



North Corktown



Historic Corktown

Perkins&Will



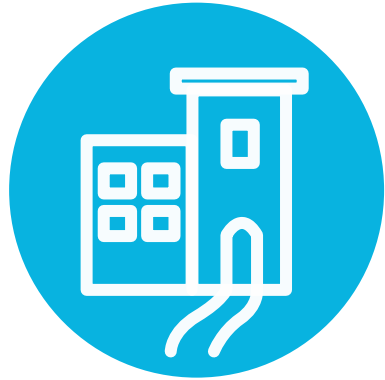
Greater Corktown Neighborhood Framework Plan

# BUILDING WORKSHOP SUMMARY

FEBRUARY 14, 2020

@IBEW Hall





## Purpose of the Workshop

Develop an emerging strategy to address incoming market demand of Corktown with community feedback. Leverage public and private investments to contribute meaningfully to the community through urban design, policy and public realm improvements.

## Workshop Goals

Shape future development in Corktown and ensure that neighborhood residents participate in economic growth.

## Emerging Principles

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



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## North Corktown



**How can we leverage opportunities on vacant lots within North Corktown to best serve existing and new residents?**

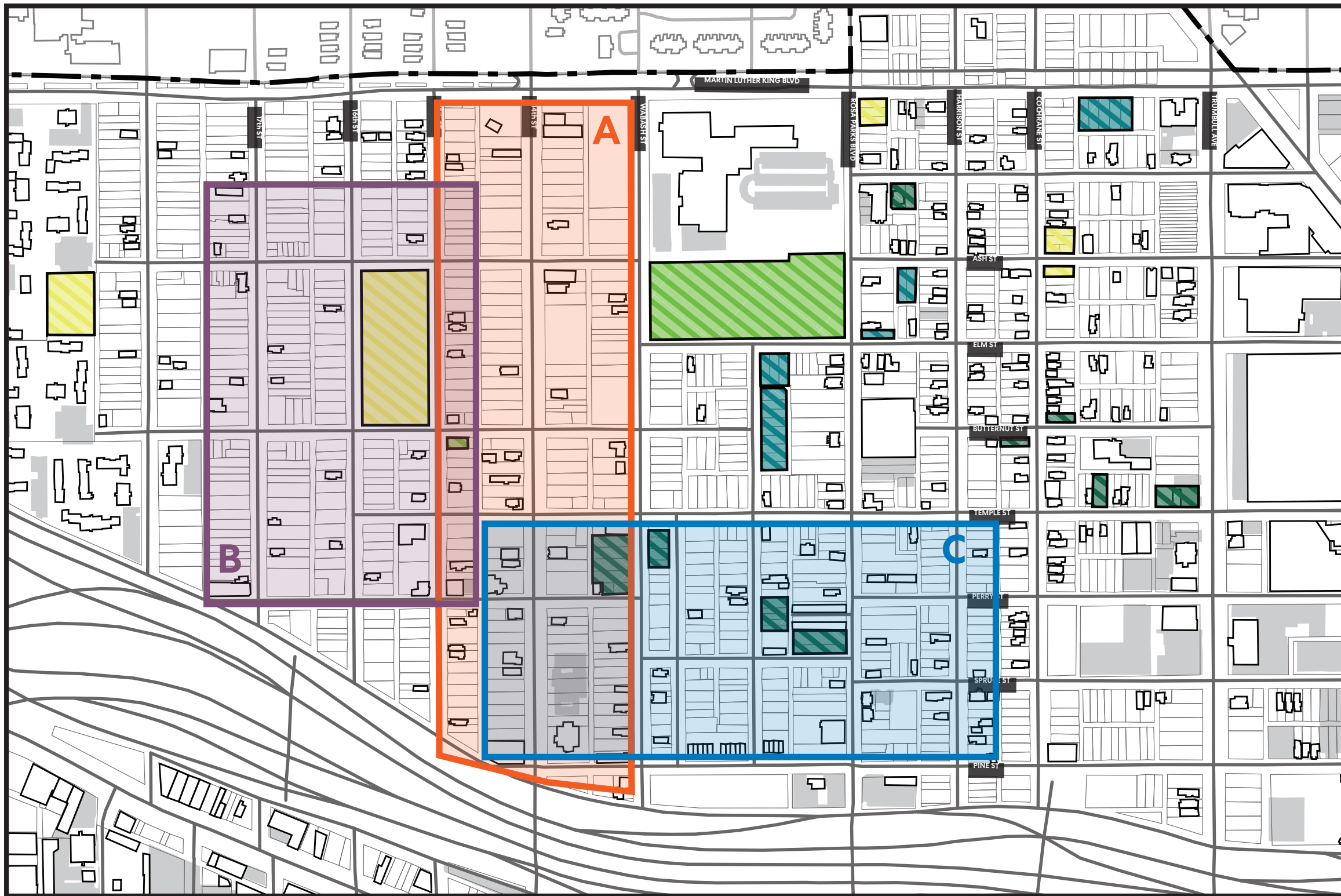
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## Historic Corktown



