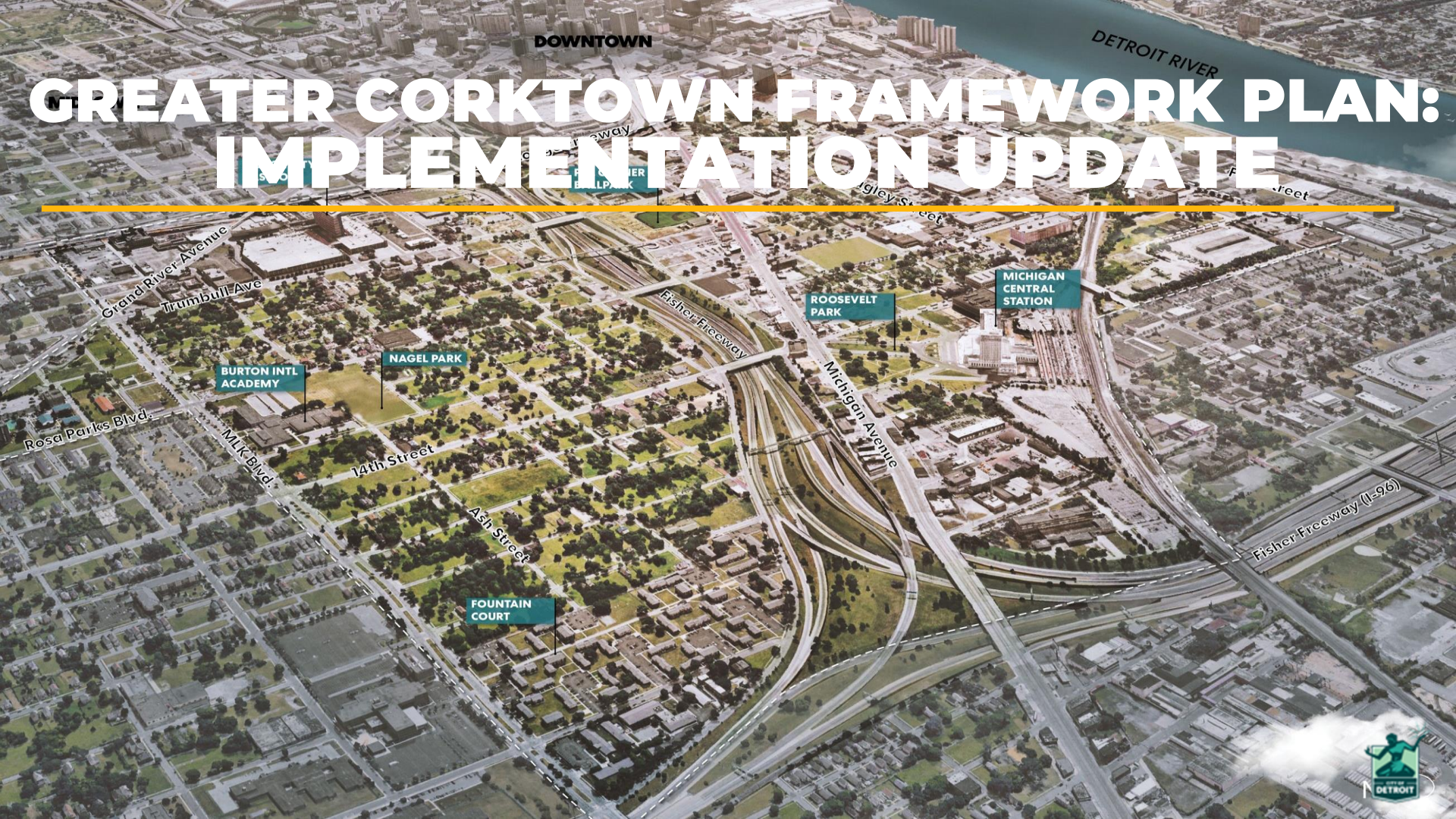


GREATER CORKTOWN FRAMEWORK PLAN: IMPLEMENTATION UPDATE



DOWNTOWN

DETROIT RIVER

Grand River Avenue
Trumbull Ave

BURTON INTL
ACADEMY

NAGEL PARK

Rosa Parks Blvd.

MIK Blvd.

14th Street

FOUNTAIN
COURT

Ash Street

ROOSEVELT
PARK

Michigan Avenue

MICHIGAN
CENTRAL
STATION

Fisher Freeway (I-96)



Today's Virtual Public Meeting

I. Welcome & Introduction

II. Greater Corktown Housing Updates

III. Questions on Housing Updates

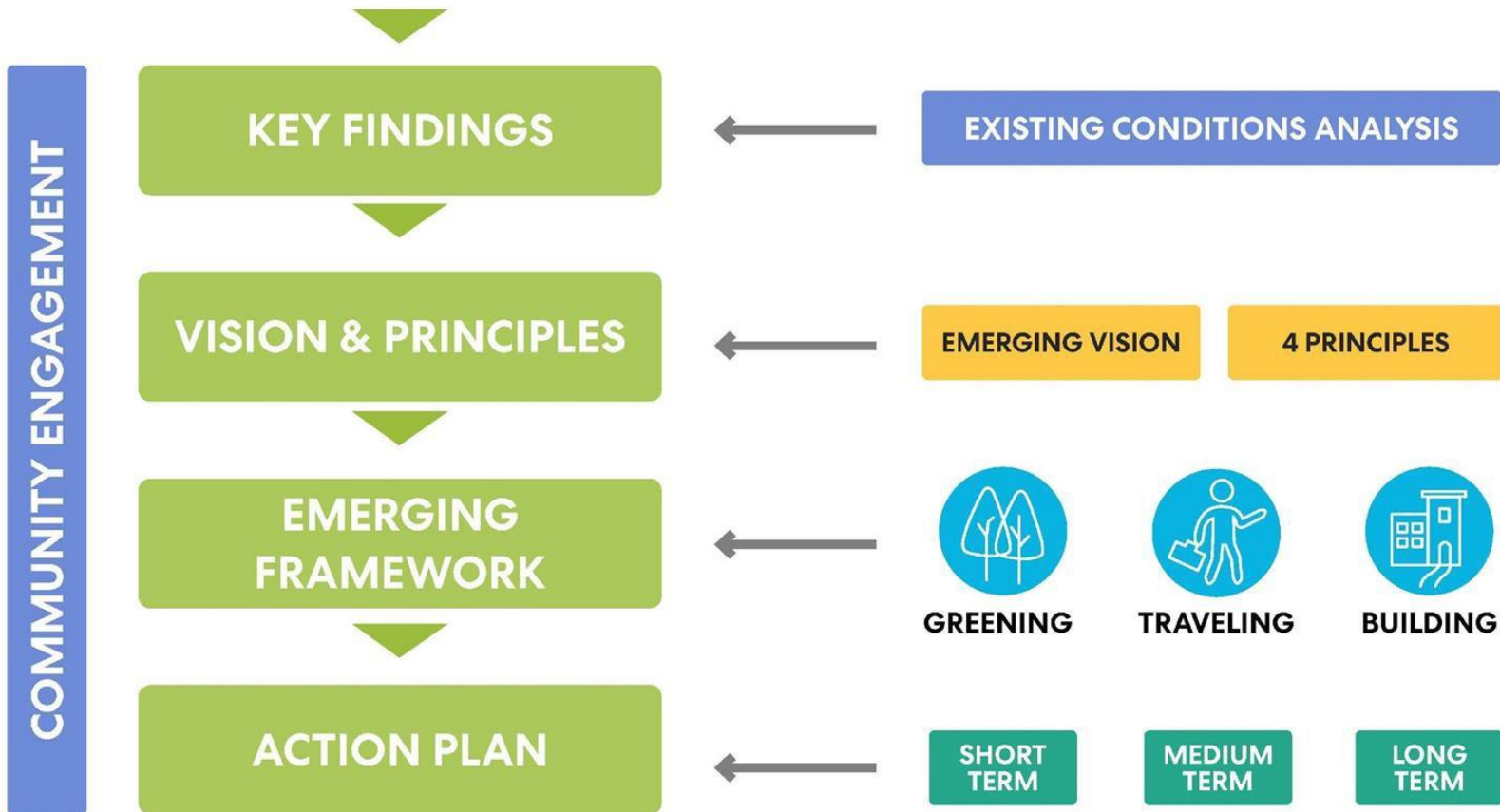
IV. Greater Corktown Neighborhood Updates

