



# GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

**Virtual Community Meeting #4**

Thursday, April 29, 2021 | 5:30 – 8:00 p.m.

# WELCOME

✉ [PlanG7@detroitmi.gov](mailto:PlanG7@detroitmi.gov)

🌐 [www.detroitmi.gov/G7](http://www.detroitmi.gov/G7)



**#PlanG7**

<b>5:30 pm</b>	<b>virtual doors open</b>
<b>5:35 pm</b>	<b>welcome + program start</b>
<b>5:40 pm</b>	<b>zoom tips + housekeeping (5 min)</b>
	<b>greetings from dignitaries + public officials (5 min)</b>
	<b>presentations (60 min)</b>
	<b>reactions + Q&amp;A (30 min)</b>
	<b>next steps + acknowledgments (5 min)</b>
	<b>raffle (5 min)</b>
<b>8:00 pm</b>	<b>program ends</b>

# agenda

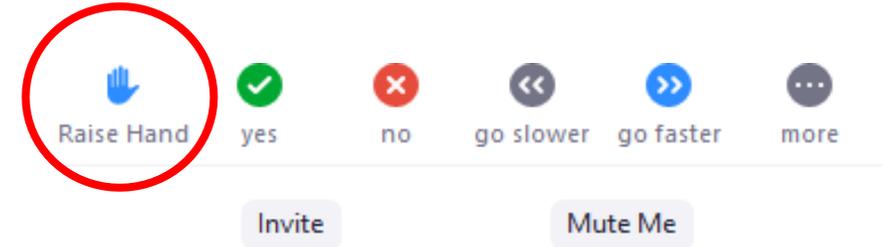
- 1. Make sure you are muted!**
- 2. Take our live poll**
- 3. Check/Change your display name**
- 4. Use the Chat**
- 5. React!**

**zoom tips**

# How to Participate Today

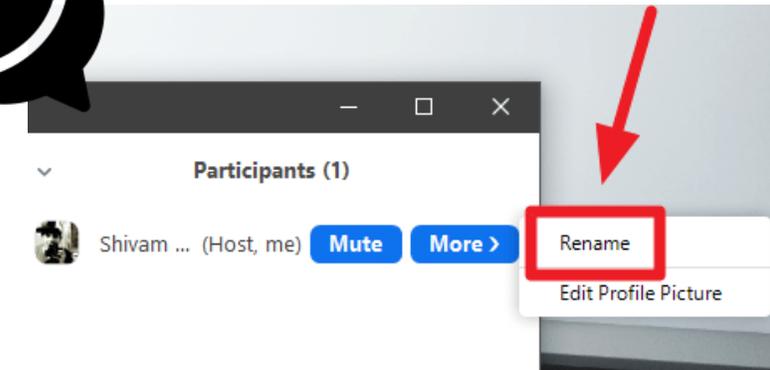
## Ask Questions & Comments by “Raising Your Hand”

- 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 Participants list
- 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)**  
NEIGHBORHOOD  
FRAMEWORK  
PLAN

## 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

### City Council

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

### Department of Neighborhoods Managers

Ernest Johnson + Kayana Sessoms, District 3  
Rodney Liggons + Dennis Perkins, District 4

### Detroit Economic Growth Corp. Business Liaisons

MD-Abdul Muhit, District 3  
Martell Bivings, 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!



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# TRIVIA!

Text your answer to **313-466-2046** to enter tonight's raffle!

**#1: Name at least three (3) current  
NEIGHBORHOOD MANAGERS  
(DONs) & CITY COUNCIL MEMBERS  
representing the G7 Plan area.**



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

**project overview**

# What's a neighborhood framework plan?

- 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.



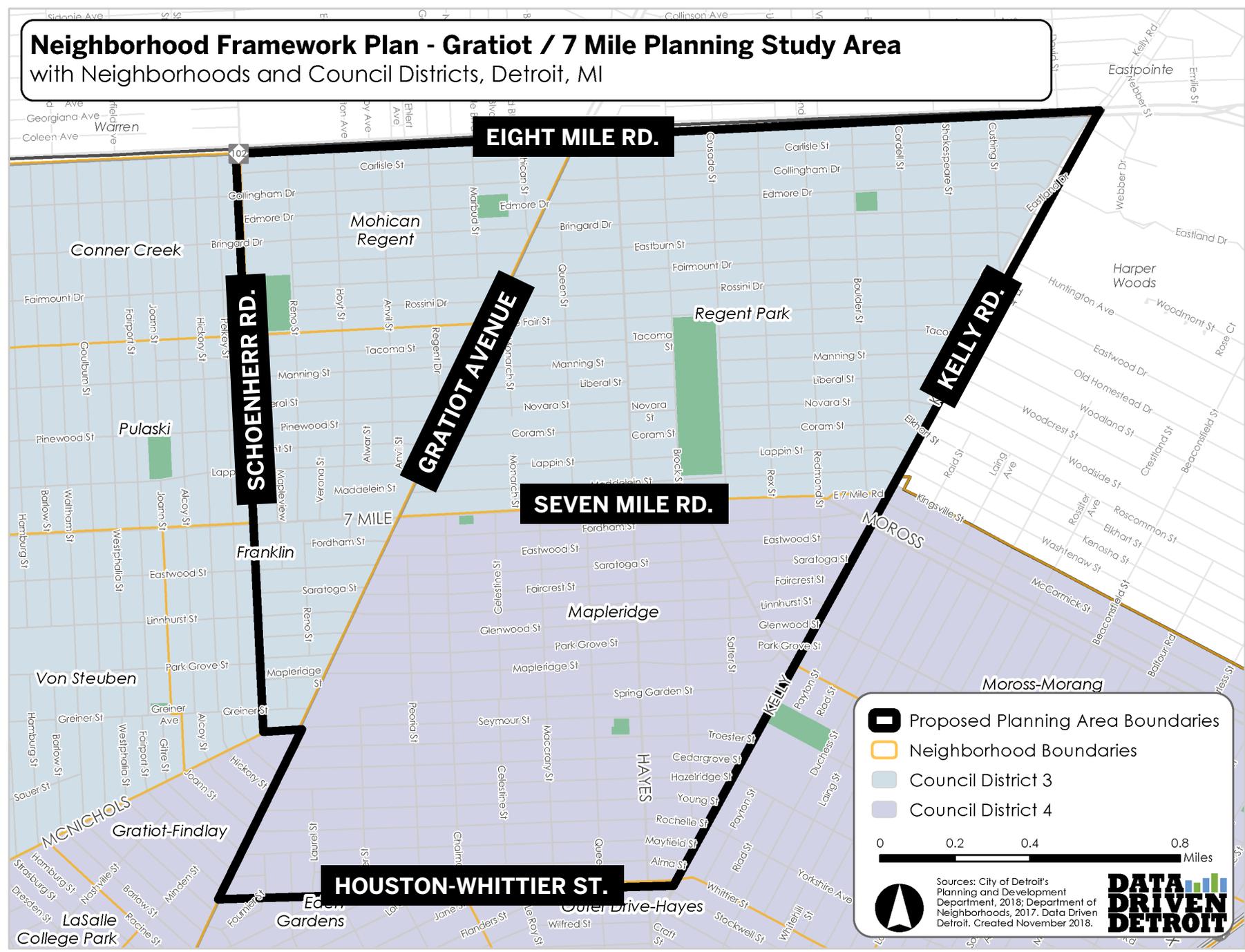
**GRATIOT/7 MILE (G7)**  
NEIGHBORHOOD  
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# G7 Planning Area

