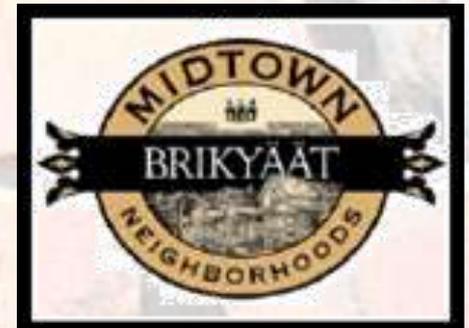


Brikyaat Neighborhood Revitalization Grand Rapids, Michigan

**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 in to real life planning scenarios.
- Data collection, analysis and synthesis of learned planning techniques.
 - Identify problems and create alternative plan formulations



Client Information

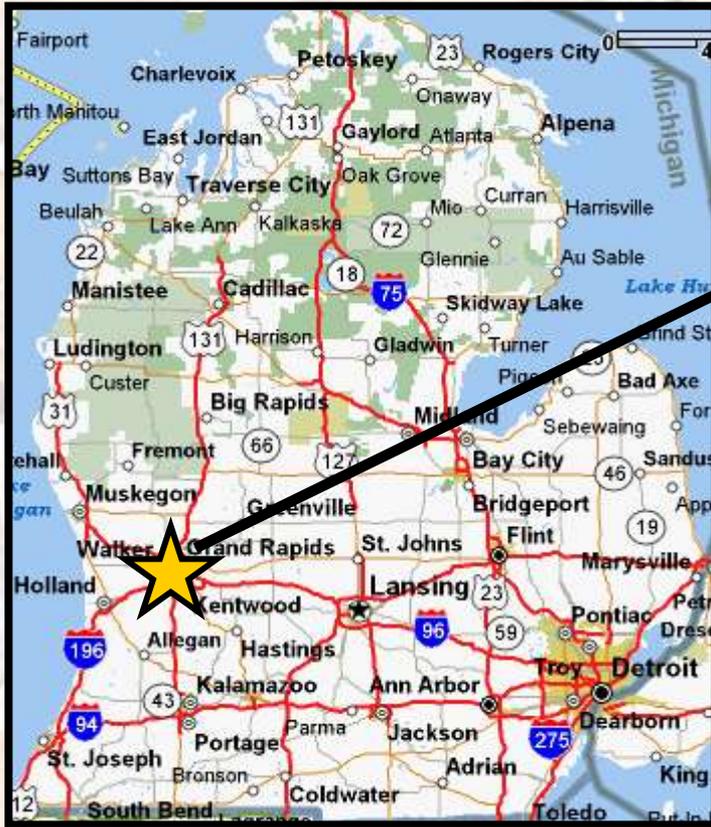
- **Midtown Neighborhood Association (MNA)**
 - **Kelly Otto: Community Organizer**
 - **Christine Helms-Maletic: President**
- **Currently in the planning process of neighborhood revitalization.**
- **MSU Extension, Kent County**
 - **Carol Townsend: Urban Community Development**



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.**

Background Information



Source: Mapquest





Image © 2006 TerraMetrics

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Pointer 42°57'59.30" N 85°38'52.54" W

