

May 16, 2024



JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY

JLG Northwest

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

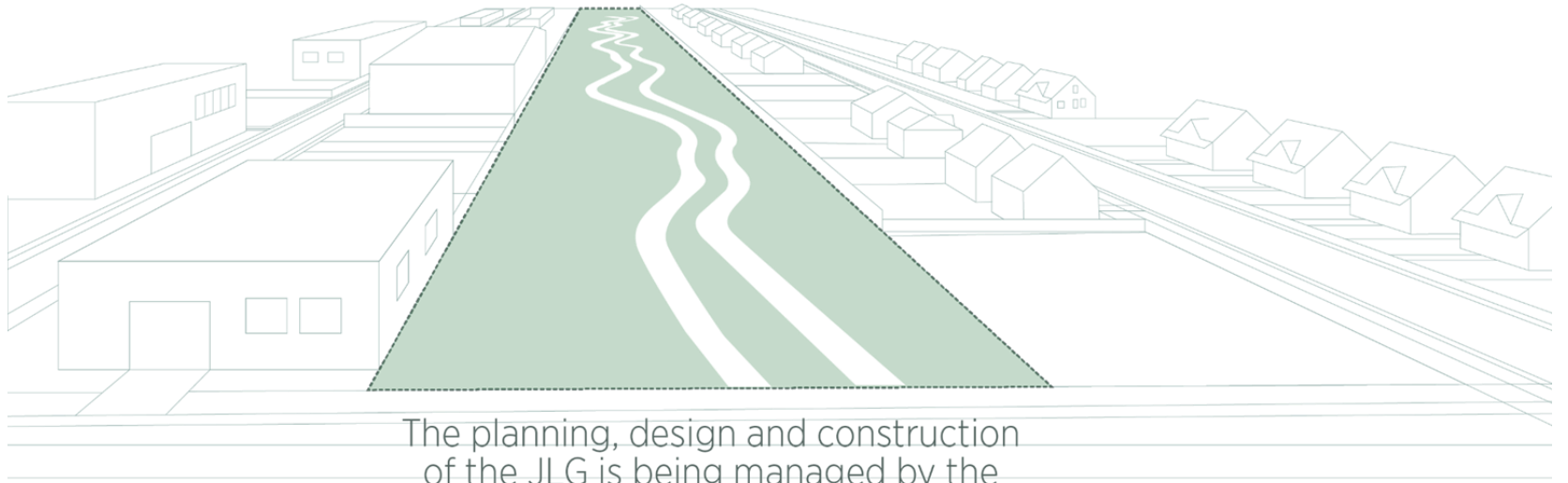
*SMITHGROUP
SMM
NOELL CONSULTING
MASS ECONOMICS*

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
General Services Department (GSD)

