Brikyaat Neighborhood Revitalization
Grand Rapids, Michigan

Urban and Regional Planning Program
Planning Practicum
Michigan State University

Lauren Hathaway – Emily Hunt – Robert Overfield
Tim Pace – Dan Robinson – Lindsay Wallace
Presentation Overview

• Introduction to our client

• Project Description

• Background Information

• Demographics

• Housing Conditions Analysis

• S. W. O. T. Analysis

• Community Meeting Outcome

• Recommendations
What is Practicum?

• Michigan State University’s Urban Planning capstone class.

• Intended to prepare students for entry into real life planning scenarios.

• Data collection, analysis and synthesis of learned planning techniques.
  – Identify problems and create alternative plan formulations
Client Information

- Midtown Neighborhood Association (MNA)
  - Kelly Otto: Community Organizer
  - Christine Helms-Maletic: President

- Currently in the planning process of neighborhood revitalization.

- MSU Extension, Kent County
  - Carol Townsend: Urban Community Development
Project Description

• Collaborate with the Midtown Neighborhood Association in their planning strategies.

• Demographic Analysis of the Brikyaat Neighborhood.

• Provide a current housing conditions analysis of the residential structures.

• Formulate recommendations to revitalize the neighborhood.
• Fulton Street Cemetery

• Oldest Landmark in Grand Rapids

• 55 x 20 ft. section of wall recently collapsed

• Midtown Neighborhood Association and Grand Rapids city officials are discussing plans to rebuild
909 Residents

Originally temporary homes for Dutch immigrants working in local brickyard
  - Many of these homes still exist

Walkable Community with alternative transportation
Demographics

- Methods
  - Data gathered from the 1990 and 2000 U.S. Census Bureau
  - Three study areas: Grand Rapids, Midtown, Brikyaat

Midtown: Census Tract 22

Brikyaat: Census Tract 22, Block Group 3, Blocks 3000-3006
## Demographics: The Population

### Population Change 1990-2000

<table>
<thead>
<tr>
<th>Year</th>
<th>Grand Rapids</th>
<th>Lansing</th>
<th>Kalamazoo</th>
<th>Detroit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>197,800</td>
<td>119,128</td>
<td>77,145</td>
<td>951,270</td>
</tr>
<tr>
<td>1990</td>
<td>189,126</td>
<td>127,321</td>
<td>80,277</td>
<td>1,027,974</td>
</tr>
<tr>
<td>% Change</td>
<td>4.59%</td>
<td>-6.43%</td>
<td>-3.90%</td>
<td>-7.46%</td>
</tr>
</tbody>
</table>

### Brikyaat/Grand Rapids Population Change 1990-2000

<table>
<thead>
<tr>
<th>Year</th>
<th>Brikyaat</th>
<th>Midtown</th>
<th>Grand Rapids</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>909</td>
<td>4524</td>
<td>197,800</td>
</tr>
<tr>
<td>1990</td>
<td>959</td>
<td>4590</td>
<td>189,126</td>
</tr>
<tr>
<td>% Change</td>
<td>-5.21%</td>
<td>-1.44%</td>
<td>4.59%</td>
</tr>
</tbody>
</table>
Demographics: Racial Composition

Hispanic Population 2000

<table>
<thead>
<tr>
<th>Location</th>
<th>Hispanic Population (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Briyaaat</td>
<td>32%</td>
</tr>
<tr>
<td>Midtown</td>
<td>13%</td>
</tr>
<tr>
<td>Grand Rapids</td>
<td>13.10%</td>
</tr>
<tr>
<td>Kent County</td>
<td>7%</td>
</tr>
<tr>
<td>Michigan</td>
<td>3.30%</td>
</tr>
</tbody>
</table>

Briyaaat Population 2000

- **White**: 53%
- **African American**: 18%
- **Asian, Pacific Islander, Native American**: 8%
- **Other**: 20%

2000 U.S. Census Bureau Statistics (Summary File 1 data)
Demographics:
Housing Units by Tenure

<table>
<thead>
<tr>
<th></th>
<th>Grand Rapids</th>
<th>Midtown</th>
<th>Brikyaat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Occupied %</td>
<td>56%</td>
<td>47%</td>
<td>38%</td>
</tr>
<tr>
<td>Renter Occupied %</td>
<td>38%</td>
<td>46%</td>
<td>48%</td>
</tr>
<tr>
<td>Vacant Units %</td>
<td>6%</td>
<td>7%</td>
<td>14%</td>
</tr>
</tbody>
</table>

