



NORTH END FRAMEWORK PLAN

CITY OF DETROIT

November 2023



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ACKNOWLEDGEMENTS

WE ARE EXTREMELY THANKFUL TO THE MANY PEOPLE AND ORGANIZATIONS WHO PARTICIPATED IN THIS PLANNING PROCESS.

PARTICIPANTS

Thank you to the many residents, business owners, and property owners who contributed to this plan!

CITY DEPARTMENTS

City Planning Commission
Department of Transportation
Department of Public Works
Housing and Revitalization
Department Parks and Recreation
Department
Planning and Development
Department

CONSULTANTS

SmithGroup

JIMA Studios

Ideas & Action

Detroit Collaborative Design Center (DCDC)

Know Allegiance Nation

SMITHGROUP

J I M
S T U D I O

Ideas and Action



S
A C
D



INTRODUCTION

North End is a neighborhood in transition, with recent development interest happening near the neighborhood, it was time to set a plan for the neighborhood to inform future development and growth in the neighborhood. The Framework Plan will set the vision for the future of this beloved neighborhood.

The planning process involved residents, property owners, businesses, and multiple City departments. The result is a highly inclusive and collaborative vision for community development.

This framework is organized into five chapters that focus on elements important to the neighborhood and City. These

chapters describe the existing conditions, community response, and recommendations to achieve community goals. Each element is highly interrelated and dependent on the other elements. Development of the goals and strategies within these plans recognize these connections. The final chapter contains the action plan to implement these goals and strategies.



**CULTURAL
HERITAGE**



**PARKS +
OPEN SPACE**



**HOUSING +
NEIGHBORHOODS**



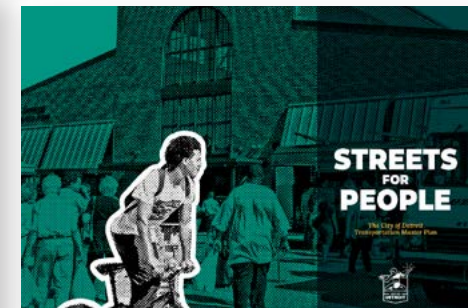
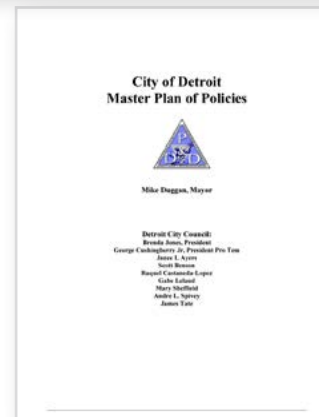
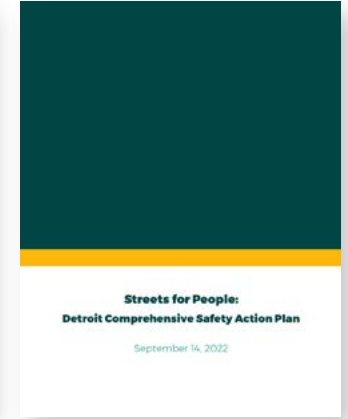
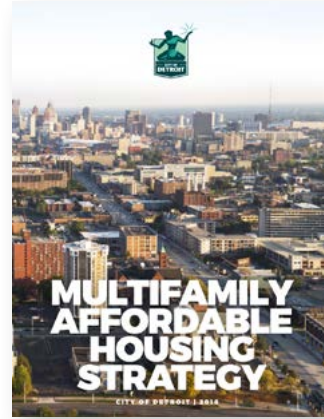
**STREETS FOR
PEOPLE**



**COMMERCIAL
CORRIDORS**

BUILDING ON WHAT CAME BEFORE

This plan is a continuation of broader planning efforts taking place across Detroit and past sub-area planning efforts. Recommendations in this plan have been developed with the context of these efforts, going a step further to addressing current and future needs for the changing population.



ENGAGEMENT PROCESS

The 14-month process engaged with community members in several ways to collectively craft the recommendations of the Framework Plan, including the following:



800+

Door-Knocked homes



100

Survey Responses



4

Public Meetings



5

Virtual Office Hours Sessions



1,500+

Newsletter subscribers



1

Neighborhood Walk + Bike Tour

PLUS

- Hosted a Resource Fair
- Attended community events and meetings
- Held one-on-one conversations with key stakeholders (residents, business owners, faith leaders and youth)



4 PUBLIC MEETINGS



IF NOTHING ELSE, THIS PROJECT SHOULD...
"Be a mouthpiece for what neighbors want to the city."
-Engagement Participant



100 SURVEY RESPONSES



140 PEOPLE AT IN-PERSON MEETINGS



6 COMMUNITY MEETINGS

1 RESOURCE FAIR



HOW TO NAVIGATE THIS DOCUMENT

Each chapter represents an important component of the North End Neighborhood Framework Plan. They are highly integrated with references and links to other chapters throughout.

Within each chapter you will see...

A Goals and Strategies

B Supporting Data
Including what we heard from the community.

C Case Studies, best practices, and concepts
to illustrate the goals and strategies.

D Design Guidelines
to describe community preferences for new development.



TERMS

Below is a list of key terms used throughout the document.

Affordable Housing: Housing costs (including utilities) that are at or below 30% of a household's income.

Carbon Sequestration: Using natural means to absorb carbon output.

Cost-Burdened: Paying more than 30% of one's income on housing related costs.

Impervious Surface: A surface (concrete, buildings, etc.) that prevents water from permeating through it at the rate it would naturally.

Infill Development: The process of developing vacant or underused properties in places that are already developed. Typically urban communities.

Mixed-Use: More than one use on a lot or within a building.

Naturally Occurring Affordable Housing: Housing that is affordable without intervention from public agencies. Interventions include public incentives, programs and funding to develop, redevelop or provide assistance to an

individual tenant.

Traffic Calming: Tools and methods used to slow vehicular traffic and make the street safer for all users (pedestrian, bike, and vehicular users).

Urban Heat Island Effect: The over heating of urban spaces due to higher amounts of dark, impervious surfaces that retain heat and lower percentages of tree canopy coverage to provide shade to cool pavement and structures.

Vulnerable Populations: Populations at risk of displacement or poor health outcomes due to their socio-economic status, age, race, income, or ability.





1

CULTURAL HERITAGE



Image Source: Mandi Wright
of the Detroit Free Press



WHY CULTURAL HERITAGE MATTERS

North End has been at the center of major historic events that have defined Detroit and impacted the nation. It was at the heart of Motown during its peak and saw the civil rights movement from before the Detroit Uprising through today. North End community members continue to invest and celebrate the arts and history through events, murals, installations and more. Moving forward, the neighborhood has the unique opportunity to build on this visual foundation and cultural legacy in order to do the following:

- Reflect and celebrate the past.
- Share and uplift stories of the diverse North End community, celebrating the rich contributions and lasting legacy of both the Black and Jewish residents.
- Seize opportunities to rehabilitate and preserve historic places that define North End and make it unique.

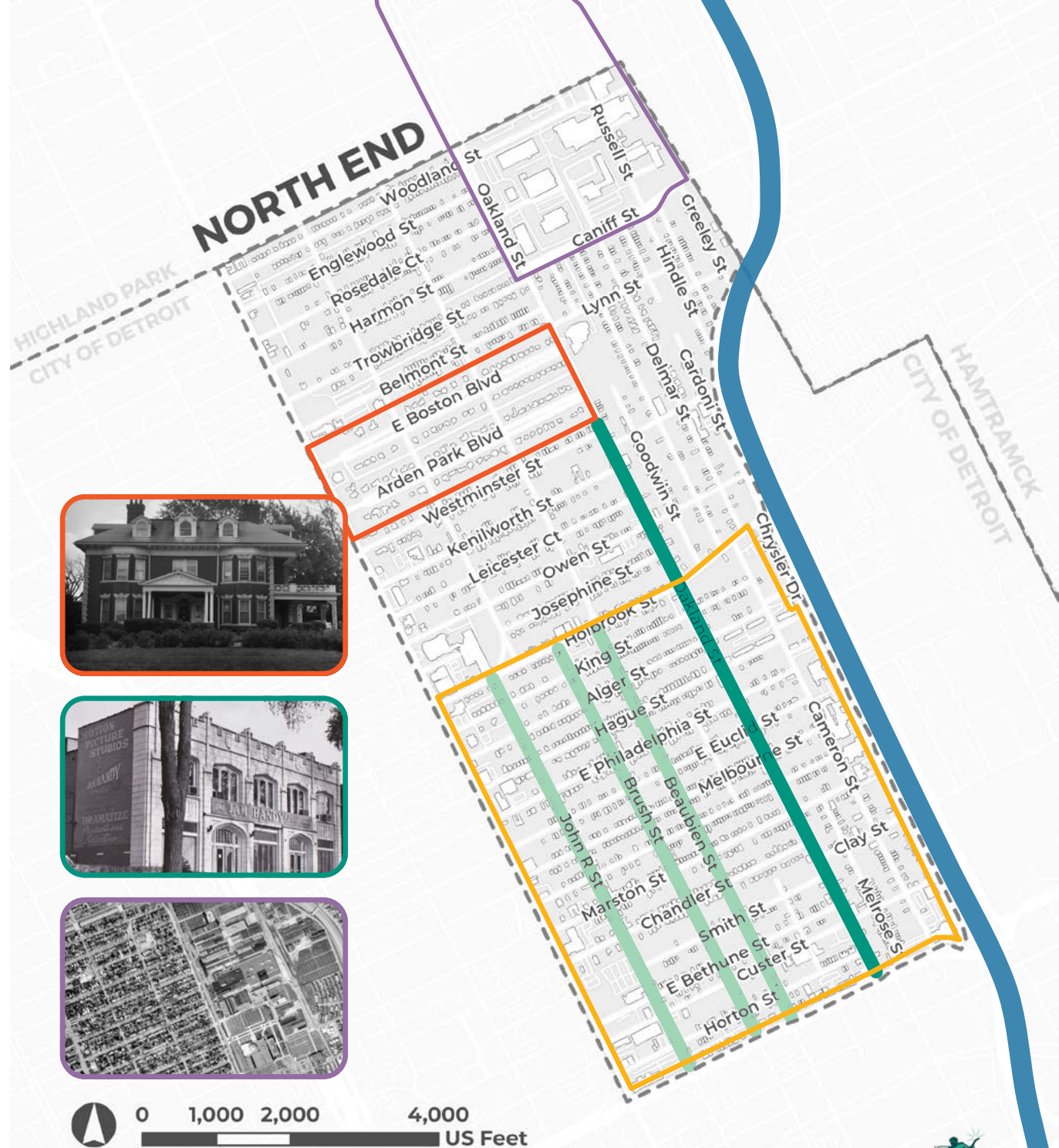


WHAT WE KNOW

HISTORIC EVENTS

Historic events can explain how a neighborhood was created, shaped, and transformed over time. See the following page to learn how moments in history have shaped the physical environment of North End.

- 1892** Early residential development at Arden Park
- 1910s** Neighborhood growth
- 1910s** Early business corridors
- 1930s** Creation of cultural core
- 1970s** Division due to highway construction
- 1980s** Northern gateway cleared for industrial development



1892 The Beginning

Arden Park became the earliest residential development within the neighborhood and is now a historic district.

1910s A Bustling District

As the neighborhood developed with homes, stores, and factories, new residents began to demand more city services. Most of the area south of Holbrook Avenue consisted of single-family homes with some attached homes closer to Grand and Woodward.

John R, Brush, Beaubien, and Oakland developed a variety of housing types like duplexes, attached row homes, and small apartment buildings; some with first floor businesses such as neighborhood delis and cleaners.

1920s An Industry Giant

Black people from the South migrated to Detroit with the success of the automobile industry, which offered steady jobs with good pay. Working class Jewish immigrants from eastern and central Europe also began to move into the neighborhood.

1930s A Cultural Hub

By the 1930s, North End's Oakland Avenue had become a hub for Black musical innovation, making it the heart of Detroit's Blues and Jazz scene. This thoroughfare boasted music venues and black-owned businesses, such as the Apex Bar.

1940s Wartime Work

World War II brought an influx of jobs and innovation in the North End area. Between 1939 and 1945, Jam Handy created over 7,000 films – more than all of Hollywood at that time.

1960s Civil Rights

As a majority Black neighborhood, North End engaged in Detroit's Civil Rights Movement. In 1966, students at Northern High School held a walkout after noticing the difference in the quality of education as compared to majority White schools. Soon after was the Uprising of 1967.

1970s A Physical Divide

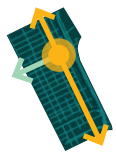
The Chrysler Freeway is built during the rise of urban renewal, severing the eastern edge of North End and forever changing how the neighborhood connects to surrounding resources such as the historic Russel Street Baptist Church

1980s An Altered Gateway

Over thirty acres north of Caniff are cleared for the Bing Group, changing the landscape of the northern gateway.

WHAT WE HEARD

NORTH END HAS A STRONG CULTURAL LEGACY TO UPHOLD.



CONTAINS 2
historic districts



HAS 4
nationally registered
historic sites



THERE ARE 6
art organizations on
Oakland Avenue



INCLUDES 24
murals and art
installations



**THERE IS A STRONG
LEGACY** of art
excellence

NORTH END RESIDENTS WANT TO TELL THEIR STORIES.

Community members most want North End stories to be celebrated through:



Wayfinding to
cultural landmarks



Art activation on
vacant buildings



Cultural trail



Historic markers



WHAT DID WE HEAR?

We need more celebration of the history of North End. There's got to be a way to show history to the public.

*-Community Member at
February 2023 Open House*



WHAT WE HEARD

Members of the North End community identified the following as sites of cultural significance for the neighborhood.

COMMUNITY-IDENTIFIED CULTURAL SITES OF SIGNIFICANCE

1. Smokey Robinson's House
2. Engine 35 Firehouse
3. Red's Shoe Shine Parlor (relocated)
4. Oakland Avenue Urban Farm
5. Red's Shoe Shine Parlor (original)
6. Detroit International Academy For Young Women
7. Beth Moses Synagogue
8. Phelps Lounge
9. Smitty's Grocery Store
10. Ahavath Zion Synagogue
11. St. John's CME Church
12. MOORE Council Community Park
13. Woodward Avenue Presbyterian Church
14. Value City
15. The Schvitz/Oakland Health Club
16. Sharop School
17. Auto Garage Shop
18. Public Art Installation
19. Apex Bar
20. Delores Bennett Park
21. Ford Lakeshore Building
22. Albert Kahn Building
23. Michigan Urban Farming Initiative (MUFI)
24. Submerge Exhibit at the Detroit Techno Museum
25. WMKM
26. Jam Handy
27. St. Phillip's Lutheran Church
28. Howrani Studio

 Community Identified Cultural Sites of Significance



0 1,000 2,000 4,000
US Feet



GOAL 1

CELEBRATE NORTH END HISTORY BY IDENTIFYING SIGNIFICANT STRUCTURES AND DEVELOPING EDUCATION AND EXPERIENCES THAT CELEBRATE THEM.

STRATEGIES

- I. Integrate a neighborhood music playlist of neighborhood artists into events, public spaces, and significant places.
- II. Educate residents on ways to leverage available public resources to preserve historic structures and create public art.
- III. Maintain and use the city artist database of local talent to support neighborhood artists, musicians, videographers and more.
- IV. Develop a neighborhood cultural heritage docent program.
- V. Create a cultural heritage trail with pathways and markers highlighting significant North End sites.
- VI. Collaborate with the Department of Neighborhoods to collect and elevate stories of the North End.
- VII. Create a cultural interpretive plan for Delores Bennett Park.



WHY IT MATTERS

Members of the North End community have elevated important events and sites of interest through this process as well as several prior initiatives such as the North End Story Tellers. It is important to build on this strong foundation. A robust study of the neighborhood's sites of interest and significance can play a key role in local education and memorials, places and events that helped to shape the neighborhood, and the City of Detroit at large.

This may support other recommendations around heritage sites or historic districts that open up state and federal support for rehabilitation. This may also present opportunities for local artists to be engaged as they interpret the findings of such a report.



WHAT DID WE HEAR?

"There is a lot of history here - we need to tell our story! I am sure there are still a lot of things we don't know!"

-Community Meeting #1



BEST PRACTICES

WAYFINDING AND STORYTELLING

History can be memorialized and shared via a variety of unique wayfinding interventions that go beyond the traditional street sign or plaque. This will add interest to public spaces in North End and provide a chance to employ local artists, designers, or trades people.

- I. **Murals** show location related to significant sites at Roosevelt Row in Phoenix.
- II. **Accessible Informational Kiosks** explain the history of the site using words, pictures, and audio in Cincinnati.
- III. **Interactive Display** creates a photo opportunity at John Chavis Memorial Park in Raleigh, North Carolina.
- IV. **Brick Inlays** denote a path in a unique way at the LSU Athletic Center.
- V. **Road Markings** tell direction in West Windsor, Philadelphia.

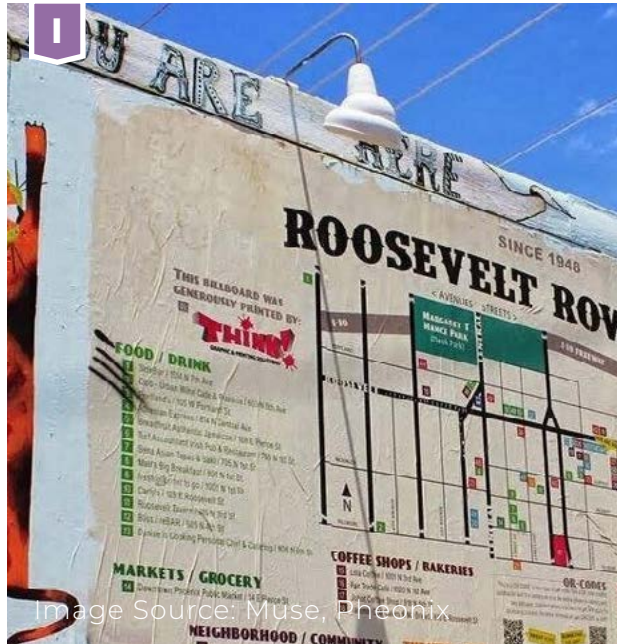


Image Source: Muse, Phoenix



Image Source: Ryan McCarble of LSU Athletics



Image Source: Kareem Elgassar, The Enquirer



Image Source: John Chavis Memorial Park

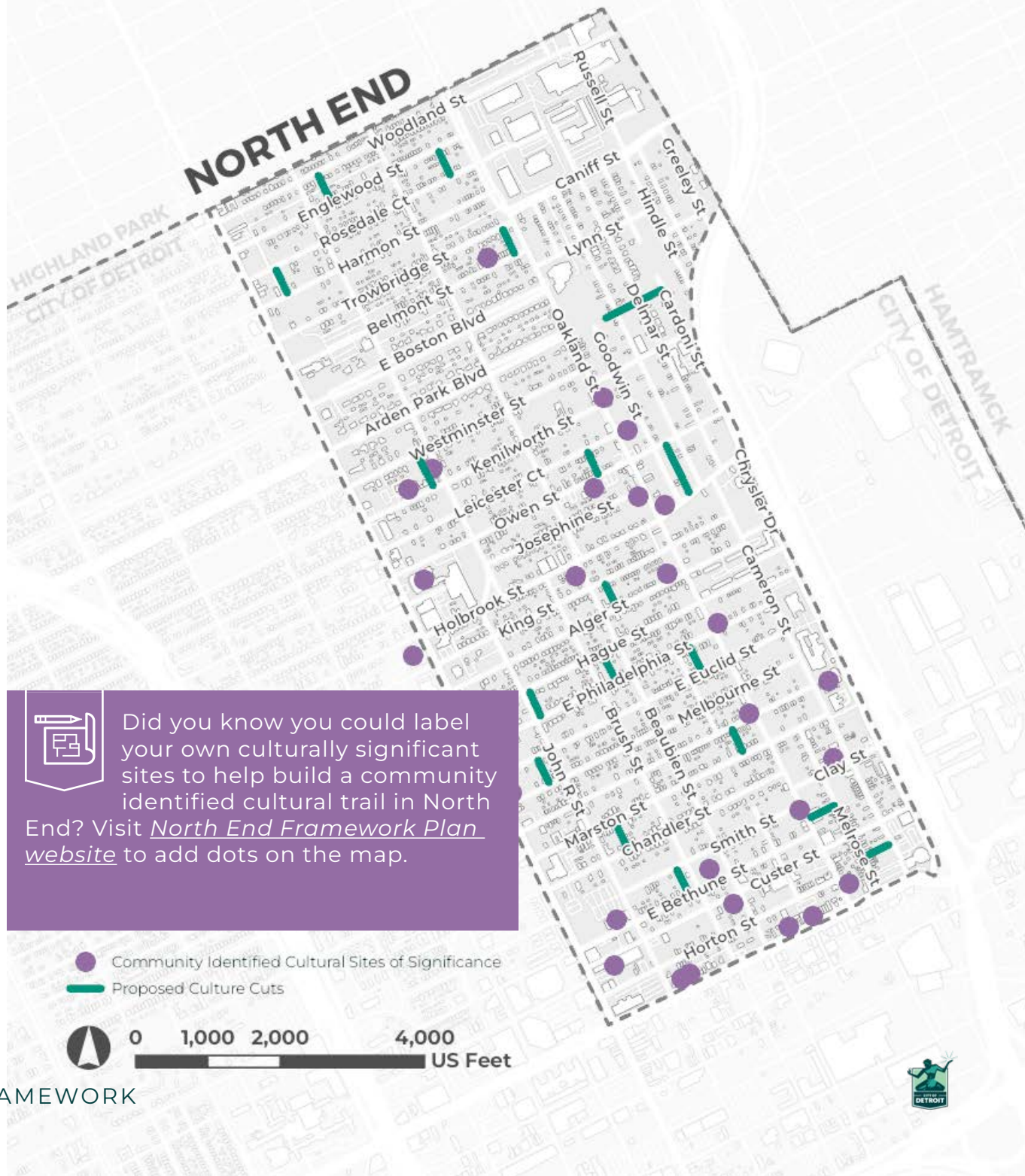


Image Source: West Windsor Bicycle and Pedestrian Alliance

OPPORTUNITY CULTURAL TRAILS

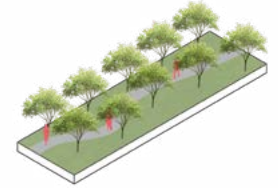
Vacant land in the neighborhood leaves space for unique interventions such as “culture cuts” throughout the neighborhood. These cut throughs can also serve as interpretative walks for the area’s history and culture. Best practices for a trail composed of “culture cuts” are the following:

- Locate the “culture cuts” nearby community-identified cultural sites of significance.
- Partner with historians and artists to develop interpretative signage for the cut throughs.
- Link cut throughs to existing and proposed bike facilities, including the Joe Louis Greenway.



CULTURE CUT GREENWAYS ACROSS RESIDENTIAL LOTS

Interpretive greenways adjacent or nearby community identified sites of importance.
Concepts by JIMA Studio

*Greenway*

A paved walk provides access to walkers and bikers.

Vegetative Buffer

Interpretive signage can showcase North End history.

Private Residence

Bioswales at occupied homes can capture runoff and establish a green buffer for the greenway.

CASE STUDY

REINVENTED ARTS TRAILS



SOUTH PARK HERITAGE WALK

RALEIGH, NC

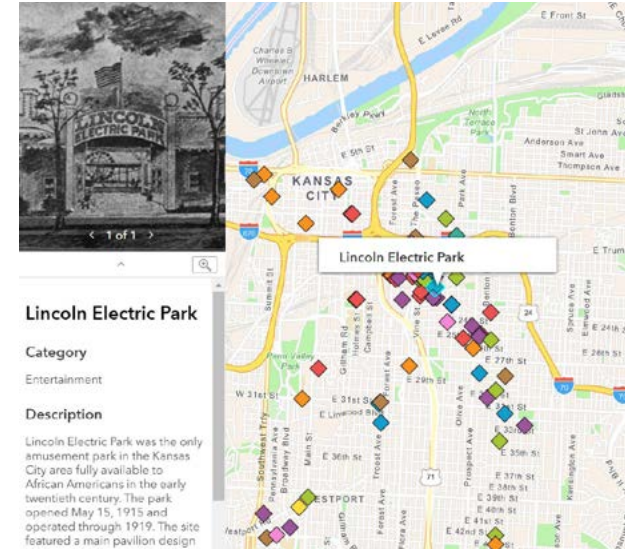
Raleigh's first cultural district was a result of this co-created self-guided 1.6 mile walking route through one of the city's oldest Black communities. The trail won a \$3 million federal grant for support.



THEN & NOW

TRAVERSE CITY, MI

The [Traverse City Arts Commission](#) launched a signage program with plaques in locations throughout the city featuring photos from "then" next to the landscape of "now" to show both how much has changed and how much has been preserved.



AFRICAN AMERICAN HERITAGE TRAIL

KANSAS CITY, MO

[Kansas City](#) created a web and mobile friendly map of significant sites with photos, images, and links to resources for people to explore on their own. The City of Detroit already has several of these items cataloged in the North End.

CASE STUDY

ARTS CENSUS



FERNDALE, MI

The City of Ferndale Arts and Culture Commission created an [Arts Census](#) in 2020 in collaboration with institutions such as the Detroit Institute of Arts and the Detroit Symphony Orchestra to support regional artists through public events and projects.



CLEVELAND, OH

MidTown, a major cultural center in the city, created a [database](#) of neighborhood artists sorted by type of artist such as musician or muralist and if they meet certain requirements such as minority standards so they could support local and minority artists as part of community events, developments, and public projects.



DETROIT, MI

The City of Detroit Department of Arts, Culture & Entrepreneurship conducted an artist census and launched the Detroit Mural Map. The map is an inventory of every mural in the city, many of which are in the North End. Residents can use the map to find or add artists in their neighborhood.

CASE STUDY

CULTURAL INTERPRETATION PLAN

JOHN CHAVIS MEMORIAL AND DOROTHEA DIX PARKS

RALEIGH, NORTH CAROLINA

Park specific cultural interpretation plans focus on the education, expression, and preservation of history in public spaces. Raleigh's plans engaged the community on the complex and layered past of its parks: indigenous land and displacement, slavery and unpaid labor, mental health, rehabilitation and recovery, and ecological imbalance. Together, they created landmarks and ecological interventions that tell this story and share the opportunities to be better for the next generation.

Click here to learn more about the [John Chavis Memorial](#) or [Dorothea Dix](#) Cultural Interpretation Plans.



Delores Bennett Park would be a prime example of a public space that could use a cultural interpretation plan and preserve the legacy of Delores Bennett's impact in North End. Steps would include collecting research on potential exhibits, creating site specific recommendations for displays, and raising funding for construction.

“Mama Bennett was very passionate about serving youth. She understood the importance of connecting kids to the developmental assets necessary for them to not just succeed but thrive. **She was one of the greatest ambassadors for Detroit children and youth.**”

Mary Bennett King about the late Delores Bennett, Founder of the North End Youth Improvement Council

CASE STUDY

VIRTUAL AND INTERACTIVE EVENTS

BLINK ARTS FESTIVAL

CINCINNATI, OH

Blink is a multimedia event in Cincinnati meant to celebrate the arts and spur the economy. The event included:

- 28 projection mapping installations on local landmarks
- 42 light and art installations
- 100+ musical performances
- 2,500+ parade participants
- 17 murals

BLINK also created a virtual tour of the event sites for people to follow, with details about the artists, links to their social media, and importance of this site and its contribution to the city.

Click [here](#) to learn more about the impact of Blink.



Over **2.16 million attendees** participated in the event over 4 days, creating a direct economic impact of **\$126 million dollars**. Additionally, the event directly supported or created **1,687 jobs**, and generated **\$1.5 million dollars** in direct artist commissions, honorariums, and art fees.

GOAL 2

MAKE PUBLIC ART A REDEVELOPMENT RECOMMENDATION FOR COMMERCIAL DEVELOPMENT ALONG OAKLAND AND WOODWARD.

STRATEGIES

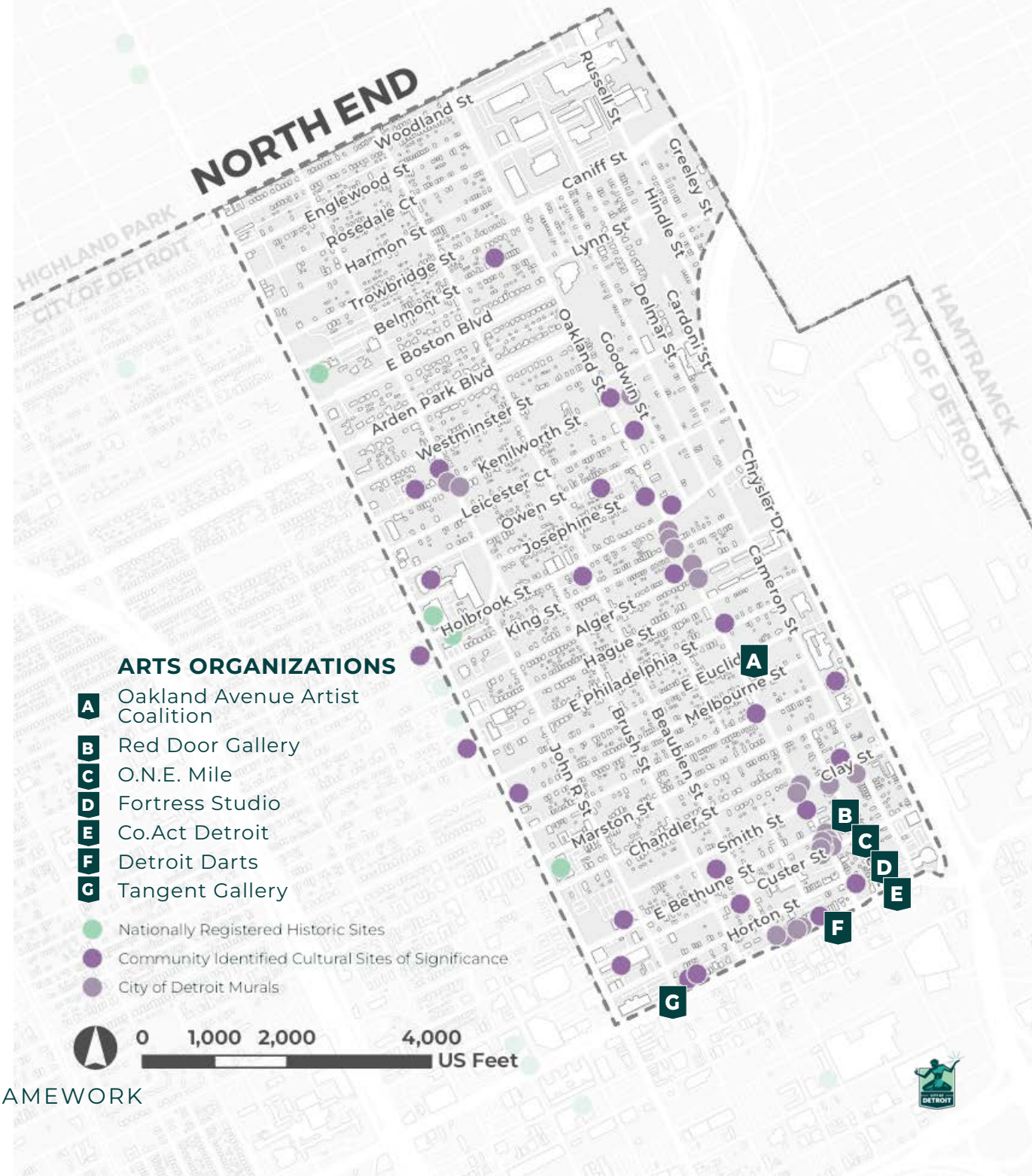
- I. Research the development of a cultural overlay along Oakland and Woodward.
- II. Advocate for the expansion of the Public Art Fund to include fees from development other than those associated with advertising signs.



WHY IT MATTERS

North End is increasingly a public art destination for residents and visitors, especially through the neighborhood's murals. The 2021 BLKOUT Walls mural festival boosted the visibility of Black local artists and muralists - in turn adding to the beauty of the North End neighborhood.

There are also many active artists and arts focused organizations in the neighborhood. There is an opportunity to build on this strong foundation and invest back into the community via the arts.



BEST PRACTICES

ACTIVATION AND INVESTMENTS

There are multiple types of investment strategies neighborhoods can be used to financially support the arts and activate the greater area. Methods include the following tools:

- Establish a Tax Increment Financing (TIF) District to use future increases in property tax to fund projects. This TIF could fund efforts such as the preservation of historic buildings or development of local heritage and music trails.
- Align with the State Historic Preservation Office (SHPO) in Michigan's [Statewide Historic Preservation Plan](#) in the Arden Park and Jam Handy [Historic Districts](#).
- Establish a collective public realm and consider main street programming as Oakland sees more investment.
- Create a North End Arts and Entertainment District.
-
- Develop a Community Cultural Center as the anchor for additional historic and cultural programming at a public space such as Delores Bennett Park.
- Use available grants and tax incentives for nationally designated historic landmarks
 - [NPS Civil Rights Grants](#)
 - [Underrepresented Communities Grant](#)
 - Save America's Treasures Grant Program
 - Federal Income Tax Incentives through easements and rehabilitation
 - Federal Historic Preservation Tax Incentives
 - Technical Preservation Services (TPS) program to support owners engaging the Section 106 process through NPS
- OPRA (Obsolete Property Rehabilitation Act) designations can help to guide resources to reuse and rehabilitate existing structures and sites.



CASE STUDY

EXISTING ARTS INVESTORS



DETROIT ARTS SUPPORT

[Detroit Arts Support](#) provides multi-year operating support grants to arts organizations in Wayne, Oakland, and Macomb counties. General operating support is not tied to a specific initiative, allowing nonprofits to use these grants in a variety of ways.



KNIGHT FOUNDATION

[Knight Foundation](#) believes arts and culture are at the core of community, connecting people to place and to one another. It focuses on the digital transformation of the arts and would be great partner for initiatives focusing on the digital space such as virtual arts tours.



CITY OF DETROIT ACE

[The Detroit Arts, Culture and Entrepreneurship \(ACE\)](#) with limited funding, takes on a diverse role of documenting, supporting, and funding opportunities to preserve culture and create art, from their online library of resident stories, to their local artists directory, job fairs, and art alleys.

CASE STUDY

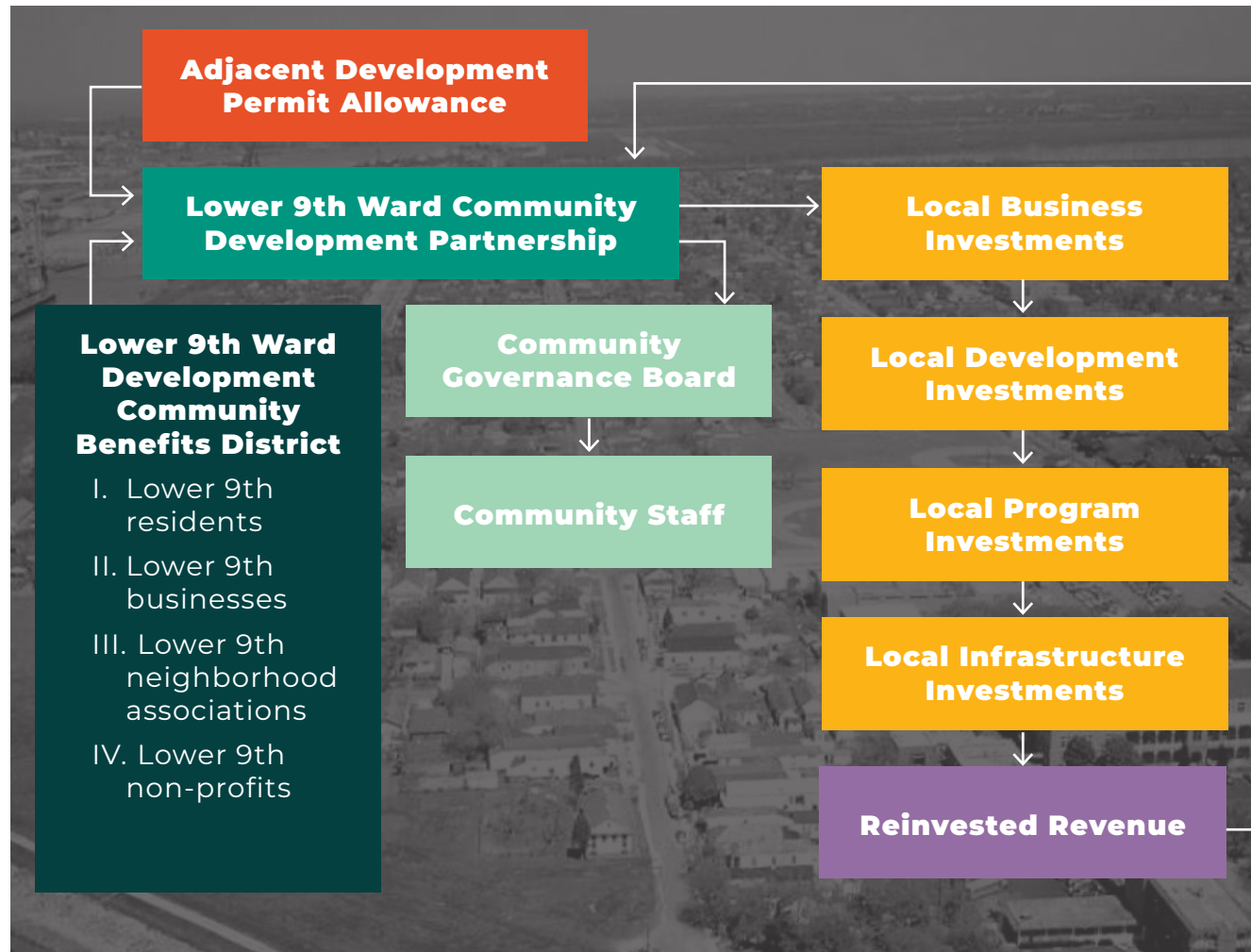
ECONOMIC DEVELOPMENT DISTRICTS

LOWER 9TH WARD

NEW ORLEANS, LOUISIANA

The American Institute of Architects Regional/Urban Design Assistance Team (R/UDAT) co-created a framework for cooperation between different communities in the Lower 9th Ward by creating a set of shared goals and establishing a regenerative investment framework which pools money and resources, similar to TIF model.

As a result, the Lower 9th Ward Economic Development District was implemented by the state legislature. Initial resources were allocated to a cultural district celebrating the legacy of Fats Domino.



