

GRIXDALE FARMS

NEIGHBORHOOD
EXISTING CONDITIONS

October 17th , 2023



AGENDA

- Welcome
- Existing Conditions: Community Expressed Likes/Dislikes
- Housing (HRD)
- Connectivity (DPW)
- Open Space (GSD)
- Economic Development (DEGC)
- DLBA
- Q & A



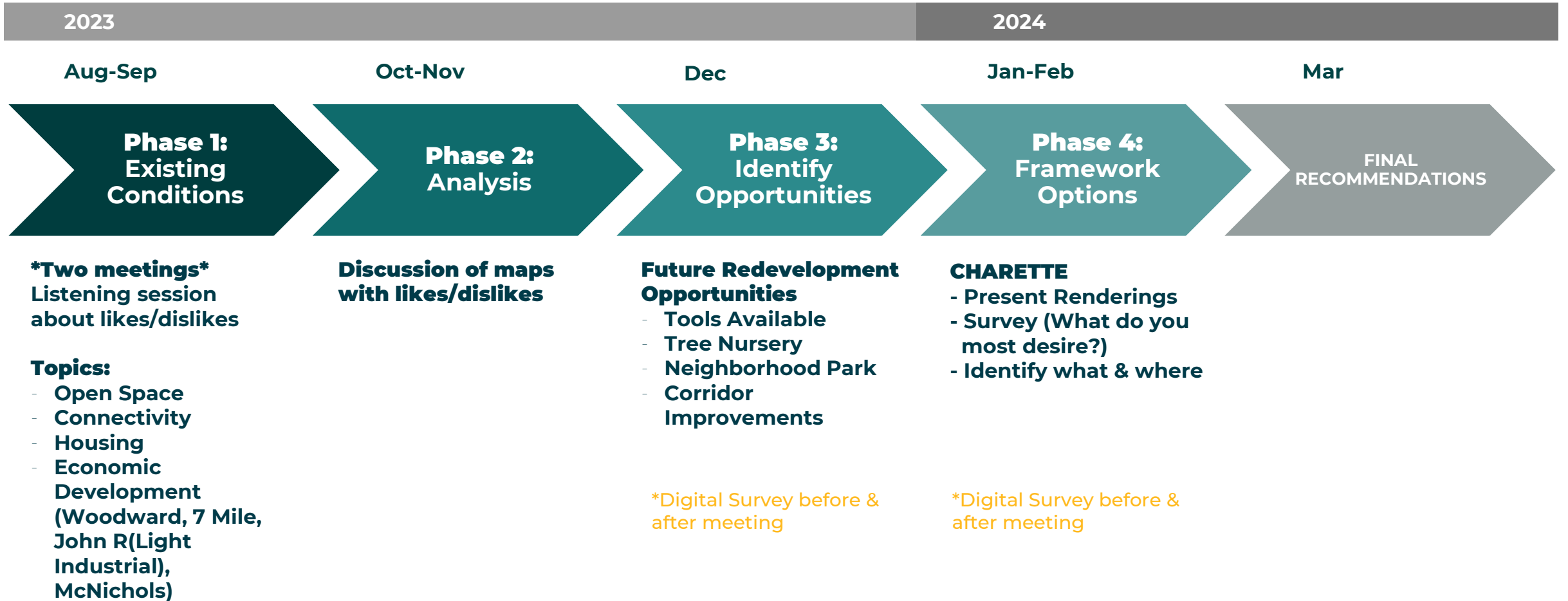


NOLAN

PENROSE

**GRIXDALE
FARMS**

PROJECT SCHEDULE



Grixdale Farms : Neighborhood Boundaries



W 7 Mile Rd

W Brentwood St

W Hollywood Ave

W Robinwood St

W Golden Gate Ave

W Hildie St

W Grixdale Ave

W Greendale St

W Margaret St

W Savannah St

W Nevada St

W Montana St

Worcestor Pl

W Longwood Pl

Cedarhurst Pl

W Parkhurst

W Dakota Ave

Arizona St

Palmer Park

Woodward Ave

John R St

W McNichols Ave

Charleston St

GRIXDALE FARMS

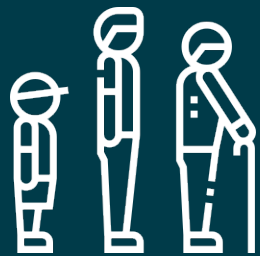
Neighborhood Demographics

1,515
POPULATION



Median Household Income

\$34,018



Median Age

35.5



Median Home Value

\$42,985

EXISTING CONDITIONS:

COMMUNITY EXPRESSED LIKES/DISLIKES



Existing Conditions Likes/Dislikes

HOUSING

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none"> • Neighborhood Gardens/Farming • Current code enforcement • Recent effort to clean up • History & Long-term Residents • Visible signs of improvement 	<ul style="list-style-type: none"> • Crime • Property Maintenance not consistent • Code enforcement without warning • No code enforcement • Mental illness support • Garbage dumping and residents putting garbage out properly • No access or help for housing rehab • Enforcement on residents but not public properties

CONNECTIVITY

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none"> • Speed Humps • Woodward Action Plan 	<ul style="list-style-type: none"> • Snow removal on sidewalks • Crossing on Woodward to Palmer Park

OPEN SPACE

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none"> • Love Palmer Park & John R Community Park • Possibility for bike station like Palmer Park • Possibilities for neighborhood parks 	<ul style="list-style-type: none"> • No Community Center • Not enough community gardens • Maintenance • Enforcement tickets • John Park needs a trash can

Economic Development

WOODWARD AVE

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none">• La Dolce Vita• Dutch Girl Donuts• Palmer Park	<ul style="list-style-type: none">• Not much sustainability• No stores• Safety/Crime• Lack of resources for open business businesses

JOHN R ST

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none">• John R Community Park• Opportunity for businesses	<ul style="list-style-type: none">• Crime• Not many businesses

W MCNICHOLS RD

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none">• Holbrook Auto• Good connection to I-75• ACE Hardware• Highland Park side	<ul style="list-style-type: none">• Highland Park side• Intersection at Woodward Ave and John R• Holbrook traffic• Wi-Fi throughout the community

W 7 MILE RD

<i>Likes</i>	<i>Dislikes</i>
<ul style="list-style-type: none">• Opportunity for businesses• Murals• ACC• Coney island	<ul style="list-style-type: none">• No resources• Traffic lane transition (from two lanes to one)

Woodward Ave

W 7 Mile Rd

W Brentwood St

W Holly Ave

Ave

W ...

W Golden Gate Ave

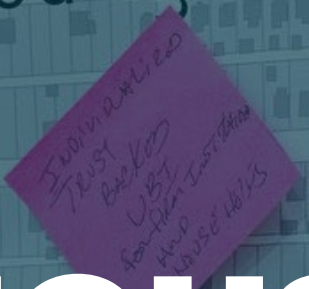
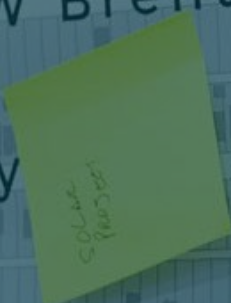
W Hildale St

W Grixda Ave

W Green ...

