



CITY OF DETROIT  
FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION  
**PROPOSED CRITICAL COMMUNITY IMPROVEMENT PROJECTS**  
GREATER CORKTOWN  
MI5F536CNG120  
Revision 2: June 2023

## INTRODUCTION

The City of Detroit, led by the Housing and Revitalization (HRD) and Planning & Development Departments (PDD) was awarded a \$30 million Choice Neighborhoods Implementation Grant to carry out the Greater Corktown neighborhood revitalization strategy, as described in its Transformation Plan. The City was also awarded a \$5 million Choice Neighborhoods Supplemental Grant in April 2023. The strategy uses the redevelopment of Clement Kern Gardens (distressed, HUD-assisted target site) and five new housing sites as catalysts for transformative, neighborhood-wide change. In addition to the hundreds of new, mixed-income housing units that will be funded through CNI, the City will facilitate several physical, community, and economic activities using a set-aside of the Choice grant designated for neighborhood improvements.

This Critical Community Improvement (CCI) Plan presents four strategic neighborhood projects selected based on their ability to 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. The City has identified CCIs and additional projects that will create artistic and culturally enhanced routes and paths to new public spaces, create safe and accessible streets, increase resident access to services and community supports, and position Corktown to become one of the City's most sustainable and resilient neighborhoods.

The CCIs were birthed from feedback during past and current engagement with Clement Kern Garden and Greater Corktown residents. The City of Detroit has held many resident meetings to discuss framework recommendations as well as distributed surveys and conducted a resident needs assessment.

Four key neighborhood objectives have been identified through this extensive community engagement process:

- 1) Increase access to community amenities and resident services.
- 2) Ensure safe, healthy streets and improve pedestrian connectivity.
- 3) Create new and improved public spaces.
- 4) Strengthen and ensure community environmental resiliency.

The CCI projects support these objectives and work to link the new housing to a safer and more sustainable environment, one that connects residents to each other and assets, jobs, opportunities, and amenities within the neighborhood. These projects are critical; they also go beyond what would be possible without the ability to leverage Choice funds and, if approved for implementation, will work to increase economic opportunities, improve residents' daily quality of life, and strengthen social bonds within the community.

**PROPOSED BUDGET**

<b>CCI #</b>	<b>CHOICE REQUEST</b>	<b>CITY MATCH/CDBG</b>	<b>PRIVATE FUNDS/GAP</b>	<b>OTHER LEVERAGE</b>
1. Owen Economic Empowerment Center	\$ 1,500,000.00	\$3,500,000.00	\$9,610,365.00	
2. Street Calming & Pedestrian Connectivity	\$ 1,000,000.00	\$1,500,000.00		
3. 10 <sup>th</sup> St. Greenway	\$1,000,000.00	\$500,000.00	\$50,000.00***	\$50,000.00****
4. Neighborhood Green Infrastructure	\$900,000.00	1,500,000.00		\$2,000,000.00**
<b>Total</b>	<b>\$4,400,000.00</b>	<b>\$7,000,000.00</b>	<b>\$9,660,365.00</b>	<b>\$2,050,000.00</b>

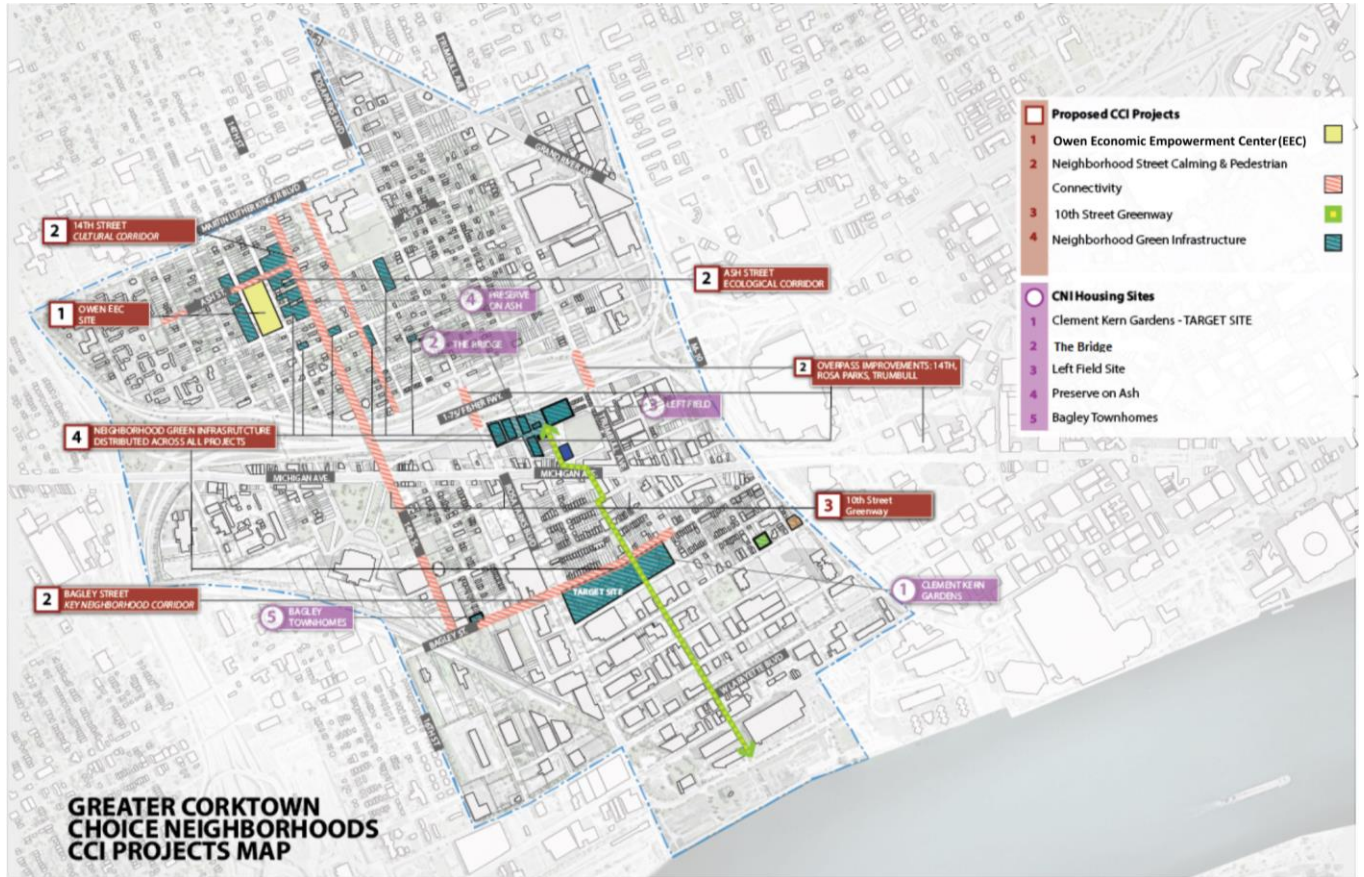
**Other Leverage**

\*\*Congressional Earmark Request submitted March 2023

\*\*\*Funding awarded by the Detroit Economic Growth Corporation (confirmed)

\*\*\*\*NEA Our Town Grant funding (confirmed)

# GREATER CORKTOWN CHOICE NEIGHBORHOOD CCI MAP



**Owen Economic Empowerment Center**  
**\$1,500,000 Choice Neighborhoods Request**

**Neighborhood Objective**

The Owen Economic Empowerment Center fulfills the neighborhood objective to *expand and strengthen amenities and resident services.*

**Part 1: Challenges/Needs Assessment**

The Greater Corktown Neighborhood Framework plan identified the severe lack of critical community services. There is a strong need for community amenities and resident services, including affordable grocery options, retail, pharmaceutical, and medical care, early-childhood education, case management, public gathering spaces, and access to affordable high-speed internet.

**What we heard: Feedback that encouraged this CCI**

*Prepare young children for kindergarten*

*Provide school-age children with access to academic resources and extracurricular activities, both in STEM and the arts*

*Connect residents to job training and employment opportunities*

**Part 2: Project Information/ Description**

On what was once the site of the former Owen Academy, Choice funds will support the development of a 20,000 square-foot multi-purpose, flexibly designed Economic 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, retail space for 1-2 small businesses and the repurpose of vacant land. Choice funds will specifically support the roughly 5000 sq ft retail space dedicated for small businesses to operate. Partnership with the Detroit Economic Growth Corporation (DEGC) and Detroit Employment Solutions (DESC) will identify small businesses seeking opportunities to expand and also job seekers looking for employment. We will utilize the Motor City Match program which matches building owners with business owners looking for brick and mortar opportunities and the Detroit At Work program which matches employers with job seekers. This team will partner with IFF to secure tenants that can help deliver amenities Greater Corktown residents have identified as currently absent from the neighborhood.

