



Housing + Property Development

Restored housing stock is affordable to and stewarded by community members.



Infrastructure + Public Realm

Neighborhood is linked digitally and physically.

Riverbend 2040



Employment

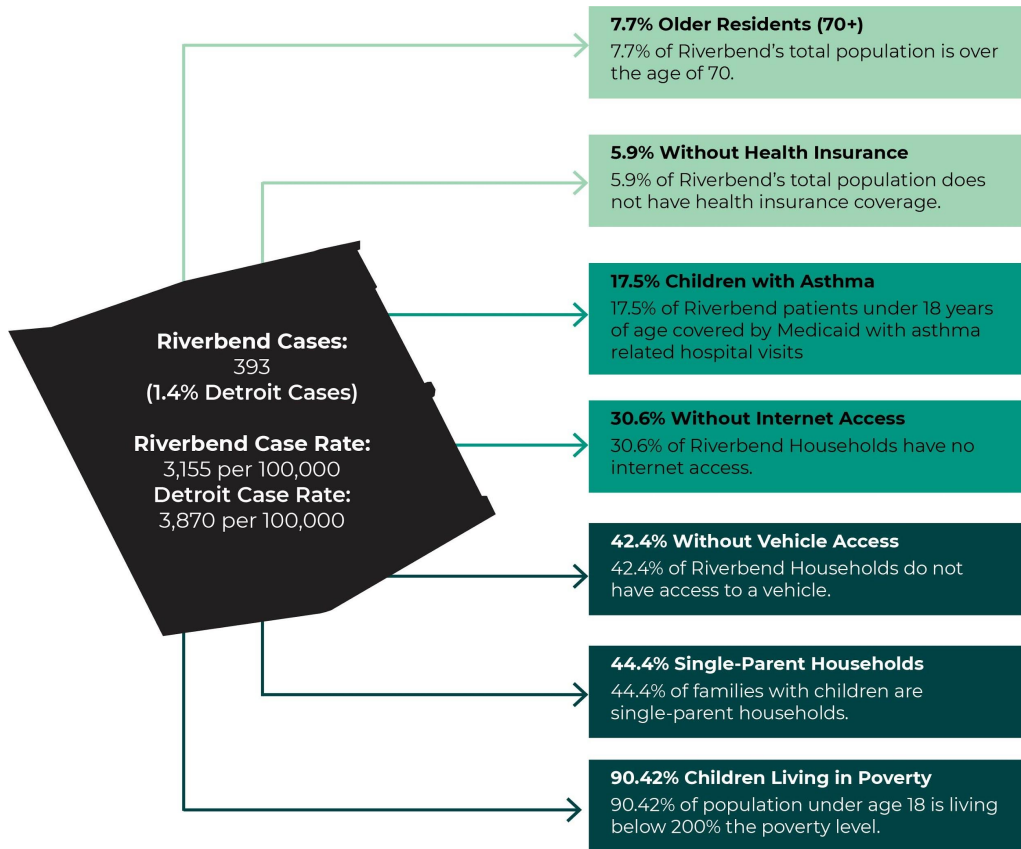
Residents empowered by equitable opportunities for career development and employment.



Commercial

Thriving commercial corridors serve residents and visitors.

COVID-19 Risk



“This slow-moving epidemic of insecurity creates the circumstances where the fast-moving pandemic can wreak havoc in people’s lives.”

-- Dr. Abdul El-Sayed, *Former Detroit Director of Health, CNN Political Analyst*

Housing + Property Development

Challenges // Opportunities



Challenge—

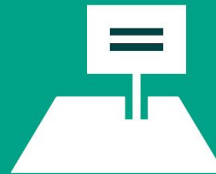
*Economic Stress and
Tight Credit*



Opportunity—

Community of long-term
homeowners committed to
strengthening the neighborhood

Lots of community support around
addressing this issue



Challenge—

*Vacant land and
distressed housing
stock*



Opportunity—

Land is available for purchase from the
city at low costs

Open land for potential future
development along transit corridors

Vision // Goals

Vision—

Restored housing stock is affordable to and stewarded by community members.

Goal #1

Stabilize property conditions
and freeze displacement of
homeowners.



Goal #2

Create and empower a
community land trust to
rehabilitate and develop
vacant lots

Infrastructure + Public Realm

Challenges // Opportunities

Challenge—

Limited pedestrian infrastructure.



—Challenge

Extensive vacant land recalls trauma of de-population.



Opportunity—

Tight-knit community spirit and deep history endures, which can be concretized in space.



—Challenge

Lack of broadband access.



Employment

Challenges // Opportunities



Challenge—

Inequitable distribution of local jobs and underemployment of neighborhood residents



Opportunity—

Chrysler plant opening is creating factory job openings across the city.



Challenge—

*Low levels of educational attainment
Technical skills being taken over by automation/
growing employment at FCA plant and other local industries*



Opportunity—

Many residents have strong manufacturing skills and want to work

Vision // Goals

Vision—

Residents empowered by equitable career development and employment opportunities.

Goal #1

Ensurance of employment
at plant and other local
industries



Facilitate access to workforce
training and community college
resources.

Goal #2

Commercial

Challenges // Opportunities



Challenge—

Commercial stagnation on Mack and Jefferson and high commercial vacancy on Kercheval



Opportunity—

Room for existing businesses to grow and new businesses to enter



Challenge—

Residents currently have low access to commercial services.



Opportunity—

Commercial corridor space can provide a reduction in time and energy needed to access amenities and services.

Vision // Goals

Vision—

Thriving commercial corridors that serve residents and visitors.

Goal #1

Increase visibility and capacity of local business owners through access to capital and other small business resources.



Fill vacant storefronts with a tenant mix that increases access to services and amenities.

Goal #2

Conclusion



Housing + Property Development

"It's open but it ain't blank"

- *Orlando Bailey*



Infrastructure + Public Realm

"The library is more than a building"

- *Jay Henderson*

In 2040, **Riverbend** is a **vibrant** neighborhood filled with a **stable** housing stock, a variety of **amenities**, and an even more robust **social fabric**.



Employment

"Profits, people, and the planet all benefit when a triple bottom line is considered"

- *Sanaa Green*



Commercial

"A return to a thriving Jefferson would be wonderful"

- *Riverbend resident*