

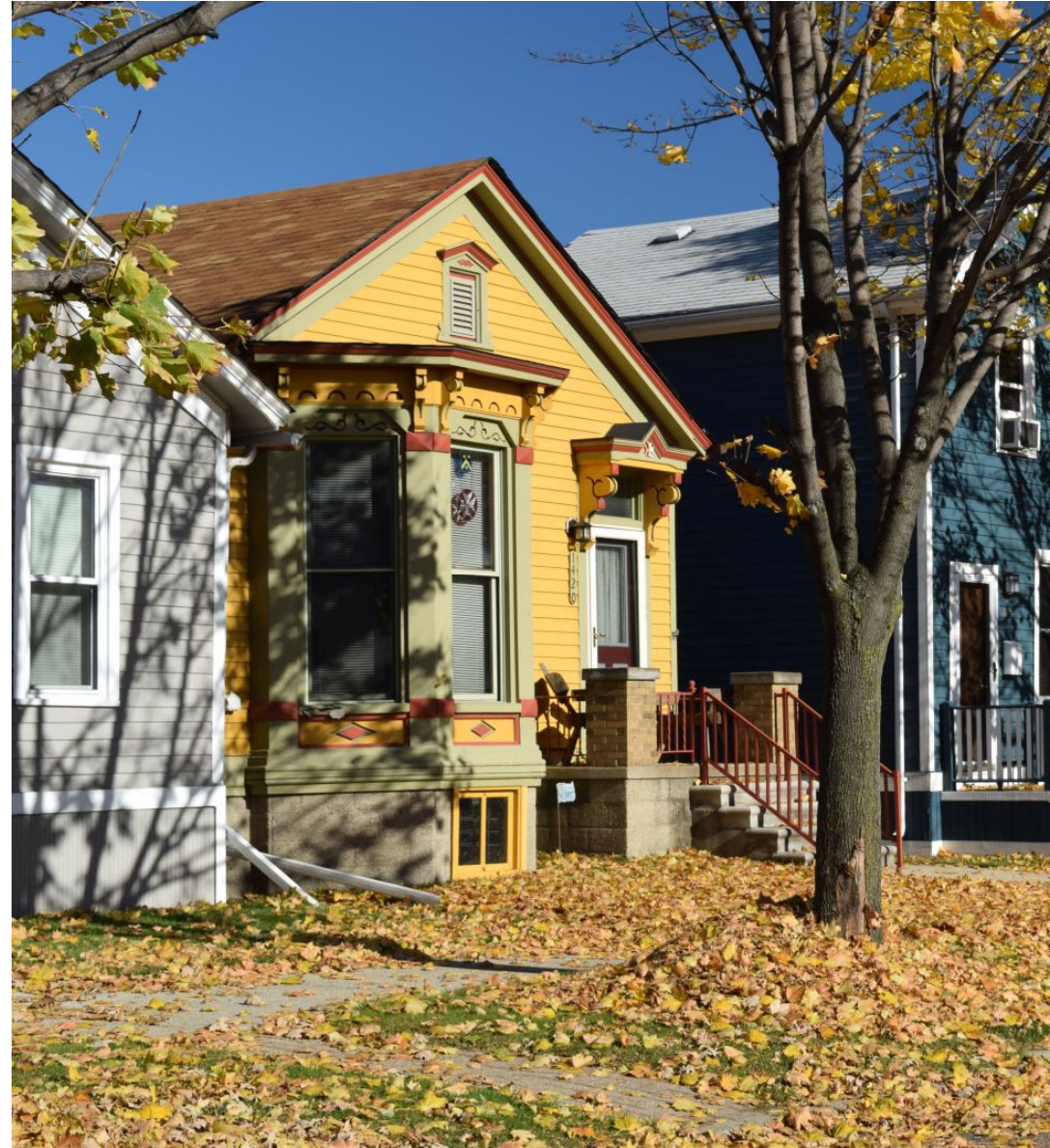
DESIGNWORKSHOP

Public Interview for  
Greater Corktown Comprehensive  
Neighborhood Framework Plan

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# Our Presentation

1. Introductions
2. Our Approach
3. Our Local Experience and Knowledge
4. Your Questions





## **What is the opportunity for Greater Corktown?**

*What will make arrival of investment in Greater Corktown a positive outcome for existing residents and businesses?*

