



OLD REDFORD NEIGHBORHOOD

[LINK](#)



PROJECT OVERVIEW



LINK PROJECT GOALS



STABILIZE

TAKE STEPS TOWARDS
A BLIGHT-FREE
NEIGHBORHOOD



SUPPORT

SUPPORT EXISTING AND
NEW BUSINESSES



CONNECT

IMPROVE NEIGHBORHOOD
CONNECTIVITY TO
EXISTING ASSETS



CELEBRATE

CELEBRATE LOCAL ARTS
AND CULTURE

OLD REDFORD NEIGHBORHOOD LINK

Steering Committee:
Neighborhood Leaders



Community Engagement,
Local Business Outreach



Community Engagement,
Public Outreach, Neighborhood Liaisons



TETRA TECH

Civil & Stormwater Engineering,
Structural Engineering, Cost
Estimating, and Local Community
Engagement

**FAR NORTHWEST
DETROIT COMMUNITY**

**OLD REDFORD
LANDSCAPE
STEWARDSHIP
&
NEIGHBORHOOD
GREENWAY DESIGN**

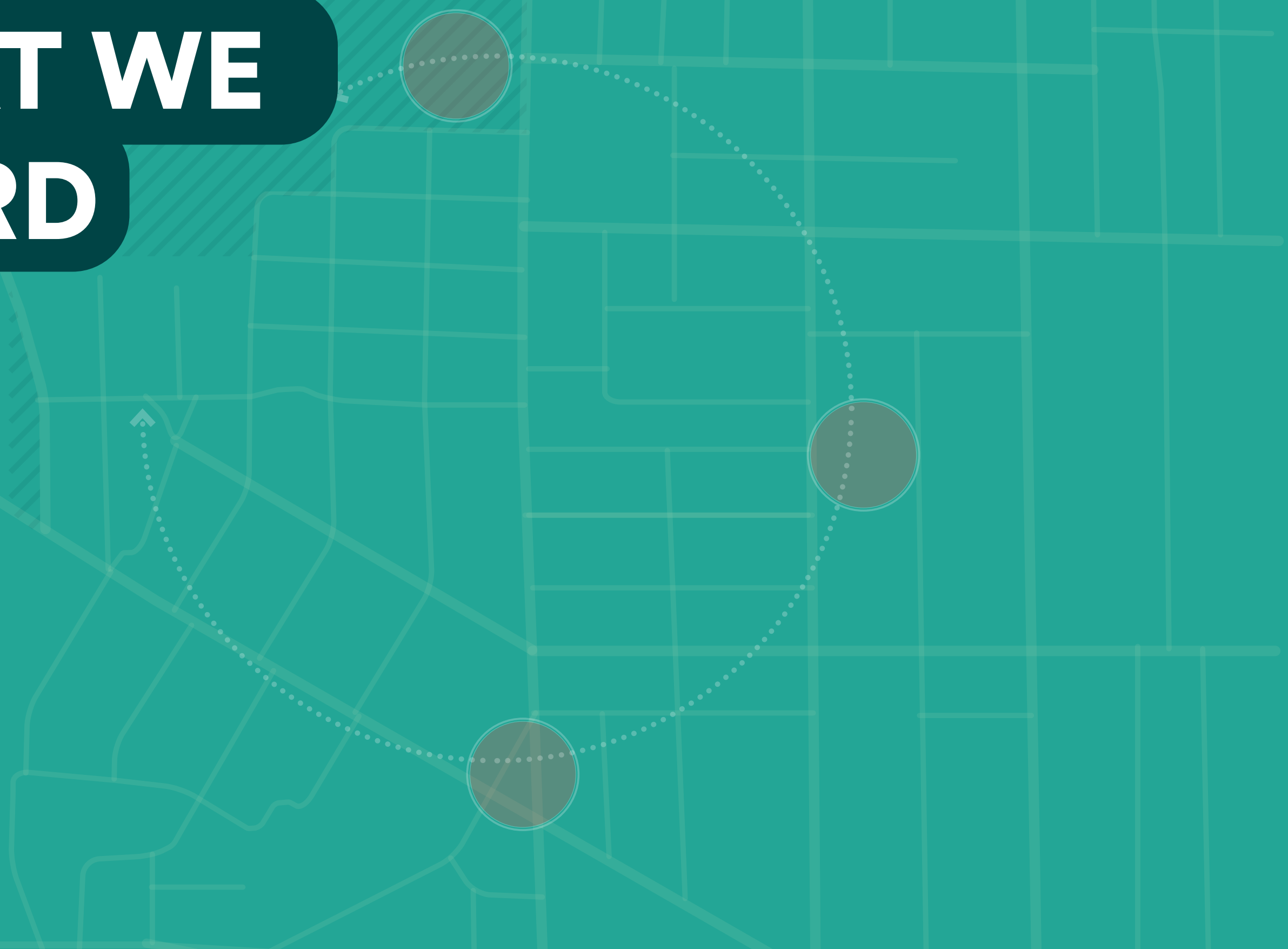


Planning and Development Department,
General Services Department, Housing and
Revitalization Department, Department of
Neighborhoods, Detroit Land Bank Authority

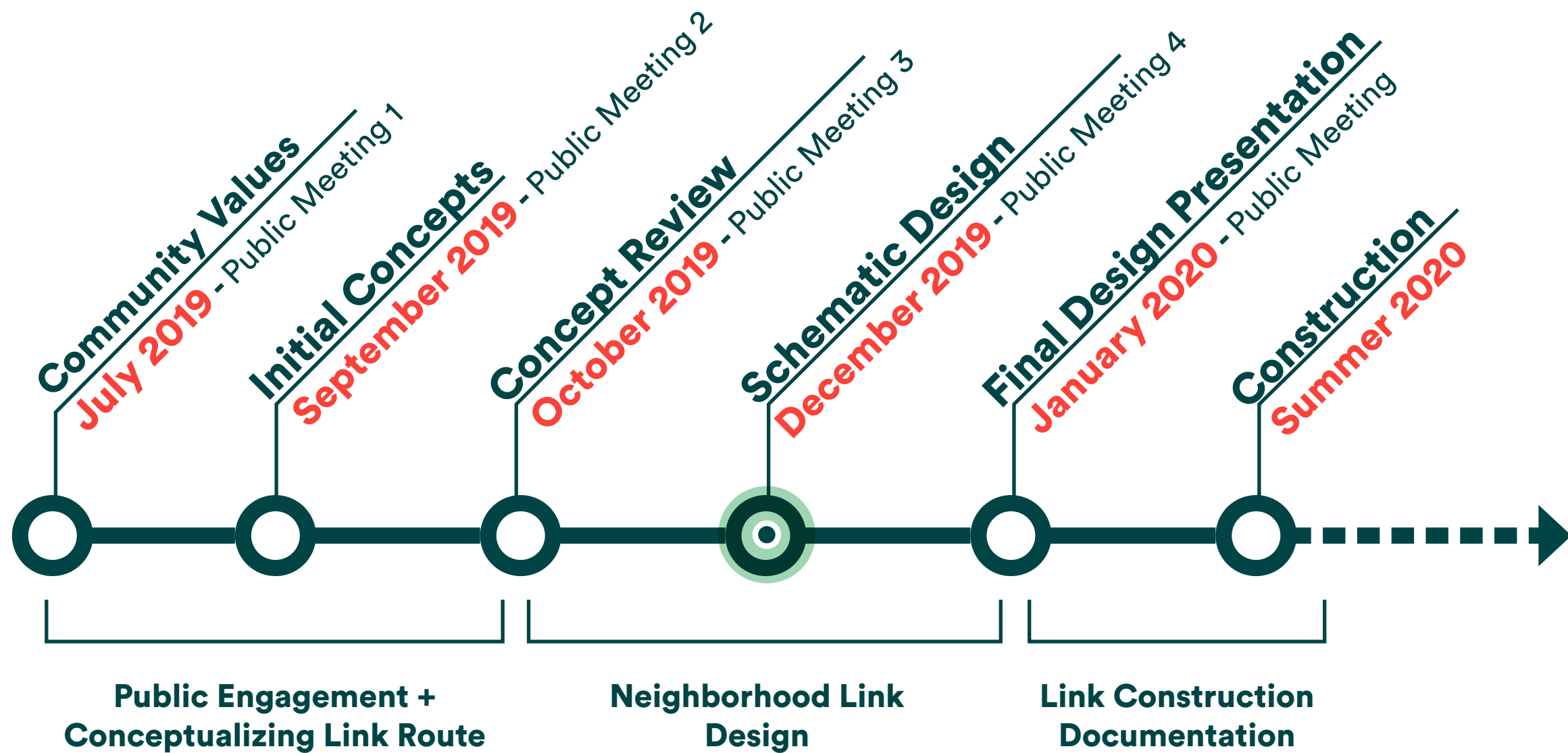
Land Collective
DAVID RUBIN

Prime Consultant /
Landscape Architecture, Urban Design, Public
Engagement, Project Management

WHAT WE HEARD



PROJECT SCHEDULE



MOTORISTS

VISITORS
& TOURISTS

RENTERS

OWNERS

YOUTH/
ELDERLY

PEDESTRIANS/
BICYCLISTS

ARTISTS/
PERFORMERS

FAMILIES

BUSINESS
OWNERS

NEIGHBORS



AMENITIES PREFERENCE VOTING

WHAT'S IMPORTANT?



LIGHTING



PLAYGROUNDS &
RECREATION



SINGLE-FAMILY
HOUSING



VOICE YOUR OPINION > VOTE ✓
VOTE FOR YOUR FAVORITE IDEAS

CONNECT

ENHANCED CROSSWALKS



BIKE INFRASTRUCTURE



ROTATING INSTALLATIONS



POP-UP MARKETS & VENDORS



ARTISTIC INFRASTRUCTURE



VOICE YOUR OPINION

ACTIVATE

SMALL PLAZAS



NATURE PLAY



PRODUCTIVE LANDSCAPES



FIELDS & COURTS



PLAYGROUNDS



LOVE / BREAK-UP LETTERS

WHAT'S GREAT ABOUT OLD REDFORD?

- ♥ COMMUNITY
- ♥ LOCAL BUSINESSES & WALKABILITY

WHAT'S FRUSTRATING ABOUT OLD REDFORD?

- ♥ CRIME
- ♥ LACK OF INVESTMENT IN TRANSPORTATION INFRASTRUCTURE

PATH ROUTING

WHAT IS THE IDEAL ROUTE TO CONNECT THE NEIGHBORHOOD'S ASSETS?

 OVERLAP ON GRAND RIVER AVE AND LASHER ST.

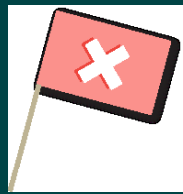


PERSONAL MAPPING

FLAG SIGNIFICANT SPOTS ON THE MAP



**FARM CITY:
DEMONSTRATION FOR
WATER CATCHMENTS**



**REID PARK: NO SWINGS,
NO ACTIVITIES**



**DOWNTOWN: GROW THE
BUSINESS COMMUNITY**



ANALOG INSTAGRAM

WHAT DOES OLD REDFORD
NEED?

- ♥ PARK AND RECREATION
- ♥ BLIGHT-FREE
- ♥ NEIGHBORHOOD
- ♥ INVESTMENT IN SCHOOLS
- ♥ STREET INFRASTRUCTURE
+ NEIGHBORHOOD
CONNECTIVITY



DESTINATION MAPPING

TOP POSTS OF IMPORTANT
DESTINATIONS IN THE OLD
REDFORD NEIGHBORHOOD

- PEDESTRIAN SAFETY
- ACTIVATION OF
VACANT LAND
- PARKS & PLAYGROUNDS
- SIDELOT PROGRAM



DOT VOTING

TOP PICKS:

VACANT LAND STEWARDSHIP
AND THE INFRASTRUCTURE
PLANNING TOOLKIT.

- PEDESTRIAN LIGHTING
- STORWATER GARDENS
- MULTI-USE PATH
- PERFORMANCE SPACE



POSTCARDS

TOP PICKS:

- STREET ART
- MULTI-USE PATH
- WAYFINDING & LIGHTING



COMMON COMMENTS

ADD STREET LIGHTS!

REPAIR THE SIDEWALKS!

