

GREENWAY

**JLG Dequindre Cut Extension** 

## WELCOME!

#### TODAY'S AGENDA:

| • | Introductions                             | 10 min |
|---|---|--------|
| • | Update on JLG Design & Construction       | 20 min |
| • | About the JLG Neighborhood Planning Study | 5 min  |
| • | What we <b>HEARD</b> : Community Input    | 5 min  |
| • | Draft strategies and <b>IDEAS</b>         | 10 min |
| • | Questions                                 | 10 min |
| • | Breakout Tables                           | 45 min |



JLG Framework Plan, 2021

## GOAL 1

THE GREENWAY
WILL ENHANCE
RESIDENTS'
QUALITY OF LIFE
AND PROMOTE
COMMUNITY
DEVELOPMENT

### GOAL 2

THE GREENWAY WILL PROMOTE EQUITY

### GOAL 3

THE GREENWAY
WILL BE A UNIFYING,
CONNECTIVE,
MULTI-MODAL
TRANSPORTATION
NETWORK



### 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



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



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 parttime jobs



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







DLBA Own-it-now Sales adjacent to Neighborhood Entries



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

- Creatively engage residents, business owners, and key stakeholders.
- 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.

#### WHO IS IN THE ROOM TONIGHT?

#### CITY OF DETROIT

PLANNING & DEVELOPMENT

JOE LOUIS GREENWAY, GSD
DEPARTMENT OF NEIGHBORHOODS
HOUSING & REVITALIZATION
OFFICE OF MOBILITY & INNOVATION
DEPARTMENT OF PUBLIC WORKS
DETROIT ECONOMIC GROWTH CORP

#### **CONSULTANT TEAM**

INTERFACE STUDIO

SIDEWALK DETROIT

**SMITHGROUP** 

**SMM** 

**NOELL CONSULTING** 

**MASS ECONOMICS** 

## OTHER PARTNERS

JLGP

EASTERN MARKET PARTNERSHIP

MOGO

#### JOE LOUIS GREENWAY

DEQUINDRE CUT EXTENSION

**SEPTEMBER 30, 2024** 







#### AGENDA

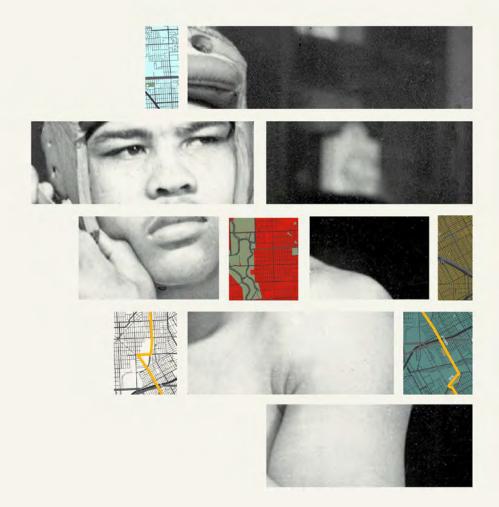
- Introduction
- 2. Construction Update
- 3. Iron Belle Proposal
- 4. Dubois Greenway
- 5. Neighborhood Planning Study



