



Greater Corktown

Neighborhood Framework Study

Implementation & Action Presentation



Today's Virtual Public Meeting

10 mins

Welcome and Introduction

40 mins

Framework Overview –
Implementation & Action

5 mins

MDOT MI Ave PEL Study Update

35 mins

Questions & Comments

7:30pm

Meeting Adjourned

Greater Corktown Framework Study



Framework Purpose

create a short and long-term plan that promotes inclusive & equitable growth of Detroit's oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.

Greater Corktown at a Glance



NORTH CORKTOWN



PREDOMINANT ZONING USE
2-FAMILY RESIDENTIAL (R2)

TOTAL PARCELS
1429

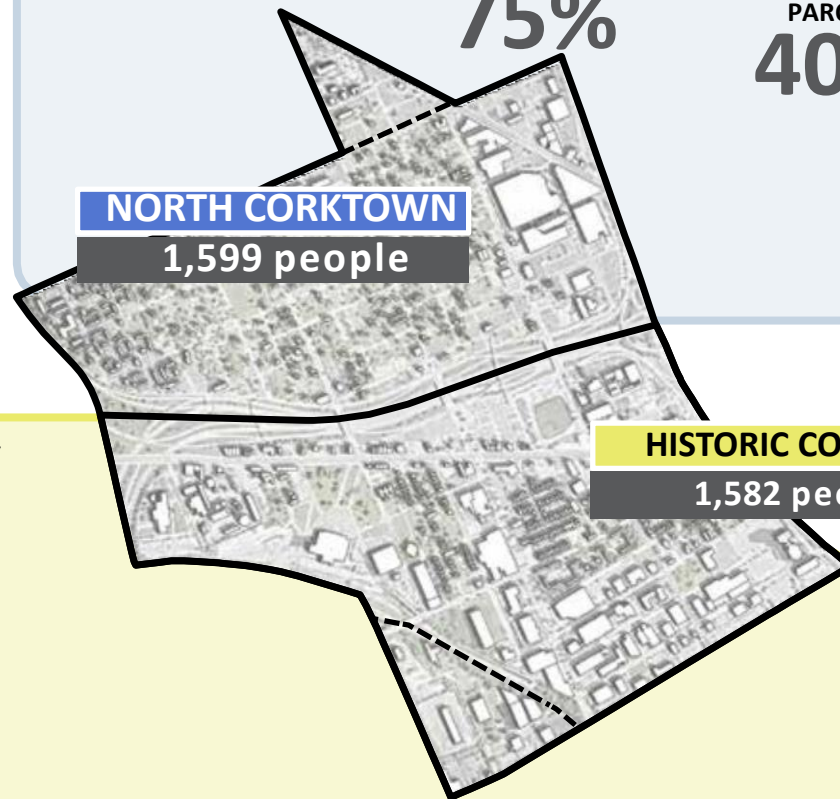
PARCELS PUBLICLY OWNED
578

MEDIAN HOUSEHOLD INCOME
\$19K

VACANT PARCELS
75%

PUBLICLY OWNED PARCELS
40%

CITY-OWNED PARKS
2 parks



NORTH CORKTOWN
1,599 people

HISTORIC CORKTOWN
1,582 people



TOTAL PARCELS
922

PARCELS PUBLICLY OWNED
52

VACANT PARCELS
43%

PUBLICLY OWNED PARCELS
6%

PREDOMINANT ZONING USE
GENERAL BUSINESS (B4)

