

GRIXDALE FARMS NEIGHBORHOOD EXISTING CONDITIONS





Nolan

Penrose

Grixdale Farms

Project Schedule

2023

Aug-Sep

Phase 1: Existing Conditions

Two meetings

- Listening session about likes/dislikes

Topics:
- Open Space
- Connectivity
- Housing
- Economic Development (Woodward, 7 Mile, John R(Light Industrial), McNichols)

Oct-Nov

Phase 2: Analysis

- Discussion of maps with likes/dislikes

Dec

Digital Survey before & after meeting

Phase 3: Identify Opportunities

Future Redevelopment Opportunities
- Tools Available
- Tree Nursery
- Neighborhood Park
- Corridor Improvements

2024

Jan-Feb

Digital Survey before & after meeting

Phase 4: Framework Options

CHARETTE
- Present Renderings
- Survey (What do you most desire?)
- Identify what & where

Mar

FINAL RECOMMENDATIONS

Grixdale Farms Neighborhood Boundaries



W 7 Mile Rd

Woodward Ave

John R St

W McNichols Rd

man St
ana St
anbury St
ry St
9 St
er St
n St
rd
St
penrose St
W 7 Mile Rd
W 7 Mile Rd
W Brentwood St
W Hollywood Ave
W Robinwood St
W Golden Gate Ave
W Hildale St
W Grixdale Ave
W Greendale St
W Margaret St
W Savannah St
W Nevada St
W Montana St
Worcestor Pl
W Longwood Pl
Cedarhurst Pl
W Parkhurst
W Dakota Ave
Arizona St
Hawthorne St
Omira St
Cardoni St
Russell St
Hull St
E Nevada St
Minnes
Hull St
Ma
Oakland St
Wanda St
Omira St
Brush St
Louisiana St
E McNichols Rd

