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June 24, 2021

HONORABLE CITY COUNCIL

RE: Request of the Planning and Development Department, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Zoning District Maps, Section 50-17-2, *District Map No. 1*, 50-17-4 *District Map No. 3* and Section 50-17-46, *District Map No. 44* to show the R3 (Low Density Residential District), B4 (General Business District), SD1 (Special Development District, Small-Scale, Mixed-Use), SD2 (Special Development District, Mixed-Use), and SD5 (Special Development District, Casinos) zoning classifications where R1 (Single-Family Residential District), R2 (Two-Family Residential District), R3 (Low Density Residential District), R4 (Thoroughfare Residential District), R5 (Medium Density Residential District), PD (Planned Development District), and M2 (Restricted Industrial District) zoning classifications are currently shown. (**RECOMMEND APPROVAL**)

NATURE OF REQUEST

On May 20, 2021 the City Planning Commission voted to **recommend approval** of the above captioned rezoning request for the area generally bounded by Martin Luther King Jr. Blvd., Grand River Avenue, the Lodge Freeway, Michigan Avenue, and 17th Street.

The Planning and Development Department is the petitioner for the rezoning request, which seeks to implement the objectives of the Corktown Neighborhood Framework Plan. The City Planning Commission staff has also added to this proposal in order to implement elements of the City's Master Plan of Policies and correct errors on the zoning map.

The recommendation before Your Honorable Body is derived from a wide-ranging framework study and engagement process for the Greater Corktown neighborhood that has resulted in strong public support demonstrated through written correspondence and verbal feedback at a series of public meetings.

Greater Corktown Framework Study



A map from the Greater Corktown Neighborhood Framework

BACKGROUND

The Planning and Development Department (PDD) launched the Greater Corktown Neighborhood Framework Study in March 2019 with the goal to “create a short and long-term plan that promotes inclusive & equitable growth of Detroit’s oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.” A series of workshops were held from September 2019-January 2020. Between January 2020 and October 2020 the framework documentation was drafted after numerous open houses, virtual meetings, community conversations and large meetings.

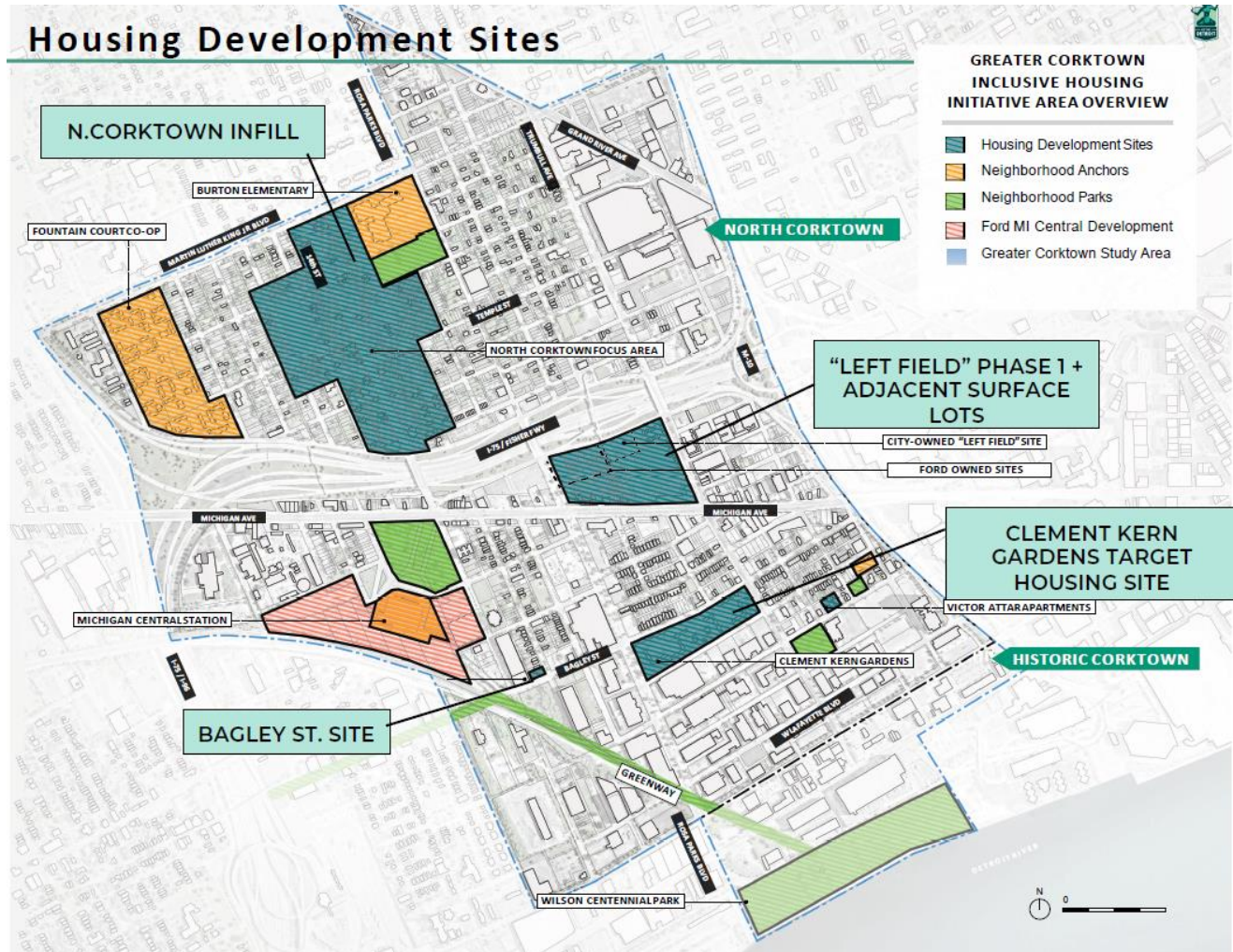
The framework plan incorporates a housing and neighborhood development strategy to accommodate new housing demand and ensure zero displacement of at-risk residents, as well as invest in housing stock through owner occupied rehab.

To accomplish this, the implementation plan identifies publicly owned vacant land to allow for mixed-income development (rental and home ownership), identify an established mixed-income developer and update the zoning to permit higher density units. The overall housing plan calls for the creation of 841 new construction mixed-income units to be built on four sites across Greater Corktown. Some of the units would be for rent and some for sale with a spectrum of affordability ranging between 30% to 80% of Area Median Income (AMI). In addition to housing, community members have called for pedestrian friendly retail options within the context of their neighborhood.

The Greater Corktown Framework Study includes two areas: Historic Corktown and North Corktown. The project implementation for the area is being approached in two phases, with the

North Corktown project implementation happening first. The Historic Corktown implementation will follow at a later date as Phase 2 of implementation.

North Corktown, the subject area for phase 1 of the rezoning that is currently before Your Honorable Body, has approximately 1,600 residents with a median household income of \$19,000 annually. The majority of the area is comprised of R2 Two-family residential zoning. There are approximately 1,429 parcels and 75% of them are unimproved (vacant). Of those parcels, 40% are publicly owned (578 parcels). A map of proposed housing development sites from the Framework Study is shown below.



A map from the Greater Corktown Neighborhood Framework

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: R2, R3 & PD; U of D Mercy School of Dentistry, residential homes, Sharon Missionary Baptist Church

South: Michigan Avenue

East: R3 and B4; commercial buildings, Motor City Casino, underutilized parcels on Grand River

West: R2 and B4; Covenant House Academy, I-96 Jeffries Freeway

PROPOSAL AND ANALYSIS

This rezoning is being proposed as one of the several implementation tools of the framework study. More specifically, the proposal will do the following:

1. Rezone parcels abutting 15th Street, 16th Street, and Vermont Street from R2 Two-Family Residential to R3 Low Density Residential District to allow additional density and create opportunity for affordable housing in the neighborhood.
2. Rezone parcels along 14th Street and the I-75 service drive from R2, R3, and R5 to SD1 Small-Scale, Mixed-Use in order to allow additional density to support affordable housing as well as retail options.
3. Rezone parcels bounded by Rosa Parks Blvd., I-75 Freeway, Cochrane Avenue, and Michigan Avenue from B4 to SD2.
4. Rezone parcels along Trumbull Street to SD2 Mixed-Use. These zoning changes will support new housing typologies by allowing mixed-use development. It will encourage retail uses along the higher traffic thoroughfare.
5. Rezone 3111 W. Grand River which is owned and operated by Goodwill Industries. This property is currently zoned R2, M3, and B4 and is included in this rezoning in order to unify the zoning of the block. The proposed B4 District allows the all of uses that are currently operating at the site.
6. Rezone property east of Trumbull between Temple and Spruce Streets from PD to SD2 and SD5. The area was rezoned to PD in preparation for the Motor City Casino development, but ultimately was not part of the complex. The PD zoning have lapsed as there has been more than three (3) years since the effective date of approval and the planned development has not been completed. The zoning ordinance outlines that a PD district should be rezoned in such instances. Two of the PD zoned parcels are owned by Detroit Entertainment LLC, an affiliate of Motor City Casino. The proposed rezoning for those parcels is SD5.

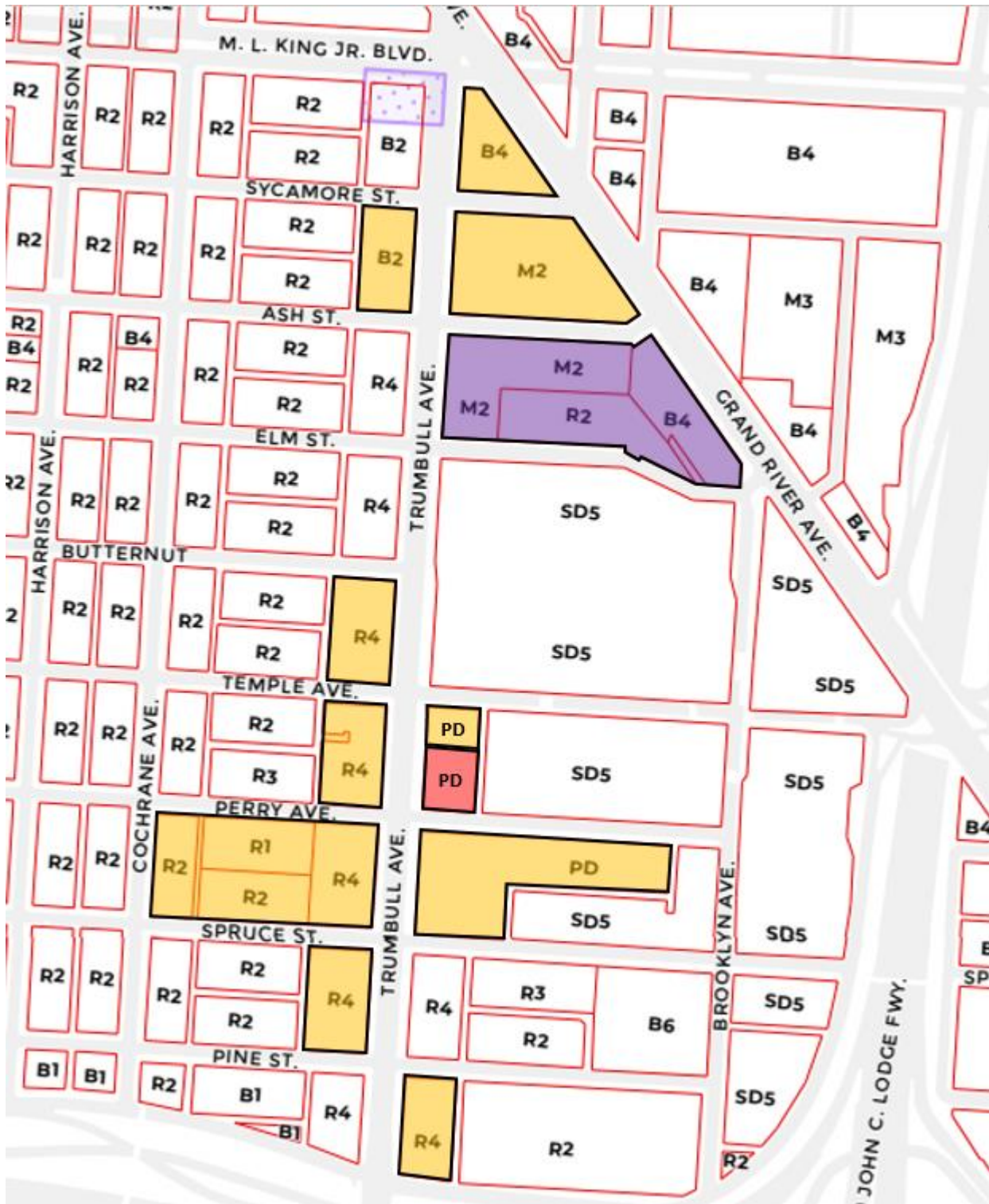
Again, the CPC is proposing to rezone these parcels because the PD has lapsed.

Representatives for the property expressed that if the land is to be rezoned, that their entity desires the parcels to transition to the SD5 zoning classification. CPC is amenable to rezoning to SD5 because if the casino ever seeks to develop the property, according to Sec. 50-11-343 *Approval of Final Development Proposal*, they will be required to submit detail schematic or design development level drawings for review by PDD and CPC staff and final approval must be granted by City Council. The remainder of the property that has not been acquired by the casino is proposed to be SD2 in order to be consistent with the corridor.

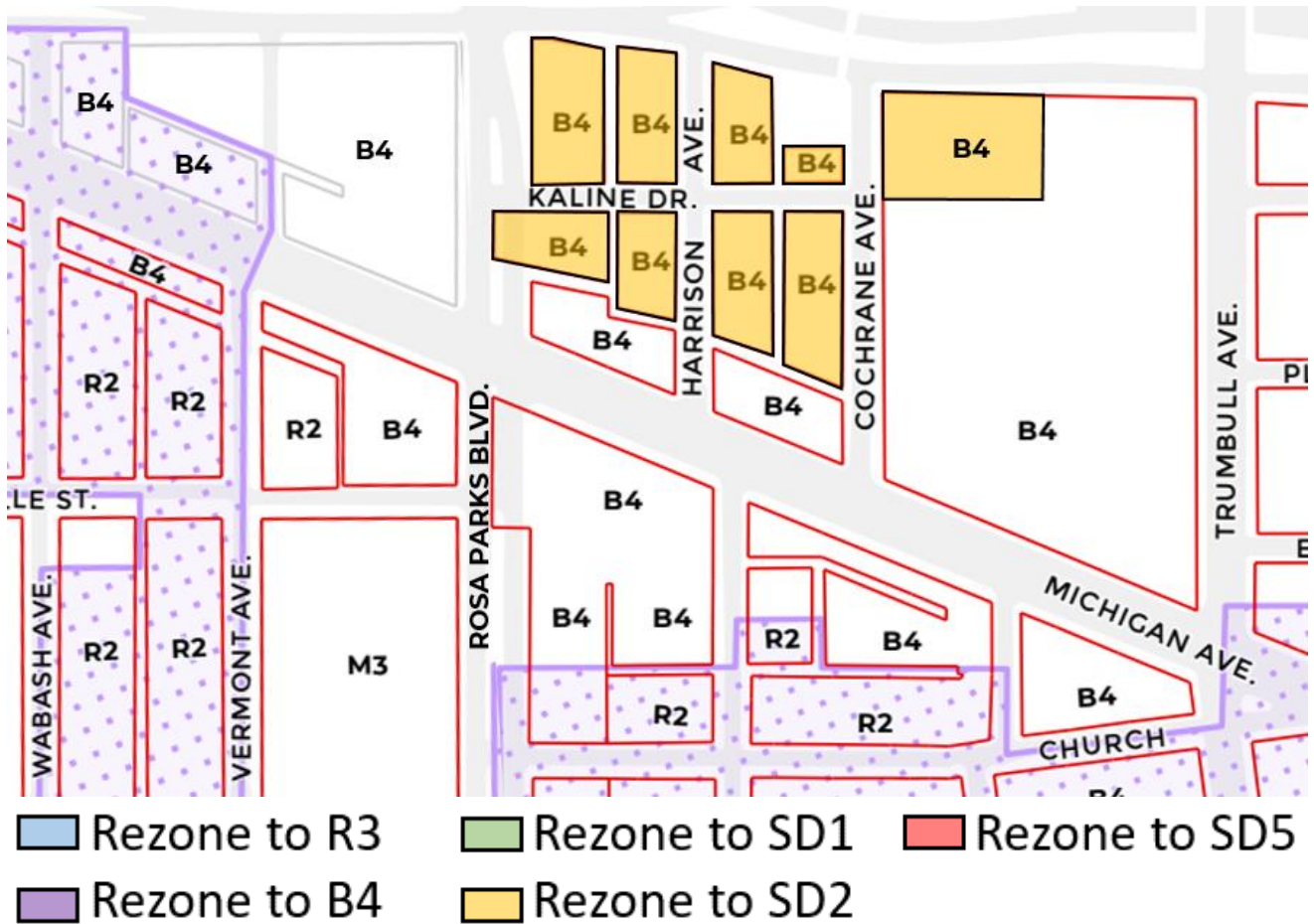
Below are maps that show the parcels that are being rezoned.



- Rezone to R3
 - Rezone to B4
- Rezone to SD1
 - Rezone to SD2
- Rezone to SD5



- Rezone to R3
 - Rezone to B4
- Rezone to SD1
 - Rezone to SD2
- Rezone to SD5



Master Plan Consistency

The subject site is located in the Jeffries and Corktown Neighborhood areas of Neighborhood Cluster 4 of the Master Plan of Policies (MP). The current future general land use designations are Mixed Residential Commercial (MRC), Low/Medium Density Residential (RLM), and Special Commercial (CS). PDD has submitted a letter confirming the general consistency of the proposed zoning to the MP. One portion of the rezoning that is proposed for SD1 will result in a future change to the MP, but is deemed appropriate for the current rezoning.

COMMUNITY OUTREACH & PUBLIC HEARING RESULTS

Over the course of approximately two years, PDD held various outreach events in the community during the framework study via public meetings, small groups, one-on-one conversations, open houses and other means. This engagement eventually resulted in the framework recommendations.

More recently, as it relates to the proposed zoning implementation, the PDD held several one-on-one conversations and small group meetings with residents and property owners.

On April 19, 2021, the PDD held a community meeting to discuss the proposed rezoning, in which CPC staff co-presented. Overall, the plan was well accepted by the public, who contributed generally supportive comments. Most speakers agreed with the proposal with some suggestions and/or questions. Following the meeting, PDD and CPC staff held follow-up conversations with

stakeholder groups to address additional questions and/or concerns. This has resulted in the current proposal that is before Your Honorable Body.

During the CPC public hearing held on May 20, 2019, there were six people that spoke regarding this proposal. Five of those people spoke in support or with general comment and one person spoke in opposition. Additionally, there were 12 letters of support and one letter in opposition submitted to the CPC.

APPROVAL CRITERIA

According to the Approval Criteria of Sec. 50-3-70 of the Zoning Ordinance, a rezoning should meet the criteria below in order to be considered for approval.

(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment corrects an error, by rezoning a lapsed PD to SD2 and SD5. The amendment also meets the changing condition of a demand for new and denser housing typologies in this area.