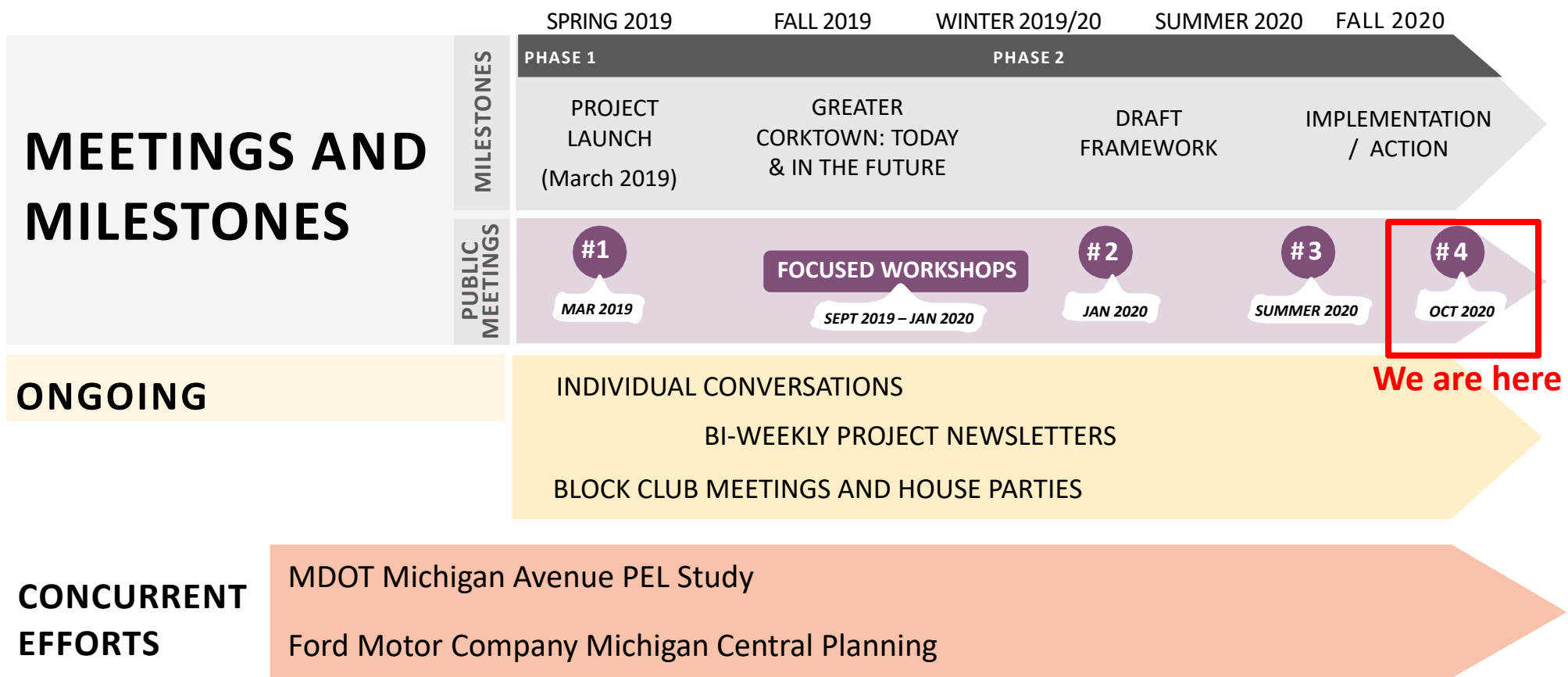
MEDIAN HOUSEHOLD INCOME
\$45K

TOTAL CITY-OWNED PARKS
6 parks

HISTORIC CORKTOWN

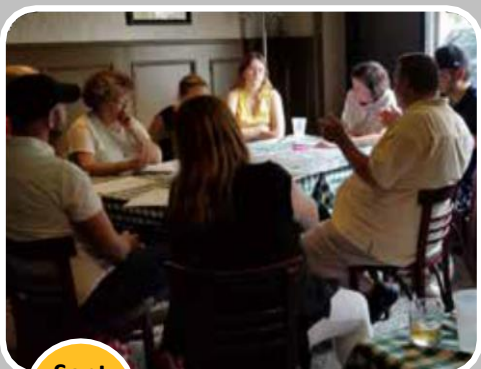


Engagement At A Glance



Who We've Talked To

CORKTOWN BUSINESS ASSOCIATION



Sept 17

NORTH CORKTOWN RESIDENTS



Aug 12

Aug 21

CORKTOWN HISTORICAL SOCIETY



Sept 4

TRAVELING WORKSHOP



Nov 10

SMALL GROUP MEETINGS

FOCUSED WORKSHOPS

2019

PINK FLAMINGO



Aug 8

GREENING WORKSHOP



Aug 29

FOUNTAIN COURT



Sept 7

CLEMENT KERN GARDENS



Nov 25



Who We've Talked To

FOUNTAIN COURT



Dec 4

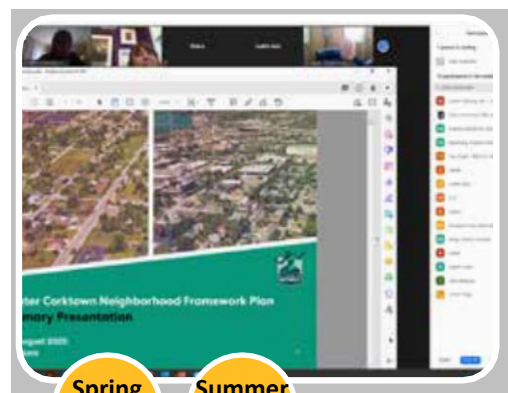
BUILDING WORKSHOP



Jan 29



VIRTUAL PUBLIC MEETINGS



Spring 2020

Summer 2020

LARGE PUBLIC MEETINGS

2020

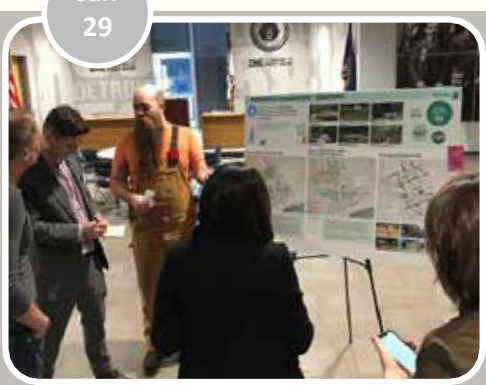
CLEMENT KERN GARDENS



Jan 16

Jan 29

PUBLIC OPEN HOUSE



CLEMENT KERN GARDENS



July 14

Final Public Meetings



Oct 2020

Principles



Corktown for Everyone



History and Heritage



Sustainable and Resilient



Safe Streets

Neighborhood Framework Structure



4 PRINCIPLES

1. Corktown for Everyone
2. History and Heritage
3. Sustainable and Resilient
4. Safe Streets



3 FRAMEWORKS



BUILDING:
Housing &
Neighborhood
Development



TRAVELING:
Streets and
Pedestrian
Safety



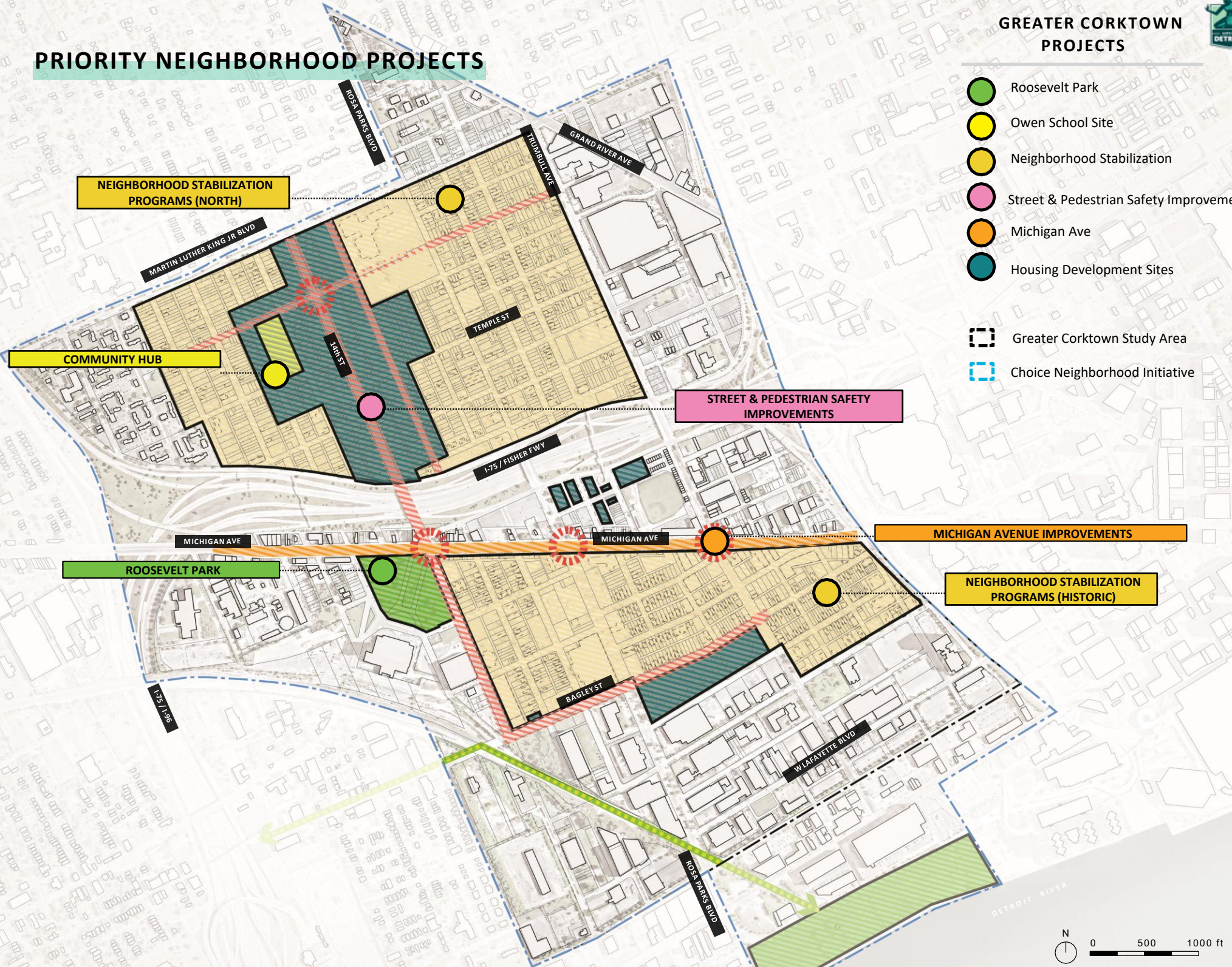
GREENING:
Parks &
Community
Spaces



GREATER CORKTOWN PROJECTS

PRIORITY NEIGHBORHOOD PROJECTS

-  Roosevelt Park
-  Owen School Site
-  Neighborhood Stabilization
-  Street & Pedestrian Safety Improvements
-  Michigan Ave
-  Housing Development Sites
-  Greater Corktown Study Area
-  Choice Neighborhood Initiative



