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CITY OF DETROIT
MAYOR MICHAEL DUGGAN
PLANNING AND
DEVELOPMENT DEPARTMENT
ANTOINE BRYANT, DIRECTOR



CRIXDALE FARMS

2024

CRIXDALE FARMS

Neighborhood Framework
Planning and Development Department
City of Detroit 2024



DRAFT

**Neighborhood Framework Plan
GRIXDALE FARMS**

**CITY OF DETROIT
MAYOR MICHAEL DUGGAN**

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ANTOINE BRYANT, DIRECTOR**

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Foreword

The Grixdale Farms Neighborhood Framework study examines an area bounded by one of the city's most beautiful parks, Palmer Park, and the major commercial corridor of Woodward Ave. Other commercial corridors are John R to the east, 7 Mile to the north, and McNichols to the south. The neighborhood has strong residential foundations with beautiful architectural homes and committed residents. It also contains notable retail destinations and active community groups. Together, these groups—including block clubs, neighborhood organizations, and churches—combine to create a historically cohesive neighborhood. However, late 20th-century citywide economic distress and disinvestment have led to the vacancy and demolition of many homes in the area.

Throughout the planning process, the planning team—which includes the Planning and Development Department (PDD), Department of Neighborhoods (DON), Department of Public Works (DPW), Detroit Economic Growth Corporation (DEGC), General Services Department (GSD), Housing and Revitalization Department (HRD), the Mayor's Office, and Council Member Calloway's Office—worked closely with community members over the course of a year. The planning process employed a variety of engagement strategies, including large-scale town hall meetings and smaller group conversations. Ultimately, these strategies helped identify the community's needs and priorities for short-term (1-2 years), mid-term (3-5 years), and long-term (6-10 years) implementation strategies.

These potential implementation strategies focus on parks and open spaces, streets and transportation, housing, and economic development.

This document will illustrate the potential concepts and ideas provided by the community through the engagement process.

Acknowledgements

Planning and Development Department (PDD)

Department of Neighborhood (DON)

Department of Public Works (DPW)

Detroit Economic Growth Corporation (DEGC)

General Services Department (GSD)

Housing and Revitalization Department (HRD)

America's Community Council

Mayor's Office

District 2 Council Member Calloway's Office

Grixdale Farms Community

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EXECUTIVE SUMMARY

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Introduction

The Grixdale Farms Neighborhood Framework Plan is a comprehensive strategy that comes through the engagement with the community over the past year. The plan outlines short-, mid-, and long-term goals to enhance four key focus areas:

- Housing & Vacancy
- Connectivity
- Open Space
- Economic Development

These elements are integrated into a unified, holistic framework to guide the neighborhood's future growth and revitalization.

The Grixdale Farms planning area represents a significant opportunity, having shown resilience and progress over the past decade despite facing challenges. This plan aims to establish a clear and shared vision for the community's future, built on collaboration and commitment from both residents and the City.

The boundaries of this Framework Plan are Woodward Avenue to the west and John R Street to the east, with West 7 Mile Road as its northern boundary and West McNichols Road to the south.



Neighborhood

The Grixdale Farms Neighborhood, located in Detroit’s District 2 on the west side of the city, covers just under half a square mile. With a median age of around 36, about 1,500 Detroiters proudly call this area home. Today, Grixdale Farms is experiencing a resurgence. Once facing various challenges, the neighborhood is now seeing a rise in population, a stabilization of home values, increased economic development, and is becoming a place where more people want to live and invest.



History

Bounded by Woodward Avenue to the west, John R Street to the east, West 7 Mile Road to the north, and West McNichols Road to the south, Grixdale Farms has a rich history. Originally built in 1909, the stretch of Woodward Avenue from W 7 Mile Road to West McNichols was the first mile of concrete-paved road in the United States. This mile, costing around \$14,000, paved the way for modern highways, advancing the development of America’s automobile infrastructure. With roots dating back to the early 1900s, Woodward Avenue remains a



vibrant hub of economic development. This corridor in the Grixdale Farms Neighborhood hosts beloved Detroit staples like Dutch Girl Donuts and La Dolce Vita, a popular Italian restaurant, making it an inviting area for new businesses.



7 Mile Road

7 Mile Road also thrives with local economic activity. A community favorite, Detroit One Coney Island, sits at the southwest corner of 7 Mile and John R Road, serving a variety of dishes to loyal customers. On the north side of 7 Mile, a block west of Detroit One Coney Island, is the Detroit campus of America’s Community Council (ACC). Established in the neighborhood in 1979, ACC is dedicated to “ensuring humanity lives in every community by providing core human needs to all people.” ACC supports the neighborhood with essential services, including health aid, youth programs, WIC services, employment training, and more, remaining a valued community partner helping individuals in every way they can.

Palmer Park

Palmer Park, located just west of Grixdale Farms, is one of thirteen regional parks in the Detroit parks system. This 281-acre park includes woodlands, meadows, recreational areas, and athletic fields. In recent years, major improvements have been made to the park, attracting more neighborhood visitors. These enhancements include new full-sized and junior tennis courts, walkways, a playground, a fitness zone, a pavilion and plaza area, and upgraded park lighting.



Palmer Park, located just across Woodward Avenue, is the closest city-owned park to the Grixdale Farms Neighborhood.

John R Community Park

However, the community has also established its own small neighborhood park on the east end of Grixdale Farms. Situated between Grixdale and Greendale on John R Street, the John R Community Park spans two neighborhood parcels and features amenities like playground equipment and park benches. This park is owned and

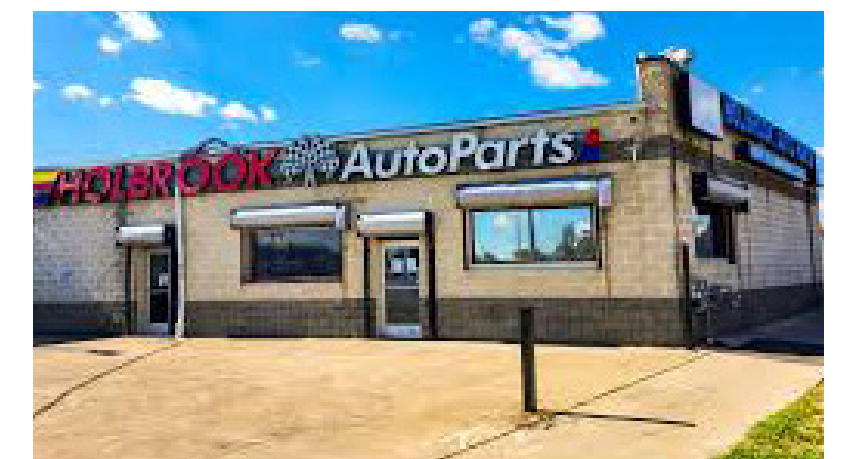


Maintained by Glory to God Christian Church which is adjacent to the park. This well-loved park is considered a valuable asset, bringing enjoyment and a sense of pride to the community.



