



# NORTH CORKTOWN

OPEN/GREEN SPACE PROJECT: SENSE OF PLACE  
GUIDELINES AND URBAN DESIGN STANDARDS

ORGANIZING CONTRIBUTORS:

HERITAGE WORKS + NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION

PRODUCED BY THE DETROIT COLLABORATIVE DESIGN CENTER, UNIVERSITY OF DETROIT MERCY | 2019

## **ACKNOWLEDGMENT**

A special note of appreciation to The Kresge Foundation for the award of the KIP:D grant for supporting the work of Heritage Works along with the North Corktown Neighborhood Association and the City of Detroit. Additional gratitude to the Max M. & Marjorie S. Fisher Foundation, Michigan Council for the Arts and Culture Affairs, National Endowment for the Arts, and the Erb Family Foundation.

## TABLE OF CONTENTS

Vision | 4

### Introduction

Process | 6

Sources | 7

Guiding Principles | 8

Design Guidelines and Strategies | 9

Neighborhood Overview | 10

Density | 11

Zoning | 20

Neighborhood Network | 22

Activate Open Space | 30

Reclaim Residential Living | 42

Support Business | 52

### Appendix | 61

Definitions | 63

Strategies Matrices | 65

Talent Development | 75

Community Engagement | 76

Zoning (2019) | 79

Citations | 93



Open space promotes habitat retention and recreation

Improved walkability can increase local business activity and employment

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The North Corktown open/green space sense of place guidelines are informed by three guiding principles - Culture, Green, and Opportunity that capture the essence of North Corktown and are the basis of the four design guidelines that are featured here and further supported with non-prescriptive strategies. The design guidelines are a tool for ensuring that the identity of North Corktown is retained and enhanced into the future. For detailed information on North Corktown please visit the North Corktown Community Associations website: <http://www.northcorktown.com>

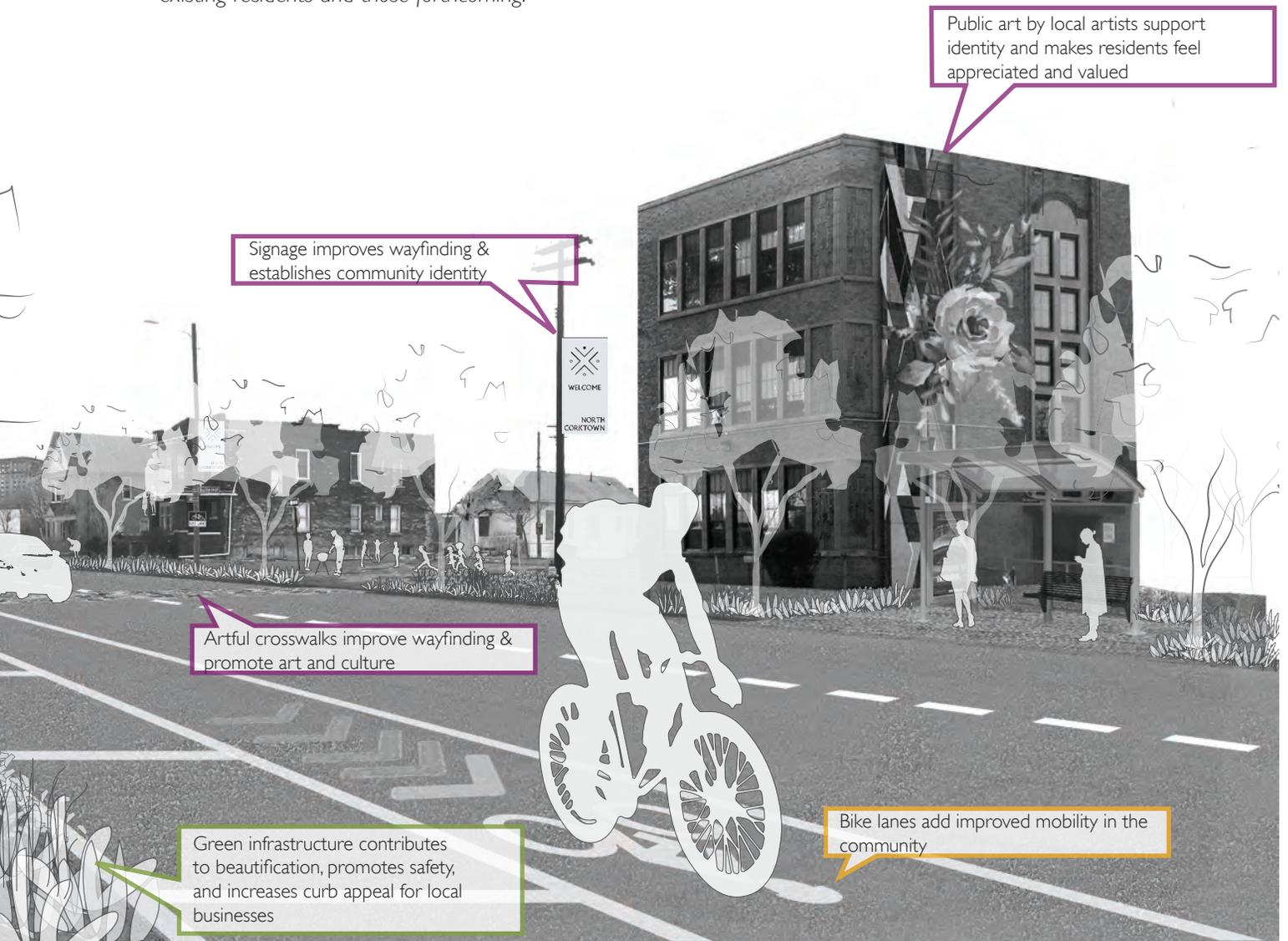
**Sense of Place Guiding Principles:**

-  Culture
-  Green
-  Opportunity

**Design Guidelines:**

- Neighborhood Network
- Activate Open Space
- Reclaim Residential Living
- Support Business

*Thank you to everyone who has shaped North Corktown into the neighborhood that we cherish and call home. Thank you for sharing your time volunteering, coming to meetings, and contributing to the documentation that has informed the North Corktown Open/Green Space Project Sense of Place Guidelines and Urban Design Standards. This document is the culmination of shared knowledge, desires, and a direction forward for growth that honors the past and present for both existing residents and those forthcoming.*



Public art by local artists support identity and makes residents feel appreciated and valued

Signage improves wayfinding & establishes community identity

Artful crosswalks improve wayfinding & promote art and culture

Green infrastructure contributes to beautification, promotes safety, and increases curb appeal for local businesses

Bike lanes add improved mobility in the community

## INTRO

These Sense of Place Design Guidelines for North Corktown provide a framework for spatial and aesthetic considerations inherent to the community. They have been formed through a community engagement process led by Mission Lift, documentation from community meetings since 2016, and previous plans identified within this document. In particular, the design guidelines call attention to design considerations that impact the built environment of North Corktown by focusing on the inclusion of culture, green/open space, and the abundant opportunities in the neighborhood. The guidelines provide recommendations for connections through the neighborhood, use of open space, and residential and business opportunities. These recommendations are supported with strategies to promote an equitable thriving community.

**By design these guidelines are not prescriptive, but rather descriptive, making recommendations for design decision-making but not dictating what the neighborhood should look like.** Recommendations included here are intentionally flexible and thus able to be modified to fit the specific circumstances and adapt overtime. They are a reflection of values and priorities representative of the existing community. Furthermore, these design guidelines do not seek to represent or duplicate technical requirements for land-use, zoning, building code, or any other legally binding requirement.

### **Process:**

North Corktown Neighborhood is excited about the change coming to the neighborhood. In anticipation, the community has authored many documents that have heavily informed these sense of place design guidelines. The following documents have been analyzed as they are collectively the voice of the community through various engagements. These have been synthesized to extract the three guiding principles, and the four design guidelines, and related strategies. The design guidelines are illustrated using photographs from the neighborhood along with diagrams and annotations.

## SOURCES

<b>Sustainable Development Task-Force Plan</b> North Corktown Neighborhood Association	2018
<b>North Corktown Charrette: Open Spaces and Defining Edges</b> City of Detroit	2018
<b>North Corktown Movement Building Feasibility Study</b> Heritage Works	2018
<b>Ford North Corktown Investment and Michigan Central Station Renovation Community Benefits Report</b> City of Detroit Planning and Development Department	2018
<b>North Corktown RFP Draft Submission for City of Detroit Planning and Development Department</b> North Corktown Neighborhood Association / North Corktown Sustainability Committee / Freedom House (Jeff Klein, Rhonda Greene, Bethany Betzler, Wai Ming Lau, Tricia Talley, Ryan Anderson)	2017
<b>North Corktown Neighborhood, Neighborhood Development &amp; the New Beginnings Garden Project: A Formative Evaluation Assessment</b> Heritage Works	2016
<b>North Corktown Neighborhood Association Sustainable Development Task-Force Plan</b> North Corktown Neighborhood Association	2016

## GUIDING PRINCIPLES



### Culture

Located just northwest of downtown Detroit and roughly one half-square-mile in area, North Corktown (NoCo) is our oasis in the D. Dubbed “country living in an urban prairie” by a local blogger due to its farms, high concentration of open spaces, and residents’ lifestyles, NoCo is shaped by growers, solitude seekers, creative individuals, and long time residents that aren’t afraid of hard work and share a commitment to nature, community, and community involvement. I embrace our reputation as upstarts -- residents that gradually improved our community’s quality of life through the “cumulative impact of small resident-driven projects.”

Before the construction of I-75, North Corktown and Historic Corktown seamlessly formed Corktown, Detroit’s oldest extant neighborhood. The interstate divided our community into two distinct parts geographically. Still one in spirit, we celebrate being part of the greater Corktown community yet also celebrate ourselves as a cultural crossroads with Mexicantown to the southwest, “hipster” midtown to the east, historic Corktown to our south, and a university district to the north. From Nancy Whiskey to our labor halls to our day house, farms and faith-based institutions, the diversity of our residents and institutions represents the best of the city of which we are proud to be a part.



### Green

North Corktown is uniquely situated in close proximity to downtown with an asset of open space. Green or open space is one of the defining characters of the neighborhood that as an urban community is like no other. North Corktown has generous access to nature, a network of green infrastructure that serves the community, creates social places, provides ecological services for wildlife, pollinators and water systems, and contributes to the physical and mental health of our residents.

These design guidelines enhance the vitality of the existing assets and use of the current green space that support livelihoods (Brother Nature), connect with neighbors (Hope Takes Root), and explore artistic expression and entrepreneurship (Pink Flamingo). Similarly open spaces provide recreational opportunities for children to play (Cochrane Street) and for bird watching, specifically pheasants (Temple and I 3th St). These landuses also lend themselves to ecological purposes such as managing stormwater with rain gardens, increasing trees, specifically fruit trees, for public use, all of which enhance the overall beauty of the neighborhood.



### Opportunity

The potential of North Corktown encompasses land use, economic growth, amenities, and quality of life all building upon the existing identity and strengths of the community. As North Corktown experiences increased development, the design guidelines can support both existing and forthcoming residents in making decisions about how to retain the asset of green/open space for social, cultural, ecological, and economic production. The design guideline strategies provide insights to the multifaceted approach to creating an enriched community with homes, retail, recreation, economic growth and sustainable practices anchored in the cultural identity of the community and celebrating the asset of open space.

## DESIGN GUIDELINES AND STRATEGIES

### USING THE DESIGN GUIDELINES AND STRATEGIES

Each of the design guidelines and strategies embody the three Guiding Principles: Culture, Green, and Opportunity. Illustrations of the design guidelines include call-out boxes with specific examples of how strategies may be implemented, color coded to indicate which of the guiding principles are being supported. The design guidelines illustrate non-prescriptive ideas that are not site specific, rather are a means of communicating ideas to be implemented by the community.

### NEIGHBORHOOD NETWORK

**N1** CREATE A TAPESTRY OF NEIGHBORHOOD IDENTITIES AND CHARACTERISTICS

**N2** DELINEATE SPACES WITHIN THE COMMUNITY

**N3** CREATE CLEAR CONNECTIONS THROUGH THE NEIGHBORHOOD AND WITH ADJACENT COMMUNITIES

### ACTIVATE OPEN SPACE

**A1** PRESERVE THE NATURAL LANDSCAPE AS AN AMENITY FOR ALL INHABITANTS: INSECTS, BIRDS, SMALL ANIMALS, AND HUMANS

**A2** LEVERAGE THE ASSETS OF OPEN SPACE FOR PRODUCTIVE PURPOSES

**A3** INTEGRATE RECREATION WITH NATURAL LANDSCAPES AND EXISTING INFRASTRUCTURE

**A4** CENTER ACTIVITY AROUND COMMUNITY CONNECTIONS

**A5** PROVIDE SPACE FOR CULTURAL EXCHANGES AND GATHERING

### RECLAIM RESIDENTIAL LIVING

**R1** BLEND ECONOMIC LEVELS OF HOUSING TO PROVIDE AN EQUITABLE NEIGHBORHOOD FOR ALL RESIDENTS

**R2** PROVIDE A MIX OF HOUSING TYPOLOGIES WITH AN EMPHASIS ON INCREASING DENSITY

**R3** DESIGN FOR ALL PEOPLE IN THE COMMUNITY

**R4** DESIGN HOMES TO BE AS SUSTAINABLE AS POSSIBLE

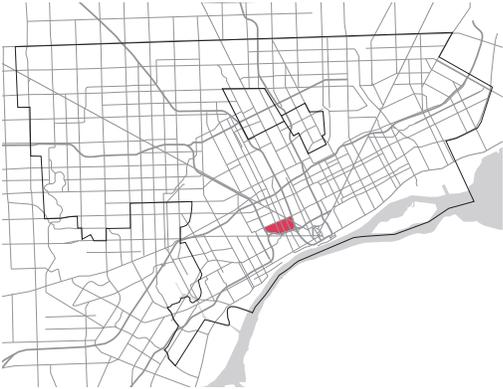
### SUPPORT BUSINESS

**S1** MAKE A PEDESTRIAN FRIENDLY CORRIDOR

**S2** PUT INFRASTRUCTURE TO WORK

**S3** MAKE THE STREETS FOR ALL USERS AND MODES OF TRANSPORTATION

# NEIGHBORHOOD OVERVIEW



City of Detroit Context

North Corktown is 0.59 square miles nestled between Martin Luther King Boulevard on the north, the Lodge (M10) to the east, the Fisher Freeway (I75) to the south, the Jeffries freeway Freeway (I96) to the west, and is less than 2 miles from downtown Detroit.

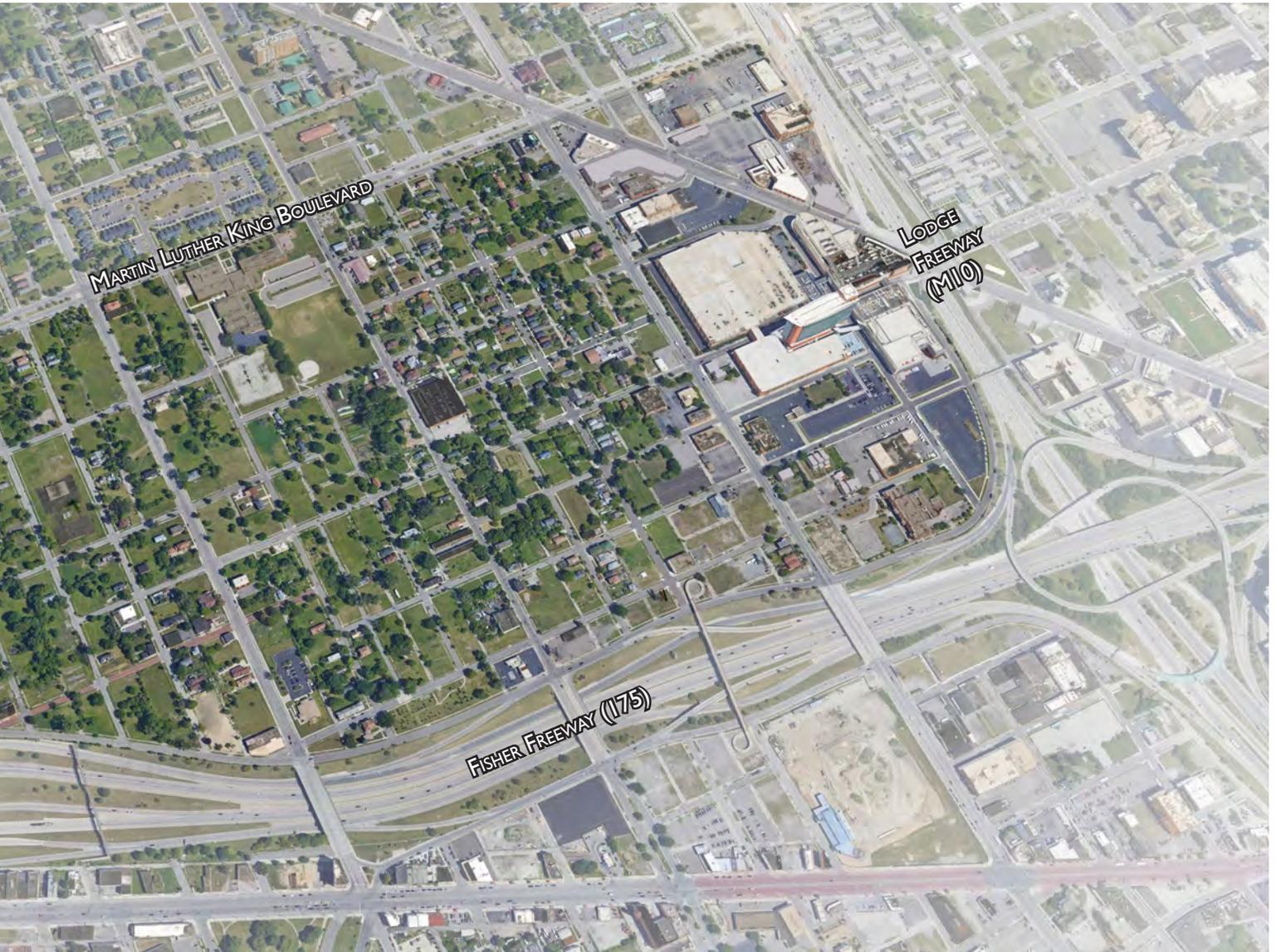
The vast open space of the neighborhood is a critical part of the identity and appeal of the community. Residents take pride in the presence of urban agriculture and natural habitats that have evolved in response to vacancy. Arts and culture also strongly contribute to the identity of North Corktown through murals, sculpture, and history.



Neighborhood Boundaries  
Source: "Neighborhood Boundaries," Google Maps, Detroit.



Brother Nature Farm  
Source: "Brother Nature Farm, Rosa Park Avenue, Detroit.!"  
Blog à-Vif(s) Collectif De Photographs, Detroit,  
<http://www.blog-a-vifs.org/galerie-detroit/galerie-detroit.html>



Mural of Mary Ellen Riordan  
Source: Macdonald, Nicole. "Mary Ellen Riordan." Detroit Museum of Public Art, Detroit, <https://detroitmopa.org/artworks/2018/3/qro017b15iukhnz9Indy86y6dgc6s>.

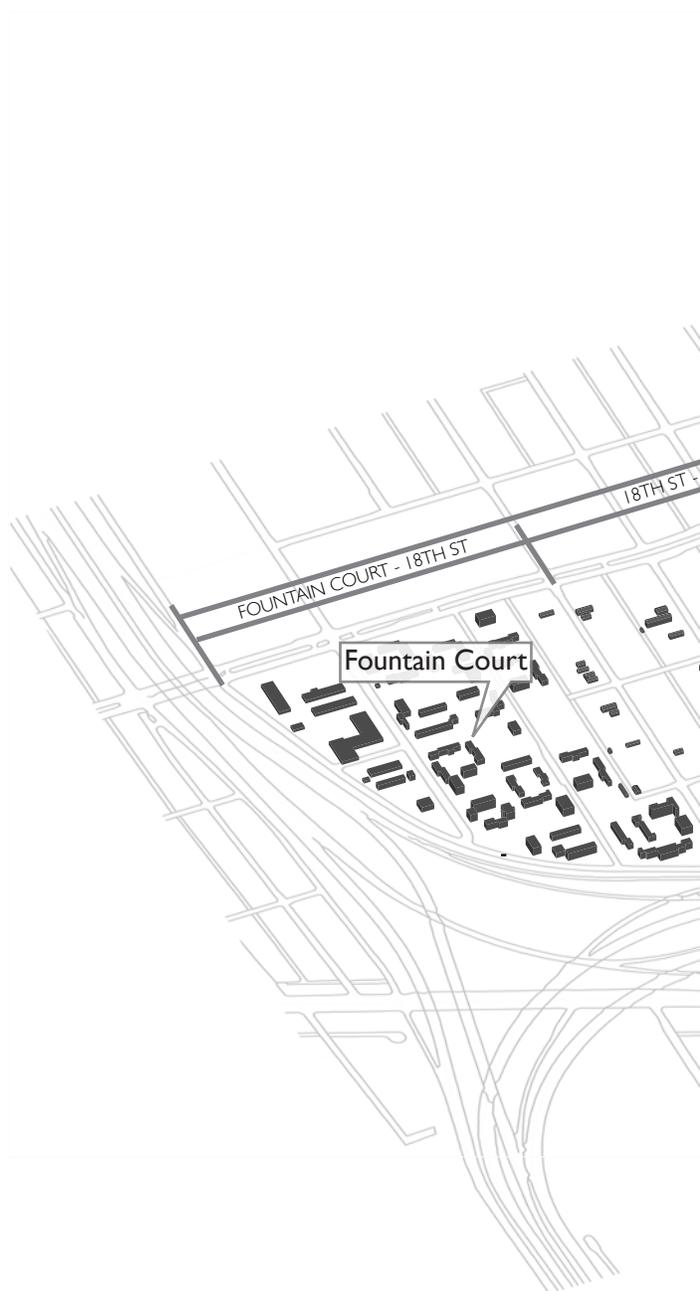


Detroit Pheasants  
Charlie Z. "Detroit Pheasants." Bikes, Books & a Little Music, Detroit, 22 Feb. 2012, <https://bbandm.wordpress.com/2012/02/22/detroit-pheasants/>.

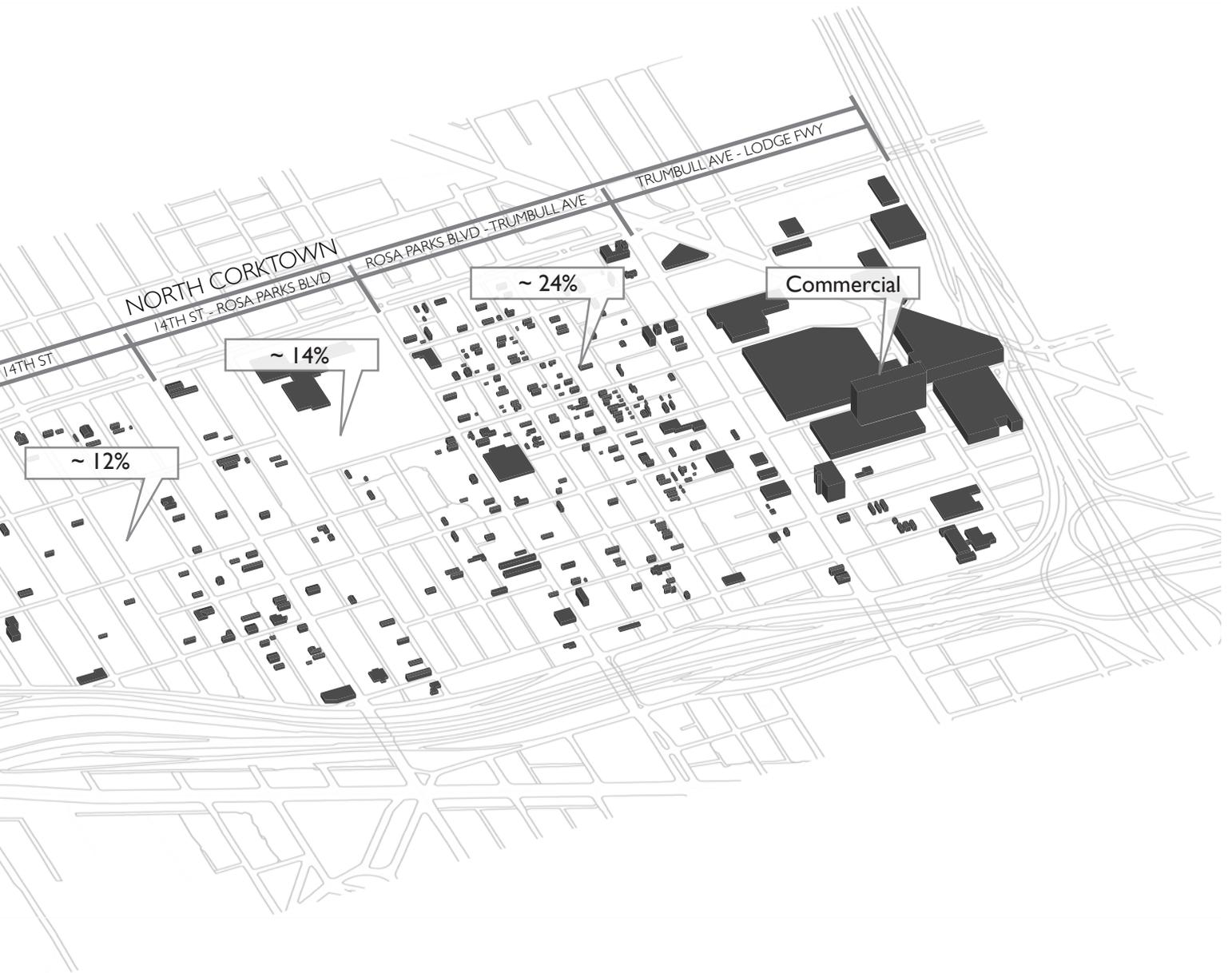
## NEIGHBORHOOD DENSITY

North Corktown is often recognized for the amount of open space that exists with an overall density of 18% determined by the number parcels with structures on them. Open space in North Corktown is viewed as an amenity by many residents as acknowledged in the supporting documents to these design guidelines. People appreciate the increase of nature that has reclaimed the urban landscape, most notably the flora and pheasant population but also migratory birds, turkeys, and deer have been mentioned.

