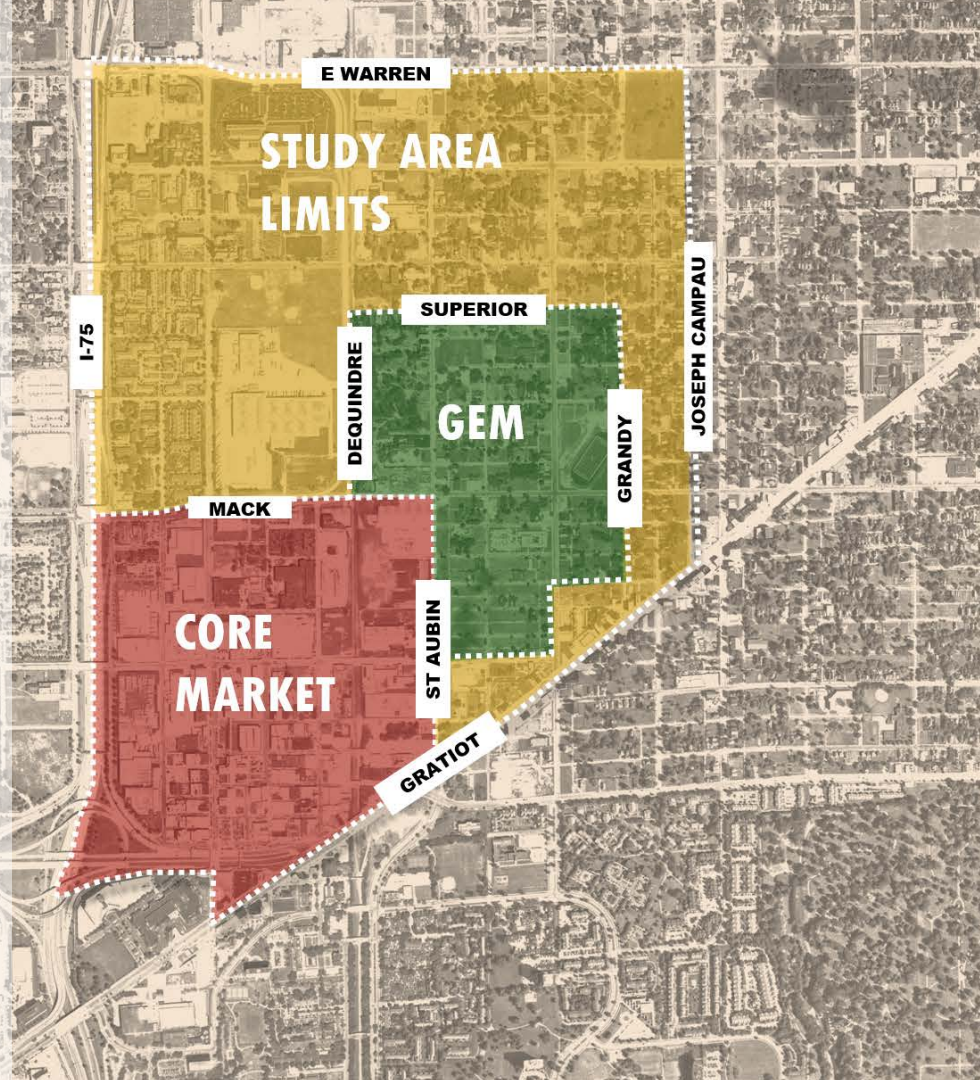


**EASTERN MARKET
NEIGHBORHOOD FRAMEWORK &
STORMWATER MANAGEMENT
NETWORK PLAN**



MEETING AGENDA

- I. Welcome
- II. Overview of Framework Process
- III. What We Heard
- IV. The Framework
- V. Conclusion and Next Steps
- VI. Q&A
- VII. Board Discussions



THE BEGINNING

WHY THIS FRAMEWORK?

This neighborhood framework builds on the strategy put forward by the Eastern Market Partnership's 2025 Strategy for growth of food related business in Detroit.

Keeping and growing Eastern Market as a jobs center for all Detroiters.

Making Detroit the Great Lakes regional hub of the food industry.



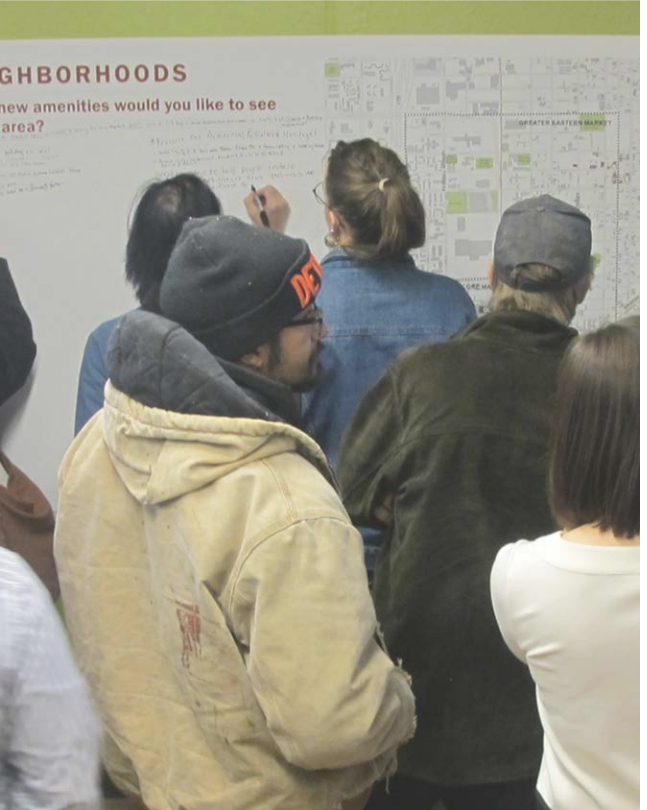
THE EVOLUTION...

A FRAMEWORK FOR ACTION

- Keeping the authenticity
- Preserving valued structures
- Improving the connectivity
- Defining Land-Uses and Buffering
- Stormwater Management

**KEEP EASTERN
MARKET A PLACE TO
LIVE, WORK,
PLAY, AND
PROSPER!**





APRIL 2018
EXISTING CONDITIONS AND
MARKET ANALYSIS



PAST MEETINGS

JULY 2018
LAND-USE/ ZONING



SEPTEMBER 2018
STORMWATER MANAGEMENT
ALTERNATIVES

WHAT WE HEARD?



