

June 5, 2024



JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY

JLG Northeast

WELCOME!

TODAY'S AGENDA:

- About the JLG Neighborhood Planning Study 5 min
- What we **HEARD**: Community Input 5 min
- Draft strategies and **IDEAS** 20 min
- Questions 10 min
- Breakout Tables 60 min



**JOE
LOUIS
GREENWAY**



The Joe Louis Greenway is a recreational pathway that will unify Detroit's neighborhoods, people and parks. Through this greenway, we strive to honor Joe Louis by providing equitable spaces through arts, programming, and economic opportunities for all

JLG Framework Plan, 2021

GOAL 1

THE GREENWAY
WILL ENHANCE
RESIDENTS'
QUALITY OF LIFE
AND PROMOTE
COMMUNITY
DEVELOPMENT

GOAL 2

THE GREENWAY
WILL PROMOTE
EQUITY

GOAL 3

THE GREENWAY
WILL BE A UNIFYING,
CONNECTIVE,
MULTI-MODAL
TRANSPORTATION
NETWORK



INCLUSIVE GROWTH STRATEGY

HOUSING AFFORDABILITY + WEALTH CREATION

CREATE JOBS + SUSTAIN & GROW BUSINESSES

WHO IS IN THE ROOM TONIGHT?

CITY OF DETROIT

PLANNING & DEVELOPMENT

*JOE LOUIS GREENWAY, GSD
DEPARTMENT OF NEIGHBORHOODS
HOUSING & REVITALIZATION
OFFICE OF MOBILITY & INNOVATION
DEPARTMENT OF PUBLIC WORKS*

CONSULTANT TEAM

INTERFACE STUDIO

SIDEWALK DETROIT

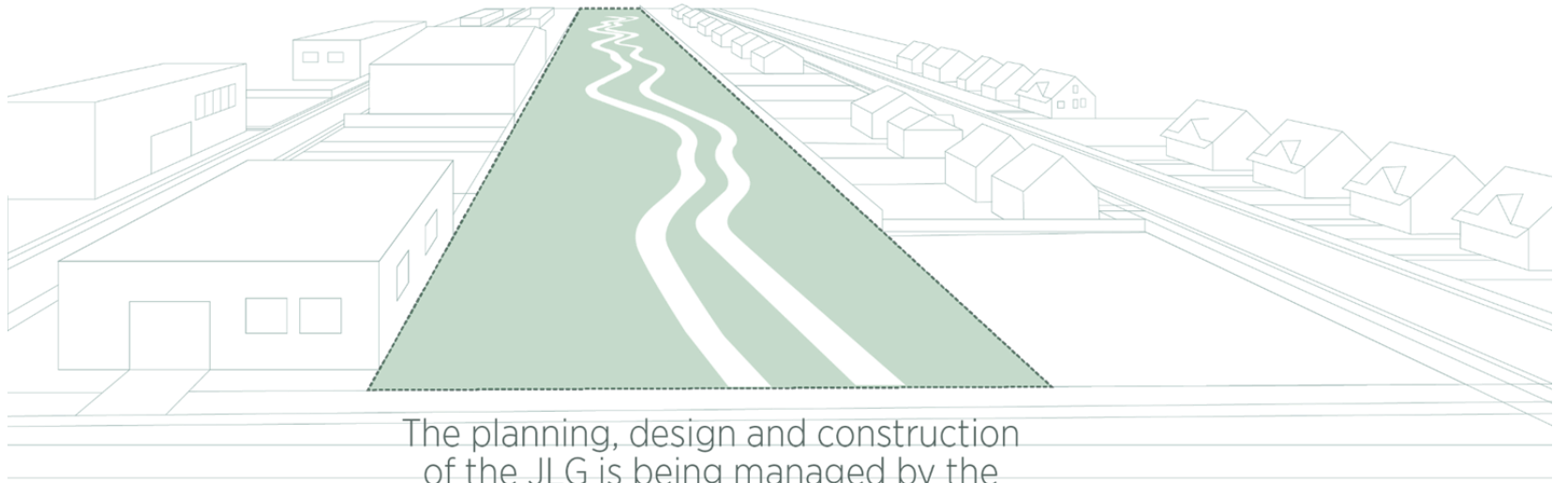
*SMITHGROUP
SMM
NOELL CONSULTING
MASS ECONOMICS*