W McNichols Rd

The east and south borders of the Grixdale Farms Neighborhood are largely industrial. Just south of Grixdale Farms lies the city of Highland Park, with less than a half-mile border shared along West McNichols Road, where Holbrook Auto Parts occupies much of the stretch. John R, the eastern border, is also an area of industrial activity. While John R is not as developed as other economic corridors in the community, it still hosts several small businesses, and is relatively well maintained.



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PLAN GOALS

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PLAN GOALS

The **Grixdale Farms Neighborhood Framework Plan** is a comprehensive initiative designed to enhance the community's quality of life through collaborative short-term, mid-term, and long-term strategies. The plan focuses on the following key areas:

- Housing & Vacancy
- Connectivity
- Open Space
- Economic Development

Goals of the Framework Plan

The goal is to partner with the Grixdale Farms Community and City Departments to create a clear roadmap addressing the community's needs and opportunities. This includes:

1. Promoting Economic Development Growth and Stability
2. Improving Mobility Throughout the Neighborhood Safely and Efficiently
3. Activating and Improving Open

Spaces

4. Establishing a Strategy for Vacant Land
5. Creating New Housing Opportunities
6. Promoting Viable Economic Development Corridors

Using these goals to guide conversations with the community and City Departments is essential for the success of this framework plan. These discussions will ensure that the City Departments clearly understand the community's needs and priorities, shaping solutions that directly benefit Grixdale Farms.

City Departments Responsible for Focus Areas

- **Housing & Vacancy:** HRD/DLBA
- **Connectivity:** DPW/MDOT
- **Open Space:** GSD
- **Economic Development:** DEGC/NED/HRD

Together, these efforts aim to create a vibrant, sustainable, and connected neighborhood.

NEIGHBORHOOD BOUNDARIES



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COMMUNITY ENGAGEMENT

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FRAMEWORK PLAN KICK OFF

Neighborhood Clean Initiative

The Grixdale Farms Framework Plan officially kicked off on April 20th, 2023, with a small community meeting held at Greenfield Union Elementary-Middle School. Organized by Jessica Park the Deputy Chief Operating Officer from the Mayor's office. The meeting served as an update for the community on recent efforts, such as demolitions and clean-ups, aimed at improving the neighborhood. City departments were introduced, and the Grixdale Farms Plan was formally announced. Council Member Angela Calloway emphasized that the plan would be shaped by the community's own needs and desires based on their input. This initial meeting set the foundation for the plan and clarified expectations for both the City and the community.

Following the initial community meeting, a follow-up meeting was held

on June 22, 2023, where City departments provided updates on police enforcement and cleanup efforts. The Detroit Police Department and the Wayne County Sheriff's Office shared progress on their collaborative efforts to address crime in the area, along with outreach initiatives aimed at stabilizing the community.

The residents expressed their overall appreciation for the ongoing improvements, including cleared alleys and sidewalks, mowed vacant lots, boarded-up abandoned houses, and demolished dilapidated structures.



CLEAN INITIATIVE



COMMUNITY OUTREACH

Planning Process

Following the kickoff, the planning process officially began with a meeting on August 23, 2023, at ACC. This meeting introduced the Grixdale Farms Neighborhood Framework Plan, setting expectations, outlining plan goals, identifying focus areas, and presenting an overview of the existing conditions report. During the presentation, the existing conditions were broken down by focus area, and the community participated in an activity where they shared their likes and dislikes for each area. This feedback



served as a starting point for understanding the community’s priorities and perspectives on the neighborhood.

The next meeting took place on October 17, 2023, at the Palmer Park Community Hosue. The focus of this meeting was to introduce the city departments responsible for each focus area. These departments provided a more detailed existing conditions report, shared information about their programs, and addressed questions from the community.



The third meeting, held on February 28, 2024 at the Palmer Park Community Hosue, was a community charrette organized as an open house. Each city department responsible for a focus area hosted a table where residents could ask questions, share their needs and wants, and discuss their vision for the plan. These direct conversations with city departments helped them begin identifying the tools and resources needed to establish short-, mid-, and long-term goals and priorities for the plan.



As interest in the neighborhood grew, and with the City of Detroit’s redistricting set to transition the neighborhood from District 2 to District 3 in January 2026, the Planning and Development Department was invited to attend two additional smaller community meetings. These meetings aimed to introduce the plan to a broader audience and gather input from individuals who may not have participated in the initial planning process.



COMMUNITY OUTREACH

Our final community meeting, held in September 2024, focused on presenting the finalized short-, mid-, and long-term goals and priorities for the Grixdale Farms Neighborhood. Leading up to this meeting, the Planning and Development Department held multiple sessions with city departments to align on these goals and priorities, ensuring the plan provided a clear and actionable path forward.

During the meeting, developers and community partners active in the neighborhood joined to discuss future developments, community services, and amenities they offer. They also addressed questions from residents, fostering a collaborative discussion about the neighborhood's future.

Following this final meeting, the Planning and Development Department began drafting a detailed booklet outlining the final plan. This booklet included all key

elements of the plan and was shared with the community for a final review. This step allowed residents to provide input, ensuring any inaccuracies or elements that did not reflect the community's vision were addressed before publication.



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EXISTING CONDITIONS

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EXISTING CONDITIONS

Neighborhood Boundaries

The Grixdale Farms neighborhood is bordered by Woodward Avenue to the west and John R Street to the east, with West 7 Mile Road as its northern boundary and West McNichols Road to the south.

Located north of Highland Park and east of the Palmer Park Historic Apartment District and Palmer Park, Grixdale Farms sits just below the Penrose neighborhood.

Palmer Park, located just west of Grixdale Farms, is one of thirteen regional parks in the Detroit parks system. This 281-acre park includes woodlands, meadows, recreational areas, and athletic fields. In recent years, major improvements have been made to the park, attracting more neighborhood visitors. These enhancements include new full-sized and junior tennis courts, walkways, a playground, a fitness zone, a pavilion and plaza area, and upgraded park lighting.

NEIGHBORHOOD BOUNDARIES



Ownership

In the Grixdale Farms Community, there are approximately 450 Vacant DLBA Owned Residential Parcels.

