Detroit's Civic Commons: Civic Infrastructure for Inclusive Neighborhood Reinvestment in Fitzgerald

Detroit Learning Journey
July 2022

Ella Fitzgerald Park, Greg Siemasz for Earthscape

Team

City of Detroit
- Planning and Development
- Department of Neighborhoods
- General Services Department
- Housing and Revitalization
- Mayor's Office
- Parks and Recreation
- Police Department
- Public Works

Detroit Collaborative Design Center

Detroit Economic Growth Corporation

Detroit Employment Solutions Corp

Detroit Land Bank

The Greening of Detroit

Invest Detroit

Knight Foundation

The Kresge Foundation

Live6 Alliance

Marygrove Conservancy

University of Detroit Mercy

Support urban vitality in the neighborhoods
Inclusive economic recovery

Project Summary

Completed Work (1.0)

- Neighborhood Plan
- Ella Fitzgerald Park
- Mosaic Mural
- Detroit Sip opening
- HomeBase opening
- Programming (Activity Day)
- Workforce Pilot
- Park Ambassador Pilot
- McNichols Streetscape Pop-Up (Spring Forward)
- Neighborhood Hubs (San Juan pavilion, MoFlo Garden)
- Mo-Go Expansion

Completed Work (2.0)

- Greenway construction complete
- Commercial corridor development projects
- Neighborhood Hubs (Prairie, Santa Rosa)
- McNichols Streetscape
- Marygrove P-20 Campus

Ongoing Work (2.0)

- Housing rehab
- Park Ambassador Program
- Friends of Ella Fitzgerald Park group

