



6 TO 8 MILE/ WOODWARD NEIGHBORHOOD PLAN

Prepared by

WA3
and the
6 to 8 Mile Stakeholder Group

Adopted January 7, 2009

The 6 to 8 Mile/Woodward Initiative Mission Statement:

“To support and grow a neighborhood community effort between residents, businesses and community partners that will inspire investment, positive change and improve the quality of life within the 6 to 8 Mile Woodward Corridor, the gateway to the city of Detroit.”

Project Timeline

The 6 to 8 Mile Woodward Neighborhood Plan serves as a three- year work plan from January 2009 - December 2012. Specific timeframes are illustrated within the work plan and document as; Immediate, Short-term and Long-term.

- Immediate illustrates: **(Phase 1)** January 2009 – March 2009, Pre-2009 (current initiatives/planning).
- Short-term illustrates: **(Phase 2)** January 2009 – December 2009
- Long-term illustrates: **(Phase 3)** January 2010- December 2012

Evaluation Plan

WA3’s efforts will assist in monitoring the progress of each Key Issue and the listed objectives and provide full reports at monthly meetings of the stakeholder groups and bi-monthly meeting with the WA3 board. WA3 will address additional Key Issues as they arise to be added to the 6 to 8 Mile Woodward Neighborhood Plan on a quarterly basis.

Each Key Issue identified on the 6 to 8 Mile Woodward Neighborhood Plan is outlined with specific timeframes and action steps which serve as a progress tool. The 6 to 8 Mile/Woodward Neighborhood Plan will be reviewed and updated on a quarterly basis.

Funding

On behalf of the 6 to 8 Mile/Woodward Initiative, WA3 has applied/will be applying for the following funding opportunities to assist in the implementation of the Neighborhood Revitalization Plan.

- 1) Next Detroit Neighborhood Initiative
- 2) WA3 2009 Streetscape Grant Program
- 3) Community and Property Preservation Program – Detroit Vacant Property Campaign
- 4) Office of Neighborhood Commercial Revitalization – City of Detroit

List of Key Stakeholder members include:

Bread Basket Deli, Alex Winkler
Detroit Police Department
Green Acres Woodward Civic Association
Innate Healing Center, Dr. Robert Pizzimenti
John R Seven Mile Business Improvement District, Tom Ross
La Dolce Vita, Enrico Rosselli
Palmer Woods Neighborhood Association, Norm Silk & Brian Carnaghi
Park Motor Sales, Harold Kuhn
State Fairgrounds, Steven Jenkins & Lindsey Calcaterra
University of Detroit Mercy – Michael Whitty

Advisory Board includes:

City of Detroit Next Detroit Neighborhood Initiative, Helen Broughton
City of Detroit Office of Commercial & Neighborhood Revitalization, Akila McAlister
City of Detroit Planning Commission, Greg Moots
City of Detroit, Planning Department, Marja Winters
Detroit Vacant Property Campaign, Danielle Bober
Eight Mile Boulevard Association, Tami Salisbury & Susie Lytwynec
Wayne County One Stop, Kent Spencer
Woodward Avenue Action Association, Nicole Klepadlo & Heather Carmona

KEY ISSUE #1: ORGANIZATION & COMMUNICATION

Goal: To provide support, guidance and leadership to the 6 to 8 Mile/ Woodward Initiative. Promoting partnerships with businesses and stakeholders, community leaders, and neighborhood residents to grow capacity and build sustainability.