V. Question & Answer

VI. Meeting Conclusion



GREATER CORKTOWN PLANNING FRAMEWORK





DOWNTOWN

MIDTOWN

DETROIT RIVER

WILSON CENTENNIAL PARK

CLEMENS KERN GARDENS REDEVELOPMENT

MICHIGAN AVENUE IMPROVEMENTS

"LEFT FIELD" DEVELOPMENT

BAGLEY STREET IMPROVEMENTS

Fort Street

15TH AND BAGLEY DEVELOPMENT

FORD PAL SITES

ROOSEVELT PARK IMPROVEMENTS

MICHIGAN CENTRAL STATION

JOE LOUIS GREENWAY

NORTH CORKTOWN FOCUS AREA

14TH STREET IMPROVEMENTS

ASH STREET IMPROVEMENTS

Grand River Avenue
Trumbull Ave

Rosa Parks Blvd.
M/K Blvd.

14th Street

OWEN SCHOOL SITE HUB

Ash Street

Fisher Freeway
Michigan Avenue

Fisher Freeway (I-96)

LEGEND

- PROPOSED HOUSING DEVELOPMENT
- PUBLICLY-OWNED LAND



Implementation | Housing Updates



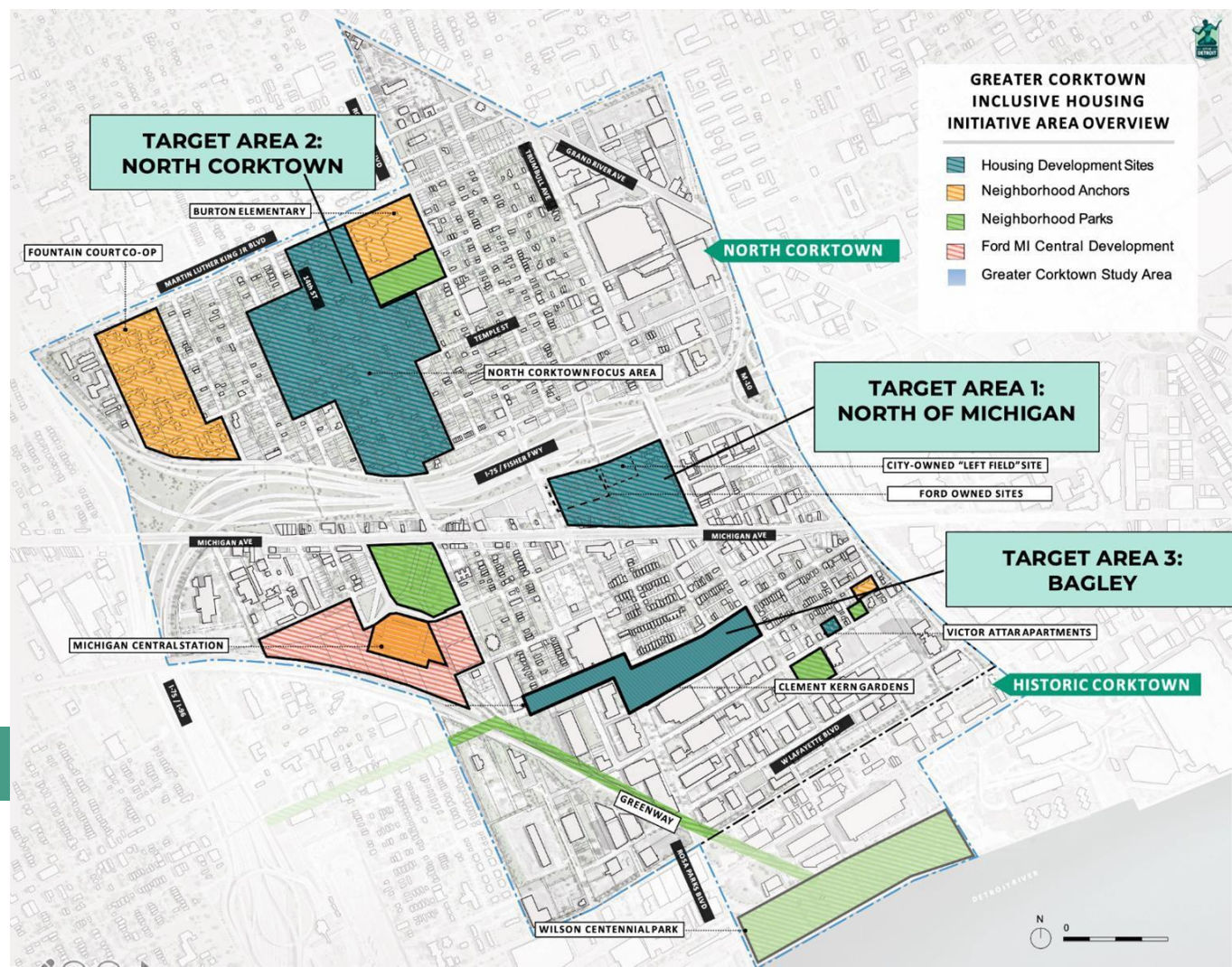
RENTAL

Up to 30% AMI	151
30-80%	331
80-120%	158
Market	160
Total Rental	801

HOMEOWNERSHIP

60% AMI	12
80% AMI	8
120% AMI	20
Total For Sale	40

841 Total Housing Units



Implementation | Housing Updates

Left Field (CNI Phase I):

- Broke ground in July, 2022
- 18-month timeline
- Completion Q1 2024
- Temporary relocation for CKG residents begins at completion

Preserve on Ash (North Corktown) (CNI Phase II):