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

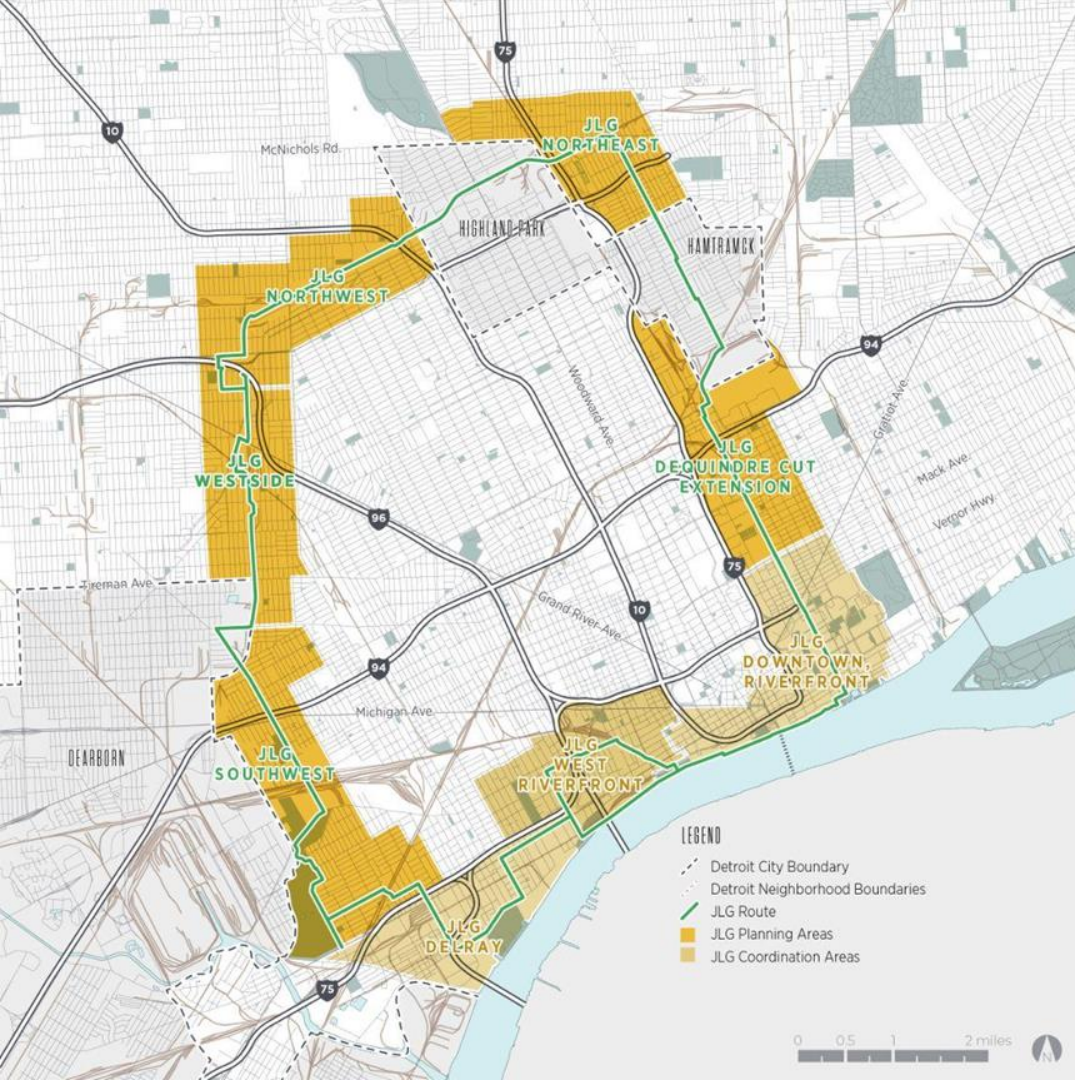


This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

OUR PROCESS

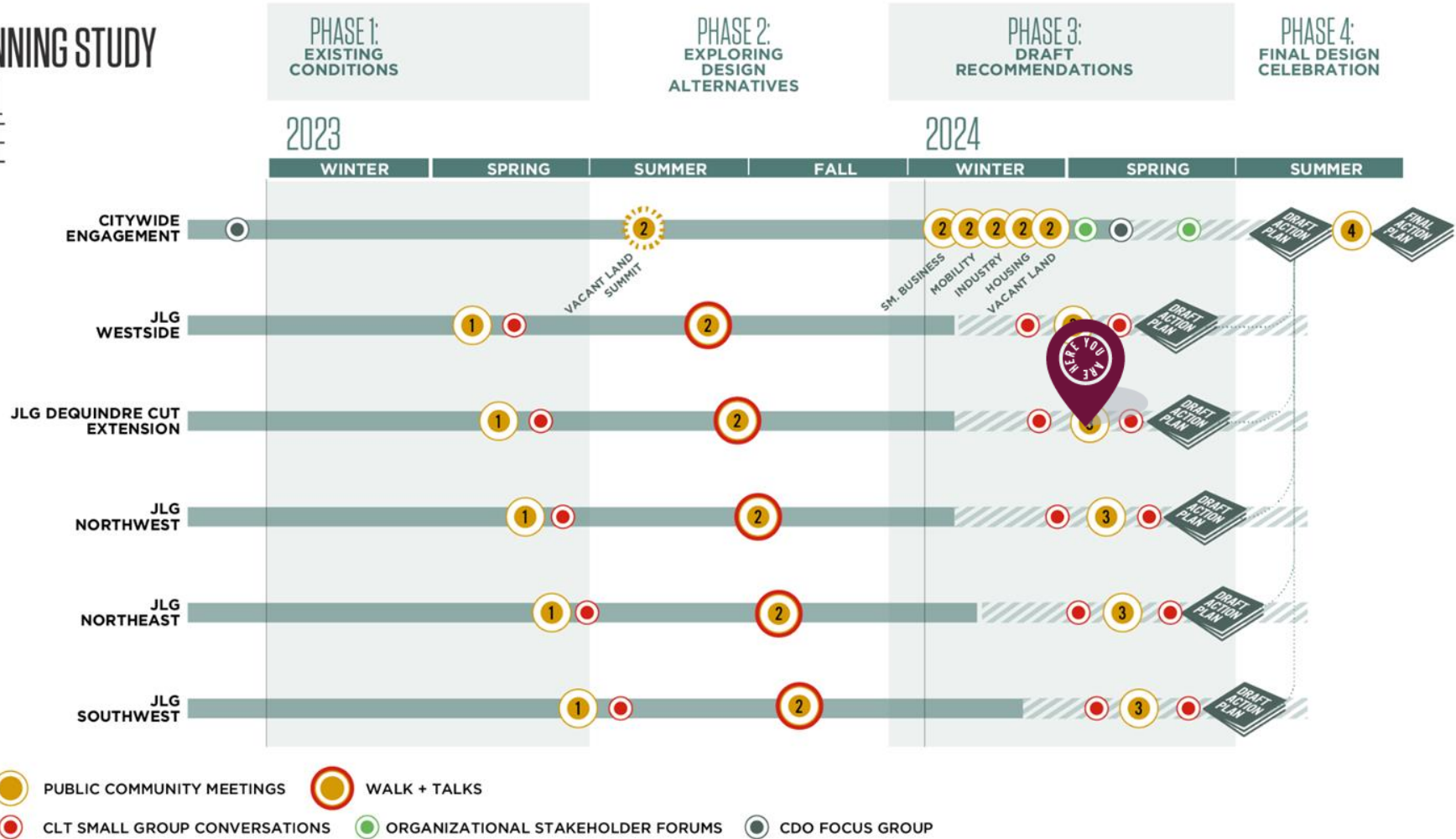


