



# ROGELL MASTER PLAN & SCHEMATIC DESIGN

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## NORTHWEST DETROIT

Planning and Development Department  
City of Detroit      July 2018



# Acknowledgements

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# INTRODUCTION & NEIGHBORHOOD CONTEXT

# The Rogell Site

The 2018 Northwest Detroit Neighborhood Framework plan identified the Rogell site as a potential new recreation amenity. Rogell is a former public and private golf course, comprising 120.8 acres. Remnants from golf operations exist throughout the site, including the old Clubhouse and equipment to operate irrigation and other mechanical systems.

The site has significant topography with expansive views across to both W 7 Mile Road and the neighborhood to the south. The inner portion of the site is comprised of primarily wetlands within a significant ravine system that includes the Griffin Drain. Surface water flows in a southwesterly direction across Rogell to the Rouge River, which runs through the western edge of the site. Almost 30 acres or 25% of the site falls within the 100-year floodplain. Two pedestrian bridges in various states of disrepair span the river, connecting the eastern and western portions of Rogell.

The site is accessible by car along Berg Road, a residential street which parallels the Rouge River. The road is in need of repairs and currently floods at a low points during major storm events. Adjacent to the road is a parking lot located that is currently used by patrons of Greater Grace Church. There is currently no access to the park along any of the adjacent major roads, such as W 7 Mile Road and Lahser Road.







Rogell Site in Winter and Summer



# Neighborhood Context

The Rogell site is situated adjacent to the Greater Sandhill neighborhood in Northwest Detroit at W 7 Mile and Lahser Roads. It is located a half mile from the Old Redford neighborhood center, a key community hub in Northwest Detroit. South of the site, the Malvern Hill and Greater Sandhill communities include stable residential areas with active and engaged residents. The Berg-Lahser neighborhood, located across W 7 Mile Road from Rogell, includes another vibrant residential community and four school sites. A number of children walk through the site along Berg Road to get to the Charles Wright School daily.

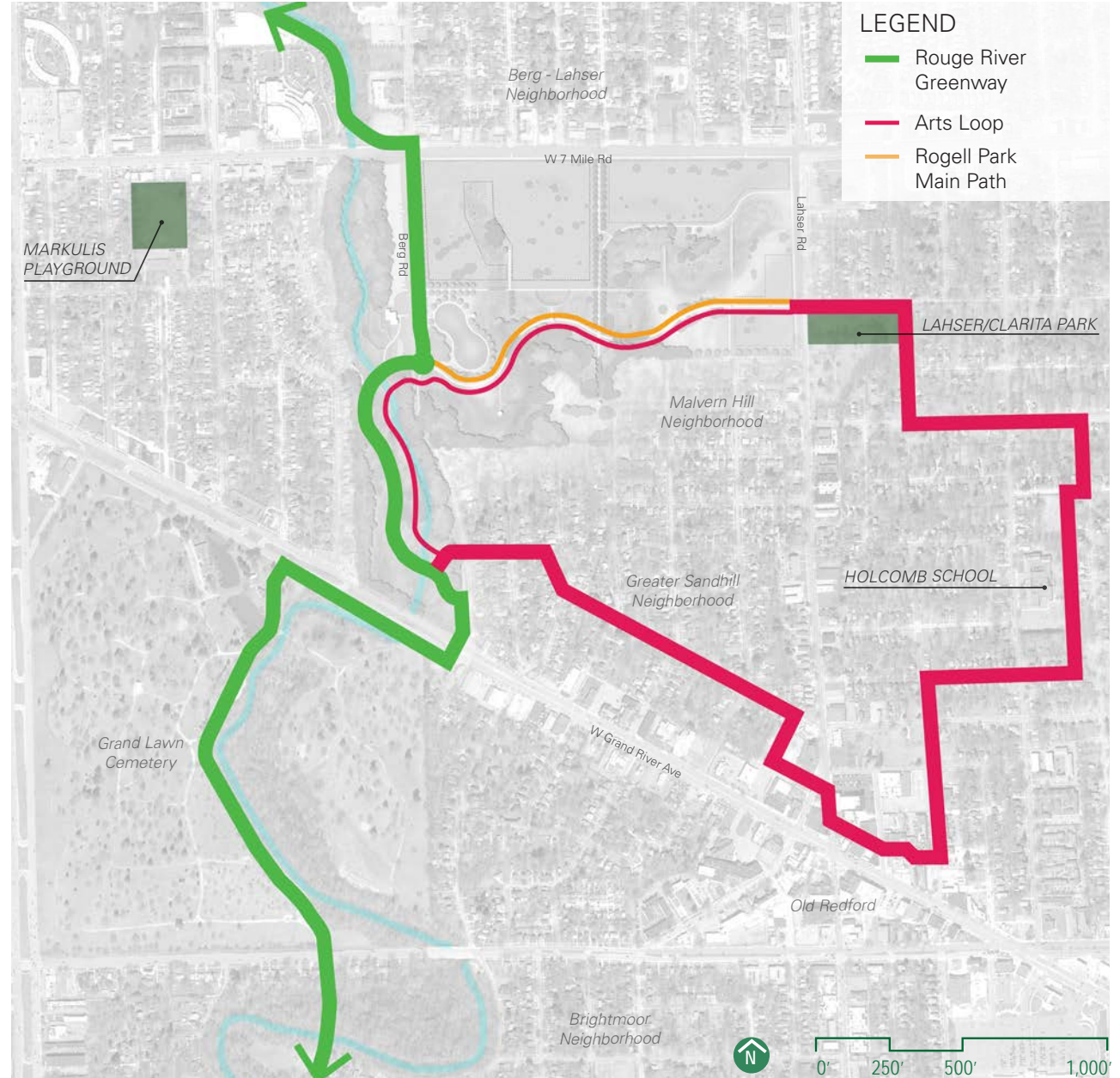
There are several parks in the area near Rogell, such as Markulis and Lahser Clarita, that are smaller in size and are typically defined as neighborhood parks. Unlike these neighborhood parks, Rogell presents the opportunity for residents to be immersed in nature, which the Detroit Parks and Recreation Improvement Plan identifies as an experience Detroiters currently lack. With access to the Rouge River, interesting topography and dynamic habitat patches, this site has the potential to fulfill a recreational need for Northwest Detroit and the City. As part of an overall comprehensive vision, Rogell will also be connected to a series of neighborhood greenways and trails.



# A Network of Trails

As identified in the Northwest Detroit Framework plan, area residents are interested in developing trails to connect to community assets and each other. A proposed Arts Loop will link residents to the Rogell site, Old Redford and the proposed Rouge River Greenway. The Arts Loop will include locations for engagement with public art, nature experiences and vacant land reuse projects.

The Rouge River Greenway is envisioned as a regional recreation trail on Detroit's west side. Connecting the northern boundary of the City to the Detroit River, the Rouge River Greenway will link some of the Detroit's signature parks, such as Rouge Park, with neighborhood cultural institutions, historic assets and one of southeastern Michigan's most important waterways.







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## PROCESS, ENGAGEMENT & DESIGN VISION

# Process & Engagement

The initial vision for Rogell was established during the Grand River Northwest Neighborhood Framework study in which the former golf course was envisioned as a place of recreation and ecological practices. The design process kicked off with a series of meetings held in December 2017 between the consultant team and the City of Detroit. The overall vision for the park was discussed along with the process for engaging residents.

The first stage consisted of conducting a thorough site analysis that reviewed the neighborhood context and existing conditions. This inventory was the guiding force behind locating development, enhancing and restoring wetland areas, and capitalizing on existing grassland habitat.

Residents participated in a workshop during the second stage in three separate focus groups. The first two focus groups solicited general opinion about the inclusion of development parcels and overall design, while the second focus group provided the opportunity for direct resident feedback on conceptual design. Residents engaged in small group conversations indicating what they liked about the concept (green dot) as well as where they had concerns and which areas needed additional focus (red dot).

Feedback from focus groups informed revisions to the concept. The final design emphasizes connections from the neighborhood into the park, slows down Berg Road to emphasize the pedestrian experience from the edges of the park not only on Berg Road, but also Margarita, Lahser and W 7 Mile Road.



## FOCUS GROUP #1

1.25.18



## FOCUS GROUP #3

4.04.18

**23 Attendees**

Interactive exercise to receive feedback on revised concept. Participants noted what they did and did not like about the design.

## FOCUS GROUP #2

2.21.18

**30 Attendees**

Provided two options for discussion. Residents weighed in on holding portion of Rogell for future development.



# Small Group Activity Feedback on Concept

Table 1 Key Takeaways:

- Participants were generally in favor of the design elements and in particular, favored creating a wetland park.
- Special consideration was paid to entrances to Rogell from the neighborhoods, particularly on the west side, as well as traffic along Berg Road.
- There was interest in including programming and activities that had historically taken place at Rogell, such as ice skating.
- Participants were concerned with current dumping and the water quality in the Rouge River.



Table 2 Key Takeaways:

- Participants were concerned about access from the neighborhoods along perimeters of Rogell. Some residents expressed the desire to maintain the fence along the edge, while many expressed the desire to connect strongly to the site.
- Speeding and traffic along Berg Road was a concern. Residents supported speed tables for traffic calming.
- There were concerns about the park increasing traffic along Lahser Road and causing more backups.
- Participants liked many of the design elements, such as wetlands, pathways, the Community Green and grassland areas.





# A Regional Destination: Creating a Blue and Green Amenity

The concept for the former Rogell Golf Course envisions a regional park in Northwest Detroit integrated with new development. As one of Detroit's signature parks, Rogell will bring nature to the city, connecting area residents to a winding trail system and a series of wetlands and grassy meadows. Other features include an open event lawn for community entertainment, sports, and outdoor education for students from nearby schools. Rogell is envisioned primarily as a passive recreation park, characterized by an extensive trail network that connects to the Rouge River Greenway and provides access throughout the park. Active uses are concentrated near the Clubhouse. This includes an educational loop trail and amphitheater, as well as the Community Green across Berg Road. A portion of the site will be held for development to provide a space to attract new investment. Creating opportunities for constant active use of the park will help deter crime and promote safety among visitors.

Economic development, industry and job creation are top priorities for the City of Detroit. While there is vacancy throughout Detroit, finding significant spaces that have the potential and capacity to be developed as economic centers is a challenge due to the acquisition and assembly process of vacant parcels. Rogell provides an opportunity to fulfill the need for larger assembled acreage. The most appropriate location to be held for future development was determined through a rigorous site analysis that identified the areas that would be the least and most challenging for development base on construction costs, accessibility and adjacencies.

Managing stormwater is also a key component of this concept. The Northwest Detroit Framework Plan identified Rogell as a potential location to help manage stormwater in the Upper Rouge Tributary through installing Green Stormwater Infrastructure (GSI) through a comprehensive and targeted strategy.

The site is principally characterized by the remnants of the Griffin Drain and basins, which is where surface water collects before joining the Rouge River. Detroit's historic creeks and drains were buried to allow for development of the City's neighborhoods. Rogell is one of the few remaining locations where such topography remains, and it represents an opportunity to reconnect with the City's ecological past.

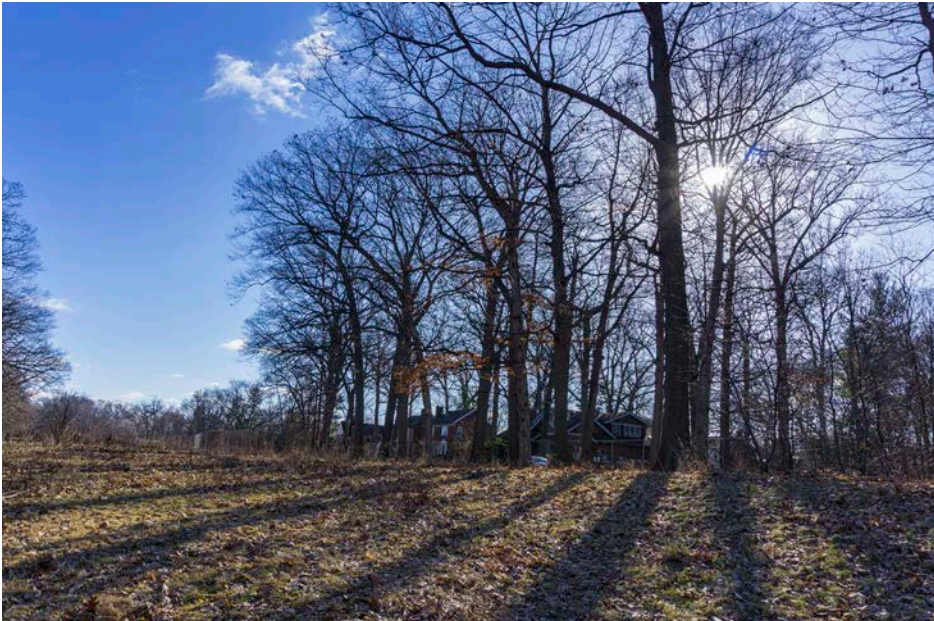
The design of the park acknowledges the low areas as an opportunity to bring back water storage functions to the drains while establishing recreation amenities around them. Rogell is envisioned to be an important site for water retention and detention. A series of ponds and wetlands will perform multiple GSI functions as well as serve as prominent park features, re-establish riparian habitat, and incorporate educational elements that connect stormwater runoff and the Rouge River.

As part of the due diligence associated with repurchasing Rogell, the City conducted a Phase I and Phase II environmental analysis. Contamination was detected at various levels across the site.

Most of the contamination stemmed from the operations of the golf course, with the most prevalent contaminants of concern being mercury, arsenic and lead. The Michigan Department of Environmental Quality (MDEQ) requirements limit human contact with soils that have high levels of these substances and requires remediation in these areas.

Based on the information obtained from the limited soil borings across the site, the team devised a strategy to limit the cost of soil cleanup while protecting public health and allowing access to the park. Each paved path includes a 10' buffer of clean soil on either side. This allows visitors to wander off the path into a set area of the landscape. Adjacent to the buffer is a heavily planted grassland or wetland area. The wetlands naturally act a deterrent to entry, while the grasslands are mowed on a set schedule that maintains a tall grass condition outside the 10' foot buffer, dissuading visitors from entering the area.









# 3

## WETLAND PARK PRECEDENTS

Several park precedents were reviewed from across the world that focused on establishing wetlands as the dominant natural and functional landscape. Many of these parks incorporated materials such as wood and stone and integrated boardwalks and overlooks across and within wetlands. Some also allowed for interaction with water and allowed visitors to be in close proximity to the wetlands. The final concepts for Rogell integrate many of these features but also provides for additional durability of materials in key areas as well as incorporation of new programmatic opportunities.

# Why Focus on Wetlands and Stormwater at Rogell?

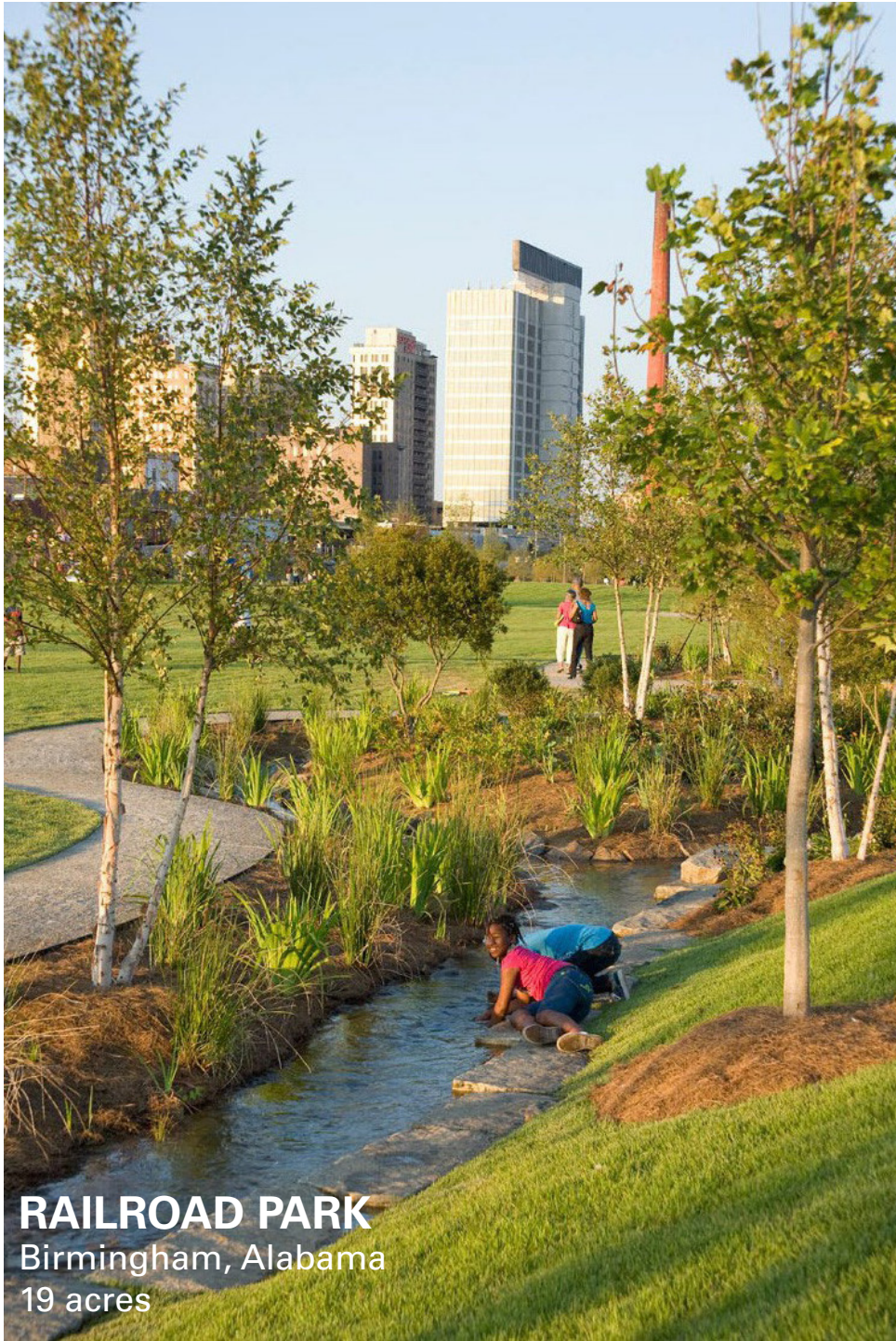
Wetlands and low lying area are one of the dominant ecosystems at Rogell. There are currently 10.15 acres of wetlands comprised of a mixture of emergent and forested wetlands with some scrub-shrub areas. These wetlands are supported by a system of hydric soils, formed under extended periods of inundation or saturation during the growing season.