## 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

CITY OF  
DETROIT

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



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**GRATIOT/7 MILE  
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**PROJECT TIMELINE**

1

**LISTEN & LEARN**

2

**DEVELOP INITIAL  
RECOMMENDATIONS**

3

**REFINE FINAL  
RECOMMENDATIONS**

4

**IMPLEMENT**

*We Are Here*



# Community Feedback & Neighborhood Plans

**Franklin**

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

**Mohican  
Regent**

**More street traffic calming and safety measures**

**Mapleridge**

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

**Regent  
Park**

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

**Youth**

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

**105**

**Focus Group  
Attendees**

# How We Got Here

**Community  
Input**

**Research +  
Analysis of  
Existing  
Conditions**

**City  
Department  
Input**

**Recommendations for Improvements,  
Potential Projects, and Programs**



# TRIVIA!

Text your answer

to **313-466-2046**

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# TRIVIA!

Text your answer to **313-466-2046** to enter tonight's raffle!

**#2: What is the percentage of households with CHILDREN in the G7 Plan area?**



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presentation: prioritization  
survey results

# G7 Prioritization Survey Highlights

## All Survey Responses

CM #3 Meeting Live Poll: 56

Online Google Form: 156

Text Version: 54

Paper Version: 62

**Raw Total: 328**

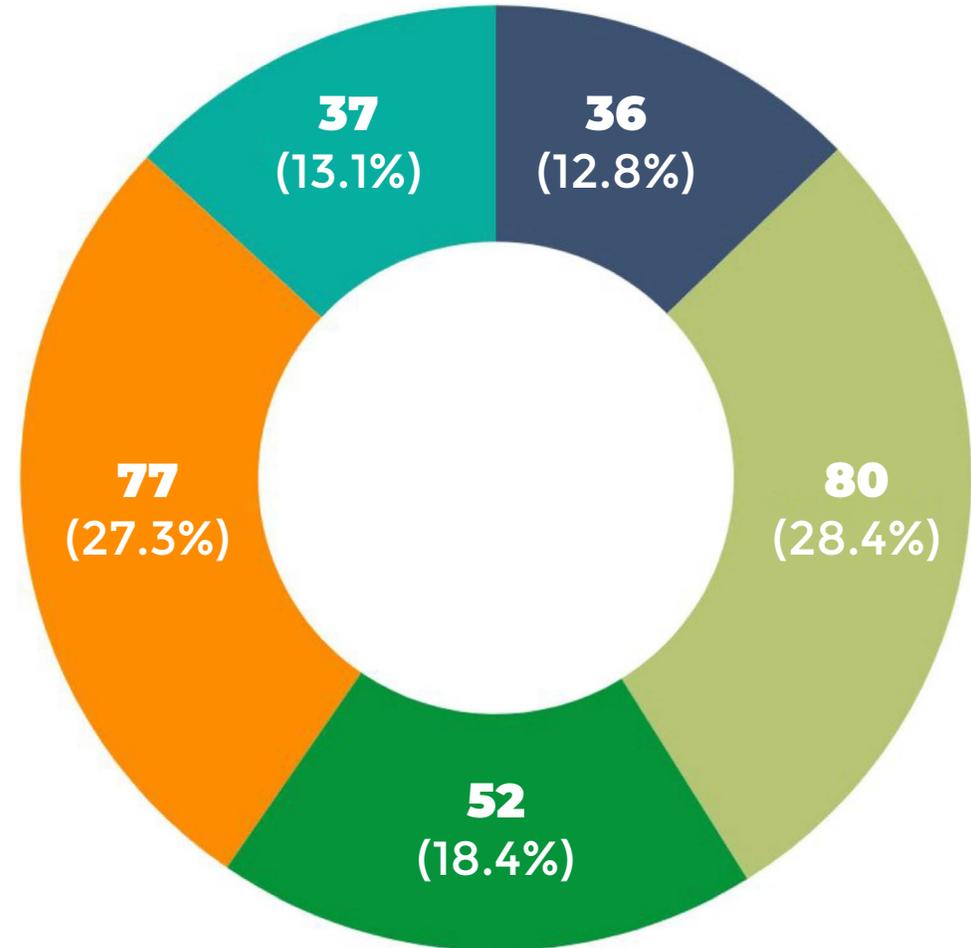
**Stakeholders: 282 (86% of Raw Total)**

*Resident and Nonresident*

**Residents: 245 (75% of Raw Total)**

*Resident Only*

## Responses by Neighborhood (Stakeholders)



Franklin Mapleridge Mohican Regent Regent Park Nonresident

# Survey: How important is this to you?



## Neighborhood Stabilization

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



## Parks and Greenways

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



## Mixed-use Redevelopment

- Establish microdistrict at Liberal Street/Gratiot Avenue
- Stabilize microdistrict at Houston-Whittier Street/Kelly Road
- Stabilize microdistrict at McNichols/Gratiot Avenue



## Streetscapes and Mobility

- Improve street design to improve mobility for all users & increase safety
- Gratiot Avenue corridor improvements
- Establish safe routes between neighborhood assets