2000 U.S. Census Bureau Statistics (Summary File 1 Data)
Demographics: Renter Occupancy

### Renter Occupied Homes 1990-2000

<table>
<thead>
<tr>
<th>Location</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Rapids</td>
<td>27680</td>
<td>29500</td>
<td>6.58%</td>
</tr>
<tr>
<td>Midtown</td>
<td>1247</td>
<td>912</td>
<td>-26.86%</td>
</tr>
<tr>
<td>Brikyaat</td>
<td>174</td>
<td>157</td>
<td>-9.77%</td>
</tr>
</tbody>
</table>

2000 U.S. Census Bureau Statistics (Summary File 1 data)
## Demographics: Owner Occupancy

### Owner Occupied Homes 1990-2000

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Rapids</td>
<td>41349</td>
<td>41737</td>
<td>5.73%</td>
</tr>
<tr>
<td>Midtown</td>
<td>985</td>
<td>939</td>
<td>-4.67</td>
</tr>
<tr>
<td>Brikyaat</td>
<td>136</td>
<td>122</td>
<td>-10.29%</td>
</tr>
</tbody>
</table>

2000 U.S. Census Bureau Statistics (Summary File 1 data)
Demographics: Housing Vacancies

<table>
<thead>
<tr>
<th>Demographics: Housing Vacancies</th>
</tr>
</thead>
</table>

Vacant Housing Units 1990-2000

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Rapids</td>
<td>4867</td>
<td>4743</td>
<td>1.19%</td>
</tr>
<tr>
<td>Midtown</td>
<td>159</td>
<td>144</td>
<td>9.43%</td>
</tr>
<tr>
<td>Brikyaat</td>
<td>18</td>
<td>45</td>
<td>150%</td>
</tr>
</tbody>
</table>

2000 U.S. Census Bureau Statistics (Summary File 1 data)
Demographics: Household Types

- Married Couple
- Male-Headed
- Female Headed
- One Person
- Unrelated Persons

Legend:
- **Brikyaat**
- **Midtown**
- **Grand Rapids**
Demographics: Crime

Graph of Violent to Non-Violent Crime
Brikyaat 2005 (Grand Rapids Police Records)

217 Total Crimes in 2005: 52 Violent, 165 Non-Violent
Demographics: Summary

• 32% of the Brikyaat population is Hispanic.
• 76% of crime statistics were non-violent.
• Between 1990-2000 there was a 10% decrease in owner occupied housing.
• There is a correlation of unrelated persons and an age range of 25-34.
• Area consists of primarily a younger population: 40% under the age of 19.
Housing Conditions Analysis

- **Objective:** To provide a snapshot of the current conditions of 256 residential structures in the neighborhood.

- Information collected from the City of Grand Rapids Assessor's Office.

- Based off a weighted rating scale (1-4+)
  - Components: Roof, Foundation, Exterior, Curb appeal, Porch/Entryway

```
Weighted Rating System:
  - Roof x 1.5
  - Foundation x 1.5
  - Curb Appeal x .5
  - Exterior x 1
  - Entrance/Porch x .5

+ = Total/5  ➔ Overall
```
## Housing Conditions Analysis

### Assessors Information

<table>
<thead>
<tr>
<th><strong>Parcel Number</strong></th>
<th>40-70-29-385-036</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Name</strong></td>
<td>Michigan State</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>1000</td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>40 X 104</td>
</tr>
<tr>
<td><strong>Taxable Value</strong></td>
<td>$25,112</td>
</tr>
<tr>
<td><strong>SEV</strong></td>
<td>$35,700</td>
</tr>
<tr>
<td><strong>Year Built</strong></td>
<td>1880</td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td>Residential</td>
</tr>
<tr>
<td><strong>Occupancy Type</strong></td>
<td>Owner</td>
</tr>
<tr>
<td><strong>Deedholder Name</strong></td>
<td>Wayne Gretzky</td>
</tr>
<tr>
<td><strong>Taxpayer Name</strong></td>
<td>Wayne Gretzky</td>
</tr>
<tr>
<td><strong>Taxpayer Address</strong></td>
<td>PO Box 2000, XX</td>
</tr>
<tr>
<td><strong>Rating</strong></td>
<td>2</td>
</tr>
</tbody>
</table>
Housing Conditions Analysis: Home in *Good* Condition
Housing Conditions Analysis
Home in *Critical* Condition
Housing Conditions Analysis Chart

