

Executive Summary

The mission of the Greater Corktown Economic Development Corporation is to develop and maintain a healthy financial environment in Corktown. The purpose of this report is two-fold, the first portion is a land use plan that compiles and analyzes data in order to formulate preliminary recommendations that will most benefit the community. The second half of the report is a photographic catalogue (APPENDIX B). The photographic catalogue includes site-specific information about each parcel in the study area.

The primary objective of this project is to present the GCEDC with an information base which can be used as a reference guide for the Westside Industrial area. Information was initially gathered from the Corktown CDC and the city of Detroit. The CDC and the city were able to provide a number of documents which had previously conducted research in the Corktown area. Information collected from the city included the Community Reinvestment Strategy, Detroit Master Plan of Policies, and Empowerment Zone information. Land use controls including zoning and the Detroit Master Plan were carefully studied due to their legal authority over land use in the area. These documents, along with a windshield survey of the district (also used to create the photographic catalog) served as the base for assembling area data.

The project also included a business survey of the area in an effort to gain insight into the area's strengths and weaknesses. The survey was conducted in an open-ended question format on a face-to-face basis. Many of the recommendations made by the team were pulled from the survey results. The majority of workers in the Westside Industrial district were happy with the work place surroundings. However, a number of issues of concern did continuously arise. Based on these comments, the following preliminary recommendations were made:

- Improve the landscape and aesthetic quality of the West Side Industrial district.
- Improve recreational opportunities for youth.
- Improve condition of major thoroughfares in the area.
- Coordinate meetings on a regular basis which bring together personnel from the West Side Industrial district.
- Encourage new business development on vacant parcels, particularly west of Rosa Parks Boulevard.
- Recommend downgrade of M-4 zoning category to one of less abrasive use.