



WEST WILLOW NEIGHBORHOOD IMPROVEMENT STRATEGY



IN COLLABORATION WITH

New West Willow
Neighborhood
Association



2057 Tyler Road Ypsilanti, MI 48198

Charter
Township of
YPSILANTI

"Placing Residents First"

PREPARED BY

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ACKNOWLEDGEMENTS

The New West Willow Neighborhood Association would like to acknowledge the dedication of the following people who guided the development of the West Willow Neighborhood Improvement Strategy.

A VERY SPECIAL THANK YOU!

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Ms. Joann Brinker, Retired Ypsilanti Township Human Resources Director
Ms. Sheila Brown, Belleville High School Principal
Ms. Lisa Farst, County Sheriff's Deputy
Mr. Robert Harrison, Resident
Mr. Deonte Isom, Resident
Mr. Anthony Isom, Resident
Mr. Pete Lazaroff, Van Buren School District Superintendent
Mr. Dion Leonard, Resident
Ms. Laura Lisiscki, Kaiser Elementary School Principal
Ms. Linda Mealing, New West Willow Neighborhood Association Board & Resident
Ms. Flora Moncrief, Resident
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Ms. Amy Klinke, County Community Development Director
Mr. Nathan Norman, New West Willow Neighborhood Association President & Resident
Mr. Rolland Sizemore Jr., County Commissioner

New West Willow Neighborhood Association holds monthly meetings at Kaiser Elementary School.
Please visit NWWNA's new web site at www.nwwna.org

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The New West Willow Neighborhood Association would like to acknowledge the dedication of the following people who guided the development of the West Willow Neighborhood Improvement Strategy.

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15 West Willow Older Adult Resident Participants in the Neighborhood Survey for Seniors

70+ West Willow Youth Participants in Brainstorming Sessions at Kaiser Elementary, North Middle, and Belleville High Schools

Jenna Bacolor, Program Supervisor - Washtenaw County Public Health

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EXECUTIVE SUMMARY

The New West Willow Neighborhood Association, Washtenaw County Office of Community Development and Ypsilanti Charter Township teamed to develop a strategy for improving the West Willow neighborhood. The neighborhood suffers from a negative perception, as crime, safety, and disinvestment concerns plague neighborhood perception. However, West Willow is a diverse community, that works together and has a vision for its future. This Neighborhood Investment Strategy plan is a beginning to creating steps to improvement.

The primary goal of this plan is to highlight improvement opportunities and set a three-year implementation strategy for physical improvements. It is complementary to strategies being developed for social programs by Washtenaw County and Ypsilanti Township.

Geographically, West Willow is located in the north part of Ypsilanti Township directly west of Willow Run Airport. The neighborhood is bounded by I-94, US-12, and Wiard Road, all limited access roads, which tends to isolate the community from the greater Ypsilanti area.



FIGURE 1
AERIAL PHOTOGRAPH

PROCESS

The plan was developed in methodical stages over a ten month period. It started in August 2006 with the formation of a steering committee. The process continued in November 2006 with evaluating plans, reports and studies prepared by Ypsilanti Township, Washtenaw County, the utility authority and similar organizations with a focus on their relationship to West Willow. At this time, windshield observations were completed to gather a perspective on the current physical condition of the homes, park, land use and infrastructure. Using this background information, the steering committee self-assessed the positive and negative features and projected what could happen in the future. This self-assessment was shared with the neighborhood at large in January. Surveys were conducted focusing on Senior Citizens, Youth, and Township and County agencies to assess needs and impressions of West Willow. From there, strategies were developed and refined through February, March and April with a final presentation to the neighborhood in May, 2007.

OPPORTUNITIES FOR REDEVELOPMENT

In addition to the needs raised by neighborhood residents, the Planners suggested opportunities for improvement to the steering committee. For the most part, these improvements involve building partnerships by the neighborhood association to public agencies.

IMPLEMENTATION STRATEGY

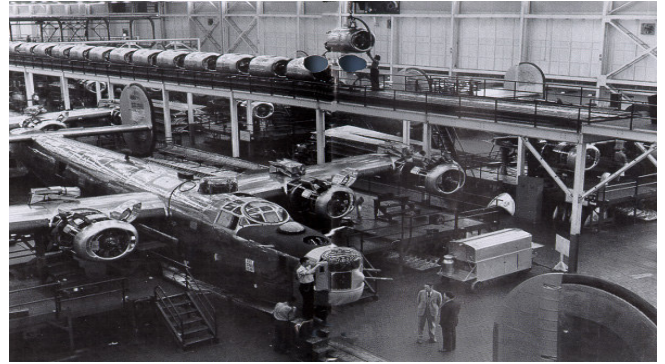
The steering committee divided into three subcommittees to develop a three-year implementation strategy with visions, strategies, and actions. Several strategies focused on the following:

- Building attractive entrances to the community
- Improving landscaping and streetscape along US-12, Service Drive, and Wiard Road
- Development of a rental code enforcement program
- Improving safety and condition of owner-occupied housing
- Establishment of a neighborhood buying cooperative for houses
- Evaluation of street lighting and tree maintenance to improve night-time visibility
- Establishment of community gardens
- Construction of a community center that offers physical recreation and education opportunities for all age groups
- Partnering with Willow Run Schools, Van Buren Schools, and Washtenaw County to provide education programs
- Providing a better selection of recreation programs and equipment
- Improvement of fire safety measures through regular maintenance of infrastructure and public education
- Improvement of crime prevention through frequent sheriff presence and enforcement
- Improvement of pedestrian and vehicle traffic safety
- Elimination of stray and unlicensed dogs
- Improvement in social relations
- Conducting neighborhood clean-up events
- Conducting code enforcement and reporting of results to neighborhood association
- Redesigning West Willow Park to be highly visible from the public street and surrounding neighbors

A complete list is located on Pages 19-21.

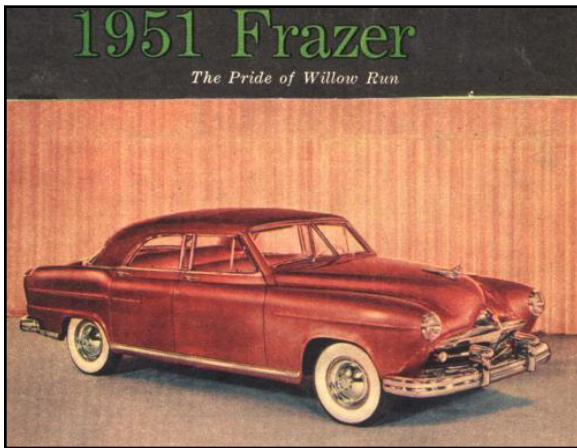
HISTORY OF THE WEST WILLOW NEIGHBORHOOD

West Willow has a long and interesting history. Wartime production at the Willow Run Bomber Plant forever changed the face of Washtenaw County and southeast Michigan. The plant employed 42,000 people during peak production in World War II and produced one B-24 bomber every hour. The plant was the first to use Henry Ford's ground-breaking assembly line mass-production techniques for aircraft. After the war, the adjacent airport built to service the plant, became the focal point for passenger air travel and air freight in the region.



Factories need workers; a flood of people seeking jobs at the bomber plant created a tremendous need for housing. Hastily constructed and segregated government housing, known as Willow Village, was built for employees of the plant during wartime. Construction of the Village was completed in 1943. A Cunningham chain drugstore, schools, a theater, community center, and grocery stores were also constructed near the Village. A few of these structures still remain.

In 1946 the bomber plant was bought by Kaiser-Frazer Corporation from the government. The company began converting the plant for automobile manufacturing and hired workers. According to Marion Wilson in her book, *The Story of Willow Village*, many of these employees were war veterans who had returned to the Ypsilanti area. During the Korean War, Kaiser-Frazer produced C-119 and C-123 planes at the facility.



Due to the housing shortage following the war, Willow Village was not demolished immediately as was originally planned. The Federal government sold the Willow Village properties to Ypsilanti Township in 1954. The Township supervised demolition of the Willow Village and sold some of the large non-residential buildings to the Willow Run School District. The Willow Village area could not return to its pre-1941 condition, and the farmland could not be reclaimed, thus beginning the construction of worker housing neighborhoods near the plant that we see today. West Willow, built circa 1964, was one of these neighborhoods.

