



# GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

**Virtual Community Meeting #5**

Thursday, June 24, 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**



- 5:30 pm** virtual doors open
- 5:35 pm** welcome + program start
- 5:40 pm** zoom tips + housekeeping (5 min)
- remarks from dignitaries + public officials (10 min)
- G7 Oral Stories (University of Michigan) (10 min)
- project overview + final recommendations + next steps (35 min)
- reactions + Q&A (30 min)
- acknowledgments + special presentations (15 min)
- raffle (5 min)
- 8:00 pm** program ends

# agenda

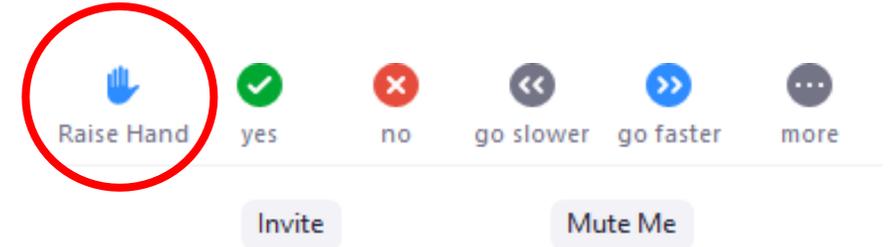
- 1. Make sure you are muted!**
- 2. Take our live poll**
- 3. Check/Change your display name**
- 4. Use the Chat**
- 5. React!**

**zoom tips**

# How to Participate Today

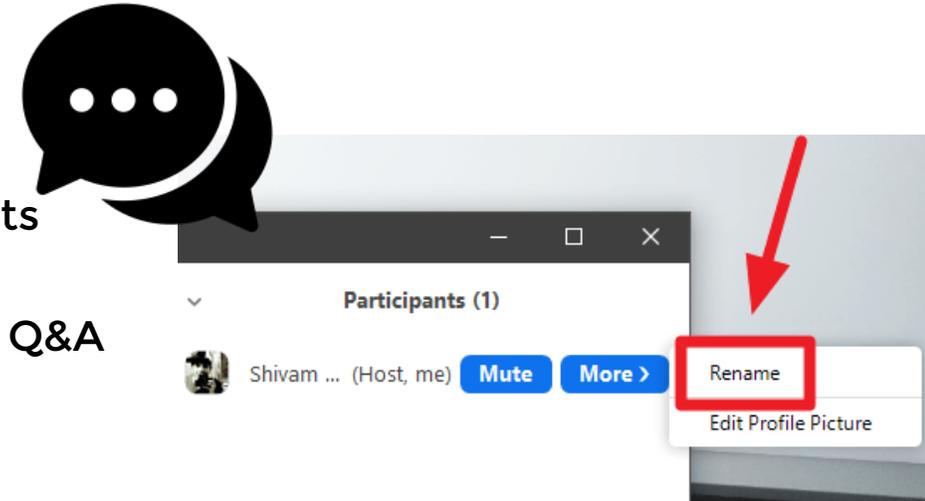
## Ask Questions & Comments by “Raising Your Hand”

- 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.



## 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

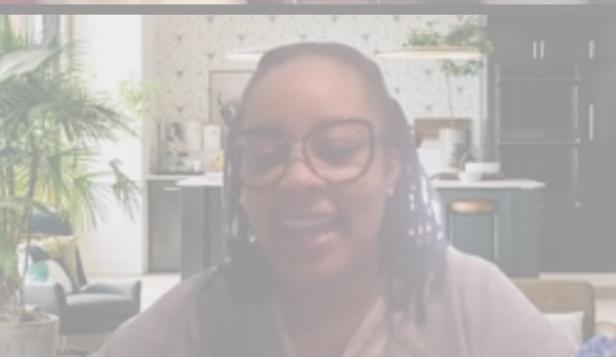
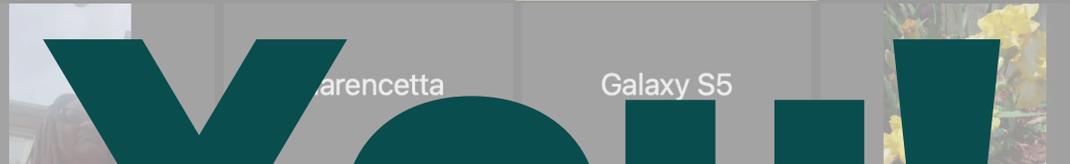
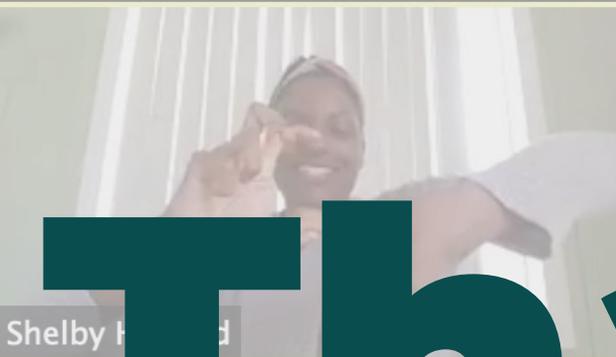
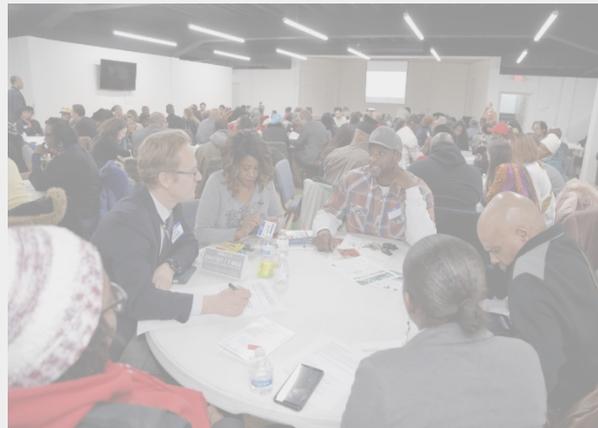
### Detroit Economic Growth Corp. Business Liaisons

MD-Abdul Muhit, District 3  
Martell Bivings, District 4

### Strategic Neighborhood Fund Corporate Sponsor

Fifth Third Bank

# greetings + special remarks



Thank You!



# TRIVIA!

Text your answer

to **313-466-2046**

to enter tonight's raffle!



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



# TRIVIA!

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

**#1: What is the name of the  
LARGE DEPARTMENT STORE  
with escalators, located on Gratiot at  
Lappin, that closed in the mid-1980s?**



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

presentation:  
um seas oral stories

SCHOOL FOR ENVIRONMENT & SUSTAINABILITY

STORIES OF A PANDEMIC:

# Narratives from Gratiot/7 Mile Residents

BY MAITE ELIZONDO PIÑEIRO AND  
MADELEINE LANE





Image 1: General Recruiting Poster



Image 2: Youth Recruiting Poster

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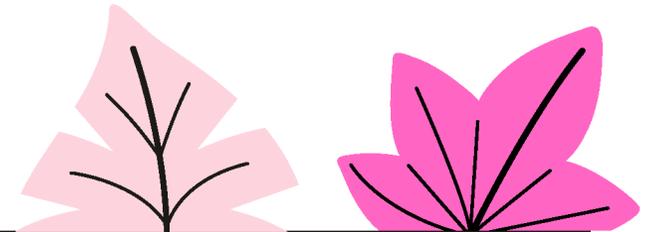
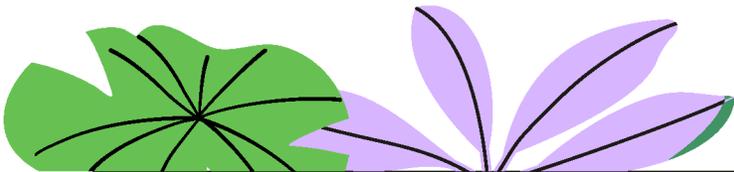
# DEMOGRAPHICS



**5 adults**  
**1 youth**

**5 women**  
**1 man**

**1 retiree**  
**1 student**  
**4 professionals**



— “ —

THERE IS  
BEAUTY IN ALL  
THE MADNESS

- Amanda -

— ” —

— “ —

...AS A VIRTUAL  
PARENT  
MYSELF...I KNOW  
HOW HARD IT IS...

-Mary-

— ” —

— “ —

...IT'S BEEN  
TIRING AND  
EXHAUSTING AND  
OVERWHELMING..

-Stephanie-

— ” —

— “ —

...I WAS  
LEARNING TO  
SPEND TIME  
ALONE...

-Sophia-

— ” —

— “ —

... I HAD TO GO  
THROUGH THIS  
SCHOOL THING AND  
LEARN HOW TO DO,  
YOU KNOW, SCHOOL  
ONLINE.”

-Sarah-

— ” —

— “ —

...BECAUSE IT'S  
HARD, YOU KNOW,  
JUST BEING IN THE  
HOUSE ALL DAY...

