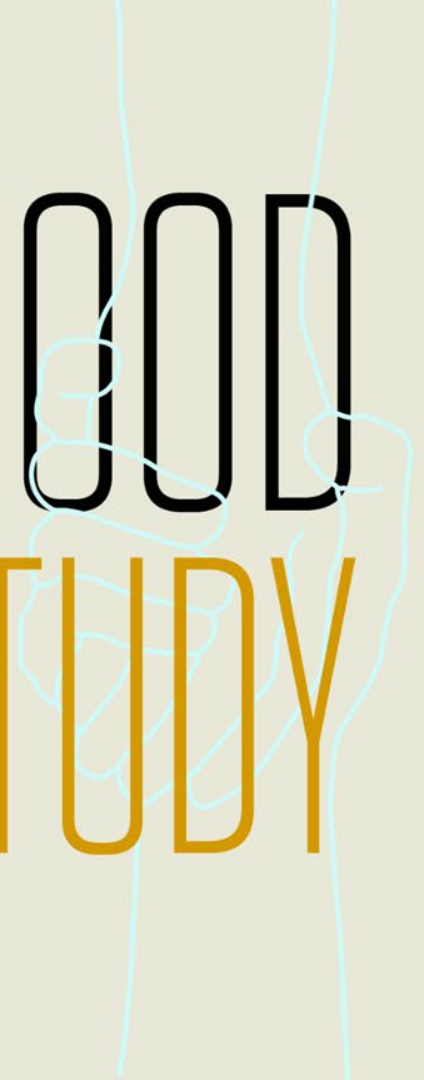




JOE  
LOUIS  
GREENWAY

# NEIGHBORHOOD PLANNING STUDY



# AGENDA

---

- **JLG Planning Study Overview**
- **What we've learned so far about our Planning Areas**
- **Our Process**



JOE  
LOUIS  
GREENWAY

The Joe Louis Greenway is a recreational pathway that will unify Detroit's neighborhoods, people and parks. Through this greenway, We strive to honor Joe Louis by providing equitable spaces through arts, programming, and economic opportunities for all.

## Joe Louis, Advocate for Social Justice

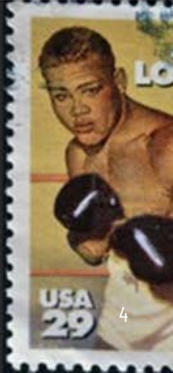
"JOE KNOCKED  
OUT HITLER  
COLD."

Joe Louis called Detroit his home. He worked tirelessly to advocate for the rights of Black Americans and to promote social justice in the United States.



"MY GIFT WAS FIGHTING  
AND THROUGH FIGHTING  
I WAS TO UPLIFT THE  
SPIRIT OF MY RACE."

—JOE LOUIS



# Joe Louis Greenway Framework, 2021



DEVELOPMENT

WALKING

OPPORTUNITIES

PUBLIC

RESIDENTS

BIKING

BUSINESSES

EDUCATIONAL

ECONOMIC TRANSPORTATION

HOUSING

COMMUNITIES

ACCESS

NEIGHBORHOODS

DETROIT

NATIVE

EXERCISE

NEIGHBORHOOD

SPACES

HEALTH

MURALS CULTURE

GARDENS TRANSIT

PROGRAMS

JUSTICE

JOBS

OPTIONS

BUSINESS

GREEN ACTIVITIES

PARK AFFORDABLE PHYSICAL

BICYCLE

FRIENDLY

OUTDOOR

PEOPLE

ROUTE CONNECT

# Existing Dequindre Cut



# Off-Street JLG Under Construction

Connect to Local Businesses

Neighborhood Entry

Neighborhood Entry

Stormwater Management

Screening at Property Line

# Neighborhood Impacts - Home Renovations



Private owners adjacent to the greenway have been investing in their properties.



**BEFORE**

**AFTER**



# Neighborhood Impacts - Commercial Demo

The City of Detroit is demolishing blighted structures near the greenway.



**BEFORE**



**AFTER**

# INTRODUCTIONS

## CITY OF DETROIT GENERAL SERVICES DEPARTMENT



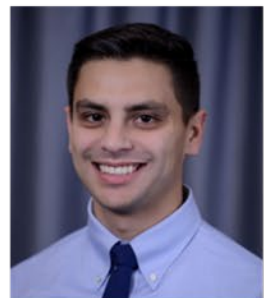
**DARA O'BYRNE**  
Chief Parks Planner,  
GSD



**CHRISTINA PELTIER**  
Project Lead,  
GSD



**DAVID TOBAR**  
Construction  
Administration,  
GSD



**ADAM JADUN**  
Project Manager,  
DPW



**HANAN YAHYA**  
Project Manager,  
GSD



**IDREES MUTAHR**  
Project Manager,  
GSD



**CANDACE CALLOWAY**  
Construction Coordinator  
GSD

# INTRODUCTIONS

## CITY OF DETROIT

### PLANNING & DEVELOPMENT DEPARTMENT



**ANTOINE BRYANT**

Director,  
Planning &  
Development  
Department



**KAREN GAGE**

Director of Design and  
Development  
Innovation



**JULIE  
CONNOCHIE**

Industrial Planner



**MICHELE  
FLOURNOY**

Urban Designer,  
Greenways and Open  
Space Coordinator



**JOSEPH KEMP**

City Planner,  
Engagement  
Coordinator, Joe Louis  
Greenway



**DANIEL  
STEFANSKI**

Real Estate  
Development  
Manager, Joe Louis  
Greenway



# NEIGHBORHOOD PLANNING STUDY CONSULTANT TEAM

# IMPACTS FROM OTHER GREENWAYS



**South Platte River Greenway**  
Denver, CO

- Homes within a ½ mile of the South Platte River were valued 17% below the rest of the city in 1970 prior to Greenway, and 36% greater than the rest of the city as of 2017
- This transformation accounted for \$18B in home value appreciation, \$64M in additional tax revenue, and \$100M in additional school funding in Denver as of 2017

Source: [Doedderlein and Binnings, 2017](#)



**Midtown Greenway**  
Minneapolis, MN

- From 2000–2019, property located within 500 feet of the Greenway increased in value by \$1.8B, and property located within 1 mile increased in value by \$7.9B
- During this time, more than \$360M was spent on residential building permitting fees within 500 feet of the Greenway, generating at least 2.5K new housing units

Source: [Midtown Greenway Coalition, 2021](#)



**Indianapolis Cultural Trail**  
Indianapolis, IN

- Visitor spending is estimated to range from \$963K to \$3.2M for each segment of the Trail annually
- 50% of business owners located on the Trail have seen an increase in customers and 48% have seen an increase in revenue since the trail opened, leading to the creation of 40–50 new full-time jobs and 60 new part-time jobs

Source: [Majors and Burow, 2015](#)



**The 606**  
Chicago, IL

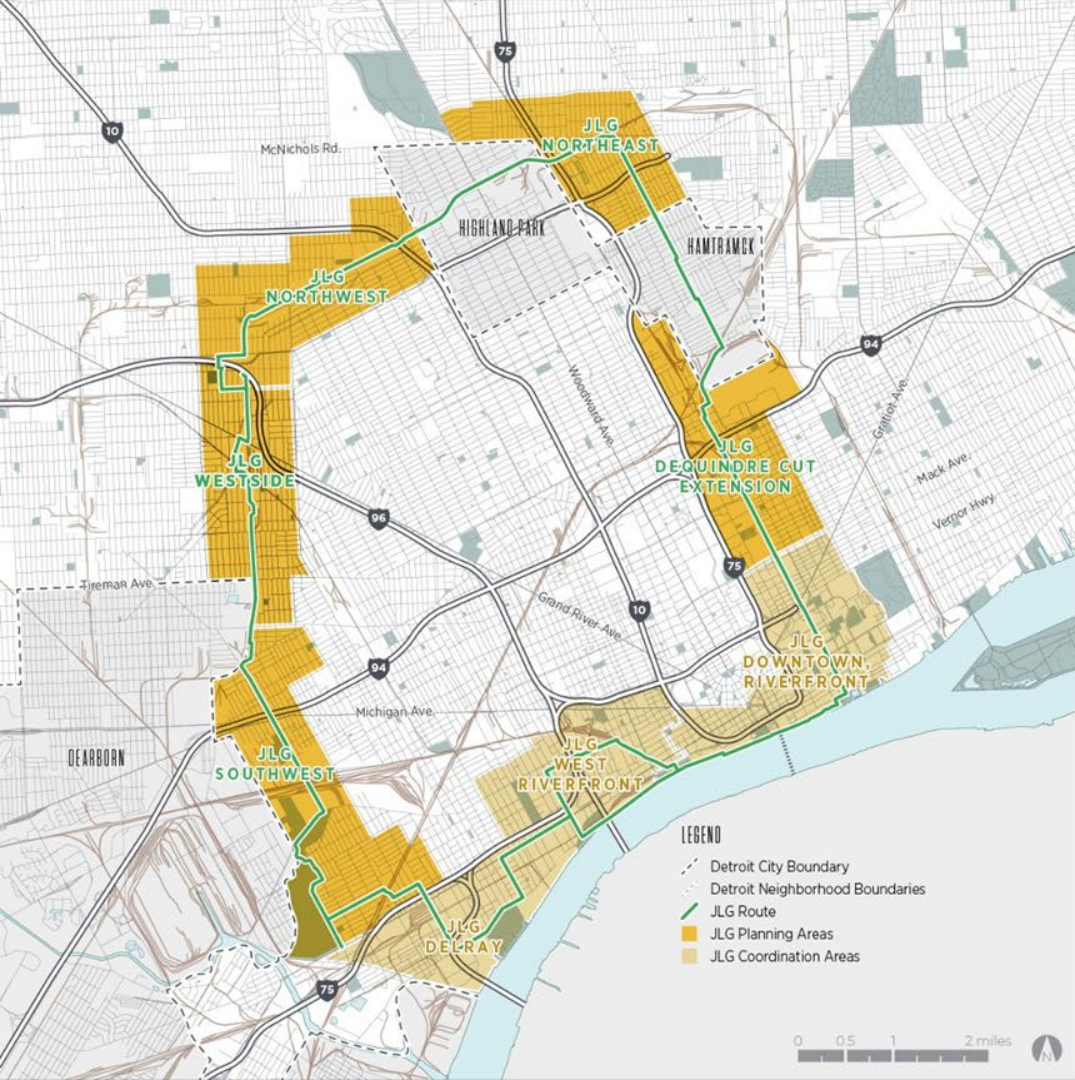
- From 2011–2015, per capita crime rates in neighborhoods along The 606 – especially low-income areas – fell significantly more than in similar Chicago neighborhoods farther from the trail
- Property crime rates fell fastest in the areas immediately adjacent to the 606, and gradually rose as proximity to the trail decreased

Source: [Harris, Larson, and Ogletree, 2015](#)

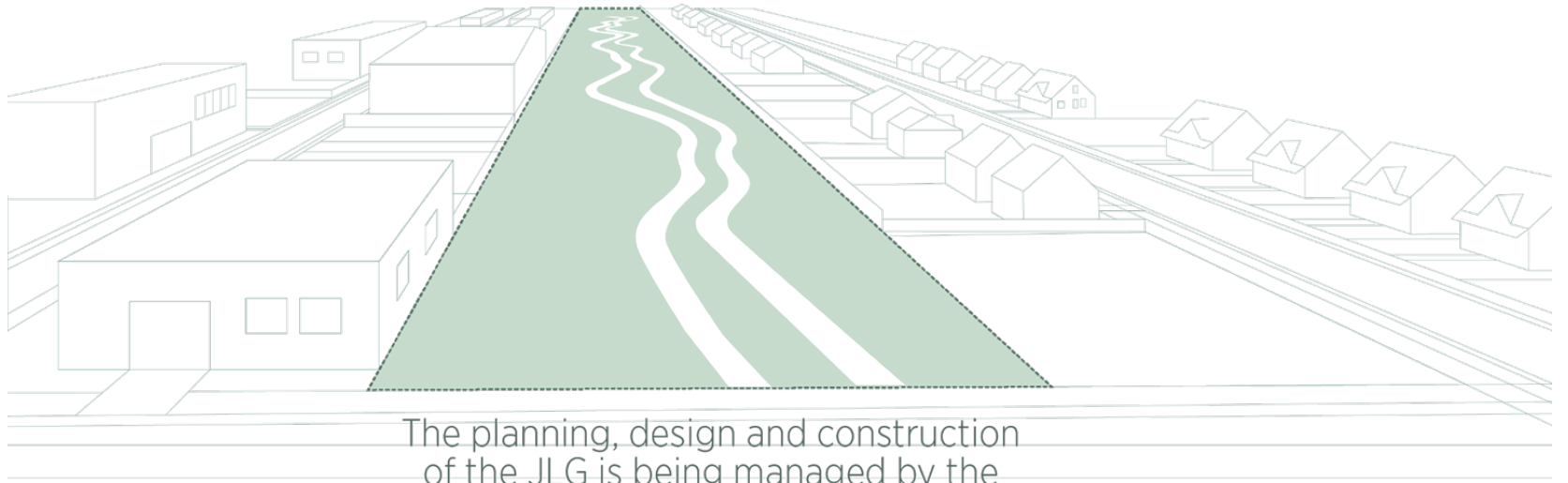
How do we best leverage the investment in the Joe Louis Greenway to create **more equitable outcomes?**

1. **Creatively engage** residents, business owners, and key stakeholders.
2. **Understand the opportunity** in both scale and potential scope.
3. **Develop detailed action plans and policies** that shape equitable growth and support existing residents and businesses.

# JOE LOUIS GREENWAY PLANNING AREAS



This **JLG Planning Study** is  
**not** about the Joe Louis  
Greenway itself



The planning, design and construction  
of the JLG is being managed by the  
General Services Department (GSD)



This **JLG Planning Study** is not about the Joe Louis Greenway itself



This **JLG Planning Study** **\*is\*** about making sure the investment in the greenway **benefits the neighboring communities**



# BUILDING WEALTH

## EXPAND OWNERSHIP OPPORTUNITIES

i.e. homeownership programs, community land trusts

## SUPPORT EXISTING HOMEOWNERS

i.e. tax relief programs, estate planning, and legal services

## IMPROVE HOUSING QUALITY

i.e. home repair grants, low interest financing



This **JLG Planning Study** *\*is\** about making sure the investment in the greenway **benefits the neighboring communities**



# HOUSING AFFORDABILITY

## PRESERVE EXISTING HOUSING

i.e. landlord outreach and incentives

## AFFORDABLE HOUSING INFILL

i.e. leverage public land and grants for new construction  
consider multi family units



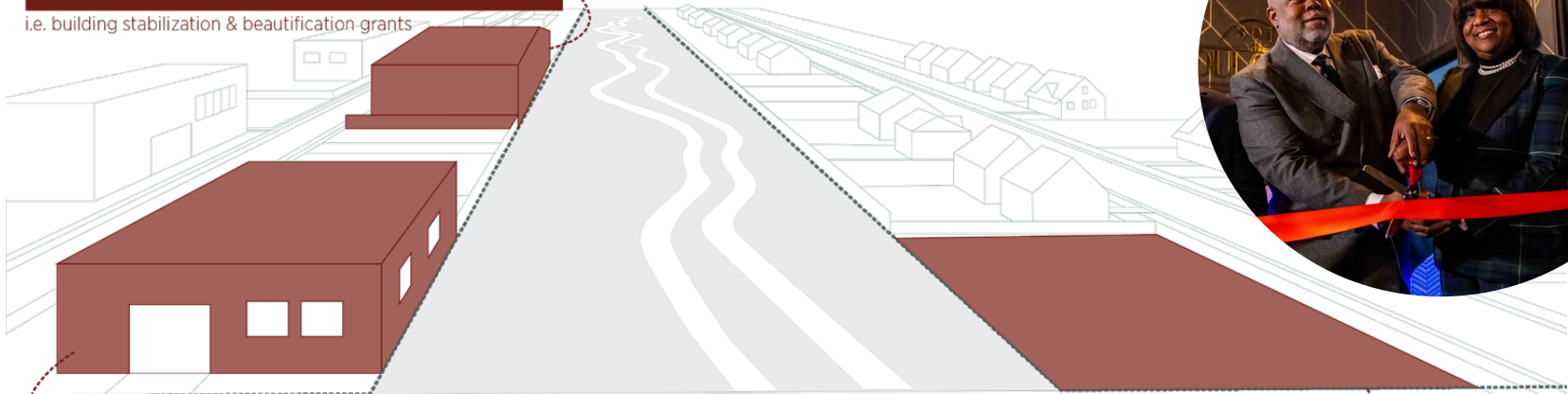
This **JLG Planning Study** *\*is\** about making sure the investment in the greenway benefits the **neighboring communities**



# CREATING JOBS & SUSTAINING BUSINESS

## SMALL BUSINESS SUPPORTS

i.e. building stabilization & beautification grants



## CONNECT RESIDENTS TO JOBS

i.e. vacant building reuse, supporting new business along the greenway, hiring programs

## EMPOWER ENTREPRENEURS

i.e. pop-up ready vacant lots

This **JLG Planning Study** *\*is\** about making sure the investment in the greenway **benefits the neighboring communities**



# NEIGHBORHOOD IMPROVEMENTS

## PUBLIC ART

i.e. mural collaborations



## BEAUTIFICATION

i.e. vacant lot maintenance, demolition of dangerous structures, tree plantings

## NEIGHBORHOOD INFRASTRUCTURE

i.e. high speed internet

This **JLG Planning Study** *\*is\** about making sure the investment in the greenway **benefits the neighboring communities**