JOE LOUIS GREENWAY PLANNING AREAS



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

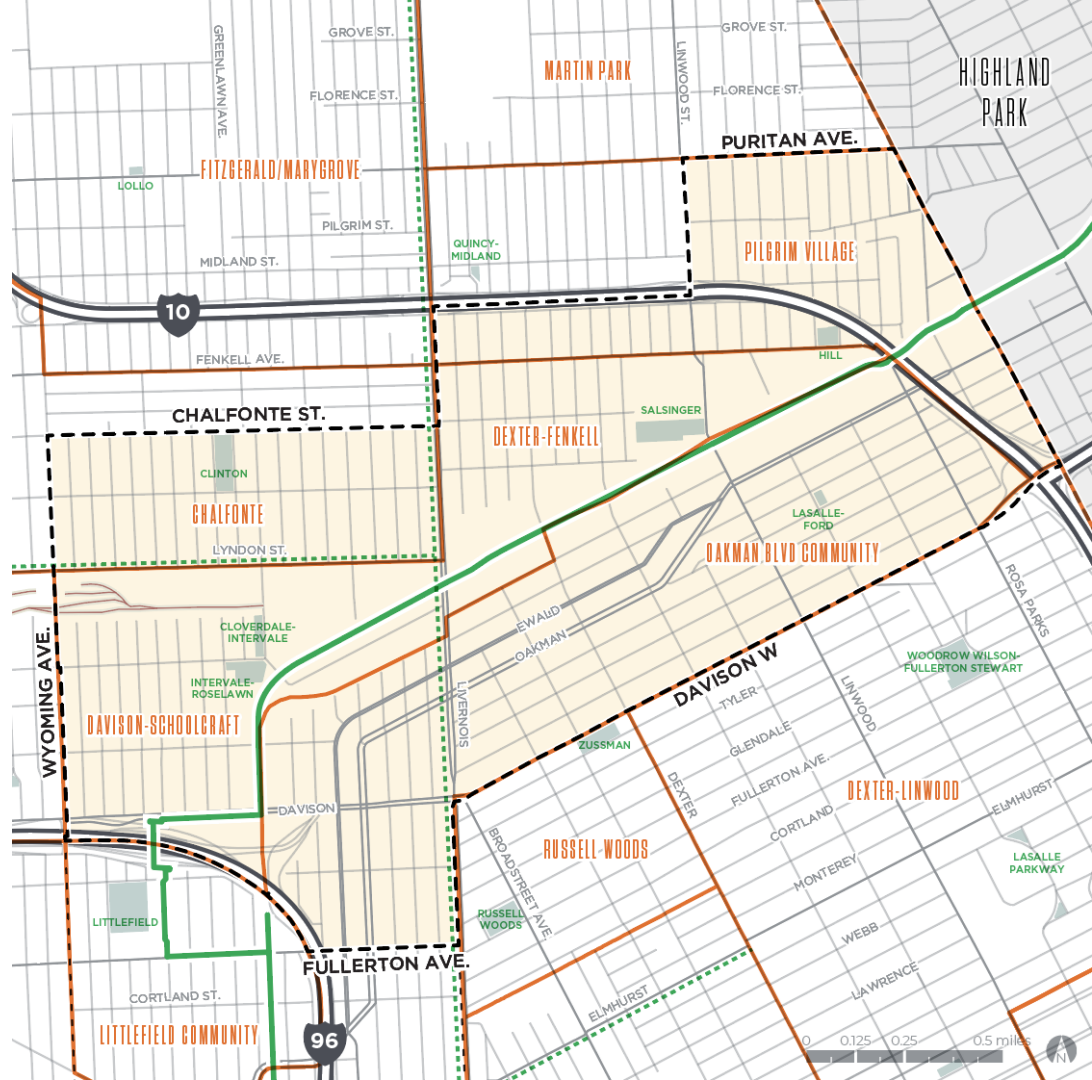
16 PUBLIC MEETINGS with a city-wide and neighborhood-centered focus



