



# Greater Corktown

## Neighborhood Framework Study

### Summary Briefing



# Greater Corktown Framework Study



# **Framework Purpose**

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

# Greater Corktown at a Glance



## NORTH CORKTOWN

PREDOMINANT ZONING USE  
**2-FAMILY RESIDENTIAL (R2)**

TOTAL PARCELS  
**1429**

PARCELS PUBLICLY OWNED  
**578**

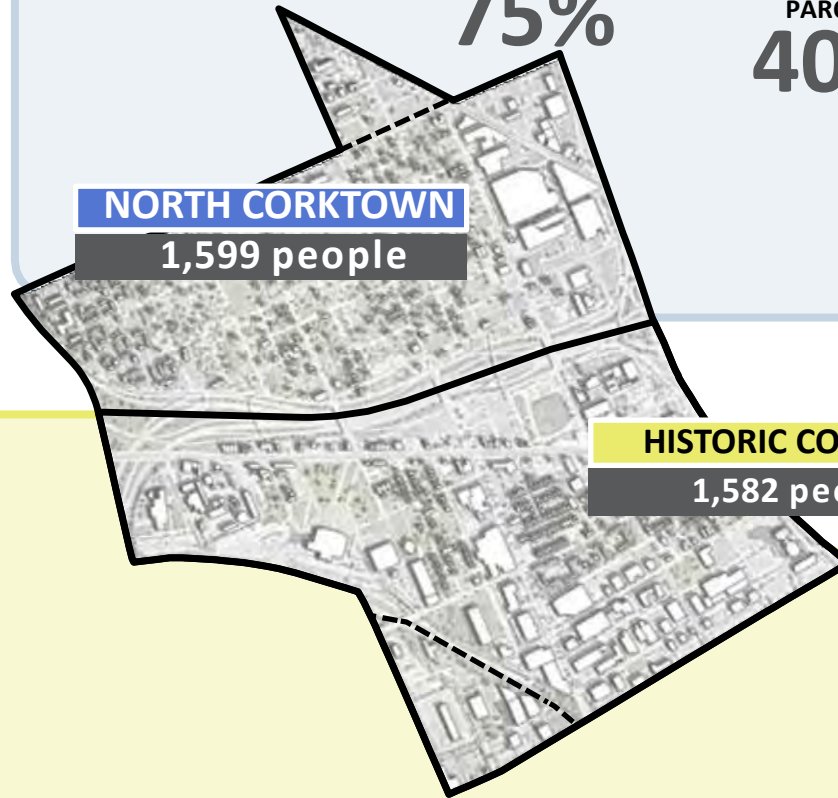
MEDIAN HOUSEHOLD INCOME  
**\$19K**

VACANT PARCELS  
**75%**

PUBLICLY OWNED PARCELS  
**40%**

CITY-OWNED PARKS  
**2 parks**

**NORTH CORKTOWN**  
1,599 people



**HISTORIC CORKTOWN**  
1,582 people

TOTAL PARCELS  
**922**

PARCELS PUBLICLY OWNED  
**52**

VACANT PARCELS  
**43%**

PUBLICLY OWNED PARCELS  
**6%**

PREDOMINANT ZONING USE  
**GENERAL BUSINESS (B4)**

MEDIAN HOUSEHOLD INCOME  