JOE LOUIS GREENWAY

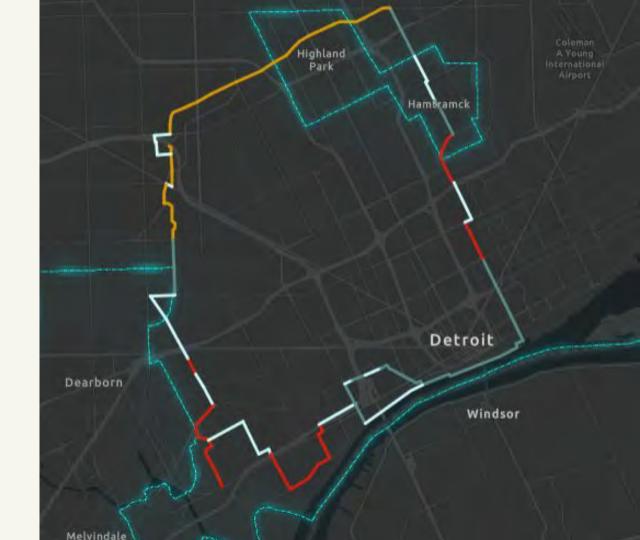
## FRAMEWORK PLAN

www.joelouisgreenway.com



## CURRENT CONSTRUCTION





#### USAGE

Warren Gateway Counter August 2024 5,018 Visitors

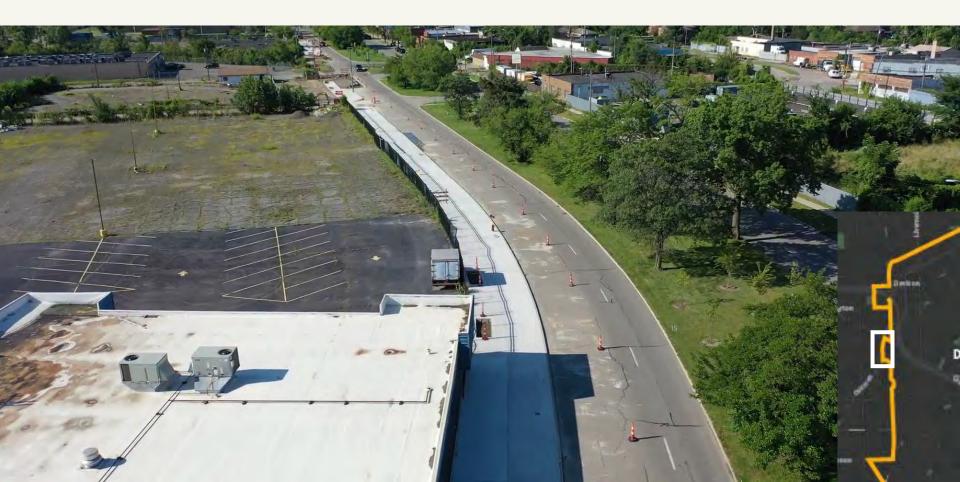
Joy Trailhead Counter August 2024 2,379 Visitors



