



NEXT DETROIT NEIGHBORHOOD INITIATIVE OVERVIEW

Next Detroit Neighborhood Initiative (NDNI), a 501(c)3 nonprofit organization which focuses on the transformation of Detroit neighborhoods through reinforcement, revitalization and redevelopment efforts or initiatives. Our “on the ground” experience enables us to provide strategic models for safety management, blight remediation, foreclosure prevention and other critical success factors in stabilizing Detroit neighborhoods. We strive to improve the quality of life in these areas by linking community based organizations to resources to fund initiatives that address neighborhood challenges. Through community engagement, collaboration with philanthropic leaders, and the coordination of governmental resources, NDNI bridges gaps around the neighborhood development delivery system in our city to build a stronger Detroit.

- **Reinforce:** Strategies are designed to strengthen neighborhoods that possess the characteristics of a stable tax base inclusive of moderate recreational activities, have a high percentage of home ownership, requiring minimal investment in the current housing stock.
- **Revitalize:** Goals are to infuse a combination of private, non-profit and governmental resources to provide intervention strategies to reverse negative social and economic trends that are impacting an otherwise stable neighborhood.
- **Redevelop:** Plans are to completely overhaul an area where extreme blight and abandoned structures exist and create an entirely new land use strategy for the neighborhood which will benefit citizens in the existing and surrounding areas.

7 MILE & LIVERNOIS NEIGHBORHOOD TYPOLOGY

The 7 Mile & Livernois area is an economically diverse neighborhood of approximately 30,850 upper to moderate-income residents, of which 66% are families and 29% are singles living alone. The community consists of several separate neighborhoods including University District, Martin Park, Sherwood Forest, Palmer Park, Green Acres, the Bagley Community and others, rich with individual character, diversity and history.

This is also a highly educated and conscientious community, with 85% of the residents holding at least a high school diploma and 72% are registered voters. While the area has experienced an overall population loss of about 4%, the youth population has increased by 24%. There are four public schools and one private school, providing an array of educational options for this community.

The community is also adjacent to economically depressed Highland Park, and a community experiencing swift decline west of Livernois near McNichols. The convergence of these two declining neighborhoods on to the more stable neighborhoods east of Livernois has a detrimental impact on crime and growth opportunities for the 7 Mile Livernois area. Overall, crime decreased in the 7 mile Livernois neighborhood by 30%. However, auto theft and larceny both increased in the community bounded by Wyoming to Livernois, 7 Mile to 8 Mile. In addition, the area bordering Highland Park at Fairway, Woodward, and McNichols also has the highest number of suspicious fires (28), coupled with very high levels of crime.

These two communities also have the highest concentration of non-working street lights and illegal dumping complaints. Unfortunately, the location and close proximity of disinvestment, poverty and decline, along with the perpetual loss of population negatively impact the 7 Mile & Livernois commercial retailers and the ability to maintain a stable tax base. The community is already showing very high levels of disinvestment with over 2,000 tax delinquencies in 2006 totaling more than \$800,000.

The opportunity is ripe for 7 Mile and Livernois to leverage their local assets which includes two universities, two moderately stable commercial corridors on 7 Mile and Livernois and the rich diversity of the housing stock and stable neighborhoods. Reinforcing the strengths of this community will provide a solid foundation for positioning 7 Mile Livernois as a “neighborhood of choice.”

