

# GRAND RIVER / NORTHWEST

## Neighborhood Framework

### Community Meeting: Implementation Launch



April 26th 2018



REDFORD

SAT AUG 1

SIDEWALK FESTIVAL  
OF PERFORMING ARTS  
FREE CARTOON SHOWS 3-9 PM

PHARMACY


REDFORD 313-532-9920

BLIGHT BUSTERS

# THE FUTURE OF DETROIT NEIGHBORHOODS

PHOTO COURTESY OF SARAH ROSE SHARP



A middle-aged man with short, graying hair and a goatee is smiling warmly. He is wearing a dark, patterned suit jacket over a light-colored shirt and a dark tie with a geometric pattern. The background is slightly out of focus, showing a wall with several framed photographs or maps. One prominent map shows a geographical area with blue and green colors, possibly representing water and land. The overall lighting is soft and professional.

*"I grew up in Detroit & (after college) moved back here from New York to teach. My mother & father lived in Northwest Detroit, my grandparents lived in this neighborhood."*

**Terry George, Old Redford, NW Detroit**





*"I've been in Detroit all my life...  
went to school & college here...  
& retired from Blue Cross/Blue Shield."*

**Carol Jenkins, Forrer St. NW Detroit**



WELCOME TO THE  
Grandmont Rosedale Communities

**Detroit**

**“remembering what it  
is that drew us here”**



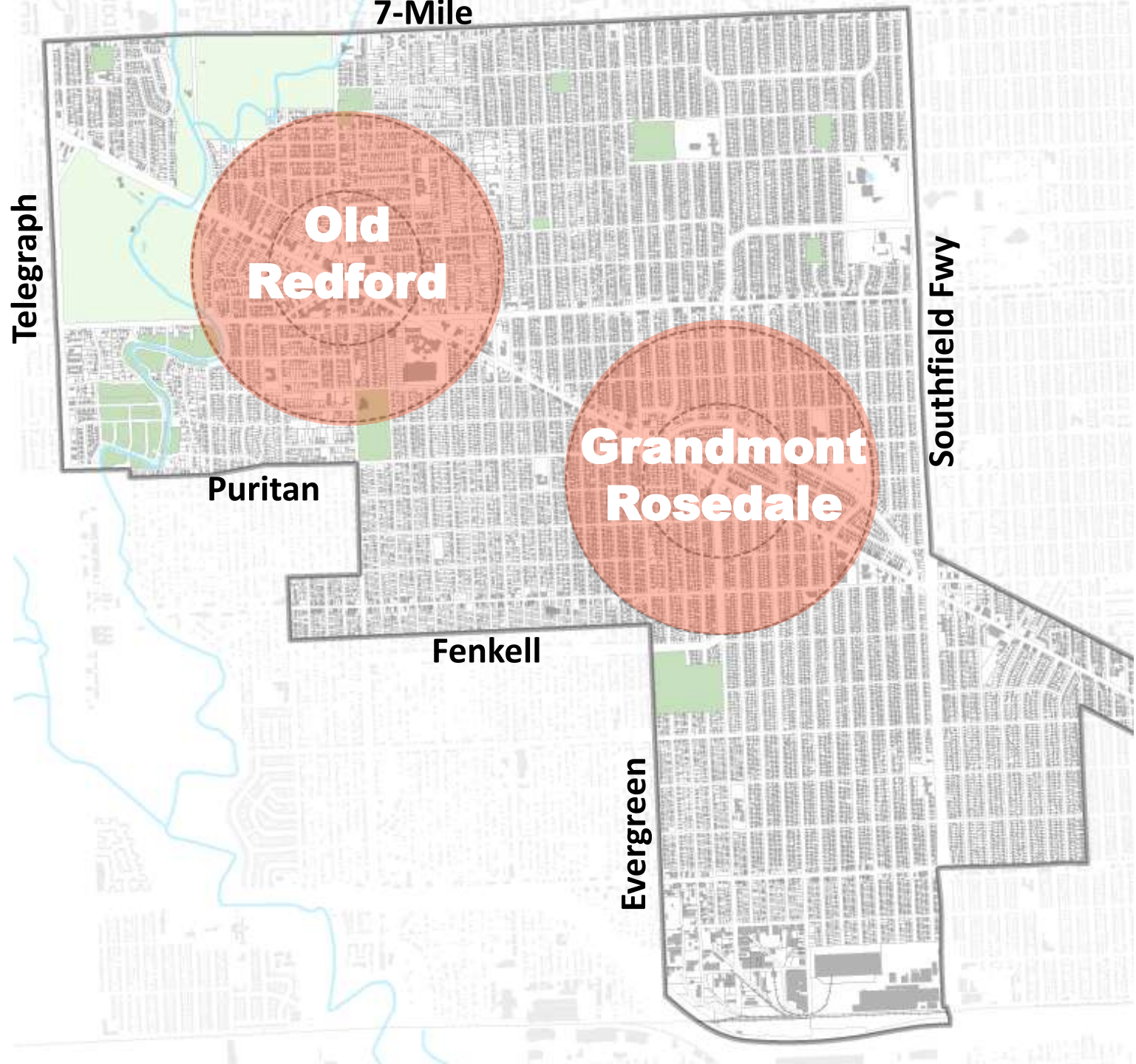






# GRAND RIVER NORTHWEST Planning Area

**17+ Neighborhoods**  
**38,000+ Residents**  
**15,000 + Households**  
**1,000 + Businesses**





# COMMUNITY DRIVEN FRAMEWORK

Engagement



Neighborhood Meetings



Focus Groups



Open House



Interactive Break-outs



“Those who stayed will have an active voice in shaping their neighborhood’s redevelopment.”

**4** PUBLIC ENGAGEMENT SESSIONS

**30+** FOCUS GROUP MEETINGS

**400+** RESIDENTS ENGAGED



# **BUILDING Strength on Strength**

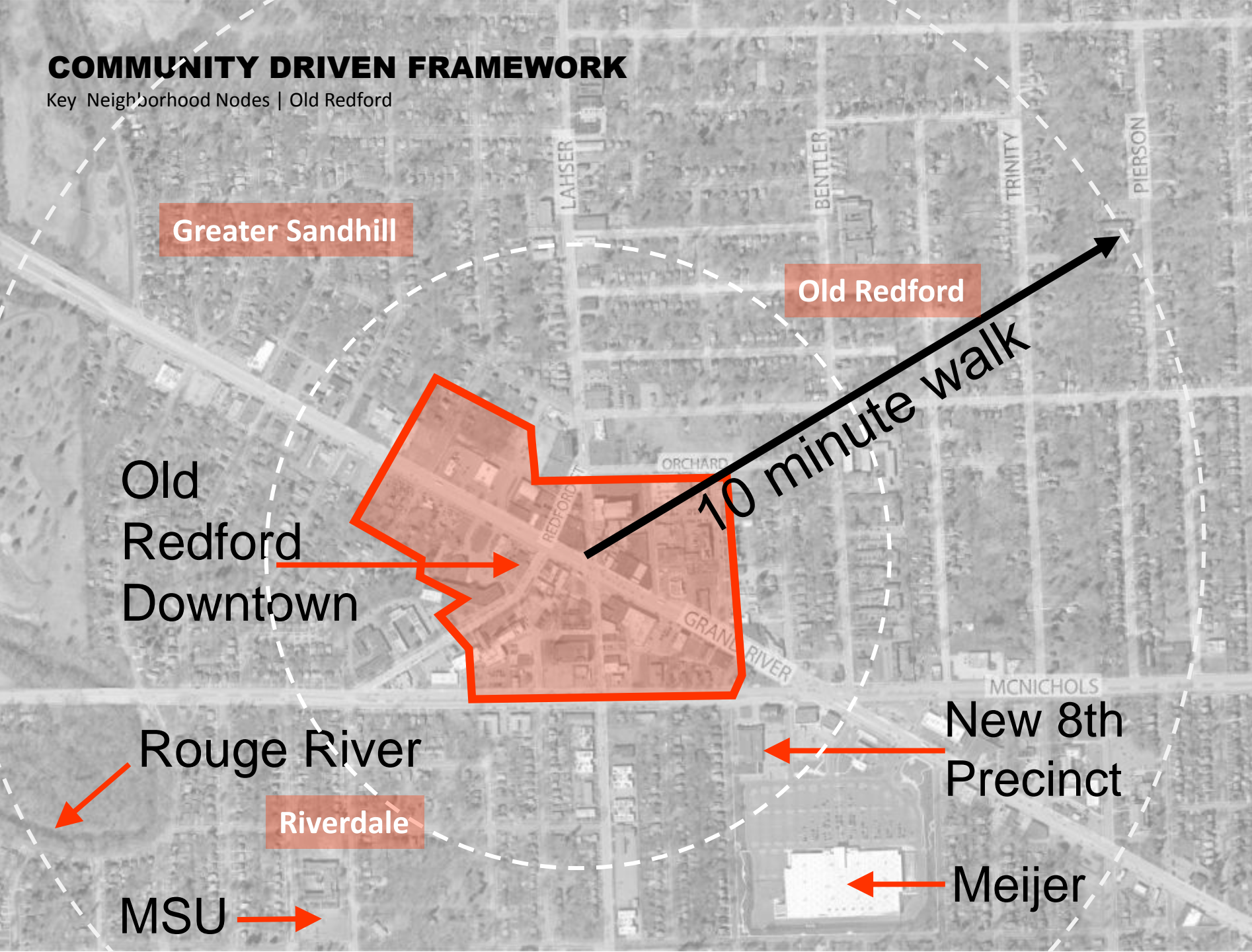
## **What we found:**

1. Dedicated Entrepreneurs, Small Business Owners
2. Intact Town Center & Traditional Main Street
3. Strong Neighborhoods of Single Family Housing
4. Extensive Inventory of Historic Buildings for rehab
5. Arts & Culture Community Identity
6. Strong Local Organizations & Civic Leadership