Sixty years from the heyday of the Willow Run Bomber Plant, in our present-day global economy, manufacturing jobs are quickly disappearing. In efforts to implement this plan, it is recommended that the neighborhood seek to preserve the memory of the contributions of significant people, events or buildings that led to the creation and development of West Willow.

THE PEOPLE - SOCIAL CHARACTERISTICS

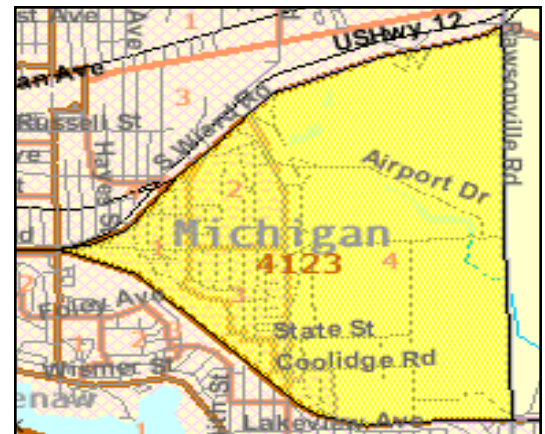
West Willow can be characterized by a diverse set of people – racially, economically, and age-wise. As compared to Ypsilanti Township and Washtenaw County demographics, these are key differences:

	West Willow Neighborhood		Ypsilanti Township		Washtenaw County	
Population:	3,390		49,182		322,895	
Male	1,554	45.8%	24,151	49.1%	160,558	49.7%
Female	1,836	54.2%	25,031	50.9%	162,337	50.3%
By age:						
0-14	932	27.5%	11,142	22.7%	60,056	18.6%
15-34	881	25.9%	16,843	34.3%	120,044	37.2%
35-64	1,302	38.4%	17,661	35.8%	116,524	36.2%
65 and over	275	8.1%	3,536	7.2%	26,271	8.1%
By race:						
African American / Black	2,212	65.3%	12,525	25.5%	39,697	12.3%
White	1,024	30.2%	33,202	67.5%	249,916	77.4%
Asian	29	0.9%	988	2.0%	20,338	6.3%
Hispanic / Latino	74	2.2%	1,379	2.8%	8,839	2.7%
Other / Mixed	51	1.5%	2,212	4.5%	11,657	3.6%
Homes:	1,173		21,196		131,069	
Owner-Occupied Housing	886	75.5%	12,080	59.8%	74,830	59.7%
Renter-Occupied Housing	255	21.7%	8,114	40.2%	50,497	40.3%
Vacant	32	2.7%	1,002	4.7%	5,742	4.4%
Households:						
Family Households	902	79.1%	12,344	61.1%	73,690	58.8%
Female head of household	339	29.7%	3,005	14.9%	11,677	9.3%
Average household size	2.97		2.43		2.41	
Average family size	3.31		3.06		3.02	
Available vehicles:						
None	78	6.9%	1,264	6.3%	8,527	6.8%
One	322	28.6%	7,933	39.4%	45,755	36.5%
Two	479	42.5%	8,118	40.3%	51,198	40.9%
Three or more	248	22.0%	2,834	14.1%	19,847	15.8%
Workers using public transportation	31	2.1%	376	1.5%	5,494	3.2%

Source: 2000 US Census

Notes:

1. The census tract which includes West Willow also extends east to Rawsonville Road. The tract outside of West Willow is primarily used for Willow Run Airport and industry. Refer to Figure 2.
2. Though the overall rental rate in West Willow is 22.3%, block-per-block rates range from 0% to 100%.
3. According to Ypsilanti Township records, the rental rates have increased significantly since the 2000 census. Refer to Figure 3.



**FIGURE 2
CENSUS TRACT**

CENSUS FINDINGS

- West Willow has a higher percentage of youth under age 15 than Ypsilanti Township and Washtenaw County.
- West Willow has a lower percentage of young adults aged 15-34 than Ypsilanti Township and Washtenaw County.
- The percentage of African-Americans is greater in West Willow than in Ypsilanti Township and Washtenaw County.
- Conversely, the percentage of White, Asian, and those of mixed-race backgrounds is much lower.
- The number of female head of household is double that of Ypsilanti Township as a whole, and triple that of Washtenaw County.
- Average family size is larger than the Township and County.

OTHER SOCIAL FACTORS

Education, after school activities, housing, and shopping are other social needs of residents.

Two separate school districts operate within this neighborhood. The Willow Run School District north of Tyler Road; the Van Buren School District south of Tyler Road. Although this separation is not a common occurrence, youth have responded that the separation is not a significant social barrier.

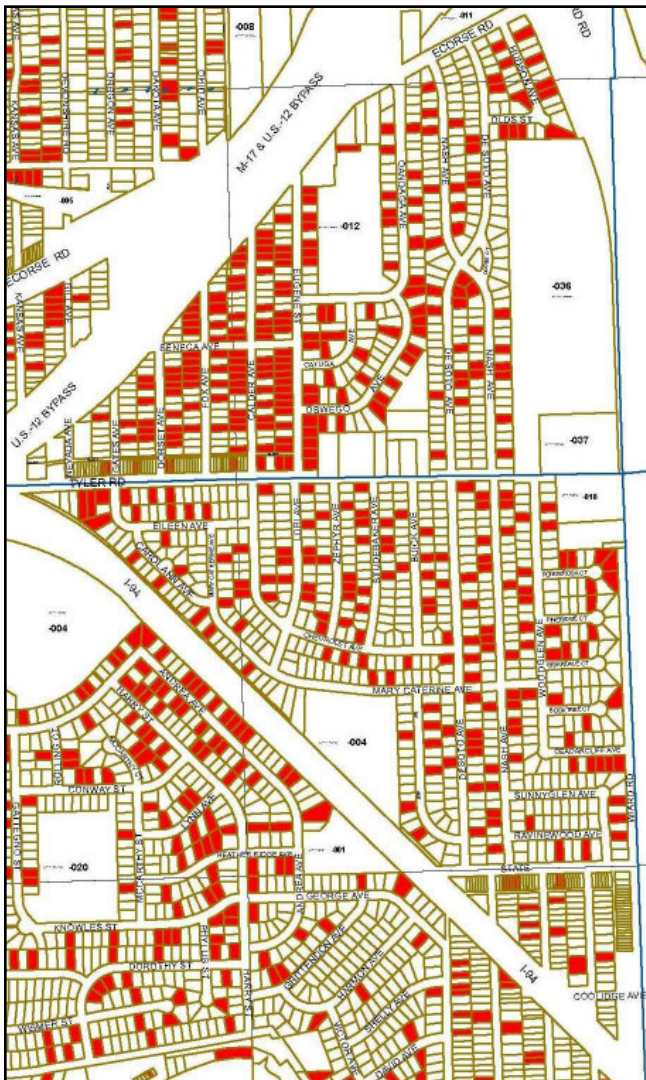


FIGURE 3
RENTAL PROPERTIES (shown in red)

There are limited programs to enrich the lives of the seniors, youth and adults. According to residents and the steering committee, missing components include supervised places for teens to 'hang out'; physical, social and learning programs for seniors; and, opportunities for adults to retrain for more stable higher-income jobs.

HOUSING OWNERSHIP

This area has a high concentration of single-family rental housing, according to Washtenaw County records. The percentage of rental housing in Ypsilanti Township and Washtenaw County is greater; this can be anecdotally attributed to student housing at the several Universities and Colleges. The greatest concentrations occur on blocks north of Tyler Road and west of DeSoto Avenue. This neighborhood quadrant contains homes and properties in the poorest conditions. Figure 4 visually demonstrates the housing observations.

SHOPPING

West Willow has no convenient shopping within the neighborhood. Youth typically walk across busy US-12 at Dorset Avenue to reach stores. Most residents rely on private transportation for convenient access to groceries or retail goods. The Ann Arbor Transportation Authority operates a bus line along Tyler Road; busses travel one-way; hourly, providing an inconvenient alternative to private transportation.

In a complementary improvement effort, the Washtenaw County Office of Community Development is conducting an outreach program engaging residents on the issues of safety, education and rental housing.