Streaming ||||| 100%

Eye alt 3779 ft

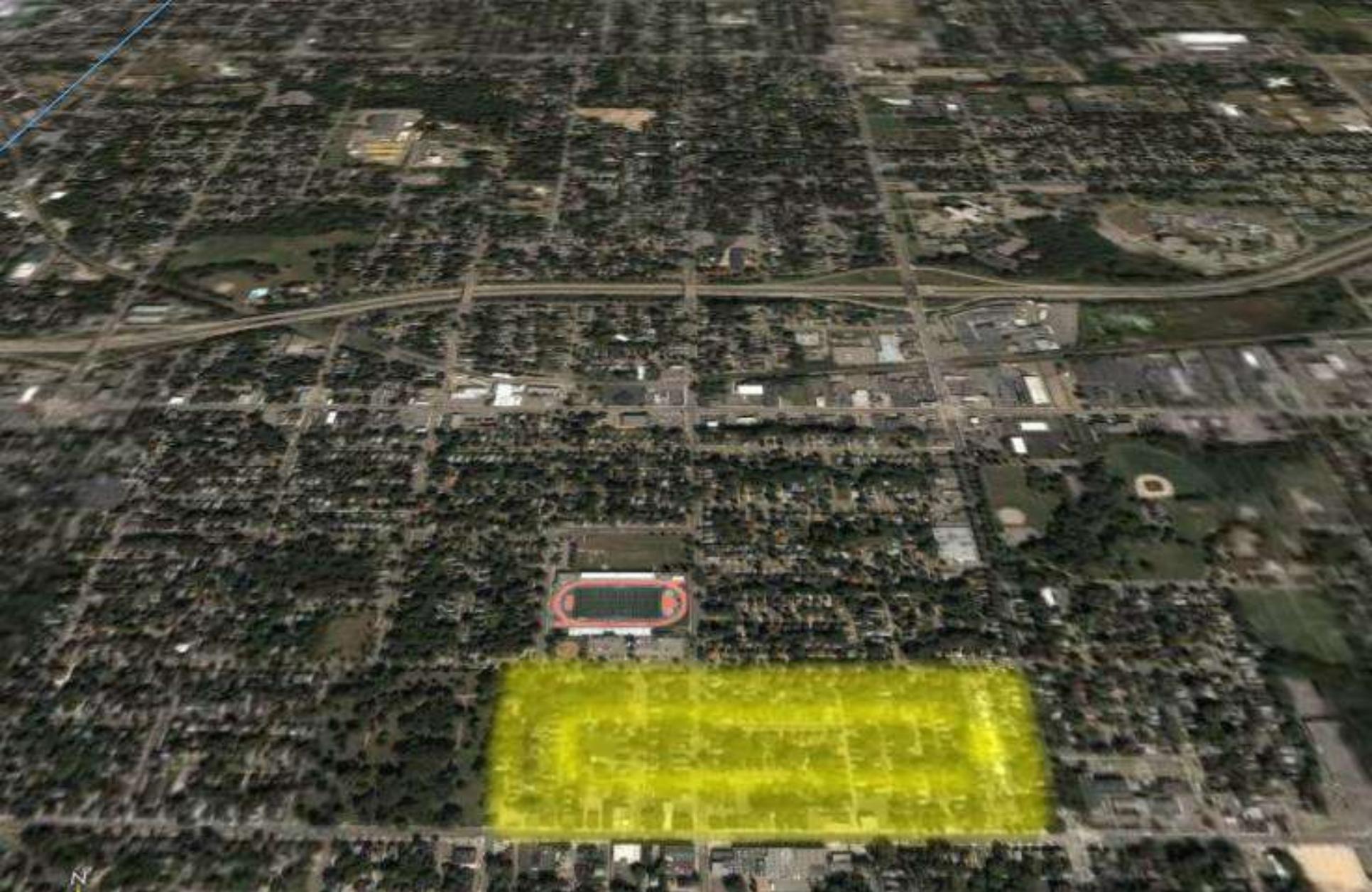


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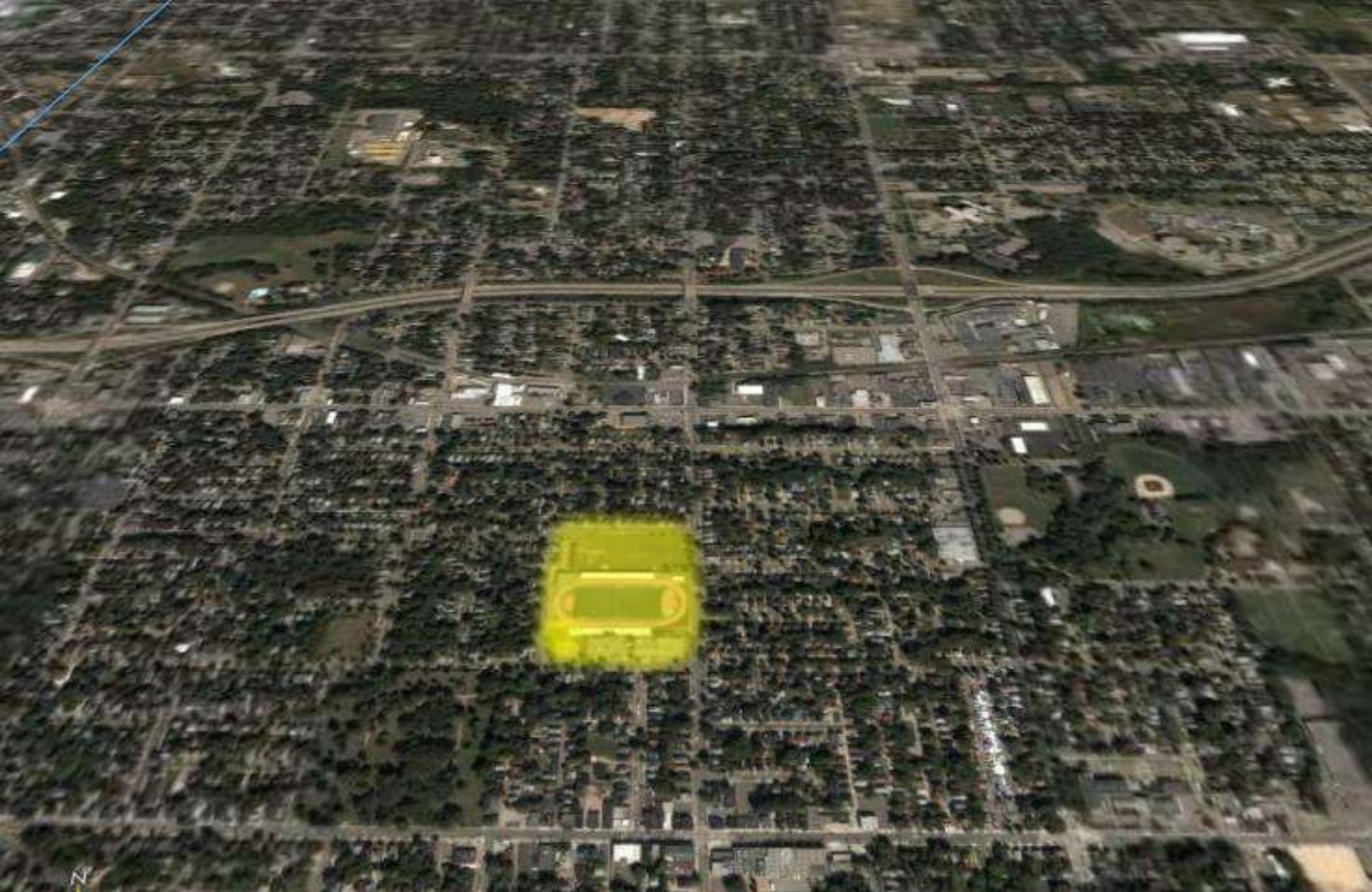


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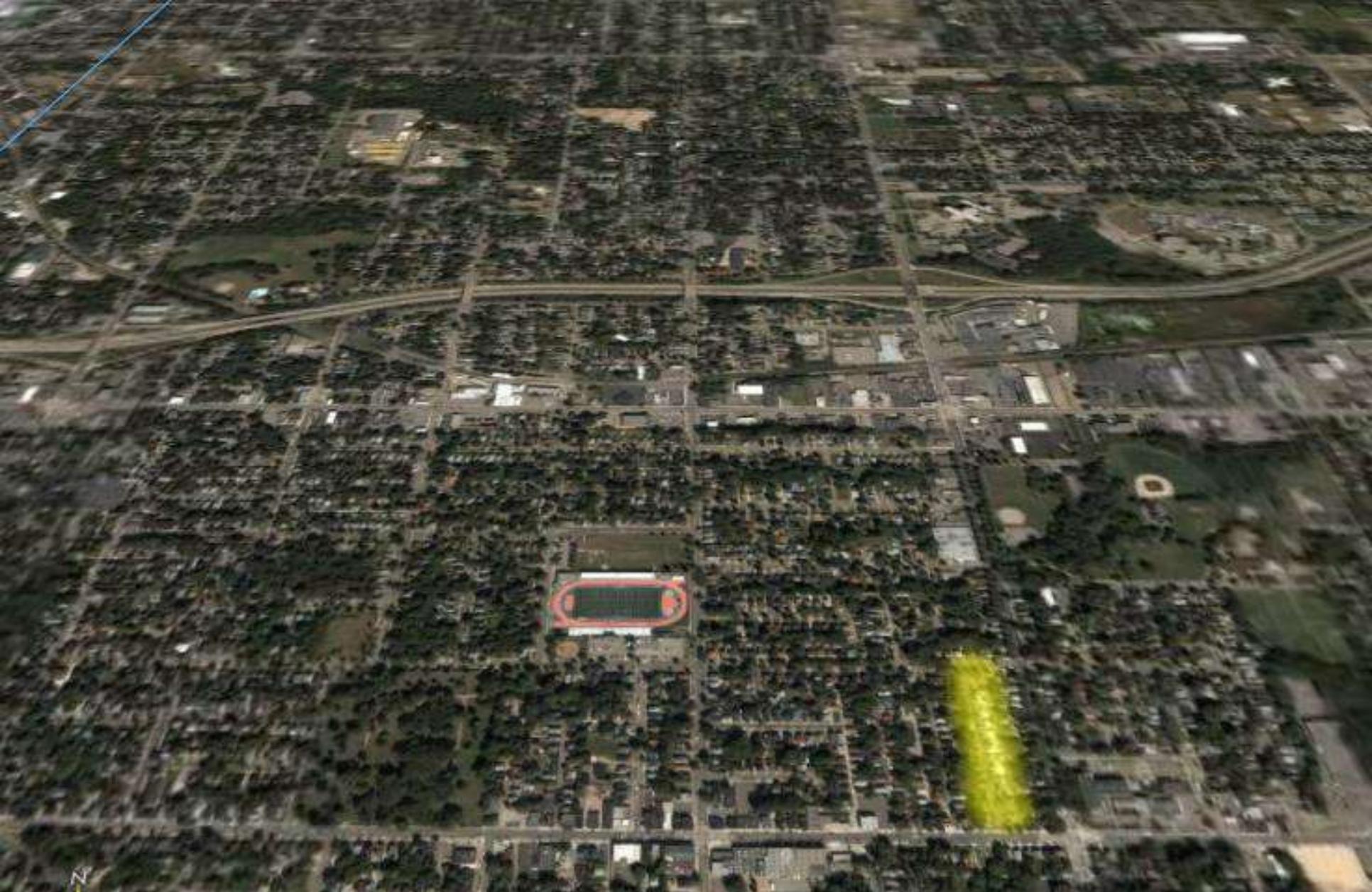