Robert

— ” —



\*Names changed for privacy

**Pandemic  
Household  
Situation**

**Occupation &  
Educational  
Changes**

**Mental  
Health**

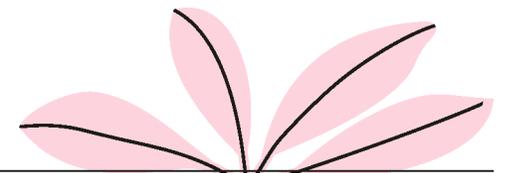
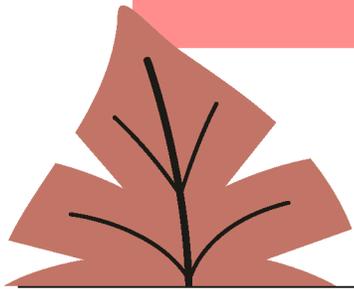
**COVID-19  
Precautions**

**Alternative  
Activities**

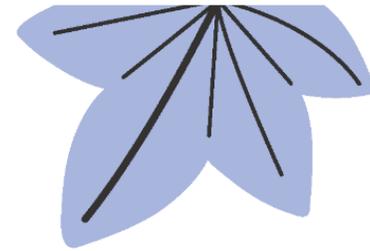
**Connection to  
Neighborhood  
Community**

**Use of Public  
and Outdoor  
Space**

**Public  
Safety**



# Thank You!



**Link to full report**





# TRIVIA!

Text your answer

to **313-466-2046**

to enter tonight's raffle!



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



# TRIVIA!

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

**#2: Renamed for a mayor in 2003,  
THIS FACILITY AT CONNER & GRATIOT  
has been serving Detroiters  
since the 1920s.**



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

presentation: project overview +  
how we got here



DEPARTMENT OF  
Planning &  
Development

**GRATIOT/7 MILE  
NEIGHBORHOOD  
FRAMEWORK  
PLAN**

**PROJECT TIMELINE**

1

**LISTEN & LEARN**

Community Meeting #1  
**December 2019**

2

**DEVELOP INITIAL  
RECOMMENDATIONS**

Community Meeting #2  
**May 2020**

Community Meeting #3  
**November 2020**

3

**REFINE FINAL  
RECOMMENDATIONS**

*We Are Here*

Community Meeting #4  
**April 2021**

Community Meeting #5  
**June 2021**

4

**IMPLEMENT**

Begins  
**Summer/Fall  
2021**

# G7 Planning Area

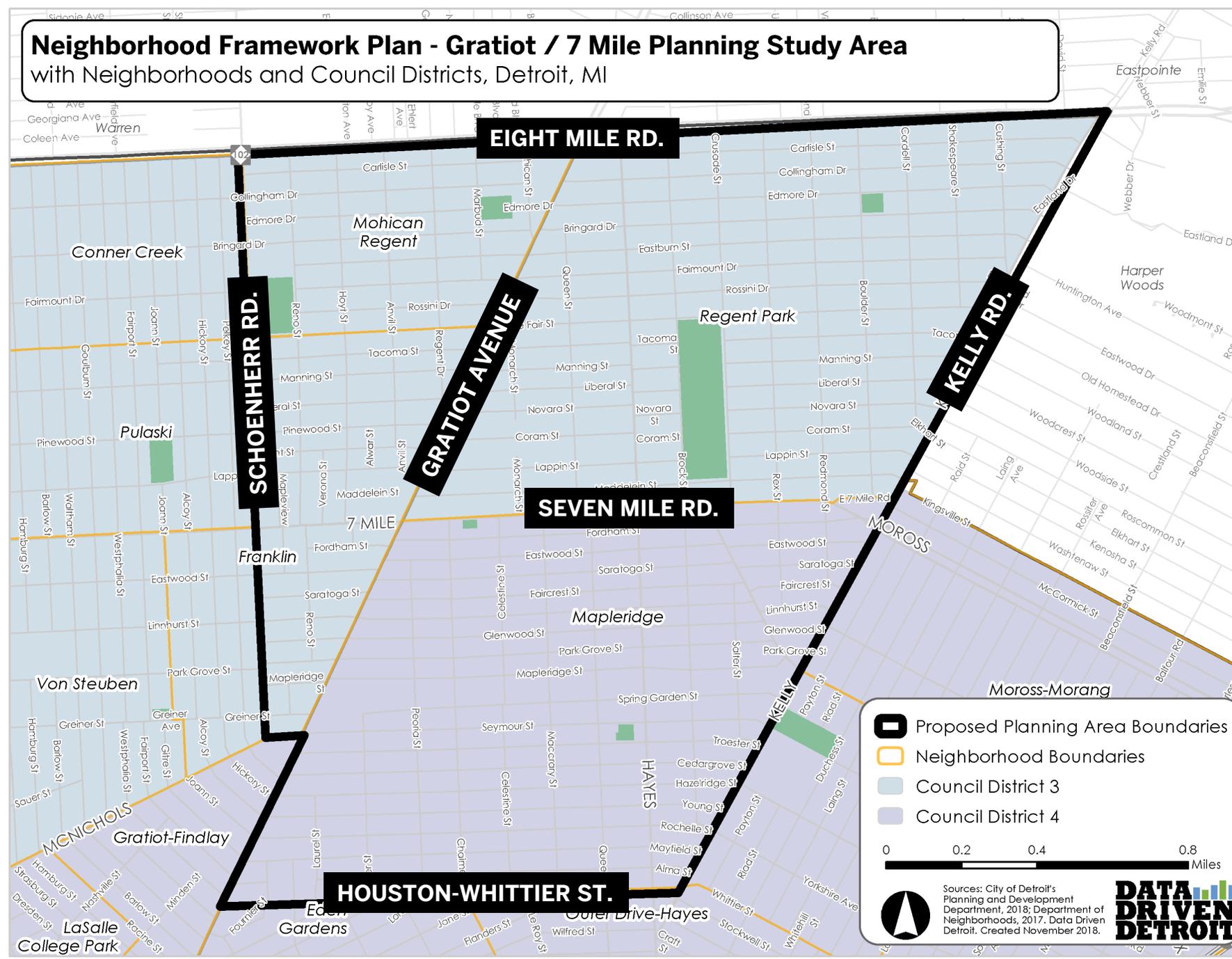
The Gratiot / 7 Mile Neighborhood Framework Plan is the **FINAL** of ten (10) SNF Planning Studies. The plan area where investments will be made is 3.4 square miles, covers two (2) City Council districts, and includes the following boundaries & neighborhoods:

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

**Neighborhoods**  
 Franklin  
 Mapleridge  
 Mohican Regent  
 Regent Park

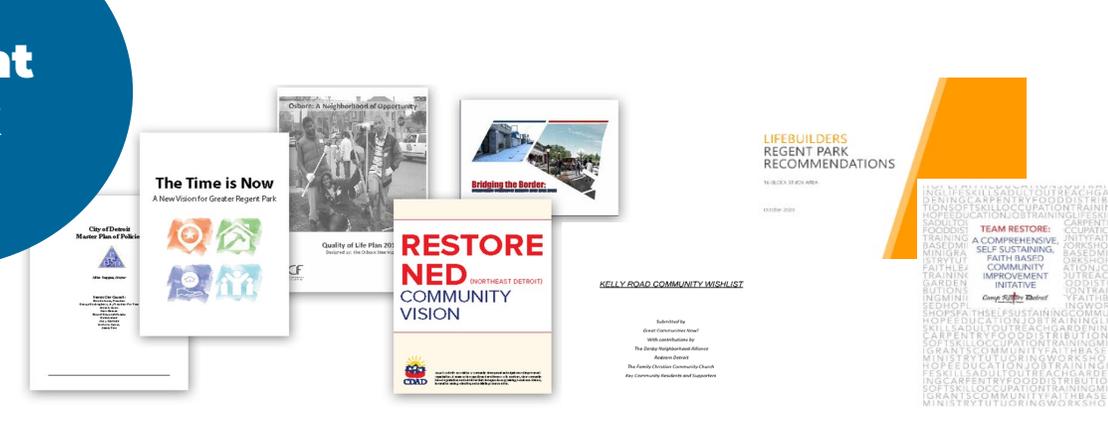
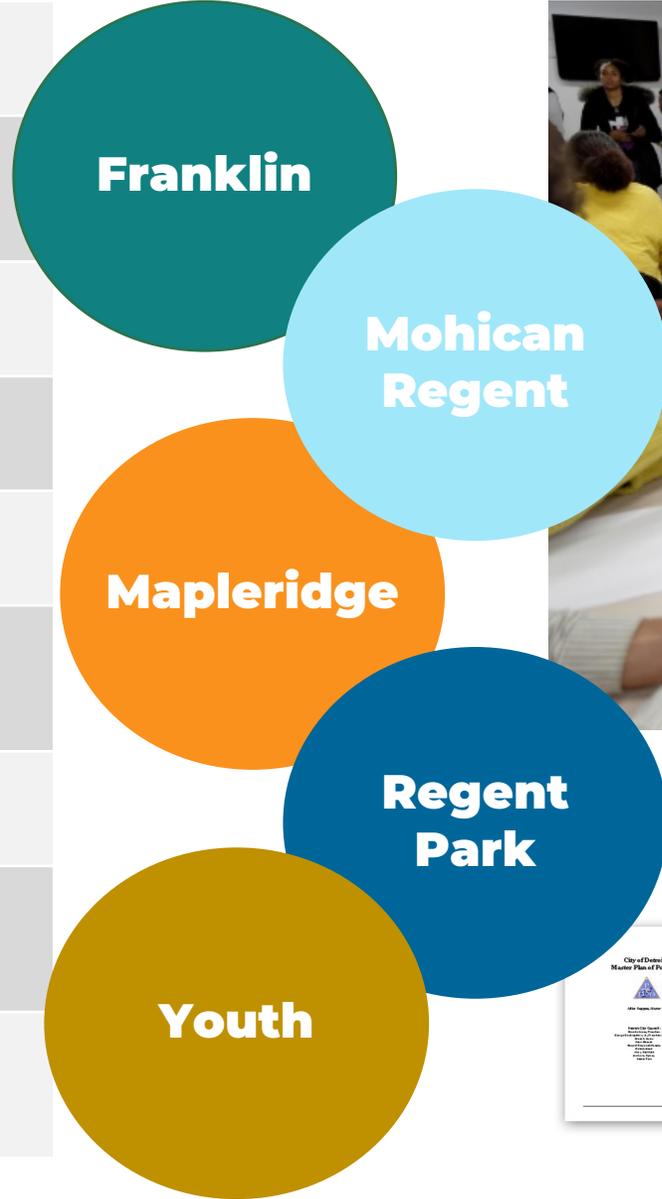


