

# Neighborhood Planning : Islandview & Greater Villages

Community Meeting – Introduction of Ideas







## AGENDA

**WHAT WE  
HEARD**

**INTRODUCE  
POTENTIAL  
IDEAS**

**TABLE  
DISCUSSION**

**WHAT'S  
NEXT**

**&**

**EAST  
JEFFERSON  
AVE. UPDATE**

# ENGAGED – Community Meetings



**MARCH 14**



**MARCH 21**



**MARCH 23**



**APRIL 29**



**MAY 18**



**MAY 20**





## Reduce Blight and Property Maintenance Issues

### What Do You Think?

What types of property maintenance blight issue impacts you the most?

**“We don't want any more homes torn-down”**

**“We need affordable housing”**



## Create and Improve Parks

### What Do You Think?

How would you like to use a new or improved park space?

**“Clean up the dangerous open and abandoned houses”**

**“Community needs input in new projects”**

**“Landlords renting homes in BAD condition”**



## Upgrade Pedestrian Experience

### What Do You Think?

What improvements would make sidewalks and streets safer and more enjoyable for walking?

**“Maintain sidewalks and right-of-ways”**

**“Expand and support entrepreneurship”**

**“Speeding on Van Dyke is a serious safety issue”**





- 1. Rents are increasing; People need to be able to stay in the neighborhood**
- 2. Want places for young people and seniors**
- 3. Safe streets you want to stroll**
- 4. Need for neighborhood shopping**



1

**WHAT WE HEARD:**

**Rents are increasing; People need to be able to stay in the neighborhood**

**IDEAS :**

- 1. Create a Existing Residents Package**
- 2. Rehab City owned home and keep them affordable**





# PROGRAMS FOR EXISTING RESIDENTS

PROGRAM	OVERVIEW	ELIGIBILITY	CONTACT
<u>Headlee Amendment and Proposal A</u>	Laws that limit increases in property taxes in a given year to the lesser of 5% or the rate of inflation.	Only applies until property is sold or transferred, at which point taxes are reset to reflect current property value.	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Mathieu-Gast Home Improvement Act</u>	Law protecting homeowners from increases in property tax assessments as a result of normal repairs and maintenance on their property.	Applies to owner-occupied and investment properties, does not apply to structural additions.	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Neighborhood Enterprise Zone (NEZ)</u>	Provides an 18-35 percent reduction in property taxes for 6-15 years for properties in an established NEZ.	Home purchased after 1997, owner occupant, minimum investment of \$500 in property in past three years	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Principal Residence Exemption (PRE)</u>	Makes property exempt from a portion of local school operating taxes.	Owner occupied as principal residence, address must show up on driver's license or voter registration card.	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Poverty Exemption</u>	Makes Property exempt for all property taxes for a year but is not retroactive.	Owner occupied with a PRE, claim must be filed on time each year exemption is sought, provide income tax returns for all occupants, must meet federal poverty income standards.	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Disabled Veteran's Exemption</u>	Makes property exempt from all property taxes for a year but is not retroactive.	Owner occupied with a PRE, must be honorably discharged veteran or non-remarried surviving spouse, must have been determined as totally disabled or individually unemployable.	<u>State-Tax-Commission@michigan.gov</u> (517) 335-3429
<u>Senior Citizen or Permanently Disabled Deferment</u>	Defers payment of any special assessments on a property until the property is sold or the owner passes away.	Owner occupied for at least five years, over 65 or permanently disabled, must meet income standard, must have special assessment of \$300 or more.	<u>PTE-section@michigan.gov</u> (517) 335-4410
<u>Appeal of Property Tax Assessment</u>	Has potential to lower property's State Equalized Value (SEV) which can lead to lower property taxes if taxable value then exceeds SEV.	Must file appeal with Property Assessment Board of Review during period of February 1-15, if not satisfied with decision can appear before Board and then contact Michigan Tax Tribunal	Assessor's Office, CAYMC Room 804 (313) 224-3011
<u>Distressed Owner Occupancy Extension</u>	Removes property from foreclosure and gives owner until end of calendar year to pay most delinquent taxes	Owner occupied, undergoing hardship (loosely defined), cannot have delinquent taxes more than three years old.	<u>taxinfo@waynecounty.com</u> (313) 224-6106
<u>Interest Reduction Special Payments Agreement</u>	Reduces Interest on delinquent taxes from 18% to 6% and sets up payment plan with 10% of base tax owed down and monthly payments of around 3% of that same base tax.	Owner occupied with PRE, must stay current with future taxes and agreed payments to stay in long term payment plan	<u>taxinfo@waynecounty.com</u> (313) 224-6106



Gratiot Avenue

CONCENTRATION OF SINGLE FAMILY HOMES - DLBA OWNED



Mack Avenue

Charlevoix St.

E. Vernor Hwy.

Fischer St.

McClellan St.

Cadillac Blvd.

St. Jean St.

Kercheval Ave.

Mt. Elliott Cemetery

Mt. Elliott St.

E. Grand Blvd.

Van Dyke St.

Jefferson Avenue

E Lafayette St.

## AREA WITH PROPERTIES WHERE THE CITY IS SEEING MOMENTUM

Single Family Stabilization Zone

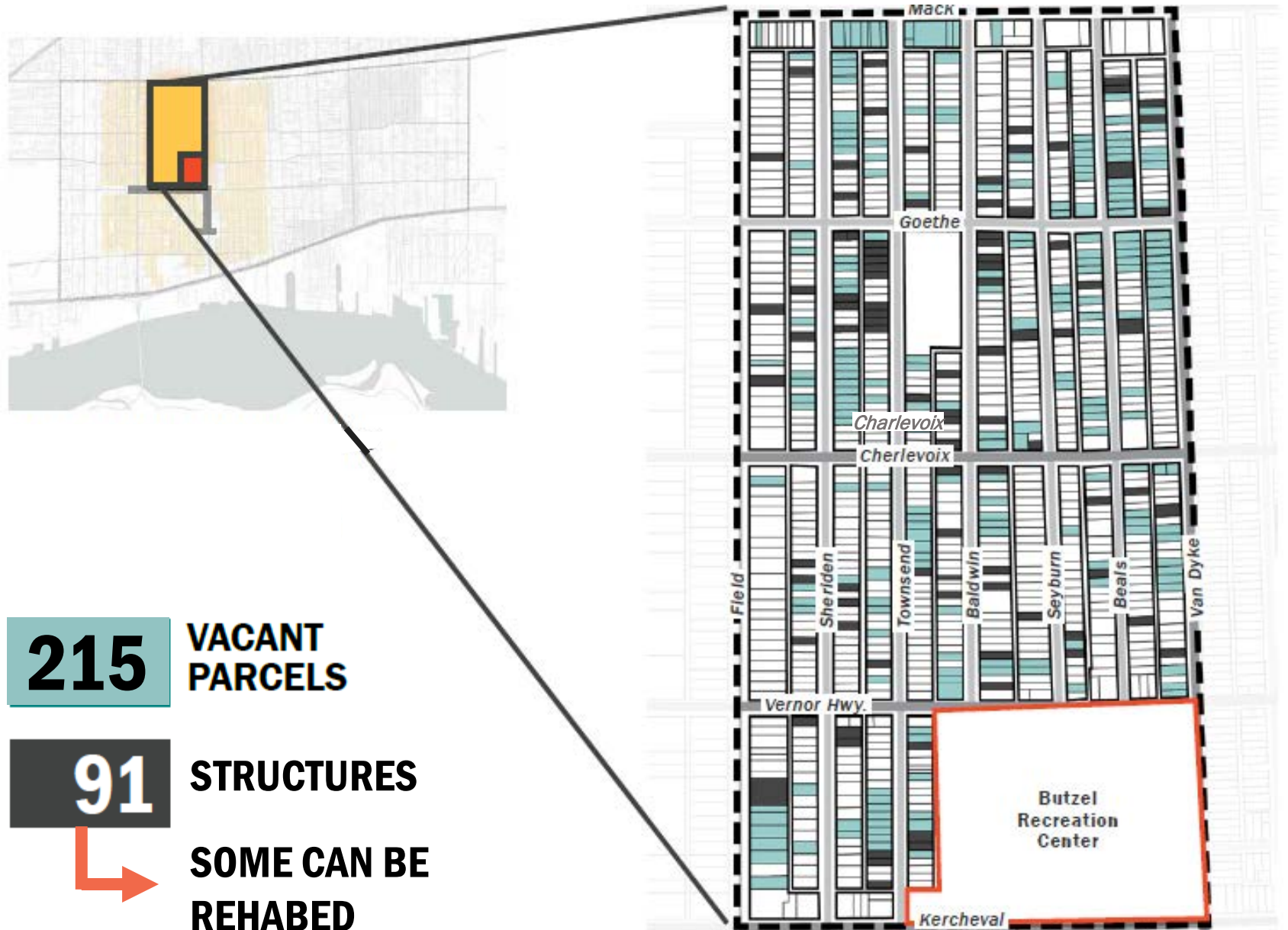
Build on existing adjacent investment to:

- Rehabilitate publicly-owned homes
- Implement interim landscape improvements on vacant lots

