

WHAT WE HEARD

Community Event #1

Attendees: 80+

24 August 2022



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If nothing else, this project should...

SHOW IMPACT WITH INCLUSIVE RESIDENT LEADERSHIP

- Involve residents in decision making. x2
- Be truly inclusive of residents.
- Allow current residents to purchase and develop before investors and assist with grants to the residents.
- Have several brainstorming/open mic events more ideas from residents can lead to a better inclusive and sensible plan.
- Give neighbors opportunity to talk to each other about what we want .
- Get new + old North End residents to connect community + combat gentrification.

“Be a mouthpiece for what neighbors want to the city.”

BUILD RELATIONSHIPS + IMPROVE QUALITY OF LIFE

- Affordable housing opportunities for Black residents. (X2)
- Bring community together.
- Improve quality of life for existing + future residents.
- Involve children and ensure areas are safe and well lit.

BUILD ECONOMY + DENSITY

- Green space matters. x2
- Increase density, focus, on diverse, inclusive spaces.
- Increase retail and service providers on Oakland.
- Make the area a priority with increased efforts in advancing businesses in the neighborhood .
- Plant 2500 trees.
- Adequate parking! Limited rental space North End Landing .
- Let's figure out density vs green space.

HONOR HISTORY

- Keep or restore historical buildings.

BE TRANSPARENT

- Obligate the city to stop forcing what the administration thinks is best on the residents who live here.



Cultural Heritage + Historic Preservation

Imagine your neighborhood 5 years into the future.

Describe your vision.

AN ACTIVE, RESPECTFUL COMMUNITY

- People who celebrate the positives and participate in the community building process.
- A community that is respectful of all residents and businesses who contribute to the uplifting and betterment of the neighborhood.

UPLIFT COMMUNITY AND GATHERING SPACES

- Consider pool open to the public and rescue the library! x5
- Dog park. x4
- Vibrant community-oriented public spaces for meetings and recreation. x4
- Skate park and shop. x3
- More public parks. x3
- Connectivity within neighborhood. Accessible neighborhood. x2
- Old school band festival. Historic event.
- Community fundraiser.
- Youth job program.
- Elderly support.

CELEBRATE + PRESERVE HISTORY

- Apex Bar reopen up (preserving history - less turnover). x3
- Historic markers honoring the history in the neighborhood. x3
- Maintaining historic homes.

LANDSCAPE

- Sensory garden.
- Biodiversity/natural parks (wildflowers).

ARTS + CULTURE

- More art murals. x3
- Music arts and culture - elevate and preserve it. x2

“Lots of small Black-owned businesses, families, restaurants, and good schools”



MIXED-USE + RETAIL

- Hardware store. x4
- Mixed-use housing and retail on Oakland Ave. x3
- Preserving green spaces. x3
- Pet shop. x2
- More retail stores, schools, housing development and repairs. x2
- Grocery store. x2
- Affordable retail shops.
- Candy store.
- Family dining.
- Hair salons.
- Drug stores.
- Beauty salon.
- Bakery.

RESOURCES

- Community support services.
- Grants for local businesses to improve landscapes or properties for social spaces.
- Community control over shared resources.
- Agencies to outreach mental health patients.
- Mobile units without name “rental health”? Cultural relevance. Young people to design mobile unit art.
- More jobs for people in the neighborhood.

CLEAN

- Neighborhood cleaning street services for residents.

HOUSING

- Honoring historic homes.
- More affordable housing and rent.
- Restored homes.
- Less abandoned homes.
- No more evictions.
- More people in homes.
- Detroit architects completing designs. Why so many style homes?

“A community full of residents who owned their homes before property values skyrocketed and built wealth as the neighborhood experienced rapid investment.”

Who are knowledgeable people in the North End we should talk to about neighborhood culture & history?

PEOPLE

- Margret Harris (since 1964). x3
- Debra Wright and Louis Wright. (Alger st. next door to 637) x3
- Louis Davis. x3
- Constance King. Ms. M Grice. x2
- MJ owner of MJ ice cream on Oakland. x2
- La Donn a little the unofficial 'historian' of the North End. x2
- John Considine. x2
- Pat Dockery. x2
- Ms. Bennet raised a lot of families.
- Cheryl Carter North End resident early 60s.
- Phillis Judkins, North End historian.
- Otis & Janet two house down on right side of 601 King st. Lived here 35 years.
- Know Allegiance Nation.
- Vanguard.
- Oakland Avenue Artists Coalition
- Marsha Music.
- Cornelius Harris
- Neighborhood residents who have lived here for 10+ years.
- Neighborhood members who have been in community for 50+ years .
- Albert Kahn Detroit Jews.
- Charen West across from Considine.
- 8 Daris.
- Betty La Vette.
- Impact resident who were not included in planning of North End landing very divisive project.
- Carrie Ruffin (Delmount St).
- Melbourn Block Club.