The Preserve on Ash (POA)	POA I	POA II	POA III
● # of Units:	69 Apts	31 Apt/TH	60 Units Apt/TH
● Income Tier:	30/50/60/M	30/60/80%	30/60/80%
● On-Site Parking:	Yes	Yes	Yes
● Retail Space:	5,600 sf	0 sf	0 sf
● Leasing-Up begins:	12/23	3/24	3/24
● Construction Start:	1/23	6/23	6/23
● Construction End:	8/24	12/24	2/25

Preserve Estates- For Sale-Homeownership (North Corktown) (CNI Phase II-B):

- # of Units: 30 Units, 10 Single Family & 20 TH Units
- Income Tier: 60/80/120%
- Unit Sale Begin: 6/23
- Construction Start: 7/23
- Construction End: 12/24



Phase I: Left Field

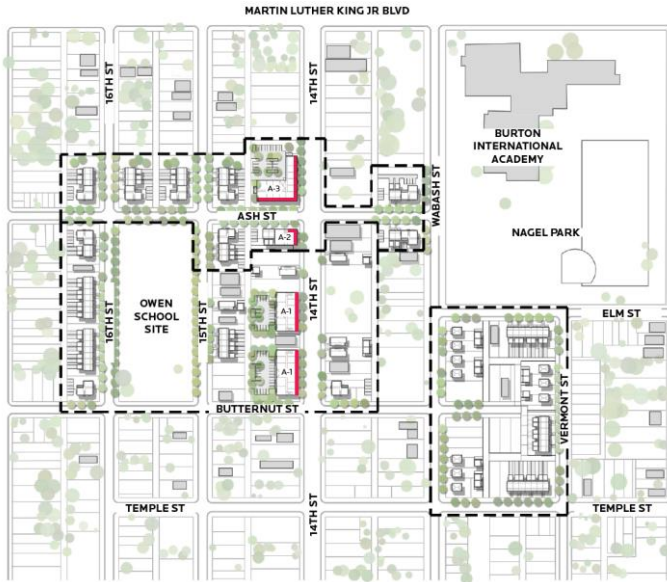


Left Field

Total Units	120
Replacement Units	30
Other Affordable	18
Market Rate	72



Phase II: North Corktown



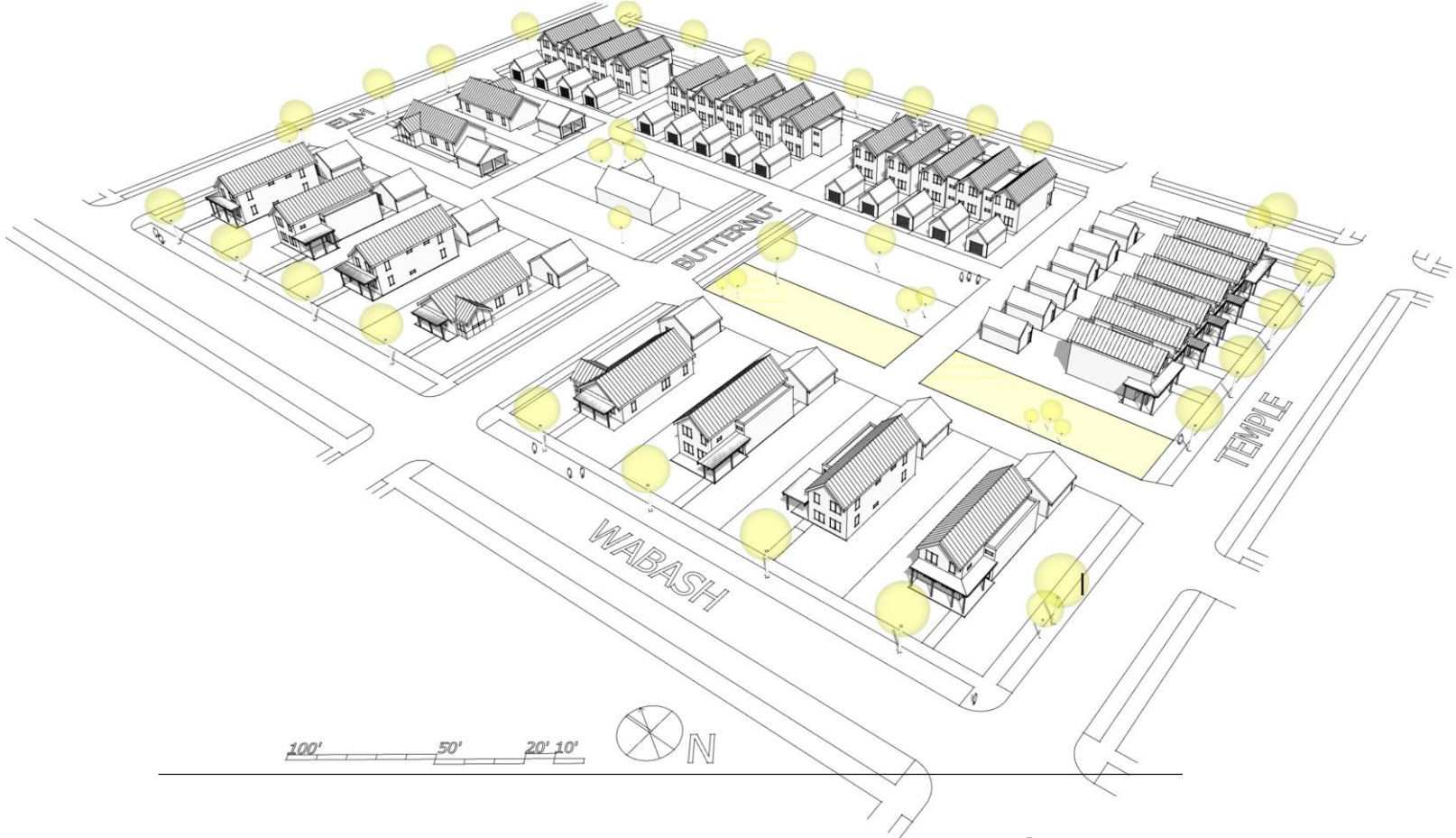
	Rental	Homeownership
Total Units	160	30
Replacement Units	35	--
Other Affordable	109	15
CNI Affordable	16	15



