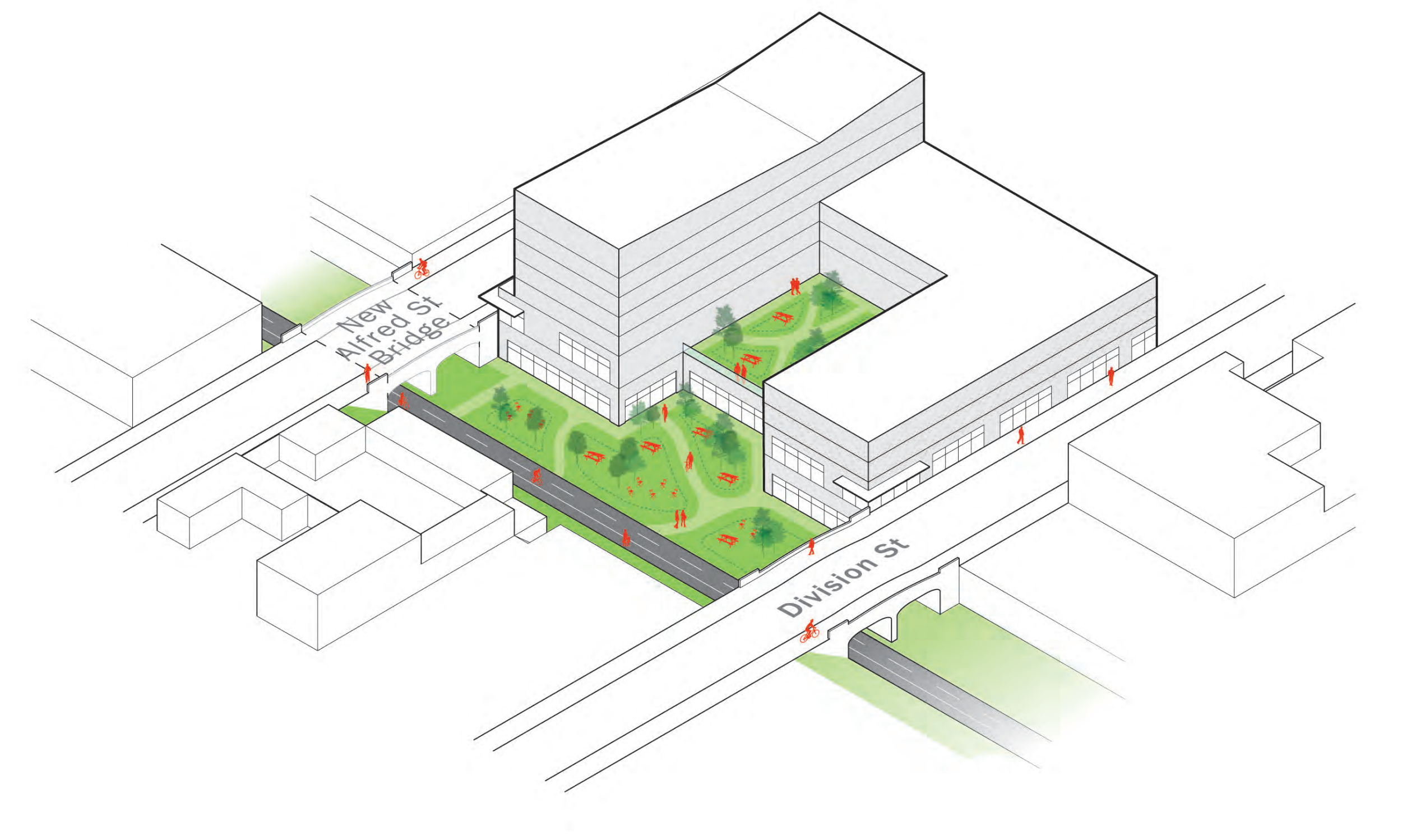




IMPROVE QUALITY OF LIFE

EASTERN MARKET NEIGHBORHOOD FRAMEWORK AND STORMWATER MANAGEMENT NETWORK PLAN

QUALITY OF LIFE
 Implementing the Neighborhood Framework Plan recommendations will allow Eastern Market to continue to thrive as the hub of the region's modern and sustainable food industry, and remain a great place to live, work, and visit. The framework provides direction for both the Core Market and the Greater Eastern Market (GEM) to develop together into a single vibrant and integrated neighborhood that comfortably interweaves residential, commercial, and food business uses; pedestrian, bicycle, car, and truck traffic; built and green open space; and history and innovation.



Mixed-use multi-family residential development is planned for 1923 Division St, with publicly accessible uses at the level of both the street and Dequindre Cut.

Pedestrian Route through Food Businesses

- Glass areas will be integrated and public art will be encouraged on street-facing facades. These frontages could also contain retail or publicly accessible service areas to bring the character of the Core Market into the GEM.
- Long street facades will integrate recessed areas to break up the scale of facilities for the pedestrian experience. These could include landscape or amenity spaces to further activate the street.



Greenways

- Greenways will separate food business buildings from other uses in the GEM. They may separate live-work and food business buildings in the same block or create a buffer along a street edge for a more comfortable pedestrian experience.
- Greenways will include walking paths and may act as green stormwater management infrastructure.
- Trees will be planted in greenways that will help to manage stormwater runoff and obscure views to food business buildings



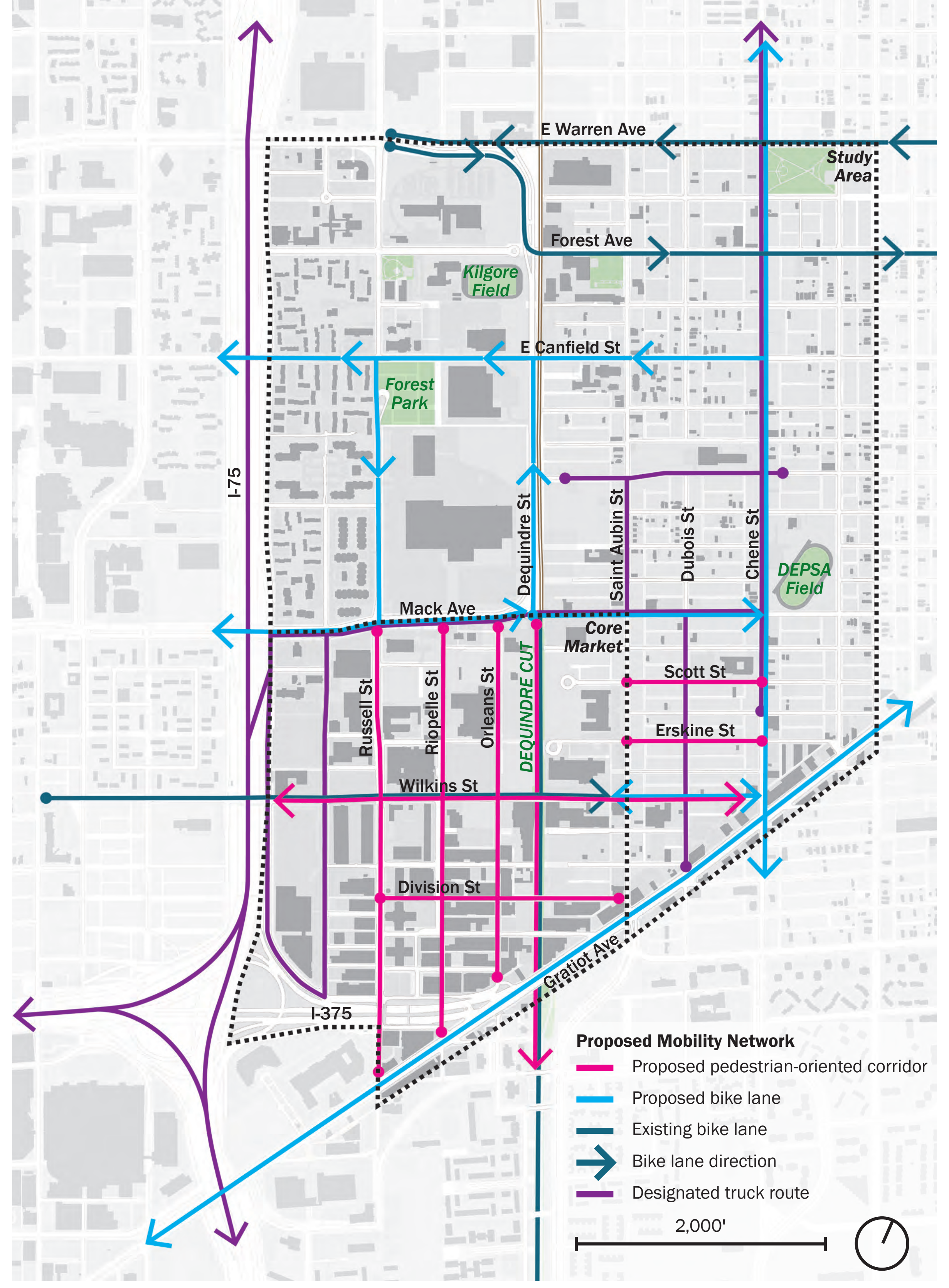
Live-work Buildings

- Live-work buildings are planned primarily along Saint Aubin and Grandy Streets where they would smooth the transition in scale and program from food business facilities to existing single-family residential areas.
- Live-work units could activate streets with commercial or maker spaces.
- Design guidelines will limit the height of these buildings to a maximum of three stories to better align with nearby houses.



PROPOSED MOBILITY NETWORK
 The proposed mobility network for Eastern Market identifies pedestrian and bike routes for residents and visitors alike for accessible, safe paths through the neighborhood. The network establishes defined trucking routes that minimize truck traffic through residential areas. The full build-out of the proposed mobility network is contingent on future funding.

Saint Aubin Street Upgrade - Superior to Mack
 Proposed - Shift unprotected bike lanes from Saint Aubin St to a new protected bike lanes on Chene St, which has a wider right-of-way.