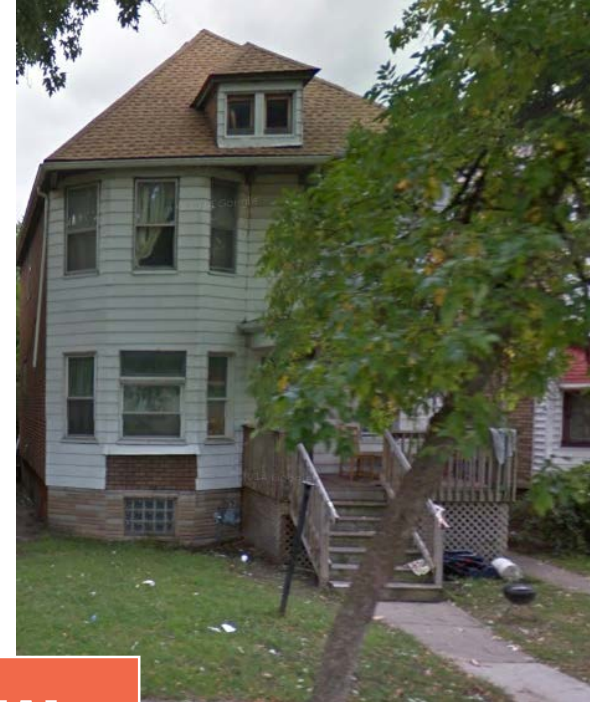
**215** VACANT PARCELS

**91** STRUCTURES

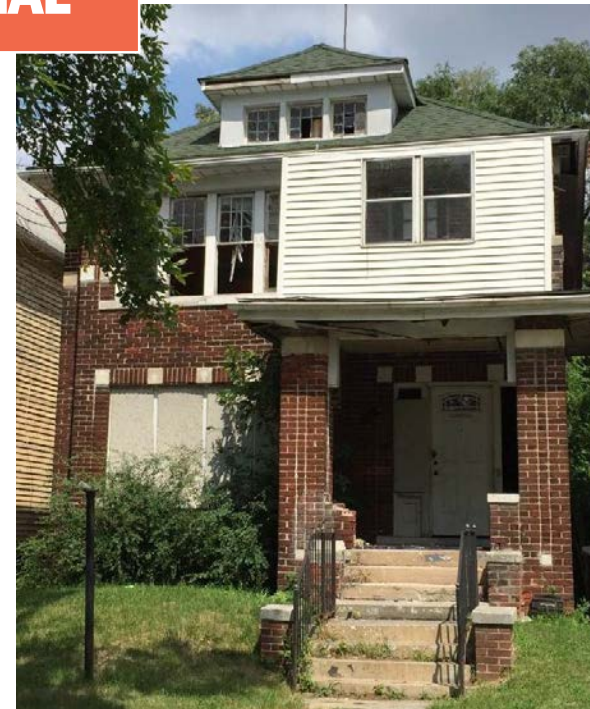
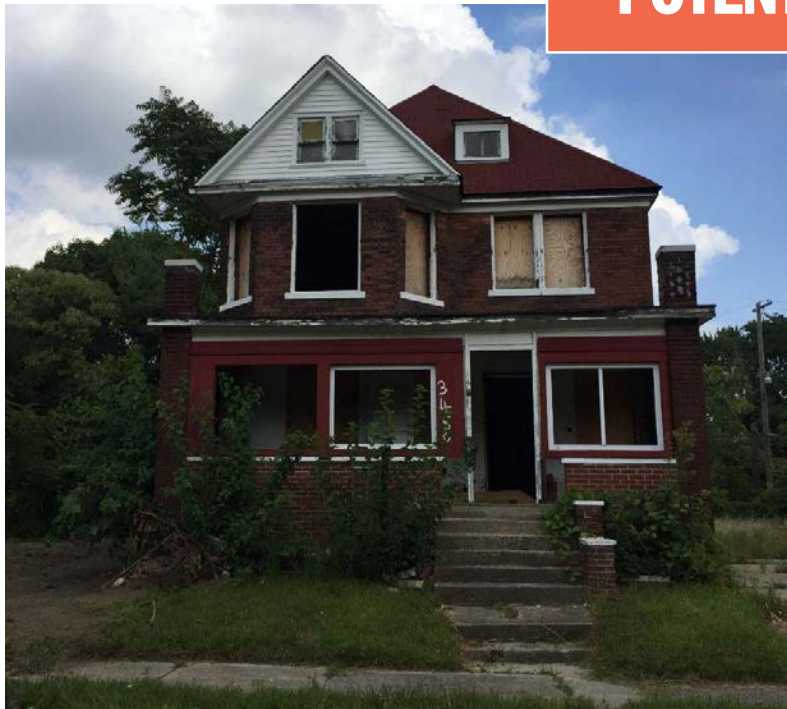
 **SOME CAN BE REHABED**





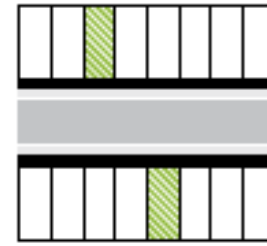
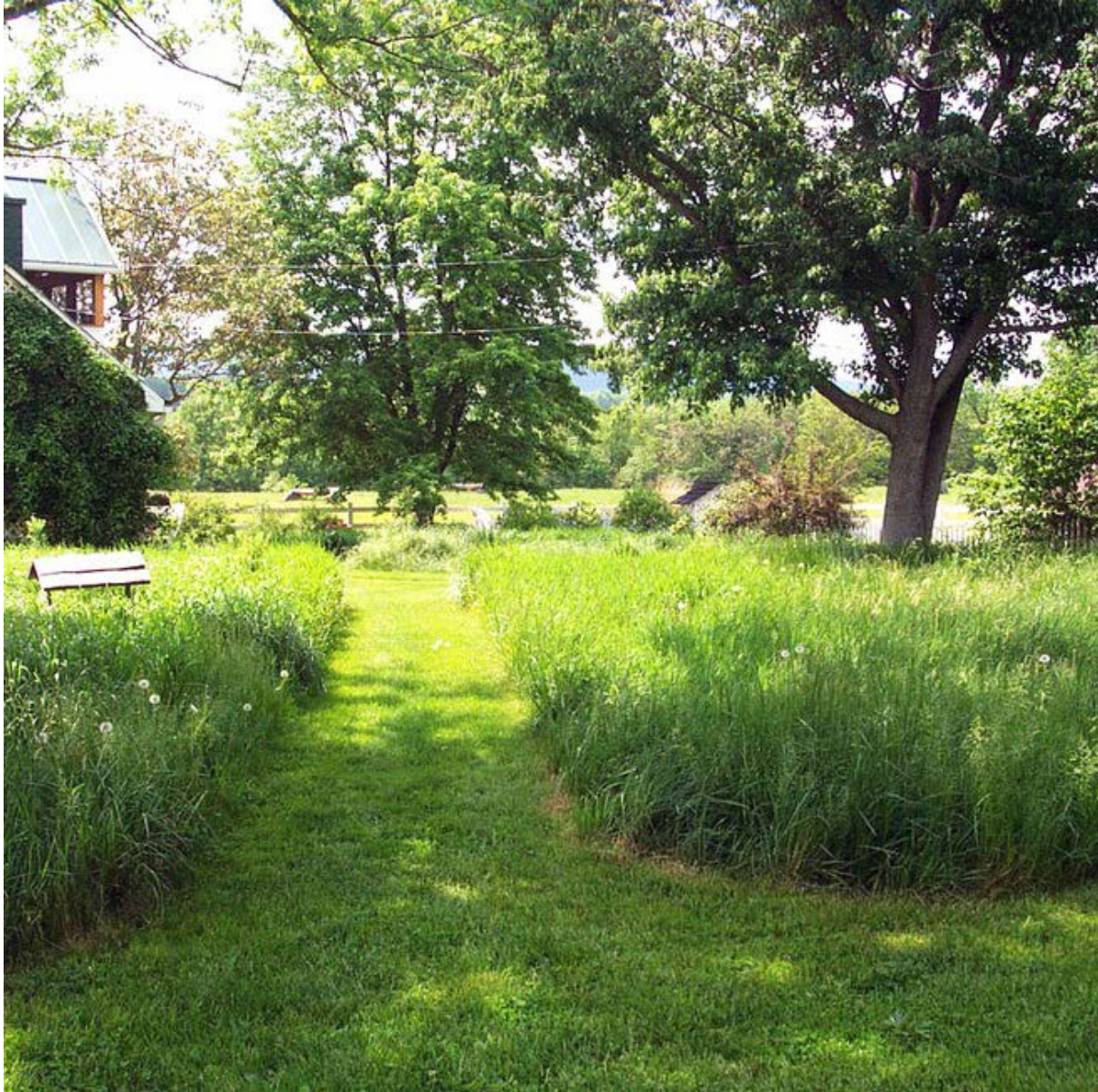


**POTENTIAL HOMES WITH REHAB POTENTIAL**

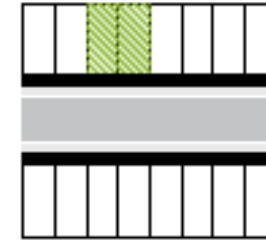




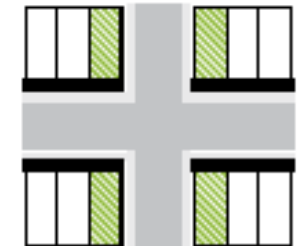
# LOTS NEXT TO REHAB PROPERTIES CAN BE BEAUTIFUL



SINGLE PARCELS

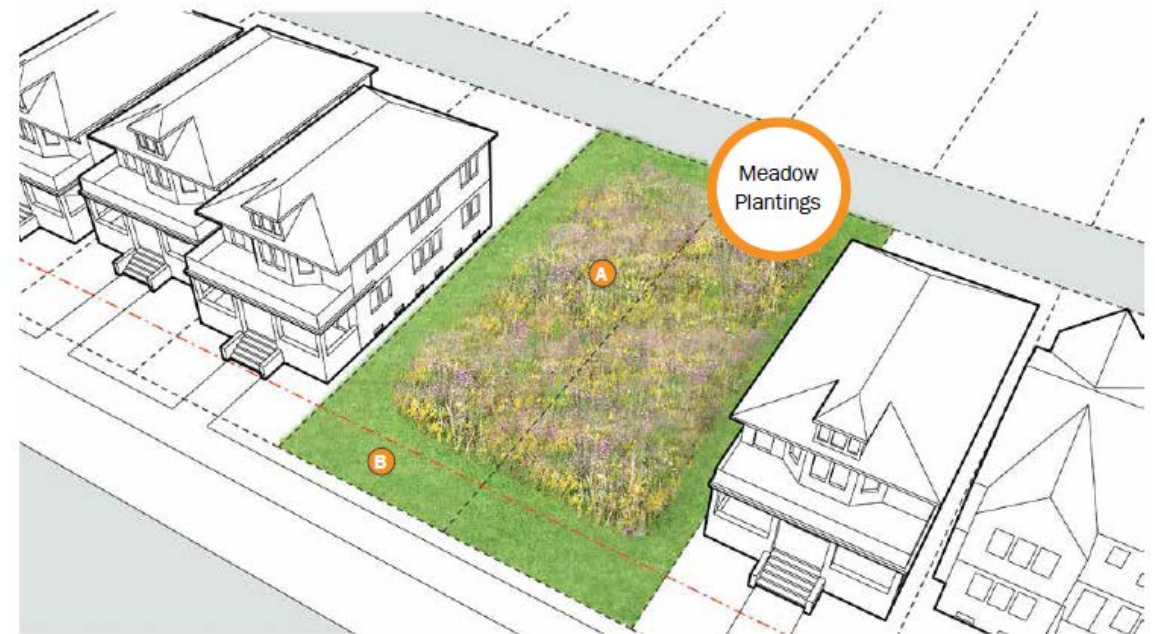
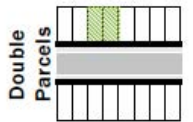


DOUBLE PARCELS



FOUR CORNERS

- A** Meadow Plantings
- B** Defined / Manicured Lawn Edge





# CONCEPT FROM FITZGERALD NEIGHBORHOOD

VACANT LOT - BEFORE



PLANTED LOT - AFTER



*Image Credit: Spackman Mossop and Michaels*

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**WHAT WE HEARD:**

**Need places for youth and seniors**

**IDEA:**

**Butzel Family Rec Center  
Beltline Greenway**







Gratot Avenue

**CONCENTRATION OF SINGLE FAMILY HOMES - DLBA OWNED**

Mack Avenue

15 min walk

**BUTZEL AS THE HEART OF THE NEIGHBORHOOD**

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10 min walk

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5 min walk

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Van Dyke St.

Fischer St.

Jefferson Avenue

E Lafayette St.