# COMMUNITY DRIVEN FRAMEWORK

Key Neighborhood Nodes | Old Redford



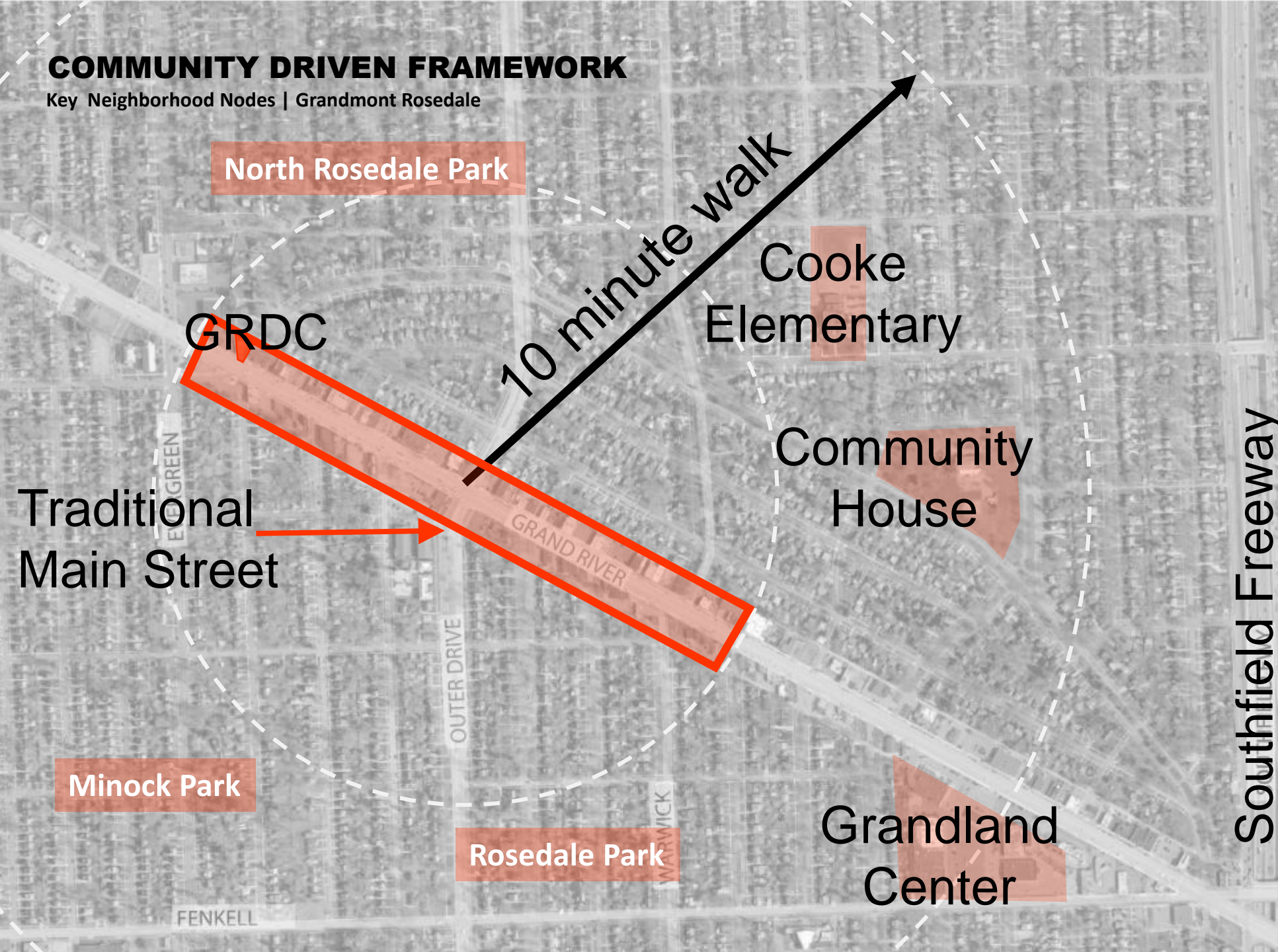
# OLD REDFORD





# COMMUNITY DRIVEN FRAMEWORK

Key Neighborhood Nodes | Grandmont Rosedale



## GRANDMONT ROSEDALE





# PLANNING WITH NEIGHBORHOODS





## **STRATEGY #1: SMALL BUSINESS**

Support local business and reactivate vacant buildings to build density

## **STRATEGY #2: STREETScape & PUBLIC SPACES**

Provide safe, well, walkable streets to support local business

## **STRATEGY #3: HOUSING**

Support neighborhood stabilization and create new housing opportunities

## **STRATEGY #4: PARKS & GREENWAYS**

Beautify & Activate vacant land to provide access to nature & open space



# **Strategy # 1: Small Business**

Support local business and reactivate vacant buildings to build density



STRATEGY #1: SMALL BUSINESS

DEGC Small Business | Retail Study

22  
RETAIL  
BLOCKS

ADDITIONAL  
1M

SQUARE FEET  
NEIGHBORHOOD  
GOODS & SERVICES

Grocery Retail |  
Drug Stores | Pharmacies

ADDITIONAL  
137K

SQUARE FEET  
FOOD & BEVERAGE

Bakeries | Coffee shops |  
Take-out Establishments





# STRATEGY #1: SMALL BUSINESS

DEGC Small Business Support | Motor City Match & Re-Store



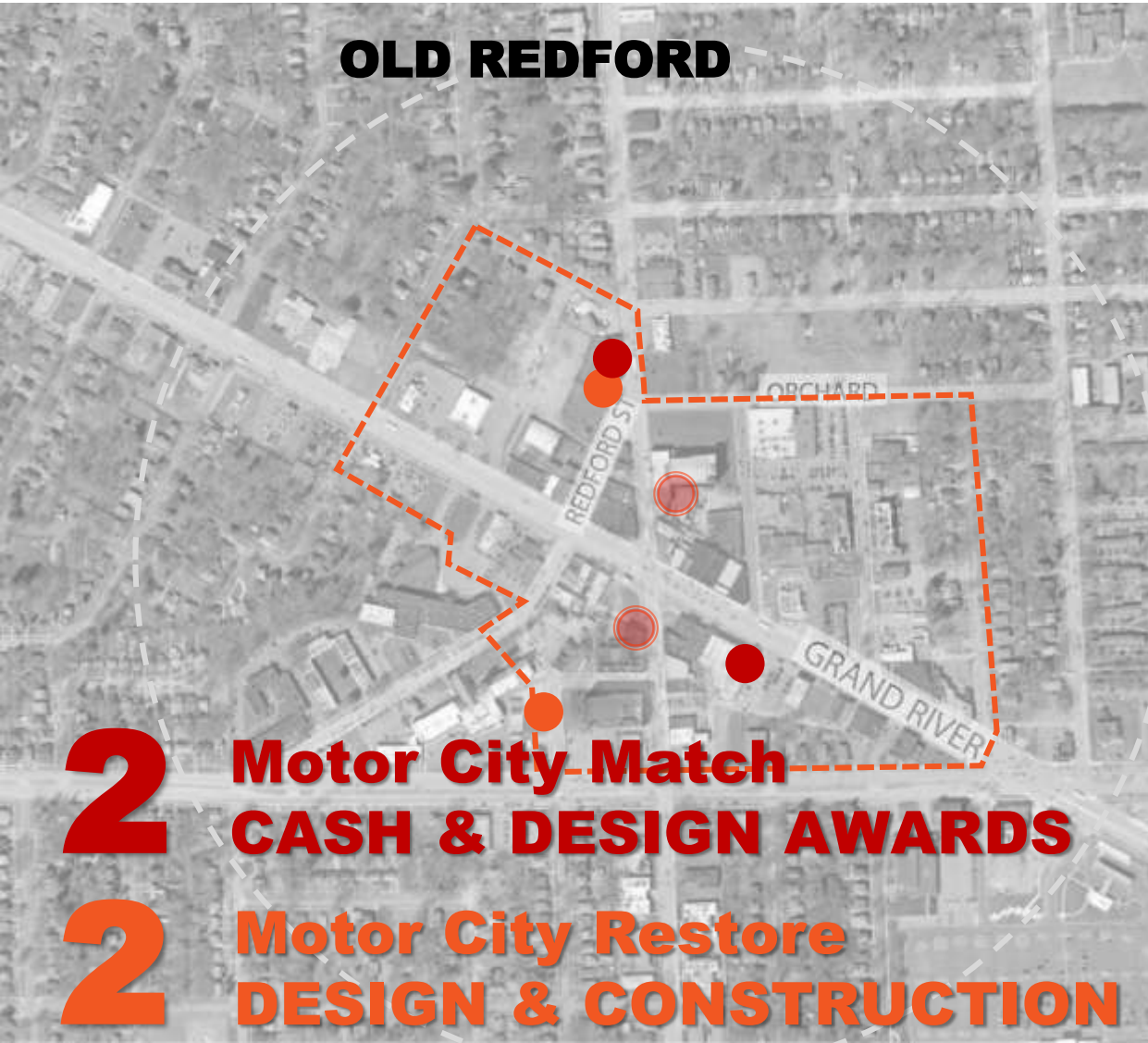


# STRATEGY #1: SMALL BUSINESS

DEGC Small Business Support Motor City Match & Restore



## OLD REDFORD



## GRANDMONT ROSEDALE





# STRATEGY #1: SMALL BUSINESS

DEGC Reactivate Vacant Buildings | Grandmont Rosedale



**2,360 SF**  
COMMERCIAL  
STOREFRONT  
+ Apartment Unit



**1,750 SF**  
COMMERCIAL  
STOREFRONT



**Assisting Private Property  
Owners to Activate Buildings**

1



# STRATEGY #1: SMALL BUSINESS

Re-activate Vacant Buildings | Old Redford

**7,500 SF**  
1-STORY  
Retail Space



**6,750 SF**  
2-STORY  
Under Study  
Due Diligence



**Platform “Obama Building” Redevelopment**



# STRATEGY #1: SMALL BUSINESS

Re-activate Vacant Business | Old Redford



**1,500 SF**  
**COMMERCIAL**  
**STOREFRONT**

**City**



21607 Grand River