Preserves on Ash – North Corktown



PRESERVE ESTATES - AERIAL VIEW





**GREATER CORKTOWN
INCLUSIVE HOUSING
INITIATIVE AREA OVERVIEW**

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

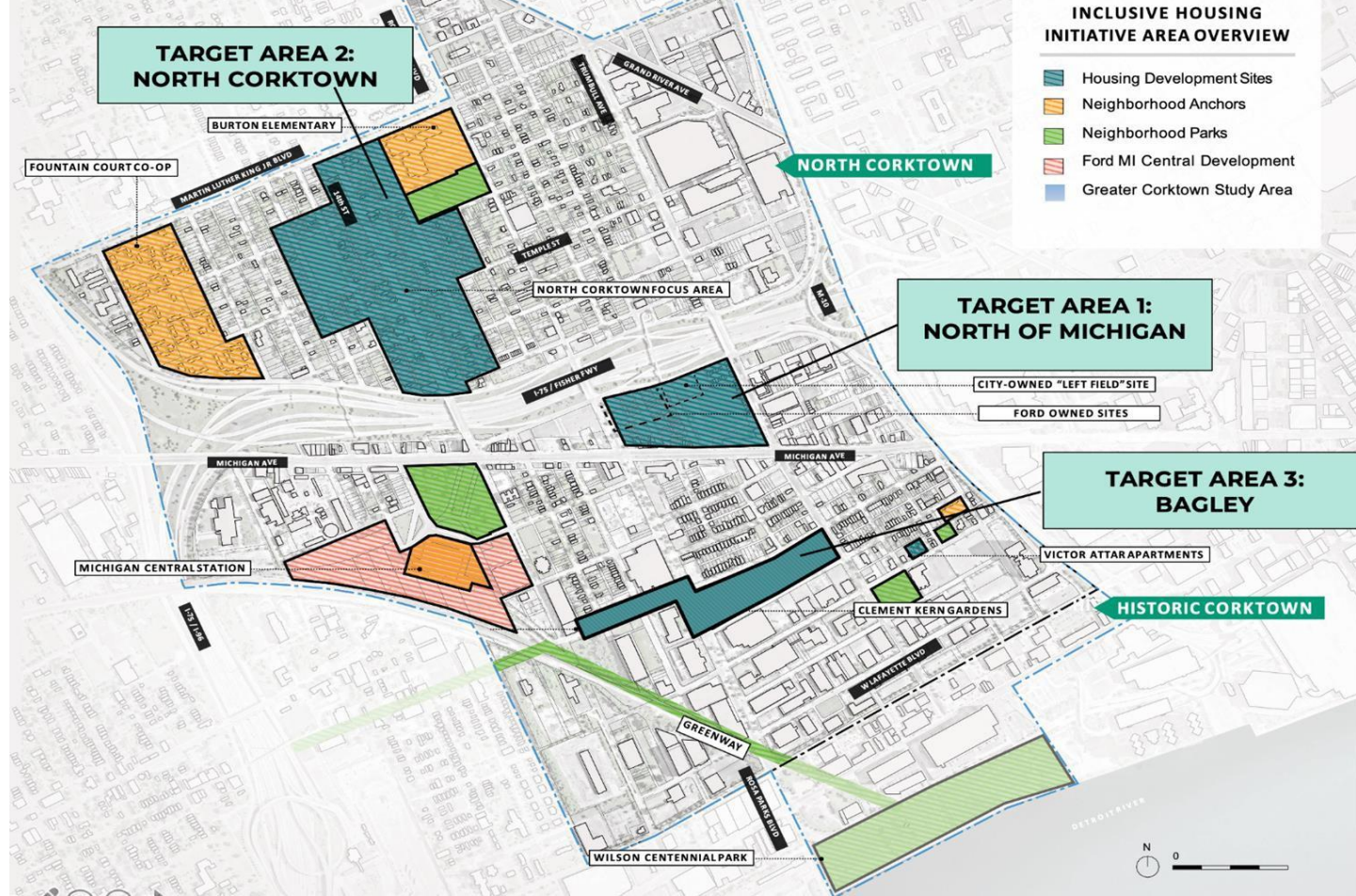
**TARGET AREA 2:
NORTH CORKTOWN**

NORTH CORKTOWN

**TARGET AREA 1:
NORTH OF MICHIGAN**

**TARGET AREA 3:
BAGLEY**

HISTORIC CORKTOWN



CITY-OWNED "LEFT FIELD" SITE

FORD OWNED SITES

VICTOR ATTAR APARTMENTS

CLEMENT KERN GARDENS

WILSON CENTENNIAL PARK



Implementation | Housing Updates

Clement Kern Gardens (CNI Phase III):

- MSHDA funding application next week
- Community design meetings this Fall
- Variety of building and unit types
- Construction to begin after completion of Left Field and temporary relocation (expected in early '24).
- Site plan includes some non-residential uses (commercial and community space)

Clement Kern Gardens (CNI Phase IV):

- Site plan and early design work has started
- Focused on existing site between 10th and 11th St
- Exploring addition of senior building (55+)
- Construction could begin in 2024

The Bridge (CNI Phase IV):

The Bridge I:

- 60 Units
- Mixed-Income
- On Site Parking
- 3,000 sf of Retail Space
- Lease Up Begins 8/25
- Construction Start 8/2024
- Construction End 2/26

The Bridge II:

- 56 Units
- Mixed-Income
- On Site Parking
- 5,500 sf of Retail Space
- Lease Up Begins 8/25
- Construction Start 8/2024
- Construction End 2/26



Phase III: Clement Kern Gardens



	CKG East	CKG Central
Total Units	170	180 total
Replacement Units	32	24
Other Affordable	44	64
CNI Affordable	59	58
Market Rate	35	34

Phase IV: The Bridge



The Bridge	
Total Units	171
Replacement Units	30
Other Affordable	96
CNI Affordable	25
Market Rate	20

Implementation | Housing Updates

Bagley St. Townhomes (CNI Phase V):

Last phase of CNI development

For Sale – Home Ownership

- 10 Garden Style Apartments
- Unit Sale Begin: 6/25
- Construction Start: 6/25
- Construction End: 7/26



Bagley For Sale

Total Units	10
Affordable 60% AMI	3
Affordable 80% AMI	2
CNI Affordable	5

Affordability Summary

	Total Units	Affordable for a 2-person household making:	Affordable for a 4-person household making:
Up to 30% AMI	151	\$17,160 and below	\$21,450 and below
30-80% AMI	351	\$17,161 - \$45,760	\$21,451 - \$57,200
80-120% AMI	178	\$45,761 - \$68,640	\$57,201 - \$85,800
Market	161	No restriction	No restriction

Based on 2022 rent & income limits

RENTAL

Up to 30% AMI	151
30-80% AMI	331
80-120% AMI	158
Market	161
Total Rental	801

HOMEOWNERSHIP

Up to 60% AMI	12
Up to 80% AMI	8
Up to 120% AMI	20
Total For Sale	40

841 Total Housing Units



Housing Construction Schedule

I: Left Field

** Construction started Q3 2022*

IIa: Preserve on Ash I-III

** Construction starting Q2 2023*

IIb: Preserve Estates (HO)

III: CKG East & Central

IV: The Bridge I & II

V: Bagley (HO)



An aerial architectural rendering of a modern multi-story residential building complex. The main building is a large, multi-story structure with a mix of grey and dark brown facades, featuring numerous balconies and windows. To its right is a taller, more modern building with a dark facade and large glass windows. In the foreground, there is a parking garage with a green roof and several cars parked. The surrounding area includes other buildings, a baseball field, and a road with a few cars. The overall scene is set in a city environment with a clear sky.

QUESTIONS ON HOUSING UPDATES

Implementation | Neighborhood Updates











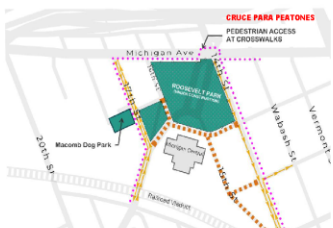




Construction Status Map Mapa sobre el Estado de la Construcción

With work underway at Roosevelt Park, many of the roadways surrounding the park are now closed to through traffic. For those looking to travel between Southwest Detroit and Corktown, use Vernor and 17th Street. Pedestrian access will be limited soon along Michigan Avenue. Those using sidewalks on the south side of Michigan Avenue will need to cross over Michigan at 14th Street.