NEXT DETROIT NEIGHBORHOOD INITIATIVE

Glossary of Resources

B&SE-Building and Safety Engineering

B&E Task Force- Detroit Police Dept. Breaking and Entering Task Force

DAH- Department of Administrative Hearing

DCI- Detroit Community Initiative

DPW- Department of Public Works

DWDD- Detroit Workforce Development Department

DEA- Department of Environmental Affairs

DEGC-Detroit Economic Growth Corporation

DPD- Detroit Police Department

DHWP- Department of Health and Wellness Promotion

DHS-Department of Human Services

DPS- Detroit Public School

DWSD- Detroit Water & Sewerage Department

HUD- Housing & Urban Development

LISC- Local Initiatives Support Corporation

MEDC- Michigan Economic Development Corporation

MPD-Municipal Parking Department

MDOT- Michigan Department of Transportation

MPRI- Michigan Prisoner Re-Entry Initiative

MSHDA- Michigan State Housing Development Authority

MOCA- The Mayor's Office of Community Affairs

NCH-Neighborhood City Hall

ONCR-Office of Neighborhood Commercial Revitalization

OTBD- The Mayor's Office of Targeted Business Development

P&DD- Planning and Development Department

PLD- Public Lighting Department

REC- Recreation Department

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS
Issue A: Business Development and Commercial Corridor Improvement

**Neighborhood of Choice - Enhancing Community Involvement and Community
Pride**

Goal: To implement specific strategies to develop retail corridors that support the needs of the neighborhoods by encouraging a safe, well lit, walk able area with aesthetic appeal that encourages new businesses and supports existing businesses.

Issue A: Business Development and Commercial Corridor Improvement

City of Detroit Public Efforts:

1). Improve traffic safety.

Lead Agency: DPW

Partners: DPD

Outcome Statement:

1. Provide improvements, updates or new infrastructure (streets, curbs, and traffic signals, lighting, sidewalks) in at least one of four commercial corridors every year. (Livernois, McNichols, 7mile, Wyoming.)
2. Reduce accidents in the 7 Mile/Livernois neighborhood by 25% through enhanced coordination of traffic flow, signals, and roadwork improvements.

Strategy:

- Identify and report to DPW requested road improvements from University Commons.
- Install Driver Feedback Sign* (DFS) on Puritan for Fitzgerald School and on Curtis for Bagley Elementary.
- Improve traffic signals as part of the Livernois phase I Median Project (expected to be completed in May 2007) the following signals will be modernized.
 - Livernois at Pembroke
 - Livernois at Outer Drive
 - Livernois at Seven Mile
 - Livernois at Margaretta
 - Livernois at Curtis
 - Livernois at McNichols
 - *Traffic Signal Improvement recently completed
 - Curtis at San Juan
 - McNichols at Greenlawn
 - Wyoming at Chippewa
 - *Traffic Signal Improvements planned for 2007.
 - Seven Mile at Pennington
 - Curtis at Greenlawn
 - * Correct road pavement work that was done poorly.

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS
Issue A: Business Development and Commercial Corridor Improvement

1. Provide improvements, updates or new infrastructure (streets, curbs, traffic signals, lighting, and sidewalks) in at least one of four commercial corridors every year.
2. Reduce accidents in 7mile/ Livernois by 25% through enhanced coordination of traffic flow, signals, and roadwork improvements.
3. Conduct traffic studies to identify future traffic improvements in at least two additional corridors. (7mile, McNichols, Wyoming)
4. Analyze the need for an additional pedestrian crossing on Livernois and one other commercial corridor.

Timeline: 2007-2012

2). Create additional parking

Lead Agency: MPD

Partners: P&DD, ONCR, and University Commons

Outcome Statement: Develop and implement a parking strategy for three commercial corridors.

Strategy:

- Conduct inventory of existing parking.
- Identify opportunities for additional spaces.
- Create better parking arrangement for customers and employees of local businesses.
- Incorporate charette recommendations for parking options
- Implement parking strategy that is more conducive to business expansion

Timeline: 2007-2008

City of Detroit Public /Private Efforts

1). Enhance the physical appearance of the 7 Mile/Livernois Area.

Lead Agency: ONCR

Partners: Business Associations, University Commons, Shore Bank, PLD, P&DD, GSD, DEGC, Wayne County, BSE, 311

Outcome Statement: To create a more marketable shopping district for businesses and consumers by improving the aesthetics of the commercial corridor as measured by 100 new facades, at least one additional district overlay, common design standards, and a 30 % reduction in code violations.

