

# COMMUNITY VISION

# CODY ROUGE



Community Development Advocates of Detroit (CDAD)  
Cody Rouge Community Action Alliance (CRCAA)





## EXECUTIVE SUMMARY

Community Development Advocates of Detroit (CDAD) has been working with Cody Rouge Community Action Alliance (CRCAA) over the course of eight months on developing a block-level community plan. CDAD's Strategic Framework process was used to develop a quality of life plan and future directions for land use. The intention of the plan is to build on the community engagement and community building work that has been facilitated by the Cody Rouge Community Action Alliance for over ten years. Cody Rouge is a community rich with assets, namely the strong and hard-working residents who call it home. This plan seeks to build upon and enhance those assets.

The process to develop this plan was defined by a local steering committee of residents and stakeholders who made decisions about community engagement processes, meeting agendas, and public education materials. The community engagement and data collection for this plan included three community-wide meetings, over 400 surveys, focus groups, key informant interviews, attendance at local block clubs meetings, and a week-long 'data walk' which allowed residents to review recommendations that were created based on their participation.

The current conditions map in Cody Rouge shows a community that has many blocks aligned with CDAD's Traditional Residential or Spacious Residential land use categories. This signifies a community with a healthy density in most areas. Residents envision a community that stays residential and that is enhanced by landscaping and open space. The commercial corridors are aligned with CDAD's Shopping or Village Hub typologies and are slated to stay commercial areas into the future.



A set of themes emerged during the engagement process. Recommendations were made based on community engagement and data collection. The themes and recommendations are as follows:

## Neighborhood Stabilization

- Increase lighting in the community
- Prioritize vacant properties for demolition
- Enforce property standards
- Enforce rental property standards
- Enforce tenants' rights
- Engage in foreclosure prevention
- Develop and enhance more opportunities for home repair loans

## Increasing Safety and Security

- Address safety association with public transportation
- Explore the possibility of getting a shots fired censor
- Use of crime prevention through environmental design (CPTED) and safety audits
- Organize a Cody Rouge lighting event
- Reclaim outdoor space
- Increase number of Project Green Light businesses
- Work to address speeding

## Land Use

- Ensure land uses enhance the beauty of the community, address storm water remediation, and preserve the area as residential
- Build stronger relationships with P&DD
- Re-evaluate land use in five years

## Strengthen Commercial Corridors

- Strengthen and increase membership in local business improvement group
- Enforce property standards of commercial properties
- Attract new businesses
- Support local entrepreneurs
- Develop a strategy to improve the overall look of commercial corridors in the area
- Explore models of community ownership

## Become a Welcoming Community

- Building Strong Relationships between immigrants and long-term residents
- Organize educational presentations throughout the community
- Develop a community services roundtable
- Diversity the youth alliance
- Becoming a welcoming neighborhood

## Supporting community-based groups

- Connect residents to capacity building opportunities
- Connect community organizations and resident-based groups
- Support residents to start block clubs
- Support block clubs and associations to work together across the community

## Youth Development

- Increase youth services in the community
- Job training and development for youth
- Transportation to youth programs
- Develop more opportunities for youth to get career training outside of school
- Create more opportunities for youth leadership connected to broader community efforts
- Increase educational support for youth in school
- Work to ensure that local schools stay open for learning

## ACKNOWLEDGEMENTS

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A number of CDAD interns and Americorps Members supported the development of this community plan. Thank you to Sara Pizzo, Stephanie Balke, and Nicole Weyandt for all of their hard work.





## ACKNOWLEDGEMENTS

A very special thanks to the members of the Cody Rouge Community Planning Steering Committee:

Chris Bond, Franklin Park

Kevin Bryant, CRCAA Board

Calvin Colbert, Detroit Impact

Sierra Dunklin, CRCAA Board

Arthur Edge, Far West

Annie Green, Cody Rouge

Donna Harris, Cody Rouge Faith Alliance

Ann Harris, Weatherby

Lynn Hausch, WACO

Bobbi Johnson, CRCAA Board/Franklin Park

Dave Law, Joy-Southfield CDC

Mary Marsh, Southfield Plymouth

Debra Martin, Cody Village

Barb Matney, Warrendale

Joe Matney, Warrendale

Charles Mitchell, CRCAA Board

Nicole Nelson, CRCAA Board

Kim Newberry, Don Bosco Hall

Sally Petrella, Rouge Park

Nicole Scott, Joy-Southfield CDC

Charles Small, Don Bosco Hall

Stephanie Thomas, WCO

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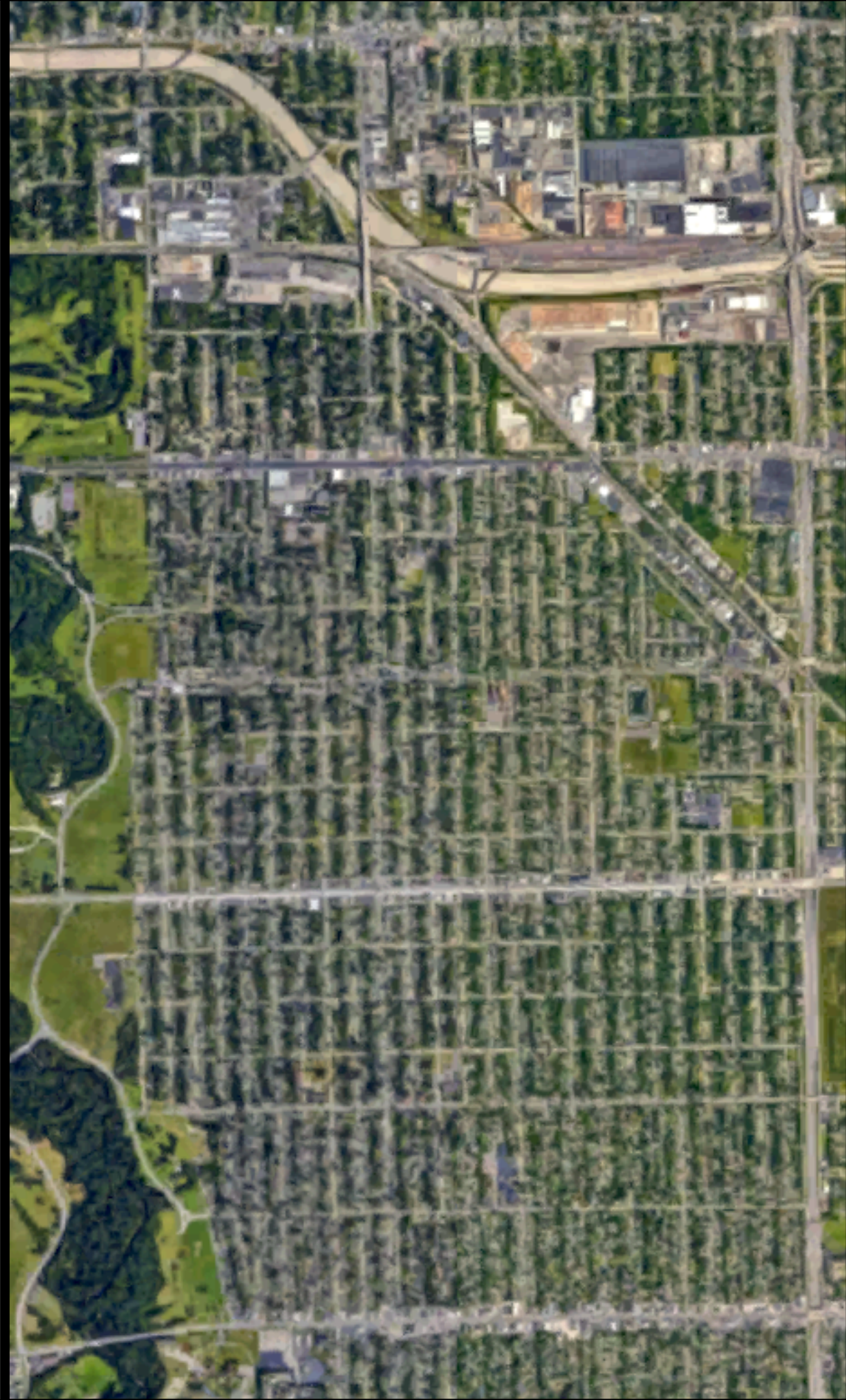
Glen Thompson, Just Us

Paula Trilety, West Outer Drive

Angy Webb, Joy Community

Jamal Williams, CRCAA Board





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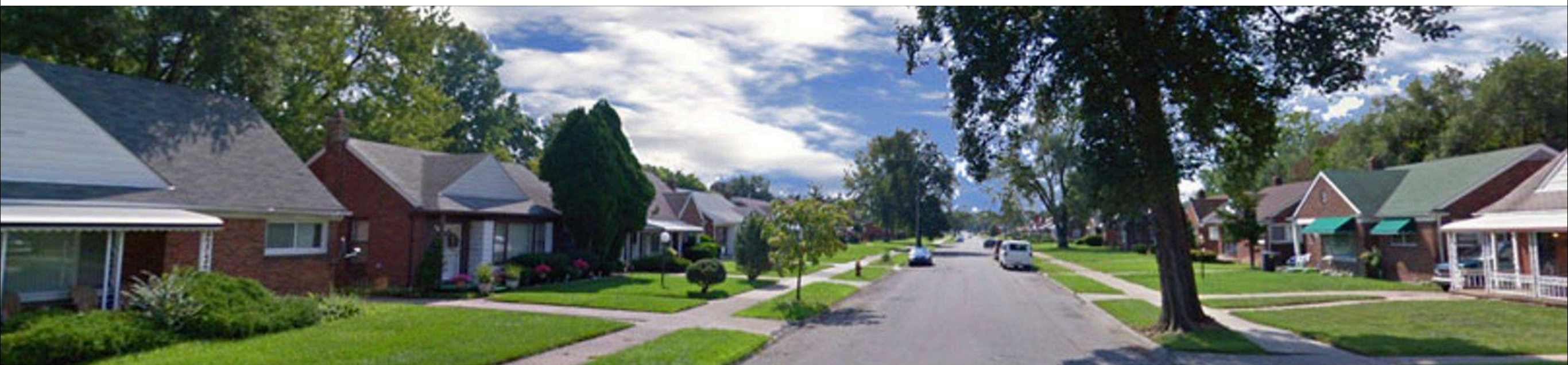


# BACKGROUND INFORMATION

Cody Rouge Community Action Alliance (CRCAA) is a community development organization that was formed in 2009. For ten years, the Alliance has been working on transforming Cody Rouge through collaboration, organizing, planning, and working at the block-level to support community groups and associations. The Alliance is the backbone organization that supports residents, youth, nonprofits, faith institutions, local business, city government, and foundations to create positive change in the community. The Alliance engages in multiple activities to strengthen all aspects of the community. Activities including: securing funding and investment, donating tools to neighborhood associations, building the capacity of youth council members, and organizing clean ups and board ups. The Alliance was started with the intention of building on and leveraging the work of existing organizations in the community. The Skillman Foundation's designation of the community as one of its Good Neighborhoods helped strengthen collaboration occurring in the community. This community plan seeks to support the Alliance's goal of strengthening and supporting youth and their parents and families.

In 2016, the Cody Rouge Community Action Alliance requested that Community Development Advocates of Detroit (CDAD) work with the Cody Rouge community to develop a five-year community plan that highlighted a vision for the future and outlined some recommendations geared towards building that future vision. This plan was designed to build on the ten years of community engagement work that has been happening in the community. All recommendations are created towards fulfilling the mission of revitalizing and sustaining a healthy community where residents have access to and promote a high quality of life as well as to advance its vision of healthy, proud, and educated residents thriving in a safe, resourceful, and culturally connected community.

CDAD, is a membership organization for community development and neighborhood improvement groups, enhancing the capacity and effectiveness of its members and Detroit residents through advocacy, training, technical assistance, information sharing, education and facilitating common action. CDAD has supported community planning in Brightmoor, the Lower Eastside, and Northeast Detroit to create and implement strategies that put the expertise of residents at the center of planning efforts. CDAD's plans have leveraged millions of dollars in funding and strengthened relationships between residents, local stakeholders, and decision-makers at all levels.



Family ❖ Collaboration ❖ Diversity ❖ Integrity ❖ Safe and Clean Neighborhoods

Photo: CRCAA



# WHAT IS STRATEGIC FRAMEWORK?

**A shared Vision:** A community plan encourages partnerships and prevents wasted resources if everyone is working towards the same goals along the same timeline.

**Credibility:** When neighborhood groups share a plan created by meaningful civic engagement, others (funders, the City, for example) take note.