# CONNECTIVITY & MOBILITY

## BUSINESS CONNECTIONS

i.e. bike to work programs



## NEIGHBORHOOD CONNECTIONS

i.e. improve sidewalks, bike lanes, programming

This **JLG Planning Study** **\*is\*** about making sure the investment in the greenway **benefits the neighboring communities**



# ORGANIZATIONAL CAPACITY

## NEIGHBORHOOD DEVELOPMENT

i.e. empower local orgs to lead neighborhood development

## ORGANIZATIONAL SUPPORT

i.e. strengthen existing capacity for neighborhood investment

## RESOURCES

i.e. Build organizational capacity of residents & businesses



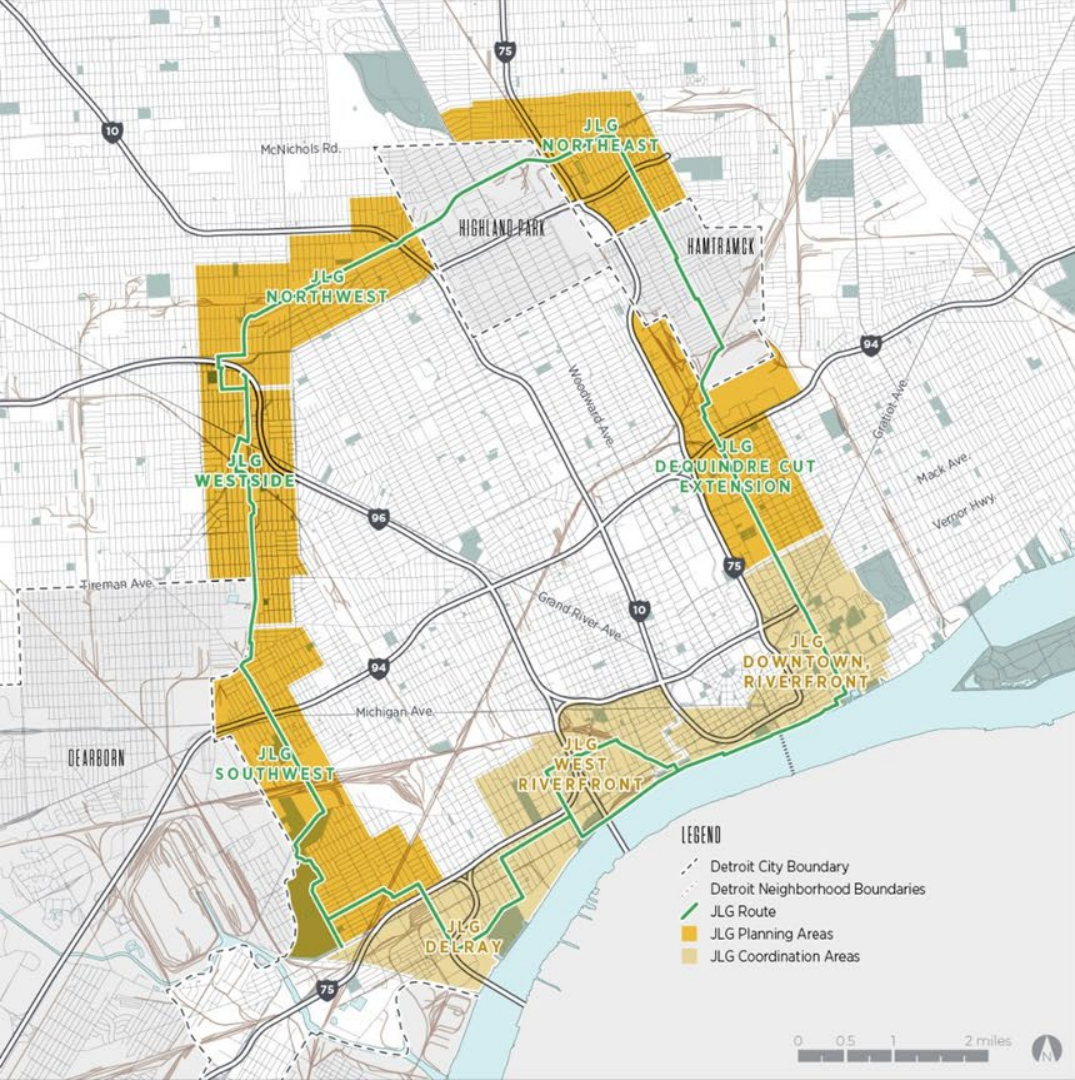
This **JLG Planning Study** **\*is\*** about making sure the investment in the greenway **benefits the neighboring communities**

WHAT HAVE  
WE LEARNED  
SO FAR?





# JOE LOUIS GREENWAY PLANNING AREAS



# JLG WESTSIDE STUDY AREA

This study area includes the neighborhoods of Littlefield, Barton McFarland, Midwest, Grand River I-96, and Oakman Blvd.



- JLG Planning Area  
(within 1/2 mile of the JLG route)
- Detroit Neighborhood Boundaries
- JLG Route
- Proposed Spurs & Connectors

# JLG WESTSIDE AT A GLANCE

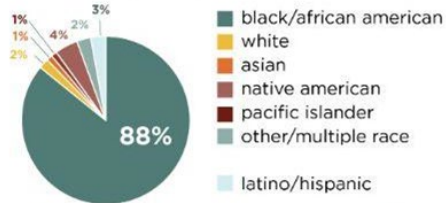
## POPULATION

TOTAL PLANNING AREA POPULATION:

**10,162**  
RESIDENTS

▼ **19%**  
SINCE 2010

RACE (non-Hispanic) & ETHNICITY:



**2%**

of residents are  
foreign-born



**529**  
RESIDENTS

speak a language other  
than English at home

AGE GROUPS (by years old):



**Under 18**



**18 to 64**



**65 & over**

**23%** (2,337)

**59%** (5,996)

**18%** (1,829)

## HOUSING & INCOME

MEDIAN HOUSEHOLD  
INCOME (2022):

**\$30,029**  
PER YEAR

MEDIAN HOUSE VALUE:

**\$40,809**  
IN THE WESTSIDE AREA

▼ **67%**  
SINCE 2010

FAMILY HOUSEHOLDS\*:

**2,274**  
FAMILY HOUSEHOLDS

**54%**  
OF TOTAL


\*A family group is defined by the US Census as "any two or more people residing together, related by birth, marriage, or adoption".

HOUSING UNITS:

4,213 units occupied | 1,331



# RECENT NEIGHBORHOOD PLANS IN THE AREA

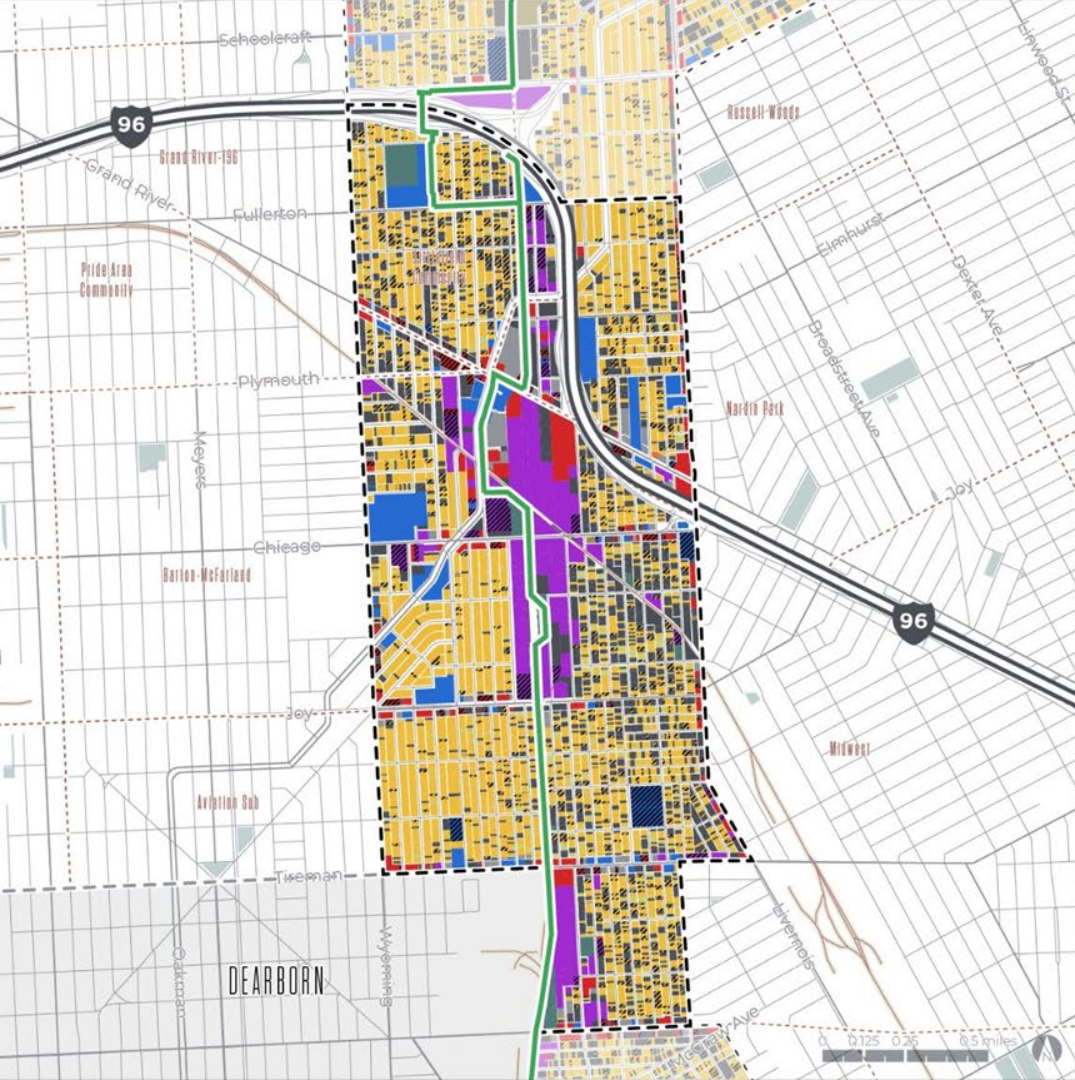


**Midwest-Tireman Neighborhood Framework Plan (ongoing)**

**Straight Gate Renaissance of Hope Neighborhood Master Plan (2022)**

**Russell Woods + Nardin Park Neighborhood Framework Plan (2019)**

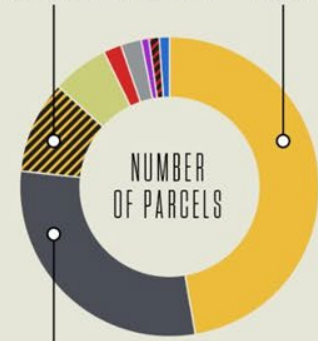
# JLG WESTSIDE - LAND USE ANALYSIS



RESIDENTIAL  
VACANT BUILDING- 10%

RESIDENTIAL - 47%

RESIDENTIAL - 35%



VACANT LAND - 29%

INDUSTRIAL - 10%  
VACANT LAND - 23%

## LEGEND

- |                      |                              |                 |
|----------------------|------------------------------|-----------------|
| Residential          | Transp. & Utilities          | Vacant Land     |
| Residential - Vacant | Transp. & Utilities - Vacant | Parking         |
| Commercial           | Industrial                   | Park/Open Space |
| Commercial - Vacant  | Industrial - Vacant          | Cemetery        |
| Mixed-Use            | Institutional                | JLG Route       |
| Mixed Use - Vacant   | Institutional - Vacant       |                 |

# JLG WESTSIDE - VACANCY



Vacancy Type	# of parcels	Acres
Vacant Land	2,269	228
Residential-Vacant Building	799	69
Commercial-Vacant Building	73	11
Industrial-Vacant Building	38	22
Institutional-Vacant Building	5	12
Mixed Use-Vacant Building	3	0
Transportation & Utilities-Vacant Building	0	0

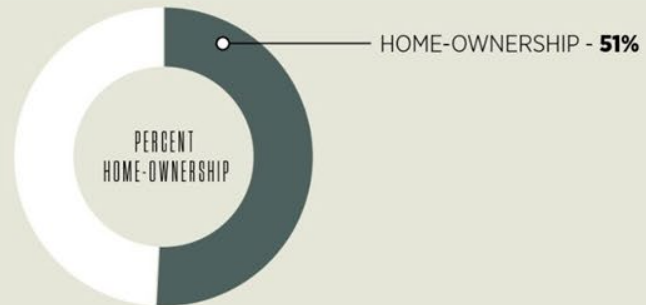
## LEGEND

- Vacant Land
- ▨ Residential - Vacant Building
- ▨ Commercial - Vacant Building
- ▨ Mixed Use - Vacant Building
- ▨ Industrial - Vacant Building
- ▨ Institutional - Vacant Building

# JLG WESTSIDE - RESIDENTIAL



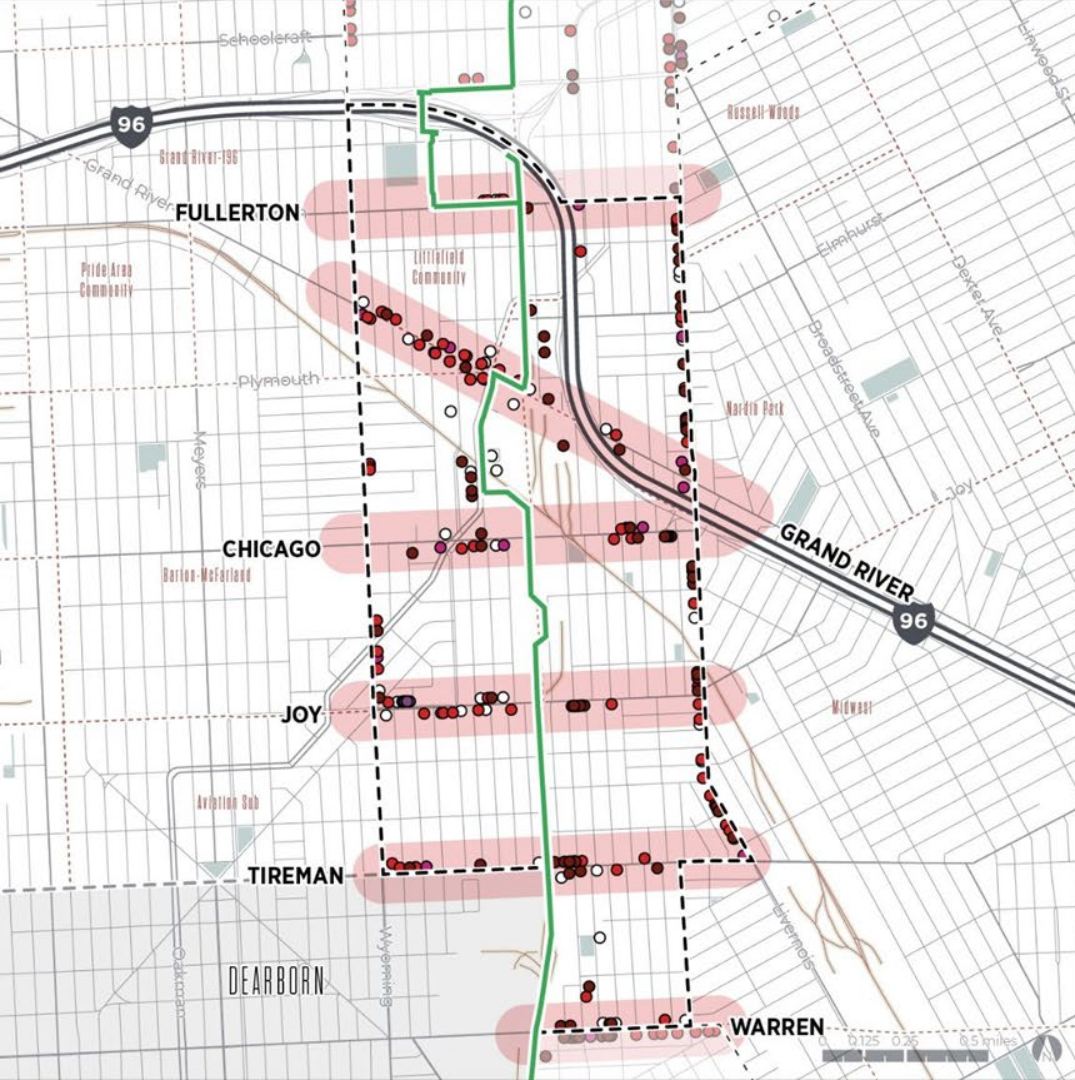
Residential Type	# of parcels	Acres
Single Family House	3,094	291
Multi Family House	588	63



## LEGEND

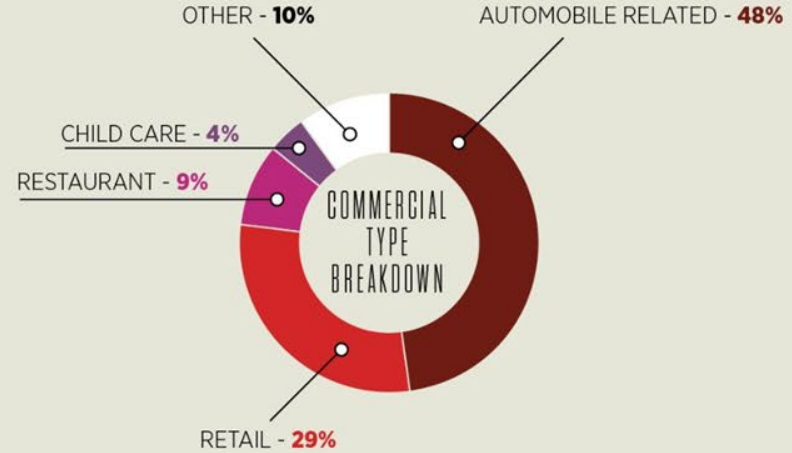
- Single Family Housing
- Multi Family Housing