Economic development and workforce opportunities are also within the wheelhouse of anchor tenants Starfish Family Services and Heritage Works. The City and the dedicated CNI career coach will collaborate with IFF, Heritage Works and Starfish to outline pathways to ensure interested residents can be connected with training so that they are prepared to take advantage of employment opportunities made available once the center opens. Starfish will facilitate the training and hiring of local residents for employment in the early childhood education center. Teacher positions will require certification. Heritage Works will provide workforce development for teens and young adults ages 14-24. Exploration of additional organizations will seek those who can bring programming and training to the gross motor/community space within the empowerment center.

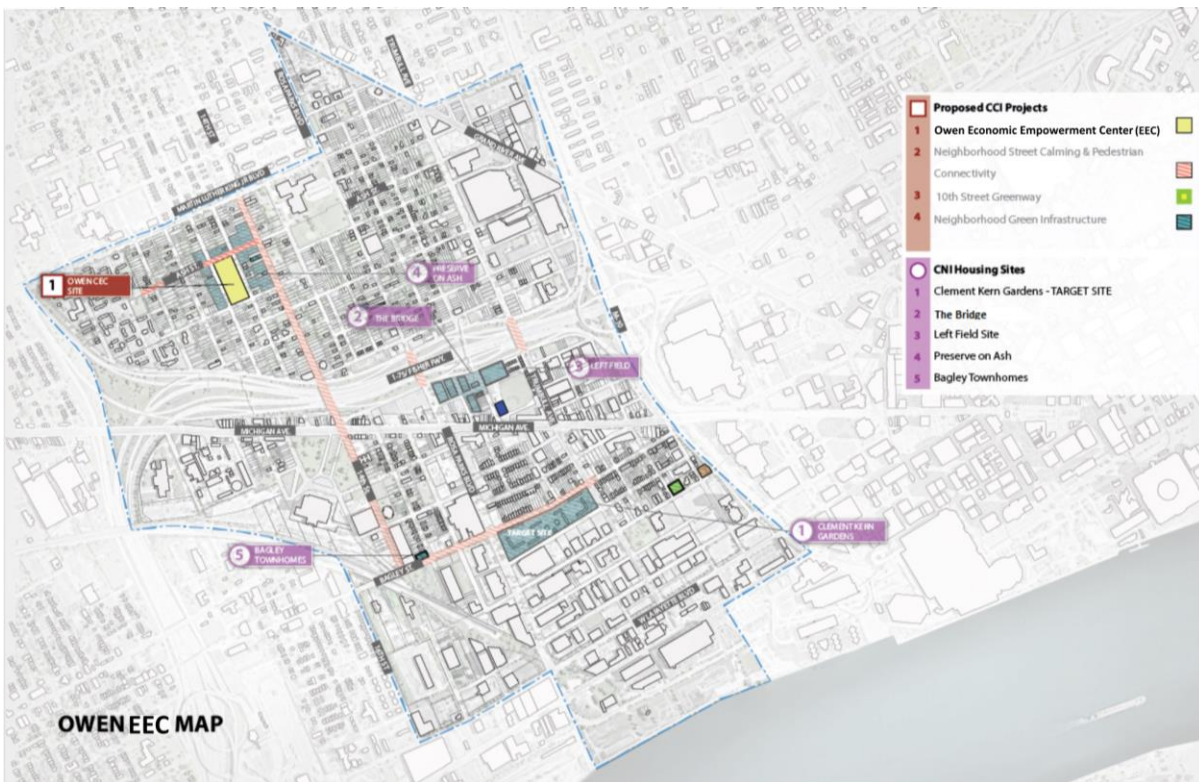


IFF will lead the development of the center, with City and partner support. IFF has procured the services of a design and engineering firm. The operating plan will continue to be refined as sources are identified and committed. The tenant lease rate will be determined based on the debt service and property management expenses. IFF is developing LOIs with Starfish and Heritage Works that complement their commitments to the overall Transformation Plan and bridge needs being addressed with the construction of the empowerment center. IFF will also be looking for partners who may not have a permanent space in the center but who can bring services and programming to the neighborhood by utilizing the community space.

Residents of Clement Kern Gardens can access the site via a 20-minute walk along newly traffic-calmed and safety improved, Bagley St. to 14<sup>th</sup> St. to Ash St. Within the 2<sup>nd</sup> CCI for street calming and pedestrian safety improvements, CNI funds will support traffic calming, intersection, and pedestrian improvements. Specific design solutions will create linkages to tie Greater Corktown together and promote a sense of neighborhood. Placemaking efforts will work to activate these streets and promote walkability and pedestrian circulation. CNI funds will also support wayfinding for Bagley, 14<sup>th</sup>, and Ash Street.

The 3-acre space will also feature an outdoor and sensory learning “lab” for local youth and neighborhood residents. It will provide direct benefits to the community through sustainable and resilient built form, while also addressing the increased neighborhood density as a result of new CNI housing units.

Parents of Clement Kern Gardens and other neighborhood residents will reap direct benefits from high-quality early childhood care. The neighborhood will benefit from the repurposing of a large, vacant parcel back into productive reuse. The facility will provide many of the supportive services offered in the Transformation Plan and will act as a critical non-residential anchor within Greater Corktown.



# Preliminary Owen Plans and Renderings





**Partner Background**

IFF is a mission-driven lender, deeply driven childcare vital services proponent, and a real estate developer that helps communities thrive. Key to their success has been a profound sense of purpose, a broad perspective, and a relentless focus on achieving positive results. IFF has completed four studies in Michigan on early childhood care and education (“ECE”) and has formed partnerships with The Kresge Foundation, the W.K. Kellogg Foundation, Ralph C. Wilson Jr. Foundation, Fisher Foundation, and PNC Bank for ECE initiatives in the Detroit area. Funding from these foundations has enabled them to do physical improvements to nearly 80 high-quality ECE centers in the Detroit area through their Learning Spaces program. IFF is also the lead real estate developer on the 28,000 SF ECE center at the Marygrove College campus that opened in 2021 and has three other active ECE development projects in Detroit and Grand Rapids at this time.

Starfish Family Services, the early-childhood education operator and anchor tenant, was founded in 1963 and serves more than 4,000 children and families in the metro Detroit area. They are committed to seeing children and parents thrive by providing high-quality programs. SFS support services will be a great asset to the residents of CKG and the Greater Corktown Community.

Heritage Works will serve as an additional anchor tenant. This local organization’s Executive Director lives in Greater Corktown and drives the mission to promote youth, family, and community development through cultural traditions, arts and education. This organization will service youth ages 6-24 helping them to develop creative skills and provide workforce exposure.





**Outcomes we hope to accomplish through this CCI:**

- Increased enrollment in early learning
- Increased access to critical community services
- Improved health outcomes for neighborhood residents
- Improved educational performance among neighborhood youth
- Increased civic engagement

**Metrics we will use to measure the success of this CCI:**

- Higher literacy rates and improved standardized test scores
- Formation of a Corktown resident council and increase in resident participation in public meetings

***Other projects/leverage and public/private partnership:***

With the amount of investment already taking place in the community, many other amenities such as an affordable grocer, pharmacy, and medical care are being developed near Clement Kern Gardens. For instance, the redeveloped Michigan Central Station, which exceeds \$740 million in neighborhood leverage, will offer 80,000 square feet of new commercial, retail, and wellness opportunities within a 10-minute walk for Clement Kern Garden residents. The amenities at the Owen Economic Empowerment Center will complement these developments, creating holistic improvement to residents' quality of life.

Michigan Central Station media coverage:

<https://www.freep.com/story/money/business/2022/02/04/michigan-train-station-rehabilitation-ford/6664257001/>

***Part 3: Project Management***

The City of Detroit and IFF will serve as co-developers of the space, with the City acquiring the land directly from the Detroit Public Schools Community District (DPSCD). The City received DPSCD Board approval to purchase the site in July 2022. IFF will work to formalize condo agreements with the educational (Starfish) and youth-service (Heritage Works) providers. Additional spaces will be leased out to 2-3 additional community partners. The City will lead the acquisition and environmental clearance process and IFF will lead the design and construction.

