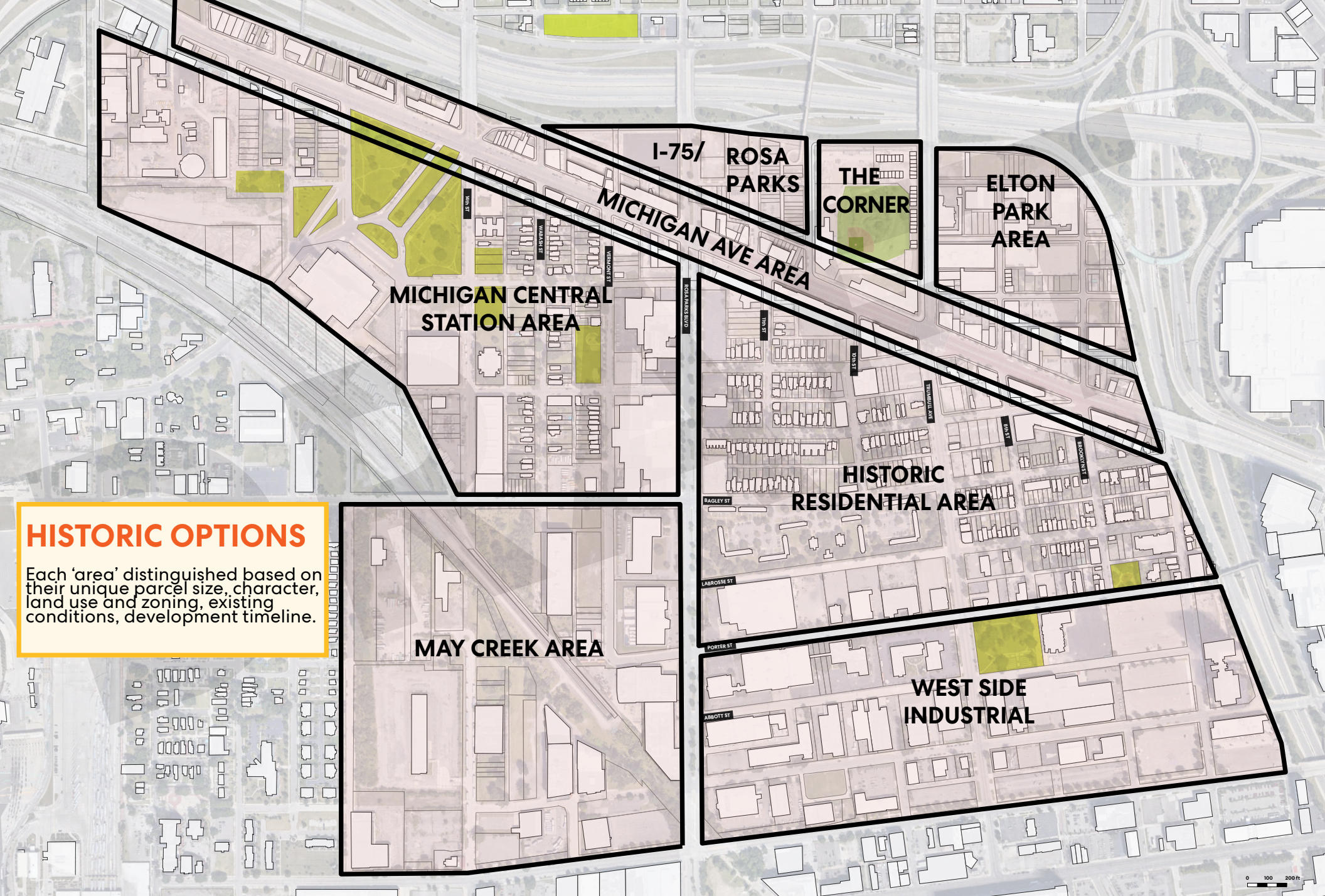


# Historic Corktown Areas



**HISTORIC OPTIONS**  
 Each 'area' distinguished based on their unique parcel size, character, land use and zoning, existing conditions, development timeline.