Collectively the neighborhood varies in density loosely defined by major streets. Located on the western edge, Fountain Court is a cooperative apartment and town home complex that has been active for over fifty years. Residents benefit from being shareholders, resulting in a strong sense of neighborhood and contributing to economic benefits as an affordable place to live. Between 18th Street and Rosa Parks Boulevard, the density is particularly low with about 12% - 14% occupancy. As the community grows, this area may experience the largest amount of growth. Between Rosa Parks Boulevard and Trumbull Avenue, approximately 24% of the parcels are occupied. In this area some redevelopment and major renovations to existing homes have taken place in recent years. Beyond Trumbull Avenue to the East is predominantly characterized as commercial properties with the presence of Motor City Casino. Many large parking lots exist in this area as well.



Existing 2019 Density  
Existing Structure

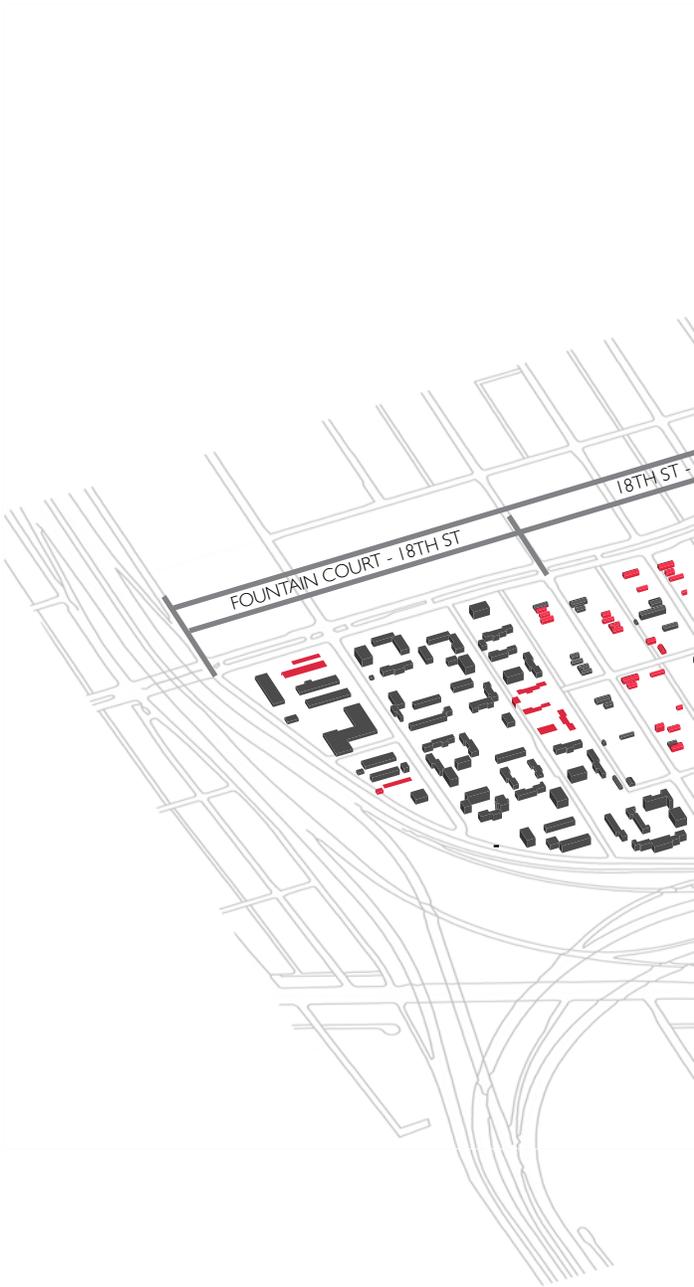


# NEIGHBORHOOD DENSITY

The following three images illustrate how spatially North Corktown may feel with increased density. The structures highlighted in red illustrate a density increase from 18% (2019) to 50% of the populated. Zoning considerations for size and set back constraints have been included in the images.

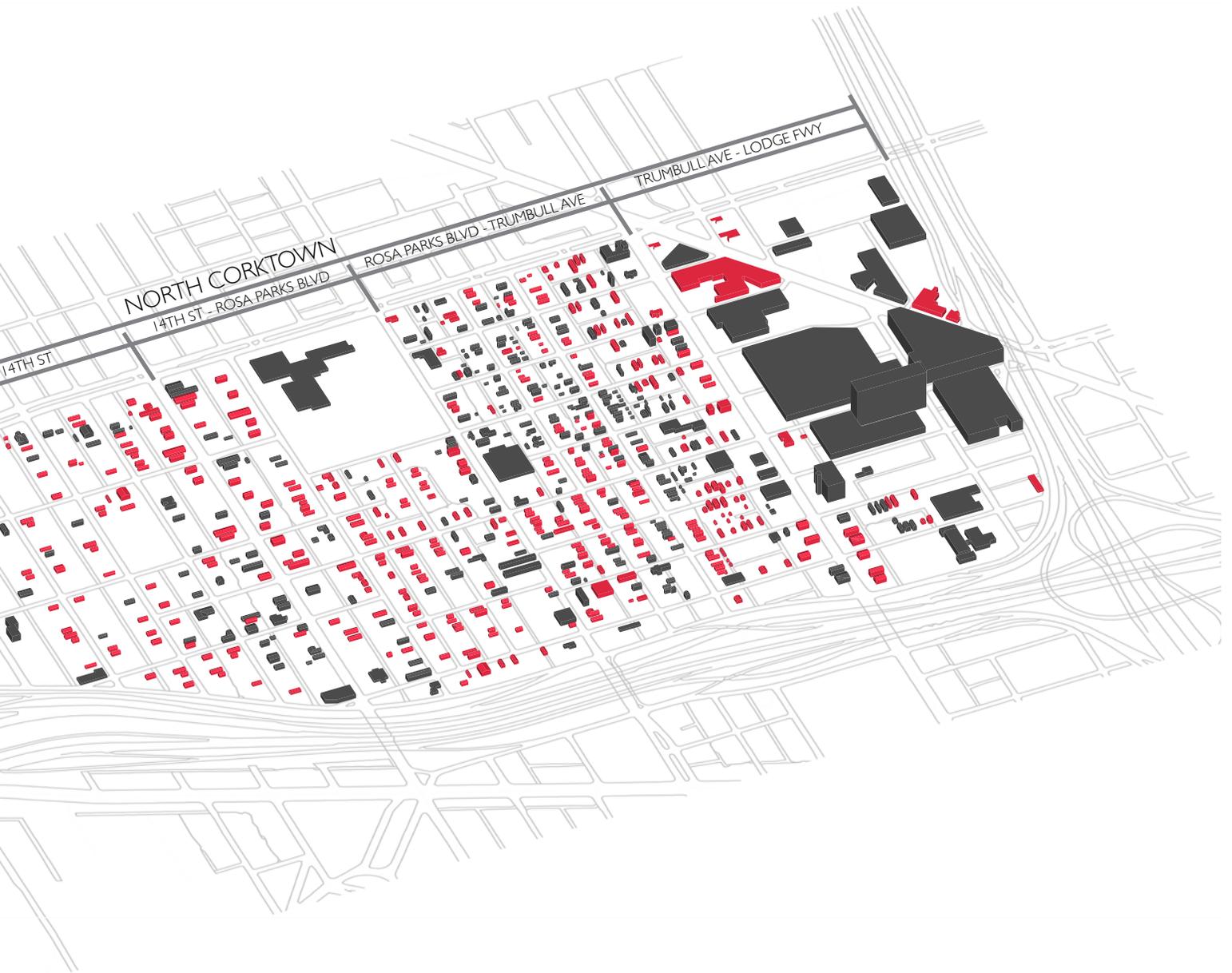
Questions for residents and stakeholders to consider with these set of images include:

- What density supports the type of neighborhood I now to live in?
- How will density be determined?
- Are there priorities to where development happens?
- Are there priorities for determining the retention of open space?



DENSITY 50% ANTICIPATED

- Existing Structure
- Example Structures (based on 2019 zoning)

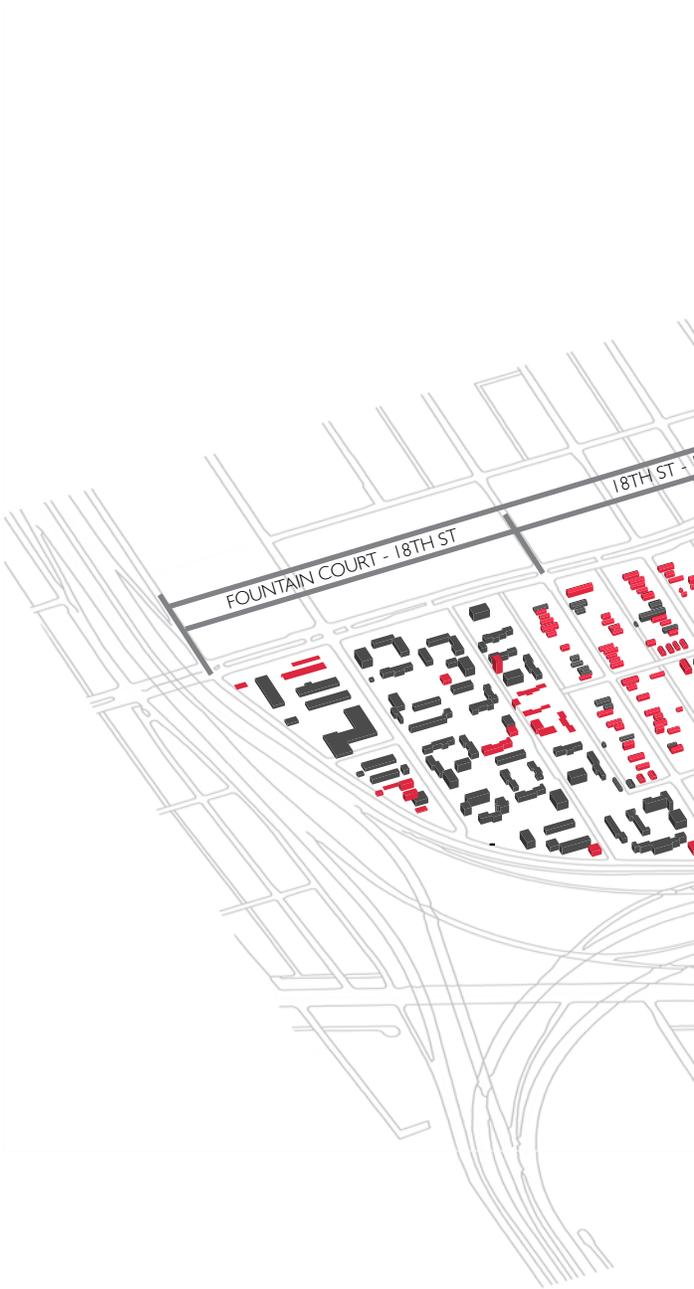


# NEIGHBORHOOD DENSITY

As the density increases to 75%, as indicated with the red structures, the character of open space changes significantly. This provides the opportunity to consider how and where an increase in density is located. The illustration shows a distribution of density based on current (2019) zoning. With changes happening to the zoning code in 2019, development guidelines could be modified to reflect the values of the community and the retention of open space.

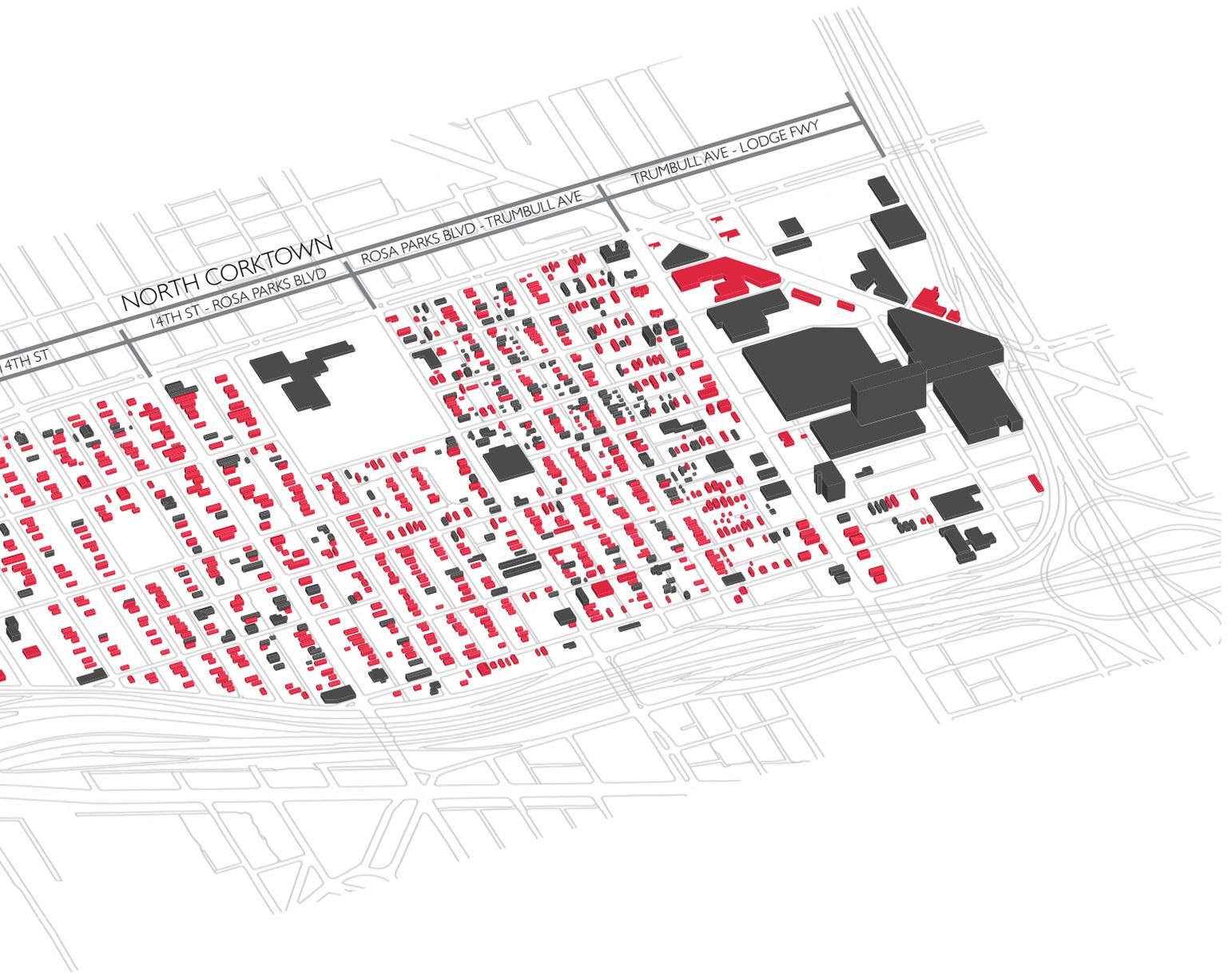
Questions for residents and stakeholders to consider with the expanse of density in relationship to zoning include:

- Are there areas that density should remain low?
- Are there areas that density could be increased?
- What is the value of retaining open space?



DENSITY 75% ANTICIPATED

- Existing Structure
- Example Structures (based on 2019 zoning)

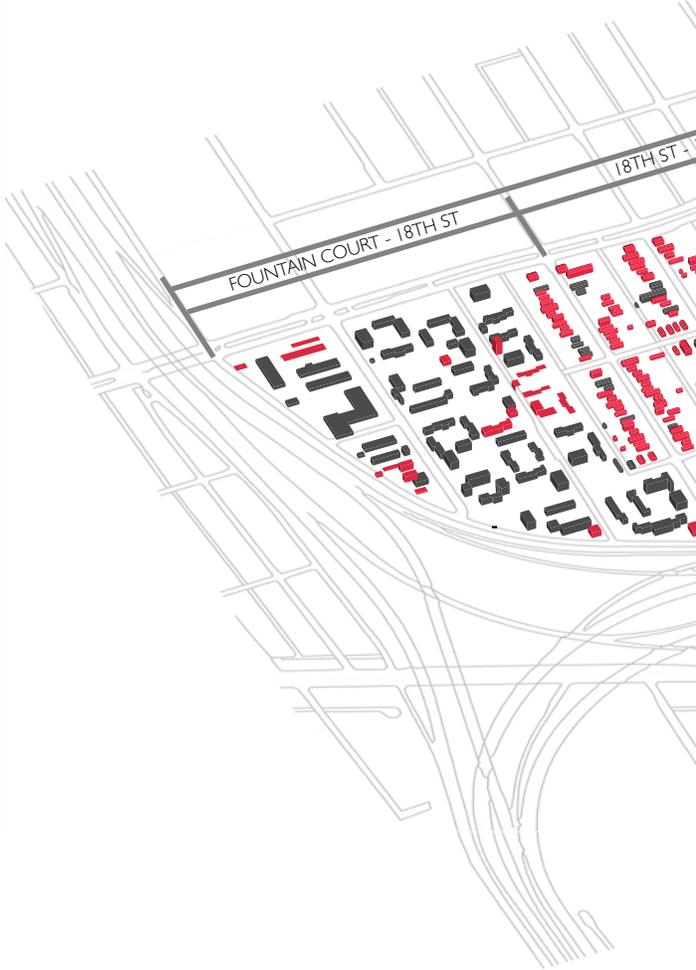


# NEIGHBORHOOD DENSITY

The final image illustrating density assumes 100% density based on current (2019) zoning. This is a dramatically different image from the current conditions where the lowest density between 18th Street and 14th Street is approximately 12% and the overall number of parcels with a structure on them is around 25%.

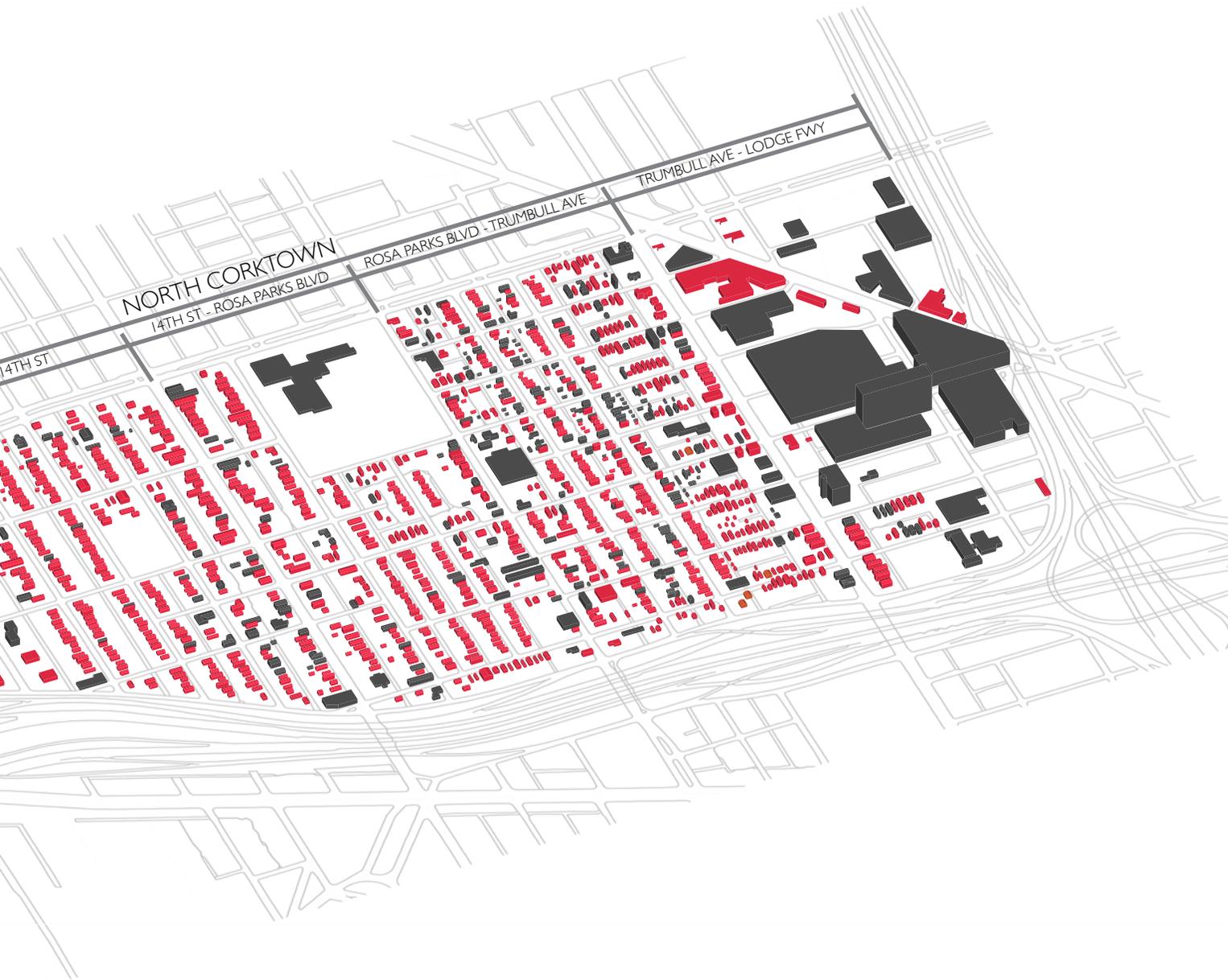
Questions for residents and stakeholders to consider:

- What does this distribution of density mean for the character of North Corktown?
- Who will be making and influencing decisions regarding the future of North Corktown?



DENSITY 100% ANTICIPATED

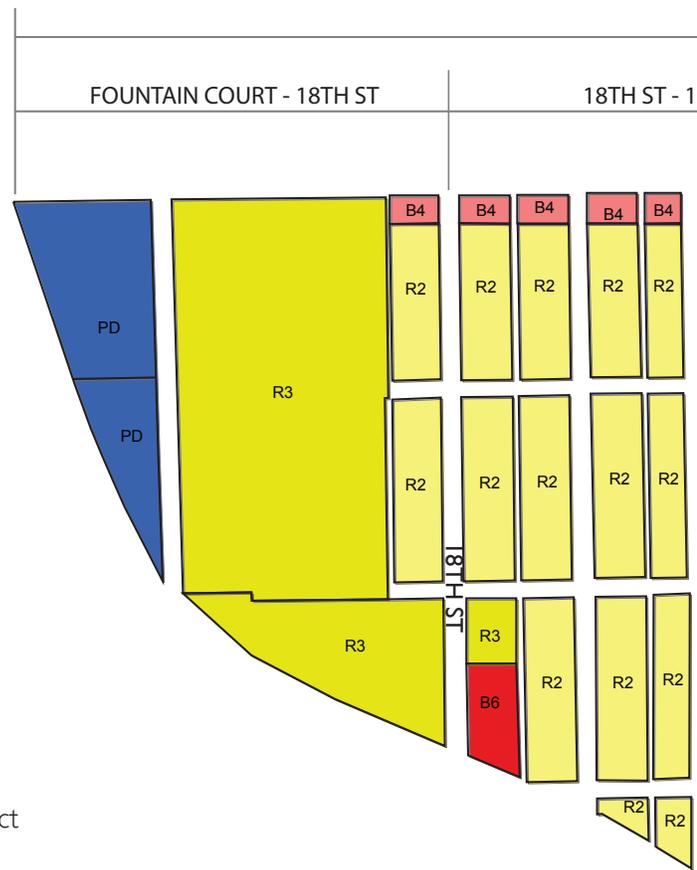
- Existing Structure
- Example Structures (based on 2019 zoning)