# Meet our Integrated Team

## Design Workshop



**Kurt Culbertson**  
Principal-in-Charge



**Manisha Kaul**  
Project Manager



**Sara Egan**  
Senior Planner

## Mannik & Smith



**Wendy C Fry**  
Senior Project Manager  
**Jean Hartline**  
**Jason Martinez**

## Hannah Neumann Smith



**Beverly Hannah**  
Principal-In-Charge



**Mike Kirk**  
Project Lead

## HR+A Advisors



**Kate Collignon**  
Partner

## JFM Consulting Group



**Jane F Morgan**  
President/CEO



**Jason M Gapa**  
Project Manager

## Tiff Massey Studio



**Tiff Massey**



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## Why This Team?

*“Our intent is to listen more than talk”*

- Our team brings humility, respect, empathy and understanding which will be a great asset to move the project forward
- Successful community engagement experience
- We have previous experience with successfully creating Detroit neighborhood framework plans
- Our collective Team has been involved in transforming Detroit communities



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# Humility & Respect

*“Together we will preserve what is working and strengthen assets where needed”*

- Preserving the essence of Greater Corktown history and culture



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## Public Outreach & Engagement

*“Together we will address concerns like...”*

- Planning process is not for us!
- Nothing ever happens!
- Reconcile conflicting interests;
- Who has the authority to speak for me?





# Citizen Driven Process

tactical



collaborative



data-driven

interactive

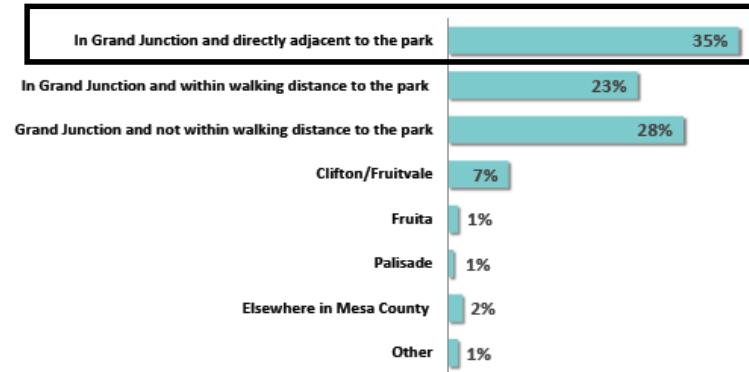
# Live and Online Polling



## Workshop 1 Keypad Polling Results

### Participants:

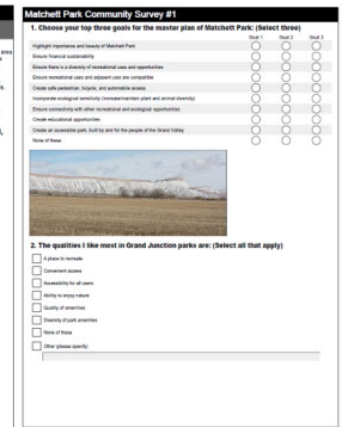
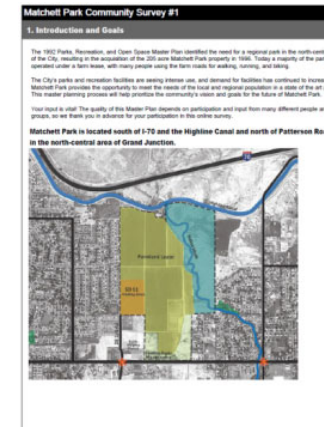
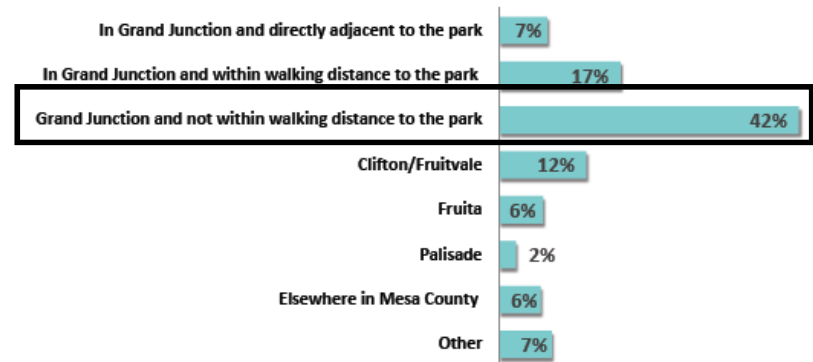
15. Where do you live? (Select one)



