

APRIL 4, 2024



JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY

JLG SOUTHWEST

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



INTRODUCTIONS



PLANNING & DEVELOPMENT

JOE LOUIS GREENWAY, GSD

DEPARTMENT OF NEIGHBORHOODS

HOUSING & REVITALIZATION

OFFICE OF MOBILITY & INNOVATION

DEPARTMENT OF PUBLIC WORKS

PUBLIC SPACES PLANNING UNIT, GSD

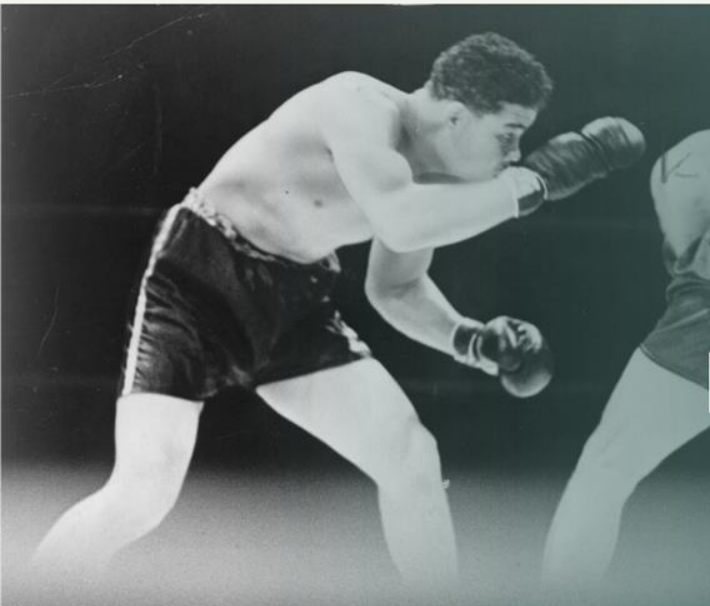
DETROIT LAND BANK AUTHORITY



JOE
LOUIS
GREENWAY
PARTNERSHIP



Leona Medley, Executive Director
WWW.JLGPartnership.org
info@jlgpartnership.org
313-482-1333



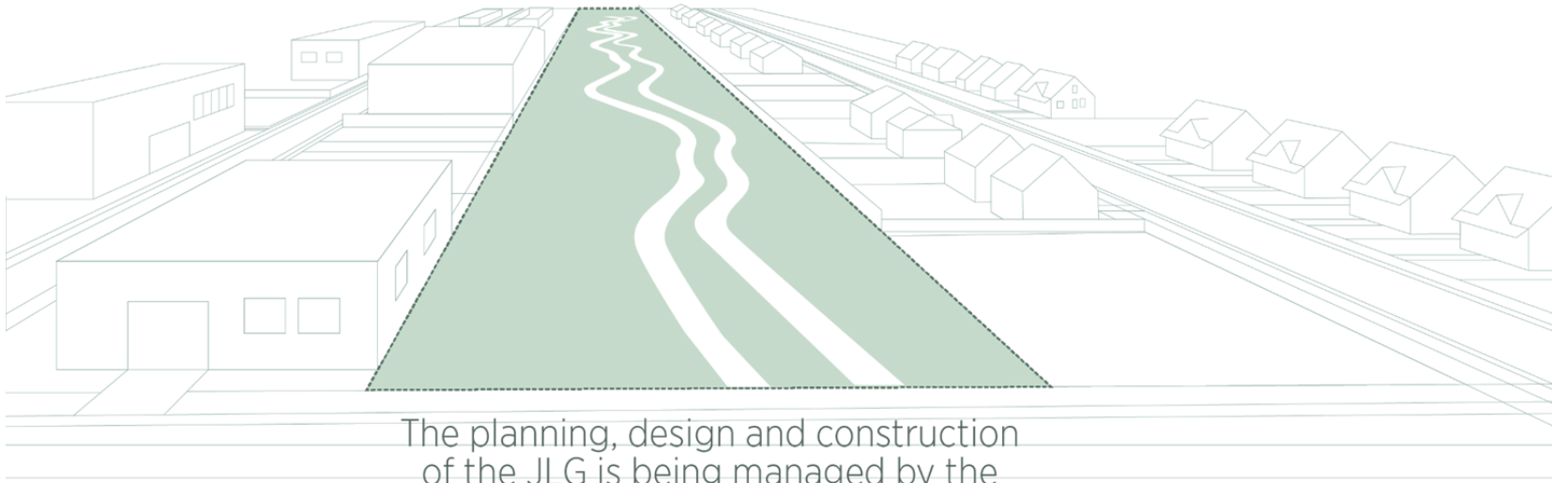
The **Joe Louis Greenway Partnership** is a
501c3 non-profit committed to
ensuring the JLG is a space that celebrates
the strength and determination of its
surrounding communities through **accessible,**
family-friendly programming, beautification,
and ongoing **community engagement.**

We focus on health and wellness, education, the environment, and thriving neighborhoods.