- Create better bike/ pedestrian connections
- Separate truck traffic from other modes of transportation
- Improve safety & connectivity
- Need focus on DEPSA & kids

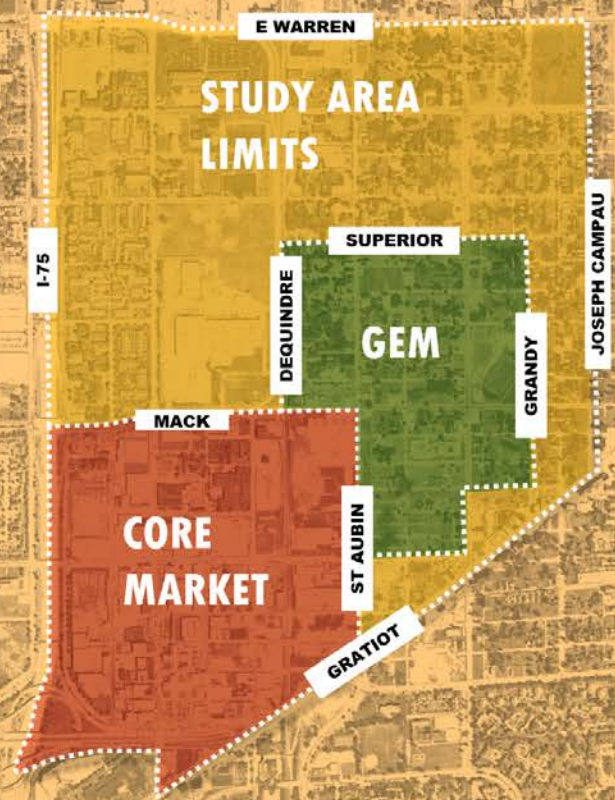


- Provide programs to expand opportunity
- Address neighborhood concerns regarding future development
- Green infrastructure needs
Build the green economy



- Incorporate sustainable design into the neighborhood plan
- Preserve history & culture as new businesses move in
- Access to small business loans & workforce housing

THE FRAMEWORK



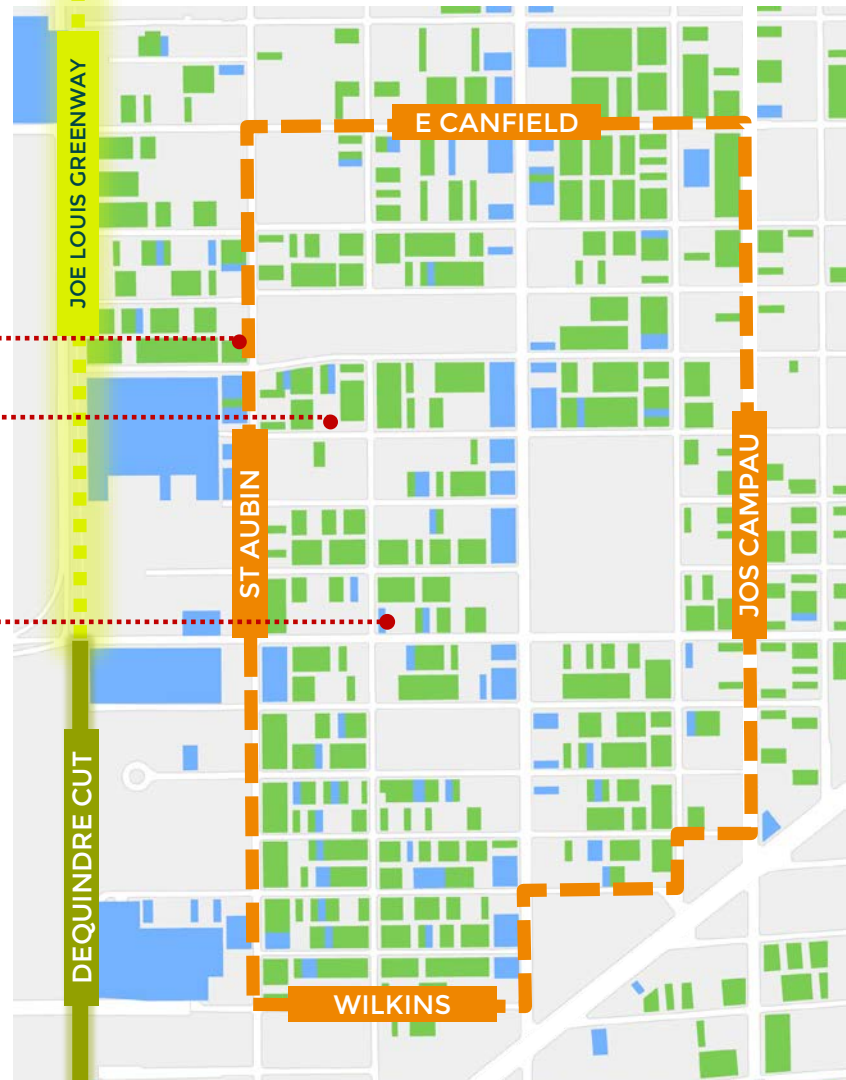
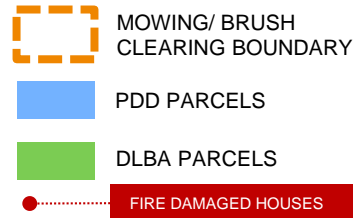
FRAMEWORK GOALS



IMPROVING THE QUALITY OF LIFE FOR RESIDENTS

QUALITY OF LIFE IMPROVEMENTS

- DLBA side-lot sales in Framework area
- Fire damaged houses will be taken down
- Mowing and Brush Clearing
- Joe Louis Greenway will pursue a link from Dequindre Cut through the neighborhood
- Improved Open Space



