



GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

Virtual Community Meeting #2

Thursday, May 28, 2020 | 12:30 - 2:30 p.m.

WELCOME

✉ PlanG7@detroitmi.gov
🌐 www.detroitmi.gov/G7



#PlanG7



12:30 pm virtual doors open
12:35 pm welcome + program start
12:40 pm zoom tips + housekeeping (5 min)
greetings from dignitaries + public officials (5 min)
census 2020: be counted!
presentations (40 min)
discussion + Q&A (50 min)
next steps + acknowledgments (5 min)
raffle + exit poll (5 min)
2:30 pm program ends

agenda

1. 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
 - a) Windows computer = [ALT] + [Y]
 - b) Apple computer = [OPTION] + [Y]

2. “Sign-in” Virtually

- Announce your name & neighborhood when called upon during Q&A
- Take our quick poll

3. Zoom Selfie Contest!

- Take a selfie. Text it with the words “**G7 ADD ME**” to **313-466-2046** before 2 p.m.
- Already signed up for G7 text alerts? Text us your selfie to enter!

zoom tips + housekeeping

greetings

census 2020: be counted!



✓ HEALTHCARE ✓ POLICE, FIRE, EMS ✓ FOOD ASSISTANCE

Mailed Forms

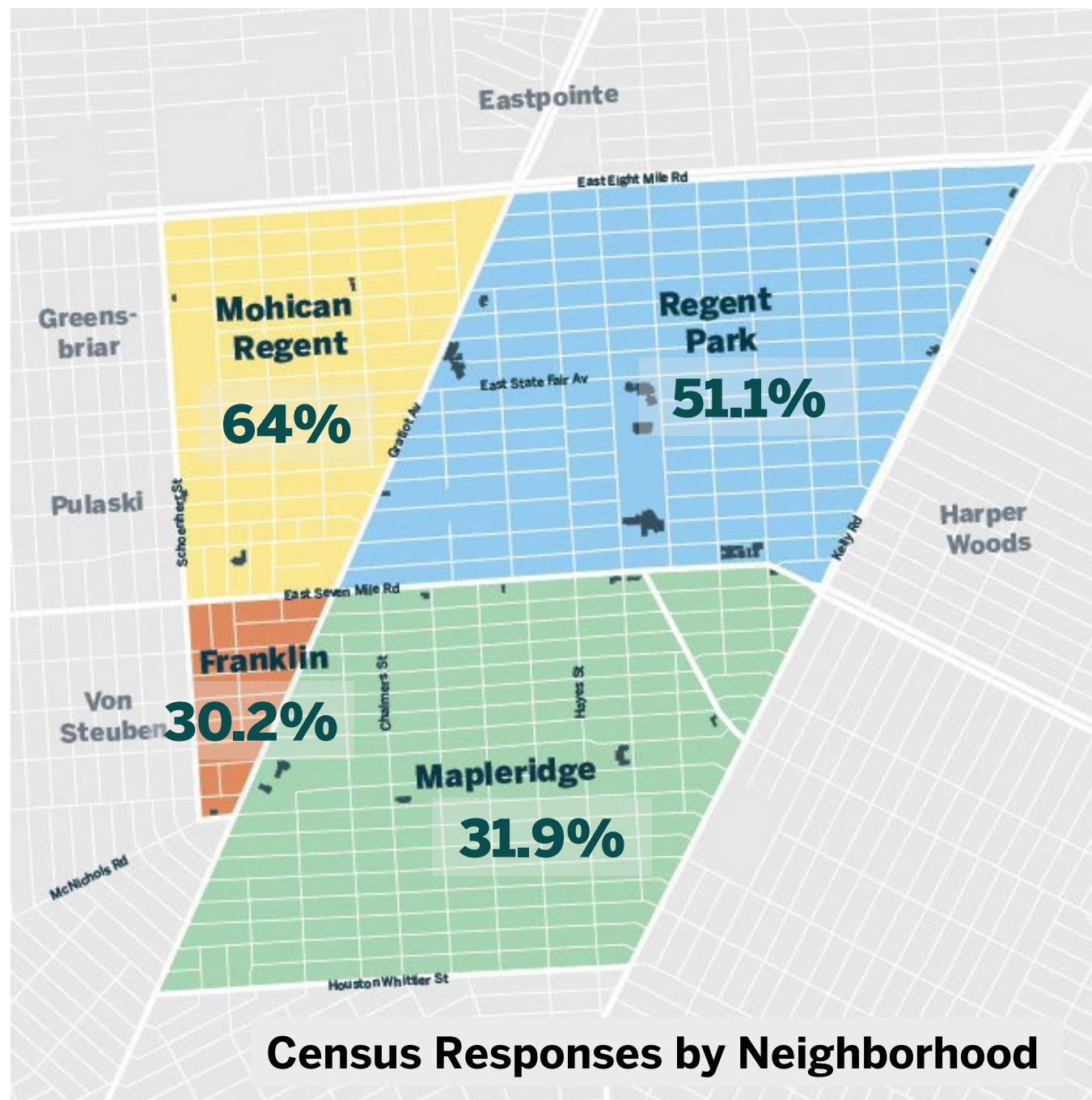
- 86% of the city received a form in the mail along with a online code
- If you have not responded to the Census thus far you will receive a paper form by next week.

Online

- 14% of the city had to submit online
www.my2020census.gov
- No 12-digit ID code needed!

Phone

1-844-330-2020 English
1-844-468-2020 Spanish
1-844-416-2020 Arabic



**presentation: about the
plan**

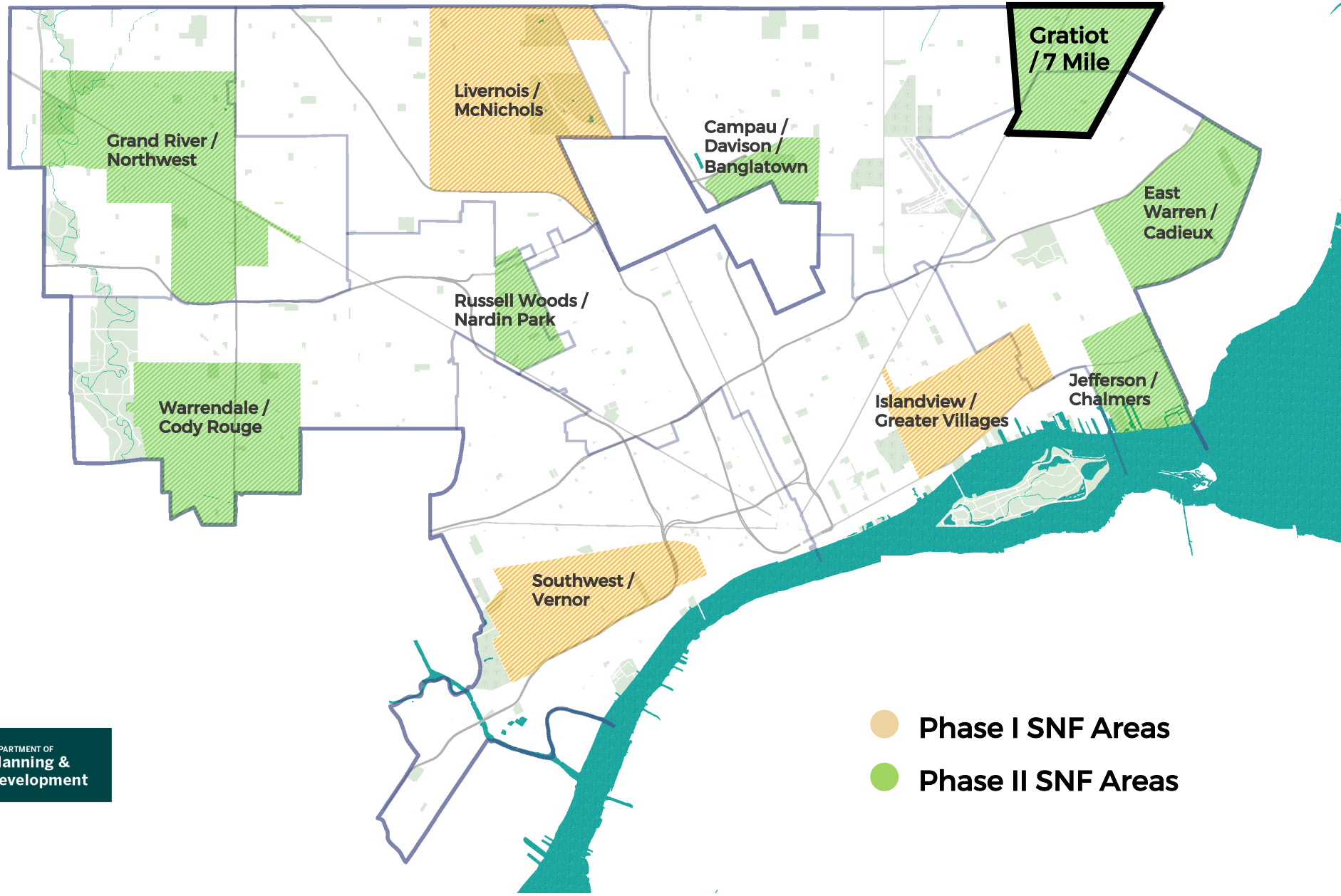
What's a neighborhood framework plan?