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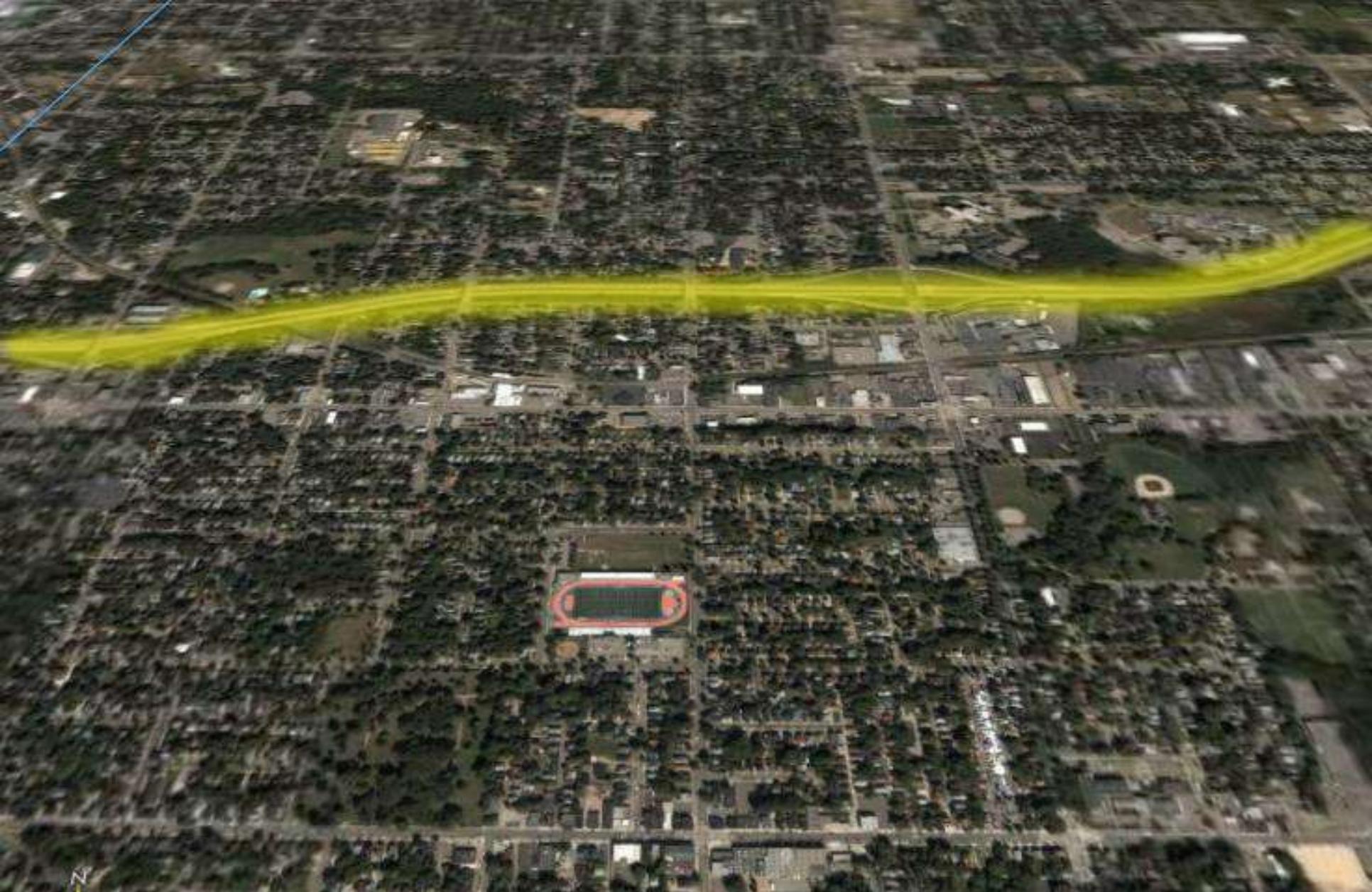


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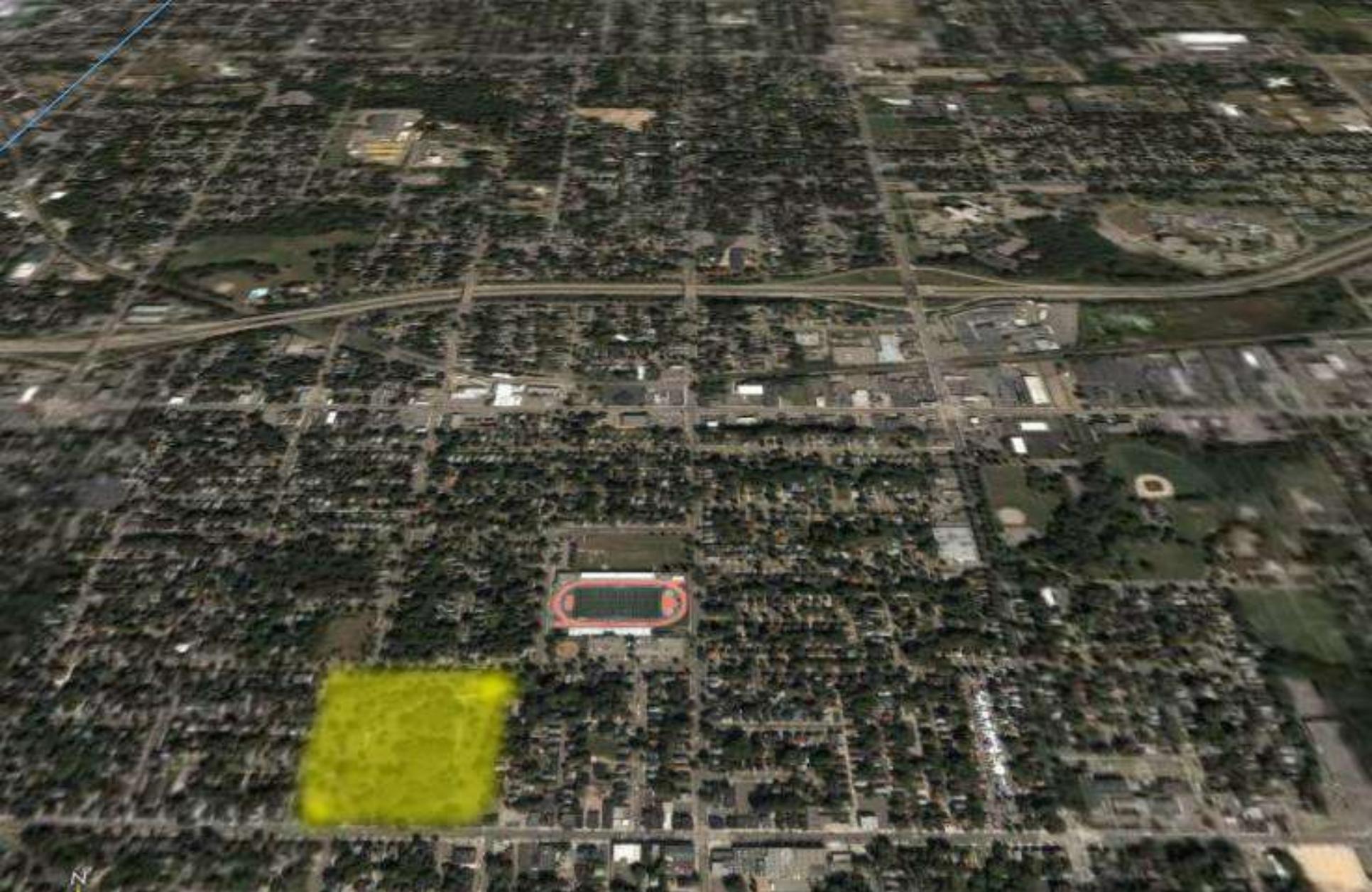