**CLEAN-UP THE VACANT LOTS
AND ILLEGAL DUMPING!**

**WE WANT IMPROVED
RECREATION
OPPORTUNITIES**



SCHEMATIC DESIGN



STRATEGY

NODAL STREETS

LAHSER RD & REDFORD ST
GLENCO ST
LAHSER-CLARITA PARK

NEIGHBORHOOD STREETS

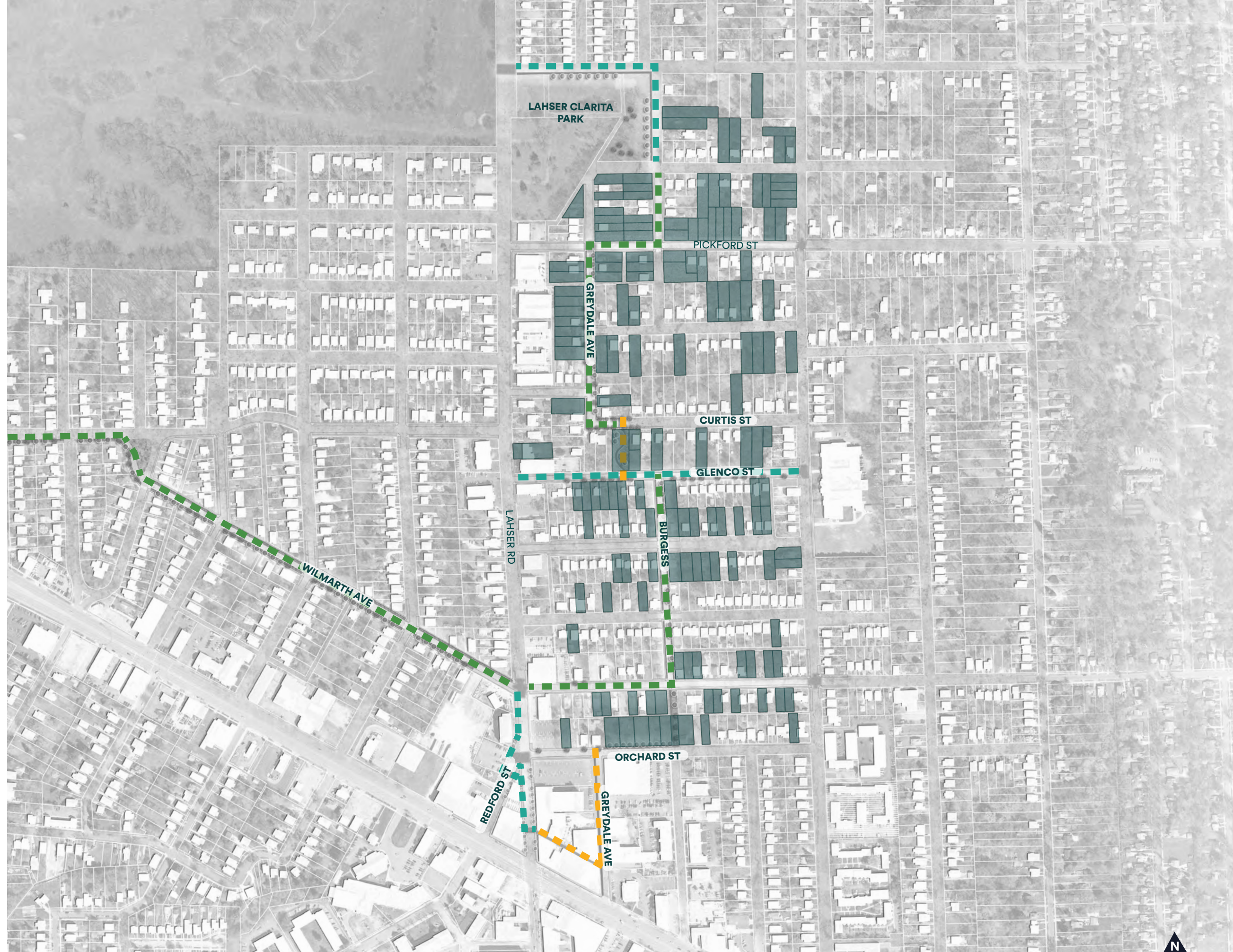
WILMARTH AVE
SANTA CLARA
GREYDALE AVE

CONNECTOR PATHWAYS

ARTIST ALLEY
GREYDALE AVE (DOWNTOWN)
GLEN/CURTIS CUT THROUGH

VACANT LAND STRATEGIES

CLEAN & CLEAR
MEADOW PILOT
EDGE TREATMENT



WILMARTH AVE- NEIGHBORHOOD STREET



NEIGHBORHOOD STREET

Low density residential street with low traffic





Lighting



Signage + Wayfinding

Shared Bike + Car Lane



Fence + Mural

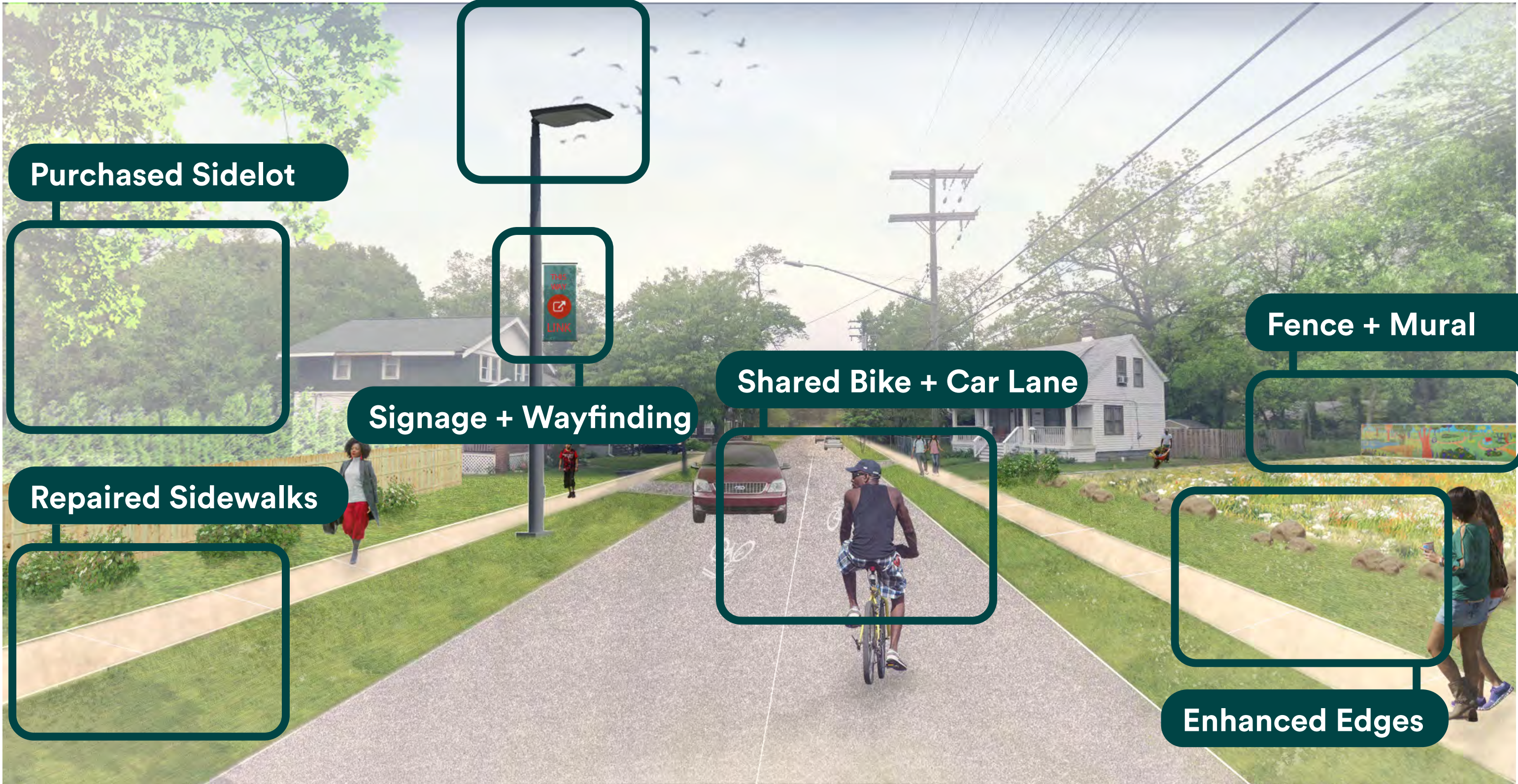
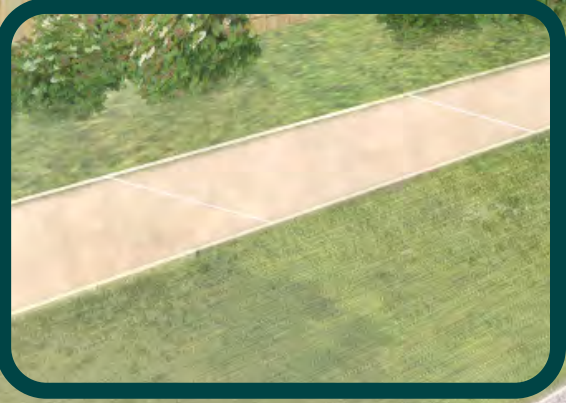


Enhanced Edges

Purchased Sidelot



Repaired Sidewalks

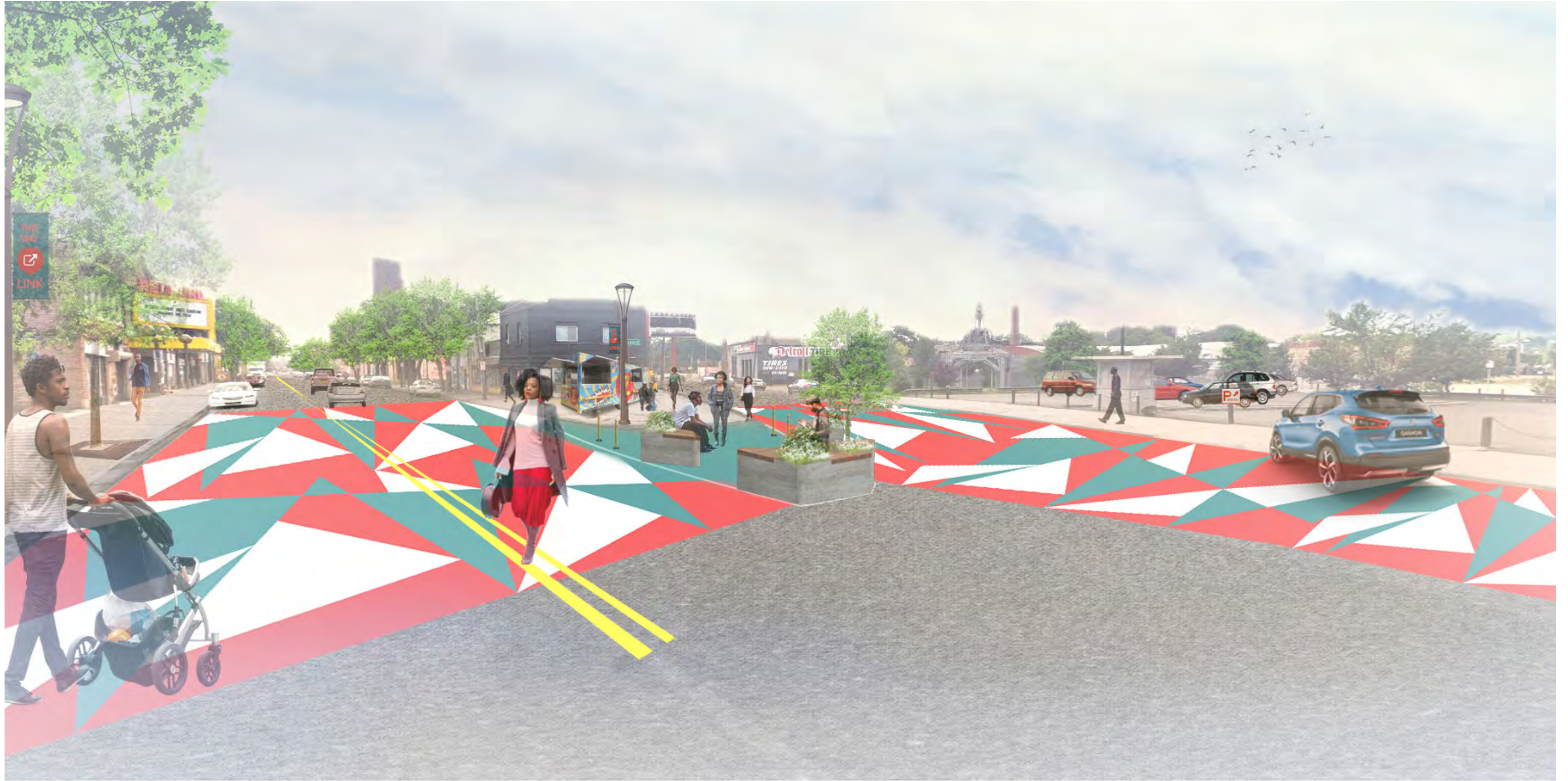


LAHSER RD & REDFORD ST- NODE

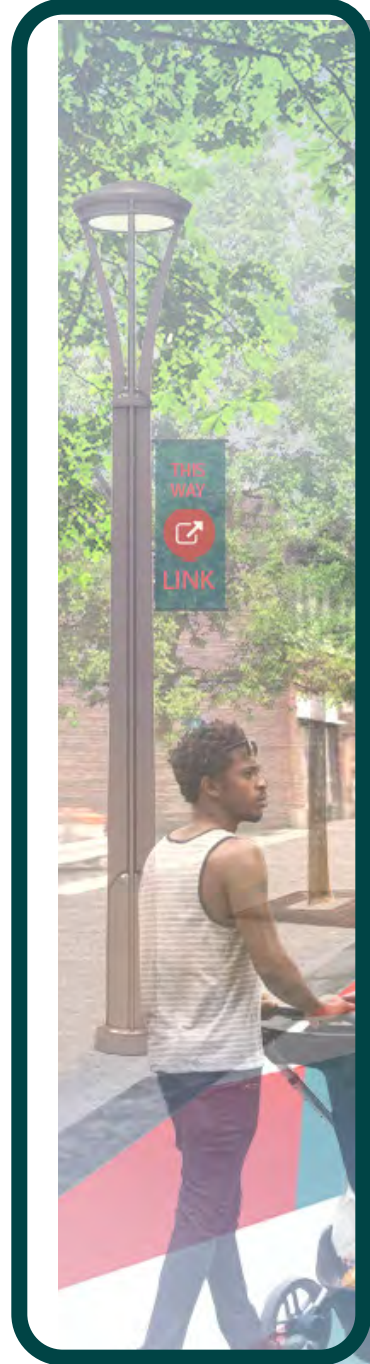


NODE

The Old Redford Downtown, a popular city center and a concentration of businesses with busy intersections.



Lighting



Enhanced Edges



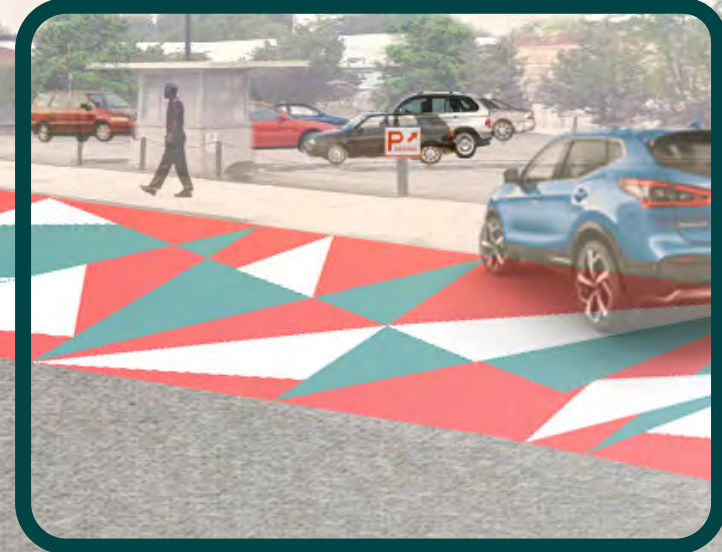
Signage + Wayfinding



Urban Furniture



Traffic Calming



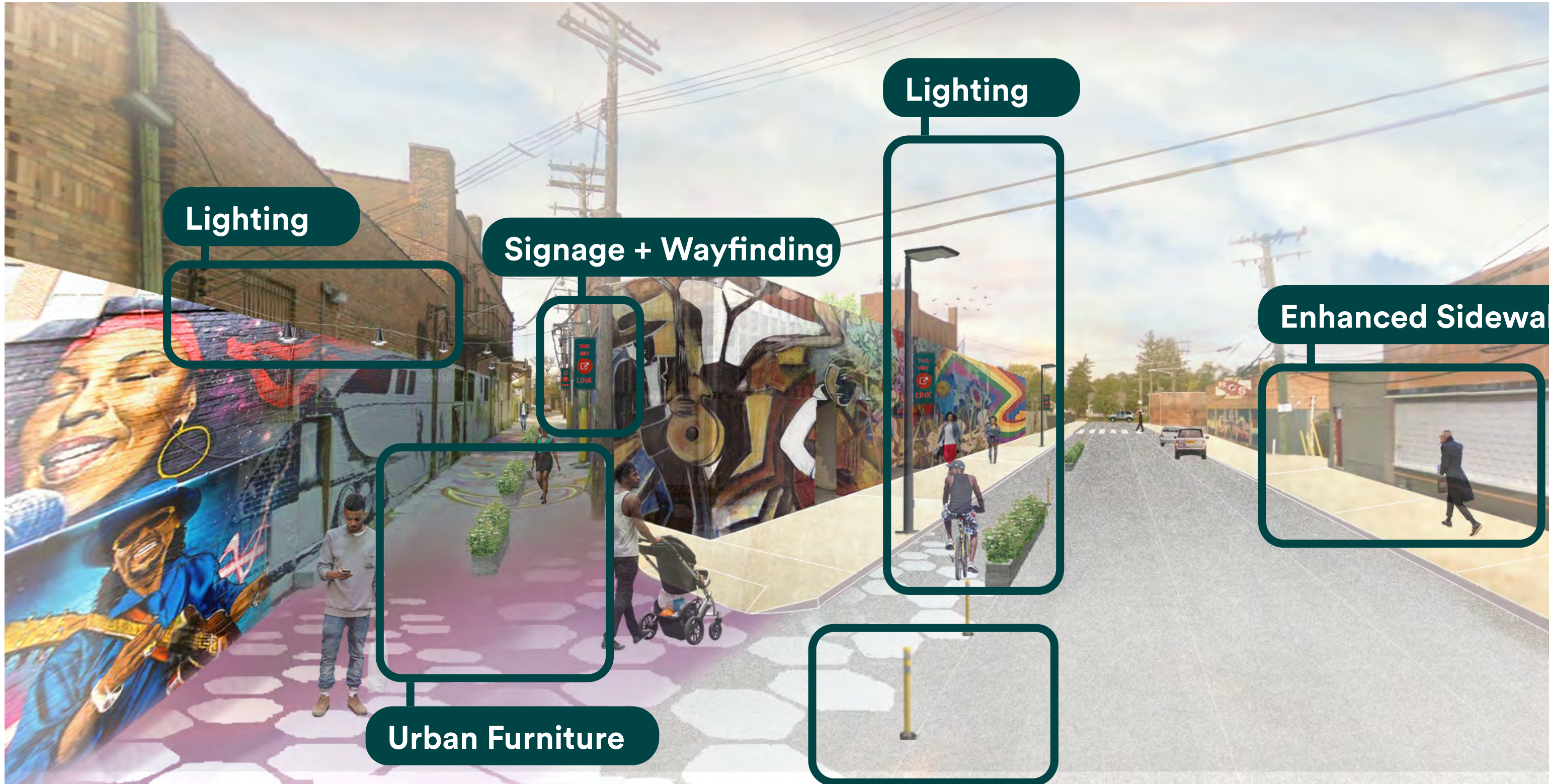
ARTIST ALLEY & GREYDALE AVE- CONNECTOR



CONNECTOR

A Commercial Alley and Transition Street that requires periodic vehicular access for servicing adjacent uses and stitching together the residential neighborhood to the commercial core.





