

# THE VILLAGES

# NEIGHBORHOODS STRATEGY

OCTOBER 2016

PREPARED FOR THE VILLAGES COMMUNITY DEVELOPMENT CORPORATION  
BY CITY FORM DETROIT

The Villages • Detroit

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# INTRODUCTION

The Villages Neighborhood Strategy serves as a guiding framework for The Villages Community Development Corporation (CDC) to implement physical and economic development strategies for sustainable development for the six Villages neighborhoods including Berry Subdivision, East Village, Gold Coast, Indian Village, Islandview, and West Village. The Villages CDC is leading this project in collaboration with residents, business owners, property owners, and church and community leaders. City Form Detroit, a Detroit-based urban design practice, assisted The Villages CDC in this planning effort.

This collaborative planning process was guided by the following project goals:

1. To conduct an inclusive process that engages The Villages community in meaningful conversations about their aspirations for the neighborhood.
2. To assess the existing conditions in The Villages, including the opportunities and challenges involved in functioning as complete neighborhoods.
3. To develop short and long-term strategies for physical and economic development that support residents and businesses in the Villages and that could be moved forward by The Villages CDC.

The resulting vision is for The Villages to be a cohesive yet distinct collection of neighborhoods that strives for equity, inclusivity, and sustainability. Specific strategies to achieve this vision include developing and enhancing amenities and destinations that serve the basic needs of residents; improving options for mobility; fostering a diverse, equitable, and prosperous community, and building neighborhood connectedness, character, and identity. This report outlines framework plan and these strategies.

**THE VILLAGES NEIGHBORHOODS STRATEGY SERVES AS A GUIDING FRAMEWORK FOR THE VILLAGES CDC TO IMPLEMENT PHYSICAL AND ECONOMIC DEVELOPMENT STRATEGIES FOR SUSTAINABLE DEVELOPMENT FOR THE VILLAGES NEIGHBORHOODS.**



Stakeholder Meeting, 6/9/2016



# EXISTING CONDITIONS

An analysis of existing conditions, including assets and needs, and initiatives within the project area paired with the input and feedback of local stakeholders provided a basis for the neighborhood strategy. Existing initiatives analyzed include Detroit's Non-Motorized Transportation Plan (2006), the Neighborhood Stabilization Plan (2011), the Lower Eastside Action Plan (2012), Detroit Future City (2012), the Greenways Report (2012), Eco-D (2016), and the recent initiatives of Invest Detroit (2016).

Assets were grouped, analyzed, and mapped to form a complete picture of the existing conditions of the community. These assets centered on economic, social, and physical strengths in The Villages that contribute to "complete neighborhoods." Complete neighborhoods are self-sufficient by virtue of having diverse housing options, retail and service amenities, high quality schools, parks and public spaces, and access to jobs all within a 20-minute walking distance or accessible by reliable public transit. Major assets in The Villages include the riverfront, the commercial corridors of Jefferson and Kercheval, and strong churches and organizations.

This analysis also identified needs in the community. These needs include connectivity across Jefferson and among The Villages's neighborhoods, more parks, and residential rehabilitation. Finally, the organizations working in The Villages were mapped to better understand the organizational capacity of the project area. These organizations include GenesisHOPE, MACC Development, Eastside Community Network, Messiah Housing, and Charlevoix Village Association, among many others.

**THE VILLAGES IS COMPRISED OF SIX NEIGHBORHOODS INCLUDING BERRY SUBDIVISION, EAST VILLAGE, GOLD COAST, INDIAN VILLAGES, ISLANDVIEW, AND WEST VILLAGE AND BORDERED BY MACK AVE, CADILLAC BLVD, THE RIVERFRONT, AND MT ELLIOTT ST.**