**Part 4: Project Budget**

<b>Uses by Category</b>	<b>Amount</b>	<b>Updated Amount</b>
Acquisition	\$463,001.00	\$550,002.00
Remediation		\$250,000.00
Construction (Hard Costs)	\$9,584,000.00	\$10,580,000
Professional Fees	\$1,253,320.00	\$1,549,119.00
Project Financing Fees and Costs	\$413,880.00	\$441,374.00
Misc.		
Developer/Project Management	\$1,095,040.00	\$1,116,059.00
Equipment	\$515,000.00	\$580,250.00
Project Contingency	\$1,286,124.00	\$1,340,074.00
<b>Total Uses</b>	<b>\$14,610,365.00</b>	<b>\$16,406,877.00</b>

<b>Uses by Program</b>	<b>Amount</b>
Early Childhood Education	\$8,275,438.00
Workforce Training/Nonprofit space	\$4,065,720.00
Retail	\$4,065,719.00
<b>Total Uses</b>	<b>\$16,406,877.00</b>

<b>Sources</b>	<b>Amount</b>
PRI(Program Related Investment)	\$4,132,894.00
TBD	\$2,000,000.00
NMTC (New Market Tax Credit)	\$2,132,894.00
Grants	\$8,750,000.00
CCI Funds	\$1,500,000.00
CDBG	\$3,500,000.00
Gap	\$3,750,000.00
IFF Amortizing Capital	\$800,000.00
IFF Patient Capital	\$973,983.00
Outside Debt	\$1,750,000.00
<b>Total Sources</b>	<b>\$16,406,877.00</b>

IFF has hired an experienced New Markets practitioner. This consultant will ultimately be responsible for helping IFF market the project to New Markets Community Development Entities (“CDEs”) which will provide the New Markets allocation. Given the likely timeline for the project (i.e. a full financing closing in mid-2024), preliminary conversations with such New Markets CDEs will begin in late 2022. However, it is unlikely that the project would secure any formal commitment of credit allocation until late 2023 due to the CDFI Fund’s application/allocation cycle.

The project intends to use the CNI funds for development-related expenses which would include contractor costs but also earlier development costs such as architectural costs. CNI funds will likely need to be leveraged through the New Markets Tax Credit structure.

**Part 5: Project Timeline**

		2022				2023				2024				2025				2026				2027			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Community Amenities	Economic Empowerment Center (CCI)																								
	Acquisition																								
	Environmental																								
	Engagement																								
	Design																								
	Construction																								
	Opening																								

**Part 6: Partners (confirmed)**

IFF, Starfish Family Services, Heritage Works

**Partners (potential):**

Kresge Foundation, Brother Nature Farm, Detroit Employment Solutions Corporation, Economic Development Corporation, Detroit Economic Growth Corporation

**Funding Sources:**

HUD CCI, HUD-CDBG, IFF, Philanthropy

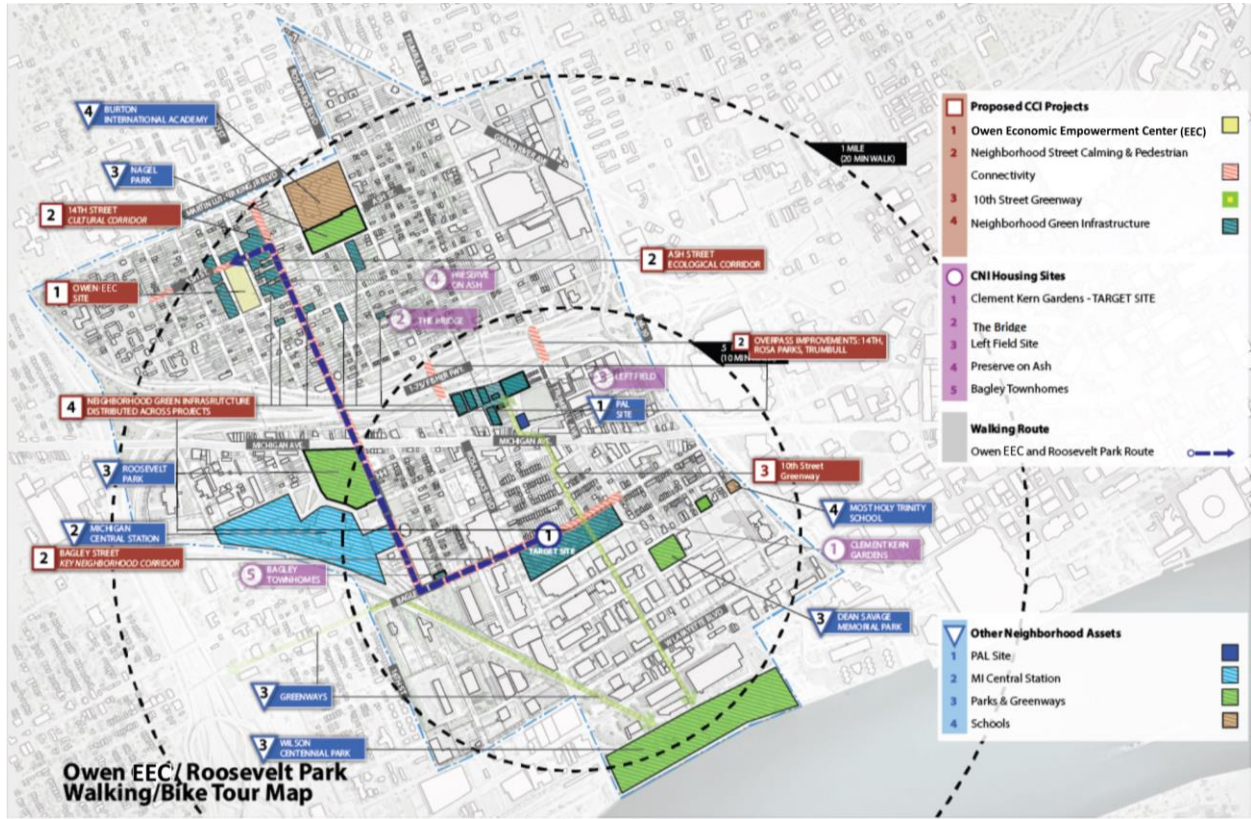
**Part 7: Temporary Activation and Engagement**

**Owen EEC Site Block Party:** Before the groundbreaking of the site, PDD proposes to host a community block party and resource fair on the site to invoke excitement about the future center and to give residents a taste of some of the services they can expect. The event would include a mini farmers market with produce from Brother Nature Farm, resource tables from Starfish, Heritage Works and other social service providers and local vendors, bounce houses and DJ, and food.





**Bridging Neighborhoods Bike Ride and Walk:** This engagement event will gather the residents of CKG to walk or bike ride from the CKG site to the Owen EEC site in North Corktown via Bagley St. to 14<sup>th</sup> St. This will show the connection between both neighborhoods and highlight the access to amenities in both areas. Other transportation accommodations will be made for disabled and elderly CKG residents.



## Street Calming and Pedestrian Connectivity

### \$1,000,000 Choice Neighborhoods Request

#### **Neighborhood Objective**

The Street Calming, Pedestrian Safety and Placemaking Improvements fulfill the neighborhood objective to *ensure safe, healthy streets and improve pedestrian connectivity.*

#### **Part 1: Challenges/Needs Assessment**

Clement Kern Garden and community residents voiced concerns about the safety of neighborhood streets and specifically called out I-75 as a physical impediment to access the broader neighborhood. Currently, the neighborhood lacks safe, non-vehicular modes of transportation. Existing pathways are minimal, disconnected, and dangerous. They also expressed the desire to celebrate and showcase neighborhood culture and identity.