Charlester

John R St



HOUSING



Housing and Revitalization Department

We ensure access to decent and affordable housing options in thriving neighborhoods across the city.

The Housing and Revitalization Department **sustains and grows** neighborhoods that are inclusive of **quality affordable housing opportunities for all....**

and economic opportunity through management of federal housing, economic, and community development funding, steering local housing policy, and maintaining and creating mixed-income and mixed-use housing opportunities through transformational developments by leveraging public and private partnerships.

HRD accomplishes its mission and work through the **five divisions** shown. Each division playing a crucial role to **steward public financing, housing support & services, neighborhood and community development growth and improvement**



**Housing & Revitalization
Department**

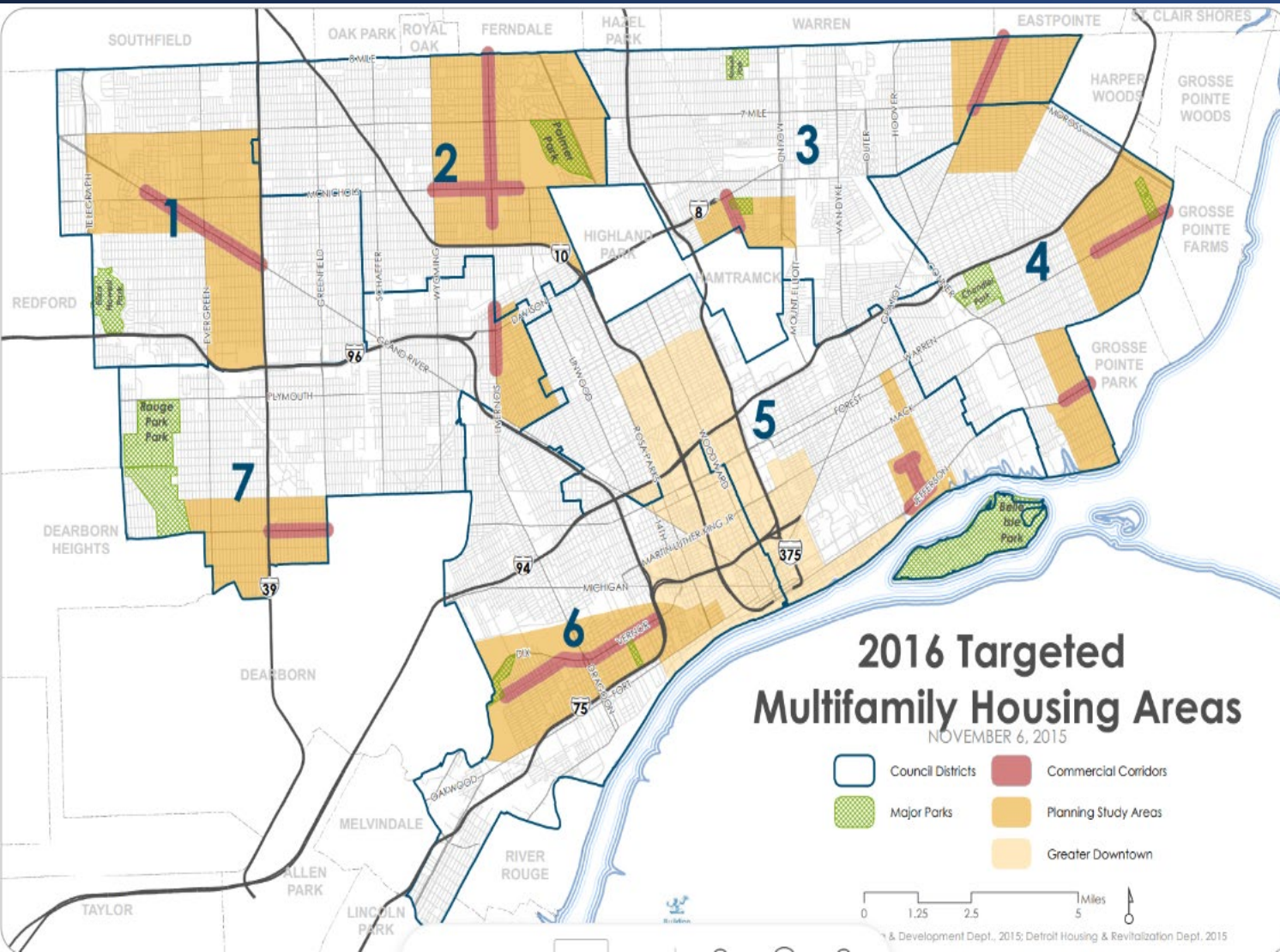
<https://Detroitmi.gov/hrd>
Office: (313) 224-6380
<https://www.facebook.com/DetroitHRD/>

Housing Services Division
Main #: (866) 313-2520

Development/P3
Email(s): delorean.holmes@detroitmi.gov
Michelle.lee@detroitmi.gov



HRD Strategic Framework & Multi-Family Targeted Areas



Strategic Neighborhood Framework Plan:

- Builds on the strengths of existing neighborhood activities
- Honors community historic legacy
- Identifies revitalization strategies

Multi-Family Targeted Areas:

- Stabilize & Improve housing
- Identify development opportunities
- Transform vacant lots into opportunity
- Connect residents to community assets

Grixdale Neighborhood-Existing Housing & Development Conditions

Opportunities

- Area is located in current Strategic Neighborhood Framework planning
- Location in proximity to Woodward provides for great transportation and mobility options
- Above factors can lead to greater potential for micro & small business development

Limitations

- Zoned R2**
- Primarily Single Family
- Area zoning limits multi-family developments
- Little to no city owned land
- Majority of housing projects are privately developed



** R2 TWO-FAMILY RESIDENTIAL DISTRICT

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

Housing Data

Grixdale Homeowners to Renters Ratio

45% to 55%

Rental Housing Needs (citywide)

In 2018, the City of Detroit surveyed affordable housing needs. **12,000 units were needed. 10,000 units, at minimum, to be preserved And 2,000 units needed to be developed.** With close to 9,000 subsidized rental unit affordability expiring between 2018 and 2023, HRD has throughout its divisions worked to collaboratively meet and preserve this need currently at **90% complete to date**

Existing Homeowner Improvement Needs (Citywide)

Home Repair Needs in Detroit

are estimated, according to a **University of Michigan study, between \$2 and \$4 billion dollars**

Currently, The City of Detroit has allocated **\$65 million dollars** of American Rescue Plan Act(ARPA) federal funds to launch, **Renew Detroit Program** to assist homeowners in preserving existing homes. **Contact HRD's Hotline @ (866) 313-2520 for assistance**

Housing Data

New Housing Construction

(Very Difficult in Detroit)

\$250-300 sq. ft.