IMPROVE PUBLIC SAFETY



KEEP THE AUTHENTICITY AND FUNCTION OF EASTERN MARKET

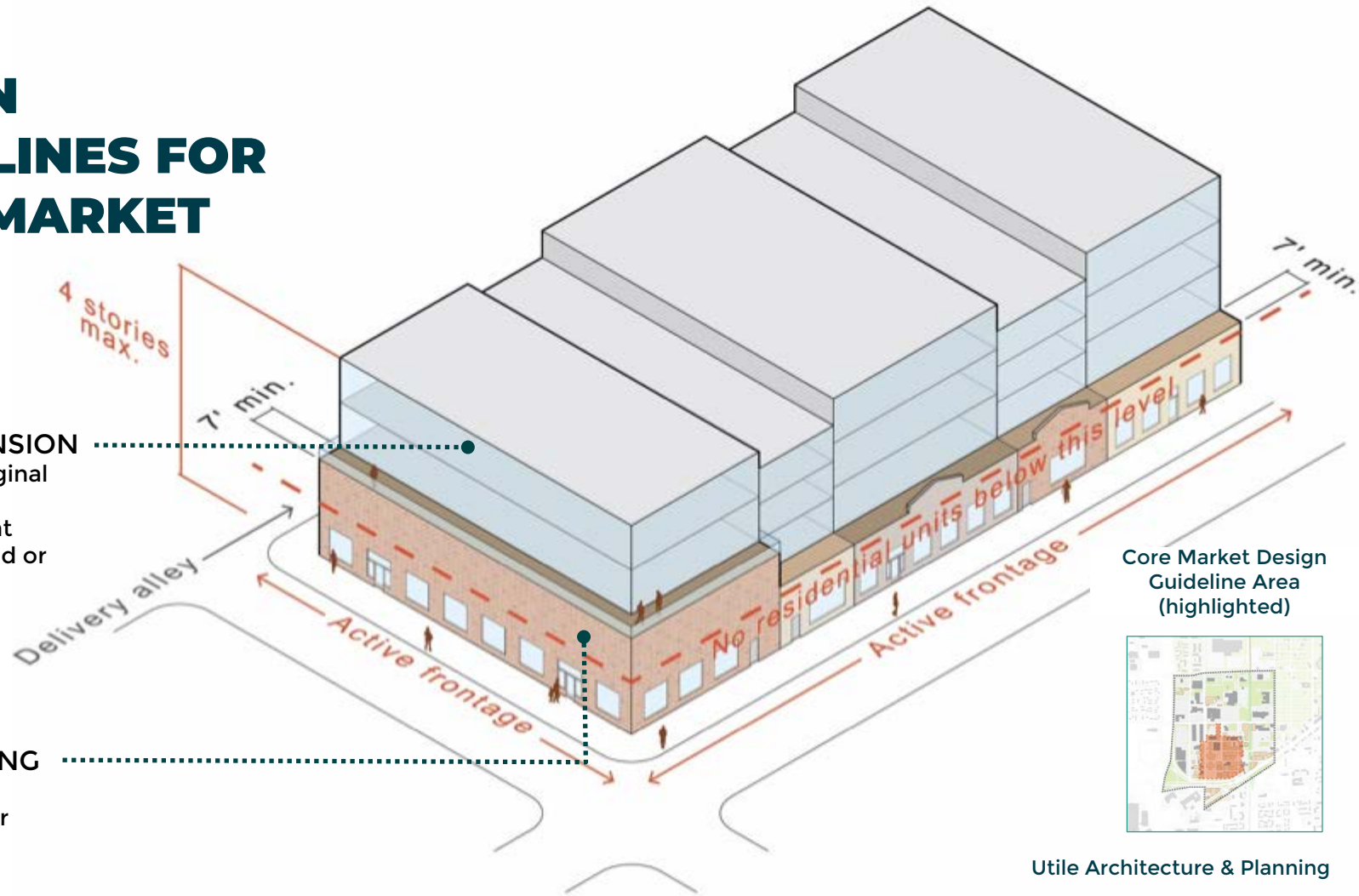
HISTORIC & CULTURAL CHARACTER

- Framework recommendations – Design Guidelines
- Consideration of Eastern Market Partnership design protocols
- The character of commercial corridors
- Existing Structures along the Dequindre Cut – adaptive reuse potential
- The Riopelle Street Corridor
- Building Heights, setbacks, setbacks



“Aretha” by Desiree Kelly on Russell St.

DESIGN GUIDELINES FOR CORE MARKET



VERTICAL EXPANSION

- Set back from original structure
- Can be of different material, color, and or texture

EXISTING BUILDING

- Pedestrian Scale
- Inherent character

Core Market Design
Guideline Area
(highlighted)



SMALL BUSINESS OUTREACH



EXPANDING RETAIL OPPORTUNITIES



SMALL BUSINESS DEVELOPMENT OPPORTUNITY

Live – Work | Q1 – 2020
3402-3482 St. Aubin Street

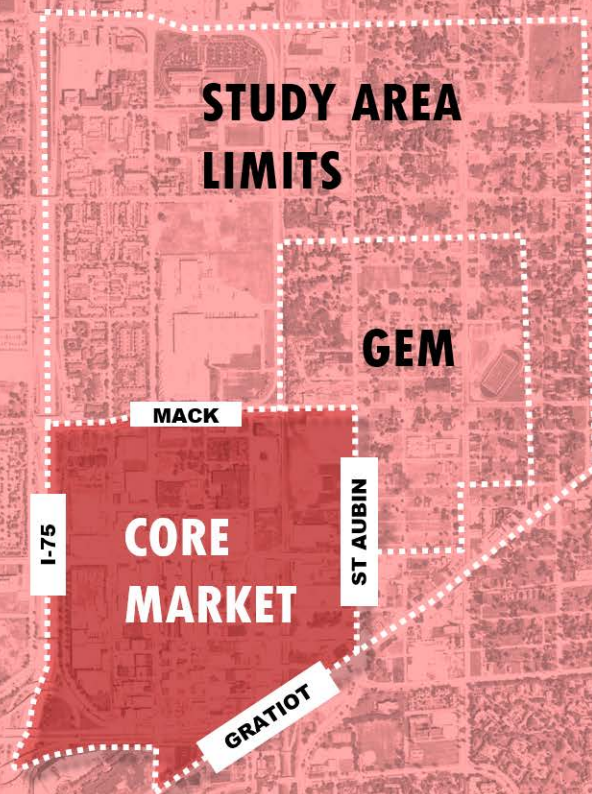
LIVE-WORK BLOCK

- Workspace at ground level
- Residential above
- parking / vehicular access to rear side of property



 Development Site

THE FRAMEWORK CORE MARKET



CORE MARKET

- Grow the residential component along Dequindre Cut
- Design guidelines to develop historic structures
- Expanding retail opportunities
- Define the I-375 Corridor/ Gratiot Connector



CORE MARKET ZONING UPDATE

B6 for wholesaling, transport, food services, retail.

- Conditional for residential mixed-use

SD2 for mixed-use development

- Multi-family Residential
- Light manufacturing such as furniture making

Building Height/ Vertical Expansion

- Limit heights to 4 stories within National Historic District boundary before variance
- Limit vertical expansion up to 4 stories above ground



