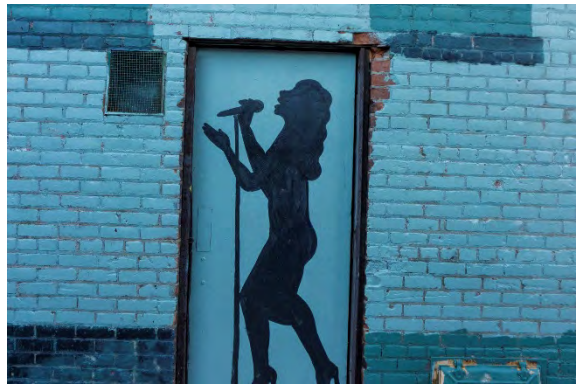
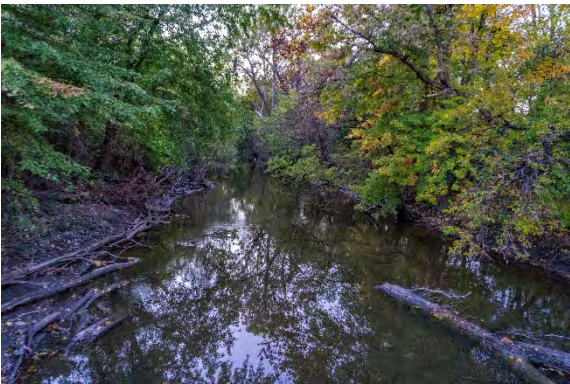


NORTHWEST DETROIT GRAND RIVER + FENKELL CORRIDORS



THE
BIG
PAYBACK

Detroit's Soulful Bet on Neighborhood

REVITALIZATION

WELCOME TO THE
Grandmont Rosedale Communities

Detroit
“remembering
what it is that
drew us here”



Detroit

“We are planning to Stay”

Gordon Parks, "Husband & Wife, Sunday Morning," Detroit 1950





What do we need to do to build a vibrant
Detroit with opportunity for everyone?

Mission

To **Build** a city **Secure** in its
Future, Grounded in its
Roots and **Hopeful** in its

Downtown

“The Heart of the City”



Neighborhoods

"The Soul of the City"



Detroit

“Imagining what we could add to this place that will keep us here”



FITZGERALD Rehabbed Homes & Gardens





GRANDMONT ROSEDALE DEVELOPMENT





Northwest Farmers' Market





Detroit Bikes







DIRTROID
Refusing to Play Fair



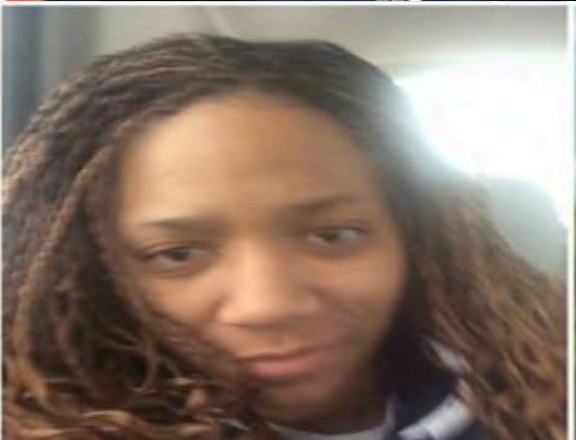








You May Not Know These Black Millennials, But They're Helping Detroit Make Its Comeback



DETROIT: Still the Locus of the American Dream



**“Husband & Wife, Sunday Morning,”
Detroit 1950, Gordon Parks**



**“Husband & Wife, Planning to Stay ”
Detroit 2017**



Detroiters

“We are
planning to
Stay”



