



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1026  
DETROIT, MICHIGAN 48226  
PHONE: 313 • 628-2158  
FAX: 313 • 224 • 0542  
WWW.DETROITMI.GOV

February 8, 2023

The Honorable Detroit City Council  
**ATTN: City Clerk Office**  
200 Coleman A. Young Municipal Center  
Detroit MI 48226

**RE: Request to Accept and Appropriate the Strategic Neighborhood Fund Grant for the West Warren Open-Air Plaza Project**

The Invest Detroit Foundation has awarded the City of Detroit General Services Department with the Strategic Neighborhood Fund Grant for the West Warren Open-Air Plaza Project for a total of \$500,000.00. There is no match requirement. The total project cost is \$500,000.00.

The objective of the grant is to establish a permanent public plaza at the intersection of West Warren Avenue and Mettetal Street in the Warrendale/Cody Rouge neighborhood. The funding allotted to the department will be utilized to pay for the construction of the plaza, including site clearing fees, hardscape, lighting, landscape, furnishings, maintenance and other miscellaneous costs associated with construction.

If approval is granted to accept and appropriate this funding, the appropriation number is 21219.

I respectfully ask your approval to accept and appropriate funding in accordance with the attached resolution.

Sincerely,

DocuSigned by:  
*Terri Daniels*  
4D2BEEE23C8D489...

Terri Daniels  
Director of Grants, Office of Development and Grants

CC:  
Sajjiah Parker, Assistant Director, Grants

DocuSigned by:  
*Donald R Johnson*  
34F9071313554A4

Office of Budget

DocuSigned by:  
*Cheryl Smith-Williams*  
B8CAE73E1C57487...

Agreement Approved as to Form  
By the Law Department



## Office of Development and Grants

---

### RESOLUTION

**Council Member** \_\_\_\_\_

**WHEREAS**, the General Services Department is requesting authorization to accept a grant from the Invest Detroit Foundation, in the amount of \$500,000.00, to establish a permanent public plaza at the intersection of West Warren Avenue and Mettetal Street in the Warrendale/Cody Rouge neighborhood; and

**WHEREAS**, the Law Department has approved the attached agreement as to form; and

**WHEREAS**, this request has been approved by the Office of Budget; now

**THEREFORE, BE IT RESOLVED** that the Director or Head of the Department is authorized to execute the grant agreement on behalf of the City of Detroit, and

**BE IT FURTHER RESOLVED**, that the Budget Director is authorized to establish Appropriation number 21219, in the amount of \$500,000.00, for the Strategic Neighborhood Fund Grant for the West Warren Open-Air Plaza Project.



January 26, 2023

Ms. Juliana Fulton  
Deputy Chief Parks Planner  
General Services Department, City of Detroit  
115 Erskine St.  
Detroit, MI 48201

**RE: IDF Grant – West Warren Open-Air Plaza – Strategic Neighborhood Fund; OF-3565**

Dear Ms. Fulton:

Invest Detroit Foundation (“**IDF**”) working through its fund known as the Strategic Neighborhood Fund, is pleased to award the General Services Department of the City of Detroit (“**Grantee**”) a grant in the amount of \$500,000.00 (the “**Grant**”) on the terms and conditions set forth in this letter agreement (this “**Grant Agreement**”). IDF recognizes the important work of Grantee and is pleased to support its efforts with this Grant.

#### **Grant Representations, Warranties and Covenants**

In accepting this Grant, Grantee makes the following representations, warranties and covenants to IDF:

- a. Grantee shall use all Grant funds solely to establish a permanent public plaza at the intersections of West Warren Avenue and Mettetal Street in the Warrendale / Cody Rouge neighborhood of Detroit, Michigan (the “**Purpose**”), as stated in Grantee’s original proposal dated January 9, 2023 (the “**Proposal**”), which describes the West Warren Open-Air Plaza project (the “**Project**”) and is attached hereto as **Exhibit A**.
- b. Grantee shall repay any portion of the Grant that is not used for the Purpose, unless IDF expressly agrees, in writing, to a different use. Grantee must request in writing and receive advance approval from IDF for any substantive changes to the Purpose or line-item changes to the budget approved by IDF (the “**Budget**”) which amount to more than ten percent (10%) of the Grant, which Budget is listed within **Exhibit A**.
- c. Grantee shall notify IDF as soon as practical regarding any changes in key personnel of Grantee or of the Project, any change in address, phone number, or name of Grantee and any development that significantly affects the operation of the Project.
- d. Grantee shall maintain books and records adequate to verify Grantee’s use of Grant funds for a period of not less than three (3) years following the last expenditure by Grantee of the Grant funds. Grantee shall make such books and records available to IDF, at reasonable times and at its cost, for review and audit.
- e. Grantee is a tax-exempt organization as described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Code**”) or a governmental entity or political subdivision of a State within the United States of America; (ii) has received an IRS determination letter that qualifies it as a public charity under Section 509(a)(1) or (2) of the Code, or Section 509(a)(3) of the Code as a supporting organization (supporting organizations are required to complete and submit a