RIOPELLE STREET - BEFORE



RIOPELLE STREET - WORK IN PROGRESS



JOBS AND OPPORTUNITIES FOR DETROITERS



DEVELOPMENT OPPORTUNITY SITES

3480 Russell Street

Q1/2020 - Mixed-Use & Food Production

3033 Russell Street

TBD - Food Production

1580 Wilkins Street

TBD - Food Production

1923 Division Street

Q1/ 2020 - Mixed Use

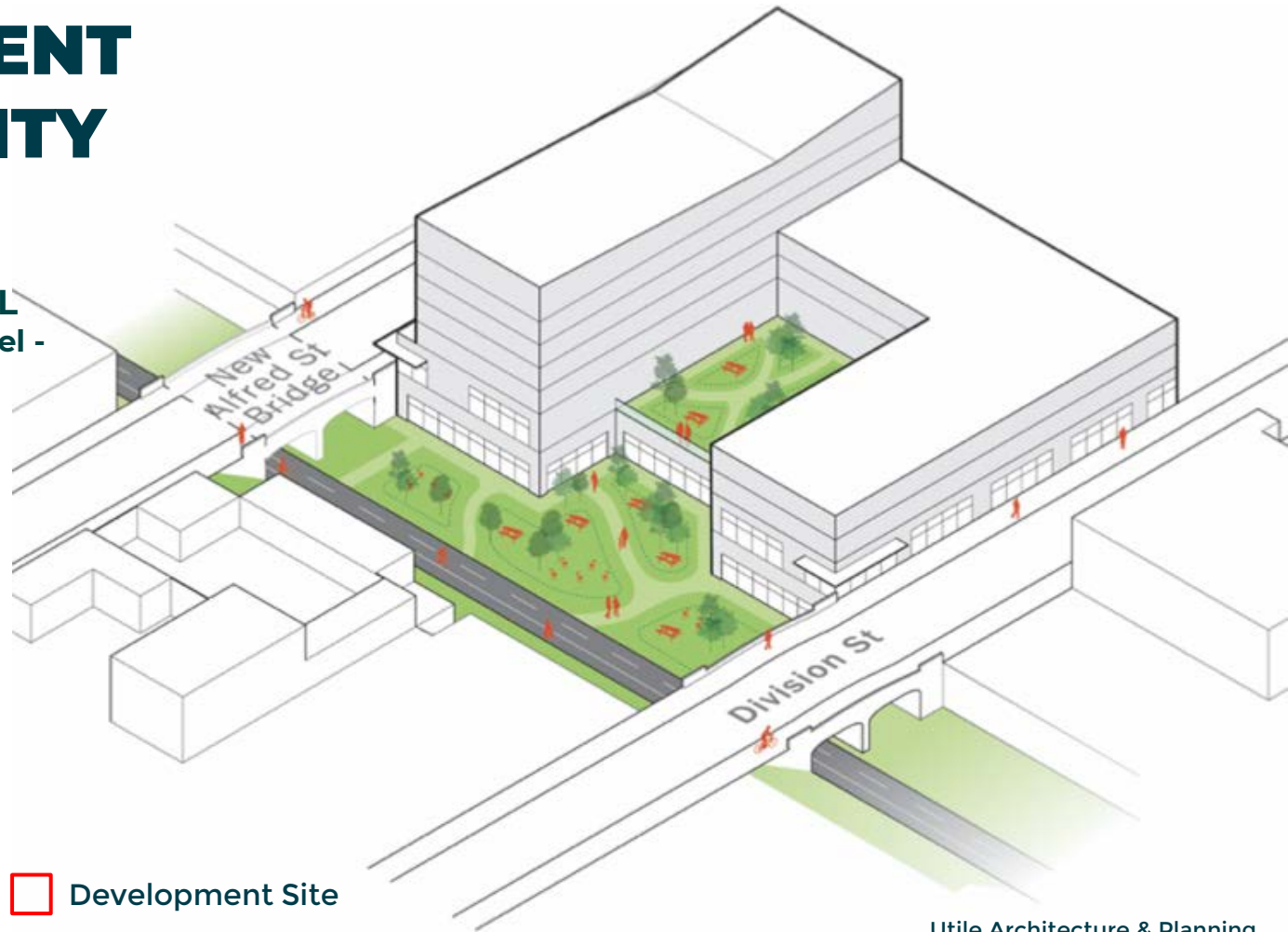


DEVELOPMENT OPPORTUNITY

Mixed-Use | Q1-2020
1923 Division Street

MIXED-USE RESIDENTIAL

- Commercial at ground level - Residential above
- Dequindre Cut access

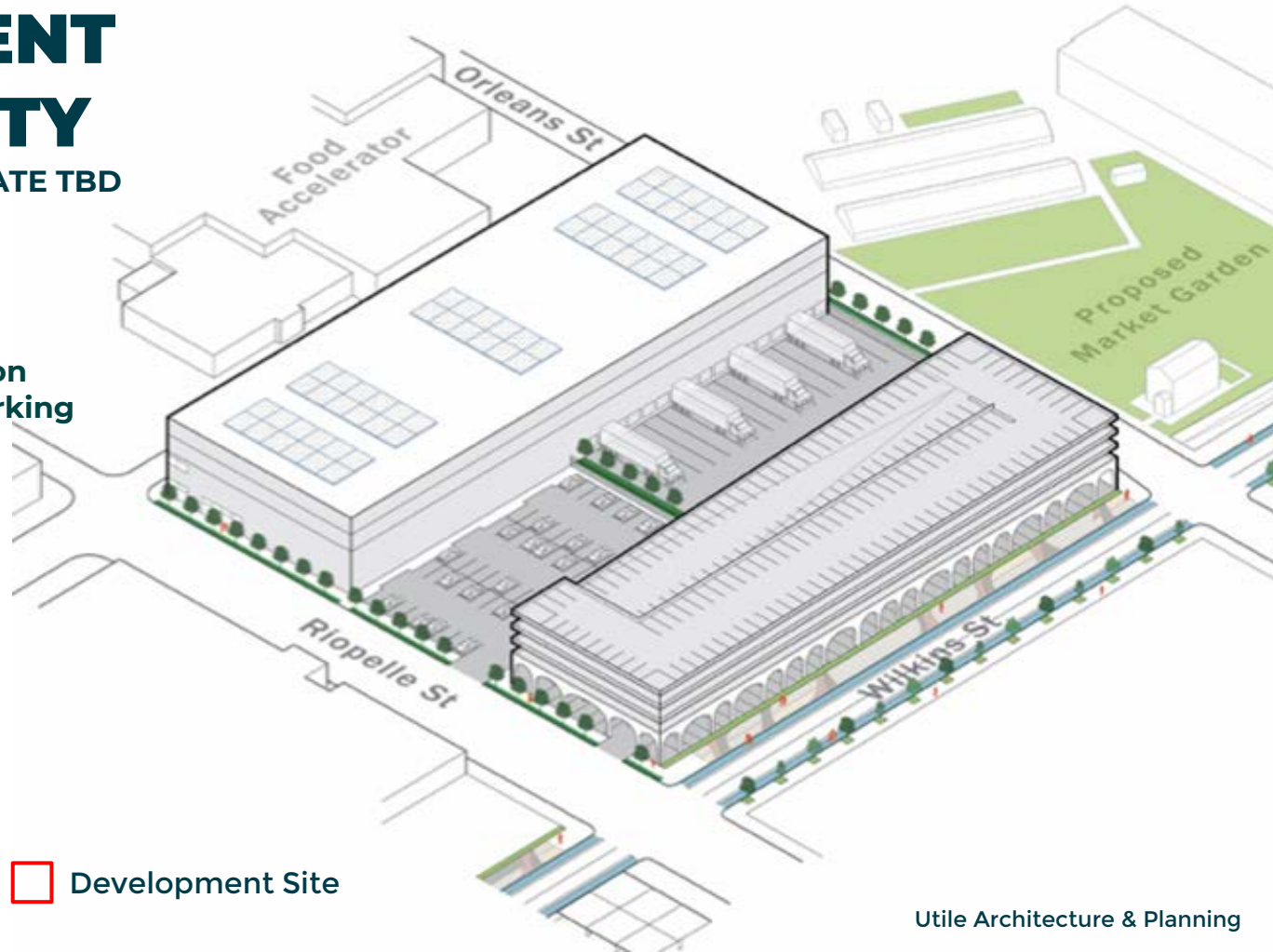


DEVELOPMENT OPPORTUNITY

Food Production & Office | DATE TBD