AUTHENTICITY AND FUNCTION

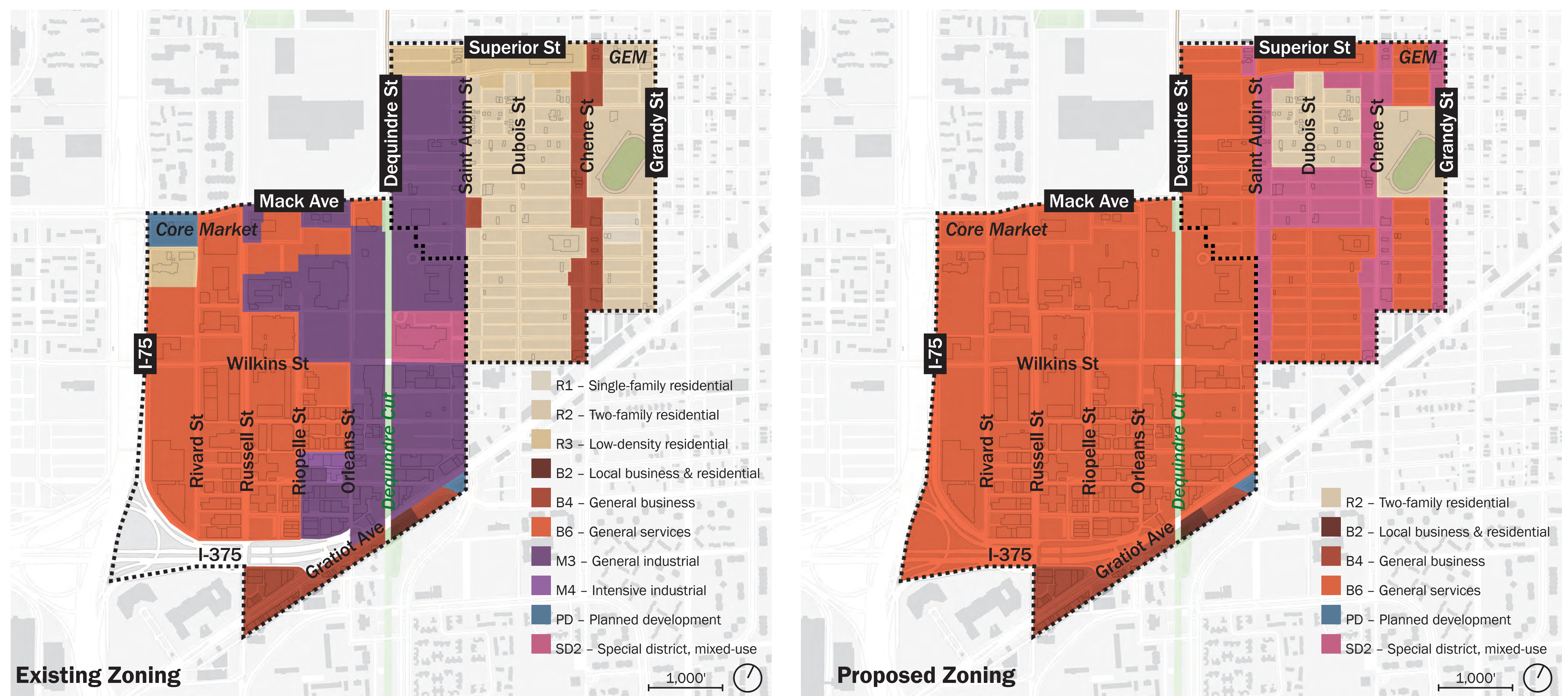
EASTERN MARKET NEIGHBORHOOD FRAMEWORK AND STORMWATER MANAGEMENT NETWORK PLAN

DETROIT'S LIVING HISTORY

A public market has operated on site since the 1870's, and has been known as Eastern Market since 1891. Over the last 128 years it has remained the center of Detroit's food industry and a true working market while the city grew, declined, and revived. The Neighborhood Framework Plan sets the course to keep the authenticity and function of Eastern Market as a working food district through several strategies. Identified here are recommendations related to design guidelines and zoning updates.

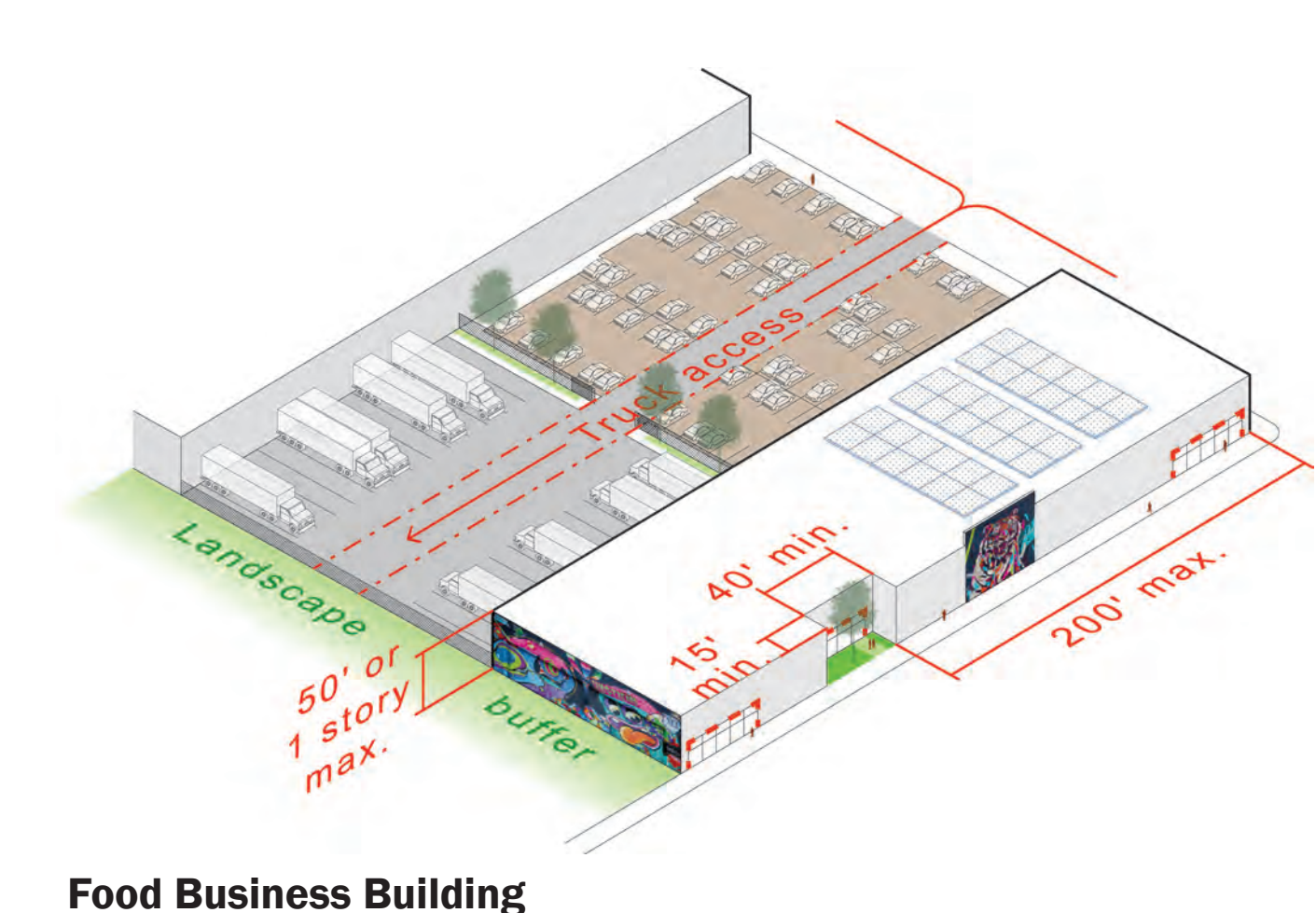
Zoning Update

The B6 district designation, the use of which is concentrated in Eastern Market compared to the rest of Detroit, should be redefined to better tailor it to the needs of food-related businesses. Most of the Core Market and Greater Eastern Market (GEM) should be updated to this redefined B6. A zoning update should be implemented across the Core Market and GEM which defines sub-areas for additional regulations.

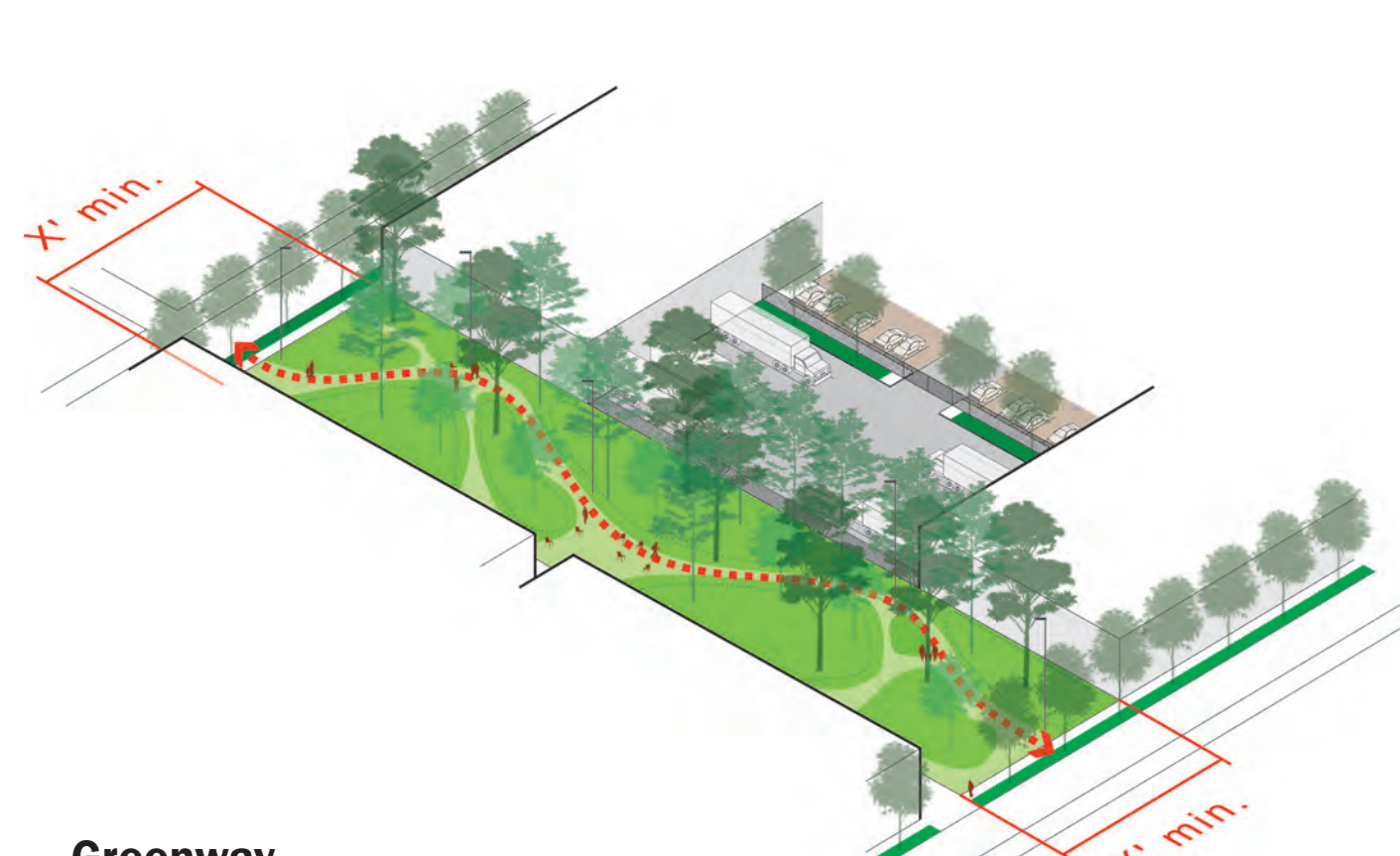


Design Guidelines for Food Business Buildings and Greenways, GEM

Guidelines for food business buildings call for occasional recessed areas, glass areas, and public art on street faces to create engaging pedestrian experiences. Shared truck access ways between buildings minimizes the visibility of semi-trailers from the neighborhood. Greenway areas will separate food business buildings from smaller scale uses and may manage stormwater. Pedestrian paths will be integrated as neighborhood amenities and trees will be planted to absorb rainwater and screen views to food businesses.