## Neighborhood Framework Plan - Gratiot / 7 Mile Planning Study Area with Neighborhoods and Council Districts, Detroit, MI



# Community Engagement

<b>1</b>	In-Person Meeting
<b>4</b>	Virtual Meetings (COVID)
<b>5</b>	Feedback Surveys
<b>630</b>	Surveys received
<b>7</b>	Focus Groups
<b>377</b>	e-Newsletter subscribers
<b>172</b>	Text alert subscribers
<b>4</b>	Business Corridor Walks (DEGC)
<b>14</b>	Community Outreach Partners



# How We Got Here

**Community  
Input**

**Research +  
Analysis of  
Existing  
Conditions**

**City  
Department  
Input**

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

**presentation:**  
**final recommendations**

# Survey: How important is this to you?



## Nighborhood Stabilization

- Demolish unsalvageable City-owned structures **(1)**
- Repurpose City-owned buildings for new use **(2)**
- Enhance maintenance of vacant parcels **(3)**
- Beautify vacant lots & neighborhood gateways **(12)**



## Parks and Greenways

- Make facility & campus improvements at Heilmann Recreation Center & Memorial Playfield **(6)**
- Encourage park stewardship, programming & maintenance **(4)**
- Improve park amenities and tree canopy & health **(9)**



## Mixed-use Redevelopment

- Establish microdistrict at Liberal Street/Gratiot Avenue **(11)**
- Stabilize microdistrict at Houston-Whittier Street/Kelly Road **(7)**
- Stabilize microdistrict at McNichols/Gratiot Avenue **(5)**



## Streetscapes and Mobility

- Improve street design to improve mobility for all users & increase safety **(10)**
- Gratiot Avenue corridor improvements **(13)**
- Establish safe routes between neighborhood assets **(8)**



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Planning &  
Development

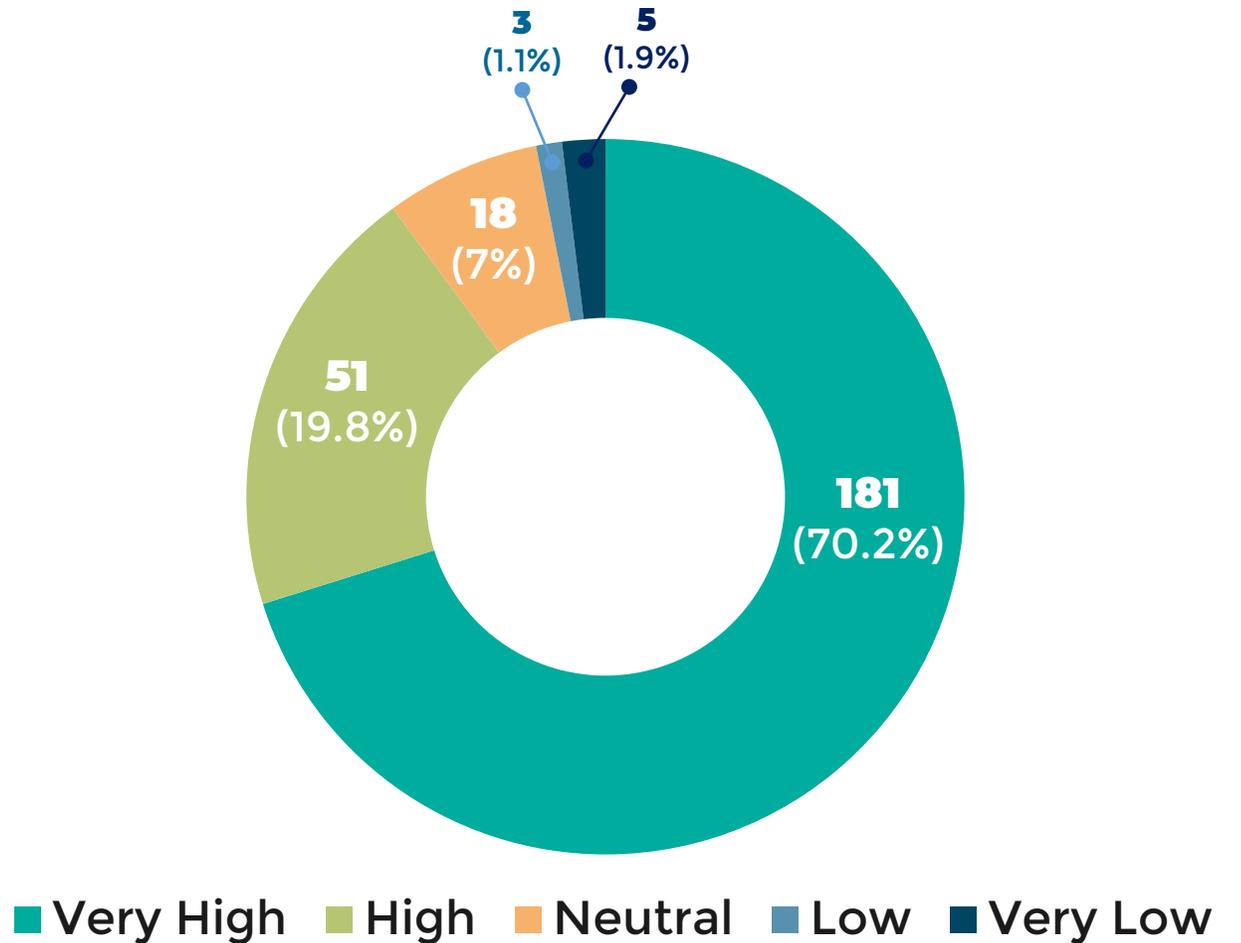
**GRATIOT/7 MILE (G7)**  
NEIGHBORHOOD  
FRAMEWORK  
PLAN

# G7 Prioritization Survey Highlights

## ★ TOP PRIORITY

### Demolish unsalvageable City-owned structures

- Demolish city-owned residential and commercial structures that are beyond repair
- **90%** of responses ranked this very high/high



