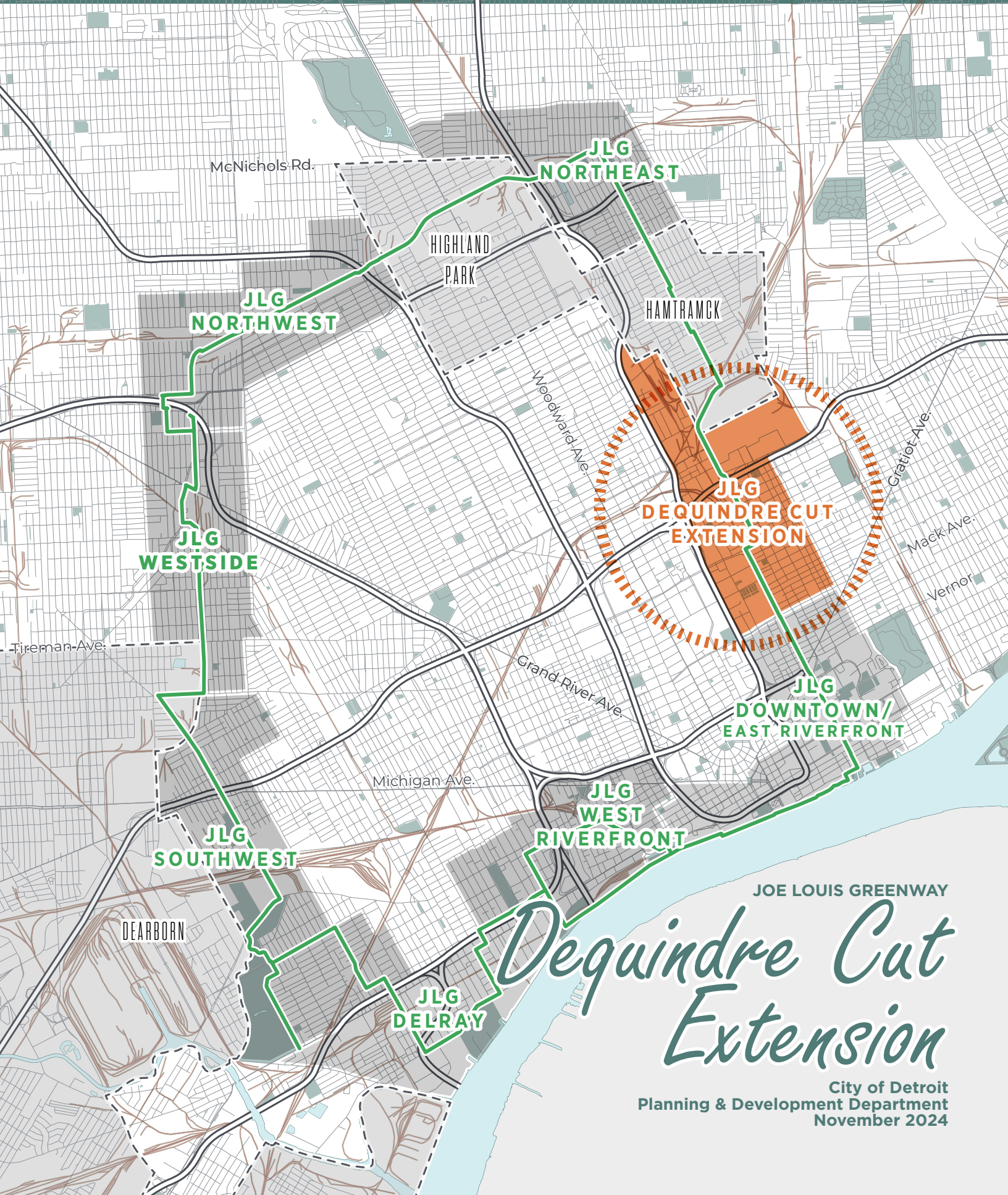




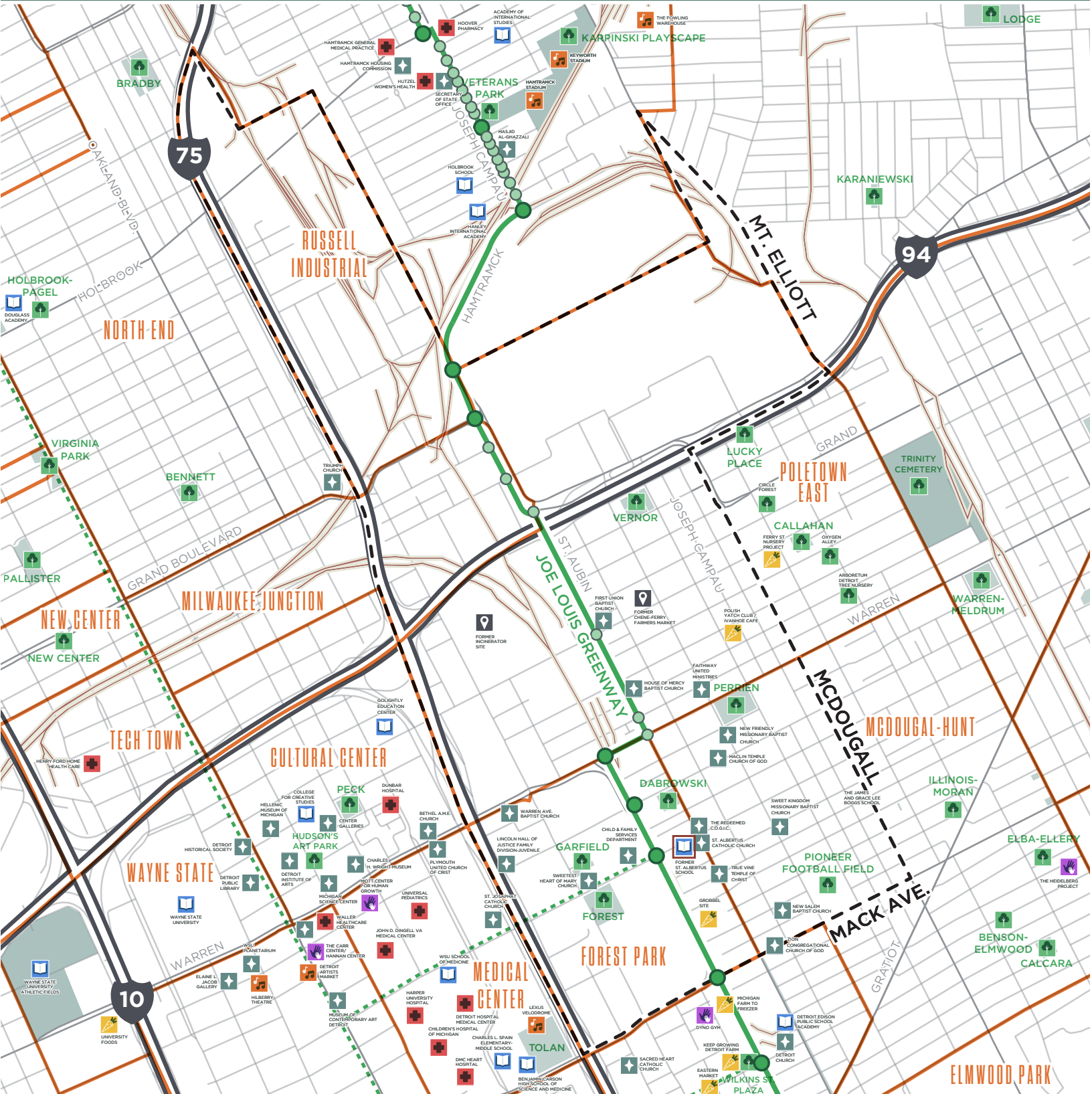
JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY | PLAYBOOK



JOE LOUIS GREENWAY *Dequindre Cut Extension*

City of Detroit
Planning & Development Department
November 2024



JLG DEQUINDRE CUT EXTENSION PLANNING AREA | COMMUNITY-IDENTIFIED NEIGHBORHOOD CONNECTIONS AND ASSETS

- JLG Planning Area (within 1/2 mile of the JLG route)
- Proposed Spurs & Connectors
- Detroit Neighborhood Boundaries
- Off-street Access Points
- On-street Access Points
- Institutional + Faith-based
- Community
- Education
- Vacant school
- Food
- Entertainment
- Health
- Parks + Recreation
- Other

