




**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

MEMORANDUM

TO: The Honorable Mary Sheffield, Council President
FROM: Antoine Bryant, Director, Planning and Development Department (PDD) 
DATE: September 15, 2022
RE: Community Outreach Report for the Greater Warren / Conner Neighborhood Framework

Below is a detailed description of the community outreach efforts led by Planning and Development Department with assistance from the 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 held on September 12th and 13th, as required for Class B Neighborhood Proposals. Additionally, PDD conducted two public meetings with residents via the Monthly District 4 Community Meeting hosted by the Department of Neighborhoods on July 26th and August 23rd. Each public meeting was held virtually with the September 12th and 13th meetings noticed per the requirements outlined in the COO.

COO ENGAGEMENT PUBLIC MEETINGS

- **Meeting 1: Department of Neighborhoods Weekly DONcast Meeting – Monday September 12th, 2022 at 5pm**
 - Description of meeting 1: The Department of Neighborhoods hosts its weekly “DONcast” citywide community meeting via Zoom and invited the Planning and Development Department to present about the upcoming Neighborhood Framework Plan for the Greater Warren / Conner Area. PDD staff presented about the scope of work and upcoming schedule and then answered questions from residents. (174 participants)
- **Meeting 2: PDD hosted virtual meeting – Tuesday September 13th, 2022 at 5pm**
 - Description of meeting 2: The Planning and Development Department invited neighbors and stakeholders from the planning study area to attend this virtual meeting about the upcoming Neighborhood Framework Plan for the Greater Warren / Conner Area. PDD staff presented about the scope of work and upcoming schedule and then answered questions from residents. (34 participants)
- **Additional Outreach Meetings: July 26th and August 23rd**

- PDD was invited to present at the July 26th and August 23rd District 4 Community Meetings hosted on Zoom by the Department of Neighborhoods. While not official meetings according to the Community Outreach Ordinance (COO), notice for these meetings was sent to residents and stakeholders using similar methods as required by the COO. These meetings were very informative and well attended (over 70 attendees at each) and the questions and responses from those are included below along with the feedback from the official COO meetings.
- **COO Meeting Resources and Documents**
 - The presentation slides for the COO meetings are available at www.detroitmi.gov/greaterwarrenconner.
 - Zoom recordings of the meetings are available at the following links
 - August 23rd: https://cityofdetroit.zoom.us/rec/share/cpdhGN3_gC-wGW7OQOgBr4I0v3Yv1p99A3QappjIAvshxOj7YFvM7hB9ajQjgV.7jJIY4vSLup8pE-3.
 - September 12th: https://cityofdetroit.zoom.us/rec/play/16tn_D3TRFtbolVdSbKcCSIHT0GyFlIP7z5zOVsGwMpj-0gLM5XdXNagf_33mrAXaqcXtHuz7lglyRyu.PaBcZdbVqOjBs4hn?continueMode=true
 - September 13th: https://cityofdetroit.zoom.us/rec/play/KVMmlu0exrgWU64Bj6uYG4Mh1MU3onmUBnfBbwzz9eDqZXPY_4d7B1eMb5e9Xz38ErnW4SK_tHuFWqSl.60hVM-KmDxJ4qhtZ?continueMode=true

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

Both COO meetings, held on **Monday September 12th** and **Tuesday September 13th**, were noticed in compliance with the Community Outreach Ordinance. The COO notice for *both* meetings was distributed and posted as follows:

- **Public Notice sent August 31st to City Council Members**
- **Public Notice sent on August 31st to the District 4 Community Advisory Council**
- **Public Notice Posted August 31st via the Planning and Development Department Facebook, Twitter, and Instagram pages – *not required***
- **Public Notice Posted September 1st via the City of Detroit Facebook page**
 - Reposted on September 6th and September 12th – *not required*
- **Public Notice Posted on September 1st to the City of Detroit Website Events Calendar and PDD website**
- **Public Notices sent September 1st to community groups and block clubs including FCA CBO Neighborhood Advisory Council, Riverbend Association, Brilliant Detroit – Chandler, Chandler Park Neighborhood Association, Manistique Block Club, Chandler Park Conservancy, Friends of Parkside, Lemay Block Club, Canfield Consortium / East Canfield Village Alliance, Cadillac Blvd. Block Club, Sanctuary Farms, Belvidere Community Youth Block Club / What about us,**

Beniteau Street Block Club, East Side Community Network Little Detroit Community Garden Gazebo & Gathering Area and Living the Good Life Block Club.

