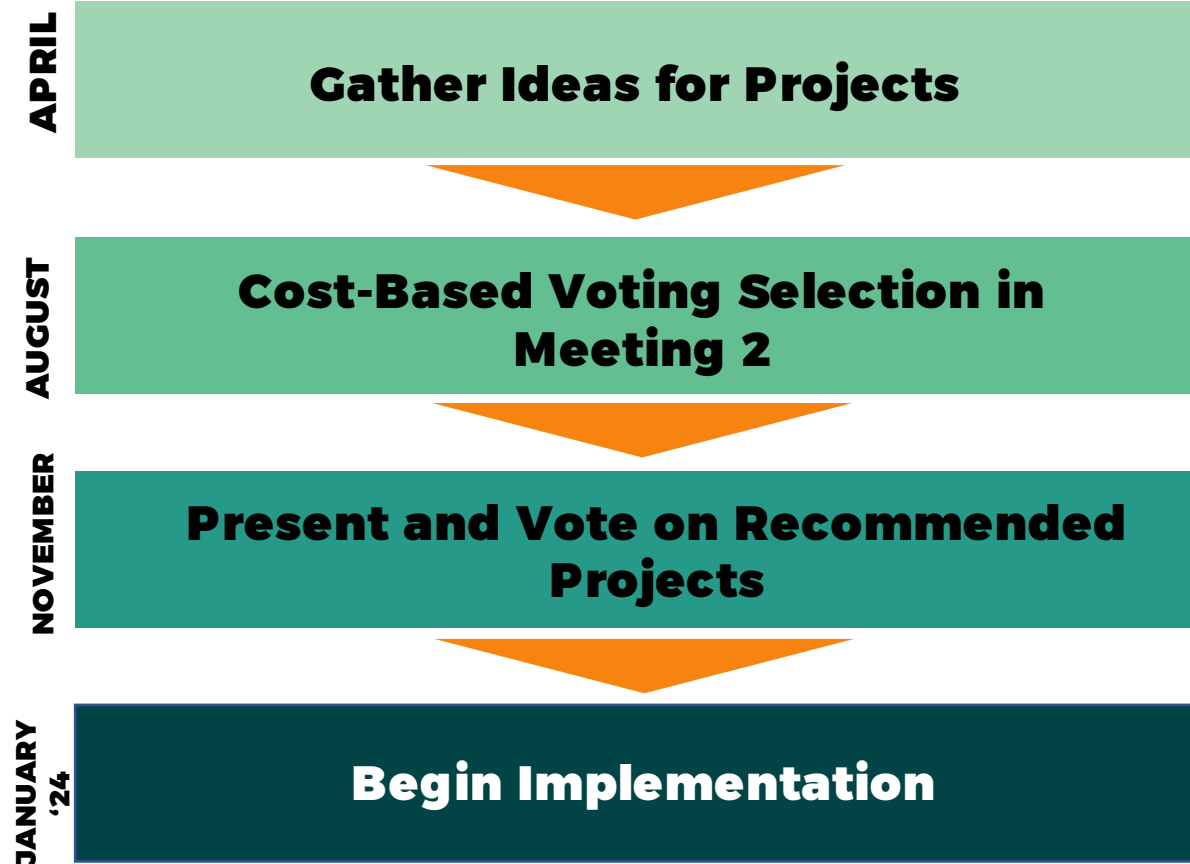
LARGE COMMUNITY PROJECTS

Support of Local Development Initiatives and Gap Financing

The Ribbon groundbreaking on E. Warren



IMPLEMENTING PRIORITY PROJECTS



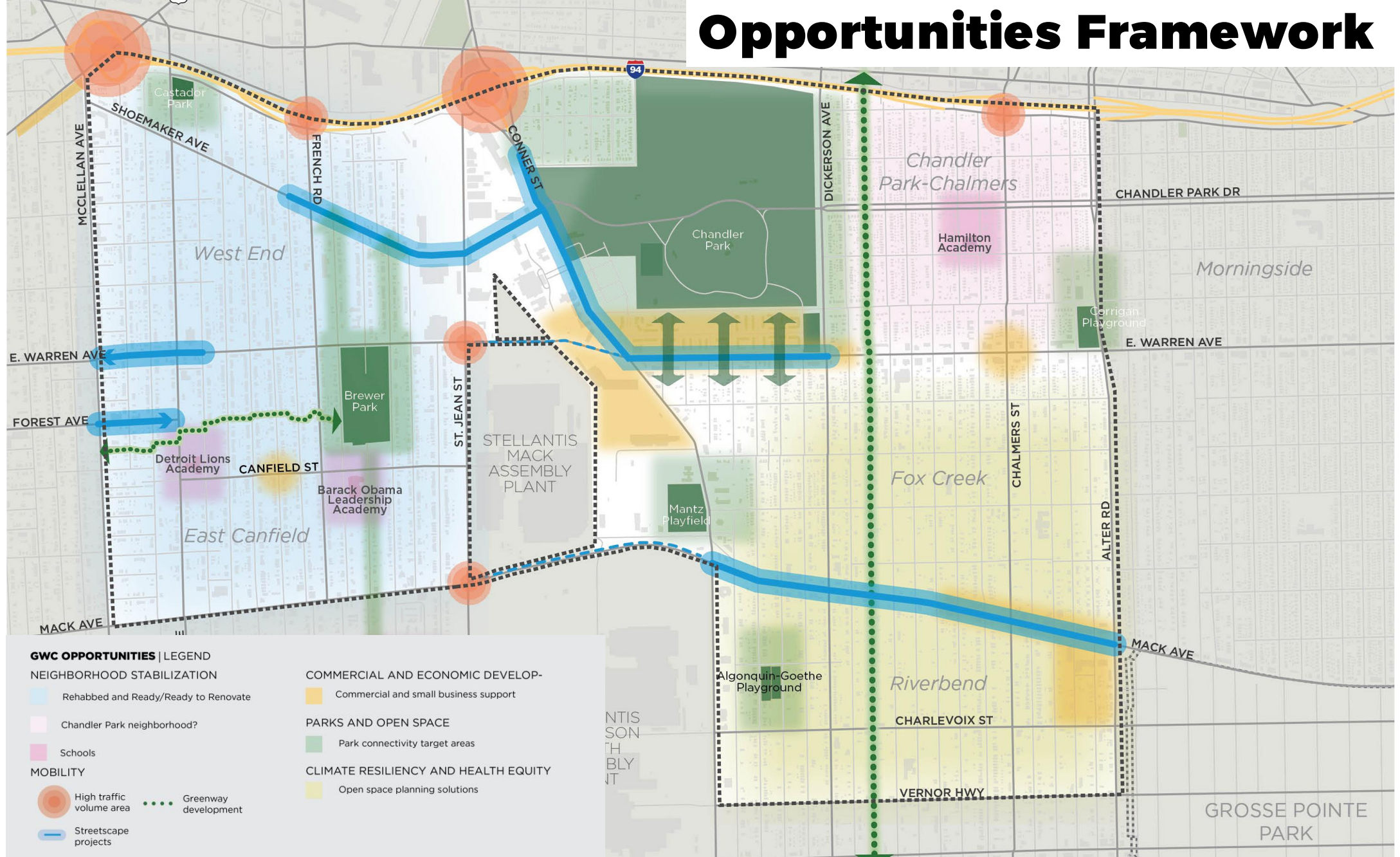
NEIGHBORHOOD OPPORTUNITIES

NEIGHBORHOOD OPPORTUNITIES FRAMEWORK

Purpose:

- **Identify the areas** in the community where **improvements would work best**
- Based off **existing conditions** data analysis, community **feedback**, and **previously planned** projects
- Goal is to identify where **areas of interest overlap** and **target recommendations** there

