



# **Today's Virtual Public Meeting**

## **I.) Welcome & Introductions**

## **II.) Dept. of Neighborhoods Update – Eva Torres, Antonio Mora-Mills**

## **III.) Corktown Projects Update:**

**1. Michigan Avenue Planning & Linkages Study – Jon Loree, MDOT**

**2. DTE Corktown Substation – Julie Jozwiak, DTE**

### **3. Corktown Inclusive Housing Updates:**

-HUD Choice Neighborhoods Grant Update – Trey Scott, PDD

-“Left Field” Development Project – Mike Essian, American Community Developers

-Zoning Update Process – Kevin Schronce, PDD

**4. Roosevelt Park Phase I Improvements – Kevin Schronce, PDD**

## **IV.) Community Questions & Answers on Project Updates**

# COVID-19 VACCINE LATEST UPDATES

Eligible groups will be added as additional vaccine becomes available

These groups can now schedule an appointment by calling 313-230-0505 Monday-Friday from 9 am until 6 pm.

- Any resident of the City of Detroit who is age 16+.
- Any person who works in the City of Detroit whose job requires them to work from their job site.

There will be no cost to individuals for the COVID-19 vaccination.

One caller can book for multiple people in your car. You will need 6 pieces of information for each person when you make the call:

1. Name
2. Address
3. Date of Birth
4. Phone number
5. Email
6. Have you had previous allergic reactions to vaccines



**Let's Get Vaccinated Detroit!**

# COVID-19 VACCINES IN YOUR NEIGHBORHOOD.

- D1** MON, APR 12 / 8am-5pm  
**Henry Ford High School**  
20000 Evergreen Rd, 48219
- D2** TUES, APR 13 / 8am-5pm  
**Randolph Career Tech Center**  
17101 Hubbell St, 48235
- D3** WED, APR 14 / 8am-5pm  
**Brenda Scott Academy**  
18440 Hoover, 48205
- D4** FRI, APR 16 / 8am-5pm  
**East English Village Preparatory Academy**  
5020 Cadieux, 48224
- D5** WED, APR 14 / 8am-5pm  
**Cass Tech High School**  
2501 2nd Ave, 48201
- D6** MON, APR 12 / 8am-5pm  
**Western International High School**  
1500 Scotten, 48209
- D7** THURS, APR 15 / 8am-5pm  
**Breithaupt Career Center**  
9300 Hubbell, 48228
- D7** THURS, APR 15 / 8am-5pm  
**Islamic Center of Detroit**  
14350 Tireman Ave, 48228

CALL **(313) 230-0505**

**FOR APPOINTMENT**



# **Today's Virtual Public Meeting**

## **I.) Welcome & Introductions**

## **II.) Dept. of Neighborhoods Update – Eva Torres, Antonio Mora-Mills**

## **III.) Corktown Projects Update:**

**1. Michigan Avenue Planning & Linkages Study – Jon Loree, MDOT**

**2. DTE Corktown Substation – Julie Jozwiak, DTE**

### **3. Corktown Inclusive Housing Updates:**

-HUD Choice Neighborhoods Grant Update – Trey Scott, PDD

-“Left Field” Development Project – Mike Essian, American Community Developers

-Zoning Update Process – Kevin Schronce, PDD

**4. Roosevelt Park Phase I Improvements – Kevin Schronce, PDD**

## **IV.) Community Questions & Answers on Project Updates**

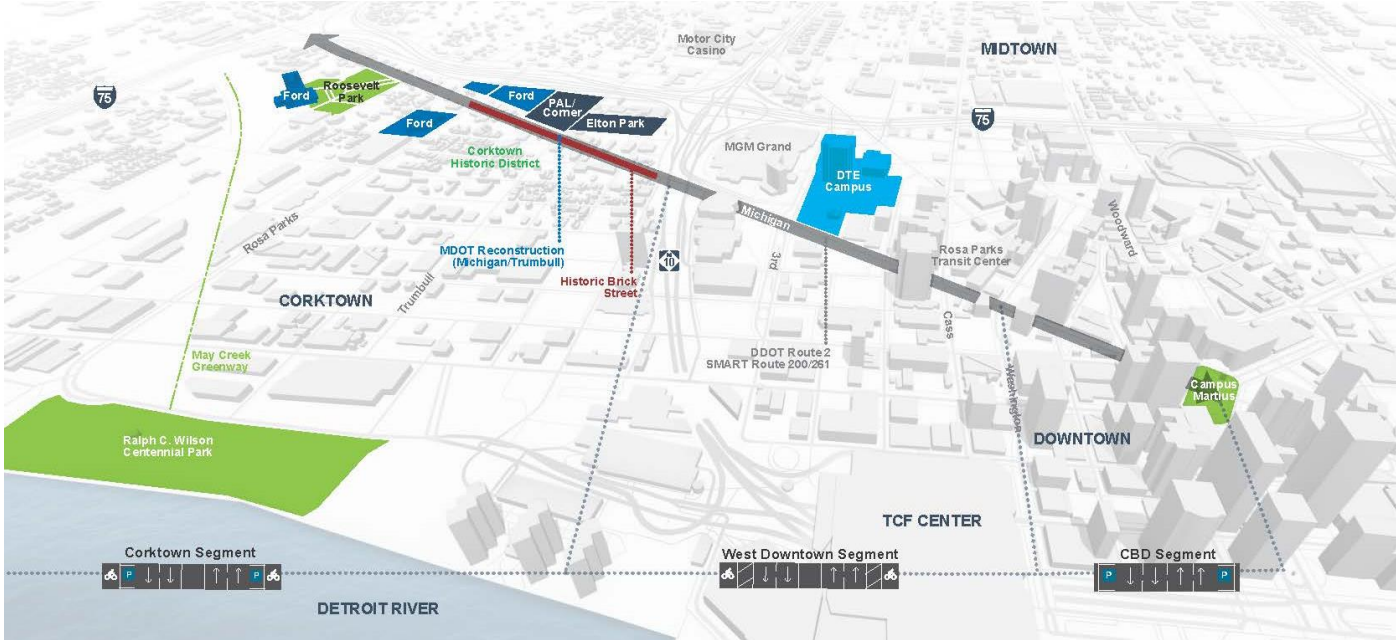
# Michigan Avenue

## Planning and Environment Linkages (PEL) Study

April 13, 2021



# Study Area and Goals



## Purpose & Need Statement

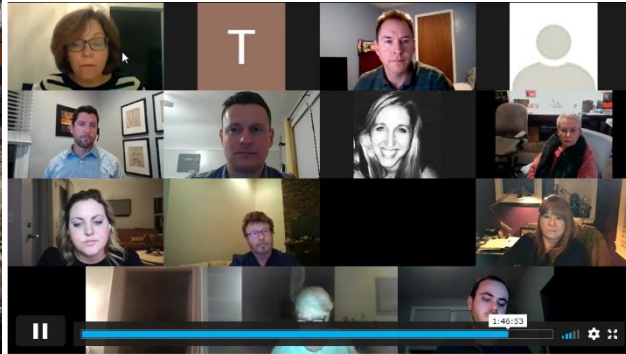
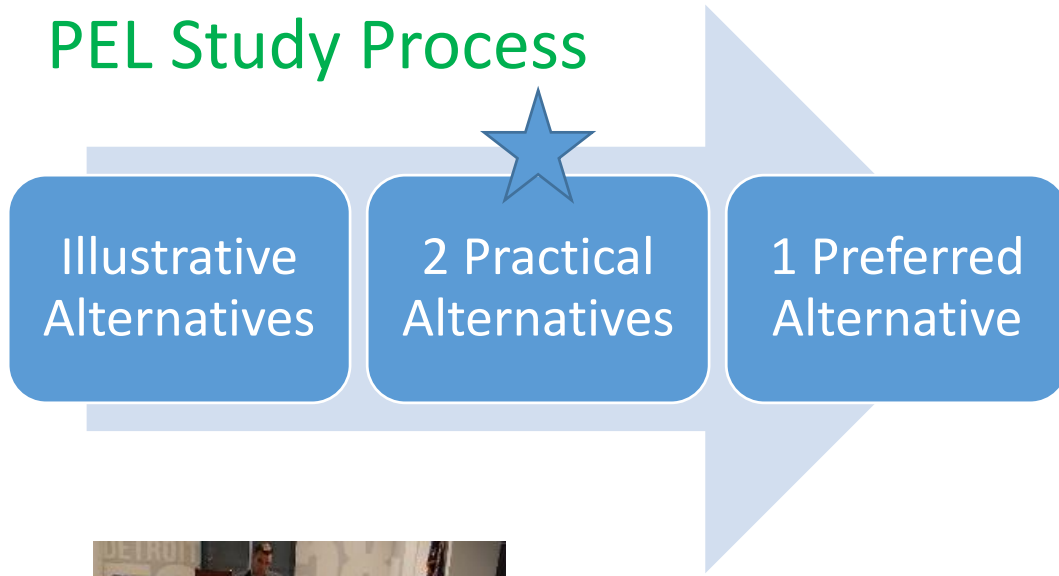
- To create a corridor that promotes safe and equitable access to all forms of mobility and emerging technology along Michigan Avenue while supporting economic and social investment and preserving the area's unique character.