Con el trabajo en curso en Roosevelt Park, muchas de las calles que rodean al parque ahora están cerradas al tráfico. Para aquellas personas que buscan viajar entre el Suroeste de Detroit y Corktown, por favor utilice Vernor y la calle 17. El acceso a peatones se limitará pronto a lo largo de la Avenida Michigan. Aquellos que usen las aceras en el lado sur de la Avenida Michigan deberán cruzar Michigan en la calle 14.



Mapa sobre Estado de Construcción del Roosevelt Park
ROOSEVELT PARK CONSTRUCTION STATUS MAP
August 2022

Agosto 2022

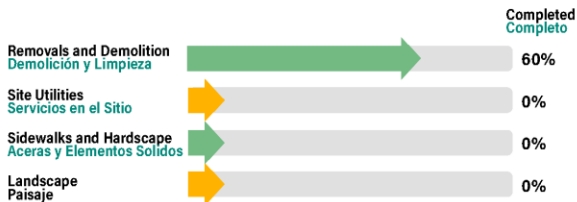
LEGEND
 ●●●● Closed to Traffic Cerrado al Tráfico
 — Vehicle Detour Desvío para vehiculares
 ●●●● Pedestrian Route Ruta peatonal

What We've Accomplished So Far Lo que Hemos Logrado Hasta Ahora

- On July 16, the Community has transplanted over 100 plants, shrubs and grasses from the garden in front of Michigan Central Station.
- Protective fencing has been installed around the Park perimeter. This helps to keep the construction site safe for the Contractor and surrounding people.
- Tree protecting fencing has been installed around trees that will remain through construction. All other trees and plants have been removed.
- Asphalt pavements have been milled, stockpiled and removed.
- All sidewalks on west side of the park have been removed.
- El 16 de julio, la Comunidad trasplantó más de 100 plantas, arbustos y pastos del jardín frente a la Estación Central de Michigan.
- Se ha instalado un cerco protector alrededor del perímetro del Parque. Esto ayuda a mantener el sitio de construcción seguro para los Trabajadores y las personas cercanas.
- Se han instalado cercas de protección alrededor de los árboles que permanecerán durante la construcción. Todos los demás árboles y plantas han sido removidos.
- Los pavimentos de asfalto han sido molidos, apilados y retirados.
- Se han eliminado todas las aceras en el lado oeste del parque.

What's planned for this month Está planeado para este mes

- Demolished materials including sidewalk, concrete, brick and asphalt millings will be removed from the site.
- Utility and grading work will begin within the site. Excavation will start near Michigan Avenue and work south.
- A new water line for a drinking fountain and the park's irrigation system will be constructed near 15th Street and Daizelle Street.
- Los materiales demolidos, incluyendo las aceras, concreto, ladrillos y asfalto triturado, serán removidos del sitio.
- Los trabajos de nivelación y servicios públicos comenzarán dentro del sitio. La excavación comenzará cerca de Michigan Avenue y seguirá hacia el sur.
- Se construirá una nueva línea de agua para una fuente de agua potable y para el sistema de riego del parque cerca de la calle 15 y la calle Daizelle.



Roosevelt Park

- Groundbreaking event held: 7/19
- Vernor Hwy. roads removed
- Targeting completion by March, '23
- 16th St. will be renamed when Roosevelt groundbreaking occurs (Spring '23)
- Monthly project updates through email newsletter:

shamori.whitt@detroitmi.gov



Implementation Update – Streets

15th Street Streetscape

- Under construction
- Improvements from Dalzelle to Bagley
- Anticipated completion: Late 2022

Other Two-way Conversions:

- Dalzelle (15th to 14th Streets)
- Marantette (15th to 14th Streets)
- Anticipated completion: Late 2022

14th Street:

- 2-way conversion
 - Bagley to Pine St: Late 2022
 - Pine to MLK Blvd: TBD
- Design to begin by early 2023 for other improvements including resurfacing

Rosa Parks Blvd:

- 2-way conversion
 - I-75 to Grand Blvd
- Anticipated completion: late '22 – early '23



15th ST. Streetscape



15th ST. Streetscape

Marantette - Dalzelle

- Two 11' motor vehicle lanes
- 10' protected two-way cycle track (east side)
- 10' sidewalk (west side)
- Landscaping
- Street lighting
- Street furniture (benches, trash cans, bike racks)
- Pedestrian safety improvements

Bagley - Marantette

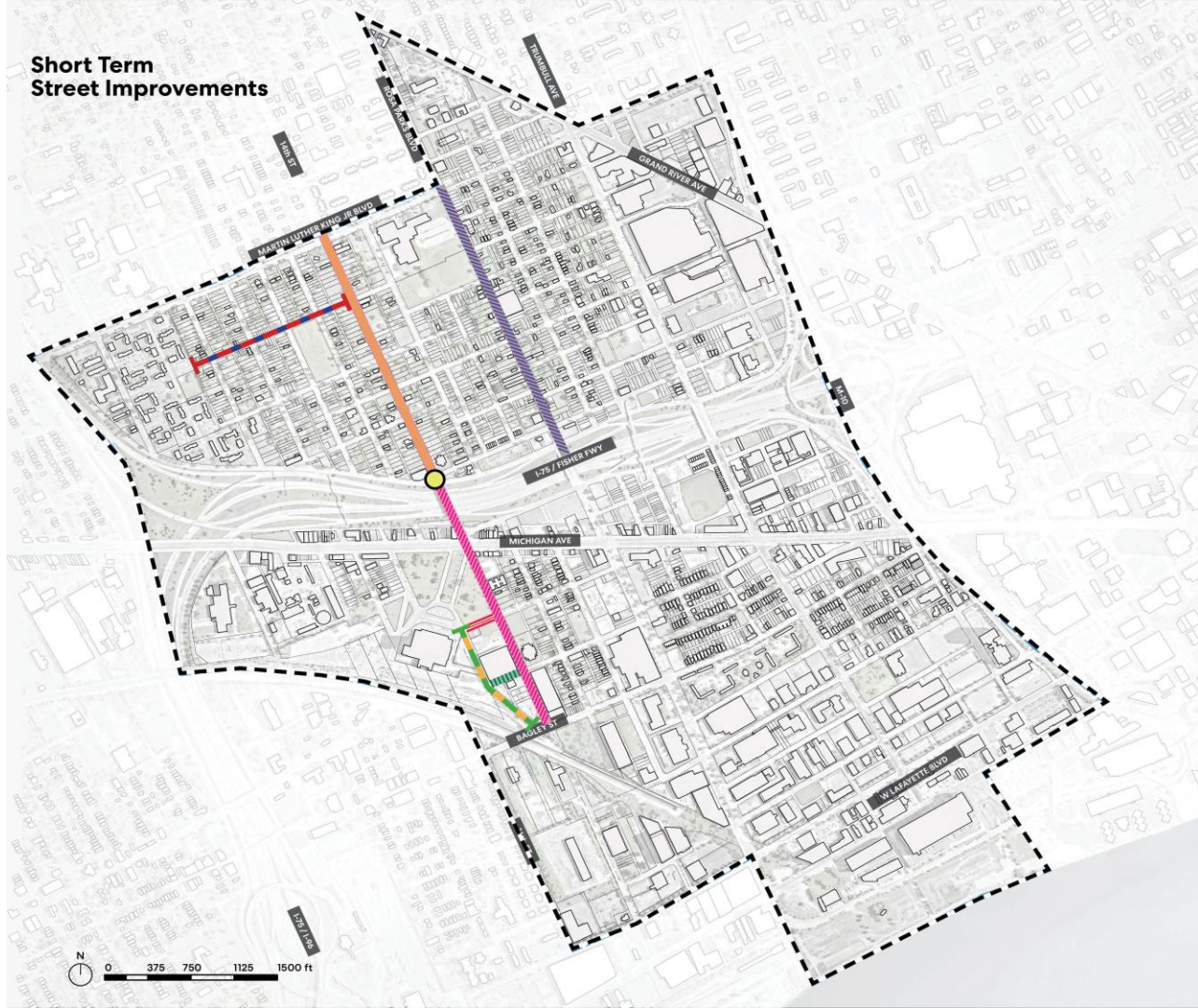
- 19' non-motorized shared street
- Landscaping
- Street lighting
- Street furniture (benches, trash cans, bike racks)
- Pedestrian safety improvements (at Bagley intersection)








