McDOUGALL-HUNT NEIGHBORHOOD
SUSTAINABLE REDEVELOPMENT IMPLEMENTATION PLAN

PLANNING LED BY THE DETROIT COLLABORATIVE DESIGN CENTER AT THE UNIVERSITY OF DETROIT MERCY

NEIGHBORHOOD LEADERSHIP:
McDOUGALL-HUNT NEIGHBORHOOD ASSOCIATION (MHNA)
BAILEY PARK NEIGHBORHOOD DEVELOPMENT CORPORATION (BPND)C
EASTSIDE COMMUNITY NETWORK (ECN)

MADE POSSIBLE BY THE ALTERNATIVE FOUNDATION

2019-2020
ACKNOWLEDGMENTS

+ TEAM

PARTNERS:

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TECHNICAL SUPPORT:

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“SOMEONE’S SITTING IN THE SHADE TODAY BECAUSE SOMEONE PLANTED A TREE A LONG TIME AGO.” – WARREN BUFFETT

Plan now and reap the rewards later.

My name is Duane Ashford and I am the President of the McDougall-Hunt Neighborhood Association. I am proud to introduce The McDougall-Hunt Neighborhood Sustainable Redevelopment Implementation Plan, a plan that can be used to guide future development. In 2018 I, along with Katrina Watkins, started searching for resources to update the 2003 McDougall-Hunt Rehabilitation plan.

Although it seemed like an impossibility, we kept moving forward in faith. In 2018 Rachel Alternative came into our community and heart and immediately began funding initiatives that we had only dreamed of. This plan represents a shared vision for our neighborhood that will have a positive impact on the quality of life for residents and businesses in the community.

We want to give a special thank you to Rachel Alternative for all that she has done for the McDougall-Hunt Community and to Donna Givens and her ECN staff for their support and guidance. We also thank DCDC for putting resident voice at the forefront of community planning and Cinnaire for being committed to finding innovative housing strategies that will help us to increase density within the neighborhood. We also thank Annmarie Erickson from VanDyke Horn, Councilwoman Mary Sheffield, Vince Keenan from the Mayor’s Office, Melia Howard from District 5, John Sivills for the Planning and Development Department, and the Detroit Land Bank Authority.

We look forward to implementing the strategies that are included in this plan.

Duane Ashford—President
McDougall-Hunt Neighborhood Association

Katrina Watkins—Executive Director
Bailey Park Neighborhood Development Corporation
This plan focuses on an implementable path toward a sustainable set of strategies that work together to envision a holistic neighborhood future that is driven by McDougall-Hunt community members. McDougall-Hunt is likely on the cusp of increased attention and investment. This work plans for that future with a resident-driven vision for the neighborhood. Importantly, the plan prioritizes existing residents and longterm affordability, which drove many community conversations.

The plan builds upon past planning work in the area and is informed by months of community engagement conversations and strategy development. A sustainability lens permeates the plan, while responding to community needs, concerns, conditions and opportunities. Past plans, community engagement and sustainability objectives are described in the following pages.

The planning process and resulting recommendations are grouped into four categories, further described below. Each planning area includes community goals, outcomes and a series of recommended strategies, alongside notes on “what we heard” in community gatherings. In turn, each strategy includes a description, benefits, neighborhood role, phasing and cost range, process recommendations, potential partners, resources, sustainability objectives, and creative funding strategies. The planning areas are:

**OPEN SPACE**

Open space proposals focus on new uses for vacant land at a range of scales, from side lots to large areas of land management, as well as a parks strategy and site specific projects that promote resilience.

**RESIDENTIAL**

Residential strategies focus on support for existing residents and ensuring longterm affordability, while looking toward rehab opportunities and areas of increased density. Residential design guidelines accompany these strategies.

**COMMERCIAL**

Commercial recommendations focus on opportunities on periphery corridors to build equity for local property owners, prioritize adaptive reuse and mixed use development, and support existing businesses.

**MOBILITY**

Mobility and transportation recommendations include a range of transportation types, focusing on safer and more welcoming streetscapes throughout the neighborhood, and ideas that support neighborhood identity.
EXISTING KNOWLEDGE

This implementation plan considers both the 2003 McDougall-Hunt Rehabilitation Plan developed by the City of Detroit with the Citizen District Council and the 2018 McDougall-Hunt Sustainable Redevelopment Plan led by McKenna. Key elements, priority areas, goals and recommendations from each document relevant to this planning effort are included here for reference. The 2003 plan lays the foundation for planning work in the neighborhood and a number of strategies remain relevant, though must be revisited and updated based on neighborhood changes in the last two decades. The 2018 plan provides valuable background information on the McDougall-Hunt community and creates a road map for sustainable redevelopment priorities in the neighborhood. This Sustainable Implementation Plan continues this work.

THIS PLAN EXPANDS UPON THE 2003 REHABILITATION PLAN AND 2018 SUSTAINABLE REDEVELOPMENT PLAN FOR MCDougALL-HUNT, WHICH WERE BOTH LED BY COMMUNITY CONVERSATIONS AND PROVIDE A BASIS FOR THIS WORK.

2003 MCDougALL-HUNT REHABILITATION PLAN PRIMARY ELEMENTS

GENERAL LAND USE PLANNING
• Master plan goals and objectives
• Cohesive character and design with new development projects
• Beautification and development of commercial strips on Gratiot and Mt. Elliot
• Preserve, rehabilitate, and improve existing housing structures

COMMUNITY REINVESTMENT STRATEGY
• Define public and private funding sources for low-income families to own and rehabilitate homes to increase home ownership
• Enhance social, cultural, historical, and natural assets

BLIGHT SURVEY/PROPERTY CONDITIONS
• Acquisition, rehabilitation, and resale of residential structures to new home buyers
• Removal of blight and environmental hazards and demolition of dangerous structures

LAND DISPOSITION
• Restrictions on vacant lot sales (policy requires the sale of individual public vacant lots only to property owners in the neighborhood)
• Assurance by residential developers to maintain a minimum of affordable housing units with new development
• Priority consideration in new housing for residents relocated as a direct result of new development

REHABILITATION STANDARDS
• Leverage grant and loan resources to upgrade existing structures through major and minor rehabilitation programs

PROCEDURES FOR NEW DEVELOPMENT
• Permit restrictions for projects not in accordance with the plan until required community engagement is completed

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL LAW REQUIREMENTS
2018 McDougall-Hunt Sustainable Redevelopment Plan Goals

Green Spaces and Blue Infrastructure
- Prioritize community engagement/education

Housing and Home Repair
- Strategies to ensure high-quality affordable housing
- Assistance in funding and identification of need for home repair

Neighborhood Stabilization - “Inclusive Growth”

Increased Understanding of Local Property Tax Laws

Assistance with Family Homes, Titles, and Reverse Mortgages

Neighborhood Pride
- Preservation of neighborhood’s history in creative ways
- Community beautification
- Economic catalyst with retail options and agency/municipal support

Schools
- Prioritize partnerships with schools near the neighborhood and Franklin Wright Settlements to create reliable connections to nearby schools for children who reside in McDougall-Hunt

Parks and Recreation
- Franklin Wright needs to be re-engaged as the neighborhood’s primary recreation anchor

2018 McDougall-Hunt Sustainable Redevelopment Plan Content
- Population and household characteristics
- Land uses and ownership
- Natural features/parks and greenspace
- Nonprofits and churches

2018 McDougall-Hunt Sustainable Redevelopment Plan Recommendations:
1. Continue Community Engagement
2. Develop Community-Driven Land Use Plan
3. Develop Affordable Housing Strategy
4. Create Resource Toolkits for Property Owners
5. Plan for Both Young and Senior Residents
6. Identify Key Sites + Develop Public Gathering Spaces
7. Conduct Sustainable Planning and Implementation
8. Continually Study Real Estate Market
9. Plan for Transportation Improvements + Safer Streets
10. Strengthen Identity
Community engagement for this plan was led by MHNA and BPNDC with support from ECN and benefited from an existing engagement ecosystem. Monthly Community Gatherings provided the venue to work with residents to develop this Sustainable Implementation Plan. DCDC facilitated engagement activities at these gatherings, addressing: findings from previous plans; existing conditions analysis; and discussion of proposed strategies, with an emphasis on gathering and documenting local expert knowledge. Feedback was recorded through maps, notes, and feedback forms. The insights from residents helped develop content and hone the recommendations included here.

In addition to Community Gatherings, engagement included both internal and community-wide partner meetings, sessions with the City of Detroit, a housing and open space tour with residents, and other community events.
The McDougall-Hunt Sustainable Redevelopment Implementation Plan and the preceding neighborhood planning work focus on community and environmental sustainability. This sustainability lens cross references the EcoDistricts framework, specifically the “EcoDistricts Protocol: The Standard for Urban and Community Development.” EcoDistricts is an organization and planning approach that “mobilizes, empowers and accelerates sustainable and equitable urban development.”

EcoDistrict tools offer lessons for neighborhood-scale sustainability goals and McDougall-Hunt in particular. The sustainability objectives included here and throughout the plan are tailored specifically for McDougall-Hunt and reflect community engagement efforts and resident perspectives. Importantly, EcoDistrict and McDougall-Hunt sustainability objectives support a “triple bottom line” with an emphasis on social, economic, and environmental equity. Each strategy included in this document highlights sustainability benefits in green and notes how the strategy aligns with sustainability objectives.

On the following pages, EcoDistrict Protocol priorities and associated indicators are listed, along with how each applies to this plan and the McDougall-Hunt neighborhood. Each priority area includes objective categories and objectives, which provide a useful framework for McDougall-Hunt sustainability planning. Each category includes a note on how strategies in this plan align with EcoDistrict objectives. The strategies that align with each priority are also listed. For more information on the EcoDistrict initiative, please visit: ecodistricts.org

This plan also considers the Detroit Sustainability Action Agenda Framework developed by the Office of Sustainability and available here: detroitmi.gov/government/mayors-office/office-sustainability

Each strategy highlights key areas of alignment with SAA goals and actions that work toward four outcomes:
- HEALTHY, THRIVING PEOPLE
- AFFORDABLE, QUALITY HOMES
- CLEAN, CONNECTED NEIGHBORHOODS
- EQUITABLE, GREEN CITY

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- EQUITABLE, GREEN CITY
Open space strategies at a range of scales seek to create vibrant and varied public spaces, with Bailey Park as a catalyst.

**HOUSING**
- Housing is affordable and well maintained.
- Housing is available to meet a diversity of dwelling needs.
- Housing is close to facilities that offer a complete set of daily needs.

All of the residential strategies included in this plan work toward these objectives, as do commercial strategies that focus on supporting business that meet residents’ daily needs.

**RELATED STRATEGIES**
- BAILEY PARK AS CATALYST
- SMALL LANDSCAPES FOR VACANT LOTS
- PARK ENHANCEMENT PROGRAM
- ALL HOUSING STRATEGIES RELATE TO THIS PRIORITY
- GRATIOT MIXED-USE & TACTICAL PRESERVATION
- MT. ELLIOTT/MACK/E. VERNOR ADAPTIVE REUSE
- PLAN FOR OPPORTUNITY SITES
- HISTORIC WALK + PARK CONNECTION

**PROSPERITY: SUPPORT EDUCATION AND ECONOMIC OPPORTUNITIES THAT BUILD PROSPERITY AND ACCELERATE INNOVATION**

**ACCESS TO OPPORTUNITY**
- Income and racial inequality are reduced.
- Schools provide quality education.
- Career pathways and training are available.

This effort seeks to ensure that existing residents have a decision-making role in their neighborhoods as an equity issue. Residential and commercial strategies focus on building equity for residents.

**ECONOMIC DEVELOPMENT**
- Employment in the district is retained.
- Job quality in the district is enhanced.
- New job creation occurs through economic development.

Commercial strategies include support for existing businesses, investment in new development along commercial corridors, along with support for existing property owners through adaptive reuse.

**INNOVATION**
- Interaction between entrepreneurs is fostered.
- Job growth in emerging sectors is higher than in traditional sectors.

A proposed resident investment model is most related to this objective, as well as opportunities that mixed-use corridor investment could generate.

**RELATED STRATEGIES**
- BUILD EQUITY & INCOME PROPERTIES FOR EXISTING RESIDENTS
- RESIDENT INVESTMENT MODEL
- SUPPORT EXISTING BUSINESSES
- GRATIOT MIXED-USE & TACTICAL PRESERVATION
- MT. ELLIOTT/MACK/E. VERNOR ADAPTIVE REUSE
HEALTH + WELLBEING: NURTURE PEOPLE’S HEALTH AND HAPPINESS

ACTIVE LIVING
- Access to recreation facilities and services is improved.
- Walkability is enhanced.

This plan proposes an ecosystem of open spaces at all scales throughout the neighborhood, as well as safe walking and biking infrastructure.

HEALTH
- Health outcomes and life expectancy are more equitable.
- Affordable, high-quality health care is accessible.
- Toxic environments are remediated and regenerated.

While this plan cannot tackle all of these objectives, open space proposals contribute to remediation and the plan can holistically contribute to health outcomes, as can social infrastructure.

SAFETY
- Public safety is enhanced.
- The built environment is designed for public safety.

Open space and mobility strategies focus on safer routes and public spaces, a neighborhood priority.

FOOD SYSTEMS
- Healthy and affordable fresh food is accessible.
- Food production in the district is encouraged.