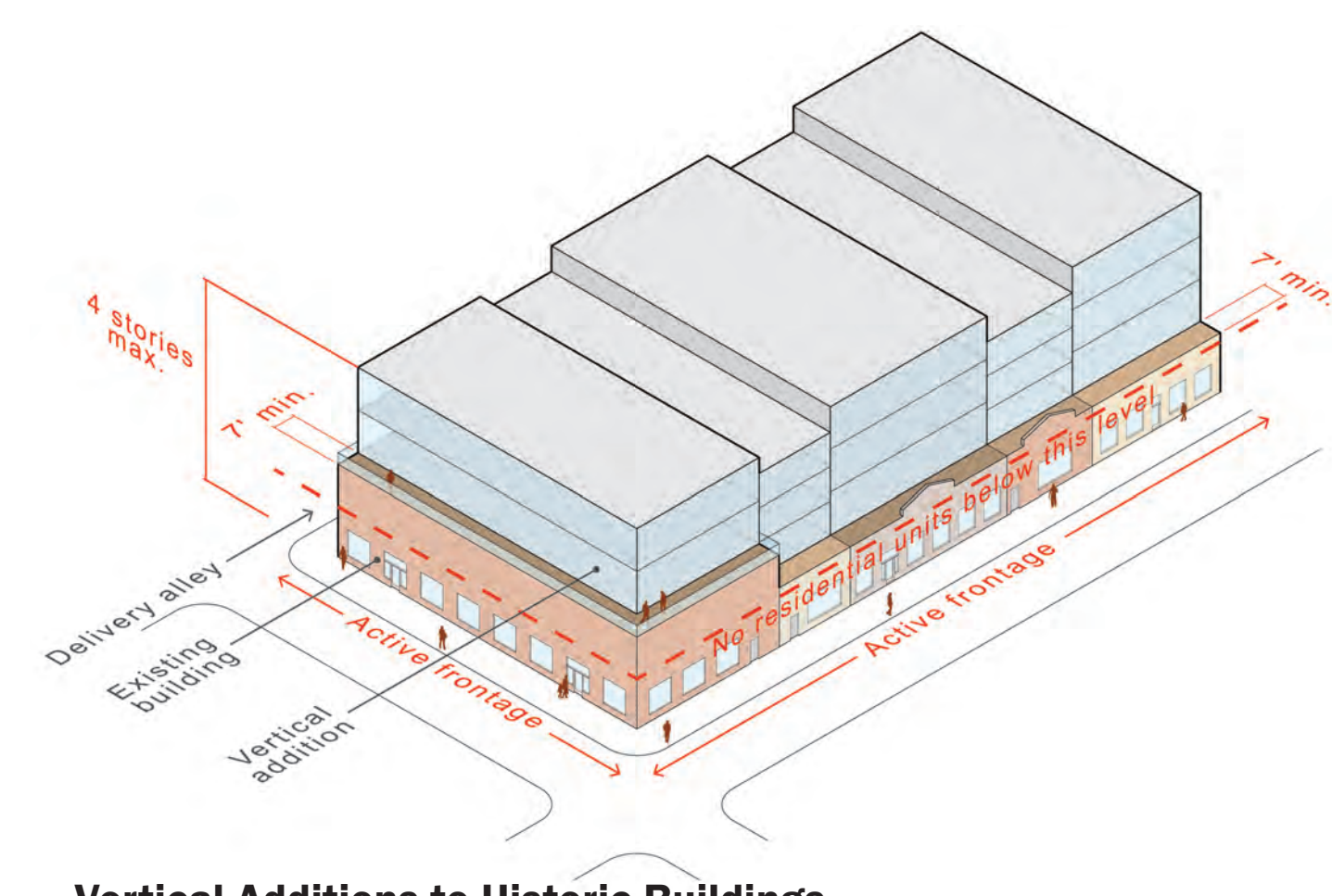
Food Business Building



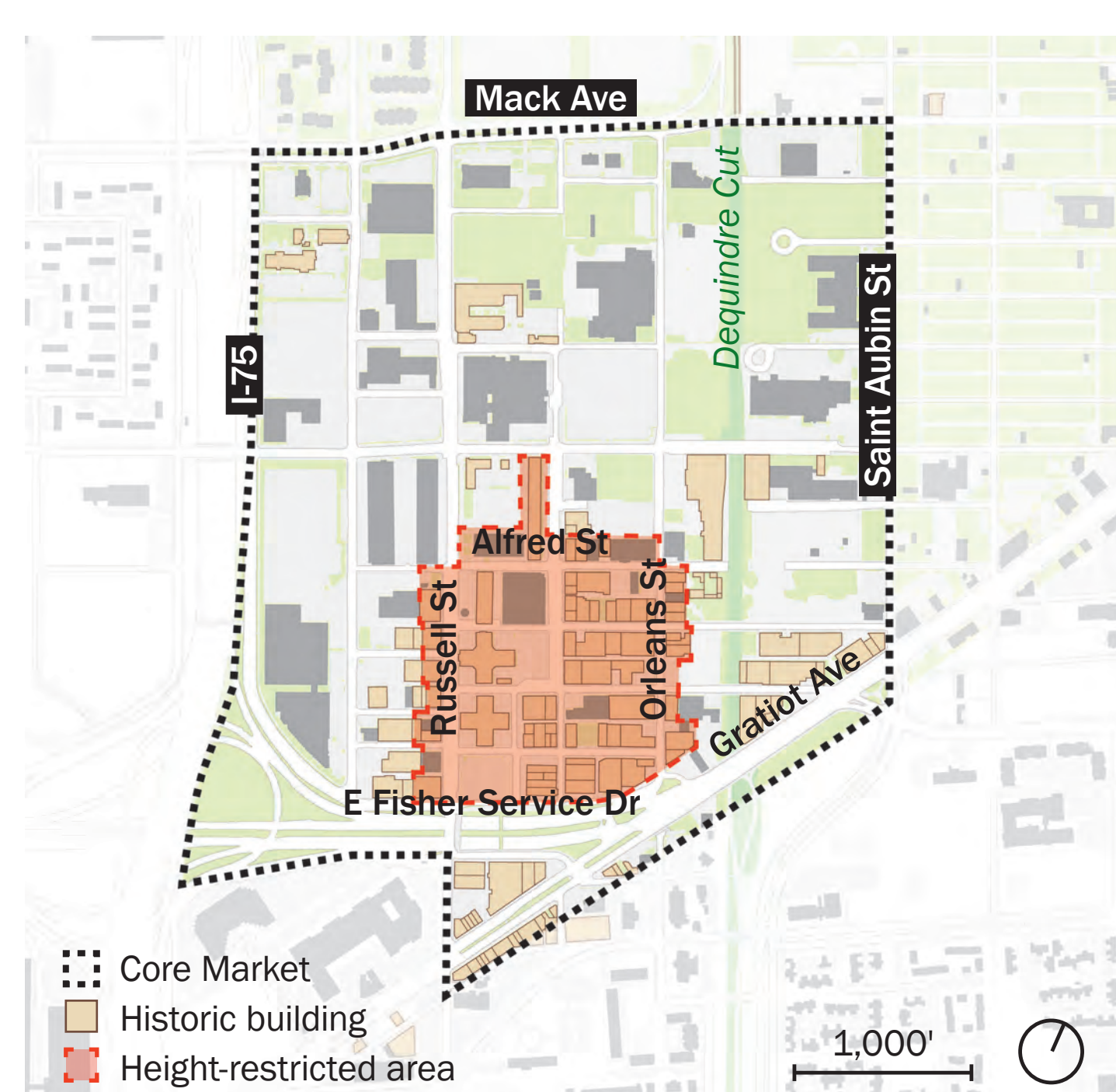
Greenway

Design Guidelines for Vertical Additions to Historic Buildings, Core Market

A proposed zoning update would limit building height within the area on the map below to a maximum of four stories to encourage the renovation and expansion of existing historic structures rather than their demolition and replacement. Design guidelines for vertical additions to historic buildings call for setbacks and material choices that maintain the legibility of the original historic fabric.

