V. REINVESTMENT RECOMMENDATIONS

Reinvestment recommendations based on the community visioning sessions were prioritized and presented to all cluster board members and community stakeholders for final review and comment November 18th 1997 and December 2nd 1997.

A. APPROACH

The summarized findings from the visioning, focus groups and Asset Profile report were once again presented to the community. A listing of the "visioning statements" , concerns and suggestions was further discussed by all participants. After each topic was covered, all participants were given draft recommendations for them to respond to. Areas that most felt "unsure about" were indicated for the stakeholders to make comments, additions, or inquiries.

All comments were first addressed as each topic area was discussed. Thereafter, additions and prioritization of draft recommendations were recorded. The highest ranking recommendations were used for final community review, December 2nd. Cluster Board members reviewed the prioritized recommendations for the last time. After final approval and endorsement from all present board members, top three recommendations from each topic area were then presented to the CRS Core staff. Cluster 7 top three recommendations were further presented to the CRS-Task Force to be considered for inclusion in the City-Wide Top Ten Recommendations.

The top three recommendations from each topic area are recorded below in italic print.

Neighborhood Commercial

1. *Minimize crime and promote safer and consumer responsive commercial districts.*

    - *Promote community-oriented policing of neighborhoods and commercial districts by trained local police precincts/departments—expand on the* ***Clean Team Pilot Program*** *run by the 2nd Precinct.*
    - *Promote and maintain clean and quality goods and services through resident and business collaborations by utilizing survey forms from community to rate and comment on businesses to determine community needs and assist business owners to improve services and customer-relations.*

2. *Create comprehensive shopping centers reflecting neighborhood design standards, especially along major roads like Grand River, Joy, W. Chicago, Plymouth, Warren and Greenfield.*

   - *All new and existing developments to meet building and safety codes and regulations.*
   - *Establish collaborative bodies made out of community members, potential developers to create human-scale design and pedestrian-oriented commercial developments.*
   - *Link commercial areas through pedestrian path-ways, landscaped side-walks, green-ways and well-lit streets.*

RECOMMENDED PRIMARY/SECONDARY SITING FOR COMMERCIAL DEVELOPMENTS

WHOLESALE STORES		RETAIL STORES		NEIGHBORHOODS	
Primary	Secondary	Primary	Secondary	Primary	Secondary
Joy & Greenfield	Plymouth & Southfield Fwy	Joy& Greenfield	Joy& Southfield Fwy	Joy& Southfield	Joy, west of Greenfield

3. *Improve and maintain aesthetic appeal of neighborhood commercial districts.*

   - *Enforce signage, garbage and debris pick-up in the alleys, repair side-walks and promote landscaping.*
   - *Create identity and theme for all neighborhood commercial centers through the use of public art, banners, focal gathering points, interconnected street networks and compact mixed-use development patterns. This could be achieved through community and corporate/business sponsorship of local artists and crafts.*
   - *Engage public sector in committing to Infrastuctural investments and zoning modifications where applicable.*

4. Maintain zoning consistency in areas in the north-eastern section.

5. Create an Organization like the Neighborhood Service Organization(NSO) that would assist business associations in start-up activities, leadership training, program development.

6. Creation and promotion of Incubators within Neighborhood Business Associations(NBA). Provide assistance in the following areas:
   - ⇒ locations
   - ⇒ financing
   - ⇒ research
   - ⇒ licensing

7. Promote mix-use developments and adaptive reuse of abandoned structures

to accommodate both commercial and live-work environments, siting to be in proximity to multiple-housing units and specialized zonings that can accommodate this type of development.(Plymouth, Joy/Southfield, Meyers/Joy)

8. Addition of entertainment venue complexes, fresh fruit markets and coffee shops, Home or Office Depot along Grand River and Oakman.