Side lots and small scale landscapes can include urban agriculture initiatives and a community garden is underway.

RELATED STRATEGIES
- BAILEY PARK AS CATALYST
- SIDE LOT SALES AND STEWARDSHIP
- SMALL LANDSCAPES FOR VACANT LOTS
- PARK ENHANCEMENT PROGRAM
- LOW MAINTENANCE LAND STEWARDSHIP
- SUPPORT EXISTING BUSINESSES
- GRATIOT MIXED-USE & TACTICAL PRESERVATION
- SAFE PEDESTRIAN CAMPAIGN
- HISTORIC WALK + PARK CONNECTION
- TRAFFIC CALMING
- BUILD A SAFE BIKE SYSTEM
- COMPLETE CORRIDORS

CONNECTIVITY: BUILD EFFECTIVE CONNECTIONS BETWEEN PEOPLE AND PLACES

STREET NETWORK
- The street network supports all travel modes.
- The street network accommodates people of diverse ages and abilities.

All mobility strategies seek to enhance connectivity and multiple modes of travel for all ages.

MOBILITY
- District travel, internally and externally, is safe, efficient, and multimodal.
- Shared mobility options are increased.

Mobility and transportation are planning focus areas, including car, bus, bike and foot travel, as well as ride share options.

DIGITAL NETWORK
- Quality wired and wireless connectivity is available throughout the district.
- Local government data is open and accessible for public consumption.

The City of Detroit has an accessible data portal and the planning team is developing a public map
and database for the neighborhood. Bailey Park is also discussing wifi access in the park.

RELATED STRATEGIES
SUPPORT EXISTING BUSINESSES
ALL MOBILITY STRATEGIES RELATE TO THIS PRIORITY

LIVING INFRASTRUCTURE: ENABLE AND CONNECT TO FLOURISHING ECOSYSTEMS

NATURAL FEATURES
• The quality and functions of habitat are enhanced.
• Natural features are protected.
Small and large open space strategies support habitat creation, as do landscape design guidelines.

ECOSYSTEM HEALTH
• Rainwater is managed in the district.
• Soil fertility and farmland are protected.
• Contaminated land is remediated for productive reuse.
Green stormwater management is an open space strategy for properties with large impervious area.

RESOURCE REGENERATION: WORK TOWARDS NET POSITIVE ENERGY, WATER, AND WASTE

AIR & CLIMATE
• All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.
• Electricity generation is decarbonized.
• All sectors shift to renewable power and carbon-free fuels.
• Air quality is protected from criteria pollutants.
Solar, stormwater, and landscape strategies work toward these objectives, as do energy upgrades for existing homeowners.

WATER
• Potable water is used efficiently.
• Alternative water sources are used for nonpotable purposes.
• Water quality is protected from pollutants.
Water saving upgrades for existing homeowners are already underway. Landscape strategies also work toward this goal, including rain water collection and green stormwater infrastructure.

WASTE
• Waste is diverted from landfills through reduction, reuse, and recycling.
• The residual value of organic waste is captured.
Adaptive reuse of existing homes and commercial buildings most directly contributes to this objective.

RELATED STRATEGIES
SMALL LANDSCAPES FOR VACANT LOTS
LOW MAINTENANCE LAND STEWARDSHIP
SOLAR ENERGY OPPORTUNITY SITES
EXISTING HOME REPAIR + ENERGY UPGRADES
RENOVATE ALL VACANT HOMES
PLAN FOR OPPORTUNITY SITES
RESIDENT INVESTMENT MODEL
MT. ELLIOTT/MACK/E. VERNOR ADAPTIVE REUSE
BUILD A SAFE BIKE SYSTEM
STRATEGIES

The following pages detail a set of strategies in four planning categories, which build upon past plans and neighborhood priority areas:

OPEN SPACE
RESIDENTIAL
COMMERCIAL
MOBILITY + TRANSPORTATION

Strategies are organized by timeline and each includes an overview, benefits, recommended neighborhood roles, duration and cost ranges, potential partners, proposed locations, process recommendations, creative funding strategies, resources and lessons, and sustainability objectives.

The strategies included here work together and will be most impactful when deployed in a layered approach. Open space, housing, commercial and mobility strategies complement and build upon one another toward a holistic sustainable vision for the neighborhood.
MEDIUM TERM
PARK ENHANCEMENT PROGRAM

LONG TERM
LOW MAINTENANCE LAND STEWARDSHIP

GREEN INFRASTRUCTURE AS NEIGHBORHOOD BEAUTIFICATION

SOLAR ENERGY OPPORTUNITY SITES

BUILD EQUITY AND INCOME PROPERTIES FOR EXISTING RESIDENTS

MT. ELLIOTT/MACK/E. VERNOR NEW BUILD

MT. ELLIOTT/MACK/E. VERNOR ADAPTIVE REUSE

GRATIOT MIXED USE & TACTICAL PRESERVATION

HISTORIC WALK + PARK CONNECTION

TRAFFIC CALMING

BUILD A SAFE BIKE SYSTEM

COMPLETE CORRIDORS

DEVELOP RIDE-SHARE OPTIONS

LONG TERM
OPEN SPACE STRATEGIES

WHAT WE HEARD FROM THE COMMUNITY:

- Maintenance of trees, parks, alleys, and vacant lots is a priority
- Benson-Elmwood needs amenities and play structure
- Elba-Ellery is being maintained by residents, desired garden initiative, lacks water spigot, could use rain barrels
- Interest in solar power
- Streets flood
- Interest in rain barrels, meadows, and rain gardens
- Flowering landscapes (like Detroit A Bloom) are desired

COMMUNITY GOAL:

TRANSFORM VACANT LAND FROM A LIABILITY TO AN ASSET THAT SUPPORTS NEIGHBORHOOD SAFETY, BEAUTIFICATION, SUSTAINABILITY, AND RECREATION AT MULTIPLE SCALES.

OUTCOMES:

1. Increase neighborhood beautification and recreational amenities
2. Develop low impact/passive landscapes for interim land stewardship
3. Utilize large open space for productive uses and equity building

RECOMMENDATIONS:

SHORT TERM
- Bailey Park as Catalyst
- Sidelot Sales and Stewardship
- Small Scale Landscapes for Vacant Lots

MEDIUM TERM
- Park Enhancement Program
- Low Maintenance Land Stewardship

LONG TERM
- Green Infrastructure as Neighborhood Beautification
- Solar Energy Opportunity Sites
FORM A “FRIENDS OF BAILEY PARK” GROUP TO FUNDRAISE, PROGRAM AND SUPPORT MAINTENANCE IN THE PARK. IMPLEMENT INITIAL PLANS AND WORK WITH THE CITY OF DETROIT TO FOCUS ALLIED SUPPORT IN BAILEY PARK AS A CATALYST PROJECT FOR THE NEIGHBORHOOD.

OVERVIEW
Bailey Park is already a focus of fundraising and neighborhood activity and has the potential to be a community gathering space and activity hub. A Friends of Bailey Park group would further support momentum around the park and could contribute to fundraising, maintenance and community programming. Importantly, greater neighborhood involvement would raise awareness about Bailey Park among neighbors who are not already engaged.

Additionally, MHNA, BPNDC and ECN should continue to work with the City of Detroit to recognize Bailey Park as an official park, ensure land control, contribute to maintenance, and champion the park as a catalyst project for the neighborhood. Ultimately, Bailey Park will also connect to other parks in the neighborhood, such as Calcara Park, creating a network of parks with different activities and primary uses.

TIME + COSTS
$ $ $ $ $ MEDIUM LONG

BENEFITS
• Increases connectivity in the neighborhood
• Contributes to a healthy “complete” neighborhood
• Green stormwater infrastructure
• Neighborhood recreation space
• Increased urban tree canopy

NEIGHBORHOOD ROLE
• Attend events and use the park
• Participate in Friends of Bailey Park group to support fundraising, programming and maintenance

POTENTIAL PARTNERS
• EcoWorks Youth Energy Squad students
• Local program partners for park activation
• City of Detroit: General Services Division

LOCATION
• Bailey Park, bounded by Charlevoix, Elmwood, Hunt, and McDougall
BAILEY PARK
AS CATALYST

PROCESS NOTES
• Form “Friends of Bailey Park” group
• Continue to build community relationships through well-advertised and regular programming at the park
• Work toward official designation with the City of Detroit
• Activate Bailey Park and surrounding properties as a neighborhood hub and anchor
• Connect with other McDougall-Hunt parks

CREATIVE FUNDING STRATEGIES
• Seek grant funding related to: health benefits, intergenerational play/physical activity, arts and culture, tree canopy, native species and habitat, senior activities and aging in place
• Kaboom! Play Everywhere

RESOURCES + LESSONS
Other parks throughout the city have “Friends of” or similar resident groups that support operations and programming in their respective parks and could be useful resources. These parks include Clark Park, Palmer Park, Chandler Park, Littlefield Playfield, and Ella Fitzgerald Park.

City Park GSI
DWSD and the General Services Division are integrating stormwater management into park beautification, which could be an opportunity to leverage in Bailey Park.

SUSTAINABILITY OBJECTIVES
Bailey Park contributes to sustainability objectives related to creating inclusive and vibrant places, including public space for community gathering and to celebrate local culture. Bailey Park also supports active living, health and safety in the neighborhood, and has the potential to nurture native ecosystems and manage stormwater runoff.

Bailey Park aligns with SAA goals to increase access to green spaces and recreation opportunities, contributing to the healthy, thriving people outcome.

1 Insite Design Inc. “Bailey Park Project Proposal.”
2, 3 Bailey Park Project Facebook Page, www.facebook.com/pg/baileyparkproject/photos
WORK WITH THE DLBA TO RUN A SIDE LOT FAIR AND EDUCATION CAMPAIGN TO PROMOTE COMMUNITY STEWARDSHIP OF LAND. SUPPORT RESIDENTS WHO HAVE BEEN AND WOULD LIKE TO MAINTAIN AND BEAUTIFY LAND.

OVERVIEW
Several residents in the McDougall-Hunt neighborhood have been maintaining and beautifying vacant lots near their homes for decades. This open space strategy recognizes that work and also aims for greater land stewardship at the lot scale by supporting land ownership through side lot sales. This has the potential to lead to greater care for individual parcels throughout the neighborhood, contributing to the overall landscape. This strategy proposes a push toward side lot sales to eligible property owners for ongoing and future maintenance and care. This also includes education around costs, tax implications, and DLBA programs. This effort should prioritize and work with residents who have been contributing to the neighborhood landscape already by tending to DLBA land.

BENEFITS
• Stewardship of more properties
• Honors existing residential identity
• Allows for larger properties
• Retains open space
• Contributes to habitat retention
• Improves climate and water quality

NEIGHBORHOOD ROLE
• MHNA and BPNDC should work with the DLBA to plan a side lot fair with educational materials and also work one-on-one with longtime residents who have been caring for lots and are interested in purchasing them
• Fundraise for a small grants program to help residents with maintenance needs
• Residents can purchase and maintain side lots if desired

POSSIBLE PARTNERS
• Detroit Land Bank Authority
• Detroit Future City
• Motor City Grounds Crew
• Keep Growing Detroit

TIME + COSTS
$ $ $ $ $
SIDE LOT SALES AND STEWARDSHIP

LOCATION
Vacant lots owned by the DLBA that are adjacent to privately-owned eligible parcels. Side lots eligible for sale are listed online and indicated on the map included in this plan. DEVELOPMENT.BUILDINGDETROIT.ORG/SIDELOTS CITYOFDETROIT.GITHUB.IO/DEMO-TRACKER

PROCESS NOTES
• Advocate for and prioritize residents who have been maintaining lots
• Identify side lots for purchase and eligible residents, including renters
• Clarify purchasing process, property tax implications, and costs
• Offer support for the application process and connect with resources for improvements
• Identify funding and resources to support long-term maintenance

RESOURCES + LESSONS
Detroit Future City’s A Field Guide to Working with Lots is a resource for small scale land stewardship and planning. DFC-LOTS.COM
E. Warren Tool Library provides tools and equipment for use based on an annual sliding-scale membership fee. EWARRENTOOLLIBRARY.MYTURN.COM
Care-A-Lot Program is an example of a program that supports non-profit organizations who want to clean, mow, maintain, and beautify vacant lots in Baltimore.
Mow-to-Own is a St. Louis, MO program that encourages stewardship of vacant land owned by the city resulting in private ownership earned through sweat equity over 24 months.

SUSTAINABILITY OBJECTIVES
Side lot ownership contributes to land stewardship in the neighborhood, and supports safety and stability. Some side lots also support food access and natural ecosystem objectives.

SIDE LOT STEWARDSHIP meets SAA goals to transform vacant lots into sustainable spaces and aligns with the action to improve land purchasing processes.

CREATIVE FUNDING STRATEGIES
• Fundraise for a small grants program to support land stewardship and maintenance
• Tool library for shared resources
• Bulk purchasing orders for supplies

1 Google Maps, 2539 McDougall
WORK WITH DLBA TO PURCHASE OR LEASE LAND AND INSTALL LOW MAINTENANCE PASSIVE LANDSCAPES IN VACANT AREAS OF 1-4 LOTS. SOLUTIONS COULD INCLUDE: FENCES, URBAN AGRICULTURE, PATHWAYS, SEATING AREAS, AND/OR FLOWERING MEADOWS. REQUIRES A MAINTENANCE PLAN.

