



GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

Virtual Community Meeting #3

Thursday, November 19, 2020 | 5:30 – 8:00 p.m.

WELCOME

✉ PlanG7@detroitmi.gov

🌐 www.detroitmi.gov/G7



#PlanG7



5:30 pm	virtual doors open
5:35 pm	welcome + program start
5:40 pm	zoom tips + housekeeping (5 min)
	greetings from dignitaries + public officials (5 min)
	presentations (40 min)
	prioritization + Q&A (50 min)
	next steps + acknowledgments (5 min)
	raffle (5 min)
8:00 pm	program ends

agenda

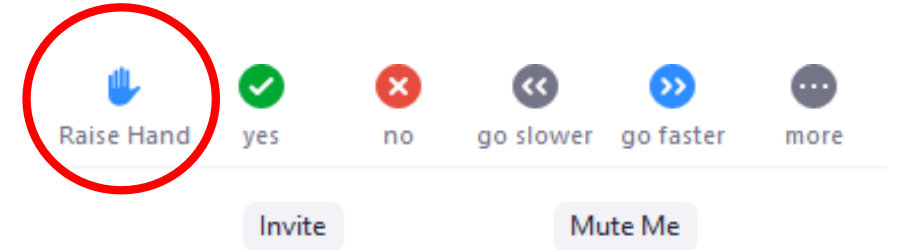
1. **Make sure you are muted!**
2. **Check/Change your display name**
3. **Customize your view settings**
4. **React!**

zoom tips

How to Participate Today

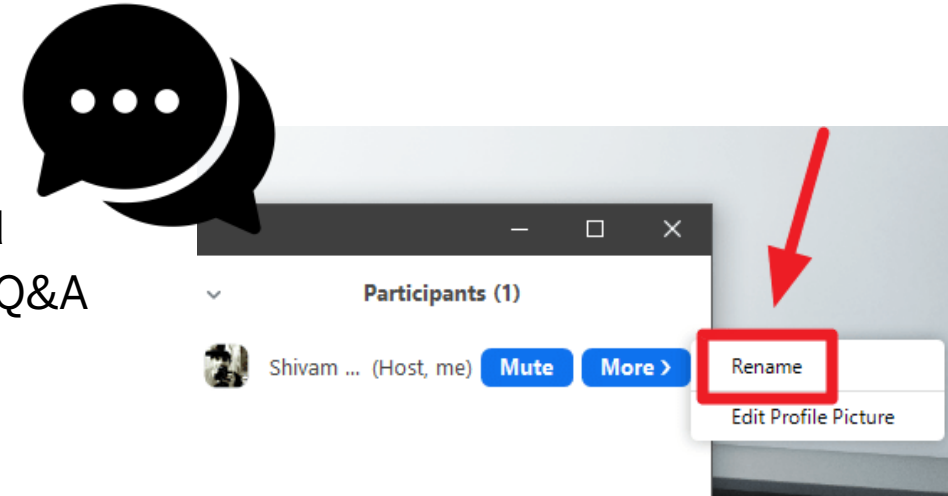
Ask Questions & Comments by “Raising Your Hand”

- Telephone participants: Raise your hand by **pressing *9**
- Web participants: Raise your hand by clicking raise hand in the application or pressing
 - Windows computer = [ALT] + [Y]
 - Apple computer = [OPTION] + [Y]



“Sign-in” Virtually & Use Chat for Questions

- Type your first & last name and neighborhood in your video feed
- Announce your name & neighborhood when called upon during Q&A
- Take our quick poll



Trivia Raffles!

- We will be doing pop-up trivia throughout the meeting. Text your answers to **313-466-2046**. The person(s) with the correct answers will be entered into a raffle drawing at the end of the meeting.





Still not on our text list?

Text **“G7 ADD ME”**

to **313-466-2046**

to sign up for text alerts!



GRATIOT/7 MILE (G7)
STRATEGIC
NEIGHBORHOOD
FRAMEWORK

Community Partners

Camp Restore
Denby Neighborhood Alliance
Detroit Community Solutions
Detroit Heals Detroit
Ford Resource & Engagement Center (FREC)
LifeBUILDERS
Maintaining A Neighborhood Network (MAN)
Mohican Regent Residents Association
Open Door Church of God in Christ
Osborn Business Association
Osborn Neighborhood Alliance
Redeem Detroit
Regent Park Community Association
Ron Norwood

Dignitaries + Public Officials

Councilmember Scott Benson, District 3
Councilmember Andre Spivey, District 4

Department of Neighborhoods Managers
Ernest Johnson + Kayana Sessoms, District 3
Dennis Perkins, District 4

Strategic Neighborhood Fund Corporate Sponsor
Fifth Third Bank

greetings + acknowledgements



TRIVIA!