- 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.



GRATIOT/7 MILE (G7)
NEIGHBORHOOD
FRAMEWORK
PLAN

Neighborhood Framework Plan Areas



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Development

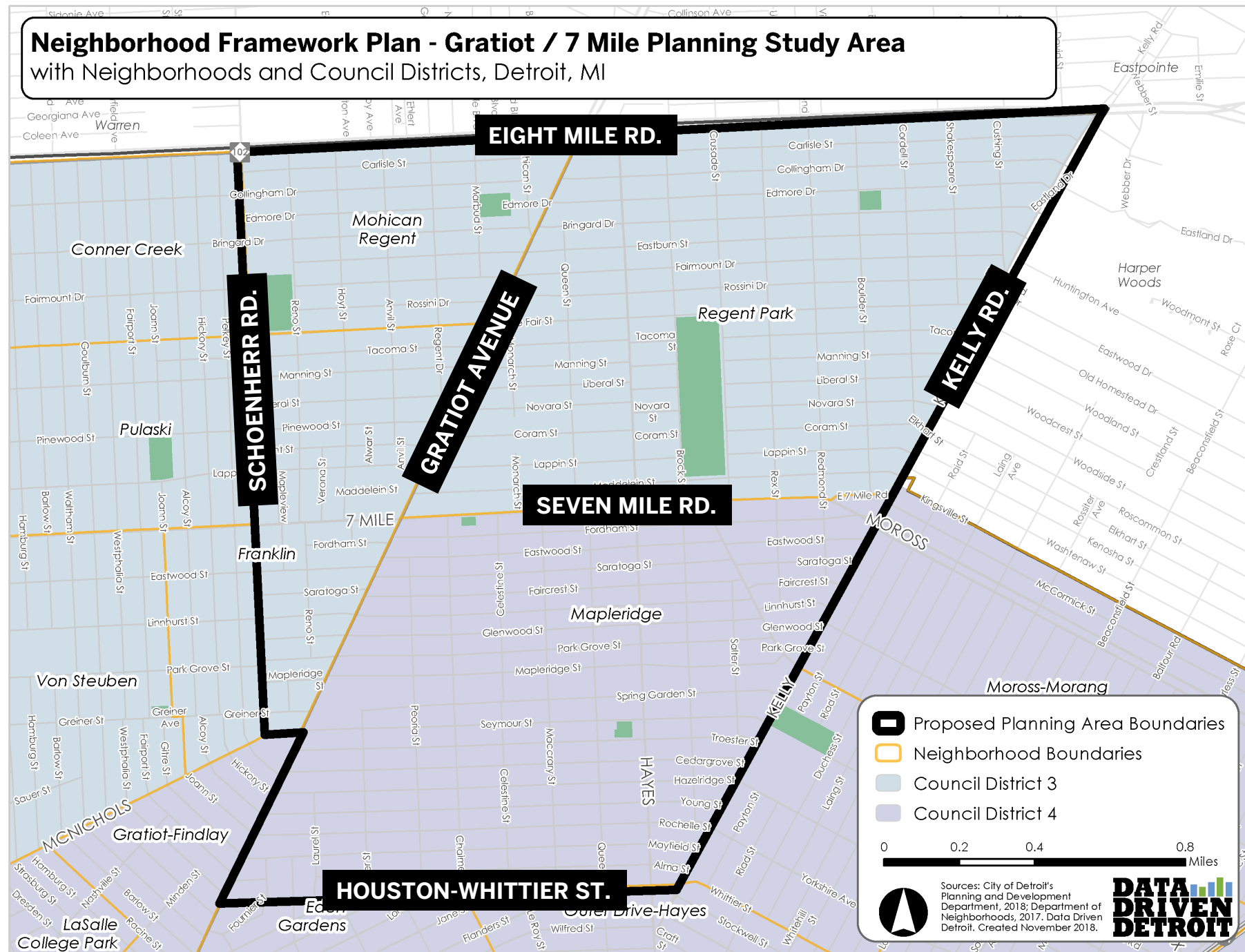
- Phase I SNF Areas
- Phase II SNF Areas

G7 Planning Area

Neighborhood 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



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 Development**

Key Elements of the Neighborhood Plan



Neighborhood Stabilization

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



Mixed-use Redevelopment

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



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



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

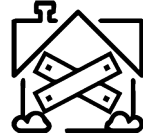


**Neighborhood Stabilization:
Land Bank Vacant Home
Renovation**

before



after

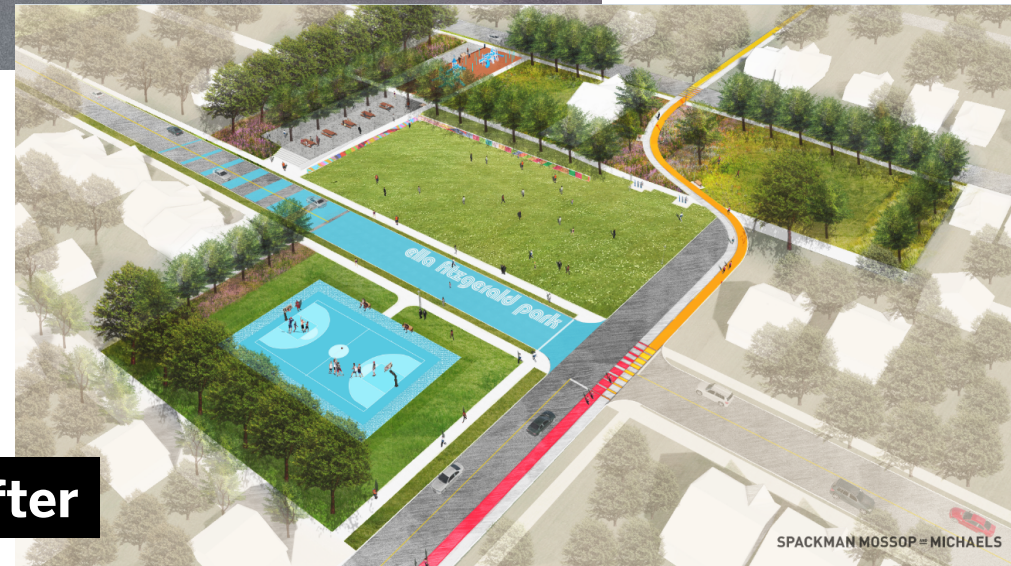


**Parks & Greenways: Vacant Land
Adaptation Concept (Implemented)**

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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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



