October 25, 2026

MIDWEST-TIREMAN

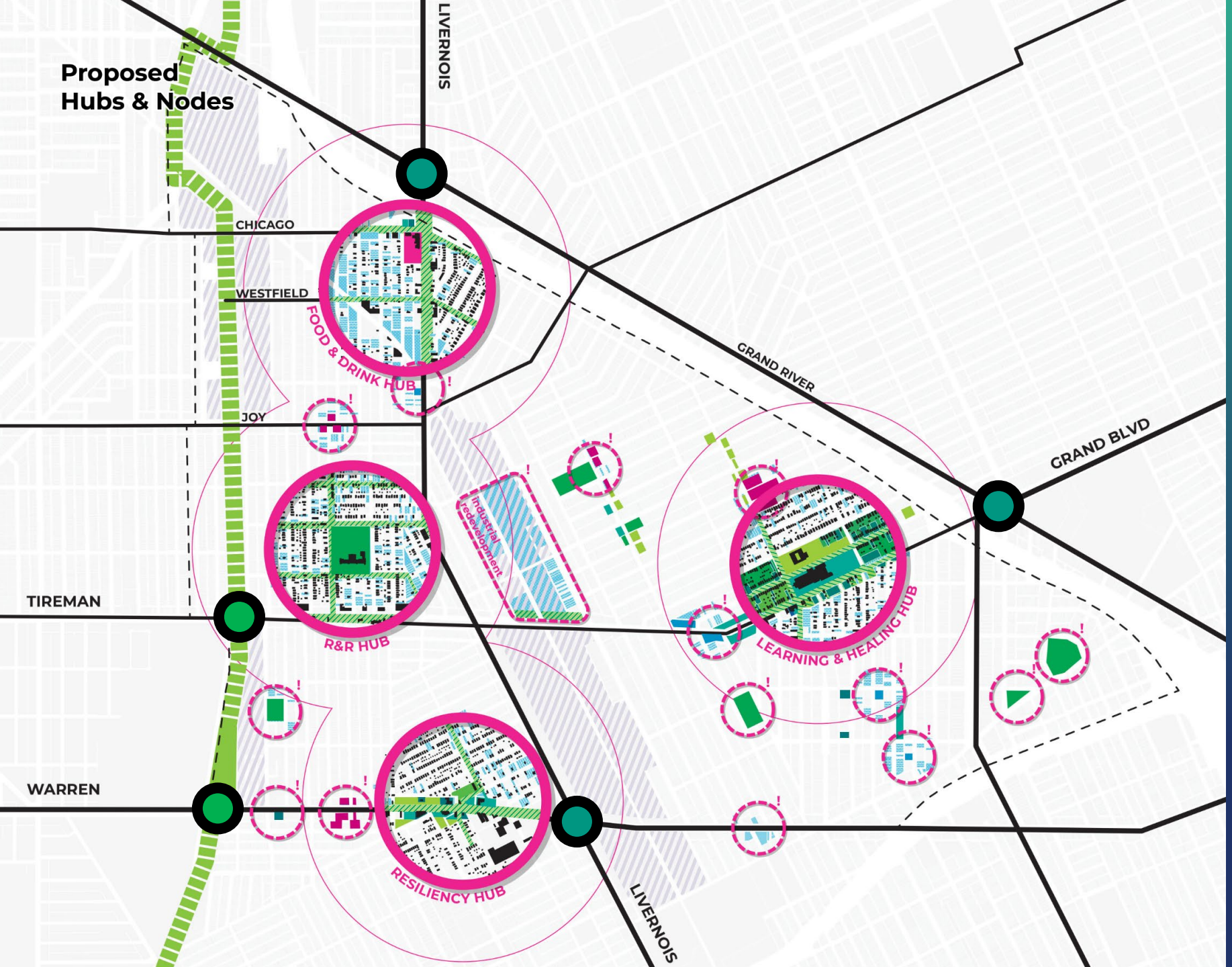
IMPLEMENTATION UPDATE

CITY OF DETROIT

RISE HIGHER
MAYOR MARY SHEFFIELD

OVERVIEW

- Recap- Hubs And Nodes
- Implementation Projects
- Other Development Sites
- Community-Based Investments
- Post Framework Survey
- Summary And Conclusion

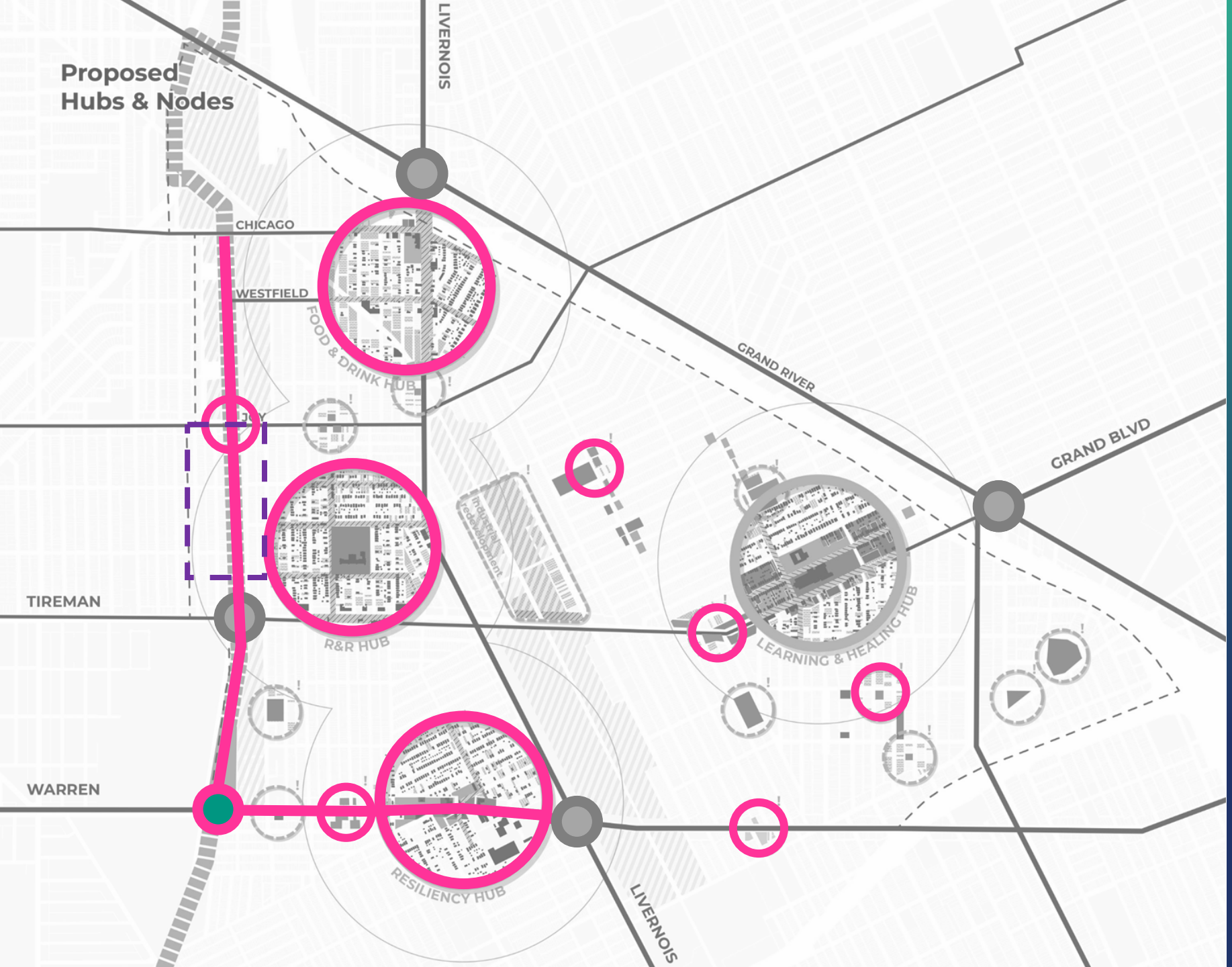


HUBS

- Resiliency
- Recreation and Restoration
- Learning and Healing
- Food and Drink

NODES

- Existing community assets
- Opportunity sites for future development.



HUBS

- Resiliency
- Recreation and Restoration
- Learning and Healing
- Food and Drink

NODES

- Existing community assets
- Opportunity sites for future development.