## What We Have Heard

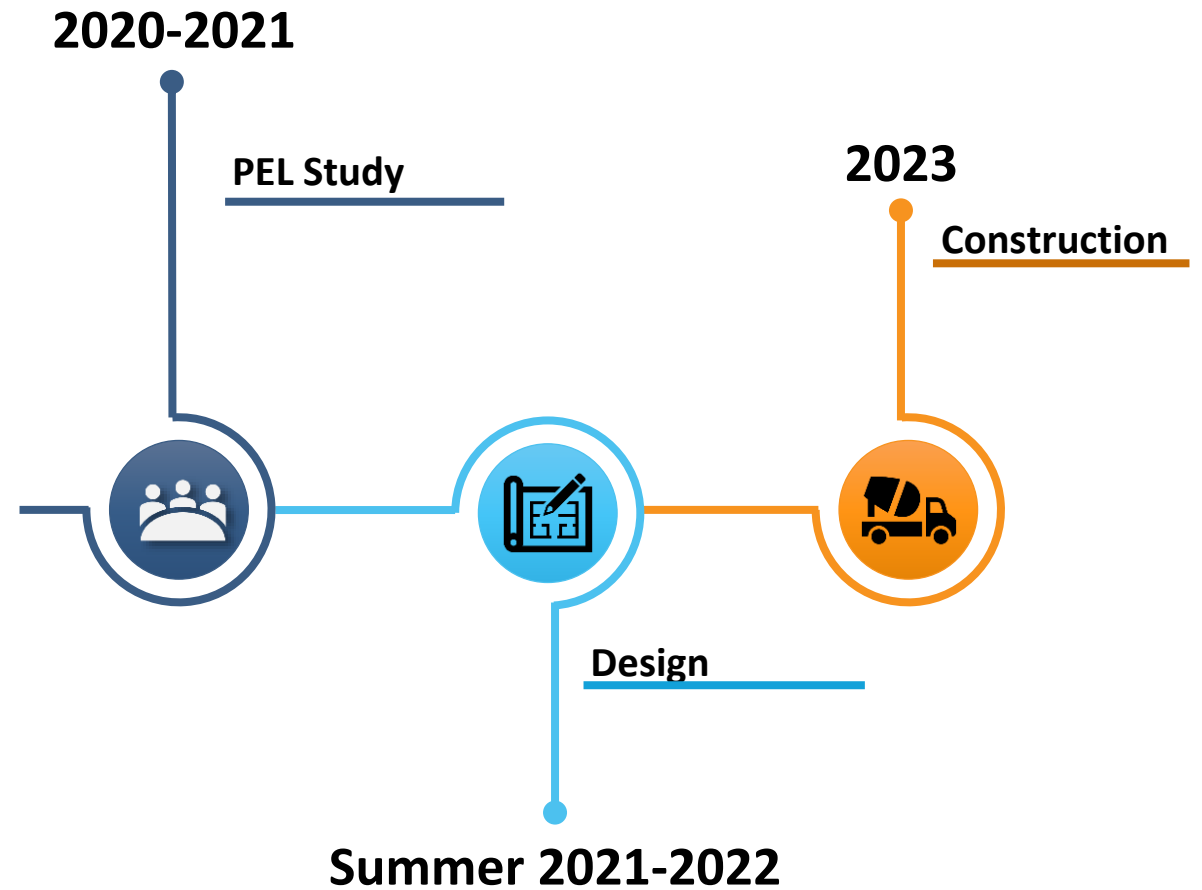
- “Safety” and “Access” were themes that continued to emerge in our community conversations
- All modes are viewed as important by the community and should coexist
- “Mobility” is a flexible term that can account for emerging technologies
- Corridor can serve as showcase for emerging technologies
- The historic character of the corridor is key