# JLG WESTSIDE - COMMERCIAL



## Commercial Type Breakdown:

(Number of properties for the entire Westside Planning Area)

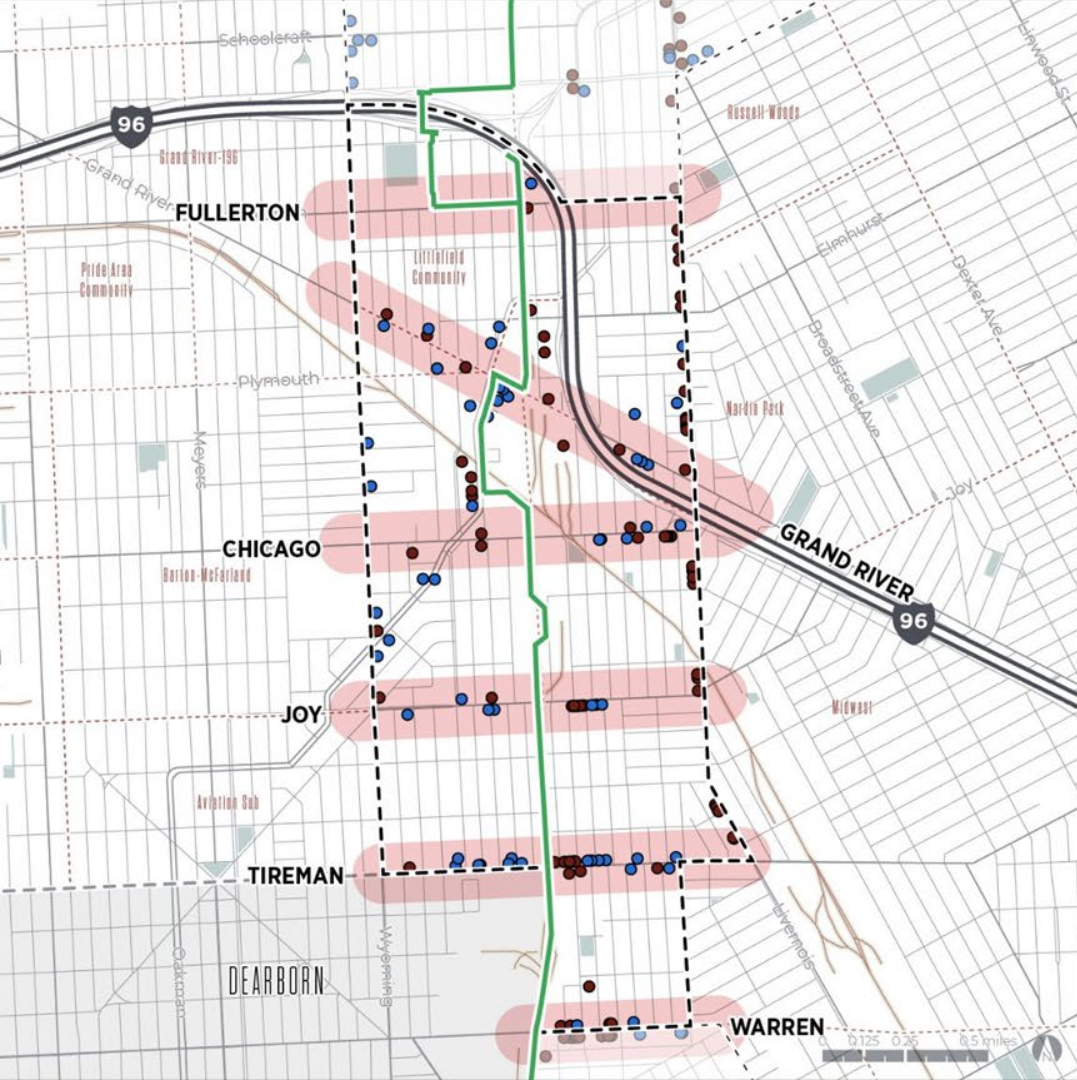


## LEGEND

- Retail
- Automobile Related
- Restaurant
- Child Care
- Other



# JLG WESTSIDE - COMMERCIAL & CHURCHES



## COMMERCIAL CORRIDORS

Grand River	# of parcels
Auto Related Business Property	6
Church Property	8
Chicago	# of parcels
Auto Related Business Property	8
Church Property	4
Joy	# of parcels
Auto Related Business Property	7
Church Property	7
Tireman	# of parcels
Auto Related Business Property	9
Church Property	14
Warren	# of parcels
Auto Related Business Property	11
Church Property	5

## LEGEND

- Auto Related Business Property
- Church Property

# JLG WESTSIDE - INDUSTRIAL



**NUMBER OF PARCELS** - as a percent of all industrial

Industrial Type	# of parcels	% of Industrial
Warehouse / Distribution	60	52%
Light Industrial	32	28%
Storage Yard	13	11%
Heavy Industrial	10	9%

**PARCEL AREA** - as a percent of all industrial

Industrial Type	Area (acres)	% of Industrial
Warehouse / Distribution	37	37%
Light Industrial	24	24%
Heavy Industrial	22	22%
Storage Yard	18	17%

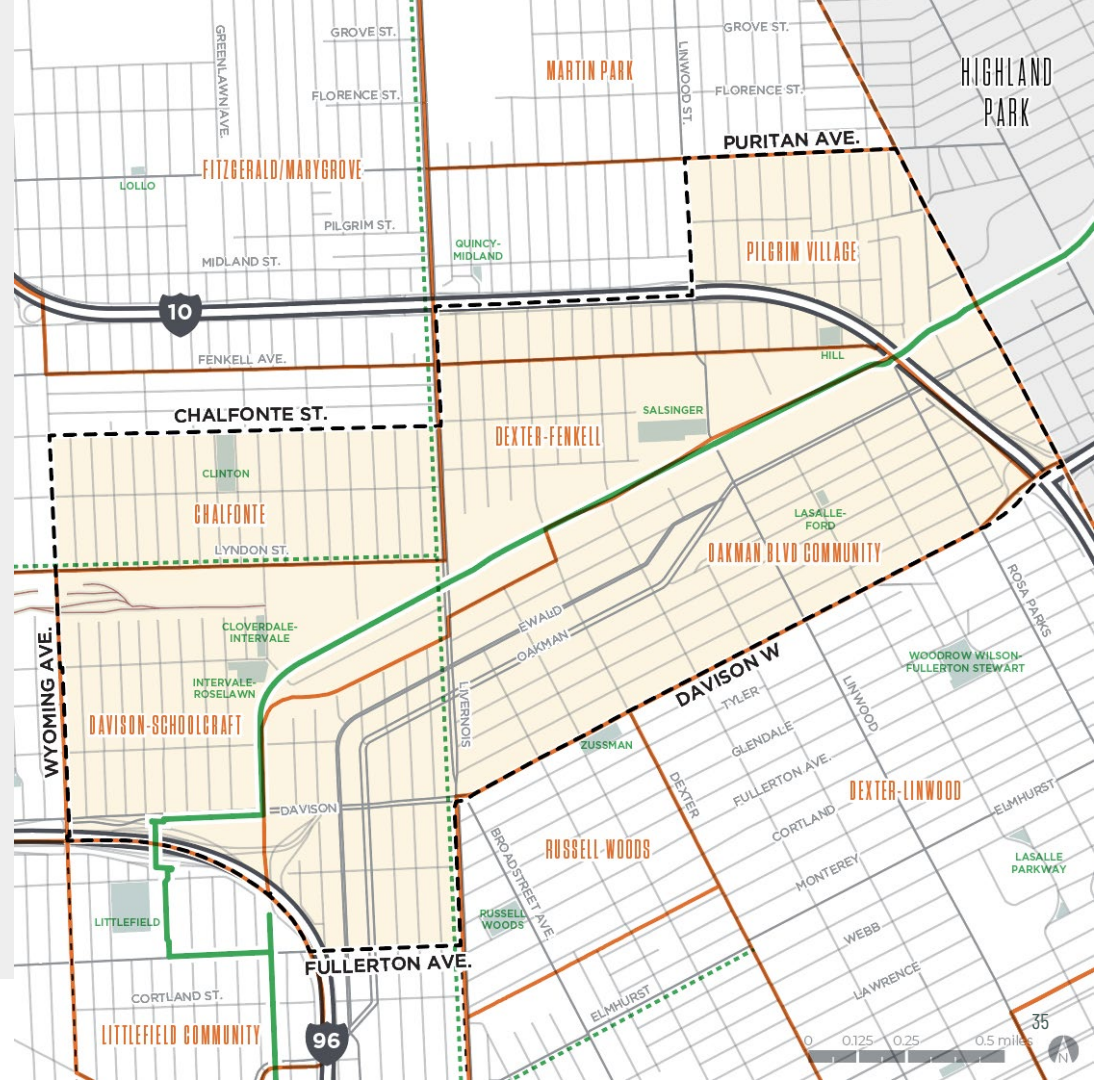
**10%** of all the parcel area in the Westside is made up of industrial land.

## LEGEND

- Light Industrial
- Heavy Industrial
- Storage Yard
- Warehouse/Distribution
- Industrial - Vacant Building

# JLG NORTHWEST STUDY AREA

This study area includes the neighborhoods of Davison Schoolcraft, Chalfonte, Dexter-Fenkell, Pilgrim Village, Oakman Blvd Community, and Hope Village.



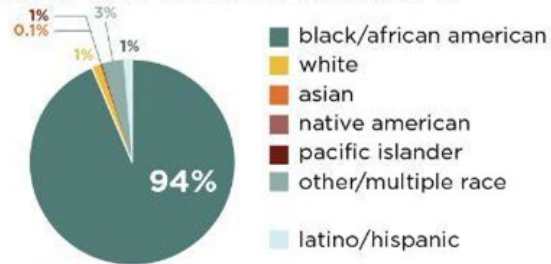
# JLG NORTHWEST AT A GLANCE

## POPULATION

TOTAL PLANNING AREA POPULATION:

**12,293**  
RESIDENTS

RACE (non-Hispanic) & ETHNICITY:



**2%** (aprox.)  
of residents are  
foreign-born

**285**  
RESIDENTS  
speak a language other  
than English at home

AGE GROUPS (by years old):

**Under 18**   **18 to 64**   **65 & over**

**23%** (2,827)   **59%** (7,253)   **18%** (2,213)

## HOUSING & INCOME

MEDIAN HOUSEHOLD  
INCOME (2022):

**\$29,114**  
PER YEAR

MEDIAN HOUSE VALUE:

**\$56,883**  
IN THE NORTHWEST  
AREA

FAMILY HOUSEHOLDS\*:

**2,535**  
FAMILY HOUSEHOLDS   |   **47%**  
OF TOTAL

*\*A family group is defined by the US Census as "any two or more people residing together, related by birth, marriage, or adoption".*

HOUSING UNITS:



# RECENT NEIGHBORHOOD PLANS IN THE AREA

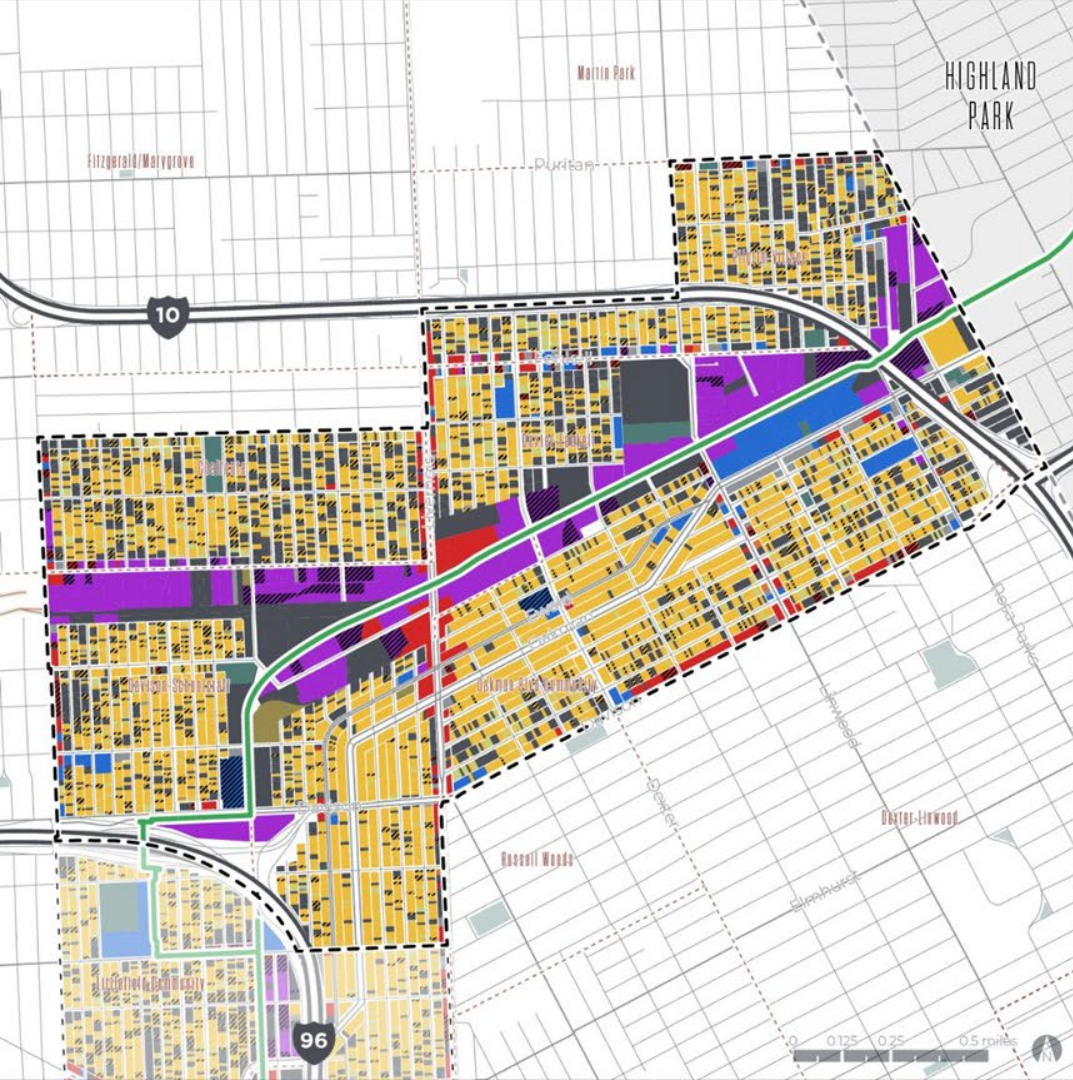
**Russell Woods + Nardin Park Neighborhood Framework Plan (2019)**

**Livernois McNichols Neighborhood Framework Plan (2018)**

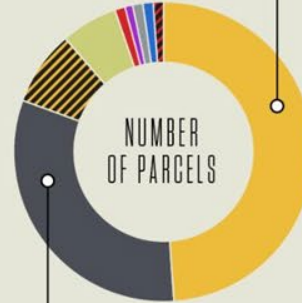
**Hope Village Community Plan (2016)**



# JLG NORTHWEST - LAND USE ANALYSIS



RESIDENTIAL - **48%**



VACANT LAND - **31%**

RESIDENTIAL - **35%**



INDUSTRIAL - **12%**

VACANT LAND - **27%**

## LEGEND

- |   |   |   |
|---|---|---|
| <span style="color: yellow;">■</span> Residential                                   | <span style="color: olive;">■</span> Transp. & Utilities                                    | <span style="color: gray;">■</span> Vacant Land     |
| <span style="color: black; border: 1px dashed black;">■</span> Residential - Vacant | <span style="color: black; border: 1px dashed black;">■</span> Transp. & Utilities - Vacant | <span style="color: gray;">■</span> Parking         |
| <span style="color: red;">■</span> Commercial                                       | <span style="color: purple;">■</span> Industrial  | <span style="color: gray;">■</span> Park/Open Space |
| <span style="color: red; border: 1px dashed black;">■</span> Commercial - Vacant    | <span style="color: purple; border: 1px dashed black;">■</span> Industrial - Vacant         | <span style="color: lightgreen;">■</span> Side Lot  |
| <span style="color: orange;">■</span> Mixed-Use                                     | <span style="color: blue;">■</span> Institutional   | <span style="color: lightgreen;">■</span> Cemetery  |
| <span style="color: orange; border: 1px dashed black;">■</span> Mixed Use - Vacant  | <span style="color: blue; border: 1px dashed black;">■</span> Institutional - Vacant        | <span style="color: green;">—</span> JLG Route      |

# JLG NORTHWEST - VACANCY



Vacancy Type	# of parcels	Acres
Vacant Land	2,658	328
Residential-Vacant Building	703	63
Commercial-Vacant Building	56	9
Industrial-Vacant Building	34	34
Mixed Use-Vacant Building	4	0
Institutional-Vacant Building	2	8
Transportation & Utilities-Vacant Building	0	0

