

Neighborhood Planning : Islandview / Greater Villages

March 14/21/23, 2017 - Community Meeting(s)





Detroit Planning Team

Department of Neighborhoods (DON)
Jobs and Economy Team (JET)
Planning & Development (PDD)
Housing & Revitalization Department (HRD)
Detroit Economic Growth Corporation (DEGC)
Detroit Water and Sewer Department (DWSD)
Detroit Riverfront Conservancy (DRC)
Michigan Department of Natural Resources (MDNR)

Support Agencies

Detroit Land Bank Authority (DLBA)
Detroit Buildings Authority (DBA)
Detroit Workforce Development
Detroit Employment Services Corporation (DESC)
Buildings, Safety, Environmental, Engineering (BSEED)
General Services Division (GSD)
Detroit Parks and Recreation Department (DPRD)
Historic District Commission (HDC)

Image Source: www.whcanon.com



Consultant Team

Smith Group JJR (Project Lead) | Detroit, MI
Quinn Evans Architects | Detroit, MI
Christian Hurttienne Architects | Detroit, MI
Center for Community Progress | Flint, MI
Copenhagenize | Toronto, Canada
HR&A Advisors | New York, NY
Scape | New York, NY

Image Source: www.kirstenalana.com



Neighborhoods + City Vision

Neighborhoods + City Vision



High Quality of Life:

**Places to Go
Things to Do
People to See**

Safe ways to get there

Everyone is included



Project Goals



Build on Strength
Engage Challenges
Define a Shared Future
Implement !

Implement! - The Beltline

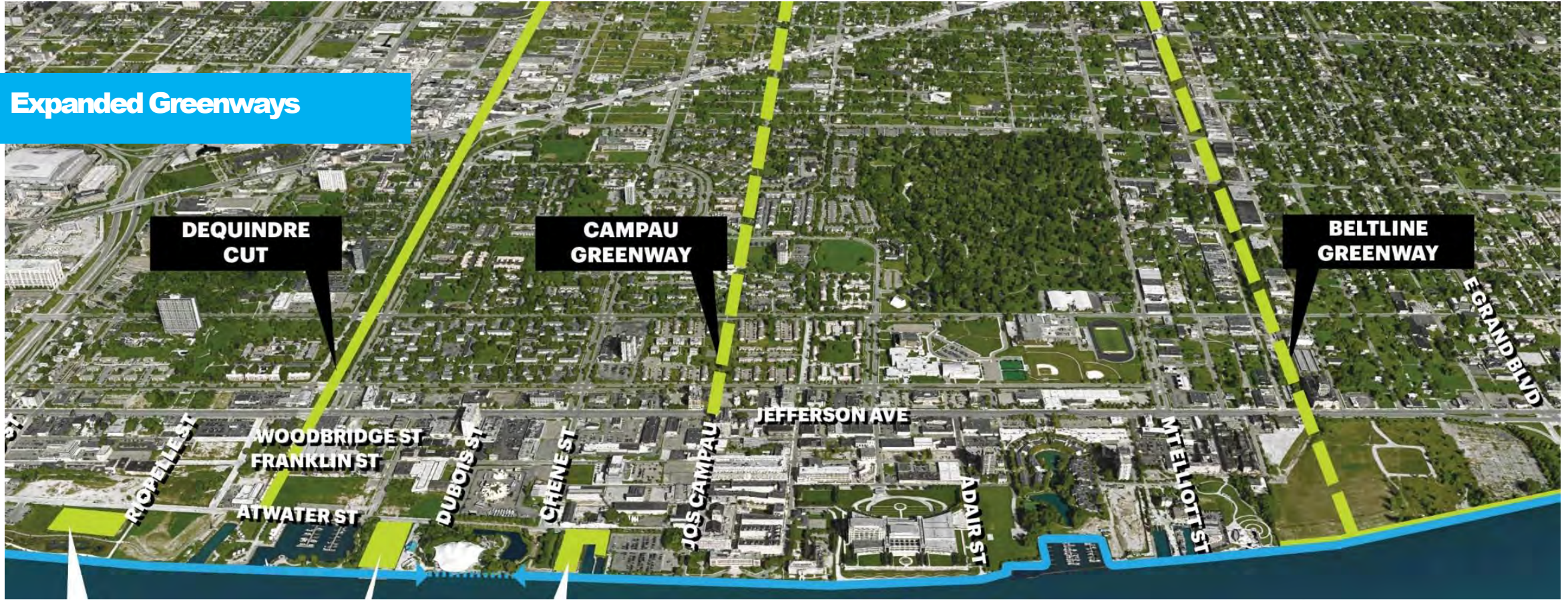


INITIAL BELTLINE PLANNING

EAST RIVERFRONT PLAN

ISLANDVIEW / VILLAGES

Expanded Greenways



Islandview Greater Villages Neighborhood Plan





Expectations



Our shared process will be....

Engaged

Working Together
Committed to Results
Present & Dedicated

Informed

Community Insights
Critical Analysis
Collective Experience

Strategic

Actionable Projects
Impactful
Transformative



Project Phases + Timeline

Project Phases + Timeline -- Public Meetings



Project Phases + Timeline -- Public Meetings



Project Phases + Timeline -- Public Meetings



Project Phases + Timeline -- Public Meetings



Project Phases + Timeline -- Public Meetings





What's your take on...

How we live?

How we're connected?

Where we spend time?

Where we work, shop, and seek care?