NEIGHBORHOOD STABILIZATION PROGRAMS (NORTH)

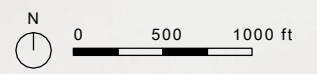
COMMUNITY HUB

STREET & PEDESTRIAN SAFETY IMPROVEMENTS

MICHIGAN AVENUE IMPROVEMENTS

NEIGHBORHOOD STABILIZATION PROGRAMS (HISTORIC)

ROOSEVELT PARK



1. BUILDING: HOUSING & NEIGHBORHOOD DEVELOPMENT

Housing & Neighborhood Development

#1: ACCOMMODATE NEW HOUSING DEMAND AND ENSURE ZERO DISPLACEMENT OF AT-RISK RESIDENTS

Short Term Actions:

- Identified & secure sites to redevelop (**Complete**)
- Secure services of developers to implement (**Complete**)
- Apply for HUD Choice Neighborhoods Grant (**Dec 2020**)

#2: INVEST IN HOUSING STOCK THROUGH OWNER-OCCUPIED REHAB PROGRAM

Short Term Actions:

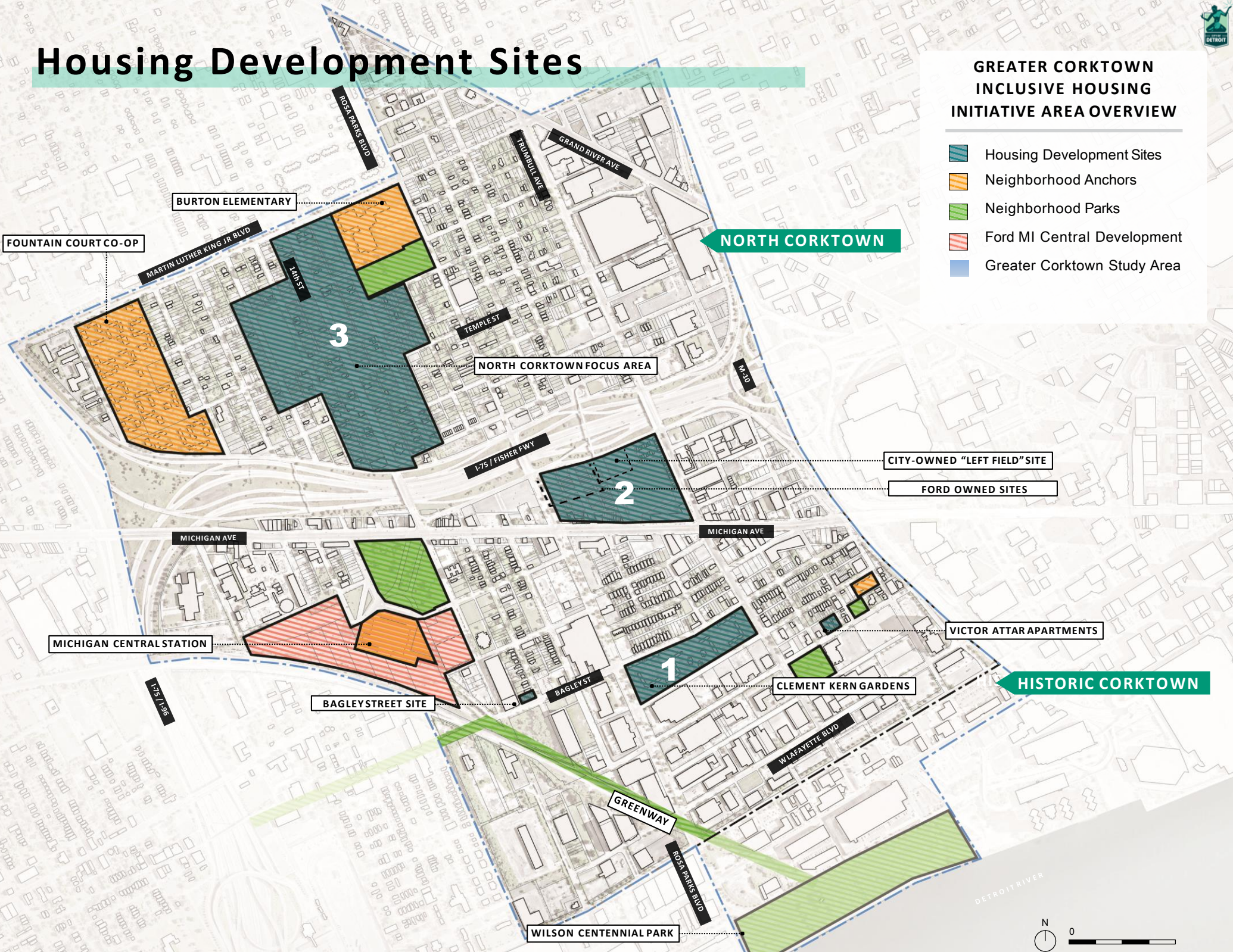
- Allocate Ford CBO\$ for program (**Complete**)
- Launch program, notify residents (**Nov 2020**)
 - Begin construction (**April 2021**)



Housing Development Sites

GREATER CORKTOWN INCLUSIVE HOUSING INITIATIVE AREA OVERVIEW

- Housing Development Sites
- Neighborhood Anchors
- Neighborhood Parks
- Ford MI Central Development
- Greater Corktown Study Area



NORTH CORKTOWN

NORTH CORKTOWN FOCUS AREA

CITY-OWNED "LEFT FIELD" SITE

FORD OWNED SITES

VICTOR ATTAR APARTMENTS

HISTORIC CORKTOWN





Housing Strategy – How to Implement?

North Corktown

- Identify a portion of publicly-owned vacant land for mixed-income development (rental & homeownership)
- Secure services of established mixed-income developer
- Update Zoning to permit higher density units
- Allow Accessory Dwelling Units (ADU's) by-right

Historic Corktown

- Identify sites for new multifamily, mixed-income housing
- Preserve existing regulated affordable housing units that are at risk
- Secure partnership with local developer holding assets in area
- Update Zoning to permit higher density & residential



Housing Strategy – How to Implement?