Ms. Juliana Fulton  
Deputy Chief Parks Planner  
General Services Department, City of Detroit  
Page 2

OF-3565

Supporting Organization Attachment); (iii) has not had notice of a change of its non-private foundation status published by the IRS nor received notice from the IRS that it will be deleted from such status; (iv) has not, since the date of its determination letter, to the best of its knowledge and belief, changed its basic purposes or the manner of conducting its affairs in any way that might affect the continuation of its tax-exempt or non-private foundation status; and (v) knows of no basis on which the organization could be considered to be controlled directly or indirectly by IDF. Grantee is a United States legal entity, duly formed, validly existing and in good standing in the jurisdiction in which it was formed. Grantee has the legal power and authority to conduct its business and operations as currently conducted and as proposed to be conducted, to execute and deliver this Grant Agreement, and to perform this Grant Agreement in accordance with these terms and conditions.

### **Grantee Certification**

Grantee certifies that Grantee will not use the Grant funds for any of the following: (a) carrying on propaganda, or otherwise attempting, to influence legislation (within the meaning of Section 4945(d)(1) of the Code), (b) influencing the outcome of any specific public election, (c) carrying on, directly or indirectly, any voter registration drive (within the meaning of Section 4945(d)(2) of the Code), (d) inducing or encouraging violations of law or public policy, or (e) causing any private inurement or improper private benefit to occur. Grantee will not utilize Grant funds in a manner that would jeopardize IDF's status as tax-exempt organization described in Section 501(c)(3) of the Code and Grantee will utilize the Grant solely for the charitable purposes described in this Grant Agreement, consistent with IDF's charitable mission.

### **Reporting**

Grantee shall furnish IDF with a brief update on progress every six months beginning on June 30, 2023 until the conclusion of the Project. If it appears to Grantee that it will be unable to meet any report deadline, it must contact IDF in advance to request an extension. Failure to do so may constitute breach of a material term of this Grant Agreement.

All correspondence shall be directed to Project Manager, Michael Smith.

A final report shall be due to IDF within thirty (30) days of the end of the Grant Period (as defined below). If it appears to Grantee that it will be unable to meet any report deadline, it must contact IDF in advance to request an extension. Failure to do so may constitute breach of a material term of this Grant Agreement.

Final reports should:

- List the goals and objectives as stated in the original proposal/request to IDF. For each goal and objective, please provide a description of accomplishments using pertinent data to support your conclusions.
- What effects did the Grant have on the underlying need or specific project?
- What was the community impact of the Project?

Ms. Juliana Fulton  
Deputy Chief Parks Planner  
General Services Department, City of Detroit  
Page 3

OF-3565

- What is your overall rating of success of the Project?
- Did Grantee encounter any unanticipated issues in terms of Project implementation or outcomes? If so, please describe.
- An expenditure report of Grant funds, including a detailed comparison of actual expenses to the approved line-item budget, including an explanation for any overages and/or unspent Grant funds and a revised budget, if appropriate.

### **Payment and Term**

The term of this Grant Agreement is until September 30, 2024 (the “**Grant Period**”). Any funds not expended during this period must be promptly returned to IDF, unless an extension of the grant period has been approved by IDF in writing.

Grant funds will be disbursed in full within 30 days of execution of this Grant Agreement. IDF reserves the right, in its sole discretion, to delay any grant disbursement for any reason.

### **Termination or Withholding of Payment**

IDF reserves the right, in its sole discretion, to discontinue funding of the Grant, terminate this Grant Agreement, or both if: (a) IDF is not reasonably satisfied with Grantee’s progress on the Project; (b) there are significant changes to Grantee’s leadership or other factors IDF reasonably believes may threaten the Project’s success; or (c) Grantee fails to comply with this Grant Agreement. In the event of discontinuation or at the close of this Grant Agreement, any unexpended Grant funds shall immediately be returned to IDF, except where IDF has agreed to an alternative use of the unused Grant funds.

### **Additional Terms and Conditions**

Grantee will request in writing and receive advance written approval from IDF for any substantive changes to the Purpose or the Project, any line-item changes to the Budget, which amount to more than ten percent (10%) of the Grant, or any extension of the Grant Period.

Grantee’s Budget and any other correspondence with respect to the Grant are an expression of Grantee’s expenditure intentions and do not constitute earmarking of Grant funds for any other purpose or project or for transmittal to any other entity or person.

Grantee shall be solely responsible for the supervision, direction and control of the activities undertaken with the support of the Grant funds.

Each party to this Grant Agreement shall be responsible for any liability, claim, loss, damage or expenses, including without limitation, reasonable attorneys’ fees, arising from its negligent acts or omissions in connection with its performance of this Grant Agreement, or its failure to comply with the terms of this Grant Agreement, as determined by a court of competent jurisdiction.