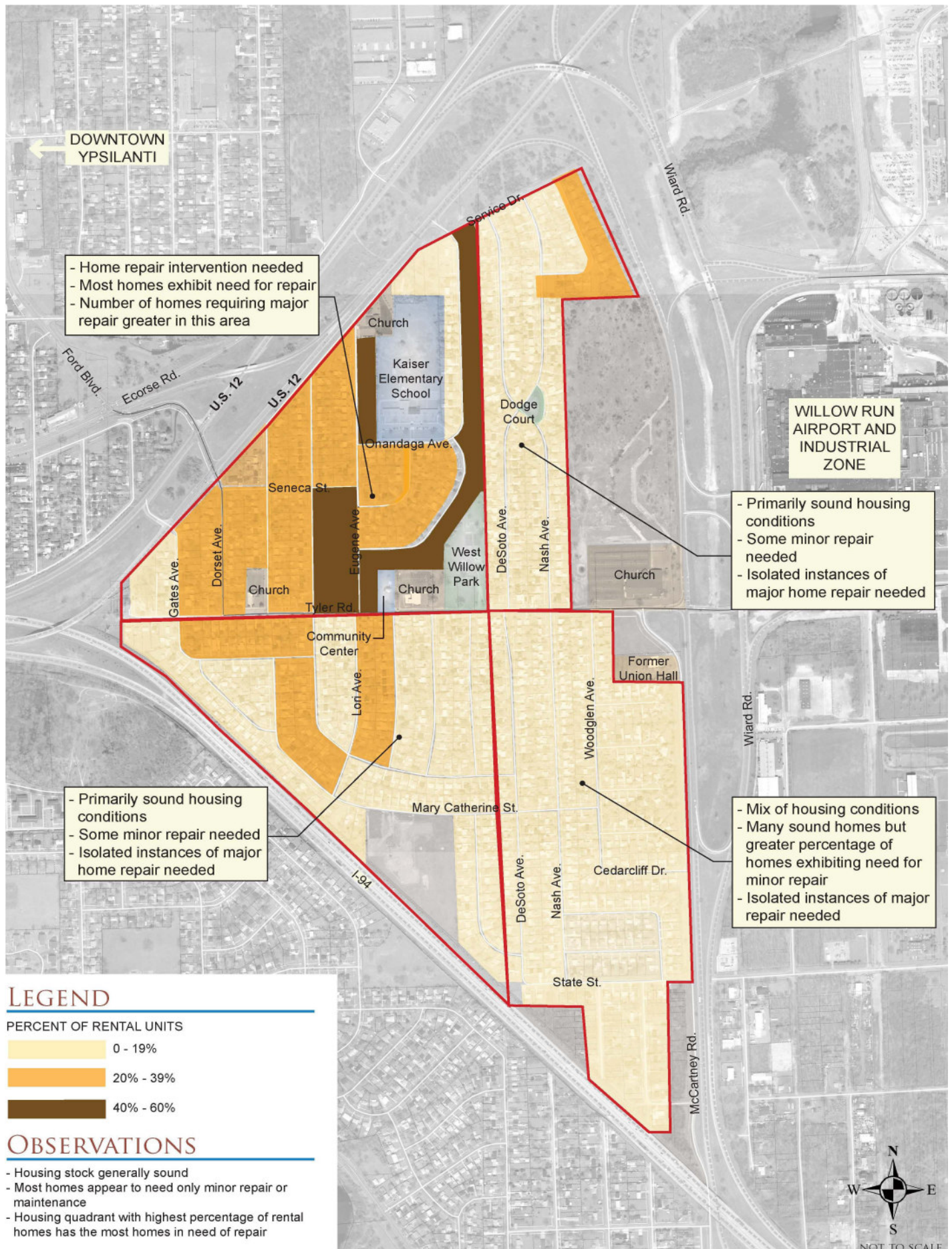


FIGURE 4 - HOUSING OBSERVATIONS

PHYSICAL CHARACTERISTICS

West Willow is a neighborhood dominated by modest-sized single-family homes. Other land uses include Kaiser Elementary School, four churches, a community center, a former union hall, a park and five vacant areas for development. No convenience or retail shopping opportunities, multiple-family housing, or job generators are located within the neighborhood. An industrial park is located across Wiard Road; however, few residents, if any, are employed there.

ROAD SYSTEM

The triangularly-shaped neighborhood is geographically defined by the perimeter road system. It is nearly isolated from the surrounding region by the I-94 freeway, the US-12 cut-off, and Wiard Road and the adjacent Willow Run Airport. Each of these three roads carry high-speed traffic, have limited access points, and wide rights-of-way.

The neighborhood encompasses about 45 blocks of varying sizes and configurations. It is bisected in an east – west direction by Tyler Road, a 35 mph Washtenaw County thoroughfare. Local streets are set in modified grid pattern, generally crossing at right angles with a few curves. McCartney Avenue is directly adjacent to Wiard south of Tyler Road. McCartney Avenue runs parallel to Wiard and connects West Willow to Ypsilanti Township south of I-94.

Vehicle access to the entire neighborhood is limited to six points. Three intersections are located on US-12, one on Wiard Road and two on McCartney Avenue. To access the City of Ypsilanti, one crossing at US-12 occurs at Dorset Avenue. This causes long traffic back ups and heavy use on Dorset Avenue, a residential street. McCartney Avenue provides access to shopping south of I-94. The Ann Arbor Transportation Authority (AATA) provides bus service as mentioned above. The bus follows McCartney Avenue from the south to Tyler Road and exits West Willow at the Dorset Avenue crossing of US-12.

LAND USE

The neighborhood has block after block of solid single-family housing stock. There is no opportunity for infill development as is typically seen in mature urban settings. The housing is of a similar scale and character throughout with variations in building conditions. Demarcations are clear and geographically divide into four quadrants separated by Tyler Road and rear lots facing DeSoto Avenue. Although quadrants are defined, each area will find impeccably maintained as well as blighted homes.

- Concentrations of best kept homes are situated south of Tyler Road and west of DeSoto Avenue and north of Tyler Road and east of and including DeSoto Avenue.
- The quadrant north of Tyler Road and west of DeSoto Avenue has the greatest need for improvement and renovation. The percentage of rental homes per block is greatest in this quadrant.
- The fourth area south of Tyler Road and east of DeSoto Avenue has many well-kept homes and properties, but this area witnesses more incidences of poorly maintained properties.

Four places of worship are located within the neighborhood; all are highly visible. Three of the four front the Tyler Road spine. The fourth is adjacent to the Kaiser Elementary playfield with an entrance off US-12. All buildings and properties are well maintained.

PUBLIC FACILITIES

Four public facilities are within the neighborhood; West Willow Park and the neighborhood community center front Tyler Road and flank one of the churches. Dodge Court is a small grassy area at the crossing of DeSoto and Nash streets west of Tyler Road. Kaiser Elementary school of the Willow Run School District is located at the north end and also serves as the community meeting space, a place for youth activities and recreation and latch key services.

Refer to Figure 5.



VACANT TRACTS

Although vacant property for infill development is not available, four large vacant sites are located along the periphery of the neighborhood.

- Wiard Road frontage north of Tyler Road - the largest parcel of land at around 28-acres.
- Former Union Hall site at the intersection of Tyler Road and McCartney Avenue - a 3-acre parcel with a building and parking.
- McCartney Avenue frontage near the southern tip of West Willow. - a shallow 2.2-acre site with a general depth between 90 and 110 feet that is split by Coolidge Avenue.
- Former elementary school in the Van Buren School District, nestled in the south central area of the neighborhood against I-94. This 7.5-acre site is a cleared parcel with access from Mary Catherine Avenue.