**\$45K**

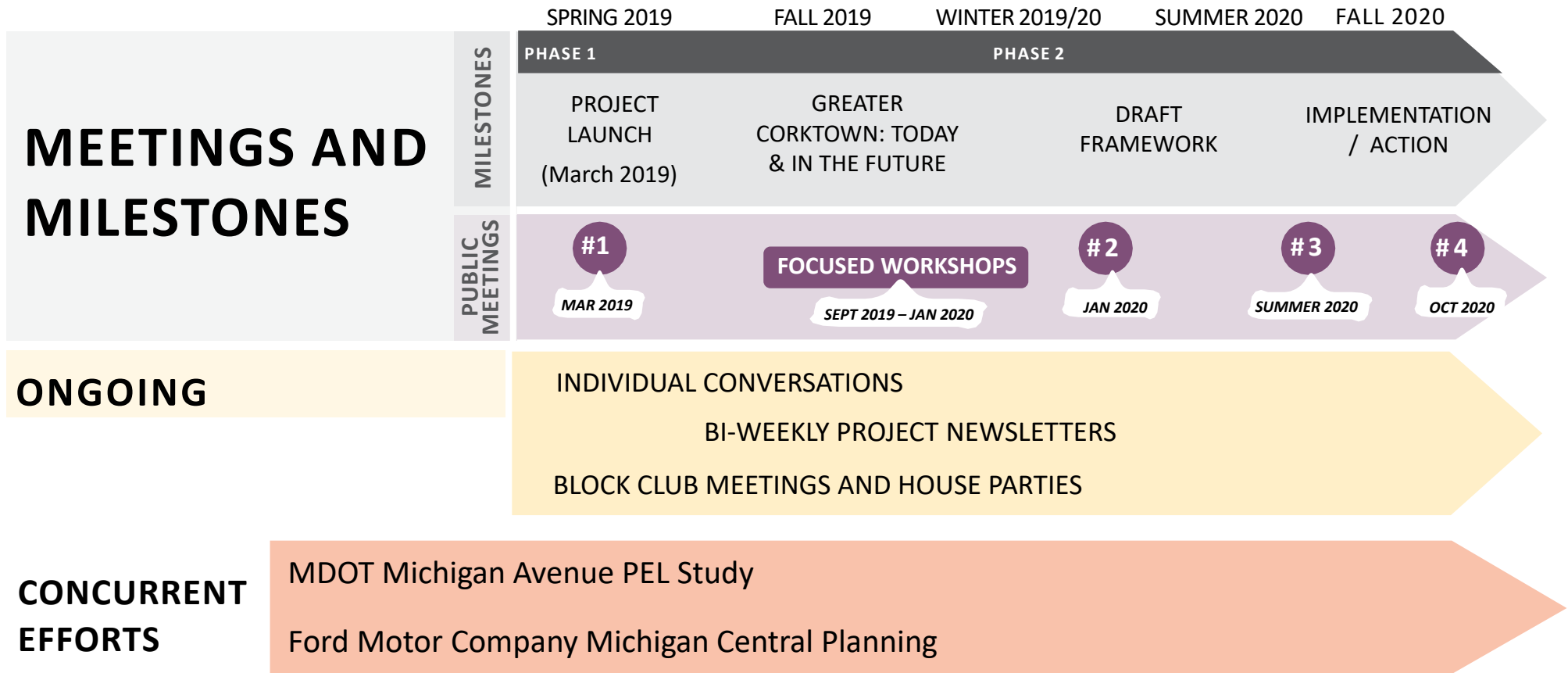
TOTAL CITY-OWNED PARKS  
**6 parks**

## HISTORIC CORKTOWN



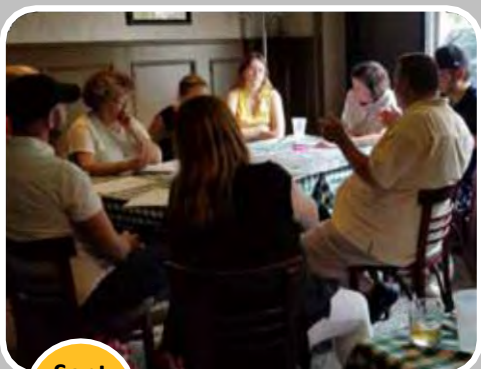


# Engagement At A Glance



# Who We've Talked To

CORKTOWN BUSINESS ASSOCIATION



Sept 17

NORTH CORKTOWN RESIDENTS



Aug 12

Aug 21

CORKTOWN HISTORICAL SOCIETY



Sept 4

TRAVELING WORKSHOP



Nov 10

SMALL GROUP MEETINGS

FOCUSED WORKSHOPS

2019

PINK FLAMINGO



Aug 8

GREENING WORKSHOP



Aug 29

FOUNTAIN COURT



Sept 7

CLEMENT KERN GARDENS



Nov 25

# Who We've Talked To

FOUNTAIN COURT



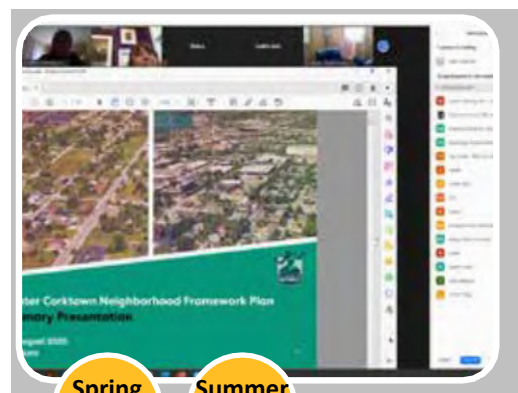
Dec 4

BUILDING WORKSHOP



Jan 29

VIRTUAL PUBLIC MEETINGS



Spring 2020

Summer 2020

LARGE PUBLIC MEETINGS

2020

CLEMENT KERN GARDENS



Jan 16

PUBLIC OPEN HOUSE



Jan 29

CLEMENT KERN GARDENS



