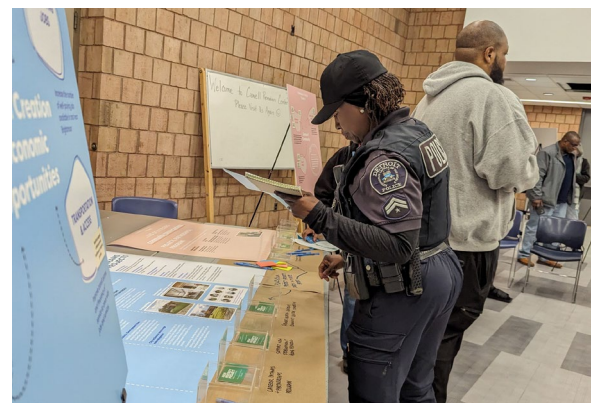


WHAT YOU'VE SHARED

**Brightmoor Area Framework Plan
Phase 3 Community Workshop
February 22, 2024**

Meeting Attendees: approx. 45

Online surveys: 2

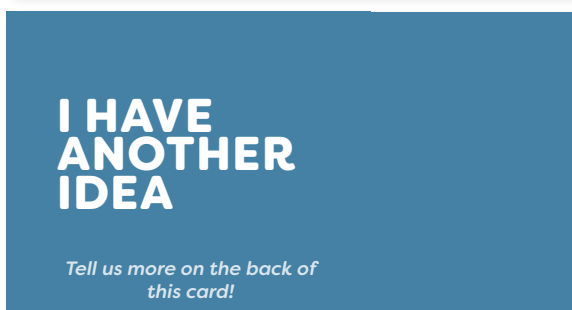
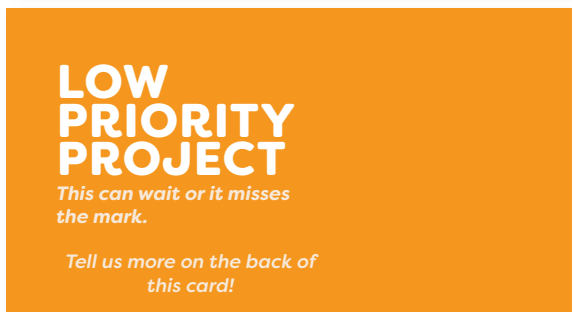
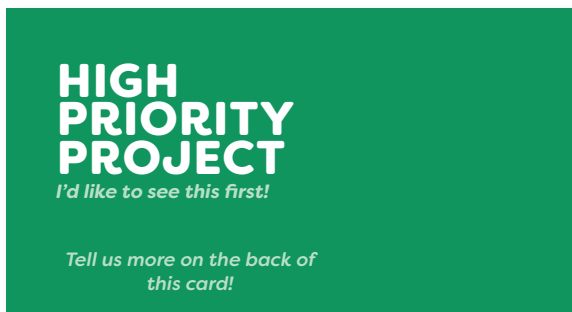


COMMUNITY EVENTS

Agenda

This was an open house-style meeting with a welcome table for sign-in and review of previous feedback, and then five stations with draft Framework Plan themes and goals with projects for the community to vote on and share feedback on.

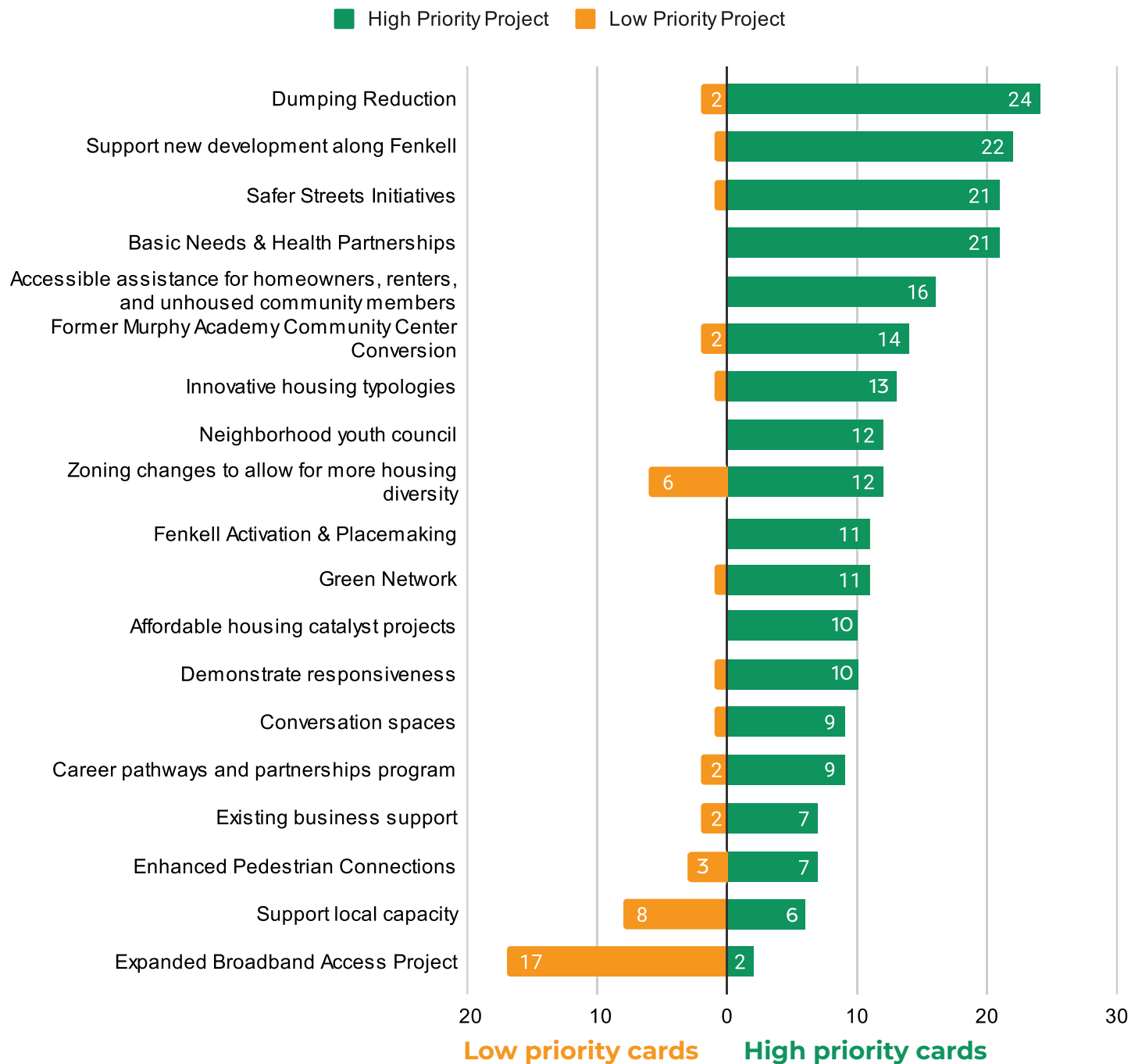
Please see the station boards [here](#) and [watch this video](#) for an explanation of the themes and projects. An online survey with the same questions asked at the in-person meeting was open February 22 - March 29.