GOAL 3

INTEGRATE NORTH END STORIES INTO SIGNIFICANT AREAS THROUGHOUT NORTH END, WITH A FOCUS ON DEVELOPING CULTURAL HERITAGE PATHWAYS, PLACARDS, AND EXPERIENCES.

STRATEGIES

- I. Catalog North End's distinct cultural typologies and develop ways to preserve them.
- II. Add bus shelters whose design reflects community-identified cultural memories or stories (See [Framework 4. Streets for People](#)).
- III. Use city-owned vacant land to add community stewarded "culture cuts" or historical interpretative paths throughout the neighborhood.
- IV. Continue to use tactical urbanism and tactical preservation to temporarily activate public spaces and preserve existing structures while working towards long term interventions.



WHAT DID WE HEAR?

We should have more creative reuse of existing buildings instead of tearing them down.

*-Community Member at
February 2023 Open House*

DID YOU KNOW?

Renovating and reusing existing buildings saves 50% to 75% of the embodied carbon emissions compared to new construction (AIA).



OPPORTUNITY

NORTH END CHARACTER AREAS

North End has a specific artistic and cultural character to specific blocks that can be enhanced and celebrated as part of the overall identity.



ARDEN PARK

The road is characterized by historic, larger sized homes with mature trees. This historic district has protections in place already to ensure homes are maintained and any future street improvements should also consider the historic nature of the area.



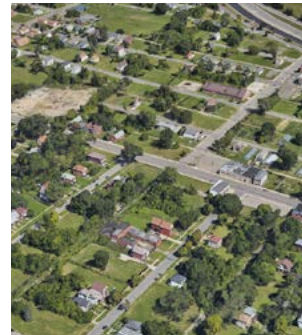
GRAND BOULEVARD

Grand Boulevard is a more commercial district, home to some of the most historic businesses in North End such as Jam Handy. Overall building restoration and rehabilitation are key to maintaining this character area.



OAKLAND AVE

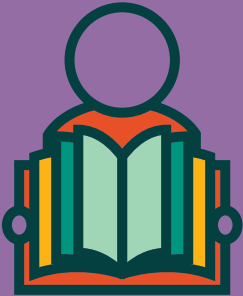
Oakland is growing as a commercial core to North End housing local businesses and entrepreneurs. It is characterized by bright, vibrant art installations, historic brick buildings, and a more modern, eclectic design style.



RESIDENTIAL ROADS

North End has traditional style homes surrounded by green space which could become an open space spine of arts and history in the neighborhood. New residential construction should respect the style and character of legacy structures.

GOALS SUMMARY



CELEBRATE NORTH END HISTORY BY DEVELOPING EDUCATIONAL PROGRAMS AND EXPERIENCES THAT CELEBRATE THEM.

With such strong history located in one neighborhood, current residents, the next generation, and even visitors should all have the opportunity to learn from North End residents about what came before and how it has impacted the community today.



MAKE PUBLIC ART A REDEVELOPMENT RECOMMENDATION FOR COMMERCIAL DEVELOPMENT ALONG OAKLAND AND WOODWARD.

Oakland and Woodward are major corridors that attract residents and community members from all over the city. Any new development or redevelopment should take the change to celebrate the North End when possible.



INTEGRATE NORTH END STORIES INTO SIGNIFICANT SPACES THROUGH THE DEVELOPMENT OF CULTURAL HERITAGE PATHWAYS, PLACARDS, AND FOCUSED EXPERIENCES.

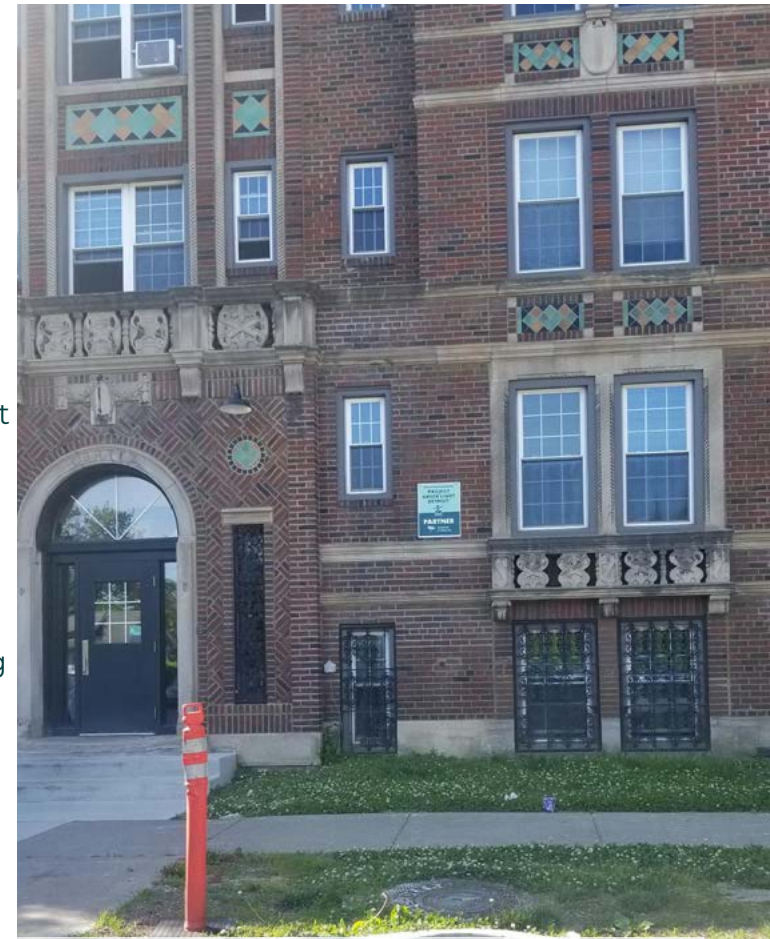
The history of North End can be shown in many ways that use the full breadth of artist capital available in Detroit.

DESIGN GUIDELINES FOR HISTORIC PRESERVATION

Several of the goals outlined by community members include recommendations for future development. Design guidelines provide a more illustrative tool for communicating community expectations related to development and should be used along with the City of Detroit Zoning Ordinance and other relevant standards. The Zoning Ordinance can regulate things like the placement of buildings on lots, general form, bulk, massing, window openings, materials, the height of buildings, and intensity of use. Developers and property owners should refer to the Zoning Ordinance for standards and regulations.

Design guidelines help to communicate the things zoning cannot regulate such as preferred architectural styles that foster community character. The design guidelines can act as a reference point for:

- Existing property owners looking to make building or facade improvements
- A future facade grant program
- Developers designing or planning for infill development



REFERENCES

Learn more about commercial design policies via the [Zoning Portal](#) and [Historic District Guidelines](#).

DESIGN GUIDELINES

HISTORIC PRESERVATION

Design guidelines ensure development and redevelopment are compatible with the layered story of the built environment in North End. Follow these rules so North End maintains its character.

- I. Maintain existing architectural details on original structures when possible, such as windows, doors, finishings, cornices, pilasters, brick details and moldings.
- II. Avoid infilling original window and door openings with opaque materials or walls. Maintain original opening sizes and articulation when possible.
- III. Illuminate exterior façades of historically or culturally relevant buildings along commercial corridors to highlight historic features or public art.
- IV. Include contextually appropriate signage to denote the importance of historic or culturally relevant sites and buildings, such as board signs or plaques.
- V. Use high-quality, durable building materials such as stone, steel, masonry, high-grade wood, and concrete for all visible facades to complement the surrounding context in terms of color, texture, scale, and orientation.



REFERENCES

For more information related to historic preservation requirements associated with historic tax credits please refer the National Parks Service.

A photograph of a community garden in Detroit. The garden is filled with rows of green plants, some supported by stakes. In the background, there are utility poles, trees, and a city skyline featuring a prominent building with a green roof. The sky is overcast with grey clouds. A teal shield-shaped graphic with a white number '2' is overlaid on the left side of the image.

2

PARKS + OPEN SPACES

OVERVIEW

The North End neighborhood boasts a diverse landscape of parks and open spaces that directly respond to the needs of its residents. From Delores Bennett Park to Oakland Avenue Urban Farm, North End is rich with open spaces that offer areas for play and recreation, cultural and historic heritage, urban agriculture, and gathering and organizing.

With publicly vacant land still available in large quantities, an opportunity exists to expand this neighborhood network of parks and open spaces by filling critical gaps related to amenity access, programming and equitable distribution.

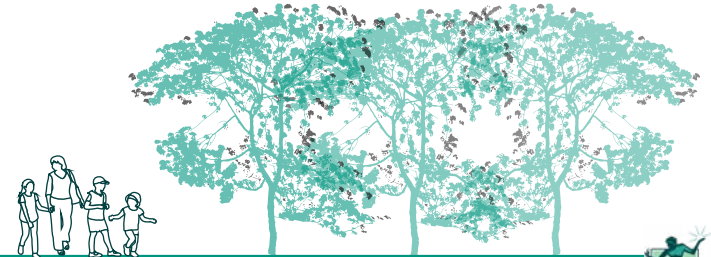
Parks and open spaces are vital to strong communities. They offer

opportunities for residents and visitors to play, exercise, and engage one another—and offer opportunities to incubate creative ideas and businesses that support local economic development.

North End is uniquely positioned to leverage the existing open spaces into a supportive system that grows with community, activates and responsibly disposes of publicly vacant land, and transitions lands into permanent, impactful solutions that add value to the neighborhood.

North End is rich with open spaces that offer areas for play, recreation and production.

You can see the full North End Parks and Open Space Matrix in [Appendix III](#).



WHAT WE KNOW

CITY PARKS

There are currently three City facilities that support the North End. They each have relatively new playground equipment and facilities. Two of these parks are near schools in the neighborhood.



Delores Bennett Park is 1.78 acres with outdoor fitness, playgrounds, courts, restrooms and a splash pad.



Bradby Park is 2.95 acres and has play fields, courts, and restrooms.

URBAN FARMS

The farms within the North End are part of a larger city-wide network of community gardens and large-scale urban farming initiatives.



Black Bottom Garden Center

Oakland + Owen



Detroit Black Farmer Land Fund

COMMUNITY- STEWARDED OPEN SPACE

Approximately 12 groups are actively responding to food insecurity with urban farming. This is a characteristic that is unique to the North End.

Michigan Urban Farming Initiative (MUFI)



Custer between Beaubien + Brush
2 Acres

King Street Garden

King St + Carmen
Over 1 acre

Oakland Avenue Urban Farm

Oakland between Goodwin + Westminster
6 acres

The Joy Project

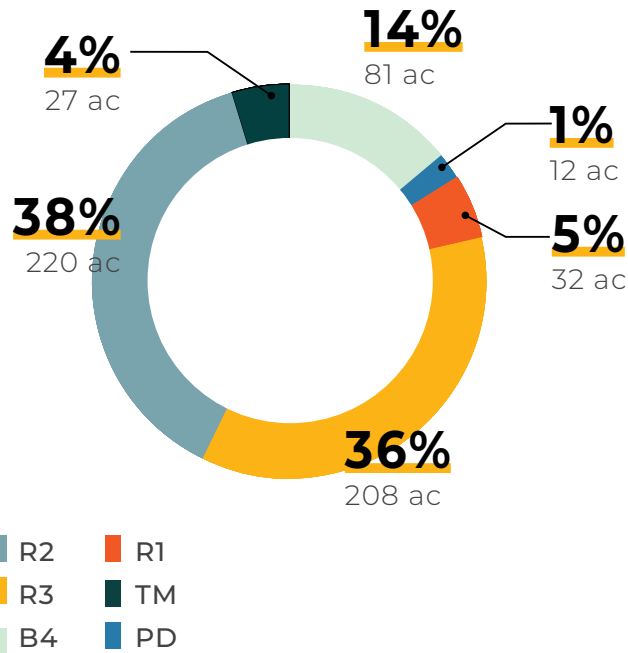
Cameron + Alger St
Over 1 acre



WHAT WE KNOW

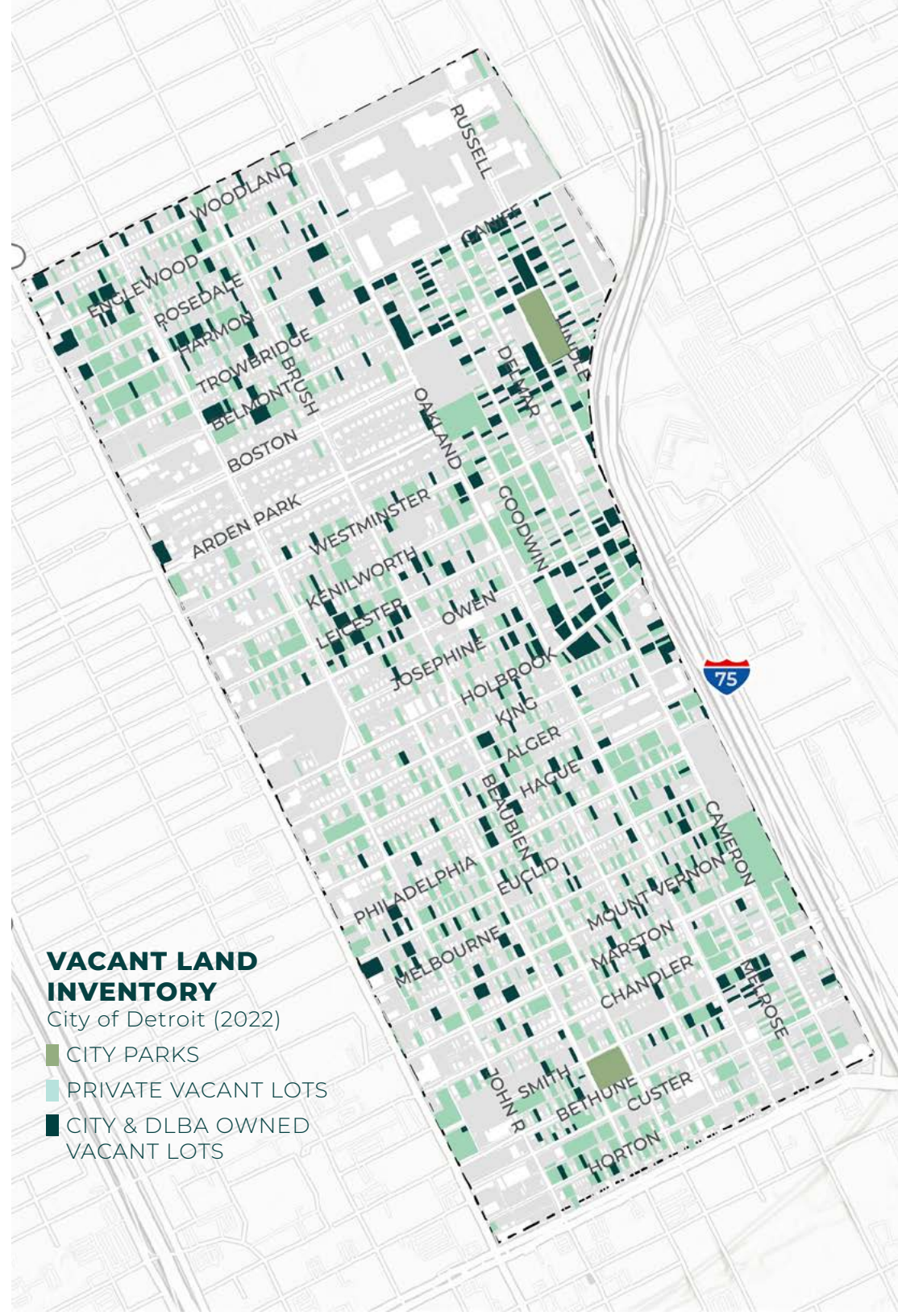
VACANT LAND

Vacant land presents an opportunity to revitalize incomplete neighborhood blocks and incorporate open space and community assets that are high in demand.



PARCELS WITH NO STRUCTURE BY ZONING

2022 City of Detroit Open Data, Parcels



GOAL 1

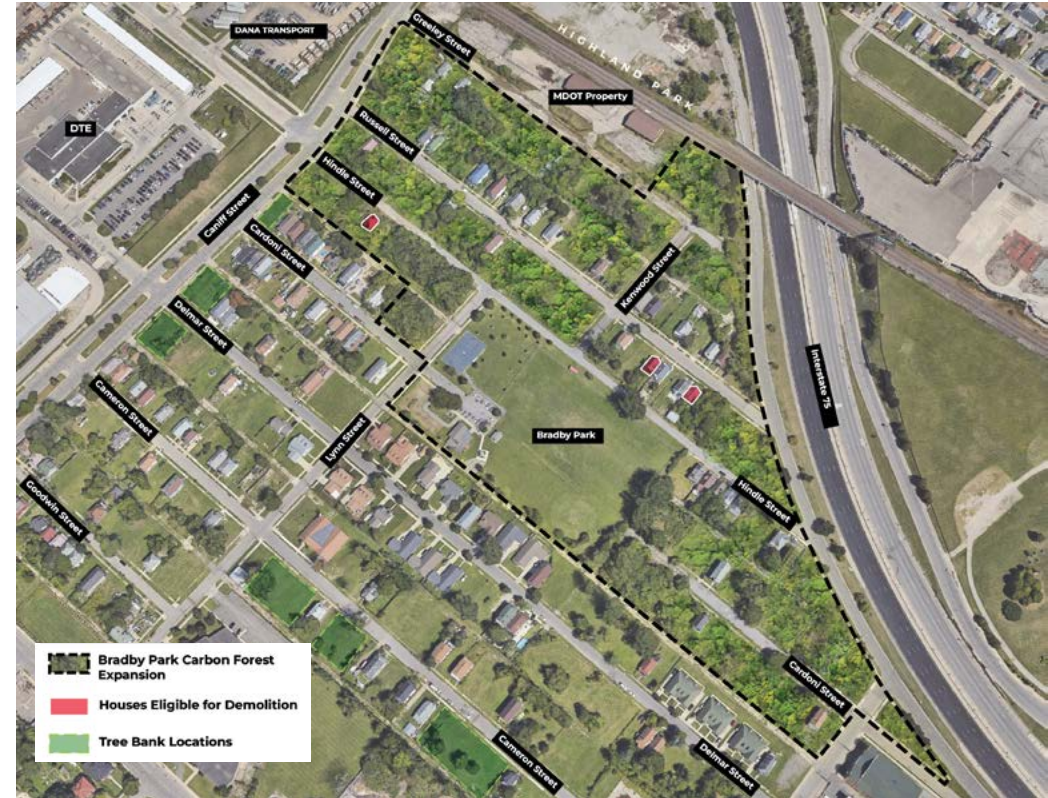
EXPAND THE TREE CANOPY.

The North End is HOT! The presence of dark, impervious surfaces concentrates heat. Coupled with the lack of trees, this condition can have long-term negative health and infrastructure effects. Tree coverage can increase comfort for existing and proposed outdoor spaces by helping to cool the neighborhood. This goal will require a phased approach.

STRATEGIES

- I. Add street trees along key corridors to add comfort and value throughout North End.
- II. Consider a carbon sequestration forest adjacent to the freeway.
- III. Plant trees and native vegetation on city-owned vacant lots near sources of air pollution like arterial streets and manufacturing activities.
- IV. Create a tree bank that can support infrastructure needs and provide jobs.

Planting 1,500 trees, approximately one tree for every 30 feet along major streets in the neighborhood will contribute significantly toward the street canopy goal.

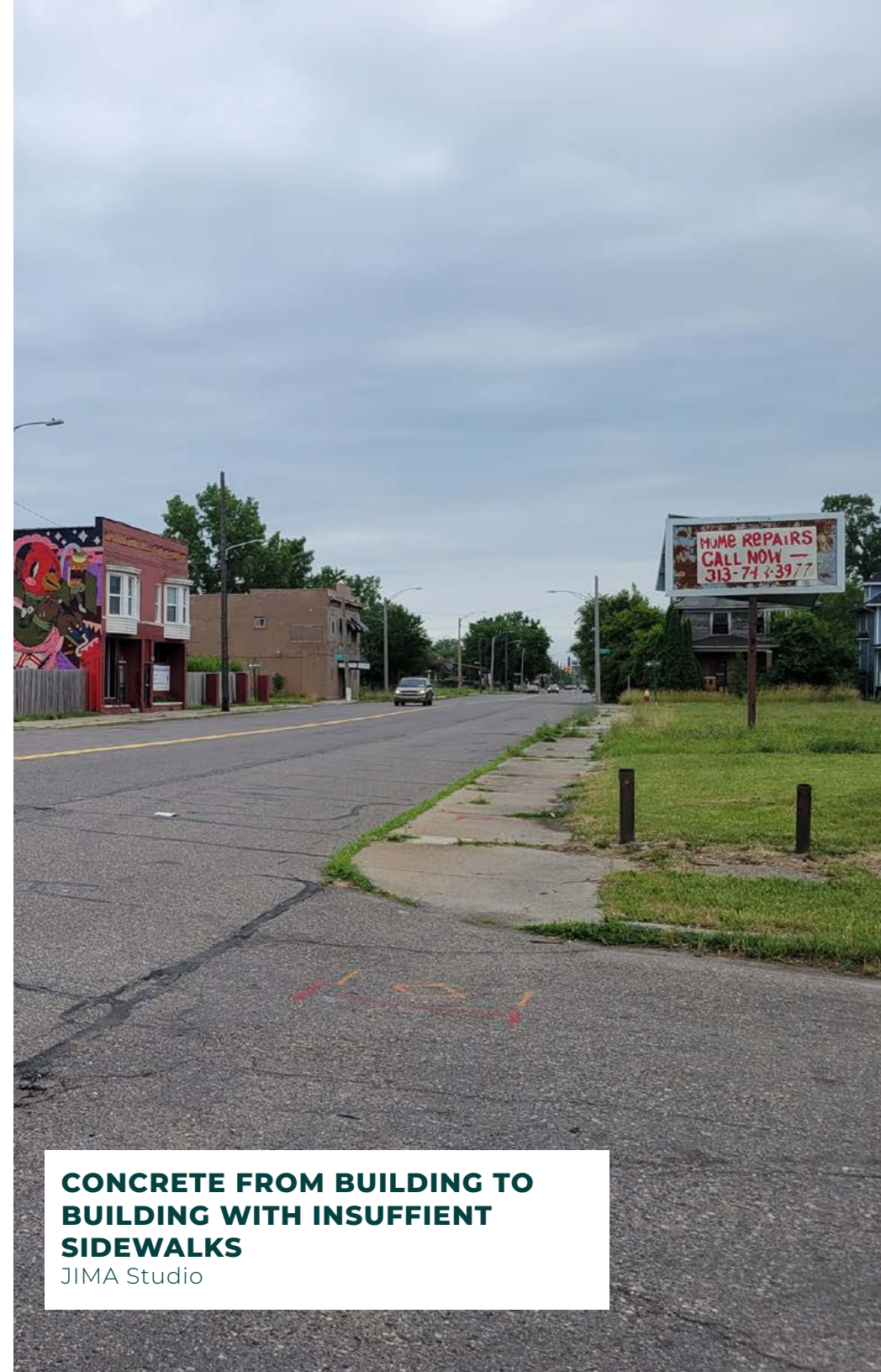


WHY DOES IT MATTER?

Substantial amounts of impervious surface, concentrate heat and contributes to negative health outcomes. If improper stormwater management practices are occurring, they can also damage infrastructure, homes, and businesses.

Trees collect harmful toxins that would otherwise cause respiratory challenges for residents, especially for those who live near high traffic areas and hazardous uses (like intensive industrial uses). Increasing the tree canopy is beneficial for cooling the neighborhood air temperature, cleaning the air, adds beauty and value, and draws people outside.

In fact, houses on tree-lined streets observe a value increase of up to \$22,000. Comparatively, the lifetime benefits of each street tree planted can be as much as \$90,000. Street trees promote more foot traffic, which supports lower crime, improved perception of safety, slower traffic, and stronger business corridors (Congress of New Urbanism, 2021).



CONCRETE FROM BUILDING TO BUILDING WITH INSUFFICIENT SIDEWALKS

JIMA Studio

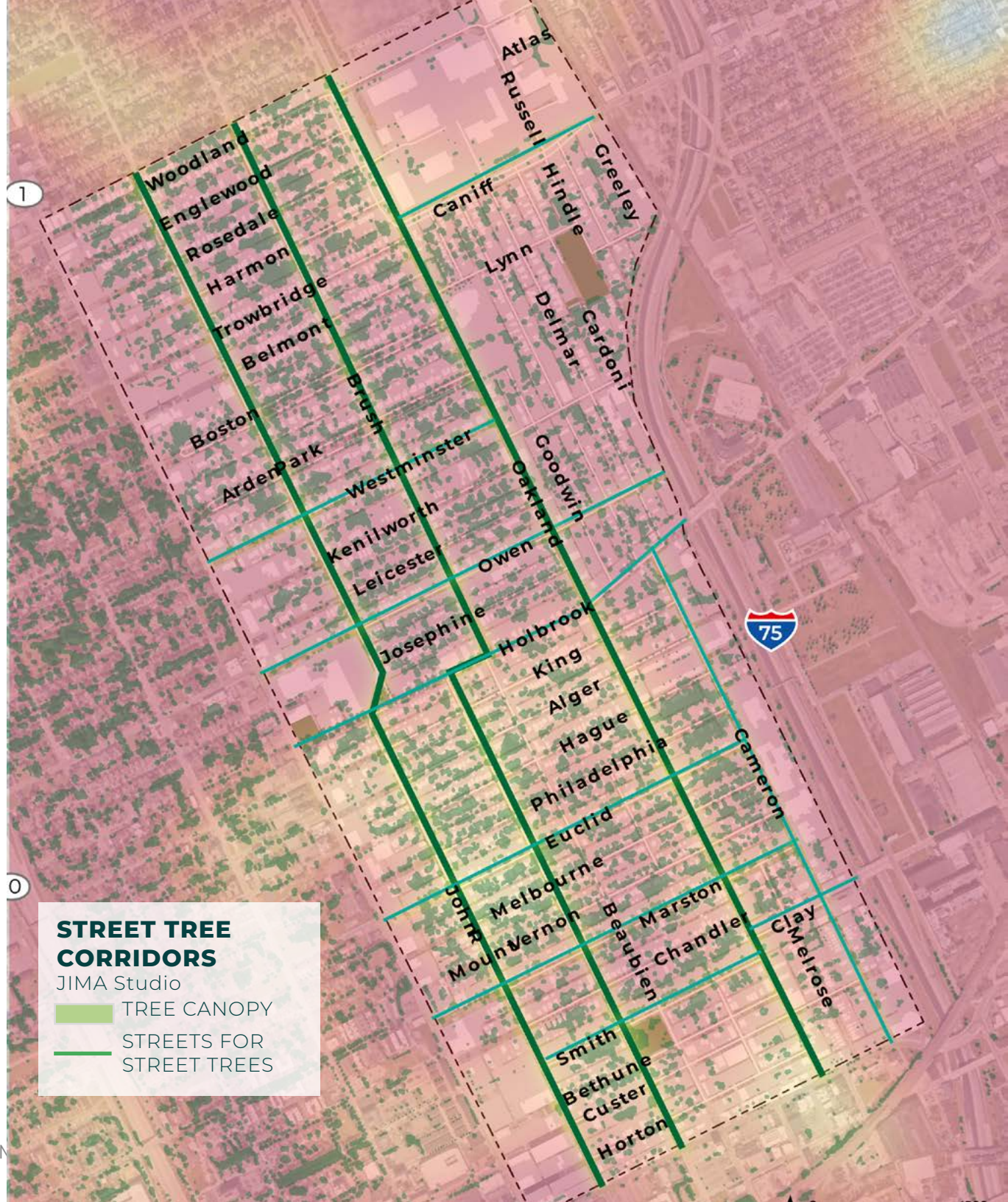
ADD STREET TREES

While the North End is not a priority neighborhood within the city for adding street trees, there are areas within the neighborhood that lack street trees. **The most uncomfortable streets for pedestrians include John R, Brush, Oakland Avenue, Holbrook Avenue, Owen, Westminster Street and Caniff Street.** However, these improvements would need to be highly coordinated with sidewalk and other streetscape improvements to ensure sidewalks are safe and comfortable for all and drive lanes are safe.

This plan supports the City's goal to achieve 24% tree canopy in Detroit neighborhoods.

This corresponds with strategies in [Framework 4. Streets for People](#).

Read more about a recommended planting list in [Appendix II](#).



GOAL 2

ACTIVATE VACANT LAND

Like other Detroit neighborhoods, North End struggles with the amount of public vacant land there is to manage, develop, and sell. Implementing a strategy to activate land across the neighborhood as the city confirms its partners and key uses can support strategies for infill and incremental development.

North End is full of creative, resourceful people—land can support their aspirations.

STRATEGIES

- I. Pair activations near commercial uses and incoming development to promote infill development.
- II. Leverage residential vacant land activations to improve the quality of life.
- III. Identify short- and long-term strategies to stabilize land that has undefined plans.
- IV. Market activation strategies as part of the public land sales process.



**VACANT LOTS ON A
RESIDENTIAL STREET**

Image Source | JIMA Studios

WHY DOES IT MATTER?

Detroit, like most rustbelt cities, is developing strategies to deal with rises in vacant land. Development is desired, but right-sizing density with understanding how to build in open space amenities that residents want is a balance the City has to make. Strategically activating these spaces can help the City and North End residents build value for the area. This also provides “proof of concept,” of which activations support quality of life, and businesses.

Vacant land does not have to be a burden—in fact, it can be an asset and tool that incubates creative ideas to strengthen relationships and encourage economic growth.

VACANT LAND CONDITIONS

While vacancy may look the same, the conditions in which it exists are different and should be treated as such. Activation strategies for commercial properties may not be suitable for residential properties. The proposed activation strategies directly respond to the varying vacancy conditions that exist within North End.



Without Context



Between Commercial Buildings



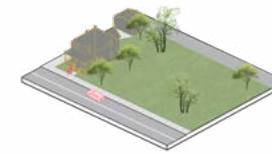
Adjacent to commercial



Between Commercial and Residential



Between Residential Buildings



Adjacent to Residential



Across Residential Lots



WHAT DID WE HEAR?

“We have so much vacant land, all I see is opportunity!”

- *Community Meeting #2*



WHAT DID WE HEAR?

“There are entrepreneurs and stewards in North End who are interested in activating and leveraging vacant land as a community building and economic development tool. Some residents are looking for outdoor space that they can use for their creative enterprises.”

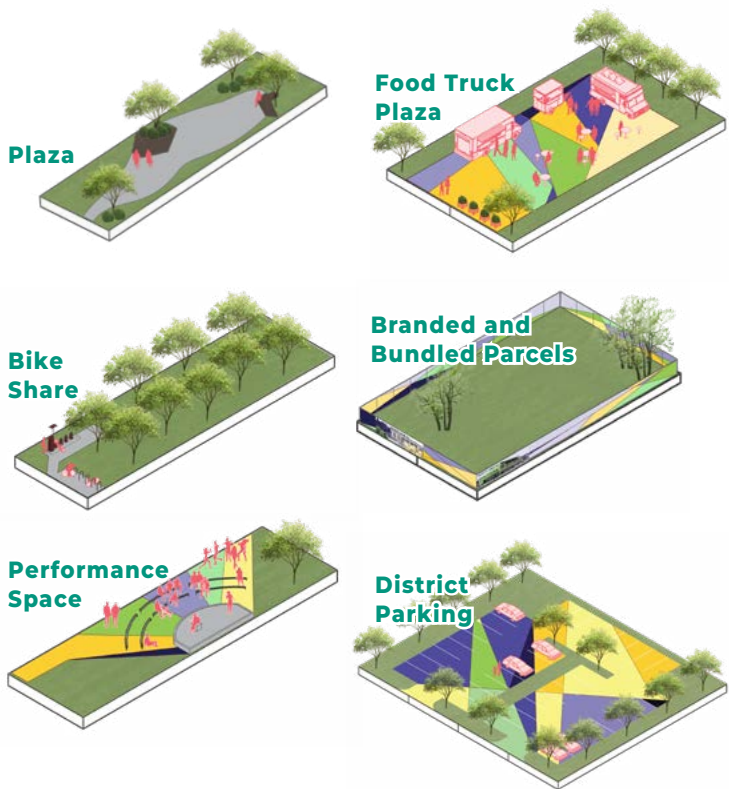
-*Community Meeting #1*

VACANT LAND ACTIVATIONS

Proposed activations will vary depending on the surrounding context and can generally be broken into three typologies: commercial, residential, or passive activation.

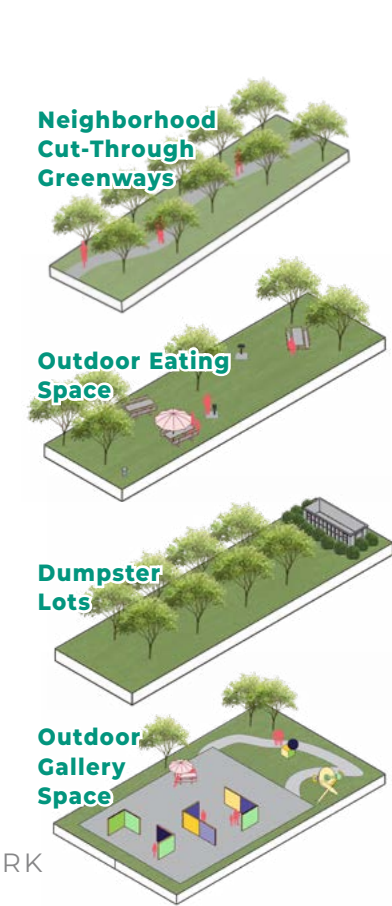
COMMERCIAL

Support foot traffic and create space for businesses or expand access to retail



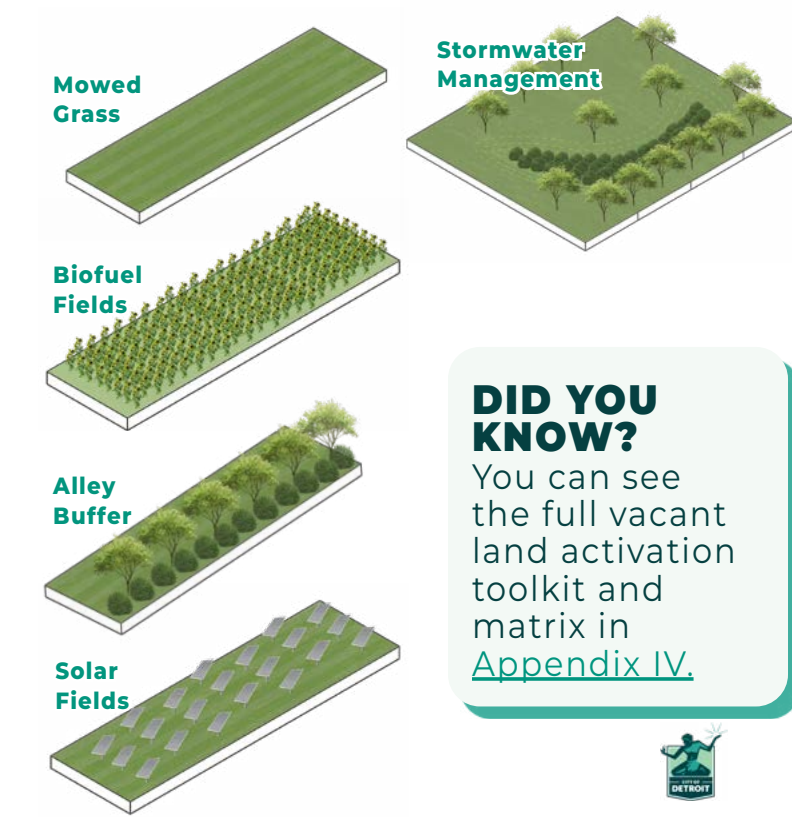
RESIDENTIAL

Compliment housing or additional recreation



PASSIVE & PRODUCTIVE

Sources of savings for residents with offset costs for runoff management and solar electricity integration

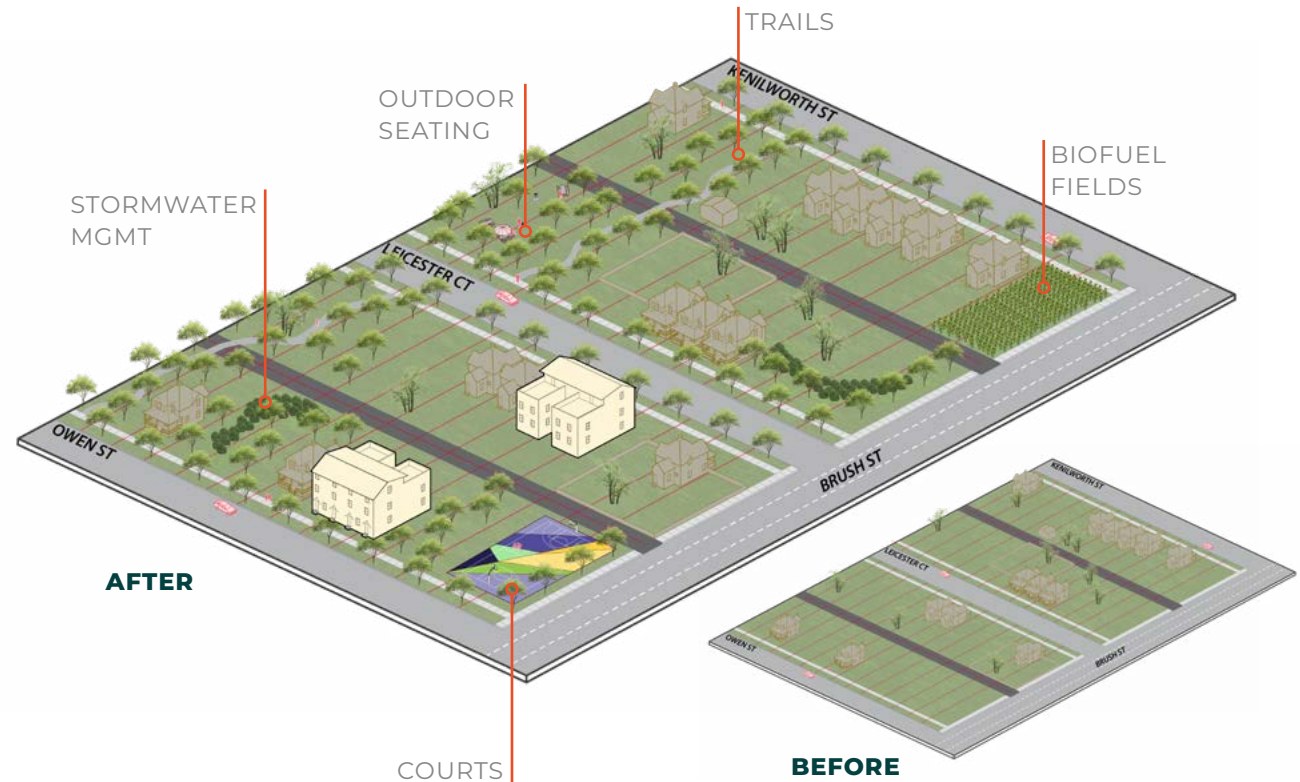


DID YOU KNOW?
 You can see the full vacant land activation toolkit and matrix in [Appendix IV.](#)



ACTIVATIONS IN PRACTICE

When these activations are aligned with infill development, the neighborhood has an opportunity to incrementally transform through a network of cohesive open spaces. This can be very important on contiguous streets that observe high concentrations of vacancy around occupied homes. Pairing these activations helps to build better connections across the North End, filling gaps with meaningful spaces.