July 14

Final Public Meetings



Oct 2020

# Principles



**Corktown for Everyone**



**History and Heritage**



**Sustainable and Resilient**



**Safe Streets**



# Neighborhood Framework Structure



## 4 PRINCIPLES

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



## 3 FRAMEWORKS



**BUILDING:**  
Housing &  
Neighborhood  
Development



**TRAVELING:**  
Streets and  
Pedestrian  
Safety



**GREENING:**  
Parks &  
Community  
Spaces

# **1. BUILDING: HOUSING & NEIGHBORHOOD DEVELOPMENT**



# 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

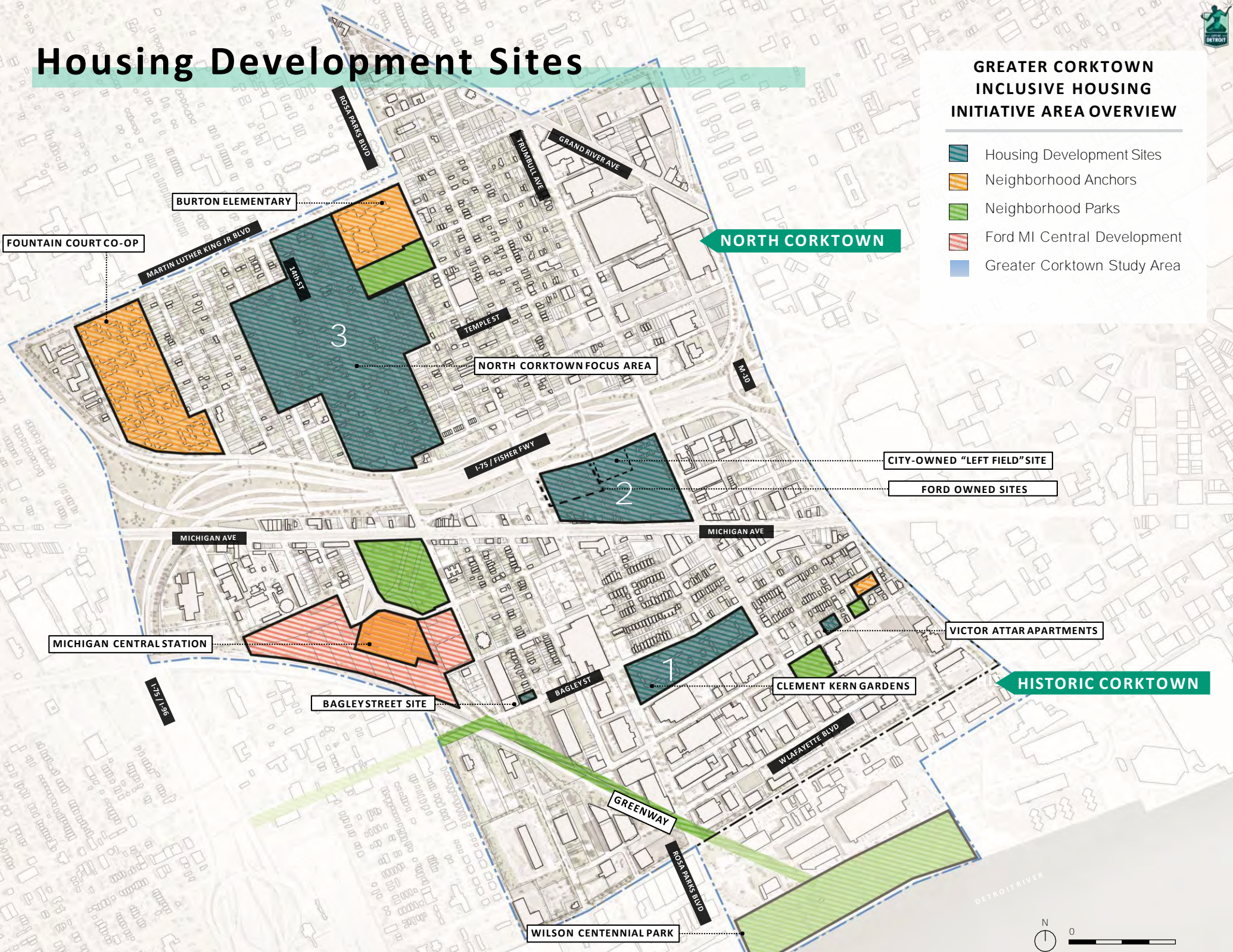
| Affordability | Total (Approx) |
|---------------|----------------|
| 80% AMI       | 10             |
| 120% AMI      | 30             |
| <b>Total</b>  | <b>40</b>      |