IMPLEMENTATION STRATEGY

- Coordinate with other city departments to elevate opportunity sites and projects
- Support and provide technical guidance to community-led initiatives
- Periodically share updates using GovDelivery
- Maintain connection with the steering committee members and attend block club meetings for implementation updates

CITY OF DETROIT RISE HIGHER

IMPLEMENTATION PROJECTS

Description:

Refers to implementation projects initiated by the City of Detroit

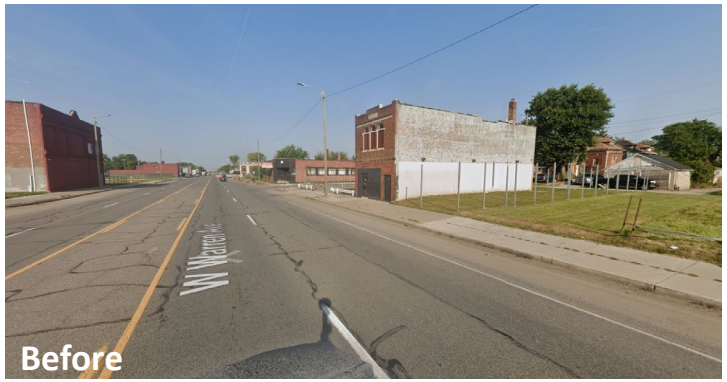
Streetscape Improvements:

W WARREN (FROM CENTRAL TO LIVERNOIS)

DESCRIPTION:

Street restriping between Central and Livernois

- Bike Lanes
- Minor Road Repair
- Spot Sidewalk Repair
- Project cost **$1.25M**



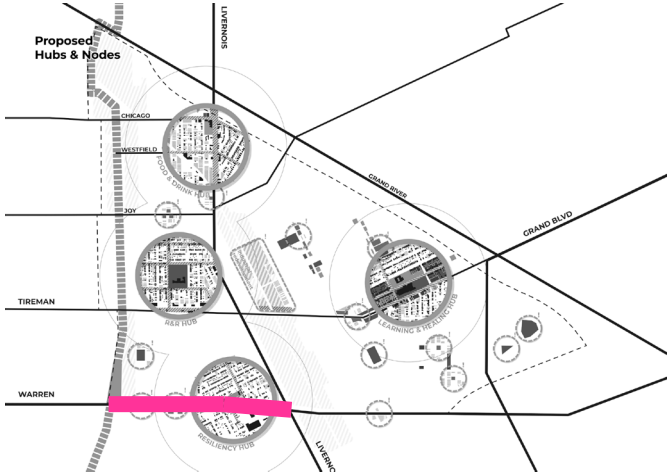


RESPONSIBLE AGENCY:

DPW

STATUS:

Completed- July 2025



PARK DEVELOPMENT:

SHERRILL SITE (7300 GARDEN)

DESCRIPTION:

- 7.4 Acres land
- Anchors the **Recreation and Restoration Hub**
- Recommended to be developed as a park
- The project is in Phase 3 of GSD's Park and Rec Strategic Plan, which is the next phase of GSD's fundraising.

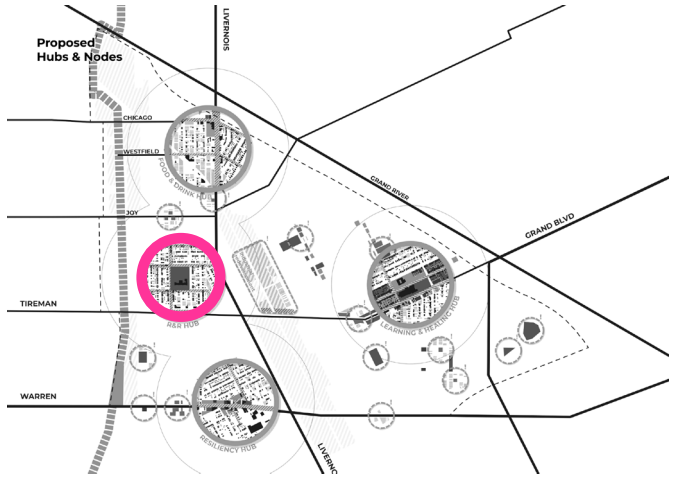


RESPONSIBLE AGENCIES:

GSD

STATUS:

- Former school building is demolished. It passed environmental review and the State's standards for public use.
- Demolition and site prep cost **$2,420,043.93**
- City Council recently approved the transfer of land to GSD. Expected start of engagement and design phase Summer 2027. Estimated budgeted need is $2 million.
- In the meantime, GSD will be maintaining the property.



RETAIL/GROCERY USE:

RUTHRUFF SITE (6311 W. CHICAGO)

DESCRIPTION:

- Recommendation for Mixed-use Development
- Anchors the **Food and Drink Hub**
- Site size: 2.1 Acre
- Site located at the intersection of Livernois and Chicago.
- In proximity of I-96 highway and Grand River

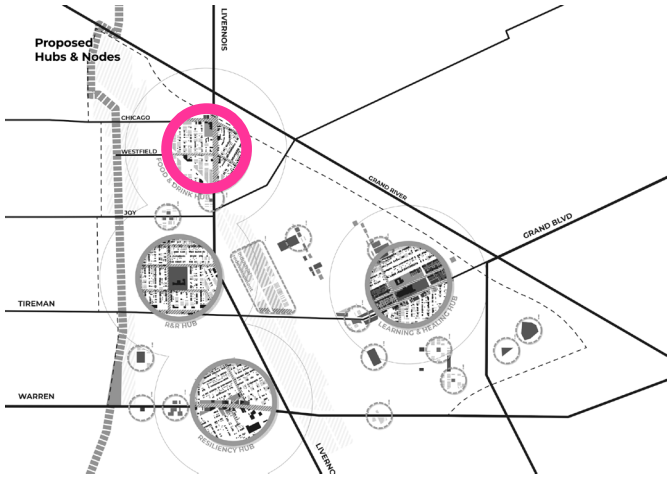


RESPONSIBLE AGENCY:

HRD + NED

STATUS:

- Former school building is demolished. It passed environmental review and the State's standards for public use.
- Demolition and site prep cost **$1,551,374.22**



MURALS:

CITY WALLS PROGRAM

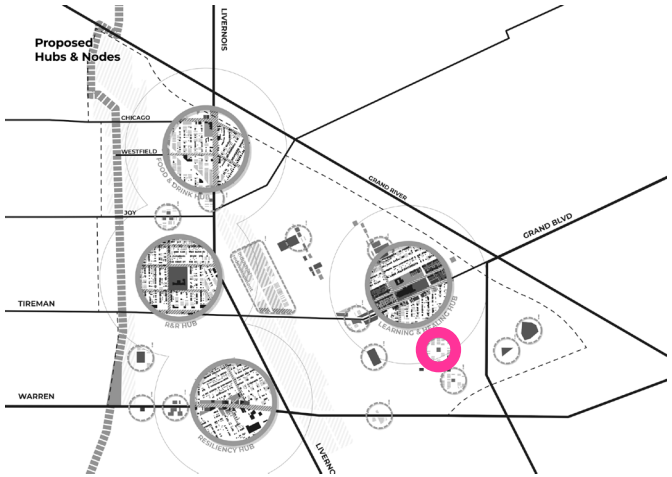
DESCRIPTION:

- Mural for Class Act Detroit's at St. Cyprian's Episcopal Church
- Part of City Wall's Artist Residency Program
- Project cost **$5K**



RESPONSIBLE AGENCY:

GSD



STATUS:

- Complete- September 2026

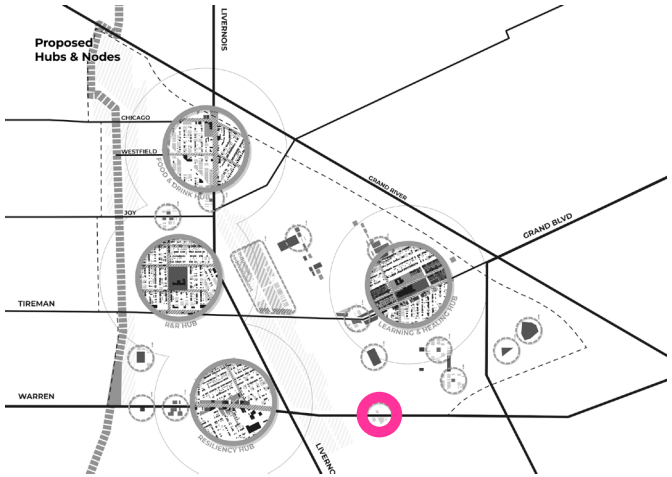
RFP MIXED USE DEVELOPMENT:

5511 - 5517 W WARREN

DESCRIPTION:

- 56 affordable senior homes and neighborhood retail
- Development Team- HCCI, The Delaine Companies, K Force Construction
- Anchors one of the nodes along W Warren
- Site located at the intersection of W Warren and Junction
- Proposed development cost **$27.2M**





RESPONSIBLE AGENCY:

HRD

STATUS:

- In progress- Currently in development phase
- September 25th- Community engagement- developer and project introduction
- October 21st - Special Land Use review

ADVANCED MARKETING SITES:

5601 W WARREN

DESCRIPTION:

- Advanced Marketing of the Albert Kahn bank building
- Sites located at the intersection of West Warren and Junction

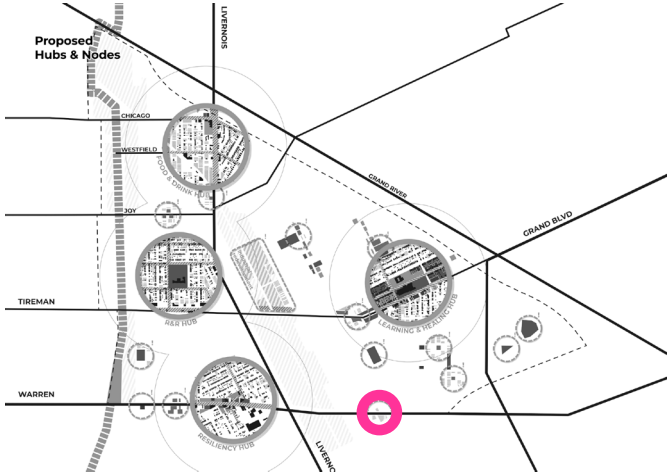
RESPONSIBLE AGENCY:

HRD + NED

STATUS:

- Received proposals. Going through the proposal review and due diligence process.