OVERVIEW
In many places throughout the neighborhood, there are 1-4 adjacent lots that would be well-suited for small scale improvements and activation. This requires attention to ownership and long-term maintenance. If MHNA and BPNDNC are interested in pursuing this program, they would work with DLBA to purchase or lease land, identify funding for installation and maintenance, and develop a stewardship plan. Consider focusing initial efforts in an area of existing activity and/or tied to new development and start with a pilot project.

Ideas that have been generated and supported in community conversations include:
• Fences along the front lot line to indicate care and deter dumping
• Low maintenance flowering meadows
• Passive recreational landscapes such as pathways with small seating areas
• Community gardens and urban agriculture with an identified champion

BENEFITS
• Increases beautification
• Supports pollinators
• Expands tree canopy of the city
• Manages stormwater
• Increases stewardship of vacant land
• Creates space for relaxation
• Contributes to neighborhood connectivity
• Discourages illegal dumping

NEIGHBORHOOD ROLE
• Neighborhood leaders coordinate with DLBA to develop a land control, installation and maintenance program, starting in areas of existing activity to strengthen ongoing and new activity in the neighborhood
• Residents could support maintenance and oversight and champion small open space activation projects

POTENTIAL PARTNERS
• Detroit Land Bank Authority
• Detroit Future City
• Motor City Grounds Crew
• E. Warren Tool Library
• City of Detroit: Office of Sustainability
SMALL SCALE LANDSCAPES FOR VACANT LOTS

LOCATION
Multiple (1-4) contiguous parcels of vacant DLBA-owned land. Suggested sites are indicated on the open space map.

PROCESS NOTES
• Develop a program to purchase/lease, improve and maintain vacant lots
• Identify funding
• BPND/CMHNA implement and maintain and/or offer grants to resident champions
• Focus in areas of activity
• Link open space activation to new neighborhood development

CREATIVE FUNDING STRATEGIES
• Small grants program for neighborhood champions
• Tool library to share resources
• Partnerships with forestry or environmental departments at Michigan universities
• Select plants that easily propagated
• Link open space investments to new development plans

RESOURCES + LESSONS
Detroit Future City’s A Field Guide to Working with Lots is a resource for small scale land stewardship and planning. DFC-LOTS.COM

E. Warren Tool Library provides tools and equipment for use based on an annual sliding-scale membership fee. EWARRENTOOLLIBRARY.MYTUR.COM

Philadelphia Land Care Program transforms vacant parcels by removing debris, seeding, and installing a simple wood fence to stabilize the vacant lot and return it to productive use.

Love Your Block is a national initiative that many cities have adopted that takes the form of a small grant typically administered by the city that supports volunteer-led improvements and enhances their capacity with city services.

SUSTAINABILITY OBJECTIVES
Small landscapes for vacant lots contribute to public spaces at a range of scales that support surrounding housing. They support healthy and active living, contributing to health outcomes, and potential food access. They also support a connection with nature and ecosystem health.

This strategy increases access to recreation opportunities and transforms vacant lots into productive spaces and speaks directly to the City’s SAA action to “support neighborhood-based efforts to care for vacant lots and structures.”

1 Michigan Wildflower Farm, July 2016, www.michiganwildflowerfarm.com/angelabennetts1
ENHANCE THE SYSTEM OF COMPLEMENTARY PARKS IN THE NEIGHBORHOOD INCLUDING CONNECTIONS TO CALCARA, A NATURAL PLAYSCAPE AT BENSON-ELMWOOD, AND ELBA-ELLERY AS A MULTIGENERATIONAL COMMUNITY GARDEN.

OVERVIEW + LOCATION
Beyond Bailey Park, McDougall-Hunt has a small handful of parks that have different primary uses and together create a community network of active open spaces that would benefit from targeted enhancements:

- **Calcara Park** currently features sports fields and is used by teams. Calcara would benefit from a physical walkway to Bailey Park to support the parks network.
- **Benson-Elmwood Park** has seen recent sprucing up and once had a playscape. Children from a nearby early childcare center and the church across the street already visit the park and a natural playscape would hugely benefit the small park.
- **Elba-Ellery Park** currently includes Heidelberg Project artwork, as well as underutilized raised garden beds. Community members are interested in cleaning up this park as a multi-generational space, with additional infrastructure to support gardening, such as an irrigation station.

The 2003 plan proposed that **Mt. Elliott-Zender Park** be relocated west to Ellery. The former park site along Mt. Elliott should be folded into a redevelopment plan for the former Kabaz Center.

According to the City of Detroit’s geographic metrics, the west corner of the neighborhood is lacking a park space. Consider a new small park close to the new senior living facility.

**BENEFITS**
- Improves resident mental and physical health by having access to green space
- Provides space for intergenerational collaboration and exchange
- Green outdoor space allows for senior residents to have a space to interact more readily with other neighborhood residents
- Connects people to nature
- Creates an active network and walking route between green spaces
NEIGHBORHOOD ROLE
• MHNA and BPNDC should work with the City to advocate for public improvements to the parks and also pursue outside funding for amenities, such as a natural playscape or an irrigation station
• Residents can advocate for improvements, contribute to park programming and volunteer

POTENTIAL PARTNERS
• Detroit PAL
• Abundant Life congregation
• Regency at Chene Senior Center
• The Heidelberg Project
• City of Detroit

PROCESS NOTES
• Work with the City to partner on improvements
• Form a “park leadership/steward committee”
• Generate a parks wish list or vision based on resident input building upon this plan
• Strategize fundraising efforts as part of a neighborhood-wide parks plan
• Identify what can be done immediately with volunteers and low-cost or in-kind services

CREATIVE FUNDING STRATEGIES
Seek grant funding related to: AARP/Aging in place, natural play, fitness, play
• Kaboom! Play Everywhere

RESOURCES + LESSONS
Keep Growing Detroit has many resources to support community gardening including educational materials on plants and construction details for irrigation stations. detroitagriculture.net

2017 Parks and Recreation Improvement Plan
This holistic City of Detroit plan details the General Services Division and Recreation Department’s improvement plan. detroitmi.gov/Portals/0/docs/Parks/2017%20Parks%20and%20Recreation%20Improvement%20Plan.pdf

SUSTAINABILITY OBJECTIVES
Park enhancements throughout the neighborhood would support an ecosystem of inclusive and vibrant public spaces at a range of scales and featuring a range of amenities. In turn, parks contribute to health and wellbeing, including active living outcomes. Parks further support safe connections and living infrastructure through cared-for green spaces.

Park enhancement and connections relate to SAA actions to renovate parks and expand recreation options in support of healthy, thriving people.

Bailey Park Project, baileyparkndc.org/gallery
WORK WITH THE CITY OF DETROIT TO IDENTIFY LOW MAINTENANCE LONG TERM STRATEGIES FOR LARGE VACANT AREAS, SUCH AS INTENTIONAL GRASSES WITH MAINTAINED TREES. START WITH A NEIGHBORHOOD-WIDE REMOVAL OF LOW-GROWING BRUSH AND TRIM OF EXISTING TREE CANOPY.

OVERVIEW
There are several blocks in the McDougall-Hunt neighborhood with large swaths of vacancy that comprise more than half or almost all of the city block. Additionally, many lots and especially former fence lines and alleys are choked with overgrowth and poorly-maintained low-growing shrubs and trees. In some places, higher investment in large open spaces is warranted, such as green stormwater infrastructure included as a separate strategy. In between, low maintenance land management strategies are needed for large areas of vacancy throughout the neighborhood as both a beautification campaign, property value and stabilization strategy, and perhaps an interim land use in anticipation of future investment down the road.

MHNA and BPNDC should work with the City of Detroit General Services Department and Detroit Land Bank Authority to develop a pilot land management program that identifies the most effective treatment in terms of cost as well as performance to meet community needs. This should pay attention to increasing regular mowing as well as trimming low-growing brush and trimming up the existing tree canopy.

This strategy can also be a workforce development opportunity, with land management providing jobs for a local grounds crew, and associated on-the-job training.

BENEFITS
• Increases beautification
• Increases safety and visibility
• Supports pollinators
• Supports tree canopy of the city
• Increases stewardship of vacant land
• Aids in connectivity
• Discourages illegal dumping
• Offers citywide lessons
• Workforce development opportunity

NEIGHBORHOOD ROLE
• MHNA and BPNDC should fundraise for and work with the City of Detroit General Services Department to develop a pilot land management program.
LOW MAINTENANCE
LAND STEWARDSHIP

POTENTIAL PARTNERS
• Detroit Land Bank Authority (DLBA)
• Greening of Detroit
• City of Detroit: Department of Public Works, General Services Department, Office of Sustainability
• Detroit Future City

LOCATION
Large areas of vacancy. Key areas with considerable overgrowth and contiguous vacant parcels are indicated in the open space map.

PROCESS NOTES
• Meet with DLBA and the General Services and Planning and Development Departments to discuss a pilot maintenance program
• Determine neighborhood priorities for maintenance (i.e. visibility and safety)
• Fund and implement a demonstration land stewardship program in a large vacant area
• Seek opportunities to hire locally

CREATIVE FUNDING STRATEGIES
• Seek grant funding related to: workforce development, habitat, urban tree canopy

RESOURCES + LESSONS
Achieving an Integrated Open Space Network in Detroit is a report authored by Detroit Future City (DFC) that provides large scale open space strategies and resources.

The Center for Community Progress focuses on vacant property reuse and revitalization and is a national leader on the topic. They offer a range of resources, reports, and an annual conference. They also worked with DFC on the 2015 report Open Space in Detroit: Key Ownership and Funding Considerations to Inform a Comprehensive Open Space Planning Process.

detroitfuturecity.com/research

Philadelphia Land Care Program transforms vacant parcels by removing debris, seeding, and installing a simple wood fence to stabilize vacant lots and return them to productive use.

SUSTAINABILITY OBJECTIVES
Low maintenance land stewardship has the potential to impact safety and health outcomes, as well as living infrastructure and air and climate objectives.

Low maintenance land stewardship meets SAA goals to transform vacant lots and enhance infrastructure. This strategy also relates to workforce training opportunities.

ZONING CONSIDERATION
The Zoning Analytic report issued September 2019 includes proposed recommendations for open space and entrepreneurial uses in residential areas that support land stewardship.

zonedetroit.com

1 “To Mow or Not to Mow.” Guy Petheram Garden Design, August 2013, guypetheram.co.uk/blog/2013/8/31/to-mow-or-not-to-mow
INSTALL GREEN STORMWATER INFRASTRUCTURE AT VISIBLE AND HIGH PERFORMING GATEWAY LOCATIONS IN PARTNERSHIP WITH DWSD. SEEK OPPORTUNITIES FOR IMPLEMENTATION PARTNERSHIPS WITH DEVELOPERS. COUPLE GSI WITH PARK PROJECTS.

OVERVIEW
Green stormwater infrastructure (GSI) manages runoff in natural landscapes through storage and infiltration provided by soils and plants. GSI landscapes can lead to cleaner waterways, reduced flooding in streets and basements, habitat creation, and neighborhood identity through beautification. In McDougall-Hunt, there are several opportunities for GSI implementation, with appropriate funding and partners. GSI opportunities in the neighborhood include:

- Landscapes associated with new development or redevelopment should include GSI
- Property owners with large impervious surfaces can reduce their drainage charge by investing in GSI
- The Detroit Water and Sewerage Department (DWSD) partners to install GSI in city parks. This is also an opportunity in McDougall-Hunt
- GSI is included in plans for Bailey Park

TIME + COSTS
$ $ $ $ $ - $ $ $ $ $

SHORT  MEDIUM  LONG

BENEFITS
- Habitat creation
- Reduces flooding
- Intentional green space
- Increases beautification
- Educational amenity
- Demonstrates community values and identity
- Cleaner water and reduced combined sewer overflow incidents

NEIGHBORHOOD ROLE
- MHNA and BPNDC should work with ECN, DWSD and key property owners with large amounts of impervious area to build a GSI demonstration project in the neighborhood
- Help track where flooding occurs
- Help with education efforts around water quality and GSI

POTENTIAL PARTNERS
- Detroit Water and Sewerage Department
- Detroit Land Bank Authority
- Detroit Future City
- Eastside Community Network
- Developers
GREEN INFRASTRUCTURE AS NEIGHBORHOOD BEAUTIFICATION

LOCATION
- Bailey Park
- Parking lots
- New development projects
- Key gateway locations
- Initial suggested sites are included in the open space map

PROCESS NOTES
- Discuss park GSI with DWSD
- Meet with property owners with large impervious areas to discuss options
- Seek funding (including Capital Partnership Program) for gateway GSI
- Seek to implement a small scale demonstration project

CREATIVE FUNDING STRATEGIES
- Seek grant funding related to: learning landscapes, habitat, recreation, fitness/wellness, traffic calming, pedestrian safety
- DWSD: Capital Partnership Program
- DEGC: Restore Program

RESOURCES + LESSONS

Detroit Water and Sewerage Department’s website has many resources on GSI, including information on GSI integration in city parks. DETROITMI.GOV/DEPARTMENTS/WATER-AND-SEWERAGE-DEPARTMENT#STORM-WATER

Detroit Flows Stormwater Management in Detroit Neighborhoods
This 2019 Taubman College of Architecture and Urban Planning capstone project identifies areas of need within McDougall-Hunt for stormwater management.

