



Neighborhood Pop-Up Conversation

Greater Corktown Neighborhood Framework Plan

Date: Wednesday, July 17, 2019 Time: 5:30 - 7:00pm
Location: Nemo's Bar Facilitators: Trey Scott (City of Detroit)
1384 Michigan Ave, Detroit,
MI 48226, USA
Co-hosted by: Corktown Business Association Participation: 14 participants

What would success look like for a Planning Framework?

- Focus on 'gentle' neighborhood improvements, "don't try to boil the ocean"
- Primary questions around **mobility**, directly related to **parking** (from real estate perspective, parking for customers for businesses)
- Paradox of not having enough parking, but if there was enough critical mass within neighborhood to not require parking in the future
- Thriving small and local businesses
- **Equity** – capture the voices around the table and within the neighborhood, establish the 20 minute neighbourhood, meet the needs of the residents
- **Corktown means access to the riverfront** – access from Trumbull and 14th
- **Michigan Avenue** is 'too wide', widen the sidewalks

What do you see as opportunities in the near term in 3-5 years for businesses?

- Threshold resistance – noticeable difficulty getting into business, or 'getting in the door' from visible minorities (visibly seen in Corktown as 'white' people)
- Lower the barrier of entry for people of colour to enter into building businesses
- Transition from Tiger Stadium centered economy, to **now small entrepreneur businesses** – desire to maintain and support these small businesses and not see big box stores or franchises moving into the neighborhood
- Access to our community for people of all income, socio-economic backgrounds, especially once investments begin happening within Corktown
- **Affordability** – affordable grocery stores, or places to purchase household items without the introduction of 'big box' stores
- Adequate **infrastructure** (water, wastewater, flooding, etc.) to support incoming residents
- Current state is a mix of aspiring and derelict places, aspiration to populate the neighborhood again to resemble the late 1880s
- Policies to encourage positive contributions to the neighborhood while balancing the tradeoffs of financial incentives

How have rental rates changed from in Corktown within the past 3-5 years?

- From a real-estate perspective, current rental rates per month:
 - Commercial \$24/sq.ft. and upwards
 - Residents \$27/sq.ft. and upwards
- Businesses closing on Michigan Ave, incoming offers from investors (e.g. Sam's)
- Interesting and eclectic combination of historic and non-historic buildings adjacent to one another, creates a discontinued façade along many streets

- Historically, individual businesses decided whether they wanted their buildings to be of 'historic' significance
 - CPA Building (14th St and Michigan Ave) – purchased by investors, originally intended to be demolished but unsuccessful due to protests from Corktown Business Assoc.
 - **Roosevelt Hotel sold 6 years ago for \$30k, currently offered \$4mil**
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What are the opportunities for Corktown before Ford and after Ford investments?

- Opportunities will exist before and after Ford, **Ford should not be the impetus to this Planning Framework**
 - **Public spaces** improve quality of life for residents, businesses and overall community
 - City and Business Association recently spent \$65k on improvements to Dean Savage Memorial Park
 - Roosevelt Park – should be redesigned and repurposed
 - Narrow Michigan Avenue in order to make the pedestrian crossing experience safer
 - Currently there are not many communities in Corktown, they go through Corktown
 - Concern that MDOT Study will likely focus on the traffic flow for travelers along Michigan Ave, however emphasis should also be placed on the experience of Michigan Ave for residents who live in Corktown
 - **Emphasis on pedestrian crossing and safety across Michigan Ave**, especially with increased traffic volumes from Ford employees and residents
 - Bike lanes along Michigan Ave have been well received, however lack of maintenance has reduced the effectiveness and safety for cyclists wanting to use the bike lanes in the first place
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Other areas to be thinking about for businesses in Corktown?

- **Access to the river** from \$60mil riverfront park – Rosa Parks only accessible
- Brooklyn St and 10th St stop because of chain-link fence, create the connections from Michigan Ave to the river (ensure connection for cyclists and pedestrians)
- **Catalyst for change would be to bridge the retail walking experience gap** between Westin Book Cadillac Hotel to Detroit Institute of Bagels along Michigan Ave (bridging downtown and Corktown)