OUR PROCESS

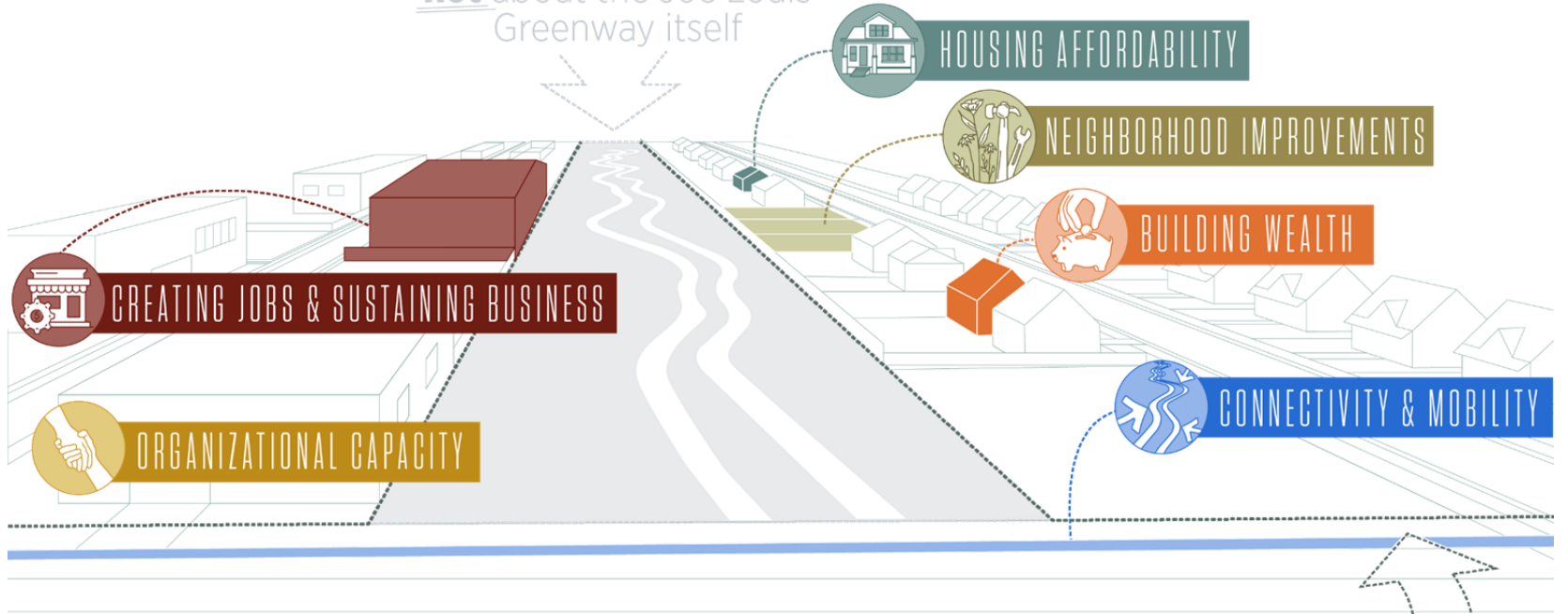


This **JLG Planning Study** is
not about the Joe Louis
Greenway itself



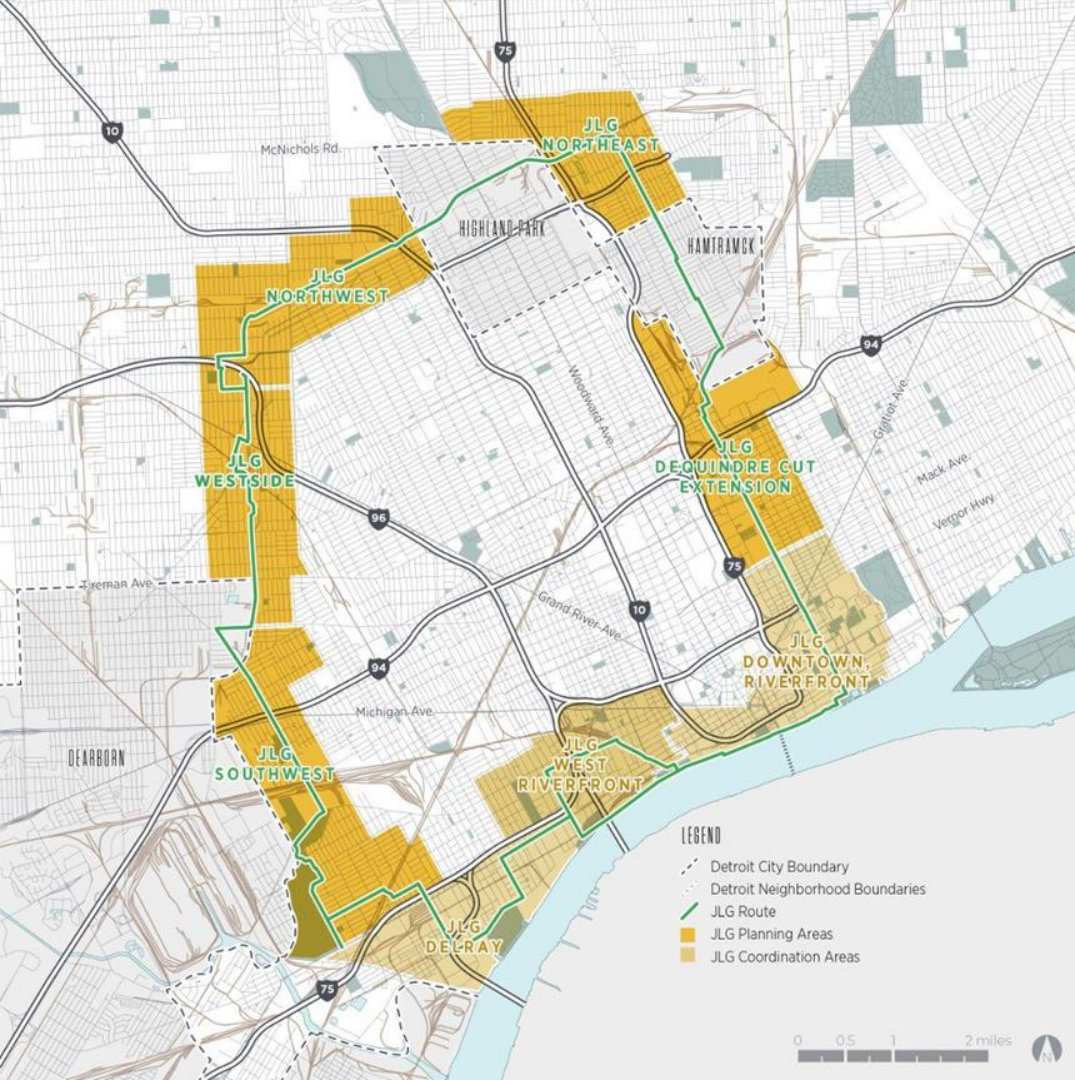
The planning, design and construction
of the JLG is being managed by the
General Services Department (GSD)