OTHER IDEAS

- Idea for "North End kiosk for pop-ups", local art, meeting space, coffee shop, and event
- Incorporate art on Oakland
- Delores Bennett park marker



What cultural and historic elements (people, places, events) of your neighborhood should be celebrated + uplifted?

UNIQUE NEIGHBORHOOD PROGRAMS + ECONOMIES

- Oakland Avenue Urban Farm. x2
- Red's Shoe Shine Parlor.
- Detroit Food Co-op.
- Record Store Owen.
- Police horse stables.
- SA auto garage shop (Marston & John. R St.).
- On Woodward & Euclid west.

PRESERVE HISTORIC ARCHITECTURE

- Support homeowners with historic homes. Fund the restoration and preservation of historic homes and commercial buildings in North End. Stop demolishing unique historic homes.

Neighborhood Commercial Areas

What types of uses (services, businesses, etc.) would you like to see in your neighborhood?

BUSINESSES THAT MEET DAILY NEED

- 24 Hour Convenience Store. x5
- Pharmacy. x5
- Grocery store. x4
- Nice Laundromat. x3
- Cafe/Bar. x3
- Restaurants/eateries. x2
- Retail stores. x2
- Hardware stores. x2
- Resale shops. x2
- Liquor store with a pharmacy.
- Something to accommodate people who on the go; Alt work schedules (awesome).
- Flea market or other markets.
- Candy store.
- Cheap healthy grab and go food.
- Car stores (tire detailing, wash jobs).
- Tech center.
- Need more local groceries, Go to Sam's Club, Cracker Barrel.
- Bakery.

COMMUNITY SPACES THAT PROMOTE HEALTH + WELLNESS

- Rec Center. x8
- Dog Park. x4
- Fitness Center. x4
- Pools. x2
- More strategic dense green space.
- Library.
- Kid activities at parks, yoga classes + movies @ Parkland.

“Not enough neighborhood grassroots investment to create business initiatives creating new cooperative businesses that can support a high quality of life”



- Skating rink.
- Parks.
- Bee hives near neighborhood garden.

EDUCATIONAL

- Childcare & schools. x3
- Art/music classes. x2
- Financial literacy classes.

INFRASTRUCTURE

- More public transportation.

What services would help support the entrepreneurs/small businesses you love in your neighborhood?

BUILDING MAINTENANCE

- Face lift on storefronts; facade grants. x3
- Better bus services. x3
- Building maintenance.
- Building code maintenance is important for success of businesses support!
- Grants for home repairs (not loans)

BUSINESS OWNER SUPPORT AND RESOURCES

- Small business grants. x3
- Small business owner resources (property maintenance grants, training). x2
- More competent business liaisons like Lily Hamborger who has been amazing.

PRIORITIZE LOCAL OWNERSHIP

- Say no to Corporate.
- Property getting bought by outside investors + sitting.
- Help businesses that have been here for generations but don't have modern marketing.
- Support generational businesses.
- How to open business in home?

“What has kept businesses away? Security, cleanliness, cost.”



Parks and Open Spaces

What are some needs that could be addressed by parks and open space? How could parks/open space address those needs?

UPLIFT COMMUNITY CONNECTIONS + PROGRAMS

- Spaces to gather or host events. x2
- More programs in the parks (kids yoga, farmers market).
- Local sports clubs.
- Library and parks in the neighborhood.

ADD GREEN SPACES + TREES

- Trees as traffic calming. x3
- Community garden.
- Rain garden.
- Tree canopy on major street corners w/ greenery to soften entrance to residential streets.
- Tree canopy isn't consistent along streets in North End. Targeting towards E Grand Boulevard.

PRODUCTIVE USE OF VACANT LOTS

- Basketball courts.
- New courts on empty lots.
- Urban prairies and pollinator habitats.
- Allow current residents to develop or utilize lots & property.
- Community gardens don't seem to be available to the critical community. Meet + greets? Picking times? Fresh produce delivery to senior citizens?
- Help beautification. Fixing up lots owned by residents beautification

OTHER

- Promote cleanliness - Signs about not littering, trash cans
- Laundromat, dry cleaners, local store
- Parking lot could be improved at Bennett
- If it's going to be a historic neighborhood they should bring back what used to be there: restaurants, drugstores, other commercial fish market
- I have to cut vacant fields I do not own

What are things you love about the parks/open spaces in your neighborhood that should be uplifted?