#### **What we heard: Feedback that encouraged this CCI**

*Desire for neighborhood streets that prioritize pedestrian safety, ecology and active transportation.*

*Desire for a key North-South corridor*

*Desire for the culture and history of Corktown to be acknowledged and celebrated in the public realm*

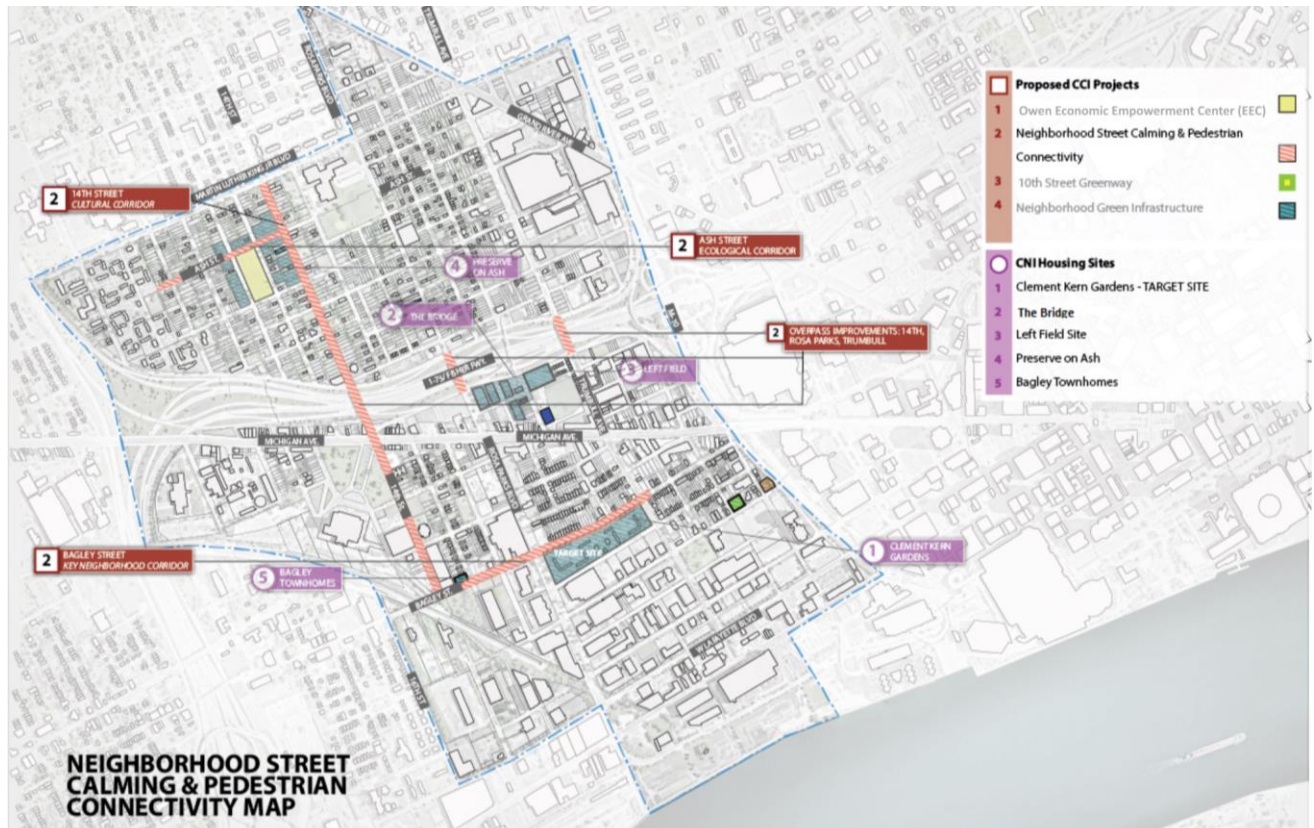
*Many would travel by bike or foot more if car traffic was slower and streets were safer*

*Community art and wayfinding along Bagley*

**Part 2: Project Information/Description**

Choice CCI funds will support traffic calming, intersection, and pedestrian improvements to **Ash St., 14<sup>th</sup> St., and Bagley St., and overpasses/bridges along I-75 at 14<sup>th</sup> St., Rosa Parks, and Trumbull**. The specific design solutions create linkages to tie Greater Corktown together and promote a sense of neighborhood. Placemaking efforts will work to activate these streets and promote walkability and pedestrian circulation, while interventions at the three highway overpasses will be implemented to reduce safety concerns that exist for pedestrians and beautify the neighborhood. Trumbull will see improvements at the overpass, and adjacent to CKG and private redevelopments at Bagley. Choice funds will allow for unique designs that go above and beyond the traditional treatments provided by the City of Detroit or the State Department of Transportation. Some of these designs include curb extensions, art-painted crosswalks, wayfinding to local amenities to include Owen, and art screen walls along the 14<sup>th</sup> st. bridge commemorating the culture and history of Greater Corktown. These street improvements will be sustained and maintained by the Department of Public Works (DPW) and the General Services Department(GSD). Greening and irrigation will be maintained by GSD and posts, signs etc will be maintained by DPW. Both have proven track records maintaining streetscapes within the Strategic Neighborhood plans and will include these improvements in their maintenance schedule.

Choice CCI funds will also support wayfinding for Bagley, 14<sup>th</sup>, and Ash Streets. This project supports the creation of new public spaces and improves accessibility and user experience in these spaces. Wayfinding along Bagley and 14<sup>th</sup> Streets will help guide Clement Kern Gardens residents to the Owen Economic Empowerment Center.





## Overpass Improvements



Long St. Bridge, Columbus, OH



14th Street rendering with street and cultural overlay improvements.

## Intersection and street improvements



Precedent image of painted bumpout improvements.



Precedent images of arts wayfinding



**Outcomes we hope to accomplish through this CCI:**

- Increased walkability throughout the neighborhood
- Improved access to multi-modal connections across the neighborhood
- Better connection to neighborhood resources and amenities
- Increased safety of streets for both vehicular and pedestrian traffic
- Increased patronage of businesses along Michigan Avenue

**Metrics we will use to measure the success of this CCI:**

- Higher walkability scores
- Increase in the number of residents who use non-vehicular travel lanes (observation and surveys)
- Reduction in roadway accidents (both vehicular- and pedestrian-related)
- Increase in sales for businesses along Michigan Avenue

***Other projects/leverage and public/private partnership:***

Current and future street safety improvements are also taking place along 15<sup>th</sup> St., Rosa Parks Blvd., and Michigan Ave under a couple of recently executed Public/Private Partnership (P3) agreements, that include the City, Ford, the DEGC, and the State of Michigan that total \$4,500,000 in investment. MDOT was just awarded a \$25 million RAISE grant for Michigan Ave. which addresses pedestrian safety, transportation innovation, walkability and circulation. These agreements serve multiple purposes, including aligned fundraising activities and construction management coordination. Moving forward, the City hopes to utilize these agreements for more public realm and pedestrian improvement initiatives throughout the CNI project area. These projects provide a total leverage of over \$29.5 million.

RAISE Grant media coverage:

<https://www.freep.com/story/news/local/michigan/2022/08/11/michigan-avenue-detroit-25-million/10291901002/>

***Part 3: Project Management***

Implementation of the CCI project will be led by PDD. With significant support from the Department of Public Works, PDD will leverage existing city resources (resurfacing, pavement markings) and in turn, create a series of “more complete streets” that work to beautify and enhance the pedestrian experience, create safer passages, and promote a more walkable neighborhood.

***Part 4: Project Budget***

<b>Uses</b>	<b>Amount</b>
<b>Bagley Improvements</b> (protected bike lanes, bump outs, wayfinding, street art)	\$125,000.00
<b>14<sup>th</sup> St. Improvements</b> (protected bike lanes, landscaping, bump-outs, art screen wall, street art, wayfinding)	\$2,050,000.00
<b>Ash St. Improvements</b> (bike lanes, bump outs, landscaping, street art)	\$150,000.00
<b>Overpasses</b> (14 <sup>th</sup> , Rosa Parks and Trumbull) Placemaking Enhancements (street art, wayfinding, landscaping)	\$175,000.00
<b>Total Uses</b>	<b>\$2,500,000.00</b>

<b>Sources</b>	<b>Amount</b>
Choice	\$1,000,000.00
CDBG	\$1,500,000.00
<b>Total Sources</b>	<b>\$2,500,000.00</b>

**Part 5: Project Timeline**

		2023				2024				2025				2026			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Safe & Healthy Streets	Ash Street Ecological Corridor																
	Planning and Engagement																
	Implementation																
	14th Street Cultural Corridor																
	Planning and Engagement																
	Implementation																
	Bagley Neighborhood Corridor																
	Planning and Engagement																
	Implementation																
	Overpasses: I-75, 14th St, Rosa Parks																
	Planning and Engagement																
	Implementation																

**Part 6: Partners (confirmed)**

DPW, MDOT

**Partners (anticipated):**

Kresge Foundation, Corktown Business Association, Ford Motor Company

**Funding Sources:**

HUD CCI, HUD CDBG, Philanthropy (anticipated)