OTHER PARTNERS

JLGP

MOGO

This **JLG Planning Study** is
not about the Joe Louis
Greenway itself



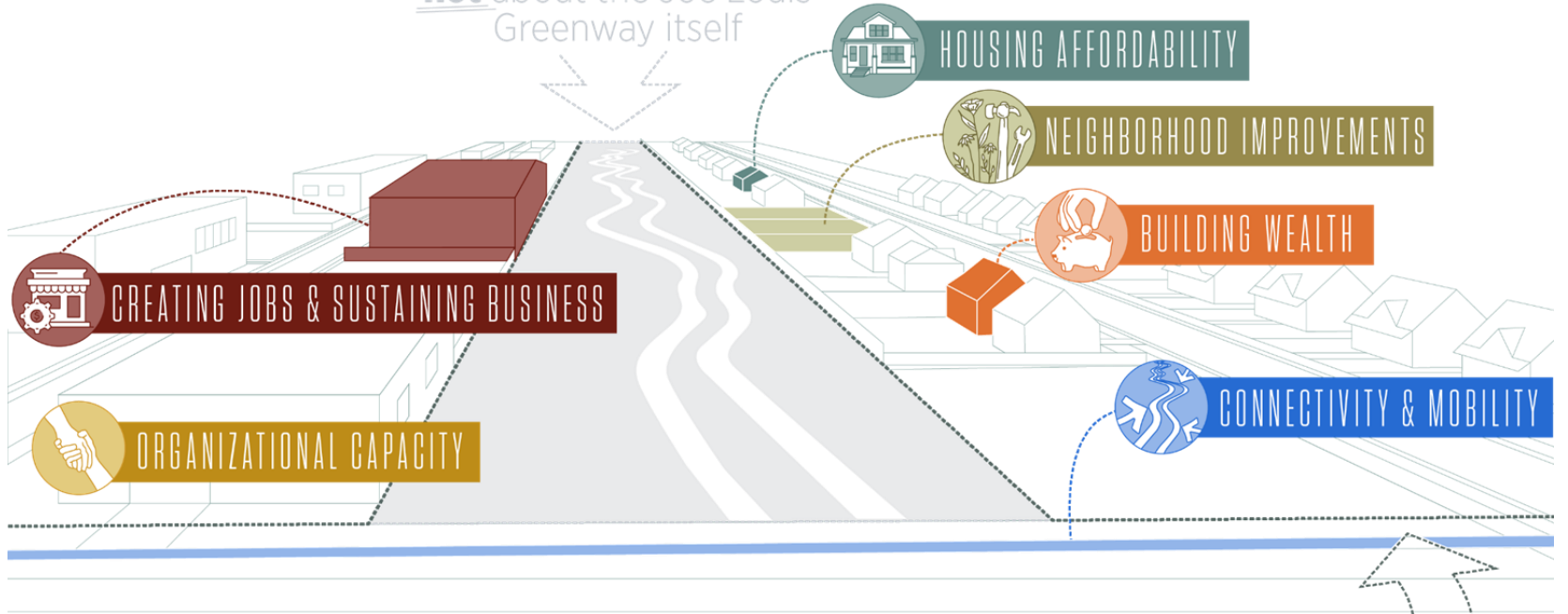
The planning, design and construction
of the JLG is being managed by the
General Services Department (GSD)

This **JLG Planning Study** is
not about the Joe Louis
Greenway itself

*Have a question about the
greenway itself? Talk to GSD!*

The planning, design and construction
of the JLG is being managed by the
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This **JLG Planning Study** is not about the Joe Louis Greenway itself