Attendees used priority cards to share whether project ideas were a high priority, low priority, or if they had another idea.

OVERALL PRIORITY RESULTS

Includes both in-person and online feedback



Expanding internet access received significantly more low priority votes than high priority votes. Support local capacity had slightly more low priority than high priority votes. Zoning changes had 6 low priority votes, and about twice as many high priority votes (12).

More than 260 votes were cast, and of the high priority votes, dumping reduction, Fenkell development, safe streets, and basic needs/resources were the most frequent high priority projects.

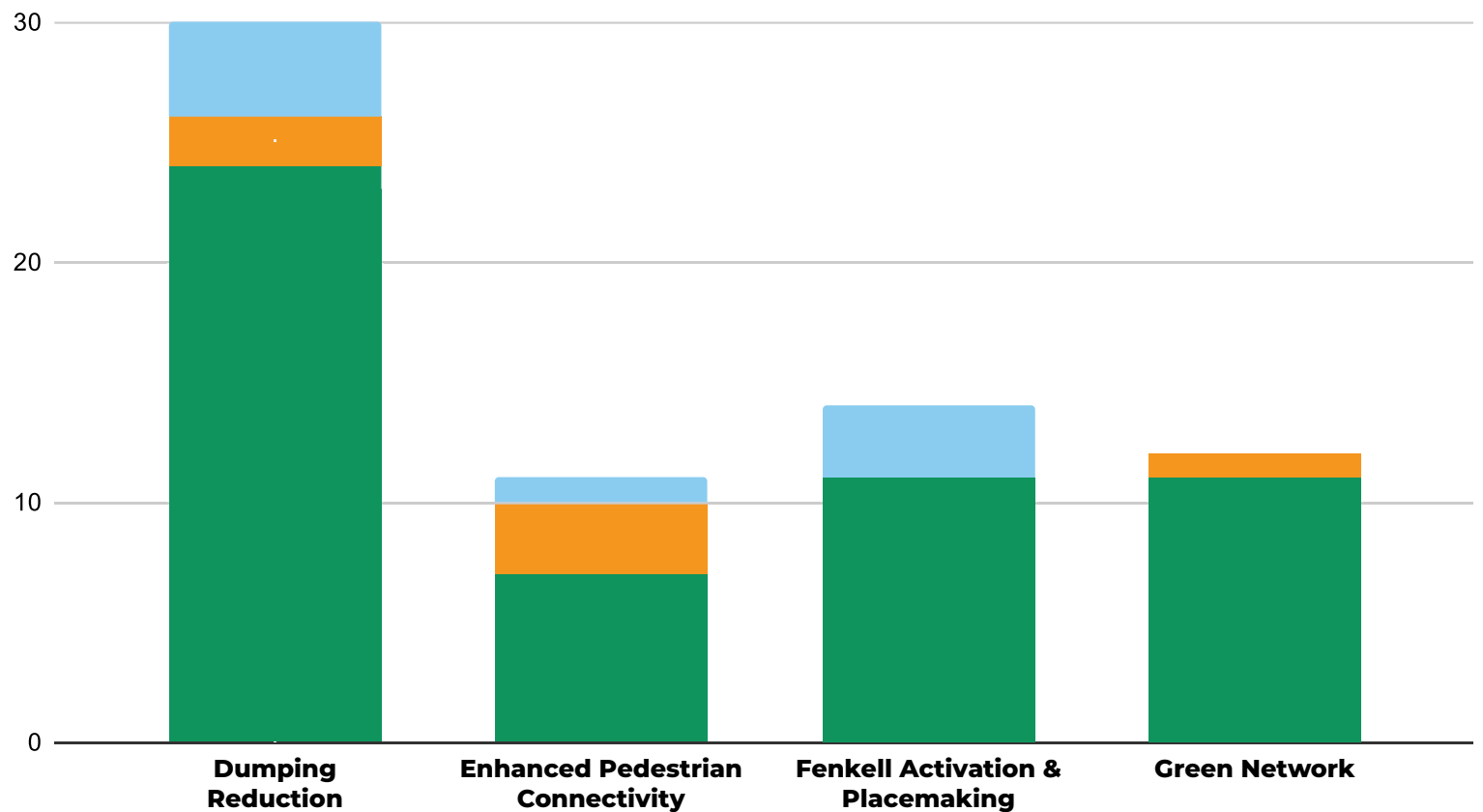
THEMATIC PROJECT PRIORITIES

THEME 1: Brightmoor is a beautiful cared for community...

These projects includes ideas for stormwater management, parks and open space.

