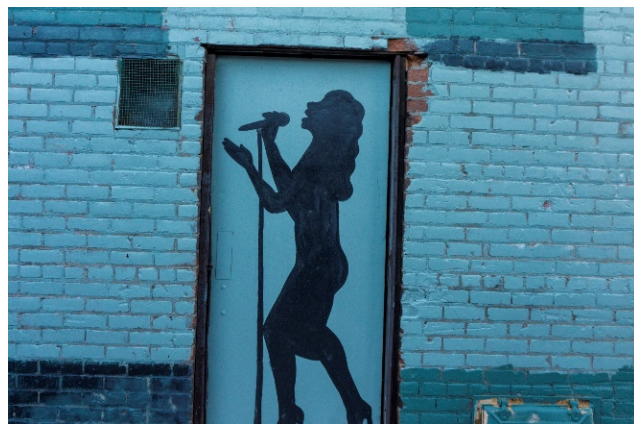
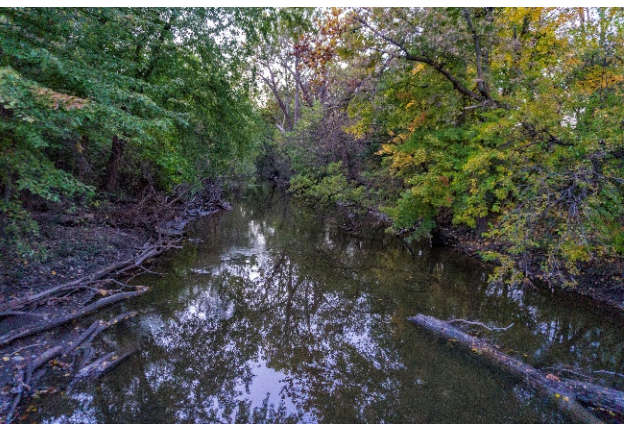
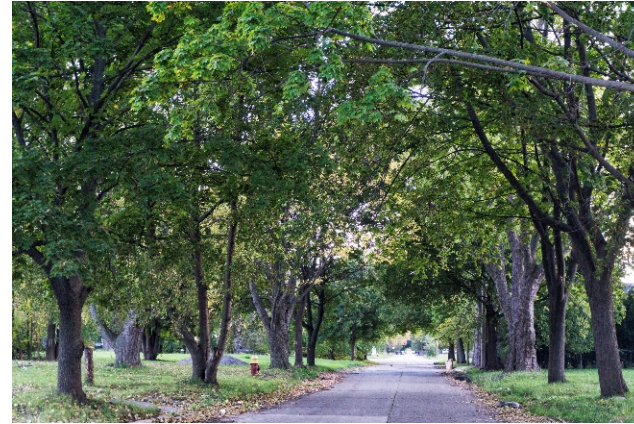


# GRAND RIVER/NORTHWEST DETROIT NEIGHBORHOOD PLANNING





WELCOME TO THE  
Grandmont Rosedale Communities

Detroit

“remembering what it  
is that drew us here”





A vibrant city square, likely in New York City, featuring a central monument with a statue on top. The square is filled with colorful plastic chairs (blue, green, white) and a sandpit where children are playing. The background is dominated by tall, modern buildings. The text "Downtown" and "The Heart of the City" is overlaid in large, yellow, sans-serif font.

# Downtown

"The Heart of the City"



A man in a white t-shirt and light blue shorts is walking hand-in-hand with a young girl in a floral dress. They are walking past a coffee shop named "Coffee and Beans". The shop has a teal sign above the entrance that says "Coffee and ( )". There is a chalkboard sign in front of the shop that says "Coffee and Beans" with a drawing of a coffee cup. The shop has a red awning and wooden benches outside. There are some flowers in the foreground.

Coffee and ( )

# Neighborhoods

“The Soul of the City”



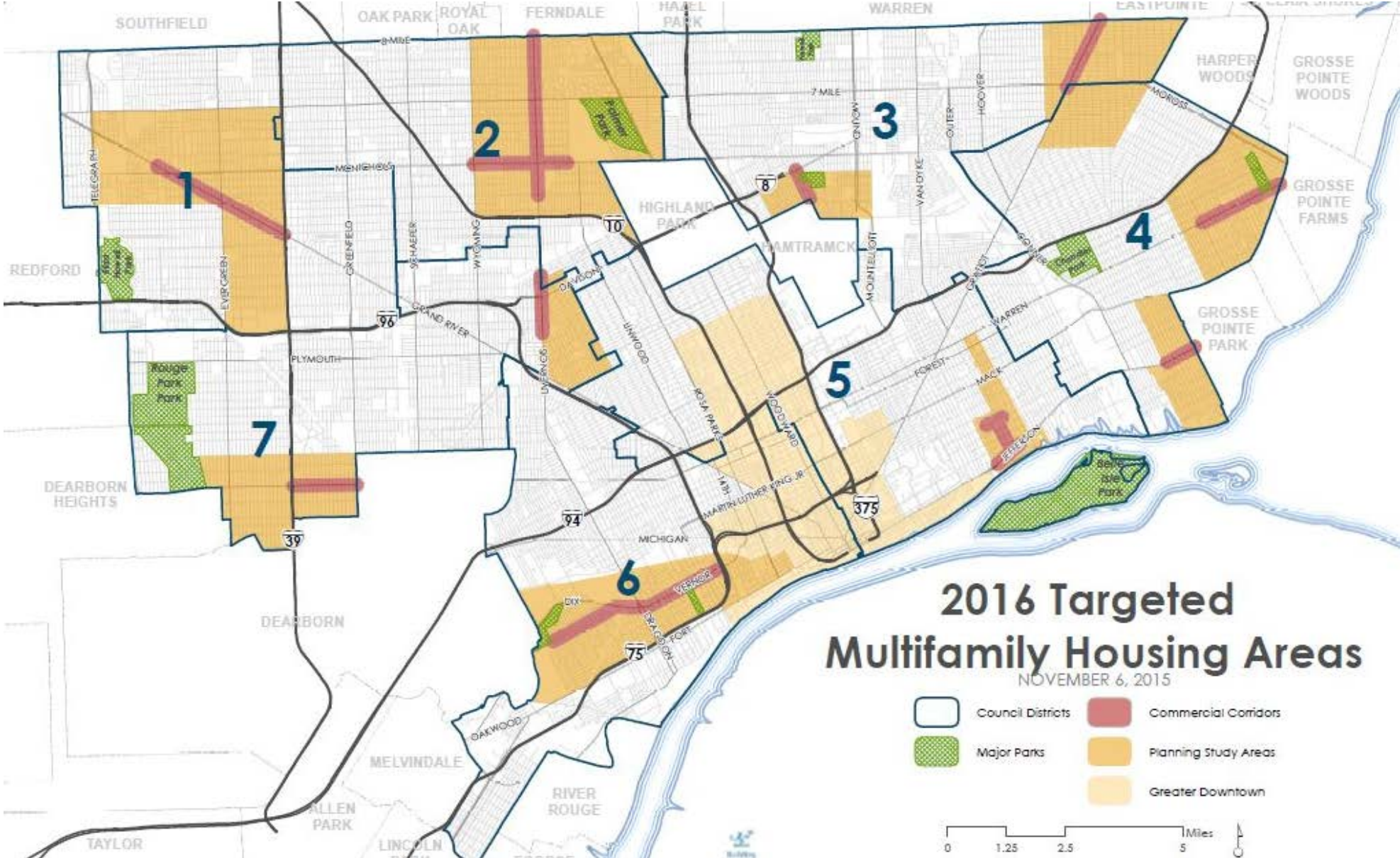
# TONIGHT'S AGENDA



- |      |                               |        |
|------|-------------------------------|--------|
| I.   | Project Update and Schedule   | 10 min |
| II.  | Presentation & Keypad Polling | 60 min |
| III. | Q+A                           | 10 min |
| IV.  | Next Steps                    | 10 min |