Text your answer

to **313-466-2046**

to enter tonight's raffle!



GRATIOT/7 MILE (G7)
STRATEGIC
NEIGHBORHOOD
FRAMEWORK



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**Name the four (4)
NEIGHBORHOODS
in the G7 Plan area.**



**GRATIOT/7 MILE (G7)
STRATEGIC
NEIGHBORHOOD
FRAMEWORK**

project overview

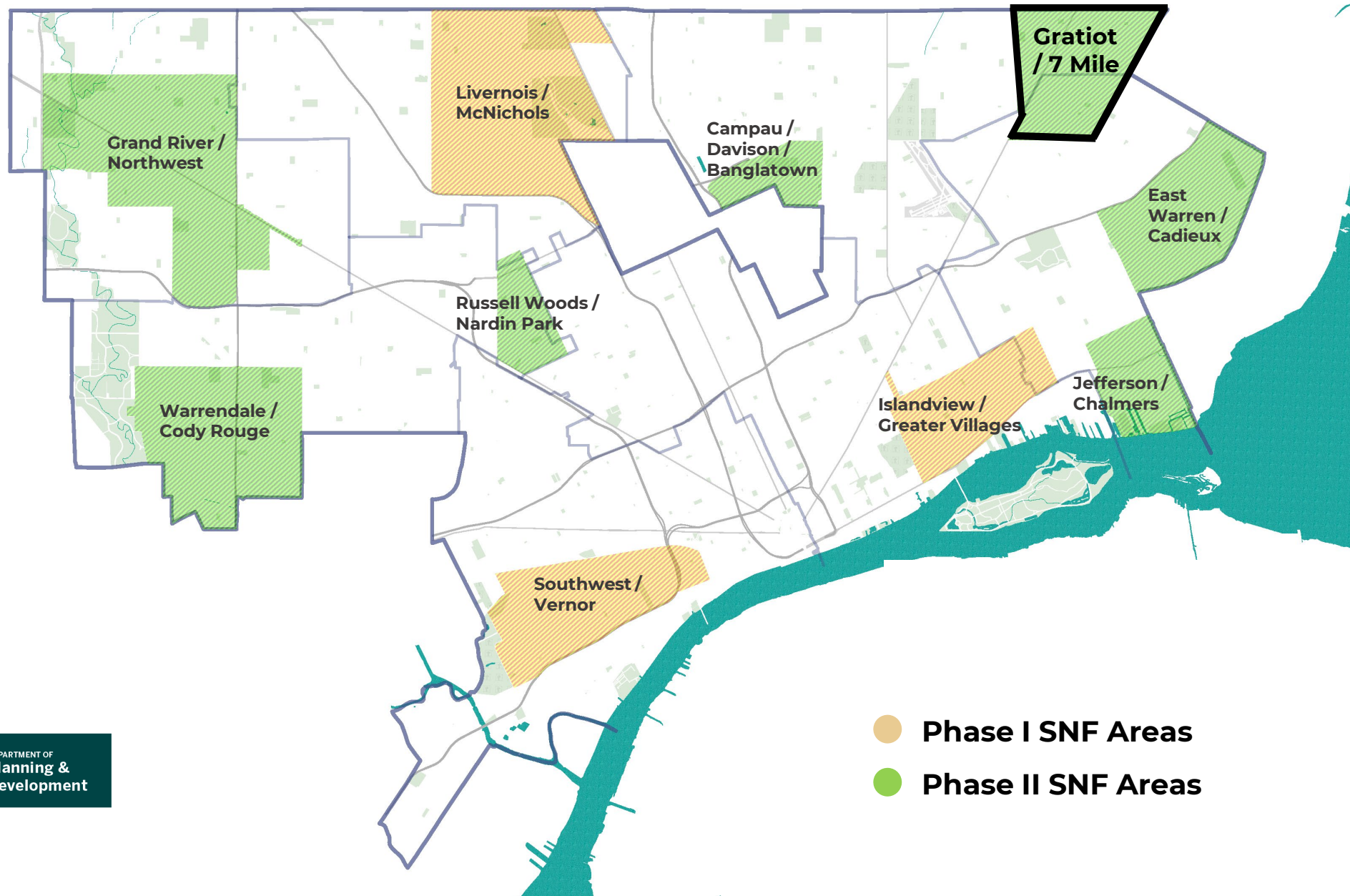
What's a neighborhood framework

- The **Neighborhood Framework Plan** is a city-led initiative to build vibrant and growing neighborhoods in Detroit.
- The framework plan will guide investment to improve core assets in four (4) focus areas—parks & greenways, mixed-use and multi-family redevelopment, commercial corridors, and neighborhood stabilization.
- The investments will work hand-in-hand to build upon the existing strengths of neighborhoods, aligning all resources available to drive a significant and holistic neighborhood revitalization in each area.