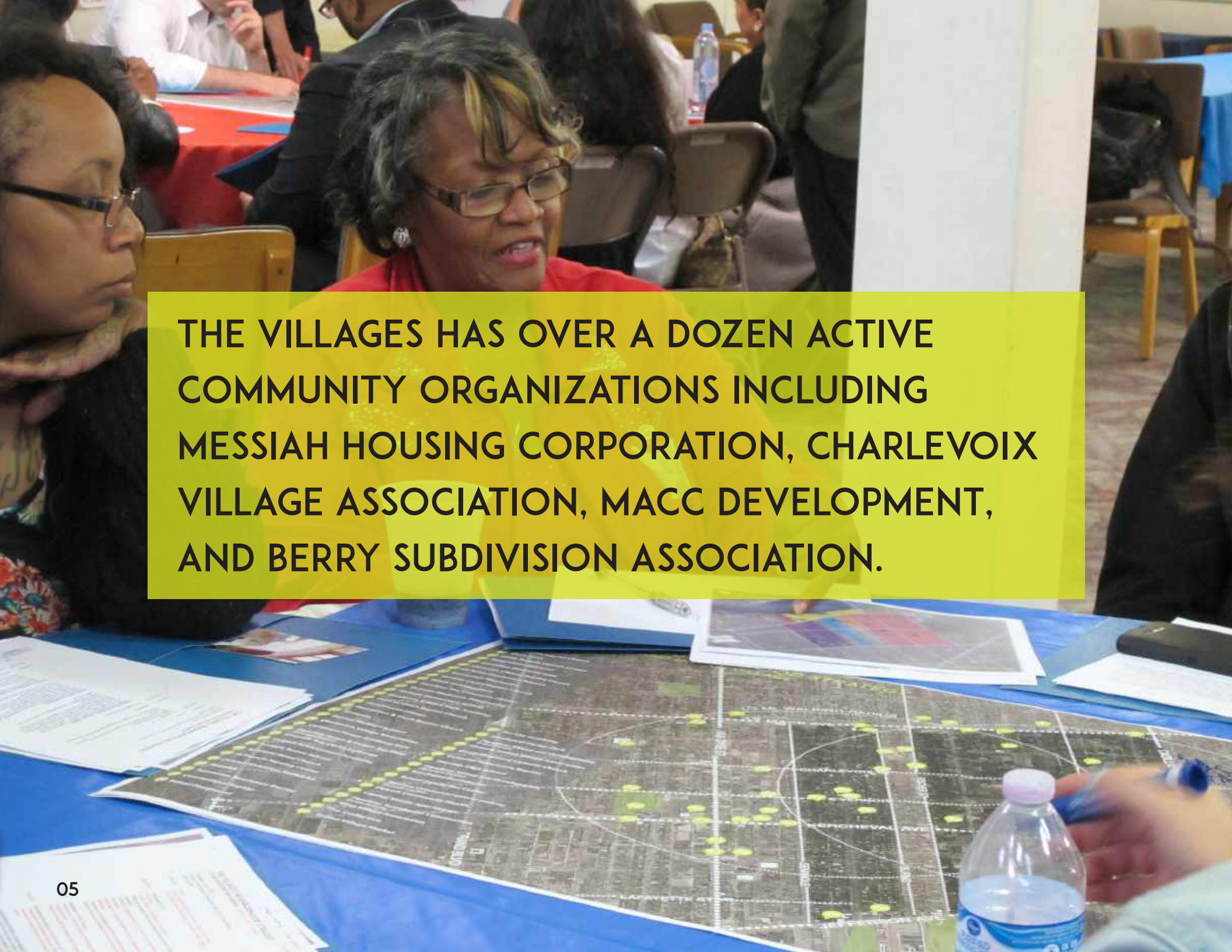
Agnes Street, West Village

## NEIGHBORHOOD BOUNDARIES

THE VILLAGES NEIGHBORHOODS STRATEGY







**THE VILLAGES HAS OVER A DOZEN ACTIVE COMMUNITY ORGANIZATIONS INCLUDING MESSIAH HOUSING CORPORATION, CHARLEVOIX VILLAGE ASSOCIATION, MACC DEVELOPMENT, AND BERRY SUBDIVISION ASSOCIATION.**

## AREA ORGANIZATIONS

**Community Development Corporations**

- The Villages CDC
- GenesisHOPE
- Messiah Housing
- MACC Development
- Mt Elliott Business and Community Association
- Jefferson East, Inc.
- Eastside Community Network
- Mack Alive Headquarters - boundaries not clear

**Neighborhood Groups and Block Clubs**

- West Village Association
- Historic Indian Village Association
- Charlevoix Village Association

