



WAYNE STATE
UNIVERSITY



Eden Gardens Neighborhood Plan

Wayne State University
Master of Urban Planning
Capstone Class Presentation
August 1st 2022



We are a group of 19
Graduate Students studying
Urban Planning at
Wayne State University.

Over the Summer we have:

- Met with Council Member Johnson and D4 City Council Staff
- Met with multiple community stakeholders
- Canvassed the Eden Gardens Neighborhood
- Conducted a digital survey
- Hosted a community meeting

TODAY WE'LL COVER

- Capacity Building
- Economic Development
- Housing
- Open Space and Recreation
- Transportation and Mobility Access

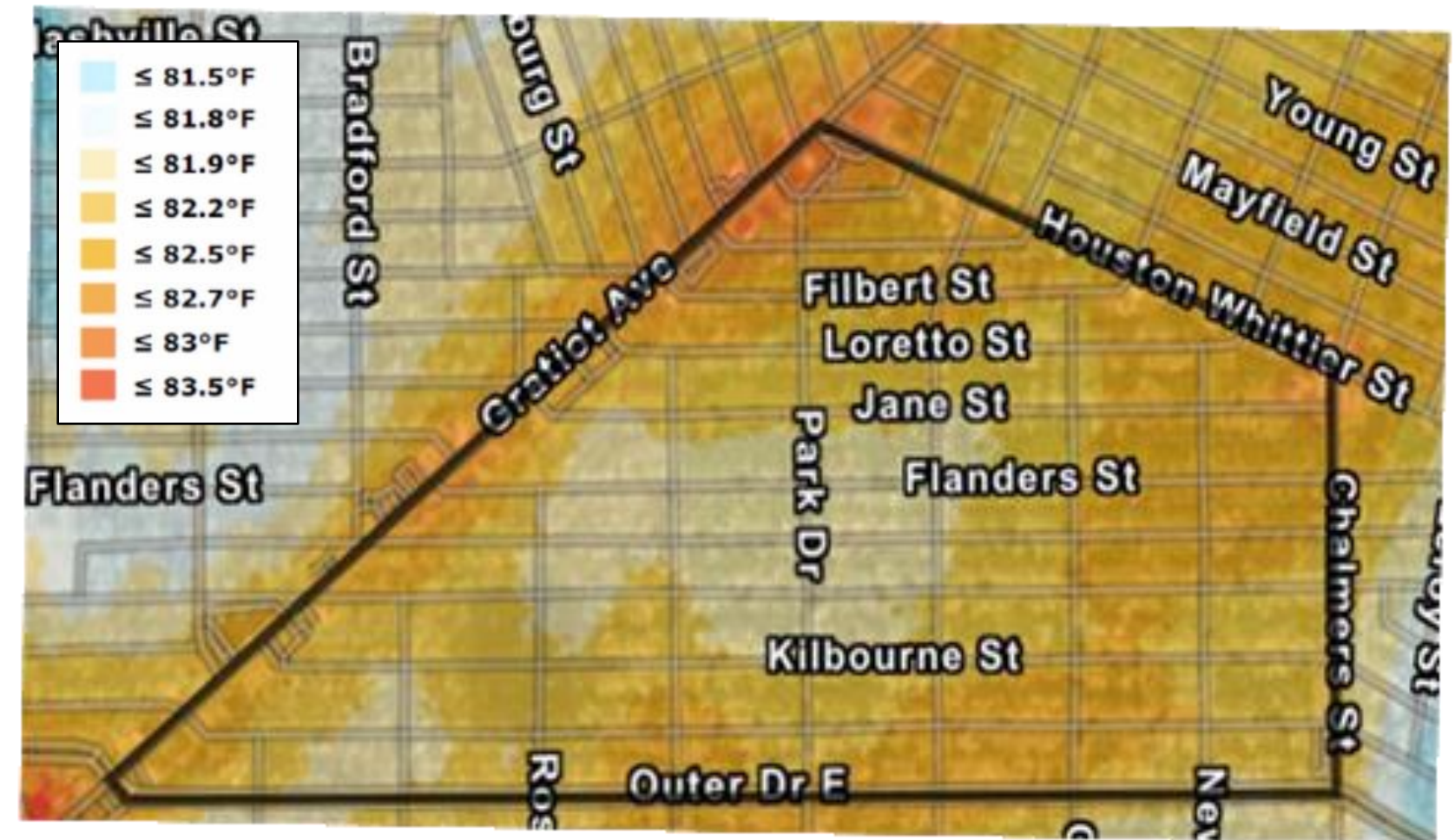
Capacity Building



- 1. Climate adaptation & emergency preparedness**
- 2. Strengthen public and private partnerships**
- 3. Improve community engagement**
- 4. Develop social programs**
- 5. Centralize leadership**