**I-75/ ROSA PARKS**

**MICHIGAN AVE AREA**

**THE CORNER**

**ELTON PARK AREA**

**MICHIGAN CENTRAL STATION AREA**

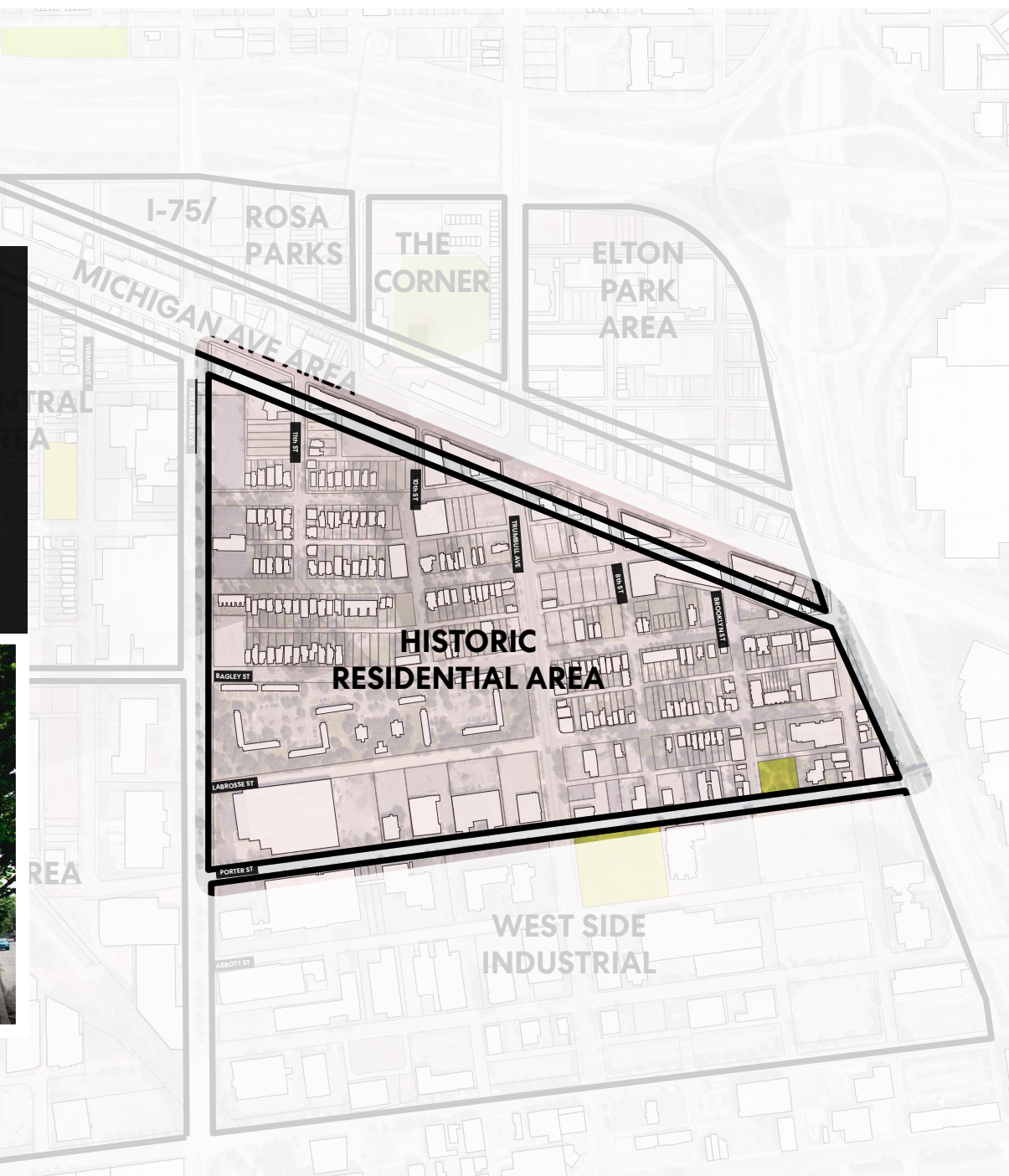
**HISTORIC RESIDENTIAL AREA**

**MAY CREEK AREA**

**WEST SIDE INDUSTRIAL**

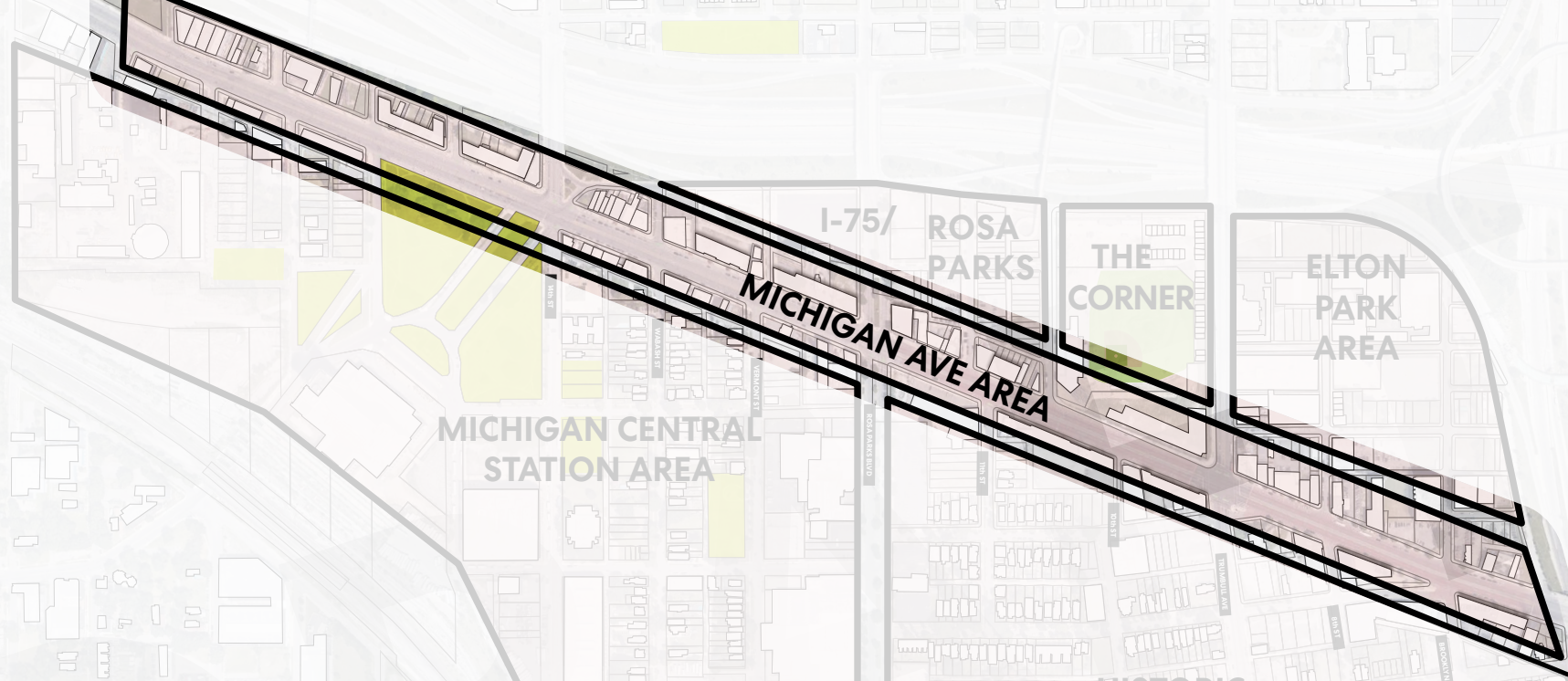
# Historic Corktown Areas

- HISTORIC RESIDENTIAL**
- Preserve historic character
  - Primarily single family houses
  - Small parcels
  - Infill development



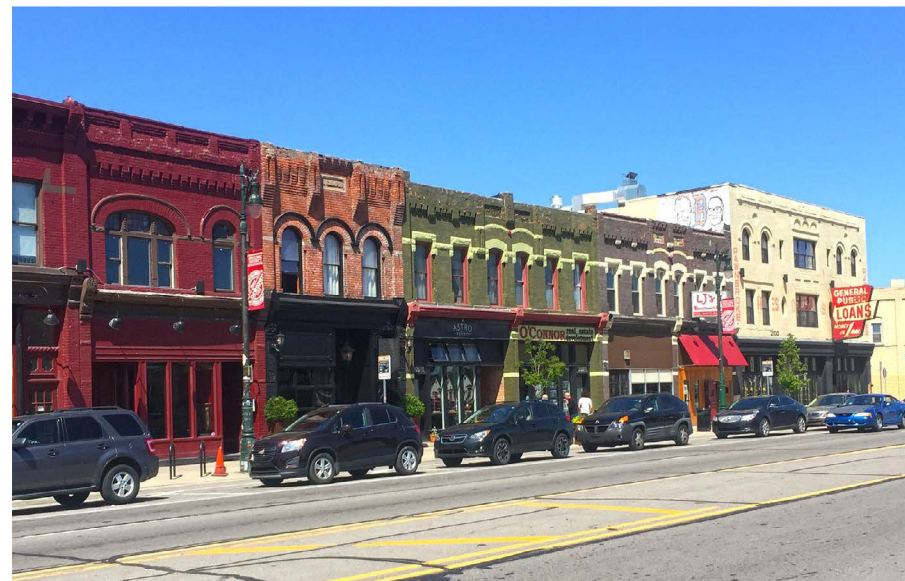
H  
Ec  
th  
la  
co

# Historic Corktown Areas

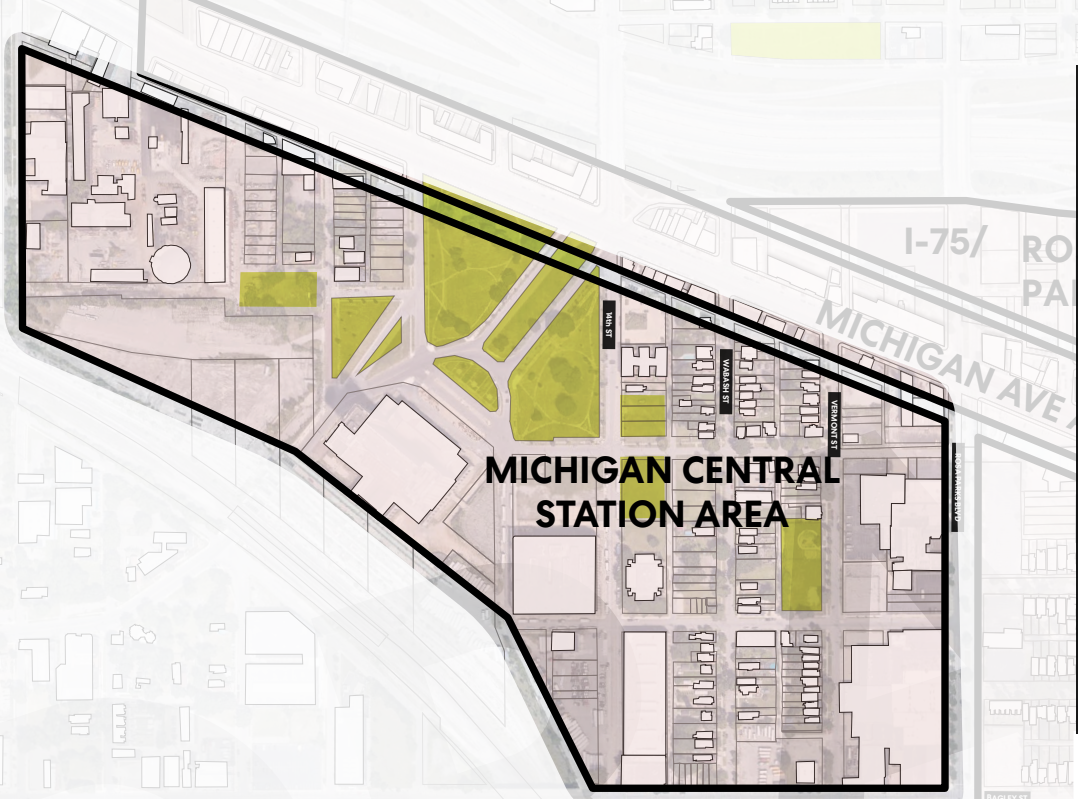


## MICHIGAN AVE

- Preservation of existing heritage character
- Surface parking lots along Michigan Ave
- Small businesses and retailers
- Future development likely mid-higher density