Rogell's wetlands provide many benefits to wildlife. Their shallow depths and warm temperatures offer beneficial food and breeding grounds for many species including migratory birds, frogs, toads and salamanders. The wetlands are also home to numerous plant species, including cup-plant (*Silphium perfoliatum*), a state threatened species.

The design for Rogell enhances and augments what is already present to allow for greater enjoyment and appreciation of the natural beauty of the wetlands. In addition, the vision capitalizes on the potential for wetlands to function as a system for stormwater management. Rogell is in good company joining a growing list of parks and open spaces that also serve to treat and manage stormwater runoff. There are case studies from the U.S. and around the world that are prioritizing these types of functions, while also creating mesmerizing, dynamic places.







**RAILROAD PARK**  
Birmingham, Alabama  
19 acres







**ALEWIFE STORMWATER WETLANDS**  
Cambridge, Massachusetts  
110 acres







**MINGHU WETLAND PARK**  
Liupanshui, China  
220 acres









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## NEAR AND LONG-TERM VISION

Two concepts for Rogell Park were developed and are delineated by two time frames, near-term and long-term. The overall concept re-establishes wetlands on the western side of the Rouge River in areas that were historically wetland habitat before being filled in as part of the golf operations. Additional wetland areas are proposed in the ravine as well as adjacent to development areas. These areas have hydric soils, helping to ensure the establishment of successful wetlands. Many existing stands of trees and woodlands are to remain as they serve as valuable habitat to birds and other animal species. The remainder of the site is comprised of grasslands integrated with an extensive network of trails, bridges, weirs and boardwalks that ultimately connect to the proposed Rouge River Greenway. A series of pavilions and overlooks provide opportunities for visitors to rest and take in the scenic beauty of the park's ecological system as well establish its aesthetic identity.

Long term, Rogell Park is envisioned as a regional park integrated with development that brings much needed activity and jobs to the area. In the near term, these future development parcels are separated from the park to ensure that Rogell is ready to attract and support new investment.



# NEAR-TERM VISION





# LONG-TERM VISION







Intersection Enhancements

Rouge River Greenway

W 7 Mile Rd

Development Parcels

Stormwater Management Wetlands

Berg Rd

Crossable Weirs

Overlook

LaHser Rd

Clarita St

LAHSER-CLARITA PARK

Clubhouse

Boardwalk

New Wetland

Gravel Path

Bridge

Paved Path

Margareta St

Education Loop Trail

Community Green

Existing & New Wetlands

Roxford St

Pickford St

Amphitheater

New Bridge

Pavilion

Pickford St

Karl St

Grayfield St

New Bridge

Beaverland Rd

Redfern St

McIntyre St

Northrop St

Coolley St

Curtis St

W Grand River Ave

The near-term vision creates a wetland park that is well connected to surrounding neighborhoods and provides opportunities for passive and active recreation. The main trail weaves its way through the site connecting with the proposed Rouge River Greenway on the western portion and the Arts Loop on the east side. Overlooks offer moments of reflection. Boardwalks across new and existing wetlands allow visitors to get up close with nature and have an immersive experience in the park. The Community Green allows for active recreation in an area that is connected to the Clubhouse.

# NEAR-TERM VISION



# Near-Term Vision



- Existing Wetlands (10.18 acres)
- Proposed Wetlands (12.15 acres)
- Stormwater Management Wetlands - DWSD (5.37 acres)
- Grassland (25.63 acres)
- Lawn (1.87 acres)
- Development Hold Areas (29.84 acres)
- Ornamental Plantings (3.32 acres)
- Primary Trail (5,456 ft./1.03 mi.)
- Paved Path (18,142 ft./ 3.63 mi.)
- Gravel Path (3,300 ft./ 0.63 mi.)
- Fence (12,066 ft./2.29 mi.)
- Existing Trees
- New Trees





Intersection Enhancements

Rouge River Greenway

W 7 Mile Rd

New Development

New Roadway

Stormwater Management Wetlands

New Wetland

Stormwater Management Wetlands

ROUGE RIVER

Berg Rd

Lahser Rd

Clubhouse

Boardwalk

New Wetland

Gravel Path

Clarita St

LAHSER-CLARITA PARK

Education Loop Trail

Community Green

Bridge

Paved Path

Margareta St

Amphitheater

New Bridge

Existing & New Wetlands

Pavilion

Roxford St

Pickford St

Grayfield St

New Bridge

Beaverland Rd

Redfern St

McIntyre St

Northrop St

Coolley St

Karl St

Curtis St

W Grand River Ave

# LONG-TERM VISION

The long-term vision combines new campus development located on the northwest portion of the site with new wetlands and restored grassland habitat. The development includes maintained institutional green space that serves to connect into the main part of the park, blurring the edges between development and park. The development walkways integrate with the park paths to create a site that is truly part of the public realm. New constructed wetlands manage runoff from the development. These new wetlands can help account for the requirements of the City's new stormwater ordinance and provide added value for the developers.



# Long-Term Vision



- Existing Wetlands (10.18 acres)
- Proposed Wetlands (12.15 acres)
- Stormwater Management Wetlands - DWSD (5.37 acres)
- Stormwater Management Wetlands - Privately Developed (3.22 acres)
- Building Footprint (11.06 acres)
- New Parking (5.24 acres)
- Grassland (24.09 acres)
- Lawn (1.87 acres)
- Institutional Planting (12.83 acres)
- Ornamental Plantings (3.32 acres)
- Primary Trail (5,456 ft./1.03 mi.)
- Paved Path (19,170 ft./ 3.63 mi.)
- Gravel Path (3,300 ft./ 0.63 mi.)
- Road (3,521 ft./ 0.67 mi.)
- Existing Trees
- New Trees



# EXISTING VIEW FROM ROGELL TO W 7 MILE ROAD





# NEAR-TERM VISION





**EXISTING VIEW OF ROGELL FROM CLUBHOUSE**





# NEAR-TERM VISION

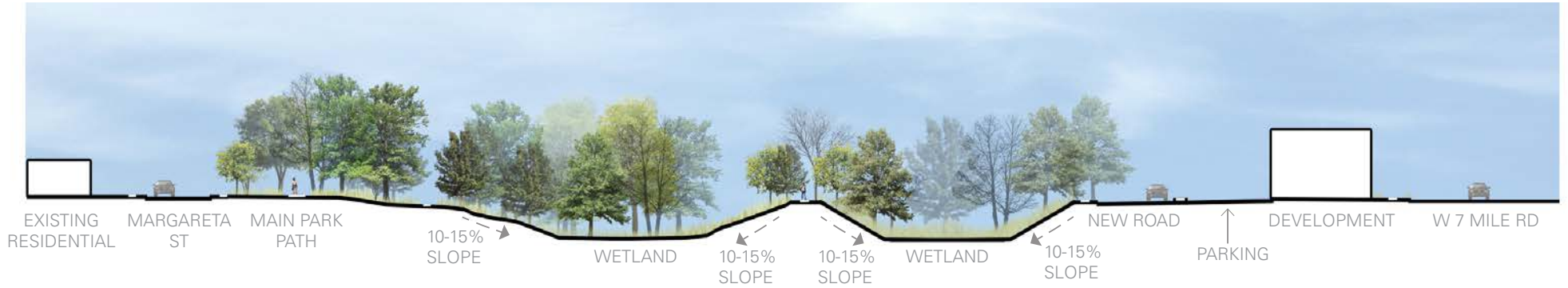




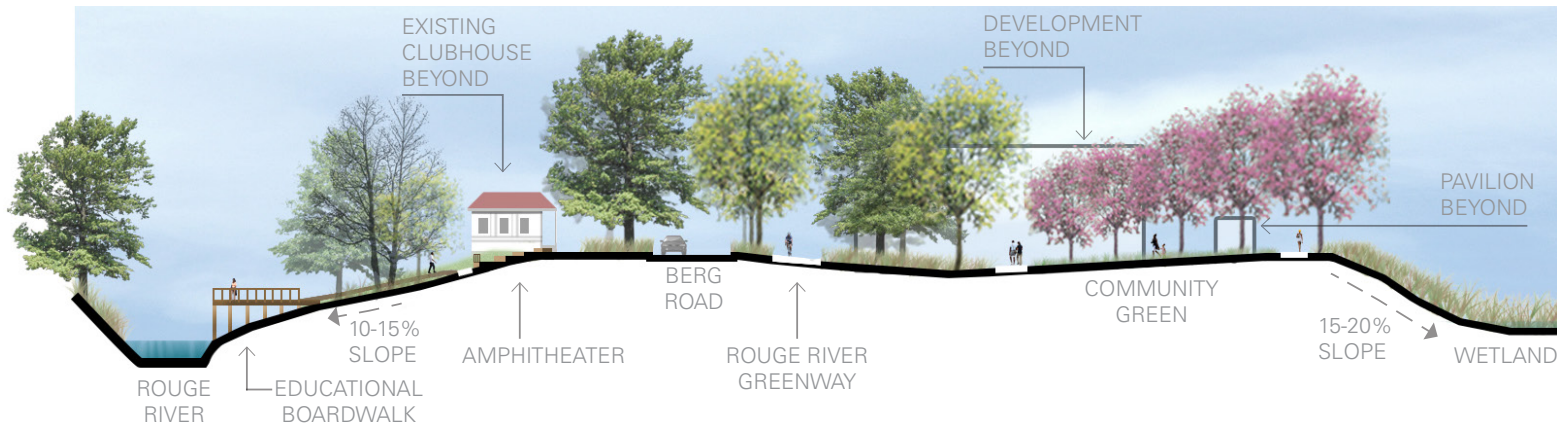
# Site Sections

Vertical Exaggeration X3

A



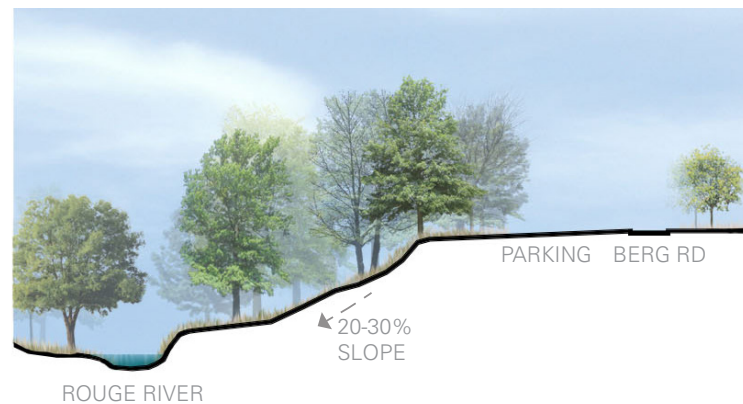
B



**Section A**  
Longitudinal section showing key relationships between development, wetlands and the surrounding neighborhood.

**Section B**  
The area near the Clubhouse contains educational programming, such as a boardwalk and amphitheater. The Clubhouse is directly across from the Rouge River Greenway and Community Green, separated by Berg Road.

C



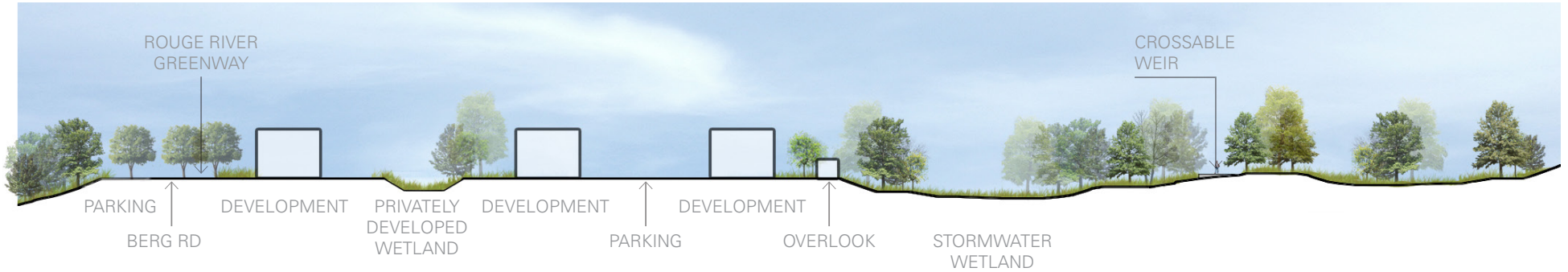
**Section C**  
Adjacent to the parking along Berg Road, the terrain slopes steeply down to the Rouge River.



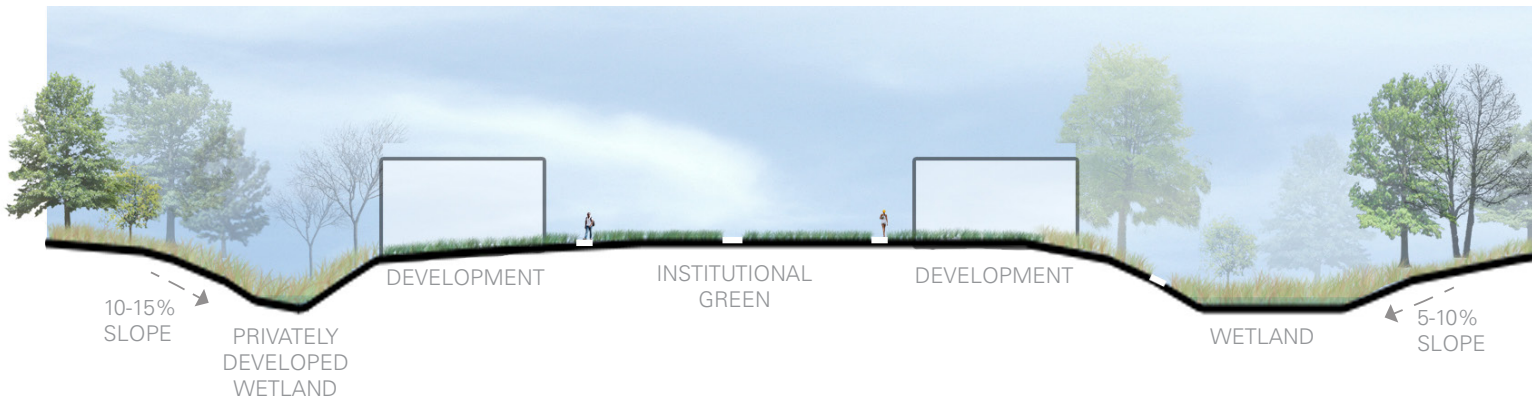


D

Vertical Exaggeration X3



E



Section D

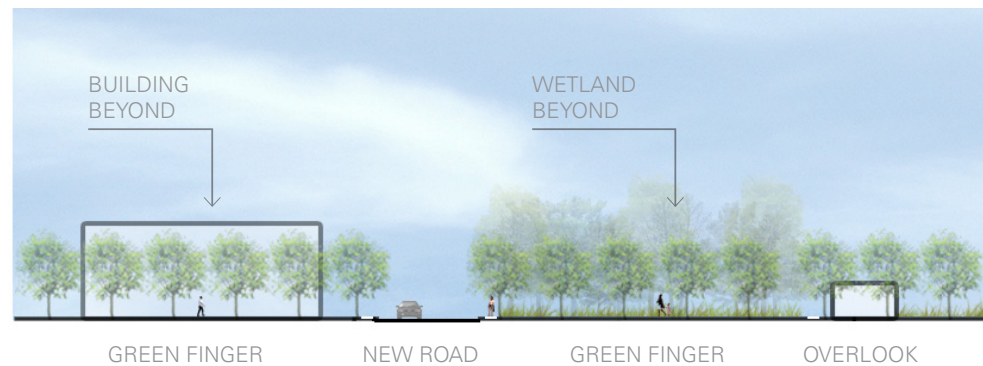
The wetlands are integrated with development, helping to manage stormwater. These natural landscape areas provide a contrast to rigid building forms.

Section E

The development promotes a campus-like landscape and provides views from buildings to the wetlands.



F



Section F

The green fingers screen the development from visitors helping retain natural experience of the park atmosphere along the trails.