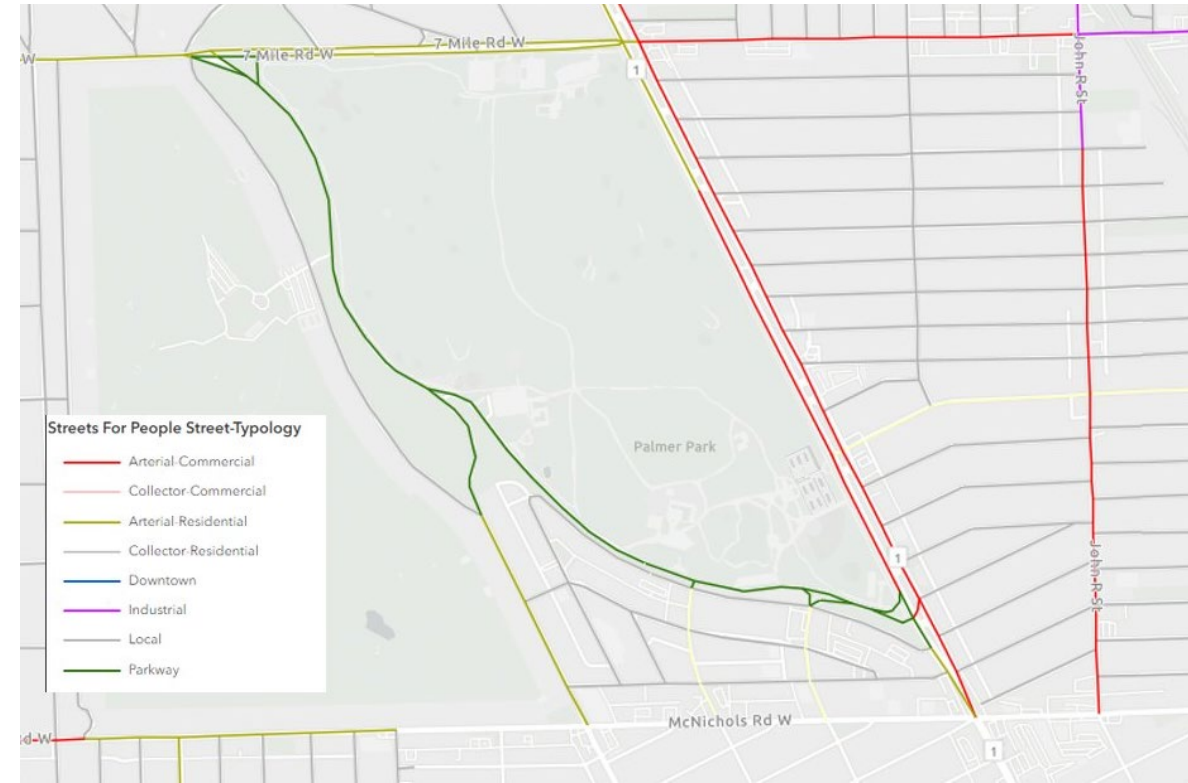
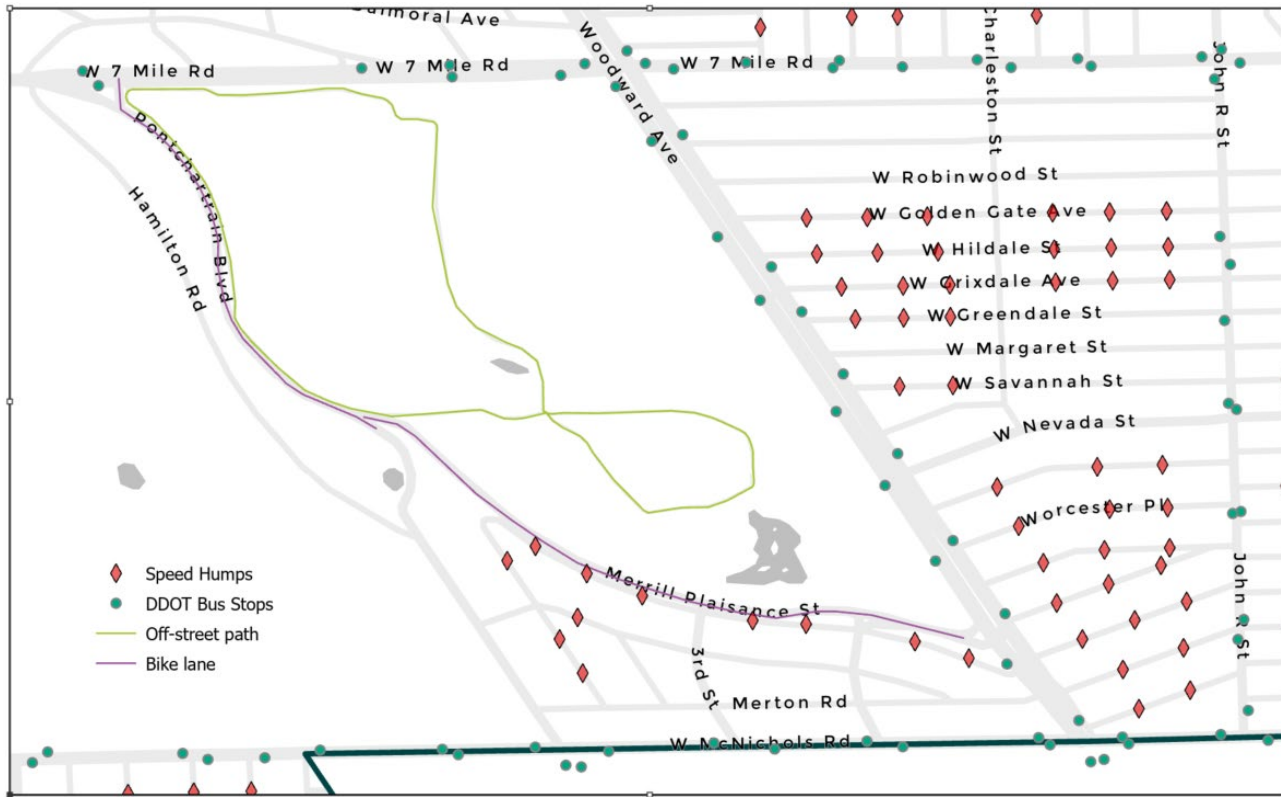
***average new build home cost
for 1,000 sq. ft
home=\$300,000.00**