(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

PDD has submitted a letter stating that “the proposed rezoning’s are consistent with the Future General Land Use classifications for the area, with the exception of the rezoning to SD1 along the 14th Street corridor. PDD will be presenting to the CPC for its consideration an amendment to the table showing the alignment between Future General Land Use classification and zoning that will make SD1 consistent with the Low / Medium Density Residential classification that exists in the area.”

(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The proposed amendment is focused on protecting the general welfare of the public by changing the zoning for the subject area to permit for new housing types, which will allow for more affordable units when leveraged with grants that the City has garnered. The proposal will also permit for new retail and commercial activity in the area which residents have expressed desire for.

(4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

As new developments are proposed, the City will work with developers to evaluate service needs. Generally, the proposal will not negatively impact the levels of service to existing development.

(5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;

The proposed rezoning will not have adverse impacts on the natural environment.

(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The proposed amendment is expected to have positive impacts on the property in the vicinity. The goal of the rezoning is to create a more desirable and inclusive area for residents.

(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

The subject property is suitable for what is being proposed.

(8) Whether the proposed rezoning will create an illegal “spot zone.”

The proposed rezoning will not create an illegal spot zone.

CONCLUSION AND RECOMMENDATION

The proposed rezoning amendment is appropriate as it generally adheres to the MP and corrects errors in the zoning map by rezoning a lapsed PD. The proposal also responds to changing conditions in land use and demand by rezoning to R3 to allow for new and more affordable housing typologies based upon the outcomes of the Corktown Framework Study. The recently awarded Choice Neighborhoods \$30 million grant will complement the new zoning scheme in creating more affordable units for the future of the Greater Corktown area.

For these reasons and the strong community support demonstrated during engagement, through public hearing results and support letters that have been received, the CPC voted to recommend approval of this proposed map amendment on May 20, 2021.

Attachments: Letters of support and opposition
Corktown Neighborhood Framework Plan
Ordinance

Cc: Katy Trudeau, Acting Director PDD
Karen Gage, PDD
Greg Moots, PDD
Lawrence Garcia, Corp. Counsel
Donald Rencher, Group Executive of Housing, Planning and Development

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Zoning District Maps, (1) Section 50-17-46, *District Map No. 44*, to revise the existing R3 (Low Density Residential District), and R5 (Medium Density Residential District) zoning classifications to the SD1 (Special Development District—Small-Scale, Mixed-Use) zoning classification; (2) Section 50-17-4, *District Map No. 3*, to revise the existing B2 (Local Business and Residential District), B4 (General Business District), R1 (Single-Family Residential District), R2 (Two-Family Residential District), R4 (Thoroughfare Residential District), PD (Planned Development District), and M2 (Restricted Industrial District) zoning classifications to the SD1 (Special Development District—Small-Scale, Mixed-Use), SD2 (Special Development District—Mixed-Use), SD5 (Special Development District, Casinos), and B4 (General Business District) zoning classifications; and (3) Section 50-17-2, *District Map No. 1*, to revise the existing B4 (General Business District) to show the SD2 (Special Development District—Mixed Use) for the area generally bounded by Martin Luther King Jr. Blvd, Grand River Avenue, the I-75 Chrysler Freeway and 17th Street.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, Zoning District Maps, (1) Section 50-17-46, District Map No. 44, to revise
4 the existing R3 (Low Density Residential District), and R5 (Medium Density Residential District)
5 zoning classifications to the SD1 (Special Development District—Small-Scale, Mixed-Use)
6 zoning classification; (2) Section 50-17-4, District Map No. 3, to revise the existing B2 (Local
7 Business and Residential District), B4 (General Business District), R1 (Single-Family Residential
8 District), R2 (Two-Family Residential District), R4 (Thoroughfare Residential District), PD
9 (Planned Development District), and M2 (Restricted Industrial District) zoning classifications to
10 the SD1 (Special Development District—Small-Scale, Mixed-Use), SD2 (Special Development
11 District—Mixed-Use), SD5 (Special Development District, Casinos), and B4 (General Business
12 District) zoning classifications; and (3) Section 50-17-2, *District Map No. 1*, to revise the existing
13 B4 (General Business District) to show the SD2 (Special Development District—Mixed Use) for
14 the area generally bounded by Martin Luther King Jr. Blvd, Grand River Avenue, the I-75 Chrysler
15 Freeway and 17th Street.

16 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

17 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
18 Article XVII, *Zoning District Maps*, Section 50-17-46 *District Map No. 44*, Section 50-17-4
19 *District Map No. 3*, and Section 50-17-2, *District Map 1* of the Detroit Zoning Ordinance as
20 follows:

21 **CHAPTER 50. ZONING**

22 **ARTICLE XVII. ZONING DISTRICT MAPS**

23 **Section 50-17-46, *District Map No. 44***

- 1 • For the properties located in the area bounded by Pine Street, Butternut Street, the alley
2 west of and parallel to 14th Street, and the alley east of and parallel to 14th Street,
3 excluding all public rights-of-way, the existing R3 (Low Density Residential District)
4 zoning classification is revised to the SD1 (Special Development District—Small-
5 Scale, Mixed Use) zoning classification.
- 6 • For the properties located in the area bounded by Butternut Street, the alley west of and
7 parallel to 14th Street, the southerly line of lot 196 SUB OF GODFROY FARMS L1
8 P293 PLATS, WC R 10/32; the southerly line of lot 174 SUB OF GODFROY FARM
9 L1 P293 PLATS, WC R 10/3; and the alley east of and parallel to 14th Street, excluding
10 all public rights-of-way, the existing R5 (Medium Density Residential District) is
11 zoning classification is revised to the SD1 (Special Development District—Small-
12 Scale, Mixed Use) zoning classification.
- 13 • For the properties located in the area bounded by Fisher Freeway Service Drive, 17th
14 Street, Perry Street, the alley west of and parallel to 16th Street, the southerly line of
15 lot 223 SUB OF PC 44 L68 P2-3 DEEDS, WC R 10/31; the southerly line of lot 237
16 SUB OF PC 44 L68 P2-3 DEEDS, WC R 10/3140; the southerly line of 251 SUB OF
17 PC 44 L68 P2-3 DEEDS, WC R 10/31; the southerly line of 265 SUB OF PC 44 L68
18 P2-3 DEEDS, WC R 10/31; and the alley east of and parallel to 14th Street, excluding
19 all public rights-of way, the existing R2 (Medium Density Residential District) is
20 zoning classification is revised to the SD1 (Special Development District—Small-
21 Scale, Mixed Use) zoning classification.
- 22 • For the properties located in the area bounded by Temple Street, the alley east of and
23 parallel to Wabash Street, Elm Street, and Vermont Street, excluding all public rights-

1 of-way, the existing R2 (Two-Family Residential District) zoning classification is
2 revised to the SD1 (Special Development District—Small-Scale, Mixed Use) zoning
3 classification.

4 **Section 50-17-4, *District Map No. 3***

- 5 • For the properties located in the area bounded by Trumbull Street, Sycamore Street,
6 and Grand River Avenue; the existing B4 (General Business District) zoning
7 classification is revised to the SD2 (Special Development District—Mixed Use) zoning
8 classification.
- 9 • For the properties located in the area bounded by Trumbull Street, Sycamore Street,
10 Ash Street, and the alley west of and parallel to Trumbull Street; the existing B2 (Local
11 Business and Residential District) zoning classification is revised to the SD1 (Special
12 Development District—Small-Scale, Mixed Use) zoning classification.
- 13 • For the properties located in the area bounded by Trumbull Street, Butternut Street,
14 Peery Street, and the alley west of and parallel to Trumbull Street; the existing R4
15 (Thoroughfare Residential District) zoning classification is revised to the SD1 (Special
16 Development District—Small-Scale, Mixed Use) zoning classification.
- 17 • For the properties located in the area bounded by Henry Drive, Pine Street, Trumbull
18 Street, and the alley east of and parallel to Trumbull Street; the existing R4
19 (Thoroughfare Residential District) zoning classification is revised to the SD2 (Special
20 Development District—Mixed Use) zoning classification.
- 21 • For the properties located in the area bounded by Trumbull Street, Spruce Street, Pine
22 Street, and the alley west of and parallel to Trumbull Street.; the existing R4

1 (Thoroughfare Residential District) zoning classification is revised to the SD1 (Special
2 Development District—Small-Scale, Mixed Use) zoning classification.

- 3 • For the properties located in the area bounded by Trumbull Street, Spruce Street, Pine
4 Street, and the alley east of and parallel to Trumbull Street, the alley south of and
5 parallel to Perry Street, and the easterly line of Lot 8SD LOT 10; S B GRUMMONDS
6 SUB L11 P60 PLATS, W C R 6/44; the existing PD (Planned Development District)
7 zoning classification is revised to the SD2 (Special Development District—Mixed Use)
8 zoning classification.

- 9 • For the properties located in the area bounded by Trumbull Street, Temple Street, the
10 alley east of and parallel to Trumbull Street, and the easterly line of 80 SUB OF PT
11 WOODBIDGE FARM L1 P181 PLATS, W C R 6/47 50; the existing PD (Planned
12 Development District) zoning classification is revised to the SD2 (Special
13 Development District—Mixed Use) zoning classification.

- 14 • For the properties located in the area bounded by Trumbull Street, Perry Street, the
15 alley east of and parallel to Trumbull Street, and the southerly line of 80 SUB OF PT
16 WOODBIDGE FARM L1 P181 PLATS, W C R 6/47 50; the existing PD (Planned
17 Development District) zoning classification is revised to the SD5 (Special
18 Development District, Casinos) zoning classification.

- 19 • For the properties located in the area bounded by Trumbull Street, Spruce Street, Perry
20 Street, and the alley east of and parallel to Cochrane Street; the existing R1 (Single-
21 Family Residential District) zoning classification is revised to the SD1 (Special
22 Development District—Small-Scale, Mixed Use) zoning classification.

- 1 • For the properties located in the area bounded by Cochrane Street, Spruce Street, Perry
2 Street, and the alley east of and parallel to Cochrane Street; the existing R2 (Two-
3 Family Residential District) zoning classification is revised to the SD1 (Special
4 Development District—Small-Scale, Mixed Use) zoning classification.
- 5 • For the properties located in the area bounded by Elm Street, the centerline of the
6 vacated alley east of and parallel to Trumbull Street, the centerline of the vacated alley
7 north of and parallel to Elm Street, and the centerline of the alley south of and parallel
8 to West Grand River Avenue; the existing R2 (Two-Family Residential District) zoning
9 classification is revised to the B4 (General Business District) zoning classification.
- 10 • For the properties located in the area bounded by Ash Street, Trumbull Street,
11 Sycamore Street, and Grand River Avenue; the existing M2 (Restricted Industrial
12 District) zoning classification is revised to the SD2 (Special Development District—
13 Mixed Use) zoning classification.

14 **Section 50-17-2, *District Map No. 1***

- 15 • For the properties located in the area bounded by Rosa Parks Boulevard, Fisher
16 Freeway Service Drive, the alley north of and parallel to Michigan Avenue, and the
17 easterly lines of lot 52 and 64 JULIANA T ABBOTTS SUB L5 P36 PLATS INCL
18 VAC KALINE DR, the centerline of vacated Cherry Street, and Cochrane Street; the
19 existing B4 (General Business District) zoning classification is revised to the SD2
20 (Special Development District—Mixed Use) zoning classification.

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1 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

2 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
3 health, safety and welfare of the people of the City of Detroit.

4 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
5 in accordance with Section 401 (6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401 (6),
6 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. García
Corporation Counsel



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: May 19, 2021
CC: Katy Trudeau, Deputy Director, Planning and Development

RE: **Master Plan of Policies review of the request to rezone property properties in the Corktown neighborhood, generally bounded by 17ths Street, Martin Luther King Boulevard, Grand River Avenue, Brooklyn Street, and Michigan Avenue from R1, R2, R3, R4, R5, B2, B4, M2, and PD to B4, R3, SD1, SD2, and SD5.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of the PDD to implement via zoning the Corktown Framework Plan and to achieve CPC's goals for updating portions of the Trumbull Street corridor.

Location

The area generally bounded by 17ths Street, Martin Luther King Boulevard, Grand River Avenue, Brooklyn Street, and Michigan Avenue.

Existing Site Information

The subject area is zoned a variety of classifications. The area west of Vermont Street is zoned R2 (Two-Family Residential District), R3 (Low Density Residential District), and R5 (Medium Density Residential District). The Master Plan's Future General Land Use (FGLU) classification is Low/Medium Density Residential.

The areas along the Trumbull Street corridor are zoned R1 (Single-Family Residential District), R2 (Two-Family Residential District), R4 (Thoroughfare Residential District), PD (Planned Development District), B2 (Local Business and Residential District), B4 (General Business District), and M2 (Restricted Industrial District). The FGLU is Special Commercial south of Bitternut Street and Mixed Residential / Commercial north of Elm Street on the east side of Trumbull. Small areas that are proposed to be rezoned are designated Low/Medium Density Residential. The B4-zoned property on Trumbull contains a retail use and the mixed-use Goodwill facility. The B4-zoned property on the south side of I-75 is designated as "Mixed - Residential / Commercial" and developed with surface parking lots.

Much of the areas zoned residentially are vacant land, with scattered houses and a few multi-family buildings, a church, an office, a bank, and a warehouse (part of the Goodwill facility). The PD-zoned land contains an office and vacant land. The B2-zoned land is being developed residentially. The M2-zoned land contains vacant land and the mixed-use Goodwill facility.

Surrounding Site Information

The areas around the residential areas are also generally vacant land with scattered housing. Motor City Casino is the east. The area around the parking lots south of Michigan Ave. are developed with commercial and mixed use.

Project Proposal

The rezoning will allow a higher density of residential development, both via the rezoning to R3 and that to SD1. The SD1 and SD2 zoning allows mixed-use and medium density residential development. The small area being rezoned to SD5 permits the property's owner, Motor City Casino, to use the property as a part of the casino complex.

Interpretation

Impact on Surrounding Land Use

The redevelopment of the largely vacant residential land to mixed use along 14th Street addresses the community's desires for mixed use development. The slight intensification of zoning of R2 to R3 allows multi-family development. These developments will increase the number of residents in the area, and permit additional commercial development. 14th Street is a street with significant traffic capacity. The allowance for mixed-use development on Trumbull, a major commercial street, is consistent with much of the development on that street. As part of the community engagement process, the surrounding community has supported the proposed upzonings.

Impact on Transportation

There are multiple DDOT and SMART transit routes running through and adjacent to site. The major streets have substantial additional capacity

Master Plan Interpretation

The proposed rezonings are consistent with the Future General Land Use classifications for the area, with the exception of the rezoning to SD1 along the 14th Street corridor. PDD will be presenting to the CPC for its consideration an amendment to the table showing the alignment between Future General Land Use classification and zoning that will make SD1 consistent with the Low / Medium Density Residential classification that exists in the area.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Maps: Map 4-3b, Neighborhood Cluster 4, Jeffries.

Map 4-2b, Neighborhood Cluster 4, Corktown

CC: Karen Gage



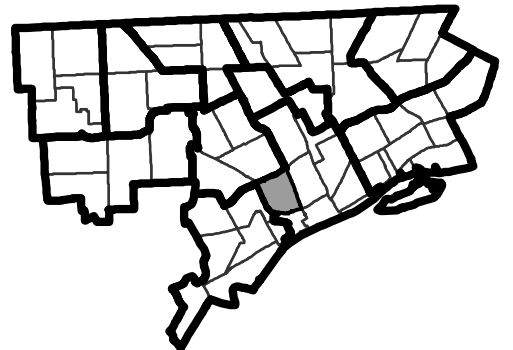
Map 4-3B
City of Detroit
Master Plan of
Policies

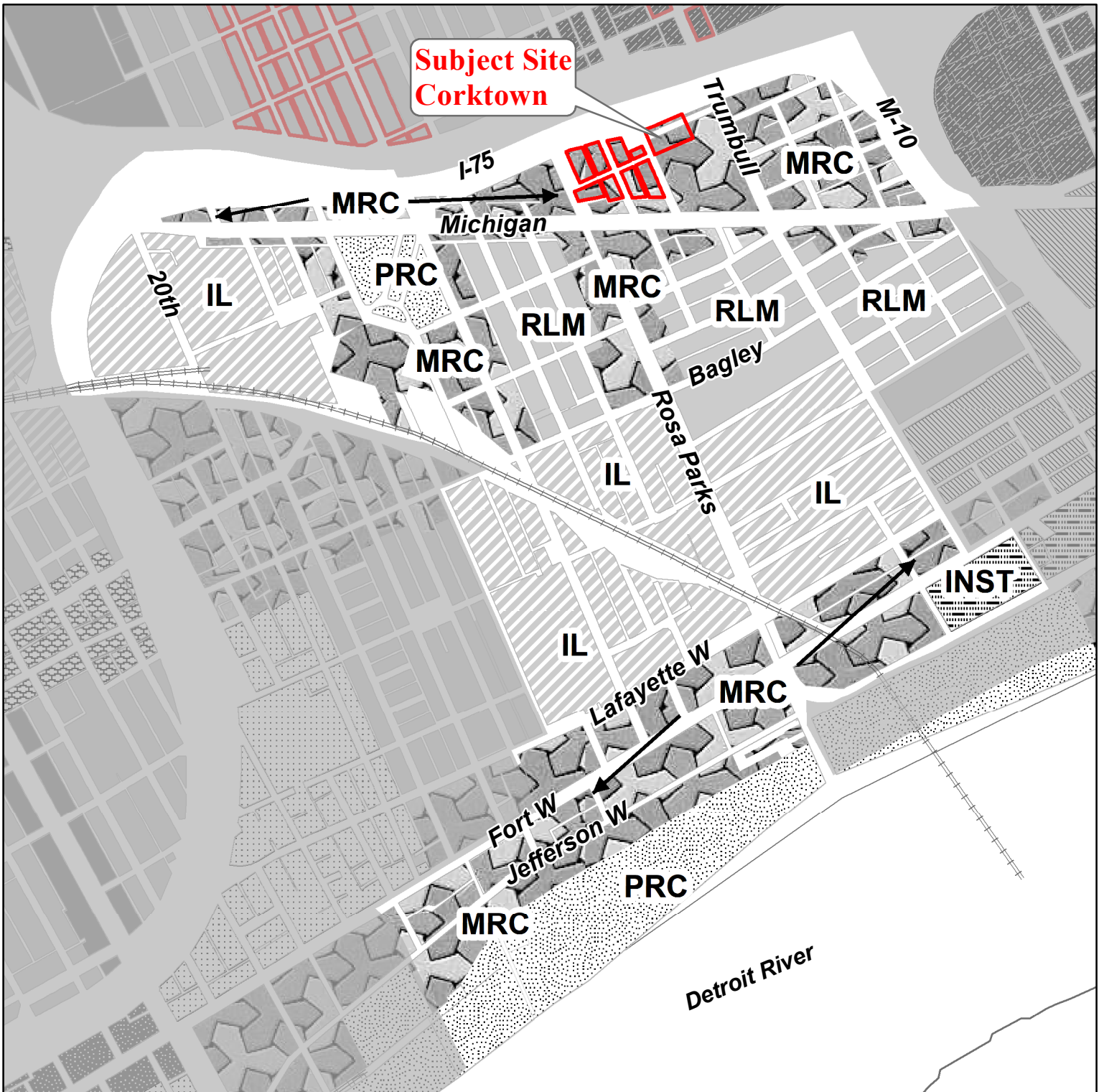
Neighborhood Cluster 4
Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





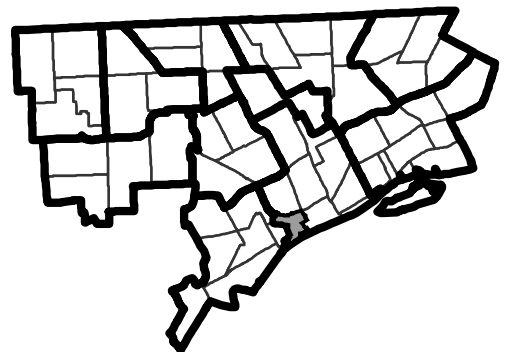
Map 4-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Corktown



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Greater Corktown

Neighborhood Framework Study

Implementation & Action Presentation



Greater Corktown Framework Study



Framework Purpose

create a short and long-term plan that promotes inclusive & equitable growth of Detroit's oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.

