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
VCDC Location Descriptions
Cluster 4

- N – I-94 & Highland Park/Hamtramck limits
- E - Mt. Elliott/Belle Isle Bridge
- S - Detroit River
- W – 16th 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
Northend Neighbors & Partners

VCDC

New Center Council, Inc.
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
  – 1st 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
  - www.newcenter.com www.tplex.org
  - http://www.sebcoffice.org/
  - www.Centraldetroitchristian.org
Vanguard CDC

Questions

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