28

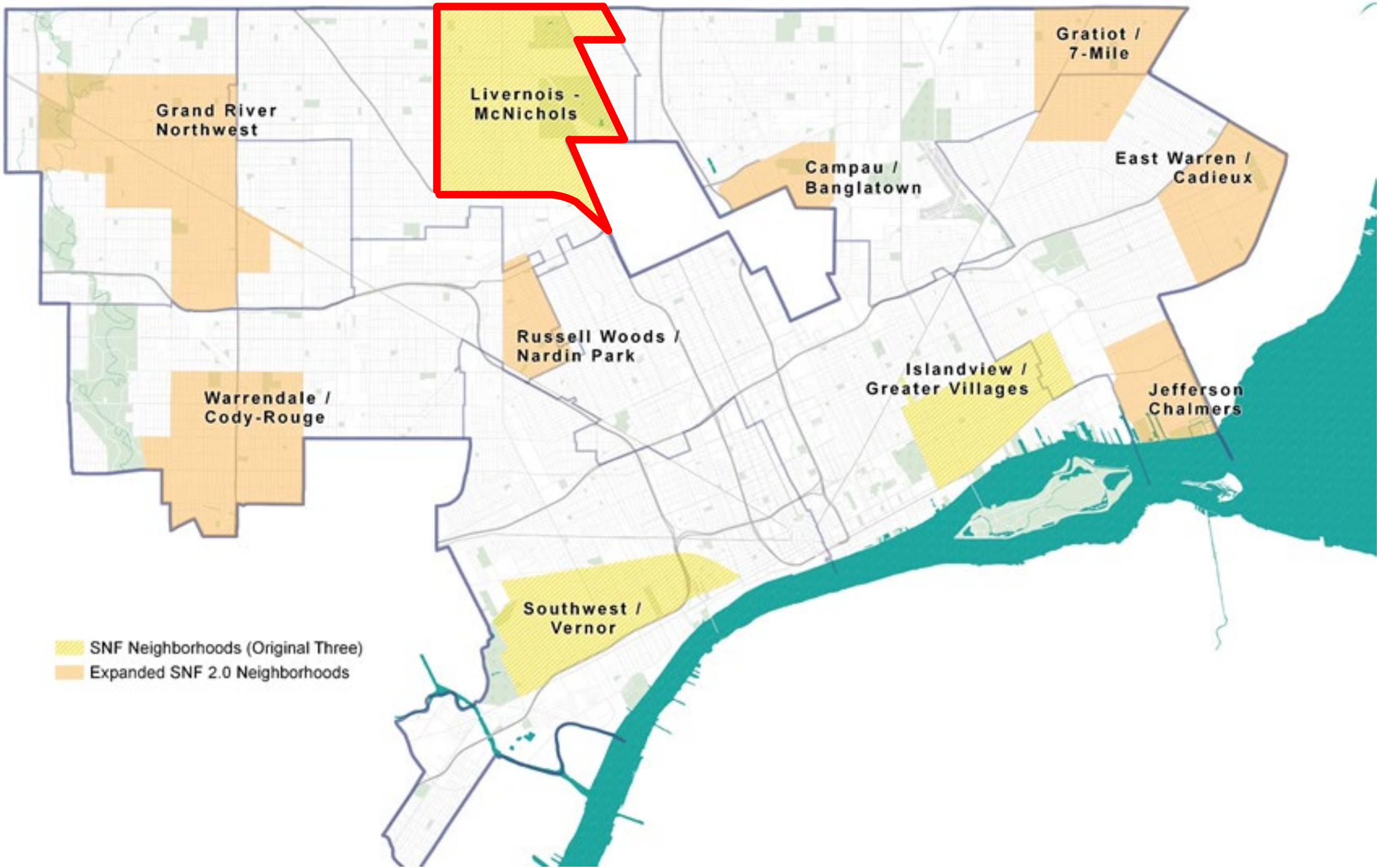
COMMUNITY + TOWN HALL MEETINGS

50

BLOCK CLUB + NEIGHBORHOOD ASSOCIATION MEETINGS

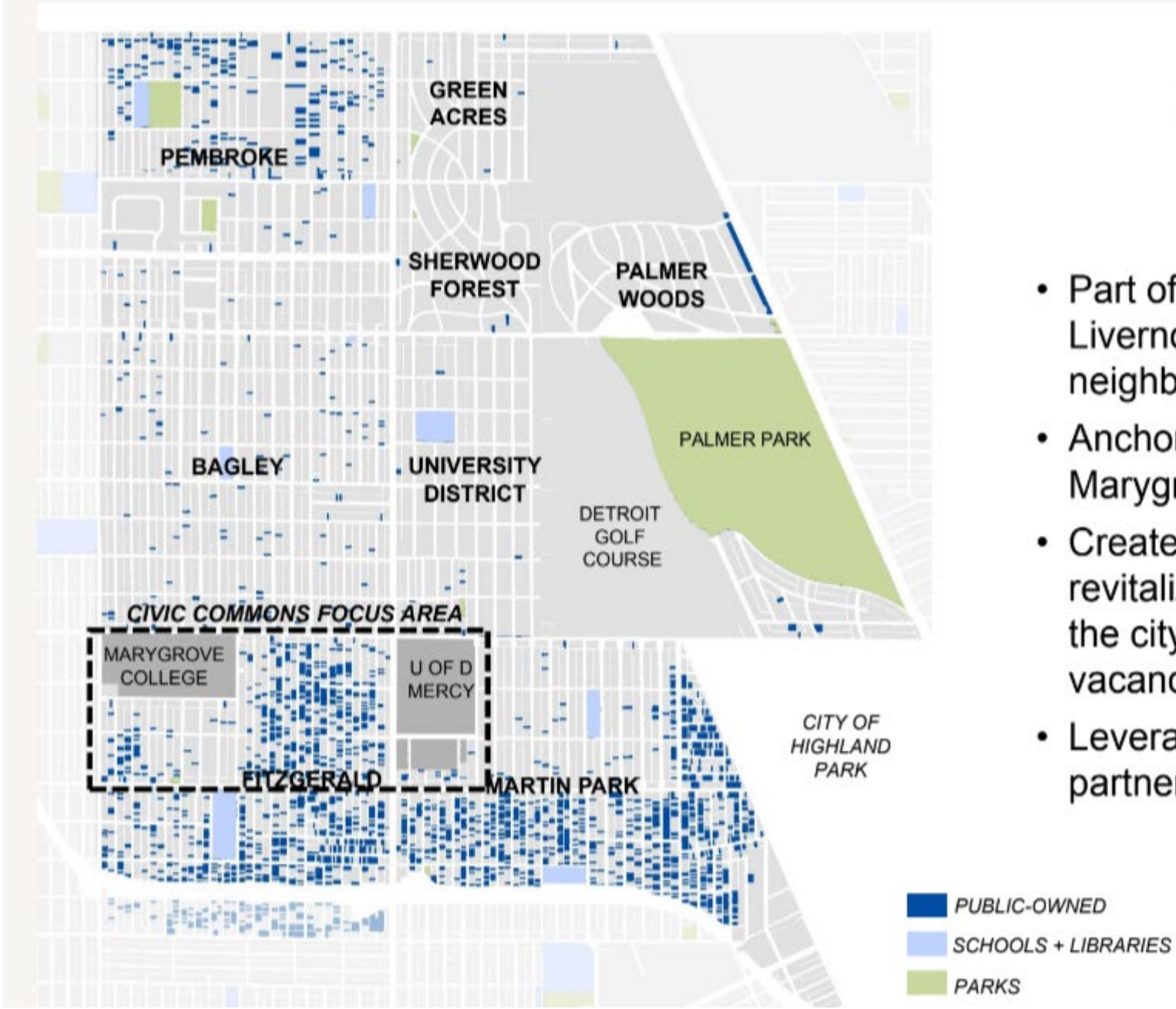
9

POP-UPS + EVENTS


Livernois - McNichols
Grand River Northwest
Gratiot / 7-Mile
Campau / Banglatown
East Warren / Cadieux
Russell Woods / Nardin Park
Warrendale / Cody-Rouge
Islandview / Greater Villages
Jefferson Chalmers
Southwest / Vernor
SNF Neighborhoods (Original Three)
Expanded SNF 2.0 Neighborhoods