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Pointer 42°58'04.13" N 85°38'40.89" W

Streaming ||||| 100%

Eye alt 3784 ft

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**



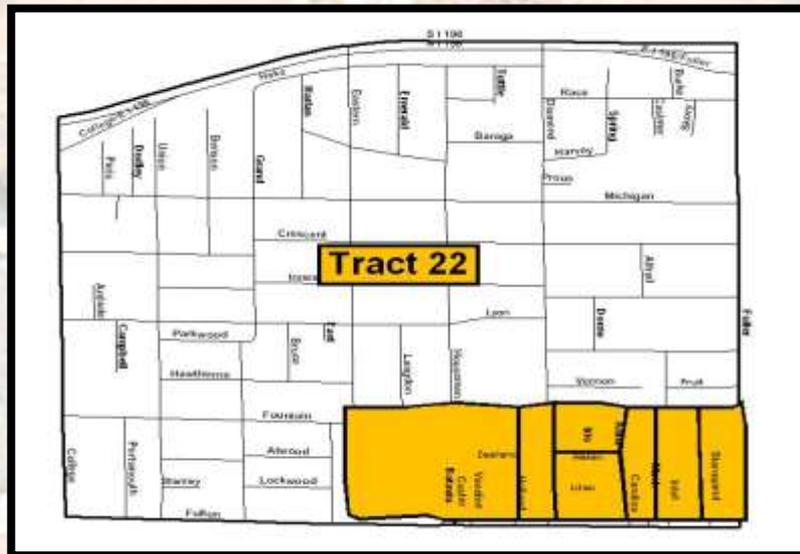
Background Information

- 909 Residents
- Originally temporary homes for Dutch immigrants working in local brickyard
 - Many of these homes still exist
- Walkable Community with alternative transportation