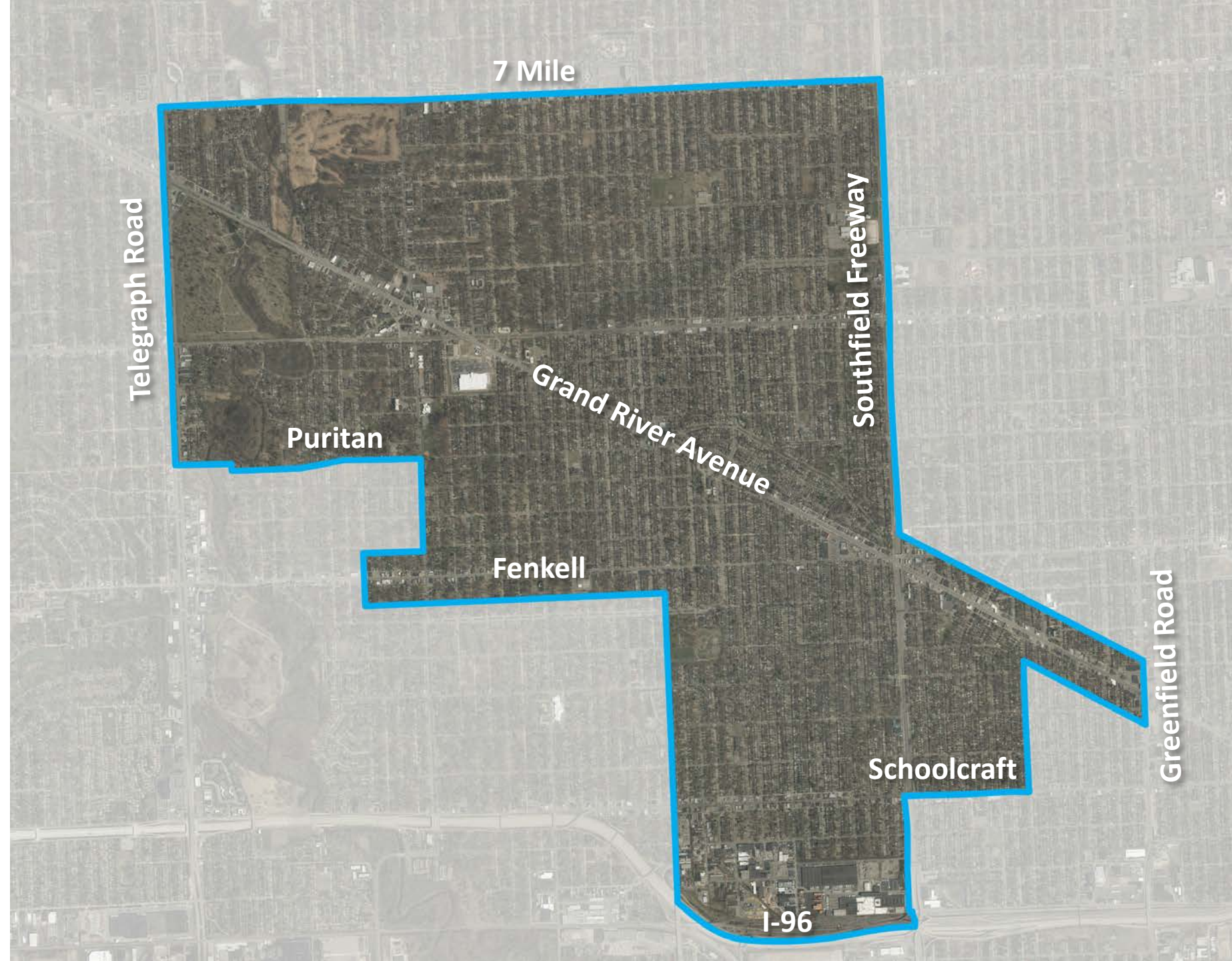


# CITYWIDE PLANNING





# STUDY AREA





# NW DETROIT STUDY AREA

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



# THIS STUDY INCLUDES

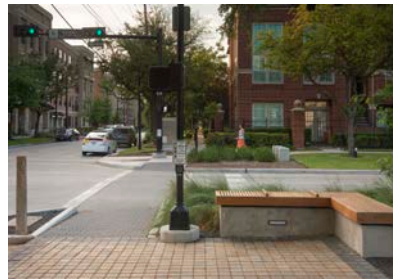


**RESEARCH & COMMUNITY  
ENGAGEMENT**



**LANDSCAPE & GSI**

*(Green Stormwater Infrastructure)*



**STREETSCAPE & MOBILITY**



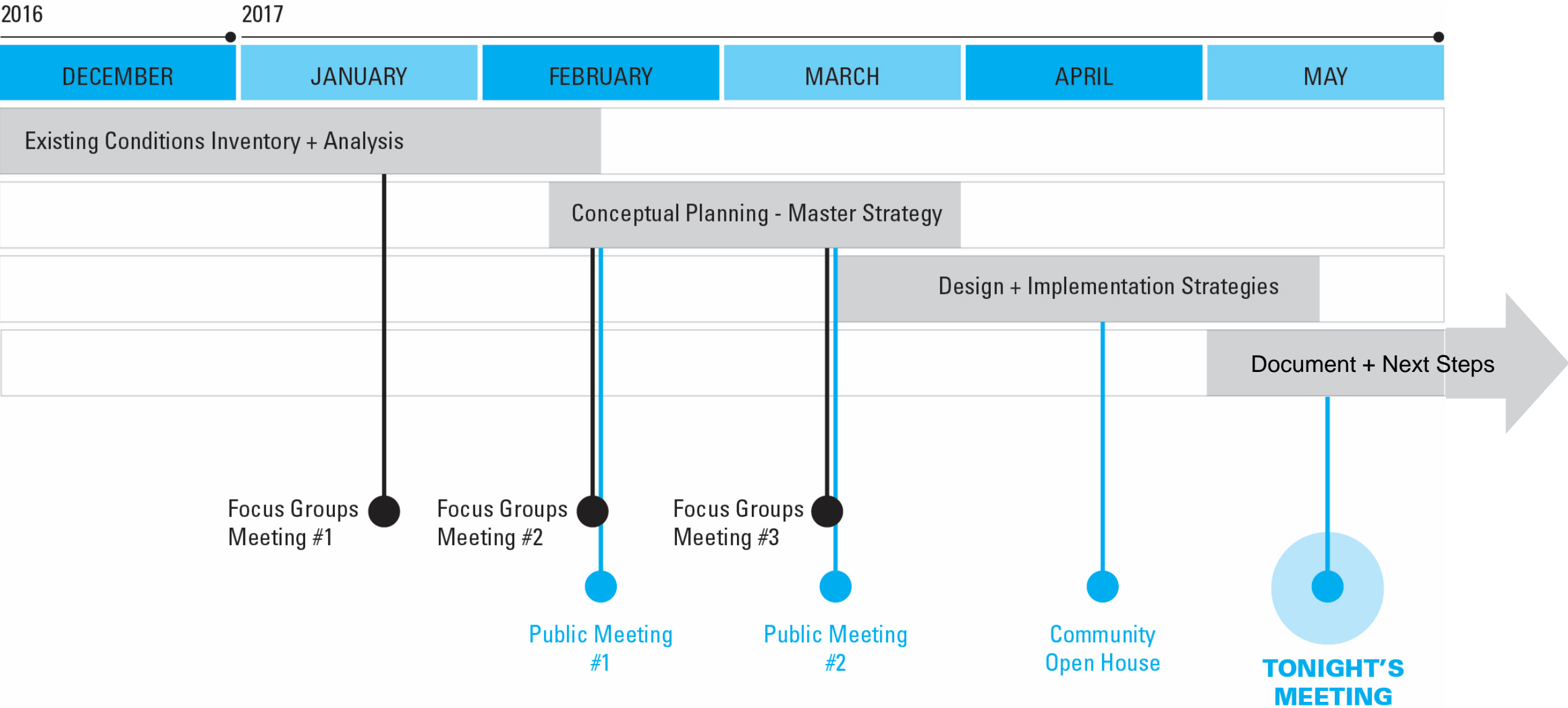
**DEVELOPMENT: ECONOMIC,  
HOUSING, PRESERVATION**