HISTORY + LEGACY

- Park stewards; Bennett is special because of who Delores was.
- The continued legacy of Delores Bennett.

COMMUNITY SPACES

- Basketball courts.
- Safe playground for children.
- Parks as part of community of care.
- Dog park in community is great (Boston/John R).

What do your parks and open spaces need?

PARK ELEMENTS

- Dog play scape would be nice. x2
- Native prairies. x2
- We need more benches.
- Water park.
- Tree house.
- I want to see famous people at the park - they need stage, table, seating.
- Tire swing.
- Parks/ interactive art for smaller children.
- Space for a soccer field.

URBAN DESIGN

- Need more parks! X3
- We need to be conscious of the open spaces we are creating unintentionally via demo.
- Parks need to be near residential density. Accessible without car.

REGULAR MAINTENANCE

- Areas should be kept clean. x3
- Vacant lots/parks cut on regular basis. x2
- Apple trees need to be maintained (on Boston).

“I am pleased with the upkeep of Delores Bennett park. It is primarily maintained by the people who visit here. With the many activities held at Delores Bennett Park we ensure the safety of everyone who chooses to visit.”

“Many north/south streets (John R, Brush, etc) lack tree canopy and are hotter in summer as a result.”



Housing

Do you love living in the North End? Tell us why or why not!

HISTORY AND CULTURE

- Architecture (The Character).
- Cultural place.
- Large brick apartment building.
- If house gets torn down wants some things that keeps character of existing housing not spaceship.

COMMUNITY

- Not a bubble, love that neighbors look out for each other.
- Quiet - home owners are seniors; Renters are all ages and not as quiet.
- I love the beauty of North End's community/history.
- Been in neighborhood for 70 yrs. Loves areas; things changed but used to be able to walk to shopping.
- Love the people doesn't have to do w/ the building.
- Love it! Open to people - kids + families; open to white people + don't want gentrification.
- Love neighborhood; feels safe walking my dog. Feel safe w/ & around neighbors. Love seeing kids outside playing.
- Love it! Its home. Gardens, pheasants, neighbors, family"

DEVELOPMENT

- Cathedral of Most Blessed Sacrament Campus did a plan and interested in seeing what people want. Doing 53 units affordable house (partnered w/ MHT). Need help to change use for parks and other uses. 40 lots owned around Cathedral. Need zoning changes for other parts of their plan.
- Need more neighborhood parks
- What does a repair campaign look like as well as investment for new? What ARPA money have been budgeted for this neighborhood + have participatory budgeting?
- A lot of renters would be nice to encourage rent to own.
- I used to love living here before developers pressure made things so tense.

ADJACENCIES

- Love the quiet and proximity to downtown parks and community. x4
- My neighborhood 10 min. from everywhere; far enough from downtown can't hear noise + away from traffic.

"Love accessibility feels safe to walk around, close to Q-line; restaurants popping close to work."



RESOURCES

- Neighborhood economic development
- Greater resources for local grassroots groups

What challenges do you have with housing, living in the North End?

HOME OWNER + RENTER SUPPORT

- Moratorium on blight tickets for people in poverty. x2
- Help w/ making home repairs. x2
- Provide housing for homeless population. x2
- Pathways to homeownership.
- Minor repair program expanded to low - moderate income housing not just seniors.
- More programs to keep people in their homes.
- Need more working families w/ earned income.
- Balance between renter units and home ownership when there is a new development.
- Make sure people that live here can also own here.
- Code enforcement change: Don't ticket instead provide resources to help people repair their homes.
- Mandatory home inspections people provide to Homeowners & renters before move in.
- More code enforcement presence + education for landlords + tenant rights.
- Need people to go door to door w/ programs to fix houses.
- Issues w/ quality safe rental, issues w/ quality of renovation.
- Size of new units too small.
- Lack of for sale housing.
- Deeper subsidy is needed to make for-sale homes more affordable.
- Places for people to age in place.
- Rent needs to be lower especially on houses that are poor quality.
- Homeowner funding for Historic/New home upkeep maintenance / restoration.
- Poverty spectrum: systems that support all people staying in their housing no matter their employment.
- Rent control, esp for long time residents & seniors.
- People are struggling to pay rent & keep houses maintained, yet the city uses our tax \$ to subsidize imaginary newcomers who make 3x more than the people here.
- Stigma around renters: age, income, activities.