# NEIGHBORHOOD ZONING 2019

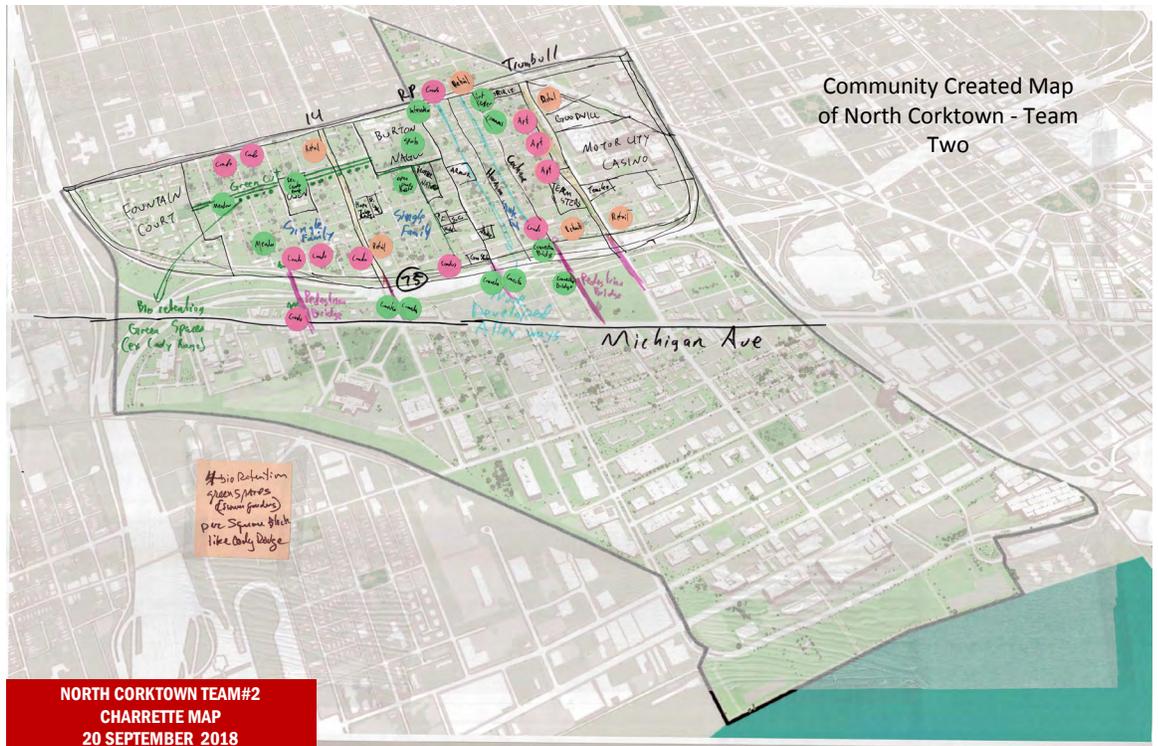
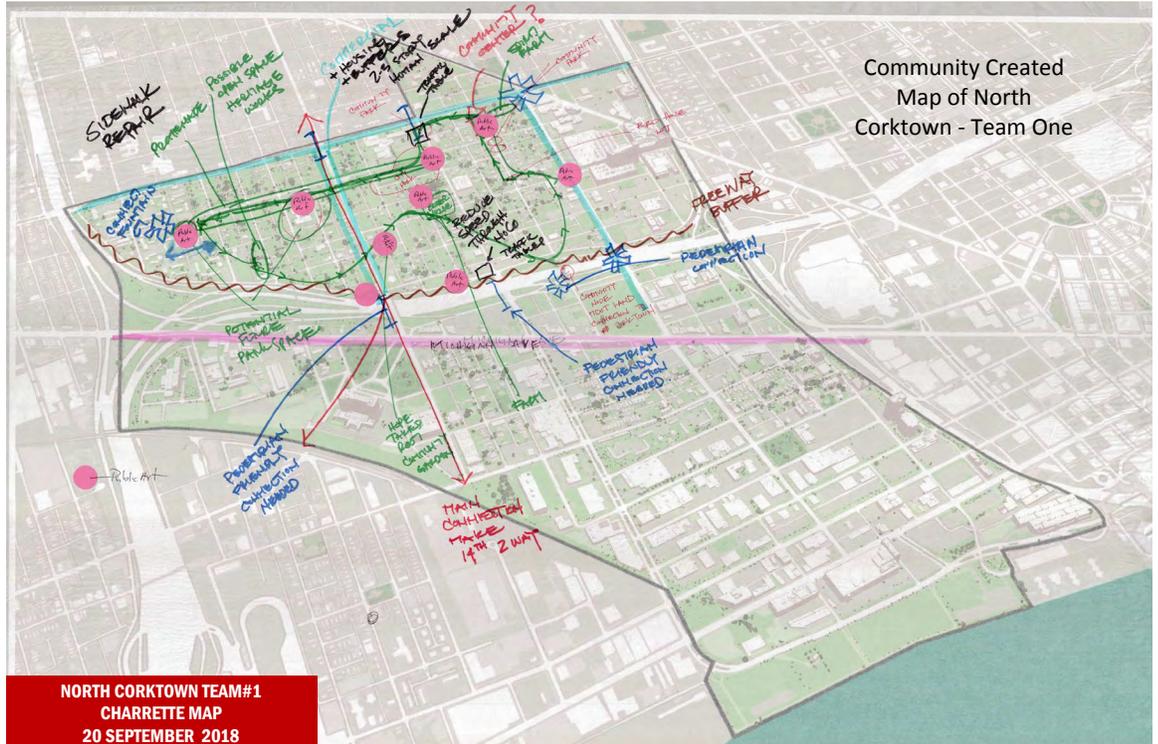
Within North Corktown there are 13 zoning classifications. The primary categories are Residential, Business, Industrial, Planning and Development, and Special Development. The predominant category is residential, which ranges from single family (R1) to medium density (R5). Most of the residential zoning is located west of Trumbull Avenue that supports zoning for residential, business, industrial, special development: casino, and planned development. Detailed descriptions of each of the zoning classifications are located in the appendix.

- R1: Single Family Residential
- R2: Two-Family Residential
- R3: Low Density Residential
- R4: Thoroughfare Residential
- R5: Medium Density Residential
- B1: Restricted Business District
- B2: Local Business and Residential District
- B4: Business District
- B6: General Services
- PD: Planning and Development District
- SD5: Special Development District, Casino
- M2: Restricted Industrial District
- M3: General Industrial District



Zoning (2019)





North Corktown Charrette Team #1 and #2  
Source: Cox, Maurice. Ford Corktown Investment and Michigan Central Station Renovation Community Benefits Report. Ford Corktown Investment and Michigan Central Station Renovation Community Benefits Report.

## NEIGHBORHOOD NETWORK

Currently characterized by ample open space, North Corktown is rich with assets of urban agriculture and natural landscapes that support wildlife. Protecting these assets is critical to retaining the identity of the neighborhood amidst growth. Retaining that identity through a network of open space will provide amenities for the community for recreation, productive landscapes, and defining the neighborhood.

### **NI: CREATE A TAPESTRY OF NEIGHBORHOOD IDENTITIES AND CHARACTERISTICS**

With ample open space as one of the greatest assets of the neighborhood, celebrating the diversity of uses can contribute to its identity and placemaking.

### **N2: DELINEATE SPACES WITHIN THE COMMUNITY**

Acknowledging boundaries and edge conditions contribute to a sense of place. These treatments should reflect the values of the community and be a part of the identity. This can be achieved with signage and wayfinding.

### **N3: CREATE CLEAR CONNECTIONS THROUGH THE NEIGHBORHOOD AND WITH ADJACENT COMMUNITIES**

Physical connections between spaces aid in the relationship people have with a place. Being navigable and perceived as safe increases people's use of paths and routes and enhances the overall quality of the neighborhood. The engagement demonstrated that connections within North Corktown, surrounding areas, and amenities within the City were all desired.

### Elevate productive landscapes as destinations and assets

Visually connecting open spaces, community gardens, urban agriculture, and orchards increases the cohesive identity of both public and private ownership.

### Honor institutional identity and incorporate expanding development

Mix new and cohesive styles of housing and land uses with the existing historical homes to complement each other to promote design cohesion and sense of place.



### Existing and Potential Destinations

- Open Space
- Urban Agriculture and Gardens
- Cultural Amenity
- Public Art
- Recreation
- Urban Agriculture opportunity
- Cultural Amenity opportunity
- Public Art opportunity
- Recreation opportunity
- Commercial District opportunity





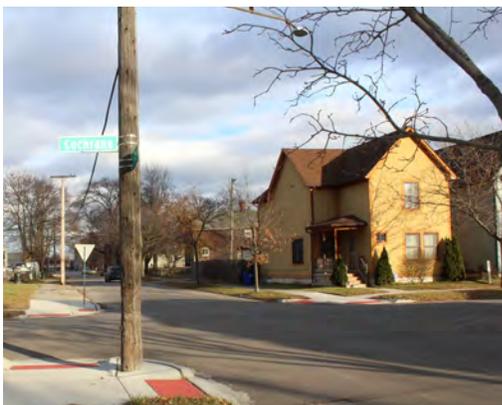
Spirit Farm  
Source: Real Detroit Weekly, Notes From the Underground  
, <https://Rdwnotes.wordpress.com/2010/08/11/Kate-Devlin-Spirit-Farm/>, 11 Aug. 2010.



Fish Park  
Source: Polishdill86, Wikimedia Commons, 22 June 2009,  
[https://commons.wikimedia.org/wiki/File:North\\_Corktown,\\_Detroit,\\_pocket\\_park.jpg](https://commons.wikimedia.org/wiki/File:North_Corktown,_Detroit,_pocket_park.jpg).



Historic residential character 3003 16th St.  
Source: Michigan's Detroit Urban Conservation League.



Home on Cochrane Street  
Source: Detroit Collaborative Design Center: 2018.

# N2

## DELINEATE SPACES WITHIN THE COMMUNITY

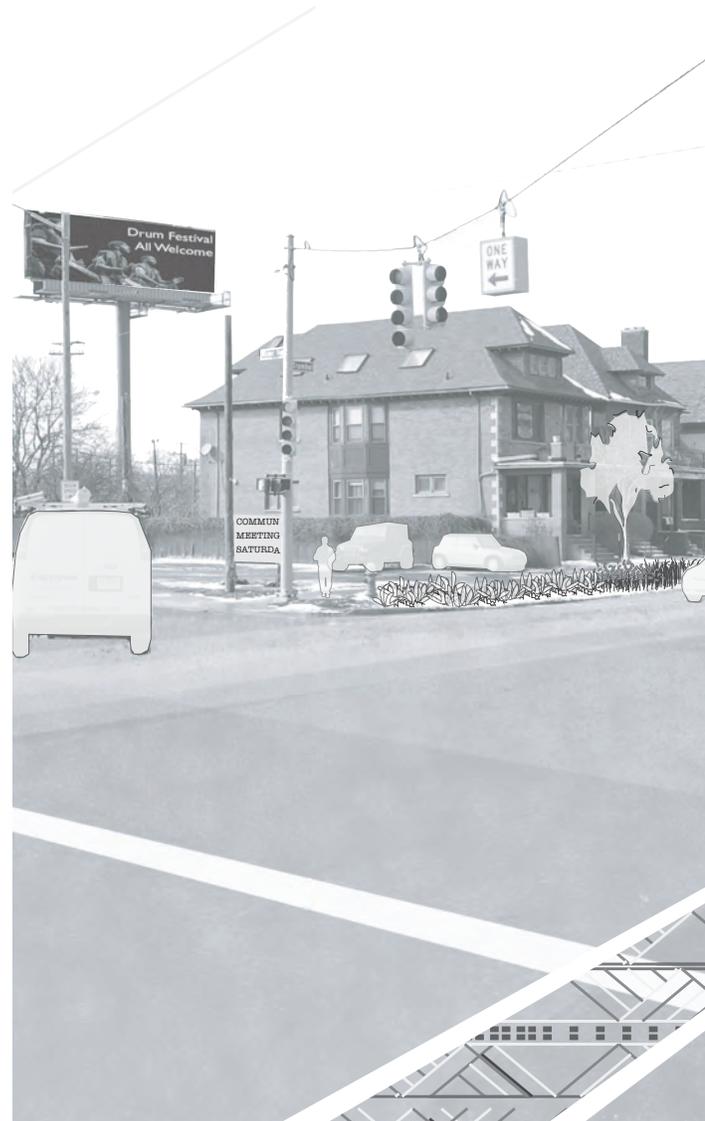


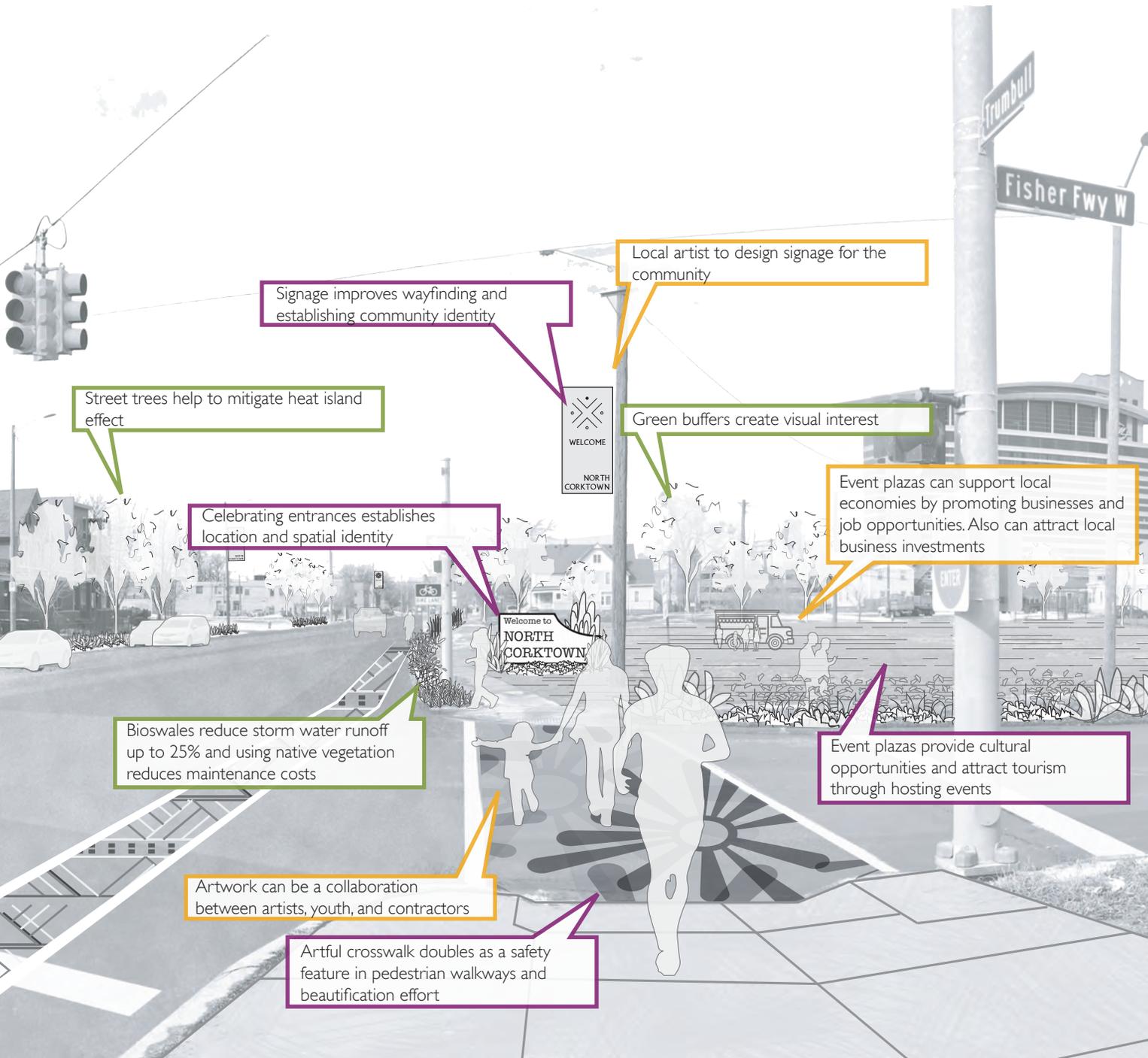
Existing Entrances to North Corktown

- Automotive
- Pedestrian

**Celebrate entrances into the community**  
Welcoming people to North Corktown with artwork and signage that illustrate the identity and values of the community reinforces a sense of place.

**Create visual and audible separation between non-neighborhood oriented boundaries**  
Buffering along the freeways to reduce sound and visual obstruction can be accomplished through planting trees and landscaping. Similarly, to reinforce neighborhood context create visual separation along edges of the neighborhood.





Signage improves wayfinding and establishing community identity

Local artist to design signage for the community

Street trees help to mitigate heat island effect

Green buffers create visual interest

Celebrating entrances establishes location and spatial identity

Event plazas can support local economies by promoting businesses and job opportunities. Also can attract local business investments

Bioswales reduce storm water runoff up to 25% and using native vegetation reduces maintenance costs

Event plazas provide cultural opportunities and attract tourism through hosting events

Artwork can be a collaboration between artists, youth, and contractors

Artful crosswalk doubles as a safety feature in pedestrian walkways and beautification effort

Culture Green Opportunity

# N3

## CREATE CLEAR CONNECTIONS THROUGH THE NEIGHBORHOOD AND WITH ADJACENT COMMUNITIES



### Circulation

- Non-motorized
- Low-volume auto
- Mid-volume auto
- High-volume auto

### Develop a network of ways for people to move through the neighborhood

This includes how people move on foot, with non-motorized transportation, public transportation, and individual vehicles. Connections can be made through alleys, sidewalks, greenways, and with existing infrastructure such as bike lanes and overpasses. These connections will increase access to nearby attractions such as the Detroit River Walk and the Joe Louis Greenway.

### Calm traffic and increase pedestrian safety

Narrowing the street at intersections by expanding the crosswalk both slows traffic down and reduces the cross distance for pedestrians. This can be accomplished through building bumpouts, installing speed tables, and more simply by activating crosswalks with art installations through paint on the pavement.

### Make fences friendly

Define spaces with natural materials such as plants. Shrubs that are low and wide create a natural fence that can be seen over and that is visually a part of the landscape.





Artful crosswalks improve wayfinding

Street trees reduce noise pollution by dampening traffic sounds

Bump outs and bike lanes increase bicyclist safety

Bike lanes add improved mobility in the community

Culture Green Opportunity



Open Space

 Open Space

 Buildings

 Impervious (parking lots)

## ACTIVATE OPEN SPACE

North Corktown is comprised of residential and desired open space that is supportive of natural habitats, productive landscapes, and recreation. Balancing and supporting each of these land uses amidst growth is important for retaining the identity and values that contribute to the overall quality of the neighborhood.

### **A1: PRESERVE THE NATURAL LANDSCAPE AS AN AMENITY FOR ALL INHABITANTS: INSECTS, BIRDS, SMALL ANIMALS, AND HUMANS**

The natural landscape of southeast Michigan is vital to many migratory birds and pollinators, contributes to stormwater management with deep roots naturally returning and filtering water to the ground, and support beautification. Considerations should be given to the scale of areas retained for natural habitats as well as how people engage with the space for recreation and education.

### **A2: LEVERAGE THE ASSETS OF OPEN SPACE FOR PRODUCTIVE PURPOSES**

Providing both economic opportunity for people locally and contributing to solve city wide stormwater management, open space supports the community to be more sustainable and contributes to the exchange of cultural values.

### **A3: INTEGRATE RECREATION WITH NATURAL**

Build upon the multi-functional capacities of how land and connections are used through the neighborhood. This increases demand, economic support, and value of investment.

### **A4: CENTER ACTIVITY AROUND COMMUNITY CONNECTIONS**

Creating nodes of activity within the community contributes to the sense of place, pride, and celebration of culture. These spaces can be of multiple scales ranging from a bus stop to an open field and everything in between.

### **A5: PROVIDE SPACE FOR CULTURAL EXCHANGE AND GATHERING**

Provide spaces that are conducive for people to share cultural identities through dance, music, and theater. This includes spaces for people to participate, observe, and perform. Food, conversation, and art are vehicles for cross generational and cultural engagements that enrich the neighborhood and the experiences of people living there. Playing games and participating in sports are platforms for learning about other cultures.

# AI

## PRESERVE THE NATURAL LANDSCAPE AS AN AMENITY FOR ALL INHABITANTS: INSECTS, BIRDS, SMALL ANIMALS, AND HUMANS



### Opportunities for green space retention

-  Opportunity sites for natural landscapes
-  Natural landscape connections opportunities
-  Route/Path Connectivity
-  Existing Open Space & Parks
-  Detroit Land Bank owned properties (illustration based on summer 2019 map estimated properties)

### Reintroduce native plants of Southeast Michigan

Native plants will not only thrive with the least amount of nurturing, but also provide the greatest environment for habitat restoration for migratory and non-migratory wildlife.

### Provide opportunities for people to interact with the natural habitat without disruption

Paths with defined edges direct people to move amidst fragile habitats. Paths should be minimally intrusive of the landscape while allowing for observation.

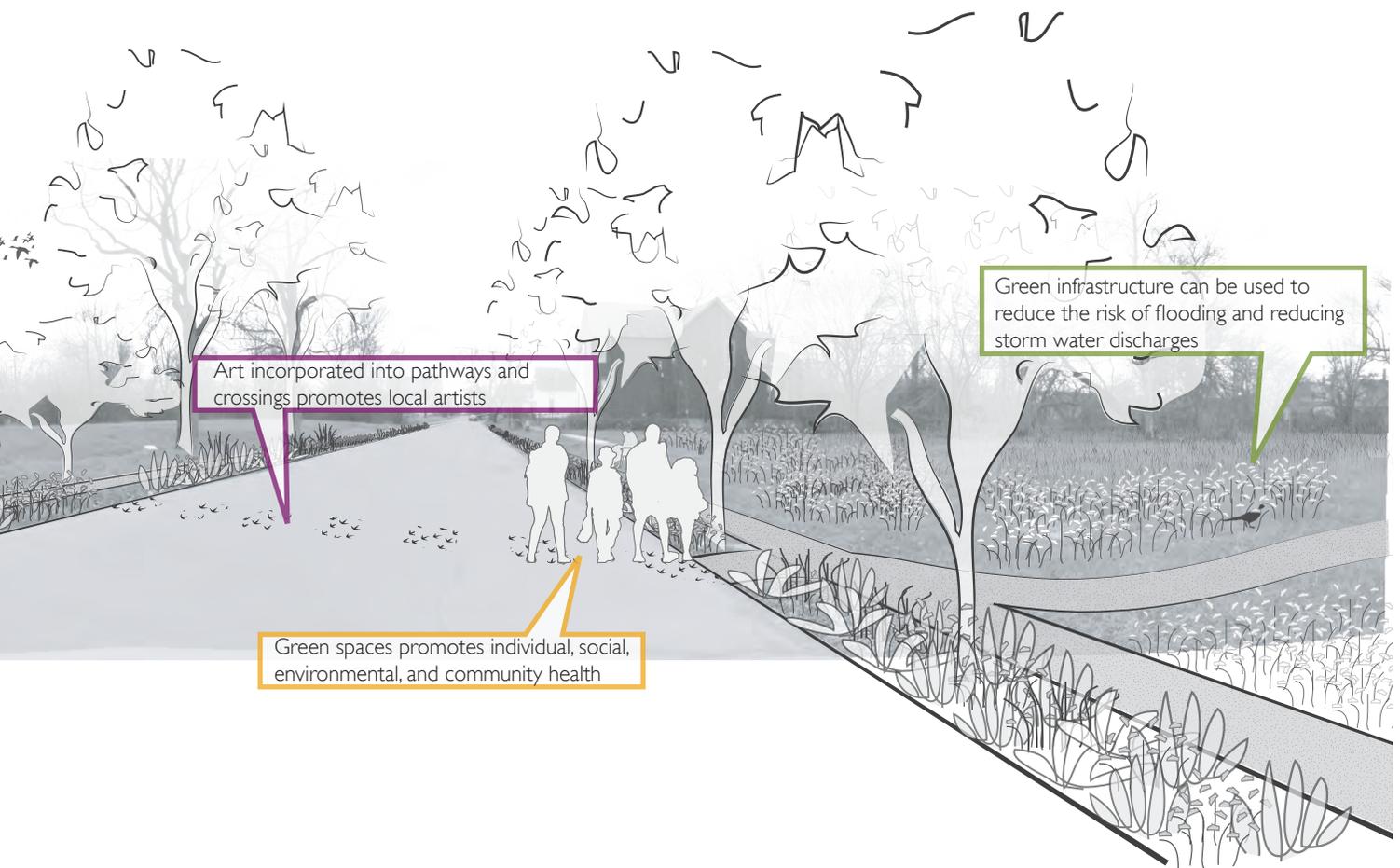
### Develop habitat for birds, specifically pheasants

Include many grasses and shrubs to serve as protection and as a food source.

### Celebrate intentionally natural landscapes

Ensure that opens spaces remain visually pleasing with annual maintenance and tree care.





Art incorporated into pathways and crossings promotes local artists

Green spaces promotes individual, social, environmental, and community health

Green infrastructure can be used to reduce the risk of flooding and reducing storm water discharges

# A2

## LEVERAGE THE ASSETS OF OPEN SPACE FOR PRODUCTIVE PURPOSES



### Opportunities for open space productive

-  Opportunity sites for natural landscapes
-  Productive landscape connection opportunities
-  Route/Path Connectivity
-  Existing Open Space & Parks
-  Detroit Land Bank owned properties *(illustration based on summer 2019 map estimated properties)*

#### Celebrate existing farms and gardens

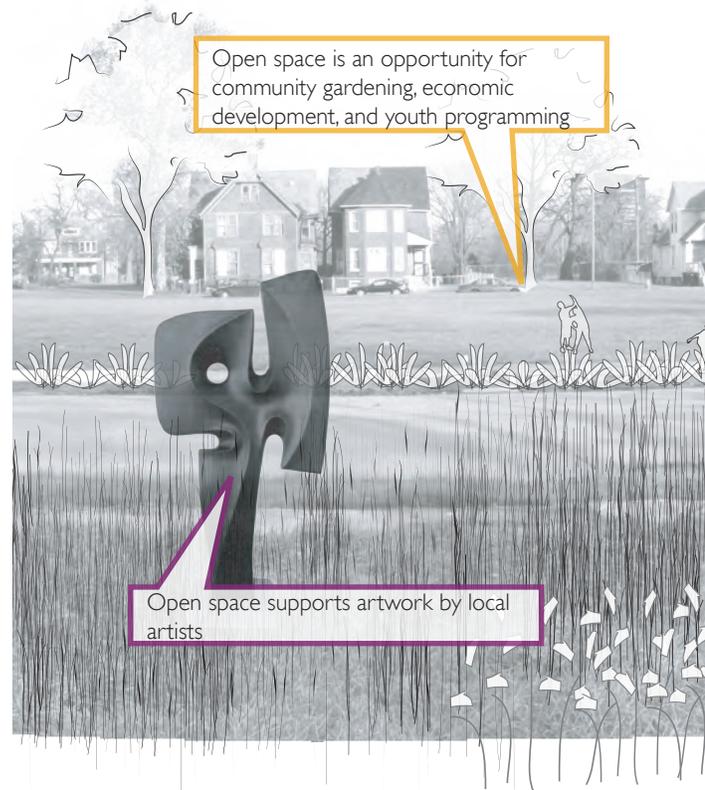
Acknowledge the heritage of the existing farmers and gardeners with signage and recognition of their contributions to the community. Feature artwork at their locations or design a community space within their space such as a picnic table or bonfire pit.