WHAT WE LEARNED

DCE by the Numbers

WHAT WE HEARD

Neighborhood Voices

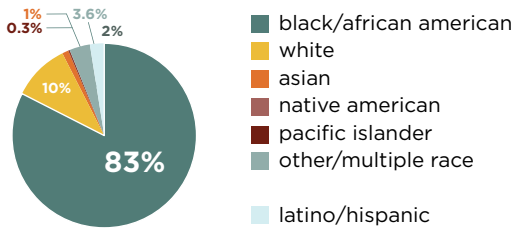
POPULATION

Source: U.S. Census Bureau 2017-2021 5-year Estimates, City of Detroit

TOTAL PLANNING AREA POPULATION:

3,031
RESIDENTS | **▼ 14%**
SINCE 2010

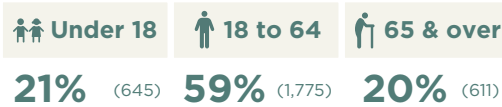
RACE (non-Hispanic) & ETHNICITY:



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

128
RESIDENTS
speak a language other
than English at home

AGE GROUPS (by years old):

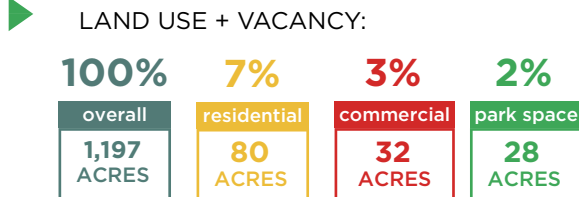
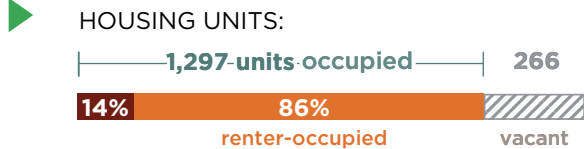


MEDIAN HOUSEHOLD INCOME (2022): **\$21,368** PER YEAR

MEDIAN HOUSE VALUE: **\$39,159** IN THE DEQUINDRE CUT EXTENSION AREA | **▼ 28%** SINCE 2010

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 & INCOME

Source: U.S. Census Bureau 2017-2021 5-year Estimates, City of Detroit

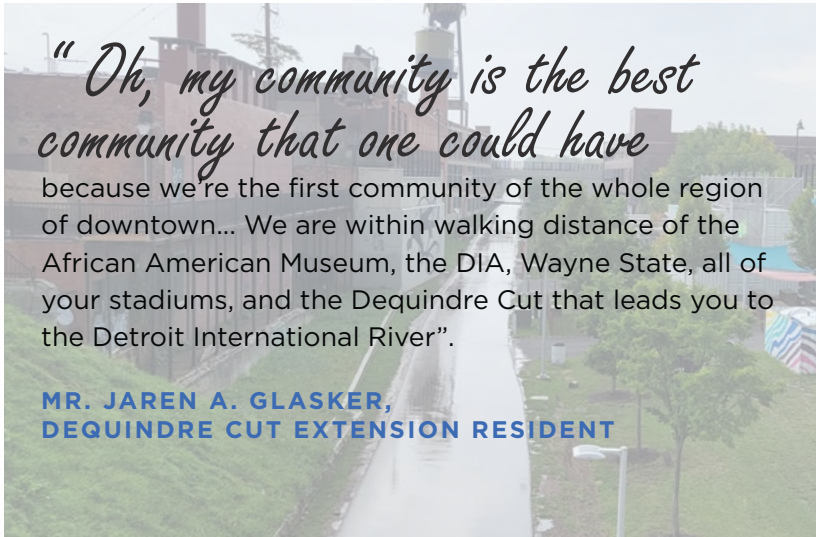
CURRENT LAND USE

Source: City of Detroit, Interface Studio



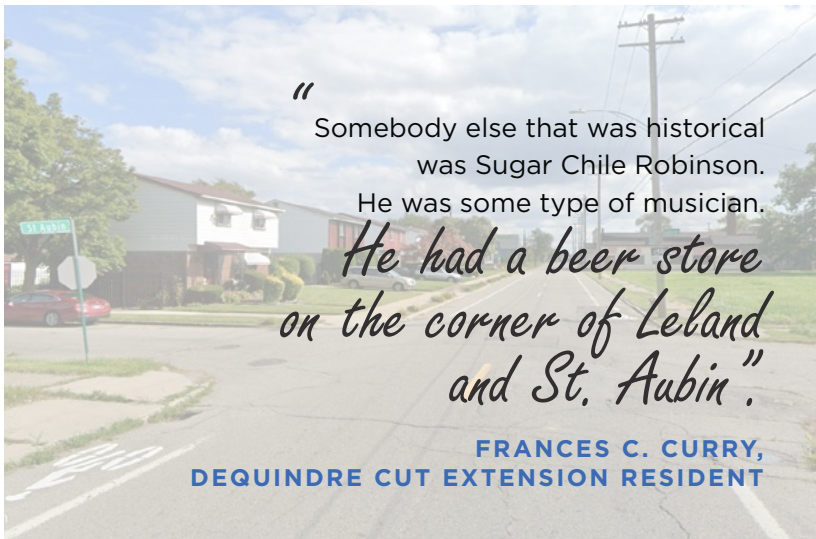
"It was very lively because the community was full of people. We had plenty of neighbors and children to play with."

SHARLENE BURRIS, DEQUINDRE CUT EXTENSION RESIDENT



"Oh, my community is the best community that one could have because we're the first community of the whole region of downtown... We are within walking distance of the African American Museum, the DIA, Wayne State, all of your stadiums, and the Dequindre Cut that leads you to the Detroit International River"

MR. JAREN A. GLASKER, DEQUINDRE CUT EXTENSION RESIDENT



"Somebody else that was historical was Sugar Chile Robinson. He was some type of musician. He had a beer store on the corner of Leland and St. Aubin."

FRANCES C. CURRY, DEQUINDRE CUT EXTENSION RESIDENT

Want to learn more?
Visit detroitmi.gov/jlgvoices
to hear more resident stories



**JOE
LOUIS
GREENWAY**

NEIGHBORHOOD PLANNING STUDY DEQUINDRE CUT EXTENSION PLAYBOOK

WHAT IS THE JOE LOUIS GREENWAY?

The Joe Louis Greenway (JLG) is a 27.5 mile recreational pathway that will unify Detroit's neighborhoods, people and parks. The JLG is currently under construction, and is slated to be completed in 5 to 10 years, depending on funding. The planning, design and construction of the JLG is being led by the City of Detroit's General Services Department (GSD). Visit joelouisgreenway.com for more information.



Scan to view the JLG Interactive Map to follow construction progress.

WHAT IS A PLAYBOOK?

A playbook is a roadmap with immediate next steps that residents, business owners and neighborhood organizations can take to leverage the investments of the Joe Louis Greenway in their neighborhoods. These steps are not isolated but are meant to meet the goals set forth in the 2021 Joe Louis Greenway Framework Plan, and other previous plans including the Eastern Market Comprehensive Neighborhood Framework.

WHO IS THIS PLAYBOOK FOR?

The City of Detroit is only one actor in helping achieve the goals for the Dequindre Cut Extension, so the strategies in this playbook are designed for everyone to play a role.



Alongside greenway construction, each JLG Playbook will serve to guide investments into neighborhoods, where we all have a part to play:



WHO ELSE IS INVOLVED?

The Joe Louis Greenway Partnership (JLGP) is a nonprofit formed to support the Greenway with a focus on programming, beautification, community engagement and neighborhood development. To learn more visit: jlgpartnership.org

WHAT IS THE JOE LOUIS GREENWAY NEIGHBORHOOD PLANNING STUDY?

The Planning Study is an exploration of how to leverage the investment in the Joe Louis Greenway to create more equitable outcomes.