How Things Are: Assets + Opportunities

Neighborhood Planning Area



Islandview Greater Villages Neighborhood Plan



Housing

“Where we live”

Single Family Home on Hurlbut Street

Image Source: Julio Cedano



Mobility

“How we’re connected”



Resources + Amenities

“Where we spend time”



Image Source: Julio Cedano



Retail + Commercial + Institutional

“Where we work, shop and seek care”

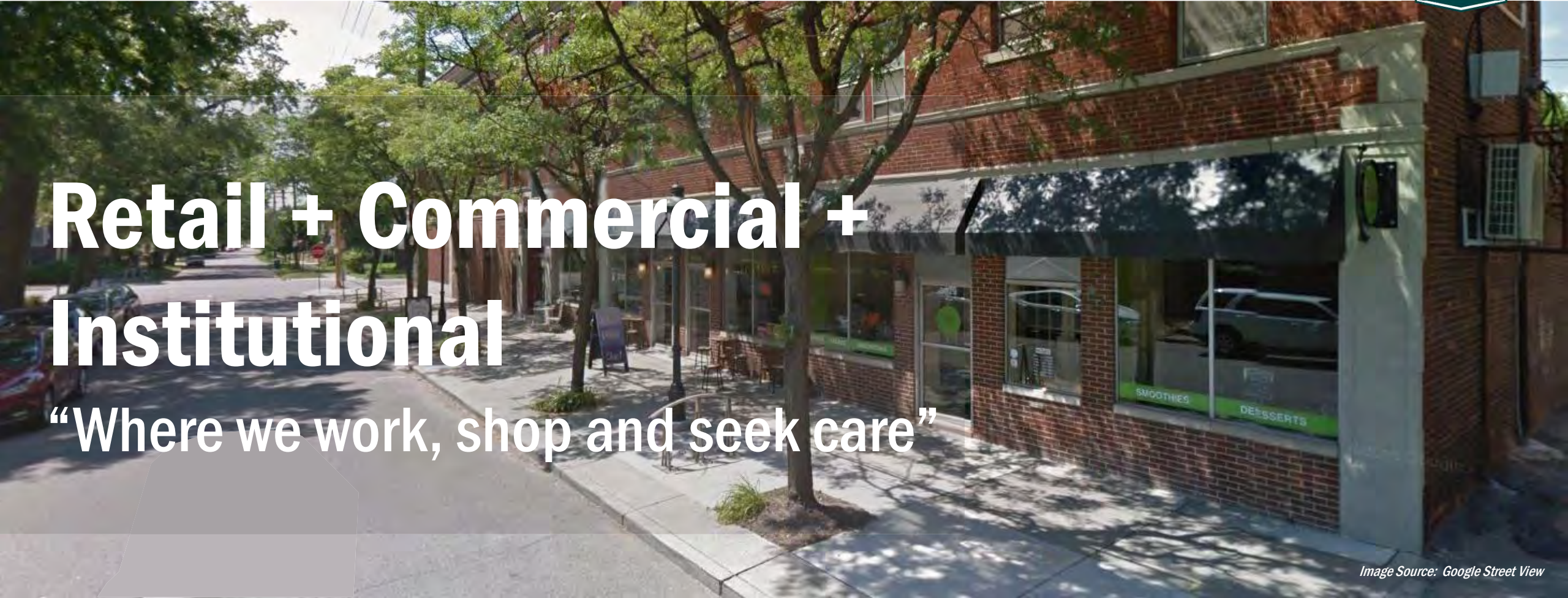


Image Source: Google Street View

Neighborhood Planning Area | Community Frameworks & Plans



**DETROIT
FUTURE
CITY**

leap
LOWER EASTSIDE ACTION PLAN
leap into action. let your voice be heard.

**EASTSIDE
COMMUNITY
NETWORK**

STRONGER, TOGETHER

**ISLANDVIEW VILLAGE
COMMUNITY MASTER PLAN**

GenesisHOPE
Community Development Corporation

Charlevoix
Village
Association **CVA**

LTU
POSSIBLE IS EVERYTHING.

**THE VILLAGES
NEIGHBORHOODS
STRATEGY**

The Villages • Detroit

**Community
Frameworks &
Plans (Examples)**

**MACK AVENUE CORRIDOR
DEVELOPMENT PLAN**

**MACC
DEVELOPMENT**



Kercheval Avenue Streetscape Project



Jefferson East, Inc.

**Villages Catalyst
Block: E. Jefferson
Cultural & Economic
Activation**

**WEST VILLAGE
GREEN ALLEY**

eco·D
Every Detroit Neighborhood • Becoming Green

....and many more!

NOVEMBER 2016
MACK LOT
PREPARED FOR PUBLIC DEVELOPMENT
BY CITY SOURCE DETROIT, MADE STUDIO & GIFFELS WEBSTER

**FRIENDS
MOLLICONE
PARK**
INDIAN VILLAGE
DETROIT

KIWANIS PARK #1

COLLEGE for Creative STUDIES

c+pa | community + public arts
detroit

**VILLAGE HOUSING
DEVELOPMENT PLAN**

CHURCH OF THE MESSIAH

Islandview Greater Villages Neighborhood Plan

IN your neighborhood
Detroit Planning + Development

Neighborhood Planning Area





Housing

“Where we live”

Image Title

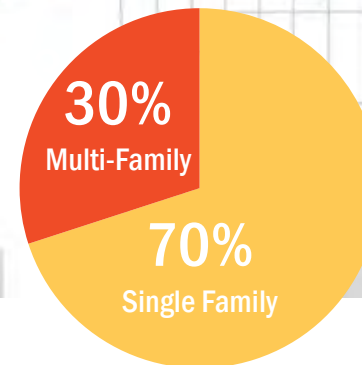
Image Source: Julio Cedano



WHERE WE LIVE

- Preserve and improve existing housing
- Create and maintain affordable housing options
- Strengthen density and increase housing variety where appropriate

All Housing | “Where we live”