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



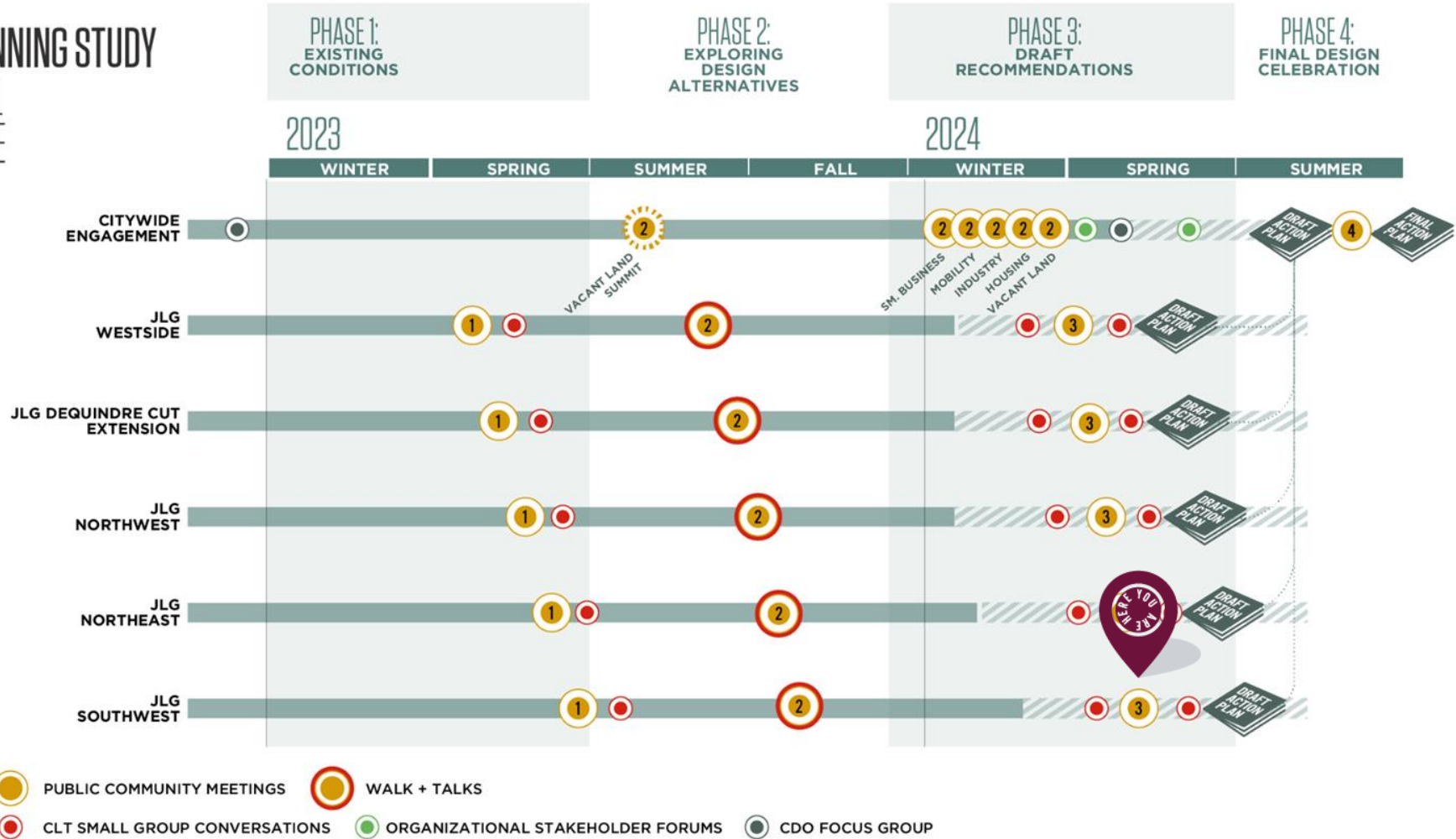
This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

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





JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY

FIVE PUBLIC MEETINGS!

COMMERCIAL + SMALL BUSINESS	MOBILITY + ACCESS	INDUSTRY + JOBS	HOUSING	VACANT LAND
THURSDAY JAN 25 6:00 PM	TUESDAY JAN 30 6:00 PM	THURSDAY FEB 01 6:00 PM	TUESDAY FEB 06 6:00 PM	THURSDAY FEB 08 6:00 PM



All public meetings recordings are
available online at



DETROITMI.GOV/JLGPLANNING

TODAY!

We want to know your thoughts about the DRAFT strategies for the Greenway

01:

Are these draft strategies heading in the right direction?

02:

Is there an idea that excites you?

03:







Are there potential strategies missing that you would like to see?

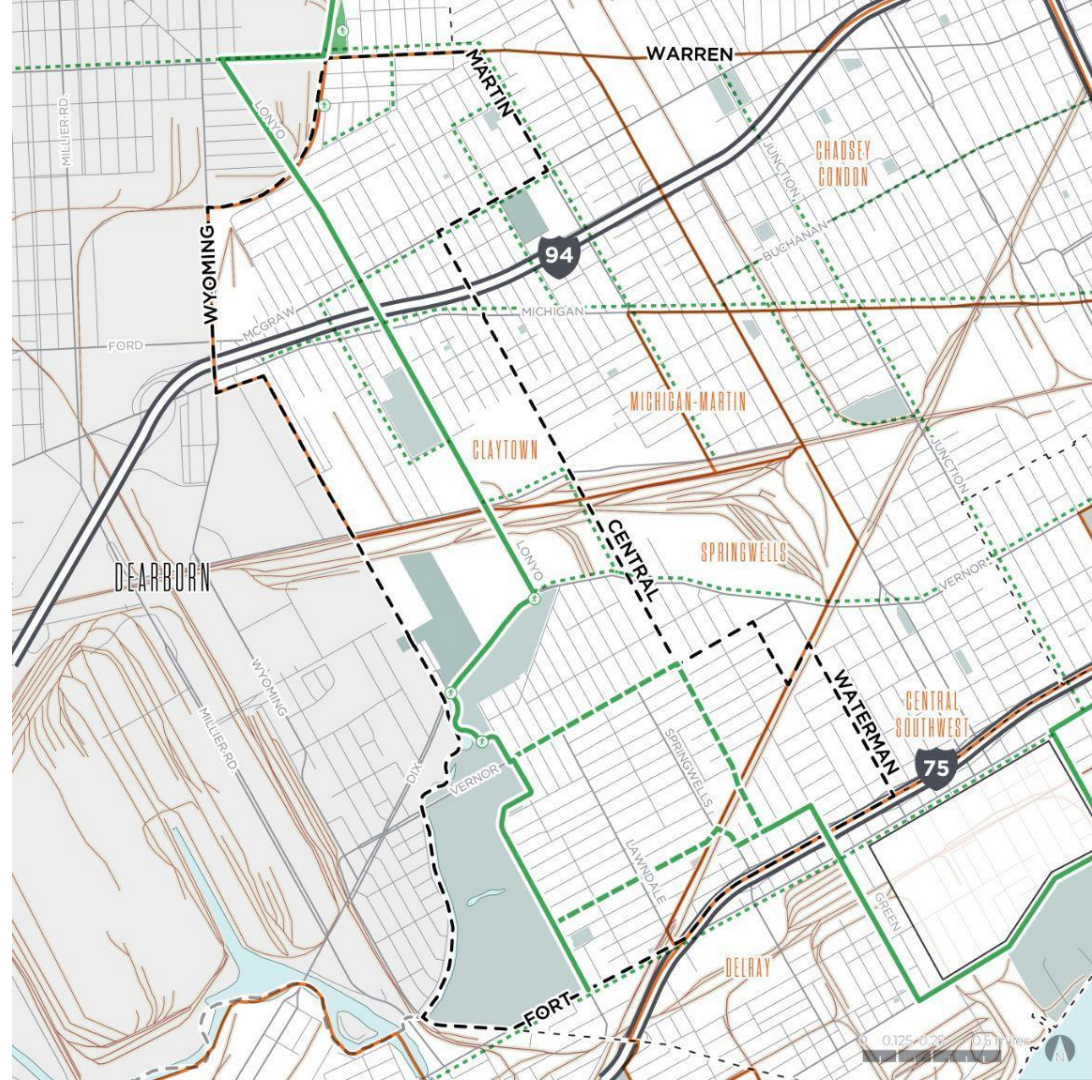
WHAT HAVE WE
LEARNED SO
FAR?