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meet the G7 team

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

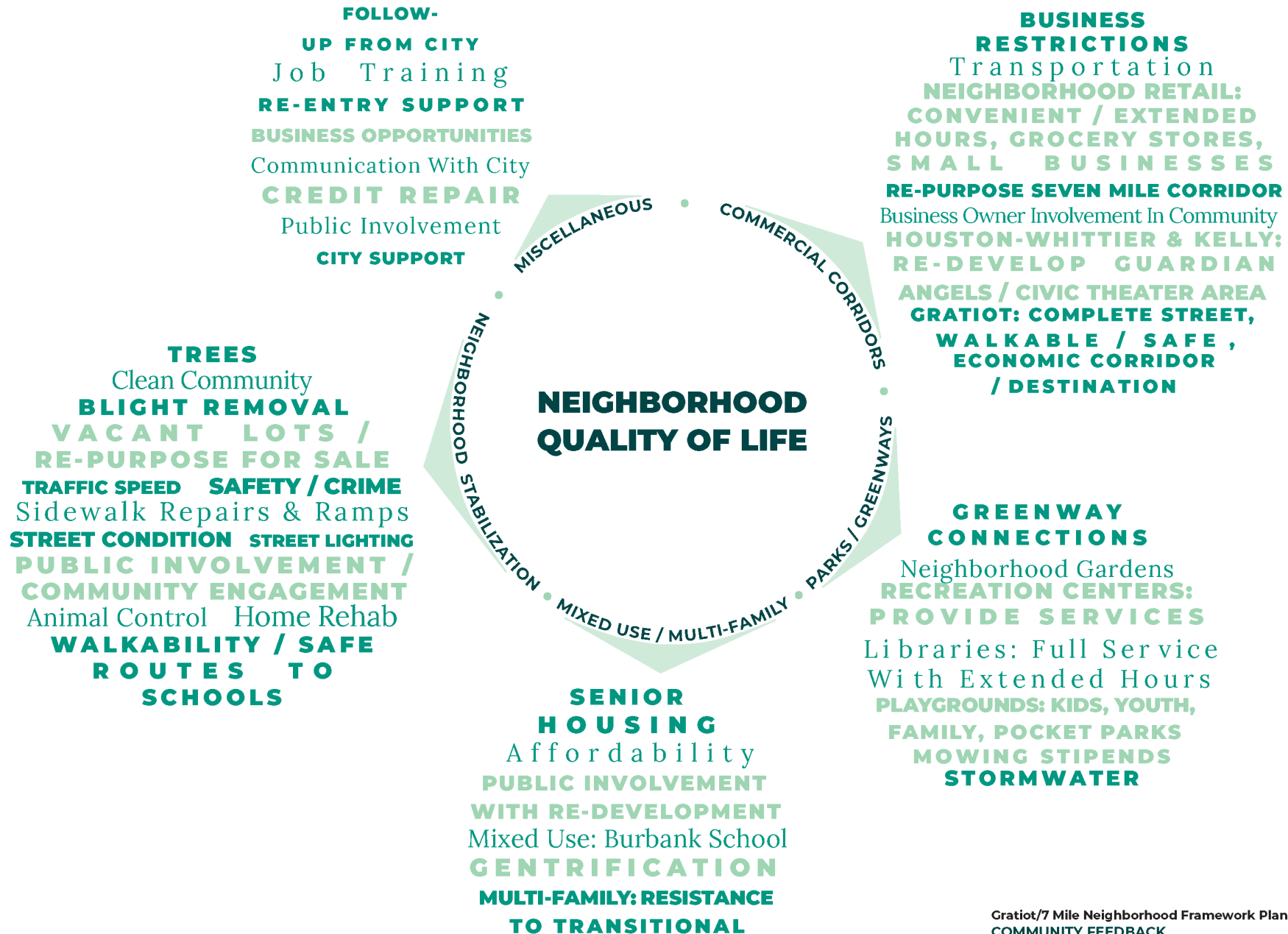
Market, Real Estate, & Economic Analysis
New York, NY

**presentation: what
we've heard**



**What did we hear
at our 1st
community
meeting in
December 2019?**

G7 CM#1 Feedback – December 2019



**What did we hear
about virtual
engagement
during the
pandemic?**

G7 Virtual Engagement Survey – May 2020

GRATIOT/ 7 MILE VIRTUAL ENGAGEMENT SURVEY FEEDBACK



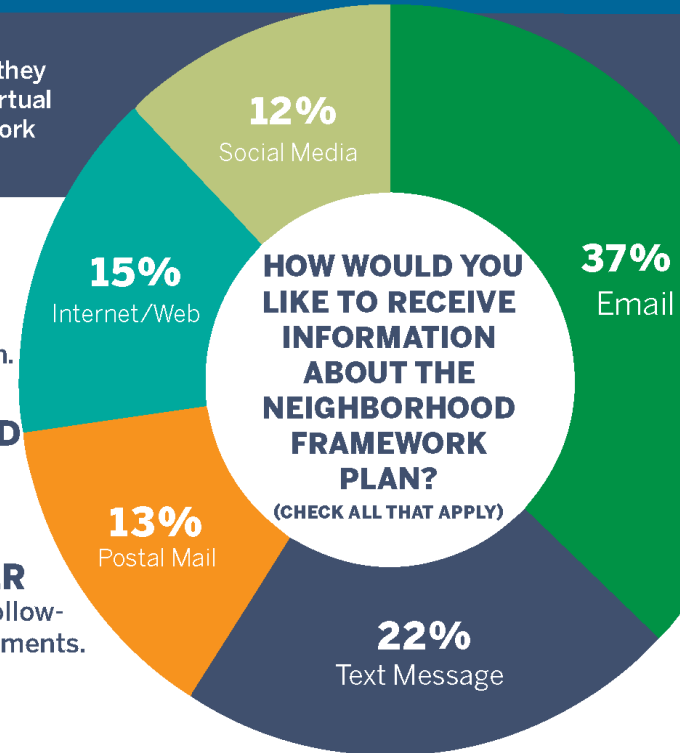
85%

of residents said that they would participate in virtual neighborhood framework planning efforts.

MOST RESPONDENTS SAID that they would join a telephone conference call to receive information about the neighborhood framework plan.

MOST RESPONDENTS WOULD read an email newsletter about the G7 neighborhood framework plan.

MOST RESPONDENTS PREFER being added to a Facebook group over following an Instagram page for virtual engagements.



HOW WOULD YOU LIKE TO RECEIVE INFORMATION ABOUT THE NEIGHBORHOOD FRAMEWORK PLAN?
(CHECK ALL THAT APPLY)



Internet-based video conference



Telephone Conference

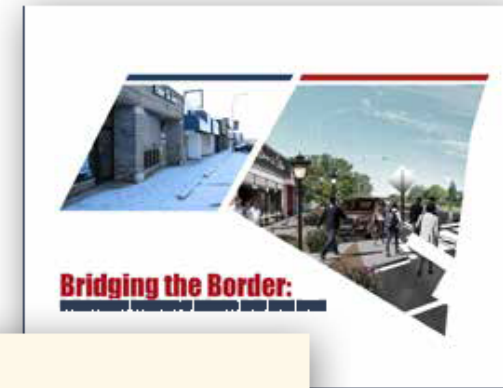
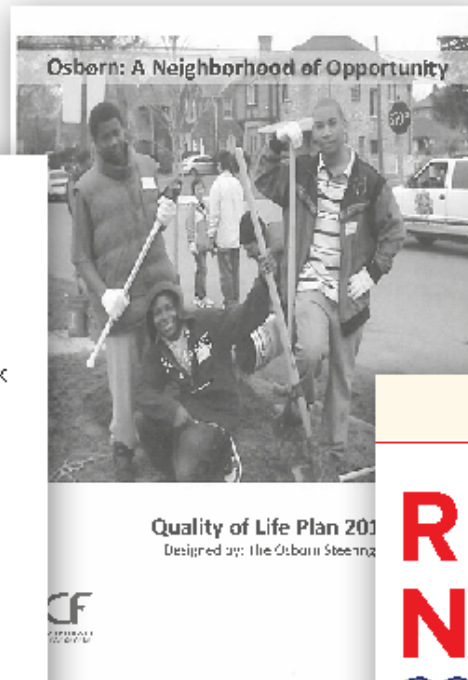
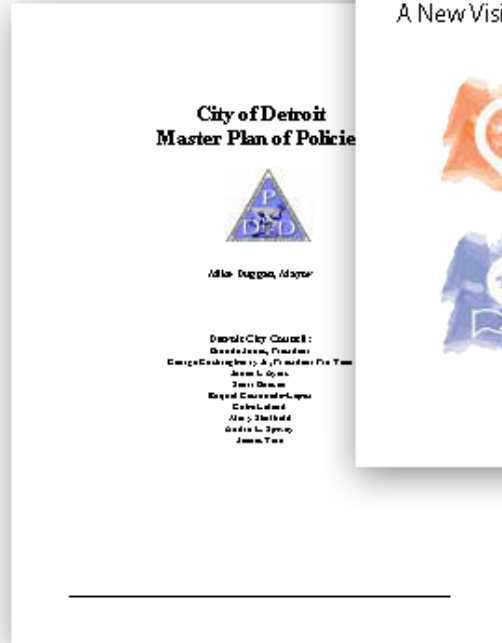


Email Newsletters

Top 3 Preferred Methods of Virtual Engagement

**What did we
learn from
existing
neighborhood
plans?**

What have we read?