**7,000 SF**  
**TWO-LEVEL**  
**COMMERCIAL**

**City**



21533 Grand River

**Market City Owned Buildings**  
**for Future Use**



## **STRATEGY #2: STREETScape & PUBLIC SPACES**

**Provide safe, well-lit, walkable streets  
to support local business**



*“Shared community spaces should be at the center of neighborhood life.”*

**\$6.8 MILLION  
ALLOCATED FOR CITY  
ROAD BOND 2018 - 2021**



## STRATEGY #2: STREETScape & PUBLIC SPACES

**Year round  
opportunity for  
programming in a  
pedestrian  
environment that  
supports Local  
Business**

**Redford Shared Street**







**Existing**





**Redford Shared Street**





# Redford Shared Street



# STRATEGY #2: STREETScape & PUBLIC SPACES

## Re-alignment of Plainview / Puritan St at Grand River



**GRANDpark(let)**

**Convert unused Road Space into Public Amenity & Improve Safety**





**Existing**





GRANDMONT  
ROSEDALE

**GRANDpark(let)**





**GRANDpark(let) Pop-up**  
**April 28<sup>th</sup>-June 8<sup>th</sup>**

**Shop Small Event**  
**May 12<sup>th</sup> 2pm-8pm**

**GRANDpark(let)**

GRDC

Project 561

Design Core Detroit

Cranbrook Academy of Art



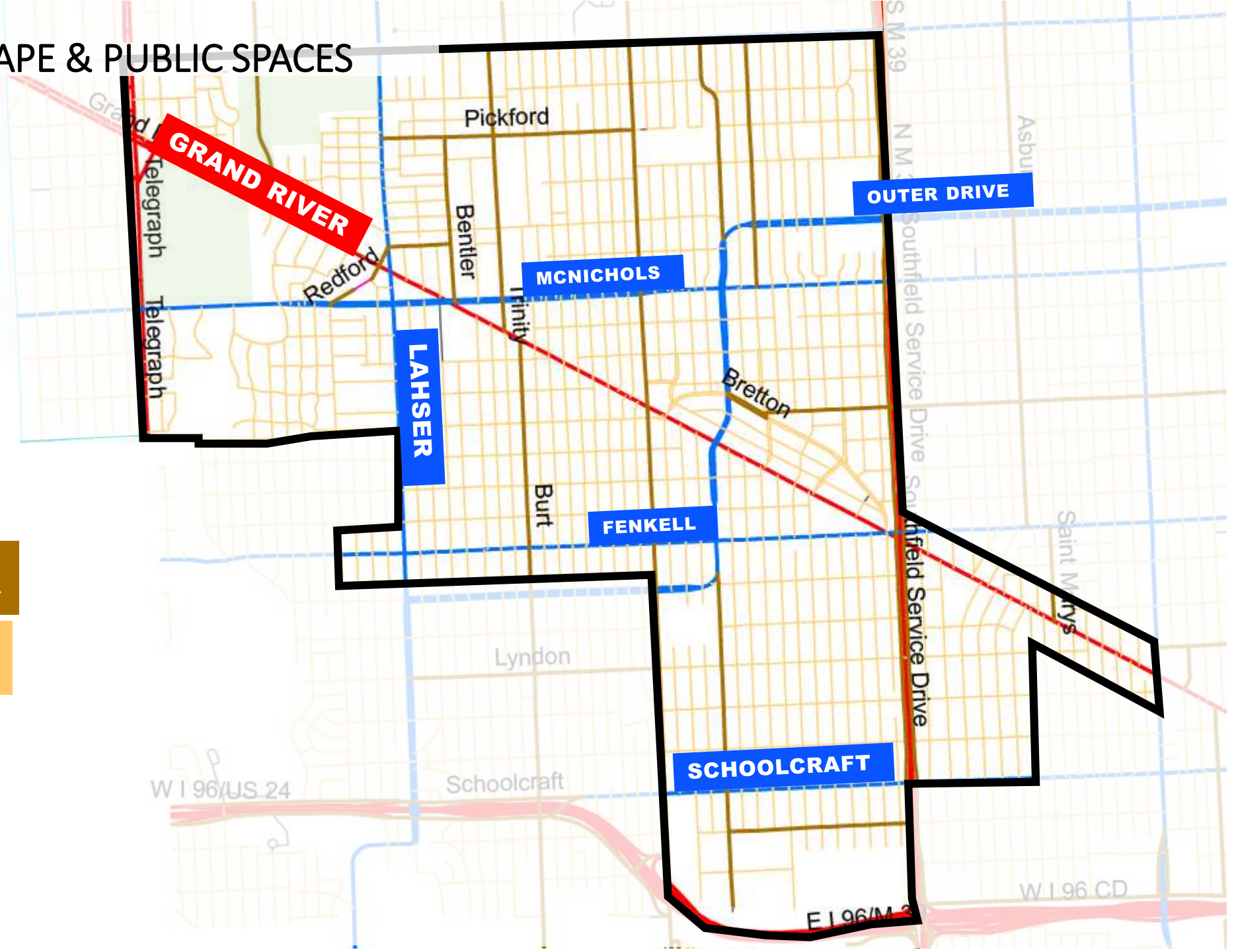
# STRATEGY #2: STREETScape & PUBLIC SPACES

COUNTY ROADS

STATE ROADS

CITY ROADS - MAJOR

CITY ROADS - MINOR





## STRATEGY #2: STREETScape & PUBLIC SPACES



## GRAND RIVER AVENUE

- Create a signature pedestrian environment to strengthen retail and support café seating
- Slow traffic to posted speeds
- Improve safety for crossing Grand River
- Improve experience for bus, bicycle and pedestrian users



# STRATEGY #2: STREETScape & PUBLIC SPACES

## Grand River Existing Conditions



Grand River Ave in Old Redford



## STRATEGY #2: STREETScape & PUBLIC SPACES



Grand River Streetscape Improvements



# Streetscape Improvements

- Street Trees
- Pedestrian Lighting
- Neighborhood Banners
- Bus Shelters & Bike Racks
- Benches & Trash Cans
- Improved Striping: bike lanes, parking stalls, & crosswalks
- Bumpouts & reduced crossing distance
- Explore “Gateway Signage”
- ADA Intersections