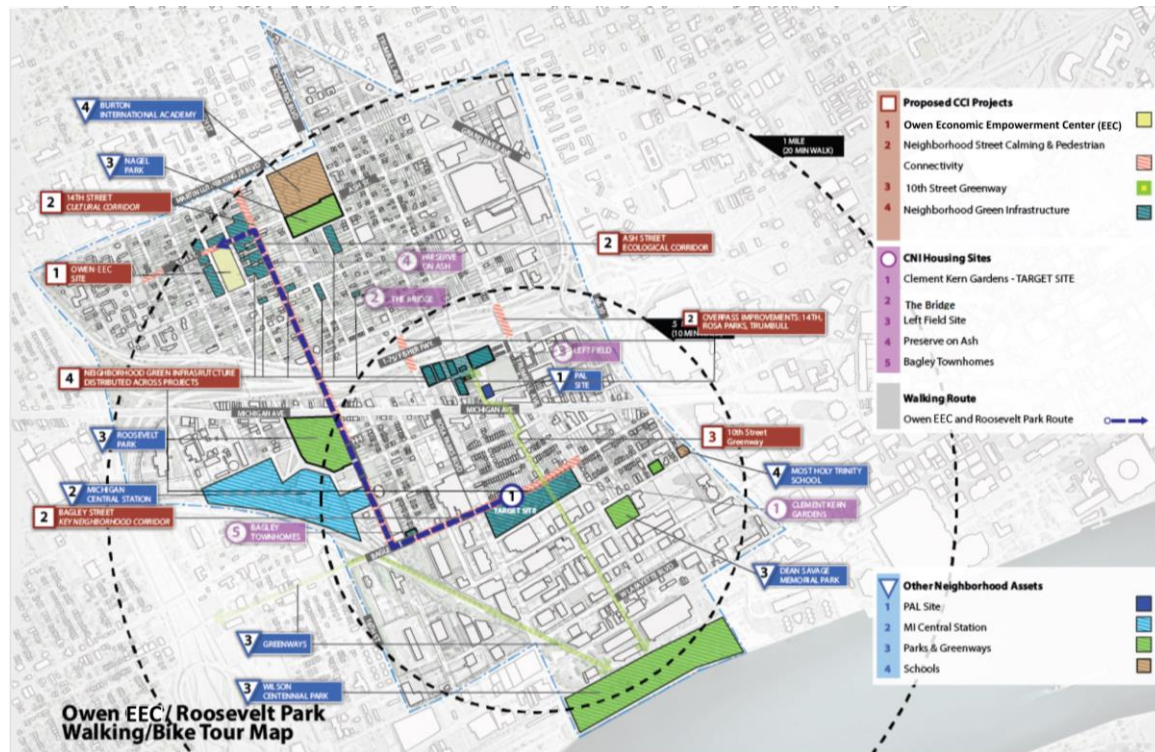
**Partners and Funding sources for other leverage projects:**

MDOT, Ford Motor Company

### **Part 7: Temporary Activation and Engagement**

Preceding these improvements, PDD proposes to lead several walking and bike tours, as well as setup temporary activations along the corridors to help residents and stakeholders experience and “rehearse” these connections and linkages before improvements commence.

**Bridging Neighborhoods walking/biking tour:** This engagement event will gather the residents of CKG and Historic Corktown to walk or bike ride from the CKG site to the Owen EEC site in North Corktown via Bagley St. to 14<sup>th</sup> St. This will show the connection between both neighborhoods and highlight the access to amenities in both areas. Other transportation accommodations will be made for disabled and elderly CKG residents.



**Bagley arts and culture activation:** An event along the Bagley corridor adjacent to CKG will be held to encourage more community art. Residents and stakeholders will have an opportunity to participate in temporary street/crosswalk painting. The City of Detroit’s Department of Public Works Paint The Street guide will be utilized to facilitate engagement.





## 10<sup>th</sup> St. Greenway

### \$1,000,000 Choice Neighborhoods Request

#### **Neighborhood Objective**

The creation of the 10<sup>th</sup> St. Greenway and Wayfinding fulfills the neighborhood objective to *create new and improved public spaces*.

#### **Part 1: Needs Assessment**

While many public spaces, such as Roosevelt Park and Wilson Centennial Park, are being created and improved around Clement Kern Gardens, residents voiced that the paths to these spaces are lacking or are unsafe.

#### **What we heard: Feedback that encouraged this CCI**

*Desire for a key North-South corridor*

*Desire for the culture and history of Corktown to be acknowledged and celebrated in the public realm*

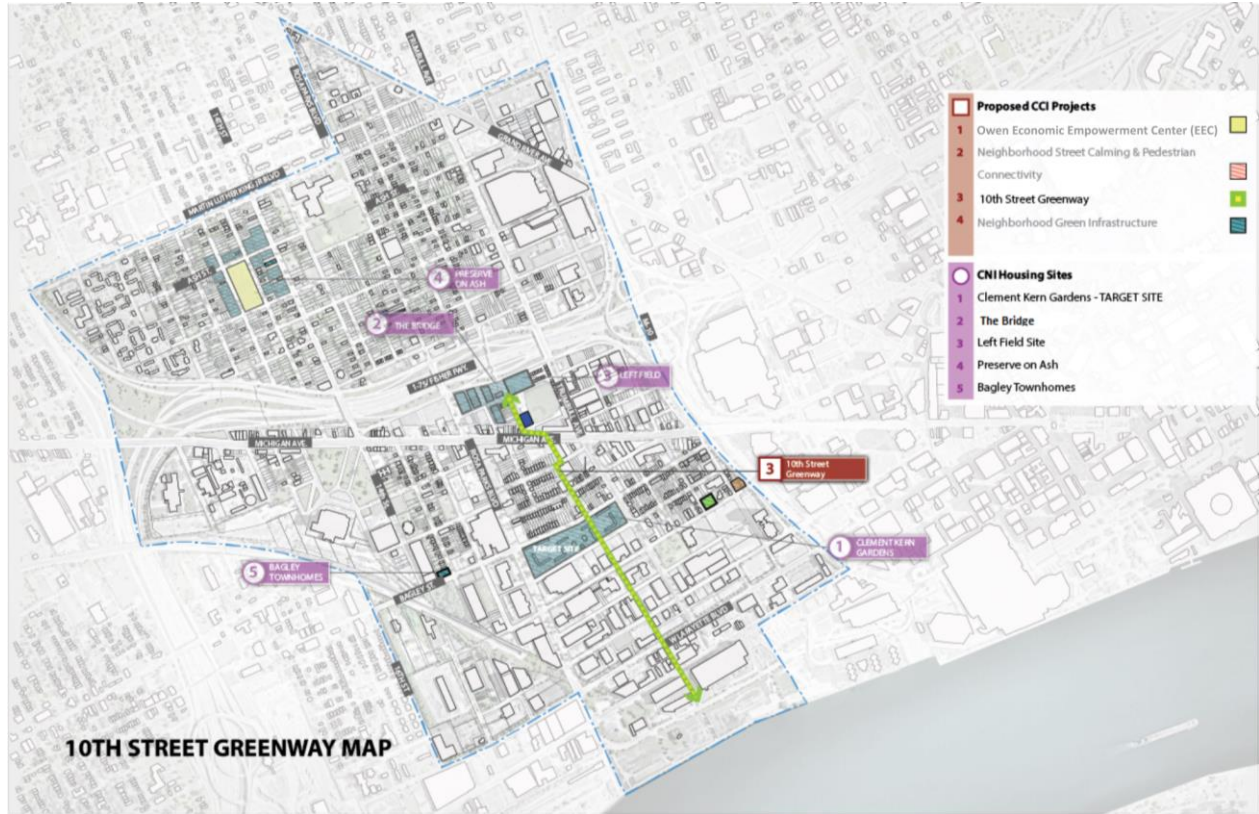
*10<sup>th</sup> St. pedestrian connection south to the riverfront*

*Would like to use the park, but have a safer walk to the riverfront. When shown the Southwest Greenway, many were excited about the ability to utilize that path and walk down*

#### **Part 2: Project Information/Description**

Choice CCI funds will support the creation of a new 10<sup>th</sup> St. greenway connector from the new CNI Left Field Housing, south through the new CKG target housing site to Wilson Centennial Park. The 10<sup>th</sup> 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. Residents who choose to remain at Left Field instead of returning to the new CKG housing will still have a connection to CKG as well as a direct North/South connector to Wilson Centennial Park and other public amenities. Although the Southwest Greenway provides a route to the park as well, the 10<sup>th</sup> St. Greenway provides a direct route specifically for CKG residents.

