

Planning & Development Department

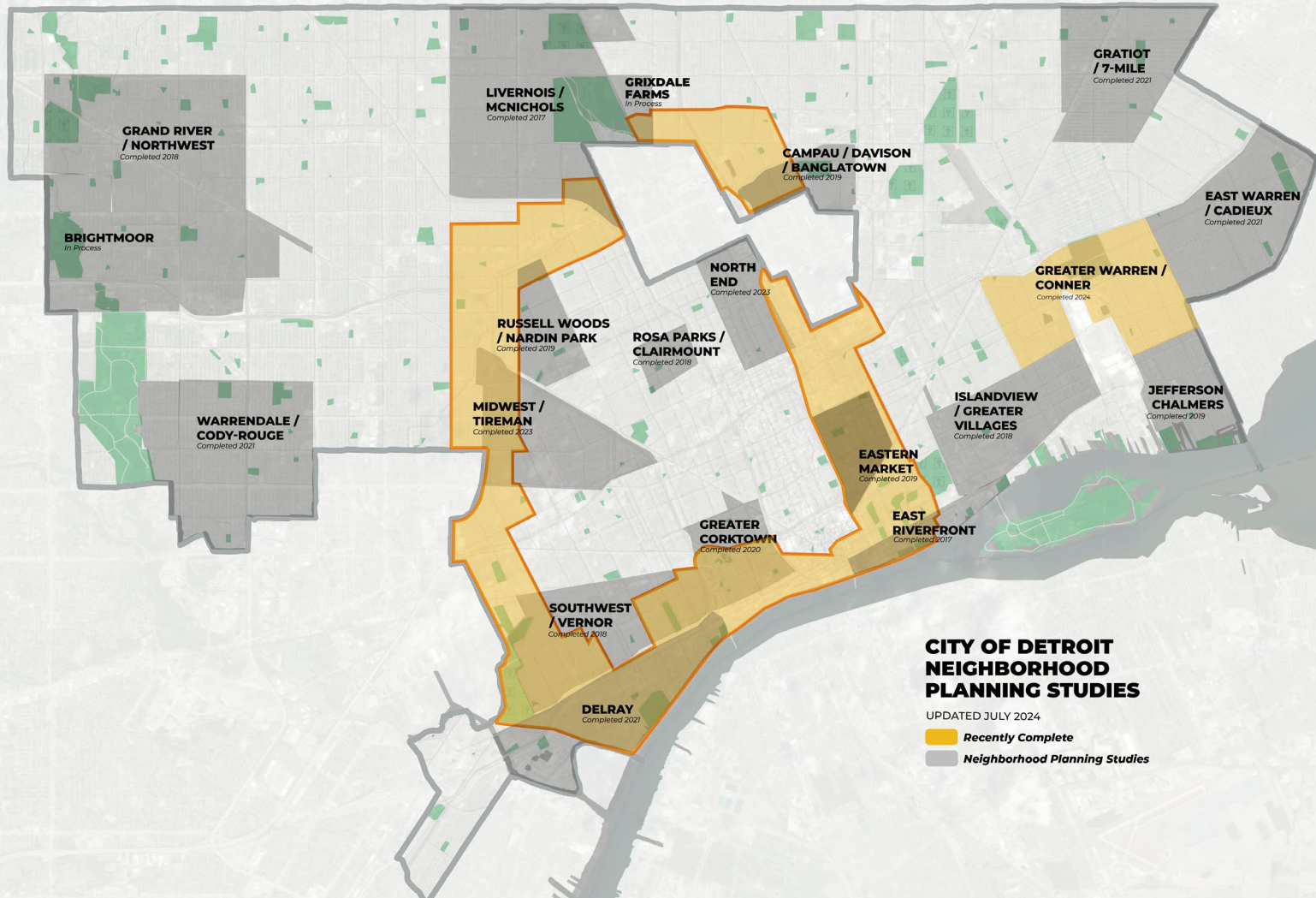
Neighborhood Planning Update



Planning Updates

- **Recently completed plans:**
 - **JLG Neighborhood Planning Study**
 - **Greater Warren / Conner Framework Plan**
- **Current Planning Processes:**
 - **Brightmoor Framework Plan**
 - **Grixdale Framework Plan**
 - **Fenkell Commercial Corridor Action Plan**
 - **I-375 Framework Plan**
- **Upcoming planning processes:**
 - **Forest Park/ Diggs Homes: Choice Neighborhoods**
 - **Denby / Whittier Framework Plan**