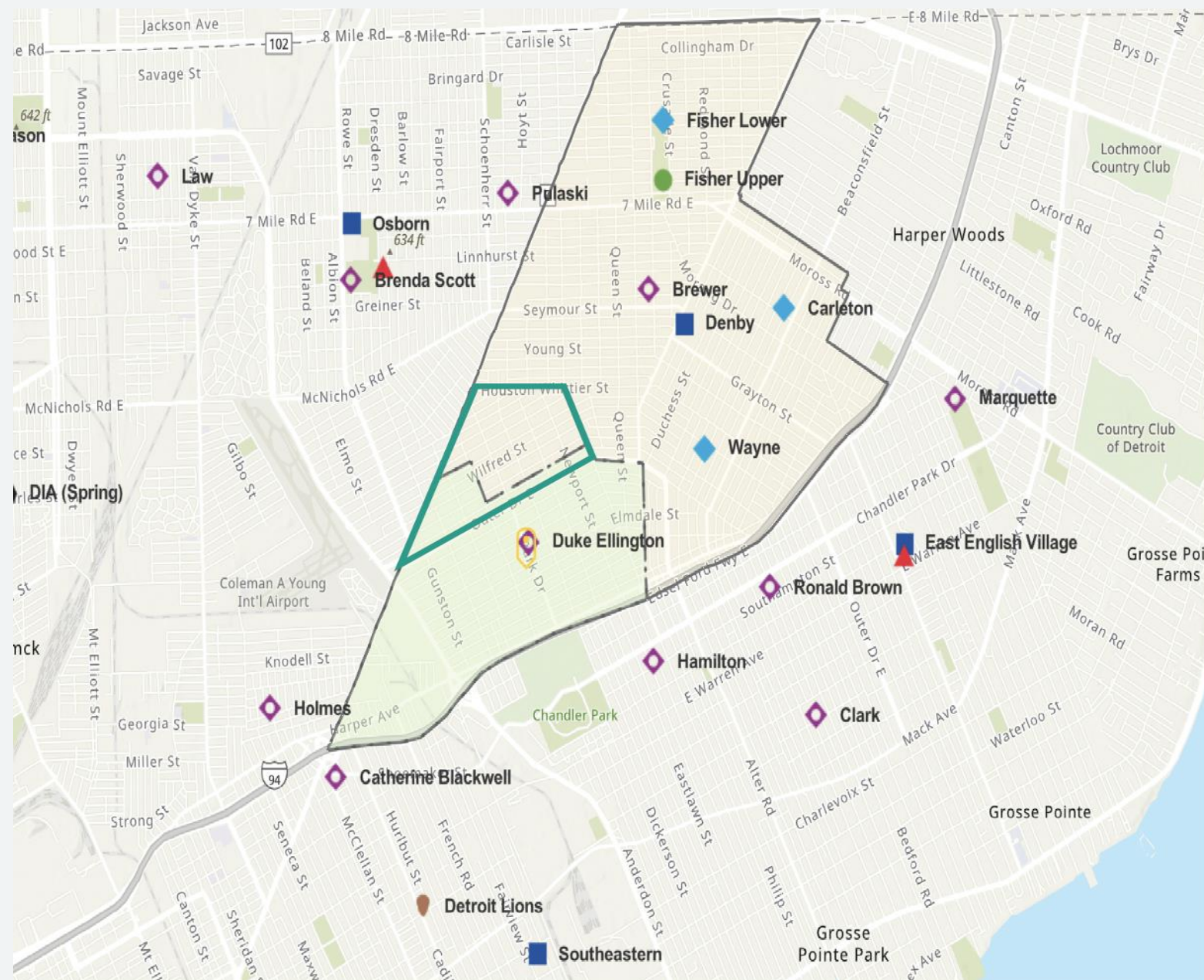
Environmental & Emergency Preparedness Capacity

- **Neighborhood tree population**
- **Likely emergencies**
- **Personal safety concerns**



Map 2-1: Afternoon Heat Index Model,
CAPA Strategies

Human Capacity



Esri, NASA, NGA, USGS, FEMA | Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,.... Powered by Esri

- **Organizational capacity: 4 established block clubs**
- **Approximately 4% of the total population of District 4**
- **56% of occupied homes consist of families with children**