Specific improvements include new paths, bike lanes, street art and murals, and wayfinding. The City of Detroit recently applied for an NEA Our Town grant which, if awarded, will fund the design and implementation of wayfinding and art along the Greenway. Improvements such as resurfacing, sidewalk improvements and lighting will be funded from City of Detroit leverage funds and fundraising opportunities.

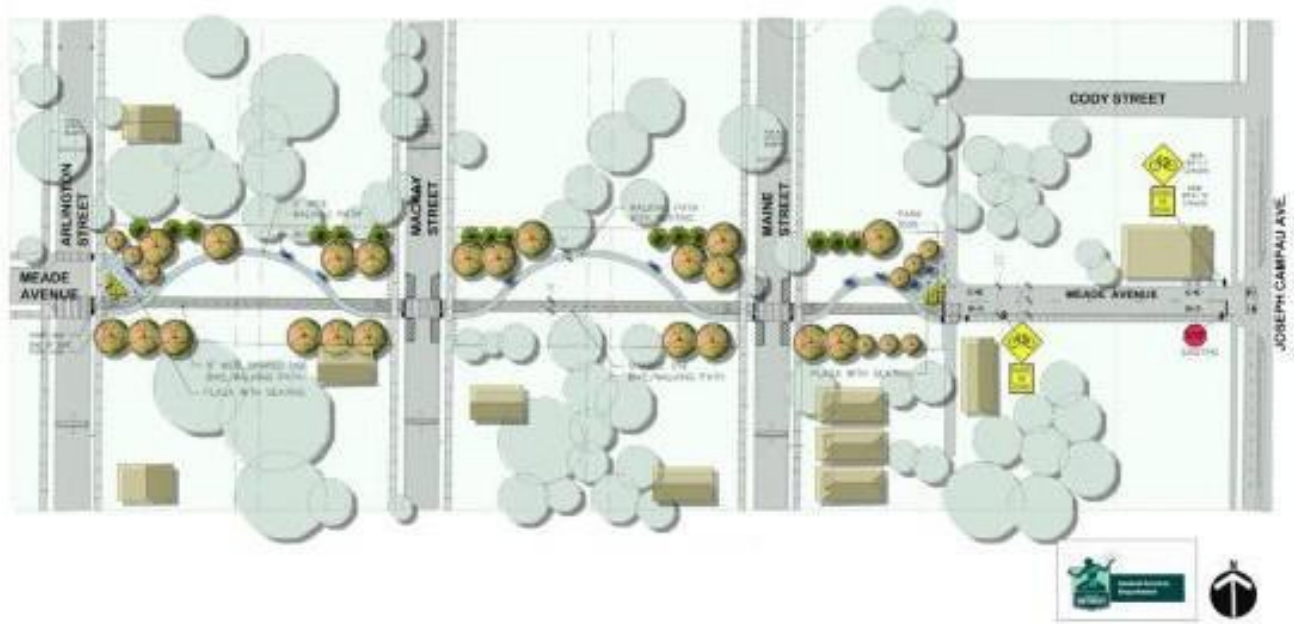


**City of Detroit Greenway/Cut-Thru examples:**



**Dequindre Cut, Detroit, MI**

# SCHEMATIC DESIGN



Meade Cut-Thru, Detroit, MI

***Other projects/leverage and public/private partnerships:***

In addition to the proposed 10<sup>th</sup> St. Greenway, the area is also receiving newly created and improved public spaces within a 10-minute walk from Clement Kern Garden residents. These projects include the new Wilson Centennial Park, whose groundbreaking was May 10<sup>th</sup> 2022, Roosevelt Park and the new Southwest Greenway whose groundbreaking took place April 6<sup>th</sup> 2022. Collectively they provide neighborhood leverage of over \$84 million. Also, DTE is supporting the 10th Greenway in a collaborative public/private partnership by creating a public easement and funding a mural on their substation.

Roosevelt Park media coverage:

<https://www.detroitnews.com/story/news/local/detroit-city/2022/07/19/detroit-breaks-ground-6-million-redesign-roosevelt-park-michigan-central/10095162002/>

Wilson Centennial media coverage:

<https://www.freep.com/story/news/local/michigan/detroit/2022/05/10/22-acre-park-detroit-west-riverfront/9721808002/>

Southwest Greenway media coverage:

<https://www.freep.com/story/news/local/michigan/detroit/2022/04/06/detroit-path-riverfront-conservancy/9481053002/>

**Outcomes:**

- Increased amount of public space in the neighborhood
- Public spaces are safer, more welcoming, and offer an array of new services and amenities for residents
- Residents spend more time outside and are more active
- Increased interaction between residents with different socioeconomic circumstances and racial makeup

**Metrics:**

- Increase in the miles of greenways
- Increase in the frequency and number of residents who use public spaces, including new greenways
- Increase in the number of neighborhood youth participating in Centennial Park programming
- Lower rates of residents with preventable chronic health conditions

**Part 3: Project Management**

Implementation of the CCI project will be led by PDD. With significant support from the Department of Public Works, PDD will leverage existing city resources (resurfacing, pavement markings) and in turn, create a series of “more complete streets” that work to beautify and enhance the pedestrian experience, create safer passages, and promote a more walkable neighborhood.



***Part 4: Project Budget***

<b>Uses</b>	<b>Amount</b>
<b>10<sup>th</sup> St Greenway</b> (protected bike lanes, new path, street art, landscaping and trees, bump outs, street furniture)	\$1,500,000.00
<b>Wayfinding and Art</b>	\$50,000.00
<b>Total Uses</b>	<b>\$1,550,000.00</b>

<b>Sources</b>	<b>Amount</b>
Choice	\$1,000,000.00
CDBG	\$500,000.00
<b>DEGC Corktown Implementation Funds (confirmed)</b>	\$50,000.00
<b>Total Sources</b>	<b>\$1,550,000.00</b>

***Other leverage:***

<b>NEA Our Town Grant (confirmed)</b>	\$50,000.00
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In May 2023, the Planning and Development Department was awarded the NEA Our Town Grant to support wayfinding, signage and art installations along the 10th St. Greenway.

NEA Press release:

<https://www.arts.gov/news/press-releases/2023/national-endowment-arts-announces-second-round-grants-fy-2023>

**Part 5: Project Timeline**

		2023				2024				2025			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
New and improved public spaces	10th St. Greenway												
	Consultant/ Artist RFP and procurement												
	Planning and Engagement												
	Implementation												

The 10<sup>th</sup> St. Greenway will be developed in phases. Arts wayfinding and placemaking planning via the NEA Our Town Grant will begin July 2023 and conclude December 2024. The phase including the re- opening of 10th St. at CKG East will be coordinated with the developers schedule for a tentative Q4 2024 construction start. The construction schedule for the rest of the greenway will be determined upon further engagement and planning.