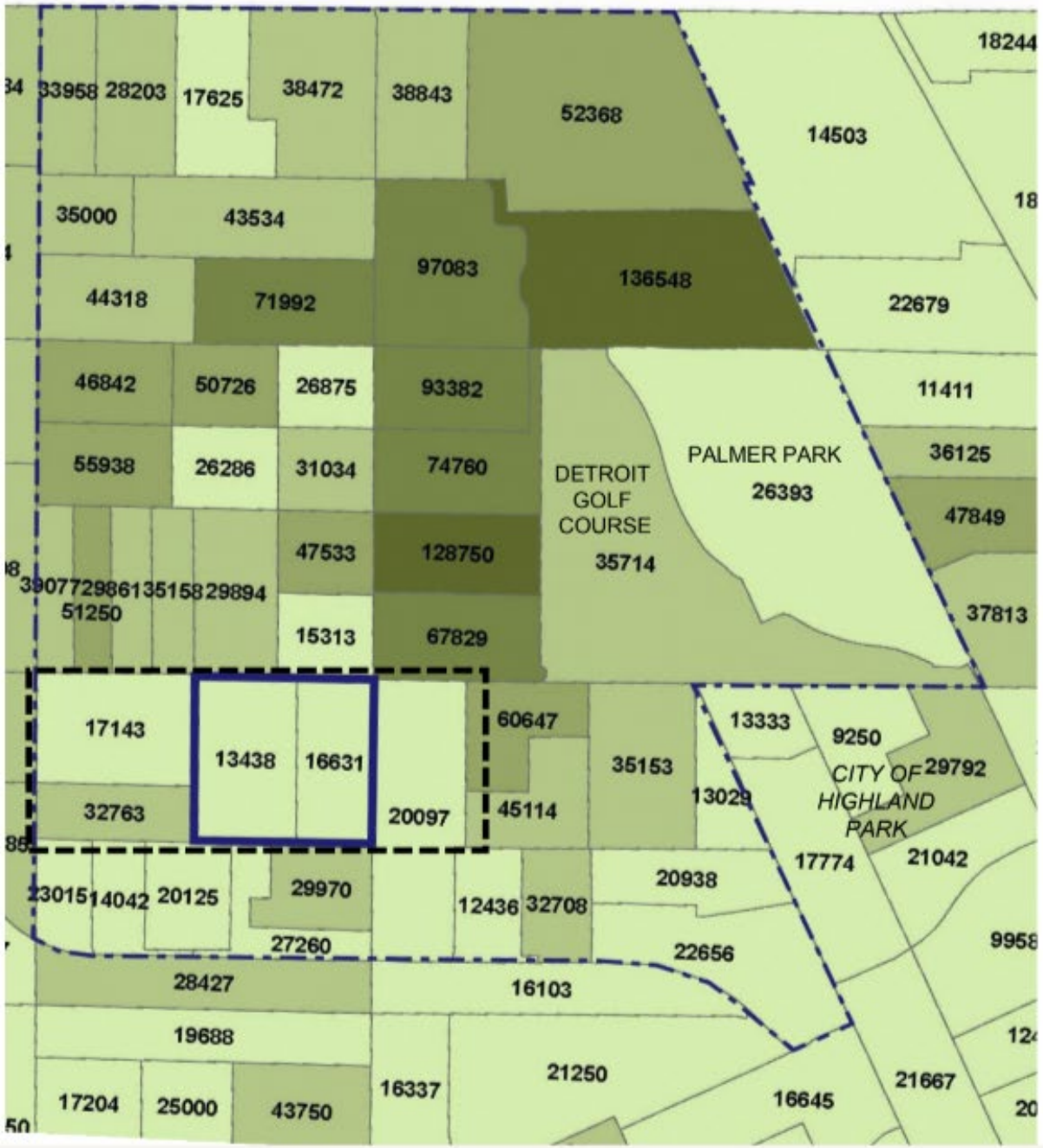
Comprehensive Investment Strategy

PLANNING WITH NEIGHBORHOODS



Reinvesting in Civic Life in Detroit's Neighborhoods

- Part of larger planning effort in the Livernois/McNichols area including 10+ neighborhoods
- Anchored by University of Detroit Mercy, Marygrove College
- Create a model of neighborhood revitalization that can be adapted across the city to address disinvestment and vacancy
- Leverage key private, public, philanthropic partnerships, build from areas of strength



Demographics

- Annual Median Household Income
- Some of strongest neighborhoods in Detroit in close proximity
- **Project Area**
  - 95% African American
  - 24% Youth
  - 12% Seniors
  - 28% Don't have access to a vehicle
  - 17% Unemployment