Recommendations

Connect

Inter-block club network with resources

Establish

Warming and cooling centers

Encourage

Workforce programs

Strategize

Tree-planting and removal efforts

Develop

Community land trust



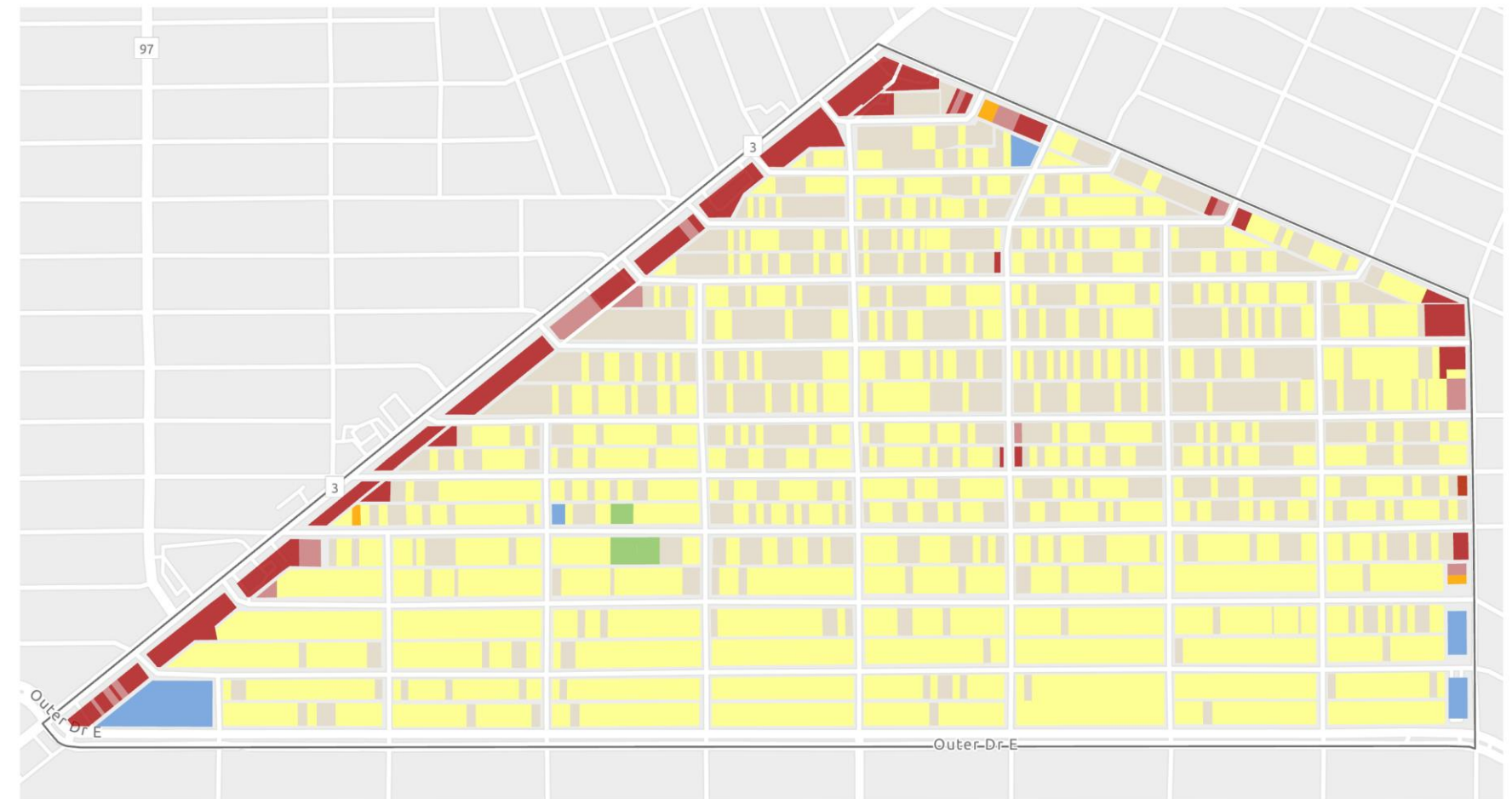
Economic Development



- 1. New business development**
- 2. Commercial corridor establishment**
- 3. Zoning changes for land uses**
- 4. Capture existing traffic volumes**

Existing Conditions

- **Median Household Income: \$25,719**
- **Poverty Rates: 33%**
- **Unemployment: 24.4%**
- **Commercial Vacancy: 43 out of 98 properties**