Six Initiatives to Transform a Neighborhood

**Safety &
Public Services**

**Single-Family
Residential Stabilization**

**Planning, Placemaking
& Open Space**

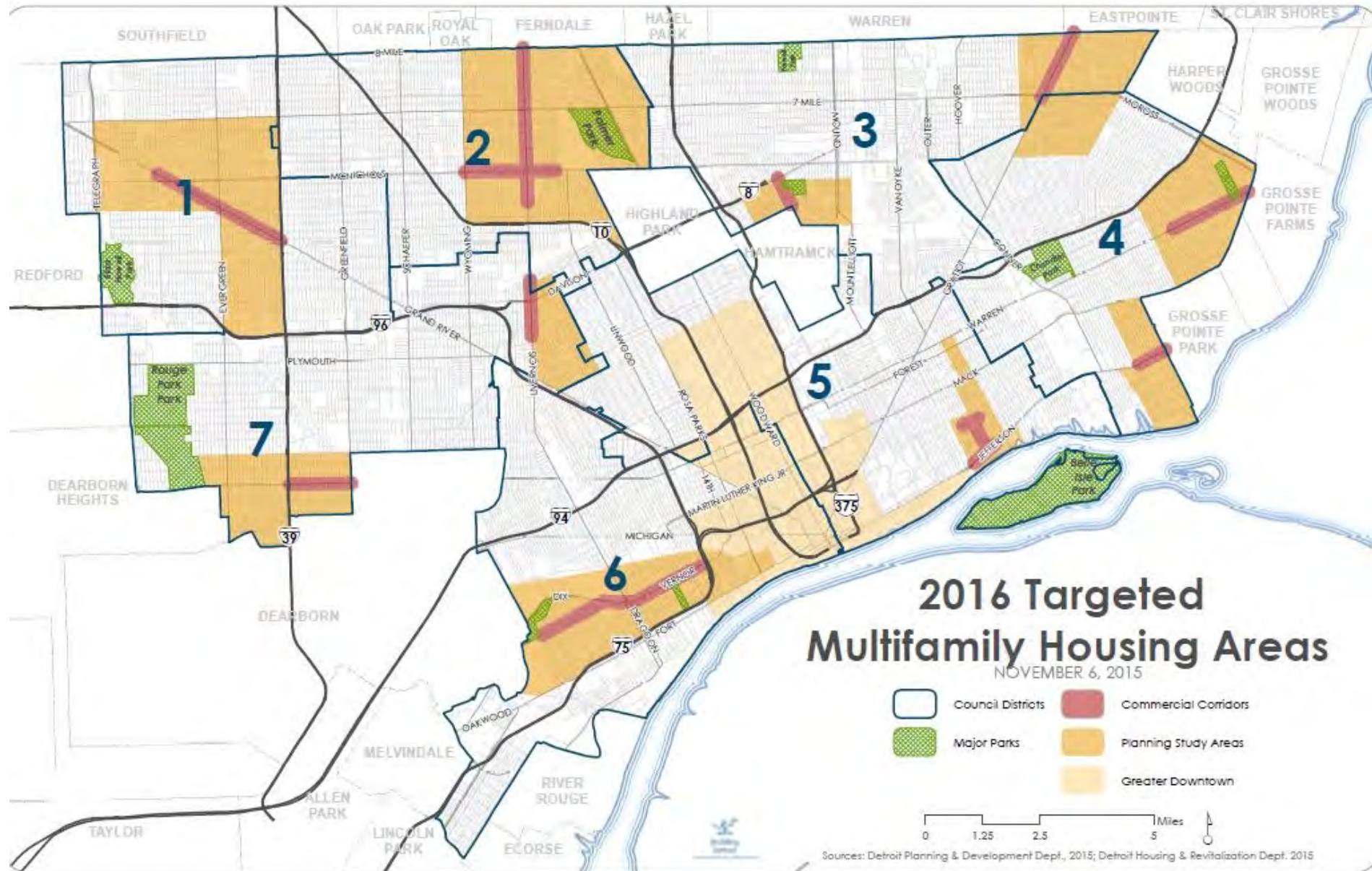
**Small Business
& Retail Development**

**Multifamily & Mixed-
Use Development**

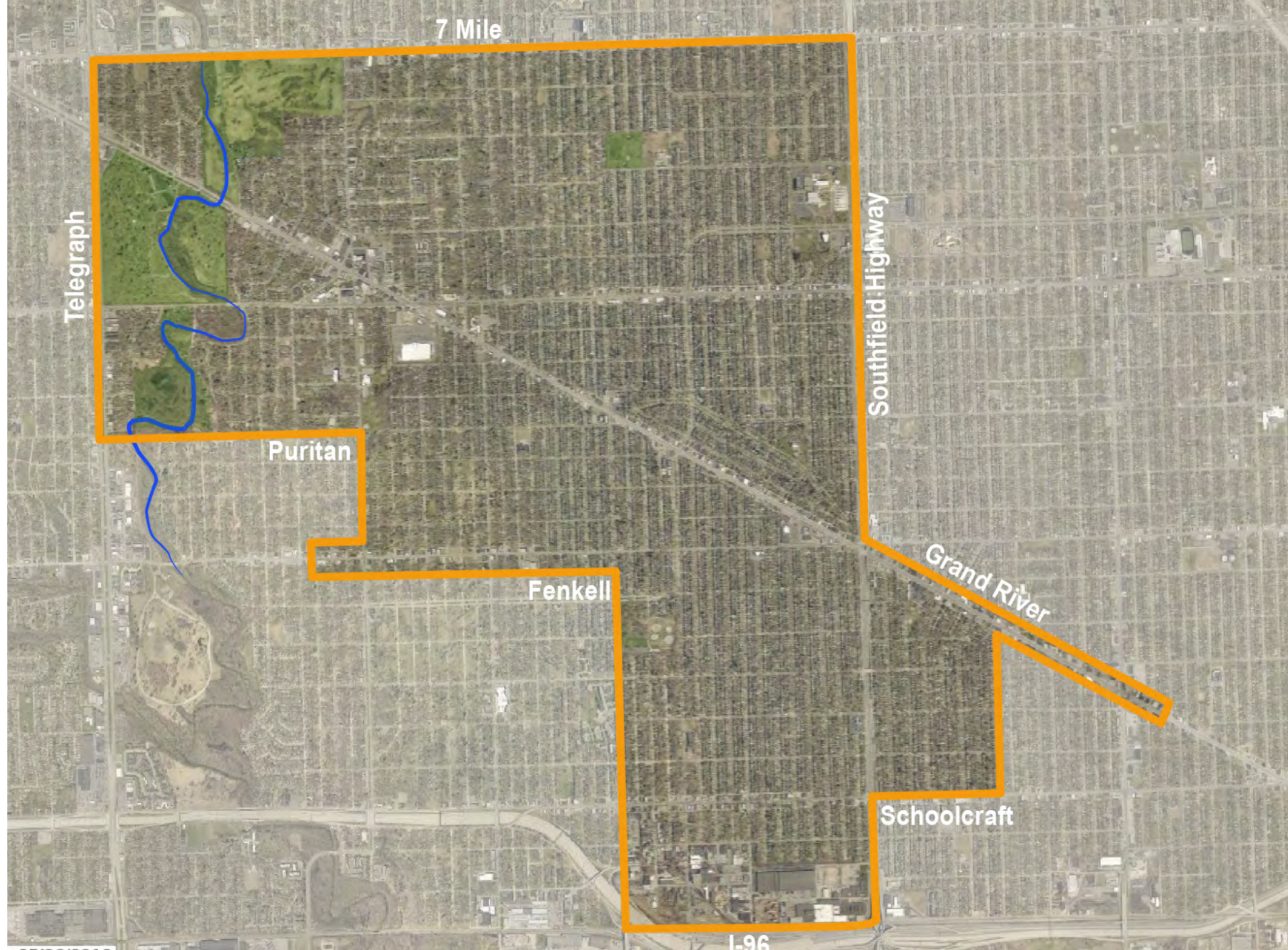
Mobility



Target Neighborhoods Citywide



Boundary



The background image shows a residential street scene. In the upper portion, a house with a brown roof and light-colored siding is visible. Below the house, a concrete sidewalk runs across the frame. In the foreground, there is a lush field of colorful flowers, including yellow, orange, and purple blossoms, which are slightly out of focus. The overall scene is bright and sunny.

RESEARCH & COMMUNITY ENGAGEMENT

LANDSCAPE & GSI (Green Stormwater Infrastructure)

STREETSCAPE & MOBILITY

DEVELOPMENT: ECONOMIC, HOUSING, PRESERVATION

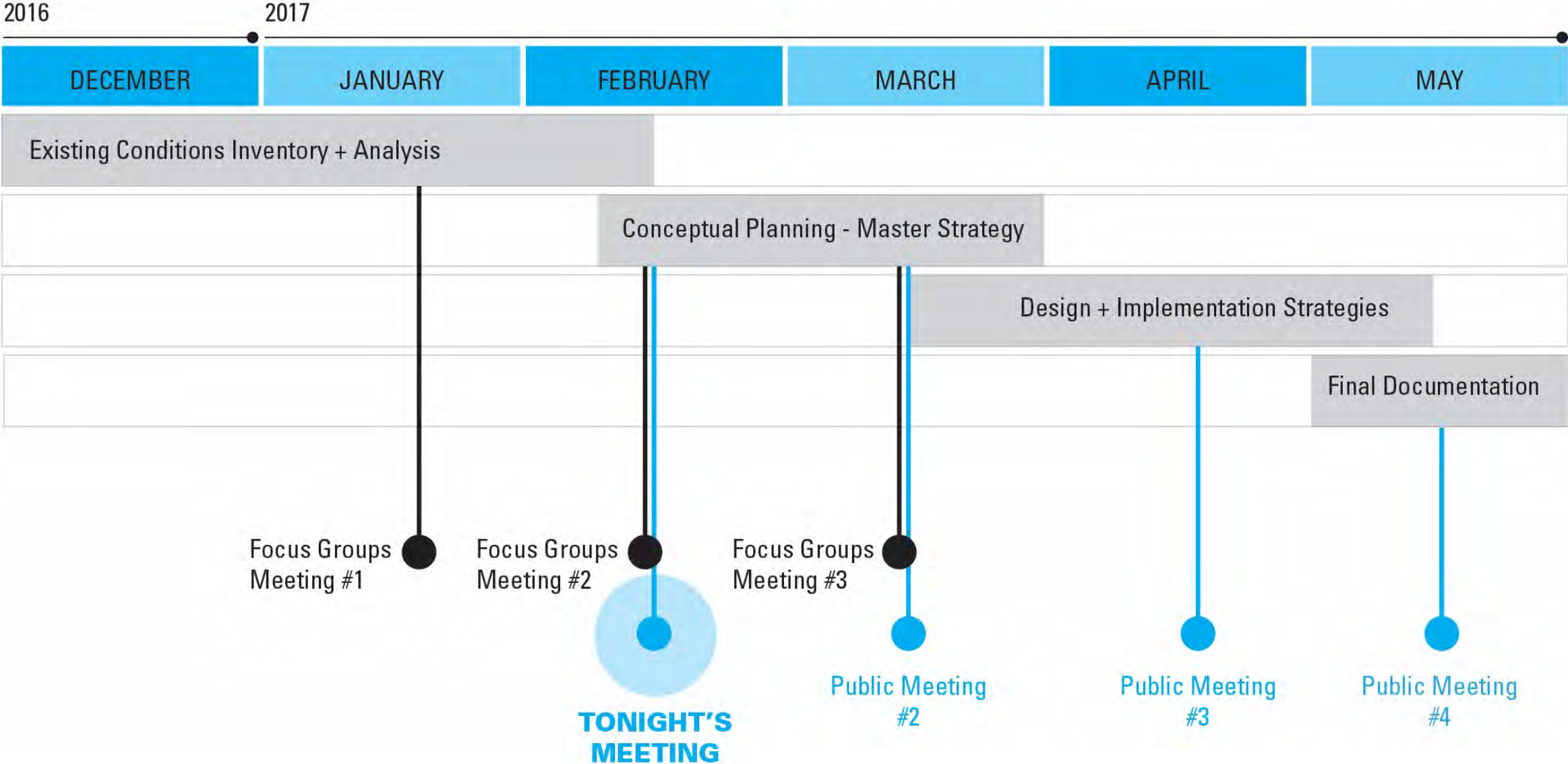
ZONING / PARKING STRATEGY

PROJECT GOALS



1. Conduct **productive** community engagement
2. Create a **master green infrastructure** landscape design strategy
3. Develop design concepts for and the **Rouge River Greenway**
4. Identify **opportunity** sites for new economic investment
5. Connect NW Detroit to city-wide transit and **mobility** initiatives
6. Preserve **historic** sites + neighborhoods in NW Detroit

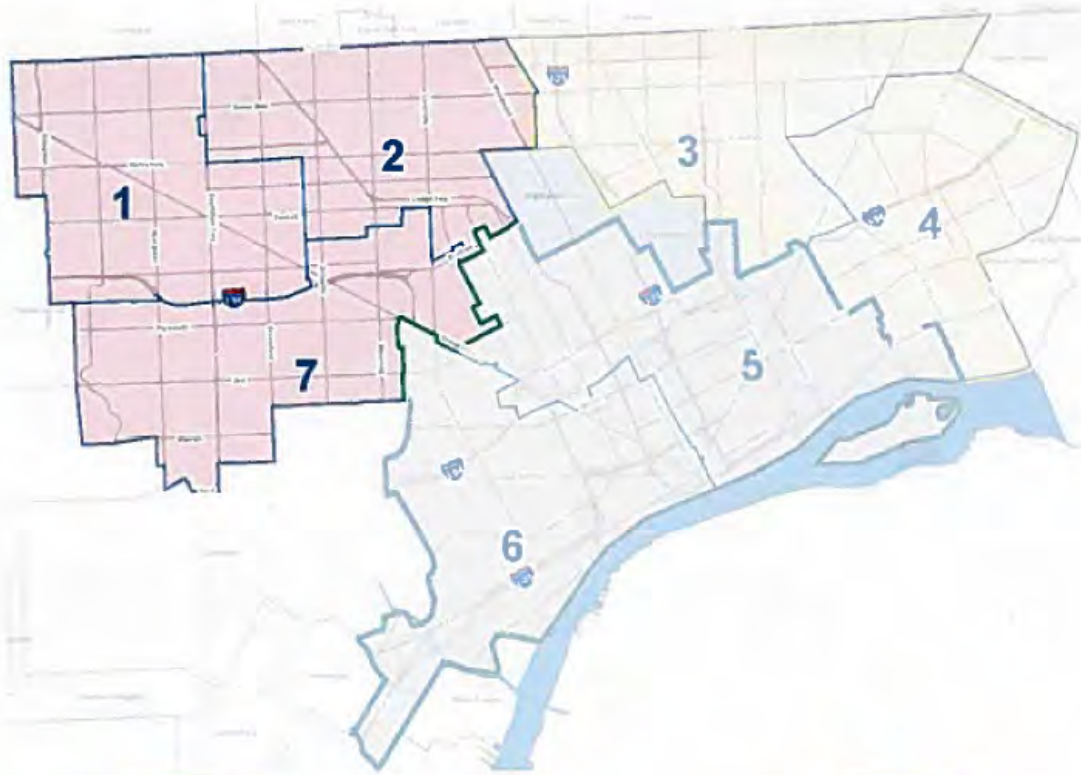
PROJECT SCHEDULE



PURPOSE OF TONIGHT'S MEETING



- Meet the Team
- Provide feedback on overall project goals + priorities
- Use your local knowledge to add to the overall inventory and analysis for NW Detroit
- Identify opportunities in focus areas



WEST REGION DISTRICTS 1, 2 & 7



DAVID WALKER
DESIGN DIRECTOR
PLANNING &
DEVELOPMENT DEPT.



ALEXA BUSH
LANDSCAPE / PLANNER
PLANNING &
DEVELOPMENT DEPT.



MICHELE FLOURNOY
ARCHITECT / PLANNER
PLANNING &
DEVELOPMENT DEPT.



