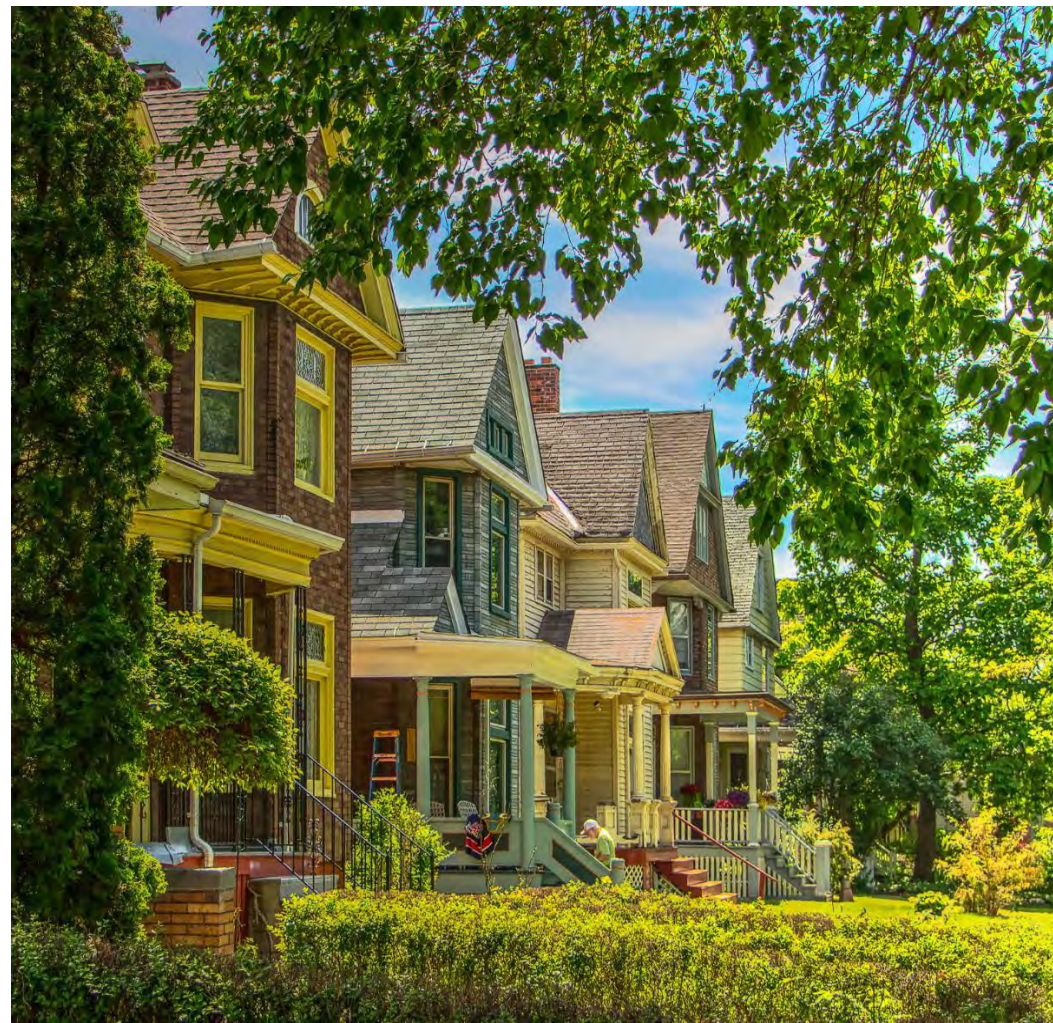


THE CITY OF DETROIT
WELCOMES YOU TO A PUBLIC
ANNOUNCEMENT FOR THE:

GREATER CORKTOWN FRAMEWORK

MONDAY JULY 2, 2018

IBEW
1358 Abbott Street
Detroit, MI 48226



PDD'S Mission:

To Build a city **SECURE** in its Future,
GROUNDED in its Roots and **HOPEFUL**
in its present state.

PDD's 2021 Vision:

A **Healthy and Beautiful** Detroit,
Built on Inclusionary Growth,
Economic Opportunity,
and an atmosphere of **Trust**.

OUR OBJECTIVE



Create a framework that recognizes the great potential for inclusive growth of Detroit's oldest established neighborhood, while preserving its cultural heritage and integrity.

AGENDA



- 1. Community Engagement Process**
- 2. City of Detroit Team**
- 3. PDD Neighborhood Framework Plans**
- 4. Defining the Framework Scope**
- 5. Challenges & Opportunities**
- 6. Schedule**

COMMUNITY ENGAGEMENT



Throughout the course of the project, the City of Detroit and its consultant will engage residents for their feedback and input to develop a framework that best represents the needs and aspirations of this community.