Residential/Housing:

1. *Promote home-ownership and preserve the existing housing stock through rehabilitation, infill developments and access to funding sources.*

    - *Create "one stop" housing resource centers with the following information:*
        - ⇒ *updated data files on abandoned, city owned properties, vacant lots, etc.*
        - ⇒ *available financing, National City Mortgage Fannie Mae, HUD, MSHDA, NOF, private, etc.*
        - ⇒ *clearing house for all matters related to property purchasing.*
    - *Promote annual community home fairs sponsored by a conglomeration of financial institutions on repair services, home-maintenance and improvement (NBD, Comerica, First of America, Standard Federal, etc.)*
    - *Infill-housing developments that will conform to specified existing design standards in these identified areas:*
        - ⇒ *Wadsworth (N), Appeline (E), Meyers (W), C&O RR Tracks (S)*
        - ⇒ *Tireman(S), Joy (N), Southfield Freeway (W), Greenfield (E)*
        - ⇒ *Pinehurst between West Chicago and Orangelawn*
        - ⇒ *Orangelawn between Mendotta and Griggs*

2. *Improve policies and procedures to title searches and property purchase especially for those that are city or state owned.*

    - *Promote workshops conducted by relevant city departments (P&DD, DPW, etc.) to educate the public on procedures and associated fees. Community-Housing Development Organizations like WDIFCO, Cornerstone, etc. and churches can coordinate the workshops and catalogue all resource information and contact names.*
    - *Encourage participation of more Community Development Corporations (CDC) in housing rehabilitation and redevelopment.*

- *Training centers to assist CDC's in operations, project administration/monitoring and grant application.*

3. *Encourage community participation in neighborhood development and revitalization through membership in neighborhood block clubs. Deputize citizens to monitor the community safety, city code violations and document general issues that impact livability.*

    - *Promote community group activism to ensure that neighborhood design specifications are implemented. Close collaboration between community, city and potential developers is strongly recommended.*
    - *Improve and maintain aesthetic appeal of neighborhoods through area adoption of neighborhood parks to make them safer, cleaner and community-friendly.*

4. Resource guide of resources/sources for home improvement and modernization.

Transportation

1. *Develop a comprehensive and regionalized mass transit system - DDOT and SMART to improve and connect all of Metropolitan Detrioters.*

    - *Improve scheduling and bus connection through integrating both systems.*
    - *Connect Detroit Residents to suburbs and other Southeast Michigan communities.*
    - *Promote 'Annual Free Day" as tool to increase ridership.*
    - *Offer transfers for passengers re-boarding on the same line.*
    - *Make information regarding schedule changes, operation hours and services more accessible to the community.*

2. *Eliminate or minimize Truck Traffic in residential areas.*

    - *Citing or monitoring by the community of truck traffic, especially illegal parking in residential areas.*
    - *Enforcement of illegal parking or abandonment of trucks in cluster by the police.*

3. *Maintain Street Signage, Street lights, Roads, and Sidewalks.*

    - *Citizen and business-owner activism to notify DPW, and other relevant departments when street-signs and lights are in need of maintenance.*

- *Promote and petition for road improvements especially along all major arterials like Joy, Greenfield, Plymouth, etc.*
- *Encourage clean-up of freeway access ramps, billboard along freeways and buildings through community activism.(ISTEA Grant for Highway beautification)*
- *Legible, aesthetically pleasing street signs at major intersection and better lighting of signs.*
- *Legible construction zone posting at ½ to 1 mile intervals. (Surface road improvements only)*

Job Centers

1. *Promote economic opportunities and revenue base of Cluster 7 and the entire city of Detroit.*

    - *Encourage relocation of diversified employment centers to the cluster through the elimination of 'red tape' for prospective business owners.*
    - *Encourage community-based small businesses and incubators to prosper as a source for future economic centers.*
    - *Create opportunities for students (Breithaupt Trade School, Wayne County Community College) to gain working experience and training utilizing local restaurants, and compatible businesses.*
    - *Provide a GIS coded file-system on all vacant parcels with all pertinent information like, siting, contamination and levels of contamination, accessibility to infrastructure and other amenities, and tax incentives/credits for developers.*

2. *Locate Job Centers within existing FIA Offices on Grand River/Oakman, Schoolcraft/Schaefer Hwy, Wyoming/Tireman, Greenfield/Joy Road.*
    - *Provide Job Readiness and Retention Training Programs*
    - *Provide diversified employment/internship opportunities data file that can be easily accessed by the community.*