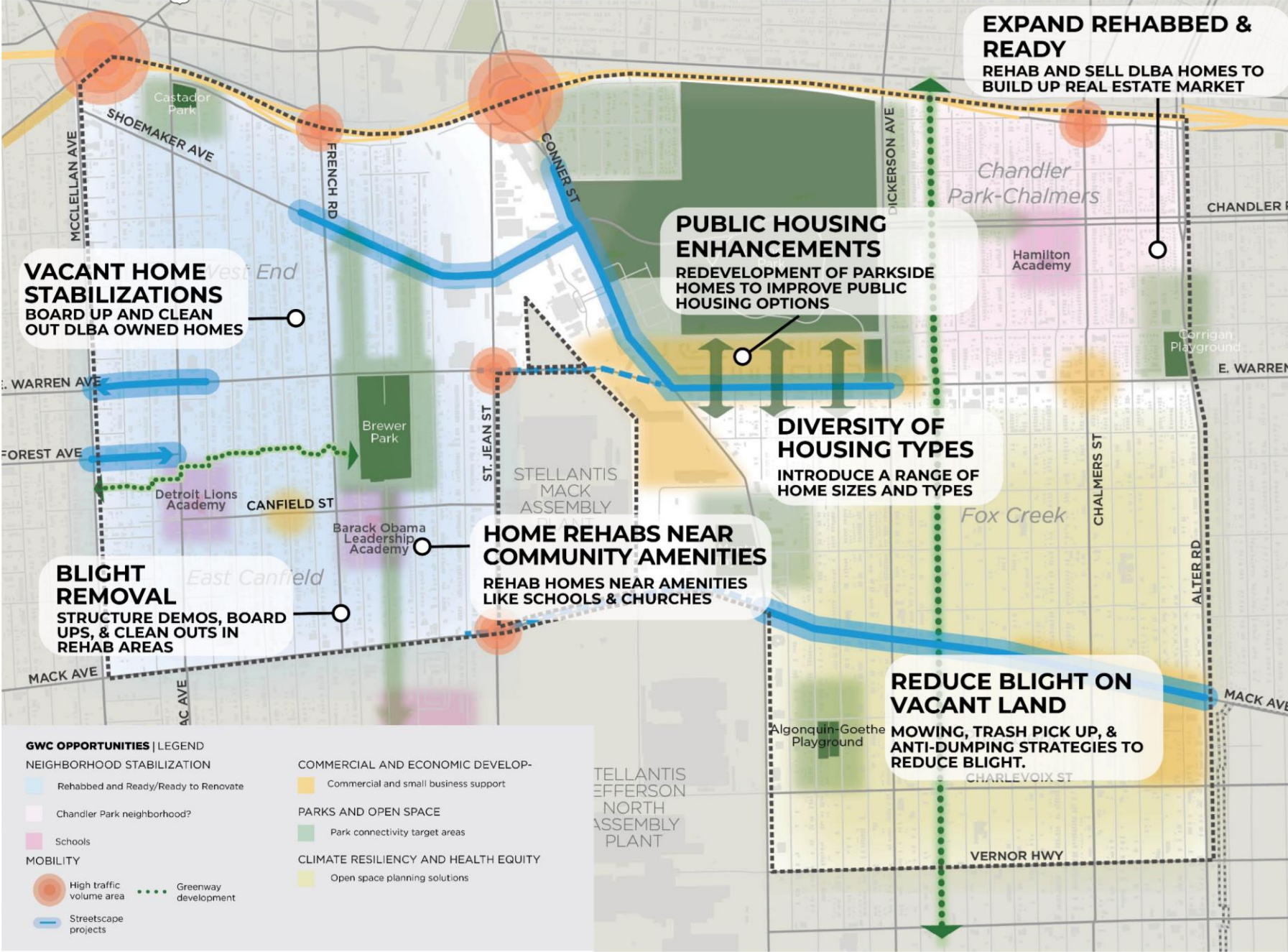
Opportunities Framework



NEIGHBORHOOD STABILIZATION

Goals

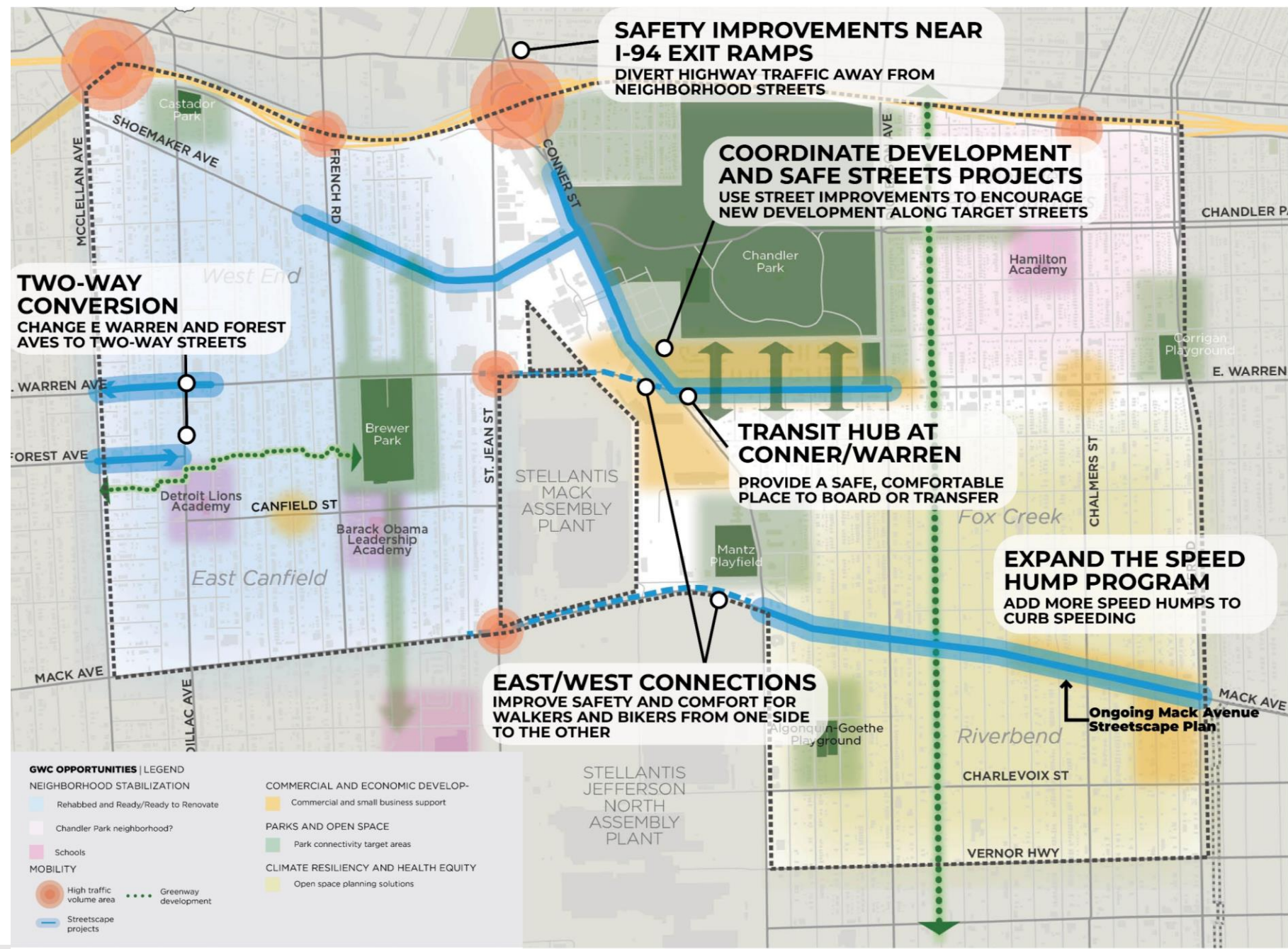
- Improve the condition of housing
- Support a variety of home types
- Reduce blight
- Increase the home values for all residents