- Planning for **910** new construction units
- Have identified 5 “sites”
- 175 total parcels = 28 acres
- All sites will be fully mixed-income
- For rent & for sale options
- Preservation of 116 regulated affordable units

FOR RENT PROGRAM

Affordability	Total (Approx.)
30% AMI and lower	148
50 - 60% AMI	228
60 - 80% AMI	113
80 -120% AMI	231
Market Rate	150
Total	~870

FOR SALE PROGRAM

Affordability	Total (Approx)
80% AMI	10
120% AMI	30
Total	~40

SITE 1 Clement Kern Gardens Apartments

7.13 Acres

87 Units (Existing)

Development Partner: American Community Developers



SITE 2 Left Field @ The Corner

1.366 Acres
(115 units planned)

Development Partner: American Community Developers



SITE 2 Left Field @ The Corner



DRAFT RENDERING

SITE 2 Left Field @ The Corner



DRAFT RENDERING

SITE 3: North Corktown Focus Area



14.6 Acres (141 Vacant Lots)
Development Partner: The Community Builders





North Corktown Focus Area



SITE AND PARCEL OVERVIEW

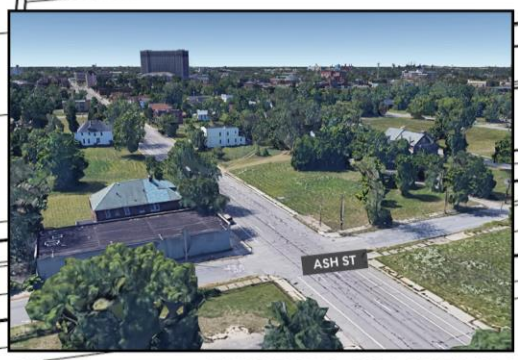
- Site A:** 15 parcels - 1.14 acres
- Site B:** 45 parcels - 3.89 acres
- Site C:** 21 parcels - 3.98 acres
- Site D:** 60 parcels - 5.63 acres
- Total:** 141 parcels - 14.5 acres

NORTH CORKTOWN FOCUS AREA PARCELS

- PUBLICLY OWNED PARCELS FOR HOUSING DEVELOPMENT**
- Site A : Single Family and Townhouses - Mixed-Income
 - Site B: Single-Family and Townhouses
 - Site C : Multi-Family
 - Site D : Single-Family and Townhouses
- EMERGING FRAMEWORK**
- Focus Area
 -

North Corktown – Future

Intersection of Ash St and 14th St, Looking South towards Michigan Central Station



EXISTING CONDITION

Greater Corktown Framework Study



Housing & Neighborhoods Strategy



DOWNTOWN

MIDTOWN

DETROIT RIVER

CLEMENT KERN GARDENS REDEVELOPMENT

"LEFT FIELD" DEVELOPMENT

Bagley Street

15TH AND BAGLEY DEVELOPMENT

FORD PAL SITES

NORTH CORKTOWN FOCUS AREA

Fisher Freeway

Michigan Avenue

Fort Street

Vernor Hwy.

Grand River Avenue

Trumbull Ave

Rosa Parks Blvd.

MLK Blvd.

14th Street

Ash Street

Fisher Freeway (I-96)