# Study Schedule and Next Steps

## PEL Study Process



Michigan Avenue PEL Public Meeting March 2021



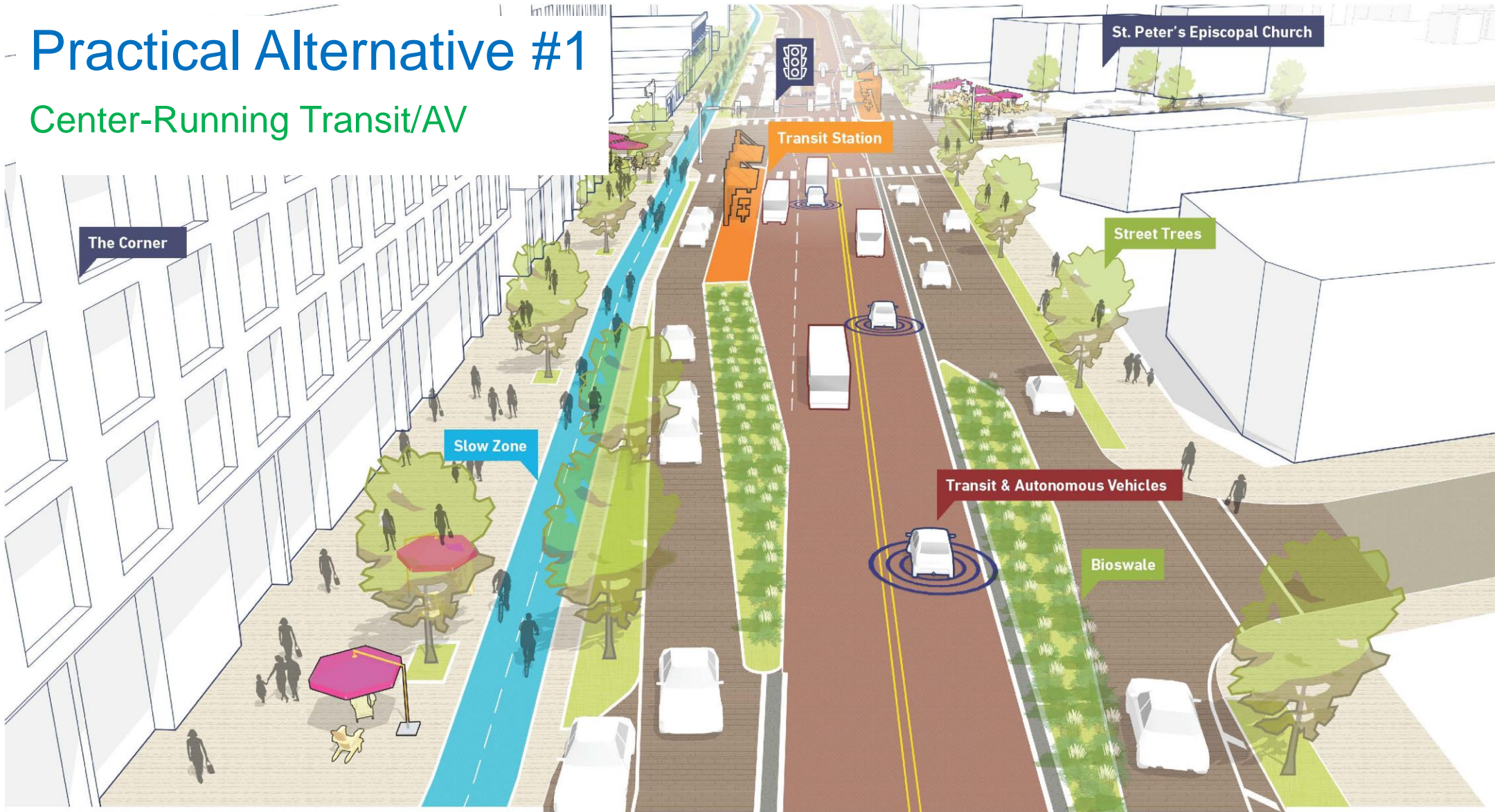
# Existing





# Practical Alternative #1

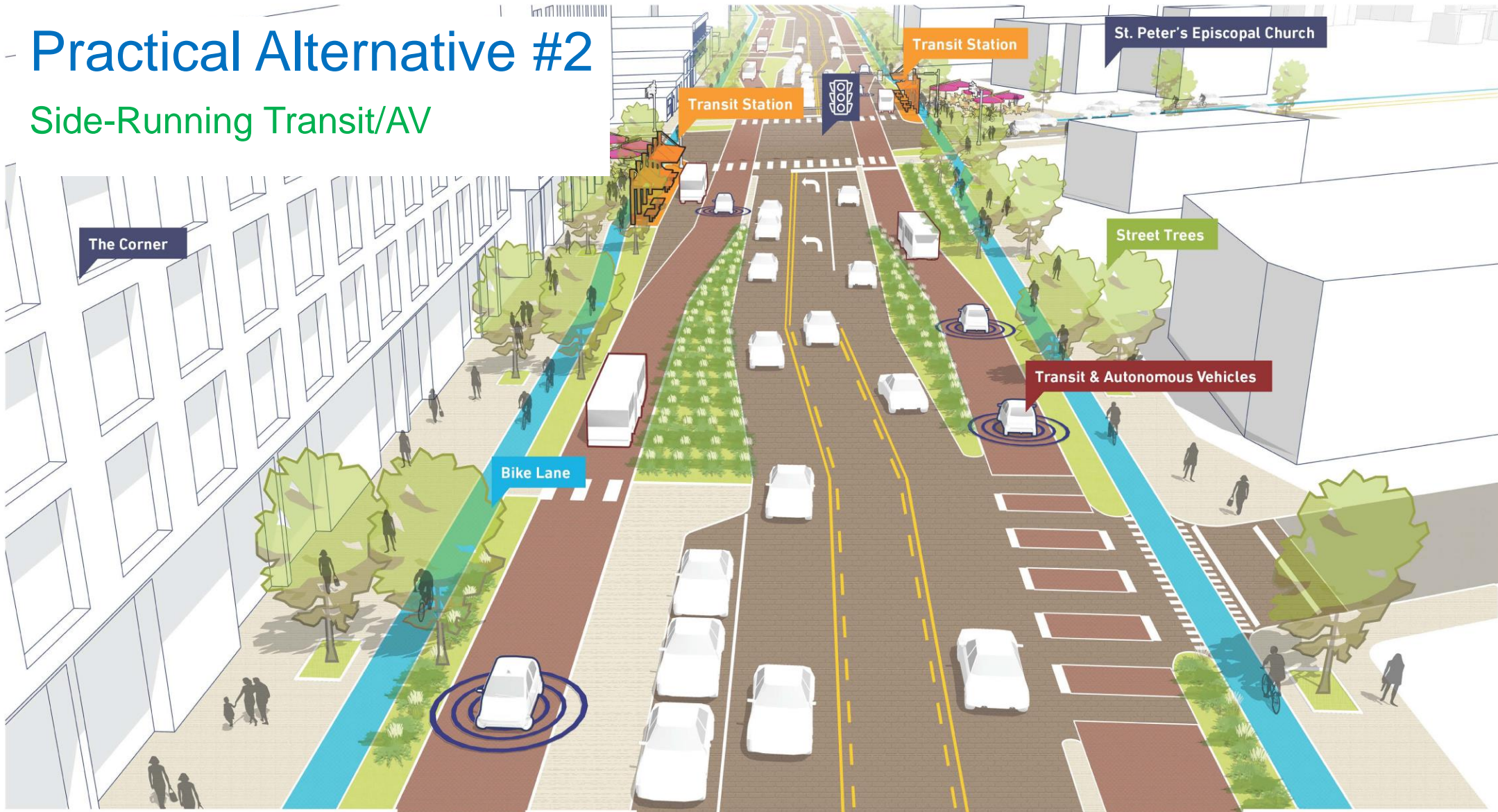
## Center-Running Transit/AV



 <p>Sidewalk and Amenity Zone 19' - 29'</p>	 <p>Slow Zone 8'</p>	 <p>Planting or Parking Lane 8'</p>	 <p>Travel Lane 11'</p>	<p>2'</p>	 <p>Transit &amp; AV Lane 11'</p>	 <p>Transit &amp; AV Lane 11'</p>	 <p>Turn Lane or Planted Buffer 2' - 10'</p>	 <p>Travel Lane 11'</p>	 <p>Buffer or Parking 2' - 8'</p>	 <p>Planted Buffer 6'</p>	 <p>Sidewalk: 12'</p>
--	---	--	---	-----------	--	--	---	--	--	--	--

# Practical Alternative #2

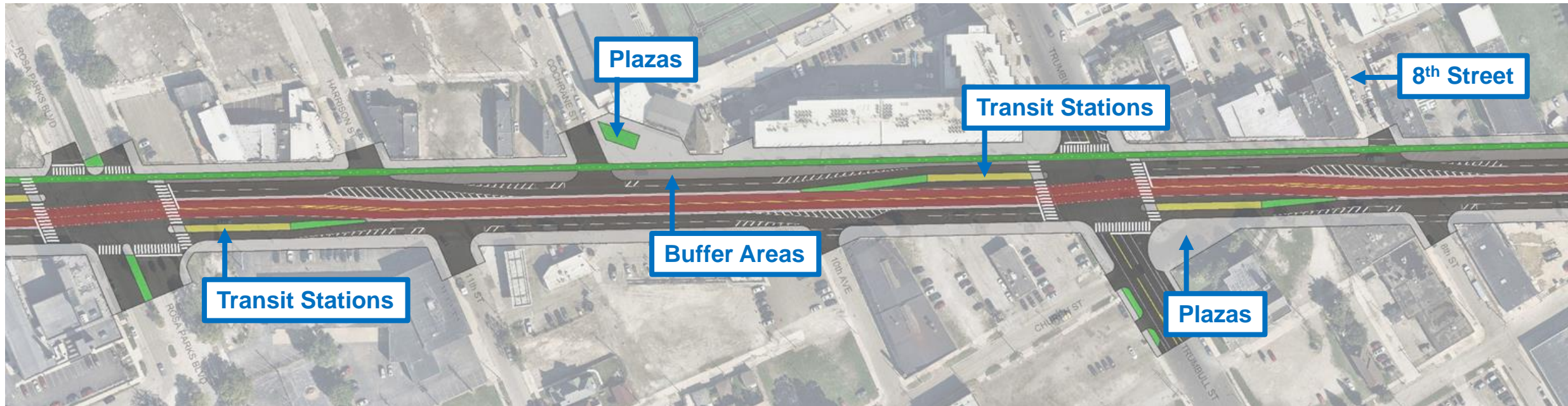
## Side-Running Transit/AV



<p>Sidewalk and Amenity Zone 17'</p>	<p>Bike Lane 5'</p>	<p>Planted Buffer 5'</p>	<p>Transit &amp; AV Lane 12'</p>	<p>Sidewalk 9'</p>	<p>Parking Lane 8'</p>	<p>Travel Lane 10.5'</p>	<p>Center Turn Lane 11'</p>	<p>Travel Lane 10.5'</p>	<p>Transit &amp; AV Lane 11'</p>	<p>Planted Buffer 5'</p>	<p>Bike Lane 5'</p>	<p>Sidewalk: 12'</p>
--	-------------------------	------------------------------	--------------------------------------	------------------------	----------------------------	------------------------------	---------------------------------	------------------------------	--------------------------------------	------------------------------	-------------------------	--------------------------

# Brick Pavers

- Install new concrete brick pavers in general travel lanes at bookend locations (14<sup>th</sup> to Vermont, Trumbull to Brooklyn) to mark entry into historic Corktown, carefully chosen to honor the historic character of the corridor
- Salvage and stockpile original brick pavers for re-use in other locations; options could include:
  - Plazas (i.e. Church/Trumbull, Leverette/Brooklyn)
  - Buffer areas
  - Transit stations
  - 8<sup>th</sup> Street N of Michigan Avenue
  - Roosevelt Park





# New Concrete Brick Pavers

Shelden Avenue (US-41), Houghton, MI

# Be involved!

Please visit [www.michiganpel.com](http://www.michiganpel.com) to learn more and provide feedback

Contact:

Jon Loree

MDOT Senior Project Manager

[loreej@michigan.gov](mailto:loreej@michigan.gov)