RECENTLY COMPLETED PLANS





JOE
LOUIS
GREENWAY

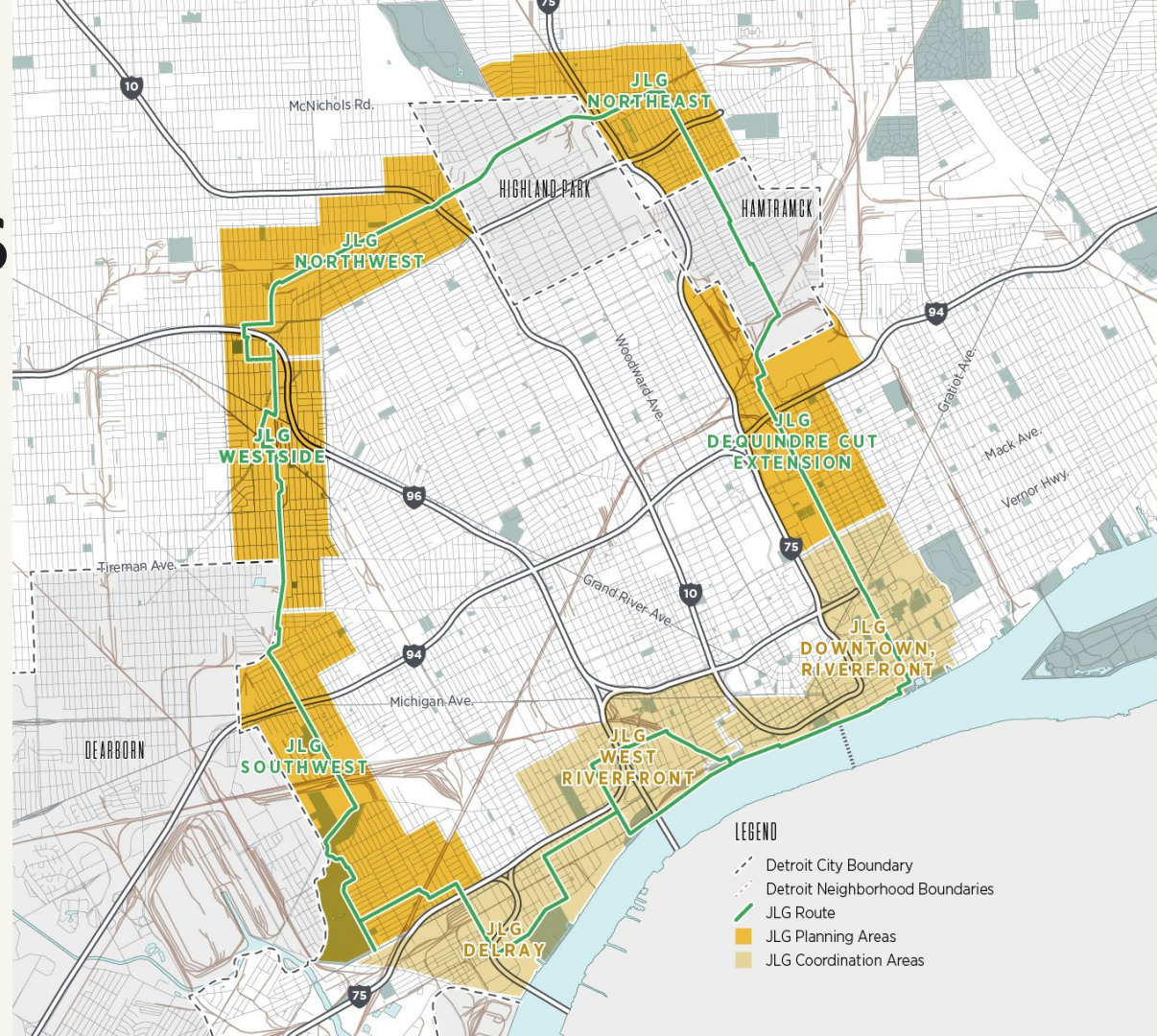
NEIGHBORHOOD PLANNING STUDY



How do we best leverage the investment in the Joe Louis Greenway to create more equitable outcomes?

NEIGHBORHOOD PLANNING AREAS

The Neighborhood Development Strategy & Area Plans will cover at a minimum a ½ mile area to either side along the entire 29+ mile greenway route and consider the 23 distinct neighborhoods and 20 Masterplan of Policies Neighborhoods traversed by the greenway route.



This **JLG Planning Study** is **not** about the Joe Louis Greenway itself



This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

PLANNING TEAM & PARTNERS



SMITHGROUP
Local Architects & Mobility Specialists

MASS ECONOMICS
Market Analysis

NOELL CONSULTING GROUP
Housing Consultant

SPACKMAN MOSSOP MICHAELS (SMM)
Landscape Architecture

SIDEWALK DETROIT
Community Engagement

- PLANNING & DEVELOPMENT DEPARTMENT
- DEPARTMENT OF NEIGHBORHOODS (DON)
- JOE LOUIS GREENWAY (Planning, Design & Const.)
- GENERAL SERVICES DEPARTMENT (GSD)
- HOUSING & REVITALIZATION DEPARTMENT (HRD)
- DEPARTMENT OF PUBLIC WORKS (DPW)
- OFFICE OF MOBILITY INNOVATION (OMI)
- OFFICE OF SUSTAINABILITY (OoS)
- DETROIT LAND BANK AUTHORITY (DLBA)
- DETROIT ECONOMIC GROWTH CORP (DEGC)

- + MOCO
- + JOE LOUIS GREENWAY PARTNERSHIP
- + EASTERN MARKET PARTNERSHIP

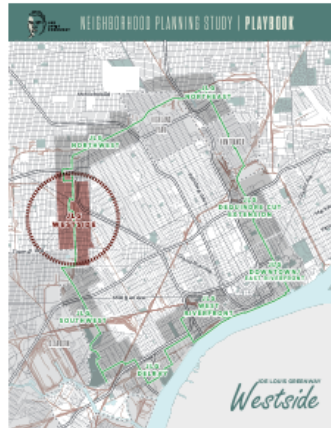
263 Meetings
10k Points of Contact



NEIGHBORHOOD PLAYBOOKS

To apply the strategies described in this document, **Neighborhood Playbooks** are available for each planning area. The Neighborhood Playbooks are stand-alone documents intended for use by the City, partners and local leaders in each planning area. The Action Plans are designed for discussion. The outer cover is a summary of key trends and data. Inside is a series of pull-out sheets that illustrate specific actions for consideration. The sheets are organized around the key goals of the study: Build Wealth & Stabilize Housing; Expand Opportunities for Commercial Services; Create and Sustain Jobs; Improve Connectivity & Access; and Beautify & Green Neighborhoods. Summary strategies for each planning area are included here.

Pages from the Westside Neighborhood Playbook >>



NEIGHBORHOOD PLANNING STUDY WESTSIDE PLAYBOOK

WHAT IS A PLAYBOOK?
A playbook is a toolbox with strategies and ideas that residents, business owners and neighborhood organizations can take to leverage the investments in the Joe Louis Greenway in their neighborhood. The three playbooks are tailored to the unique needs of each planning area in the Joe Louis Greenway Plan area. The Joe Louis Greenway Plan is the Joe Louis Greenway Plan area. The Joe Louis Greenway Plan is the Joe Louis Greenway Plan area.