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Common Themes in Existing Plans



PRIORITIZE AND
DIFFERENTIATE



CREATE BEAUTIFUL
PLACES TO MEET, MOVE
AND PLAY



EMPOWER AND
INVOLVE
COMMUNITY



ADDRESS
BLIGHT AND
VACANCY



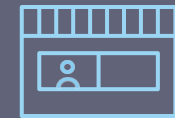
PROTECT INVESTMENTS
AND DEVELOP ASSETS



BUILD A SAFE
NEIGHBORHOOD



SUPPORT SOCIAL
STABILITY



CREATE SHOPS AND
JOBS

**What did we
learn from our
study of the
area?**

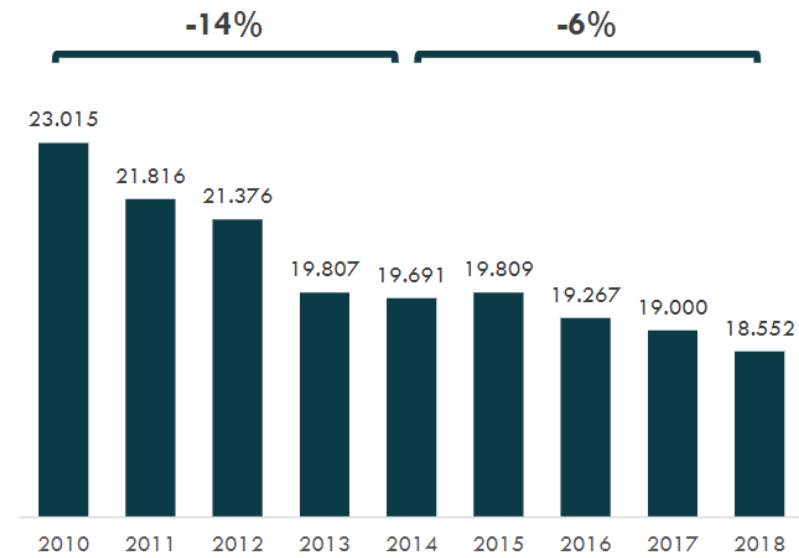
Demographics

- Heavier distribution of neighbors living in the northern-most area
- 41.5% households have children = **remarkably high!**
- Average household is 2.6 people
- Largest age group = 5 to 17 years (18%)
- Between 2014 and 2018, total residents aged 18-34 increased by 878 (17%)
- Ratio of males to females is 87/100
- Average G7 age = 30.8y / City = 37y

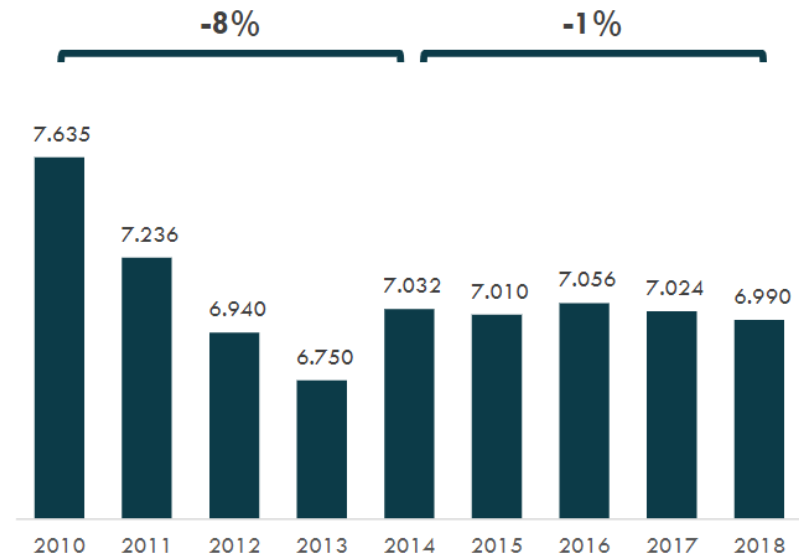


Population

- 20% decline between 2010-2018
- Pace has slowed since 2014
- North of 7 Mile remains more stable than south



Total Population 2010-2018
ACS 2010-2018 (Five-Year Estimates) (2018).



Total Households 2010-2018
ACS 2010-2018 (Five-Year Estimates) (2018).

Housing

- Home ownership has shifted from owner to renter
- Households in the area have shifted from owner-occupied to renter-occupied
- Substantial population loss in the south where vacancy is pervasive



Environmental Risks

Number of asthma related hospitalizations and children suffering from elevated blood lead levels are high in area



Health

Social conditions have a big impact on overall health. Factors prevalent in the area are: unemployment, low education attainment, poverty, lack of internet access, and rent poverty



of residents in the G7 area exercise at home 2+ times per week (2019)



of residents in the G7 area exercise at club 2+ times per week (2019)



of residents in the G7 area exercise at other facility (not club) 2+ times per week (2019)



Crime Incidences

Crime incidents are concentrated along arterial roads with higher occurrences along Gratiot Ave. and Seven Mile Rd.



Poor Drainage = Good Ponds

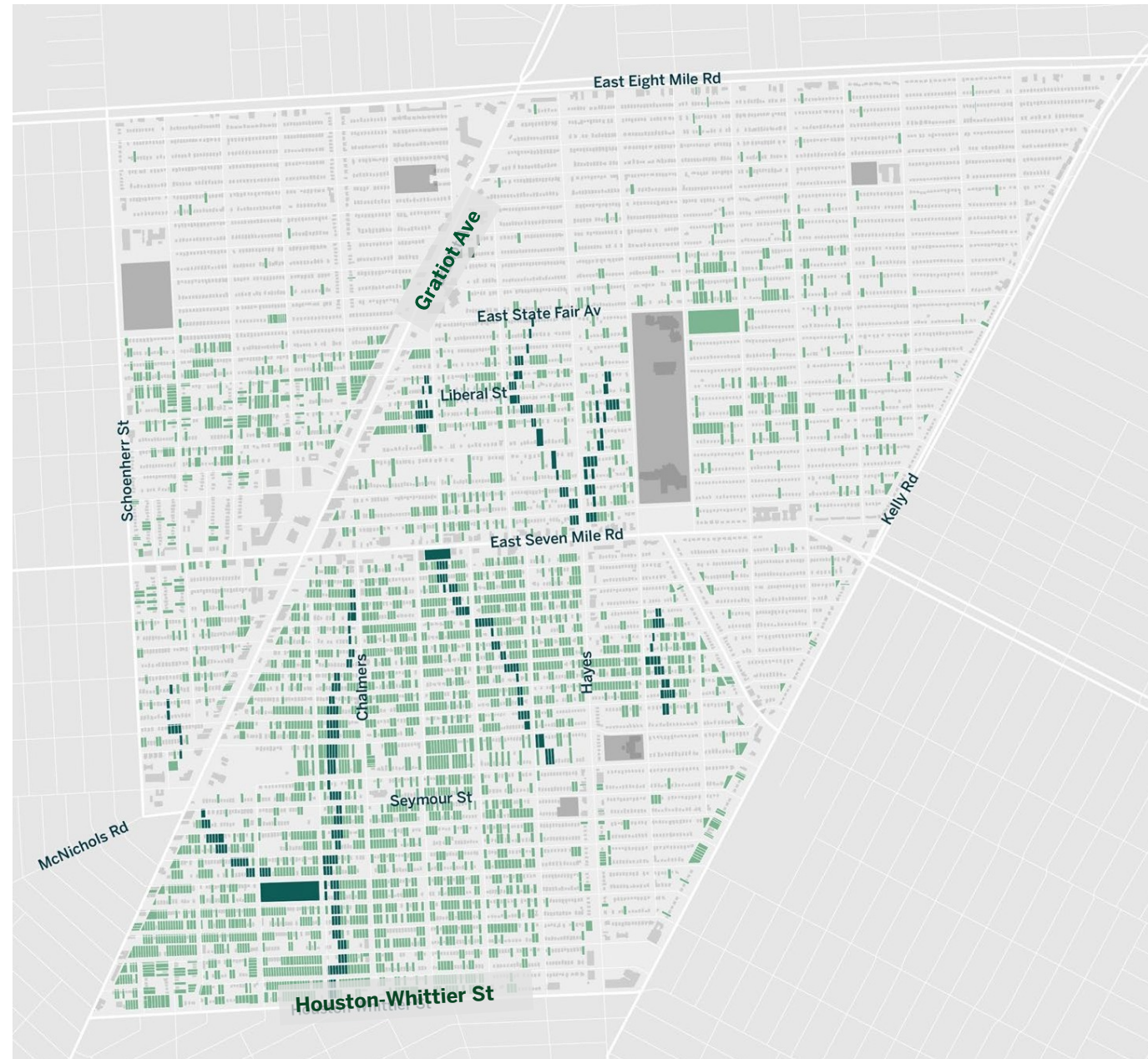
Issues of flooding due to heavy rainfall could be solved locally. Existing soil conditions support creating ponds and rain gardens in the area.