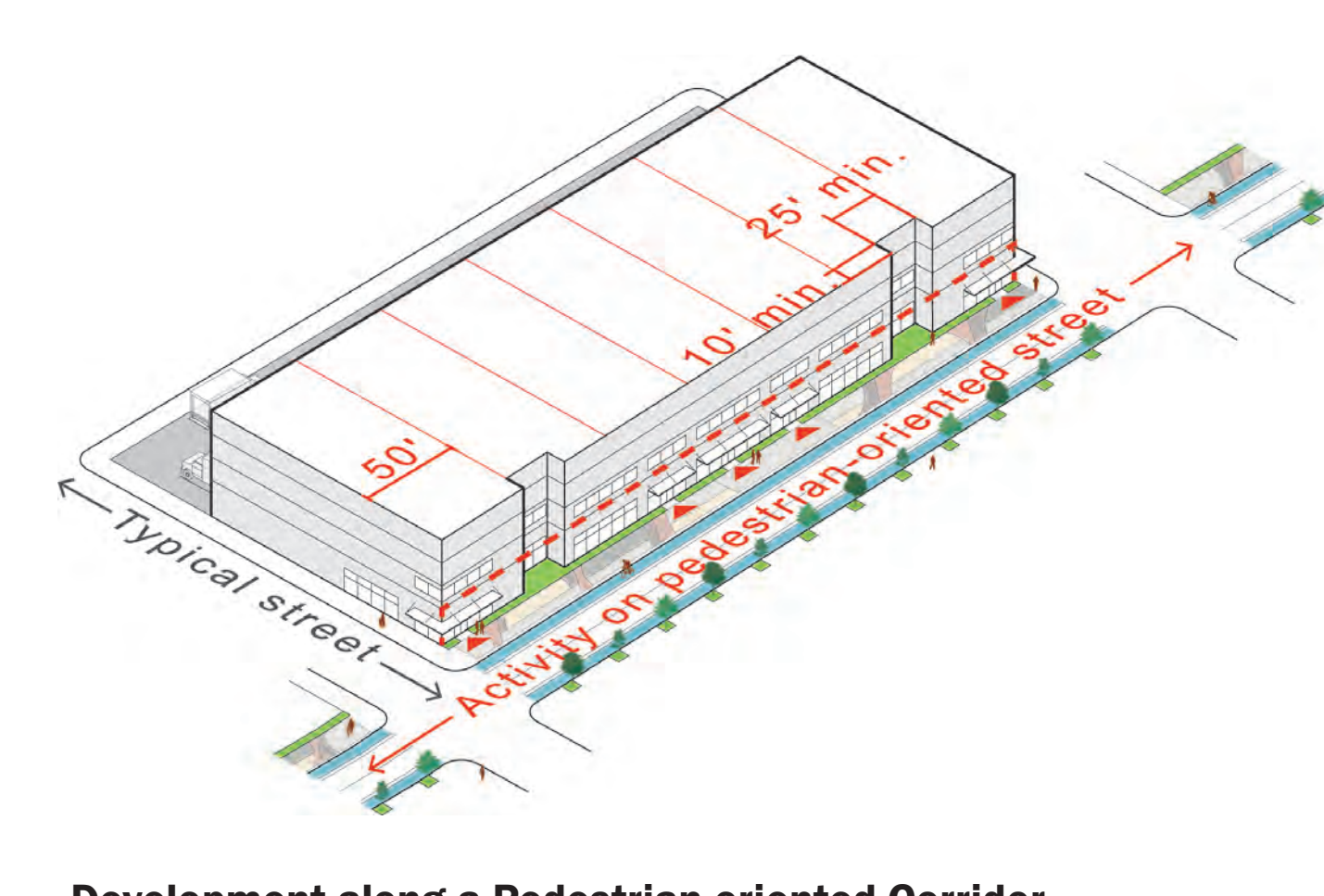


Vertical Additions to Historic Buildings

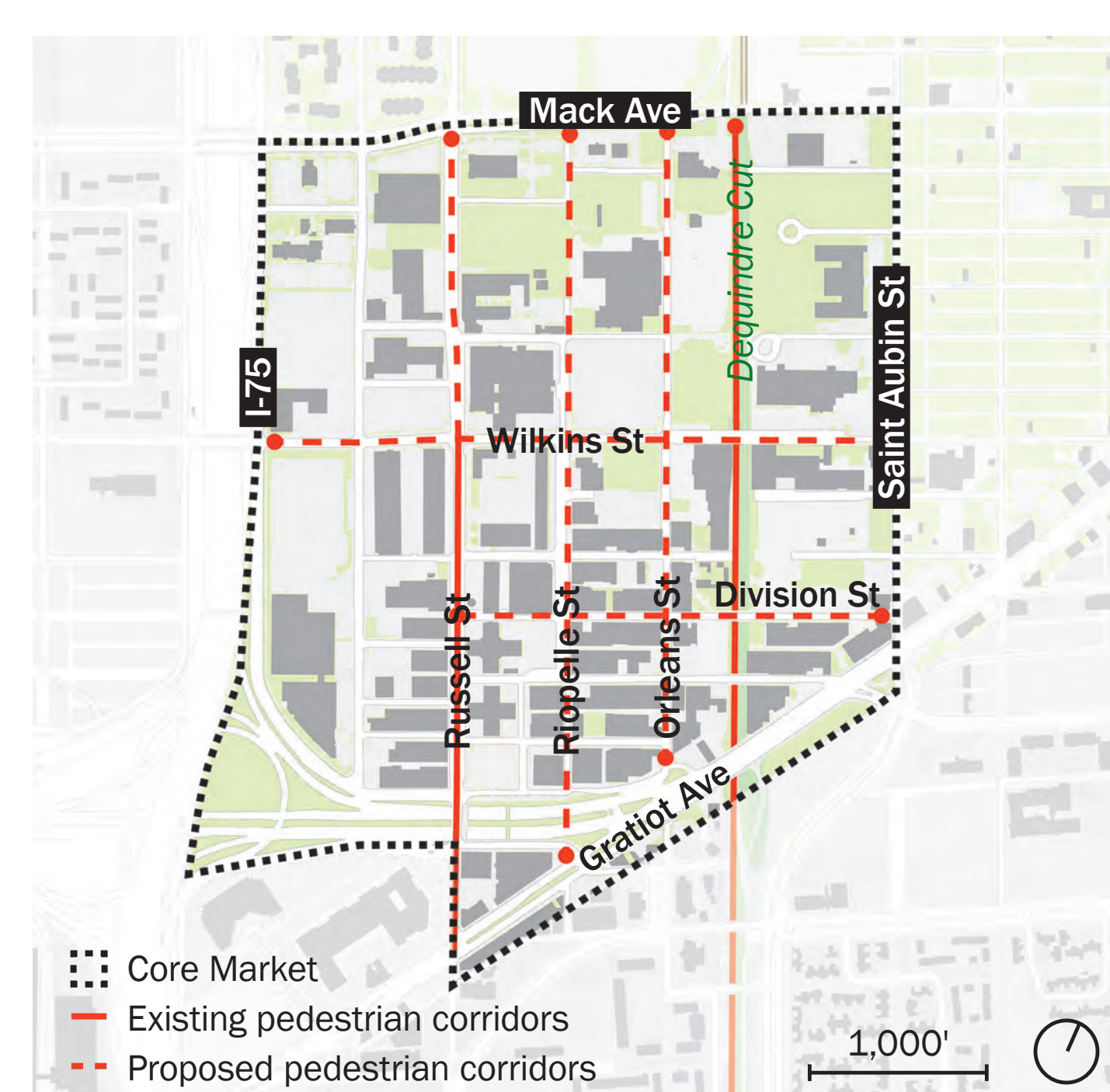


Design Guidelines for Development on Pedestrian-oriented Corridors, Core Market

Pedestrian-oriented corridors are those street segments intended for a greater concentration of foot traffic and ground-level uses. Design guidelines for new development on these street segments call for active uses and a high percentage of glass areas at the street level.

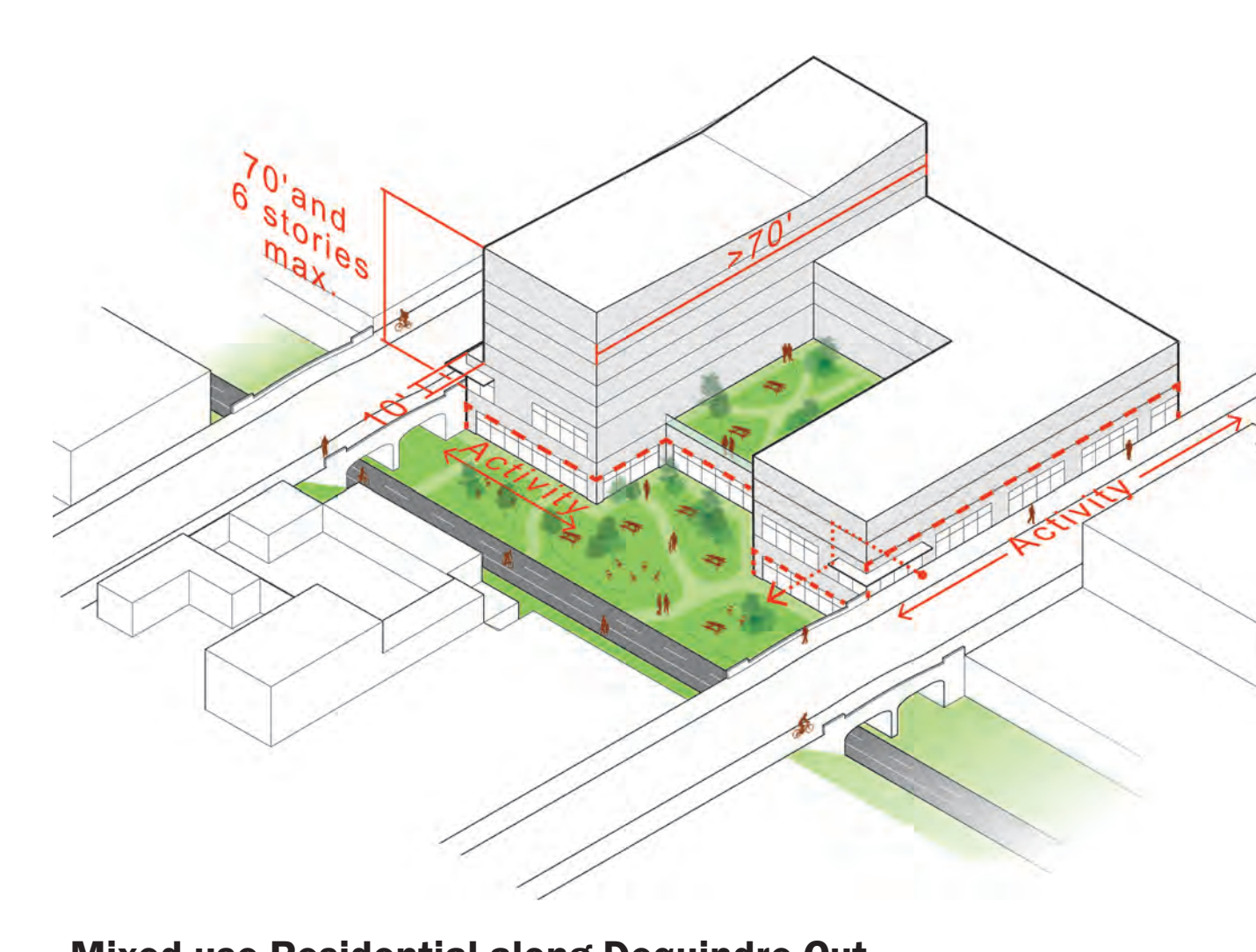


Development along a Pedestrian-oriented Corridor

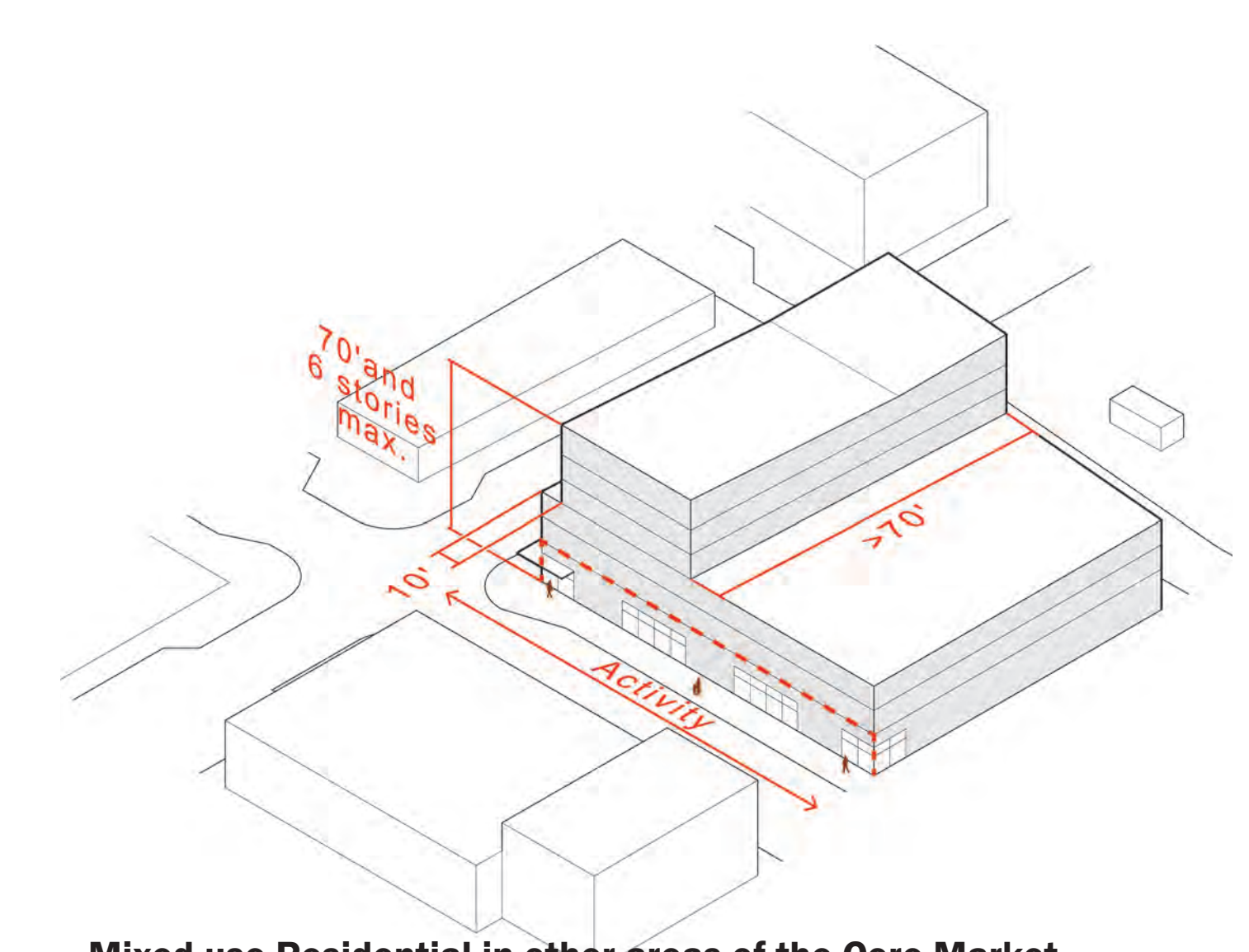
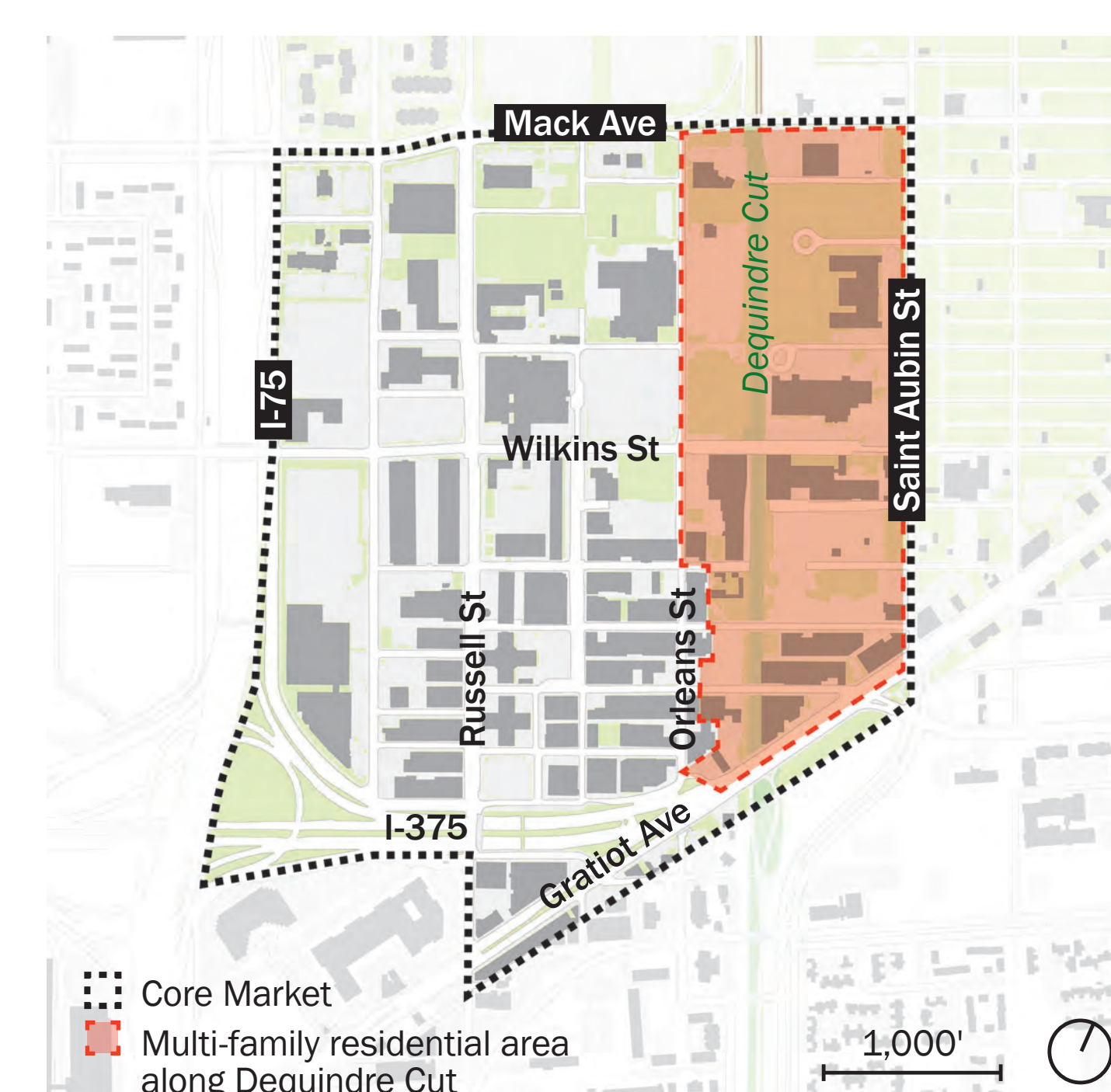