**Part 6: Partners (confirmed)**

DPW, MDOT, ACD, DTE

**Partners (anticipated):**

Kresge Foundation, Corktown Business Association, Ford Motor Company

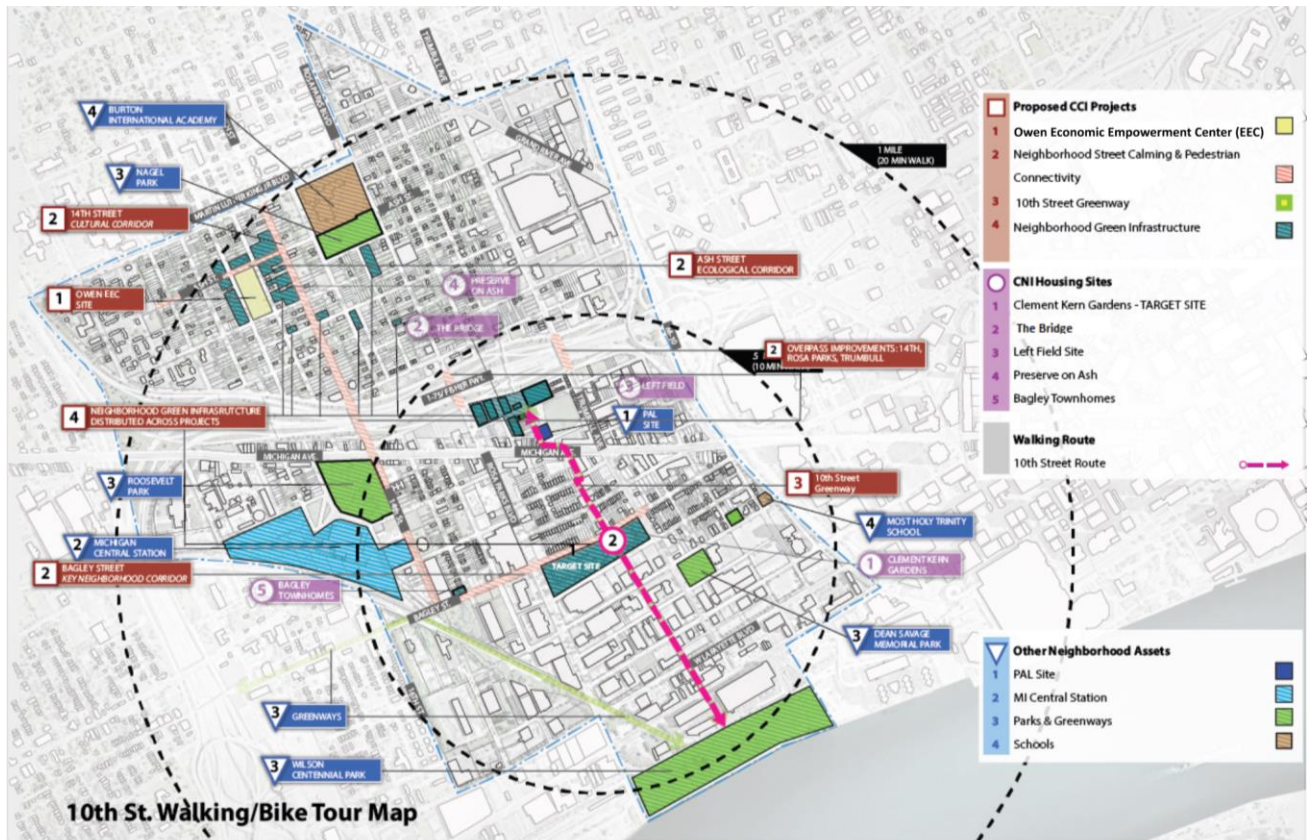
**Funding Sources:**

HUD CCI, HUD CDBG, DEGC, Philanthropy (anticipated)

### Part 7: Temporary Activation and Engagement

Preceding these improvements, PDD proposes to lead several walking and bike tours as well as setup temporary activations along the corridors to help residents and stakeholders experience and “rehearse” these connections and linkages before improvements commence.

1. **10<sup>th</sup> St. walking tour:** Gather CKG and Left field residents to walk from the Left Field housing site to Wilson Centennial Park via 10<sup>th</sup> St.



## Neighborhood Green Infrastructure and Resiliency

### \$900,000 Choice Neighborhoods Request

#### **Neighborhood Objective**

Neighborhood Green Infrastructure and Resiliency fulfills the neighborhood objective to *strengthen and ensure environmental resiliency*.

#### **Part 1: Needs Assessment**

As the oldest neighborhood in Detroit, Greater Corktown contains infrastructure dating back to the 1800s. As a result, flooding is a common issue that many units in CKG experienced during the 2021 floods in Detroit.

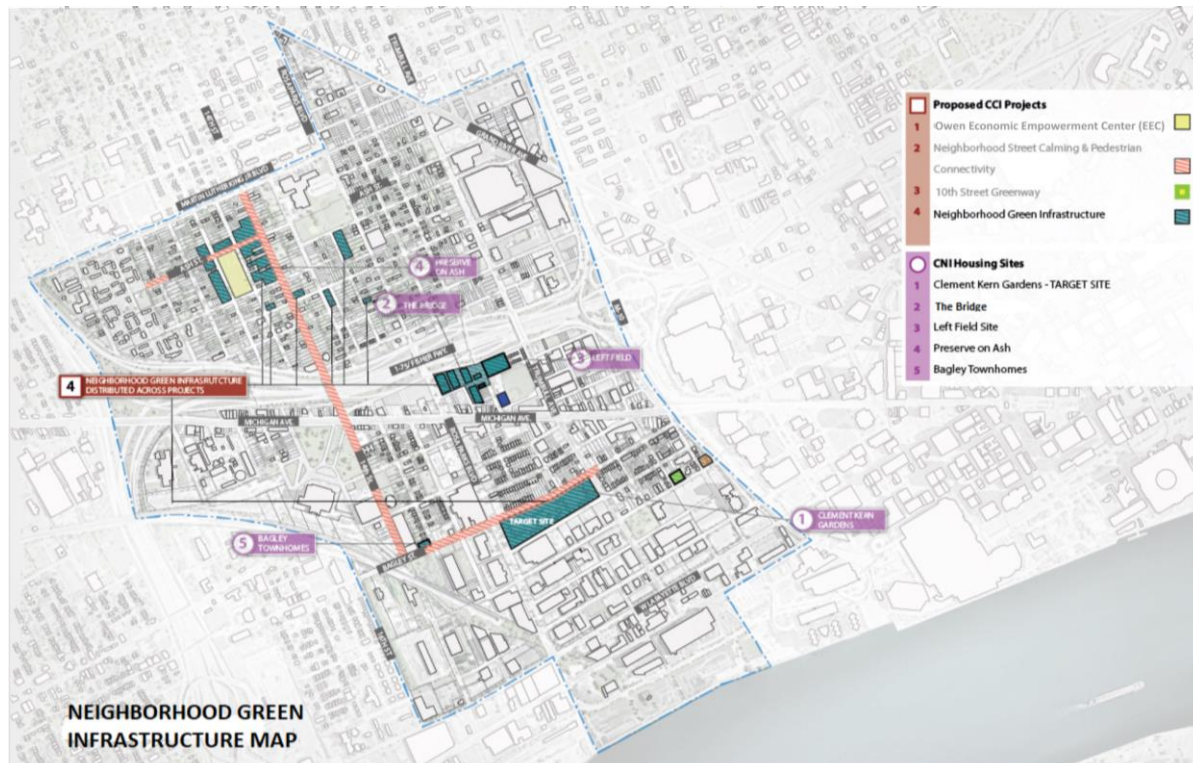
#### **What we heard: Feedback that encouraged this CCI**

*Desire for healthy, vibrant and diverse environment alongside development*

*Desire to maintain and improve urban agriculture lots and community gardens*

#### **Part 2: Project Information/ Description**

CCI funds will support strategic, place-based installations of green infrastructure adjacent to housing development sites, streetscapes and open space. Through the GI planning work, perimeter landscape screenings, permeable pavements, bioswales, rain gardens and tree plantings are interventions that will be explored as well as the identification of which sites they will be incorporated into. CN housing developers have built some GI into their housing designs. Together, this will strengthen neighborhood sustainability, community resiliency, and improve the ecological health of the area.

