



GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

Community Meeting #1

Thursday, December 12, 2019

WELCOME

✉ PlanG7@detroitmi.gov

🌐 www.detroitmi.gov/G7



5:00 pm doors open

5:30 pm dinner + registration

6:00 pm program starts

welcome + introductions (2 min)

greetings from dignitaries + public officials (10 min)

presentations (15 min)

table talk: discussion + Q&A (40 min)

table talk report out (10 min)

next steps + acknowledgements (3 min)

raffle + closing (10 min)

7:30 pm program ends

agenda

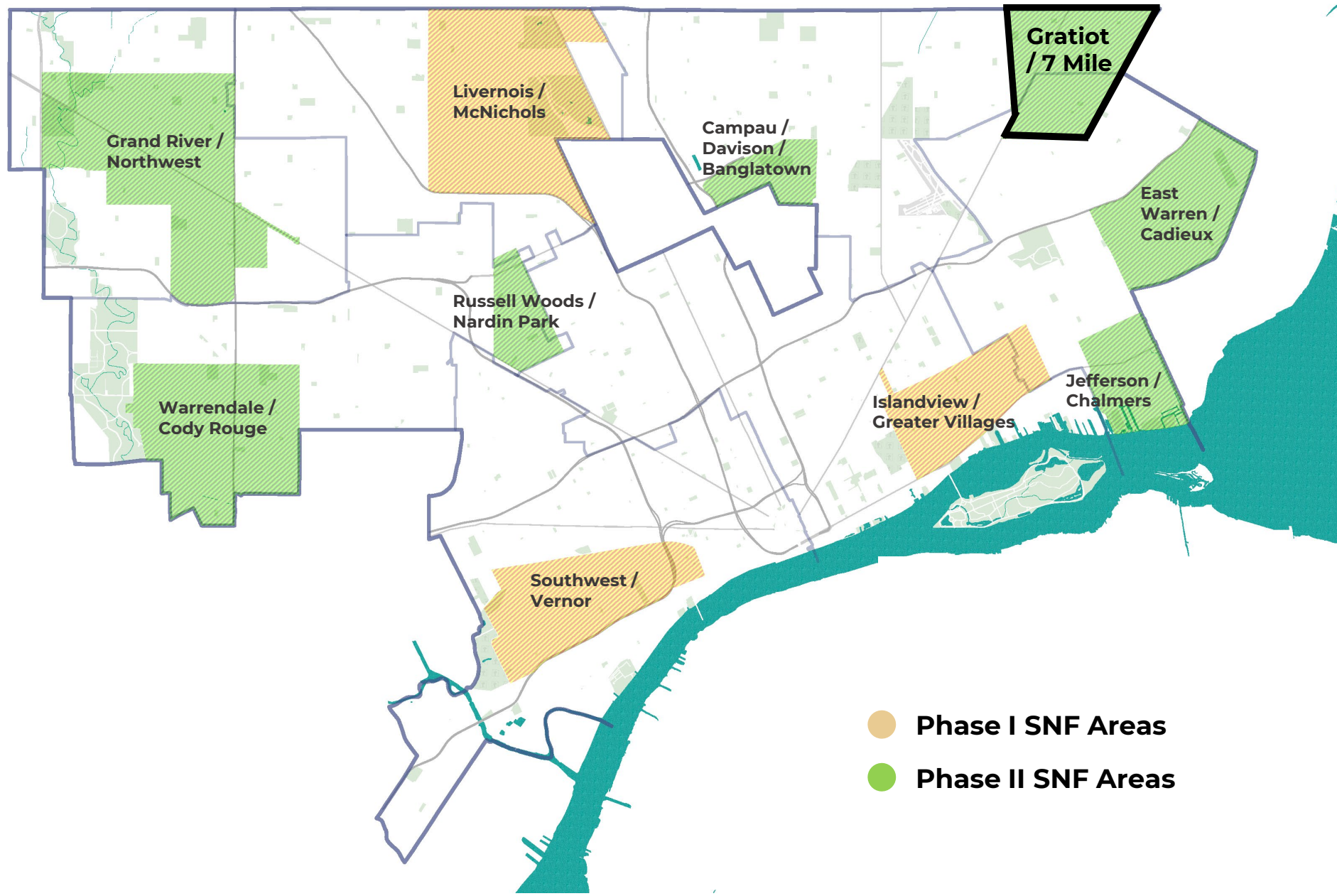
greetings

**presentation: about the
plan**

What is 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.