OVER $100,000
$62,000 - $99,999
$46,000 – 61,999
$30,000 - $45,999
LESS THAN $30,000

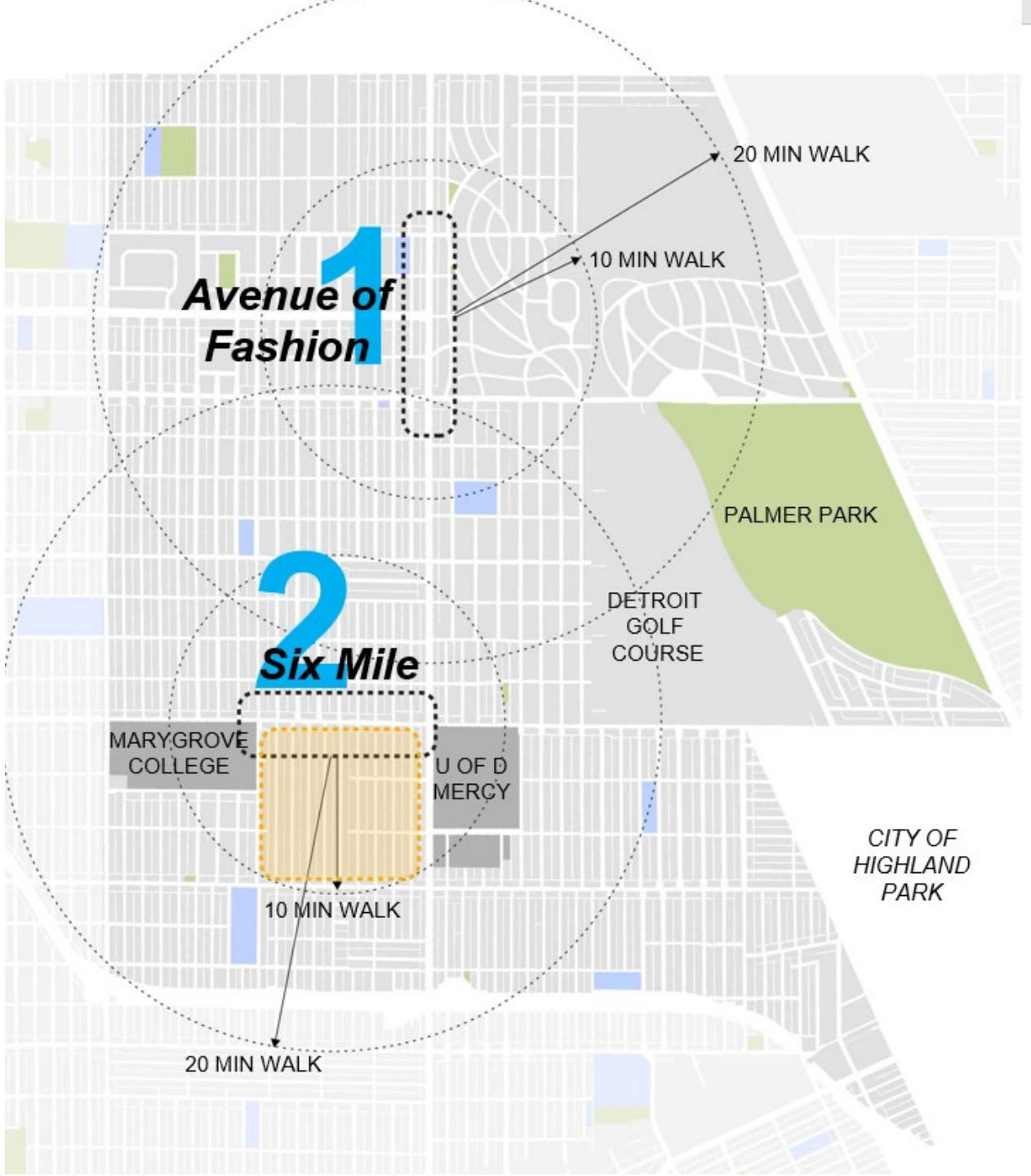
Livernois-McNichols Planning Area

Enhancing two walkable retail nodes through targeted real estate and public infrastructure investment