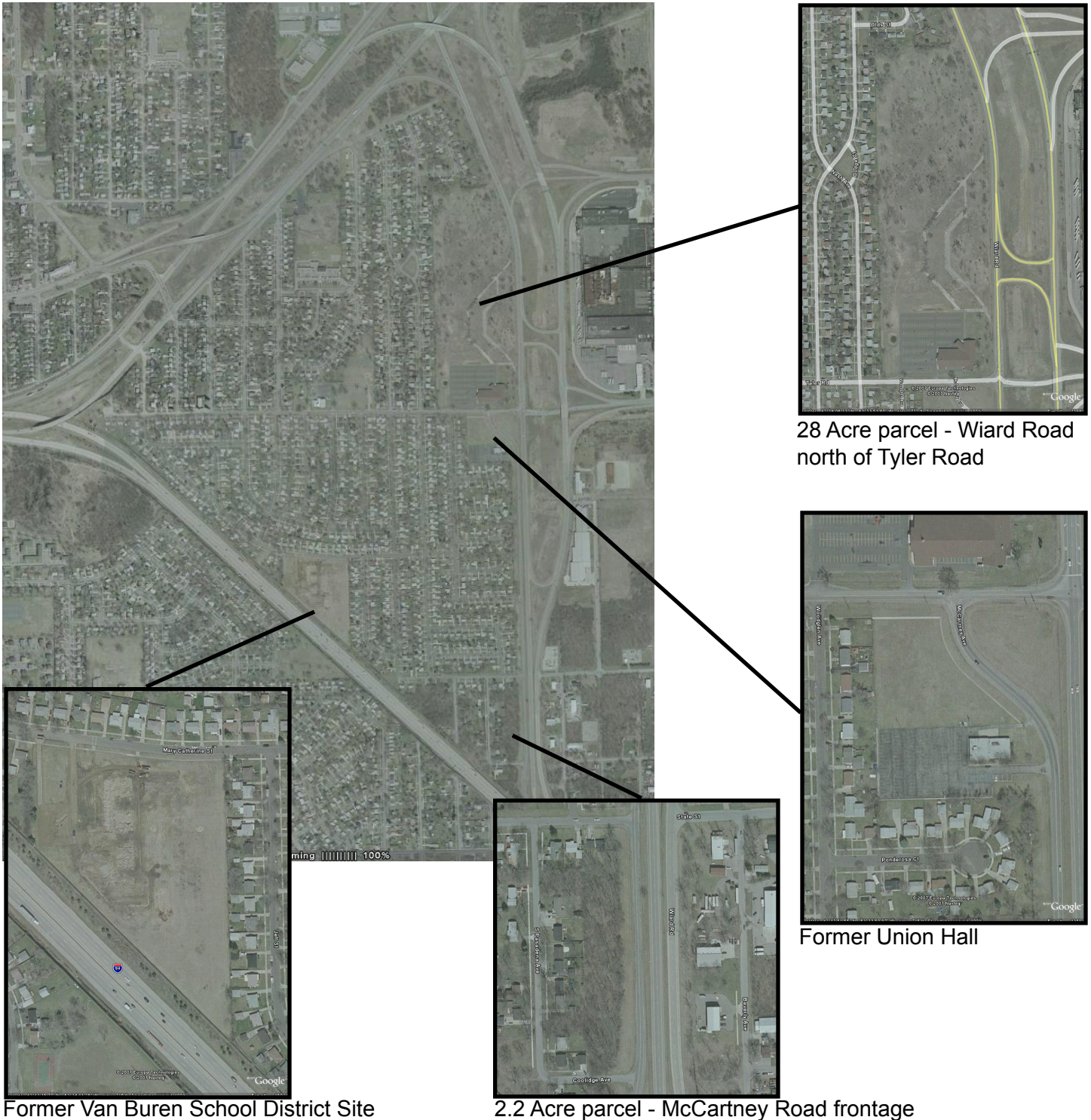


FIGURE 6 - VACANT TRACTS

OPPORTUNITIES FOR PHYSICAL IMPROVEMENTS

Complementary to the plan, Hamilton Anderson Associates identified several opportunities for physical improvements within the West Willow neighborhood. These are found within street rights-of-way, public facilities and private property. Although these improvements for the most part will be completed by outside agencies or private landowners, the neighborhood association can be a vital catalyst by instituting partnership championing the cause. The association can take an active role within Washtenaw County to facilitate a home improvement program.

Visually Improve the Perimeter Streets

Improving the visual perception of West Willow from the outside continues to be a very important consideration. This can be accomplished publicly through improving the landscaping on the US-12 and Wiard Road rights-of-way. Both roads have a wide expanse of open space within the central median and along the edges. These areas, especially the edges nearest West Willow, are unkempt with no spatial definition. The neighborhood association needs to work with the MDOT and the Washtenaw County Road Commission to secure improvements.

Several opportunities to improve the street frontages exist. These include:

- Enhance the green strip with shrubs and trees to vertically define the neighborhood and improve the image. This strip also includes a saw-tooth pattern of left-over property resulting from the overlay of the angular direction of US-12 over the grid network of the local street system.
- Repair the existing chain link fence along US-12.
- Install signage identifying the neighborhood at Dorset Avenue and Tyler Road.
- Work with MDOT to explore innovative methods of using the wide medians, such as a bioswale to filter polluted groundwater.
- Work with homeowners to improve screening of storage areas and reduce random trash dumping in yards in view of the surrounding roads.



Visually Improve Tyler Road

Tyler Road is the internal spine of West Willow. It provides a critical seam linking the north and south sides of the neighborhood. Currently, it is viewed as the divider between housing conditions and school districts. The street provides frontage for three churches, the neighborhood community center and West Willow Park. It can become the social gathering place. Opportunity exists to improve the streetscape, a grass strip between the street and sidewalk to accommodate tree planting, or other streetscape design treatment. The street is a County collector road and has a posted speed limit of 35 m.p.h. The association should work with the Washtenaw County Road Commission to explore reducing the speed limit to accommodate pedestrian use.



West Willow Park Improvements

West Willow Park is a well maintained public park with basketball courts, play equipment, and a covered pavilion. It fronts Tyler Road and has a rear pedestrian connection to Oswego Avenue. There is no need for the initial three years to do any serious work other than maintain the park. Residents have noticed that illegal activity and loitering occur under the covered pavilion and at the rear of the park. Continuous programming of supervised events will minimize illegal activity. In addition, the association should work with the adjacent neighbors to replace tall opaque screening fences with types of fencing that can be seen through. This provides “eyes” on the park at all hours.



Home Improvement Program

West Willow has block after block of solid housing stock, many homes need minor repairs and clean up while others require major overhauls. This can be one initiative in which the neighborhood association can take an active role. The Washtenaw County Office of Community Development offers a rehabilitation program for owner-occupied housing. For many homes, this program will provide an advantage to those homeowners looking to improve their home investment. Unfortunately, the program does not apply to rental properties where most of the disinvestment and blight occurs.

Improving the rental properties is a key link to improving the neighborhood. The association can work with Ypsilanti Township to outreach to landlords or explore other avenues to eliminating blight. The use of focused code and blight enforcement, Michigan’s Brownfield Program, Michigan State Housing Development Authority programs, and the potential of creating a land bank authority are opportunities. Another method to investigate is to create a co-operative to purchase and renovate homes. Michigan State University Extension also offers instruction in improving home landscaping.

Development Sites

West Willow is fortunate to have four sites that are prime opportunities for large scale development. These should be capitalized upon. Three of the sites are situated along Wiard Road which will significantly enhance the visual perception of West Willow, if sensitively designed. Another benefit to development is the inherent boost to surrounding property values. However, a market study needs to be conducted prior to development to understand what is the best use of the properties. The development notes below provide multiple scenerios that are acceptable.

Wiard Road

Site Location:	Wiard Road north of Tyler Road
Site Size:	28 acres
Benefit of Developing:	Provides a significant positive visual enhancement to the neighborhood edge
Development Notes:	<p>The site has very good regional access and high visibility. Types of development can include:</p> <ul style="list-style-type: none">• 112 single-family homes at 4 dwelling units per acre (average of existing neighborhood)• 280 garden apartments at 10 dwelling units per acre• 420 townhomes at 15 dwelling units per acre• Mixed-use residential / retail / public center development• In the absence of a market in the near future, this site could be an outdoor sports field for soccer, baseball, football or any other activity requiring a large outdoor space and a large parking lot. A sports complex would draw families and provide a positive social image.

McCartney and Tyler Site

Site Location:	Intersection of Tyler Road and McCartney Avenue
Site Size:	3 acres – Slightly under one acre contains a former union hall and parking lot.
Benefit of Developing:	The site is at the one of two primary entries into West Willow. New development can become a welcoming landmark for residents, visitors and passers-by.
Development Notes:	<p>The site has direct access to McCartney Avenue which connects West Willow to shopping and other amenities to the south. Types of development can include:</p> <ul style="list-style-type: none">• 8 single-family homes at 4 dwelling units per acre• 20 garden apartments at 10 dwelling units per acre• 30 townhomes at 15 dwelling units per acre• Union hall stays for renovation into a public use center or training facility.