DAVID WILLIAMS
SENIOR POLICY ADVISOR
JOBS & ECONOMY TEAM
MAYOR'S OFFICE

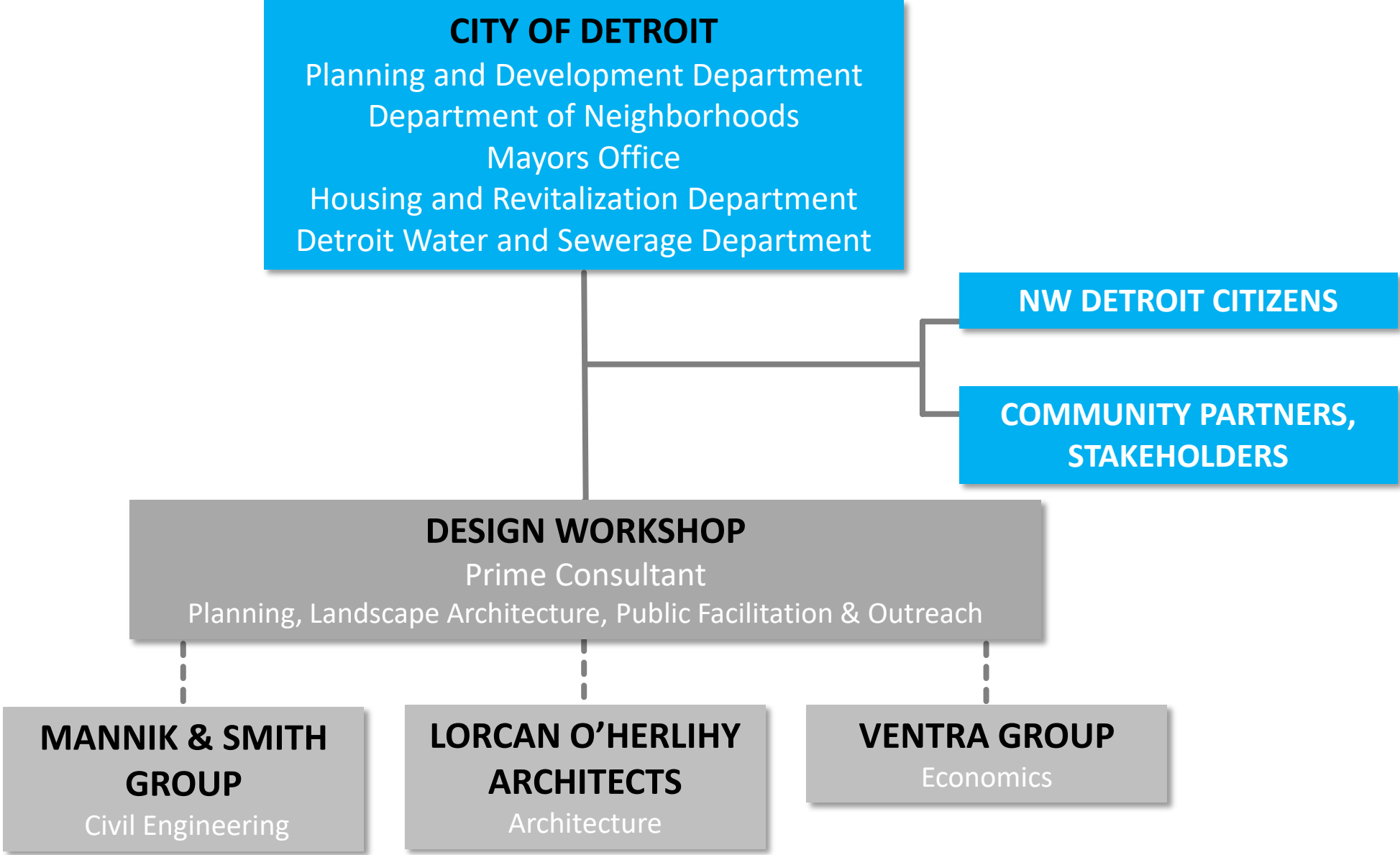


CECILY KING
DEVELOPMENT DIRECTOR
HOUSING &
REVITALIZATION DEPT.



RYAN SCHUMAKER
HISTORIC PRESERVATIONIST
PLANNING &
DEVELOPMENT DEPT.

MEET THE TEAM



TONIGHT'S AGENDA



- | | | |
|------|-----------------------------------|--------|
| I. | Project Introduction | 5 min |
| II. | Initial Observations Presentation | 10 min |
| III. | Keypad Polling Exercise | 20 min |
| IV. | Project Focus Areas Presentation | 10 min |
| V. | Focus Area Break-Out Sessions | 25 min |
| VI. | Report Out + Next Steps | 10 min |

NW DETROIT STUDY SITE

AREA NEIGHBORHOODS



Study area touches 17+ neighborhoods:

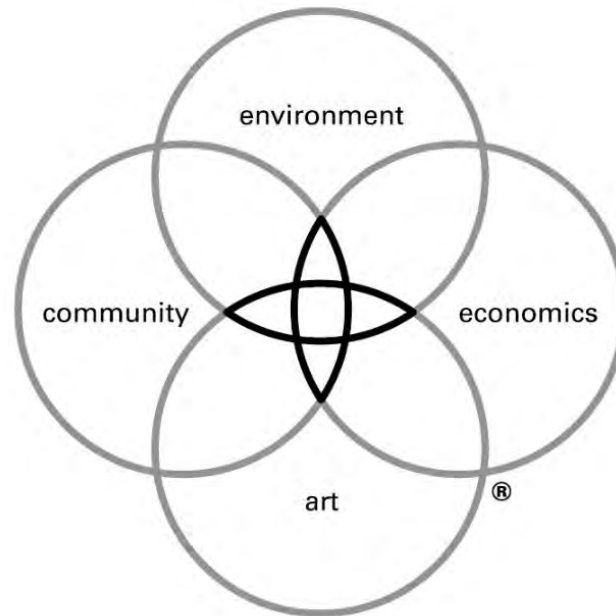
Malvern Hill
Bentler-Pickford
Evergreen-Outer Drive
North Rosedale Park
Rosedale Park
Westwood Park
Grand River – St. Marys
Old Redford
Greater Sandhill

Brightmoor
Minock Park
Grandmont
Grandmont #1
Schoolcraft-196
Oak Grove
Riverdale
Miller Grove