Design Guidelines for Mixed-use Residential Buildings, Core Market

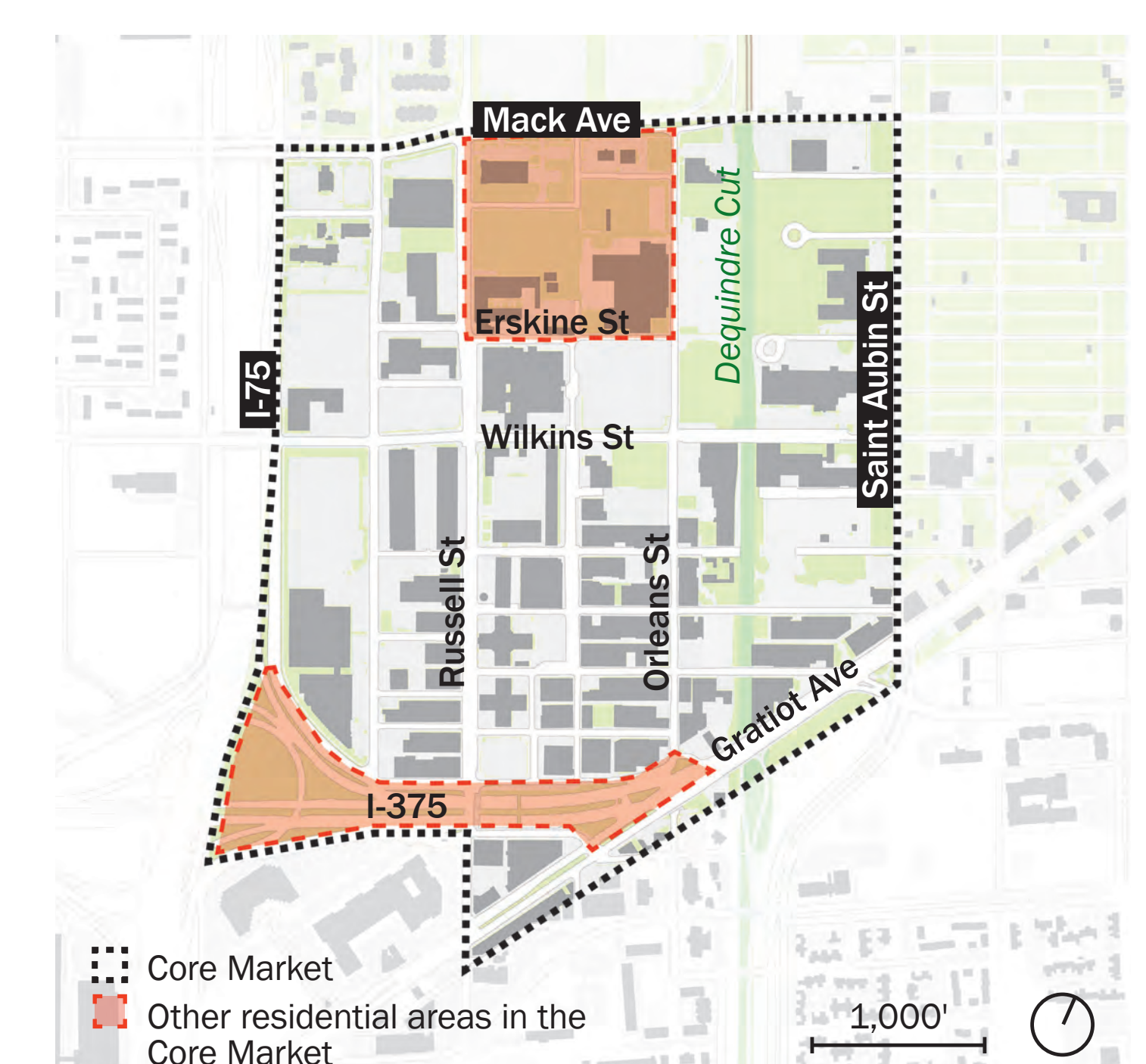
A proposed zoning update would conditionally permit multi-family residential development on the edge of the Core Market to direct pressure away from the market's commercial center. Design guidelines encourage active street level uses and setbacks between lower stories with public-facing uses and upper stories with residential units. For those mixed-use residential developments adjacent to Dequindre Cut, design guidelines will encourage additional active, publicly accessible uses at the level of the Cut as well as at street level. These developments should also incorporate additional public space that is contiguous with and expands Dequindre Cut.