McCartney Avenue – South

Site Location:	McCartney Avenue
Site Size:	2.2 acres separated by Coolidge Avenue
Benefit of Developing:	This site fronts McCartney and is visually seen from Wiard Road providing a positive visual enhancement at the neighborhood edge.
Development Notes:	<p>The site is between 90 and 110 feet deep which predetermines a narrow development pattern. The site has direct access to a dedicated non-motorized trail. Types of development can include:</p> <ul style="list-style-type: none">• 11 single-family homes• 22 garden apartments• 33 townhomes

Van Buren School District Site

Site Location:	South central area of West Willow. Access from Mary Catherine Street
Site Size:	9 acres
Benefit of Developing:	Large clear open site.
Development Notes:	<p>The site is isolated. I-94 is the rear border. Housing is the prime land use type for this site. An open site such as this provides opportunities to integrate pedestrian paths and pocket parks into the development. Types of residential development can include:</p> <ul style="list-style-type: none">• 30 single-family homes at 4 dwelling units per acre• 60 Habitat for Humanity homes• 75 garden apartments at 10 dwelling units per acre• 112 townhomes at 15 dwelling units per acre

The strategies for neighborhood improvement set forth within this plan recognize new development will most likely not begin within the three-year framework of this plan. However, the strategies for locating and nurturing the correct partnerships to get the development process started can happen in those three years. The long and often arduous process of starting the development process cannot be skipped. Hopefully, the next update of this plan will contain construction activity.



FIGURE 7 - OPPORTUNITIES FOR PHYSICAL IMPROVEMENTS

NEIGHBORHOOD PARTICIPATION

Preparation of this strategy was accomplished through the dedication of residents, elected officials, and staff from Washtenaw County and Ypsilanti Township, and representatives from both school districts that formed a steering committee. This steering committee met in 2006 to identify the strengths and challenges of living in West Willow. Surveys were conducted focusing on Senior Citizens, Youth, and Township and County agencies to assess needs and impressions of West Willow. The steering committee reconvened for a three-month process after the first public presentation and developed the strategy presented within.

During November and December 2006, the Steering Committee assessed itself by identifying strengths, weaknesses, opportunities and threats to the neighborhood.

Specific topics of most concern include:

- Retaining long-term residents and families
- Eliminating crime
- Improving safety
- Creating supervised places for youth to socialize and recreate
- Improving conditions of rental homes
- Improving perception of the neighborhood

Interestingly, housing is included under strengths, weaknesses, opportunities and threats depending on participant's viewpoint. The residents saw opportunities evolving from current weaknesses, an important building block for neighborhood improvement. Figure 8 summarizes this self-assessment.

PEOPLE

	STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
RESIDENT STABILITY	X	X		X
RESIDENT COMMITMENT TO ORGANIZING	X			
DIVERSITY	X			
YOUTH		X	X	
EMPLOYMENT		X	X	
CRIME AND SAFETY		X		X
NEIGHBORHOOD / PUBLIC / CORPORATE PARTNERING			X	

PHYSICAL

	STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
HOUSING	X	X	X	X
LOCATION / ACCESS	X	X		
PERCEPTION		X	X	
PLANNING				X
INFRASTRUCTURE				X

FIGURE 8 - SUMMARY OF SELF-ASSESSMENT

PUBLIC FORUM

In January 2007, the self-assessment was shared with the neighborhood; over 90 participants attended, including several elected officials. Ideas and comments were solicited which reflected those topics of interest identified by the Steering Committee.

DEVELOPING THE 3-YEAR IMPROVEMENT STRATEGY

Using the public input, the steering committee drafted and refined strategies and actions for making improvements over the next three years. The process lasted through February, March and April 2007. During the initial February session, the steering committee identified several indicators of healthy neighborhoods, listed in the sidebar. The steering committee realized that attempting to seriously address all items over the three-year period would result in diluting all efforts to the point that success would not be achieved. The group prioritized the top indicators that they felt were the most important. These included Housing / Physical, Parks and Recreation, and Safety. The steering committee then formed subcommittees around these topics and drafted a vision statement and improvement strategies.

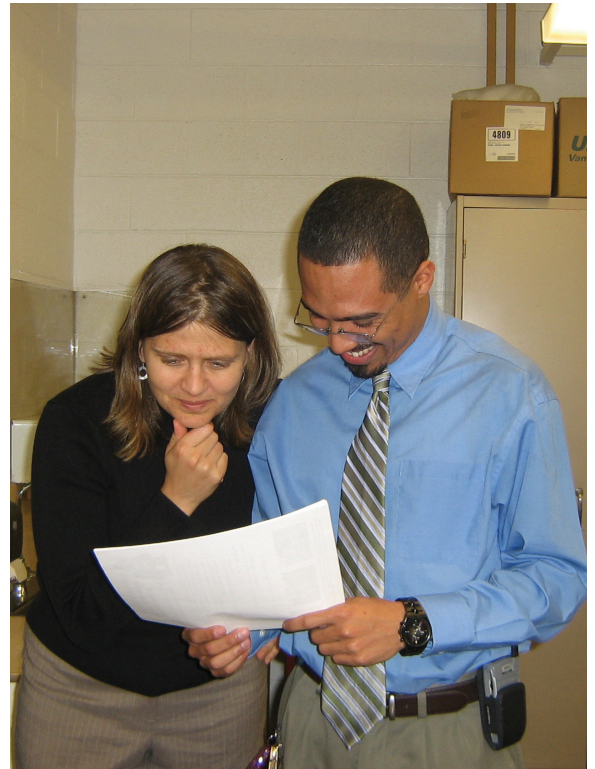


FIGURE 9
Indicators of Healthy Neighborhoods

Housing Stock
Recreation Facilities / Programs / Parks
Safety
Commercial
Demographic Diversity
Employment Opportunities
Environmental Quality
Healthcare
Identity / Landscape Improvements
Infrastructure
Public Involvement / Outreach
Public Services
Schools / Education
Social Services
Transportation / Traffic



THREE-YEAR IMPROVEMENT STRATEGY

The New West Willow Neighborhood Association Steering Committee has crafted a three-year improvement strategy. The strategies outlined incorporate many actions that can be readily and quickly implemented. Improvements of a greater magnitude in scope and effort are also included. The Steering Committee felt strongly that progress must be demonstrated through completing small projects. The committee also felt that substantial improvements must also be made for the long-range health of the neighborhood. The committee recognized that others may realize the fruits of the long-range improvements. However, the effort must be started now.

The foundation for any of the strategies becoming successful is for the neighborhood association to become a legal non-profit organization. This status allows the association to be eligible for program and salary funding. Volunteers will continue to be a vital link to success; however dedicated staff will provide the steady connection to government agencies and other partners that this plan requires.

The strategies are framed into a structure to promote clarity over time. There are three indicators which the steering committee selected to pursue. For each indicator, a vision statement captures where the group sees the ultimate end. Individual strategies then support this vision. They may not yet reach the end but each may provide a correct start. In order not to overload any individual with too many tasks, each strategy was assigned a year in which to start a task. Finally, an individual or group is assigned responsibility for completing each task. Some tasks may have multiple responsibilities, depending on the complexity. The strategy is expected to be annually updated to benchmark completed assignments and reassign years for tasks that did not get fully completed. In this way, the document becomes a living work.

PARKS AND RECREATION / YOUTH SUBCOMMITTEE - THREE-YEAR PLAN FOR ACTION NEW WEST WILLOW NEIGHBORHOOD ASSOCIATION

VISION: WEST WILLOW RESIDENTS (YOUTH, ADULTS, SENIORS) WILL ENRICH THEIR LIVES THROUGH EDUCATIONAL AND RECREATION PROGRAMS OFFERED IN THE WEST WILLOW NEIGHBORHOOD. THESE PROGRAMS WILL BE OFFERED IN SAFE AND WELL-MAINTAINED BUILDINGS AND PARKS. THE NWWNA WILL REGULARLY CONDUCT OUTREACH EFFORTS TO IMPROVE SOCIAL INTERACTION AND EMPOWER RESIDENTS THROUGH INFORMATION SHARING.