Islandview Greater Villages Housing Supply

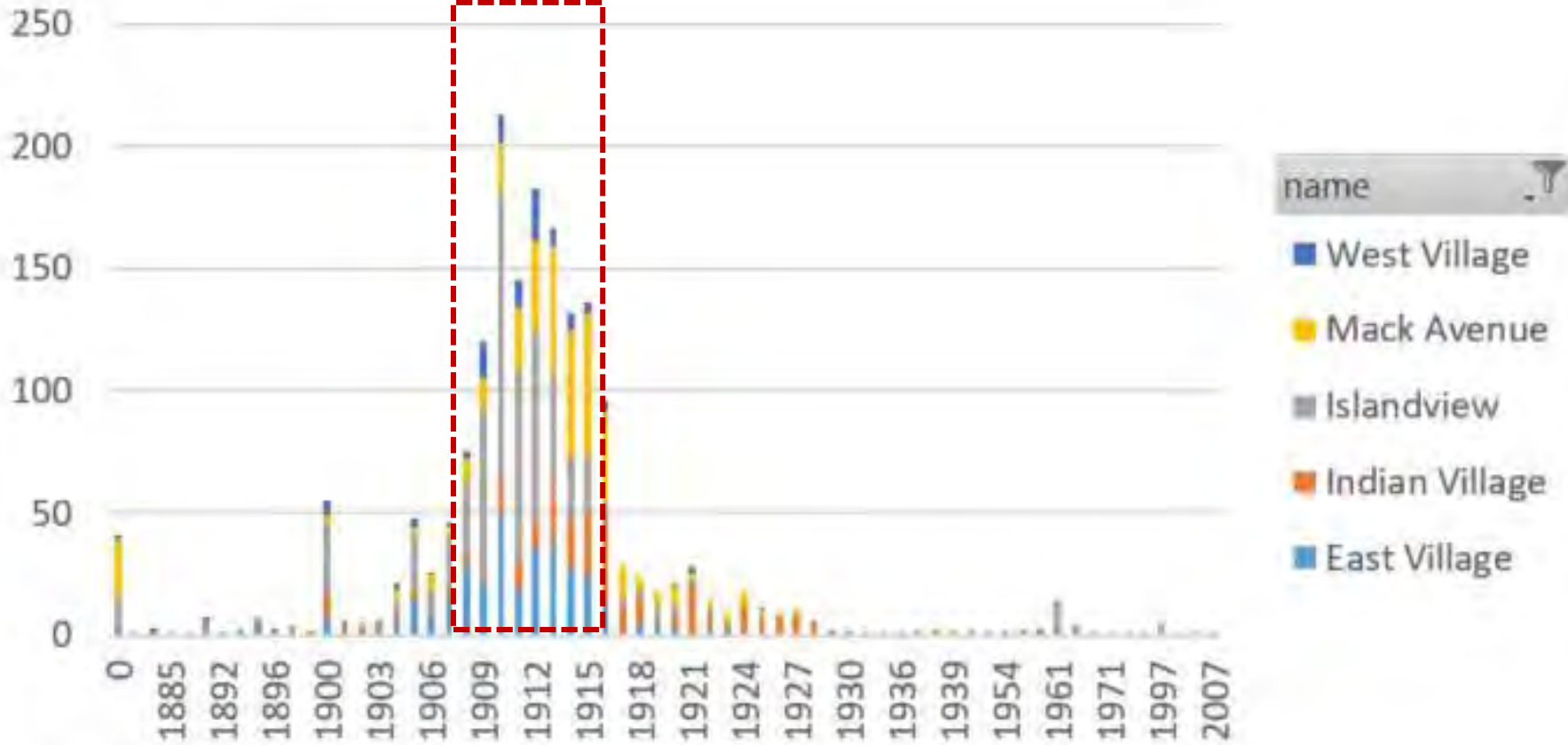
Historic Preservation | “Where we live”



All Housing | “Where we live”



Count of FID



- name
- West Village
 - Mack Avenue
 - Islandview
 - Indian Village
 - East Village

MOST HOUSING IN THE AREA BUILT IN THE 10 YEARS BETWEEN 1906-1916

ISLANDVIEW AND EAST VILLAGE/MACK AVENUE ARE THE REGIONS THAT HAVE EXPERIENCED SOME NEW CONSTRUCTION SINCE 1930

WITH INCREASING NEIGHBORHOOD APPEAL, PLANNING AREA RIPE FOR REHAB AND HOUSING STARTS

Opportunities | “Where we live”



Image Source: "www.placeandsee.com"

St. Charles Borromeo School
- Adaptive Reuse
BEFORE

Opportunities | “Where we live”



St. Charles Borromeo
School – Adaptive
Reuse

AFTER



Opportunities | “Where we live”



Garland Building –
Mixed-Use /
Commercial Residential

BEFORE

Opportunities | “Where we live”



Garland Building :
Mixed-Use /
Commercial
Residential

AFTER

Opportunities | “Where we live”



The Coe – New Construction
BEFORE



Opportunities | “Where we live”



The Coe – New Construction **AFTER**

Image Source: "Banyan Development"

Opportunities | “Where we live”



Van Dyke Rehab
BEFORE

Opportunities | “Where we live”



Van Dyke Rehab
AFTER

Image Source: "Banyan Development"



Mobility

“How we’re connected”



HOW WE'RE CONNECTED

- Expand mobility options on neighborhood streets
- Provide safe connections
- Increase access to Detroit Riverfront and Belle Isle
- Reduce flooding with stormwater management practices
- Create welcoming corridor and neighborhood entrances

Public Transit | “How we are connected”



DDOT Bus

Image Source: Daily Detroit

- DDOT Bus Route
- DDOT Bus Stop
- SMART Bus Route
- SMART Bus Stop

Vehicular Routes | “How we are connected”



ONE-WAY INTERSECTIONS

CONFLICT INTERSECTIONS

BARRIERS TO ACCESS

- ↑ Northbound One-Way Street
- ↓ Southbound One-Way Street
- East or West One-Way Street

Vehicular Routes | “How we are connected”