- Residential [Vacant]
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Park
- Commercial
- Commercial [Vacant]



0 0.25 0.5 Miles

Small Business Development Strategies

White Box Spaces

- **Permanent to semi-permanent**
- **Built to code**



Pop Up Economy

- **Temporary establishments**
- **Minimal to low infrastructure**
- **Low risk/low cost**



Recommendations

Stabilize

Gratiot Regional Corridor through zoning amendments

Establish

Central Neighborhood Business Corridor along Dickerson
Low start up cost entrepreneurial spaces

Create

Sense of place
Commercial Community Land Trust



HOUSING



Rehabbed and Ready Program

MI Down Payment Assistance Program

Veterans Housing Program

Improve home retention

Stabilize area for new housing investment

Existing Conditions

50%

population

decrease

2,253 properties

40% Owned by Detroit Land Bank

Currently 7 homes listed for sale:
\$57k - \$100k

Recommendations

Conduct	Of every vacant property by the end of 2023
Utilize	MI Down Payment Assistance Program Tax Forgiveness Program
Rezone	Census Tract 5039 to multi-family housing
Identify	Homeowners subject to foreclosure



Open Space & Recreation



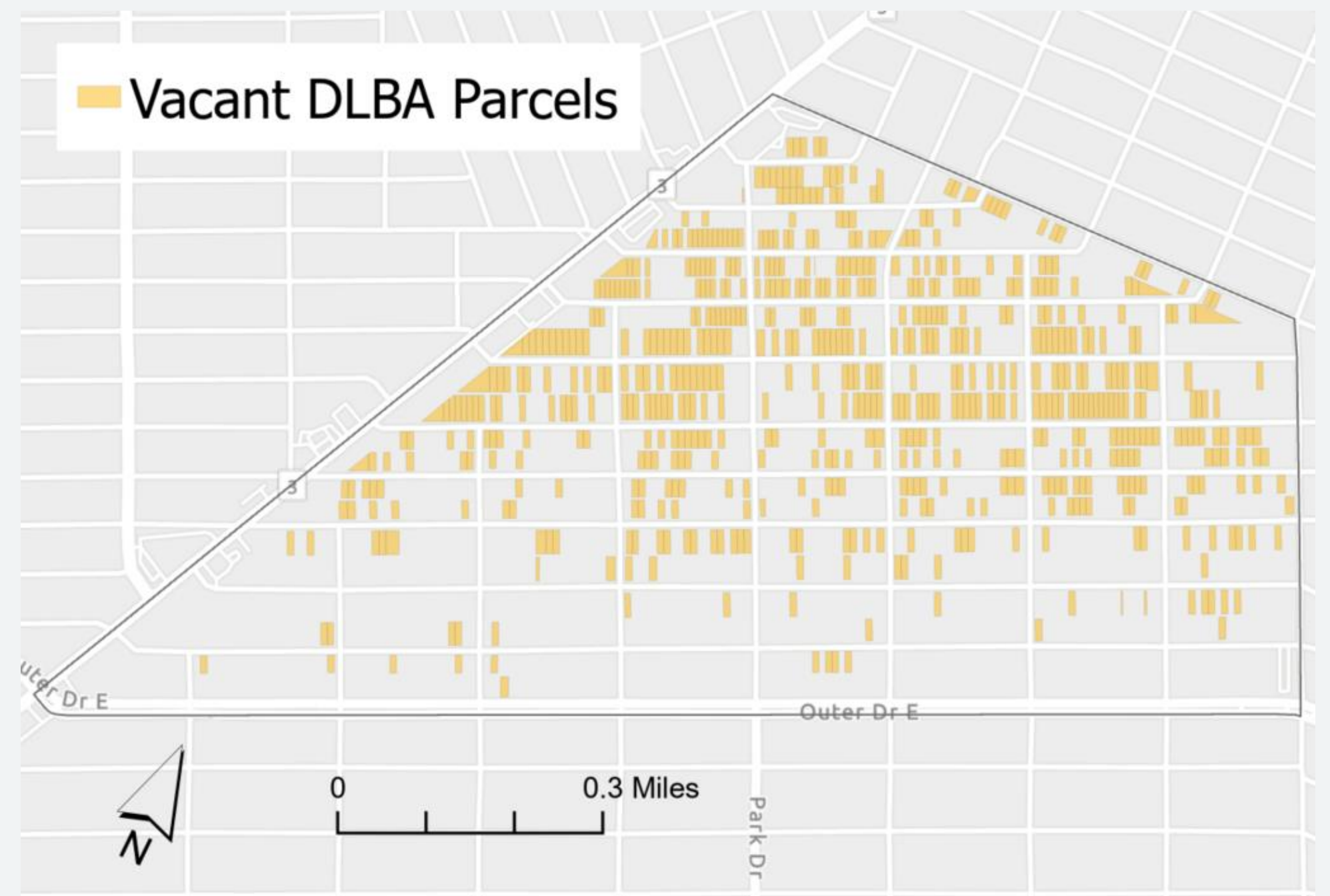
- 1. Support neighborhood stabilization**
- 2. Create green linkages**
- 3. Promote healthy active living**
- 4. Repurpose DLBA properties**
- 5. Activate commercial pocket parks**