MOBILITY AND STREETS

Goals

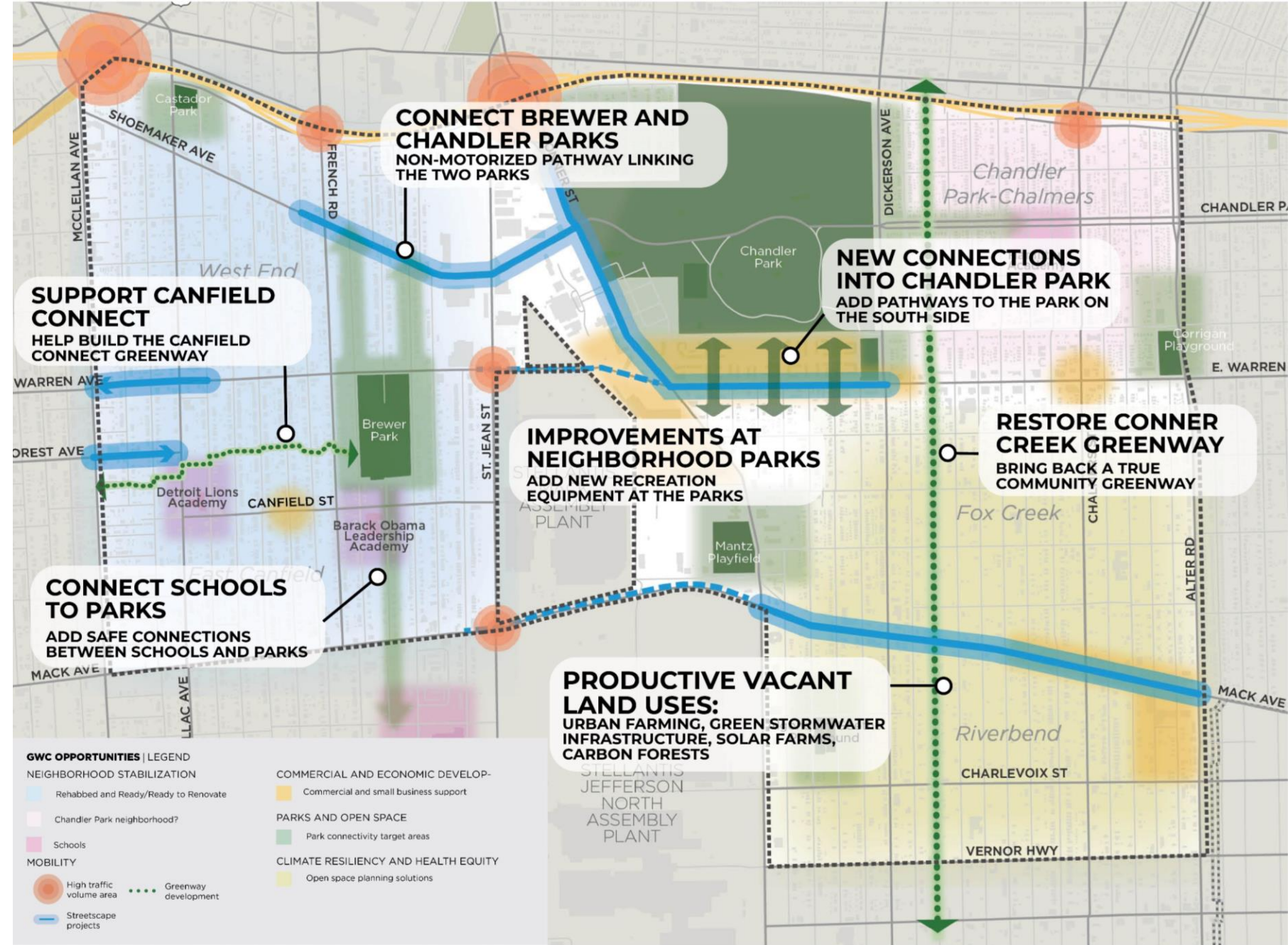
- Improve safety for all road users
- Make travel within and outside the neighborhood easier
- Coordinate infrastructure projects with economic development