ONE-WAY INTERSECTIONS

CONFLICT INTERSECTIONS

BARRIERS TO ACCESS

 Major Thoroughfare One-Way Street

 Northbound One-Way Street






 Southbound One-Way Street

 East or West One-Way Street

Vehicular Routes | “How we are connected”



ONE-WAY INTERSECTIONS
CONFLICT INTERSECTIONS
 BARRIERS TO ACCESS

-  Conflict Intersection
-  Major Thoroughfare One-Way Street
-  Northbound One-Way Street
-  Southbound One-Way Street
-  East or West One-Way Street

Non-Motorized Routes | “How we are connected”



Unsafe & Confusing Routes

Baldwin Crossing to Butzel Playground

ONE-WAY INTERSECTIONS

CONFLICT INTERSECTIONS

BARRIERS TO ACCESS

Vehicular Routes | “How we are connected”



ONE-WAY INTERSECTIONS
CONFLICT INTERSECTIONS
BARRIERS TO ACCESS

Non-Motorized Routes | “How we are connected”



EXISTING NON-MOTORIZED SYSTEM

THE BELTLINE

BARRIERS TO ACCESS

GAPS IN NON-MOTORIZED SYSTEM



Dedicated Bike Lane



Sharrow (Shared Bike Lane)

Existing Dedicated Bike Lanes

Existing Sharrows (Shared Bike Lanes)

Existing Metrotrail

Non-Motorized Routes | “How we are connected”



EXISTING NON-MOTORIZED SYSTEM

THE BELTLINE

BARRIERS TO ACCESS

GAPS IN NON-MOTORIZED SYSTEM

— Existing Non-Motorized System

→ Planned Beltline

Non-Motorized Routes | “How we are connected”






EXISTING NON-MOTORIZED SYSTEM

THE BELTLINE

BARRIERS TO ACCESS

GAPS IN NON-MOTORIZED SYSTEM

-  Barrier to Non-Motorized Access
-  Existing Non-Motorized System
-  Planned Beltline

Non-Motorized Routes | “How we are connected”






EXISTING NON-MOTORIZED SYSTEM

THE BELTLINE

BARRIERS TO ACCESS

GAPS IN NON-MOTORIZED SYSTEM

-  Gaps in Non-Motorized System
-  Barrier to Non-Motorized Access
-  Existing Non-Motorized System
-  Planned Beltline

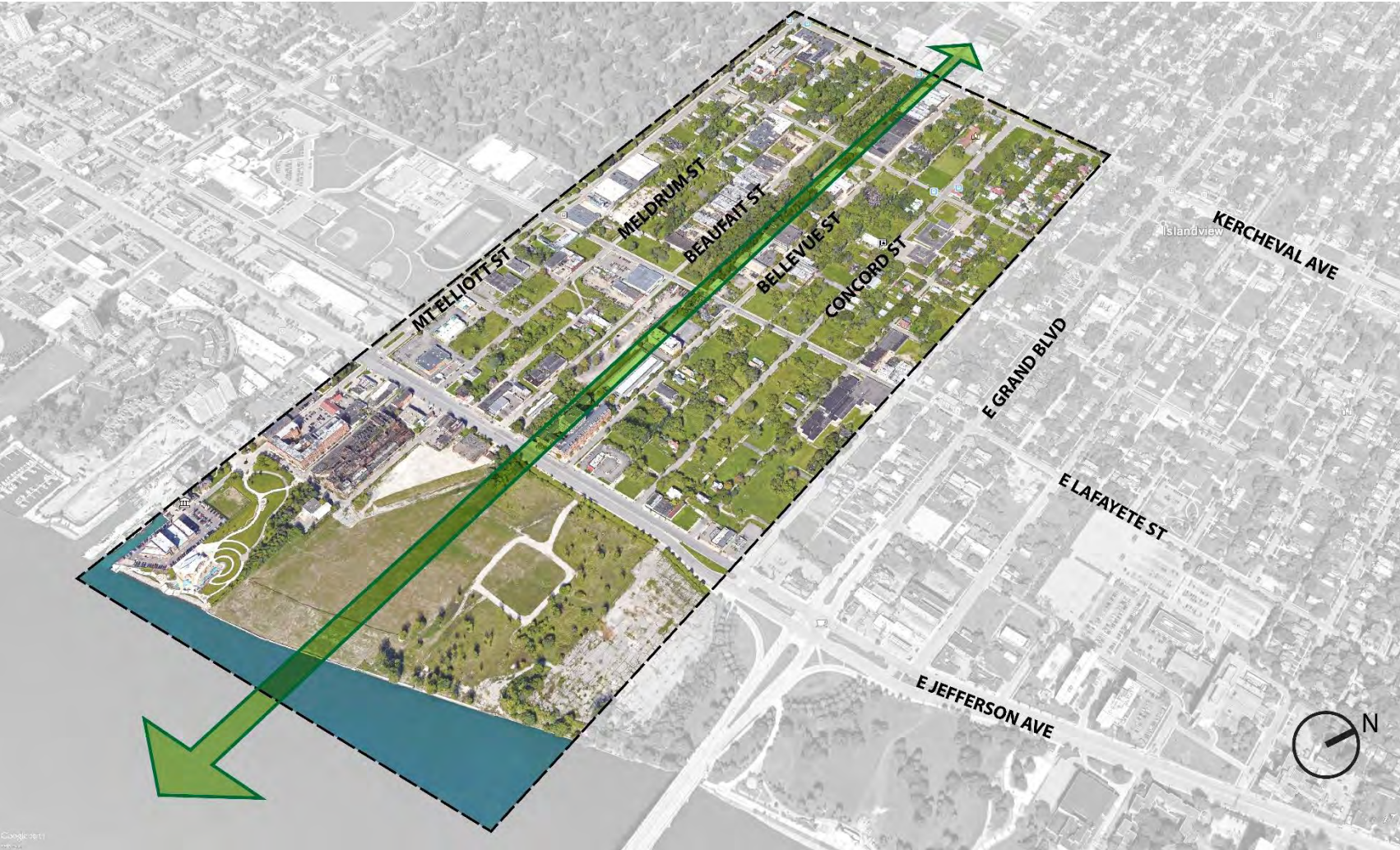
Mobility Opportunities | “How we are connected”