RFP MIXED USE DEVELOPMENT:

6878, 6872, 6864, 6836 and 6832, W WARREN

DESCRIPTION:

- Requests for Proposals (RFPs) for Mixed-use Development
- Site located at the intersection of Wetherby and W Warren
- Is within one of the nodes identified in the Framework

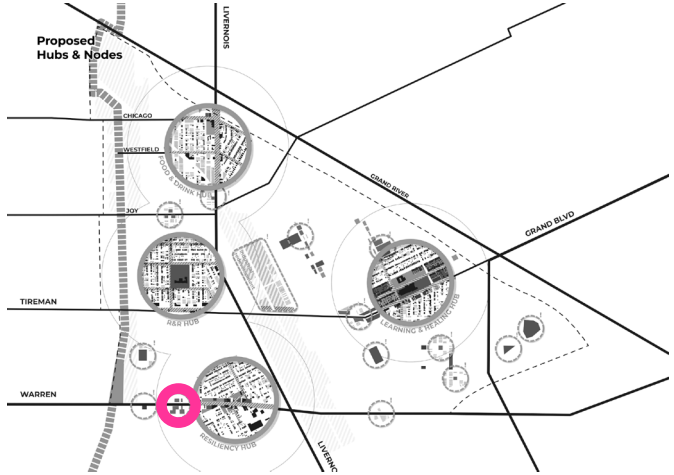
RESPONSIBLE AGENCY:

HRD

STATUS:

- RFP released in June 2025.
- The City did not receive proposals that met the project objectives.
- However, the plan is to continue looking for proposals that is in line with the recommendations in the framework.





JOE LOUIS GREENWAY PROJECTS:

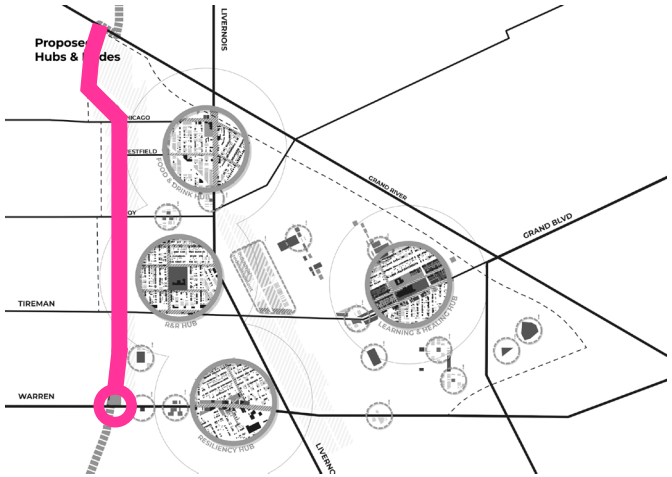
Greenway + Warren Trailhead

DESCRIPTION:

- Greenway from West Warren to Grand River
- Warren Trailhead- Gateway on the border of Detroit and Dearborn
- 4-acre park that sits west of Central Ave,
- Features a signature playscape, a pavilion with flexible community space, fitness equipment, green infrastructure, and accessible parking.
- Project cost **$36,164,825**







RESPONSIBLE AGENCY:

GSD

STATUS:

- Completed- October 2025

JOE LOUIS GREENWAY PROJECTS:

HOME REPAIR SWAP PROGRAM

DESCRIPTION:

- Gilbert Family Foundation committed **$2.5M** in Midwest-Tireman along the greenway focusing on home rehab and home repair.
- $1.35M was dedicated to the Bridging Neighborhood “Swappies” program
- The remainder went to UCHC to conduct door to door housing needs assessment, foreclosure prevention, and even landlord buyouts for tenant.



Before- August 2024



After- 2025

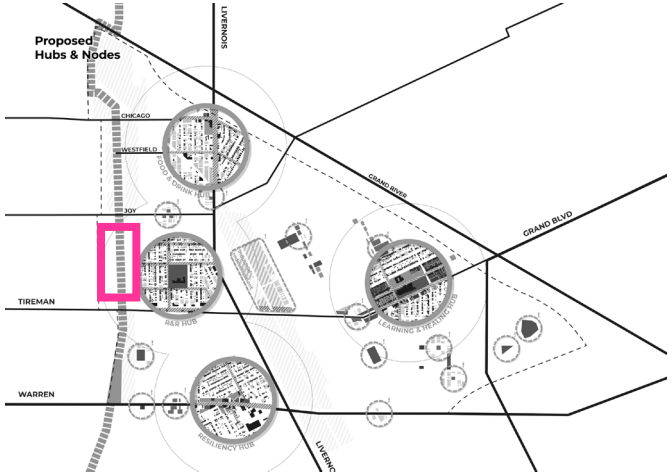
RESPONSIBLE AGENCY:

HHFS – BRIDGING NEIGHBORHOOD

+ GILBERT FAMILY FOUNDATION

+ DETROIT HOME REPAIR FUND & NON-PROFIT PARTNERS

+ UNITED COMMUNITY HOUSING COALITION



STATUS:

- Completed- 2026

RISE HIGHER

JOE LOUIS GREENWAY PROJECTS:

COMMUNITY STORY TELLING

DESCRIPTION:

- Wayfinding on the first phase of the JLG
- Between Warren trail head and Joy Road
- Project cost **$45K**

RESPONSIBLE AGENCY AND COMMUNITY PARTNERS:

GSD

+GREENWAY HERITAGE CONSERVANCY

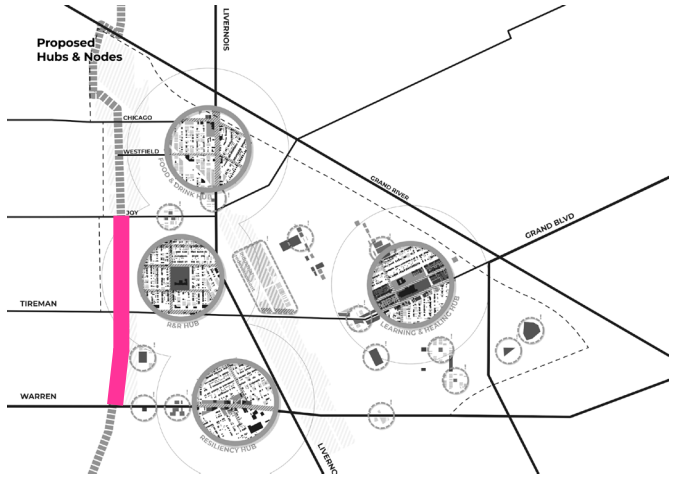
+JLG PARTNERSHIP

+PDD-JLG PLANNING TEAM

STATUS:

- Completed- August 2024





JOE LOUIS GREENWAY PROJECTS:

CITY WALLS PROGRAM





DESCRIPTION:

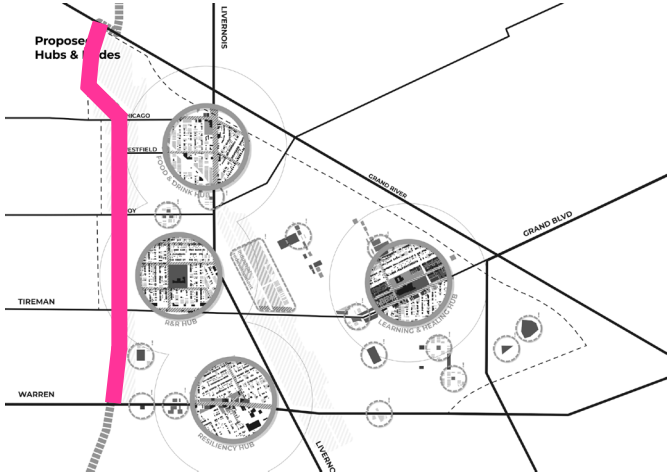
- Murals at: Najeeb's Auto Repair, KIRKS Transit, Laker Park, Tireman Conference & Banquet Center (TCBC)
- Project cost **$98,660**

RESPONSIBLE AGENCY:

GSD

STATUS:

- Three of the four murals are complete
- The mural at TCBC will go through minor modification



JOE LOUIS GREENWAY PROJECTS:

JOY+Greenway Market (8007 Joy)

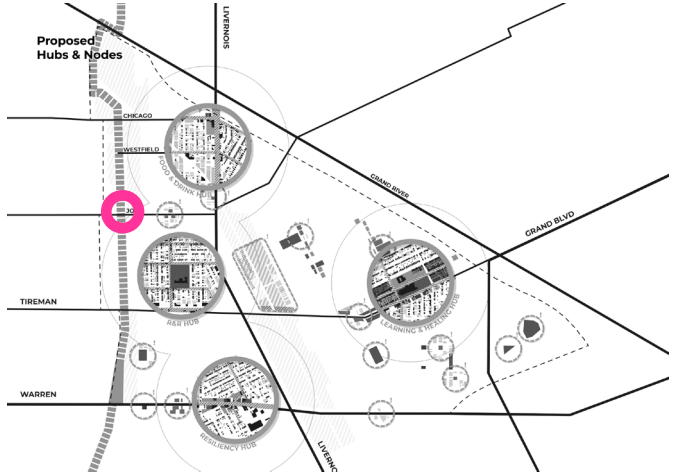
DESCRIPTION:

- Low-cost, flexible space for small and emerging businesses
- One (1) multi-use shipping container, sidewalk, seating & shade
- Project cost **$150K**
- $100K from PPS to DEGA and $50K from Wilson Design Access to JLGP



RESPONSIBLE AGENCY:

PDD-JLG PLANNING TEAM
+ JLGP
+ DEGA



STATUS:

- Complete- Soft Opening in 2026

CITY INVESTMENT:

Project	Name of Department/ Organizations	Amount	
W Warren streetscape improvement	Department of Public Works	$1,250,000.00	MIDWEST-TIREMAN
City Walls Program- Artist Residency	GSD	$5,000.00	
Sherrill Park development: building demolition + site prep	General Services Department + BSEED	$2,420,043.93	
Ruthruff school site: building demolition + site prep	BSEED	$1,551,374.22	
Joe Louis Greenway + Warren Trailhead	General Services Department	$36,164,825.00	JLG WESTSIDE
Community Story Telling	GSD, Greenway Heritage Conservancy, JLG Partnership, PDD-JLG Planning Team	$45,000.00	
City Walls Program	GSD	$98,660.00	
Home Repair Swap Program	HHFS- Bridging Neighborhood, PDD, UCHC	$2,500,000.00	
Joy+Greenway Market	PDD-JLG Planning Team, JLGP, DEGA	$150,000.00	
	Total	**44,184,903.15**	