CONNECTIVITY



Existing Transportation Network

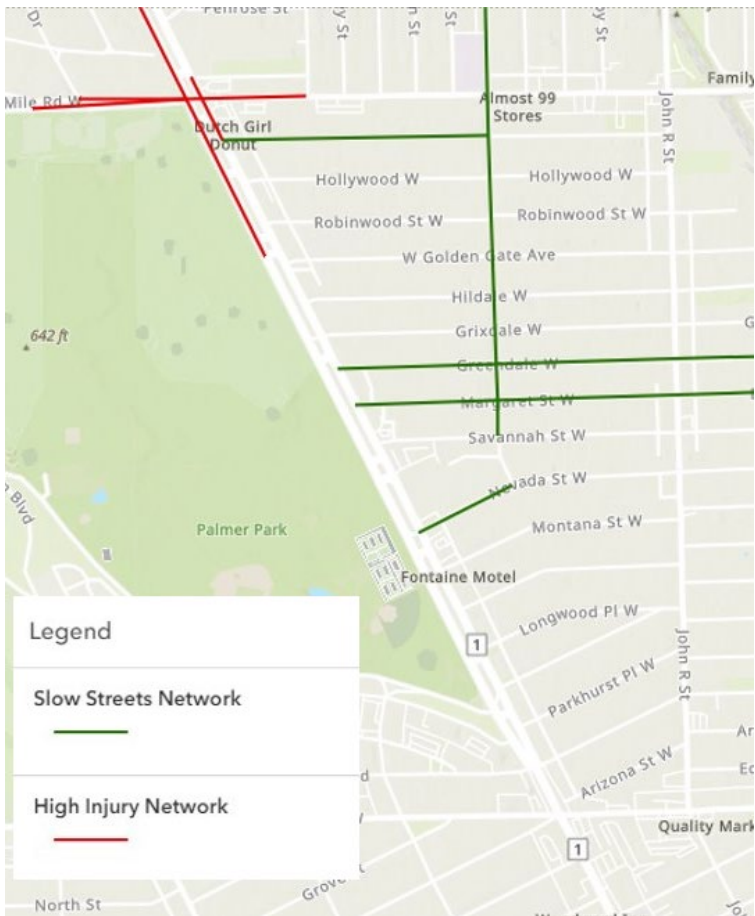


KA Crashes & Crash Hot Spots



Showing crashes in previous 5 years

Identified Slow Streets & High Injury Network:



City-Wide Community Priorities

“What concerns, if any, do you have moving about Detroit safely?”	Total Responses	Percent of Total	Self ID as Black	Percent
Speeding or Other Forms of Dangerous Driving	1,005	84%	554	86%
Damaged or Missing Sidewalks	560	47%	242	37%
People Walking in the Street	365	31%	194	30%
Inability to See Bicyclists	209	18%	86	13%
Vehicles Parked or Driving in Bike Lanes	365	31%	132	20%
Poor Road Quality	715	60%	366	57%
Wide Roads	161	13%	41	6%
Poor Lighting	607	51%	350	54%
Crime	642	54%	412	64%
Encounters with Police	200	17%	112	17%
None	9	1%	6	1%
“What improvements would you like to see?”	Total Responses	Percent of Total	Self ID as Black	Percent
Street improvements that balance the needs of all users	735	62%	362	56%
Reduced speeding and increased safety	939	79%	515	80%
Safer Connections to Schools	519	43%	241	37%
Safer Bike Routes	419	35%	153	24%
Better and More Convenient Public Transit	515	43%	224	35%
Increased Vibrancy	658	55%	314	49%
Improved Connections to Retail	516	43%	236	36%



Strengths

- Proximity to Palmer Park
- Proximity to major arterial corridors
- Adjacent to several major bus routes
- Low crash rates on local streets

Challenges

- High crash rates at major intersections, particularly along Woodward
- Presence of Woodward is a barrier to accessing Palmer Park
- Lack of bike network outside of Palmer Park