JLG PLANNING SOUTHWEST STUDY AREA

This study area includes the neighborhoods of **Chadsey-Condon**, **Claytown**, **Michigan-Martin**, **Springwells**, and **Central Southwest**.

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



WHAT WE HEARD

SOUTHWEST - Public Meetings, CLTs, Move and Talks

PRIORITIES:

1. *Impacts of Industry on resident quality of life*
2. *Housing Quality & Affordability*
3. *Community-managed Open Space*

What can be BUILT ON?

- A diverse and supportive community.
- **Beautification and safety efforts.**
- Community assets:
 - Open Spaces: Woodmere Cemetery, Romanowski Park
 - Sports and rec facilities
 - Local businesses and institutions.

What is a CHALLENGE?

- Traffic impacts:
 - **Truck traffic and speeding.**
 - Road deterioration and lack of maintenance.
 - **Air and noise pollution.**
- Street conditions:
 - **Litter and dumping**
 - Parking issues.
 - Flooding on major corridors.
 - Lack of accessibility for disabled residents, elders, kids.
- Liveability + Quality of life:
 - **Poor housing conditions.**
 - **Lack of affordability and homelessness.**
 - No animal control.
 - **Safety concerns.**
 - Lack of resident education.

What are your HOPES & VISION?

- **Investment in streets, sidewalks, parks and playgrounds.**
- **Better waste management.**
- **Mobility for all users.**
- Assessment of JLG impact over time.
- Social support and equity.
- Community engagement with a focus on youth, legacy residents and indigenous leaders.
- Community preservation through oral history and celebration of legacy businesses.
- Safer bike infrastructure.
- Lower crime rate.

WHAT WE HEARD

CITY-WIDE - Virtual Public Meetings

Content will be available online at DETROITMI.GOV/JLGPLANNING

“Accessible, affordable permanent housing for Detroiters who are on a budget.”

WHAT DO YOU FEEL EXCITED ABOUT?

- Retail programs and capacity-building along the JLG.
- Small business pop-ups and activation.
- Pathways for local entrepreneurs to thrive.

WHAT CAN THIS PLAN BEGIN TO ADDRESS?

- Activate the street through events and more pop-up vendors.
- Information about businesses allowed to operate along the JLG.
- Wayfinding and storytelling.
- Outreach to youth and seniors.
- Support for local business associations and CDCs.

INDUSTRY & JOBS

- Creating jobs and supporting local businesses.
- Improving areas affected by industrial use.
- Transforming blighted spaces into gardens.
- Proposed zoning changes, including downgrading from M4.

- Incorporating urban agriculture on/along the JLG.

HOUSING

- Affordable, permanent housing for individuals and families.

- Density that can support more grocery stores and services in neighborhoods.
- Education programs for residents.
- More information about what zoning allows for mixed use.
- Strategies to break the cycle of disinvestment, especially in areas that are not able to support housing.

“I would love to see small local businesses to support.”

WHAT WE HEARD

CITY-WIDE - Virtual Public Meetings

Content will be available online at DETROITMI.GOV/JLGPLANNING

**WHAT DO YOU
FEEL EXCITED
ABOUT?**

- Potential reuse of specific vacant sites into retail community anchors for revitalization.

**WHAT CAN
THIS PLAN BEGIN
TO ADDRESS?**

- Focus on secondary streets for bike and pedestrian traffic instead of main roads.
- Improve pedestrian safety on busy roads and intersections.
- Include ADA-compliant improvements and rest areas.
- Improvement, maintenance and access to bike paths.
- More parking options.

MOBILITY & ACCESS

VACANT LAND

- Meadows, and the potential to implement multiple vacant lot strategies on a site.
- Potential reuse of specific vacant sites into retail community anchors for revitalization.

- Prioritize stewardship and partnerships to sustain vacant lot activation from clean-up to on-going maintenance.
- Improve mobility infrastructure and amenities (EV stations, park-and-ride facilities).
- Green infrastructure and community-generated solar power.
- Potential for generational wealth creation.

“Everyone enjoying the supporting neighborhood”

“Street lights in the alleys”

“Clean and cleared lots for kids to play where abandoned houses once stood”

“A combo of blight to beauty that involves resident gardens”

FREIGHT UPDATES IN SW DETROIT



DIFT – What are we doing now?

Recent Investments/Announcements:

- 2023 USDOE Hydrogen Hub Award
 - Truck Stop of the Future
- 2023: MDOT awards \$5M to Norfolk Southern for rail yard improvements
- 2024: MDOT awards CSX \$5 million for improvements to rail yard
 - Site paving
 - Equipment upgrades
- GHIB opening in 2025

Active Project Funding Efforts:

- USDOT CRISI grant with Norfolk Southern & MDOT
 - Site paving
 - Equipment upgrades
 - Would modify Livernois/Federal entrance to send trucks north to I-94
- EPA Clean Ports Act for Zero Emissions Trucks
- SW Detroit Truck Study
- Livernois / Dragoon intersection redesign
- USDOT Rail Crossing Elimination Program
 - Lonyo & Central RR Crossings & Viaduct Improvements
- EPA Community Change Grants
 - Home Repair/Air Quality

Southwest Detroit Truck Study

Timeline and Next Steps:

- Received final draft from WSP consultant on 3/19
- Internal City of Detroit review through 4/12
- Final consultant revisions: 4/12 – 4/26
- Release for public comment on City website:
Target 5/3
- Public meeting on Truck Study week of 5/13 or
5/20
- Hire dedicated freight planner by 6/1

What to expect:

- Gap analysis of 2019 study
- Origin/destination review of truck
traffic along with updated counts
- Recommended truck restrictions
- Recommended infrastructure
improvements around DIFT site