Land + Water WORKS Coalition, an initiative of Detroit Future City, provides residents with resources to be environmental stewards, with a focus on GSI. DETROITFUTURECITY.COM/OUR-PROGRAMS/LWWC

Detroit Green Task Force Water Subcommittee works to share knowledge and make systematic recommendations to the city regarding stormwater and water quality of the Great Lakes.

Rain Gardens to the Rescue led by the Sierra Club brings together neighbors to install rain gardens and increase neighborhood beautification. THEROUGE.ORG/RAIN-GARDENS-TO-THE-RESUCE

The Nature Conservancy and allies are mapping GSI projects and have created the Detroit Stormwater Hub to catalog resources and promote cross learning. DETROITSTORMWATER.ORG

SUSTAINABILITY OBJECTIVES
Green stormwater infrastructure can contribute to a network of open space throughout the neighborhood and especially living infrastructure and resource regeneration priorities related to natural ecosystems and water quality. Related workforce training opportunities tie to economic development and access to opportunity objectives.

GSI strategies directly speak to SAA actions regarding increased neighborhood distributed GSI. This strategy also relates to workforce training opportunities.

WORK WITH KEY PROPERTY OWNERS TO FUND AND IMPLEMENT SOLAR POWER ON PROPERTIES TIED TO FACILITIES THAT COULD ALSO OPERATE AS EMERGENCY/RESILIENCY CENTERS.

OVERVIEW
Currently, policy constraints limit the use of community solar to power multiple homes. However, solar power can still benefit individual property owners and be linked to larger facilities that provide community benefits. Solar power can be a productive use on vacant land and can also be mounted on roofs and carports to save energy, reduce costs, and create an energy source in the case of emergencies. There are a handful of key sites in the neighborhood that are well-suited for solar arrays and as community resilience centers, including heating and cooling in extreme temperatures.

BENEFITS
• Resiliency
• Renewable energy source
• Educational opportunities
• Demonstration of community values
• Community resource in emergency

TIME + COSTS
$ $ $ $ $ - $ $ $ $ $ $ $ $ $ $ $ $ $ $
SHORT   MEDIUM   LONG

NEIGHBORHOOD ROLE
• Advocacy and organizing
• Contact city, county, and state representative to support solar-friendly policy

POTENTIAL PARTNERS
• Green Task Force: Renewable Energy Subcommittee
• Walker-Miller Energy Services
• City of Detroit: Office of Sustainability
• Elevate Energy

LOCATION
• Buildings that can serve as heating or cooling centers in emergencies
• Franklin Wright Settlement (carport or roof)
• Dream Center
• Former Kabaz Cultural Center

PROCESS NOTES
• Determine feasibility of site for solar generation
• Determine solar needs, costs, and capacity
• Determine funding sources and available rebates
• Consider necessity of new roof, if applicable
CREATIVE FUNDING STRATEGIES
- Seek grant funding related to: public safety, placemaking, public art, resiliency and climate change
- Solar subsidies such as Federal Income Tax Credits and Solar Currents program with DTE

RESOURCES + LESSONS
Project Sunroof utilizes Google Maps to calculate solar energy potential of existing rooftops. [WWW.GOOGLE.COM/GET/SUNROOF](http://WWW.GOOGLE.COM/GET/SUNROOF). A neighborhood map showing solar potential is included in the existing conditions appendix.

Detroit Green Task Force Renewable Energy Subcommittee works to share knowledge and advocates for policy change making solar more accessible.

Solar Feasibility Assessment for the City of Detroit is a forthcoming report that DCDC contributed to in partnership with other organizations.

SUSTAINABILITY OBJECTIVES
Solar opportunities primarily contribute to resource regeneration priorities and air and climate outcomes associated with energy efficiency and decarbonization. They also support community health and wellbeing when tied to resiliency goals and heating and cooling centers.

Solar goals align with SAA goals of vacant lot transformation and improving resilience to climate impacts.

1 Detroit Collaborative Design Center; [www.dcdc-udm.org/projects/spaces/](http://www.dcdc-udm.org/projects/spaces/)
2 City of Detroit/Spackman Mossop Michaels
RESIDENTIAL STRATEGIES

WHAT WE HEARD FROM THE COMMUNITY:

• Priority of existing residents to be able to remain in homes and not be priced out
• Ensure deep affordability of neighborhood along with market rate housing (increase housing types/options)
• Many homes need repairs associated with age of homes and energy efficiencies
• Build financial equity for existing home owners
• Convert large homes into 2-3 units
• Strategic infill of single family homes
• Higher density along edges: brownstones and mixed-use
• Quality building materials to reflect neighborhood identity and sustainability

COMMUNITY GOAL:

PROVIDE AN ARRAY OF HOUSING TYPES THAT STRENGTHEN AND BUILD UPON THE EXISTING CHARACTER OF THE NEIGHBORHOOD BY RENOVATING AND DEVELOPING HOMES THAT RETAIN NEIGHBORS AND PRESERVE AFFORDABILITY.

OUTCOMES:

#1 Support existing residents to maintain and improve homes, build equity, and strengthen the residential fabric of the neighborhood

#2 Increase residential density along edges on Mt. Elliott and E. Vernor

#3 Reactivate the Gratiot corridor with mixed-use residential and commercial development

RECOMMENDATIONS:

SHORT TERM
• Existing Home Repair and Energy Upgrades
• Develop Community Advisory Board

MEDIUM TERM
• Renovate All Vacant Homes
• Build Equity and Income Properties for Existing Residents

LONG TERM
• Develop an Infill Program
• Mt. Elliott/Mack/E. Vernor New Build

PROVIDE AN ARRAY OF HOUSING TYPES THAT STRENGTHEN AND BUILD UPON THE EXISTING CHARACTER OF THE NEIGHBORHOOD BY RENOVATING AND DEVELOPING HOMES THAT RETAIN NEIGHBORS AND PRESERVE AFFORDABILITY.
Support existing residents and neighborhood stabilization through home repair. Identify and link residents to resources for home repairs, including energy upgrades.

**Overview**
Support for existing residents is a priority for the McDougall-Hunt neighborhood. A major area of need that has been highlighted in community conversations are home repairs that would help residents stabilize and weatherize their homes. Home repairs will help seniors age in place and strengthen the foundation of the community. Common repairs include roofs, porches, fences, doors and windows. Home repairs also offer an opportunity for more sustainable and cost effective improvements tied to energy efficiency and weatherization. There are a number of existing resources available to help Detroiter with home repair. Connecting residents with these resources should be a priority, alongside new partnerships with groups focusing on energy efficiency and weatherization, and fundraising for further support. The Property Conditions appendix summarizes windshield survey findings.

**Benefits**
- Improves existing homes
- Deters crime by demonstrating occupancy and care
- More energy and water efficient homes with lower utility demand
- Job creation opportunity
- Lowers utility costs

**Neighborhood Role**
- Connect residents to existing resources and seek additional funding for a grant program
- Connect with local partners who already work in this field

**Potential Partners**
- EcoWorks
- DTE Energy
- City of Detroit: Office of Sustainability
- Michigan State Housing Development Authority (MSHDA)
- Walker Miller Energy Services

**Location**
- All homes in the neighborhood in need of repairs

**Time + Costs**
$ $ $ $ $
EXISTING HOME REPAIR + ENERGY UPGRADES

90% OF RECENT SURVEY RESPONDENTS SAID THEIR HOMES NEED REPAIRS AND ENERGY UPGRADES

PROCESS NOTES
- Confirm specific home improvement need and numbers (i.e. windows, roof, water, porch, stairs, fence, landscape maintenance)
- Connect residents with existing programs to make improvements and energy upgrades
- Fundraise for grants to homeowners
- Identify local contractors

CREATIVE FUNDING STRATEGIES
- Seek grant funding related to: AARP/Aging in place, energy upgrades
- Bulk rates for window replacement, roofing contractors, and weatherization
- MSHDA resources and programs

RESOURCES + LESSONS

*Detroit Home Repair Resource Guide* by Poverty Solutions at the University of Michigan outlines programs for home repair loans, grants, weatherization and energy efficiency programs, community-based home repair programs, and home repair advocates.

EcoWorks is a non-profit supporting residents with energy reductions and cost savings.

**EEA Home Performance Rebate Program** sponsored by DTE sends a professional auditor to complete a home energy audit and identify ways to improve efficiencies.

**Walker-Miller Energy Services** is a Detroit based energy waste reduction company promoting innovative and cost-effective strategies to achieve energy efficiency, including residential energy audits and upgrades.

**Detroit 0% Home Repair Loan** is a City of Detroit program that supports residents to invest in their homes with interest-free loans for 10 years. Certain qualifications apply.

**The Porch Project** initiated in Flint, MI has increased neighborhood beautification but more importantly connected neighbors by repairing unsafe porches resulting in greater neighborliness and social connection.

**The Cody Rouge Community Action Alliance** also has a porch repair program, funded by MSHDA and Quicken Loans.

SUSTAINABILITY OBJECTIVES

Existing home repair and energy upgrades primarily contribute to sustainability objectives related to preserving affordable and well-maintained housing in support of inclusive places, as well as resource regeneration in terms of reusing existing homes and energy upgrades. Related workforce training opportunities tie to economic development and access to opportunity objectives.

Home repairs align with SAA goals related to reducing total housing costs, including utilities, and green building guidelines.
WORK WITH THE CITY OF DETROIT TO ESTABLISH A COMMUNITY REVIEW BOARD THAT HELPS GUIDE FUTURE DEVELOPMENT IN THE MCDougall-Hunt Neighborhood.

OVERVIEW
The McDougall-Hunt neighborhood is likely to see increased interest and investment from developers in the near future, both local and beyond. Community leaders are interested in formalizing and documenting a development review process by which proposed projects are required to seek community review. This will ensure that new projects align with community values and priorities, residents are aware of potential development in their neighborhood, and continue to have an active role in the decision-making that impacts their community. This requires City of Detroit participation and reinforcement. The structure of this community review process is to be determined; select examples of similar processes are included here. Residential design guidelines produced in parallel to this planning effort should inform the review process and be shared with developers. This plan can also be a tool to ensure alignment with neighborhood goals.

BENEFITS
• Supports the desires of the community members
• Serves as an organizing body of residents to provide feedback for new development projects
• Community cohesion
• Honors community goals for sustainability

NEIGHBORHOOD ROLE
• Participate in meetings and discussions regarding new development

POTENTIAL PARTNERS
• City of Detroit: Housing and Revitalization Department, Planning and Development Department
• Potential developers
• ECN (advisory role)
• Cinnaire (advisory role)

LOCATION
• MHNA Monthly meetings

TIME + COSTS
$ $ $ $ $
DEVELOP
COMMUNITY ADVISORY BOARD

PROCESS NOTES
• Draft expectations for future developers in McDougall-Hunt regarding engagement process with residents
• Use residential design guidelines
• Develop bylaws processes
• Identify a representative Community Advisory Board
• Work with city to formalize the review process as a required early step in the development process
• Draft a “Pre-Development” document that outlines expectations for developers, referencing the plan

RESOURCES + LESSONS
The Hill District in Pittsburgh has a community review process for all development in which developers need to attain approval from the community. www.hilldistrict.org

Brush Park design guidelines led by Hamilton Anderson and Associates built on a community vision for mixed use, mixed income, meaningful open spaces, and walkability. Bedrock worked closely with Brush Park CDC on approval of City Modern designs and development.

SUSTAINABILITY OBJECTIVES
A community advisory board for development contributes to engagement objectives, and can help ensure affordable and inclusive housing options in the neighborhood.

This strategy also lends to SAA goals around equity and affordability.

CREATIVE FUNDING STRATEGIES
• Seek grant funding related to: community planning/organizing
• This is a low cost initiative that builds upon existing community engagement infrastructure already in place

1, 2 Photos by the Detroit Collaborative Design Center
3 Photos by the Eastside Community Network
ADVOCATE FOR DLBA TO REHAB THE HOMES THEY OWN FOR SALE AT AFFORDABLE RATES AND/OR THE SALE OF DLBA HOMES TO A NEIGHBORHOOD DEVELOPER WITH CAPACITY. CONTACT OWNERS OF VACANT PROPERTIES AND ENCOURAGE REHAB IN PARTNERSHIP WITH NEIGHBORHOOD DEVELOPMENT GROUPS.

OVERVIEW
McDougall-Hunt has already seen ample demolition of damaged and deteriorating homes, resulting in large swaths of vacant land. The vacant homes that remain, owned by both the Detroit Land Bank Authority (DLBA) and private owners, should be prioritized for affordable rehabilitation. This effort will contribute to neighborhood stabilization as well as sustainability goals through the reuse of existing housing stock and partial deconstruction, as appropriate.

Bailey Park Neighborhood Development Corporation is well-positioned to partner on the redevelopment of these homes. Home rehabilitation financing should focus on affordable homes for sale in the neighborhood in an effort to meet community goals to maintain affordability and income diversity. The project team should further investigate options for long term affordability. There are approximately 50 homes in the neighborhood that warrant further study for rehabilitation, including both DLBA homes and homes owned by private parties.