**BUTZEL - AMENITY THAT COULD USE IMPROVEMENTS**

**CAN YOU IMAGINE BUTZEL WITHOUT A FENCE?**

**LARGE PARKING LOT  
SERVING FEW CARS**

**IMPROVE ENTRANCE TO  
PARK FROM KERCHEVAL**







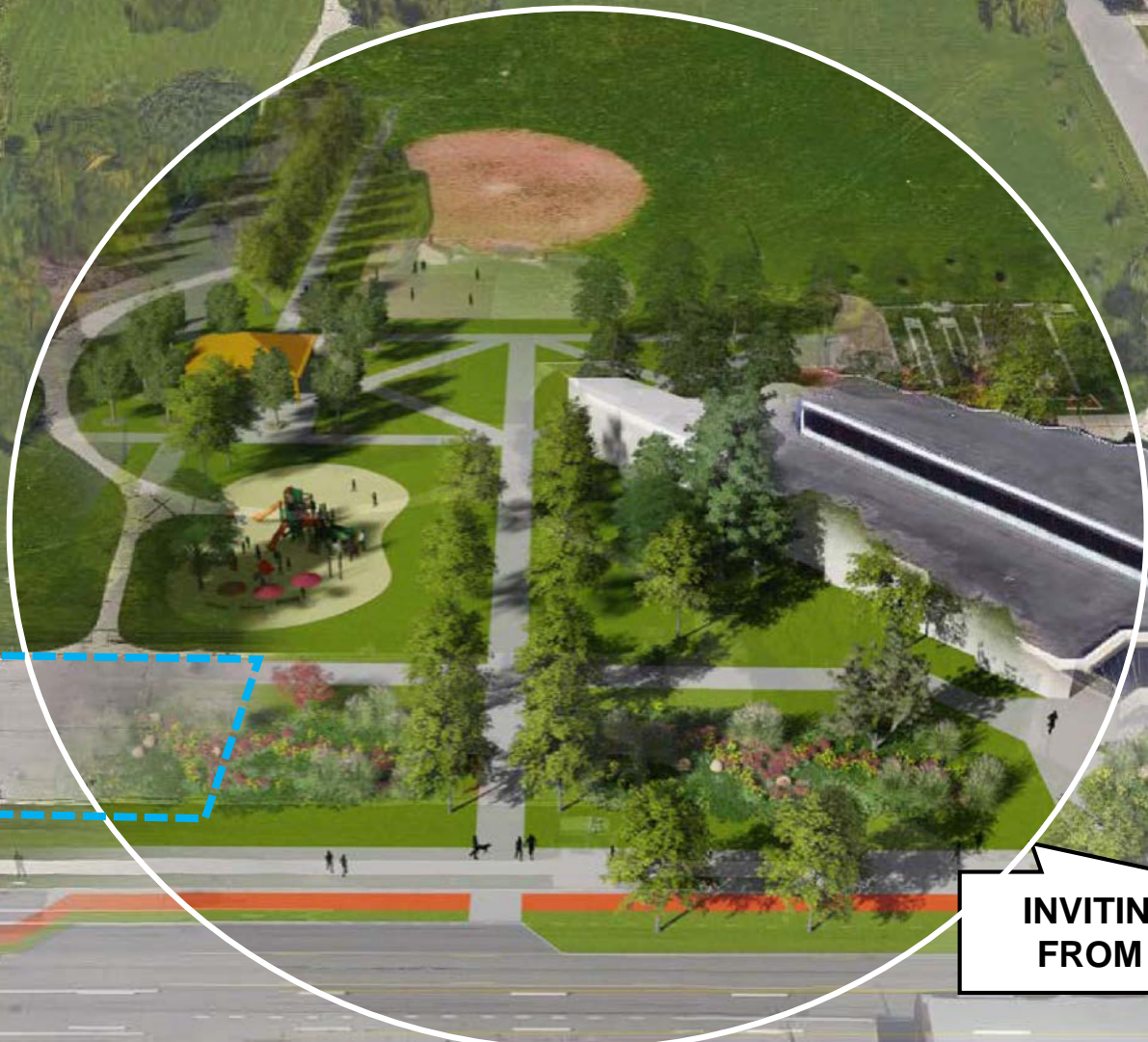


**BUTZEL ENTRANCE CONCEPT- IMPROVEMENTS AT KERCHEVAL**

**HOW WOULD YOU  
ACTIVATE THE FIELDS?**

**POTENTIAL FUTURE  
PROJECT**

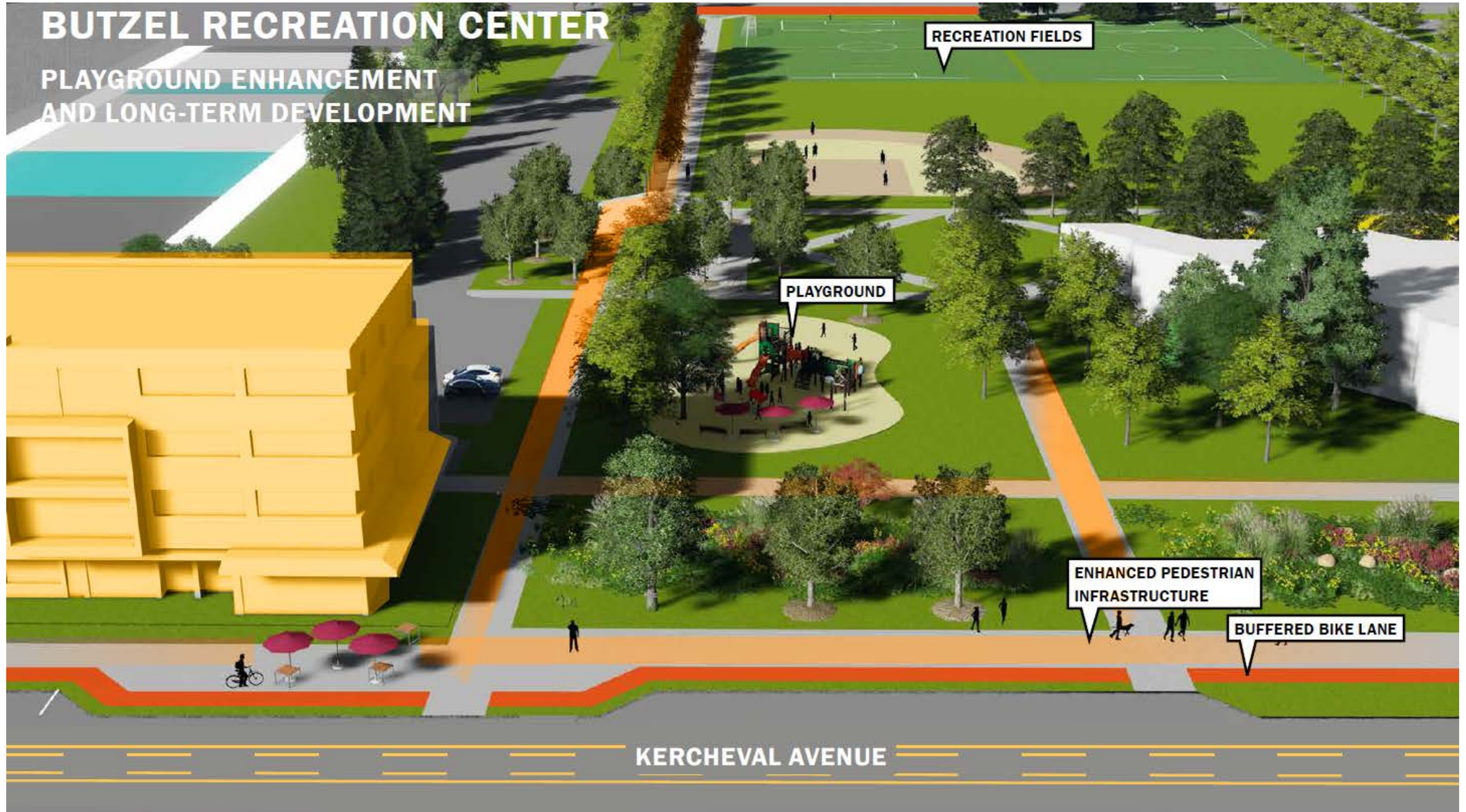
**INVITING ENTRANCE  
FROM KERCHEVAL**





# BUTZEL RECREATION CENTER

PLAYGROUND ENHANCEMENT  
AND LONG-TERM DEVELOPMENT







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BELTLINE GREENWAY

Mt. Elliott St.

Mt. Elliott Cemetery

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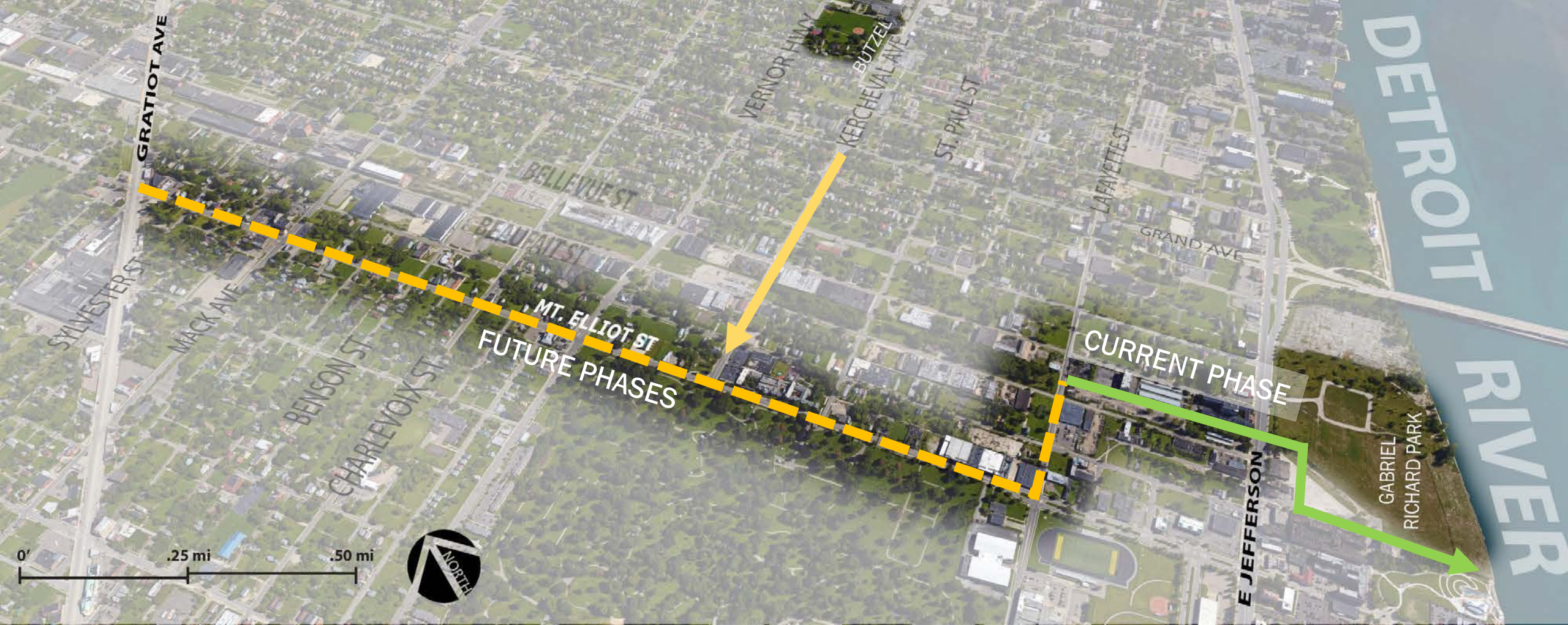
Kercheval Ave.

Jefferson Avenue

E Lafayette St.