**Advocacy:** It's easier to take a stand for a neighborhood vision if it's a shared vision. Neighborhood stakeholders can identify and work to change the policies that would interfere with the accomplishment of their neighborhood plans - allowing that vision to be a strong basis for advocacy.

**Motivation and Opportunity:** At the conclusion of the Strategic Framework Process, the community has created a plan it can implement. That plan becomes a beacon for anyone who cares about the neighborhood to get involved and help move the plan forward.



Strategic Framework includes the use of a current conditions analysis and land use typologies.

CDAD's current conditions analysis is crucial for developing knowledge about the state of communities today. This information can be used to make decisions about cost effective future investment in

Detroit neighborhoods based on data. This analysis will provide an opportunity for stakeholders to work together to decide how to invest scarce resources in Detroit neighborhoods. Areas that are experiencing high levels of vacancy and population loss will likely need more investment over time in order to create new, activated public spaces. More stable areas will likely require fewer resources to stabilize.



In addition to the current conditions analysis, CDAD has developed land use typologies in order to provide a range of appropriate options for future land use. These typologies are used during the planning process by the community to create plans for the future of their neighborhoods. The typologies outline a variety of land use options and range from 'green' typologies for use in low and very-low density areas, residential, commercial and industrial typologies.

During the SF process, residents and stakeholders review current conditions maps and learn what the data say about the neighborhood. This process encourages shared analysis which will help people make decisions about the most appropriate and realistic plans for the future of their neighborhoods.

SF plans put the expertise of residents and stakeholders at the center of planning efforts. CDAD believes that nobody knows communities better than the people that live there. SF by design also builds long-term relationships based on trust between residents and stakeholders. These long-term relationships form the foundation for resident participation in design, planning and implementation, assuring resident 'buy-in' and relevance of plans.

CDAD firmly believes that communities should make the decision whether to enter into a planning process. As such, communities that want to implement an SF process are charged with contacting CDAD. In the past, the convener has been a CDO working in the neighborhood. The convening organization develops a local Steering Committee which guides that process by developing a community engagement strategy, defining engagement zones, facilitating public meetings and working with CDAD to develop meeting agendas. CDAD supports the work of this Steering Committee by providing technical assistance with the planning process, land use typologies, workshop design, community engagement strategy development and local data.





# CODY ROUGE COMMUNITY PROFILE

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Cody Rouge is a community located on the far west side of Detroit. It is bounded by the area between Southfield Freeway, the western city limits, Fullerton Street and I-95, and the Dearborn border. It is a Skillman Good neighborhood and has benefited from close to ten years of investment into child and youth development, community engagement, and collaboration. Residents of all ages, nonprofits, the faith community, local businesses, government officials, and foundations have been working together to build a community that is a destination for families. The community is served by a number of well-respected community anchors including the Cody Rouge Community Action Alliance, Don Bosco Hall, Joy Southfield Community Development Corporation, and the Boys and Girls Club.

Cody Rouge was populated between 1920 to 1950. It was developed as an area for workers in the manufacturing industry to live. Today, Cody Rouge is a thriving community that has quality housing stock, in-tact commercial corridors, and attractive landscapes. The area is lush with tree-lined streets and winding boulevards. The area is also home to the city's largest and most popular park, Rouge Park where one can find an Olympic swimming pool. Cody Rouge is also home to D-Town Farms, Buffalo Soldiers Heritage Center stables, a butterfly walk, bike trails and model airplane flyway. Cody Rouge is a community with many amenities for residents and visitors alike.

Reference: Cody Rouge Community Action Alliance 2016 Annual Report



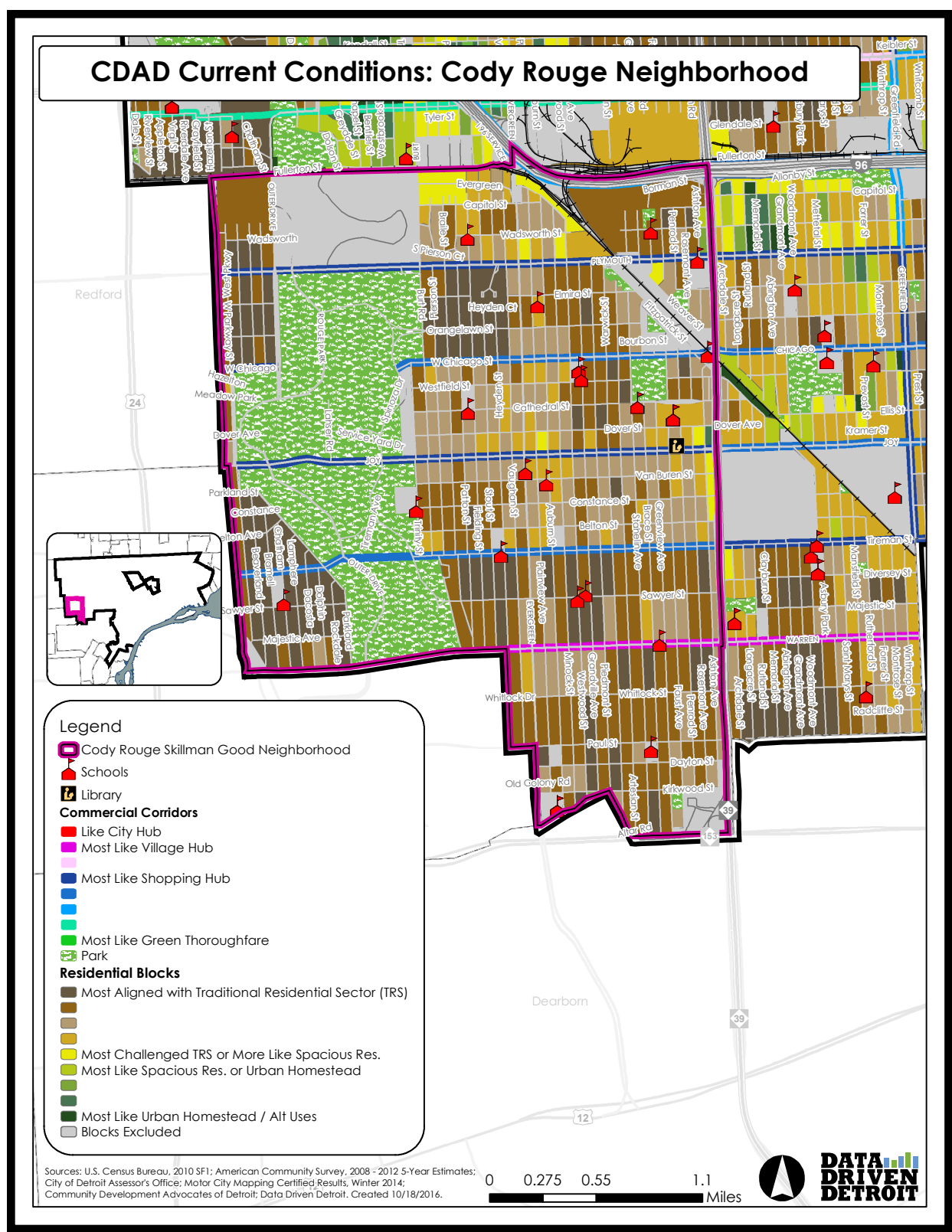


Figure 1 Cody Rouge Current Conditions Map

CDAD Current Conditions Analysis

CDAD's current conditions analysis (figure \_\_) shows that Cody Rouge is a community with residential, commercial, and industrial uses and conditions. It is largely comprised of blocks aligned either with CDAD's typology of Traditional Residential or Spacious Residential. Traditional Residential areas are typically areas with detached, single family homes on lots between thirty and forty five feet. Spacious Residential areas are places with less housing density than Traditional Residential but enough density to support residential uses. They are characterized by detached, single family homes with lots purchased through side lot acquisition that are used for a variety of activities including gardening and recreational activities.

A few blocks located in Joy Community have less population density and are more closely aligned with alternative uses such as Urban Homestead and non-residential uses such as farming or open spaces. Commercial corridors in Cody Rouge align with CDAD's Shopping Hub typology. These are shopping areas that are characterized by small strip plazas with front facing parking designed to get to by car. They are designed to attract business from the local community and from areas outside the neighborhood. Industrial areas in Cody Rouge are appropriate for manufacturing, packaging, assembly, and other uses that are compatible with local residential areas and do not cause an increase in noise, smell, or emissions.

Detroit Future City

Detroit Future City's 50-year land use framework classifies most of Cody Rouge as Green Residential. These are neighborhoods that are characterized by landscapes that beautify and support single family and multi-family units. Cody Rouge neighborhoods impacted by this land use typology are Weatherby, Franklin Park, Warrendale, WACO, Joy Southfield, Plymouth Capitol, and Southfield Plymouth. DFC designates West Outer Drive and Far West as Traditional Medium Density. This land use typology is characterized by mostly detached, single family homes with a mix of retail located at nodes. Cody Rouge also has a General Industrial Typology that is characterized by non-invasive industrial uses such as manufacturing, processing, and distribution that has minimal impact on the community. Cody Rouge is located close to the land that will be consolidated to become the Detroit International Freight Terminal and other industrial uses associated with its proximity to I-95. Plans to create buffers between industry and residents is being considered. Buffers are also being considered along I-96 and the railway. Weatherby, Franklin Park, and West Outer Drive will be impacted by this land use. The Large Park designation comes from Rouge Park.