- **Public Notice sent on September 2nd** to the District 4 Department of Neighborhoods Gov Delivery List (12,470 subscribers)
 - Resent on September 13th - *not required*
- **Public Notice Posted September 2nd** on City of Detroit Public Access Channel 10
- **Public Notice sent** to the FCA Community Benefits Ordinance Development Gov Delivery Subscribers (495 subscribers) – *not required*
 - Sent on: September 6th and September 12th
- **Public Notice sent via** email and text message to Greater Warren/Conner Neighborhood Framework Gov Delivery subscribers (58 subscribers) – *not required*
 - Sent on: September 6th and September 12th

3. What concerns were raised by the community?

- **July 26th, 2022:** The questions and concerns from the community were as follows:
 - **Community outreach**
 - It is important to involve local students and youth. DPSCD schools want to partner with the city in engaging youth.
 - Please promote the plan with information about activities and the budget by sending to residents via mail.
 - Please share the presentation and contact information for the planning staff.
 - **Neighborhood framework scope and activities**
 - What are some of the things planned for the area and will it create jobs?
 - Plan for Shoppers World and Department of Human Services sites?
 - There has already been neighborhood stabilization work completed in the area, how will that plan build on that?
 - Focus on youth and especially establishing safe routes to schools.
 - **Neighborhood framework budget and implementation**
 - How will funds be distributed, how will the use of the \$800k implementation funds be determined?
 - Can the budget for planning, implementation, and marketing be shared with the community via mailing?
 - **Local infrastructure**
 - Can traffic signals be upgraded at intersections with steel overhead beams?
 - **Other topics – not necessarily related to the Neighborhood Framework**
 - Inquiry about purchasing vacant lots from the Detroit Land Bank Authority.
 - Invitation to Back to School Event and Resource Fair with UAW Local 7, September 18th 12 – 4pm.
 - Detroit Fire Department shared the important recommendation that all households have smoke detectors and CO monitors. Residents can contact

communityrelations@detroitmi.gov.

- **August 23rd, 2022:** The questions and concerns from the community were as follows:
 - **Neighborhood framework scope and activities**
 - It is a robust scope of work, what are the framework boundaries?
 - **Neighborhood framework budget and implementation**
 - How much funding is available?
 - **Local infrastructure**
 - Can traffic signals be upgraded at intersections with steel overhead beams?

- **September 12th, 2022**
 - **Community Outreach**
 - After completing previous neighborhood framework studies, has PDD used surveys to evaluate resident satisfaction with the effectiveness of community engagement efforts?
 - **Neighborhood framework scope and activities**
 - Will the neighborhood framework look at how to improve indoor air quality in homes and businesses?
 - When will renderings be made available?
 - **Neighborhood framework budget and implementation**
 - Will the \$800k investment from FCA / Stellantis be a part of this plan? How will the funds be used? Can they be used to supplement the home repair program?
 - What will happen to Carsten’s school? Will it be demolished?
 - **Other topics – not necessarily related to the Neighborhood Framework**
 - When will Planning and Development Department do a neighborhood framework for the Littlefield Community (District 7)? It is a very active community and has been asking for a plan for a very long time.

- **September 13th, 2022**
 - **Community Outreach and Consultant Team**
 - Will the planning study consider the results of surveys recently conducted by neighborhood organizations?
 - Who is on the consultant team and how would a community member apply to become a part of the consultant team? How is a consultant team selected?
 - Request to have the consultant team introduced to the community and to learn about their expertise. Suggested expertise needed in engineering, stormwater, and disability issues. Please set up a meeting in October for the community to meet the consultants.
 - How will door-to-door canvassing and information stations for engagement be conducted?

- Will community members be compensated for assisting with outreach activities?
 - Request to share the results / feedback from the previous Community Outreach Meetings.
- **Neighborhood framework scope and activities**
 - Suggestions for framework focus areas / recommendations / actions:
 - Home ownership assistance and support for moving renters to homeowners
 - Encourage assistance and resources for local non-profits
 - Improve technology access and infrastructure
 - Revisit the home repairs: Add air filtration to homes for improved indoor air quality
 - Address flooding and sewage back-ups, incorporate Green Stormwater Infrastructure
 - Environmental issues have increased since FCA / Stellantis expansion – need to concentrate on environmental justices, public health and safety as opposed to beautification and streetscapes
 - Addressing public health issues and environment are the first thing to creating a vibrant community – must have a health element in the planning study
 - Is any waste management surveillance being conducted as oversight by any community groups or research teams thru EPA being conducted for this project?
- **Neighborhood framework budget and implementation**
 - Will Stellantis be contributing to plan implementation?
- **Local infrastructure**
 - Can traffic signals be upgraded at intersections with steel overhead beams?

4. What is being done to address the concerns of the community?

The questions and concerns from residents were answered or addressed as follows:

- **Community outreach**
 - **Surveys conducted by community groups:** PDD is more than happy to receive surveys and reports conducted by local community groups and stakeholders in order to better inform our research and analysis. Staff has reached out to the resident to request the results of the survey.
 - **Youth outreach:** PDD is very enthusiastic about partnering with schools and other youth serving stakeholders to ensure meaningful and robust participation of youth in the neighborhood framework process. We will make contact with area schools and organizations to facilitate this.