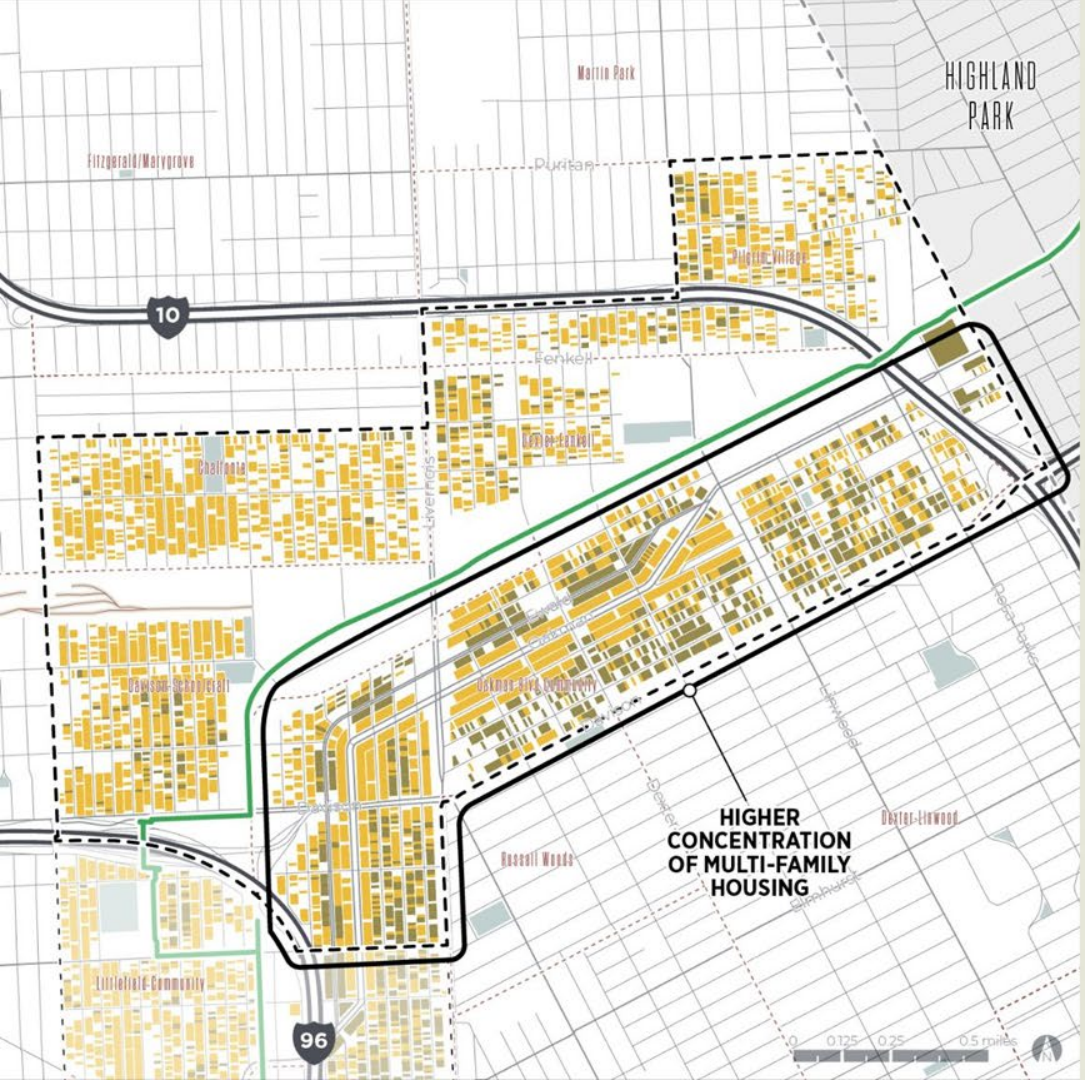
## Large Scale Vacancy

There are **30** Vacant Lots, **13** Vacant Industrial Buildings, and **2** Vacant Institutional Buildings that are on properties that are **over 1 acre in size**.

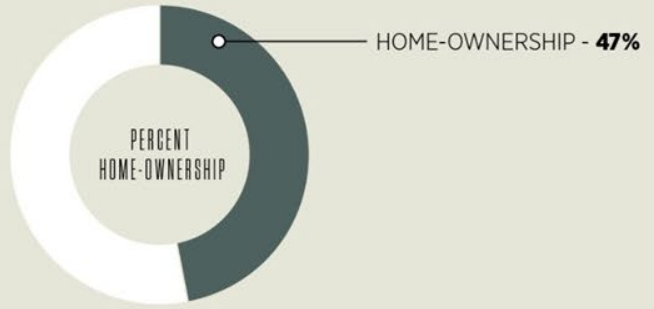
## LEGEND

- Vacant Land
- ▨ Residential - Vacant Building
- ▨ Commercial - Vacant Building
- ▨ Mixed Use - Vacant Building
- ▨ Industrial - Vacant Building
- ▨ Institutional - Vacant Building

# JLG NORTHWEST - RESIDENTIAL



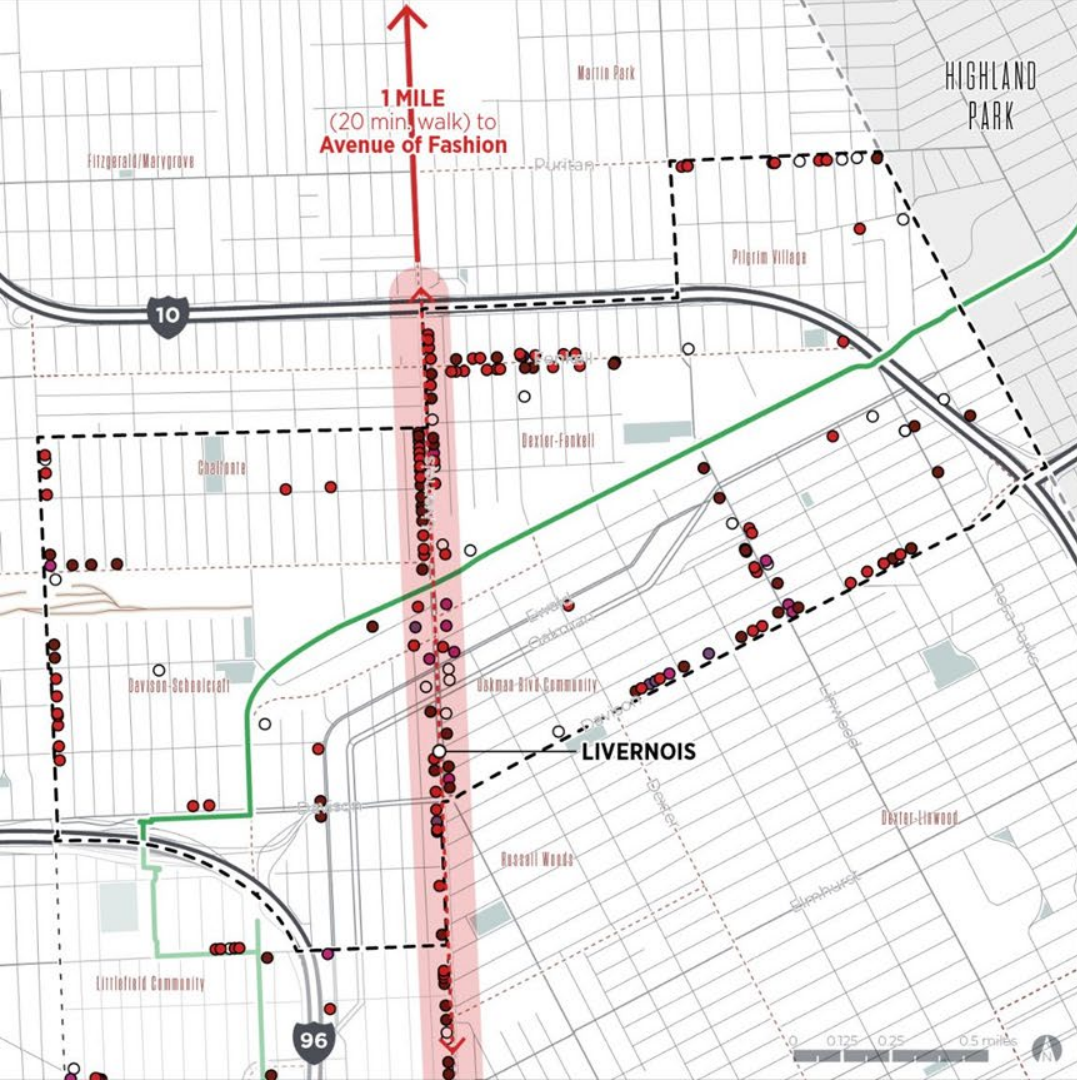
Residential Type	# of parcels	Acres
Single Family House	3,021	288
Multi Family House	1,120	127



LEGEND

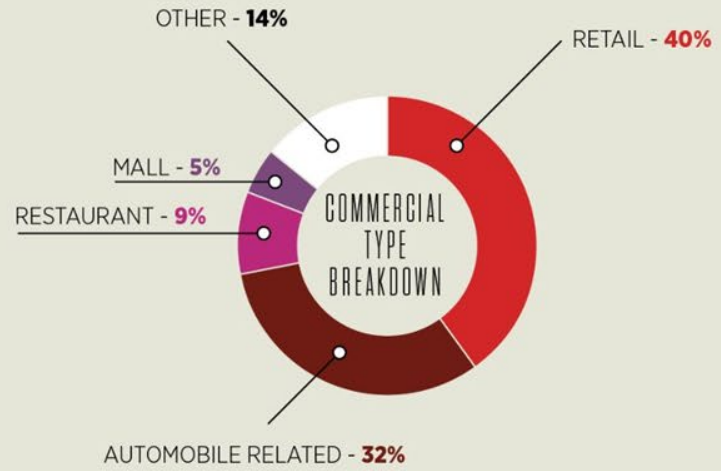
- Single Family Housing
- Multi Family Housing



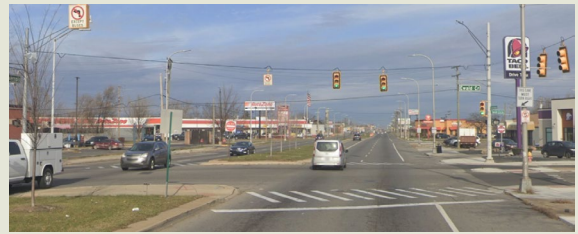


# JLG NORTHWEST - COMMERCIAL

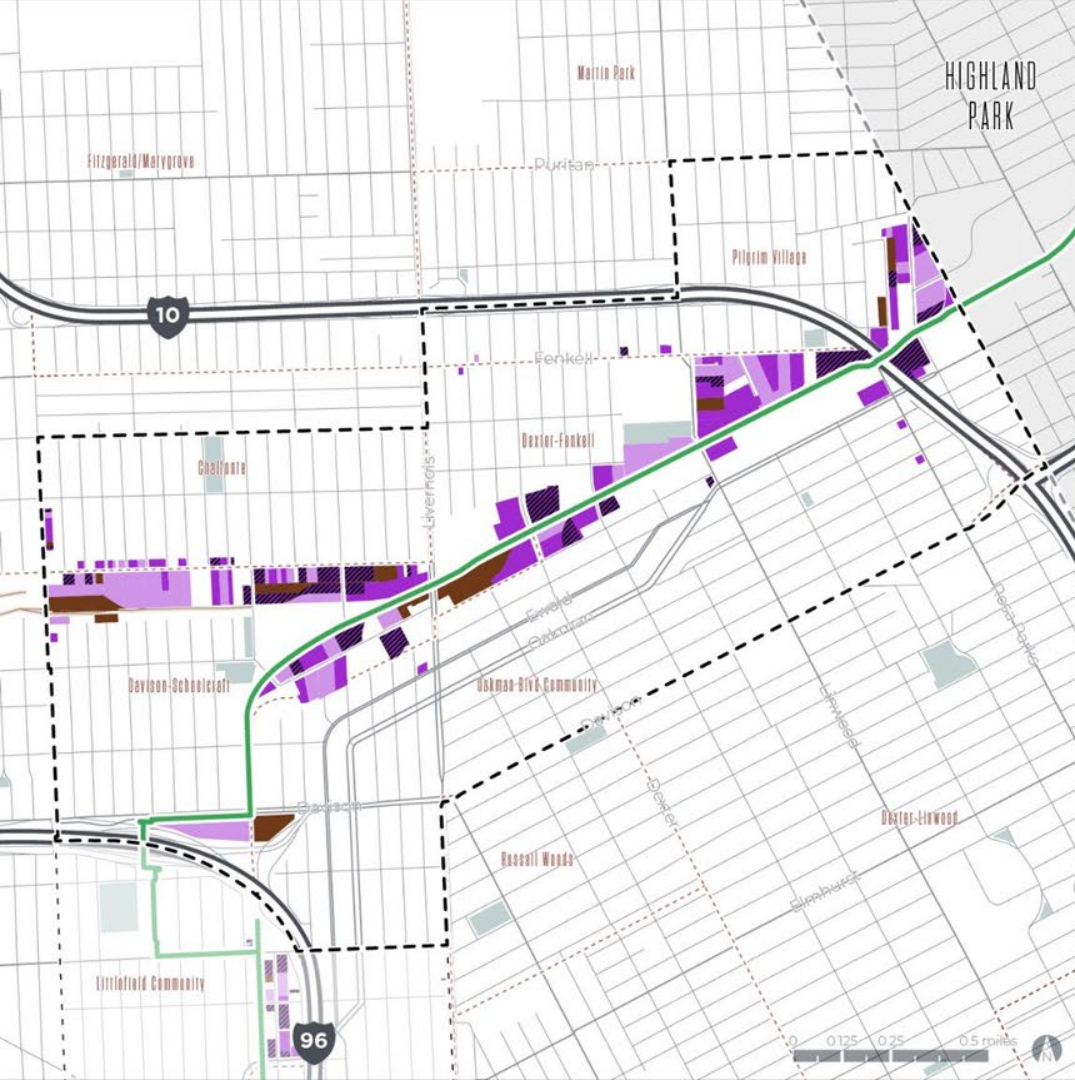
**Commercial Type Breakdown:**  
(Number of properties for the entire Northwest Planning Area)



- LEGEND**
- Retail
  - Automobile Related
  - Restaurant
  - Mall
  - Other



# JLG NORTHWEST - INDUSTRIAL



**NUMBER OF PARCELS** - as a percent of all industrial

Industrial Type	# of parcels	% of Industrial
Warehouse / Distribution	57	48%
Light Industrial	43	36%
Yard (Rail, Scrap, Logistics)	20	17%
Heavy Industrial	0	0%

**PARCEL AREA** - as a percent of all industrial

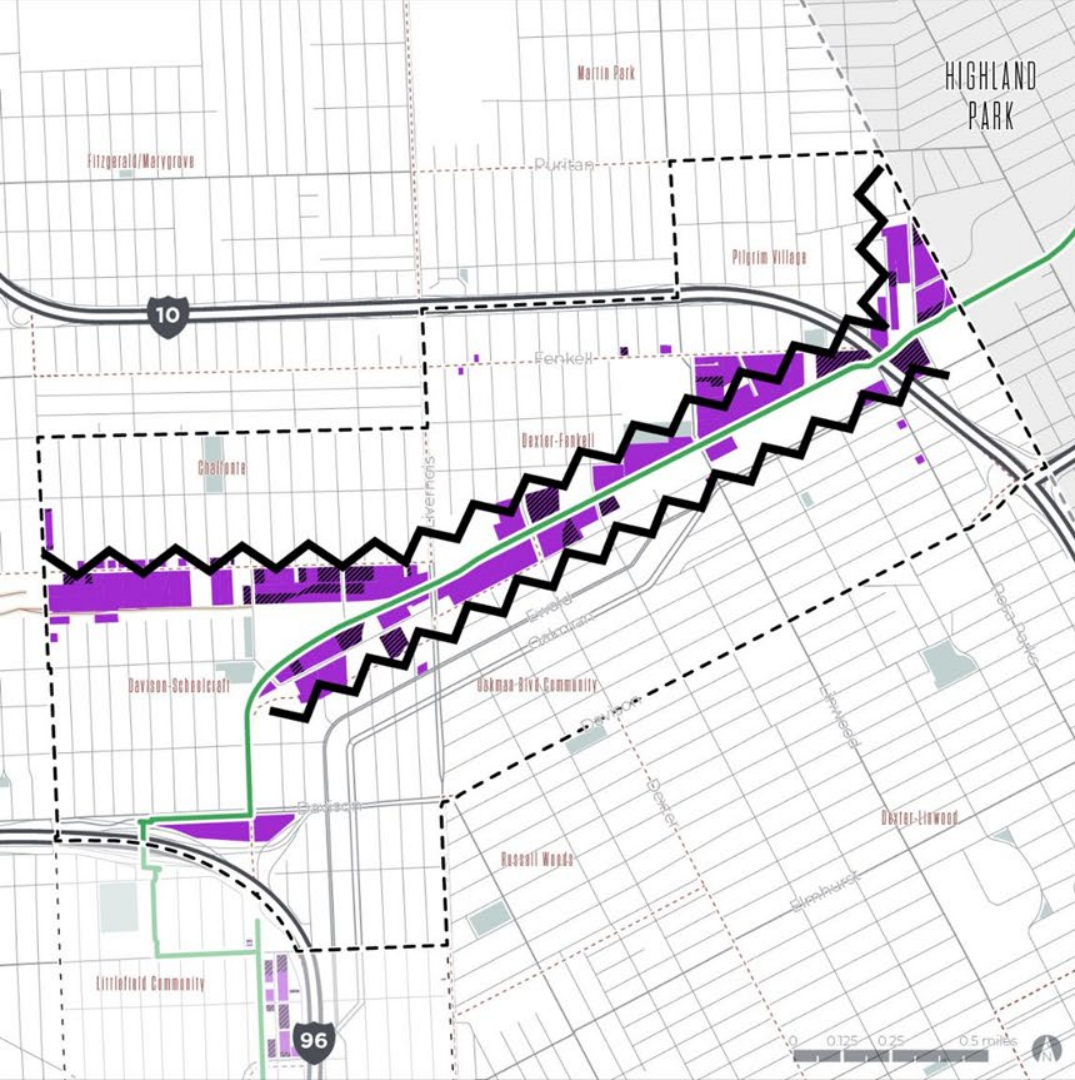
Industrial Type	Area (acres)	% of Industrial
Light Industrial	59	43%
Warehouse / Distribution	55	40%
Yard (Rail, Scrap, Logistics)	25	18%
Heavy Industrial	0	0%