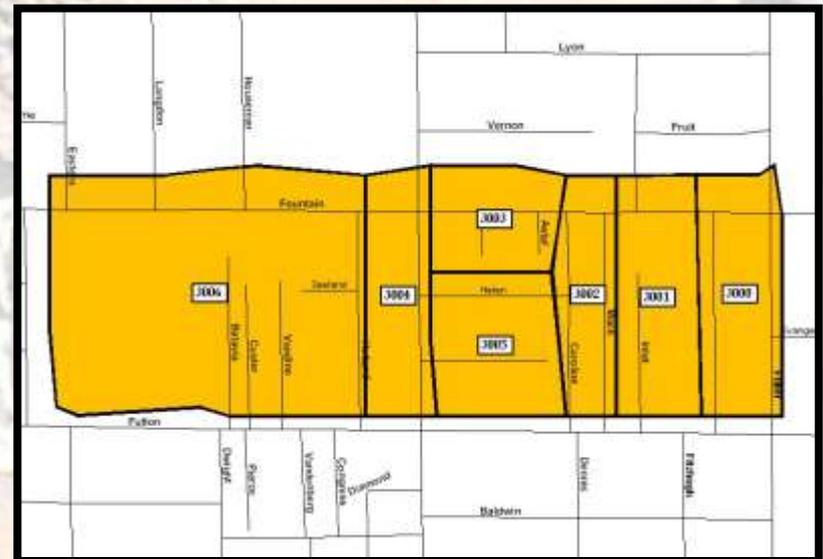


Demographics

- **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

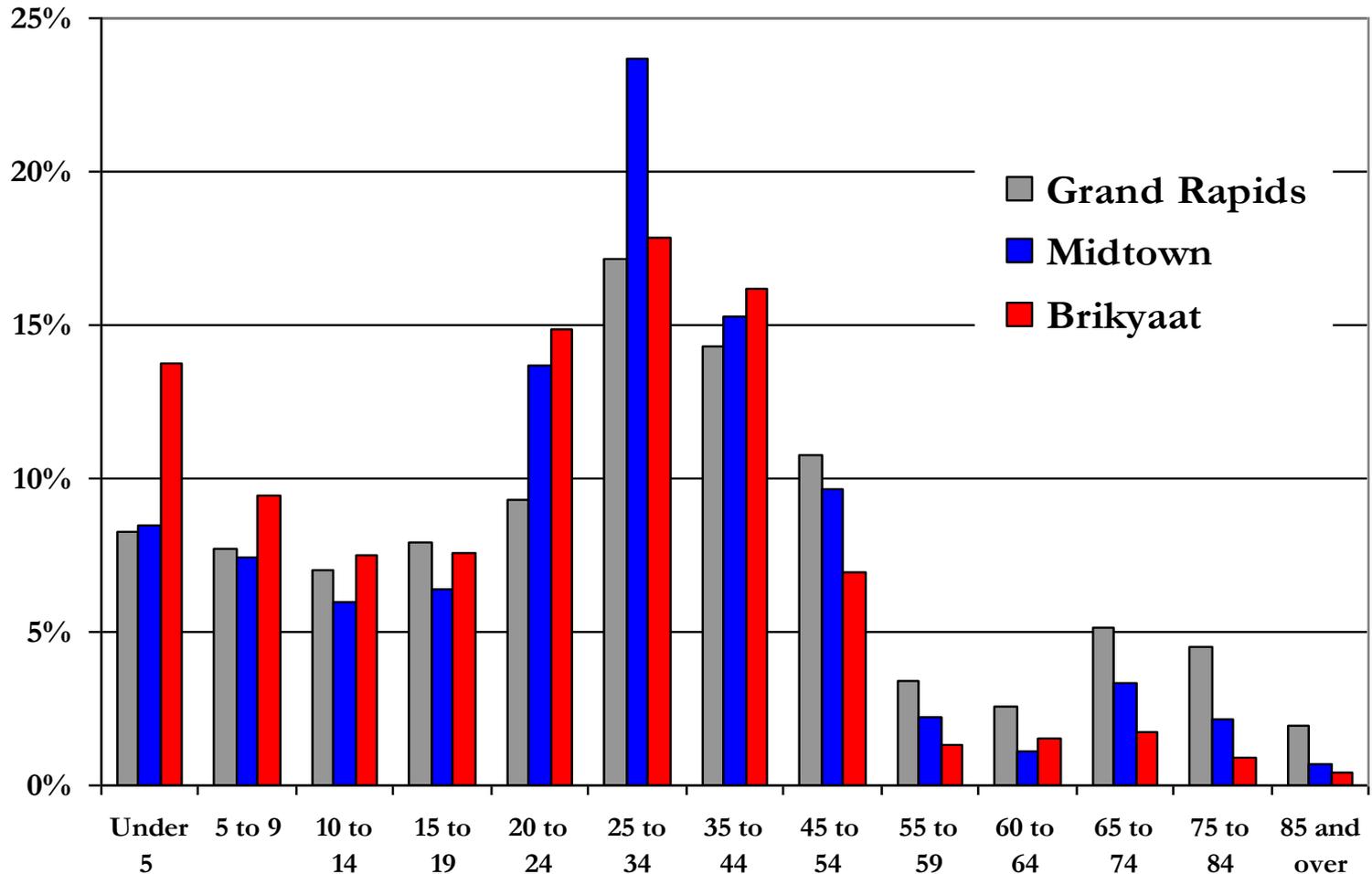
Population Change 1990-2000

	Grand Rapids	Lansing	Kalamazoo	Detroit
2000	197,800	119,128	77,145	951,270
1990	189,126	127,321	80,277	1,027,974
% Change	4.59%	-6.43%	-3.90%	-7.46%

	Brikyaat	Midtown	Grand Rapids
2000	909	4524	197,800
1990	959	4590	189,126
% Change	-5.21%	-1.44%	4.59%

Demographics: Population by Age

2000 U.S. Census Bureau Statistics (Summary File 1 Data)



Demographics: Racial Composition

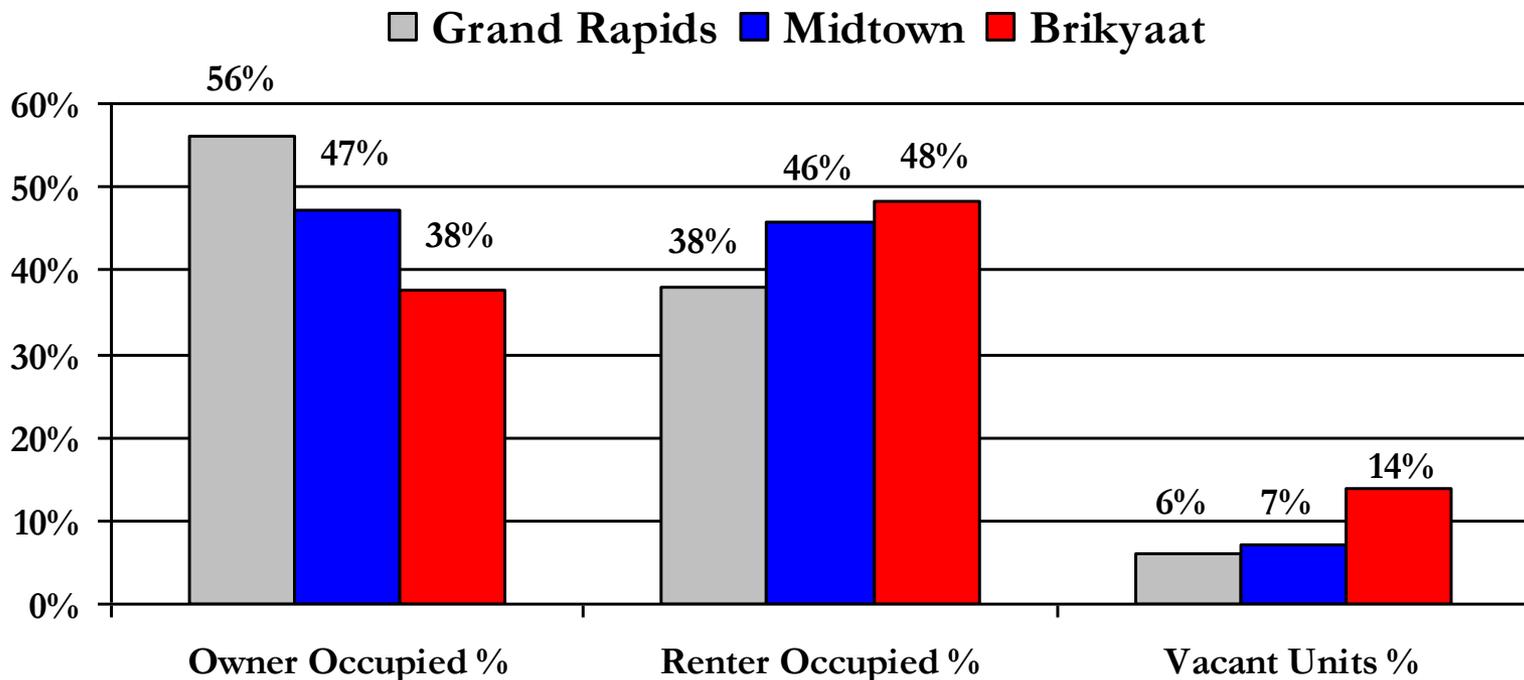
Hispanic Population 2000

Brikyaat	Midtown	Grand Rapids	Kent County	Michigan
32%	13%	13.10%	7%	3.30%

Brikyaat Population 2000



Demographics: Housing Units by Tenure



2000 U.S. Census Bureau Statistics (Summary File 1 Data)

Demographics: Renter Occupancy

Renter Occupied Homes 1990-2000

	1990	2000	% Change
Grand Rapids	27680	29500	6.58%
Midtown	1247	912	-26.86%
Brikyaat	174	157	-9.77%

2000 U.S. Census Bureau Statistics (Summary File 1 data)

Demographics: Owner Occupancy

Owner Occupied Homes 1990-2000

	1990	2000	% Change
Grand Rapids	41349	41737	5.73%
Midtown	985	939	-4.67
Brikyaat	136	122	-10.29%