DLBA Ownership

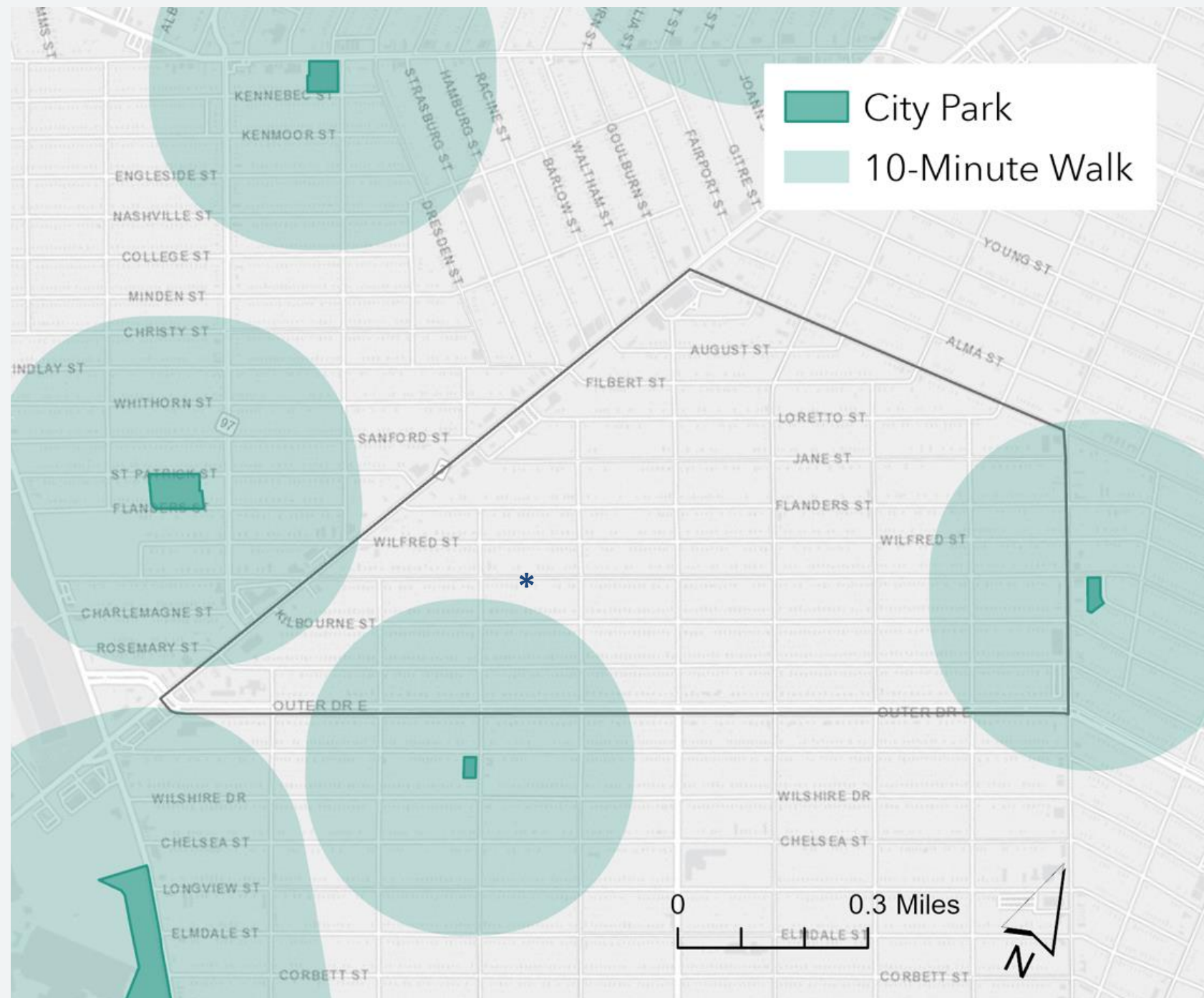
Detroit Land Bank Authority
owns 927 parcels in Eden
Gardens.

