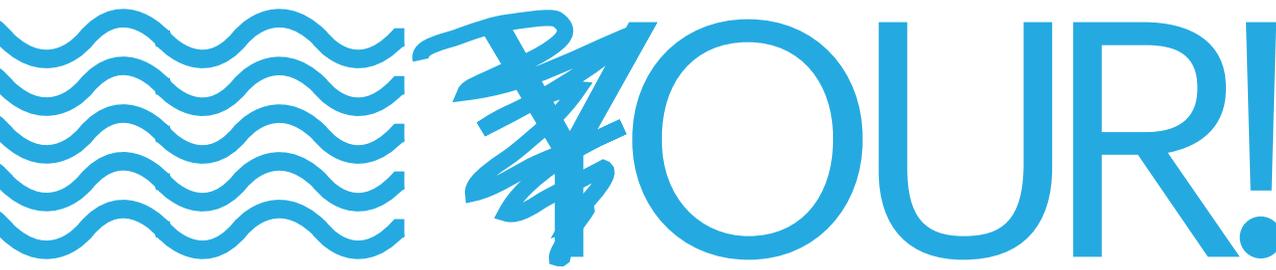


~~4~~OUR! **detroit** **east riverfront**

A Shared Vision for Detroit's East Riverfront

March 2017



OUR! **detroit**
east riverfront

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01

The Vision



A Vision for the Detroit East Riverfront

Intention

Completing the Riverfront

The East Riverfront is Detroit's next great place – a welcoming community for all Detroiters to live, work and play. Building on the assets of its important location and rich cultural heritage, the East Riverfront is ready and positioned to become again the city's iconic face as a free and open waterfront for all.

The East Riverfront presents a decisive opportunity to foster the next generation of high quality, authentically Detroit urban neighborhoods, with housing opportunity for every income level and stage of life. Tied together by a completed International Riverfront experience and a transformed Jefferson Avenue, a diverse collection of convenient, safe and walkable neighborhoods can quickly take root in a restored natural landscape and park system.

While new development is essential for the East Riverfront, the preservation of its historic assets, local character and existing community are equally essential in ensuring a successful, inclusive future. Respecting the inherent value of its heritage helps to target public investments and to catalyze responsible private development that advances a comprehensive vision worthy of this one-of-a-kind waterfront.

The East Riverfront Framework Plan

This document is a framework to guide the future of Detroit's East Riverfront. It presents a shared vision and design strategies reached through direct community engagement in a transparent four-month public process. The plan incorporates the two-mile-long site's diversified technical and economic underpinnings, which inform the pace of possible development and outline complications to be overcome as well as opportunities to capture.

In a partnership with the Detroit Department of Planning and Development and the Detroit Economic Growth Corporation (DEGC), the Detroit Riverfront Conservancy (DRFC) commissioned a consultant team led by the city design practice of Skidmore, Owings & Merrill, LLP, to facilitate the public design process and deliver to the Mayor's Office and DRFC the recommendations and guidelines established in this framework plan.

The DRFC is responsible for the establishment, improvement, operation, maintenance, security, programming and expansion of the Detroit RiverWalk and associated green spaces. Through its public/private partnerships, the DRFC will support the development of the riverfront district and facilitate community access to the waterfront. The Detroit City Council is responsible for considering the Mayor's incremental recommendations for catalytic public investment.



Approaching the East Riverfront Framework

Inclusive, Innovative and Incremental

Responsibly Managed Opportunity

This vision identifies the starting point for redevelopment of the East Riverfront and presents prioritized phases for the long-term commitment required to realize comprehensive transformation.

Investment in the East Riverfront will occur incrementally by many different entities. The guidelines within this document are designed to ensure these investments occur in a structured manner, representative of the character, needs and aspirations of the local community and the citizens of Detroit.

This document provides long-term guidance through a comprehensive planning framework that manages the physical characteristics of the East Riverfront. Organizing principles derived from community and stakeholder engagement are paired with flexible guidelines to address infrastructure, open space and development.

A Catalytic Beginning

Many public and private projects are already changing the character of the East Riverfront. The timing is therefore ideal for the community to seize this momentum and define its own future

This planning framework identifies a number of future strategies that leverage existing initiatives on the East Riverfront, pulling them together to create quality riverfront destinations that are achievable today.

Near-term guidance in this document identifies priority sites, development opportunities, strategic public investments in streets, transit, park space and amenities as well as issues calling for further public process to shape the East Riverfront.

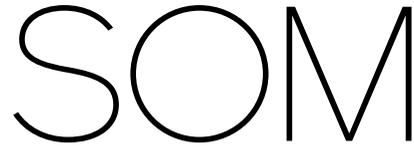


Creating the East Riverfront Framework

The Team

Team Members

Skidmore, Owings & Merrill LLP
Michel Desvigne Paysagiste + Inessa Hansch
McIntosh Poris
HR&A Advisors
Giffels Webster
Rich & Associates
E. Austell Associates
AKT Peerless
Kraemer Design Group

The logo for Skidmore, Owings & Merrill (SOM) consists of the letters 'SOM' in a large, thin, black, sans-serif font.The logo for Michel Desvigne Paysagiste (MDP) features the letters 'MDP' in a large, bold, black, sans-serif font, with 'MICHEL DESVIGNE PAYSAGISTE' in a smaller, black, sans-serif font below it.The logo for McIntosh Poris Associates features the words 'MCINTOSH' and 'PORIS ASSOCIATES' stacked vertically in a bold, black, sans-serif font.The logo for HR&A Advisors features the letters 'HR&A' in a large, black, serif font, with the tagline 'Analyze. Advise. Act.' in a smaller, black, sans-serif font below it.The logo for Giffels Webster features the words 'giffels' and 'webster' stacked vertically in a black, sans-serif font, with a small square icon containing a grid pattern between the two words.The logo for Rich & Associates features the words 'Rich & Associates' and 'logo' stacked vertically in a black, sans-serif font.The logo for E. Austell Associates (EAA) features the letters 'eaa' in a bold, black, sans-serif font, with 'eaustell associates' in a smaller, black, sans-serif font below it.The logo for AKT Peerless features a solid black square followed by the words 'AKTPEERLESS' in a bold, black, sans-serif font.The logo for Kraemer Design Group features the words 'KraemerDesignGroup' in a black, sans-serif font.