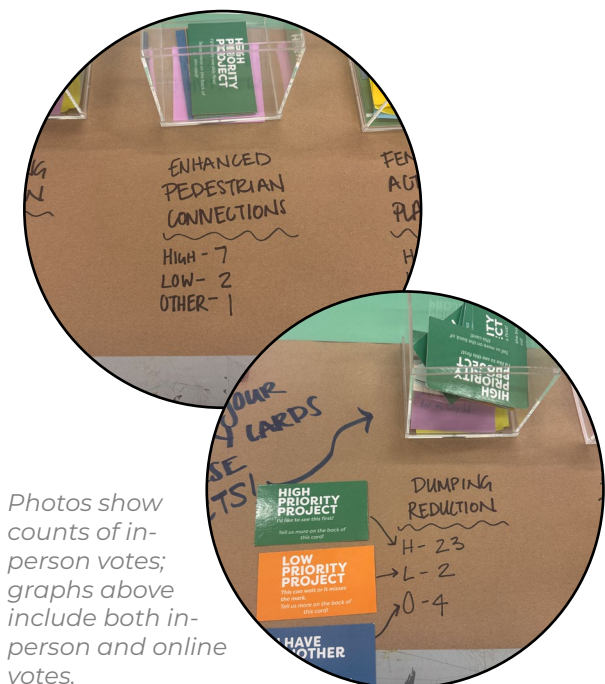
Includes both in-person and online feedback

■ High Priority Project
 ■ Low Priority Project
 ■ Other Idea



Majority of attendees wanted to see projects that helped with dumping reduction, such as compost pickup and expanded city curbside collections.

Dumping Reduction was the #1 Highest Priority Project out of all projects presented at the workshop.



Photos show counts of in-person votes; graphs above include both in-person and online votes.

THEMATIC PROJECT PRIORITIES

THEME 1: Brightmoor is a beautiful cared for community...

These projects includes ideas for stormwater management, parks and open space.

Other comments for this theme included:

DUMPING REDUCTION

- Support Orgs cleaning up the Rouge River
- Steward some clean ups that are City led
- Businesses need to have trash cans outside their door
- Dumping is a huge problem and we need relief
- Clean up gas station lots
- Your dumping “reduction” examples do nothing to reduce dumping they just pick it up after the fact. please be clear that the entities who need to manage vacant land to prevent dumping are the land bank and the city. it’s offensive to suggest community needs to do more in this regard. we are already doing work the city should be doing.*



FENKELL ACTIVATION AND PLACEMAKING

- No nightclubs or liquor stores please....too much noise, chaos and potential violence
- Update Grand River and Greenfield Area along Fenkell
- Decorative light posts along Fenkell, Lahser & Outer Drive
- Fenkell activation should begin with the city taking care of the eyesores it owns on Fenkell, fixing busted sidewalks, building bus stop shelters, and emptying trash containers.*

SAFE STREETS FOR DAILY LIFE

- Your pedestrian route examples are good for recreation, but not for daily life. People need safe ways to get to where they’re going. The streets are unsafe because of speeding and erratic drivers, and the sidewalks are mostly unpassable.*

** Input received through online survey*

Comments for Beautiful, Cared for Community, continued:

GREEN NETWORK + GREEN INFRASTRUCTURE

- I'm concerned about the people who will be displaced by proposed green infrastructure. How can we ensure this doesn't happen. It's clear these plans have been in the works for quite some time; please stop pretending it's all new.*

SUPPORT COMMUNITY MEMBERS WHO ARE CARING FOR THE COMMUNITY

- Give people who are already caring for the community stipends and tools to continue doing it. If the city continues to refuse to do right by caring for the property it owns, fund in-community caretakers. Find someone/s in Brightmoor that is/are starting a yard work biz and pay them; also allow them to advertise their biz on the sites they're keeping up. They should also get flowers from the many flower giveaways. Create a city-funded flower basket program for Fenkell (similar to 5-mile in Redford). Pay locals for upkeep. Potentially pay locals to grow the flowers and create the baskets.*

OTHER COMMENTS:

- I placed pedestrian routes and walkways as a low priority because I already feel that the neighborhood is pretty walkable. There are lots of side streets which are good for walking because the traffic doesn't move too fast. There is a lot of dumping, however, which is in many cases beyond what neighbors can manage with their own curbside or large item pickup.*

WHAT WOULD IMPROVE INTER-NEIGHBORHOOD CONNECTIVITY? WHERE?

- What does this question even mean? Do you mean where do we need safe paths? Or is this where we say the transit is terrible and inadequate? Or are you getting at connecting neighbors to each other? If it's about getting places safely, you need to start with the places the most vulnerable people MUST go: school, food banks, service providers, connections to transit, & others. Then work outward. Obviously, there should be a master map with overlays that show route priority and scheduled start dates.*