Throughout the commercial corridors, there are:

- 80 Vacant Privately Owned Commercial Structures (26 on Woodward Ave, 30 on W 7 Mile Rd, & 24 on John R St)
- 13 Vacant City Owned Commercial Parcials (All on John R St)
- 2 Vacant City Owned Commercial Structures (1 on Woodward Ave & 1 on W 7 Mile Rd)
- 71 Occupied Privately Owned Commercial Structures (23 on Woodward Ave, 23 on W 7 Mile Rd, 18 on John r St, and 7 on W McNichols Rd)



Zoning

The zoning in the Grixdale Farms Neighborhood is similar to that of a typical Detroit neighborhood. It primarily consists of **R-1 (Single-Family Residential District)** and **R-2 (Two-Family Residential District)**, with some areas designated as **R-3 (Low-Density Residential District)** within the residential sections.

Bordering the neighborhood, the economic development corridors are zoned as **B4 (General Business District)** to support commercial activity and growth.

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EXISTING ZONING



| | |
|--|--|
| B4 - General Business District | |
| P1 - Open Parking District | |
| R1 - Single-Family Residential District | |
| R2 - Two-Family Residential District | |
| R3 - Low Density Residential District | |

Infrastructure

The Grixdale Farms neighborhood features 43 speed humps distributed throughout its streets. Most of the west-to-east streets are one-way, except for Nevada Street, which is a two-way street. Charleston Street, running north to south, is also a two-way street in the neighborhood.

Woodward: Woodward is considered M-1 and it is owned and managed by MDOT. Street Speed Limit is 50 but the community believes that people drive much faster. The road contains five lanes on each side of the median, one going north and one going south; that includes a parking lane on both sides. The community has expressed concerns about crossing the street to get to Palmer Park. There are two mid block pedestrian crosswalks on Woodward.

John R: John R has two lanes running north and south, with a parking lane on both sides.

7 Mile: 7 Mile has two lanes running east and west. There is no turning lane except at inner sections. Many people complain about the lane transition going west to east crossing Woodward.

McNichols: McNichols has two lanes running east and west.

Public Transportation

Public transportation is well-served by the DDOT bus system, which operates along all four commercial corridors. Key routes include:

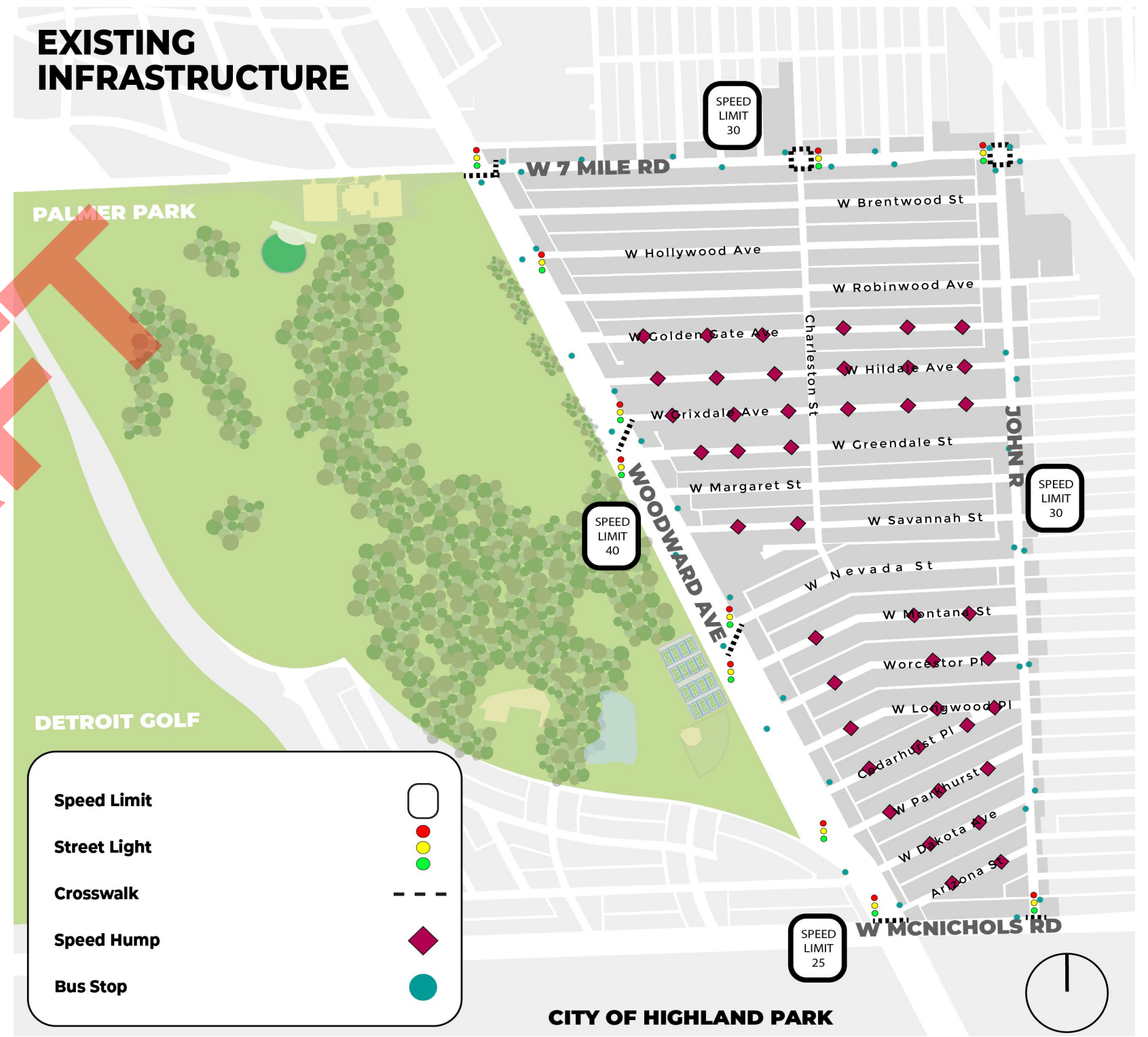
- **4 Woodward (ConnectTen Network):** This 24/7 route connects Detroit and Highland Park, running between the State Fairgrounds Transit Center and the Renaissance Center in Downtown Detroit. Main streets served include Woodward, Park, Washington Blvd, and Larned. There is only one bus shelter on Woodward in the framework boundary.

- **7 Seven Mile:** A Crosstown route operating 24/7, it links Redford and Detroit between the Meijer in Old Redford and St. John Hospital. Key streets include Grand River, Lahser, 7 Mile, Cadieux, Morang, and Moross. There are no bus shelters

- **23 Hamilton:** Running along the John R corridor, this west-side route connects Downtown Detroit's Rosa Parks Transit Center to the Gateway Shopping Plaza and Meijer at 8 Mile & Woodward. Major streets served include McNichols, John R, Hamilton, and 3rd. There are no bus shelters.