Neighborhood Framework Plan Areas



Key Elements of the Neighborhood Plan



Neighborhood Stabilization

- Rehab, restore, and reoccupy vacant houses
- Residential & commercial blight elimination
- Land stewardship & maintenance



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



Mixed-use Redevelopment

- Identify opportunity sites for new shops & businesses
- Entrepreneurial support
- Preservation of cultural, historical, and artistic assets



Streetscapes and Mobility

- Walkable, vibrant commercial corridors
- Redesign & creation of neighborhood main streets, civic hubs, and gathering spaces



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Neighborhood Plan Improvements

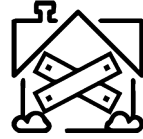


**Neighborhood Stabilization:
Land Bank Vacant Home
Renovation**

before



after



**Parks & Greenways: Vacant Land
Adaptation Concept (Implemented)**

before



after

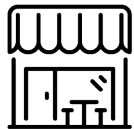


SPACKMAN MOSSOP = MICHAELS



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Neighborhood Plan Improvements



**Mixed Use Redevelopment:
Vacant School Tactical
Preservation Concept**

before



after



**Streetscapes and Mobility:
Street Redesign Concept**

before



after



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**presentation: the G7
planning process**

G7 Planning Area

Nighborhood 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)

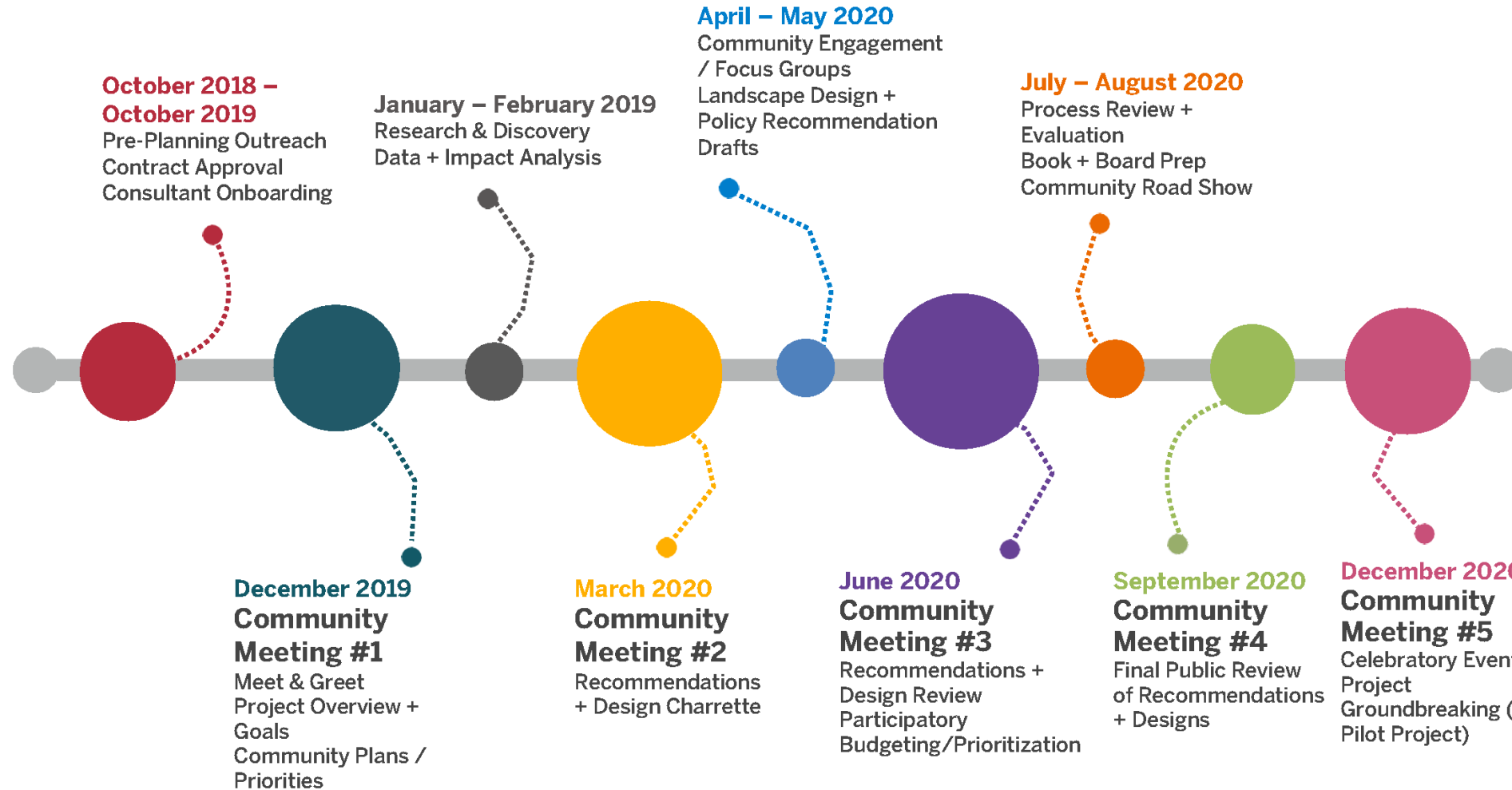
Neighborhoods
 Franklin
 Mapleridge
 Mohican Regent
 Regent Park