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Development

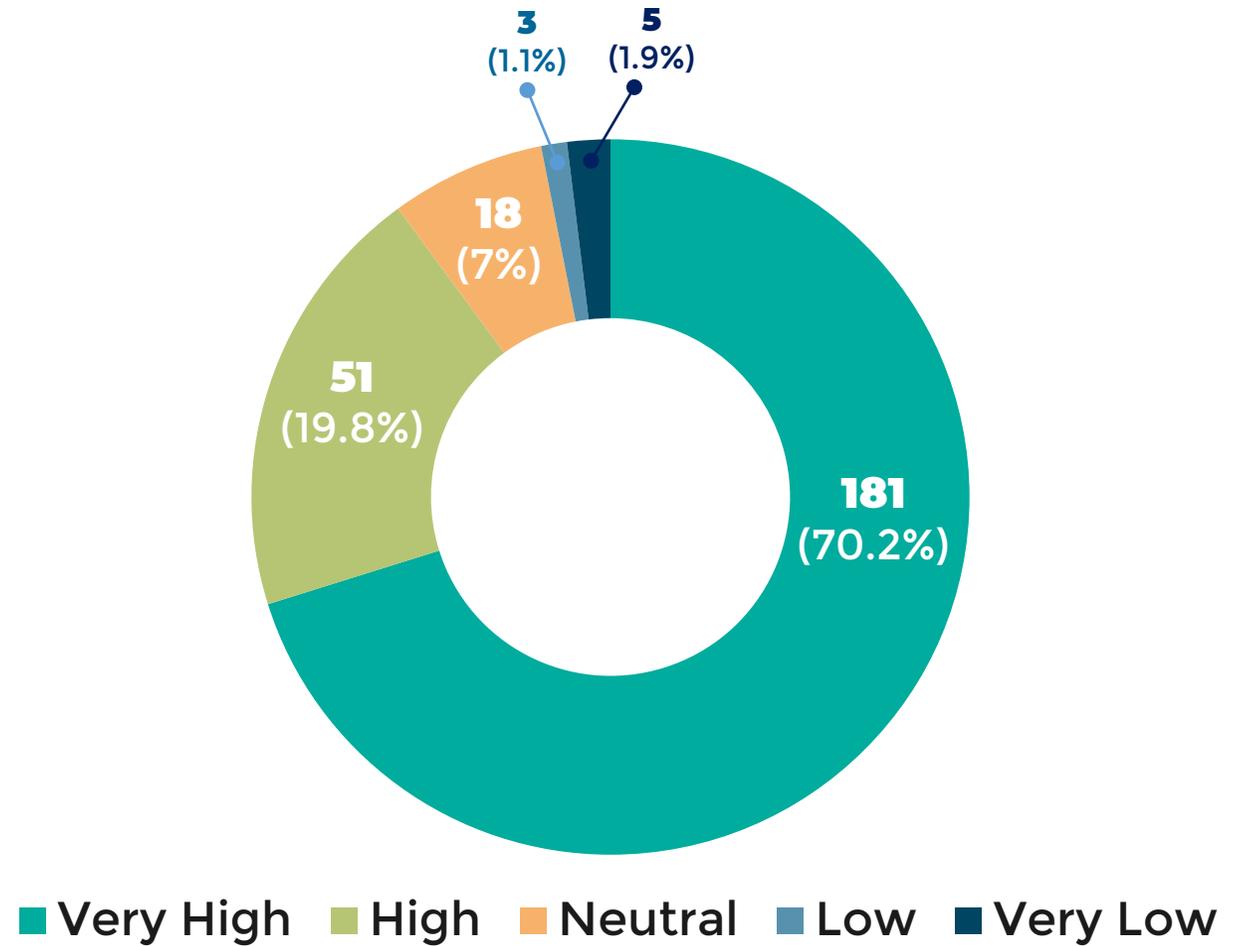
**GRATIOT/7 MILE (G7)  
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# G7 Prioritization Survey Highlights

## ★ TOP PRIORITY

**Demolish  
unsalvageable  
City-owned  
structures**

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

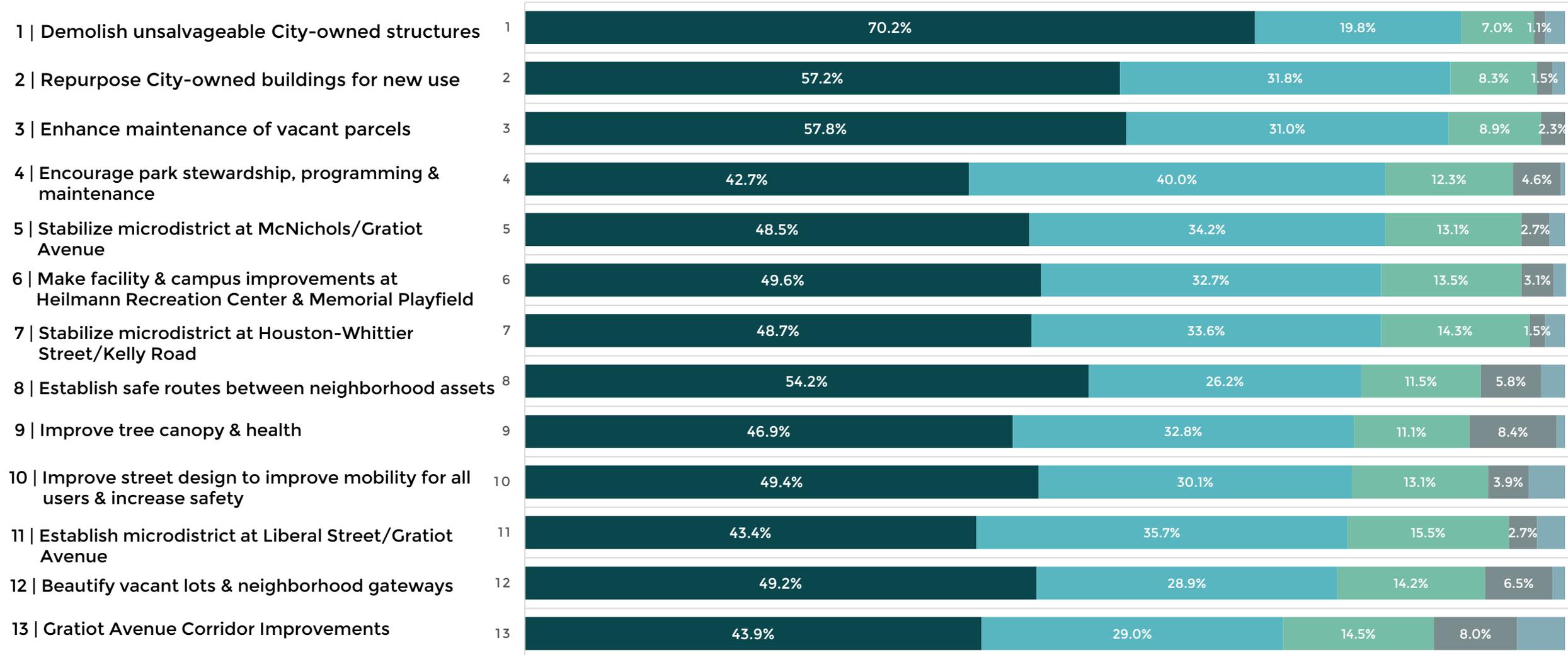


# G7 Prioritization Survey Highlights

## RECOMMENDATIONS

All Rankings Combined

Very High High Neutral Low Very Low



# How We Will Use Results

- **Prioritize sequencing of implementation**
- **Confirm roles & funding with City Departments**
- **Present for mayoral & City leadership review & approval**
- **Define & share projects City will implement over next five (5) years**



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**reactions?**



# TRIVIA!

Text your answer

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# TRIVIA!