Grantee agrees that it will use the Grant funds in compliance with all applicable anti-terrorists financing and asset control laws, regulations, rules, and executive orders, including, but not limited to the USA

Ms. Juliana Fulton  
Deputy Chief Parks Planner  
General Services Department, City of Detroit  
Page 4

OF-3565

Patriot Act of 2001 and Executive Order 13224. Grantee represents and warrants that is in compliance, and will comply, with all Federal, state and local laws, rules and regulations applicable to its business and operations. Neither Grantee, nor any individual or entity holding a material ownership interest in Grantee, nor any agent, employee, officer, director, or member thereof, is listed in any sanctions-related list of designated persons maintained by the Office of Foreign Assets Control of the U.S. Department of Treasury, the U.S. Department of State, or other applicable authority. Grantee will not directly or indirectly use the Grant for the benefit of any sanctioned person.

Nothing contained in this Grant Agreement shall be deemed to constitute either party a legal partner, joint venturer, employee or agent of the other party for any purpose.

The failure of IDF to exercise any of its rights under this Grant Agreement shall not be deemed to be a waiver of such rights.

The Grant is made with the understanding that IDF has no obligation to provide other or additional support or grants to Grantee. Please consult with your personal legal, financial, investment, tax and accounting advisors at your own expense for professional advice that is tailored to your particular needs.

This Grant Agreement constitutes the entire agreement of the parties with respect to its subject matter and supersedes any and all prior written or oral agreements or understandings with respect to the subject matter hereof. This Grant Agreement may not be amended or modified, except in a writing signed by both parties. Any provisions of this Grant Agreement that contemplate their continuing effectiveness shall survive the expiration or termination of this Grant Agreement.

This Grant Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Michigan, applicable to contracts to be performed wholly within said state. Grantee hereby waives the right to any jury trial in any action, proceeding, or counterclaim brought by either party against the other.

This Grant Agreement may be executed manually or electronically (including by digital means) in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Electronic signatures that are adopted by a person with the intent to sign this Grant Agreement shall be legally effective and enforceable against the party represented by such person.

**To show Grantee's acceptance of the terms and conditions of this Grant Agreement, please sign below and return a copy of this Grant Agreement to IDF.**

Ms. Juliana Fulton  
Deputy Chief Parks Planner  
General Services Department, City of Detroit  
Page 5

OF-3565

We extend our best wishes for continued success in your endeavors.

Sincerely,

Invest Detroit Foundation

*Carrie Lewand-Monroe*

Carrie Lewand-Monroe  
Executive Vice President, Strategy & Programs

**ACKNOWLEDGED AND AGREED:**

General Services Department, City of Detroit

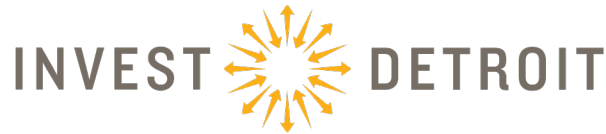
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**PROPOSAL INCLUDING BUDGET**

(see attached)





**GRANT APPLICATION**

Date of Application: January 9, 2023

Legal name of organization applying: City of Detroit, General Services Department  
*(Same as on IRS determination letter and as supplied on IRS Form 990) (Please specify legal entity type: LLC, Nonprofit, etc).*

Address *(principal/administrative office)*: 115 Erskine St

City/State/Zip: Detroit / MI / 48201

Phone number: 313-910-8138  
*(include area code)*

Deputy Director: Brad Dick      E-mail Address: dickb@detroitmi.gov

Primary Project Lead /title/phone number/email:  
*(if different from executive director)*: Juliana Fulton / Deputy Chief Parks Planner / 734-353-0170 /  
fultonj@detroitmi.gov

Web address: \_\_\_\_\_

Project Name: West Warren Avenue Open Air Plaza

Project Description *(one sentence)*: **To best serve residents in the Warrendale-Cody Rouge neighborhood, the Planning Department (PDD) and General Services Department (GSD) are collaborating to create a new public plaza space at 16305 and 16309 West Warren Ave.**

Projected Start Date: **Q1 2023**

Projected Duration of Project: **Q3 2024**

Amount Requested: **\$500,000**

Total Project Cost: **\$560,000**

Geographic Area (list Detroit neighborhoods) Served: **Warren Avenue Community (within the Warrendale Cody Rouge Planning Study area)**

  
\_\_\_\_\_  
**Signature, Authorized Signor**

**Juliana Fulton**  
**Typed Name**

**Date: 1/9/2023**

**Deputy Chief Parks Planner**  
**Title**

*Please provide the following information in this order. Use these headings, subheadings and numbers provided in your own word processing format, thus leaving flexibility for length of response. 2-3 pages max.*