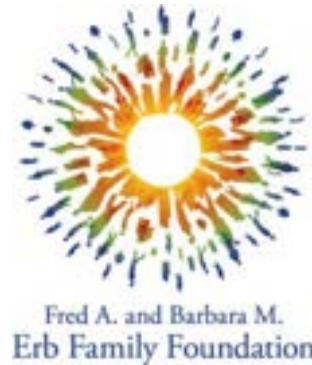
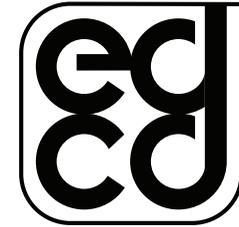


East Riverfront Framework Funders

Local Partners

Funders

- Detroit RiverFront Conservancy
- Detroit Economic Growth Corporation
- Fifth Third Bank
- City of Detroit
- Detroit Metro Convention & Visitors Bureau
- Erb Family Foundation
- Ford/UAW
- Hudson Webber Foundation
- Knight Foundation
- Kresge Foundation
- Quicken Loans



Community Engagement

Detroit East Riverfront

This planning process was rooted in intensive engagement with the public and key stakeholders of the East Riverfront, to nurture an open dialogue and build common principles. Detroiters have actively participated in and creatively contributed to four community meetings and workshops. Additionally, they have engaged in walking, bike and boat tours of the East Riverfront, have contributed dozens of stakeholder and landholder interviews, and have engaged with a broad spectrum of City departments. A public website was offered as an additional tool to be as transparent as possible.



Community Workshops



Breakout Discussions



Interactive Displays



Community Presentation



Walking Tours



Shared Principles

Aspirations for the Riverfront

Through our public process and shared dialogue, six overarching principles emerged to guide the future of Detroit's East Riverfront.



Community

- Place to get to know one another
- Collective sense of ownership
- Create density, eyes on the street
- Invite the city in
- Low-cost events/programming



Riverfront Experience

- Accessible, convenient
- Safe, family-oriented
- Active day and night, year-round
- Touch the river, feel the water
- Passive places and active places



Engagement and Equity

- Diverse, inclusive place for all Detroiters
- Connected to local communities
- Many living options and alternatives
- Variety of amenities and programming alternatives
- Continue to listen to community's need



Connectivity

- Re-imagined Jefferson Avenue
- Transit-oriented, car-optional, bike, walking
- Connect to greenways and trail systems
- Lots of parking, but hidden



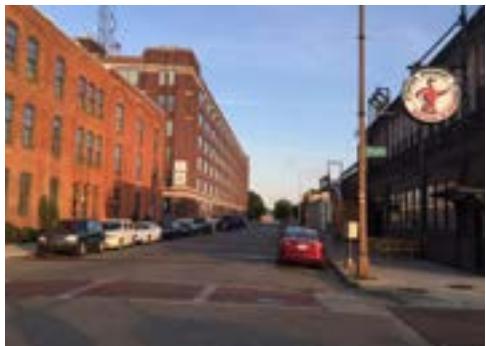
Nature and Ecology

- Direct connections to nature
- “City of Trees” – urban forest
- Celebrate prairie landscape
- From streets to “greenways”
- Green infrastructure
- Respect wildlife, provide habitat