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**#3: Name one of the  
longest operating  
RESTAURANTS  
in the G7 Plan area.**



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**early concepts: Heilmann  
Memorial Park**

# HEILMANN PARK | Existing Conditions



## Assets

- Active Rec. Center
- Track
- Skate Park
- Many sports courts

## Challenges

- Few intimate gathering spaces
- Poorly defined edges and gates
- Lack of feeling of enclosure
- Large spaces not well defined
- Flooding/standing water in parking lots on west side of park
- Skate park inaccessible
- Lack of spaces for activities beyond sports
- Lack of gender diverse activities

# HEILMANN PARK | Recommendations



- Plant trees to define edge of park and break up the large spaces into smaller gathering areas
- Define clear gateways/entrances to park
- Install rain gardens along west side of park/convert to green parking lots to address standing water issues
- Resurface and/or paint existing courts, play areas and walking loop (include distance markers)
- Create smaller gathering places and picnic areas using topography and furniture
- Open/rehab the Skate Park
- Explore community partnerships for universal, all-age/gender programming
- Identify and integrate COVID/pandemic design considerations



# Existing School Zone

- Fisher Magnet Lower Academy
- Fisher Magnet Upper Academy
- Ford Resource & Engagement Center (FREC)



# Community Center Zone

- **Make facility upgrades** (windows, paint, security system, gym floor)
- **Needs:** New communication/digital tools (portable P.A. system, walkie talkies, TV, laptops)
- **Needs:** New sports equipment (exercise, life jackets, archery, ping pong)
- **Needs:** New kitchen appliances (dishwasher, refrigerator, freezer)

# Sports/Playfield Zone



- Resurface and/or paint existing courts, play areas and walking loop (include distance markers)
- Explore community partnerships for universal, all-age/gender programming



Ella Fitzgerald Park, Detroit



Riverside Skate Park, Detroit

# Passive/Nature Zones



- Install rain gardens along west and east side of park/convert to green parking lots to address standing water issues
- Plant trees to define edge of park and break up the large spaces into smaller gathering areas



Viola Liuzzo Park, Detroit



Oudolf Garden, Belle Isle, Detroit

# Gathering Zone

- Create smaller gathering places and picnic areas using topography and furniture



Ella Fitzgerald Park, Detroit



Jayne Field, Detroit

# Walking Loop

- Resurface walking loop (include distance markers, paint surface, add fitness stations & equipment around loop)



Forest Park, Detroit



Jayne Field/Lasky Recreation Center Wayfinding, Detroit

# Gateways

- Define clear gateways and entrances to park



Viola Liuzzo Park, Detroit

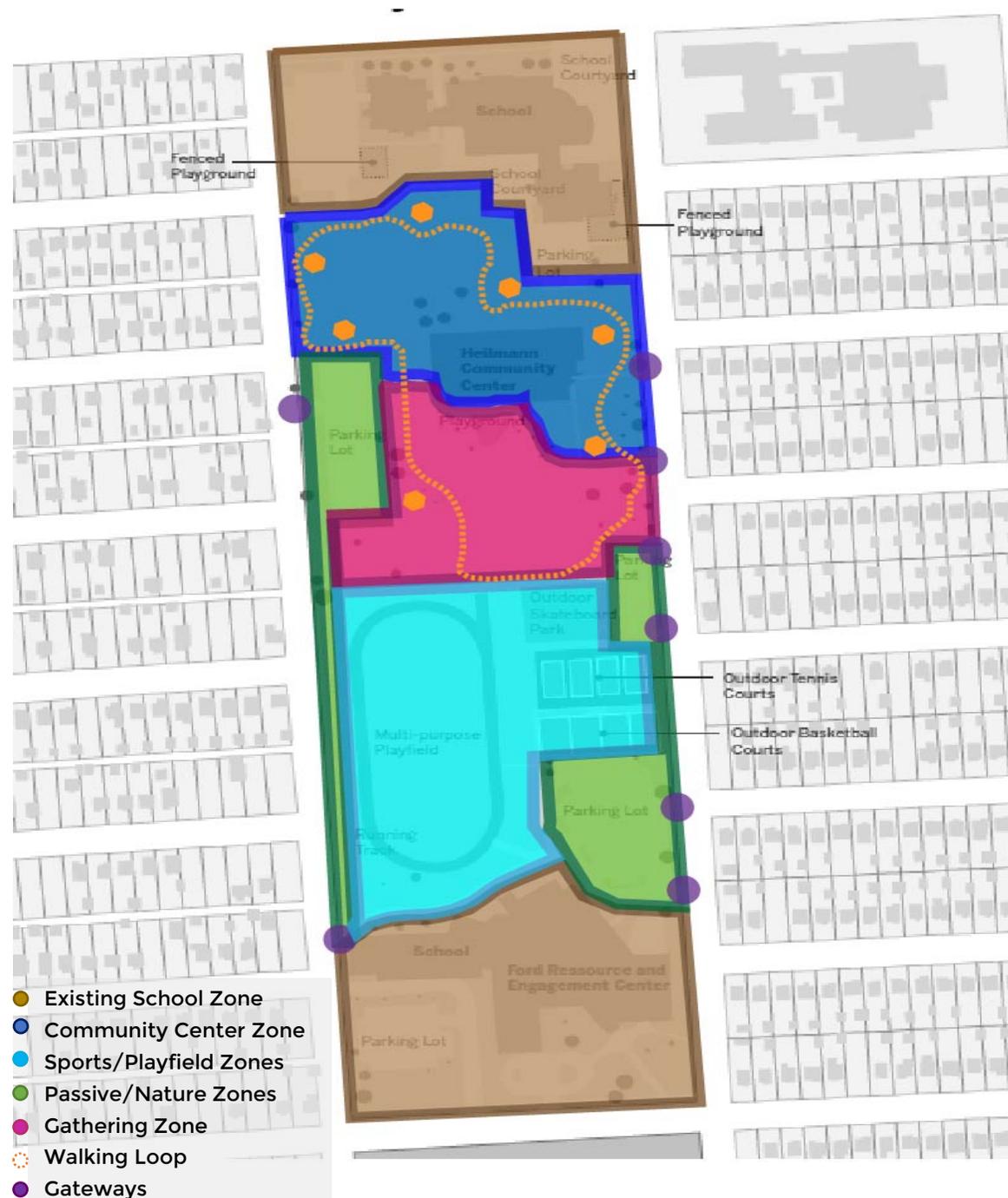


Gordon Park, Detroit

# HEILMANN PARK | Reactions?

## Which elements are more important/impactful?

- Improve/add tree canopy
- Define clear gateways/entrances to park
- Address standing water issues through green infrastructure
- Upgrade existing sports/play equipment & trails
- Create smaller gathering places and picnic areas using topography and furniture
- Open/rehab the Skate Park
- Explore community partnerships for universal, all-age/gender programming