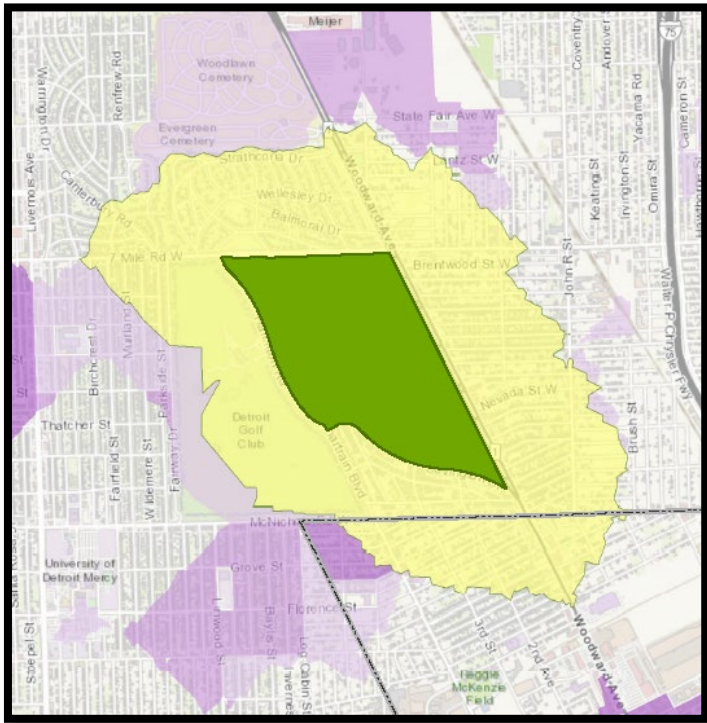
OPEN SPACE



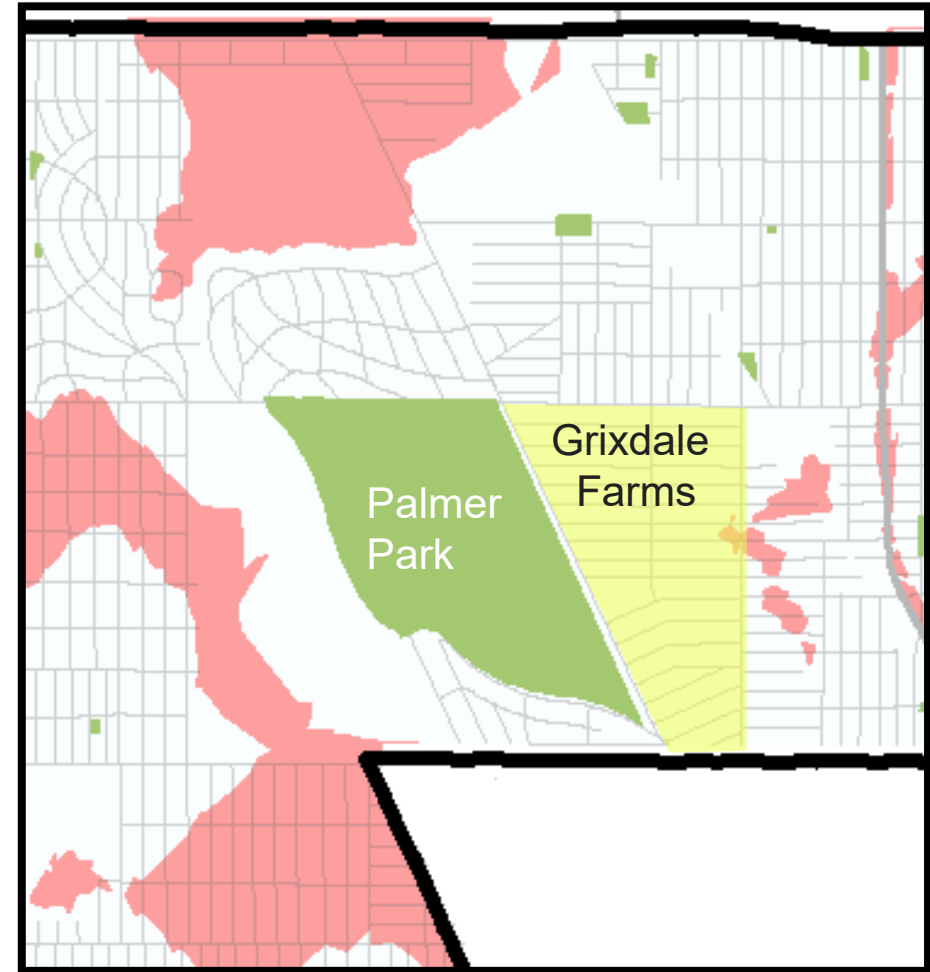
10-Min Walk Gap – GRIXDALE FARMS

NO SIGNIFICANT PARK GAP

½ mile buffer = Service Area of park



Source: Trust for Public Land



Source: Parks & Rec Strategic Plan



PALMER PARK PROJECTS



STRENGTHS & WEAKNESSES

STRENGTHS

- Palmer Park is one of the nicest parks in Detroit
- Has a wide variety of amenities
- Frequent programs and community events
- Well maintained
- Offers an urban nature experience

WEAKNESSES

- Woodward Ave is very difficult to cross
- Traffic is scary
- Amenities are far away on the Pontchartrain Blvd side of the park
- Crime can still be a problem
- Can feel exclusive



ECONOMIC DEVELOPMENT



Commercial Corridors

W 7 Mile Rd (North & South)

Woodward Ave (East)

John R St (West & East)

W McNichols Rd (North)



DEGC Small Business Services

District Business Liaisons

- Helping business owners navigate city resources – permitting, licensing, plan review, zoning variances, and inspections
- Connecting business owners with the resources – capital, talent, business support services, and grant programs
- Collecting data to inform process, policy, and programming in ways that benefit the small business community

Buy Detroit

- Building a community of business-to-business procurement
- Connecting buyers, suppliers and contractors of all sizes and categories
- Helping businesses apply for new opportunities and build capacity

Motor City Match

- Offers services to Detroit entrepreneurs from idea to open
- Offers business services, design and architectural assistance, and classes and workshops
- Offers Grants to new businesses for build-out and start-up costs, and grants for existing businesses for façade improvements

Detroit's Home for Small Business Resources



- **Website that serves as centralized location for business services**
 - **Expert guidance**
 - **Financial resources**
 - **Navigating city processes**
 - **Business opportunities**
 - **Resource library**
- **Small business events and workshops**
 - **DMB Live! DMB Live is a monthly Resource Call hosted by District Business Liaisons featuring City Departments and other Small Business focused resource opportunities**
- **Small Business Owner Advocates – SBOA**
 - **The SBOA Fellowship is a ten-month program focused on elevating the power and the platform of Detroit's small business owners**

**Detroit
Means
Business**

Resources for Existing Businesses



Contracting Opportunities – Buy Detroit

- Apply to become a supplier in the Buy Detroit Procurement Portal – open to businesses that are:
 - Headquartered or based in the City of Detroit
 - Registered and in good standing with the State of Michigan
 - Have an EIN number
 - In business for two or more years
 - Have a valid license for the trade or profession the company is registered as (such as Lawyer, CPA, tradesman, and other licensed-required fields)
 - Have a DUNS number if applying for government contracts

Cash Grants for Façade Improvements – Motor City Match

- Available for businesses open 1-year or more
- Next round of applications open December 1st
- Grants can be used for exterior improvements to your current space

Business Assistance - Detroit Means Business

- Detroit-based small businesses can NOW apply to receive awards up to \$25,000 for professional services
 - Accounting & Financial Education, Advising and Planning Service
 - Food Based Business Services
 - Digital Strategy, Marketing and Branding Services
 - High-Growth Technology and Strategy
 - Business Operations, Human Resources, and Legal Advising
 - Construction, Architecture, and Space Related Services

MOTOR CITY MATCH: HOW IT WORKS



1. Technical Assistance Awards

- no funding exchanged between MCM and the awardee
- MCM pays qualified providers for technical assistance and business services
- Awardee has access to workshops and 1-on-1 consultation with MCM staff
- **Plan, Develop, Design Tracks**

2. Financial Assistance Awards

- Gap funding in the form of grants
- MCM reimburses for qualified expenses
- Awardee must secure additional necessary funding before grants are disbursed
- **Cash and Restore Tracks**
- **GRANT AWARDS ARE NOT ISSUED IN A LUMP SUM PAYMENT** – grants are disbursed on a reimbursement basis for qualified expenses

MOTOR CITY MATCH: HOW IT WORKS



5 Award Tracks:

Technical Assistance Awards

Plan Award Track

- Up to 25 awardees
- 6-8 week business planning class
- \$1,500 in technical assistance & business services

Develop Award Track

- Up to 15 awardees
- Subject specific workshops
- \$3,500 in technical assistance & business services
- Introductions and "matchmaking" with building owners

Design Award Track

- Up to 5 awardees
- Design, permitting, and budgeting workshops
- Match with Architecture/Design firm to create project scope and project design – up to \$25,000 in value
- Introductions to banks and local lending partners

Financial Assistance Awards

Cash Award Track

- Up to 25 awardees
- For **NEW** businesses opening in a new brick & mortar location
- Facilitates loans through banks and local lending partners
- Financial planning and project management assistance
- Gap funding grants of up to \$100,000 – **average grant size is \$50,000**
- Grants require 10% owner equity, grants do not exceed 50% of total project cost