# Housing Development Sites

## GREATER CORKTOWN INCLUSIVE HOUSING INITIATIVE AREA OVERVIEW

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



**NORTH CORKTOWN**

**HISTORIC CORKTOWN**

**NORTH CORKTOWN FOCUS AREA**

**CITY-OWNED "LEFT FIELD" SITE**

**FORD OWNED SITES**

**VICTOR ATTAR APARTMENTS**

**CLEMENT KERN GARDENS**

**WILSON CENTENNIAL PARK**

**BURTON ELEMENTARY**

**FOUNTAIN COURT CO-OP**

**MICHIGAN AVE**

**MICHIGAN AVE**

**MICHIGAN CENTRAL STATION**

**BAGLEY STREET SITE**

**BAGLEY ST**

**GREENWAY**

**ROSA PARKS BLVD**

**WILFAYETTE BLVD**

**I-75 / 196**

**I-75 / FISHER FWY**

**M-30**

**14th ST**

**MARTIN LUTHER KING JR BLVD**

**ROSA PARKS BLVD**

**TRUMBULL AVE**

**GRAND RIVER AVE**

DETROIT RIVER





# Housing Strategy – How to Implement?

## North Corktown

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

## Historic Corktown

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

# Housing & Neighborhoods Strategy



# **2. TRAVELING: IMPROVED STREETS AND PEDESTRIAN SAFETY**

# WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)



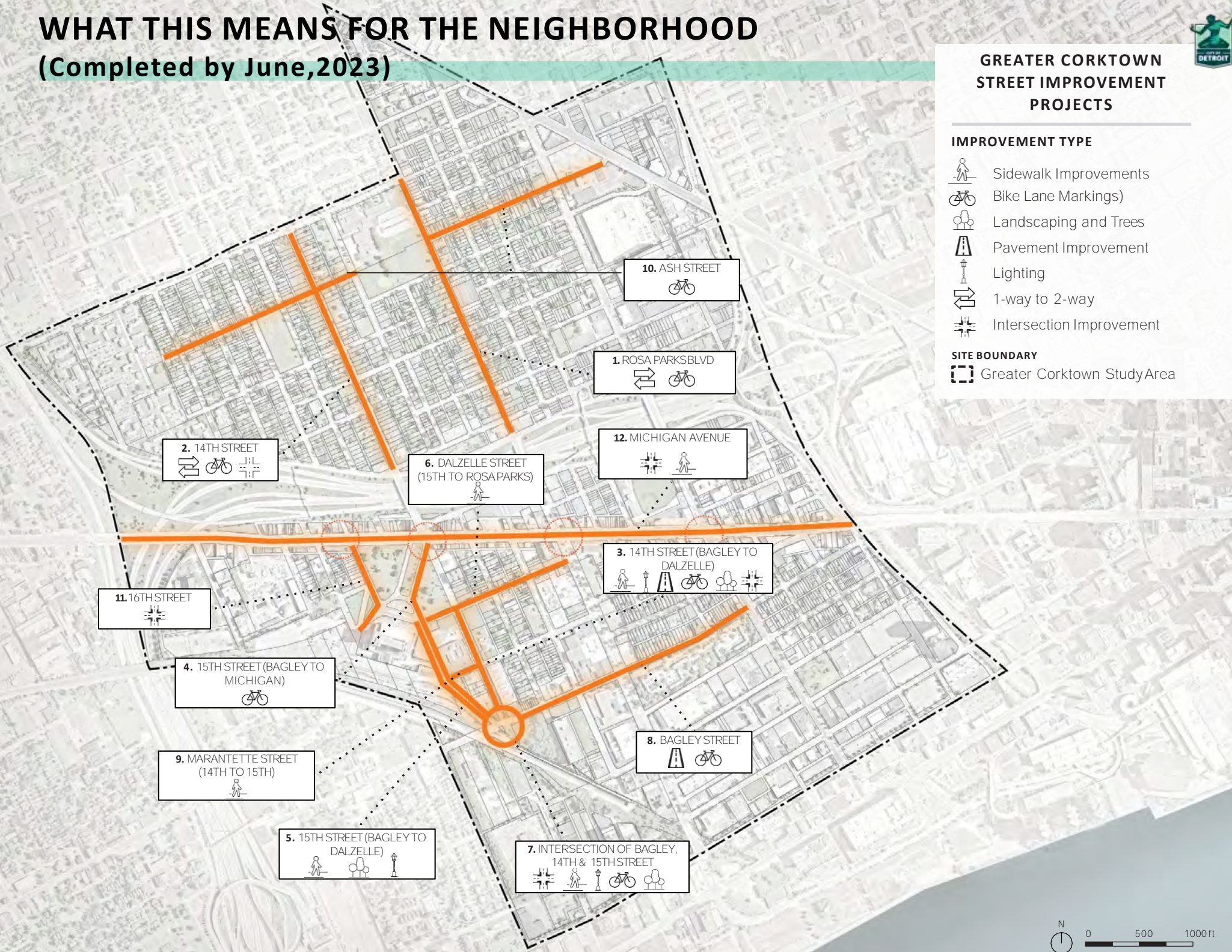
## GREATER CORKTOWN STREET IMPROVEMENT PROJECTS

### IMPROVEMENT TYPE

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

### SITE BOUNDARY

- Greater Corktown Study Area



10. ASH STREET

1. ROSA PARKS BLVD

12. MICHIGAN AVENUE

6. DALZELLE STREET  
(15TH TO ROSA PARKS)

3. 14TH STREET (BAGLEY TO DALZELLE)

2. 14TH STREET

11. 16TH STREET

4. 15TH STREET (BAGLEY TO MICHIGAN)

9. MARANTETTE STREET  
(14TH TO 15TH)

8. BAGLEY STREET

5. 15TH STREET (BAGLEY TO DALZELLE)