**ZONING / PARKING STRATEGY**

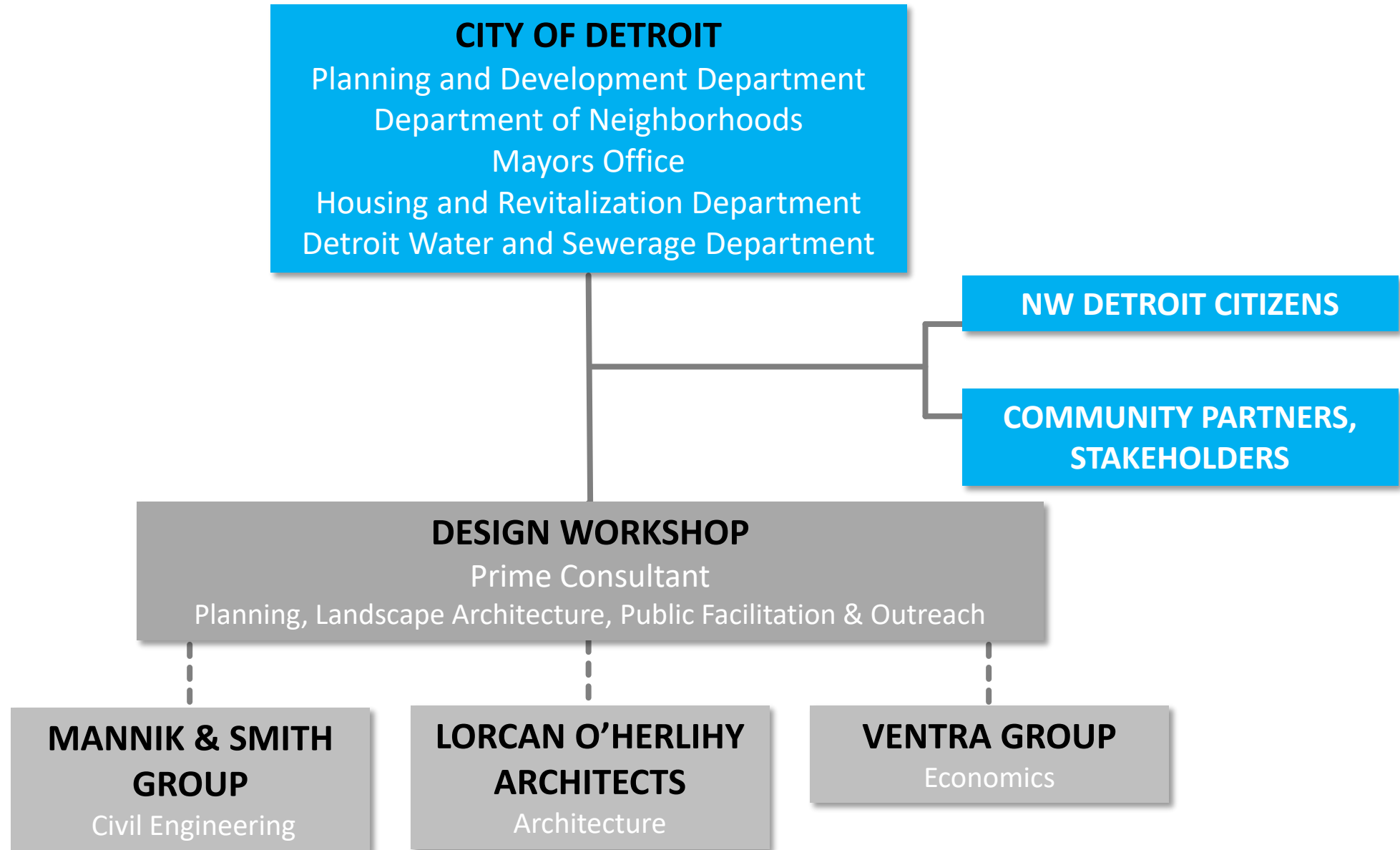


# PROJECT SCHEDULE





# THE TEAM







# PURPOSE OF TONIGHT'S MEETING

- Provide feedback on concepts and alternatives
- Contribute to the development of final strategies for NW Detroit
- Learn about next steps for implementation



# VISION

NW Detroit will be a vibrant area that is reflective of its diverse community members, businesses, landscapes and architecture





# STRATEGIC FRAMEWORK

A photograph of a narrow, leaf-covered path lined with chain-link fencing, set against a backdrop of dense trees with green and yellowing leaves. The path is covered in fallen yellow and brown leaves, and the chain-link fence runs along both sides, creating a sense of enclosure. The trees are lush with green leaves, though some are beginning to turn yellow, suggesting an autumn setting. The overall scene is a blend of nature and urban infrastructure.

Integrate Green Stormwater  
Infrastructure

Enhance Open Space + the  
Public Realm

Improve Connectivity +  
Experience of Travel

Create New Housing +  
Economic Opportunities



# PROJECT GOALS



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



1

# COMMUNITY DRIVEN PLAN





**13** FOCUS GROUP MEETINGS  
**3** PUBLIC ENGAGEMENT SESSIONS  
**400** COMMUNITY MEMBERS



# WHAT WE HEARD.....

1. Improve access to **Rouge River** from neighborhoods
2. There is interest in changing uses at the **Rogell Golf Course**
3. Introduce **stormwater management** systems
4. Reduce **vacant land**
5. Improve **street amenities**
6. Reevaluate road spaces on **Grand River**
7. Improve **pedestrian crossings** and **walkable** neighborhoods
8. Density and increase the variety of **local businesses**
9. Reutilize **historic buildings**

2

INTEGRATE GREEN  
STORMWATER  
INFRASTRUCTURE





# 2014 FLOOD

89 BLOCKS IN NW DETROIT  
EXPERIENCED BASEMENT BACKUPS.



707 MILLION  
GALLONS OF WATER







84%

OF PARTICIPANTS WANT TO ADD GREEN STORMWATER  
INFRASTRUCTURE TO RESIDENTIAL STREETS





69%  
OF PARTICIPANTS SUPPORT USING  
A RANGE OF GSI STRATEGIES



# ARE WE ON THE RIGHT TRACK?

Does the Team's concepts for green infrastructure strategies match your vision? *(select one)*