TEAM APPROACH

rethinking
ENVIRONMENT

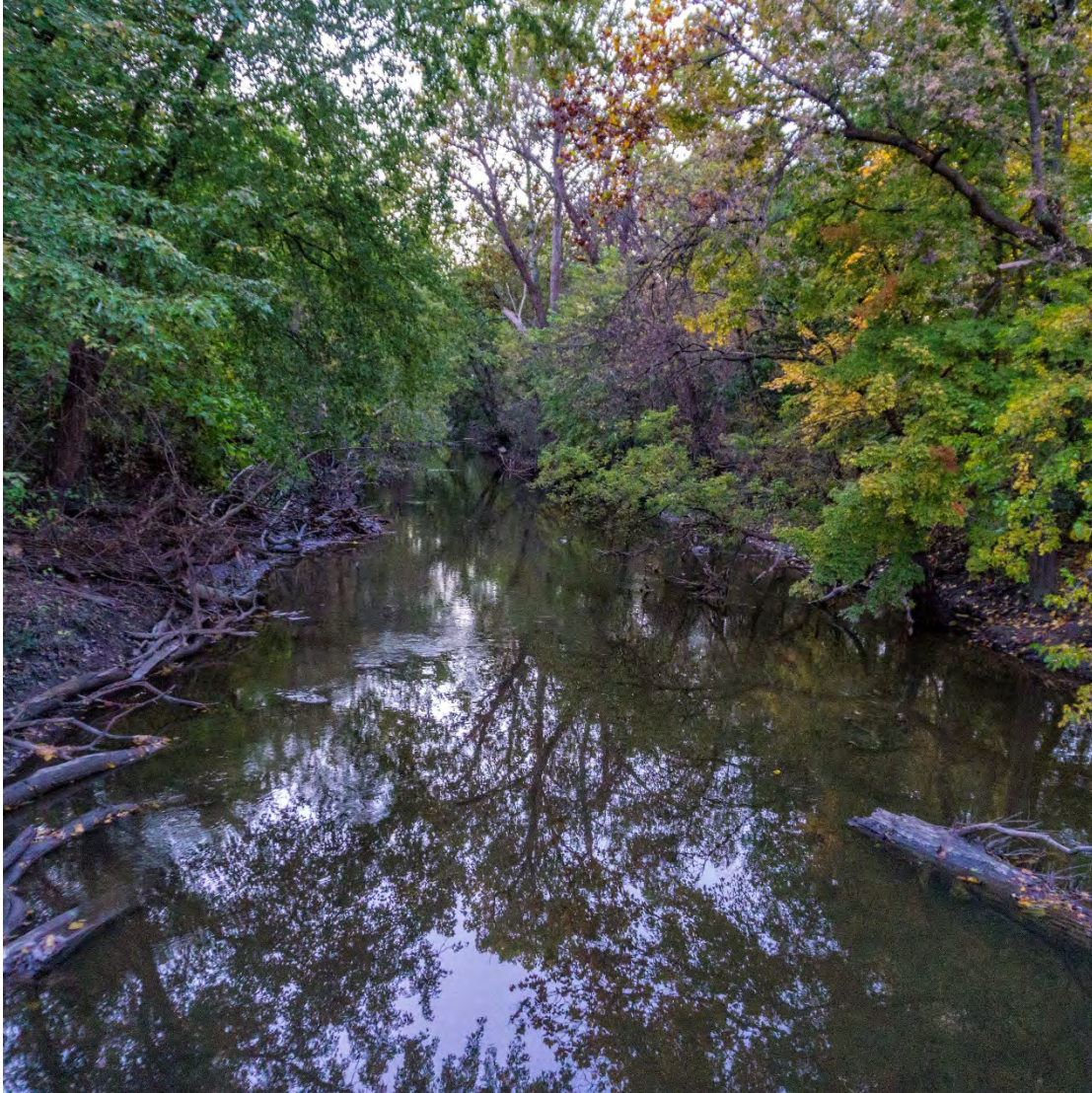
building
resilient
COMMUNITIES



innovating
ECONOMIC
landscapes

through
ARTFUL integrity

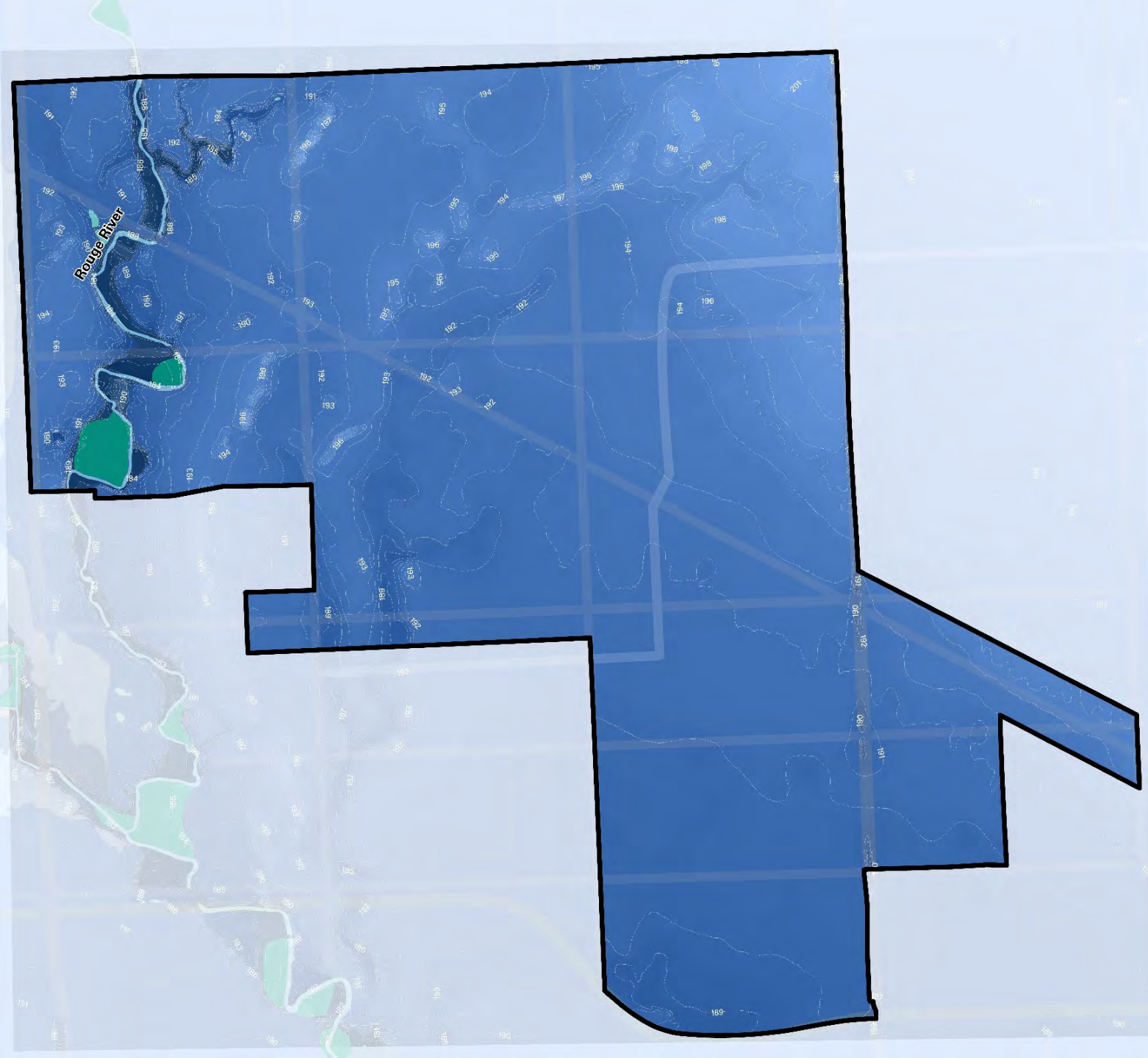
INITIAL OBSERVATIONS



1. Natural Resources
2. Parks and Open Space
3. Transportation Options
4. Historic and Landmark Locations
5. Industry + Commerce
6. Neighborhoods

NATURAL RESOURCES



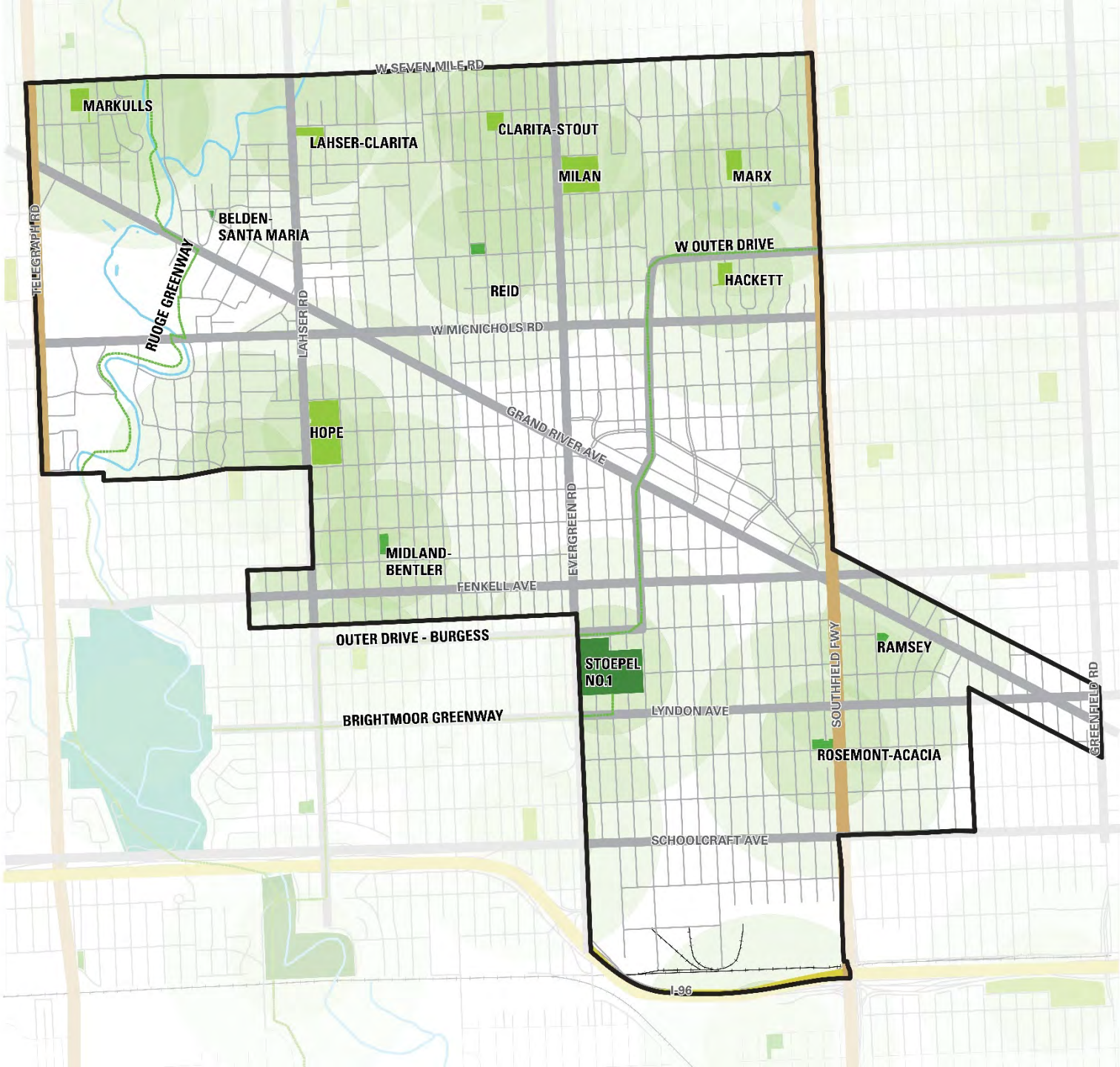


LEGEND

-  Study Area Boundary
-  High Flood Risk
-  Minimal Flood Risk
-  20% Flood Risk
-  Freshwater Emergent Wetland
-  Freshwater Forested/
Shrub Wetland
-  Freshwater Pond
-  Riverine
-  1m Contour