- **Send plan information by mail:** PDD will send at least one notice of planning activities by mail to all households in the planning study area. This will likely occur before the first community town-hall meeting (date TBD).
 - **Evaluation of previous community engagement efforts:** PDD regularly evaluates its community outreach and engagement strategies in order to ensure that residents are included and can meaningfully participate in planning activities and contribute to the future growth of their neighborhoods. PDD will consider surveying residents to better understand their perspective on the effectiveness of PDD’s outreach efforts.
 - **Engagement activities and budget:** Canvassing, information stations, town-halls, and digital engagement will all be a part of the comprehensive community engagement strategy. There will be funds available to compensate community members to assist with outreach and contacting their neighbors – coordinated by the consultant team.
 - **Share the meeting presentation and PDD staff contact information:** All meeting materials and contact information is posted at www.detroitmi.gov/greaterwarrenconner. Additionally, this information was emailed via gov delivery to all District 4 contacts following the meeting. The Community Outreach Report submitted to City Council will also be shared on the project website.
- **Consultant Team**
- **Community Engagement with Planning Consultants hired by the City:** Consultant teams are selected through a ranking process that considers technical expertise responding to the specific scope of work in the RFP. This process also considers the locality of the responding consultant teams. PDD will facilitate multiple opportunities for community stakeholders to meet the consultant team, learn about their expertise and provide their feedback. The consultants are an integral part of the planning process and will be deeply involved in engagement with residents and stakeholders.
 - **Consultant Expertise and Experience:** The consultant team will consist of qualified professionals with expertise in: Planning, Zoning, Water Resources, Engineering, Real Estate Market Analysis, Sustainable Development, Transportation, Mobility, Open Space / Public Parks, Landscape Architecture, Ecology, Mapping, and Community Engagement.
- **Neighborhood framework scope and activities**
- **What are the boundaries for the planning area:** The boundaries are from McClellan (on the west) to Alter Rd (on the east); I-94 (on the north) and Mack Ave. / E. Vernor Hwy) on the south. The study area is entirely within City Council District 4 and includes the neighborhoods of Chandler Park, Chandler - Chalmers, Fox Creek, East Canfield Village, and part of Riverbend.
 - **What is planned for the study area, and will it create jobs:** The scope of planned activities was shared during the meeting – which includes Housing, Commercial.

Economic development will be an important focus area for the neighborhood framework.

- **Suggest focus areas for the Neighborhood Framework:** PDD in partnership with the consultant team, and neighborhood residents will consider how each of the following suggested scope areas can be addressed through the Neighborhood Framework recommendations. Some are already part of the scope of work and others will be reviewed per the recommendations received during the COO meetings.
 - Neighborhood Stabilization
 - Safe Routes to Schools
 - Public Health and Environmental Quality
 - Indoor Air Quality
 - Home Ownership Assistance
 - Assistance and Resources for Non-profits
 - Improve Technology Access and Infrastructure
 - Flooding and Sewage back-ups, Green Stormwater Infrastructure
- **Plan for specific properties in study area (Carstens School, Villages of Parkside, Shoppers World, Department of Human Services sites):** The neighborhood framework will consider potential opportunity development sites for future multi-family and mixed-use commercial development. The properties mentioned during this and future meetings will be considered for possible inclusion in plan recommendations whether for redevelopment, adaptive reuse or demolition.

– **Neighborhood framework budget and implementation:**

- **How much funding is available:** Stellantis (FCA) has committed to contributing \$800k towards implementation priorities identified by the community through the Neighborhood Framework process. The City will also look for other funding sources (federal, state, philanthropic) which will support the plan’s recommendations.
- **Use of implementation funds:** The use of the \$800k implementation funds will be determined during community outreach and guided by the priorities expressed by residents.
- **Sharing information about the implementation budget:** This information will be shared during the community outreach process (as it was shared during the COO meetings). PDD will explore the options for most effectively communicate this to the community.

– **Local infrastructure**

- **Upgrading Traffic Signals:** PDD will engage DPW to investigate the opportunity for this and encourages residents to bring up these priorities during the future public meetings.

The PDD team is excited about the launch of the neighborhood framework plan and for working with the residents and community stakeholders in the planning area.

Attendees were provided with the contract information for the Greater Warren/Conner project and City staff to facilitate responses to any subsequent questions or concerns. Residents were encouraged to visit the project website at www.detroitmi.gov/greaterwarrenconner to access plan information and document and to also sign up for the e-mail / text message distribution list to receive news and updates regarding the process. Residents can also contact PDD Project Managers for the neighborhood framework by emailing greaterwarrenconner@detroitmi.gov.

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

We received a handful of questions via the project email address at greaterwarrenconner@detroitmi.gov. Several of the emails were requests to receive the PowerPoint presentation from the COO meeting, which was sent in response. One email inquired about the availability of grants for home repair and encouraged the development of more affordable homes. One email encouraged us to help promote awareness of the greenways in the planning area. Finally, one email was received with a question about the names of the neighborhoods within the planning study and this question was answered by the District 4 Deputy Manager.

In addition to the COO meetings, PDD has participated in several block club and community meetings beginning in 2021 to date for the purposes of gathering feedback from key community groups to inform the structure of the framework. This has included meeting with the Chandler Park Neighborhood Association, East Canfield Village Association, Eastside Community Network's LEAP Neighborhood Improvement Committee, Stellantis / FCA Community Benefits Ordinance Annual Update Meetings, and the Chandler Park Conservancy.

We would be happy to answer any additional questions.