

Commercial Corridor Redevelopment as a Social Equity Strategy

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Understanding the Commercial Retail Environment in Detroit

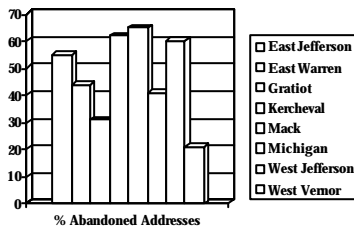


- An abundance of hair and nail services, dollar/thrift stores, liquor stores and automotive repair shops

- Lacking clothing stores, health foods and grocery stores, sporting, hardware and book stores



Vacancy and Abandonment in the Commercial Corridor



Source: Abandoned Commercial Property in Detroit. University of Michigan. 1998.

Supermarkets in Urban Cities

❑ Lack of Supermarkets:

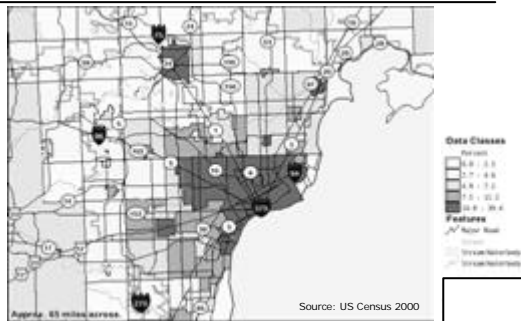
- Higher costs due to security, taxes, liability insurance
- Lower rates of car ownership
- More diverse populations with different preferences
- Rely heavily on demographic information

Source: The Changing Models of Inner City Grocery Retailing. www.icic.org

City vs. Suburban Retail



Households Without Vehicles



Market Analysis Impact

□ Demand Side

- Income density
- Potential expenditure density
- Occupied residential land
- Employment density
- Transportation

□ Supply Side

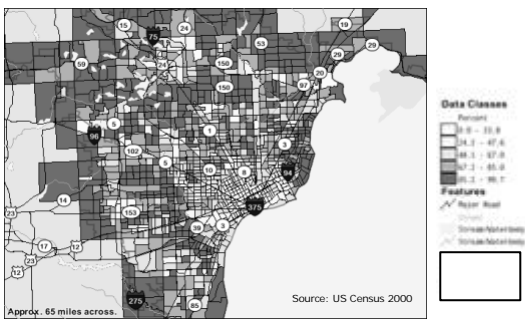
- Retail centers in Detroit
- Other retail centers in the metro area were
Detroiters may shop
- Types of retail business

Source: Restocking Stores: Detroit's Market Potential. Wright, 2003.

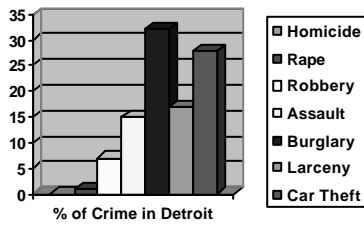
Detroit's Income Density



Owner-Occupied Housing

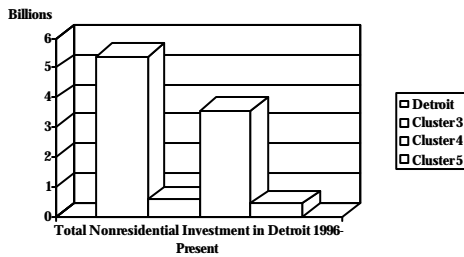


Crime in Detroit



Source: Taking Stock of Neighborhoods. Maps and Data. <gis.culm.a.wayne.edu> 2002

Commercial Investment in Detroit by neighborhood



Source: City of Detroit

Metro Detroit Regional Investment Initiative (MDRII)

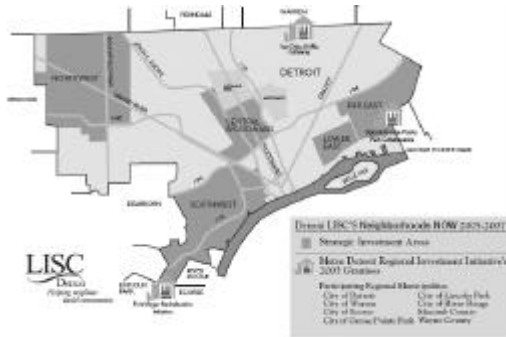
- Comprehensive program designed to address the consequences regional inequity most prevalent in Southeast MI:
 - Urban blight and disinvested neighborhoods
 - Inequitable social and economic opportunity
 - Racial and cultural tension
- Build relationships and combine efforts between the City of Detroit and its inner ring suburbs to address issues of common concern



MDRII Overview

- Initial focus on “edge” communities and adjacent suburbs
- Must submit a three (3) year plan including:
 - Physical revitalization
 - Social equity
- Three (3) group were chosen for full participation, while two (2) groups received partial specific project participation
- All 5 areas centered their activity along main and commercial corridors.

Map of MDRII Project Areas



V-8 Gateway Collaborative Collaborative effort between Detroit and Warren



- Gateway at 8 Mile
- Corridor Revitalization
- Business Association
- Neighborhood Improvements
- Business Leadership
- Property Maintenance
- Workforce Development
- Asset Building
- Clean and Safe Programs

Fort Visger Revitalization Initiative
Collaboration between Lincoln Park, Ecorse, River Rouge & Detroit



- ❑ Creation of a new CDC
- ❑ Electric Avenue Greenway
- ❑ Facade and Home Improvements
- ❑ Mt. Zion Community Center
- ❑ Winding Waters Art School and Artist-In-Residence
- ❑ Multi- Jurisdictional Transportation
- ❑ Community Policing
- ❑ Commercial Retail Development
- ❑ Host of Other Projects totaling \$20M

Detroit- Grosse Pointe Collaborative
Collaboration between Detroit and Grosse Pointe Park



- ❑ **Building Good Neighbors**
 - Resident Engagement/ Neighborhood Organizing
 - Creation of Mack Avenue Business Association
 - Arts and Recreation programs
 - Youth Sports Leagues
- ❑ **Beautifying Border Streets**
 - Boulevard along Mack Ave
 - Facade improvements, streetscapes
 - Cleaning and Greening
 - Minor Home Repair
 - Business Development
 - Homeownership

Moving Forward

- ❑ Creation of jobs
- ❑ Provision of services
- ❑ Revitalization of neighborhoods

Jazzin' on Jefferson

Mexicantown Mercado