- Avenue of Fashion
- Six Mile

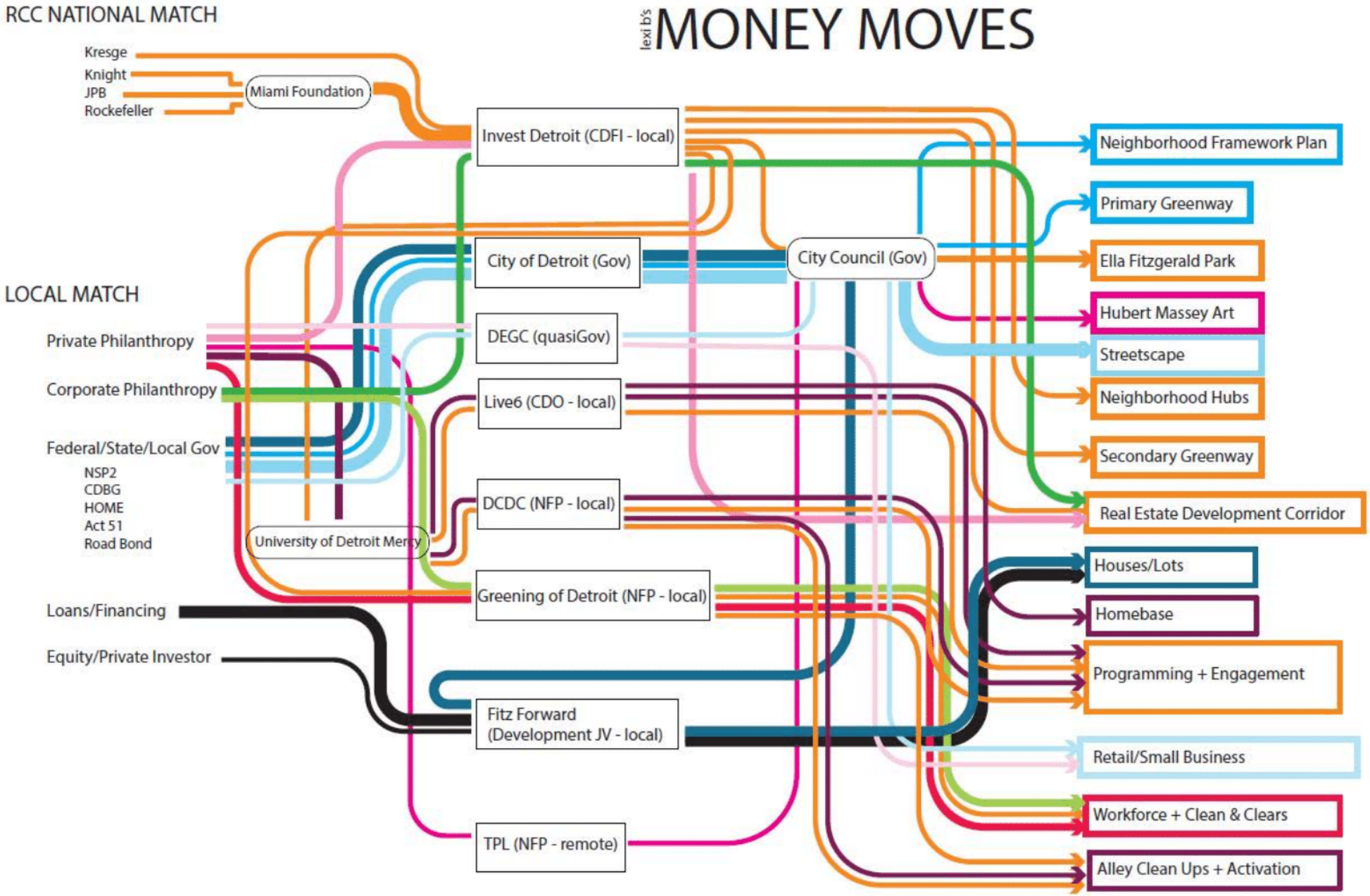
Stabilizing neighborhoods

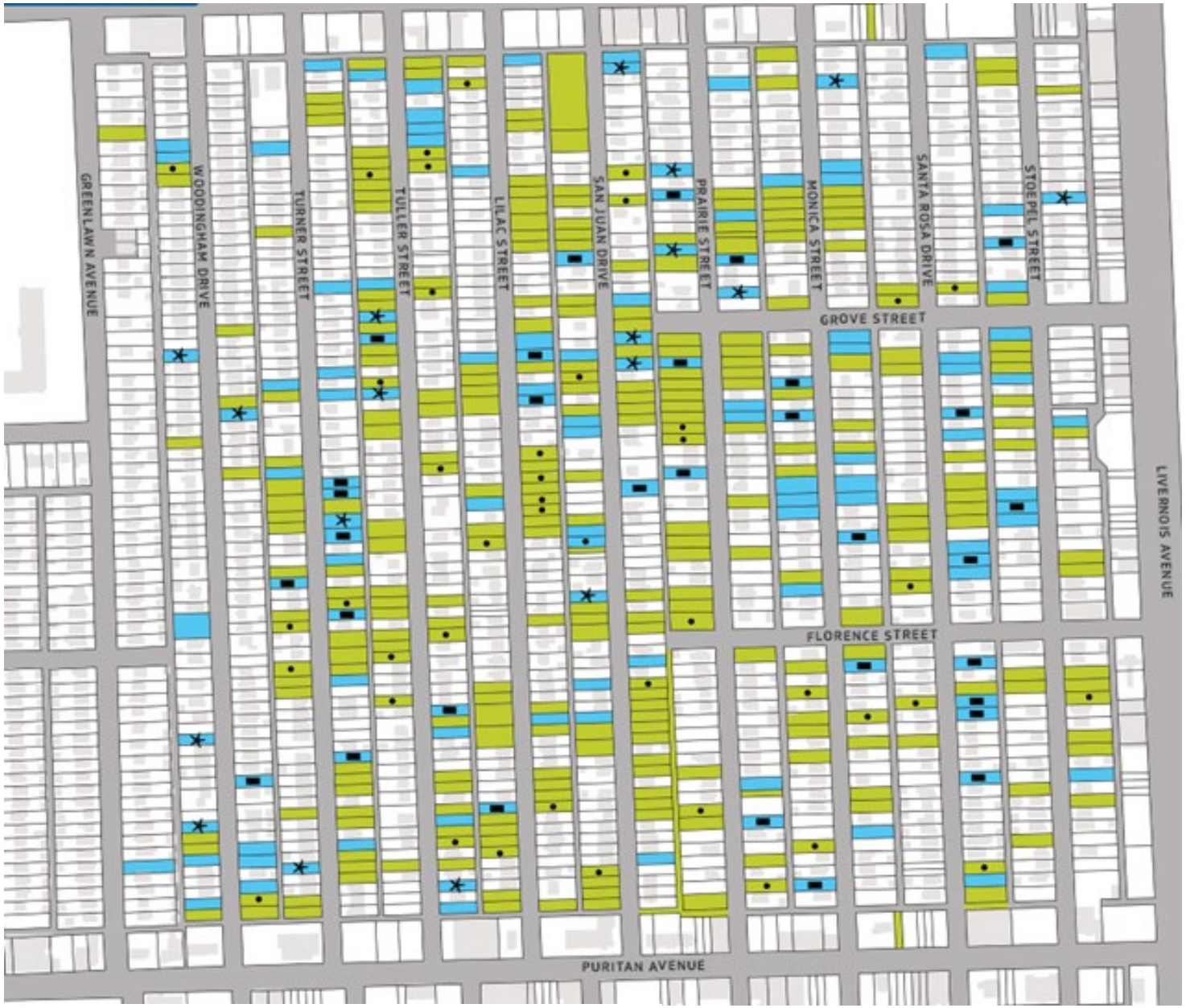
- Fitzgerald Revitalization Project



McNichols Corridor
Fitzgerald Neighborhood

lexi b's MONEY MOVES





Fitzgerald Revitalization Project

Creating a blight-free quarter square mile in the Fitzgerald neighborhood

Project Goals:

- Transform every public owned property
- Improve neighborhood perception
- Short term impact
- Develop a revitalization strategy that could be applied across Detroit

Greenway

Half-mile blocks

Need for better pedestrian access, especially for youth and seniors

Reduce speeding on long blocks to improve safety

Improve connections between the community and universities

PLAYGROUND
PICNIC AREA
ART STEPS
MULTIPURPOSE FIELD
BIKE REPAIR
TRAFFIC CALMING
ella fitzgerald park
BASKETBALL
GREENWAY
SPACKMAN MOSSOP MICHAELS