2000 U.S. Census Bureau Statistics (Summary File 1 data)

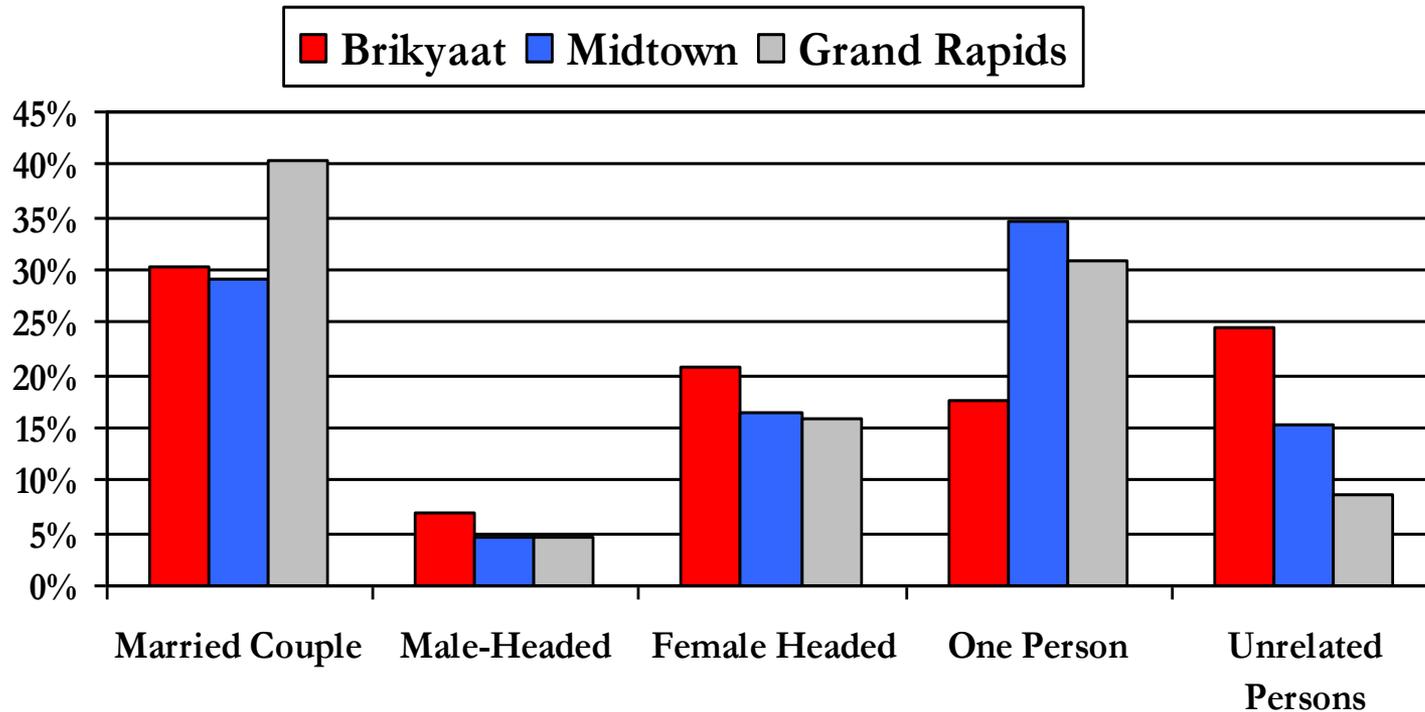
Demographics: Housing Vacancies

Vacant Housing Units 1990-2000

	1990	2000	% Change
Grand Rapids	4867	4743	1.19%
Midtown	159	144	9.43%
Brikyaat	18	45	150%

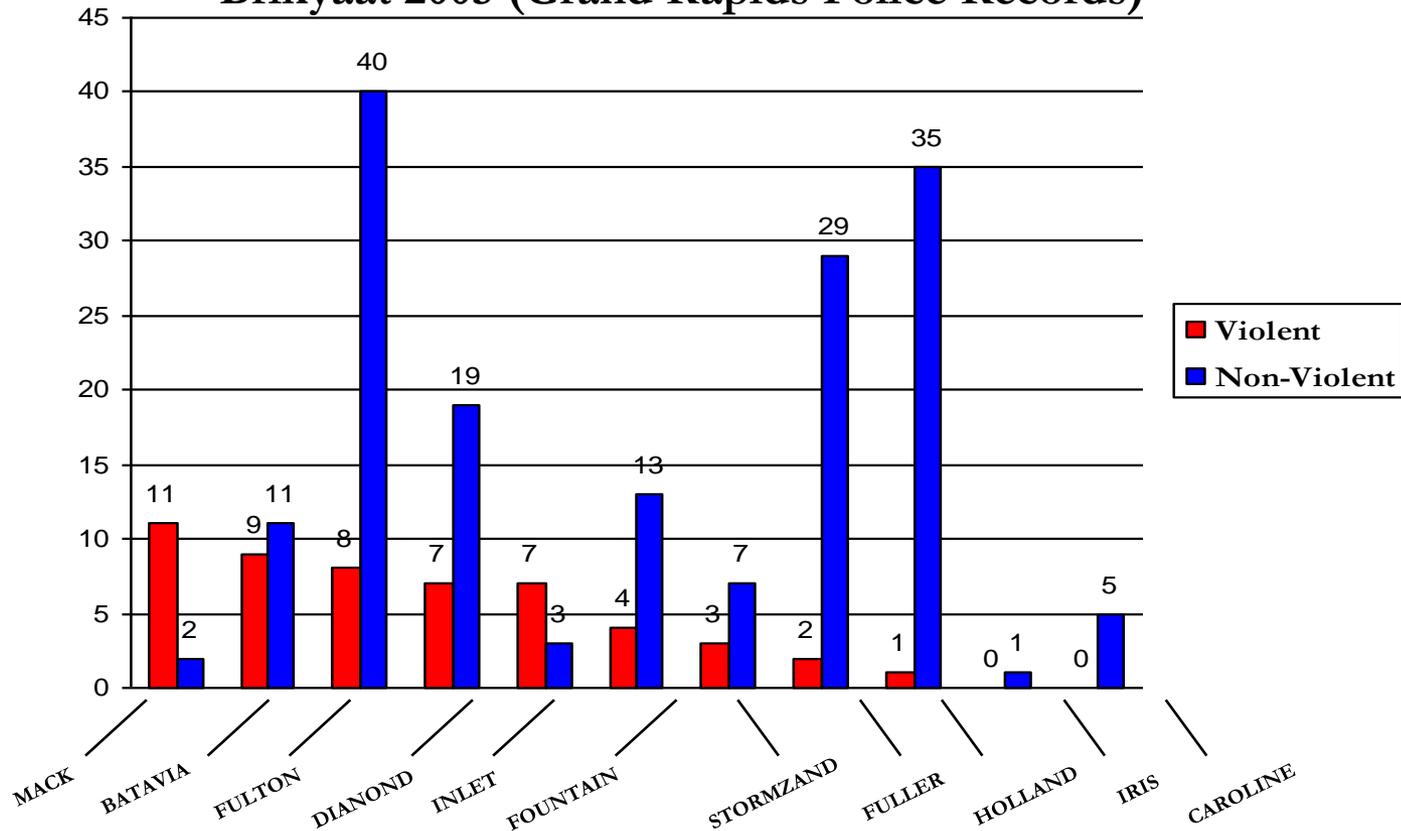
2000 U.S. Census Bureau Statistics (Summary File 1 data)

Demographics: Household Types



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

<i>Parcel Number</i>	40-70-29-385-036
<i>Street Name</i>	Michigan State
<i>Address</i>	1000
<i>Lot Size</i>	40 X 104
<i>Taxable Value</i>	\$25,112
<i>SEV</i>	\$35,700
<i>Year Built</i>	1880
<i>Use</i>	Residential
<i>Occupancy Type</i>	Owner
<i>Deedholder Name</i>	Wayne Gretzky
<i>Taxpayer Name</i>	Wayne Gretzky
<i>Taxpayer Address</i>	PO Box 2000, XX
<i>Rating</i>	2