Strategy:

- Establish Community Ambassador Program and/or business association representation to monitor and report weekend code violations with businesses.
- Incorporate the results of the design charette for 7mile/Livernois commercial corridor plan.

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS
Issue A: Business Development and Commercial Corridor Improvement

- Provide at least 3 new financial mechanisms to act as incentives for small businesses to invest in facades, signage and other improvements.
- Identify other public funds to support decorative lighting, sidewalk /curbs, median beautification, etc.
- Increase lighting along business route to create walkability and a sense of vibrancy of businesses.
- Trim trees and beautify Livernois to increase visibility of businesses. Identify and remediate 10 blighting influences in the 7 mile & Livernois area.

Timeline: 2007-2012

3). Attract new and retain existing retailers to the 7 Mile/Livernois neighborhood.

Lead Agency: DEGC, University Commons

Partners: Private, Social Compact, ONCR, OTBD, DPD.

Outcome Statement: Attract at least two new retailers to Livernois in five years and increase private investment by 25% in all commercial corridors.

Strategy:

- Utilize services of Social Compact and DEGC to develop market analysis, business attraction and retention strategies to increase new business development.
- Coordinate services between University Commons, DEGC, and ONCR to market and promote existing businesses.
- Create a business directory for residents in 7 Mile/Livernois community and adjacent neighborhoods.
- Explore the CEPTED program for new retail tenants.

Timeline: 2007-2010

4). Strengthen business associations

Lead Agency: ONCR

Partners: Avenue of Fashion Business Association, University Commons, OTBD

Outcome Statement: Enhance the capacity of one existing business association and organize at least one additional business association to provide support, resources and increase potential business opportunity for the 7 Mile/Livernois commercial corridors.

Strategy:

- Provide technical assistance and financial support for businesses association development.
- Increase the capacity of the existing business association implementing the Main Street Model Services i.e., clean and safe strategies, volunteers, promotion and special events.
- Identify additional resources to support business associations.

Timeline: 2007-2012

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS
Issue A: Business Development and Commercial Corridor Improvement

Private Efforts:

1). Create a stronger partnership among institutions in the area.

Lead Agency: University Commons

Partners: Mary Grove College, University of Detroit Mercy, and churches.

Outcome Statement: Utilize stakeholder resources to create a long-term strategy for commercial and residential development.

Strategy:

- Identify all institutions in target area.
- Identify specific roles for institutions to contribute to the planning process
- Present Charette findings to stakeholders.
- Produce/adopt a plan for commercial and residential development

Timeline: 2007-2008

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS

Issue B: Quality of Life

Neighborhood of Choice - Enhancing Community Involvement and Community Pride

Goal: To ensure safe, clean and attractive surroundings in the 7 Mile Livernois area through improved city services and community involvement

City of Detroit Public Efforts:

1). Improve the relationships between city departments and business owners.

Lead Agency: ONCR

Partners: DWSD, Assessor, B&SE OTBD, DEA, DPW

Outcome Statement: Reduce complaints and improve perception of city among business owners as measured by surveys and 311 complaints.

Strategy:

- Improve customer relations (improve response time and resolution rates) between business owners and the DWSD (estimated bills, inherited bills, etc.).
- Provide relief on business-associated fees or number of times assessed (taxes, permits, licenses, etc.).
- Coordinate between divisions to have the same inspector come for the initial and follow up inspection.
- Create reference guide for new & existing commercial tenants doing business in all of Detroit.

Timeline: 2007-2008

2). Improve St. Martin Park.

Lead Agency: Rec. Dept.

Partners: Wayne County

Outcome Statement: Provide a safe, accessible place for children to play by renovating St. Martin Park.

Strategy:

- Provide St. Martin with play equipment, new plays cape, swings, protective surfacing, landscaping, and site amenities.