37%

(of total acreage)



Access to Parks



Roseberry-Promenade Playlot



Glenfield-Lannette Playground



*Eden Gardens Community Association Park

Recommendations



- Expand amenities at EGCA Park



- Park near Mazen Foods

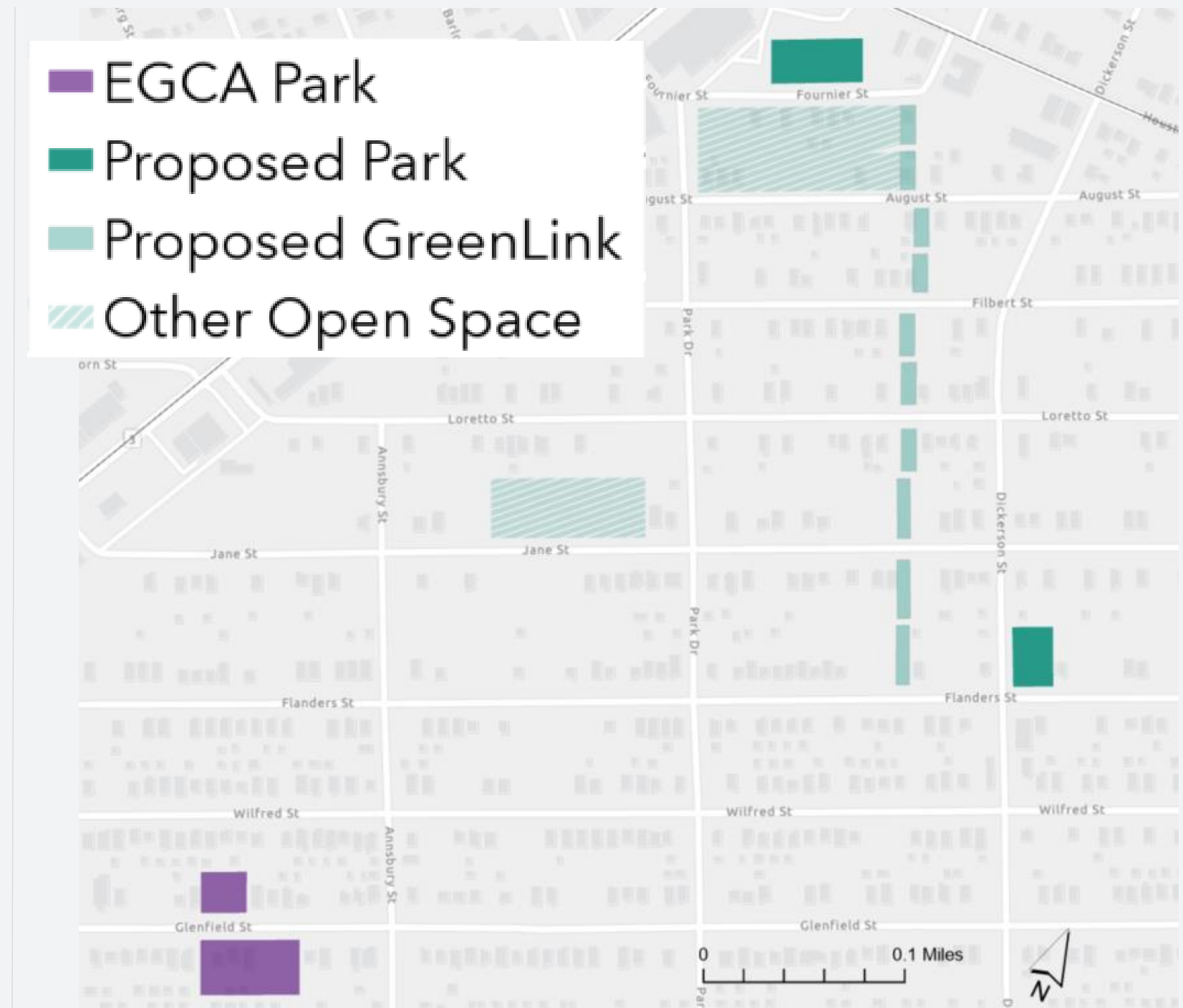


(Source: Fitzgerald Revitalization Project, Spackman Mossop Michaels)