Reference: Detroit Future City





## DEMOGRAPHIC OVERVIEW

Total population: **36,849**

Youth population: **12,183**

**78.3 percent** African American

**14.8 percent** white

**2 percent** multiracial

**4.3 percent** Hispanic/Latino

**0.8 percent** Native American, Asians, Pacific Islanders

**37.5 percent** high school graduation

**7.1 percent** associate's degree

**6.6 percent** Bachelor's degree

**24 percent** income less than \$15,000

**16.5 percent** income between \$15,000 – \$24,999

**12 percent** income between \$25,000 – \$34,999

**16.5 percent** income between \$35,000–\$49,999

**31.4 percent** income between \$50,000 or over

**43%** of owners and **68%** of renters paying 30 percent or more of monthly income towards housing costs

**14.5 percent** have no access to a vehicle

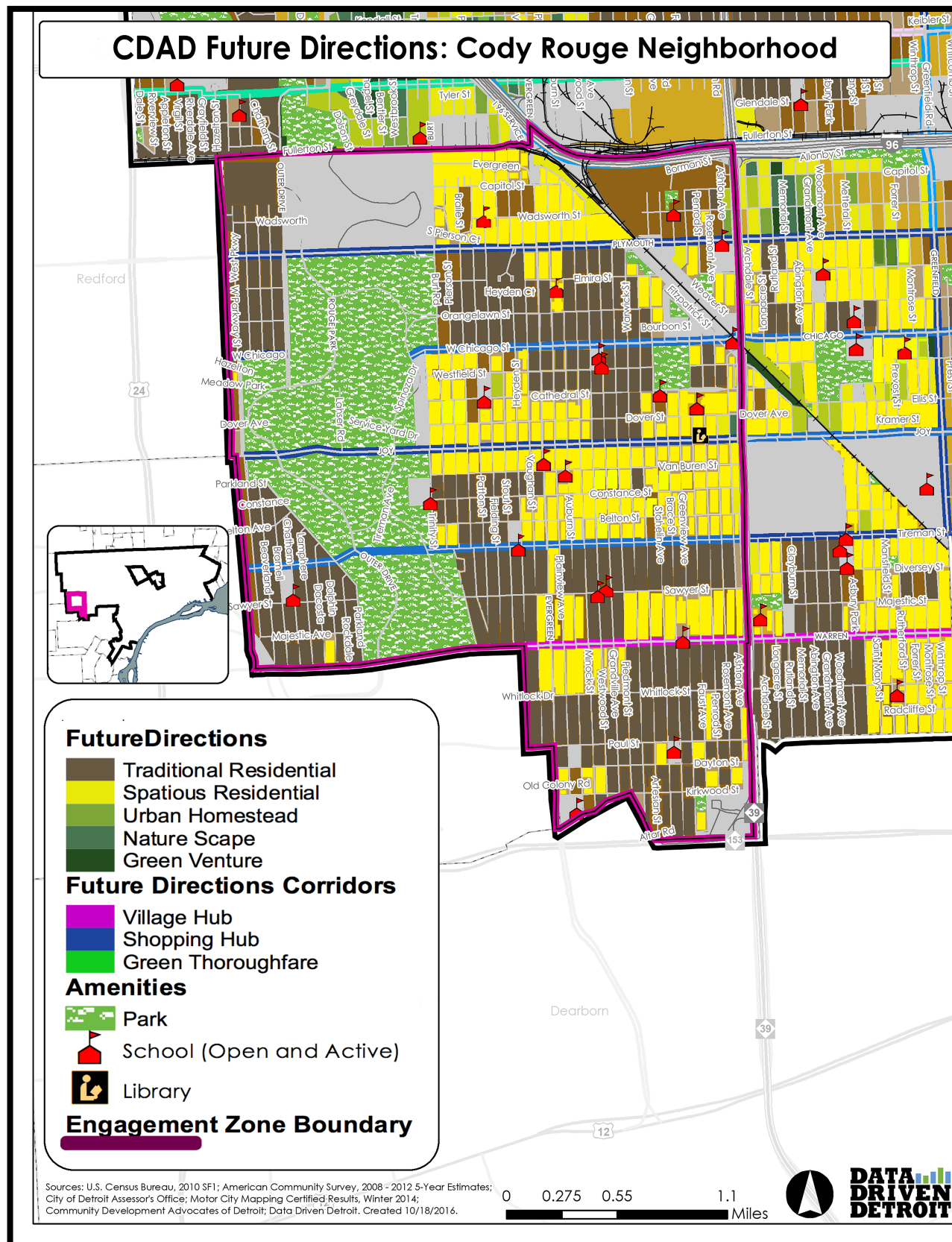
**22%** all housing units vacant

**10.5 percent** of all residential lots are vacant

**59 percent** of units are owner occupied

Reference: <https://datadrivendetroit.org/files/SGN/Cody-Rouge-Infographics.pdf>





The Cody Rouge future directions map is a visual representation of the community's vision for land use over the next five years. The dark brown areas represent blocks that are designated as Traditional Residential (TR). These are areas characterized by single family, detached homes. The yellow areas represent blocks designated as Spacious Residential (SR). These are residential areas with less density than TR but are still designated as residential. SP areas are characterized by detached, single family homes with larger lots used to enhance the property or community. The commercial corridors along Plymouth, Joy Rd and Tireman are slated to remain shopping hubs which are areas with small plazas with parking in attached lots. Warren is slated to be a Village Hub which is characterized by shopping that has street parking and no lots.

Figure 2 Cody Rouge Future Directions Map

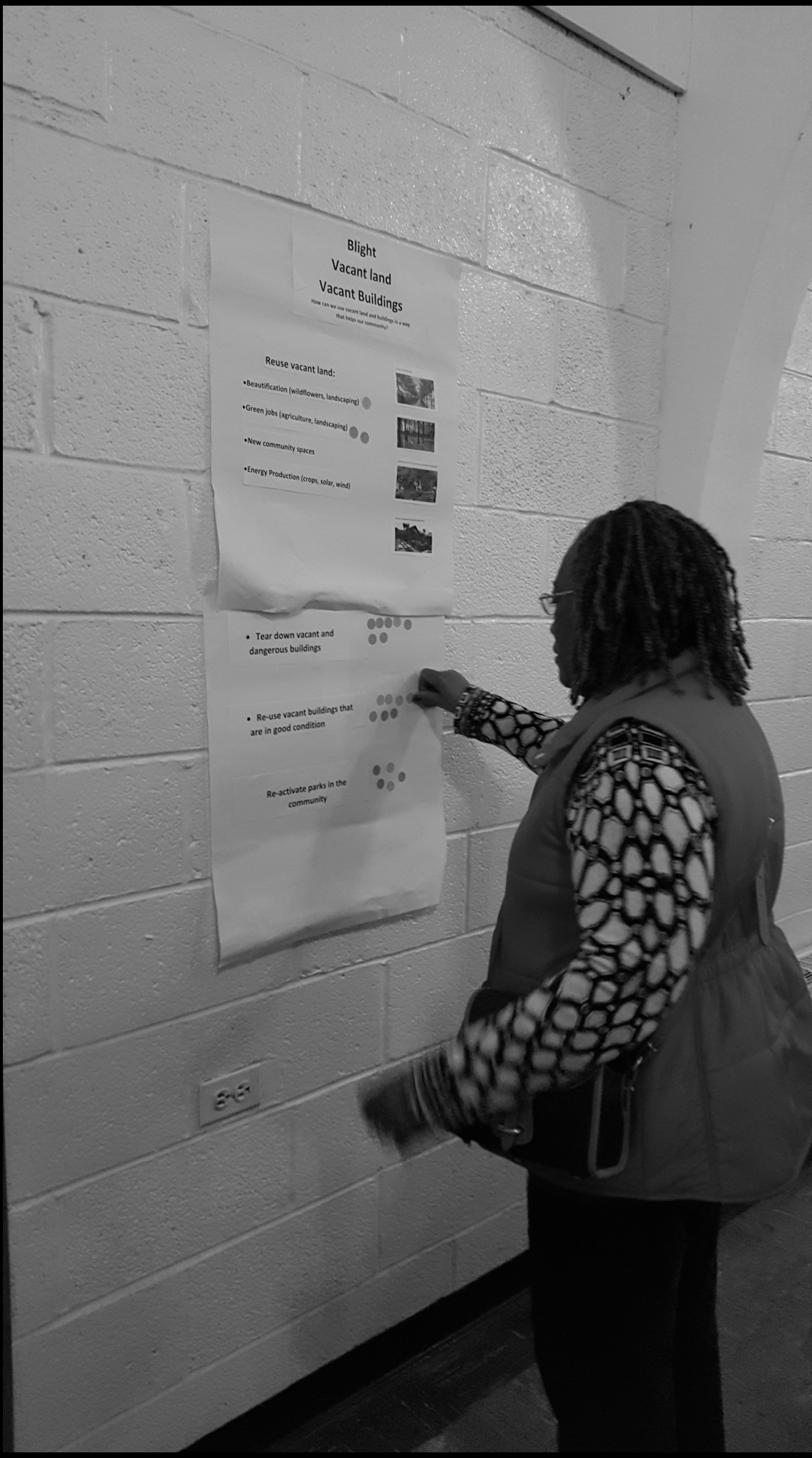




# CODY ROUGE PLANNING PROCESS



# DATA COLLECTION



During the initial stages of the development of Cody Rouge's Community vision, data was collected from a variety of sources in order to understand the views and concerns of the community. Beyond CDAD's engagement at various community meetings, efforts were directed towards meeting with focus groups, key informant interviews, and surveys from different sectors of the population, varying by age, location, and affiliation.

A perception survey designed by JFM Consulting consisted of questions concerning neighborhood conditions, land use, safety, demographics, income, housing, community involvement and recreation. Surveys were conducted for adults at Gardner Elementary school and at several Neighborhood Association meetings around Cody Rouge. Members of the Cody Rouge Steering Committee surveyed their neighbors, reaching out over the phone and going door to door in several neighborhoods. Over 115 youth surveys were collected by the Cody Rouge Community Action Alliance. Surveys provided information measuring the residents' perceptions of the neighborhood conditions, assets, and challenges.

A focus group was conducted with the Cody Rouge Youth Alliance at Don Bosco Hall. Approximately 25 youth attended the meeting to voice their opinions concerning what would improve the neighborhood. Themes such as safety, transportation, recreation, and tutoring came up in discussion. Youth recommendations were verified during a Youth Alliance meeting.

During the focus group with the Faith Alliance, much focus was given to the need for healthy and safe activities for youth. Over 15 faith leaders from the neighborhood convened to discuss possible solutions to persistent problems in the neighborhood, including tutoring programs, recreational activities, parent education, and living conditions and family support networks were highlighted as areas needing attention.



- ▶ Surveys at Gardner Elementary
- ▶ Surveys at Block Club
- ▶ Focus Group with faith Alliance
- ▶ Focus Group with Youth
- ▶ Youth Surveys
- ▶ Door to Door Surveys (Franklin Park, WACO)
- ▶ Three community-wide meetings
- ▶ Seven Steering Committee meetings
- ▶ One week of "data walk" for residents to view recommendations before final report



Photo: CRCAA

# EMERGING THEMES

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During the community engagement and data collection phase, a number of planning elements, or themes, emerged. These themes represent challenges that residents feel need to be addressed in order to strengthen the community and fulfill the mission and vision of the Cody Rouge Community Action Alliance. In many cases, neighborhood associations and other stakeholders are already working to address these concerns and had clear ideas about recommendations for action. The the themes that emerged are:

- ▶ Stabilize residential neighborhoods
- ▶ Increasing Safety and security
- ▶ Ensure Land uses compliment the neighborhood character
- ▶ Strengthen Commercial Corridors
- ▶ Create a welcoming neighborhood
- ▶ Support community-based groups
- ▶ Support youth development



Photo: CRCAA



# EMERGING THEME: STABILIZE RESIDENTIAL NEIGHBORHOODS

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Cody Rouge is a strong residential community that has Cody Rouge has many densely populated blocks which have been designated Traditional Residential on the Future Directions Map. Other blocks have less density but have enough population to remain residential in the future and have been designated Spacious Residential in the Future Directions Map. In order to maintain its population, Cody Rouge must act quickly to stabilize its strong blocks. This will require efforts on a number of different scales and participation from residents, nonprofit organizations, the faith community, local business, city government, and other stakeholders. This plan highlights a number of activities designed to stabilize residential blocks. The following actions are suggestions for action:

- ▶ increase lighting in the community
- ▶ prioritize vacant houses to be torn down
- ▶ enforce property standards
- ▶ enforce rental property standards
- ▶ enforce tenants' rights
- ▶ prevent foreclosure
- ▶ increase access to Home Repair loans



Photo: Nina Ignaczak, Crain's Detroit Business

***Demolish vacant properties that are no longer salvageable and/or that are a safety concern for the community***

In order to ensure that community streets remain safe and desirable places to live, properties that are not candidates for rehabilitation or reuse should be demolished. Blighted properties decrease quality of life for residents through their sheer presence and their potential to attract crime and fire. A process to ensure that the demolition process is coordinated with a strategy to maintain and use vacant lots left behind by removal of structures should be organized in order to ensure that lots become an asset to the community. Residents should be encouraged to purchase side lots in areas where there are relatively few vacant lots. In areas with less population density and higher availability of vacant land, land should be bundled and used to enhance quality of life for the community through GSI efforts, beautification, and the creation of public spaces.

**Lead Organization:** Joy Southfield CDC, Cody Rouge Community Action Alliance, Block clubs and associations

**Support Organizations:** Greening of Detroit, DWSD, University of Michigan

**Timeline:** Ongoing

***Increase lighting in the community***

Lighting is an issue throughout the community. Residents’ preference is to increase the number of street lights in the community. If that is not possible, alternative models for increasing light in the community should be considered. For example, a partnership with the police department and fire department could be organized to host an annual event to increase lighting in the community. This event could provide no-cost energy efficient lights residents' front porch lights. Other ideas such as community solar should also be explored.

**Lead Organizations:** Cody Rouge Community Action Alliance, Joy Southfield Community Development Corporation, Detroit Police Department, Department of Neighborhoods