### CHICAGO TO JOY



#### GRAND RIVER TO CHICAGO



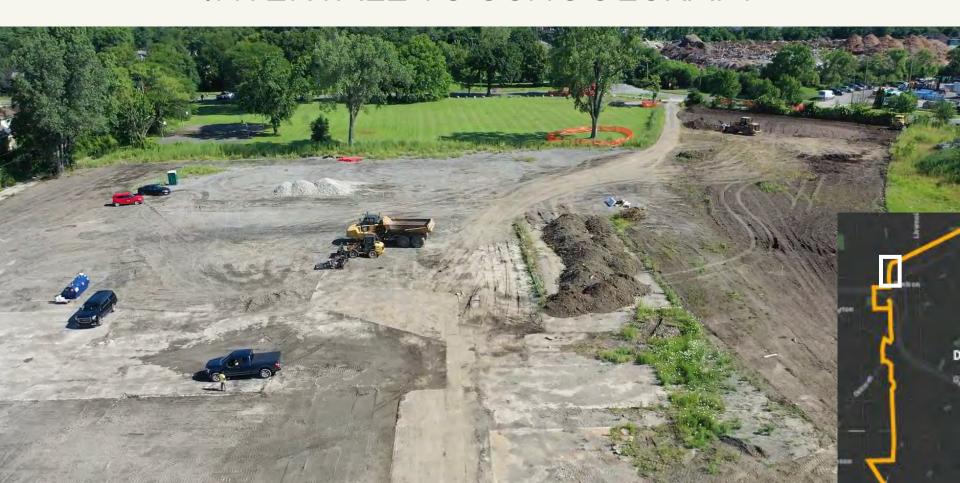
#### OAKMAN TO GRAND RIVER



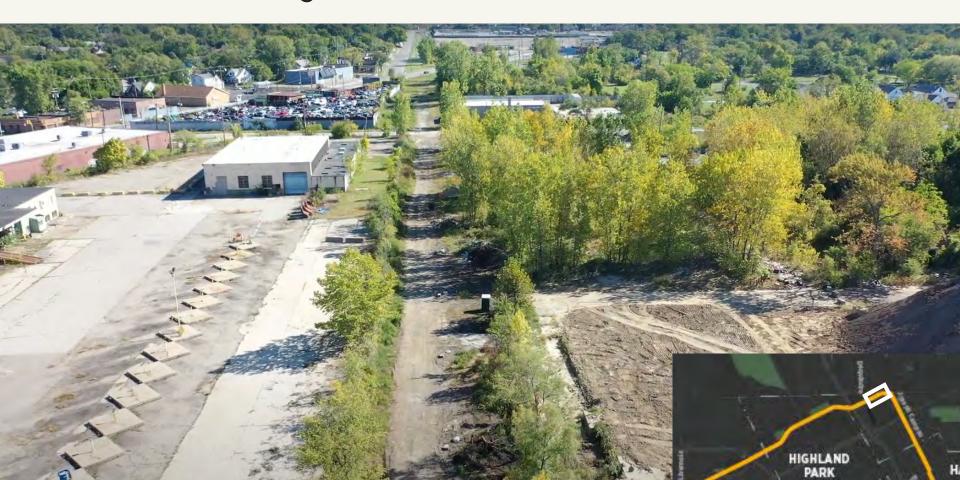
#### I-96 TO OAKMAN



#### INTERVALE TO SCHOOLCRAFT



### DEQUINDRE TO GODDARD



## PREVIOUS ENGAGEMENT

8/16/2022 D5 DON Community Meeting

8/23/2022 Iron Belle Presentation – D4 Community Meeting

9/14/2022 DEPSA In-Person

9/26/2022 COO#1 City-wide DONCAST

9/30/2022 East Ferry-Warren Block Club

10/24/2022 - COO #2 City-wide DONCAST

5/20/2023 - Bailey Park Mobility Festival

5/20/2023 - Grassroots Detroit Block Club

8/16/2023 East Ferry Warren Community Association

10/05/2023 Detroit Hamtramck Coalition for Advancing Healthy Environments

10/08/2023 Dequindre Cut Extension Move and Talk

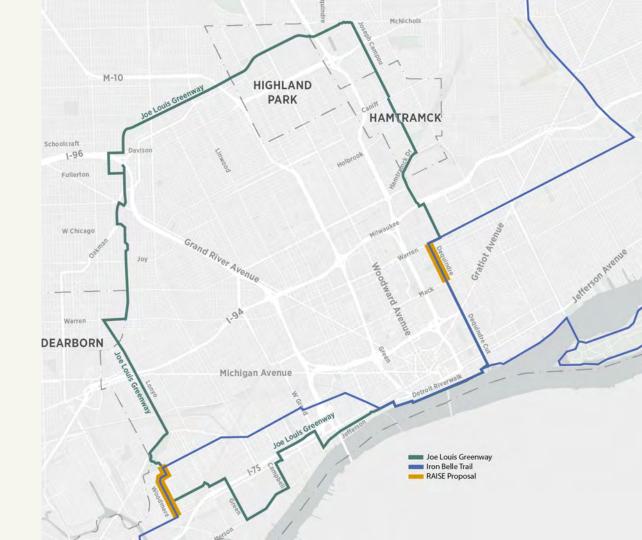
7/25/2024 JLG Dequindre Neighborhood Planning