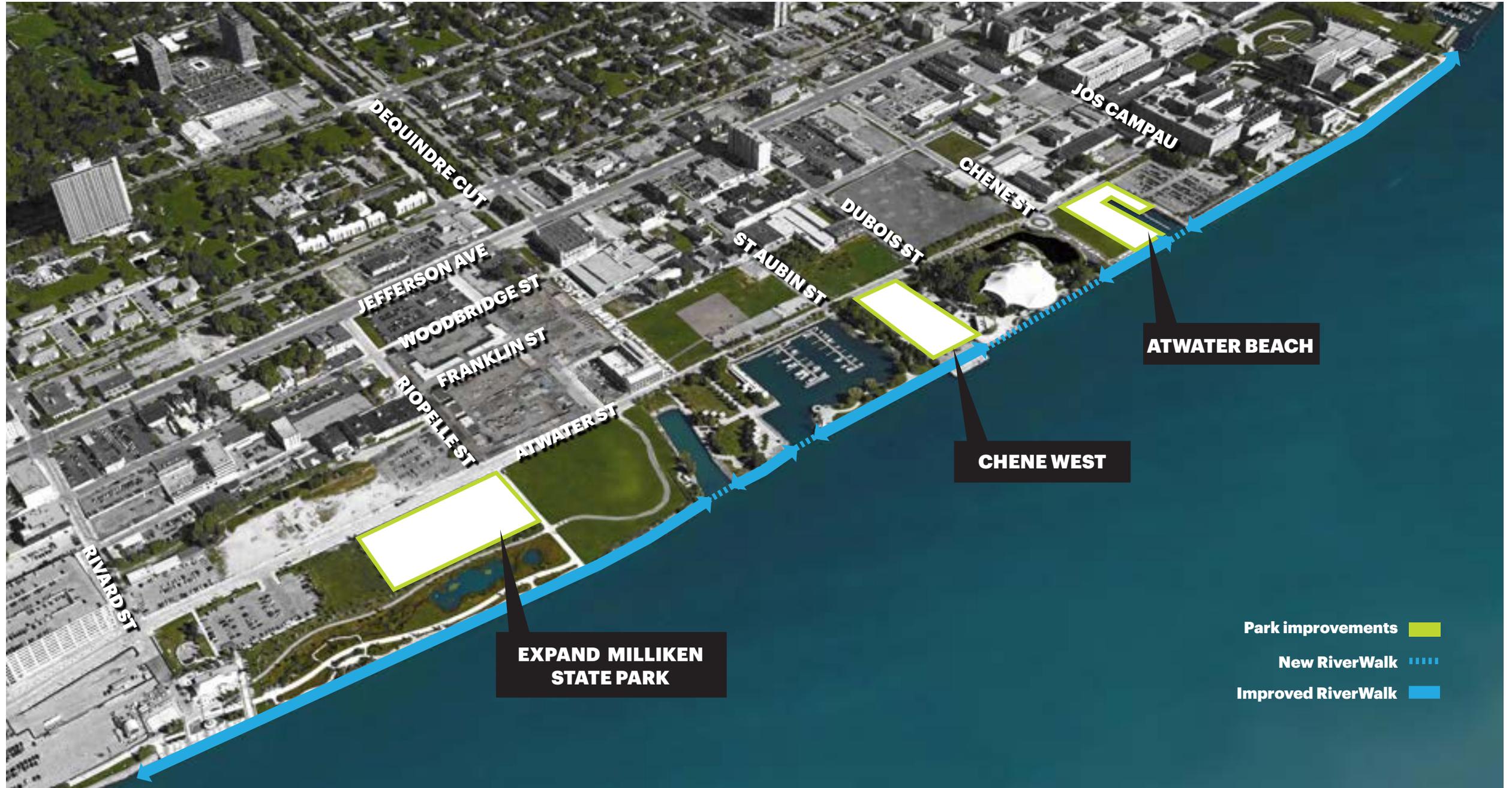
Authentically Detroit

- Celebrate culture
- A focus on local businesses
- Uncover historic ‘traces’ of the riverfront
- Protect historic buildings and streets
- Maintain industrial character