Restore Award Track

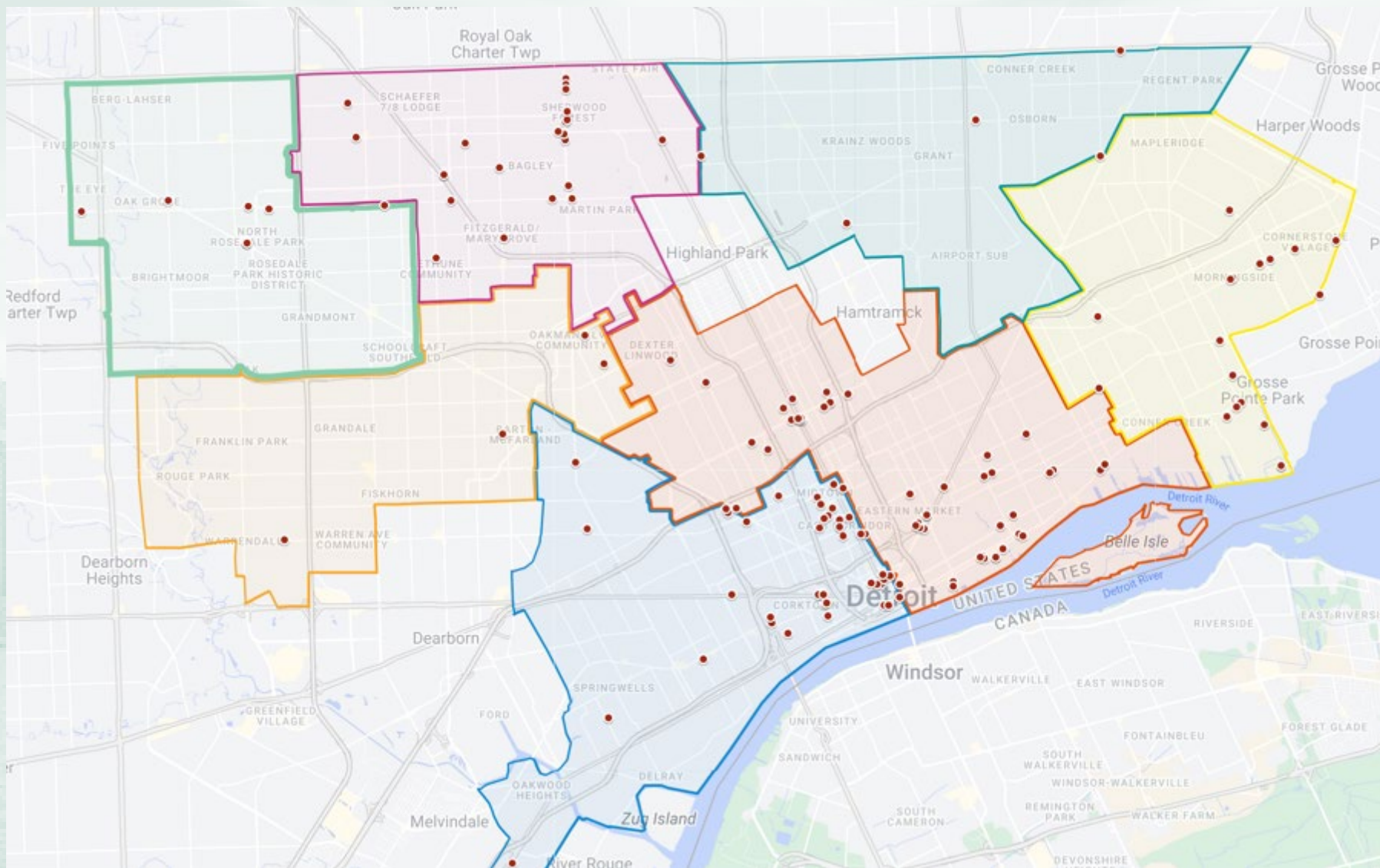
- Up to 15 awardees
- For **EXISTING** brick & mortar businesses open for **at least 1-year**
- Facilitates loans through banks and local lending partners
- Financial planning and project management assistance
- Gap funding grants – **average grant size is \$20,000**
- Grant require 10% owner equity, grants do not exceed 50% of total project cost

MOTOR CITY MATCH: HOW IT WORKS



	Type of Award	New or Existing Business	Location Required	Residency Requirement
Plan	Technical Assistance – \$1,500 in services	Either	No	Yes, must be a resident or have a location
Develop	Technical Assistance – \$3,500 in services	Existing – made a sale in last 6 months	No	Yes, must be a resident or have a location
Design	Technical Assistance – up to \$25,000 in services	New, or an additional location to an existing business	Yes, currently vacant, business cannot be open	No, must have a location in Detroit secured
Cash	Financial Assistance – grants average \$50,000	New, or an additional location to an existing business	Yes, currently vacant, business cannot be open	No, must have a location in Detroit secured
Restore	Financial Assistance – grants average \$25,000	Existing, open 1 year or more in current location	Yes, business must be open in space for 1 year or more	No, must have a location in Detroit secured

MOTOR CITY MATCH: OPEN BUSINESSES



- 153 Open Businesses
- 106 businesses under construction
- \$15.7M in grants awarded
- \$7.9M in technical assistance
- \$87.4 in additional investments

MOTOR CITY MATCH: HOW IT WORKS



Building Owners

2 Ways for Building Owners to Participate

1. Find tenants – apply to have your building listed on the MCM Make-a-Match Map
2. Get access to resources – apply just like a business owner, think of your building as a business

1. Find Tenants

What you need to apply:

- A vacant commercial space in Detroit
- Current on taxes – on a payment plan, not delinquent
- Current on water bill - on a payment plan, not delinquent
- No outstanding blight tickets
- Deed, land contract, or legal ownership documentation
- Applications are rolling – can apply at any time and will be added to the map right away

What you get if you are selected:

- Building listed on the Make-a-Match Map
- One-on-one matchmaking with appropriate MCM business
- Collaborate with MCM to hold an open house, schedule tours, and/or facilitate interviews with prospective tenants
- MCM can feature building on social media accounts
- Introduction to local agencies and resources
- **THIS IS NOT AN AWARD – NO FUNDS OR SERVICES ARE OFFERED WHEN SELECTED TO BE ON THE MAP**

MOTOR CITY MATCH: HOW IT WORKS



2. Get access to resources and awards

Apply just like a business owner after securing a for-profit business as a tenant; think of the building as a business

Design

What you need to apply:

- A commercial building that is current on taxes, water, and blight tickets
- A for-profit tenant secured with an LOI or lease
- A general budget for business startup and building improvements
- An understanding of funding requirements for business and building owner

What you get if you are selected:

- One-on-one consulting
- Classes & Workshops
- Access to Technical Assistance & business services
- Design Services which may include a feasibility study, site plans, renderings, and construction documents

Cash

What you need to apply:

- A commercial building that is current on taxes, water, and blight tickets
- A for-profit tenant secured with an LOI or lease
- A clear understanding of total project or start-up costs
- Quotes for construction, equipment, furnishings or inventory – must include business owner's start up costs
- Funds ready to invest – 10% equity required

What you get if you are selected:

- One-on-one consulting
- Grant Funding – grants of up to \$100,000
 - Interior & exterior build-out
 - Furniture, fixtures, & equipment,
 - Design, mechanical, and engineering costs
 - Fees and professional services
 - Working capital

What makes for good retail space?



Successful retail is clustered.

- Encourages customers to shop at more than one retailer per visit
- Retail clusters help guarantee a high level of traffic that can't be achieved by a lone storefront
 - Retail clusters often serve as places where the community gathers for shopping, entertainment, and socializing.

Non-Retail businesses play a vital part in creating activity, providing customers, and generating daytime population. Having attractive, successful non-retail businesses on your street can be a vital part of your success. All types of businesses help create economically healthy corridors!

This document is intended for the exclusive use of Motor City Match Awardees.



What makes for good retail space?