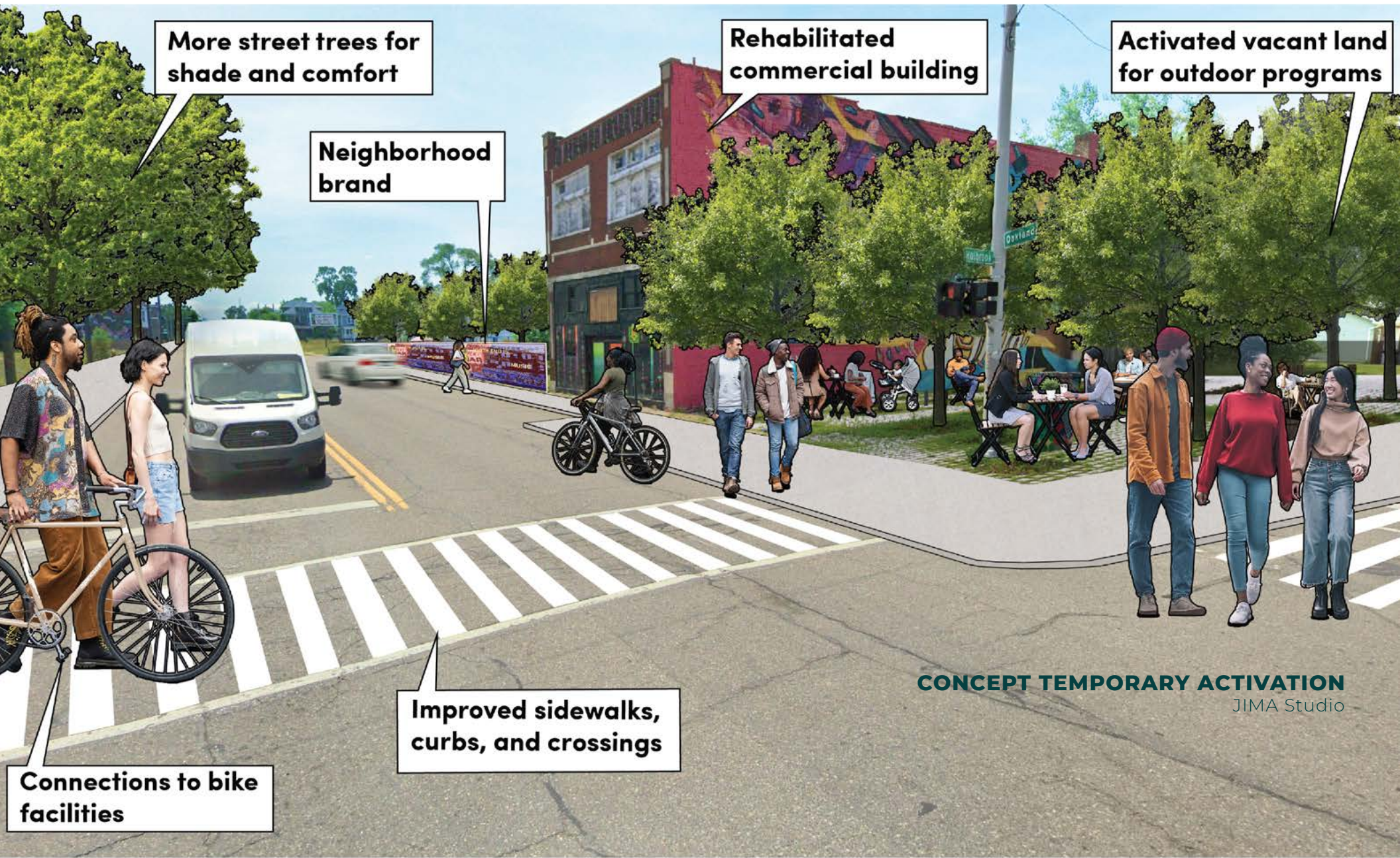


OPEN SPACE INFILL

Using the menu of vacant lot activations together can support placemaking and infill development.

ACTIVATIONS IN PRACTICE

Activations on commercial land can be combined with streetscape improvements and redevelopment to support foot traffic for small businesses, offer a space for creative arts, and integrate important neighborhood infrastructure.



More street trees for shade and comfort

Rehabilitated commercial building

Activated vacant land for outdoor programs

Neighborhood brand

Improved sidewalks, curbs, and crossings

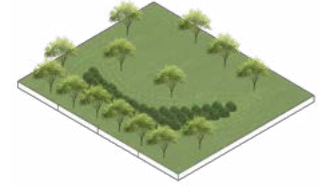
Connections to bike facilities

CONCEPT TEMPORARY ACTIVATION

JIMA Studio

SHARED BIOSWALE FOR STORM RUNOFF

Using vacant lots between residences to establish shared bioswales can offset runoff in municipal systems



CONCEPT ACTIVATION
JIMA Studio

A shared bioswale can collect roof and garage runoff to offset the burden on the sewer system, while promoted healthy native habitat.



GOAL 3

PROTECT AND STANDARDIZE COMMUNITY-STEWARDED OPEN SPACES.

Spaces like the Michigan Urban Farm Initiative (MUFI) or the MOORE Community Council Park are important fixtures in the North End because they provide beauty, spaces for gathering, and directly respond to vacancy. They must be protected as they greatly contribute to the neighborhood's identity and sense of place.

STRATEGIES

- I. Establish and enforce development standards for community-stewarded open space.
- II. Provide compliance education for community-built spaces.
- III. Streamline the public land purchase process for community organizations.
- IV. Develop a micro-grants program (through the USDA) to facilitate the acquisition and stewardship of privately-owned vacant land for community-focused uses.



AMERICAN RIAD



WHY DOES IT MATTER?

One of the characteristics that makes the North End so special are the community-stewarded open spaces. Landscapes like MUFI or the MOORE Community Council Park are important fixtures in the neighborhood because they provide beauty, spaces for gathering, and activate vacant land.

In an assessment of the North End's community-stewarded open space inventory, most of these spaces are focused on productive landscapes, urban agriculture, and public art. There are a few spaces that have incorporated equipment and structures meant for public use that may need to be evaluated for safety.

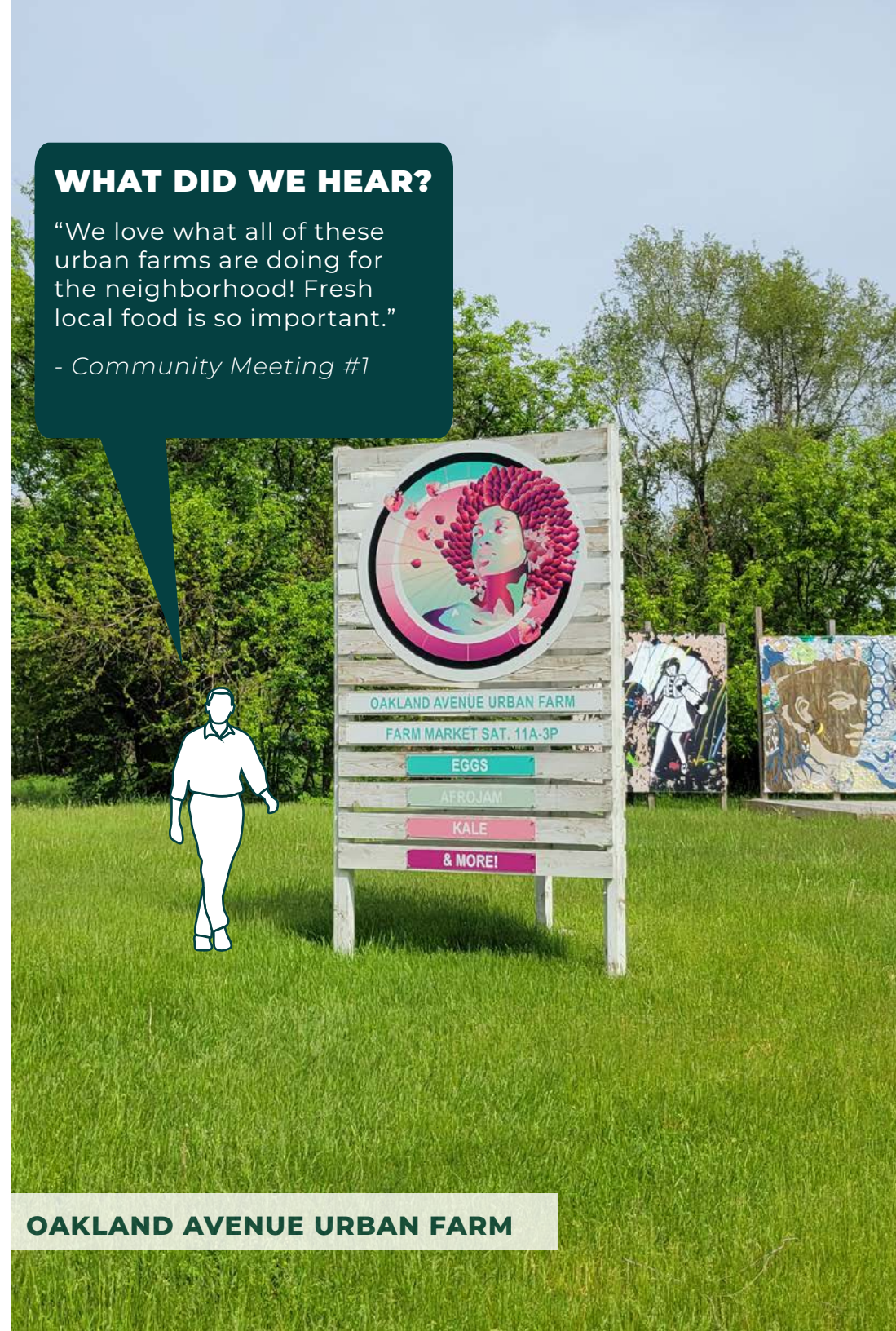
Urban farms like those in the North End fill a critical healthy food gap for their community and Detroit at large, as grocery stores selling healthy foods are few and far between.

It is important that these spaces are protected and maintained in the neighborhood as they have become anchors that support community building, health and wellness, and local identity.

WHAT DID WE HEAR?

"We love what all of these urban farms are doing for the neighborhood! Fresh local food is so important."

- Community Meeting #1



OAKLAND AVENUE URBAN FARM

ESTABLISH AND ENFORCE STANDARDS FOR COMMUNITY-STEWARDED SPACES

WORK WITH LOCAL ORGANIZATIONS TO IDENTIFY STANDARDS FOR EDGING AND BUFFERING.

Design standardization to formalize these spaces can enhance the beauty and safety of these areas. With support from the City of Detroit, these community-stewarded open spaces can benefit from spatial requirements, like edging and safety enforcements to ensure their long-term value and aesthetic contribution to the neighborhood.

Actions under this strategy include:

- Leverage the Land-Based Projects Ordinance to enforce edge standards for existing projects and landscapes of high production.
- Provide financial support to existing community stewards for the edge standard upgrade.
- Support edge standards at the right-of-way to improve accessibility and overall beauty.



**OAKLAND AVENUE
URBAN FARM**



**MOORE COMMUNITY
COUNCIL PARK**



**MICHIGAN URBAN FARM
INITIATIVE**



THE JOY PROJECT

COMMUNITY-STEWARDED OPEN SPACE

Example: Oakland Avenue Urban Farm
Proposed edge standards at residential streets, commercial streets and at alleys.



Residential Street Public Sidewalk Urban Farm Art Alley Community Open Space Public Sidewalk Commercial Street



Bioswales along residential streets to capture runoff and establish a green buffer for productive landscapes.



Urban farming layout to respond to federal guidelines around food handling and safety.



Uniform fencing with landscape at alleys and occupied residential properties.



Arts Alley investment to upgrade accessibility and lighting to public alleys.



Compliant community open space with wayfinding to connect to other spaces.



Improved streetscape with street trees and expanded sidewalks.



PROVIDE COMPLIANCE SUPPORT FOR COMMUNITY-BUILT SPACES TO ENSURE SAFETY AND LIMIT LIABILITY

Actions under this strategy include:

- Identify a community partner to liaise with community-stewarded open spaces and the City of Detroit.
- Review sites for compliance with Buildings, Safety, Engineering, and Environmental Department (BSEED) to ensure safety and compliance.
- Provide financial support to existing community stewards for compliance upgrades.
- Provide annual inspections for these spaces.
- Support edge standards at the right-of-way to improve accessibility and overall beauty.



STREAMLINE THE PUBLIC LAND PURCHASE PROCESS FOR COMMUNITY ORGANIZATIONS

Organizations like Oakland Avenue Urban Farm (OAUF) and MUFI have proven to be incredible stewards of vacant land in North End, activating spaces with productive landscapes, small business incubation, community space, and culturally relevant program. There is the opportunity for other community groups to organize and steward land across the neighborhood.

The Detroit Land Bank Authority (DLBA) plays a key role in making vacant public land available to interested parties within the neighborhood. Expanding communications and resources around the public land disposition process is key to this strategy.

This strategy can be supported by the following actions:

- Expand communications around the DLBA public land disposition process for stewarded open spaces.
- Provide grants for organizations and individuals to continue their stewardship and to make the

upgrades necessary to align with proposed design guidelines.



WHAT DID WE HEAR?

Residents are frustrated with the process of acquiring land from the Detroit Land Bank Authority. It is unclear when lots go up for sale and what information they need to provide to make a successful purchase.

-Community Meeting #2

DID YOU KNOW?

This corresponds with strategies in [Framework 3: Housing + Neighborhood Stabilization](#) and [Framework 5: Commercial Activation](#).

GOAL 4

CLOSE THE NORTH END PARK GAP.

The General Services Department (GSD) identifies a neighborhood park gap in the 2022-2023 Parks and Recreation Strategic Plan. A park gap is considered where there is no access to a City park within a 10-minute barrier-free walk.

Parks are an essential fixture to any community, playing a critical role in health, wellness, and local identity.

STRATEGIES

- I. Develop a dog park as an extension of Bradby Park.
- II. Develop a new North End Park to fill the park gap or create a partnership with existing recreation spaces to meet this need.



DELORES BENNETT PARK
SmithGroup

WHY DOES IT MATTER?

North End presents a great diversity of green spaces from parks, community gardens, urban gardens, and cultural spaces. However, with only two City parks, there are residents living in North End that must walk more than 10 minutes to access a quality City park space.

The General Services Department (GSD) identifies this neighborhood park gap in the 2022-2023 Parks and Recreation Strategic Plan.

Parks are an essential fixture to any community, and closing this gap is a shared priority for North End residents and the City of Detroit.

The size of this proposed facility is important: the Parks and Recreation Department defines a neighborhood park as being at least 1 acre (up to 10 acres) in size.

Assembling enough parcels to accommodate a park of adequate size will take coordination and cooperation between the City of Detroit, North End residents, and stakeholders.

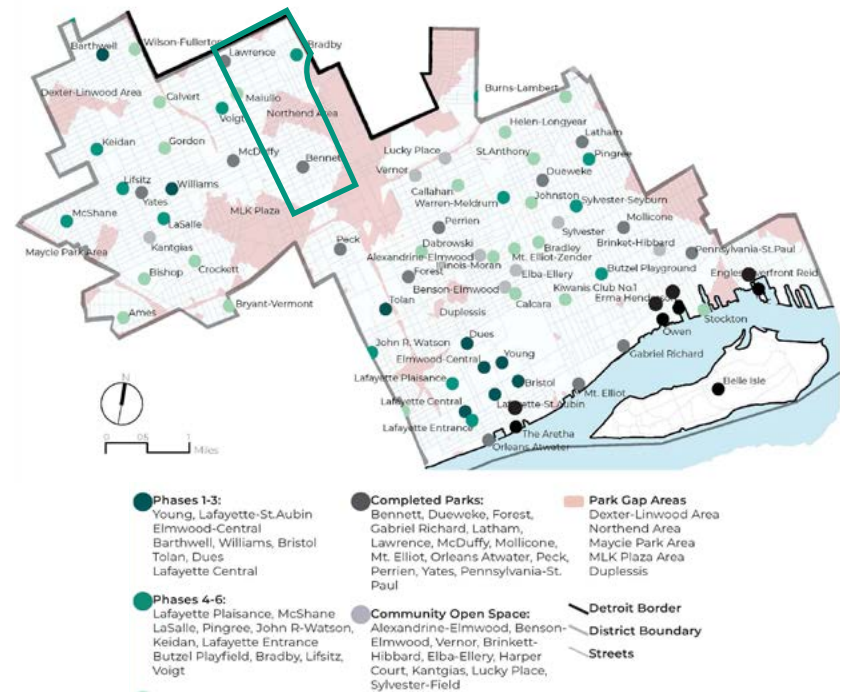
Closing this gap is a shared priority for North End residents and the City of Detroit.



KEY THEMES

- Add a park in the northern part of the North End neighborhood.
- A dog park is a highly desired amenity.
- There is little awareness or visibility of existing recreation centers

DISTRICT 5



DISTRICT 5 PARK GAPS

City of Detroit 2022-2023 Parks & Recreation Plan



DEVELOP A DOG PARK AS AN EXTENSION OF BRADBY PARK

There are many great examples of neighborhood dog parks that have partnership models with community members, residents, and nearby businesses. They also do not need a lot of resources or space to be successful. With the available public vacant land, a dog park can be easily located near an existing or proposed park or at another vacant parcel.

ACTIONS INCLUDE:

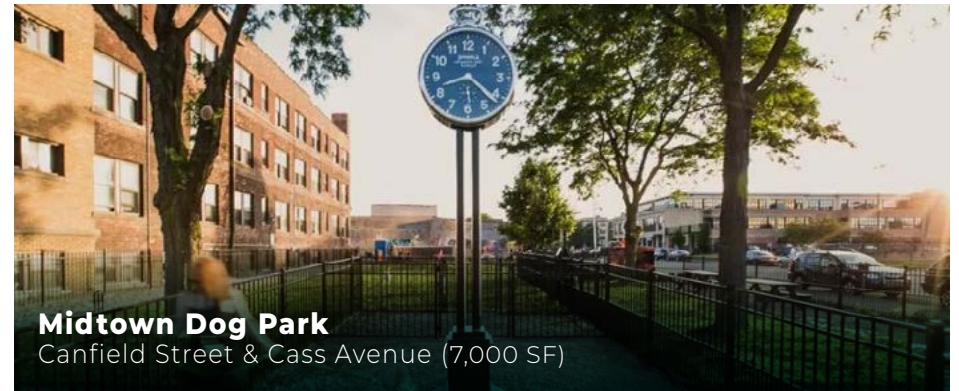
- I. Assemble publicly owned parcels of a sufficient size.
- II. Partner with the Michigan Humane Society on dog park programming and maintenance.



WHAT DID WE HEAR?

Residents are eager to see a dog park of substantial size to accommodate the pet owners in the neighborhood. Detroit already has good examples but they are all out of easy reach of North Enders.

-Community Meeting #1



Midtown Dog Park
Canfield Street & Cass Avenue (7,000 SF)



Detroit Dog Park (Corktown)
Rose Street & 17th Street (15,200 SF)



Scripps Park
Trumbull Street & Grand River Avenue (9300 SF)



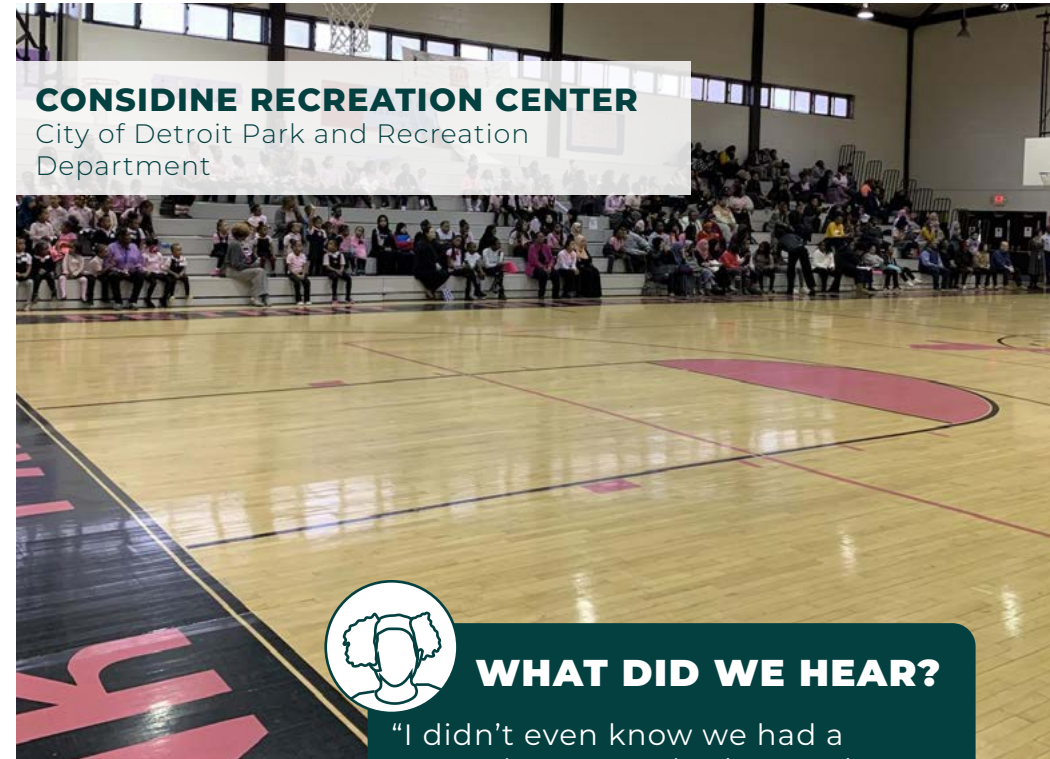
CREATE A PARTNERSHIP WITH EXISTING RECREATION SPACES TO FILL PARK GAP

The Considine affiliate at the International Academy for Young Women was the only recreation center in North End. It closed in 2022 and remains closed to the public. However, during its operation, residents frequently reported not knowing it was there or open to the public.

With new partners and programming, this recreation center could be the community hub for the North End, attracting all ages.

Actions to achieve this strategy include:

- I. Partner with a youth-serving non-profit organization to manage youth and summer programming.
- II. Partner with job training programs to bring new skills to unemployed North End residents.
- III. Establish a marketing campaign to share information about the recreation center's programming and operations, engaging digital and print modes of communications.



CONSIDINE RECREATION CENTER

City of Detroit Park and Recreation
Department



WHAT DID WE HEAR?

"I didn't even know we had a recreation center in the North End."

-Community Meeting #1

OPPORTUNITIES TO GROW

The North End Parks and Open Space Framework calls for the integration of neighborhood parks and activated green spaces that are connected, and programs distributed to offer a variety of amenities for North End residents and visitors to enjoy.

The strategy also prioritizes enhancements to the neighborhood's ecological value to improve the local biodiversity and sense of comfort for our two (or more) legged residents.

Lastly, the strategy focuses on implementing vacant land strategies that can respond to both immediate concerns around vacancy, as well as position rebounding corridors for incremental development and the celebration of North End's vast culture.



GOALS SUMMARY



EXPAND NEIGHBORHOOD TREE CANOPY.

North End is HOT! The presence of impervious surfaces concentrates heat, which can have long-term health and infrastructure effects. Expanded tree canopy can increase comfort for existing and proposed outdoor spaces.



ACTIVATE VACANT LAND.

Like other Detroit neighborhoods, the North End struggles with the amount of public vacant land. Implementing a strategy to activate lands across the neighborhood can support strategies for infill and incremental development.



PROTECT AND STANDARDIZE COMMUNITY-STEWARDED OPEN SPACES.

Much of the North End's open space are stewarded by independent resident groups and non-profit organizations. In the absence of investment, these spaces have played an important role in activating vacant land and building community.



CLOSE THE NORTH END PARK GAP.

GSD identifies a neighborhood park gap in the 2022-2023 Parks and Recreation Strategic Plan, where there is no access to a City park within a 10-minute walk. Parks are an essential fixture to any community, playing a critical role in health, wellness, and local identity.



3

HOUSING & NEIGHBORHOOD STABILIZATION

OVERVIEW

The North End was developed around the early 1900's with a variety of housing types, schools, and two thriving commercial corridors. Over the decades, with population decline and a rise in demolitions, people and businesses have left the area leaving pockets or blocks of vacant land.

Longstanding residents and legacy businesses are interested in attracting new residents and understand that this will require changes in the pattern of development to which the neighborhood is accustomed. A complete neighborhood contains a variety of home types, access to community amenities (parks, libraries, and grocery stores), and is accessible to health care, schools, and jobs. The neighborhood should contribute to the health, safety, and well-being of its residents. North End is not a complete neighborhood but desires to be.

This plan will provide the framework to address these gaps. Through the planning process, residents have set goals for new development, outlined design guidelines, and policy recommendations to improve housing options and economic mobility.



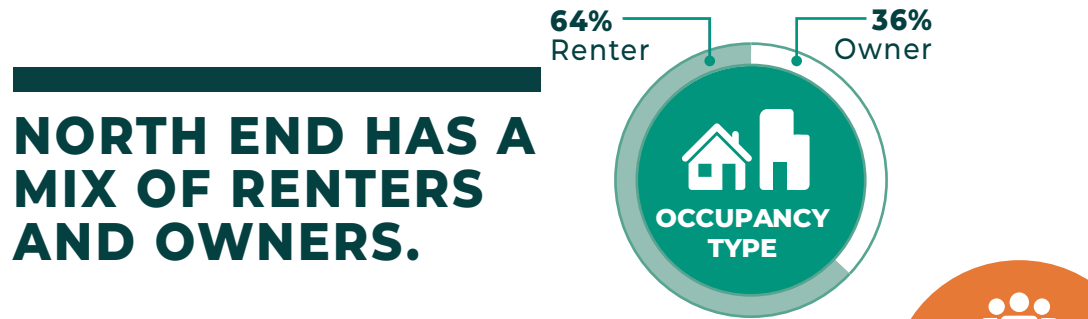
EXISTING CONDITIONS

Housing costs are increasing, and stock is in low supply partially due to the rising costs of materials and zoning limitations. In addition, zoning restricts the type of development residents want. Residents recognize North End demographics are changing, cost of construction is increasing, there is an abundance of vacant and blighted property. They want to see an increase in affordable, quality housing that comes in a variety of forms.

In the last four years, there have been 21 permits pulled for new, ground-up construction (BSEED, 2023). These permits have led to the development of 39 new homes, mostly single-family detached housing. There remains a large portion of vacant land in the neighborhood.



1 IN 4 NORTH END HOMES IS VACANT.



Data Sources: 2021 American Community Survey, Units in Structure (Table B25024, B25010, B25070). Median Home Price source is Zillow 2023 SFR/Condo Report for Detroit at the neighborhood level. The Structure types of One home detached and attached homes are what the US Census considers ownership opportunities. The remaining structure types are considered rental options.



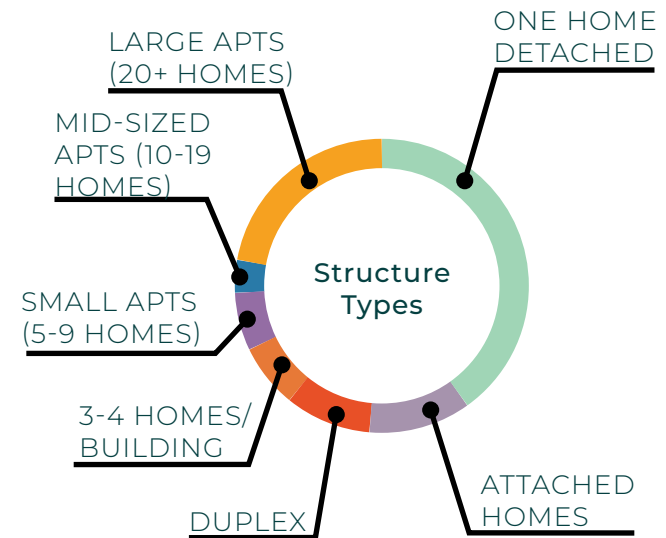
HOUSING OPTIONS

A range of housing types can best meet the needs of different lifestyles, life stages, and budgets. A home does not have to be a traditional single-family style building, but can include duplexes, townhomes, row houses, and condominiums. You will see throughout this document the use of “home” for all housing types and different terms to reference their form.

North End has a variety of housing types, but over the years, the most desired housing types have been not been permitted due to zoning changes. Factors in the lack of development include:

- Small lot sizes and zoning regulations.
- Limited funding for missing-middle housing.
- Rising construction cost have led to little new development in the neighborhood.
- Demolitions have left many neighborhood blocks incomplete.

The most desired housing identified by the community includes a range of sizes, attached types, and mixed-uses like seen pictured to the right. These reflect the general existing character of housing in the neighborhood.



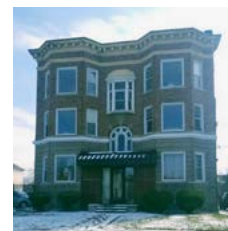
One Home (Detached)



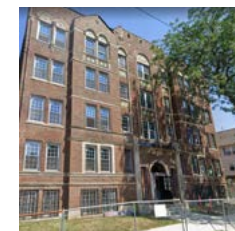
Duplex



Three-Six Units



Small apartments



Large Apartment

Data Source: ACS Units in Structure 2021. The US Census Bureau defines one home and attached homes as ownership opportunities. Attached homes may be multiple units in a building. The rental options include duplex, 3-4 homes, and higher units per structure.



LAND USE

As part of the planning process in the neighborhood, the Master Plan and Zoning Code were reviewed to identify areas that could be changed to support the recommendations of the plan.

The existing zoning code restricts the use of much of the residential land to single-family because of the required minimum lot size. However, as past development shows, it is extremely easy to fit up to three homes in one or multiple buildings in the typical North End lot.

This has become detrimental to the development of a thriving neighborhood and commercial corridor which needs the density provided by these housing types.

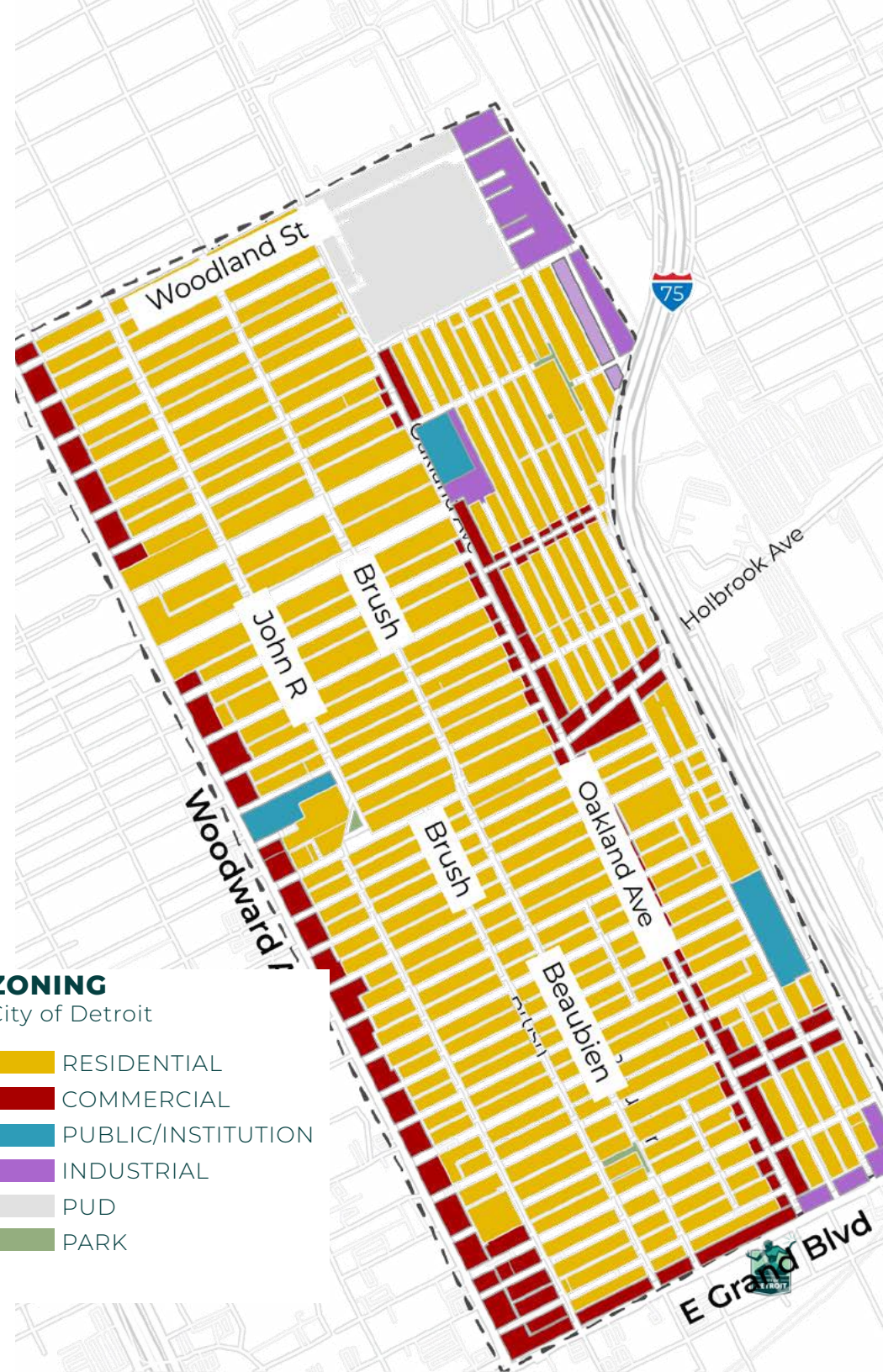
While Arden Park is a historic district, residents want to preserve historic homes throughout the neighborhood and have expressed the desire to pursue this in some form.

The City of Detroit owns just over 100 acres (106 ac.) in the North End. While most of the City-owned land is commercially zoned, some is within residential districts.

ZONING

City of Detroit

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTION
- INDUSTRIAL
- PUD
- PARK



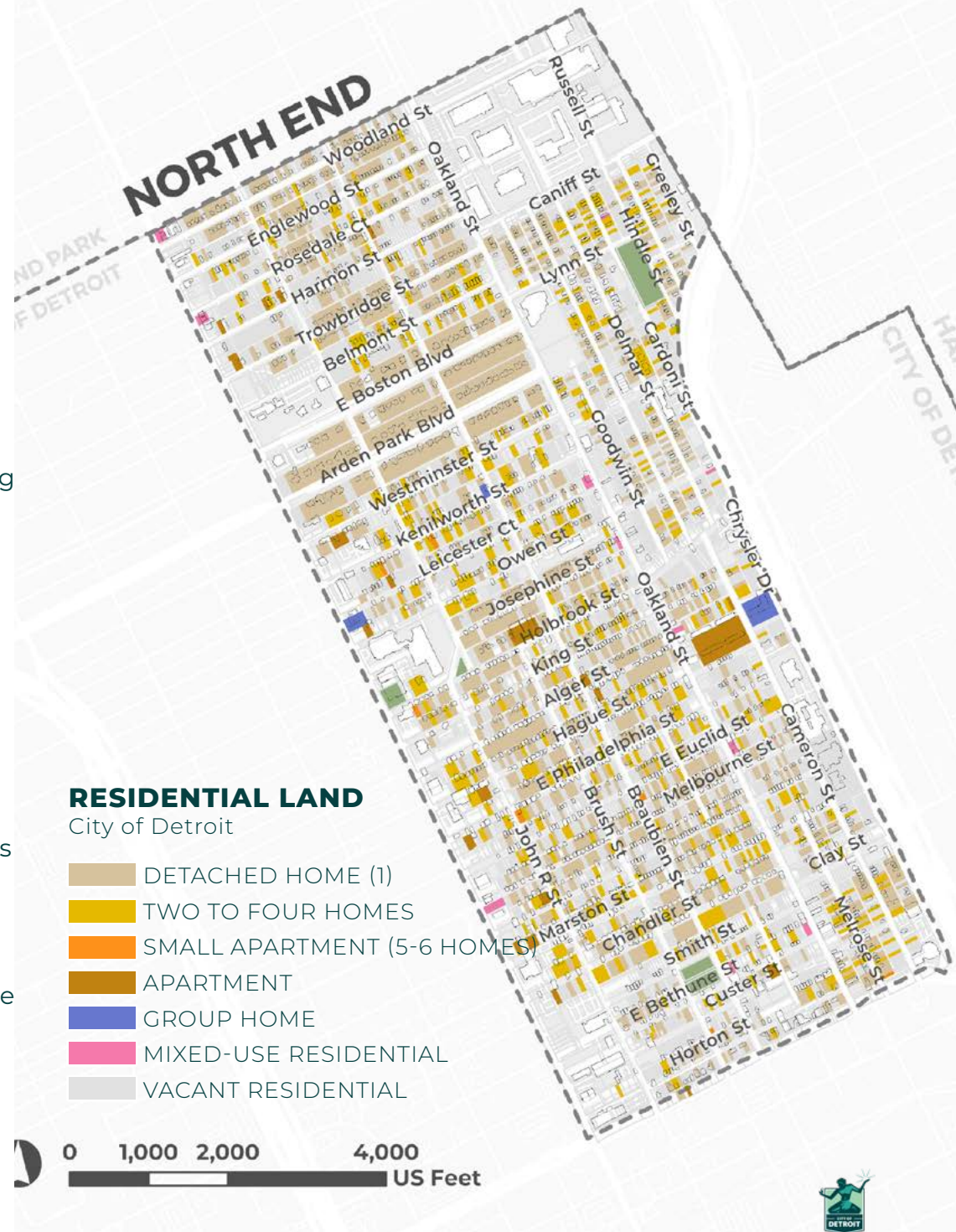
GOAL 1

ALLOW AND ENCOURAGE A WIDE VARIETY OF HOUSING TYPES

When the North End was first developed, it included a variety of housing sizes and types. This was typical before the 1950s when single-family zoning became a predominant land use across the country. Since then, as in Detroit, zoning has limited to single-family use in most residential areas and only allowing middle housing (both middle in terms of size and type) in larger areas near commercial.