1580 Wilkins Street

FOOD PROCESSING/ PRODUCTION

- Food processing/ production
- General-Use Structured Parking

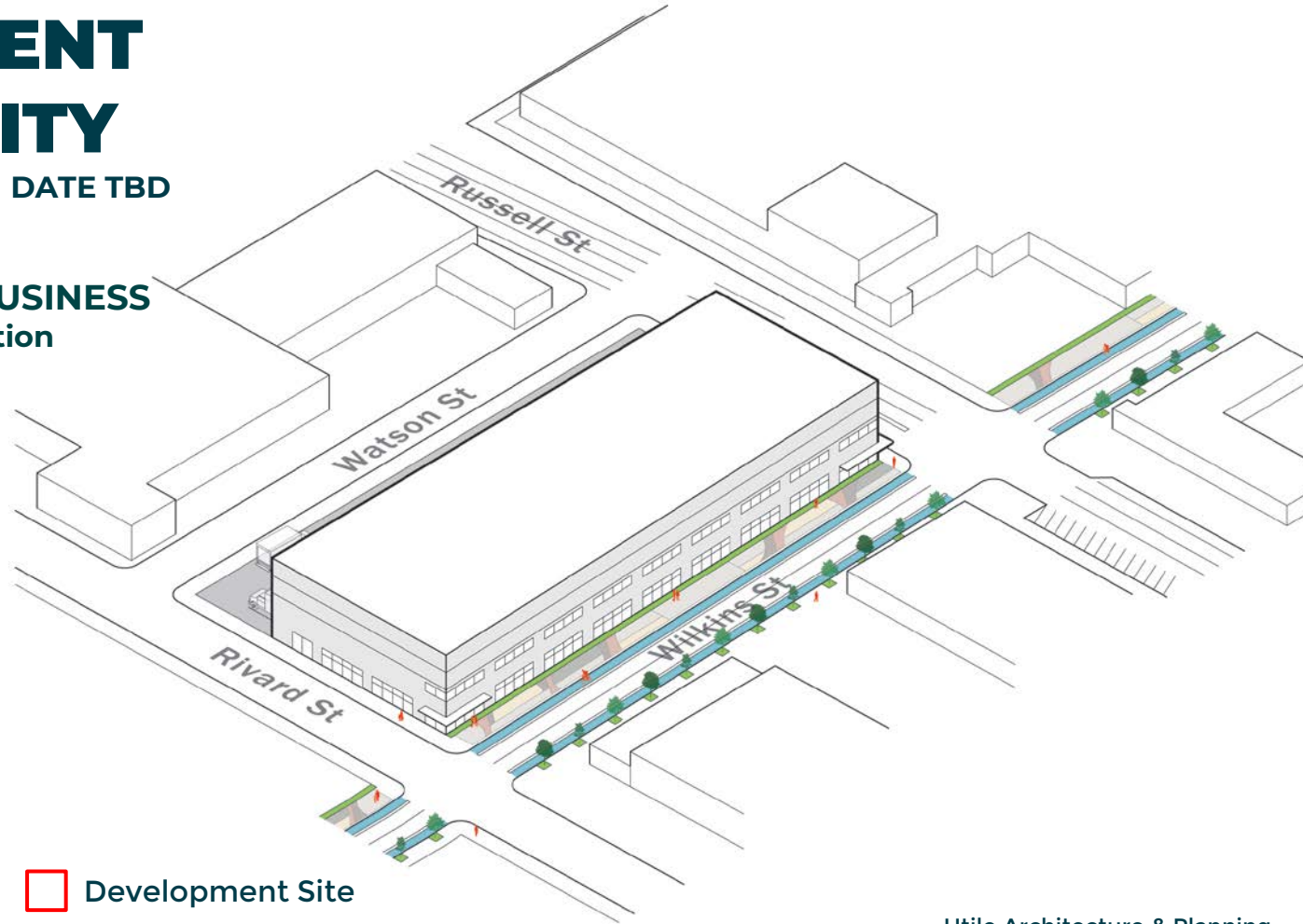


 Development Site

DEVELOPMENT OPPORTUNITY

Food & Production & Office | DATE TBD
3033 Russell Street

- COMMERCIAL/ FOOD BUSINESS**
- Food processing/ production



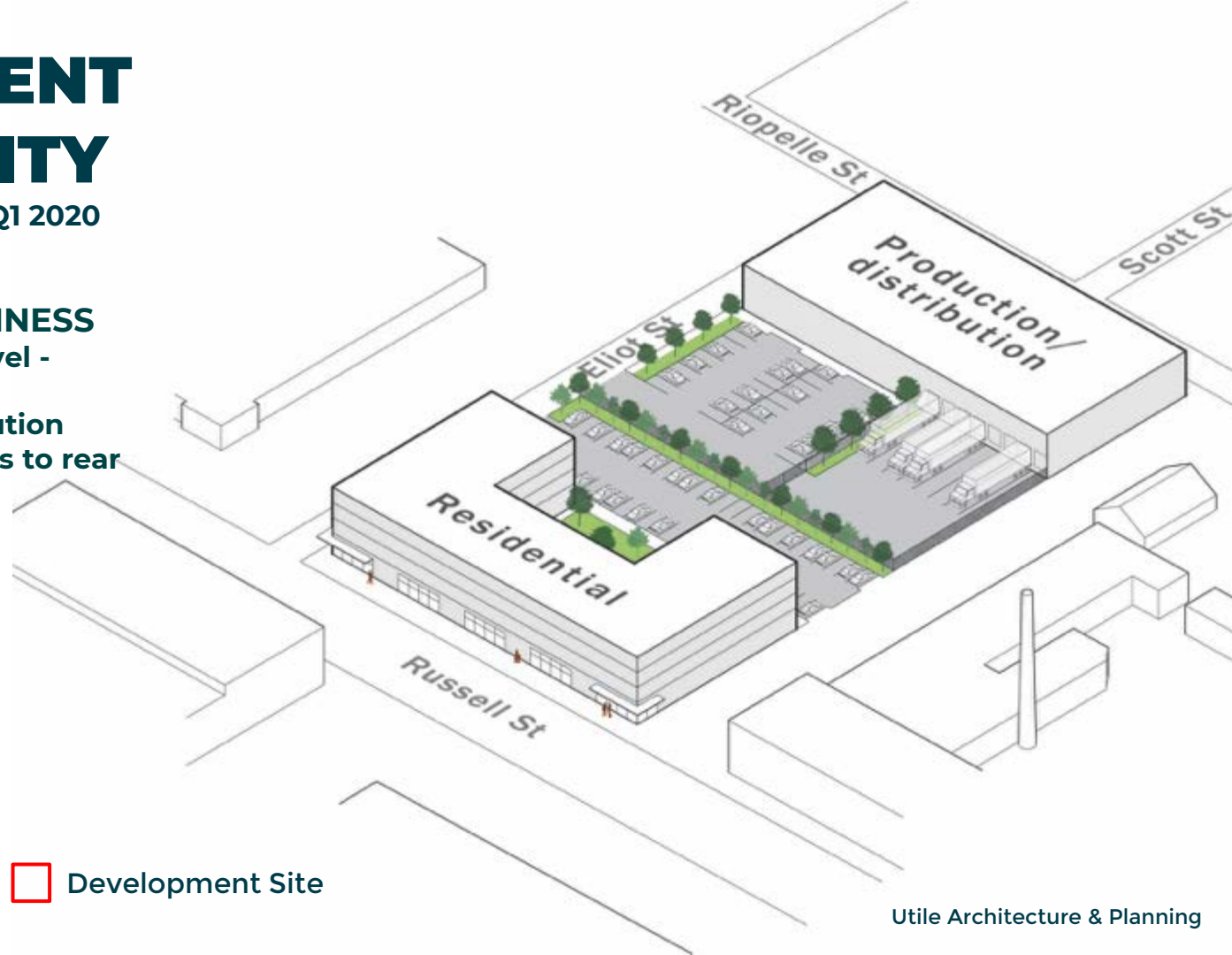
 Development Site

DEVELOPMENT OPPORTUNITY

Food Production & Office | Q1 2020
3480 Russell Street

MIXED-USE/ FOOD BUSINESS

- Commercial at ground level - Residential above
- Food Production/ Distribution
- Parking / vehicular access to rear side of property