G7 Framework Plan Goals

- Reach 5000 people during planning process
- Issue recommendations that honor existing residents' social, ethnic, and cultural norms while also creating a hospitable and welcoming climate for new residents and businesses.
- Acknowledge and allow space for community healing
- Explore innovations and best practices in equitable development to prevent displacement of residents and businesses
- Execute a planning process that makes participants feel heard, valued, and empowered
- Establish an ongoing public engagement & communication process that carries forward through implementation

G7 Project Timeline



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

G7 Planning Team



Planning & Development Department (PDD) – Project Lead

Housing & Revitalization Department (HRD)
 Department of Neighborhoods (DON, Districts 3 & 4)
 General Services Department (GSD)
 Department of Public Works (DPW)
 City Planning Commission (CPC)
 Health
 Sustainability
 Water & Sewerage

Agency & Institutional Partners

Detroit Economic Growth Corporation (DEGC)
 Detroit Land Bank Authority (DLBA)
 Invest Detroit
 University of Michigan School for Environment & Sustainability



Consultant Team



Contractor / Consultant Team Lead
 Detroit, MI (DBB)



Community Engagement & Event Support
 Detroit, MI (DBB, MBE, WBE)

NOAH STEPHENS

Narrative-Driven Portraits. Headshots

Project Photography
 Detroit, MI (DBB, MBE)

SLA

Landscape Architecture & Design
 Copenhagen, Denmark

utile

Land Use Planning & Urban Design
 Boston, MA

HR&A

Market, Real Estate, & Economic Analysis
 New York, NY

**presentation: what we've
heard**

G7 Pre-Planning Engagement

- **515** touch points with G7 stakeholders since September 2018 across all G7 neighborhoods
 - Compiled existing neighborhood plans to understand desired community priorities
 - Conducted four (4) business corridor walks in D3 & D4 with DEGC Business Liaisons
 - Held roundtable event with community leaders and focus groups with area schools (Osborn, Fisher Magnet Upper Academy)
 - Met with several community groups serving within the planning area: Camp Restore, Denby Neighborhood Alliance, Detroit Community Solutions, Ford Resource & Engagement Center, Lifebuilders, M.A.N. Network, Mohican Regent Residents Association, Osborn Business Association, Osborn Neighborhood Association, Redeem Detroit, Regent Park Community Association
- Preliminary talks with City of Harper Woods and City of Eastpointe to explore opportunities to collaborate
 - Hosted office hours in February & March 2019 at community based locations
 - Neighborhood perception survey live on project website, www.detroitmi.gov/G7; 135 responses collected from residents, 6 from area businesses



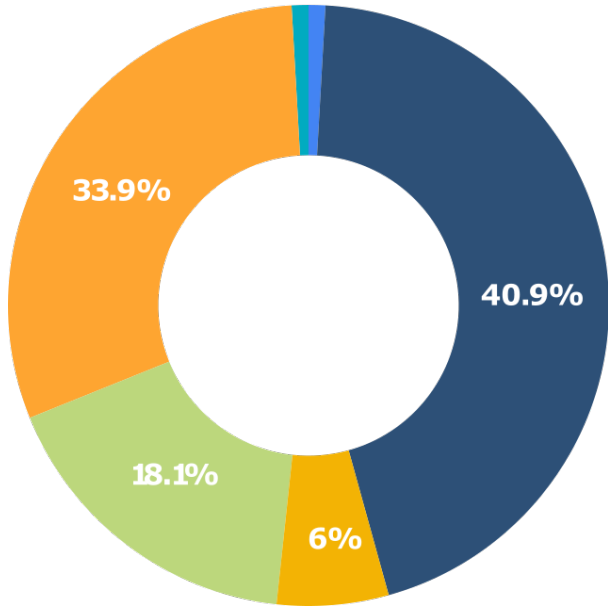
QR Code Survey Link

**GRATIOT/7 MILE (G7)
NEIGHBORHOOD
FRAMEWORK
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Things We're Learning/Hearing in G7