**Where should growth be concentrated and what form/shape should this growth take within Historic Corktown?**

## Exercise Sheets

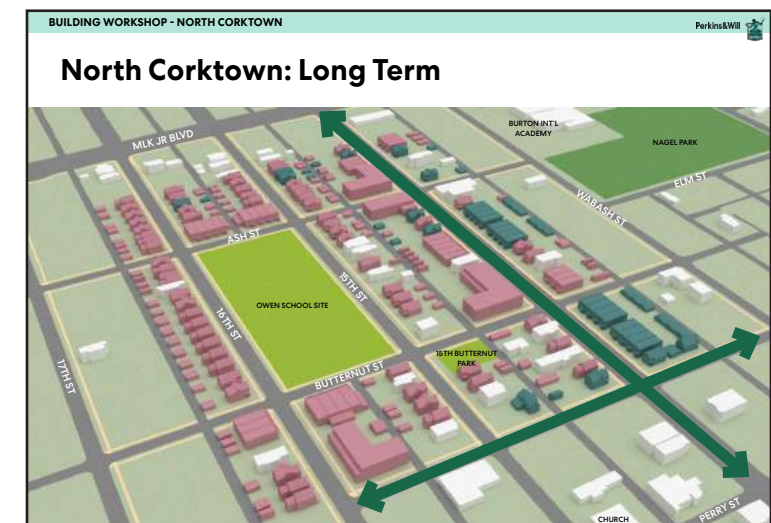


### Development Summary

NORTH CORKTOWN	(units)
Single family	80-160
Multi-family	50-100
<b>Total</b>	<b>130-260</b>

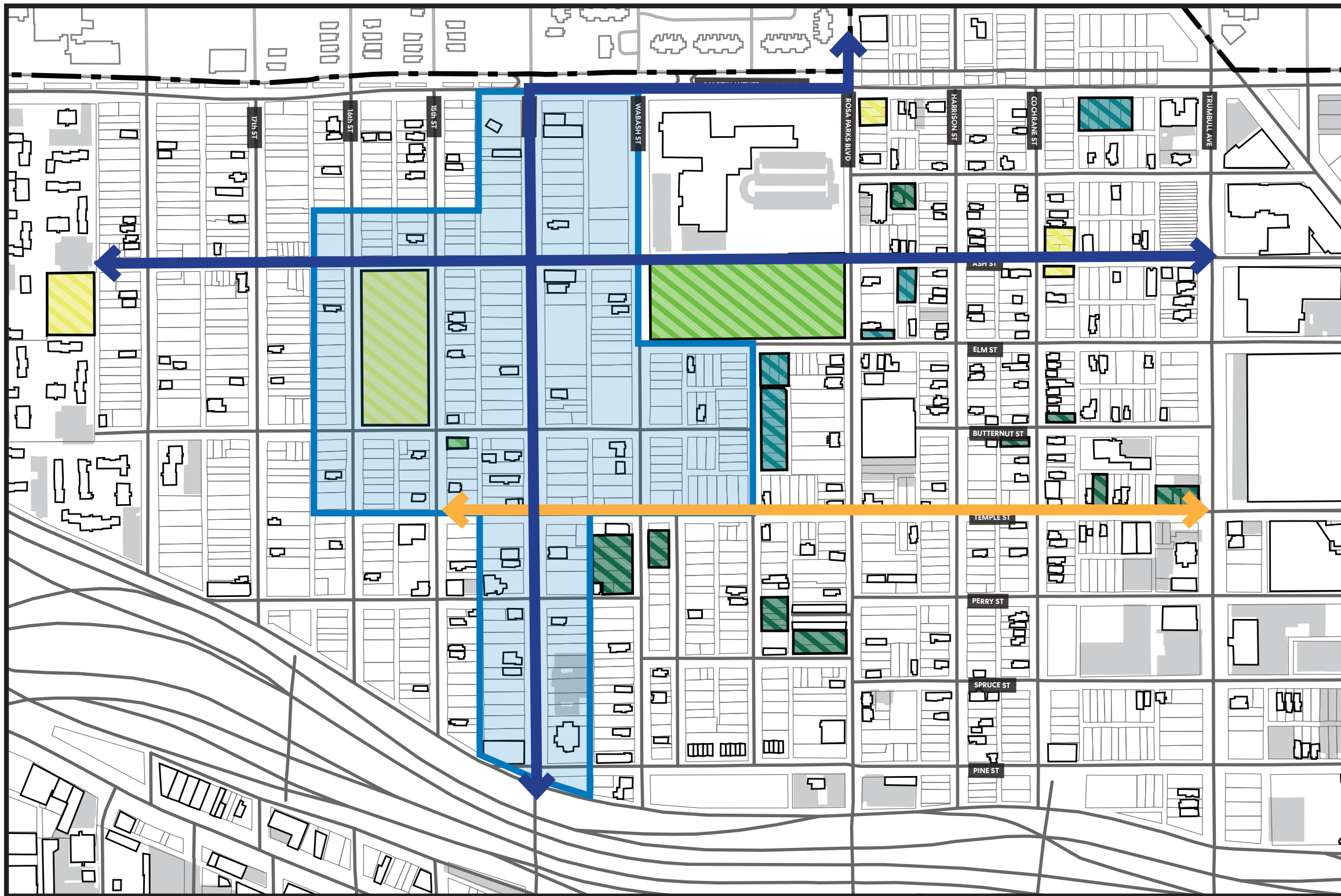
Assumptions:  
 \*15% single family, and 85% multi family split  
 \*total 700-1100 new and rehabbed market-rate units (from year 2020-2030) across Greater Corktown, ~70-110 new units/year  
 \*townhouses included in multi-family count