WHO IS THIS PLAYBOOK FOR?
This plan of action is designed for use by residents, business owners and neighborhood organizations in the Joe Louis Greenway Plan area. The Joe Louis Greenway Plan is the Joe Louis Greenway Plan area.

WHAT IS THE JOE LOUIS GREENWAY PLANNING STUDY?
The Joe Louis Greenway Planning Study is a 2.5-mile recreational path that will carry Detroit's vibrant culture, people and parks. The Joe Louis Greenway will be a 2.5-mile recreational path that will carry Detroit's vibrant culture, people and parks. The Joe Louis Greenway will be a 2.5-mile recreational path that will carry Detroit's vibrant culture, people and parks.

HOW WAS THIS PROCESS INFORMED?
The Joe Louis Greenway Planning Study is a two-year community planning process with residents and business owners.

WHAT WERE THE GOALS DEFINED BY THE COMMUNITY?
Throughout the engagement process, residents highlighted the importance of leveraging the benefits of the Joe Louis Greenway for:

- COMMUNITY LEADERSHIP TEAMS
- VACANT LAND PERMIT
- MOVE AND TALK SERVICES
- COMMUNITY RELATIONSHIP NETWORK
- HOUSING OPPORTUNITIES
- PUBLIC MEETINGS

Once the planning study is done, it will serve to guide investments into neighborhoods, where we still have a part to play:

INTRODUCTION

BUILD WEALTH & STABILIZE HOUSING

HOUSING TODAY
Currently, there are 1,375 single-family homes and 338 multi-family homes in the Westside. 57% own their homes, 43% rent their homes. The 2021 median sales price for homes is \$217,000. The median rent for a two-bedroom apartment is \$1,200. The median sales price for homes is \$217,000. The median rent for a two-bedroom apartment is \$1,200.

STRATEGIES FOR EXISTING HOUSING
Target outreach to existing residents to collect information and assess housing quality, resident satisfaction, and financial stability. Target outreach to existing residents to collect information and assess housing quality, resident satisfaction, and financial stability.

1. BETTER UNDERSTANDING THE COLLECTIVE AND INDIVIDUAL NEEDS TO SUPPORT EXISTING RESIDENTS WHETHER RENTERS OR HOMEOWNERS
Target outreach to existing residents to collect information and assess housing quality, resident satisfaction, and financial stability.

2. PROMOTE AFFORDABILITY AND INVEST IN EXISTING BUILDINGS/STRUCTURES
These programs, large, middle-income housing, medium-density housing, and affordable housing, are all important to the Westside's future. These programs, large, middle-income housing, medium-density housing, and affordable housing, are all important to the Westside's future.

3. EXPAND MULTI-FAMILY PRESERVATION
There are 152 2-4 unit multi-family units in the Westside. There are 152 2-4 unit multi-family units in the Westside.

THE JOE LOUIS GREENWAY Westside

LEGEND:
Single-Family Residential, Mixed-Use, High-Density, High-Corridor, Vacant Land, Single-Family Residential, Mixed-Use, High-Density, High-Corridor, Vacant Land.

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THE JOE LOUIS GREENWAY Westside

INTRODUCTION

Interested in housing resources?

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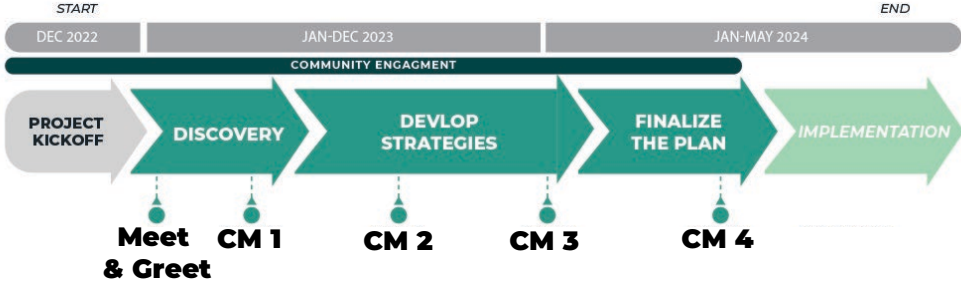
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THE JOE LOUIS GREENWAY Westside

Greater Warren / Conner Framework Overview



- 

Neighborhood Stabilization
- 

Parks and Open Space
- 

Commercial & Economic Development
- 

Mobility and Streets
- 

Climate Resiliency & Health

Community Engagement- What We Heard:

4 PUBLIC MEETINGS

194 IN-PERSON MEETING ATTENDEES

110 VIRTUAL MEETING ATTENDEES



Attendees at the community meetings. Sources: City of Detroit



102 SURVEY RESPONSES

13,700 POSTCARDS MAILED

345 E-NEWSLETTER SUBSCRIBERS

8 COMMUNITY AMBASSADORS

Key Themes Heard During Engagement

- Improve basic city services*
- Need for home repair grants*
- Remove blight (homes and vacant land)*
- Infrastructure needs updating*
- Few amenities in the neighborhood*
- Air quality and truck traffic are major concerns*
- Strategies to utilize vacant land for productive use*
- Opportunities to reduce flooding*

Community Benefits Impact Fund Overview

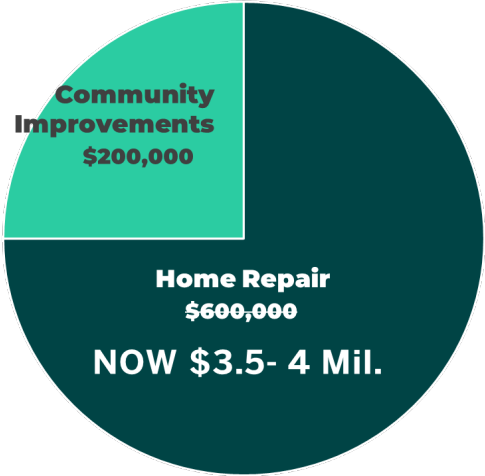


200k to support Community Improvements:

- Streetscape improvements
- Neighborhood Branding / Identity
- Clean-Up Activities
- Other community-initiated projects or programs

600k 3.5-4 Mil. for Home Repair Grants

- Funding for **APPROXIMATELY 30 100+ HOMES** to receive **CRITICAL SAFETY REPAIRS**
- Additional home repair funding has become available- final amount TBD, approx. 3.5 to 4 Mil.
- Program to be administered by Bridging Neighborhoods

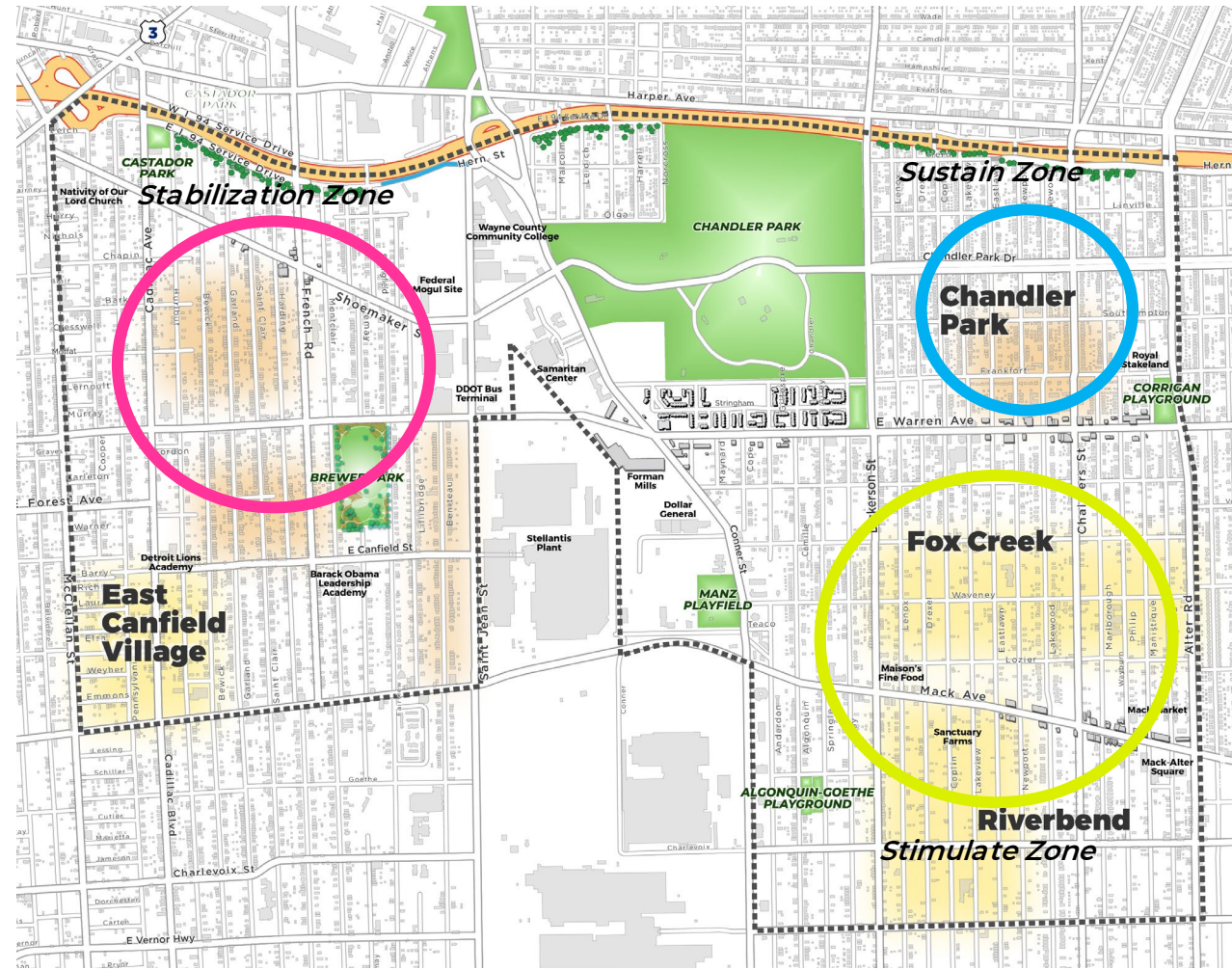


Neighborhood Stabilization

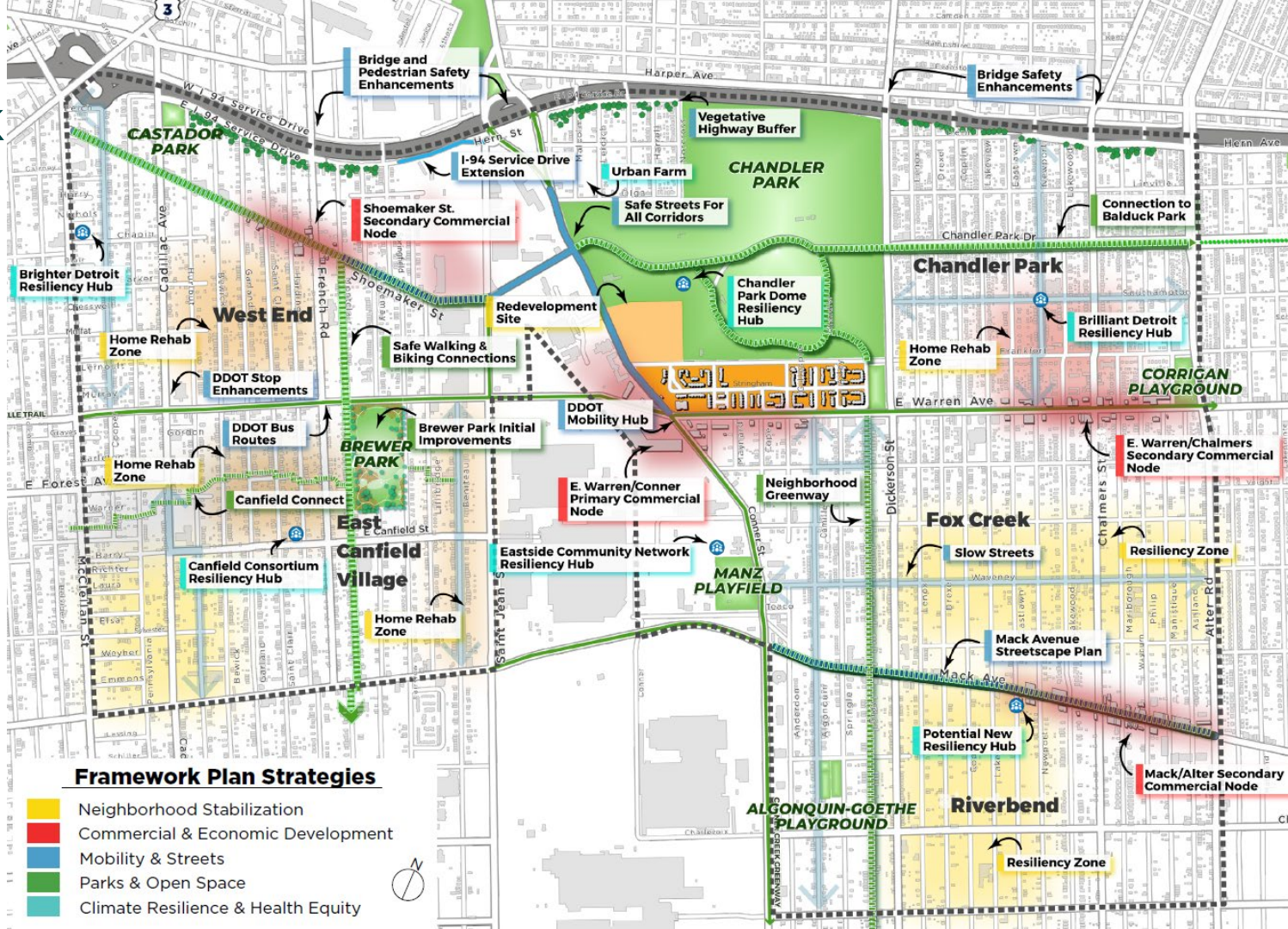
- Sustain** existing stability in Chandler Park
- Stabilize** East Canfield Villages with existing City and DLBA programs
- Stimulate** areas with high concentrations of vacant land with Resiliency Zones



Incorporation of urban farming, green stormwater infrastructure, public space, trails, and residential development