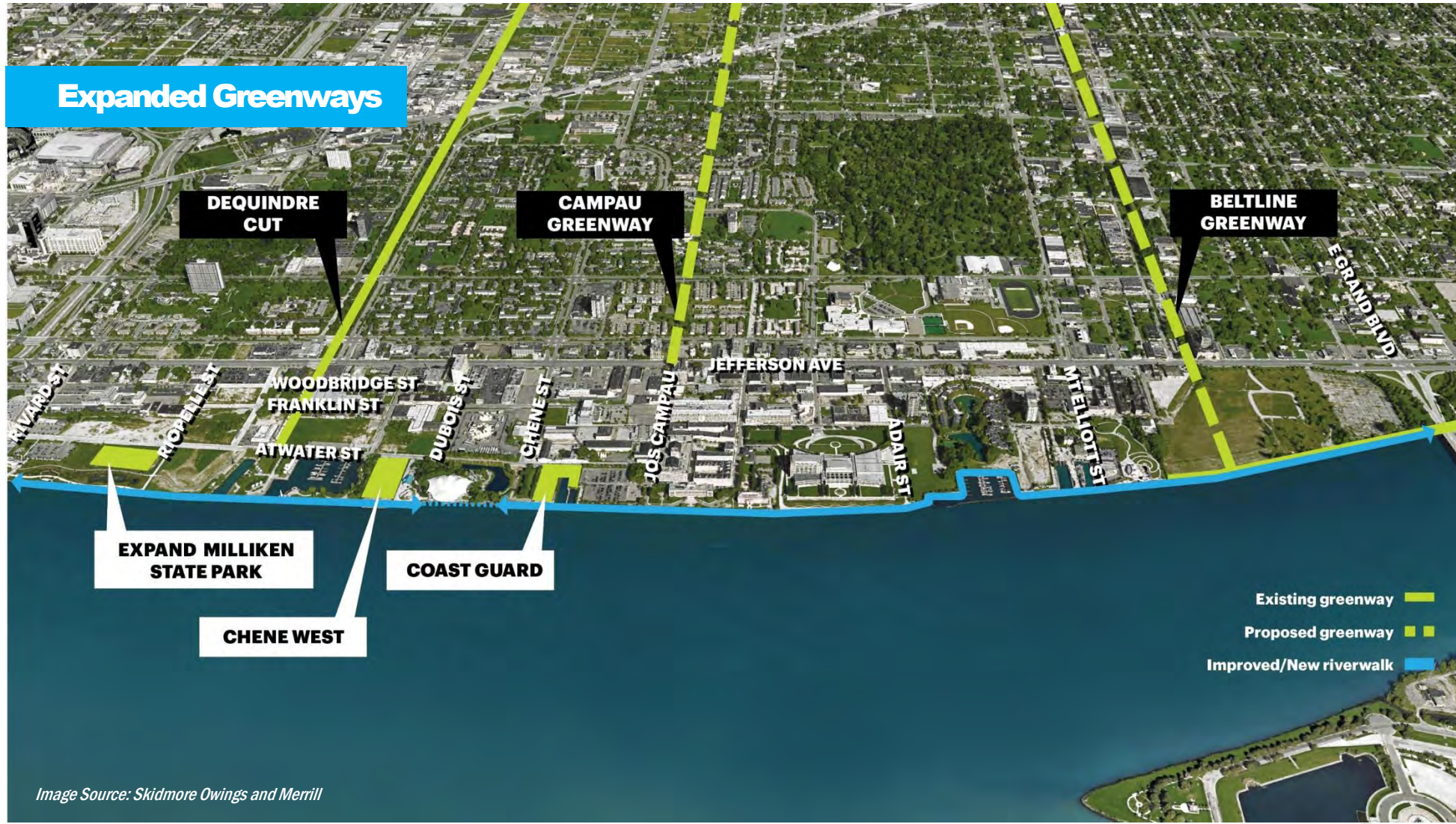
OPPORTUNITIES TO STRENGTHEN CORRIDORS

- * Destinations
- ➔ Mobility Opportunities
- ➔ Potential Future Greenway

The Beltline | “How we are connected”



The Beltline | “How we are connected”



Mobility Opportunities | “How we are connected”



Before: Dequindre Cut 2005

Image Source: SmithGroupJJR

Mobility Opportunities | “How we are connected”



After: Dequindre Cut 2009

Image Source: SmithGroupJJR

Mobility Opportunities | “How we are connected”



Image Source: Skidmore Owings and Merrill

Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle
Islandview Greater Villages Neighborhood Plan

Mobility Opportunities | “How we are connected”



Image Source: Skidmore Owings and Merrill

Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle
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Resources + Amenities

“Where we spend time”



Image Source: Julio Cedano



WHERE WE SPEND TIME

- Improve curb appeal along neighborhood streets
- Creating enjoyable places and landscapes
- Strengthen awareness about neighborhood identity and culture

Resources + Amenities | “Where we spend time”



