

Riverbend 2040



Amenities

Commercial Corridors



Amenities

Carstens Elementary School



Employment

Changing Nature of Work

Technological advancement increased automation across many industries, particularly in manufacturing. As a result, many Riverbend residents are highly trained for positions that no longer exist. Some residents may participate in informal economies because they lack access to the necessary certifications.



Figure 2.7: Worker Training at Chrysler

Stagnant and Scattered Job Market

Employment is scattered over a wide area, and many residents without cars struggle to reach potential employers. Detroit ranked 179th out of 180 American cities for job opportunities. This means many residents are unemployed or underemployed, particularly during the COVID-19 pandemic, which has disproportionately affected low-wage workers.

ISSUES

Motivated and Skilled Employees

Many residents are trained in skilled manufacturing and are eager for positions that will allow them to use these skills. They are eager to take advantage of new job opportunities.



Figure 2.8: Rendering of Chrysler Plant Expansion

Chrysler Expansion

The recent expansion of the Chrysler plant bordering Riverbend has generated excitement among job-seeking residents, as it is expected to add roughly 5000 new jobs across the five Chrysler plants in the Detroit metro area.

OPPORTUNITIES

Commercial Corridors

Commercial Stagnation and Vacancies

The commercial corridors on Mack Avenue and Jefferson Avenue face stagnation, while there is high rate of vacancy on Kercheval Avenue. There is a wide range in the condition and tenant mix of these commercial spaces.



Figure 2.9: 14295 Kercheval Ave.

ISSUES

Room for Businesses to Grow

Most parcels along the Kercheval Ave. corridor are zoned for commercial use. There is opportunity for existing businesses to grow by occupying these spaces. There also is opportunity to incentivize new businesses to expand in the neighborhood. Helping Riverbend businesses occupy the commercial space near the Fiat Chrysler plant will additionally allow them to gain revenue from employees.



Figure 2.10: Commercial space on Jefferson Ave.

OPPORTUNITIES

Increase Efficiency of Access

Riverbend residents can gain greater access to essential services and resources, such as grocery stores, laundromats, repair shops, childcare, or home improvement shops, by diversifying tenants on commercial corridors. By locating these services on Kercheval Avenue, the amount of time currently spent traveling services will be reduced.

OPPORTUNITIES

Recommendation 2.2

RCT Fact Sheet

Benefits

Lowers the risk of future foreclosures
The RCT can act to forestall defaults and support members with increased access to financing options.

- Provides support for home maintenance and repairs

The RCT can force repairs and help owners in acquiring home repair funding

- Creates productive use of land where the private market has failed

Riverbend will have the agency to work towards reduced vacancy rates and recover from the trauma of the foreclosure crisis.

- Gives the Riverbend community control over land use priorities

In times of crisis, the community will have more power to prevent the closure of public spaces, such as schools and libraries.

Funding and Partners

The RCT will be supported by:

East Side Community Network
 Detroit Land Bank Authority
 Planning and Development Department
 Detroit Building Authority
 The Detroit CDFI Coalition

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The Ford Foundation
 FCA CBO Neighborhood Stabilization Funds
 FCA CBO Neighborhood Stabilization Funds
 American Recovery Act Housing Counseling
 CDBGs

Phases

Phase 1:

The RCT is established as a non-profit organization.

Phase 2:

A resident-led prioritization of publicly owned land is conducted, informing the initial DLBA property transfers.

Phase 3:

The RCT facilitates necessary home repairs.

Phase 4:

Initial ground lease holders take ownership of properties.

Phase 5:

The RCT acquires select commercial properties from the DPP.

Phase 6:

The RCT distributes net operating income from market rate commercial leases to RCT members as annual dividends.

Recommendation 3.1

Optimize Community Corridors



Figure 5.14: Peggy's Dry Cleaners

Map 5.5: Riverbend Community Corridor Proposal