To achieve our goals, the study must:

- > Creatively engage residents, business owners, and key stakeholders.
- > Understanding the opportunity in both scale and potential scope.
- > Developing detailed action plans and policies that shape equitable growth and support existing residents and businesses.

HOW WAS THIS PROCESS INFORMED?

The Planning Study is a **two-year community planning process** with residents and stakeholders that included:



COMMUNITY LEADERSHIP TEAM

13 COMMUNITY MEMBERS leading neighborhood-focused engagement



VACANT LAND SUMMIT

250+ PARTICIPANTS in vacancy-focused panels and workshops



ON THE GROUND DISCUSSIONS

5 MOVE & TALK SESSIONS on Access & Mobility / **5 ON-SITE CONVERSATIONS** on Housing Development



COMMUNITY MILESTONE MEETINGS

10 NEIGHBORHOOD AREA MEETINGS with place-based focus / **5 TOPIC-BASED MEETINGS**

WHAT WERE THE GOALS DEFINED BY THE COMMUNITY?

Throughout the engagement process, residents highlighted the importance of leveraging the benefits of the Joe Louis Greenway for:



WHAT WE HEARD

The JLG Dequindre Cut Extension residents also emphasized the need for:

A BLUEPRINT FOR COMMUNITY OWNERSHIP

IMPROVED HEALTH & ENVIRONMENTAL CONDITIONS

BETTER CONNECTIVITY, SAFETY AND ROAD MAINTENANCE FOR ALL USERS

MORE AMENITIES, GOODS AND SERVICES

These values are incorporated into the following playbook strategies to ensure that neighboring communities will benefit from the impacts of the JLG.

BUILD WEALTH & ENSURE HOUSING AFFORDABILITY

HOUSING TODAY

Currently, there are 218 single family homes and 90 multi-family structures in the Dequindre Cut Extension; 14% own their homes, 86% rent their homes. The 2021 median sales price was \$36,417. This area also contains 503 regulated affordable units, including the Forest Park Apartments. Strategies should aim to stabilize neighborhoods to strengthen the real estate market and prepare for long term future investment. This includes blight clean up and increasing the number of jobs. **Key to long term affordability is preserving existing buildings**, with a focus on leveraging the relatively strong market for new housing to decentralize existing affordable multi-family properties with new mixed-income development and creating additional homeownership opportunities.



JLG DEQUINDRE CUT EXTENSION HOUSING AFFORDABILITY SITES

- Single Family Residential
- Multi- Family 2-4 Units
- Vacant Multi Family or Mixed Use Building
- Mixed Use
- Vacant Single Family Residential
- Multi-Family 5+ Units
- DLBA Salvageable Structure
- Active School
- Vacant School



Interested in housing resources? Learn more about what's available to you at detroitmi.gov/jlgplanning.



Between 2020 and 2022, Communities of Hope, Inc preserved and rehabbed 206 units affordable to those earning between 40% and 60% AMI at Friendship Meadows in the Forest Park neighborhood, through LIHTC awards.



The City's current pilot programs including the Second Floor Residential Grant Program in Southwest and the Detroit Duplex Repair Program offer models to stabilize existing affordable rental properties or reactivate vacant units through direct support small-scale landlords.

STRATEGIES FOR EXISTING HOUSING

These actions will support improving existing housing quality, expand homeownership and preserve existing affordable housing.

1. BETTER UNDERSTAND THE COLLECTIVE AND INDIVIDUAL NEEDS TO SUPPORT EXISTING RESIDENTS, WHETHER RENTERS OR HOMEOWNERS

Targeted outreach to existing residents along the JLG route can help to provide access to [housing resources](#) supporting affordable homeownership and quality rentals, and help to inform potential needs for housing program expansion. This outreach should be prioritized to residents near the JLG east of St. Aubin.

The Detroit Land Bank Authority has limited ownership of salvageable single-family homes in this area to promote homeownership opportunities. Privately-owned single-family rentals and duplex properties may be a potential pipeline for homeownership opportunities.

2. PRESERVE AFFORDABILITY FOR CURRENT RENTAL UNITS AND INVEST IN EXISTING BUILDINGS TO IMPROVE QUALITY AND QUANTITY

Expand resources and outreach to preserve existing naturally occurring affordable rentals, including opportunities for:

Rehabs

- > **Vacant Multi Family:** There are 17 Vacant Multi-Family Buildings in the JLG Dequindre Cut Extension that contain about 38 housing units.
- > **Second Story Apartments:** Vacant mixed-use structures North of Mack (including several publicly-owned) are limited and long-vacant with little market demand for reactivated retail space.

Programs for small-scale local landlords

- > There are (78) 2-4 unit multi-family buildings in the JLG Dequindre Cut Extension, containing 178 units.

Programs for 5+ unit properties

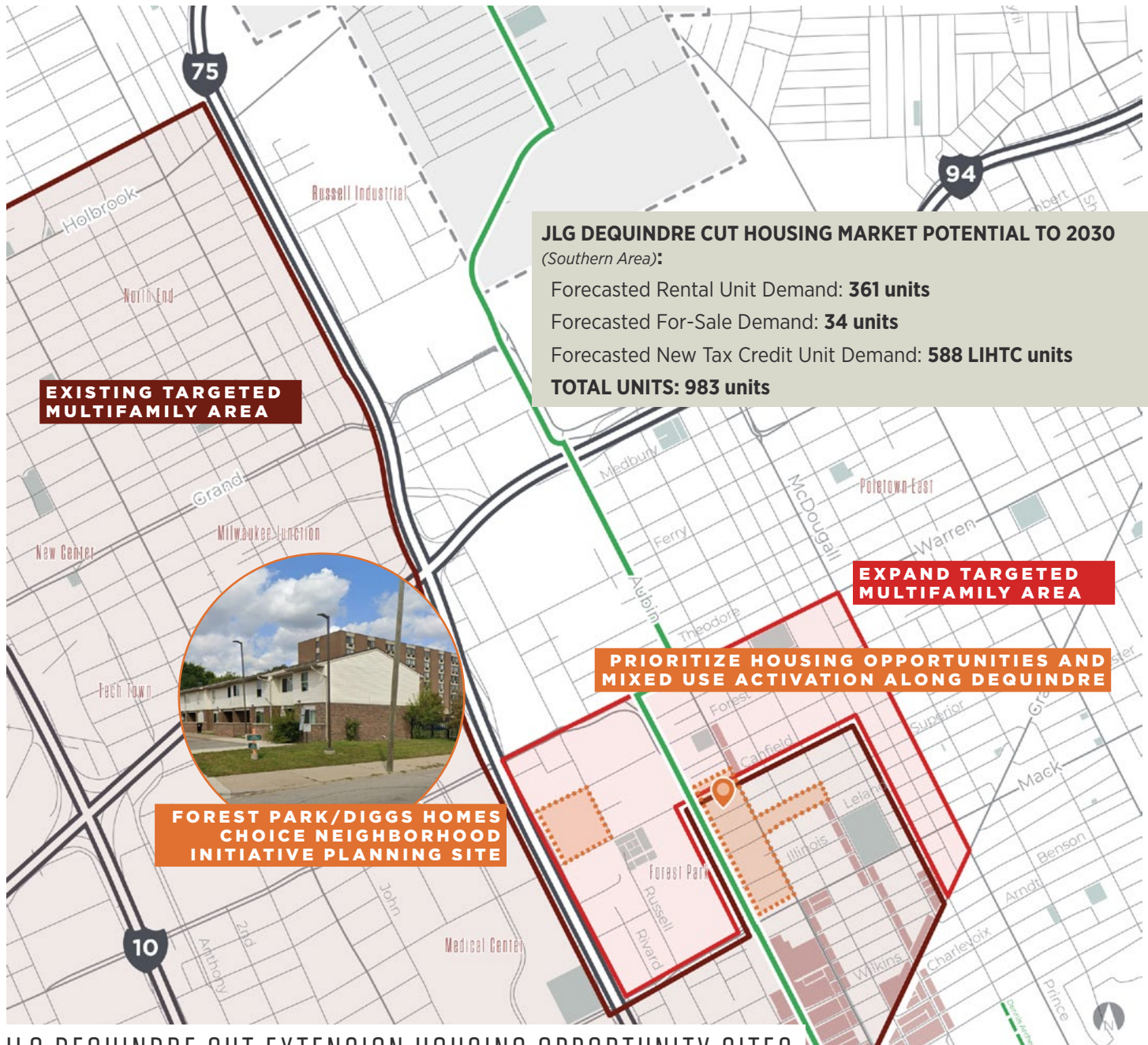
- > There are (12) 5+ unit multi family buildings in the JLG Dequindre Cut Extension, containing 792 units.