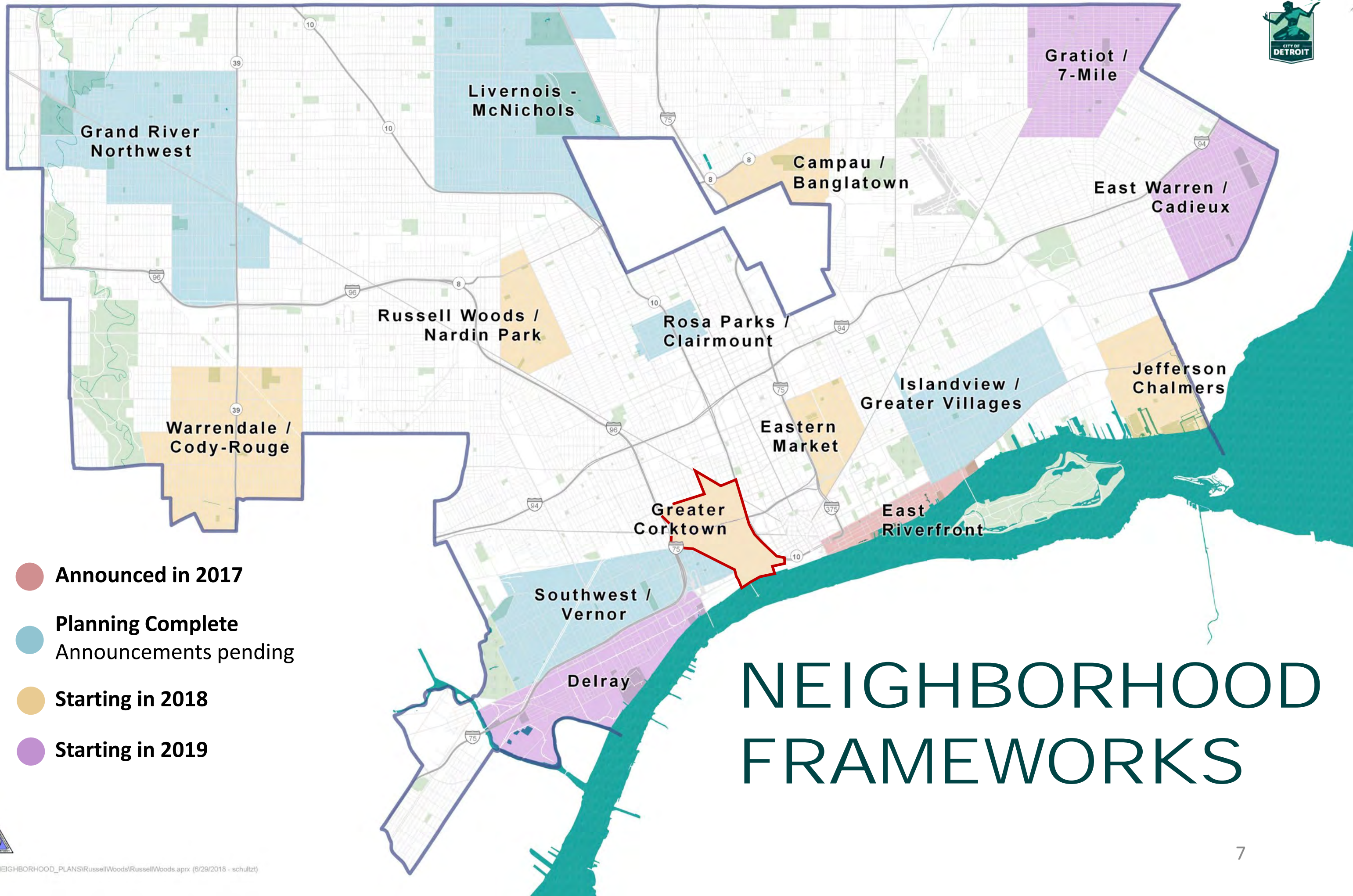


PROJECT TEAM



- ❑ Planning & Development Department
- ❑ Detroit Economic Development Corporation
- ❑ Mayor's Office
- ❑ Housing and Revitalization Department
- ❑ Department of Neighborhoods
- ❑ City Planning Commission
- ❑ Other supporting government agencies and partners.