(313) 573-0690



# **Today's Virtual Public Meeting**

## **I.) Welcome & Introductions**

## **II.) Dept. of Neighborhoods Update – Eva Torres, Antonio Mora-Mills**

## **III.) Corktown Projects Update:**

**1. Michigan Avenue Planning & Linkages Study – Jon Loree, MDOT**

**2. DTE Corktown Substation – Julie Jozwiak, DTE**

### **3. Corktown Inclusive Housing Updates:**

-HUD Choice Neighborhoods Grant Update – Trey Scott, PDD

-“Left Field” Development Project – Mike Essian, American Community Developers

-Zoning Update Process – Kevin Schronce, PDD

**4. Roosevelt Park Phase I Improvements – Kevin Schronce, PDD**

## **IV.) Community Questions & Answers on Project Updates**



# Corktown Substation

Community Update

13 April 2021

# Corktown Substation – why here and now?

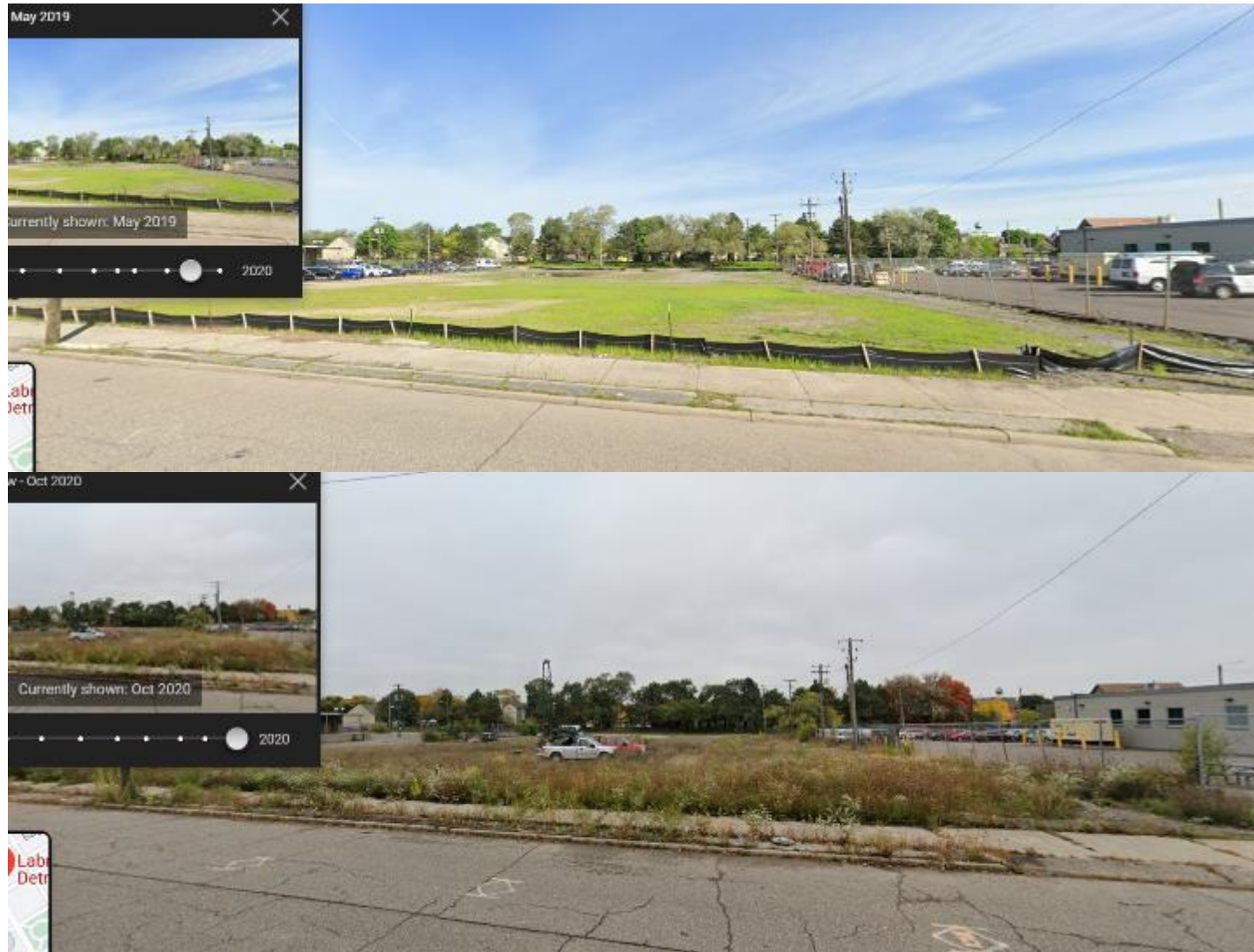
- New Corktown substation located near Trumbull between Porter and Labrosse will allow for continued growth in the area
- Ford's Michigan Central Station transformation will be the first feed from this substation
- The substation is the first step in enabling the upgrades of circuits in the area
- Conversion will increase capacity and improve reliability (closer proximity to substation = greater reliability)
- **ENERGIZE** February 2022, with some cabling work through mid summer 2022
- **Traffic disruption:** Labrosse, Trumbull, Porter. Businesses will always be accessible



# Corktown Substation – Location



# Spring 2019, Fall 2020



# Today – 8500 Tons of soil removed for remediation

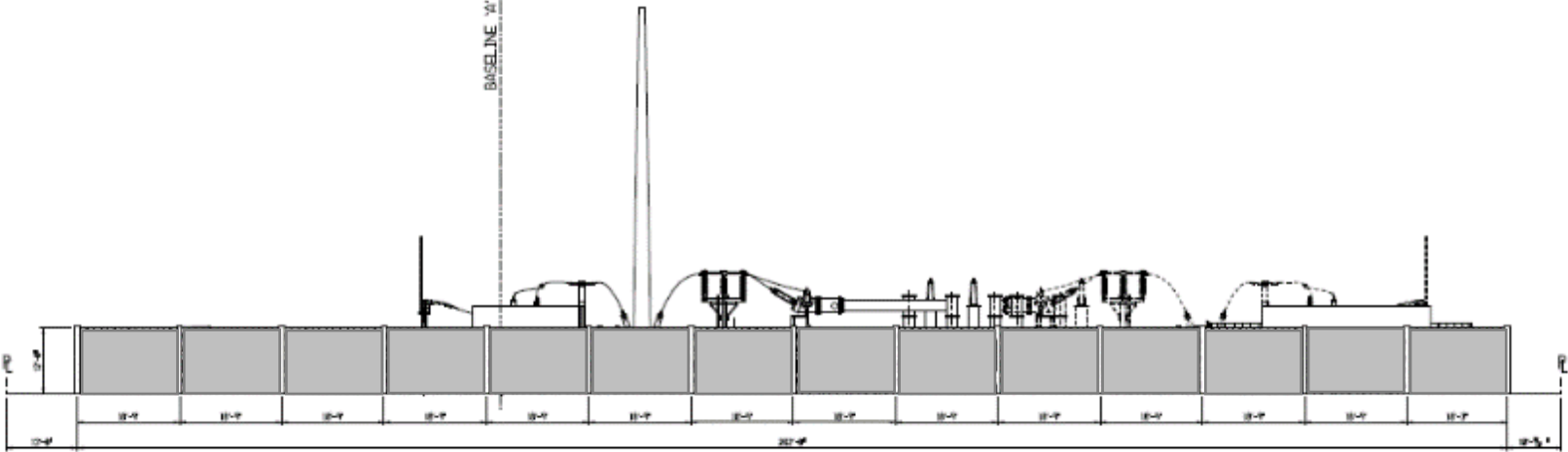


# Site Plan

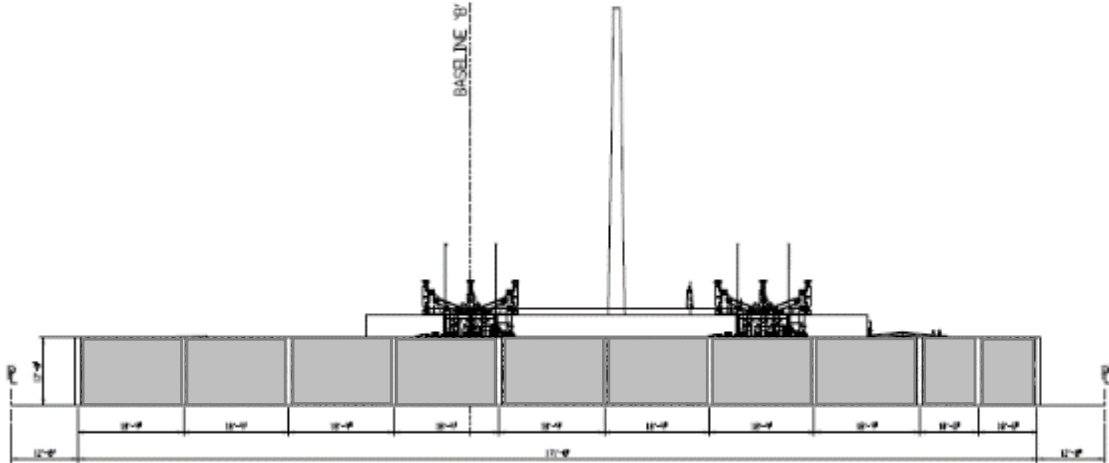
Trumbull ↑



# Top Image: view from Trumbull, Bottom Image: view from Porter



EAST ELEVATION  
VIEW FROM TRUMBULL ST



SOUTH ELEVATION  
VIEW FROM PORTER ST

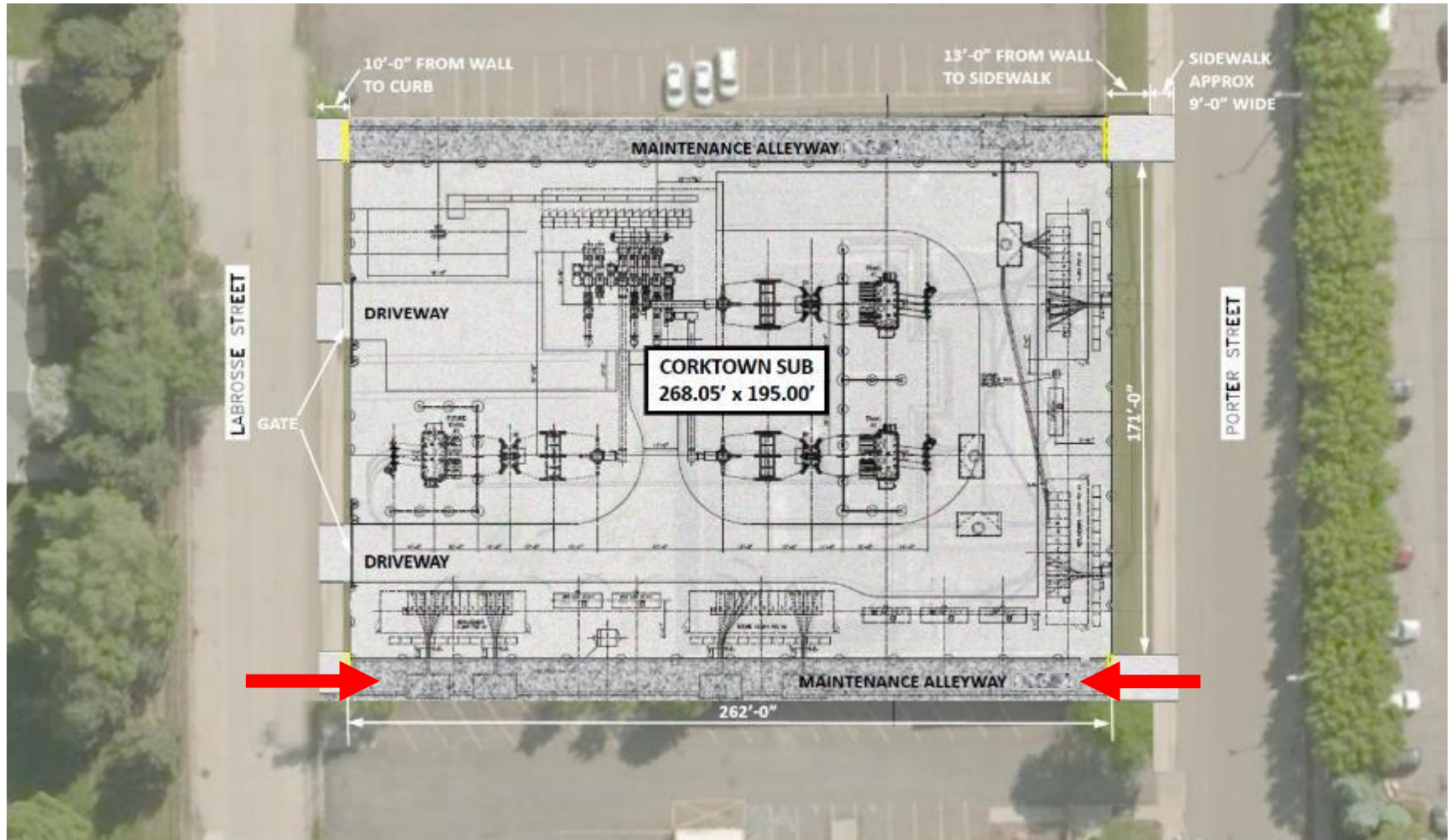
REFERENCE DRAWINGS:  
SECURITY HILL PLAN - - - - - 5A1801