\* Organization headquarters are identified by circles





# NEIGHBORHOOD ASSETS



CHURCHES



SCHOOLS



DIVERSE HOUSING STOCK



DETROIT RIVER + RIVERFRONT PARKS



LOCAL BUSINESSES



ARTS + CULTURE



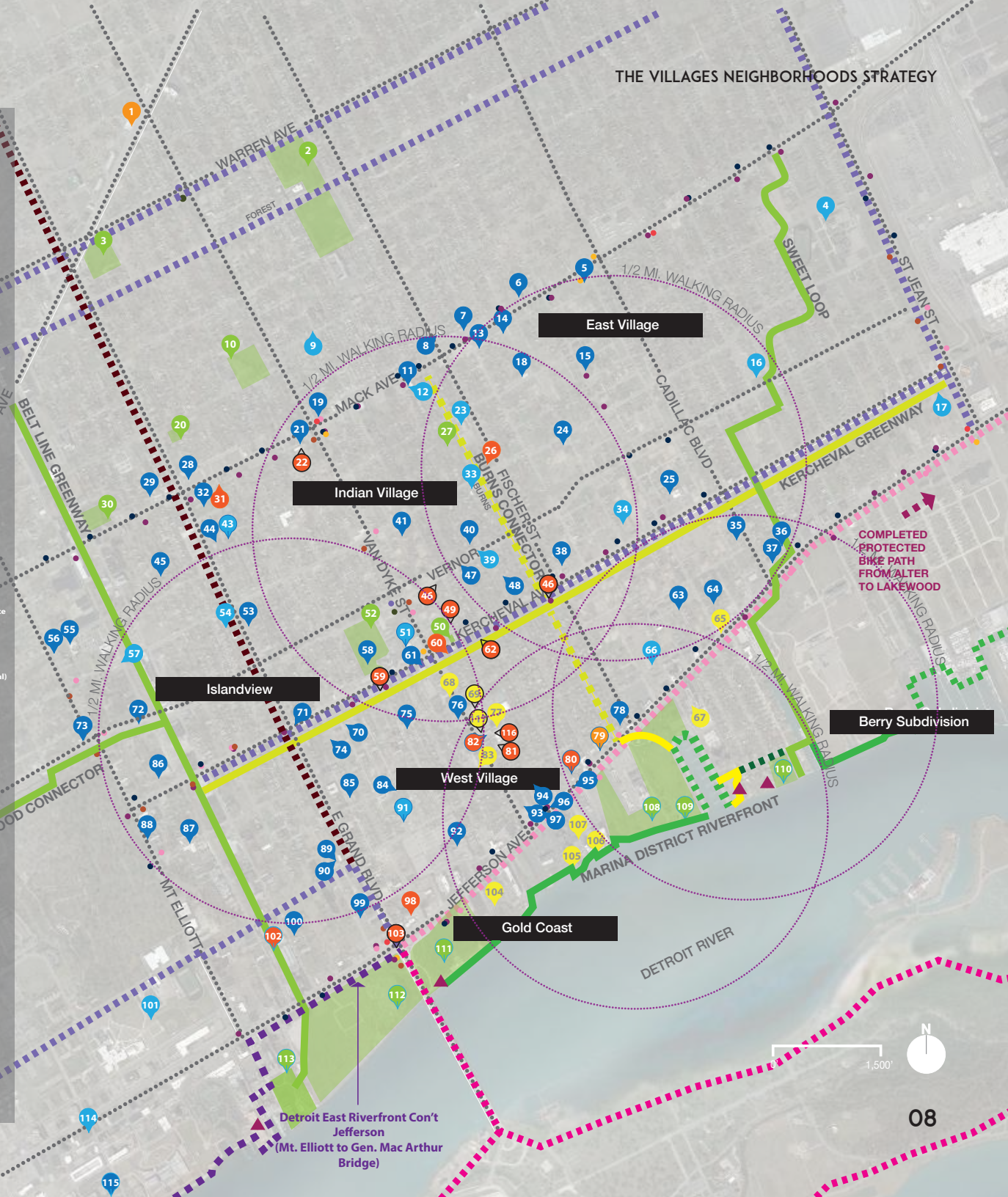
STRONG COMMUNITY ORGANIZATIONS



CONNECTIVITY

# NEIGHBORHOOD ASSETS

Churces & Institutions	42 Covenant House Academy East	90 Mt Elliot Makerspace
Green Space	43 Boggs Center	91 Moses Field Elementary-Middle School
Grocery / Market	44 Trinity Deliverance	92 Riverview Jefferson Health
Residential	45 Eastwood Convalescent Center	93 Ambassador Nursing Center
Retail	46 Salon & Geiger Eat Shop (Resurget Capital)	94 Lutheran Social Services
Schools	47 Conventional Baptist	95 Capuchin Monastery & Soup Kitchen
Pipeline	48 Historic Indian Village Association	96 Southeast Michigan Synod
1 Foodtown	49 Mixed-use development (Invest Detroit)	97 Epiphany Lutheran
2 Pingree Park	50 Kercheval-Parker Park	98 Prop Art Studio
3 Dueweke Park	51 Garvey Academy	99 Immanuel House of Prayer
4 Southeastern High School	52 Butzel Playground	100 Heart & Soul Ministries
5 Saunders Memorial AME	53 Hamilton Nursing Home	101 Martin Luther King High School
6 Neapolitan Spiritual	54 Blanche Kelso Bruce Academy	102 Southern Fires Restaurant
7 Willis Temple Church of God	55 House of God Church	103 Islandview Development (Platform LLC)
8 Mack Alive	56 New Liberty Baptist Church	104 River Terrace Apartments
9 Cesar Chavez Academy	57 Our Lady of Sorrows School	105 Alden Park Towers
10 Sylvester-Seyburn Park	58 Butzel Family Rec Center	106 Shoreline East Condominiums
11 Greater Christ Baptist Church	59 Commercial units w/ adjacent parking (Resurget Capital)	107 Indian Village Manor Condo
12 Benjamin E May's Male Academy	60 Kercheval Businesses	108 Owens Park
13 Samaritan Missionary	61 Detroit Community Health	109 Erma Henderson Park
14 Mt Nebo Missionary Baptist Church	62 Mixed-use development (Invest Detroit)	110 Stockton Park
15 Christian Liberty Baptist	63 Celestial Tabernacle Baptist	111 Gabriel Richard Park
16 Hutchinson@Howe	64 Good Shepherd Catholic Church	112 MacArthur Bridge Park
17 Detroit Enterprise Academy	65 Colony Arms Apartments	113 Mt Elliott Park
18 Pure in Heart Baptist Church	66 Trombly High School	114 Detroit Academy of Arts & Science
19 Mt Zion Baptist Church	67 Jeffersonian Apartments	115 Villages Community Development Corporation
20 Sylvester Field	68 Capitol Manor Apartments	116 Live Cycle Delight
21 MACC Development	69 Townhouse Construction (Invest Detroit)	117 The Coe (Residential/Commercial)
22 The Commons (MACC)	70 Greater Tree of Life Baptist	118 Detroit Recreation Dep. Parks with Walking Trails and Pathways
23 Nichols Elementary School	71 Alpha Manor Nursing Home	119 Completed Off Road Path
24 Revelation & Truth Baptist	72 Downtown Boxing Gym	120 MDTOT Completed Bike Lanes
25 Spiritual Israel Church	73 New Harmony Baptist Church	121 Completed Signed / Sharrow Route
26 Artiques	74 New Bride Baptist Church	122 Completed Protected Bike Path
27 Mollicone Playground	75 St. Charles Catholic Church	123 Funded / Pipeline Protected Bike Path
28 Swanson Funeral Home	76 West Village Association	124 Detroit Greenway Coalition Greenway Proposal
29 Greater Mt Carmel Baptist	77 Parkstone Apartment	125 Off-Road Trail
30 Bradley Playground	78 Jefferson Ave Presbyterian Church	126 Neighborhood Connector 1
31 Elbow Lounge	79 Indian Village Market	127 Neighborhood Connector 2
32 Genesis Lutheran	80 The Collective	128 Riverwalk Section 1: River Edge
33 Detroit Waldorf School	81 Mixed-use development (Banyan)	129 Riverwalk Section 2: Marina
34 Scripps Annex School	82 Agnes St Businesses	130 Riverwalk Section 3: Shared Use Parallel Trail
35 St Francis Nursing Center	83 Village Park Apartments	131 Existing DDOT Bus Stops
36 Detroit Riverview Pediatrics	84 St. Paul Church - God in Christ	132 Eastbound
37 Pewabic	85 Adult Well-Being Services	133 Westbound
38 Tennessee Missionary Baptist	86 Gleaners Community Food Bank	134 Northbound
39 Detroit Achievement Academy	87 Second Evergreen Baptist Church	135 Southbound
40 Iroquois Ave Christ Lutheran	88 St. Bonaventure Capuchin Monastery	136 Existing SMART Bus Stops
41 Charlevoix Village Association	89 Church of the Messiah	137 Eastbound
		138 Westbound
		139 Northbound
		140 Southbound





# STAKEHOLDER ENGAGEMENT

The stakeholder engagement process gathered critical input from business owners, residents, and church and community leaders. The series of three stakeholder meetings focused on issues of neighborhood amenities, human capital, infrastructure, sustainability, economic development, and equity in relationship to the six neighborhoods, resulting in a robust community vision for The Villages.