Strategy 1: Parks and Green Open Space

Key Moves



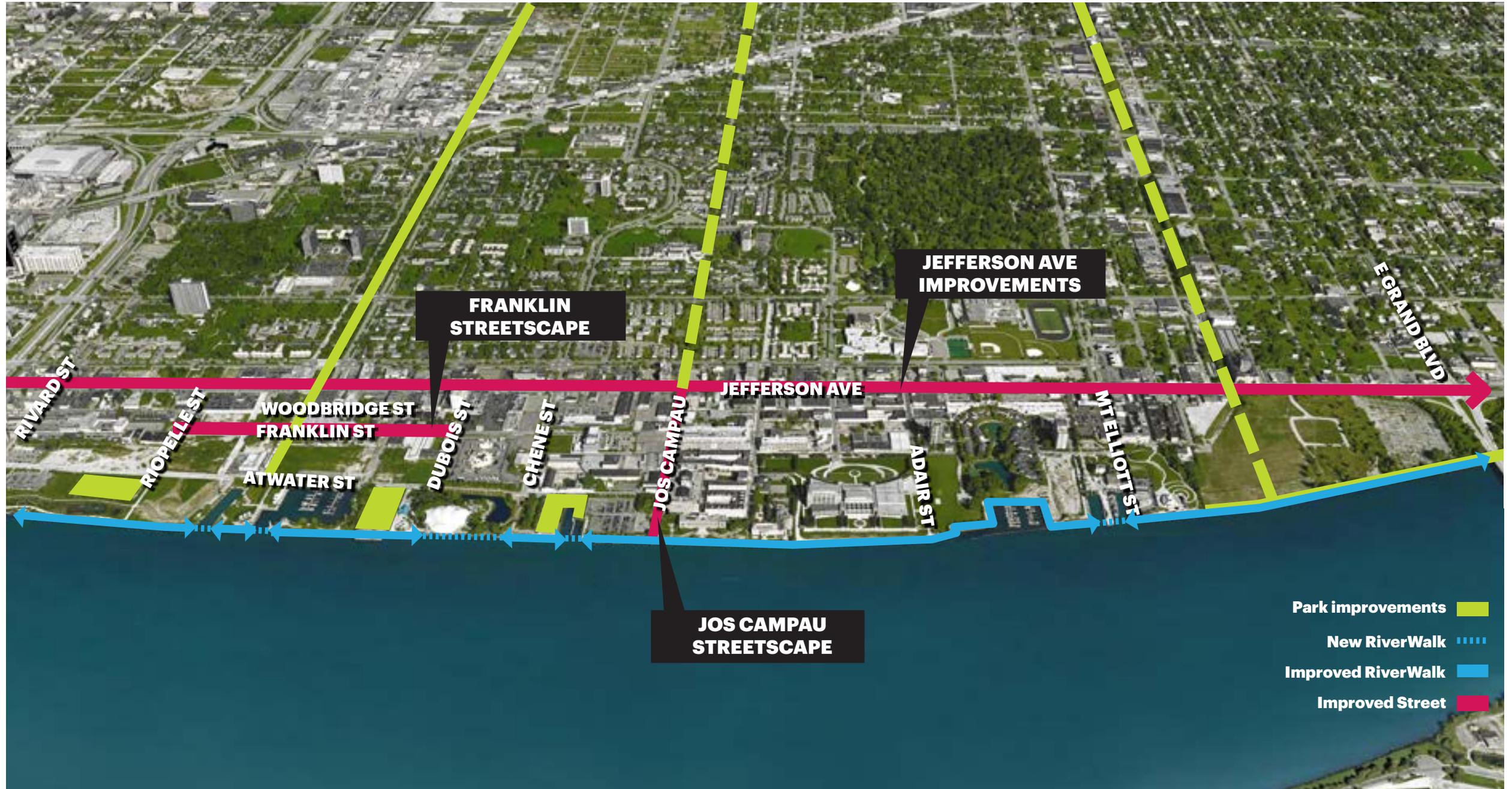
Strategy 2: Greenways

Key Moves



Strategy 3: Streetscapes

Key Moves



Strategy 4: Development

Key Moves



**PUBLICLY OWNED
PARCELS
STONE SOAP**

**PUBLICLY OWNED
PARCELS**

Publicly Owned Parcels ■



Atwater Street

Existing Condition





Franklin Street

Existing Condition





Milliken State Park

Existing Condition



ecologically sound

**maintain open spaces
for everyone**

riverfront experience

world class gathering

**new generation of
urban housing**

expand community

historic reuse





**transform jefferson
avenue**

celebrate community

walkable

vibrant

curate culture

inclusive investments

multi-modal



02

The Framework Plan

Design at Multiple Scales

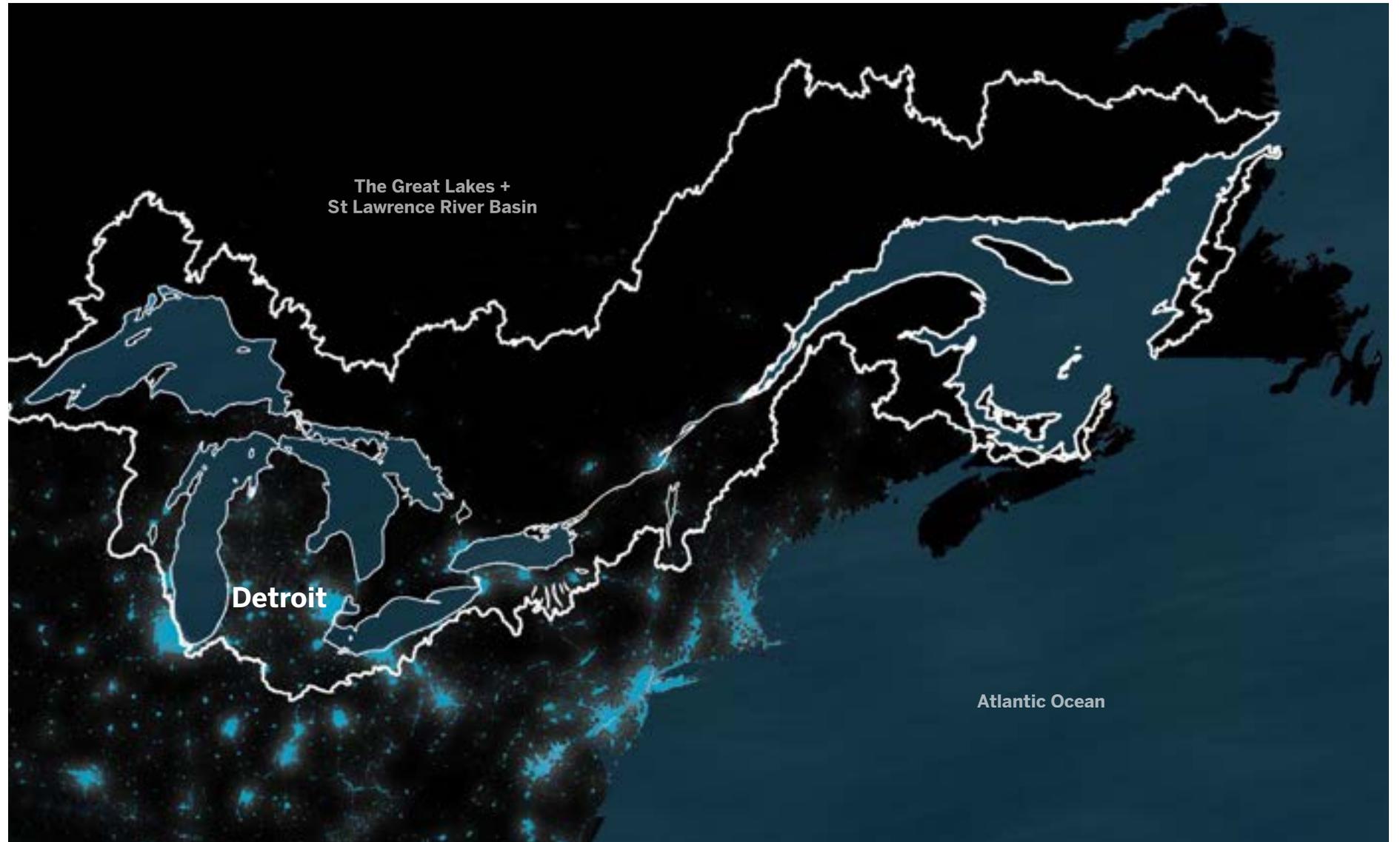
A Model for the Great Lakes Basin

The East Riverfront's significance extends well beyond its local context. The planning framework sees this opportunity as a regional and international example of the potential to reposition a former industrial waterfront into a great waterfront city's next great community.