JLG Northwest STUDY AREA

This study area includes the neighborhoods of Davison Schoolcraft, Chalfonte, Dexter-Fenkell, Pilgrim Village, Oakman Blvd Community, and Hope Village.

-  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. *Creating Jobs & Building Wealth*
3. *Neighborhood Improvements, Connectivity and Beautification.*

What can be BUILT ON?

- Strong community.
- Quiet and peaceful
- Black-owned businesses
- Community assets and institutions:
 - Churches
 - Adams Brutzel Rec Center
 - Post office
 - Bank

What is a CHALLENGE?

- Housing conditions and affordability:
 - Vacant lots and neglected homes.
 - Slumlords
 - Fear of gentrification and displacement.
- Street conditions:
 - Poor lighting.
 - Dumping and irregular recycling pick-up.
 - Lack of signage/wayfinding.
- Livability + Quality of life:
 - Traffic, noise and air pollution.
 - Poor quality schools.
 - Slow internet.
 - Lack of healthy restaurants and fresh food access.
 - Cost of services.

What are your HOPES & VISION?

- **Community center.**
- **Community events on the JLG.**
- **Beautiful streets.**
- **Equity and community empowerment.**
- **Affordability.**
- **Improved sustainability.**
- **Kid and pet-friendly areas**

“A thriving and robust community with diverse families, resource centers within the community, digitally accessible and fresh meats and produce stores, residents will have reliable and reasonable cost for water/ sewage/ gas & electric” - CLT participant.

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

Create a small to midsize industrial development program to support small spaces for makers and businesses.



FLEX/ LIGHT INDUSTRIAL BUILDING TYPOLOGY

DESCRIPTION

- Modern industrial buildings that consist of flexible subdividable spaces
- Allows for scalability to accommodate the needs of different industrial business types
- Can work on a range of different site sizes across JLG neighborhoods
- New product for small to mid-size businesses 4,000-5,000 sq. ft. to 10,000-12,000 sq. ft.