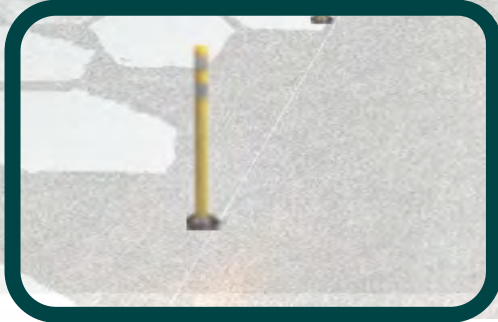
Lighting

Signage + Wayfinding

Lighting

Enhanced Sidewalks

Urban Furniture



Traffic Calming

BURGESS- NEIGHBORHOOD STREET



NEIGHBORHOOD STREET

Low density residential street with low traffic

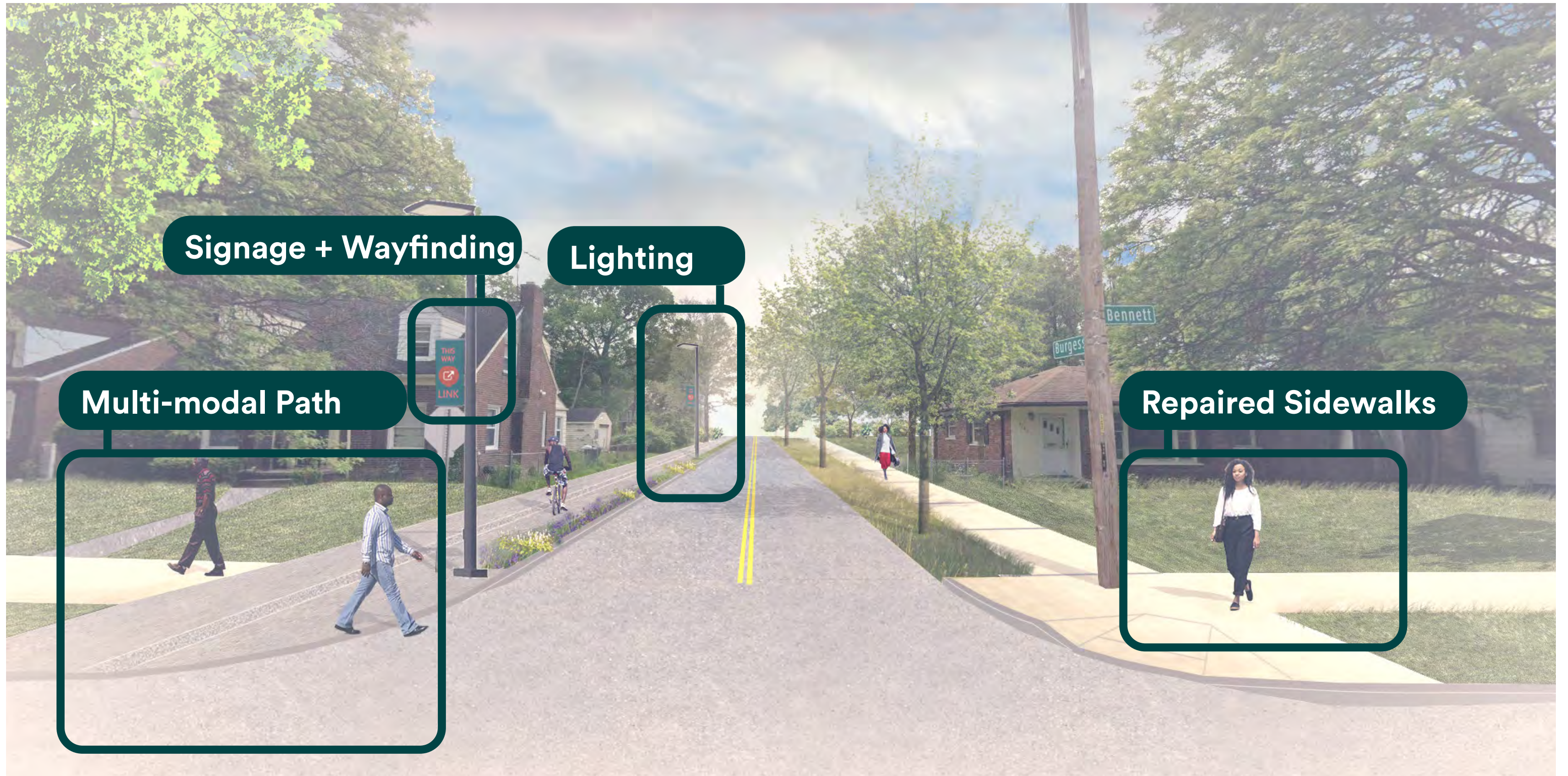


Signage + Wayfinding

Lighting

Multi-modal Path

Repaired Sidewalks



GLENCO ST- NODE



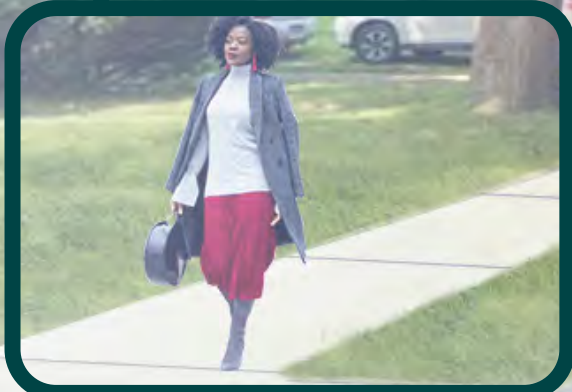
NODE

An investment in investing in future important connection to Holcomb School. A ten minute walk to the commercial core of the Old Redford neighborhood.





Repaired Sidewalks



Lighting



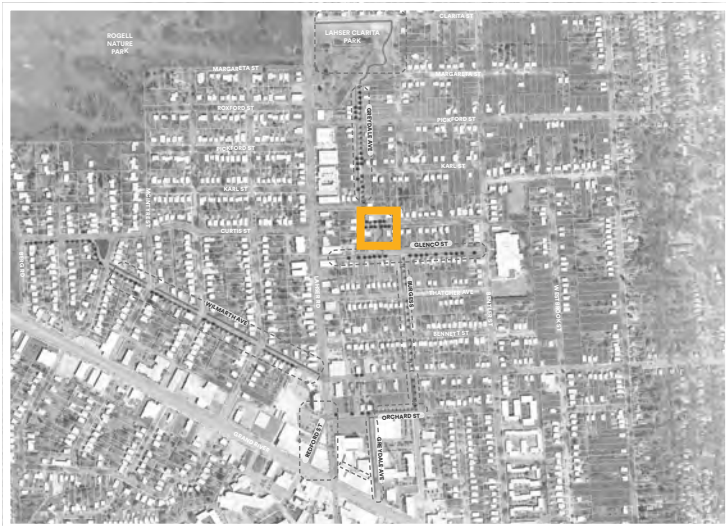
Signage + Wayfinding



Multi-modal Path



GLENCO ST & CURTIS ST- CONNECTOR



CONNECTOR

An official cut through of existing vacant lots, connecting Glenco and Curtis. A publicly owned connection would cement an already worn short cut made by residence of the community.





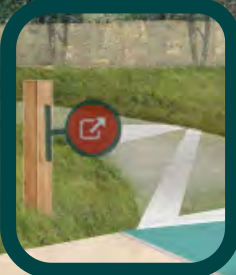


Enhanced Edges



Lighting

Signage + Wayfinding



Raised Crosswalk



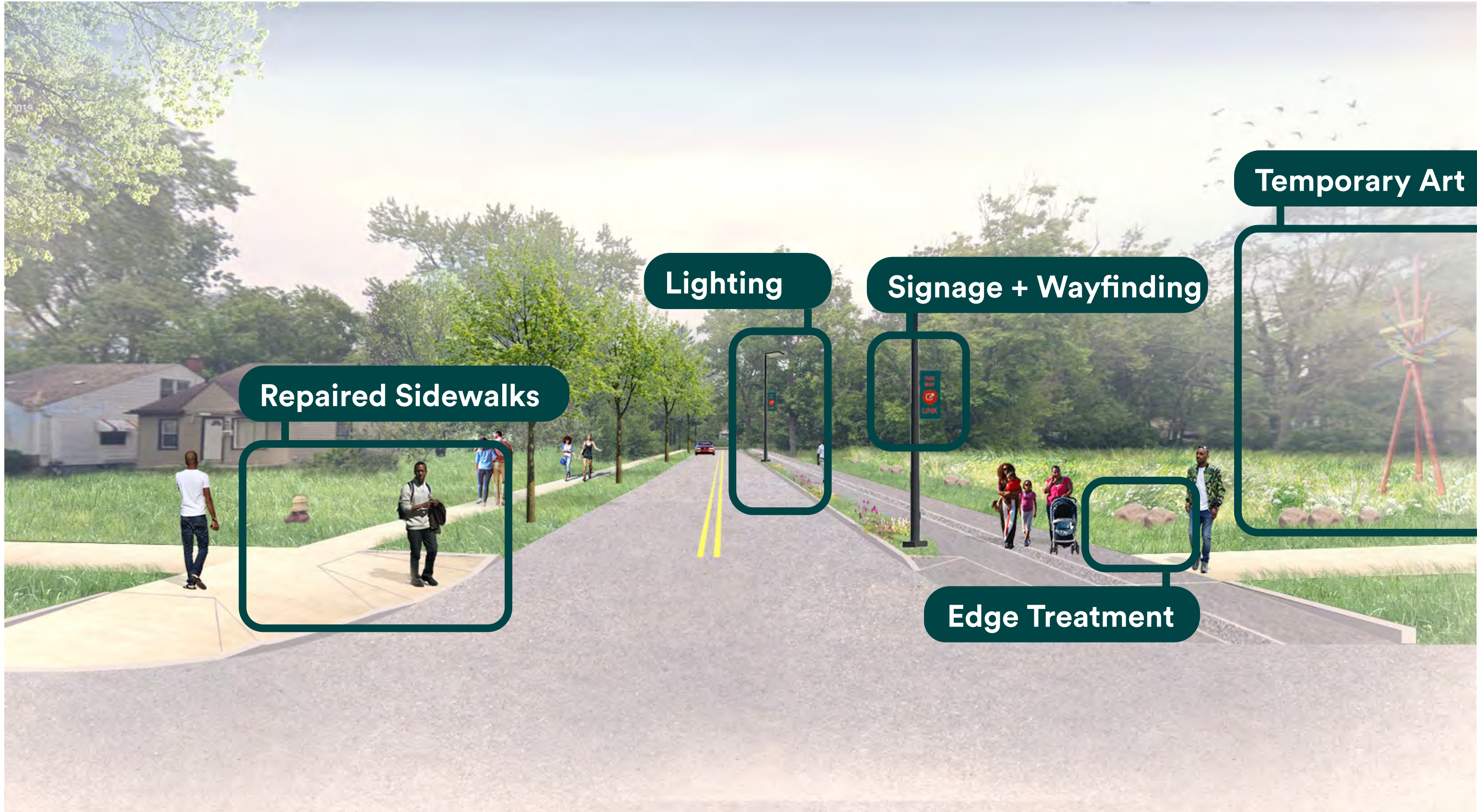
GREYDALE AVE- NEIGHBORHOOD STREET



NEIGHBORHOOD STREET

Low density residential street with low traffic and concentration of vacant lots.





Repaired Sidewalks



Lighting



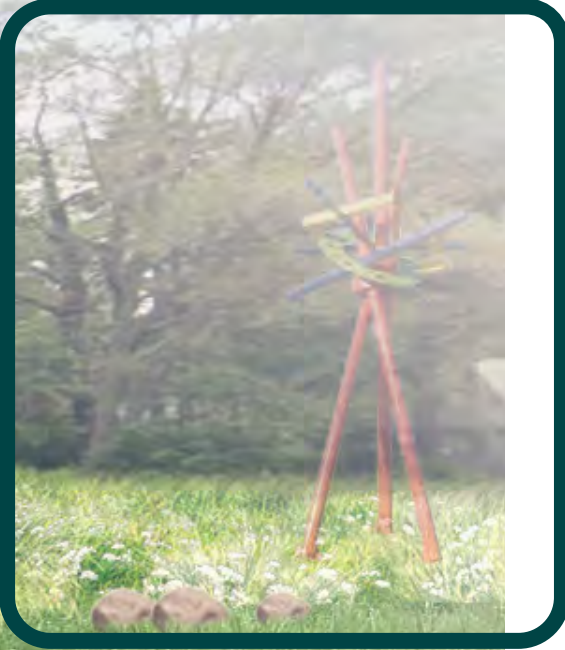
Signage + Wayfinding



Edge Treatment



Temporary Art



LAHSER CLARITA PARK-NODE



NODE

Investing in the pedestrian experience, neighborhood access and amenities to a park that serves the Old Redford neighborhood.





Lighting



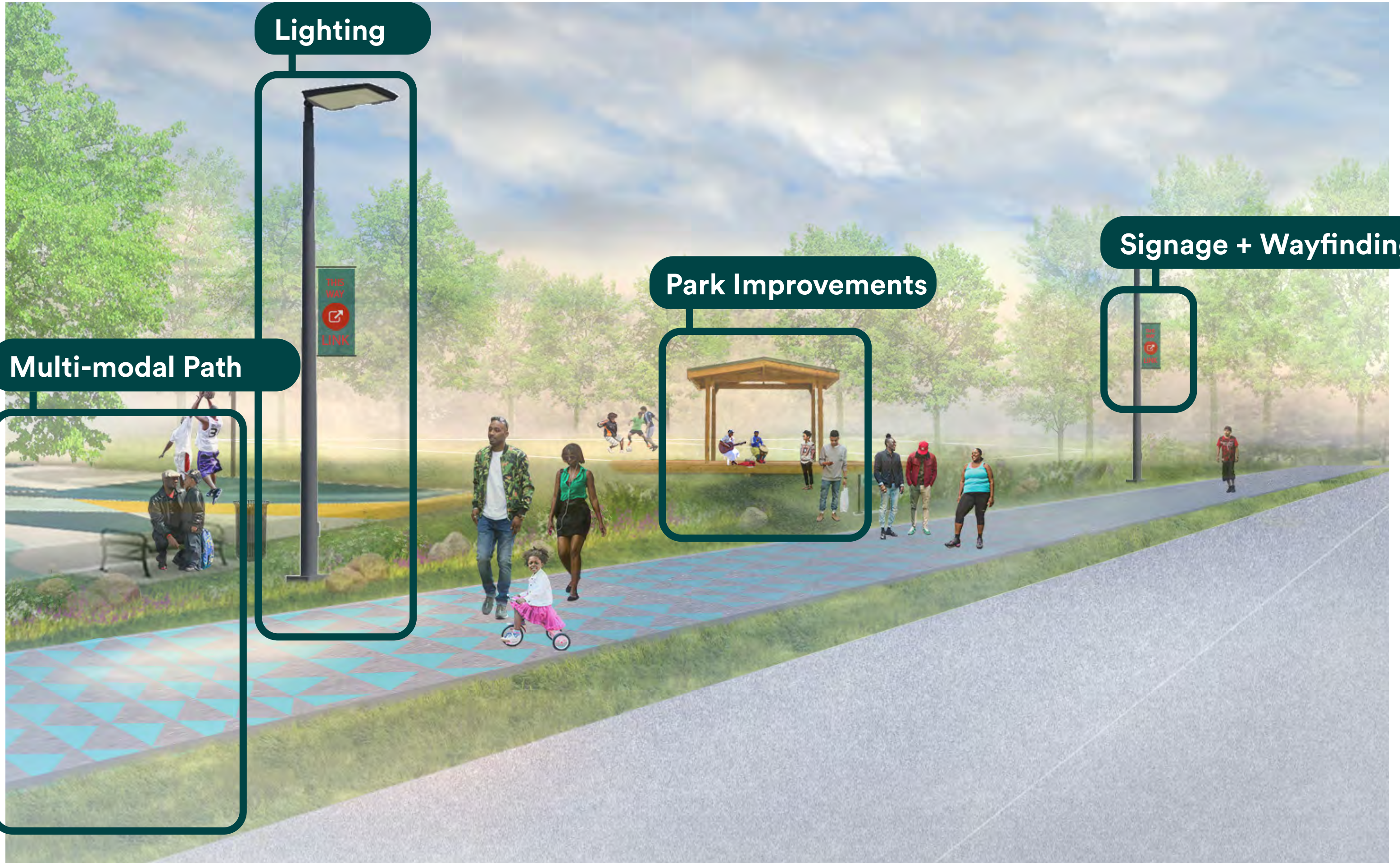
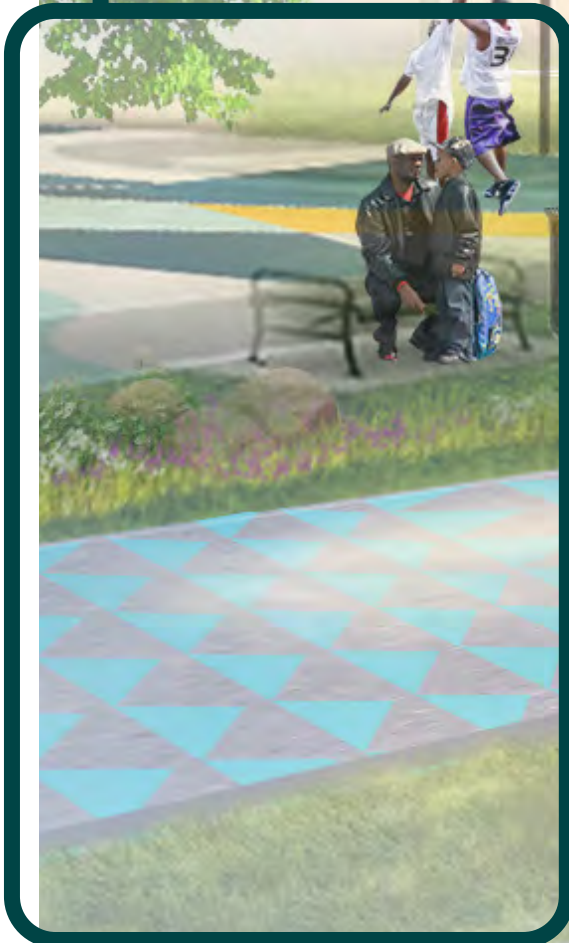
Signage + Wayfinding