# 5

## PARK DESIGN

Rogell is defined by its attention to stormwater management, its extensive trail network, entrances and circulation, new and enhanced habitats and planting and programming opportunities. A simple system of signage and wayfinding helps direct visitors throughout the park and offers new ways to engage through educational components. Gateways to the park and the Rouge River Greenway are more defined to help visitors orient themselves and know that they are entering a special place.

During the due diligence process, performed as part of public acquisition of the Rogell parcel, the City discovered contamination that requires coordination with MDEQ on remediation. This contamination, created during the golf course operations, necessitated a strategy that buffers visitors from contact with the natural landscape and remediation of all areas intended for access and recreation. Landscape areas adjacent to trails are remediated to the level required by MDEQ. Gravel trails, the Community Green and the area near the Clubhouse are also remediated to a standard that does not require restrictions on activity and instead offers the opportunity for more active recreation and direct contact with the ground, though this is a mainly passive park.

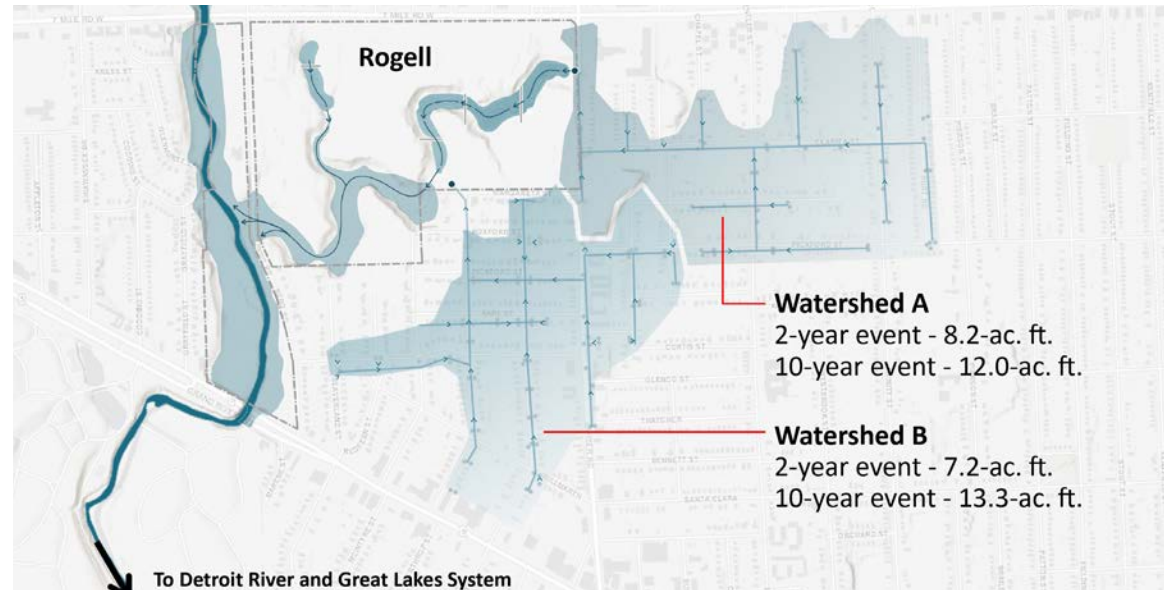


# Stormwater Management System

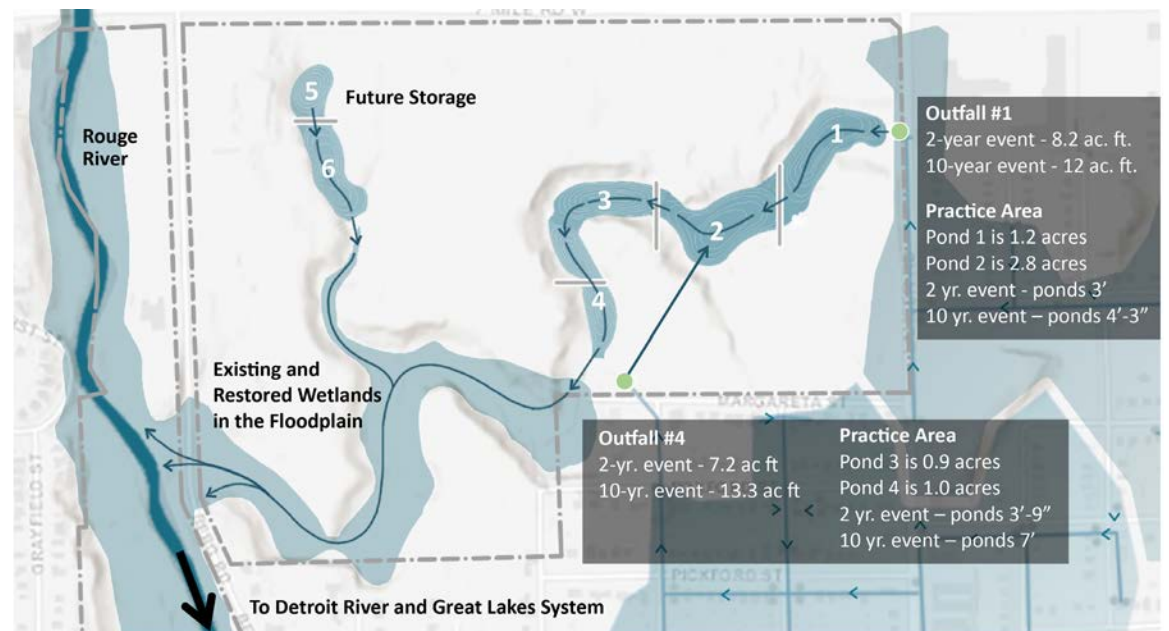
Through a plan developed by the Detroit Water and Sewerage Department, a portion of Rogell will manage stormwater from some of the surrounding neighborhoods as well as any future development. A study was conducted to identify those areas around Rogell which could feasibly drain through gravity into the park. A series of weirs in the basins serve a dual role in collecting stormwater and providing pedestrian access across. The primary drain, which passes diagonally through Rogell, will contain three weirs to establish a series of four water storage ponds, which are intended to provide water storage for a 10-year storm event for the watershed areas that drain into Rogell. The secondary basin which runs north to W 7 Mile Road, is intended to provide similar stormwater collection for future development on the northern section of the park and would be privately developed.

The establishment and maintenance of riparian and wetland habitats can assist in alleviating flooding for the Northwest community, as well as those downstream. Green Stormwater Infrastructure (GSI) at Rogell will serve to manage stormwater, conserve and restore natural landscapes and protect habitat. Future site design should employ both natural and engineered systems.

Due to the environmental concerns at Rogell, coordination with the Michigan Department of Environmental Quality (MDEQ) is imperative as this project moves forward. Initial discussions have occurred to determine a preliminary strategy to eliminate contact between contaminated soil and Rogell visitors. Coordination with MDEQ and the City of Detroit should be ongoing to confirm and determine the appropriate mitigation tactics and due care required when constructing stormwater wetlands in a site with contamination.



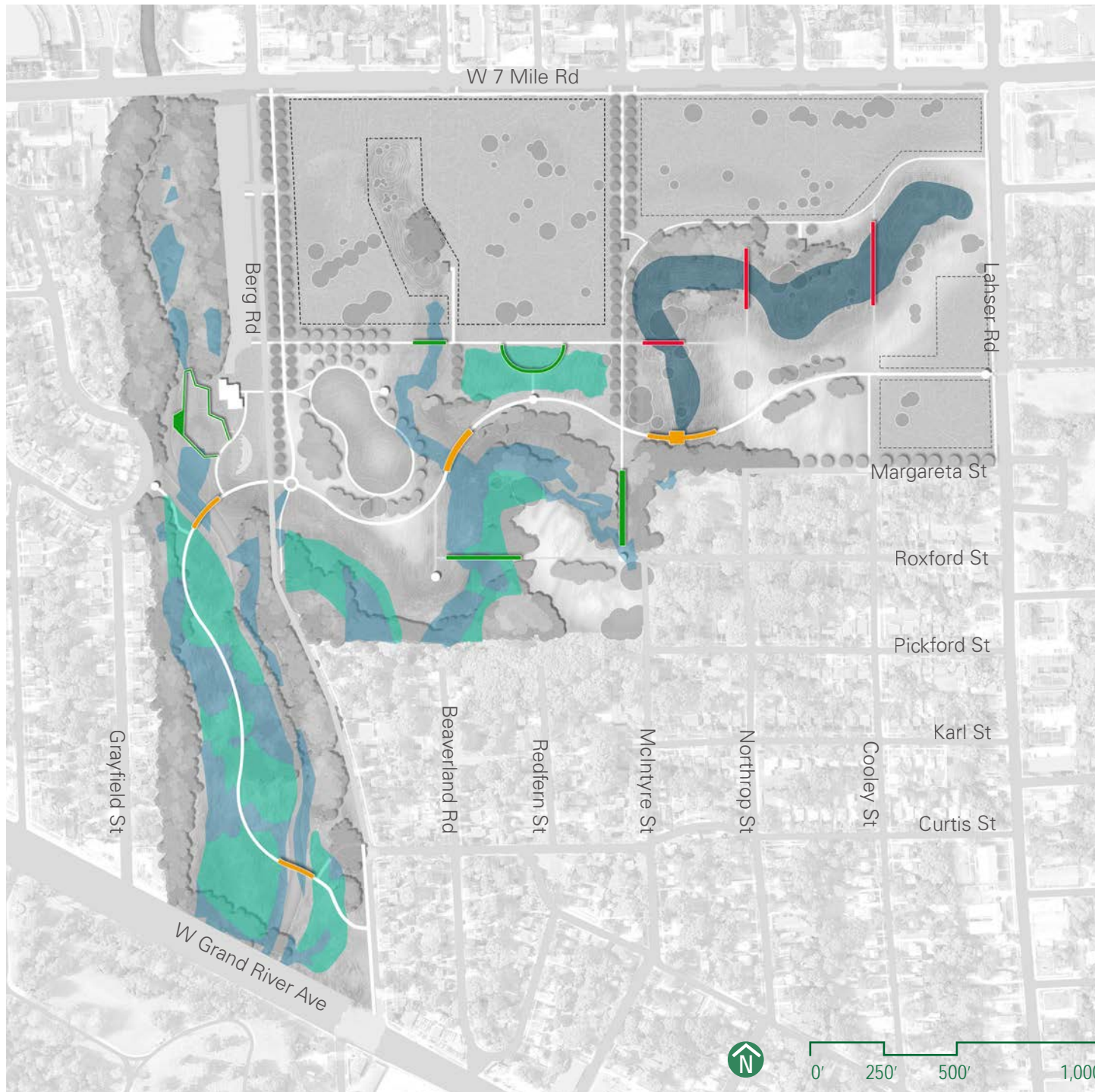
DWS Neighborhood Watershed Areas



Stormwater Management Wetland System at Rogell



# Wetlands and Components

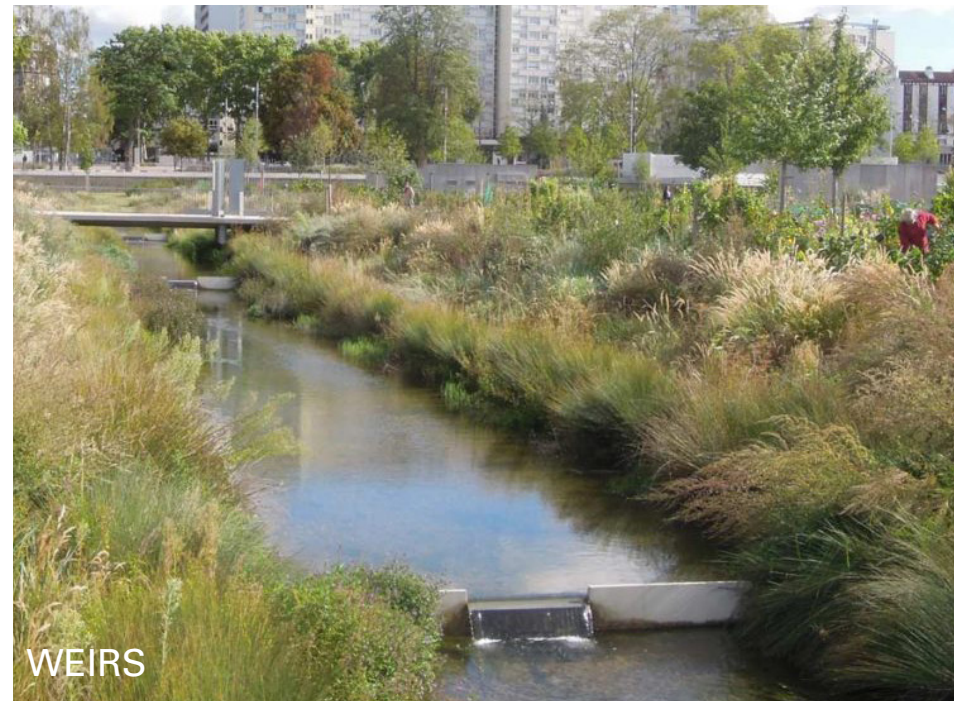


- Existing Wetland
- Proposed Wetland
- Stormwater Management Wetland
- Weir
- Boardwalk
- Bridge

Wetlands at Rogell can be divided into three types. The first type are wetlands being re-established to stitch back together wetlands that were fragmented. Golf course construction and operations disconnected and filled in many of the existing wetlands in the Rouge River floodplain. The second type of wetlands are new wetlands that are constructed above the floodplain which will play a role in water storage and ecology. These two types of wetlands can also potentially provide the City with valuable wetland banking credits. The third type are stormwater management wetlands. Their water level will fluctuate considerably with rain events ranging from mostly dry in lower areas to fully flooded ponds. The goal is to accommodate a 10-year storm event for the watershed areas that drain into Rogell.



# STORMWATER WETLAND FEATURES



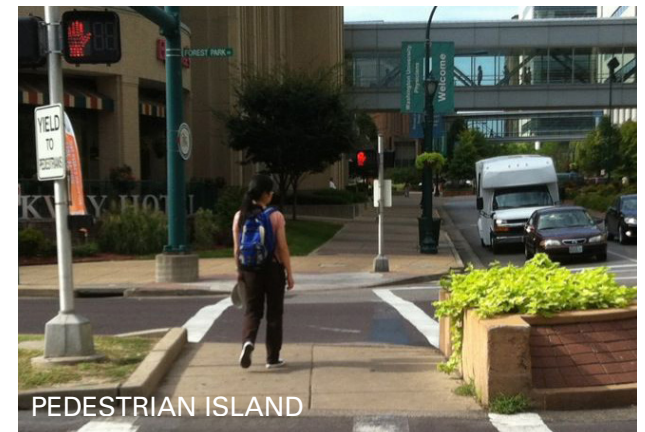


# Park Circulation, Access and Materials

As a largely passive use park, Rogell will be defined by its system of paths and connectors. Circulation, access and the materials used to define the path system is important to establishing the overall character of the park.

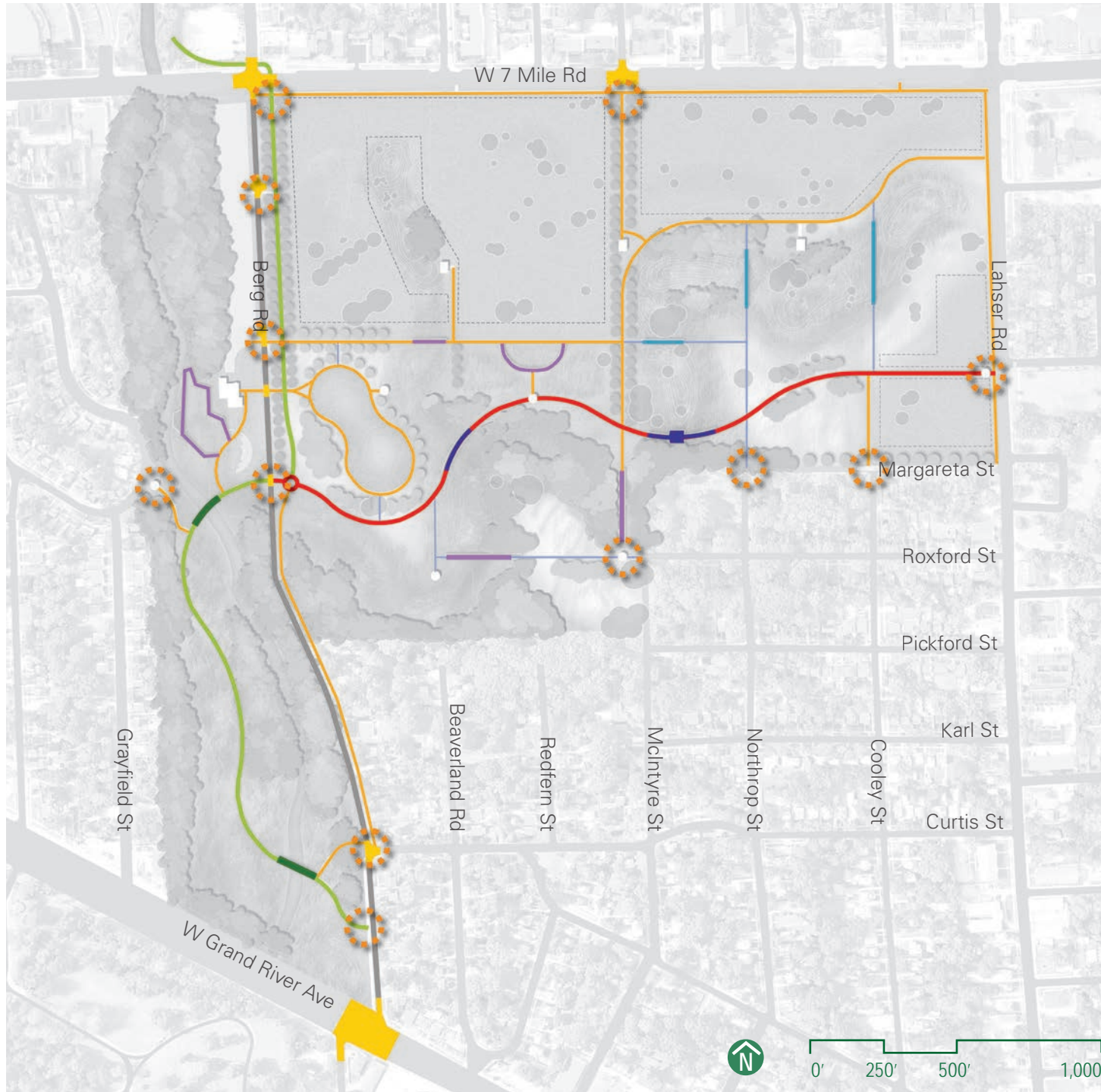
The primary path, as well as the proposed Rouge River Greenway that also runs through Rogell, are envisioned as 12'-wide multi-use asphalt paths. This material will be durable to withstand everyday use from bicyclists and pedestrians. The secondary paths will be made of concrete and link into other walks. Tertiary paths are intended to be a softer material, like gravel, for pedestrian use and access only. Site furnishings, like benches and trash receptacles, will be located at key path locations across the site. Benches will provide opportunities for visitors to stop, relax, rest and enjoy the park. Lighting along the main path will ensure that bicyclists and pedestrians can safely move through Rogell. Both bridges that span the Rouge River are recommended for replacement. They are in various stages of disrepair and contribute to log jams along the River. Smaller bridges and boardwalks are added throughout the park to allow visitors to connect with wetland habitat. Concrete weirs will include a boardwalk topping to allow for visitors to easily traverse across the stormwater wetlands.