GRATIOT/7 MILE (G7)
NEIGHBORHOOD
FRAMEWORK
PLAN

Neighborhood Framework Plan Areas



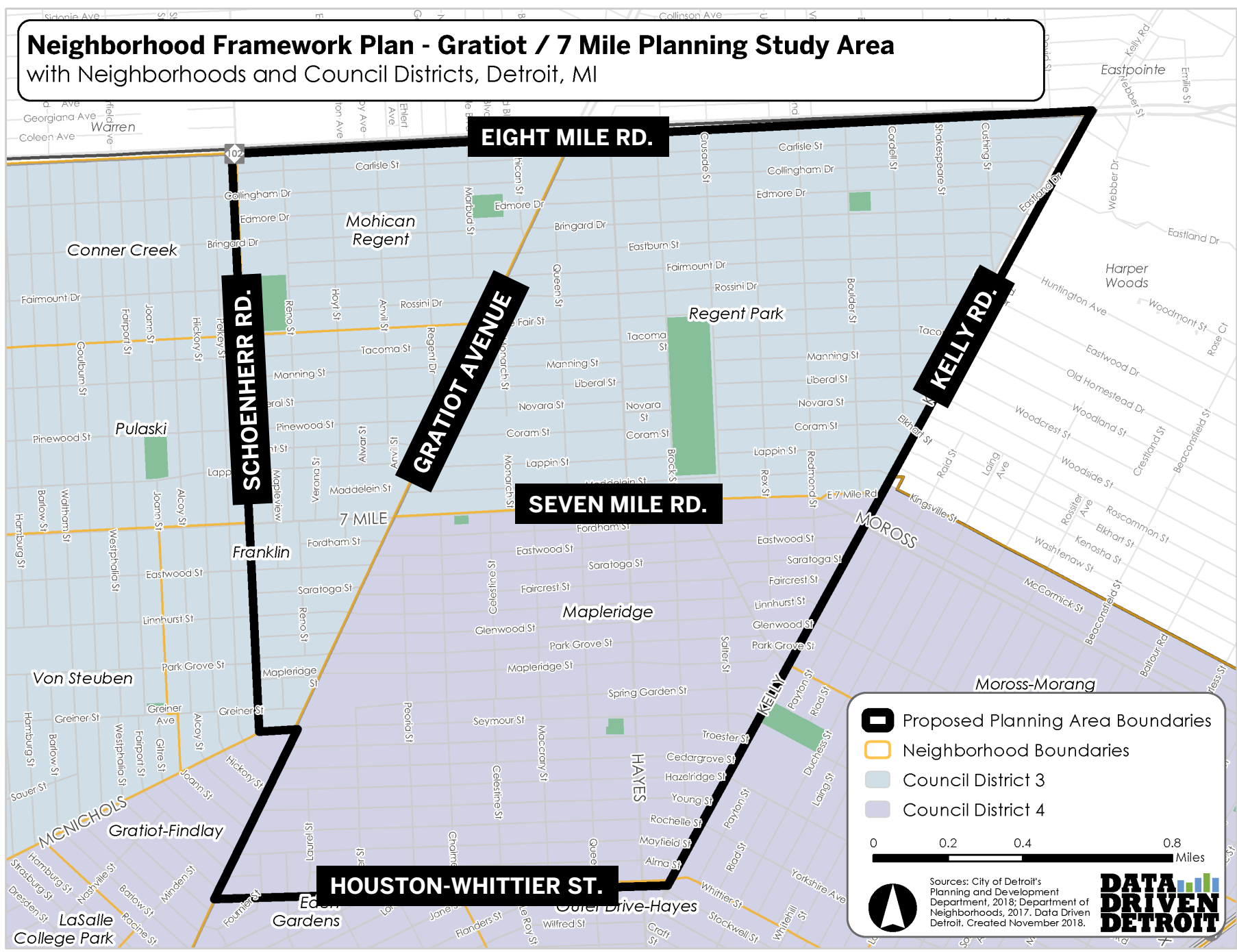
DEPARTMENT OF
Planning &
Development

G7 Planning Area

Neighborhood Framework Plan - Gratiot / 7 Mile Planning Study Area with Neighborhoods and Council Districts, Detroit, MI

East 8 Mile Road (north)
Houston-Whittier Street (south)
Schoenherr Road (west)
Kelly Road (east)

Neighborhoods
 Franklin
 Mapleridge
 Mohican Regent
 Regent Park



DEPARTMENT OF
**Planning &
 Development**

Key Elements of the Neighborhood Plan



Neighborhood Stabilization

- Rehab, restore, and reoccupy vacant houses
- Residential & commercial blight elimination
- Land stewardship & maintenance



Mixed-use Redevelopment

- Identify opportunity sites for new shops & businesses
- Entrepreneurial support
- Preservation of cultural, historical, and artistic assets



Parks and Greenways

- Investments at Heilmann Memorial Park
- Better access to greenway trails, parks, and the Detroit Riverfront
- Improved connections between existing neighborhood parks and community assets



Streetscapes and Mobility

- Walkable, vibrant commercial corridors
- Redesign & creation of neighborhood main streets, civic hubs, and gathering spaces



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Development

GRATIOT/7 MILE (G7)
NEIGHBORHOOD