NEIGHBORHOOD FRAMEWORKS

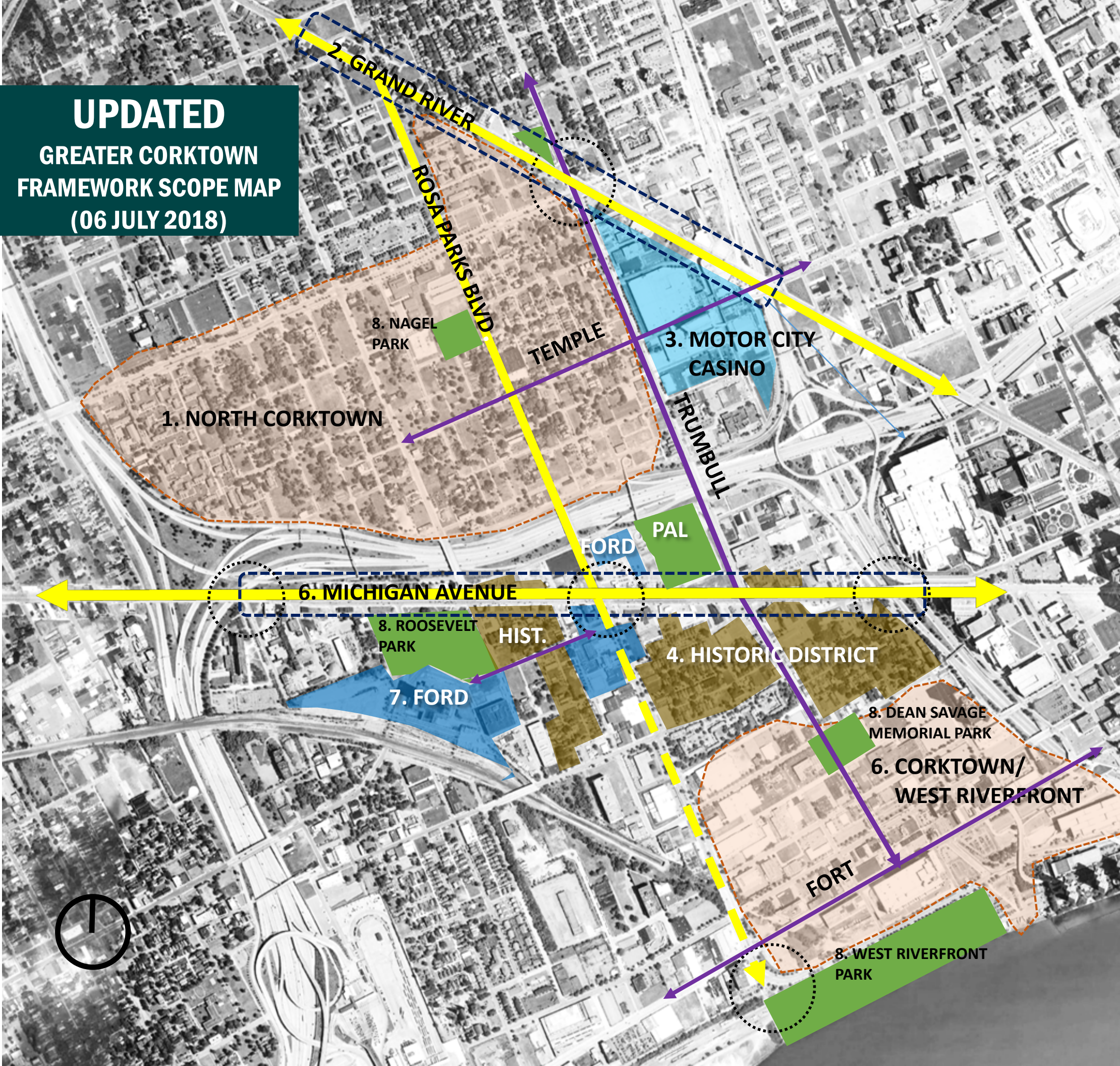


BOUNDARIES



UPDATED

GREATER CORKTOWN FRAMEWORK SCOPE MAP (06 JULY 2018)



1. North Corktown Form-based Code For Residential Mixed Used/ Public Space Neighborhood Plan
2. Corridor Study For Grand River/ Intersection Of Grand River And Trumbull
3. Motor City Casino Area Plan (Forces On Trumbull And Temple)
4. Preservation Of Corktown Historic Districts
5. Corktown/ West Riverfront Industrial Study Area
6. Corridor And Gateway Study Of Michigan Avenue
7. Ford Project Areas
8. Public/ Open Space