PARKS AND OPEN SPACE



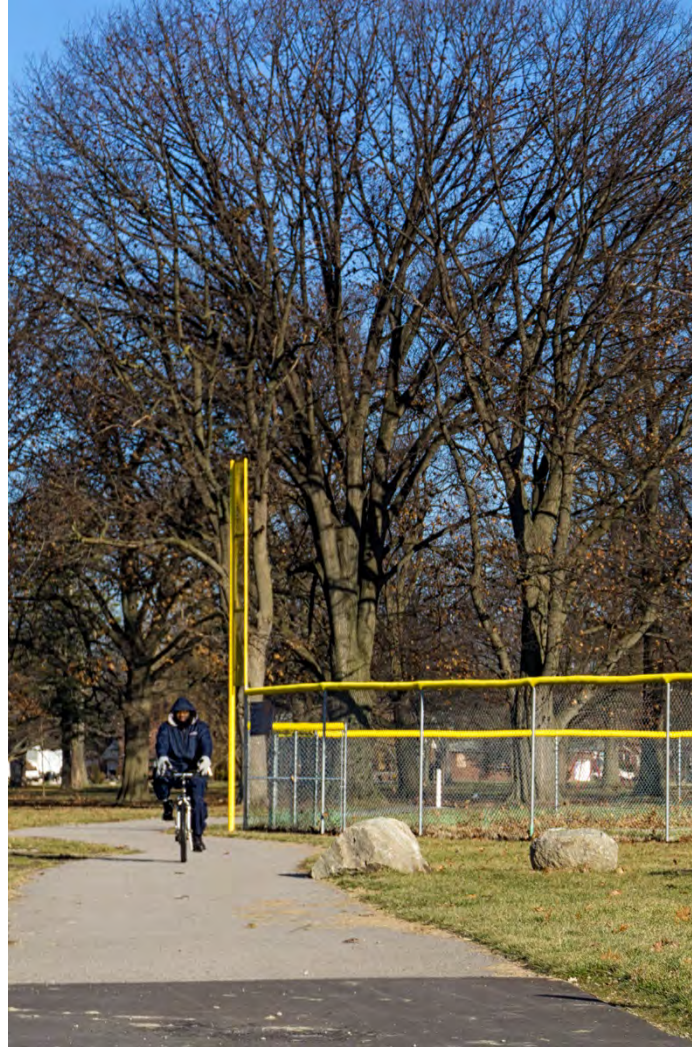


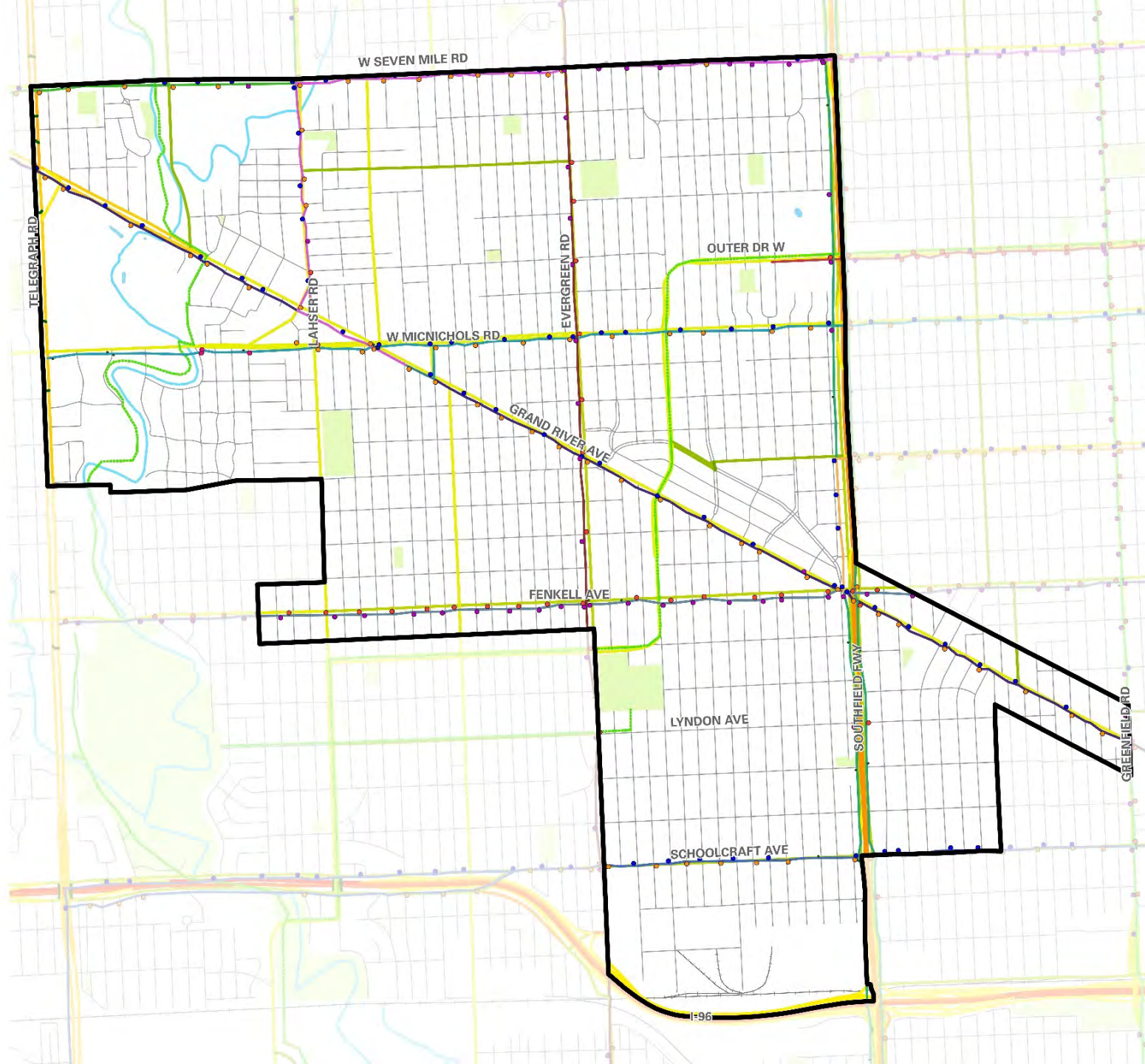
LEGEND

-  Study Area Boundary
-  Regional Park
-  Community Park
-  Neighborhood Park
-  Mini Park
-  Greenway




TRANSPORTATION OPTIONS







LEGEND

 Study Area Boundary

 Park

 Water Body

POSTED SPEED LIMIT

 0mph

 10mph


 15mph


 20mph


 25mph


 30mph

 35mph

 40mph

 45mph


 50mph

 55mph


 60mph

 65mph

 70mph

 Local Road

 Rail

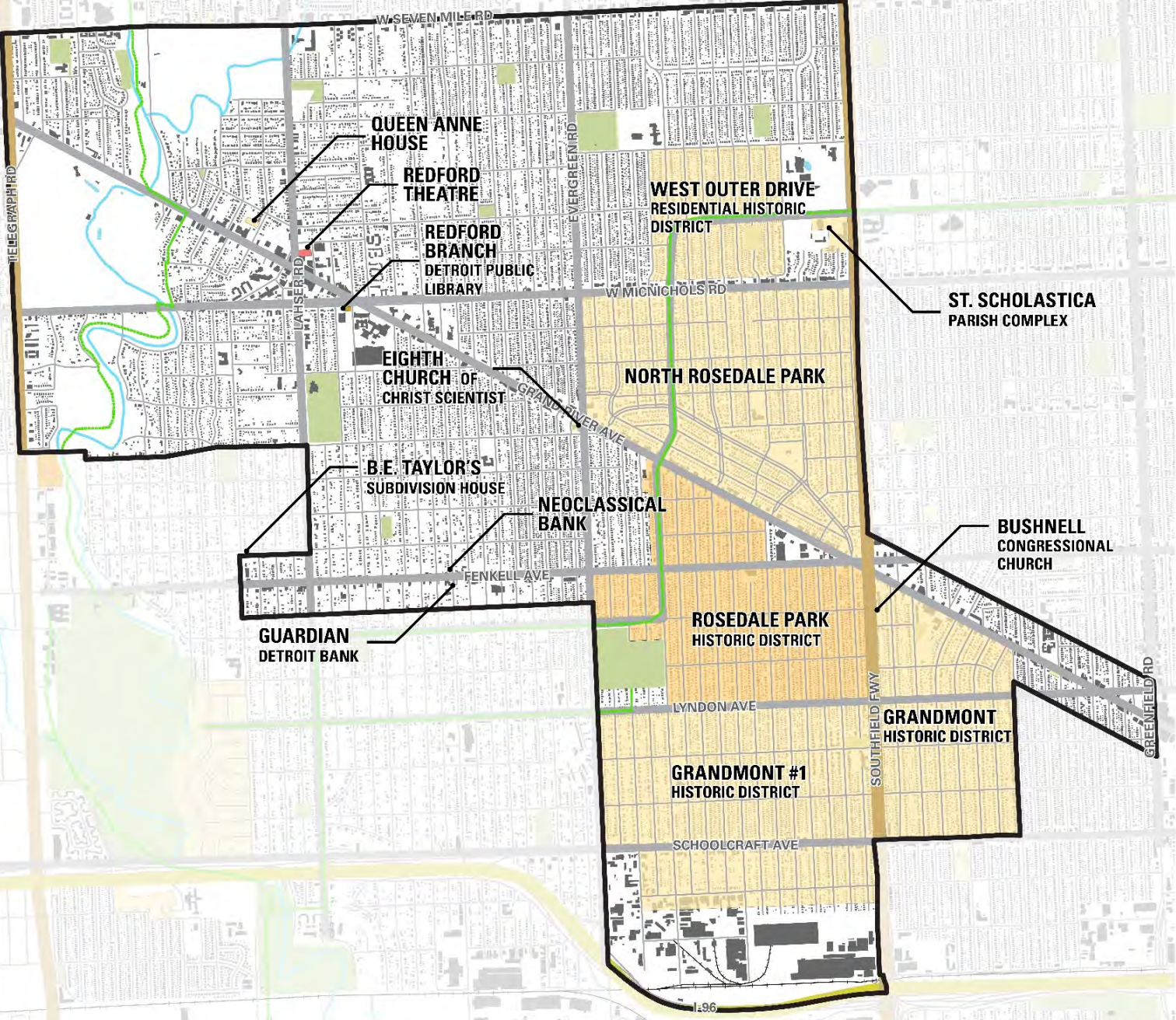
 Bus Stop (Any Color)