BUILD WEALTH & ENSURE HOUSING AFFORDABILITY

NEW HOUSING POTENTIAL

A real estate market study was conducted as part of this plan in 2022. It divided the Dequindre Cut Extension planning area into two market areas, with I-94 as a general dividing line. The northern area is classified as a “Fertilize Market”, meaning that **even with investment from the JLG, other types of financial support, like government subsidies or philanthropic funding, will be needed for new construction to take place.** The southern area* is classified as a “Grow Market”, meaning that large scale private investment can occur if the right type of public investment is made, such as the JLG or a new park, and/or if a public incentive is provided. The potential growth of the Eastern Market area combined with the completion of the JLG provides good fundamentals for future housing development as the Dequindre Cut extends North between Mack and Canfield.

*The southern market area includes areas outside of the Dequindre Cut Extension planning area, including Eastern Market and areas closer to the Riverfront. See the Housing Market appendix document for market area boundaries.



JLG DEQUINDRE CUT EXTENSION HOUSING OPPORTUNITY SITES

- JLG Route
- Housing Opportunity area
- Existing Targeted Multifamily Area
- Key Housing Opportunity Site
- Special District Zoning
- Expanded Targeted Multifamily Area

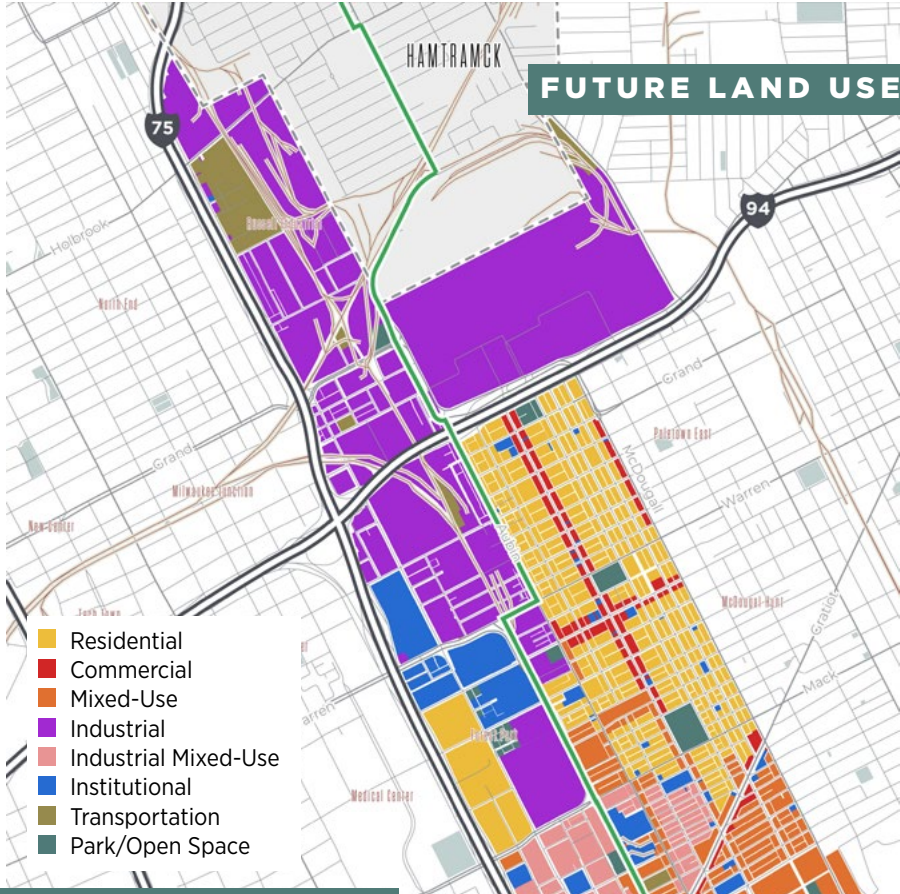


Interested in developing property near the JLG?

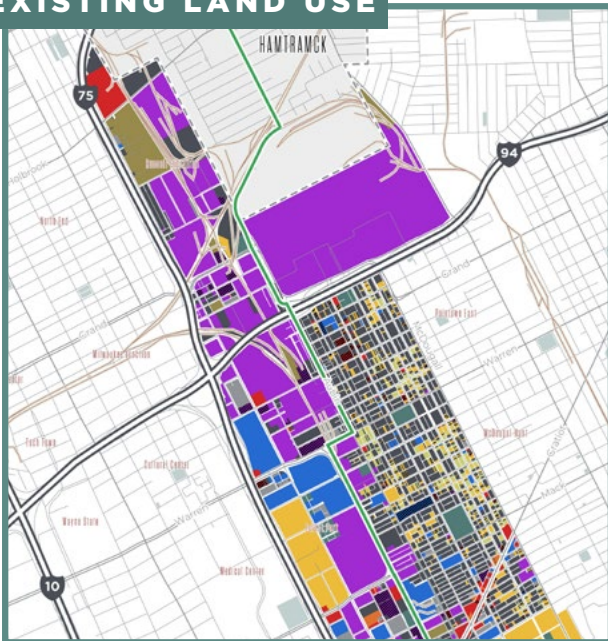
Learn more about what's available to you at detroitmi.gov/jlgplanning.

NEW HOUSING STRATEGIES

These actions are aimed at supporting long term opportunities for community development in a 'Grow' real estate market.



EXISTING LAND USE



JLG Dequindre Cut Extension Future Land Use includes:

- > Preserving existing industrial uses
- > Supporting the Eastern Market Framework Plan
- > Long term residential and/or mixed-use development along the Dequindre Cut Extension from Mack to Warren (Canfield Greenway Opportunity Area)

1. ALIGN ZONING AND LAND USE POLICY TO SUPPORT HOUSING INVESTMENT

If new development is proposed near the JLG, ensure that the proposed land use complements the Future Land Use map, as shown to the left. In addition, continue community engagement as new development proposals arise.

Opportunity exists to leverage the recent re-zoning of SD1&2 areas in Eastern Market Area to support mixed-income housing and commercial redevelopment along the existing Dequindre cut and build momentum North as the JLG is extended on Dequindre.

2. LEVERAGE PUBLIC ASSETS TO CREATE NEW AFFORDABLE HOUSING AND PRESERVE SPACE FOR LONGER-TERM OPPORTUNITIES

Given the current condition of the housing market, new development along the JLG may be longer term. In the short term, work to increase eligibility for affordable housing development incentives, and consider holding onto [land banking] long term opportunity sites for future development.

Opportunity sites were identified because of their proximity to the JLG; they contain concentrations of publicly owned land, and/or they are near commercial corridors which could help improve density to support small business and help these corridors thrive.

Long Term opportunities in the JLG Dequindre Cut Extension include:

- > **Canfield:** Publicly own land at the intersection of Canfield and the JLG includes **2 acres with the potential to support 50 units**. This site should be further explored with the upcoming Forest Park Apartments Choice Neighborhood Planning Grant. In the meantime, this study recommends holding the land with interim vacant land treatments as represented in the neighborhood beautification section in this document.

Note: This plan also supports continued investment in the existing Dequindre Cut area, South of the Dequindre Cut extension planning area, particularly around the Wilkins Street gateway. See the Greenway Opportunity Areas in the Springing Into Action! section for more details.

IMPROVE CONNECTIVITY & ACCESS

CONNECTIVITY & ACCESS TODAY

The JLG in the Dequindre Cut Extension builds off of the existing Dequindre Cut Greenway and heads North through a combination of on-street routes and segments adjacent to them. In many cases, alignment runs along the edges of neighborhoods and industrial areas. The JLG in this area will be accessible at every existing street intersection, but **additional investment is needed to create safer resident connections to reach those access point by all modes of transportation.** The level of need for sidewalk repair and maintenance is high, so prioritization should be focused on key intersections and neighborhood slow streets.