3%

A. Does not match at all

34%

B. Matches somewhat

44%

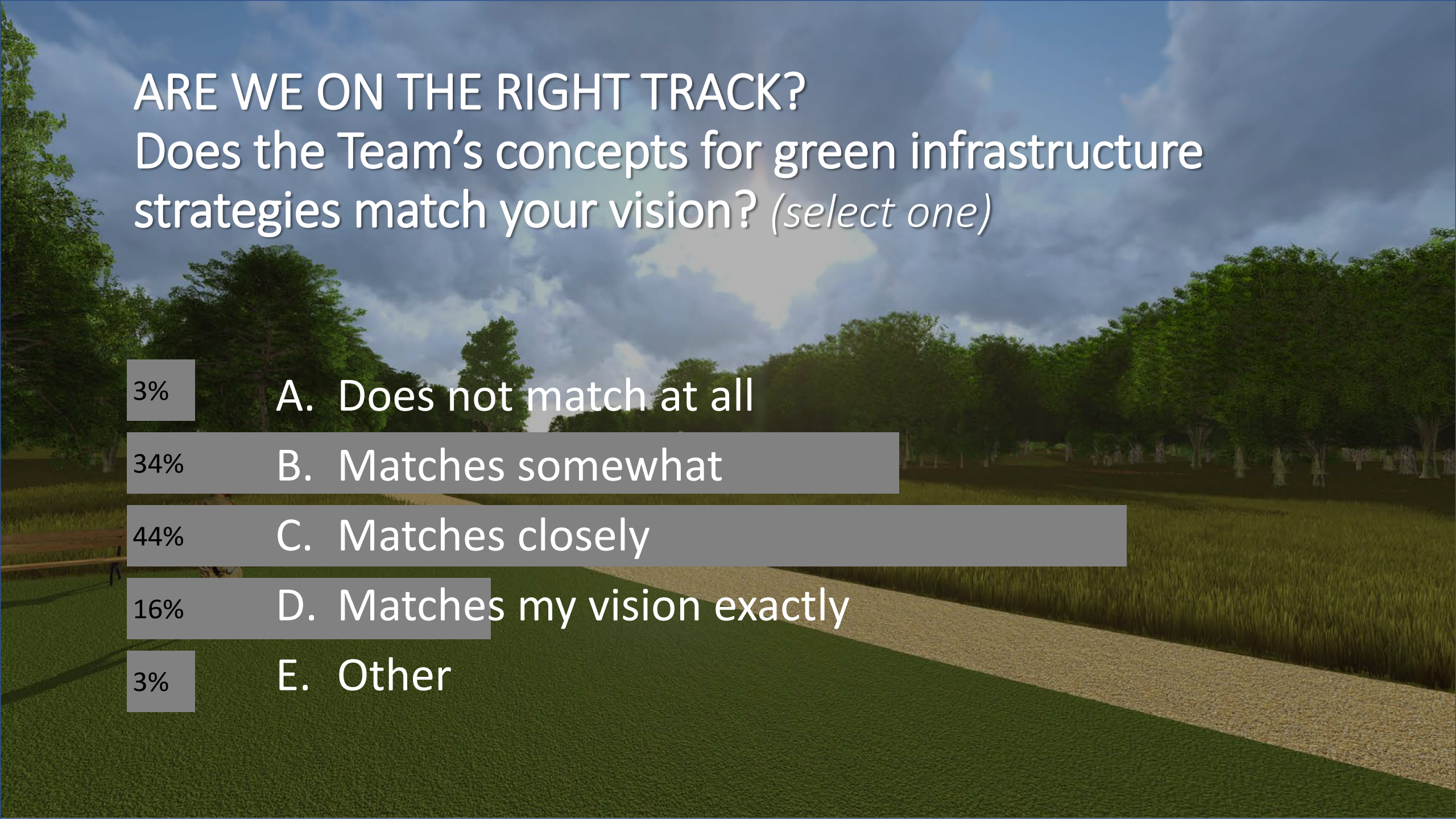
C. Matches closely

16%

D. Matches my vision exactly

3%

E. Other







40%

OF PARTICIPANTS WANT THE  
EDGE OF ROGELL TO LOOK LIKE  
NATURAL FOREST





STEP 1: REMOVE FENCE





STEP 2: REMOVE EXTRA PLANT MATERIAL





STEP 3: PLANT TREES





STEP 4: ADD PATH





STEP 6: ADD AMENITIES



# ARE WE ON THE RIGHT TRACK?

Does the Team's concept for the edge of Rogell match your vision? *(select one)*

12%

A. Does not match at all

27%

B. Matches somewhat

47%

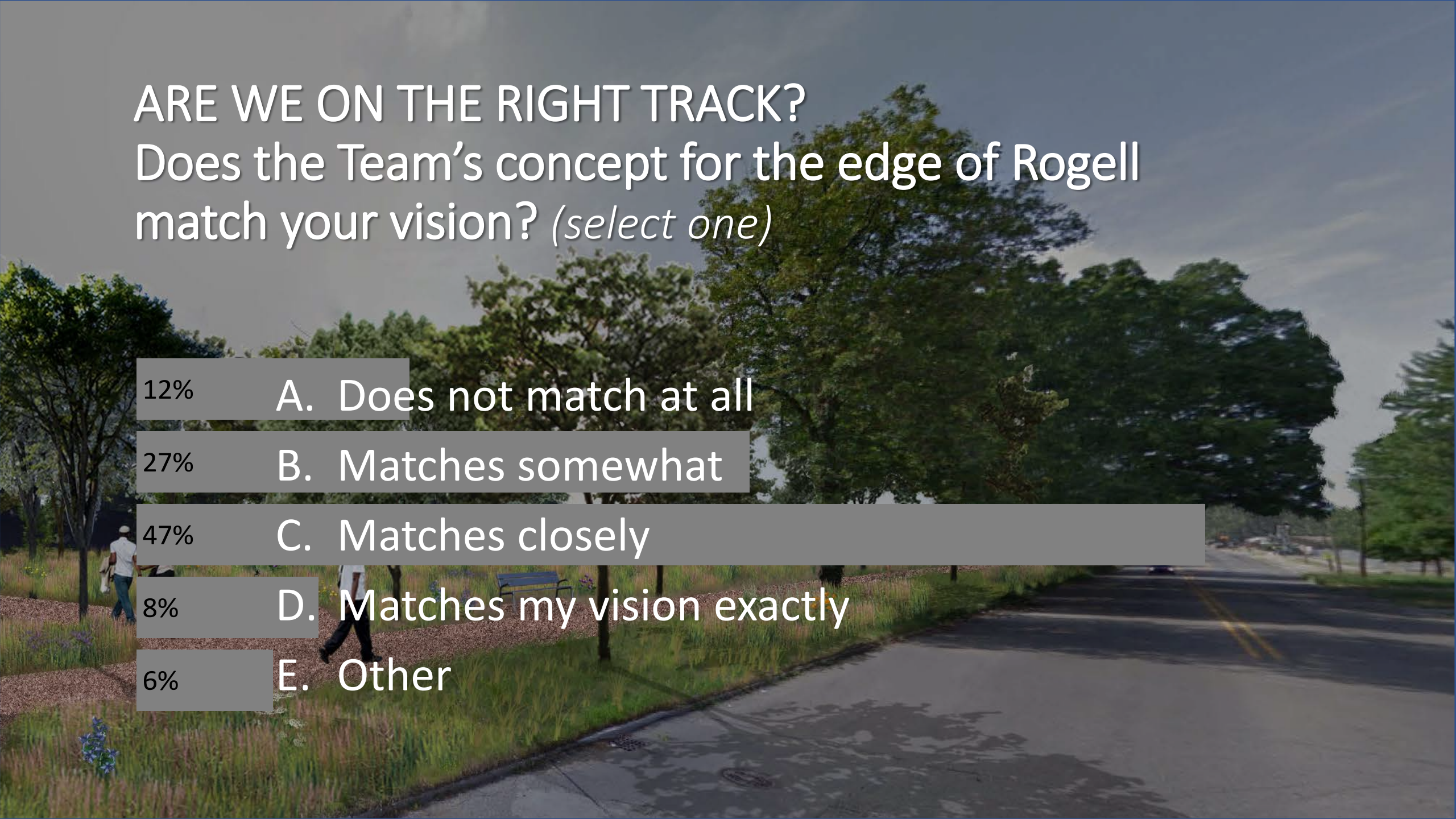
C. Matches closely

8%

D. Matches my vision exactly

6%

E. Other





3

ENHANCE OPEN SPACE +  
THE PUBLIC REALM





**STOEPEL PARK**  
 Park Improvements made possible through the  
 Wayne County Parks Millage  
 and in cooperation with:  
 Wayne County • City of Detroit • Ford Motor Company  
 Lowes / Keep America Beautiful • Detroit Tigers Foundation  
 Detroit Local Initiatives Support Corporation • Baseball Tomorrow Fund  
 Grandmont Rosedale Development Corporation

