

Corridor Keeper™ Program

*Property Maintenance
Education and
Compliance Program*

Mission Statement

To enhance the appearance and business climate along Eight Mile Boulevard through education, assistance, code compliance and cooperation



Eight Mile
Boulevard
Association

communityfoundation
FOR SOUTHEAST MICHIGAN

Eight Mile Boulevard Association

The Eight Mile Boulevard Association (8MBA) *revitalizes and promotes the Eight Mile transportation, business and residential corridor (between I-94 and I-275) by linking the efforts of the public and private sectors.*

8MBA was established in April 1993. It is a Michigan nonprofit corporation.

We rely on our members to serve as our advocates and ambassadors along Eight Mile and in the communities. We offer dues as low as \$28 so neighborhood associations, block clubs and individuals can join. Every dollar goes to support our programs and services to the businesses, residents and those traveling along Eight Mile.

Participating Jurisdictions



Detroit



Oak Park



Eastpointe



Redford Charter Twp.



Farmington



Royal Oak Charter Twp.



Farmington Hills



Southfield



Ferndale



Warren



Harper Woods



Macomb County



Hazel Park



Oakland County



Livonia



Wayne County

Corridor Keeper™ Program

In an effort to enhance the aesthetic character and appearance along Eight Mile Road, the 8MBA has teamed up with 16 local governments to establish the Corridor Keeper™ Program.

Under the Corridor Keeper™ Program the Corridor Keeper™ will provide business and property owners with tips on how to comply with existing property maintenance codes and help to improve the overall appearance of his or her property.

Property Maintenance Codes

Property Maintenance Codes work to preserve and enhance the appearance, character and quality of neighborhoods, business corridors and the community. In addition, Property Maintenance Codes help to protect the safety and welfare of the area, maintain and increase property values, and enhance the quality of life for residents.

Working closely with the Code Enforcement Departments of each jurisdiction, the Corridor Keeper™ will assist in identifying specific code enforcement violations.

Please note: the Corridor Keeper™ does not have the authority to issue a formal citation.

For more information contact the Corridor Keeper™ or check out our website at www.eightmile.org

FUN FACT

The land division system in Michigan originated from the Land Ordinance Act of 1785 and all properties are measured from Eight Mile (baseline).



DID YOU KNOW?

The Eight Mile Association members planted and maintains 27 perennial gardens along the corridor.

DID YOU KNOW?

The 8MBA performs several beautification projects throughout the year along the corridor.



FUN FACT

8MBA created 11 identification signs to identify communities bordering Eight Mile.



Code Education and Compliance Resources

The Corridor Keeper™ will serve as a resource for property owners by providing a variety of educational materials that outline the benefits of well maintained properties and suggest ways to enhance building and property appearance. Therefore, the Corridor Keeper™ will maintain a list of community resources that are able to assist property owners in complying with local building and property maintenance codes.

The Corridor Keeper™ will also work with local jurisdictions and community groups to establish and coordinate new programs to assist in property maintenance and upkeep. Please contact the Corridor Keeper™ for more information.

The Corridor Keeper™ will be looking for the following ten code enforcement issues along the corridor:

- *Attractive Nuisance*
- *Outside Storage*
- *Nuisance*
- *Signs*
- *Dumping*
- *Junk & Litter*
- *Snow Removal*
- *Unlicensed/Illegally Parked Vehicles*
- *Vacant Structures*
- *Weeds and Grass*

Code Enforcement Issues

The following issues represent *general* descriptions of code enforcement issues along the Eight Mile corridor. Please contact the Corridor Keeper™ or your local code enforcement department for specific details.

Attractive Nuisance

An attractive nuisance is any piece of machinery, equipment, or device which if left unguarded, may attract undue attention, or entice children to play on it.

Examples include:

- cisterns
- open basements
- pits and other excavations
- freezers and refrigerators
- containers which have an air-tight door or locks which can't be released from the inside



Outside Storage

Generally, items that are either stored in areas that do not permit outside storage or items stored on a property without the proper fencing or screening from a public street and adjoining properties.