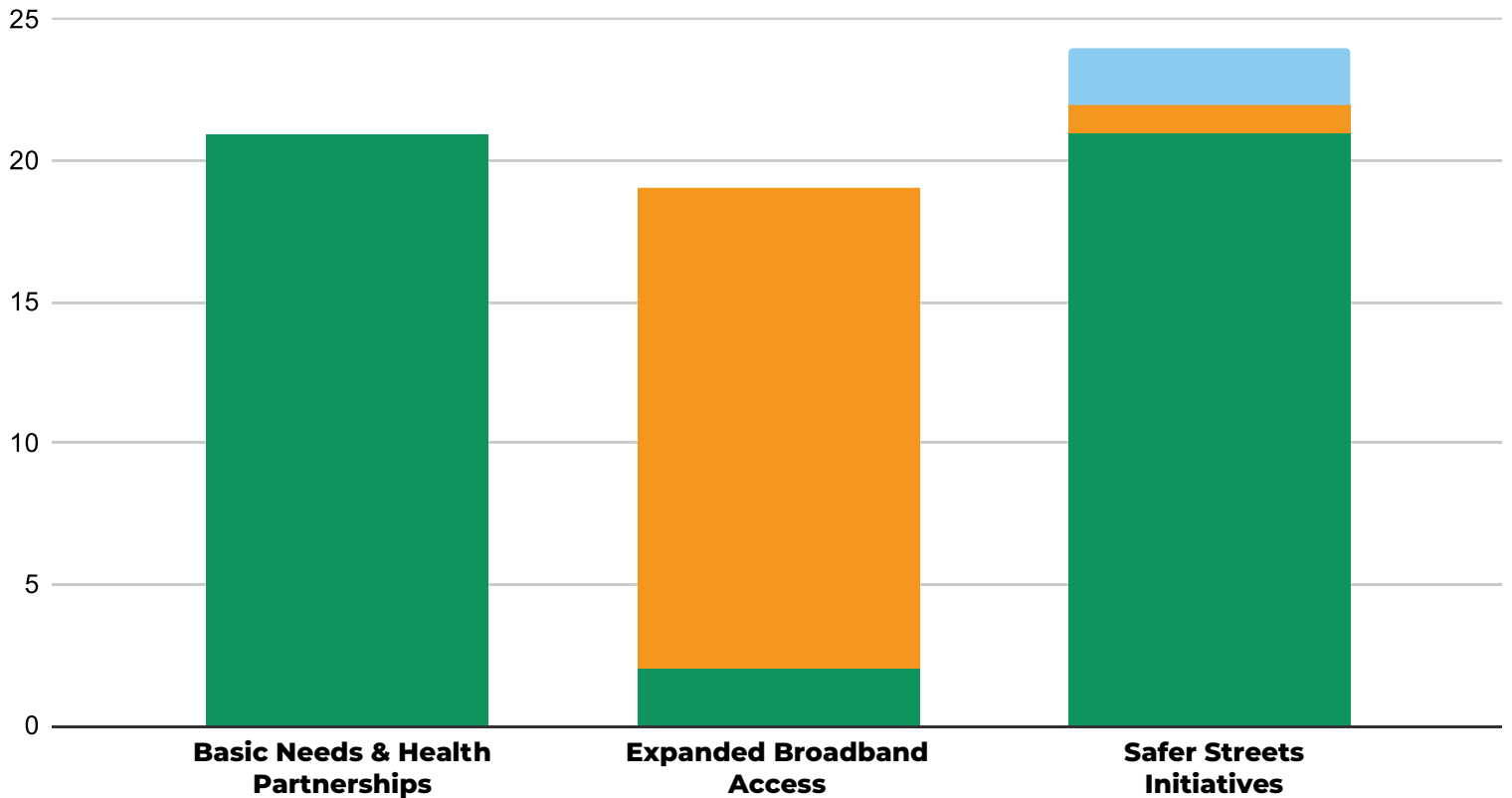
THEMATIC PROJECT PRIORITIES

THEME 2: ...where basic community needs are met and ample community exist...

These projects includes ideas for streets, basic needs and community resources.

Includes both in-person and online feedback

■ High Priority Project
 ■ Low Priority Project
 ■ Other Idea



Safer Streets Initiatives like traffic calming and stray dog management were high priorities in this category, followed closely by Basic Needs and Health Partnerships.

Expanded Internet Access in public spaces was the Lowest Priority Project out of all projects presented at the workshop, with residents noting that they would prefer improved internet access at home.



Photos show counts of in-person votes; graphs above include both in-person and online votes.

THEMATIC PROJECT PRIORITIES

THEME 2: ...where basic community needs are met and ample community exist...

These projects includes ideas for streets, basic needs and community resources.

Other comments for this theme included:



SAFE STREETS INITIATIVE

- Update Grand River & Greenfield...DDOT Bus lines needs clean up
- Safer streets are imperative.*
- Stray dogs are a problem for walkers. *

RESOURCE FAIRS / HEALTH CLINICS

- Resource fairs are largely a waste of time and money if they just point out resources that are outside the community. Instead of lumping these three solutions into one question, the options should be separate so they can be prioritized.*
- A pop-up health clinic would be great, as there are no clinics within walking distance. Resource fairs seem to screen for blood pressure but not offer much else. *

WIFI HOTSPOTS

- I seriously doubt the effectiveness of outdoor wifi hotspots if you're trying to address basic needs. Do you really think someone who needs to do an online job interview would be well served by doing it standing on a corner on Fenkell?*

GRAZING GARDENS

- I notice you have no questions on food and water security; surely this is more important than wifi in the parks and on the street. I'd love to see simple grazing gardens added into the plan for neglected land bank and city property. Have them grow food like sugar snap peas, cherry tomatoes, strawberries, berries, and dwarf fruit trees with invitations for everyone to help themselves. Not as a row-by-row garden, but in a more organic eat your way along the path way.*

** Input received through online survey*

Comments for Basic Needs and Community Resources, continued:

FOOD SHARING

- Our neighbors share food donations when we get donations, and this fosters both basic needs and community connectedness.*