8/10/2024 Bailey Park Community Meeting



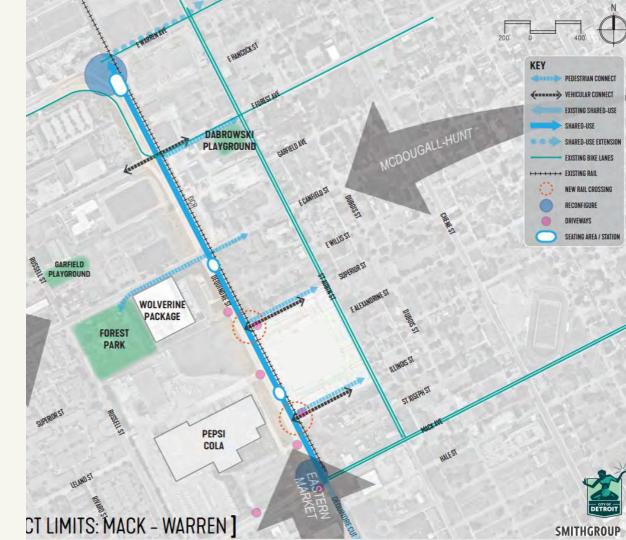
#### RAISE GRANT

Joe Louis meets Iron Belle Proposal



#### DEQUINDRE CUT EXTENSION

Mack to Warren



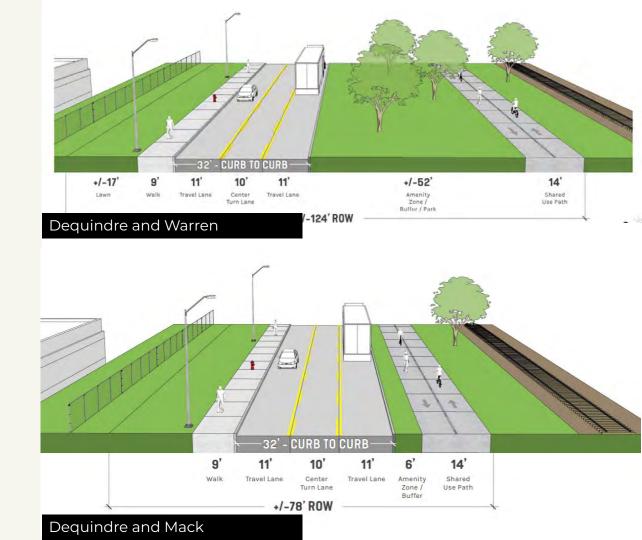
#### DEQUINDRE CUT EXTENSION

Mack to Warren



#### DEQUINDRE CUT EXTENSION

Mack to Warren



#### DUBOIS GREENWAY

Warren & Forest Iron-Belle Trail

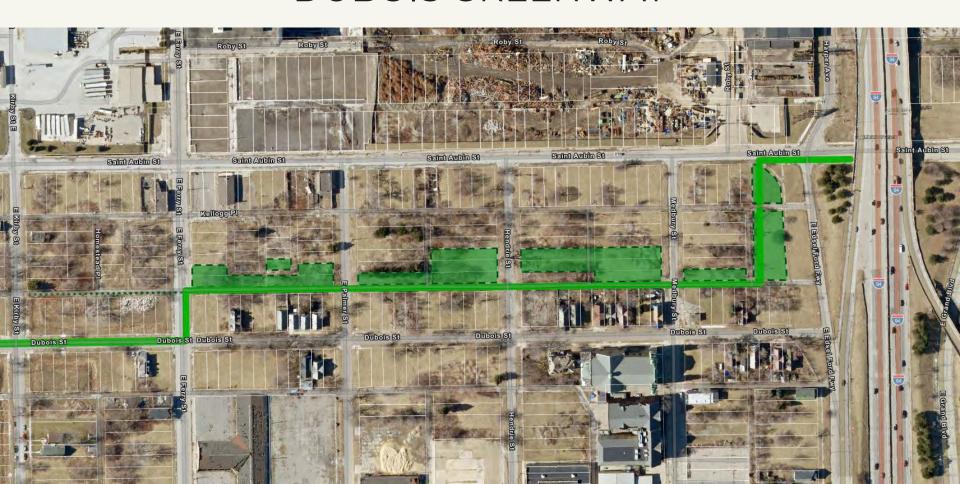


#### DUBOIS GREENWAY

Forest to Ferry



#### **DUBOIS GREENWAY**



#### STAY INVOLVED

QUESTIONS, COMMENTS: <a href="mailto:ldrees.mutahr@detroitmi.gov">ldrees.mutahr@detroitmi.gov</a> (313)542-2175