Greater Corktown at a Glance



NORTH CORKTOWN

PREDOMINANT ZONING USE
2-FAMILY RESIDENTIAL (R2)

TOTAL PARCELS
1429

PARCELS PUBLICLY OWNED
578

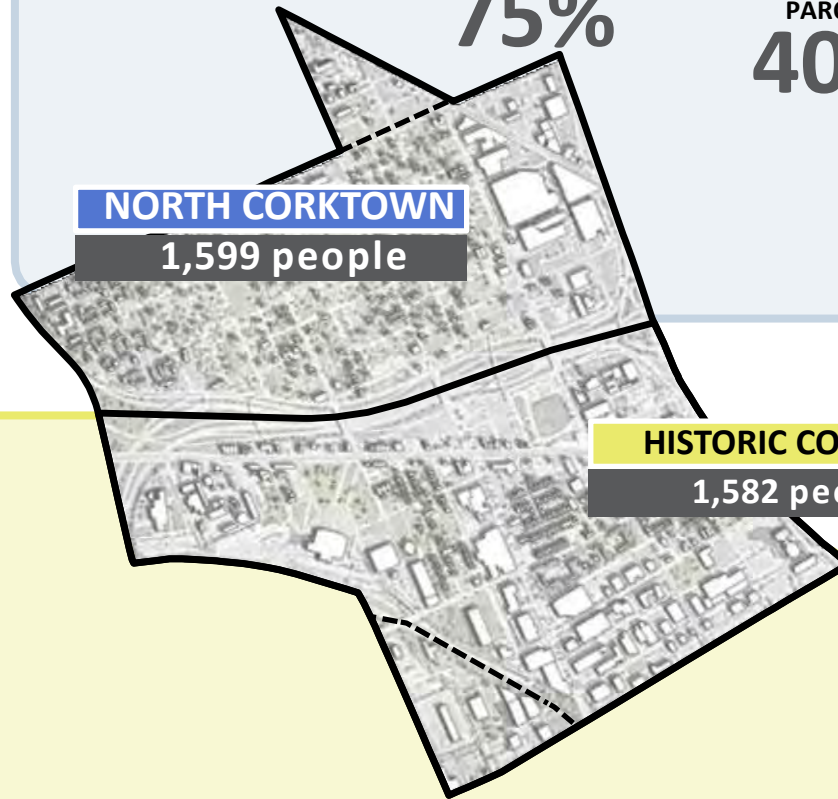
MEDIAN HOUSEHOLD INCOME
\$19K

VACANT PARCELS
75%

PUBLICLY OWNED PARCELS
40%

CITY-OWNED PARKS
2 parks

NORTH CORKTOWN
1,599 people



HISTORIC CORKTOWN
1,582 people

TOTAL PARCELS
922

PARCELS PUBLICLY OWNED
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PREDOMINANT ZONING USE
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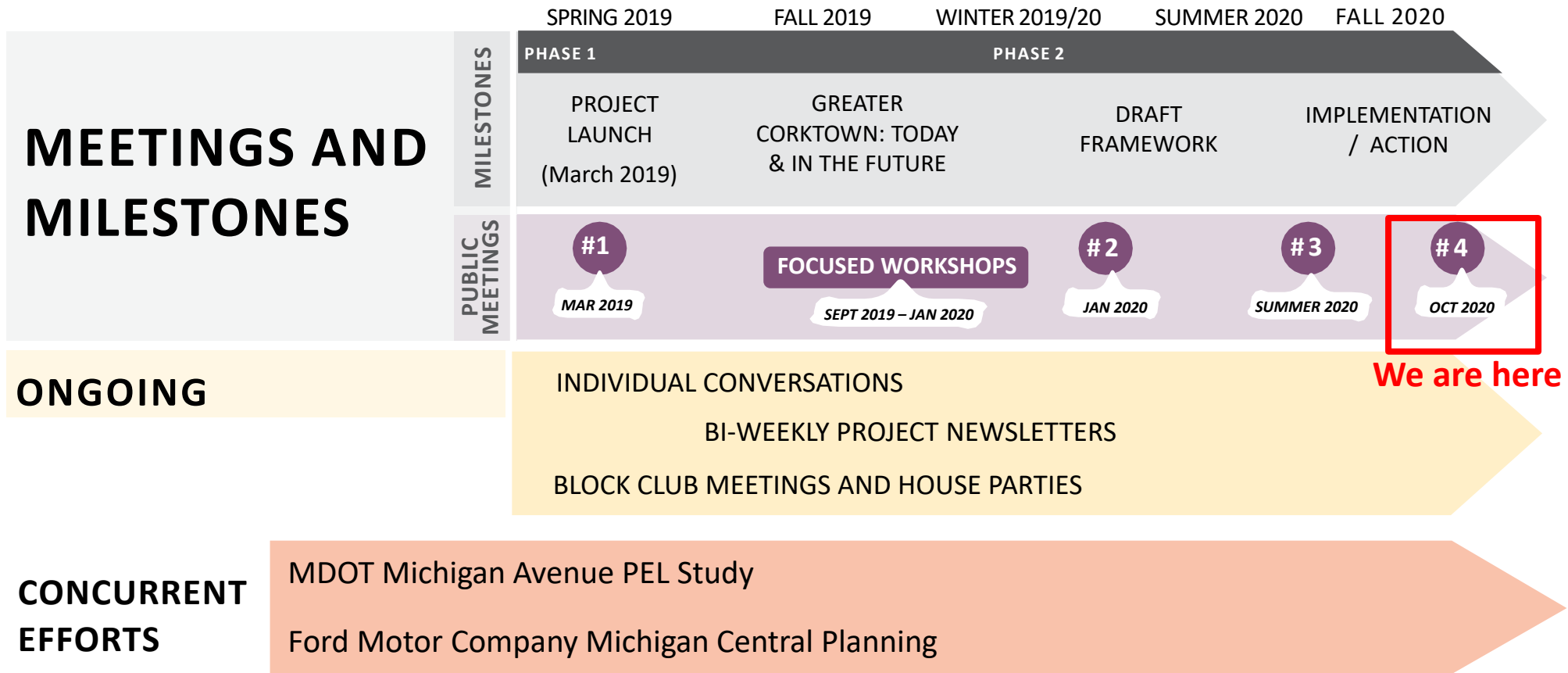
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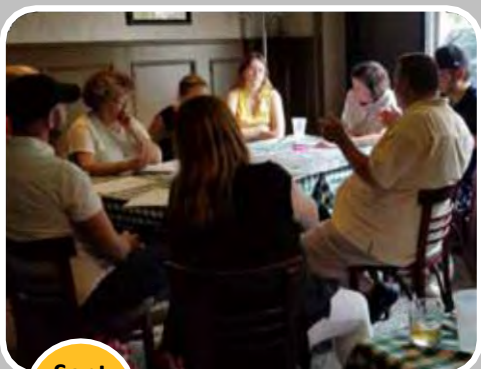


Engagement At A Glance



Who We've Talked To

CORKTOWN BUSINESS ASSOCIATION



Sept 17

NORTH CORKTOWN RESIDENTS



Aug 12

Aug 21

CORKTOWN HISTORICAL SOCIETY



Sept 4

TRAVELING WORKSHOP



Nov 10

SMALL GROUP MEETINGS

FOCUSED WORKSHOPS

2019

PINK FLAMINGO



Aug 8

GREENING WORKSHOP



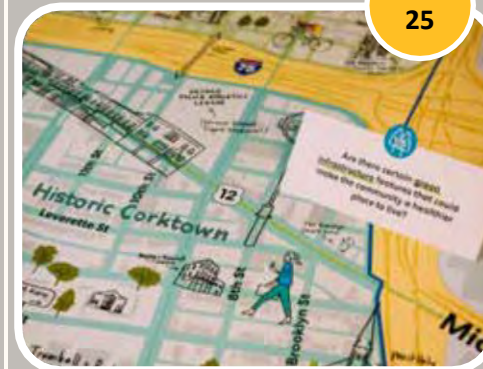
Aug 29

FOUNTAIN COURT



Sept 7

CLEMENT KERN GARDENS



Nov 25

Who We've Talked To

FOUNTAIN COURT



Dec 4

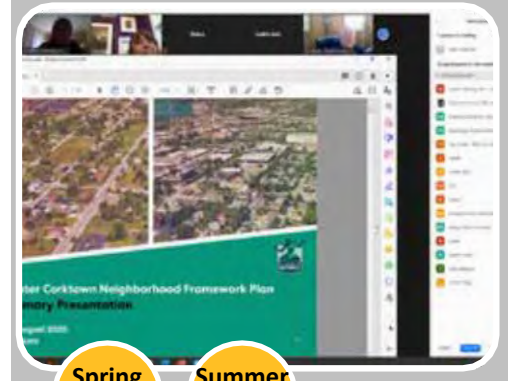
BUILDING WORKSHOP



Jan 29



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Spring 2020

Summer 2020

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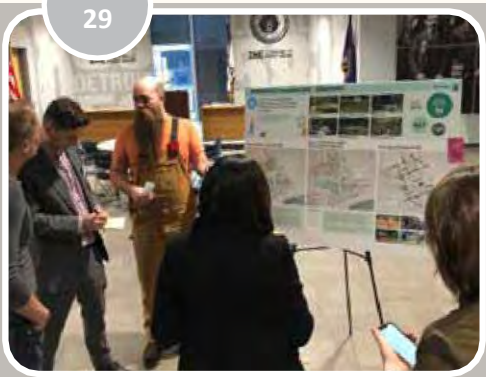
2020

CLEMENT KERN GARDENS



Jan 16

PUBLIC OPEN HOUSE



Jan 29

CLEMENT KERN GARDENS



July 14

Final Public Meetings



Oct 2020

Principles



Corktown for Everyone



History and Heritage



Sustainable and Resilient



Safe Streets

Neighborhood Framework Structure



4 PRINCIPLES

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



3 FRAMEWORKS



BUILDING:
Housing &
Neighborhood
Development



TRAVELING:
Streets and
Pedestrian
Safety










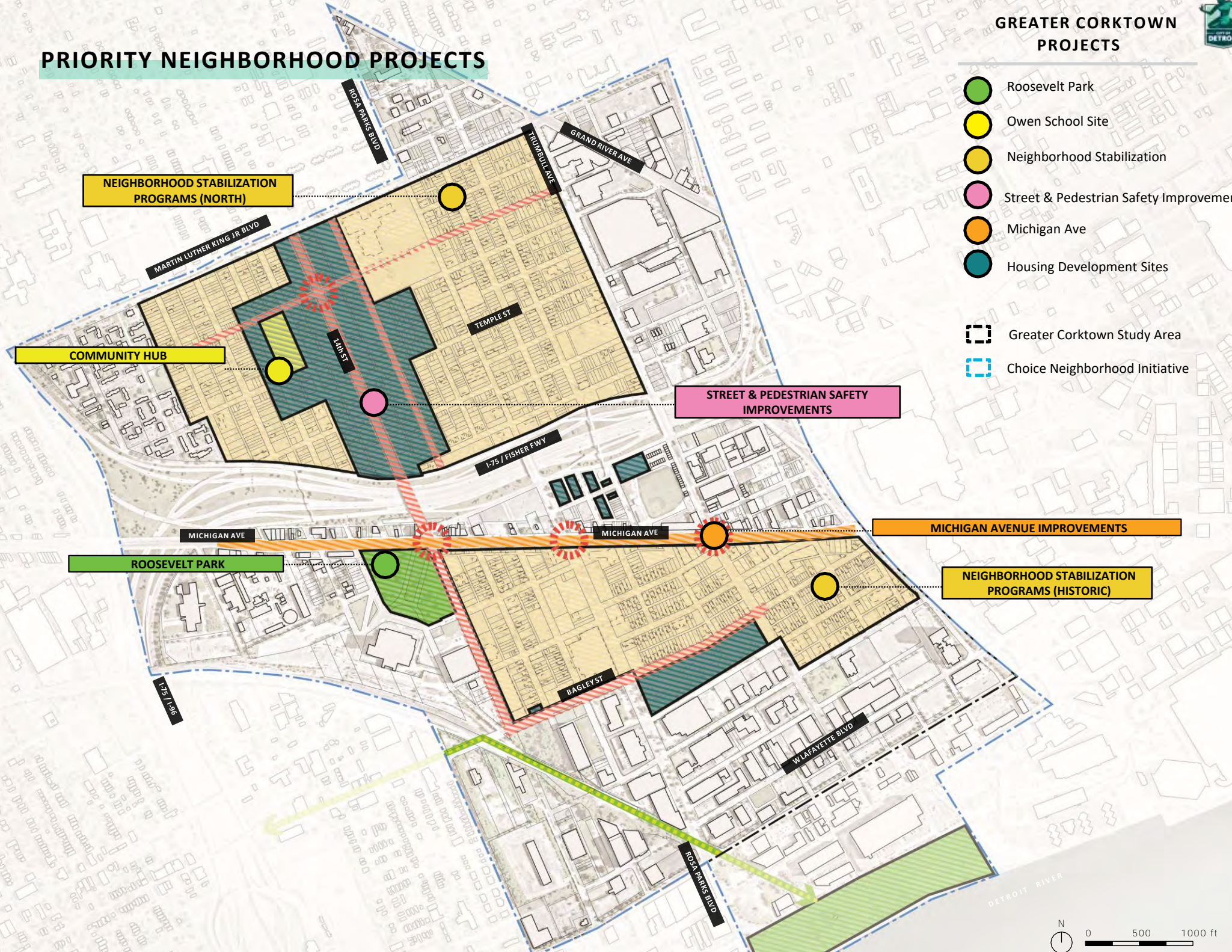
GREENING:
Parks &
Community
Spaces



GREATER CORKTOWN PROJECTS

PRIORITY NEIGHBORHOOD PROJECTS

-  Roosevelt Park
-  Owen School Site
-  Neighborhood Stabilization
-  Street & Pedestrian Safety Improvements
-  Michigan Ave
-  Housing Development Sites
-  Greater Corktown Study Area
-  Choice Neighborhood Initiative



NEIGHBORHOOD STABILIZATION PROGRAMS (NORTH)

COMMUNITY HUB

STREET & PEDESTRIAN SAFETY IMPROVEMENTS

MICHIGAN AVENUE IMPROVEMENTS

NEIGHBORHOOD STABILIZATION PROGRAMS (HISTORIC)

ROOSEVELT PARK



1. BUILDING: HOUSING & NEIGHBORHOOD DEVELOPMENT



Housing & Neighborhood Development

#1: ACCOMMODATE NEW HOUSING DEMAND AND ENSURE ZERO DISPLACEMENT OF AT-RISK RESIDENTS

Short Term Actions:

- Identified & secure sites to redevelop (**Complete**)
- Secure services of developers to implement (**Complete**)
- Apply for HUD Choice Neighborhoods Grant (**Dec 2020**)

#2: INVEST IN HOUSING STOCK THROUGH OWNER-OCCUPIED REHAB PROGRAM

Short Term Actions:

- Allocate Ford CBO\$ for program (**Complete**)
- Launch program, notify residents (**Nov 2020**)
 - Begin construction (**April 2021**)



Housing Strategy – How to Implement?

North Corktown

- Identify a portion of publicly-owned vacant land for mixed-income development (rental & homeownership)
- Secure services of established mixed-income developer
- Update Zoning to permit higher density units
- Allow Accessory Dwelling Units (ADU's) by-right

Historic Corktown

- Identify sites for new multifamily, mixed-income housing
- Preserve existing regulated affordable housing units that are at risk
- Secure partnership with local developer holding assets in area
- Update Zoning to permit higher density & residential



Housing Plan Summary

- Planning for **841** new construction units
- Have identified 4 “sites”
- 175 total parcels = 28 acres
- All sites will be fully mixed-income
- For rent & for sale options
- Preservation of 116 regulated affordable units

FOR RENT PROGRAM

Affordability	Total (Approx.)
30% AMI and lower	152
50 - 60% AMI	165
60 - 80% AMI	165
80 -120% AMI	158
Market Rate	161
Total	801

FOR SALE PROGRAM

Affordability	Total (Approx)
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Total	40

Housing Development Sites



GREATER CORKTOWN INCLUSIVE HOUSING INITIATIVE AREA OVERVIEW

- Housing Development Sites
- Neighborhood Anchors
- Neighborhood Parks
- Ford MI Central Development
- Greater Corktown Study Area