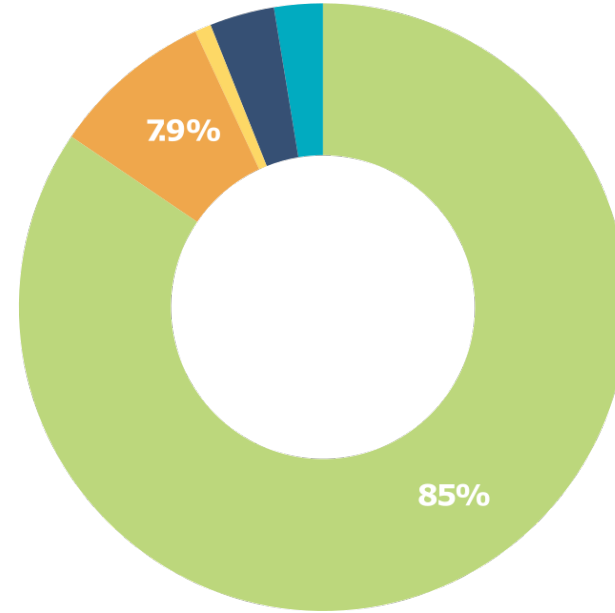
WHAT IS YOUR AGE?

● UNDER 12 ● 13-19 ● 20-29 ● 30-49 ● 50-75 ● 75+



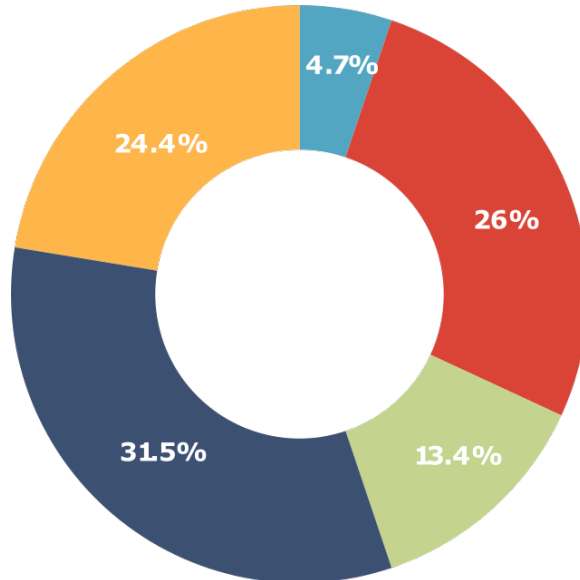
WHAT IS YOUR RACE?

● Black ● White ● Asian or Pacific Islander ● Other ● Prefer not to say



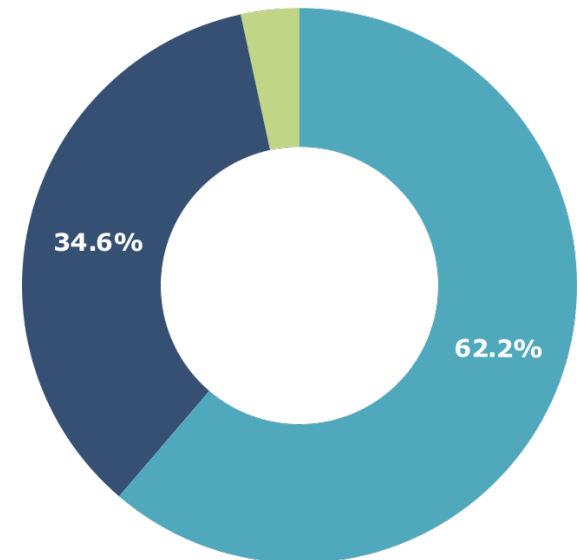
HOW MANY YEARS HAVE YOU LIVED IN THIS NEIGHBORHOOD?

● 0-1 Year ● 2-5 Years ● 6-10 Years ● 11-20 Years ● More than 20 years



WHAT IS YOUR GENDER?