15th ST. Streetscape






Short Term Street Improvements



PLANNED TWO-WAY CONVERSIONS:

-  Rosa Parks (175 to MLK)
-  14th Street (Phase 1: Bagley to Pine)
-  14th Street (Phase 2: Pine to MLK)
-  Maranette (15th to 14th)
-  Dalzelle (15th to 14th)

PLANNED STREET IMPROVEMENTS:

-  Ash St. (20th to 14th)
-  14th (MLK to Bagley)
-  15th St. (Dalzelle to Bagley)

Implementation Update – Construction Closures



a



Area fenced-off during Roosevelt Park construction



Street to remain open

b



Closed streets for construction or enhancement.



Streets that will experience periodic closures. Local traffic only advised.

Implementation Update – 2 way conversions



a

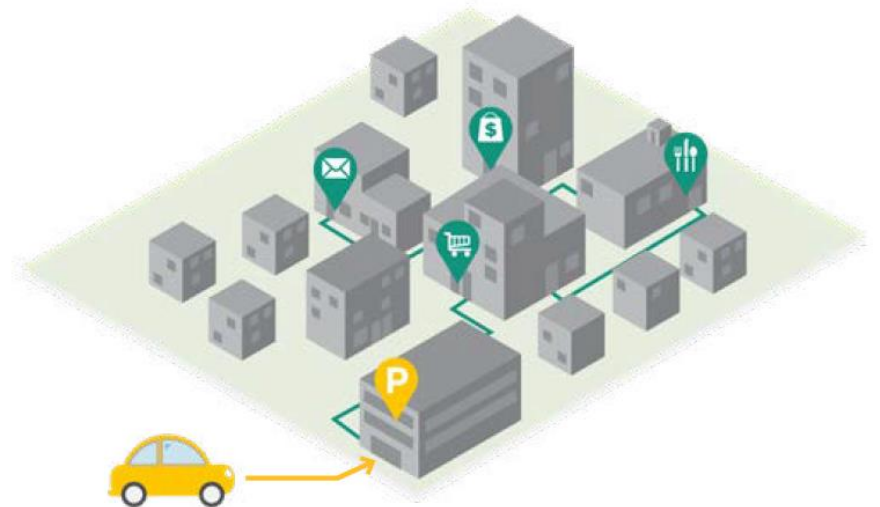


Two-way
Conversions

- Marantette
- Dalzelle
- 14th (to MLK)

Implementation Update – Streets & Parking

- No topic that's more challenging within the current climate to plan for than urban parking solutions:
 - Post-COVID, what does neighborhood parking demand truly look like?
 - How do private market development factor into these solutions?
 - How does advances in technology and shifts in urban mobility preference factor in?
- Smarter parking solutions (*Quality over Quantity*)
- Over **2,200 new** parking spaces (both public and semi-public) recently on-line (or coming on-line) within the next year.



Implementation Update: Choice Neighborhoods Critical Community Improvements (CCI)

CCI's are Critical Community Improvements (CCI) projects selected based on their ability to complement the new housing developments, advance the guiding principles of the Greater Corktown neighborhood framework strategy, drive and support economic development in the neighborhood, and directly respond to residents' expressed visions for their community



GREATER CORKTOWN CHOICE NEIGHBORHOODS CCI PROJECTS MAP

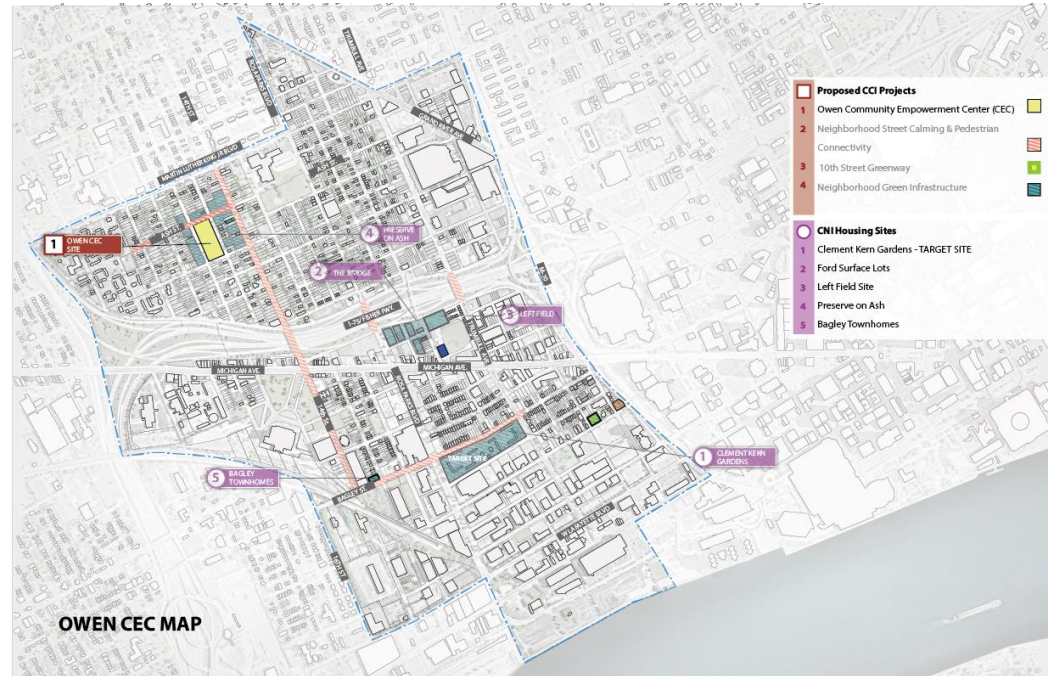


Implementation Update – Owen School Site

Owen Community Empowerment Center (DPS CD Site)

20,000 square-foot multi-purpose, flexibly designed Community Empowerment Center. This space will provide vital resident amenities such as a formal childcare facility, youth-serving amenities, the creation of community space, economic development and workforce opportunities, and the repurposing of vacant land.