GWC Framework Summary

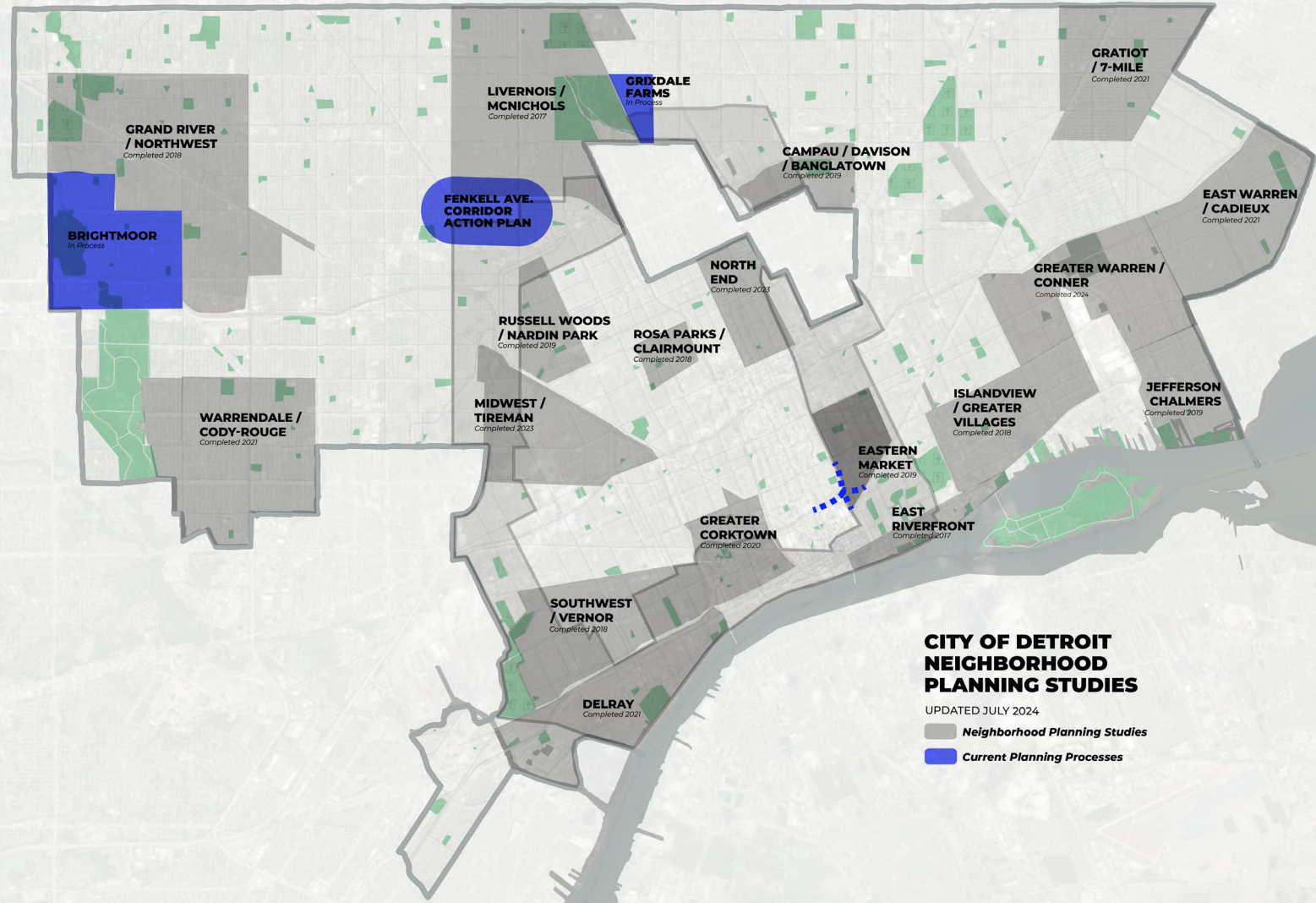


Framework Plan Strategies

- Neighborhood Stabilization
- Commercial & Economic Development
- Mobility & Streets
- Parks & Open Space
- Climate Resilience & Health Equity

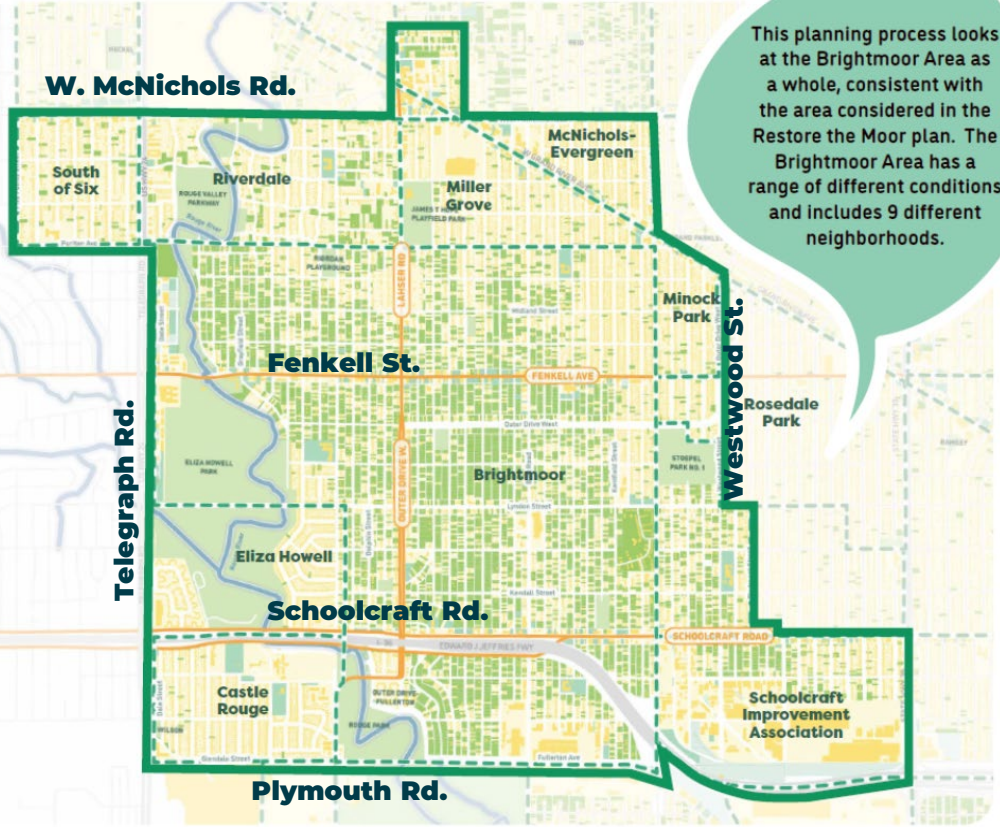


CURRENT PLANNING PROCESSES

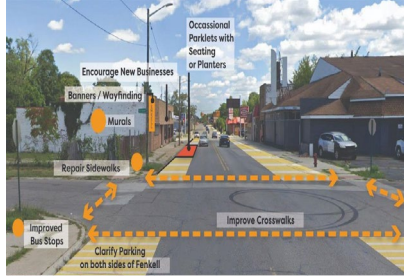


Brightmoor Framework Plan

PROJECT AREA



This planning process looks at the Brightmoor Area as a whole, consistent with the Restore the Moor plan. The Brightmoor Area has a range of different conditions and includes 9 different neighborhoods.



The Brightmoor Framework plan builds on existing community efforts while also providing a new vision for the area that includes economic development, green stormwater infrastructure, housing, parks, and slow streets.

