Virtual Community Meeting #5
Thursday, June 24, 2021 | 5:30 – 8:00 p.m.

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)
         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
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!
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#1: What is the name of the LARGE DEPARTMENT STORE with escalators, located on Gratiot at Lappin, that closed in the mid-1980s?
presentation: um seas oral stories
STORIES OF A PANDEMIC:

Narratives from Gratiot/7 Mile Residents

BY MAITE ELIZONDO PIÑEIRO AND MADELEINE LANE
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

WE WANT TO HEAR YOUTH STORIES

University of Michigan researchers, in partnership with the City of Detroit Planning and Development Department, want to listen to what Gratiot/7 Mile youth 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. TikTokers are welcomed!

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

Link to full report
TRIVIA!

Text your answer to 313-466-2046 to enter tonight’s raffle!
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.
presentation: project overview + how we got here
**COMMUNITY MEETING TIMELINE**

**1. Listen & Learn**
- Community Meeting #1: December 2019
- Community Meeting #2: May 2020
- Community Meeting #3: November 2020

**2. Develop Initial Recommendations**
- Community Meeting #4: April 2021

**3. Refine Final Recommendations**
- We Are Here

**4. Implement**
- Begins Summer/Fall 2021

**PROJECT TIMELINE**
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
### Community Engagement

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>1</td>
<td>In-Person Meeting</td>
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<tr>
<td>4</td>
<td>Virtual Meetings (COVID)</td>
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<td>5</td>
<td>Feedback Surveys</td>
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<td>630</td>
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<td>7</td>
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<td>377</td>
<td>e-Newsletter subscribers</td>
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<td>172</td>
<td>Text alert subscribers</td>
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<td>4</td>
<td>Business Corridor Walks (DEGC)</td>
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<td>14</td>
<td>Community Outreach Partners</td>
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</tr>
</tbody>
</table>

#### Location Map

- **Franklin**
- **Mohican Regent**
- **Mapleridge**
- **Regent Park**
- **Youth**

- **Community Engagement Sites**
  - Mapleridge
  - Franklin
  - Mohican Regent
  - Franklin
  - Franklin
  - Franklin

- **Youth Programs**
  - Franklin
  - Franklin
  - Franklin
  - Franklin
  - Franklin
  - Franklin
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?

**Neighborhood 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)

**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)

**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)

**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)
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.

Recommendations

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

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
Demolish unsalvageable City-owned structures

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

Recommendations

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

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
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.

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

Fix the sidewalks!

Improve lighting along safe routes

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

“\[quote\] I feel safer crossing I-75 by foot during rush hour than making a left on Gratiot.\[quote\]"
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)
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)
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**

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

**Recommendations**

- 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
Investment Strategy

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)
**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
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.
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)
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

$5+ million in public & philanthropic funding that will leverage additional private investment to support these strategic improvements
$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)
  o HRD – Burbank redevelopment process (Summer 2021)
  o Demolition Dept. – Prop N residential demos (Fall 2021)
  o GSD – Heilmann Park redesign (Fall 2021)
  o DPW – Kelly Rd. resurfacing (Fall 2021)
  o DON – Early Wins programs (Fall 2021)
Stay involved!

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!
reactions?
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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?
#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.

Text your answer to 313-466-2046 to enter tonight’s raffle!
acknowledgments + special presentations
zoom door prizes
#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 Detroiter 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
GRATIOT / 7 MILE
NEIGHBORHOOD FRAMEWORK PLAN

THANK YOU!

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#PlanG7