-  City-owned Parks (9 locations, ~24.3 acres)
-  Other Open Spaces (7 locations, ~6 acres)
-  Urban Agriculture (4 locations, ~1.6 acres)
-  Community Gardens (9 locations, ~2 acres)





# WORKSHOP ACTIVITY SUMMARY North Corktown



## Community Feedback Preferred Option:

Focus Area ■

- Combination of Option A and B
- Market rate housing for Option C
- Centralize future development along 14th St as primary traveling and public realm corridor
- Focus area captures a majority of publicly-owned parcels and aligns with PDD plans
- Future development captures parcels adjacent to old Owen School site
- Include Owen School site as a Park
- Housing typologies make sense
- Promote compact development, traditional neighborhood development

## Priority Corridors

- ↔ Primary Corridor
- ↔ Secondary Corridor


- Priority public realm improvements along priority corridors 14th St and Ash St, and secondary corridor Temple St
- Strategic alignment along Ash St community open spaces and City-owned parks







## Community Feedback Form:

BUILDING WORKSHOP - NORTH CORKTOWN Perkins&Will 

### Questions to Consider

<p><b>1. Where should growth be concentrated?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p><b>2. What form/shape should the growth take?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>3. How do we protect for affordability?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p><b>4. What type of open spaces are desirable?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

### Additional Notes:

- Cobblestone Roads; people love the aesthetic but hate the experience. No effort to restore recently
- Move bus station at Westside Industrial
- 2-3 storeys max in neighborhood, concentrate higher-density units along Michigan Ave
- Favour for missing middle housing in the neighborhood context and supports a range of income and housing options
- Concentrate some development in May Creek, evenly distribute
- Residential parking permit along Wabash and 6th St
- Concerns around parking minimums

### 1. Where should growth be concentrated?

- Rosa Parks, 14th St, Temple St, Pine St, MLK Blvd, Service Dr, 17th St
- Focus on main streets, storefronts with apartment buildings above
- Multi-unit housing along outer edges of neighborhood, commercial businesses along 14th St, Temple St and MLK
- Focus on 14th St to establish neighborhood amenity retail and services
- Around existing homes to improve their lifestyle and security now
- Towards the south, close to expressway
- Develop the edges to preserve green space and sense of intimacy
- Option A and B include affordable units