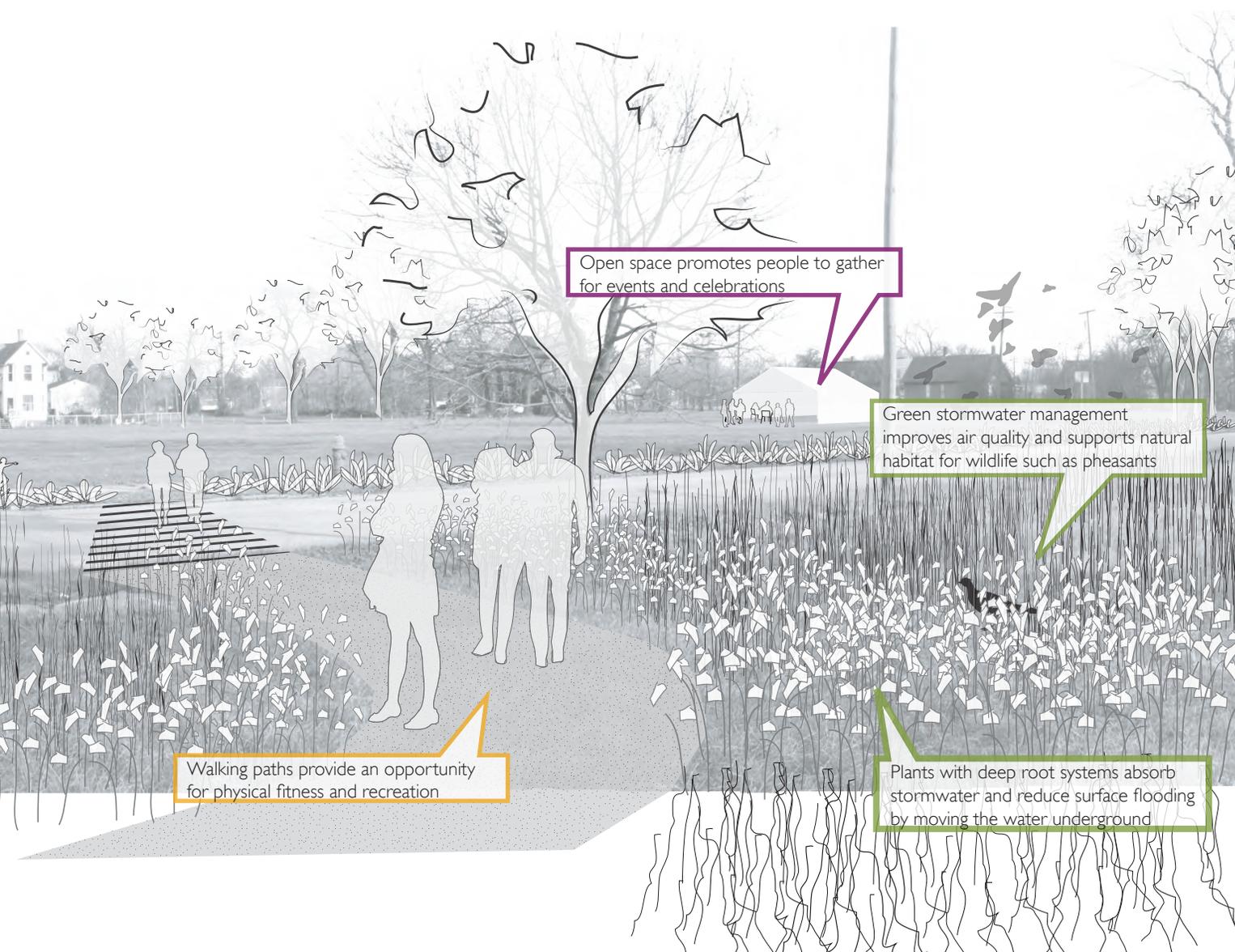
#### Use the landscape as a learning opportunity

Whether it is about the physical space or as a platform for how people interact, nature can facilitate exchanges of knowledge.

#### Return rain back to the ground with roots

Natural methods of stormwater management are the most efficient. Plants with deep root systems return rainwater and snow-melt back to the soil, replenishing groundwater, and filtering out pollution in the process. These plants contribute to both the beautification of the neighborhood and provide habitats.





Open space promotes people to gather for events and celebrations

Green stormwater management improves air quality and supports natural habitat for wildlife such as pheasants

Walking paths provide an opportunity for physical fitness and recreation

Plants with deep root systems absorb stormwater and reduce surface flooding by moving the water underground

# A3

## INTEGRATE RECREATION WITH NATURAL LANDSCAPES AND EXISTING INFRASTRUCTURE

### Expand capacity of greenways and connections

A greenway is a broad definition for how land can be used for connectivity, transportation, and recreation. Embedding spaces and uses with existing or new greenways enriches the quality of the space and appeal to users.

### Be playful generating places for youth and ‘experienced youth’

Small details incorporated into ordinary places make them special. Youth naturally gravitate to conditions that change their perspective, elevation, or provide tactile experiences. Adults too find joy in spaces that recall a memory or experience.

### Designate spaces for people to engage in physical activity and play

Incorporate spaces for people to play in natural landscapes, open fields conducive for games, cultural celebrations, and enjoy leisure activities.

 Opportunity sites for natural landscapes

 Natural landscape connections opportunities

 Productive landscape connection opportunities

 Route/Path Connectivity

 Existing Open Space & Parks

 Detroit Land Bank owned properties  
*(illustration based on summer 2019 map estimated properties)*

- IMAGE 1 Intersections Park
- IMAGE 2 Rosa Parks & Temple
- IMAGE 3 Monumental Kitty
- IMAGE 4 Pink Flamingo
- IMAGE 5 Public Space
- IMAGE 6 Tree Farm





Intersections Park, Rosa Parks & Temple, Tree Farm Source: North Corktown Neighborhood Association, North Corktown Detroit, MI, <http://www.northcorktown.com/art>.

Monumental Kitty Source: McCook, Regan, and Eric Teagan. *Glittery Leaves*, 2018, <http://glitteryleaves.com/detroit-labor-day-weekend-2018/>.

Pink Flamingo Source: D, Johnette. Trip Advisor; Sept. 2016, [https://www.tripadvisor.com/Restaurant\\_Review-g42139-d5222750-Reviews-The\\_Pink\\_FlaminGO-Detroit\\_Michigan.html#photos;aggregationId=101&albumId=101&filter=7&ff=216622128](https://www.tripadvisor.com/Restaurant_Review-g42139-d5222750-Reviews-The_Pink_FlaminGO-Detroit_Michigan.html#photos;aggregationId=101&albumId=101&filter=7&ff=216622128)

Public Space Source: S, Meagan. Yelp, 7 June 2018, [https://www.yelp.com/biz\\_photos/pink-flamingo-detroit?select=vgi\\_F7KglyT25tbBS-pfdw](https://www.yelp.com/biz_photos/pink-flamingo-detroit?select=vgi_F7KglyT25tbBS-pfdw).

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# A4

## CENTER ACTIVITY AROUND COMMUNITY CONNECTIONS

### Cultivate social exchange with community gardens

Community gardens provide a space where people gather to do more than cultivate food that can either be sold or shared across the community. They grow relationships and lasting friendships. Considerations of location in the community are important for physical access and visual appropriateness.

### Change the perspective of where art belongs

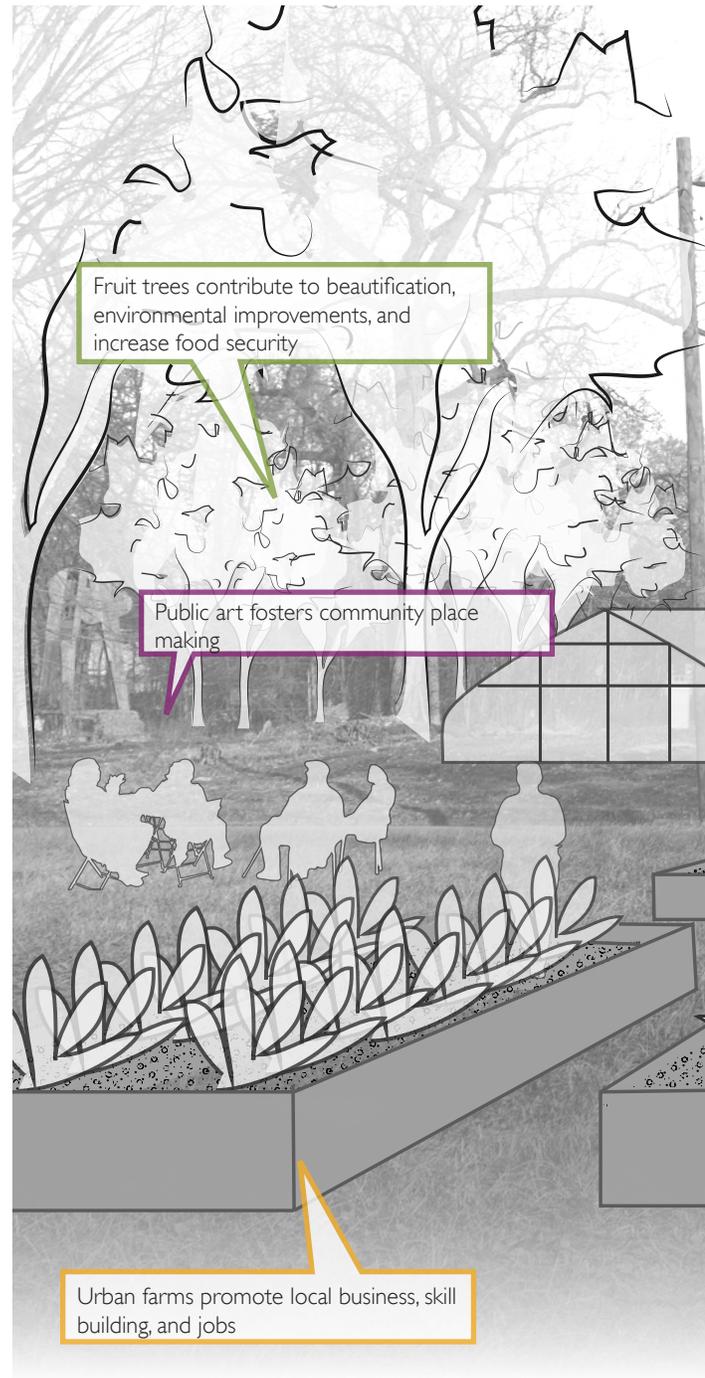
Incorporate art into public spaces, as part of the natural and constructed landscapes, and the built environment. Featuring local artists through commissions and signage brings recognition to their talents.

### Celebrate holidays, festivals, and the community

Incorporate spaces that can host activities such as festivals and celebrations. These may have different requirements which include but are not limited to performance, audio visual support, and access for food preparation.

### Increase urban agriculture to cultivate culturally rich produce in the community

Crop diversity aligned to cultural traditions celebrates the identities that comprise the neighborhood and fills a need for fresh vegetables grown locally.



Fruit trees contribute to beautification, environmental improvements, and increase food security

Public art fosters community place making

Urban farms promote local business, skill building, and jobs



Sustainable urban agriculture best practices include composting as it enhances water retention in soils and suppresses plant diseases and pest

Activities around urban agriculture such as planting, growing, harvesting, cooking, and celebrating with food are all reflective of cultural identities

Local food production reduces carbon footprint due to transportation of goods

Urban agriculture promotes safety and reduction of crime

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# A5

## PROVIDE SPACE FOR CULTURAL EXCHANGE AND GATHERING

### **Incorporate areas for live arts to be performed and experienced**

Elevated platforms can serve as stages for instruction or performance. Incorporating seating and places for spectators is important too.

### **Encourage physical activity and games**

Leave open flat areas conducive for field games and celebrations available. Relationships and camaraderie are built through interactions.

### **Seating should be multi-functional and movable**

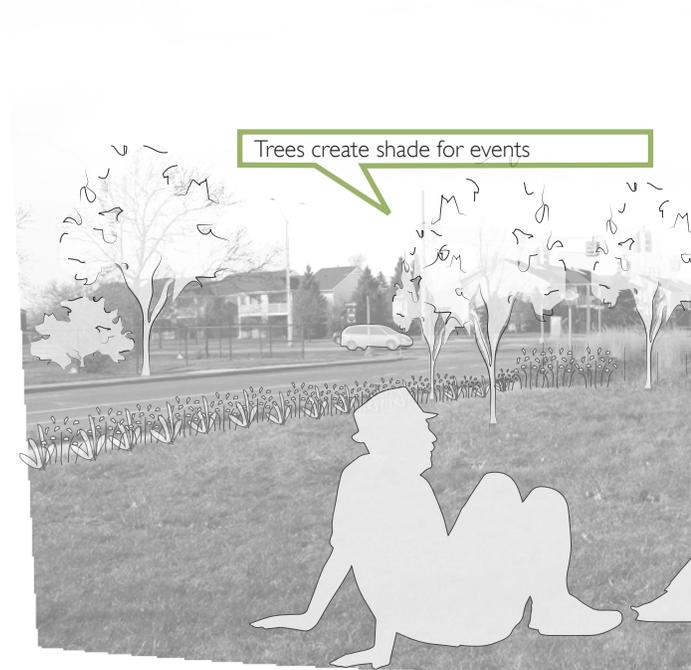
Small tables and chairs that can be reconfigured allow for people to use the space in many ways.

### **Embed small details that facilitate play**

Checkerboard and chess tables share the same playing surface. Dice games, dominoes, and marbles can be integrated into table tops and benches providing a place for people to engage with one another.

### **Incorporate places for cultural activities**

Celebrations and events require space to facilitate activities. Incorporating plazas and performance spaces into the landscape and public realm enhances the productive purposes of open space that serve other functions when it is not activated for cultural expressions.





A small elevated platform increases audiences ability to see performers

Trees help buffer noise from activities from disturbing neighbors

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2527 Ash Street  
Source: Michigan's Detroit Urban Conservation League.



3371 18th Street  
Source: Michigan's Detroit Urban Conservation League.



3067 16th Street  
Source: Michigan's Detroit Urban Conservation League.



2841 16th Street  
Source: Michigan's Detroit Urban Conservation League.

## RECLAIM URBAN RESIDENTIAL LIVING

Originally a part of one of Detroit's oldest neighborhoods before being separated with the construction of the freeway, the neighborhood once consisted primarily of both single and small multi-family homes. The desire to retain residential land use is a critical component to the neighborhood composition. But this is not enough; the future of the residential fabric in North Corktown should specifically celebrate and ensure that the neighborhood is inclusive of all people and incomes. Thoughtfulness about materiality, sustainable performance, and adjacencies can contribute to residential properties being attainable for everyone in the community.

### **R1: BLEND ECONOMIC LEVELS OF HOUSING TO PROVIDE AN EQUITABLE NEIGHBORHOOD FOR ALL RESIDENTS**

Organizing housing of mixed incomes next to each other removes concerns of concentrated areas of either elevated incomes or reduced incomes. This strategy ensures that everyone can live in the neighborhood and has access to amenities such as transportation, food, shopping, and recreation.

### **R2: PROVIDE A MIX OF HOUSING TYPOLOGIES WITH AN EMPHASIS ON INCREASING DENSITY**

A variety of housing types - single family, duplex, multi-family supports options for residents at different economic capacities. By focusing on density, other land-uses can be incorporated, namely the retention of open space and development of commercial corridor.

### **R3: DESIGN FOR ALL PEOPLE IN THE COMMUNITY**

Emphasizing how spaces are suitable for the two year-old to the ninety-two year old ensures that everyone in the community is cared for. Ways to support children in the community include providing quality early learning facilities, places for play, and safe routes for youth to move about the community. Being intentional about seniors aging in place includes planning for access to public transportation, proximity to quality and affordable grocery stores, and spaces for social connectivity.

### **R4: DESIGN HOMES TO BE AS ENERGY EFFICIENT AS POSSIBLE**

Building efficiencies include site orientation, materiality, and passive and active systems. Site orientation can increase passive sustainability strategies like daylighting, ventilation, and natural cooling whereas active systems include energy production such as solar. Material choices also impact energy efficiencies and life cycle costs of buildings. For example, increasing insulation and quality of windows contributes to reduced costs of heating and cooling and sustainable materials that have longer lifespans reduce maintenance costs. All of these elements contributes the quality of the community and reflect community-identifiers.

# RI

## BLEND ECONOMIC LEVELS OF HOUSING TO PROVIDE AN EQUITABLE NEIGHBORHOOD FOR ALL RESIDENTS.

### Increase access to amenities for everyone

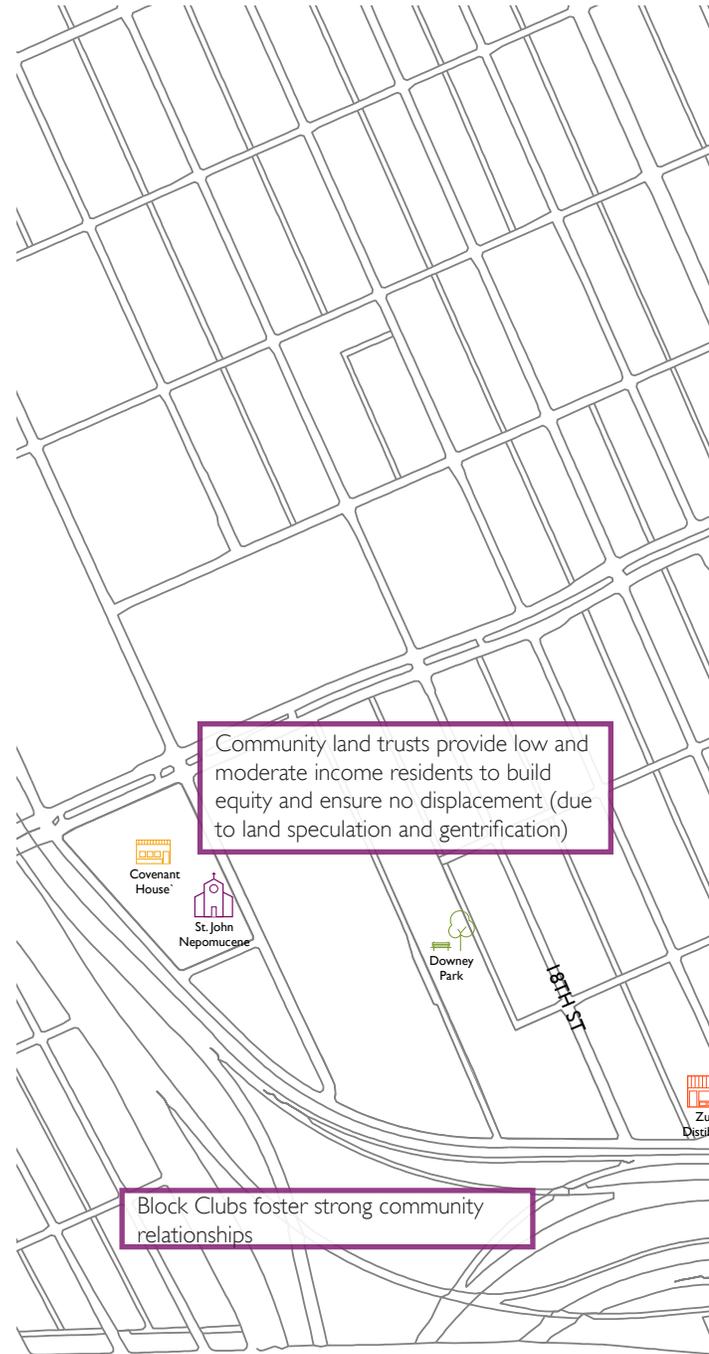
Locating affordable and healthy grocery stores, retail, pharmacies, and restaurants adjacent to residential is beneficial for everyone who purchases goods and works at local businesses.

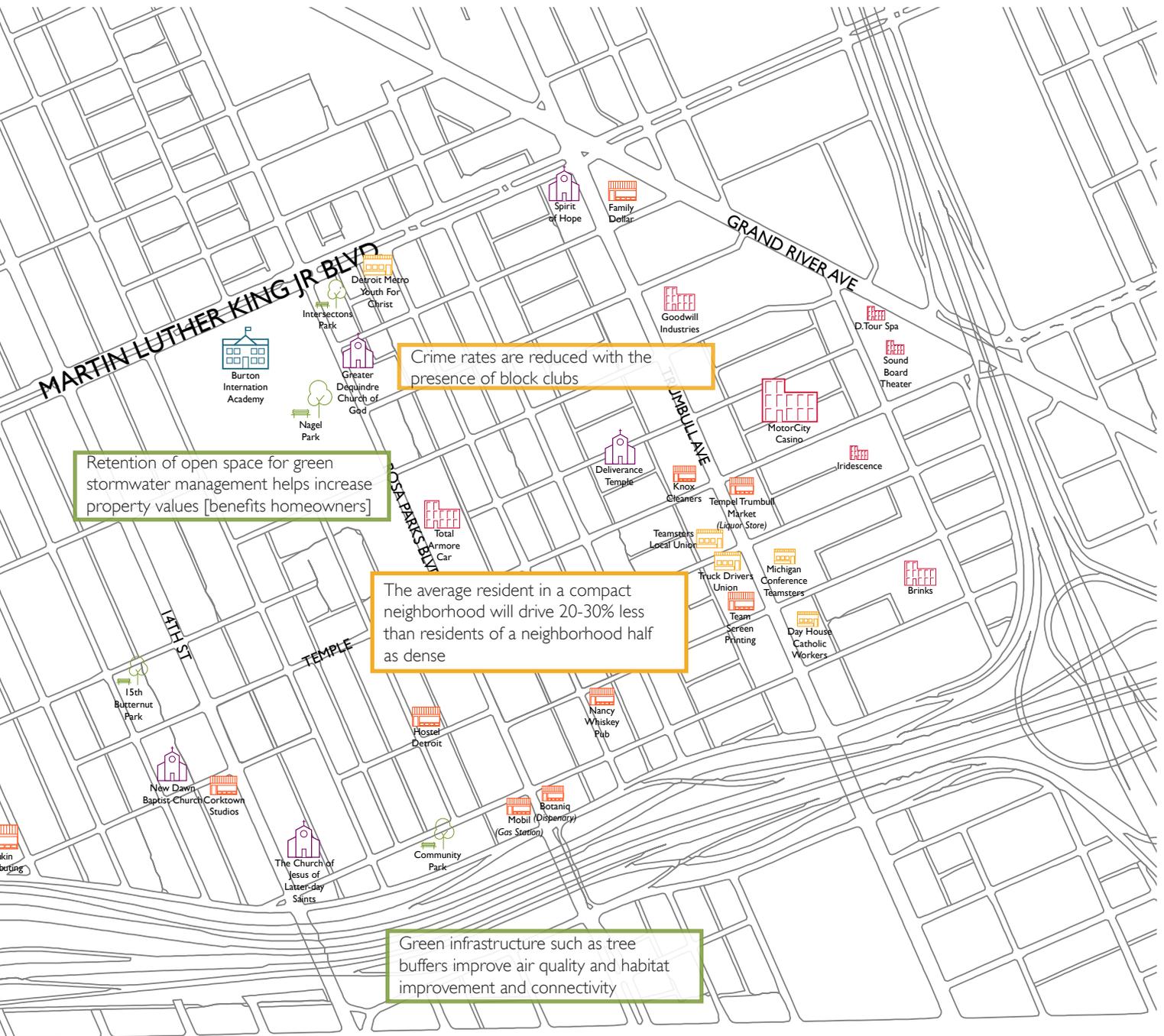
### Establish a community land trust

This tool will ensure that residential will remain affordable and equitable. It can also be used to protect open space.

### Encourage the formation of block clubs

The true value of block clubs is the communication and advocacy they provide for the community at the block by block scale.





# R2

## PROVIDE A MIX OF HOUSING TYPOLOGIES WITH AN EMPHASIS ON INCREASING DENSITY



Greatest potentiality for increased density

- Residential
- Commercial

### Infill housing that honors historical and existing residential

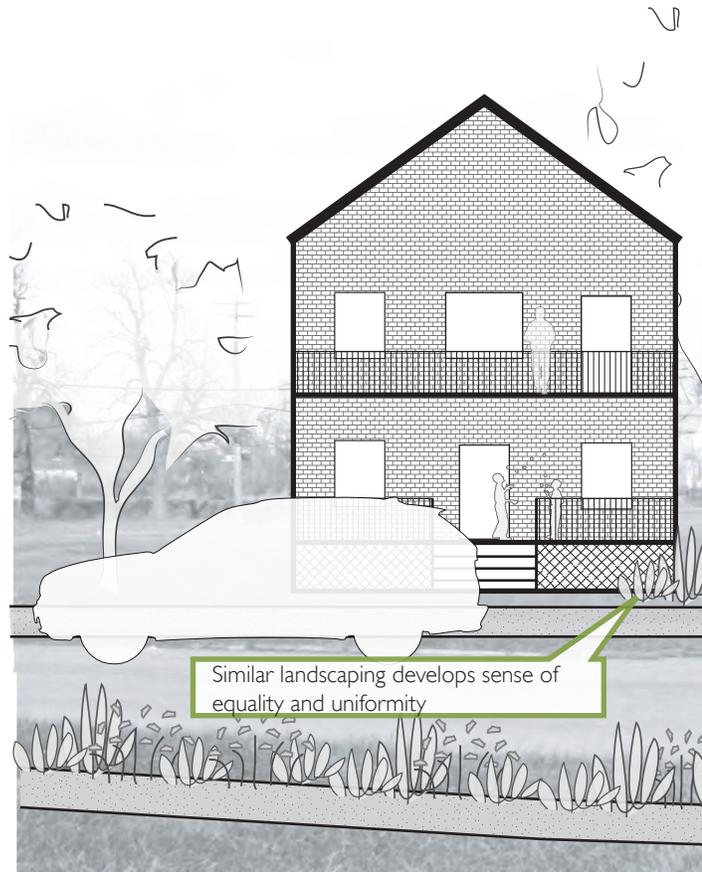
Respecting the heights, proportions, and setbacks of existing homes can contribute to complementary new construction.