## **NARRATIVE**

### **1. Project Description:**

To best serve residents in the Warrendale-Cody Rouge neighborhood, the Planning Department (PDD) and General Services Department (GSD) are collaborating to create a new public plaza space at 16305 and 16309 W. Warren Ave. This project emerged as one of the top priorities from the Warrendale Cody Rouge Neighborhood Planning Process. Throughout the planning effort, residents, youth groups, businesses, and stakeholders also iterated the importance of addressing street safety and beautification on commercial corridors within the area, especially on West Warren Avenue. In response to this challenge, PDD and GSD are proposing to transform two blighted commercial vacant lots into an open-air plaza to support pedestrians and businesses on West Warren Avenue, utilizing city-owned property. The resulting space will contribute to safe pedestrian circulation by creating 4000sf of programmable space on the commercial corridor. The concept is based on the success of the Grand Parklet located at Grand River & Evergreen and will be funded by the Strategic Neighborhood Fund (SNF). Its specific goals are to:

- Elevate the aesthetic value of the West Warren Avenue Streetscape by activation of vacant, publicly owned commercial parcels through design, planting & maintenance strategies
- Encourage pedestrian connections within the neighborhood to existing and proposed resources & city investment
- Allow for public spaces to be programmed by local business & non-profit community
- Discourage dumping on vacant lots
- Encourage the engagement of youth and youth programming on commercial corridors
- Provide access to a public space for residents that live in the south Warren neighborhood where there is a park gap

Activation of this space is an ongoing effort to transform West Warren Avenue into a first-class shopping and recreation destination for the community. The Open-Air Plaza emerged as a project recommendation after PDD's 3<sup>rd</sup> community meeting which was held on Nov 13, 2019, and followed encouragement from the mayor for a more robust economic development strategy on W. Warren Ave. PDD worked with consultants (HECTOR) to consider a youth-friendly project and reviewed the proposal with the project's Organizational Steering Committee on July 7, 2020 & again on Aug 27, 2020. Internally, the project was vetted by scoring rubric with input from DEGC, Invest Detroit, DONs & PDD to determine its viability as a

project to be funded by SNF, completed in February 2021. The Open-Air Plaza concept was then presented to the broader community during PDD's 4<sup>th</sup> community meeting in May 2021.

Further community engagement by GSD, the lead implementing department is planned. There are approximately 130 businesses located on West Warren Avenue between Southfield Freeway & Greenfield Road, the main commercial corridor within which the Open-Air Plaza will be located (see map Appendix A). According to census data, 9,171 people live in the Warren Avenue Community, and there are currently 5,214 residents that live with a ten-minute (half-mile) walk of the proposed plaza, 1,885 of whom currently do not have access to a public green space or park. Nearby block clubs include the Warren Avenue Radio Patrol, the Warren/Mettetal Block Club, Joy Road-Southfield Community Organization, and The Tireman West Block Club. These residents, businesses, and block clubs are within the new plaza 10-minute walk service area and represent the target population for this project.

## **2. Implementation**

### *Activity*

To achieve the goal of increased pedestrian activity, an elevated aesthetic, and programmable space, the City will develop an approximately 4000sf publicly owned site into a pedestrian plaza using SNF Spark Grant, with additional support from GSD's Landscape Design Unit, the City of Detroit Legal Dept, and Wayne County Sheriff's Office.

### *Process*

Key steps to implement these activities, as follows:

- I. Clear the site (completed)
  - a. PDD worked with GSD's Blight Remediation team, the City's legal Department, and the Wayne County Sheriff's Office to superintend removal of excessive debris from the site, which was formally used as an auto shop. This portion of the process took a full week (Sep 19 – Sep 23, 2022), and the cost of work donated in-kind by GSD is valued at \$60,000, based on two independent contractor quotes. Images in Appendix B show the site before and after it was cleared.
- II. Engagement
  - a. GSD, with support from DONs, DEGC, and PDD will convene a series of community meetings (3) to engage all local stakeholders in exploring the design opportunities available for this space.
- III. Site Design
  - a. Design will be done by GSD's Landscape Design Unit, with support for a contractor for engineering and construction documentation.
  - b. Precedents include the Grand River Parklet, and the East Warren Avenue Parking Plaza

IV. Permitting & Construction

- a. GSD will manage construction of this project, including the bidding process and any associated permits.

V. Programming

- a. The site will be designed in a manner which lends itself to programming by local businesses, block clubs, or non-profits.
- b. East Warren Parking Plaza serves as a precedent for programming commercial open space. For this site, the city has worked with the East Warren Development Corporation to facilitate programming. A similar entity will be needed on the West Warren to steward programming and intermittent maintenance related to site programming. PDD & GSD can identify a partner with the capacity to superintend programming through the engagement process, but no portion of the project budget is currently allocated to this activity.