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Neighborhood Plan Improvements

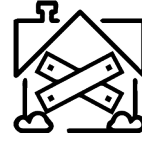


**Neighborhood Stabilization:
Land Bank Vacant Home
Renovation**

before

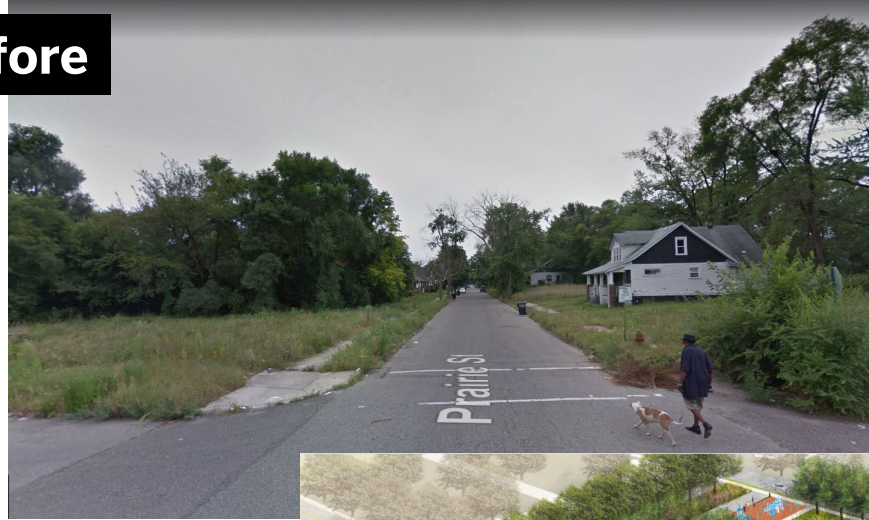


after



**Parks & Greenways: Vacant Land
Adaptation Concept (Implemented)**

before



after



SPACKMAN MOSSOP + MICHAELS



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Planning &
Development

Neighborhood Plan Improvements



**Mixed Use Redevelopment:
Vacant School Adaptive Reuse**

before



after



**Streetscapes and Mobility:
Street Redesign Concept**

before



after



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**Planning &
Development**



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**Name three (3)
PARKS
in the G7 Plan area.**



**GRATIOT/7 MILE (G7)
STRATEGIC
NEIGHBORHOOD
FRAMEWORK**

**presentation: what we've
heard + how we got here**



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GRATIOT/7 MILE
NEIGHBORHOOD
FRAMEWORK
PLAN

PROJECT TIMELINE

LISTEN & LEARN

**DEVELOP INITIAL
RECOMMENDATIONS**

**REFINE FINAL
RECOMMENDATIONS**

IMPLEMENT

We Are Here

Community Feedback & Neighborhood Plans

GRATIOT/ 7 MILE NEIGHBORHOOD FRAMEWORK PLAN PRE-PLANNING FEEDBACK



MIXED-USE DEVELOPMENT



Co-working space, project greenlight subsidies, remove blight on commercial corridor, small business pop-ups.