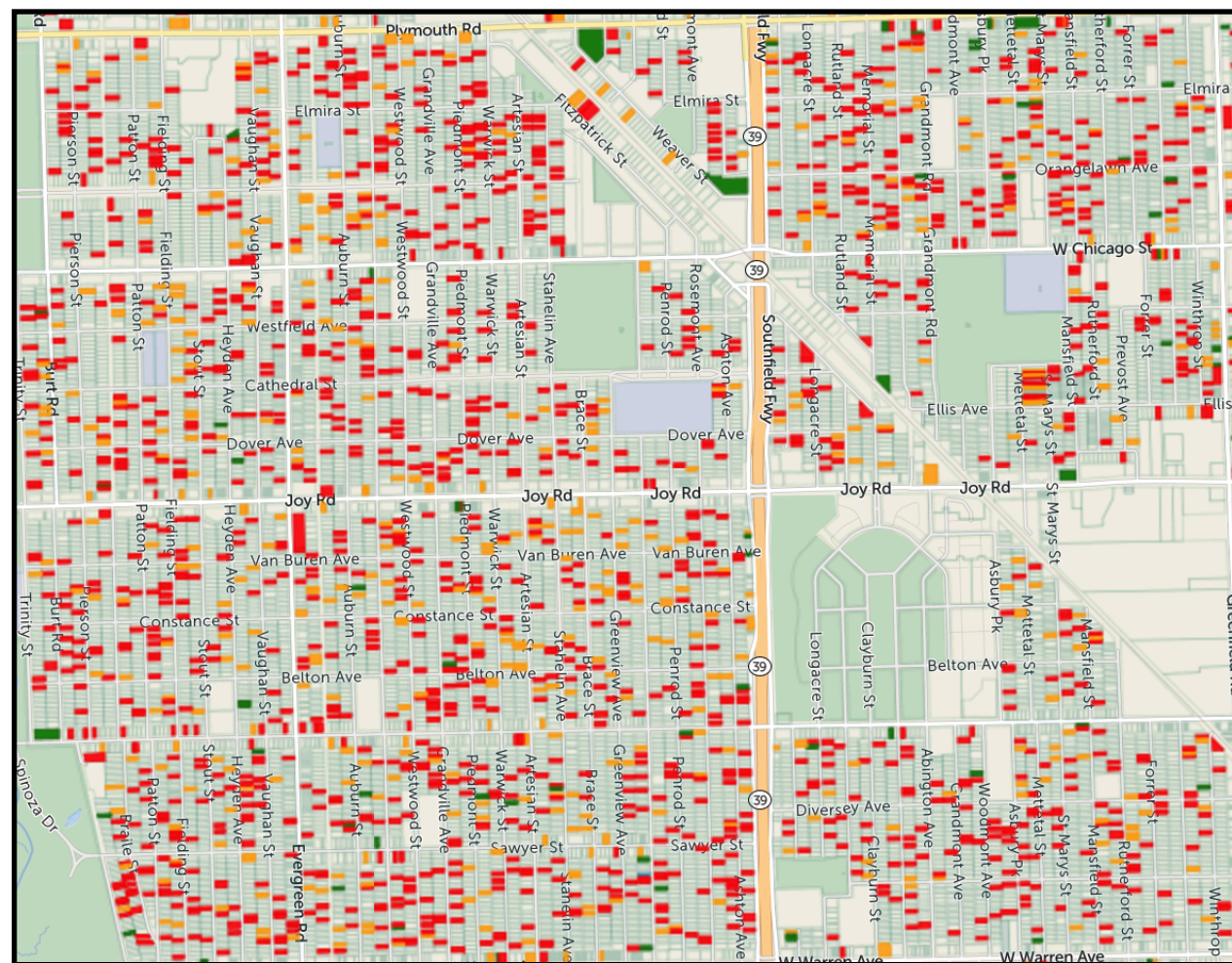
**Supports:** Block clubs and associations, Faith Alliance

**Timeline:** Ongoing





Figure 3 Loveland 2017 Foreclosure Risk



2017 Foreclosure Risk, Loveland Technologies

Foreclosure Prevention

In 2008, the city suffered devastating results of the foreclosure crisis. The 2017 foreclosure risks are high in Cody Rouge. A number of properties are at risk of foreclosure in Cody Rouge. If these properties enter into foreclosure and residents are displaced, it will create new properties that are at risk for blight and abandonment. These properties and the loss in population may derail any progress made towards neighborhood stabilization. Houses that are foreclosed upon eventually contribute to the decline of a community by adding to blight and dangerous properties. As the number of vacant homes increases, communities deteriorate at a rapid rate. As the number of vacant properties increases, it becomes more difficult to successfully stabilize communities. In order to stabilize blocks in Cody Rouge, every effort should be made to prevent foreclosure. There are several actions that can be taken to help curb the tide of foreclosure. Programs designed to educate about foreclosure prevention should increase their engagement efforts in the community and increase partnerships with organizations and faith institutions that are working in Cody Rouge. These efforts should ensure they are working with both tenants and homeowners who are facing foreclosure.

**Lead Organization:** Cody Rouge Community Action Alliance, Department of Neighborhoods

**Support Organizations:** United Housing Coalition, faith institutions, block clubs and associations, Center for Working Families, Street Democracy

**Timeline:** ongoing



**Enforce Property Standards**

Enforce property standards to make sure the community remains safe and enhances neighborhood pride. Develop a list of properties that have severe code violations that pose a safety risk and report them on the Improve Detroit app/website. Special efforts should be made to support residents that are unable to meet property standards such as isolated seniors, people living with disabilities, and people living in poverty.

**Lead Organizations:** Cody Rouge Community Action Alliance, Department of Neighborhoods

**Supports:** Block clubs and associations

**Timeline:** ongoing

**Tenants' Rights**

Work with community partners to ensure tenants are aware of their rights in order to encourage tenants to remain in the community longer. Many tenants leave their rental housing due to landlord negligence of the property or due to their own difficulties paying rent. In order for the tenant population to become less transient, they must be made aware of their rights and how to get repairs made. Work with partners to develop a strategy to have rental houses inspected. A strategy that helps encourage tenants to remain in the community longer will help encourage stability and decrease the transient nature of some tenancies.

**Lead Organizations:** Cody Rouge Community Action Alliance, Department of Neighborhoods

**Supports:** United Housing Coalition, BSEED

**Timeline:** ongoing

**Consider the feasibility of a rotating home repair loan**

In order to ensure that residents have access to home repair money through more than one channel, a feasibility study into a rotating loan for home repairs should be conducted. The loan would be a fund that could be accessed by residents regardless of whether they have insurance or owe taxes to be used to make home repairs. This loan would be a rotating loan with zero percent interest. Funds could be sought from a foundation, through crowdfunding, or through a system where residents pay into the pool of funds and access when necessary. Whatever feasibility study is conducted, it should consider whether this type of rotating loan would help increase property values in the community at-large and not simple whether it raises the value of individual properties.

**Lead Organizations:** Cody Rouge Community Action Alliance, Joy Southfield CDC,

**Supports:** foundations, resident groups,

**Timeline:** ongoing







### *Rental Property Standards*

Ensure landlords are taking care of their properties. There is a misconception that tenants are contributing to blight when it is often the landlord neglecting their responsibilities. Block clubs and associations should build relationships with their neighbors that are tenants to ensure property standards are maintained. This recommendation becomes increasingly important as the tenant population in Detroit grows with each round of foreclosures. Good landlords should be recognized by the community for their contributions to the community.

### **Lead Organizations:**

Cody Rouge Community Action Alliance, Department of Neighborhoods, Joy Southfield Community Development Corporation, Department of Neighborhoods

**Supports:** Center for Community Progress, United Housing Coalition, BSEED

**Timeline:** Ongoing



# EMERGING THEME: SAFETY & SECURITY

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In order for Cody Rouge to remain a strong residential community, efforts must be made to improve safety outcomes. There is a perception that the community is very unsafe. This perception prevents many residents from using public spaces, shopping at local businesses, and taking public transportation. Since safety concerns are limiting the movement and activities of residents, it is imperative that safety issues be addressed to the highest degree possible. While many residents voiced their appreciation for their close relationships to the local police precincts, an increase in police presence alone will not solve the issues of crime and safety in Cody Rouge. In order for the community to become safer, a variety of strategies will need to be employed ranging from building stronger relationships with police to strategies designed to use resident-led activities in crime prevention. A stronger community where residents know each other well and collaborate on a variety of initiatives is a community that is likely able to deter crime using resident-led activities. A number of actions could contribute to building a stronger sense of safety and security including:

- ▶ explore the possibility of a shots fired sensor
- ▶ address safety associated with public transportation
- ▶ use of crime prevention through environmental design and safety audits
- ▶ Cody Rouge lighting event
- ▶ Reclaiming outdoor space
- ▶ Increase number of Project Green Light businesses



Photo: CRCAA

***Use of Crime Prevention through Environmental Design (CPTED) and safety audits***

CPTED strategies are designed to deter crime by using the natural environment. CPTED is organized around the idea that changing parts of the physical environment can influence criminal behavior. Safety audits are an organized method to determine safety hazards in a community. In order to determine what specific safety issues exist on each block, residents should be trained in conducting safety audits in their communities.

Residents should do the safety audits and determine what actions are necessary to address their findings. Those recommendations should be shared widely. The combination of CPTED and safety audits will provide an opportunity for local resident groups, organizations, and businesses to work together to create a safer community.

**Lead Organizations:** Cody Rouge Community Action Alliance, Detroit Police Department, Department of Neighborhoods

**Supports:** Resident associations and block clubs, Brothers and Sisters on Patrol, other radio patrols

**Timeline:** Ongoing

***Cody Rouge Lighting Event***

Residents in Cody Rouge remain unsatisfied with the new street lights in the community. While they have been told that the lighting meets national standards, the new lighting has left some areas in darkness. The first preference is to work with the city to identify areas where additional lighting could be installed. Another idea is to convene a yearly event designed to encourage residents in densely populated areas to keep their front lights on overnight. LED lights that only turn on when it gets dark and go off when it is light outside would be used. This event could be hosted as part of a night out against crime event and include volunteers who install the lights for residents who agree to participate. If a donation of lights cannot be made, residents could be charged a nominal fee to receive the light and have it installed.

**Lead Organizations:** Cody Rouge Community Action Alliance, Detroit Police Department, Detroit Fire Department, Department of Neighborhoods

**Supports:** Block Clubs, Associations, Radio Patrols

**Timeline:** 1 year

Explore the possibility of getting a shots fired sensor

ShotSpotter provides a technology that can detect the sound of gunshots, isolate its precise area, and send information to a dispatch center who then alerts a police department. This has been piloted on the east side of Detroit. Residents in Cody Rouge have requested this service be made available to them. This technology has been piloted in District 3 Efforts should be made to reach out to law enforcement in that area to discuss how this technology has benefitted the community.

Lead Organization: Detroit Police Department, CRCAA, DON

Supports: Block Clubs and Associations, ShotSpotter

Timeline: ongoing

Address safety associated with public transportation

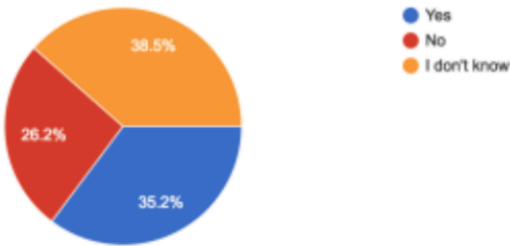
Residents responded that they do not feel safe on public transit and they do not feel safe waiting for the bus. A good start to addressing one of those issues is to make sure that there are bus shelters and lighting at most stops. A study should be conducted to see which stops are used most frequently. Those stops are where the improvements should be prioritized. A potential strategy to keep the bus shelters clean and free of graffiti is MDOT’s adopt-a-shelter program. Resident groups and organizations may consider this program.

Lead organizations: Cody Rouge Community Action Alliance, Joy Southfield CDC, and Department of Neighborhoods, DDOT, MDOT, SMART

Supports: Block clubs and associations, Sit on it Detroit, Sit on it Detroit, Adopt-a-shelter program

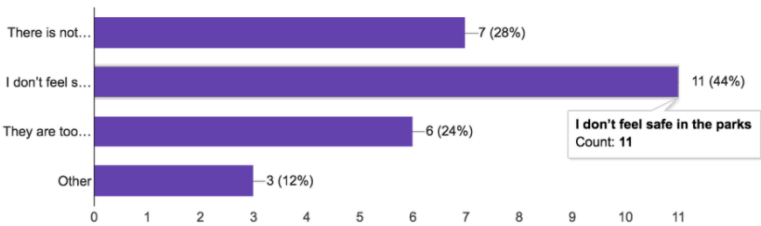
Timeline: ongoing

Do you feel safe waiting for the bus stop? (122 responses)



One in four of the youth surveyed expressed not feeling safe waiting at the bus stop.

[If respondent does not use use parks] Why don't you use the parks? (25 responses)



Those who do not use the park report that they do not feel safe in the park, there is not enough to do at the parks, and/or the parks are too far away.





**Reclaiming Outdoor Space**

The community should identify specific spaces where crime is occurring and reclaim the space by hosting public events or encouraging regular use of the space. If there is a constant stream of people using a public space for recreational activities such as walking, story time, having an event or walking a dog, it is difficult for it to be used for criminal activities. This recommendation is in keeping with the “eyes on the street” philosophy. In public spaces such as vacant lots, a community can work to host a formal or informal event such as story time, exercise, or they can host a block club meeting or other event. This kind of use of space that has become problematic for a community can increase confidence of community members to use the space over time and deter crime. Residents should be supported to link their other goals to reclaiming outdoor space.

**Lead Organizations:** Block Clubs and Associations,CRCAA

**Supports:** Detroit Police Department, Department of Neighborhoods, Don Bosco Hall, Boys and Girls Club, Resident associations

**Timeline:** Ongoing

**Increase Number of Project Green Light Businesses**

There are a number of project Green Light businesses in the Cody Rouge area. Residents feel these businesses are accomplishing their goals of keeping those businesses free of crime and safe to use. The number of project Green Lights should increase in the community in order to improve actual and perceived safety on the commercial corridors. Residents would like to see all gas stations become project Green Light businesses. An increase in the number of project Green Light businesses along bus routes on commercial corridors has the potential to increase safety at bus stops near those businesses.