*Timeline (Key Milestones)*

- Q4 2022 Develop an engagement & implementation strategy
- Q1 2023 Engagement for the open-air plaza begins, procurement process
- Q2 2023 Finalize site plan (council approval)
- Q3 2023 Contractor Procurement
- Q2 2024 Site development
- Q3 2024 Project completion + ribbon cutting

**3. Champions:**

*Key project team project roles and responsibilities – who is doing what*

- Site Preparation – PDD
  - Writ of execution / Legal eviction process (*complete*)
  - Site Clearing (*complete*)
  - Funding approval (*Invest Detroit Spark Grant - in process*)
- Project Planning & Development Coordination – GSD
  - Site remediation – abate or environmentally treat, as necessary
  - Community Engagement (with support from PDD, DONs, & DEGC)
  - Contract Procurement (construction documentation & construction)
  - Construction Administration
  - Garbage Removal (with support & coordination with DPW)
- Site Maintenance – GSD

*List of other partners in the project and their roles and responsibilities:*

- DONs & DEGC – Convene block clubs, residents, and the local business community for support with design & programming

#### 4. Sustainability:

- This project will be fully located within the City of Detroit and thus the infrastructure investment will remain a City of Detroit asset and be maintained via City departments (GSD, DPW, PLA, etc.).
- No formal program or maintenance schedule exists for this site yet. GSD will determine the maintenance scope & schedule for the site. ***The spark grant covers maintenance costs for the first two years, which GSD will perform. After this period, GSD will routinely maintain the plaza as a park within its roster via the Parks & Recreation Department.*** Pending the final plaza design, routine maintenance for the project may consist of:
  - Tree pruning
  - Landscape bed care
  - Trash removal
  - Power washing and cleaning
  - Sidewalk repair
- Potential for additional day-to-day oversight, periodic cleanup and programming exists with local stakeholders including groups such as the Warren/Mettetal Block Club, Warren Avenue Radio Patrol, and nearby businesses such as Papaya Market, City Hardware and City Hookah, all of which operate nearby. DEGC & DONs are working to help businesses establish an association for the West Warren Ave business community, who will also be engaged for programmatic support. An initial meeting was hosted in December 2022. The project team (GSD, PDD, DONs, and DEGC) will approach the newly formed business association for programmatic assistance in Q1 and throughout the engagement process for the project. This metric has yet to be formalized and therefore there is no accountability for this metric yet. Therefore, this is more of a stretch goal and not one of the primary metrics for success of this project.
- Funding to support maintenance through external organization has yet to be identified. No formal maintenance or programming agreements exist.

#### 5. Measurable Impact Outcomes and Evaluation

- Long Term success of the space will be observed in its use as safe destination, business district amenity and seasonal programming space.
- Success for the open-air plaza includes in the near-term increased visibility from the adjacent streets leading to increased awareness of the space as a neighborhood destination, and requests for programming in partnership with corridor-based businesses.

- Ultimately, the goal would be that this cue from the streetscape infrastructure would lead to additional investment and programming within the space to support adjacent businesses. Replication of this project's success will entail development of additional public plazas on commercial corridors around the city.
- Metrics will be a combination of observable data collected by the project team (i.e., user counts, crossing compliance, traffic speed) as well as qualitative measures collected through survey (i.e., impact on likelihood to visit corridor, change in perception of safety). PDD, DEGC, and DONs can work in partnership with the local business community to measure the success of the project in Q3 2024 using the *Reimagining Civic Commons DIY* tool kit. Specifically, those tools include:
  - Intercept Surveys
  - Neighborhood Surveys
  - Observation Mapping
- Metrics and evaluation will be reported out to the community via the PDD Website, and via the Warrendale Cody Rouge Organizational Steering Committee, such as the number of residents with access to the plaza that did not have access to a public space/park within a ten-minute (half-mile) walk service area

## 6. Organization Information

- The City of Detroit's Planning and Development Department (PDD) aims to build a city secure in its future, grounded in its roots and hopeful in its present state. The vision of PDD's mission is a healthy and beautiful Detroit, built on inclusionary growth, economic opportunity, and an atmosphere of trust.
- The City of Detroit's General Services Department helps to make the City of Detroit a clean, safe and vibrant place. GSD manages the City's vehicle fleet, forestry services, vacant lot maintenance, city-owned building maintenance, and park and recreation center planning, design, improvements, and programming.
- Current programs of these two partnering departments include managing and engaging communities in Neighborhood Framework Plans supported in implementation by the Strategic Neighborhood Fund.