CHALLENGES & OPPORTUNITIES

URBAN DESIGN & DEVELOPMENT: ZONING



CHALLENGES & OPPORTUNITIES



URBAN DESIGN & DEVELOPMENT: ZONING

Challenges

Michigan Avenue – Safety and security (connection to downtown), not used for highest and best use for development and transportation

Grand River, West Riverfront – high vacancy and/or underutilized industrial areas abutting neighborhoods

Abundance of vacant land, urban farms, public ownership in North Corktown

Opportunities

Determine appropriate scale and density of development for Michigan Avenue

Research and study main corridors in Greater Corktown, including use of the Traditional Main Street Overlay

Review and update current zoning code to balance open space with development

CHALLENGES & OPPORTUNITIES

URBAN DESIGN & DEVELOPMENT: LANDSCAPE



CHALLENGES & OPPORTUNITIES



URBAN DESIGN & DEVELOPMENT: LANDSCAPE

Challenges

Maintain cultural Identity amidst anticipated growth

Funding for park improvements

Need for a cohesive GSI/ Stormwater management strategy

Lack of neighborhood public space, recreation, and definitive land use strategy

Opportunities

Identify design solutions and/or placement of art installations, and develop guidelines for future installations

Explore finance and incentive strategies for public space maintenance

Identify best practices and precedents for GSI/ Stormwater management strategies

Identify opportunities for public open space preservation

CHALLENGES & OPPORTUNITIES

STREETSCAPE AND CONNECTIVITY



CHALLENGES & OPPORTUNITIES



STREETSCAPE AND CONNECTIVITY

Challenges

How to leverage existing road bond projects

Improve direct access to the Riverfront

Excessive traffic speeds and single directional streets

No cohesive parking, bicycle, and pedestrian mobility plan

Opportunities

Study potential finance model to continue improvements on Rosa Parks Ave. from Michigan Avenue south to Jefferson

Identify potential North/ South connections to the riverfront

Identify best means and methods for traffic calming, and explore feasibility of two-way conversions for one-way streets

Develop long-term parking, bicycle and mobility plan for Greater Corktown

CHALLENGES & OPPORTUNITIES

HISTORIC PRESERVATION



CHALLENGES & OPPORTUNITIES



HISTORIC PRESERVATION

Challenges

Maintaining existing neighborhood character

Demolition and loss of culturally and architecturally significant structures

Opportunities

Leverage zoning to preserve neighborhood character

Inventory potential landmarks that may be eligible for designation

CHALLENGES & OPPORTUNITIES

HOUSING DEVELOPMENT AND REHABILITATION



CHALLENGES & OPPORTUNITIES



HOUSING DEVELOPMENT AND REHABILITATION

Challenges

Tight real estate market in Greater Corktown

Decreasing share of affordable housing

Lack of urban density in the West Riverfront

Opportunities

Identify opportunity sites for development, including public property

Work with Housing & Revitalization Department to increase number of affordable housing units

Explore opportunities for infill housing/live-work development

CHALLENGES & OPPORTUNITIES

FORD



CHALLENGES & OPPORTUNITIES



FORD

Challenges

Integration of new residents into neighborhood

Unknown traffic/ parking impacts as a result of Ford's significant capital investment

Increased cost of living

Investments in multiple sites in the neighborhood – not just Central Station

Opportunities

5,000 jobs

Redevelopment of Michigan Central Station will spur additional investment in the community

Create more housing and retail options in Greater Corktown

Develop standards and guidelines that ensure development is complimentary to the existing character of the neighborhood

SCHEDULE



**Public Announcement
of Greater Corktown
Planning Study**

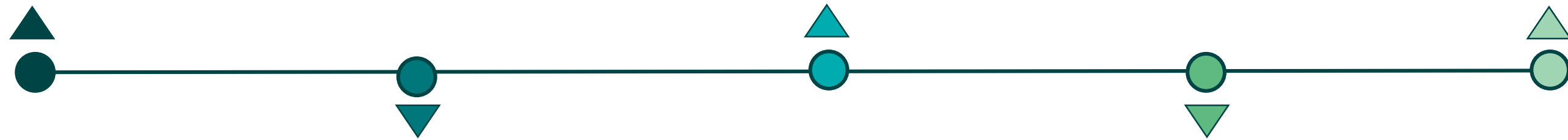
JULY 2

**Secure preferred
consultant**

SEPTEMBER 30

**Final framework
plan delivered**

AUGUST 2019



AUGUST 31

**Release of RFP for
Greater Corktown
Planning Framework**

OCTOBER 30

**Begin engagement /
Launch Planning Study
(9-10 months)**



Thank you
for attending.

QUESTIONS?