#### FOLLOW FOR UPDATES:

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Bit.ly/Subscribe2JLG

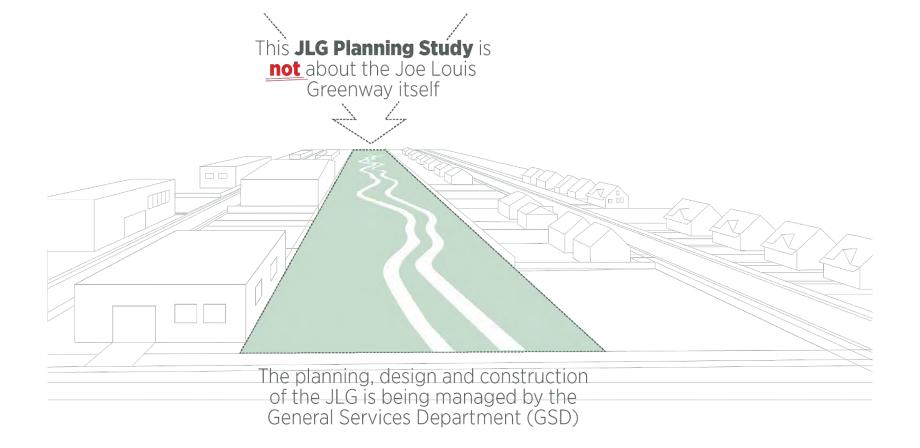


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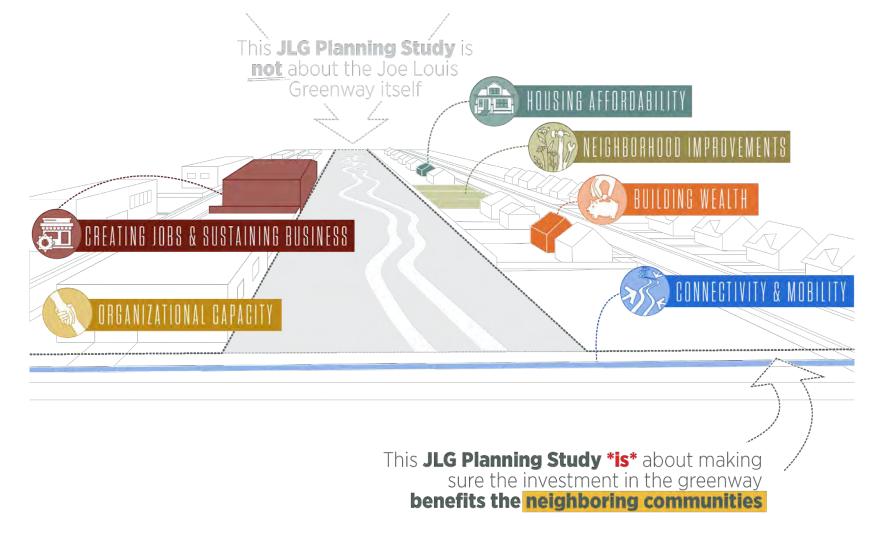
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Facebook.com/JoeLouisGreenwayy









# OUR PROCESS

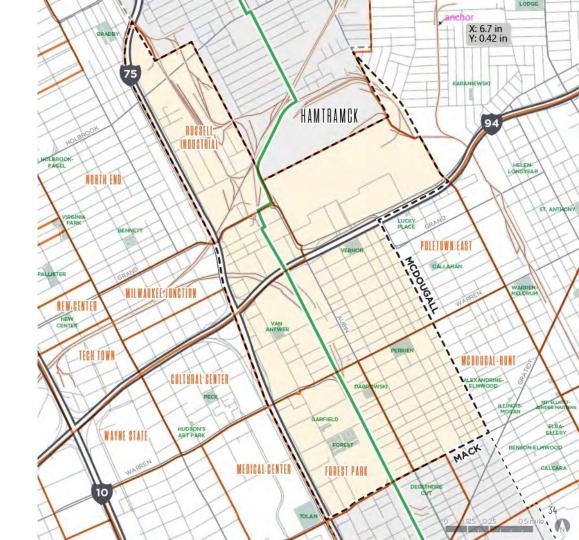


### JLG NOR/THEAST HIGHLAND-PAR HAMTRAMCK ! DEGUINDRE CUT DEARBORN SOUTHWEST LEGEND / Detroit City Boundary Detroit Neighborhood Boundaries / JLG Route JLG Planning Areas JLG Coordination Areas 0 0.5 1 2 miles

#### JOE LOUIS GREENWAY PLANNING AREAS

## JLG DEQUINDRE CUT EXTENSION AREA

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

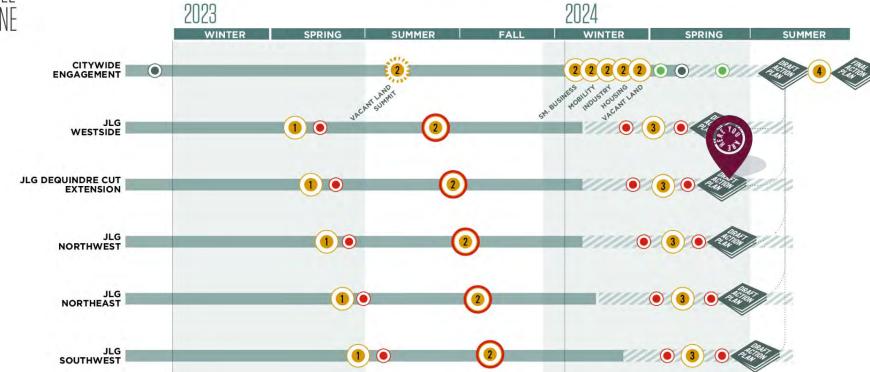


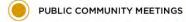


**JLG PLANNING STUDY**OVERALL
TIMELINE

PHASE 1: EXISTING CONDITIONS

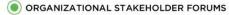
PHASE 2: EXPLORING DESIGN ALTERNATIVES PHASE 3: DRAFT RECOMMENDATIONS PHASE 4. FINAL DESIGN CELEBRATION













#### COMMUNITY LEADERSHIP TEAMS

15 COMMUNITY MEMBERS leading neighborhood-focused engagement



#### VACANT LAND SUMMIT

250+ PARTICIPANTS on vacancy-focused workshops, resources and presentations



## MOVE & TALK SESSIONS

5 MOBILITY AND ACCESS DISCUSSIONS on the ground



# COMMUNITY MILESTONE MEETINGS

16 PUBLIC MEETINGS with a city-wide and neighborhood-centered focus



## PRIORITIES:

- 1. Connectivity and improved infrastructure.
- 2. Environmental safety and sustainability
- 3. More amenities and services.
- 4. Affordability.