PRESERVE ARCHITECTURAL INTEGRITY

- Save nicer older buildings with all the details.
- Getting properties rehabbed is a challenge (historic preservation materials delay).
- Need more housing: All the nice big houses that are rotting, auction off & have people fix then up.
- Challenges: lots of people unemployed, abandoned homes, trash or trash cans don't move on street.
- We need more of it in our Caniff on Delmar on Owen a lot of vacant



houses.

- Following existing typologies when building new.

DAILY NEEDS

- No grocery stores or pharmacies to pick up quick medicine.
- Garden spaces: Where is the produce? Can the community come in pick & gather?
- Schools close and force families to move -to come back it's not affordable.
- Community Schools.

MAINTENANCE

- General upkeep of vacant lots sidewalks & streets, stuff left @ side of roads.
- Feel overgrown properties are safety risk esp. near youth center.
- Broken glass on sidewalks, bulk trash.
- Some abandoned houses are filled with weeds and animals!
- Overgrown vacant lots (Urban gardens).
- Too much dilapidation.
- Feeling left out of public services (grass cutting, new roads).
- Tie to community commitment to block; wants to be part of change; Trash pick up, grass cutting etc.

DEVELOPMENT

- Wary of new people coming to hood with development.
- Government Tyranny.
- Feel like dynamic of neighborhood not respected, re: new development.
- Have a lot of investors but they not taking care of things.
- Parking concerns with new development.
- North End Landing: not happy because of size.
- People aren't excited about the parking lots that accompany multi-family.
- End zoning that only allows Single Family.
- Density = more commercial opportunities = crime mitigation.
- N/S Streets + Multi-family , Traditionally.

VACANT LOTS

- Vacant lots - Housing Community use besides gardens".
- Utilize vacant lots for solar & other community amenities, IE: Internet, wind; create local capacity.
- Empty Lots - Owned but no development; Detroit Land Bank ownership of so many lots.

What types of housing best fit the needs of neighborhood residents?

HOUSING TYPES

- Realistic sized single family housing x4 (2500 sf min, 4 bdr; 2.5 baths, driveway, detached garage")
- Tiny houses x4

"The amount of disrepair: Lots of properties are 3rd or 4th generation homes passed down; Help people clear title so they can access that equity."



- More density x3
- Mixed-use x3 (ex: Mom + Pop businesses w/ housing above)
- More affordable housing x3
- Variety of housing types x2
- Community land trust x2
- Multi-family x2
- Senior living, affordable x2
- Small-scale infill homes
- Mixed-income housing
- Duplex
- Apartment
- Homes that accommodate different family sizes
- Southwest Solutions
- Villages with businesses
- Cooperative Housing

BUILDING ARTICULATION

- Materials for new buildings + housing needs to be brick to match existing housing
- Aesthetic standard for new housing: want something nice
- No more 5 on 5's - Need to be well built & honor local architecture
- Main entrances to multi-family should be on same side of street

Streets for People + Mobility

Consider the way you get around the North End most of the time (walk, drive, bike, bus). Draw/write what you like and what is difficult about the way you move around your neighborhood. How would you like to move around your neighborhood and what improvements would support that?

TRAFFIC CALMING + SAFETY

- Speed bumps x3 (especially near schools, on side streets, Westminster)
- Need more lights for safety x2
- Slow traffic on John R.
- Improve signage esp. 1 way signs
- Used to be a light at Arden Park + Beaubien
- Stop signs & lights taken out - Arden Park, John R & Brush, and part of Holbrook

ACCESSIBILITY + PEDESTRIAN EXPERIENCE

- Need tree canopy on corridors x8
- Sidewalk Maintenance x3
- Repair Tree canopy/coverage x2
- Trash / broken glass & hazards x2
- Wheelchair User

“Racism: My family could not get loans for repair b/c the value of our house was so low for generations. Now the value is 4x more in the last 4 years! Glad it didn’t fall down in the meantime. Yet ...behold the power of the white gaze.”