The first stakeholder meeting was comprised of small group sessions of neighborhood pairings: Berry Subdivision and Gold Coast, Islandview and West Village, and East Village and Indian Village. The facilitated discussions focused on themes of Amenities + Human Capital, Infrastructure + Sustainability, and Economic Development + Equity. Participants utilized large maps to locate neighborhood strengths, weaknesses, and opportunities in relation to the themes. This meeting provided integral information towards the development of the guiding principles, vision, and mission for the project.

The second stakeholder engagement meeting centered on a discussion of the feedback gathered from the community during the first meeting. The project vision and mission were presented and the resulting discussion led to a further refinement of the community's guiding principles and goals for the project. This meeting served to clarify the underlying principles guiding The Villages Neighborhood Strategy and also led to more concrete recommendations and actions for the framework plan.

The final stakeholder meeting focused on action strategies for implementing the four key recommendations of the project. The priority actions are illustrated on the following pages per percentage level of interest.

**“WE BROUGHT YOU TOGETHER IN ORDER TO GATHER INPUT ABOUT WHERE WE SHOULD BE FOCUSING OUR EFFORTS, FROM HOUSING TO SMALL BUSINESS DEVELOPMENT TO WORKFORCE TRAINING AND SUSTAINABILITY MATTERS.”**

- MAC FARR, THE VILLAGES CDC



Stakeholder Meeting, 6/9/2016

# ENGAGEMENT PROCESS



Stakeholder Meeting, 6/9/2016



Stakeholder Meeting, 6/30/2016



Stakeholder Meeting, 7/28/2016

## PRIORITY ACTIONS: BERRY SUBDIVISION + GOLD COAST

## PRIORITY ACTIONS: EAST VILLAGE + INDIAN VILLAGE



13% of priority actions voted at stakeholder meeting 7/28/16

**Recommendations**  
 R1: Develop and enhance amenities + destinations that serve the basic needs of residents.  
 R2: Improve opportunities for access.  
 R3: Foster a diverse, equitable, and prosperous community.  
 R4: Build neighborhood connectedness, character, and identity.

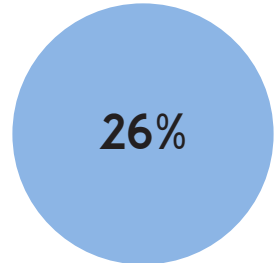


9% of priority actions voted at stakeholder meeting 7/28/16

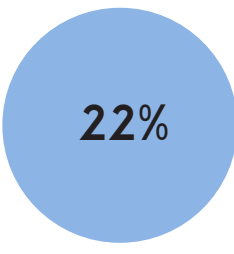
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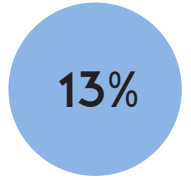
# PRIORITY ACTIONS: WEST VILLAGE + ISLANDVIEW



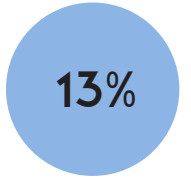
**R1: SAFETY**  
Improve safety on East Grand Blvd. from Kercheval to Mack in regards to vacant houses and overgrown lots.



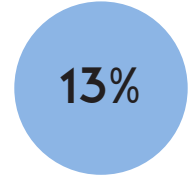
**R2: NEIGHBORHOOD SIGNAGE**  
Implement attractive gateway signage identifying the neighborhoods.



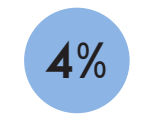
**R2: PROTECTED BIKE LANES**  
Convert existing bike lanes to protected lanes to calm traffic and increase safety. Extend current protected lanes.



**R3: AFFORDABLE HOUSING**  
Create and maintain affordable housing on East Grand Blvd.



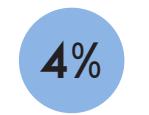
**R1: RECREATION SPACES**  
Improve existing recreation spaces that bring people together, particularly Butzel Rec. Center.



**R1: RENEWABLE ENERGY**  
Seek financing for renewable energy residential upgrades.



**R1: TRAFFIC CALMING**  
Transform Van Dyke to a priority walking street with traffic calming and improved pedestrian crossings at Jefferson.



**R1: UTILIZE VACANT LOTS**  
Utilize and improve vacant lots for activities and gathering spaces.

% of priority actions voted at stakeholder meeting 7/28/16

**Recommendations**

- R1: Develop and enhance amenities + destinations that serve the basic needs of residents.
- R2: Improve opportunities for access.
- R3: Foster a diverse, equitable, and prosperous community.
- R4: Build neighborhood connectedness, character, and identity.





Based on the analysis and stakeholder engagement, The Villages Neighborhood Strategy was developed as a framework for creating a cohesive yet distinct collection of neighborhoods that strive for high quality of life through equity, inclusivity, and sustainability. The Villages will achieve this by providing a diversity of housing options, neighborhood-serving amenities, and locally-owned businesses, connected within a walkable environment. For The Villages CDC to implement this vision, four key recommendations were identified: A summary of each recommendation is described below with more detail on the following pages.