STREETSCAPES & MOBILITY



Traffic safety, neighborhood safety for youth, and sidewalk repair.

NEIGHBORHOOD STABILIZATION



Community hubs, housing for homeless youth, rent to own programs, home owner 10 1s, clear overgrown weeds and bushes, skill trade programs, blight removal.

PARKS & GREENWAYS



Re-evaluating traffic issues, youth and family friendly activities.

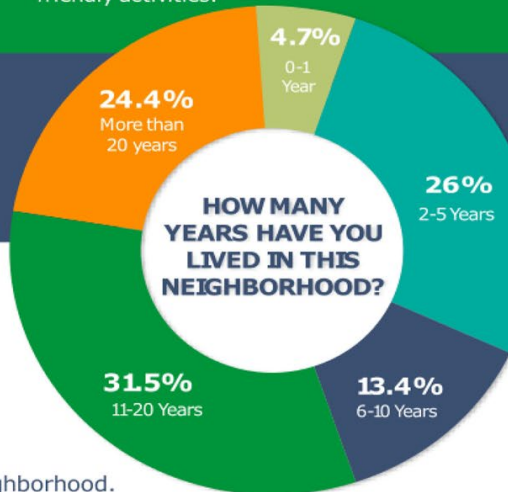
69% of residents who participated in this survey are under the age of fifty.

50% of respondents said fixing sidewalks and streets are the highest priority in streetscape & mobility.

MOST RESIDENTS AGREE that they enjoy how quiet their neighborhood is.

MOST RESIDENTS ALSO AGREE that they dislike the blight and ongoing crime in their neighborhood.

48% OF RESIDENTS SAID that illegal dumping is a critical issue in this neighborhood.



Removing Vacant Buildings



More Entertainment & Retail Spaces



Places For Residents To Play & Exercise

Top 3 Neighborhood Suggested Improvements



Neighborhood Reports & Plans

Camp Restore, Denby Neighborhood Alliance, Great Communities Now, LifeBUILDERS, Osborn Neighborhood Alliance, Regent Park Residents Association, Restore Northeast Detroit

Community Feedback & Neighborhood Plans

LIFEBUILDERS REGENT PARK RECOMMENDATIONS

16-BLOCK STUDY AREA

October 2020

TEAM RESTORE:
A COMPREHENSIVE,
SELF SUSTAINING,
FAITH BASED
COMMUNITY
IMPROVEMENT
INITIATIVE

Camp Restore Detroit

KELLY ROAD COMMUNITY WISHLIST

Submitted by
Great Communities Now!
With contributions by
The Denby Neighborhood Alliance
Redeem Detroit
The Family Christian Community Church
Key Community Residents and Supporters



Neighborhood Reports & Plans

Camp Restore, Denby Neighborhood Alliance, Great Communities Now, LifeBUILDERS, Osborn Neighborhood Alliance, Regent Park Residents Association, Restore Northeast Detroit

Community Feedback & Neighborhood Plans



FOLLOW-UP FROM CITY
 Job Training
RE-ENTRY SUPPORT
BUSINESS OPPORTUNITIES
 Communication With City
CREDIT REPAIR
 Public Involvement
CITY SUPPORT

BUSINESS RESTRICTIONS
 Transportation
NEIGHBORHOOD RETAIL: CONVENIENT / EXTENDED HOURS, GROCERY STORES, SMALL BUSINESSES
RE-PURPOSE SEVEN MILE CORRIDOR
 Business Owner Involvement In Community
HOUSTON-WHITTIER & KELLY: RE-DEVELOP GUARDIAN ANGELS / CIVIC THEATER AREA
GRATIOT: COMPLETE STREET, WALKABLE / SAFE, ECONOMIC CORRIDOR / DESTINATION