BENEFITS
- Stabilizes neighborhood
- Decreases vacant homes
- Builds neighborhood equity with homeownership
- Reuses existing housing stock

NEIGHBORHOOD ROLE
- Advocate for vacant home sales and redevelopment that focuses on affordable options and reusing existing housing stock.
- Bailey Park NDC can play a leading role in this effort

POTENTIAL PARTNERS
- Detroit Land Bank Authority
- Architectural Salvage Warehouse Detroit
- Cinnaire
- Detroit Future City Detroit Neighborhood Housing Compact
- Grounded Solutions

TIME + COSTS
$ $ $ $ $
RENOVATE ALL VACANT HOMES

LOCATION
• Homes that are currently owned by the DLBA
• Vacant homes throughout the neighborhood

PROCESS NOTES
• Work with a development partner to acquire and rehab DLBA and other vacant properties
• Assemble a funding stack that ensures long term affordability
• Identify owners of other vacant homes
• Seek models for reinvestment of redevelopment fee in new properties, repairs, and energy efficiency
• Ensure affordability restrictions
• Provide general home-buyer education and counseling

CREATIVE FUNDING STRATEGIES
• Sustainable rehabilitation
• Job development program or job training
• Community land trusts

RESOURCES + LESSONS
Detroit Catholic Pastoral Alliance has renovated single family homes, multi-unit housing, and mixed use development in the Gratiot Woods neighborhood.

LifeBUILDERS is working to restore homes in the Regent Park neighborhood with a focus on affordability, mitigating blight, slum landlords, and criminal activity through a collaborative approach with neighborhood leaders.

Century Partners/Fitz Forward is working to rehab homes in the Fitzgerald neighborhood.

Central Detroit Christian Community Development Corporation approaches community revitalization through education, employment, and empowerment for all ages of residents, and supports residents through home buying and maintenance.

Grandmont Rosedale Development Corporation works strategically to renovate vacant and foreclosed homes and resells them to new homeowners.

Grounded Solutions Network works on community land trusts and is leading a study for the City of Detroit on options for longterm housing affordability.

Detroit Neighborhood Housing Compact (DFC) is organizing a cross-sector stakeholder group focused on strengthening the single-family housing market in Detroit neighborhoods, including both for-sale and for-rent.

DetroitFutureCity.com/Our-Programs/DNHC

SUSTAINABILITY OBJECTIVES
Renovating vacant homes contributes to material reuse and waste diversion, as well as a diversity of affordable housing options that contribute to a sense of place. Other sustainable metrics can also be integrated into renovation plans. Workforce training opportunities tie to economic development and access to opportunity objectives.

Renovating existing homes will align with SAA goals through waste reduction and contribute to the affordable, quality homes outcome. It also offers workforce training opportunities.


DEVELOP A PROGRAM TO SUPPORT INCOME PROPERTIES, MORE AFFORDABLY-SIZED HOUSING OPTIONS, AND INCREASED DENSITY. STRATEGIES INCLUDE CONVERTING LARGE HOMES TO DUPLEXES AND IDENTIFYING RESOURCES FOR ACCESSORY DWELLING UNITS.

OVERVIEW
In McDougall-Hunt today there are opportunities for existing residents to build equity through income properties and make the most of the neighborhood’s physical conditions. Large homes and large lots are prime locations for smaller rental units that can generate rent and contribute to denser residential areas within the neighborhood.

Large existing homes require significant upkeep and heating and cooling costs can be high. Converting large homes into duplexes could result in homes with smaller footprints that are more affordable with lower utility costs, as well as the opportunity for a local property owner to generate rental income.

Similarly, existing and future property owners could contribute to density and generate income by building accessory dwelling units (ADUs), also known as “granny flats” or “in-law apartments,” similar to carriage houses in some Detroit neighborhoods. ADUs offer a small residential rental unit on a property with an existing home. Currently the only ADUs allowed are carriage houses prior to 1940. The Zoning Analytic study prepared for the City of Detroit is recommending that ADUs be allowed in all districts that allow single and two-family units.

BENEFITS
• Renovates existing housing stock
• Increases affordability
• Increases density
• Generates income

NEIGHBORHOOD ROLE
• Identify current property owners interested in converting large homes into duplexes and/or building an Accessory Dwelling Unit (ADU) on their property

POTENTIAL PARTNERS
• Cinnaire
• City of Detroit
• Detroit Land Bank Authority

TIME + COSTS
$ $ $ $ $ - $ $ $ $ $
LOCATIONS

• Throughout the neighborhood

PROCESS NOTES

• Determine when ADUs will be allowable per zoning updates by the City of Detroit
• Determine if the property can generate income such as renting part of the property by converting a large house into two units or adding an accessory dwelling unit
• Seek funding with future renters as equity
• Identify large homes suitable for conversion and meet with property owners, if interested
• Education regarding ADUs

CREATIVE FUNDING STRATEGIES

• Seek grant funding related to: energy upgrades, aging in place
• Income Share Agreements
• Revenue-based financing

RESOURCES + LESSONS

Arizmendi Association of Cooperatives is navigating code constraints to be able to provide affordable housing solutions through ADUs by using 99-yr lease agreements with homeowners in Oakland.

Affordable Housing Conservation Easement is a proposed strategy to utilize easements to incentivize and reduce land costs, increase density incrementally in low density areas, and increase path to ownership in resource rich neighborhoods. AHCE would support accessory dwelling units.

ADU Builder is a company based in Palo Alto, CA that provides ADUs and shares the profits with home owners for the use of the residents’ back yard.

There are a number of other resources that support research and implementation of ADUs nationally due to their potential role in contributing to density and housing affordability.

SUSTAINABILITY OBJECTIVES

Support for income properties and local equity building contributes to the prosperity priority area, as well as housing options that meet a diversity of needs and maintain affordability.

Generating options to reduce costs and build equity through greater density speaks to SAA goals related to equity in economic opportunity and ensuring affordability.

ZONING CONSIDERATION

Currently the only ADUs allowed are carriage houses prior to 1940. The Zoning Analytic study prepared for the City of Detroit is recommending that ADUs be allowed in all districts that allow single and two-family units.

BUILD A PARTNERSHIP AND PROGRAM TO IMPLEMENT AND GUIDE AN INFILL HOUSING PROGRAM FOCUSING ON DUPLEXES, SPACIOUS RESIDENTIAL, AND AFFORDABLY-SIZED HOMES LOCATED IN AREAS OF EXISTING HOUSING DENSITY AND/OR ACTIVITY.

OVERVIEW
McDougall-Hunt residents are very interested in seeing new infill housing built in the neighborhood. New housing makes most sense in areas with a concentration of existing homes and neighbors and in areas of community activity. Streets with primarily intact homes offer stability for new housing, such as along Hunt and Preston (among others). Similarly, Bailey Park as a community hub offers an area for greater investment in housing. A recent report commissioned by U-SNAP-BAC highlights the assets and challenges of constructing infill single family development within the McDougall-Hunt housing market. New construction should prioritize duplexes and affordable footprints that contribute to neighborhood goals to maintain affordability. Townhouses and mixed use opportunities are included in subsequent pages. Some residents are interested in building new infill housing and are seeking related resources.

BENEFITS
• Reduces the number of vacant parcels
• Retains continuity with existing housing
• Increases density
• Increases affordability

NEIGHBORHOOD ROLE
• Bailey Park NDC can play a leading role in this effort
• Some neighbors are interested in developing new infill housing and are seeking related resources

POTENTIAL PARTNERS
• City of Detroit: Housing and Revitalization Department, Planning and Development Department
• Detroit Land Bank Authority
• Development Partner
• Cinnaire

LOCATION
• Areas with existing residential density: Charlevoix, Ludden, Preston, Hunt
• Near community hubs such as Bailey Park

TIME + COSTS
$ $ $ $ $
DEVELOP AN INFILL PROGRAM

**PROCESS NOTES**
- Identify development partner
- Seek financing
- Focus on pilot area to develop a feasible model for infill homes
- Focus on duplexes and affordably-sized new construction, as well as townhouses with multiple units

**CREATIVE FUNDING STRATEGIES**
- Community land trust model
- Non-predatory land contract
- Shared equity
- Housing cooperative

**RESOURCES + LESSONS**
*Detroit Catholic Pastoral Alliance* has renovated and built new single family homes, multi-unit housing, and mixed use development in the Gratiot Woods neighborhood.

*Residential Market Study McDougall-Hunt Neighborhood* was conducted by U-SNAP-BAC in 2019 and outlines current characteristics, assets, deficiencies, demographics, and housing trends in the neighborhood.

**Develop Detroit** focuses on single-family and triplex new construction development and rehabilitation in the North End neighborhood with a block-by-block approach.

**Housing Affordability Breakthrough Challenge** sponsored by Enterprise Community Partners is a challenge to address housings construction, financing, and resident services and support.

**Grounded Solutions Network** is a national advocacy and policy network for low and moderate-income community that shares housing resources. [GROUNDEDSOLUTIONS.ORG](http://GROUNDEDSOLUTIONS.ORG)

**SUSTAINABILITY OBJECTIVES**
A thoughtful infill housing program can contribute to affordable housing that meets a diversity of needs and, if concentrated in areas of activity and density of existing housing, can support connections to amenities and open space. Related workforce training opportunities tie to economic development and access to opportunity objectives.

Infill housing can meet SAA goals with green building guidelines and prioritizing affordable housing that is healthy and safe.

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WORK TOWARD 2-3 STORY RESIDENTIAL AND MIXED-USE NEW DEVELOPMENT ALONG SMALLER CORRIDORS, INCLUDING LIVE-WORK OPPORTUNITIES AND TOWNHOMES.

OVERVIEW
Greater housing density is most suitable for corridors at the periphery of the neighborhood, namely E. Vernor, Mt. Elliott and Mack. **Mixed-use strategies for Gratiot are included in the commercial section of this plan.**

Townhouses and small mixed-use developments make sense on these thoroughfares. Additionally, live-work developments are appropriate for these smaller neighborhood corridors, both new and adaptive reuse. **Adaptive reuse strategies are included in the commercial section of this plan.** This recommendation for increased density along the edges of McDougall-Hunt aligns with the 2003 planning study. This density of housing also has precedence in the area. Townhouses are a common housing type south of E. Vernor and a senior housing facility was recently constructed on the west end of the neighborhood.

BENEFITS
• Increases density on edges
• Supports public transportation access
• Reduce parking requirements

NEIGHBORHOOD ROLE
• Bailey Park NDC can play a leading role in this effort
• Work with existing property owners to prioritize areas for medium density mixed use development

POTENTIAL PARTNERS
• Cinnaire
• Development partner
• City of Detroit: Housing and Revitalization Department, Planning and Development Department

LOCATION
• Vacant property along Mt. Elliott/Mack/E. Vernor
MT. ELLIOTT/ MACK/E. VERNOR
NEW BUILD

PROCESS NOTES
• Complete full market study to determine viability of new construction demand and anticipated cost analysis
• Identify development partner
• Focus on pilot project along E. Vernor
• Use design guidelines and work with design professionals

CREATIVE FUNDING STRATEGIES
• Seek grant funding related to: artisan housing, job training program/skill building, and energy efficient programs for affordable housing

RESOURCES + LESSONS
Southwest Solutions has built multi-unit townhomes and resells them as move-in-ready affordable housing.
Develop Detroit focuses on single-family and triplex new construction development and rehabilitation in the North End neighborhood with a block-by-block approach.
City Modern in Brush Park by Bedrock features townhouses integrated with pedestrian infrastructure, open space and other developments that vary in scale.

Invest Detroit works with developers on catalytic commercial, mixed-use, preservation and new construction projects. Helps to ensure affordability and support developers of color.

SUSTAINABILITY OBJECTIVES
Small-scale mixed use and multi-family housing at the edges of the neighborhood contributes to a diversity of housing options and could concentrate housing near other neighborhood daily needs.

Mixed use at the edges of the neighborhood contributed to SAA goals related to equitable economic development.

ZONING CONSIDERATION
Current zoning allows low-medium density residential on Mt. Elliott and neighborhood-scale business and residential along Mack and Gratiot. A zoning change along a stretch of E. Vernor to “Thoroughfare Residential” should be considered and small-scale mixed-use allowances should be included along Mt. Elliott.

See the zoning map in the existing conditions appendix. The Zoning Analytic report highlights a number of recommendations relevant to residential development. It cites the need for the zoning ordinance to promote a greater variety of housing options and it advocates for zoning incentives for affordable housing.

ZONEDETROIT.COM

COMMERCIAL STRATEGIES

WHAT WE HEARD FROM THE COMMUNITY:

• Rehabilitate and keep character of existing buildings, don’t tear down
• Businesses/services proposed: market, florist, hardware, restaurants, retail, supermarket, financial resource center, social security office, auto repair/parts
• Capitalize on traffic on Gratiot, Mack, and Mt. Elliott to support businesses/services
• Build equity of existing residents with new developments/businesses on Gratiot, Mack, Mt. Elliott
• Activate key buildings: Kabaz, Singing Association Buildings, former Bunche Elementary
• Make sure mixed-use buildings are activated at ground level

COMMUNITY GOAL:

REESTABLISH THE ABILITY TO PURCHASE DAILY NECESSITIES AND SERVICES LOCALLY BY FOCUSING ON BUSINESS DEVELOPMENT AND BUILDING THE ECONOMIC EQUITY OF THE NEIGHBORHOOD ALONG GRATIOT, MACK, AND MT. ELLIOTT CORRIDORS.