41 Places of Worship

Image Source: Historic Building Archives

9 K-12 Schools

Image Source: EAA

7 Childcare Facilities

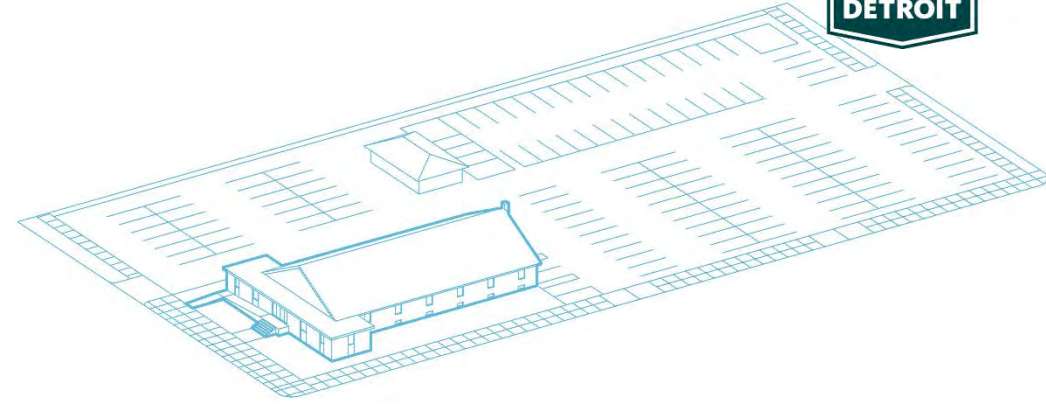
Image Source: Esther Yang

1 Recreation Center

Image Source: City of Detroit

- School
- Place of Worship
- School Grounds
- Parks & Landmarks
- Childcare Facility
- Butzel Recreation Center
- School with Childcare Facility

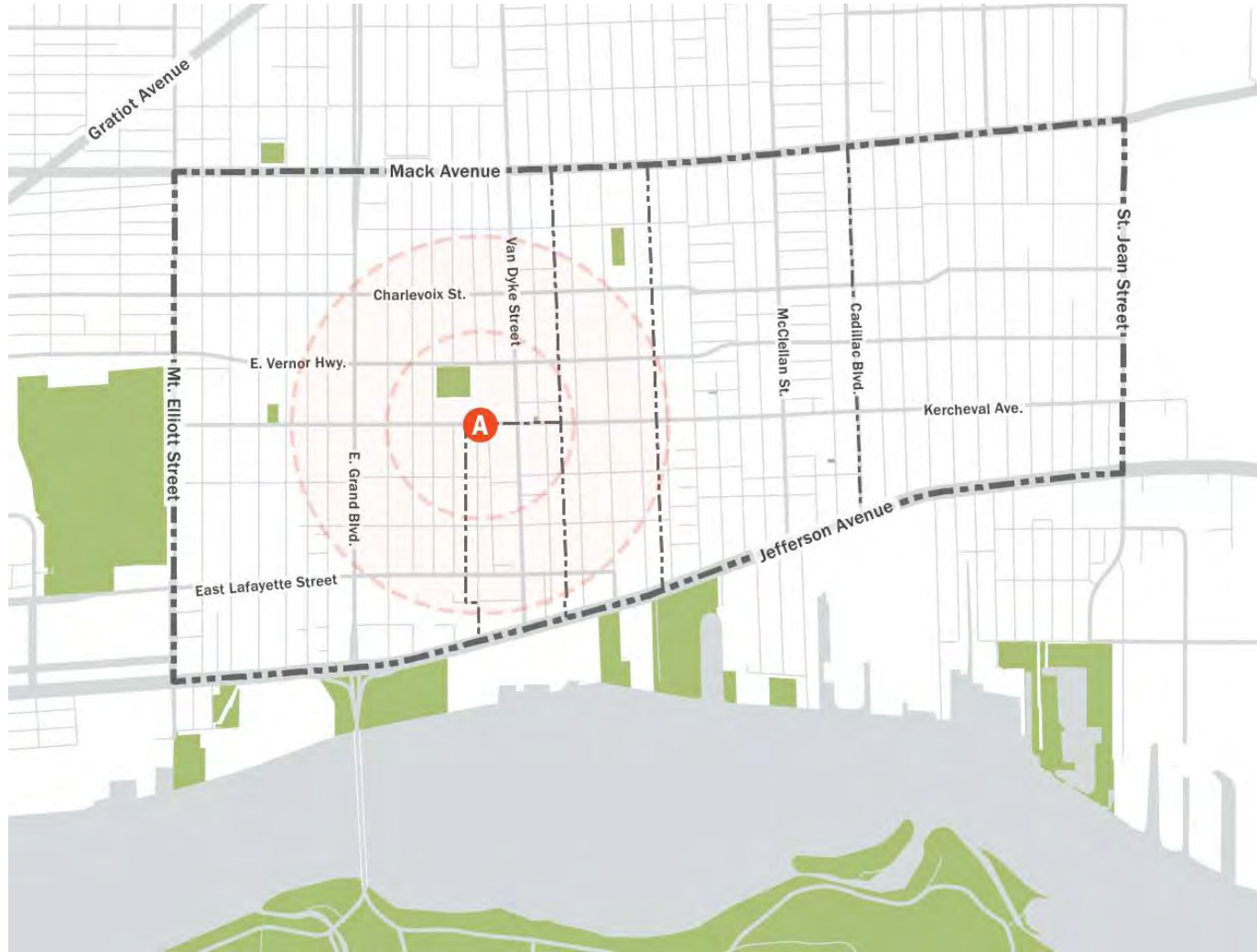
Places of Worship | “Where we spend time”



- Baptist Church, Various
- Church of Christ, Various
- Various Congregations



Parks, Recreation and Open Space | “Where we spend time”

