



**ECONOMIC  
DEVELOPMENT**

# LONYO NEIGHBORHOOD PROJECT

## Engagement Summary Report

The City of Dearborn is seeking feedback from Lonyo Neighborhood residents and stakeholders to establish a vision for city-owned parcels in the Lonyo Neighborhood. This vision is intended to:

- » Expand housing opportunities in the neighborhood.
- » Improve the quality of public open space and commercial opportunities.
- » Add green infrastructure to mitigate flooding.
- » Support connectivity to commercial activity on Warren Avenue.

The project will result in construction drawings and design guidelines for new housing in the neighborhood; a neighborhood master plan that establishes the vision for all city-owned parcels, and bidding documents for recruiting developers and contractors to build the homes and manage their construction. The project is expected to be completed in the fall of 2025.

The City and project team hosted a community tour and meeting in the Lonyo Neighborhood on November 12, 2024. About 30 people attended the tour and about 50 people attended the meeting. This report summarizes what was shared and heard.

## WHAT WE DID & ASKED



The City and project team led a neighborhood walking tour along Coulter Avenue in the Lonyo Neighborhood. Coulter was chosen because existing homes on this street provide good representation of the housing types throughout the Lonyo Neighborhood. Tour attendees were asked to share what they liked and disliked about the different homes.

After the tour, the team held a community dinner and discussion at Esper Library to answer questions about the project and ask for feedback about preferred home architectural details including floorplans, roofing, windows, and patterns, as well as preferred greenway lighting and design.



Tour attendees observing different home architecture styles in the Lonyo Neighborhood.

# WHAT WE HEARD



## Neighborhood Housing Likes:

Tour attendees liked homes with porches, decorative front entrances, a balance of large windows with privacy, two full stories, brick exteriors, gridded windows, garages at scale with the home, living space above the garage, and driveways big enough to park two cars.



## Neighborhood Housing Dislikes:

Tour attendees disliked homes with aluminum or vinyl siding, front entrances without any demarcation, garages that are positioned in front of the home, and small lots.

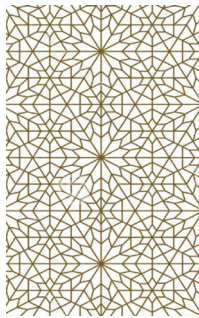


## Preferred Home Elements:

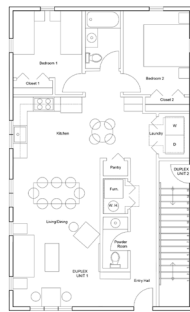
Discussion attendees preferred large windows, hip roofs, intricate patterns, open floor plans, and mostly brick exteriors.



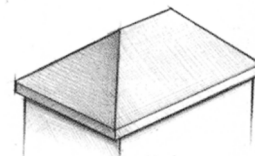
Brick



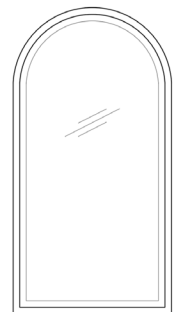
Intricate Pattern



Open Floor Plan



Hip Roof



Arch Window

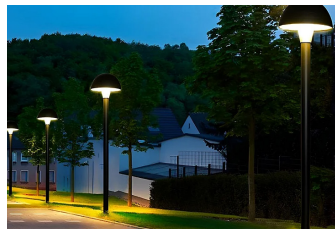


## Preferred Greenway Elements:

Discussion attendees preferred greenways with sinuous/linear lighting elements, modern streetlamps, playground, raised planters, trees, and outdoor seating amenities.



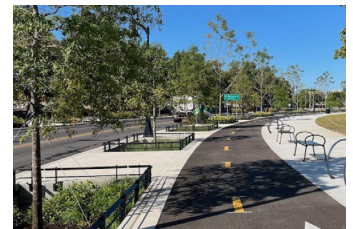
Lighting Strips



Modern Streetlamp



Playground Near Trail



Trail Amenities



## Questions:

Questions about the project varied, but several concerned how the process of selecting the housing developer and selling the homes to occupants will occur. How will it work? Who will be eligible/prioritized?

## WHAT WE ARE DOING WITH THIS INFORMATION



The City's architect is designing four home designs, informed by this community feedback. The architect is considering many factors in the preliminary designs—community feedback, aesthetics, cost, health and safety, and the unique site of the Lonyo neighborhood relative to surrounding land uses. The preliminary designs will attempt to balance and respond to each of these elements, with tradeoffs likely to occur. For example, the community engaged so far prefers all or mostly brick exteriors and these are the most expensive exteriors to construct, so this preference will increase the cost of the home. The designs will go to City staff for initial feedback, then back to the Lonyo community (that's you!) via online survey for public feedback.

The City is also holding internal conversations about how the development request for proposal process will work. These details have not been determined yet, but the questions and comments shared at the neighborhood meeting will help to inform this process. Thank you!

### WANT TO READ MORE?

Click below for the full reports which informed this summary.

- » [Neighborhood Tour Report](#)
- » [Neighborhood Meeting Report](#)

#### QUESTIONS?

Please contact [egunden@bria2.com](mailto:egunden@bria2.com). We would appreciate your thoughts on this report.