 Development Site

THE FRAMEWORK GREATER EASTERN MARKET (GEM)

**STUDY AREA
LIMITS**

SUPERIOR

DEQUINDRE

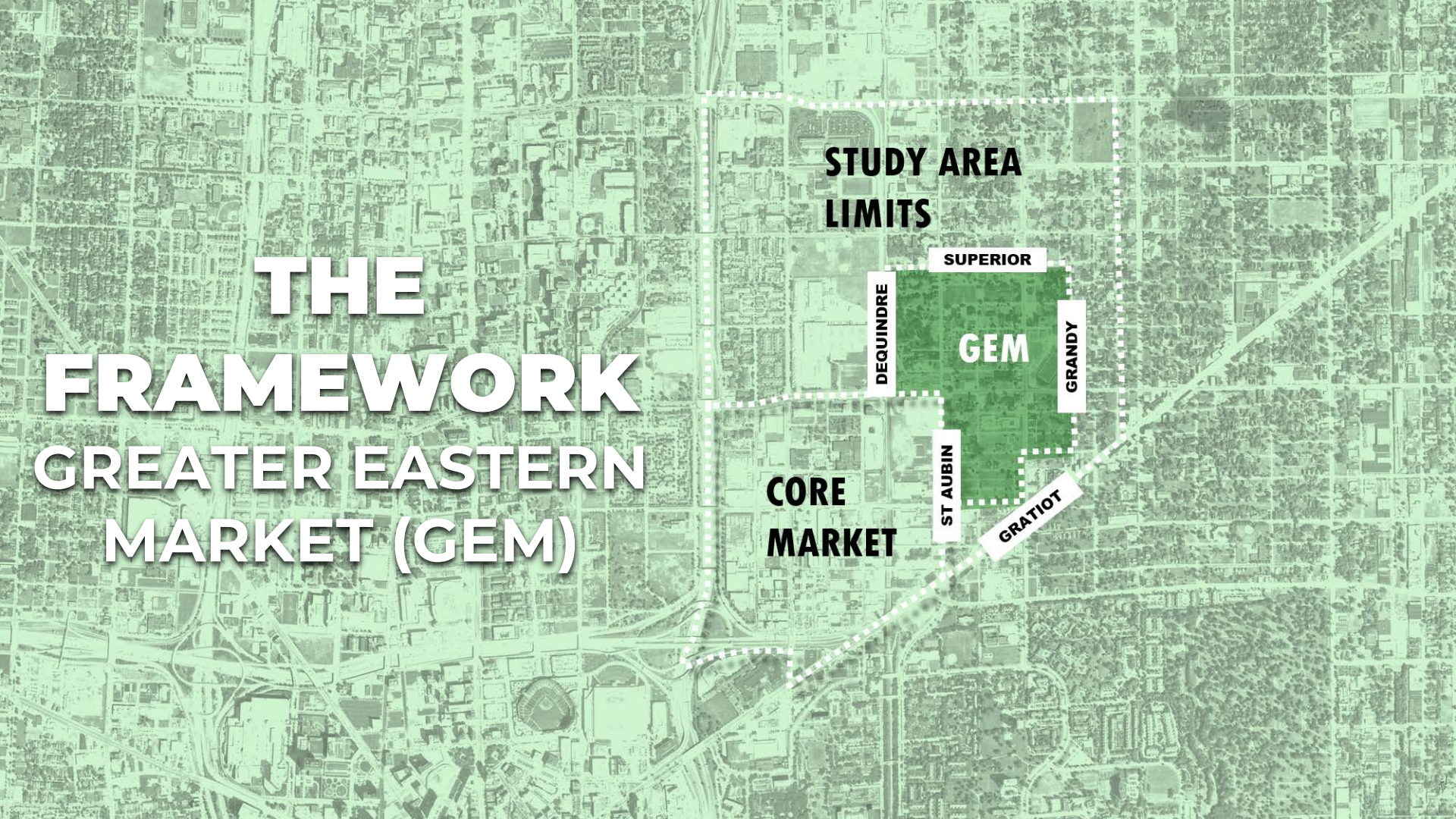
GEM

GRANDY

**CORE
MARKET**

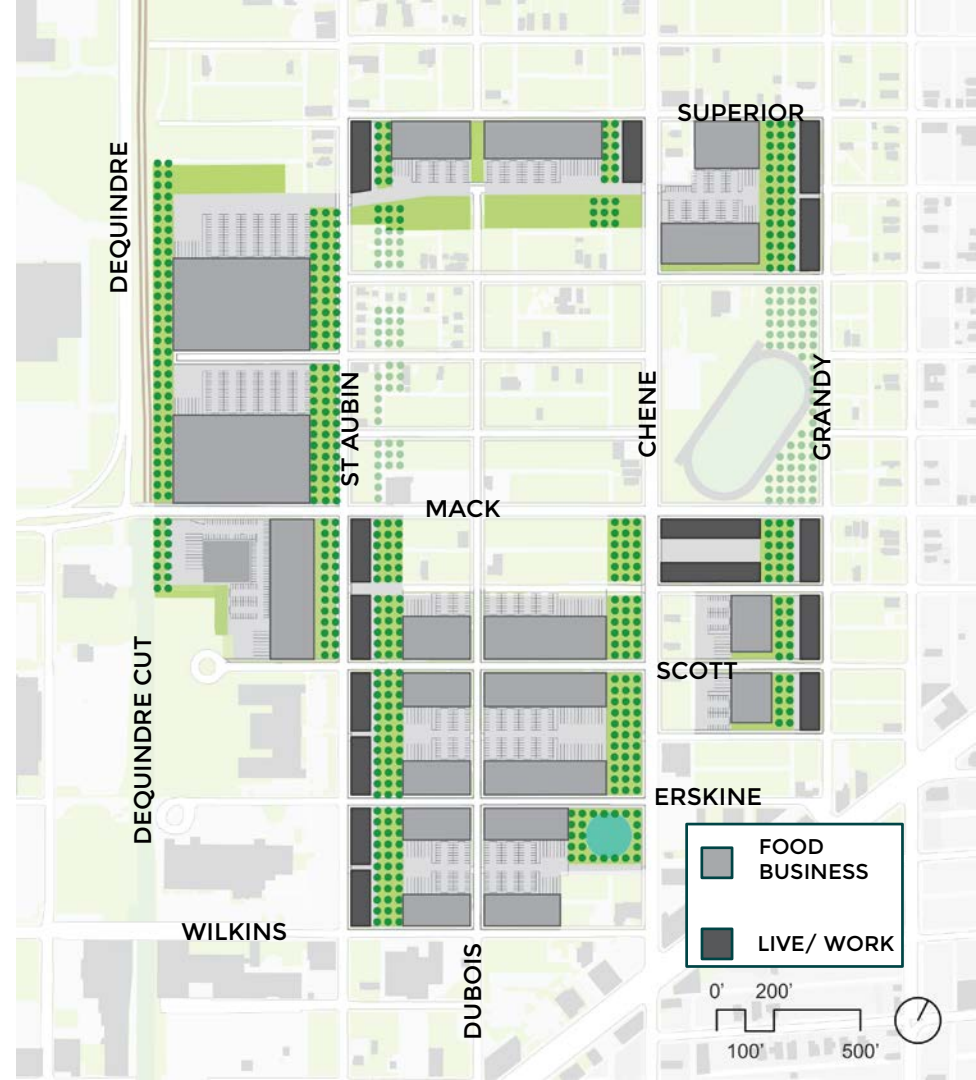
ST AUBIN

GRATIOT

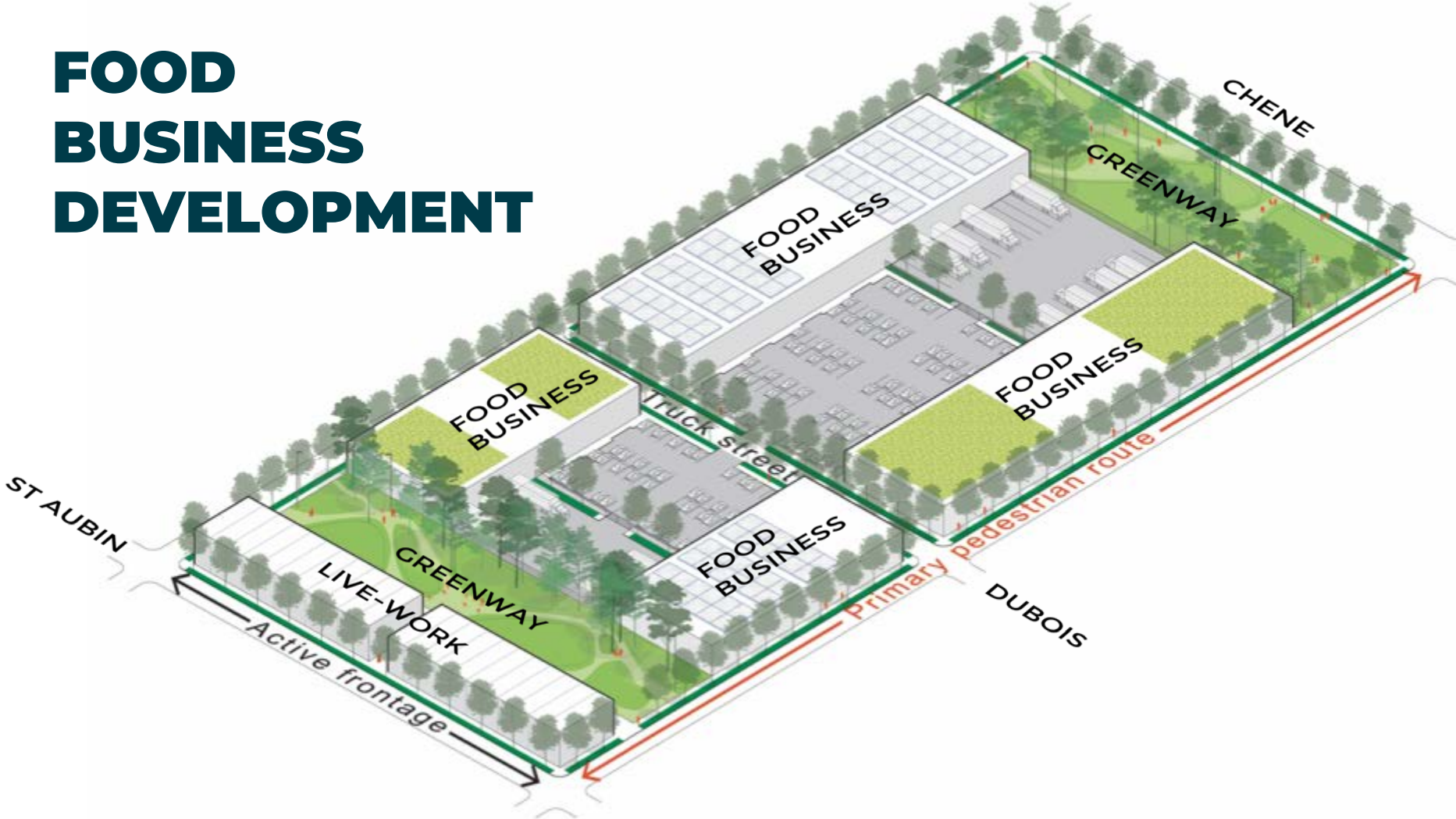


GREATER EASTERN MARKET (GEM)

- Location of expanded or relocated food businesses