- Preconstruction and design to begin 2023
- 2024 construction start date



Old Owen School Site

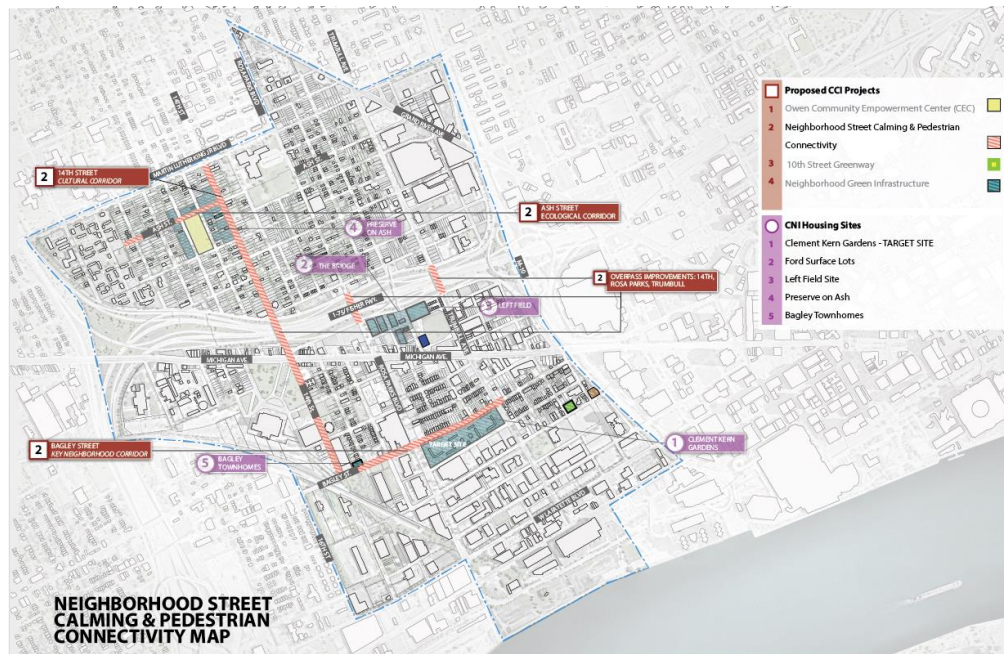




**Community
Empowerment Center**
Owen School Site

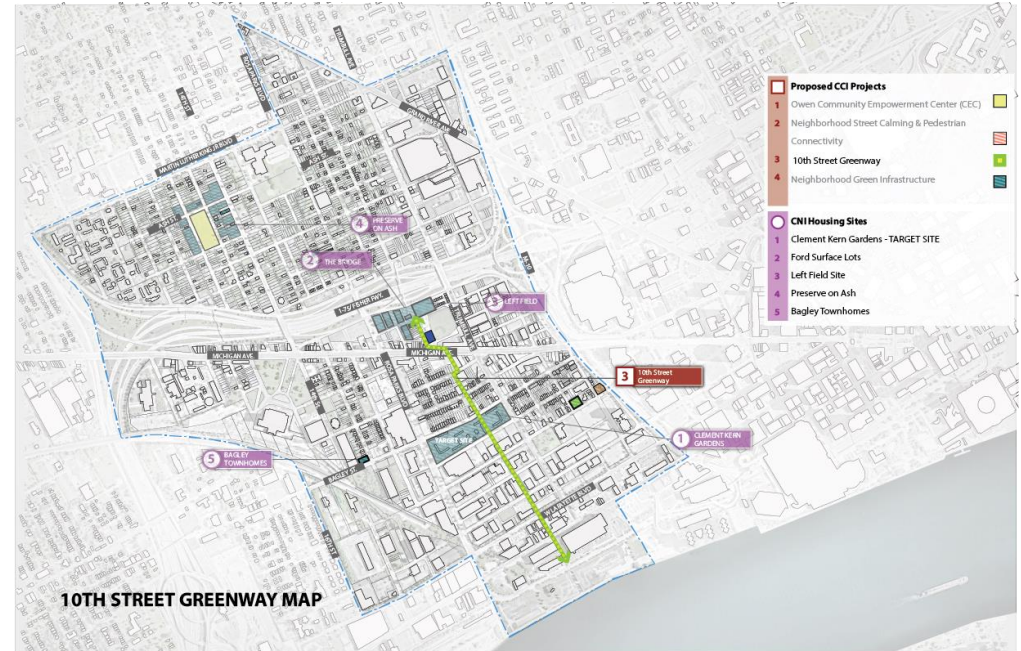
Implementation Update – Street Calming & Pedestrian Connectivity

- Choice CCI funds will support traffic calming, intersection, and pedestrian improvements to **Ash St., 14th St., and Bagley St., and overpasses/bridges along I-75 at 14th St., Rosa Parks, and Trumbull.** The specific design solutions create linkages to tie Greater Corktown together and promote a sense of neighborhood.
- 2023 design start, 2024 construction start



Implementation Update – 10th St. Greenway

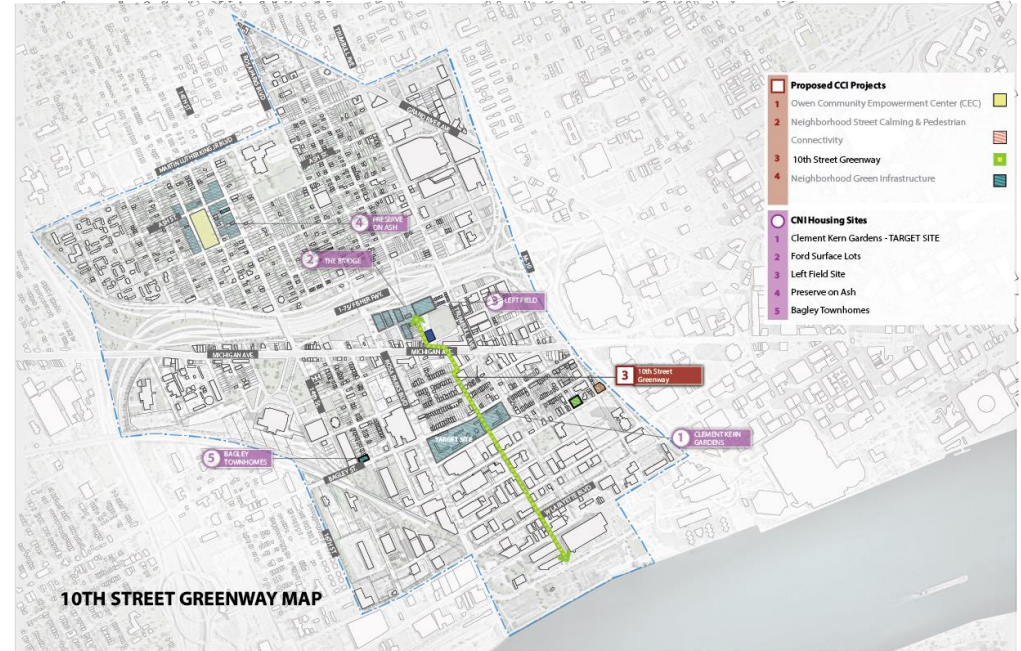
The 10th St. Greenway Connector will be a traffic-calmed path that prioritizes pedestrians and people riding bikes that promotes neighborhood beautification through art and culture installations and is a direct North/South connector to Wilson Centennial Park and other public amenities along the riverfront