Grixdale Farms Neighborhood Demographics

Population 1,515

Median Age 35.5

Median Household Income \$34,018

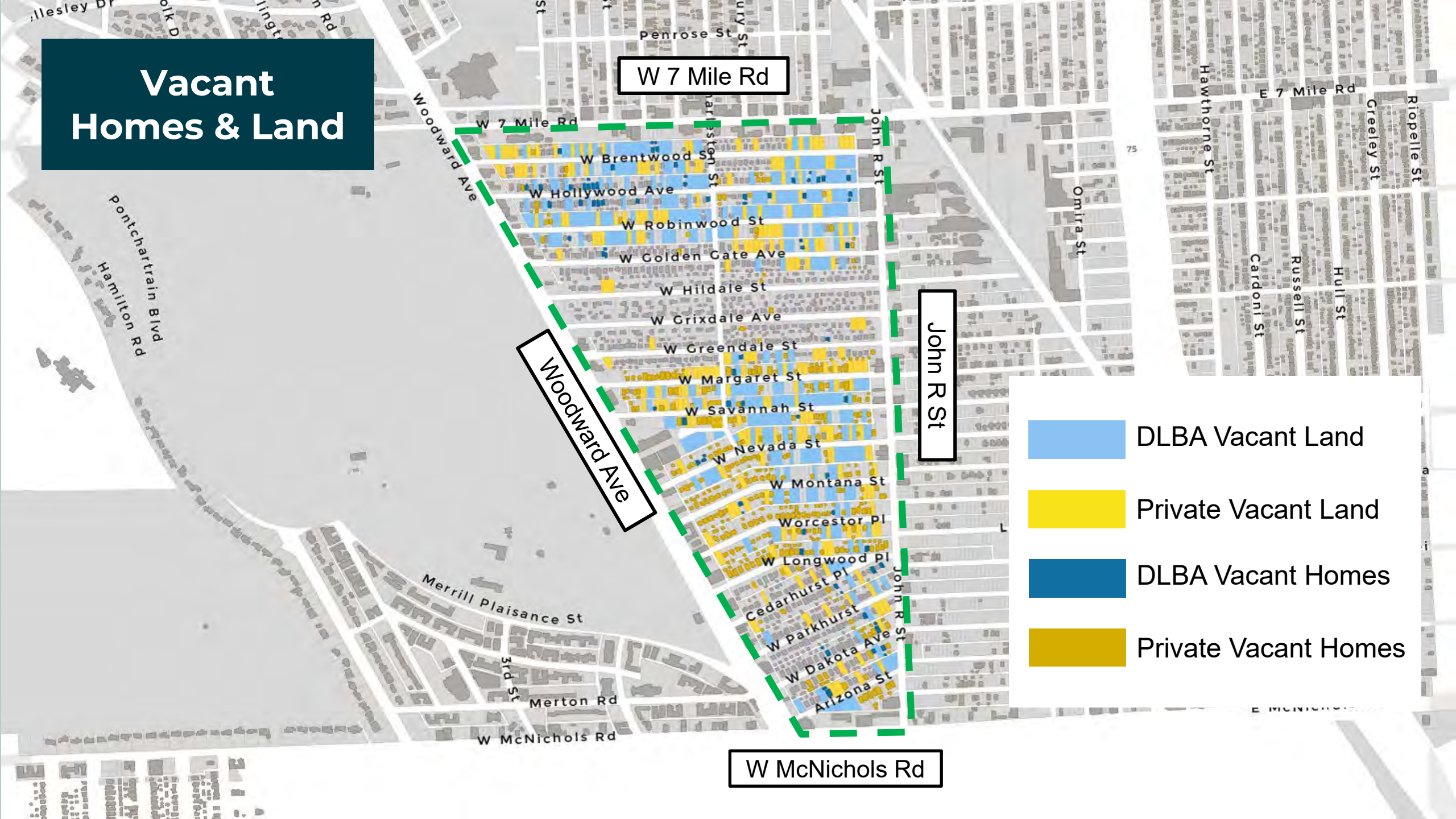
Median Home Value \$42,985



HOUSING



Vacant Homes & Land



W 7 Mile Rd

Woodward Ave

John R St

W McNichols Rd

- DLBA Vacant Land
- Private Vacant Land
