



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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MEMORANDUM

TO: The Honorable Mary Sheffield, Council President
FROM: Antoine Bryant, Director, Planning and Development Department (PDD)
DATE: November 17, 2022
RE: Community Outreach Report for the Brightmoor Neighborhood
Framework Plan

Below is a detailed description of the community outreach efforts led by the Planning and Development Department with assistance from the General Services Department (GSD), Housing and Revitalization Department (HRD), Detroit Economic Growth Corporation (DEGC), and Department of Neighborhoods (DON).

1. How many meetings have or will occur?

Engagement for the Community Outreach Ordinance (COO) was comprised of two public meetings, as required for Class B Neighborhood Proposals. The following two public meetings were held virtually and noticed per the COO notification requirements:

COO ENGAGEMENT PUBLIC MEETINGS

- **Meeting 1** was held virtually via Zoom on August 30, 2022, from 5:30 pm to 6:30 pm. 37 people were in attendance
- **Meeting 2** was held virtually via Zoom on September 6, 2022, from 5:30 pm to 6:30 pm. 21 people were in attendance.

2. How were people notified or will they be notified?

Both COO meetings, held on virtually **August 30, 2022** and **September 6, 2022**, were noticed in compliance with the Community Outreach Ordinance. The COO notice for *both* meetings was distributed and posted as follows:

Planning and Development Department in coordination with the Department of Neighborhoods will be hosting a community meeting on August 30th and September 6th to share information about the Proposed Framework Plan. The meeting is scheduled to begin at 5:30 pm. Join online: <https://cityofdetroit.zoom.us/j/92945572636>

The City of Detroit Planning and Development Department proposes to fulfill the City’s commitment to conduct a neighborhood framework plan for the Brightmoor Area. The Framework Plan proposes to identify common goals with the community for the future stabilization and redevelopment of the Brightmoor Area. The planning process could begin in Fall 2022. The projected cost of the framework plan is still being determined and will be released later.

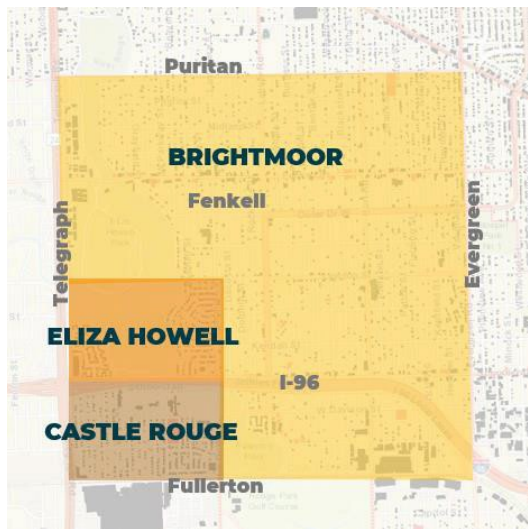
- Shared with City Council – August 8, 2022
- Distributed through GovDelivery
- Advertised via Channel 10

3. What concerns were raised by the community?

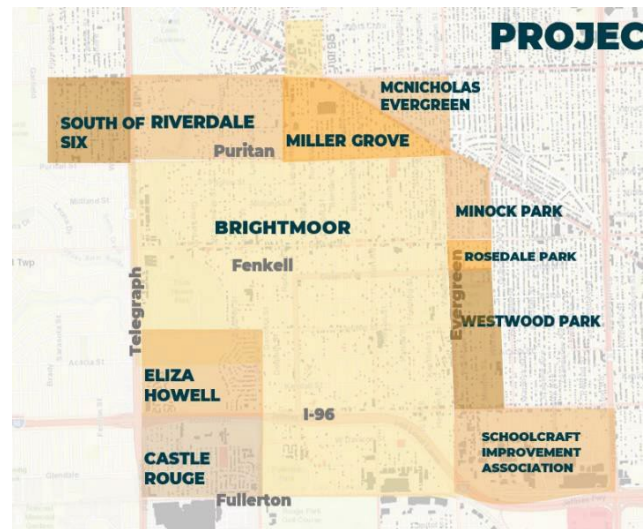
Meeting 1 – Concerns and Questions

- Project Boundary

Project boundary was adjusted to reflect the boundary provided by the Brightmoor Alliance. The additional neighborhoods that were added will be invited to future meetings.



Original Proposed Boundary



Updated Boundary

- What proposal is the City Council approving?

The Planning and Development Department is requesting proposals from qualified design teams to develop a comprehensive neighborhood framework plan that includes the identification of vacant public land landscape, parks, housing redevelopment, economic development, utilization of public vacant land and Green Stormwater Infrastructure (hereinafter “GSI”) strategies for the Brightmoor / Eliza Howell Park area of the City of Detroit.

This project seeks to revitalize an area of Northwest Detroit that includes the neighborhoods of Brightmoor, Castle Rouge, and Eliza Howell Park by embracing neighborhoods with diverse

levels of occupancy, vacant public land, strong economic development, and stormwater challenges. A successful design team will provide synergetic strategies that improve residents' quality of life and strengthen economic development along the Fenkell corridor. The overall recommendations expected should promote diverse housing options, elevate neighborhood vibrancy, propose sustainable uses for vacant land, and address stormwater/flooding issues that hamper the region.

Upon Council approval, the consultant will work in partnership with PDD to create graphics, illustrate future project implementations, and conduct community outreach and other tasks as required.

- Are there any financial resources for work that is currently being done in the community by non-profit organizations?

PDD does not provide resources for development but the resident was directed to HRD website where there are specific resources for non-profit organizations.

- Will the workers on the framework plan be from the City of Detroit?

The department has made its best efforts to ensure that consultants are Detroit-based or Detroit- headquartered.

- Meeting time and length

Meeting diversity will be taken into consideration as the process continues, including length, day, time, and forum.

- Resident participation on the consultant selection committee.

Residents were assured that the consultant is not a decision-making entity but an industry expert being hired to assist the Planning and Development Department.

Meeting 2 – Questions and Concerns

- What is the definition of Mixed-Income Housing?

PDD has contacted Housing and Revitalization Department (HRD) to obtain the City's definition of mixed-income housing. Once this information is received, it will be provided to the community.

- How many parcels are on hold by DWSD?

PDD has contacted DWSD to obtain the number of parcels on hold by the department. Once this information is received, it will be provided to the community.

- When will City Council review the consultant proposal?

An exact date is unknown, but residents were instructed to sign up for the District 1 newsletter and GovDelivery to receive the latest updates related to the Framework Plan.

- How can residents stay informed and pass information shared in the meeting along?

A frequently asked questions and facts sheet will be created and updated so that residents are

informed about the Plan. Additionally, residents are encouraged to sign up for GovDelivery to stay informed. A landing page for the project will be added to the Planning and Development website.

4. Was there any written feedback received, including letters, comments, or reports from residents, businesses, neighborhood groups, or an established Community Advisory Council?

Emails were received after both meetings requesting the meeting recording, the PowerPoint presentation and information on how to access the request for proposal (RFP). Additionally, an email asking for clarification on why residents were not included in the consultant selection process was also received. Clarification was provided with assistance from the Office of Contracting and Procurement (OCP).

We would be happy to answer any additional questions.