### 3. How do we protect for affordability?

- Incorporate into denser multi-family developments
- Control market rate housing
- Consider neighborhood priorities and uniqueness of North Corktown
- Provide more Detroit residents a chance to buy vacant land
- Offer Fountain Court members the opportunity to transition to single and multi-family homes
- Provide incentives for home ownership, landlords, builders and developers
- Public transportation routes to offset need for a personal vehicle
- Prioritize existing residents
- Develop affordability close to school districts

### 2. What form/shape should growth take?

- Balanced development and architecture (avoid 'generic'/cookie-cutter infill)
- Stores, small businesses, retail
- Walkable businesses for residents ie. salons, shops, grocery stores
- Steady, careful, inclusive
- Balanced growth of homes with retail, commercial, schools
- Public transportation with increased frequency and routes within neighborhood
- Diverse selection of housing types, with a mix of residences and appropriate commercial uses
- Affordable Housing, accommodate multi-income
- Large front and backyards

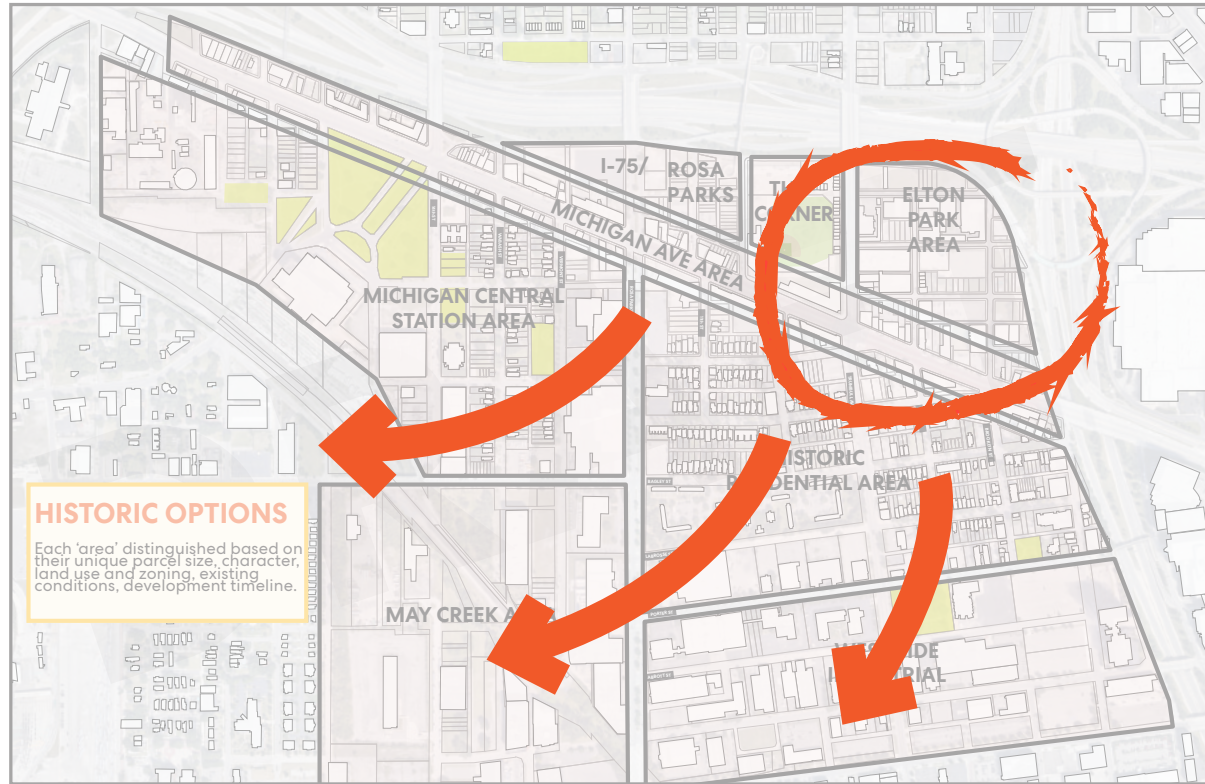
### 4. What type of open spaces are desirable?