## Online Survey Results Round 1

### Participants:

15. Where do you live? (Select one)





## **Michigan will beat Texas Tech in the Sweet 16 Tonight by:**

1. One Point
2. Two Points
3. Four Points
4. Six Points
5. Eight Points
6. Ten Points
7. Twenty Points
8. More than 20 Points
9. Who cares? I'm a Michigan State fan!
10. Michigan won't beat Texas Tech



## **My biggest concern for the future of Greater Corktown is:**

1. Gentrification
2. Locally Serving Retail
3. Educational Opportunities
4. Improved Parks and Open Space
5. Employment for Local Residents
6. Traffic
7. Parking
8. Bike and Transit Opportunities
9. I have no concerns!
10. Other



## **My top priority for improvement in Greater Corktown is:**

1. Parking for Michigan Avenue businesses.
2. More affordable housing.
3. Community gathering places.
4. Fix the one way streets!
5. Pedestrian safety, particularly on Michigan Avenue.
6. A grocery store!
7. Safe space for children to play.
8. Even more local retail (not chains!).
9. Locally owned employment opportunities!
10. Other

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# Public Outreach & Engagement

*“We will approach this process with an awareness of...”*

- Engagement fatigue
- Importance of using community feedback
- Lack of diverse community engagement



# What We Strive For?



Walking Distance  
Connectivity  
Level of Service  
Price

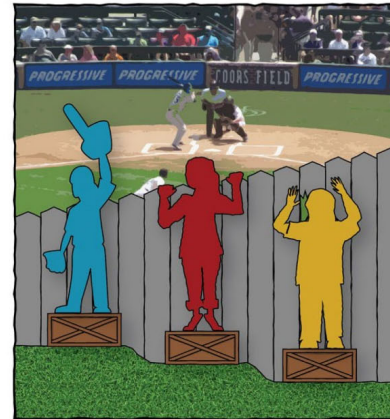


Investment + Maintenance  
Range of Experiences  
Satisfaction

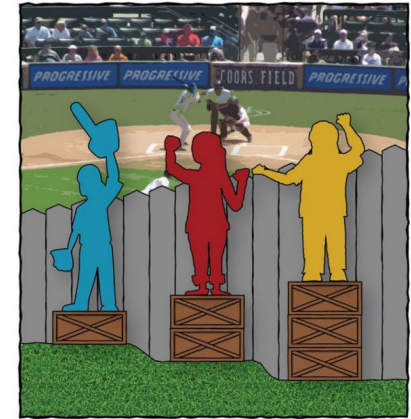


Economic Threats  
Social Vulnerabilities  
Environmental Threats

## Spatial Equity & Environmental Justice



EQUALITY



EQUITY

# Connectivity & Mobility

*“Together we will address connectivity”*

- Neighborhoods isolated by freeways and high traffic roads
- Over sized roads
- Limited bike and transit options
- Weak pedestrian experience
- Advances in transportation technology