- DLBA Vacant Homes
- Private Vacant Homes



W Goldengate St



W Savannah St

HOUSING DISCUSSION

(5 Minutes)

Likes?

Dislikes?



CONNECTIVITY



Woodward Ave





John R St



W McNichols Rd



W 7 Mile Rd

CONNECTIVITY DISCUSSION

(5 Minutes)

Likes?

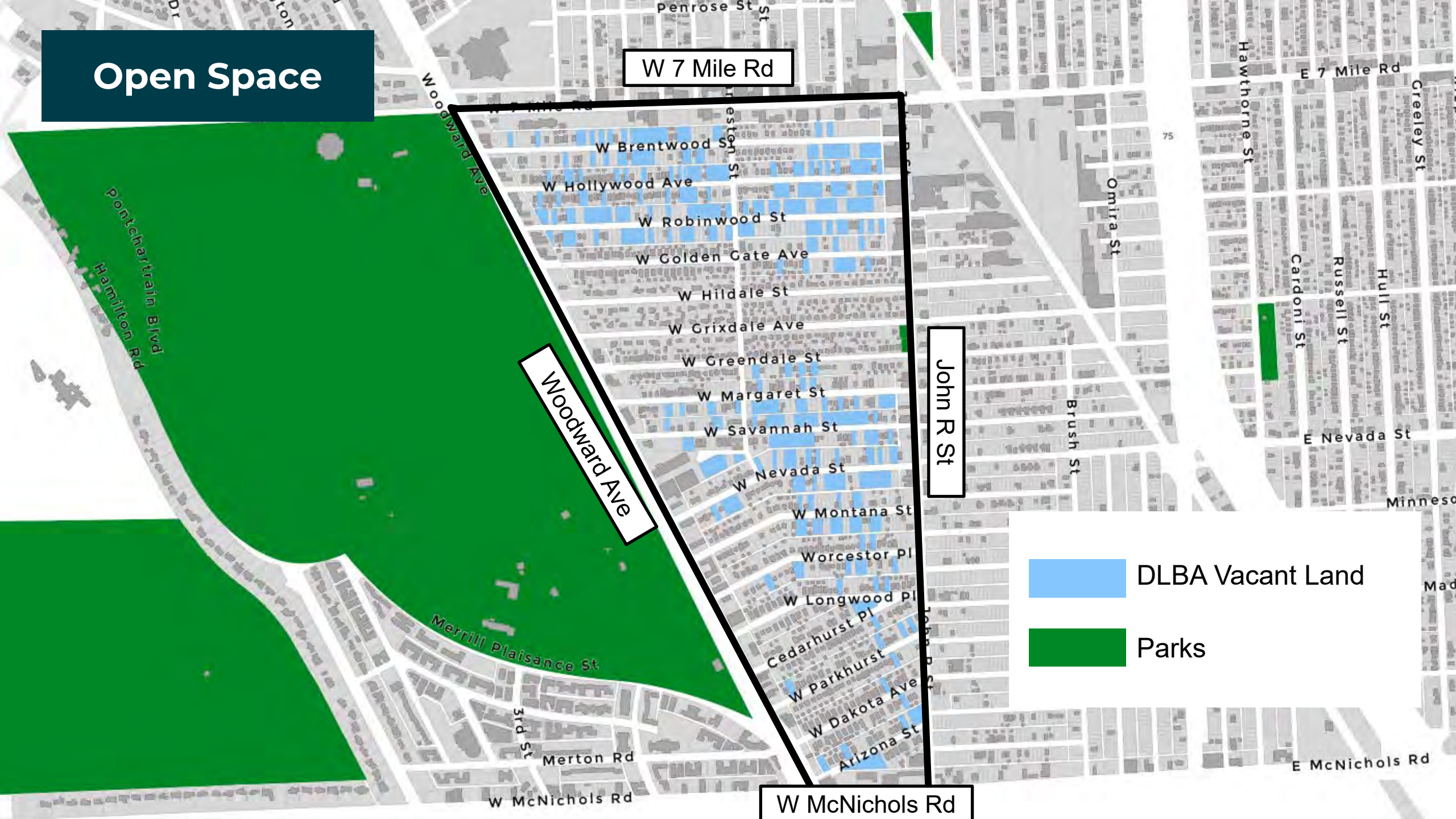
Dislikes?