Park Improvements



Multi-modal Path



BRIEF SUMMARY

NODAL STREETS

EST. \$ 836,650

LAHSER RD & REDFORD ST
GLENCO ST
LAHSER-CLARITA PARK

NEIGHBORHOOD STREETS

EST. \$ 488,400

WILMARTH AVE
SANTA CLARA
GREYDALE AVE

CONNECTOR PATHWAYS

EST. \$ 297,300

ARTIST ALLEY
GREYDALE AVE (DOWNTOWN)
GLENO/CURTIS CUT THROUGH

VACANT LAND STRATEGIES

EST. \$ 339,000

CLEAN & CLEAR
MEADOW PILOT
EDGE TREATMENT

=

TOTAL

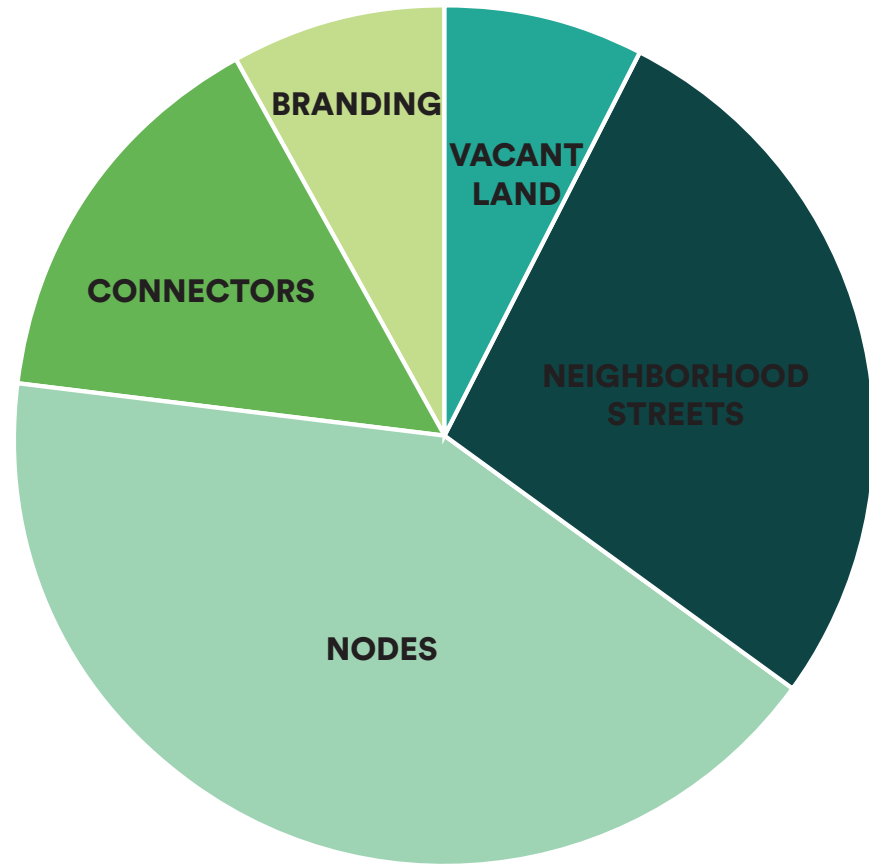
EST. \$2 M

**PROJECT BUDGET
OF \$1 M**

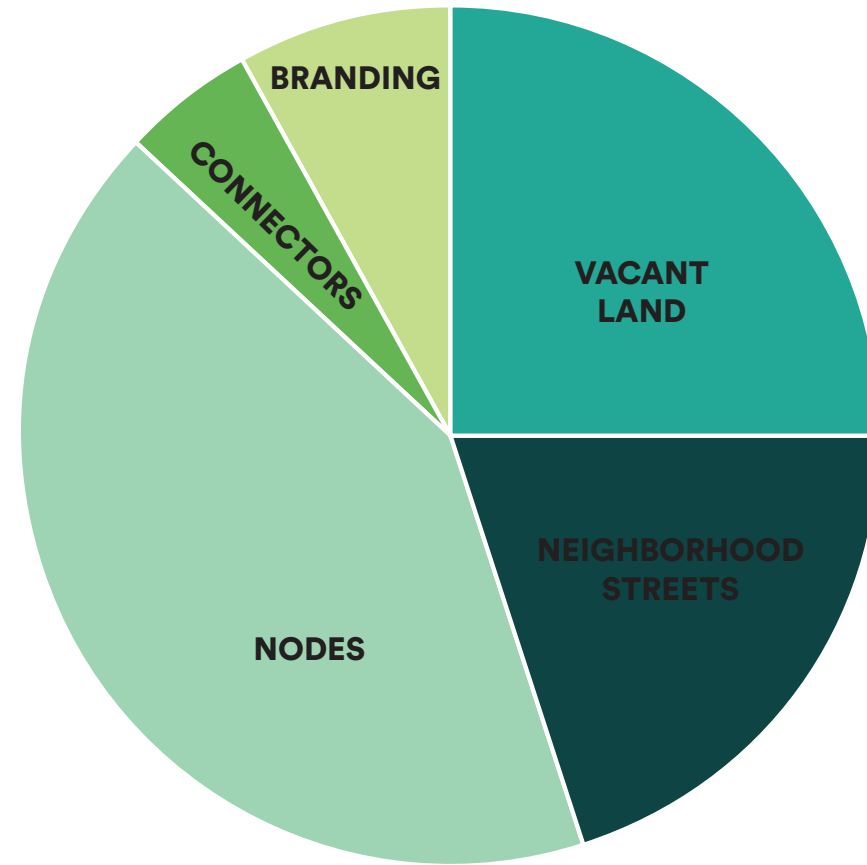
AMENITIES

**\$1M
CONSTRUCTION
BUDGET**

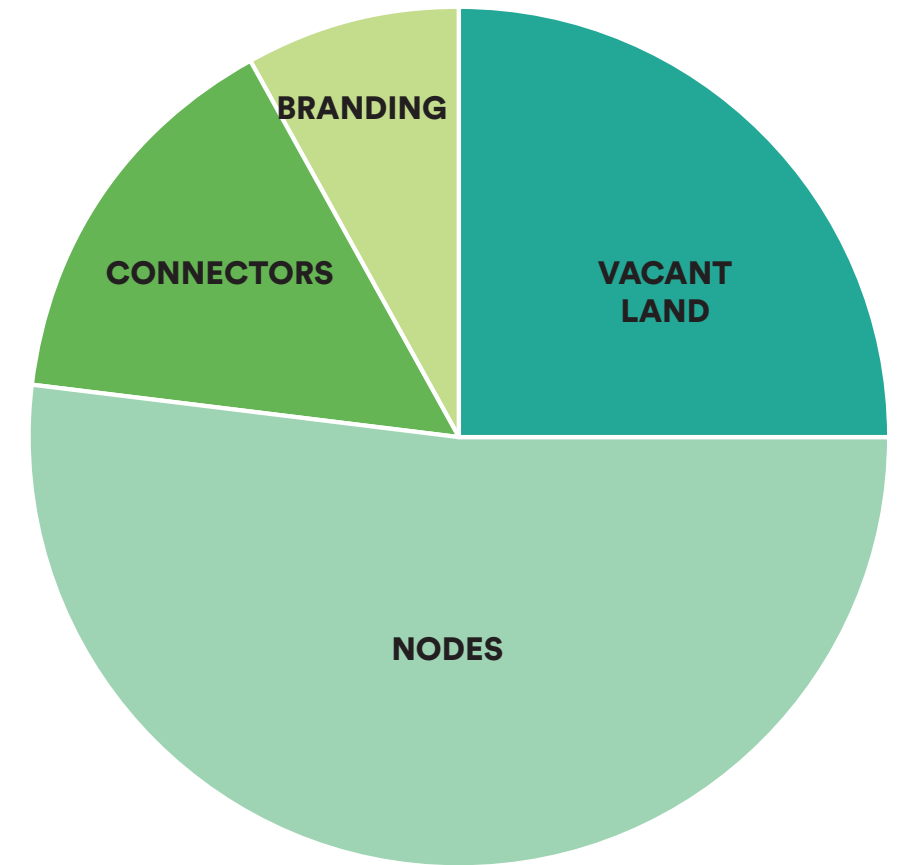
**OLD REDFORD
LINK
PRIORITIES**



COMPLETE LOOP
 CONTIGUOUS IMPROVEMENTS
 AND AMENITIES ALONG ROUTE.

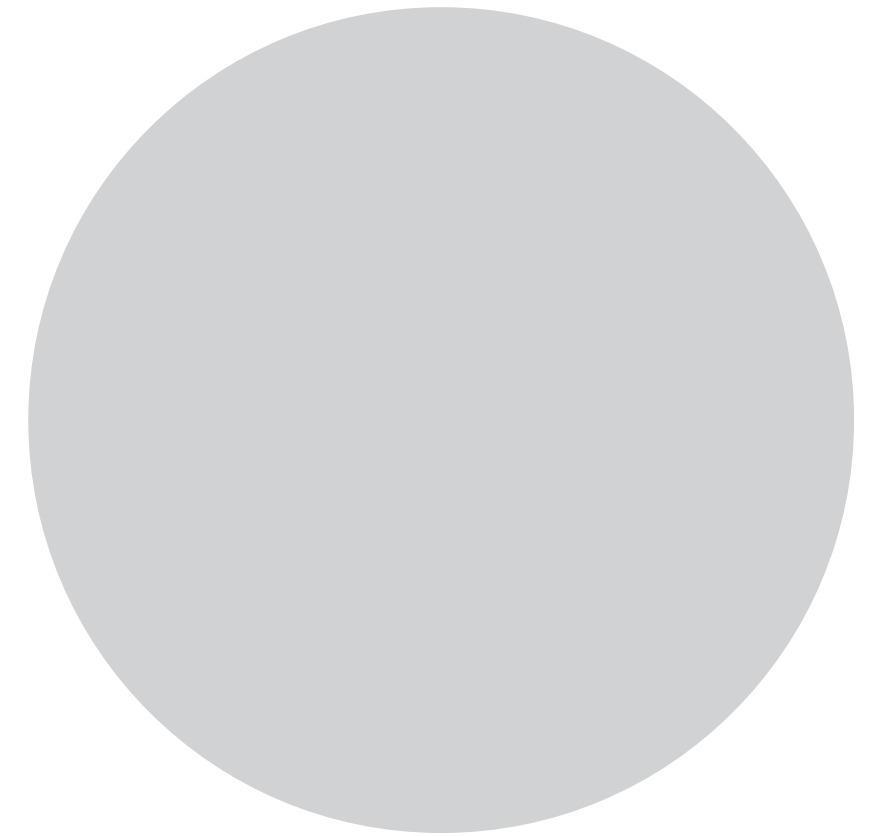
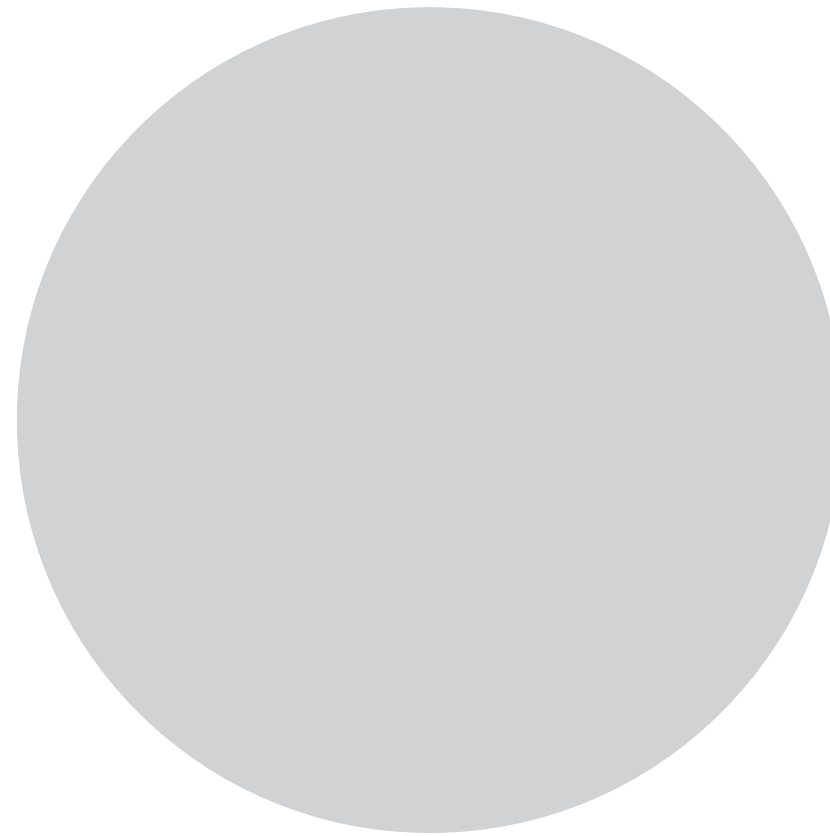
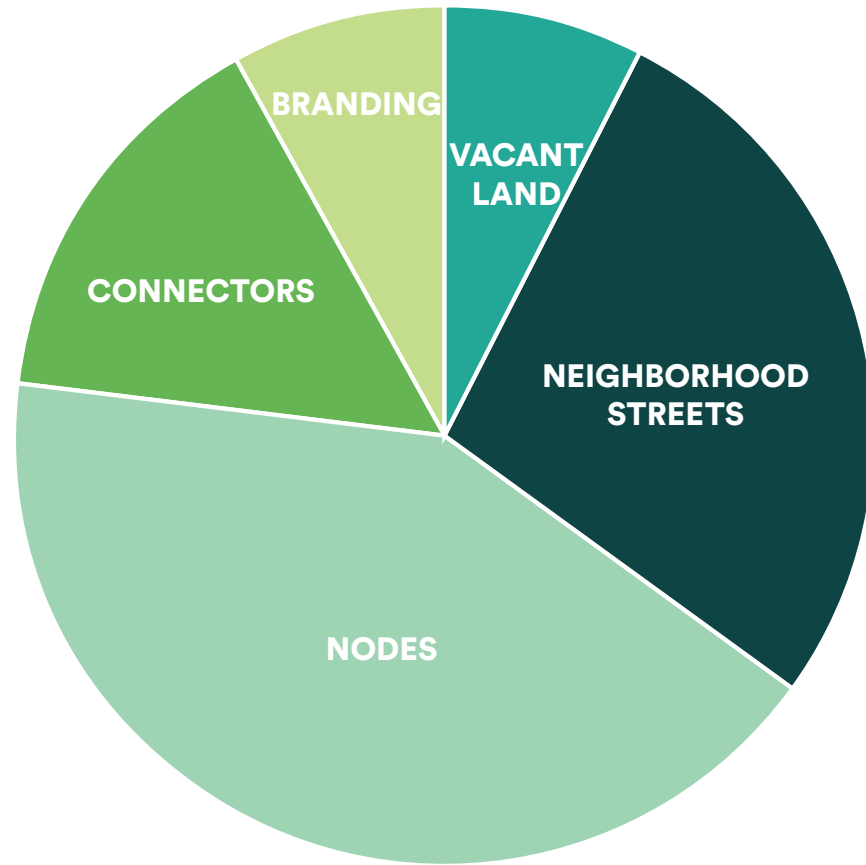


NEIGHBORHOOD APPROACH
 HIGHER PRIORITY ON THE THREE
 NODES



FOCUSED INVESTMENT
 HIGHER PRIORITY ON THE THREE
 NODES

THREE POTENTIAL APPROACHES



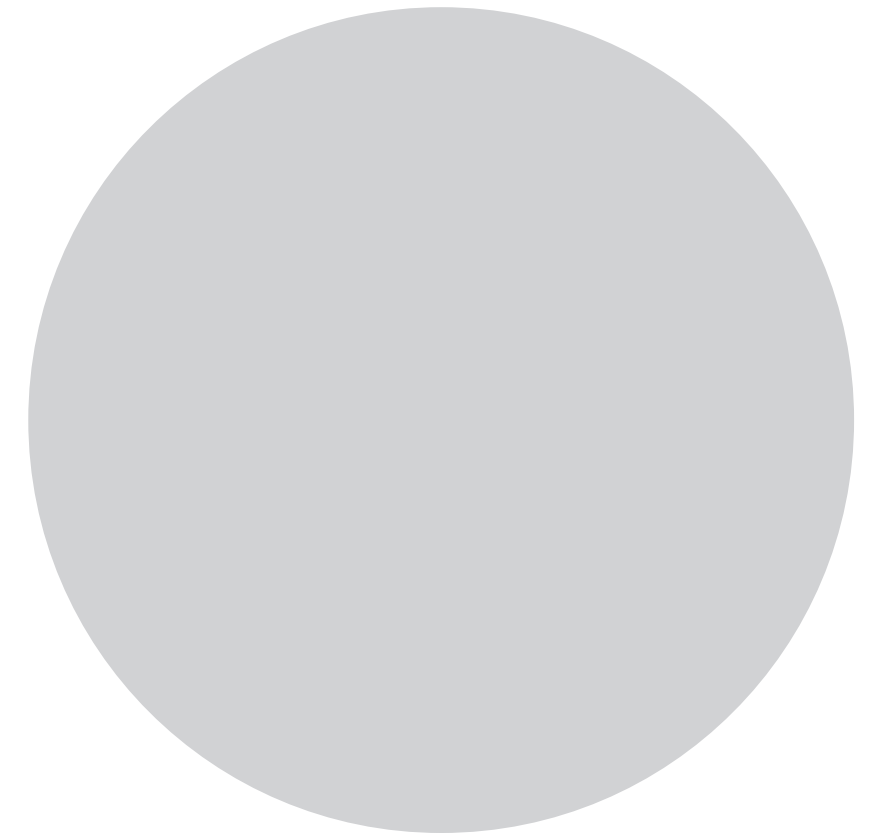
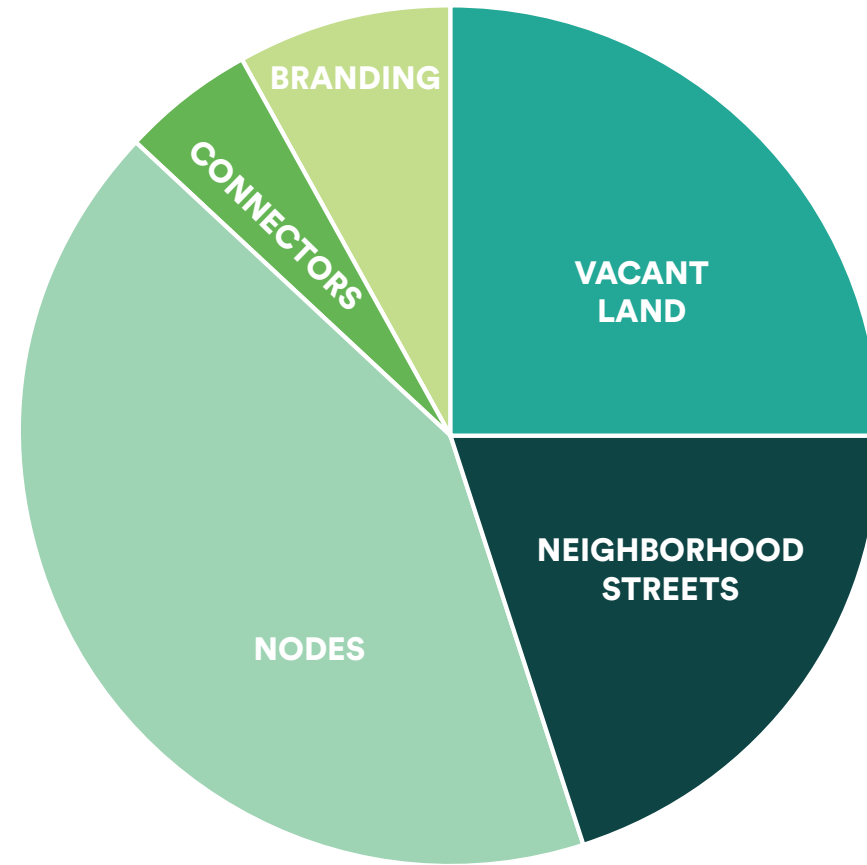
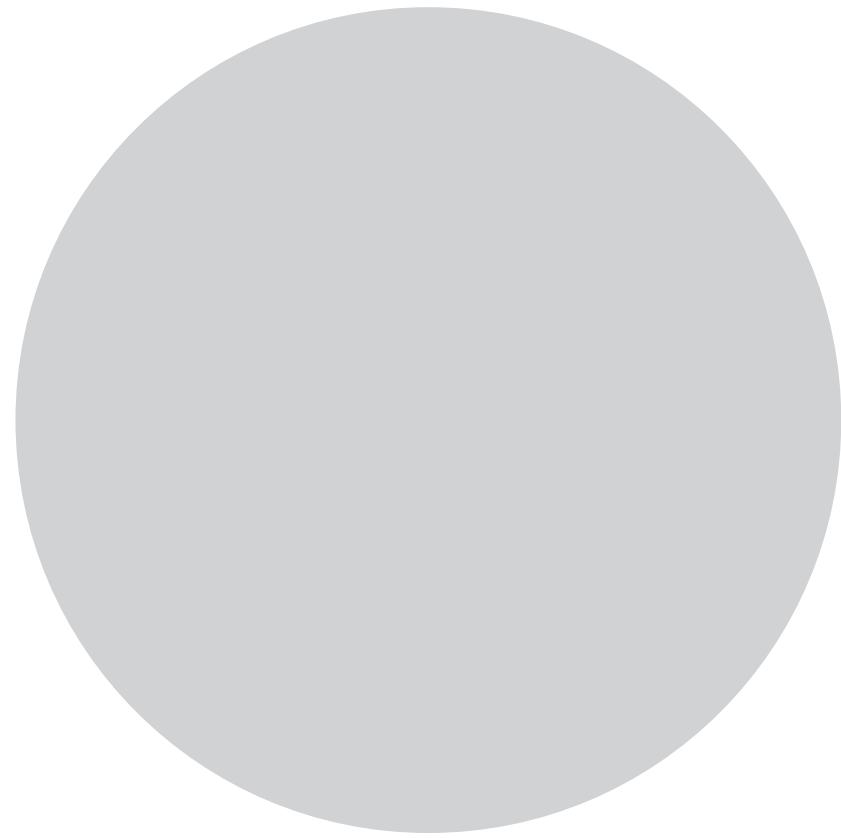
COMPLETE LOOP CONTIGUOUS IMPROVEMENTS AND AMENITIES ALONG ROUTE.