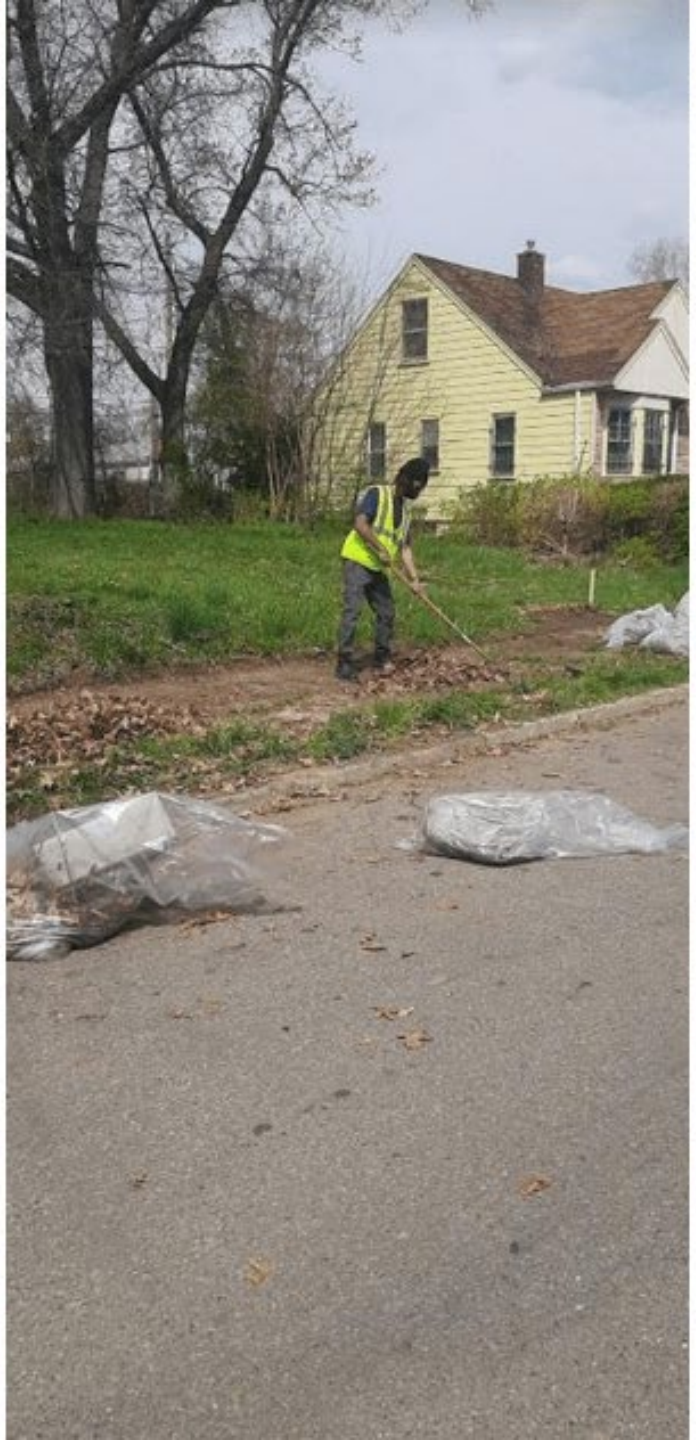
Public Art

- Community Murals Project:
  - Engage artist Hubert Massey
  - Mosaic mural to be installed in seat wall
  - Community design and process
  - Avenue for community to tell their story, put their mark on the park
  - Address the conversation: for whom is this park?