HISTORIC PLACES + LANDMARKS



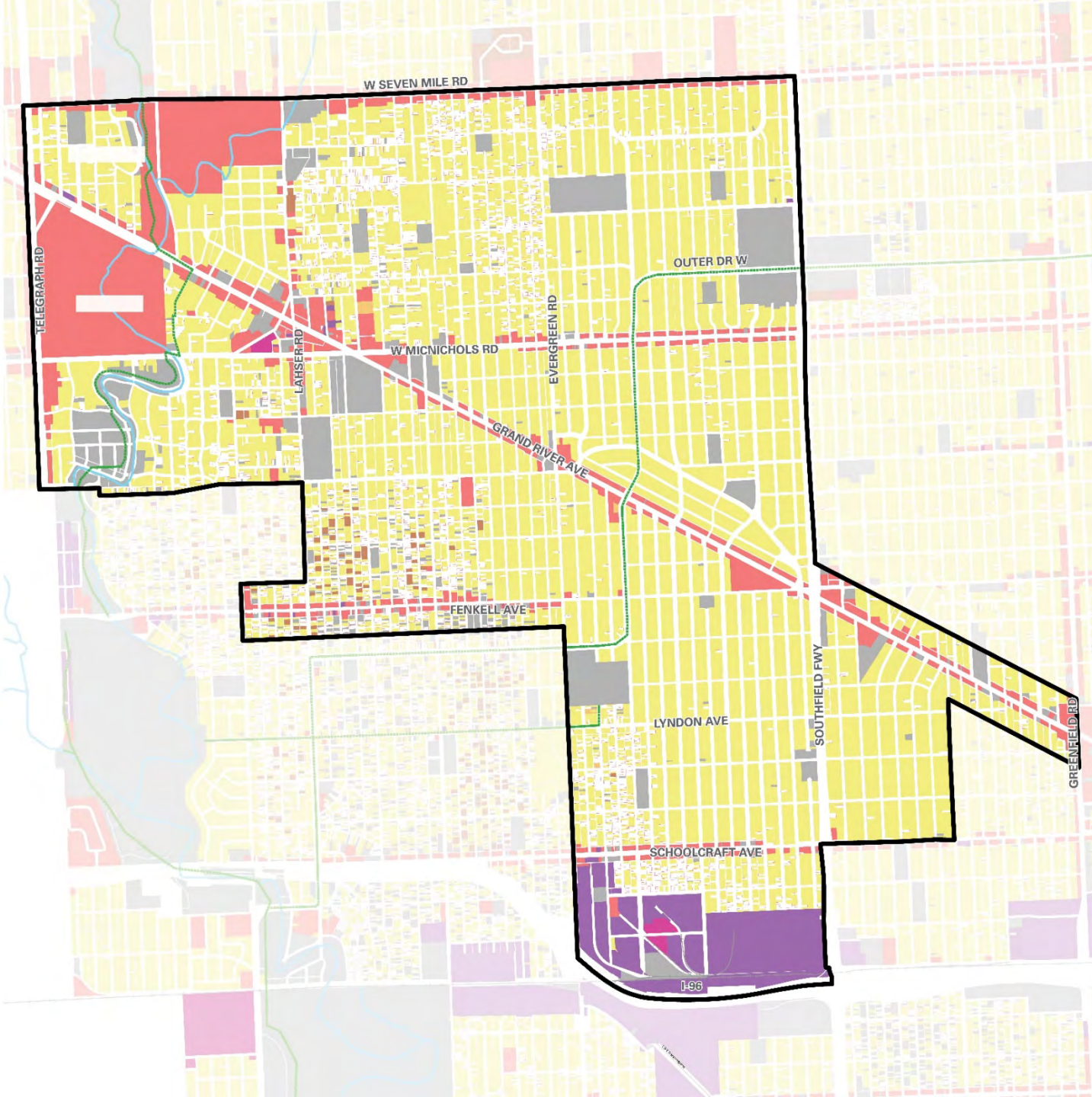
LEGEND

-  Study Area Boundary
-  Existing Building
-  Park
-  National Registrar
-  State Registrar
-  Local Historic Registrar
-  Eligible Historic



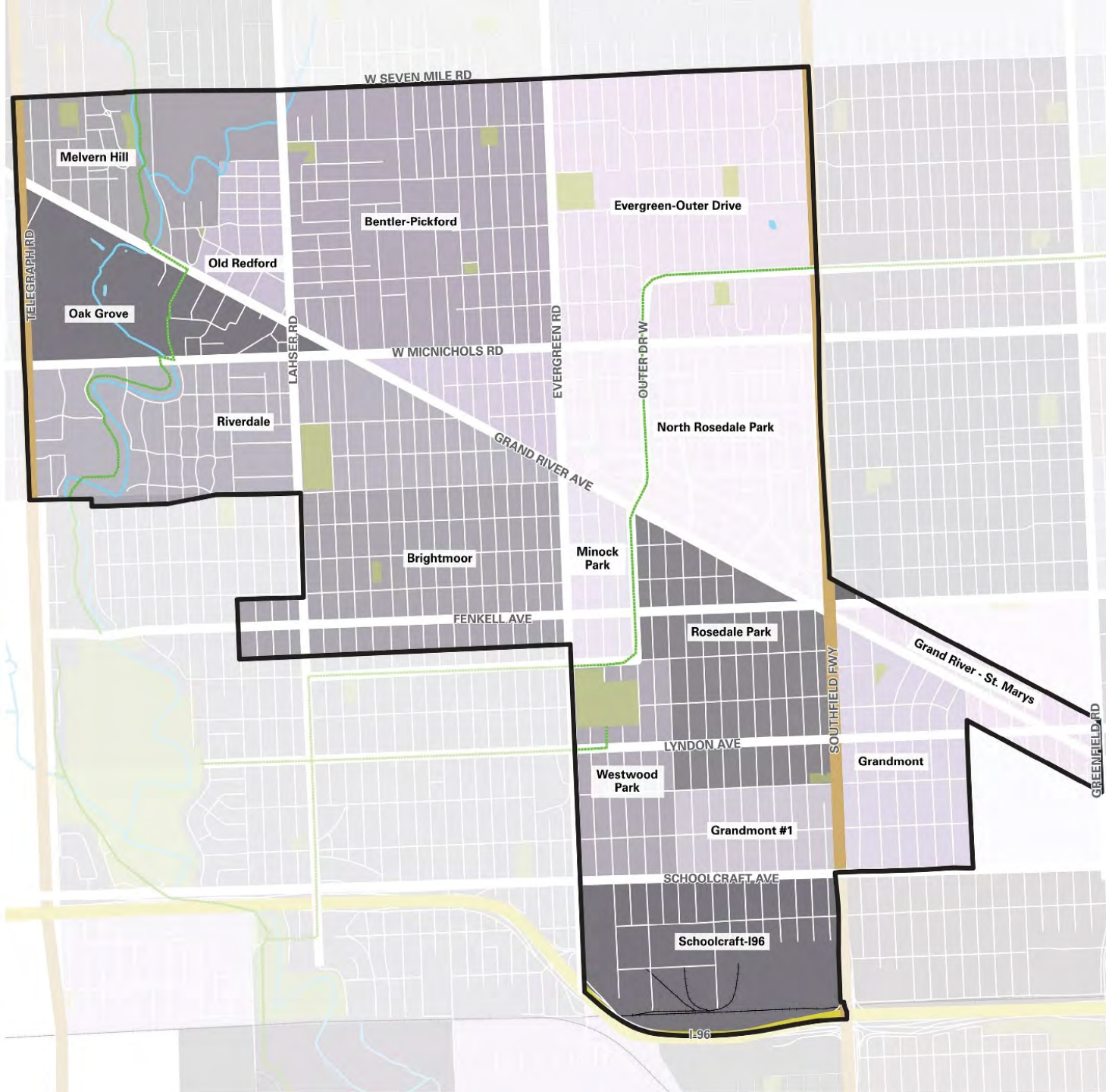
INDUSTRY + COMMERCE





LEGEND

-  Study Area Boundary
-  Industrial
-  Condo Res
-  Residential
-  Commercial
-  Unknown
-  Reference
-  Michigan Land Bank
-  Exempt

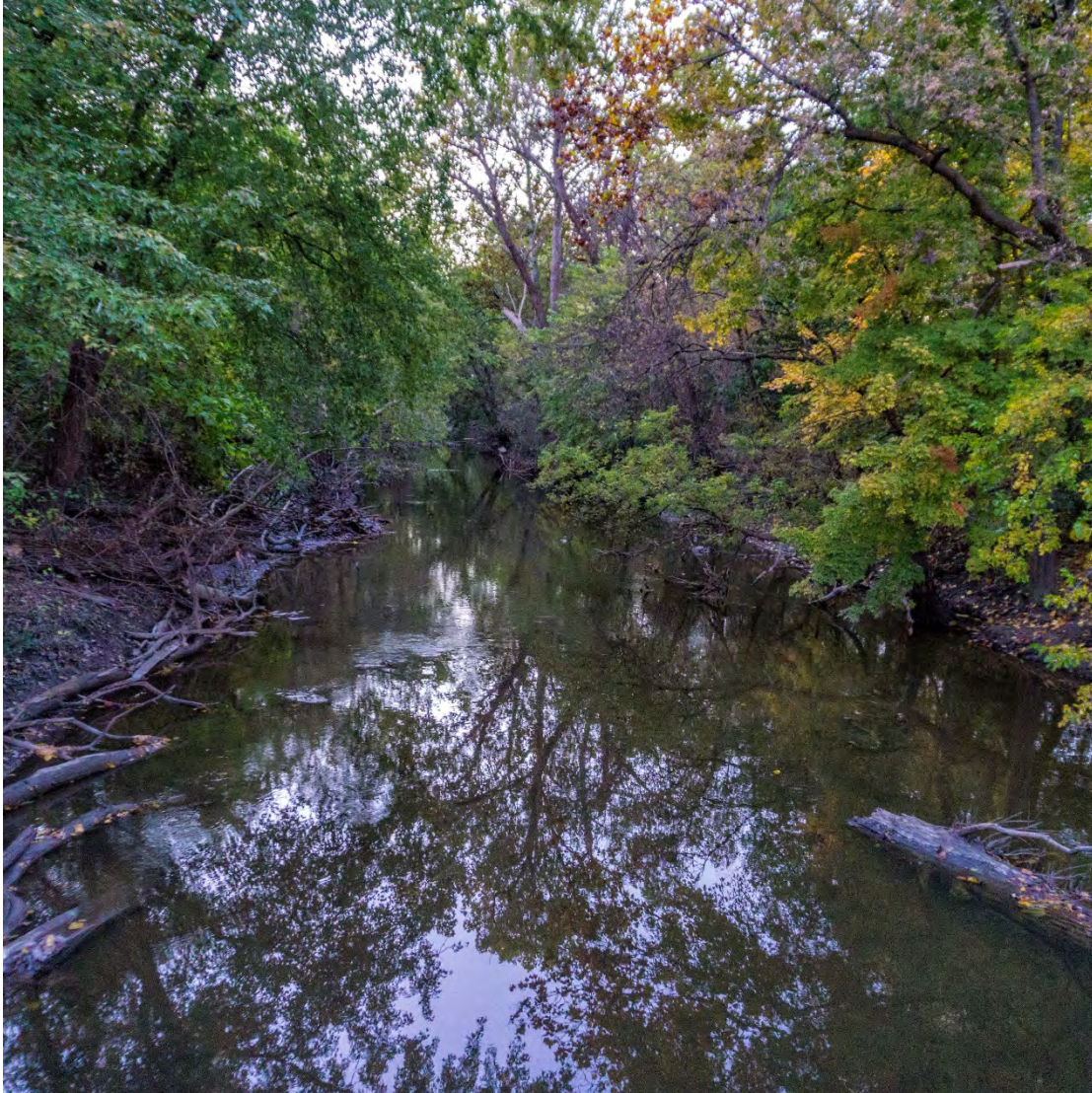


- Malvern Hill
- Bentler-Pickford
- Evergreen-Outer Drive
- North Rosedale Park
- Rosedale Park
- Westwood Park
- GrandRiver – St. Marys
- Old Redford
- Brightmoor
- Minock Park
- Grandmont
- Grandmont #1
- Schoolcraft-196
- Oak Grove
- Riverdale
- Miller Grove
- Greater Sandhill