# Historic Corktown Areas

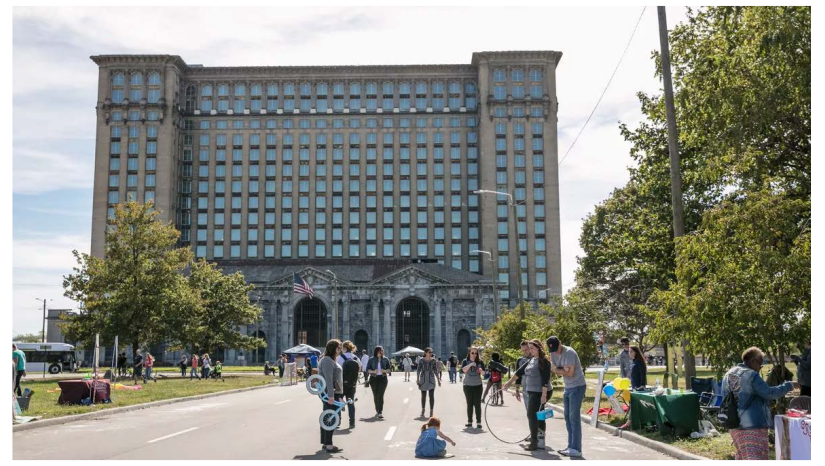
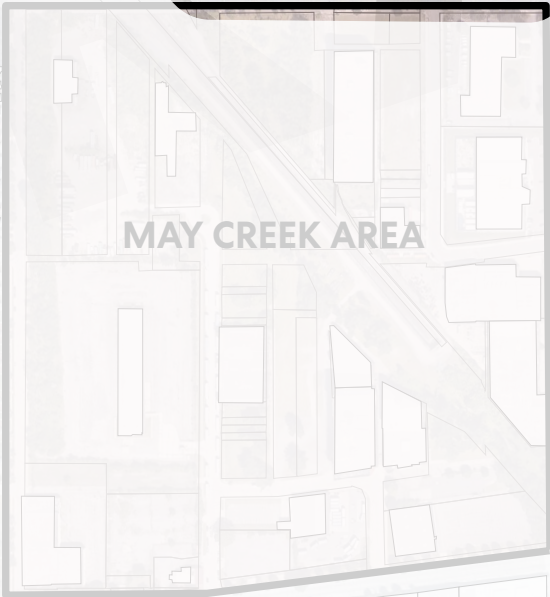


**MICHIGAN CENTRAL STATION AREA**

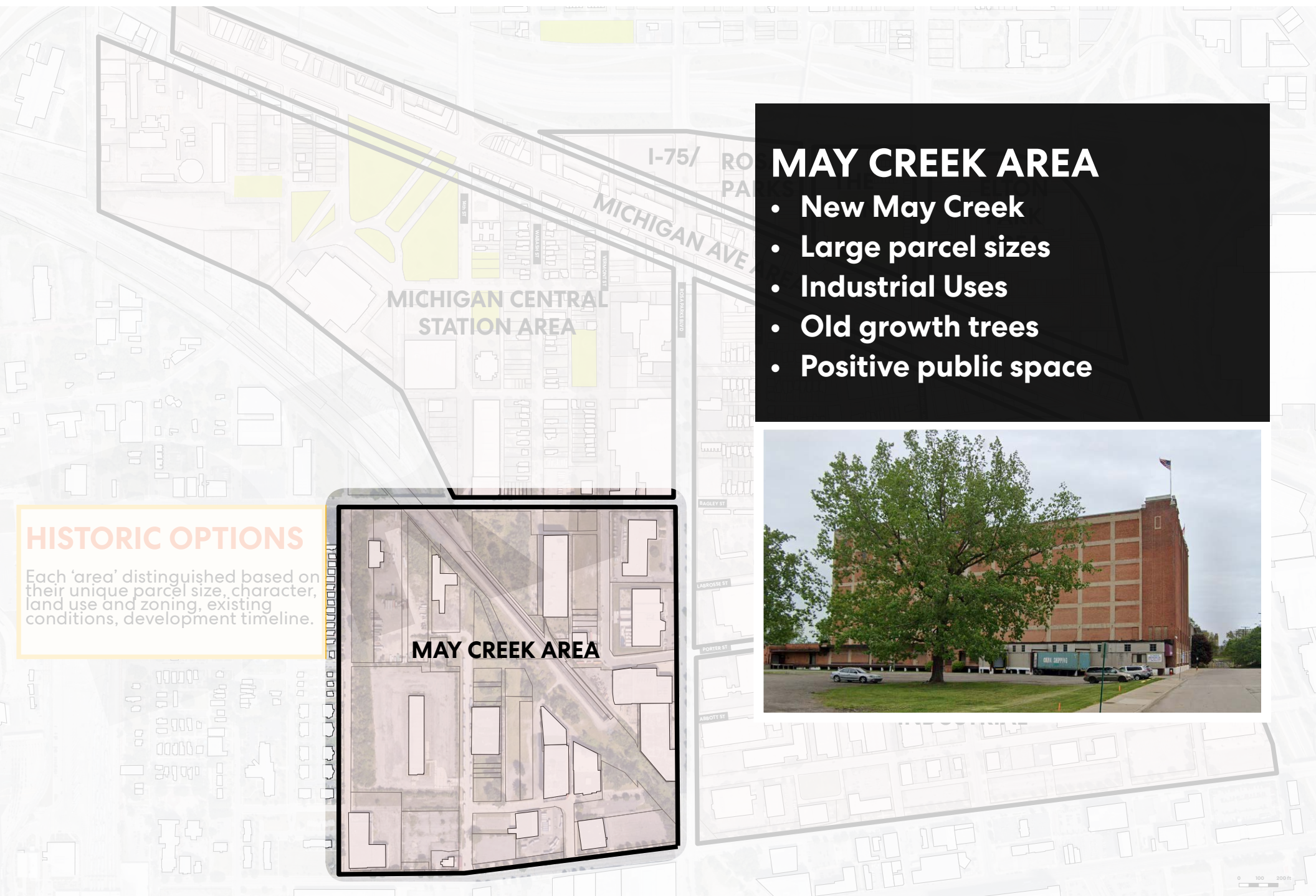
- Ford investment and land ownership
- New development primarily office and industrial
- Roosevelt Park as a transformative and catalytic project to the area

**HISTORIC OPTIONS**

Each 'area' distinguished based on their unique parcel size, character, land use and zoning, existing conditions, development timeline.



# Historic Corktown Areas

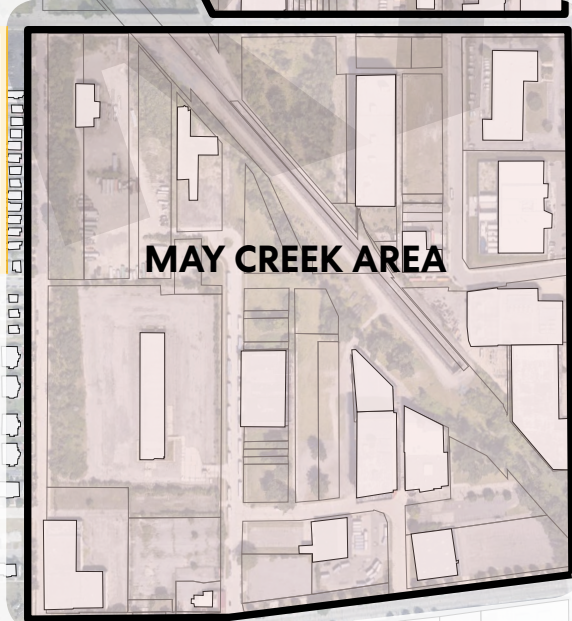


## MAY CREEK AREA

- New May Creek
- Large parcel sizes
- Industrial Uses
- Old growth trees
- Positive public space