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EXISTING INFRASTRUCTURE



| | |
|---------------------|--|
| Speed Limit | |
| Street Light | |
| Crosswalk | |
| Speed Hump | |
| Bus Stop | |

CITY OF HIGHLAND PARK

STREETS

The Grixdale Farms neighborhood consists of seventeen streets running east to west, with Charleston Street serving as the only arterial road running north to south. Most of the neighborhood's streets are one-way, except for Nevada Street, the only two-way street running east to west, and Charleston Street, the sole two-way north-to-south street.

The neighborhood is bordered by four commercial corridors: Woodward Avenue to the west, John R Street to the east, West 7 Mile Road to the north, and West McNichols Road to the south.

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EXISTING STREETS



PARKS

Palmer Park, located just across Woodward Avenue, is the closest city-owned park to the Grixdale Farms Neighborhood. Palmer Park has a steward called the People for Palmer Park.

The community has also established its own small neighborhood park on the east end of Grixdale Farms. Situated between Grixdale and Greendale on John R Street, the John R Community Park spans two neighborhood parcels and features amenities like playground equipment and park benches. This well-loved park is considered a valuable asset, bringing enjoyment and a sense of pride to the community.

Additionally, the neighborhood features another City of Detroit park, Hildale-Grixdale Park, located between Hildale Street and Grixdale Street. This area primarily serves as open green space, acting as a natural buffer for the neighborhood.



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HOUSING
PRIORITIES

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HOUSING PRIORITIES

Throughout the outreach process, many community members emphasized the need for new development in the area. The **yellow-highlighted** area encompasses the most stable blocks in the neighborhood, with minimal vacancy, and includes areas where new development projects are underway. This makes it a prime focus for stabilization efforts.

The **orange-highlighted** area presents significant opportunities for infill development. With numerous contiguous DLBA-owned lots, this area is an ideal candidate to market to developers interested in building housing in the City of Detroit.

The **turquoise-highlighted** area represents the neighborhood's most significant challenge in terms of housing and vacancy. With the highest concentration of DLBA-owned vacant land, this area is a key focus for future large-scale housing developments.

In the interim, blight remediation will be a top priority in this area as it is prepared for potential development.

Short-Term 1-2 years

- Promote sale of DLBA Owned Lots & Structures
- Support new development
- Inform residence of HRD tools and opportunities that are available

Mid-Term 3-5 years

- Push for infill Development
- Promote Sale of DLBA Owned Land & Structures
- Inform residence of HRD tools and opportunities that are available

Long-Term 6-10 years

- Blight removal on Vacant DLBA Lots & Structures
- Potential holds for new developments
- Inform Residence of HRD tools and opportunities that are available

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THE VILLAGE OF HAIFA

Dr. Haifa Fakhouri, who immigrated to Michigan from Jordan at the age of 23, is the founder, president, and CEO of the American Communities Council (formerly the Arab American and Chaldean Council), the nation's largest human-services organization dedicated to supporting the Middle Eastern community. The organization offers vital services such as counseling, healthcare, job training, immigration assistance, and youth programs. In tribute to Dr. Fakhouri's legacy, the ACC is planning to develop mixed typology, mixed income, and refugee housing in the Grixdale Farms community.

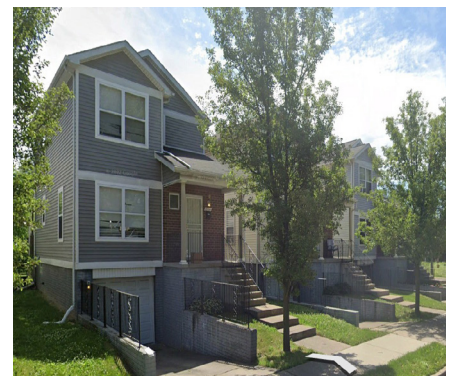
This long term conceptual plan aligns with the community's priorities for the area. As the plan progresses, targeted community outreach will be conducted to gather input from Grixdale Farms residents. The community will have the opportunity to provide feedback on key aspects of the project, including the types of housing, their placement, and the overall quantity to be developed.



CONCEPTUAL TOWNHOME



CONCEPTUAL MULTIFAMILY BUILDING



CONCEPTUAL SINGLE FAMILY



CONCEPTUAL DUPLEX



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CONNECTIVITY PRIORITIES

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CONNECTIVITY PRIORITIES

During discussions with the community, several key infrastructure needs were frequently highlighted. Residents emphasized the importance of repairing streets and sidewalks, as well as installing speed humps, particularly in the northern part of the neighborhood.

The community also expressed a strong desire to enhance connectivity, including the addition of a bike lane along the John R corridor. This bike lane would link the neighborhood to the existing bike lanes in Ferndale along John R and improve access to Palmer Park across Woodward. In addition, residents supported the idea of a Woodward Avenue bike lane on the Palmer Park side to further connect Ferndale and potentially link to the Joe Louis Greenway. These improvements would not only enhance mobility but also promote a safer and more bike-friendly environment.

To support economic development within neighborhood corridors, the community prioritized efforts to beautify and improve safety. Suggestions included upgrading existing streetlights, adding decorative lighting, and implementing measures to make neighborhood streets and corridors more inviting and secure.