Sustainability for and in Rogell should be continually reinforced, from the stormwater strategies to the material selections. Locally sourced recycled materials should be integrated into the paths to bring an authentically Detroit aesthetic to the park. This approach can be celebrated throughout the community and city. This can include using crushed concrete instead of gravel for the soft paths or adding recycled content into concrete and asphalt mixes.





# Near-Term Circulation



- Main Park Path  
(2376 ft. / 0.45 mi.)
- Secondary Paths  
(5140 ft. / 0.97 mi.)
- Gravel Paths  
(3989 ft. / 0.75 mi.)
- Weir Crossings  
(3 crossings)
- Boardwalks  
(5 crossings)
- Greenway Bridges  
(2 crossings)
- Main Path Bridges  
(2 crossings)
- Greenway  
(3168 ft. / 0.6 mi.)
- Vehicular Road  
(2187 ft.)
- Road Improvements
- Neighborhood Connections



# Long-Term Circulation



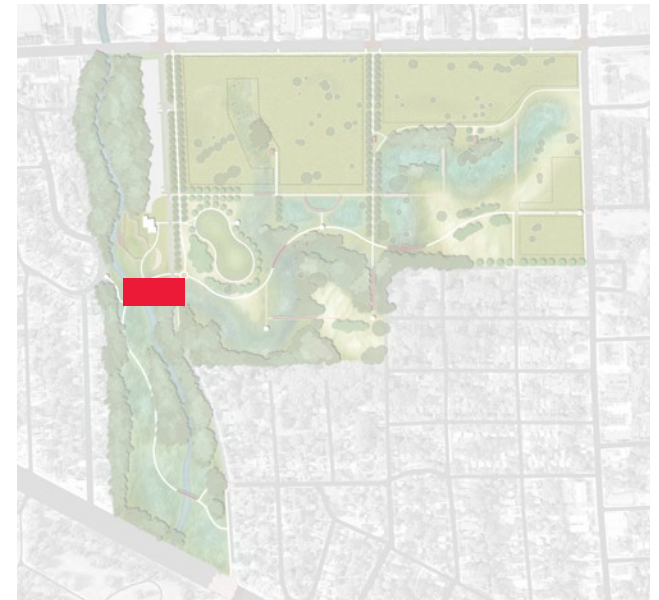
- Main Park Path  
(2376 ft. / 0.45 mi.)
- Secondary Paths  
(9380 ft. / 1.78 mi.)
- Gravel Paths  
(3989 ft. / 0.75 mi.)
- Weir Crossings  
(4 crossings)
- Boardwalks  
(5 crossings)
- Greenway Bridges  
(2 crossings)
- Main Path Bridges  
(2 crossings)
- Greenway  
(3168 ft. / 0.6 mi.)
- Vehicular Road  
(2187 ft.)
- Road Improvements



# Berg Road Alternatives



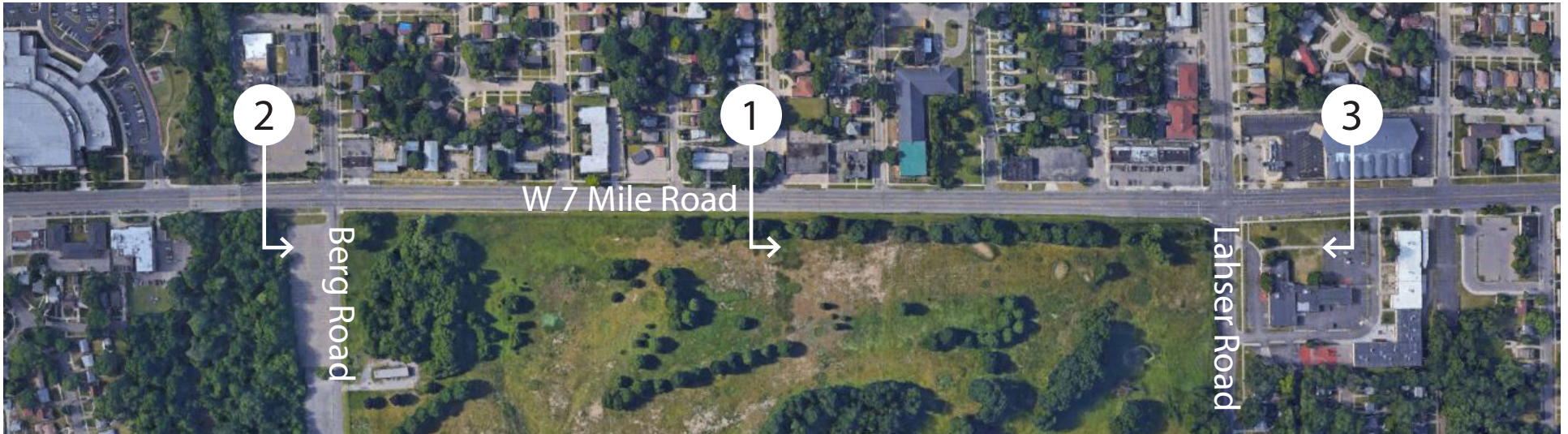
EXISTING  
22' roadway with no existing sidewalk.



PROPOSED CONFIGURATION: SHARED ROAD  
22' roadway. Shared use road with speed table, sharrows. Off-street 8' sidewalk separated by 8' planted buffer.

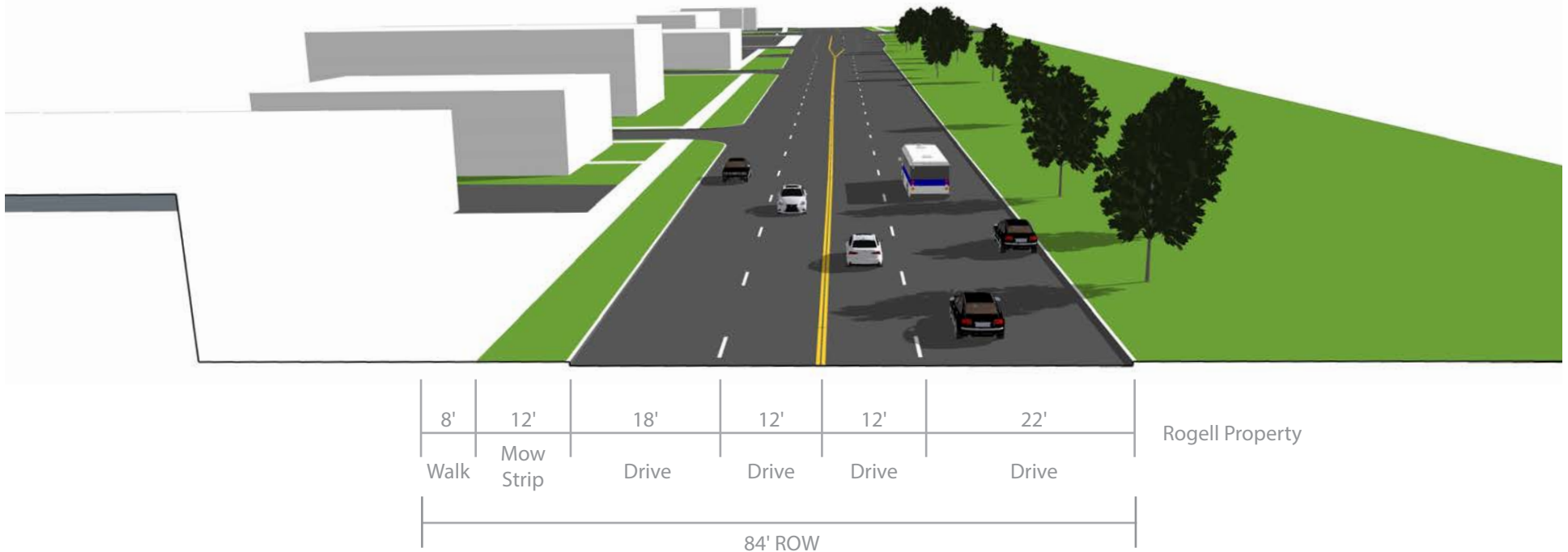


# W 7 Mile Road and Intersections



W 7 Mile Road Section Key Plan

## ① Typical Section of W 7 Mile Road (Existing)





② W 7 Mile Road intersection of Berg Road (Existing)



6'	4'	14'	14'	10.5'	12'	22'	15'	6'
Walk		Drive	Drive	Turn	Drive	Drive	Mow Strip	Walk

③ W 7 Mile Road Intersection of Lahser Road (Existing)



6'	12'	22'	12'	10.5'	11'	11'	10.5'	14'	6'
Walk	Mow Strip	Drive	Drive	Turn	Drive	Drive	Turn	Mow Strip	Walk
115' ROW									



# W 7 Mile Road Intersection Improvements

West 7 Mile Road is located along the northern site boundary of Rogell. The road is four lanes and lacks road crossings, sidewalks and other pedestrian amenities. The current configuration prioritized vehicular movement. Opportunities exist to create a more pedestrian-friendly streetscape and thresholds for park entrances along with new dedicated lanes for bicycles and/or buses. The current speed limit is 35 mph, which may prove to be difficult for some pedestrians or cyclists to cross given its wide right-of-way.

The design team proposes enhancing the crosswalk at Berg Road and McIntyre Street to provide an easier entrance into the park from crossing 7 Mile Road. For Berg Road, planted bump-outs would be added to shorten crossing distance for pedestrians.

For McIntyre Street, the design team has devised three different alternatives. Alternative 1 provides an enhanced crosswalk with clear striping and bump-outs to shorten crossing distances. Alternative 2 additionally provides pedestrian refuge islands allowing pedestrians a safe place to pause in the middle of the road. Alternative 3 adds in a speed table to slow and calm traffic.

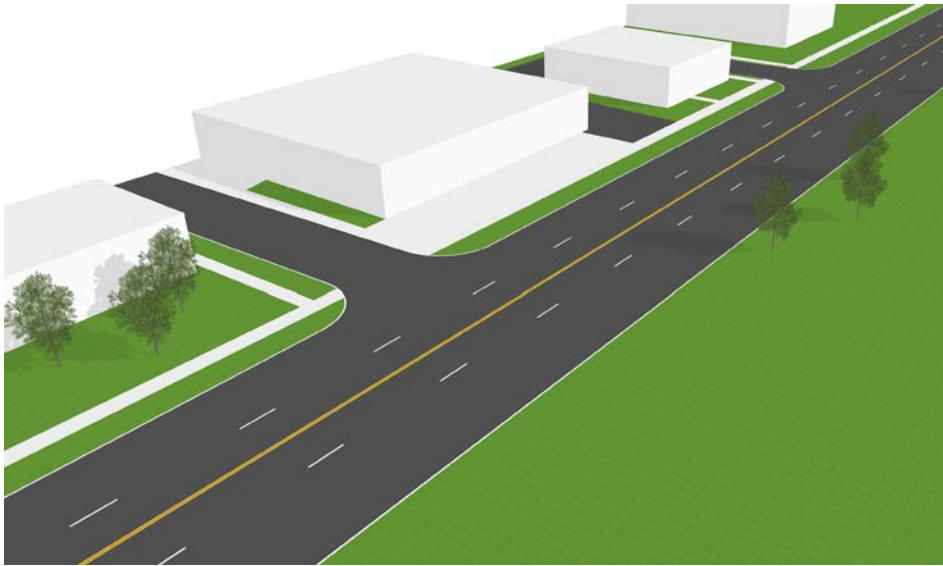


BERG ROAD AND 7 MILE ROAD INTERSECTION - EXISTING  
Signalized crossing at 7 Mile Road.



BERG ROAD AND 7 MILE ROAD INTERSECTION - PROPOSED  
Enhanced crosswalks and planted bump-outs.





MCINTYRE STREET EXISTING



ALTERNATIVE 1  
Enhanced crosswalks and planted bump-outs



ALTERNATIVE 2  
Enhanced crosswalks with pedestrian refuge islands and planted bump-outs



ALTERNATIVE 3  
Enhanced crosswalks with pedestrian refuge islands, speed table and planted bump-outs



# Materials Plan

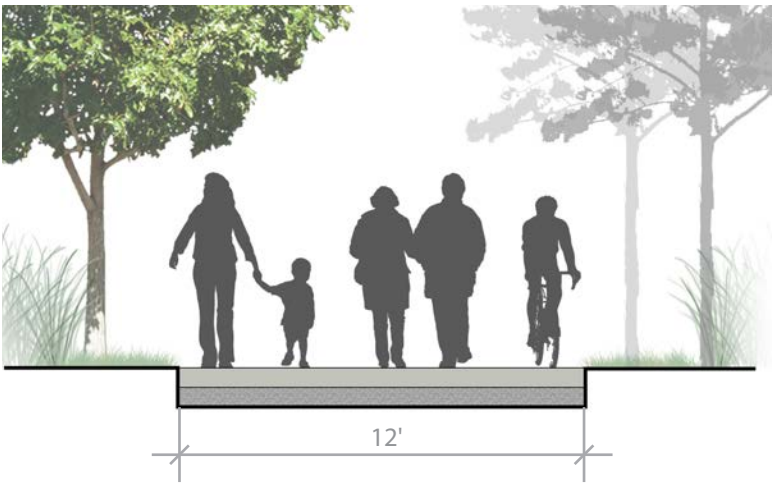


-  Asphalt Path - 12'  
(5444 ft. / 1.05 mi.)
-  Concrete Path - 10'  
(5140 ft. / 1.78 mi.)
-  Gravel Paths - 8'  
(3989 ft. / 0.75 mi.)
-  Concrete Weir Crossings  
(3 crossings)
-  Wood Plank Boardwalks  
(5 crossings)
-  Precast Concrete Bridges  
(2 crossings)
-  Asphalt Road and  
Parking Lot  
(2187 ft.)
-  Fence
-  Overlooks
-  Pavilions
-  Amphitheater

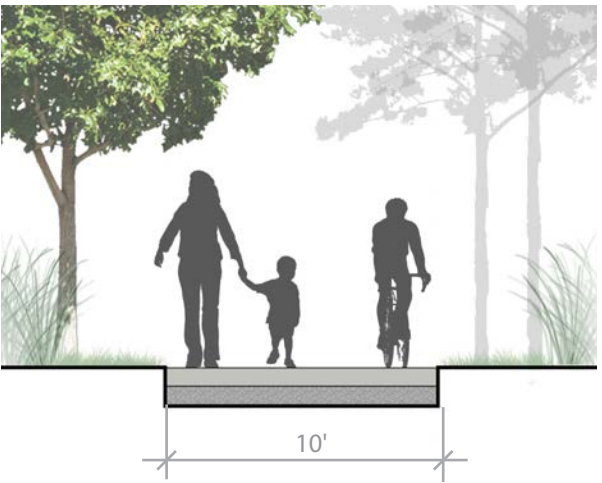


# Trail Typologies

12' PAVED ASPHALT PATH



10' PAVED CONCRETE PATH



8' GRAVEL PATH



Asphalt



Concrete



Gravel or Recycled Aggregate





PRECAST CONCRETE BRIDGE



WOOD PLANK BOARDWALKS



STEEL RAILINGS WITH CABLE



FIBERGLASS FENCING





VERTICAL SLOT WEIR



WEIR WITH TURF AND METAL WALKING SURFACE



CONCRETE WEIR



WOOD CROSSING



CONCRETE WEIR WITH TOP FLOW





OVERHEAD LIGHT



COLUMN LIGHTING



ILLUMINATED BOLLARDS



BENCH



TRASH/RECYCLING RECEPTACLE



# Habitat and Planting

The site is a combination of native woodlands and vegetation planted during golf course operations. This includes old fairways, greens and a collection of large deciduous and evergreen trees. The existing vegetation has not been maintained for nearly 10 years and tree removal and selective pruning will be required to re-establish a health tree canopy.