	
WAYNE COUNTY EXECUTIVE, ROBERT A. FORD	WAYNE COUNTY PARKS
COMMISSIONERS:	CITY COUNCIL:
THE HILLIER JIMMIE WALKER MARCUS TAYLOR LISA WALKER MARCUS TAYLOR MARCUS TAYLOR JAMES WALKER MARCUS TAYLOR	CHIEF OF PARKS JAMES WALKER MARCUS TAYLOR MARCUS TAYLOR MARCUS TAYLOR MARCUS TAYLOR MARCUS TAYLOR MARCUS TAYLOR MARCUS TAYLOR
	CITY CLERK: JAMES WALKER

NW DETROIT | 2 PARK ACRES PER 1000 RESIDENTS  
 CITY OF DETROIT AVERAGE IS 8





MORE THAN 2,500 PARCELS OF LAND ARE CURRENTLY UNDERUTILIZED IN NW DETROIT





PARTICIPANTS WHO WANT  
TO CREATE A GREENWAY  
ALONG THE ROUGE RIVER

87%





ROUGE GREENWAY at RIDGE ROAD

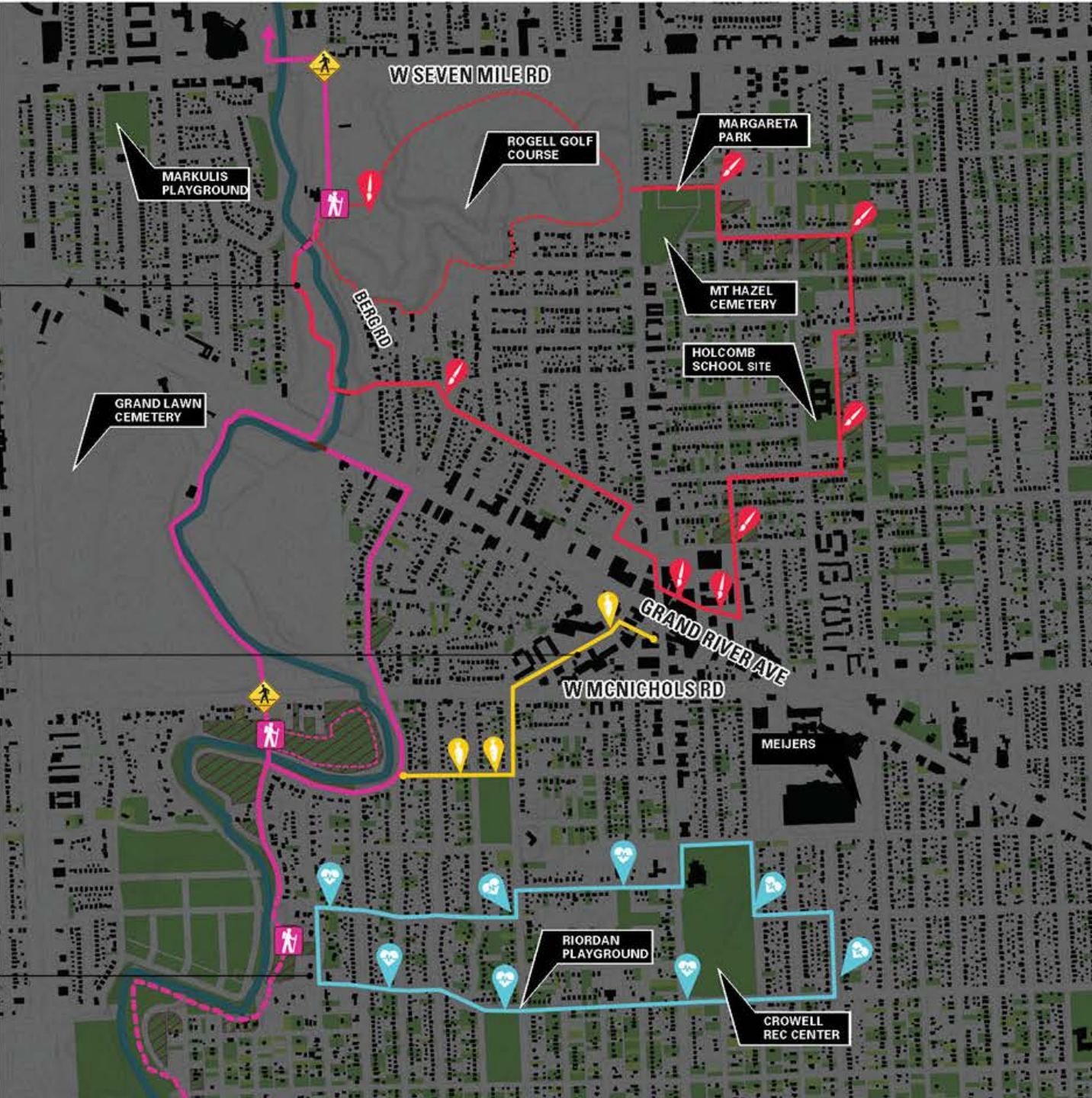


# NEIGHBORHOOD CONNECTIONS

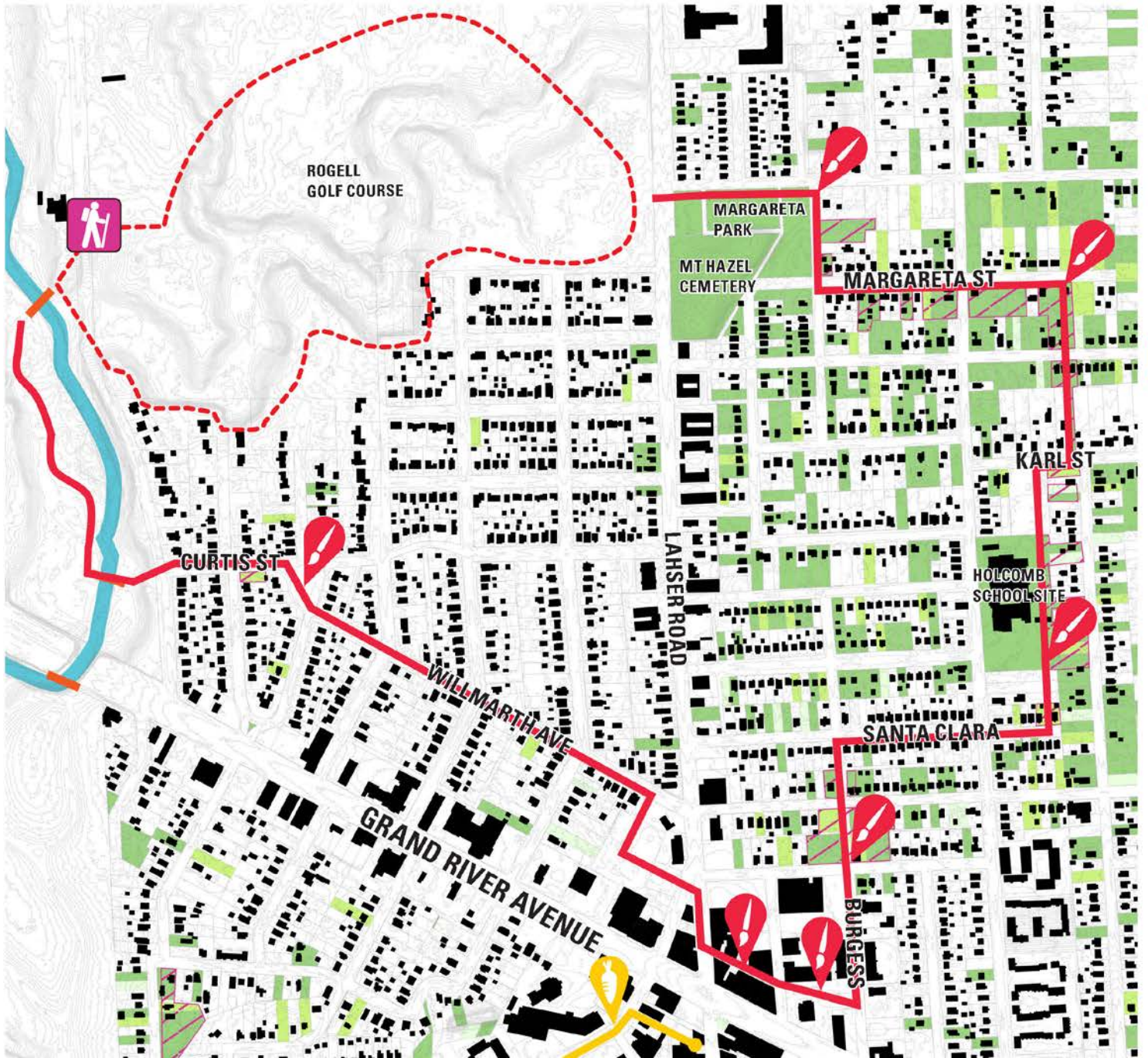
## North Loop: The Art Trail

## Grand River Connect: The Garden Trail

## South Loop: The Fitness Trail







- ART LOOP
- ROGELL SEGMENT
- ART INSTALLATION SITE
- TRAIL ACTIVATED VACANT PARCEL

# ART TRAIL





80%  
OF PARTICIPANTS BELIEVE  
THERE SHOULD BE MORE  
PUBLIC ART





59%

PARTICIPANTS  
WANT TO SEE THE ART  
TRAIL IMPLEMENTED FIRST





ART TRAIL AT HOLCOMB



# ARE WE ON THE RIGHT TRACK?

Does the Team's concept for reusing underutilized parcels to create greenways and neighborhood connections match your vision? *(select one)*

4%

A. Does not match at all

22%

B. Matches somewhat

54%

C. Matches closely

18%

D. Matches my vision exactly

1%

E. Other





4

IMPROVE CONNECTIVITY +  
THE EXPERIENCE OF TRAVEL