**early concepts:  
streetscapes + mobility**

# STREETSCAPES + MOBILITY | Recommendations



## ■ Develop Low-Stress Neighborhood Connectors

- Slow traffic, improve designated pedestrian and bike routes to connect the community
  - Redmond Street
  - Mapleridge Street or Seymour Street
  - Hayes Street

## ■ Improve Safety & Transit

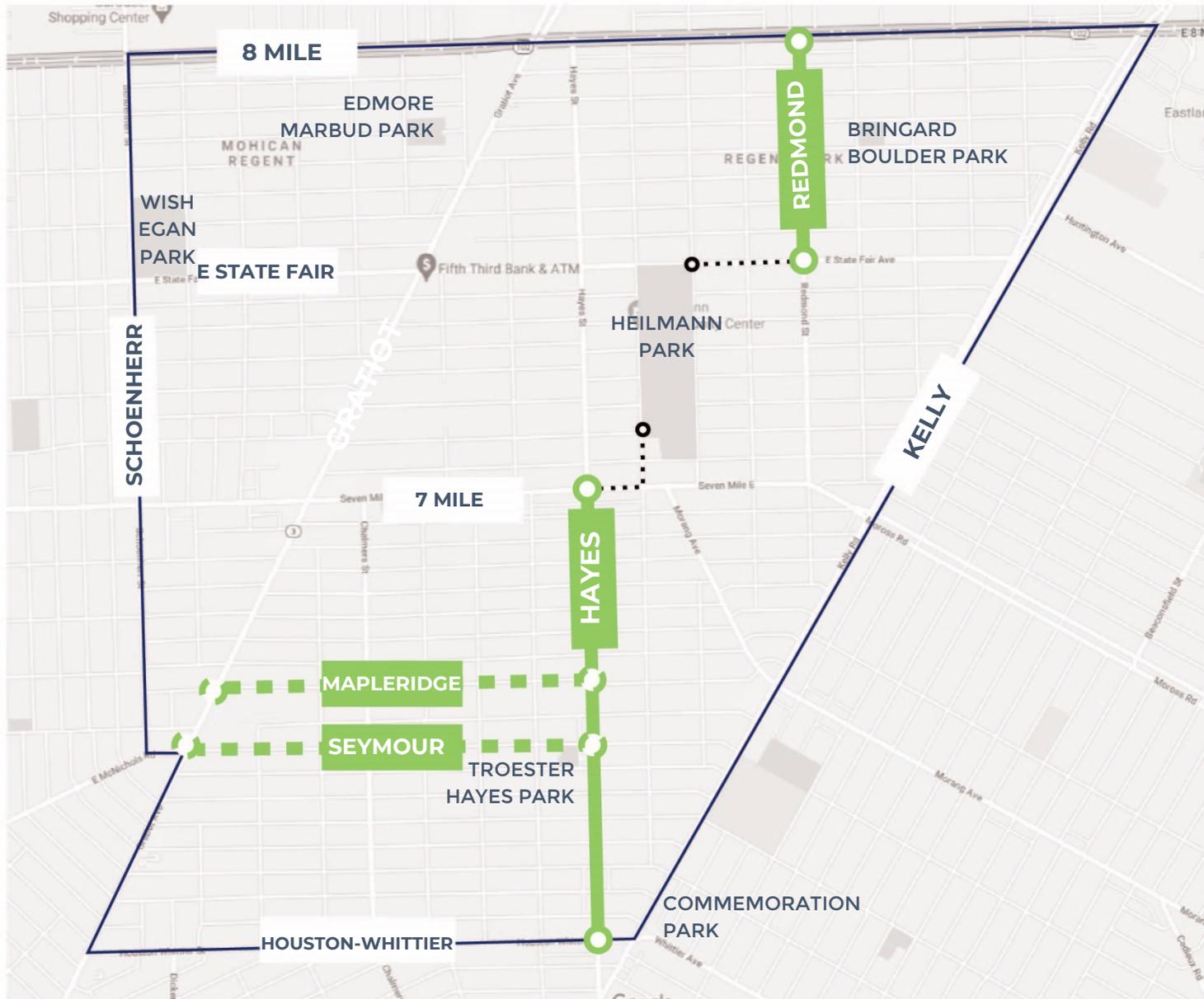
- Change street configuration
  - Gratiot Avenue

# STREETSCAPES + MOBILITY | Low Stress Neighborhood Connectors



- Designate key routes for safe walking, more eyes on the street
- Slow traffic through speed cushions
- Improve sidewalks
- Improve tree canopy and beautification efforts
- Develop signage or wayfinding
- Connect schools and parks