The project envisions maintaining a largely informal planting arrangement except for the “green fingers” running north-south from W 7 Mile Road as well as perennial and shrub planting extended along the park entrance, near the Clubhouse and adjacent to fencing along Lahser and W 7 Mile Roads. The green fingers are architectural allees, extending the street grid as a purposeful interaction with the city, future development and the park. Each of the allees will be a single canopy tree species.

Wetlands play an important and prominent role in Rogell. The park design knits together wetland areas that were once continuous in a very naturalized way providing the highest ecological and water storage potential for the site. The design includes existing wetlands, proposed constructed wetlands and wetlands for managing stormwater.

Grasslands are located in the upland zones between the forests and wetlands. These areas are primarily defined by native or adapted grasslands with punctuations in key areas. The upland areas are of importance because they, along with the tree canopy, establish the park experience at the neighborhood edge and will be highly visible.





# Habitat / Planting Near-term



- Existing Wetlands (10.18 acres)
- Proposed Wetlands (12.15 acres)
- Stormwater Management Wetlands (5.37 acres)
- Grassland (25.63 acres)
- Lawn (1.87 acres)
- Development Hold Area/ Interim Planting (29.84 acres)
- Ornamental Shrub/Perennial Planting (6.57 acres)
- Existing Woodland
- New Canopy and Ornamental Trees



# Habitat / Planting Long-Term



- Existing Wetlands (10.18 acres)
- Proposed Wetlands (12.15 acres)
- Stormwater Management Wetlands - DWSD (5.37 acres)
- Stormwater Management Wetlands - Privately Developed (3.22 acres)
- Grassland (24.09 acres)
- Lawn (1.87 acres)
- Institutional Green (12.83 acres)
- Ornamental Shrub/Perennial Planting (6.57 acres)
- Existing Woodland
- New Canopy and Ornamental Trees



**NEW TREES  
CANOPY**



**AMERICAN BEECH**



**RED MAPLE**



**BALD CYPRESS**



**SHINGLE OAK**



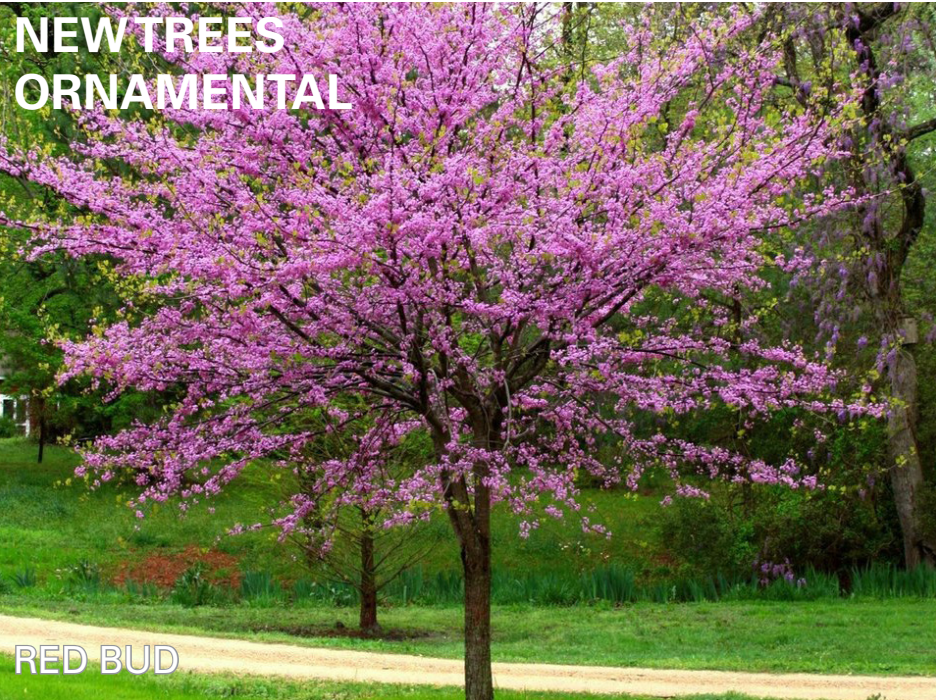
**SWAMP WHITE OAK**



**RED OAK**



**NEW TREES  
ORNAMENTAL**



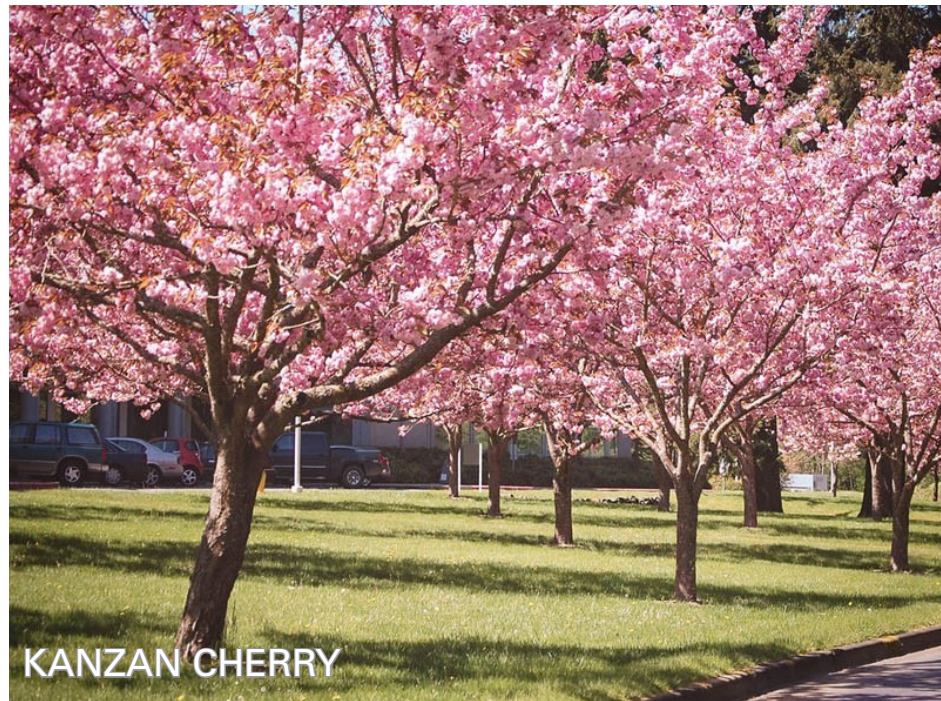
**RED BUD**



**SERVICE BERRY**



**AMERICAN ELM**



**KANZAN CHERRY**



# Grassland Plant Mix

## PERMANENT GRASSES

Schizachyrium scoparium	Little Blue Stem
Bouteloua curtipendula	Side Oats Grama
Elymus canadensis	Prairie Wild Rye
Elymus virginicus	Virginia Wild Rye
Hystrix patula	Bottlebrush Grass
Koeleria cristata	June Grass
Panicum virgatum	Prairie Switch Grass
Sporobolus heterolepis	Prairie Drop Seed

## FORBS

Anemone cylindrica	Thimbleweed
Aquilegia canadensis	Wild Columbine
Asclepias tuberosa	Butterfly Milkweed
Aster ericoides	Heath Aster
Aster laevis	Smooth Blue Aster
Aster novae-angliae	New England Aster
Cassia fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis tripteris	Tall Coreopsis
Echinacea purpurea	Purple coneflower
Lespedeza capitata	Round-Head Bush Clover
Liatris aspera	Rough Blazing Star
Lupinus perennis	Wild Lupine
Monarda fistulosa	Prairie Bergamot
Parthenium integrifolium	Wild Quinine
Penstemon digitalis	Foxglove Beard Tongue

## TEMPORARY COVER

Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

## FORBS (CONT.)

Petalostemum purpureum	Purple Prairie Clover
Petalostemum candidum	White Prairie Clover
Physostegia virginiana	False Dragonhead
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Silphium integrifolium	Rosin Weed
Solidago nemoralis	Old-Field Goldenrod
Solidago rigida	Stiff Goldenrod
Tradescantia ohiensis	Common Spiderwort
Verbena stricta	Hoary Vervain
Vernonia sp.	Ironweed
Veronicastrum virginianum	Culver's Root

## ANNUAL - INTERIM PLANTINGS

Helianthus sp.	Sunflower
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**REPRESENTATIVE GRASSLAND  
PLANTS**



**LITTLE BLUE STEM**



**NEW ENGLAND ASTER**



**PRAIRIE DROP SEED**



**WILD LUPINE**





WILD BERGAMOT



BUTTERFLY MILKWEED



FOXLGLOVE BEARTONGUE



WILD COLUMBINE



# Wetland Plant Mix

## PLUGS

<i>Alisma subcordatum</i>	Water-Plantain
<i>Anemone canadensis</i>	Canada Anemone
<i>Angelica atropurpurea</i>	Angelica
<i>Asclepias incarnate</i>	Swamp Milkweed
<i>Chelone glabra</i>	Turtlehead
<i>Eupatorium maculatum</i>	Joe-Pye Weed
<i>Eupatorium perfoliatum</i>	Boneset
<i>Eupatorium purpureum</i>	Joe-Pye Weed
<i>Eupatorium rugosum</i>	White Snakeroot
<i>Filipendula rubra</i>	Queen of the Prairie
<i>Gentiana andrewsii</i>	Bottle Gentian
<i>Hibiscus moscheutos</i>	Rose Mallow
<i>Iris virginica</i> Southern	Blue Flag
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Blue Lobelia
<i>Mimulus ringens</i>	Monkey-Flower
<i>Physostegia virginiana</i>	Obedient Plant
<i>Pontederia cordata</i>	Pickerel Weed
<i>Pycnanthemum virginianum</i>	Mountain-Mint
<i>Rudbeckia laciniata</i>	Green-headed Coneflower
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senecio aureus</i>	Golden Ragwort
<i>Solidago ohioensis</i>	Ohio Goldenrod
<i>Solidago patula</i>	Swamp Goldenrod
<i>Solidago riddellii</i>	Riddell's Goldenrod
<i>Triadenum fraseri</i>	Marsh St. John's Wort
<i>Veronia missurica</i>	Ironweed
<i>Veronicastrum virginicum</i>	Culver's-Root

## SEED MIX

<i>Alisma subcordatum</i>	Common Water Plantain
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Aster nova-angliae</i>	New England Aster
<i>Aster simplex</i>	Panicled Aster
<i>Bidens cernua</i>	Nodding Bur Marigold
<i>Bidens frondosa</i>	Common Beggar's Tick
<i>Boltonia latisquama</i>	False Aster
<i>Carex bebbii</i>	Bebb's Sedge
<i>Carex comosa</i>	Bottlebrush Grass
<i>Carex lupulina</i>	Common Hop Sedge
<i>Carex stipata</i>	Awl-fruited Sedge
<i>Carex scoparia</i>	Pointed Broom Sedge
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Eleocharis species</i>	Spike Rush Species
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Helenium autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Southern Blue Flag
<i>Juncus species</i>	Rush Species
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Ludwigia polycarpa</i>	False Loosestrife
<i>Mimulus ringens</i>	Monkeyflower
<i>Onoclea sensibilis</i>	Sensitive Fern
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum hydropiperoides</i>	Mild Water Pepper
<i>Rudbeckia laciniata</i>	Green Coneflower
<i>Sagittaria latifolia</i>	Duck Potato
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus fluviatilis</i>	River Bulrush
<i>Scirpus pendulus</i>	Red Bulrush
<i>Scirpus validus</i>	Soft Stem Bulrush
<i>Sparganium eurycarpum</i>	Common Bur-Reed
<i>Veronia fasciculata</i>	Common Ironweed
<i>Verbena hastata</i>	Blue Vervain



**REPRESENTATIVE WETLAND  
PLANTS**



**BOTTLEBRUSH GRASS**



**SWAMP MILKWEED**



**SOUTHERN BLUE FLAG**



**SOUTHERN BLUE FLAG**





**BLUE LOBELIA**



**GREEN-HEADED CONEFLOWER**



**PICKEREL WEED**



**SWAMP GOLDENROD**



**REPRESENTATIVE WETLAND  
SHRUBS**



**WITCH HAZEL**



**BLACK CHOKEBERRY**



**SPICEBUSH**



**ARROWWOOD VIBURNUM**







**REPRESENTATIVE ORNAMENTAL  
SHRUB/PERENNIAL PLANTING**



**SEDGE**



**JAPANESE ASTILBE**



**OAKLEAF HYDRANGEA**



**MAGNOLIA**





# Parcels and Easements

- Parcels (24.6 acres)
- Fenced Development Area (36 acres)
- Park Parcel (84 acres)
- A** 2.5 acres
- B** 3.3 acres
- C** 3.3 acres
- D** 3.0 acres
- E** 3.4 acres
- F** 4.9 acres
- G** 1.1 acres
- H** 2.3 acres
- PK-1** 28.7 acres
- PK-2** 67.5 acres

Development parcels are defined through fencing, delineated into separate parcels A through H that can be combined for a larger land assemblage. These areas are not publicly accessible and will be maintained by a grassland or interim plantings until the appropriate development opportunity has been identified.

Rogell is separated into two park parcels, identified as PK-1 and PK-2.



# Interim Planting Strategy: Native Grasslands / Sunflowers

There are two potential planting and management regimes for areas being held for development. The first approach is to establish native or adaptive grasslands and to maintain the parcels through mowing. This strategy is already in practice in Detroit for maintenance of current City-owned vacant lands.

An alternate approach is to establish a land stewardship strategy that uses plants and soil amendments for phytostabilization. Phytostabilization works by sequestering, diluting and preventing contaminants from being bioavailable. Sunflowers have been planted in Detroit, particularly by the Ford Motor Company, due to their ability to attract wildlife. Research into phytostabilization is ongoing, but primary results indicate that enriching the soil with compost and planting contaminated ground with plant material may help render harmless toxic environmental containments in the soil, particularly lead. Importantly, this planting approach is also beautiful and purposeful, demonstrating to residents that the land is being cared for, while also promoting biodiversity. With sunflowers, the park and visitors can celebrate the vivid flowering annually and the development parcels will be clearly identifiable.

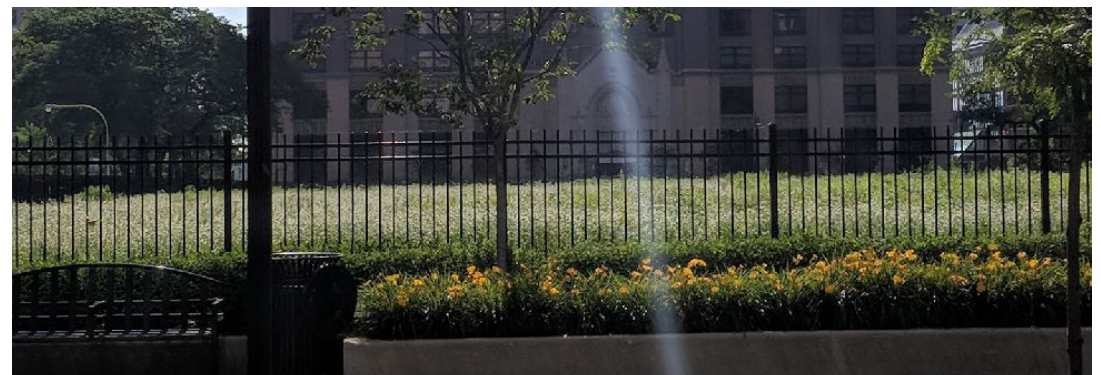
In projects in and around Detroit, two types of annual sunflowers are typically planted— the Grey Striped and the Oilers. They require full sun and are planted in the first two weeks of July. Plants flower from late summer to late fall. Flowers and stalks should stand through the winter, with remaining flowers cut in early spring.