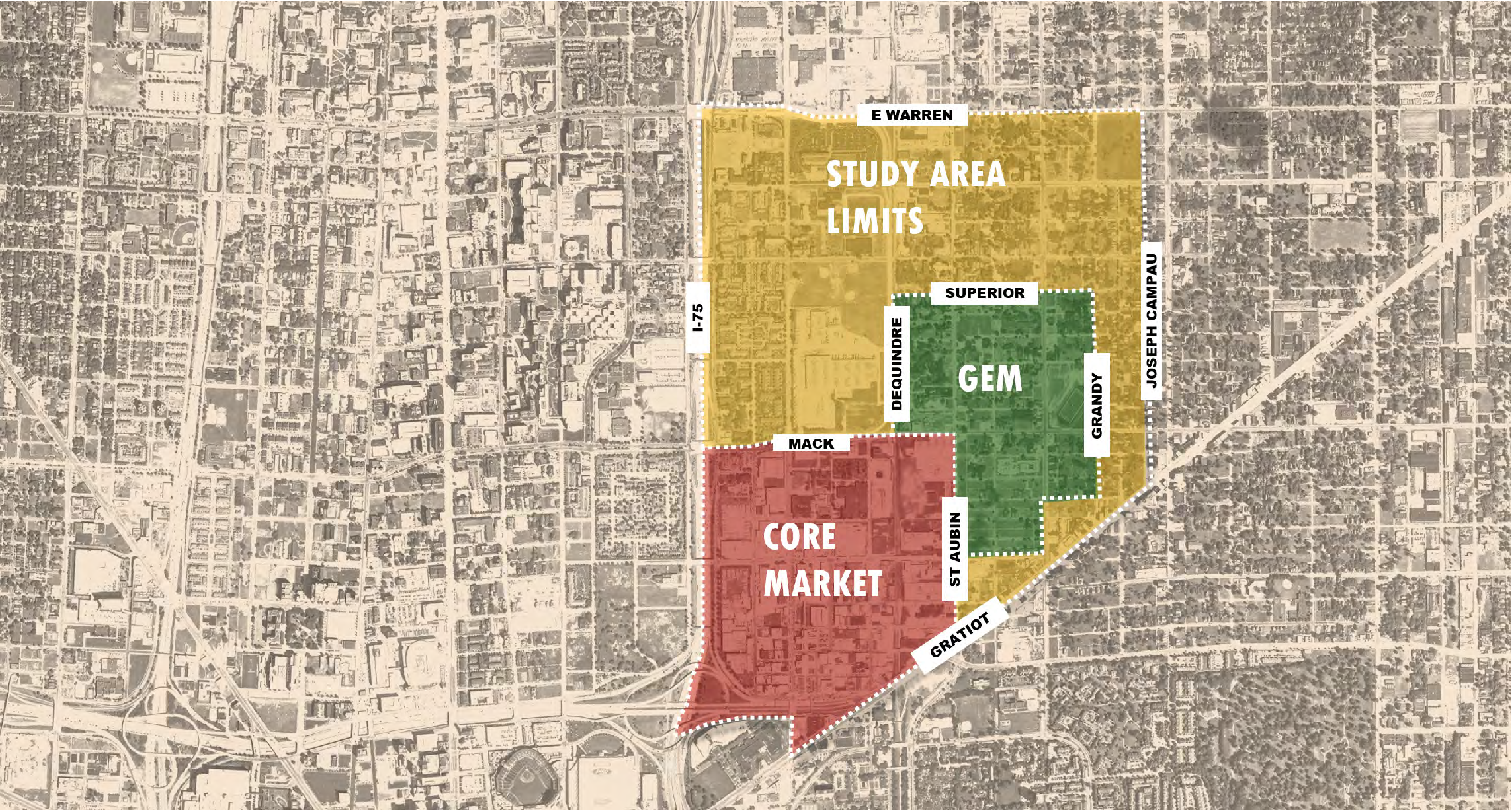


Mixed-use Residential along Dequindre Cut



Mixed-use Residential in other areas of the Core Market





THE FRAMEWORK

EASTERN MARKET NEIGHBORHOOD FRAMEWORK AND STORMWATER MANAGEMENT NETWORK PLAN

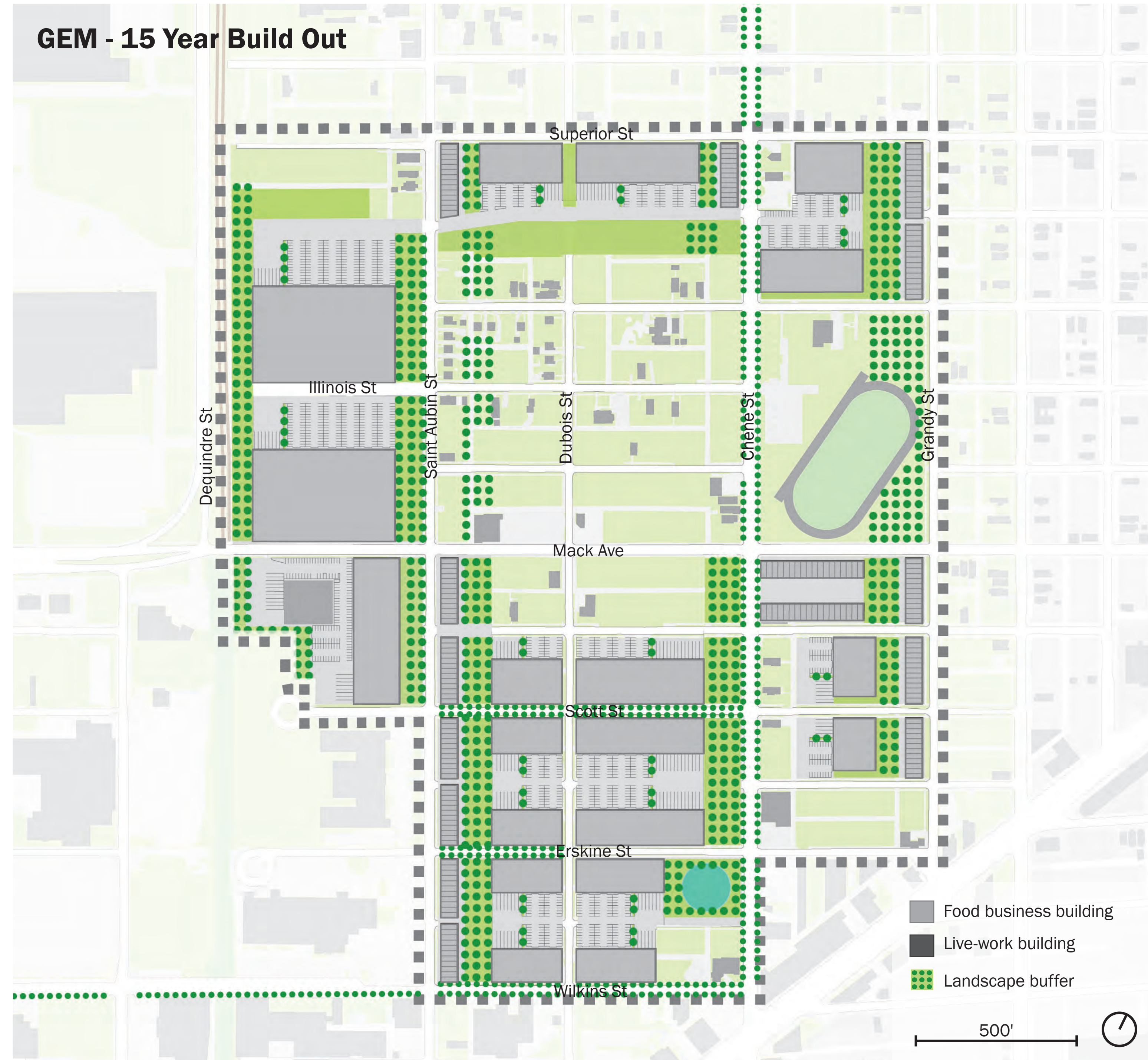
THE FRAMEWORK

The Eastern Market Neighborhood Framework & Stormwater Management Network Plan sets the course to: create jobs for Detroiters by expanding the food business sector; improve the quality of life for residents; and keep the authenticity and function of Eastern Market. Implementation of the framework's recommendations in zoning and land-use updates, design guidelines, mobility, and stormwater management will ensure an Eastern Market in which growth is managed and a neighborhood is livable. This framework was executed with extensive community engagement efforts that attempted to touch the full spectrum of residents and business owners. Eastern Market will remain a place where one can live, work, play, and prosper for generations to come.



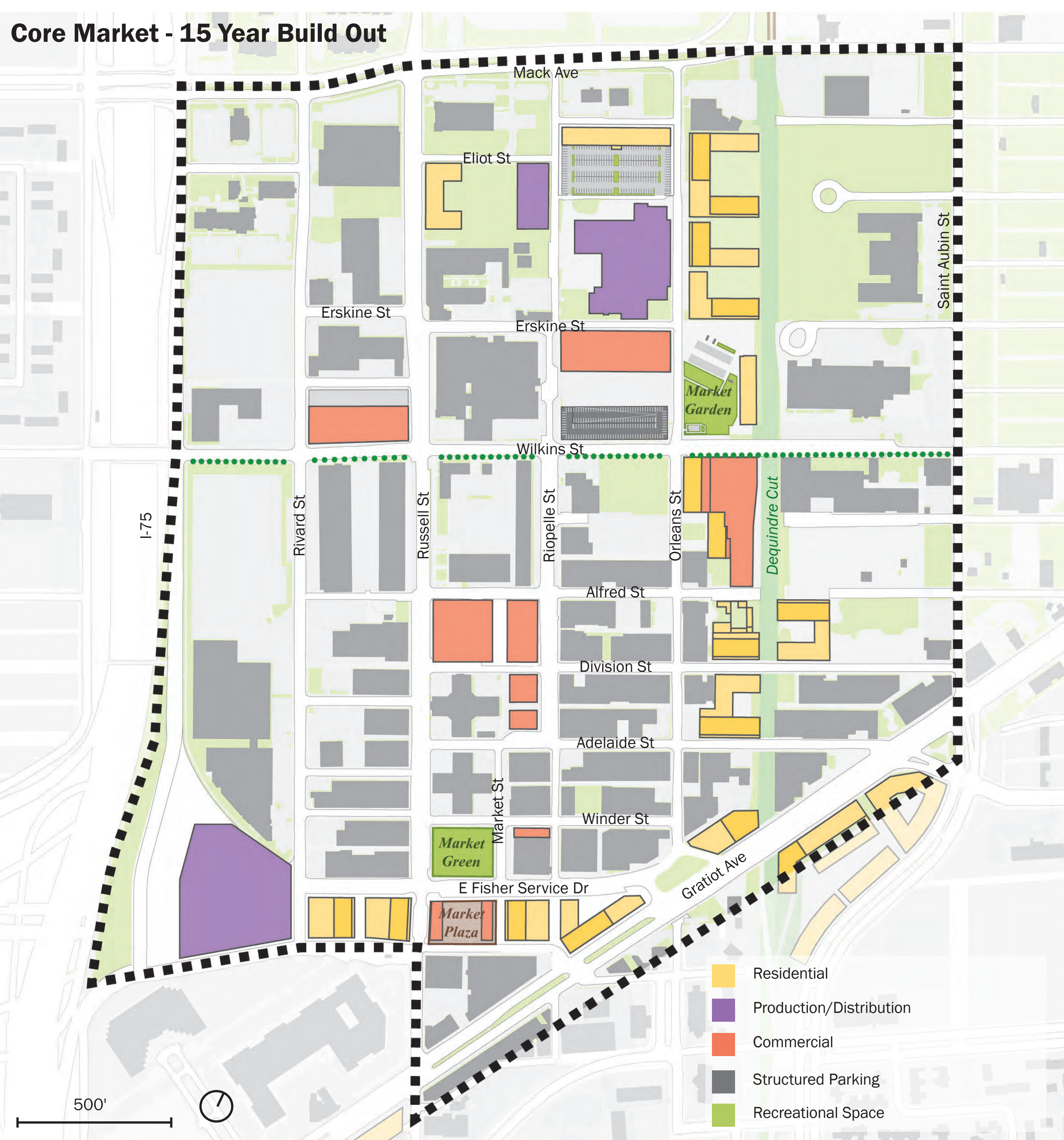
Greater Eastern Market

The Greater Eastern Market (GEM) is planned to accommodate the majority of Eastern Market's growth over the next 15 years. It will be developed as a food business-centered neighborhood that combines a mix of uses and integrates the mobility needs of pedestrians, bicyclists, private cars, and semi-trailers. New food business buildings will house expansions of existing businesses or new market tenants.



Core Market

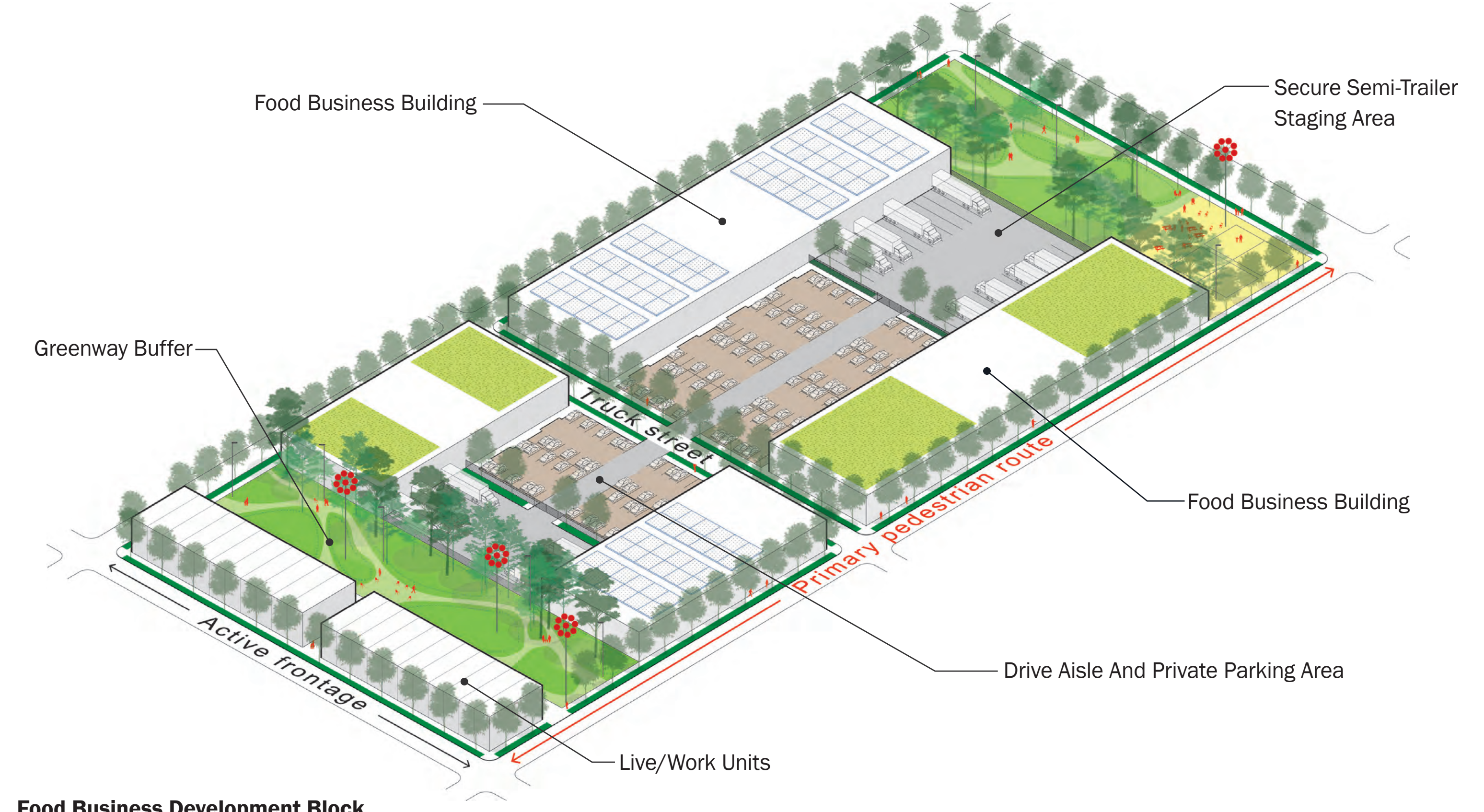
The Core Market is most commonly known as the Eastern Market District. The Core Market is primarily for food-related business with some smaller commercial/retail businesses around the market sheds. Space constraints, facility modernization requirements tied to the Food Safety Modernization Act, and future demand for development are spurring growth beyond the Core. The Framework identifies the GEM for food business expansion and relocation, when necessary. The need and desire to keep the authenticity and function of the Core Market remains the focal point of the Framework Plan's parameters for directing growth.



The projected 15-year build-out of the Core Market will see mixed-use multi-family development along the Dequindre Cut and Gratiot Ave, the continuity and expansion of historic structures in the center, and new food business developments in the north and on I-75.