# STREETSCAPES + MOBILITY | Recommendations



**Do we have the right locations?**

- Hayes Street
- Mapleridge Street
- Redmond Street
- Seymour Street

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue Safety & Transit



# STREETSCAPES + MOBILITY | Improving Gratiot Avenue Safety & Transit

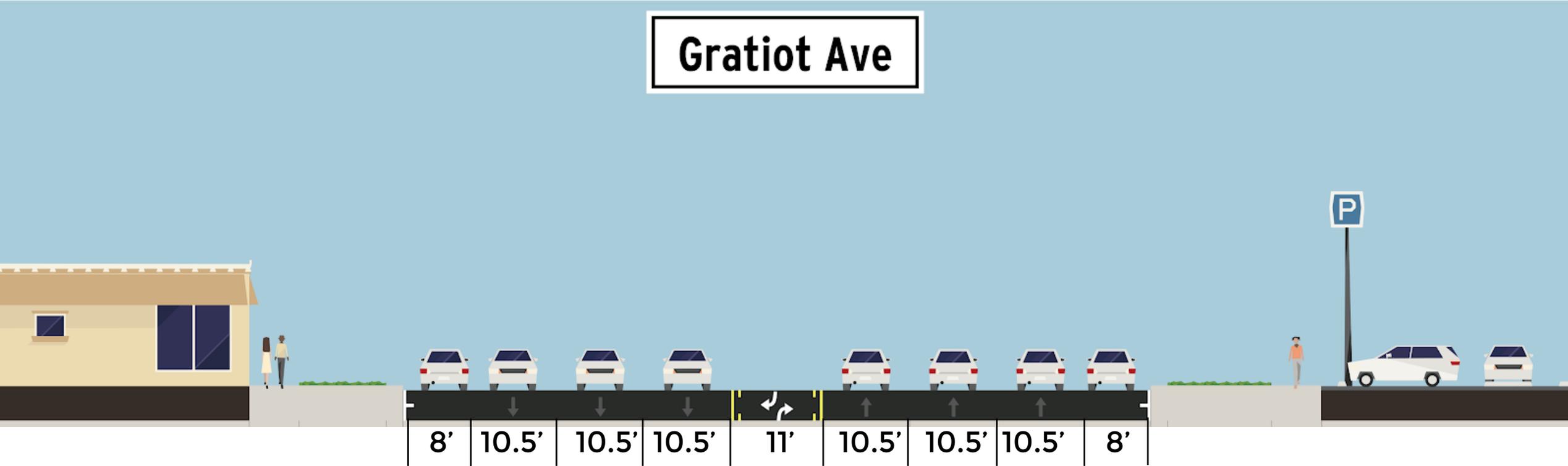
## existing conditions



- High rate of crashes and injuries
- Street is too wide and cars drive too fast
- Not enough pedestrian crossings
- Unsafe pedestrian crossings and poor sidewalk condition
- Lack of adequate bus shelters, street trees, benches
- Need for improved street lighting for sidewalks
- Conflicts with cars and people at driveway entries

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue Safety & Transit

Gratiot Ave

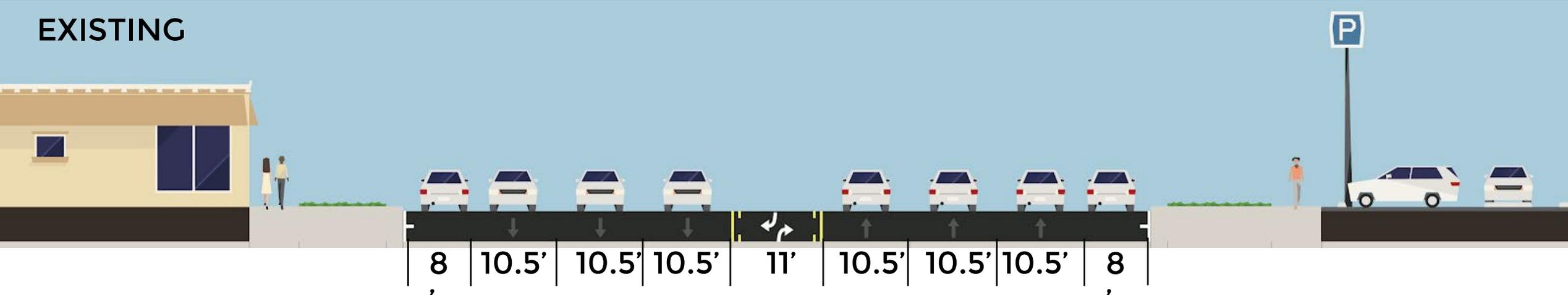


## Existing street section

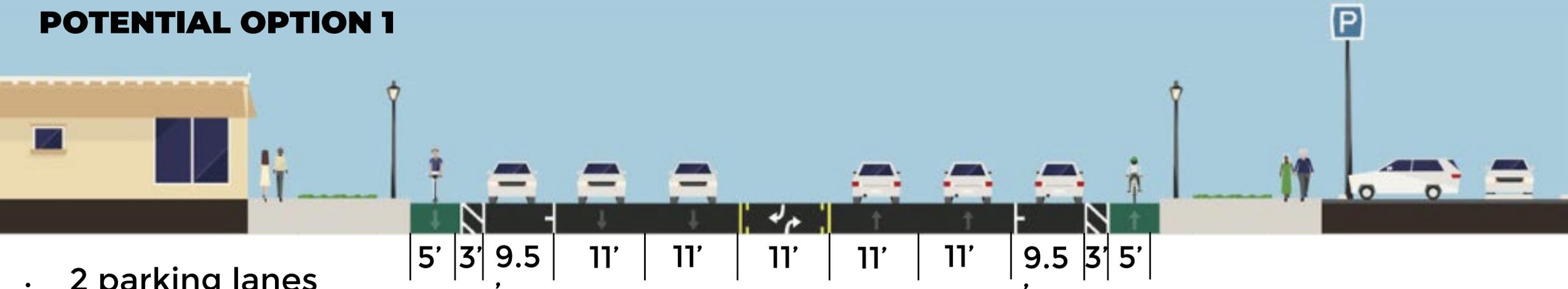
- 129' wide
- 90' curb-to-curb
- 2 parking lanes
- 6 travel lanes
- 1 center turn lane