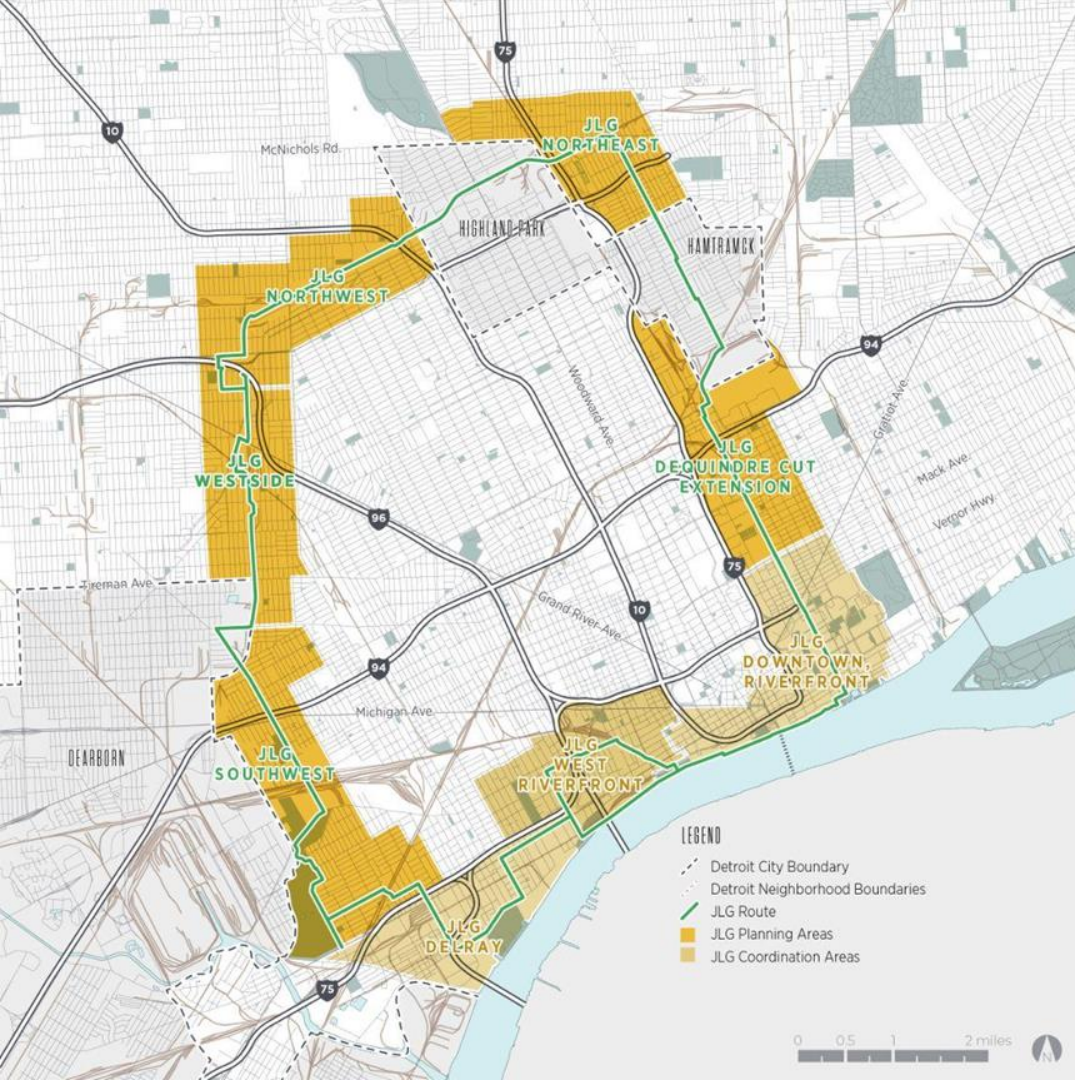


This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

OUR PROCESS

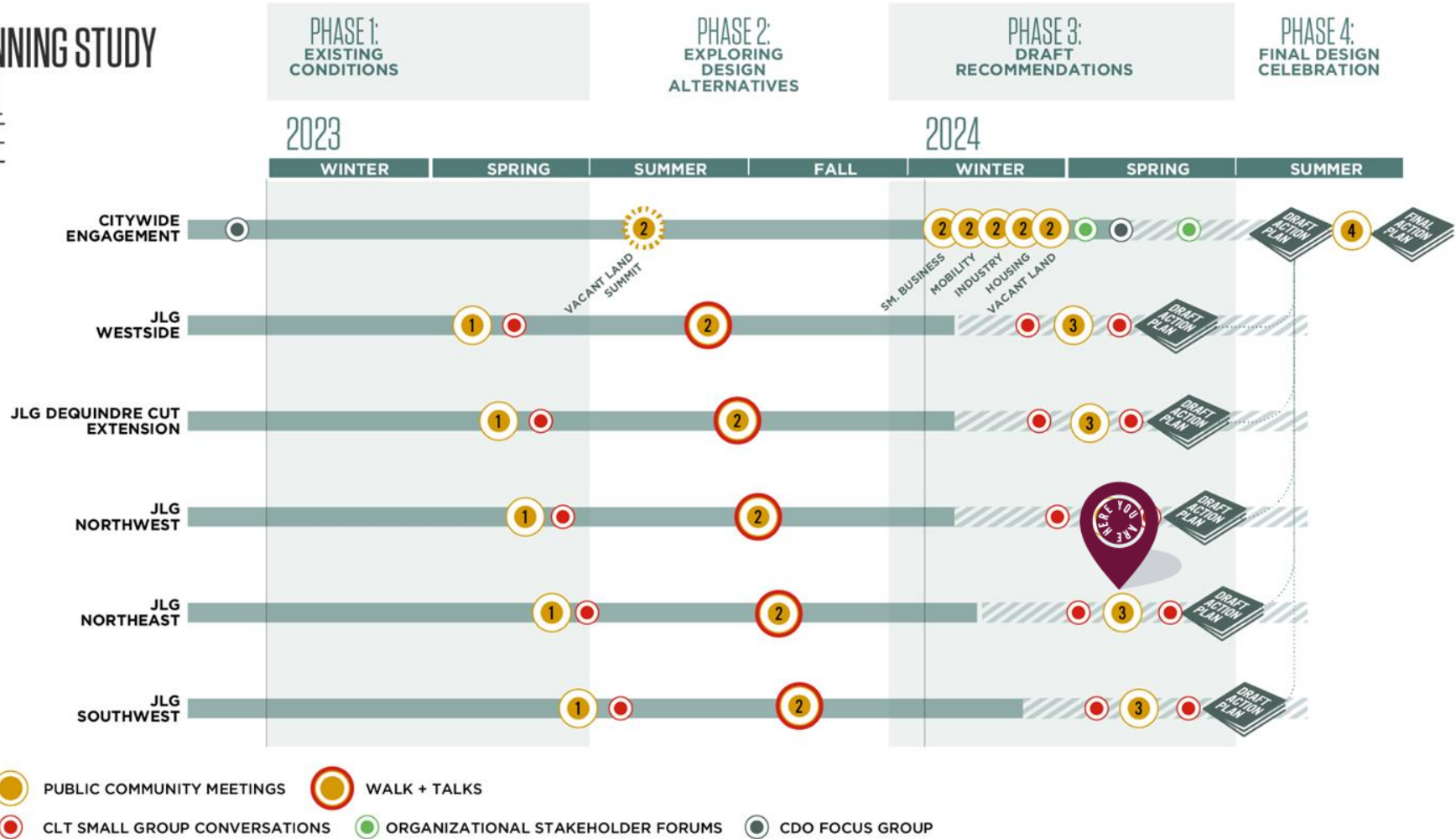


JOE LOUIS GREENWAY PLANNING AREAS



JLG PLANNING STUDY

OVERALL TIMELINE



COMMUNITY LEADERSHIP TEAMS

15 COMMUNITY MEMBERS leading neighborhood-focused engagement



VACANT LAND SUMMIT

250+ PARTICIPANTS on vacancy-focused workshops, resources and presentations