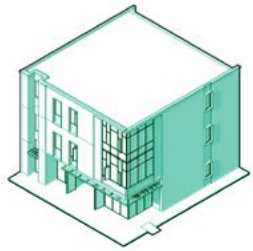
STRATEGIES

- I. Consider Zoning Code updates and Master Plan Amendments to both allow more housing types in residential areas by removing the small lot development standards (restrictions for lots under 5,000 sq ft) and update requirements for landscaping buffers between uses (residential and other uses).
- II. Improve city-owned property sales process to be more transparent and align with existing plan goals and strategies.
- III. Publish an RFP for city-owned vacant residential best suited for infill development near identified commercial nodes.
- IV. Promote the use of the Michigan Municipal League (MML) Accessory Dwelling Unit (ADU) pattern book and support the development of other pre-approved pattern books for missing middle housing.

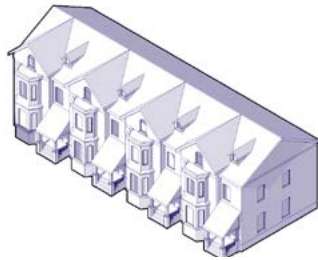


WHAT WE HEARD

DESIRED HOUSING TYPES



**Mixed-Use/
Live-work**



**Attached
Ownership Homes**



**Entry level
detached homes**



PREFERRED CONCEPT: INFILL WITH LIMITED COMMUNITY-SERVING DEVELOPMENT, MID-BLOCK LINEAR AND POCKET PARKS WITH OPEN SPACES FOR CREATIVE USES

KEY THEMES

North End residents want to preserve the neighborhood's unique housing options. In public meetings residents shared the desire for increased density and allow more mix of styles.

Some of the top priorities from residents include:

- Affordable and attainable for North End residents
- Preserve older buildings instead of razing them
- Follow existing typologies when building new housing
- End zoning that only allows single-family
- Mixed-use
- Homes for ALL household sizes

“Row houses can be single owner, condos, rentals and support in different occupancy types that work in different economies. “

-February 2023 Engagement

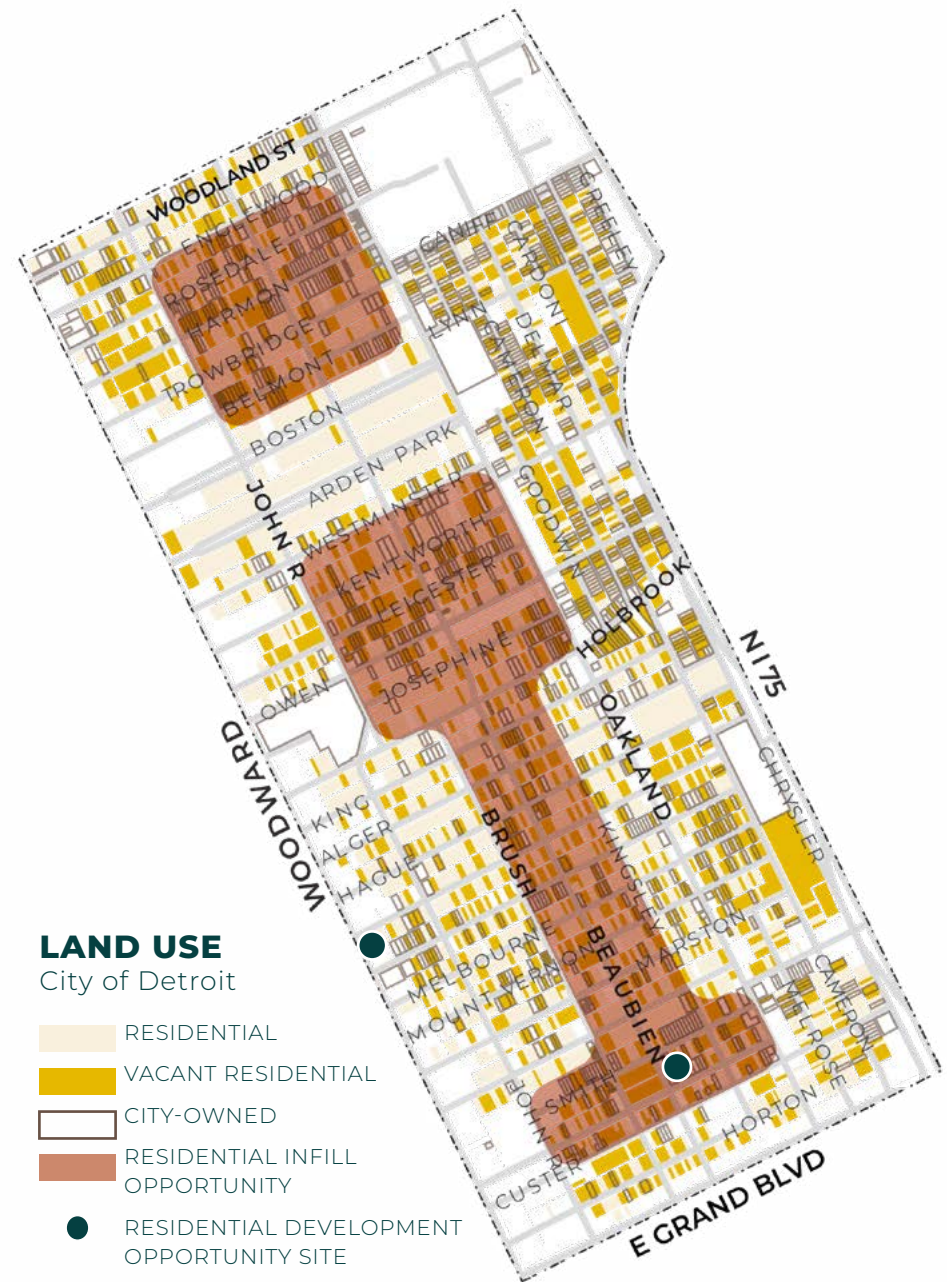


INFILL OPPORTUNITY AREAS

Infill development includes development on land that is surrounded by existing development. This land has become vacant through the demolition of buildings or may be left undeveloped because of other forces like market condition changes. In residential areas, infill development can be more expensive due to the cost of land acquisition, and on-site and off-site infrastructure improvement requirements that are the burden of the developer to pay. The City of Detroit has acquired over 109 acres of both residential and commercial land through the land bank, the donation of land, and other means. Much of this land is undeveloped and without a structure. The lots that do have structures should be assessed for structural integrity and the viability of the structure as housing or adaptive reuse.

These residential infill opportunity areas are places:

- Not near industrial or high traffic areas
- Walkable to commercial, schools, parks and other community assets
- Contain higher percentages of City-owned residential land in areas that have compatible uses.



RESIDENTIAL INFILL TYPES

There are a variety of opportunities for infill development that includes a range of housing types. These can vary depending on the context of the lot(s) and quantity of available lots. Standard lot dimensions are around 50' x 150' in the neighborhood but there is a bit of variety.

STANDARD LOT



Accessory Dwelling Unit

One lot, or side lot where an existing owner-occupied structure exists



Starter Homes: These can be on single lots or added to an existing large lot if the existing home takes up less than half of the frontage.



Duplex

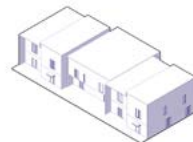
These fit well on a single or double lot

LOT COMBINATIONS



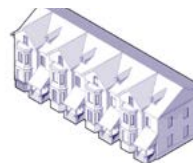
Duplex/Threeplex

These can be a bridge between single and double lot configurations depending on the design.



Fourplex

These can be a bridge between single and double lot configurations depending on the design.



Small apartment

Smaller apartments containing up to six units can be added to corner lot configurations and on some streets, mid-block if designed in keeping with surrounding development.



INFILL DEVELOPMENT APPLICATIONS

DID YOU KNOW?
You can see more vacant land activations in the [Parks Chapter](#).



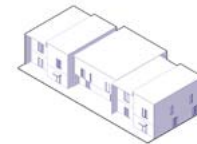
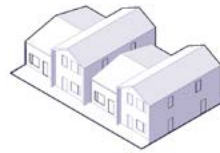
ONE TO TWO LOTS: Incorporate smaller ADUs, single-family attached or detached options including duplexes.



TWO TO FOUR LOTS: Incorporate smaller starter homes, accessory dwelling units, and duplexes.



HALF TO WHOLE BLOCK: Incorporate recreational paths and attached homes styles like duplexes, triplexes, and fourplexes. If on a corner lot of a collector street or arterial incorporate small apartments.



CASE STUDY

INFILL AND ADAPTIVE REUSE



TRANSFIGURATION APARTMENTS

DETROIT, MI

This development uses what was formerly a school building for 100% affordable housing. The apartments were developed as a partnership between the City and a Church on underdeveloped Church property in keeping with the Church's mission to the neighborhood.

[READ MORE](#)



ADU PATTERN BOOK

MICHIGAN MUNICIPAL LEAGUE

This book contains pre-approved building plans and was developed by the Michigan Municipal League with input from many of their members, jurisdictions across the state. They meet building code and should be green lighted within the City of Detroit as an approved method of developing accessory development units (ADUs). They have been developed to assist homeowners who may not have a first step or access to an architect, develop accessory dwelling units. [READ MORE](#)



Image Source: LBBA Studio

CLAIRMOUNT CENTER

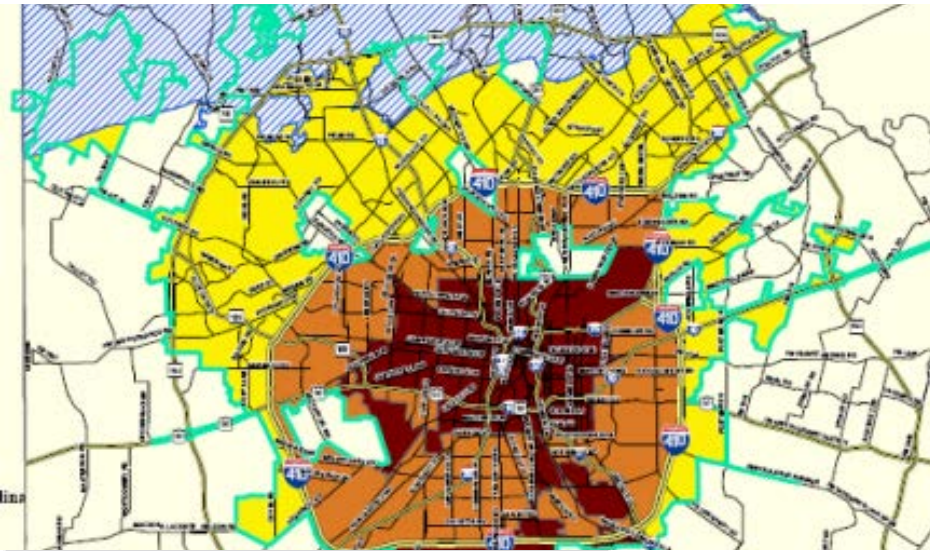
DETROIT, MI

The Ruth Ellis Clairmount Center provides housing for LGBTQ+ individuals in need of homes and services. The first floor is reserved for community services and includes a resource library and is open to HUD project-based vouchers.



CASE STUDIES

TARGETING INFILL AND HOUSING ASSISTANCE



INFILL DEVELOPMENT ZONES

SAN ANTONIO, TX

These districts are base zoning districts or overlays, that provide more flexibility in setbacks, parking requirements, and height in areas that are mostly developed. The Infill Development Zone has reinvigorated development in their downtown and in neighborhoods that are primarily single-family but have seen lack of investment for decades.

HOUSING INCENTIVE PROGRAM



BCPS teachers & administrators



Financial assistance with home

BELIEVE
in the
CHANGE

HOUSING INCENTIVE PROGRAM

BATTLE CREEK, MI

The City of Battle Creek Michigan has allocated a portion of its federal funds to provide down payment assistance for a specific population in targeted areas of the city. This incentive program provides up to \$10,000 (or up to 20% of the home's value) to teachers and administrators to purchase a home in targeted areas of the community. The program has a user-friendly website that shows how the program works, what the city's role is in the process, and resources for those looking for assistance.

BEST PRACTICES

INFILL DEVELOPMENT SUPPORT

When communities target programs to specific areas they are able to put money where it has the most impact and fill a huge gap in need. Some ways Detroit is using funding to targeted areas and populations include:

- Targeted Multifamily Areas
- Strategic Neighborhood Fund Areas (SNF)
 - While North End does not currently have an SNF designation, it would be beneficial in the future so residents can tap these resources

All targeted programs have set criteria that are transparent to the public and set expectations on who the programs are intended to serve. Criteria can include but are not limited to:

- Prioritizing extremely economically depressed areas
- Targeting areas who have been historically disinvested or are areas where displacement is likely to occur without intervention
- Vulnerable populations (public sector employees, disabled, low-income, disadvantaged populations like black and indigenous, single parent households, etc.



GOAL 2

PRESERVE NATURALLY AFFORDABLE HOUSING

Most residents in the North End make well below the area median income and most have found a home that is affordable for them. Much of this can be attributed to small landlords who care about providing attainable housing. This type of affordable housing can be challenging to support for many reasons. Communicating with these landlords is challenging as some are not local owners. Beyond these small landlords, there are many developers and nonprofits with ties in the North End and interest in keeping people in their homes. Without this local interest in developing with the North End resident in mind, new development could be developed in a way that displaces residents through rising rents/taxes and demolitions.

STRATEGIES

- I. Establishing a liaison within the City who is focused on communications with small scale landlords.
- II. Increase educational resources for landlords and tenants.
- III. Develop policies to help increase non-traditional forms of homeownership opportunities like low equity cooperatives.
- IV. Invest in anti-displacement best practices to keep North End affordable for longstanding residents.



RESIDENTIAL PRESERVATION OPPORTUNITIES

In addition to naturally occurring affordable housing, there are opportunities to preserve the existing single-family and multifamily housing stock in the neighborhood.



87 EUCLID AVENUE. There is the opportunity to preserve and renovate this property for an ownership opportunity.



9556 OAKLAND ST. There is the opportunity to preserve and renovate this property for an ownership opportunity.



NORTH END VILLAGE. Their tax credits are expiring, potential to preserve affordable housing.



CLINTON HOUSE APARTMENTS. This property serves disabled persons and their subsidies have the potential to sunset within 5 years



WHAT WE HEARD

Residents want to repair their homes but many feel there is more focus from the City on code enforcement than providing access to repair programs. There are a variety of housing repair and homeownership assistance programs available through the city and other organizations, but residents feel it's not clear who is eligible and how to access them. Additionally, many programs have limited funds and are not available to the typical Detroit resident. Residents also have expressed a lack of trust in the City, opaque processes, and a desire to learn more about renter rights, community land trusts, and opportunities for residents to steward land within their community in partnership with the City.

KEY THEMES

- Help with home repair for low to moderate income owners.
- Moratorium on code enforcement violations--take an education first approach by connecting people with resources before issuing fines.
- Education for landlords and renters on tenant rights.
- Keep rents affordable.



WHAT DID WE HEAR?

The minor repair program [should be] expanded to low - moderate income housing, not just seniors.

-August 2022 Meeting Participant



WHAT DID WE HEAR?

Grant opportunities for existing residents to make the necessary repairs to their homes to avoid blight ticketing.

-Resident



BEST PRACTICES

ANTI-DISPLACEMENT

Helping people stay in and maintain their homes is something that is very important to North End residents. They would support policies and programs developed by the City and its partners, and in conjunction with housing advocates, to help development not mean displacement for North End residents. Developing a set of tools to address these issues would be the best path forward for the North End and the City. These tools are examples of best practices cities can use to safeguard residents from being forced out of their homes.

Cities across the country are using anti-displacement tools to keep people in their homes. Some tools like the ones shown here, adapted from PolicyLink's All-In Cities Policy Toolkit, are being done in Detroit. However, there are more tools the City has at its disposal to employ to mitigate displacement and it starts with education.



1 | HOUSING AFFORDABILITY

Support the development of affordable housing through funding and incentives.



2 | COLLECTIVE OWNERSHIP

Allow and encourage alternate ownership options like low equity co-ops, first right of purchase, and community land trust.



3 | EVICTION PROTECTIONS

Create education and policies on renter rights, eviction preventions, and emergency assistance.



4 | PROTECT TENANTS

Create education and policies on renter rights.



5 | INCLUSIONARY HOUSING

These tools require or encourage a percentage of all developments be set aside as affordable.



GOAL 3

EXPAND EDUCATION ON HOUSING AND ACCESS TO HOUSING PROGRAMS

The strategies within this goal aim to bring consistency, transparency, and build trusting relationships with the City and local organizations involved in development.

Residents expressed confusion about city processes, lack of understanding about how to access programs and supports, and feeling targeted for code enforcement.

STRATEGIES

- I. Support the expansion of project-based and tenant-based vouchers.
- II. Support implementation and broad education around a new streamlined entitlements process for permanent supportive and affordable housing.
- III. Develop leadership training to empower more North End residents to be liaisons for community development in the neighborhood.



EXISTING HOUSING RESOURCES

Homelessness Diversion Program: This includes a hotline (313-305-0311) to assist the unhoused and provide emergency response services, a [database of affordable housing](#) in the area and the [Detroit Housing Network](#) which provides a one-stop resource center for counseling and other supportive services.

Public Housing Building Rehabilitations: Detroit Housing Commission is in the process of renovating and updating many of its apartment buildings to expand deeply affordable housing to the region.

Down-payment and homeowner assistance programs: Through a combination of methods, this program will assist renters to purchase the homes they are currently living in or assist with the purchase of another home.

Self-Sufficiency Program: This program through the Detroit Housing Commission offers supportive services to help citizens find jobs, education, and training programs for long-term self-sufficiency.

Detroit Housing for the Future Fund: This funding source provides one of the many necessary public sources to support affordable housing development

Zero Interest Home Repair Loans: This Detroit administered program provides repair funding for low to

moderate income homeowners or homeowners who live in a HUD designated area. The loan is a 10-year interest free loan ranging from \$5,000-\$25,000 to help residents with necessary repairs.

Housing Assistance Hotline: HRD recently launched a hotline (855) 313-2520 and a Housing Services office that is staffed Monday through Friday to assist Detroit residents with their housing needs.

Inclusive Housing Ordinance: The City of Detroit has adopted in [Chapter 22, Article 3](#) which outlines requirements for new multifamily residential projects (over 20 units) initiated on city-owned property to include a certain percentage of units set aside as affordable to those with incomes at or below 80% AMI.

CASE STUDIES | RESIDENT RESOURCES



CIVIC LEADERSHIP ACADEMY CHARLOTTE, NC

This program provides citizens the opportunity to learn about city government, grow in their leadership, and make a difference in their communities. It's a 13 week course that provides insight into the decision making and funding process among other topics. [READ MORE](#)



PITTSBURGH HOUSING RESOURCE CENTER PITTSBURGH, PA

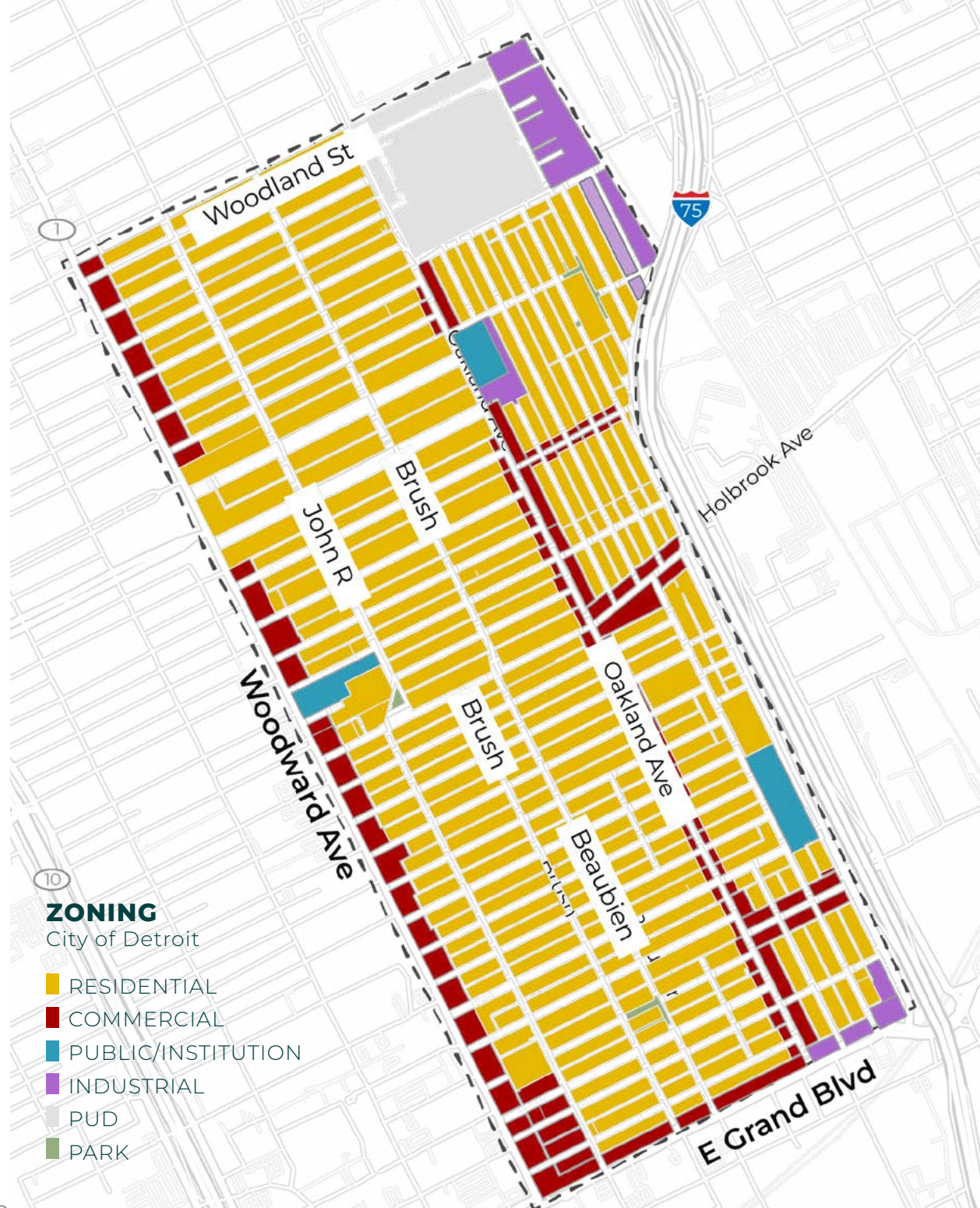
This website (in partnership with the City, Urban Redevelopment Authority, and Housing Authority) includes a simple questionnaire that walks residents through the process of getting assistance, provides them with program names and funding amounts, and a staff contact to reach out to for assistance. [READ MORE](#)



CURRENT ZONING

Current zoning in the neighborhood reflects a mostly residential with limited commercial zoning only along Woodward, Oakland, and Holbrook Avenue. However, through the engagement of this plan, the community has requested:

- Increased opportunities for a mix of commercial activities throughout the neighborhood (but focusing on the Oakland nodes).
- Opportunities to increase housing development within the neighborhood, beyond single family.
- Reduce environmental conflicts between industrial and residential land uses.

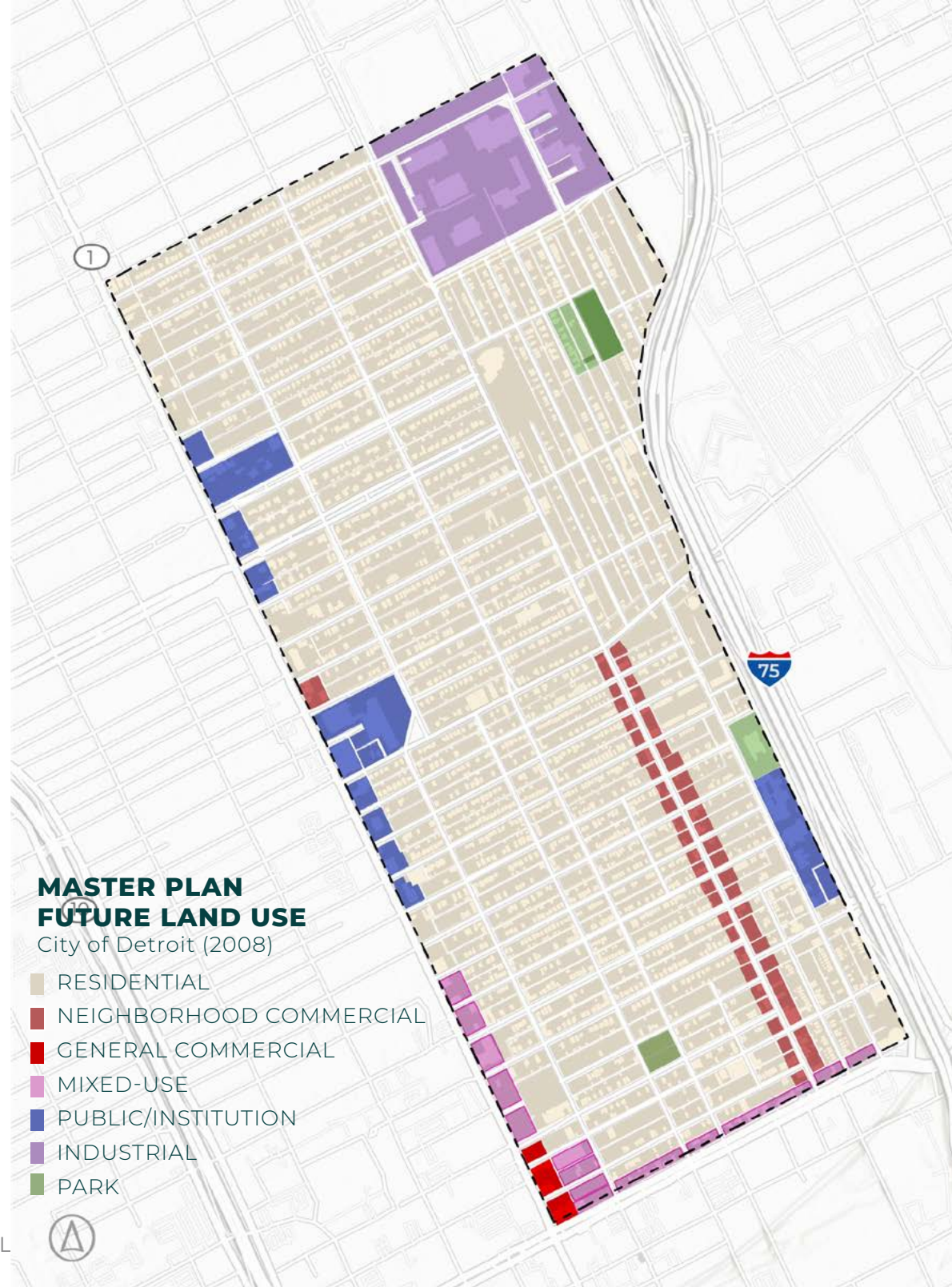


MASTER PLAN

The Detroit Master Plan focuses on City-wide planning policies and priorities. The future land use within that plan was last updated over 20 years ago and shows primarily low density residential and limited commercial activity. To support the recommendations of this plan, Master Plan amendments would need to be pursued to:

- Support zoning changes of existing development
- Support the neighborhood's desire for more medium-density housing and variety of housing options
- Expand commercial and mixed-use future land use within the commercial nodes.

Prior to any zoning changes or master plan updates, further community engagement and outreach to existing land owners will take place.



PROPOSED ZONING CHANGES

Proposed zoning changes incorporate the desire for denser residential blocks, variety of housing types, and mixed-use buildings. Some of the recommendations for future land use are incorporated in the recommendations put forth in Zone Detroit and these include:

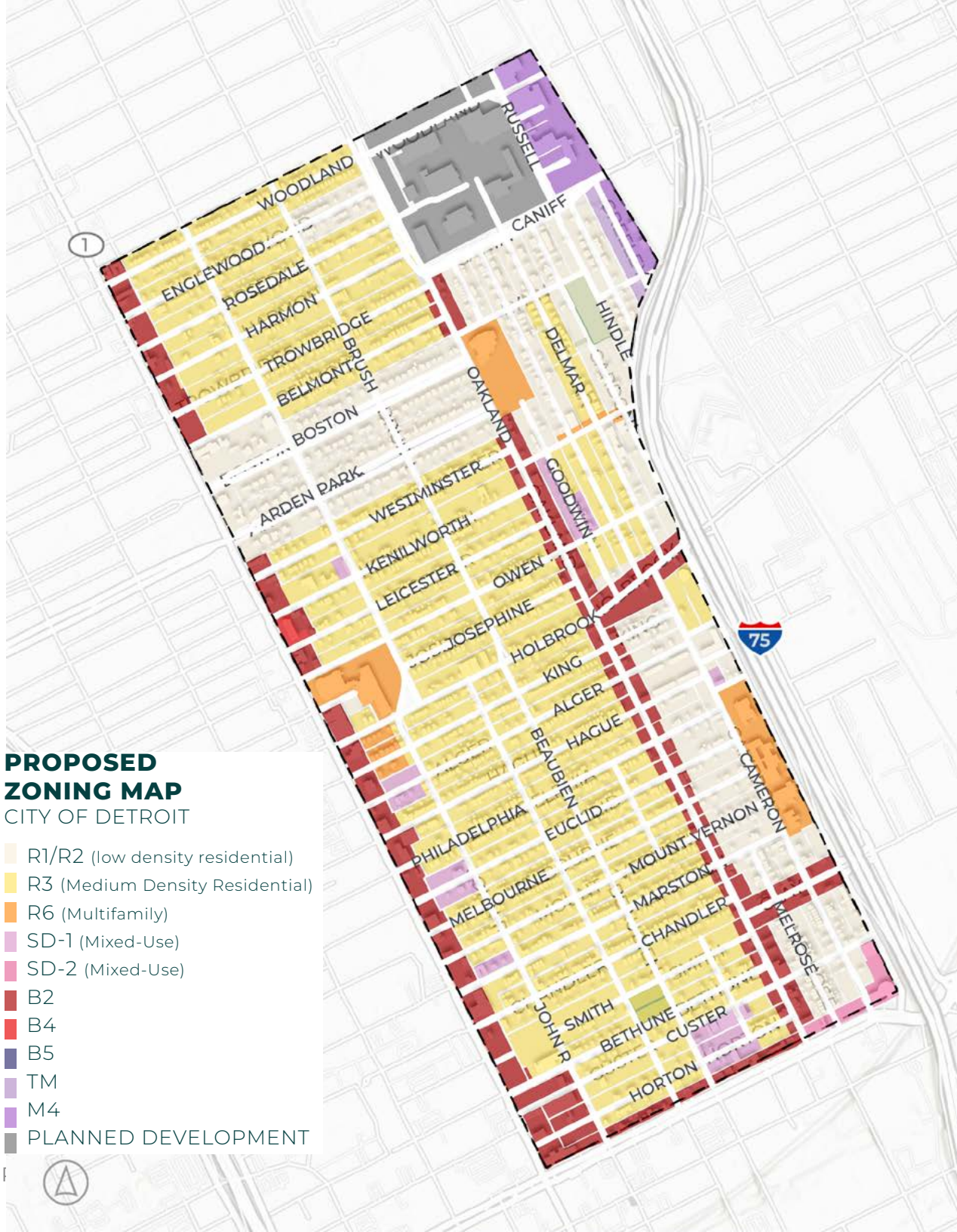
- Expanding residential housing types allowed in R1 through R6 districts.
- Removing minimum lot size requirements.

The timeline for Zone Detroit implementation is still being determined, so future land uses shown correspond with current zoning districts.

To be implemented, these future zoning changes would also require a master plan amendment due to the conflicts between the outdated future land use and this plan's recommendations.

PROPOSED ZONING MAP CITY OF DETROIT

- R1/R2 (low density residential)
- R3 (Medium Density Residential)
- R6 (Multifamily)
- SD-1 (Mixed-Use)
- SD-2 (Mixed-Use)
- B2
- B4
- B5
- TM
- M4
- PLANNED DEVELOPMENT



LAND USE AND ZONING STRATEGIES SUMMARY

More than half of the land in North End is zoned R3, and the average lot size within that zone is just under 5,000 square feet. While a variety of housing types would be allowed within this zoning district, the lot size limits the development of an individual lot to just one home on a lot.

North End has one of the highest concentrations of R3 (medium density) zoning in Detroit (Zone Detroit Analytic Report). This indicates that it was meant to be developed with medium density and a variety of housing types. However, barriers still exist to allow the development of missing middle housing.

Lot Size and Development Standards

- Remove minimum lot size to allow for new infill development to occur on older lots or develop an infill overlay district to create specific standards that apply to original lots that were developed before zoning came into effect and are now considered non-conforming.
- Expand the use of small lots beyond single family, including up to three units, with minimal side and front setbacks in keeping with their small lot size.

Allow a mix of housing styles by-right

- Allow a wider range of housing types in R1 through R6 zoning districts by right. Conditional uses require extra

costs and public processes and these conditional uses are most often missing middle housing types that are most desired.

Streamline Entitlements Process for Affordable Housing

- Consider an expedited approvals process for affordable housing and limiting off-site infrastructure improvement.
- Create fee waivers program for low-income property owners and affordable housing.
- Offer the option to consolidate assemblages of city-owned property at reduced or no fee when being used for affordable housing or mixed-income housing.
- Expedite approvals for accessory dwelling units (ADUs) that follow the MML ADU Pattern Book.

GOALS SUMMARY



ALLOW AND ENCOURAGE A WIDE VARIETY OF HOUSING TYPES

Develop housing that meets the needs of a variety of life stages and lifestyles. Update the zoning code to allow these home types in a denser neighborhood like North End was designed to be.

PRESERVE NATURALLY AFFORDABLE HOUSING



Providing support for smaller landlords to maintain their properties and also for renters and owners to stay in their homes.

EXPAND EDUCATION ON HOUSING AND ACCESS TO HOUSING PROGRAMS



The city can expand programs available to low-income households and vulnerable populations and also needs to develop a consistent communication strategy that uses multiple methods to reach people where they are and across the digital-divide.

DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT

Design guidelines provide a more illustrative tool for communicating community expectations. The Zoning Ordinance regulates building placement, general form, bulk, massing, window openings, materials, the height of buildings, and intensity of use. Developers and property owners should always refer to the Zoning Ordinance for standards and regulations prior to submitting an application for development. In addition, developers and property owners would benefit from reviewing and incorporating these design guidelines.

They help to communicate the community-preferred designs and styles but are not mandatory standards. The design guidelines can act as a reference point for:

- Existing property owners looking to make building or facade improvements.
- A future facade grant program.
- Developers designing or planning for infill development.

WHAT PROJECTS DO THE GUIDELINES APPLY TO?

Generally, these design guidelines should be considered by all new or redevelopment in the neighborhood but are specifically targeted toward:

- I. City-owned for sale, underdeveloped, or vacant lots.
- II. Developed lots where the use is incompatible with the future land use vision for the North End.