**HISTORIC OPTIONS**

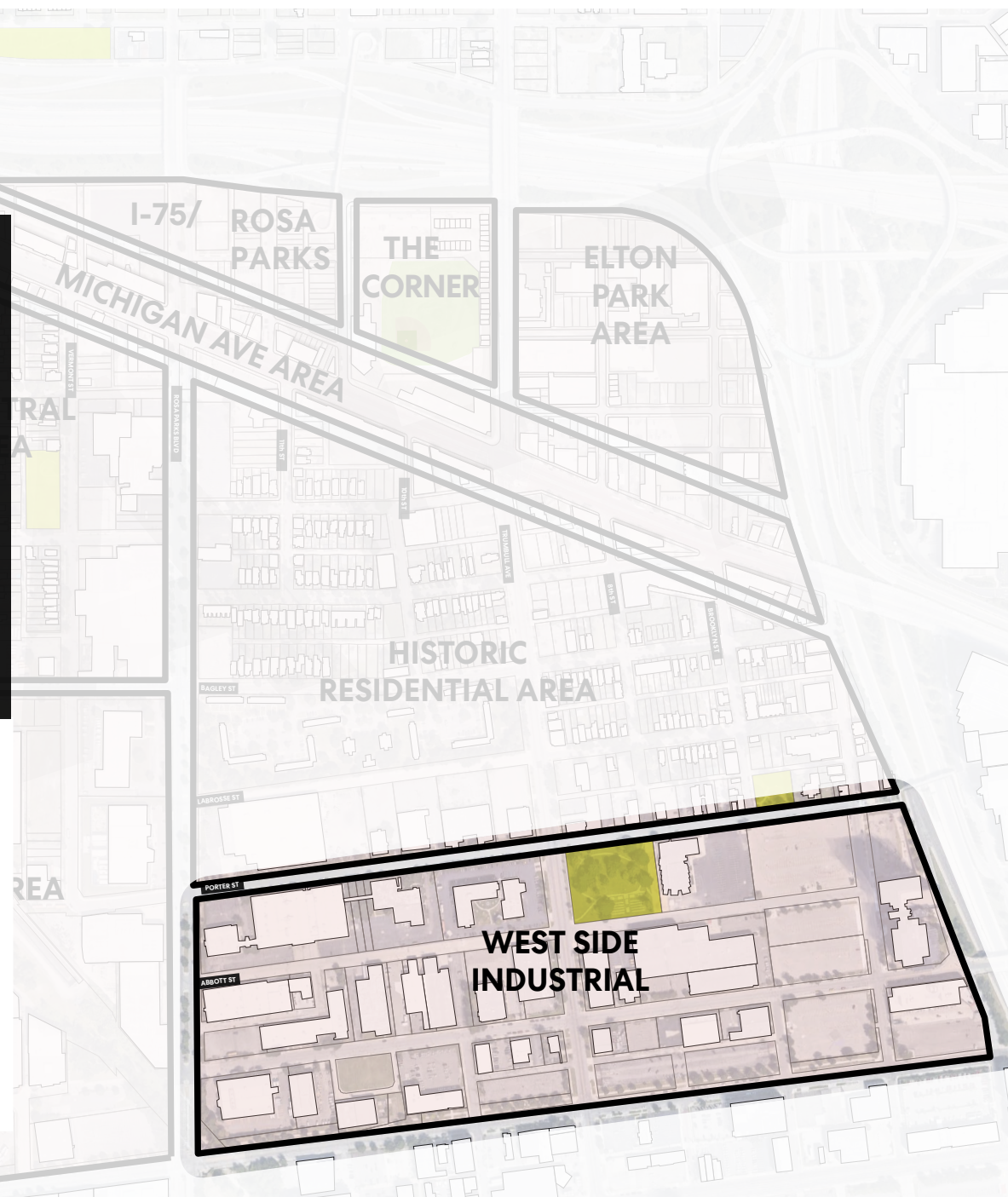
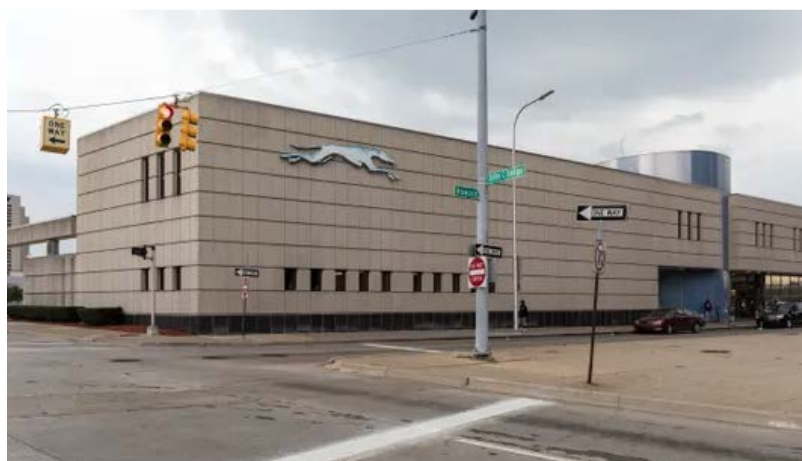
Each 'area' distinguished based on their unique parcel size, character, land use and zoning, existing conditions, development timeline.



# Historic Corktown Areas

## WEST SIDE INDUSTRIAL

- Major opportunity on vacant parking lots east of Trumbull Ave
- Currently industrial zoned
- Potential development will likely occur through mid-higher density

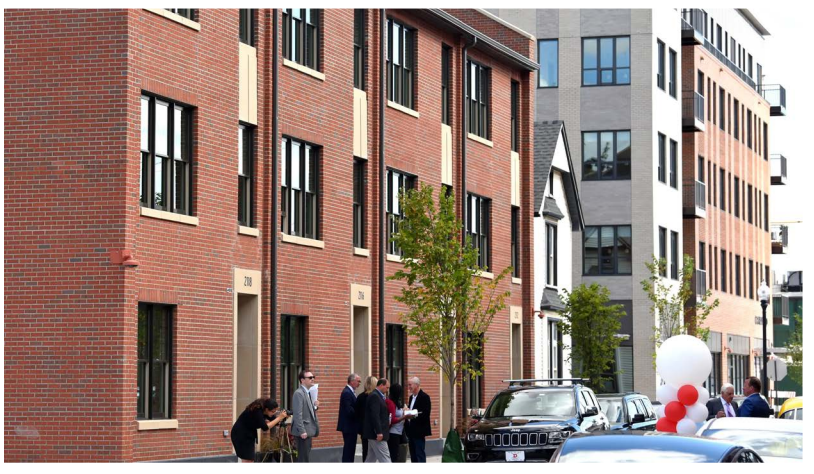
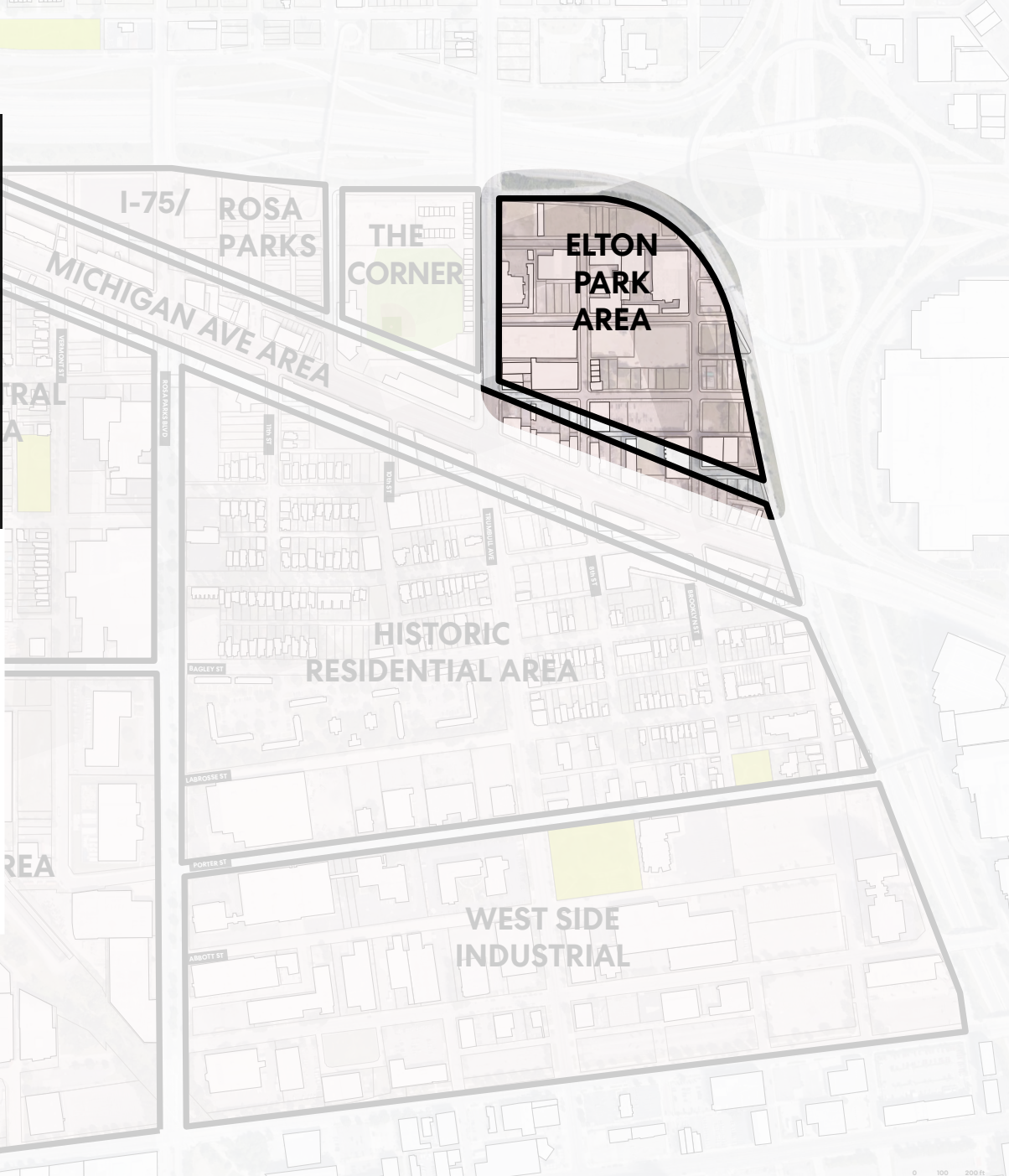


H  
Ea  
th  
ai  
co

# Historic Corktown Areas

**ELTON PARK**

- New mixed use and adaptive reuse buildings
- Proximity to downtown and Michigan Ave retail
- Phase i completed