PARKS AND OPEN SPACE

Goals

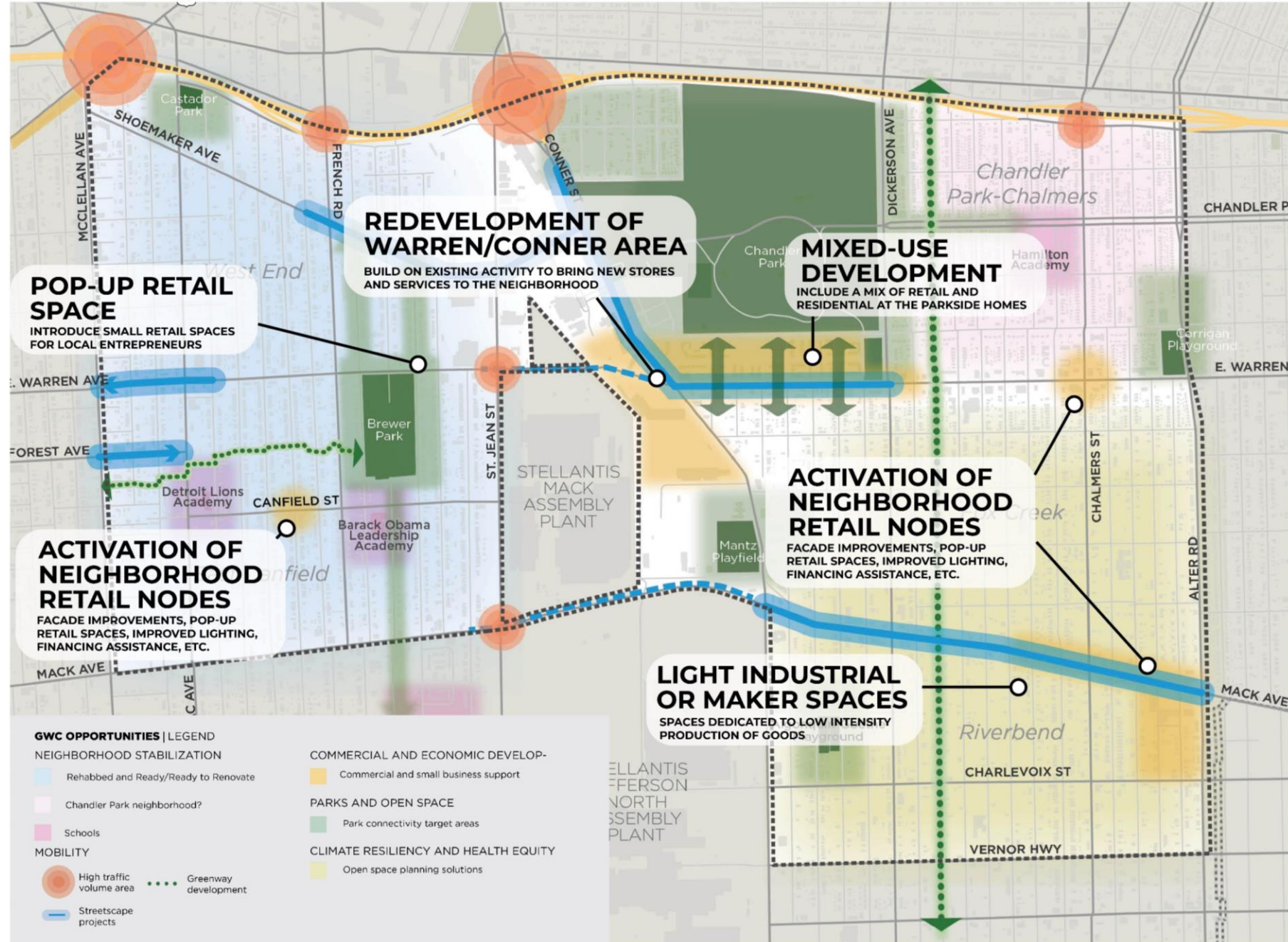
- Improve access to parks within the neighborhood
- Add new park amenities to neighborhood parks
- Connect green spaces within the area
- Utilize vacant land productively