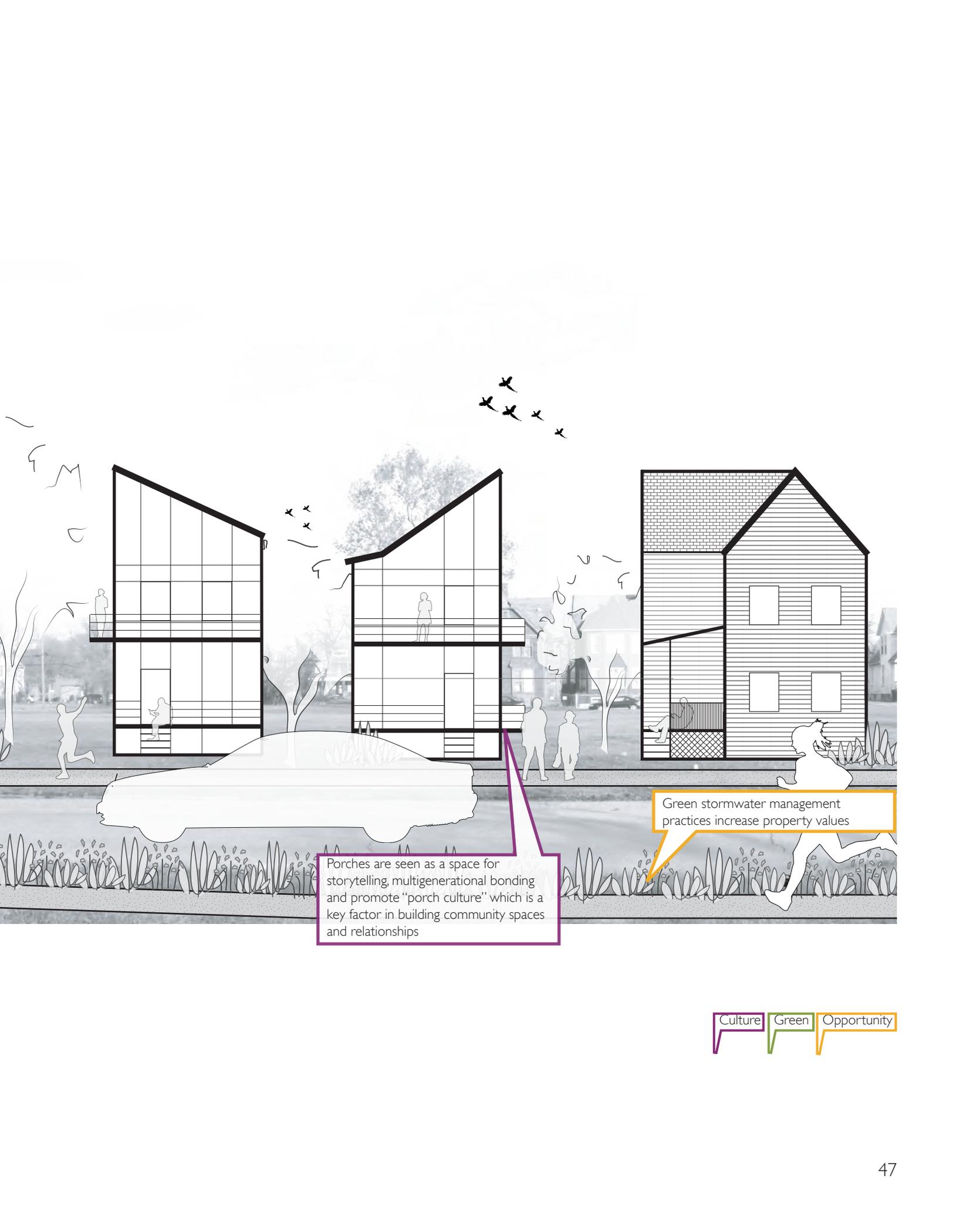
### Prioritize front porches

Porches are critical spaces within a community that provide a space for people to gather, observe, and communicate.

### Organize housing typologies to support land-use adjacencies

Place higher density residential properties closer to commercial corridors to retain the fabric of the neighborhood and provide assets of shared public space to higher density properties.





Porches are seen as a space for storytelling, multigenerational bonding and promote "porch culture" which is a key factor in building community spaces and relationships

Green stormwater management practices increase property values

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# R3

## DESIGN FOR ALL PEOPLE IN THE COMMUNITY

### Support youth in the community

Providing learning spaces for youth of all ages in the community includes both classrooms or centers and places to play. Early childhood development centers should reflect the values of the community, be welcoming to children and caregivers, and support curricula for young children, youth, and young adults. Enhancing the physical environment to support learning can happen through informal places to play that contribute to motor skills such as elements for children to walk on, climb, or balance, or that peak their curiosity through incorporating an interactive installation of art or information.

### Meet the needs of all community members' abilities

All spaces should be supportive of people with varying physical, audible, visual capabilities. The space should be inclusive for all users.

### Ensure that those who have the most institutional knowledge of the community are able to age in place

Concentrating services and necessities such as grocery stores, pharmacies, and social infrastructure with residential supports aging populations remain in their homes. Accessibility to reliable public transportation and walkability also support people to age in place and remain active in their communities.





Universal design improves inclusiveness and accessibility

Promote cultural and neighborhood events in public places

Implement safer streets with pedestrian lighting

Green infrastructure promotes safety and increases curb appeal for local businesses

Make public transportation easily accessible and pedestrian friendly with covered bus shelters

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# R4

## DESIGN HOMES TO BE AS SUSTAINABLE AS POSSIBLE

### Take advantage of the sun and wind

Site orientation of homes can increase efficiency and reduce costs. Design to make the most of daylighting, natural cooling with cross ventilation, and reduce impact of winds by planting evergreen trees.

### Use sustainable, long lasting, and local materials

The materials used to construct homes are important for more than aesthetic qualities. They contribute to how well the house functions. Materials that are more energy efficient reduce heating and cooling cost for residents.

### Harness the power of the sun

Installation of solar panels on homes can reduce energy costs over the lifetime of the system. Ensuring that trees and adjacent buildings do not create shade on the panels guarantees that they will function optimally.

### Build only as large as needed

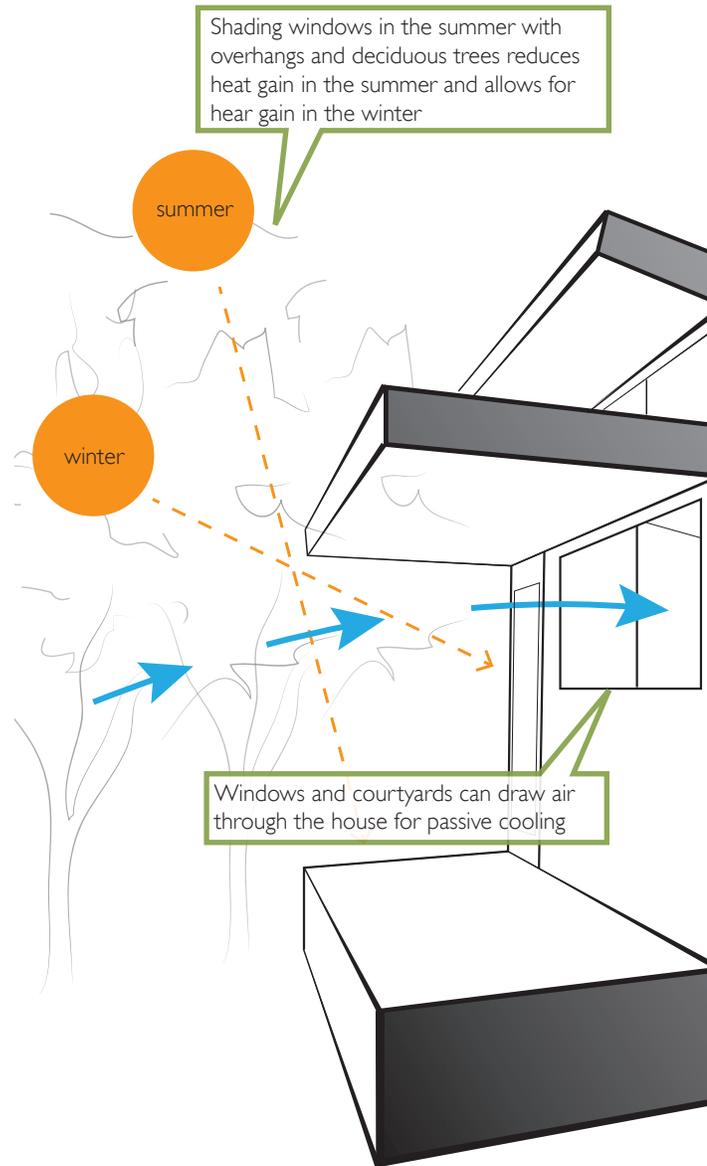
By reducing the size of residential units they are naturally more efficient through reduced materials used and more compact for heating and cooling. Additionally, more smaller units increase density therefore reducing distances to amenities and increasing the number of neighbors to contribute to the neighborhood.

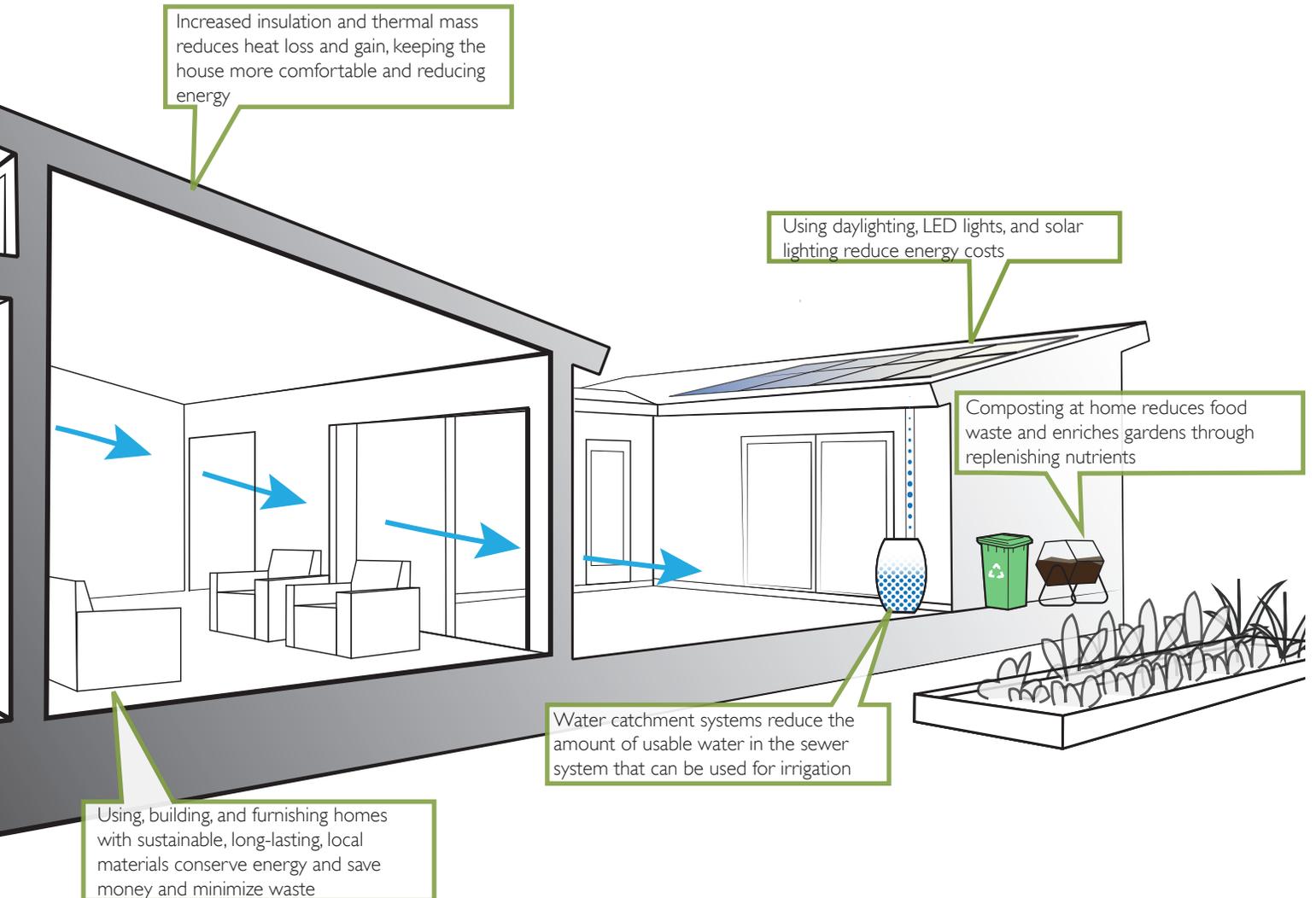
### Incorporate water management practices

This will help to reduce stormwater going into the combined sewer system and can facilitate a more low maintenance residential landscape.

### Adopt most sustainable waste management practices

Encourage composting and recycling at the residential and commercial scale.







NoCo Hostel

Source: Hostel Detroit , <https://www.hosteldetroit.com/tour/>.



Knox Cleaners

Source: Detroit Collaborative Design Center: 2018.



Brother Nature

Source: Cook/Reuters, Rebecca. Washington Post, 18 Mar. 2018, [https://www.washingtonpost.com/business/onsmallbusiness/how-to-be-business-partners-with-your-spouse--and-not-kill-your-marriage/2012/04/16/glQANBL0QT\\_story.html](https://www.washingtonpost.com/business/onsmallbusiness/how-to-be-business-partners-with-your-spouse--and-not-kill-your-marriage/2012/04/16/glQANBL0QT_story.html).



Nancy Whiskey's

Source: Boudreau, Sophie. Only In Your State , 30 Apr. 2018, <https://www.onlyinyourstate.com/michigan/historic-pub-mi/>.

## SUPPORT BUSINESS

Part of what makes a strong vibrant community is access to amenities such as grocery stores, pharmacies, banks, a barber shop, restaurants, coffee shops, and social spaces. As North Corktown evolves, these spaces are able to be considered. The physical environment impacts business success and public spaces that surround businesses can support and foster viability based upon how the environment feels to people. Qualities of supportive environments include being navigable, clean, and demonstrating a sense of safety through lighting, occupancy, human scaled spaces.

### **S1: MAKE A PEDESTRIAN FRIENDLY CORRIDOR**

Prioritizing pedestrians within commercial corridors encourages people to frequent them as places they enjoy being. The presence of people in return supports businesses through generated foot traffic.

### **S2: PUT INFRASTRUCTURE TO WORK**

Incorporate multiple functions into necessary streetscape improvements. Using the streetscape to improve physical environmental issues and enhancing the pedestrian experience are ways in which the streetscape can contribute to the viability of the neighborhood, specifically commercial corridors.

### **S3: MAKE THE STREETS FOR ALL USERS AND MODES OF TRANSPORTATION**

Understanding that people move about on foot, in strollers, on two, three, and four wheels, with non-motorized transportation and automobiles is critical to the composition of the street. Each of these modes of transportation have different speeds and spatial requirements. Places to lock up strollers and bikes are as important as a parking space for an automobile. Spatial separation is also important for people's sense of safety and can be managed through designated areas for each user and made more comfortable by reducing speeds of travel.

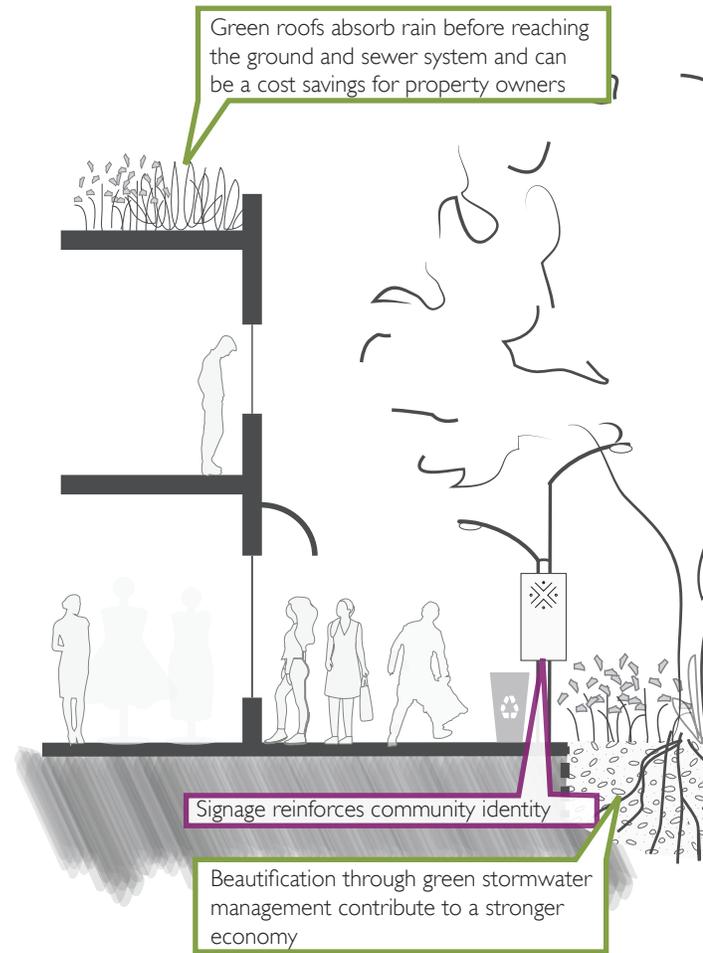


Signage and Wayfinding examples  
 Source: Letoumeau , Darla. BikeWalkLee Blog, 13 June 2013, <http://bikewalklee.blogspot.com/2013/06/kudos-to-bocc-on-selecting-joyce-wilson.html>.

**Enhance the experience people have as they move through the neighborhood**  
 This encompasses how safe a route or sidewalk feels, seating, lighting, cleanliness with trash and recycling, as well as spaces for entertainment and art.

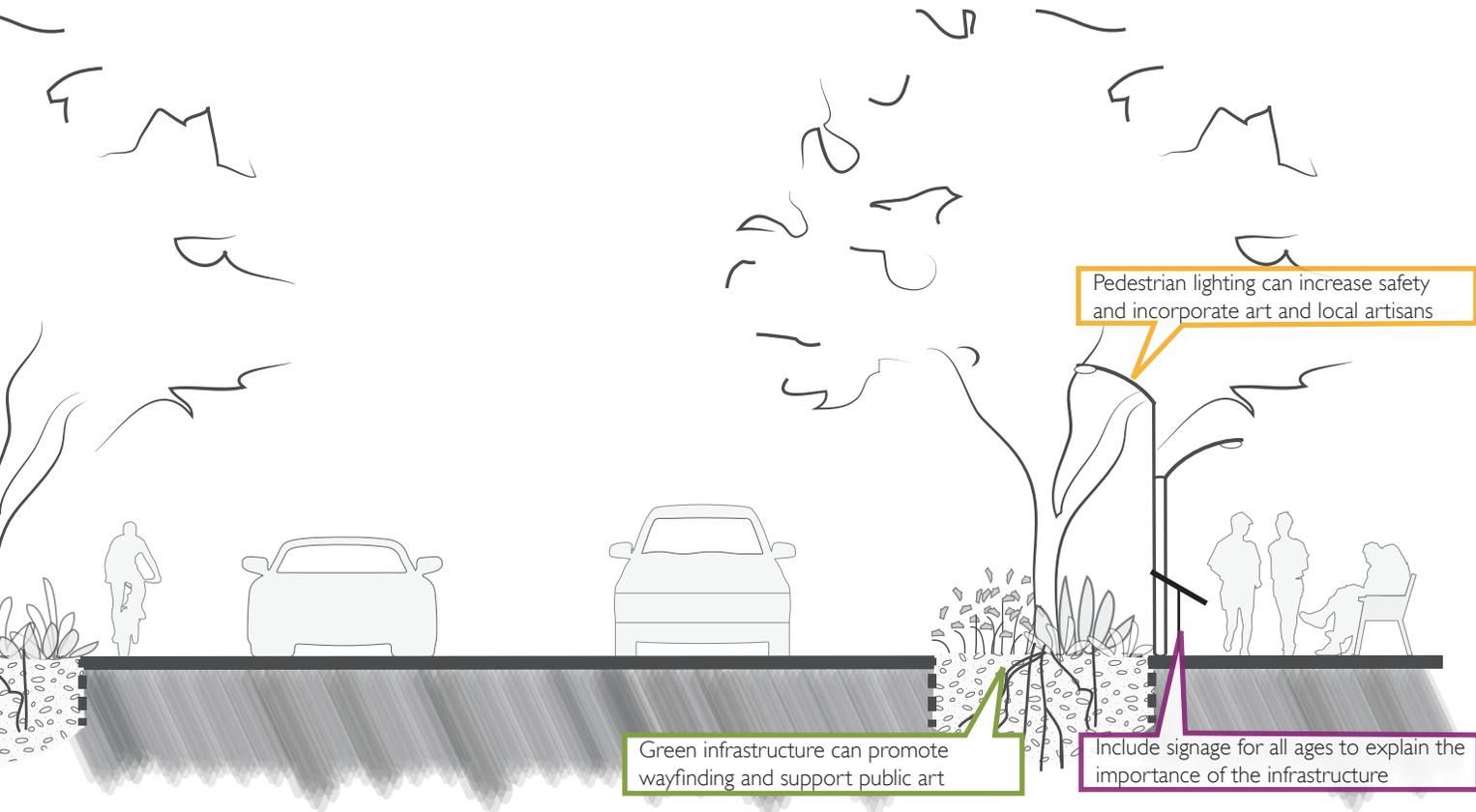
**Use signage to help people navigate, identify surroundings, promote businesses, and contribute to the identity of the neighborhood**  
 Signage with similar language helps communicate the identity of the neighborhood by signifying that someone is in a specific place. This may include the use of a font(s), color pallet, and general size(s). Identifying the physical relationship between places such as existing greenways and places of interest such as shopping or recreation help people navigate around the neighborhood.

**Ensure lighting is placed to promote pedestrian comfort and reduce light pollution**  
 Make sure that lights are working and are quickly repaired when broken. Lights should be scaled for people with soft lights that reduce glare and decrease harsh shadows. Furthermore, lighting should be placed to reduce light pollution by being focused on pedestrian areas and not directed towards the sky.



**Scale commercial development to match surrounding infrastructure**  
 Orient higher density development on larger streets with greater visibility and traffic.

Source: Ford Corktown Community Benefits + Burton Elementary: Ideas for NoCo Cultural Arts Center + Movement Building To Benefit the North Corktown Neighborhood + Greater Corktown Comprehensive Neighborhood Framework Plan RFP + NCNA Sustainable Development Task-Force



Pedestrian lighting can increase safety and incorporate art and local artisans

Green infrastructure can promote wayfinding and support public art

Include signage for all ages to explain the importance of the infrastructure

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Impervious surfaces & potential for GSI

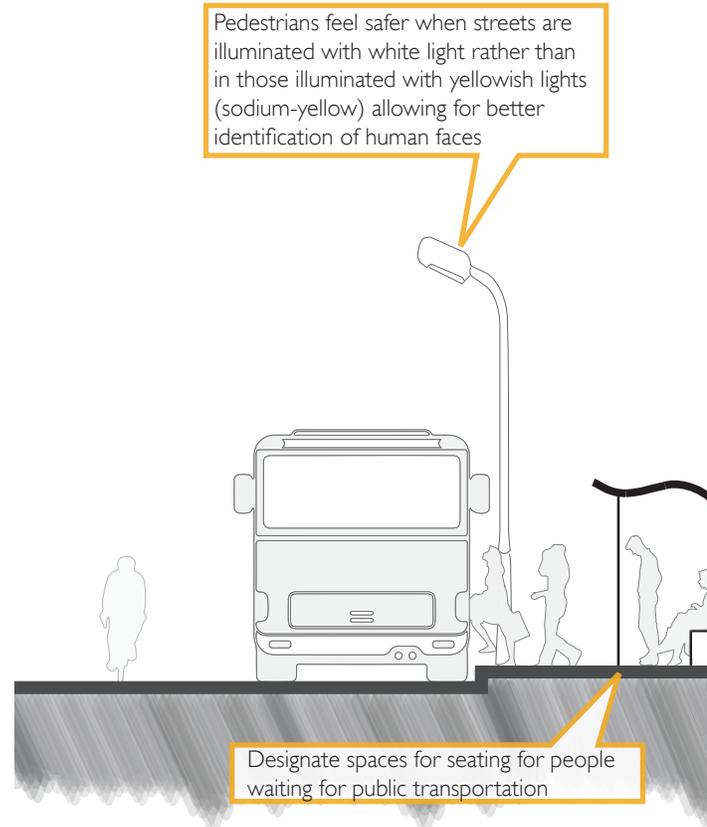
- Large Buildings
- Parking Lots
- Potential for Bioswales and Rain Gardens
- Potential for Lg GSI sites based on available open space

**Incorporate strategies for reducing stormwater runoff through green stormwater infrastructure (GSI)**  
 Practices such as permeable pavement, bioswales, and rain gardens provide paths for water to return to the ground before it reaches the sewer system.

**Make public transportation options attractive**  
 Dignify spaces for people to wait for buses with seating, lighting, and protection from the elements.

**Design to support safety and reduce crime**  
 Utilize plants, sightliness, and maintenance to direct people where to walk and define edges. Low bushes and trees trimmed up from the ground improve sightliness and indicate general maintenance and care.

**Highlight the functions of infrastructure through art and acknowledgment**  
 Illustrate functions of ordinary infrastructure ie. storm drains and make connections to larger infrastructure and the city.





Places to sit are opportunities for relaxation and social interaction

Greenspaces or buffers should be characterized by plants and high quality finishes

# S3

## MAKE THE STREETS FOR ALL USERS AND MODES OF TRANSPORTATION

### Designate space for different types and speeds of travel so that everyone feels safe

Providing defined spaces for pedestrian, cyclists, and drivers ensures that each mode of transportation is supported.