**Lead Organizations:** Detroit Police Department, Department of Neighborhoods

**Supports:** Cody Rouge Community Action Alliance, Joy Southfield Community Development Corporation, Block Clubs and Associations

**Timeline:** 1 year





**Publicize and increase use of the Improve Detroit app/ website**

Improve Detroit is an app/website that allows residents and other stakeholders to report issues in their neighborhoods to the city. This technology is designed to track and disseminate information to the Mayor’s office about challenges in the community not requiring emergency assistance. This is technology that is actively being promoted by the Department of Neighborhoods as a method to report issues in the community. Efforts to publicize this technology should be organized in order to ensure residents are aware of it and understand how to use it. For those residents that feel unable for whatever reason to engage with the technology, a series of drop-in hours could be organized so others can report on their behalf or stations can be set up at community meetings so help people report issues using the app or website.

**Lead Organization:** CRCAA, Joy Southfield CDC, block clubs and resident associations, Don Bosco Hall, Boys and Girls Club, local schools

**Supports:** Department of Neighborhoods, libraries, health center

**Timeline:** ongoing

**Traffic Calming**

Residents reported a chronic issue with speeding in the community that impacts residential and commercial streets. One method to curb speeding is to ensure officers are doing traffic checks in areas most impacted. This can be effective while they are officers physically present. DPD does not have resources or people power to patrol each area with chronic speeding. Other methods of traffic calming will need to be explored. These methods can include installation of stop signs or stop signs, creative use of paint and temporary bike and parking lanes.

**Lead Organizations:** CRCAA, Joy Southfield CDC, block clubs and associations, DPD

**Supports:** Department of Neighborhoods, Better Block

# EMERGING THEME: LAND USE

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Cody Rouge is an area rich with open space and housing density. An examination of the Current Conditions Map shows that Cody Rouge remains a largely residential community. Residents wish to keep the area residential in the future. The Future Directions Map illustrates residents' vision of future land use. The vast majority of blocks are designated as traditional residential or spacious residential. Future land use initiatives and projects should demonstrate the following:

- Decisions should be made looking at the Future Directions Map contained in this report
- People working on land use projects should engage the community about how the land is to be used
- Projects should consider neighborhood beautification, storm water infrastructure, and enhancement of public safety as part of their end goals

In order to achieve these general principles around land use in Cody Rouge, people seeking to use land in Cody Rouge should connect with the Cody Rouge Action Alliance, and the blocks clubs and associations to share their plans.



*Land uses that enhance the beauty of the community*

There are a few areas in Cody Rouge that are interested in urban farming. These areas are WACO, Warrendale and Joy Community. The other areas of the community are firm in that land uses should be for housing or neighborhood beautification, or parks. Land uses that are not residential should be considered enhancements to the quality of life of residents living in the area. In areas where there are few vacant lots, residents should be encouraged and supported to purchase and use side lots. These side lots can be used to enhance individual property value as well as enhance the quality of the overall community.

In areas where there is less density, residents should still be encouraged to purchase side lots. In these areas, parcels should also be bundled in order to knit together property to be used for beautification and green stormwater infrastructure to stop flooding and runoff. The impending DWSD stormwater charge will be an incentive for people to support these efforts.

**Lead Organizations:** Cody Rouge Community Action Alliance, Joy Southfield CDC

**Supports:** Block clubs and associations, DWDS, UM, Greening of Detroit, Cody Rouge Faith Alliance, DLBA, P&DD, DFC

**Timeline:** Ongoing

*Stronger Relationship with P&DD*

Build stronger relationship with P&DD in order to keep abreast of changes in the City’s Open Space planning process, reforestation plan, and update of Master Plan of Policies. Warrendale is an area where the City will be working in the near future. Ensure that the community is working with the City and participating in their public engagement processes.

**Lead Organizations:** Cody Rouge Community Action Alliance, Joy Southfield CDC, P&DD

**Supports:** CDAD, DFC

**Timeline:** 3 months - 1 year

*Re-evaluate Land Use in Five Years*

In five years, re-evaluate the land use designations for each block. In particular, review whether areas designated as Spacious Residential should remain residential or switch to another, non-residential use such as Naturescape or Green Venture.

**Lead Organizations:** Cody Rouge Community Action Alliance

**Supports:** Block clubs and associations, CDAD

**Timeline:** 5 years



# EMERGING THEME: COMMERCIAL CORRIDORS

Commercial corridors in Cody Rouge are lined with small plazas with front facing parking or streets lined with small businesses with entrances located on the street. Since they are located on large corridors that likely see thousands of motorists drive through, many have the potential to attract customers from within Cody Rouge and from outside its borders. CDAD's neighborhood analysis shows that the commercial corridors are designated Shopping Hub or Village Hub and should be preserved as shopping destinations. Residents spoke of wanting to support their local businesses but needing to leave the community to get what they need. They also reported that there are concerns about safety with regards to walking to local businesses so they typically get in cars and drive to other destinations to shop. The wide availability of in-tact commercial properties and local population density suggests that there are several opportunities in Cody Rouge to develop a twenty-minute neighborhood. These are areas where there are a variety of amenities such as restaurants, shops, and other attractions as well as connections to local transit routes within a twenty-minute walk. The following actions will strengthen commercial corridors:

- ▶ Strengthen local business improvement group
- ▶ Enforce property standards of commercial properties
- ▶ Attract new businesses
- ▶ Support local entrepreneurs
- ▶ Develop a strategy to improve the look of corridors
- ▶ Develop community ownership models

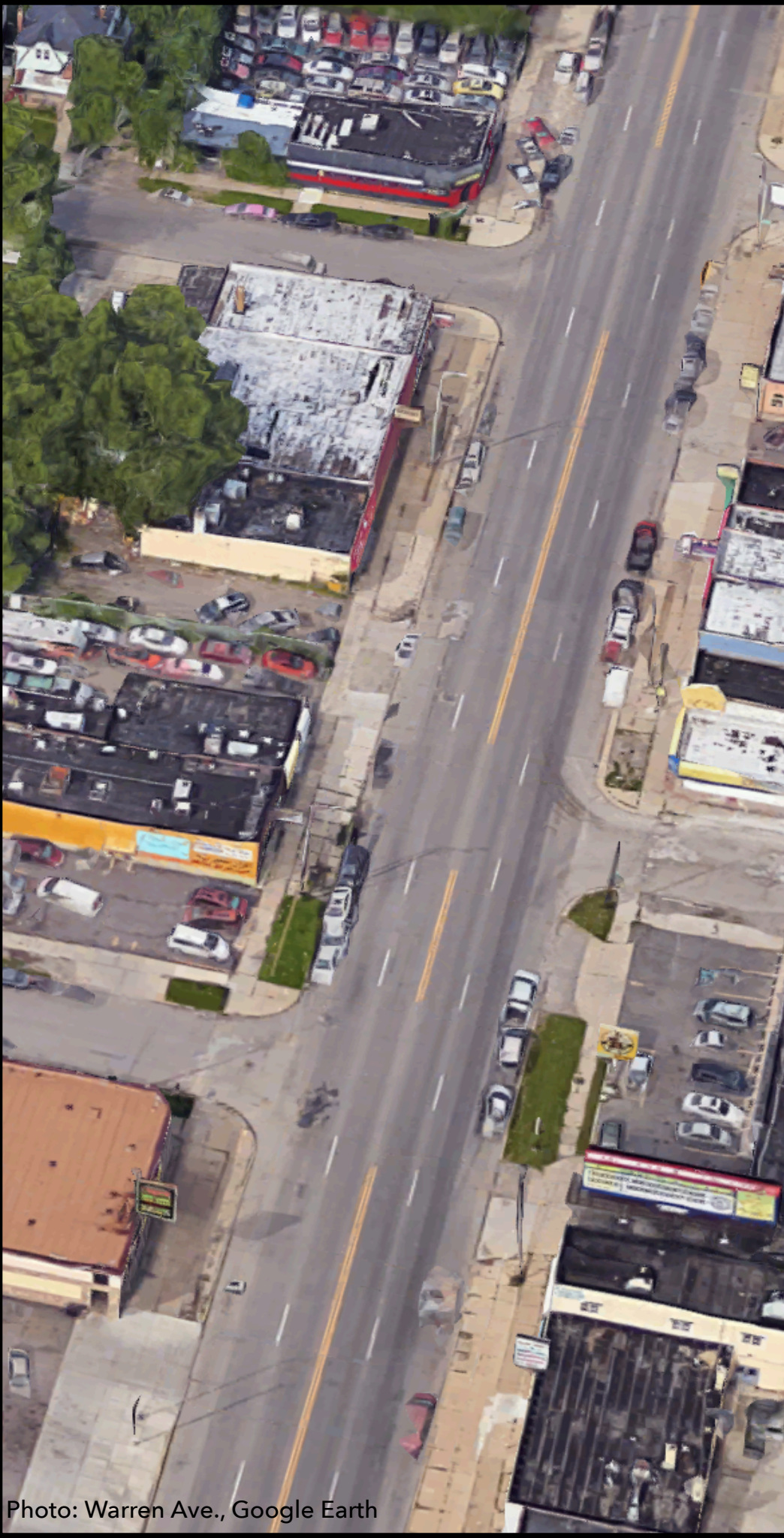


Photo: Warren Ave., Google Earth





Photo: Joy Road near Evergreen,  
Joy-Southfield Commercial Corridor Strategic Plan

## Strengthen and increase membership in local Business Improvement Group

Strengthening the business improvement group that exists in the community is one method to ensure that businesses are able to advocate for themselves, support the community, and attract new business. This group could work to attract new resources for themselves. Residents reported that some businesses are adding to the blight in the community by not maintaining their properties. Strengthening the business group may help businesses keep their properties and the corridors safe and help build relationships with resident groups.

**Lead organization:** Joy Southfield, existing business improvement group, local businesses

**Supports:** Block clubs and associations, Brothers on Patrol, Planning and Development Department, BSEED, DPW Solid Waste, CRCAA

**Timeline:** 1-2 years

## Enforce property standards of commercial properties

Residents should work with organizations in the community to develop a list of businesses with the most obvious code violations that cause major blight or pose a safety risk. This could be done as part of a regular radio patrol rotation. This list can be used to work with the city code enforcement to get those specific properties under compliance.

**Lead organizations:** Joy Southfield CDC, Cody Rouge Community Action Alliance, block clubs and associations, Department of Neighborhoods, local businesses

**Supports:** BSEED, resident groups and associations

**Timeline:** Ongoing

## Attract New Businesses

Work with various entities to attract 1-2 of the kinds of businesses residents would like to see in the community such as a coffee shop or family restaurant. A majority of residents who participated in this process said they would rather spend their money in the community but need to shop for goods and services outside the community because of lack of variety and safety concerns on the corridors in Cody Rouge.

**Lead Organization:** Joy Southfield CDC

**Supports:** Motor City Match, BUILD Institute, ProsperUS, Tech Town SWOT

**Timeline:** 1 year

*Support local entrepreneurs*

Cody Rouge is home to many local entrepreneurs that can be encouraged to open up a storefront in the area. This would help fill vacant storefronts and help diversify goods and services available to residents and other potential shoppers. There may be opportunities to cluster businesses to share a storefront or other commercial space in order to split the costs of rent. A scan of local entrepreneurs should be conducted in order to determine what their needs are, their interest in opening a storefront in the area, and what kinds of goods and services they provide. A strategy to support these businesses whether they are ready to locate in a storefront or are home-based businesses should be developed. Strategies that support non-traditional business models such as workers' cooperatives and social enterprises should also be provided. These non-traditional business models can potentially provide goods and services and employment for residents.

Lead organizations: Joy Southfield CDC, Cody Rouge Community Action Alliance

Supports: DEGC, Tech Town SWOT, Build Institute

Timeline: ongoing



Photo: Google Earth



## Develop a strategy to improve the overall look of commercial corridors in the area

Encourage business owners and resident groups to work together to develop and implement a strategy to keep the corridors free of litter and debris. The two groups should come to an agreement that mutually benefits both. Agreements such as neighborhood clean ups in exchange for donations of supplies to resident groups can be pursued. The local business improvement group can work to expand its membership and advocate for resources for façade improvements. This may encourage other businesses to locate in the area.

**Lead Organizations:** Joy Southfield CDC, CRCAA, local businesses

**Supports:** DEGC, ProsperUS, Build Institute, resident groups and associations

**Timeline:** 1-3 years

## Community Ownership

Explore alternative models of ownership of commercial properties. Local nonprofit organizations, block clubs and associations, or faith institutions could look into purchasing commercial properties as a strategy to stimulate the commercial corridors. These properties can be used for attracting new businesses, incubating local businesses, or starting social purpose enterprises.