At the Heart of a Global Resource

Detroit's East Riverfront is a threshold of interaction with the larger ecological, economic, and social ecosystem that is supported by the Great Lakes and St. Lawrence River watershed. It can serve a regional leadership role as:

- An innovative community example for the 21st century
- A demonstration of good stewardship of the built environment and water resources
- Connecting Detroiters back to nature and their broader ecosystem



Design at Multiple Scales

An Inviting Border

As the only major international trans-border urban area along a riverfront in the Western World, the East Riverfront can bring US and Canada further together, strengthening ties between Detroiters and Windsorites.

An International Waterfront

The East Riverfront defines an international border, and broadcasts the values and character of a great American city. It is a place for:

- Celebrating local heritage across political boundaries
- Nations to come together
- Showcasing responsible municipal strategies for waterfront redevelopment



Design at Multiple Scales

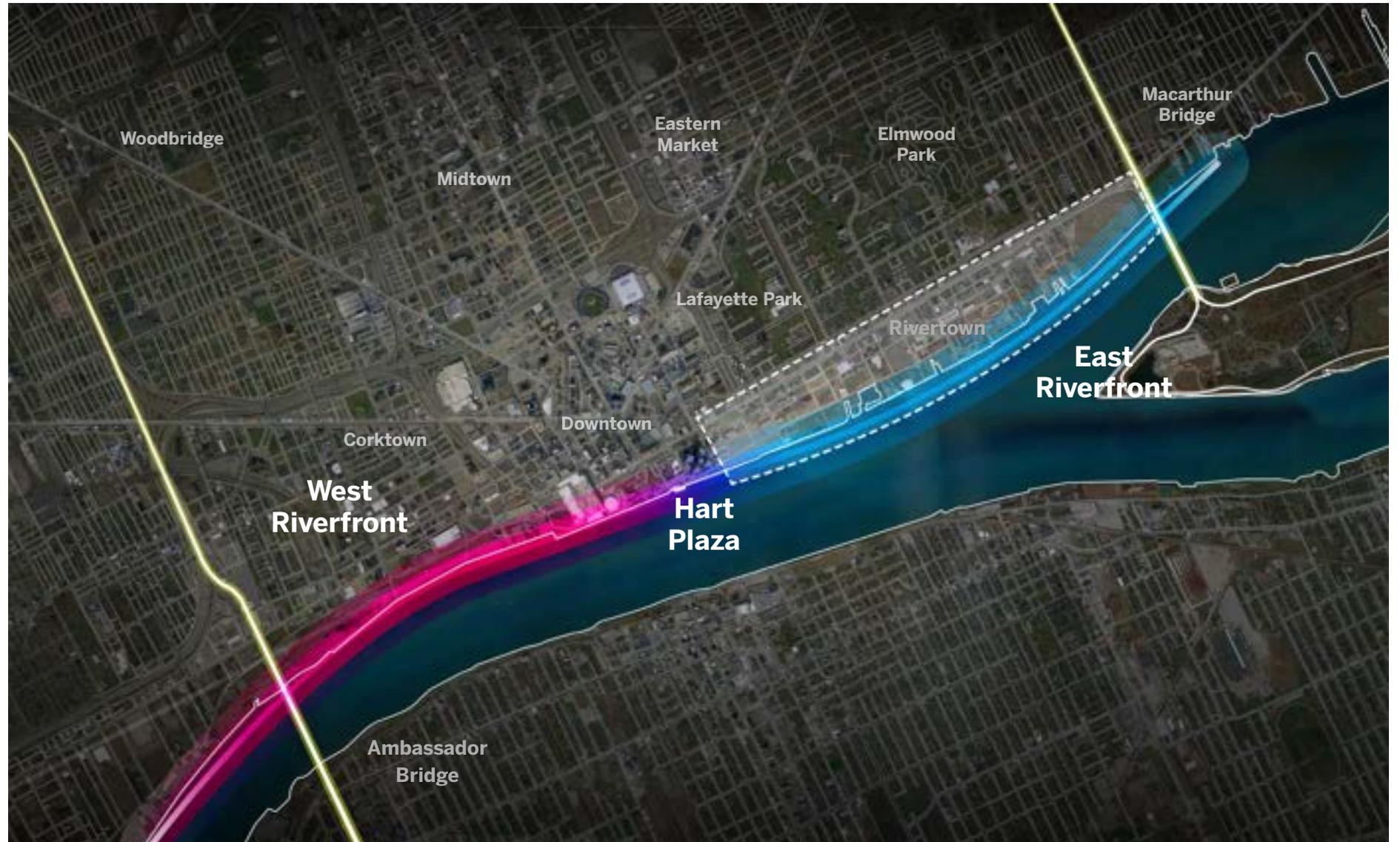
A Part of the Detroit's Greater Waterfront

The East Riverfront is a strategically important segment of a 5.5-mile waterfront connecting many of Detroit's most iconic assets. One day all Detroiters will come together along this extended urban riverside.