(+) Clearly Identifiable Linear Corridor

(-) Improvements Focused to Spaces
Adjacent to the LINK Route

(-) Limited Vacant Lot Improvements

THREE POTENTIAL APPROACHES



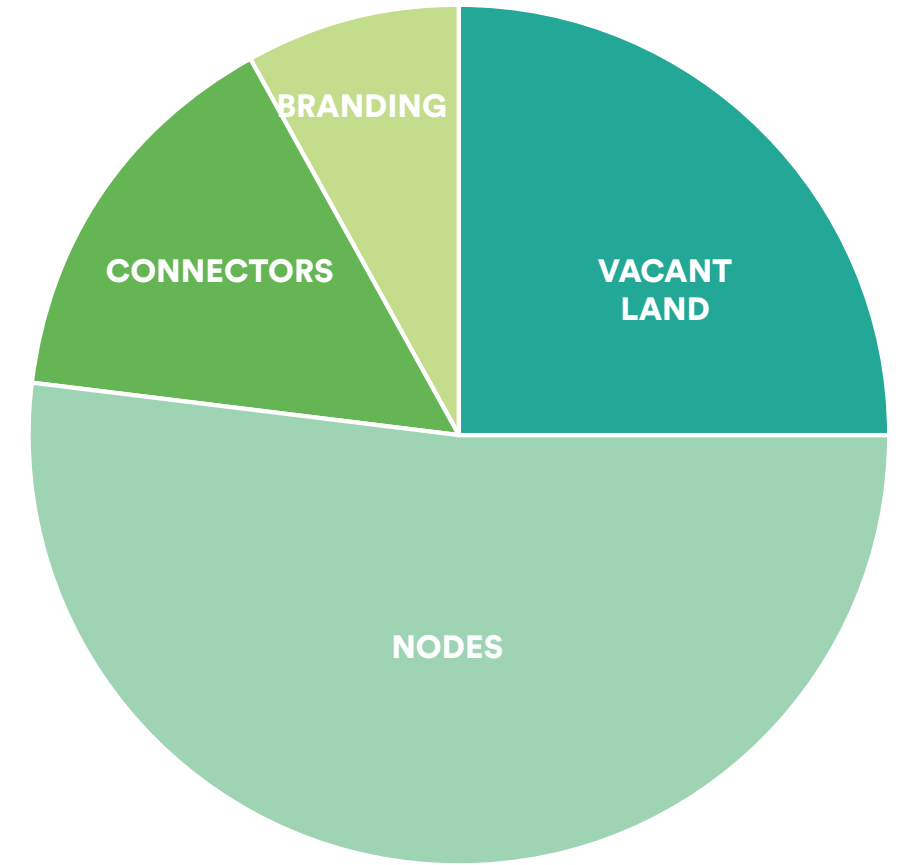
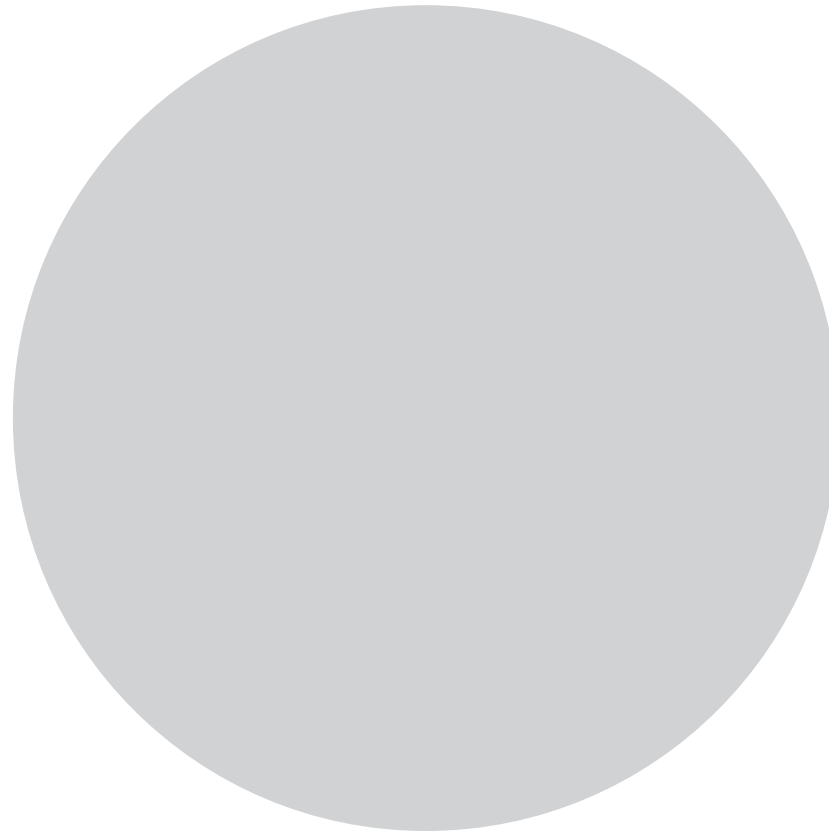
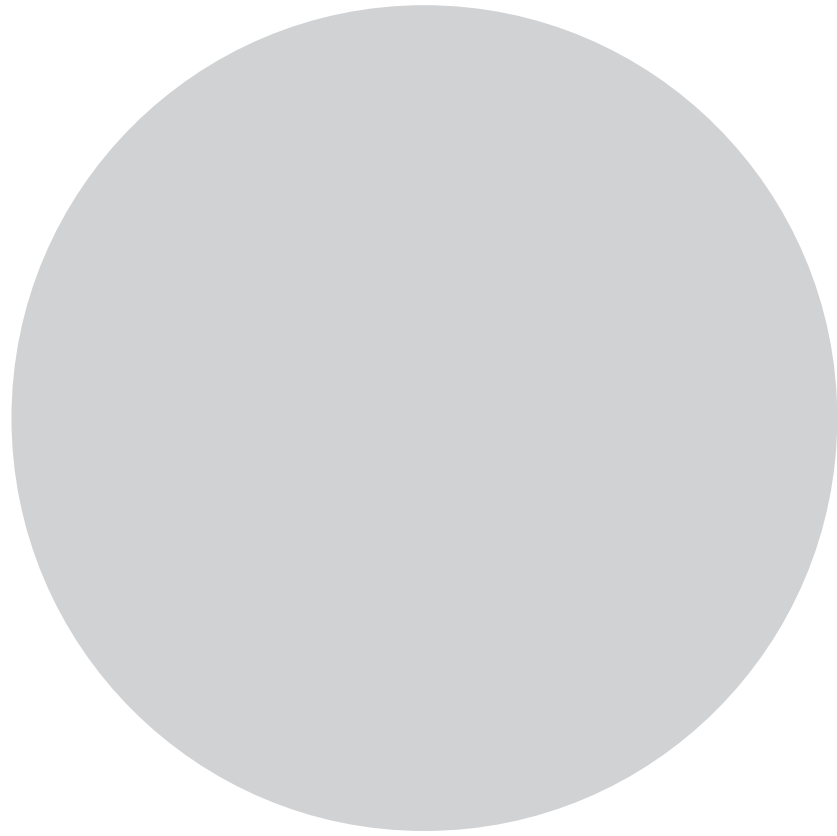
NEIGHBORHOOD APPROACH HIGHER PRIORITY ON THE THREE NODES

(+) Improve Vacant Lots Throughout Neighborhood

(+) Improved Neighborhood Intersections (lighting, traffic calming, branding, crosswalks)

(-) Minimal Sidewalk Improvements

THREE POTENTIAL APPROACHES



FOCUSED INVESTMENT HIGHER PRIORITY ON THE THREE NODES

- (+) High Investment To Improve Nodes
- (+) Improving Vacant Lots
- (-) Non-Contiguous Path
- (-) No Lighting Outside of Nodes

A FOURTH APPROACH?



HYBRID
...WITH YOUR INPUT TODAY

LIGHTING

STREET LIGHTS ALONG THE LINK PATH



CONSISTENTLY-SPACED LIGHTS ALONG THE PATH ROUTE



LIGHTING @ DOWNTOWN



LIGHTING @ LC PARK



LIGHTING @ ARTISTS ALLEY + CUT-THROUGH LOT



ARTISTS ALLEY



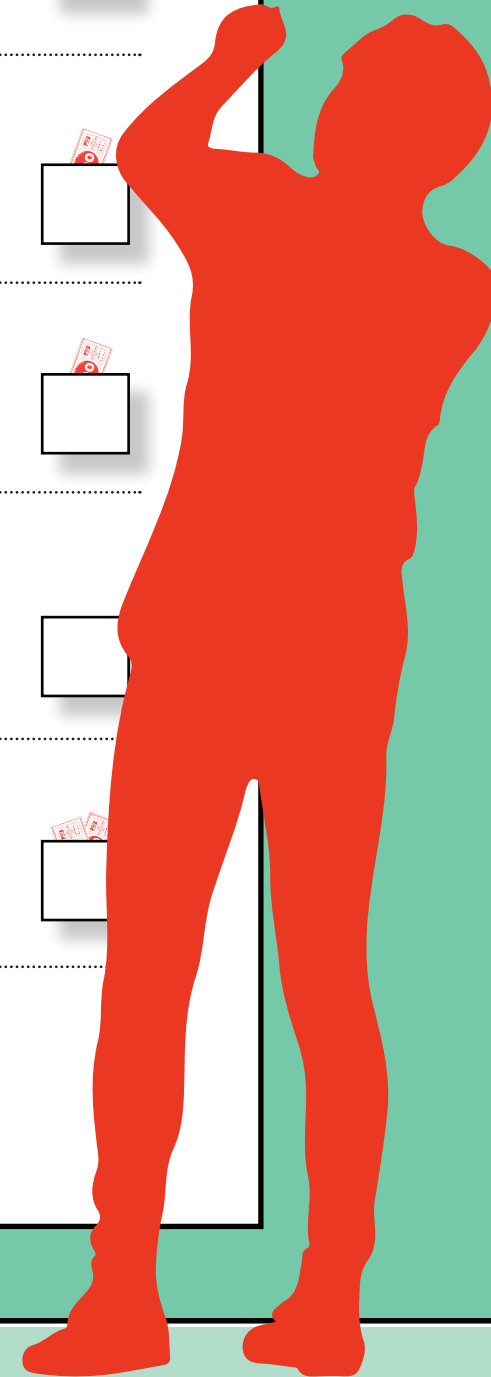
CUT-THROUGH LOT @ CURTIS STREET



STREET LIGHTS @ NEIGHBORHOOD INTERSECTIONS





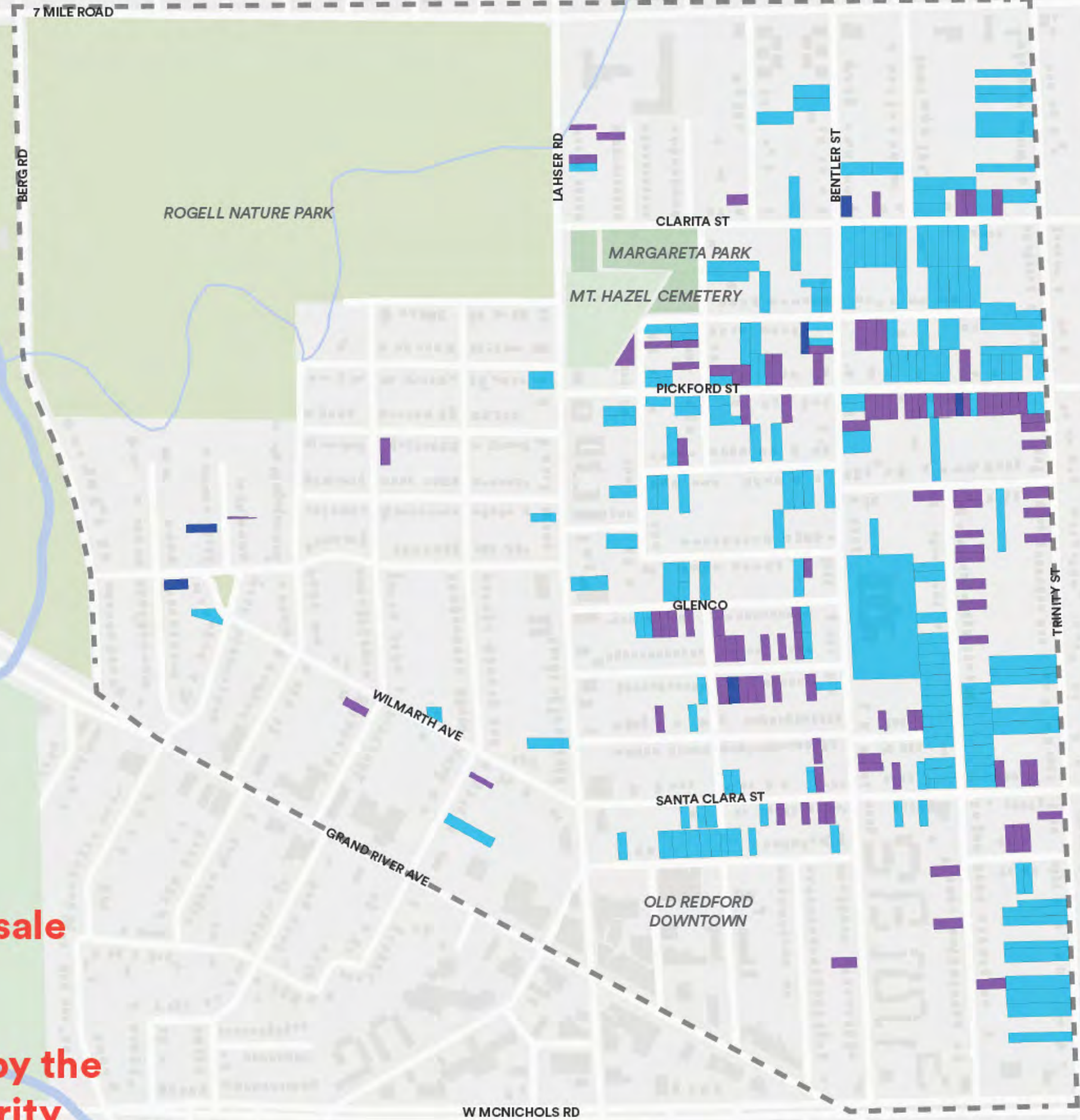
NEW STREET LIGHTS AT INTERSECTIONS THROUGHOUT NEIGHBORHOOD



LAND STEWARDSHIP

OLD REDFORD LAND BANK

-  DLBA OPPORTUNITY LOTS
-  SIDE LOT FOR SALE



112 side lots for sale

300 lots owned by the
Detroit Land Bank Authority

CHANNELS TO STEWARDSHIP OF VACANT LAND



**SIDE LOT
PROGRAM**



**COMMUNITY
INITIATIVES**



**CITY-SUPPORTED
INITIATIVE**

DOT VOTING

DIRECTIONS:

Place a dot next to the strategies you like best for each board; Vacant Land Stewardship and the Infrastructure Planning Toolkit.