- Use of linear greenways to handle run-off
- Linear greenways that are to be publicly accessible
- Live/ work housing



FOOD BUSINESS DEVELOPMENT



ACCESS ROUTES

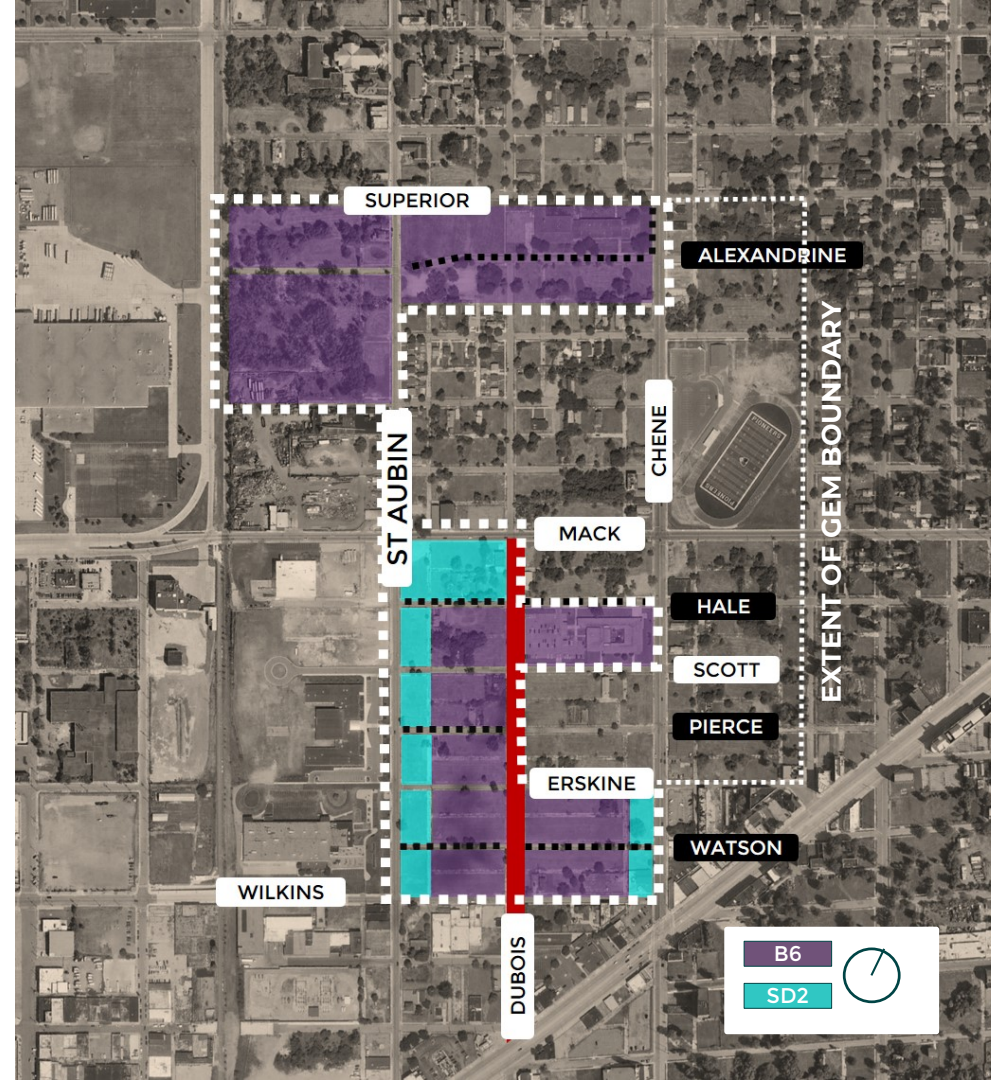
- Designate defined truck routes
- Saint Aubin St improved
- Dubois Street improved (future) pending development
- Define Safe Routes to School that minimize pedestrian crossings with truck traffic.