**12%** of all the parcel area in the Northwest is made up of industrial land.

## LEGEND

- Light Industrial
- Heavy Industrial
- Yard (Rail, Scrap, Logistics)
- Warehouse/Distribution
- Industrial - Vacant Building

# JLG NORTHWEST - ACCESS & BARRIERS







**Large Industrial Uses** create major barriers to access the Joe Louis Greenway from adjacent neighborhoods.

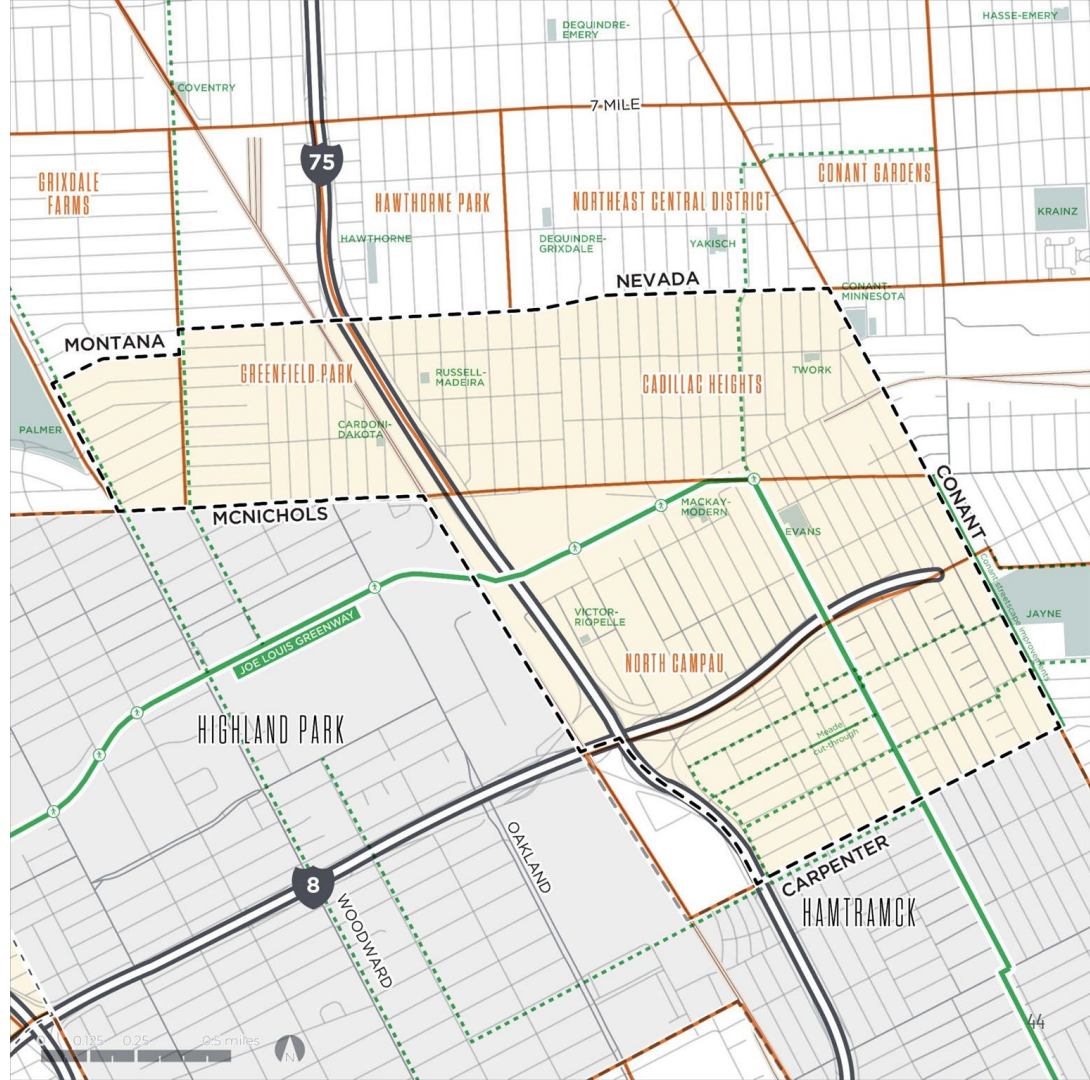
## LEGEND

- Industrial
- Industrial - Vacant Building

# JLG NORTHEAST STUDY AREA

This study area includes the neighborhoods of Cadillac Heights, North Campau, Campau/Banglatown, East Davison Village, Grixdale Farms, and Greenfield Park.

-  JLG Planning Area  
(within 1/2 mile of the JLG route)
-  Detroit Neighborhood Boundaries
-  JLG Route
-  Proposed Spurs & Connectors



# JLG NORTHEAST AT A GLANCE

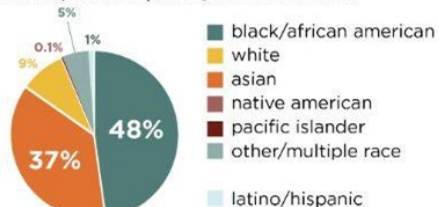
## POPULATION

TOTAL PLANNING AREA POPULATION:

**7,339**  
RESIDENTS

▼ **17%**  
SINCE 2010

RACE (non-Hispanic) & ETHNICITY:



**26%**  
of residents are  
foreign-born

**3,502**  
RESIDENTS  
speak a language other  
than English at home

AGE GROUPS (by years old):

**Under 18**   **18 to 64**   **65 & over**

**28%** (2,055)   **59%** (4,330)   **13%** (954)

## HOUSING & INCOME

MEDIAN HOUSEHOLD  
INCOME (2022): **\$32,641**  
PER YEAR

MEDIAN HOUSE VALUE:  
**\$41,008**  
IN THE NORTHEAST  
AREA | ▼ **14%**  
SINCE 2010

FAMILY HOUSEHOLDS\*:  
**1,376**  
FAMILY HOUSEHOLDS | **60%**  
OF TOTAL

\*A family group is defined by the US Census as "any two or more people residing together, related by birth, marriage, or adoption".

HOUSING UNITS:  
| 2,300 units occupied | 540  
**61%** owner-occupied   **39%** renter-occupied   **540** vacant

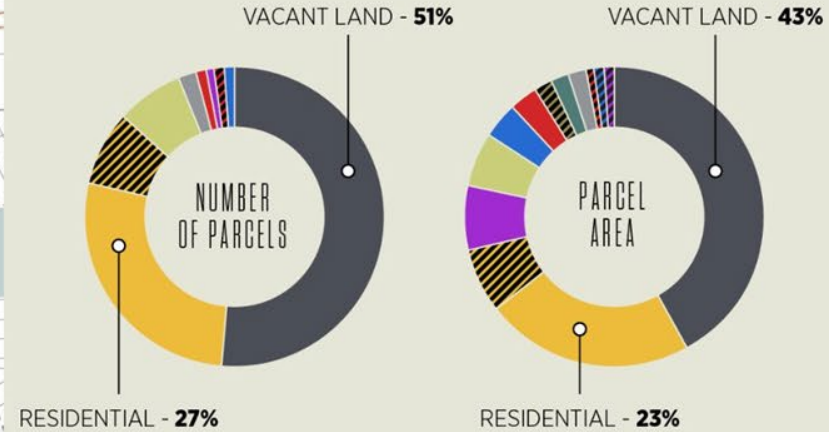
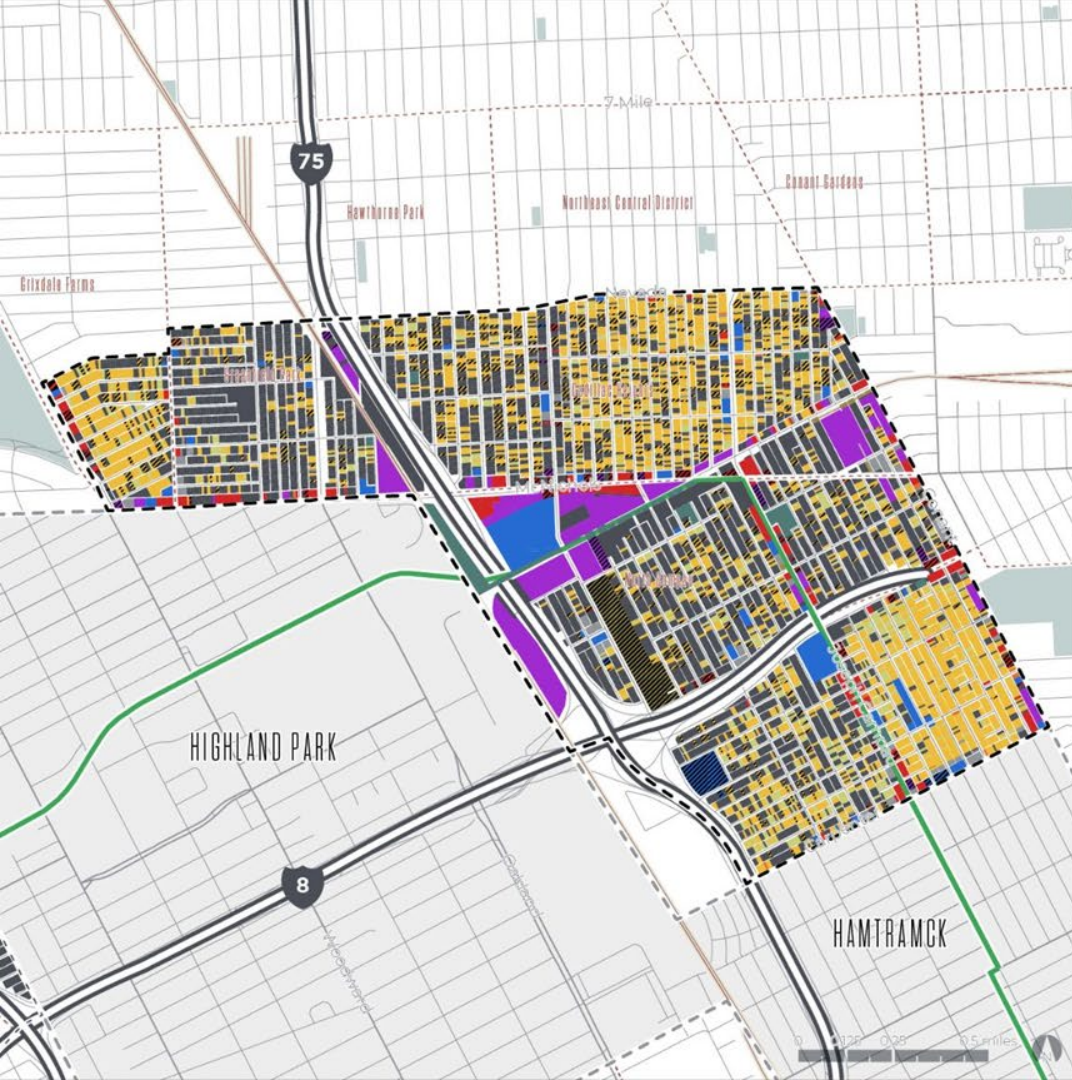
# RECENT NEIGHBORHOOD PLANS IN THE AREA



**Campau/Davison/Banglatown Neighborhood Framework Plan (2019)**

**East Davison Village Edging Framework Plan (2020)**

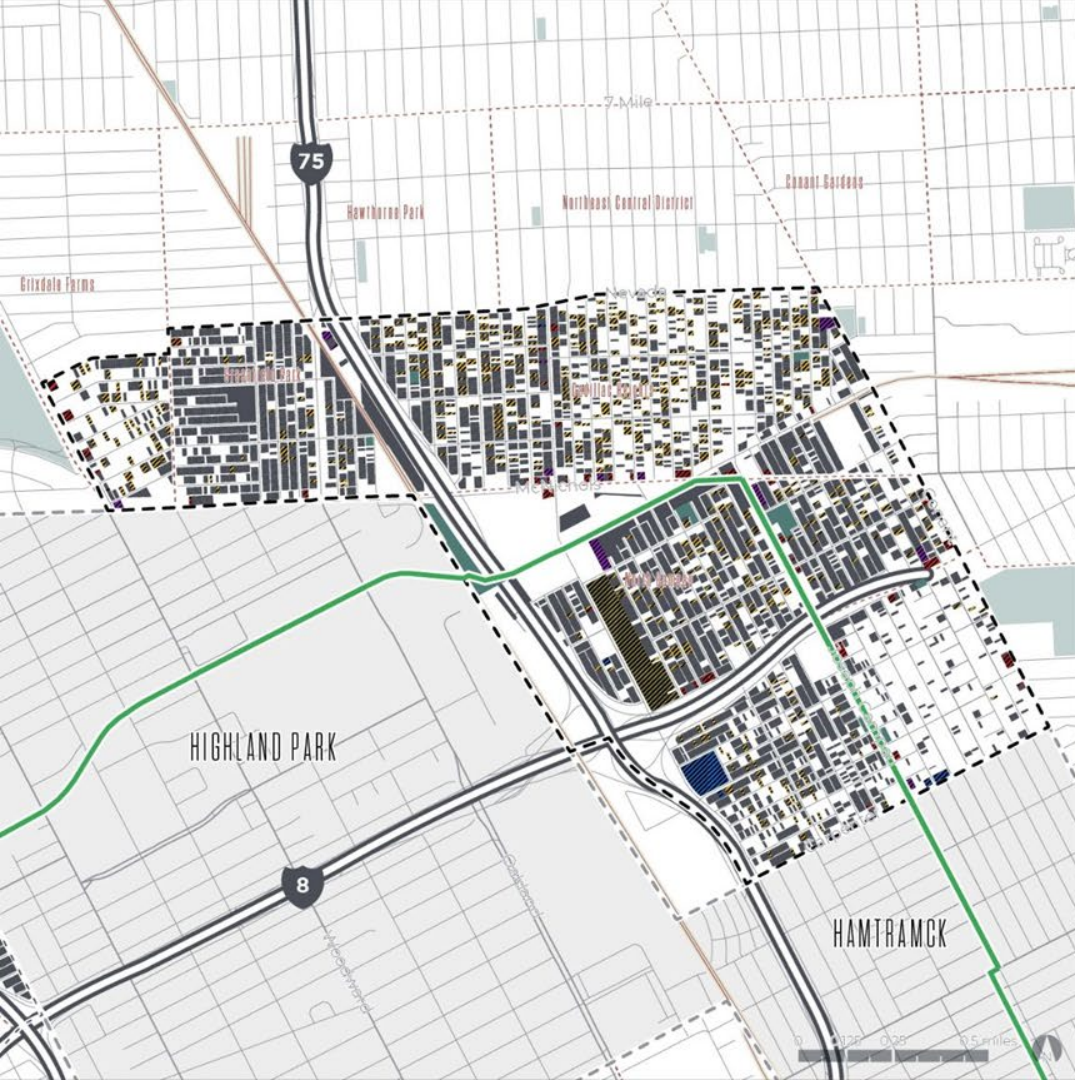
# JLG NORTHEAST - LAND USE ANALYSIS



## LEGEND

- |                      |                              |                 |
|----------------------|------------------------------|-----------------|
| Residential          | Transp. & Utilities          | Vacant Land     |
| Residential - Vacant | Transp. & Utilities - Vacant | Parking         |
| Commercial           | Industrial                   | Park/Open Space |
| Commercial - Vacant  | Industrial - Vacant          | Side Lot        |
| Mixed-Use            | Institutional                | Cemetery        |
| Mixed Use - Vacant   | Institutional - Vacant       | JLG Route       |