From Bridge to Bridge & Beyond

The East Riverfront is approximately half of Detroit's greater waterfront bounded by the MacArthur Bridge and Ambassador Bridge, and is a major step of an in-progress mission to create a continuous public River Walk experience. One day, the East Riverfront will be:

- Connected continuously to Downtown, neighborhoods, Hart Plaza and a future West Riverfront
- Programmed to compliment the greater waterfront experience



Design at Multiple Scales

Six 20-minute Neighborhoods

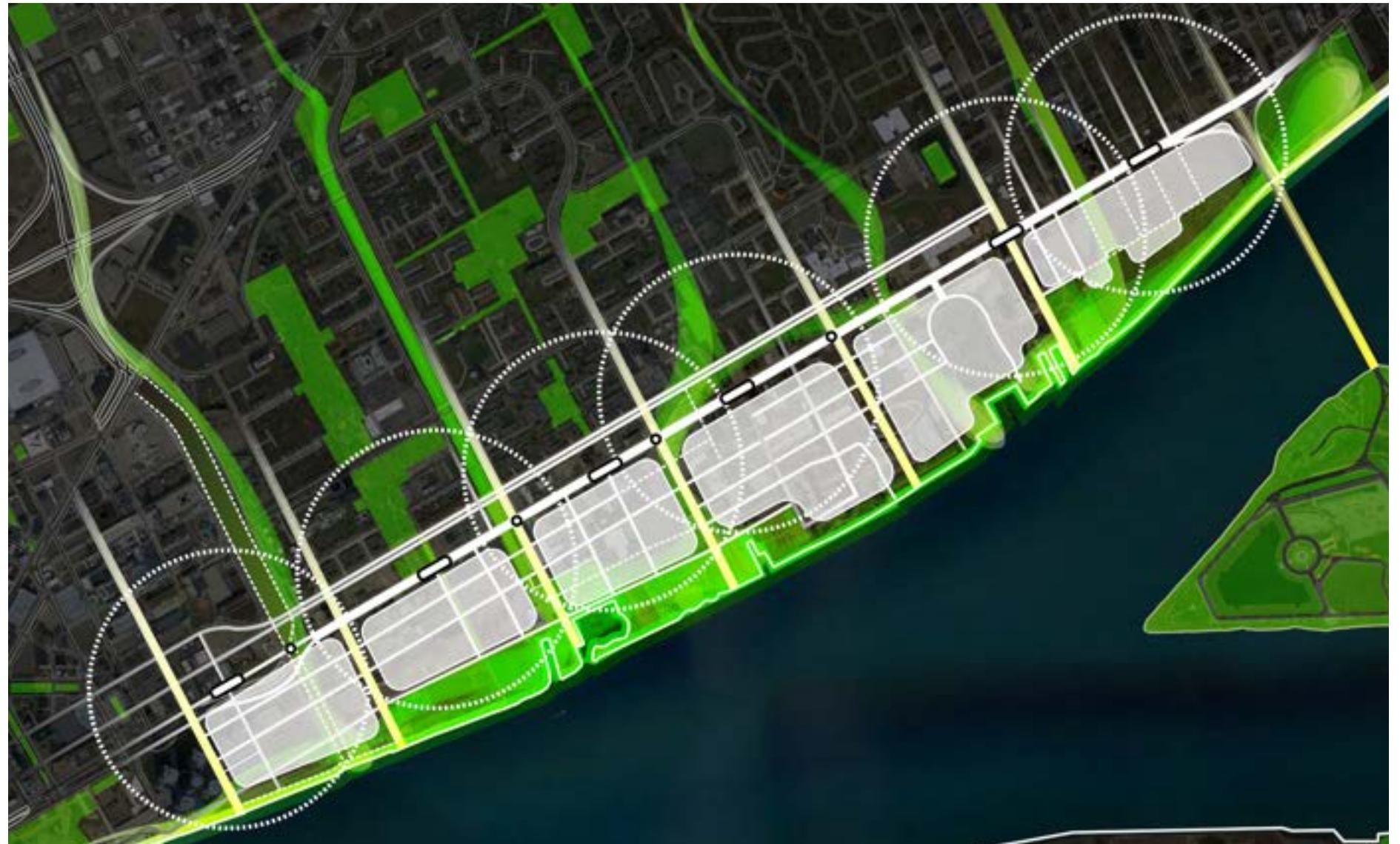
The communities within and adjacent to the East Riverfront provide the foundation of a great place. This framework plan places community development first priority promoting six walkable, diverse and unique neighborhoods centered on a "20-minute-walk" radius.

Strengthening Community

The framework plan defines a collection of distinctive neighborhoods that each has a unique character and its own special assets. Together, the East Riverfront neighborhoods create a diverse and richly textured blend of living, working and recreational opportunities.

The neighborhoods are designed to:

- Be vibrant, convenient, connected
- Offer many different living and working options
- Reinforce their own local character and history
- Represent its local community and distinctive culture
- Set in a beautiful natural resource



The Framework Plan Elements



A collection of walkable, diverse and inclusive neighborhoods - each with its own distinctive character.



An accessible and seamless public experience from Hart Plaza to Gabriel Richard Park, making connections to Belle Isle and northern neighborhoods, complimented by new amenities and riverfront development.



Representative of community aspirations - a welcoming and inviting place fostering a diversity of living, working and playing alternatives



Public transit oriented, car optional, connected to the river by bike paths and pedestrian ways - a transformed Jefferson Ave as a new gateway to the Riverfront.



An expanded and interconnected park system enhancing Detroiters lives and development with beautifully landscaped and ecologically designed spaces.



Preservation and adaptive reuse of existing buildings to reflect the history and industrial legacy of the East Riverfront, promoting cultural amenities.



Framework Principles

Community - Diverse, walkable, connected activity

To create an iconic destination, the East Riverfront must finish and enhance a continuous public experience along the water's edge. Natural and active riverfront programming will extend all the way from Hart Plaza to Belle Isle, providing 3.5 miles and 90 acres of vibrant public spaces.

Connecting to downtown and adjacent neighborhoods is essential in activating the East Riverfront. The framework plan calls for a multi-modal approach, with new transit options, enhanced streetscapes and pedestrian access -giving Detroiters many options to get around.