- Sidewalk repair: Chicago and W. Boston, Trowbridge, Belmont, Harmon, John R, Brush, Cardone and Delmar
- Crossing Woodward is scary, Blvd. median at Arden is safer
- Return street light removed from 300 Chandler
- People dumping in alleys making unusable

“Use historical footprint to guide future development to allow for population growth”

TRANSPORTATION

- Q-line is a joke! & a waste of our money x5
- Bus Rapid Transit x3 (especially along Woodward)
- Keep Clairmont Bus; Only route SW to Hamtramck
- Need drivers and more buses -late and no show buses all the time
- Stop light on Oakland between Holbrook + Owen is badly timed
- Confusion between bus systems
- Q-line to work not reliable
- Q-line & bus stops in different places
- Bring Q-line up here

BIKE INFRASTRUCTURE

- Bike lanes cut off, stop & start, very dangerous x2
- More MOGO Stations to the north
- Lack of protected bike lanes
- More bike lanes
- “Plow bike lanes in winter! Other cities manage to do it!”
- Biking without holes in the ground
- Bike lanes ok but take up space
- Sharrows are the worst
- If there are to be 2-way cycle tracks, is the median an option?

STREETScape DESIGN

- Would like to see transit only lane along at least one of the streets
- John R & Brush = make 2 way!
- No to 2 way traffic, too much traffic (concern for # parking & lanes)
- “Can we have fewer lanes for cars more for bikes and parking”

“Slow Oakland down.”

OTHER

- Josephine & Brush Garage - gas station brownfield remediation
- Hoping for EV charging type 3 station
- Parking takes up disproportionate amount of space - 2 lanes out of 4



Locate the top two streets where you feel that improvements would have the greatest impact. What would those improvements be?

IMPROVEMENTS

- Repaired streets and sidewalks x4
- Alleys x2
- Bike education; Not riding against traffic
- A safe walking experience (feel more safe walking in Boston Edison)
- Speed bumps in the wrong places
- Bus service consistency
- Bike lanes taking up too much space
- Trees obscuring signage
- Need more destinations in the neighborhood
- More trees
- Bus route back on Oakland
- More bike lanes
- More walkable destinations

“Scared for bike riders getting hurt, no protection, running lights, cars crashing into entryway.”

Youth Engagement

**What do you love about your neighborhood?
What makes it great?**

- Color with friends
- Play soccer
- It’s fun
- Riding bikes
- Seeing family
- Go to the park & play with people
- MJ’s ice cream
- “My is school and the friend home like so fun to”



What youth friendly spaces or activities could be added to the neighborhood?

- Maker space where kids can build electric cars
- Playground x2
- More gardens, veg. flowers
- Nice people
- Trees (more)
- People helping
- People picking up garbage
- More summer breaks
- More bikes
- Walk to school and take bus
- Parent + kid meetups
- Library
- Play with friends

If you could make one thing better about your neighborhood what would it be?

- People stealing
- Yelling
- Car alarms



Items to Map

CULTURAL HERITAGE: Significant cultural locations

- Hastings St
- 643 Alger
- Bike shop
- Oakland art murmur is an example

COMMERCIAL AREAS: Locations for potential concentrations of businesses/services along Oakland

- Oakland Blvd & Leicester Ct, on the east side of Oakland Blvd (x2)
- NW Corner of Brush St & Arden Blvd.
- Potential Future EV Charging Stations - NW Corner of Brush St & Josephine St
- Near Apex
- Interest in turning into candy store - Middle of intersection of Brush St. & Bethune St (no specific corner indicated)
- Intersection of Marston St. & Oakland Ave
- Ice Cream store (existing) Corner of Westminster & Woodward
- Oakland Ave
- Kenilworth St & John R.
- Holbrook St. & Oakland Ave
- Philadelphia Ave just East of Oakland Ave
- NW Corner of Brush St & Arden Blvd.
- NW Corner of Brush St & Josephine St.
- Section of Smith St. between John R. St & Brush St.
- Brush St. & Bethune St
- Brush St. & Bethune St
- Oakland Blvd & Kenilworth St, on the east side of Oakland Blvd
- Note: Inconsistency on Map - some buildings gone - Section of Smith St. between John R. St & Brush St.

PARKS AND OPEN SPACES: Put a dot on other open green spaces that you and/or your neighbors use for recreation, community events, etc?

- John. R & E. Philadelphia x2
- John. R & Grand Blvd E - streetscape improvement needed! no shade
- John. R & Bethune
- John. R & Josephine
- E. Philadelphia & Oakland St
- Chrysler Dr + Grand Blvd E
- John. R & Alger-King - "area fenced with prison wire - not the vibe were going for"