COMMERCIAL & ECONOMIC DEVELOPMENT

Goals

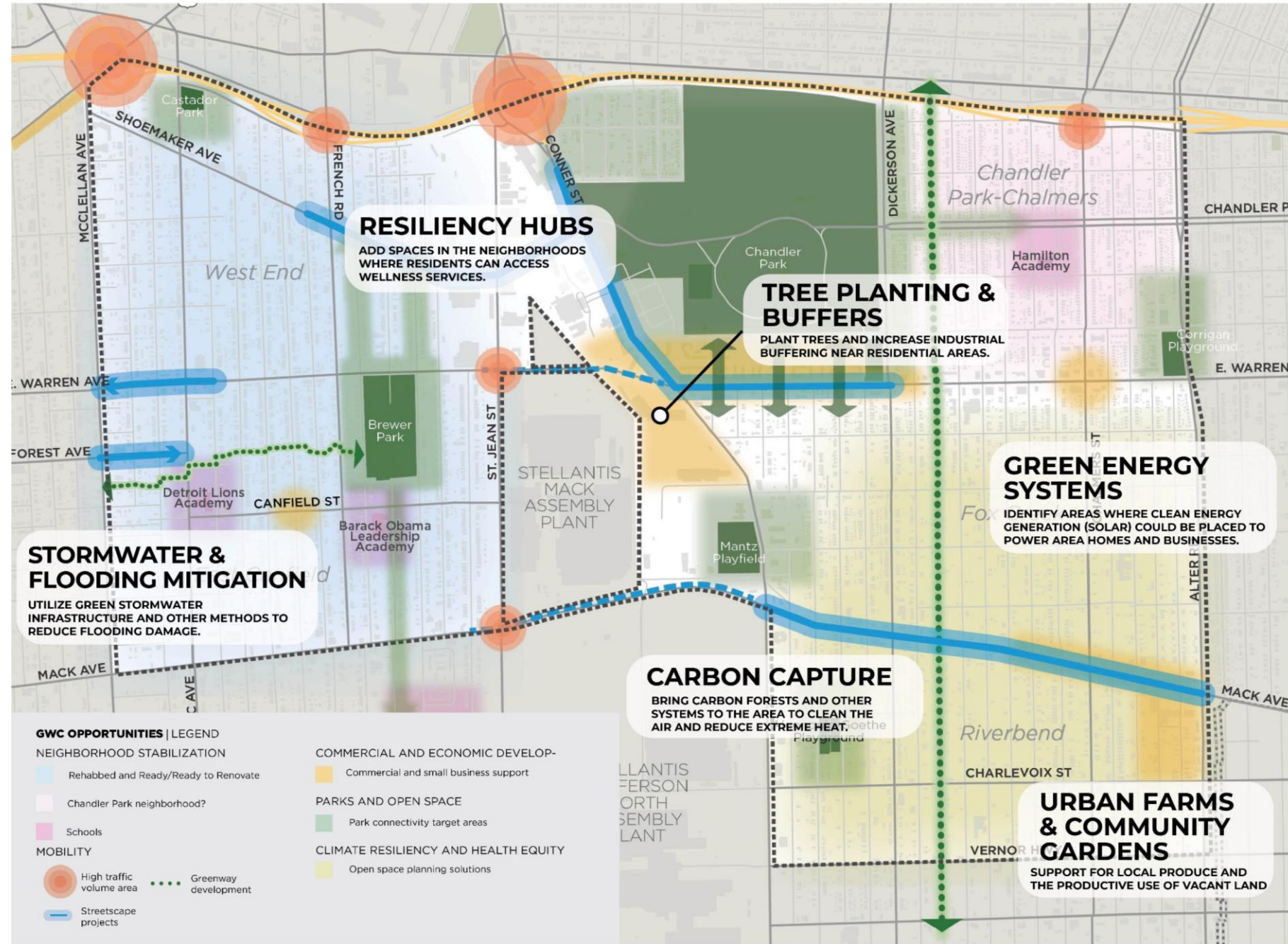
- Add new services and amenities to the neighborhood
- Connect retail areas with residential development
- Bring new jobs into the neighborhood