Grassland




Sunflower Planting



Lot Fencing

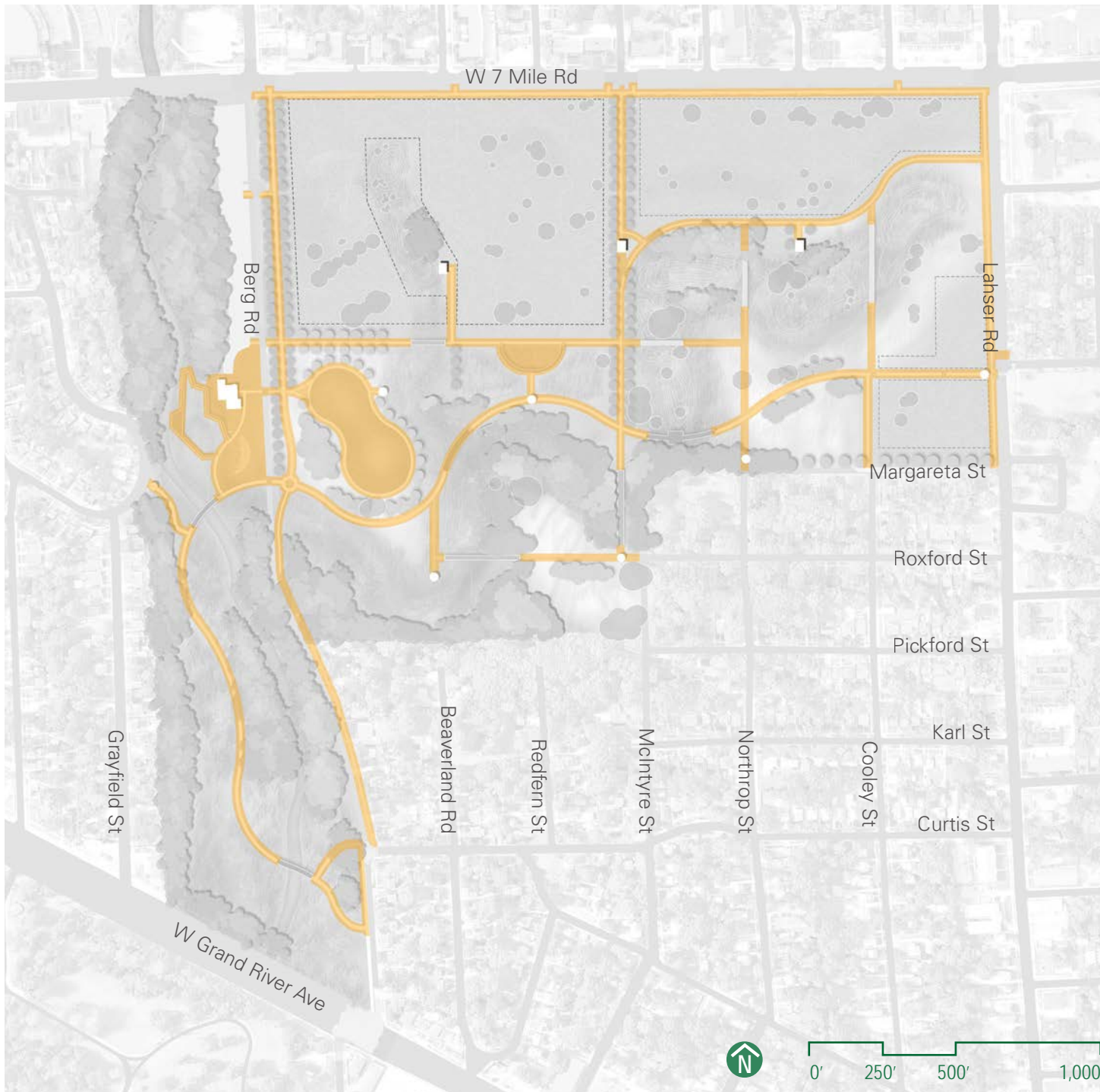


# Soil Remediation Areas

 10' Soil Remediation Buffer on both sides of all paths as well as remediation of soil under gravel paths.

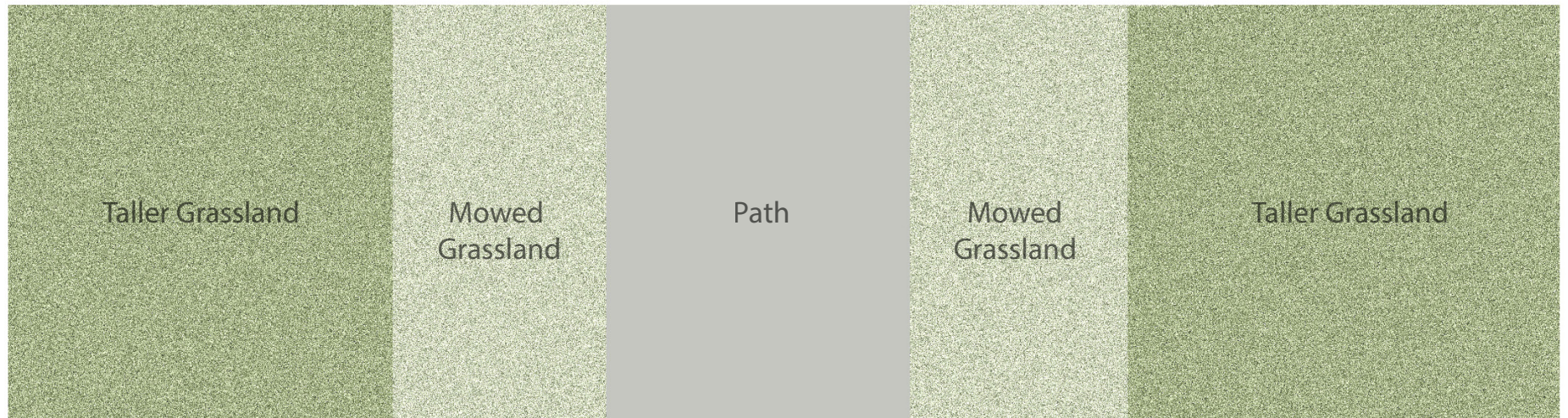
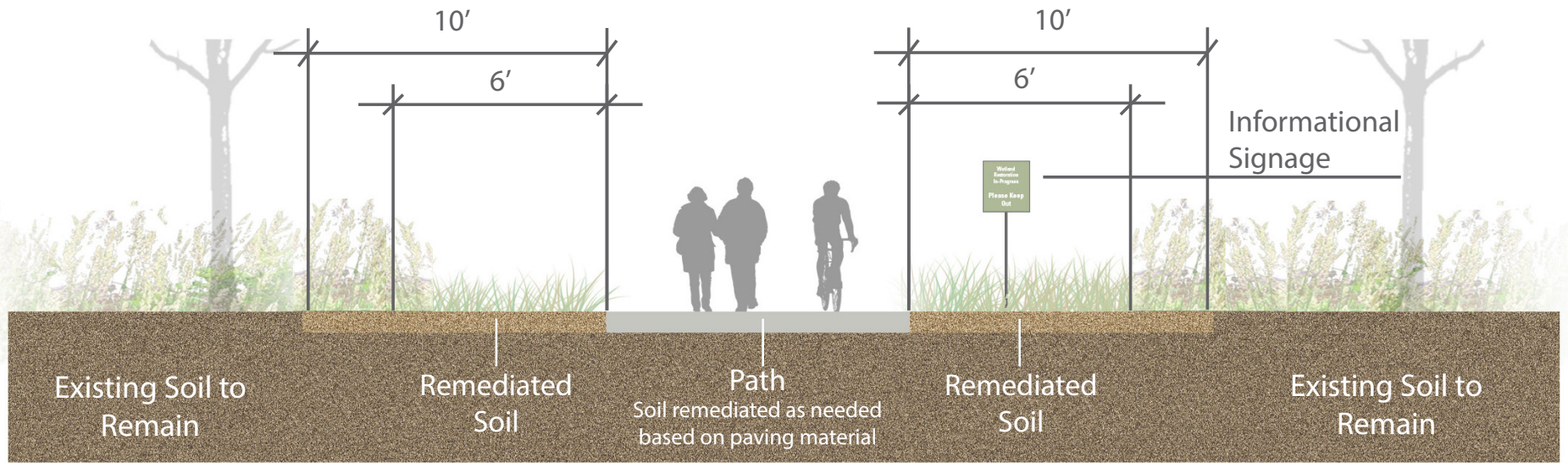
Soil remediation in Community Green and area surrounding the Clubhouse.

Total quantity of soil is approximately 27,482 cubic yards.





# Buffer Adjacent to Paths

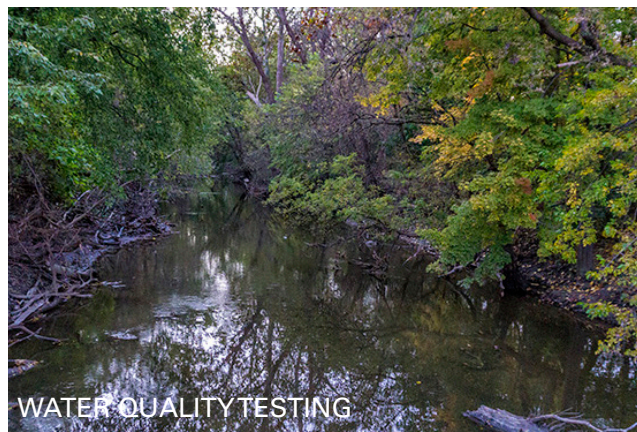
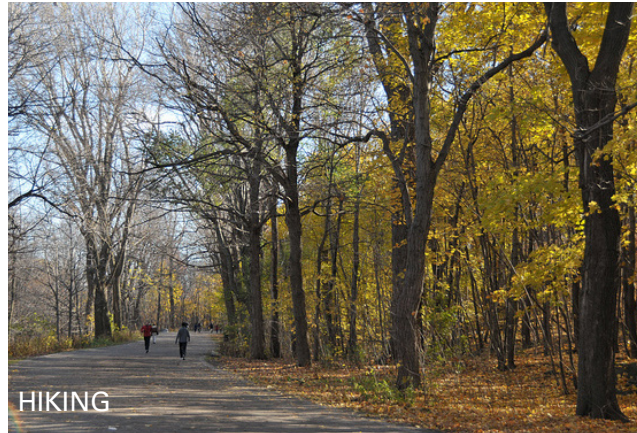




# Programming: Recreation and Educational Opportunities

Rogell has a system of trails designed for biking, strolling and taking walks. These paths provide opportunities for hiking, cross-country skiing and moments of quiet contemplation. Although it is envisioned as a mainly passive park, there are opportunities for more active recreation. The two most significant areas for active recreation are the area by the Clubhouse and on the Community Green. The Community Green is a site for informal activities such as soccer and games of catch, and for kids to run around. It also provides a space for community outdoor events, like movies in the park, picnics and weddings. The area adjacent to the Clubhouse provides opportunities for bike rental, pop-ups, food trucks, dining and more.

The Clubhouse area also features an amphitheater as well as a boardwalk that connects to a wetland overlook. These elements are directly connected to the educational opportunities presented in Rogell. Students should be engaged in using the boardwalk and overlook as a place to learn about wetland habitats and their species as well as monitor and test the water quality of the Rouge River. Activities were already happening with nearby schools while the golf course was in operation. This park can help make science visible through proper signage and programming. It is assumed that the addition of wetlands that function at a high level as a system will help to clean the stormwater runoff before entering the Rouge. Rogell provides an excellent opportunity to evaluate this through testing water quality in the Rouge prior to and after the construction of the park. This can be done through collaboration with groups like Friends of the Rouge.





# Programming: Pavilions and Overlooks

A series of overlooks and pavilions are also integrated throughout the park. These pavilions and overlooks will vary in their design and function and can be created by commissioning local artists for their design.

The pavilions and overlooks perform multiple functions and purposes across Rogell. The overlooks at the tree allées, or green fingers, are intended to provide a direct connection with the architectural character of future development and the park. They are situated along the tops of the basins and can cantilever over the edges. Their primary role is to provide a visual connection with the park so visitors feel connected without actually having to go deep into the park. Much like eyes on the street tend to make city streets safer, the overlooks bring eyes on the park. The overlooks can also immerse visitors into the natural wetland setting providing a first-hand experience to this ecosystem without venturing too far from city streets.

The pavilions act as places of refuge in key locations around the park. Their function may vary, but they act as important wayfinding tools when circulating through the site. The programmatic function within these pavilions is flexible to accommodate the needs of the park and its visitors to provide a comfortable experience. They can serve as restrooms, public art, gathering space or simply places of shelter.





# Signage and Wayfinding

A program of consistent signage and wayfinding will have numerous benefits for Rogell. Gateway entries will serve to welcome visitors to both the proposed Rouge River Greenway as well as Rogell.

The Clubhouse will serve as a point of beginning for orientation to the park as well as a hub for programming, both permanent and temporary pop-ups. Depending on available funding, the Clubhouse could be staffed by the City of Detroit's General Services Department during weekends or part of the week. They can also use it as additional office space after renovations or make it available for rent.

Basic directional signage will help orient visitors across the site. Trail markers and route and destination markers provide direction and a sense of place. Educational signage will be interactive. Children and adults can touch and engage with these types of signs which allow for activity and learning.

In addition to the programming benefits, pavilions and overlooks serve as other site markers. These distinct built objects within the landscape will assist visitors with knowing where they are and the direction they are headed. Their design would include a desire to serve as beacons and provide aesthetic identity to the park.





# Programming/ Signage and Wayfinding









# 6

## CLUBHOUSE REVITALIZATION

The revitalization and activation of the Clubhouse and its immediate surroundings is a key component of developing Rogell as a regional and community destination. The proposed plan allows for the Clubhouse to be redeveloped in a series of phases that can be implemented incrementally on a longer time frame.



# VIEW OF CLUBHOUSE





# LONG-TERM VISION





# Clubhouse Today

Originally designed by renowned architect Albert Kahn in 1914, the Clubhouse offers significant potential for revitalization. It presents a great opportunity to capitalize on an already existing structure and to use it to drive new programming and activation opportunities for Rogell.

Today the Clubhouse remains largely underutilized. Sustained periods of neglect have left portions of the building in various states of disrepair. While indications of past renovations and adaptation from its original design are present, many of the architectural and historically defining features remain intact.





# CLUBHOUSE INTERIOR EXISTING CONDITION

The Clubhouse offers a wide variety of internal spaces that can be re-purposed for various functions and new programmatic opportunities.



BATHROOMS AND OFFICE



KITCHEN



DINING ROOM



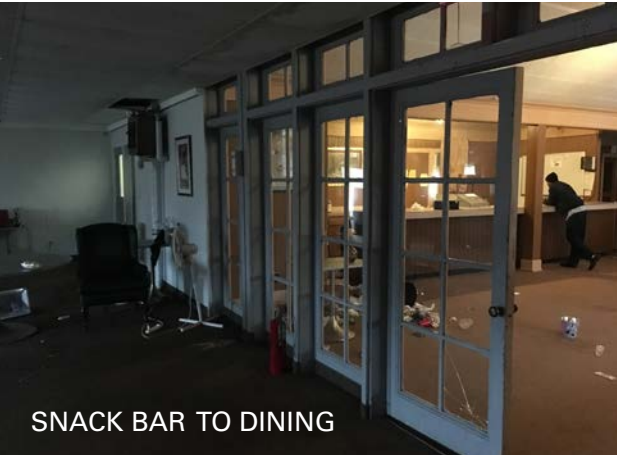
SNACK BAR



BATHROOM



DINING ROOM



SNACK BAR TO DINING



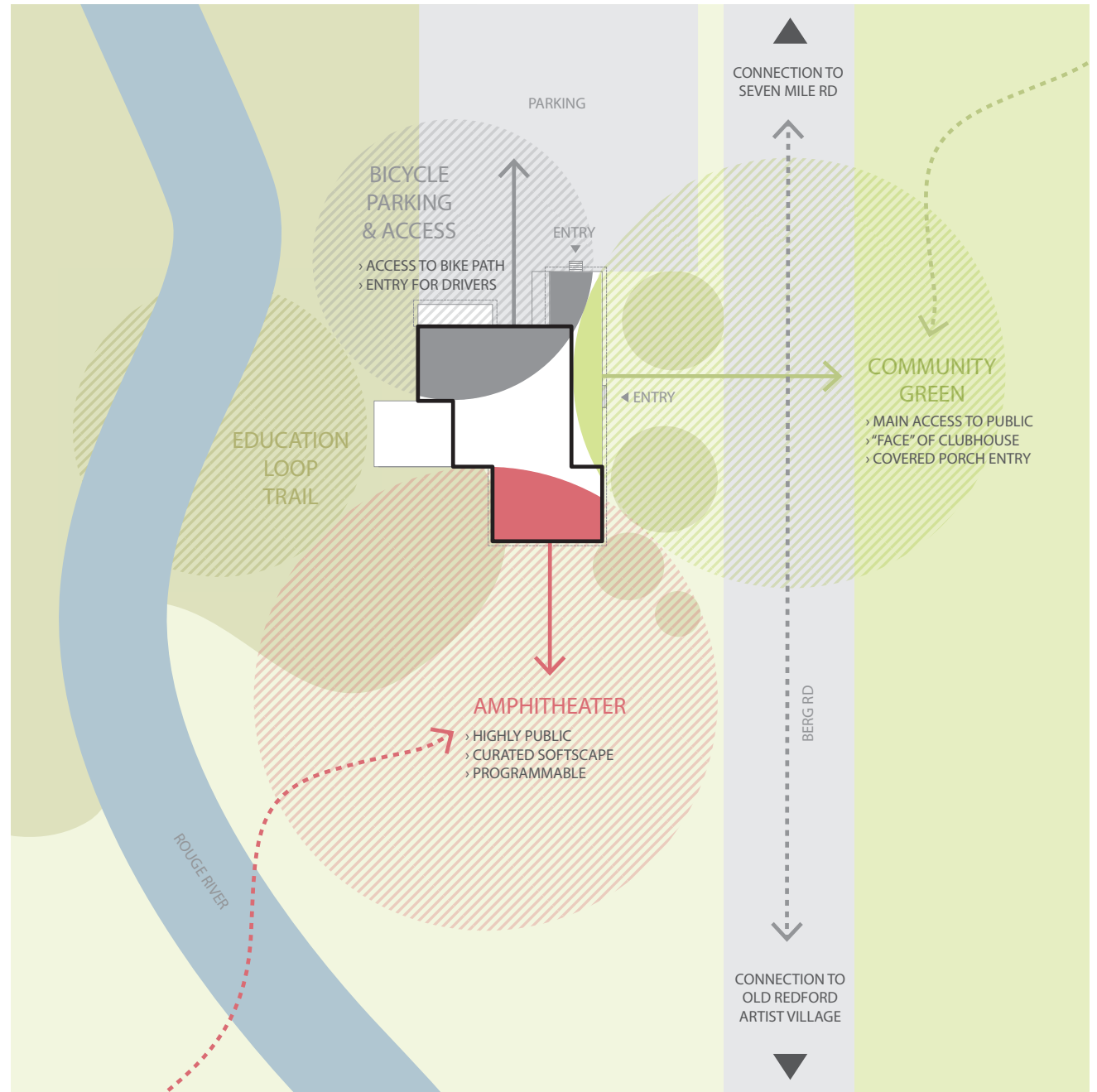
KITCHEN



# Context with Park

A large covered porch is oriented toward the course. This visual presence and positioning relative to the golf course allows for strong relationships between the prime elements of the landscape and Clubhouse to be re-established. Similarly, the location of the Clubhouse is positioned well within the site to provide a focal point for both pedestrian and vehicular access.