OTHER DEVELOPMENT SITES

BUILDING EXPANSION:

SMALL DEVELOPMENT SITES

DESCRIPTION:

- Advanced Marketing of sites for multi-unit development
- Sites identified on .25 mile radius of Pattengill Park

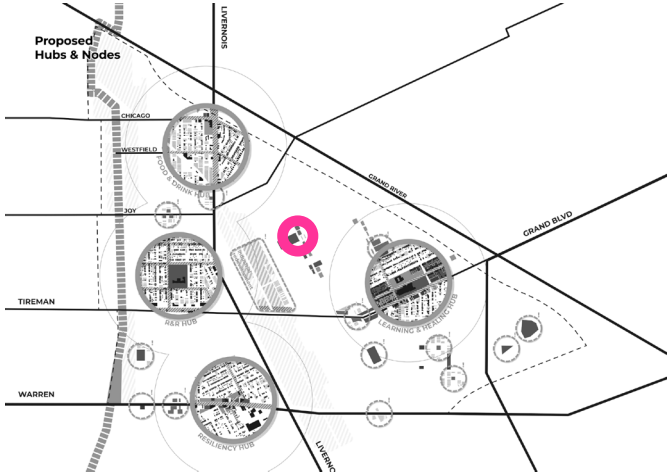


RESPONSIBLE AGENCY:

HRD

STATUS:

- HRD is identifying strategic infill development opportunities.
- Sites are being evaluated for future marketing to encourage small-scale infill residential development consistent with the Midwest Tireman Framework.



COMMUNITY-BASED INVESTMENTS

Description:

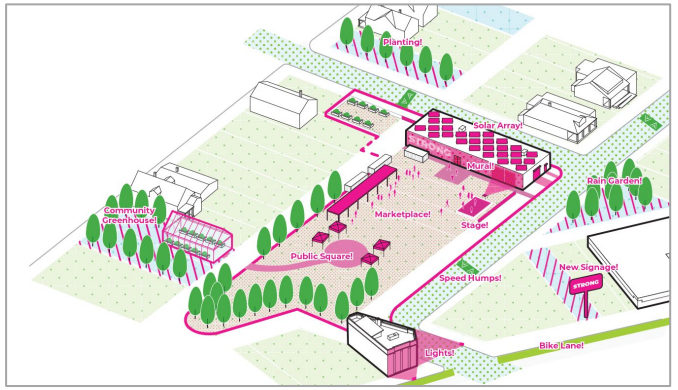
Refers to projects by stakeholders who reside or work within Midwest-Tireman neighborhood. These projects are sourced from personal funds or grant funding

BUILDING EXPANSION:

EQUITY ALLIANCE OF MICHIGAN

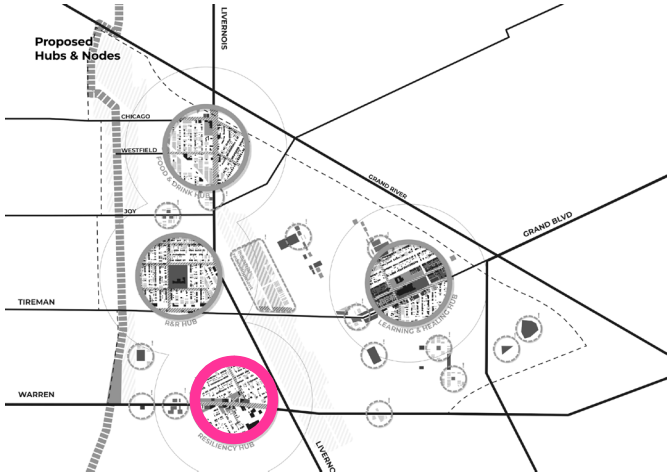
DESCRIPTION:

- Continues to foster community engagement and provide community resources.
- Enhanced public spaces through community gardens, vacant lot revitalization, and neighborhood beautification initiatives.
- Expanded community impact through Workforce Training, Senior Wellness, Entrepreneurship Boot camp, Food Pantry and Distribution Services, and neighborhood revitalization efforts to promote economic opportunity, community stability, and improved quality of life for Detroit residents.
- Secured more than **$2M** in grant funding to support entrepreneurs, advance the development of a Community Resiliency Hub, and expand access to essential services, resources, and economic opportunities for Detroit residents



RESPONSIBLE ORGANIZATION:

EQUITY ALLIANCE OF MICHIGAN



STATUS:

- Working on the future building build-out. Completed site plan review and SLU process. Approved and received building permit.
- Construction yet to begin.

HISTORIC BUILDING REHAB

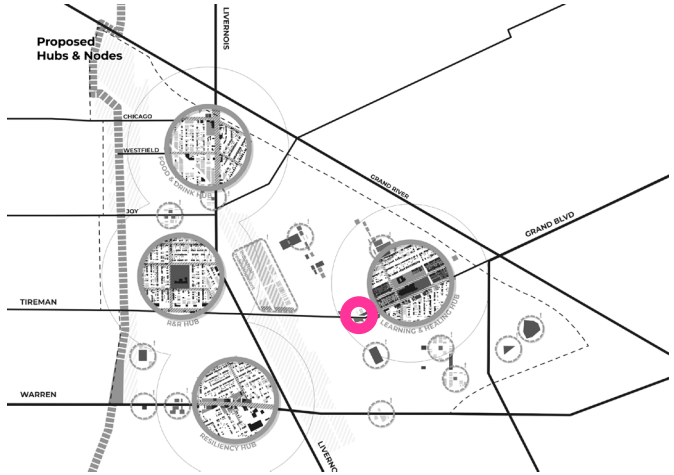
BLUE BIRD INN

DESCRIPTION:

- Detroit Sound Conservancy (DSC) is rehabbing this historic building
- DSC received a $1.9M grant from the Mellon Foundation, $300K from Erb Family Foundation, $100K from Hudson Webber to support the rehabilitation of the Blue Bird Inn.
- Also received $100K from the Hudson-Webber Foundation to support the development of the lots behind The Blue Bird Inn on Beechwood, transforming it into a community park.
- Total grants received **$2.4M**







RESPONSIBLE ORGANIZATION:

DETROIT SOUND CONSERVANCY (DSC)

STATUS:

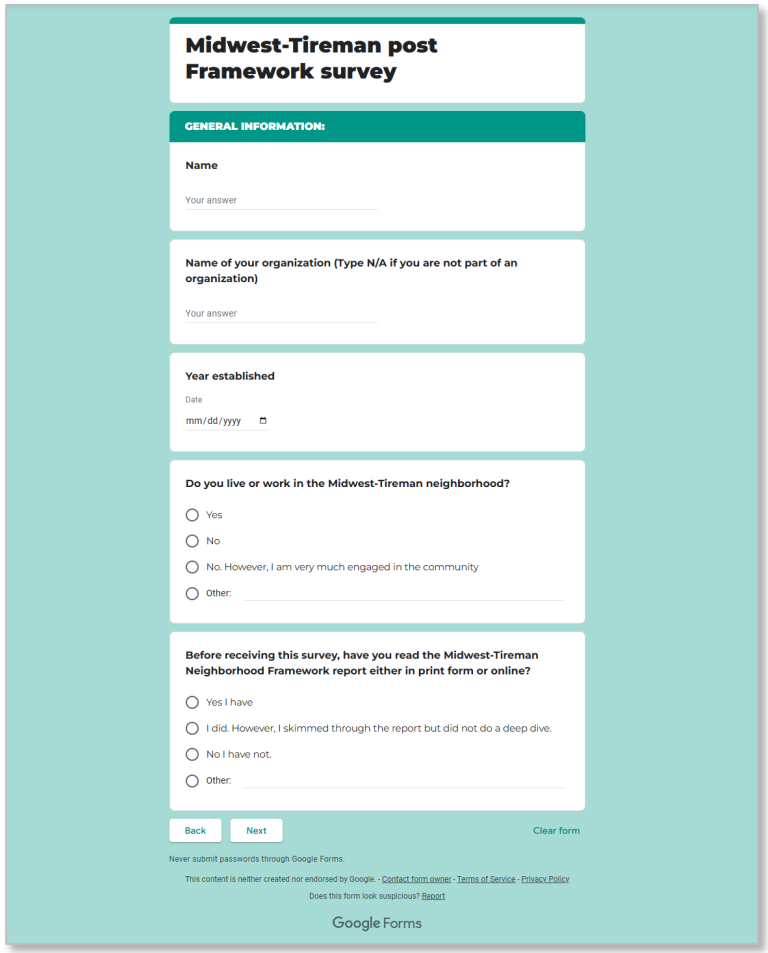
- In progress. Continuing the rehabilitation.
- Also working on the community park landscaping project.

COMMUNITY-BASED INVESTMENTS

Name of Organization	Project	Grant amount
Equity Alliance of Michigan	Support the development of Entrepreneurs and the Entrepreneur Hub, increased access to business resources and services, and assisted startup entrepreneurs in securing grant funding to launch and grow their businesses.	$2,000,000.00
Detroit Sound Conservancy	Rehab of the Blue Bird Inn and Blue Bird Park	$2,400,000.00
	Total	**$4,400,000.00**

POST- FRAMEWORK SURVEY

POST FRAMEWORK SURVEY



Midwest-Tireman post Framework survey

GENERAL INFORMATION:

Name

Your answer

Name of your organization (Type N/A if you are not part of an organization)

Your answer

Year established

Date

mm/dd/yyyy

Do you live or work in the Midwest-Tireman neighborhood?