### What can be BUILT ON?

- Existing businesses, historical/cultural assets and parks (Perrien, Bailey).
- Proximity to citywide amenities (Eastern Market, the Dequindre Cut, Riverfront).
- Current bike/pedestrian-friendly assets.
- Affordable and quiet neighborhoods.
- The community multigenerational, friendly, vibrant, with many legacy residents.

## What is a CHALLENGE?

- **Heavily industrial area** pollution and environmental impacts.
- Lack of amenities and city services (grocery stores, retail, recreation, public restrooms, amenities for children).
- Blight, illegal dumping & vacant properties.
- Concerns about gentrification, displacement and inequitable development.
- Historical disinvestment and fear of being left behind.
- Bike and car conflicts.
- Lack of infrastructure maintenance and connectivity.
- Lack of education for residents about the greenway and its development.

## What are your HOPES & VISION?

- Accessible, better connected, maintained infrastructure.
- A community hub for businesses and families.
- Increased walkability & bikeability.
- Increased community involvement & ownership.
- Activated vacant land (as meadows, gardens, housing, businesses).
- Revitalized with affordable homes.
- More wayfinding and storytelling.
- Healthy ecosystems that integrate wildlife, native plantings and urban agriculture.
- **Increased amenities** and community programming
- Business development and job creation.
- More safety and beautification.

## DRAFT STRATEGIES



## WHY PLAN?







i.e. building stabilization, beautification grants

## **REDUCE POTENTIAL IMPACTS**

i.e. opportunities to downzone to light industrial, strategic tree planting and buffering



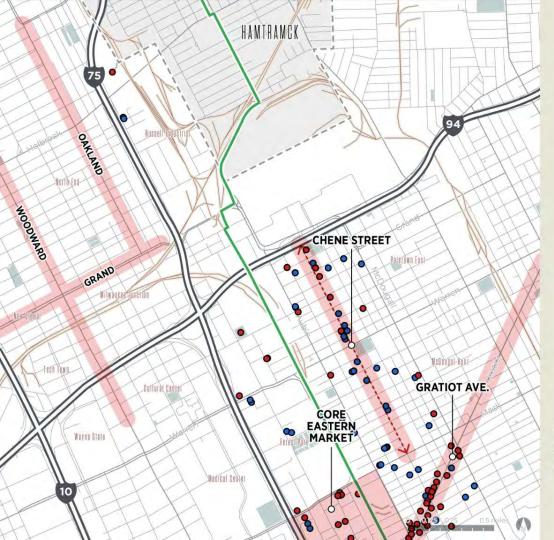
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## **EMPOWER ENTREPRENEURS**

## **CONNECT RESIDENTS TO JOBS**

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

i.e. pop-up ready vacant lots, better connections to the JLG



## 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
- O Church Property



## VACANT PUBLICLY-OWNED STRUCTURES ON CHENE





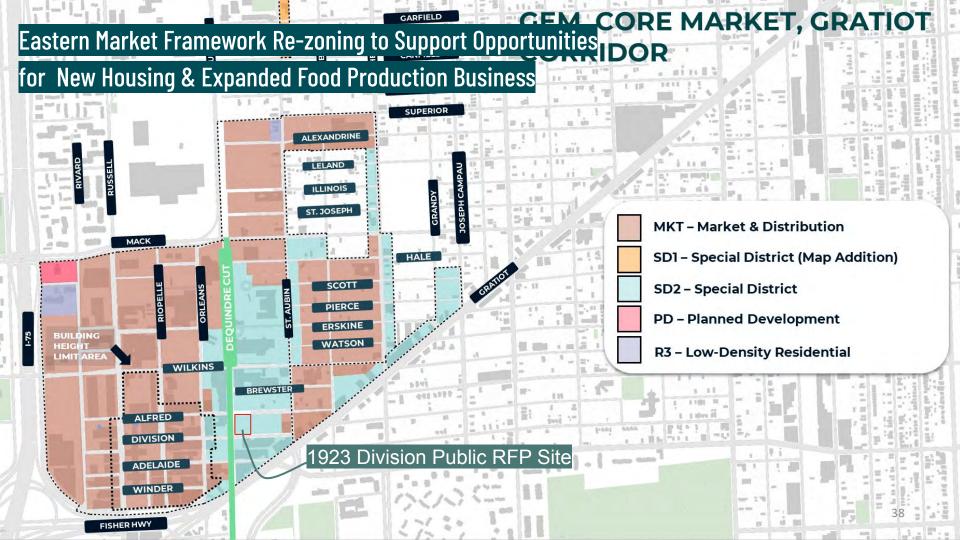
## Support small businesses by strengthening connections to existing commercial corridors

& activating non-traditional retail spaces



Eastern Market Partnership Business Accelerator Storefront on the SE corner of Riopelle St. and Adelaide St.