Current Status
First draft of plan expected Dec 2024

Schedule
Sept. 2023 – Feb 2025

Grixdale Farms Framework Plan

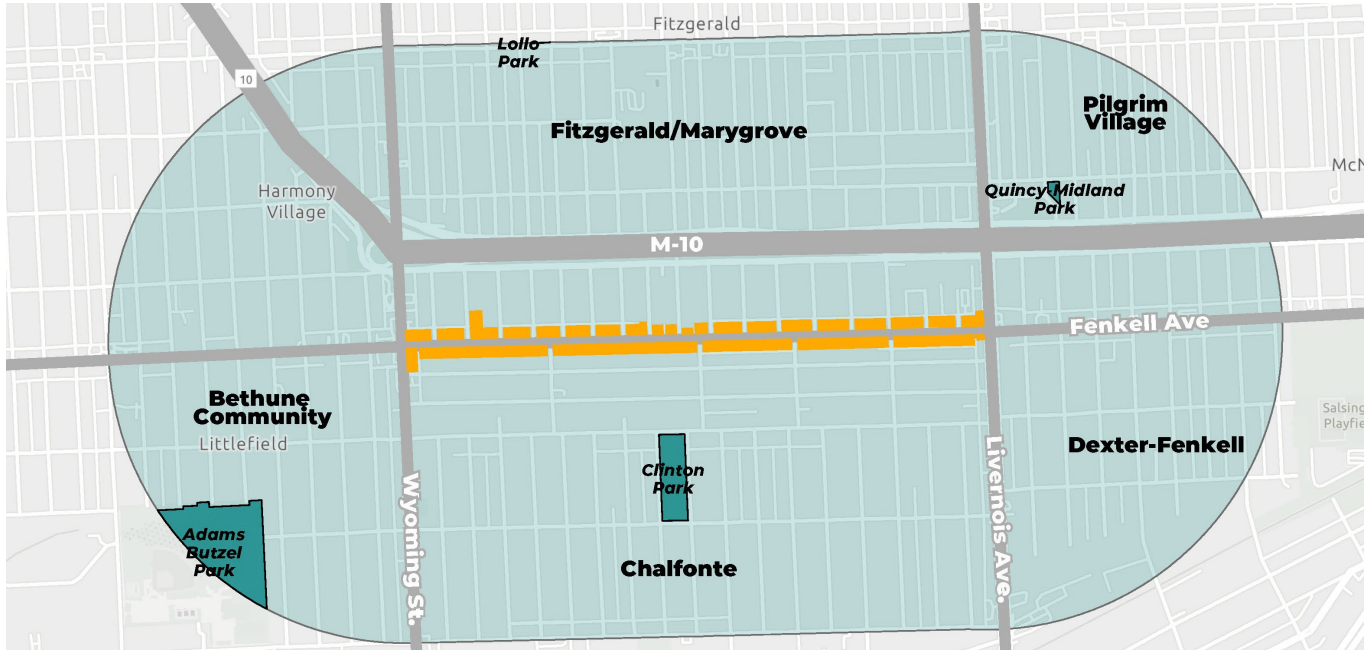


The Grixdale Farms Framework Plan provides strategies for vacant public land, parks, housing redevelopment, corridor economic development, and neighborhood connectivity for the Grixdale Farms Neighborhood.

Current Status
First draft of plan expected Dec 2024

Schedule
August 2023 – April 2025

Fenkell Ave Corridor Action Plan



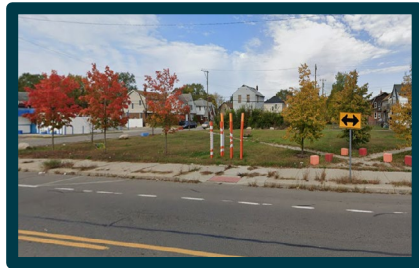
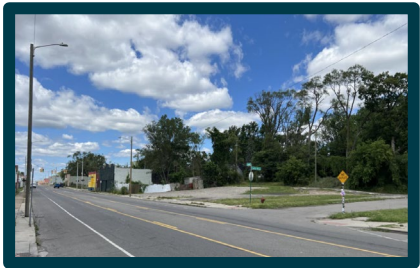
The Fenkell Ave Corridor Action Plan is a micro-study focused on Fenkell Ave. between Wyoming & Livernois and the half mile radius to strategically leverage City resources to transform the neighborhood's image and perception.

Current Status

Interdepartmental coordination about phased implementation

Schedule

March 2024- Jan 2025



I-375 Neighborhood Framework Plan



The framework will consist of three components:

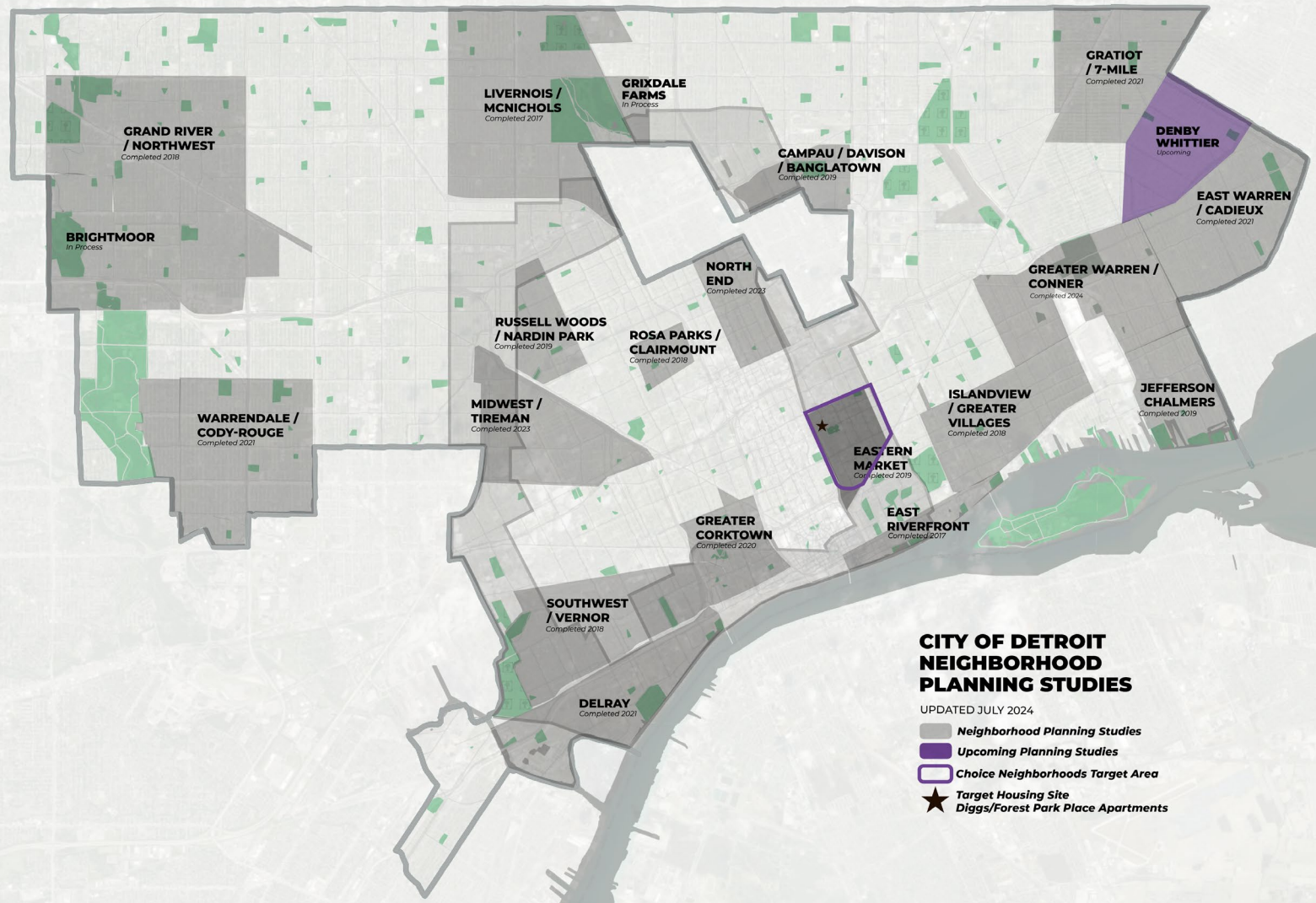
- Zoning & Land Use
- Urban Design
- History/Arts/Culture