NEIGHBORHOODS



INITIAL OBSERVATIONS



1. Natural Resources
2. Parks and Open Space
3. Transportation Options
4. Historic and Landmark Locations
5. Industry + Commerce
6. Neighborhoods

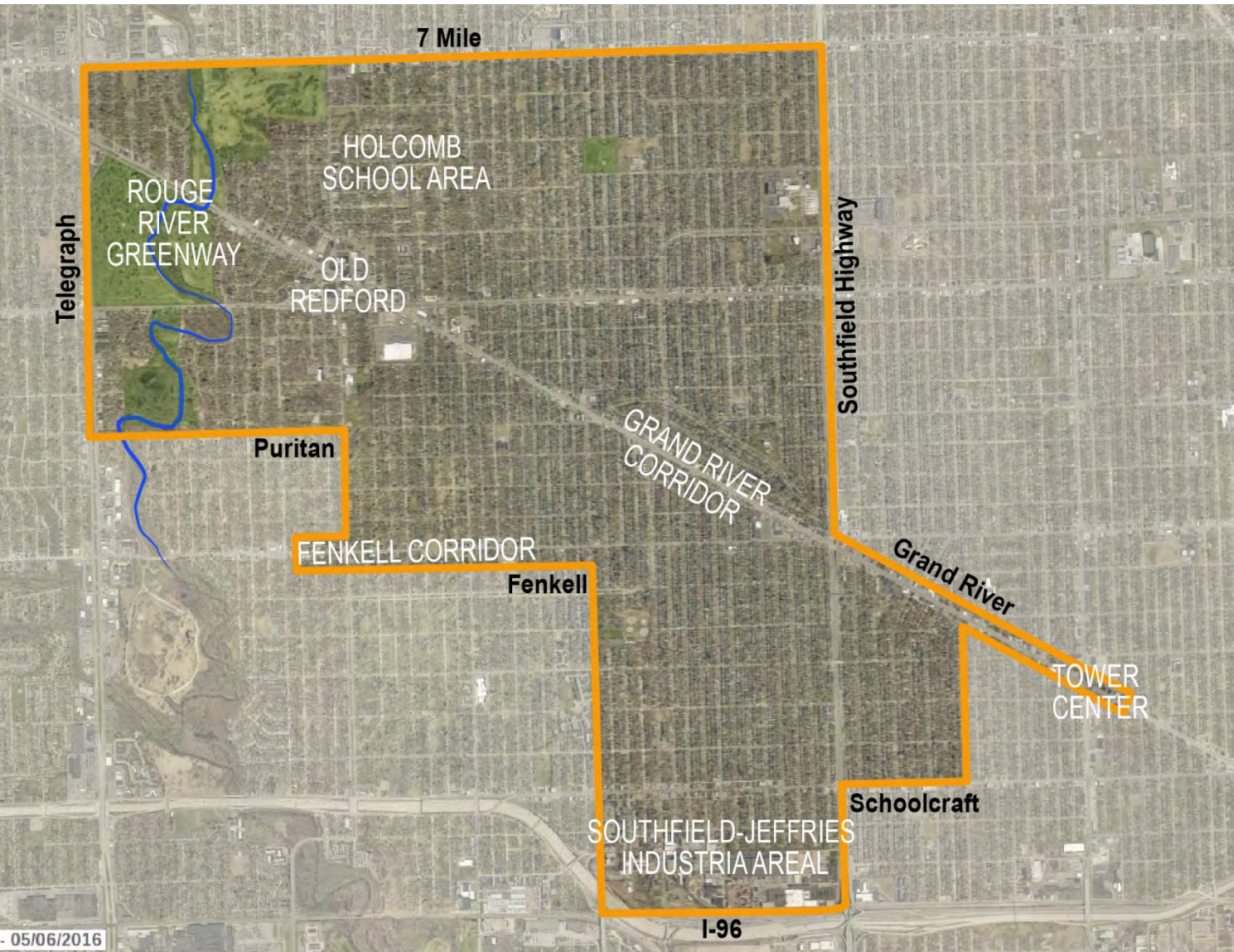
KEYPAD POLLING



When the polling opens you will select any key and your keypad light should flash green

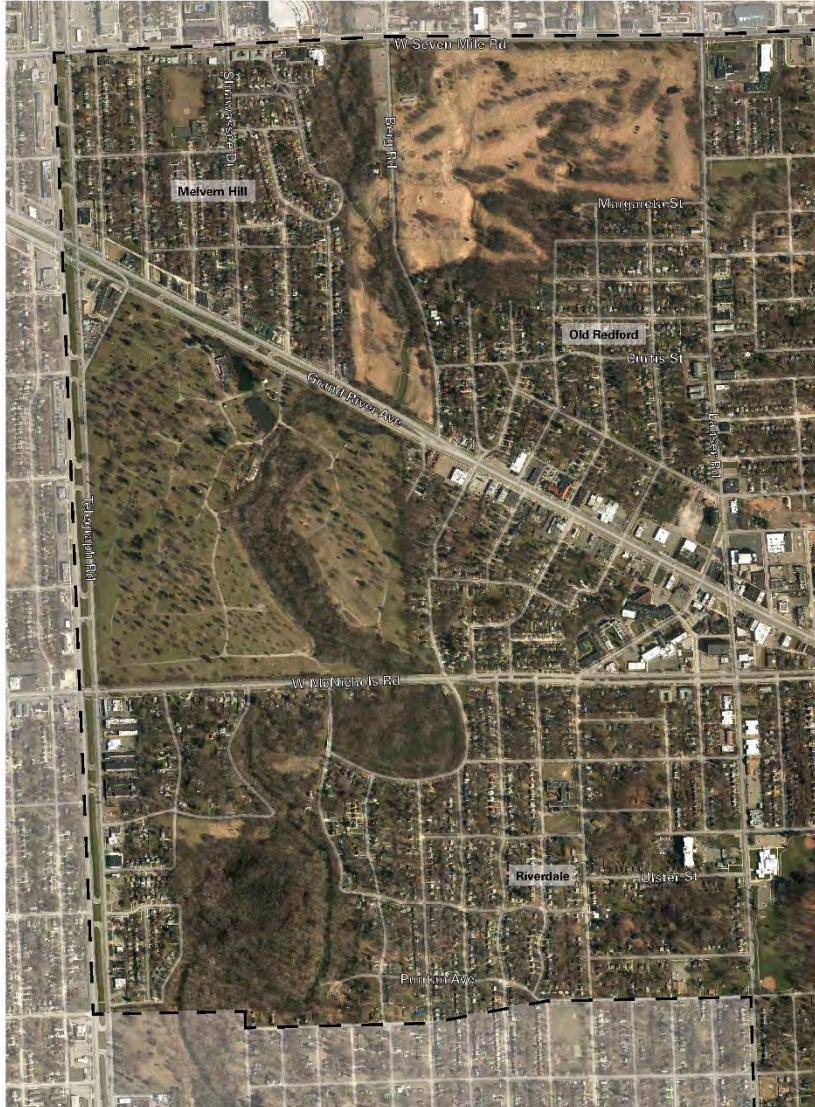
To change your answer, press the buttons for your preferred choice again. The last choice you select will register.

FOCUS AREAS



1. Rouge River Greenway Area
2. Holcomb School Area
3. Old Redford
4. Grand River
5. Tower Center
6. Fenkell Corridor
7. Southfield-Jeffries Industrial Area

ROUGE RIVER GREENWAY AREA



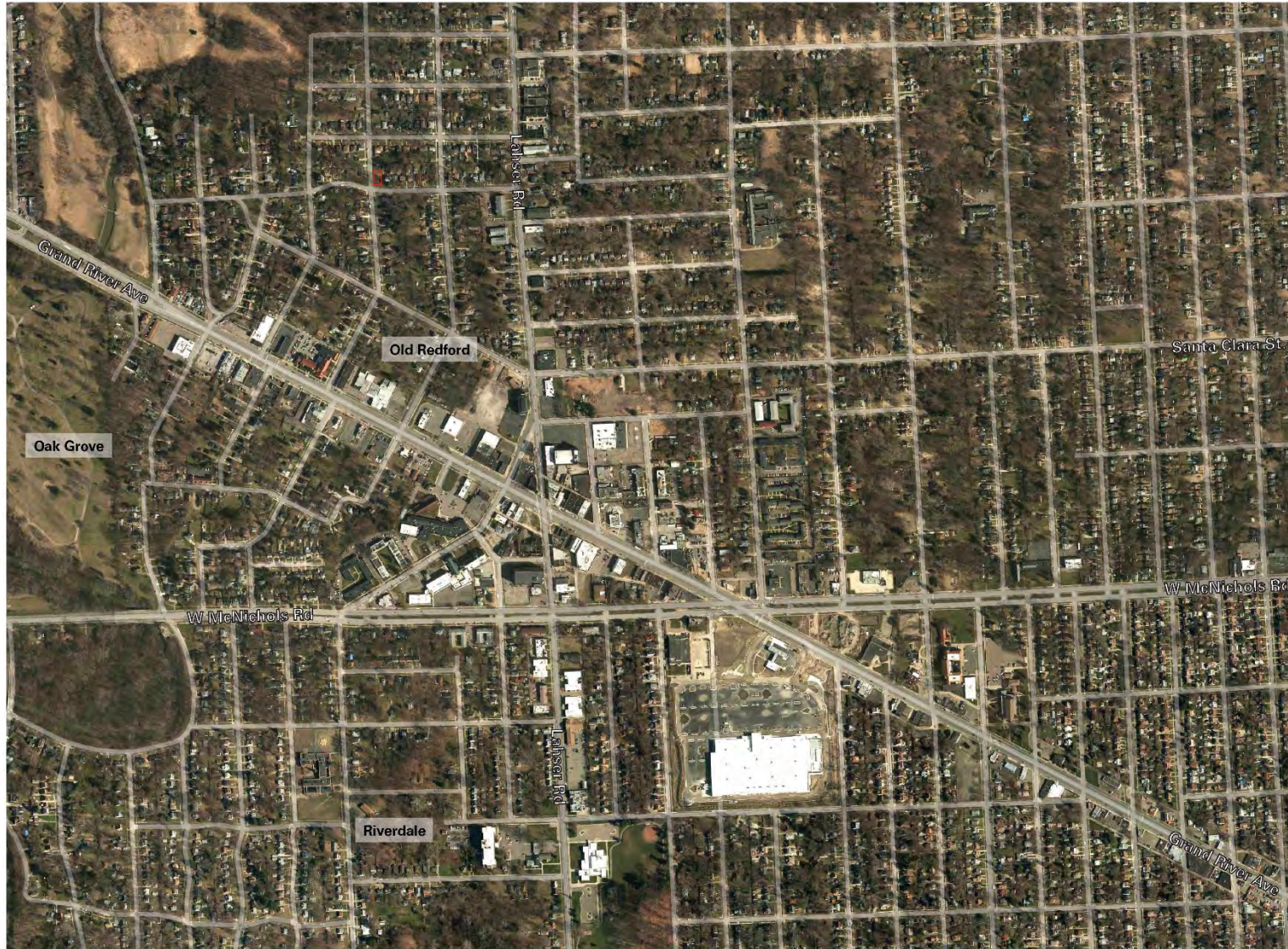
- Rouge River is a incredible asset
- Close to Grand River, a major transportation corridor
- Connections to parks and open space