## 1. DEVELOP AND ENHANCE AMENITIES THAT THAT IMPROVE QUALITY OF LIFE

Ensure that each neighborhood is sufficiently served by high-quality amenities such as parks, schools, and retail that meet the daily needs of residents and to improve quality of life.

## 2. IMPROVE OPTIONS FOR MOBILITY.

Improve mobility options for neighborhood residents by providing a range of safe, reliable, and accessible modes of transportation including walking, biking, transit, and car.

## 3. FOSTER A DIVERSE, EQUITABLE, AND PROSPEROUS COMMUNITY.

Promote equal access to opportunities for all residents to ensure that diversity is supported throughout the development process.

## 4. BUILD NEIGHBORHOOD CONNECTEDNESS, CHARACTER, AND IDENTITY.

Create a distinctive and cohesive environment that promotes the Villages as an attractive place to live, work, and visit.

# THE VILLAGES WILL BE A COHESIVE YET DISTINCT COLLECTION OF NEIGHBORHOODS THAT PROVIDES A DIVERSITY OF HOUSING OPTIONS, NEIGHBORHOOD-SERVING AMENITIES, AND LOCALLY-OWNED BUSINESSES, CONNECTED WITHIN A WALKABLE ENVIRONMENT.



Berry Subdivision with Gold Coast beyond

# GUIDING PRINCIPLES

## 1. PRIORITIZE A SAFE AND CLEAN ENVIRONMENT

The Villages Neighborhood strategy will leverage partnerships and existing resources to improve the quality of life of the public realm including safety, security, and maintenance within The Villages.

## 2. ENGAGE COMMUNITY STAKEHOLDERS

The Villages Neighborhood Strategy will be informed by engaging stakeholders and the public in a meaningful participatory process.

## 3. CREATE, PROMOTE, AND MAINTAIN BUSINESSES THAT SUPPORT COMPLETE NEIGHBORHOODS

The Villages will support future policy and development that encourages locally and minority-owned retailers that provide daily amenities and create viable retail nodes that fully serve the needs of residents and employees.

## 4. CREATE RESIDENTIAL OPTIONS IN SUPPORT OF COMPLETE NEIGHBORHOODS

The Villages will maintain housing diversity (in type and price point) to meet the needs of the community and that will support additional neighborhood-serving businesses.

## 5. CREATE, PROMOTE, AND MAINTAIN QUALITY PUBLIC SPACES IN SUPPORT OF COMPLETE NEIGHBORHOODS

The Villages will support a diverse collection of public spaces; existing public spaces will flourish and improve, and new spaces will be planned for enhancing community benefit, generating economic stimulus and serving as a station area nucleus.

## 6. CREATE AND IMPROVE THE CONNECTIONS NECESSARY FOR SAFE AND PRACTICAL ACCESS TO NEIGHBORHOOD DESTINATIONS

The Villages will support connecting existing residents, employees, and visitors to existing assets, destinations, and amenities in a walkable environment.

## 7. INVEST FURTHER IN ESTABLISHING A DISTINCT YET COLLECTIVE NEIGHBORHOOD IDENTITY AND CHARACTER FOR THE VILLAGES

The Villages will support efforts for a distinctive environment for each of the six Villages neighborhoods as well as a collective identity that promotes the Villages as an attractive place to live or visit, and makes walking comfortable and inviting.

## 8. BUILD GREATER SOCIAL CAPITAL AND COMMUNICATION WITHIN THE NEIGHBORHOODS FROM THE DIVERSE POPULATION, ORGANIZATIONS, AND INTERESTS

The Villages will support enhanced interaction among community organizations and institutions to strengthen neighborhood cohesion.



# DEVELOP AND ENHANCE AMENITIES THAT IMPROVE QUALITY OF LIFE

The Villages Neighborhood Strategy strives for each neighborhood to be a complete neighborhood, i.e. self-sufficient by having diverse housing options, retail and service amenities, educational opportunities, high-quality parks and public spaces, jobs, and economic development opportunities all within a 20-minute walking distance. To that end, this recommendation aims for each neighborhood to be sufficiently served by high-quality amenities—parks, schools, and retail—that meet the daily needs of residents and improve quality of life. Strategies for these amenities are illustrated on the opposite map and described below:

## Parks/Placemaking

1. Upgrade and enhance design and amenities at Butzell Playground as central park for Villages north of Jefferson.
2. Enhance Mollicone Park as family park for Indian Village and East Village.
3. Identify vacant land in East Village and Islandview west of Grand Blvd. for pocket parks, playgrounds, and placemaking.
4. Develop a placemaking and activation strategy for Erma Henderson and Gabriel Richard Parks to serve Barry Subdivision, Gold Coast, and surrounding neighborhoods.
5. Develop small-scale placemaking initiatives along Mack that support inventive vacant land reuse including pocket parks, gardens, play areas, and community gathering space.

## Schools

1. Improve safety for children walking to school on Kercheval, Van Dyke, Mack, and Burns by securing or demolishing vacant properties, cleaning up vacant lots, providing additional street trees, and fixing and maintaining sidewalks.
2. Work with school administration to help schools be better community anchors and centers for neighborhood families.

## Retail

1. Focus on creating neighborhood retail nodes on Van Dyke, Agnes, Kercheval, and Mack; cluster retail openings in contiguous walkable areas and provide street infrastructure and amenities to support retail openings.
2. Prioritize mixed-use residential-retail development on the north side of Jefferson from Islandview to East Village. Develop an overall retail strategy for Jefferson Ave. that improves and enhances existing businesses while identifying new businesses to better support the neighborhoods. Construct all new businesses to the right-of-way with rear entry off-site parking to improve walkability along Jefferson.