NEW PROJECTS

Anyone with a new project should refer to:

- I. Framework Plan Chapters to identify objectives
- II. Detroit's Zoning Code (Chapter 50) and Zone Detroit
- III. Design Guidelines in this Plan

RESOURCES

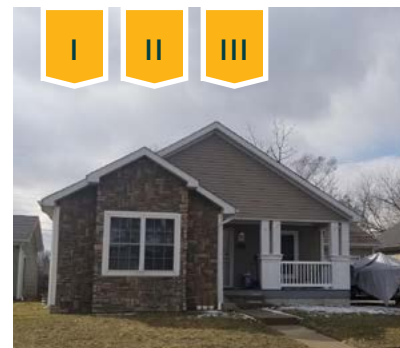
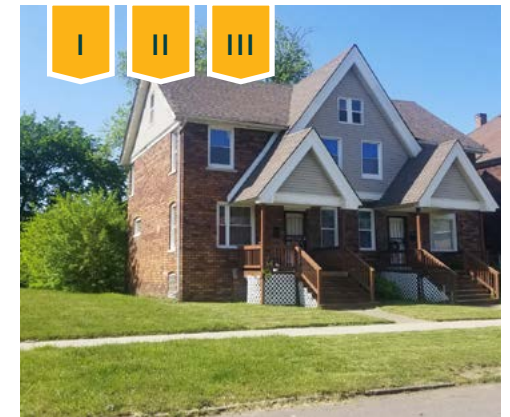
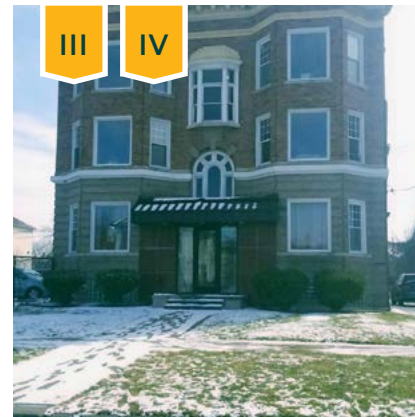
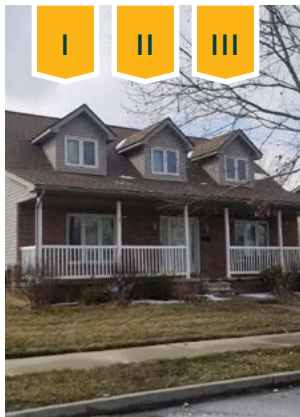
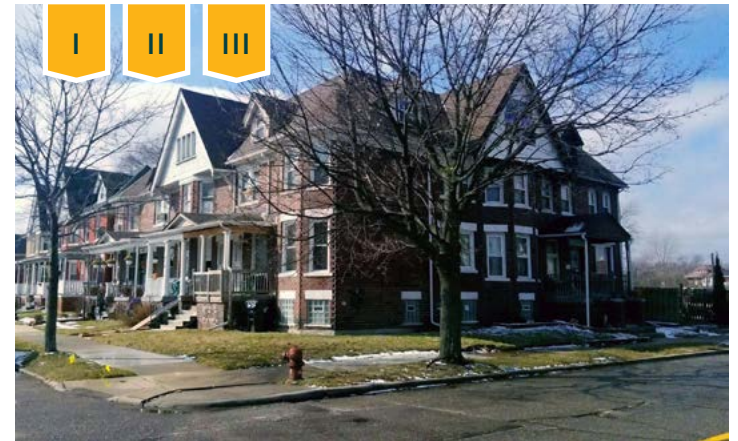
- A. [Detroit Zoning Ordinance \(Chapter 50\)](#)
- B. [Zoning Portal](#)
- C. [Zone Detroit](#)

DESIGN GUIDELINES

RESIDENTIAL CHARACTER

Residential character refers to the physical form of buildings and should be considered with any type of development or redevelopment. Many longstanding structures in the North End use quality materials and new construction or building rehabilitation should be compatible with the surrounding context. Several characteristics of existing North End homes should contribute to the existing neighborhood character, including the following:

- I. Roof pitch
- II. Front porches or covered balcony
- III. Siding or masonry brick
- IV. Window patterns
- V. Vibrant colors

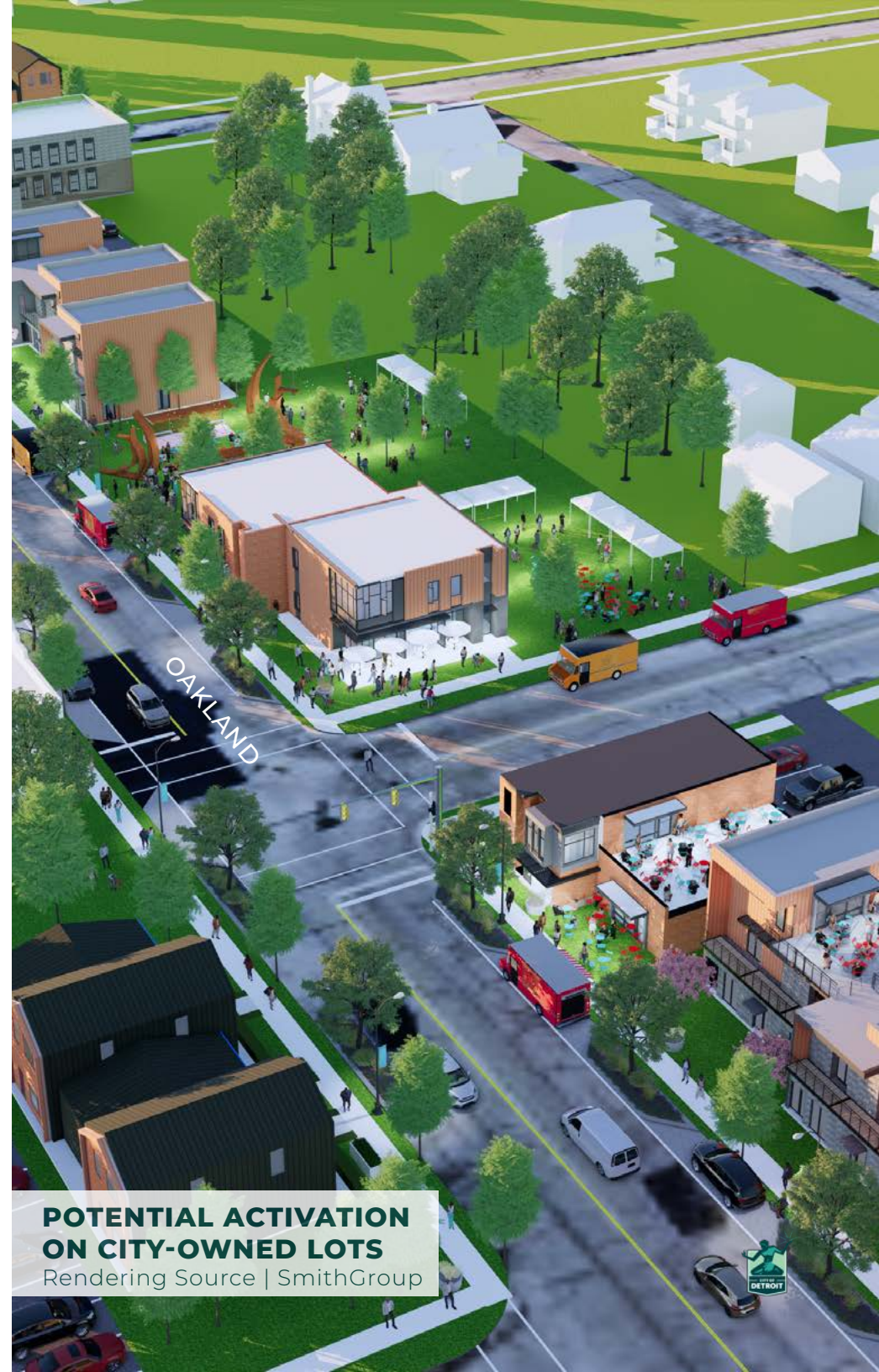


DESIGN GUIDELINES

RESIDENTIAL NEW CONSTRUCTION

GUIDELINES

- I. Residential land will promote a mix of housing types and integrate open space to contribute to a vibrant residential block.
- II. Design should acknowledge the neighborhood's character, support all populations, and promote safe engagement.
- III. Design should promote resilience, and health, and encourage aging in place.



**POTENTIAL ACTIVATION
ON CITY-OWNED LOTS**
Rendering Source | SmithGroup

GUIDELINE 1

RESIDENTIAL LAND WILL PROMOTE A MIX OF HOUSING TYPES AND INTEGRATE OPEN SPACE TO CONTRIBUTE TO A VIBRANT RESIDENTIAL BLOCK.

Design Approaches

- I. On corner lots, buildings should be placed nearest the sidewalk while providing delineation between public and private space.
- II. Landscaping should be used to enhance entrances, provide screening and spatially distinguish public from private space.
- III. Residential design should acknowledge the rich architectural history, artistic character, and diversity of type in the neighborhood by incorporating similar design patterns for windows, doors, and materials.
- IV. Lighting should be used to enhance entrance safety and highlight walkways and architectural features.
- V. Multi-unit residential buildings with ground floor units should prioritize sites along the mid-block within existing residential areas and away from busy intersections (with limited pedestrian activity).



Zoning Code

[Chapter 50-Architectural Standards for Residential 50.3.A](#)

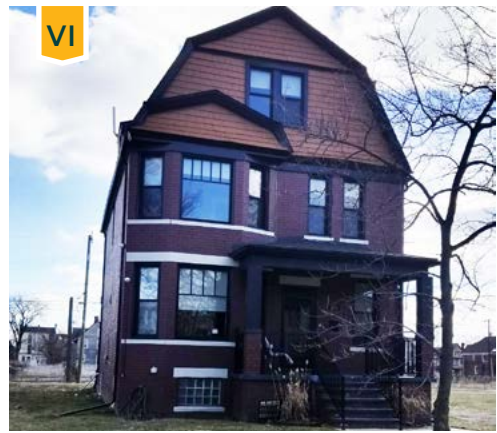
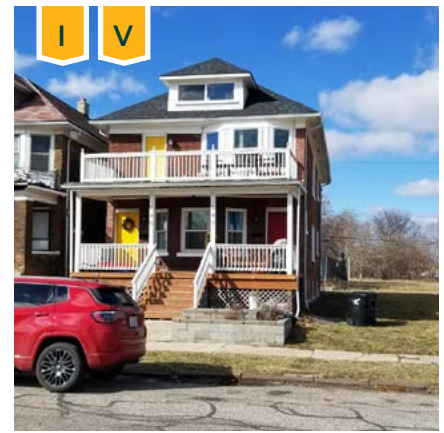


GUIDELINE 2

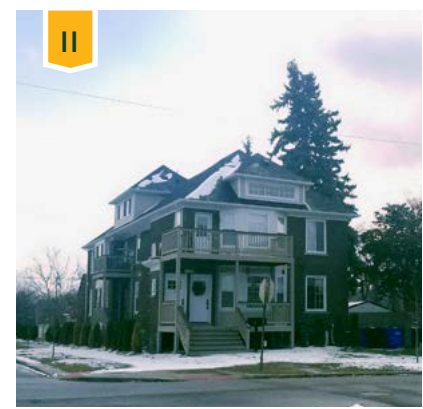
DESIGN SHOULD ACKNOWLEDGE THE NEIGHBORHOOD'S CHARACTER, SUPPORT ALL POPULATIONS, AND PROMOTE SAFE ENGAGEMENT BETWEEN THE PRIVATE AND PUBLIC REALM.

Design Approaches

- I. Incorporate multiple units in a variety of configurations throughout the neighborhood, especially mid-block.
- II. Corner lots on collector streets should encourage mixed use or medium density housing with ground floor commercial.
- III. Where practical, incorporate a front and rear porch in new housing, or larger landings in multi-home structures.
- IV. Minimize parking provided and encourage on-street parking where practical.



Alleys can accommodate stormwater and bulk trash maintenance.
Image Source: Curbed



Zoning Code
[Architectural Standards for Residential 50.14.237](#)



GUIDELINE 3

DESIGN SHOULD PROMOTE RESILIENCE, HEALTH,
AND AGING IN PLACE.

Design Approaches

- I. Buildings should be designed for equitable use by all ages, sizes, and abilities.
- II. Apply universal design principles to site and building entrances to enhance visitability, ensure accessibility, and promote long-term viability for aging-in-place.
- III. Incorporate landscaping to mitigate sound from highways and commercial streets and improve air quality.
- IV. Utilize sustainable materials and aim for maximum energy efficiency.

Zoning Code

[Architectural Standards for Residential 50.3.A](#)



DESIGN GUIDELINES

RESIDENTIAL RENOVATION AND ADDITION

GUIDELINES

- I. Redevelopment of existing structures should not detract from the original character of the building or surrounding structures.
- II. Water runoff should be managed on-site through low-impact development strategies.
- III. Exterior accessibility retrofits are encouraged.



Zoning Code

[Section 50.14.399](#)

GUIDELINE 1

REDEVELOPMENT OF EXISTING STRUCTURES SHOULD NOT DETRACT FROM THE ORIGINAL CHARACTER OF THE BUILDING OR SURROUNDING STRUCTURES.

Design Approaches

- I. Setbacks should be consistent with existing structures.
- II. Strive for material compatibility with surrounding buildings.
- III. Larger lots should incorporate multiple units in a variety of configurations.
- IV. Activate side lots with gardens, passive public space, or art.

Zoning Code

[Section 50.14.399](#)

[Parks & Open Space for Vacant Lot activations \(Pages 49-50\)](#)

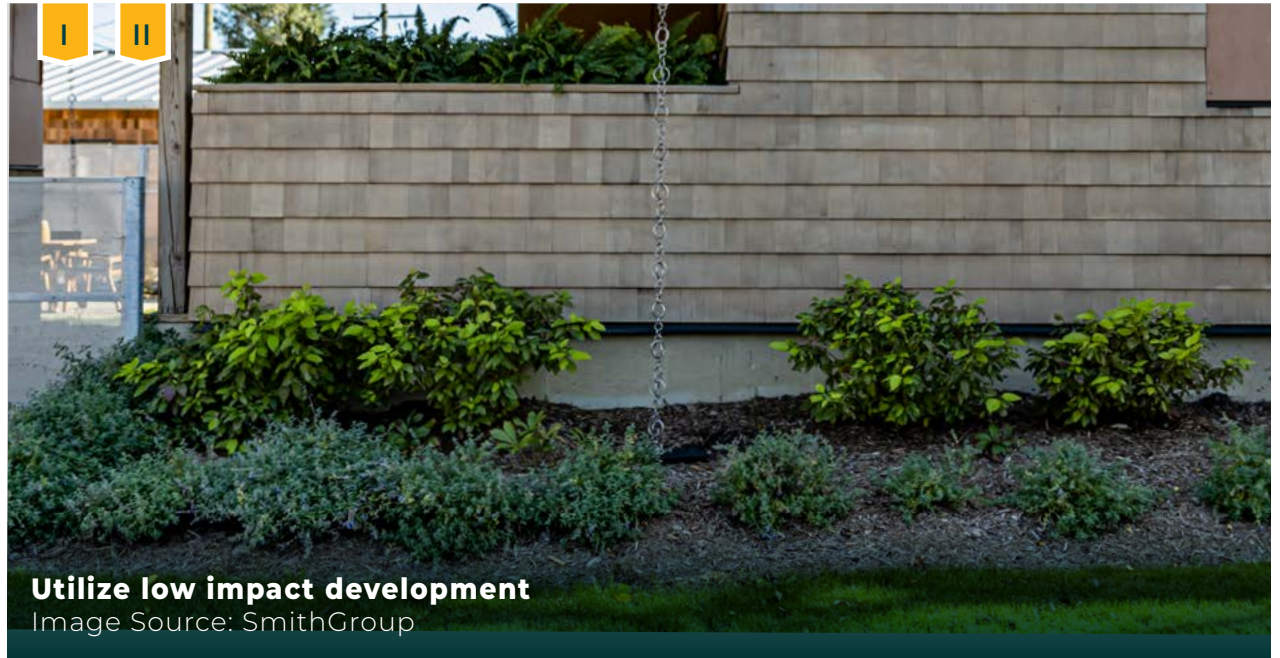


GUIDELINE 2

WATER RUNOFF SHOULD BE MANAGED ON-SITE THROUGH LOW-IMPACT DEVELOPMENT STRATEGIES

Design Approaches

- I. Productive use of yards and green space that incorporates native landscaping and green infrastructure.
- II. Provide ways for water to runoff on site, avoid paving entire lot.
- III. Consider non-lawn alternatives to yards such as native plantings or xeriscaping.



References

[Zoning Chapter 50.14.399](#)

[Parks & Open Space Chapter pages 48-50](#)

GUIDELINE 3

EXTERIOR ACCESSIBILITY
RETROFITS ARE ENCOURAGED.

Design Approaches

- I. Redevelop stepped entrances as zero or ramped entrances to enhance visitability.
- II. Encourage wider doorways and pedestrian paths throughout the lot.



Zero-step entrance



Wider doorways



4

STREETS FOR PEOPLE

WHY STREETS FOR PEOPLE MATTER

Everyone deserves to be able to move through their neighborhood and access their daily destinations safely and comfortably, no matter their age, abilities, or mode of transportation. Historically, streets in Detroit were built to facilitate the speedy flow of car traffic across the city - to the detriment of anyone walking, rolling, biking, or riding transit. This history is on display in the North End, where wide streets built for larger amounts of traffic cut through the neighborhood and encourage dangerous speeding.

At the same time, North End has seen a lack of investment in its pedestrian infrastructure, with sidewalks often cracked and overgrown and an absence of adequate shade and lighting. A robust sidewalk network and a variety of transportation options facilitate the economic viability of local businesses and encourage a lively public realm.



STREETS FOR PEOPLE DESIGN GUIDE

The City of Detroit has adopted the [Streets for People Plan](#), created with broad community input to guide street safety improvements, particularly for the most vulnerable residents.

The accompanying [Streets for People Design Guide](#) categorizes city streets into typologies to guide which users are given priority and which design strategies are appropriate in each location. The map opposite shows the typologies of streets in North End.

As the Design Guide emphasizes, nearly all streets in the North End should be designed with pedestrians as a top priority, and many with bicyclists and transit riders as high or medium priorities.

STREETS FOR PEOPLE VALUES

Safety First

Safe streets for all Detroiters - zero crashes, zero deaths

Equity, Dignity, & Transparency

Transparent planning and rigorous community engagement

Access for All

Easy mobility throughout the city, no matter age or ability

Economic Opportunity

Access to jobs, empowerment, and neighborhood support

Public Health

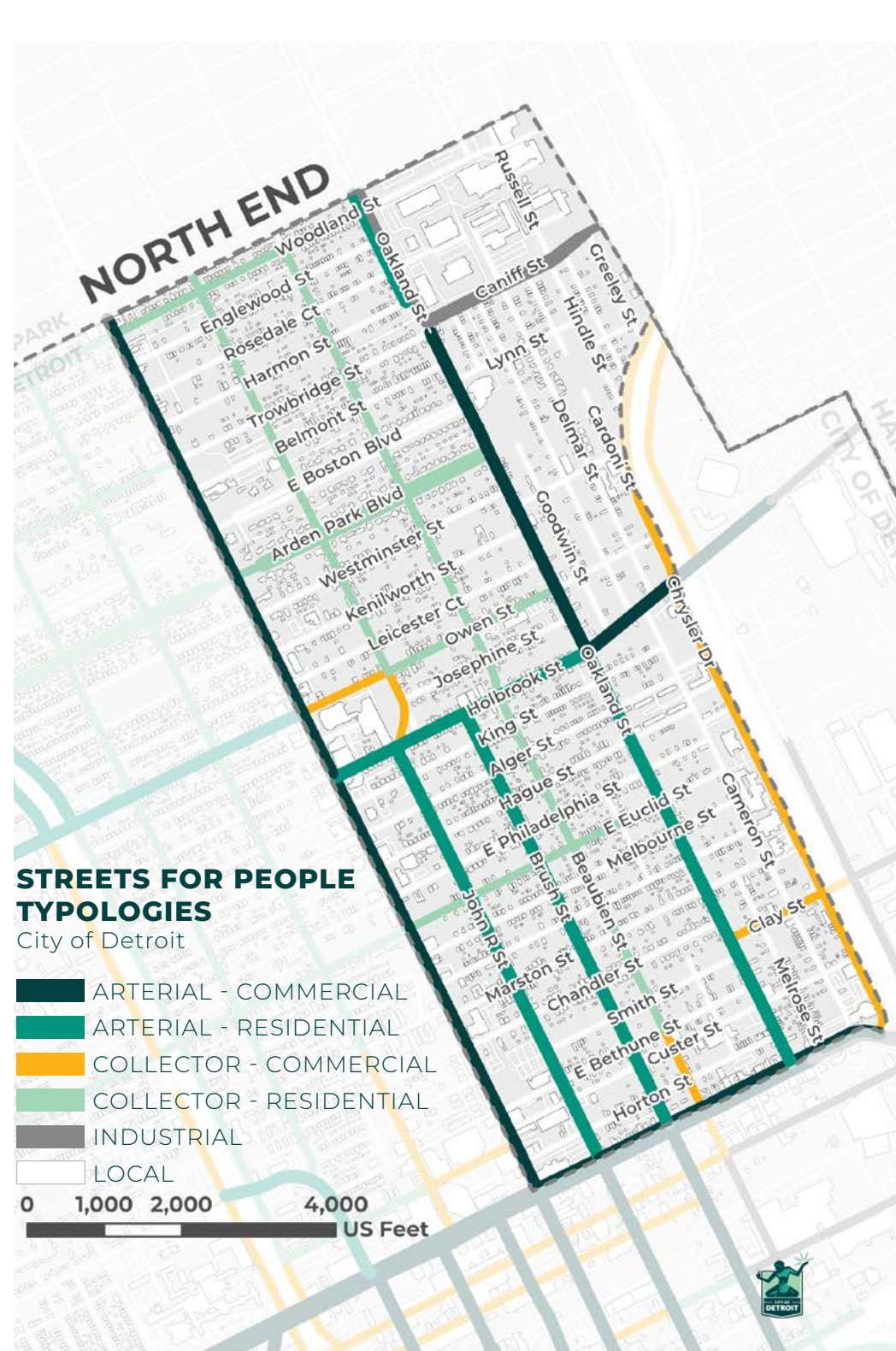
Safe mobility options to improve health and reduce pollution

STREETS FOR PEOPLE TYPOLOGIES

City of Detroit

- ARTERIAL - COMMERCIAL
- ARTERIAL - RESIDENTIAL
- COLLECTOR - COMMERCIAL
- COLLECTOR - RESIDENTIAL
- INDUSTRIAL
- LOCAL

0 1,000 2,000 4,000
US Feet

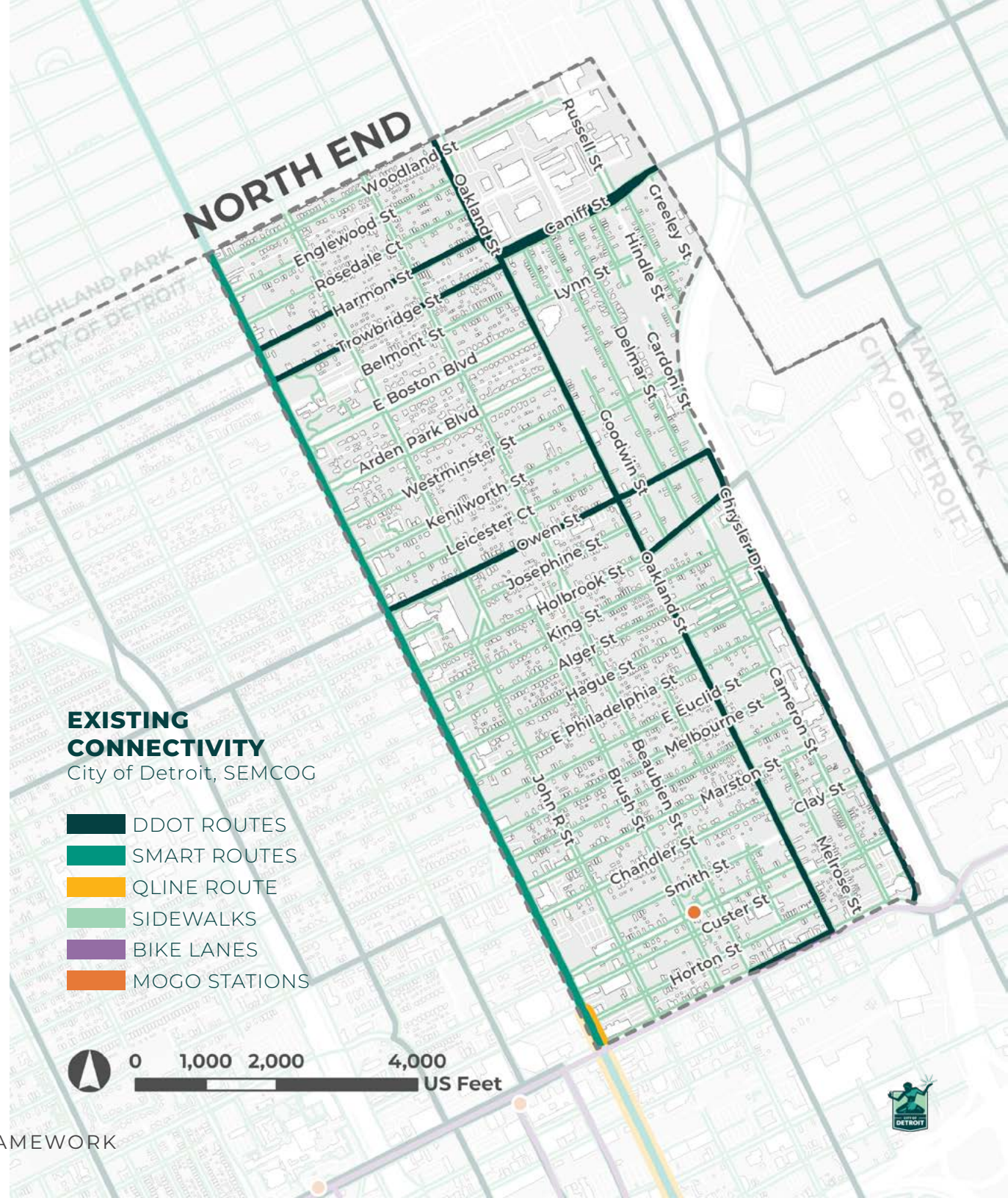


WHAT WE KNOW

North End contains wide north-south collector roads and local east-west streets. Nearly all the streets in the neighborhood have an annual average daily traffic rate of less than 5,000. Exceptions include the major thoroughfares of Woodward and Grand Boulevard, and Holbrook, which provides a connection to Hamtramck.

Public transportation is provided by DDOT and SMART, with the QLINE terminating in the very south of the neighborhood. Most of the transit routes have limited hours and frequency, and struggle with reliability.

Bike infrastructure is limited to a bike lane on Grand Boulevard. However, due to the low volume of traffic, most of the neighborhood roads are considered comfortable to bike on for most people by SEMCOG.



EXISTING CONNECTIVITY
City of Detroit, SEMCOG

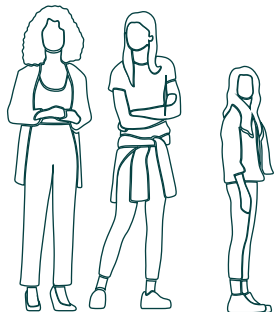
- DDOT ROUTES
- SMART ROUTES
- QLINE ROUTE
- SIDEWALKS
- BIKE LANES
- MOGO STATIONS



WHAT WE HEARD

STREET DESIGN

- Streets need: shade trees, maintained sidewalks, calmer traffic, and a more welcoming/safe pedestrian experience.
- Top inspiration images and ideas for streetscape improvements: Buffered bike lanes, visible crosswalks, space on sidewalks in commercial areas for outdoor seating, retail etc.



INVESTMENT

- Bike infrastructure, increased number of bus routes and bus rapid transit is desired.
- Improved bus service.
- Improved streets and sidewalks are needed.



CONNECTIVITY

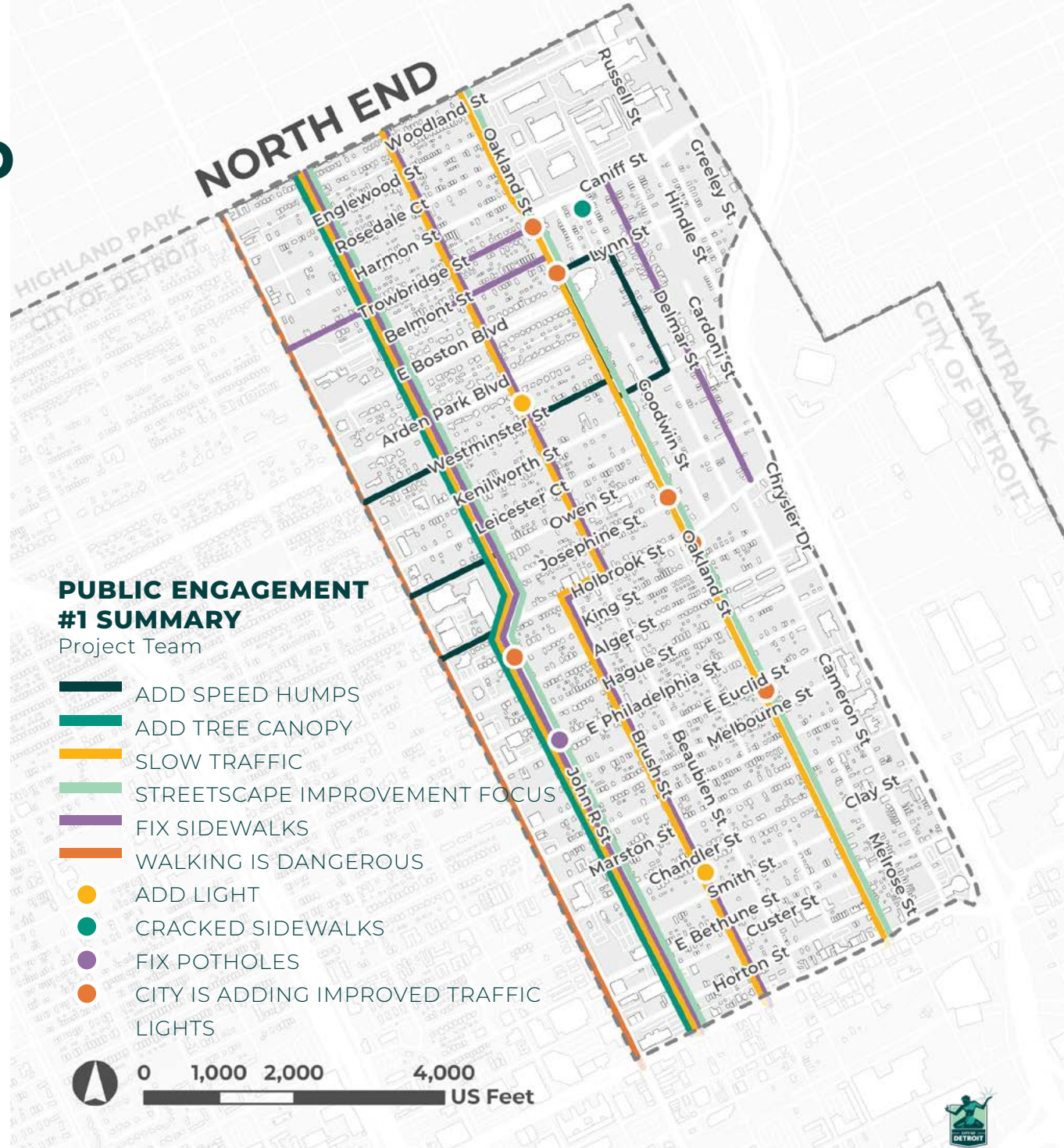
- The lack of reliable transportation is a barrier for residents.
- Better connectivity within the neighborhood and to areas and amenities outside of the neighborhood.
- Better connectivity for bikes and added bike lanes.



WHAT WE HEARD

North End residents face the challenge of inadequate infrastructure when trying to reach daily activities by walking, rolling, biking, and riding transit. During engagement events, the most consistently flagged problem area was the sidewalk network. Residents reported encountering incomplete, heavily damaged, overgrown, trash- and glass-strewn, unshaded, and under lit sidewalks – sometimes causing them to change routes or preventing them from walking entirely.

Neighbors also frequently cited speeding as a problem, especially on John R, Brush, and Oakland. Specifically, concern was expressed for areas frequented by children, and several residents requested speed humps on residential streets.



WHAT WE HEARD



Many residents participated in public engagement were unsatisfied with the lack of bicycle infrastructure in the neighborhood, noting the disproportionate amount of space taken up by driving and parking lanes. Other neighbors, however, objected to bike lanes taking up space. Most agreed that bike lanes should be as continuous and separated as possible, and a preference emerged for two-way, elevated lanes.



AUGUST 2022 ENGAGEMENT

- The lack of reliable transportation is a barrier for residents.
- Streets need: trees, maintained sidewalks, calmer traffic, and a more welcoming/safe pedestrian experience.
- Bike infrastructure, increased number of bus routes and bus rapid transit is desired.



FEBRUARY 2023 ENGAGEMENT

- Improved bus service
- Improved streets and sidewalks
- Better connectivity for bikes and added bike lanes.
- Better connectivity within the neighborhood and to destinations.
- Amenities outside of the neighborhood.
- Top inspiration images and ideas for streetscape improvements: Buffered bike lanes, visible crosswalks, space on sidewalks in commercial areas for outdoor seating, retail etc.



GOAL 1

TRANSFORM EXISTING UNSHELTERED BUS STOPS WITH THE ADDITION OF NEW SHELTERS ALONG PRIMARY STOPS AND MAJOR INTERSECTIONS

STRATEGIES

- I. Seek partner to sponsor cultural gateway bus shelters
- II. Organize and educate neighborhood ambassadors in adopt-a-stop groups to maintain (including all repair activities on a long-term basis) sheltered bus stops
- III. Coordinate with DDOT on *DDOT Reimagined* and new shelter standards, create prioritized list of shelter locations



BUS STOPS AS GATEWAYS

USE BUS STOPS AS GATEWAYS TO TELL THE DIFFERENT STORIES AND HISTORIES OF NORTH END

- Activate the bus stops near a culturally relevant site of interest.
- Partner with North End-based artists and graphic designers to develop bus stop inserts.
- Coordinate with DDOT to ensure bus stop design is accessible.

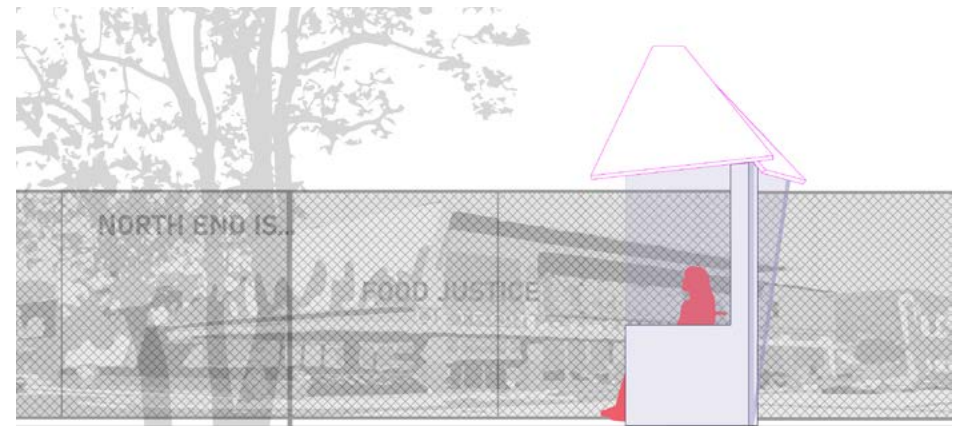
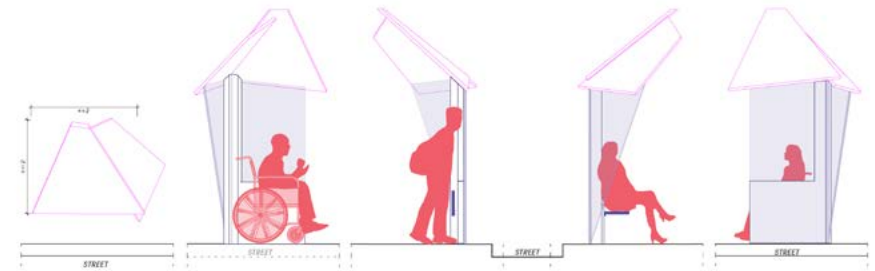
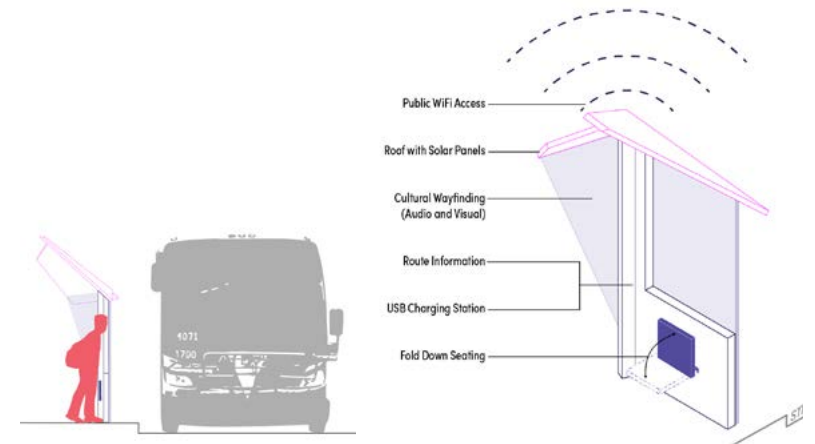


BUS SHELTERS AS GATEWAYS

Only 4% of Detroit bus stops currently have shelters. This is a challenge for North End commuters, who may have to wait for service without cover. Bus shelters as an internal gateway can help to respond to this gap while elevating important information related to the North End. Bus shelters can be a great conduit to sharing information about North End’s history and culture, as well as people and places of significance.

Gateway bus shelters could be installed through partnership with an arts or philanthropic organization, with DDOT coordination. Some key design guidelines can include:

- Modular design to create a connected experience that can vary depending on public land availability and ridership needs.
- Fill multiple needs including, shelter from the elements, community wifi hub, lighting, cultural wayfinding, route information, and USB charging.
- Integrate accessibility with “fold down” seating to accommodate sitting pedestrians, wheelchair users or strollers with a minimal footprint.
- In transit corridors adjacent to public vacant lots, locate bus shelters nearby activated spaces to improve foot traffic.



CONCEPT BUS SHELTER DESIGN

JIMA Studio

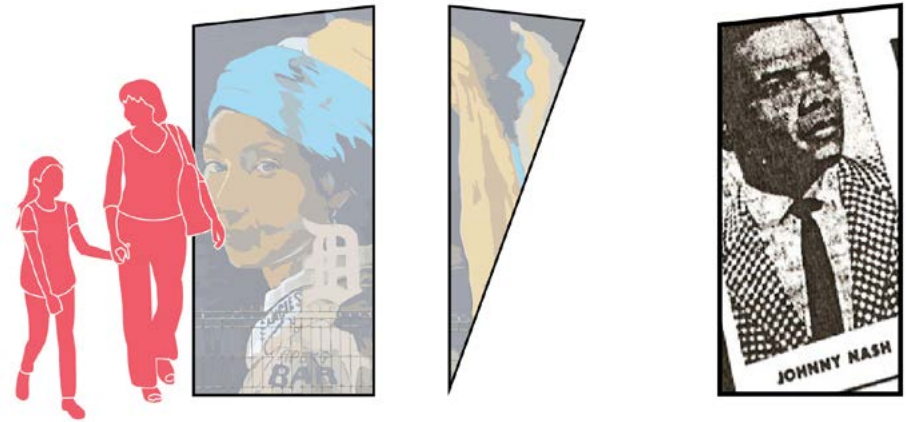


BUS SHELTERS AS GATEWAYS

Bus shelters can be used as opportunity to engage local organizations and individuals in crafting the story of the North End, and integrating some of the shelter capabilities. There may be opportunities to:

- Partner with non-profits working on solar and community digitization.
- Partner with arts foundations to provide funding for bus shelter inserts.
- Partner with North End and Detroit artists, historians, graphic designers and activists to illustrate the collective North End story.
- Partner with transportation groups to enhance neighborhood mobility.
- Highlight important neighborhood leaders in the North End story.
- Partner with a community group to clean the shelters long term.

A partnering agency on these shelters and stops would assume responsibility for the design, permits, install, and regular repairs and cleaning of these shelters throughout their lifespan. DDOT would provide technical assistance related to their standards, site layout, and ADA clearances.