The Clubhouse sits directly across from Berg Road and the proposed Community Green. This allows for direct programming across Berg Road that integrates the Clubhouse with the rest of the park. The adjacencies with the Education Trail and the Amphitheater solidifies the Clubhouse's central position for within the park. Its location near Berg parking lot provides easy access for visitors.





# Programming Ideas and Scenarios

Programming for the Clubhouse is designed to be flexible and variable, allowing for an arrangement of spaces to adapt to the seasonal cycle of the park. These programs can grow and contract relative to the activity on the site and the needs of the adjoining park and greenway.

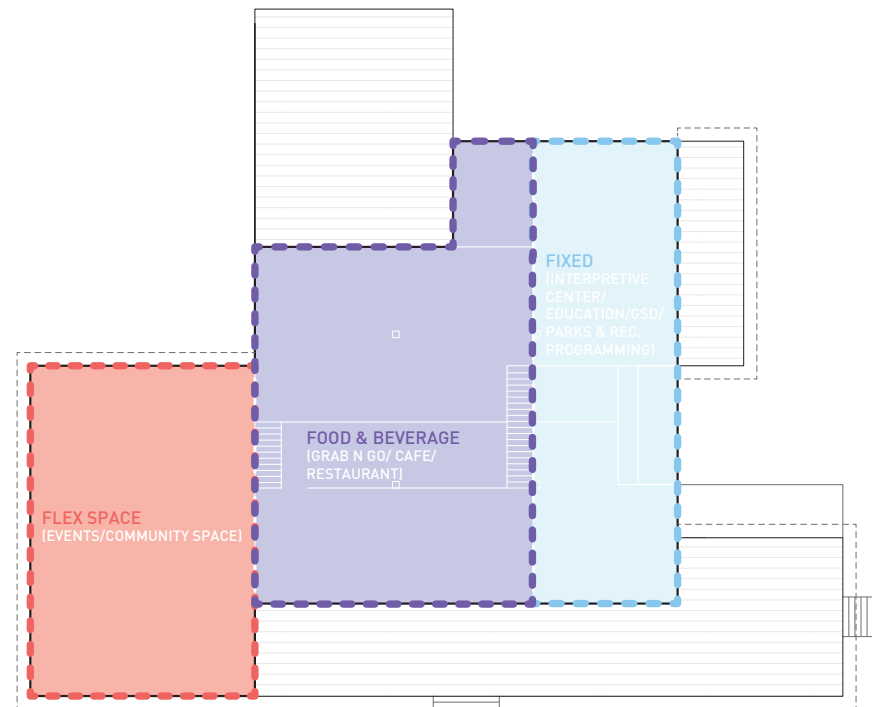
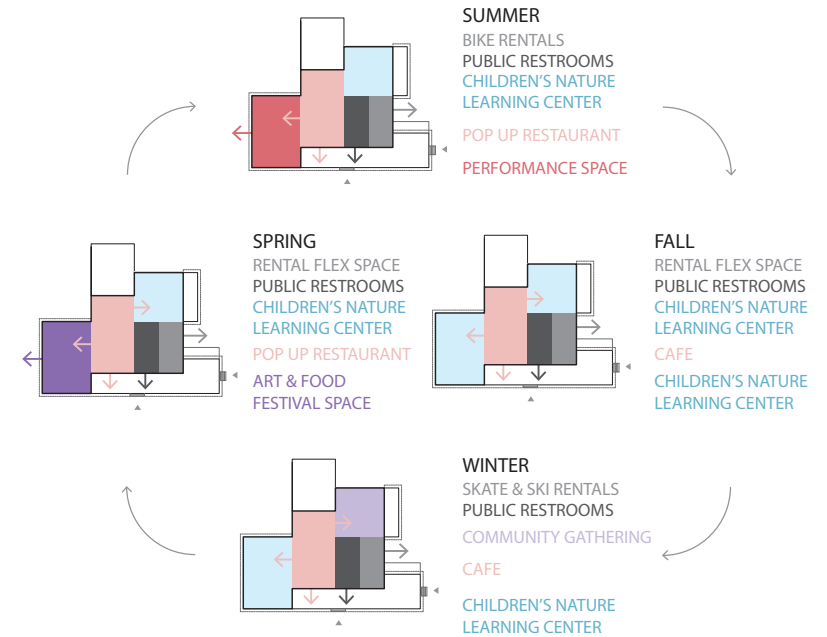
**FOOD** - Pop-up restaurant space in the warmer months becomes a small service cafe in the cooler months.

**NATURE** - Year-round programs for kids and adults focus on discovering nature are housed in the learning center.

**ART** - The spring and summer allow the Clubhouse to open onto the event lawn to host art and food festivals or provide the backdrop to summer theater.

**MOBILITY RENTAL** - A flexible rental space with ample storage on the lower level provides active park programs throughout the year.

**COMMUNITY** - The community is always welcome in the Clubhouse, whether in an intimate classroom setting in the winter or an outdoor celebration in the summer.





# Near-Term

## Scenario 1: Clubhouse serves primarily as a Visitor Center

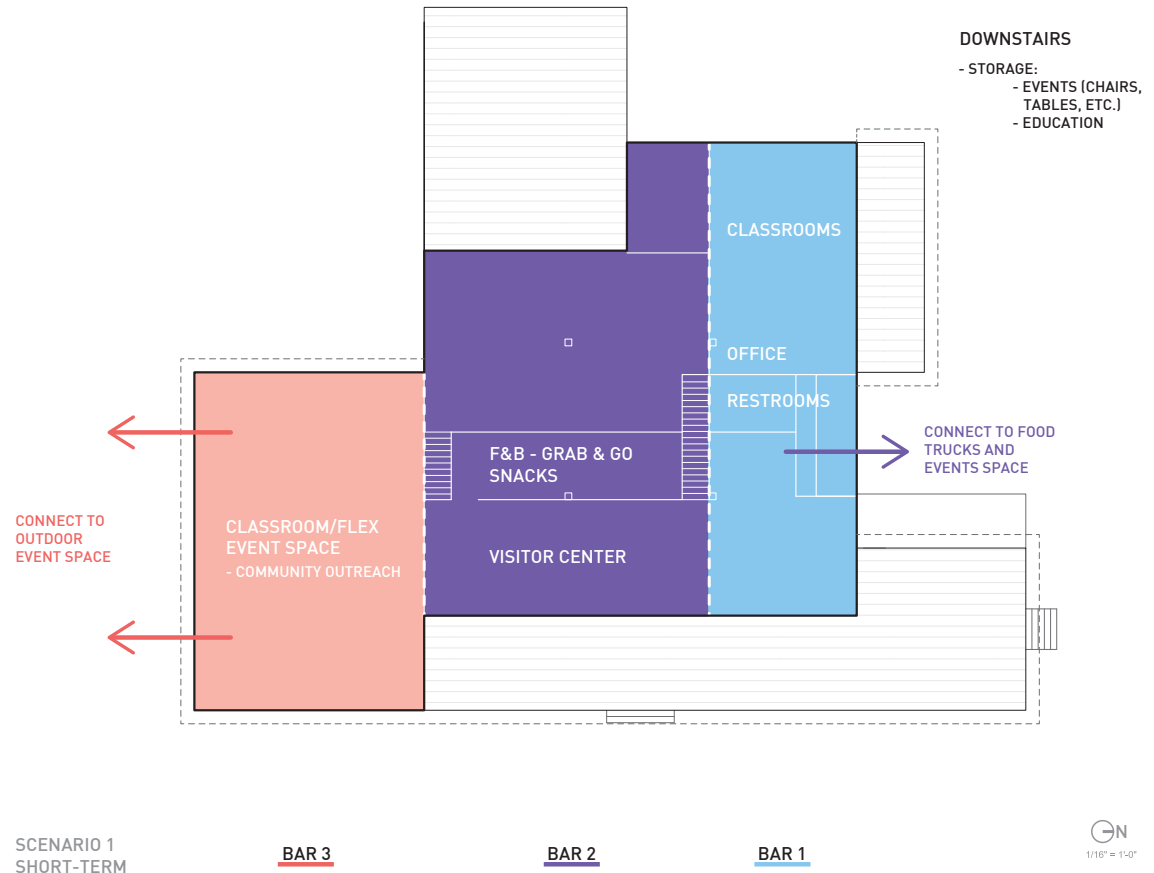
The main area serves as a hub of information with a map of the park, events calendar, and interpretive and educational displays. It would be staffed by GSD but could have limited hours. Food and beverage would be limited to grab-and-go snacks and drinks (will need refrigeration and storage, but not a kitchen). The main area would include a north room serving as classroom and education space and a south room serving as flex classroom/event space for school tours, community meetings, classes, and professional workshops.. GSD would operate all the spaces except for the food and beverage grab and go.

## Scenario 2: Clubhouse serves primarily as Community Space

The main area serves as a gathering space with some information about the park and park events, with some interpretive and educational displays. Food and beverage is limited to grab-and-go snacks and drinks. Both the north and south rooms are flexible spaces to host different community events and school groups. A vendor would be contracted for food and beverage, while a community organization could be responsible for programming in the Clubhouse. This function could also be performed by GSD.

### Additional Ideas for Scenarios

Food trucks could provide food and beverage service. The south room could connect to outdoor events. The Clubhouse could include office space for GSD employees or become a GSD satellite office. The Clubhouse could serve as a community outreach/meeting area for GSD.





# Mid-Term (10-15 year time horizon)

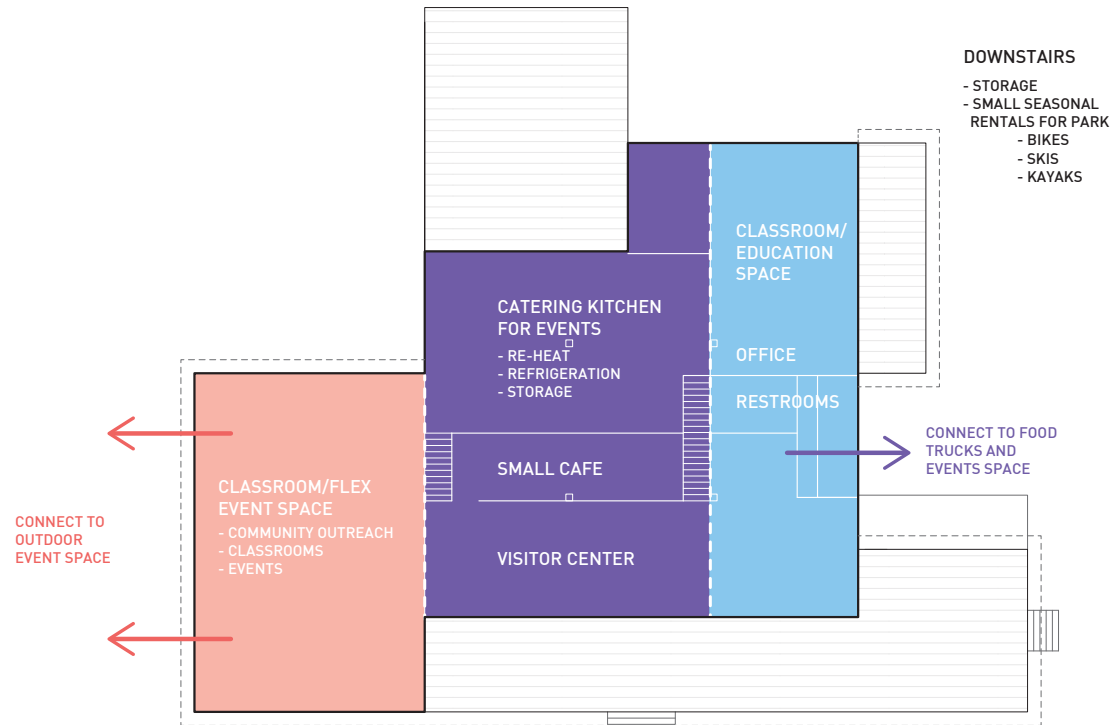
Rogell Park has an established visitor base and the proposed Rouge Greenway exists. In all mid-term scenarios, the rental flex space would be available, but the park is not expected to generate enough visitors for year-round use. Space may be used spring through fall for bike rentals for use in Rogell Park.

## Scenario 1: Clubhouse has a Food and Beverage focus

The main room is a café with some information about the park and events. Requirements include refrigeration, storage, and small kitchen that can be used both to cook and for catering. The north room serves as a classroom and education space, while the south room is a flexible space that can be used for events, classes, or additional café seating. Vendors are contracted for food and beverage. The rental flexible space could partner with a community organization or could be operated by GSD.

## Scenario 2: Clubhouse has a Programming Focus

The main room is a café and gathering space with information about the park and events. The north room is an education center and classroom space that can also be adapted to accommodate other programs. The south room is the primary flex space for community events, performances, rentals, and connections to outdoor events. Vendors are contracted for food and beverage. The rental flex space could partner with a community organization to or could be operated by GSD.



SCENARIO 2  
MID-TERM

BAR 3

BAR 2

BAR 1

N  
1/16" = 1'-0"

## Scenario 3: Clubhouse has a Community Focus

The main room is a café and gathering space with info about the park and events. The north and south rooms are flexible spaces that can accommodate various community gatherings, events and rentals. Vendors are contracted for food and beverage service and rental flexible space. The GSD could partner with a community organization to facilitate community programming or use the Clubhouse as their Northwest Detroit community meeting facility.



# Long-Term (20+ year time horizon)

Rogell Park has an established identity and visitor base, and the Rouge Greenway has high levels of use. For all long-term scenarios rental flexible space is used for bikes spring through fall and for cross-country skis in the winter. It may also be used for kayaks in summer. Rogell serves as the north rental point with other facilities further south. There is bike rental and cross-county ski rental.

## Scenario 1: Clubhouse has a Food and Beverage focus

Main space is a pop-up restaurant year-round, with longer hours spring through fall and limited hours in winter. Requirements include refrigeration, storage, and a full kitchen. The north room is an education space and classroom, with information about the park and events. The south room is a flexible space for programming and rentals. The space may also be used by the pop-up restaurant for additional seating for special events or when no other programming is planned. Vendors are contracted for food and beverage and flexible rental space. The GSD could partner with a community organization for programming, education and rentals, or could operate themselves.

## Scenario 2: Clubhouse has a Programming Focus

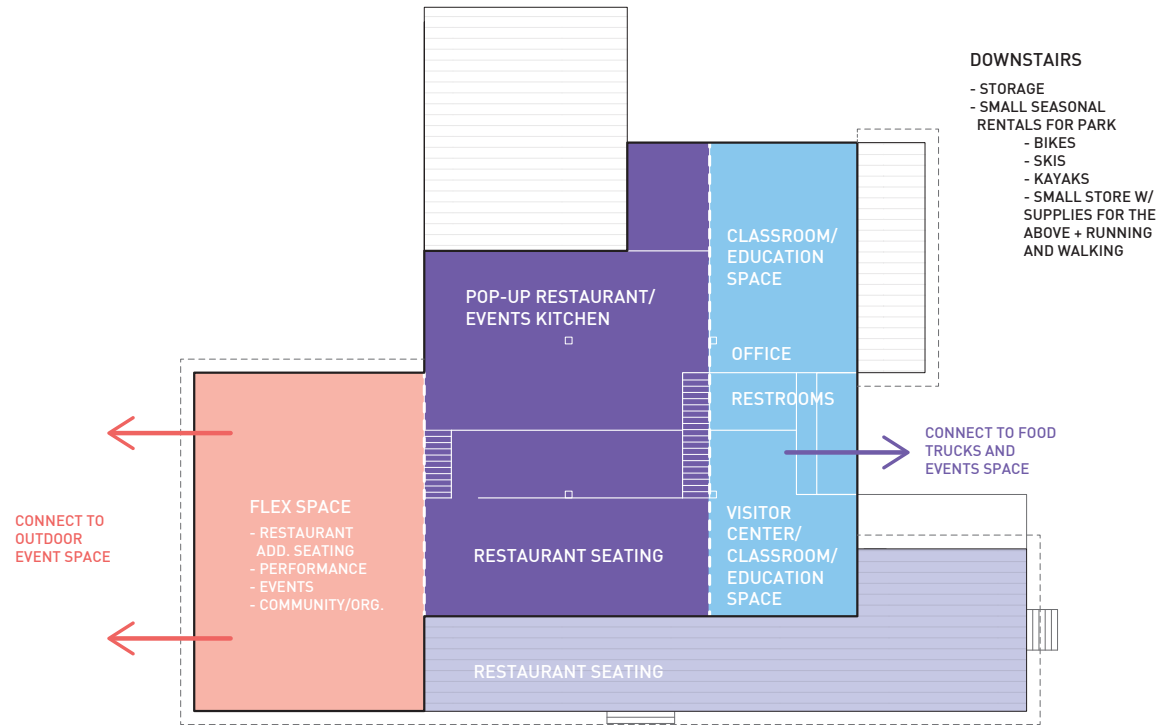
The main space is a café and some information about the park and events. The north room is an education center and classroom space. The south room is a flexible space for community events, performances, rentals and connections to outdoor events. Vendors are contracted for food and beverage and flex rental space. The GSD could partner with a community organization for programming, education and rentals, or could operate themselves.