- One large central park with tiny pocket parks
- Areas for birds, wildlife, picnics, community gatherings
- Connections to May Creek should consider pedestrian walkway extended to North Corktown
- Community gardens, tree preservation, safety for walking, careful considerations of parking and public art installations
- Green corridor to improve lifestyle, improve public transportation to offset need for parking
- Parks with programming activity and recreational equipment
- Paths and parks for residents to walk to
- Yards for growth and personal living



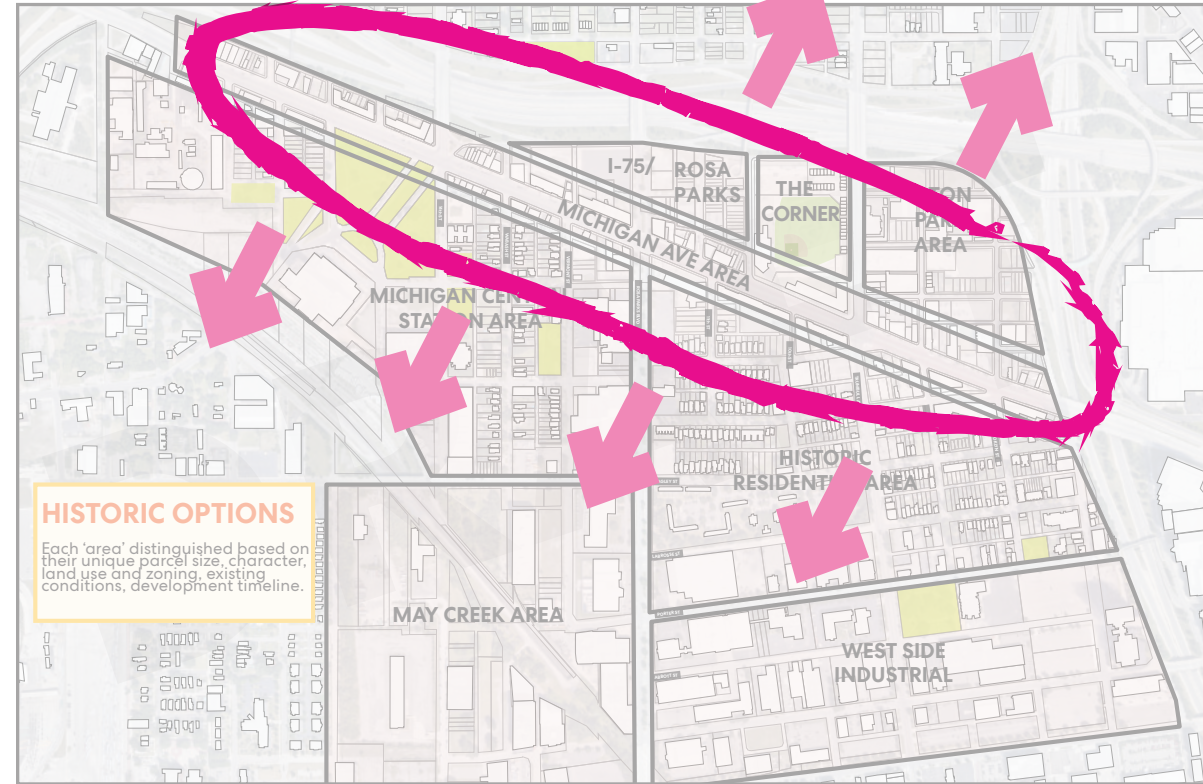
# WORKSHOP ACTIVITY EXERCISE

## OPTION D - Proximity to Downtown



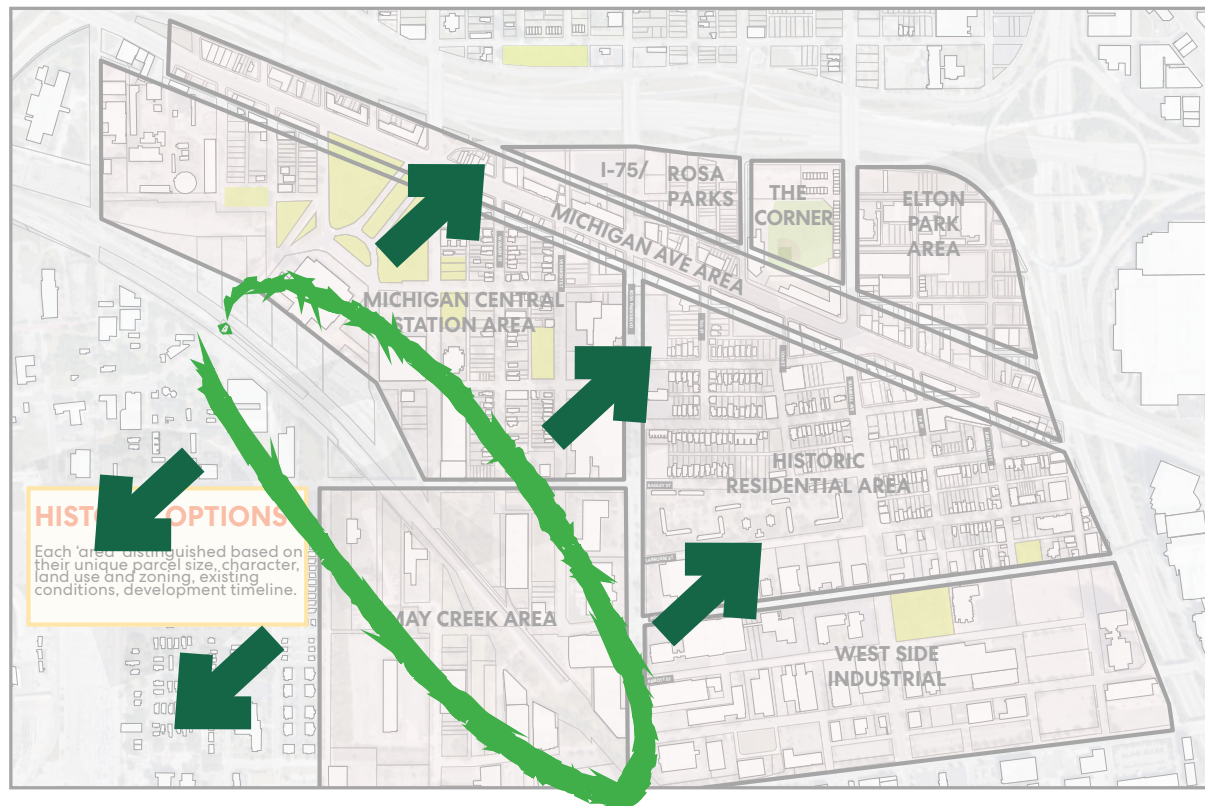
# Historic Corktown

## OPTION E - Michigan Ave Main St

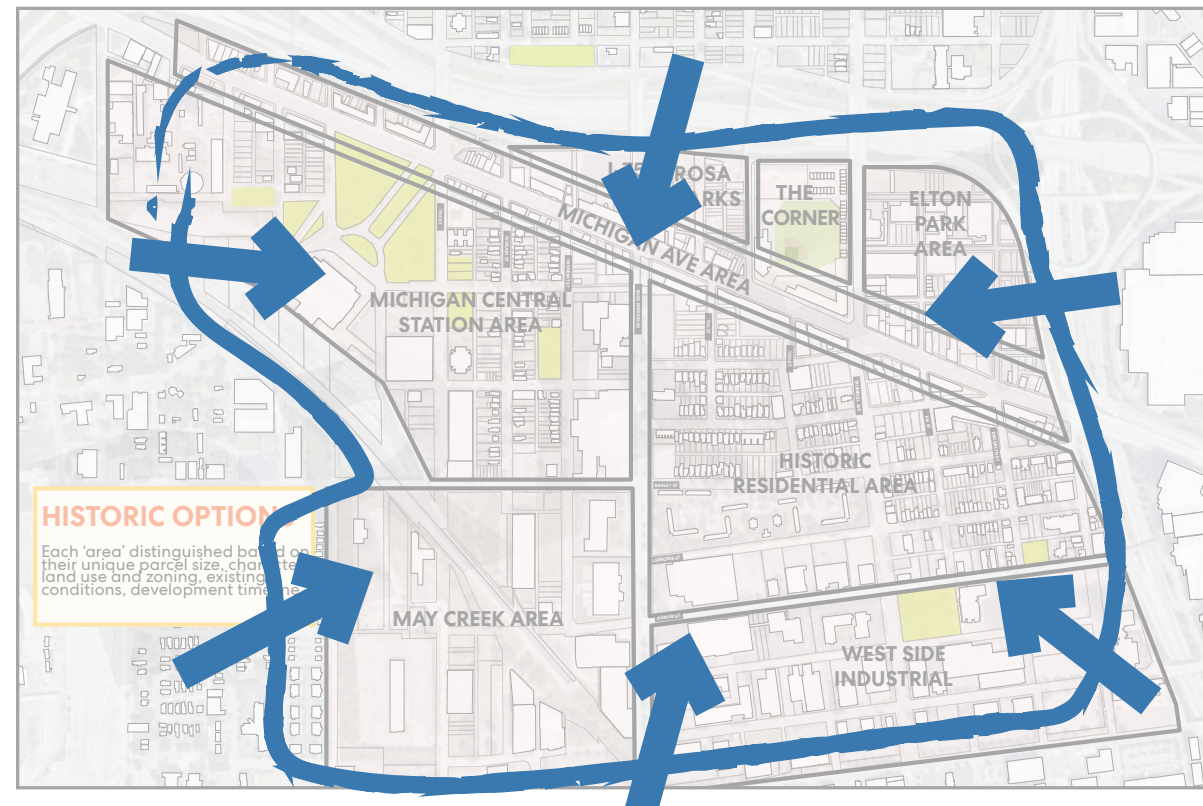


Combination of Option D and E

## OPTION F - The Greenway



## Option G - Distributed Growth

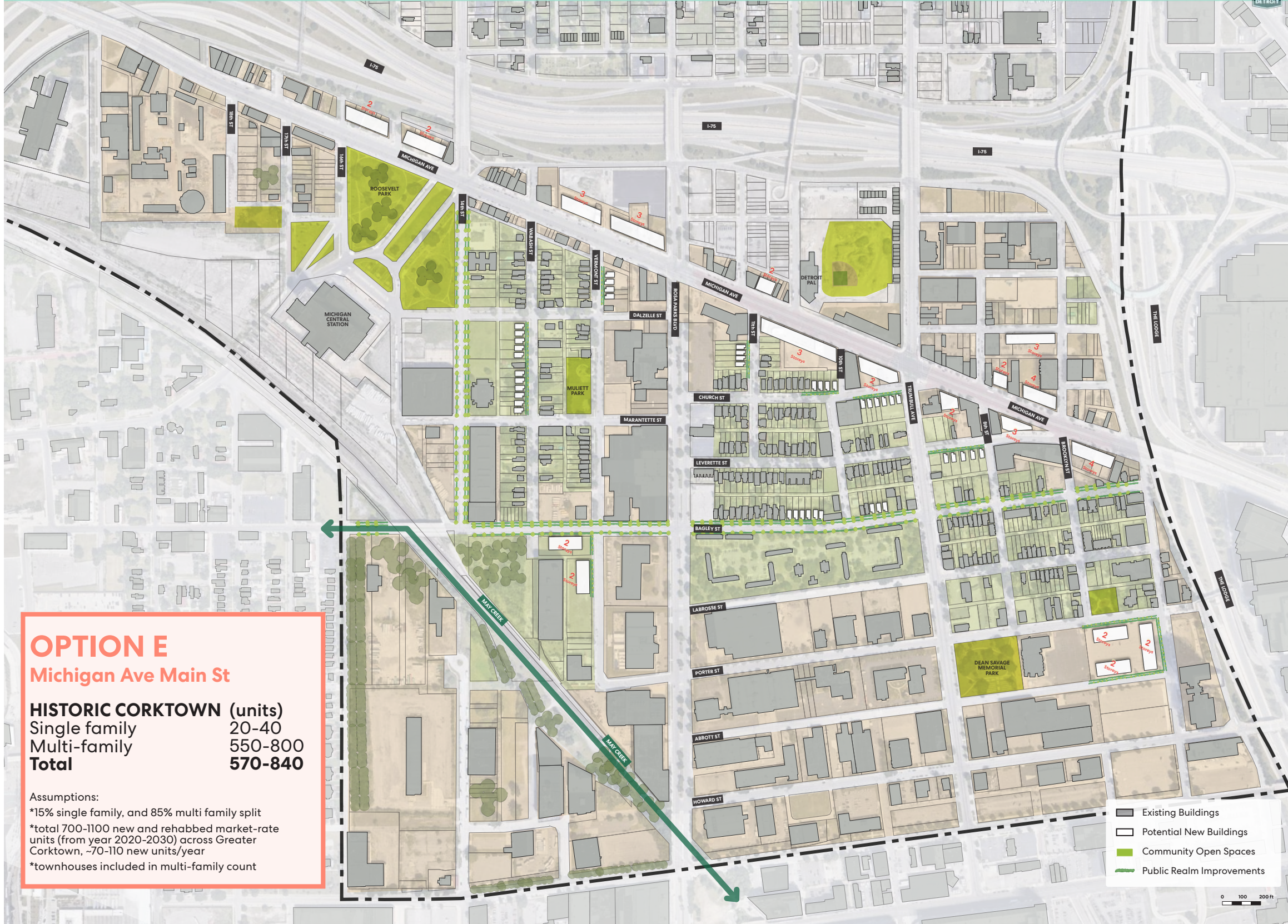




# WORKSHOP ACTIVITY SUMMARY Historic Corktown

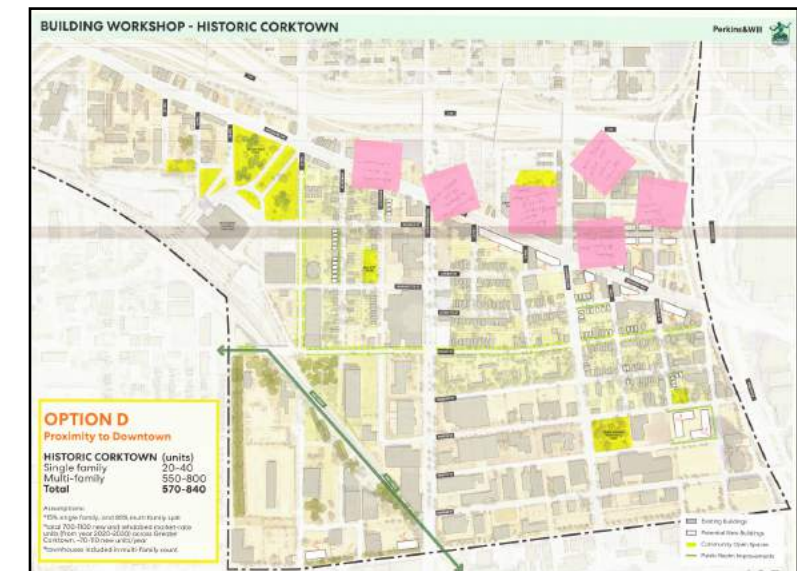