**Lead organizations:** Joy Southfield CDC, Cody Rouge Community Action Alliance, Cody Rouge Faith Alliance

**Supports:** UM business school, DEGC, Tech Town SWOT, ProsperUS, Motor City Match, BUILD Institute

**Timeline:** 1-3 years





# EMERGING THEME: WELCOMING COMMUNITY

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Cody Rouge is becoming increasingly diverse. Immigrant serving organizations are starting to place newcomers in neighborhoods in Cody Rouge. While most residents celebrate this chance to welcome new neighbors, there is a potential for misunderstanding and tension whenever a community is in the midst of change. In order to ensure that the flux of new residents is met with understanding and respect, Cody Rouge should consider becoming a "welcoming neighborhood".

A welcoming neighborhood is simply a place where all are welcome to live, work, and play. A changing population may need some additional supports to settle and start their lives. These supports may also support the community at-large by improving service delivery, available resources, and relationships in the community. The following recommendations should be considered:

- ▶ Building stronger relationships between immigrants and long-time residents
- ▶ Hosting educational presentations throughout the community
- ▶ Developing a community services roundtable
- ▶ Diversifying the youth alliance

The Pa



Community Services Roundtable

Establish a community services roundtable that seeks to decrease barriers to access to services faced by immigrants. Many immigrants will be facing challenges not experienced by US-born residents. This roundtable can be an opportunity to learn to serve a diverse community to discuss how to decrease barriers to serving them, to determine whether new programs are needed, and to share any knowledge that may help improve service delivery.

**Lead Organizations:** Health Center, US Committee for Refugees and Immigrants, Samaritas, Office of Immigrant Affairs, ACCESS

**Supports:** CRCAA, Welcoming MI

**Timeline:** 1-2 years



Photo: CRCAA

Diversify Youth Alliance

As the community becomes more diverse, it is important that the young people in these communities are supported in their efforts to settle and begin their new lives. Newcomer youth often face specific challenges related to the immigration experience. These experiences are related to navigating two cultures, going to school, and accessing appropriate services. The Cody Rouge Youth Alliance should make special effort to include immigrant youth and extend opportunities to participate to them. These efforts will help build bridges between youth and help service providers learn about barriers to serving newcomer youth.

**Lead Organizations:** Cody Rouge Action Alliance, Don Bosco, Boys and Girls Club, US Committee for Refugees and Immigrants, Samaritas, Office of Immigrant Affairs, ACCESS

**Supports:** Faith Alliance, block clubs and associations

**Timeline:** immediately and ongoing

Educational Presentations

Staff from immigrant serving organizations should be invited to present at various community meetings including the CRCAA community-wide meetings to talk about their work placing newcomers in the community and to answer questions people may have and to address any concerns.

**Lead Organizations:** Cody Rouge Action Alliance, US Committee for Refugees and Immigrants, Samaritas, Office of Immigrant Affairs, ACCESS, Welcoming MI

**Supports:** Faith Alliance, block clubs and associations, DON

**Timeline:** immediately and ongoing

**Building Strong Relationships**

As the population becomes more diverse, there may be more opportunities for misunderstanding and increased community tensions. Opportunities for long-time residents to learn about newcomers and newcomers to learn about Detroiters will be important in easing any community tensions. Efforts should be made to work with immigrant serving organizations to build positive relationships between newcomers and Detroiters through community events, meet and greets, and educational exchanges.

**Lead Organizations:** Cody Rouge Action Alliance, US Committee for Refugees and Immigrants, Samaritas, Office of Immigrant Affairs, ACCESS, Welcoming MI

**Supports:** Faith Alliance, block clubs and associations, Don Bosco Hall, Boys and Girls Club, Department of Neighborhoods

**Timeline:** immediately/ongoing

**Welcoming Neighborhood**

As the community becomes more diverse, it will become more rich as it is informed by the perspectives of people from around the world. A change in demographics may cause tension or stress in people living in the community. It is crucial to prioritize building bridges and relationships. The community should consider working with Welcoming Michigan to establish Cody Rouge as one of Detroit’s first “Welcoming Neighborhoods”. A welcoming neighborhood is one that is inclusive and works to ensure that everyone knows they belong. These communities have a deep understanding of how immigration positively impacts a community and values the contribution of all residents to the success of a community. Welcoming communities seek to build peace, understanding, and respect between immigrants and U.S.-born residents. To get this designation, the community will be required to come together and voice their support and develop specific strategies to help bring the vision of a united community to life.

**Lead Organization:** CRCAA and Joy Southfield CDC, Welcoming Michigan, block clubs and associations

**Supports:** US Committee for Refugees and Immigrants, Samaritas, Office of Immigrant Affairs, ACCESS

**Timeline:** 1-2 years





# EMERGING THEME: SUPPORTING COMMUNITY- BASED GROUPS

Resident-led groups in Cody Rouge engage in a variety of activities to make sure their communities are places where people can thrive and want to live. They engage in a variety of activities related to keeping the community safe, well-connected, and clean and free from blight. Resident groups organize clean up and board up efforts, clear snow, patrol through radio patrols, adopt lots to create new community spaces, maintain vacant lots, and work tirelessly to engage their neighbors in the efforts.

Many of these groups are functioning with extremely limited resources and little training. They have struggled to find resources to do their work and have requested the services of organizations to help build their capacity to strengthen their work. A number of strategies to support resident groups have been identified:

- ▶ Capacity building for resident-based groups
- ▶ Connecting community organizations and resident-based groups
- ▶ Support to start block clubs and associations
- ▶ Support block clubs and associations to come together across the community



## Capacity building for resident-based groups

Build the capacity of resident-based groups to strengthen their work in building community through resource development, training, and support getting volunteers. Work with block clubs and associations to determine specific training needs.

**Lead Organizations:** CRCAA

**Supports:** UM TAC, CDAD, MCR

**Timeline:** ongoing



Photo: CRCAA

## Connect community organizations and resident-based groups

Connect the work of residents to community development organizations in order to develop stronger partnerships in the community. Explore how both groups can support each other.

**Lead Organizations:** CRCAA, Joy Southfield CDC

**Supports:** Block clubs and associations

**Timeline:** immediately

## Help to start block clubs

Some areas that do not have representation from a block club or association requested training on how to start block clubs.

**Lead Organizations:** Cody Rouge Community Action Alliance, Black Family Development Inc.

**Supports:** existing block clubs and associations, CDAD, MCR

**Timeline:** ongoing

## Support block clubs and resident associations to work together

Create opportunities for resident groups to come together and collaborate on initiatives and share information regularly.

**Lead Organization:** CRCAA, associations

**Supports:** CDAD, MCR

**Timeline:** ongoing



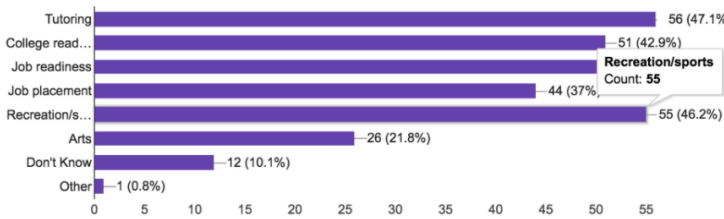
# EMERGING THEME: YOUTH DEVELOPMENT

Cody Rouge is a community rich with services and programs for youth. The Skillman Foundation's ten-year investment in the community strives to improve neighborhood conditions in order to ensure that youth thrive at all stages. The foundation has invested resources to ensure that youth have high quality recreational opportunities, places to go, and adults they can confide in. As a result, there are numerous existing programs for youth in the community. During this planning process, 115 youth surveys were conducted and two sessions were conducted with the Cody Rouge Youth Alliance. Youth were asked what programs and services they wanted to see in the community and what supports they needed. It is important to note that the most important thing to do to support youth development is to ensure that the community has quality schools in the areas. The following recommendations were made based on youth feedback:

- ▶ Increase youth services
- ▶ Job training
- ▶ Transportation to youth programs
- ▶ Develop more opportunities for youth to get career training outside of school
- ▶ Create more opportunities for youth leadership connected to resident engagement in the community

- ▶ Increase youth services
- ▶ Youth reported wanting more services and programs in the community. Though there are existing services youth reported wanting new services that appeal to a broad range of interests. It was outside the scope of this work to determine which services youth wanted to see in the community. Youth serving organizations should work with local youth to develop a prioritized list of services and programs youth want in the community. Youth can be mentored to implement some of those programs on their own and others can be provided by local service providers.
- ▶ Lead Organizations: Youth Services Network, Boys and Girls Club, CRCAA, Don Bosco Hall
- ▶ Supports: Faith Alliance
- ▶ Timeline: 6 months-1year

What do you think are the top three additional supports or programs that are needed for youth in the community from the following list:  
(119 responses)



Youth expressed their top three supports/programs needed in the community as being Tutoring, Job Readiness, and Recreation/Sports.

**Job training**

Increase programs designed to mentor youth and provide internships and job training and other employment opportunities such as entrepreneurship training. There are few opportunities for youth employment in the community. This is especially important for youth who will not be pursuing post-secondary education. Exploration of non-traditional employment models such as social purpose enterprises and workers' cooperatives should be conducted.

**Lead Organizations:** Youth Services Network, Boys and Girls Club, CRCAA, Don Bosco Hall

**Supports:** Faith Alliance, Greening of Detroit

**Timeline:** Ongoing

**Develop more opportunities for youth to get career training outside of school**

Opportunities for youth not currently in school to develop career skills is paramount for increasing the economic prosperity of residents in the community. School is not a finite determinant of talent or economic ambition. Models to increase job readiness and skills development in youth should be explored. These opportunities include apprenticeships, mentoring, job shadowing, entrepreneurship training, workers' cooperative development, and the possibility of a church or organization starting a social purpose enterprise that employs young people.

**Lead Organization:** CRCAA, Don Bosco Hall, Youth Services Network

**Supports:** Grow Detroit's Young Talent, Detroit Employment Solutions

**Timeline:** Ongoing



Retain quality schools in the community for all ages

Cody High school is on the list of potential school closures. Students in Cody Rouge should have access to local schools in their community that meet their educational, social, and recreational needs. These learning opportunities should help prepares students for successful futures. Schools should also function as places where people in the community feel welcome and that offer high quality opportunities for community building and community engagement. All efforts must be made to preserve local schools as educational institutions that preform well, prepare students for their future, and act as spaces for community building. Work with organizing groups like 482Forward with with local decision-making bodies must be continued and amplified.

Lead Organization: CRCAA, Youth Network, Don Bosco Hall, Boys and Girls Club, Joy Southfield CDC, resident groups and associations, Faith alliance

Supports: 482Forward, Department of Neighborhood

Timeline: immediate and ongoing

Create more opportunities for youth leadership connected to resident engagement in the community

Throughout the community engagement process, repeated calls for the increased participation of youth were made. Youth have opportunities in Cody Rouge to develop their leadership through participation in youth alliance activities and work with various schools. There exists a disconnect between youth and the larger community engagement work and the work of block clubs and associations. This is not for lack of trying to engage them. A strategy to connect youth to the work of block clubs and associations in their neighborhoods should be explored.

**Lead Organization:** Cody Rouge Community Action Alliance, Cody Rouge Youth Alliance, block clubs and associations

**Supports:** CDAD, MCR

**Timeline:** Ongoing

*Transportation to Youth Programs*

Transportation was cited as a barrier to participating in youth programs. Many parents do not feel comfortable allowing their children to take public transportation to programs at Don Bosco Hall or the Boys and Girls Club. Safety on public transportation will likely to continue to be an issue into the future. In order to decrease the transportation barrier, local youth service providers should work to provide transportation to and from their services through a system of pre-determined pick up and drop off locations.

**Lead Organizations:** Don Bosco Hall, Boys and Girls Club, Youth Services Network

**Supports:** Youth Alliance, Faith Alliance

**Timeline:** 1-2 years



Photo: CRCAA

Increase programs to support youth post-secondary education

Many youth in the community are on their way to post-secondary education. They may need supports such as tutoring, support applying to schools and programs, college preparation, and support filling out FAFSA applications.

**Lead Organizations:** Don Bosco Hall, Boys and Girls Club, Youth Services Network, CRCAA

**Supports:** Youth Alliance, Faith Alliance

**Timeline:** 1-2 years



# IMPLEMENTING THE COMMUNITY PLAN

In order to implement the action strategies identified by the community, it is recommended that the CRCAA align its working groups with the themes outlined in this document. The following committees or working groups are suggested to support the implementation of the recommendations in this document:

- Neighborhood Stabilization/Land Use
- Safety and Security
- Welcoming Community
- Commercial Corridors/Business
- Youth Outcomes

Each section contains recommendations for actions and suggested membership of the committees.