OUTCOMES:

#1 Identify existing buildings and support owners with adaptive reuse to bring new businesses and services to the neighborhood

#2 Build community equity through business development

#3 Identify locations and uses for new construction to complete commercial corridors

RECOMMENDATIONS:

SHORT TERM
• Plan for Opportunity Sites
• Support Existing Businesses
• Resident Investment Model

MEDIUM TERM
• Mt. Elliott/Mack/E. Vernor Adaptive Reuse

LONG TERM
• Gratiot Mixed-use & Tactical Preservation
FURTHER EXPLORE OPTIONS AND FEASIBILITY FOR KEY OPPORTUNITY DEVELOPMENT SITES IN THE NEIGHBORHOOD, INCLUDING BUT NOT LIMITED TO BUNCHE ELEMENTARY, THE FORMER KABAZ CENTER, AND THE SINGING ASSOCIATION BUILDING.

OVERVIEW
There are a handful of buildings in the McDougall-Hunt neighborhood with historic significance and importance to the identity of the neighborhood. The most notable of these buildings are Bunche Elementary, the former Kabaz Center, and the Singing Association building at Elmwood and Arndt. These buildings are ripe for redevelopment as mixed-use community assets. The first step is additional feasibility research and planning studies for each site. Historic designation and associated funding are worth investigating further. This recommendation focuses on planning for these opportunity sites; redevelopment would require considerable additional resources. Ongoing community engagement is essential for the redevelopment of these significant buildings.

BENEFITS
• Restores historical identifying buildings of McDougall-Hunt
• Provides local services and amenities
• Has the potential to mix residential, commercial and service uses
• Contributes to walkability

NEIGHBORHOOD ROLE
• Fundraise for and commission feasibility studies and options for significant buildings
• Continue to ensure robust community engagement around these opportunities
• Ensure allied land control

POTENTIAL PARTNERS
• Detroit Economic Growth Corporation
• City of Detroit: Housing and Revitalization Department, Planning and Development Department
• Detroit Historic District Commission
• Development partners

LOCATIONS
• Singing Association Building
• Kabaz Cultural Center
• Bunche Elementary
PLAN FOR OPPORTUNITY SITES

PROCESS NOTES
• Contact building owners to start conversations about interest in acquisition and/or future development/improvements
• Assess the buildings for viability of rehabilitation and secure the buildings from further deterioration
• Work with city on Kabaz and Bunch as key redevelopment sites
• Conduct a neighborhood planning process to generate ideas for future use
• Conduct a feasibility study to determine costs and viability of future programming
• Solicit financial support for intended use
• Work with a developer to ensure that priorities are upheld and vision is aligned with community interests

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: arts and culture, placemaking
• Historic preservation resources
• Historic Tax Credits

RESOURCES + LESSONS
Vanity Ballroom located on Jefferson Chalmers commercial corridor is being transformed in partnership between PDD and Jefferson East, Inc.

Sunflower Building at the corner of Grand River and Lahser in Old Redford is being redeveloped by The Platform into retail and residential that will serve as a catalyst for larger neighborhood revitalization.

B.Siegel Building on Livernois Avenue and 7 Mile is historically significant and being redeveloped as a mixed-use neighborhood space.

SUSTAINABILITY OBJECTIVES
Planning for key opportunity sites supports neighborhood culture and identity and can contribute to an inclusive sense of place. They also have the potential to help connect residents to daily needs and services, as well as contribute to resource regeneration goals by investing in existing buildings.

Planning for opportunity sites contributes to SAA goals related to equitable economic development. With increased services they also make it easier to get around without a vehicle.
DEVELOP A PROGRAM AND IDENTIFY RESOURCES TO SUPPORT EXISTING BUSINESSES IN THE AREA WITH FACADE IMPROVEMENTS AND MARKETING SUPPORT.

OVERVIEW
One of the priorities of this plan is to support local owners and existing neighbors. This also extends to business owners on neighborhood commercial corridors. New businesses and commercial development depend upon healthy existing businesses that create a foundation upon which to build toward a walkable community that meets local daily needs. Local business support programs could include facade improvements and marketing support. Neighborhood leaders should partner with local businesses and the Gratiot Avenue Business Association (GABA).

BENEFITS
• Keeps commercial corridor active
• Provides local goods and services to residents and promotes walkability
• Attracts new residents
• Support existing strengths

NEIGHBORHOOD ROLE
• Help identify resources to support local businesses
• Communicate and collaborate with GABA and local businesses
• Support businesses by shopping local

POTENTIAL PARTNERS
• Detroit Economic Growth Corporation
• City of Detroit
• Detroit Historic District Commission
• Gratiot Avenue Business Association (GABA)
• District 5 Business Liaison

LOCATION
• Gratiot Avenue, Mack, Mt. Elliott, E. Vernor

TIME + COSTS
$ $ $ $ $
SUPPORT EXISTING BUSINESSES

PROCESS NOTES
• Seek funding and establish grant programs in partnership with GABA
• Facilitate conversations with building and business owners to understand needs for building improvements, marketing, etc.
• Include community members as part of a focus group to determine existing knowledge, perceptions, strengths of existing businesses
• Work with GABA to help promote corridor identity

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: wayfinding, signage, beautification, Main Street programs, marketing/advertising

RESOURCES + LESSONS
DEGC’s Motor City Match helps pair building owners with businesses and assists with needed renovation costs.
WWW.MOTORCITYMATCH.COM
DEGC’s Motor City Restore assists with financing, capital, and design services for exterior improvement projects.
WWW.MOTORCITYRE-STORE.COM

TechTown Detroit offers small business support through varies programs such as SWOT City and Retail Boot Camp.
TECHTOWNDETROIT.ORG
Michigan Small Business Development Center supports small businesses at no cost with consulting, training, and market research.
SBDCMICHIGAN.ORG
District Business Liaison are employees of DEGC that work with Department of Neighborhoods District Managers to assist business owners with everything from permitting and business support services, to physical improvement programs.
WWW.DEGC.ORG/DISTRICT-BUSINESS-LIAISONS/
Southwest Detroit Business Association works with investors, entrepreneurs, customers, and neighbors toward a thriving commercial corridor, including support for existing businesses.
SOUTHWESTDETROIT.COM

SUSTAINABILITY OBJECTIVES
Supporting existing businesses helps link residents to daily needs and supports health and well being by enforcing walkable connections.

Support for existing businesses meets SAA goals related to equitable economic development.

WORK WITH RESIDENTS INTERESTED IN DEVELOPING A COMMUNITY INVESTMENT MODEL AND PURSUE AN INITIAL PROJECT.

OVERVIEW
In early meetings for this planning effort, community gathering participants expressed interest in a shared investment model for commercial development. This aligns with overall goals to support McDougall-Hunt residents to build equity. However, this would require significant organization and initial financing and equity in order to implement a shared investment strategy. One small-scale example from Bowdoinham Community Development Initiative in Maine offers an example for how residents can work together to invest in business development to both support their community and generate revenue. This shared investment model also offers opportunities for local jobs.

BENEFITS
• Builds personal equity
• Supports neighborhood businesses and local employment

NEIGHBORHOOD ROLE
• Invest in commercial property through a stock/share program

POTENTIAL PARTNERS
• Detroit Economic Growth Corporation
• Eastside Community Network
• Gratiot Avenue Business Association (GABA)
• District 5 Business Liaison

LOCATION
• Gratiot Avenue, Mack and Mt. Elliott

PROCESS NOTES
• Establish legal and financial structure
• Identify a financial institution to manage the investment
• Quantify the intangibles of the investment such as supporting local entrepreneurship, creating jobs, stabilizing the commercial corridors, and attracting new residents

TIME + COSTS
$ $ $ $ $
RESIDENT INVESTMENT MODEL

CREATIVE FUNDING STRATEGIES
• ioby crowdfunding
• Matching grants
• Revolving loan pool

RESOURCES + LESSONS
Neighbors Investing in Neighbors
Bowdoinham Community Development Initiative established a small revolving community loan fund supported by residents who receive the interest back on their investment. Legal documents are available online for reference. www.bcdimaine.org/loan-investment

Rabble is an impact investing platform that operates per project with the objective of achieving financial returns and social/environmental impact. Financial returns are distributed to investors as dividends if a project yields a return. Investments are geared towards mixed-use, historic preservation, and brick and mortar projects. rabbleworks.com

ioby Detroit is a crowdfunding platform that stands for “in our backyard” in which neighbors invest in projects. Projects range in cost from $500 to $50,000. Contributions are tax deductible. ioby.org

SUSTAINABILITY OBJECTIVES
A resident investment model aligns with prosperity priorities, providing opportunities to build equity locally and inclusively.

A resident investment model meets SAA goals related to equitable economic development.
MT. ELLIOTT/ MACK/E. VERNOR
ADAPTIVE REUSE

COMMERCIAL

WORK WITH EXISTING LOCAL PROPERTY OWNERS AND/OR ACQUIRE PROPERTIES TO RENOVATE AND ACTIVATE EXISTING BUILDINGS AND IDENTIFY COMMERCIAL AND MIXED-USE TENANTS.

OVERVIEW
There are a handful of underutilized existing buildings along the smaller corridors bounding McDougall-Hunt that should be priorities for redevelopment. In particular, properties owned by McDougall-Hunt residents offer an opportunity to build local equity by supporting renovations and business development. A range of related resources are offered by the Detroit Economic Growth Corporation. New businesses should align with market feasibility as well as community interests expressed throughout this planning process. New business development can meet local daily needs and support a more walkable community.

This strategy focuses on adaptive reuse of existing buildings, which can provide a foundation for new development. New construction development should promote small-scale mixed use and multi-family housing options and is included in the residential strategy section of this plan.

TIME + COSTS

$ $ $ $ $ - $ $ $ $ $

SHORT   MEDIUM   LONG

BENEFITS
• Retains businesses providing services and employing people
• Reuses existing buildings
• Increases density along edges
• Supports a walkable community
• Supports property owners

NEIGHBORHOOD ROLE
• Support businesses by shopping local
• Work with local property owners to activate vacant buildings on commercial corridors

POTENTIAL PARTNERS
• Detroit Economic Growth Corporation
• Property owners
• Partnering developers
• Business owners
• District 5 Business Liaison

LOCATION
• Mack, Mt. Elliott, E. Vernor existing buildings suitable for adaptive reuse
See appendix for adaptive reuse properties
MT. ELLIOTT/ MACK/E. VERNOR
ADAPTIVE REUSE

PROCESS NOTES
• Meet with existing property owners to understand areas of need
• Connect property owners with services in the city that assist with adaptive reuse, energy upgrades, facade improvements, job training, and financial tools
• Conduct additional market research to complement community engagement around new business needs in the neighborhood
• Seek partnering developers as appropriate
• Help match property owners with business owners or entrepreneurs to fill vacancies
• Work with local contractors to complete needed renovations
• Identify interested business owners

RESOURCES + LESSONS
The Commons
MACC Development transformed a vacant building into a mixed-use space that blends coffee shop with laundromat and community space.

DEGC’s Motor City Match helps pair building owners with businesses and assists with needed renovation costs.
WWW.MOTORCITYMATCH.COM

Additional small-scale adaptive reuse example projects include: Detroit Sip, Narrow Way, and Kuzzo's, all located in the Livernois and McNichols commercial area.

SUSTAINABILITY OBJECTIVES
Adaptive reuse of existing commercial buildings contributes to resource regeneration objectives, including waste reduction. The strategy also contributes to walkability and connecting residents to everyday needs.
Adaptive reuse contributes to SAA goals related to waste reduction. With increased retail and services, active corridors could also make it easier to get around without a personal vehicle.

DESIRED BUSINESS
Throughout the community engagement process residents shared businesses and services that they would like to see accessible in the neighborhood. Not listed in a specific order.
• Grocery store
• Pharmacy
• Flower shop
• Pet store
• Veterinary
• Coffee shop
• Bakery
• Clothing store
• Hardware store
• Restaurants
• Lunch/Sandwich shop

CREATIVE FUNDING STRATEGIES
• Work with Detroit Economic Growth Corporation’s existing programs that support commercial space renovations and business development
• Seek grant funding associated with: facade improvements, energy upgrades, marketing, signage, walkable retail

ZONING CONSIDERATION
Zoning analytic proposes to “Make it Easier to Reuse Existing Buildings: Eliminate the obstacles for adaptive reuse and temporary use of historic buildings,” which is relevant to this strategy.
ZONEDETROIT.COM

WORK WITH DEVELOPMENT PARTNERS AND THE CITY OF DETROIT TO DEVELOP EXISTING BUILDINGS AND NEW CONSTRUCTION FOR MIXED-USE. PARTIALLY ACTIVATE AND STABILIZE KEY PROPERTIES TO BUILD BUSINESS AND PEDESTRIAN ACTIVITY ALONG NEIGHBORHOOD CORRIDORS.

OVERVIEW
Similar to strategies recommended for Mack, Mt. Elliott and East Vernor, both adaptive reuse and new development opportunities are relevant for select properties along Gratiot Avenue, which can complement existing businesses that would benefit from support recommended in this plan. Over the next several years, local leaders should work with the City of Detroit, property owners and allied developers to redevelop vacant Gratiot buildings and target opportunities for new development.

Tactical preservation is a method by which to stabilize existing buildings and put them into productive use that involves structural stabilization of the entire building and partial activation of a portion. Revenue associated with partial redevelopment can in turn finance future investment in the building. The City of Detroit’s historic preservation department is studying this strategy within similar conditions citywide.