3. *Better community awareness of job centers sponsored by the city or federal government media notification. Training opportunities for programs such as, No wrong Door, Job Plus and Move to Work, etc.*
    - *Potential employers within cluster to provide access for employees to transportation. Look at private shuttles or connectors between major and minor roadways as a short-term solution. A regionalized mass transit system is a long-term desired goal.*

Youth Development

1. *Youth Summits to promote an environment cluster-wide where the youth can congregate to address issues that affect them and gain life training skills.*
    - *Churches, community organizations to sponsor workshops by providing venues, transportation, mentorship and leadership training.*
    - *Promote and publicize college and other educational tours (museum, Wayne State, U of M, Cass Technical High School, etc.)*

2. *Integrate and utilize programs provided by the City of Detroit Recreation Department and Detroit Public Schools or other departments focusing on Youth Development.*
    - *Coordinate DPS and City of Detroit Recreation Department to sponsor Afterschool programs and community organizations with youth-oriented programs.*
    - *Coordinate with community organizations to provide daily available transportation (Youth Shuttle) to Afterschool Training, Job Training and Readiness Programs and Educational Centers like Detroit Impact.*
    - *Collaborate with other cluster in developing Math Science Initiatives and Educational Support Centers.*
    - *Create a comprehensive Resource Information Booklet addressing citywide youth programs that can accessed by communities through libraries, churches, schools, etc.*
    - *DPS to bring back the Student Motivational Project for mentoring "at -risk" students.*

3. *Promote health and nutrition among all youth (citywide)*
    - *Coordinate this effort through existing DPS programs, Health Department and existing youth oriented community initiatives.*
    - *Provide community organizations with data on foundations and private sector organizations that sponsor or fund youth development programs.*
    - *The Detroit Health Depart to aggressively implement the grant of $5.9 million awarded by HUD for the Lead-Based Paint Hazard Control Project.*
    - *City and private sector sponsored community awareness and collaboration workshops addressing youth development citywide.*

Recreation Facilities and Programs

1. *Create a Collaborative Maintenance Agreement and Program between community organizations, the Recreation Department and Corporate Sponsors to maintain neighborhood parks.*

2. *Expose the youth to nature parks; educate them about environmental issues, botany and park beautification. (DPS, Corporate and Community Sponsorship)*
   - *Collaborative sponsorship of " nature - centered" field trips, and summer camps. Focus should be on kids with limited access to such programs/activities.*
   - *Integrate "nature" and environment education classes as part of the curriculum.*

3. *Renovate and improve Community Parks in Cluster 7 through private and public partnerships to raise funds, promote programs such as, clean-up sweeps, etc.*
   - *Promote the existing Adopt-A-Park and Greenway Programs.*

4. Revitalize Rouge Park into a 'world class' recreation center.

   ⇒ Renovate other park areas in order to accommodate year-round activities
   ⇒ Construct a centralized 'welcome center' or 'field house' in the park.

5. Develop linked pathways (pedestrian and bike) and green space utilizing vacant lots. This can link one neighborhood to another.

6. Increase funding from the public sector to help local/neighborhood groups "adopt" neighborhood parks. Work with the Recreation Department to identify funds and or existing "Adopt a Park" programs, the Piston-Palace Grant, etc.

7. Integrate youth development programs into existing Recreational Program

Quality of Life

1. *Enforce environmental controls in Wayne County such as illegal dumping, picking up of abandoned cars and trash, monitoring and citing violations against unkempt junk cars lots, etc.*

2. *Renovate existing Community Centers and increase the number of these facilities cluster-wide.*
   - *Make available the facilities to community for group meetings, youth training, seminars, etc.*

3. *Renovate Community Parks and facilities. (This item is restated here by the community for emphasis)*

4. Allow neighborhoods to create special assessment districts (Senate Bill 936)

5. Bring back Mini-Police Stations and ***Maintain Clean Team Concept***

throughout the Cluster.

6. Build/or Integrate kid-scapes and play-fields for younger children into existing parks and future family oriented venue centers/complexes,

7. Enact a city charter amendment to create neighborhood councils.