



# A Glimpse @ Northend Neighborhood

Designed for:  
Spring 2006 WSU  
MUP Capstone Class

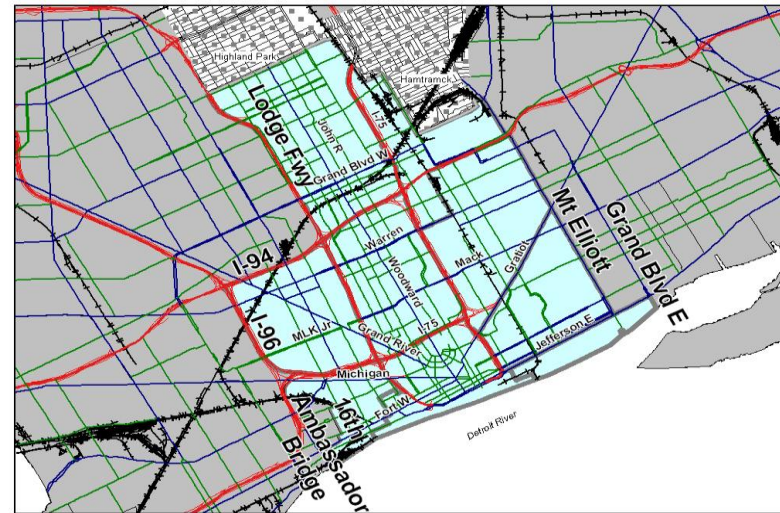
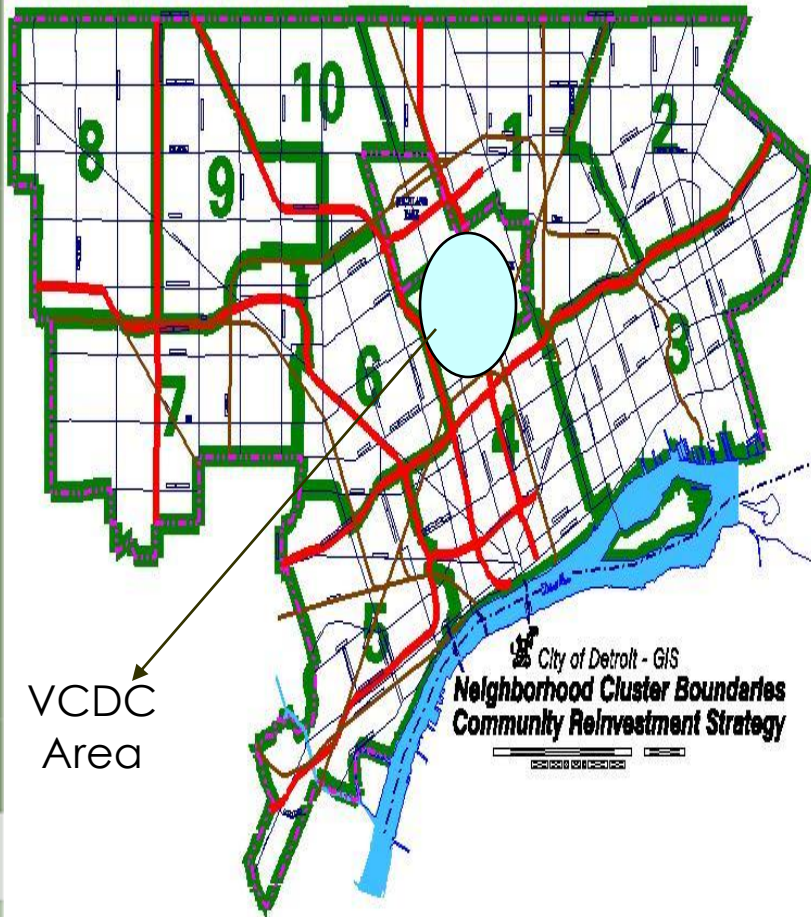


# Presentation Objective & Flow

- ✓ Introduce you to VCDC
  - ✓ Overview of Northend Neighborhood
  - ✓ Overview of VCDC development projects
  - ✓ Other Housing Development Projects in the Northend
  - ✓ Partners
  - ✓ Other studies
  - ✓ Your Resources
  - ✓ Questions
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# VCDC Location Descriptions

## Cluster 4



- N – I-94 & Highland Park/Hamtramck limits
- E- Mt. Elliott/Belle Isle Bridge
- S- Detroit River
- W – 16<sup>th</sup> St, I-75, I-96 & M-10

# Cluster 4 Highlights

- Wayne State University
- Hitsville USA
- New Center
- Central Business District Cultural Center






# The Northend Neighborhood Designations



- NEZ (4 communities)
- Renaissance Zone (Piquette)
- Empowerment Zone
- Brownfields (9)
- Historic designation
  - Chandler (local pending)
  - T Plex (National)
- **Renewal Community (Not VCDC -East of I-75)**