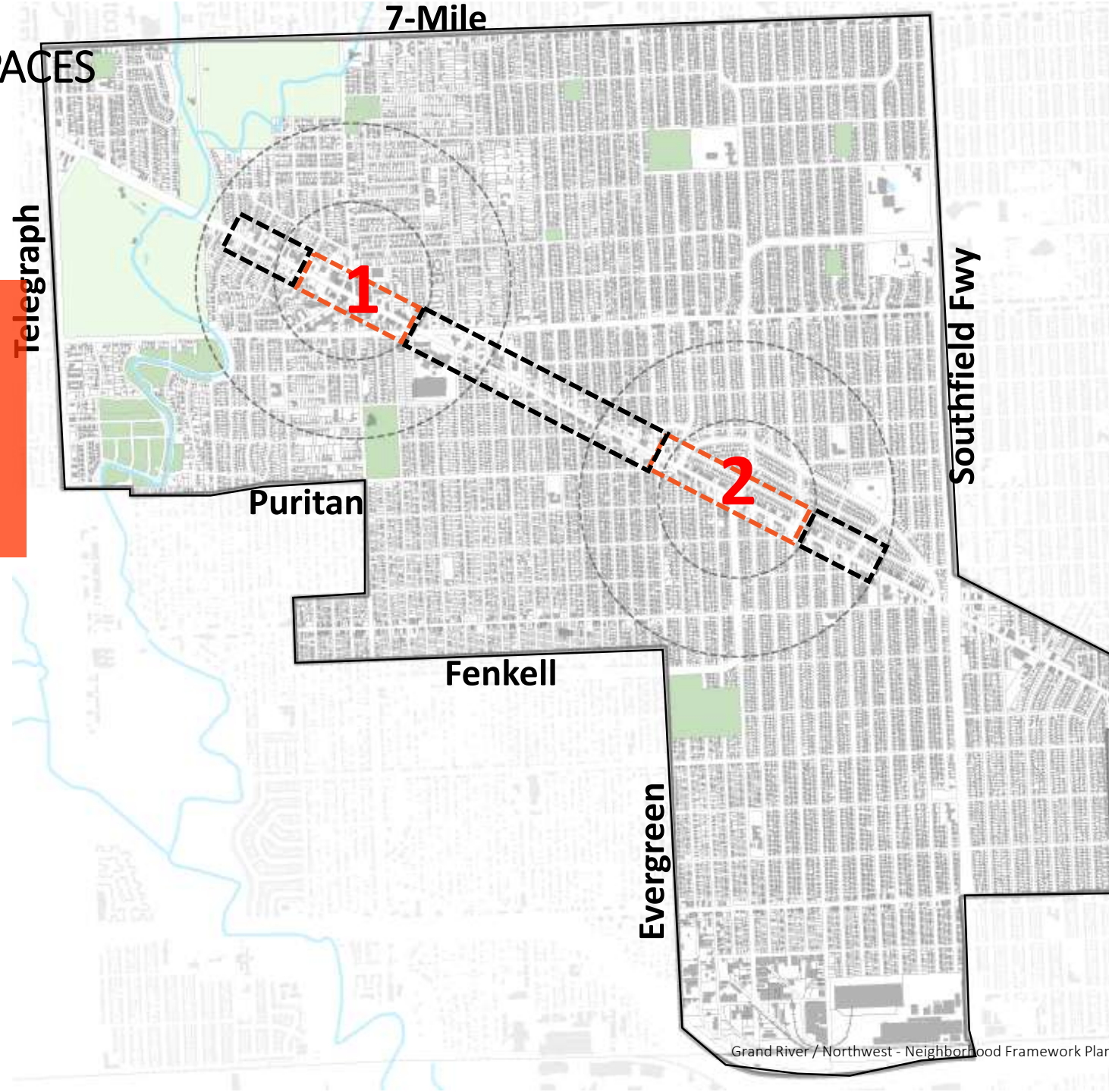




## STRATEGY #2: STREETScape & PUBLIC SPACES

# GRAND RIVER TRAFFIC STUDY STARTING IN SPRING

- 1** Old Redford  
Cooley to McNichols: 0.4 Miles  
(2112LFt)
- 2** Grandmont Rosedale  
Evergreen to Warwick: 0.5 Miles  
(2640 LFt)



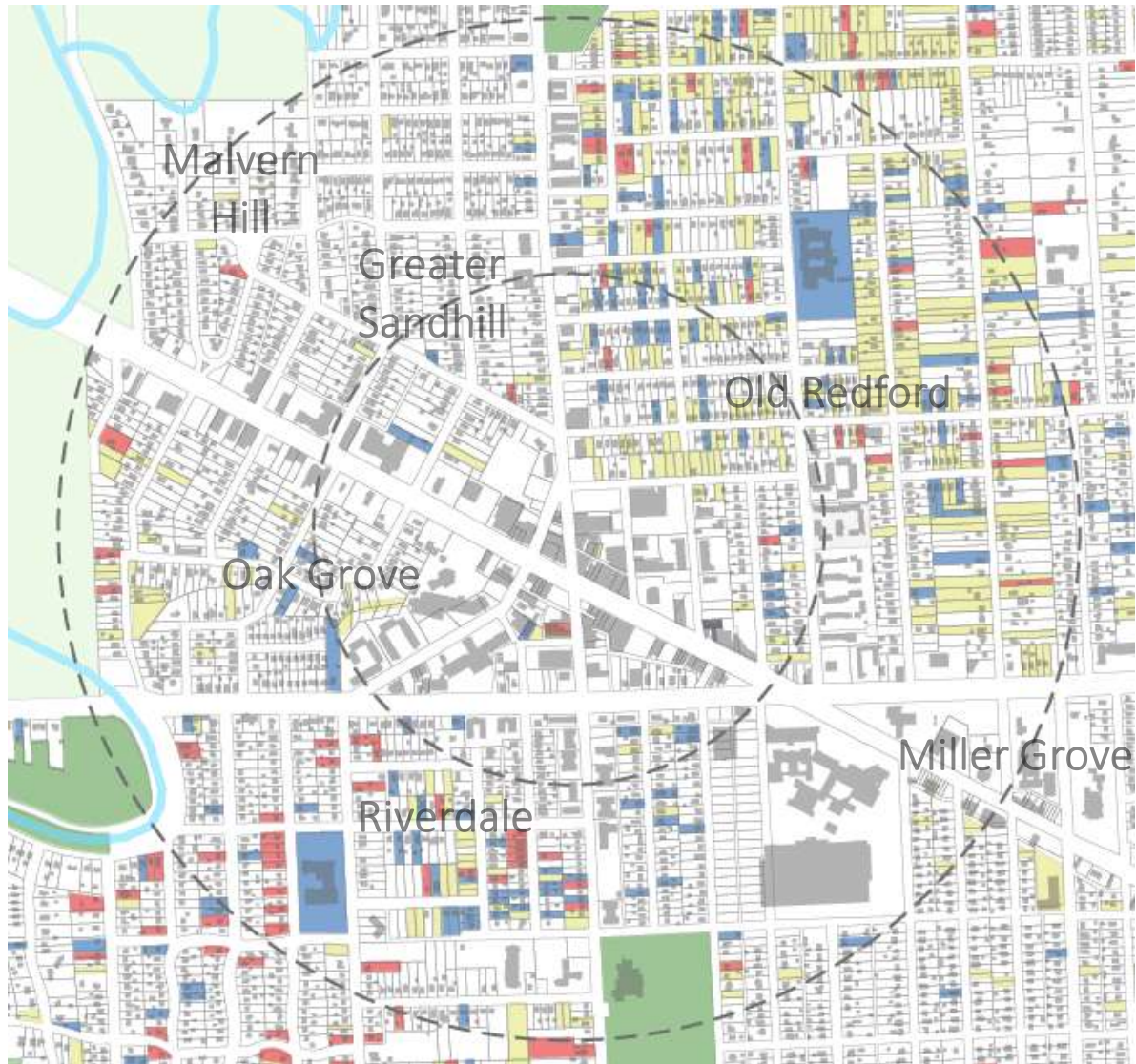


## **STRATEGY #3: HOUSING**

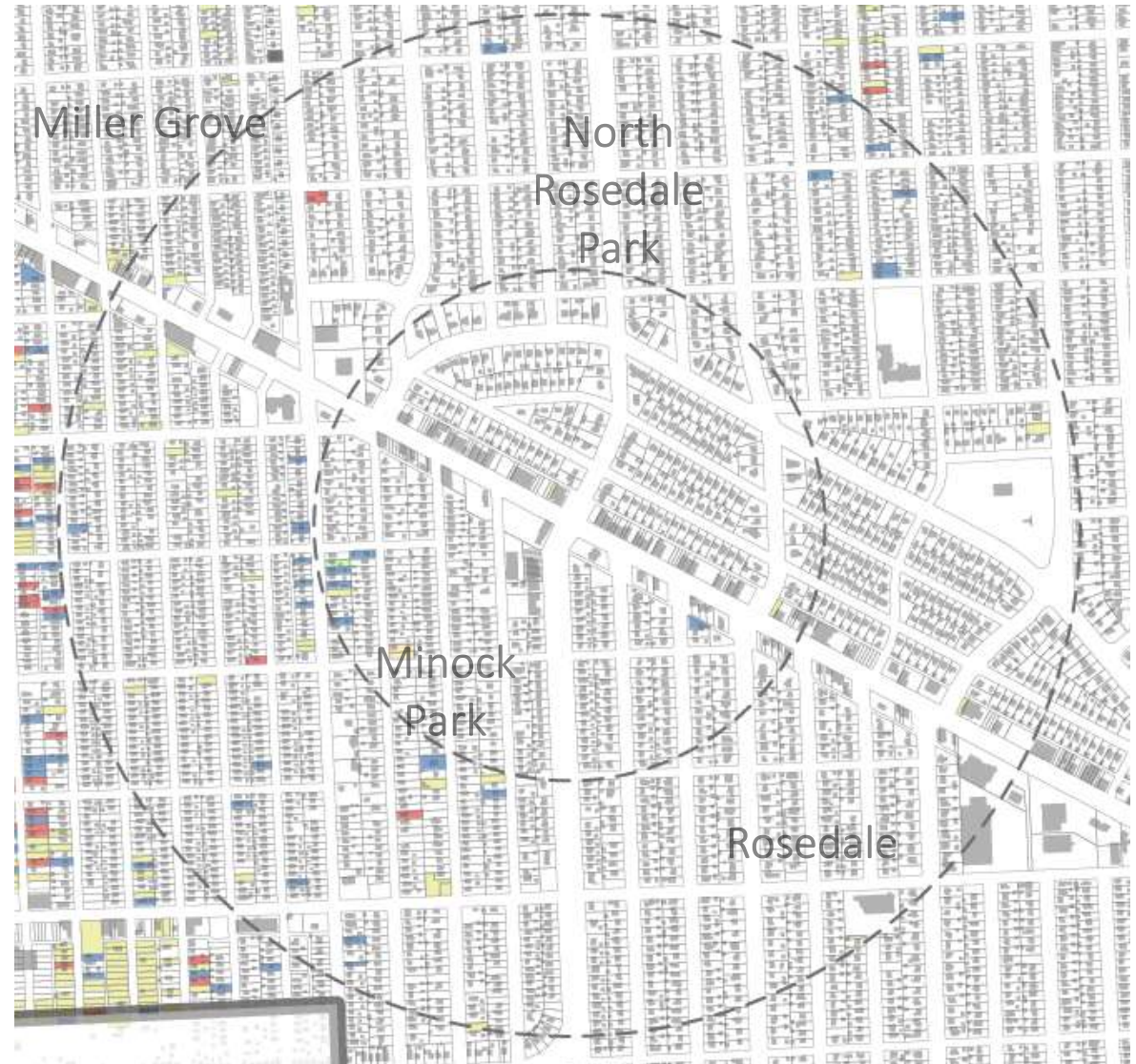
**Support neighborhood stabilization and  
create new housing opportunities**