# BELTLINE GREENWAY – CONNECTING THE NEIGHBORHOOD TO THE RIVER





## BELTLINE GREENWAY – JEFFERSON UNDERPASS - TODAY



*Image Source: Skidmore Owings and Merrill*

**Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle**



## BELTLINE GREENWAY – JEFFERSON UNDERPASS – WHAT IT COULD BE



*Image Source: Skidmore Owings and Merrill*

**Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle**



3

**WHAT WE HEARD:**

**Safe streets you want to stroll**

**IDEA:**

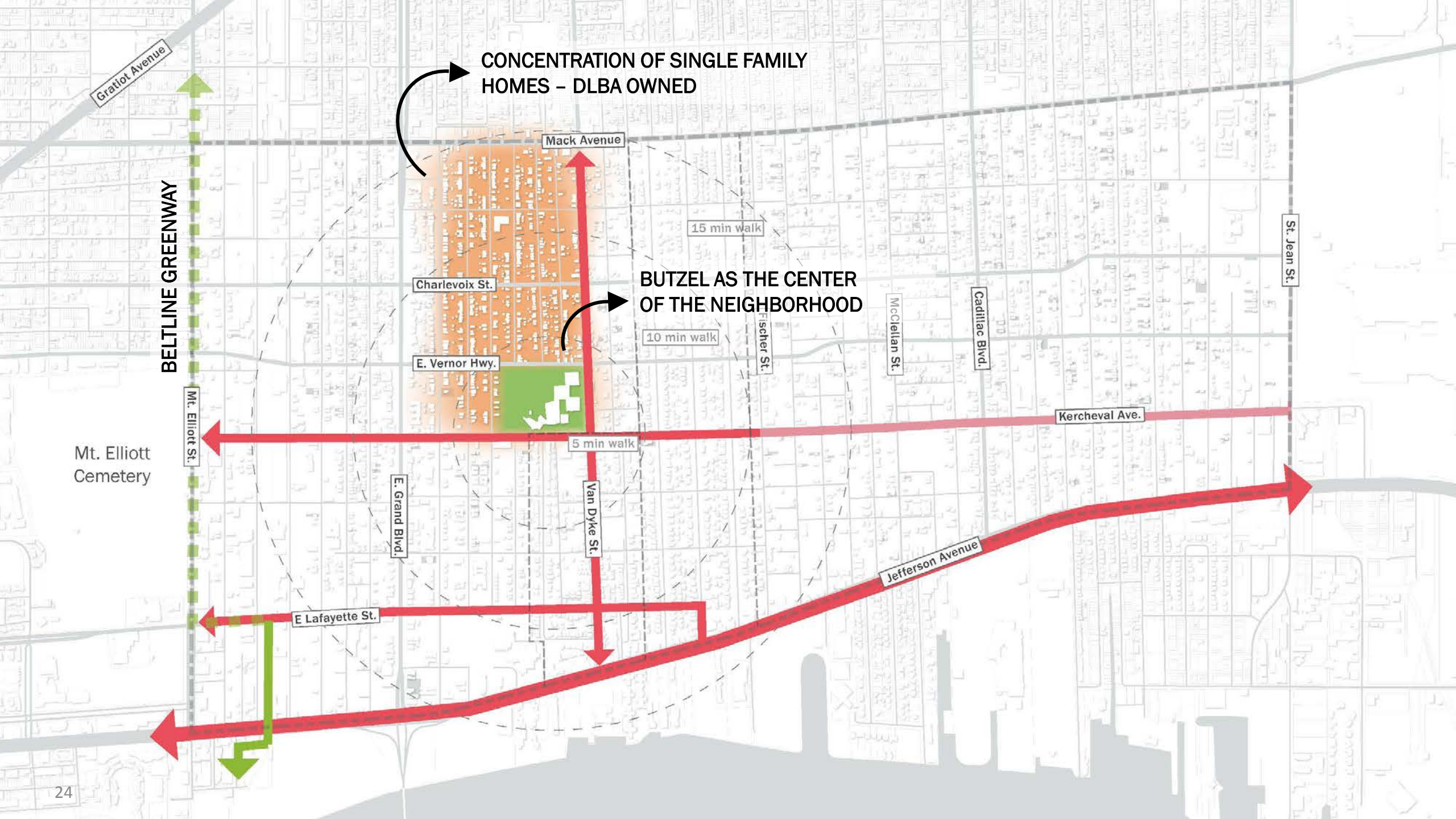
**Focus on Kercheval**

**Focus on Pedestrian Crossing**

**Improve Jefferson Avenue**







**CONCENTRATION OF SINGLE FAMILY HOMES - DLBA OWNED**

**BUTZEL AS THE CENTER OF THE NEIGHBORHOOD**

**BELTLINE GREENWAY**

Mt. Elliott Cemetery



**KERCHEVAL AVE – NOT INVITING TO PEDESTRIANS**





**KERCHEVAL AVE – NOT INVITING TO PEDESTRIANS**



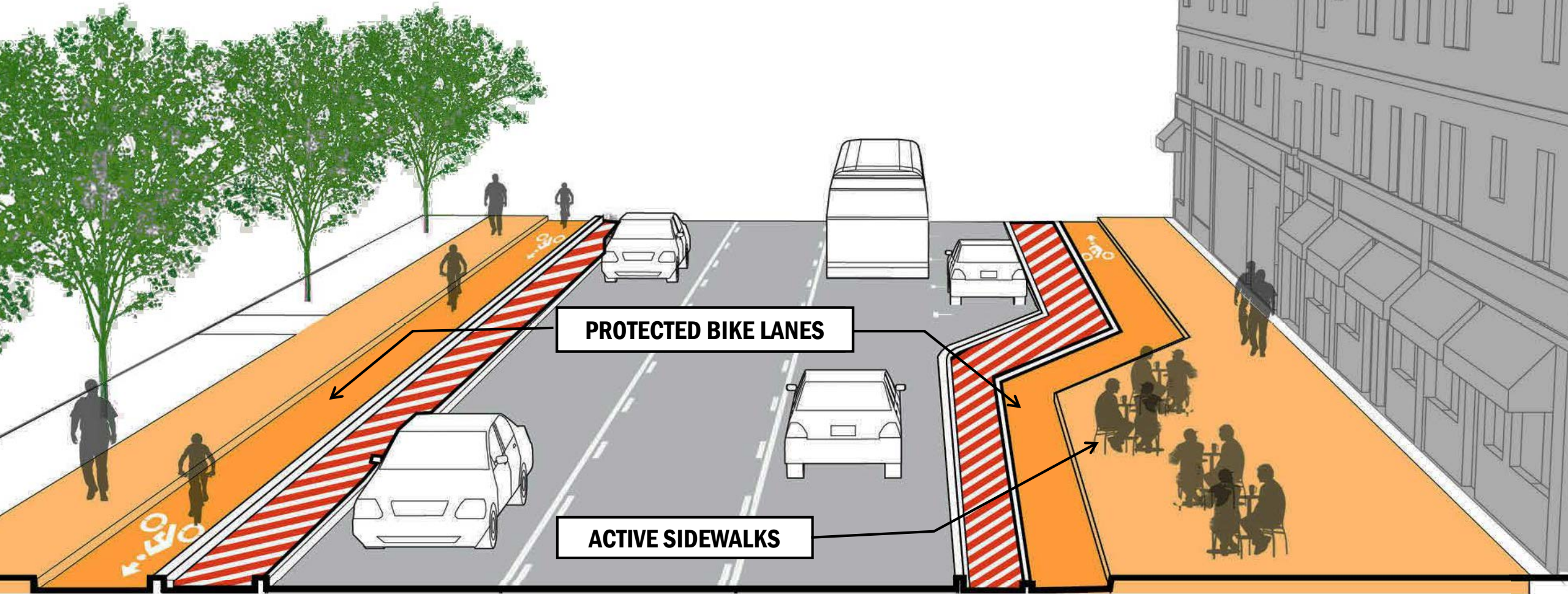
**LACK OF CURB APPEAL**

**PARKING**

**UNPROTECTED BIKE LANES**



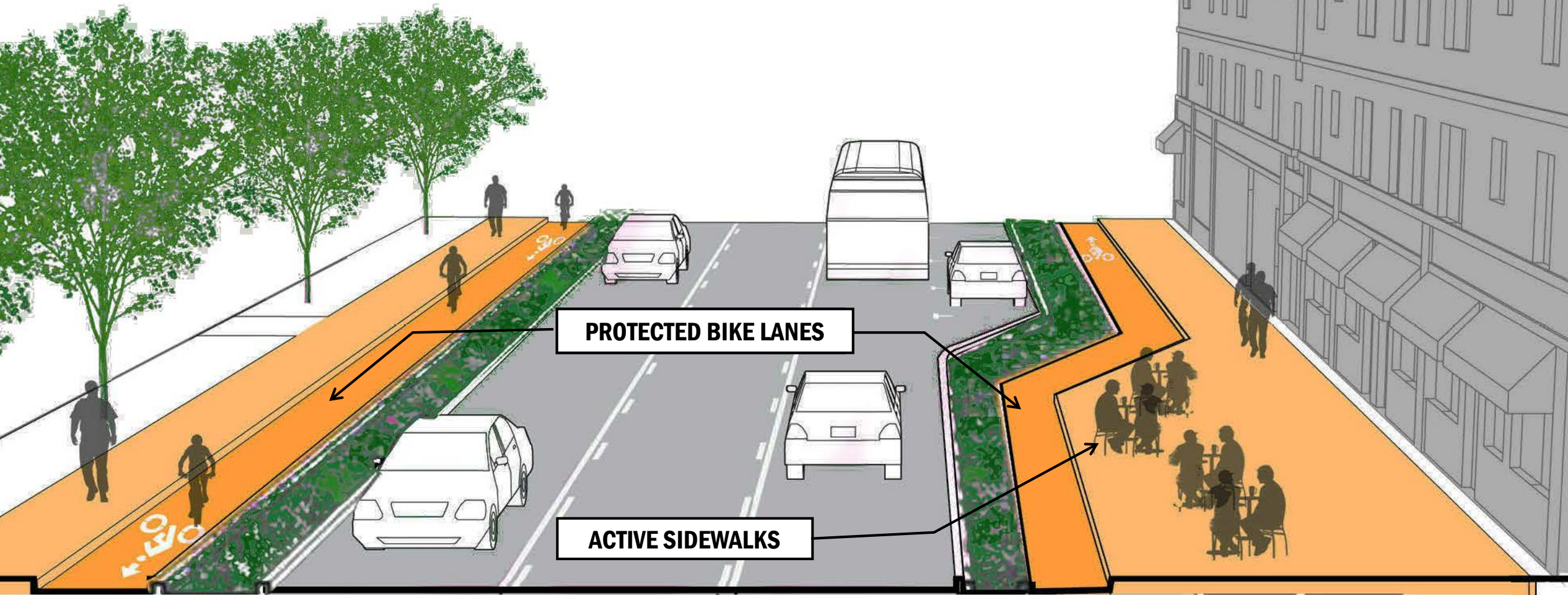
## KERCHEVAL AVE – IMPROVE SIDEWALK EXPERIENCE