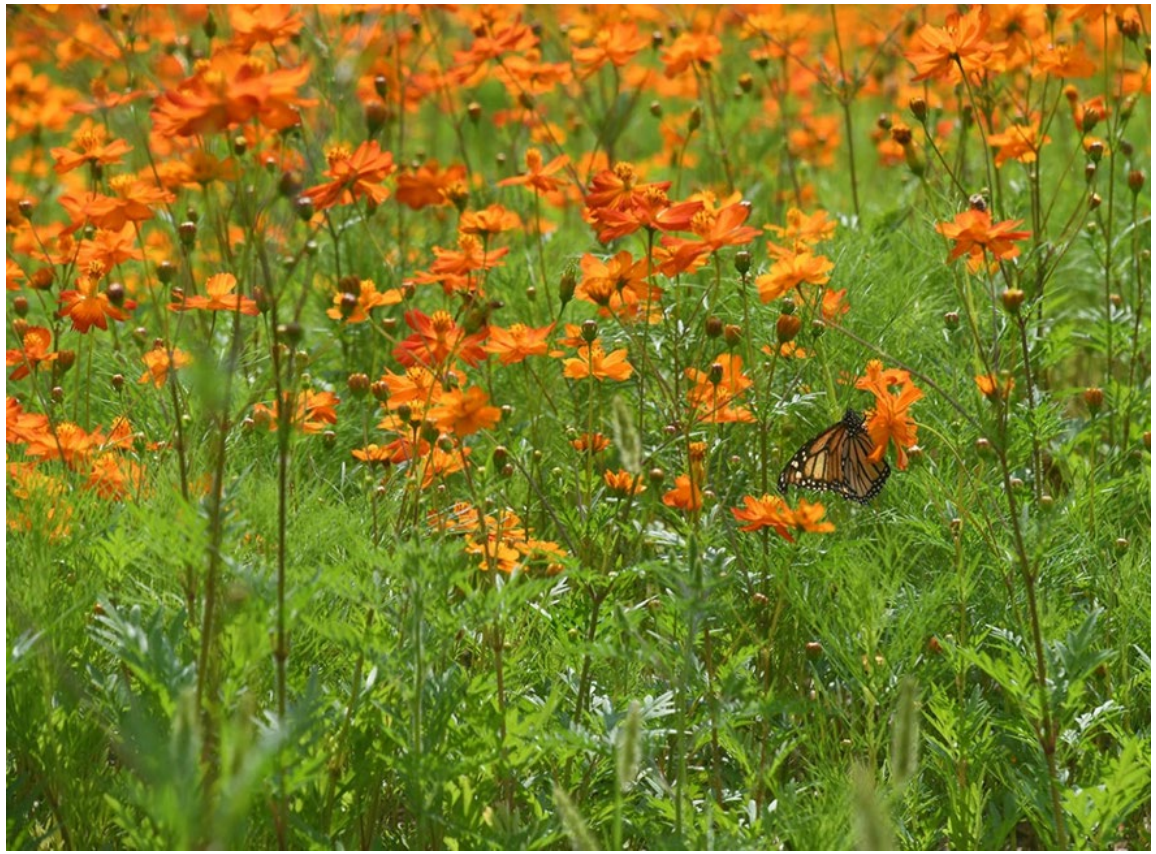
detroit
police

TRI GODDESS
SWIM · BIKE · RUN
TRI LIKE A GODDESS
TRIATHLON

POLICE



Meadows



Park: Fitzgerald Greenway – BEFORE

Park: Fitzgerald Greenway – AFTER

Park: Fitzgerald Greenway – AFTER

ROAD
WORK
AHEAD
WIC

32 MC NICHOLS
WIC

Image Credit: Alexa Bush

Image Credit: Alexa Bush

Livernois-McNichols

Park: Ella Fitzgerald Park construction 2018

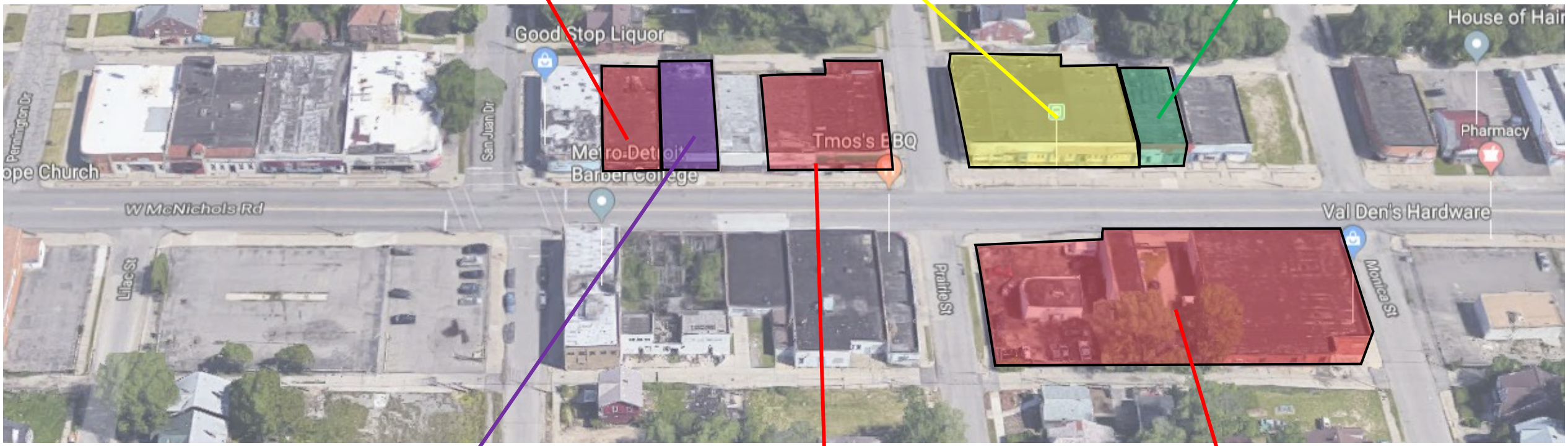
Streetscape: McNichols construction 2020-2021

Key: Predev/Active Other Community Investment Future Project Complete

7434 McNichols (2023)
Invest Detroit + Live6

7326 McNichols (2022)
City RFP

7316 McNichols/Pizza Bar (2019)
Legacy City



Homebase
Live6 Alliance + DCDC

7400 McNichols (2022)
Chase Cantrell

The Atrium (2022)
Hardamon/Hosey/N'Namdi

MOTOR CITY MATCH

COMMUNITY DESIGN CENTER: “HOMEBASE”

- **Activate the block with a Community Hub**
  - Detroit Collaborative Design Center
  - Live6 Alliance
  - City of Detroit Staff
  - Fitz Forward Development Team
  - Conference and Community Meeting Space
  - Kitchenette, Storage, Restrooms

  Opened April 2019

Detroit Pizza Bar| Legacy City Group

Before

After

Total Cost: $1.3M
Retail SF: 4,500
Tenant: Detroit Pizza Bar

A modern restaurant with high-quality, locally grown ingredients that will provide healthy, delicious food options for a variety of palettes with both affordability and community support in mind.

Groundbreaking: Q2 2020
Ribbon Cutting: Q4 2021

Akunna Olumba

Marcus Jones

7400 W. McNichols| Speramus Partners

Before

After

Total Cost: $1.2M
Retail SF: 7,539
Tenant: 734 Brewing Company

734 Brewing Company, originally from Ypsilanti, will expand to its second location. This will be the first Black-owned brewery in Detroit. The bar will act as a master tenant and provide space for additional restaurant and retail entrepreneurs.