- Critical (Above 4): 9%
- Poor (3-3.9): 40%
- Fair (2-2.9): 39%
- Good (1-1.9): 12%

Legend:
- Critical (Above 4)
- Poor (3-3.9)
- Fair (2-2.9)
- Good (1-1.9)
Housing Conditions Map

- Poor (3-3.99)
- Good (1.0-1.99)
- Critical (4-4.99)
- Fair (2-2.99)
- Poor (3-3.99)
- Critical (4-4.99)
Block-by-Block Analysis

Mack Street

Poor 52%
Fair 24%
Critical 24%
Housing Conditions Map
Homes in Good Condition

= Good
(1.0-1.99)
Housing Conditions Map
Homes in Fair Condition

= Fair
(2.0-2.99)
Housing Conditions Map
Homes in Poor Condition

= Poor
(3.0-3.99)
Housing Conditions Map
Homes in Critical Condition

= Critical
(4.0-4.99)
Vacant Parcels

= Vacant Parcel
11 Total
Housing Conditions Analysis
Summary Page

• Majority of home rated in good condition found on the north-exterior section of the neighborhood

• Blocks with most structural negligence were dead-end or extremely narrow streets

• Blocks containing the most significant structural damage
  – Batavia Pl. 84% of homes in poor or critical condition
  – Inlet 70% of homes in poor or critical condition
  – Mack Ave. 76% of homes in poor or critical condition
# S.W.O.T. Analysis

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Diverse Neighborhood</td>
<td>• Neglected Housing Stock</td>
</tr>
<tr>
<td>• Grand Rapids population growth</td>
<td>• Sidewalks &amp; streets in poor condition</td>
</tr>
<tr>
<td>• Attractions</td>
<td>• Lack of lighting</td>
</tr>
<tr>
<td>• Historic</td>
<td>• Lack of property investment</td>
</tr>
<tr>
<td>• Walkable</td>
<td>• Poor driving visibility</td>
</tr>
<tr>
<td>• RAPID Transportation</td>
<td>• Drugs in vacant housing</td>
</tr>
<tr>
<td>• Strong Neighborhood Association</td>
<td>• Numerous housing violations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>• <strong>Affordable Housing Investment</strong></td>
<td>• Increase in vacant housing units</td>
</tr>
<tr>
<td>• Investment in a healthy and walkable neighborhood</td>
<td>• Decrease in investment</td>
</tr>
<tr>
<td>• Extension of farmer’s market</td>
<td>• Lack of police control</td>
</tr>
<tr>
<td>• <strong>Green space</strong></td>
<td>• <strong>Potential for housing displacement/gentrification</strong></td>
</tr>
<tr>
<td>• Mixed-use development</td>
<td>• Current economy facing hardships</td>
</tr>
</tbody>
</table>
Community Input

• Design Charrettes: October 15, 2005
  – Expressed opinions on neighborhood
    • Pros: Farmer’s Market, walkable neighborhood
    • Cons: High rental rate, neglected housing stock
  – Ideal community
    • Community policing on foot
    • Decorative aesthetics
    • Green space
• Community Meeting: February 13, 2005
  – Again expressed fear of gentrification/displacement
  – Wider streets
Recommendations

• Recommendations were made after:
  • Observing Demographics
  • Observing the Housing Conditions Analysis
  • After Consulting With the Midtown Neighborhood Association
Beautification

- Neighborhood Clean-Up
  - “Community Clean-Up Day”
- Façade Improvements
  - House Painting
  - Appropriate Seating
- Landscaping
  - Fertilizing
  - Weeding
  - Planting Flowers and Trees
Safety Awareness

• Vehicle Accessibility
  • Decrease street congestion and trouble-free service vehicle access by extending and widening streets where capable.

• Weed & Seed Program
  • “Weed” out crime. “Seed” treatment programs.

• Crime Prevention
  • Neighborhood Watch
Renovation

- Increased Home Safety
  - Structural
- Home Repair Services
  - Tool Library
  - Fix-It School
  - Financial Guidance
Neighborhood Involvement

- Community Gardens
- Farmers Market Kick-Off Festivities
- Block Events
Increased Home Ownership

- Michigan State Housing Development Housing Authority
- Community Land Trust (Dwelling Place)
- Habitat for Humanity
Recommendation Summary

• Beautification
• Safety Awareness
• Renovation
• Neighborhood Involvement
• Increased Home Ownership
Thank You!

We are happy to answer your questions!