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue: Road Diet & Bike Lanes

## EXISTING



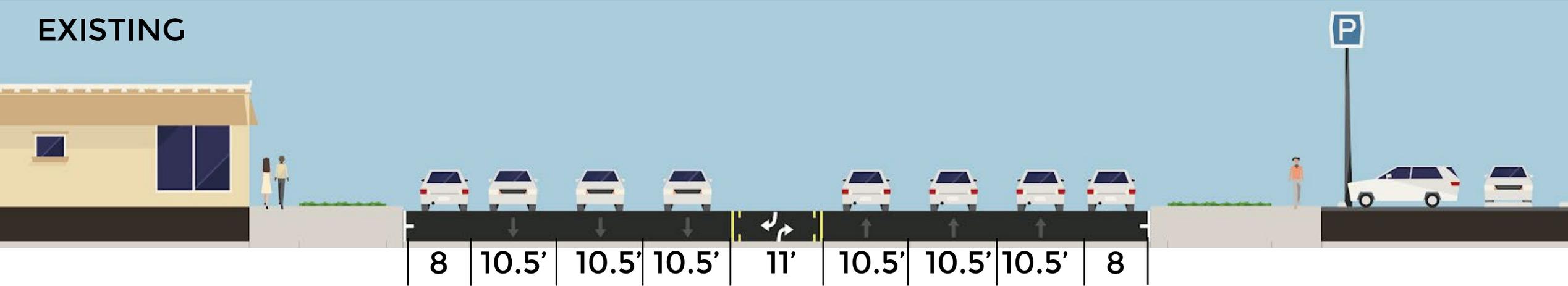
## POTENTIAL OPTION 1



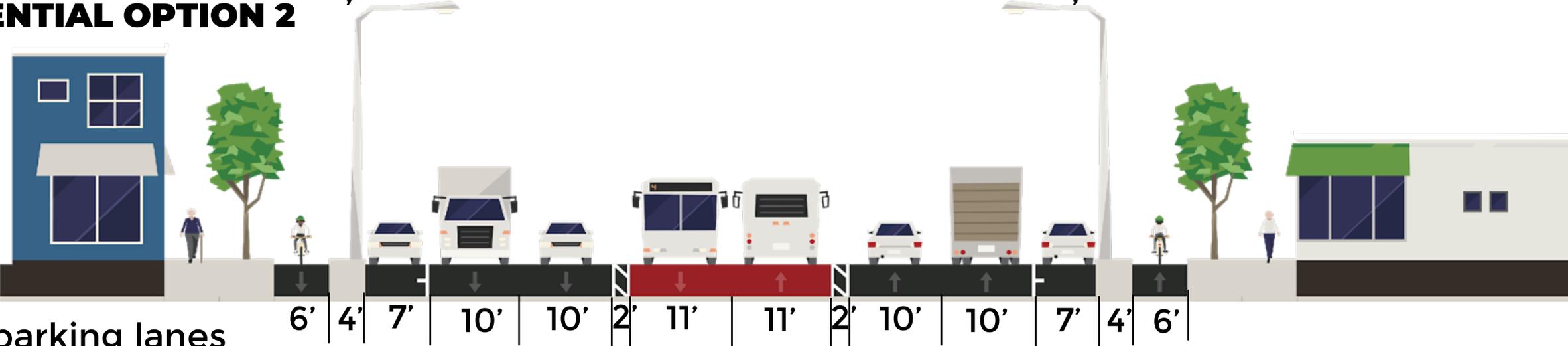
- 2 parking lanes
- 2 protected bike lanes
- 4 travel lanes
- 1 center turn lane

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue: Dedicated Transit & Bike Lanes

## EXISTING



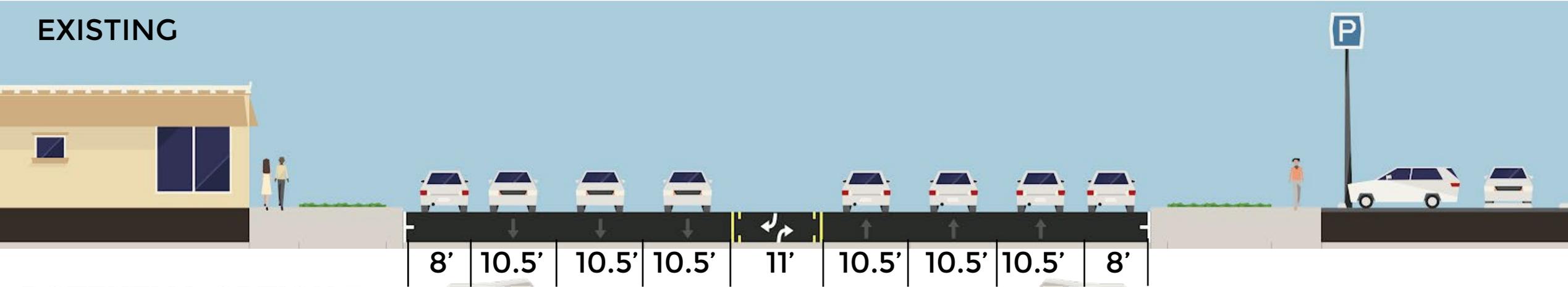
## POTENTIAL OPTION 2



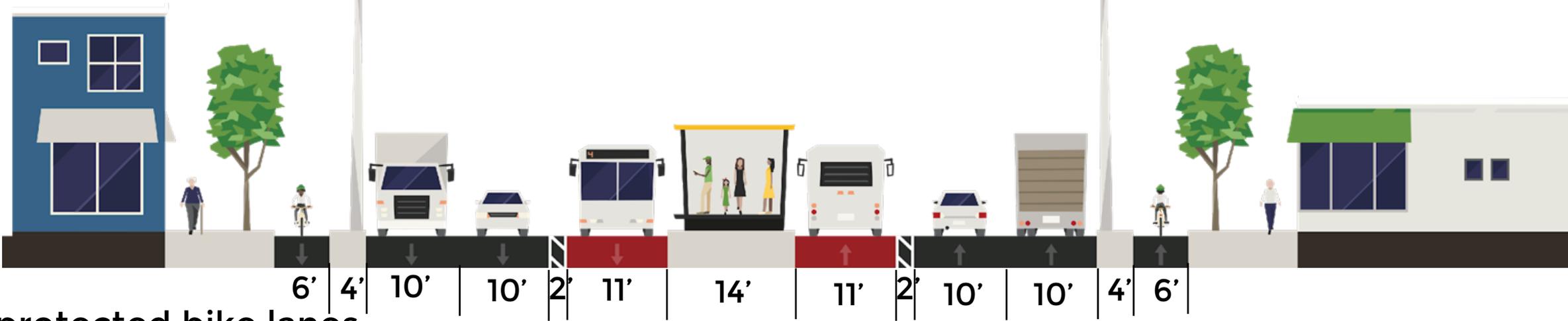
- 2 parking lanes
- 2 protected bike lanes
- 4 travel lanes
- 2 transit lanes