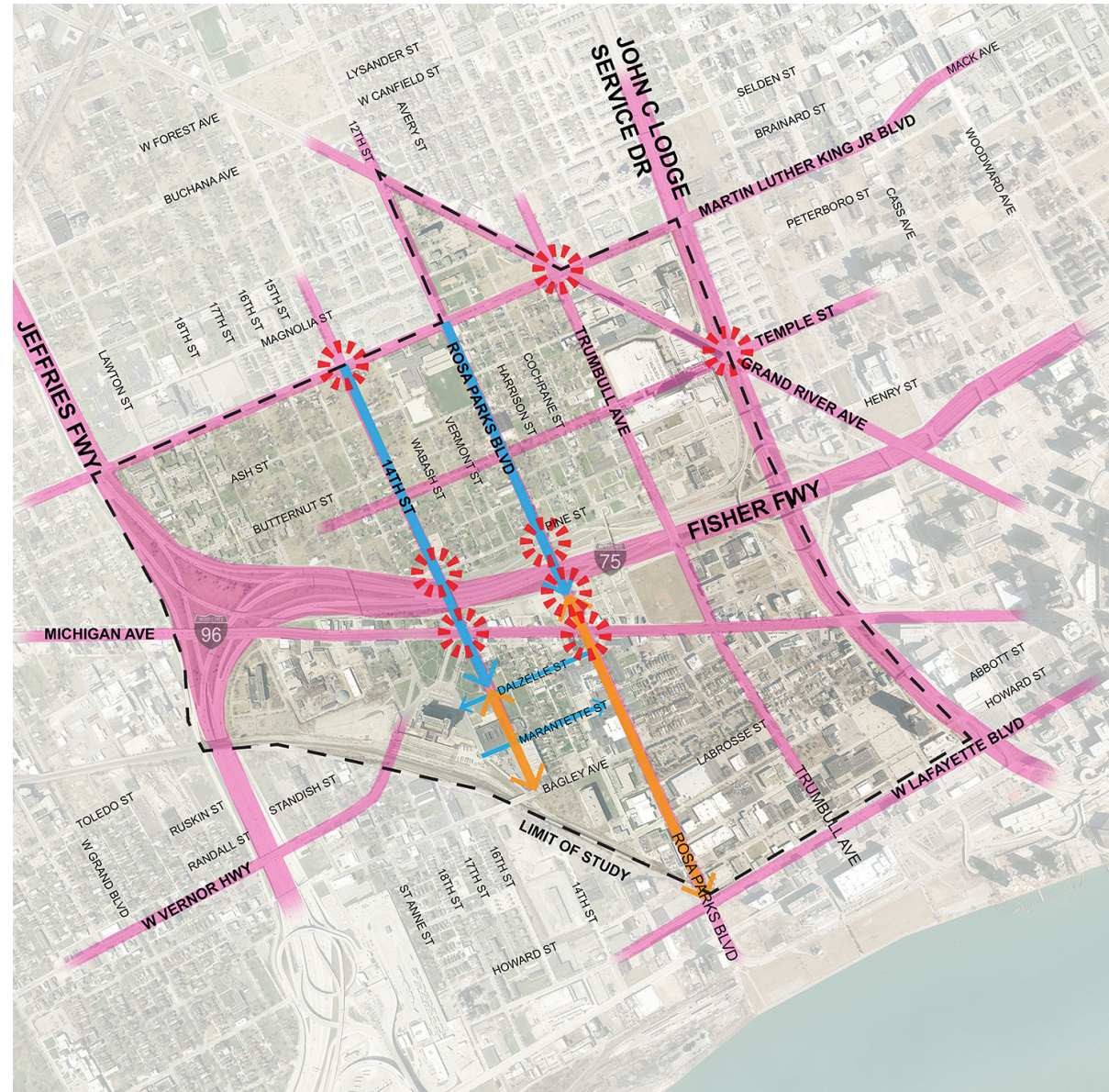




# Transit & Mobility

*“Together we will address connectivity & mobility issues”*

- Multiple one-way streets
- Multiple poor intersections
- Shortage of parking for Michigan Avenue businesses
- Resident parking



# Measuring Success

*“Together we will define what success means for YOU.”*

- Opportunity – amenities, quality of life
- Employment for existing residents
- Ownership – homes and businesses
- Accessibility
- You can see yourselves in the plan
- Follow through and Implementation