ACTIVITY

VACANT LAND STEWARDSHIP

Place a dot next to the strategies you like best.

LOT STRATEGIES

SIDE YARD SIDE LOT PROGRAM	LAND-BASED BUSINESS COMMUNITY PARTNERSHIP	CLEAN AND GREEN COMMUNITY PARTNERSHIP or CITY-LED INITIATIVE
COMMUNITY GATHERING SPACE COMMUNITY PARTNERSHIP	PERFORMANCE SPACE COMMUNITY PARTNERSHIP	PARKLET COMMUNITY PARTNERSHIP
STORMWATER GARDENS SIDE LOT PROGRAM or COMMUNITY PARTNERSHIP	 CITY-LED INITIATIVE	

EDGE STRATEGIES

PODIUM ISLES (MEET, JOSE & COMMUNITY ACTIVATES/ACTIVATING/STREET) COMMUNITY PARTNERSHIP	FENCE (BETWEEN LOT WITH THE EXISTENCE OF PREVENTING BI-WAY ACCESS) SIDE LOT PROGRAM or COMMUNITY PARTNERSHIP or CITY-LED INITIATIVE
RAIN GARDEN (PLANTS GROW ON DOWNCAST TO SOAK UP WATER RUNOFF) SIDE LOT PROGRAM or COMMUNITY PARTNERSHIP	PLANTED BEEM (REGULATED ACCESS TO LOT BOTH PHYSICALLY & VISUALLY) COMMUNITY PARTNERSHIP
SHOULDER (PARKING AND PREVENTIVE BIKER AND VEHICLE ACCESS) COMMUNITY PARTNERSHIP or CITY-LED INITIATIVE	SIDEWALKS (FOR PEDESTRIAN ACCESSIBILITY) CITY-LED INITIATIVE



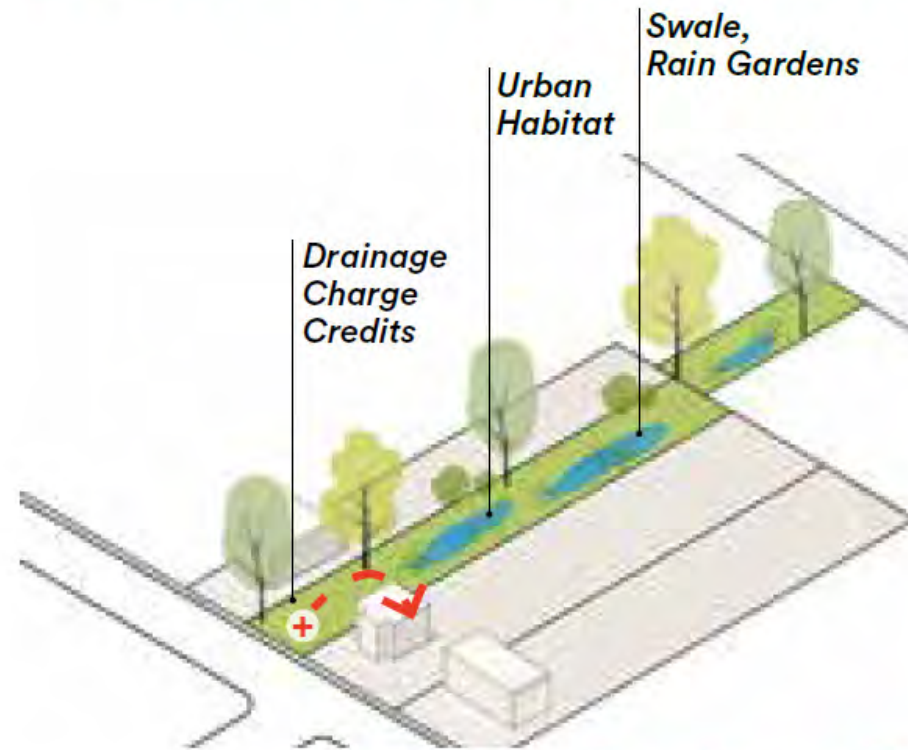
STATISTICS:

30 VOTES FOR TOOLKIT
33 VOTES FOR STEWARDSHIP



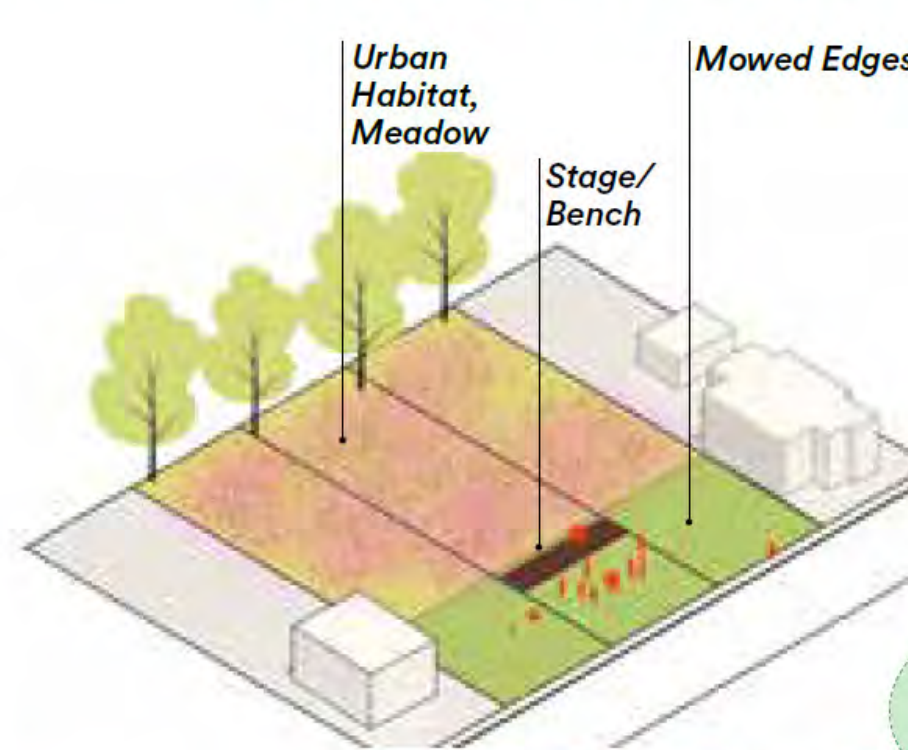
Image Source: 09/22/2019
Community Engagement
At the Artist Village