Prototypical Food Business Development Block

The expansion area block prototype merges two existing blocks so that food business buildings can be organized to share drive aisles and minimize the visibility of parking and staging areas. Greenways separate food businesses from cross streets and live-work buildings and may include stormwater management features and public art.





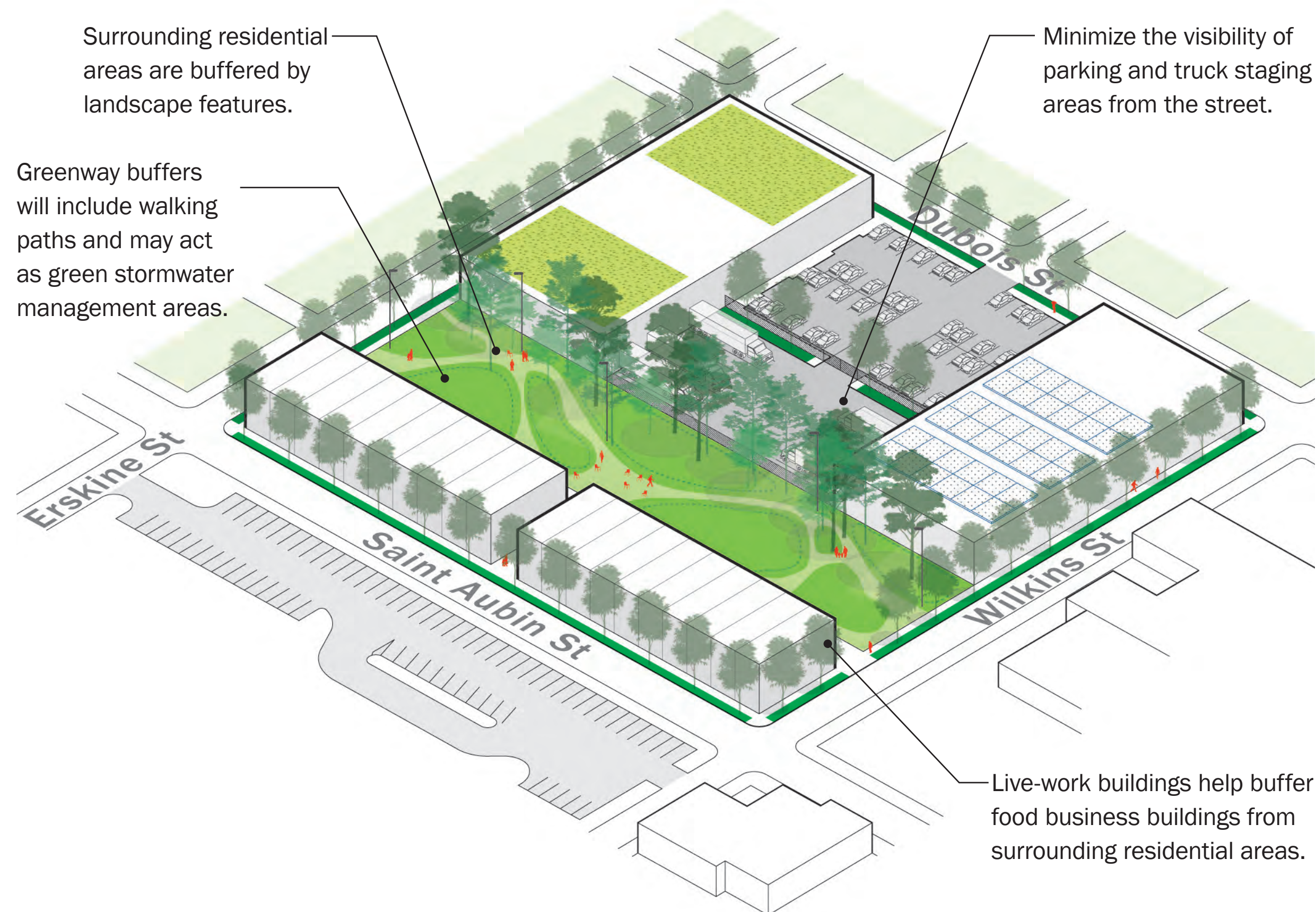
JOBS FOR DETROITERS

EASTERN MARKET NEIGHBORHOOD FRAMEWORK AND STORMWATER MANAGEMENT NETWORK PLAN

FOOD BUSINESS DEVELOPMENT

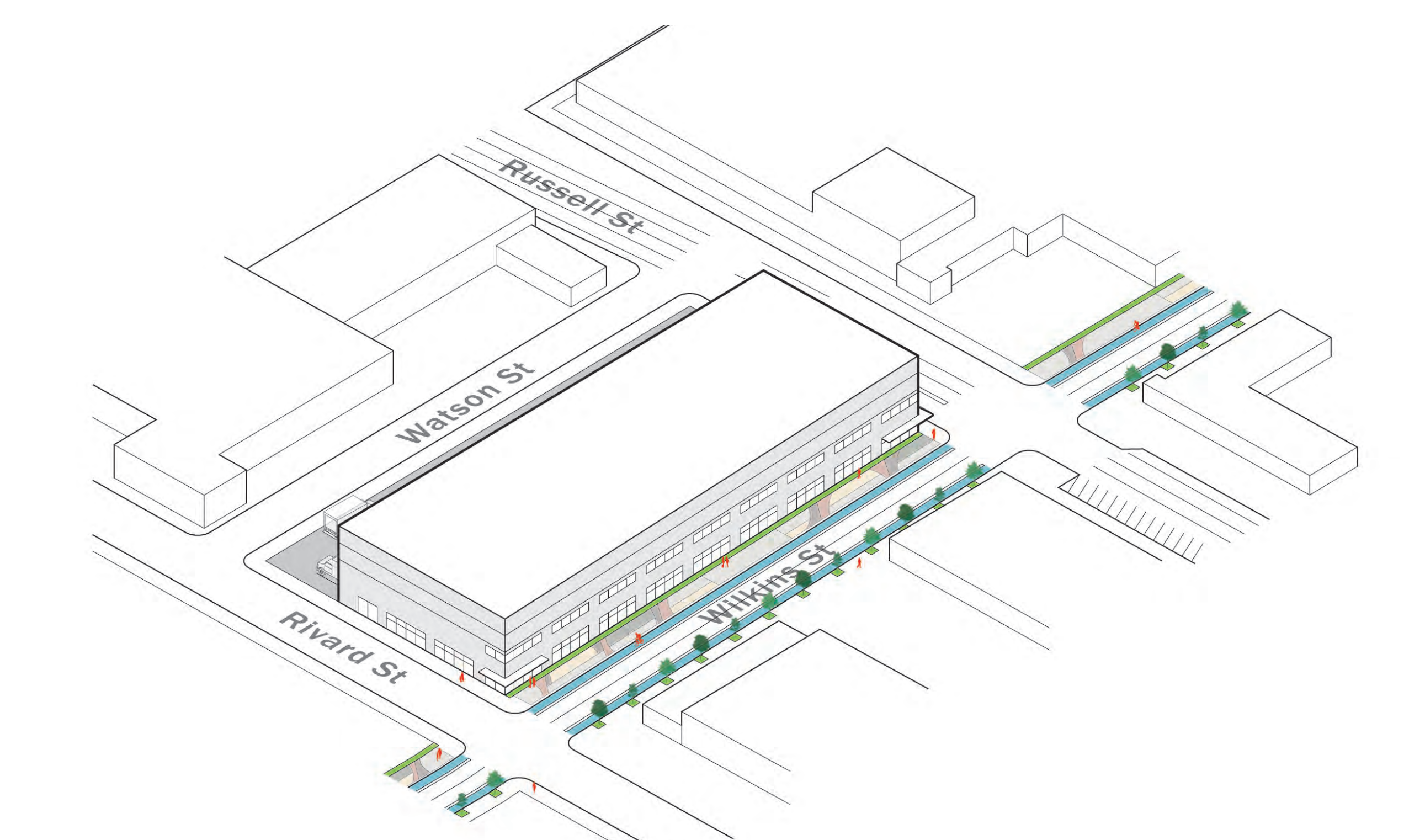
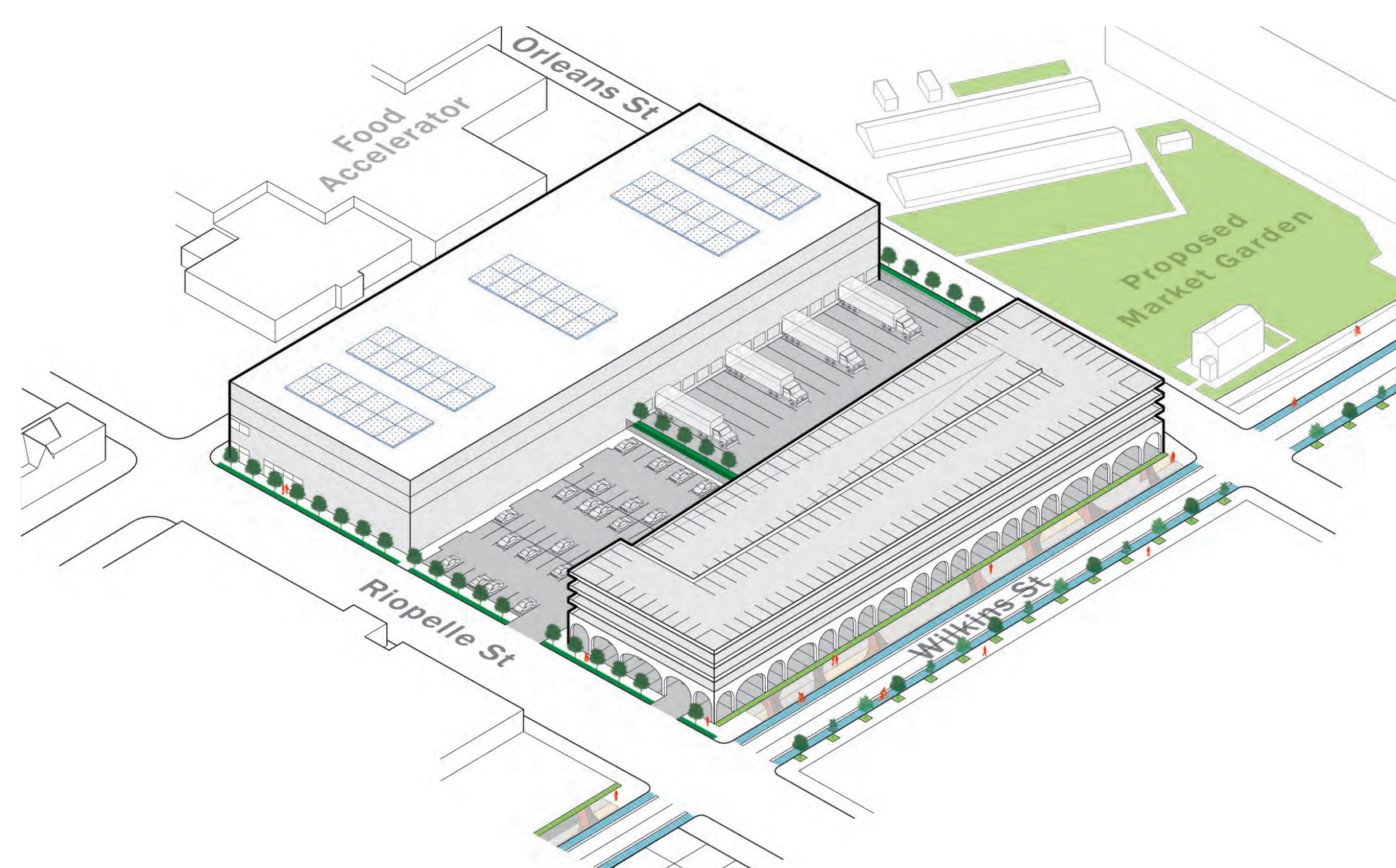
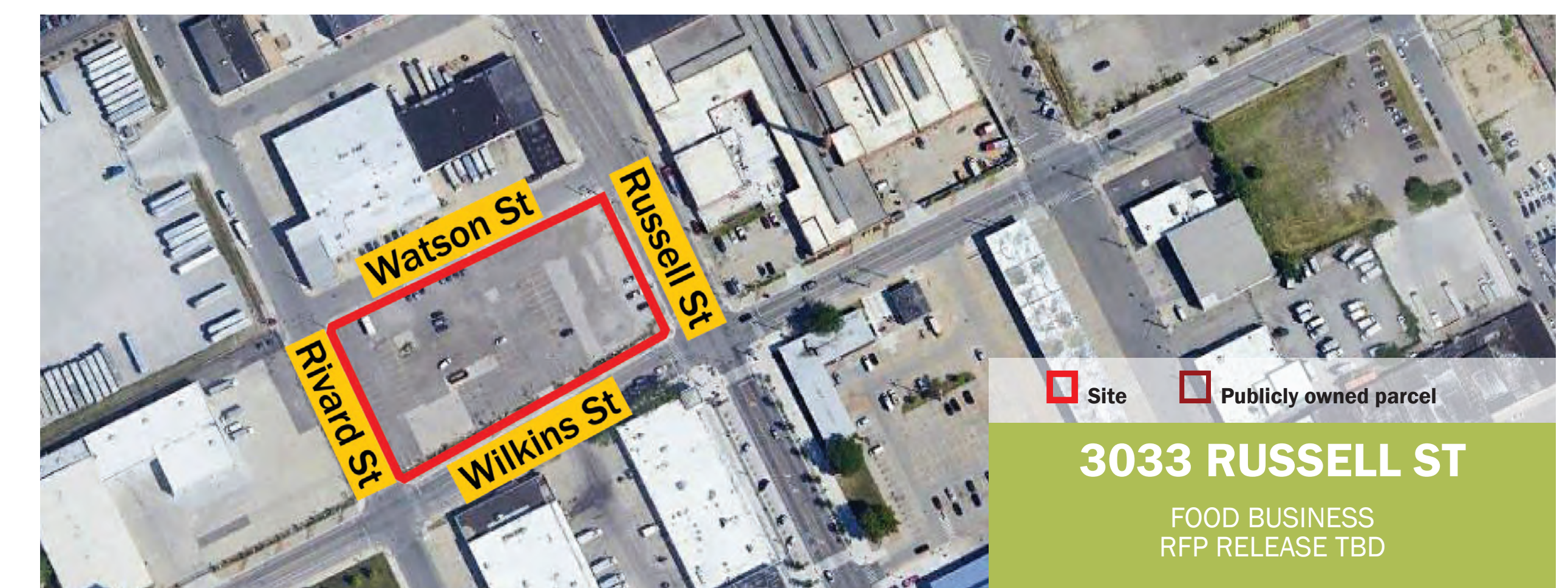
Most land in the Greater Eastern Market (GEM) is intended for the future development of food business buildings. These may house expansions of businesses currently located in the Core Market or new market tenants. Opportunity sites in the Core Market area offer the ability for business expansion or relocation, in addition to urban infill that enhances the market.