BUS STOP INSERT CONCEPT

JIMA Studio

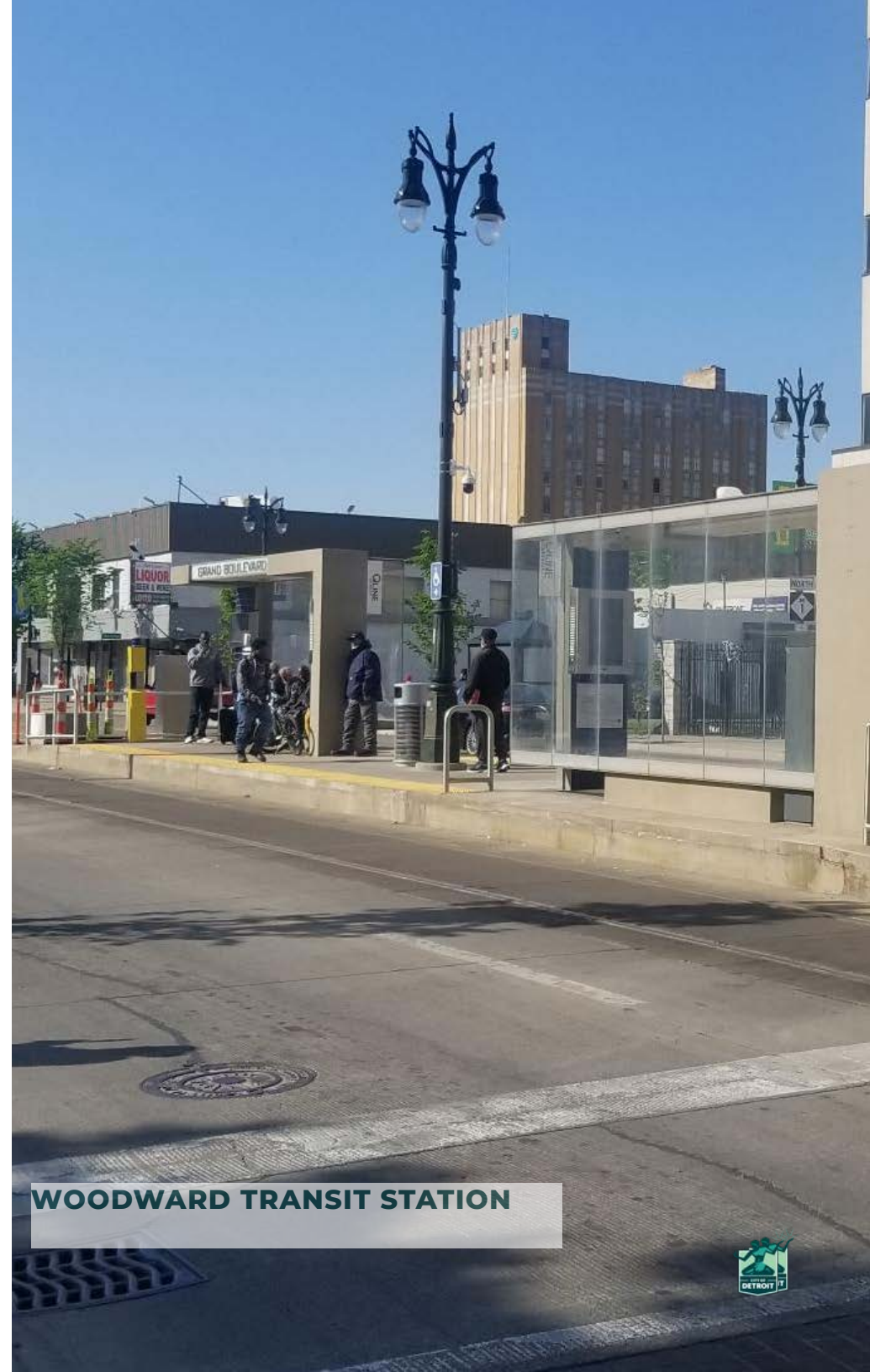
These inserts could be along walls or the roof of a bus stop and could be installed and maintained by a partner agency that coordinates with DDOT.

GOAL 2

SUPPORT THE INCREASED FREQUENCY AND MODES OF PUBLIC TRANSIT ALONG OAKLAND AND WOODWARD STREETS TO MAJOR EMPLOYMENT CENTERS

STRATEGIES

- I. Develop multi-modal connections from Oakland to Art Alley.
- II. Advocate for real-time transit information at primary stops within the neighborhood.
- III. Promote transit sector employment pathways.
- IV. Improve last mile connections to transit along Woodward and Grand Blvd.



WOODWARD TRANSIT STATION

GOAL 3

EMPLOY GREEN INFRASTRUCTURE TO MITIGATE STORMWATER RUNOFF AND CONTRIBUTE TO TRAFFIC CALMING

STRATEGIES

- I. Add street trees along major corridors to improve the overall neighborhood's urban canopy and mitigate the effects of urban heat.
- II. Advocate for permeable pavement on sidewalks and multi-use paths.

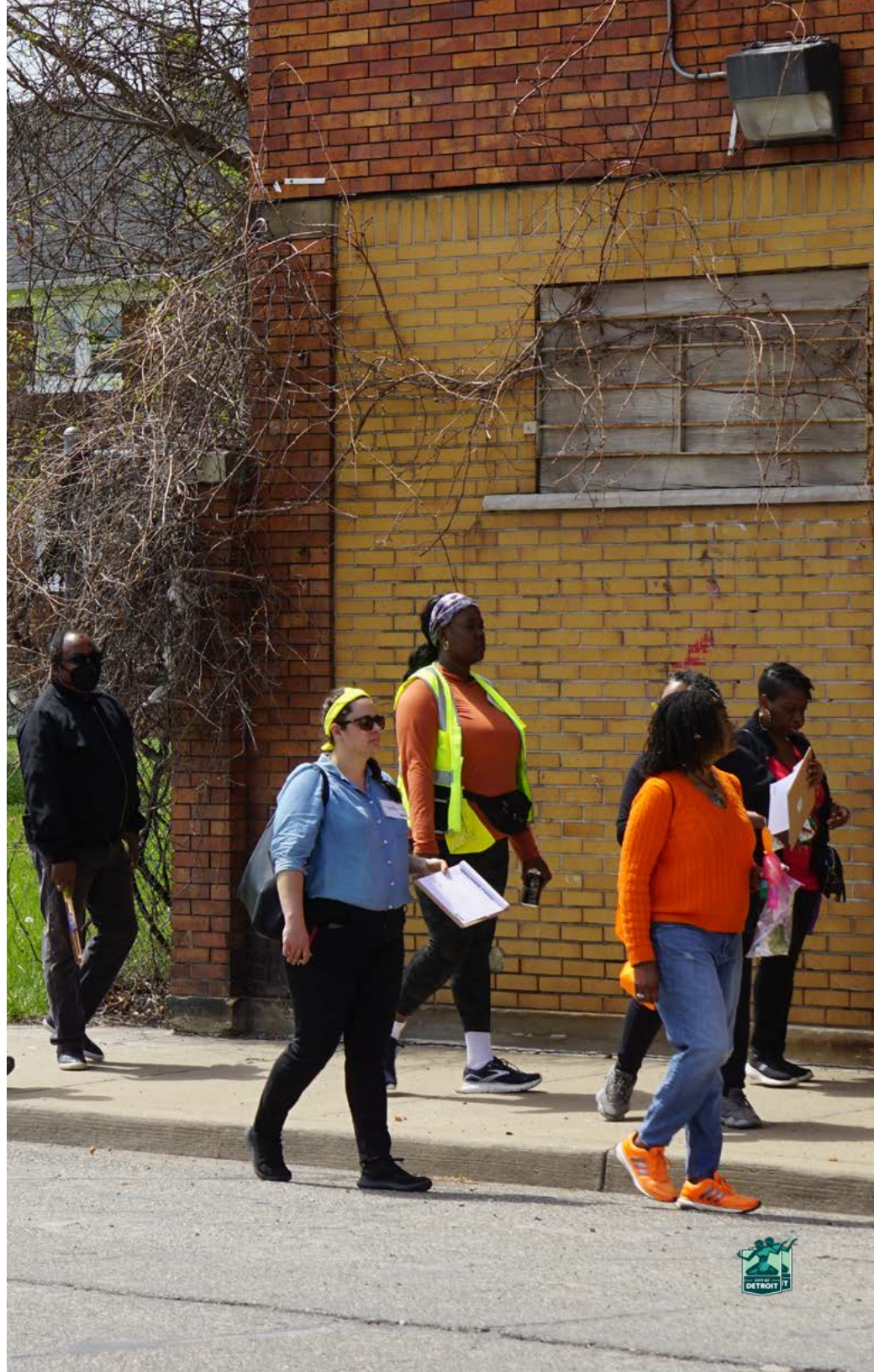


GOAL 4

IMPROVE PEDESTRIAN VISIBILITY, SAFETY, ACCESSIBILITY AND SIDEWALK CONNECTIONS THROUGHOUT THE NEIGHBORHOOD

STRATEGIES

- I. Prioritize speed humps on low-volume roads near schools and parks.
- II. Create an all-ages pedestrian network focused on kids and seniors tied to safe routes to schools and improving health outcomes.
- III. Streamline permit process for property owner-led sidewalk repairs.
- IV. Add visible crosswalks as funding becomes available – prioritize around safe routes to parks, schools and transit.
- V. Consider implementing income-based cost-share program for sidewalk repairs to extend reach of available funds.
- VI. Organize grassroots sidewalk issue reporting events.
- VII. Expand sidewalks along with proper curb-cuts to meet ADA standards throughout the neighborhood.
- VIII. Create more visible crosswalks and add streetlights at John R and Euclid.
- IX. Prioritize sidewalk repairs using equity criteria such as proximity to schools and parks, housing and low income populations.

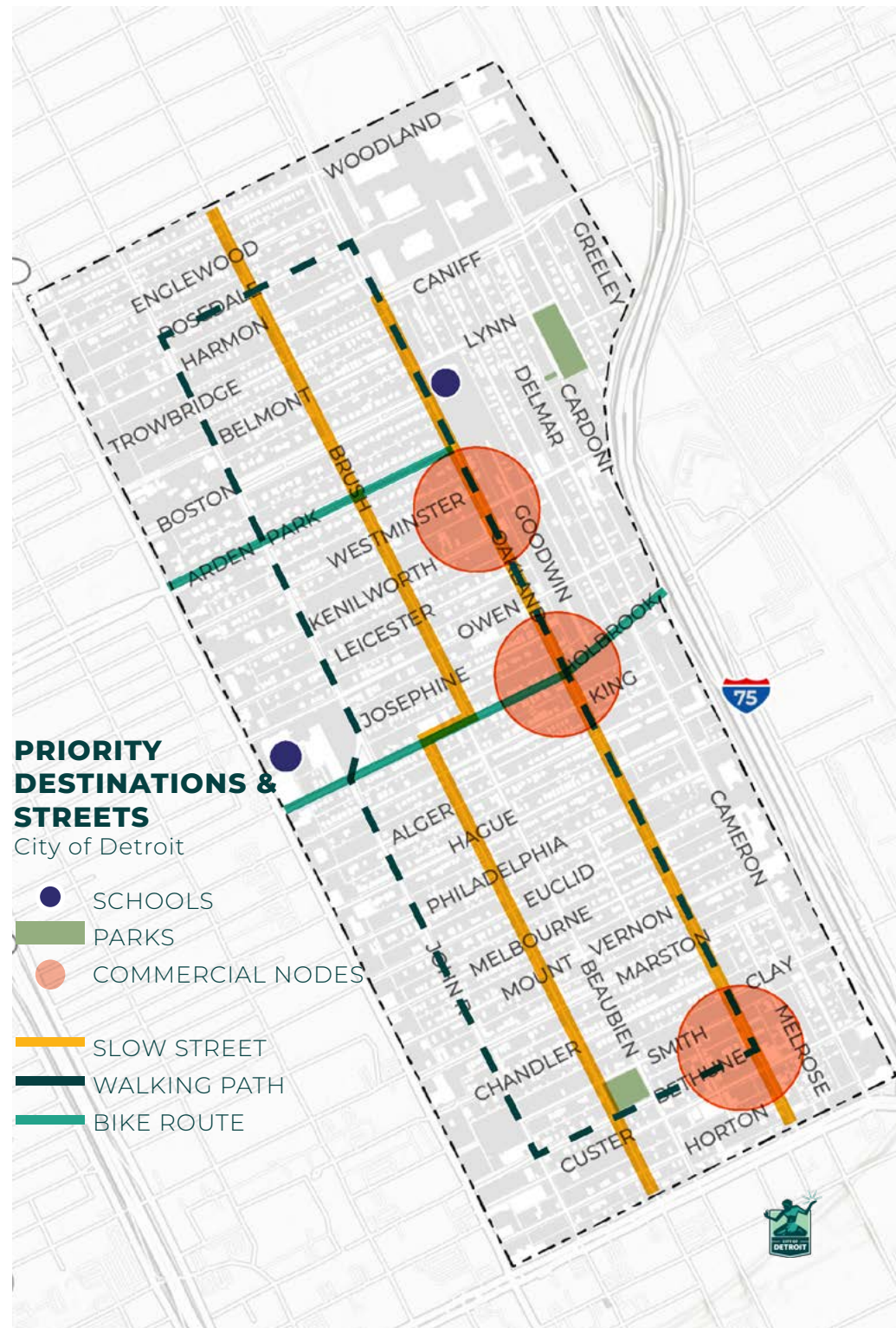


PRIORITY STREETS

The Commercial Nodes identified in [Framework 5: Commercial Corridors](#) are envisioned as hubs of economic and social activity, drawing residents from the neighborhood and beyond and linked through a robust multimodal network. Using these commercial nodes as starting points for the transportation improvements allows land use and transportation support each other in a healthy, dynamic urban system.

Residents also spoke to the need for safe, convenient connections to parks and schools, so the streets surrounding these locations (including the proposed new park in the northwest of the neighborhood) are highlighted as priorities.

The priority streets fall into the SFP typologies of Local, Residential Collector, Residential Arterial, Commercial Collector, Commercial Arterial, and Industrial.



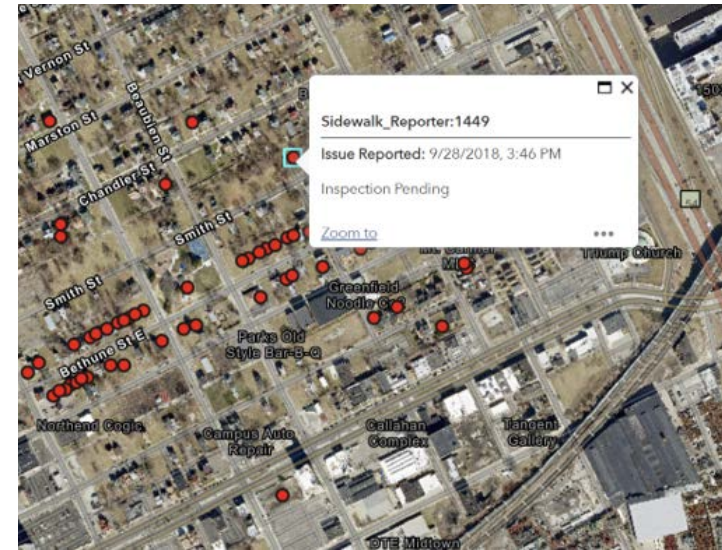
SIDEWALKS

Sidewalk repair and replacement is resource-intensive, and the extent of the damage to North End sidewalks means that the pace of addressing the issue will be gradual. The Department of Public Works manages a city Sidewalk Program, with 2023 funding to replace 70,000 broken slabs, or 20% of the city’s damaged sidewalk. The city website notes priority for sidewalk serving schools, parks, churches, senior citizens, and the disabled community. Registered block clubs and faith-based organizations are able to report sidewalk problems through a separate process.

Despite the deliberate pace, North End residents will be better able to perceive progress with a **more transparent sidewalk repair request and tracking process**. This can include a public dashboard that tracks project status and explains priority criteria.

Given the limited resources available for addressing sidewalk maintenance, motivated private property owners should be encouraged to fund their own repair. This will mean **streamlining the permit process** to make it as easy as possible for property owners while maintaining city standards. Some property owners may be able to fund some, but not all, of the repair cost. An **income-based cost-share program** similar to those in other major cities can facilitate those improvements while extending the reach of available funds.

Community organizations can generate energy around sidewalk repair by hosting **grassroots reporting events**, bringing together neighbors to walk the North End neighborhood and log problematic sidewalk segments.



SIDEWALK MAINTENANCE ISSUE

Image Source: SmithGroup



GOAL 5

IMPROVE BICYCLING INFRASTRUCTURE IN NORTH END

STRATEGIES

- I. Install safer bike lanes John R, Oakland, Caniff, Holbrook.
- II. Install two-way, protected bike lanes as funding becomes available.
- III. Implement immediate low-cost tactical installations such as cones/bollards and paint can allow for community feedback to help reduce oversized roads.



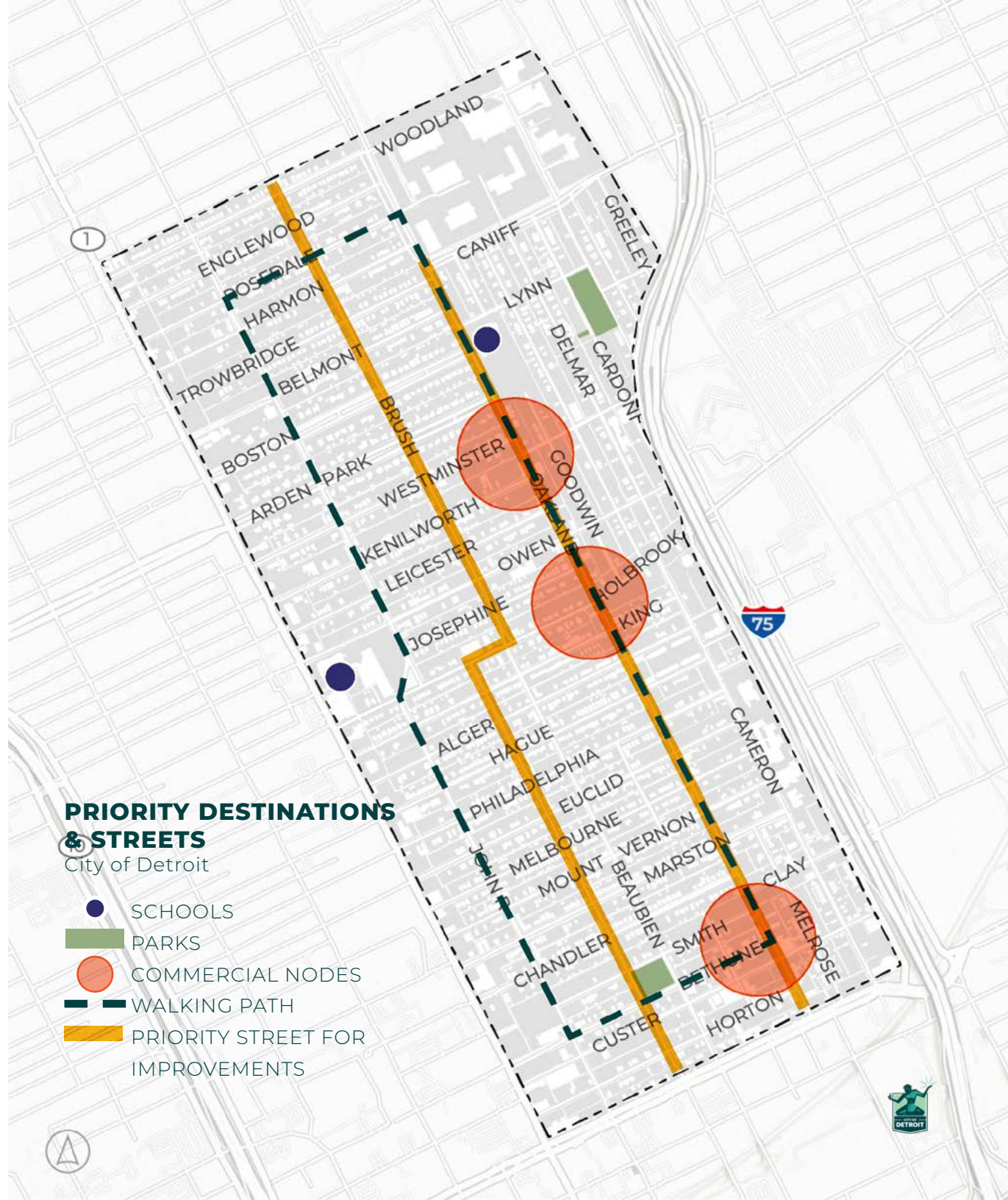
WALK/BIKE LOOP

With the excess space created by narrowing street lanes, a **walk/bike loop** can be added to select streets linking parks, schools, and commercial nodes. This space can be painted a solid color or imagined as a linear mural, potentially with arts grant funding and local artist contributions. This route should be enhanced with tree plantings and appropriate lighting.

If funding and community support align, in the future this space could be transitioned into a formal two-way cycle track and walking path.

BIKE CONNECTIONS

Holbrook can be prioritized for a two-way cycle track in the medium term, to support connection with Hamtramck and the Joe Louis Greenway.



GOAL 6

IMPROVE OVERALL SAFETY OF STREETS WITH STREETScape IMPROVEMENTS

STRATEGIES

- I. Narrow roads with tactical and permanent green infrastructure, bus stops, parklets, outdoor dining/retail, public art, parking
- II. Improve Caniff road conditions
- III. Implement pedestrian-friendly improvements on Oakland including wider, accessible sidewalks and narrower drive lanes.
- IV. Make Brush Street a slow street by narrowing the traffic lanes, adding accessible crosswalks and change it to two way along its entirety.
- V. Upgrade street lighting, filling gaps in lighting and add new signage where lacking.
- VI. Partner with MDOT and adjacent neighborhoods to identify Woodward Avenue street improvement needs.



SAFE STREETS STRATEGIES

A safe street is a slow street. The higher the speed of a driver, the more likely they are to get into a crash and the more likely that crash will be serious or fatal for a pedestrian involved. Because of this, strategies to increase safety on North End streets will focus on managing the speed of traffic.

Streets in the North End were built for a higher traffic volume than is present today, at a time when traffic flow was the primary concern. Adding to that, lack of pavement markings have left excessively wide drive lanes, with lanes up to 25 feet. Curbside parking narrows the roadway inconsistently, but still leaves an excess of space.

Due to frequent lane changes required in DDOT bus operations, a width of 11 feet is recommended for all travel lanes on transit routes in North End.

“Lane widths of 10 feet are appropriate in urban areas and have a positive impact on a street’s safety without impacting traffic operations. For designated truck or transit routes, one travel lane of 11 feet may be used in each direction.”

-National Association of City Transportation Officials (NACTO).

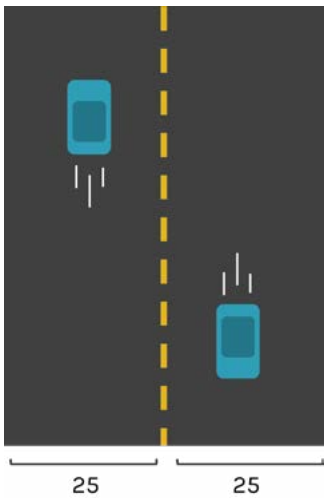


Many North End streets are excessively wide, with lanes up to 25 feet.

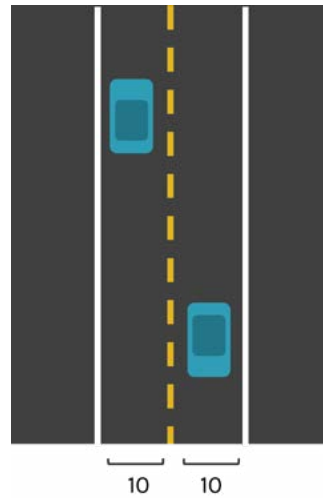
TRAFFIC CALMING

To efficiently narrow the streets, focus should be given to intersections near schools, parks, and commercial nodes. In many cases, the most practical short-term strategy will be **adding white fog lines** to demarcate narrower lanes. Strategies for utilizing the excess space this creates should be chosen based on site context and resident needs, but may include the options in the following pages.

Other traffic calming options, such as curb extensions, visible crosswalks, pedestrian islands, and speed humps, should be added whenever possible, especially during previously planned resurfacing projects, with priority given to areas near schools and parks.

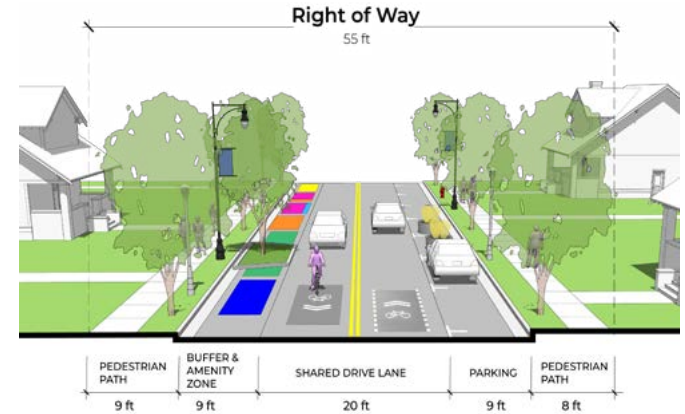


CURRENT CONDITIONS

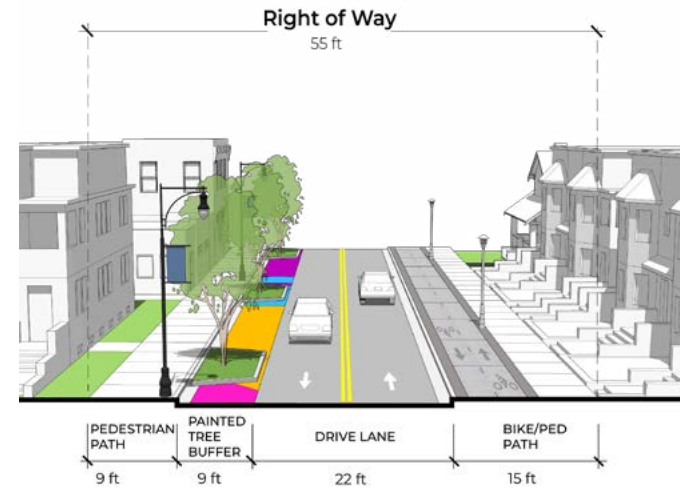


PROPOSED STRATEGY

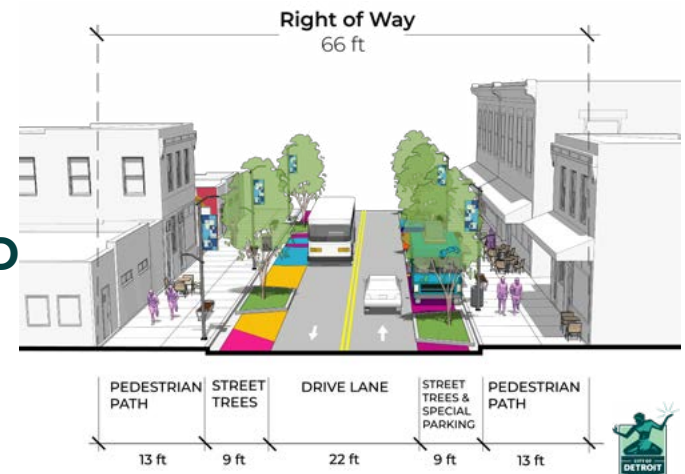
BRUSH



JOHN R



OAKLAND



ROAD NARROWING TOOLKIT



TREES

Street trees located in the street itself can narrow the roadway and separate parking spaces with attractive foliage.



PAINTED ASPHALT

Visually demarcating pedestrian space can be done as a neighborhood activity, often with volunteers and donated paint.



PARKLETS

Valuable curbside space that might otherwise be used to store cars can be reclaimed for neighborhood recreation.



OUTDOOR DINING

Restaurants and shops can take advantage of extra curbside space to provide outdoor dining and retail during good weather.



BIKE LANES

By repurposing car space as bike space, bike lanes improve separation and visibility and narrow the roadway, reducing speed.



GREEN STORMWATER INFRASTRUCTURE

In addition to narrowing the roadway, this feature provides flood control benefits.

SLOWING THE STREET

The City's Streets for People plan identifies a network of slow streets to help Detroiters walk, roll, and bike to their everyday destinations safely and comfortably. In North End, **Brush/Beaubien is proposed as a slow street** spine running through the neighborhood.

Both street design and signage should be used to emphasize the priority of non-motorized users on slow streets. Signage should indicate that the road is only meant for local vehicular traffic. Design elements include:

- Speed cushions/humps
- Traffic diversion
- Visible crosswalks
- Corner bumpouts
- Shade and lighting



GOALS SUMMARY



TRANSFORM EXISTING UNSHELTERED BUS STOPS WITH THE ADDITION OF NEW SHELTERS ALONG PRIMARY STOPS AND MAJOR INTERSECTIONS



SUPPORT THE INCREASED FREQUENCY AND MODES OF PUBLIC TRANSIT ALONG OAKLAND AND WOODWARD STREETS TO MAJOR EMPLOYMENT CENTERS



EMPLOY GREEN INFRASTRUCTURE TO MITIGATE STORMWATER RUNOFF AND CONTRIBUTE TO TRAFFIC CALMING



IMPROVE PEDESTRIAN VISIBILITY, SAFETY, ACCESSIBILITY, AND SIDEWALK CONNECTIONS THROUGHOUT THE NEIGHBORHOOD



IMPROVE BICYCLING INFRASTRUCTURE IN NORTH END



IMPROVE OVERALL SAFETY OF STREETS WITH STREETSCAPE IMPROVEMENTS



5

COMMERCIAL ACTIVATION

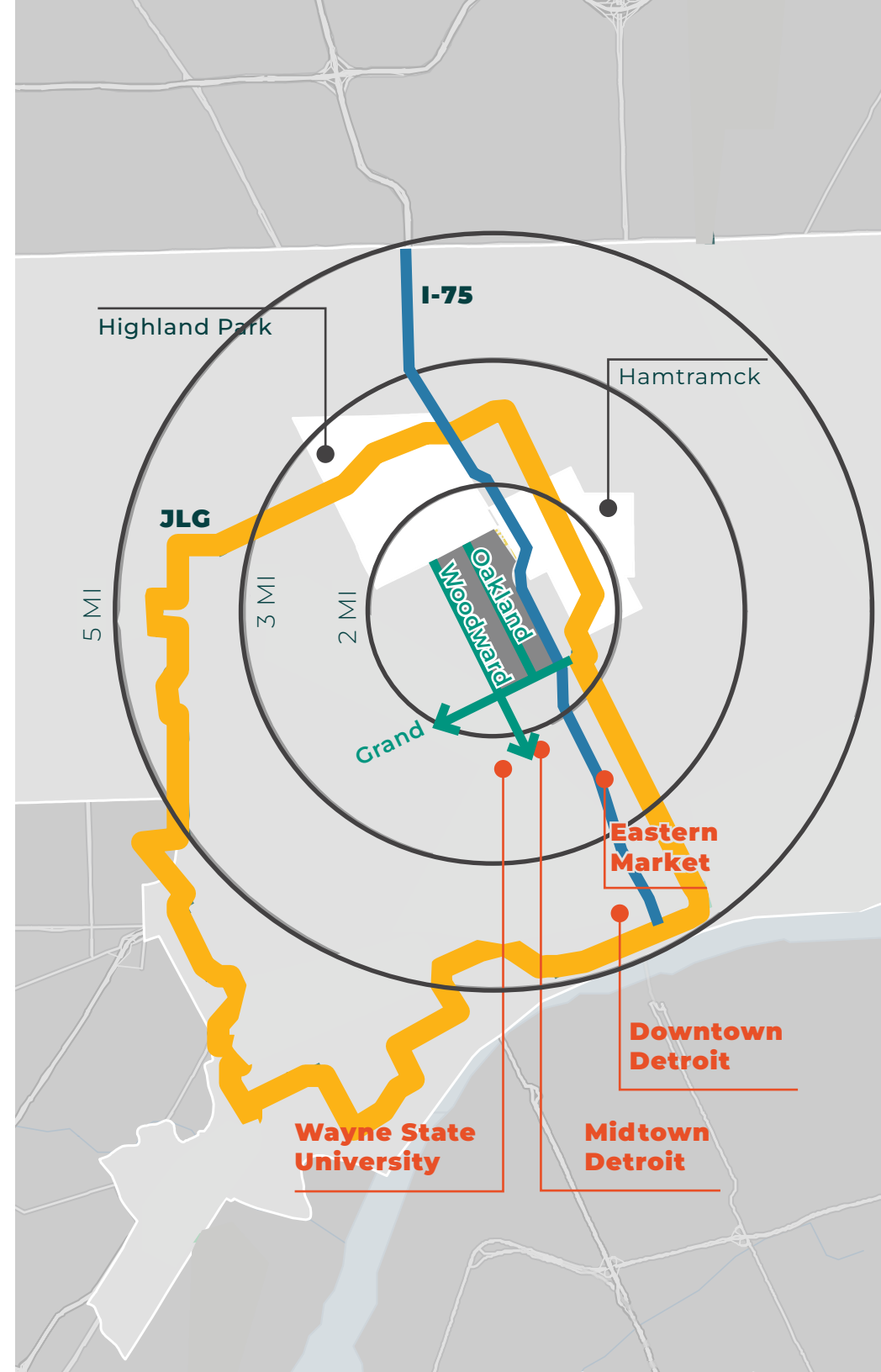
Image Source: Kate Roff
of Model D Media



WHY COMMERCIAL CORRIDORS MATTER

Commercial activation is a vital component of stable communities, creating opportunities and destinations for residents and employees. North End has strong accessibility to the Downtown core and suburbs due to its central location and direct on ramps to I-75. North End's adjacent location to Midtown and Hamtramck is also a commercial asset, since it can pull in business from multiple sources.

Commercial activation is dependent on increased residential density in North End to provide a market for desired uses and sustain businesses. Concentrating investments in housing and commercial development along Oakland Avenue will be key to creating the density, vibrancy, and quality access to necessary services residents mentioned throughout the North End Neighborhood Framework Plan process. Business leaders in North End already see opportunity and are starting to put roots along the road. Existing commercial activity along Woodward Avenue and East Grand Boulevard will support the visibility and commercial identity of Oakland Avenue.



WHAT WE HEARD

COMMUNITY MEMBERS

When asked what commercial uses are most needed in North End, community members answered the following five uses the most.



Retail

including bookstore, clothing store, hardware, etc.



Service

including laundromat, pharmacy, etc.



Mixed-use

commercial uses and housing in one building



Eateries

including restaurant, cafe, bar, etc.



Grocery or convenience store

LOCAL BUSINESSES

Local business owners see the majority of customers coming from outside the neighborhood and from throughout the metro region – including the suburbs.



DEVELOPERS AND INVESTORS

Local developers and investors are currently seeing market opportunities larger retail.



Large-format multi-purpose gathering place (up to 10,000SF)

space for pop-up retail uses and programming



Multi-tenant retail

retail with small, affordable units for small businesses



Destination-style ventures

North End has several successful examples already, such as The Schvitz, MJ's Ice Cream, and See You Tomorrow.



WHAT WE KNOW

COMMERCIAL CENTERS

North End has almost 175 businesses. Commercial uses are currently concentrated on Woodward Avenue, Oakland Avenue, and Grand Boulevard.

City of Detroit Commercial Permits, 2023



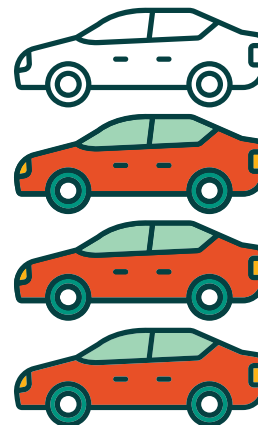
There are 175 businesses in North End.

COMMUTE

Only 18% of people spend over 7 hours commuting to and from work weekly. While 27% of North End rental households and 7% of owner-occupied households don't have access to a private vehicle to get to work. Access to public and alternative transportation means access to economic opportunity.

U.S. Decennial Census, 2020
and SEMCOG, 2020

1 in 4 North End renters don't have access to a car.



SPENDING HABITS

Disposable income is the amount of money left over after residents pay for basic living needs such as housing. The median disposable income for North End (\$25,805) is almost a third that of the state (\$70,066).

American Census
Survey Estimates, 2021

With limited spending dollars, residents needs will drive which businesses will thrive in the neighborhood.



UNEMPLOYMENT

North End's (16.5%) unemployment rate is over double that of the City of Detroit (7.7%).

Furthermore, North End's labor participation rate is 53.4%, meaning almost half of the neighborhood isn't in the workforce.

U.S. Decennial Census, 2020



GOAL 1

REESTABLISH OAKLAND AVENUE AS A THRIVING COMMERCIAL CORRIDOR.

STRATEGIES

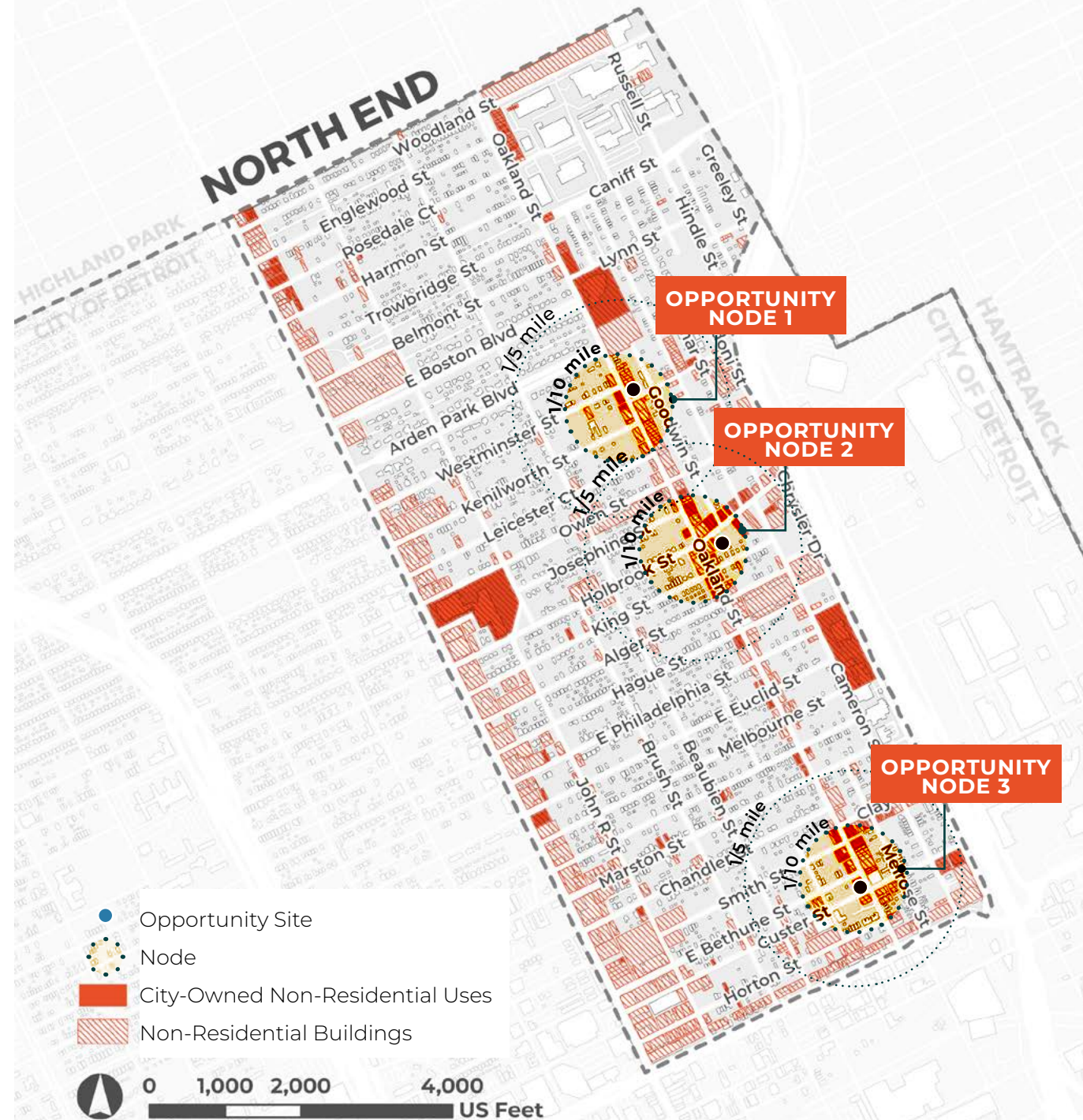
- I. Publish RFP for new development on priority city-owned sites within the Commercial Nodes.
- II. Support zoning changes that allow for increased density in the neighborhood to support new commercial businesses.
- III. Pursue zoning changes to allow for mixed-use right sized development within the corridor.
- IV. Implement temporary activation typologies on underdeveloped city-owned land adjacent to existing businesses.
- V. Support and enforce the design guidelines on city-owned land for new development in North End.