CHALLENGES  
PEDESTRIAN AMENITIES  
TREES  
TRANSIT AMENITIES  
STRIPED PARKING  
BIKE LANES  
SPEEDING  
UNSAFE  
LOUD



PARTICIPANTS WHO WANT MORE  
AMENITIES ALONG GRAND RIVER  
61%







TIRES and  
**DETROIT**

←  
LANE  
BIKE



# ARE WE ON THE RIGHT TRACK?

Does the Team's concept for amenities along Grand River match your vision? *(select one)*

8%

A. Does not match at all

25%

B. Matches somewhat

43%

C. Matches closely

24%

D. Matches my vision exactly

0%

E. Other





5

CREATE NEW HOUSING +  
ECONOMIC OPPORTUNITIES



HOLCOMB ELEMENTARY

MORE THAN 250  
UNOCCUPIED STRUCTURES IN NW DETROIT



# HOLCOMB SITE

MOST RESPONDENTS WOULD LIKE TO SEE BUILDINGS REUSED AS THEIR #1 PRIORITY





# HOLCOMB SITE



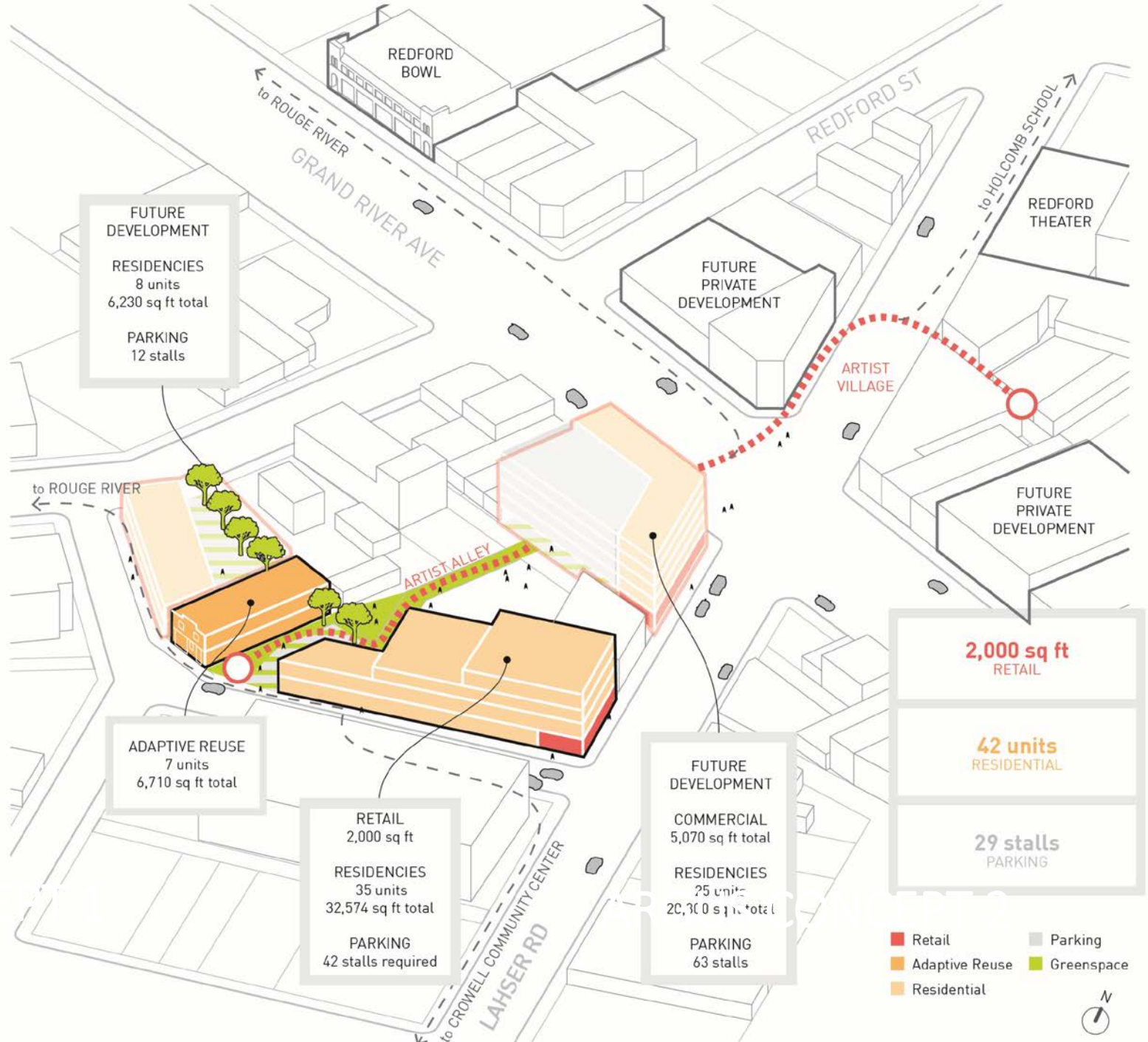


# ARGUS SITE





# ARGUS SITE



**FUTURE DEVELOPMENT**  
 RESIDENCIES  
 8 units  
 6,230 sq ft total  
 PARKING  
 12 stalls

**ADAPTIVE REUSE**  
 7 units  
 6,710 sq ft total

**RETAIL**  
 2,000 sq ft  
**RESIDENCIES**  
 35 units  
 32,574 sq ft total  
**PARKING**  
 42 stalls required

**FUTURE DEVELOPMENT**  
**COMMERCIAL**  
 5,070 sq ft total  
**RESIDENCIES**  
 25 units  
 20,300 sq ft total  
**PARKING**  
 63 stalls

**2,000 sq ft**  
 RETAIL  
**42 units**  
 RESIDENTIAL  
**29 stalls**  
 PARKING

- Retail
- Adaptive Reuse
- Residential
- Parking
- Greenspace





# ARE WE ON THE RIGHT TRACK?

Does the Team's concept for rehabilitating vacant buildings match your vision? *(select one)*