**neighborhood stabilization**

# 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.



## What We Heard

Home repair grants for existing homeowners

Reduce crime & violence

Too much litter & illegal dumping

Use SNF resources for projects outside normal City services

# Recommendations

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

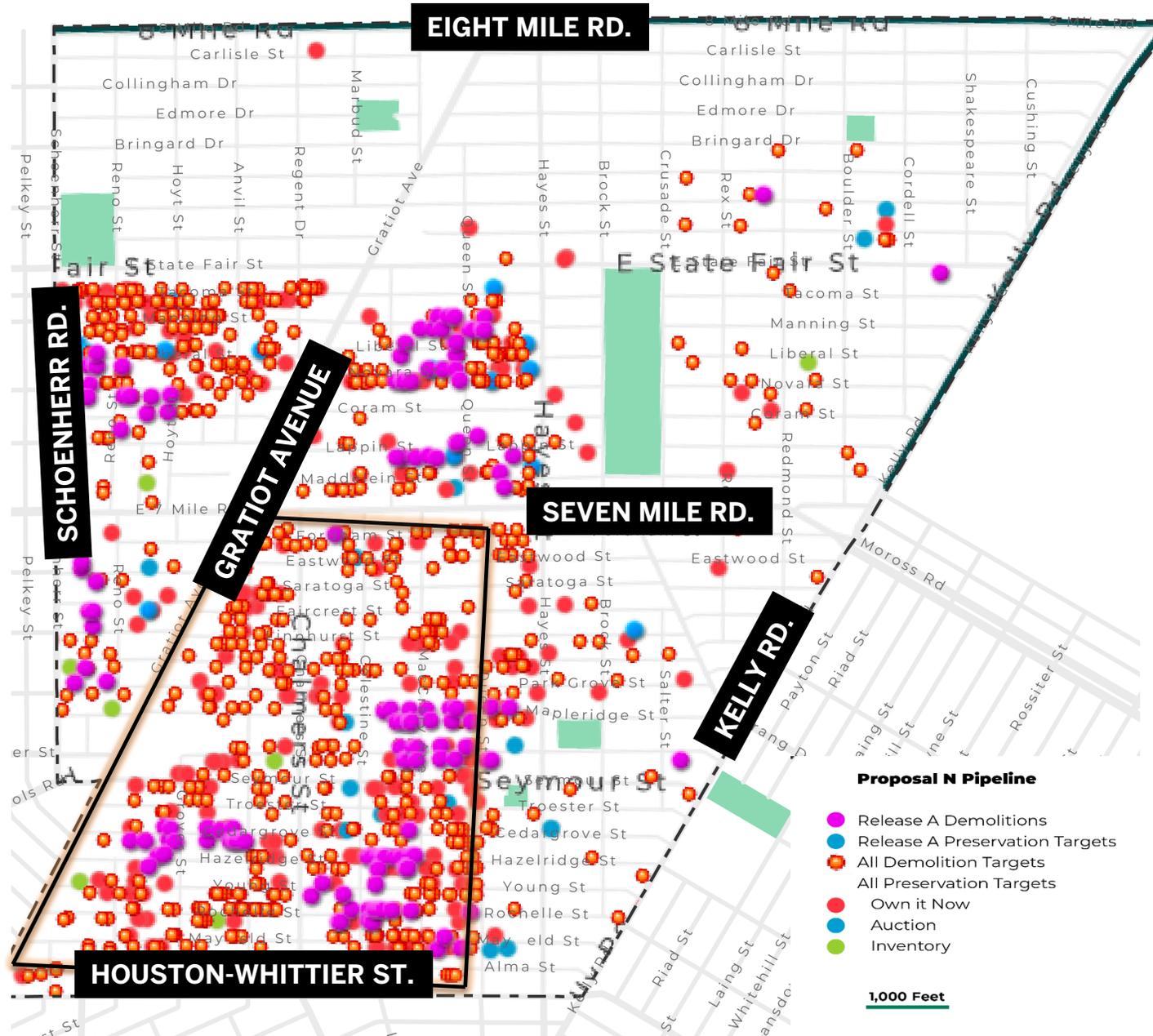
# Neighborhood Stabilization



## **Demolish unsalvageable City- owned structures**

- Demo 130+ public-owned residential structures beyond repair (Funded through Prop N, Release A)
- **Lead:** Demolition Department

# Neighborhood Stabilization



## Demolish unsalvageable City-owned structures

- Prioritize future demos in G7 area to support SNF investments (139 in Prop N Release A)
- Promote existing city programs, e.g. neighborhood/side lot sales
- Greater enforcement/nuisance abatement for private-owned vacant structures



## Early Wins (SNF Funded)

- Personal & professional development resources
- Pilot stewardship program to beautify neighborhood lots
- Support mural project for vacant public-owned commercial buildings in microdistricts

**parks & greenways**

# Parks & Greenways

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



## What We Heard

Rec center & park need many upgrades

Diversify programming for all genders

More places to enjoy nature, play & exercise

Year-round & all ages/abilities programming

# Recommendations

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

# Support Heilmann Memorial Park improvement projects (SNF Funded)



Resurface and/or paint existing courts, play areas and walking loop



Install rain gardens & trees



Create smaller gathering spaces and picnic areas through topography, furniture, and tree plantings



Better define gateways, entrances, edges and pathways with signage & planting



## **Support Heilmann Memorial Park improvement projects**

- SNF funded improvements to park
- Design to begin Fall 2021; construction estimated to start 2022
- **Lead:** General Services Department (GSD)

**streetscapes & mobility**

# 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

# Recommendations

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

## What We Heard

Fix the sidewalks!

Improve lighting along safe routes

Traffic calming & street closures to reduce speeds and improve safety highly desired

“I feel safer crossing I-75 by foot during rush hour than making a left on Gratiot.”

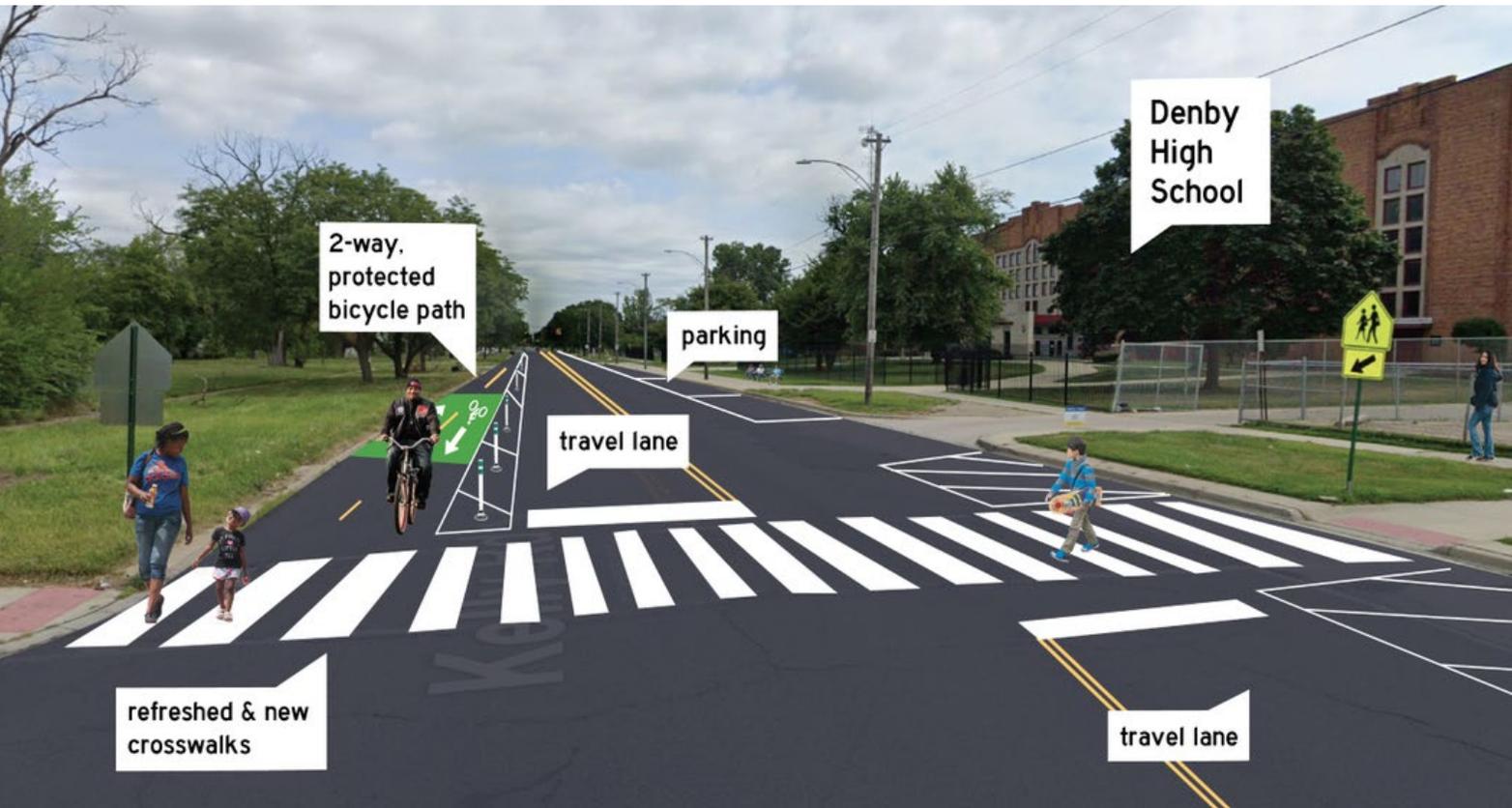
# Streetscapes & Mobility | City Managed Streets



## Establish safe routes between neighborhood assets

- Designate Slow Streets for improvements that prioritize safe walking/biking
- Slow traffic through speed cushions
- Improve sidewalks, tree canopy and beautification efforts
- Develop signage or wayfinding
- Connect schools and parks
- Funding Sources: ACT 51, TAP
- **Lead:** Department of Public Works (DPW)

# Streetscapes & Mobility | City Managed Streets



## Resurface Kelly Rd.

- Between Hayes and Morang
- Evaluate feasibility of protected cycle track
- Improve crosswalks & lane striping
- Fall 2021 Construction
- **Lead:** Department of Public Works (DPW)



# Streetscapes & Mobility | Gratiot Avenue (MDOT)



## Gratiot Avenue corridor improvements

- Improve street design to improve mobility for all users & increase safety
- Advocate for alignment of City priorities with MDOT/Federal Partners
- Fundraise with DPW to improve Gratiot Avenue streetscape from 8 Mile to McNichols
- Complete Street redesign to support microdistrict and future transit development

**mixed-use & multifamily  
redevelopment**

# Mixed-Use & Multifamily Redevelopment Recommendations

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.