LEGEND
PROPOSED HOUSING DEVELOPMENT
PUBLICLY-OWNED LAND



2. TRAVELING: IMPROVED STREETS AND PEDESTRIAN SAFETY

Short Term Intersection Improvements



-  Intersection Improvements
-  SITE BOUNDARY
-  Greater Corktown Study Area

14th & Michigan



Trumbull & Michigan



Rosa Parks Blvd & Michigan



14th, 15th & Bagley



1000 ft

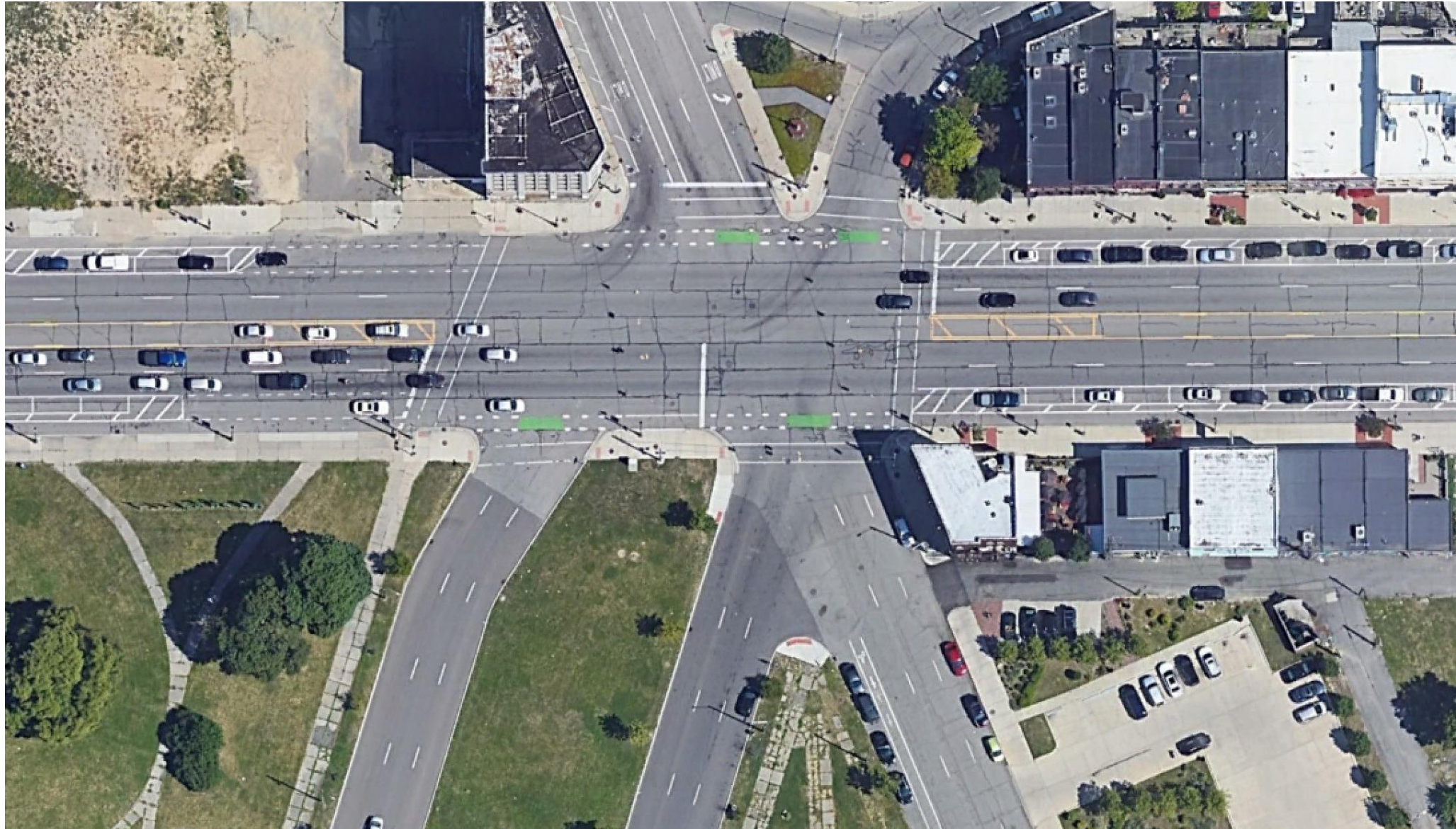


500

Improve Streets & Pedestrian Safety - Intersections



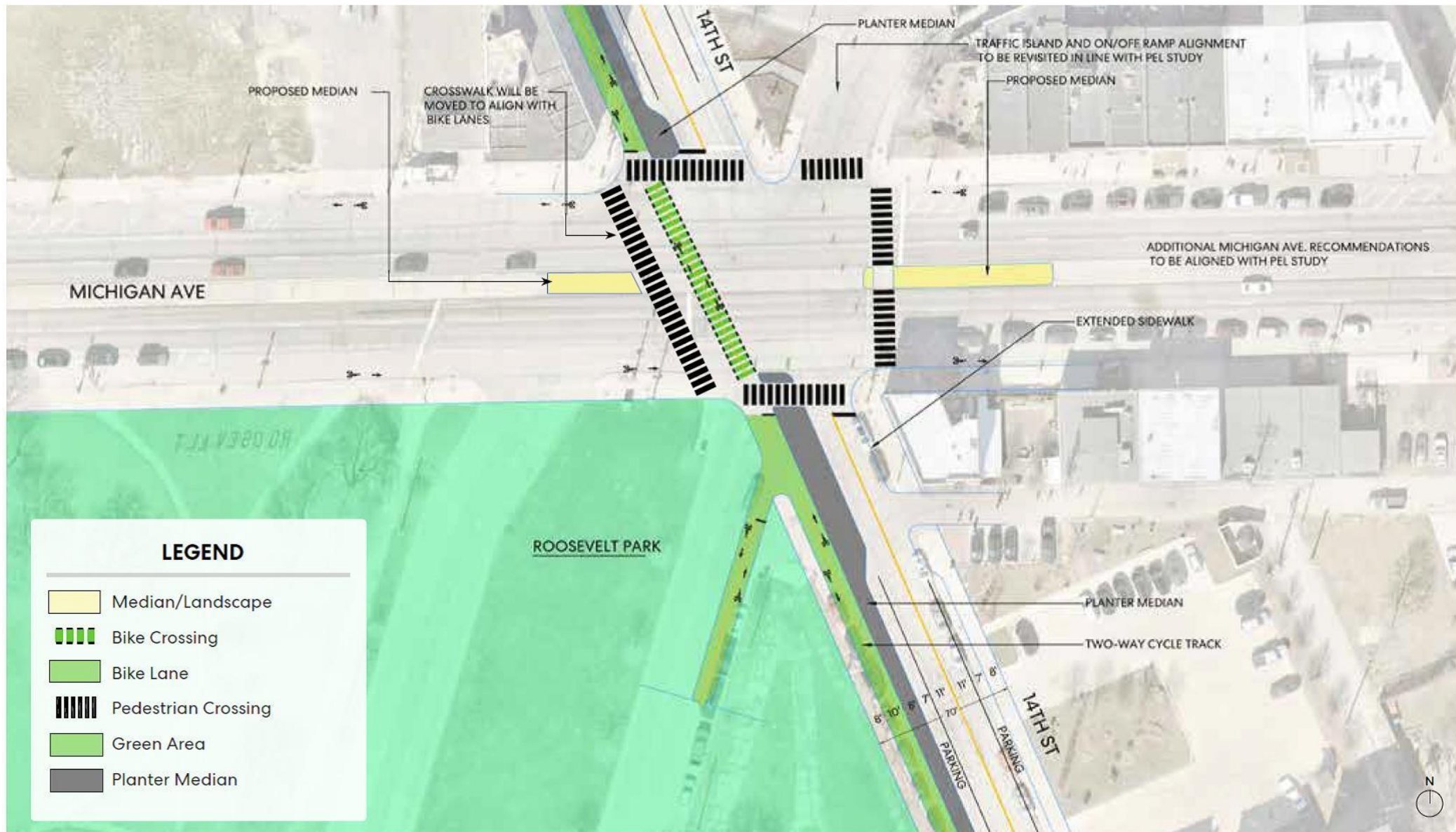
14TH ST AND MICHIGAN AVE - EXISTING



Improve Streets & Pedestrian Safety - Intersections



14TH ST AND MICHIGAN AVE - FUTURE



Short Term Street Improvements



- Street Improvements
- SITE BOUNDARY
- Greater Corktown Study Area

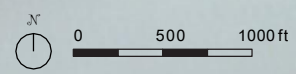
VENOR HWY

14TH STREET

Rosa Parks Blvd

15TH STREET

BAGLEY STREET



WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)



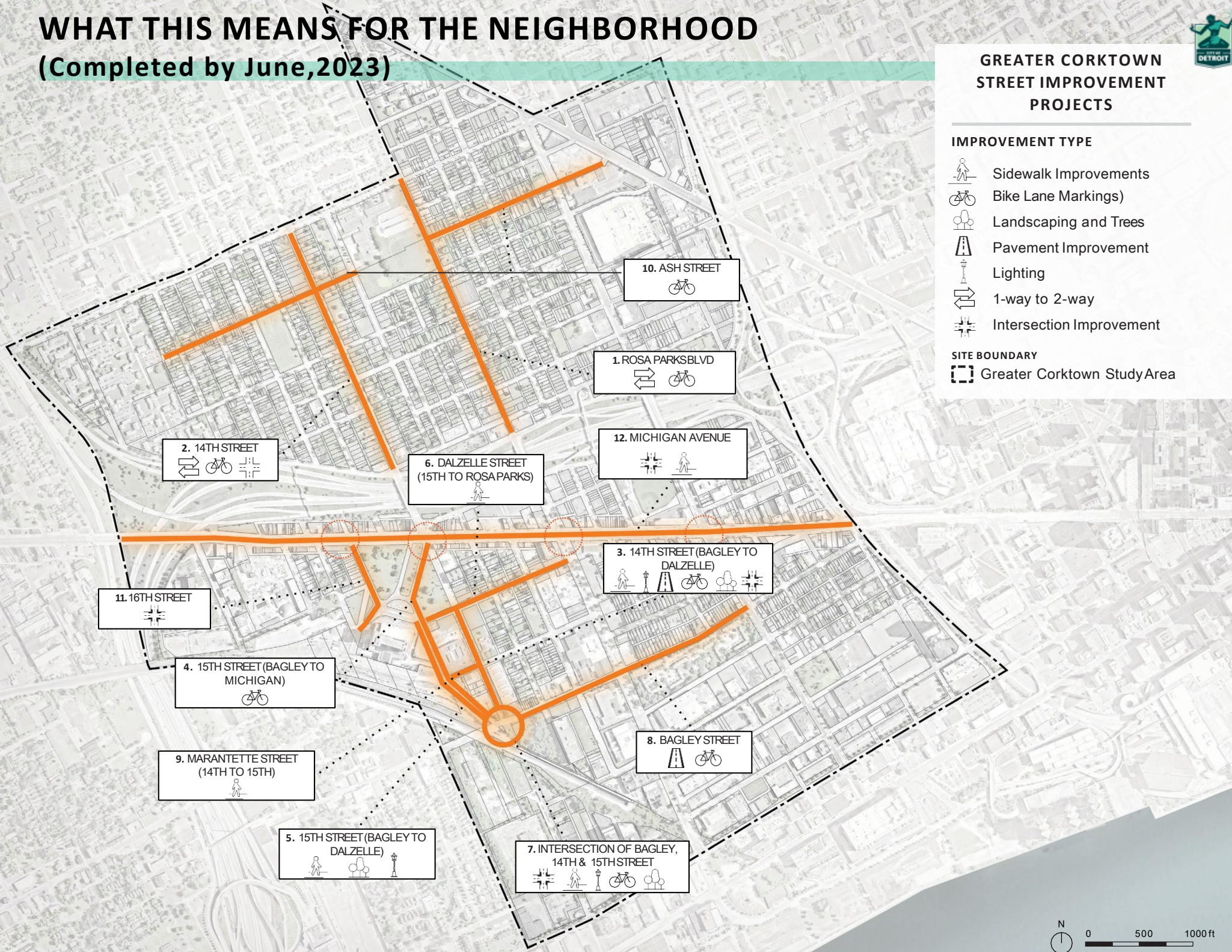
GREATER CORKTOWN STREET IMPROVEMENT PROJECTS