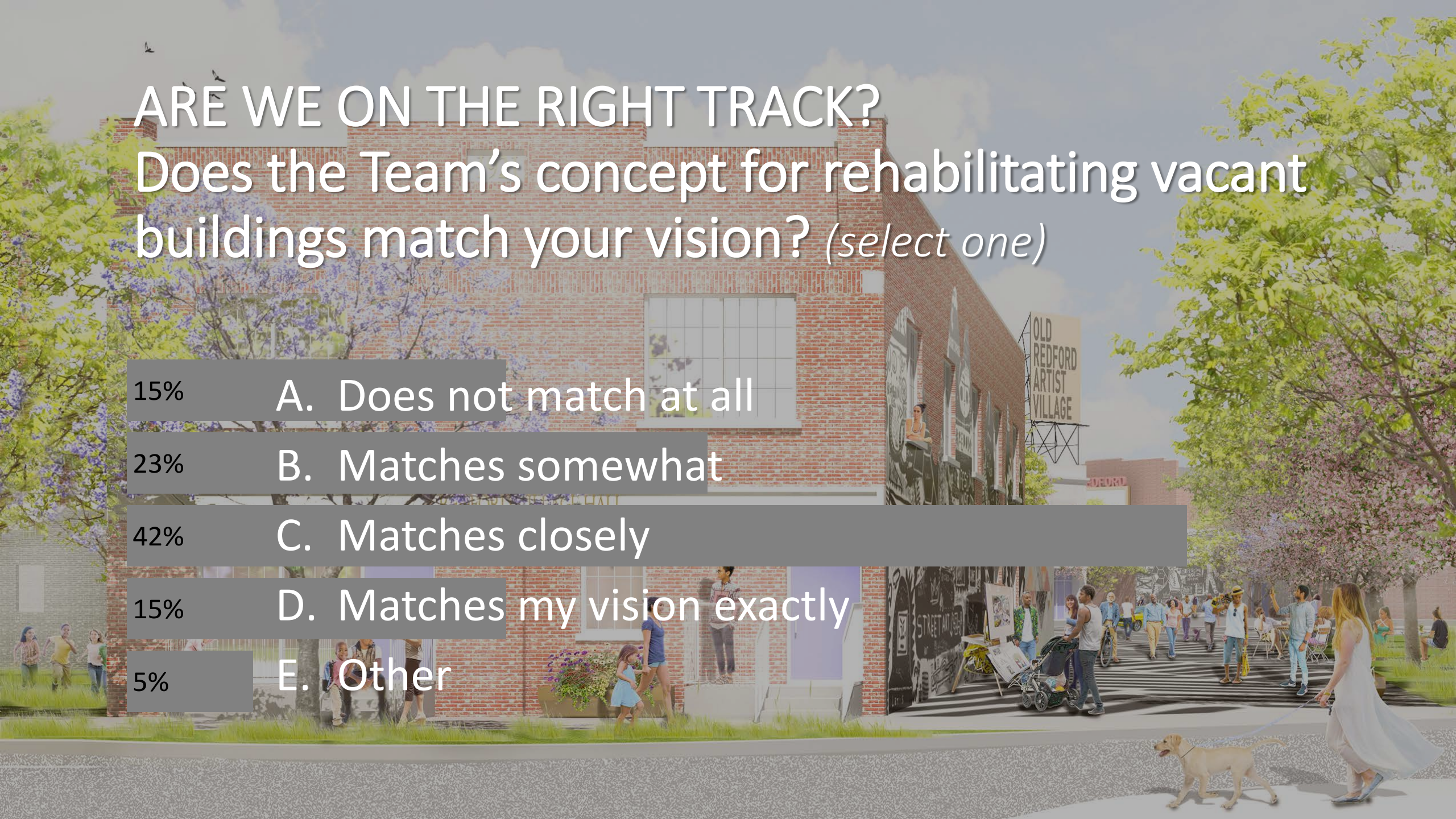
15% A. Does not match at all

23% B. Matches somewhat

42% C. Matches closely

15% D. Matches my vision exactly

5% E. Other





6

# HISTORIC PRESERVATION + ADAPTIVE REUSE

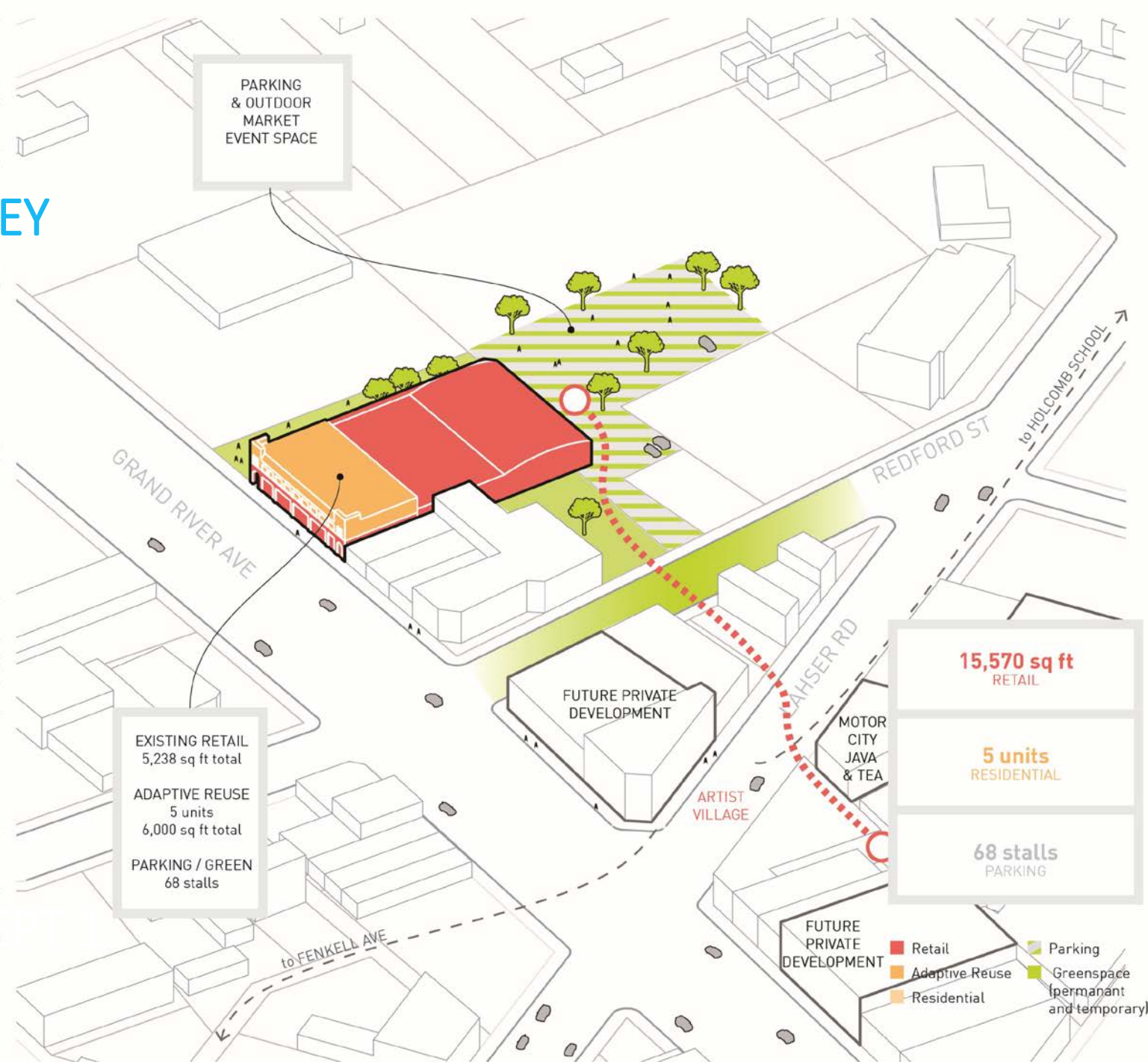


# BOWLING ALLEY





# BOWLING ALLEY





PARTICIPANTS BELIEVE THAT THE MAMMOTH BUILDING SHOULD BE PRIORITIZED FOR ADAPTIVE REUSE

MAMMOTH BUILDING





# MAMMOTH BUILDING



to Downtown Detroit

Restore Mammoth exterior facade  
Remove enclosed bridge to Tower Center

Activate safe streets with pedestrian crossing

Activate sidewalk with retail and trees

Activate streetscape with median and bicycle lane

GREENFIELD RD

GRAND RIVER AVE

to Old Redford

- Adaptive Reuse
- Historically significant buildings at intersection





# ARE WE ON THE RIGHT TRACK?

Does the Team's concept for historic preservation through adaptive reuse match your vision? *(select one)*