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

## What We Heard

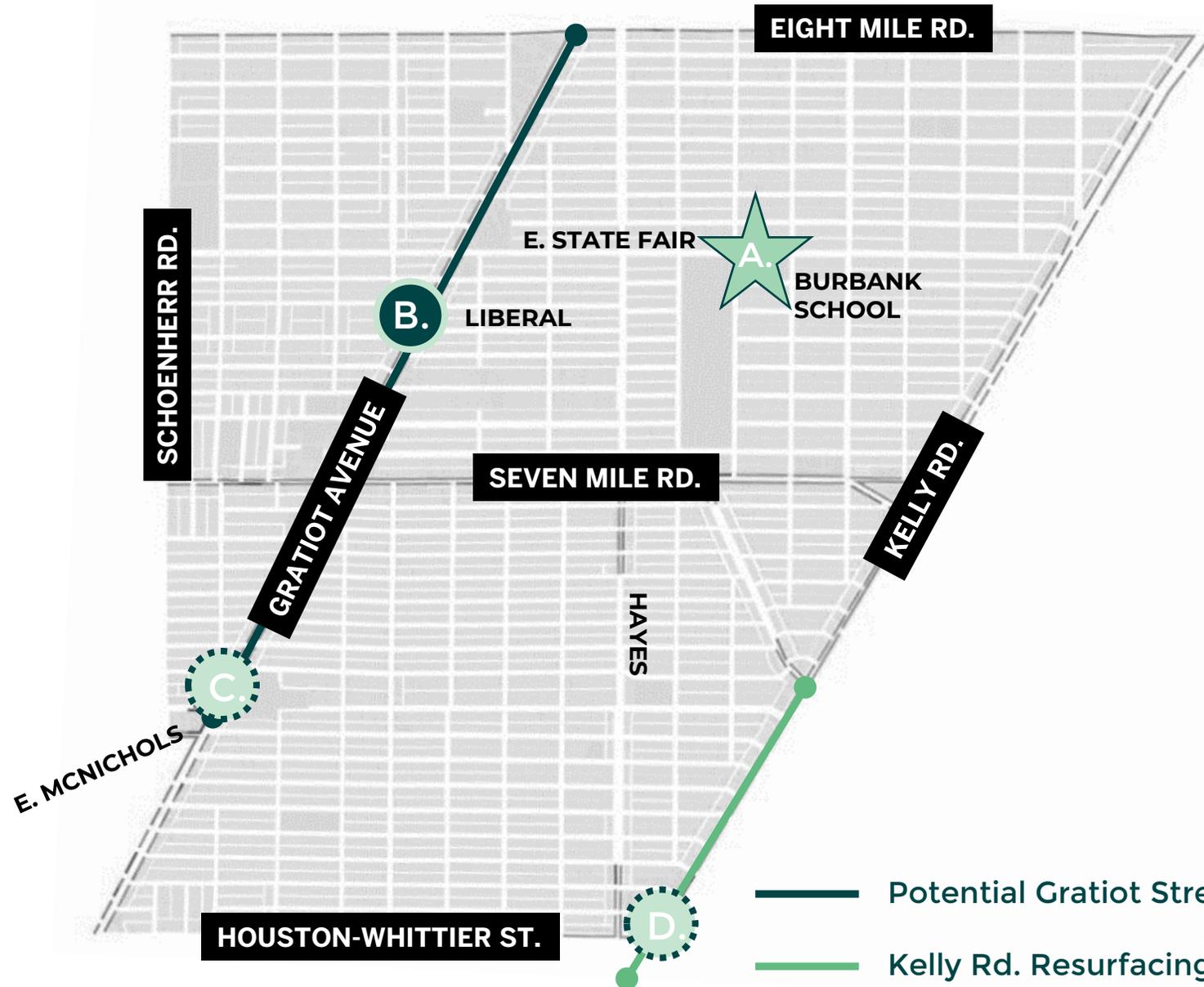
Provide support for small businesses

Provide more entertainment & dining options

Renovate abandoned storefronts

Repurpose city-owned building for new use

# Mixed-Use & Multifamily Redevelopment



## Multifamily Redevelopment

- A. Burbank School:**  
Multifamily/mixed-use redevelopment

## Mixed-Used/Commercial Corridor Redevelopment

- B. Gratiot/Liberal**  
**Establish:** Mixed-Use Commercial Microdistrict
- C. Gratiot/McNichols**  
**Stabilize:** Civic Center Microdistrict (strongest community interest)
- D. Houston-Whittier/Kelly**  
**Stabilize:** Existing Neighborhood Microdistrict

- Potential Gratiot Streetscape via MDOT/Federal Support
- Kelly Rd. Resurfacing

# Mixed-Use & Multifamily Development



## Repurpose former Burbank School for new use

- Preserve Burbank School for redevelopment as potential senior housing & community space
- Identify development partners through RFP/Q process
- Situated in Regent Park neighborhood, near Heilmann, Fisher Lower & Upper schools, and Ford Resource & Engagement Center (FREC)
- **Lead:** Housing & Revitalization Department (HRD)

# Mixed-Use & Multifamily Redevelopment

## **Establish:** Mixed-Use Commercial Microdistrict



Gratiot Avenue/Liberal Street

**Building Blocks:** Capers Restaurant, Fifth Third Bank, Stone Creek Health Campus

## **Stabilize:** Civic Center Microdistrict



Gratiot Avenue/McNichols Road

**Building Blocks:** Matrix Center, Detroit Public Library – Franklin Branch, publicly-owned vacant commercial & multifamily buildings

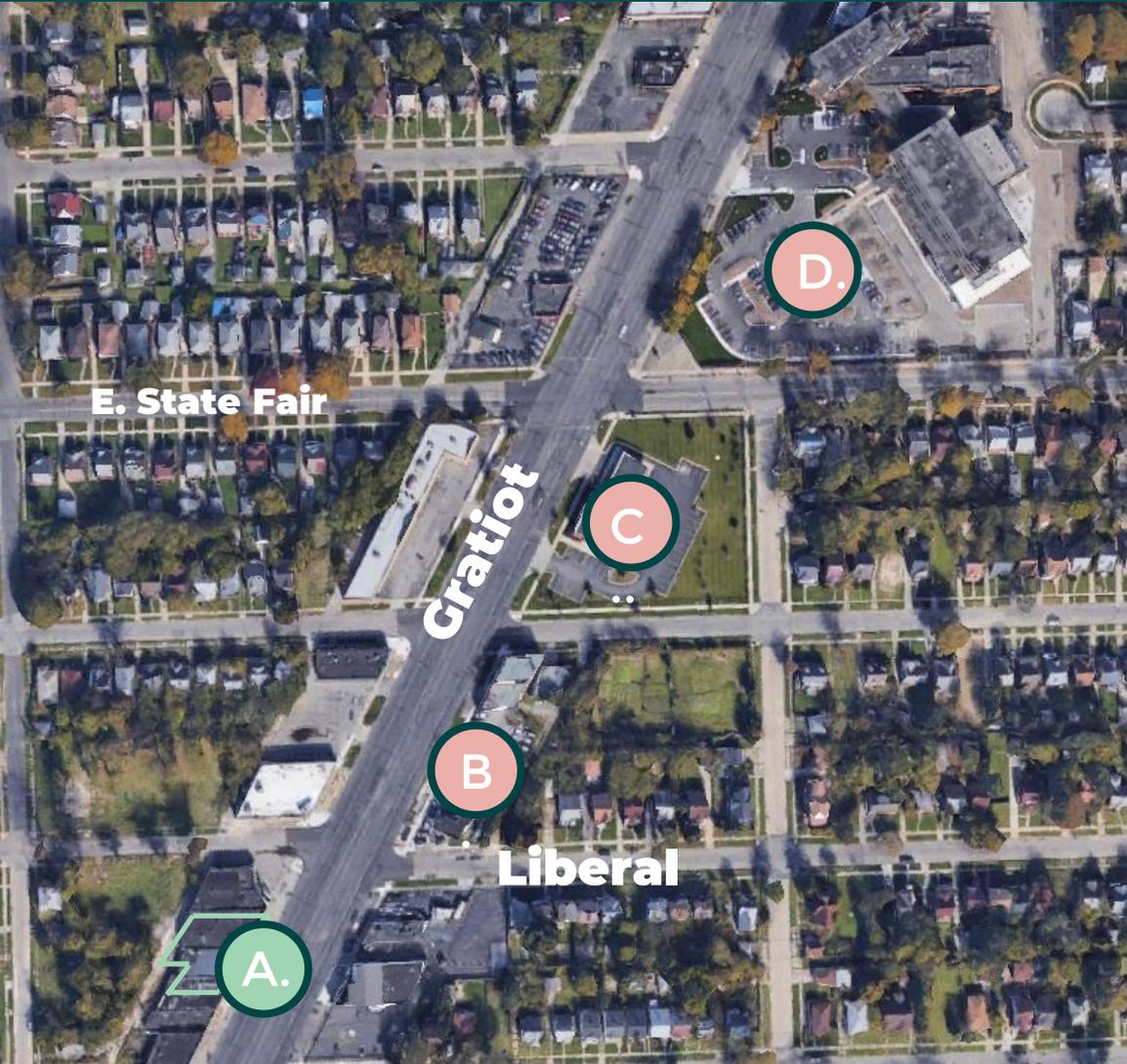
## **Stabilize:** Existing Neighborhood Microdistrict