Result will be an implementation plan for community enhancements which identifies projects, policies, and ideas reflecting the community's vision. This process will not impact the design of the new boulevard.

Schedule

Completed
September 2025

UPCOMING PLANNING EFFORTS



CITY OF DETROIT NEIGHBORHOOD PLANNING STUDIES

UPDATED JULY 2024

-  Neighborhood Planning Studies
-  Upcoming Planning Studies
-  Choice Neighborhoods Target Area
-  Target Housing Site
Diggs/Forest Park Place Apartments

Forest Park/ Diggs Homes: Choice Neighborhoods Planning Grant

The City of Detroit and the Detroit Housing Commission were awarded a \$500,000 HUD CN-Planning grant in Sept. 2024.

The planning process, led by P&DD will primarily focus on engaging the residents of the Forest Park & Diggs Homes over the next 18 months and result in a plan which focuses on three components: Housing, People, and Neighborhoods.

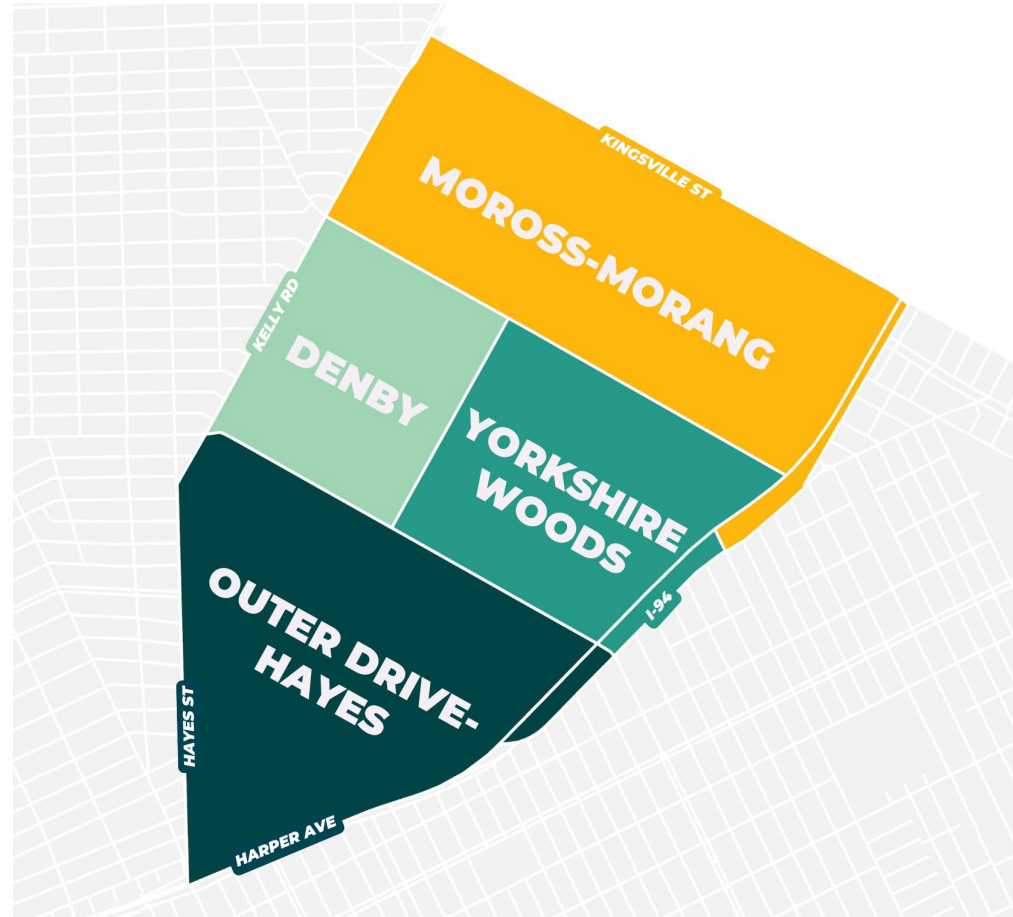
Kick-off is expected Q1 2025.



Denby/Whittier Neighborhood Framework Plan

The RFP for the Denby/Whittier Neighborhood Framework Plan is expected to release in November 2024. The planning study will tentatively begin in the Spring/Summer of 2025.

Plan Themes: Community Joy, Healing, Connectivity, & Strengthening Ecosystems



THANK YOU!



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