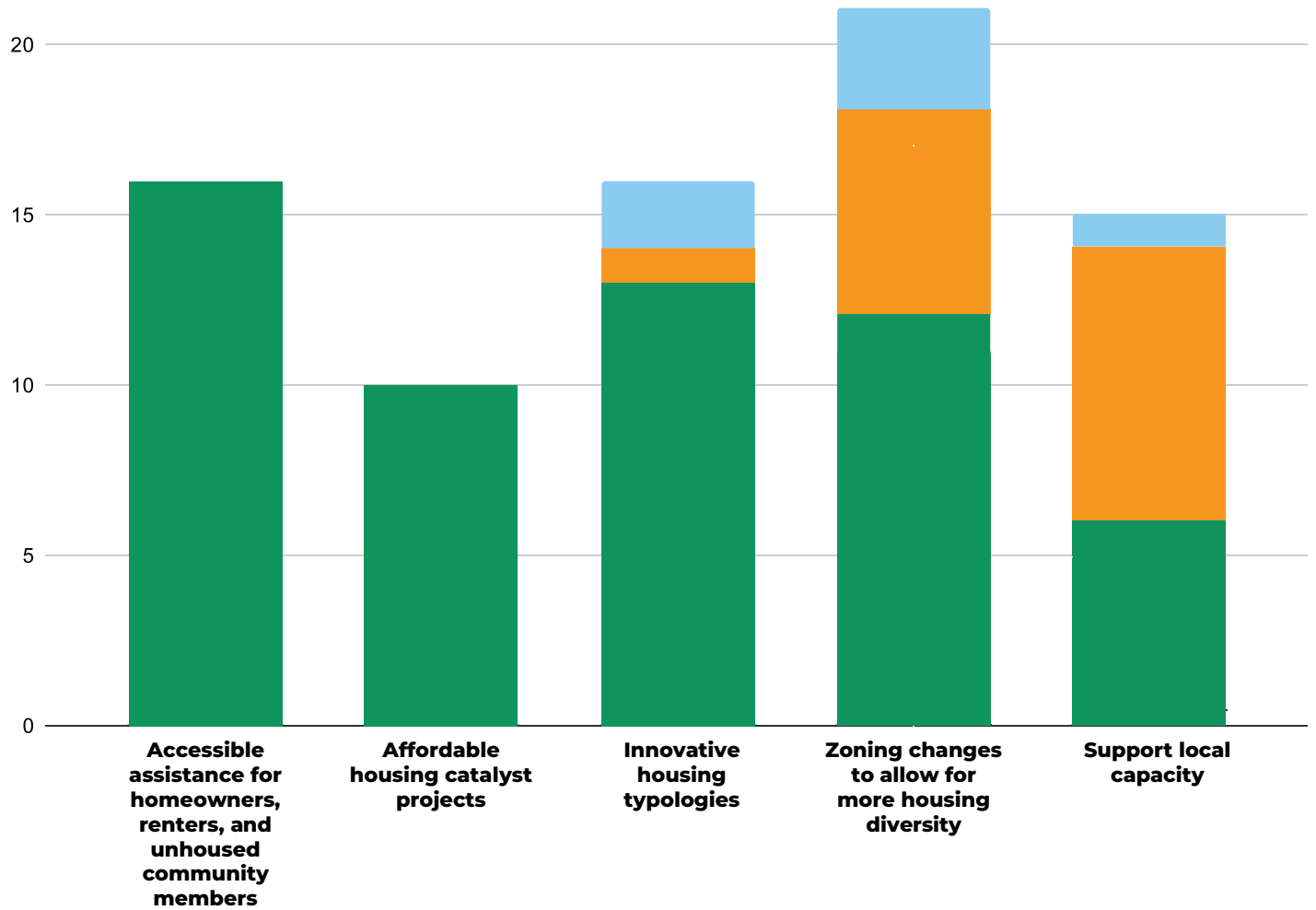
THEMATIC PROJECT PRIORITIES

THEME 3: ...with affordable, quality housing options...

These projects includes ideas for housing affordability, accessibility and rezoning.

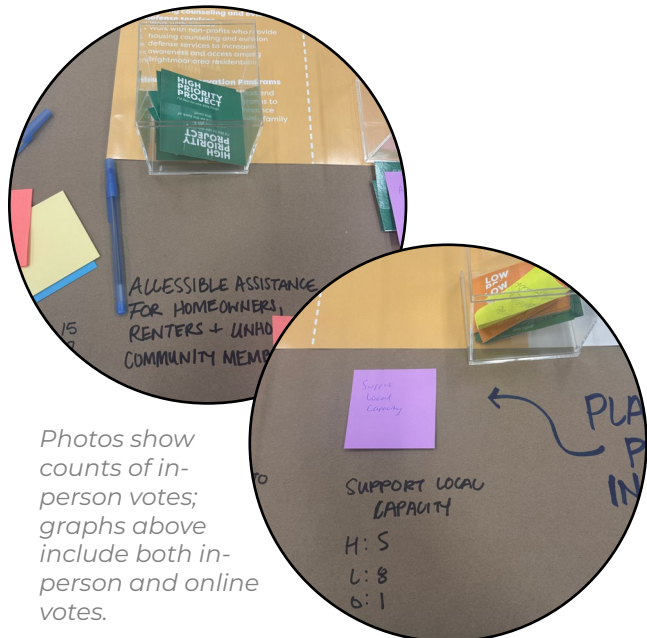
Includes both in-person and online feedback

■ High Priority Project
 ■ Low Priority Project
 ■ Other Idea



Projects that provide support for homeowners such as repair resources, eviction defense, counseling and preservation programs were prioritized highly.

Zoning changes such as rezoning to R3 and supporting local capacity through Community Development Groups was less of a priority to attendees.



Photos show counts of in-person votes; graphs above include both in-person and online votes.

THEMATIC PROJECT PRIORITIES

THEME 3: ...with affordable, quality housing options...

These projects includes ideas for housing affordability, accessibility and rezoning.

Other comments for this theme included:

ACCESSIBLE ASSISTANCE FOR HOMEOWNERS, RENTERS, AND UNHOUSED COMMUNITY MEMBERS

- Accessibility means ADA!

INNOVATIVE HOUSING CATALYST PROJECTS AND PARTNERSHIPS

- We like the various housing possibilities
- Need all sizes of home small/ as well as large

REZONING TO R3 IN A FEW AREAS TO ALLOW MORE HOUSING DIVERSITY AND FLEXIBILITY

- We need middle income housing to upgrade the Area and include more residents and compete with the suburbs
- Absolutely

SUPPORT LOCAL CAPACITY

- Update Grand River and Greenfield (Mammoth Building)

GRAND RIVER APARTMENTS

- Having apartment buildings which build on the Grand River

OTHER

- Most of these options are word salad which makes them meaningless.*
- These are all a high priority. We need more affordable housing in the neighborhood.*



WHAT INNOVATIVE HOUSING TYPES THAT COULD IMPROVE AFFORDABILITY ARE MOST INTERESTING TO YOU?

- TINY HOMES - 1 VOTE FOR “UNSURE”
- MODULAR OR MANUFACTURED HOUSING - 1 VOTE FOR “UNSURE”
- POCKET NEIGHBORHOOD - 1 VOTE FOR “INTERESTED”
- OTHER (DESCRIBE BELOW) - 1 VOTE FOR “VERY INTERESTED”

WHAT OTHER TYPES OF INNOVATIVE AFFORDABLE HOUSING WOULD YOU BE INTERESTED IN SEEING?