Houston-Whittier Street/Kelly Road

**Building Blocks:** Abate or Restore Civic Theater & St. Augustine's Cathedral, Denby High School, Commemoration Park, higher density neighborhoods east of Kelly Road, active retail businesses

# Mixed-Use & Multifamily Development



## Establish mixed-use commercial microdistrict at Gratiot/Liberal

- Target board-ups & murals for public-owned buildings
- Identify buildings suitable for Motor City Restore program
- Identify development partners through RFP/Q process to restore public-owned commercial sites
- Enhance pedestrian experience and improve street tree canopy

■ Potential Gratiot Streetscape



Public-owned



Private-owned

# Gratiot/Liberal Microdistrict

**Establish:** Mixed-Use  
Commercial Microdistrict



 **Anchor Sites (Private-Owned)**

B. Capers Restaurant

C. Fifth Third Bank

D. Stone Creek Health Campus



14695 Gratiot Avenue 2,446 Sq. Ft.



14711 Gratiot Avenue 2,418 Sq. Ft.



14713 Gratiot Avenue 1,856 Sq. Ft.

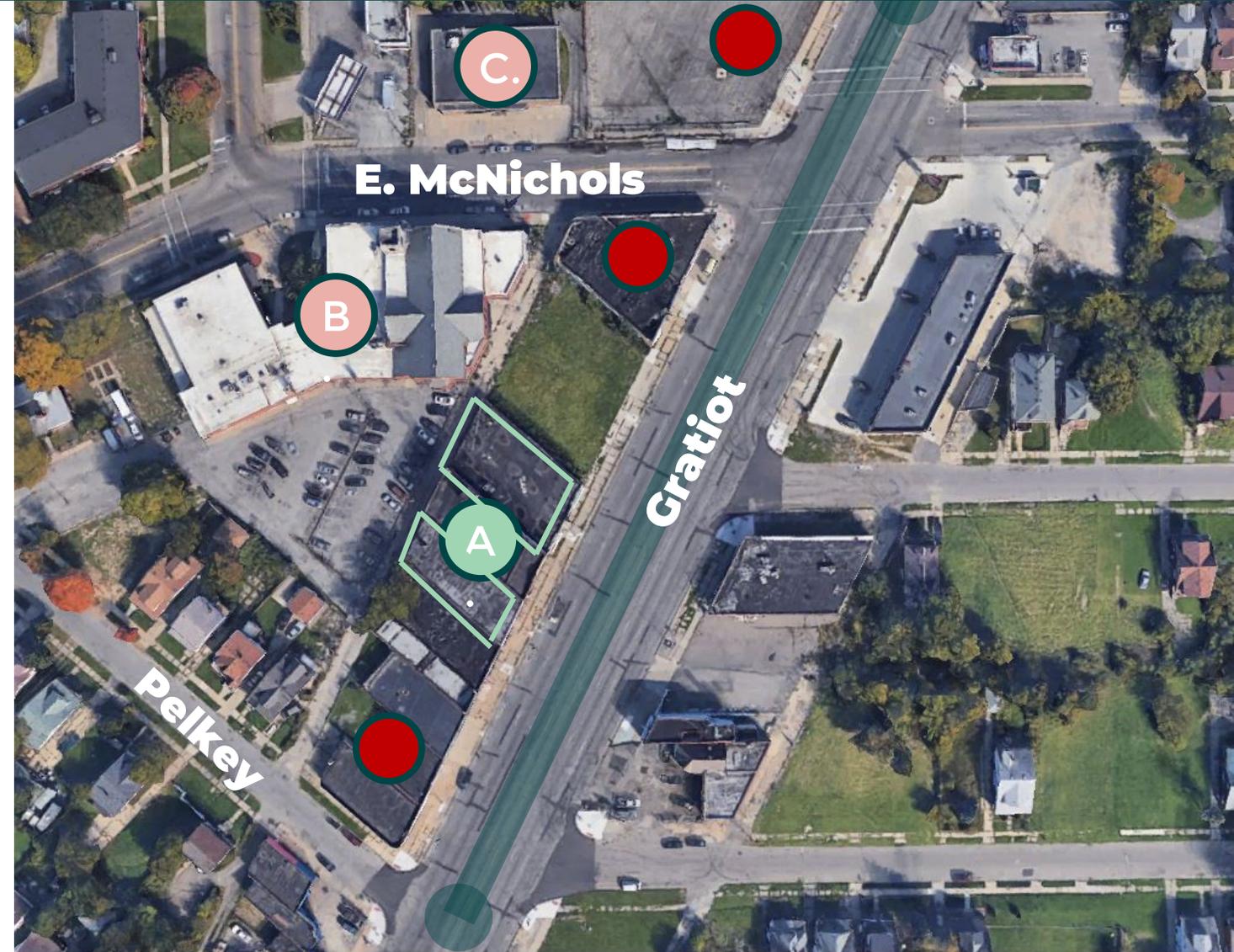


14721 Gratiot Avenue 3,874 Sq. Ft.

# Mixed-Use & Multifamily Development

## Stabilize civic center microdistrict at Gratiot/McNichols

- Pursue nuisance abatement enforcement (**3 targets**)
- Explore RFP/Q for select public-owned commercial properties along Gratiot Ave.
- Identify buildings suitable for Motor City Match/Motor City Restore
- Target SNF toward Motor City Restore in this district to align with Gratiot streetscape improvements (MDOT)



■ Potential Gratiot Streetscape

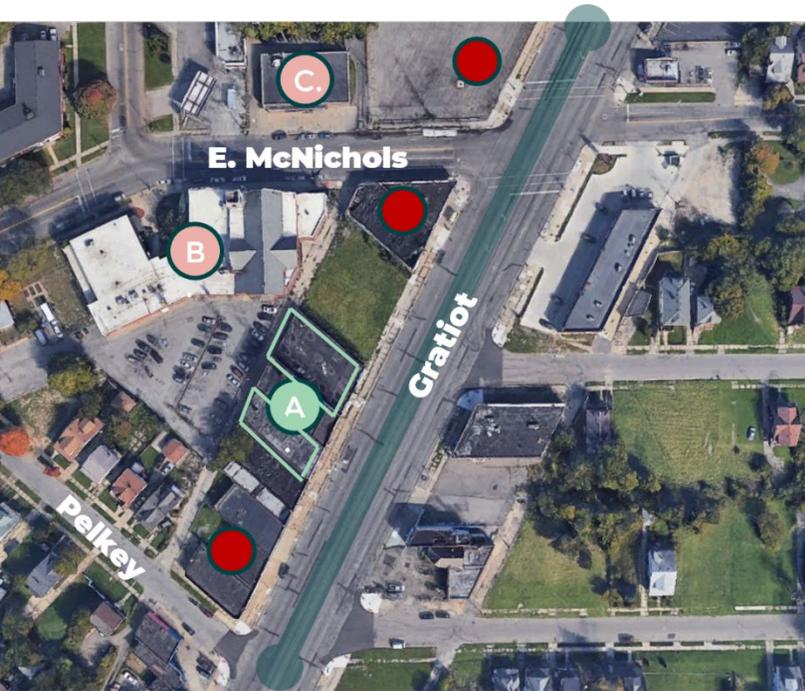
● NAP/Façade Improvement

● Public-owned

● Private-owned

# Gratiot/McNichols Microdistrict

## Stabilize: Civic Center Microdistrict



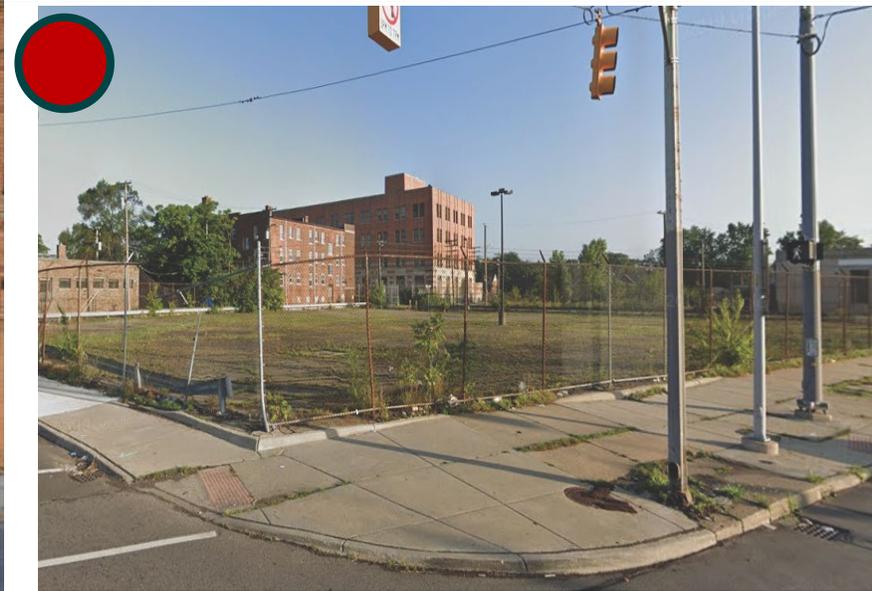
 Anchor Sites (Private-Owned)