TREES
 Clean Community
BLIGHT REMOVAL
VACANT LOTS / RE-PURPOSE FOR SALE
TRAFFIC SPEED SAFETY / CRIME
 Sidewalk Repairs & Ramps
STREET CONDITION STREET LIGHTING
PUBLIC INVOLVEMENT / COMMUNITY ENGAGEMENT
 Animal Control Home Rehab
WALKABILITY / SAFE ROUTES TO SCHOOLS



SENIOR HOUSING
 Affordability
PUBLIC INVOLVEMENT WITH RE-DEVELOPMENT
 Mixed Use: Burbank School
GENTRIFICATION
MULTI-FAMILY: RESISTANCE TO TRANSITIONAL HOUSING

GREENWAY CONNECTIONS
 Neighborhood Gardens
RECREATION CENTERS: PROVIDE SERVICES
 Libraries: Full Service With Extended Hours
PLAYGROUNDS: KIDS, YOUTH, FAMILY, POCKET PARKS
MOWING STIPENDS
STORMWATER



Community Feedback & Neighborhood Plans

Franklin

Mohican
Regent

Mapleridge

Regent
Park

Youth

Address blighted residential *and* commercial structures in a timely fashion by the DLBA and appropriate city departments

Youth desire more access to skills/career readiness programs, including entrepreneurship training

105

Focus Group Attendees

Community Feedback & Neighborhood Plans

Franklin

Mohican
Regent

Mapleridge

Regent
Park

Youth

**Connect
residents/businesses to
resources to help with
home improvements &
business incubation**

105

**Focus Group
Attendees**

Community Feedback & Neighborhood Plans

Franklin

Mohican
Regent

Mapleridge

Regent
Park

Youth

**More street traffic
calming and safety
measures**

**Heilmann is an asset
and improvements
should make it more of
a community hub**

105

**Focus Group
Attendees**

How We Got Here

**Community
Input**

**Research +
Analysis of
Existing
Conditions**

**City
Department
Input**

**Initial Recommendations for Potential
Projects & Programs**

presentation: initial
recommendations

Neighborhood Stabilization

The area has a high concentration of public and private owned vacant land. We see this as both a challenge and an opportunity that is unique in this area compared to the rest of the city.



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Initial Recommendations

- Demolish unsalvageable City-owned structures
- Repurpose City-owned buildings for new use
- Enhance maintenance of vacant parcels
- Beautify vacant lots & neighborhood gateways



Parks & Greenways

Natural spaces are viable community assets – physical and social – that can be built upon to improve the community.



Heilmann Recreation Center



Crusade Street – Heilmann Memorial Playground



Schoenherr Road – Wish Egan Field



Edmore Marbud Park

Parks & Greenways

Natural spaces are viable community assets – physical and social – that can be built upon to improve the community.



Initial Recommendations

- Make facility & campus improvements at Heilmann Recreation Center & Memorial Playfield
- Encourage park stewardship, programming & maintenance
- Improve park amenities and tree canopy

Streetscapes & Mobility

While many streets are in need of repair and traffic calming, the grid network presents options to increase mobility for all by implementing redesigned thoroughfares and neighborhood-scale on-street connections.



Grand River Streetscape Project, 2020 – Detroit Department of Public Works



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Grand River Streetscape Project, 2020 – Detroit Department of PublicWorks

Initial Recommendations

- Complete Street design of Gratiot Avenue to improve mobility for all users & increase safety
- Commercial corridor improvements along select portions of Gratiot Avenue
- Establish safe routes between neighborhood assets

Mixed-Use Redevelopment

The area has mostly single-family houses and long residential streets. However, there is potential for multi-family housing, live-work units, and walkable main streets.

community driven | pop-up / seasonal | co-working incubators



Former Burbank Elementary



Detroit Parent Collective – co-working space, childcare, preschool



Detroit Sip – café and community space



Dearborn Art Loft – co-living / art space

Mixed-Use Redevelopment

The area has mostly single-family houses and long residential streets. However, there is potential for multi-family housing, live-work units, and walkable main streets.