POTENTIAL IMPROVEMENTS TO ACCESS THE JLG



PRAIRIE ROAD LOOKING NORTH TO LYNDON

POTENTIAL IMPROVEMENTS TO ACCESS THE JLG



PRAIRIE ROAD LOOKING NORTH TO LYNDON



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



POTENTIAL MOBILITY HUB



NEW BUS STOP

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NEW MOGO STATION

LIVERNOIS

DORIS

DEXTER

LIVERNOIS & DEXTER

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



JLG NEIGHBORHOOD CONNECTORS ON DLBA PROPERTY

EXPANDED INTERVALE-ROSELAWN PARK

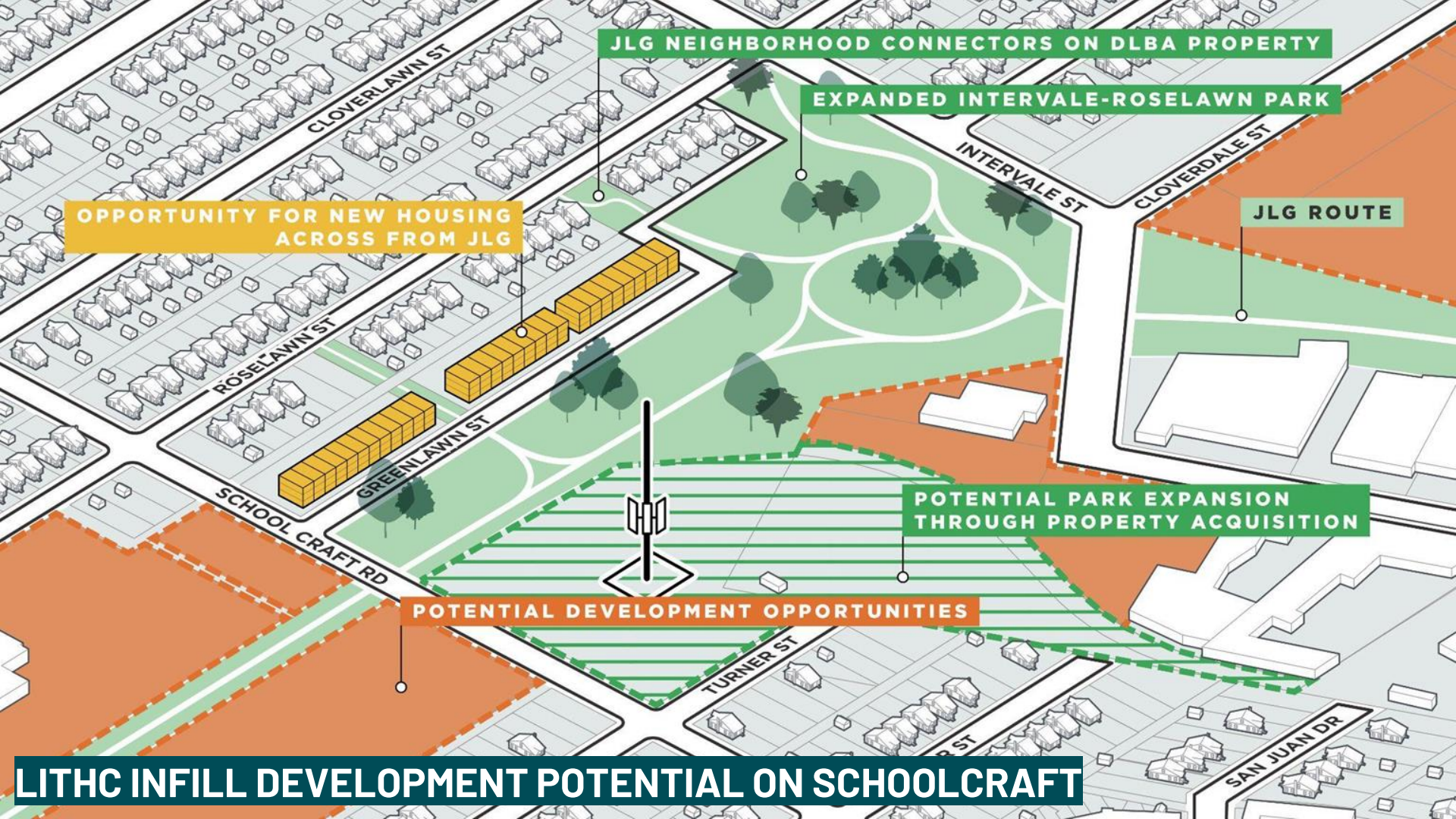
OPPORTUNITY FOR NEW HOUSING
ACROSS FROM JLG