SUSTAINABILITY & CLIMATE RESILIENCY

Goals

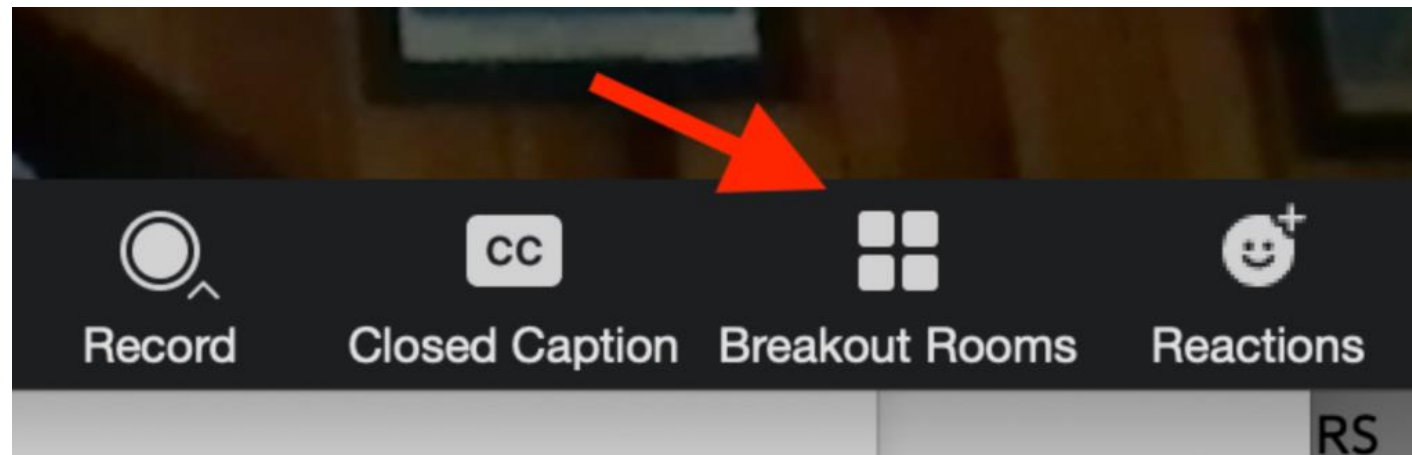
- Address flooding and air quality issues
- Introduce new clean energy systems
- Reduce the negative effects of climate change



BREAKOUT GROUPS

BREAKOUT GROUPS

- Small group conversations to talk about specific priorities for the neighborhood
- Each group will have a facilitator to help guide the conversation
- Spend 20 minutes in breakouts
- Report out to larger group



DISCUSSION

- What small projects will provide the most benefit to the community?
- What large projects will provide the most benefit to the community? Which are you most excited about?
- Are there other projects we should consider for either CBO category?

CBO FUNDING OPTIONS

Individual Community Grant Projects

Option 1

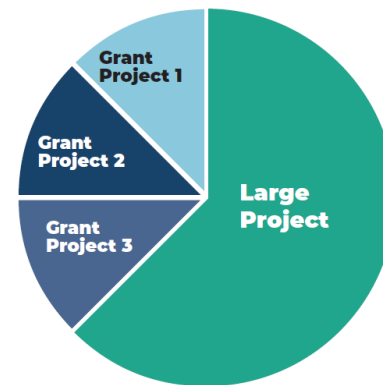
- **\$800,000** would be distributed to four project types through an application process.



Large Project with Community Grants

Option 2

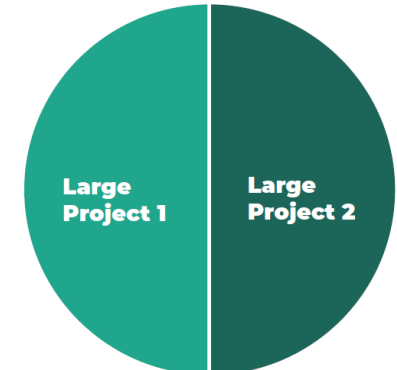
- Roughly **\$500,000** would be used for a large community project. The remainder would support small community projects



Two Large Community Projects

Option 3

- Two large projects costing roughly **\$400,000** each would be constructed in the neighborhood.



NEXT STEPS

- In-Person Open House
 - 6 PM at Samaritan Center
- Development of Draft Recommendations
- Selection of CBO Funds Distribution Method
- Ongoing Community Engagement

The City of Detroit is working with you to develop the Greater Warren/Conner Neighborhood Framework Plan to guide growth and investment throughout your community.

JOIN US!

Neighborhood Planning Meeting #2

PLANNING AREA:



Please take the survey →



For more information, visit us at detroitmi.gov/greaterwarrenconner

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and signage for the hearing impaired. Please contact greaterwarrenconner@detroitmi.gov or call (313) 224-4804 to schedule these services.

2 Ways to Participate on August 16th

1) Attend virtual meeting at Noon-1:00^{pm}

Join Via Zoom at: <https://bit.ly/gwc-meeting2>



2) Attend meeting in person at 6-7:30^{pm} (refreshments will be provided)

Samaritan Center (Kilpatrick Room)
 5555 Conner St.
 Detroit, MI 48213