Short-Term 1-2 years

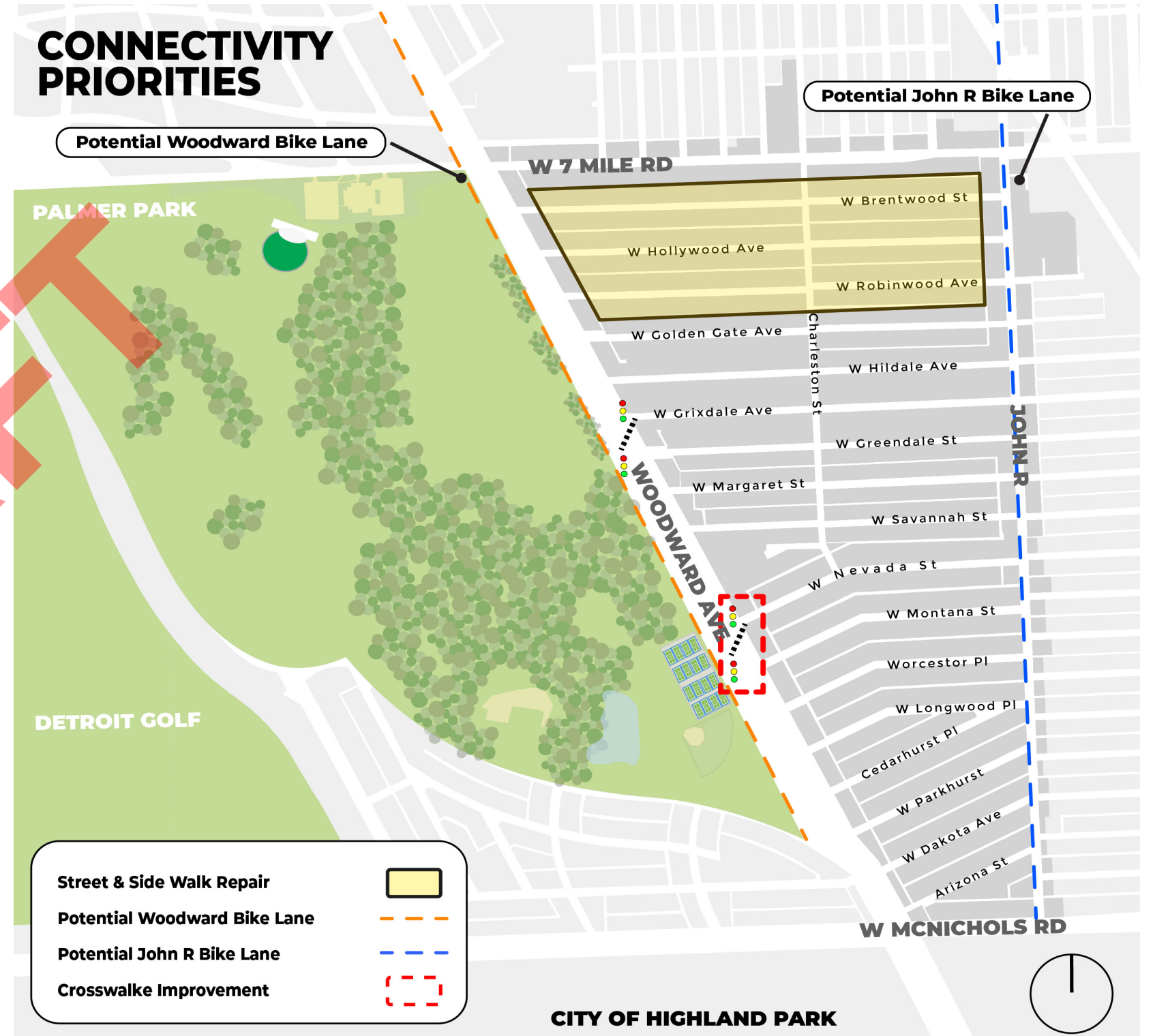
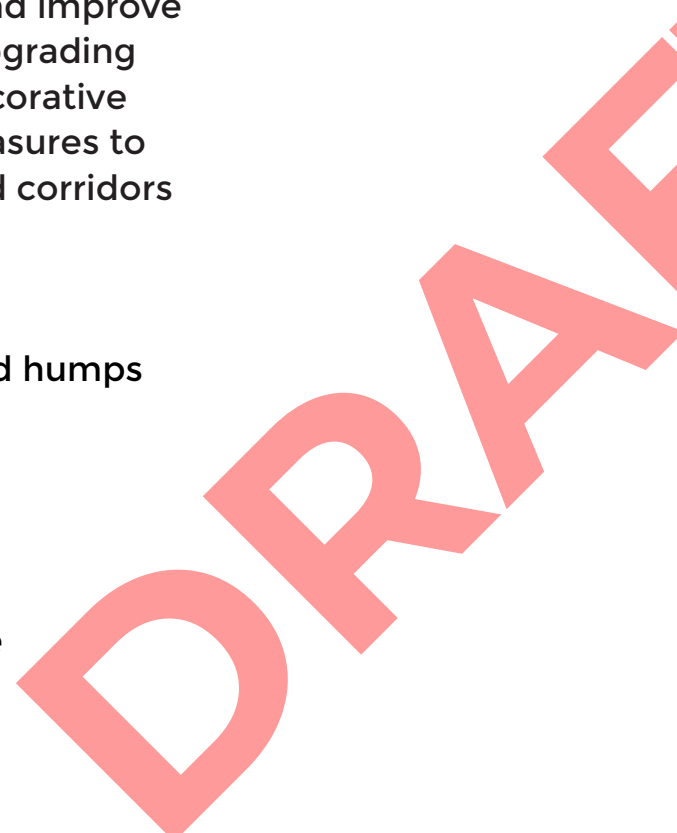
- Street & sidewalk repair, speed humps

Mid-Term 3-5 years

- John R Bike Lane (Tentative)
- Restriping 7 Mile
- Bus shelter upgrades
- Woodward crosswalk upgrade

Long-Term 6-10 years

- Woodward Bike Lane (Tentative)
- JLG Connection
- Decorative Street Lights & Street Light Upgrades



Conceptual Woodward Two-Way Cycle Track

In conversations with the community, residents expressed interest in adding a two-way cycle track on the west side of Woodward Avenue, near Palmer Park. This location was proposed to support ongoing economic development on the east side, where developers and businesses are already actively investing.

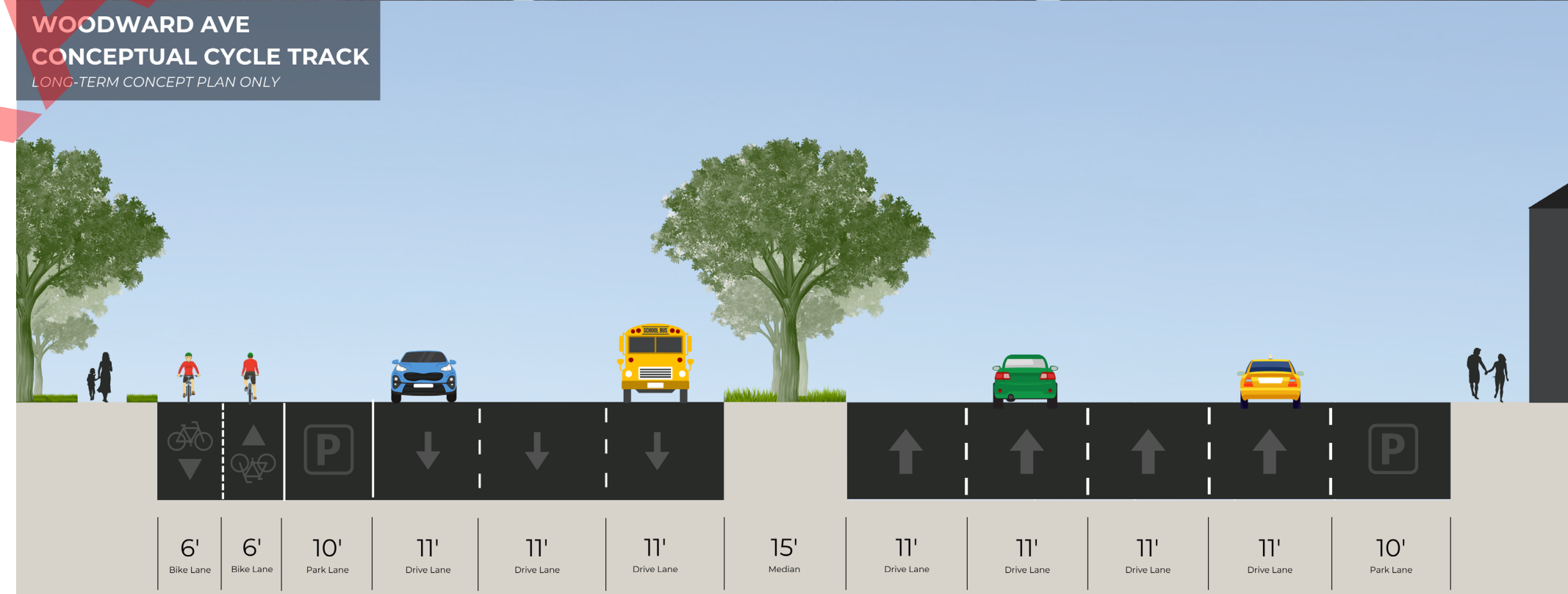
The two-way cycle track would also connect to the existing bike lane on Woodward Avenue in Ferndale, enhancing connectivity throughout the neighborhood and surrounding areas. This improvement would provide safer, more convenient routes for cyclists and strengthen links between key destinations.