## Scenario 3: Clubhouse has a Community Focus

The main space is a café. The north and south spaces are flexible spaces that can accommodate various community gatherings, events and rentals. Vendors are contracted for food and beverage and rental flexible space. The GSD partners with a community organization to facilitate community programming or uses the Clubhouse as their Northwest Detroit community meeting facility.

## Scenario 4: Clubhouse has a Mixed Focus

The main space is a pop-up restaurant in the late spring through early fall; the rest of the year it is a café. Requirements include refrigeration, storage, and kitchen with the capacity to support the pop-up and catering. The north room is an education center and classroom. The south room is a flexible space for community events, performances, rentals and connections to outdoor events. Contracted vendors for food, beverage, and flex rental space (bikes and skis); could partner with a community organization operate programming, education and rentals, or could operate themselves



SCENARIO 3  
LONG-TERM

BAR 3

BAR 2

BAR 1

GN  
1/16" = 1'-0"



# PROGRAMMING PRECEDENTS

These images are representative of the types of the programming that could occur at Rogell, specifically by the Clubhouse. These do not indicate new buildings or structures the City intends to construct on site. They only represent programming precedents that have been successfully executed in other places.



MOBILITY PROGRAMMING - FROG SPOT LA



OUTDOOR POP-UP DINING - OKANES



BOATHOUSE - STUDIO GANG



OUTDOOR POP-UP EVENT - CORNELIUS PASS ROADHOUSE



TEMPORARY PROGRAM - BIKE SHOP CAFE



KIDS PROGRAM - CUSTER GALLATIN NATION FOREST LEARNING CENTER



NATURE WALKING - STUDIO GANG



KIDS PROGRAM - FRONTIERTOWN DETROIT









# PHASING & IMPLEMENTATION



# Wetland Cuts



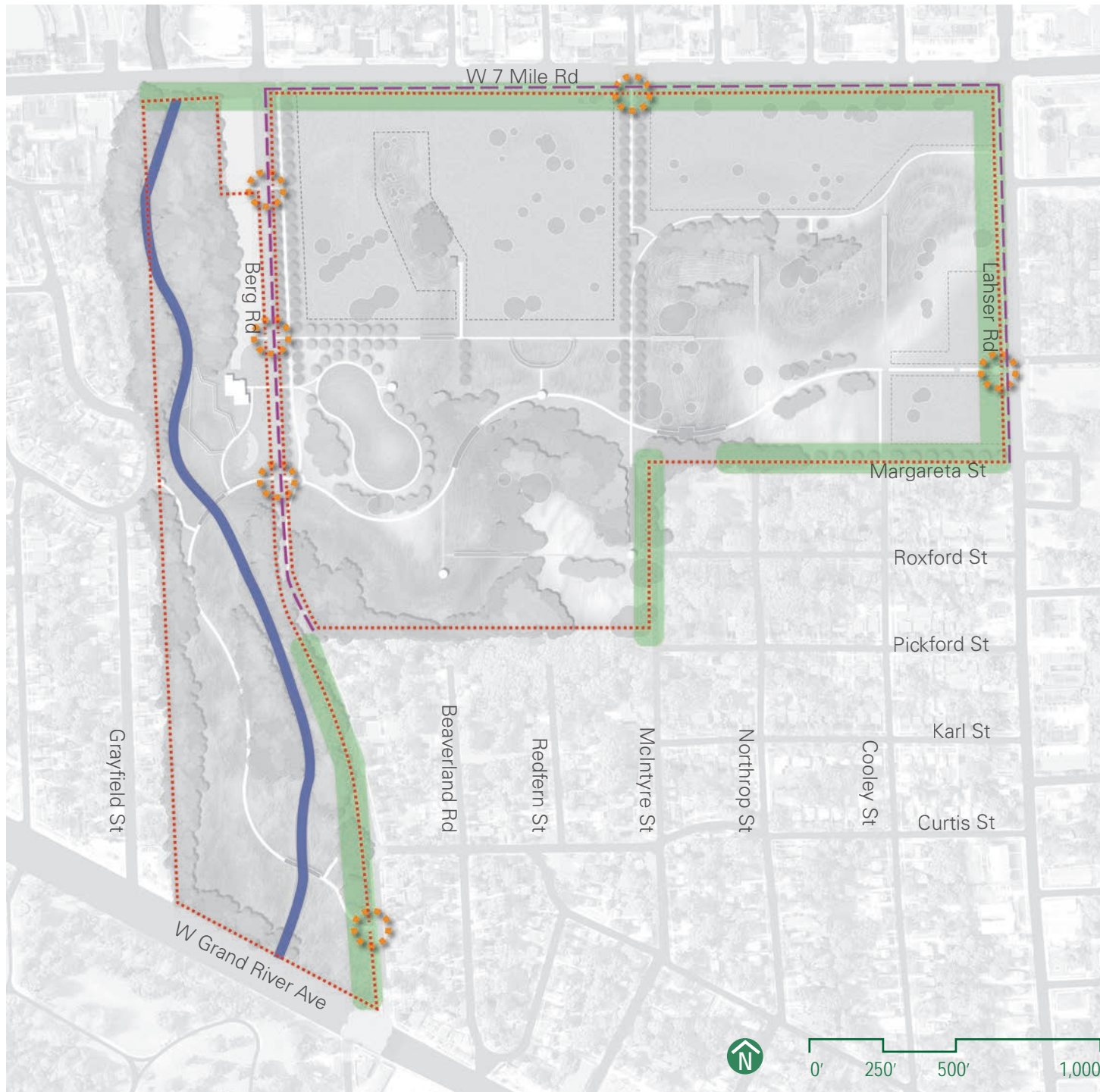
 Stormwater Wetlands

 Wetlands

- ① 11,100 cubic yards
- ② 5,900 cubic yards
- ③ 8,800 cubic yards
- ④ 11,500 cubic yards
- ⑤ 5,700 cubic yards
- ⑥ 24,600 cubic yards
- ⑦ 6,900 cubic yards
- ⑧ 5,072 cubic yards
- ⑨ 1,891 cubic yards
- ⑩ 3,306.5 cubic yards
- ⑪ 6,632 cubic yards
- ⑫ 6,157 cubic yards



# Short-Term Action



- - - Repair/Replace Fence
- Berg Road Traffic Calming
- ⊙ Entrances
- Log Jam Removal
- Edge Improvements
- - - Sidewalk Repair



# Improving the Edge

A first step to achieving the vision at Rogell Park and reconnecting the community to the site is to address the edge conditions along W 7 Mile Road and Lahser Road.

At a March 2017 community meeting for the Northwest Detroit Framework Plan, 70 percent of meeting participants indicated that they would prefer to see a natural forest and native planting along the edges of the former golf course.

A series of five low-cost improvements is proposed to establish this natural edge and beautify views into the future park. The first step is to remove underbrush growth around and within the fence that creates an unattractive appearance. This will create a clearing along the edge for future paths, trails or sidewalks while also opening up sight lines into the Park. The second step is to repair the existing fencing that disengages residents with the site. The third step is to begin a strategic tree and shrub planting regimen along the edges that helps to reestablish some of the native habitat and add visual interest to the park.

The fourth and fifth steps include the repair of sidewalks and the installation of walking paths, amenities that will begin to allow area residents and neighbors to walk along the edges to future gateways into the Park.

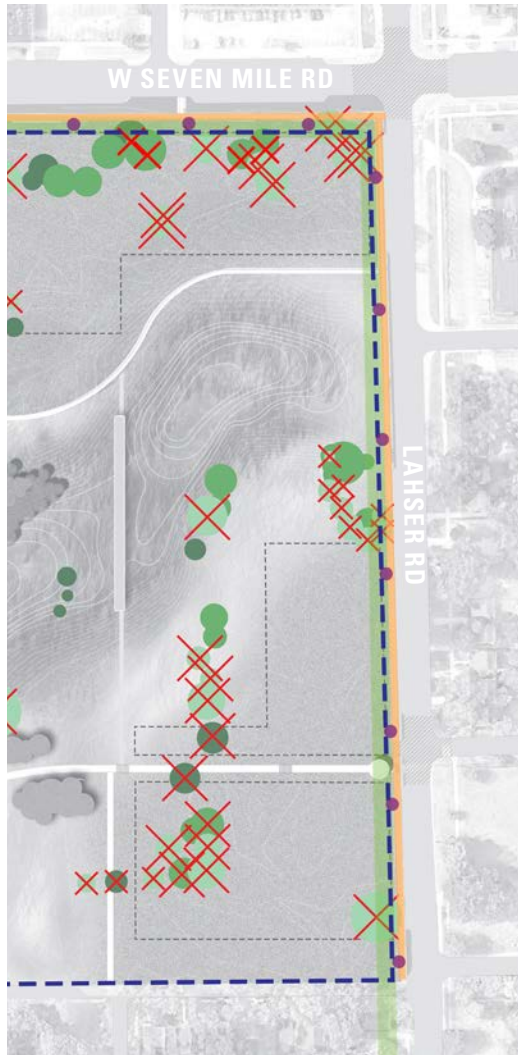


Existing Conditions along Berg Road








Existing Conditions along Margareta Street



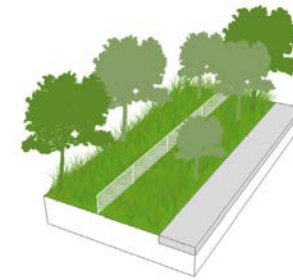


**LEGEND**

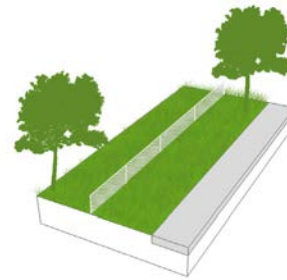
-  Step 1: Fence Restoration
-  Step 2: Prune and Remove Overgrown Plants
-  Step 3: Mow along Fence Line
-  Step 4: Repair Sidewalk
-  Step 5: Add Amenities



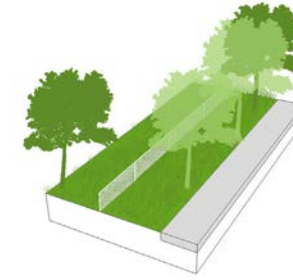
EXISTING CONDITIONS



STEP 1: INTERIM REPAIRS TO PERIMETER FENCE



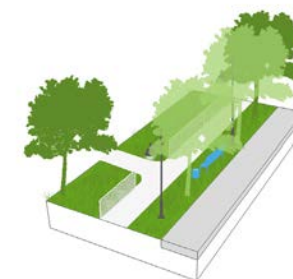
STEP 2: CLEAR UNDERBRUSH



STEP 3: MOW ALONG FENCE WHILE UNDER DEVELOPMENT



STEP 4: REPAIR SIDEWALK



STEP 5: ADD AMENITIES AND IDENTIFY PARK GATEWAYS



# 2020 Construction

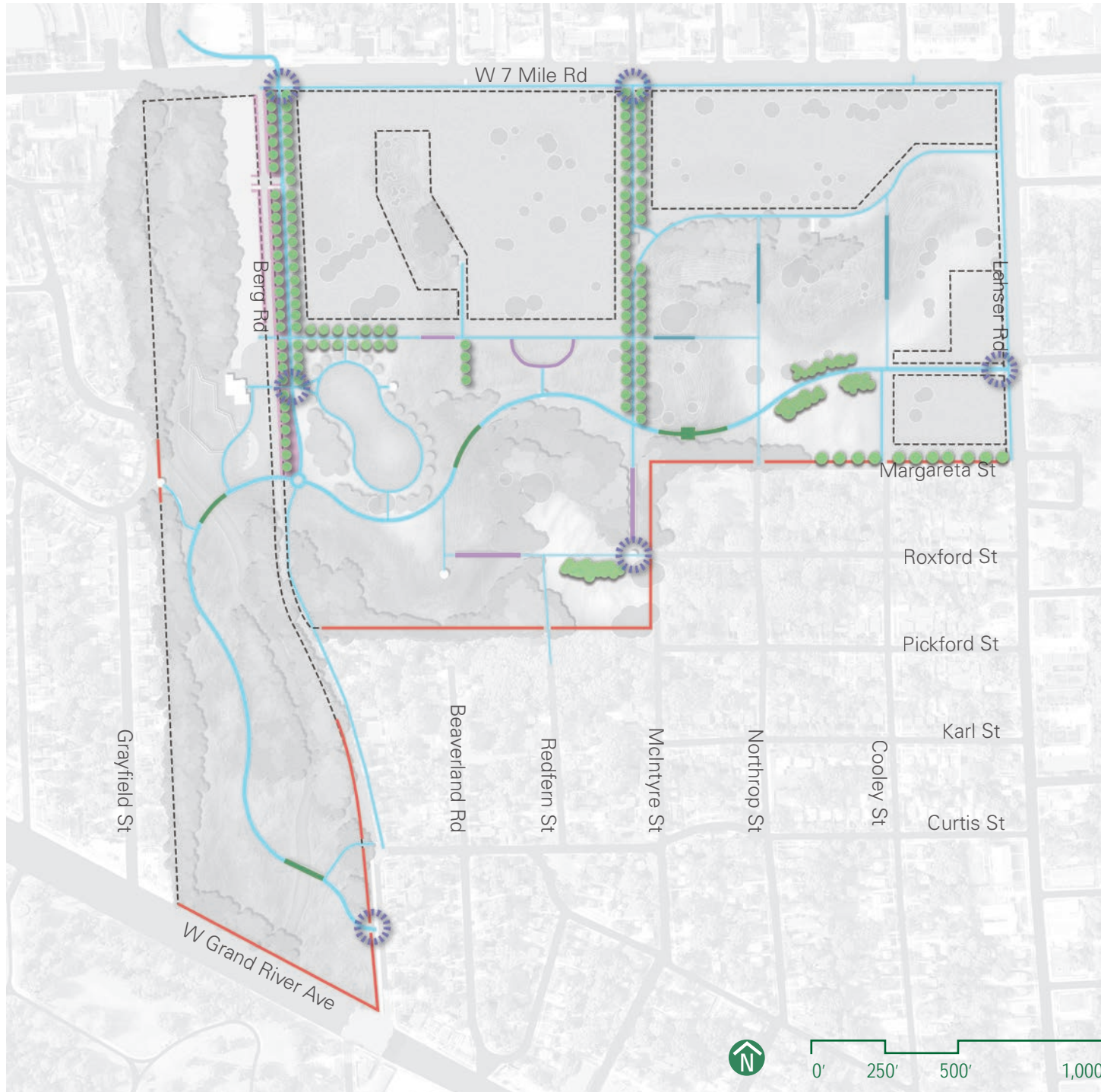


- New Fence
- Existing Fence
- Stormwater Wetlands
- Proposed Wetlands
- Grassland Habitat Seeding
- Shrub/Perennial Planting
- Weirs
- Replace Bridges
- ✕ Tree Removal (134)

The interior of the Park will not be accessible during the 2020 construction.







# 2021 Spring Opening



- New Fence
- Paths
- Wetland Boardwalks
- Weir Boardwalks
- Wetland Bridges
- Shrub/Perennial Planting
- New Trees
- ⊙ Trail Head Signage



# 2021 Summer Construction

-  Educational Boardwalk
-  Community Green
-  Shrub/Perennial Planting
-  New Trees



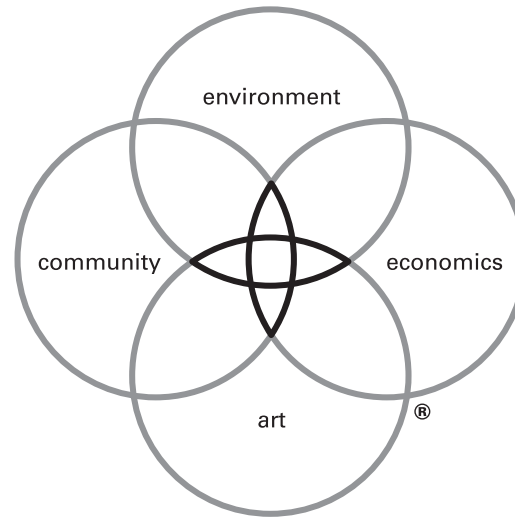


# Park Completion - Fall 2021

-  Berg Road Parking Lot Improvements
-  Overlooks
-  Pavilions
-  Amphitheater







## DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

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