BENEFITS
• Activation on street level
• Increased services/retail in the neighborhood
• “Eyes on the street”
• Reduces commute times and overall carbon emissions by concentrating residential, retail, services, employment, and transportation
• Proximity to public transportation
• Reuses and stabilizes existing buildings
• Retains existing character of neighborhood
• Allows for ‘testing’ the market

NEIGHBORHOOD ROLE
• Share ideas for businesses and services located on Gratiot
• Promote and patronize businesses and services

POTENTIAL PARTNERS
• Detroit Economic Growth Corporation
• City of Detroit: Housing and Revitalization Department, Planning and Development Department
• Detroit Historic District Commission
• Business owners
• Developers and property owners
• Gratiot Avenue Business Association (GABA)

TIME + COSTS
$ $ $ $ $ - $ $ $ $ $
GRATIOT MIXED-USE & TACTICAL PRESERVATION

LOCATION
- Gratiot Avenue (see Commercial Strategies map and Commercial Properties appendix)

PROCESS NOTES
- Identify buildings that are best suited for adaptive reuse/mixed-use redevelopment
- Assess the buildings for rehabilitation and secure from further deterioration
- Work with the City of Detroit on a strategy for tactical preservation
- Work with existing building owners to determined highest and best uses for buildings, including results of market research and community engagement
- Match building owners with development resources, financing and development partners
- Work with the developer and property owner to ensure that the vision aligns with community priorities

RESOURCES + LESSONS
DEGC’s Motor City Match helps pair building owners with businesses and assists with needed renovation costs. WWW.MOTORCITYMATCH.COM

Motor City Restore DEGC assists with financing, capital, and design services for exterior improvement projects. WWW.MOTORCITYRE-STORE.COM

Alger Theater
Decades of disinvestment and deterioration the Friends of the Alger are in the process of activating two store fronts and roof terrace to support renovations to the entire building.

Second Floor Redevelopments
Southwest Detroit Business Association is assisting commercial property owners to realize the value of the second floor of their buildings through transformation to apartments.

8900 Gratiot Detroit Catholic Pastoral Alliance constructed a mixed-use building on Gratiot that includes 11 residential units and 11,000SF of commercial space.

Parker Durand is a mixed-use and mixed income development located in West Village, Detroit consisting of 92 apartments and first floor retail.

Additional corridor mixed-use adaptive reuse and new build example projects include both complete and in progress include: La Joya Gardens, Baltimore Station, The Flats.

SUSTAINABILITY OBJECTIVES
Tactical preservation contributes to resource regeneration objectives, including waste reduction. Investment in commercial spaces on Gratiot helps connect housing to daily needs and could generate economic development and workforce development opportunities.

Tactical preservation and mixed-use on Gratiot contributes to SAA goals related to waste reduction. With increased retail and services, active corridors could also make it easier to get around without a personal vehicle.

Creative Funding Strategies
- Seek grant funding associated with: food entrepreneurship, creative placemaking, historic significance
- Historic tax credits
People don’t walk many places (shopping/services/recreation) due to safety concerns and low walkability
• Need lighting, benches, trash, and bus stops
• Need improved public transportation
• Need to slow traffic, specifically along Charlevoix, McDougall, Hunt, and Hendricks
• Include alleys in plan to access garages and as ‘cut through’
• Many people walk to the bus and bike in the neighborhood
• Support for learning rules of bike lanes
• Better connections to other bicycle and walking paths (Dequindre Cut + Joseph Campau greenway)

WHAT WE HEARD FROM THE COMMUNITY:

COMMUNITY GOAL:
MAKE MCDougALL-HuNT SAFE FOR ALL PEOPLe TO WALK, BIcYCLE, USE PUBLIC TRANSPORTATION, AND DRIVE BY DESIGNING STREETS FOR ALL AGES AND ABILITIES.

OUTCOMES:

#1 Increase safety for all residents walking, bicycling, and utilizing public transportation

#2 Integrate a multi-modal transportation system for all ages and abilities

#3 Implement traffic calming and preserve residential parking

RECOMMENDATIONS:

SHORT TERM
• Better Bus Access
• Parking Strategy for Residents and Visitors

MEDIUM TERM
• Safe Pedestrians Campaign
• Traffic Calming
• Build a Safe Bike System
• Historic Alley Walk + Park Connection

LONG TERM
• Complete Corridors
• Develop Ride-share Options
BUILD AND/OR REQUEST BUS SHELTERS AT STOPS WITH HIGH RIDERSHIP. WORK WITH THE DEPARTMENT OF TRANSPORTATION TO INVESTIGATE REVIVING THE BUS ROUTE ALONG E. VERNOR.

OVERVIEW
As the only means of public transit, the bus is an important mode of transportation for McDougall-Hunt residents. The lack of bus shelters contributes to a perception of unsafe conditions in the neighborhood, especially for pedestrians and community members waiting for the bus. Bus shelters would support a sense of safety and cover in inclement weather. Resident artists in the neighborhood who have built a “do-it-yourself” (DIY) shelter in the past are interested in working with neighbors to design and install new shelters. Additionally, residents indicated that there was bus service along East Vernor in the past, but it was discontinued during the Bing administration. This plan proposes that neighborhood leaders petition for DDOT to study the need for a revived East Vernor route.

BENEFITS
• Encourages ridership
• Reinforces equitable transportation
• Cost effective
• Improves safety
• Reduces carbon emissions

NEIGHBORHOOD ROLE
• Advocate for bus shelters
• Participate in design activities
• Communicate concerns to district managers and council member

POTENTIAL PARTNERS
• City of Detroit: Department of Transportation
• Michigan Department of Transportation
• SEMCOG
• Sit On it Detroit
• SMART

TIME + COSTS
$ $ $ $ $
BETTER BUS ACCESS

LOCATION
• Bus stops along Mack, especially near the former Kabaz Center
• Existing bus stops
• East Vernor

PROCESS NOTES
• Work with DDOT to install bus shelters, incorporating neighborhood designs and local artisans or city standard shelters.
• Seek funding for increased shelters
• Draft maintenance plan as needed

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: AARP/aging in place, sustainability, reducing carbon emissions, arts, multi-modal transportation

RESOURCES + LESSONS
Strategic Plan for Transportation
The City of Detroit’s transportation plan focuses on “economic opportunity, safety, vibrancy, community outreach, and city functionality.”
detroitmi.gov/sites/detroitmi.localhost/files/2018-10/Detroit-Strategic-Plan-For-Transportation.pdf

On Board with Art: Establishing a Creative Bus Shelter
Detroit Future City has created a guide for installing artful bus stops in compliance with DDOT requirements.
detroitfuturecity.com/wp-content/uploads/2014/12/CPAD.pdf

SUSTAINABILITY OBJECTIVES
Above all, better bus access would contribute to mobility objectives, including increased shared mobility options and safe efficient public transportation options.

Better bus access supports SAA actions to improve mobility connections.

REFINE AND IMPLEMENT A PARKING STRATEGY WHERE CURRENTLY NEEDED AND AS NEW DEVELOPMENT COMES ON-LINE. DESIGNATE RESIDENT PARKING. AVOID NEW SURFACE LOTS AND PRIORITIZE GREEN, SCREENED AND ON-STREET SOLUTIONS.

OVERVIEW
Residents have expressed repeated interest in planning for future parking needs and solving for current parking tensions. As new development becomes reality in and around McDougall-Hunt, designated residential street parking is needed. Because many homes do not have garages or have garages that were once accessible by now-overgrown alleys, designated street parking is needed to plan for the future. Neighborhood leaders should work with the City of Detroit to develop a residential street parking permit to be rolled out when needed. Community leaders should also work with the Heidelberg Project to develop a parking strategy that creates designated parking areas for visitors that does not disturb nearby neighbors. In the case of new parking needs, on street parking should be a priority, following by best practice parking lots that do not proliferate surface parking lots, but rather incorporate green stormwater infrastructure and are screened in a manner that contributes to the surrounding neighborhood. Parking should be integrated thoughtfully into new development.

BENEFITS
• Green stormwater management
• Beautification
• Clearly defined parking for residents

NEIGHBORHOOD ROLE
• Seek City of Detroit and Heidelberg Project partnership on parking strategies that preserve on street parking for McDougall-Hunt residents

POTENTIAL PARTNERS
• City of Detroit: Detroit Water and Sewerage Department, Department of Public Works, Department of Transportation

LOCATION
• Businesses along Gratiot, Mt. Elliott and Mack
• Art institutions and cultural attractions
• New developments
• Residential streets

TIME + COSTS
$ $ $ $ $
PARKING STRATEGY FOR RESIDENTS AND VISITORS

PROCESS NOTES
• Work with the Heidelberg Project to develop a designated parking plan for visitors.
• Fund, design and implement a demonstration parking project that manages stormwater and contributes to a commercial corridor through thoughtful design.
• Work with DWSD to secure drainage credits for property owners.

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: green stormwater infrastructure
• Integrate into development financing

RESOURCES + LESSONS
Urban Street Design Guide by the National Association of City Transportation Officials illustrates best practices and case studies for a range of transportation options. NACTO.ORG

Hunt Street Station’s parking lot is well screened from the street with a fence and landscaping, and incorporates permeable paving.

Grandmont Rosedale Development Corporation’s Grand River Workplace parking lot incorporates green stormwater infrastructure.

SUSTAINABILITY OBJECTIVES
A parking strategy would support a multi-modal mobility system, as well as neighborhood safety, and could contribute to natural features with appropriate performative landscapes.
WORK TOWARD A SAFER PEDESTRIAN EXPERIENCE WITH THE INSTALLATION OF LIGHTING IN KEY AREAS, TREE MAINTENANCE TO ENSURE VISIBILITY, AND WAYFINDING TO CONNECT RESIDENTS TO NEIGHBORHOOD AMENITIES. WORK WITH THE CITY TO PRIORITIZE SIDEWALK REPAIRS FOR ACCESSIBILITY.

OVERVIEW
McDougall-Hunt residents express concerns regarding pedestrian safety in the neighborhood. Sidewalks are torn up and overgrown trees often obscure walking routes. A layered approach to a better pedestrian experience that is accessible to all would help residents reach nearby amenities by foot. Ensuring street lights function, installing pedestrian-scale lighting in key locations, managing overgrowth, and repairing sidewalks would transform the neighborhood. Wayfinding, or signage that supports the identity of the neighborhood while directing people to amenities, would also reinforce connections within the community.

BENEFITS
- Increases safety
- Increases walkability
- Contributes to neighborhood identity
- Connects neighbors to local amenities
- Reduces motor vehicle trips

NEIGHBORHOOD ROLE
- Help identify where traffic calming is needed and request speed humps

POTENTIAL PARTNERS
- City of Detroit: Police Department, Department of Public Works, Department of Transportation, Department of Neighborhoods
- Michigan Department of Transportation

LOCATION
- Sidewalks, intersections, bus stops, and most traveled pedestrian routes

TIME + COSTS
$ $ $ $ $ - $ $ $ $ $
SAFE PEDESTRIANS CAMPAIGN

PROCESS NOTES
• Work with city or hire services to remove visual cues that the area is unsafe such as overgrowth or debris
• Include neighbors in the efforts through neighborhood patrol
• Seek funding to implement pedestrian lighting and wayfinding
• Work with city to prioritize sidewalk improvements
• Trim trees that obscure corners (see Open Space Strategies)
• Report inoperable lights and request speed humps
• Discuss more permanent traffic calming with Department of Public Works

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: AARP/aging in place, arts and culture, wayfinding, public safety, fitness, safe routes to school

RESOURCES + LESSONS
**Strategic Plan for Transportation**
The City of Detroit’s transportation plan focuses on “economic opportunity, safety, vibrancy, community outreach, and city functionality.”
detroitmi.gov/sites/detroitmi.localhost/files/2018-10/Detroit-Strategic-Plan-For-Transportation.pdf

**Request speed-humps for your street** by going online and requesting a speed hump to be installed by the city. Areas of priority include parks and schools.
detroitmi.gov/departments/department-public-works/complete-streets/traffic-calming

**Neighborhood Patrols** are a volunteer led initiative of residents driving around the neighborhood during key times of day to deter unwanted activity. Neighborhood patrols are often in communication with the police department and each other for rapid reporting.

**Urban Street Design Guide** by the National Association of City Transportation Officials illustrates best practices and case studies for a range of transportation options. nacto.org

SUSTAINABILITY OBJECTIVES
Safe pedestrian infrastructure contributes to active living and health outcomes and creates safe routes to neighborhood amenities, supporting a holistic street network and increased connectivity.

Pedestrian enhancements would contribute to SAA actions related to increasing mobility connections.

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DEVELOP A NEIGHBORHOOD HISTORY ART WALK THAT ACTIVATES ALLEYS AND CONNECTS BAILEY PARK TO CALCARA PARK AND OTHER KEY LOCATIONS ALONG A SMALL OFF-ROAD WALKING LOOP.

OVERVIEW
Bailey Park Project is already working toward a historic walkway in the park that would honor neighborhood history. This strategy recommends expanding the alley walk to make more connections within the neighborhood and also create a walking loop. The walking route could connect Bailey Park to Calcara Park along Hunt Street and celebrate local arts by creating a loop inclusive of the Heidelberg Project, incorporating improved walkability in areas they are already focusing on. Local artists and stories can be included throughout.