N. CORKTOWN INFILL

NORTH CORKTOWN

**"LEFT FIELD" PHASE 1 +
ADJACENT SURFACE
LOTS**

**CLEMENT KERN
GARDENS TARGET
HOUSING SITE**

HISTORIC CORKTOWN

BAGLEY ST. SITE

FOUNTAIN COURT CO-OP

BURTON ELEMENTARY

NORTH CORKTOWN FOCUS AREA

CITY-OWNED "LEFT FIELD" SITE

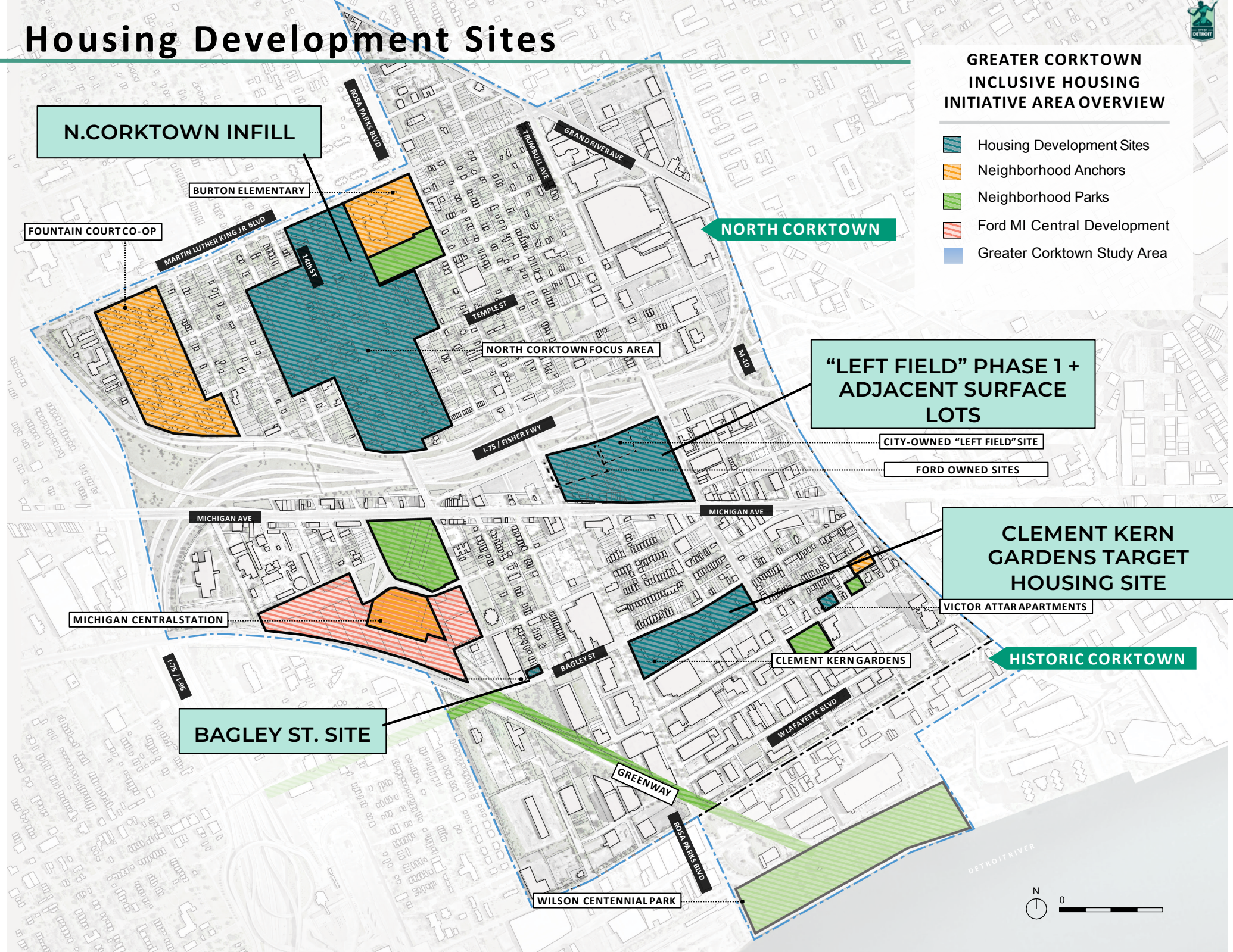
FORD OWNED SITES

MICHIGAN CENTRAL STATION

VICTOR ATTAR APARTMENTS

CLEMENT KERN GARDENS

WILSON CENTENNIAL PARK



SITE 1 Clement Kern Gardens Apartments

7.13 Acres

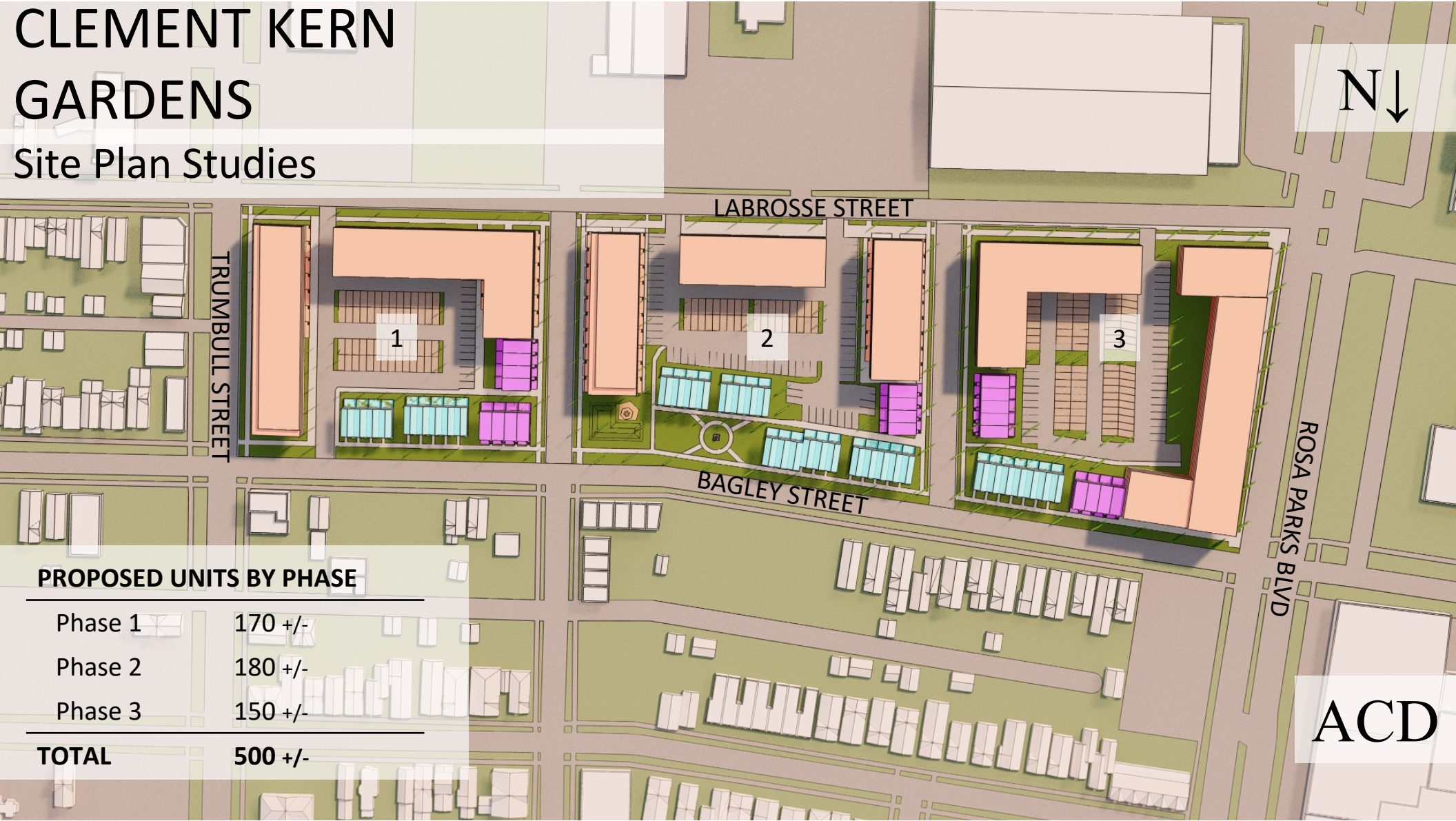
87 Units (Existing)

Development Partner: American Community Developers



CLEMENT KERN GARDENS

Site Plan Studies



PROPOSED UNITS BY PHASE

Phase 1	170 +/-
Phase 2	180 +/-
Phase 3	150 +/-
TOTAL	500 +/-

ACD

SITE 2 Left Field @ The Corner

1.366 Acres

(115 units planned)

Development Partner: American Community Developers



SITE 2 Left Field @ The Corner



DRAFT RENDERING

SITE 2 Left Field @ The Corner



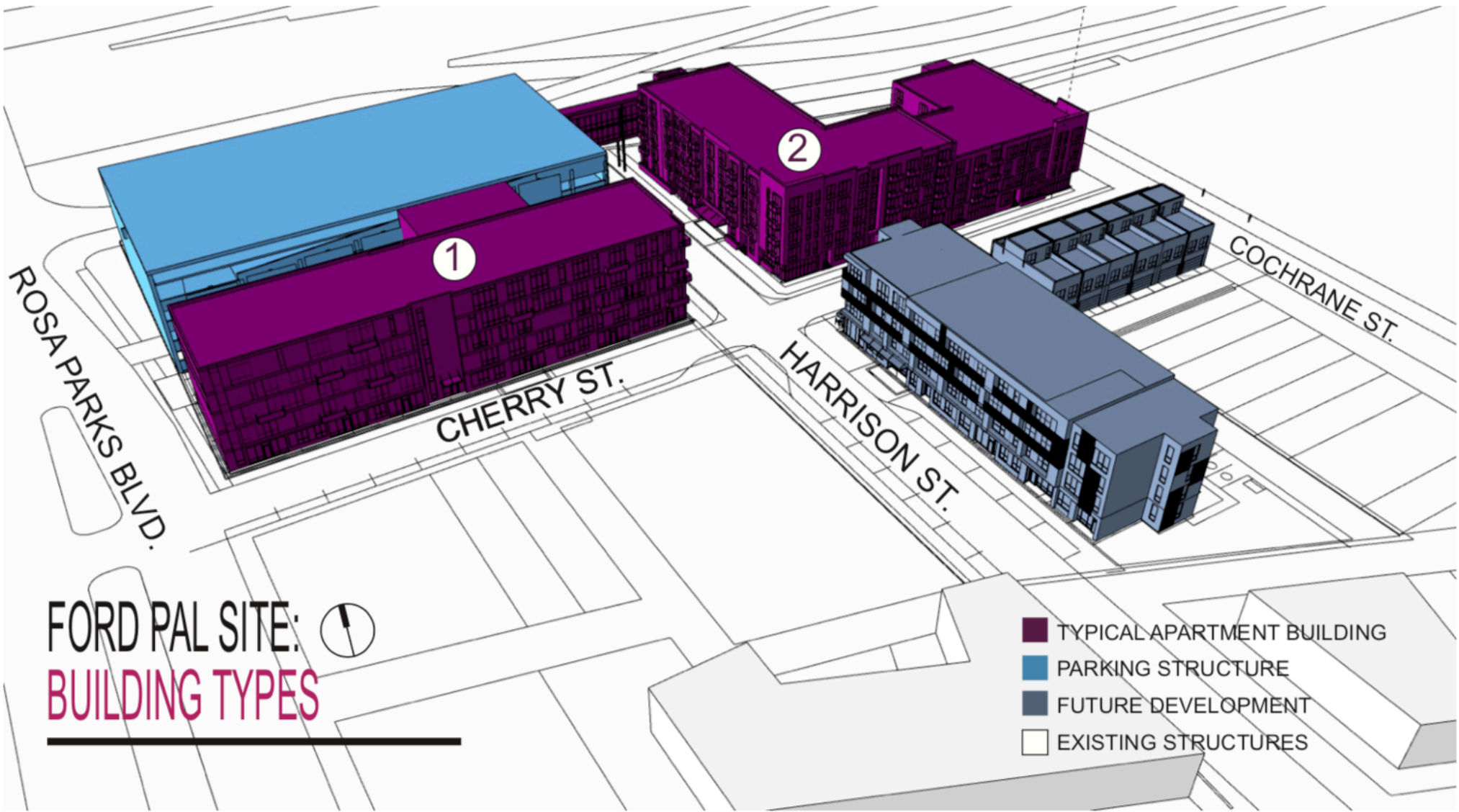
DRAFT RENDERING

SITE 2 PAL Area Surface Lots

2.5 Acres

Development Partner: The Community Builders





FORD PAL SITE: 
BUILDING TYPES

-  TYPICAL APARTMENT BUILDING
-  PARKING STRUCTURE
-  FUTURE DEVELOPMENT
-  EXISTING STRUCTURES

SITE 3: North Corktown Focus Area



14.6 Acres (141 Vacant Lots)
Development Partner: The Community Builders





North Corktown Focus Area



SITE AND PARCEL OVERVIEW

Site A: 15 parcels - 1.14 acres

Site B: 45 parcels - 3.89 acres

Site C: 21 parcels - 3.98 acres

Site D: 60 parcels - 5.63 acres

Total: 141 parcels - 14.5 acres

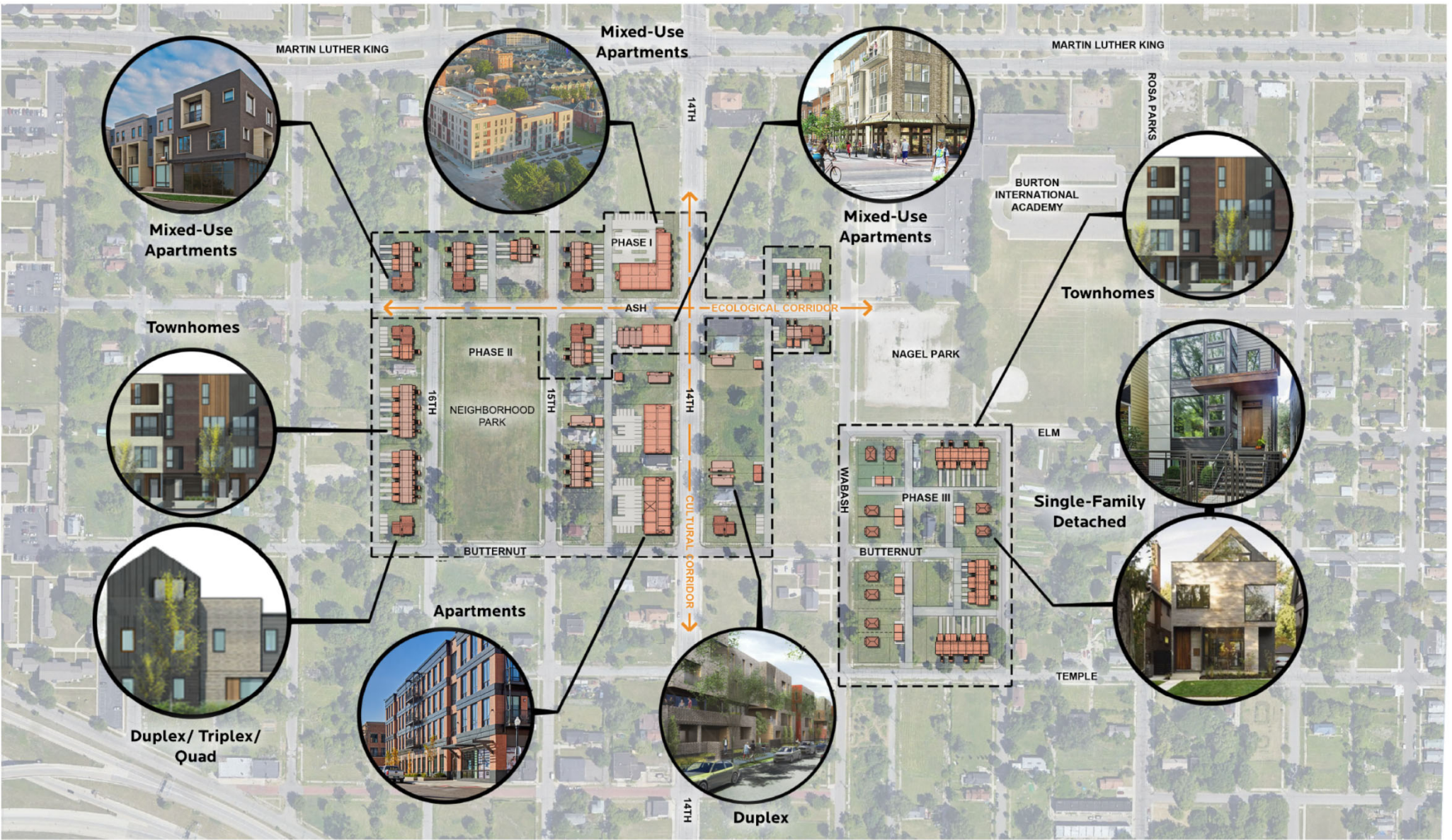
NORTH CORKTOWN FOCUS AREA PARCELS

PUBLICLY OWNED PARCELS FOR HOUSING DEVELOPMENT

- Site A : Single Family and Townhouses - Mixed-Income
- Site B : Single-Family and Townhouses
- Site C : Multi-Family
- Site D : Single-Family and Townhouses

EMERGING FRAMEWORK

- Focus Area
-



NORTH CORKTOWN FOCUS AREA
ILLUSTRATIVE SITE PLAN



North Corktown – Future

Intersection of Ash St and 14th St, Looking South towards Michigan Central Station



EXISTING CONDITION

Greater Corktown Framework Study



Housing & Neighborhoods Strategy



DOWNTOWN

MIDTOWN

DETROIT RIVER

CLEMENT KERN GARDENS REDEVELOPMENT

"LEFT FIELD" DEVELOPMENT

Bagley Street

15TH AND BAGLEY DEVELOPMENT

FORD PAL SITES

NORTH CORKTOWN FOCUS AREA

Fisher Freeway

Michigan Avenue

Fort Street

Vernor Hwy.

Fisher Freeway (I-96)

Grand River Avenue

Trumbull Ave

Rosa Parks Blvd.

M.L.K. Blvd.

14th Street

Ash Street


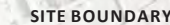

LEGEND
PROPOSED HOUSING DEVELOPMENT
PUBLICLY-OWNED LAND



2. TRAVELING: IMPROVED STREETS AND PEDESTRIAN SAFETY

Short Term Intersection Improvements



-  Intersection Improvements
-  SITE BOUNDARY
-  Greater Corktown Study Area

14th & Michigan

Trumbull & Michigan

Rosa Parks Blvd & Michigan

14th, 15th & Bagley

1000 ft



Improve Streets & Pedestrian Safety - Intersections



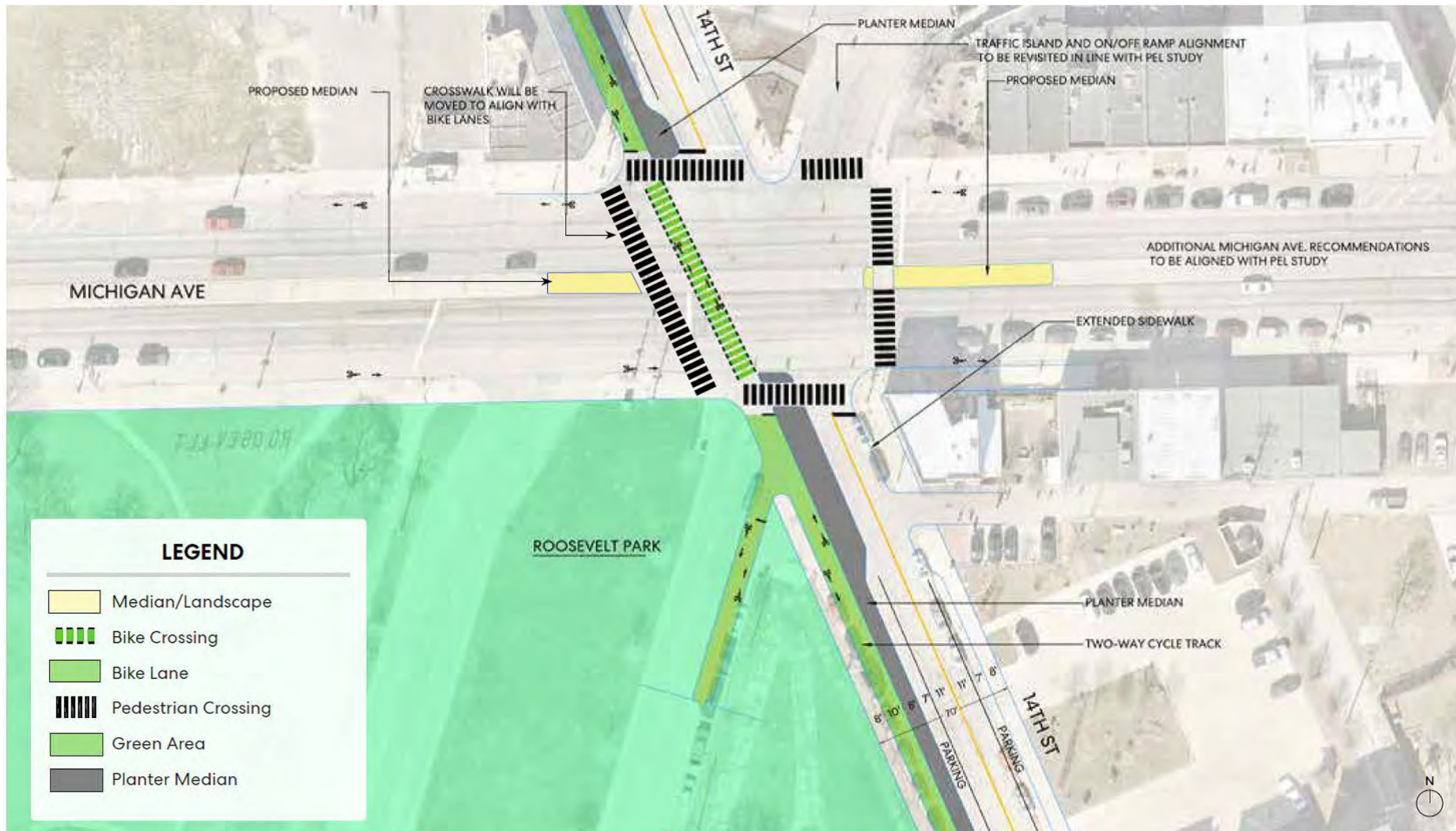
14TH ST AND MICHIGAN AVE - EXISTING



Improve Streets & Pedestrian Safety - Intersections



14TH ST AND MICHIGAN AVE - FUTURE



Short Term Street Improvements



- Street Improvements
- SITE BOUNDARY
- Greater Corktown Study Area

VENOR HWY

14TH STREET

Rosa Parks Blvd

15TH STREET

BAGLEY STREET

WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)