- For some reason, apartments aren't on this list. Apartments would allow affordable housing to be built at a cost which developers can afford. Building housing is expensive, so it's hard to get single-family houses built for a cost which allows them to be rented/ sold affordably.*
- Deeply flawed question. We need quality affordable housing. The form it takes will matter most to the folks who need it. This is not the type of thing that can be meaningfully answered in the hypothetical. A place where a tiny home makes sense will not be the same place where a pocket neighborhood makes sense.*

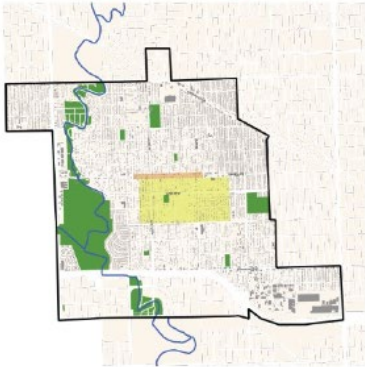
WHY ARE THOSE TYPE(S) OF HOUSING MOST INTERESTING?

WHERE IN THE NEIGHBORHOOD COULD YOU SEE THEM FITTING WELL?

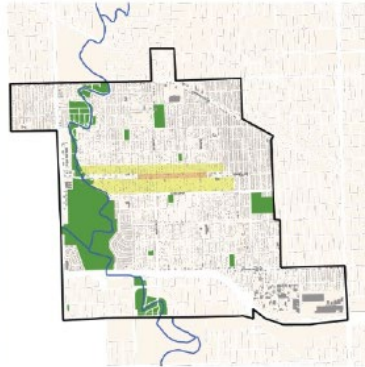
- They'd fit well in areas where the existing neighbors want them.*
- So excited about the Maya Angelou Village going up near Grand River. This is a busy area with lots of commerce and access to transportation. Also, along Burt Road near two schools (Gompers and Detroit Community) would be a good place for apartments for families. Fenkell currently has little commerce and no schools, so it's not the most obvious, although access to bus line is good.*

WHICH REZONING OPTIONS ON THE MAPS BELOW ARE YOU INTERESTED IN?

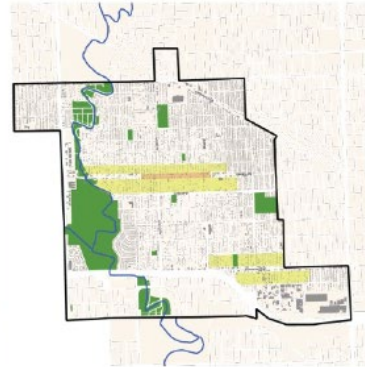
Zoning Change Options



Option 1: Build Up the Neighborhood Core



Option 2: Support and Grow Fenkell Ave.



Option 3: Grow Along Fenkell and Schoolcraft

OTHER

- Option 1: 1 vote
- Option 2: 0 votes
- Option 3: 1 vote
- Other: 1 vote: You need to show people what these options would mean, not just highlight the areas on a map.*

ANY ADDITIONAL FEEDBACK OR INPUT YOU WOULD LIKE TO SHARE RELATED TO ZONING OR HOUSING?

- Yes, you completely missed the point that folks were wanting to down-zone much of Fenkell.*
- Tiny houses don't seem to be the most obvious because many families are large or multi-generational. But surveys could be done on this, I guess.*

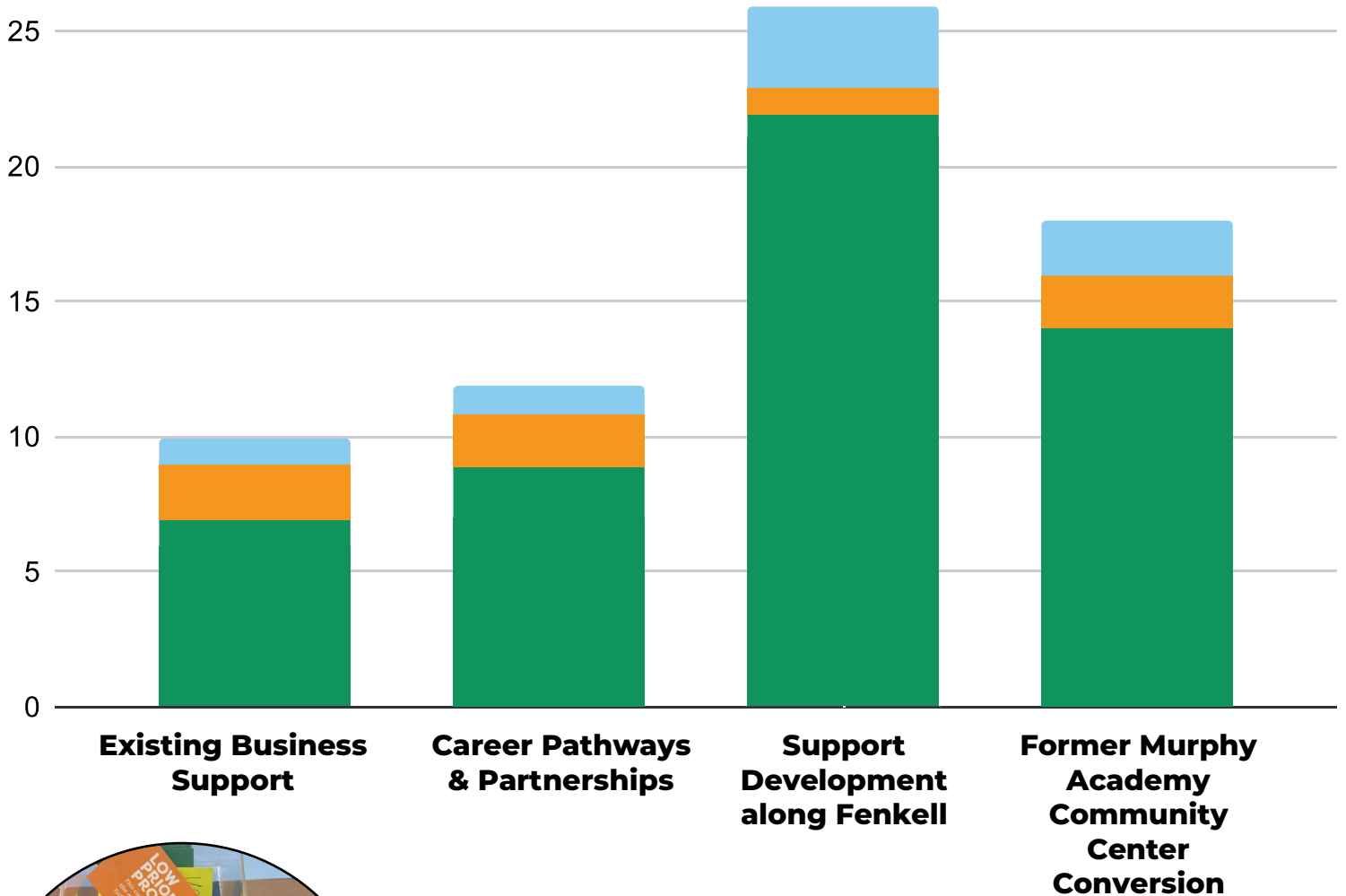
THEMATIC PROJECT PRIORITIES

THEME 4: ...and growing wealth and economic opportunities...