Neighborhood Retail, Brooklyn, NY





# IMPROVE OPTIONS FOR MOBILITY

This recommendation aims to improve mobility options for neighborhood residents by providing a range of safe, reliable, and accessible modes of transportation including walking, biking, transit, and car in order to access amenities, services, and social networks. They also seek to support neighborhood character and pride by increasing awareness of the six Villages neighborhoods. Key areas for investment are illustrated on the opposite map and include the following strategies:

### Traffic Calming

1. Convert Vernor and Charlevoix from one-way pairs to two-way traffic; reduce lane widths, define on-street parking zones, and improve pedestrian crossings.

### Pedestrian

1. Create and implement streetscape plan for Grand Boulevard and Cadillac Boulevard to support future residential development.
2. Create priority walking streets on Van Dyke, Parker, Agnes, and Kercheval to support retail development.
3. Prioritize sidewalk improvements on Van Dyke and Burns to create safe and friendly connections to elementary schools (Marcus Garvey, Nichols, and Detroit Waldorf School).
4. Create and implement streetscape plan on Jefferson Avenue to support future mixed use development and improve north-south crossings.

### Bike

1. Implement parking protected bike lanes on Jefferson, Kercheval, Mack, East Grand Blvd., Lafayette, and Beaufait.
2. Convert Grand Blvd. sharrows to parking protected bike lanes or off-road cycle tracks as part of streetscape improvement project
3. Complete Beltline Greenway.

### Neighborhood Identity

1. Post neighborhood identity signs at major entrances to the six Villages neighborhoods. Neighborhood signs should celebrate neighborhood character and distinguish each neighborhood with a strong sense of neighborhood identity and pride.



Parking Protected Bike Lanes, East Jefferson Avenue





# FOSTER A DIVERSE, EQUITABLE, AND PROSPEROUS COMMUNITY

A diverse and equitable community is vital to the environmental, economic, and social health of the Villages. Improvements to the Villages should promote equal access to opportunities for all residents to ensure that its diversity is supported throughout the development process. To that end, development in the Villages should adhere to the following principles:

1. Develop local businesses that meet daily needs of residents.
2. Emphasize locally and minority-owned businesses. Increase minority-owned property ownership.
3. Create and maintain affordable housing through a range of options for different household sizes and lifestyles to create mixed-income communities that attract residents and serve the need of the existing community.
4. Leverage vacant lots for job creation and training.
5. Create jobs for youth and youth training.

The map shown on the opposite page indicates four major types of development strategies as described below:

## Historic and Infill Residential Development

These areas should build on the historical assets of the neighborhood. Historic buildings should be renovated with a mix of affordable and market-rate housing. Where the residential market allows, vacant land should be infilled with new residential construction to create contiguous, walkable residential streets.

## Walkable Mixed-Use Development

Walkable mixed-use development areas can support a mix of residential and commercial uses. Development should include strict design guidelines that include building to the right-of-way, discrete off-street parking, and attractive storefront design and signage.

## Live/Work

Live/Work areas are underutilized former industrial areas that are ripe for reinvention with new maker spaces, community kitchens, and non-intrusive production. These areas could incorporate residential uses such as artists lofts or affordable rental units to allow residents to live and work in the neighborhood.

## Green Economy

Green Economy areas are areas with large amounts of vacant land that could be reinvented with agricultural or commercial uses that support local economies, provide low-cost or free neighborhood gathering places, and help beautify once blighted streets. Possibilities include orchards, cidar mills, fresh food stands, restaurants, community gardens, rain gardens, and pocket parks.



Historic Residential Rehabilitation, Gold Coast





## BUILD NEIGHBORHOOD CONNECTEDNESS, CHARACTER, AND IDENTITY

A distinctive and cohesive environment promotes the Villages as an attractive place to live, work, or visit, and makes walking comfortable and inviting. This recommendation aims to build neighborhood connectedness, character, and identity among the six neighborhoods of the Villages per the strategies described below:

1. Continue to hold community events that bring residents together to celebrate the individual neighborhoods and the Villages as a whole.
2. Improve existing public gathering places such as the schools (Marcus Garvey and Nichols) and the Church of the Messiah.
3. Enhance the interaction among community organizations and institutions in order to strengthen neighborhood cohesion. Encourage open lines of communication between community organizations. Continue having The Villages CDC serve as the umbrella organization, with support from the Detroit Department of Neighborhoods, to help unite and convene the various organizations in the six neighborhoods.
4. Post neighborhood identity signs at major entrances to the six Villages neighborhoods. Neighborhood signs should celebrate neighborhood character and distinguish each neighborhood with a strong sense of identity and pride while also unifying the six neighborhoods.
5. Engage stakeholders around the area bounded by Mack, Kercheval, Seminole, and Seyburn in order to bring more definition to the area and determine a name for this neighborhood with the goal of formally including this area in The Villages and The Villages CDC boundaries.



Neighborhood Sign, West Village



Neighborhood Playground, Greensboro, AL



# IMPLEMENTATION

The implementation plan recommends how The Villages CDC should move forward with feasible, high impact projects. Implementation strategies are summarized below per key recommendation.