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue: Center Transit Stations

EXISTING

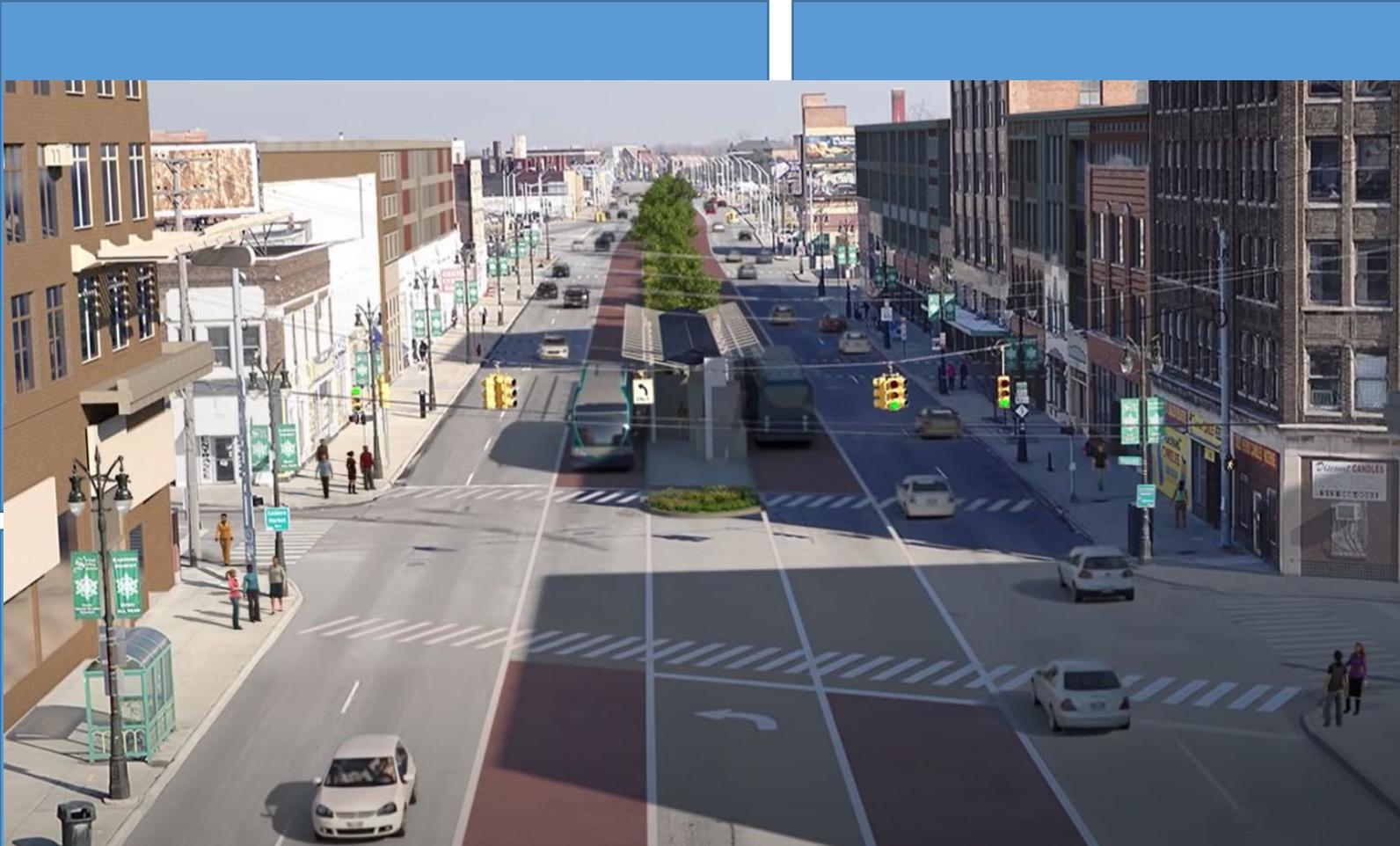


POTENTIAL OPTION 3



- 2 protected bike lanes
- 4 travel lanes
- 2 transit lanes
- 1 BRT station

# STREETSCAPES + MOBILITY | Improving Gratiot Avenue Safety & Transit



**Which elements are more important/impactful?**

- Dedicated transit lanes?
- Parking?
- Bike lanes?
- Wider sidewalks?
- Better crossings?
- Better bus shelters?
- Lighting?
- Seating, benches, trees?

**Concept / Future Vision**



# TRIVIA!

Text your answer  
to **313-466-2046**  
to enter tonight's raffle!



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NEIGHBORHOOD  
FRAMEWORK  
PLAN**



# TRIVIA!

Text your answer to **313-466-2046** to enter tonight's raffle!

**#4: Name the junction where  
MCNICHOLS RD.  
changes its name in the G7  
Plan area.**



**GRATIOT/7 MILE (G7)  
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**next steps**

# What's next?

- Finalize recommendations with Mayor's Office & City Departments **(May 2021)**
- Share final recommendations & timeline **(June 2021)**
- Start implementation process **(Summer 2021)**



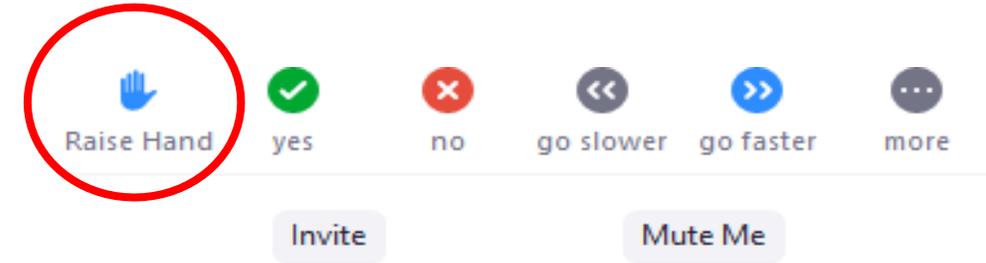
**GRATIOT/7 MILE (G7)  
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**discussion + Q&A**

# How to Participate in Discussion

## Ask Questions & Comments by “Raising Your Hand”

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## “Sign-in” Virtually & Use Chat for Questions

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## Email Us

- If you are on the phone or unable to access the Zoom chat, you can email your question to us at **PlanG7@detroitmi.gov**

**raffle**

# Trivia Answers + Raffle

Name at least three (3) of the current **NEIGHBORHOOD MANAGERS (DONs)** and **CITY COUNCIL MEMBERS** representing the **G7 Plan** area.

**ANSWER:**

District 3 – Neighborhood Managers - Ernest Johnson, Kayana Sessoms; Councilmember - Scott Benson

District 4 – Neighborhood Managers – Rodney Liggons, Dennis Perkins; Councilmember - André L. Spivey

What is the percentage of households with **CHILDREN** in the **G7 Plan** area, as of 2018?

**ANSWER:** 41.5%

Name one of the longest operating (3) **RESTAURANTS** in the **G7 Plan** area.

**ANSWER:** McDonald's (Since Quincy was 9 years old 😊), Capers (1982)

Name the junction where **MCNICHOLS RD.** changes its name in the **G7 Plan** area.

**ANSWER:** Gratiot Avenue at Seymour Street



**GRATIOT/7 MILE (G7)  
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# GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

# THANK YOU!

✉ [PlanG7@detroitmi.gov](mailto:PlanG7@detroitmi.gov)  
🌐 [www.detroitmi.gov/G7](http://www.detroitmi.gov/G7)



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