### Incorporate tactical traffic calming

Narrowing intersections reduces the distance pedestrians cross the street and creates visual cues for automobiles to reduce speeds.

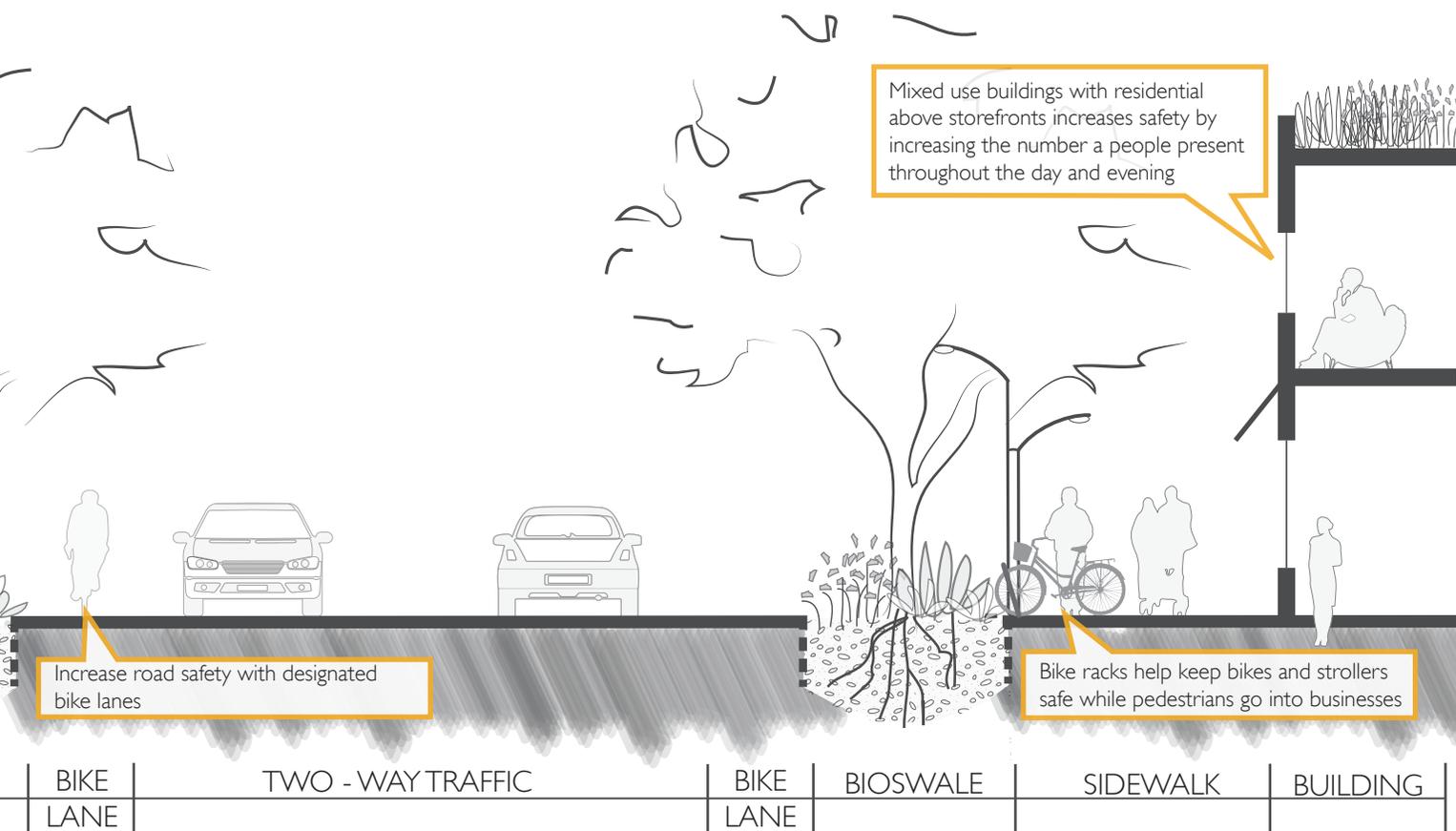
### Provide a place for bikes and strollers to be protected

Encourage people to walk and bike by providing bike racks and places to park strollers.

### Provide places for automobiles that prioritize people

Parking spaces are required for businesses and places of employment. How the spaces are incorporated into the neighborhood is important as to ensure that the space is welcoming for people. Parking should respond to requirements for managing stormwater through green stormwater infrastructure, be designed to the minimum requirements, and visually removed from public spaces.





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## APPENDICES

- 1 | DEFINITIONS
- 2 | DESIGN GUIDELINE MATRICES
- 3 | TALENT DEVELOPMENT MATRIX
- 4 | COMMUNITY ENGAGEMENT
- 5 | ZONING (2019)
- 6 | CITATIONS



## APPENDIX I | DEFINITIONS

**Green/Open Space** is space that is vacant without structures that can serve the community as an asset., examples are identified below.

**Natural Areas** are landscapes that provide important ecological functions such as habitat for plants and animals, and cleaning the air, water, and soil. Examples include meadows, forests, wetlands, or riparian corridors.

Source: North Corktown Charrette: Open Spaces and Defining Edges

**Green Stormwater Infrastructure (GSI)** involves using land in a manner that promotes the natural storage and infiltration of stormwater into the ground. Examples include bioswales or raingardens.

Source: North Corktown Charrette: Open Spaces and Defining Edges

**Productive Landscapes** are intentionally cultivated to produce food, energy, and other harvestable products. Examples include urban agriculture, energy production, or tree farms.

Source: North Corktown Charrette: Open Spaces and Defining Edges

**Parks & Recreation areas** publicly used for recreation activities such as biking, walking, and playing sports. Examples include greenways, playgrounds, or ball fields.

Source: North Corktown Charrette: Open Spaces and Defining Edges

**Buffers** are vegetated areas located around highways and industrial areas that utilize plant materials to block hazardous particulate matter; absorb noxious fumes from residential areas, and help reduce visual and sound impacts.

Source: North Corktown Charrette: Open Spaces and Defining Edges

**Third Space:** are communal spaces that are outside of the context of home and work spaces.



## APPENDIX 2 | DESIGN GUIDELINES AND STRATEGIES

### USING THE DESIGN GUIDELINES AND STRATEGIES

Each of the design guidelines and strategies embody the three Guiding Principles: Culture, Green, and Opportunity. Illustrations of the design guidelines include call-out boxes with specific examples of how strategies may be implemented, color coded to indicate which of the guiding principles are being supported. The design guidelines illustrate non-prescriptive ideas that are not site specific, rather are a means of communicating ideas to be implemented by the community.

### NEIGHBORHOOD NETWORK

**N1** CREATE A TAPESTRY OF NEIGHBORHOOD IDENTITIES AND CHARACTERISTICS

**N2** DELINEATE SPACES WITHIN THE COMMUNITY

**N3** CREATE CLEAR CONNECTIONS THROUGH THE NEIGHBORHOOD AND WITH ADJACENT COMMUNITIES

### ACTIVATE OPEN SPACE

**A1** PRESERVE THE NATURAL LANDSCAPE AS AN AMENITY FOR ALL INHABITANTS: INSECTS, BIRDS, SMALL ANIMALS, AND HUMANS

**A2** LEVERAGE THE ASSETS OF OPEN SPACE FOR PRODUCTIVE PURPOSES

**A3** INTEGRATE RECREATION WITH NATURAL LANDSCAPES AND EXISTING INFRASTRUCTURE

**A4** CENTER ACTIVITY AROUND COMMUNITY CONNECTIONS

**A5** PROVIDE SPACE FOR CULTURAL EXCHANGES AND GATHERING

### RECLAIM RESIDENTIAL LIVING

**R1** BLEND ECONOMIC LEVELS OF HOUSING TO PROVIDE AN EQUITABLE NEIGHBORHOOD FOR ALL RESIDENTS

**R2** PROVIDE A MIX OF HOUSING TYPOLOGIES WITH AN EMPHASIS ON INCREASING DENSITY

**R3** DESIGN FOR ALL PEOPLE IN THE COMMUNITY

**R4** DESIGN HOMES TO BE AS SUSTAINABLE AS POSSIBLE

### SUPPORT BUSINESS

**S1** MAKE A PEDESTRIAN FRIENDLY CORRIDOR

**S2** PUT INFRASTRUCTURE TO WORK

**S3** MAKE THE STREETS FOR ALL USERS AND MODES OF TRANSPORTATION



## NEIGHBORHOOD NETWORK

Currently characterized by ample open space, North Corktown is rich with assets of urban agriculture and natural landscapes that support wildlife. Protecting these assets is critical to retaining the identity of the neighborhood amidst growth. Retaining that identity through a network of open space will provide amenities for the community for recreation, productive landscapes, and defining the neighborhood.

### **N1: Create a tapestry of neighborhood identities and characteristics**

With ample open space as one of the greatest assets of the neighborhood, celebrating the diversity of uses can contribute to its identity and placemaking.

#### **Elevate productive landscapes as destinations and assets**

Visually connecting open spaces, community gardens, urban agriculture, and orchards increases the cohesive identity of both public and private ownership.

#### **Honor institutional identity and incorporate expanding development**

Mix new and cohesive styles of housing and land uses with the existing historical homes to compliment each other to promote design cohesion and sense of place.

### **N2: Delineate spaces within the community**

Acknowledging boundaries and edge conditions contribute to a sense of place. These treatments should reflect the values of the community and be a part of the identity. This can be achieved with signage and wayfinding.

#### **Celebrate entrances into the community**

Welcoming people to North Corktown with artwork and signage that illustrate the identity and values of the community reinforces the sense of place.

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Welcoming people to North Corktown with artwork and signage that illustrate the identity and values of the community reinforces the sense of place.

### **N3: Create clear connections through the neighborhood and with adjacent communities**

Physical connections between spaces aid in the relationship people have with a place. Being navigable and perceived as safe increases people's use of paths and routes and enhances the overall quality of the neighborhood. The engagement demonstrated that connections within North Corktown, surrounding areas, and amenities within the City were all desired.

#### **Develop a network of ways for people to move through the neighborhood**

This includes how people move on foot, with non-motorized transportations, public transportation, and individual vehicles. Connections can be made through alleys, sidewalks, greenways, and with existing infrastructure such as bike lanes and overpasses. These connections will increase access to nearby attractions such as the Detroit River Walk and the Joe Louis Greenway.

#### **Calm traffic and increase pedestrian safety**

Narrowing the street at intersections by expanding the crosswalk both slows traffic down and reduces the distance of the street for pedestrians. This can be accomplished through building bumpouts, installing speed tables, and more simply by activating crosswalks with art installations through paint on the pavement.

#### **Make fences friendly**

Define spaces with natural materials such as plants. Shrubs that are low and wide create a natural fence that can be seen over and that is visually apart of the landscape.

## **ACTIVATE OPEN SPACE**

North Corktown is comprised of residential and desired open space that is supportive of natural habitats, productive landscapes, and recreation. Balancing and supporting each of these land uses amidst growth is important for retaining the identity and values that contribute to the overall quality of the neighborhood.

### **A1: Preserve the natural landscape as an amenity for all inhabitants: insects, birds, small animals, and humans**

The natural landscape of southeast Michigan is vital to many migratory birds and pollinators, contributes to stormwater management with deep roots naturally returning and filtering water to the ground, and support beautification. Considerations should be given to the scale of areas retained for natural habitats as well as how people engage with the space for recreation and education.

#### **Reintroduce native plants of Southeast Michigan**

Native plants will not only thrive with the least amount of nurturing, but also provide the greatest environment for habitat restoration for migratory and non-migratory wildlife.

#### **Provide opportunities for people to interact with the natural habitat without distribution**

Paths with defined edges direct people to move amidst fragile habitats. Paths should be minimally intrusive of the landscape while allowing for observation.

#### **Develop habitat for birds, specifically pheasants**

Include many grasses and scrubs to serve as protection and as a food source.

#### **Celebrate intentionally natural landscapes**

Ensure that opens spaces remain visually pleasing with annual maintenance and tree care.

### **A2: Leverage the assets of open space for productive purposes**

Providing both economic opportunity for people locally and working to solve city wide problems of stormwater management, open space supports the community to be more sustainable and contributes to the exchange of cultural values.

#### **Celebrate existing farms and gardens**

Acknowledge the heritage of the existing farmers and gardeners with signage and recognition of their contributions to the community. Feature artwork at their locations or design a community space within their space such as a picnic table or bonfire pit.

#### **Use the landscape as a learning opportunity**

Whether it is about the physical space or as a platform for how people interact, nature can facilitate exchanges of knowledge.

#### **Return rain back to the ground with roots**

Natural methods of stormwater management are the most efficient. Plants with deep root systems return rainwater and snow-melt back to the soil, replenishing groundwater, and filtering out pollution in the process. These plants contribute to both the beautification of the neighborhood and provide habitats.

### **A3: Integrate recreation with natural landscapes and existing infrastructure**

#### **Expand capacity of greenways and connections**

A greenway is a broad definition for how land can be used for connectivity, transportations, and recreation. Embedding spaces and uses with existing or new greenways enriches the quality of the space and appeal to users.

#### **Be playful generating places for youth and 'experienced youth.'**

Small details incorporated into ordinary places make them special. Youth naturally gravitate to conditions that change their perspective, elevation, or provide tactile experiences. Adults too find joy in spaces that recall a memory or experience.

### **Designate spaces for people to engage in physical activity and play**

Incorporate spaces for people to play in natural landscapes, open fields conducive for games, cultural celebrations, and enjoy leisure activities.

## **A4: Center activity around community connections**

Creating nodes of activity within the community contributes to the sense of place, pride, and celebration of culture. These spaces can be of multiple scales ranging from a bus stop to an open field and everything in between.

### **Cultivate social exchange with community gardens**

Community gardens provide a space where people gather to do more than cultivate food that can either be sold or shared across the community. They grow relationships and lasting friendships. Considerations of location in the community are important for physical access and visual appropriateness.

### **Change the perspective of where art belongs**

Incorporate art into public spaces, as part of the natural and constructed landscapes, and the built environment. Featuring local artists through commissions and signage brings recognition to their talents.

### **Celebrate holidays, festivals, and the community**

Incorporate spaces that can host activities such as festivals and celebrations. These may have different requirements which include but are not limited to performance, audio visual support, and access for food preparation.

### **Increase urban agriculture to cultivate culturally rich produce in the community**

Crop diversity aligned to cultural traditions celebrates the identities that comprise the neighborhood and fills a need for fresh vegetables grown locally.

## **A5: Provide space for cultural exchanges and gathering**

Provide spaces that are conducive for people to share cultural identities through dance, music, and theater. This includes spaces for people to participate, observe, and perform. Food, conversation, and art are vehicles for cross generational and cultural engagements that enrich the neighborhood and the experiences of people living there. Playing games and participating in sports are platforms for learning about other cultures.

### **Incorporate areas for live arts to be performed and experienced**

Elevated platforms can serve as stages for instruction or performance, incorporating seating and places for spectators is important too.

### **Encourage physical activity and games**

Leave open flat areas conducive for field games and celebrations available. Relationships and camaraderie are built through interactions.

### **Seating should be multi-functional and movable**

Small tables and chairs that are conducive to be reconfigure allow for people to use the space in many ways.

### **Embed small details that facilitate play**

Checkerboard and chess tables share the same playing surface, dice games, dominoes, and marbles can be integrated into table tops and benches providing a place for people to engage with one another.

### **Incorporate places for cultural activities**

Celebrations and events require space to facilitate the activities. Incorporating plazas and performance spaces into the landscape and public realm enhances the productive purposes of open space that serve other functions when it is not activated for cultural expressions.

## **RECLAIM RESIDENTIAL LIVING**

Originally a part of one of Detroit's oldest, neighborhoods before being separated with the construction of the freeway, the neighborhood once consisted primarily of both single and small multi-family homes. The desire to retain residential land use is a critical component to the neighborhood composition. But this is not enough; the future of the residential fabric in North Corktown should specifically celebrate and ensure that the neighborhood is inclusive of all people and incomes. Thoughtfulness about materiality, sustainable performance, and adjacencies can contribute to residential properties being attainable for everyone in the community.

### **R1: Blend economic levels of housing to provide an equitable neighborhood for all residents**

Organizing housing of mixed incomes next to each other removes concerns of concentrated areas of either elevated incomes or reduced incomes. This strategy ensures that everyone can live in the neighborhood and has access to amenities such as transportation, food, shopping, and recreation.

#### **Increase access to amenities for everyone**

Locating affordable and healthy grocery stores, retail, pharmacies, and restaurants adjacent to residential is beneficial for everyone who purchases goods and works at local businesses.

#### **Establish a community land trust**

This tool will ensure that residential will remain affordable and equitable. It can also be used to protect open space.

#### **Encourage the formation of block clubs**

The true value of block clubs is the communication and advocacy they provide for the community at the block by block scale.

### **R2: Provide a mix of housing typologies with an emphasis on increasing density**

A variety of housing types - single family, duplex, multi-family supports options for residents at different economic capacities. By focusing on density, other land-uses can be incorporated, namely the retention of open space and development of commercial corridor.

#### **Infill housing that honors historical and existing residential**

Respecting the heights, proportions, and setbacks of existing homes can contribute to complimentary new construction.

#### **Prioritize front porches**

Porches are critical spaces within a community that provide a space for people to gather, to observe, and communicate.

#### **Organize housing typologies to support land-use adjacencies**

Place higher density residential properties closer to commercial corridors to retain fabric of the neighborhood and provide assets of 'third-space' to higher density properties.

### **R3: Design for all people in the community**

Emphasizing how spaces are suitable for the two year-old to the ninety-two year old ensures that everyone in the community is cared for. Ways to support children in the community include providing quality early learning facilities, places for play, and safe routes for youth to move about the community. Being intentional about seniors aging in place includes planning for access to public transportation, proximity to quality and affordable grocery stores, and spaces for social connectivity.

#### **Support youth in the community to thrive**

Providing learning spaces for youth of all ages in the community encompass both classrooms or centers and places to play. Early childhood development centers should reflect the values of the community, be welcoming to children and caregivers, and support curricula for young children, youth, and young adults. Enhancing the physical environment to support learning can happen through informal places to play that

contribute to motor skills such as elements for children to walk on, climb, or balance or that peak their curiosity through incorporating an interactive installation of art or information.

**Meet the needs of all community members abilities**

All spaces should be supportive of people with varying physical, audible, visual capabilities. The space should be inclusive for all users.

**Ensure that those who have the most institutional knowledge of the community are able to age in place**

Concentrating services and necessities such as grocery stores, pharmacies, and social infrastructure with residential supports aging populations remain in their homes. Accessibility to reliable public transportation and walkability also support people to age in place and remain active in their communities.

**R4: Design homes to be as sustainable as possible**

Building efficiencies include site orientation, materiality, and passive and active systems. Site orientation can increase passive sustainability strategies like daylighting, ventilation, and natural cooling whereas active systems include energy production such as solar. Material choices also impact energy efficiencies and life cycle costs of buildings. For example, increasing insulation and quality of windows contributes to reduced costs of heating and cooling and sustainable materials that have longer lifespans reduce maintenance costs. All of these elements contributes the quality of the community and reflect community-identifiers.

**Take advantage of the sun and wind**

Site orientation of homes can increase efficiency and reduce costs. Design to make the most of daylighting, natural cooling with cross ventilation, and reduce impact of winds by planting evergreen trees.

**Use sustainable, long lasting, and local materials**

The material used to construct homes are important for more than aesthetic qualities. They contribute to how well the house functions. Materials that are more energy efficient reduce heating and cooling cost for residents.

**Harness the power of the sun**

**Installation of solar panels on homes can reduce energy costs over the lifetime of the system. Ensuring** that trees and adjacent buildings do not create shade on the panels guarantees that they will function optimally.

**Build only as large as needed**

By reducing the size of residential units they are naturally more efficient through reduced materials used and more compact for heating and cooling. Additionally, smaller units increase density therefore reducing distances to amenities and increasing the number of neighbors to contribute to the neighborhood.

**Incorporate water management practices**

This will help to reduce stormwater going into the combined sewer system and facilitates a more low maintenance residential landscape.

**Adopt most sustainable waste management practices**

Encourage composting and recycling at the residential and commercial scale.

## **SUPPORT BUSINESS**

Part of what makes a strong vibrant community is access to amenities such as grocery stores, pharmacies, banks, a barber shop, restaurants, coffee shops, and social spaces. As North Corktown evolves, these spaces are able to be considered. The physical environment impacts business success and public spaces that surround businesses can support and foster viability based upon how the environment feels to people. Qualities of supportive environments include being navigable, clean, and demonstrating a sense of safety through lighting, occupancy, human scaled spaces.

### **S1: Make a pedestrian friendly corridor**

Prioritizing pedestrians within commercial corridors encourages people to frequent them as places they enjoy being. The presence of people in return supports businesses through generated foot traffic.

#### **Enhance the experience people have as they move through the neighborhood**

This encompasses how safe a route or sidewalk feels, seating, lighting, cleanliness with trash and recycling, and promoted activity such as spaces for entertainment and art.

#### **Use signage to aid in navigability, identify surroundings, promote businesses, and contribute to the identity of the neighborhood**

Signage with similar language helps to communicate the identity of the neighborhood by signifying that someone is in a specific place. Components may include the use of a font(s), color pallet, and general size(s). Identifying the physical relationship between places such as existing greenways and places of interest such as shopping or recreation help people navigate around the neighborhood.

#### **Ensure lighting is placed to promote pedestrian comfort and reduce light pollution**

Make sure that lights are working and are quickly repaired when broken. Lights should be scaled for people with soft lights that reduce glare and decrease harsh shadows. Furthermore, lighting should be placed as to reduce light pollution.

#### **Scale commercial development to match surrounding infrastructure**

Orient higher density development on larger streets with greater visibility and traffic.

### **S2: Put infrastructure to work**

Incorporate multiple functions into necessary streetscape improvements. Using the streetscape to improve physical environmental issues and enhancing the pedestrian experience are ways in which the streetscape can contribute to the viability of the neighborhood, specifically commercial corridors.

#### **Incorporate strategies for reducing stormwater runoff through Green Stormwater Infrastructure (GSI)**

Practices such as installing permeable pavements, bioswales, and rain gardens provide paths for water to return to the ground before it reaches the sewer system.

#### **Make public transportation options attractive**

Dignify spaces for people to wait for buses with seating, lighting, and protection from the elements.

#### **Design to support safety and reduce crime**

Utilize plants, sightliness, and maintenance to direct people where to walk and define edges. Low bushes and trees trimmed up from the ground improve sightliness and indicates general maintenance and care.

#### **Highlight the functions of infrastructure through art and acknowledgment**

Illustrate functions of ordinary infrastructure ie. storm drains make connections to larger infrastructure and the City.

### **S3: Make the streets for all users and modes of transportation**

Understanding that people move about on foot, in strollers, on two, three, and four wheels, with non-motorized transportation and automobiles is critical to the composition of the street. Each of these modes of transportation have different speeds and spatial requirements. Places to lock up strollers and bikes are as important as a parking space for an automobile. Spatial separation is also important for people's sense of safety and can be managed through designated areas for each user and made more comfortable by reducing speeds of travel.

#### **Separate speeds of travel so that everyone feels safe**

Providing defined spaces for pedestrian, cyclists, and drivers ensures that each mode of transportation is supported.

#### **Incorporate tactical traffic calming**

Narrowing intersections reduces the distance pedestrians transect the path of an automobile and create visual cues for automobiles to reduce speeds.

#### **Provide a place for bikes and strollers to be protected**

Encourage people to walk and bike by providing bike racks and places to park strollers.

#### **Provide places for automobiles that prioritize people**

Parking spaces are required for businesses and places of employment. How the spaces are incorporated into the neighborhood is important as to ensure that the space is welcoming for people. Parking should respond to requirements for managing stormwater through green stormwater infrastructure, be designed to the minimum requirements, and visually removed from public spaces.



## **TALENT DEVELOPMENT**

An opportunity within North Corktown, though not a design guideline, but valuable practice amidst development is workforce development. Including workforce development in the form of supporting youth, work force training, and hiring locally is a means for increasing equity and supporting the existing community during a time of growth.

### **Support Youth Development**

Investing in youth in a community yields the greatest return on investment as it provides opportunities for young people to thrive.

Provide quality early childcare and early learning facilities.

Incorporate educational moments into existing infrastructure.

Economically recognize achievements of youth in the form of scholarships for both academic accomplishments and community involvement.

Establish curriculum to introduce youth to a wide variety of professions.

Develop internship and mentoring programs for high school students.

### **Work Force Training**

Create a pipeline for local residents to develop employable skills. Construction jobs will provide temporary jobs locally and will also provide residents with increased skill and experience. Jobs oriented to maintenance such as those focused around green stormwater infrastructure and landscaping will be on-going employment.

Offer paid internships for trades programs, vocational training, and college students.

Establish scholarship programs for students and returning students for advanced technical school education and college scholarships.

Work collaboratively with neighboring institutions such as Wayne County Community College and Wayne State University.

Establish a resource center for hiring local residents. This may include job postings, professional development resources, and a place for interviews to take place.

### **Hire and Source Locally**

Supporting the existing skilled labor and services in the neighborhood economically and socially invests in the community, keeping dollars local.

Employ residents from the neighborhood.

Contract with local businesses and companies.

Support existing local businesses for sourcing materials.

Adhere to Community Benefits Agreements.

## APPENDIX 4 | COMMUNITY ENGAGEMENT:



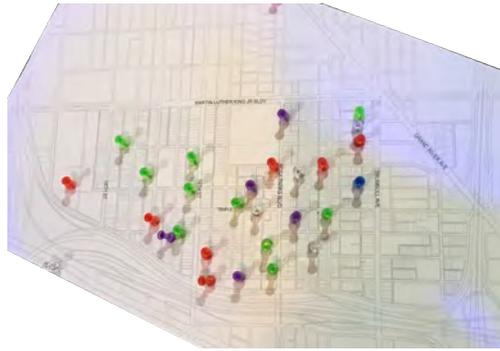
North Corktown Community Engagement  
Source: Detroit Collaborative Design Center: North Corktown Community Engagement.  
Detroit.