## DEVELOP AND ENHANCE AMENITIES THAT IMPROVE QUALITY OF LIFE

1. Butzell/Mollicone/East Village Park Improvements
2. Safe Routes to Schools funding for Van Dyke
3. Neighborhood Retail Strategy/Tenant Recruitment for Kercheval/Agnes/Van Dyke

## IMPROVE OPTIONS FOR MOBILITY

1. Charlevoix/Vernor Two-Way Conversion
2. Grand Boulevard Streetscape Plan
3. Jefferson Parking Protected Bike Lanes

## FOSTER A DIVERSE, PROPEROUS, AND EQUITABLE COMMUNITY

1. Grand Boulevard Economic Development Plan
2. Jefferson Avenue Economic Development Plan
3. Developer Recruitment for Key Sites

## BUILD NEIGHBORHOOD CONNECTEDNESS, CHARACTER, AND IDENTITY

1. Host Community Events
2. Neighborhood Identity Signage
3. Neighborhood Listserv/Nextdoor/Communications Tools



Protected Bike Lanes, Syracuse, NY

## DEVELOP AND ENHANCE AMENITIES THAT IMPROVE QUALITY OF LIFE

Project	Action Item	Partners	Preliminary Funding Estimate	Overall Funding Estimate	Potential Funders
Butzell, Mollicone, East Village Park Improvements	<ul style="list-style-type: none"> <li>• Discuss project with landscape designer</li> <li>• Develop concept plans</li> <li>• Develop funding strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Detroit Future City</li> <li>• Detroit Recreation Department</li> <li>• General Services Department</li> <li>• Planning Department</li> </ul>	Butzell - \$25,000 Mollicone - \$10,000 East Village - \$10,000	\$50,000-\$500,000 (pending concept design completion)	<ul style="list-style-type: none"> <li>• Patronicity/MEDC</li> <li>• Foundations</li> </ul>
Safe Routes to Schools funding for Van Dyke	<ul style="list-style-type: none"> <li>• Meet with SEMCOG to discuss SRTS program/funding</li> <li>• Discuss project with landscape designer</li> <li>• Develop concept plans</li> <li>• Apply for SRTS funding</li> </ul>	<ul style="list-style-type: none"> <li>• SEMCOG</li> </ul>	\$15,000-\$25,000 (concept plan)	TBD pending concept plan	SEMCOG
Neighborhood Retail Strategy/Tenant Recruitment for Kercheval, Agnes, and Van Dyke	<ul style="list-style-type: none"> <li>• Identify target geographies</li> <li>• Identify partners (Hatch, Motor City Match, Build Institute, Invest Detroit, DEGC, Planning Dept.)</li> <li>• Convene property owner group to build consensus</li> <li>• Develop target tenant mix; contact potential businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Hatch Detroit</li> <li>• Build Institute</li> <li>• Motor City Match</li> <li>• Invest Detroit</li> <li>• DEGC</li> <li>• Planning Department</li> </ul>		Incentives from partnering organizations	<ul style="list-style-type: none"> <li>• Invest Detroit</li> <li>• Motor City Match</li> <li>• DEGC</li> </ul>



IMPROVE OPTIONS FOR MOBILITY

Project	Action Item	Partners	Preliminary Funding Estimate	Overall Funding Estimate	Potential Funders
Charlevoix/Vernor Two-Way Conversion	<ul style="list-style-type: none"> <li>• Discuss project with traffic engineers</li> <li>• Organize community support</li> <li>• Discuss project with Department of Public Works - Traffic Engineering</li> <li>• Hire engineers to develop conversion plan</li> <li>• Undertake community outreach</li> </ul>	<ul style="list-style-type: none"> <li>• City of Detroit Department of Public Works</li> <li>• Neighborhood Residents</li> </ul>	\$5,000 (concept plan)	City Funding	City of Detroit
Grand Boulevard Streetscape Plan	<ul style="list-style-type: none"> <li>• As part of Grand Boulevard economic development strategy, discuss streetscape project with landscape designer</li> <li>• Meet with City Planning and Public Works Department to discuss project/funding</li> <li>• Develop concept plan with community participation</li> <li>• Apply for funding</li> </ul>	<ul style="list-style-type: none"> <li>• Detroit Planning Department</li> <li>• Detroit Department of Public Works</li> <li>• DEGC</li> <li>• DWSD</li> <li>• Grand Boulevard non-profits and property owners</li> </ul>	\$25,000		Alternatives Program Grant
Jefferson Parking Protected Bike Lanes	<ul style="list-style-type: none"> <li>• Assess current project status with Jefferson East Inc. and City</li> <li>• Undertake community and business engagement in support of project</li> </ul>		By others	City Funded	City of Detroit