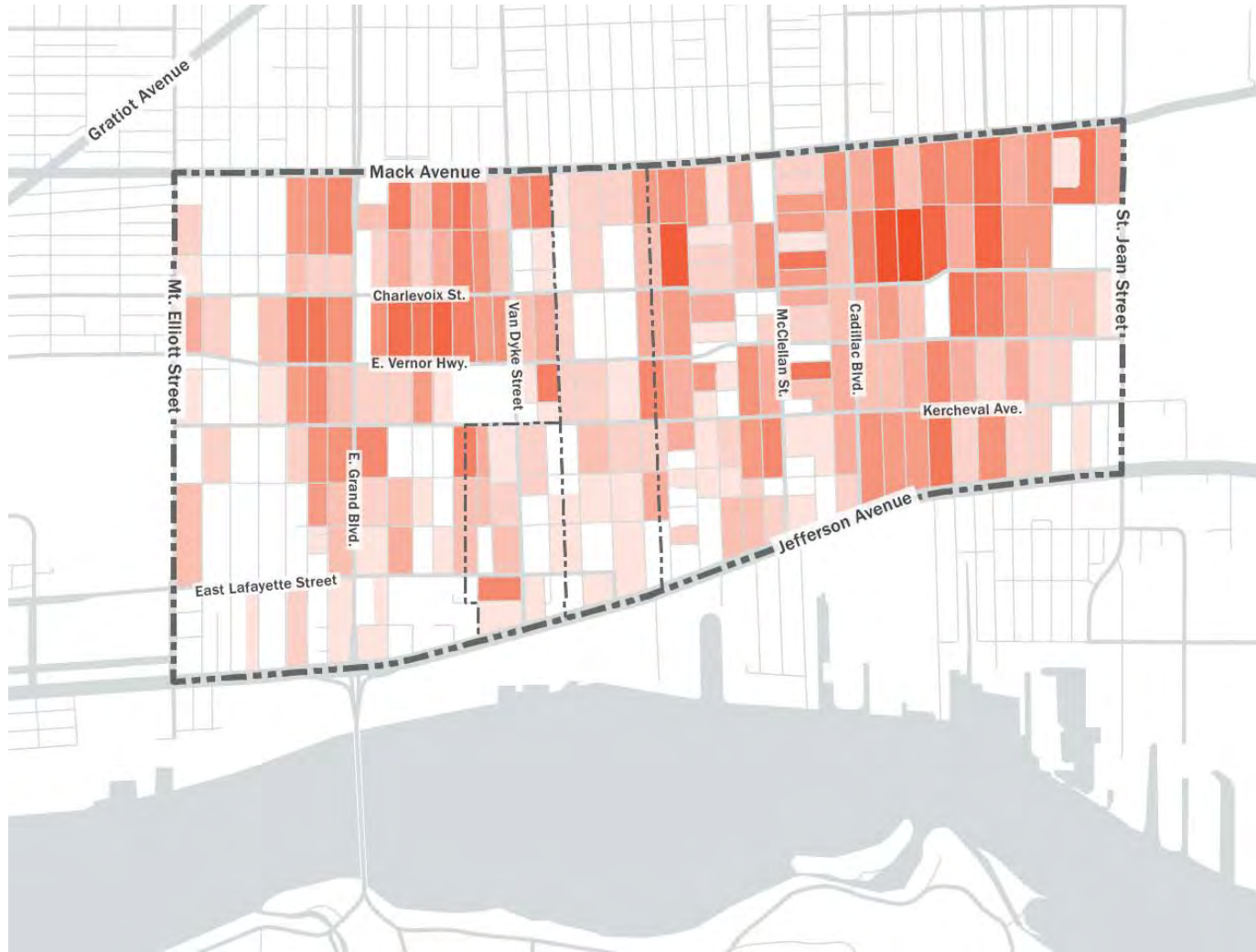


Butzel Recreation Center

Image Source: The Michigan Chronical

- Recreation Center
- Parks & Landmarks

2014 Flood Damage | “Where we spend time”



1,094 Homes Affected

\$1.1 Million in Damage



Opportunities | “Where we spend time”



■ Potential for Open Space Development

Opportunities | “Where we spend time”



Opportunities | “Where we spend time”



Image Source: Skidmore Owings and Merrill

Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle
Islandview Greater Villages Neighborhood Plan

Opportunities | “Where we spend time”



Image Source: Skidmore Owings and Merrill

Beltline Greenway – Linear Park and Neighborhood Connection to the Detroit Riverfront and Belle Isle
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Opportunities | “Where we spend time”



Image Source: SmithGroupJJR



Retail + Commercial + Institutional

“Where we work, shop and seek care”