## BUILDING WORKSHOP - HISTORIC CORKTOWN



### Community Feedback Preferred Option:

- Combination of Option D and E
- Concentrate growth along Michigan Avenue and towards the downtown
- Promote momentum in east moving west, with priority on the eastern edge with higher-density
- Focus on 4-storey mixed use development along Michigan Ave
- Zoning updates
- Develop parking strategy to adequately address parking concerns from residents and business owners
- Potential Clement Kern improvement and redevelopment
- Owner-occupied rehabilitation incentives







## Community Feedback Form:

BUILDING WORKSHOP - HISTORIC CORKTOWN Perkins&Will

### Questions to Consider

<p><b>1. Where should growth be concentrated?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p><b>2. What form/shape should the growth take?</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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### 1. Where should growth be concentrated?

- High density should be concentrated along Michigan Ave
- Provide options to developers to identify most compatible development across all of Corktown
- Proximity to Downtown and Michigan Ave
- More development and growth in May Creek would help balance out neighborhood
- Concentrate where there is vacancy, growth should not displace individuals
- Form is less important than the people who will be living in these neighborhoods

### 2. What form/shape should growth take?

- Historic guidelines and designations
- Keep historical south of Michigan to single or duplex family residential
- Infill single/multi-family within neighborhood, with higher density concentrated on Michigan Av
- First floor retail with higher density on Michigan
- Primarily single family residential
- Combination of residential and businesses
- Prioritize community amenities such as grocery store on Michigan

### 3. How do we protect for affordability?

- Designate new development in housing for lower income
- Rent control, and home repair loans
- Senior housing, include diversity of housing for a variety of age groups
- Will require larger unit sizes to accommodate for multi-family housing or co-living situations
- Protect for existing residents who will require supportive housing in the long term
- Resources for existing homeowners who do not have resources for rehab but are not low-income
- Preservation is a priority (ie. Victor Attar, Clement Kerns)

### 4. How do we manage parking?

- Major concern and issues parking on Michigan
- Residents concerns around parking
- Resident-only parking policies
- Improve public transportation to accommodate for anticipated residential growth
- Assess public transportation system today - increase frequency and bus routes

### Additional Notes:

- Consider students, where do they live and go to school?
- New developments with courtyards, high-density development should be limited to 2-6 storeys
- Better distribution of buildings, build continuous street wall
- Car-share incentives, current trouble renting retail because parking is challenging
- Connection to riverfront development; not as high impact, but maybe less parking issues
- Rosa Parks frontage is beneficial for community, echo historic pattern of higher-density on Michigan Ave



# BUILDING WORKSHOP FEEDBACK

84 Attendees

Groups exercises split by North and Historic Corktown