Since Woodward (M-1) is owned and maintained by MDOT, this **long-term conceptual plan** will require coordination with MDOT. Currently, there are no funds allocated for this concept.



WOODWARD AVE
CONCEPTUAL CYCLE TRACK
LONG-TERM CONCEPT PLAN ONLY

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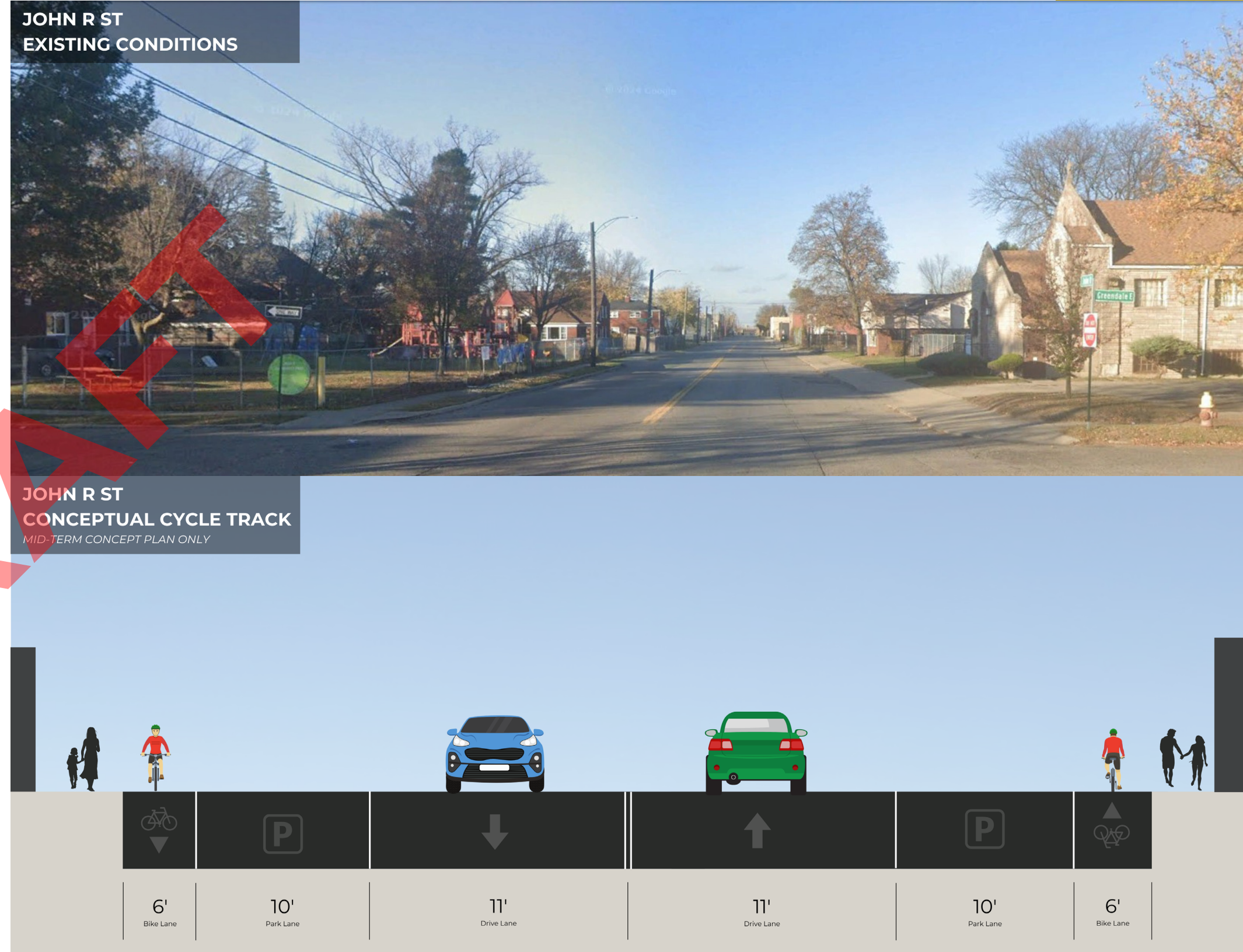
Conceptual John R Cycle Track

During conversations with the community, residents expressed interest in adding a cycle track on John R Street. The proposed concept includes one bike lane traveling north on the north side of John R and one bike lane traveling south on the south side of the street.

The community identified this location as ideal for the John R corridor due to its lower traffic volume and its potential to connect with the bike lane in Ferndale, further enhancing connectivity.

This **mid-term conceptual plan** is currently unfunded but will be coordinated with the Department of Public Works (DPW) with the goal of construction within 3-5 years.

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OPEN SPACE PRIORITIES

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OPEN SPACE PRIORITIES

Some of the community's primary concerns included illegal dumping and maintaining the cleanliness of the neighborhood. Residents also expressed interest in repurposing vacant land to both reduce areas prone to dumping and enhance the neighborhood's appearance.

Additionally, the community voiced a desire for wayfinding signage throughout the area, as well as a "Grixdale Farms Neighborhood" sign to foster a stronger sense of identity.

Regarding recreational activities, residents appreciated the ongoing tennis programs at Palmer Park and suggested introducing a senior tennis program to further engage older community members.