- **Contiguous Storefronts**
- **Dense, Centralized Locations**
- **Residential density to generate enough sales to support retail**
- **Neighborhood employment/daytime population density**
- **Appropriate traffic counts – foot and car traffic**
- **Traffic speeds that do not create feelings of discomfort for pedestrians and bikers**
- **Appropriate street parking and parking adjacent to storefronts**
- **Located in a safe and accessible environment**





SMALL BUSINESS SERVICES

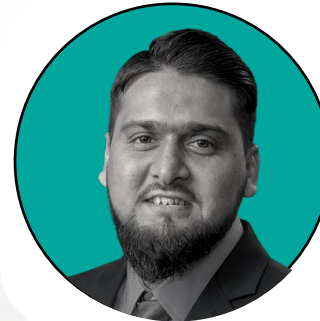
DISTRICT BUSINESS LIAISONS

DISTRICT BUSINESS LIAISONS

DBL PROGRAM



Lashawna
Manigault
Director



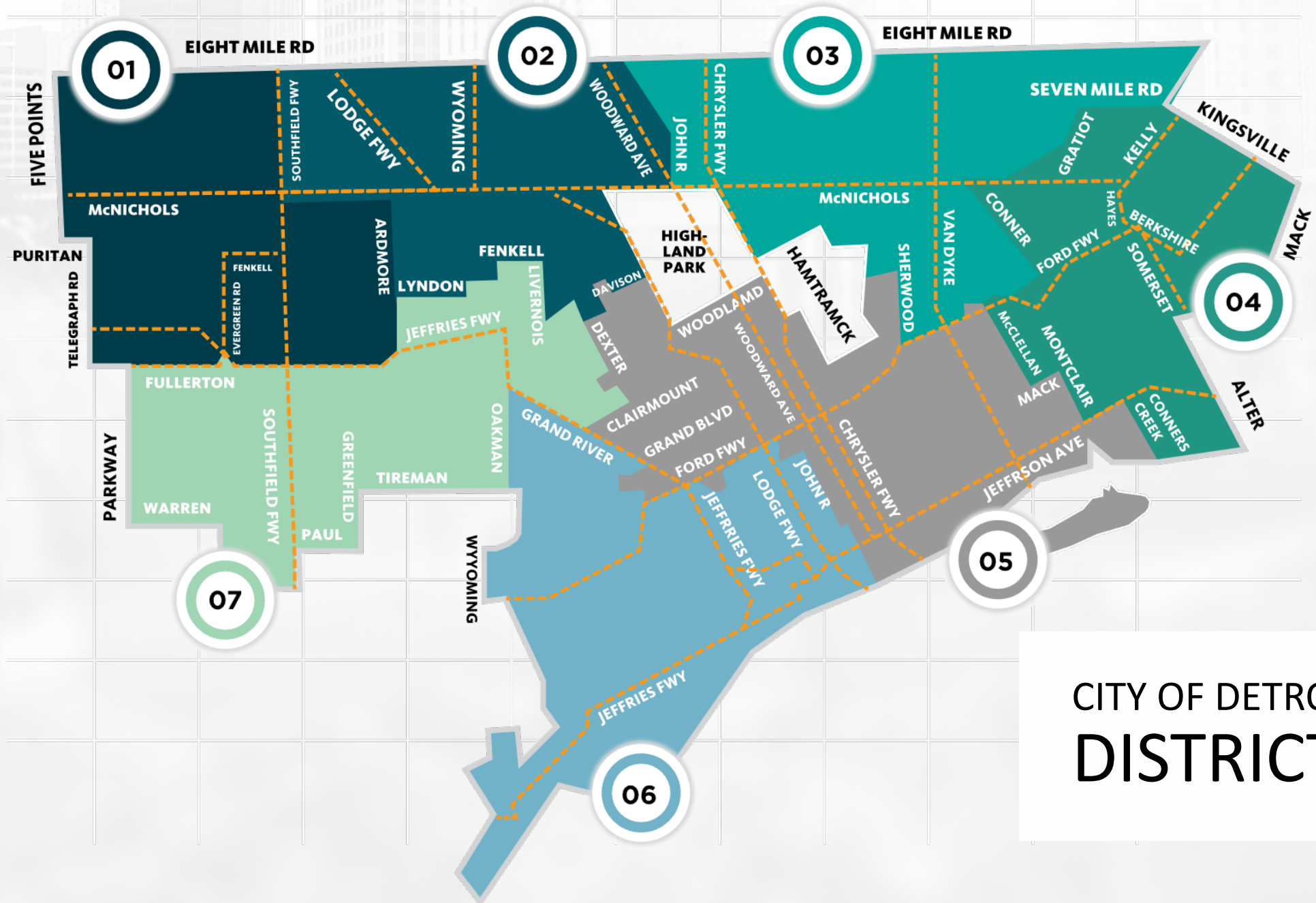
Md-Abdul
Muhit
Associate Director

- DBL Program began in 2018
- To date, the program has resolved over 10k small business cases
- Team has a weekly email communication outreach of approximately 6k businesses
- DBLs personally engage with over 100 businesses every week

WHO IS THE DBL?

- A Business owner's best friend
- Advocates for fair and equitable resources for business owners
- Boots on the ground to help business owners navigate issues connected to City services
- Connector to available financial and technical resources
- Collect data necessary to inform current programming and provide feedback around the need for new and varied programming that offers additional small business support





CITY OF DETROIT DISTRICT MAP

WHAT DOES THE DBL

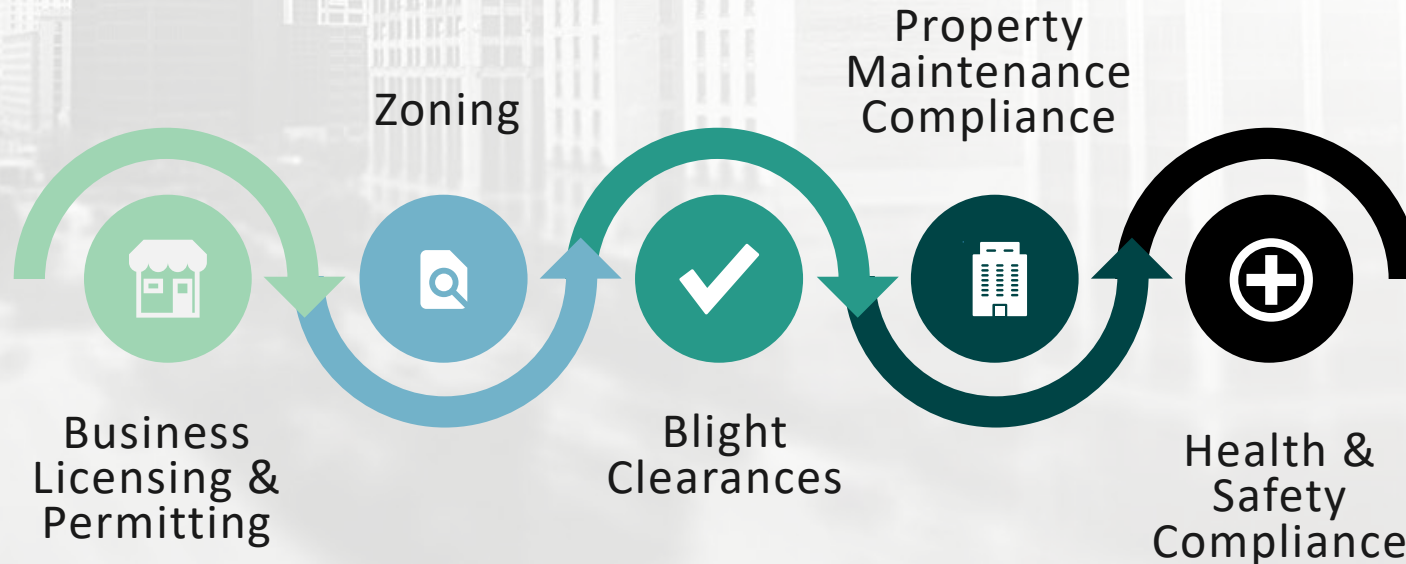
DO?