Objectives and Action Steps	Responsibility	Timeframe	Partner(s)
<p>OBJECTIVE 1 Effectively communicate goals of the 6 to 8 Mile group to funding and stakeholder community.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Identify key stakeholders (i.e. funders, residents, business owners, developers, etc). 2) Present adopted plan to key stakeholder groups (State Fair Board, Palmer Woods Neighborhood Association, Green Acres, 8MBA Board, University District Association, Seven Mile/ Livernois, Arab American Chaldean Council, John R/Seven Mile Improve District, etc) 	<p>WA3, Stakeholder group</p> <p>WA3</p>	<p>Short-term; Ongoing (P1-3)</p> <p>Short-term; Ongoing (P1-3)</p>	
<p>OBJECTIVE 2 Develop project management function for the 6 to 8 Mile group.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Facilitate monthly meetings for the 6 to 8 Mile group to ensure consistency, momentum, and growth. 2) Promote community involvement by asking local business owners to host the 6 to 8 Mile monthly meetings. 3) Send out monthly meeting reminders via email and mail. 4) Set a meeting agenda to help track progress, updates, and announcements. 5) Review 6 to 8 Mile Revitalization Plan on a quarterly basis to ensure all objectives are being addressed. 	<p>WA3, Stakeholder group</p> <p>WA3, Stakeholder group</p> <p>WA3</p> <p>WA3, 6 to 8 Mile group</p> <p>WA3</p>	<p>On-going(P1-3)</p> <p>On-going(P1-3)</p> <p>On-going(P1-3)</p> <p>On-going(P1-3)</p> <p>On-going(P1-3)</p>	

<p>OBJECTIVE 3 Market the 6 to 8 Mile Woodward Corridor Initiative to encourage support, awareness and impact.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Advertise progress through WA3 publications and other community news filters. 2) Solicit additional businesses, community leaders and residents for participation in the 6 to 8 Mile Initiative. 3) Identify and work closely with elected officials (City Council) to advocate the 6 to 8 Mile Initiative. 4) Create a 6 to 8 Mile Advisory Board. 	<p>WA3</p> <p>WA3, 6 to 8 Mile group</p> <p>WA3, 6 to 8 Mile group</p> <p>WA3</p>	<p>On-going (P1-3)</p> <p>On-going (P1-3)</p> <p>On-going (P1-3)</p> <p>Immediate(P1)</p>	
<p>OBJECTIVE 4 Identify opportunities to promote new and existing events for the 6 to 8 Mile Woodward Corridor Initiative through partnerships.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Develop and initiate contacts for neighborhood events (Palmer Woods Historic Homes Tour, Palmer Park Art Fair). 2) Develop committee responsibilities for involvement in these initiatives. 	<p>WA3, 6 to 8 Mile group</p> <p>WA3</p>	<p>On-going(P1-3)</p> <p>On-going(P1-3)</p>	
<p>OBJECTIVE 5 Seek additional funding to ensure long term implementation of the 6 to 8 Mile Revitalization Plan.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Seek funding through existing and new partnerships. 2) Complete funding applications for grants that relate to initiatives in the 6 to 8 Mile Revitalization Plan. 3) Update the 6 to 8 Mile group on funding opportunities that WA3 pursues. 	<p>WA3</p> <p>WA3</p> <p>WA3</p>	<p>On-going(P1-3)</p> <p>On-going(P1-3)</p> <p>On-going(P1-3)</p>	

<p>OBJECTIVE 6 Create an organizational committee structure for the 6 to 8 Mile Initiative.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Identify committees that will support the implementation of the objectives within the 6 to 8 Mile Revitalization Plan. 	WA3, 6 to 8 Mile group	Immediate (P1)	
<p>OBJECTIVE 7 Support and promote local businesses and resources between 6 to 8 Mile on the Woodward Corridor.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Create a Commercial Resource Directory for those businesses and recourses located between 6 and 8 Mile along the Woodward Corridor. 2) Provide residents and businesses with the Commercial Resource Directory through mass distribution. 3) Maintain the Commercial Resource Directory by updating annually. 4) Promote Shop Woodward in the 6 to 8 Mile Woodward Corridor. 	<p>WA3, 6 to 8 Mile group</p> <p>WA3</p> <p>WA3, 6 to 8 Mile group</p> <p>WA3</p>	<p>Short-term(P2)</p> <p>Short-term(P2)</p> <p>On-going(P1-3)</p> <p>Immediate(P1)</p>	

KEY ISSUE #2: SAFETY

Goal: To encourage and implement strategies that promote safe, well lit and walk able areas within the 6 to 8 Mile Woodward corridor.