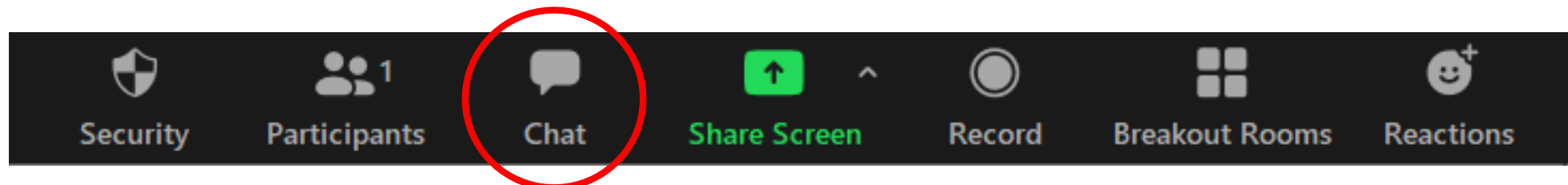
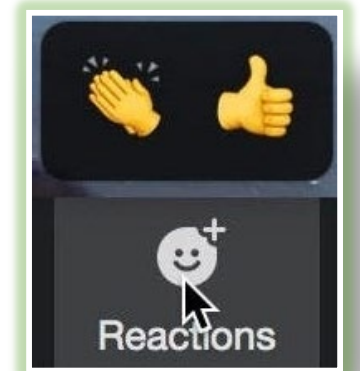


Initial Recommendations

- Establish microdistrict at Liberal Street/Gratiot Avenue
- Stabilize microdistrict at Houston-Whittier Street/Kelly Road
- Stabilize microdistrict at McNichols/Gratiot Avenue
- Secure vacant commercial buildings in microdistricts
- Repurpose Burbank School

Reactions

1. Does the information you've heard so far make sense? Are we on the right track?
2. If so, give us a "Thumbs up" icon using the Reactions button.
3. If not, take a moment now to write down your question or enter it in the chat. There will be time later to ask questions.





TRIVIA!

Text your answer

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GRATIOT/7 MILE (G7)
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Name three (3) SCHOOLS in the G7 Plan Area.



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**What's most
important to you?**

prioritization exercise

1. listen
2. give your input
3. keep the big picture in mind

reminders

Initial Recommendations

**How important is this to you?
(Select One)**



Very High Priority

High Priority

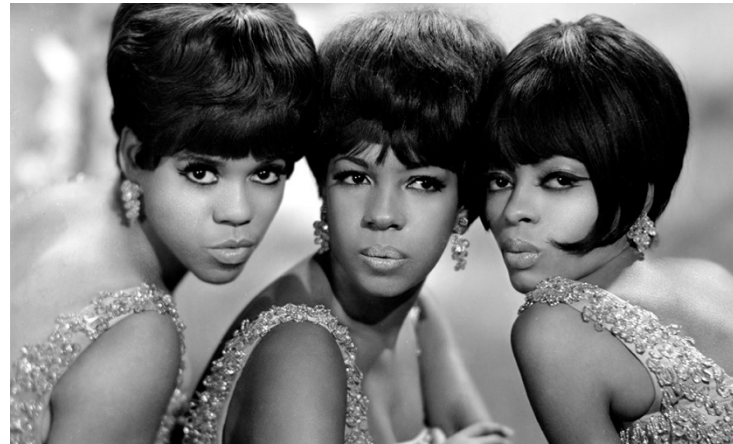
Neutral

Low Priority

Very Low Priority

Test Poll

Which of the following is your favorite Motown group?



**How important
is this to you?**

**Demolish
unsalvageable
City-owned
structures**

- Demolish city-owned residential and commercial structures that are beyond repair



How important is this to you?

Repurpose City-owned buildings for new use

- Rehab city-owned multifamily buildings
- Burbank School as potential entrepreneurial spaces, live-work apartment, or senior housing
- Reuse to support adjacent neighborhood needs



How important is this to you?

Enhance maintenance of vacant parcels

- Improve maintenance for city-owned vacant parcels
- Implement community stewardship/workforce programs geared towards vacant parcels
- Accelerate disposition of vacant land to current/existing residents
- Assemble lots for parks and farmsteads



How important is this to you?

Beautify vacant lots & neighborhood gateways

- Design and install neighborhood wayfinding, directional signs to assets
- Neighborhood branding and gateway projects such as banners on streetlights
- Install murals along gateway corridors/ microdistricts
- Employ creative edge design for vacant parcels



How important is this to you?

Make facility & campus improvements at Heilmann Recreation Center & Memorial Playfield

- Evaluate and improve park campus feeder routes
- Increase park use year-round
- Amenities and programming aligned with community priorities



How important is this to you?

Encourage park stewardship, programming & maintenance

- Strengthen park adoption programs
- Collaborate with community groups to pair programming with park improvements



How important is this to you?