Grace Church of Nazarene Rain Garden. Photo: Nick Hagen for Model D 2016

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.

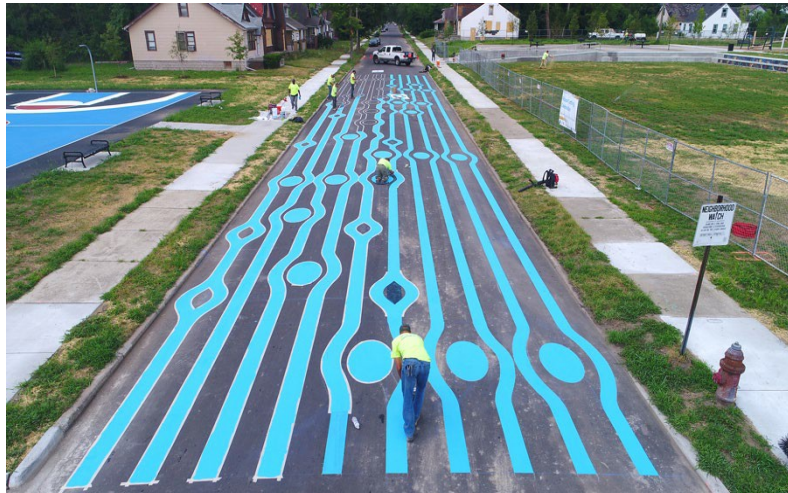


Parks & Greenways

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



Edmore Marbud Park



Prairie Street – Ella Fitzgerald Park



Schoenherr Road – Wish Egan Field



Crusade Street – Heilmann Memorial Playfield

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 Complete Streets and neighborhood-scale greenway connections.



Grand River Streetscape Project, 2020 – Detroit Department of Public Works



Mixed-Use Redevelopment

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.