Edith's co

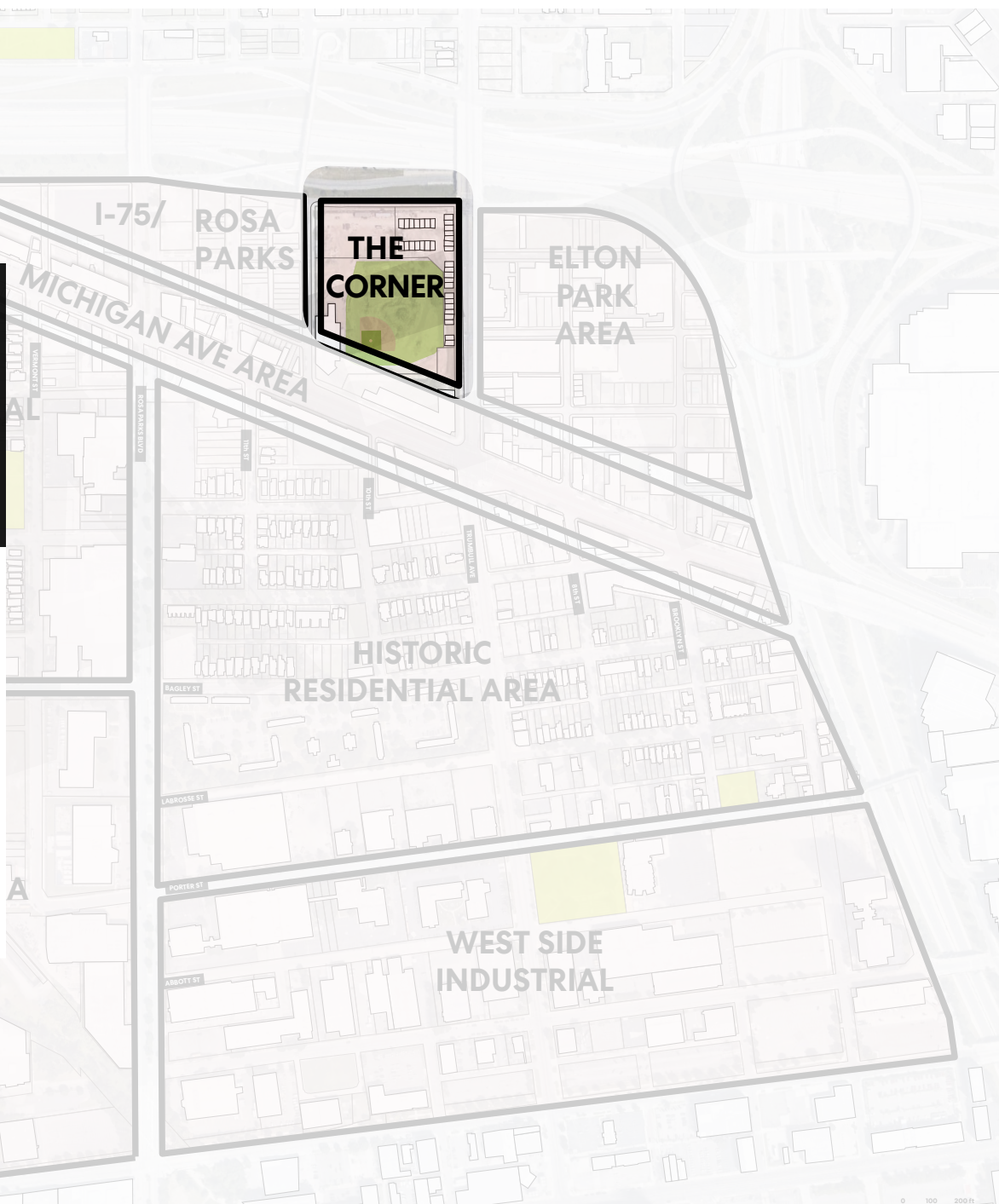
# Historic Corktown Areas

**THE CORNER**

- The Corner apartments and retail
- Detroit Police Athletic League
- 1.4 acres of developable land