Bagby Street Signage | If Streets could Speak



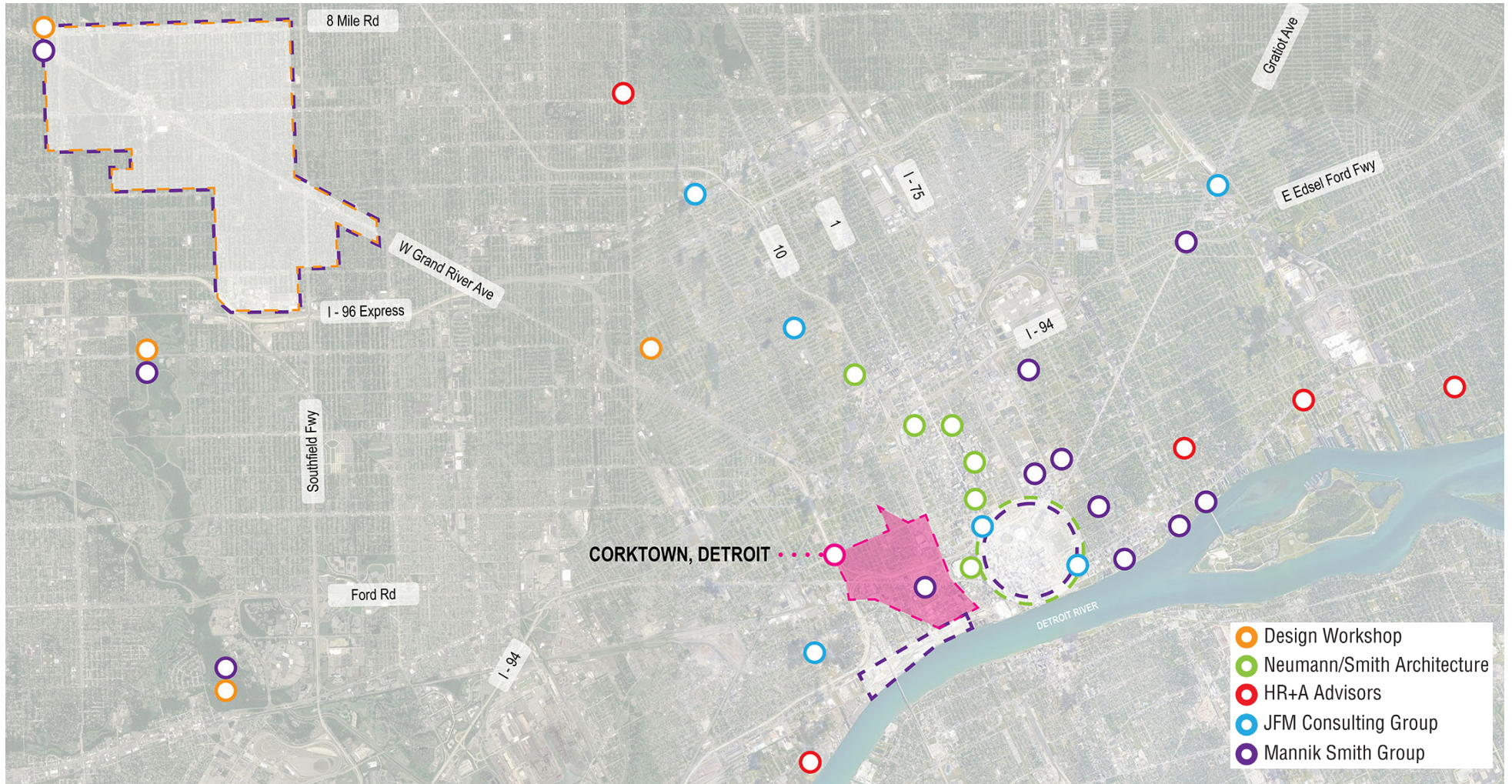
# Improvement Priorities

*“Future improvements will be guided by market performance, economics, and most importantly by the desires of the community.”*

- Take the humble quality of the existing fabric and build upon the charm of Greater Corktown



# Team's Collective Detroit Experience



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## Use Previous Research to Ask the Right Questions

*“Our deep understanding of the local environment will help us more efficiently craft a strategy for Greater Corktown that can be advanced in conjunction with citywide policy.”*



### **DEVELOPMENT FEASIBILITY**

Do current and future market conditions support private development?



### **HOUSING AFFORDABILITY**

Is there is a large supply of affordable housing?  
Is there a need for quality affordable housing?



### **ANTICIPATED GROWTH**

What opportunities can be created with new growth and large-scale investments?



### **NEIGHBORHOOD IDENTITY**

How can Greater Corktown's distinctive community character be sustained and reinforced amidst change?



**What will make the Greater Corktown  
neighborhood framework plan  
successful?**



**Take Care of the People**

*Tell us* In your mind what  
will make arrival of  
investment in Greater  
Corktown a positive  
outcome for YOU?

**DESIGNWORKSHOP**