## COMMUNITY ENGAGEMENT EVENT MARCH 7TH, 2019

Residents and stakeholders of North Corktown shared their feedback on the guiding principles, design guidelines, and strategies through dialog and voting. The voting process was anonymous with the results listed below which aimed to identify priority areas for implementation.

Nancy Whiskey hosted an engagement event that provided an opportunity to receive feedback from residents. In total 36 residents participated in the voting method to provide insights to the priorities of the strategies and an estimated 50 people overall participated in conversations. It was discovered that of those who voted, open space strategies were most important, as three of the top five priorities relating to the guideline Activate Open Space received the largest number of votes.

The number one priority was leveraging the assets of open space for productive purposes. This strategy, along with the subsequent strategies of centering activity around community connections and preserving the natural landscape as an amenity for all inhabitants: insects, birds,



Community Engagement Attendee Map  
Source: Heritage Works. North Corktown Community Engagement. Detroit.

small animals, and humans, highlight the importance of the current assets of open space to existing North Corktown residents. Articulating the value open space provides for residents supports decision making for future development. Specifically identifying what the productive purposes are of open space. Examples include culturally productive uses including music, dance, performance art events. Agriculture production, natural habitat, and recreation are existing assets and conversations suggested expansion of those activities would be desired.

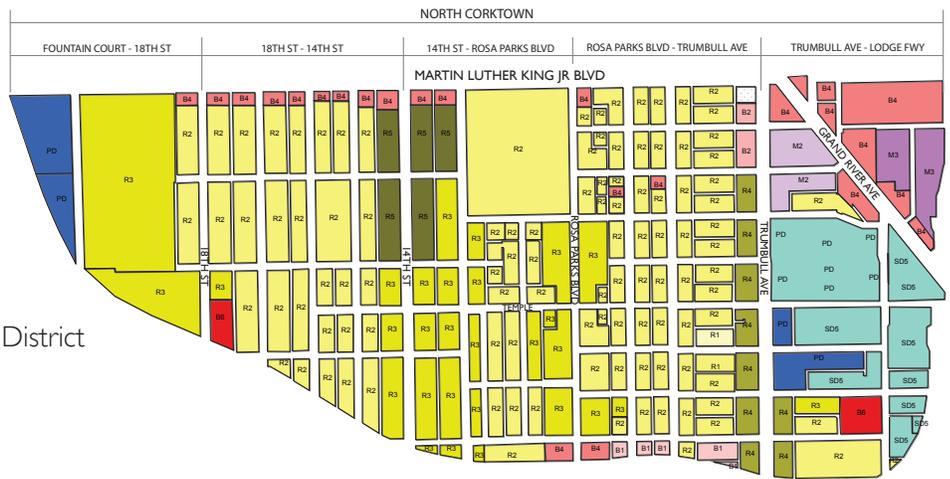
### # of votes

- 47 A2 Leverage the assets of open space for productive purposes
- 42 R2 Provide a mix of housing typologies with an emphasis on increasing density
- 39 S2 Put infrastructure to work
- 36 A4 Center activity around community connections
- 35 A1 Preserve the natural landscape as an amenity for all inhabitants: insects, birds, small animals, and humans
- 35 S1 Make a pedestrian friendly corridor
- 31 R3 Design for all people in the community
- 31 R4 Design homes to be as sustainable as possible
- 30 N2 Delineate spaces within the community
- 30 A3 Integrate recreation with natural landscapes and inherent infrastructure
- 25 A5 Provide space for cultural exchanges and gathering
- 24 N3 Create clear connections through the neighborhood and with adjacent communities
- 23 N1 Create a tapestry of neighborhood identities and characteristics
- 16 S3 Make the streets for all users and modes of transpiration
- 15 R1 Blend economic levels of housing to provide an equitable neighborhood for all residents

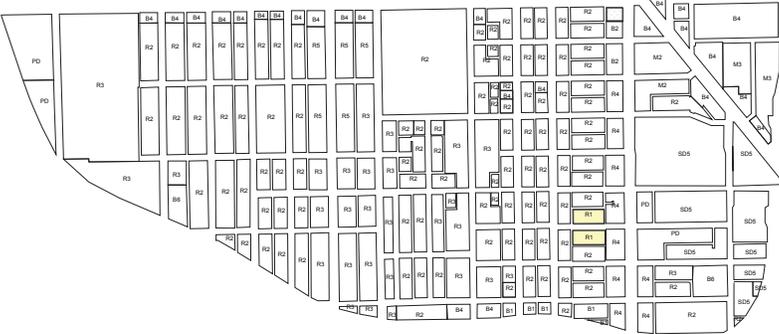


# APPENDIX 5 | ZONING (2019)

- R1: Single Family Residential
- R2: Two-Family Residential
- R3: Low Density Residential
- R4: Thoroughfare Residential
- R5: Medium Density Residential
- B1: Restricted Business District
- B2: Local Business and Residential District
- B4: Business District
- B6: General Services
- PD: Planning and Development District
- SD5: Special Development District, Casino
- M2: Restricted Industrial District
- M3: General Industrial District



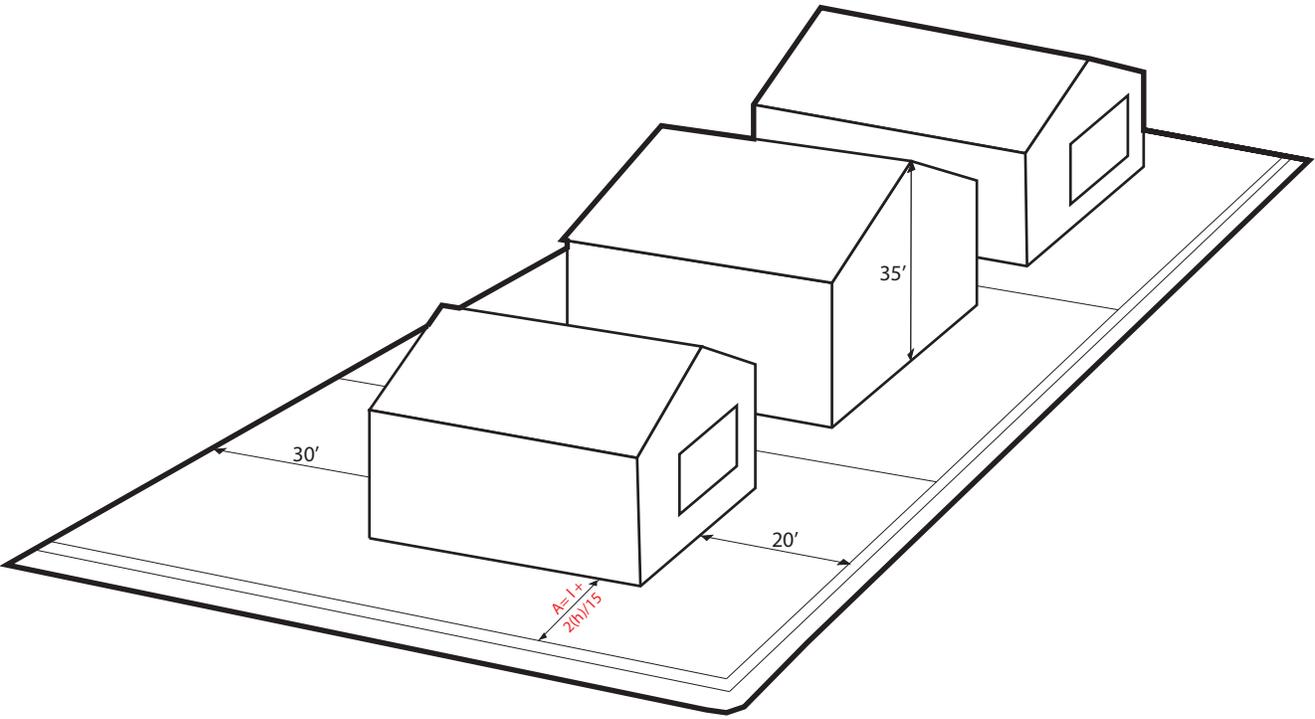
## NEIGHBORHOOD ZONING: R1 SINGLE FAMILY RESIDENTIAL



This district is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

R1: Single Family Residential

- Front Setback: 20'
- Side Setback:  $A = I + 2(h)/15$
- Rear Setback: 30'
- Height limitation: 35'



## NEIGHBORHOOD ZONING: R2 TWO-FAMILY RESIDENTIAL

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.



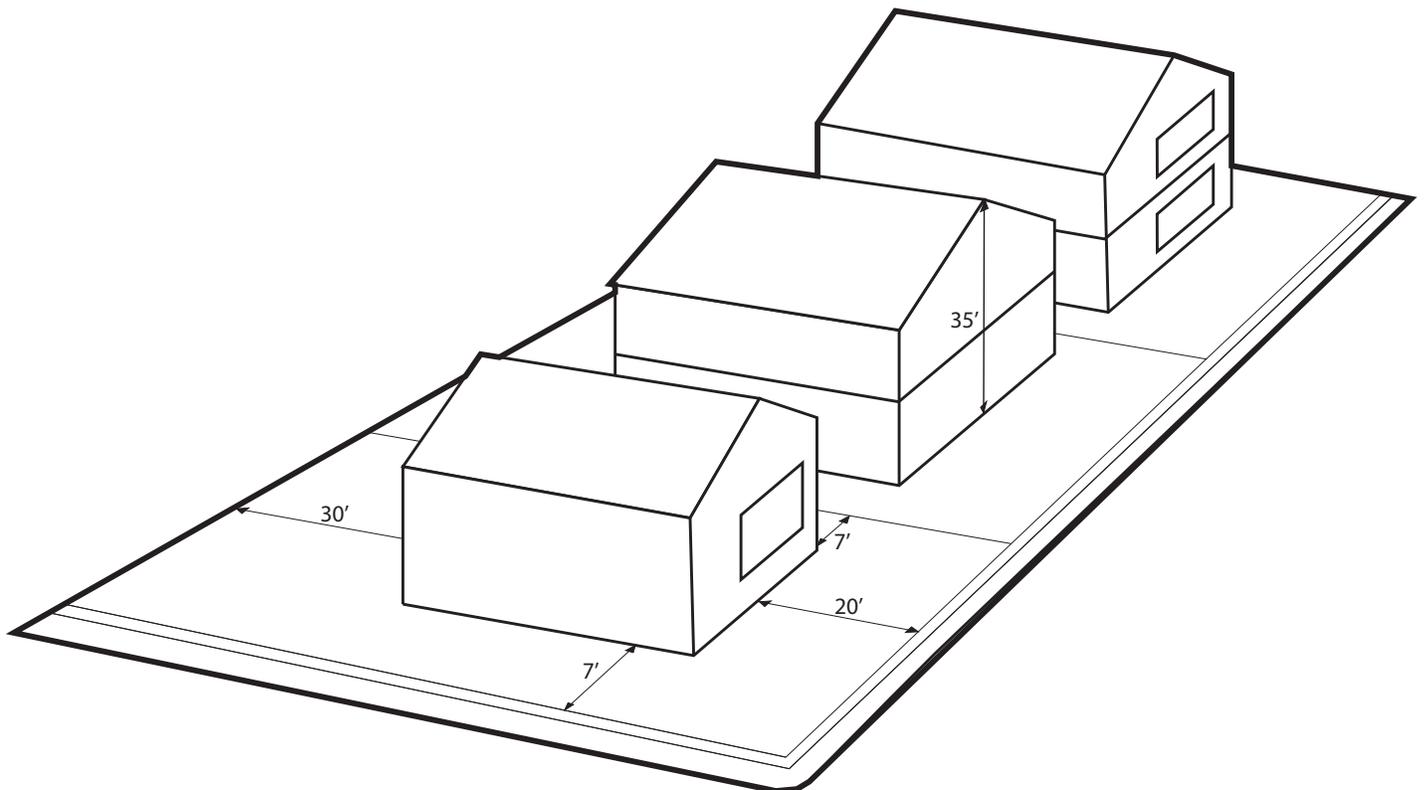
R2: Two-Family Districts

Front Setback: 20'

Side Setback: 7'

Rear Setback: 30'

Height limitation: 35'

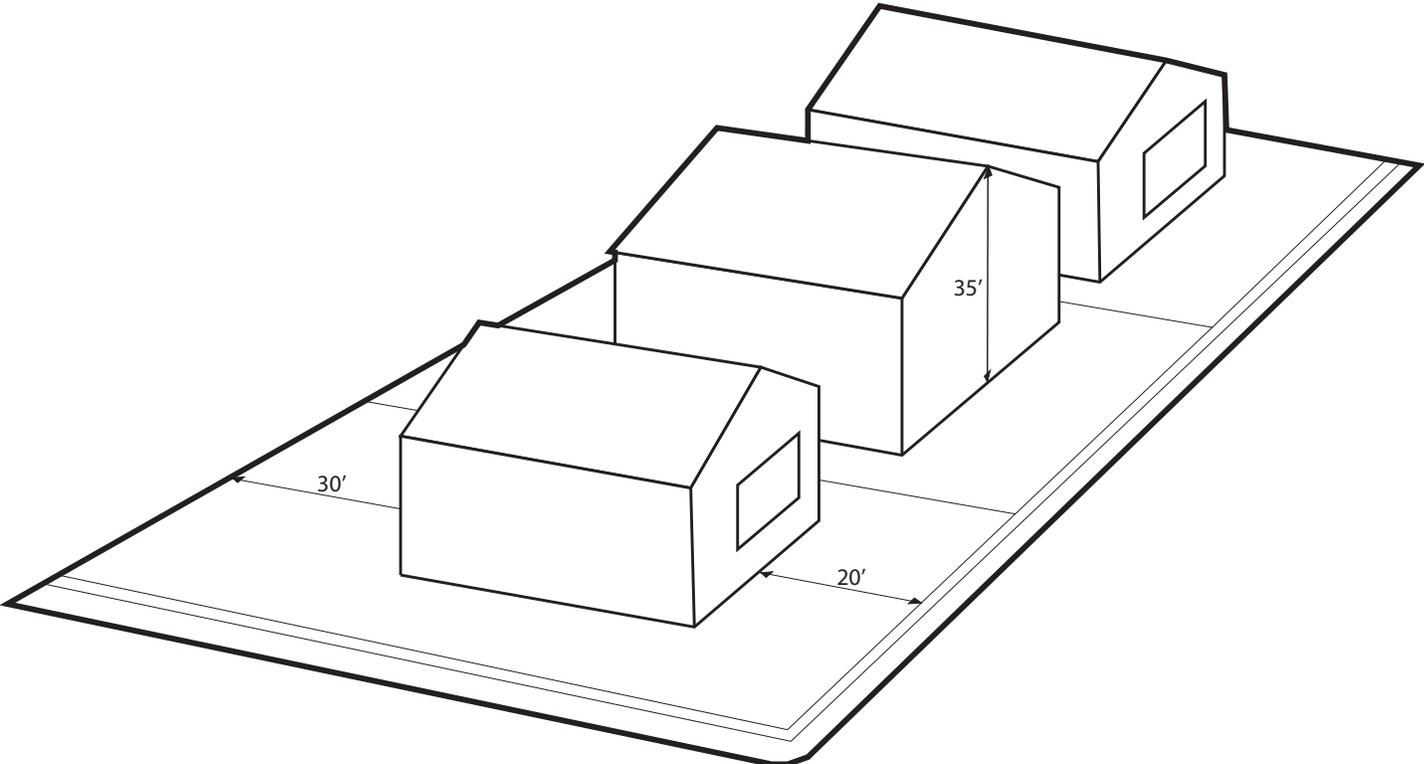


## NEIGHBORHOOD ZONING: R3 LOW DENSITY RESIDENTIAL



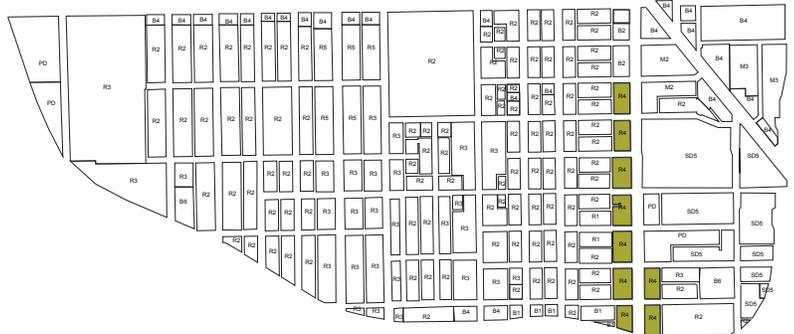
This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

R3: Low Density Residential District  
Front Setback: 20'  
Rear Setback: 30'  
Height limitation: 35'



## NEIGHBORHOOD ZONING: R4 THOROUGHFARE RESIDENTIAL

This district is designed to be used primarily on major or secondary thoroughfares where the major use of the property is for low-medium density residential dwellings characterized, primarily, by rental apartment dwellings. Among others, uses permitted by right include multiple-family dwellings, single- and two-family dwellings, and certain other residentially related uses which can function most advantageously where located on these thoroughfares. Medical and dental clinics, motels or hotels, and certain types of non-profit uses may be permitted on a conditional basis subject to appropriate findings and compliance with required standards.

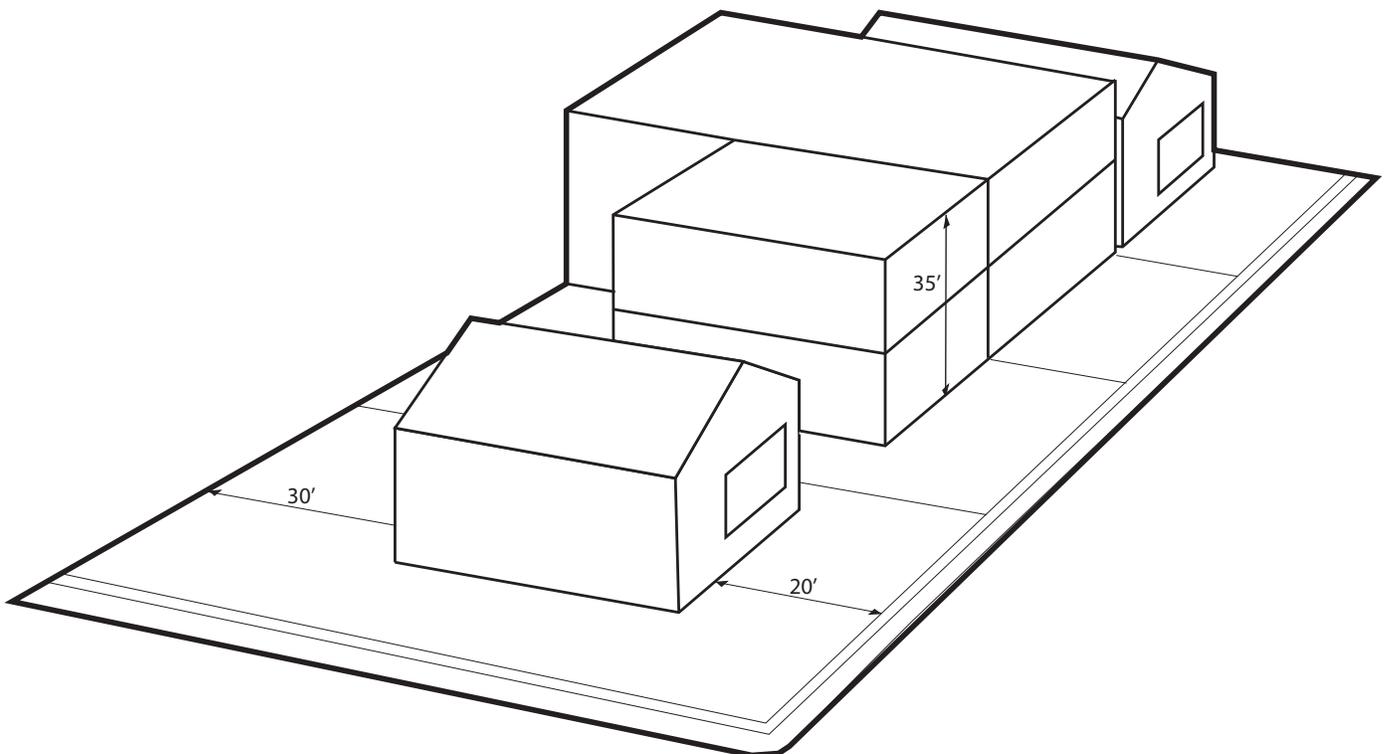


R4:Thoroughfare Residential District

Front Setback: 20'

Rear Setback: 30'

Height limitation: 35'



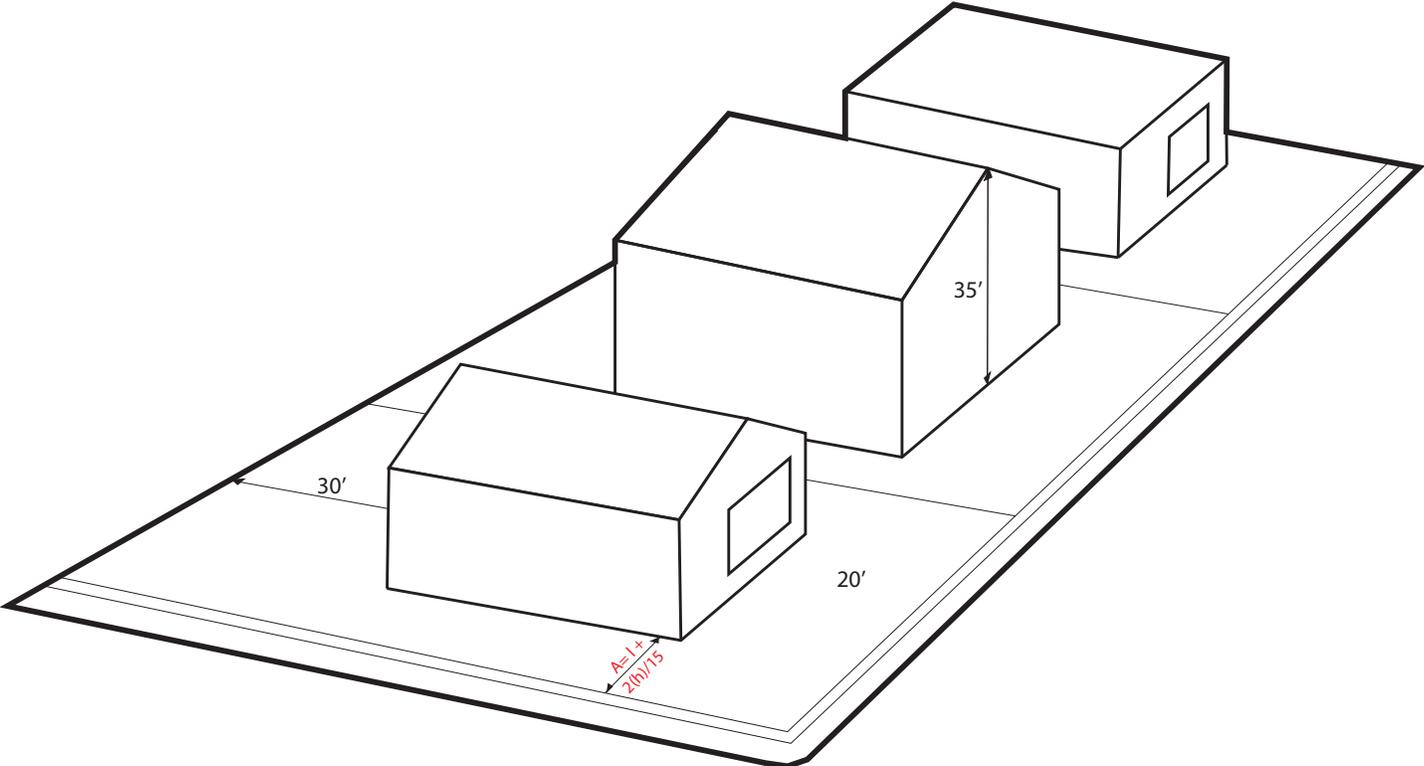
# NEIGHBORHOOD ZONING: R5 MEDIUM DENSITY RESIDENTIAL



This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

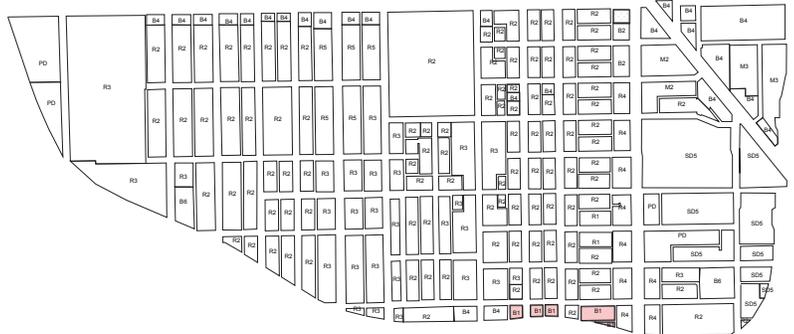
R5: Medium Density Residential

- Front Setback: 20'
- Side Setback:  $A = 1 + 2(h)/15$
- Rear Setback: 30'
- Height limitation: 25'



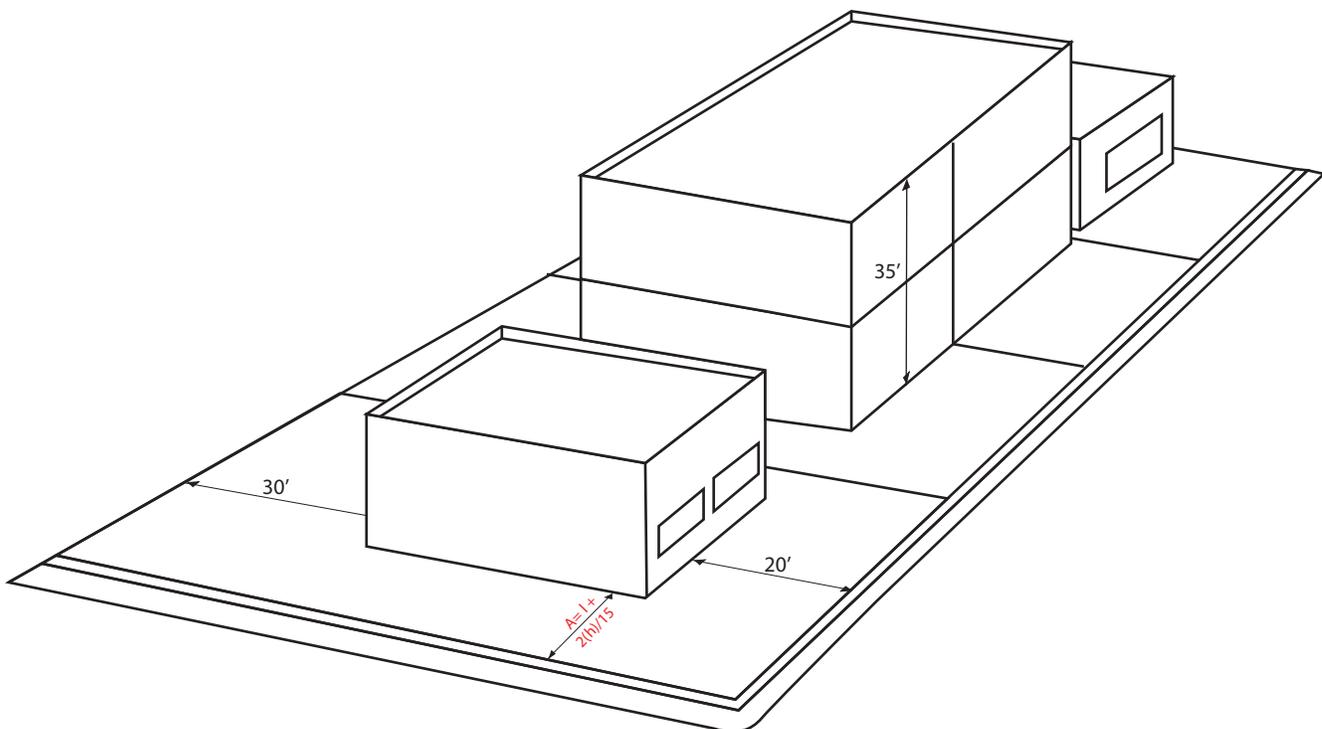
## NEIGHBORHOOD ZONING: BI RESTRICTED BUSINESS DISTRICT

The BI District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear setbacks are required of all permitted residential and commercial uses. To protect housing adjacent or across an alley, a lot line wall is required of nonresidential uses where adjacent to, or across an alley from, residential property.