BENEFITS
• Honors the history and culture of the neighborhood
• Is educational
• Supports connections within the neighborhood
• Offers a recreation amenity for all ages
• Encourages non-motorized transportation/circulation

NEIGHBORHOOD ROLE
• Contribute stories and people to honor and remember

POTENTIAL PARTNERS
• Local artists
• Detroit Greenways Coalition
• Heidelberg Project
• City of Detroit

LOCATION
• Bailey Park
• Extend to Calcara and Heidelberg

TIME + COSTS
$$\text{SHORT}$$ $$\text{MEDIUM}$$ $$\text{LONG}$$ $$$$ - $$$$ $$$$
HISTORIC ALLEY
WALK + PARK
CONNECTION

PROCESS NOTES
• Conduct community wide nomination process for people and stories to honor
• Work with local artists to design signage and walkway
• Work with Franklin Wright Settlement to connect Bailey Park to Calcara Park
• For on street connections, use visual cues for connectivity such as signs, painting the sidewalk, painting intersections
• Create a graphic map for public spaces that highlights the route
• Create a maintenance plan for signs or painted surfaces
• Celebrate with community

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: arts and culture, wayfinding, accessibility, fitness and wellbeing

Hill District Green Print is an open space project in Pittsburgh in which residents shared photographs to contribute to an art installation incorporated into a path that recognized the history of their community.

SUSTAINABILITY OBJECTIVES
The historic alley walk supports active living, health and safety by creating a walking route and also celebrates local culture and identity.

The historic alley walk and park connection contributes to the SAA goal to include access to green spaces and recreation opportunities.

RESOURCES + LESSONS
Fitzgerald Walk of Fame recognizes residents who have significantly contributed to the neighborhood with artful stars detailed along the neighborhood greenway.

IMPLEMENT TEMPORARY-TO-PERMANENT TRAFFIC CALMING STREETSCAPE FEATURES, PARTICULARLY NEAR PUBLIC SPACE AMENITIES LIKE BAILEY PARK.

OVERVIEW
Several streets within the McDougall-Hunt neighborhood see regular excessive speeding. Residents have identified streets that are particularly problematic and in need of traffic calming strategies. For example, cars reach excessive speeds on Charlevoix, a one-way residential thoroughfare adjacent to both Calcara and Bailey Park. Traffic calming measures would help reduce speeds, making neighborhood streets safer for all modes of transportation. Traffic calming options include speed humps, crosswalks, bump outs, stop signs, and street trees. A new three-way stop sign is recommended at the corner of Elmwood and Charlevoix, near Bailey Park. Residents can request speed humps from the City of Detroit. Crosswalks should be introduced throughout the neighborhood to slow traffic and better define pedestrian routes and safety. Street trees also add to traffic calming.

BENEFITS
• Increases pedestrian, bicycle and automobile safety
• Supports walking and biking
• Supports access to neighborhood amenities and public spaces
• Contributes to beautification

NEIGHBORHOOD ROLE
• Document areas of greatest concern
• Request speed hump installations

POTENTIAL PARTNERS
• City of Detroit: Department of Public Works, Planning and Development Department, Detroit Department of Transportation

LOCATION
• Charlevoix, specifically near Bailey Park and Calcara Park
• Hunt Street near Bailey Park
• Elmwood and throughout the neighborhood

TIME + COSTS
$ $ $ $ - $ $ $ $
TRAFFIC CALMING

PROCESS NOTES
• Meet with Department of Public Works to request measurement of speeds and traffic in problematic areas
• Request speed humps from city
• Determine desired traffic calming methods Options include but are not limited to: stop signs, crosswalks, street trees, and bump-outs
• Build relationships with DPW to partner on grants for improved infrastructure
• Pilot temporary strategies to test effectiveness such as artful crosswalks

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: street trees, green infrastructure, art, wayfinding
• The City of Detroit provides speed humps upon request from residents

RESOURCES + LESSONS
Strategic Plan for Transportation
The City of Detroit’s transportation plan focuses on “economic opportunity, safety, vibrancy, community outreach, and city functionality.”
DETOITMIGOV/SITES/DETOITMLLOCALHOST/FILES/2018-10/DETOIT-STRATEGIC-PLAN-FOR-TRANSPORTATION.PDF

Request speed-humps for your street by going online and requesting a speed hump to be installed by the city. Areas of priority include parks and schools.
DETOITMIGOV/DEPARTMENTS/DEPARTMENT-PUBLIC-WORKS/COMPLETE-STREETS/TRAFFIC-CALMING

Artful Crosswalks in Ella Fitzgerald Park feature street murals that serve as crosswalks to improve safety and celebrate neighborhood identity.

Urban Street Design Guide by the National Association of City Transportation Officials illustrates best practices and case studies for a range of transportation options. NACTO.ORG

SUSTAINABILITY OBJECTIVES
Traffic calming contributes to a safe and connected street network that supports a range of modes of transportation and strengthens health and well-being outcomes by promoting walkability.

Traffic calming would contribute to SAA goals to make it safer to get around without a personal vehicle.
CREATE BIKE INFRASTRUCTURE IN THE NEIGHBORHOOD: EXTEND THE JOSEPH CAMPAU GREENWAY AS A BIKING AND WALKING PATH. ENHANCE MACK, E. VERNOR AND MT. ELLIOT AS NON-MOTORIZED THOROUGHFARES WITH PROTECTED BIKE LANES.

OVERVIEW
McDougall-Hunt is immediately adjacent to several greenways (walking and biking paths) on the eastside of Detroit. The Dequindre Cut is at the west edge of the neighborhood, extending to the future Joe Louis Greenway to the north, the Beltline is a greenway project planned to the east, and Joseph Campau Greenway connects the neighborhood to Jefferson Ave. south of E. Vernor. While some residents have mixed feelings about bike lanes within the neighborhood, connections to existing greenways and safe biking infrastructure for people traveling to/from and through the neighborhood are priorities. The Joseph Campau Greenway should extend across E. Vernor into the neighborhood as a spine for residents to access. This could take the form of an improved sidewalk experience for pedestrians and an on-street bike path for bicyclists. Additionally, protected bike lanes would benefit non-motorized transportation options along Mack, Mt. Elliott and E. Vernor for residents who commute by bike as well as people traveling through the neighborhood by bike. These streets are more modestly scaled and safer than Gratiot. Bike infrastructure would provide residents safer transportation options. A bike share facility close to McDougall-Hunt would contribute to this infrastructure.

BENEFITS
• Promotes safer travel for cyclists
• Supports more transportation options
• Connects the neighborhood to nearby amenities
• Is an equitable method of transportation
• Produces no carbon emissions

NEIGHBORHOOD ROLE
• Organize and participate in community outreach programs to learn the rules and best practices of being both a cyclist and motorist regarding bike lanes and shared roadways

TIME + COSTS
$ $ $ $ $
BUILD A SAFE BIKE SYSTEM

POTENTIAL PARTNERS

• Detroit Greenways Coalition
• City of Detroit: Department of Public Works, Planning and Development Department

LOCATION

• Mack, Mt. Elliott, E. Vernor, and Joseph Campau connecting with the greenway to the south

PROCESS NOTES

• Invest in education to ensure that bike infrastructure is well used
• Organize neighborhood bike events to encourage bike riding and use of bike infrastructure
• Paint sharrows on interior roads
• Request a bike share station closer to McDougall-Hunt
• Work with Department of Public Works on improvements to Mack, Mt. Elliott, and E. Vernor

CREATIVE FUNDING STRATEGIES

• Seek grant funding associated with: placemaking, Safe Routes to School

RESOURCES + LESSONS

Strategic Plan for Transportation
The City of Detroit’s transportation plan focuses on “economic opportunity, safety, vibrancy, community outreach, and city functionality.” DETROITMI.GOV/SITES/DETOITMI.LOCALHOST/FILES/2018-10/DETOIT-STRATEGIC-PLAN-FOR-TRANSPORTATION.PDF

Detroit Bike Laws
Detroit Greenways Coalition provides educational information regarding cyclist safety and laws. DETROITGREENWAYS.ORG/DETROIT-BIKE-LAWS

MoGo is a bike share program that is accessed through an app and allows cyclists to use a bike as needed. A station could be located nearby.

Joe Louis Greenway will be a 32 mile non-motorized recreation and transportation route through Detroit, Hamtramck, and Highland Park.

Ironbell Trail is two routes designated for walking and biking that begins at Belle Isle and continues through the Upper Peninsula and into Wisconsin.

Urban Street Design Guide by the National Association of City Transportation Officials illustrates best practices and case studies for a range of transportation options. NACTO.ORG

SUSTAINABILITY OBJECTIVES

Increased bike infrastructure supports air and climate objectives by promoting non-motorized transportation, contributes to a multi-model street network and mobility options, and strengthens active living and health outcomes for the neighborhood.

Bike infrastructure improvements directly align with SAA actions to “expand Detroit’s protected bike lane network.”

Complete streets are designed and managed for safe use by people of all ages and abilities and a range of transportation methods, including cars, bikes, pedestrians and public transit users. Complete streets consider traffic, parking, sidewalks, and bike lanes as well as landscaping, lighting, street furniture, crosswalks, and more. All of the commercial corridors bounding McDougall-Hunt would benefit from complete street thinking. Gratiot Avenue is a main focus as a complete street and matches the scale of streets where the City of Detroit has already invested in similar initiatives in other neighborhoods. Complete streets would make Gratiot a multi-model corridor that provides options and opportunities to McDougall-Hunt residents, connects with and supports local businesses, and would make Gratiot a more pleasant place to visit and pass through.

Benefits
- Improves navigation
- Promotes neighborhood strengths and identity
- Increases equitable transportation options
- Prioritizes pedestrians safety

Neighborhood role
- Advocacy for complete streets to support pedestrians and businesses
- Participation throughout engagement process

Potential partners
- Detroit Greenways Coalition
- Business owners
- Michigan Department of Transportation
- City of Detroit: Department of Public Works, Planning and Development Department, Office of Sustainability, Detroit Water & Sewerage Department

Location
- Gratiot Avenue between Chene and Mt. Elliott

Time + Costs

<table>
<thead>
<tr>
<th>Short</th>
<th>Medium</th>
<th>Long</th>
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COMPLETE CORRIDORS

PROCESS NOTES
• Meet with Planning and Development Department to determine best path forward to pursue complete street improvements
• Pop up or temporary installations are an engagement tool to help visualize and test out proposed improvements
• Meet with GABA and other business owners to better understand needs
• Plug into existing city focus on streetscape improvements, and related funding, if possible

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: business development, transportation/mobility, arts and culture, health and wellness, walkability, safety, lighting

RESOURCES + LESSONS
Better Block works to activate public spaces for short periods of time to spark interest and test possibilities. www.betterblock.org

Open Streets Detroit is an annual event that closes streets to automobiles to prioritize people. Activities include fitness, recreation, arts and culture, and supporting businesses.

Livernois Streetscape improvements include 1.2 miles of commercial corridor re-imagined and constructed to prioritize walkability and include cafe seating, protected bike lanes, and safe pedestrian features.

Strategic Plan for Transportation
The City of Detroit’s transportation plan focuses on “economic opportunity, safety, vibrancy, community outreach, and city functionality.” detroitmi.gov/sites/detroitmi.localhost/files/2018-10/Detroit-Strategic-Plan-For-Transportation.pdf

Urban Street Design Guide by the National Association of City Transportation Officials illustrates best practices and case studies for a range of transportation options. NACTO.ORG

SUSTAINABILITY OBJECTIVES
Complete corridors are designed to support a range of safe transportation and mobility options for all ages and abilities, including biking, walking, driving and public transportation. This contributes to connectivity priorities as well as active living and connections to daily needs.

Complete corridors support the SAA goal to make it easier and safer to get around without a vehicle and the action to incorporate GSI into streetscape projects.

EXPLORE DEMAND FOR RIDE-SHARE PROGRAMS LOCATED AT THE EDGE OF THE NEIGHBORHOOD. EXPLORE PARK AND RIDE OPTIONS FOR EMPLOYMENT CENTERS.

OVERVIEW
Ride share programs offer residents without cars access to individual cars on an as-needed basis for longer trips or bigger loads. They create more options for people without access to an automobile, contributing to transportation equity if affordable. McDougall-Hunt residents are interested in this option. Ride share programs are already present in other Detroit neighborhoods and warrant further exploration here.

During community conversations an interest in park-and-ride options was also expressed for carpooling into and out of downtown for work.

BENEFITS
• Shared resources and greater affordability
• Increased access to individual transportation
• Less dependence on car ownership

NEIGHBORHOOD ROLE
• User input for logistics of anticipated use and location preferences

POTENTIAL PARTNERS
• ZipCar
• Maven
• City Car Share

LOCATION
• To be determined based on need
• Could be located near entrance to the Dequindre Cut

PROCESS NOTES
• Identify existing systems in Detroit offering car share programs, for example Zipcar and Maven
• Study market demand for car share options in the neighborhood and surrounding area
• Reach out to companies to understand their process, pricing and location opportunities
DEVELOP
RIDE-SHARE
OPTIONS

CREATIVE FUNDING STRATEGIES
• Seek grant funding associated with: mobility, sustainability
• Co-operative model
• Partnership with Ford or Fiat Chrysler Automobiles

RESOURCES + LESSONS
Zipcar allows people to rent a car by the hour or day with gas and insurance incorporated with the membership. www.zipcar.com

SUSTAINABILITY OBJECTIVES
Ride-share has the potential to contribute to shared mobility options and create more inclusive opportunities for residents with limited access to cars.

Ride share options would support the SAA goal to make it easier and safer to get around without a personal vehicle.