PRIMARY RESIDENT CONTACT: ANGELA RIEHN

STRATEGY	TIMEFRAME			LONG RANGE	RESPONSIBLE PARTIES
	2007	2008	2009		
1. CONSTRUCT A COMMUNITY CENTER THAT OFFERS PHYSICAL RECREATION AND EDUCATION OPPORTUNITIES FOR ALL AGE GROUPS.					
1.1 Explore concept with Ypsilanti Township and Washtenaw County Parks and Recreation Department.	■	■			N. Norman, R. Sizemore
1.2 Investigate construction options - construct new facility and where, add onto the existing community center or the UAW hall or enter into a shared agreement with the Willow Run schools for Kaiser E. or a church facility.	■	■			N. Norman, R. Sizemore
1.3 Decide on organizational framework to operate the center (use of governing board, executive director, volunteers, fundraising committee, partnerships with public or non-profit organizations that have the expertise)	■	■	■		N. Norman, R. Sizemore
1.4 Secure funding for construction, operations and maintenance.				■	N. Norman, R. Sizemore
2. PARTNER WITH WILLOW RUN SCHOOLS, VAN BUREN SCHOOLS, AND WASHTENAW COUNTY TO PROVIDE EDUCATION PROGRAMS IN THE WEST WILLOW NEIGHBORHOOD.					
2.1 Work together to develop engaging educational workshops for youth, older adults, and other residents.	■	■			M. Ross-Williams, A. Riehn, NWWNA, Children's Services, MSU Extension
2.2 Secure places within the neighborhood to hold classes or secure reliable transportation to educational programs.		■	■		NWWNA, Ypsilanti Township
2.3 Engage in an intensive campaign to promote the new community plan and programs to West Willow residents.		■	■	■	NWWNA
2.4 Develop youth employment related activities	■	■			Michigan Works / ETCS, NWWNA
3. PROVIDE A BETTER SELECTION OF RECREATION PROGRAMS AND EQUIPMENT IN THE WEST WILLOW NEIGHBORHOOD.					
3.1 Meet regularly with Ypsilanti Township and Washtenaw County Parks Departments to discuss and coordinate programming and facilities for activities.	■				L. Mealing, NWWNA, WCPRC, Ypsilanti Township Parks
3.2 Include recommendations in the Ypsilanti Township and Washtenaw County Parks and Recreation Master Plans as a base to receive potential funding from the Michigan Department of Natural Resources.		■	■	■	L. Mealing, NWWNA, WCPRC, Ypsilanti Township Parks

HOUSING / PHYSICAL SUBCOMMITTEE - THREE-YEAR PLAN FOR ACTION NEW WEST WILLOW NEIGHBORHOOD ASSOCIATION

VISION: CREATE AND PRESERVE A SAFE, AFFORDABLE, QUALITY NEIGHBORHOOD WITH BEAUTIFUL LANDSCAPING AND CLEAR WELL-MAINTAINED SIGNAGE AT NEIGHBORHOOD ENTRANCES. CONTINUED RESIDENT LEARNING, REVIEW, AND EVALUATION OF PROGRESS WILL MAINTAIN OUR NEIGHBORHOOD AND PROPERTY VALUES.

PRIMARY RESIDENT CONTACT: ROBERT HARRISON

STRATEGY	TIMEFRAME			LONG RANGE	RESPONSIBLE PARTIES
	2007	2008	2009		
1. BUILD ATTRACTIVE ENTRANCES TO THE COMMUNITY.					
1.1 Conduct study to determine best locations for installing entry signs. Investigate property ownership of proposed signage locations.	■				WC CD, Ypsilanti Township, WCRC
1.2 Conduct youth design competition for signage (to be launched at neighborhood meeting)	■				NWWNA, WC CD
1.3 Build large, attractive signs at 2-3 entrances (especially at Dorset and US-12)		■	■		A. Wilson, R. Sizemore, NWWNA, Youth / Other volunteers
1.4 Work with MSU and/or Master Gardener Program for attractive, low-maintenance landscaping design and materials		■			NWWNA / WC CD
2. IMPROVE LANDSCAPING / STREETScape ALONG US-12 AND SERVICE DRIVE AND WIARD RD.					
2.1 Conduct meeting with MDOT, Washtenaw County Road Commission and Ypsilanti Township to discuss options	■				WC CD, Ypsilanti Township, WCRC
2.2 Prepare concept design for neighborhood edges that includes recommendations for native trees/plants for sustainability and noise		■			NWWNA, WCRC Professionals
2.3 Use concept design to pursue grants and other funding to continue design development and construction of landscape program.		■	■		WCRC / WC CD
2.4 Repair or remove fences on edge of neighborhood. Work with MDOT and Washtenaw County Road Commission to remove or repair chain-link fence along US-12. Encourage residents to repair private fences along Wiard Road.	■	■	■		
3. IMPROVE SAFETY/CONDITION OF OWNER-OCCUPIED HOUSING					
3.1 Develop home maintenance pilot program for homeowners and tenants		■	■		R. Harrison, MSU / WHEP
3.2 Work with corporate partner (such as Home Depot, Lowes) to provide rewards or financial incentives for completing home maintenance program		■	■	■	
3.3 Develop tool lending library for home repairs				■	NWWNA
3.4 Enforce blight and property maintenance ordinances	■	■	■	■	Ypsilanti Township
3.5 Develop and Advertise Owner-Occupied Housing Rehabilitation Program	■	■	■	■	WC CD
4. DEVELOP RENTAL CODE ENFORCEMENT PROGRAM					
4.1 Meet with and encourage neighborhood landlords to clean up their respective properties	■	■			NWWNA / Ypsilanti Township
4.2 Develop a Rental Code Enforcement Ordinance					Ypsilanti Township
4.3 Consult with landlords to seek input regarding an inspection program	■	■			R. Sizemore, Ypsilanti Township
4.4 Adopt Rental Code Enforcement Ordinance and develop code enforcement program	■	■			Ypsilanti Township
4.5 Communicate progress of Rental Code Enforcement Ordinance through Neighborhood Association and Township		■	■		Ypsilanti Township / NWWNA
4.6 Communicate with residents and landlords about code enforcement ordinance and process	■	■	■	■	NWWNA / Ypsilanti Township
5. EVALUATE STREET LIGHTING AND MAINTAIN TREES TO IMPROVE NIGHTTIME VISIBILITY					
5.1 Investigate best practices and funding options for strategic lighting for safety				■	NWWNA
5.2 Retain professional or public road agency to evaluate adequacy of lighting throughout the neighborhood (i.e. LISC program)				■	NWWNA
5.3 Implement recommendations				■	NWWNA
6. ESTABLISH COMMUNITY GARDENS					
6.1 Find locations for community garden and investigate property ownership of proposed lots (Kaiser School or CRC)	■				N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
6.2 Get approval for use of land and water resources for gardening.	■				N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
6.3 Find resources to cover start-up costs of garden (site work, tools, etc.)	■				N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
6.4 Obtain technical assistance from gardening resources: MSU Extension, Growing Hope, Project Grow, etc.	■				N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
6.5 Create and maintain sustainable garden with group of residents	■	■	■	■	N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
6.6 Seek out ways to partner with local farmers' markets for sale of produce.				■	N. Norman, J. Gwinn, Growing Hope, WC CD, Ypsilanti Township
7. ESTABLISH NEIGHBORHOOD BUYING COOPERATIVE FOR HOUSES.					
7.1 Research applicability of using a neighborhood co-op for home purchase and repair.				■	NWWNA task force will review / A. Wilson
7.2 Create plan and establish steps for implementation, if deemed appropriate by NWWNA				■	A. Wilson
7.3 Purchase homes				■	A. Wilson

**SAFETY SUBCOMMITTEE - THREE-YEAR PLAN FOR ACTION
NEW WEST WILLOW NEIGHBORHOOD ASSOCIATION**

VISION: THE WEST WILLOW NEIGHBORHOOD RESIDENTS STRIVE TO MAKE THE NEIGHBORHOOD SAFE FROM CRIME, FIRE TRAGEDIES, SPEEDING TRAFFIC, BLIGHT AND DISCRIMINATION. THE SAFETY COMMITTEE HAS ESTABLISHED SEVERAL STRATEGIES OVER A THREE-YEAR PERIOD TO MAKE THE WEST WILLOW NEIGHBORHOOD A DESIRABLE PLACE TO LIVE.