# Access Gates (Labrosse) Example



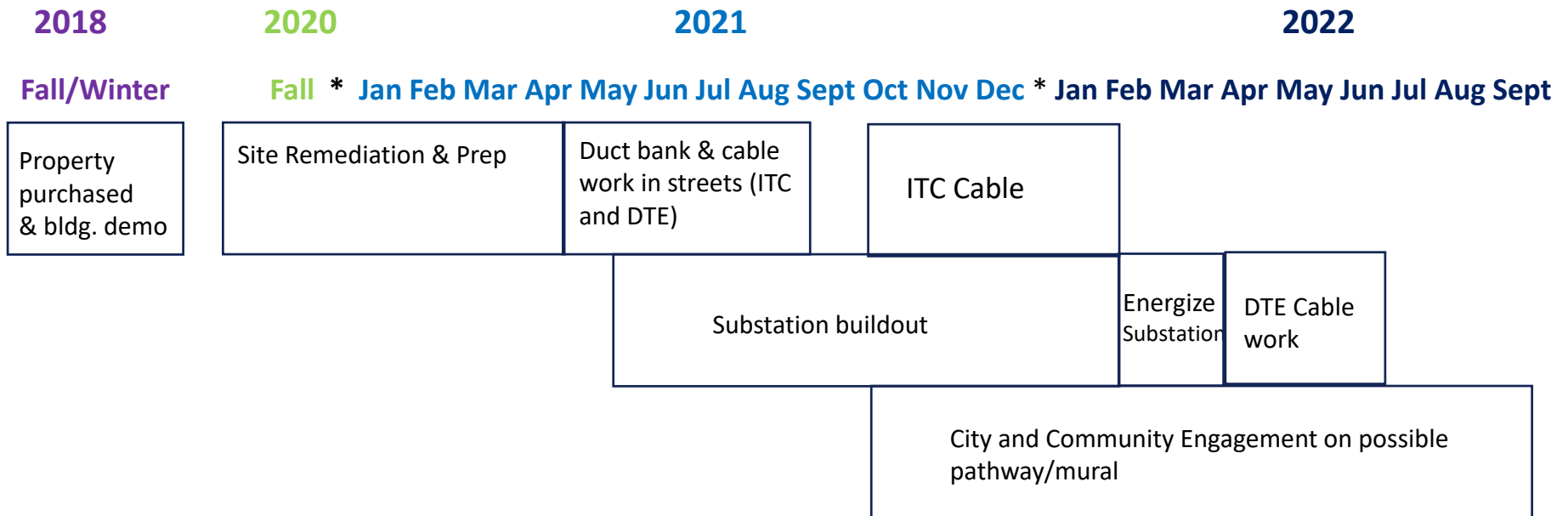
# Benefits

Trumbull ↑



# Corktown Substation Construction Timeline

- **CONTRACTORS:** DTE, ITC, Ferndale Electric, JJ Barney and Burns & McDonnell
- **Traffic disruption:** Labrosse – on and off until June 2021, followed by some work on Porter. Businesses will always be accessible







# **Today's Virtual Public Meeting**

## **I.) Welcome & Introductions**

## **II.) Dept. of Neighborhoods Update – Eva Torres, Antonio Mora-Mills**

## **III.) Corktown Projects Update:**

**1. Michigan Avenue Planning & Linkages Study – Jon Loree, MDOT**

**2. DTE Corktown Substation – Julie Jozwiak, DTE**

### **3. Corktown Inclusive Housing Updates:**

-HUD Choice Neighborhoods Grant Update – Trey Scott, PDD

-“Left Field” Development Project – Mike Essian, American Community Developers

-Zoning Update Process – Kevin Schronce, PDD

**4. Roosevelt Park Phase I Improvements – Kevin Schronce, PDD**

## **IV.) Community Questions & Answers on Project Updates**

# Choice Neighborhoods Initiative Overview

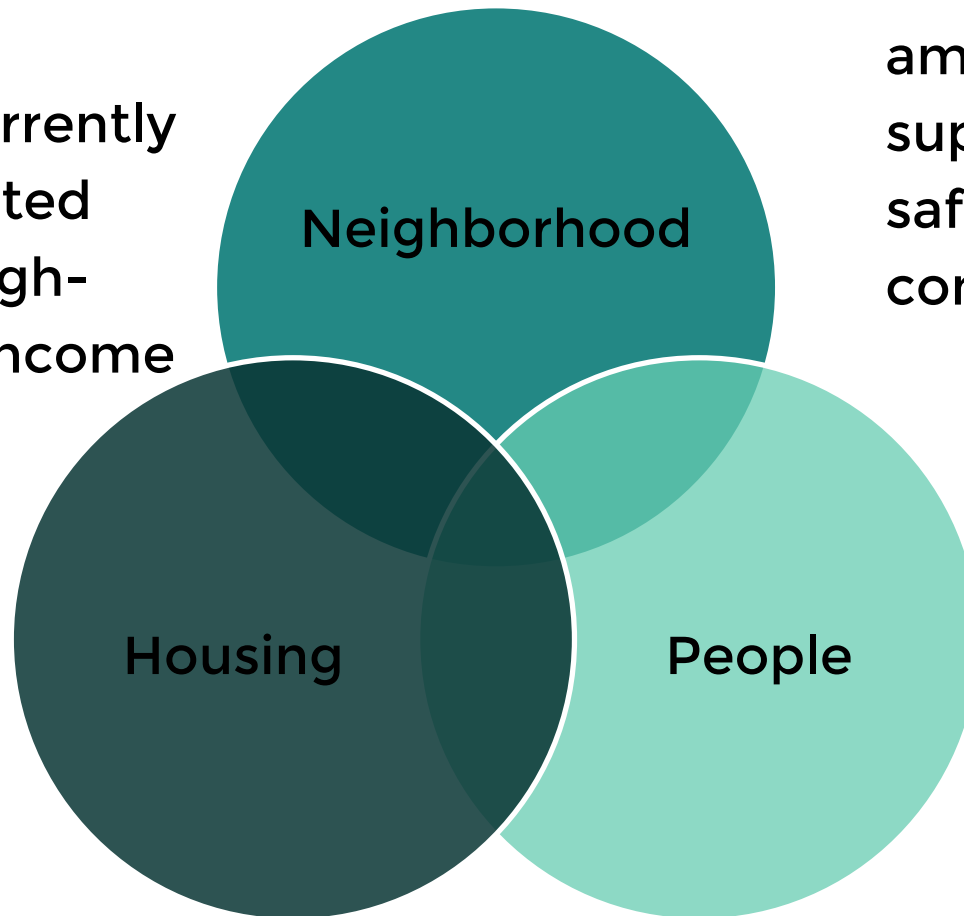
The City of Detroit is pursuing a **Choice Neighborhoods Initiative** Implementation grant from HUD to support the Greater Corktown Framework: **Inclusive Housing Strategy**.

CNI awards grants of up to \$30 million for the implementation of a comprehensive neighborhood revitalization strategy.



# Choice Neighborhoods Initiative Overview

Re-establish currently distressed assisted housing with high-quality mixed-income housing.



Reinvest in distressed neighborhoods to offer amenities and assets to support residents, including safety, good schools, and commercial activity.

Improve outcomes of households living in the target housing related to employment & income, health, and children's education.

# LEFT FIELD

American Community Developers, Inc.