Timeline: 2007-2008

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS

Issue B: Quality of Life

Private Efforts:

1). To provide relief to auto and homeowners.

Lead Agency: Non-profit Insurance Advocate

Partners: State of Michigan, Private Insurance Companies

Outcome Statement: Reduce auto and homeowners insurance by 10%.

Strategy:

- Partner with local insurance company to offer the neighborhood discount rate program to reduce premiums for 7 Mile/Livernois residents.

Timeline: 2007-2008

2). Implement energy efficiency designs

Lead Agency: Bagley Community Council

Partners: ONCR, DTE, Warm Training, MSHDA.

Outcome Statement: Increase environmental sustainability as measured by at least two buildings, one residential and one commercial, which will implement energy-efficiencies. (Example, Green Technology).

Strategy:

1. Identify technical assistance and support from Warm Training Center, and other energy efficiency groups.
2. Identify funding mechanism and specific tax credits/incentives for energy-efficient improvements.
3. Hold at least one workshop on the benefits of energy efficiency.

Timeline: 2007-2010

City of Detroit Public /Private Efforts

5). Beautify the 7 Mile/Livernois neighborhood.

Lead Agency: University Commons Marygrove & Uof D

Partners: DPW, ONCR

Outcome Statement: Develop and implement a beautification plan for at least 2 districts that includes greening, streetscapes, and enhanced neighborhood identification signs.

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS

Issue B: Quality of Life

Strategy:

- Coordinate beautification efforts for the median (use local talent at nearby universities).
- Implement beautification strategy for the district including tree trimming, bush removal, and enhanced neighborhood signage.
- Apply for infrastructure enhancement from state of Michigan.

Timeline: 2007-2009

6). Reduce crime

Lead Agency: DPD

Partner: Resident Associations, Business Associations, Michigan State, NCH, GSD.

Outcome Statement: Reduce the following crimes by 10%. 1. Home invasions 2.Car break-ins/
Auto thefts 3.Business Break-ins.

Strategy:

- Work with DPD-Western District to improve response time/communication with residents.
- Implement at least one CB patrol.
- Increase home security surveys by 25%.
- Market availability of home and business surveys in community newsletter.
- Reduce the opportunity for crime in business & residential districts by trimming 50 % of the trees and 50% group re-lamping (Lighting) by the end of 2007 and with regular schedule of maintenance.

Timeline: 2007-2008

NDNI 7 MILE & LIVERNOIS COMMUNITY WORK-PLANS
Issue C: Community Stability

**Neighborhood of Choice - Enhancing Community Involvement and Community
Pride**

Goal: *To create a sustainable mechanism for maintaining, building, and promoting neighborhood assets.*

City of Detroit Public /Private Efforts:

1). Create a community/school partnership.

Lead Agency: DWDD

Partner: DPS

Outcome Statement: To develop a joint-use strategy with at least one public school in the 7 Mile/Livernois neighborhood.

Strategy:

- Identify magnet schools and create a strategy to jumpstart an effective partnership with DPS. Curriculum development, etiquette and job skills training could be provided after-school or integrated into the curriculum;
- Strengthen weak schools in order to market schools in entire area.

Timeline: 2007 - 2009

2). Attract new residents to 7 Mile/Livernois community.

Lead Agency: Private Sector

Partner: Resident Associations, Model D Real Estate Professionals (Real Estate Agents, Brokers) Crain's House Party, and DEGC.

Outcome Statement: Increase residential occupancy by 25% over five years.

Strategy:

- Create a neighborhood marketing strategy to market neighborhood amenities.
- Work with real estate professionals to market available residences.
- Participate in Crain's House Party
- Conduct neighborhood open house to market neighborhood.
- Market home and garden tours. Work with real estate professionals to ensure they are educated about NEZ designation & market it to prospective homebuyers.

Timeline: 2007 - 2010