

## NORTH CORKTOWN SUSTAINABLE DEVELOPMENT TASK FORCE

### Task Force:

Led by the North Corktown Neighborhood Association, members include individual residents as well as local business and non-profit organizations including Heritage Works, Hostel Detroit, ACRE Farm, Brother Nature Farm, Corktown Housing.

### Vision:

Preservation of open space and land in all of North Corktown is balanced with new development in a planned manner, supporting resident values of **equity, sustainability, and community**.



#### Green Assets

1. Downey Park
2. 17<sup>th</sup> Street Heritage Works
3. NCNA Lots
4. Owen School Site
5. 15<sup>th</sup> and Butternut Park
6. Katoji Gardens

#### 7. Hope Takes Root

8. Nagel Park/Burton School
9. Brother Nature
10. City Land for Project
11. Pink Flamingo
12. Hostel Detroit
13. Spaulding Court Garden

#### 14. ACRE Farm

15. Corktown Housing / Tree Nursery
16. Intersections
17. Spirit of Hope
18. Other (Including art parks)

72% of the land is vacant, structure-free (953 of 1,319 properties). Over 370 of those are owned by the Detroit Land Bank Authority.

"We want to empower ourselves to work with City and philanthropy to develop a plan that balances new development and open space uses and works towards equity for those of us who have weathered the storm while also welcoming those new residents that want to join our community."

### Values

Neighbors want a plan that leads towards a new kind of neighborhood in Detroit:

1. **Unified** - Ensure a unified plan that encompasses the whole area and strengthens connections to Woodbridge, Midtown, Southwest, and Historic Corktown;
2. **Inclusive** – Engage as many residents as possible and build community as an integral part of the planning process;
3. **Balanced** - Provide a balance of new development and preservation of open space that is maintained and managed with a mix of public and private strategies;
4. **Equitable** - Support a mixed-income neighborhood that embraces the current working class community with intentional planning that does not displace residents, is equitable, and allows current and new residents to all benefit together from improved economics of the area;
5. **Sustainable** – Ensure that all developments of housing, commercial and open space lead to an environmentally sustainable and healthier community;

6. **Diverse** – Promote redevelopment that embraces a racially, ethnically, and income-diverse community;
7. **Attractive** - Ensure high quality design that blends with the existing housing stock.

### ***Background***

Seventy-two percent (72%) of the land in North Corktown is vacant, structure-free (953 of 1,319 properties). Over 370 of those are owned by the Detroit Land Bank Authority.

The area is home to long-time residents who have lived in the community for over 30 years and over the past 15 years it has attracted community activists and urban agriculture pioneers in the City. Many vacant lots have been improved with green venture businesses and community greenspace including: Brother Nature Farm, Hope Takes Root Farm, Hostel Detroit Community Gathering Space, Intersections Park (corner of MLK and Rosa Parks) by Heritage Works, and community art parks including: Monumental Kitty and the Bird Houses.

This amount of vacant land and the other “green” community uses is likely what led Detroit Future City to consider the area Open Space Productive. On the other side of the spectrum, this massive amount of land along with the area’s proximity to Midtown and Woodbridge has drawn the attention of developers. The Detroit Land Bank has received at least three proposals from developers for the hundreds of lots in the community.

North Corktown residents are concerned about their future. According to the Board’s Executive Committee, “We want to empower ourselves as North Corktown residents to band together, work with City Departments and agencies as well as philanthropy to develop a plan that balances new development and open space uses and works towards equity for those of us who have weathered the storm while also welcoming those new residents that want to join our community.”

### ***Projects***

Over the next three to five years, North Corktown Neighborhood Association hopes to move towards this goal by implementing the following projects in coordination with the LISC Building Sustainable Communities Program for Corktown-Mexicantown-Hubbard Communities:

- **Engage with residents and City of Detroit on a plan that balances new housing development with open space**
- **Create a North Corktown Community Arts Center**
- **Transform five North Corktown Neighborhood Association lots**
- **Assist local farmers in improving and expanding their farms**
  - Brother Nature, Spirit of Hope, Hope Takes Root, and ACRE Farm
- **Improve and expand current green spaces**
  - Intersections, 17<sup>th</sup> Street, Hostel, Pink Flamingo, 15<sup>th</sup> & Butternut, Owen Park, Nagel Park, Downey Park, and Alden Park
- **Identify locations for new green uses on vacant land**
  - Solar array, stormwater infrastructure
- **Explore community ownership**

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Project Number	Action Item	Lead	Partners	Project Cost	Performance Measures	Timeframe
<b>1</b>	<b>Engage with residents &amp; City of Detroit on a plan to balance new housing development with open space</b>	<b>NCNA</b>	<b>Task Force Members, Residents</b>	<b>\$30,000 – \$75,000</b>		<b>Year 1-3</b>
1a	Secure Funding	NCNA	Detroit Future City, Allied Media Project, Kresge Foundation, Erb Family Foundation, Motor City Casino, Other	\$0	Funding Secured	Year 1
1b	Develop RFP and Select Design Firm	NCNA	City of Detroit P&DD	\$0	Design Firm Selected	Year 1-2
1c	Engage with residents and technical experts to develop plan	NCNA	Design Firm, DFC, City of Detroit, Other	\$30,000 - \$75,000	20% - 50% of Residents Engaged	Year 2-3
1d	Launch and Implement Plan	NCNA	City of Detroit, DLBA, Other	TBD	Plan Completed and Published	Year 2-3