- Yes
- No
- No. However, I am very much engaged in the community
- Other:

Before receiving this survey, have you read the Midwest-Tireman Neighborhood Framework report either in print form or online?

- Yes I have
- I did. However, I skimmed through the report but did not do a deep dive.
- No I have not.
- Other:

Back Next Clear form

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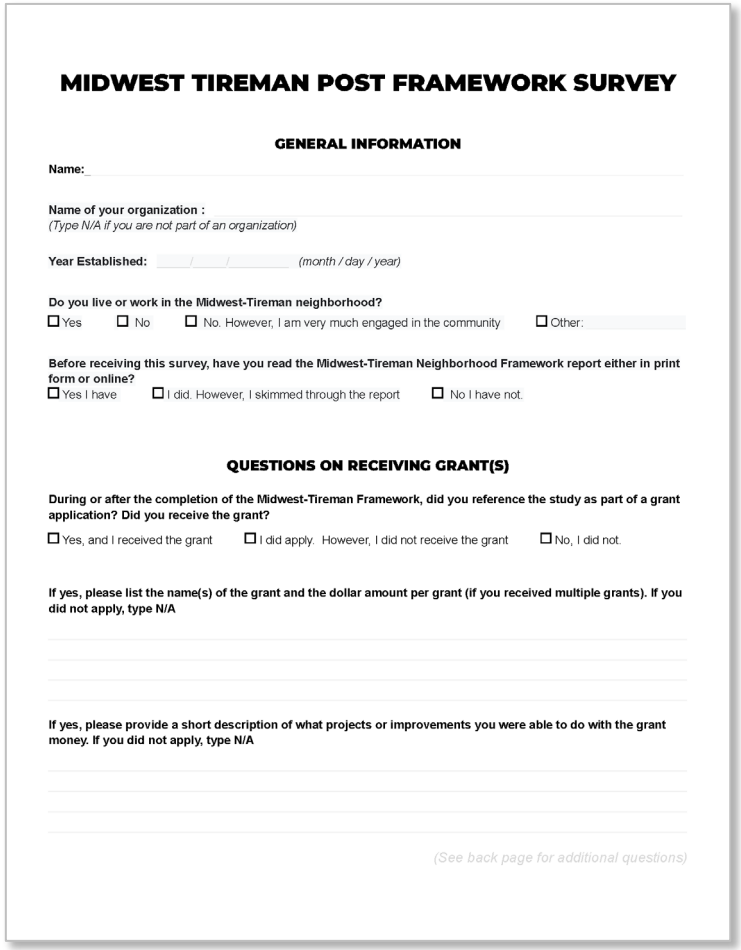


MIDWEST TIREMAN POST FRAMEWORK SURVEY

GENERAL INFORMATION

Name:

Name of your organization :
(Type N/A if you are not part of an organization)

Year Established: ____/____/____ *(month / day / year)*

Do you live or work in the Midwest-Tireman neighborhood?

☐ Yes ☐ No ☐ No. However, I am very much engaged in the community ☐ Other:

Before receiving this survey, have you read the Midwest-Tireman Neighborhood Framework report either in print form or online?

☐ Yes I have ☐ I did. However, I skimmed through the report ☐ No I have not.

QUESTIONS ON RECEIVING GRANT(S)

During or after the completion of the Midwest-Tireman Framework, did you reference the study as part of a grant application? Did you receive the grant?

☐ Yes, and I received the grant ☐ I did apply. However, I did not receive the grant ☐ No, I did not.

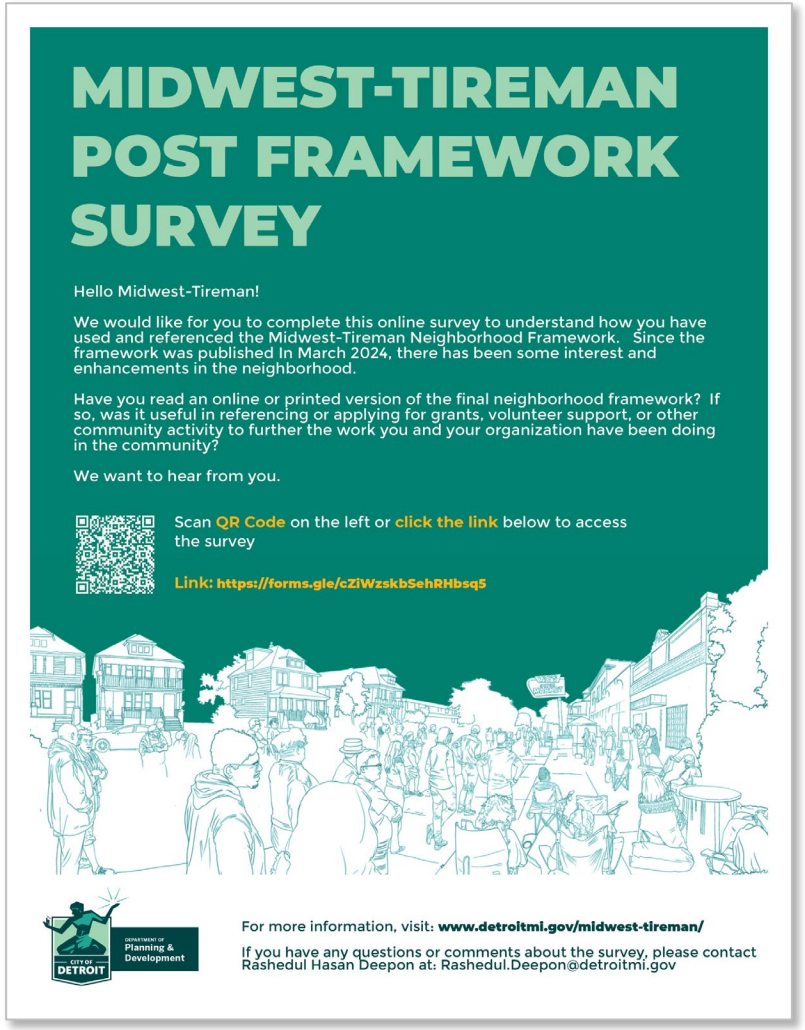
If yes, please list the name(s) of the grant and the dollar amount per grant (if you received multiple grants). If you did not apply, type N/A

If yes, please provide a short description of what projects or improvements you were able to do with the grant money. If you did not apply, type N/A

(See back page for additional questions)

(Printed Form)

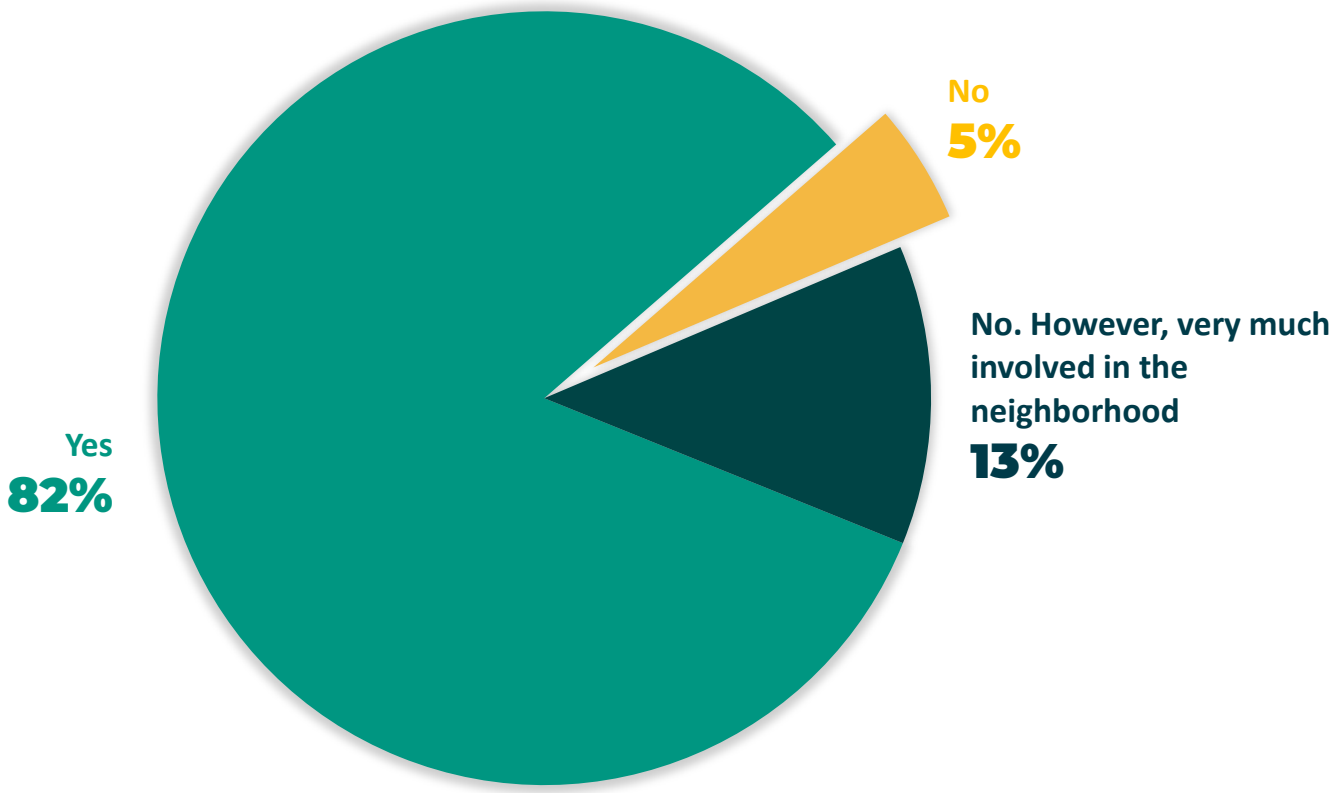
METHODS OF SURVEY DISTRIBUTION



- Newsletter subscription- GovDelivery
- Door knocking and flyers
- Block club meetings- UBCC and MCCB
- Social Media- Instagram and Facebook
- Total responses: **40**