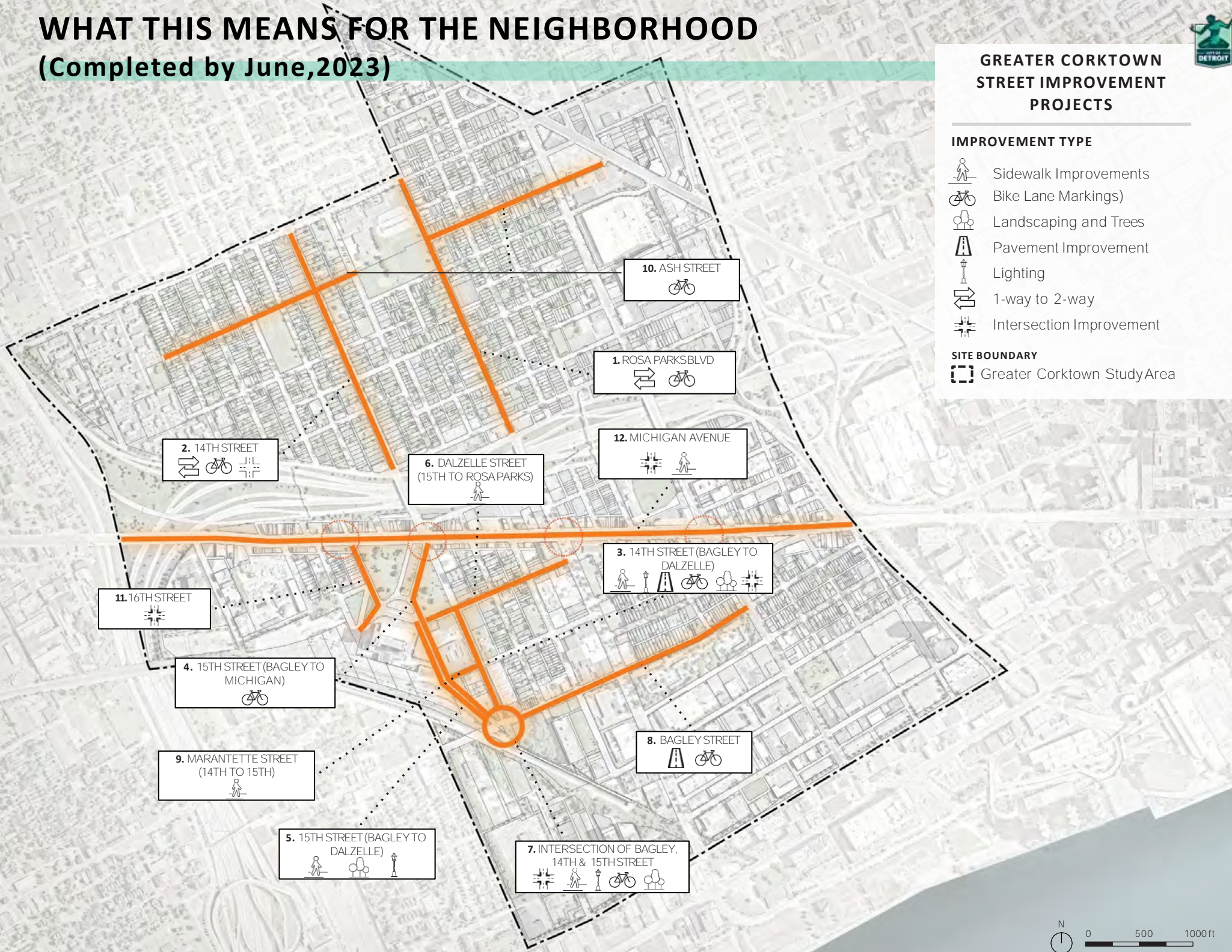
GREATER CORKTOWN STREET IMPROVEMENT PROJECTS

IMPROVEMENT TYPE

- Sidewalk Improvements
- Bike Lane Markings
- Landscaping and Trees
- Pavement Improvement
- Lighting
- 1-way to 2-way
- Intersection Improvement

SITE BOUNDARY

- Greater Corktown Study Area



10. ASH STREET

1. ROSA PARKS BLVD

12. MICHIGAN AVENUE

6. DALZELLE STREET
(15TH TO ROSA PARKS)

3. 14TH STREET (BAGLEY TO DALZELLE)

2. 14TH STREET

11. 16TH STREET

4. 15TH STREET (BAGLEY TO MICHIGAN)

9. MARANTETTE STREET
(14TH TO 15TH)

8. BAGLEY STREET

5. 15TH STREET (BAGLEY TO DALZELLE)

7. INTERSECTION OF BAGLEY,
14TH & 15TH STREET





Improve Streets & Pedestrian Safety

WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)

1. Rosa Parks Blvd:

- Convert 1-way in North Corktown to 2-way (Q3/4,2021)
- Preserve existing northbound bike lane and keep on-street parking

2. 14th Street:

- Convert 1-way to 2-way (Q3/4, 2021)
- Replace signal at MI Ave intersection
- Convert existing southbound bike lane to two-way protected lane

3. 14th Street (Bagley to Dalzelle):

- Replace sidewalk
- Upgrade street lighting
- Resurface Road
- Stripe bike facilities
- Street trees where feasible
- Curb extensions where feasible

4. 15th Street (Bagley to MI Ave):

- Bike path through Roosevelt Park

5. 15th Street (Bagley to Dalzelle):

- Creation of a non-motorized shared street
- Sidewalk replacement
- New street lighting
- ROW Landscaping improvements

6. Dalzelle Street (15th to Rosa Parks):

- Sidewalk Replacement

7. 14th, 15th and Bagley St. Intersection:

- Reconfiguration of intersection, eliminating vehicular access and adding bump outs
- Creation of bike and pedestrian scramble
- Sidewalk installation
- New street lighting
- New traffic signals
- ROW Landscaping improvements

8. Bagley Street:

- Pavement Resurfacing (15th to Trumbull)
- Add protective buffer to existing lanes (West of Rosa Parks)
- Calm traffic and mark existing shared route (East of Rosa Parks)

9. Marantette Street (15th to 14th):

- Sidewalk replacement

10. Ash Street (North Corktown):

- Designate bike route with sharrows

11. 16th Street

- Reroute the existing Vernor Hwy to 16th Street

12. Michigan Avenue

- Improve intersection @14th St. & MI Ave
- Study intersection signal improvements at 16th&17th St, to allow for a protected turns onto Michigan Ave
- Create safe pedestrian crossings around the park & across MI Ave

3. GREENING PARKS & COMMUNITY SPACES

Goal 1: UNIFY ROOSEVELT PARK

Short Term Actions:

- Secure engineering team to develop construction documents (**underway, complete summer 2021**)
- Bid & award construction contract (**Fall, 2021**)
- Start addition outreach on programming (**Summer, 2021**)

Roosevelt Park



- Unify the park space, creating a safer and more accessible public park
- Connect the park more seamlessly to Michigan Avenue business corridor and Southwest Detroit, while responding to the rehab. of MI Central Station
- Act as a catalyst for enhanced connectivity between residential areas of Corktown and other public open spaces such as Wilson Centennial Park, Joe Louis Greenway, and May Creek Greenway.
- Implement recommendation from the 2017 Parks & Recreation Master Plan



Roosevelt Park

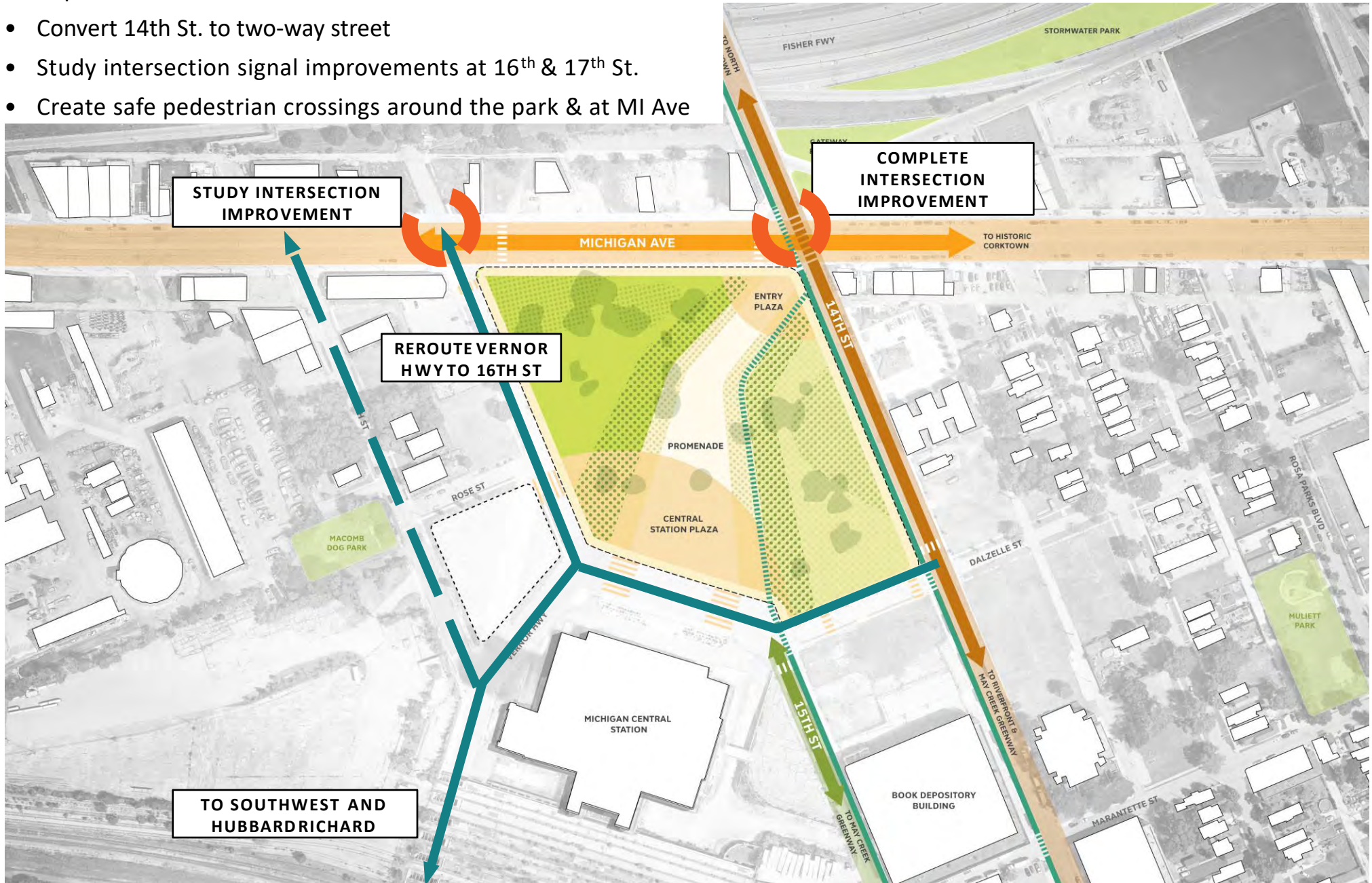


Roosevelt Park



- Reroute existing Vernor Hwy to 16th St.
- Improve intersection @14th St. & MI Ave
- Convert 14th St. to two-way street
- Study intersection signal improvements at 16th & 17th St.
- Create safe pedestrian crossings around the park & at MI Ave

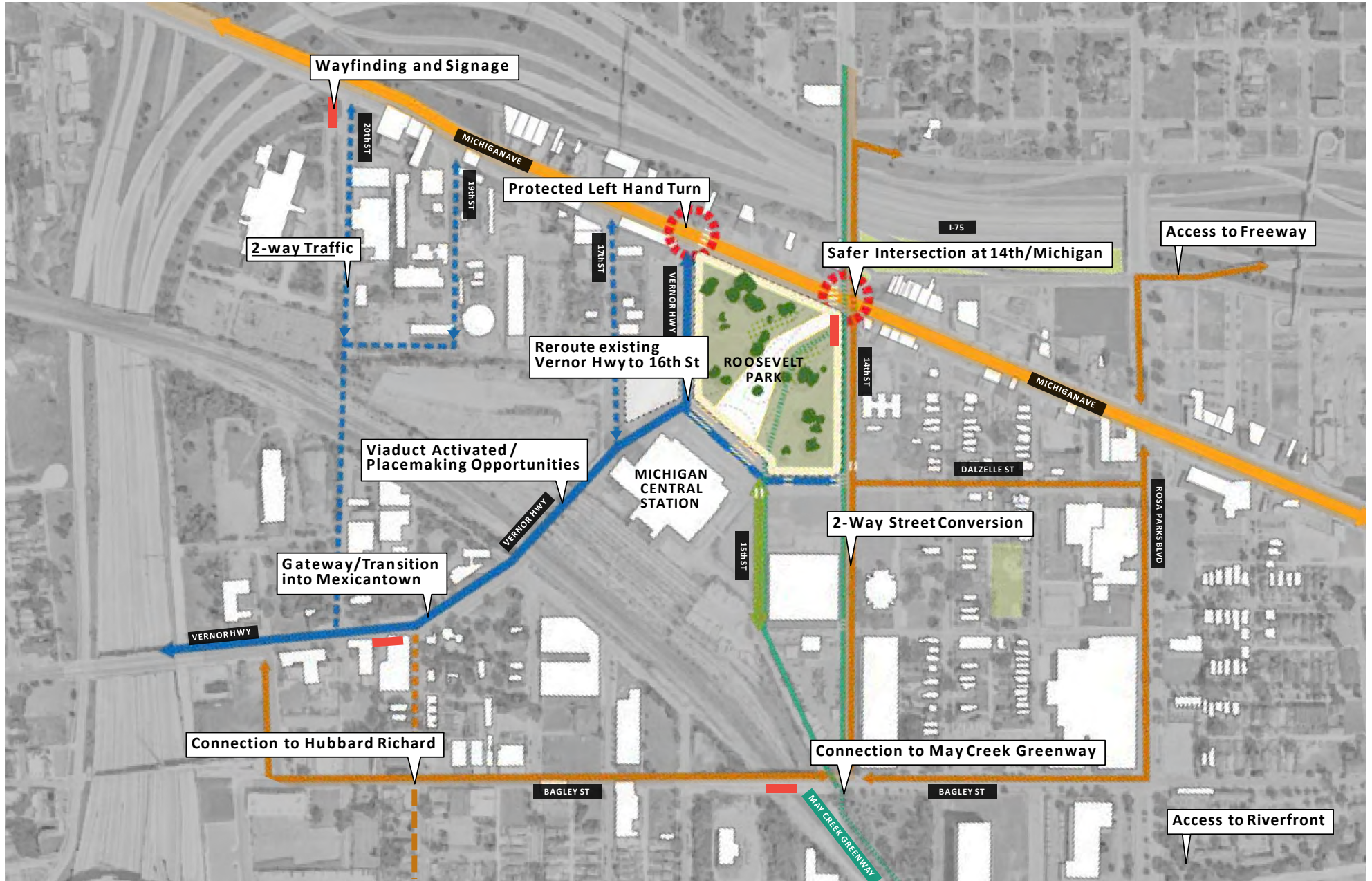
PROPOSED SHORT TERM INTERVENTIONS (Phase I)



Roosevelt Park



ROOSEVELT PARK NEIGHBORHOOD CONNECTIVITY



Roosevelt Park



LONGER TERM IMPROVEMENTS (To be planned in 2021)



FOSTER ECOLOGICAL LEARNING, ARTS, AND CIVIC LIFE



CREATE FLEXIBLE SPACES FOR MARKETS & POP-UP EVENTS



Goal 2: COMMUNITY HUB AT THE FORMER OWEN SCHOOL SITE

Short Term Actions:

- Execute letter of intent with DPSCD on acquisition
(Dec., 2020)
- Secure funding & anchor operator **(Dec., 2020)**
 - Formally design site **(Fall, 2021)**

Owen School Site Community Hub



Goals

- Preserve the site for the development of a small, flexible space that serves community needs
- Space would offer resident & employer services (early childhood education, workforce support services, health & wellness options)
- Position the space to serve as the non-residential anchor for new housing in North Corktown