# JLG NORTHEAST - VACANCY



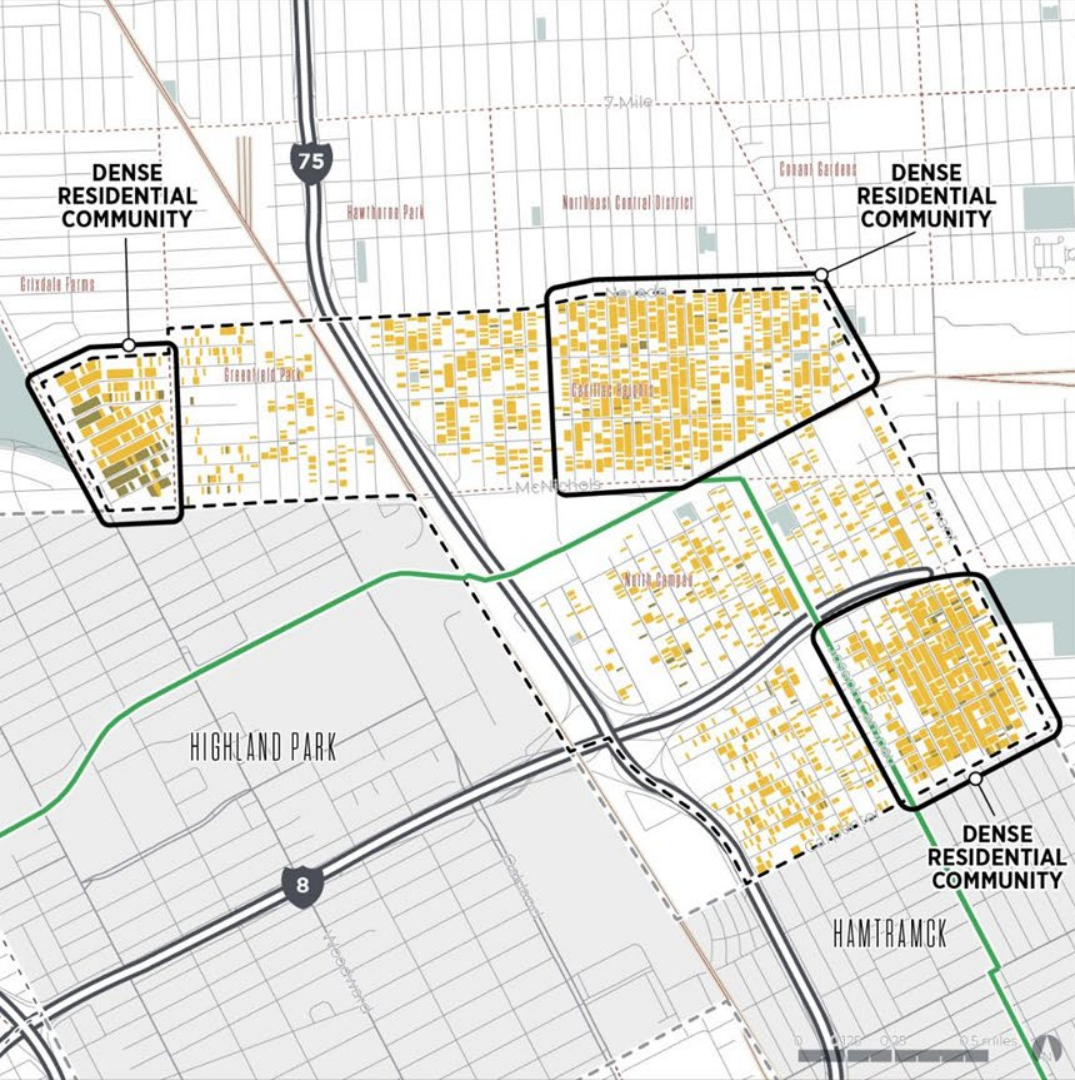
Vacancy Type	# of parcels	Acres
Vacant Land	4,335	362
Residential-Vacant Building	711	59
Commercial-Vacant Building	56	8
Industrial-Vacant Building	16	5
Institutional-Vacant Building	6	7
Mixed Use-Vacant Building	4	1
Transportation & Utilities-Vacant Building	3	16

## LEGEND

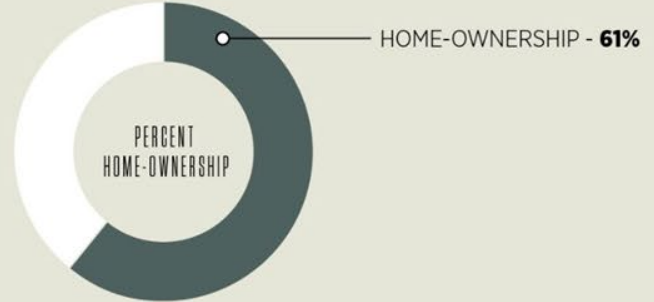
- Vacant Land
- ▨ Residential - Vacant Building
- ▩ Commercial - Vacant Building
- ▧ Mixed Use - Vacant Building
- ▦ Industrial - Vacant Building
- ▤ Institutional - Vacant Building



# JLG NORTHEAST - RESIDENTIAL

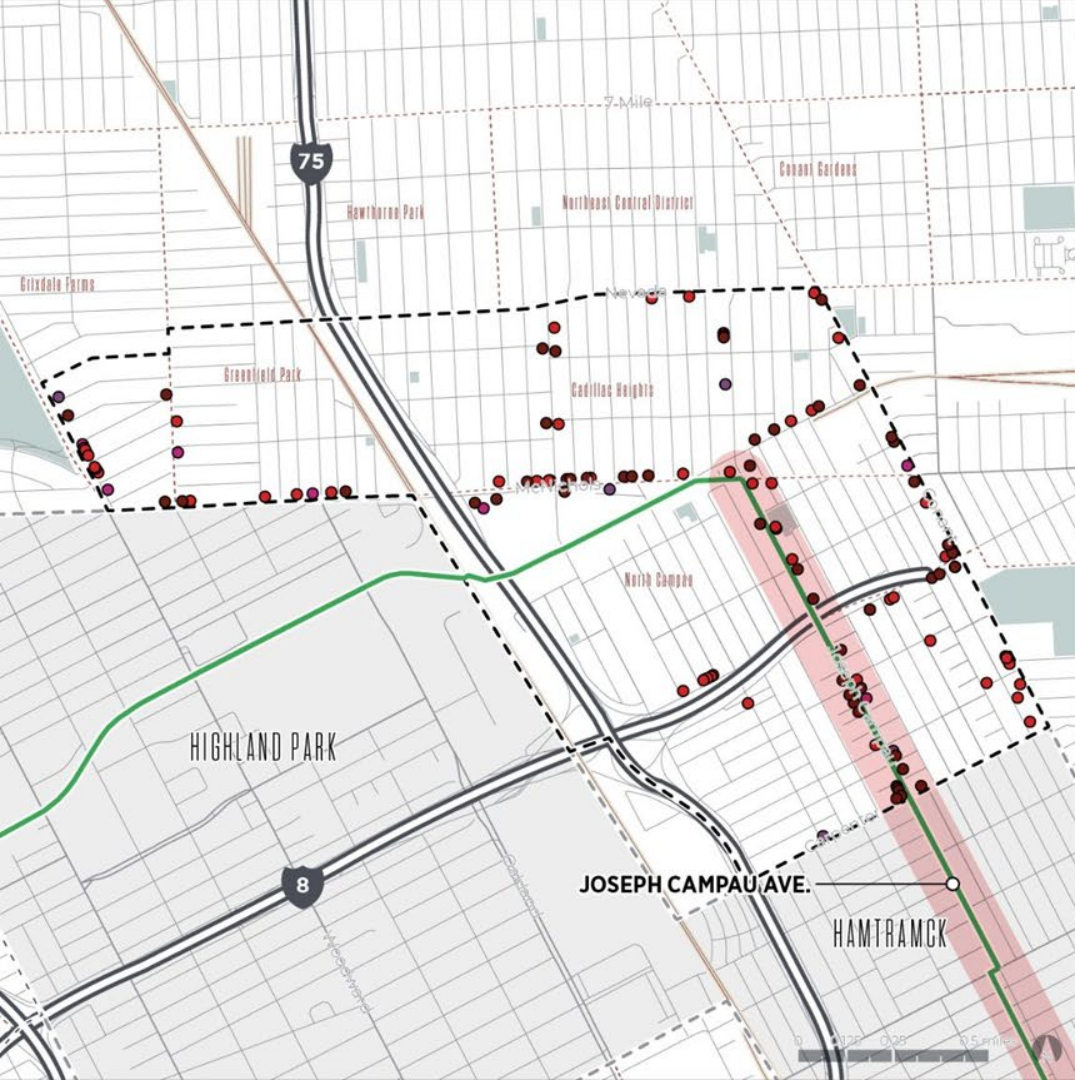


Residential Type	# of parcels	Acres
Single Family House	2,159	181
Multi Family House	128	13



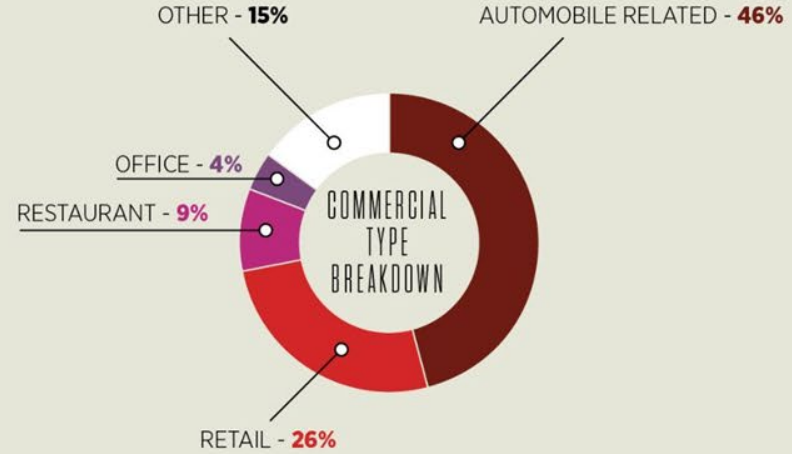
- LEGEND**
- Single Family Housing
  - Multi Family Housing

# JLG NORTHEAST - COMMERCIAL



## Commercial Type Breakdown:

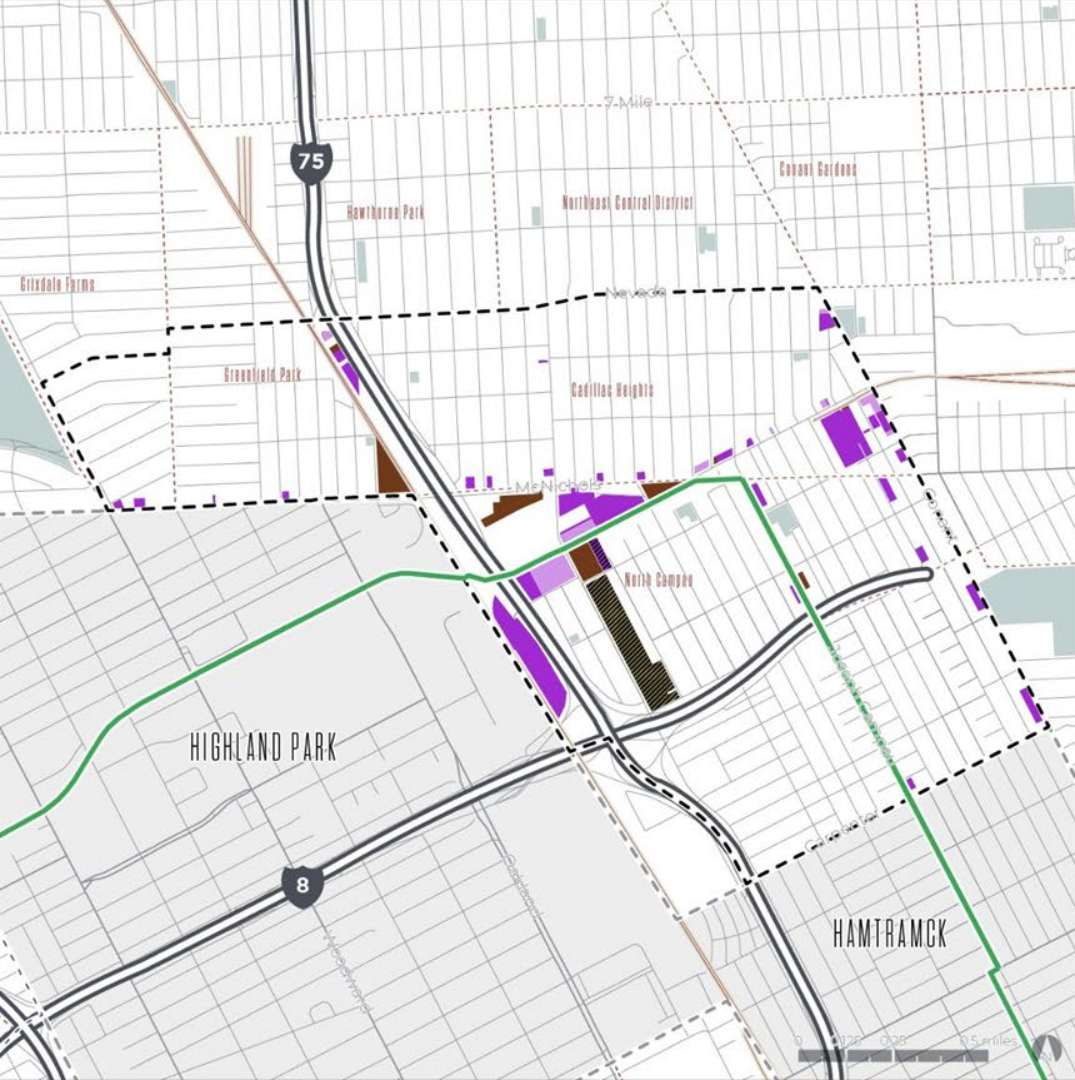
(Number of properties for the entire Northeast Planning Area)



## LEGEND

- Retail
- Automobile Related
- Restaurant
- Office
- Other

# JLG NORTHEAST - INDUSTRIAL



**NUMBER OF PARCELS** - as a percent of all industrial

Industrial Type	# of parcels	% of Industrial
Warehouse / Distribution	30	49%
Yard (Rail, Scrap, Logistics)	21	34%
Light Industrial	10	16%
Heavy Industrial	0	0%

**PARCEL AREA** - as a percent of all industrial

Industrial Type	Area (acres)	% of Industrial
Warehouse / Distribution	36	63%
Yard (Rail, Scrap, Logistics)	14	23%
Light Industrial	8	14%
Heavy Industrial	0	0%

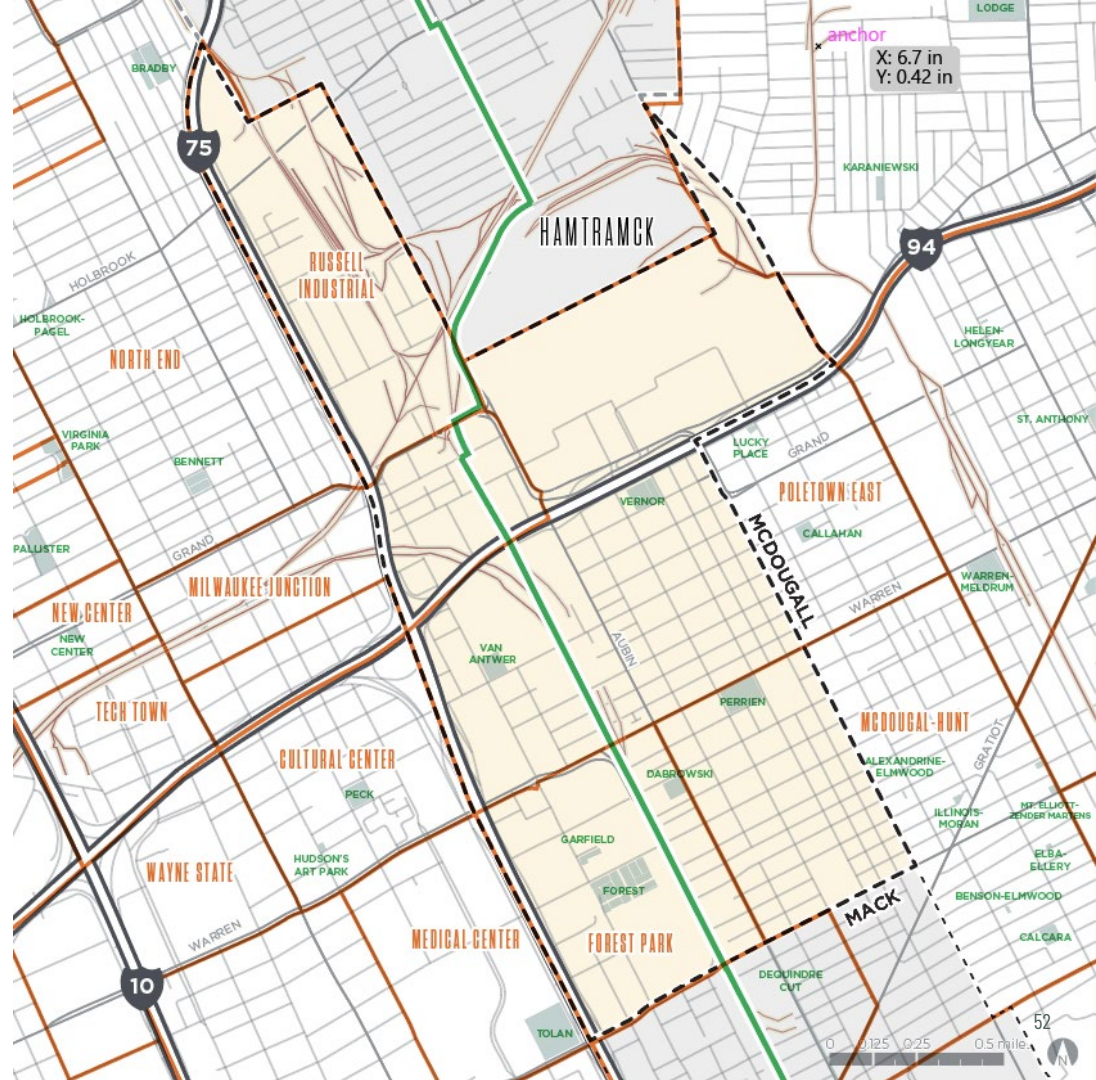
The Northeast has the lowest level of land area devoted to industrial uses (**7%**) outside of the Downtown, Riverfront Planning Area.