-----

## ATTACHMENTS

### 1. Proposed Budget

| SCOPE   | Overall Project Cost                        | SOURCE                |                                   | DATE COMPLETED |
|---|---|-----------------------|-----------------------------------|----------------|
|   |   | Additional City Funds | Invest Detroit Spark Grant BUDGET |                |
| <b>Site Clearing</b>  |   |                       |                                   |                |
| <i>Clear &amp; Dispose of all debris off site + Fence Removal</i> | <i>\$60,000 Blight Remediation Services</i> | \$60,000              |                                   | Q3 2022        |
| <i>Court-Ordered Supervision from Officer Fred Dixon</i>          | <i>\$7,000 (Fronted by DBA)</i>             |                       | \$7,000                           | Q3 2022        |
| <b>Site Clearing Sub-Total</b>                                    | <b>\$67,000</b>                             |                       |                                   |                |
| <b>Construction Docs</b>  |   |                       | \$35,000                          |                |
| <b>Construction Docs Sub-Total</b>                                | <b>\$35,000</b>                             |                       |                                   |                |
| <b>Streetscape Construction</b>                                   |   |                       |                                   |                |
| <i>Hardscape</i>  | <i>\$150,000</i>                            |                       | \$150,000                         |                |
| <i>Lighting</i>   | <i>\$50,000</i>                             |                       | \$50,000                          |                |
| <i>Landscape (Trees)</i>  | <i>\$90,000</i>                             |                       | \$90,000                          |                |
| <i>Furnishings</i>  | <i>\$100,000</i>                            |                       | \$100,000                         |                |
| <i>Misc</i>   | <i>\$45,000</i>                             |                       | \$45,000                          |                |
| <i>Maintenance</i>  | <i>\$23,000</i>                             |                       | \$23,000                          |                |
| <b>Streetscape Construction Sub-Total</b>                         | <b>\$458,000</b>                            |                       |                                   |                |
| <b>GRAND TOTAL</b>  | <b>\$560,000</b>                            | <b>\$60,000</b>       | <b>\$500,000</b>                  |                |

## 2. Key Staff Bios

**Juliana Fulton** holds a Bachelor of Science in Architecture from the University of Michigan and a Master's in City and Regional Planning from Cornell University. Juliana also served for two years as a Peace Corps volunteer in Lesotho southern Africa, working on development projects and a conducting masters' thesis. Juliana started working in Detroit as a National Parks Fellow in 2015, co-writing the 10-year Parks & Recreation Plan. She is currently the Deputy Chief Parks Planner for the City of Detroit, overseeing the parks capital budget, fundraising, planning and community engagement for park improvements city-wide. Juliana has led the planning efforts behind 160 park improvement projects in her eight years with the city. Role – Project Manager

**Jeff Klein**, GSD's Deputy Chief of Landscape Architecture Department, is the Project Lead for Implementation on strategic park projects. He earned his bachelor's degree in Landscape Architecture from Michigan State University and is a State of Michigan Landscape Architect. Mr. Klein manages Detroit's large citywide projects such as Strategic Neighborhood Fund Parks, green storm water infrastructure, habitat restoration and the development of sports fields. Role – Implementation Oversight

**Matt Williams** is a planner with the City of Detroit's Planning & Development Department. Matt earned his Bachelor of Science in Economics Degree from The University of Pennsylvania Wharton School of Business, and his Master's of Landscape Architecture from Louisiana State University. He is currently the

Project Manager for the Warrendale Cody Rouge Neighborhood Framework Plan. Role – Project Planning & Community Engagement support.



## APPENDIX A: W. WARREN CORRIDOR MAPS

### W. Warren Parks, Open Space, & Economic Development Projects

Locations between South Hill Freeway & Greenfield Rd.