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





# **3. GREENING PARKS & COMMUNITY SPACES**

# Roosevelt Park



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

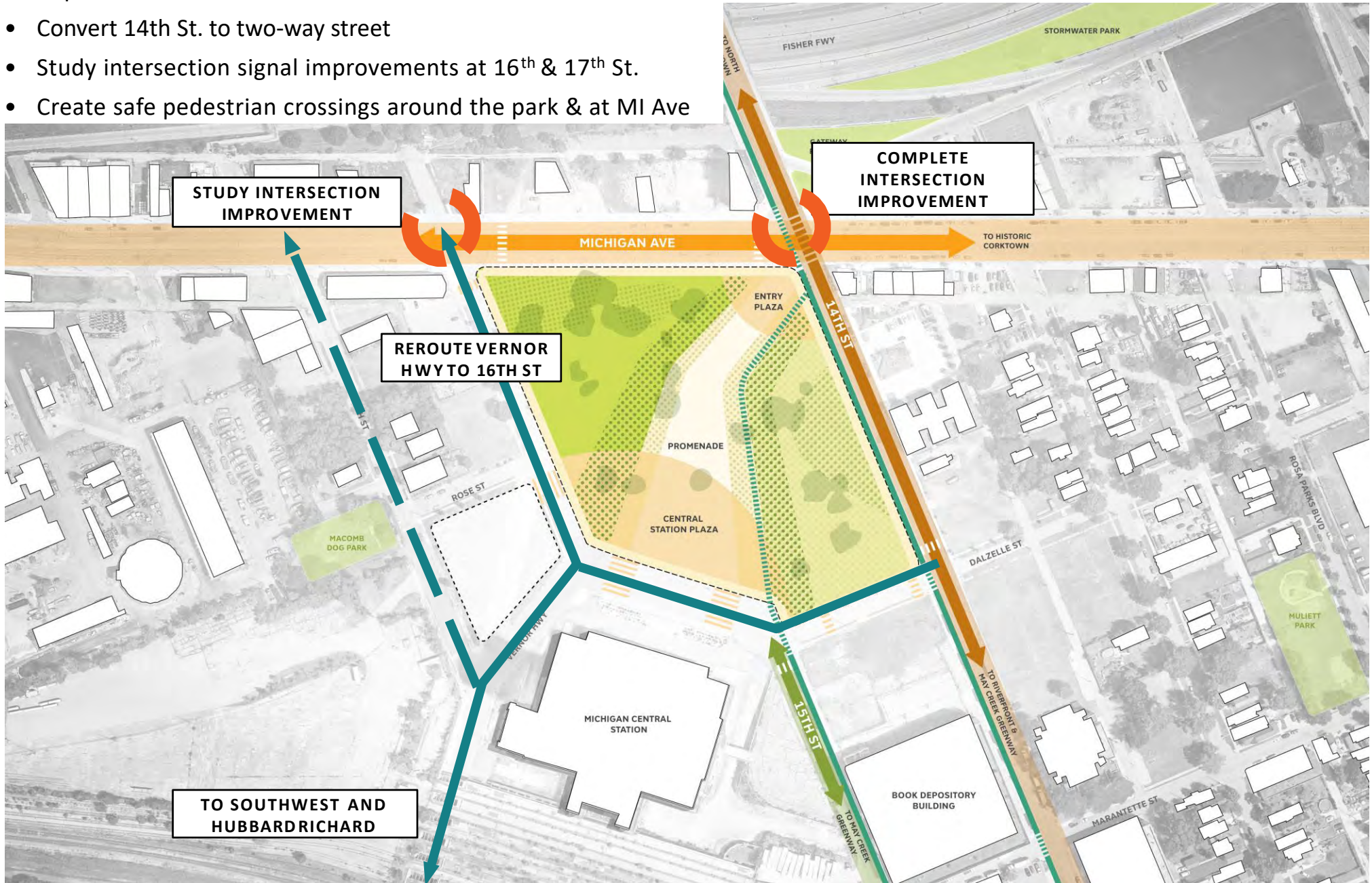


# Roosevelt Park



- 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)