DRAFT STRATEGIES



BUSINESSES &
JOBS



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

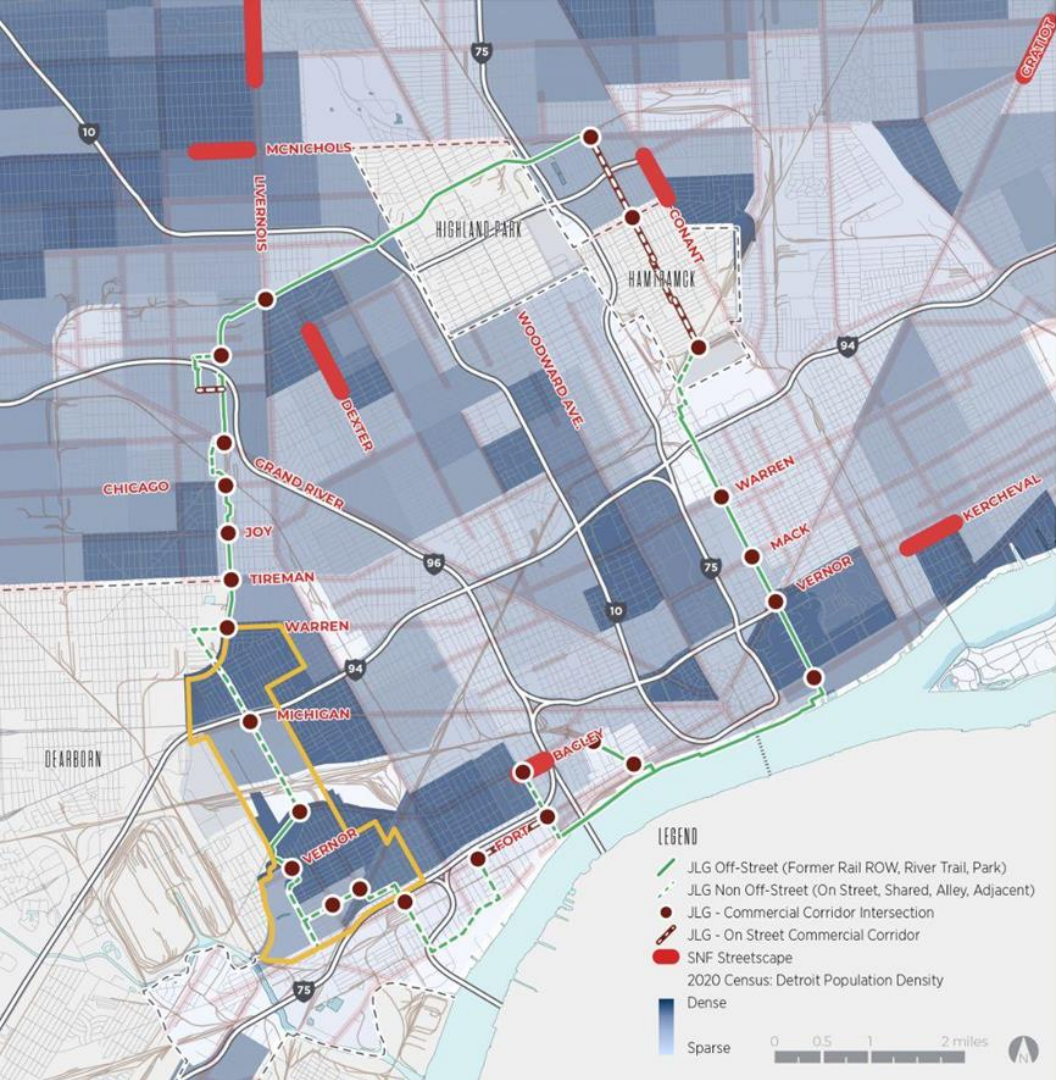
EMPOWER ENTREPRENEURS

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

COMMERCIAL CORRIDORS & INTERSECTIONS

Within a half mile of the Greenway in the Southwest JLG planning area...

- There are 25,285 residents, and 65% of households are families
- The JLG intersects major commercial corridors at Michigan, Vernor and Warren
- McGraw, Dix, Lawndale and Springwells also serve neighborhood retail needs
- 256 properties have active commercial uses, including **Auto-oriented businesses** (44%), **Retail** (34%) and **Restaurant** (11%)
- The anticipated retail demand is 40,000 sf to 2030.



BUSINESSES & JOBS

Small Business Strategies



Vernor at Woodmere

Improve strategic pedestrian and bike connections among commercial corridors near the JLG (see Vernor and Springwells).

Focus on activating commercial corridors where they meet the JLG, including support for businesses and properties to meet City regulations and plan for the future (like Vernor at Woodmere).

Define opportunities for existing businesses to open on or along the JLG (like at Patton Park and Romanowski)