# Old Redford



# Grandmont Rosedale





# STRATEGY #3: HOUSING

City-Owned Investment Sites | Holcomb School



**Holcomb Elementary Adaptive Re-use**



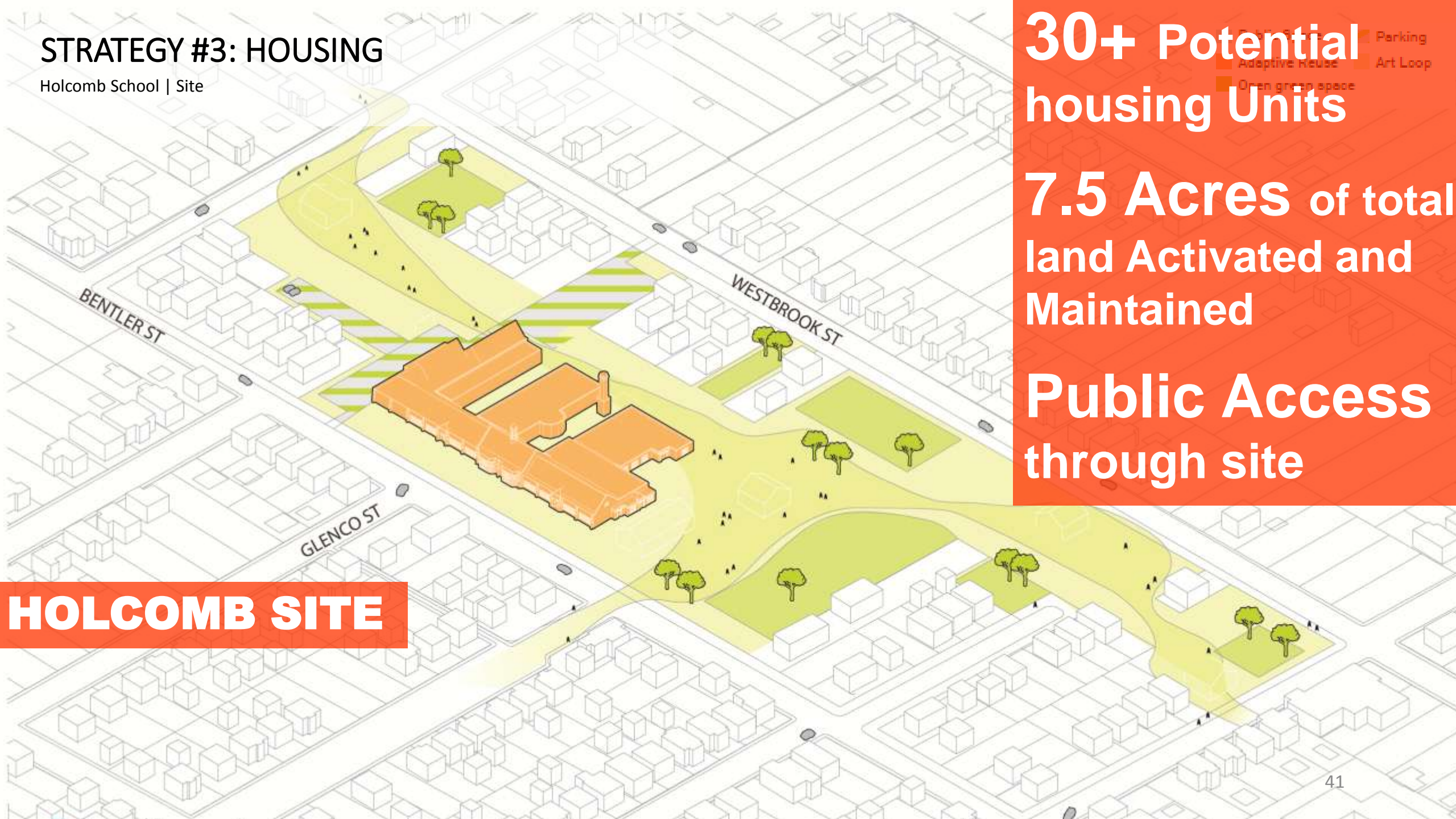
# STRATEGY #3: HOUSING

Holcomb School | Site

**30+ Potential housing Units**  
**7.5 Acres of total land Activated and Maintained**  
**Public Access through site**

- Public Access
- Parking
- Adaptive Reuse
- Art Loop
- Open green space

**HOLCOMB SITE**





# STRATEGY #3: HOUSING

Holcomb School | Existing Conditions





# STRATEGY #3: HOUSING

Holcomb School | Proposed Rehab

## NEXT STEP

- City in Negotiations
- Developer Selection
- Resident Meeting in May



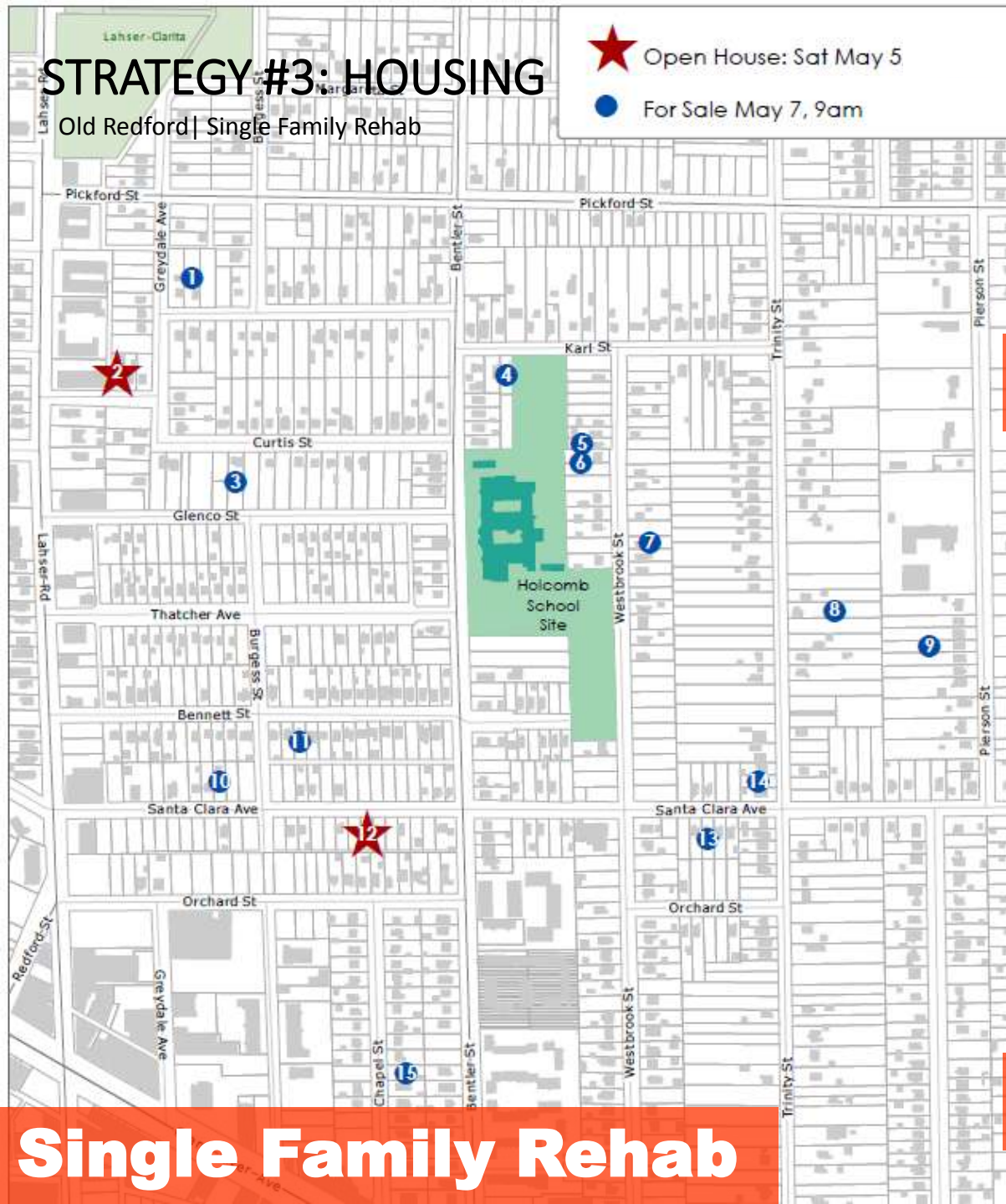
**HOLCOMB REHAB**



# STRATEGY #3: HOUSING

Old Redford | Single Family Rehab

- ★ Open House: Sat May 5
- For Sale May 7, 9am



**Auction OPEN HOUSE MAY 5th**



**Own it Now FOR SALE May 7th**

**Single Family Rehab**


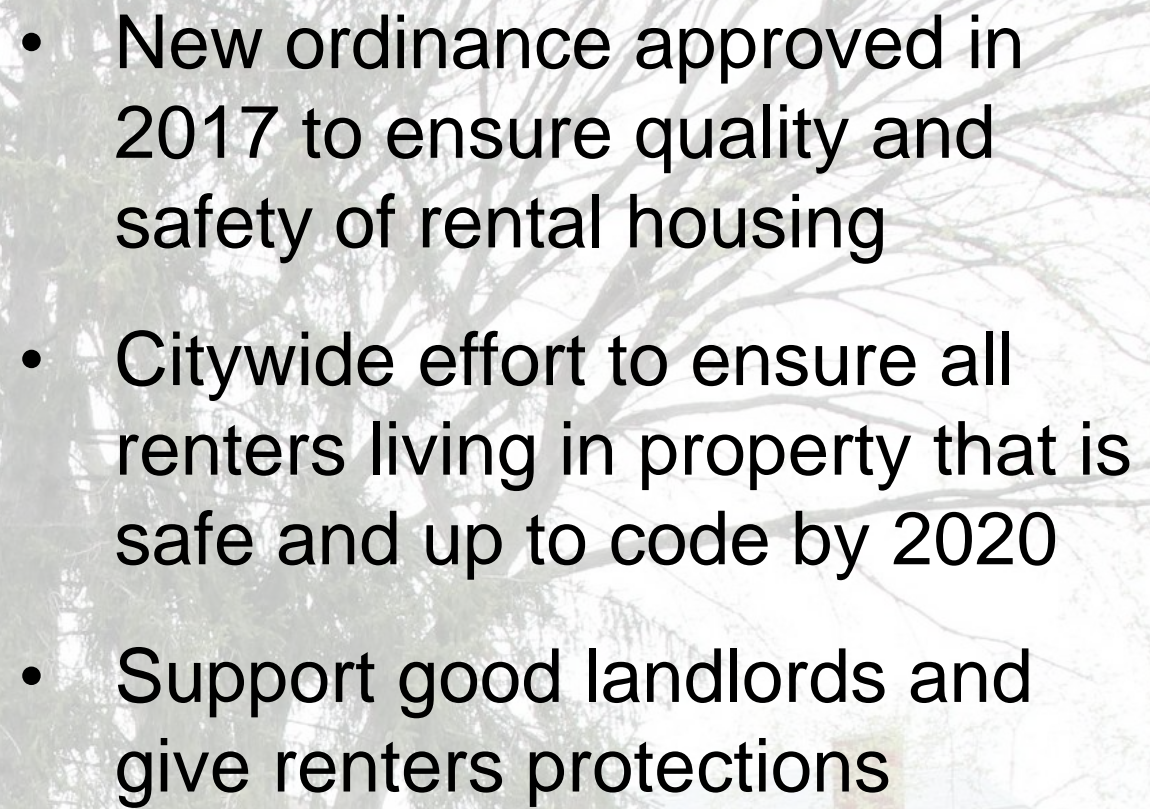