community driven | pop-up / seasonal | co-working incubators



Former Burbank Elementary



Detroit Parent Collective – co-working space, childcare, preschool



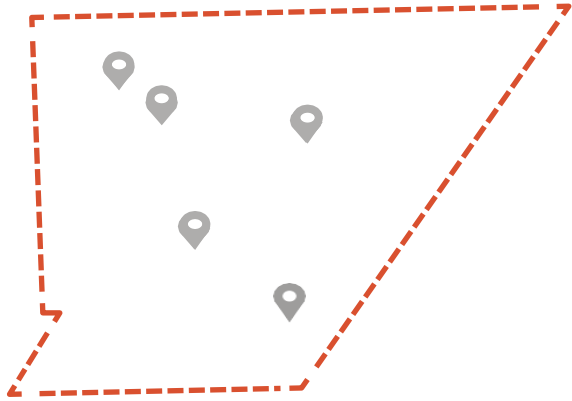
Detroit Sip – café and community space



Dearborn Art Loft – co-living / art space

presentation: early
recommendations

1

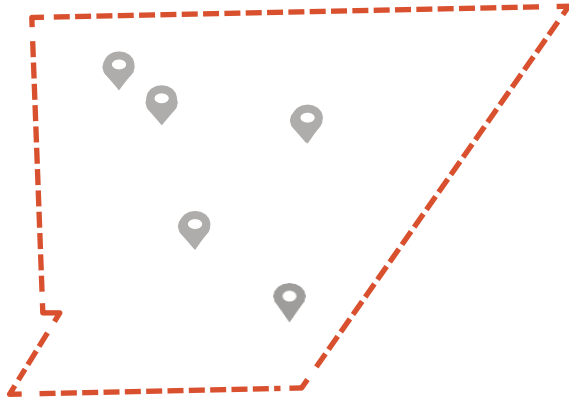


**Build from
what already
works**

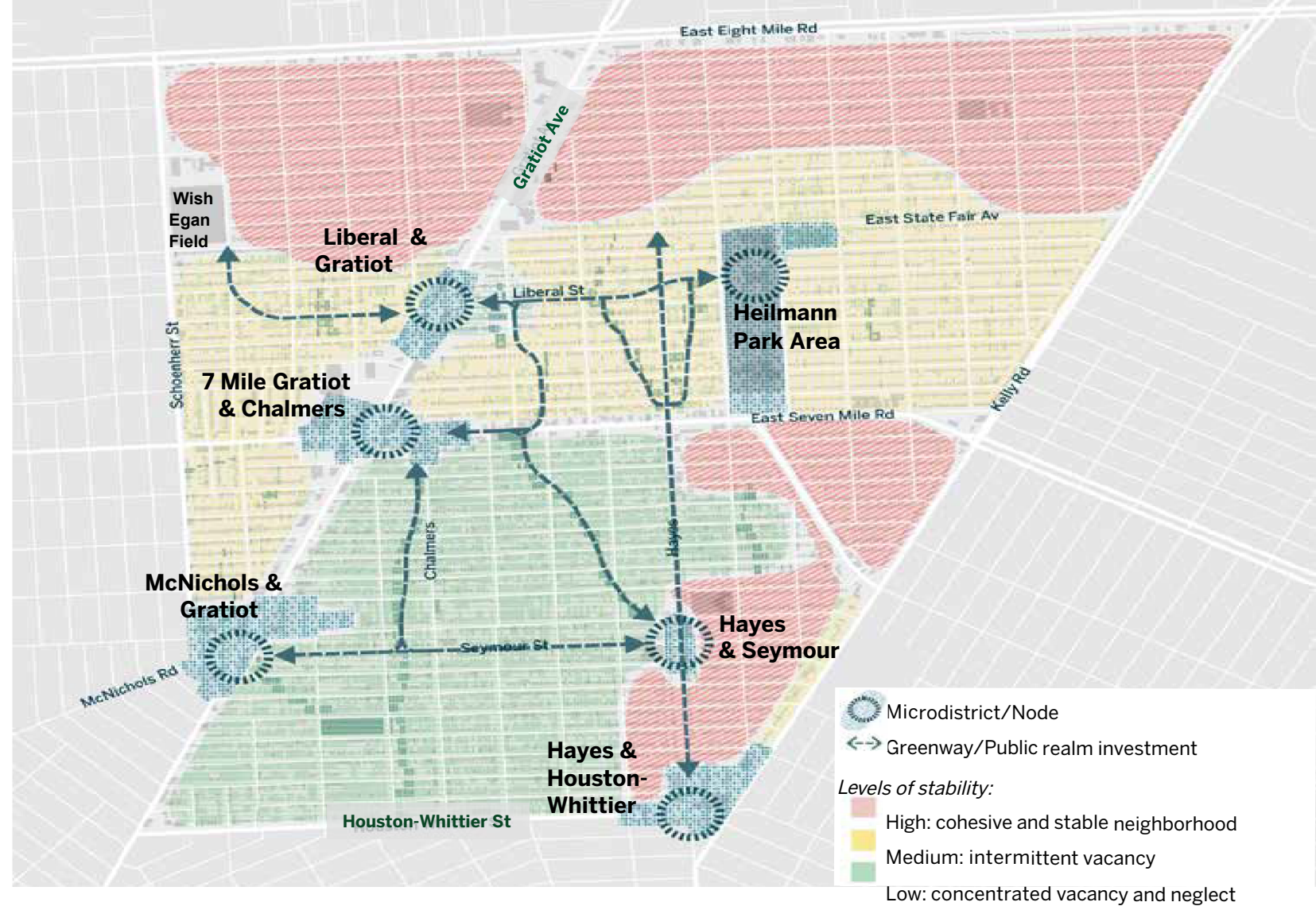


Observations

1

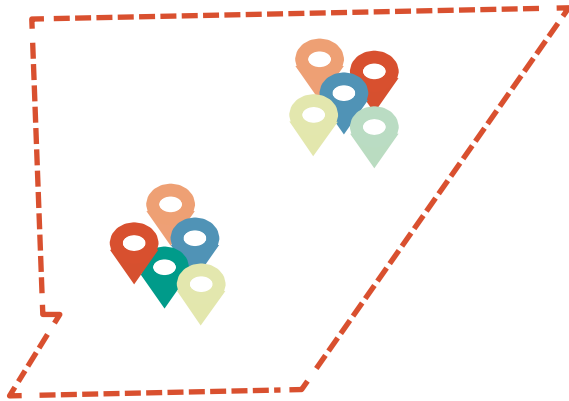


**Build from
what already
works**



**Future
possibilities**

2

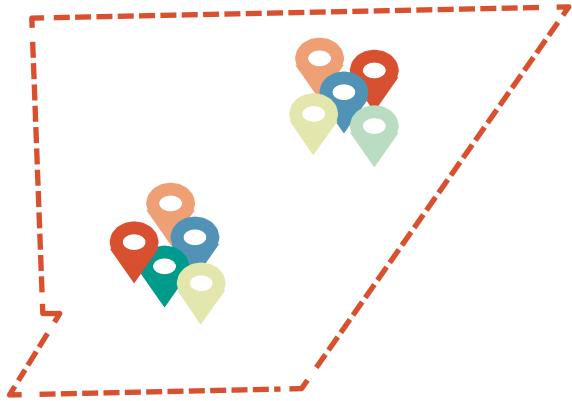


**Concentrate
community
activity**

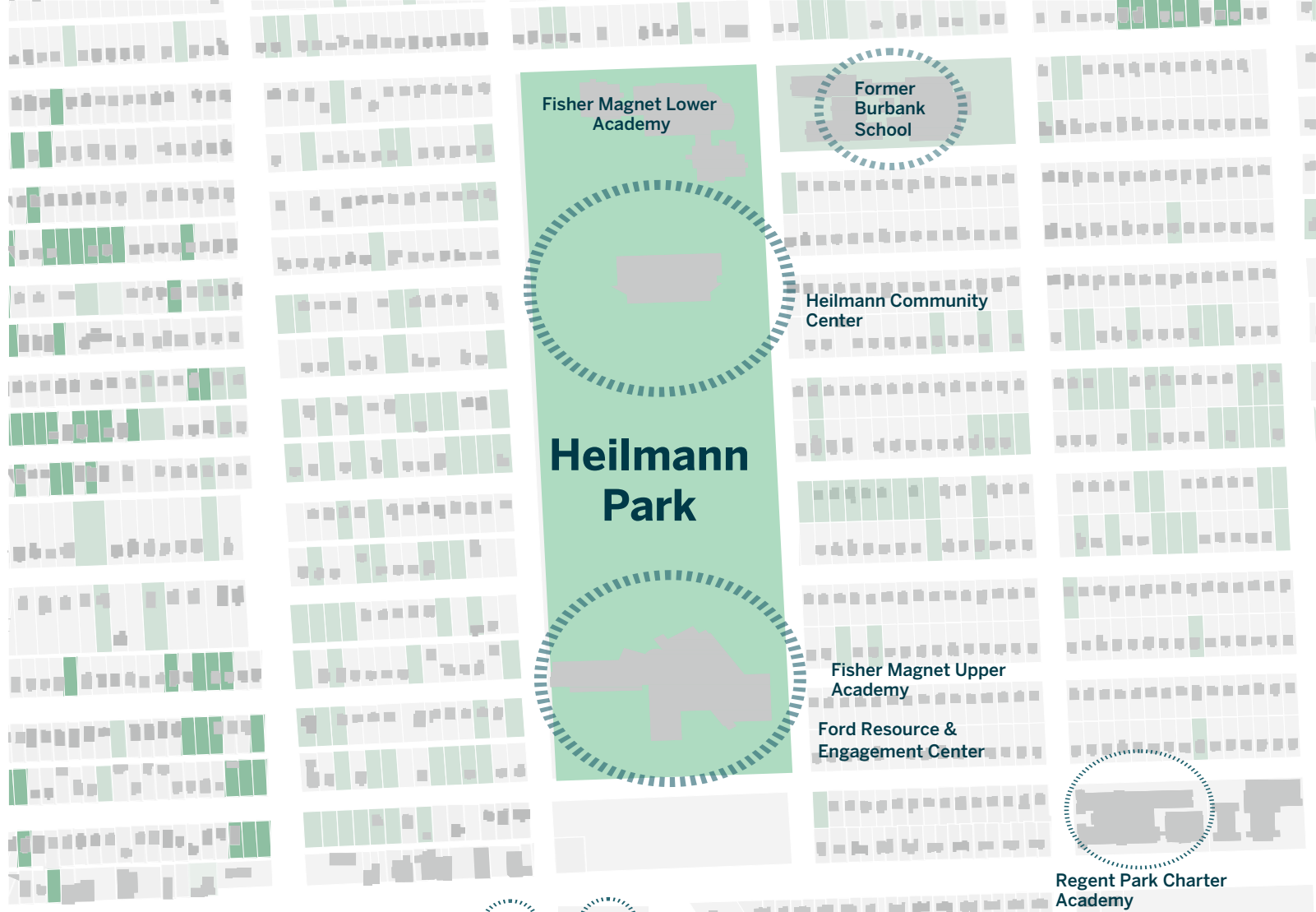


Observations

2



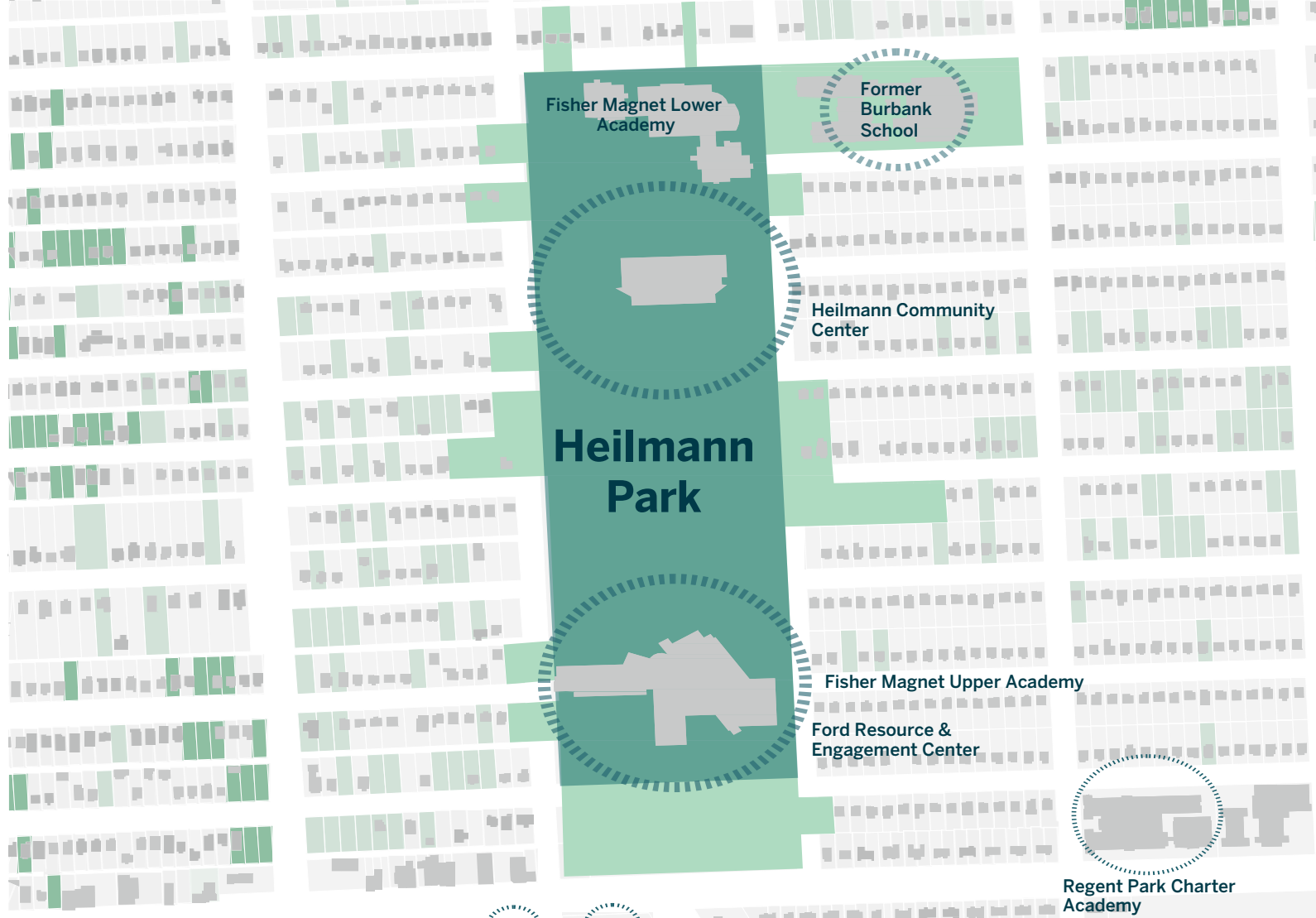
**Concentrate
community
activity**



2

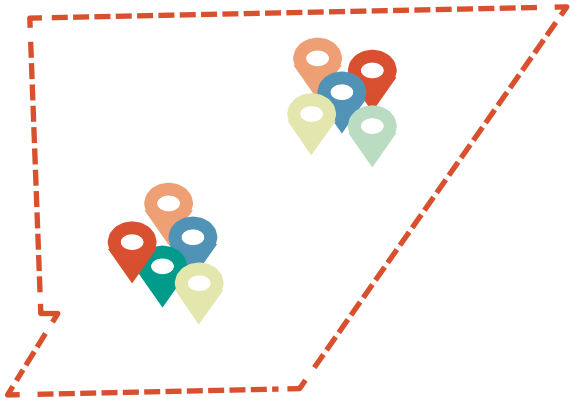


**Concentrate
community
activity**

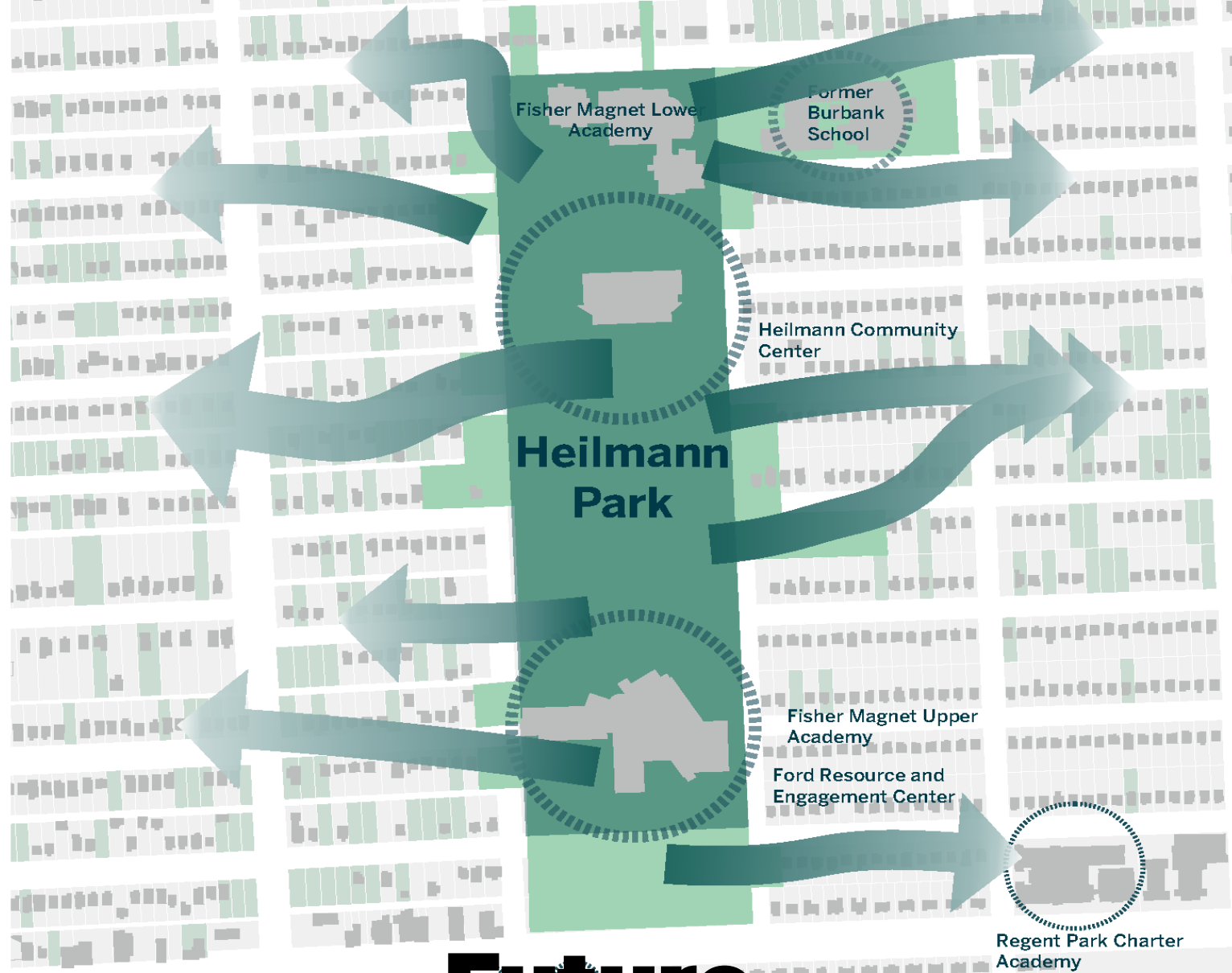


**Future
possibilities**

2



**Concentrate
community
activity**



**Future
possibilities**

3



**Connect
community
activity**

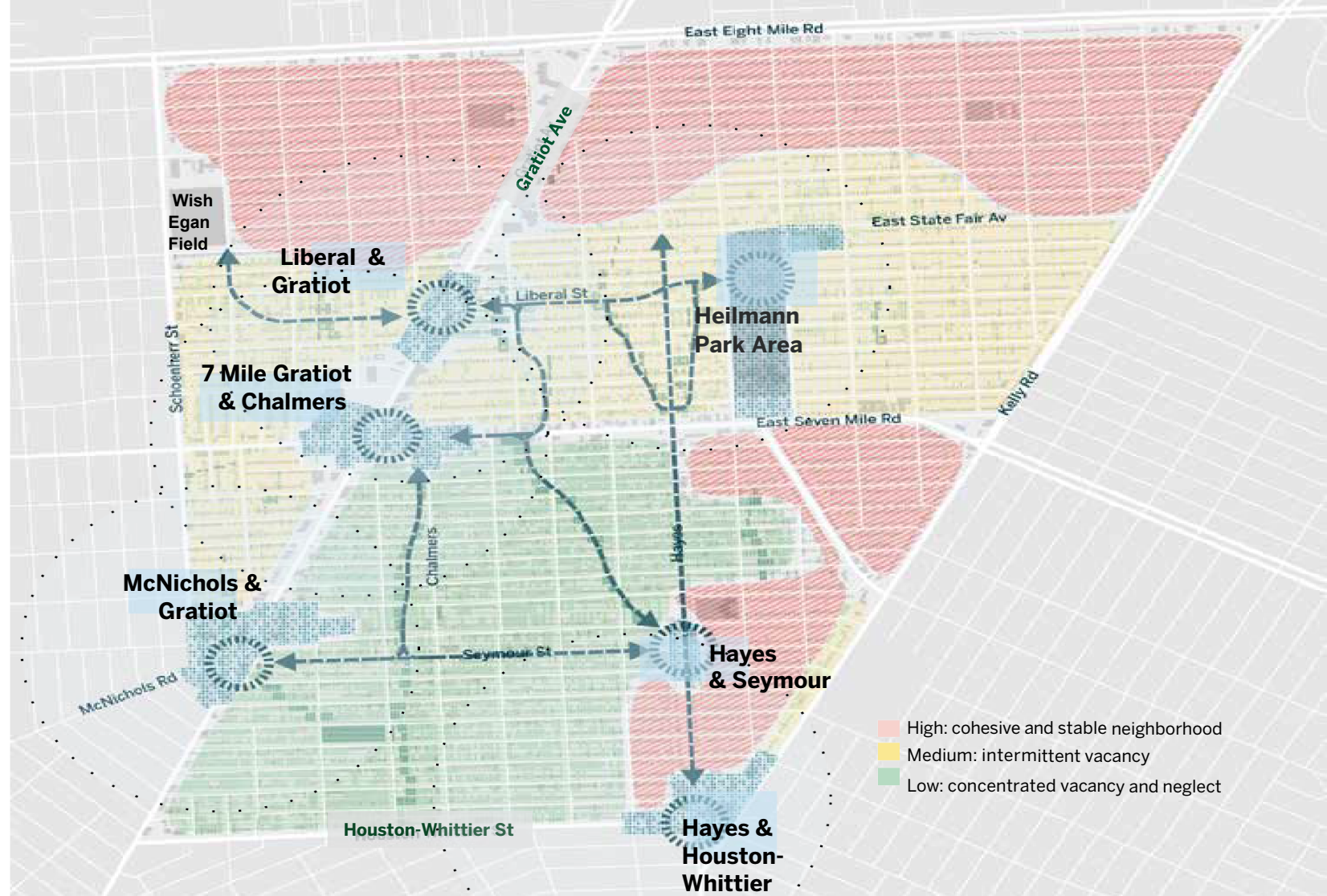


Observations