STORMWATER GARDENS



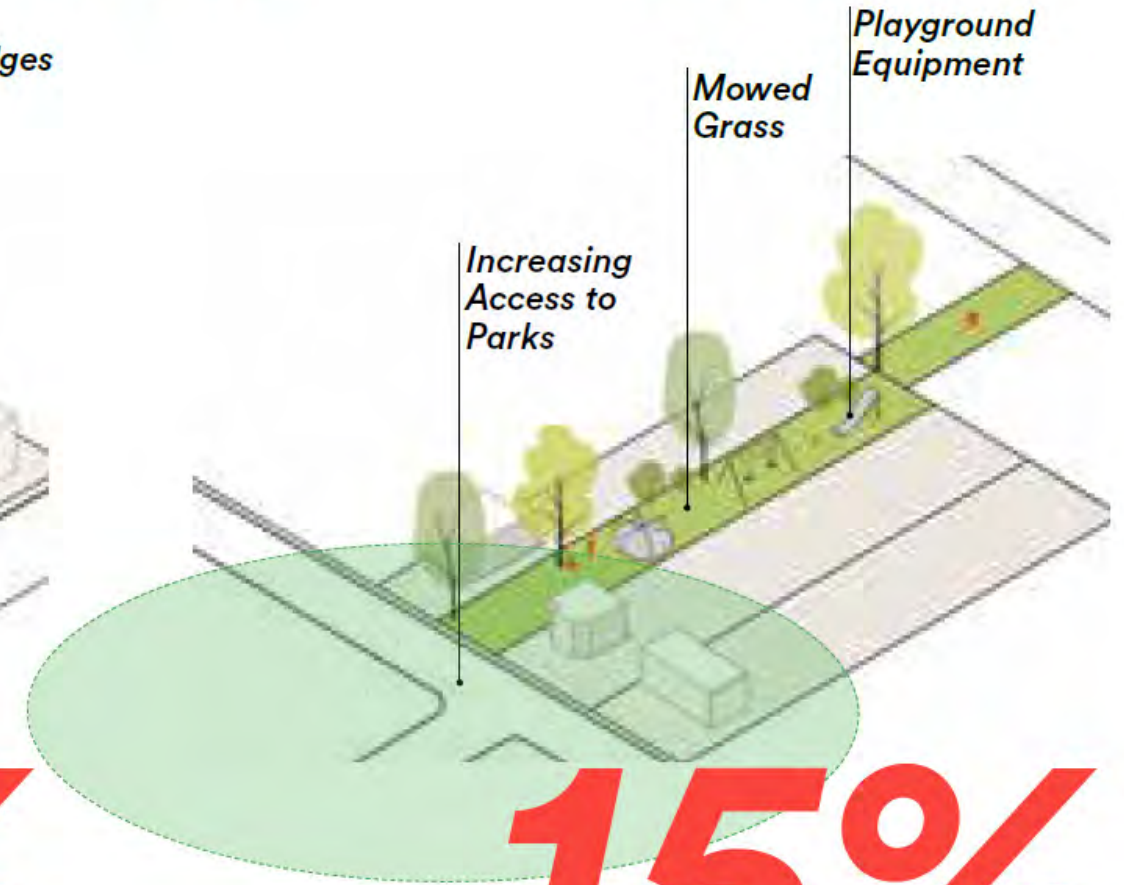
21%

PERFORMANCE SPACE



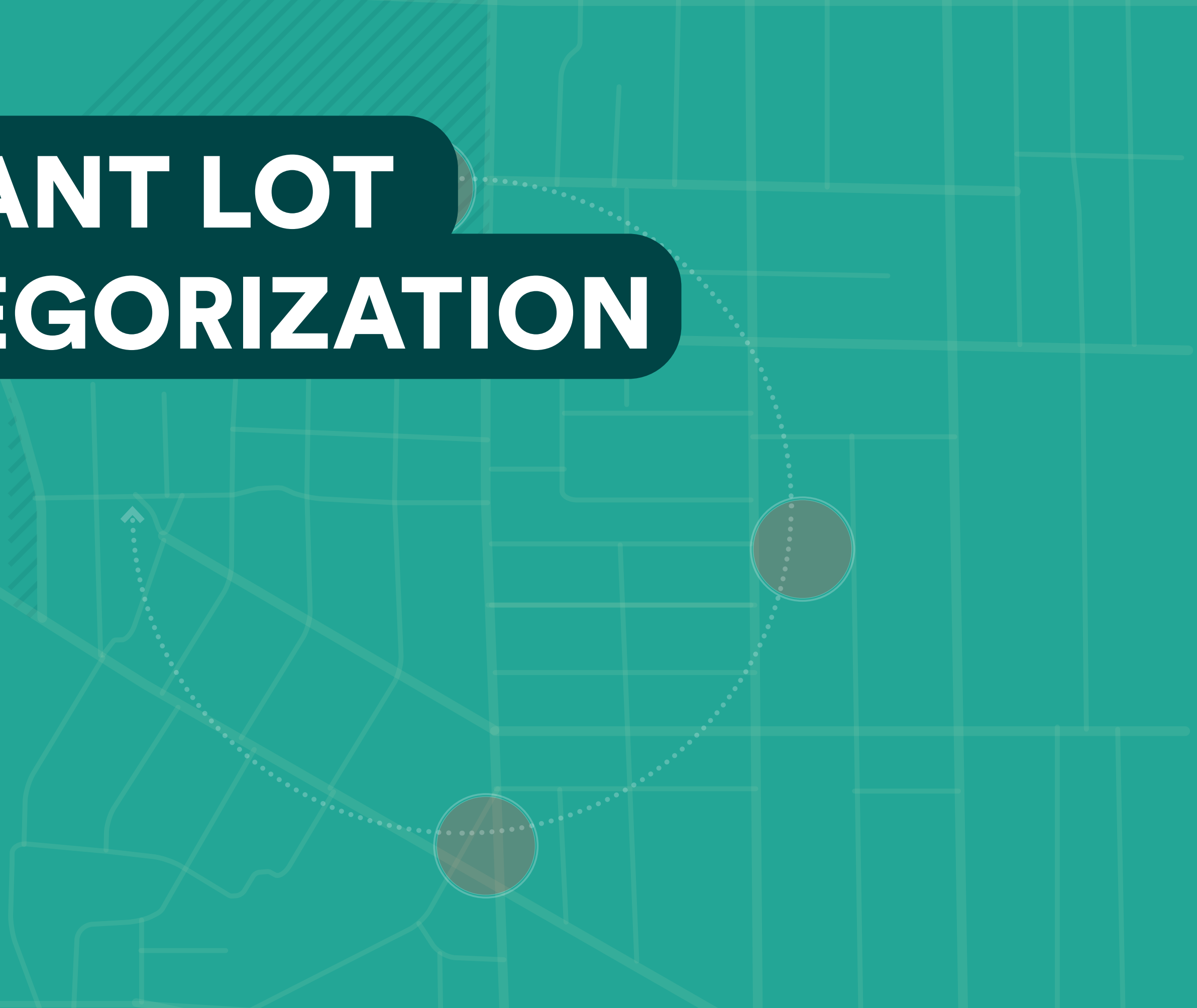
18%

PARKLET



15%

VACANT LOT CATEGORIZATION





SIDE LOT PROGRAM

SIDE LOT LETTERS



COMMUNITY INITIATIVES

COMMUNITY PITCH OPPORTUNITY

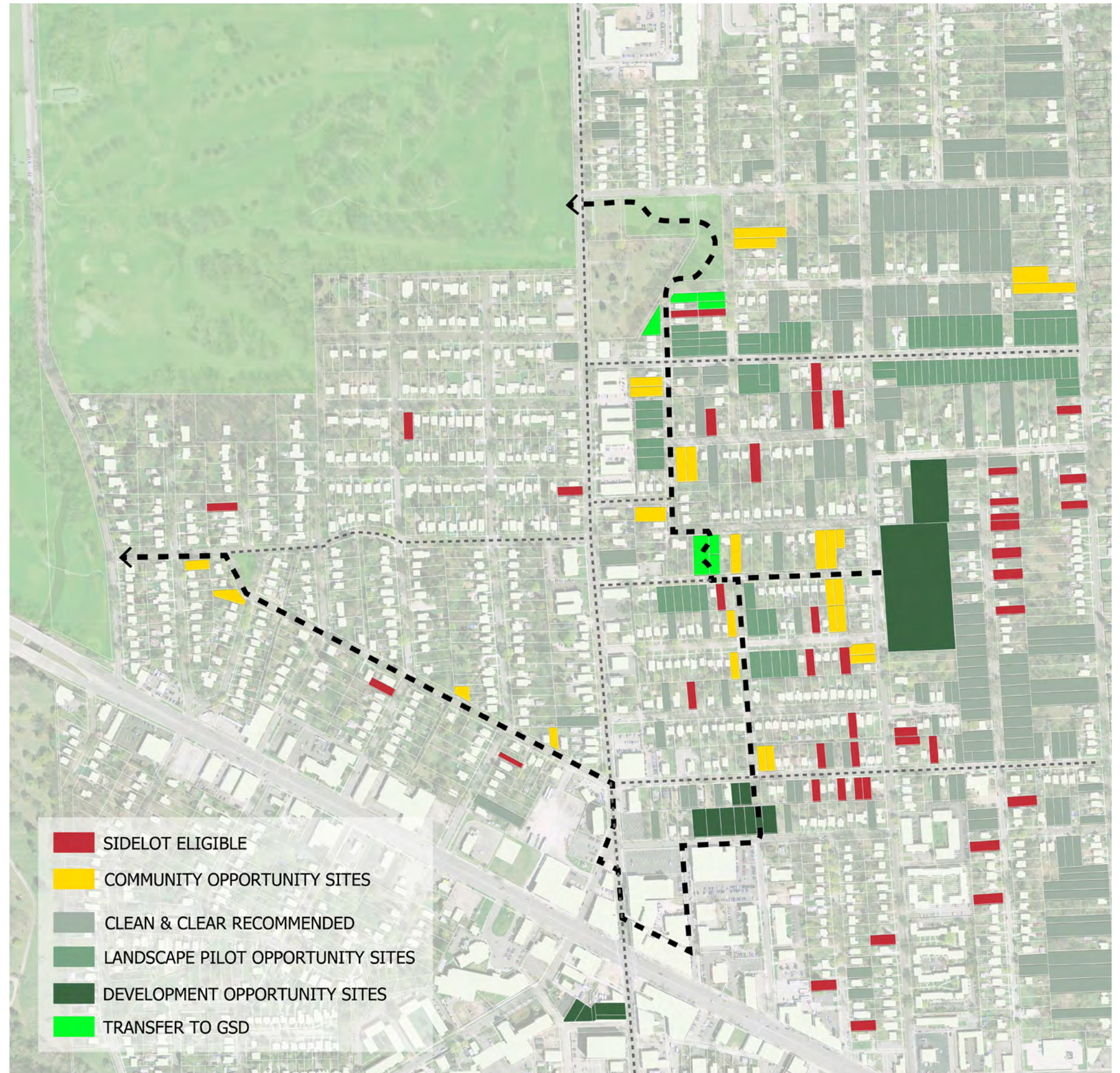


CITY-SUPPORTED INITIATIVE

CLEAN & CLEAR

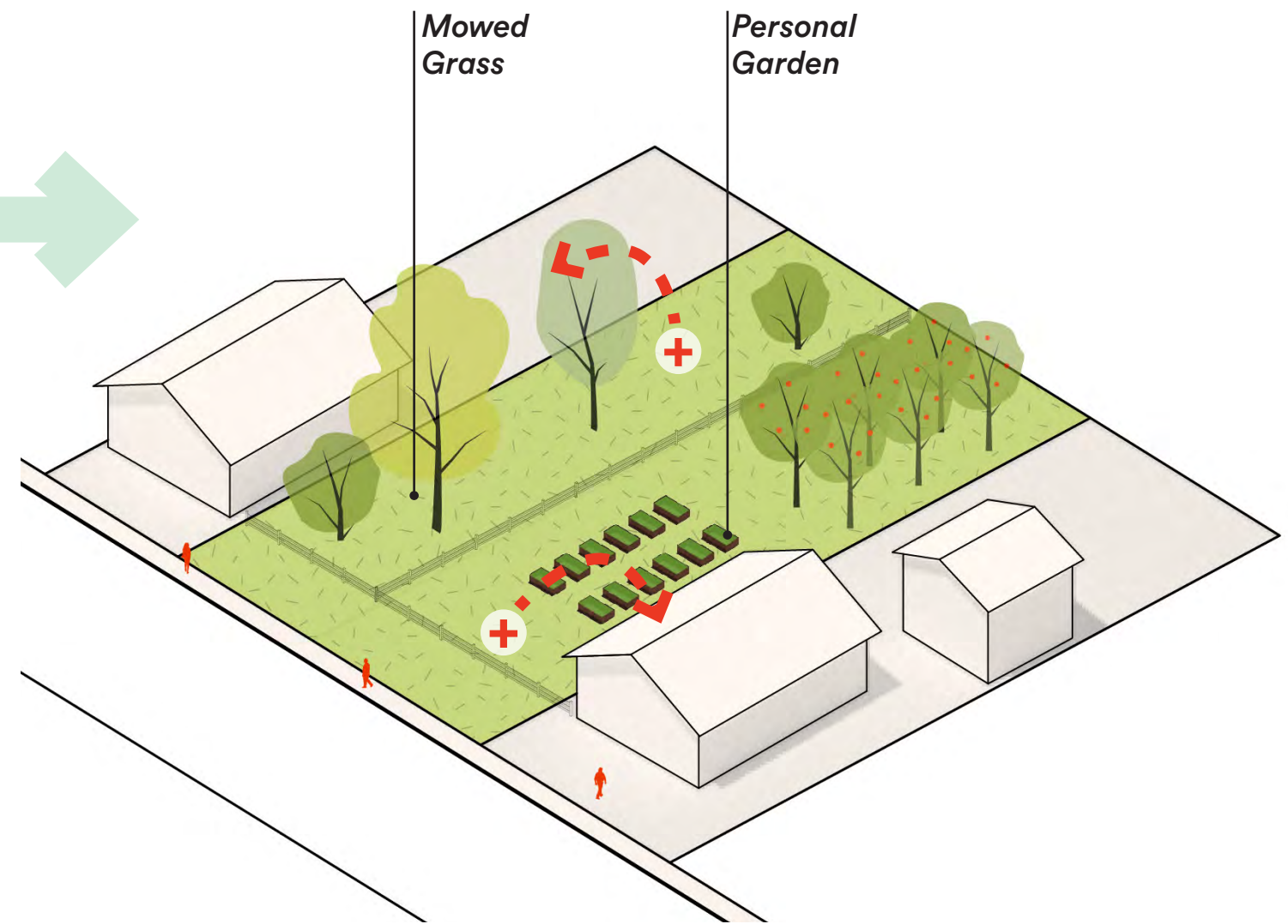
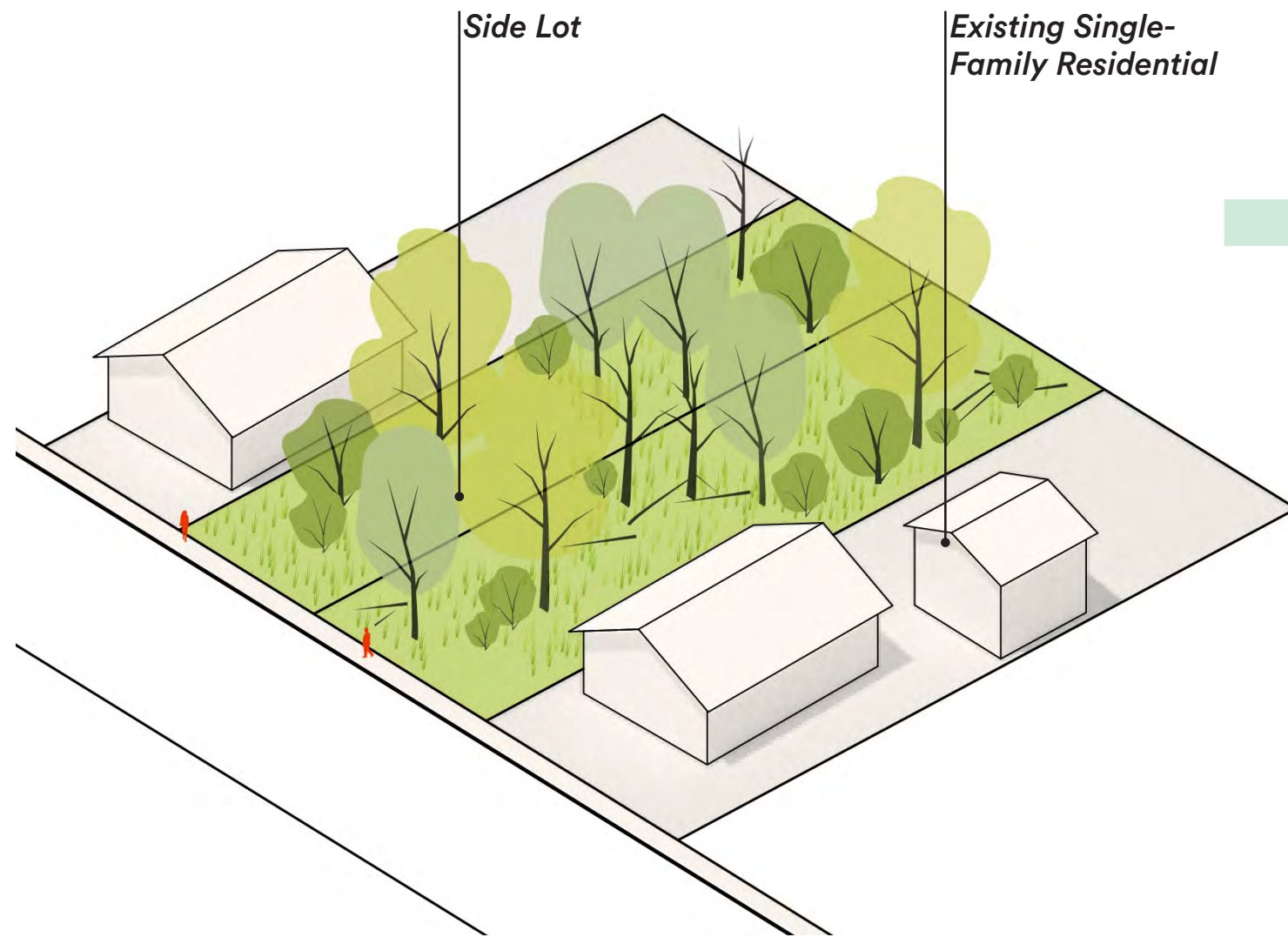
MEADOW & LOT EDGE PILOT