HOLCOMB SCHOOL AREA



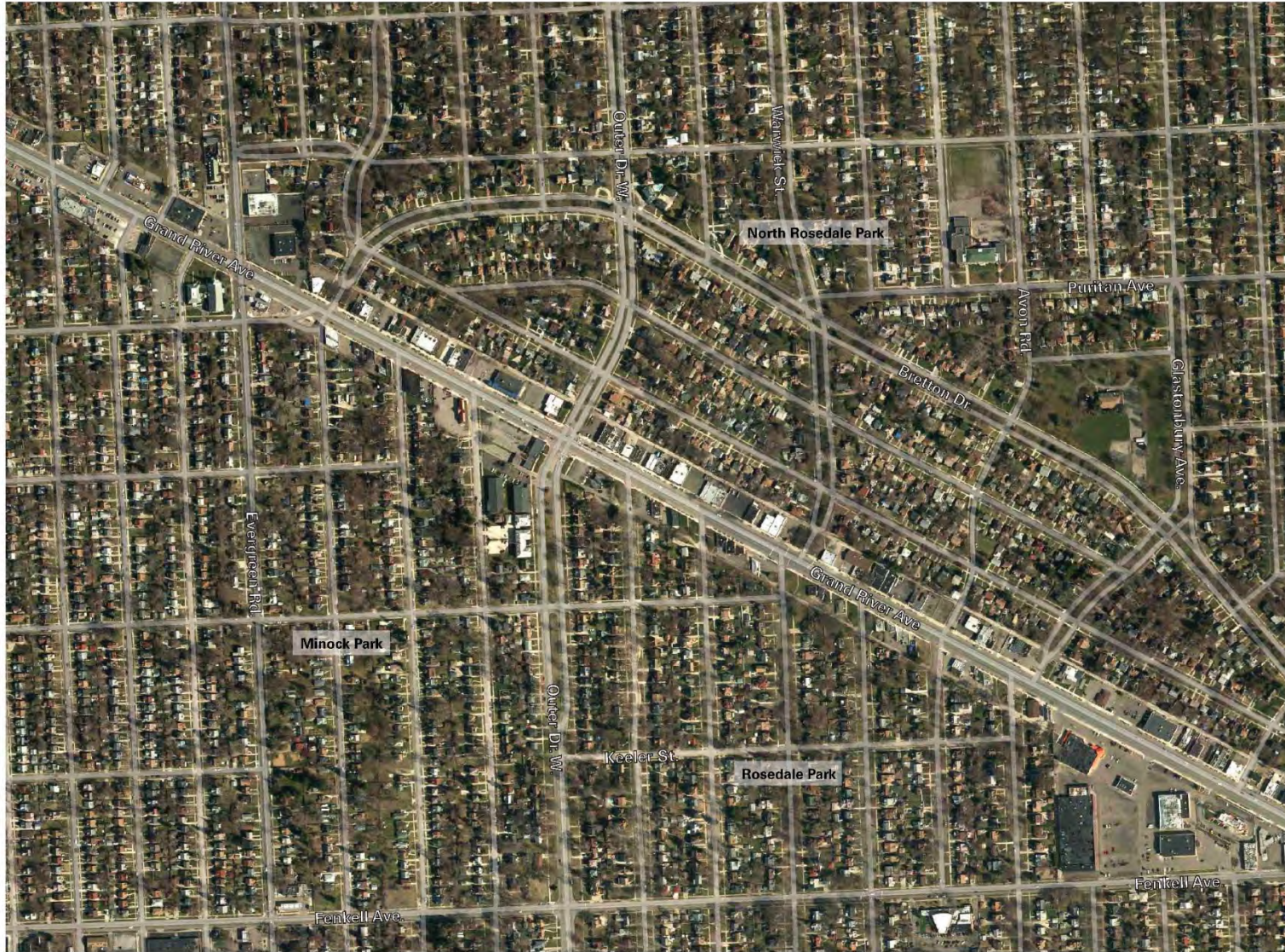
- Rich in community assets, such as playfields and schools
- Stable residential area

OLD REDFORD



- Existing, energized entrepreneurial and artist community
- Buildings with cultural significance
- Engaged business owners
- Community interested in engaging youth

GRAND RIVER



- Major transportation corridor
- New businesses
- Good accessibility from surrounding areas
- Active community development corporation

TOWER CENTER



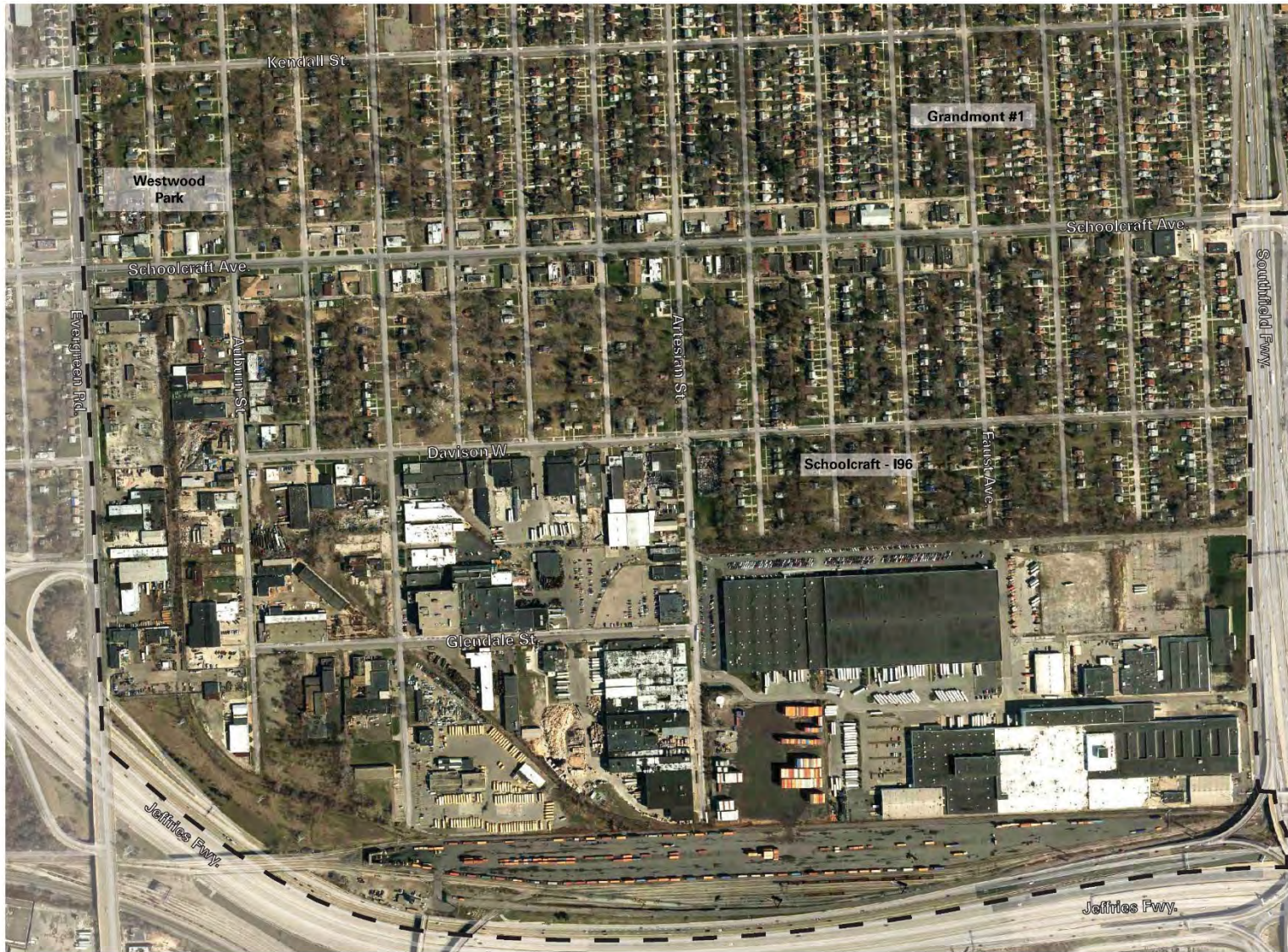
- Historic structures
- Untapped business potential
- Good location adjacent to Grand River

FENKELL CORRIDOR



- Historic structures
- Active transportation corridor
- New business potential
- Iconic community destinations

SOUTHFIELD-JEFFRIES INDUSTRIAL DISTRICT



- Major employment hub
- Global Headquarters
- Major local manufacturing
- Potential for expanding open space

BREAKOUT SESSION QUESTIONS



1. What are your **favorite places** in this area?
2. What places do you consider **special**? Socially and/or ecologically.
3. Which areas could benefit the most from some **improvement** and why?
4. What are the **most beautiful places** in your community?
5. Which **routes do you travel** or use the most?

PROJECT SCHEDULE

<http://www.detroitmi.gov/Northwest>