MOVE & TALK SESSIONS

5 MOBILITY AND ACCESS DISCUSSIONS on the ground







COMMUNITY MILESTONE MEETINGS

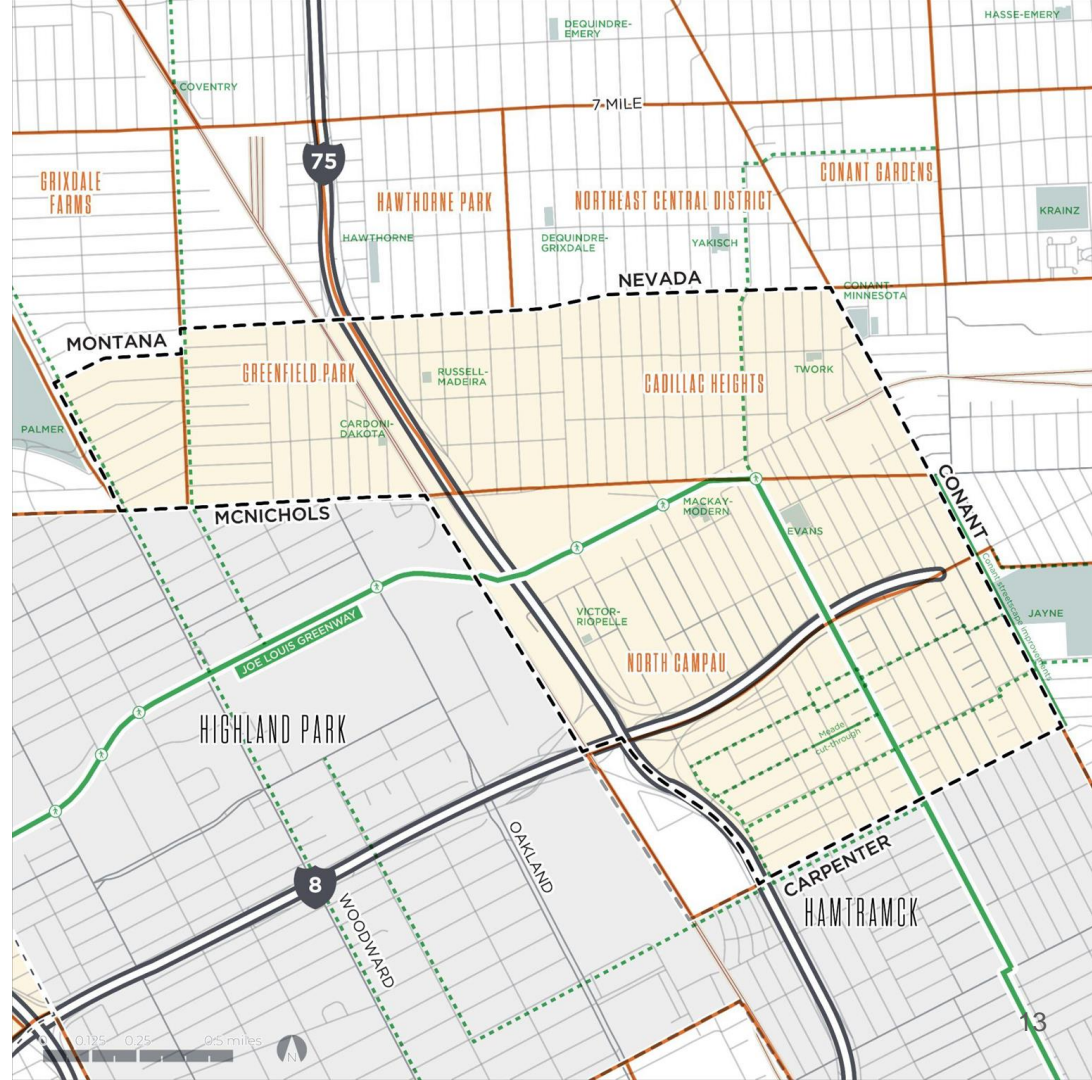
16 PUBLIC MEETINGS with a city-wide and neighborhood-centered focus



JLG NORTHEAST STUDY AREA

This study area includes the neighborhoods of Cadillac Heights, North Campau, Campau/Banglatown, East Davison Village, Grixdale Farms, and Greenfield Park.

-  JLG Planning Area
(within 1/2 mile of the JLG route)
-  Detroit Neighborhood Boundaries
-  JLG Route
-  Proposed Spurs & Connectors



WHAT WE HEARD

Northwest - Public Meetings, CLTs, Move and Talks

PRIORITIES:

1. *Housing Affordability*
2. *Neighborhood Improvements, Connectivity and Beautification.*
3. *Creating Jobs, Supporting Businesses & Building Wealth*

What can be BUILT ON?