Strengthening connections to commercial corridors

LIMITED PUBLICLY-AVAILABLE
LAND FOR DEVELOPMENT

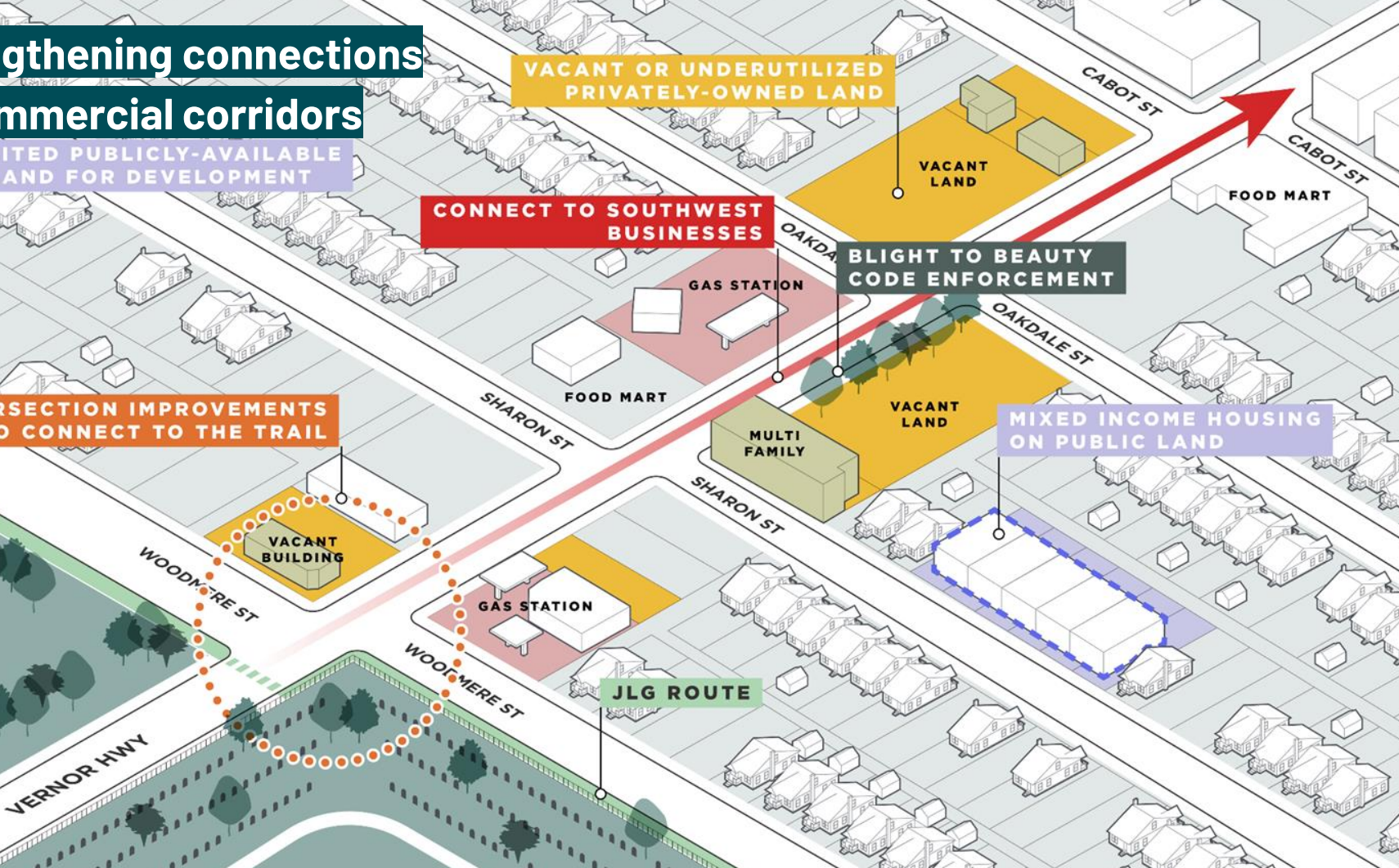
VACANT OR UNDERUTILIZED
PRIVATELY-OWNED LAND

CONNECT TO SOUTHWEST
BUSINESSES

BLIGHT TO BEAUTY
CODE ENFORCEMENT

INTERSECTION IMPROVEMENTS
TO CONNECT TO THE TRAIL

MIXED INCOME HOUSING
ON PUBLIC LAND



BUSINESSES & JOBS:

Industrial Land Strategies

[Warehouse and office space in Atlanta, GA]



Consider strategies to mitigate impacts, such as industrial Blight to Beauty initiatives, strategic green buffering, and truck route road design. (*Lonyo, Dix*)

Incentivize property owners to meet updated industrial design guidelines, potentially through a matching grant. (*Lonyo, Dix*)

Study opportunities to downzone from M4 to light industrial, industrial-mixed, and in some cases non-industrial zoning



Detroit at Work Career Guide

Jobs • Training •
Education • Support



Upcoming Job Fairs



IT & Professional
Services

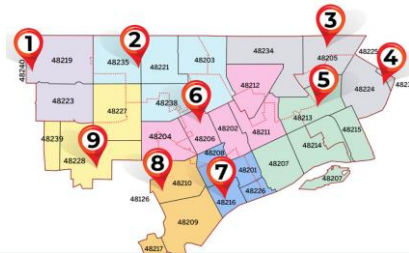
Healthcare

Construction &
Infrastructure

Manufacturing
& Mobility



Need to find a career?
Then you need to find
DETROIT AT WORK.



Connect Residents to Jobs

- During Construction, connect local job seekers to JLG contractors and continue direct outreach to local contractors at trade events
- Leverage training and workforce experience programs in future greenway maintenance and land stewardship pilots
- Bring job fairs to events on the JLG
- **Long-term:** Work with new development & employers to develop job training programs specific to new and growing sectors along the greenway

MOBILITY & ACCESS



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

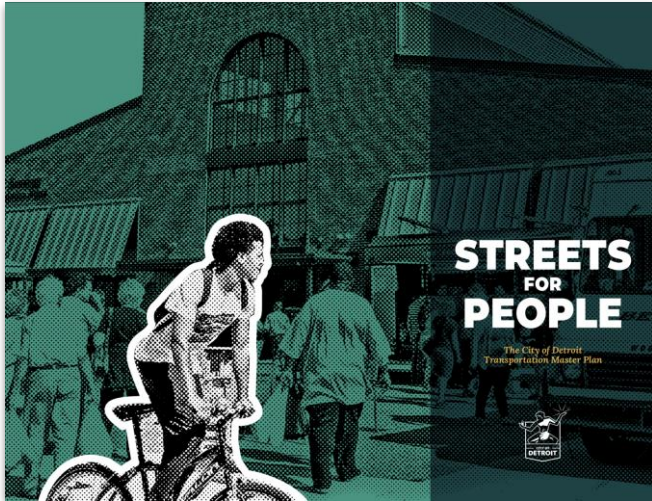
i.e. road rightsizing, crossing enhancements

IMPROVE TRANSIT ACCESS

i.e. prioritize bus shelters and amenities



DETROIT MOBILITY INITIATIVES



Sidewalk Program



MoGo is Detroit-based non-profit organization, MoGo's mission is to provide equitable, affordable and inclusive mobility for all. We have 80 stations and 620 bikes.

MOBILITY & ACCESS

Strategies

Potential Mobility Hub



Prioritize bus shelter, amenities, and micro-mobility options where JLG intersects high-frequency bus routes (Vernor & Michigan)

Provide parking lots at major access points, aiming for every 2 miles, and in between emphasize on-street parking and alternative modes (Patton Park & Romanowski)

Improve safety and accessibility of neighborhood connections to JLG through traffic calming, ADA sidewalks, crosswalks, lighting, and trees (Priority Slow Streets)

HOUSING



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



Each Planning Area has slightly different market conditions and recommended approaches for housing strategies

Housing Market Potential

in JLG Southwest Planning Area:

469 total new units by 2030

- Forecasted Rental Unit Demand: 90 units
- Forecasted For-Sale Demand: 29 units
- Forecasted New Tax Credit Unit Demand: 350 LIHTC units

LEGEND

- Single Family Residential
- Vacant Single Family Residential
- Mixed Use
- Vacant Mixed Use
- Multi-Family 2-4 Units
- Multi-Family 5+ Units
- Vacant Multi Family
- DLBA Salvageable Structure