Ash Street Corridor - Existing

Intersection of 16th St and Ash St - Looking East towards Owen School Site





Ash Street Corridor - Future

Intersection of 16th St and Ash St - Looking East towards Owen School Site



Infill housing located around the Owen Site

Improved streets and pedestrian crossings

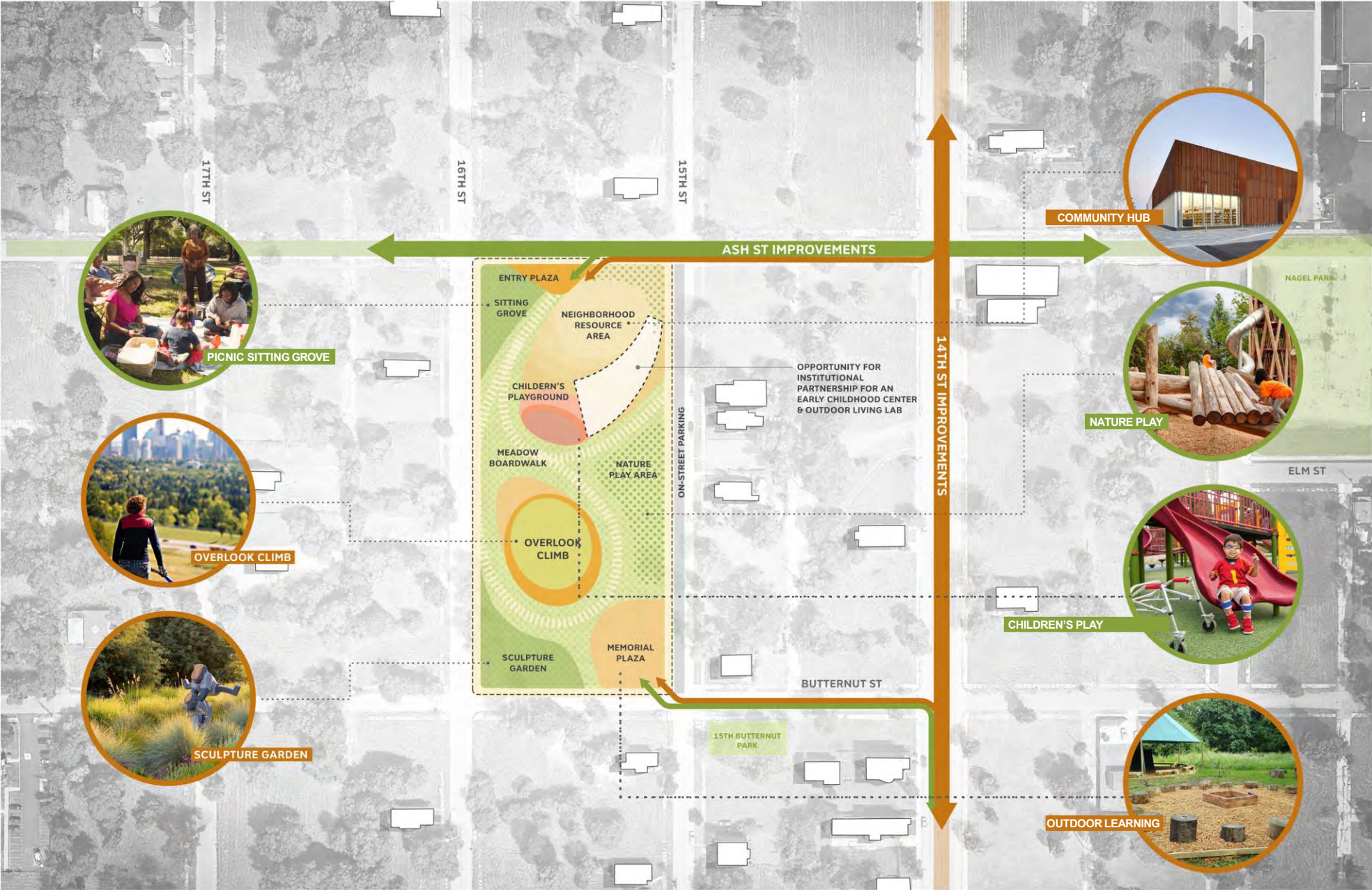
Community Hub at Owen School Site

Green Infrastructure & Stormwater Management

Owen School Site Community Hub



PROPOSED SITE PLAN





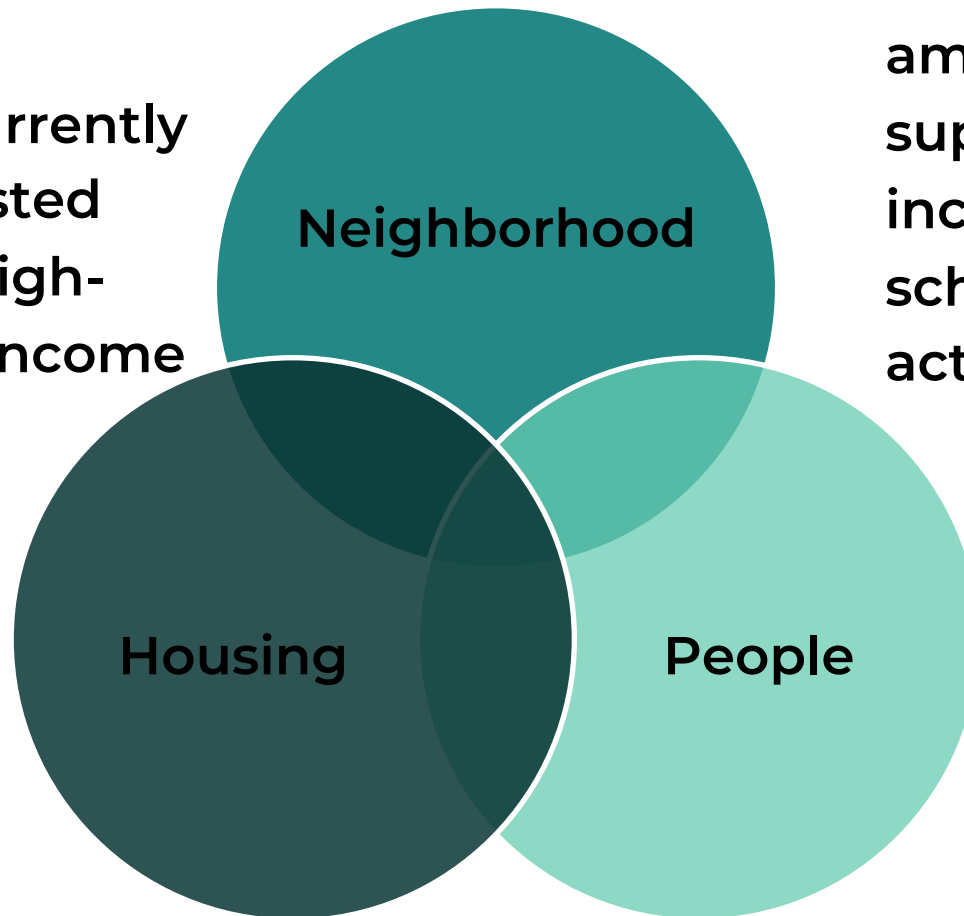
Implementation Schedule

A schedule of planned actions to launch implementation of priority strategies.

Framework	Project	Action	Key Dates
1. Housing & Neighborhood Development	Mixed-Income Housing Development	Apply for HUD Grant; Launch zoning updates	<ul style="list-style-type: none">• Application due Q4, 2020• Begin zoning updates Q1, 2021
	Owner-Occupied Rehab Program	Send mailer; finalize participants	<ul style="list-style-type: none">• Mailer to be released Q4, 2020• Construction begins Q2, 2021
2. Streets and Pedestrian Safety	Improve Intersections and Streets	Develop engineering documents	<ul style="list-style-type: none">• Priority projects completed by Q3, 2023
3. Parks and Open Space	Roosevelt Park	Develop engineering documents; Begin construction	<ul style="list-style-type: none">• Engineering RFP released: Q4, 2020• Construction for Phase I begins, Q4, 2021
	Owen School Site	LOI from DPSCD; Commitment from anchor tenant	<ul style="list-style-type: none">• Secure LOI by Q4, 2020.• Secure commitment from tenant anchor by Q4, 2020.

Choice Neighborhoods Initiative Overview

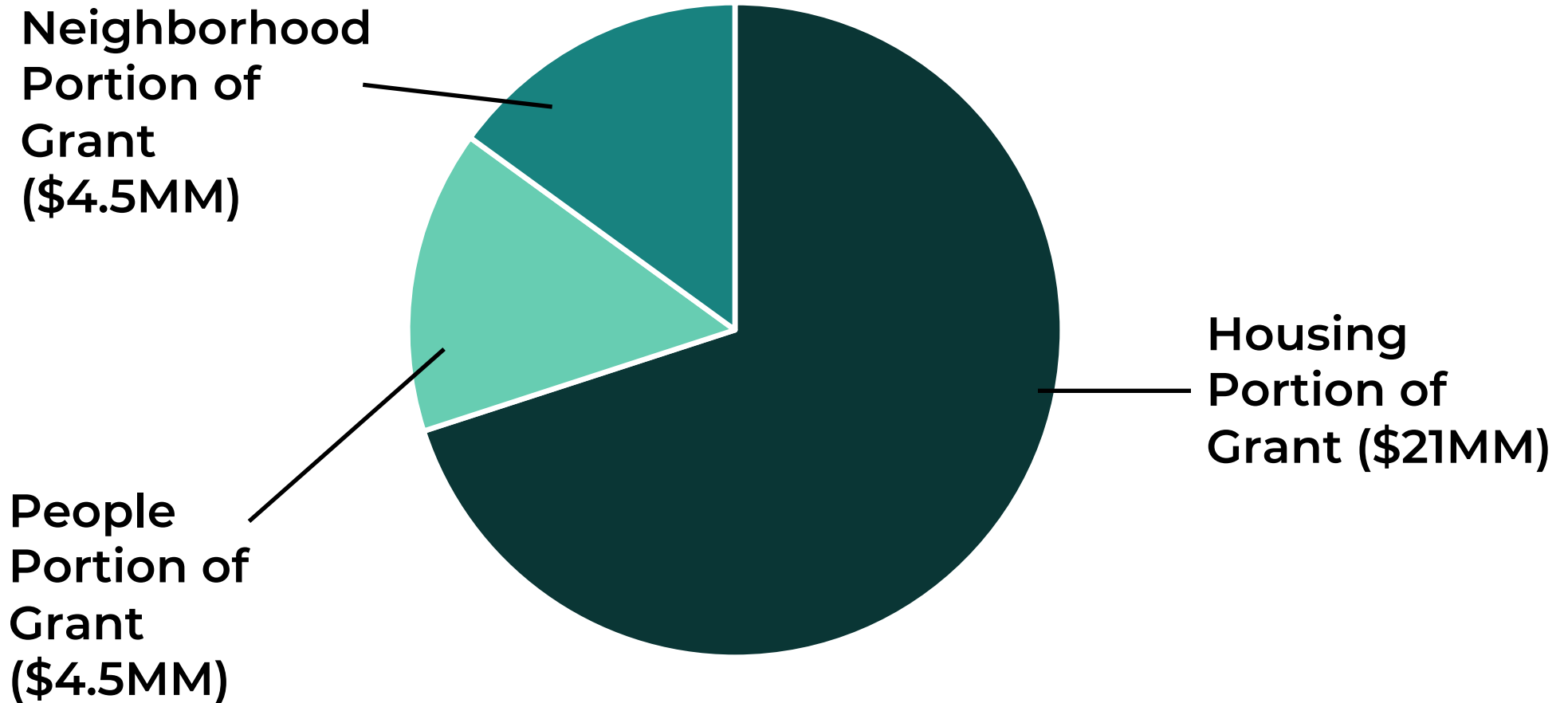
Re-establish currently distressed assisted housing with high-quality mixed-income housing.



Reinvest in distressed neighborhoods to offer amenities and assets to support residents, including safety, good schools, and commercial activity.

Improve outcomes of households living in the target housing related to employment & income, health, and children's education.

Choice Application Organization Chart



Maximum grant award of \$30MM

Greater Corktown Area - Existing



Greater Corktown Area - Future



FUTURE NEIGHBORHOOD DEVELOPMENTS



Additional Policy Implementation (Historic Corktown)

Recommendations

- **Near Term**

- Accessory Dwelling Units (ADUs) Overlay within Study Area – (Zoning)
- Zoning updates that align with housing strategy – (Zoning)
- Wayfinding & Gateway signage planning (SEMCOG Grant), that focuses primarily on the Vernor/MI Ave corridor into/out of Swest/Mexicantown – (Streets)
- Support ongoing discussions around shared parking coordination– (Parking)

Additional Policy Implementation (North Corktown)

Recommendations

- **Near Term**

- Accessory Dwelling Units (ADUs) Overlay within Study Area – (Zoning)
- Map Edits that align with Inclusive housing strategy – (Zoning)
- Side-lot sales to eligible homeowners – (Land Use)
- Protect & preserve community managed open spaces – (Land Use)

Questions & Comments





Greater Corktown

Neighborhood Framework Study

Summary Briefing



Greater Corktown Framework Study



Framework Purpose

create a short and long-term plan that promotes inclusive & equitable growth of Detroit's oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.

Greater Corktown at a Glance



NORTH CORKTOWN

PREDOMINANT ZONING USE
2-FAMILY RESIDENTIAL (R2)

TOTAL PARCELS
1429

PARCELS PUBLICLY OWNED
578

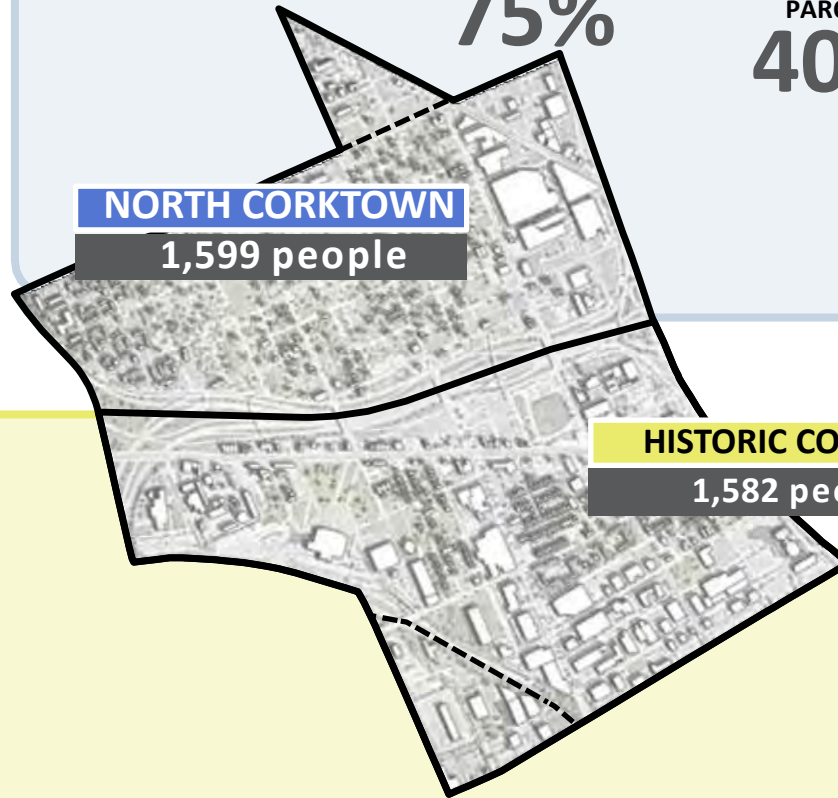
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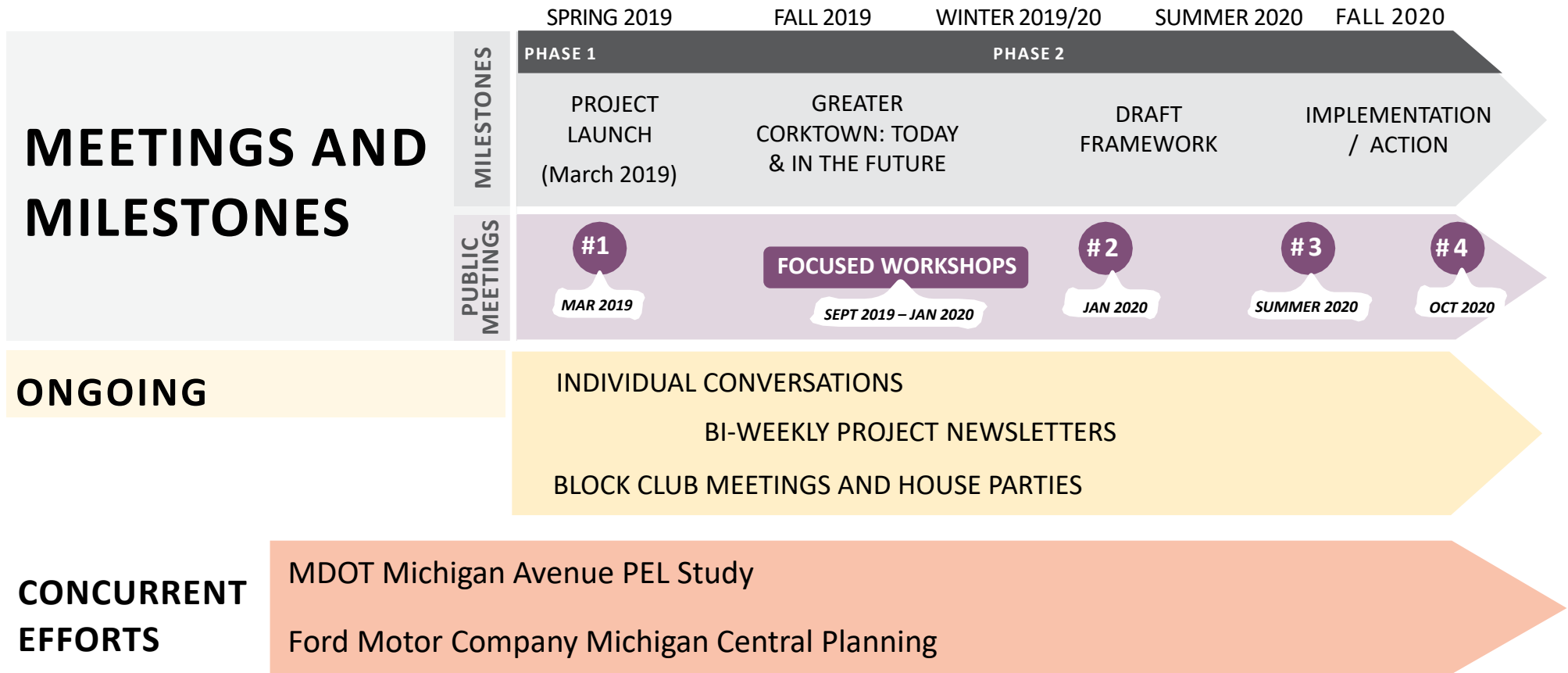
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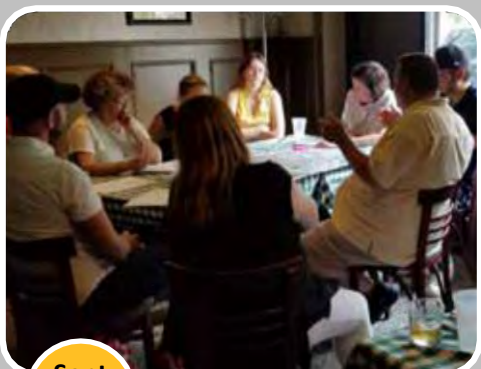


Engagement At A Glance



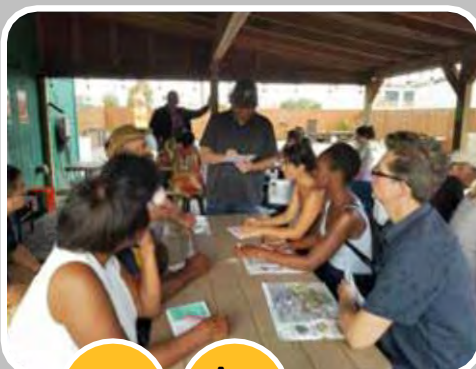
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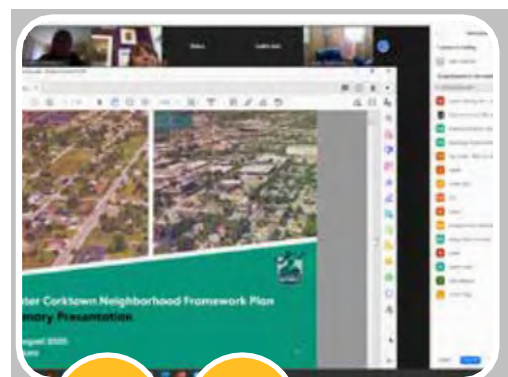
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Jan 29