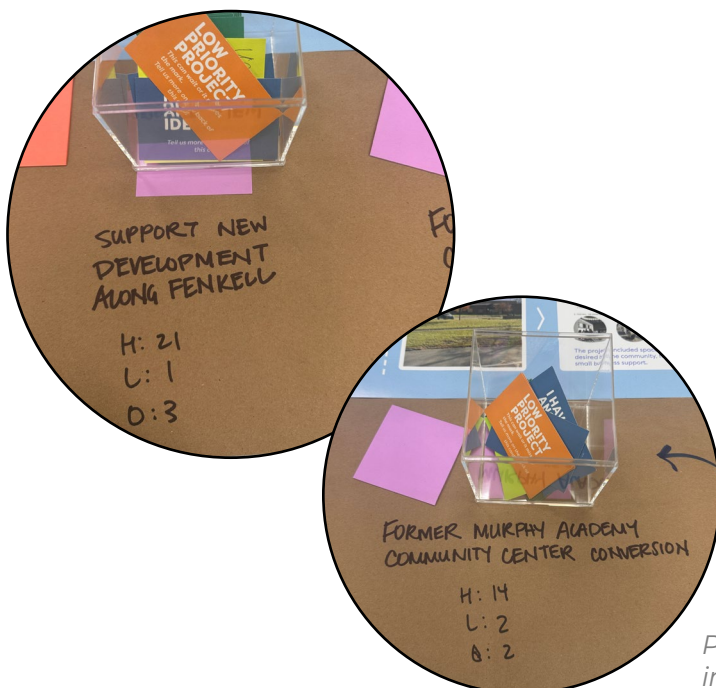
These projects includes ideas for commercial corridors, career pathways, and career development.

Includes both in-person and online feedback

■ High Priority Project
 ■ Low Priority Project
 ■ Other Idea



Support for Development along Fenkell such as redevelopment, incremental development, and commercial identity was the highest priority in this category.



Photos show counts of in-person votes; graphs above include both in-person and online votes.

THEMATIC PROJECT PRIORITIES

THEME 4: ...and growing wealth and economic opportunities...

These projects includes ideas for commercial corridors, career pathways, and career development.

Other comments for this theme included:

EXISTING BUSINESS SUPPORT

- Businesses in the area need support and access to local advertising

CAREER PATHWAYS AND PARTNERSHIPS PROGRAM

- Strengthen the Arts and Practical “Know How” in education
- Offer college courses

SUPPORT NEW DEVELOPMENT ON FENKELL

- Update buildings on Grand River paint and clean area

FORMER MURPHY ACADEMY CONVERSION

- Why would you think converting Murphy would be a good idea? It’s on the periphery of the neighborhood and is almost certainly structurally unsound. It would be good to have the services you outline, but figure out how/ whether some of those services are being provided elsewhere and then figure out how to get folks there. *

WORKFORCE TRAINING FOR WELL-PAYING JOBS

- Workforce job training for well-paying jobs, especially if it takes into consideration some of the other barriers (transportation, background checks, etc.) which sometimes impede residents from getting these jobs.*

COMMUNITY OUTREACH

- Pay Brightmoor residents to do community outreach and engagement instead of out-of-state consultants.*