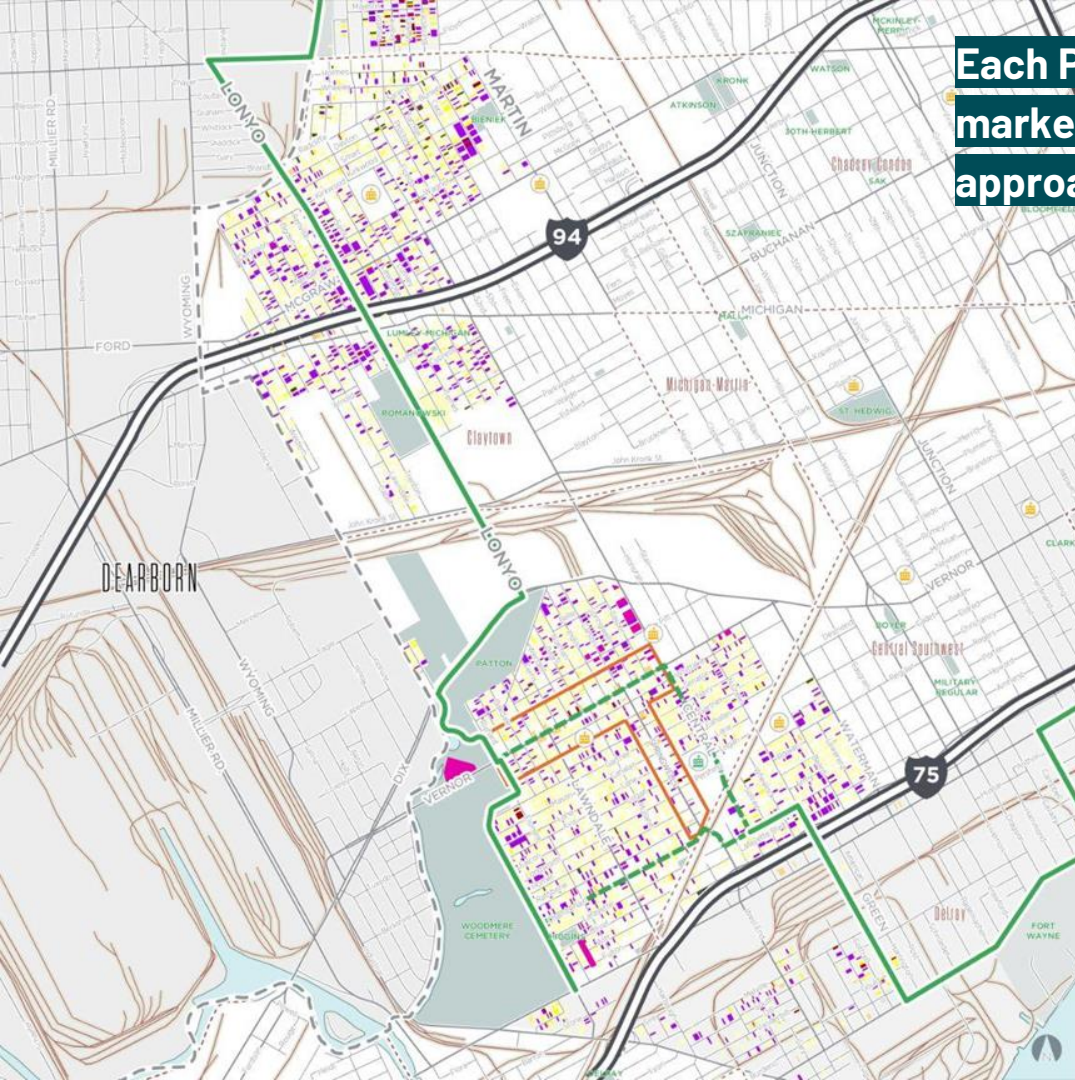
DPS Facility Masterplan

- Reactivate/Addition
- Rebuild
- Renovate

HOUSING UNITS:

7,329 units-occupied | 1,095

53% owner-occupied | 47% renter-occupied | vacant



HOUSING

Strategies

Support Existing Residents

- Expand outreach to residents to increase awareness, and access to housing resources
- Form partnerships with charitable organizations and nonprofits to increase housing assistance.



Detroit Housing Resource HelpLine

One Call, One Place for Housing Resources

Renters	Homeowners & Homebuyers
<ul style="list-style-type: none">■ Property Condition Complaints■ Legal Services Referrals■ Eviction Prevention Counseling■ Relocation Assistance■ Emergency Shelter	<ul style="list-style-type: none">■ Detroit Down Payment Assistance Program■ Housing and Homebuyer Counseling■ Home Repair and Maintenance■ Property Tax Assistance■ Mortgage Foreclosure Prevention

AND MORE!



Detroit LeadSafe Housing
HOUSING & REVITALIZATION DEPARTMENT

For more information, call **(866) 313-2520**



The City of Detroit's
CDBG-DR Private Sewer Repair Program
District 6: Midwest, Chadsey-Condon, Claytown, North Corktown, Michigan-Martin

HOUSING

Strategies

Preserve Affordability & Invest in Existing Buildings

- Expand outreach to multi-family property owners for existing programs
- Expand programs to support small-scale housing properties.

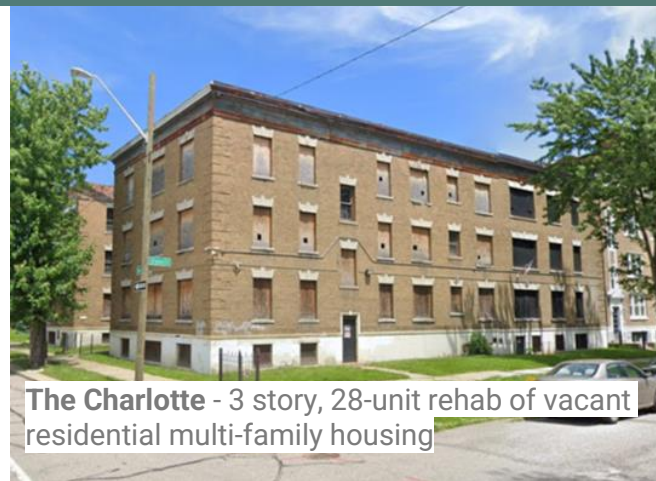
Detroit Duplex Repair Programs



Preservation Pre-development & Detroit Housing for the Future Fund (DHFF)



Le Chateau -1-story, 30 unit quality & safety updates in the Pershing neighborhood