Short-Term 1-2 years Goals

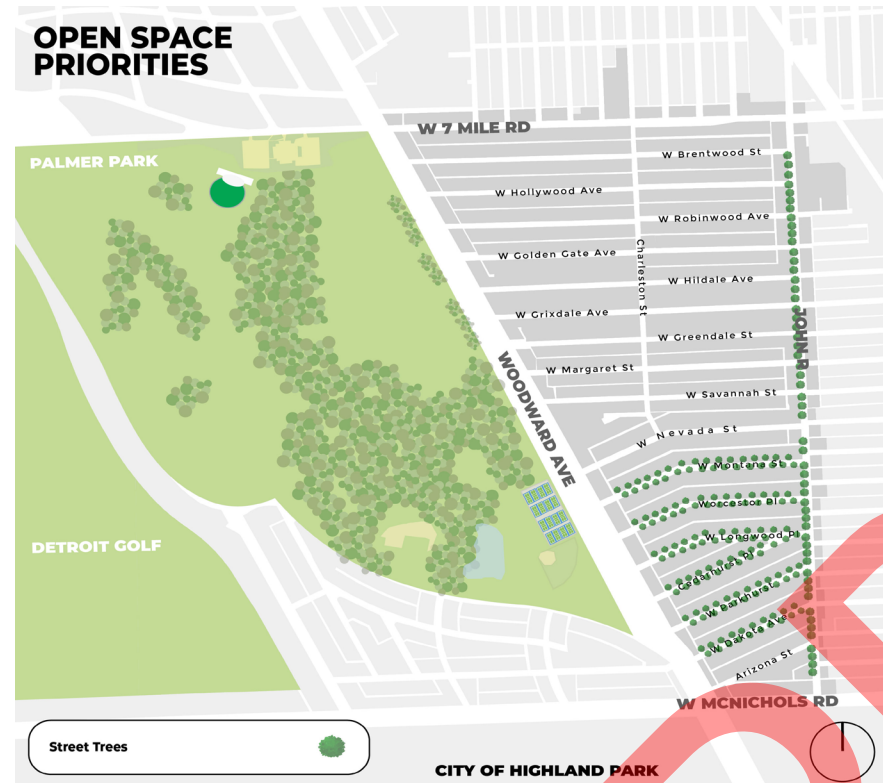
- Anti Dumping Efforts
- Community Flower Beds
- Vacant Land Activation
- Way Finding
- Bike Station
- Senior Tennis Program



The community expressed interest in increasing the tree canopy throughout the neighborhood and along its corridors to enhance the overall beauty and appearance of the area.

Mid-Term 1-2 years Goals

- Tree Plantings (Tentative)
- Tree Canopy Improvements on Corridor and in Neighborhood



To help reduce dumping and provide more recreational space, the community expressed interest in establishing a neighborhood park.

Long-Term 6-10 years Goals
- Community Pocket Park



Conceptual Neighborhood Park

During conversations with the community, residents expressed a desire for a new neighborhood park. The goal for this park is to create a shared open space that enhances the neighborhood's beauty, utilizes vacant land, and helps deter illegal dumping, contributing to a cleaner and more welcoming environment.

Discussions with the General Services Department (GSD) revealed that **long-term** funding for this **conceptual plan** may be available. As the project moves forward, community outreach will be conducted to ensure residents have a say in the park's location and design, making it a space that truly reflects their needs and vision.

LONG TERM PRIORITY
CONCEPTUAL PLAN ONLY



Neighborhood Park Concept

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ECONOMIC DEVELOPMENT PRIORITIES

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ECONOMIC DEVELOPMENT PRIORITIES

The four economic corridors bordering the Grixdale Farms community each have unique, yet similar, needs.

Woodward Ave

Short-Term 1-2 years

- Support existing businesses using DEGC resources

Mid-Term 3-5 years

- Understand new proposed developments/connect with developers

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development

John R St

Short-Term 1-2 years

- Support existing businesses using DEGC resources

Mid-Term 3-5 years

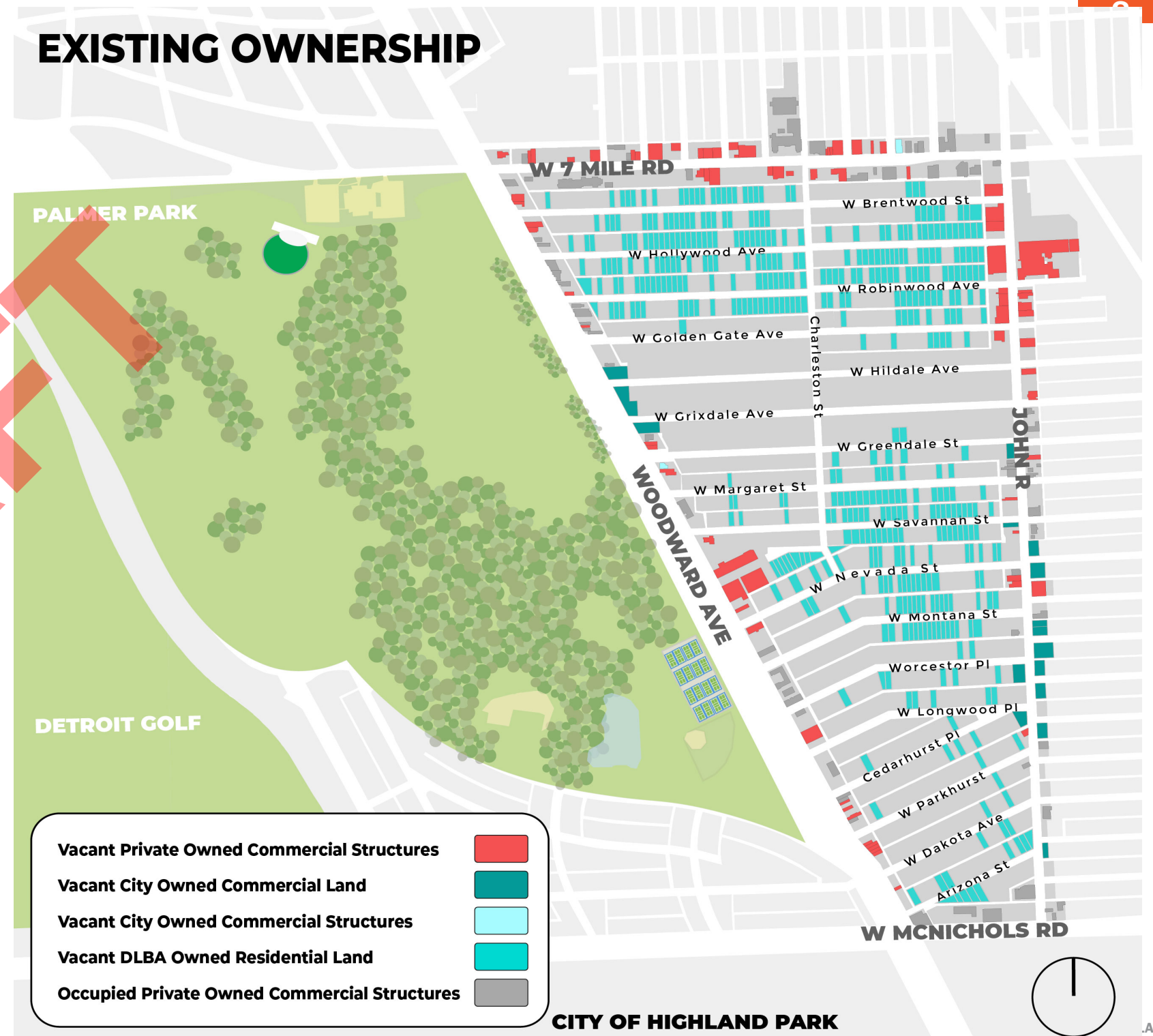
- Strategy for City Owned Land Opportunities RFP, Advance Market City Owned Structures