# DLBA Community Partner Program



- 9 Lots
- Maintenance & Site Improvements
- Community Gardens



- 
- 
- New ordinance approved in 2017 to ensure quality and safety of rental housing
  - Citywide effort to ensure all renters living in property that is safe and up to code by 2020
  - Support good landlords and give renters protections

# **RENTAL PROPERTY COMPLIANCE PROGRAM**



# LAUNCH for Northwest Detroit MAY 2018

# RENTAL PROPERTY COMPLIANCE PROGRAM

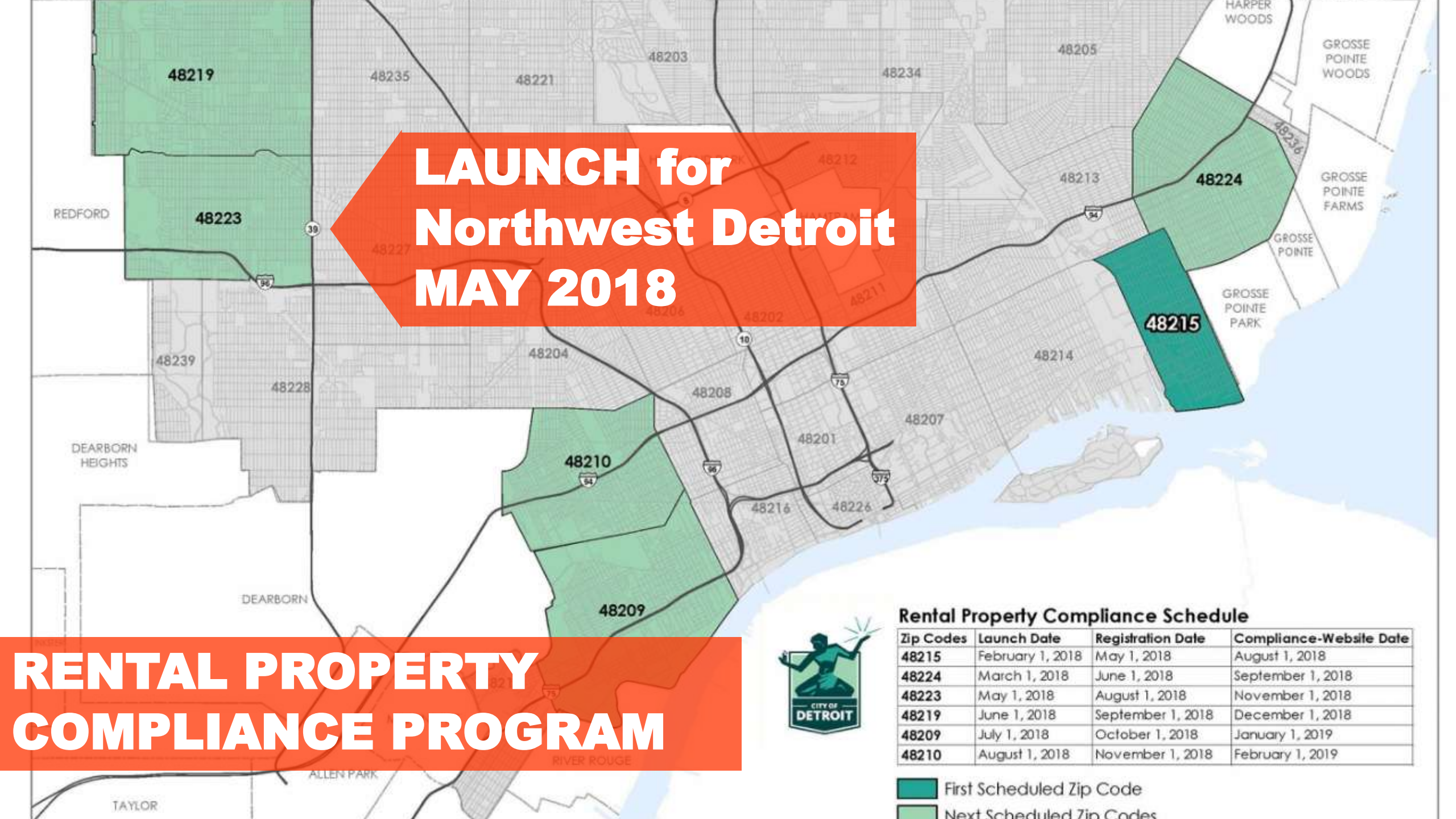
## Rental Property Compliance Schedule

Zip Codes	Launch Date	Registration Date	Compliance-Website Date
48215	February 1, 2018	May 1, 2018	August 1, 2018
48224	March 1, 2018	June 1, 2018	September 1, 2018
48223	May 1, 2018	August 1, 2018	November 1, 2018
48219	June 1, 2018	September 1, 2018	December 1, 2018
48209	July 1, 2018	October 1, 2018	January 1, 2019
48210	August 1, 2018	November 1, 2018	February 1, 2019