3



**Connect
community
activity**



Future possibilities

4



**Celebrate
nature**



Observations

4



**Celebrate
nature**



**Future
possibilities**

5



Create cross-generational community spaces



Observations

5

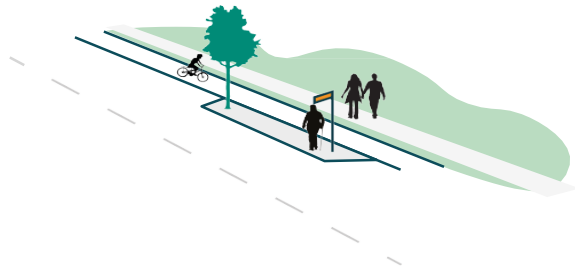


Create cross-generational community spaces



Future possibilities

6

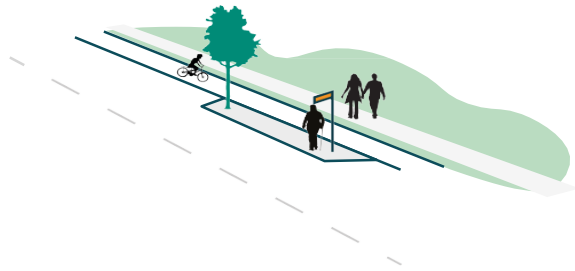


Mobility for all



Observations

6

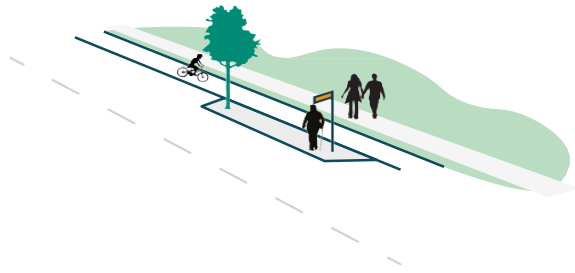


Mobility for all



Observations

6



Mobility for all



Future possibilities

7



Pursue noticeable and measurable outcomes



Noticeable

- Quality of life
- Connectivity
- Creates a sense of place
- Health & recreation
- Easier to get to community assets
- Community feeling
- Birdsong instead of traffic
- Feels safe 24/7



Measurable

- Rainwater is handled in green solutions
- Real estate value and development
- Retail sales
- Job creation and economic impact
- Population stabilization
- Fiscal impact
- Decreased maintenance costs
- Increase in biodiversity and green areas
- Slower traffic speed

8