Examples may include:

- building or landscaping materials
- junk, scrap
- auto parts
- appliances
- waste products



Nuisance

Generally, any item that may injure or endanger the safety, health, comfort or repose of the public; offends public decency, interferes with, obstructs or renders dangerous any street or in any way renders the public insecure in life or property.

Examples may include:

- graffiti
- broken glass
- dead or dying trees or brush
- accumulation of trash or debris
- excessive lighting
- excavations
- general deterioration of buildings





Signs

All signs (including A-frame and lawn signs) must be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. A-frame signs must have a permit. **Please contact** the Corridor Keeper™ for more details on specific signage requirements in your community.



Dumping

Generally, the throwing, placing, depositing or leaving in any public or private premises loose earth, sand, gravel or similar material is prohibited. In addition, all sidewalks, alleys, driveways and other private premises must be kept clear of boxes, barrels, posts, fences, bricks, signs, rubbish, cement and other building materials.



Junk & Litter

Junk and litter must be disposed of properly. Property must be maintained and kept in a clean and orderly condition. Property owners should separately bundle and contain items for proper collection, disposal and recycling according to municipal provisions.

Examples of junk and litter include:

- auto parts
- used appliances
- unlicensed vehicles
- abandoned vehicles
- furniture
- building and/or landscaping material
- tires
- discarded paper
- cardboard
- plastics
- debris such as tree trimmings and fallen limbs
- any other items that have been discarded



Snow Removal

In general, all occupants or owners of property have 24 hours to clear ice, snow and filth or other obstructions from sidewalks. Where there are no sidewalks, the owner/occupant should clear a path free from snow and ice where a sidewalk would otherwise be.



Unlicensed/Illegally Parked Vehicles

No unlicensed and/or an inoperable vehicle should be kept on the premises. An inoperable vehicle is any vehicle that is not equipped with all parts that are required to legally and safely operate on the public streets and/or cannot be driven under its own power. Vehicles should also be parked in appropriate locations.



Vacant Structures

Vacant buildings are the responsibility of the property owner. The property owner must maintain his/her buildings, structures, and grounds so as to not cause a blighting problem or adversely affect the public health or safety of the community. Windows, doors, and other openings must be kept secure so they cannot be opened from the outside.



Weeds and Grass

Grass and/or weeds should be maintained to an appropriate height by the owner or occupant of that property. Weeds refer to all weeds, grass, brush wildings, second growth, and rank vegetation.



Grass Height Limits

Local Jurisdiction	Maximum Grass Height
<i>Detroit</i>	8"
<i>Eastpointe</i>	6"
<i>Farmington</i>	8"
<i>Farmington Hills</i>	8"
<i>Ferndale</i>	7"
<i>Harper Woods</i>	6"
<i>Hazel Park</i>	8"
<i>Livonia</i>	9"
<i>Oak Park</i>	8"
<i>Redford Charter Twp.</i>	6"
<i>Royal Oak Charter Twp.</i>	10"
<i>Southfield</i>	8"
<i>Warren</i>	6"



Eight Mile
Boulevard
Association

communityfoundation
FOR SOUTHEAST MICHIGAN



Local Initiatives
Support
Corporation



PARTNERSHIPS
for **CHANGE**

This program was developed in partnership with the Land Information Access Association.

Funding provided by the Community Foundation for Southeast Michigan, Partnerships for Change Program, and Local Initiatives Support Corporation (LISC).

Hotline

1-866-70-8MILE (1-866-708-6453)

Main Line: 313-366-3388

Fax: 313-366-5588

Email: ron@eightmile.org

Contact

Ron Shamma, Corridor Keeper™

Eight Mile Boulevard Association

1321 West Eight Mile Road

Detroit, MI 48203

www.eightmile.org

Local Code Enforcement Contacts

Detroit 313-224-3154

Eastpointe 586-445-5010

Farmington 248-474-5500

Farmington Hills 248-871-2520

Ferndale 248-546-2365

Harper Woods 313-343-2500

Hazel Park 248-546-4074

Livonia 734-466-2588

Oak Park 248-691-7450

Redford Charter Twp. 313-387-2680

Royal Oak Charter Twp. 248-547-9800 ext. 218

Southfield 248-796-4140

Warren 586-574-4504