 First Scheduled Zip Code

 Next Scheduled Zip Codes





## **STRATEGY #4: PARKS & GREENWAYS**

**Beautify & activate vacant land to provide  
access to nature & open space**



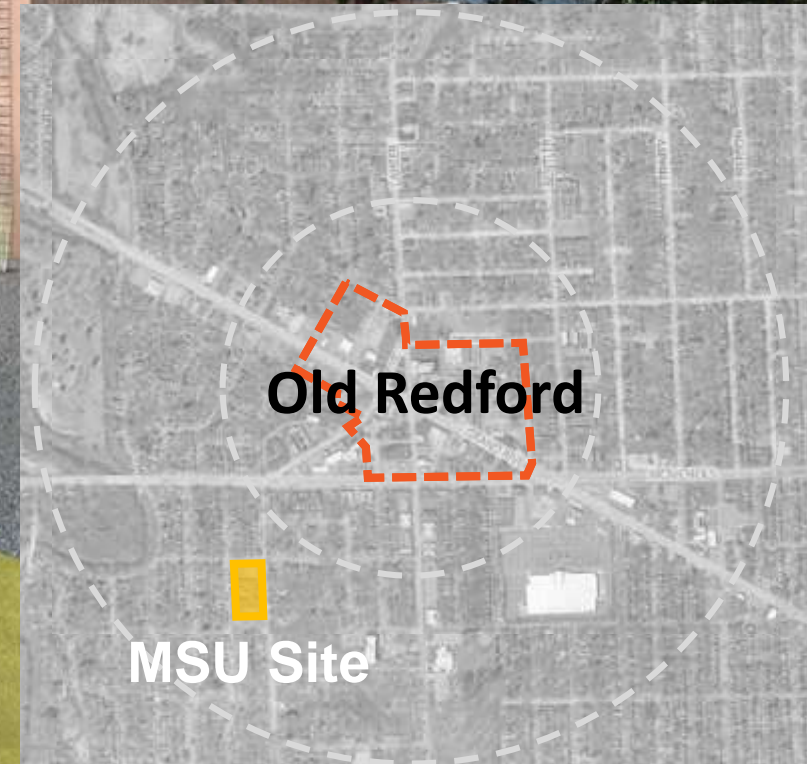
# STRATEGY #4: PARKS & GREENWAYS

Vacant Land Activation | Houghton Site



## MSU – Detroit Partnership for Food, Learning & Innovation

- Educational Programming to start in 2018
- Construction of Phase 1 Building to Start Summer 2018