CONNECTIVITY & ACCESS STRATEGIES

Provide safe resident connections for existing neighborhoods with quality access to the JLG, including:



Provide safe resident connections
 Prioritize safe connection for existing residential, reinforcing connection to neighborhood assets and commercial corridors with a quality access point every 1/2 mile



Improve transit access
 Provide nodes with amenities at intersections with high volume transit routes



Accommodate car access
 Prioritize off-street parking at primary trailheads, emphasize multi-modal connections, and utilize on-street, existing parking where possible



Reduce conflicts
 Mitigate industrial / truck route conflicts and vehicle / pedestrian conflicts



Improve safe bike access
 Provide safe bike approaches and transitions to the JLG, connect to existing bike infrastructure and improved bike share and amenities

Prioritization of these connectivity improvements will need to be assessed when the trail opens. Explore local JLG usership with data tools to evaluate who is using the JLG, where they are coming from, and to address gaps in resident participation.

1. IMPROVE STREETS AT KEY JLG INTERSECTIONS

Improvements at key intersections should be tailored to the opportunities and needs anticipated by users. Currently, East-West connectivity to near-by assets and neighborhoods have safety and comfort challenges. Prioritize improvements on key corridors like Warren/Forest, Mack, and Holbrook, like safe crossings or completing gaps in existing bike network infrastructure.

Current design processes led by the City's DPW as part of the Safe Streets for All grant for quick-build improvements on Mack St. are part of this effort. Potential improvements should also increase connections to the Dequindre Cut and address challenges of grade separation, including review of curb cuts and ADA accessibility along connections to/from neighborhood destinations.

2. IDENTIFY PREFERRED SLOW STREETS TO CONNECT TO THE JLG

Slow streets are shared, traffic-calmed street with low volumes and low speeds. They do not include bike lanes, but make it safe for shared use and recommend traffic calming at every block. Key slow streets that intersect the JLG Dequindre Cut Extension are Ferry, Theodore, Canfield and Wilkins. On Canfield, explore the Midtown Loop typology, with widened sidewalks and plantings, between Brush and Dequindre, and strengthen E/W connections with wayfinding on and off the JLG. Slow Street improvements can be made during road resurfacing and/or prioritized for routes connecting to neighborhood destinations such as parks, libraries or schools.

3. IMPROVE MOBILITY AT KEY ACCESS POINTS WITH HIGH CONNECTIVITY FOR ALL MODES

Mobility Hubs can include directory signage, bike parking, bike repair stations, drinking fountains, e-bike charging stations, parking lots and EV charging, and enhanced bus stops. They should be prioritized at major access points in the JLG Dequindre Cut Extension, especially at intersections of transit and bike infrastructure. Additional engagement during the JLG design process should be leveraged to inform a location between Canfield and Warren. and at Grand Blvd to facilitate multi-modal mobility.



Above: Opportunity exists to extend the Dennis Archer Greenway across Vernor to connect to Detroit's Eastside on Charlevoix. Residents also advocate for the greenway to extend North across Gratiot potentially utilizing Slow streets on Wilkins and/or Grandy to connect to Schools and Sportsfield Below: Drawing depicting proposed improvements to the JLG along Hamtramck Drive. Source: JLG Framework Plan.



HAMTRAMCK DRIVE PROPOSED REDESIGN

SUPPORT SMALL BUSINESS & COMMERCIAL CORRIDOR ACTIVATION

COMMERCIAL CORRIDORS TODAY

The Dequindre Cut intersects with the core of Eastern Market. In the Dequindre Cut Extension, commercial activity along Chene is minimal, with most businesses focused on car repairs, services, or sales. From a market perspective, there is strong retail potential closer to the Eastern Market's economic hub. Incorporating the market area to the south, \$60.7 million in spending is currently leaking from the area, creating an estimated new retail demand of 144,000 square feet. While a commercial market analysis conducted during this planning process identified the potential for an urban big box store shopping center, community engagement during the Eastern Market Framework plan emphasized the need to prioritize local businesses. In summary, while there may be long term retail opportunity North of Mack, **local engagement underscores the importance of fostering and supporting local businesses and supporting growth of the existing Eastern Market Core & Gratiot Corridor.**



JLG DEQUINDRE CUT EXTENSION COMMERCIAL CORRIDORS

- Commercial Property
- Church Property

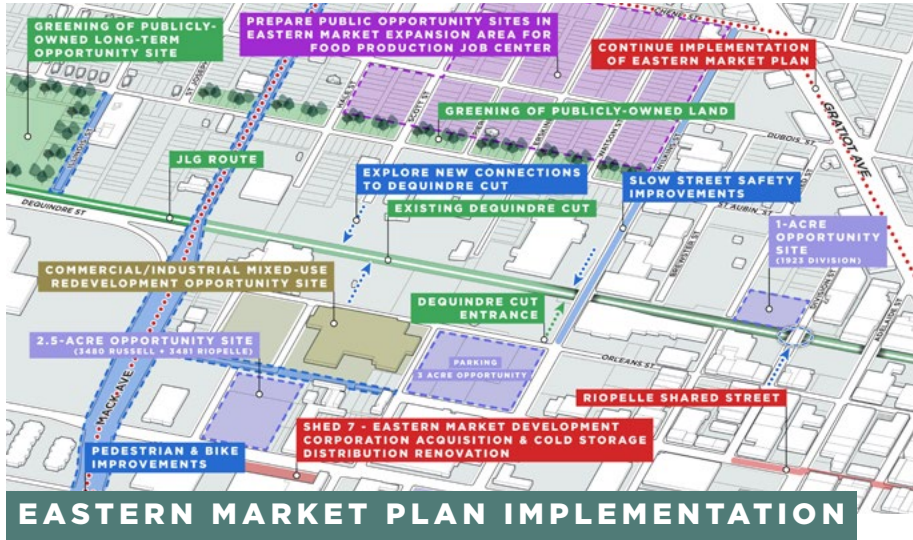


Are you an employer near the JLG? Have a pop-up idea for the JLG?

Learn more about what's available to you at detroitmi.gov/jlgplanning.

COMMERCIAL CORRIDOR STRATEGIES

In the JLG Dequindre Cut Extension, work to empower entrepreneurs, support existing businesses and connect residents to jobs.



1. STRATEGICALLY INVEST TO BETTER CONNECT COMMERCIAL CORRIDORS THAT ARE WITHIN WALKING/BIKING DISTANCE OF THE JLG

Enhance connectivity between commercial corridors located within walking and biking distance of the JLG, making it easier for residents and visitors to access local businesses, and attract more foot traffic from the JLG to local businesses. Improved access and wayfinding to the existing Dequindre Cut should be prioritized to better connect to Eastern Market and residents in the densely populated areas South of Gratiot.



Activation of Dequindre Cut at the Freight Yard near Wilkins St. Currently, access to and from the Dequindre Cut is challenging, making the freight yard a prime hub for additional activation and user attraction. Vacant land adjacent to where the JLG meets or narrows close to Mack has the potential to be activated (photo credit: Eastern Market Partnership).

2. FOCUS ON ACTIVATING COMMERCIAL CORRIDORS WHERE THEY MEET THE JLG, INCLUDING SUPPORT FOR BUSINESSES AND PROPERTIES

Residents and business owners noted a need for improved lighting and safety in the district to support commercial and retail activity after dark. When commercial corridors intersect the JLG, work with property owners and businesses to create more welcoming environments. This may involve public realm improvements, adding outdoor spaces, or enhancing safety. Targeted “Blight to Beauty” initiatives can support businesses and properties in achieving code compliance and planning for the future. In the JLG Dequindre Cut Extension, priority should be given to where Gratiot Ave. and Mack Ave. meet the JLG.