DEVELOPMENT OPPORTUNITY



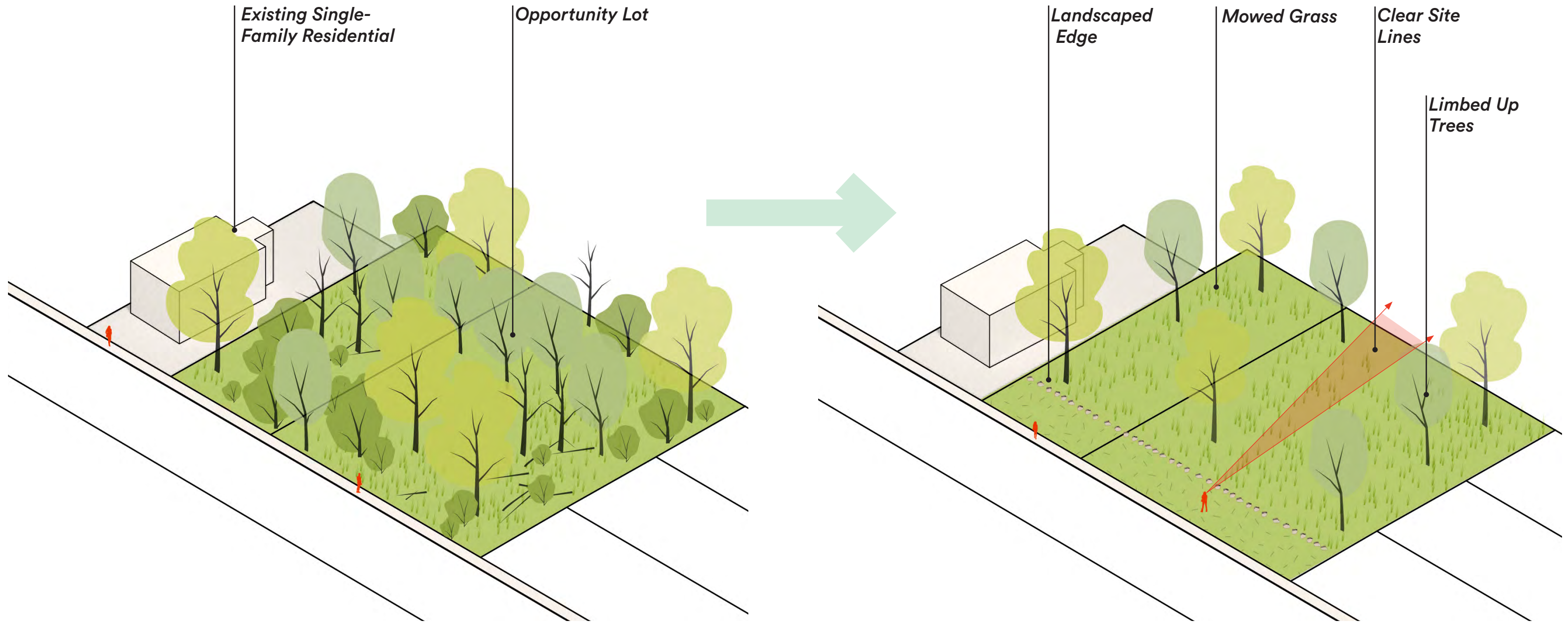
LOT TYPOLOGIES

SIDE YARD



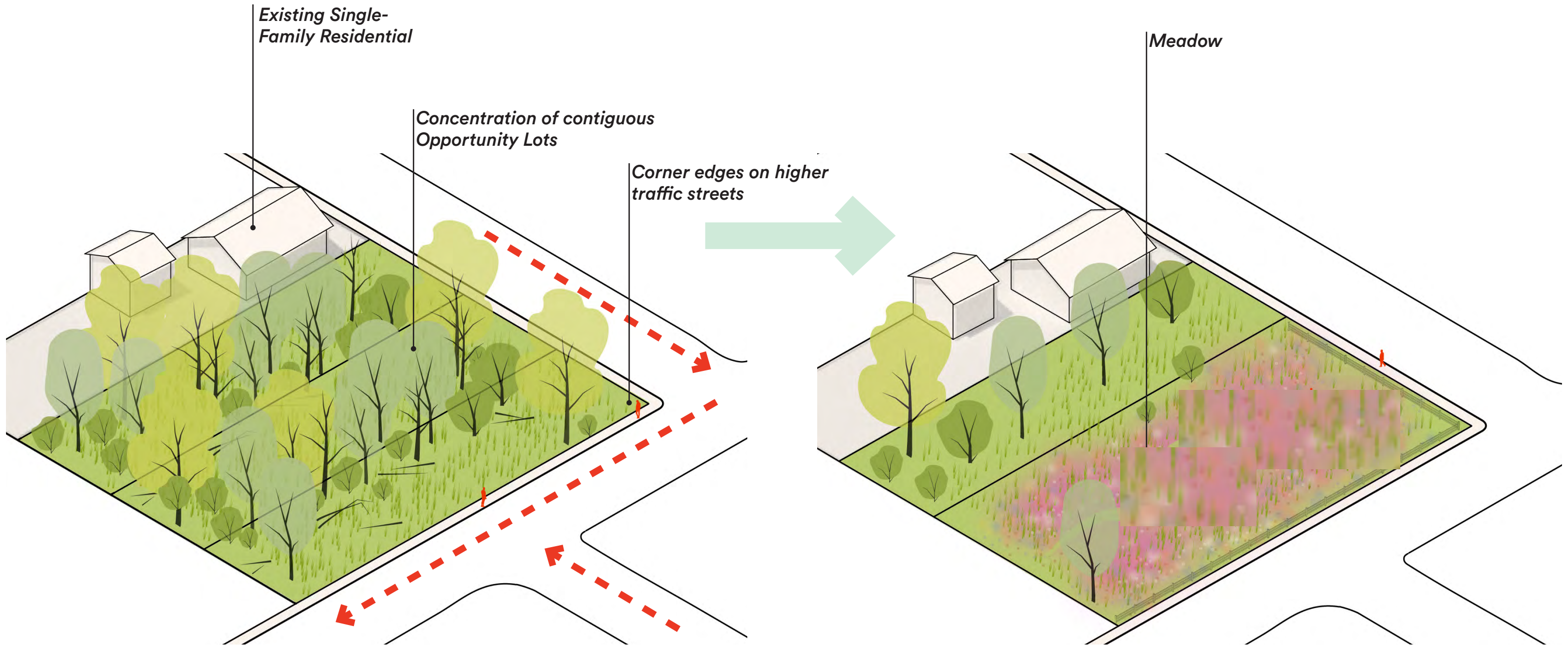
LOT TYPOLOGIES

CLEAN AND GREEN



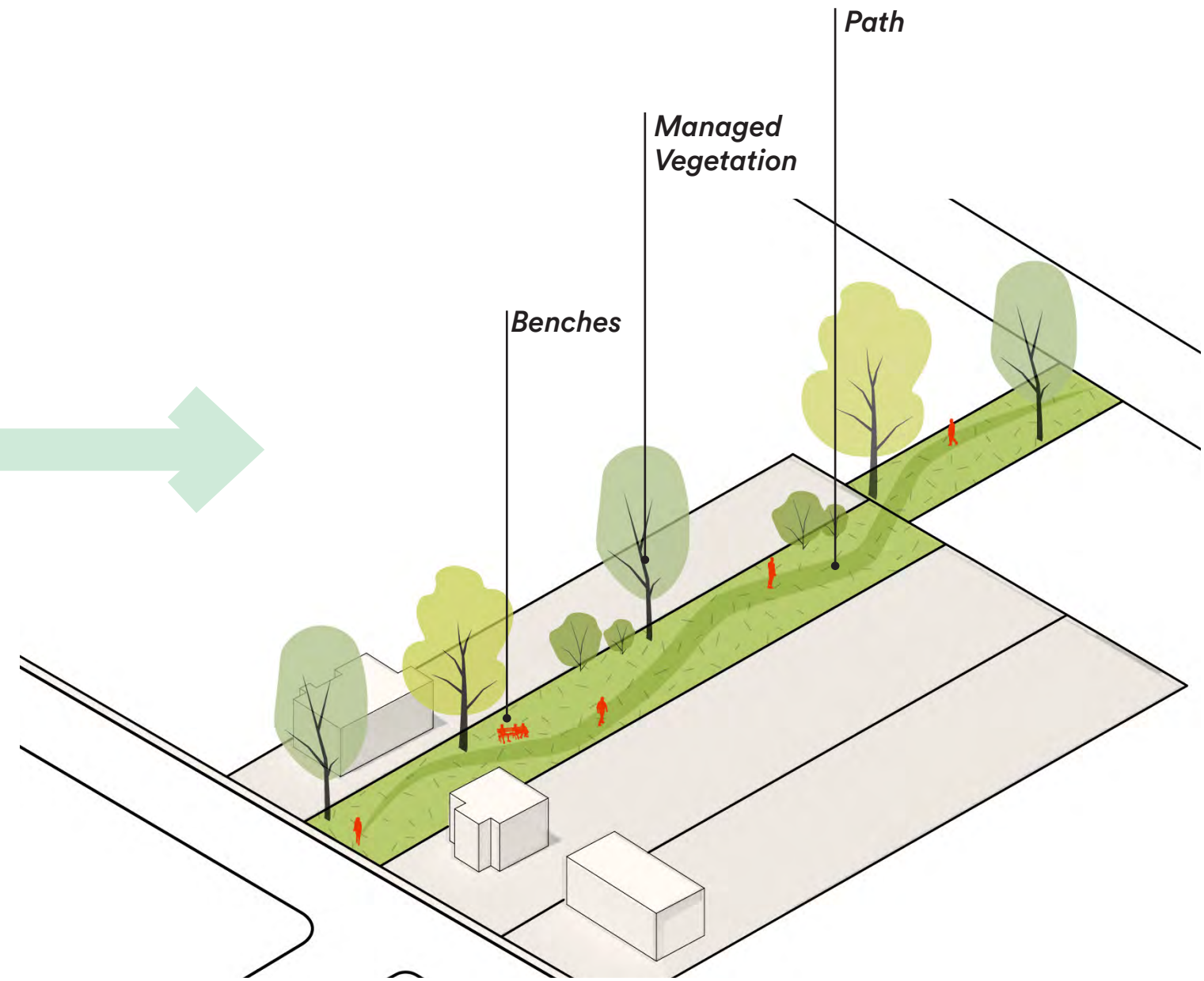
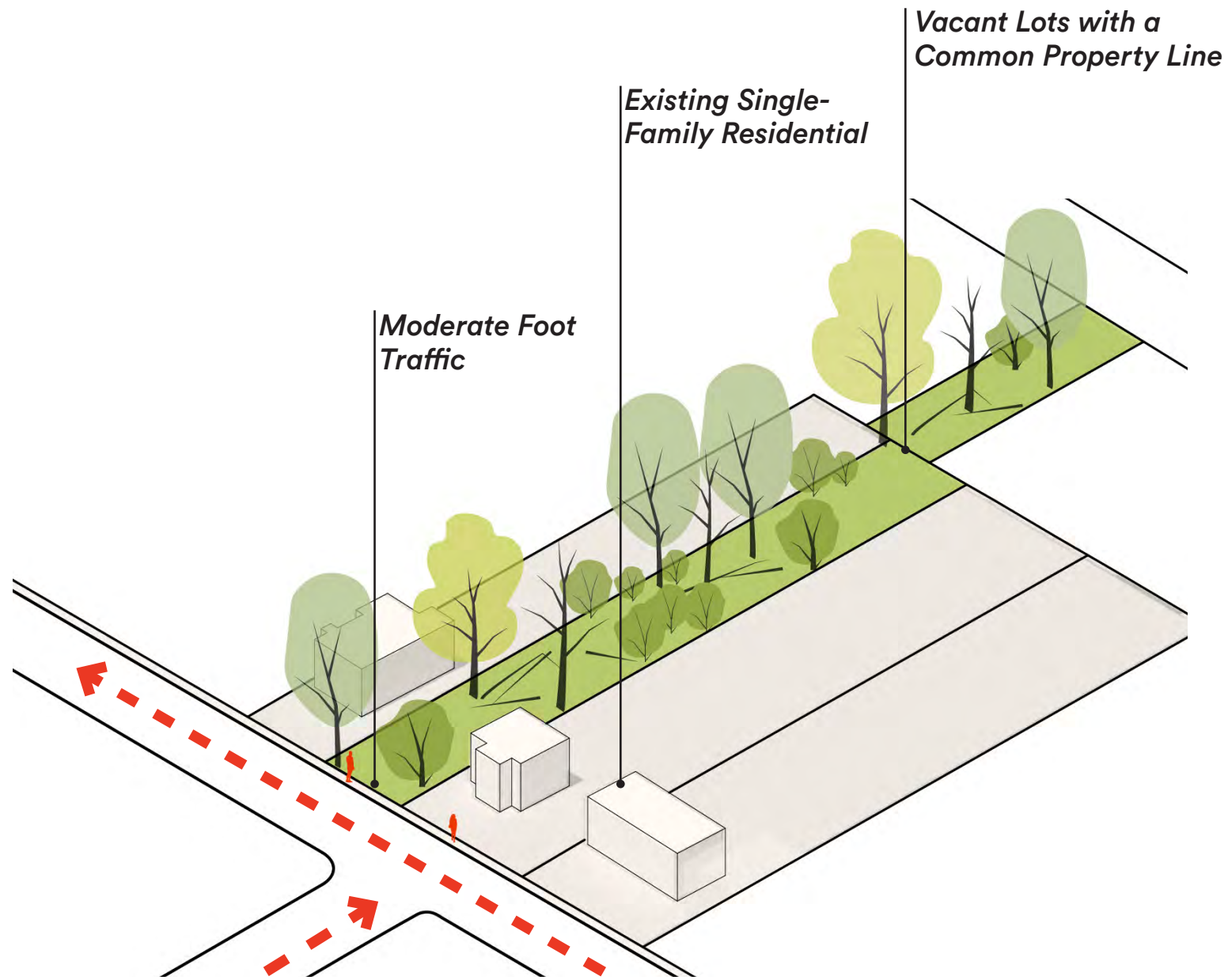
LOT TYPOLOGIES

COMMUNITY GATHERING SPACE



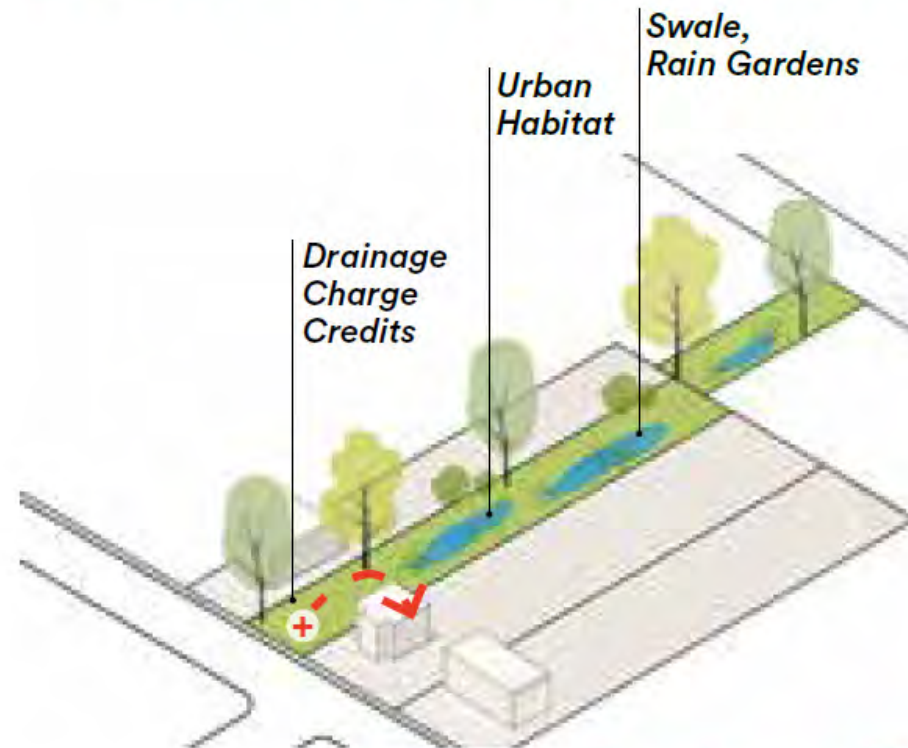
LOT TYPOLOGIES

CONNECTOR PATH



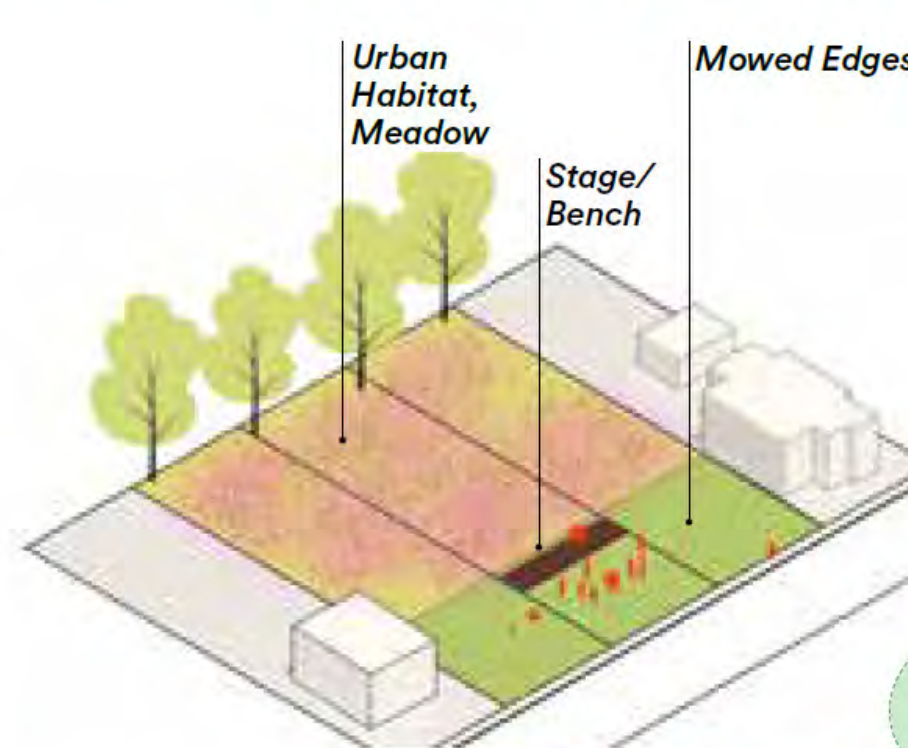


STORMWATER GARDENS



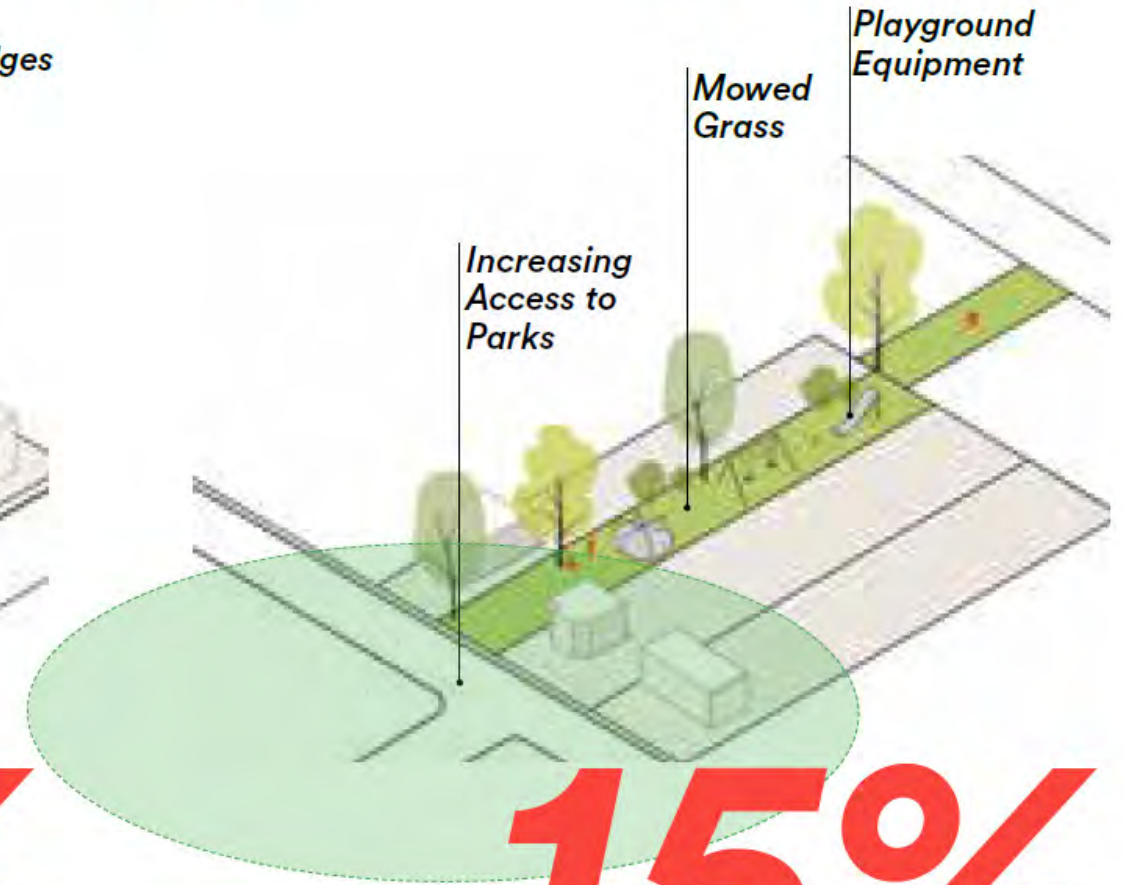
21%

PERFORMANCE SPACE



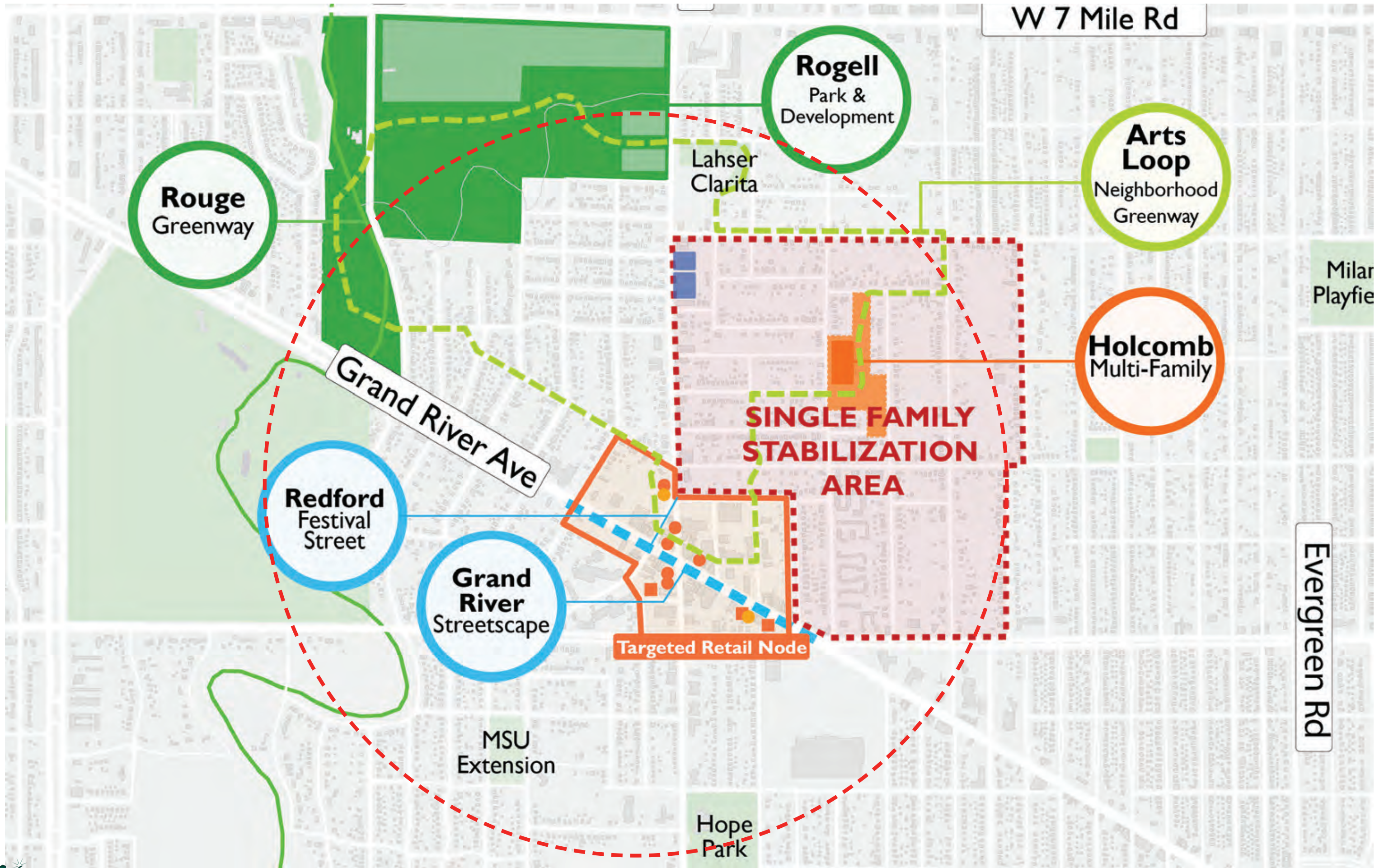
18%

PARKLET



15%

DEVELOPMENT OPPORTUNITIES



DEVELOPMENT OPPORTUNITIES

SINGLE FAMILY



Legend

27 DEMOLISHED (SINCE 4/26/2018) ■

6 COMPLIANCE ACHIEVED (SINCE 4/26/2018) ■

19 UNDER COMPLIANCE ■

OLD REDFORD LINK ROUTE — — —

DEVELOPMENT OPPORTUNITIES

MULTI_FAMILY - HOLCOMB ELEMENTARY ADAPTIVE REUSE



DEVELOPMENT OPPORTUNITY

MULTI_FAMILY - ARGUS/LAHSER



DEVELOPMENT OPPORTUNITIES

MULTI-FAMILY ORCHARD ST SITE



DEVELOPMENT OPPORTUNITIES

MULTI-FAMILY - ORCHARD ST SITE - PUBLIC ACCESS

SANTA CLARA

ORCHARD STREET

BURGESS

DEVELOPMENT OPPORTUNITIES

MULTI_FAMILY - TYPOLOGIES

DUPLEX



FOUR-PLEX



TOWNHOME



TERRACE HOUSE (TOWNHOME VARIANT)





BURGESS

SANTA CLARA

ZONE A

ZONE C

ZONE B

ZONE A

ORCHARD STREET

BURGESS



OLD REDFORD NEIGHBORHOOD

LINK