# Owen School Site Community Hub



## Goals

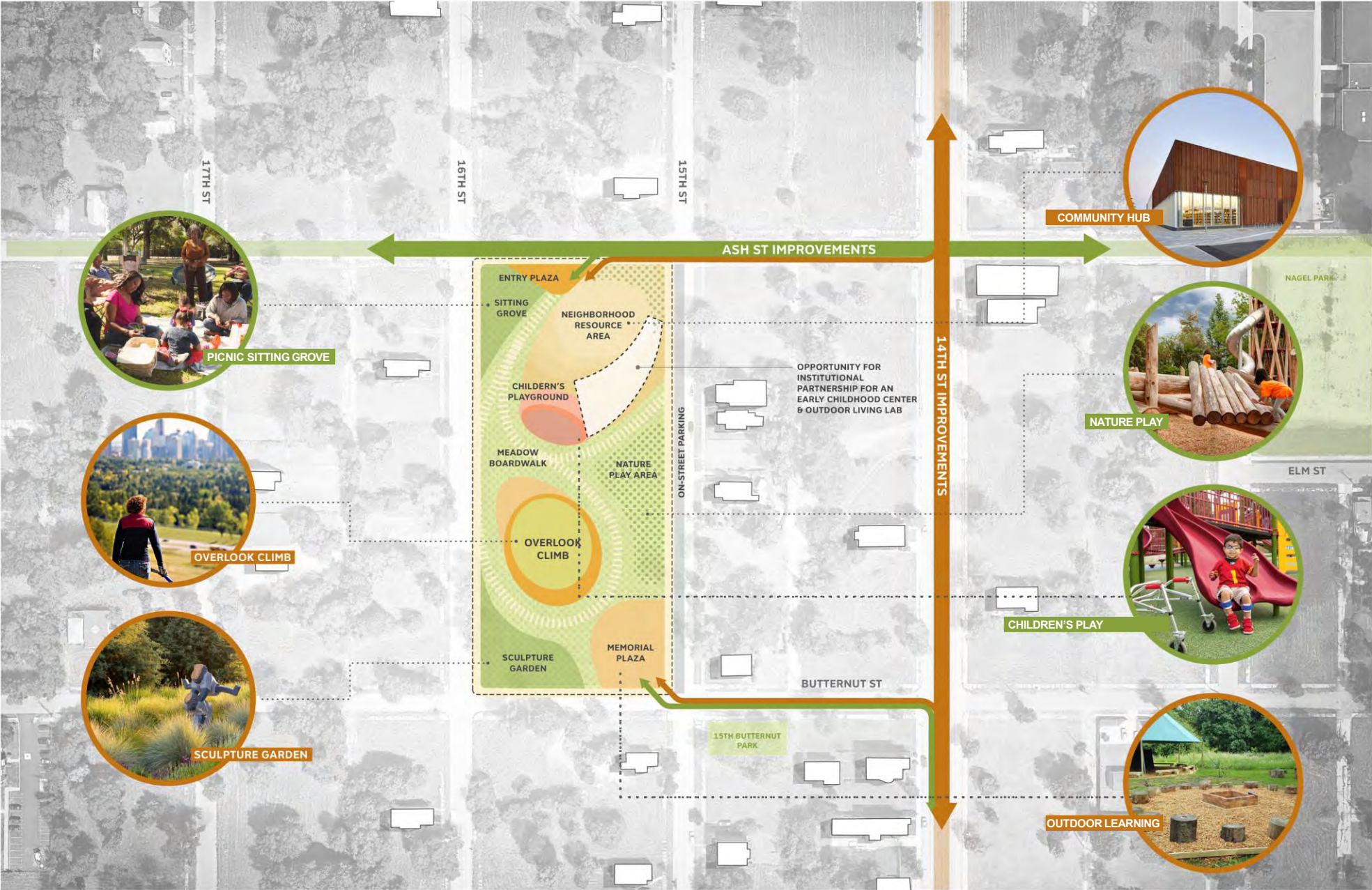
- Preserve the site for the development of a small, flexible space that serves community needs
- Space would offer resident & employer services (early childhood education, workforce support services, health & wellness options)
- Position the space to serve as the non-residential anchor for new housing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



# Owen School Site Community Hub



## PROPOSED SITE PLAN





# Implementation Schedule

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

| Framework                             | Project                           | Action  | Key Dates  |
|---------------------------------------|-----------------------------------|---|--|
| 1. Housing & Neighborhood Development | Mixed-Income Housing Development  | Apply for HUD Grant; Launch zoning updates        | <ul style="list-style-type: none"><li>• Application due Q4, 2020</li><li>• Begin zoning updates Q1, 2021</li></ul>                       |
|                                       | Owner-Occupied Rehab Program      | Send mailer; finalize participants                | <ul style="list-style-type: none"><li>• Mailer to be released Q4, 2020</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>• Engineering RFP released: Q4, 2020</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>• Secure LOI by Q4, 2020.</li><li>• Secure commitment from tenant anchor by Q4, 2020.</li></ul>    |

# Greater Corktown Area - Future



## FUTURE NEIGHBORHOOD DEVELOPMENTS