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development



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ECONOMIC DEVELOPMENT PRIORITIES

W 7 Mile Rd

Short-Term 1-2 years

- Support existing businesses using DEGC resources

Mid-Term 3-5 years

- Understand new proposed developments/ connect with developers

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development
- Strategy for activating City Owned Structures

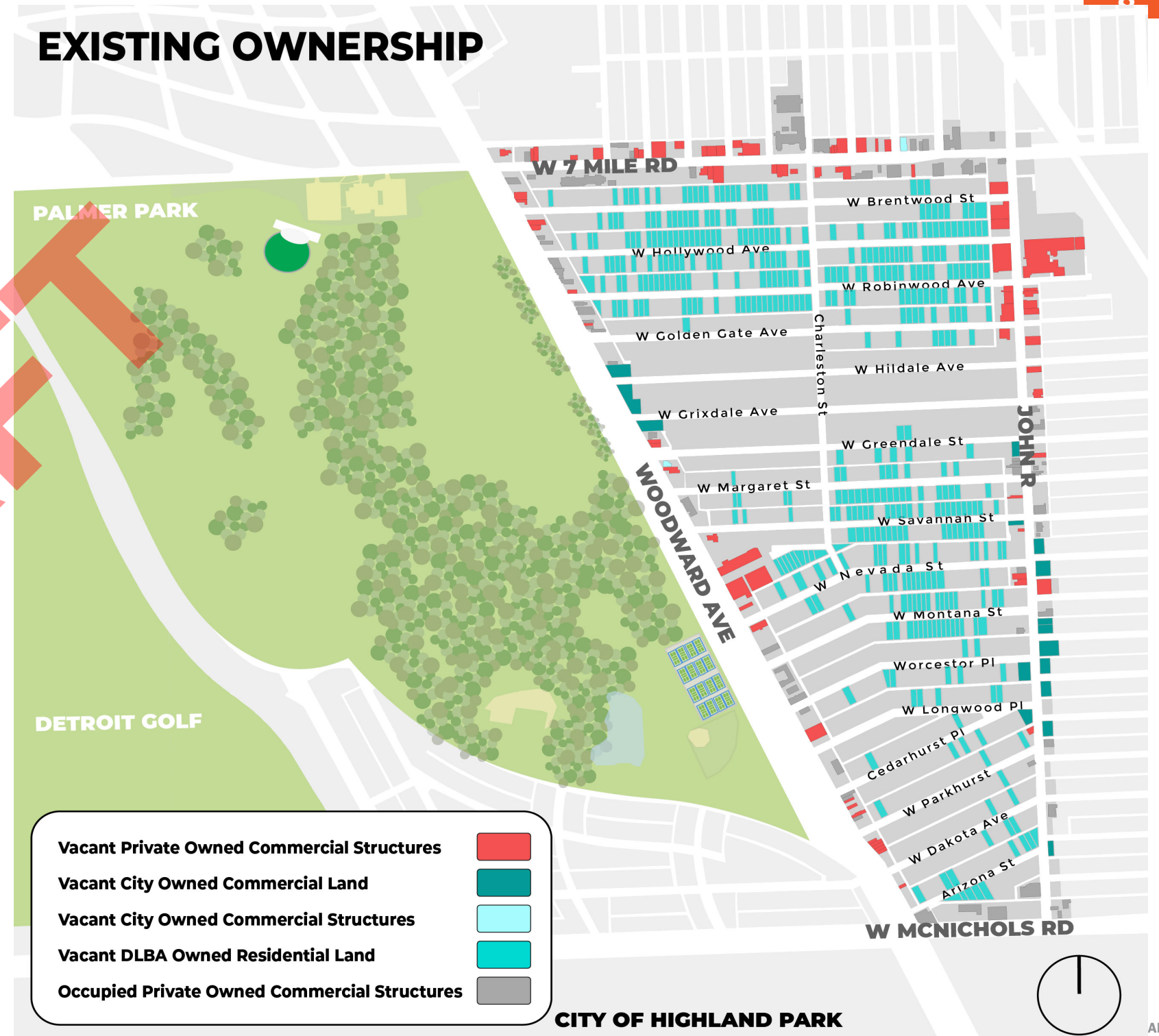


W McNichols Rd

The W. McNichols corridor is bordered by Grixdale Farms to the north and Highland Park to the south. Both sides of the corridor are stable and predominantly owned by Holbrook Auto Parts. This plan will include proactive efforts to collaborate with Holbrook Auto Parts to understand their future goals and objectives.



EXISTING OWNERSHIP



ECONOMIC DEVELOPMENT PRIORITIES

Conceptual Commercial Development

Through our discussions with the community, residents expressed a desire for new commercial development along the corridors, including restaurants, retail stores, and coffee shops.

One **mid-term conceptual commercial development** plan focuses on 7 Mile, aligning with the vision of the Grixdale community for this corridor. Collaborating with the Detroit Economic Growth Corporation (DEGC) will help ensure that we attract businesses that are a perfect fit for this area.

7 MILE CONCEPTUAL COMMERCIAL DEVELOPMENT

MID-TERM CONCEPT PLAN ONLY



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CONCLUSION

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CONCLUSION

This booklet highlights the history of the Grixdale Farms community while presenting a shared vision for a vibrant future. Through a partnership between the Grixdale Farms community and the City of Detroit's departments, this comprehensive initiative aims to enhance the quality of life by implementing collaborative short-term, mid-term, and long-term strategies, creating a clear roadmap to address the community's needs and opportunities.

With the completion of this framework planning process, we now move forward to implement these strategies, working toward building a stronger and more vibrant Grixdale Farms neighborhood.

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