Objectives and Action Steps	Responsibility	Timeframe	Partner(s)
<p>OBJECTIVE 1 Improve lighting along the Woodward Corridor between 6 and 8 Mile to create safe walk ways and decrease crime.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Determine point of contact to address outages, exposed wires, etc. 2) Distribute telephone number / contact information to business & property owners. 3) Develop a strategy for purchase & installation of pedestrian-scale lighting within district. 	<p>Safety & Code Enforcement Committee</p> <p>Stakeholder Group</p> <p>WA3, Stakeholder Group</p>	<p>Immediate (P1)</p> <p>Immediate - Ongoing (P1-3)</p> <p>Long-term (P3)</p>	<p>City of Detroit, NDNI staff to advise</p> <p>MDOT, City of Detroit</p>

<p>OBJECTIVE 2 Reduce personal & property crime within Woodward Corridor between 6 and 8 Mile, including the surrounding community.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Obtain current crime statistics for Woodward Corridor between 6 and 8 Mile, including the surrounding community. 2) Compose letter for distribution to City of Detroit mayoral / council candidates to encourage support and promote awareness. 3) Develop sting / sweep efforts. 4) Schedule meetings with precinct captains to encourage cross-district responsiveness and promote awareness. 	<p>WA3 Program Manager</p> <p>WA3 Program Manager (review by Stakeholder Group)</p> <p>Safety & Code Enforcement Committee</p> <p>Safety & Code Enforcement Committee</p>	<p>Immediate (P1)</p> <p>Immediate (P1)</p> <p>Short-term (P2)</p> <p>Short-term (Quarterly) (P2)</p>	<p>Detroit Police Department (vice units), Wayne County Sherriff</p>
<p>OBJECTIVE 3 Address prostitution as impediments to a thriving business district.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Increase lighting along the commercial Woodward Corridor. 2) Develop sting / sweep efforts. 	<p>Safety & Code Enforcement Committee</p> <p>Safety & Code Enforcement Committee</p>	<p>Short-term (Quarterly) (P2)</p> <p>Long-term(P3)</p>	<p>Detroit Police Department (vice units), Wayne County Sherriff</p> <p>Alternatives for Girls, Project Fresh Start</p>

KEY ISSUE #3: CODE ENFORCEMENT

Goal: To encourage and support greater emphasis on property maintenance and upkeep, the management of vacant lots and boarded up commercial properties and prevention strategies for illegal dumping.

Objectives and Action Steps	Responsibility	Timeframe	Partner(s)
<p>OBJECTIVE 1 Address litter / debris pick-up along Woodward Corridor between 6 to 8 Mile.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Meet with area youth groups & Wayne County court-ordered community service groups to develop ongoing clean-up effort. 2) Collaborate with Clean the D Community Clean-Up. 	<p>Safety & Code Enforcement Committee</p> <p>WA3 Outreach & Promotions Coordinator</p>	<p>Immediate (Ongoing) (P1-3)</p> <p>Short-term (Spring '09) (P2)</p>	<p>Community organizations, churches, Wayne County, MDOT, WARD.</p> <p>8MBA, Ferndale Chamber of Commerce, WA3.</p>

<p>3) Develop “Beautification Awards” for business / property owners to reinforce good practices</p>	<p>Safety & Code Enforcement Committee</p>	<p>Long-term (P3)</p>	
<p>OBJECTIVE 2 Stop illegal dumping within 6 to 8 Mile Woodward Corridor.</p> <p>ACTION STEPS</p> <p>1) Meet with representative from DPD Environmental Division to develop misdemeanor citation strategy.</p> <p>2) Create & distribute “No Dumping” signage (include phone number for reporting).</p> <p>3) Explore process for closing alleys to deter dumping behind buildings.</p>	<p>Safety & Code Enforcement Committee</p> <p>Safety & Code Enforcement Committee, WA3 Program Manager</p> <p>WA3 Program Manager, Safety & Code Enforcement Committee</p>	<p>Short-term (P2)</p> <p>Short-term (P2)</p> <p>Long-term (P3)</p>	<p>Detroit Police Department</p> <p>Printing company</p> <p>City of Detroit</p>
<p>OBJECTIVE 3 Make physical improvements to blighted buildings / lots within district.</p> <p>ACTION STEPS</p> <p>1) Strengthen code enforcement with absent landlords / vacant buildings (obtain & distribute contact information for code enforcement officer for district).</p> <p>2) Develop graffiti removal program.</p> <p>3) Develop ways to assist existing businesses with building improvements / expansions</p> <p>4) Work with WARD (Woodward Avenue Restoration District) group to clean up alleys, trash on regular basis.</p> <p>OBJECTIVE 4 Develop a vacant property strategy for commercial properties along the 6 to 8 Mile Woodward Corridor.</p> <p>ACTION STEPS</p> <p>1) Distribute & utilize Detroit Vacant Property Toolbox and reference guide from LISC</p> <p>2) Conduct physical inventory (including photographs) of vacant and occupied buildings based on level of deterioration/ blight</p>	<p>WA3 Program Manager</p> <p>WA3 Program Manager Stakeholder Group</p> <p>WA3 Program Manager, Intern</p> <p>Stakeholder Group</p> <p>WA3 Program Manager</p> <p>Safety & Code Enforcement Committee DVPC – Technical Assistance</p>	<p>Short-term (P2)</p> <p>Long-term (P3)</p> <p>Long-term (P3)</p> <p>Short-term (P2)</p> <p>Short-term (P2)</p> <p>Long term (P2)</p>	<p>City of Detroit, NDNI, LISC, 8MBA (advisor – “Corridor Keeper”)</p> <p>City of Detroit, NDNI, SW Detroit (advisor)</p> <p>NDNI (for façade improvements), DEGC</p> <p>DVPC</p>