# STRATEGY #4: PARKS & GREENWAYS

Vacant Land Activation | Arts Loop Neighborhood Greenway

## ARTS LOOP NEIGHBORHOOD GREENWAY

3 MILES WALKING & BIKING PATH

150 CLEANED UP VACANT LOTS

ART & AMENITIES







The Platform Obama Building Development





Activity on Lahser





Artist Alley at Artist Village – Chazz Miller





Provide Public Access through  
Holcomb





Good Condition Existing Sidewalk



*#5: Signs and Ornamentation*

NE SISKIYOU GREEN STREET, PORTLAND. KEVING ROBERT PERRY





Missing / Damaged Sidewalk



Sidewalk Enhancements





Vacant Lot Improvements: Path, Art Installation, Maintenance



# STRATEGY #4: PARKS & GREENWAYS

Vacant Land Activation | Arts Loop Neighborhood Greenway

## ARTS LOOP NEIGHBORHOOD GREENWAY

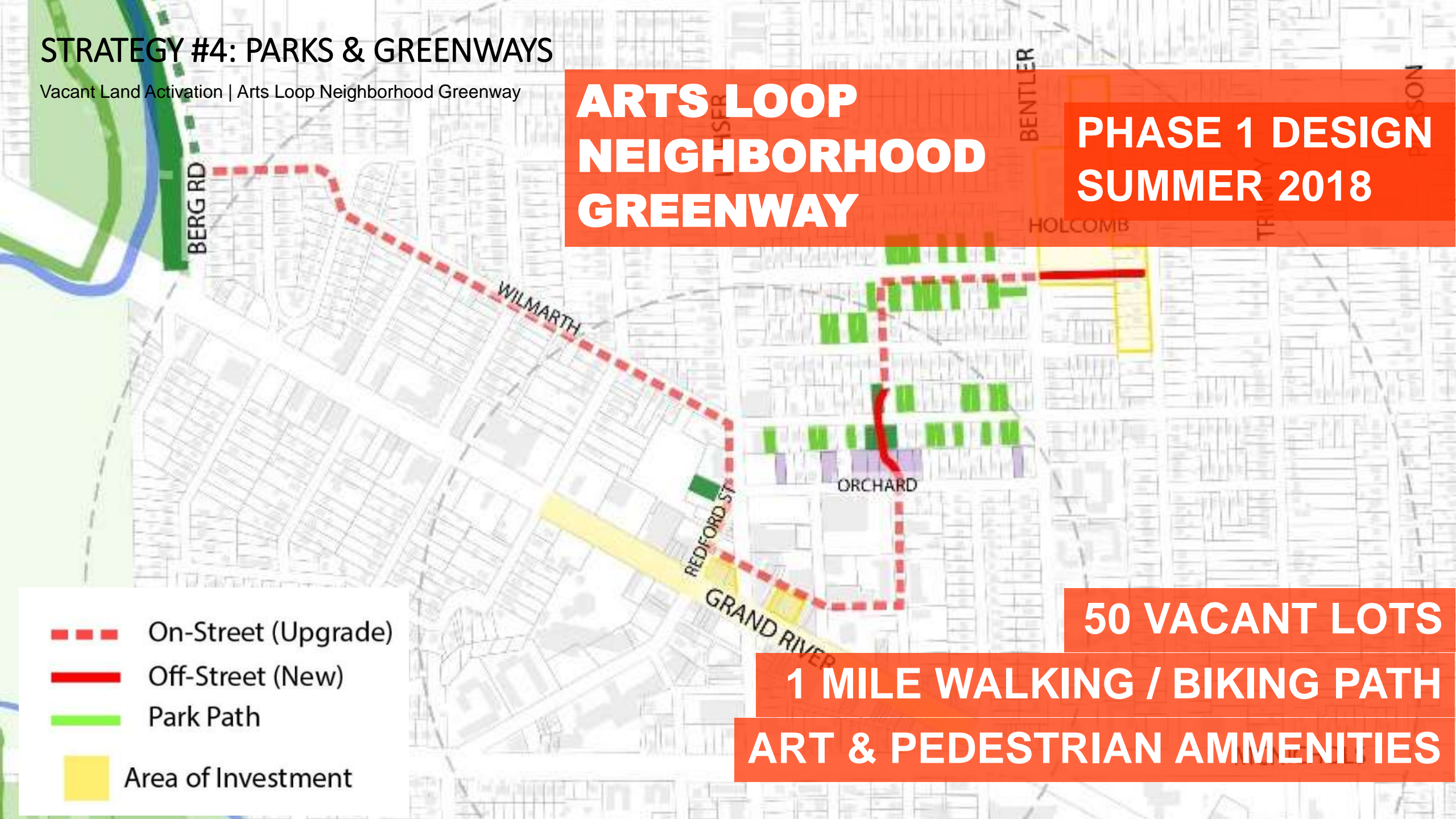
PHASE 1 DESIGN  
SUMMER 2018

-  On-Street (Upgrade)
-  Off-Street (New)
-  Park Path
-  Area of Investment

50 VACANT LOTS

1 MILE WALKING / BIKING PATH

ART & PEDESTRIAN AMMENITIES





# STRATEGY #4: PARKS & GREENWAYS

Vacant Land Activation | Rogell Site



**ROGELL SITE**  
Due Diligence Underway  
City Council Approval of  
Purchase March 2018





**Impervious Surface**



**Basement Backups  
& Flooding 2014**



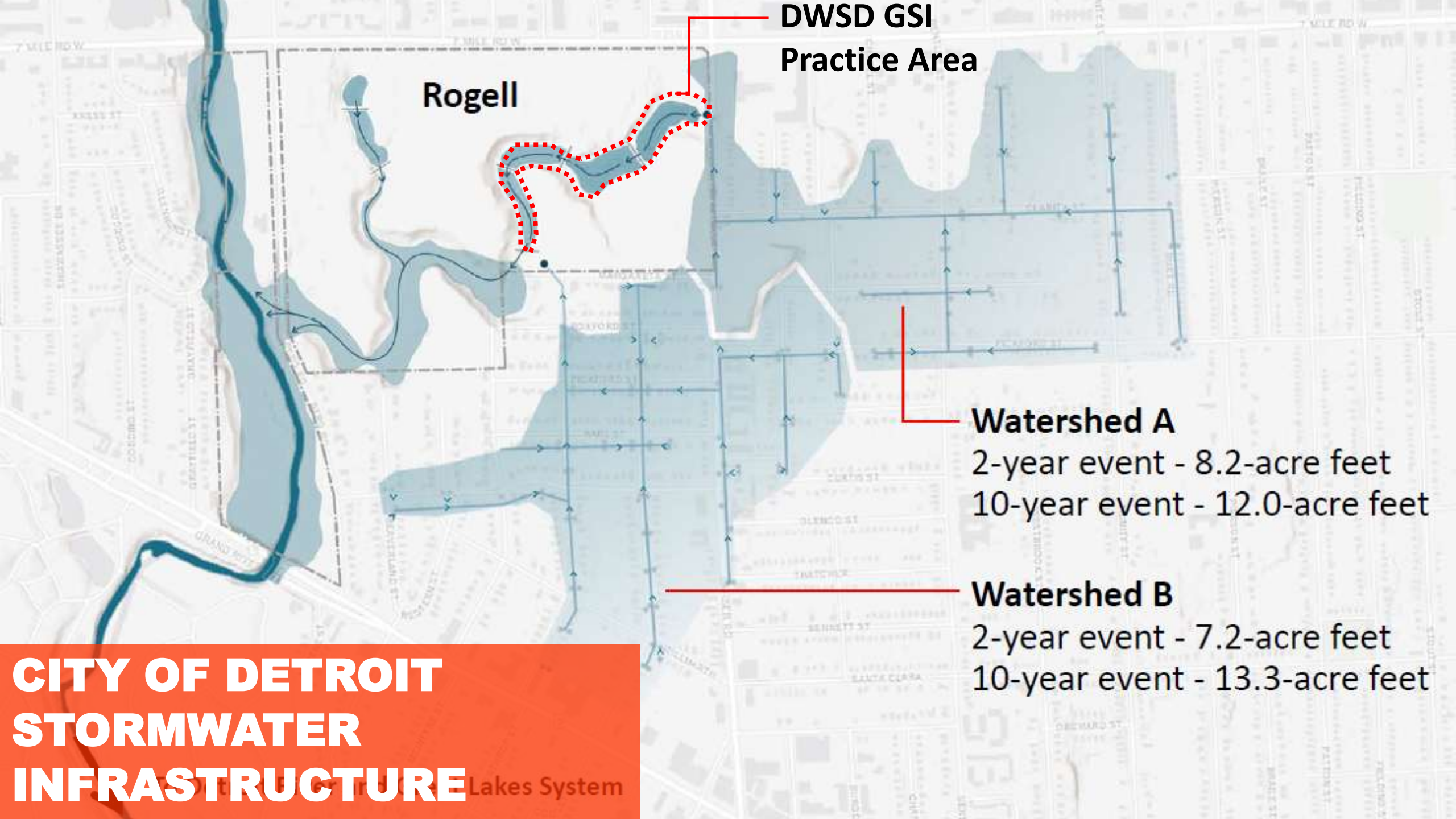
**GOAL**  
Reduce Flow of Stormwater into  
System During Major Rain Events



**Gray Stormwater  
System & CSOs**







**DWSD GSI Practice Area**

**Rogell**

**Watershed A**  
2-year event - 8.2-acre feet  
10-year event - 12.0-acre feet

**Watershed B**  
2-year event - 7.2-acre feet  
10-year event - 13.3-acre feet

**CITY OF DETROIT  
STORMWATER  
INFRASTRUCTURE** Lakes System



# Rogell Site Edge Improvements

Fence Repair, Edge cleanup & Maintenance





# STRATEGY #4: PARKS & GREENWAYS

Vacant Land Activation | Rogell Site



ROUGE RIVER GREENWAY

W 7 MILE RD

Hold For Development

Hold For Development

NEW WETLAND

STORMWATER MANAGEMENT WETLANDS

CROSSABLE WEIRS

OVERLOOK

Hold

LAHSER RD

GRASSLAND

Hold

CLUB HOUSE

GRASSLAND

COMMUNITY GREEN

PAVED PATH

BRIDGE

MARGARETA ST

**LONG TERM**

EDUCATION LOOP TRAIL

AMPHITHEATER

RESTORED BRIDGE

GRASSLAND

EXISTING AND ENHANCED WETLANDS

GRAVEL PATH

**Planning for the Rogell Site**  
NEW DEVELOPMENT, OPEN SPACE, ROUGE GREENWAY GREEN STORMWATER INFRASTRUCTURE

GRAYFIELD ST

PICKFORD ST



A photograph of a wooden boardwalk path winding through a lush green wetland forest. The path is made of dark, weathered wooden planks and runs straight through the center of the frame. On either side of the path, there is a shallow stream of water, surrounded by dense vegetation including tall grasses, ferns, and various shrubs. The background shows a dense forest of tall, thin trees. In the distance, a person can be seen walking on the path. The overall scene is vibrant and natural.

**WETLAND &  
STORMWATER  
MANAGEMENT**



A paved path winds through a field of tall, golden-brown grass. The path is dark grey and has a few small puddles of water on it. The grass is dense and reaches up to the path. In the background, there is a line of trees, including some evergreens and some deciduous trees. The sky is a pale, clear blue. The overall scene is peaceful and rural.

**TRAILS**



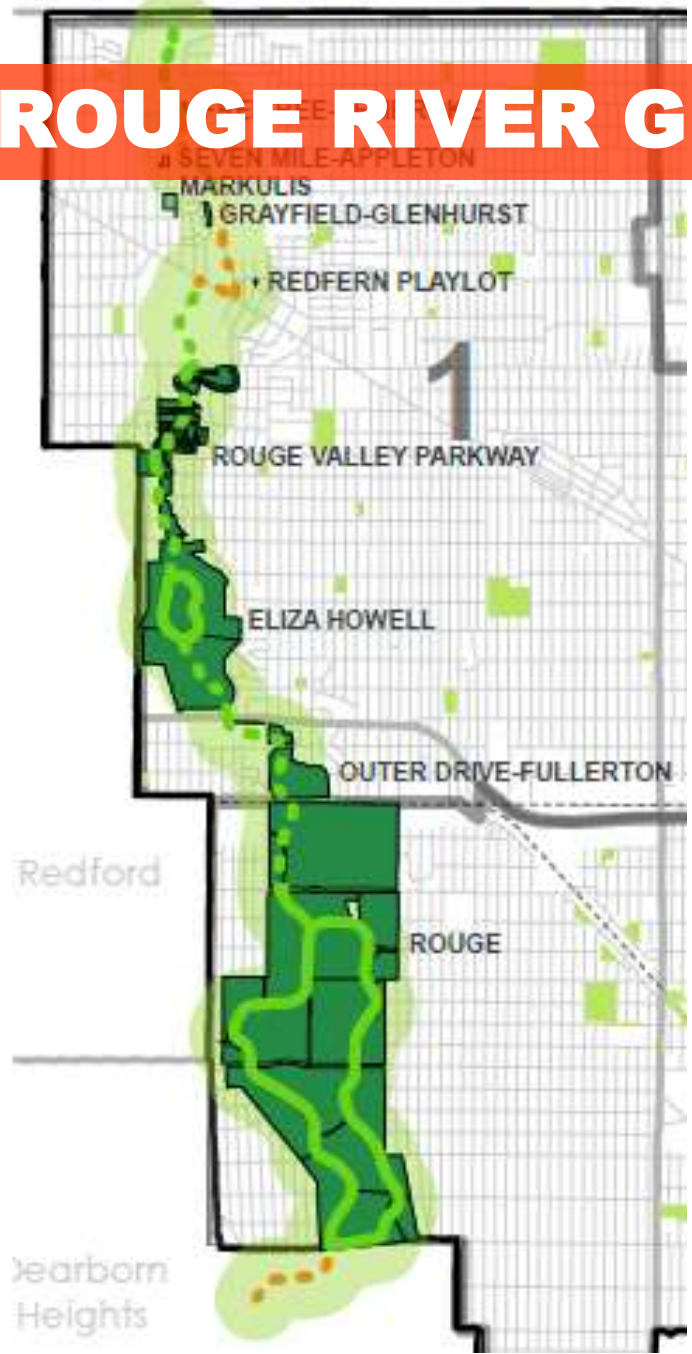
A group of approximately 15-20 students are gathered on a concrete path in a field of tall, golden-brown grass. The students are dressed in casual attire, including t-shirts, hoodies, and caps. One student in the center is holding a tablet and looking at it, while others are engaged in conversation or looking around. The background shows a line of green trees under a clear blue sky. The overall scene suggests an outdoor learning or field study activity.

# OUTDOOR EDUCATION



# RIVER ROUGE GREENWAY (UNDER STUDY)

# ROUGE RIVER GREENWAY





- **Motor City Match Round 13 Open June 1<sup>st</sup> – July 1<sup>st</sup>**
- **Motor City Re-Store Round 5 Open June 1<sup>st</sup> – July 2<sup>nd</sup>**
- **Old Redford City Buildings for Sale Summer 2018**
- **Platform Retail Site Plan Review Summer 2018**



- **GRANDparklet & Shop Small Event May 12<sup>th</sup> 2018**
- **Redford Festival Street Design Summer 2018**
- **Grand River Traffic Study Findings in Late Summer**



- **Holcomb Rehab Request for Proposals **RELEASED****
- **Holcomb Developer Selection **May 2018****
- **Old Redford Own-it-now **13 Houses on Market May 7th****
- **Old Redford Auction **2 Open Houses May 5<sup>th</sup>****



- **Rogell Golf Course Acquisition July 2018**
- **Arts Loop & Rogell Open Space Design Summer 2018**
- **Rogell Green Stormwater Project Construction 2019**



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PHOTO COURTESY OF SARAH ROSE SHARP