# HAMTRAMCK Bullurat Cente Wayne State Medical Center 10

## JLG DEQUINDRE CUT EXTENSION -FUTURE LAND USE

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



### LEGEND

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



## **IMPROVE BIKE ACCESS**

i.e. bike to work programs, slow streets connections to the JLG

## **SAFE PEDESTRIAN CONNECTIONS**

i.e. improve sidewalks, bike lanes, programming

## **ACCOMODATE CAR ACCESS**

i.e. on-street parking, parking lots at major access points

## **REDUCE CONFLICTS**

i.e. road rightsizing, crossing enhancements



## **IMPROVE TRANSIT ACCESS**

i.e. prioritize bus shelters and amenities



#### KARPINSKI PLAYSCAPE HAMTRAMCK 75 KARANIEWSKI **Explore Relocation of** Russell Indus Grand Blvd Bike lanes to Milwaukee MOBILITY GOALS Holbrook Connection GRAND BOULEVARD to Oakland Ave in the **\*\*\*\*\*\*\*** Provide safe resident connections North End Help locate potential Reduce conflicts new MoGo Stations Improve transit access CALLAHAN PALLISTER Improve safe bike access Milwaukee Junction Accomodate car access LEGEND Cultural Center WARREN / JLG Route Key Intersection Confirm Priority Bike & CANFIELD Off-Street Access Point **Pedestrian Connections** On-Street Access Point Parks and Recreation Way State ☐ Active School ☐ Vacant School MACK Other Greenway/Proposed Extensions Existing MoGo Station 10 edical Center Potential JLG MoGo Stations TOLAN Proposed Dennis Archer WILKINS 80 Greenway Extension

## JLG DEQUINDRE CUT EXTENSION -MOBILITY SUMMARY

- Connect10 Routes
- / Existing Shared Lane Markings/Signed Route
- / Existing Bike Lane
- JLG NPS Proposed Bike Lane
- Previously Planned Slow Street
- JLG NPS Proposed Slow Street
- Potential JLG Connection
- Midtown Loop
- JLG NPS Proposed Midtown Loop Extension
- Safe Streets for All Improvements
- Streetscape Improvements
- Additional Community Spurs & Connectors

## East Canfield Slow Street







## EXPAND OWNERSHIP OPPORTUNITIES

i.e. homeownership programs, community land trust models



i.e. increased housing assistance, targeted resident outreach



## PRESERVE EXISTING AFFORDABLE HOUSING

i.e. landlord outreach and incentives, code enforcement

## **IMPROVE HOUSING QUALITY**

i.e. home repair grants, low interest financing







i.e. Leverage public land and grants for new construction, expand targeted multifamily areas

## HAMTRAMCK Aussell Industrial Forest Park Apartments & Diggs Homes Study Wayne State Forest Park Medical Center 10

## JLG DEQUINDRE CUT EXTENSION - RESIDENTIAL

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

HOME-OWNERSHIP - 14%

PERCENT Home-ownership



### LEGEND

- / JLG Route
- Single Family Residential
- Vacant Single Family Residential
- Mixed Use
- Multi- Family 2-4 Units
- Multi-Family 5+ Units
- Vacant Multi Family or Mixed-Use Building
- DLBA Salvageable Structure







## **BEAUTIFICATION**

i.e. public art, partner collaborations, tree plantings

## **COMMUNITY ACTIVATION**

i.e. pop-up market, community ga/den



## **ENVIRONMENTAL HEALTH**

i.e. vacant lot clean-up and maintenance, demolition of hazardous structures



i.e. high speed internet



## Vacant Land TYPOLOGIES

REDUCE HARM ADD VALUE

## REPAIR, CLEAN & BEAUTIFY ---

#### TARGETED CLEAN & CLEAR

Declay Crear & Clear, Maintain as lawn, More dx a year and contable barrier to prevent fotons duringing.





Dite Selection Criteria LAND USE TYPE AT SITE CONDITION - Impatiled Delegroun SANCE THE PARTY SHOW

#### Implementation & Maintenance

- . Prep Barrer Areas and Seed if needed

#### MEADOW

Peromisal meadow with dumping barders at edge.