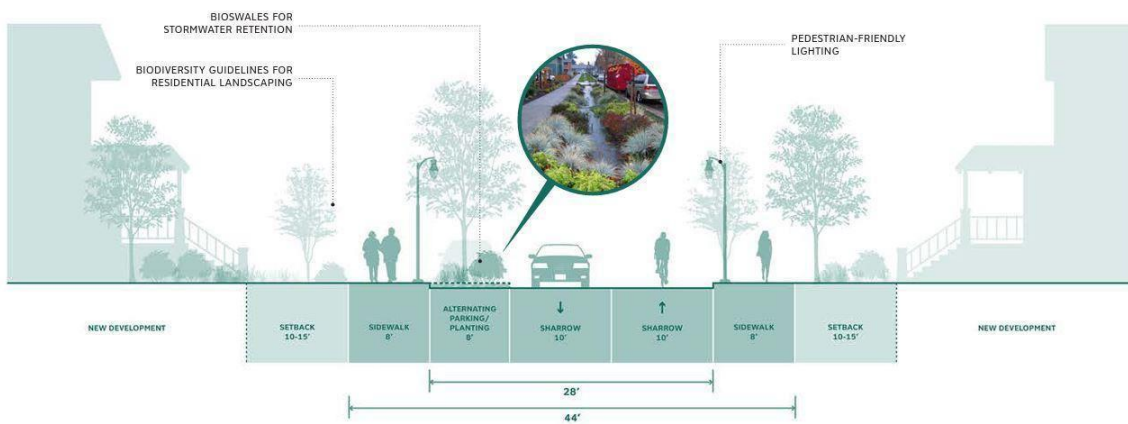




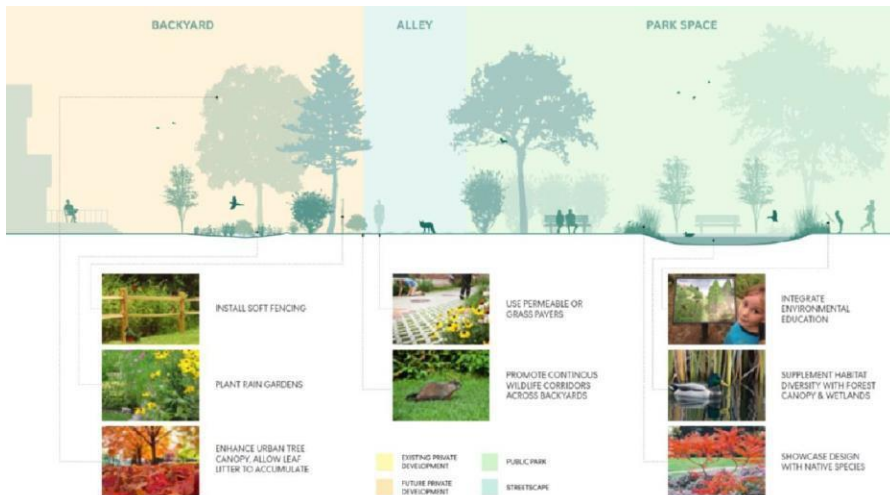
The preceding map shows proposed locations (in teal) at which GSI interventions would take place. Possible housing locations include CKG, Preserve on Ash and Left Field. Possible corridor interventions include 14<sup>th</sup> St. and Ash St. Other possible locations are Owen EEC and Community Managed Open Space in North Corktown. Site designs, specific GSI projects, and enhancements will be determined from the GSI planning effort launching in 2023.

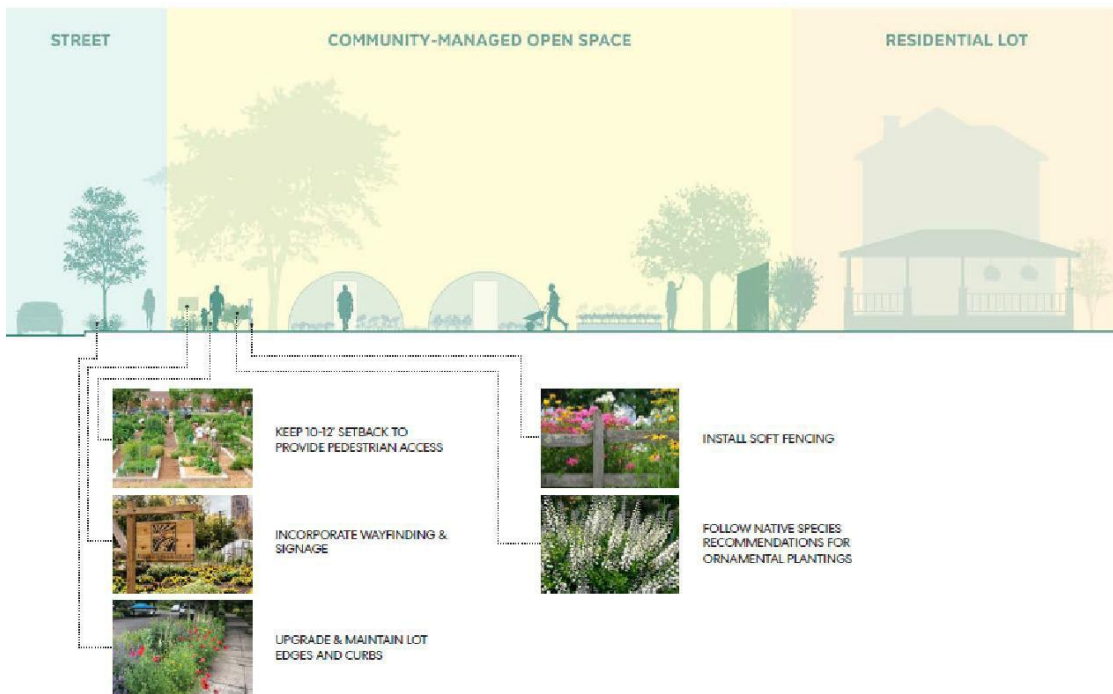
## Ash Ecological Corridor

BETWEEN WABASH ST & 14TH ST  
LOOKING WEST



A healthy built environment will serve residents and visitors through improved housing quality, strengthened local biodiversity and natural infrastructure, and protected green space for residents. Integrating green infrastructure and developing active landscapes through the proposed CCIs adjacent to housing developments will ensure that Greater Corktown remains structurally and environmentally sound for generations. The planning, design, and creation of bioswales, rain gardens, and on-site vegetative plantings will create models of healthy housing that mitigate runoff and flooding issues. These interventions will ensure Greater Corktown thrives and is positioned to be one of the most resilient and actively “green” areas of the city.





***Other projects/leverage and public/private partnerships:***

To further aid and support residents and homeowners in the environmental resiliency of their properties and surrounding community space, the City of Detroit is setting up the Corktown Impact Fund which was established through a \$750k endowment and dispurses grants of up to \$35k annually to support Greater Corktown residents to make improvements to open spaces for block parties, placemaking installations, the promotion of unity and other programming.

Additionally, the City has partnered with Ford to offer owner-occupied rehab to 49 homes within the CNI impact area to improve porches, roofs, exterior paint, and windows. It's expected that all 49 homes will be completed by the end of Oct. '22. The city hopes to continue an owner-occupied rehab program within the CNI area through additional fundraising efforts. This and other public/private partnership neighborhood initiatives will provide a leverage of \$5 million.

Within each CNI housing phase, developers are required to meet green stormwater management ordinance expectations set by the City of Detroit. Ordinance number 09-19 Chapter 61 Article III requires areas of new development or redevelopment to manage stormwater to the performance standards set by the Detroit Water and Sewerage Department (DWSD) and to authorize the DWSD to review and approve stormwater management plans as part of the site review plan process. The ordinance is triggered by the amount of impervious surfaces within each development. Each CNI housing phase and development is anticipated to result in green stormwater detention investments throughout the Choice footprint.



**Part 6: Partners (confirmed)**

Detroit Land Bank Authority, Detroit Water & Sewer Department, Detroit Audubon Society, Department of Public Works, ACD, The Community Builders

**Partners (potential):**

Erb Foundation, Nature Conservancy

**Funding Sources:**

HUD CCI, HUD-CDBG, Congressional Earmark, Developer Leveraged funds



## Conclusion

The Greater Corktown Choice Critical Improvements described in this plan are all direct responses to feedback from residents of the Choice target housing, Clement Kern Gardens, as well as the Greater Corktown community.

### **Neighborhood objective #1: Increase access to community amenities and resident services**

*CCI: Owen Economic Empowerment Center*

### **Neighborhood Objective #2: Ensure safe, healthy streets and improve pedestrian connectivity**

*CCI: Street Calming and Pedestrian Connectivity*

### **Neighborhood Objective #3: Create new and improved public spaces**

*CCI: 10<sup>th</sup> St. Greenway and Wayfinding*

### **Neighborhood Objective #4: Strengthen and ensure community environmental resiliency**

*CCI: Neighborhood Green Infrastructure and Resiliency*

It is no secret that the Greater Corktown community is the beneficiary of an unprecedented amount of public, private and philanthropic investment, opportunity and development. The Public Private Partnership MoU between the City of Detroit, the State of Michigan, and Ford Motor Company has picked up work critical to sustain the improvements initiated by this CCI plan beyond the life of the grant. The MoU focuses on a "share[d] vision to transform the area surrounding the Michigan Central Station into an "Innovation District" to serve as a globally recognized hub for talent, mobility innovation, entrepreneurship, sustainability, housing, small business opportunities, and community engagement". To that end, it is the City of Detroit's duty, through these CCIs, to ensure the voice and vision of the community are prioritized and upheld. Although each CCI answers a specific objective, they all work together to holistically fulfill the outcomes of the Transformation Plan.