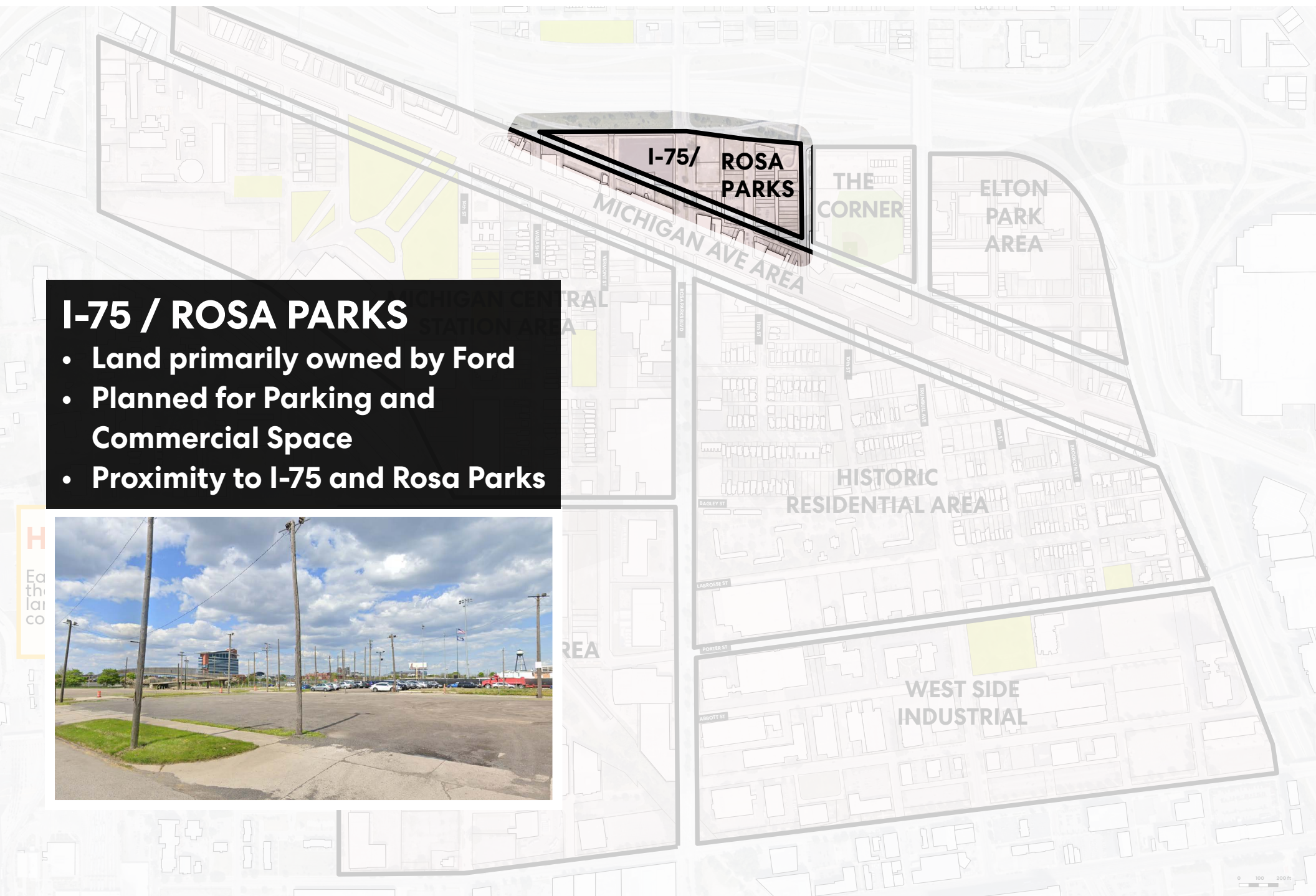


H  
Ed  
lai  
co



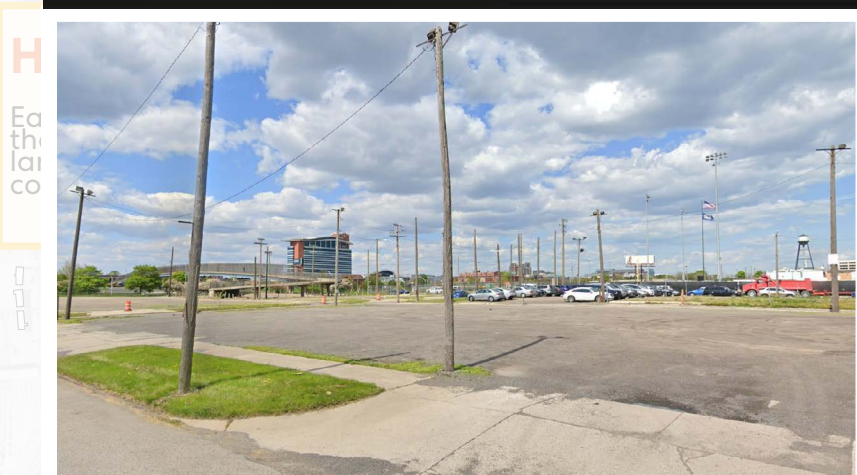


# Historic Corktown Areas

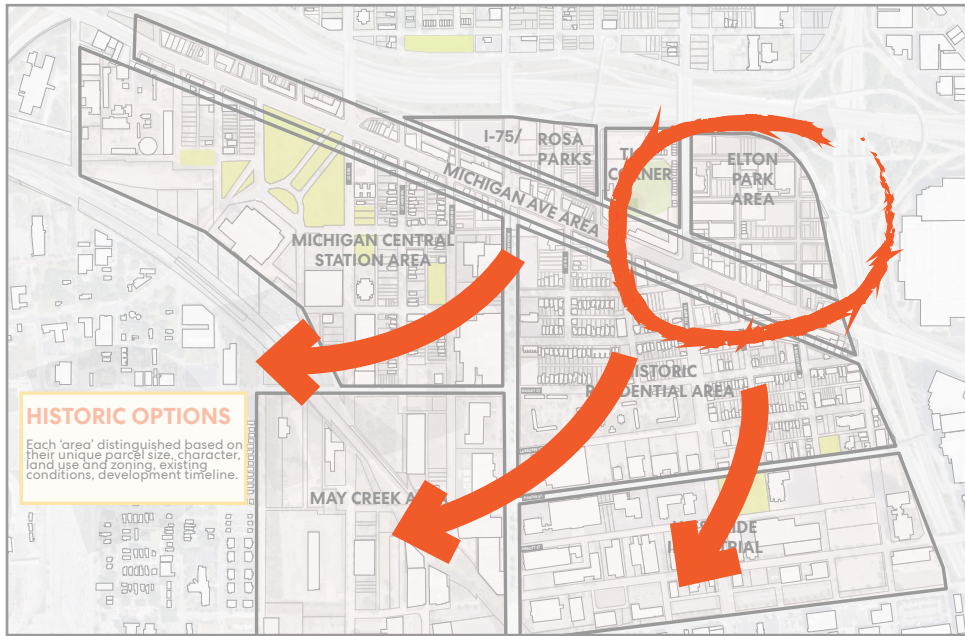


**I-75 / ROSA PARKS**

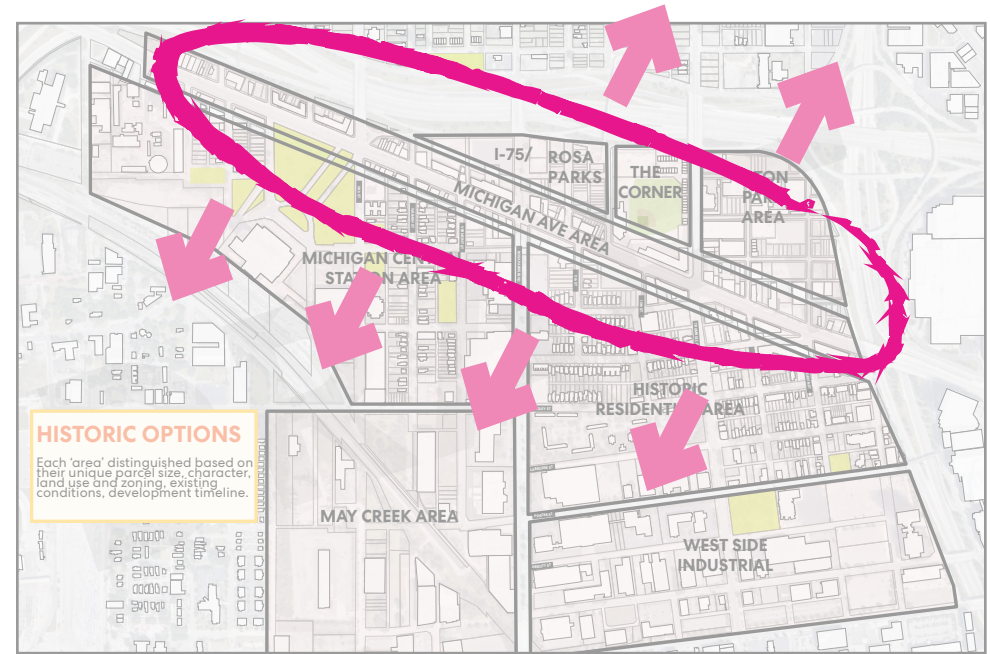
- Land primarily owned by Ford
- Planned for Parking and Commercial Space
- Proximity to I-75 and Rosa Parks