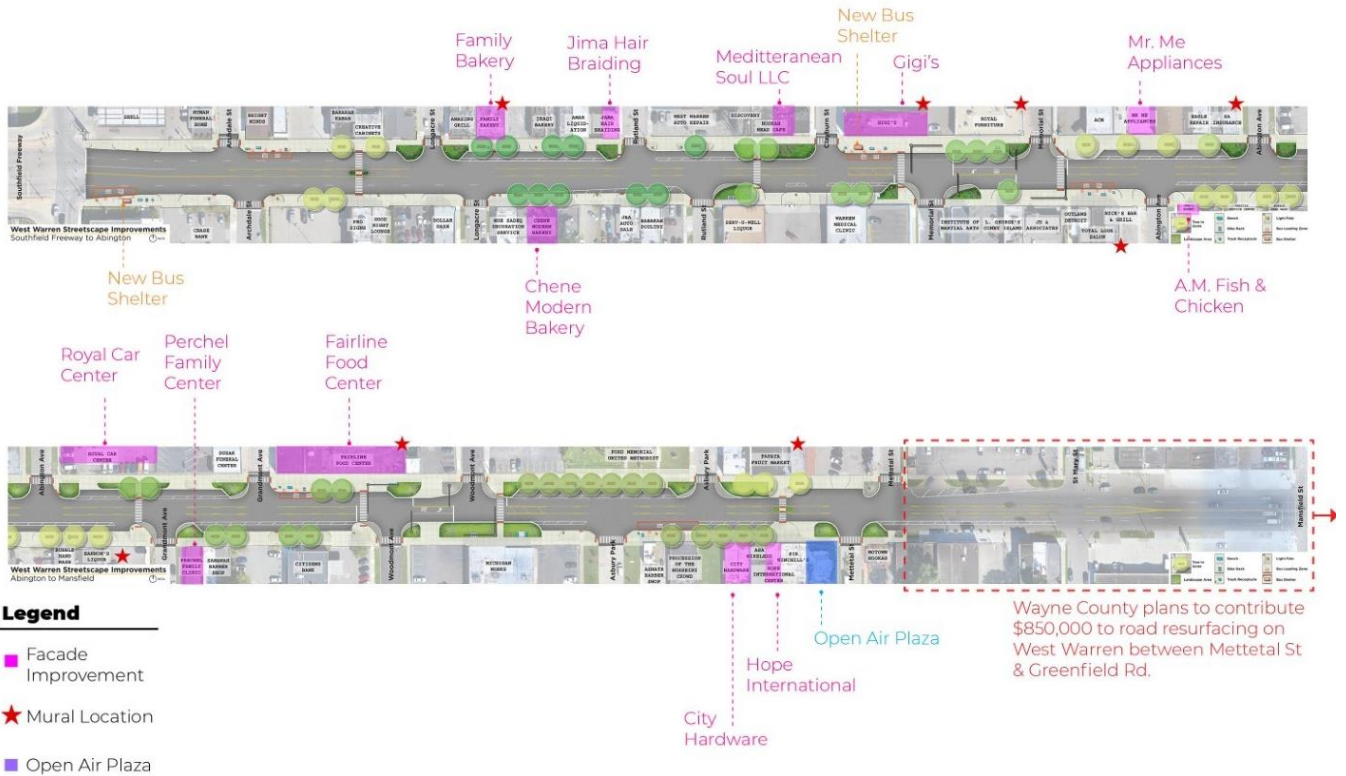
#### Facade Projects

- |   |      |                     |   |       |                    |   |       |                   |   |       |                    |    |       |                        |    |      |                |
|---|------|---------------------|---|-------|--------------------|---|-------|-------------------|---|-------|--------------------|----|-------|------------------------|----|------|----------------|
| 1 | 7037 | Henny Bakery        | 3 | 16266 | Mediterranean Soul | 5 | 16376 | Mt. Me Appliances | 7 | 16270 | Harris Food Center | 9  | 16375 | City Hardware          | 11 | 6545 | AM Home Choice |
| 2 | 7030 | Jim's Hair Dressing | 4 | 16220 | Signs              | 6 | 16630 | Boys Car Center   | 8 | 16315 | Hope International | 10 | 16311 | National Laundry, Inc. | 12 | 7039 | Crone Modern J |