B. Matrix Center

C. Detroit Public Library - Franklin Branch



13537 Gratiot Avenue (Public-Owned)



13715 Gratiot (Vacant, Private-Owned)



13555 Gratiot Avenue (Lot, Public-Owned)

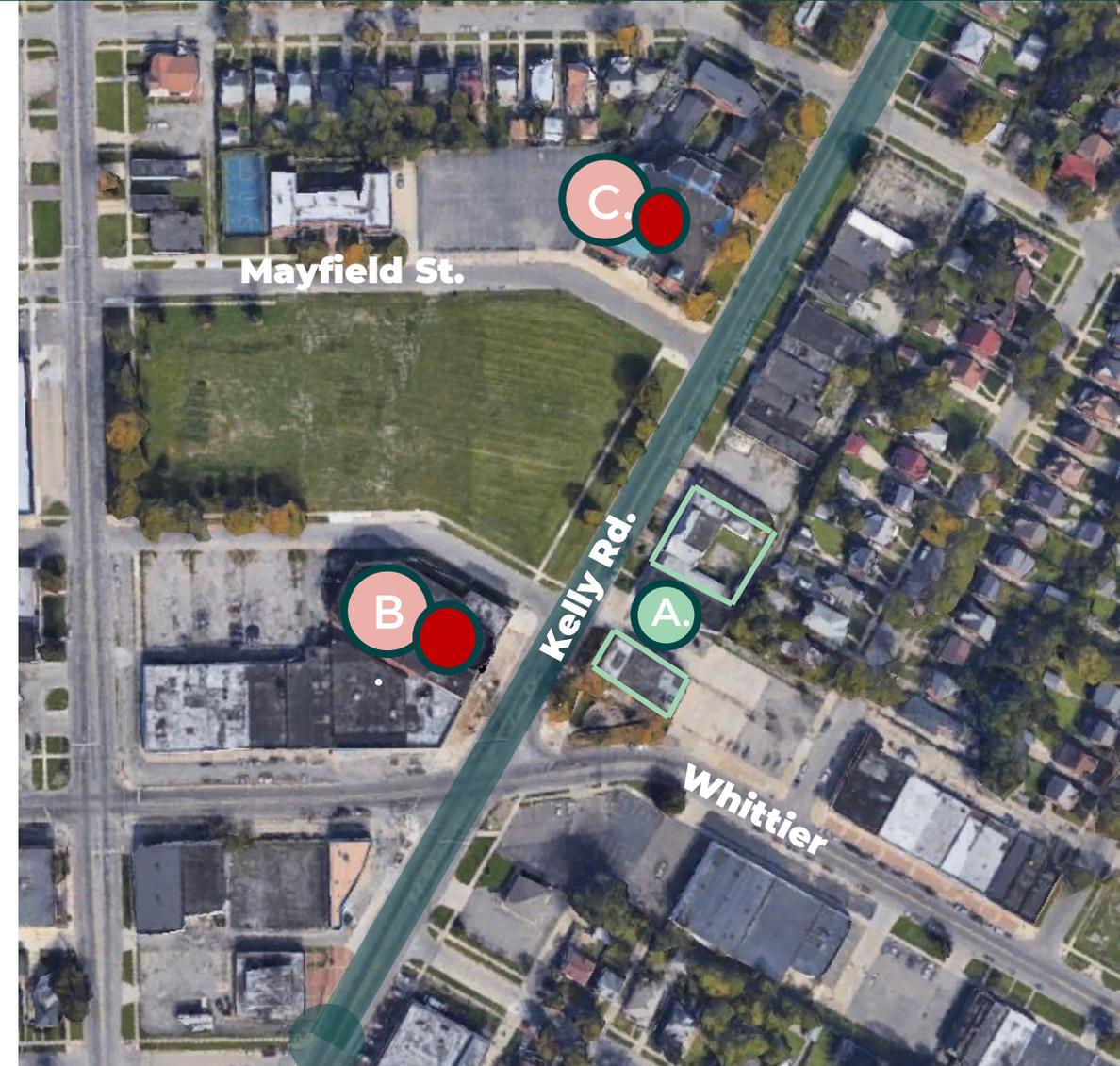


Kim's Beauty Supply (Vacant, Private-Owned)

# Mixed-Use & Multifamily Development

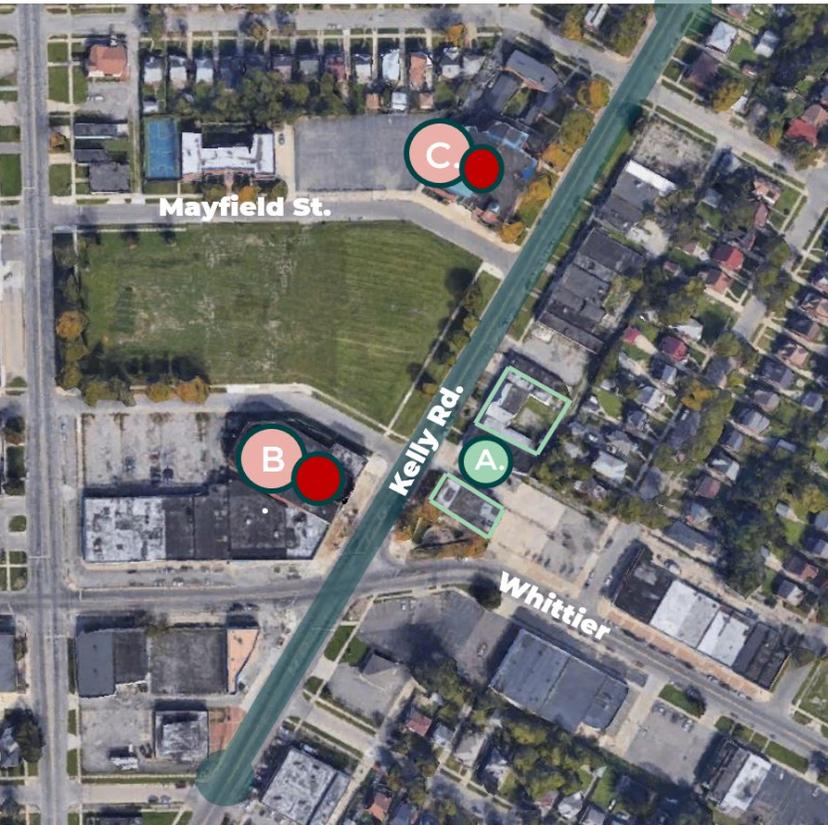
## Stabilize existing neighborhood retail microdistrict at Houston-Whittier/Kelly

- Pursue nuisance abatement enforcement (2 targets)
- Identify buildings suitable for Motor City Match
- Target SNF toward Motor City Restore in this district to align with Kelly Rd. resurfacing
- Explore RFP/Q for select public-owned commercial properties along Kelly Rd.