OPEN SPACE



Open Space

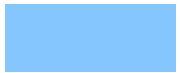



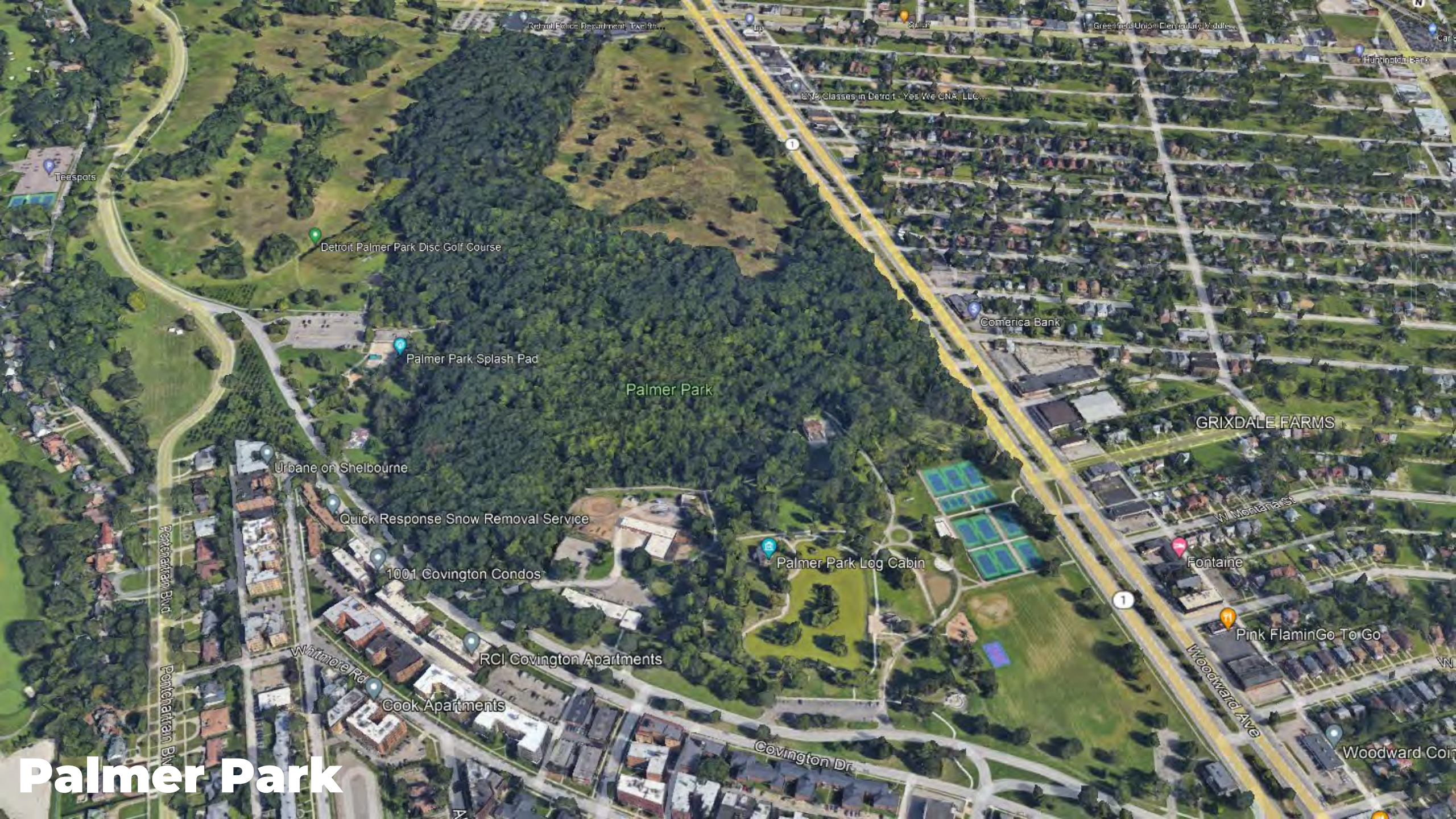
W 7 Mile Rd

Woodward Ave

John R St

W McNichols Rd

-  DLBA Vacant Land
-  Parks



Palmer Park

Detroit Palmer Park Disc Golf Course

Palmer Park Splash Pad

Palmer Park

Urbane on Shelbourne

Quick Response Snow Removal Service

1001 Covington Condos

RCI Covington Apartments

Cook Apartments

Palmer Park Log Cabin

Comerica Bank

GRIXDALE FARMS

Fontaine

Pink FlaminGo To Go

Pontchartrian Blvd

Whitmore Rd

Covington Dr

Woodward Ave

Woodward Coi

Teasports

Detroit Police Department, Tax...

Up

34.37

Greenfield Union Elementary W...

Huntington Bank

CNA Classes in Detroit - Yes We CNA, LLC...

Car

1

1

W

Palmer Park





John R Community Park

OPEN SPACE DISCUSSION

(5 Minutes)

Likes?

Dislikes?



ECONOMIC DEVELOPMENT



Corridors



W 7 Mile Rd

Woodward Ave

John R St

W McNichols Rd

WOODWARD AVE



Comerica Bank

ATM

Woodward Ave





Woodward Ave

WOODWARD AVE DISCUSSION

(5 Minutes)

Likes?

Dislikes?



JOHN R ST



John R St



John R

Margaret W

GOD'S STOREHOUSE
RESTORING LIVES THROUGH THE WORD OF GOD

GOD'S STOREHOUSE
RESTORING LIVES THROUGH THE WORD OF GOD

DO NOT ENTER

GOD'S STOREHOUSE
RESTORING LIVES THROUGH THE WORD OF GOD
FREE GROCERIES
TUESDAYS 12NOON

OUTREACH SATURDAYS
FREE 11am FREE
MEAL-CLOTHES-PRAYER



ALL AMERICA
PLYWOOD CO. INC.

DETROIT'S LARGEST PLYWOOD MILL

John R St

JOHN R DISCUSSION

(5 Minutes)

Likes?

Dislikes?



W MCNICHOLS RD





HOLBROOK
Repair Center
Keeping You On The Move!

Mc Nichols W

John

CITG

W McNichols Rd



W McNichols Rd

W MCNICHOLS RD DISCUSSION

(5 Minutes)

Likes?

Dislikes?



7 MILE RD





W 7 Mile Rd



W 7 Mile Rd

W 7 MILE RD DISCUSSION

(5 Minutes)

Likes?

Dislikes?



THANK YOU



QUESTIONS?