## W. Warren Avenue Businesses

Locations between Southfield Freeway & Greenfield Rd



### W. Warren Avenue Businesses

Locations between Southfield Parkway & Greenfield Rd

|    |       |                                      |    |       |                              |    |       |                           |     |       |                                    |     |       |                                  |
|----|-------|--------------------------------------|----|-------|------------------------------|----|-------|---------------------------|-----|-------|------------------------------------|-----|-------|----------------------------------|
| 1  | 16210 | Small                                | 31 | 16296 | Praxair Ink & Supply         | 61 | 16277 | Housing                   | 91  | 16211 | Warrendale Auto Wash               | 121 | 16211 | Albani Bakery                    |
| 2  | 17700 | Numan Funeral Home                   | 32 | 16210 | West Park Urgent Care        | 62 | 16201 | Warrendale Rd             | 92  | 16200 | N/A                                | 122 | 16207 | Georgys Florist                  |
| 3  | 16244 | Bright Minds Child Care              | 33 | 16224 | In & Out - Ice Cream         | 63 | 16201 | Dollar Drug Auto Sales    | 93  | 16241 | N/A                                | 123 | 16216 | N/A                              |
| 4  | 16210 | Yasmin Kabab Inc                     | 34 | 16226 | Carhart                      | 64 | 16204 | Warrendale Pkwy           | 94  | 16250 | Wright & Farrow, LLC               | 124 | 16205 | Sultan Deli                      |
| 5  | 16200 | Creative Kitchen Cabinets & More     | 35 | 16222 | Muzzy Menzies                | 65 | 16209 | Chene Museum Bakery       | 95  | 16232 | City Hoopah                        | 125 | 16214 | Linne Applications               |
| 6  | 16200 | Islamic Center of Ann Arbor          | 36 | 16244 | N/A                          | 66 | 16201 | N/A                       | 96  | 16229 | Simons - Bakery                    | 126 | 16222 | Baba Bakery & Restaurant         |
| 7  | 16206 | Denker Soul Food                     | 37 | 16230 | Dollar Plus                  | 67 | 16202 | T & A Auto Sales Inc      | 97  | 16201 | Al-Rada Bakery (closed)            | 127 | 16209 | Acrylic Power Signs & Auto Signs |
| 8  | 16228 | Sam's Bakery                         | 38 | 16226 | Multi-Old Auto Center        | 68 | 16207 | Brough Pastry             | 98  | 16200 | Arwa Yallah Bakery & Sweet         | 128 | 16205 | Manish A Confection              |
| 9  | 16204 | Signature Signets Take-Order-Network | 39 | 16231 | Golden Exports               | 69 | 16204 | Greenland Check Cashing   | 99  | 16201 | Maria's Bakery                     | 129 | 16200 | Geward Health Pharmacy           |
| 10 | 16214 | Tara's Furniture                     | 40 | 16231 | Reid's Restaurant            | 70 | 16201 | Duerson Medical Group     | 100 | 16200 | Smoke Shop                         | 130 | 16201 | Chic Market                      |
| 11 | 16210 | Amal Bookstore                       | 41 | 16210 | Warren Bakery & Market       | 71 | 16201 | Institute of Medical Arts | 101 | 16201 | Love Market                        | 131 | 16204 | Warren Professional Auto Service |
| 12 | 16200 | Ami Hair Styling                     | 42 | 16200 | Central Art Clinic           | 72 | 16205 | Thompson's Confections    | 102 | 16204 | N/A                                | 132 | 16200 | Pharmach Corner Pharmacy         |
| 13 | 16250 | Westside Auto Repair                 | 43 | 16270 | Luxury Auto Group            | 73 | 16220 | TD Associates             | 103 | 16237 | Pearl Fashion & Accessories        |     |       |                                  |
| 14 | 16270 | Recreational Computing (USA FOC)     | 44 | 16202 | Power TV Services            | 74 | 16216 | Outlaw Doctor             | 104 | 16204 | Imani Bakery                       |     |       |                                  |
| 15 | 16200 | Parkway Printing & Signs             | 45 | 16200 | USA Ink                      | 75 | 16211 | N/A                       | 105 | 16229 | ITA Bakery                         |     |       |                                  |
| 16 | 16250 | Level Cuts                           | 46 | 16220 | Bus Signs                    | 76 | 16207 | Nicks Bar & Grill         | 106 | 16223 | The Face of Post                   |     |       |                                  |
| 17 | 16201 | Regis                                | 47 | 16201 | USA Hair Salon               | 77 | 16241 | Asian Bakery & Deli       | 107 | 16219 | Subway International               |     |       |                                  |
| 18 | 16204 | Tony's Furniture                     | 48 | 16239 | Mr. S Auto Repair            | 78 | 16201 | Swanik Service Center     | 108 | 16211 | Water City Lockers                 |     |       |                                  |
| 19 | 16240 | ACM Custom Cabinets                  | 49 | 16244 | Motor Assistance             | 79 | 16200 | Busby's Hand Car Wash     | 109 | 16207 | N/A                                |     |       |                                  |
| 20 | 16202 | N/A                                  | 50 | 16204 | Warren Printing              | 80 | 16209 | Edmonds - Confections     | 110 | 16210 | N/A                                |     |       |                                  |
| 21 | 16230 | M. M. Appliances                     | 51 | 16250 | State's Bakery               | 81 | 16200 | Prochel Family Clinic     | 111 | 16200 | Aladdin Orient                     |     |       |                                  |
| 22 | 16220 | Joan's Boutique                      | 52 | 16220 | N/A                          | 82 | 16205 | Northwest Hair Salon      | 112 | 16204 | Shaded Beauty Salon & Nails        |     |       |                                  |
| 23 | 16204 | N/A                                  | 53 | 16204 | Comfort of Living & Shopping | 83 | 16211 | N/A                       | 113 | 16209 | Shaded Beauty Salon                |     |       |                                  |
| 24 | 16210 | Dearborn Physical Therapy            | 54 | 16204 | Regal Opticsery              | 84 | 16200 | Citizens Bank             | 114 | 16230 | Sweet Bakery                       |     |       |                                  |
| 25 | 16204 | South Ann Arbor's Lake House         | 55 | 16250 | Brookside Lighting Solutions | 85 | 16227 | Dollar Cut Work           | 115 | 16232 | Iran Fashion Tailoring Alterations |     |       |                                  |
| 26 | 16200 | Schiff Insurance                     | 56 | 16210 | Luxury Home Furniture        | 86 | 16204 | Wham Hair Salon           | 116 | 16211 | N/A                                |     |       |                                  |
| 27 | 16200 | Royal Car Center                     | 57 | 16246 | Super Dollar Center          | 87 | 16201 | N/A                       | 117 | 16201 | Shirind Cut Express Car Wash       |     |       |                                  |
| 28 | 16204 | Frank's Dental Care                  | 58 | 16201 | Classical Jewel              | 88 | 16204 | City Haircuts             | 118 | 16200 | Northwest Hair Salon               |     |       |                                  |
| 29 | 16201 | Janine Food Center                   | 59 | 16210 | Rock Top                     | 89 | 16200 | ASAW Bakery               | 119 | 16211 | Artistic Barber                    |     |       |                                  |
| 30 | 16200 | Top Memorial United Methodist        | 60 | 17701 | Chase Bank                   | 90 | 16232 | Loop International        | 120 | 16237 | N/A                                |     |       |                                  |

Map of W. Warren Streetscape used for June 21, 2022 tour with Gary Torgow / Huntington Bank

**APPENDIX B: PLAZA IMAGES (before & after clearing)**