IMPROVEMENT TYPE

- Sidewalk Improvements
- Bike Lane Markings)
- Landscaping and Trees
- Pavement Improvement
- Lighting
- 1-way to 2-way
- Intersection Improvement

SITE BOUNDARY

- Greater Corktown Study Area



10. ASH STREET

1. ROSA PARKS BLVD

12. MICHIGAN AVENUE

6. DALZELLE STREET
(15TH TO ROSA PARKS)

3. 14TH STREET (BAGLEY TO DALZELLE)

2. 14TH STREET

11. 16TH STREET

4. 15TH STREET (BAGLEY TO MICHIGAN)

9. MARANTETTE STREET
(14TH TO 15TH)

8. BAGLEY STREET

5. 15TH STREET (BAGLEY TO DALZELLE)

7. INTERSECTION OF BAGLEY,
14TH & 15TH STREET



Improve Streets & Pedestrian Safety

WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)

1. Rosa Parks Blvd:

- Convert 1-way in North Corktown to 2-way (Q3/4,2021)
- Preserve existing northbound bike lane and keep on-street parking

2. 14th Street:

- Convert 1-way to 2-way (Q3/4, 2021)
- Replace signal at MI Ave intersection
- Convert existing southbound bike lane to two-way protected lane

3. 14th Street (Bagley to Dalzelle):

- Replace sidewalk
- Upgrade street lighting
- Resurface Road
- Stripe bike facilities
- Street trees where feasible
- Curb extensions where feasible

4. 15th Street (Bagley to MI Ave):

- Bike path through Roosevelt Park

5. 15th Street (Bagley to Dalzelle):

- Creation of a non-motorized shared street
- Sidewalk replacement
- New street lighting
- ROW Landscaping improvements

6. Dalzelle Street (15th to Rosa Parks):

- Sidewalk Replacement

7. 14th, 15th and Bagley St. Intersection:

- Reconfiguration of intersection, eliminating vehicular access and adding bump outs
- Creation of bike and pedestrian scramble
- Sidewalk installation
- New street lighting
- New traffic signals
- ROW Landscaping improvements

8. Bagley Street:

- Pavement Resurfacing (15th to Trumbull)
- Add protective buffer to existing lanes (West of Rosa Parks)
- Calm traffic and mark existing shared route (East of Rosa Parks)

9. Marantette Street (15th to 14th):

- Sidewalk replacement

10. Ash Street (North Corktown):

- Designate bike route with sharrow

11. 16th Street

- Reroute the existing Vernor Hwy to 16th Street

12. Michigan Avenue

- Improve intersection @14th St. & MI Ave
- Study intersection signal improvements at 16th&17th St, to allow for a protected turns onto Michigan Ave
- Create safe pedestrian crossings around the park & across MI Ave

3. GREENING PARKS & COMMUNITY SPACES

Goal 1: UNIFY ROOSEVELT PARK

Short Term Actions:

- Secure engineering team to develop construction documents (**underway, complete summer 2021**)
- Bid & award construction contract (**Fall, 2021**)
- Start addition outreach on programming (**Summer, 2021**)

Roosevelt Park



- Unify the park space, creating a safer and more accessible public park
- Connect the park more seamlessly to Michigan Avenue business corridor and Southwest Detroit, while responding to the rehab. of MI Central Station
- Act as a catalyst for enhanced connectivity between residential areas of Corktown and other public open spaces such as Wilson Centennial Park, Joe Louis Greenway, and May Creek Greenway.
- Implement recommendation from the 2017 Parks & Recreation Master Plan