Project Number	Action Item	Lead	Partners	Project Cost	Performance Measures	Timeframe
<b>2</b>	<b>Create a North Corktown Community Arts Center</b>	<b>Heritage Works</b>	<b>NCNA, Task Force Members</b>	<b>\$310,000 - \$1,170,000</b>		<b>Year 1-3</b>
2a	Secure Pre-development Funds	Heritage Works	LISC, NCNA, CoC	\$5,000	Funds secured	Years 1-2
2b	Determine Location	Heritage Works	NCNA	\$0	Location identified	Year 2
2c	Design Center	Heritage Works	NCNA, Partners	\$50,000 - 150,000	Designs completed	Years 2-3
2d	Secure Development and Operational Funds	Heritage Works	LISC, NCNA, MCACA, NEA, Kresge, Other	\$5,000	Funds secured	Years 3-5
2e	Build and Program Center	Heritage Works	MCACA, NEA	\$250,000 - \$1,000,000	Center build and programmed	Years 4-5
<b>3</b>	<b>Transform five North Corktown Neighborhood Association lots</b>	<b>NCNA</b>	<b>SWDEV, DFC, Others</b>	<b>\$25,000 – \$65,000</b>		<b>Years 1-3</b>
3a	Secure Funding	NCNA	SWDEV, DFC, Greening of Detroit, other	\$0	Funding secured	Year 1
3b	Design Lots	NCNA	SWDEV, DFC, Jeff Klein, Other	\$5,000 - \$15,000	Designs completed	Year 1-3

Project Number	Action Item	Lead	Partners	Project Cost	Performance Measures	Timeframe
3c	Install Plantings	NCAN	SWDEV, Greening of Detroit, Other	\$20,000 - \$50,000	Installation of plantings	Years 2-3
4	<b>Assist local farmers in improving and expanding their farms:</b> Brother Nature, Spirit of Hope, Hope Takes Root, and ACRE Farm	NCNA	Task Force Members, Farmers	\$8,500		Years 1-3
4a	Engage with local farmers to determine needs	NCNA	Brother Nature, Spirit of Hope, Hope Takes Root, and ACRE Farm	\$2,500	Meetings with each farmer	Years 1-3
4b	Create design standards	NCNA	Keep Growing Detroit, Greening of Detroit	\$1,000	Guidelines developed	Years 1-2
4c	Secure funding to provide mini-grants to farmers to meet design standards	NCNA	Keep Growing Detroit,	\$2,500	Installation of improvements	Years 1-2

4d	Assist farmers in securing land	NCNA	Greening of Detroit DLBA, City of Detroit, Farmers	\$2,500	Farmers in permanent locations	Years 1-3
5	<b>Improve and expand current green spaces</b> Intersections, 17 <sup>th</sup> Street, Hostel, Pink Flamingo, 15 <sup>th</sup> & Butternut, Owen Park, Nagel Park, Downey Park, and Alden Park	NCNA	City of Detroit GSD, Recreation, Detroit Land Bank Authority, Heritage Works, Task Force	\$52,000		Years 1-5
5a	Catalogue existing greenspaces and meet with each owner/steward	NCNA	City of Detroit P&DD, Recreation, DLBA, Heritage Works, Pink Flamingo, Hostel Detroit, Fountain Court, Jeff Klein	\$1,000	Meetings held with each owner/steward and priorities determined	Year 1-2
5b	Determine assistance needed	NCNA	Task Force Partners	\$1,000	Catalogue of spaces and needs	Year 2

5c	Grow organizational capacity as needed to assist in implementation	NCNA	LISC, CoC	\$50,000	Installation of improvements	Years 2-5
6	<b>Identify locations for new green uses on vacant land</b> Solar array, stormwater infrastructure, 17 <sup>th</sup> Street Project, etc.	NCNA	City of Detroit, DWSD, GSD, Recreation, Greening of Detroit			Years 1-3
6a	Benchmark similar Initiatives and	Heritage Works/NCNA	Task Force Members, Interns	\$2,500		Years 1-3
6b	Engage Residents	NCNA	Mission Lift, Freedom House, Rick Blanchard, DFC	\$2,500	Community Meeting(s) hosted to elicit feedback	Years 1-5
6c	Design Projects as funding and engagement permits	NCNA/Heritage Works	Heritage Works, Mission Lift, Freedom House, DTE Energy, DWSD, TetraTech, SEMCOG	\$5,000 - \$75,000	Designs completed	Years 2-5
6d	Assist Heritage Works to acquire, fund, and	NCNA	Heritage Works	\$0	Properties secured	Years 2 -3

6e	renovate 17 <sup>th</sup> Street properties (2821, 2831, 2847, and 2853)  Implement Solar Array and/or Blue Green Infrastructure	NCNA	DTE Energy, DWSD, TetraTech, SEMCOG, Greening of Detroit, Other	TBD	Lead agency emerges to take on implementation	Years 3 - 5
7	<b>Explore community ownership</b>	NCNA	Aaron Handelsman, Corktown Housing, MCR, CEDC, DLBA	\$20,000 - \$1,000,000		Years 1-3
7a	Benchmark community ownership models	NCNA	Aaron Handelsman, MCR, DFC, LISC, CoC	\$10,000	Matrix Completed and Residents Educated	Years 1-3
7b	Determine NCNA's desire to purchase and hold land	NCNA	Partners, LISC	\$0	Board and Members Vote on Preference to Various Models	Years 1-3
7c	Purchase land as available in tax auction, from DLBA,	NCNA	Wayne County, DLBA, DFC, MCR,	\$10,000 - \$1,000,000	Number of parcels acquired	Years 1-5

etc. if community  
ownership is desired

LISC,  
Corktown  
Housing