STOREFRONT ACTIVATION



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

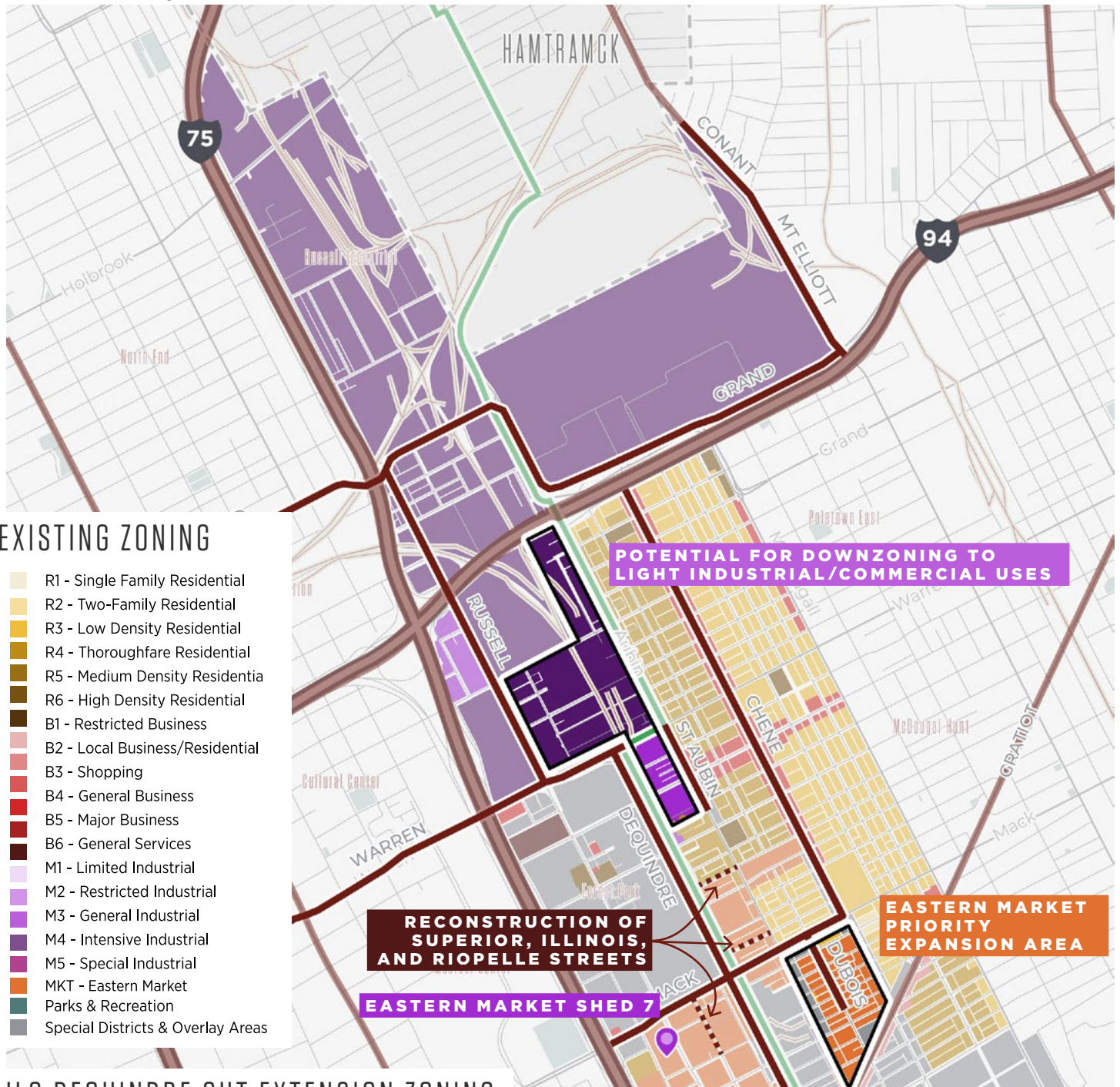
3. CREATE PROGRAMS AND SPACES TO SUPPORT RETAIL ACTIVITY ALONG THE JLG

Continue to formalize the process so that small businesses or residents, including food trucks, can sell their goods on or along the JLG. Tailor existing and new grant programs to support activating non-traditional commercial spaces, such as vacant or underutilized buildings. In the near term, build upon existing programs (Freight Yard, Eastern Market Metro Accelerator) and expand opportunity for retail activation near or on the JLG. Coordination between the Joe Louis Greenway Partnership (JLGP) and the Detroit Riverfront Conservancy will be essential as both organizations manage programming for the JLG north and south of Mack, respectively.

CREATE & SUSTAIN JOBS

INDUSTRY & JOBS TODAY

Industrial uses make up nearly half (49%) of the parcel area in the JLG Dequindre Cut Extension, including long stretches of industrial properties located directly adjacent to the JLG, often acting as a divider between industrial and residential properties. Currently, most industrial businesses in the area (53%) are heavy industrial. Although the market for new industrial development is strong in this planning area, there is limited industrial vacancy. **Job growth could be encouraged by strategically investing in site cleanup, transitioning uses, and repositioning some areas for a mix of compatible uses.**



JLG DEQUINDRE CUT EXTENSION ZONING

— JLG Route
 — Existing Truck Route
 — Truck Route



Interested in improving your property?

Learn more about what's available to you at detroitmi.gov/jlgplanning.

STRATEGIES FOR INDUSTRY & JOBS

Continue to preserve land for industrial living wage jobs along the JLG in strategic locations, while improving the impacts of industry on the JLG and surrounding neighborhoods.

1. CREATE BETTER CONNECTIONS BETWEEN INDUSTRIAL EMPLOYERS AND THE JLG

Collaborate with adjacent industrial businesses to improve their access and frontages along the JLG. This includes fixing sidewalks, streets, and crosswalks where industrial districts intersect with the JLG, enhancing safety and connectivity. This could include providing bicycles or offering incentives for employees to commute via the JLG, and promoting environmental stewardship.

2. BETTER ALIGN INDUSTRIAL ZONING WITH TODAY'S OPPORTUNITIES.

Downzone M4 properties to allow for light industrial or commercial uses only along the JLG alignment on St. Aubin St., in order to transition away from heavy industrial uses along the JLG in the long term.

Rezoning has already occurred in the area, and the MKT designation will be fundamental to grow jobs by expanding and attracting Food Production businesses.

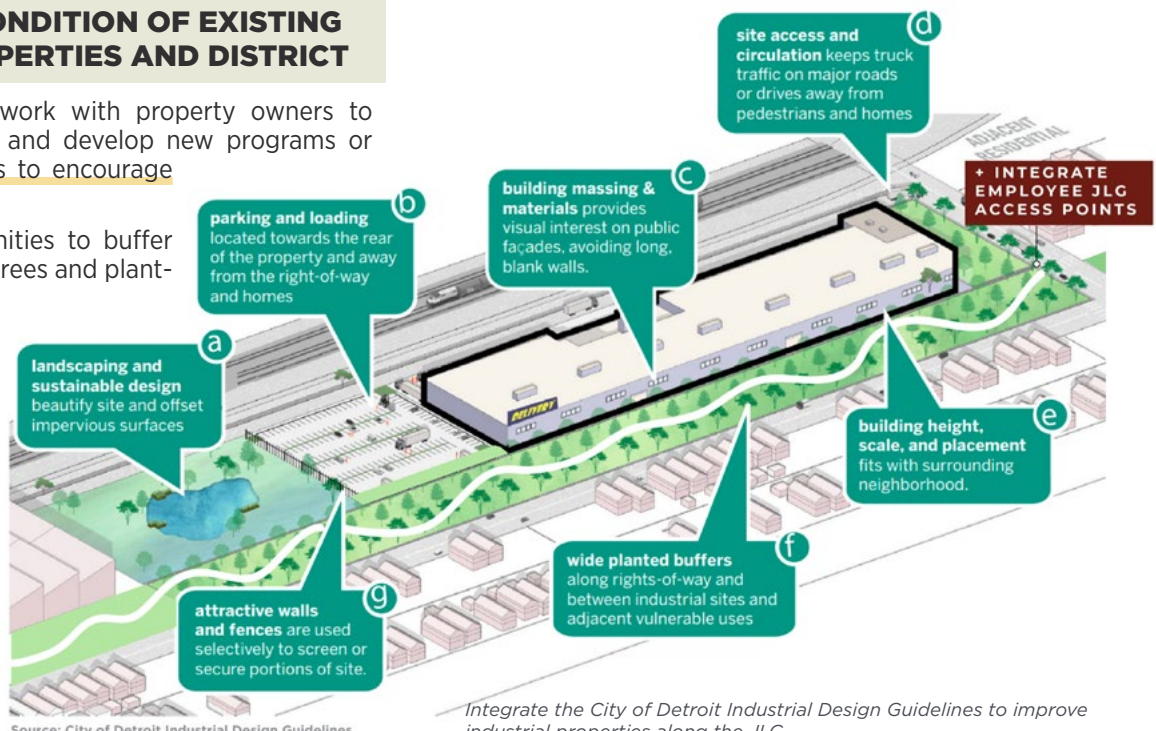
Key actions to this end include the continued implementation of the Eastern Market Plan and the priority expansion area South of Mack and East of the St Aubin.