Implementation Update – Neighborhood Green Infrastructure

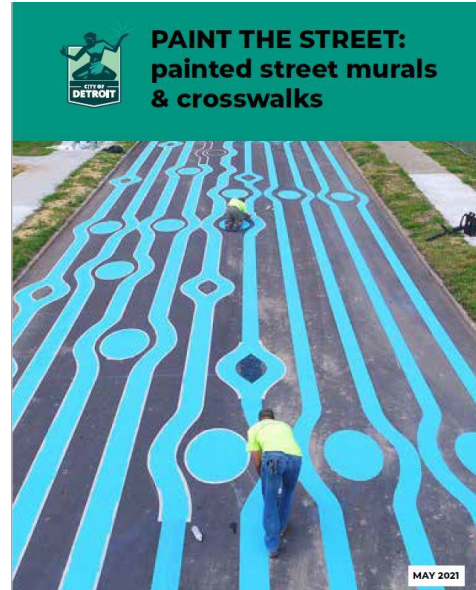
Place-based installations of green infrastructure adjacent to housing developments, along streetscapes and open space to strengthen neighborhood sustainability, and community resilience and improve the ecological health of the area.

- Planning kickoff 2023
- Construction 2024



Implementation Update – Engagement and Temporary Activations

- Owen Block Party and Charette
- Bagley Street Painting
- “Getting to Know Your Neighborhood” walking tours



Implementation Update: Clement Kern Garden Resident Services

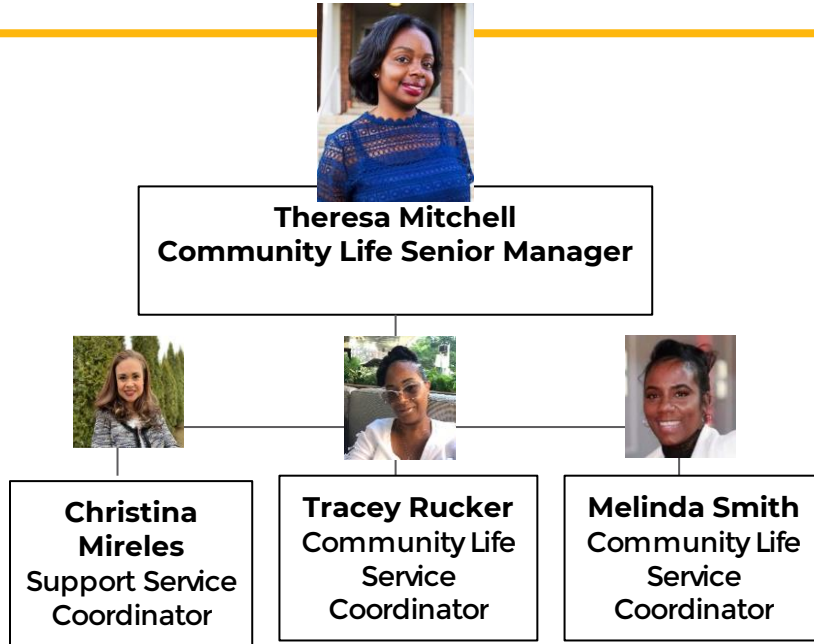
**TCB Community
Life:
“People”
Implementation
Partner**

THE **C**OMMUNITY
BUILDERS

VISION:

Empower all residents in Clement Kern Gardens with the necessary resources to thrive, realize their potential, and fulfill their goals.

Connect every household to education, health and workforce development resources and opportunities to ensure Greater Corktown is an inclusive and equitable community for all residents.



Partner Collaborations

Community Life service coordinators work in close collaboration and communication with the following partners:



Implementation Update: Clement Kern Garden Resident Services

Paths to Success for Every Child

Children are proficient in all academic subjects. All youth graduate from HS college and career-ready

Healthy Lives

All households will be connected to primary care providers and gain access to tools necessary to lead active, healthy lives

Strong Educational Foundations

All children enter kindergarten ready to learn and positioned for success

Financial Independence

Households are economically stable and self-sufficient

What's Been Done so Far?

Updates:

- **95% (85)** households are receiving service coordination through referrals and supportive services
- **40% (37)** households have **started** the **Family Success Plan** process, a *tool used to support coordination of services*
- **83% (30) youth under 5** are **enrolled** an **early childhood education** program
- 1st Skilled Trades & Job Fair Hosted at CKG
- **Established a resident tennant council.**

- Begin **implementation** of **2022 Community Life Questionnaire (CLQ)**, annual resident survey
- Supporting current High School Seniors with post-secondary support
- Work with **Resident Champions** to **support improvements** to resident **communication plan**

Events

- Health: **Fall Health Fair** - Oct 1st
- **Offer Housing Stabilization supports** with Home Ownership, Financial Coaching, and Housing Counseling series with cohorts to begin Oct and Nov.



CLEMENT KERN GARDENS SKILLED TRADES & JOB FAIR 2022

" Find Your Dream Career "

24TH
SEPTEMBER

11:00 AM - 2:00 PM

1661 Bagley Street
Detroit, MI 48216

Gain access to up to 14 Skilled Trades, City of Detroit & other employers!

Register TODAY using the link or QR Code:
<https://www.surveymonkey.com/r/PYF9W6L>

Vendors/Employers register here: <https://forms.gle/D9K6em8RMVNeLq4w8>



THE COMMUNITY BUILDERS



ACD

IMS





DOWNTOWN

MIDTOWN

DETROIT RIVER

WILSON CENTENNIAL PARK

CLEMENT KERN GARDENS REDEVELOPMENT

MICHIGAN AVENUE IMPROVEMENTS

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OWEN SCHOOL SITE HUB

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Fisher Freeway
Michigan Avenue

Fisher Freeway (I-96)

LEGEND

- PROPOSED HOUSING DEVELOPMENT
- PUBLICLY-OWNED LAND



An aerial architectural rendering of a modern, walkable neighborhood. The scene features a mix of housing styles, including multi-story brick townhomes, smaller houses, and larger apartment-style buildings. A central green space contains a circular lawn, a playground, and a curved path. The layout is organized with streets, sidewalks, and trees, creating a vibrant community atmosphere. The text "QUESTIONS ON NEIGHBORHOOD UPDATES" is overlaid in large, bold, black letters at the bottom of the image.

**QUESTIONS ON NEIGHBORHOOD
UPDATES**