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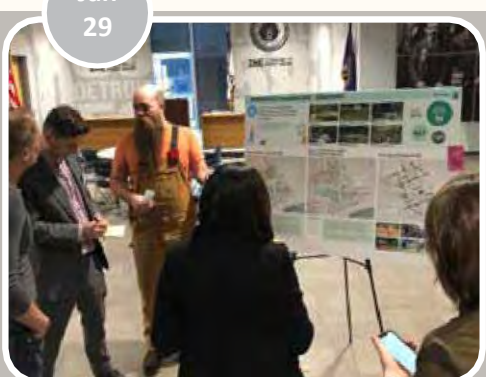
2020

CLEMENT KERN GARDENS



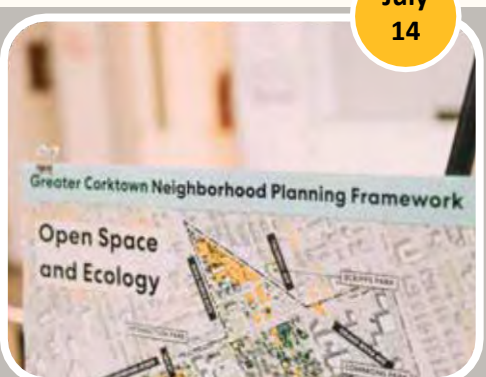
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PUBLIC OPEN HOUSE



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CLEMENT KERN GARDENS



July 14

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Oct 2020

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Corktown for Everyone



History and Heritage



Sustainable and Resilient



Safe Streets

Neighborhood Framework Structure



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3 FRAMEWORKS



BUILDING:
Housing &
Neighborhood
Development



TRAVELING:
Streets and
Pedestrian
Safety



GREENING:
Parks &
Community
Spaces

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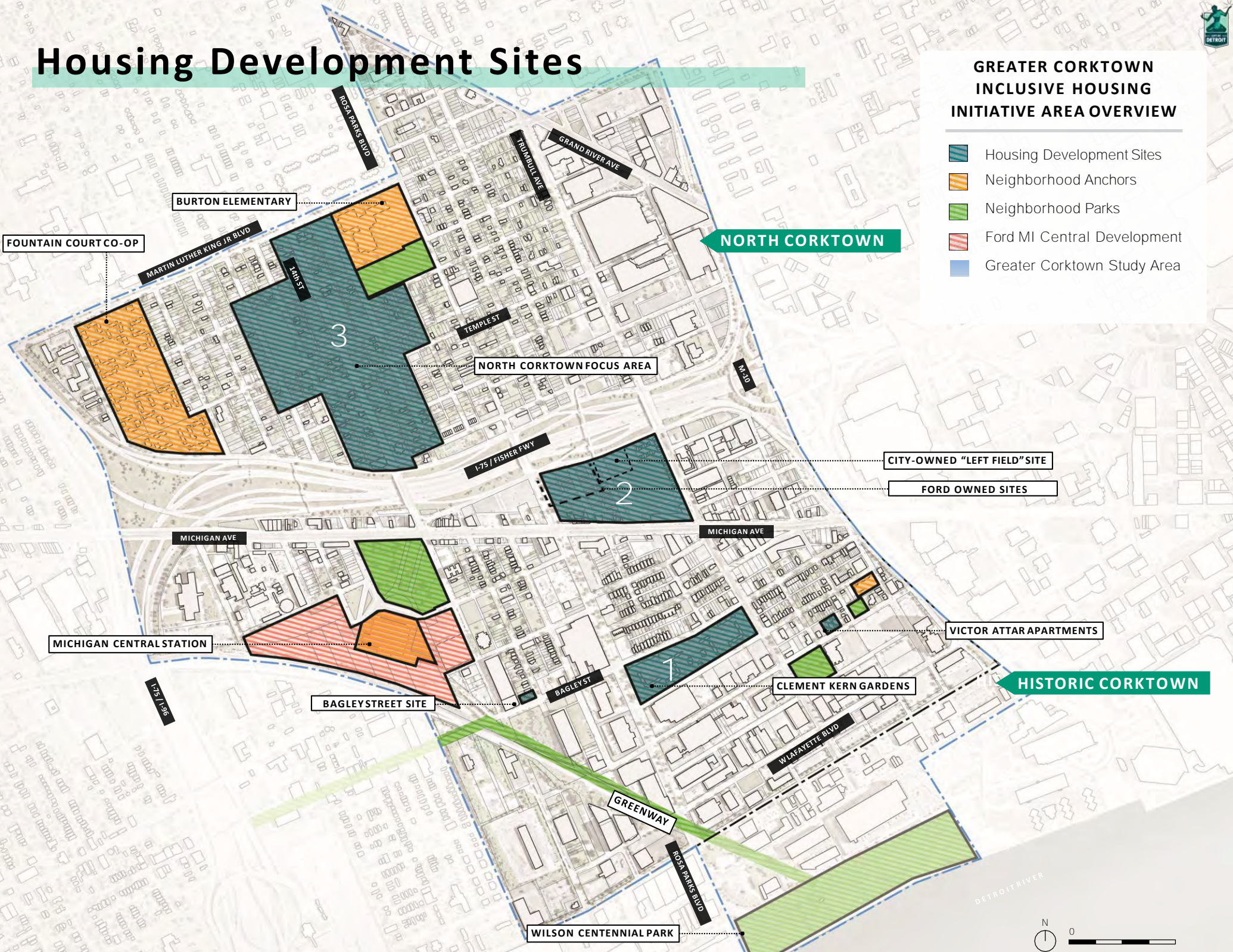
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GREATER CORKTOWN INCLUSIVE HOUSING INITIATIVE AREA OVERVIEW

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- Neighborhood Anchors
- Neighborhood Parks
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- Greater Corktown Study Area



NORTH CORKTOWN

HISTORIC CORKTOWN

BURTON ELEMENTARY

FOUNTAIN COURT CO-OP

MARTIN LUTHER KING JR BLVD

1405 ST

3

NORTH CORKTOWN FOCUS AREA

I-75 / FISHER FWY

2

CITY-OWNED "LEFT FIELD" SITE

FORD OWNED SITES

MICHIGAN AVE

MICHIGAN AVE

MICHIGAN CENTRAL STATION

VICTOR ATTAR APARTMENTS

I-75 / I-96

BAGLEY STREET SITE

BAGLEY ST

1

CLEMENT KERN GARDENS

GREENWAY

ROSA PARKS BLVD

WILSON CENTENNIAL PARK

WILFAYETTE BLVD





Housing Strategy – How to Implement?

North Corktown

- Identify a portion of publicly-owned vacant land for mixed-income development (rental & homeownership)
- Secure services of established mixed-income developer
- Update Zoning to permit higher density units
- Allow Accessory Dwelling Units (ADU's) by-right

Historic Corktown

- Identify sites for new multifamily, mixed-income housing
- Preserve existing regulated affordable housing units that are at risk
- Secure partnership with local developer holding assets in area
- Update Zoning to permit higher density & residential

Housing & Neighborhoods Strategy



**2. TRAVELING:
IMPROVED STREETS AND
PEDESTRIAN SAFETY**

WHAT THIS MEANS FOR THE NEIGHBORHOOD

(Completed by June, 2023)



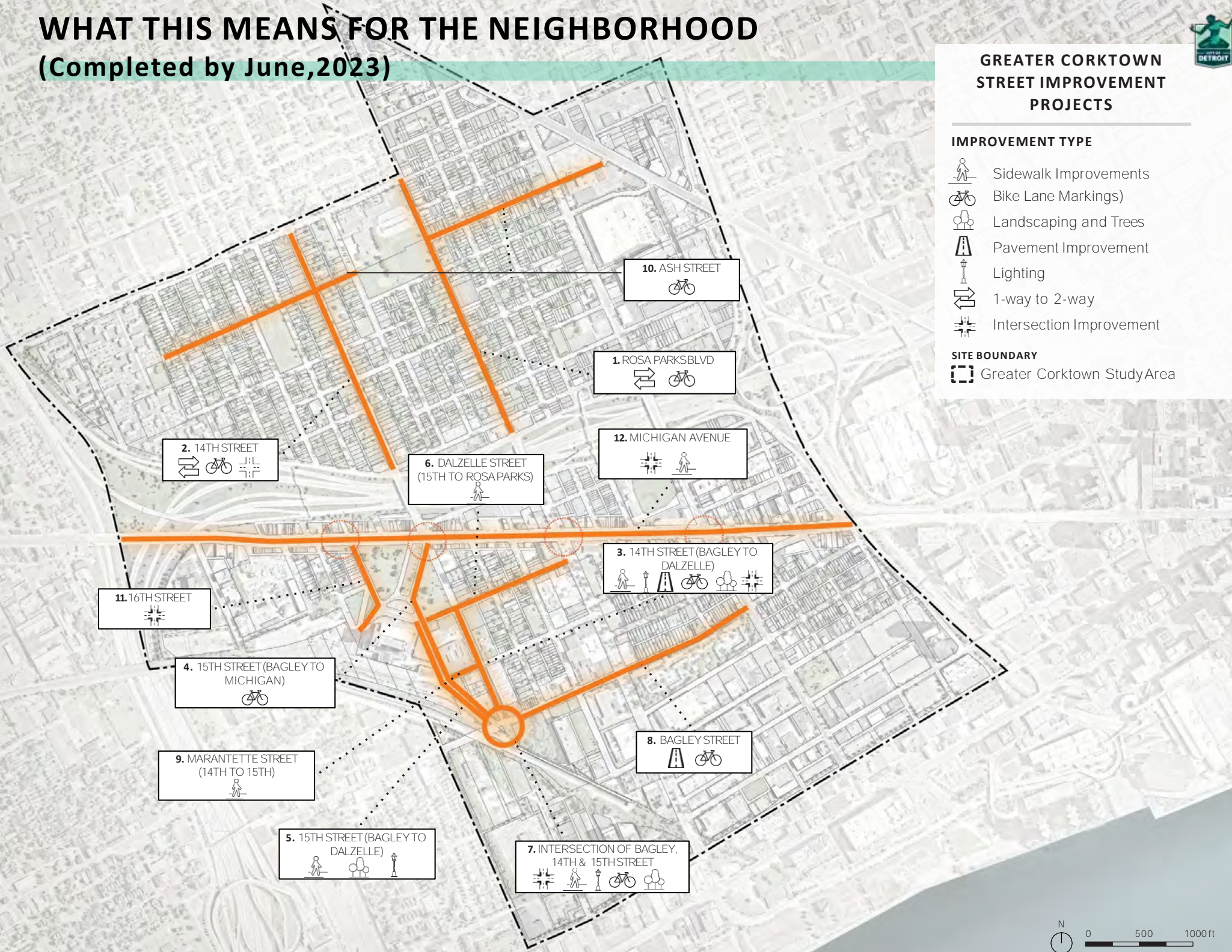
GREATER CORKTOWN STREET IMPROVEMENT PROJECTS

IMPROVEMENT TYPE

- Sidewalk Improvements
- Bike Lane Markings
- Landscaping and Trees
- Pavement Improvement
- Lighting
- 1-way to 2-way
- Intersection Improvement

SITE BOUNDARY

- Greater Corktown Study Area



10. ASH STREET

1. ROSA PARKS BLVD

12. MICHIGAN AVENUE

6. DALZELLE STREET
(15TH TO ROSA PARKS)

3. 14TH STREET (BAGLEY TO DALZELLE)

2. 14TH STREET

11. 16TH STREET

4. 15TH STREET (BAGLEY TO MICHIGAN)

9. MARANTETTE STREET
(14TH TO 15TH)

8. BAGLEY STREET

5. 15TH STREET (BAGLEY TO DALZELLE)

7. INTERSECTION OF BAGLEY,
14TH & 15TH STREET



3. GREENING PARKS & COMMUNITY SPACES

Roosevelt Park



- Unify the park space, creating a safer and more accessible public park
- Connect the park more seamlessly to Michigan Avenue business corridor and Southwest Detroit, while responding to the rehab. of MI Central Station
- Act as a catalyst for enhanced connectivity between residential areas of Corktown and other public open spaces such as Wilson Centennial Park, Joe Louis Greenway, and May Creek Greenway.
- Implement recommendation from the 2017 Parks & Recreation Master Plan

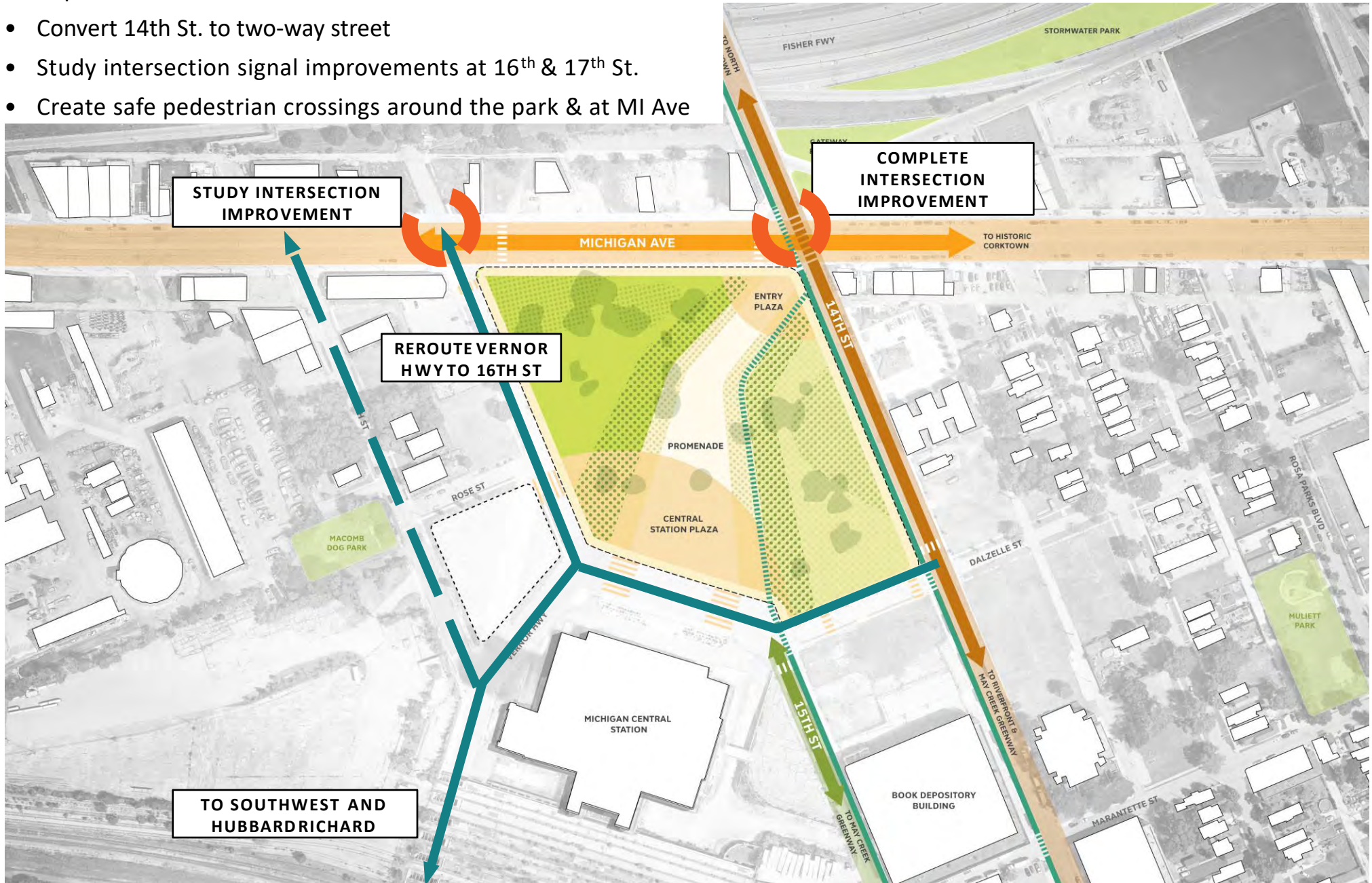


Roosevelt Park



- Reroute existing Vernor Hwy to 16th St.
- Improve intersection @14th St. & MI Ave
- Convert 14th St. to two-way street
- Study intersection signal improvements at 16th & 17th St.
- Create safe pedestrian crossings around the park & at MI Ave

PROPOSED SHORT TERM INTERVENTIONS (Phase I)



Owen School Site Community Hub



Goals

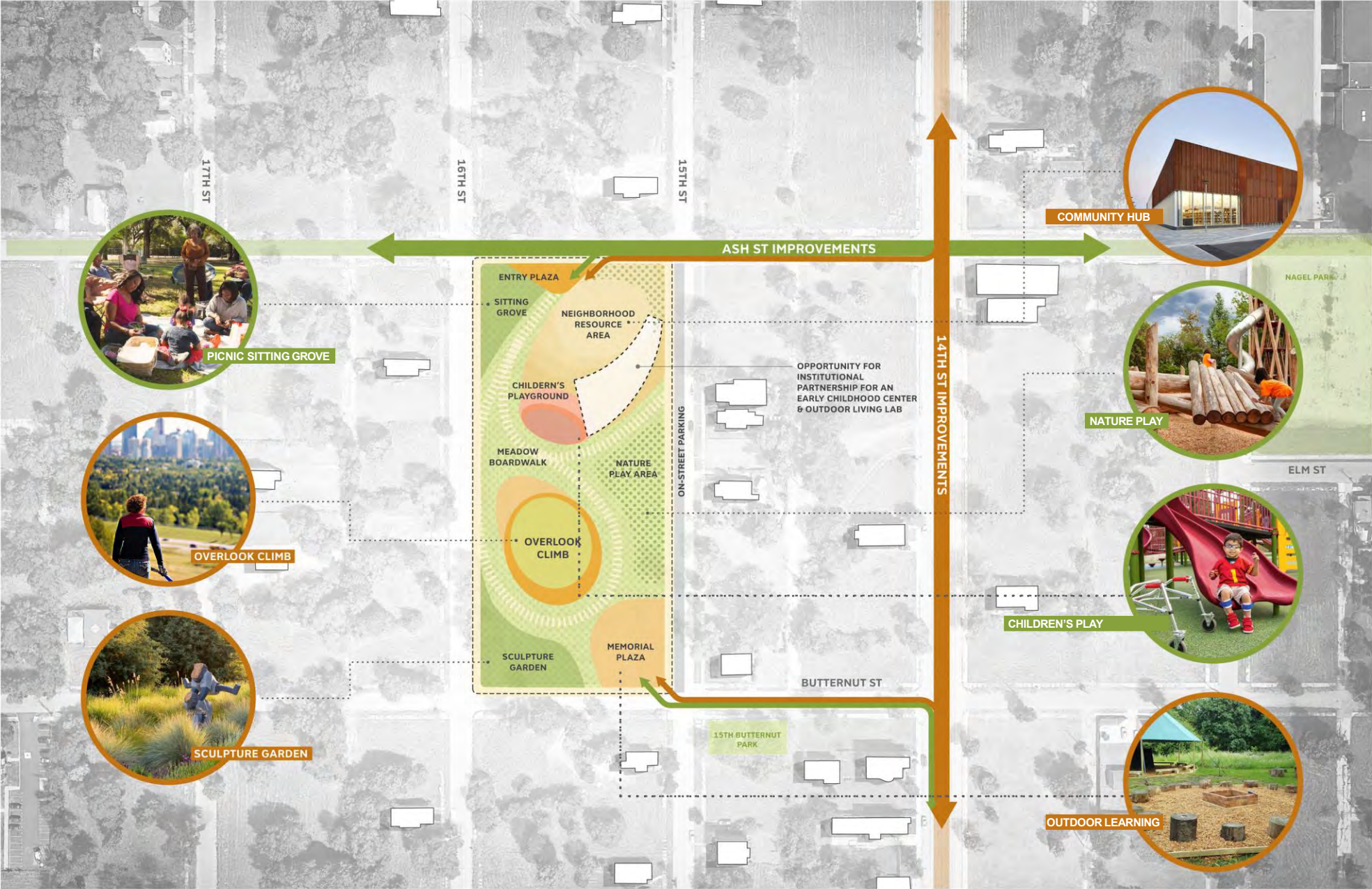
- Preserve the site for the development of a small, flexible space that serves community needs
- Space would offer resident & employer services (early childhood education, workforce support services, health & wellness options)
- Position the space to serve as the non-residential anchor for new housing in North Corktown



Owen School Site Community Hub



PROPOSED SITE PLAN





Implementation Schedule

A schedule of planned actions to launch implementation of priority strategies.