**Would Businesses Benefit from Parking and Café Seating?**

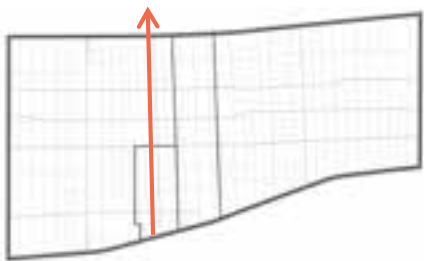


## KERCHEVAL AVE – IMPROVE SIDEWALK EXPERIENCE



**Consider Green Buffers**





**VAN DYKE ST**  
Traffic Calming

**“speeding on Van Dyke  
is a serious safety  
issue”**



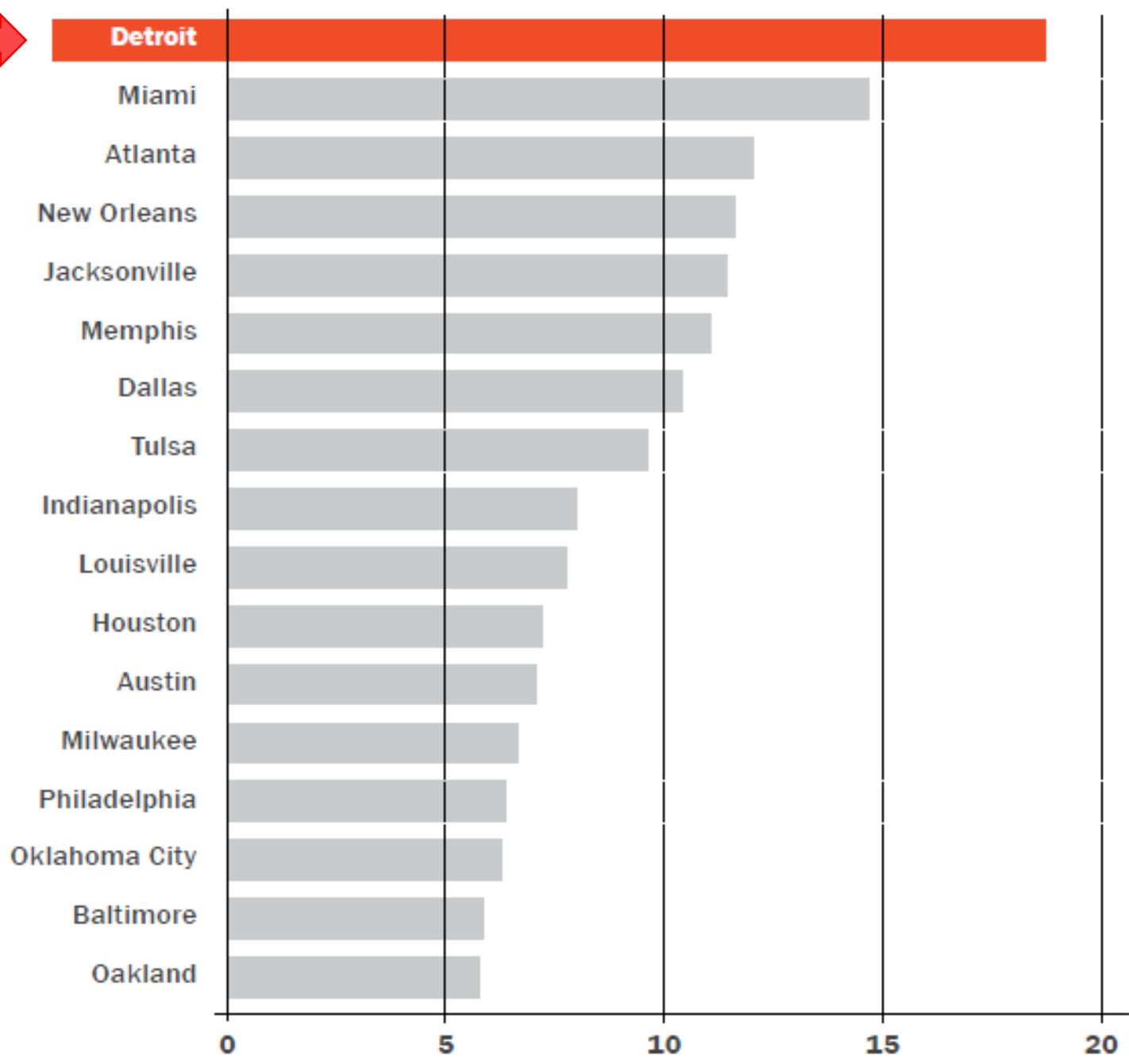
**SPEED TABLE – TRAFFIC CALMING OPTION**



**CHICANE – TRAFFIC CALMING OPTION**



In 2014, Detroit was ranked as the **most dangerous** city for pedestrians in America.



Information Source: Governing, ["The Swedish-Inspired Way American Cities are Trying to End Pedestrian Deaths,"](#) by Daniel C. Vock, February 2017.

Data Source: Governing analysis of 2013-2015 NHTSA fatality analysis reporting system, Census population data.



# E. JEFFERSON AVENUE: INTERIM -- STREET IMPROVEMENT PROJECT





# WHAT YOU CAN EXPECT?

*The interim design of Jefferson Avenue will:*

- Enhance the mobility and the safety of Detroiters
- Improve crossing conditions through an additional crosswalk, better timed signals, and pedestrian refuge areas shortening the crossing distance
- Calm traffic
- Define parking areas
- Integrate bike lanes taking advantage of the recreational areas along the corridor (Belle Isle and the Riverfront)
- Take first step in achieving “The Riverfront for All.”



# JEFFERSON AVENUE DEMOGRAPHICS

- 7 Schools
- 2,873 Children
- 6,354 Seniors



# JEFFERSON AVENUE CRASH DATA : CITY WIDE 2012-2016

## CITYWIDE -- 2012 - 2016

103,806 Vehicle Crashes  
2,314 Pedestrian Crashes  
727 Bike Crashes  
206 Deaths

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## JEFFERSON AVE -- 2012 - 2016

777 Vehicle Crashes  
27 Pedestrian Crashes  
10 Bike Crashes  
6 Deaths (3% Total)

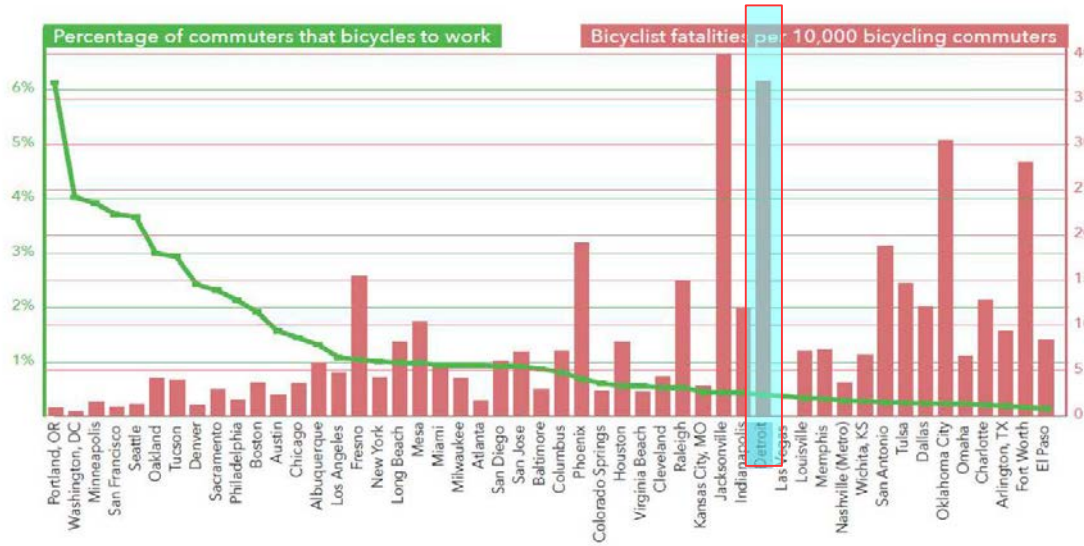


# DEATHS AMONG MAJOR CITIES



## Big-City Fatality Rates

The number of pedestrian deaths varies widely among the 80 largest U.S. cities. The cities with Vision Zero programs are in bold.



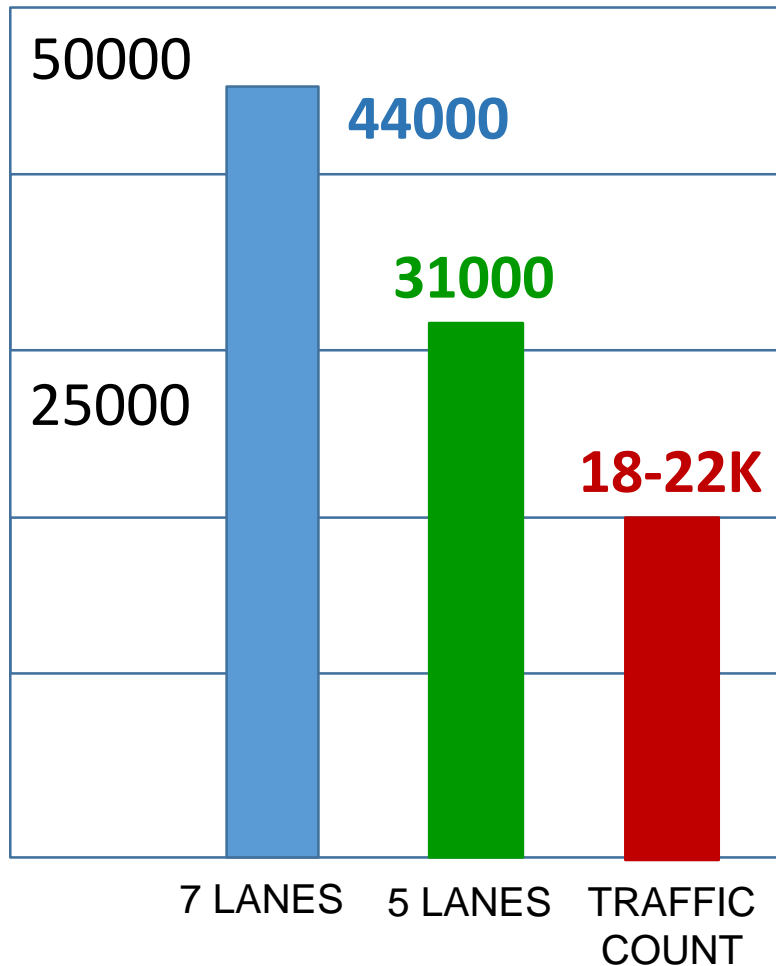
Sources: FARS, ACS 2013, 3-yr est



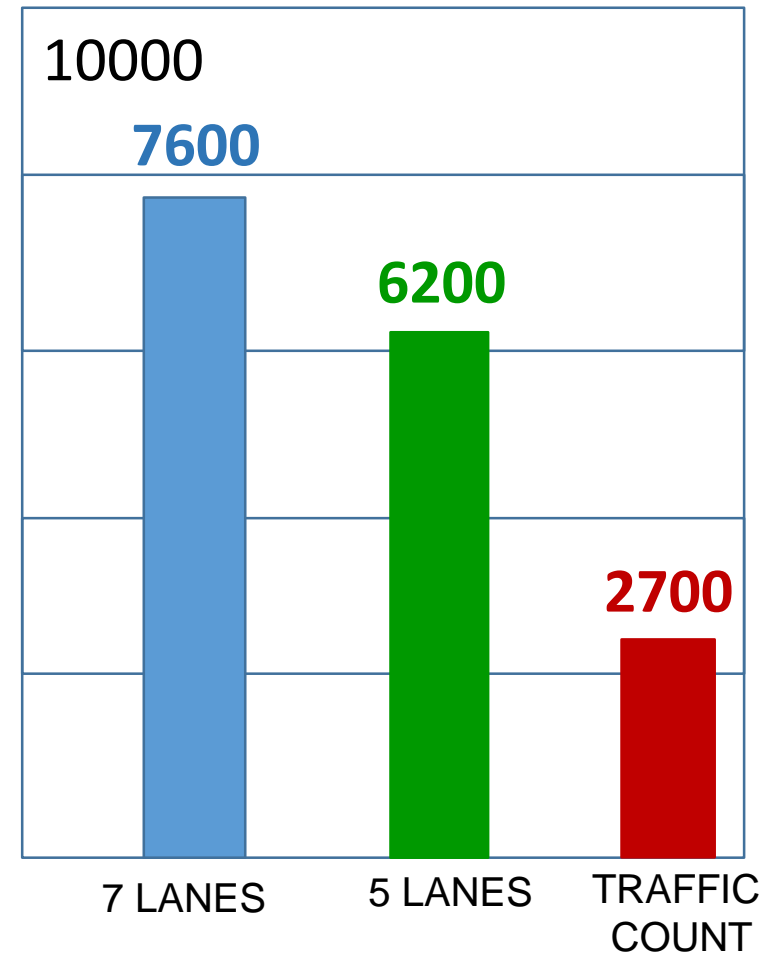
# TRAFFIC CALMING

BY THE NUMBERS:

## CAPACITY



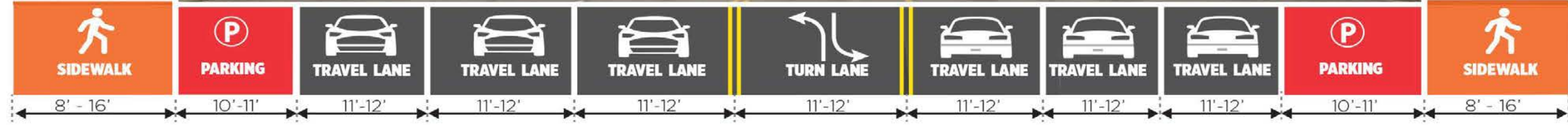
## RUSH HOUR TRAFFIC





# JEFFERSON AVENUE

## Current Conditions





# INTERIM JEFFERSON AVENUE

## After Striping





Improved crosswalks at key locations

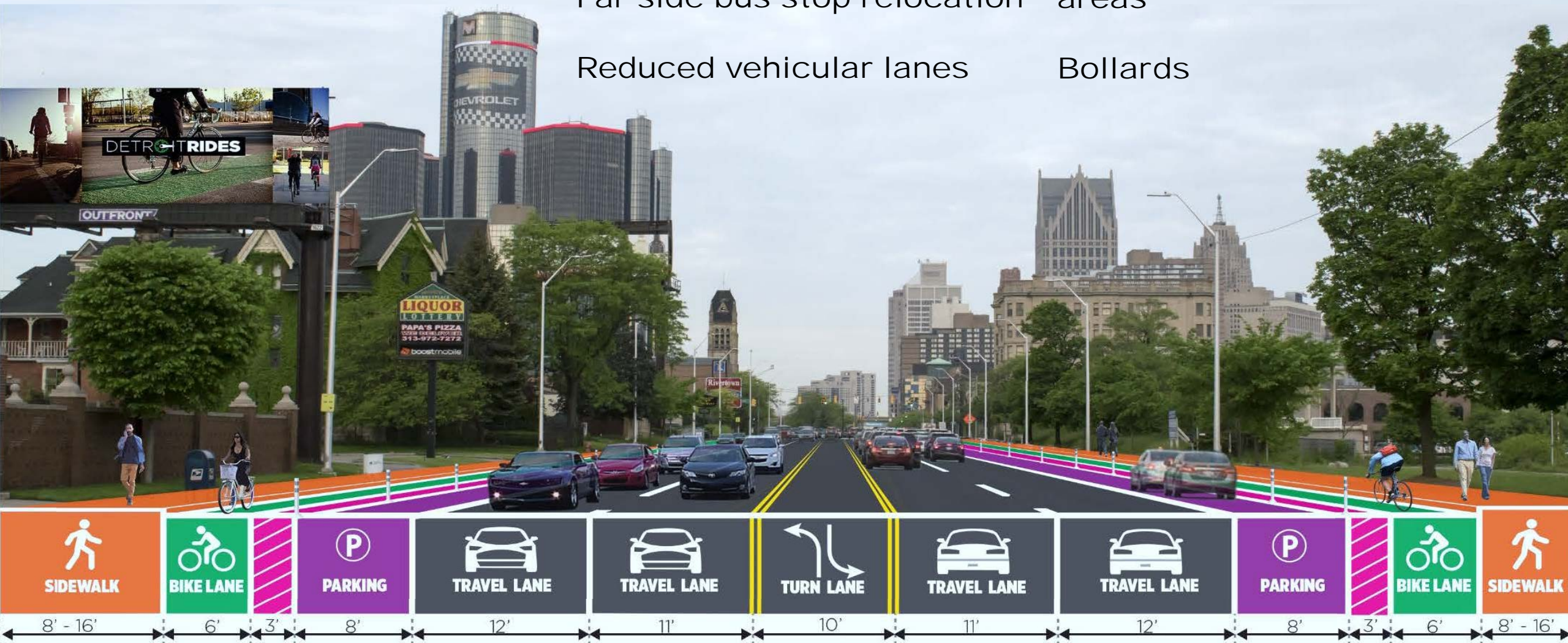
Painted bike lanes

Far side bus stop relocation

New green paint at "conflict areas"

Reduced vehicular lanes

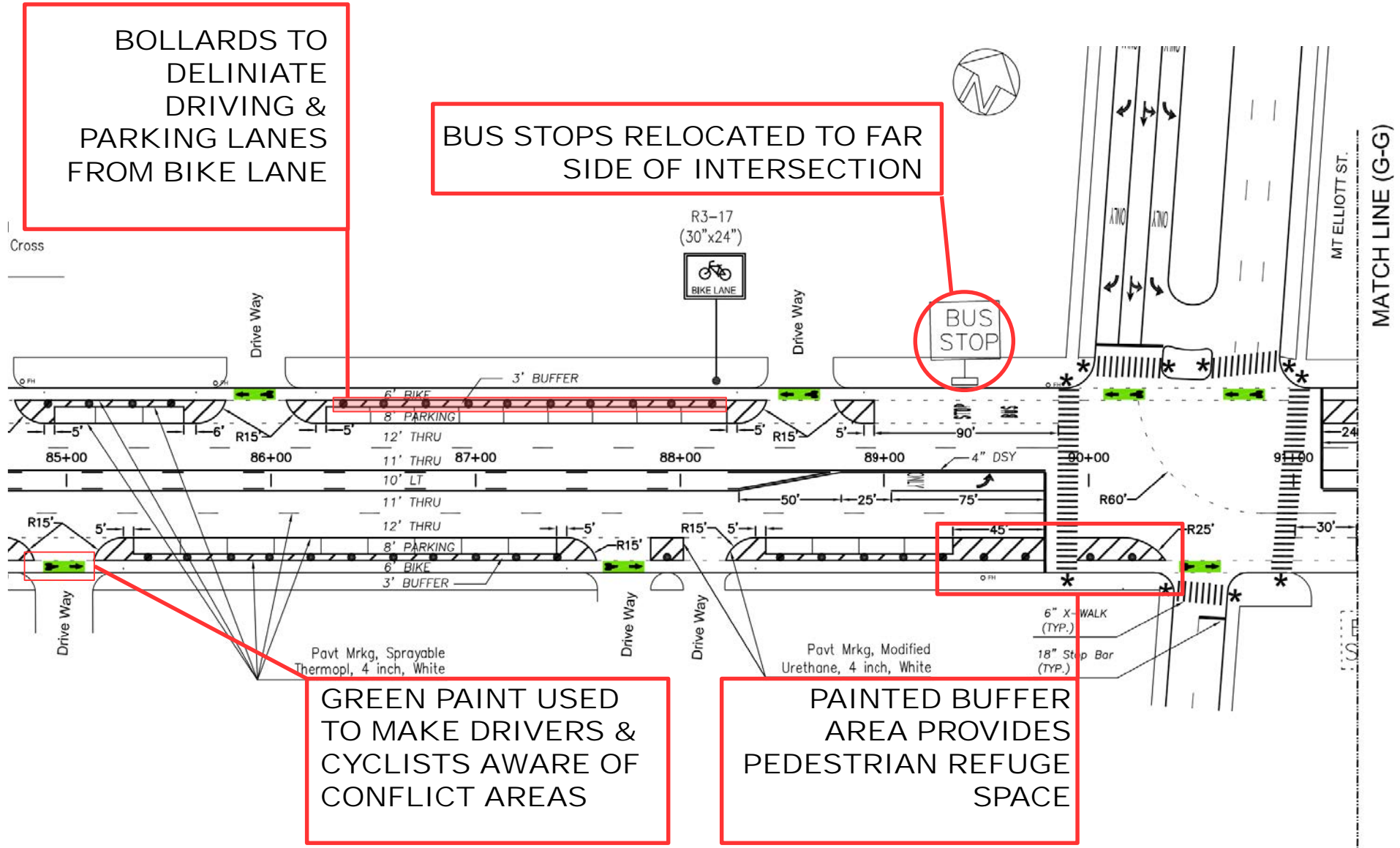
Bollards





# IMPLEMENTATION

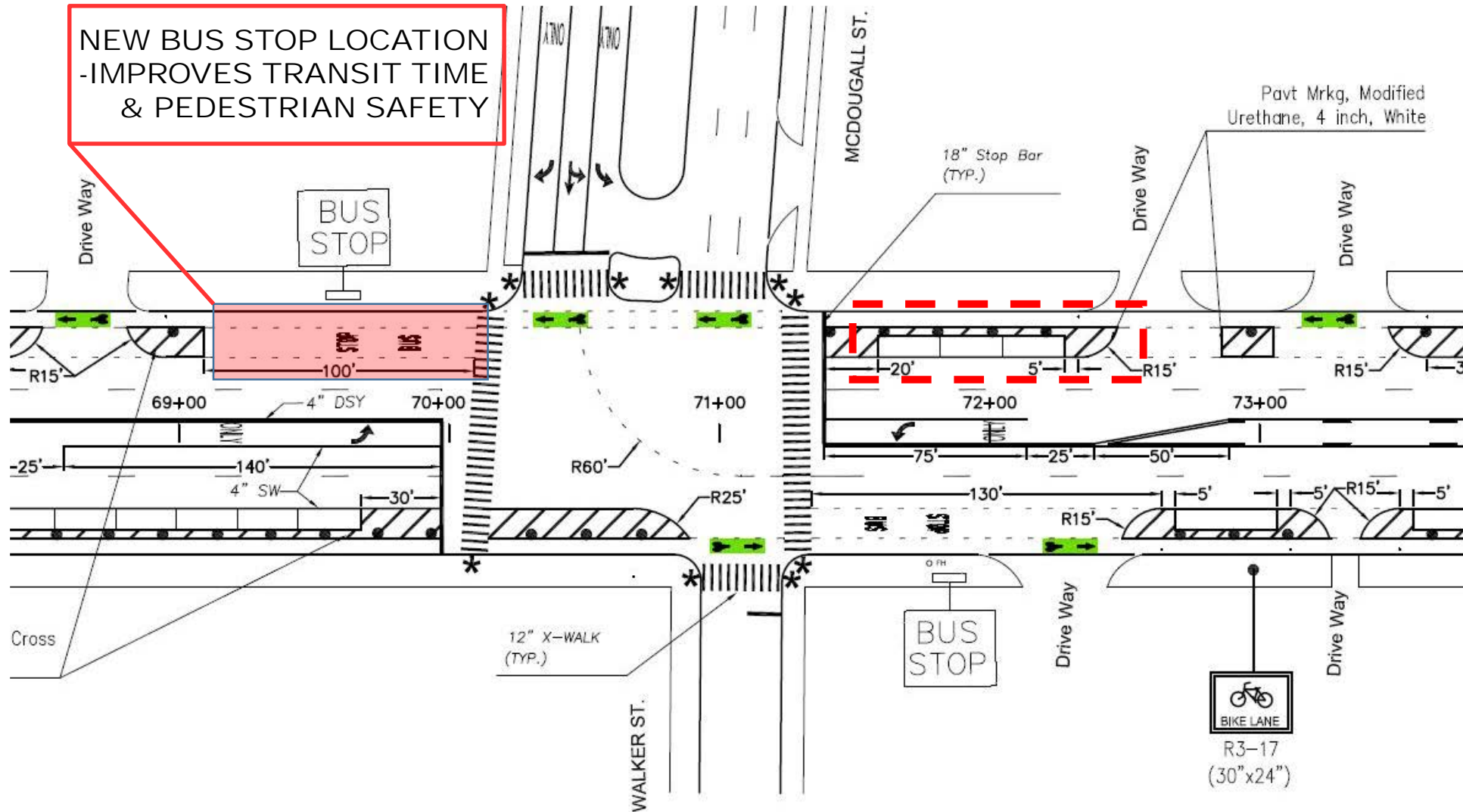
## Traffic and Street Improvements





# IMPLEMENTATION

## Traffic and Street Improvements





## BENEFITS OF ROAD DIETS

As Reported From Other Large Cities:

- Up to a 30% decrease in speeding
- Up to a 67% decrease in pedestrian crashes
- Up to a 40% decrease in overall crashes
- Increase in retail sales
- Fewer commercial vacancies
- Protected bike lanes can bring a 177% increase in bicycles



4

WHAT WE HEARD:

Need for neighborhood shopping

IDEA:

Build on what's happening on Kercheval







**CONCENTRATION OF SINGLE FAMILY HOMES - DLBA OWNED**

**BUTZEL AS THE CENTER OF THE NEIGHBORHOOD**

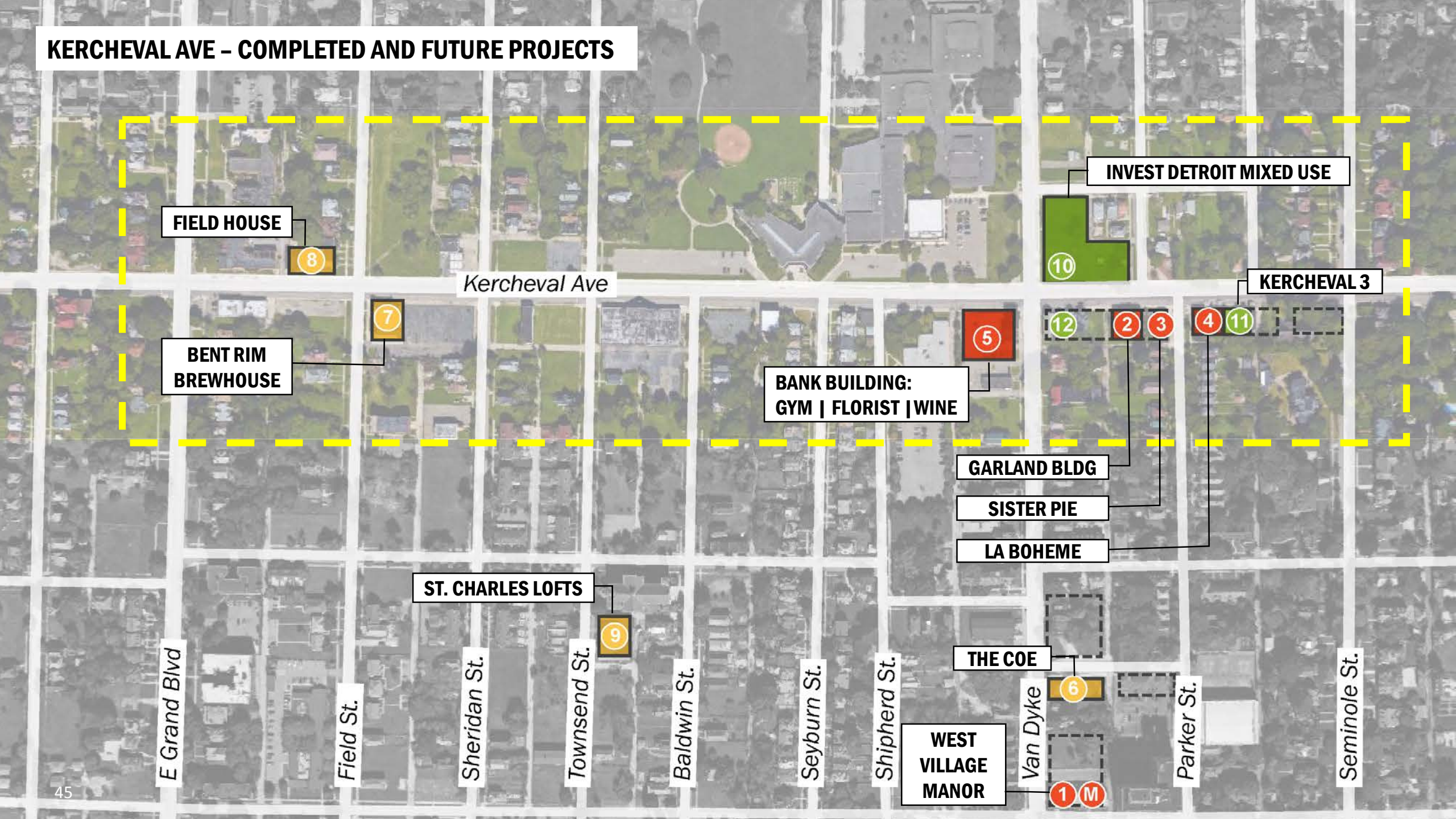
**BELTLINE GREENWAY**

Mt. Elliott Cemetery

- CASH AWARDEES**
- DESIGN AWARDEES**
- AVAILABLE BUILDINGS**



# KERCHEVAL AVE - COMPLETED AND FUTURE PROJECTS



**FIELD HOUSE**

8

**INVEST DETROIT MIXED USE**

10

*Kercheval Ave*

**KERCHEVAL 3**

**BENT RIM BREWHOUSE**

7

**BANK BUILDING:  
GYM | FLORIST | WINE**

5

12

2

3

4

11

**GARLAND BLDG**

**SISTER PIE**

**LA BOHEME**

**ST. CHARLES LOFTS**

9

**THE COE**

6

**WEST VILLAGE MANOR**

1

M

*E Grand Blvd*

*Field St.*

*Sheridan St.*

*Townsend St.*

*Baldwin St.*

*Seyburn St.*

*Shipperd St.*

*Van Dyke*

*Parker St.*