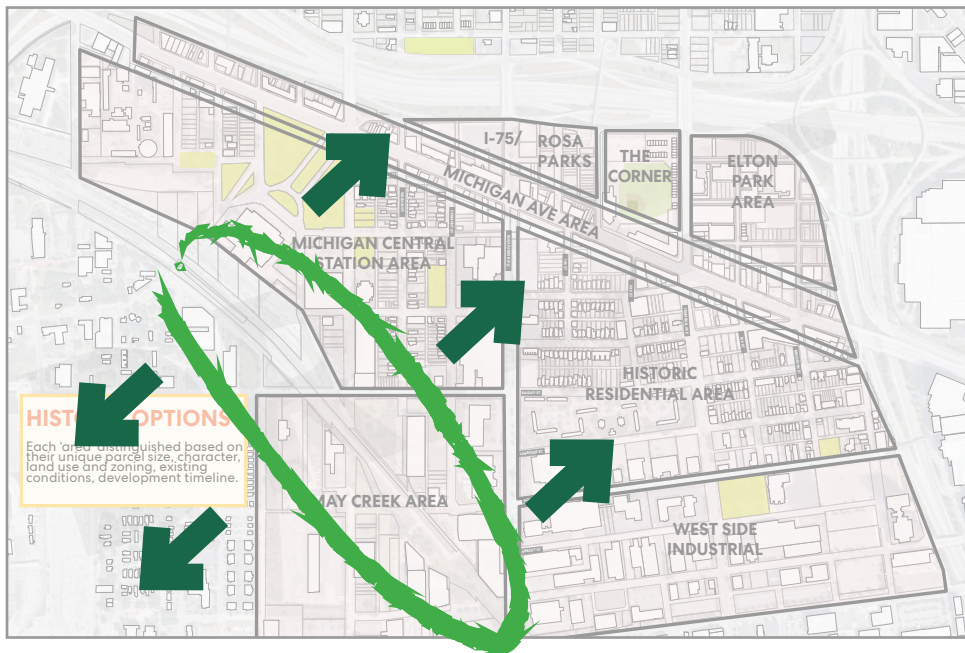
### OPTION D - Proximity to Downtown



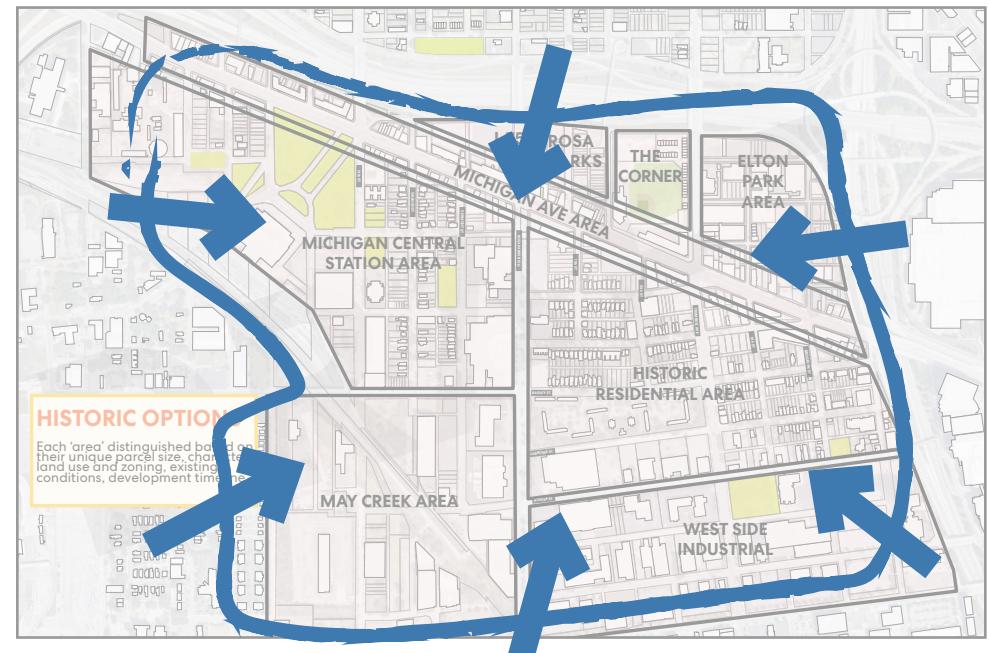
### OPTION E - Michigan Ave Main St



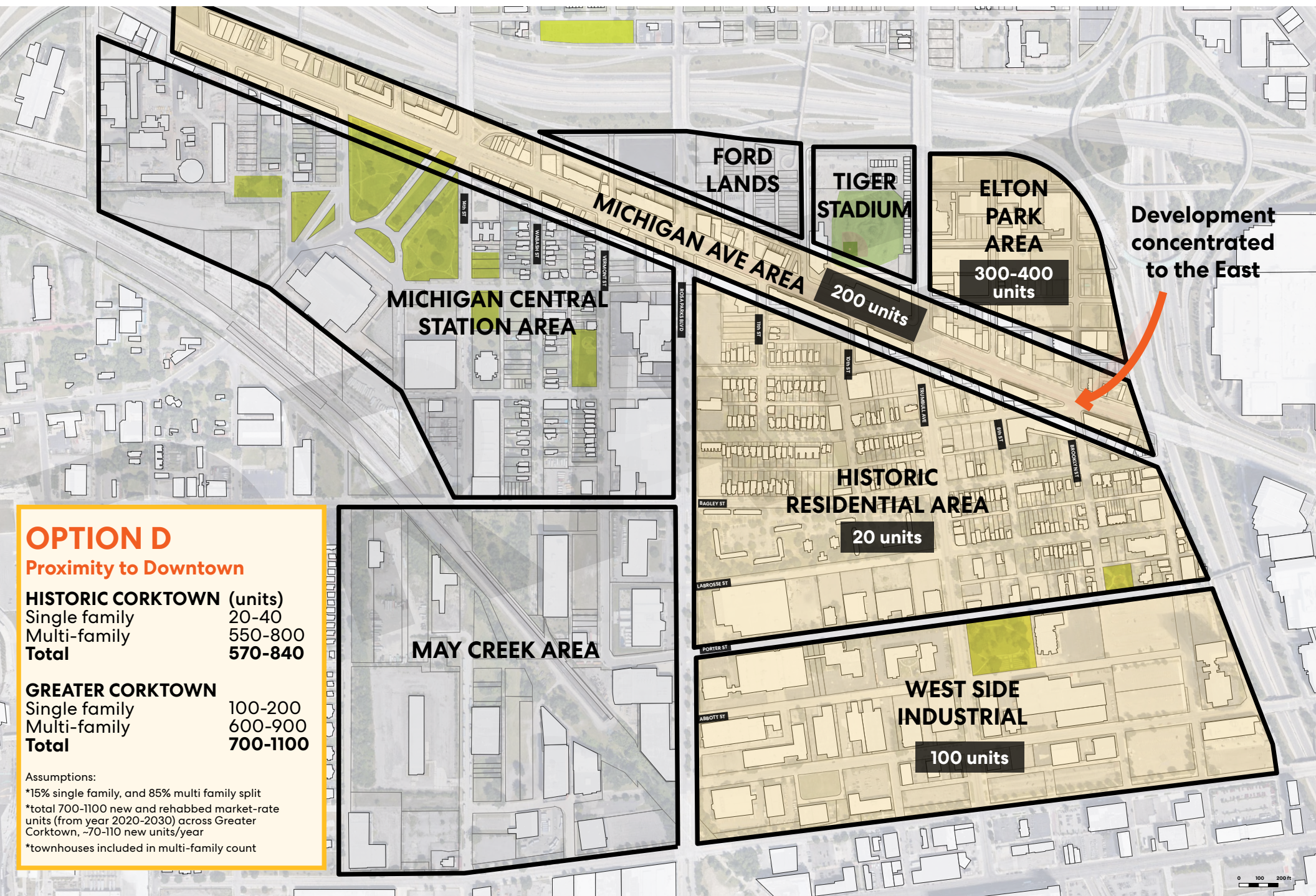
### OPTION F - The Greenway



### Option G - Distributed Growth



# Historic Corktown



## OPTION D

Proximity to Downtown

<b>HISTORIC CORKTOWN</b>	<b>(units)</b>
Single family	20-40
Multi-family	550-800
<b>Total</b>	<b>570-840</b>

<b>GREATER CORKTOWN</b>	
Single family	100-200
Multi-family	600-900
<b>Total</b>	<b>700-1100</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

FORD LANDS

TIGER STADIUM

ELTON PARK AREA  
300-400 units

MICHIGAN AVE AREA  
200 units

MICHIGAN CENTRAL STATION AREA

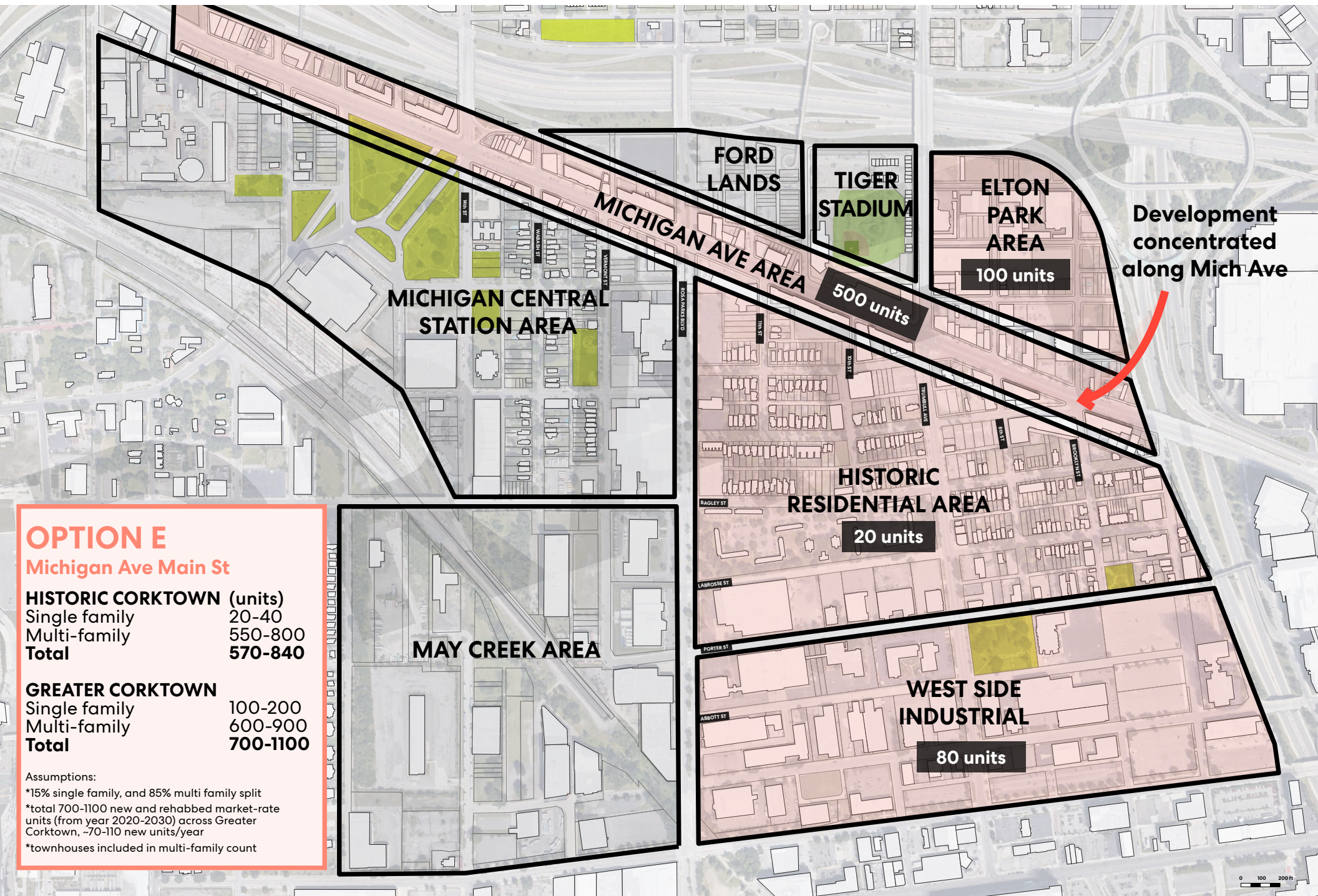
Development concentrated to the East

HISTORIC RESIDENTIAL AREA  
20 units

MAY CREEK AREA

WEST SIDE INDUSTRIAL  
100 units

# Historic Corktown



## OPTION E Michigan Ave Main St

HISTORIC CORKTOWN (units)	
Single family	20-40
Multi-family	550-800
<b>Total</b>	<b>570-840</b>

GREATER CORKTOWN	
Single family	100-200
Multi-family	600-900
<b>Total</b>	<b>700-1100</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