PRIMARY RESIDENT CONTACT: DERRICK JACKSON

STRATEGY	TIMEFRAME			LONG RANGE	RESPONSIBLE PARTIES
	2007	2008	2009		
1. IMPROVE FIRE SAFETY MEASURES THROUGH REGULAR MAINTENANCE OF INFRASTRUCTURE AND PUBLIC EDUCATION.					
1.1 Regularly communicate with Ypsilanti Township Fire Department regarding fire safety programs, hydrant and equipment maintenance, and similar measures to eliminate fire hazards.	■	■	■	■	D. Jackson, A. Riehn, Ypsilanti Township Fire Department
1.2 Conduct annual workshop on fire safety	■	■	■	■	D. Jackson, A. Riehn, Ypsilanti Township Fire Department
1.3 Distribute donated smoke detectors in conjunction with annual fire safety workshop	■	■	■	■	WC Planning, NWWNA, R. Sizemore
2. IMPROVE CRIME PREVENTION THROUGH FREQUENT SHERIFF PRESENCE AND ENFORCEMENT.					
2.1 Engage and improve community / sheriff's relationship	■	■	■		
2.2 Regularly communicate with Sheriff Department regarding public safety enforcement and crime prevention techniques	■	■	■	■	Ypsilanti Township as facilitator
2.3 Establish sheriff mini-station in West Willow		■	■		
2.4 Research and evaluate successful community policing programs		■			D. Jackson, R. Sizemore
2.5 Craft NWWNA community policing program with assistance of the Sheriff's Department		■			
2.6 Conduct community policing program			■	■	
3. IMPROVE PEDESTRIAN AND VEHICLE TRAFFIC SAFETY.					
3.1 Conduct field tour with Washtenaw County Road Commission and MDOT officials to demonstrate vehicle and pedestrian hazards. (Especially pedestrian crossing at US-12, Tyler Road speed hazard, and Dorset entrance traffic light timing)	■				NWWNA / WCRC / WC CD / Ypsilanti Township
3.2 Prepare comprehensive evaluation and recommended solutions	■	■			NWWNA / WCRC / WC CD / Ypsilanti Township
3.3 Construct / Implement recommendations			■	■	WCRC / WC CD / Ypsilanti Township
3.4 Enforce the removal of portable basketball nets from public rights-of-way	■	■	■	■	NWWNA / Ypsilanti Township
3.5 Maintain well-lit streets and prune trees to improve visibility.	■	■	■	■	WCRC / Ypsilanti Township
4. ELIMINATE STRAY AND UNLICENSED DOGS.					
4.1 Advertise and conduct licensing / education campaign		■	■	■	D. Jackson, A. Riehn
4.2 Partner with County / Township to establish "amnesty month" for licensing.		■			D. Jackson, A. Riehn
4.2 Conduct neighborhood event during amnesty month to provide free or reduced cost vaccinations and sterilization procedures. Sell animal licenses at event.		■	■	■	D. Jackson, A. Riehn
4.4 Work with Washtenaw County to create, promote, and monitor call-in complaint program	■				D. Jackson, A. Riehn
4.5 Advocate for increasing the number of county Animal Control officers (currently 2 for entire county)	■				D. Jackson, A. Riehn
5. IMPROVE SOCIAL RELATIONS.					
5.1 Conduct outreach program from NWWNA newsletter to promote the benefits of diversity					D. Jackson / EMU / Washtenaw County
5.2 Coordinate with Washtenaw County to attract speakers regarding diversity					D. Jackson / EMU / Washtenaw County
5.3 Conduct regular neighborhood events to bring together residents (i.e. Theatre in the Park or at Kaiser, Block Party)					D. Jackson / EMU / Washtenaw County
6. CONDUCT NEIGHBORHOOD CLEAN-UP EVENTS.					
6.1 Help with annual clean-up events (Ypsi Pride Day, Rebuilding Together, Youth Day of Caring, Teen Sweep, etc.).	■	■	■	■	NWWNA / WC CD / Ypsilanti Township / Children's Services
6.2 Seek partnership with Township, County, and private corporations to seek donations of trash bags, dumpsters, and hauling of waste	■	■	■	■	NWWNA
6.3 Coordinate with Ypsilanti Township to improve trash pick-up (currently 2 bags/week/house)	■	■			NWWNA
7. CONDUCT CODE ENFORCEMENT AND REPORT RESULTS TO NEIGHBORHOOD ASSOCIATION.					
7.1 Work with Ypsilanti Township building department to provide quarterly status reports on code enforcement activities	■	■	■	■	M. Ross-Williams, R. Sizemore
7.2 Facilitate the transfer of neighborhood complaints to the Ypsilanti Township building department. NWWNA will receive, transfer, and monitor neighborhood complaints on code and blight issues.	■	■	■	■	M. Ross-Williams, R. Sizemore
8. REDESIGN WEST WILLOW PARK TO BE HIGHLY VISIBLE FROM THE PUBLIC STREET AND SURROUNDING NEIGHBORS.					
8.1 Prepare a new design plan that enhances visibility and eliminates loitering.		■	■		NWWNA, Ypsilanti Township
8.2 Establish midnight basketball league - keeps kids off street, keeps safe presence in park.		■	■		NWWNA, Children's Services, Ypsilanti Township & Washtenaw County Parks
8.3 Encourage removal of privacy fences to increase visibility.	■	■	■	■	NWWNA
8.4 Talk with church regarding sharing parking spaces with West Willow Park.		■	■		NWWNA
8.5 Construct improvements for park redesign			■	■	NWWNA, Ypsilanti Township, R. Sizemore, Volunteers
8.6 Implement temporary measure to minimize criminal nuisance. Measures include the closure of the Oswego Street entrance, removing the pavilion, maintaining good lighting levels.	■	■			NWWNA, Ypsilanti Township, R. Sizemore, Volunteers

APPENDIX A – YOUTH BRAINSTORMING SESSIONS

KAISER ELEMENTARY SCHOOL

January 29, 2007

15 Fifth Grade Students

What would you do with \$20,000?

- Park Improvement
 - Get rid of hazards on playground
 - More sports equipment to play with
 - Football field
 - Softer ground cover for the playground
 - Use space on Mary Catherine
- Clothes and shelter for the poor
- Dictionaries / books

Safety

- People breaking into homes
- Get rid of drug dealers (kids see daily; increase in the summertime)
- Have to walk with older relatives; feel unsafe walking alone to and from school
- Stray dogs chase them
- Cars drive too fast (Fox, Eugene, Tyler)
- Ideas for improvements:
 - “No Drugs” signs
 - Sign for neighborhood
 - More neighborhood watch signs
 - Cameras outside school and in neighborhood
 - More lights on corners
 - More police driving through neighborhood; substation in or near the park
 - Curfew for neighborhood; different times for different ages

Community Recreation Center Improvements

- Open for longer than just the summer
- Organization
 - Communication
 - Advertise activities with posters around neighborhood
 - Spread word through schools, friends, and parents
 - Certain days could be assigned certain activities
- Indoor activities: Computers, Board games, Tutoring, Books, Video games, Arts and crafts, Show and tell
- Outdoor activities: Trampoline, Jump rope, Swimming, Volleyball, Basketball, Football, Soccer, Swings, Baseball, Tennis
- Community Garden
- Would go on trips to: The zoo, A recreational center, Basketball games, Swimming, Cedar Point, Games, Beach, Zap Zone

NORTH MIDDLE SCHOOL
February 7, 2007
Session I

What would you do with \$20,000?