- Connect to the Riverfront
- Emphasize public view corridors
- Walkable, street and block structure

Today

- The East Riverfront today has many great assets to build upon as it expands into the future.
- Existing bus service and Rights of Way along Jefferson Ave and other key streets provide adequate room for improvement as the East Riverfront begins to grow.

Tomorrow

- A completed riverWalk will connect to new public amenities, catalyze adjacent development and weave together a restored natural park system.
- With Jefferson Ave transformed into a new transit corridor for Detroit, car-optional neighborhoods can enjoy safe streets with shared pedestrian and cycle access. Water ferries and local transit alternatives will further link the East Riverfront to the city.



Framework Principles

Build on the Uniqueness of Each Neighborhood

To better foster a diversity of places at the East Riverfront, the planning framework divides the 450 acre site today known as Rivertown into 6 neighborhoods, each with unique characteristics, stakeholders and potential development outcomes.

The East Riverfront will be a collection of distinctive development clusters interwoven into a park system, offering a diversity of amenities and activities and attracting future residents and businesses to Detroit.

Strategies include adaptive reuse, infill, larger mixed-use development, unique character and identity.

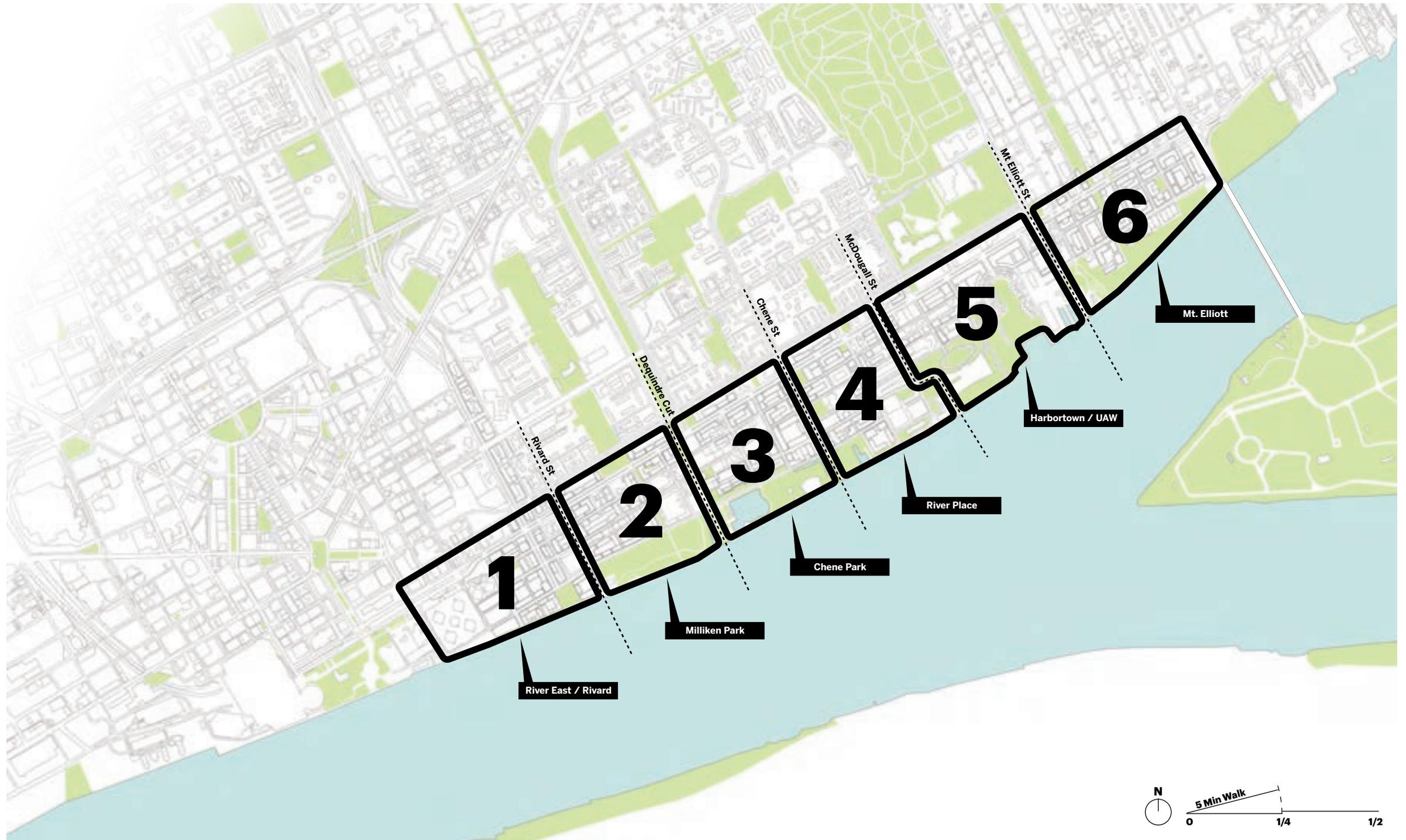
- Existing historic building fabric and large mixed-use anchors provide different starting points for a diverse blend of development approaches.
- Infill/Heritage zones, new riverfront development tracts, higher density opportunities on Jefferson Ave and a cultural core focused around Chene Park provides a rich range of building fabric rooted in the unique character of the East Riverfront.

Today

Today, Rivertown is a 2-mile stretch lacking clear centers of gravity and neighborhood structure.

Tomorrow

6 unique neighborhoods - walkable, car-optional, connected to the riverfront and adjacent communities.