The Charlotte - 3 story, 28-unit rehab of vacant residential multi-family housing

HOUSING *Strategies*

Create New Housing Units

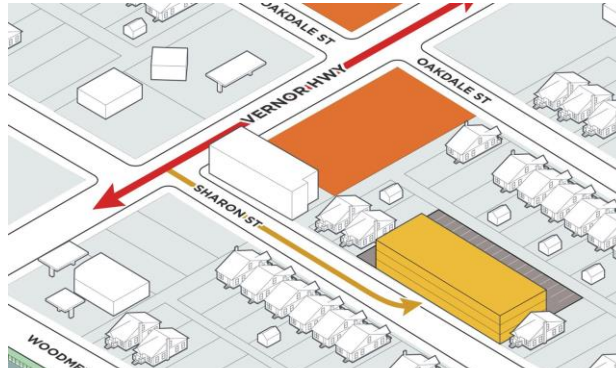
- Publish Requests for proposals for ready-to-go sites for new multi family development.
- Expand Resources to incentivise rehab of vacant housing units

Publicly-Owned Buildings



1801 Springwells Street

Publicly-Owned Mixed-Income Infill



DLBA Assembly Sharon St

Privately Owned Buildings



2nd Story Apartment Renovations

BEAUTIFICATION & VACANT LAND



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



What can we do with Vacant Land?



Repair

Action:
Industrial Cleanup



Clean

Action:
Clean and Clear



Beautify

Action:
Wildflower Lawn
Community Activation (Art)



EcoWork

Action:
Green Stormwater Infrastructure
Forests
Meadows



Activate

Action:
JLG Enhancement
Community Activation
Gardening/Farming


Typologies

BEAUTIFICATION & VACANT LAND *Strategies*

Ongoing environmental remediation of a publicly-owned site along Joseph Campau JLG



Prioritize lots that Reduce Harm and Add Value

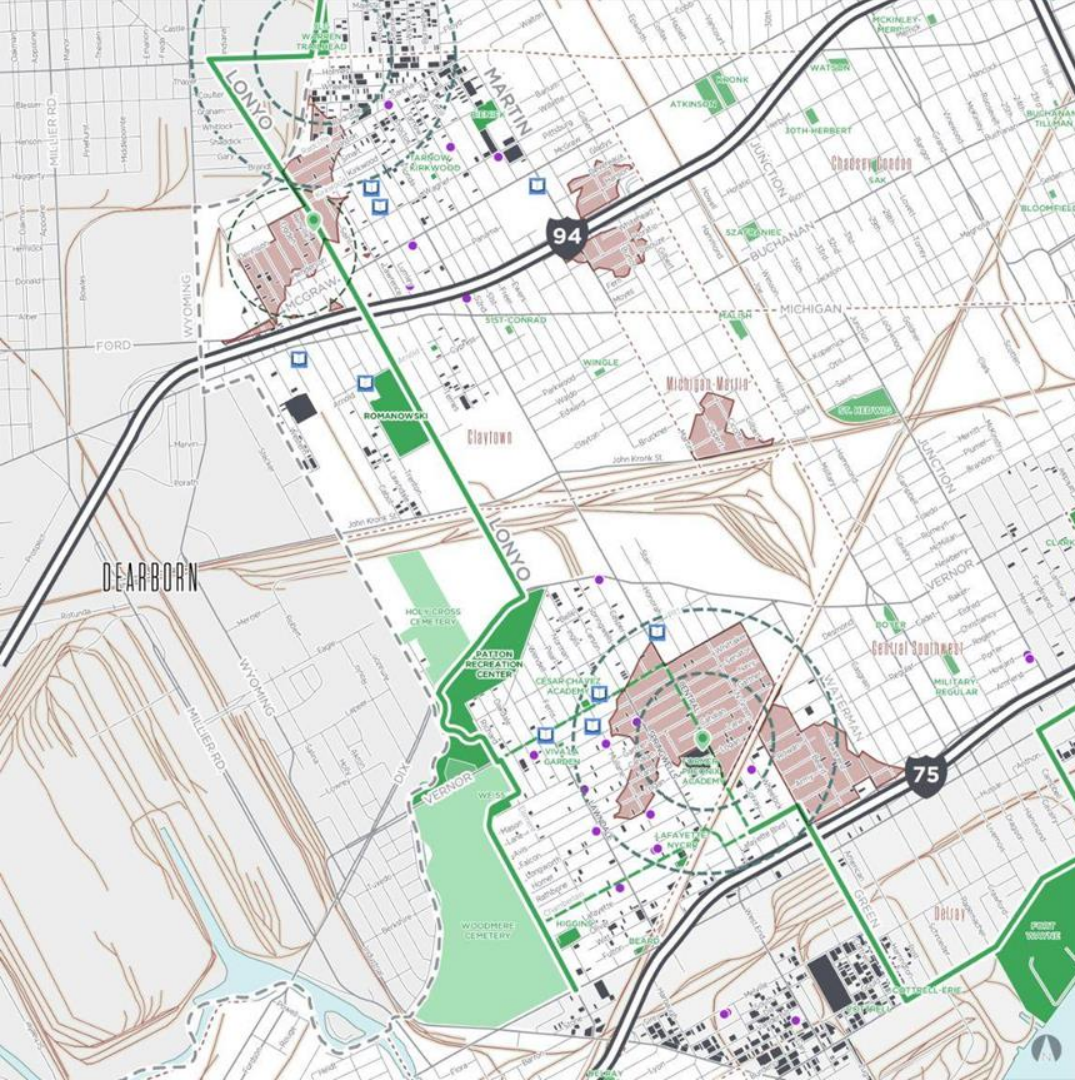
Example: Overgrown lots with dumping in residential neighborhoods are ideal for a Clean and Clear program to reduce harm.

Choose the right group to lead the project

Example: An industrial clean-up should be coordinated by City or another agency with access to funds & technical expertise. A pop-up market or community garden is better for a community-based organization or individual to lead.

When choosing a typology for a lot, think long-term and short-term

Example: Near term opportunity sites should be cleaned up & mowed while waiting for development. Long-term holds could be planted with trees or activated by community members



BEAUTIFICATION & VACANT LAND

opportunity in Southwest

- Identify resources and partnerships to support needs of **community managed open space** and fill **Park Gaps**
- Incorporate **EcoWork** in city parks and publicly owned sites
- Coordinate **Landscape Buffers** in right-of-way and private site frontage

- JLG Route
- Park Gap
- Publicly owned vacant land
- Potential new open space location
- Community Land Based Project



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 Southwest 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