● Female ● Male ● Prefer not to say



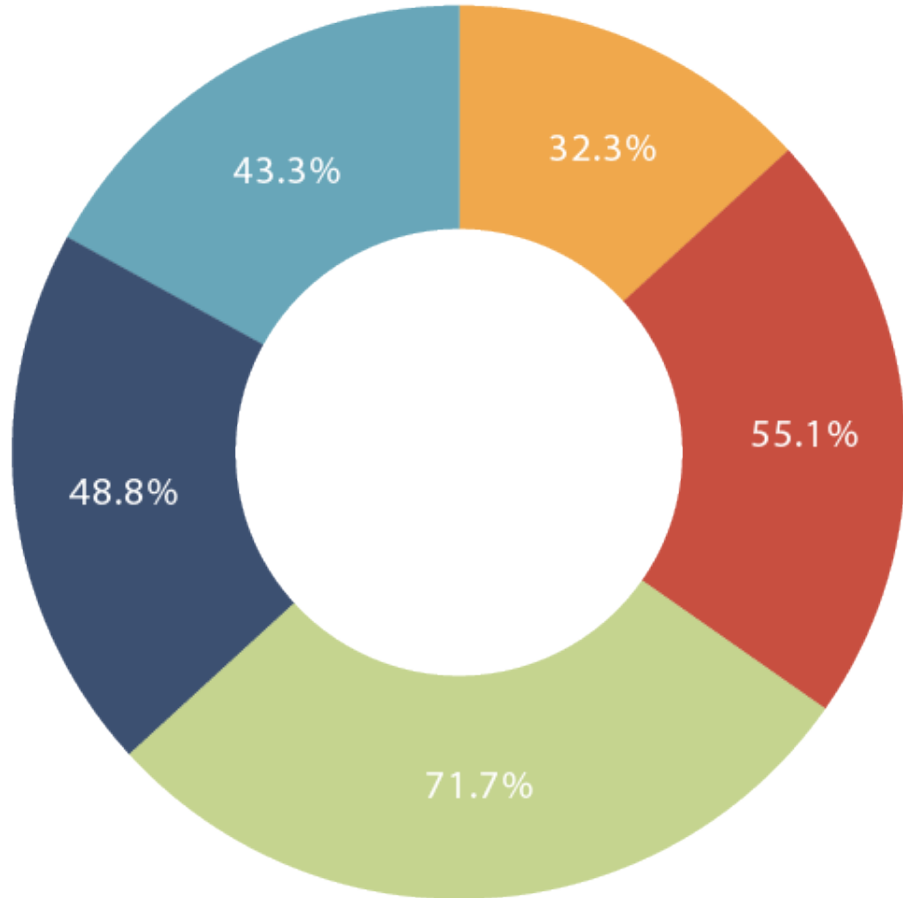
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Things We're Learning/Hearing in G7

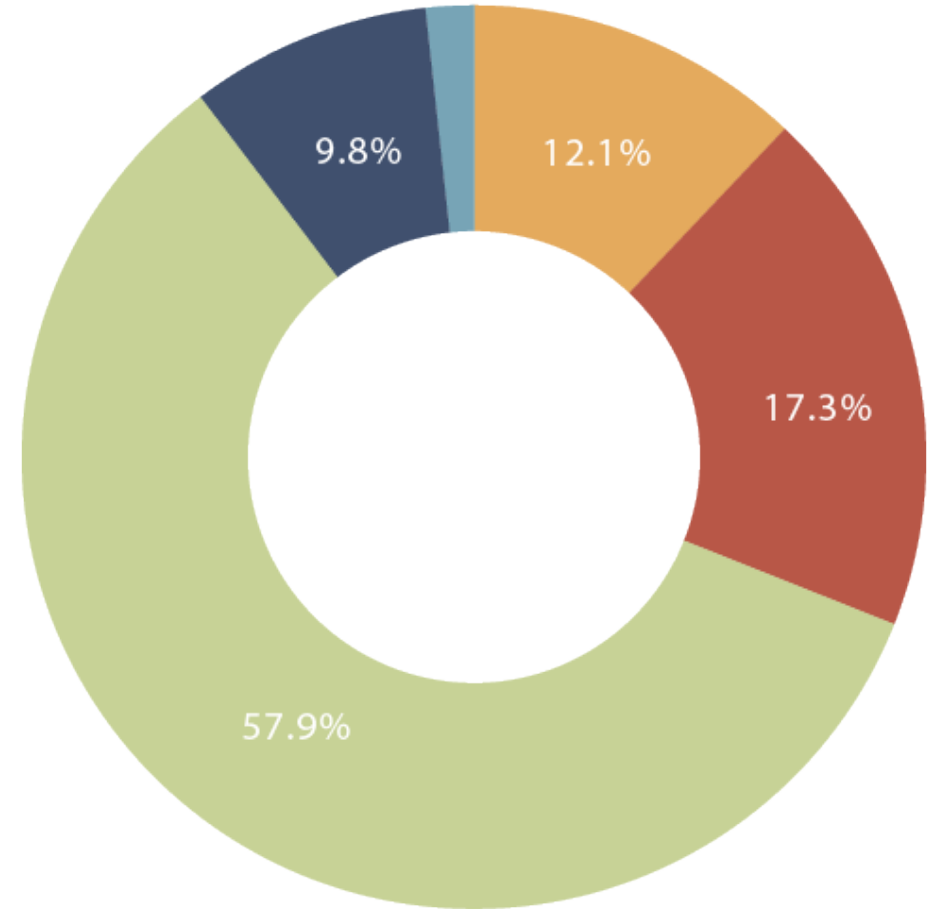
WHAT ARE SOME OF THE THINGS YOU WOULD LIKE TO SEE IMPROVE IN YOUR NEIGHBORHOOD?

