



ROGELL PARK PROJECT FACT SHEET



ROGELL park
(former Rogell Golf Course)
18600 Berg Rd
DISTRICT 1 | NORTHWEST DETROIT
detroitmi.gov/rogell



UPDATED PROJECT TIMELINE

PLANNING, DESIGN &
ENVIRONMENTALS
FALL '20 - WINTER '24

PROCUREMENT &
CONTRACTING
WINTER '24 - SUMMER '24

CONSTRUCTION
SUMMER '24 - SPRING '25

Updated December 31, 2023

How big will the park be?

Approximately 98 acres

How is this project funded?

The project is funded through the Strategic Neighborhood Fund (SNF) and the American Rescue Plan Act (ARPA).

Why did you extend the timeline for this project?

In late 2018, the City purchased the Rogell Site to create a regional park based on the community's vision as outlined in the Grand River Northwest Neighborhood Framework Plan. The same year, the City worked with the community to create the Rogell Master Plan, which refined the vision and design of the park, and set a phased implementation strategy. In 2019, the City hired a design team to kick off implementation, which included Environmental Review. Testing revealed soil contamination consistent with the site's previous use as a golf course. Common contaminants were historically used to prevent

the growth of weeds and were also contained in some fertilizers.

Since then, the City and State (EGLE) have been actively drafting what actions need to take place to ensure the park is deemed safe for public use. These collective actions are called a Response Activity Plan (ResAP). Now, after ongoing work with the State, the City is ready to finalize its formal proposal (the ResAP) and it will follow EGLE's official procedure for approval which can take up to 180 days.

What is EGLE? What is a ResAP?

Michigan Department of Environment, Great Lakes, and Energy (EGLE) is a State Government agency charged with protecting Michigan's environment and public health by managing air, water, land, and energy resources. As part of its duties, EGLE reviews Response Activity Plans (ResAP). A Response Activity Plan (ResAP) is an approach or

strategy created by the owner of land with identified contaminants that lays out how the land will be used and mitigated to ensure the property is safe for the intended use.

Is the land safe?

Yes, it will be. Coordination with EGLE to ensure public safety has resulted in multiple revisions that provide for the safety of future visitors—unfortunately, this delayed the construction timeline. Once EGLE officially approves the City's ResAP, the first phase of the Rogell Park improvements can proceed, and the park can safely open.

How were the Master Plan recommendations developed?

The initial vision for Rogell was established during the Grand River Northwest Neighborhood Framework Plan adopted in 2018. Engagement for the Framework Plan included 5 Large Public Meetings, 30+ Focus Groups and over 400+ Residents.

During that community engagement process, the redevelopment of the former golf course into a public park arose as a priority.

Special focus groups of over 50 residents were formed for the Rogell Park Master Plan. Feedback was provided through interactive exercises and group discussions at three different points in the process. In addition, City staff met with residents abutting the future park site throughout the weeks leading up to the final presentation of the plan. The result is a concept defining Rogell Park as one of Detroit's signature passive-recreation destinations immersing Detroiters into nature through trails, wetlands, and meadows.

When can we expect the Master Plan to be complete?

The first phase of improvements will be completed in 2024. Implementation of future phases of the Master Plan depend on the availability of funds.

Rogell Park will serve as a Regional Park in our Parks System, meaning it will likely draw users from far beyond Northwest Detroit. As such, it is prioritized for investment in our Parks and Recreation Strategic Plan. It is also a priority for grant funding.

Where are all the activities like basketball courts and playgrounds?

The land survey of site conditions at Rogell include existing wetlands, flooding, and topography that is not suitable for the development of active recreation spaces. Therefore, community participants in the Master Planning process decided that Rogell should be

a nature-based park.

Active amenities are only possible on the Eastern side of the park, along Lahser- adjacent to Lahser Clarita Park which was improved in 2022.

Can we make changes to the Master Plan?

The Master Plan is a guiding document that speaks to the community's vision and the overall intent of the park. The first phase of improvements are in the process of being implemented and future phases are dependent on funding. Any changes to the Master Plan would require further community engagement.

**Please note that any improvement not consistent with the current Master Plan will require its own EGLE approval prior to construction.

Will the park be used to handle stormwater?

In its natural state, the park helps manage Rouge River Flooding. New construction will accommodate flooding by using elevated boardwalks in areas of concern.

According to DWSD, there are no other current stormwater plans for the park – the analysis determined a Green Stormwater Infrastructure project inside the park would not be cost effective. DWSD recently finished two bioretention practices on Berg Road at Charles Wright Academy and is doing studies on the westside for future stormwater management projects.

What's happening on the development site?

The Detroit Economic Growth Corporation (DEGC) is leading the effort to develop a portion of the site. For current information, please contact **Nicole Scott** at nscott@degc.org.

Are you going to fix the parking lot?

The parking lot improvements are shown in concept plans being put out to bid for the GSD led implementation project. Once the bids return, we will better understand what we can afford.

Any plans for the clubhouse?

Short term plans are to stabilize and weatherize the building. If we do not take these initial steps the preservation and future use of the building is at risk. Additionally, we hope to also repair the porch so it can safely be enjoyed by the community.

Who do I contact if I need more information?

WITHIN THE ROGELL PARK BOUNDARIES:

PLANNING (PSPU)

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STAY INFORMED
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