COMMERCIAL NODES

A large amount of vacant, city-owned land abounds in North End. This presents many opportunities to visualize what North End could be: where opportunities for reinvestment, community resources, retail, office space, and open space could be located.

The North End Neighborhood Framework Plan process focused on identifying community priorities for new development to create a clear vision for community-focused development. Recommendations also coordinate with current development that is already in the pipeline. Two specific community nodes were identified as major opportunity areas for future commercial enhancements and investments due to the amount of available land, city-owned property, and proximity to legacy businesses.



GOAL 2

CREATE OPPORTUNITIES FOR MIXED-USE DEVELOPMENT WITH AFFORDABLE HOUSING AT KEY INTERSECTIONS.

STRATEGIES

- I. Increase adaptive reuse of existing structures and redevelopment of vacant sites on the identified priority sites within the Commercial Nodes.
- II. Conduct inventory and rehabilitation cost viability assessment for existing and vacant commercial assets at they key intersections.
- III. Determine structural and hazard remediation needs for structures within the Commercial Nodes.
- IV. Connect emerging development opportunities and developers with local funders and funding syndicates.
- V. Conduct a displacement impact assessment to determine potential amount of people displaced by new development and identify strategies to mitigate displacement.



DEVELOPMENT OPPORTUNITIES

Three development sites along Oakland were chosen to demonstrate the opportunity present in North End. Each site is a vacant, city-owned property and development scenarios show how the design guidelines can be implemented to bring desired development to the corridor.

It is important to note that while these sites are commercially zoned, the plan proposes an SD1 mixed use rezoning throughout the Oakland Corridor. Rezoning provides form and uses that are more consistent with community preferences.



OAKLAND AND HOLBROOK
MIXED-USE COMMERCIAL



OAKLAND AND WESTMINSTER
MIXED-USE RETAIL AND RESIDENTIAL



OAKLAND AND BETHUNE
MIXED-USE RETAIL



GOAL 3

SUPPORT LONGSTANDING BUSINESSES WITH PROGRAMS TO ASSIST THEIR DIFFERING DEVELOPMENT NEEDS.

STRATEGIES

- I. Support the establishment of a City-wide task force that can assemble and evaluate existing resources for commercial rehabilitation. This task force could build on existing resources and programs such as the [Motor City Match](#) program.
- II. Create a façade improvement program.
- III. Support the city-wide expansion of the 2nd Floor Rehab program.



Image Source: MJ's
Ice Cream Parlor

WHAT WE KNOW

Approximately 530 building permits and 49 Certificates of Occupancy were issued within the North End project boundaries since 2019.

A vast majority of building permits were for low cost renovation projects, but some recent commercial projects have undertaken different types of development to leverage new funding tools and make substantial changes to the look and feel of commercial corridors along Woodward, Grand, and Oakland.

The diversity and range of investments in North End set a great precedent for future projects.



DEVELOPMENT SPECTRUM

Only 14 of over 500 building permits issued since 2019 were for new construction in North End. However, vacant land around existing commercial areas will present a unique opportunity for compatible new development.



Example | Eloquent Petals & Blumz



Example | Black Coffee Cafe



Example | Detroit Food Commons

WHITE-BOX

White-box construction is a leasable, code compliant commercial space complete with:

- Heating, Ventilation & Air Conditioning (HVAC)
- Mechanical, Electric and Plumbing (MEP)
- Finished with dry-wall and basic subdividing walls

FIT-OUT

A fit-out refers to the scope of work needed to turn a white box space into usable tenant space, including but not limited to:

- Fixtures, Furniture & Equipment (FF&E)
- Additional subdivision scope
- HVAC / MEP / egress upgrades

GROUND UP

Refers to entirely new construction and can happen on vacant lots, on lots with buildings beyond the state of repair, or for projects where there is a more cost effective case for tearing down the existing structure.



REDEVELOPMENT SPECTRUM

North End has seen a diverse investment in the redevelopment of its structures, and community members expressed an interest of continuing this tradition to keep as many existing structures as possible. Redevelopment is a spectrum which can be broken into three categories and the financial or facility needs will change depending on the building.

← **LEAST CHANGE**



RESTORATION

Restoration focuses on retaining and restoring as many original details and materials from the original construction as possible.



RENOVATION

Most common in North End, renovations are moderate to minor investments made to bring commercial space to code. It includes change of use, code compliance scope, and cosmetic upgrades. There are minor or no structural upgrades.

MOST CHANGE →



REHABILITATION

Rehabilitation occurs when an existing structure is incorporated into new construction. It includes significant structural, HVAC, and MEP investments. Adaptive reuse is an example of rehabilitation.



GOAL 4

EXPAND ACCESS TO BUSINESS RESOURCES, EDUCATION, FUNDING, AND PARTNERSHIP OPPORTUNITIES.

STRATEGIES

- I. Market programs that provide technical assistance to local businesses and entrepreneurs.
- II. Business owner outreach, engagement and networking program to promote commercial interests and facilitate partnership and information-sharing with City Departments and North End property owners.
- III. Develop a Small Business resource guide and programming to expand access to public funds, incentives, and public and private partnerships.



Image Source:
Detroit at Work

GOAL 5

SUPPORT LIVING WAGES AND WORKFORCE DEVELOPMENT TO INCREASE EMPLOYMENT OPTIONS WITHIN THE NEIGHBORHOOD.

STRATEGIES

- I. Partner with existing workforce development programs for North End residents and businesses.
- II. Expand resident access to financial assistance and workforce development programs.
- III. Create pathways for entrepreneurship and employment of north end residents in north end businesses.
- IV. Create a workforce development resource guide for North End Businesses.



Image Source:
Stellantis

GOAL 6

EXPLORE THE CREATION OF AN OAKLAND CORRIDOR COMMUNITY GROUP TO ACT AS A LOCAL ADMINISTRATOR OF TACTICAL CORRIDOR IMPROVEMENTS AND PROGRAMMING.

STRATEGIES

- I. Conduct continued outreach to businesses and residents to gauge interest.
- II. Convene neighborhood residents and business owners to determine a sustainable organization structure to advocate for additional support and programs.
- III. Consider an overlay district for the corridor to maintain design standards.



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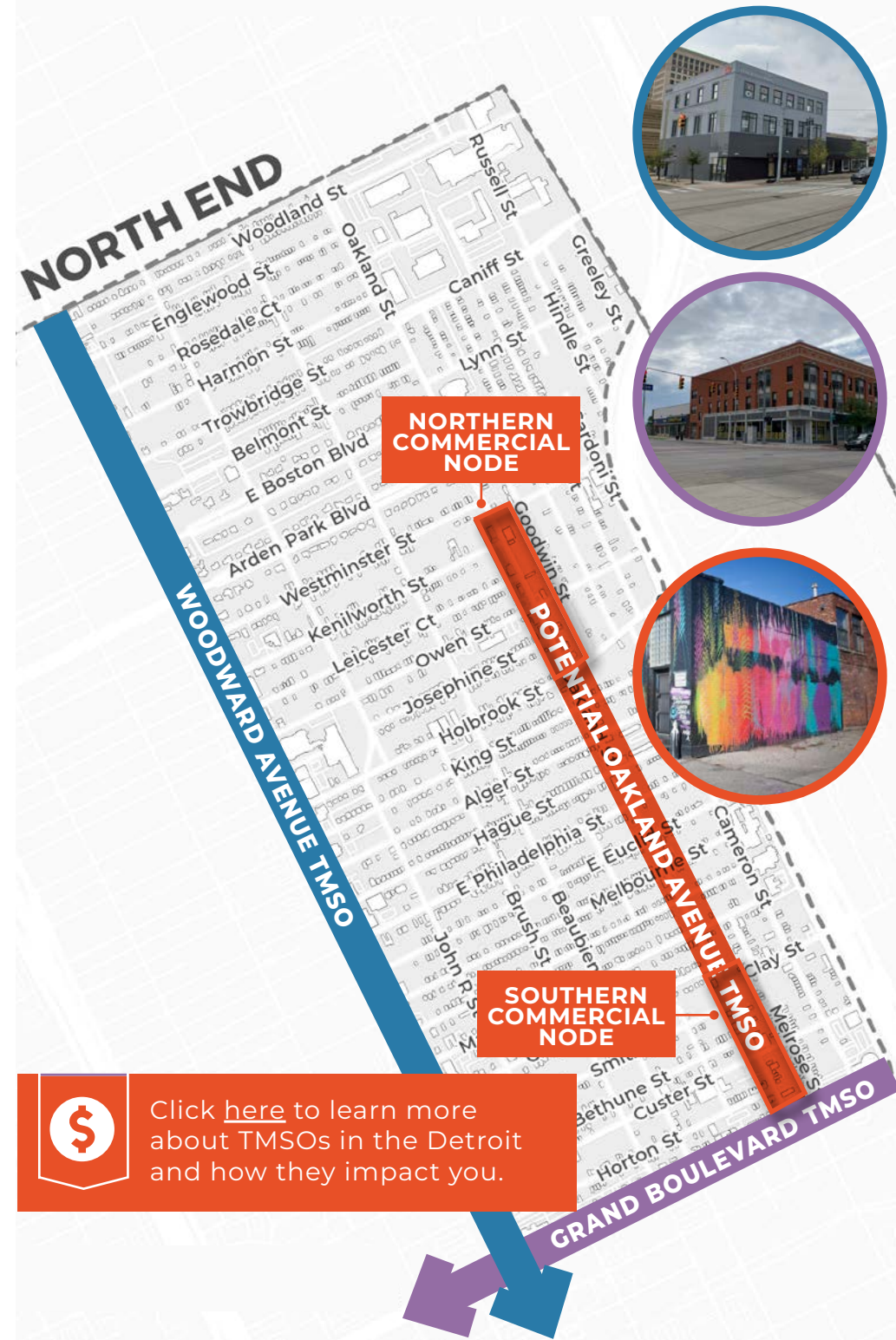
CASE STUDY

OVERLAY DISTRICTS

Overlay districts can be a tool to maintain and create attractive, pedestrian-friendly corridors and are already in effect on Woodward Avenue and Grand Boulevard. A Traditional Main Street Overlay (TMSO) Area creates a distinct identity for these corridors and could be considered as a tool for Oakland Avenue to maintain design standards in the commercial nodes.

BENEFITS OF A TMSO

- More uses are allowed in these areas than on other commercial streets, such as allowing mixed-use residential and outdoor seating for restaurants without hearings.
- The character of TMSO areas are maintained through TMSO specific Design Standards.
- The Design Standards improve the overall quality of development, which contribute to the attractiveness and desirability of the district.
- Desirable areas attract diverse businesses and services, which contributes to economic stability.
- Parking requirements are reduced to make it easier to reuse existing buildings and open new businesses.



Click [here](#) to learn more about TMSOs in the Detroit and how they impact you.

GOALS SUMMARY



REESTABLISH OAKLAND AVENUE AS A THRIVING COMMERCIAL CORRIDOR.



CREATE OPPORTUNITIES FOR MIXED-USE DEVELOPMENT WITH AFFORDABLE HOUSING AT KEY INTERSECTIONS.



SUPPORT LONGSTANDING BUSINESSES WITH FAÇADE IMPROVEMENT PROGRAMS.



EXPAND ACCESS TO BUSINESS RESOURCES, EDUCATION, FUNDING, AND PARTNERSHIP OPPORTUNITIES.



SUPPORT LIVING WAGES AND WORKFORCE DEVELOPMENT TO INCREASE EMPLOYMENT OPTIONS WITHIN THE NEIGHBORHOOD.



EXPLORE THE CREATION OF AN OAKLAND CORRIDOR COMMUNITY GROUP TO ACT AS A LOCAL ADMINISTRATOR OF TACTICAL CORRIDOR IMPROVEMENTS AND PROGRAMMING.



DESIGN GUIDELINES FOR COMMERCIAL CORRIDORS

Several of the goals outlined by community members include recommendations for future development. Design guidelines provide a more illustrative tool for communicating community expectations related to development and should be used along with the City of Detroit Zoning Ordinance and other relevant standards. The Zoning Ordinance can regulate things like the placement of buildings on lots, general form, bulk, massing, window openings, materials, the height of buildings, and intensity of use. Developers and property owners should refer to the Zoning Ordinance for standards and regulations.

Commercial design guidelines focus on three primary elements of North End's commercial corridors:

- Commercial character
- Adaptive reuse
- New construction

WHAT PROJECTS DO THE GUIDELINES APPLY TO?

Design guidelines help to communicate the things zoning cannot regulate such as preferred architectural styles that foster community character. The design guidelines can act as a reference point for:

- Existing property owners looking to make building or facade improvements
- A future facade grant program
- Developers designing or planning for infill development

NEW PROJECTS

Anyone with a new project should refer to:

- I. Framework Plan Chapters to identify objectives
- II. Detroit's Zoning Code (Chapter 50) and Zone Detroit
- III. Design Guidelines in this Plan
- IV. [Vibrant Blocks for Business Guide](#)

DESIGN GUIDELINES

COMMERCIAL CHARACTER

Commercial character refers to the physical form of buildings and should be considered with any type of development or redevelopment. Many longstanding structures in North End use quality materials and new construction or building rehabilitation should be compatible with the surrounding context. Tools such as architectural style and façade design are guides to match the character of North End structures.



✓ FAÇADE COMPOSITION

Façade composition is the way the face of the building is organized. A good façade composition is naturally pleasing to the eye and shapes a comfortable street.



✓ FAÇADE DESIGN

Façade design is how the building composition comes together to create a unified whole. The façade design should include these traditional architectural elements.

REFERENCES

Learn more about character standards in the *Vibrant Blocks for Business Guide*.



✓ MASSING + SCALE

Massing is the size of a building. Scale is size relative to surrounding context. For example, a 3-story mixed-use building would be appropriate in scale next to housing.

DESIGN GUIDELINES

ADAPTIVE REUSE

Adaptive reuse and rehabilitation can be a useful tool to preserve structures that have significance to the neighborhood. The financial costs can be considerable for these redevelopments so analysis should be performed to assess the feasibility of the project.

GUIDELINES

- I. Buildings should be inviting and engaging.
- II. Separations should be made between private and public outdoor activities.
- III. Use phased redevelopment of larger structures to highlight original architecture and design.
- IV. Bring vibrancy back with landscaping, lighting, and public open spaces.



DESIGN GUIDELINES

ADAPTIVE REUSE

GUIDELINE I

BUILDINGS SHOULD BE INVITING AND ENGAGING.

- I. Create welcoming, engaging, and clearly defined entrances using storefronts, windows, lighting, and architectural details.
- II. Spaces don't need to be fully redeveloped to be reused. Structural and environmental updates can provide significant enhancements and can expose architectural details and character elements like original structural supports, lighting fixtures, materials and be a great opportunity to acknowledge the cultural significance of the building.
- III. Activate the public realm and build upon the walkable environment by providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
- IV. Maintain and integrate the street grid. Instead of building facing inwards and isolating development sites, new development should be directly integrated into the existing street grid.
- V. Utilize the street frontage. All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge. Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of our neighborhoods and commercial corridors. Avoid dead frontages with security fences and blank walls.



DESIGN GUIDELINES

ADAPTIVE REUSE

GUIDELINE II

SEPARATIONS SHOULD BE MADE BETWEEN PRIVATE AND PUBLIC OUTDOOR ACTIVITIES.

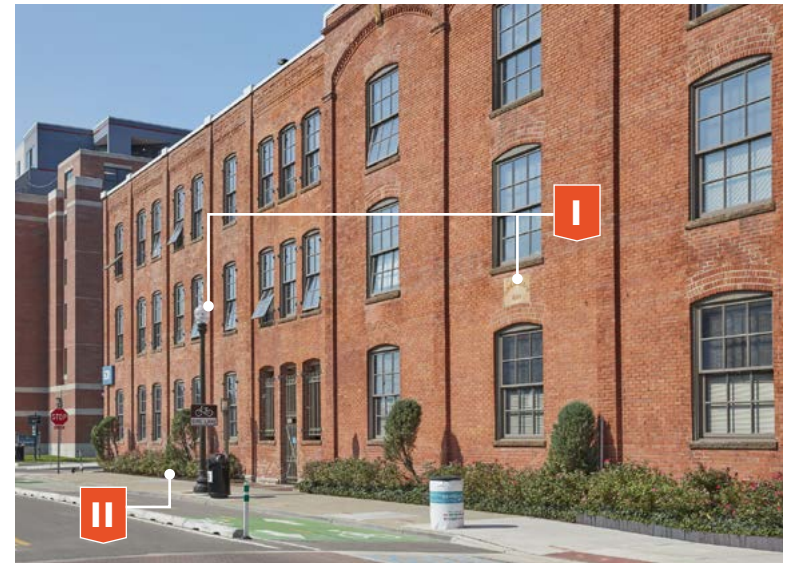
- I. Consider transparent fencing options, planters, and furniture to separate outdoor seating for the business from walking space.
- II. Use flex space in a parking lot to screen parking and provide seating for outdoor dining.



GUIDELINE III

USE PHASED REDEVELOPMENT OF LARGER STRUCTURES TO HIGHLIGHT ORIGINAL ARCHITECTURE AND DESIGN.

- I. Spaces don't need to be fully redeveloped to be reused. Structural and environmental updates can provide significant enhancements and can expose architectural details and character elements like original structural supports, lighting fixtures, and materials and be a great opportunity to acknowledge the cultural significance of the building.
- II. Consider green materials and construction processes including green roofs, paints, and recycled building materials.



DESIGN GUIDELINES

ADAPTIVE REUSE

GUIDELINE IV

BRING VIBRANCY BACK WITH LANDSCAPING, LIGHTING, AND PUBLIC OPEN SPACES.

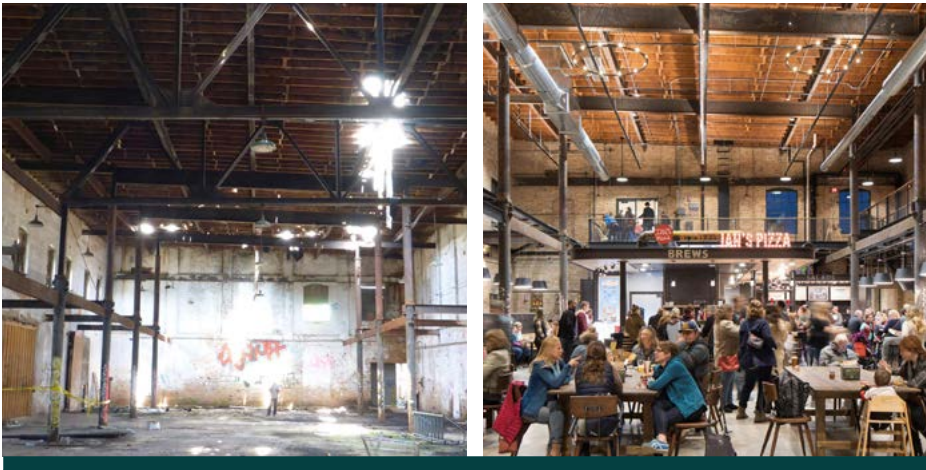
- I. Transform excess parking into public gathering and recreation spaces using artistic painting and blocking techniques.
- II. Breakup monolithic sidewalks and parking with trees, bioswales and other low impact development techniques to assist with air quality and urban heat.
- III. Consider adding lighting to both entrances and building signage for safer year round use and to highlight building design.
- IV. Provide sufficient light for safe pedestrian and vehicle circulation.
- V. Make sure light fixtures are downward-facing and shielded to maximize spillover onto streets, sidewalks, or adjacent properties, especially residential neighbors.
- VI. Provide context-appropriate fixtures that complement the building and corridor design.



CASE STUDY

ADAPTIVE REUSE

While adaptive reuse hasn't been used recently as a tool in North End, this could be a potential option in the future for large building sites with major prominence, such as the former site of the Detroit International Academy for Young Women. Adaptive reuse can transform these sites to better serve the community in whether as a commercial hub, coworking space, future housing site, or recreational center.



✓ **GARVER MILL** This 52,000 square-foot hub was created in a formerly abandoned mill, including housing, co-working space and creative space.

REFERENCES

Projects for adaptive reuse can use a variety of funding tools, ranging from state to city and philanthropic sources. Learn more about the funding tools for commercial corridors in the [Implementation Chapter](#).



✓ **BUFFALO CENTRAL TERMINAL** This building will be transformed into a community hub for the Broadway-Fillmore neighborhood, providing resources, employment opportunities, events and housing.



DESIGN GUIDELINES

NEW CONSTRUCTION

Development patterns have changed since the adoption of the Detroit zoning code. Land use compatibility and public health are significant elements in the composition of land uses today. Preserving historically significant structures and places while maintaining space for new uses are very important for residents in this neighborhood.

GUIDELINES

- I. Mixed-use with residential developments activate a corridor and provide better integration with the existing neighborhood fabric.
- II. New commercial construction should be designed for adaptable spaces, similar first floor height and incorporate landscape improvements that enhance the pedestrian experience.
- III. If parking is provided, it should be designed with accessibility and pedestrian needs in mind.
- IV. Ground floor commercial should include storefronts that call attention to entrances and be a welcoming space within the public realm.



DESIGN GUIDELINES

NEW CONSTRUCTION

GUIDELINE I

MIXED-USE WITH RESIDENTIAL DEVELOPMENTS
ACTIVATE A CORRIDOR AND PROVIDE BETTER
INTEGRATION WITH THE EXISTING NEIGHBORHOOD
FABRIC.

- I. For developments where different uses are in separate buildings, place residential uses away from major roads and collector streets. Add a screen between residential and commercial uses or between residential and the street with landscaping and open space.
- II. Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
 - Landscaping enhances the visual image of the City, improves property values, and alleviates the impact of noise, traffic, pollution, and visual distraction associated with certain uses. Creativity in landscaping is encouraged. Required trees and shrubs may be planted at uniform intervals, at random, or in groupings.
- III. For mixed-use developments in a single building, place commercial closest to the street and residential away from the street. This will accommodate on-street retail, amenities and services with clear delineation

between active storefronts and residential units above.

- Offer engaging ground floor storefronts and uses, with visible and identifiable multifamily or office windows and balconies above.
 - Clearly identify and distinguish multifamily residential entries with well-lit access and entry vestibules visible from the street.
 - Place support service, trash and resident loading access at the rear of the property with easy access, out of sight of pedestrians, customers and residents.
 - Consider discrete residential balconies and rooftop access, while also minimizing on-street sight lines into residential units.
- IV. Place buildings at lot line nearest street to engage pedestrian and bike users.



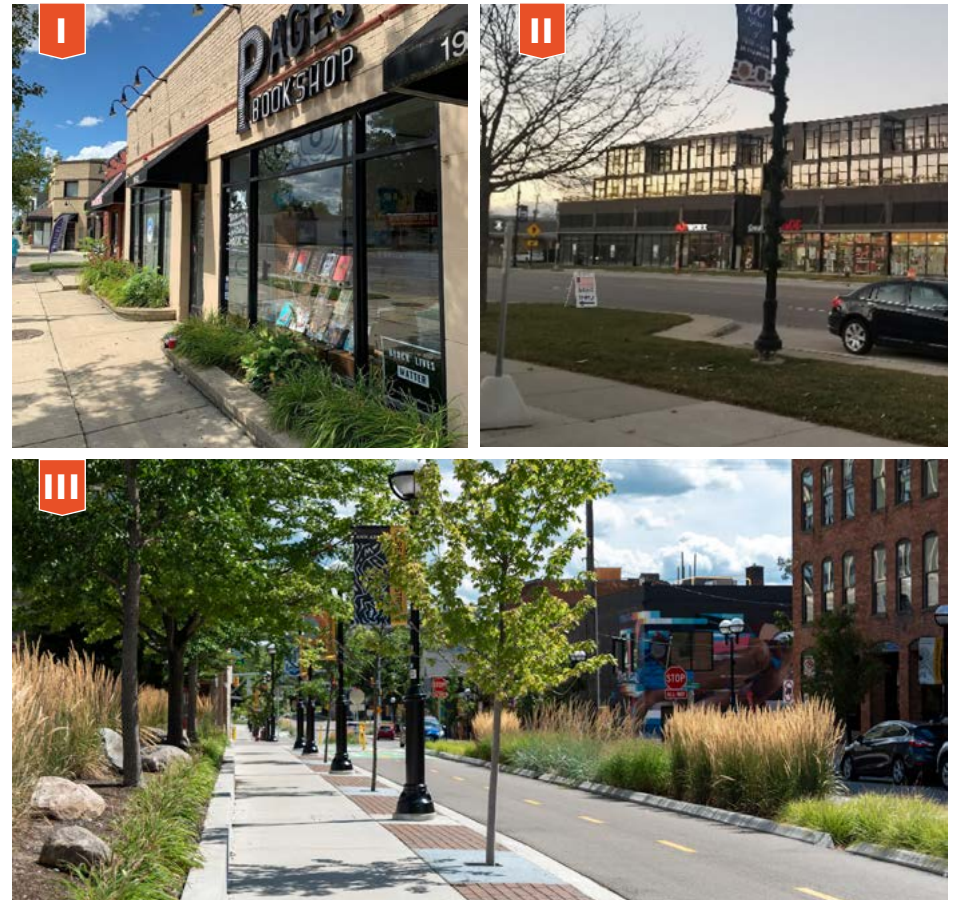
DESIGN GUIDELINES

NEW CONSTRUCTION

GUIDELINE II

NEW COMMERCIAL CONSTRUCTION SHOULD BE DESIGNED FOR ADAPTABLE SPACES.

- I. The ground floor should be the most engaging with windows, lighting, awnings, and other elements that engage and protect pedestrian users.
- II. Step-back upper floors to create a human-scale feeling of larger buildings.
- III. Add landscaping strips between traffic lanes, parking and the sidewalk to increase safety. These landscaping strips can buffer pedestrians from the roadway and provide shade, seating, lighting, bike parking, other amenities, and storage during winter months. Sidewalks should be wide for business outdoor space and pedestrian comfort.



DESIGN GUIDELINES

NEW CONSTRUCTION

GUIDELINE III

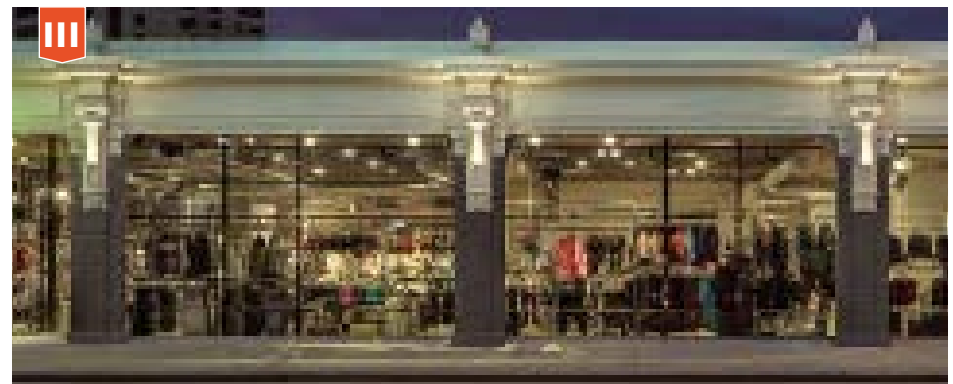
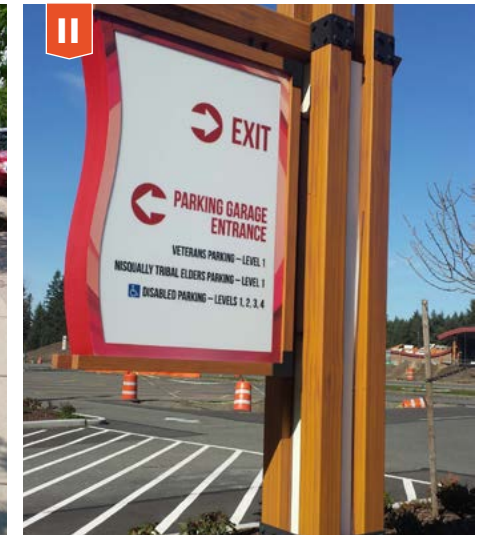
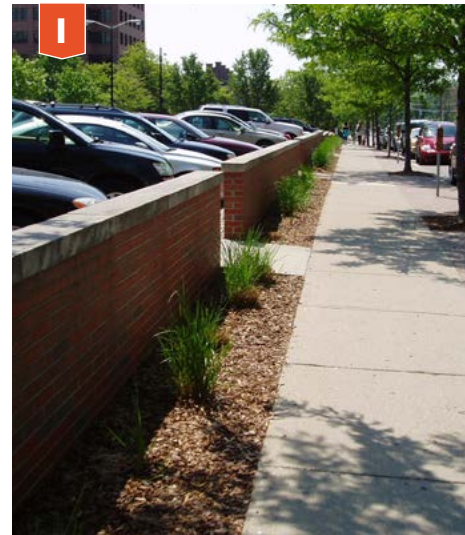
IF PARKING IS PROVIDED, IT SHOULD BE DESIGNED WITH ACCESSIBILITY AND PEDESTRIAN NEEDS IN MIND.

- I. Parking should be designed for all users, including accessible spots, proximity to sidewalks, and tactile paving.
- II. Parking should be screened from the street and residential uses via landscaping or fencing that matches surrounding building character.
- III. Vehicular access should be from side streets or an alley away from the main Oakland Corridor.

GUIDELINE IV

GROUND FLOOR COMMERCIAL SHOULD INCLUDE STOREFRONTS THAT CALL ATTENTION TO ENTRANCES AND BE A WELCOMING SPACE WITHIN THE PUBLIC REALM.

- I. Storefronts create a sense of vibrancy and security both by making activity inside and outside visible and allowing light to illuminate the sidewalk in the evening.





6

IMPLEMENTATION PLAN

NEIGHBORHOOD FRAMEWORK

Implementing the recommendations of this neighborhood framework will require the coordination of public and private partners. There is a great amount of work that will need to be spread out over the next ten years. The plan will go through periodic updates to address future changes that impact these recommendations.

Responsible Agencies and Departments

DPW	Department of Public Works
HRD	Housing and Revitalization Dept.
DOT	Michigan Department of Transportation
PRD	Parks and Recreation Dept.
PDD	Planning and Development Dept.
BSEED	Buildings, Safety Engineering, and Environmental Dept.
GSD	General Services Dept.
MS	Media Services
BG	Neighborhood Block Groups
RTA	Regional Transit Authority of Southeast Michigan
NP	Nonprofits and Philanthropic Organizations

POTENTIAL FUNDING SOURCES

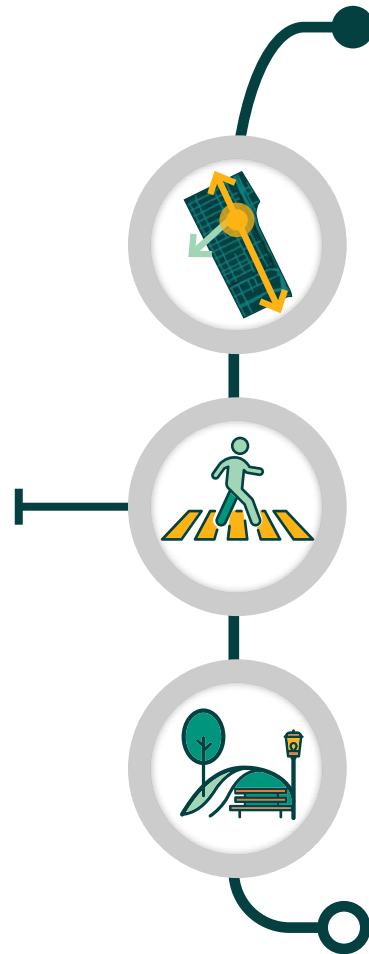
EPA: Environmental Justice for heat island and underserved areas
 National Recreation and Parks Association
 Michigan State University Extension Program
 DNR SPARK Grant
 Kaboom!
 Michigan Humane Society
 Ralph C. Wilson Jr Foundation
 American Forests
 Knight Foundation
 Kresge Foundation
 Ford Foundation
 JM Kaplan Foundation
 Community Foundation of Southeast Michigan
 Detroit Historical Museum
 Charles H. Wright Museum of African American History
 USDA
 Invest Detroit
 Change Collective (Obama Fellowship)

Trust for Public Land
 Community Development Block Grant (CDBG)
 HOME
 HOPWA
 HOPE IV
 HUD Section 108
 New Market Tax Credits
 NEA Our Town creative placemaking grant
 Capital Magnet Fund-FOR CDFIs
 City sidewalk replacement program
 Public Spaces Community Places
 Revitalization & Placemaking
 LMB Micro-Grants
 SRTS MI
 SEMCOG TAP
 MML Bridge Builders
 People for Bikes
 AARP Community Challenge
 Michigan Trails Fund
 Our Town
 CWSRF
 Trails Capacity Program
 DTE Tree Planting



FRAMEWORK

The Framework provides for future land use, connectivity and public realm recommendations. The recommendations include uses, infrastructure improvements by size of site. Not all recommendations will be feasible during the first phase. As funding becomes available items have been included for a Phase 2 of the implementation.



ELEMENTS

LAND USE

Commercial and Residential development should occur to the benefit of the public, minimize land use conflicts, and support a thriving community.

CONNECTIVITY + INFRASTRUCTURE

Access to transportation should be reliable, support multi-modal forms, and have a variety of routes for access to employment and daily activities.

PUBLIC REALM

Open space, parks and recreation should include a variety of typologies to support public health, active and passive engagement. Support for grass roots engagement should be provided.

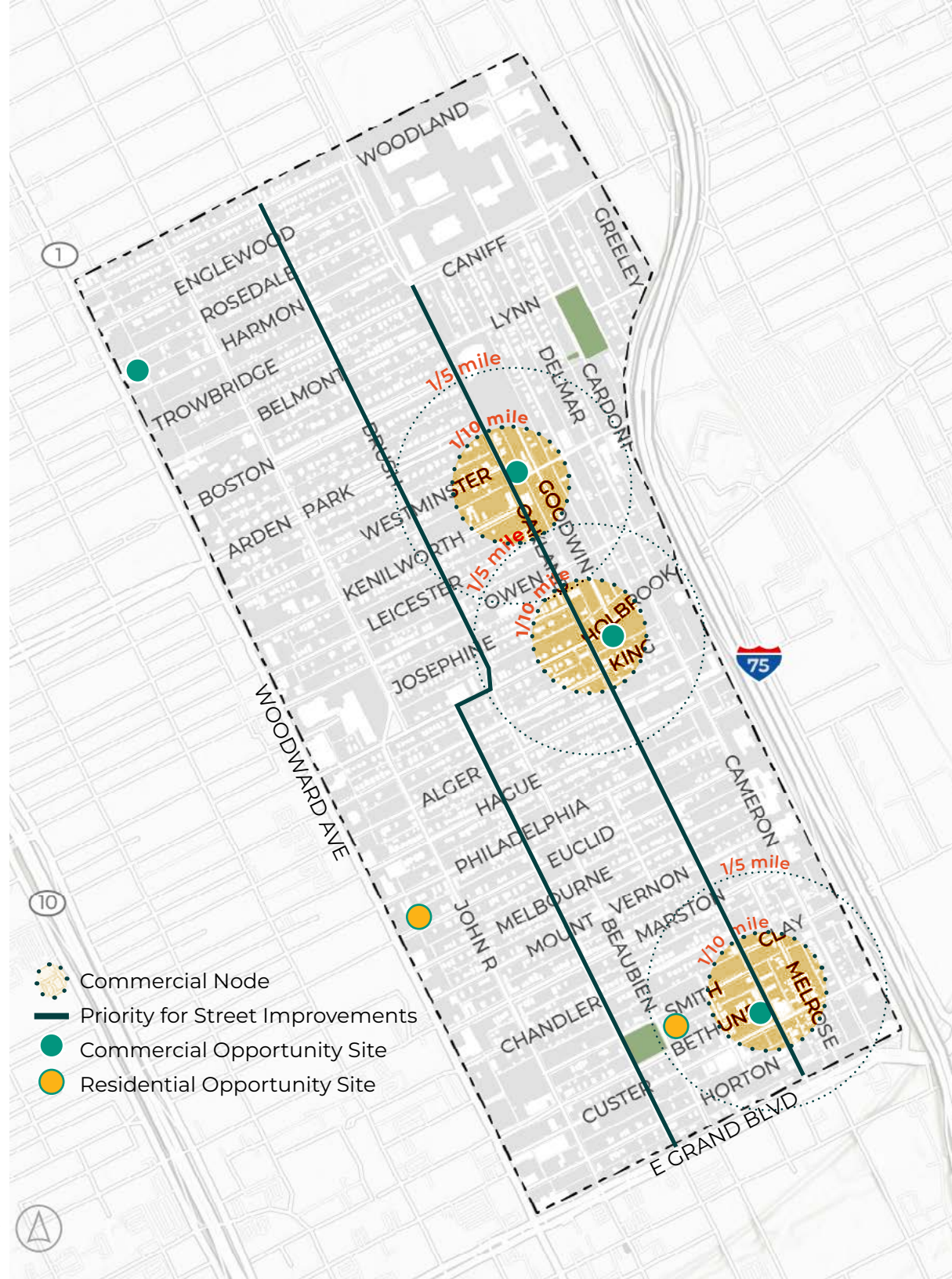


FRAMEWORK PLAN

The Framework Plan sets a vision for North End that integrates all five frameworks of this plan and reflects the wants and needs identified by community members throughout this process.