3) Determine ownership/status of vacant commercial properties	WA3 Program Manager, Intern, Safety & Code Enforcement Committee, DVPC – Technical Assistance	Long-term (P3)	HUD (for demo funding), City of Detroit Planning & Development, NDNI
4) Survey vacant buildings to be demolished & determine feasibility	Stakeholders, DVPC – Technical Assistance	Long-term (P3)	DVPC

KEY ISSUE #4: AESTHETICS

Goal: Develop and implement strategies to increase beautification efforts including improvements to streetscapes including sidewalks/curbs and median, greening, and enhancement of signage and decorative lighting.

Objectives and Action Steps	Responsibility	Timeframe	Partner(s)
<p>OBJECTIVE 1 Create a conceptual Streetscape Design Plan to potentially include rotating public art installations, Woodward Tribute pedestrian-friendly street furniture, and district identity banners.</p> <p>ACTION STEPS</p> <p>1) Collaborate and partner with the University of Detroit-Mercy faculty/staff to develop a conceptual Streetscape Design Plan.</p> <p>2) Develop resource list of artists.</p> <p>3) Hold design charrette and develop vision (including acquisition, maintenance, timeline, etc.) for district.</p>	<p>Aesthetics & Green Infrastructure Committee (Norm Silk), WA3</p> <p>WA3</p> <p>Stakeholder Group</p>	<p>Short-term (P2)</p> <p>Short-term (P2)</p> <p>Short-term (P2)</p>	<p>UD-Mercy faculty, staff & students</p> <p>Detroit Make It Here, CCS, WSU, local art galleries</p>
<p>OBJECTIVE 2 Incorporate street planters along the Woodward Corridor between 6 and 8 Mile. Determine location and feasibility.</p> <p>ACTION STEPS</p> <p>1) Contact City of Detroit General Services representative to inquire about unused street planters</p> <p>2) Develop process for acquisition, placement, planting & maintenance of</p>	<p>Aesthetics & Green Infrastructure Committee (Norm Silk, Dale Morgan)</p> <p>Aesthetics & Green Infrastructure Committee,</p>	<p>Short-term (P2)</p> <p>Short-term (P2)</p>	<p>City of Detroit</p> <p>Landscaping company (for transport &</p>