- Connect DLBA land into GreenLink



- Small park at Dickerson & Flanders



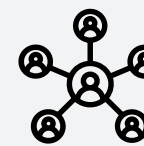
Transportation and Mobility Access



Slower and safer streets



Pedestrian access and safety



**Connections to other
neighborhoods**



**Intra-neighborhood micro-
transit**

Existing Conditions

Rights-of-way

- **Wider than needed**

Alleys

- **Not used for pedestrian or vehicle passage**
- **Unable to build in alleys**

Public Transportation

- **Moderate bus service**

Non-motorized transportation

- **Internal and side streets provide areas for bike travel**
- **Pedestrian risks**



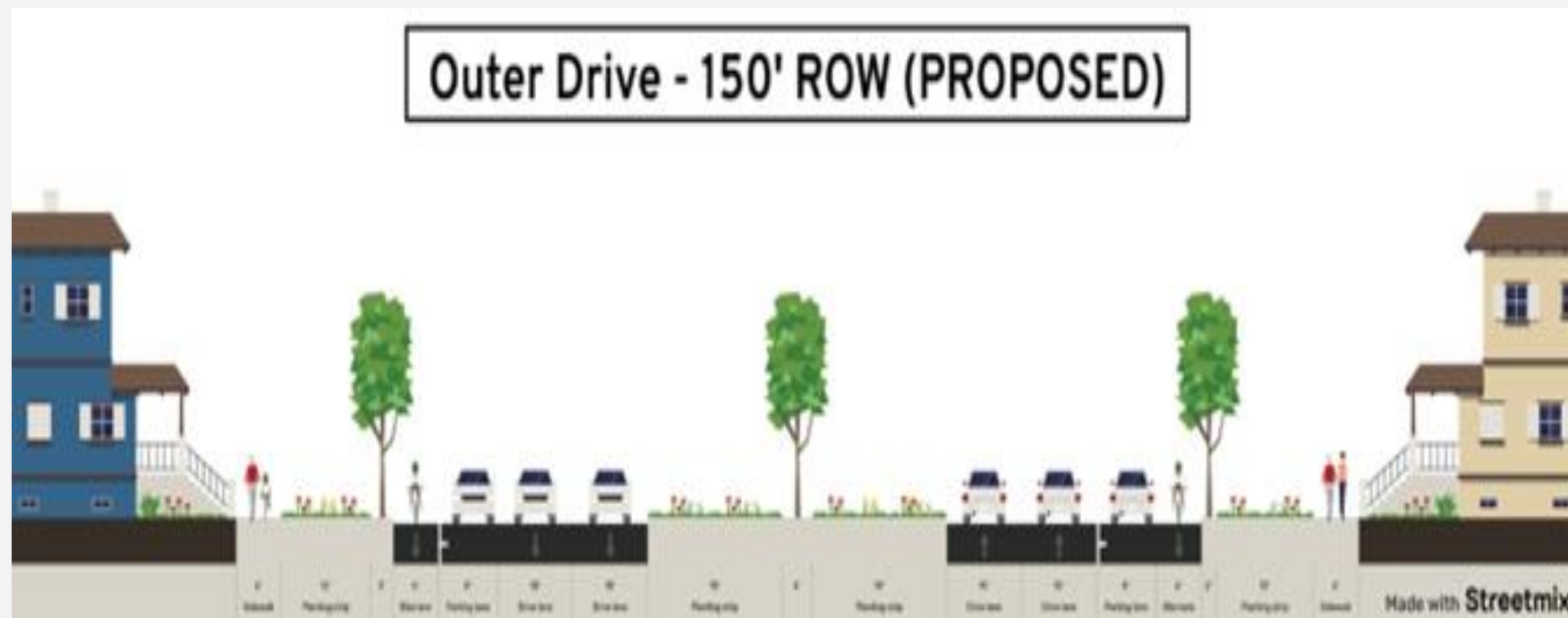
Slower and safer streets



Pedestrian access and safety

- **Implement Complete Streets**
- **Install Speed Bumps**
- **Introduce Traffic Calming**
- **Add Dedicated Parking on Gratiot**