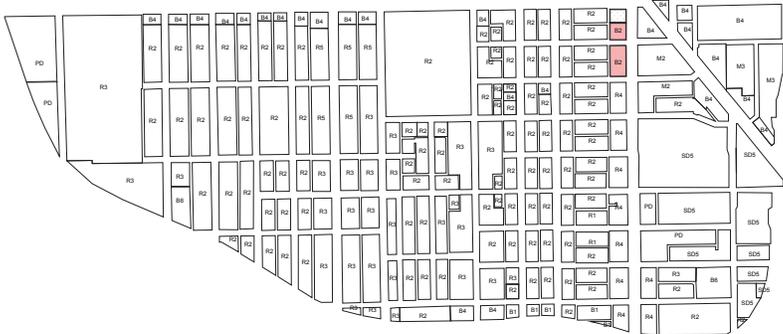


BI: Restricted Business District

- Front Setback: 20'
- Side Setback:  $A = 1 + 2(h)/15$
- Rear Setback: 30'
- Height limitation: 35'



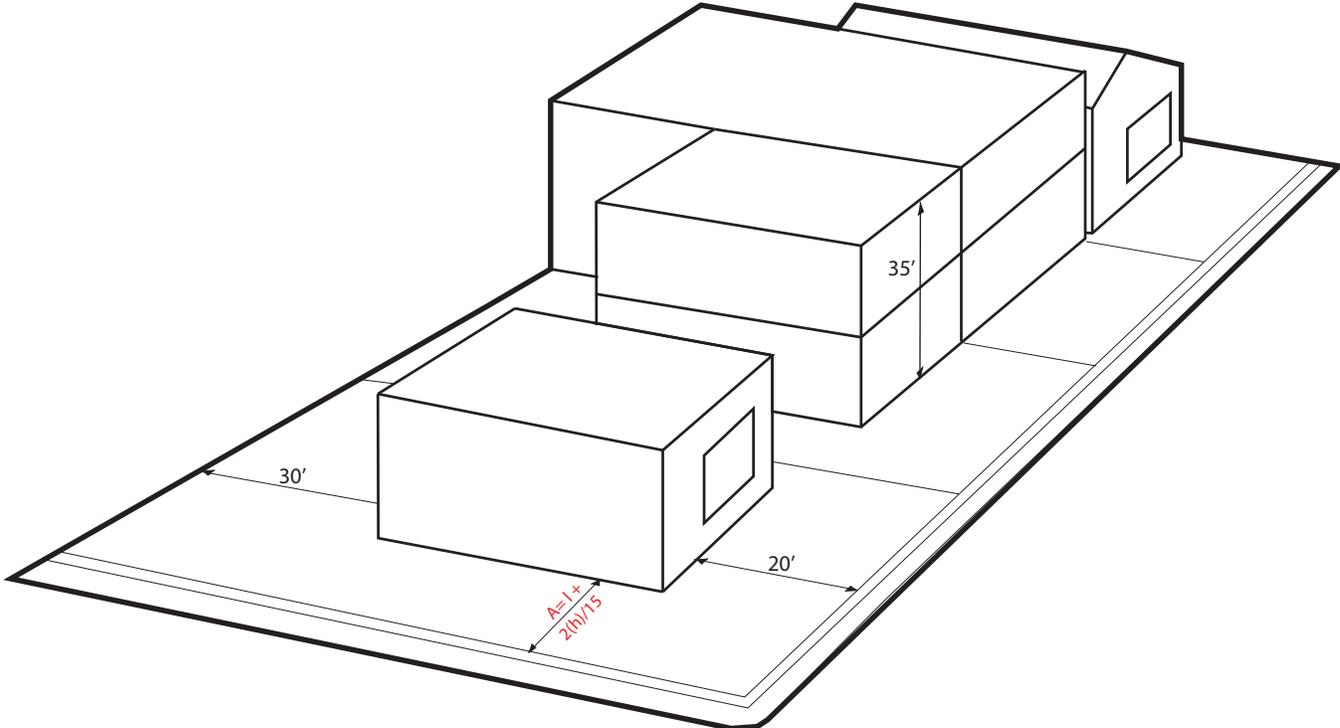
### NEIGHBORHOOD ZONING: B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT



The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B2:: Local Business and Residential District

- Front Setback: 20'
- Side Setback:  $A = 1 + 2(h)/15$
- Rear Setback: 30'
- Height limitation: 35'



## NEIGHBORHOOD ZONING: B4 GENERAL BUSINESS DISTRICT

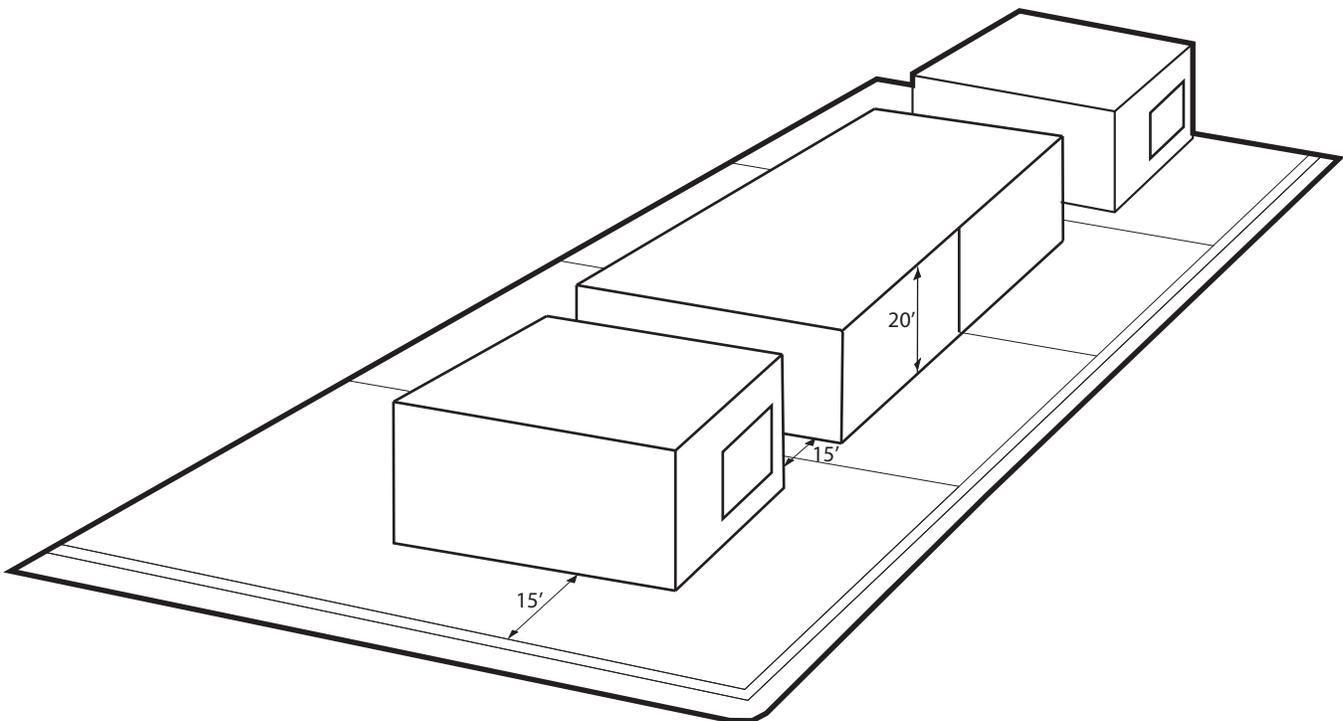
The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.



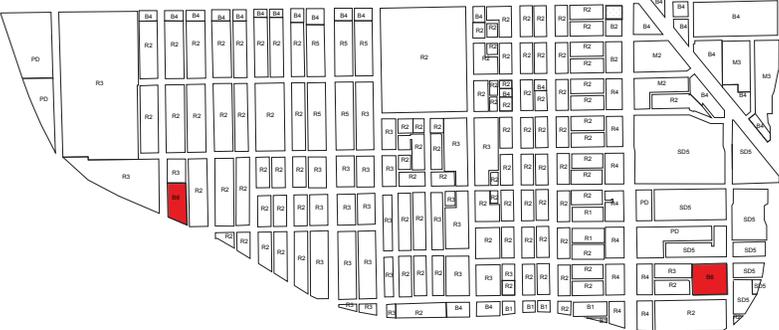
B4: General Business District

Side Setback: 15'

Height limitation: 35'



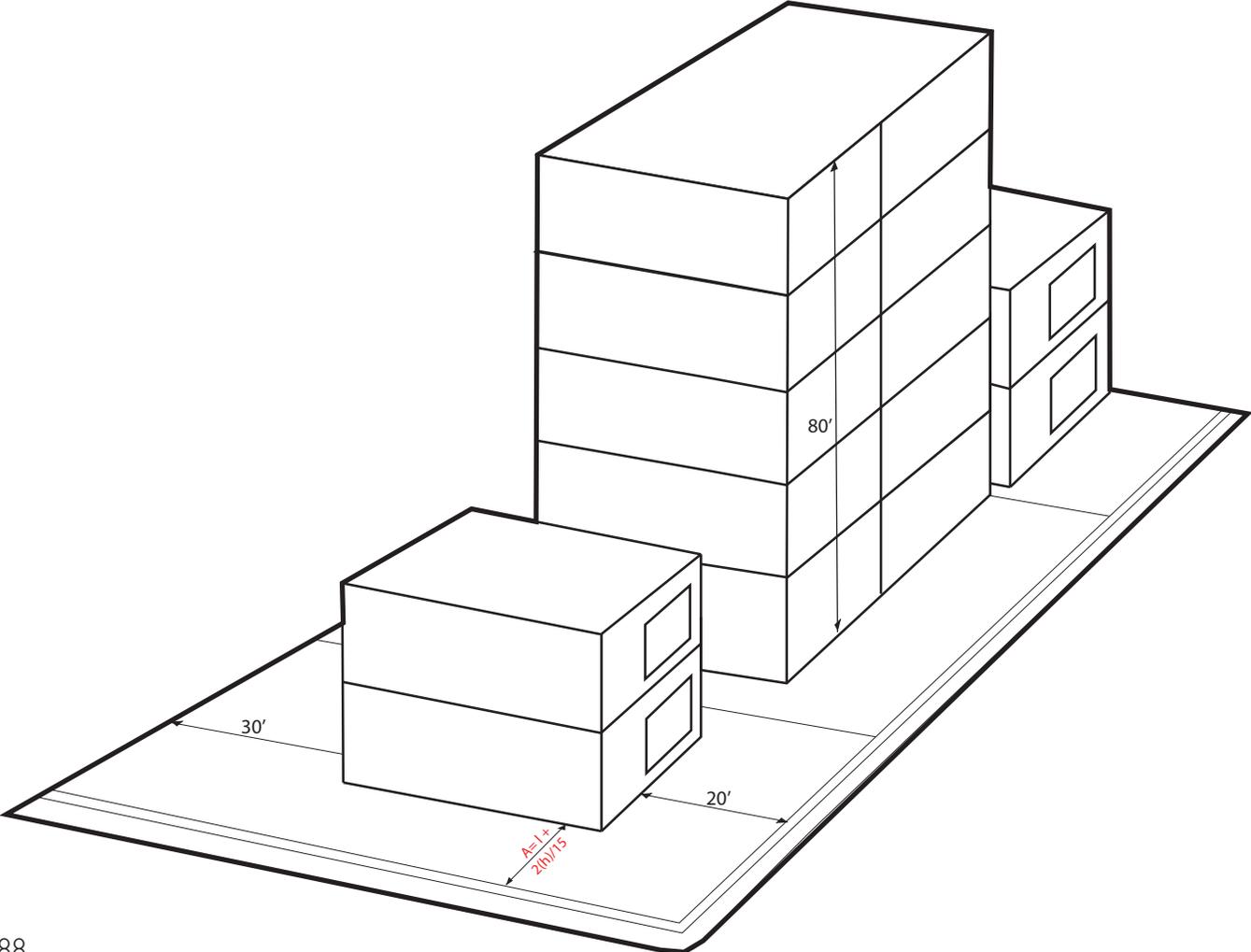
### NEIGHBORHOOD ZONING: B6 GENERAL SERVICES



This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

B6: General Services

- Front Setback: 20'
- Side Setback:  $A = 1 + 2(h)/15$
- Rear Setback: 30'
- Height limitation: 80'



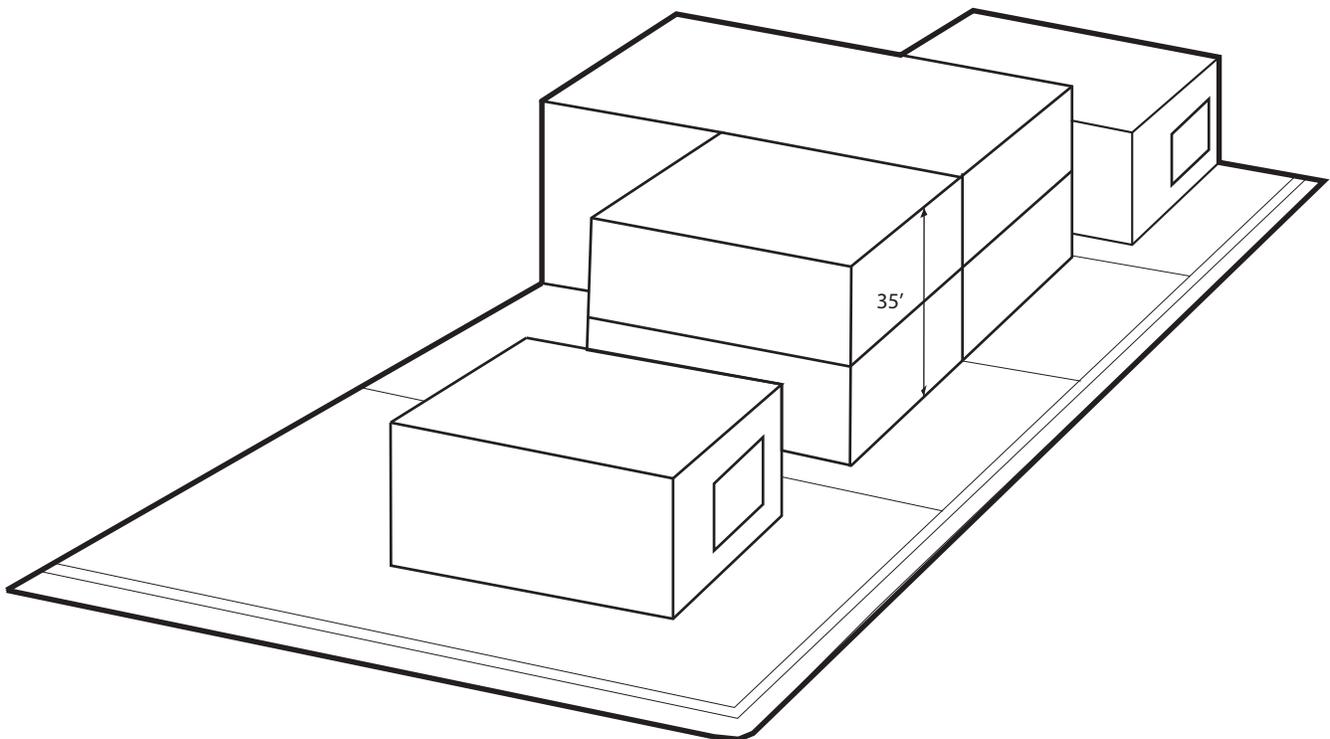
## NEIGHBORHOOD ZONING: M2 RESTRICTED INDUSTRIAL DISTRICT

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

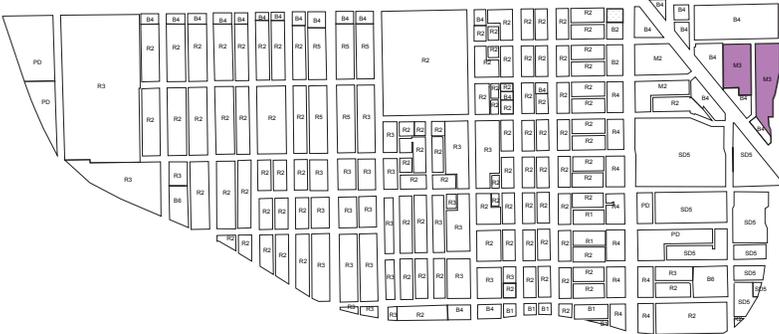


M2: Restricted Industrial District

Height limitation: 35'

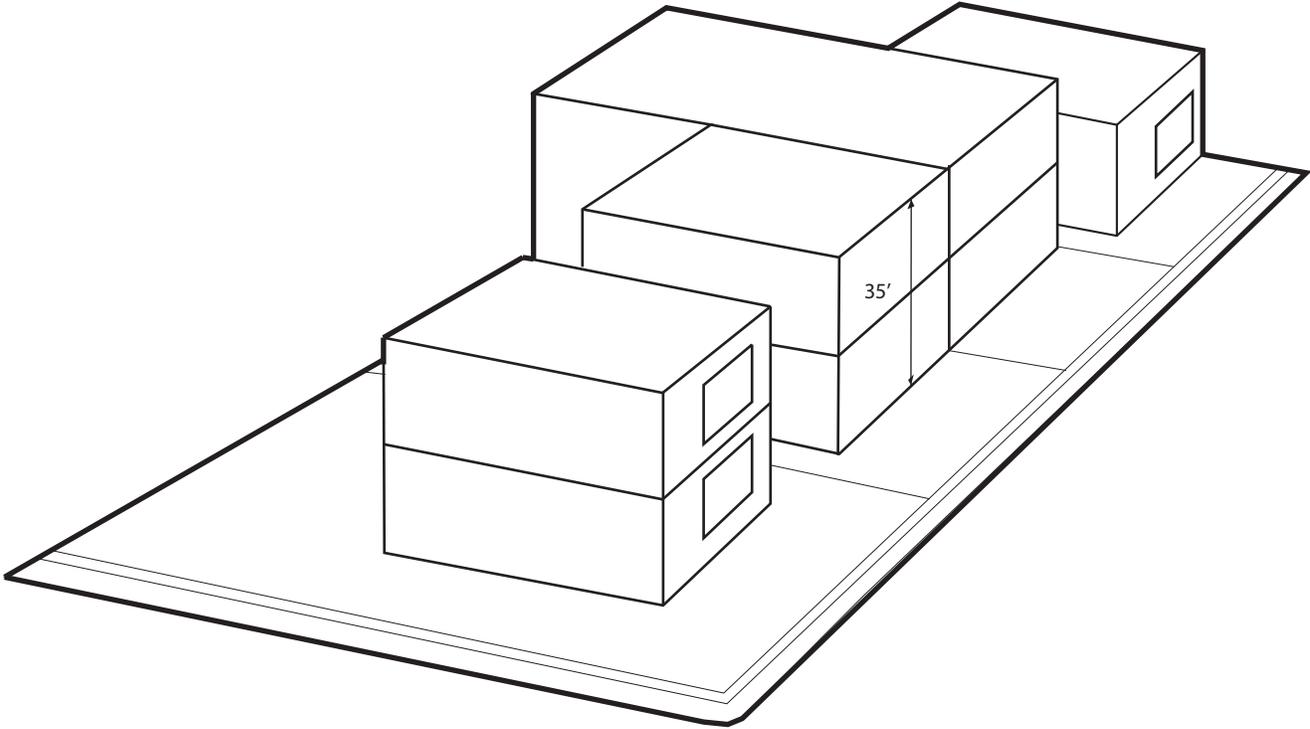


## NEIGHBORHOOD ZONING: M3 GENERAL INDUSTRIAL DISTRICT



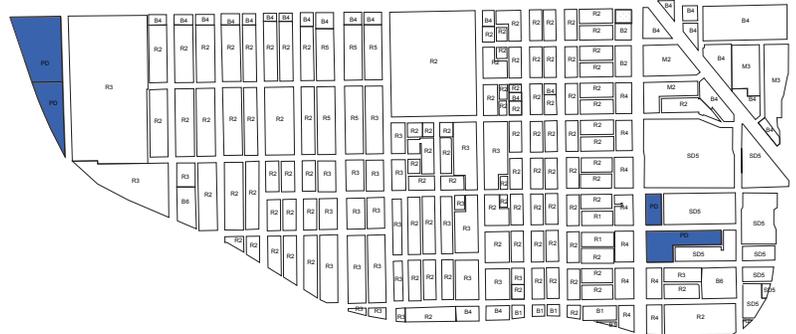
M3: General Industrial District  
Height limitation: 80'

This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.



## NEIGHBORHOOD ZONING: PD PLANNED DEVELOPMENT DISTRICT

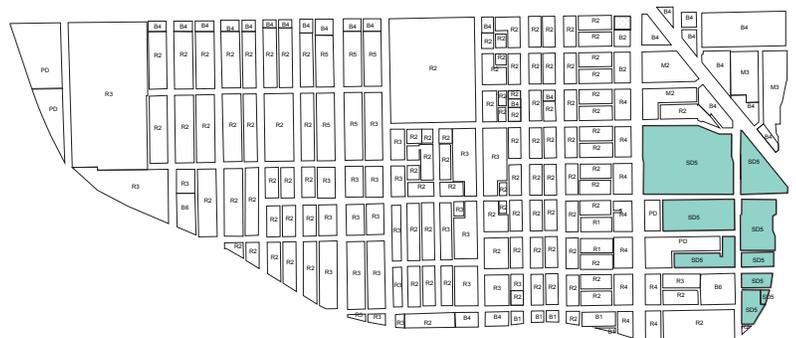
This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Retail and Local Services, Industrial, Mixed Use, Parks and Open Space, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.



PD: Planned Development District  
 Developers in both private and urban renewal areas are advised to confer with the Planning and Development Department or the City Planning Commission before investing large amounts of time and energy in preparing plans and proposals. The review and approval procedures for developments on land zoned PD are specified in ARTICLE III, DIVISION 4 of Ch. 61 Zoning Ordinance, City of Detroit.

## NEIGHBORHOOD ZONING: SD5 SPECIAL DEVELOPMENT DISTRICT, CASINOS

The SD5 Special Development District is designed to facilitate the location of licensed casinos and casino complexes within the boundaries established by the City of Detroit for casino gaming activities. The SD5 District focuses on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life. The provisions of the district encourage pedestrian and transit-oriented linkage between casinos and casino complexes and other activity areas within the City. Because of the special characteristics of casinos and casino complexes, the requirements applicable to development in this district include submittal requirements and criteria that are specified in this division. These regulations are designed to ensure that casinos and casino complexes contribute positively to the built environment, that the operation of casinos and casino complexes will help to



SD5: Special Development District, Casino  
 enhance, expand, and stabilize employment and the local economy while simultaneously ensuring effective public services and a high quality of life for nearby businesses, institutions and residents. After review and recommendation by the Planning and Development Department and the City Planning Commission, the City Council shall review and approve site plans and design features for all casinos and casino complexes.



## APPENDIX 6 | CITATIONS

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