Photo: CDAD

## *Commercial Development/Business Development (partnership with JSCDC)*

- Develop form letter to send to landlords and businesses
- Develop form to track code violations
- Do a community scan about what kinds of businesses residents want in the community
- Host a meeting with local business owners to ask how the community can support them
- Identify opportunities for placemaking and other enhancements of the commercial corridors in areas where there is dense population and in-tact commercial properties
- Develop relationships with a few landlords to get permission to use their stores for pop-up businesses, exhibits, and other business incubation activities or community building activities (like Livernois popup)
- keep abreast of pink zoning efforts by PDD
- Membership: Business owners, BUILD, SWOT, CRCAA, Joy Southfield CDC, PDD, BSEED, resident associations

## *Neighborhood Stabilization/Blight Committee*

- Tenants' rights and their relationship with broader community building efforts
- Foreclosure prevention strategies outlined in this report
- Explore feasibility of community ownership models
- Do a scan of vacant properties and compare to Blight Tracker
- Use of vacant land to enhance property value and beautification
- Home repair fund
- Membership: CRCAA, Joy Southfield CDC, PDD, BSEED, DON, resident associations



## Supporting Community-Based Groups

- Ensure residents are aware of capacity building opportunities
- Build relationships between local nonprofit organizations and resident groups
- Support residents to start block clubs and associations in areas that are not covered by an existing group
- Create spaces and opportunities for resident groups to work together across the community to advance their common goals
- Connect residents to opportunities outside the community that works to address issues identified in this plan

Membership: UM TAC, CDAD, MCR, CRCAA, resident groups and associations

## Supporting Youth Development

A youth services network exists in the community already. A new group may not need to be organized. Conversations should be had about connecting the with services network to advance the recommendations in this plan.

- meet with existing youth network to determine what kind of support they need to advance their work
- ensure resident capacity building opportunities are offered to youth in the community
- explore the possibility of developing a social purpose enterprise that employs youth in the community
- work with local youth groups to engage in an activity to identify specific services youth would like to see in the community
- ensure as many people and organizations as possible are connected to the efforts to keep local schools open

## Welcoming Neighborhood

-Building relationships between immigrants and long-time residents (meet and greets, shared activities, community walks, attending events, cooking class, engaging them in community building activities, etc.)

-Build a services network table dedicated to reducing barriers to service for newcomers and other people facing barriers to accessing services (membership: immigrant serving organizations, Welcoming Michigan, block club and association leaders)

-Develop a 'welcome wagon' system for newcomers by finding residents in the community who can volunteer to be a 'buddy' for the new family (help with social connection,

-Membership: immigrant serving orgs, Welcoming Michigan, resident leaders, health center, faith alliance, CRCAA, Joy Southfield CDC



Photo: CRCAA



## *Safety and Security*

- Organizing safety audits throughout the community
- Identify themes in the various audits
- Disseminate information to DPD, DFD, DON, Council Member
- Meet with radio patrol groups to see what kind of support they need and organize to support
- Organize a few events in summer and spring and fall in areas identified as 'trouble' spots (reclaiming outdoor space/eyes on the street) - activities can be low cost/no cost and be organized by members of the committee
- Membership: DPD, DFD, CRCAA, Joy Southfield CDC,



Photo: CRCAA





## *Beautification/Land Use*

- Ensure that future land uses beautify the neighborhood and do not detract from the residential nature of the community
- Host educational sessions with DFC about land uses for side lots
- Support for residents trying to acquire side lots
- Build stronger relationship with P&DD and ensure that residents are connected to the upcoming planning process
- Re-evaluate land use in five years
- Membership: DLBA, CRCAA, Joy Southfield CDC, Faith Alliance, resident associations, DFC



# NEIGHBORHOOD SPECIFIC PLANS

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The previous sections highlighted overall themes and recommendations for the whole of Cody Rouge. These themes were issues identified by each community group. The following section is comprised of the neighborhood-specific plans for the following areas:

Far West

Franklin Park

Joy Southfield

WACO

Warrendale

West Outer Drive



Photo: CDAD

# NEIGHBORHOOD RECOMMENDATIONS

## Far West

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Abandoned buildings/store fronts (closed dispensaries especially)	DFD, CRCAA, Joy Southfield CDC, DON, Associations	Business owners, Michigan Land Bank, Detroit Land Bank, New Covenant Church International	1-5 years
Install bus shelters(Warren Ave, between Evergreen and Telegraph)	DDOT, MDOT, CRCAA, Associations	Business Owners	1-3 years
Business property maintenance	DON, BSEED, CRCAA, Associations, DON, business owners	City of Detroit	Ongoing
Increase street lighting	CRCAA, Associations, DTE, GSD	City of Detroit, MDOT, DDOT	1-3 years
General side walk maintenance	GSD, CRCAA, Associations, DPW	DON	Ongoing
General road Maintenance	GSD, CRCAA, Association, DPW	DON	Ongoing
Drug activity (especially in Rouge Park and on Warren Ave between Evergreen and telegraph)	DPD, CRCAA, Associaitons	Radio patrol, local businesses	Ongoing
Loitering (especially in Rouge Park and on Warren Ave between Evergreen and telegraph)	DON, DPD, CRCAA, Associations	Radio Patrol	Ongoing
Increase police presence,early morning/late nights	DPD, CRCAA, Associations	Radio patrol, local businesses	6 months
Police collaboration with Dearborn (especially concerning drug activity,loitering and theft on West Warren and Parkland)	DPD, Dearborn police, CRCAA, Associations	Friends of Rouge Park, Radio Patrols	ongoing
Deal with roaming dogs(especially in Rouge Park)	DON, Animal Rescue, Associations, CRCAA	Neighborhood Police	Ongoing



# NEIGHBORHOOD RECOMMENDATIONS

## Far West

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Use a variety of methods to stop breaking and entering	DON, DPD, CRCAA, Associations	Radio patrols	Ongoing
Slow down speeding cars by installing 4-way stops or speed bumps and increasing police presence	DPD, CRCAA, Associations, DON	Radio patrols	immediately, ongoing
Insure that vacant lot behind Grey's Barbershop is maintained	Resident Association, CRCAA, DON, business owner, landlord	Joy Southfield CDC	6 months
Use vacant lots to enhance the community by installing flower gardens, green stormwater infrastructure, and urban farms that are an appropriate scale to the community	Resident Associations, CRCAA, DON, Joy Southfield CDC, P&DD, DLBA	Greening of Detroit, GWSD, DFC	Ongoing
Increase funding and resources for resident associations. Resources can include expertise, materials, and volunteering for neighborhood activities	CRCAA, Resident Associations, DON	UM TAC, CDAD, MCR	Ongoing
Improve relationships with various city departments including P&DD	Resident Associations, DON, CRCAA	P&DD, other city departments	ongoing
Increase supplies (radios) and membership in local radio patrol	Resident Associations, Radio Patrols, CRCAA, DON	DPD, local electronics stores	6 months
Increase participation in resident association activities. Increase membership and number of volunteers to help with maintaining property and other activities	Resident Associations, CRCAA, DON	CDAD, MCR, School, Libraries	Ongoing

# NEIGHBORHOOD RECOMMENDATIONS

## Franklin Park

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Sidewalks have been damaged over the years due to age and damage by trees. They should be repaired throughout the community to make sure it is safe to walk.	CRCAA, Neighborhood Associations	City of Detroit, Public Works Department of Neighborhoods	1-5 years
Trees in the community have become overgrown. overgrown trees pose a safety hazard as they block light and sight lines. They should be trimmed as part of a community safety initiative.	CRCAA, Neighborhood Associations	Business owners, residents, City of Detroit	ongoing
Street lights should be installed in order to slow down traffic, particularly on routes leading to Don Bosco Hall	CRCAA, Neighborhood Associations	City of Detroit, Traffic Engineer Division Department of Neighborhoods	1-3 years
Garbage cans frequently go missing and are difficult to replace. Many people also leave their garbage can outside their houses for too many days after garbage pick up.	CRCAA, Neighborhood Associations	City of Detroit, DPW, Zero Waste Detroit	6 months - 1 year
Bus stops require seating, lighting, and covers to protect from inclement weather. Lighting would makde the stops safer while waiting in the dark.	CRCAA, Neighborhood Associations	City of Detroit, MDOT, DDOT	1-3 years
Instal speed bumps and other traffic calming measures to deter speeding	CRCAA, Neighborhood Associations	MDOT, DDOT	3-5 years



# NEIGHBORHOOD RECOMMENDATIONS

## Franklin Park

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Increase support for block clubs (financial, expertise and in-kind donations)	CRCAA, Neighborhood Association	Crowdfunding organizations	6 months - ongoing
In order to increase job skills, training and professional development opportunities for residents should be brought into the community. Classes in employment such as customer service, trades, and other in demand jobs should be taught	CRCAA, Neighborhood Association	Detroit Training Center, Detroit Employment Solutions Corporation	Ongoing
Groups in the community should be encouraged to work better and collaborate together .	CRCAA, Neighborhood Association	Neighborhood associations, CDAD, MCR	6 months - 2 years
Vacant land in the area should be repurposed for active and passive uses. Urban Farms, green stormwater infrastructure, new community gathering spots, and flower gardens should be considered.	CRCAA, Neighborhood Association	Greening Detroit, Keep Growing Detroit, Data Driven Detroit, Parks Department	1-5 years
Support for residents who want to purchase side lots	CRCAA, Neighborhood Association	Loveland, Michigan Landbank, Detroit Landbank	6 months - 1 year
Increase in number of Project Green Light businesses	CRCAA, Neighborhood Associations, DPD	Department of Neighborhoods	1-3 years
Develop shopping hub in the area	Joy Southfield CDC, CRCAA	Planning and Dev't Department	1-5 years

# NEIGHBORHOOD RECOMMENDATIONS

## Joy Southfield

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Develop a strategy to deal with abandoned homes. Work with City and check Blight Tracker to see which homes are slated for demolition.	CRCAA, Joy Community Grp	Detroit Fire	1-3 years
Support local businesses. Potential actions include starting a business directory and a 'shop local' campaign	CRCAA, Joy Community Grp, Joy Southfield CDC	Residents, business owners, neighborhood associations	1-2 years
Attract new businesses to the area. Start with a scan of residents to see what businesses they would like to see in the community andn work to attract those businesses.	Joy Community , Joy SouthfieldCDC	Residents, business owners, neighborhood associations	ongoing
Increase street lighting in the community. The new streetlights are not adequate. If it is not possible to get more street lights, develop a strategy to increase lighting in the community through a porch light campaign and creative placemaking.	Joy Community Grp	City of Detroit, Local Police, residents, shop owners	1-3 years
Deal with loitering at gas stations	Joy Community Grp, radio patrols	DPD	Ongoing
Increase police patrols and radio patrol at closed off parks/streets	Joy Community Group, radio patrols	Local Police, Shop Owners, Residents	Ongoing
Increased supports for senior citizens - recreation, socializing, help with home repair and maintenance	CRCAA, Joy Community Group	Joy Southfield CDC, Health Center	Ongoing



# NEIGHBORHOOD RECOMMENDATIONS

## Joy Southfield

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Urban Farming in areas where there is low housing density. Consolidate vacant lots to create larger areas for farming on a scale appropriate to the community.	Joy Southfield CDC, Joy Community Group	Detroit Land Bank, Greening Detroit, Detroit Future City (guide to lots)	1-3 years
Increase the number of places for children to play. One potential action is to install a playground as part of a placemaking strategy in the area.	Joy Community Grp	Detroit Land Bank, Greening Detroit, Detroit Future City (guide to lots)	1 year
Increase number of recreation activities in the community. Support community groups to start their own programs.	JoySouthfieldCDC	Existing CDOs, Neighborhood Associations	1-2 years
Locate a space for a year round veggie market. Vegetables can be supplied by the food depot or through local gardening efforts.	Joy Southfield CDC	Greening Detroit, Detroit Future City (guide to lots)	2 years
Increase funding and other support such as training and development for resident associations	CRAA, Neighborhood Association	Neighborhood Associations, Volunteers, residents.	ongoing
Increase resident participation in neighborhood activities and work to increase the number of volunteers in the community	Neighborhood Association	CRCAA	ongoing
Work to develop workers' cooperatives in the community as an employment strategy.	CRAA	Neighborhood Associations	1-3 years