#### Site Selection Criteria

AND USE TYPE Industrial Communical

#### Implementation & Hairturance





### WILDFLOWER LAWN



#### Site Selection Criteria LAMBURE TYPE Inchestral Communical

LOT SIZE AN SITE CONDITIONS AN IN MEST DIVOLUTIONS

#### implementation & Maintenance

over and maintain as tawn





#### Site Selection Critima LAND HISE TYPE: AF

LOT SIZE AIL SITE CONDITION AT Impacted SHORE/LONG TERM LONG

#### Implementation & Maintenance

#### INDUSTRIAL CLEANUP

Clear and remediate (us needed) industrial site. Establish Clear and Clear typology uson completion





#### Site Selection Criteria

LOT SIZE: AT SITE CONDITIONS Impacted SHORT/LONG TERM All

#### Implementation & Maintenance

## GREEN STORMWATER INFRASTRUCTURE

GG: Sites that increase blockversity, preate highlast, and provide genowater increasement.





## Lite Sainetine Criteria

LOT SIZE. 2-50 acres, 9 30 acres. SITE CONCITION: Terkied"

### Implementation & Halmurance

#### TREE PLANTING





#### Site Salection Criteria LAND USE TYPE. Perks, industrial Residential LOT SIZE, AN

SITE CONCUROR AL DWCRT/LONG TERM LONG

#### Immigraphyting & Waintenance

- Long-Term Mantanance Contract (Mary 54)

#### COMMUNITY/PARTNER ACTIVATION Sites that around a community or partner activation scanners copyright aladers, gathering or event source or



#### Site Salection Column LANDUSE TYPE Commercial Resciential

LOT 92E = 2 ACM SITE CONDITION. Funded Divergreen SHORT/LONG TERM: Long

#### Implementation & Maintenance

- v Claim Site and Establish Ecowork Shutaby (III

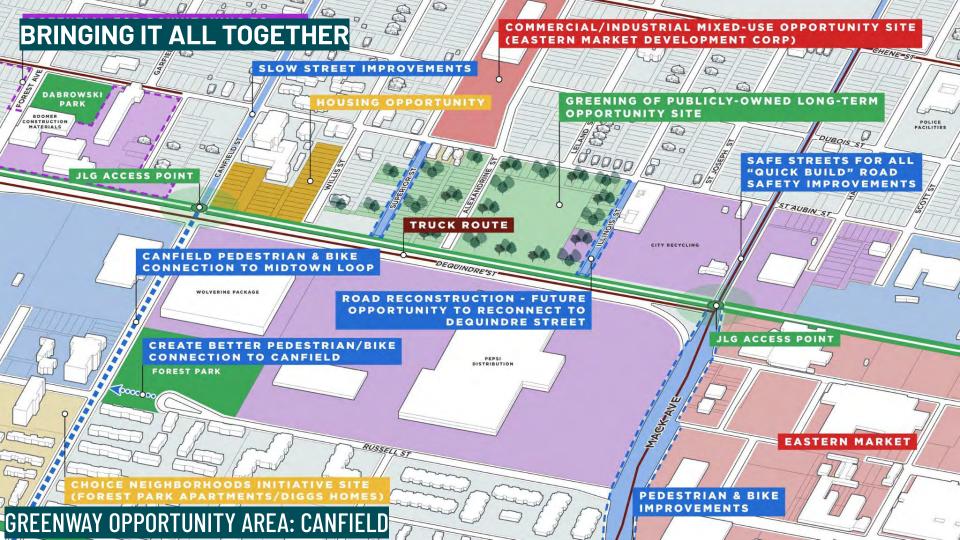


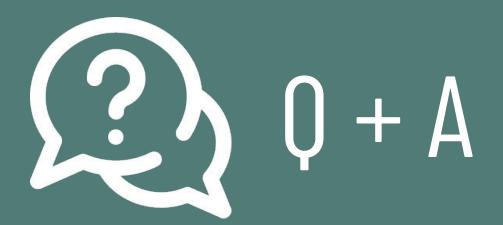


## St. Aubin Tree Planting









## **DISCUSSION GUIDELINES**

- Take space & make space for others
- For productive conversation, comments should address issues, not people
- Listen carefully and deeply
- Do not freeze each other in time
- Challenge oppressive remarks and behaviors but not with blame or shame
- Practice "both/and" thinking.
- If a statement has already been made, feel free to utilize the time to explore new issues and opportunities
- Expect/accept discomfort and unfinished business

## NEXT STEPS

Stay tuned via detroitmi.gov/jlgplanning for more details about the release of the final plan this Fall!

# Visit each station to provide your feedback!