- Buy equipment
- Recreation Center
 - Activities
 - Basketball
 - Swimming – Transportation to Rolling Hills
- Field trips – e.g. movie theatre, library, gyms
- Track competition
- Transport to after-school activities
- Upgrade open space
- Fix crossovers of busy streets
- Skating rink
- Safe place
- Video games

Safety

- Park unsafe to hang out
 - Install cameras
 - Security
 - Time limits on when park is open
 - Gate around basketball court
 - Too many older people
 - Dogs - Need dog pounds - Dogs jump over fences
 - People / kids are worried other people are taking their stuff at the bus stop
 - Traffic is too fast - need more signs and lights
 - Men (in their 20s) are talking to little kids
 - People doing drugs on the corners

NORTH MIDDLE SCHOOL

February 7, 2007

Session II

Want: New basketball court – current one has crooks and is spray painted

Why does the problem exist? They had nothing else to do

How to prevent the problem? Remove the basketball court

Would you prevent the spray paint? No

Would you, if you helped to build the court? Yes

Want: Community Center on Mary Catherine

Current open field area

Want: Police in area would help children feel safer

Want: Volunteering to build the community – Paid service preferred

Want: Transportation is needed for community activities

Problem: Dogs

Problem: Ypsilanti side - Looks bad, Has crime, Homes look bad

Problem: We would work if we could get paid reasonable wages

Problem: Activities that are gone

Skating rink

Current summer activities:

Skating rink

Walking around

Park

Sit at home

Problem: Girls do not feel safe walking around neighborhood. People in and out of neighborhood are asking girls to get in cars. Girls are told to walk with partners.

Problem: Police

Police are doing violent things

Police ride past or look and ignore crimes

Police are scared of groups of males, but stop or ride around groups of females frequently

Problem: Streets – Fox, Eugene, Crudler

NORTH MIDDLE SCHOOL

February 7, 2007

Session III

Want: New Recreation Center

Activities: Swimming, Basketball, Computers, Tournaments, Football, Store, Candy store, Ice cream shop

Want: Have police be involved with neighborhood programs

Want: Use bikes, walking for transportation

Problem: Pasadena Street has no sidewalks or streetlights

Problem: Dorset / US-12 is a dangerous crossing. Use lights to know how to cross intersection

Problem: Dogs are running after kids

Problem: Raccoons in trash

Problem: Person with a ski mask watches kids waiting for the bus

Problem: Rapists living in the area

Problem: Theft – Basketball and bicycles stolen

Problem: Police – sometimes too many officers – Cannot stand on the corner and walk with friends without police stopping you – Negative police interaction

“Ghetto Side”

Dogs are an issue

“Safe Side”

Old people live there

Old people are scary

Old people are watching out for you

BELLEVILLE HIGH SCHOOL
January 25, 2007
Group I - 19 Students (7 Boys, 12 Girls)

Broad Concepts / Concerns

- Students perceive there is a “good” and “bad” side of West Willow
- Students feel divide between Belleville and Willow Run students, although most did not consider it too important
- Students do not feel ownership over park and public space, and do not want to involve themselves to protect against vandalism
- Students want more activities; there is not enough to do in the neighborhood, and that causes fights and other problems. (In particular, boys need more activities.)
- Other concerns:
 - Drugs (big problem)
 - Stray dogs chasing residents
 - Most people would not let their younger sister walk by herself to the park
 - Safety (problem, but not terrible)
 - Fix houses / blight (not too concerned)
 - School district divide (not that big of a problem)
 - Transportation (students would use it if available to stay at school later)

Specific Ideas for Improvement

- Recreation Center
 - Basketball courts, and some organized games
 - Weights
 - Pool Table
- Improve park areas
 - Better play equipment
 - Tear down pavilion – enables drugs, fights, gambling, smoking, “everything”
 - Create park in open space on Mary Catherine
 - “Teach Willow Run kids to respect stuff”
- Job opportunities
 - Strong demand for jobs
- Student improvement of the neighborhood
 - Majority (mostly girls) indicated they would be interested in helping to fix up community, and would feel ownership over their work
 - Most thought beautification otherwise would be a waste; it would just get ruined

BELLEVILLE HIGH SCHOOL
January 25, 2007
Group II - 16 Students (6 Boys, 10 Girls)

Broad Concepts / Concerns

- Students perceive there is a “good” and “bad” side of West Willow
 - Good side has better houses and less drugs
- Kids vandalize because:
 - Boredom and lack of activities
 - To mark territory, claim areas
- There is a negative perception of West Willow from outside, tied to racial divide (a student’s father will not let her go to friends’ houses in West Willow because it is too dangerous)
- There is class divide
- Lack of fun activities (leads to trouble)
 - Summertime is worse
- Safety

Specific Ideas for Improvements

- Community Center (strong support)
 - Swimming
 - Football
 - Traveling basketball team
 - Step “prep” team
 - Track
 - Game room (pool, air hockey)
- Park Improvement
 - Camera for safety (mixed support / opposition)
 - Swing set
- If transportation was available, students would go to:
 - Pistons games
 - Skating
 - Parties
- Students would like a store in the neighborhood
- Jobs program (strong support)
- Students would work to improve neighborhood (if paid), and then would want to protect it – otherwise it is “none of their business” if someone vandalizes it
- Improve entrance into neighborhood

BELLEVILLE HIGH SCHOOL
January 25, 2007
Group III - 14 Students (4 Boys, 10 Girls)

Broad Concepts / Concerns

- There is negative perception of West Willow from outside: Perceived as “hood,” “trashy,” “nasty,” “next Detroit”: tied to drive-bys of the early ‘90s
 - Perceptions have some basis, but generally the neighborhood is “not that bad”
 - Kids are treated differently if from West Willow
- Kids fight and cause other problems because:
 - Kids have a lack of positive recognition
 - No consequences for fighting
 - Fights relate to money issues
 - People destroy things because they are “ghetto”
 - Too many unruly kids with a lack of supervision (8 year olds)
- There is a “good side” of West Willow; the other side has more crime and more drugs
- White people tend to stay indoors; not integrated (a group of elderly white ladies stopped walking)
- Crime / Safety

Specific Ideas for Improvements

- More activities for girls
 - Talent show
 - Cheerleading
 - Baseball / Picnic
 - Ozone House – boring
 - Air hockey, pool table
 - Prep squad
- Improve park
 - Field is wasted space
 - People urinate in park
- More transportation
 - Run city buses later
- Safety: People drive too fast
- Curfew?

APPENDIX B – SENIOR SURVEY

February, 2007
15 Senior Residents

Greatest Strengths

1. Good neighbors / look out for each other (6)
2. Having a school in the neighborhood (4)
3. Easy access to highway (2)
4. Neighborhoods are maintained (2)
5. Churches
6. None

Greatest Weaknesses

1. Problems with kids (5)
 - not enough activities
 - playing on residents' grass
 - playing in streets
 - selling drugs on corners
 - walking in front of cars
2. Rental units / bad landlords / empty houses (6)
3. Drugs
4. Break-ins
5. Streets not clean
6. Loss of long term residents due to plant closings
7. Sheriff - Resident relations
8. Loud noise
9. Lack of Recreation / Community Center

Opportunities

People moving into empty homes
Improving properties
Keeping surrounding areas clean
Community Center
Additional park activities
Swimming pool
Re-do the roads
Bring back free lunch program, games, and positive role models
Senior programs
Adult dance classes
Help from the Township
Better police protection
Close down any drug houses
Get residents to neighborhood meetings

APPENDIX C – VOLUNTEER LIST

PARKS AND RECREATION / YOUTH SUBCOMMITTEE

Primary Resident Contact: Angela Riehn

Joy Bowerbank
Shoshana DeMaria
Michelle Moncrief
Monica Ross-Williams
Rolland Sizemore

Denise Dalrymple
Jon Keith
Karen Lovejoy Roe
Art Serafinski
Valory Tooson

HOUSING / PHYSICAL SUBCOMMITTEE

Primary Resident Contact: Robert Harrison

Freddie Banks
Linda Brown
Richard Burrell
Lisa Farst
Matt Gwinn
Rachel Hewitt
Nathan Norman
Steve Phillips
Angela Riehn
Rolland Sizemore
Dennis Smith
Vivian Williams
Erin Zempel

Jenny Bivens
Belinda Burhans
Randy Clark
Janet Gwinn
Deborah Hawkins
JoAnn McCollum
Gail Phillips
Stacey Roys
Paul Runge
Bobby Smith
Alisha Stumbo
Eloise Withers

SAFETY SUBCOMMITTEE

Primary Resident Contact: Derrick Jackson

Flora Moncrief
Rolland Sizemore
Billy Williams

Michael Radzick
Josephine Taylor