FORD LANDS

TIGER STADIUM

ELTON PARK AREA  
100 units

MICHIGAN AVE AREA  
500 units

MICHIGAN CENTRAL STATION AREA

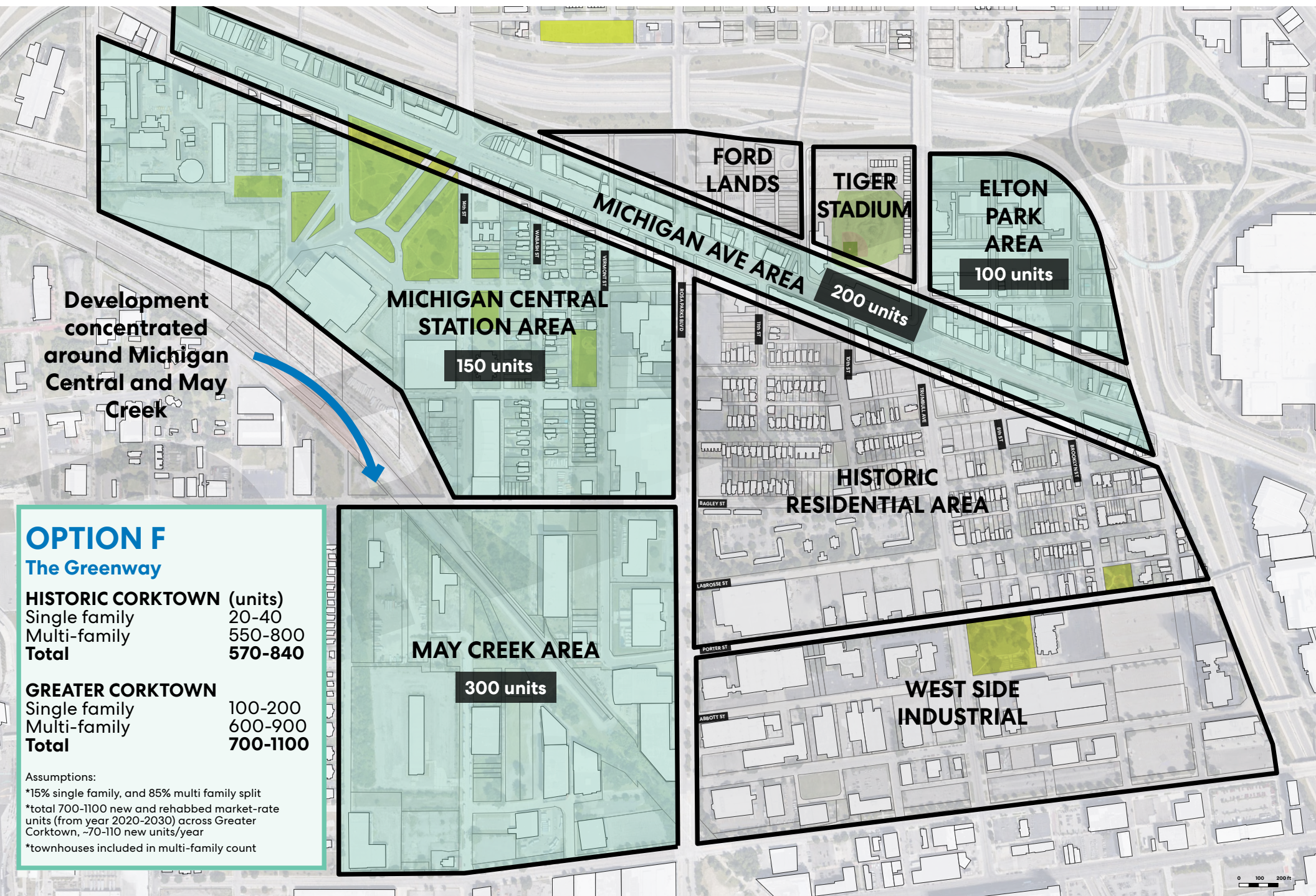
Development concentrated along Mich Ave

HISTORIC RESIDENTIAL AREA  
20 units

MAY CREEK AREA

WEST SIDE INDUSTRIAL  
80 units

# Historic Corktown



Development concentrated around Michigan Central and May Creek

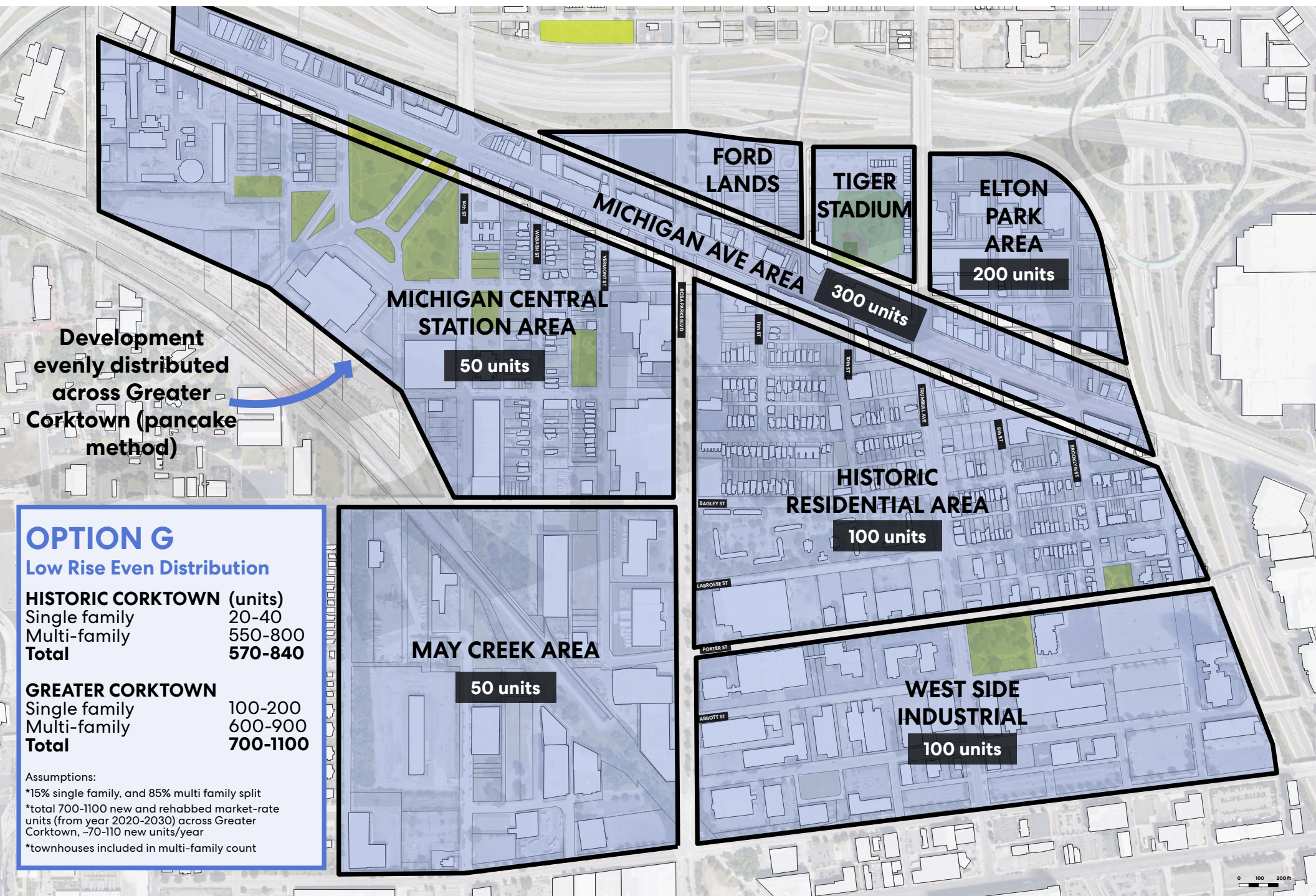
## OPTION F The Greenway

<b>HISTORIC CORKTOWN</b>	<b>(units)</b>
Single family	20-40
Multi-family	550-800
<b>Total</b>	<b>570-840</b>

<b>GREATER CORKTOWN</b>	
Single family	100-200
Multi-family	600-900
<b>Total</b>	<b>700-1100</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

# Historic Corktown



Development evenly distributed across Greater Corktown (pancake method)

**OPTION G**  
 Low Rise Even Distribution

<b>HISTORIC CORKTOWN (units)</b>	
Single family	20-40
Multi-family	550-800
<b>Total</b>	<b>570-840</b>
<b>GREATER CORKTOWN</b>	
Single family	100-200
Multi-family	600-900
<b>Total</b>	<b>700-1100</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

# Questions to Consider

**1. Where should growth be concentrated?**

.....

.....

.....

.....

.....

.....

.....

.....

**2. What form/shape should the growth take?**

.....

.....

.....

.....

.....

.....

.....

.....

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

.....

.....

.....

.....

.....

.....

.....

.....

**4. How do we manage parking?**

.....

.....

.....

.....

.....

.....

.....

.....