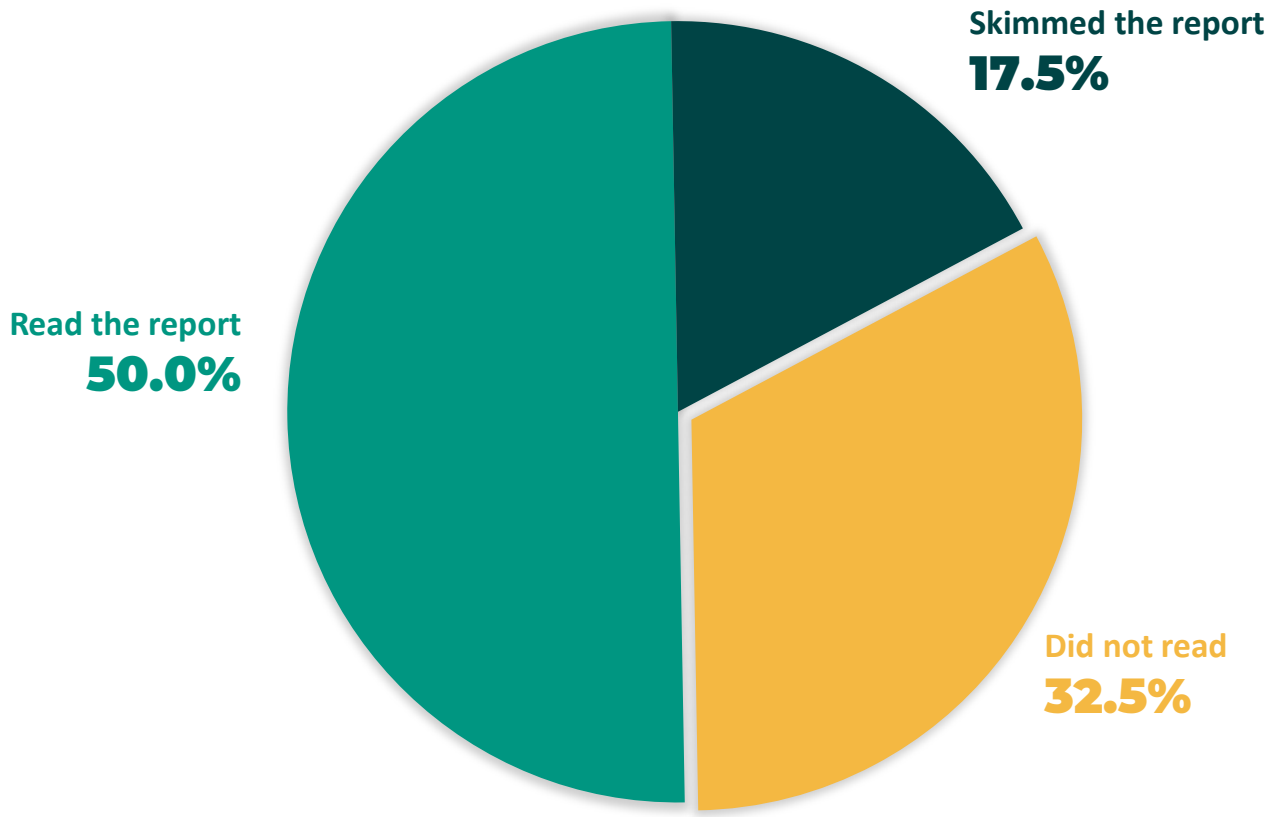
Survey Results:

Live or work in the neighborhood



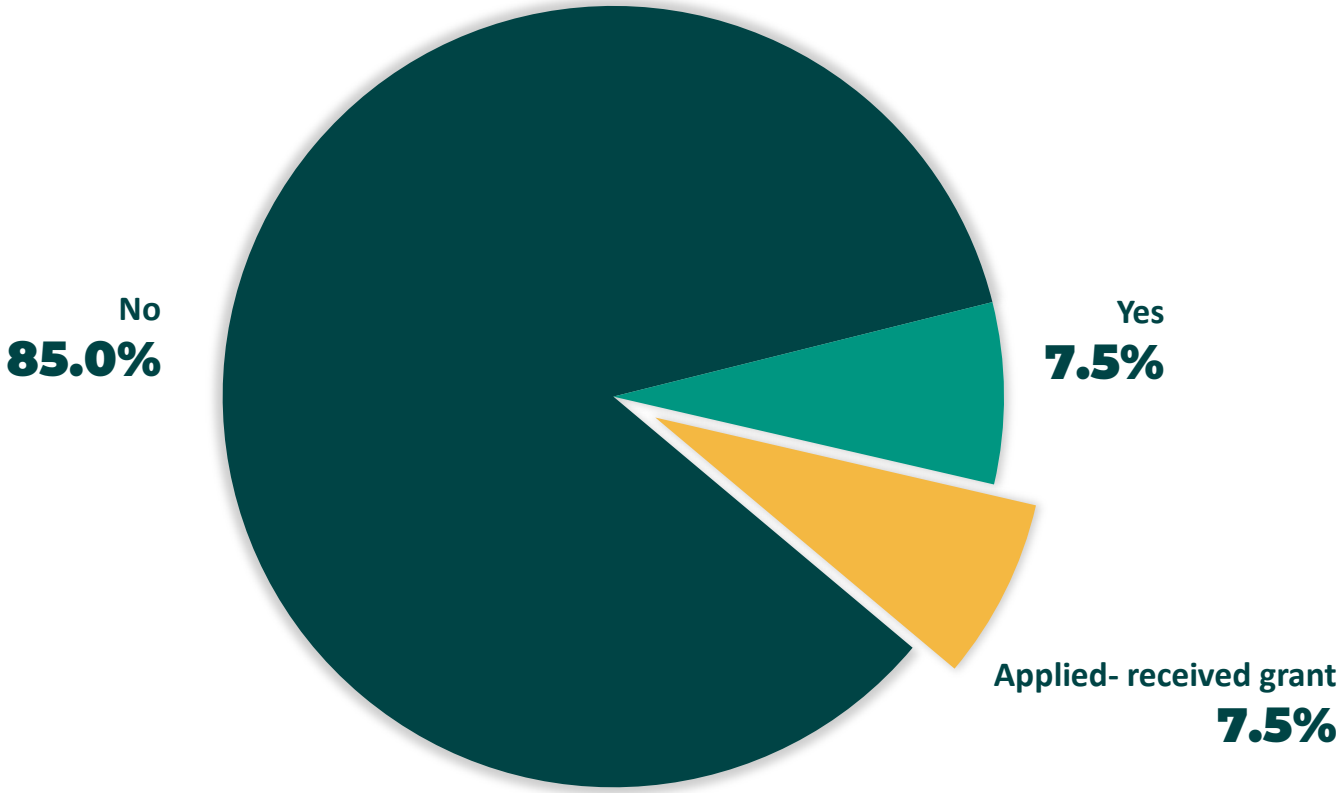
Survey Results:

Read The Framework Report (online or print)



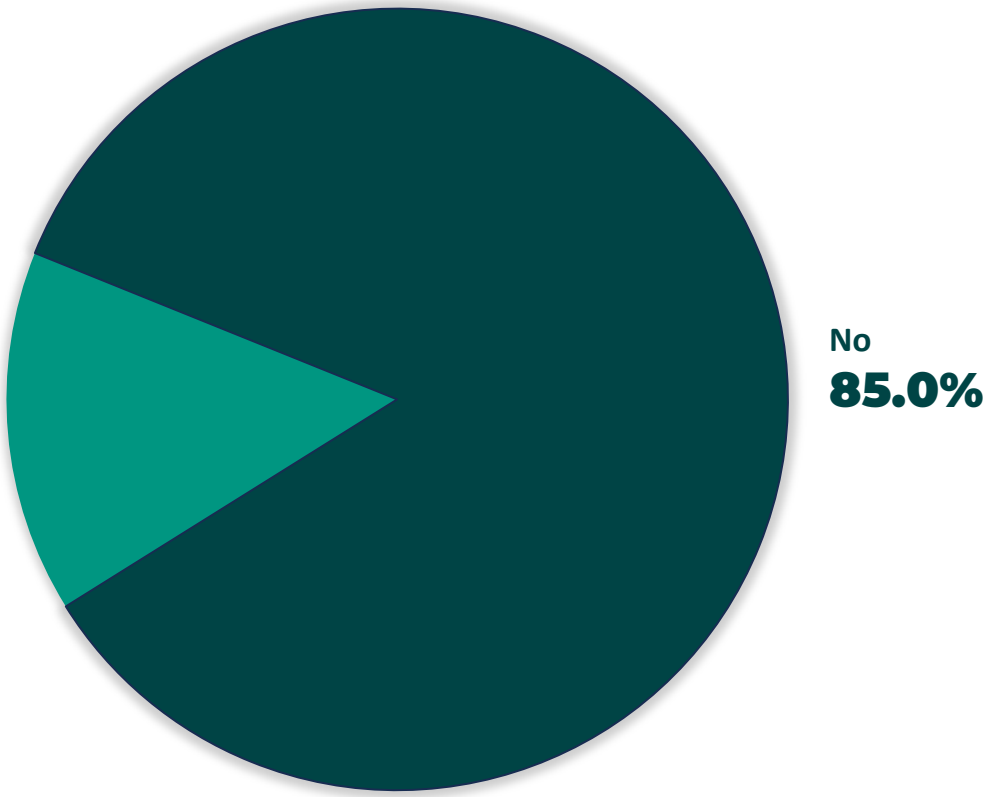
Survey Results:

Referencing The Study As Part Of A Grant Application



GRANT RECEIVED

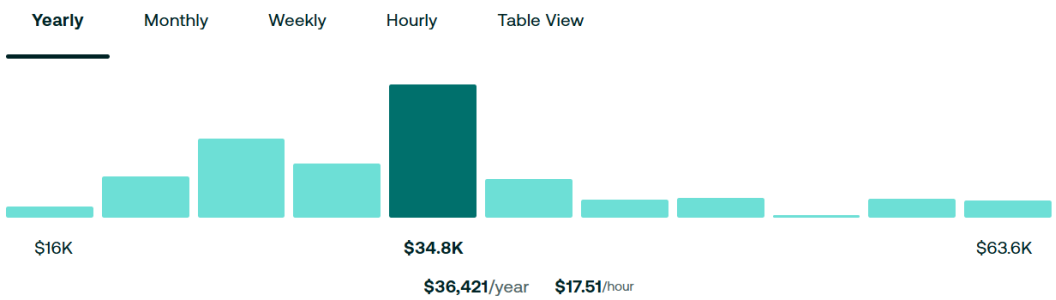
Name of Organization	Project	Grant program	Grant amount
Greenway Grocery	Pop-up grocery	Detroit Community Wealth Fund	$1,000
United Block Club	Purchase fencing to prevent illegal dumping on lots and beautify outdoor meeting space	Neighborhood Beautification grant	$12,000
Midwest Civic Council of Block Clubs	Beautification project consisting of planting flowers, bushes, and installing boulders on the perimeter, and purchase of a ride on lawn mower.	Neighborhood Beautification grant	7,673.2
		Total	**20,673.2**



Used Framework Report To Receive Volunteer Support

Total hours of volunteer support: 1186 hours

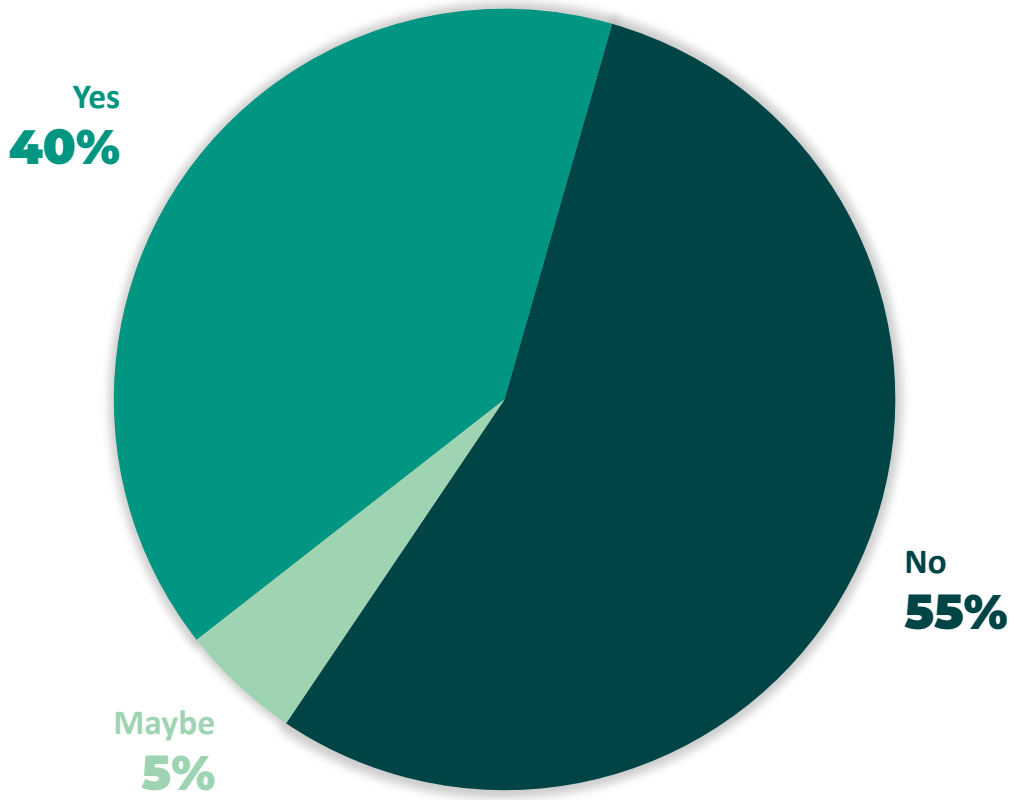
Monetary equivalent: 1186 x $17.51 = $20,766.86



The average volunteering rate in Detroit, Michigan is $17.51.

Source: ZipRecruiter (as of October 25th, 2026)

CITY OF DETROIT RISE HIGHER



Other outcomes from the framework

NETWORKING & CONNECTIONS

- Connections: Council member and City officials; community partners, non-profits; businesses (old and new), block club members, neighborhood representatives and community leaders; Equity Alliance
- Enhanced community engagement and greater civic participation.

VISION

- Visualize the community with hard data and input,
- A tool that can used in planning out future endeavors,
- Tell our story to funders and community members.

RESOURCES

- Free home repairs for seniors.
- Entrepreneurs and Residential connections
- Strengthening local networks and partnerships

CITY OF DETROIT RISE HIGHER

Other outcomes from the framework

“The Framework study has shown a bright light on all the wonderful people and assets within the Midwest-Tireman community.”

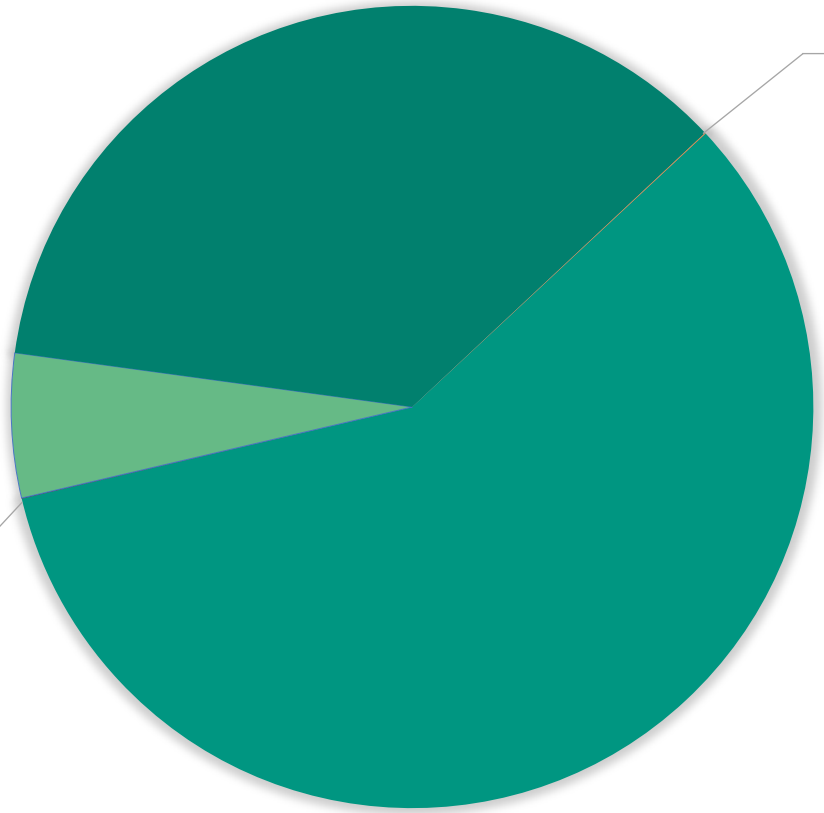
-Ru Shann Long

(Greenway Heritage Conservancy/Midwest Civic Council of Block Clubs)



SUMMARY AND CONCLUSION

FRAMEWORK IMPACT



**Framework Study:

$350K + 200k

Total Investment:

$75.83M

**Proposed development cost for 5511 - 5517 W Warren*

*** **350k** from Midwest-Tireman and **200k** from JLG Planning study*

RISE HIGHER



Advocacy and Community Impact

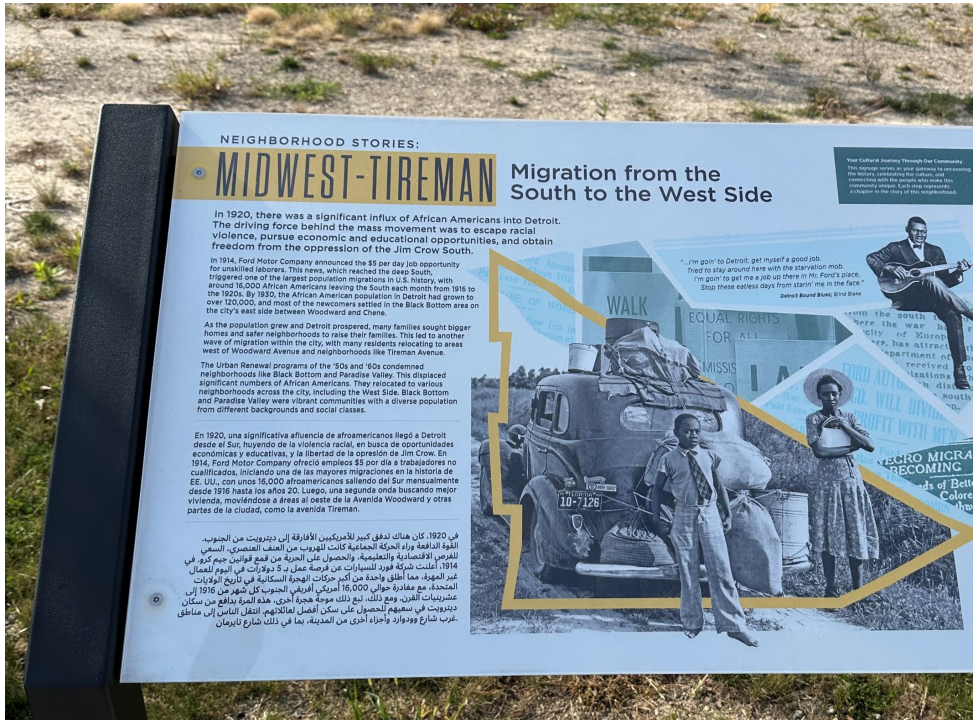
“..we don’t have a name for this community.”