The final recommendations are organized into a highly implementable action plan with highly specific land use, zoning, connectivity, public realm, and infrastructure recommendations.

This is but one step in the process, further detailed engagement will be required around specific activities and strategies to learn more about resident preferences.



TOP PRIORITY STRATEGIES

The community ranked strategies in order of highest to lowest priority in terms of what they wanted to see implemented in the plan. The nine strategies to the left are what the community wants to see happen in the near term.

- 1. Expand the tree canopy**
- 2. Support longstanding businesses with programs to assist their differing development needs**
- 3. Improve pedestrian visibility, safety, accessibility and sidewalk connections through the neighborhood**
- 4. Improve overall safety of streets with streetscape improvements**
- 5. Re-establish Oakland Avenue as a thriving commercial corridor.**
- 6. Allow and encourage a wide variety of housing types**
- 7. Preserve naturally affordable housing**
- 8. Fill the North End park gap including a dog park**
- 9. Activate vacant land**



IMPLEMENTATION ACTION PLAN

Goals have been organized into short, mid and long term. Phase one items include those actions in the Short term. Items in mid and long term will require additional public engagement, establishing a source of funds, and developing partners.

OBJECTIVES	COMMERCIAL CORRIDORS ACTIONS	TIME-LINE
Reestablish Oakland Avenue as a thriving commercial corridor	<ul style="list-style-type: none"> • Publish RFP for new development on priority city-owned sites within the Commercial Nodes • Support zoning changes that allow for increased density in the neighborhood to support new commercial businesses • Pursue zoning changes to allow for mixed-use right sized development within the corridor. • Implement temporary activation typologies on underdeveloped city-owned land adjacent to existing businesses • Support and enforce the design guidelines for new development in North End. 	Long
Create opportunities for mixed-use development with affordable housing at key intersections	<ul style="list-style-type: none"> • Increase adaptive reuse of existing structures and redevelopment of vacant sites on the identified priority sites within the Commercial Nodes. • Conduct inventory and rehabilitation cost viability assessment for existing and vacant commercial assets at they key intersections. • Determine structural and hazard remediation needs for structures within the Commercial Nodes. • Connect emerging development opportunities and developers with local funders and funding syndicates. • Conduct a displacement impact assessment to determine potential amount of people displaced by new development and identify strategies to mitigate displacement. 	Mid
Support longstanding businesses with façade improvement programs	<ul style="list-style-type: none"> • Support the establishment of a City-wide task force that can assemble and evaluate existing resources for commercial rehabilitation • Create a facade improvement program • Support the city-wide expansion of the 2nd floor rehab program. 	Short



OBJECTIVES	COMMERCIAL CORRIDORS ACTIONS	TIME- LINE
Expand access to business resources, education, funding, and partnership opportunities.	<ul style="list-style-type: none"> • Market programs that provide technical assistance to local businesses and entrepreneurs • Business owner outreach, engagement and network program to promote commercial interests and facilitate partnership and information-sharing with City Departments and North End property owners • Develop a Small business resource guide and programming to expand access to public funds, incentives, and public and private partnerships. 	Short
Support living wages and workforce development to increase employment options within the Neighborhood.	<ul style="list-style-type: none"> • Partner with existing workforce development programs for North End residents and businesses. • Expand resident access to financial assistance and workforce development programs • Create pathways for entrepreneurship and employment of north end residents in north end businesses • Create a workforce development resource guide for North End Businesses 	Long
Explore the creation of an Oakland Corridor community group to act as local administrator of tactical corridor improvements and programming.	<ul style="list-style-type: none"> • Conduct continued outreach to businesses and residents to gauge interest. • Convene neighborhood residents and business owners to determine a sustainable organization structure to advocate for additional support and programs. • Consider an overlay district for the corridor to maintain design standards. 	Mid

Metrics:

- Number of new commercial developments
- Public dollars invested in North End
- Number of jobs in the neighborhood

Funding Options

- Invest Detroit
- Community Foundation of Southeast Michigan
- HUD Family Self-Sufficiency Program
- Community Development Financial Institutions (CDFI)
- New Market Tax Credits

HOUSING & NEIGHBORHOOD STABILIZATION

OBJECTIVES	ACTIONS	TIME-LINE
Allow and encourage a wide variety of housing types	<ul style="list-style-type: none"> • Consider zoning changes to allow more housing types in residential areas regardless of lot size and to change landscaping buffers between uses. • Improve city-owned property sales process to be more transparent and align with existing plan goals and strategies. • Publish an RFP for city-owned vacant residential best suited for infill development near identified commercial nodes. • Promote the use of the Michigan Municipal League (MML) Accessory Dwelling Unit (ADU) pattern book and support the development of other pre-approved pattern books for missing middle housing. 	Mid
Preserve naturally affordable housing	<ul style="list-style-type: none"> • Establishing a liaison within the City who is focused on communications with small scale landlords. • Increase educational resources for landlords and tenants. • Develop policies to help increase non-traditional forms of homeownership opportunities. • Invest in anti-displacement best practices to keep North End affordable for longstanding residents. 	Mid
Expand education on housing and access to housing programs	<ul style="list-style-type: none"> • Support the expansion of project and tenant-based vouchers. • Support implementation and broad education around a new streamlined entitlements process for permanent supportive and affordable housing. • Develop leadership training to empower more North End residents to be liaisons for community development. 	Short

Metrics:

- Number of new homes (individual units) developed
- Number of Zoning recommendations implemented
- Amount of funds distributed to North End Households

Funding Options

- Financial Institutions
- Community Development Financial Institutions (CDFI)
- Philanthropic and Non-profit
- HUD Family Self-Sufficiency Program
- HUD PRO Housing
- CDBG/HOPE/HOME Funds

PARKS AND OPEN SPACE ACTIONS

OBJECTIVES	ACTIONS	TIME-LINE
Protect and standardize community stewarded open spaces	<ul style="list-style-type: none"> Establish and enforce development standards for community stewarded open space Provide compliance education for community-build spaces Review and consider expanding communications around the DLBA public land disposition process for stewarded open spaces. Provide grants for organizations and individuals to continue their stewardship and to make the upgrades necessary to align with proposed design guidelines. 	Short
Close North End's Park Gap	<ul style="list-style-type: none"> Establish a new walkable neighborhood park that can be used year round. Develop a new North End Park with dog park amenities. Establish Considine Recreation Center as a neighborhood hub and increase it's visibility in the community. Redevelop the building addressing safety concerns with expanded programming Identify continuous vacant lots (public or private) that comprise at least an acre for new parkland. Promote the need for a new private partner for the park resources (recreation center and potential community house) in the neighborhood 	Mid
Expand the tree canopy in North End to improve air	<ul style="list-style-type: none"> Add street trees along key corridors to add comfort and value throughout the North End Establish a carbon sequestration forest adjacent to the freeway to mitigate air pollutants. Create a tree bank that can support infrastructure needs and provide jobs. Plant trees and native vegetation on city-owned vacant lots near sources of air pollution like arterial streets and manufacturing activities 	Long
Activate vacant land	<ul style="list-style-type: none"> Pair activations near commercial uses and incoming development to promote infill development. Leverage residential vacant land activations to improve the quality of life. Identify short and long term strategies to stabilize land that has undefined plans Market activation strategies as part of the public land sales process 	Long

Metrics:

- Number of trees planted
- Amount of park and open space created
- Recreation center users

Funding Options

- KABOOM!
- Michigan Humane Society
- Ralph C Wilson JR Foundation
- American Forests
- Knight Foundation
- Kresge Foundation
- Trust for Public Land
- CDBG

CULTURAL HERITAGE + HISTORIC PRESERVATION
ACTIONS

**TIME-
LINE**

OBJECTIVES	ACTIONS	TIME-LINE
<p>Identify significant structures and develop education and experiences that celebrate them</p>	<ul style="list-style-type: none"> • Integrate a neighborhood music playlist of neighborhood artists into events, public spaces, and significant places. • Educate residents on ways to leverage available public resources to preserve historic structures and create public art. • Maintain and use the city artist database of local talent to support neighborhood artists, musicians, videographers and more. • Develop a neighborhood cultural heritage docent program. • Create a cultural heritage trail with pathways and markers highlighting significant North End sites. • Collaborate with the Department of Neighborhoods to collect and elevate stories of the North End community. • Create a cultural interpretive plan for Delores Bennett Park. 	<p>Long</p>
<p>Make public art a redevelopment requirement for commercial development along Oakland and Woodward</p>	<ul style="list-style-type: none"> • Research the development of a cultural overlay along Oakland and Woodward. • Develop a policy that would recommend public art, fee in lieu to create public art, or other equivalent programs for new commercial development to within the recommended cultural overlay areas. 	<p>Long</p>
<p>Integrate North End stories into significant spaces through the development of cultural heritage pathways, placards, and focused experiences.</p>	<ul style="list-style-type: none"> • Catalog North End’s distinct cultural typologies and develop ways to preserve them. • Add bus shelters whose design reflects community-identified cultural memories or stories (See Chapter 4. Streets for People). • Use city-owned vacant land to add community stewarded “culture cuts” or historical interpretative paths throughout the neighborhood. • Continue to use tactical urbanism and tactical preservation to temporarily activate public spaces and preserve original structures while working towards long term interventions. 	<p>Long</p>
<p>Make public art a redevelopment requirement for commercial development along Oakland and Woodward</p>	<ul style="list-style-type: none"> • Research the development of a cultural overlay along Oakland and Woodward. • Develop a policy that would recommend public art, fee in lieu to create public art, or other equivalent programs for new commercial development to within the recommended cultural overlay areas. 	<p>Long</p>



CULTURAL HERITAGE + HISTORIC PRESERVATION

OBJECTIVES

ACTIONS

TIME-LINE

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Metrics:

- New markers placed at significant spaces
- Number of cultural experiences developed

Funding Options

- OUR Town, Creative Placemaking Grant
- Public Spaces Community Places
- Trails Capacity Program, American Trails
- Michigan Trails Fund

**STREETS FOR PEOPLE
ACTIONS**

**TIME-
LINE**

OBJECTIVES	ACTIONS	TIME-LINE
Transform existing unsheltered bus stops with the addition of new shelters along primary stops and major intersections within North End	<ul style="list-style-type: none"> • Install cultural gateway bus shelters • Organize and educate neighborhood ambassadors in adopt-a-stop groups to maintain sheltered bus stops • Coordinate with DDOT on Reimagine DDOT and new shelter standards, create prioritized list of shelter locations 	Short
Support the increased frequency and modes of public transit along Oakland and Woodward streets to major employment centers.	<ul style="list-style-type: none"> • Develop multi-modal connections from Oakland to Art Alley • Advocate for real-time transit information at primary stops within the neighborhood • Promote transit sector employment pathways • Improve last mile connections to transit along Woodward and Grand Blvd. 	Mid
Improve overall safety of streets with streetscape improvements.	<ul style="list-style-type: none"> • Narrow roads with tactical and permanent green infrastructure, bus stops, parklets, outdoor dining/retail, public art, parking • Improve Caniff road conditions • Make Brush Street a slow street by: narrowing the traffic lanes, adding crosswalks and change to two way along it's entirety. • Upgrade street lighting, filling in gaps in lighting and add new signage where lacking. • Partner with MDOT and adjacent neighborhoods to identify Woodward Avenue street improvement needs. 	Mid
Improve bicycling infrastructure in North End.	<ul style="list-style-type: none"> • Install safer bike lanes John R, Oakland, Caniff, Holbrook • Install 2-way, protected bike lanes as funding becomes available • Implement immediate low cost tactical installations such as cones/bollards and paint can allow for community feedback to help reduce oversized roads. 	Long



OBJECTIVES	STREETS FOR PEOPLE ACTIONS	TIME- LINE
Improve pedestrian visibility, safety, accessibility and sidewalk connections throughout the neighborhood.	<ul style="list-style-type: none"> • Prioritize speed bumps on low-volume roads near schools and parks • Create a universally designed pedestrian network focused on kids and seniors tied to safe routes to schools and improving health outcomes. • Streamline permit process for property owner-led sidewalk repairs • Add visible accessible crosswalks as funding becomes available – prioritize around safe routes to parks, schools and transit • Consider implementing income-based cost-share program for sidewalk repairs to extend reach of available funds • Organize grassroots sidewalk issue reporting events • Create more visible crosswalks and add streetlights at John R and Euclid • Prioritize sidewalk repairs using equity criteria such as proximity to schools and parks, housing and low income populations 	Mid
Employ green infrastructure	<ul style="list-style-type: none"> • Add street trees along major corridors to improve the overall neighborhood’s urban canopy and mitigate the effects of urban heat • Advocate for permeable pavement on sidewalks and multi-use paths 	Long

Metrics:

- Feet of sidewalk improvement
- Streetscape projects completed
- Number of transit stop upgrades or improvements

Funding Options

- EPA Environmental Justice Collaborative Problem-Solving Cooperative Agreement
- SPARK Grant
- People for Bikes
- MML Bridge Builders Micro-

grants

- LMB micro-grants
- Clean Water State Revolving Fund
- SEMCOG TAP
- DTE Tree Planting

APPENDIX I
ENGAGEMENT
SUMMARIES

NORTH END PUBLIC ENGAGEMENT

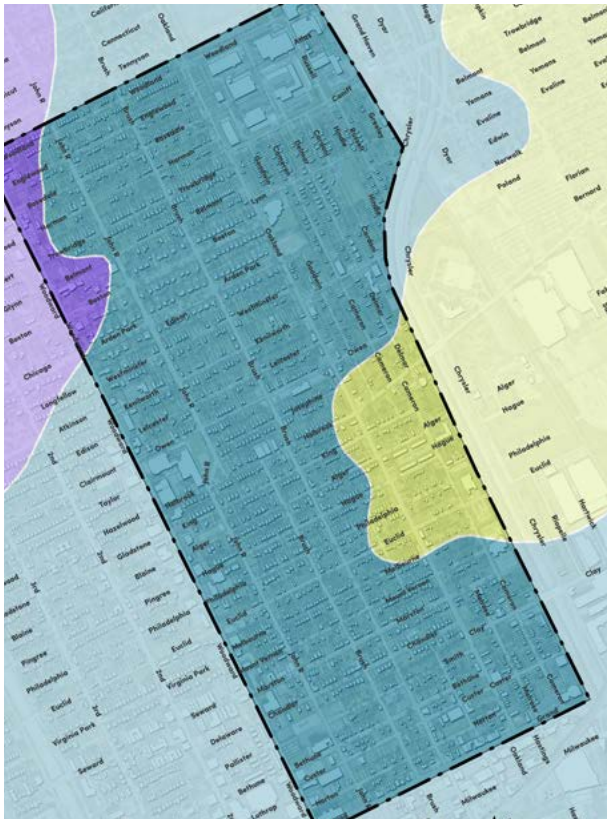
Over the course of the planning process, there have been many engagements with the public in a variety of forms. There were three major public meetings along with many stakeholder and block club meetings. Summaries for those meetings are reserved on the North End Framework Plan webpage.

TYPE	COUNT
PUBLIC MEETING	
August 24, 2022 Engagement Summary	80
February 7, 2023 Engagement Summary	70
June 24, 2023 Engagement Summary	50
BLOCK GROUP MEETINGS	10
FOCUS GROUP AND STAKEHOLDERS	
Faith-Based Organizations	5
Business Owners	35
Youth Bike Tour	12
SURVEYS	28

APPENDIX II
PLANTING
PALETTE

PLANTING PALETTE

North End is environmentally interesting because the neighborhood lands in the overlap of three historic vegetation landscapes. This can inform the types of plants that should be incorporated throughout the neighborhood, supporting the local ecology and biodiversity of the area. The following is a list of recommended native species which offer benefits to urban wildlife.



HISTORIC VEGETATIVE PLANTING LIST

Forest Types of Michigan: Swamp Hardwood (E3202-6) - MSU Extension

TREES

- American Beech (*Fagus grandifolia*)
- American Elm* (*Ulmus americana*)
- Balsam Fir (*Abies balsamea*)
- Balsam Poplar (*Populus balsamifera*)
- Black Ash* (*Fraxinus nigra*)
- Cottonwood Tree (*Populus deltoids*)
- Dogwood (*Cornus spp.*)
- Green Ash* (*Fraxinus pennsylvanica*)
- Red Maple (*Acer rubrum*)
- Northern White Cedar (*Thuja occidentalis*)
- Quaking Aspen (*Populus tremuloides*)
- Silver Maple (*Acer saccharinum*)
- Sugar Maple (*Acer saccharum*)

*Select borer resistant Ash cultivars and disease tolerant Elm cultivars

SHRUBS

- American Hornbeam (*Carpinus caroliniana*)
- Dogwood (*Cornus spp.*)
- Shrubby Cinquefoil (*Dasiphora fruticosa*)
- Ironwood (*Ostrya virginiana*)
- Kalm's St. John's-wort (*Hypericum kalmianum*)
- Serviceberry (*Amelanchier canadensis*)
- Willows (*Salix spp.*)

GRASSES

- Big Bluestem (*Andropogon gerardii*)
- Bluejoint (*Calamagrostis canadensis*)
- Sedge (*Carex spp.*)
- Twig Rush (*Cladium mariscoides*)
- Rush Grass (*Juncus spp.*)
- Switchgrass (*Panicum virgatum*)
- Featherreed Grass (*Phragmites australis*)
- Indian grass (*Sorghastrum nutans*)
- Cordgrass (*Spartina pectinata*)

FLOWERS + PERENNIALS

- Aster (*Symphyotrichum spp.*)
- Canada Anemone (*Anemone canadensis*)
- Boneset (*Eupatorium perfoliatum*)
- Common Mountain Mint (*Pycnanthemum virginianum*)
- Skullcap (*Scutellaria galericulata*)
- Culver's root (*Veronicastrum virginicum*)
- Goldenrod (*Solidago spp.*)
- Golden Alexander (*Zizia aurea*)
- Joe Pye Weed (*Eutrochium maculatum*)
- Marsh Blazing Star (*Liatris spicata*)
- Pale Spiked Lobelia (*Lobelia spicata*)
- Purple Rue (*Thalictrum dasycarpum*)
- Sneezeweed (*Helenium autumnale*)
- Southern Blue Flag (*Iris virginica*)
- Spring Beauty (*Claytonia virginica*)
- Swamp Agrimony (*Agrimonia parviflora*)
- Swamp Milkweed (*Asclepias incarnata*)
- Trillium (*Trillium grandifolium*)
- Wild Geranium (*Geranium maculatum*)



APPENDIX III

OPEN SPACE

PROGRAM MATRIX

OPEN SPACE PROGRAM MATRIX

	PLAY AREAS playgrounds, splash pads, etc.	ATHLETIC SPACES basketball, tennis, athletic fields, etc.	EXERCISE exercise equipment, walking path	PICNIC AND BBQ	RESTROOM	PUBLIC ART	OPEN GREEN SPACE unprogrammed space, community garden, etc.	INACCESSIBLE OPEN SPACE farms or naturalized areas	DETROIT PARK CATEGORY
PUBLICLY OWNED									
<i>BENNETT PLAYGROUND</i>	●	●	●	●	●		●		neighborhood
<i>BRADBY PARK</i>	●	●		●	may be closed		●		neighborhood
<i>CONSIDINE PARK</i>	●						●		mini
<i>McDUFFY PARK*</i>	●	●	●	●			●		neighborhood
PRIVATELY OWNED									
<i>MOORE COMMUNITY COUNCIL PARK</i>	may not be to code					●	●		mini
<i>HOOD PARK</i>	may not be to code			●			●		mini
<i>AMERICAN RIAD</i>						●	●		mini
<i>JOY PROJECT</i>							●		mini
<i>MI URBAN FARM INITIATIVE</i>							●	●	mini**
<i>OAKLAND AVENUE COMMUNITY FARM</i>						●	●	●	mini**

* Technically located outside of the North End, but less located less than 1/2 mile from Woodward neighborhood border
 ** Categorized based on acreage of publicly accessible portion of open space, inaccessible open space excluded.



APPENDIX IV

**VACANT LAND
ACTIVATIONS**

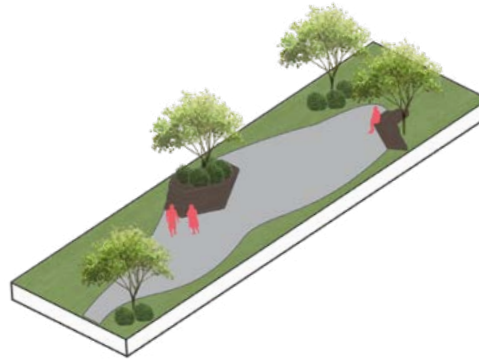
PUBLIC LAND ACTIVATIONS MATRIX

	RESIDENTIAL			VARIOUS CONTEXT		COMMERCIAL	
	Adjacent to Residential	Between Residential	Diagonal across alley	Between Residential and Commercial	No Adjacencies (No Context)	Between Commercial	Adjacent to Commercial
TEMPORARY							
Mowed	●	●	●	●	●		
Branded and Bundled Lots					●	●	●
Outdoor Eating Space				●		●	●
Dumpster Lots	●	●	●			●	●
PERMANENT							
Plaza				●	●	●	●
Food Truck Plaza					●	●	●
Bike Share				●		●	●
Performance Space						●	●
District Parking				●	●	●	●
Neighborhood Cut-Through Greenway		●	●	●			
Outdoor Gallery Space			●	●	●		
BioFuel Fields	●	●	●				
Solar Fields	●	●	●				
Stormwater Management	●	●					
Alley Buffer			●				

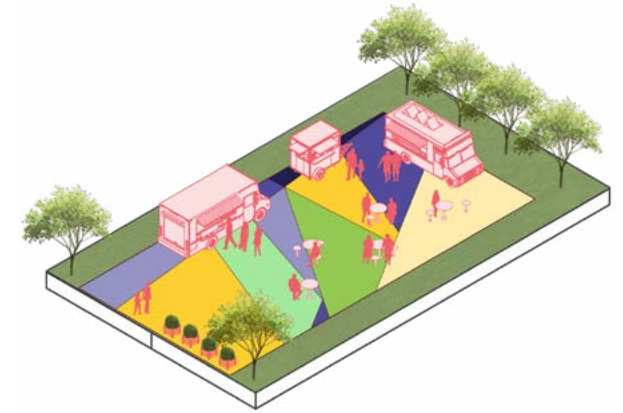


COMMERCIAL ACTIVATION TYPOLOGY

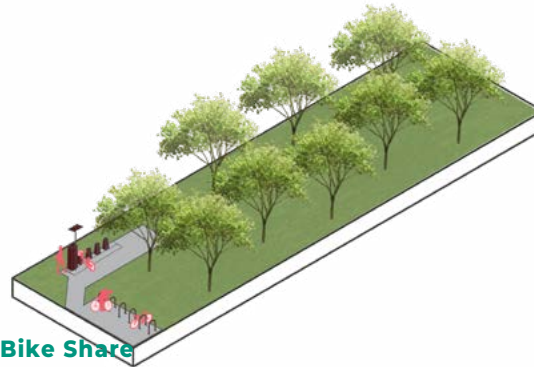
The following activation strategies could be best applied to vacancy conditions along commercial corridors. These proposals support the foot traffic that would support small business and offer a space for creative arts and engagement. These strategies also have the opportunity to integrate important neighborhood infrastructure like bike share and district parking to offset mobility burdens and barriers.



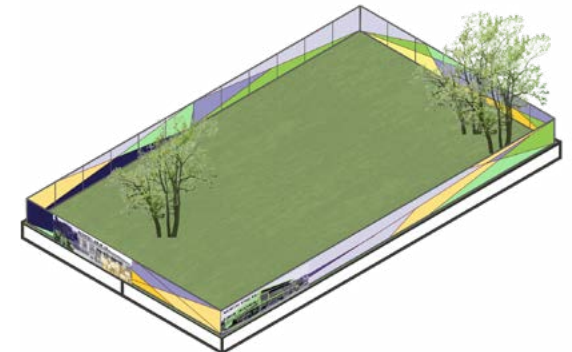
Plaza



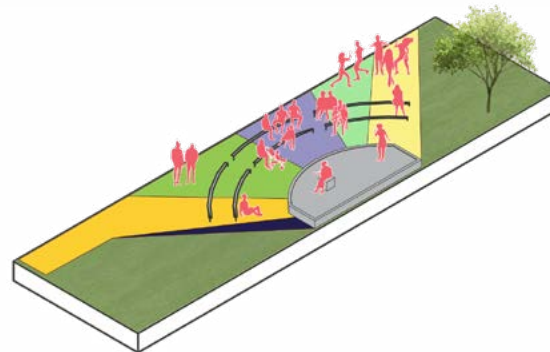
Food Truck Plaza



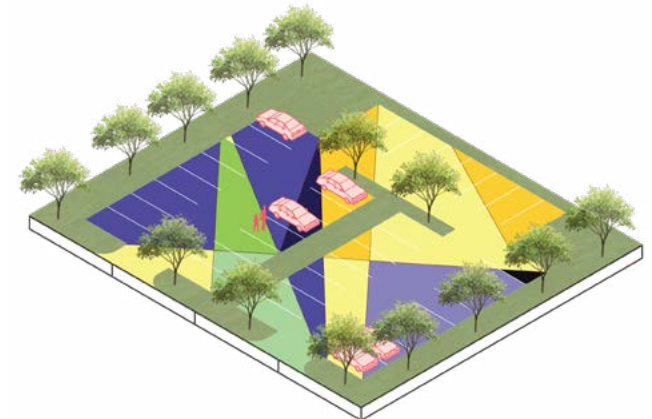
Bike Share



Branded and Bundled Parcels



Performance Space

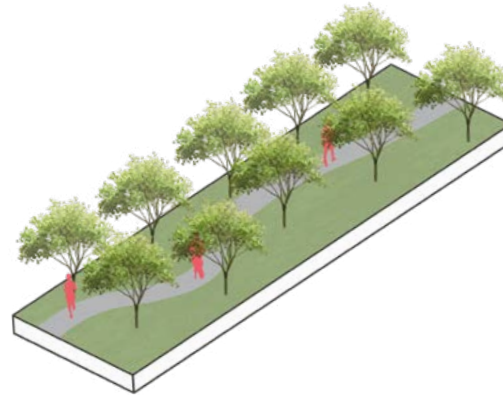


District Parking

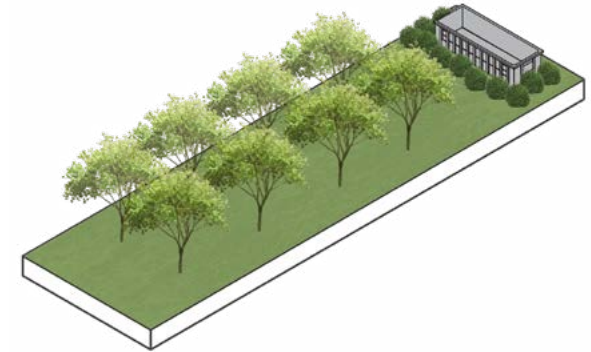


RESIDENTIAL ACTIVATIONS

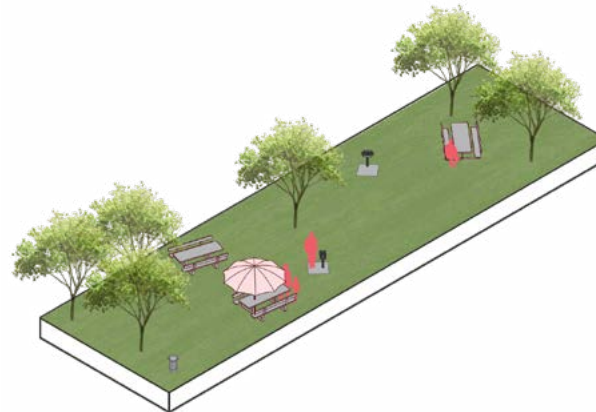
The following activation strategies could be best applied to vacancy conditions along residential corridors. These proposals support increased outdoor engagement and activity for residents to gather, commune and enjoy. These proposals also help to eliminate blight and unsightliness within the neighborhood, while helping to bridge stronger physical and social relationships.



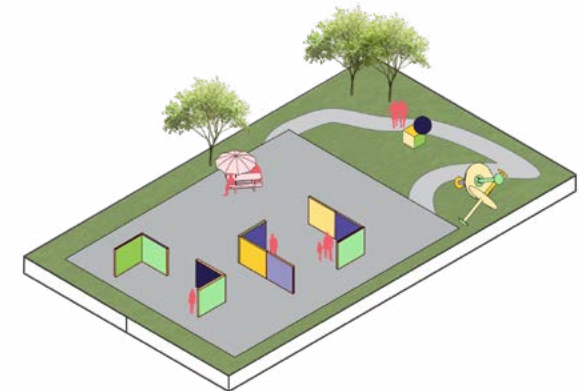
Neighborhood Cut-through Greenways



Dumpster Lots



Outdoor Eating Space

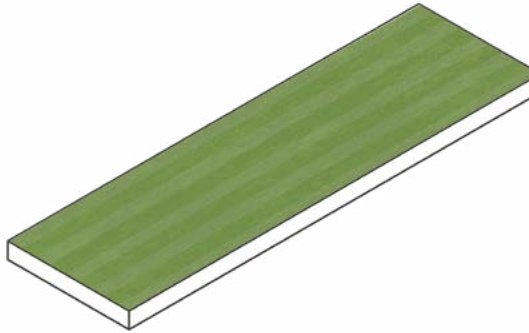


Outdoor Gallery Space

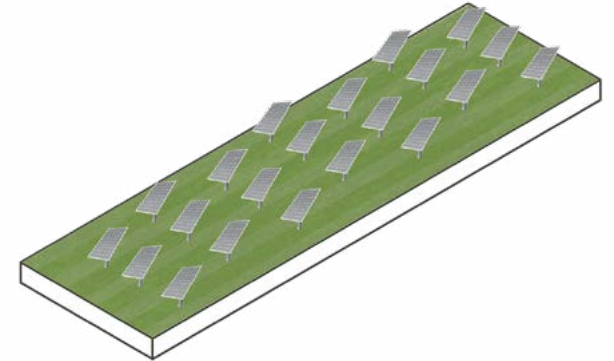


PASSIVE & PRODUCTIVE ACTIVATIONS

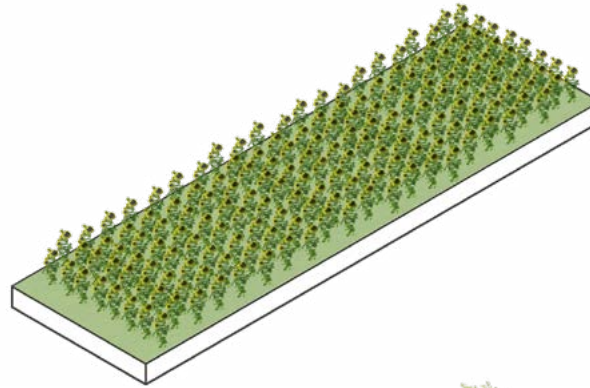
These activation strategies can be applied across North End's vacancy conditions where passive and productive landscapes are preferred. These landscapes can serve as sources of savings for residents with offset costs for runoff management and solar electricity integration.



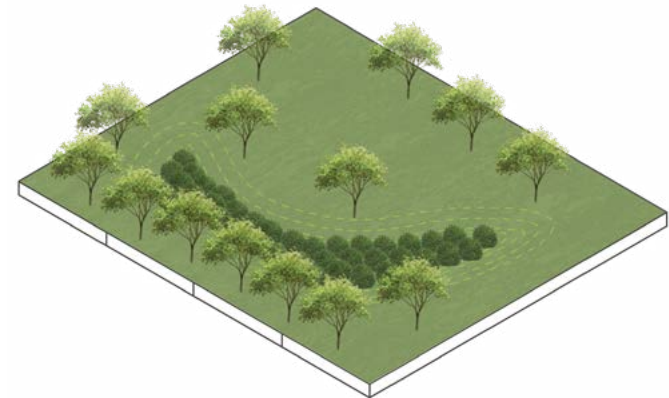
Mowed Grass



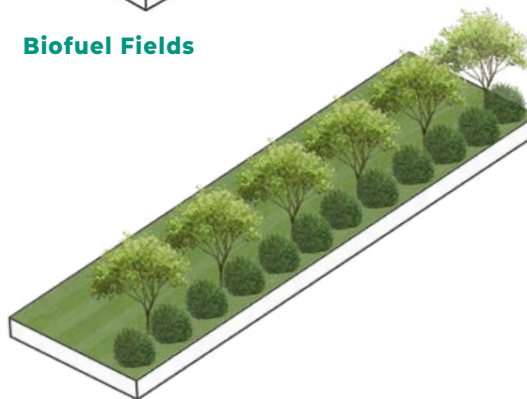
Solar Fields



Biofuel Fields



Stormwater Management



Alley Buffer

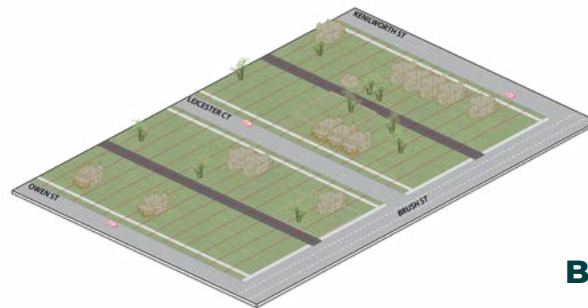


ACTIVATIONS IN PRACTICE

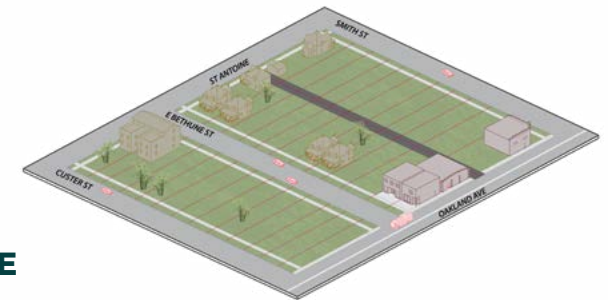
When these activations are aligned with infill development, the neighborhood has an opportunity to incrementally transform through a network of cohesive open spaces. This can be very important on contiguous streets that observe high concentrations of vacancy around occupied homes. Pairing these activations helps to build better connections across North End, filling gaps with meaningful spaces.



AFTER



BEFORE



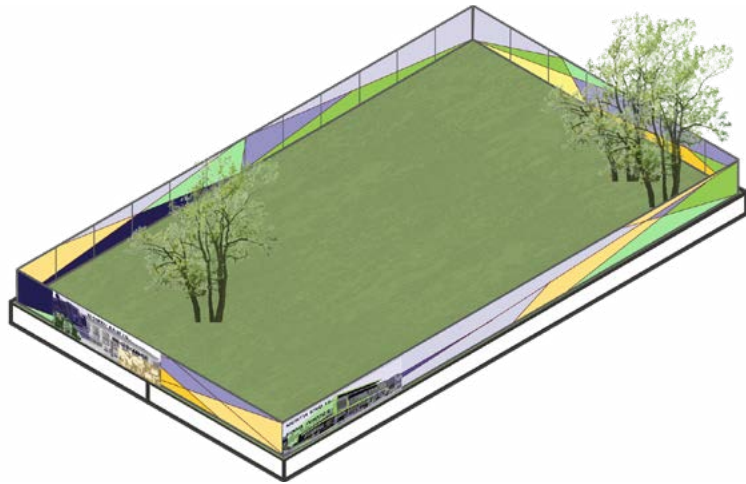
OPEN SPACE INFILL

Using the menu of vacant lot activations together can support placemaking and infill development

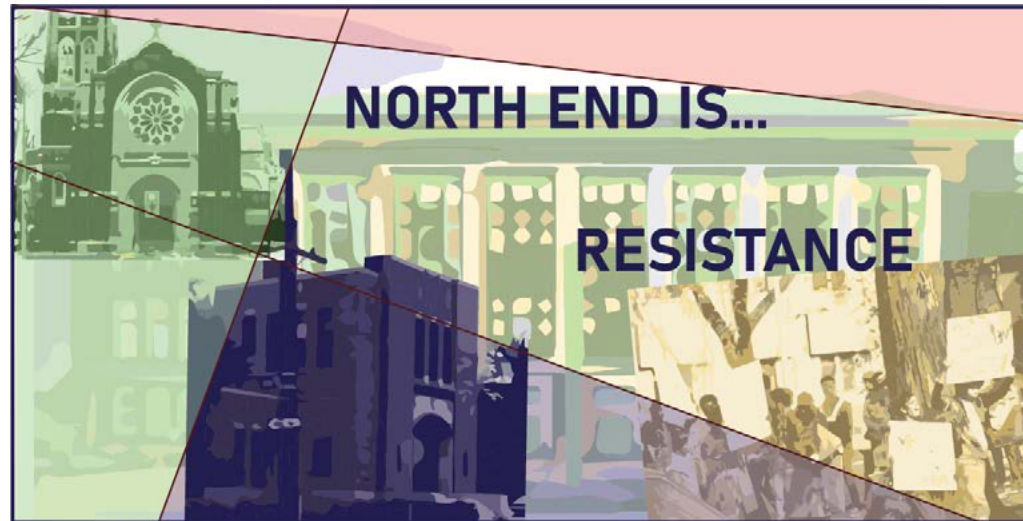


TEMPORARY ACTIVATIONS

Vacant lots that are primed for redevelopment can be enclosed by a branded chain link fence to limit dumping and the visibility of blight. This can be a great opportunity to engage North End artists to create graphics that are emblematic of North End's energy, culture and brand. These lots can remain branded and fenced until development partners are identified and construction begins.



BRANDED AND BUNDLED PARCELS



CONCEPT BRAND WRAPS FOR VACANT PARCELS

JIMA Studio





More street trees for shade and comfort

Neighborhood brand

Rehabilitated commercial building

Activated vacant land for outdoor programs

Improved sidewalks, curbs, and crossings

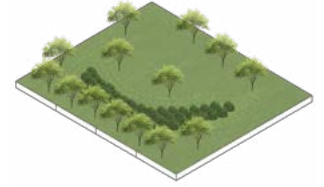
Connections to bike facilities

CONCEPT TEMPORARY ACTIVATION
JIMA Studio



SHARED BIOSWALE FOR STORM RUNOFF

Using vacant lots between residences to establish shared bioswales can offset runoff in municipal systems



A shared bioswale can collect roof and garage runoff to offset the burden on the sewer system, while promoted healthy native habitat.