Groundbreaking: Q3 2021
Ribbon Cutting: Q2 2022

Chase Cantrell

Jason Headen

SPERAMUS
PARTNERS

7303 W. McNichols| Urge, Hosey, N'namdi Development

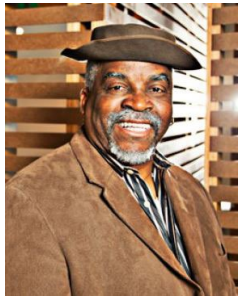
Before

After

Total Cost: $9.74M
Gross Square Feet: 28,820
Total Housing Units: 38
Affordability: 60 – 80% AMI
Retail GSF: 5,772
Tenants: **To be determined based on conversations about community priorities**
Groundbreaking: Q4 2021
Ribbon Cutting: Q4 2022

Roderick Hardamon

Richard Hosey



George N'namdi

URGE

HOSEYDevelopment LLC

N'NAMDI
center for contemporary art

7434 W. McNichols| Invest Detroit

Before

After

Total Cost: $963K *(doesn't include tenant build out)*

Retail SF: 4,000

Tenant: Market 2 Mainstreet

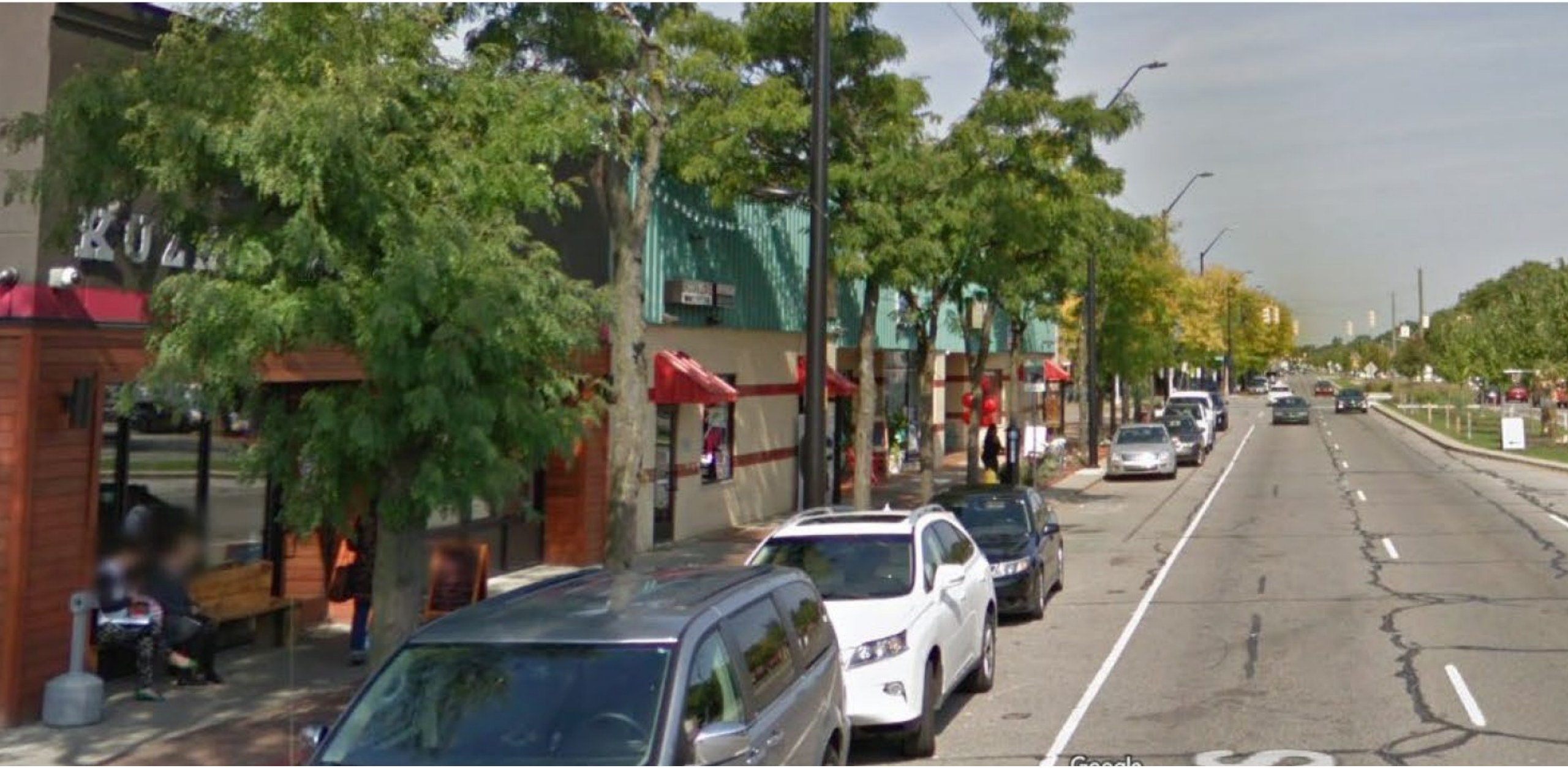
The Live6 Alliance intends to lower the barrier to entry for female entrepreneurs looking to test their business on W. McNichols. They will provide technical assistance and as well as pop-up space for entrepreneurs to operate their business.

Groundbreaking: Q4 2021

Ribbon Cutting: Q3 2022

INVEST DETROIT

Streetscape: Livernois – BEFORE



Streetscape: Livernois – AFTER

Streetscape: Livernois – BEFORE

Streetscape: Livernois – AFTER

Streetscape: Livernois – AFTER

Streetscape: McNichols – BEFORE

Streetscape: McNichols – AFTER

Streetscape: McNichols – BEFORE

Streetscape: McNichols – AFTER

Image Credit: Alexa Bush

Image Credit: Alexa Bush

Single Family – BEFORE

Single Family: – AFTER

Thank you!