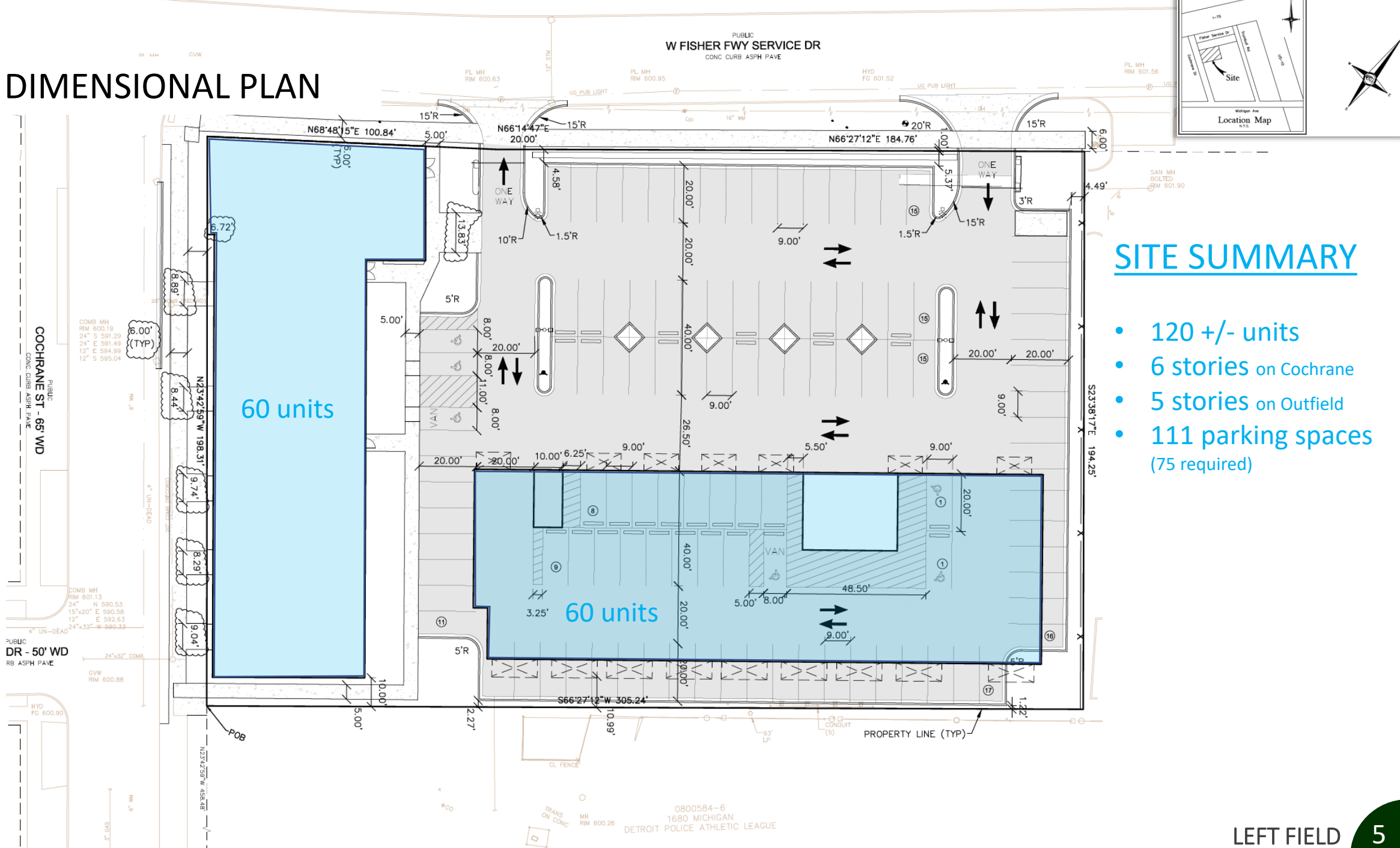






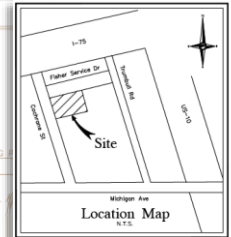
LEFT FIELD

# SITE DIMENSIONAL PLAN



## SITE SUMMARY

- 120 +/- units
- 6 stories on Cochrane
- 5 stories on Outfield
- 111 parking spaces (75 required)





FISHER SERVICE DRIVE





COCHRANE STREET



FISHER SERVICE DRIVE

COCHRANE STREET

# 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

**N. CORKTOWN INFILL**

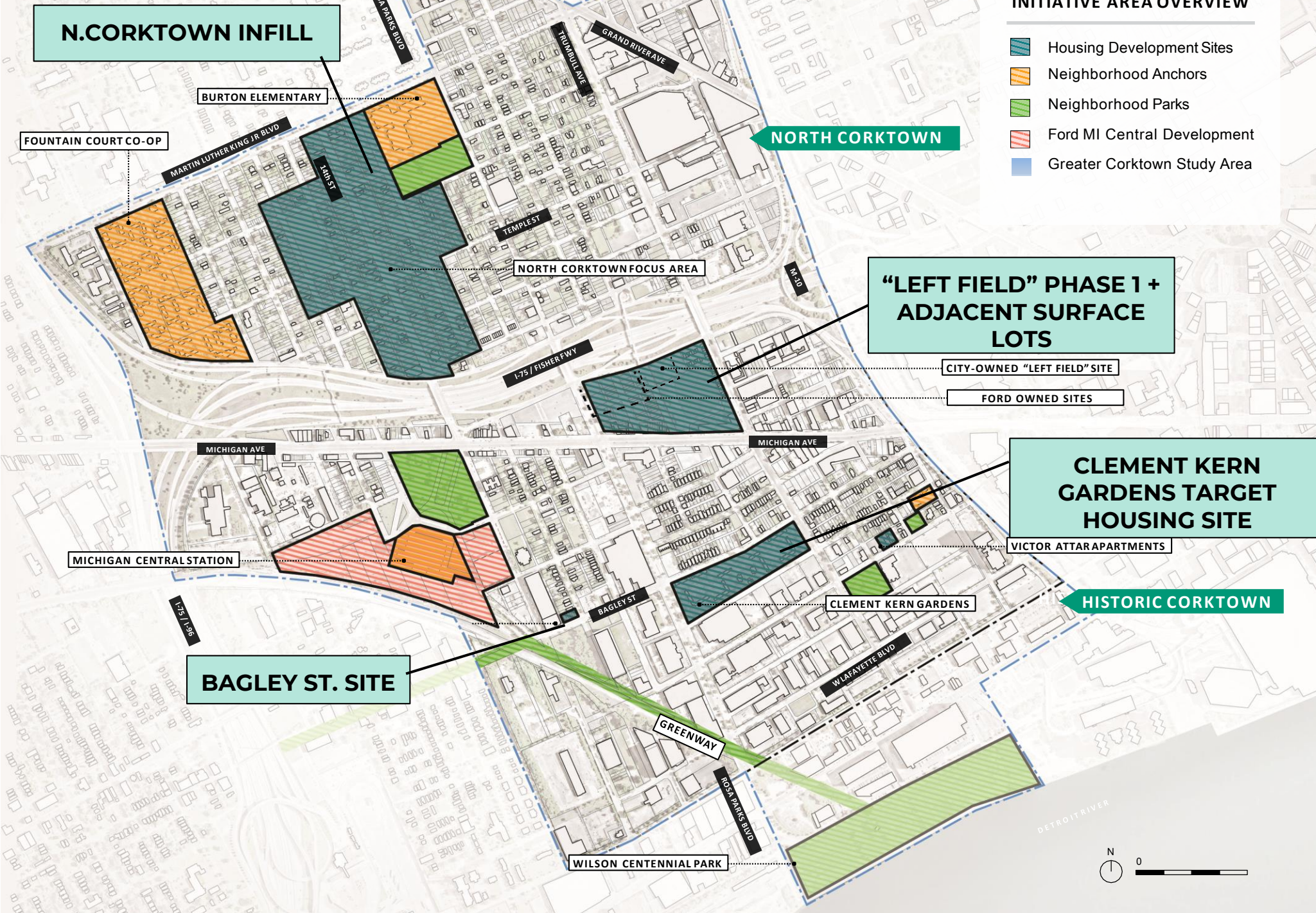
**NORTH CORKTOWN**

**"LEFT FIELD" PHASE 1 + ADJACENT SURFACE LOTS**

**CLEMENT KERN GARDENS TARGET HOUSING SITE**

**HISTORIC CORKTOWN**

**BAGLEY ST. SITE**



BURTON ELEMENTARY

FOUNTAIN COURT CO-OP

MARTIN LUTHER KING JR BLVD

ST BURT

NORTH CORKTOWN FOCUS AREA

I-75 / FISHER FWY

MI-30

CITY-OWNED "LEFT FIELD" SITE

FORD OWNED SITES

MICHIGAN AVE

MICHIGAN AVE

MICHIGAN CENTRAL STATION

I-75 / I-96

BAGLEY ST

CLEMENT KERN GARDENS

VICTOR ATTAR APARTMENTS

WILSON CENTENNIAL PARK

GREENWAY

ROSA PARKS BLVD

W LAFAYETTE BLVD





# Housing Plan Summary

- Planning for **841** new construction units
- Have identified 4 “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	152
50 - 60% AMI	165
60 - 80% AMI	165
80 -120% AMI	158
Market Rate	161
<b>Total</b>	<b>801</b>