- Ways to get around better
- More retail, dining and entertainment options
- Demolishing or repairing vacant buildings
- Places to play and exercise
- More places to enjoy nature



IF YOU COULD ONLY MAKE ONE OF THE IMPROVEMENTS ABOVE, WHICH WOULD YOU CHOOSE?

- Ways to get around better (e.g. biking, walking, bus)
- More retail, dining, and entertainment
- Demolishing or repairing vacant
- Places to play and exercise
- More places to enjoy nature



Things We're Learning/Hearing in G7

GRATIOT/ 7 MILE NEIGHBORHOOD FRAMEWORK PLAN PRE-PLANNING FEEDBACK



MIXED-USE DEVELOPMENT



Co-working space, project greenlight subsidies, remove blight on commercial corridor, small business pop-ups.

STREETSCAPES & MOBILITY



Traffic safety, neighborhood safety for youth, and sidewalk repair.

NEIGHBORHOOD STABILIZATION



Community hubs, housing for homeless youth, rent to own programs, home owner 101s, clear overgrown weeds and bushes, skill trade programs, blight removal.

PARKS & GREENWAYS



Re-evaluating traffic issues, youth and family friendly activities.

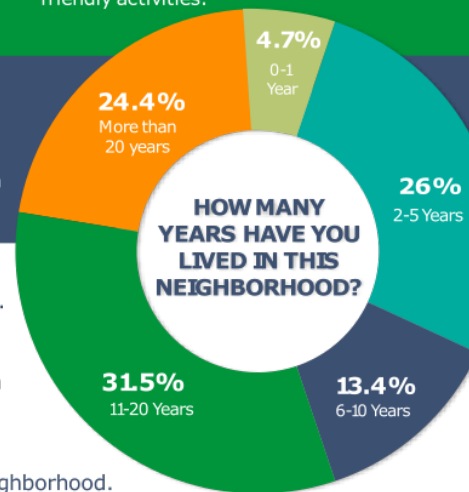
69% of residents who participated in this survey are under the age of fifty.

50% of respondents said fixing sidewalks and streets are the highest priority in streetscape & mobility.

MOST RESIDENTS AGREE that they enjoy how quiet their neighborhood is.

MOST RESIDENTS ALSO AGREE that they dislike the blight and ongoing crime in their neighborhood.

48% OF RESIDENTS SAID that illegal dumping is a critical issue in this neighborhood.



Removing Vacant Buildings



More Entertainment & Retail Spaces



Places For Residents To Play & Exercise

**Top 3
Neighborhood
Suggested Improvements**

**table talk: discussion +
Q&A**

What are
improvements you'd
like to see happen in
the next five years?



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What would make this plan successful?



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Do you have any other questions about the G7 neighborhood plan?



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table talk: report out

next steps

We want to hear from you! Take our survey to tell us how you think vacant land should be used in your neighborhood.

<http://bit.ly/g7survey2>



raffle



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THANK YOU!

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