Housing Conditions Analysis: Home in *Good Condition*





For Sale
Property
Viewed &
Approved
508-228-7500



For Sale
Plymouth
Michigan
Call 508-228-2000



For Sale
Property
Management &
Real Estate
330-200-2000



For Sale
Property
View &
Inspection
Call 204-200-2000



For Sale
Property
Management
&
Construction
Call 508-228-7100



For Sale
Plymouth
Michigan
Call 508-228-2000



For Sale
Plymouth
Michigan
Call: 508-208-2000



For Sale
Property
View &
Buy
304-224-2000



For Sale
Property
Investment &
Development
Call: 208-208-2000



For Sale
Call 204 2000

Housing Conditions Analysis

Home in *Critical* Condition















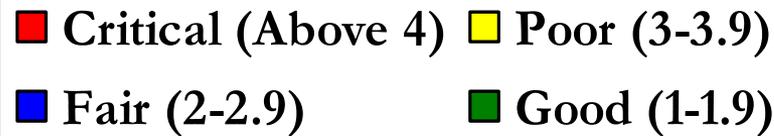
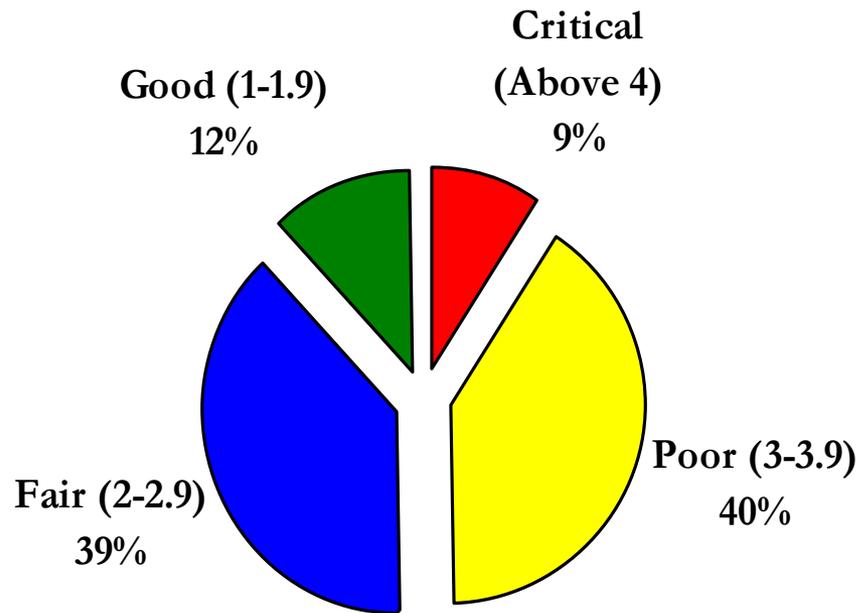