- **Repair Damaged Sidewalks**
- **Vacate Existing Alleys**



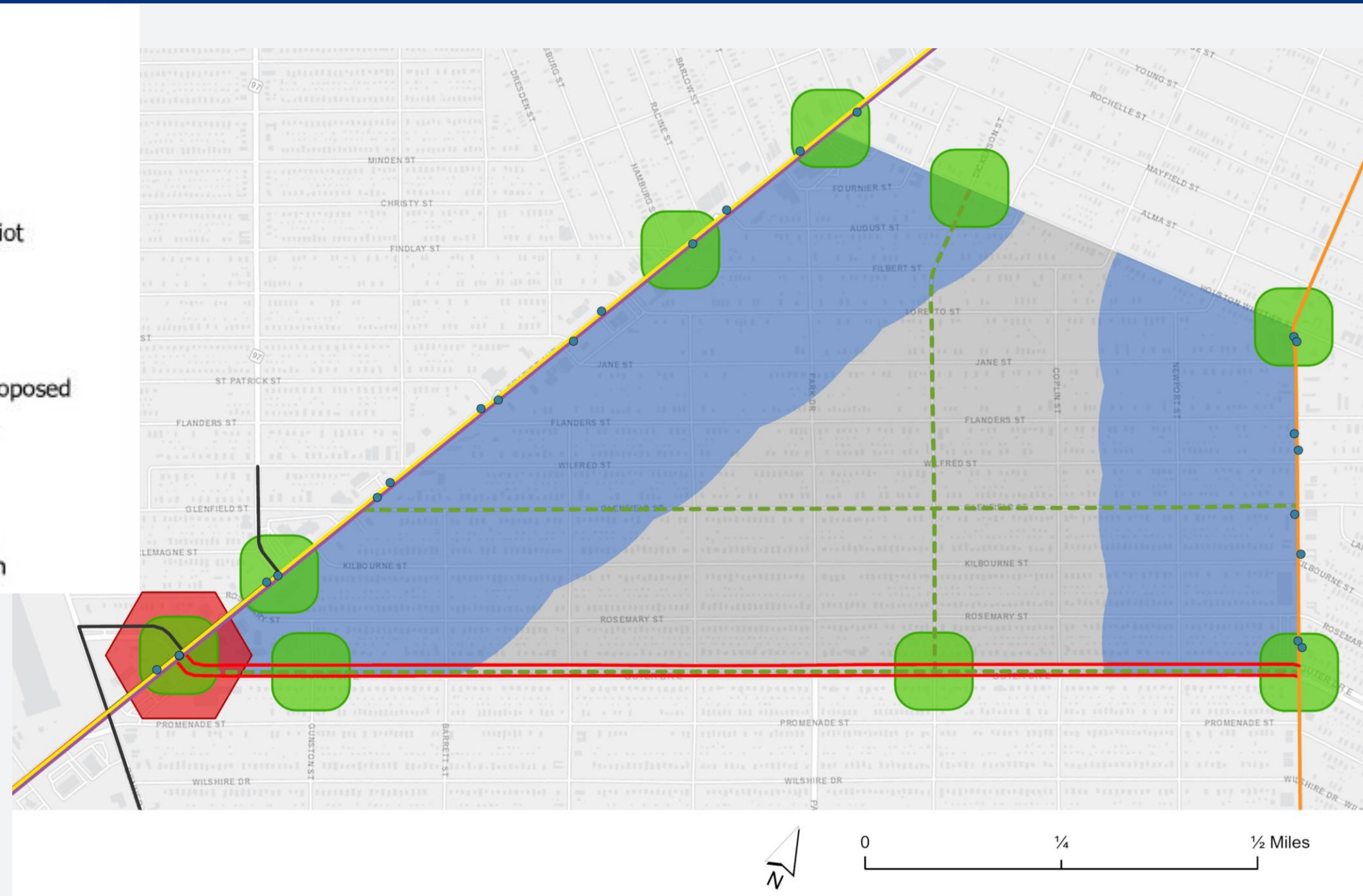


Connections to other neighborhoods



Intra-neighborhood micro-transit

- Proposed Bike Lanes
- Current Bus Stops
- DDOT 6 - Gratiot
- DDOT 68 - Chalmers
- SMART 563 - FAST Gratiot
- DDOT 13 - Conner
- DDOT 38 - Plymouth
- DDOT 38 - Plymouth-Proposed
- Signalized Intersections
- High Crash Intersection
- 1/4 Mile from Bus Stop
- Neighborhoods selection



- **Extend 38-Plymouth Bus Route**
- **Clean and Repair Chalmers Bus Stops**
- **Add Bus Shelters on Gratiot**
- **Add / Construct Dickerson Bike Lanes**
- **Add Glenfield Avenue Double Bike Lane**
- **Install Bike Repair Stations and Parking**

Q+A

- Capacity Building
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Final Report

*Thank
You*

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