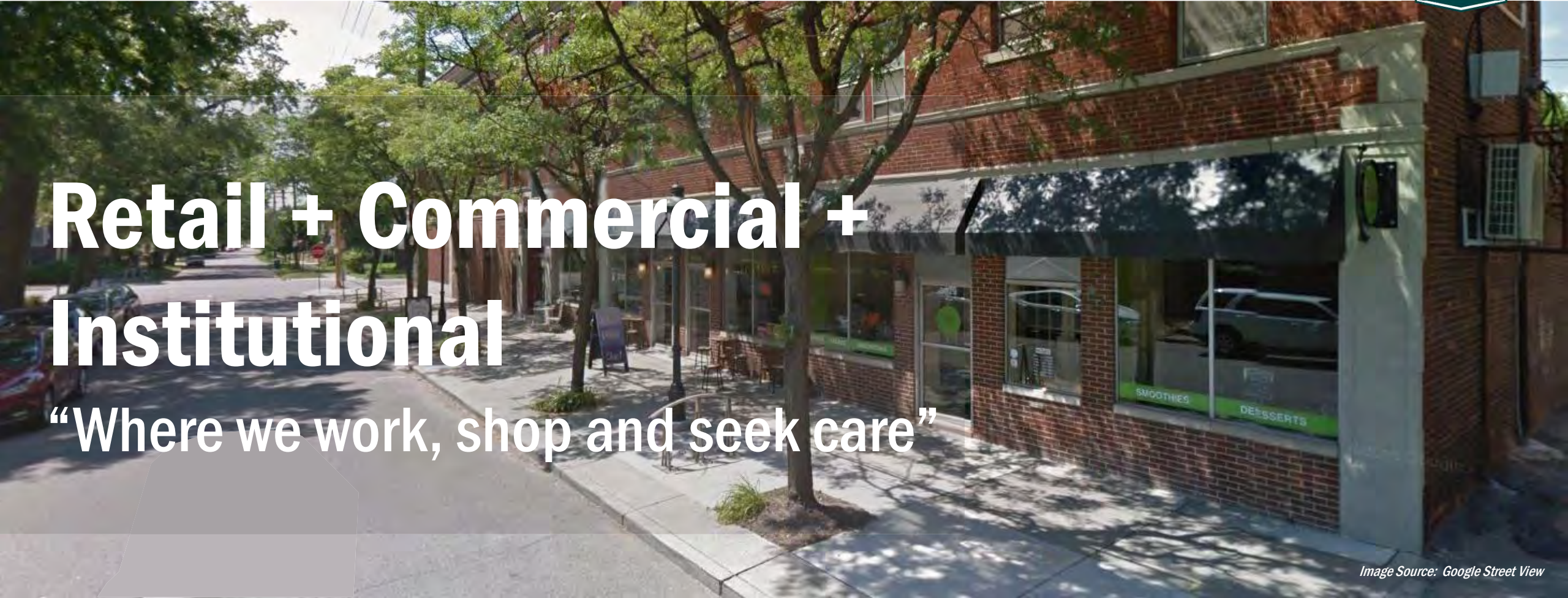


Image Source: Google Street View



WHERE WE WORK, SHOP AND SEEK CARE

- Identify gaps in retail, commercial, and services (needs and wants)
- Identify neighborhood workforce potential
- Identify development opportunities

All Commercial + Retail + Institutional | “Where we work and shop”



- Retail, Commercial and Institutional
- Concentration of Employment by Business

Grocery + Markets | “Where we work and shop”



- A** Save-A-Lot
- B** Harbortown Market
- C** Indian Village Market
- D** Food Express Market
- E** XZ, Inc.
- F** Motor City Marketplace



Image Source: Yelp

Harbortown Market

- Grocery + Markets
- 5 and 10-Minute Walking Distance

Restaurants + Cafes | “Where we work and shop”



- | | | |
|--------------------------------|-----------------------------|-----------------------------|
| A Grandy's Coney Island | I Belle Isle Pizza | Q The Collective |
| B Little Caesars | J Subway | R The Gathering |
| C Wendy's | K Fresh 101 | S R&W Café |
| D Pekin Pavilion | L The Red Hook | T McDonald's |
| E Church's Chicken | M Detroit Vegan Soul | U Tai Hing |
| F Big Bob's | N Craft Work | V Rose's Fine Foods |
| G Tim Horton's | O Sister Pie | W Williams and Son's |
| H American Grill | P La Boheme | X Legend's Grill |



Rose's Fine Foods



Legend's Grill

- Restaurants + Cafes
- 5 and 10-Minute Walking Distance

Healthcare | “Where we seek care”



● Healthcare Locations

Opportunities | “Where we work and shop”



Agnes Street – Before and After

Challenges | “Where we work and shop and seek care”



Image Source: "www.maccdevelopment.com"



Image Source: "www.crainsdetroit.com"

Adaptive Reuse – Business – 7900 Mack Avenue (Macc Development Office)



Next Steps

Next Steps – Community Engagement



THE CITY OF DETROIT PLANNING AND DEVELOPMENT DEPARTMENT AND THE OFFICE OF CITY COUNCIL INVITE YOU TO...

ISLANDVIEW & GREATER VILLAGES



NEIGHBORHOOD PLANNING MEETING

COME JOIN US IN YOUR NEIGHBORHOOD!

On Detroit's east side, the City has launched planning efforts in **Islandview and the Greater Villages**. The City is identifying investments, improvements, and priority projects that we can mobilize towards construction to strengthen neighborhood vibrancy.

We want to hear from you about opportunities for housing, commercial corridors, historic buildings, streetscapes, and landscapes. In addition to these efforts, the City has begun to address flooding issues in the area with the Beltline Greenway.

The City invites you to help develop community priorities and identify neighborhood improvements.

Same presentation. Three options. Come to the meeting nearest you:

TUESDAY MAR. 14, 2017

at Butzel Family Center
Hosted by West village Association / Eco-D
7737 Kercheval Ave. **6 - 8 PM**

TUESDAY MAR. 21, 2017

at Genesis Lutheran Church
Hosted by Genesis Hope
7200 Mack Ave. **6 - 8 PM**

THURSDAY MAR. 23, 2017

at Southeastern High School
Hosted by the City of Detroit
3030 Fairview St. **6 - 8 PM**

Interpretation service for the hearing impaired will be provided at all three meetings.



ISLANDVIEW WEST VILLAGE INDIAN VILLAGE EAST VILLAGE



- Butzel Family Center 7737 Kercheval Ave.
- Genesis Lutheran 7200 Mack Ave.
- Southeastern High School 3030 Fairview St.

MEETINGS HAPPENING IN:

MARCH 14 TH , 21 ST , 23 RD	MAY DATES TBD	JUNE DATES TBD
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- JOIN US TO TALK ABOUT: **HOW THINGS ARE NOW ?**
- JOIN US TO TALK ABOUT: **WHERE DO WE WANT TO GO ?**
- JOIN US TO TALK ABOUT: **WHERE DO WE START ?**

STAY PLUGGED INTO COMMUNITY ORGANIZATION MEETINGS FOR CITY UPDATES

QUESTIONS ?

- call us: (313) 749-8819
- email us: islandviewvillages@detroitmi.gov
- visit the web: detroitmi.gov/IslandviewVillages
- in person: check our website for meeting times and location



Next Steps - Timeline





Discussion



What's your take on...

How we live?

How we're connected?

Where we spend time?

Where we work, shop, and seek care?