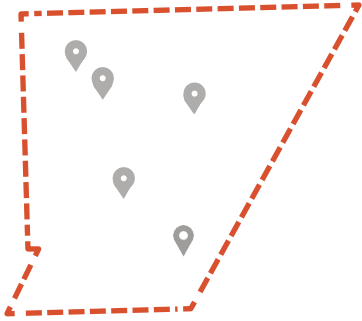


Apply different strategies to different areas



Early Recommendations

1



Build from what already works

2



Concentrate community activity

3



Connect community activity

4



Celebrate nature

5



Create cross-generational community spaces

6



Mobility for all

7



Pursue noticeable and measurable outcomes

8



Apply different strategies to different areas

**What do you
think?**

discussion + Q&A

1. 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
 - a) Windows computer = [ALT] + [Y]
 - b) Apple computer = [OPTION] + [Y]

2. Announce Yourself

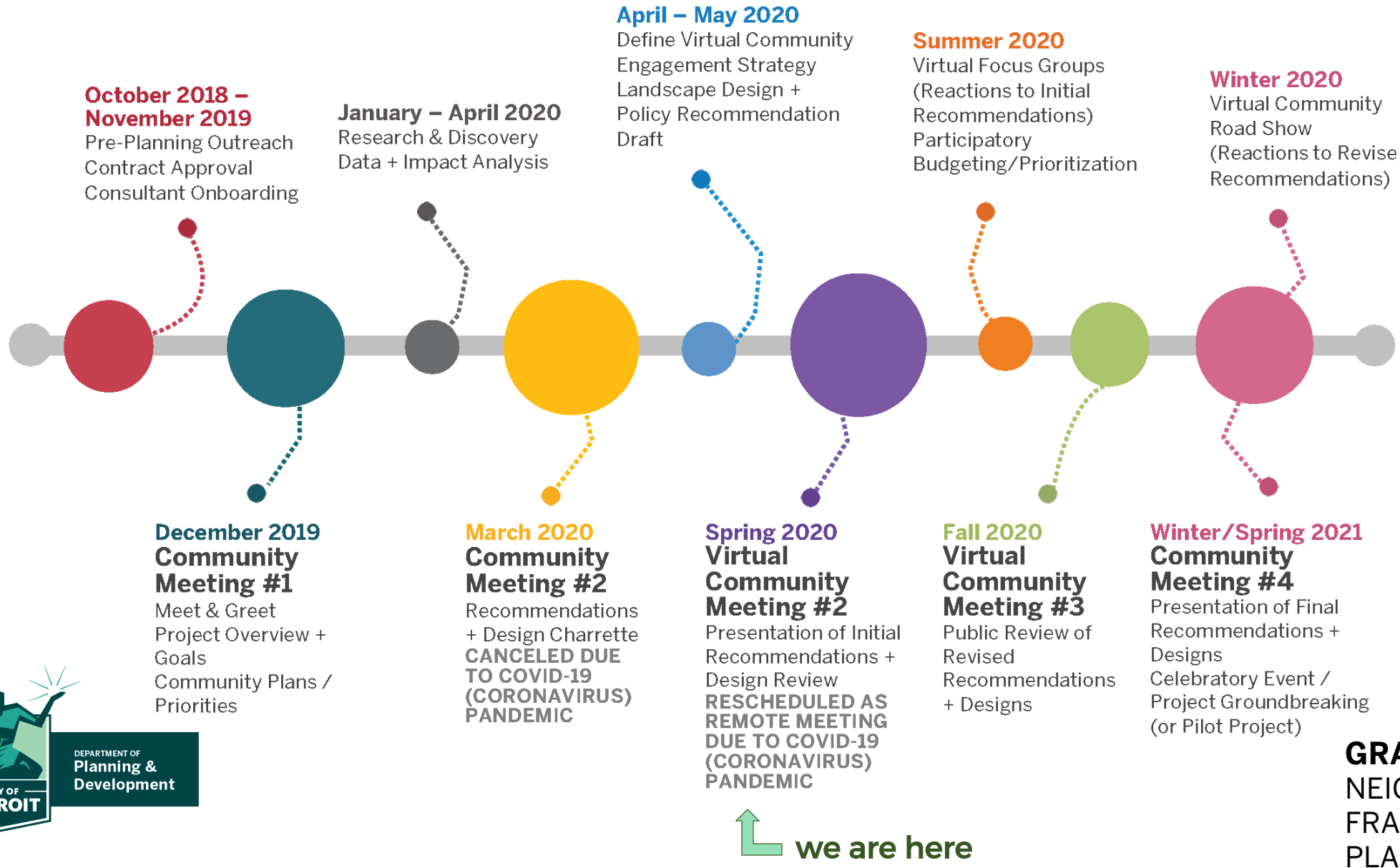
- Type your first & last name in your video feed
- Announce your name & neighborhood when called upon during Q&A

3. Email us your feedback at PlanG7@detroitmi.gov

discussion + Q&A

next steps

G7 Project Timeline



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

census 2020: be counted!

raffle



GRATIOT / 7 MILE

NEIGHBORHOOD FRAMEWORK PLAN

THANK YOU!

✉ PlanG7@detroitmi.gov
🌐 www.detroitmi.gov/G7



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