## FOR SALE PROGRAM

Affordability	Total (Approx)
80% AMI	10
120% AMI	30
<b>Total</b>	<b>40</b>



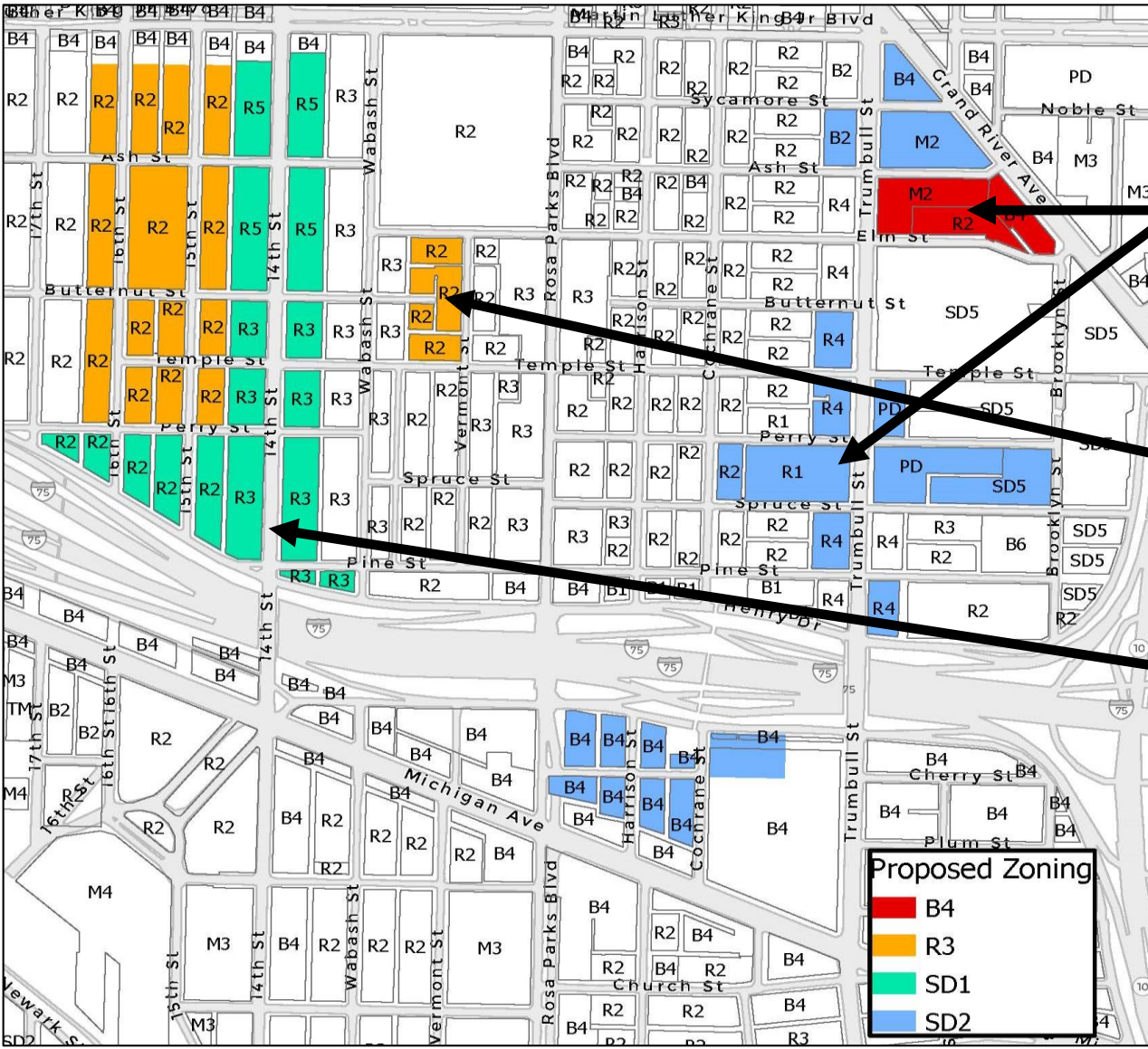
# Housing Strategy – How to Implement?