Roosevelt Park

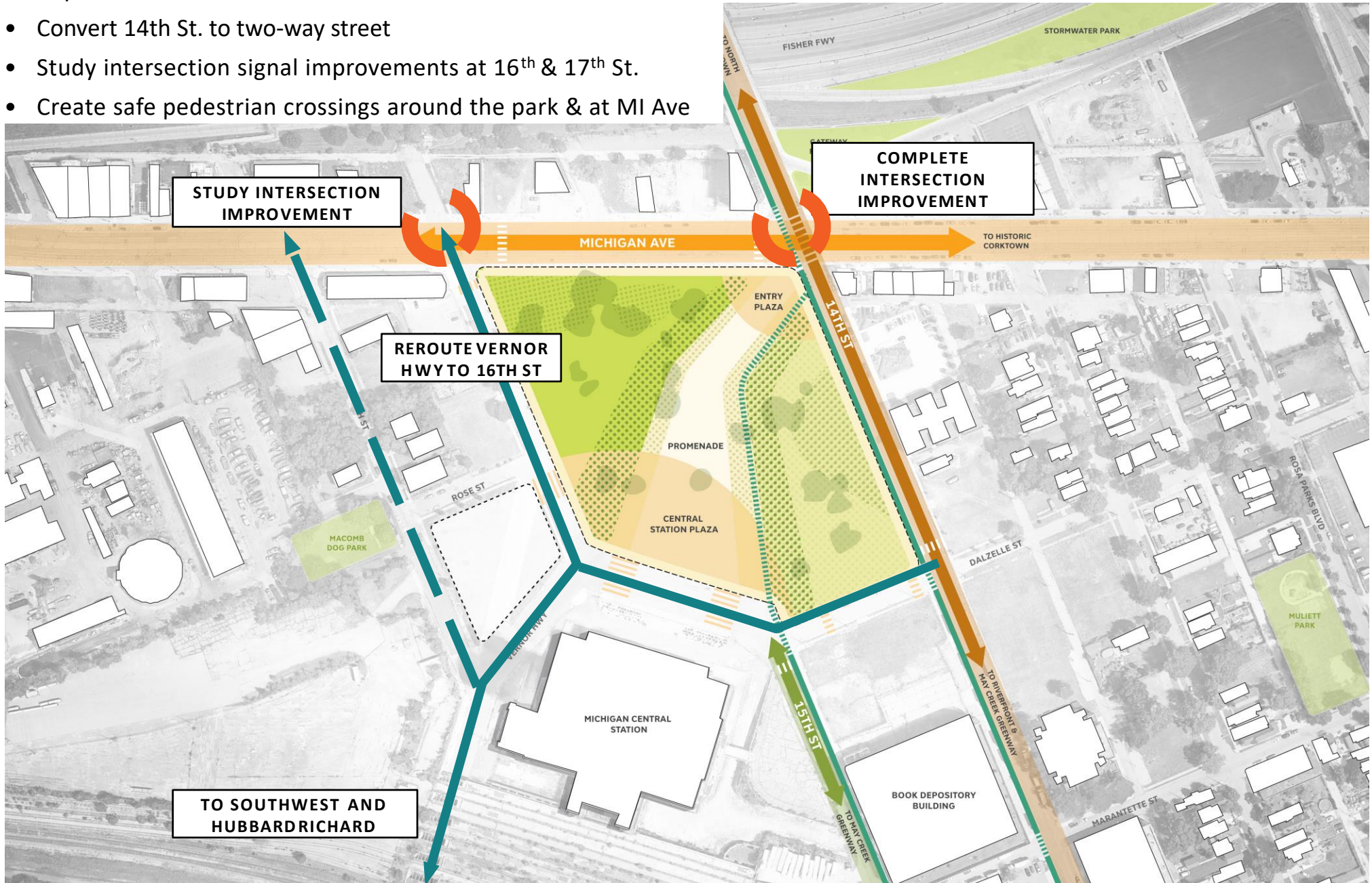


Roosevelt Park



- Reroute existing Vernor Hwy to 16th St.
- Improve intersection @14th St. & MI Ave
- Convert 14th St. to two-way street
- Study intersection signal improvements at 16th & 17th St.
- Create safe pedestrian crossings around the park & at MI Ave

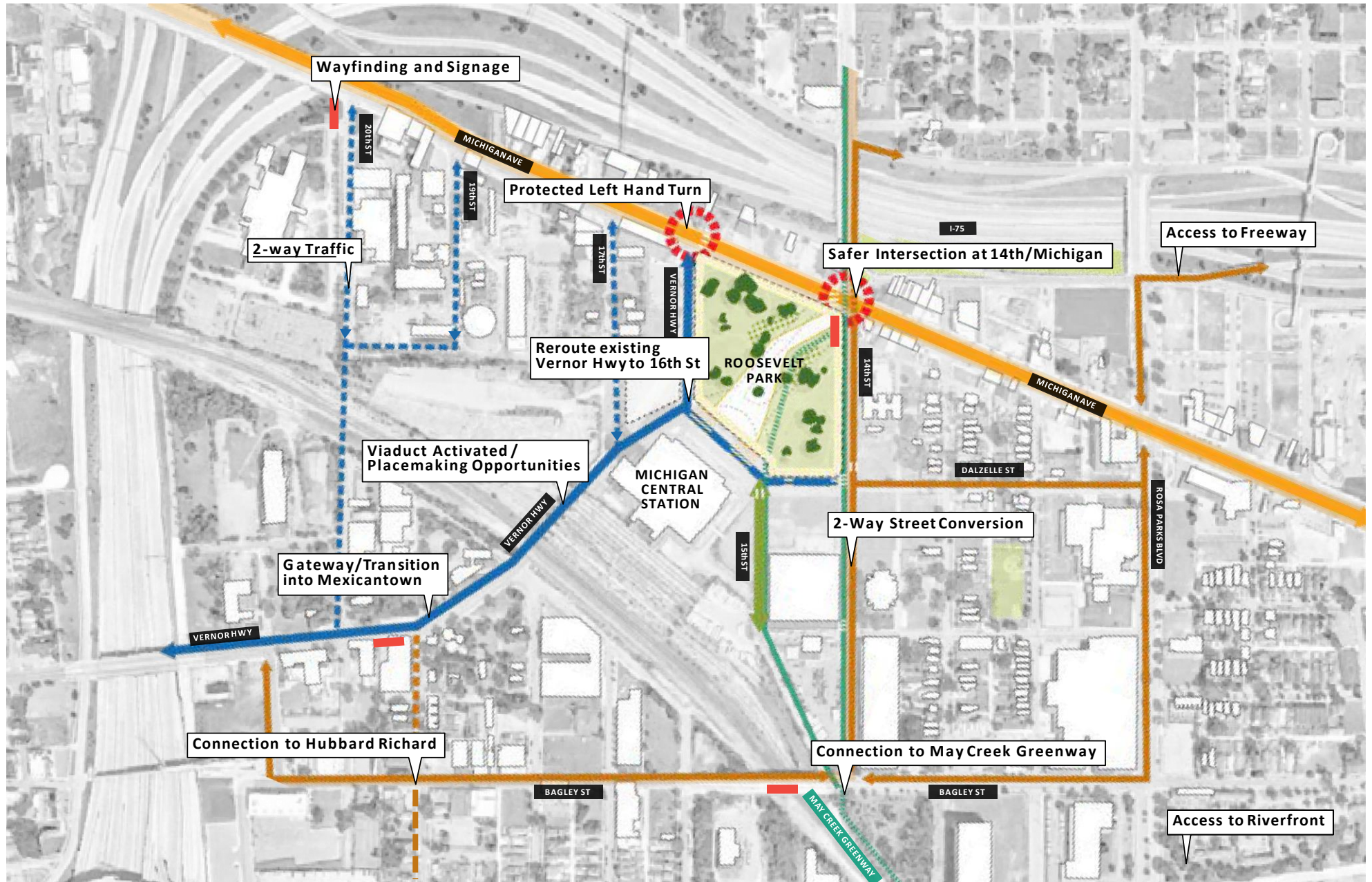
PROPOSED SHORT TERM INTERVENTIONS (Phase I)



Roosevelt Park



ROOSEVELT PARK NEIGHBORHOOD CONNECTIVITY



Roosevelt Park



LONGER TERM IMPROVEMENTS (To be planned in 2021)



FOSTER ECOLOGICAL LEARNING, ARTS, AND CIVIC LIFE



CREATE FLEXIBLE SPACES FOR MARKETS & POP-UP EVENTS



Goal 2: COMMUNITY HUB AT THE FORMER OWEN SCHOOL SITE

Short Term Actions:

- Execute letter of intent with DPSCD on acquisition
(Dec., 2020)
- Secure funding & anchor operator **(Dec., 2020)**
 - Formally design site **(Fall, 2021)**

Owen School Site Community Hub



Goals

- Preserve the site for the development of a small, flexible space that serves community needs
- Space would offer resident & employer services (early childhood education, workforce support services, health & wellness options)
- Position the space to serve as the non-residential anchor for new housing in North Corktown



Ash Street Corridor - Existing

Intersection of 16th St and Ash St - Looking East towards Owen School Site





Ash Street Corridor - Future

Intersection of 16th St and Ash St - Looking East towards Owen School Site



Infill housing located around the Owen Site

Improved streets and pedestrian crossings

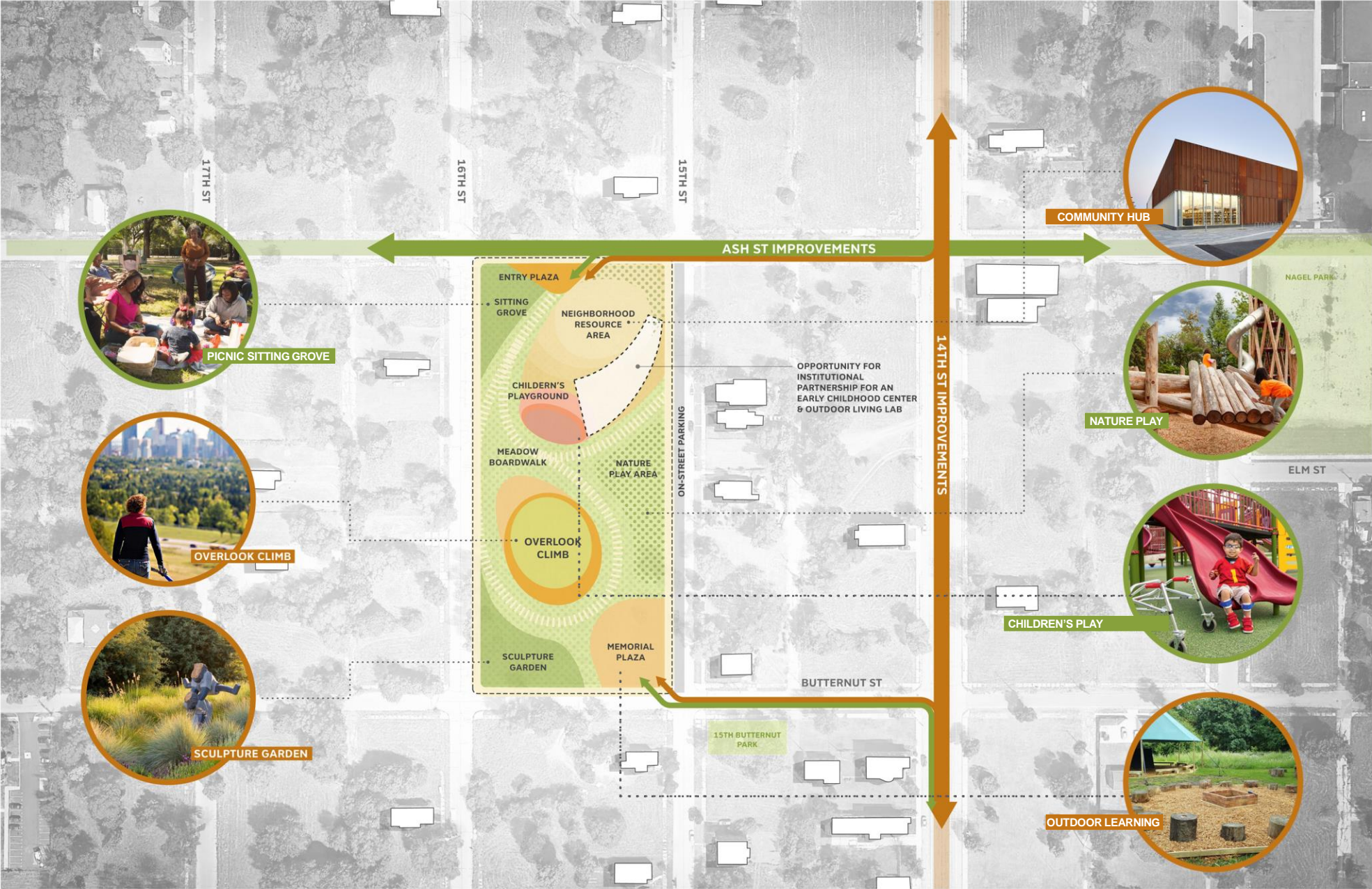
Community Hub at Owen School Site

Green Infrastructure & Stormwater Management

Owen School Site Community Hub



PROPOSED SITE PLAN





Implementation Schedule

A schedule of planned actions to launch implementation of priority strategies.

Framework	Project	Action	Key Dates
1. Housing & Neighborhood Development	Mixed-Income Housing Development	Apply for HUD Grant; Launch zoning updates	<ul style="list-style-type: none">• Application due Q4, 2020• Begin zoning updates Q1, 2021
	Owner-Occupied Rehab Program	Send mailer; finalize participants	<ul style="list-style-type: none">• Mailer to be released Q4, 2020• Construction begins Q2, 2021
2. Streets and Pedestrian Safety	Improve Intersections and Streets	Develop engineering documents	<ul style="list-style-type: none">• Priority projects completed by Q3, 2023
3. Parks and Open Space	Roosevelt Park	Develop engineering documents; Begin construction	<ul style="list-style-type: none">• Engineering RFP released: Q4, 2020• Construction for Phase I begins, Q4, 2021
	Owen School Site	LOI from DPSCD; Commitment from anchor tenant	<ul style="list-style-type: none">• Secure LOI by Q4, 2020.• Secure commitment from tenant anchor by Q4, 2020.

Greater Corktown Area - Existing



Greater Corktown Area - Future



FUTURE NEIGHBORHOOD DEVELOPMENTS



Additional Policy Implementation (Historic Corktown)

Recommendations

- **Near Term**

- Accessory Dwelling Units (ADUs) Overlay within Study Area – (Zoning)
- Zoning updates that align with housing strategy – (Zoning)
- Wayfinding & Gateway signage planning (SEMCOG Grant), that focuses primarily on the Vernor/MI Ave corridor into/out of Swest/Mexicantown – (Streets)
- Support ongoing discussions around shared parking coordination – (Parking)

Michigan Avenue PEL Update

- Scheduling committee meetings and virtual public meeting in November after election.
- Project team is excited to:
 - Share what we have heard to date
 - Share project purpose and need statement
 - Share illustrative alternatives



MDOT needs your input!!

Michigan Avenue PEL Update



Street Trees

DRAFT

Bus Bumpout

Planted Medians

Questions & Comments