- ▨ Development area
- Landscape buffer
- Street Improvements
- Designated truck route
- ⋯ Safe Routes to School



GEM ZONING UPDATE

- Focus concentration about St Aubin - “St Aubin Spine”
- Reflects property under city/ EMP control
- Establish defined stormwater management area
- Map to be discussed in future zoning update meeting

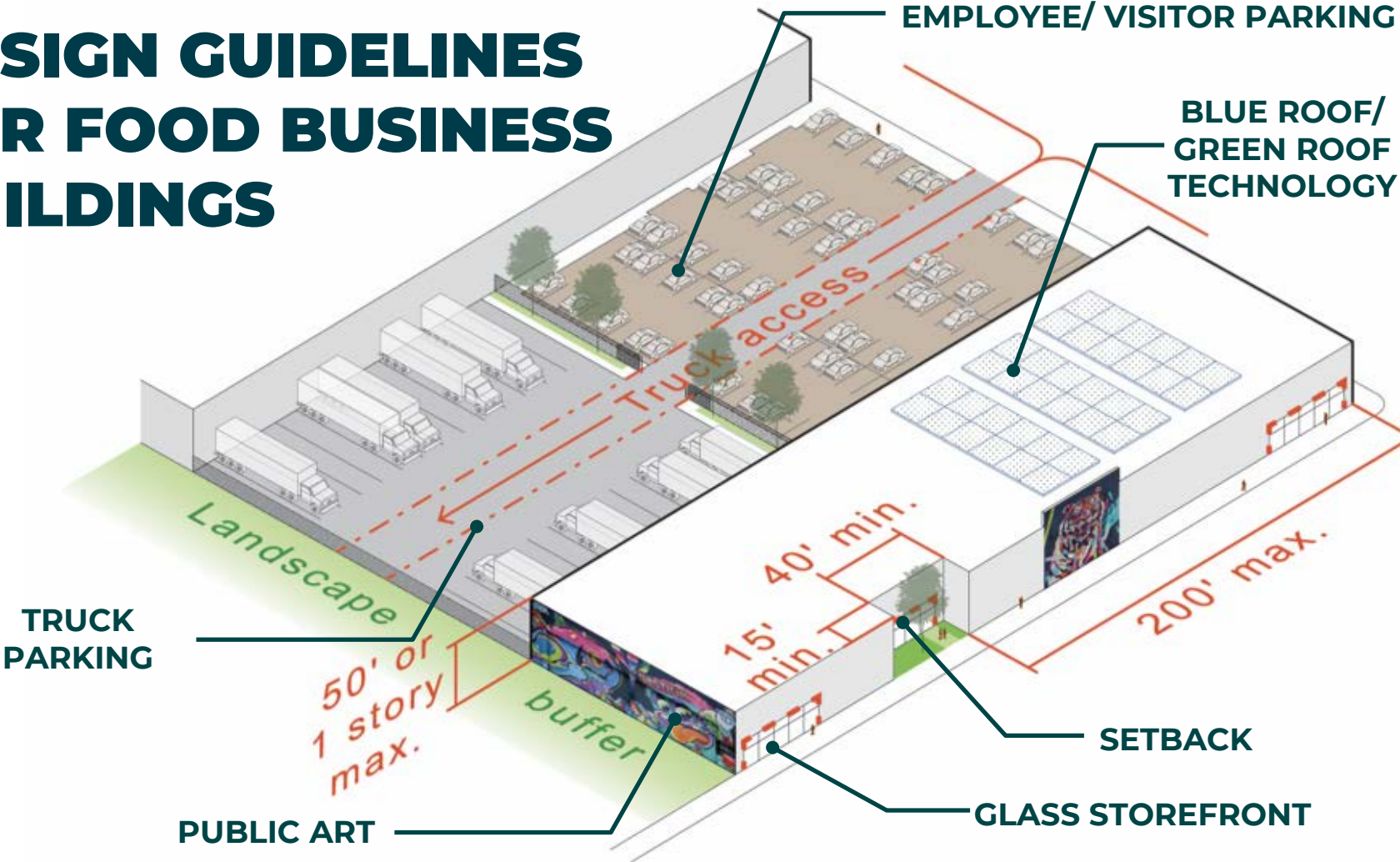


SETTING THE TONE...

DESIGN GUIDELINES FOR GREENWAYS



DESIGN GUIDELINES FOR FOOD BUSINESS BUILDINGS



THE FRAMEWORK | GREATER EASTERN MARKET- 3 YEAR



THE FRAMEWORK | GREATER EASTERN MARKET - 5 YEAR



THE FRAMEWORK | GREATER EASTERN MARKET- FULL



EASTERN MARKET ACTION PLAN

IMMEDIATE

Within 18 Months

- Sidelot sales/ no holds
- City brush clearing
- Design guidelines and zoning update
- Local historic district study
- Requests for Proposals for 1923 Russell and 3480 Russell
- Completion of Riopelle Street Bond project
- First *GEM* project

SHORT-TERM

18 Months -5 Years

- St. Aubin Street upgrade (pending grant)
- First greenway along St. Aubin
- *GEM* development between St. Aubin and Dubois

MEDIUM-TERM

10 Years

- Dubois Street upgrade (pending funding and pace of development)
- Build-out of the GEM
- Request for Proposal issued for 3033 Russell and 1580 Wilkins

COMING SOON

Riopelle Construction – Dec 2019
Zoning Update Public Meeting(s) – Feb 2020



THANK YOU!

Questions or Comments?

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