Food Business Prototype Block



Development Opportunity Sites

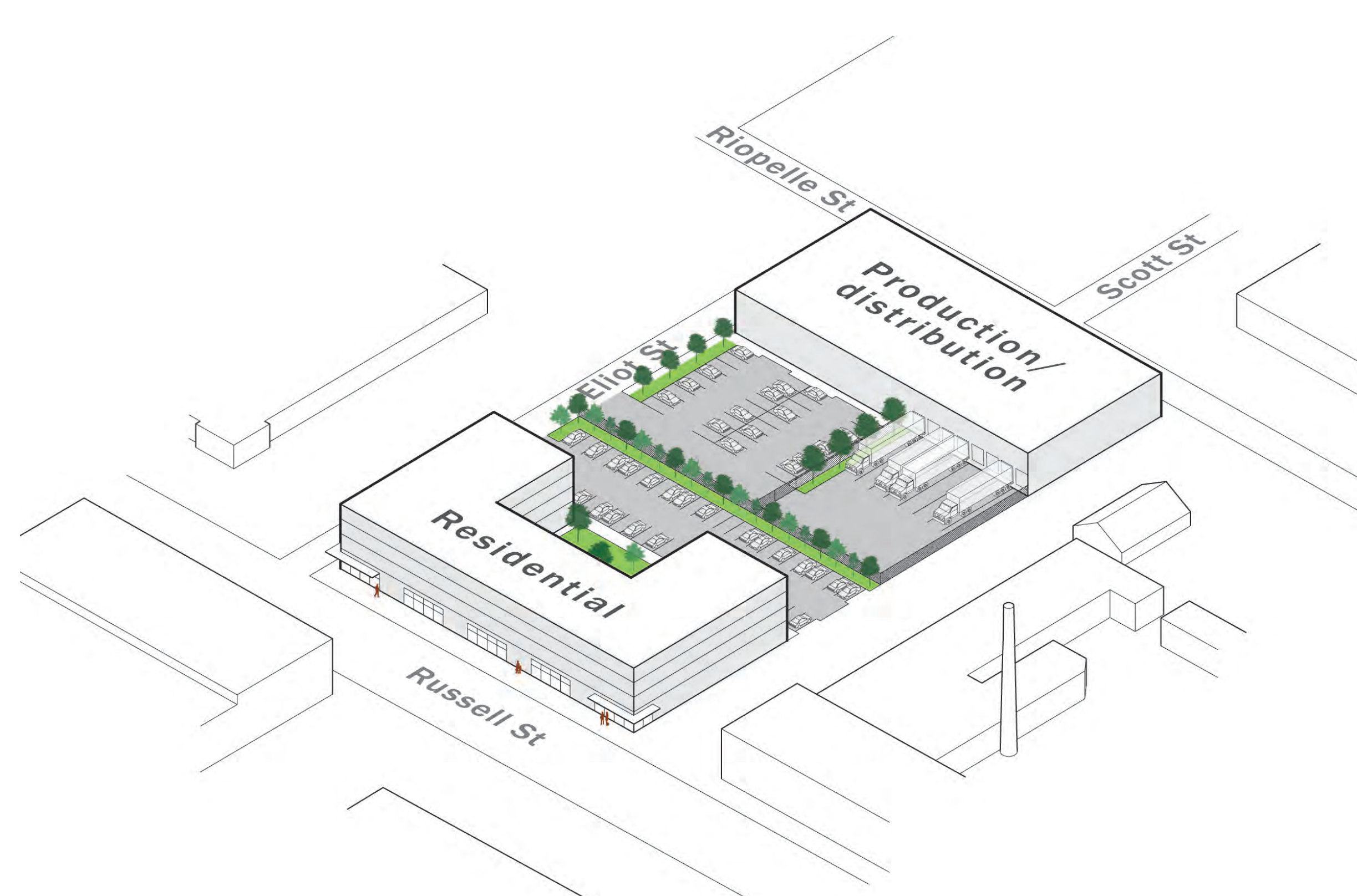
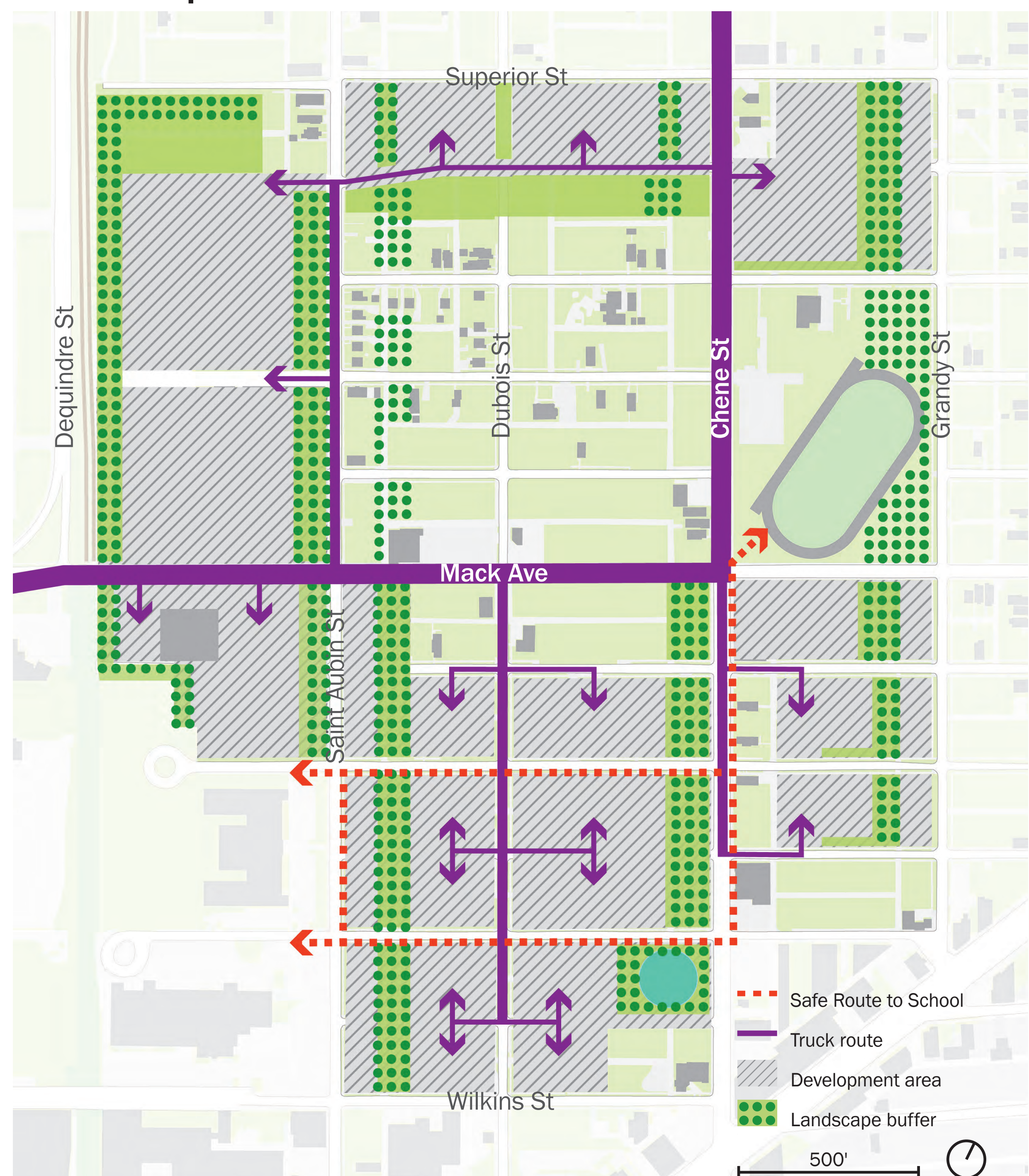
Key publicly owned sites will be sold to accommodate new uses and building types that will serve as models for future development in Eastern Market. Together these models will help to achieve the Neighborhood Framework Plan's goals of keeping the function and authenticity of the existing market district, creating new jobs, and improving the quality of life for residents. Requests for proposals for publicly owned sites can be found at <https://detroitmi.gov/government/mayors-office/real-estate-development>



A parking structure on 1580 Wilkins St would enable the consolidation of other public parking in the market and open other sites for development. A food business building can fit alongside the garage.

3033 Russell St provides space for modern food business(es). It should create an active, publicly accessible ground level that further activates Russell and Wilkins Streets as pedestrian corridors.

GEM Development Areas



3480 Russell St is ideally suited to a mix of residential and ground-level retail along Russell St, and can accommodate a food business operation on along Riopelle St.

Live-work buildings should be denser, but of a similar scale as existing houses in the GEM. Parking will be accessed from a shared alley to the rear of each unit.