# NEIGHBORHOOD RECOMMENDATIONS

## Southfield Plymouth

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Abandoned homes need to be torn down, especially the one at Evergreen and Wadsworth	CRCAA	MLBA, DLBA, Loveland, City of Detroit, DFD	Ongoing
Address garbage cans being left out through activities such as a letter being delivered to each house or arrangements to put away cans that are left out too long	CRCAA, SPCA	WHAT'S THE APP CALLED?????	Ongoing
Trim overgrown trees that are obstructing sight lines and blocking lights, especially on the Service Drive near the 'pink house'	CRCAA, Joy Southfield CDC, SPCA	CRCAA, General Services Department	6 months - 1 year
Make dollar store and gas stations into Project Green Lights to address loitering.	CRCAA, Department of Neighborhoods, DPD, SPCA	Northwest Precinct Community Organization	6 months - 1 year
Porch light initiative	SPCA, DPD, CRCAA	DFD, home hardware store	6 months
Increase police presence on Evergreen	DPD, SPCA, CRCAA		Immediately
Improve park at Marshland School	SPCA, City of Detroit	Planning and Development	1-2 years
Bring new businesses to the community, through incentivizing residents starting businesses or working to attract outside businesses. Specifically, try to recruit an ice cream parlor, a cafe, and a brunch spot	CRCAA, SPCA	DEGC, ProsperUS, BUILD Institute, Tech Town SWOT	1-2 years



# NEIGHBORHOOD RECOMMENDATIONS

## Southfield Plymouth

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Increase programs available in the community for things such as job development training, skilled trades, and apprenticeships	CRCAA, SPCA, Joy Southfield CDC	WHAT DID I SAY IN THE OTHER PLACES	Ongoing
Use land to beautify the community with things such as landscaping and flower beds	CRCAA, Joy Southfield CDC, SPCA, Planning and Development Department,	Detroit Future City, Greening of Detroit, GSD	1-3 years
Find a property to start a veggie market supplied with vegetables from the Food Depot or from local gardens	CRCAA, SPCA, Joy Community Group, Joy Southfield CDC	DON, DLBA	1-2 years
Increase funding and support for community-based groups to do more engagement, meetings, and community events.	CRCAA, SPCA	CDAD, MCR, Crowdfunding	ongoing
Increase recreation opportunities for seniors	CRCAA, Joy Southfield CDC, SPCA	Libraries, Don Bosco Hall, Boys and Girls Club	1-2 years
Increase police presence on Evergreen	DPD, CRCAA, SPCA		Immediately
Increase membership and volunteers in SPCA activities to help with board ups and clean ups	SPCA, CRCAA	CDAD, MCR, UM Technical Assistance	Ongoing

# NEIGHBORHOOD RECOMMENDATIONS

## WACO

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
4-H Club at Mansfield Farm	CRCAA,WACO Neighborhood Association	Joy Community, Southfield Plymouth Neighborhood Association	1-2 years
Flower and MarketGardents/Victory Gardens	CRCAA, Neighborhood Association	Greening Detroit, Keep Growing Detroit, Data Driven Detroit	1-2 years
Southfield Freeway service drive Berm(s)	CRCAA, Neighborhood Association	City of Detroit	1-3 years
Bike Paths on Tireman and through neighborhood	CRCAA, Neighborhood Association	Planning and Development	1-3 years
Urban Farms	CRCAA, Neighborhood Association	Greening Detroit, Keep Growing Detroit, Data Driven Detroit	2-3 years
Flower Gardens	CRCAA, Neighborhood Association	Loveland, Michigan Landbank, Detroit Landbank	1-2 years
Support Business Growth	CRCAA, Neighborhood Association	DEGC, BUILD Institute, ProsperUS	ongoing
Green Stormwater Infrastructure	CRCAA, Neighborhood Association	Greening Detroit, DFC	1-3 yaers
Help Keep Warren Ave and Alley Clean	CRCAA, Neighborhood Association	U of M, UDM, Neighborhood Projections	ongoing



# NEIGHBORHOOD RECOMMENDATIONS

## WACO

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Renew the Avenue Business District on Warren	CRCAA,WACO Neighborhood Association	City of Detroit, UM Dearborn	1-3 years
InstallSit-on-it Detroit Benches at Bus Stops	CRCAA, Neighborhood Association	Business owners, residents, City of Detroit	1-3 years
Install Tiny Libraries throughoutCommunity	CRCAA,WACO Neighborhood Association	City of Detroit, MDOT, DDOT	1-2 years
Garbage cans throughout the area to decrease litter	CRCAA, Neighborhood Association	City of Detroit, Zero Waste Detroit	6 months - 1 year
Signage (Welcome to Detroit/Welcome to Warren Avenue Community)	CRCAA,WACO Neighborhood Association	City of Detroit, MDOT, DDOT	1 year
Increase street lighting throughout the community	CRCAA,WACO Neighborhood Association	City of Detroit,	1-5 years
Increase number of Project Green Light Businesses in the area	CRCAA,WACO Neighborhood Association	DPD	1-3 years
Safe Routes to School	CRCAA,WACO Neighborhood Association	Gardner Elementary on Mansfield/ Witcock	1-3 years
Police Collaboration with DBN	CRCAA,WACO Neighborhood Association	Neighborhood Police, Detroit Police Department	Ongoing
More PolicePresense	CRCAA,WACO Neighborhood Association	Neighborhood Police, Detroit Police Department	Ongoing

# NEIGHBORHOOD RECOMMENDATIONS

## Warrendale

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Repair sidewalks on Warren Ave	CRAA, Neighborhood Association	City of Detroit, MDOT, DDOT, DON	1-5 years
Trees trimmed, especially if they are blocking sight lines or light	CRAA, Neighborhood Association	City of Detroit, MDOT, DDOT, business owners, residents, DON	1 year
Install more garbage cans in the community to reduce the amount of litter	CRAA, Neighborhood Association	City of Detroit, DON	6 months - 1 year
Increase resources for snow removal and advocate the the city improves it snow removal efforts	CRAA, Neighborhood Association	City of Detroit, DON	1-2 years
Business Property Maintenance	CRAA, Neighborhood Association	Business Owners, DON	ongoing
Houses Demolished (2 on Warren Ave, 1 on Warren and Piedmont, 1 near Rouge Park)	CRAA, Neighborhood Association	Loveland, Detroit Land Bank, Department of Neighborhoods, DON	1-2 years
Install better bus stops:BP Plan Station, CVS, U of M	CRAA, Neighborhood Association	MDOT, DDOT, DON	2 years
Street Lights(Especiallyon Paul Street, Bus Routes, Safe Routes). Not just corners, but along street too	CRCAA, Neighborhood Association	City of Detroit, DON	1-3 years
Increase police presence and patrols throughout the neighborhood	CRCAA, Neighborhood Association	Neighborhood Police, Volunteer Patrollers, DON	ongoing
Signage: Senior Citizens, Children at Play	CRCAA, Neighborhood Association	DDOT, MDOT, City of Detroit, DON	6 months
Find a way to stop speeding cars from tearing through the community	CRCAA, NeighborhoodAssociaiton	MDOT, DDOT, DON	ongoing
Increase number of Project Green Lights	CRAA, Neighborhood Association	City of Detroit, DON	1 year
Educate about Neighborhood Policing	CRCAA, PoliceDept, Don Bosco, SouthWarrendaleRadio Patrol #28,WarrendaleWarriors	DON	ongoing



# NEIGHBORHOOD RECOMMENDATIONS

## Warrendale

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Increase funding and resources for association and for community in general. Resources can include materials, funding, expertise, and volunteer hours	CRCAA, Neighborhood Association, DON	DON, CDAD, MCR	ongoing
Increase community participation in association and community activities. Participation includes attendance at community meetings and volunteering for radio patrol, clean ups, or other activities	CRCAA, Neighborhood Association, DON	CDAD, MCR	Ongoing
Clean-up Warren Ave/Street Cleaning	CRCAA, Neighborhood Association, DON	City of Detroit, Neighborhood Association, Volunteers, Don Bosco Hall	Ongoing
Tree Maintenance, especially in areas where it blocks light	CRCAA, Neighborhood Association, DON	volunteers, City of Detroit, Greening of Detroit	Ongoing
Educational/Tutoring/Counseling Services	CRCAA, Neighborhood Association	Don Bosco, Cody Rouge Youth Council, Youth Development Alliance	1-2 years
Use of vacant land for urban farming, flower beds, green stormwater infrastructure (bioswales), and areas for community gathering	CRCAA, Neighborhood Association, DON	Loveland, Michigan Landbank, Detroit Landbank, Greening Detroit, DFC, DLBA	Ongoing
Recreational Areas for Youth	CRCAA,Neighborhood Association, DON	Don Bosco Hall, Cody Rouge Youth Council	Ongoing
Medical/Clinical Centers	CRCAA,Neighborhood Association, DON		Ongoing
Tutoring/Counseling Center	CRCAA,Neighborhood Association, DON	Don Bosco	Ongoing

# NEIGHBORHOOD RECOMMENDATIONS

## West Outer Drive

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
Repair Roads	Neighborhood Association, CRAA	DDOT, MDOT, City of Detroit	Ongoing
Trash and Dumping along West Outer Drive	CRAA, NeighborhoodAssociation, DPD	Wayne County, DPW, BSEED	Ongoing
Remove dead trees on city property	Neighborhood Association, CRAA	Joe Prance Maintenance, City of Detroit	1 year
Put sewers back on regular maintenance	Neighborhood Association, CRAA	City of Detroit, DPW	Ongoing
Store fronts/upgrade appearances	Joy Southfield CDC, Neighborhood Association, business owners	CRAA, BSEED	1-3 years
Add bus shelters on Plymouth Rd	Neighborhood Association, CRAA	Adopt-a-Shelter &community members, Sit on Detroit,DDOT, MDOT, City of Detroit	1-2 years
(Boomers and Park Dr. Hotel)	Neighborhood Association	CRAA	1-2 years

# NEIGHBORHOOD RECOMMENDATIONS

## West Outer Drive

RECOMMENDATION	LEAD ORGANIZATIONS	SUPPORTS	TIMELINE
More street lights on residential and commercial streets	Neighborhood Association, CRCAA	City of Detroit	1-5 years
Drug drops on W. Parkway	Neighborhood Association, CRCAA	DPD, Wayne Country Sheriff	ongoing
Increase Radio Patrol Membership	Neighborhood Association, CRCAA, existing radio patrols	DPD	6 months - 1 year
Plymouth Road-Loitering	Neighborhood Association, CRCAA	DPD, business owners	ongoing
Land behind Greg's Barbershop needs to be maintained	Neighborhood Association	CRCAA, Loveland	immediately
vacant lot at Beaverland near Wadsworth needs to be maintained	Neighborhood Associations	General Services Department	immediately
Increase resources to community groups	Neighborhood Association	CRCAA	ongoing
Increased participation from residents in association and community activities.	Neighborhood Association	CRCAA, CDAD, MCR	ongoing
Encourage renters to become homeowners	National Faith Homebuyers, Operation Hope (credit repair)	CRCAA	ongoing
Maintain vacant lots in the area. It is difficult for residents to do on their own.	Neighborhood Associations	City of Detroit	ongoing



# CONCLUSION

The recommendations in this report stem from countless hours of community engagement and data collection. They represent many of the hopes and dreams Cody Rouge residents have for the future of their community. Cody Rouge is a strong, resilient community with well-connected residents, nonprofit organizations, businesses, community development organizations, and faith leaders. In order for this plan to be translated into action, all of these players will need to collaborate for common action. Immediate next steps include presenting this plan to as many people as will listen. This includes to various city departments, community development support groups, foundations, local police, and elected officials. This plan is can be a powerful document for positive change in the community. This plan enhances ten years of community engagement work done by Skillman Foundation and the Cody Rouge Community Action Alliance. The next five years will bring opportunity for Cody Rouge community to work with their partners to make this vision a reality. Specific areas to focus on correspond to the themes that were identified during the community planning process:

- Neighborhood stabilization
- Increasing safety and security
- Land use
- Welcoming community
- Supporting community-based groups
- Youth development

For more information about this plan and how to get involved, please call the Cody Rouge Community Action Alliance at 313.397.9280 or visit [www.codyrouge.org](http://www.codyrouge.org).



# ACRONYMS

**BSEED:** Building Safety and Engineering  
**CDAD:** Community Development Advocates of Detroit  
**CRCAA:** Cody Rouge Community Action Alliance  
**DLBA:** Detroit Land Bank Authority  
**DON:** Department of Neighborhoods  
**DPD:** Detroit Police Department  
**DFD:** Detroit Fire Department  
**DFC:** Detroit Future City  
**MCR:** Michigan Community Resources  
**P&DD:** Planning and Development Department



# WORKS SITED

## Photos:

CDAD (Community Development Advocates of Detroit)

CRCAA (Cody Rouge Community Action Alliance)

Google Earth

Loveland Technologies

Nina Ignaczak, Crain's Detroit Business, "Greening Detroit working to clean up the blue"

Parkside School, New York, New York

Skillman Foundation

Visual Impact Systems, "Life Remodeled" Project