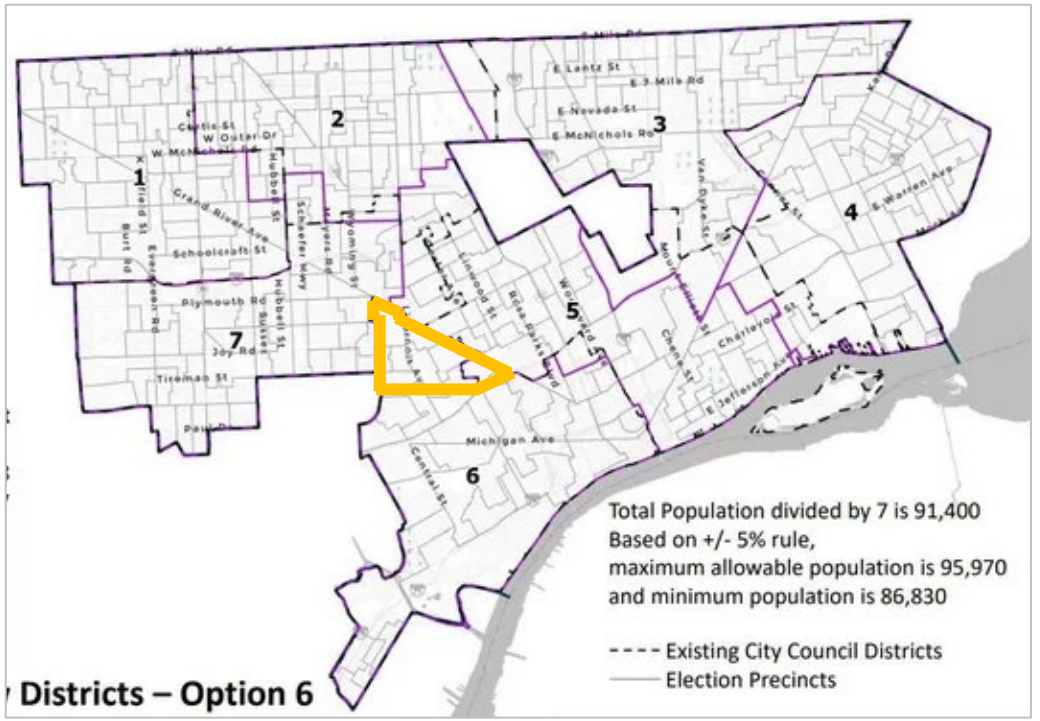
-Carolyn Pruitt (My Community Speaks)

The Framework Podcast (March 1, 2023)

CITY OF DETROIT RISE HIGHER

ADVOCACY AND COMMUNITY IMPACT



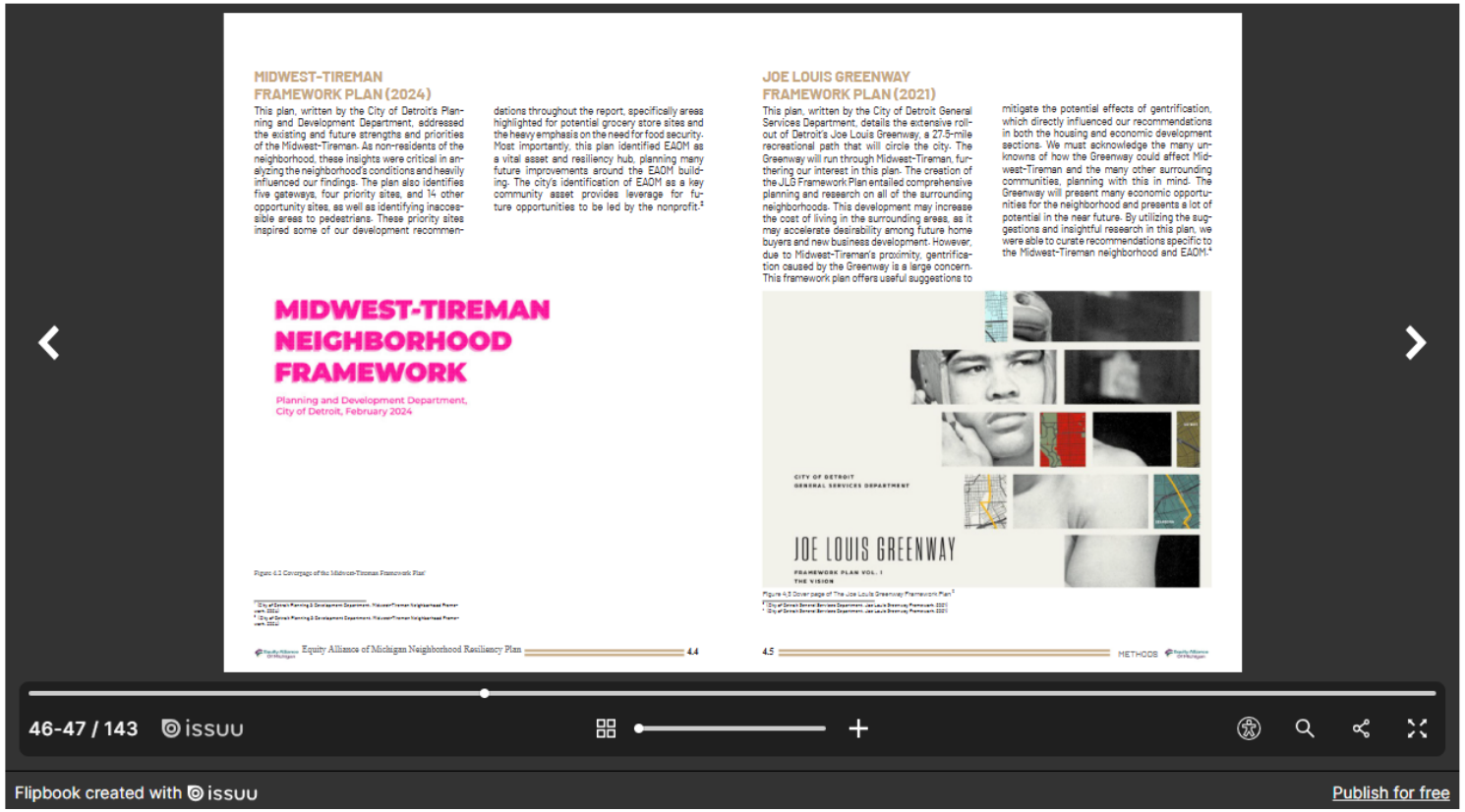


ADVOCACY AND COMMUNITY IMPACT

Equity Alliance of Michigan Neighborhood Resiliency Plan: Strategies for a Thriving Midwest-Tireman

Naomi Bailey, Sukhmony Brar, Eleanor Bundy, Chelsea Hampton, Xuanshu Lin, Chen Lyu, Brooklyn Peppo, Marcellous Weaver

Madhavi Reddy



Equity Alliance of Michigan (EAOM) is a nonprofit organization located in the Midwest-Tireman neighborhood of Detroit. The nonprofit focuses its work across three pillars: empowerment, entrepreneurship, and employment mobility. In under five years of operations, EAOM has created over 12 programs and advocated for neighborhood investment through convening neighborhood leaders and amplifying their voices. Simultaneously, the development of the Joe Louis Greenway (JLG) along the west side of the neighborhood is increasing property values and planning interest in Midwest-Tireman. This combination of factors inspired EAOM to reach out to Taubman College MURP students to synthesize and reflect strategic priorities for expanding their programs and ensuring nonprofit and neighborhood resilience.

From January to April 2025, a team of eight students, supervised by Associate Professor Madhavi Reddy, conducted a thorough review of existing planning documents, engaged with community leaders and Midwest-Tireman residents, interviewed more than 20 subject matter experts, and produced the Equity Alliance of Michigan Neighborhood Resiliency Plan. This plan is for the community and EAOM to utilize as they see fit to further their aims of creating and maintaining a Midwest-Tireman with ample economic opportunity, affordable and safe housing, and a secure, local food system. Though these recommendations map specifically to EAOM programs, other nonprofits and communities within the footprint of the JLG can pursue similar strategies.

NEXT STEPS:

STABILIZE

- GSD will continue to maintain 6300 Garden (Sherrill site)
- DBA is responsible for 6311 Chicago (Ruthruff site)

STRENGTHEN

- Continue to collaborate with HRD and NED to RFP or Advance Market city owned sites along W Warren
- Collaborate with D6 DON and Business Liaison on steps to help the community manage and operate a Business Association

GROW

- Adding density to the neighborhood-
    - Advanced marketing or RFPs of sites around key hubs and nodes
    - Rehab of existing dilapidated structures

LEVERAGE THE FRAMEWORK IN COMMUNITY INITIATIVES

- Continue to reference the framework when applying for grants
- Continue to reference the framework to obtain volunteer support

For More Information, visit:

www.detroitmi.gov/Midwest-Tireman/

CITY OF DETROIT

RISE HIGHER

MAYOR MARY SHEFFIELD

THANK YOU