## LEGEND

- Light Industrial
- Heavy Industrial
- Yard (Rail, Scrap, Logistics)
- Warehouse/Distribution
- Industrial - Vacant Building
- Transp. & Utilities - Vacant Building

# JLG DEQUINDRE CUT STUDY AREA

This study area includes areas of Russell Industrial, Milwaukee Junction, Poletown East, McDougall Hunt, and Forest Park.



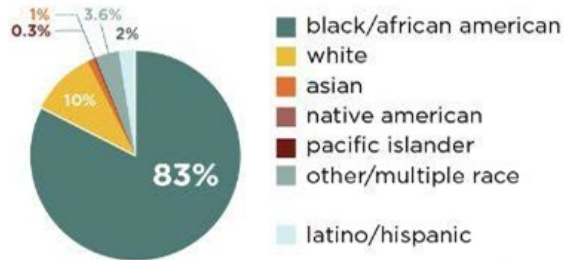
# JLG DEQUINDRE CUT EXTENSION AT A GLANCE

## POPULATION

TOTAL PLANNING AREA POPULATION:

**3,031**  
RESIDENTS

RACE (non-Hispanic) & ETHNICITY:



**3%** (approx.)  
of residents are  
foreign-born

**128**  
RESIDENTS  
speak a language other  
than English at home

AGE GROUPS (by years old):



## HOUSING & INCOME

MEDIAN HOUSEHOLD  
INCOME (2022): **\$21,368**  
PER YEAR

MEDIAN HOUSE VALUE:  
**\$39,159**  
IN THE DEQUINDRE CUT  
EXTENSION AREA

FAMILY HOUSEHOLDS\*:  
**506** FAMILY HOUSEHOLDS | **39%** OF TOTAL

*\*A family group is defined by the US Census as "any two or more people residing together, related by birth, marriage, or adoption".*

HOUSING UNITS:  
1,297-units-occupied | 266



# RECENT NEIGHBORHOOD PLANS IN THE AREA

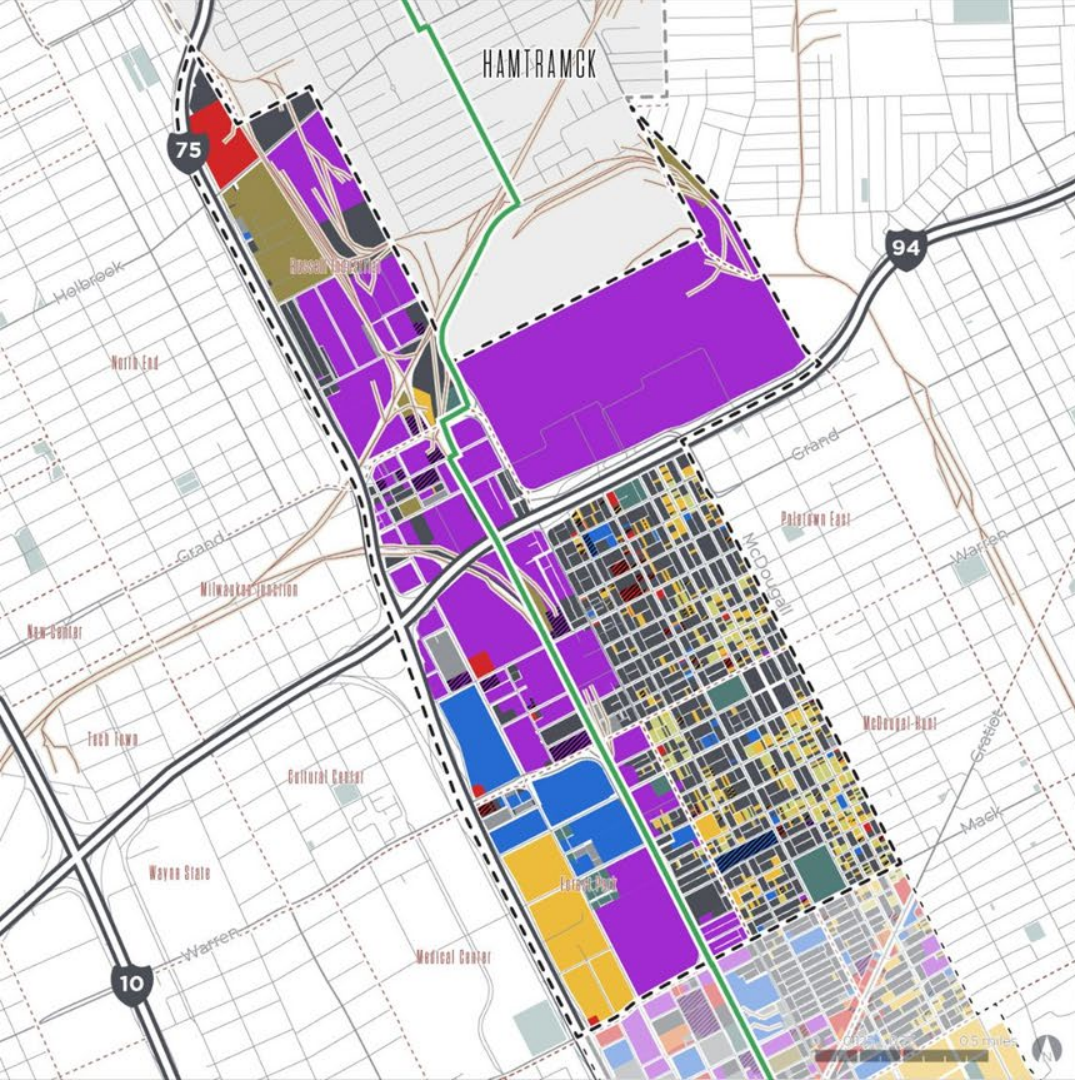


**Eastern Market Neighborhood Framework (2019)**

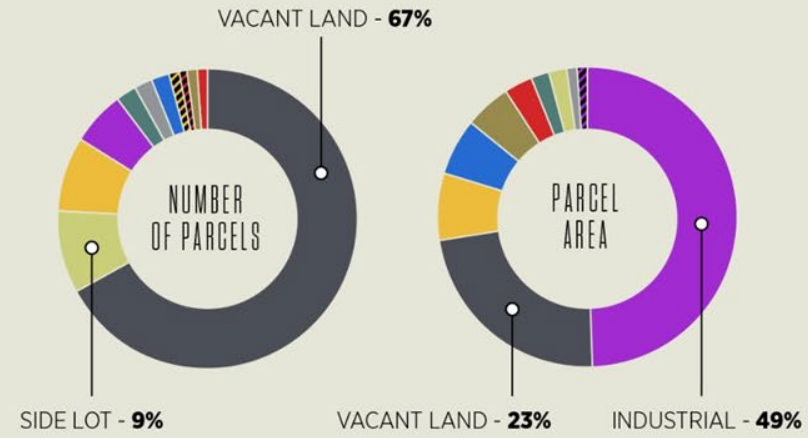
**McDougall Hunt Neighborhood Sustainable Redevelopment Plan (2019)**

**East Ferry Warren Neighborhood Green Space Plan (2021)**

**Eastern Market MKT Zoning (2022)**



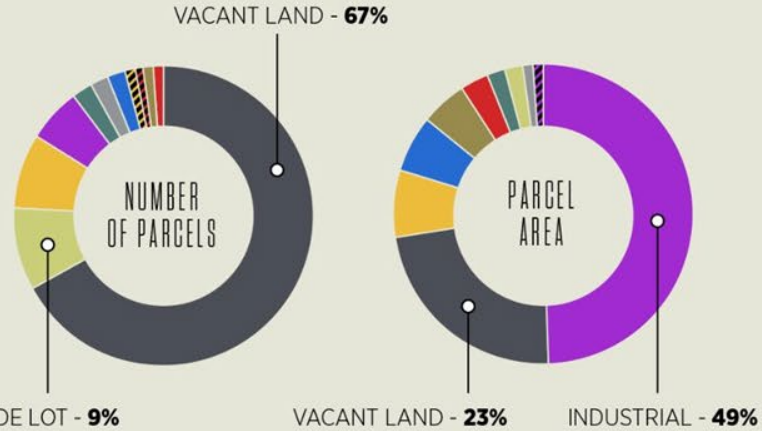
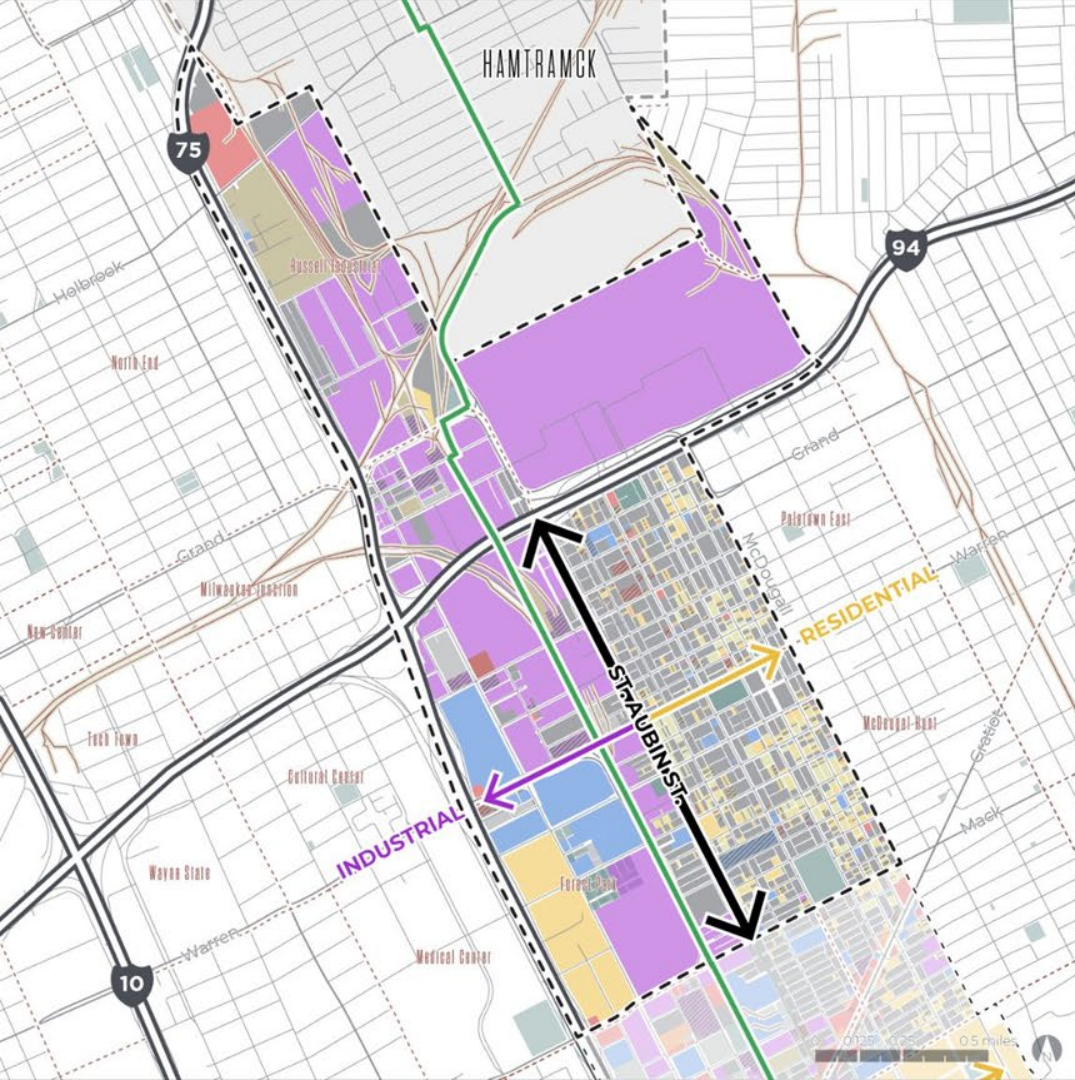
# JLG DEQUINDRE CUT EXTENSION - LAND USE ANALYSIS



## LEGEND

- Residential
- Transp. & Utilities
- Vacant Land
- Residential - Vacant
- Transp. & Utilities - Vacant
- Parking
- Commercial
- Industrial
- Park/Open Space
- Commercial - Vacant
- Industrial - Vacant
- Side Lot
- Mixed-Use
- Institutional
- Cemetery
- Mixed Use - Vacant
- Institutional - Vacant
- JLG Route

# JLG DEQUINDRE CUT EXTENSION - LAND USE ANALYSIS

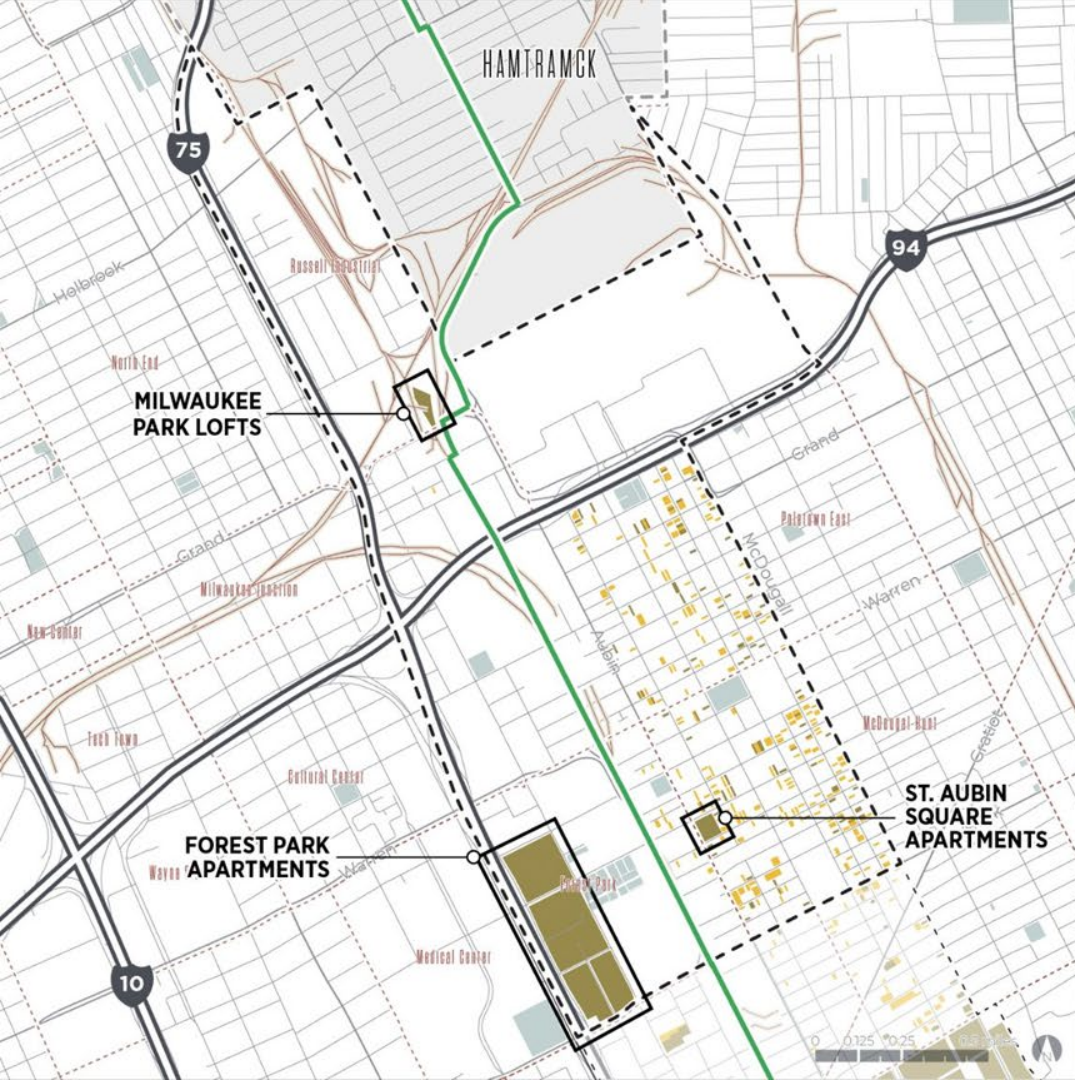


## LEGEND

- |                      |                              |                 |
|----------------------|------------------------------|-----------------|
| Residential          | Transp. & Utilities          | Vacant Land     |
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| Commercial           | Industrial                   | Park/Open Space |
| Commercial - Vacant  | Industrial - Vacant          | Side Lot        |
| Mixed-Use            | Institutional                | Cemetery        |
| Mixed Use - Vacant   | Institutional - Vacant       | JLG Route       |



# JLG DEQUINDRE CUT EXTENSION - RESIDENTIAL



Residential Type	# of parcels	Acres
Single Family House	217	19
Multi Family House	82	62



## LEGEND

- Single Family Housing
- Multi Family Housing

# JLG DEQUINDRE CUT EXTENSION - COMMERCIAL & CHURCHES

## JLG DEQUINDRE CUT EXTENSION

Properties	# of parcels
Commercial Property	18
Church Property	35

There are almost **2X** as many churches as there are commercial properties (excluding industrial) in the Dequindre Cut Extension.