- Historic neighborhood with notable landmarks, assets and residents.
- Loyal and diverse community.
- Existing gardens and beautification efforts.
- Room for growth: enthusiasm for community investment.
- Walkability and accessibility.

What is a CHALLENGE?

- Noise pollution and health concerns (proximity to expressway).
- **Crime, safety and need for mental health resources.**
- Littering and illegal dumping.
- Language barriers with residents and little community involvement.
- Fears of gentrification.
- **Lack of street/open space maintenance and neglect:**
 - Need for more city support.
 - Dead trees.
 - Poor sidewalk condition.
 - Solar street lights.
 - Vandalism.

What are your HOPES & VISION?

- **Family-friendly** homes.
- **More local small businesses.**
- Historic recognition.
- **More beautification** and green space/recreation opportunities.
- **Reduce blight.**
- **More City support.**
- Increased equality and cultural unity.
- **Renovated/redeveloped rec centers and playgrounds.**
- Increased programming.
- Making the Northeast a destination.
- Increased pedestrian safety and access to public transit and bikeshare.

DRAFT STRATEGIES





BUSINESSES & JOBS

SUPPORT EXISTING BUSINESSES

i.e. building stabilization, beautification grants

REDUCE POTENTIAL IMPACTS

i.e. opportunities to downzone to light industrial, strategic tree planting and buffering



CONNECT RESIDENTS TO JOBS

i.e. vacant building reuse, supporting new business along the greenway, training programs

EMPOWER ENTREPRENEURS

i.e. pop-up ready vacant lots, better connections to the JLG

MCNICHOLS BUFFERING



INDUSTRIAL BLIGHT TO BEAUTY



TREE PLANTING IN THE RIGHT OF WAY



TREE PLANTING ON PUBLICLY OWNED LAND

Support small businesses & strengthening connections to commercial corridors



Sylhet Farm
Produce Stand

photo source: one new humanity cdc
<https://www.onenewhumanitycdc.org/blog/sylhet-farm-story>

Example Area Strategies:

- Focus greening enhancements (trees and planters) of the JLG on Joseph Campau from the Davison School to Halleck.
- Better connect Joseph Campau to SNF Corridor Conant on community identified streets Lawley and Halleck.
- Support Sylhet Farm to expand their produce stand facilities on Joseph Campau as a catalyst for more commercial activity.





CONNECTIVITY & MOBILITY

IMPROVE BIKE ACCESS

i.e. bike to work programs, slow streets connections to the JLG

SAFE PEDESTRIAN CONNECTIONS

i.e. improve sidewalks, bike lanes, programming

ACCOMMODATE CAR ACCESS

i.e. on-street parking, parking lots at major access points

REDUCE CONFLICTS

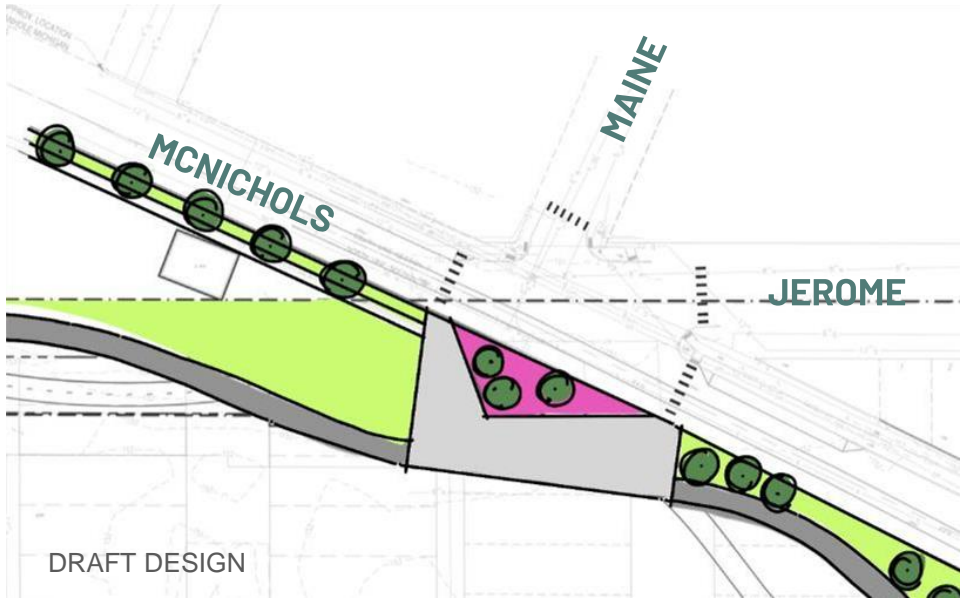
i.e. road rightsizing, crossing enhancements