- Canvass neighborhood corridors connecting to small businesses to advise of available services, programs, and resources
- Support Blight 2 Beauty initiatives
- Outreach and engagement coordinators for Streetscape projects
- Take concerns of business owners to the respective City Departments for resolution
- Educate business/property owners on current and updated City Ordinance that may impact their businesses
- Host calls for City Departments to connect with business owners on updated processes that create a more streamlined way to get business matters done

WHICH CITY PROCESSES

CAN DBLS HELP WITH?



...and more!



WHO'S WHO IN YOUR
DISTRICT

DBLs are partners with their respective District Council Persons and Department of Neighborhood Manager and Deputy.



**Angela
Whitfield-Calloway**
City Council Member,
District 2



Kim Tandy
District 2 Manager



Sean Davis
District 2 Deputy Manager

DISTRICT 2



BuyDetroit

BuyDetroit is a Detroit Economic Growth Corporation initiative focused on helping Detroit, Hamtramck, and Highland Park suppliers connect with procurement opportunities and prepare them to compete for contracts, be they large-scale development projects or product and service orders.

degc.org/buydetroit



DETROIT MEANS BUSINESS

Detroit Means Business is helping make Detroit the place for small business owners to thrive. DMB is Detroit's front door to entrepreneurial success and the one place dedicated to driving a strong small business community. Find solutions, make connections and let DMB help your small business soar.

detroitmeansbusiness.org



SMALL BUSINESS
PARTNERS
(BSO'S)



New Economy Initiative

Invest Detroit

TechTown

Build Institute

ProsperUS Detroit

CoAct Detroit

Osborn Business Association

Detroit Development Fund

Michigan Women Forward

U of M DNEP

Fair Food Network

MEDC

Small Business Digital Alliance

Eastern Market

WHAT CAN I EXPECT IN MY

DISTRICT?



- Business Resource Fairs to bring local resources to the attention of the business community
- Meet & Greet Networking events that serve a dual role of supporting a local business while offering a place to network and connect with other business owners and resources
- Opportunities to be a Business Feature on the weekly Department of Neighborhoods call the DONcast
- Opportunities to collaborate on clean-up efforts, pop-ups, and vendor market opportunities
- District-specific meeting with a small business focus to offer business owners updates and opportunities to connect and engage with government officials

IN PERSON



D5

SMALL BUSINESS CORRIDOR COMPLIANCE EDUCATION SERIES



Hosted by your District Business Liaison Program, you will meet directly with city department representatives to ensure your business is compliant. Representatives will discuss code compliance, Maintenance, Zoning, Health Department, General Services, and we discuss code compliance and preparing your business for enforcement efforts.

TUESDAY
JULY 25

1-3 PM

7737 KERCOLETT
DETROIT, MI 48215

REGISTER ONLINE AT
EVENTBRITE.COM



SMALL BUSINESS CORRIDOR COMPLIANCE EDUCATION SERIES



Join DEGC's District Business Liaison Program, La City of Detroit BSEI & Advertisements City Business Owners will ensure compliance with pro

MONDAY
JULY 17

12-1:30 PM

ZOOM: SMALL BUSINESS EDUCATION WITH BS

REGISTER ONLINE AT
EVENTBRITE.COM

VIRTUAL

IN PERSON

SMALL BUSINESS CORRIDOR COMPLIANCE EDUCATION SERIES



Hosted by your District Business Liaison Program, you will meet directly with city department representatives to ensure your business is compliant. Representatives will vary from Maintenance, Zoning, Health Department, General Services, and we discuss code compliance and preparing your business for enforcement efforts.

TUESDAY
JULY 18

1-3 PM

14711 MACK AVE
DETROIT, MI 48215

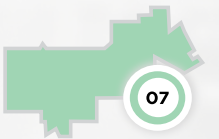
REGISTER ONLINE AT
EVENTBRITE.COM

WHERE CAN I FIND MY

DBL?



LOCATE & CONNECT:

degc.org/district-business-liaisons 



DISTRICT 1



BRYAN DAVIS

 313-460-0775
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DISTRICT 2

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DISTRICT 3

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ASSOCIATE DIRECTOR

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DISTRICT 7

SAMI ELHADY

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 selhady@degc.org



DETROIT LAND BANK AUTHORITY





**Detroit Land Bank
Authority**

<https://buildingdetroit.org/>
Office: 313-974-6869
Email(s): inquire@detroitlandbank.org

Name: Reginald Scott, CFO & COO, DLBA
Email(s): LandReuse@detroitlandbank.org



DATA:

DLBA Owned Structures

Current DLBA Ownership	38 Structures
For Sale via Auction or Own It Now	2 Structures
Sold or Under Compliance	7 Structures
Compliance Achieved	72 Structures

DATA:

DLBA Owned Lots

Current DLBA Ownership	415 Lots
For Sale as Neighborhood Lots	231 Lots
For Sale as Side Lots	44 Lots
Side Lots & Neighborhood Lots Sold	169 Lots

THANK YOU!



Contacts

Planning and Development Dept.

Charles McCoy

Planner I

charles.mccoy@detroitmi.gov

<https://Detroitmi.gov/pdd>

Office: (313) 224-1339

Department of Public Works

James Hannig, AICP

DPW Deputy Director, Complete Streets

James.Hannig@detroitmi.gov

Erin McCargar

DPW Planner II

Erin.McCargar@detroitmi.gov

<https://Detroitmi.gov/dpw>

Office: (313) 224-3901

Detroit Land Bank Authority

<https://buildingdetroit.org/>

Office: 313-974-6869

Email(s): inquire@detroitlandbank.org

General Services Department

<https://detroitmi.gov/departments/general-services-department>

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Detroit Economic Growth Corporation

<https://www.degc.org/>

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<https://www.facebook.com/DetroitHRD>