*Seminole St.*





housing rehab

potential

Butzel

school

future project

gym

cleaners



florist

bakery

restaurant



## INVEST DETROIT FUTURE PROJECT ON KERCHEVAL

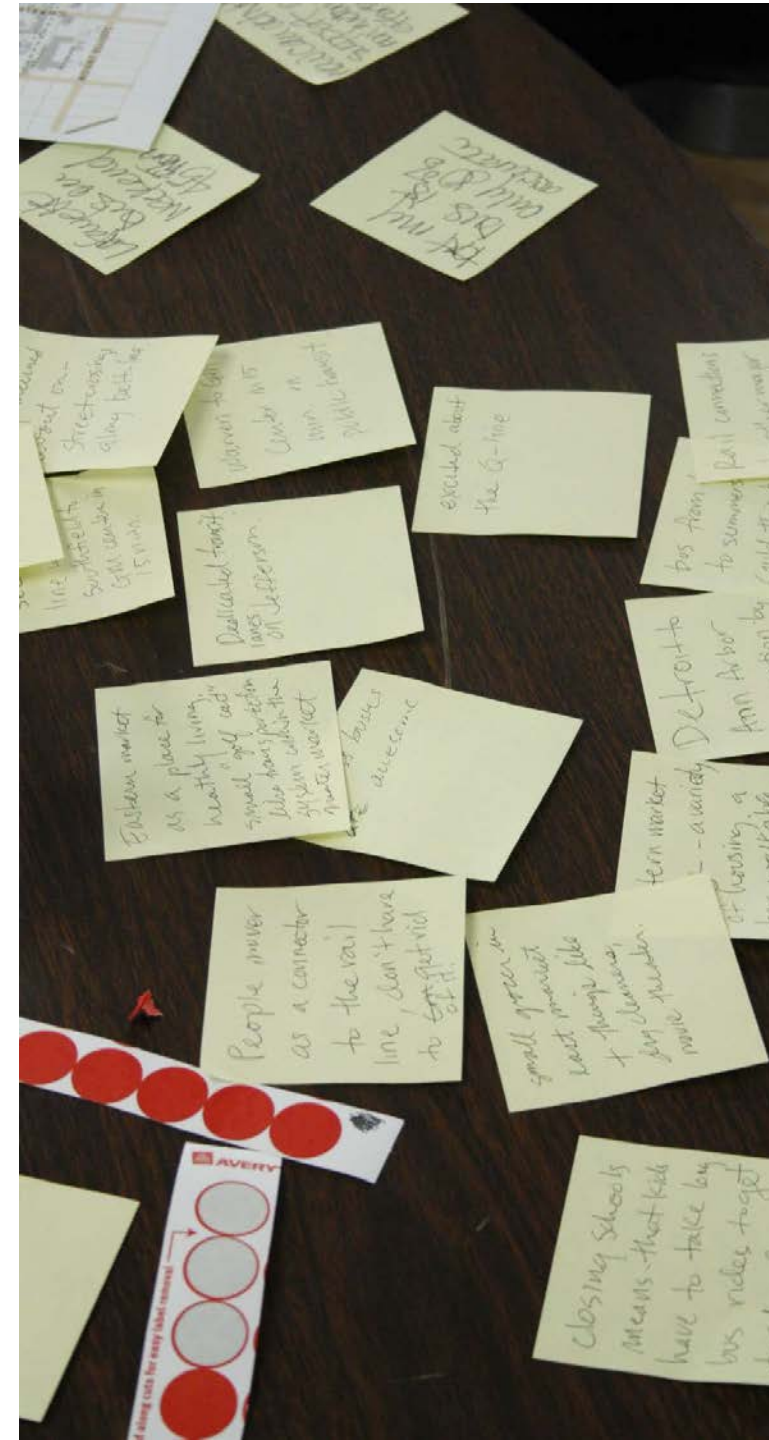


CONCEPT OF WHAT IT COULD LOOK LIKE

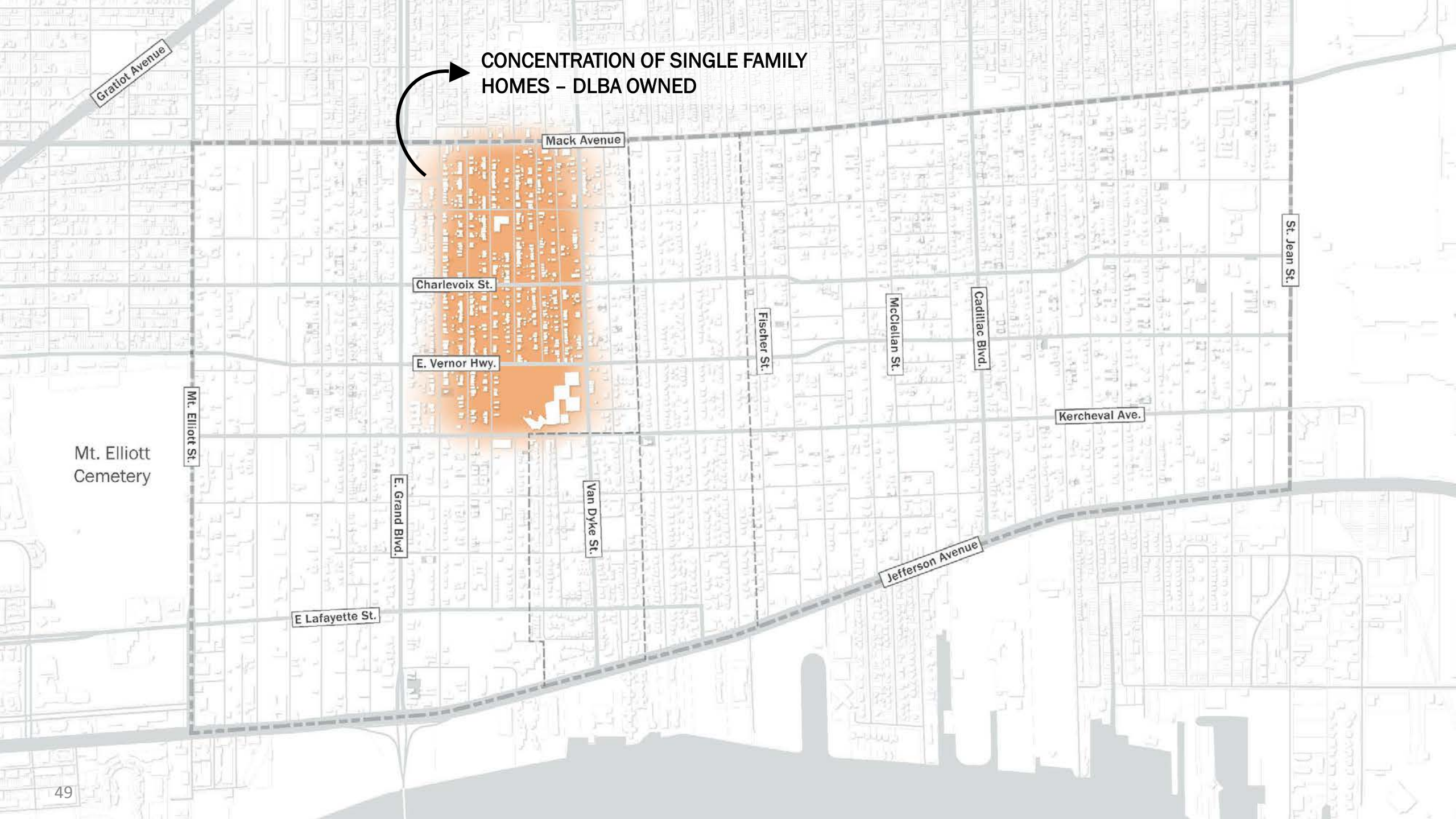




# QUICK RECAP







Gratot Avenue

**CONCENTRATION OF SINGLE FAMILY HOMES - DLBA OWNED**

Mack Avenue

Charlevoix St.

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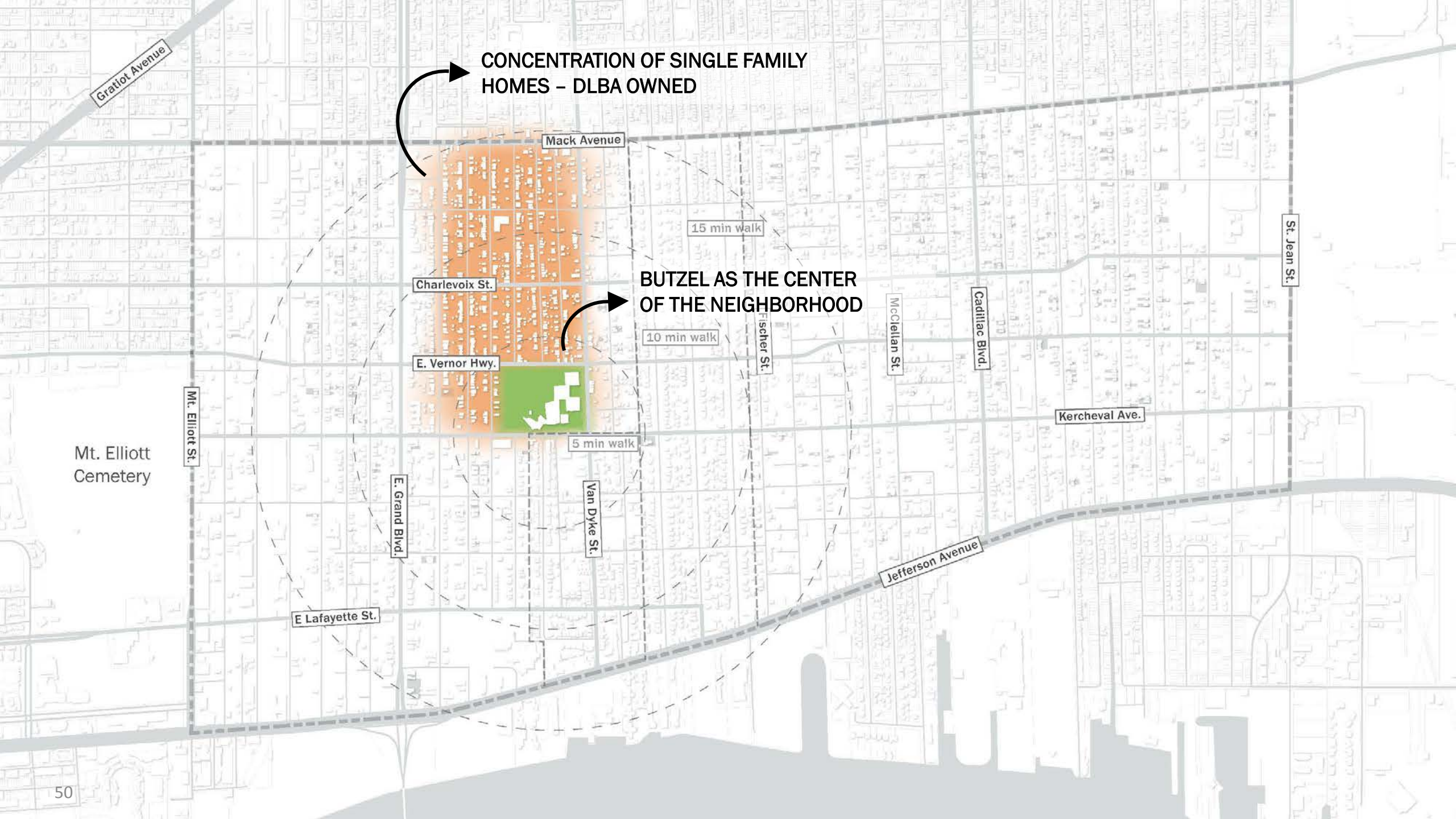
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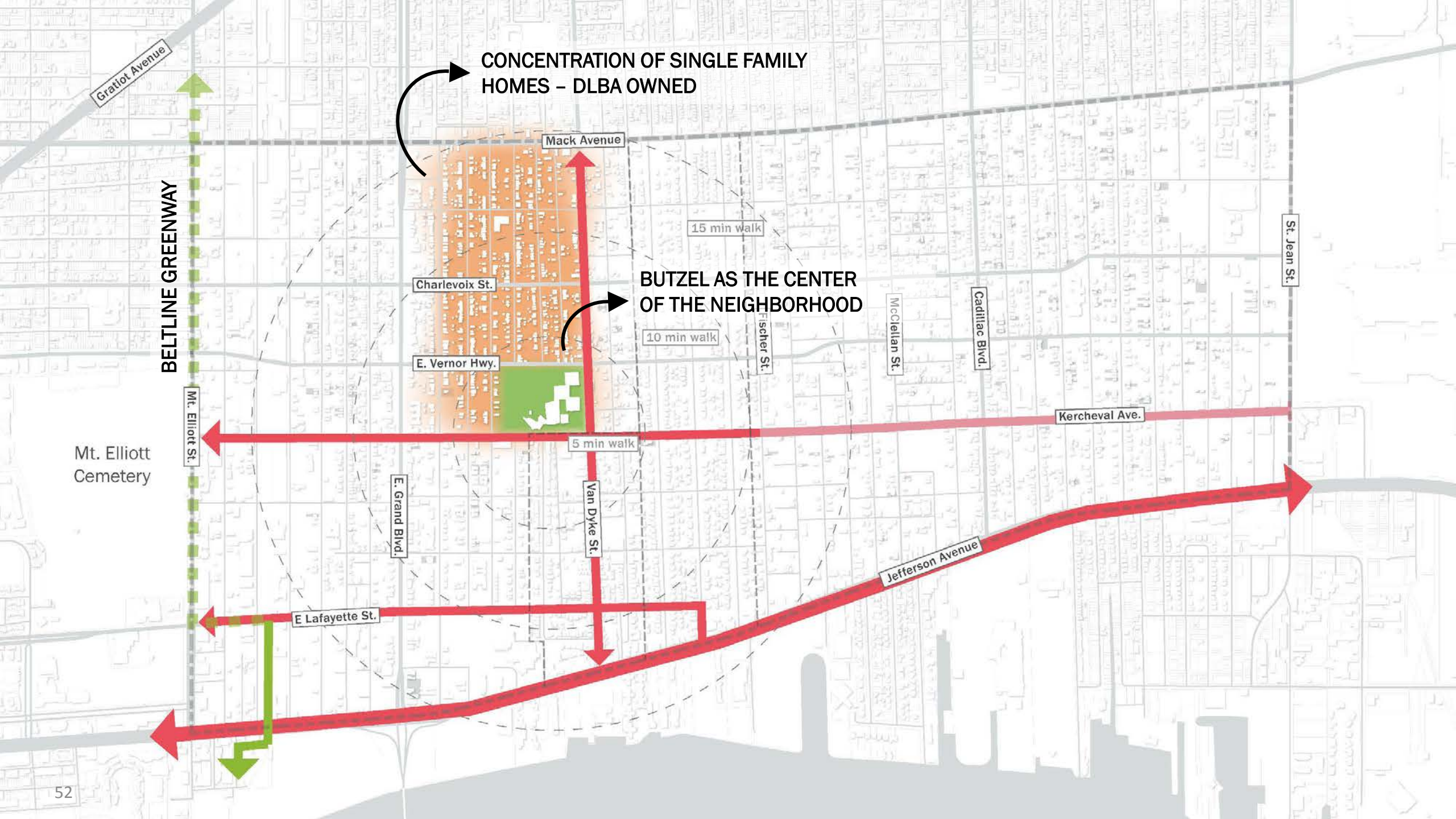
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Gratot Avenue

BELTLINE GREENWAY

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Mt. Elliott Cemetery

- CASH AWARDEES**
- DESIGN AWARDEES**
- AVAILABLE BUILDINGS**



# **IDEAS**

- 1. Provide Resources; Rehab Homes; Maintain Lots**
- 2. Improve Butzel Site**
- 3. Re-envision the Beltline**
- 4. Re-design streets to be active and safe**
- 5. Expand locations for neighborhood businesses**



# ARE WE ON THE RIGHT TRACK?