# Northend Neighborhood Fact Sheet

- 36% of Northend Households = one person
  - 60% work in Detroit
  - On Grand Blvd. I-75 to Woodward = 20,000 cars
  - Automotive History
  - No Grocery Store
  - Boundary – Caniff/I-94/woodward/I-75
  - Residents Serviced = over 8,000
  - Households = 3,046
  - CHDO Area
  
  - Residents -Lack of cars
    - 59% with auto
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# Northend Neighbors & Partners



# Northend Neighbors

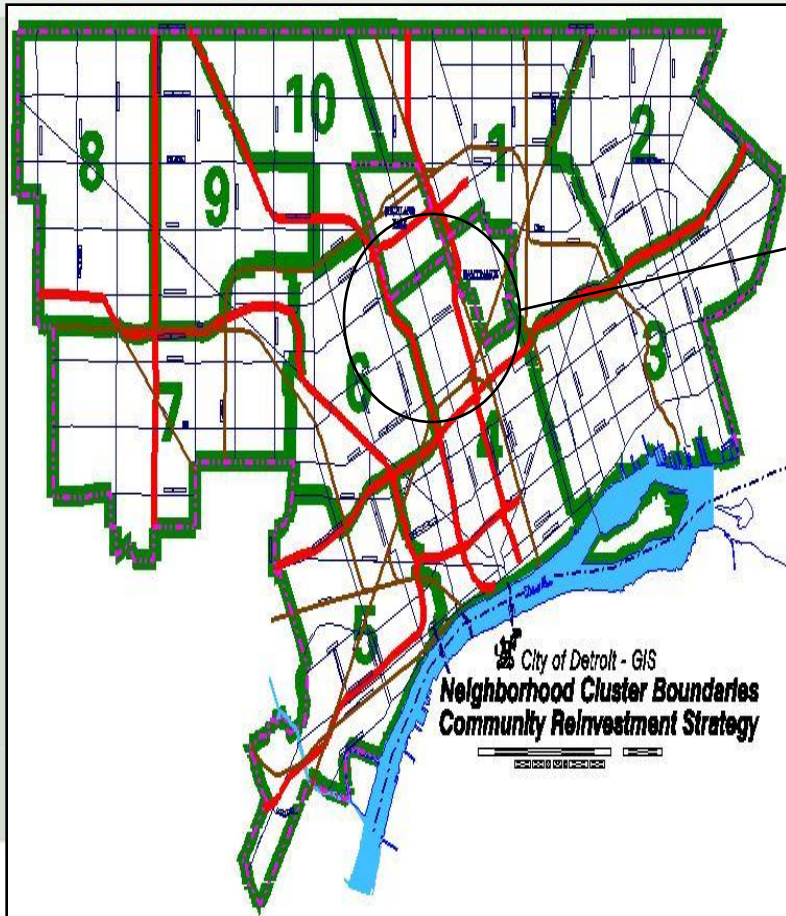


Boston Edison  
New Center Council  
Wayne State University  
Seward Community  
Hamtramck





# Central Woodward LISC - Strategic Investment Area



- LISC – important partner
- CW = VCDC, NCC, CDC
  - Initiating + community leaders
- Our Charge
  - Focus groups
  - Investment Plan (LISC \$40mil)

# Vanguard CDC ... Genesis Villas at Medbury Park

- **Harper**

Between Woodward/St. Antoine

- **89 units -Tax Credit**
- **Won Design Award**
- **Completed in 2002**



# Vanguard CDC Future Housing Developments

- CHDO
  - Reclaim Restore Rebuild
- Cameron Court
  - 1<sup>st</sup> 15-20 townhouses
  - (Hague/Clay/I-75/Oakland)
- Aspire Renewal
  - Rehab 20 single family
  - Multi/Duplexes
  - 50/50 Sale & Lease
- Melrose Square
  - Rental Tax Credit
  - Affordable 24 Units





# Second Ebenezer Developments



## Commercial

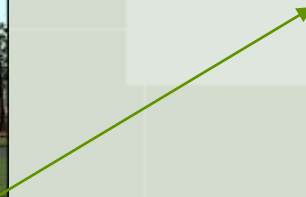
- Retail Strip
- VCDC Headquarters

## Housing

- Chrysler Manor

## Church

- South Complex
- North Complex (new)





# Vanguard has been Studied

- Wayne State University
  - Milwaukee Junction Market Study
- Michigan State University
  - Milwaukee Junction Business Incubator Study
- University of Michigan
  - 4 block Housing Plan







# Resources for YOU

- Michigan State Study
  - U of M designs
  - Market Studies
  - Maps & Plans
  - Grant Packages
  - VCDC Staff/Office
  - Northend Action – Seward Block Club
  - Development Partners
    - [www.liscdetroit.org](http://www.liscdetroit.org)
    - [www.newcenter.com](http://www.newcenter.com) [www.tplex.org](http://www.tplex.org)
    - <http://www.sebcoffice.org/>
    - [www.Centraldetroitchristian.org](http://www.Centraldetroitchristian.org)
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# Vanguard CDC

## Questions

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