** Input received through online survey*

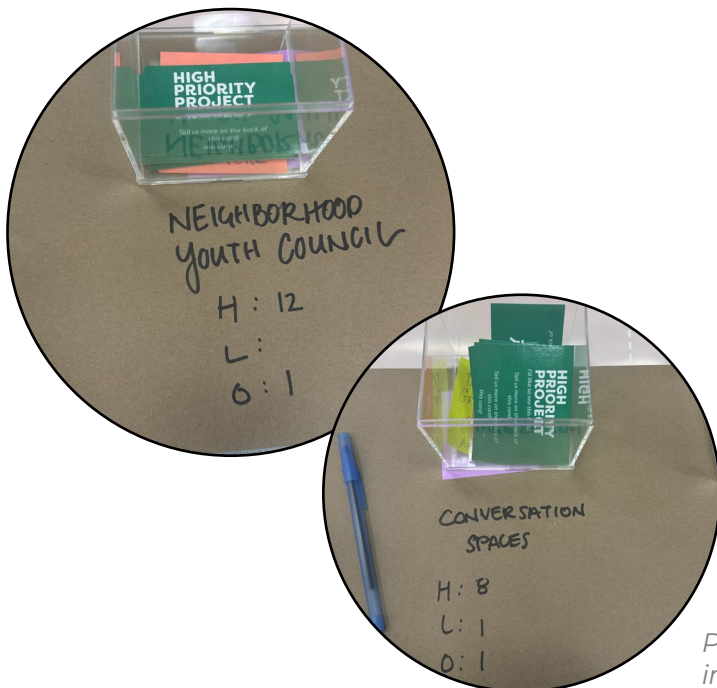
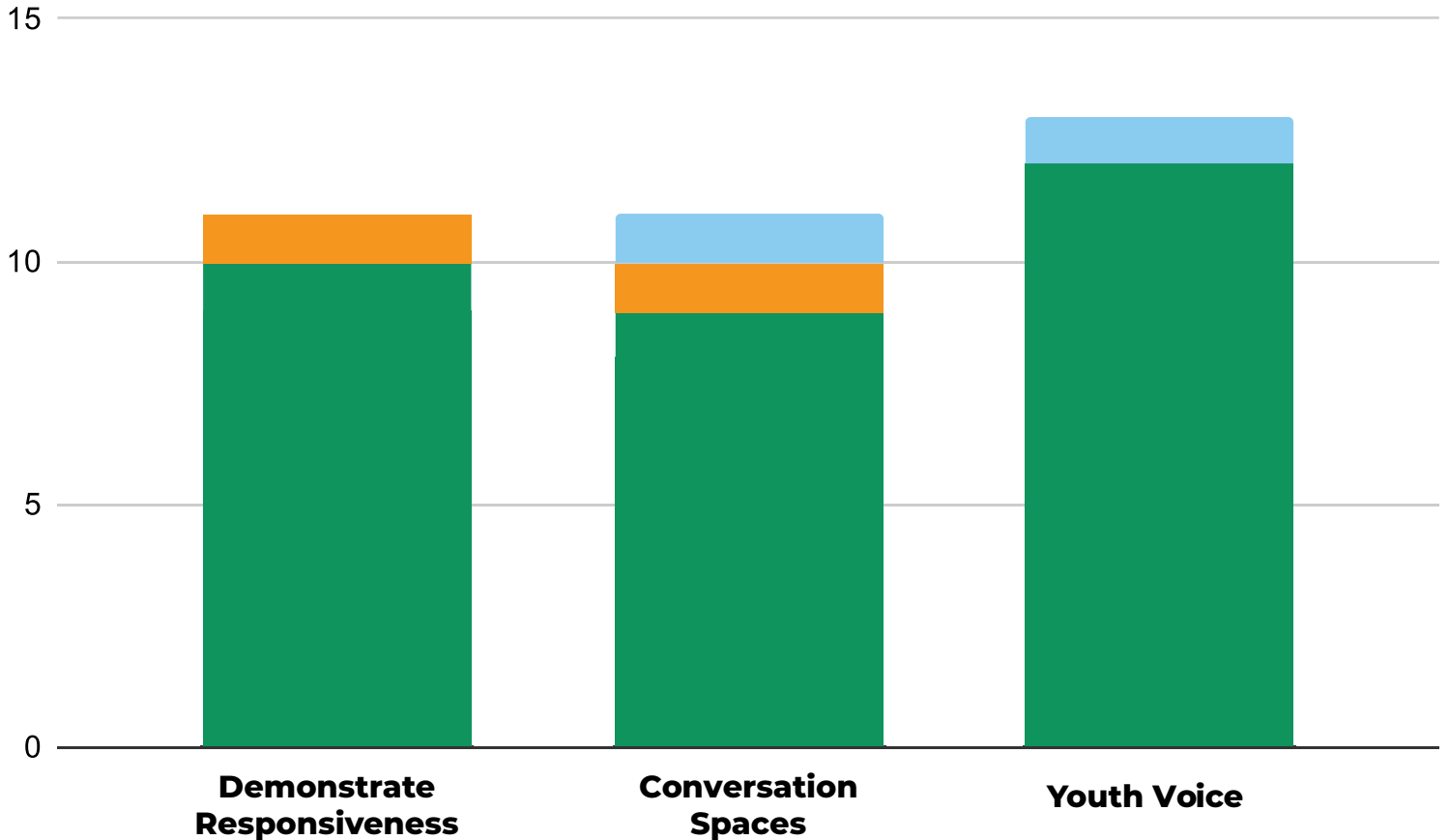
THEMATIC PROJECT PRIORITIES

THEME 5: ...and increased community connectedness.

These projects includes ideas for city-community trust building, community connectedness, and youth voice.

Includes both in-person and online feedback

■ High Priority Project ■ Low Priority Project ■ Other Idea



Although this category received the fewest number of votes overall, Youth Voice is a standout priority for increasing community connectedness.

Photos show counts of in-person votes; graphs above include both in-person and online votes.

THEMATIC PROJECT PRIORITIES

THEME 5: ...and increased community connectedness.

These projects includes ideas for city-community trust building, community connectedness, and youth voice.

Other comments for this theme included:



YOUTH VOICE

- Neighborhood Youth Council
- Engage youth in the reimagining of education...

YOUTH VOICE

- Peter L at Wellspring has done an excellent job with the Teen Council there. This isn't a council which meets with neighborhood and city leadership, but he has a lot of experience with this if you need an expert. :) *

ACT IN A TRUSTWORTHY MANNER

- Instead of “rebuilding trust,” you should call it “act in a trustworthy manner.” When any city department or employee says one thing and does another, it damages their individual reputation and the reputation of the city as a whole. This happens so consistently that it's easier to point out the very few times someone from the city delivers on a promise than it is to list all the times they don't. This entire framework process has been an appalling example of the city parachuting in to a community, pretending to seek feedback (while simultaneously refusing to publicize meetings, refusing to provide meeting agendas, refusing to publish timely meeting notes, refusing to publish action items from previous meetings, and refusing to deliver on said action items), and blithely continuing down whatever path they'd already determined to follow before their pretend engagement began.*

COMMUNITY INPUT

- Yes. Let us come together as a community to review what you've heard from the few people who've been present at meetings. Be open and transparent. Let the many shape the framework instead of just the few.*

* Input received through online survey

CONVERSATION SPACES

- Conversation spaces is intriguing-- I would attend some of these if they had good topics and were well-moderated. We do have a good track record in Brightmoor of affinity groups, like Ora Williams' group for Grandparents Parenting Again and others.*

NEIGHBORHOOD CLEAN-UPS

- Neighborhood clean-ups which tackle some of the parts of the neighborhood which need some help with lots of trash being dumped.

ADDITIONAL INPUT FROM ONLINE SURVEY

Do you have any feedback on the vision statement or themes?

- We already have a strong sense of community. What's missing here is RESPONSIVE & responsible city departments. fyi, please look at the link for other materials--some pages need to be resized as they are cut off horizontally.*

Any additional ideas, input, or feedback?

- Yes. I'd like to see the unedited results of this survey published on the website and available wherever else makes sense. Your behavior up til now has not earned my trust, so I will not believe a "synthesis" of survey results to accurately reflect the results themselves.*