Framework	Project	Action	Key Dates
1. Housing & Neighborhood Development	Mixed-Income Housing Development	Apply for HUD Grant; Launch zoning updates	<ul style="list-style-type: none"> • Application due Q4, 2020 • Begin zoning updates Q1, 2021
	Owner-Occupied Rehab Program	Send mailer; finalize participants	<ul style="list-style-type: none"> • Mailer to be released Q4, 2020 • Construction begins Q2, 2021
2. Streets and Pedestrian Safety	Improve Intersections and Streets	Develop engineering documents	<ul style="list-style-type: none"> • Priority projects completed by Q3, 2023
3. Parks and Open Space	Roosevelt Park	Develop engineering documents; Begin construction	<ul style="list-style-type: none"> • Engineering RFP released: Q4, 2020 • Construction for Phase I begins, Q4, 2021
	Owen School Site	LOI from DPSCD; Commitment from anchor tenant	<ul style="list-style-type: none"> • Secure LOI by Q4, 2020. • Secure commitment from tenant anchor by Q4, 2020.

Greater Corktown Area - Future



FUTURE NEIGHBORHOOD DEVELOPMENTS



Jerry & Stephanie Esters
2831 14th. St. Landlord
Detroit, MI 48216
313.402.9372

May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

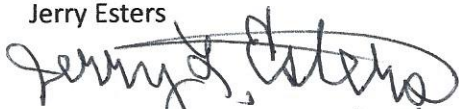
Greetings City Planning Commissioners,

We are submitting this letter of support in regards to the request to rezone sections of the North Corktown Neighborhood. Over the last 2+ Years, the City of Detroit Planning and Development Department (PDD) has engaged the residents of North Corktown as a part of the Greater Corktown Neighborhood Framework Plan. I believe that this was a truly inclusive process where the various needs of residents, such as the preservation of greenspace, development of affordable housing, along with the desires for neighborhood serving retail were balanced to craft a plan to bring about a future that we as residents desire. The rezoning of the neighborhood is phase 1 of implementation.

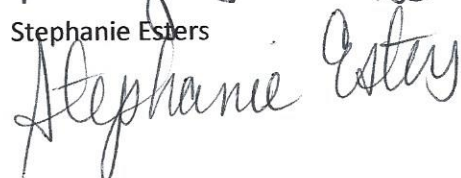
The proposal to update the zoning to allow for neighborhood scale mixed-use and additional, missing-middle housing types is aligned with the historical character of North Corktown, which was formally known as Briggs. It will help 14th Street and Trumbull Ave. return to its' roots as solid neighborhood anchoring commercial corridors. In the past, this section held over twenty thousand residents. While not proposing THAT level of density, we strongly believe in twenty minute neighborhoods that are sustainable, walkable, equitable, that allow residents the ability to live, work, play, and shop within their own community. Allowing the zoning updates to occur along key corridors within the neighborhood will promote small business entrepreneurship that would serve the needs of existing and new residents. In addition, the updates will ultimately allow the City to fulfill its goal to develop an inclusive neighborhood (*Corktown for All, as stated in the Greater Corktown Neighborhood Framework Plan*), and one that promotes a wide array of income levels, family types, and ownership opportunities.

I stand in support of the rezoning request for the North Corktown neighborhood. It reflects the desires, needs, and wants of current residents.

Jerry Esters



Stephanie Esters



Greetings Commissioners:

My name is Ashaki Johnson and I support the de-zoning proposals for my area. As a long-time resident of District 6, I believe that de-zoning our area is vital for our neighborhood. Our area is surrounded with car places which are unsightly and an environmental hazard. As we all know, cars leak fluids and these fluids go into our soil. When the wind blows, we inhale those contaminants. All Detroiters have a right to clean air.

If you were to take a tour of my immediate area, it looks like an automotive graveyard. Our current zoning is outdated. De-zoning our area will improve the neighborhood for the residents who reside here. We deserve a walkable neighborhood where we have access to fruit/veggie markets, doctor's offices, etc. With our current zoning, we have nothing but abandoned car lots. Downzoning from M3 to R3 creates regulations that encourage new housing and promotes a living environment fit for family life. The downzoning proposal is in alignment with the City of Detroit Master Plan. Currently, all the car places have taken every viable building with parking lots and it smothers out any other business from coming to my neighborhood.

I am very thankful that the Joe Louis Greenway is coming through my neighborhood. This greenway should bring shops and new housing to our area. However, with the current zoning, we will have this beautiful greenway surrounded by a bunch of car graveyards. Would you want to walk through it?

Thank you so much for your time,

A handwritten signature in cursive script that reads "Ashaki Johnson". The signature is written in black ink and is positioned below the typed name.

Ms. Ashaki Johnson.



May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Greetings City Planning Commissioners,

The purpose of this letter is to express my support for the request to rezone sections of the North Corktown Neighborhood. Over the last 2+ Years, the City of Detroit Planning and Development Department (PDD) has engaged North Corktown residents, business owners, and other stakeholders in the development of the Greater Corktown Neighborhood Framework Plan. I believe that this was truly an inclusive process where the various needs of residents, such as the preservation of greenspace, development of affordable housing, along with the desires for neighborhood-serving retail and other amenities were balanced to craft a plan that will bring about the future that we residents desire. The rezoning of the neighborhood is phase one of this implementation, and I wholeheartedly support it.

The proposal to update the zoning to allow for neighborhood scale mixed-use and additional, missing-middle housing types aligns with the historical character of North Corktown, which was formally known as Briggs. This rezoning will help 14th Street and Trumbull Avenue return to their roots as neighborhood-anchoring, commercial corridors. In the past, this section held over twenty thousand residents. While I do not support that level of density, I strongly agree with and believe in twenty-minute neighborhoods that are sustainable, walkable, and equitable; allowing residents the ability to live, work, play, and shop within their own community. Allowing the zoning updates to occur along key corridors within our neighborhood will promote small business growth and entrepreneurship that will in turn, serve the needs of existing and future residents. In addition, the updates will ultimately allow the City to fulfill its goal to develop an inclusive neighborhood—a *Corktown for All, as stated in the Greater Corktown Neighborhood Framework Plan*.

In closing, Heritage Works had the honor and privilege to facilitate a resident-driven design guideline process for North Corktown. During this process, residents identified three guiding principles for their neighborhood: Green, Opportunity, and Culture. This rezoning promotes all three principles, creating space for a wide array of income levels, family types, and ownership opportunities.

As a North Corktown resident and business leader, I stand in support of the rezoning request for the North Corktown neighborhood. It reflects the desires, needs, and wants of current residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Rhonda Greene", with a stylized flourish at the end.

Rhonda Greene
Executive Director

M.I.I.A. Inc.
2831 14th. St.
Detroit, MI 48216
313.341.8320

May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Greetings City Planning Commissioners,

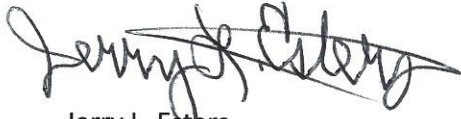
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I stand in support of the rezoning request for the North Corktown neighborhood. It reflects the desires, needs, and wants of current residents.

M.I.I.A. Inc. Tenants
2703-2707 14th. St.(7 tenants), 2817-2819 14th. St. (3 tenants), 2831 14th. St. (6 tenants), 2801 14th. St. (1 tenant), 2811 14th. St (4 tenants),. 2826-2828 14th. St.(5 tenants), 1951-1953 Temple St (4 tenants).
Total tenants=31 tenants total

M.I.I.A. Inc. President

A handwritten signature in cursive script, appearing to read "Jerry L. Esters". The signature is written in dark ink and is positioned above the printed name.

Jerry L. Esters

Hi Jonathan,

I will not be able to attend the meeting but would like to enter the following comment in the public record:

"The consultants working on the Corktown framework were consistently demeaning and disrespectful towards myself and other residents who made good faith efforts to engage with their process but who did not, and who do not, support this raw deal."

Best regards,



Corktown Business Association, Inc.

PO Box 32310
1401 W. Fort St
Detroit, MI 48232

May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Dear City Planning Commission,

The Corktown Business Association is submitting this letter of support in regards to the request to update zoning for the Corktown area. Our group has worked closely with the Planning & Development Department over the last 2+ years and have been actively engaged in the Greater Corktown Framework Plan. These recommendations align with what's been presented to the community and to our team, and will achieve shared goals of inclusive neighborhood development as the area continues to grow and experience investment.

The need for more and deeper affordable housing is very apparent and has been suggested overwhelmingly by the community over the past many years. The plans and recommendations the City has presented to our members are working to address these concerns. The proposed rezoning will allow these plans to become a reality.

This proposal includes vacant surface lots which once served as parking for Tiger Stadium. By zoning these to mixed-used space (SD2), it will allow them to be repurposed and serve a far greater and more effective use than what is there currently.

As Corktown continues to attract industrial, commercial and retail growth it become increasing important we do not displace legacy residents nor add to the City's economic disparities. As a business centric organization, we look forward to the increase in residential diversity so we can fill the many vacant service, retail and trades positions currently available.

Please let this letter demonstrate our continued support of the City's planning and implementation work done to date and stand to serve as our support to approve these zoning update recommendations.

Respectfully Submitted,

Bob Roberts
President

[www.corktowndetroit](http://www.corktowndetroit.biz)
.biz





May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226



Greetings City Planning Commissioners,

We are submitting this letter of support in regards to the request to rezone sections of the North Corktown Neighborhood. Over the last 2+ Years, the City of Detroit Planning and Development Department (PDD) has engaged the residents of North Corktown as a part of the Greater Corktown Neighborhood Framework Plan. I believe that this was a truly inclusive process where the various needs of residents, such as the preservation of greenspace, development of affordable housing, along with the desires for neighborhood serving retail were balanced to craft a plan to bring about a future that we as residents desire. The rezoning of the neighborhood is phase 1 of implementation.

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I stand in support of the rezoning request for the North Corktown neighborhood. It reflects the desires, needs, and wants of current residents.

Jerome Rayford
FCC Board President

 (313) 897-3815
 (313) 894-3410 TTY: 711

3088 Lawton Street
Detroit, MI 48216



Jerome Rayford
Hennda Zackary
Robyn Ussery
Evette Faucette
Kkena Causey

President
Vice President
Secretary
Director
Director

May 10, 2021

City of Detroit
City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: The Community Builders Inc. Letter of Support for rezoning
request of the Planning and Development Department
Hearing: Thursday, May 20, 2021, 5:15pm

The Community Builders Inc. (TCB) would like to offer strong support for the Planning and Development Department's Greater Corktown Framework Plan rezoning request. The implementation of the rezoning proposal will result in the substantial economic development and revitalization of the Greater Corktown Neighborhood. The proposed rezoning seeks to properly zone areas to accommodate future growth through multiple phases of major private, local, state and federal investment in residential and commercial real estate and infrastructure for the Corktown Neighborhood.

The Greater Corktown Framework Plan was developed through a thorough process grounded in community input and addresses the neighborhood's need for housing, business and adequate infrastructure that encourages the resurgent of population and business growth in this once thriving community, that has seen disinvestment over the past 60 years.

In partnership with Ford Motor Company, who will bring \$740 Million in new investment to the area and US Department of Housing and Urban Development whose Neighborhood Choice Grant will bring an additional \$30 Million in funds to spur this development, the overall redevelopment plan is complemented by a total of \$1,005,927,352 in leverage, for a leverage ratio of 33:1 to support the implementation of the Greater Corktown Transformation Plan and address critical needs within the neighborhood.

The Transformation Plan spurs the areas revitalization efforts and the development of over 841 affordable housing units, over 100,000 sf of retail/commercial space, reconstruction of streets, sidewalks, curbs, enhance public safety elements, incorporate green infrastructure, implement new bike lanes, improve pedestrian neighborhood and bus transit access, install energy efficient lighting, complete 31 miles of non-motorized greenway and other transformative improvements for this community.

The Plan also demonstrates the importance of thoughtful integration of inclusive community development, enhancing all aspects of affordable and mixed income housing, residential services, improved education, transportation, job creation, socialization and entertainment with

retail and commercial improved land use, in order to strengthen economic growth and opportunity for the community and its members. Importantly, this plan seeks to serves all member of the community with an emphasis on inclusivity with a “Corktown for Everyone” slogan.

These transformative benefits are why TCB as a partner and developer, supports the Greater Corktown Framework Plan and its proposed rezoning efforts to revitalize the Greater Corktown Community.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Beam', with a long horizontal flourish extending to the right.

Jeffrey Beam
Regional Vice President



May 17, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Dear City Planning Commission,

We are submitting this letter of support in regards to the request to update zoning for the Corktown area. Our team has worked closely with the Planning & Development Department over the last 2+ years and have been actively engaged in the Greater Corktown Framework Plan. These recommendations align with what's been presented to the community and to our team, and will achieve shared goals of inclusive neighborhood development as the area continues to grow and experience investment.

The need for more and deeper affordable housing is very apparent and has been suggested overwhelmingly by the community during our Community Benefits Process and the Corktown Framework process. This seems like a very logical and important first step to address those concerns.

This proposal includes land owned by Ford bound roughly by Rosa Parks Blvd, W Fisher Service Dr, Cochrane St, and Michigan Ave, which is currently vacant and once served as surface parking lots for Tiger Stadium. By zoning these to mixed-used space (SD2), it will allow them to be responsibly repurposed and serve a far greater and more effective use than what is there currently.

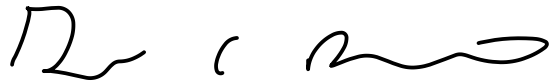
We have already reached an agreement with the City and The Community Builders to redevelop these lots into hundreds of mixed-income, mixed-use housing sites as part of the City's Inclusive Housing strategy. Furthermore, we supported the City's HUD Choice Neighborhoods Application, which would provide direct funding for this redevelopment as well as critical resident support services.

Ford has a long-standing history of supporting the City of Detroit in multiple ways. Our role as an anchor institution partner takes a number of different forms including: significant investment in the Michigan Central Station projects; the contribution of land for a Choice Neighborhood mixed income housing site; numerous commitments to serve the neighborhood and its residents via a Community Benefits Agreement, including \$2.5M in financial contributions to the Affordable Housing Leverage Fund to create and protect affordable housing in the impact area and the Strategic Neighborhood Core City Fund to support neighborhood development; and our long-

standing commitments to the Corktown and Southwest Detroit residents through Ford's "Resource and Engagement Center" which delivers a variety of community services and resident support – including providing a food distribution center.

Please let this letter demonstrate our continued support of the City's planning and implementation work done to date and stand to serve as our support to approve these zoning update recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabby Bruno". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

Gabby Bruno

Government Relations Director

Ford Motor Company

American Community Developers, Inc.

20250 Harper
Detroit, MI 48225

(313) 881-8150
Fax (313) 884-0722

May 12, 2021

City of Detroit
City Planning Commission
2 Woodward Avenue, Ste 208
Detroit, MI 48226

Re: Letter of Support for Greater Corktown Rezoning
Public Hearing: May 20, 2021, 5:15 p.m.

American Community Developers, Inc. (ACD) is writing to support the Planning and Development Department's efforts to rezone parts of the Greater Corktown neighborhood. This rezoning represents the implementation of the Greater Corktown Framework Plan and further aligns with efforts by the City and ACD to obtain a Choice Neighborhoods Initiative implementation grant for Corktown. All this work is guided by the input of the community through dozens of community meetings and outreach to a wide variety of stakeholders. The goal is to make sure that the Corktown neighborhood remains a neighborhood for everyone. This includes the preservation and development of affordable and market rate housing.

ACD is the top affordable housing developer in the City and has been preserving and creating affordable housing in Detroit for over 20 years. We believe that the proposed rezoning aligns with the goals of the community and will result in a stronger Corktown for everyone. We urge the City Planning Commission to approve this request for rezoning. If you have any questions, please feel free to contact me.

Sincerely,



Michael D. Essian
Vice President

CC: Jerry Krueger



Corktown Business Association, Inc.

PO Box 32310
1401 W. Fort St
Detroit, MI 48232

May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Dear City Planning Commission,

The Corktown Business Association is submitting this letter of support in regards to the request to update zoning for the Corktown area. Our group has worked closely with the Planning & Development Department over the last 2+ years and have been actively engaged in the Greater Corktown Framework Plan. These recommendations align with what's been presented to the community and to our team, and will achieve shared goals of inclusive neighborhood development as the area continues to grow and experience investment.

The need for more and deeper affordable housing is very apparent and has been suggested overwhelmingly by the community over the past many years. The plans and recommendations the City has presented to our members are working to address these concerns. The proposed rezoning will allow these plans to become a reality.

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As Corktown continues to attract industrial, commercial and retail growth it become increasing important we do not displace legacy residents nor add to the City's economic disparities. As a business centric organization, we look forward to the increase in residential diversity so we can fill the many vacant service, retail and trades positions currently available.

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Respectfully Submitted,

Bob Roberts
President

[www.corktowndetroit](http://www.corktowndetroit.biz)
.biz





May 14, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Greetings City Planning Commissioners,

We are submitting this letter of support in regards to the request to rezone sections of the North Corktown Neighborhood. Over the last 2+ Years, the City of Detroit Planning and Development Department (PDD) has engaged the residents of North Corktown as a part of the Greater Corktown Neighborhood Framework Plan. I believe that this was a truly inclusive process where the various needs of residents, such as the preservation of greenspace, development of affordable housing, along with the desires for neighborhood serving retail were balanced to craft a plan to bring about a future that we as residents desire. The rezoning of the neighborhood is phase 1 of implementation.

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I stand in support of the rezoning request for the North Corktown neighborhood. It reflects the desires, needs, and wants of current residents.

Yours truly,

Detricia Talley - President

May 10, 2021

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave. #208
Detroit, MI 48226

Greetings City Planning Commissioners,

We are submitting this letter of support in regards to the request to rezone sections of the North Corktown Neighborhood. Over the last 2+ Years, the City of Detroit Planning and Development Department (PDD) has engaged the residents of North Corktown as a part of the Greater Corktown Neighborhood Framework Plan. I believe that this was a truly inclusive process where the various needs of residents, such as the preservation of greenspace, development of affordable housing, along with the desires for neighborhood serving retail were balanced to craft a plan to bring about a future that we as residents desire. The rezoning of the neighborhood is phase 1 of implementation.

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Commented [KS1]: Same comment as above. "Allowing the zoning updates to occur along key corridors within the neighborhood will promote..."