## 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



**SD2: Mixed-Use along Trumbull**

**B4: Clean up existing parcels, so zoning is uniform**

**R3: Low-Density Residential to support "missing middle" housing types**

**SD1: Neighborhood Scale Mixed-Use along 14<sup>th</sup> St.**

**Proposed Zoning Changes**

# NORTH CORKTOWN ZONING UPDATE

## Timeline

Public  
Zoning  
Meeting

**APRIL 19  
2021**

CPC Public  
Hearing

**May 6  
2021**

Law  
Review

**MAY  
2021**

PED  
Committee  
Hearing

**JUNE  
2021**

City Council  
Vote

**JULY  
2021**





# **Today's Virtual Public Meeting**

## **I.) Welcome & Introductions**

## **II.) Dept. of Neighborhoods Update – Eva Torres, Antonio Mora-Mills**

## **III.) Corktown Projects Update:**

**1. Michigan Avenue Planning & Linkages Study – Jon Loree, MDOT**

**2. DTE Corktown Substation – Julie Jozwiak, DTE**

### **3. Corktown Inclusive Housing Updates:**

-HUD Choice Neighborhoods Grant Update – Trey Scott, PDD

-“Left Field” Development Project – Mike Essian, American Community Developers

-Zoning Update Process – Kevin Schronce, PDD

**4. Roosevelt Park Phase I Improvements – Kevin Schronce, PDD**

## **IV.) Community Questions & Answers on Project Updates**

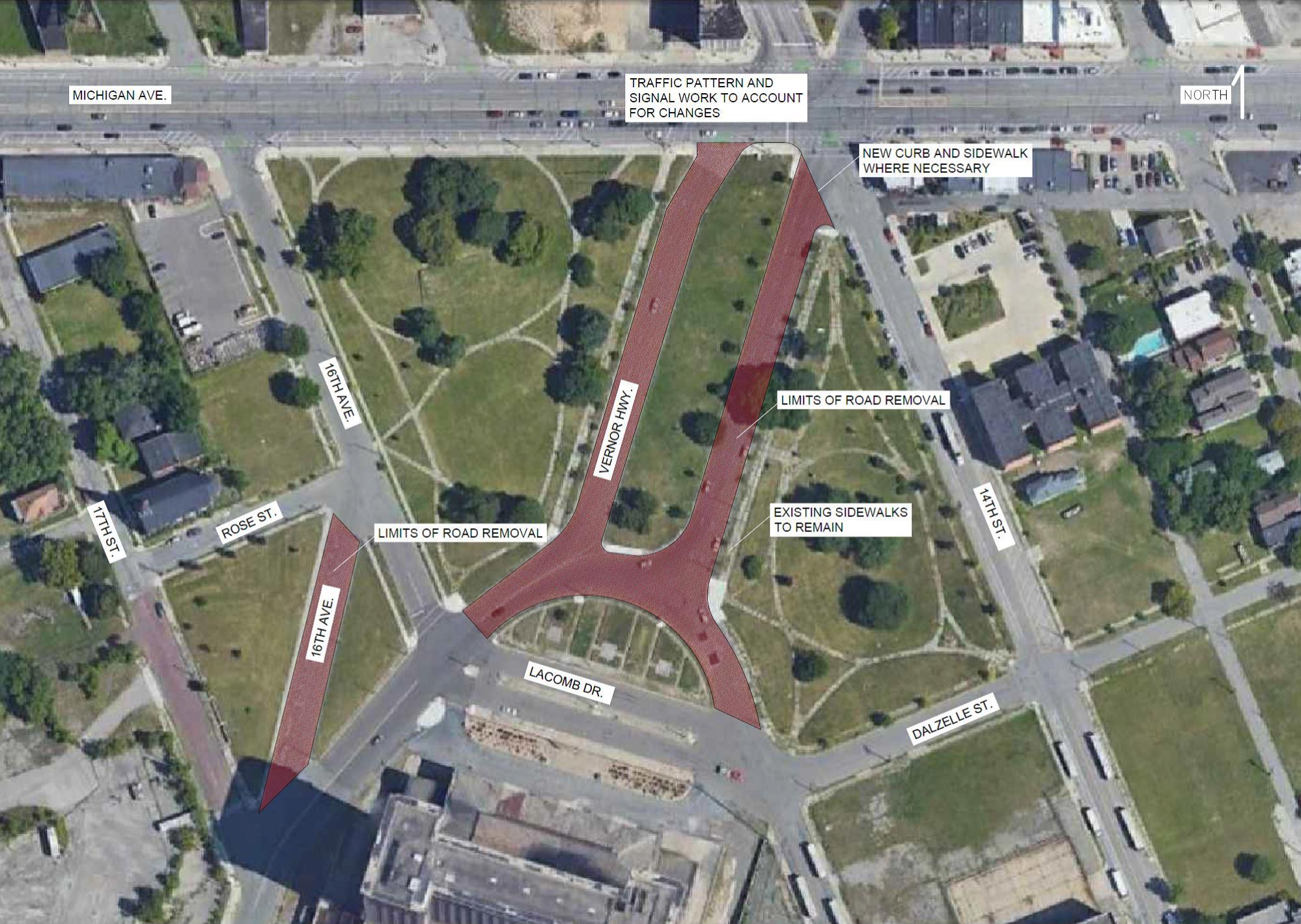


## Goal 1: UNIFY ROOSEVELT PARK

### 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

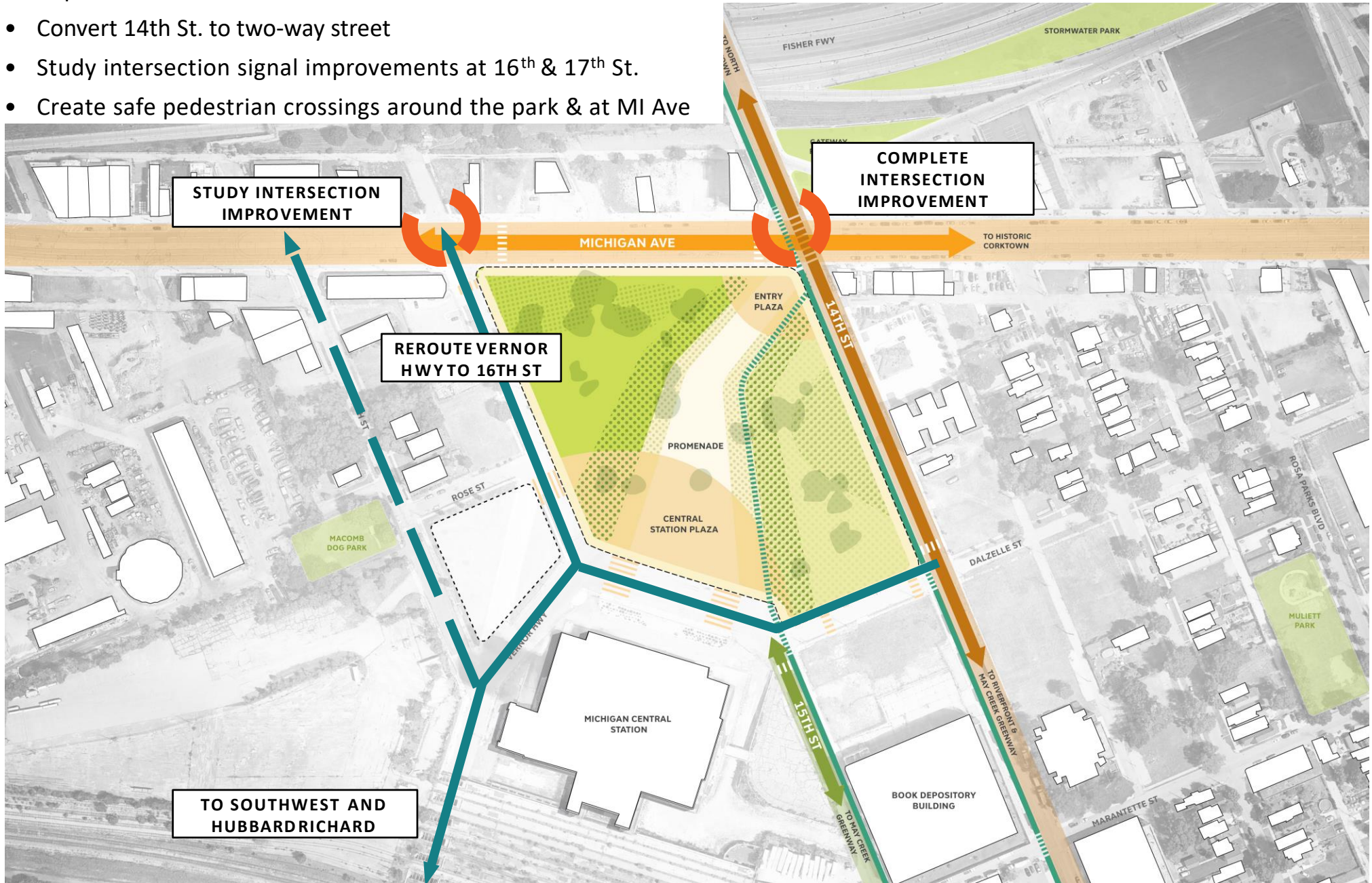


# Roosevelt Park



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

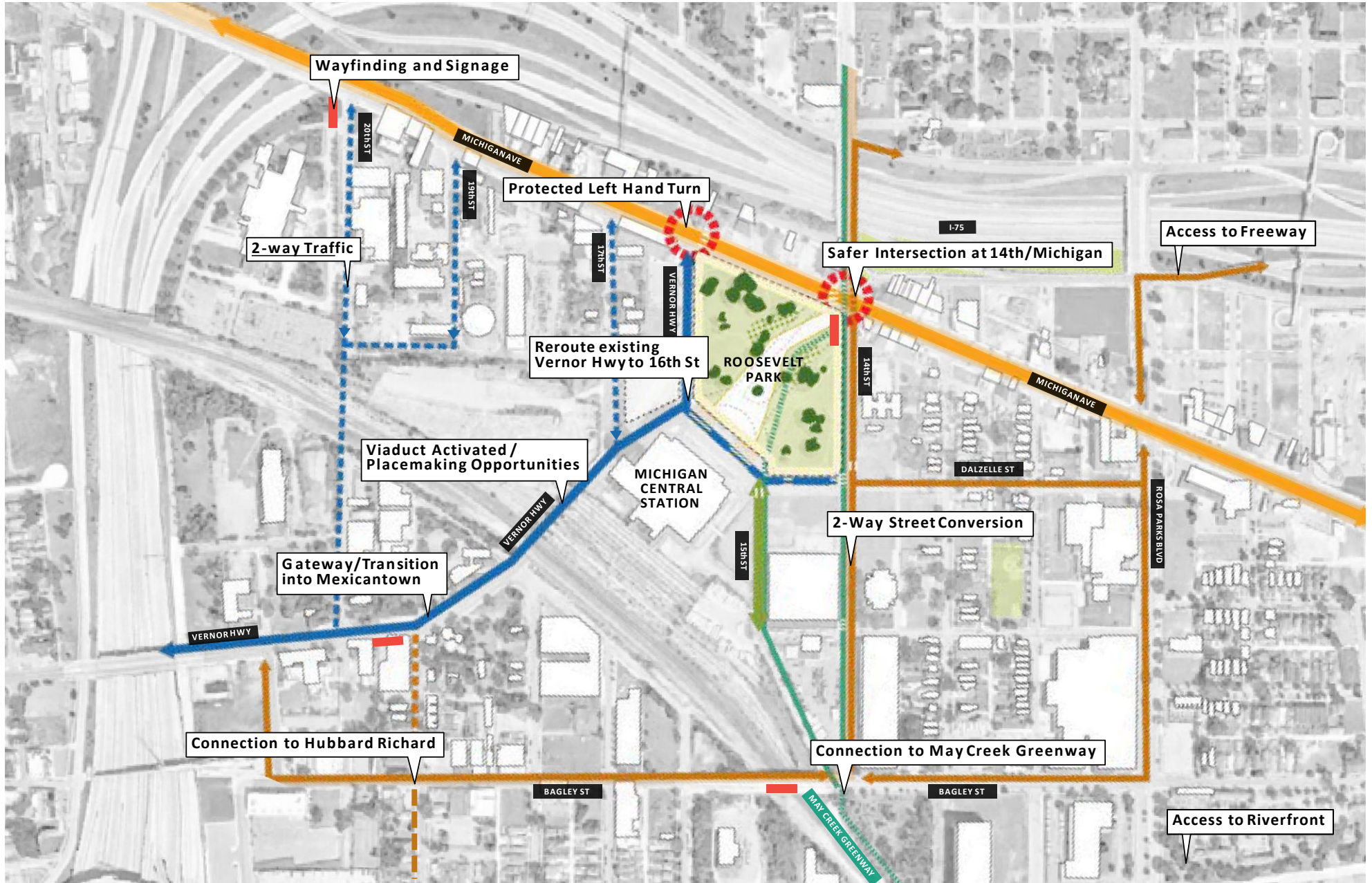
## PROPOSED SHORT TERM INTERVENTIONS (Phase I)



# Roosevelt Park



## ROOSEVELT PARK NEIGHBORHOOD CONNECTIVITY





# 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"><li>• <b>Application due Q4, 2020</b></li><li>• <b>Begin zoning updates Q1, 2021</b></li></ul>
	Owner-Occupied Rehab Program	Send mailer; finalize participants	<ul style="list-style-type: none"><li>• <b>Mailer to be released Q4, 2020</b></li><li>• Construction begins Q2, 2021</li></ul>
2. Streets and Pedestrian Safety	Improve Intersections and Streets	Develop engineering documents	<ul style="list-style-type: none"><li>• Priority projects completed by Q3, 2023</li></ul>
3. Parks and Open Space	Roosevelt Park	Develop engineering documents; Begin construction	<ul style="list-style-type: none"><li>• <b>Engineering RFP released: Q4, 2020</b></li><li>• Construction for Phase I begins, Q4, 2021</li></ul>
	Owen School Site	LOI from DPSCD; Commitment from anchor tenant	<ul style="list-style-type: none"><li>• <b>Secure LOI by Q4, 2020.</b></li><li>• Secure commitment from tenant anchor by Q4, 2020.</li></ul>

# QUESTIONS & COMMENTS???