3. UPGRADE THE CONDITION OF EXISTING INDUSTRIAL PROPERTIES AND DISTRICT

For existing businesses, work with property owners to achieve code compliance and develop new programs or match grant opportunities to encourage improvements.

In addition, find opportunities to buffer industrial properties with trees and plantings along the JLG, particularly along St. Aubin Street.

As new industrial development is built along the JLG, it should follow the City's industrial design guidelines to include wide planted buffers, improve access to the JLG and promote sustainable design practices.



Source: City of Detroit Industrial Design Guidelines

4. BRING EMPLOYMENT SERVICES & SKILLING SERVICES TO THE JLG

During JLG construction, connect local job seekers to JLG contractors through outreach at trade events, while also leveraging training and workforce experience programs for future greenway maintenance and stewardship. Host job fairs at JLG events to advertise opportunities to nearby residents, and collaborate with new industrial developments and employers to create job training programs tailored to emerging industrial sectors along the JLG.



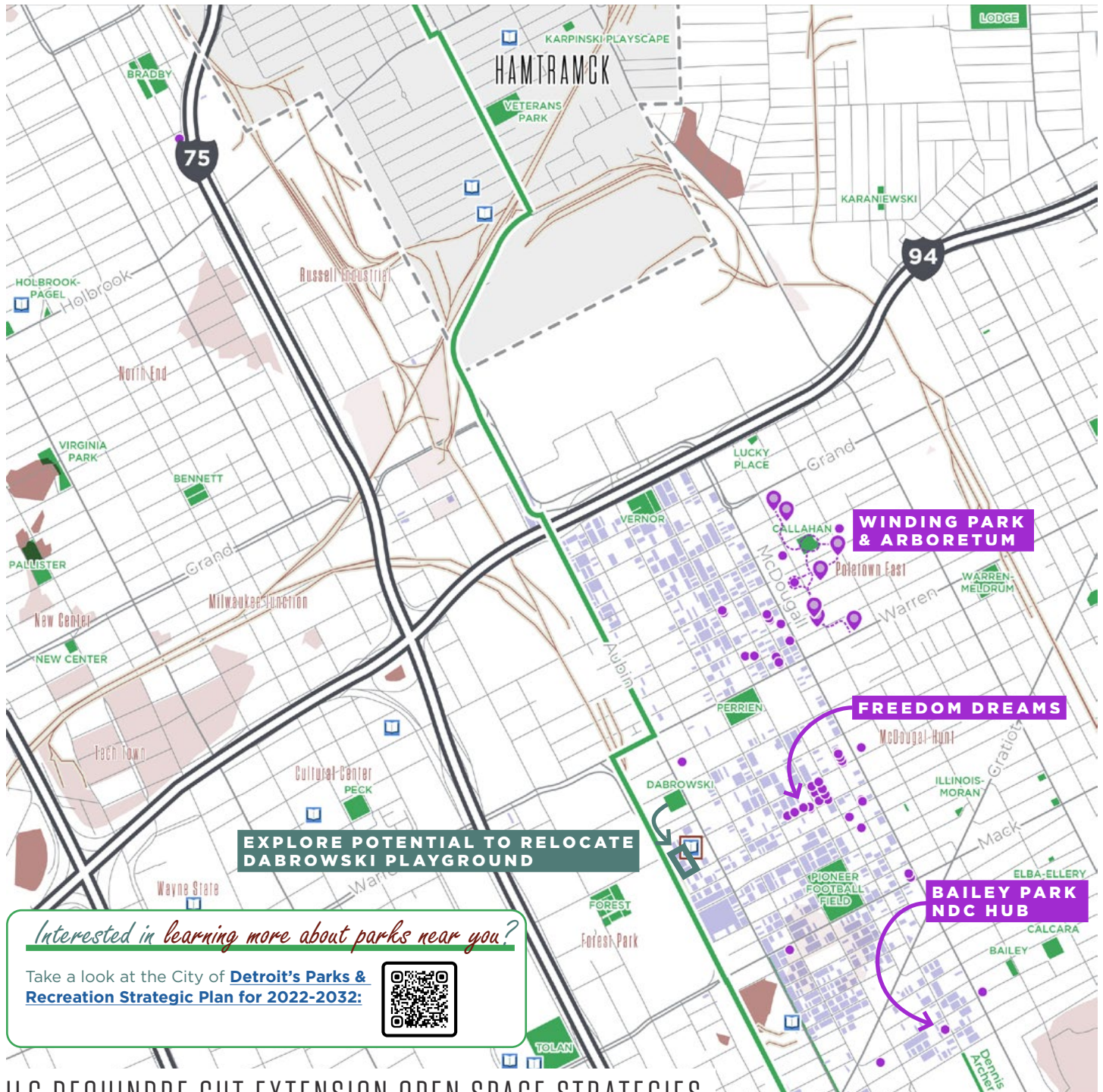
Improve the appearance of industrial properties along the JLG with fence coverings, arts, and new landscaping.

Integrate the City of Detroit Industrial Design Guidelines to improve industrial properties along the JLG.

BEAUTIFY & GREEN NEIGHBORHOODS

PARK NETWORK TODAY

The residential neighborhoods surrounding the JLG in the Dequindre Cut Extension have few gaps in park coverage, with several parks and community land projects already present. Therefore, the focus should be on improving access to existing parks, enhancing facilities and amenities, and supporting ongoing initiatives through partnerships or programming. Additionally, **proposed streetscape improvements from the Connectivity and Mobility section can be used to strengthen connections to and from parks, encouraging active use and pedestrian traffic.**



Interested in learning more about parks near you?

Take a look at the City of [Detroit's Parks & Recreation Strategic Plan for 2022-2032](#):

JLG DEQUINDRE CUT EXTENSION OPEN SPACE STRATEGIES

- JLG Route
- Park Gap
- Potential new open space location
- Active School
- High Priority Park Gap
- Community Land Based Project
- Vacant School
- Publicly owned vacant land

FOREST PARK



DABROWSKI PLAYGROUND



PERRIEN PARK



WINDING PARK & ARBORETUM



Arboretum Detroit's Oxygen Alley project is part of a winding park of various green spaces in the neighborhood.

PARK NETWORK STRATEGIES

Leverage the JLG investment to improve connections to parks and expand the open space network along the JLG route.

1. FILL PARK GAPS AND IMPROVE JLG ACCESS

Given that much of the Dequindre Cut Extension is industrial in nature, there aren't many residential areas that currently experience a lack of open space. The emphasis in this planning area should be connecting and improving existing open spaces as mentioned below.

2. LEVERAGE THE JLG INVESTMENT TO CONNECT RESIDENTS TO PARKS AND COMMUNITY RECREATION AND OPEN SPACES

Improvements to parks and open spaces in the JLG Westside and their recommended capital improvements include:

- > **Forest Park** - This park was recently upgraded with improved amenities and sports facilities. Improve connections to the JLG and neighborhood through slow street connection on Canfield.
- > **Perrien Park** - Improve connections to the JLG and neighborhood through bikeshare and other mobility improvements on Warren.
- > **Dabrowski Playground** - This playground lacks amenities like play equipment, sports facilities, benches, paths, or even signage. It is indistinguishable from a vacant lot. Consider relocating it along the JLG, potentially as part of the Canfield Greenway Opportunity (GO) Area.