Improve tree canopy & health

- Implemented at streetscapes, parks, and vacant lots
- Mitigate environmental impacts such as flooding, air pollution, noise
- Increase surrounding property values



How important is this to you?

Improve street design to improve mobility for all users & increase safety

- Resurface and calm traffic on select roads
- Install and maintain bike lanes and routes
- Combine improvements along high injury streets



How important is this to you?

Gratiot Avenue Corridor Improvements

- Enhance pedestrian experience
- Commercial corridor improvements along select portions of Gratiot Avenue
- Complete Street design of Gratiot Avenue to improve mobility for all users & increase safety
- Install and maintain bike lanes and routes
- Install GSI to manage street stormwater



How important is this to you?

Establish safe routes between neighborhood assets

- Implement 1-2 Safe Routes to school, neighborhood nodes, and cherished assets
- Create well-designed on-street routes and inter-neighborhood low stress connections



How important is this to you?

Establish microdistrict at Liberal Street/Gratiot Avenue

- Support existing businesses
- Enhance pedestrian experience
- Improve street tree canopy
- Redevelop vacant city-owned commercial buildings
- Partner with community groups on neighborhood wayfinding and gateway projects
- Identify buildings suitable for Motor City Match program
- Improve nuisance abatement enforcement



How important is this to you?

Stabilize microdistrict at Houston-Whittier Street/Kelly Road

- Partner with community groups on neighborhood wayfinding and gateway projects
- Secure vacant city-owned commercial buildings
- Identify buildings suitable for Motor City Match program
- Improve nuisance abatement enforcement
- Support existing businesses



How important is this to you?

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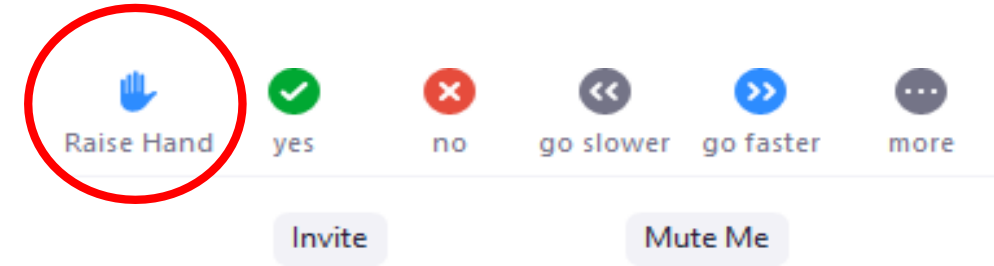


discussion + Q&A

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Name three (3) SUPERMARKETS in the G7 Plan Area.



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next steps

What's next?

- Take our questionnaire to help prioritize what's most important to you (<https://bit.ly/g7survey4>) by December 31, 2020
- Project team will compile feedback & data to inform draft concepts & recommendations (**January/February 2021**)
- Virtual community meeting #4 to review and finalize recommendations (**Late Winter 2021**)



**GRATIOT/7 MILE (G7)
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Oral History Project

WE'RE LOOKING FORWARD TO HEARING YOUR STORIES

University of Michigan researchers, in partnership with the City of Detroit Planning and Development Department, want to listen to what Gratiot/7 Mile residents have to say.

We want to learn about your life experiences and your connection to your neighborhood during the COVID-19 pandemic.

Participate in building your neighborhood's future through your story.



Interested? Email or call us!
734 325 4020 | g7stories@umich.edu



raffle

Trivia Answers + Raffle

Name the four (4) **NEIGHBORHOODS** in the G7 Plan area.

ANSWER: Franklin, Mapleridge, Mohican Regent, Regent Park

Name three (3) **PARKS** in the G7 Plan area.

ANSWER: Heilmann, Bringer-Boulder, Edmore Marbud, Troester-Hayes, Wish-Egan Field, Skinner Playfield, Kerschke, Grover

Name three (3) **SUPERMARKETS** in the G7 Plan Area.

ANSWER: Aldi, Mike's Fresh Market, Mazen Foods, Save-A-Lot

Name three (3) **SCHOOLS** in the G7 Plan Area.

ANSWER: Fisher Magnet Upper Academy, Fisher Magnet Lower Academy, Brewer Academy, Regent Park Scholars, Denby High School



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GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

THANK YOU!

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