FOSTER A DIVERSE, PROPEROUS, AND EQUITABLE COMMUNITY

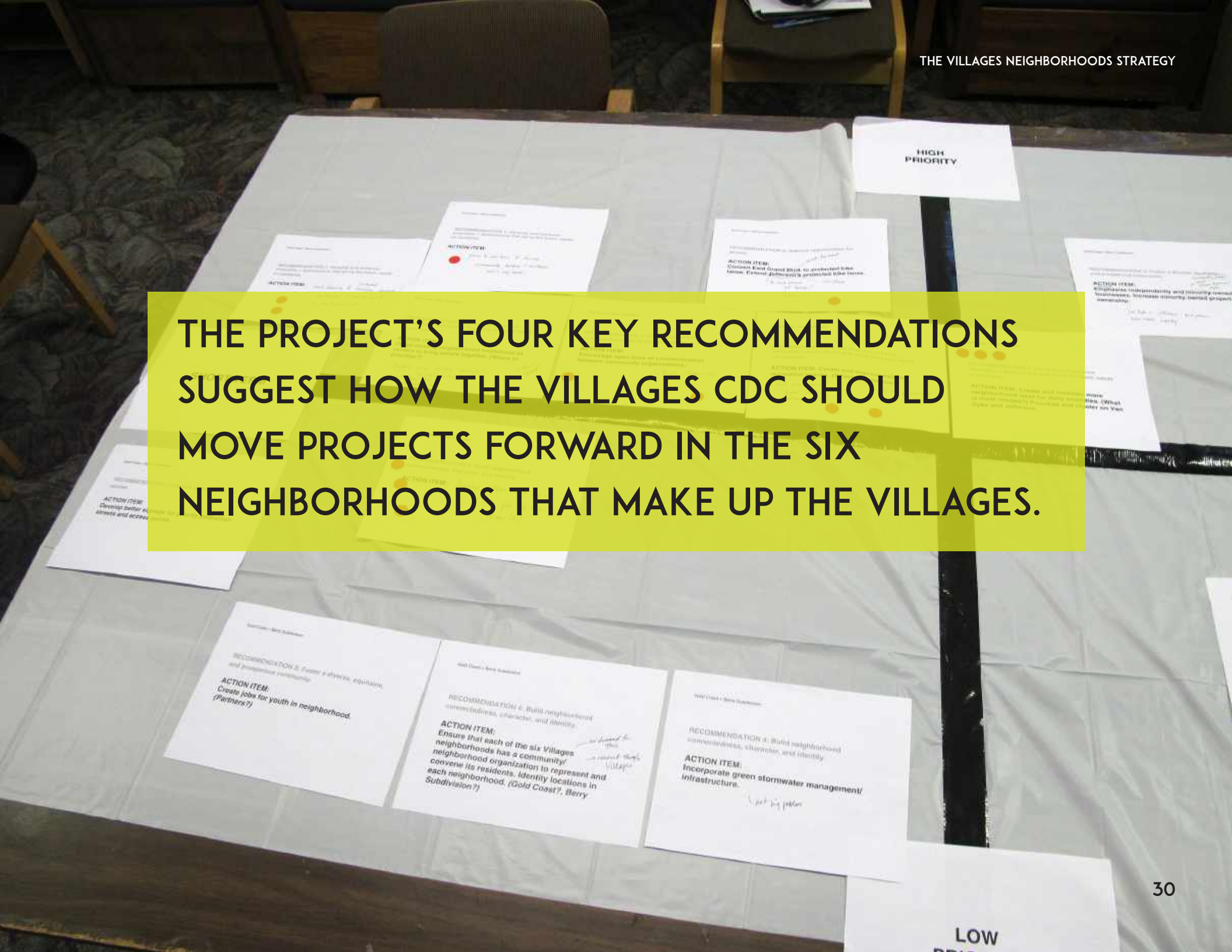
Project	Action Item	Partners	Preliminary Funding Estimate	Overall Funding Estimate	Potential Funders
Grand Boulevard Economic Development Plan	<ul style="list-style-type: none"> <li>• Define economic development geography</li> <li>• Undertake market analysis with consultant support</li> <li>• Work with property owners, stakeholders, and community to develop plan, key sites, and strategies</li> </ul>	<ul style="list-style-type: none"> <li>• Detroit Planning Department</li> <li>• Invest Detroit</li> <li>• DEGC</li> <li>• Property owners</li> </ul>	\$15,000 (market analysis)		Foundations
Jefferson Avenue Economic Development Plan	<ul style="list-style-type: none"> <li>• Define economic development geography</li> <li>• Undertake market analysis with consultant support</li> <li>• Work with property owners stakeholders, and community to develop plan, key sites, and strategies</li> </ul>	<ul style="list-style-type: none"> <li>• Detroit Planning Department</li> <li>• Invest Detroit</li> <li>• DEGC</li> <li>• Property owners</li> </ul>	Leverage as part of Grand Boulevard study		<ul style="list-style-type: none"> <li>• Invest Detroit</li> <li>• DEGC</li> <li>• Foundations</li> </ul>
Key Sites Development Strategy	<ul style="list-style-type: none"> <li>• Identify key sites in each neighborhood</li> <li>• Establish development criteria (land use/density, community benefit, funding)</li> <li>• Create development strategies with property owners and key partners</li> </ul>	<ul style="list-style-type: none"> <li>• Detroit Planning Department</li> <li>• Invest Detroit</li> <li>• DEGC</li> <li>• Property owners</li> </ul>			



BUILD NEIGHBORHOOD CONNECTEDNESS, CHARACTER, AND IDENTITY

Project	Action Item	Partners	Preliminary Funding Estimate	Overall Funding Estimate	Potential Funders
Host Community Events	<ul style="list-style-type: none"> <li>• Work with partners to identify event locations (schools, churches, businesses)</li> <li>• Use website/social media to promote community events</li> <li>• Host regular community meetings</li> <li>• Develop signature event</li> </ul>	<ul style="list-style-type: none"> <li>• Schools</li> <li>• Churches</li> <li>• Businesses</li> <li>• Non-profits</li> </ul>	Web/Social media design - \$5,000 Events - \$10,000/year		<ul style="list-style-type: none"> <li>• Sponsorships</li> <li>• Operating budget</li> </ul>
Neighborhood Identity Signage	<ul style="list-style-type: none"> <li>• Meet with signage designer to develop project scope</li> <li>• Undertake community engagement to design and locate signs</li> <li>• Develop funding strategy</li> </ul>	<ul style="list-style-type: none"> <li>• City Department of Public Works</li> <li>• Community</li> </ul>	\$5,000 (concept plan)	\$30,000 (\$1,000/sign)	<ul style="list-style-type: none"> <li>• Sponsorships</li> <li>• Crowdfunding</li> </ul>
Neighborhood Listserv/Nextdoor/Communications Tools	<ul style="list-style-type: none"> <li>• Compile contacts and solicit new from social media/website</li> <li>• Promote participation in Nextdoor website and become Neighborhood Lead</li> <li>• Develop communications strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Nextdoor</li> <li>• Non-profits</li> <li>• Churches</li> <li>• Businesses</li> </ul>			

**THE PROJECT'S FOUR KEY RECOMMENDATIONS SUGGEST HOW THE VILLAGES CDC SHOULD MOVE PROJECTS FORWARD IN THE SIX NEIGHBORHOODS THAT MAKE UP THE VILLAGES.**





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