# Houston-Whittier/Kelly Microdistrict

## Stabilize: Neighborhood Retail Microdistrict



 Anchor Sites (Private-Owned)

B. Civic Theater (vacant)

C. St. Augustine Cathedral (vacant)



12400 Kelly Rd. (Public-Owned)



Civic Theater (Private-Owned)



12430-12446 Kelly Rd. (Public-Owned)



St. Augustine Cathedral (Private-Owned)

**summary + next steps**

# Summary of Strategic Investments

**\$5+**  
**million**  
in public &  
philanthropic  
funding that will  
leverage  
additional private  
investment  
to support these  
strategic  
improvements



## Neighborhood Stabilization

- Residential blight elimination through current/future Prop N Releases
- Early Wins / Saturdays in the D program to support residents with personal development



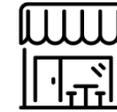
## Streetscapes & Mobility

- **Coordinate with MDOT** to redesign Gratiot Avenue as a safer, more walkable, vibrant commercial corridor
- **Establish Slow Streets** network to improve connections between existing neighborhood parks and community assets



## Parks & Greenways

- Investments at Heilmann Memorial Park & Recreation Center

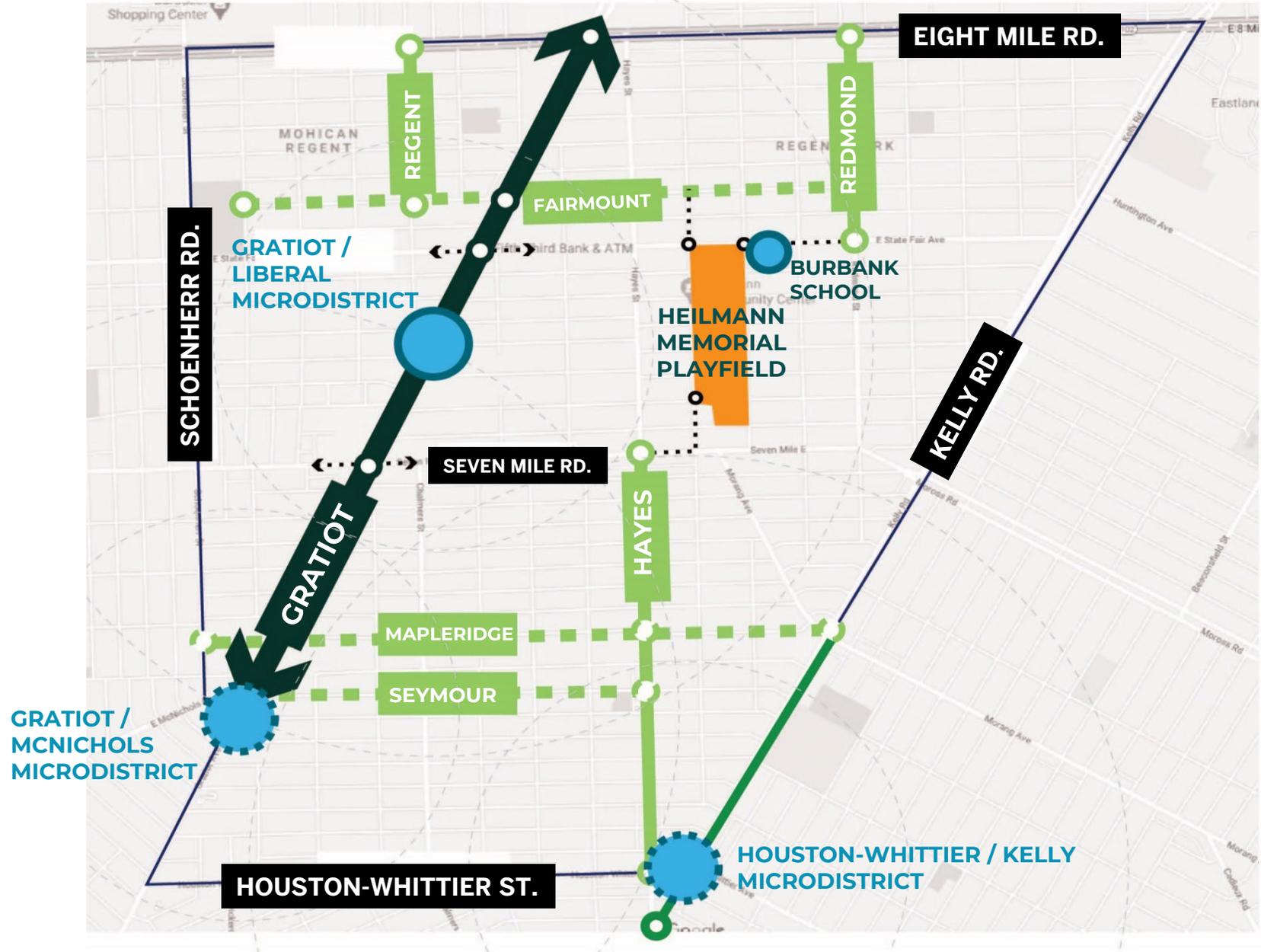


## Multifamily & Mixed-use Redevelopment

- **Redevelop** former Burbank School
- **Establish** microdistrict at Gratiot/Liberal
- **Stabilize** microdistricts at Gratiot/McNichols and Houston-Whittier/Kelly
- Support for existing businesses & entrepreneurs through Motor City Match/Restore

# Summary of Strategic Investments

**\$5+**  
**million**  
in public & philanthropic funding that will leverage additional private investment to support these strategic improvements

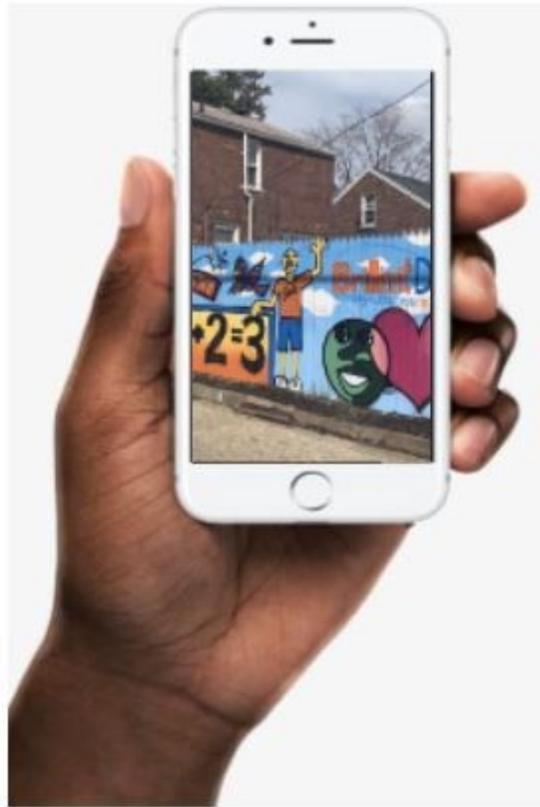


# What's next?

- **Start implementation process (Summer 2021)**
  - **HRD – Burbank redevelopment process (Summer 2021)**
  - **Demolition Dept. – Prop N residential demos (Fall 2021)**
  - **GSD – Heilmann Park redesign (Fall 2021)**
  - **DPW – Kelly Rd. resurfacing (Fall 2021)**
  - **DON – Early Wins programs (Fall 2021)**



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



# Stay involved!

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

- Subscribe to email newsletter
- Watch meeting recordings & view plan documents
- Receive meeting notices & plan updates

Text **“G7 ADD ME”** to **313-466-2046**  
to sign up for text alerts!



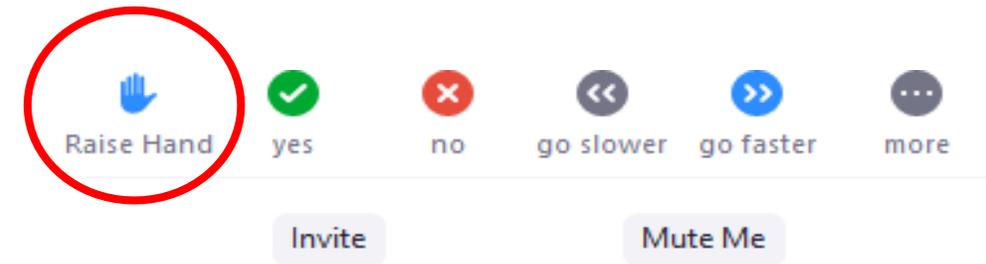
**GRATIOT/7 MILE (G7)  
NEIGHBORHOOD  
FRAMEWORK  
PLAN**

**reactions?**

# How to Participate in Discussion

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

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- Type your first & last name and neighborhood in your Participants List
- Announce your name & neighborhood when called upon during Q&A



## Email Us

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



# TRIVIA!

Text your answer

to **313-466-2046**

to enter tonight's raffle!



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



# TRIVIA!

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**#3: Founded in 1930 as Cross & Peters,  
what is the  
NAME OF THE DETROIT COMPANY  
that expanded its operation in 1955 by  
opening up a plant on Gratiot, just north  
of Harper?**



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**#4: Founded in 1907 as the National Beverage Company, THIS POPULAR DETROIT BRAND opened its Gratiot Avenue plant in 1935 where it briefly brewed beer as well.**



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**acknowledgments +  
special presentations**

**zoom door prizes**

**raffle**

# Trivia Answers + Raffle

**#1: What is the name of the **LARGE DEPARTMENT STORE** with escalators located on Gratiot at Lappin that closed in the mid-1980s?**

**ANSWER: Montgomery Ward**

**#2: Renamed for a mayor in 2003, **THIS FACILITY AT CONNER & GRATIOT** has been serving Detroiters since the 1920s.**

**ANSWER: Coleman A. Young Municipal Airport (formerly Detroit City Airport)**

**#3: Founded in 1930 as Cross & Peters, what is the **NAME OF THE DETROIT COMPANY** that expanded its operation in 1955 by opening up a plant on Gratiot, just north of Harper?**

**ANSWER: Better Made Potato Chips**

**#4: Founded in 1907 as the National Beverage Company, **THIS POPULAR DETROIT BRAND** opened its Gratiot Avenue plant in 1935 where it briefly brewed beer as well.**

**ANSWER: Faygo Beverages**



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# GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

# THANK YOU!

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



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