IMPROVE TRANSIT ACCESS

i.e. prioritize bus shelters and amenities



JEROME & MCNICHOLS INTERSECTION



NEED A RIDE?

GET A FREE BIKE

Do you live in Detroit, Hamtramck, or Highland Park and experience transportation problems? You may be eligible for a free new bike from Bikes 4 Employees.



7 BIKES ALLOCATED TO RESIDENTS AROUND THE JLG





HOUSING

EXPAND OWNERSHIP OPPORTUNITIES

i.e. homeownership programs, community land trust models

SUPPORT EXISTING HOMEOWNERS

i.e. increased housing assistance, targeted resident outreach

PRESERVE EXISTING AFFORDABLE HOUSING

i.e. landlord outreach and incentives, code enforcement

IMPROVE HOUSING QUALITY

i.e. home repair grants, low interest financing

CREATE NEW AFFORDABLE HOUSING

i.e. leverage public land and grants for new construction, expand targeted multifamily areas



**EXAMPLE OF A LONG
TERM HOUSING
OPPORTUNITY**

**DAVISON
ELEMENTARY
SCHOOL**

**PROPOSED
DEARING GUT THROUGH**

PROPOSED OPEN SPACE

**HOUSING REHABILITATION/
INFILL OPPORTUNITY AREA
ON PUBLICLY-OWNED LAND**

MEADE GUT THROUGH

JOSEPHICAMPAU AVE
JLG



**EXAMPLE OF NEAR TERM
ADAPTIVE REUSE
PROJECT**



**Former Greater Detroit Hospital
at 3021 Carpenter**



BEAUTIFICATION & VACANT LAND

BEAUTIFICATION

i.e. public art, partner collaborations, tree plantings

COMMUNITY ACTIVATION

i.e. pop-up market, community garden

ENVIRONMENTAL HEALTH

i.e. vacant lot clean-up and maintenance, demolition of hazardous structures

NEIGHBORHOOD INFRASTRUCTURE

i.e. high speed internet



JLG IMPROVEMENT IN THE SHORT TERM



**LONG-TERM
REDEVELOPMENT
VISION**

TRAILHEAD PARKING LOT

TRAILHEAD PARK

ADAPTIVE
REUSE

MULTI FAMILY RESIDENTIAL

TOWNHOUSE





Q + A

DISCUSSION GUIDELINES

- **Take space & make space** for others
- For productive conversation, comments should **address issues, not people**
- **Listen carefully and deeply**
- **Do not freeze each other** in time
- Challenge oppressive remarks and behaviors but **not with blame or shame**
- Practice **“both/and”** thinking.
- If a statement has already been made, feel free to utilize the time to **explore new issues and opportunities**
- **Expect/accept discomfort** and unfinished business

NEXT STEPS

1. Upcoming public meetings:

April 04 - JLG Westside Public Meeting

May 01 - JLG Westside Public Meeting

May 16 - JLG Northwest Public Meeting

June 05 - JLG Northeast Public Meeting

1. Stay tuned via **detroitmi.gov/jlgplanning** for more details about the release of the final plan at the end of the summer!

Visit each station to
provide your feedback!



COMMUNITY PARTICIPATION CHECKLIST

5 STATIONS FOR DISCUSSION TONIGHT:

- HOUSING
- BUSINESSES & JOBS
- BEAUTIFICATION & VACANT LAND
- MOBILITY
- ABOUT YOU: SURVEY + HOME MAP

THANK YOU FOR JOINING US!
HAVE GENERAL COMMENTS?
PROVIDE THEM ON THE BACK