JLG ROUTE

POTENTIAL PARK EXPANSION
THROUGH PROPERTY ACQUISITION

POTENTIAL DEVELOPMENT OPPORTUNITIES

LITHC INFILL DEVELOPMENT POTENTIAL ON SCHOOLCRAFT





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

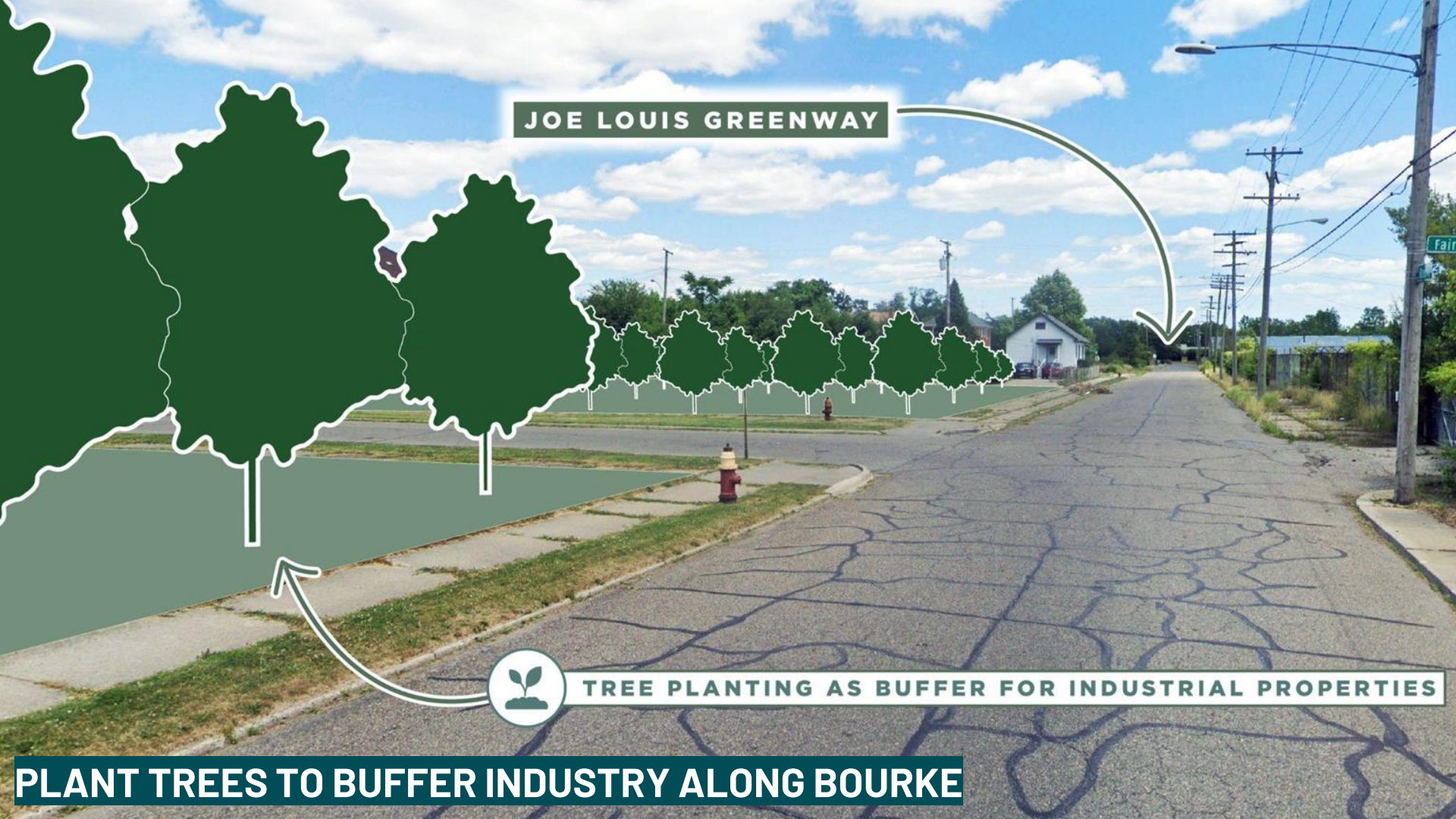
i.e. high speed internet





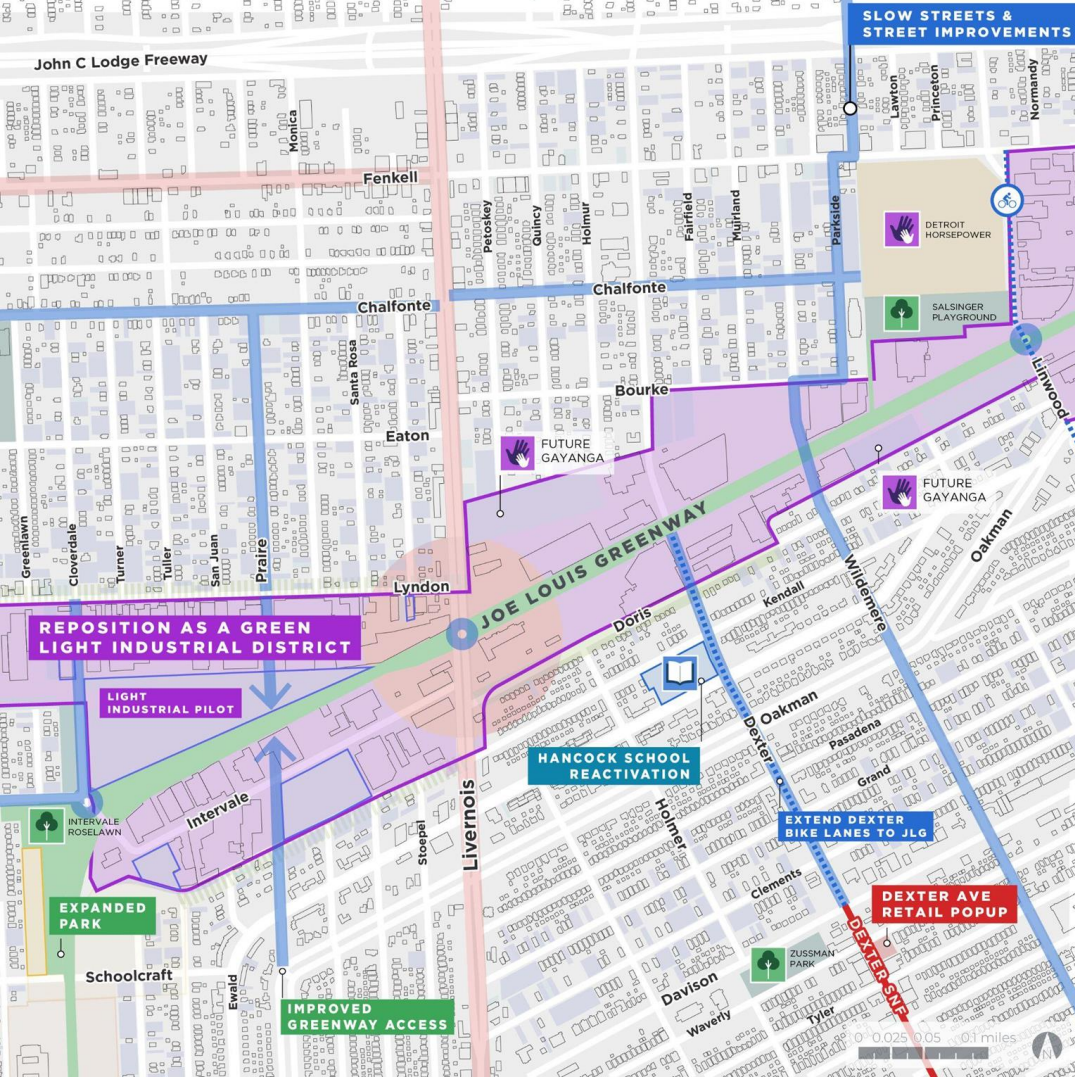
PLANT TREES TO BUFFER INDUSTRY ALONG BOURKE

JOE LOUIS GREENWAY



TREE PLANTING AS BUFFER FOR INDUSTRIAL PROPERTIES

PLANT TREES TO BUFFER INDUSTRY ALONG BOURKE



Bringing it all together...



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

June 26 - JLG Dequindre Cut 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