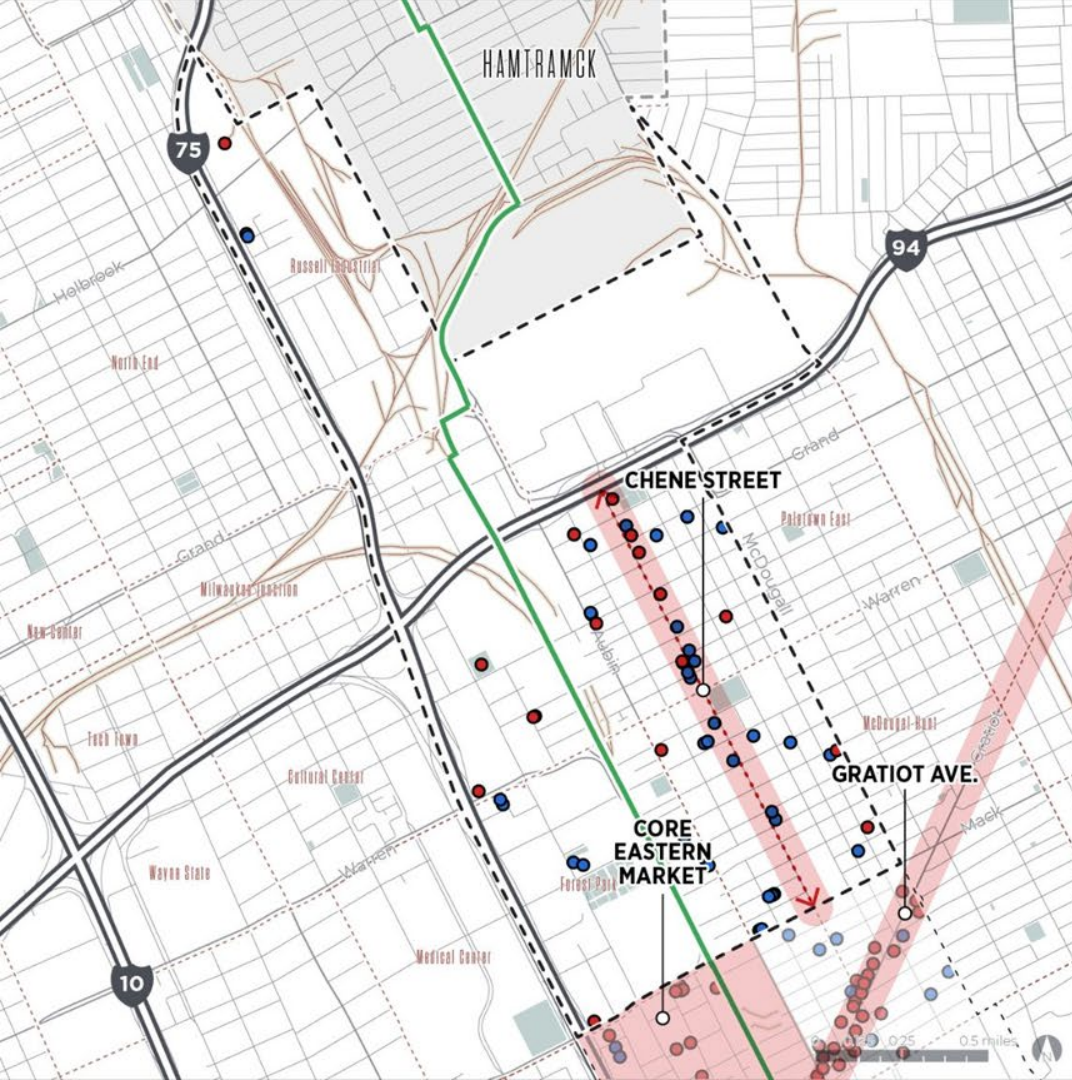
## CHENE STREET

Properties	# of parcels
Commercial Property	5
Church Property	11

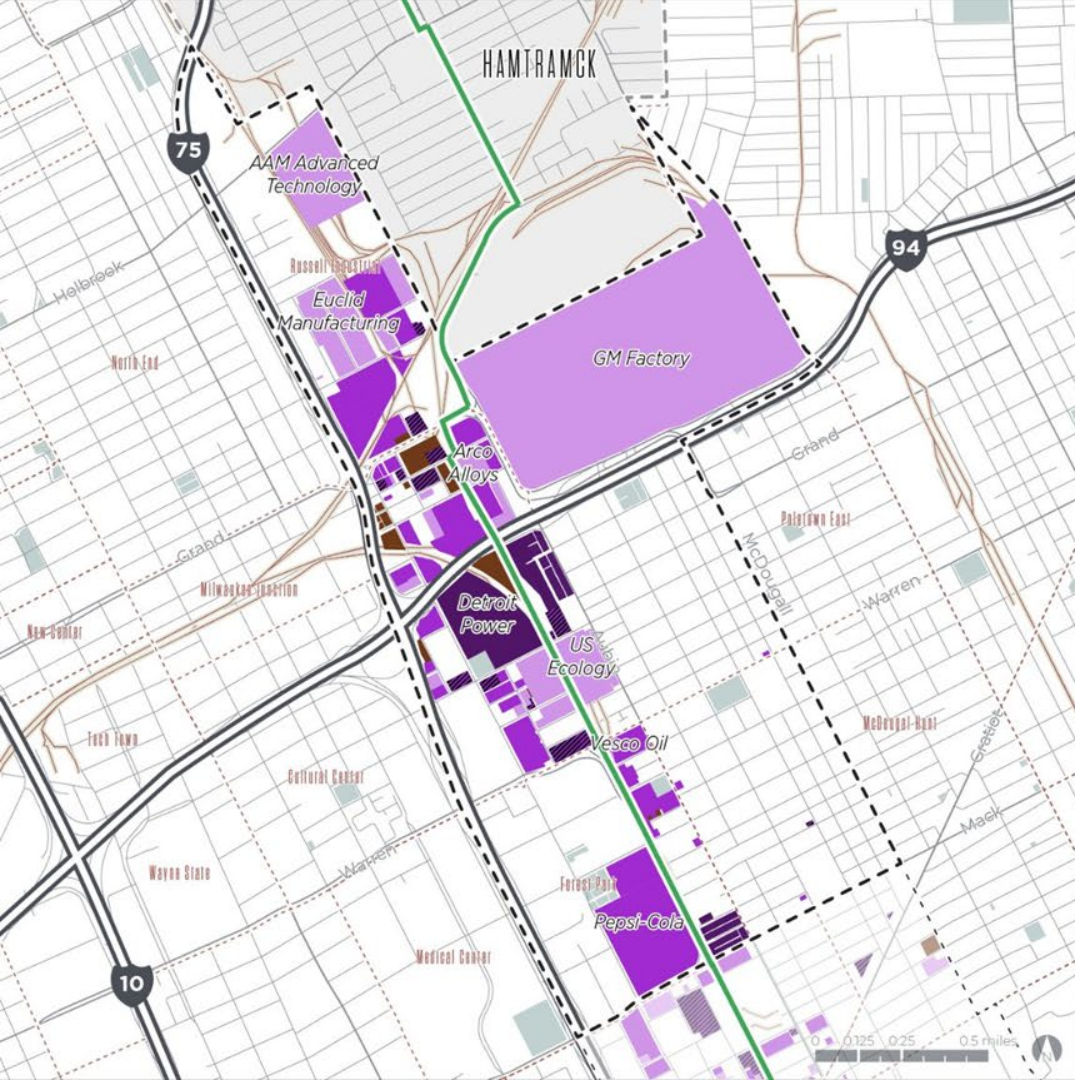
There are over **2X** as many churches as there are commercial properties (excluding industrial) on Chene Street.

## LEGEND

- Commercial Property
- Church Property



# JLG DEQUINDRE CUT EXTENSION - INDUSTRIAL



## NUMBER OF PARCELS - as a percent of all industrial

Industrial Type	# of parcels	% of Industrial
Heavy Industrial	111	53%
Warehouse / Distribution	39	19%
Light Industrial	30	14%
Yard (Rail, Scrap, Logistics)	29	14%

## PARCEL AREA - as a percent of all industrial

Industrial Type	Area (acres)	% of Industrial
Light Industrial	369	64%
Warehouse / Distribution	145	25%
Heavy Industrial	50	9%
Yard (Rail, Scrap, Logistics)	17	3%

**49%** of all the parcel area in the Dequindre Cut Extension is made up of industrial land.

## LEGEND

- Light Industrial
- Heavy Industrial
- Yard (Rail, Scrap, Logistics)
- Warehouse/Distribution
- Industrial - Vacant Building

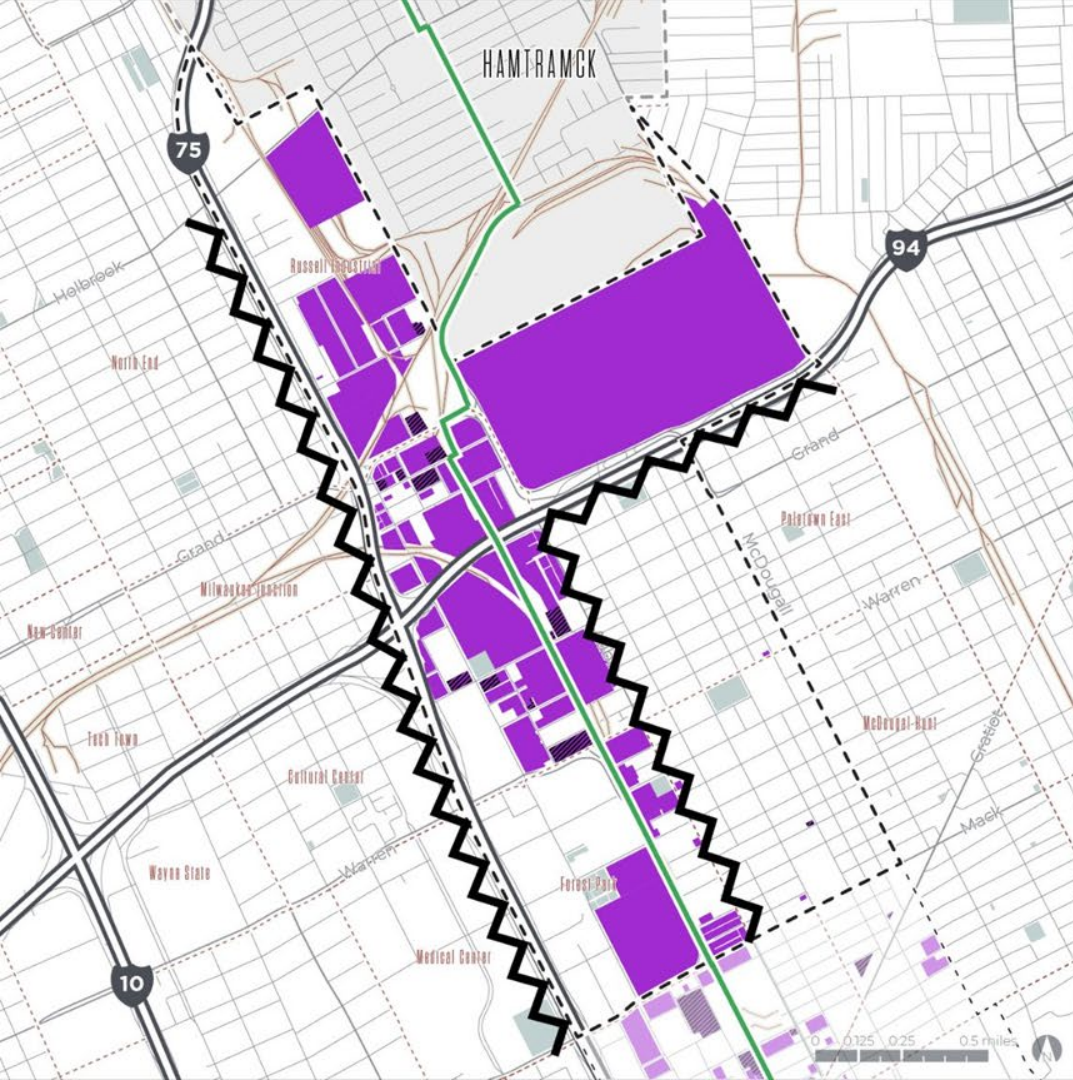
# JLG DEQUINDRE CUT EXTENSION - ACCESS & BARRIERS

**Highways & Large Industrial Uses** create major barriers to access the Joe Louis Greenway from adjacent neighborhoods.



## LEGEND

- Industrial
- Industrial - Vacant Building



# OUR PROCESS



# COMMUNITY GATHERINGS (Milestone Meetings)

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Key elements of community gatherings:

- 4 community meetings in each impact area
- Consultant team and PDD will make strategic and intentional invitations to key community groups, leaders, and residents with an emphasis on marginalized populations

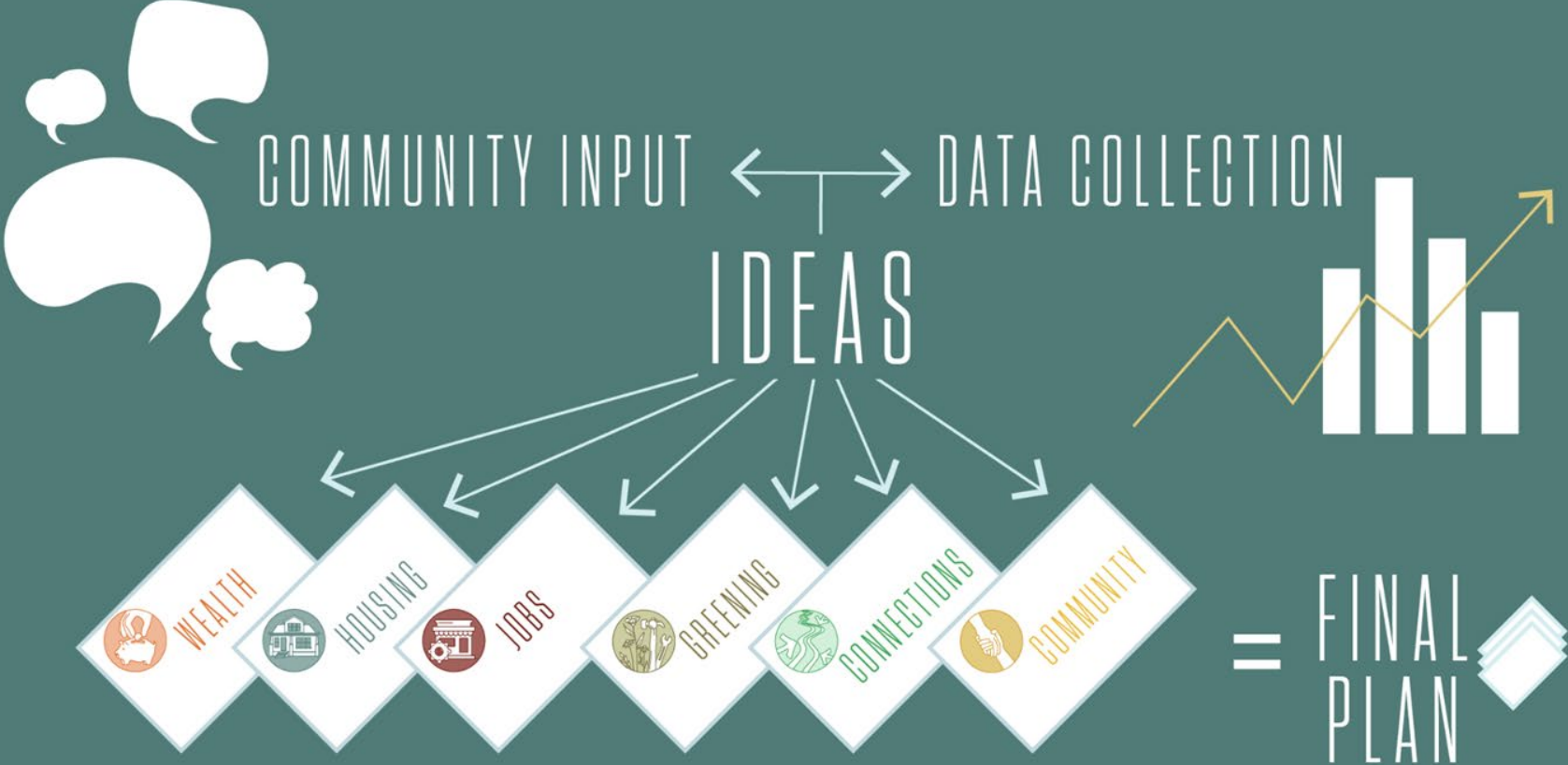


# COMMUNITY LEADERSHIP TEAM



- A total of 18 members with equal representation across the JLG neighborhood planning areas
- Community Leaders Are:
  - On the ground neighborhood level experts providing Sidewalk Detroit with community history, culture, and context.
  - Providing insight into the hopes, dreams, and fears of community members through intentional engagement.
  - Informing how best we can engage with community members in future engagements.

# How will we use this data? (and why it matters)





# Next Steps

PHASE 1:  
EXISTING  
CONDITIONS

PHASE 2:  
EXPLORING  
DESIGN  
ALTERNATIVES

PHASE 3:  
DRAFT  
RECOMMENDATIONS

PHASE 4:  
FINAL DRAFT &  
REFINEMENT

2023

2024

WINTER

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

1

2

3

4

DRAFT  
ACTION  
PLANS

FINAL  
ACTION  
PLANS

YOU ARE  
HERE

NEXT  
UP >



COMMUNITY ENGAGEMENT ROUND

**THIS SUMMER!** STAY TUNED FOR  
TOPIC SPECIFIC MEETINGS



Building  
Wealth



Housing  
Affordability



Creating Jobs  
& Sustaining  
Business



Neighborhood  
Improvements



Connectivity &  
Mobility



Organizational  
Capacity

# THANK YOU!

If you missed the first round of in person meetings, visit our website and **complete the survey below.**

[detroitmi.gov/jlgplanning](https://detroitmi.gov/jlgplanning)