<p>planters throughout district.</p> <p>3) Create a maintenance plan for the planters.</p> <p>4) Collaborate with Clean the D Community Clean-Up for implementation of process</p>	<p>WA3 Program Manager</p> <p>Stakeholder group, WA3 Staff</p>	<p>Short-term (P2)(Spring '09)</p>	<p>professional design of plantings), 6 to 8 business / property owners</p> <p>Volunteers</p>
<p>OBJECTIVE 3 Install functional & decorative trash receptacles throughout district</p> <p>ACTION STEPS</p> <p>1) Acquire price information for 'drum'-style trash receptacles and determine number needed within district.</p> <p>2) Develop strategy for purchase of receptacles through business owner contributions / sponsorships and/or grant funding as well as maintenance.</p> <p>3) Solicit artists to paint trash receptacles to encourage public art appreciation.</p>	<p>Aesthetics & Green Infrastructure Committee, WA3 Program Manager</p> <p>Aesthetics & Green Infrastructure Committee, WA3 Program Manager</p> <p>Aesthetics & Green Infrastructure Committee</p>	<p>Short-term (P2) (Spring '09)</p> <p>Short-term (P2) (Spring '09)</p> <p>Short-term (P2)</p>	<p>Students from area high schools, WSU, CCS, UD-Mercy</p>
<p>OBJECTIVE 4 Install canvas fence covers in appropriate areas for display of graffiti art to encourage public art.</p> <p>ACTION STEPS</p> <p>1) Determine locations of interest, and develop agreement with property owners to allow display.</p> <p>2) Identify graffiti artists (not gang-related) and develop program to provide space for their art.</p> <p>3) Determine timeline for production and display in coordination with Clean the D event.</p>	<p>Aesthetics & Green Infrastructure Committee, WA3 Program Manager</p> <p>Aesthetics & Green Infrastructure Committee, WA3 Program Manager</p> <p>Aesthetics & Green Infrastructure, WA3 Staff</p>	<p>Short-term (P2)</p> <p>Short-term (P2)</p> <p>Short-term (P2)</p>	<p>6 to 8 property owners</p> <p>Detroit Police Department</p>
<p>OBJECTIVE 5 Develop a strategy for the restoration of the Palmer Park Fountain.</p> <p>ACTION STEPS</p> <p>1) Determine funding opportunities for preservation.</p> <p>2) Include in the WA3 Historic Preservation Strategy.</p> <p>3) Collaborate with other neighborhood organizations in this effort.</p>	<p>WA3</p> <p>WA3</p> <p>WA3, 6 to 8 Mile group</p>	<p>Long-term(P3)</p> <p>Long-term(P3)</p> <p>Long-term(P3)</p>	<p>Michigan Historic Preservation Network</p> <p>Michigan Historic Preservation Network</p> <p>State Fair Board, Palmer Woods Neighborhood Association, Green Acres, 8MBA Board, University</p>

			District Association, 7 Mile Livernois, Arab American Chaldean Council, etc
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KEY ISSUE #5: GREEN INFRASTRUCTURE

Goal: To develop and implement strategies to increase beautification efforts to create vibrant public green space including community parks and landscaping.

Objectives and Action Steps	Responsibility	Timeframe	Partner(s)
<p>OBJECTIVE 1 Replace dead or missing trees along corridor the 6 to 8 Mile Woodward Corridor.</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Develop a conceptual plan for location of tree planting and replacements. 2) Seek funding for the purchase of trees. 3) Develop a maintenance plan for the new trees planted to ensure longevity. 4) Partner with Greening of Detroit to implement community planning project. 	<p>Aesthetics & Green Infrastructure Committee, WA3</p> <p>WA3, DNR-DTE</p> <p>Aesthetics & Green Infrastructure Committee, WA3</p> <p>Stakeholder Group, WA3</p>	<p>Short-term (P2)</p> <p>Short-term (P2)</p> <p>Short-term (P2)(Spring/Summer '09)</p> <p>Short-term(P2)</p>	<p>DTE Tree Planting Program</p> <p>Greening of Detroit, volunteers, City of Detroit</p> <p>Greening of Detroit</p>
<p>OBJECTIVE 2 Resurface pathways along and within Palmer Park for runner / walker friendliness (softer materials)</p> <p>ACTION STEPS</p> <ol style="list-style-type: none"> 1) Obtain copy of recently-completed City of Detroit Non-Motorized Plan 2) Review City of Detroit Non-Motorized Plan. 3) Meet with stakeholders to determine process timeline & strategies to implement objective. 	<p>WA3</p> <p>Aesthetics & Green Infrastructure Committee, WA3</p> <p>WA3, Aesthetics & Green Infrastructure Committee</p>	<p>Immediate (P1)</p> <p>Long-term(P3)</p> <p>Long-term(P3)</p>	<p>City of Detroit Recreation Department, DDOT, MDOT</p> <p>City of Detroit Recreation Department, DDOT, MDOT</p>