In addition, community-led initiatives at all scales should be integrated into the park network. Some of these initiatives include:

- > **Winding Park & Arboretum** in the East Ferry Warren Neighborhood connects multiple open space projects (such as Circle Forest, Field Temple, and Callahan Park) winding through seven residential blocks from Warren to East Grand Blvd. The project is led by Arboretum Detroit and Detroit Future City with a variety of local and philanthropic partners. These green space projects in the planning area should be integrated into the JLG open space network.

BEAUTIFY & GREEN NEIGHBORHOODS

VACANT LAND TODAY

There are 280 acres of Vacant Land in the JLG Dequindre Cut Extension on 2,401 parcels. 48% of parcels are publicly owned, while 52% are privately owned. Vacant land adjacent to the JLG with formerly industrial uses will likely need testing and treatment prior to re-use. North of Warren, **although much of the vacant land along the JLG is formerly residential, activation with trees and vegetation is more appropriate given close proximity to heavy industry.**



JLG DEQUINDRE CUT EXTENSION VACANT LAND STRATEGIES

- █ JLG Route
- Industrial Cleanup
- Tree Planting
- Community Land Based Project
- Publicly owned vacant land
- Semi public vacant land
- Privately owned vacant land



Interested in beautifying a vacant lot? Have ideas for activities + events at parks along the JLG?

Learn more about what's available to you at detroitmi.gov/jlgplanning.

BEAUTIFICATION & VACANT LAND STRATEGIES

1. ESTABLISH AND PROMOTE A RANGE OF VACANT LOT BEAUTIFICATION TYPOLOGIES

Utilize public vacant land to improve neighborhood conditions. Potential vacant land treatments identified in this process include:

- | | | |
|-------------|---|---|
| REDUCE HARM | REPAIR + BEAUTIFY — EGO-WORK — ACTIVATE! | > Targeted Clean and Clear: Deploy Clean & Clear, Maintain as lawn, Mow 4x a year and consider barrier to prevent future dumping. |
| ADD VALUE | | > Wildflower Lawn: Annual wildflower lawn with dumping barriers at edge or mowed edge. |
| | > JLG Enhancement: Cut through greenway, trailheads for greenway or neighborhood connection and access. | |
| | > Industrial Clean up: Clean and Remediate (as needed) industrial site; Establish Clean and Clear typology upon completion | |
| | > Meadow: Perennial meadow with dumping barriers at edge. | |
| | | > Green Stormwater Infrastructure: Sites that increase biodiversity, create habitat, and provide stormwater management. |
| | | > Tree Planting: Trees planted 12' - 15' on center, ground naturally mulched, and trim branches to 6' height for visibility. |
| | | > Community/Partner Activation: Sites that promote community or partner activation scale as pop-up, gardens, gathering or event spaces, or productive uses such as urban agriculture or solar. |



Targeted Clean and Clear



Wildflower Lawn



Industrial Cleanup



Meadow



Green Stormwater Infrastructure (GSI)



Tree Planting



JLG Enhancement



Community/Partner Activation

Pictured above are some examples of how different vacant land treatments could be implemented. Strategies will vary depending on the conditions of the vacant lot, potential for stewardship and community needs.

2. MATCH VACANT LAND TYPOLOGIES TO KEY SITES

In the JLG Dequindre Cut Extension, prioritize vacant land typologies on lots that can help to reduce harm and add value, including:

- > **Vacant lots along St. Aubin St.:** Tree planting could help to provide a buffer between industrial and residential uses.
- > Longterm Opportunity sites on Dequindre St.: Meadow planting.
- > Vacant Land in Eastern Market Expansion area: Opportunity for community partner activation with green stormwater infrastructure.

3. CONTINUE TO LEARN WHAT WORKS AND HOW IT FITS WITHIN A NEIGHBORHOOD

New vacant land typologies will take coordination, time, and trial and error to perfect installation, maintenance patterns and community support.

Continue working with the community and those responsible for maintaining vacant land to address neighborhood feedback and activate sites.

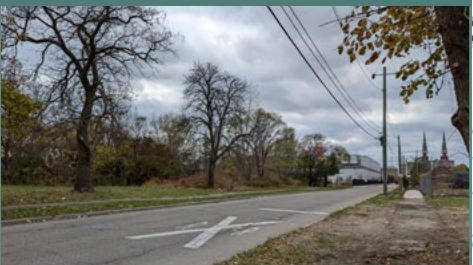


Rendering by SMM depicting a potential tree buffer on publicly owned vacant land along the JLG on St. Aubin St.

SPRINGING INTO ACTION!



CANFIELD OPPORTUNITY AREA



WILKINS OPPORTUNITY AREA



JLG DEQUINDRE CUT EXTENSION

SUMMARY OF STRATEGIES

ALIGN ZONING & POLICY

- 1 Potential to downzone to light industrial and commercial uses
- 2 Expand targeted multifamily area

BUILD & STABILIZE HOUSING

- 3 Preserve and stabilize publicly-owned sites along Dequindre for long-term mixed-use development
- 4 Preserve existing second story apartments along Gratiot
- 5 Coordinate with Choice Planning Grant Initiative
- 6 Multifamily infill opportunity on publicly-owned sites

IMPROVE CONNECTIVITY & ACCESS

- Key intersections
- Streetscape improvements
- Key planned slow streets

CREATE & SUSTAIN JOBS

- 6 Prepare Eastern Market Expansion area to support growth of food production business in alignment with Eastern Market Framework
- Commercial/retail activation to build momentum toward mixed-use development

BEAUTIFY & GREEN NEIGHBORHOODS

- Community/partner activation sites
- Tree-buffering along the JLG and near industrial uses/highways
- Target vacant land treatments along/near the JLG

KEY THEMES AND STRATEGIC SITES

Key themes identified during the planning process focused on

- > Improving connections to amenities and the JLG, while enhancing pedestrian safety.
- > Aligning zoning to fit desired uses and mitigate industrial impacts.
- > Increasing housing availability and affordability through housing rehabilitation and identifying long term infill
- > Improving quality of life by activating vacant land and beautifying neighboring industrial and commercial properties.

Strategic greenway opportunity areas for implementing these strategies include Canfield Street and Wilkins Street.





The Joe Louis Greenway will connect people, neighborhoods, jobs and amenities for generations to come...

WHAT CAN YOU EXPECT AS THE GREENWAY IS BEING DEVELOPED?

The near term actions...



COMPLETE THE GREENWAY



HOLD, MAINTAIN and BEAUTIFY STRATEGIC PUBLIC SITES



ALIGN CITY POLICIES with the FUTURE USE OF THE GREENWAY
(such as zoning, vending permits and parking)



RAISE FUNDS TO PILOT IMPLEMENTATION OF PLANNING STUDY STRATEGIES



IMPROVE CONNECTIONS TO INCREASE ACCESS AND ACTIVATION TO AND FROM THE GREENWAY



ESTABLISH TARGETED OUTREACH EFFORTS TO SHARE EXISTING RESOURCES AND SHAPE NEW PROGRAMS

...will support long-term sustainability and neighborhood investments



BUILD NEW MIXED INCOME HOUSING



CREATE MORE JOB OPPORTUNITIES



SUPPORT and INCREASE NEIGHBORHOOD STEWARDSHIP ALONG THE GREENWAY



BUILD PARTNERSHIPS WITH SMALL BUSINESSES and NONPROFITS



INCREASE HOMEOWNERSHIP RATES



GROW LOCAL and REGIONAL USERSHIP OF THE GREENWAY

HOW CAN YOU CONTINUE TO STAY INVOLVED?

If you're interested in...

- ▶ Signing up for the JLG newsletter
- ▶ Activating a lot along the greenway
- ▶ Purchasing a public lot or public property near the greenway
- ▶ Becoming a Friend of the Greenway as an individual, business owner or organization
- ▶ Sharing your voice and ideas

Scan the QR Code

to access the full report and learn more about available city resources and upcoming public events