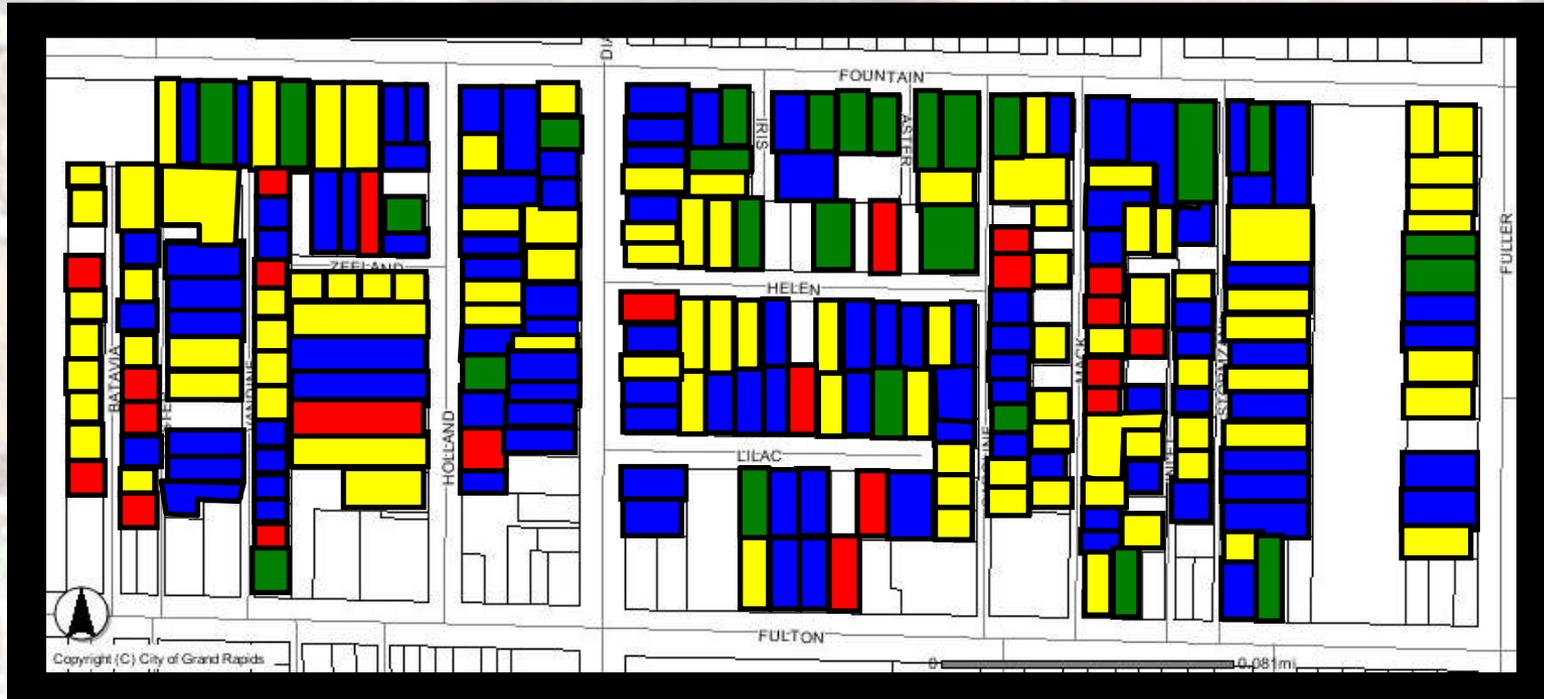




Housing Conditions Analysis Chart



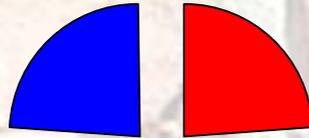
Housing Conditions Map



Block-by-Block Analysis

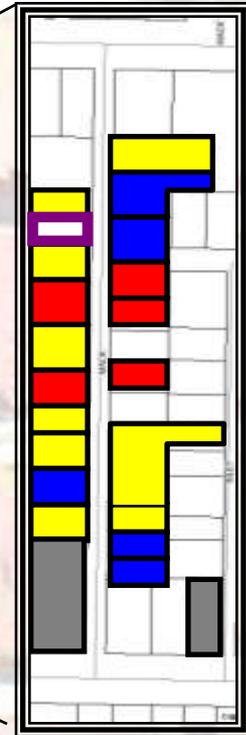
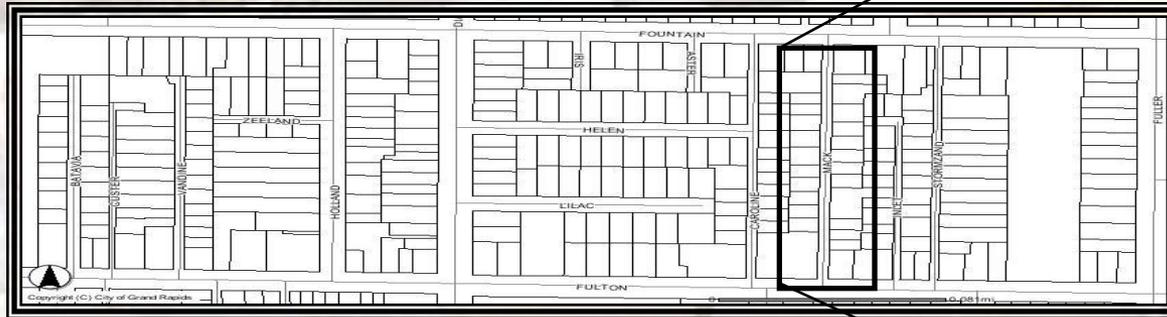
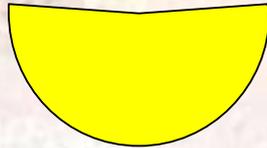
Mack Street

Fair 24%



Critical 24%

Poor 52%



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)

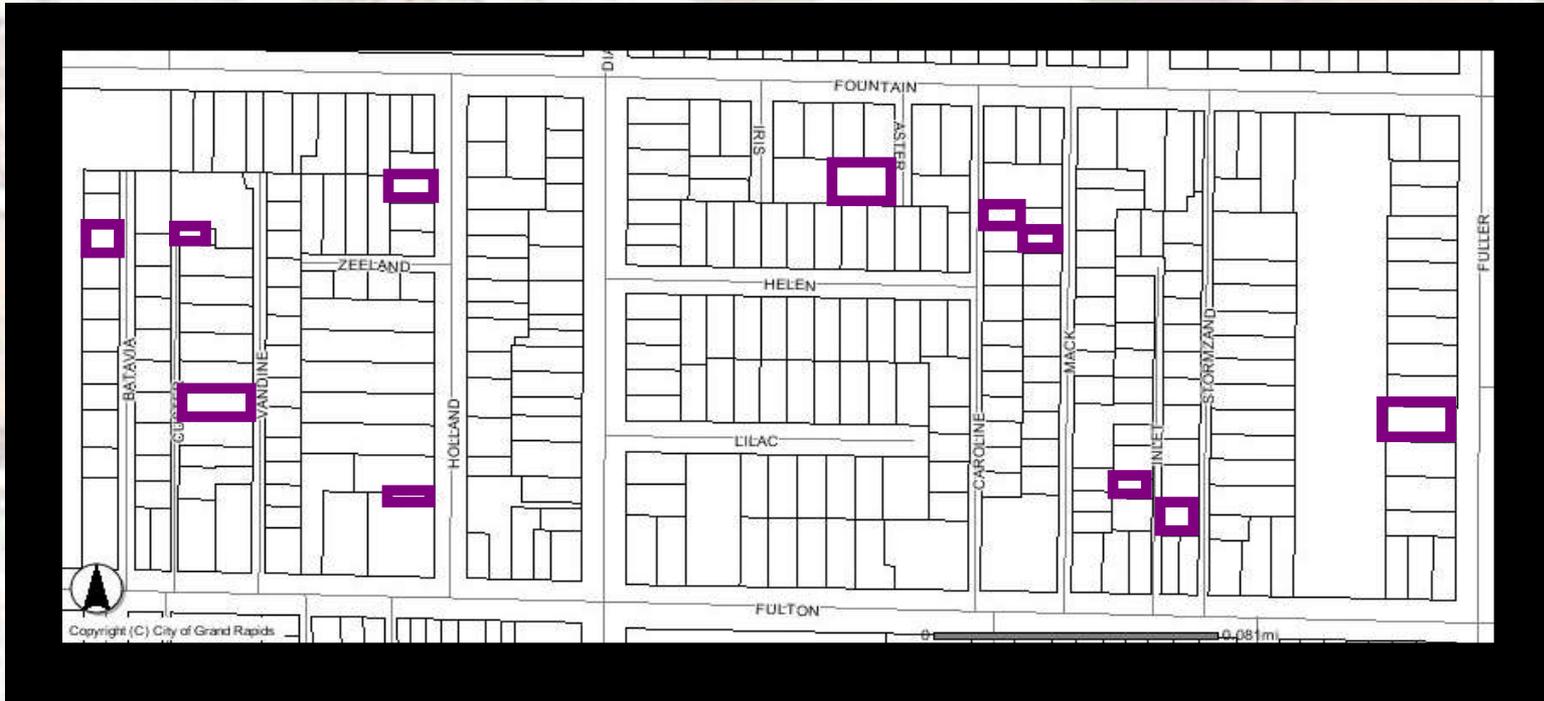
Housing Conditions Map

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

Strengths

- **Diverse Neighborhood**
- **Grand Rapids population growth**
 - Attractions
- **Historic**
- **Walkable**
 - RAPID Transportation
 - Strong Neighborhood Association

Weaknesses

- **Neglected Housing Stock**
 - Sidewalks & streets in poor condition
 - Lack of lighting
- **Lack of property investment**
 - Poor driving visibility
 - Drugs in vacant housing
 - Numerous housing violations

Opportunities

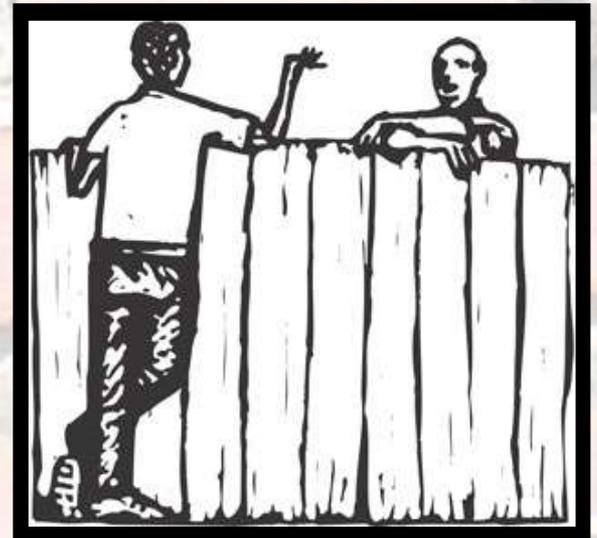
- **Affordable Housing Investment**
 - Investment in a healthy and walkable neighborhood
 - Extension of farmer's market
- **Green space**
 - Mixed-use development

Threats

- Increase in vacant housing units
- Decrease in investment
- Lack of police control
- **Potential for housing displacement/gentrification**
 - Current economy facing hardships

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!