7%

A. Does not match at all

29%

B. Matches somewhat

46%

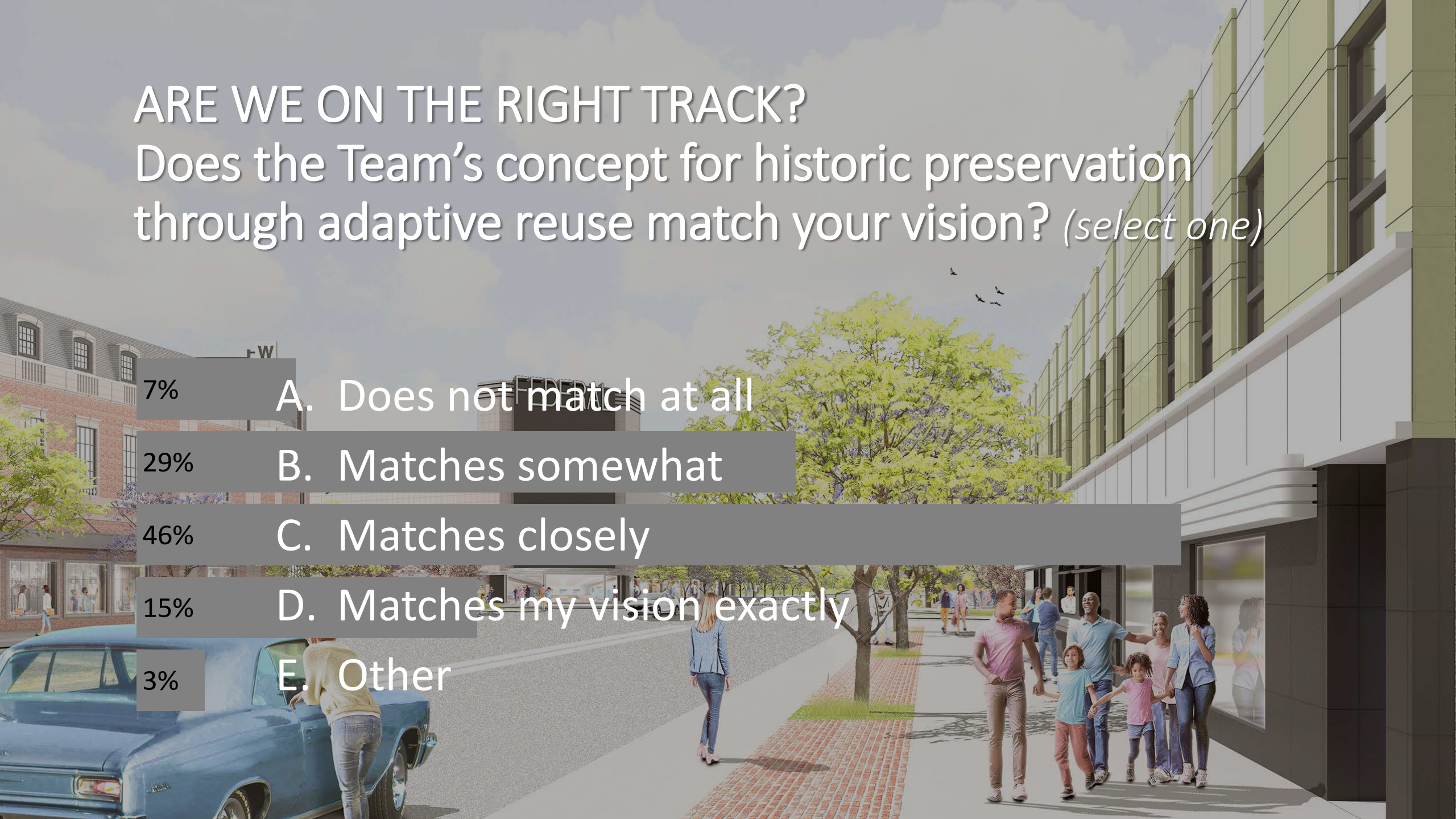
C. Matches closely

15%

D. Matches my vision exactly

3%

E. Other





7

NEXT STEPS



# THIS STUDY INCLUDES

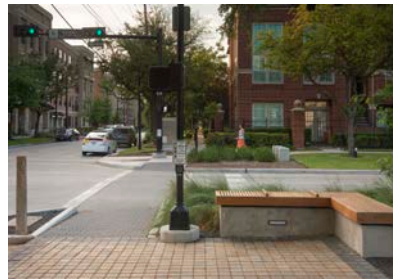


**RESEARCH & COMMUNITY  
ENGAGEMENT**



**LANDSCAPE & GSI**

*(Green Stormwater Infrastructure)*



**STREETScape & MOBILITY**



**DEVELOPMENT: ECONOMIC,  
HOUSING, PRESERVATION**



**ZONING / PARKING STRATEGY**



# RESEARCH & COMMUNITY ENGAGEMENT

## Summer – Refine the Vision

- Meet with community associations
- Identify community partners for project implementation
- Engage with schools / youth
- Present final framework strategy

## Fall – Begin Testing ideas

- Pop-up installations
- Secure funding for design & construction



	Park
	Public this Building Foot Path
	Public Owned Property
	Public Stop
	North of Access
	Greenway
	Flood Hazard
	Site Boundary

1. Dandridge Rosedale Development Inc.
2. Grand River Health Center
3. Rosedale Park Historic District
4. Grand River Senior Center
5. Detroit City Hall Office
6. Grand River Work Place
7. Freeman Kidney Care Northwest Division
8. Oakley Park K-8
9. North Rosedale Park Community House
10. Ed Ford Dental Center
11. Market Square Market
12. CVS Pharmacy
13. Walgreens Pharmacy
14. CVS Pharmacy
15. North Rosedale Park

HEALTHY RESTAURANTS!  
ICE CREAM!  
Neighborhood  
Tower Center  
Whole Foods  
G.R. of SOUTH PARK  
TRAFFIC!



what is beautiful? NOTHING

what is beautiful? NOTHING





## GREEN STORMWATER INFRASTRUCTURE

- Work DWSD / DPW to identify potential pilot neighborhood projects
- Meet with community associations and block clubs to talk details.
- Identify locations for medium & large scale GSI & meet with neighborhood stakeholders





## ROUGE RIVER GREENWAY & NEIGHBORHOOD CONNECTIONS

- Work DWSD / DPW / GSD
- Identify opportunities for pilot or pop-up installations to test routes
- Seek funding for design & construction





## STREETScape & MOBILITY

- Work with community groups to identify locations for pop-up installations
- Collaborate with MDOT to run traffic studies & refine recommendations
- Develop scope of work for engineering and construction drawings





## DEVELOPMENT: ECONOMIC, HOUSING, PRESERVATION

- City of Detroit Housing & Revitalization Department to release public RFPs late summer
- Motor City Match & DEGC Retail study to continue working with local business owners to identify opportunity sites
- Provide consultation to private building owners interested in re-development / historic preservation



## ZONING & PARKING STRATEGY

- Work with CPC to refine zoning recommendations to facilitate planning vision
- Collaborate with residents and businesses to review specific parking & zoning recommendations



A vintage, silver-colored microphone with a ribbed grille is positioned on the right side of the frame. The background is dark with several bright, out-of-focus circular lights in shades of orange and yellow, creating a bokeh effect. The overall atmosphere is warm and nostalgic.

LET'S TALK



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