Framework Principles

Everyone within Walking Distance of a Park

The open space framework of the East Riverfront allows for the addition of a wide range of parks and green spaces within the neighborhoods. These spaces provide an opportunity for environmental restoration, recreation, culture, and the creation of healthy lifestyles among community members. Programming within these walkable zones will create destinations for both locals and tourists. Restoring the ecology of the East Riverfront will create lasting value for Detroit. Potential new greenspaces include:

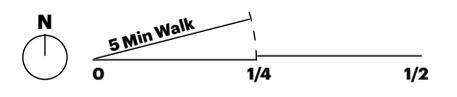
- Riverfront
- New Parks
- Add neighborhood parks
- Add green streets
- Include water management

Today

An incomplete public riverfront

Tomorrow

Further woven together and expanded, the park system connects the East Riverfront to other Detroit neighborhoods and provides a healthy environment for the local community.



Framework Principles

Integrated Storm water Management

To improve the ecology of the Detroit River and to recharge groundwater systems, the project will treat urban stormwater as a resource that will revive natural ecosystems, that remove toxic pollutants from public waterways and prevent localized flooding.

Strategies include:

- Jefferson Ave and adjacent park spaces act as a green boulevard, retaining and conveying stormwater throughout the East Riverfront.
- Large parks spaces along the river provide large scale filtration and retention needed for major storm events.
- Greenway connections extend into the adjacent communities providing retention/detention and possible conveyance.
 - The Dequindre cut and Beltline greenways move water passively across Jefferson Ave to the large filtration and retention areas along the river.
 - Future I-375 and Jos Campau greenways provide localized retention/detention capacity.
- East Riverfront collector streets move stormwater from Jefferson Ave to the large filtration and retention areas along the river.
- Detailing of Woodbridge, Franklin and Atwater streets to provide stormwater infiltration and conveyance to collector streets.
- Green roof and courtyard/rain garden strategies on each block add additional capacity and water recycling opportunities.

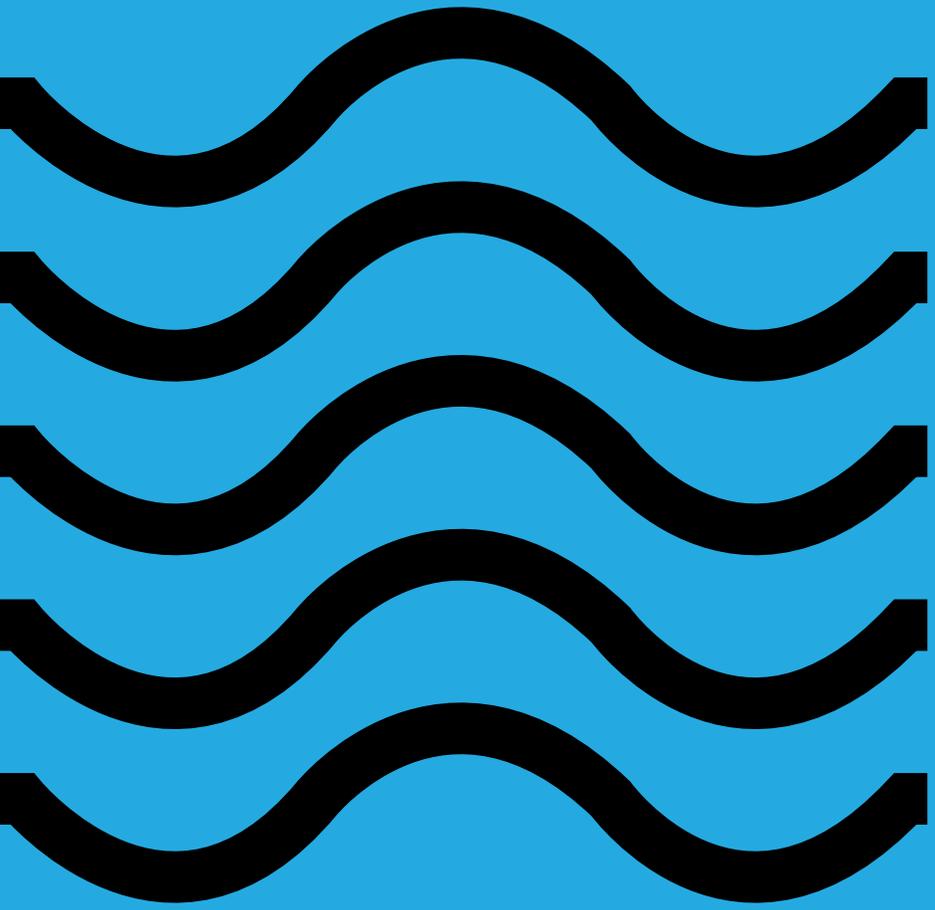
Today

Storm water flows into the combined sewer system, carrying both storm water and sanitary sewage. During heavy rain fall events the combined sewer system can overload leading to basement backups, street flooding, and a polluted water to flow into the Detroit River and eventually, Lake Erie.

Tomorrow

With the implementation of green infrastructure into the East River front framework, storm water can be both retained and/or detained in local systems to reduce the stress on the combined sewer systems. In effect, decreasing the CSS overflows, while improving the river ecology, improving local ecosystems, and recharging groundwater.





Riverfront Experience

Riverfront Experience

Detroit East Riverfront

As an welcoming international destination, the East Riverfront supports a wide variety of public spaces.

Large gathering spaces, cultural venues and active recreation is woven together with natural wetlands, quiet spaces and passive amenities through the waterfront promenade.

Adjacent development will further activate the East Riverfront, creating new living, retail and entertainment destinations that compliment the public programming.





Riverfront Experience

Detroit East Riverfront

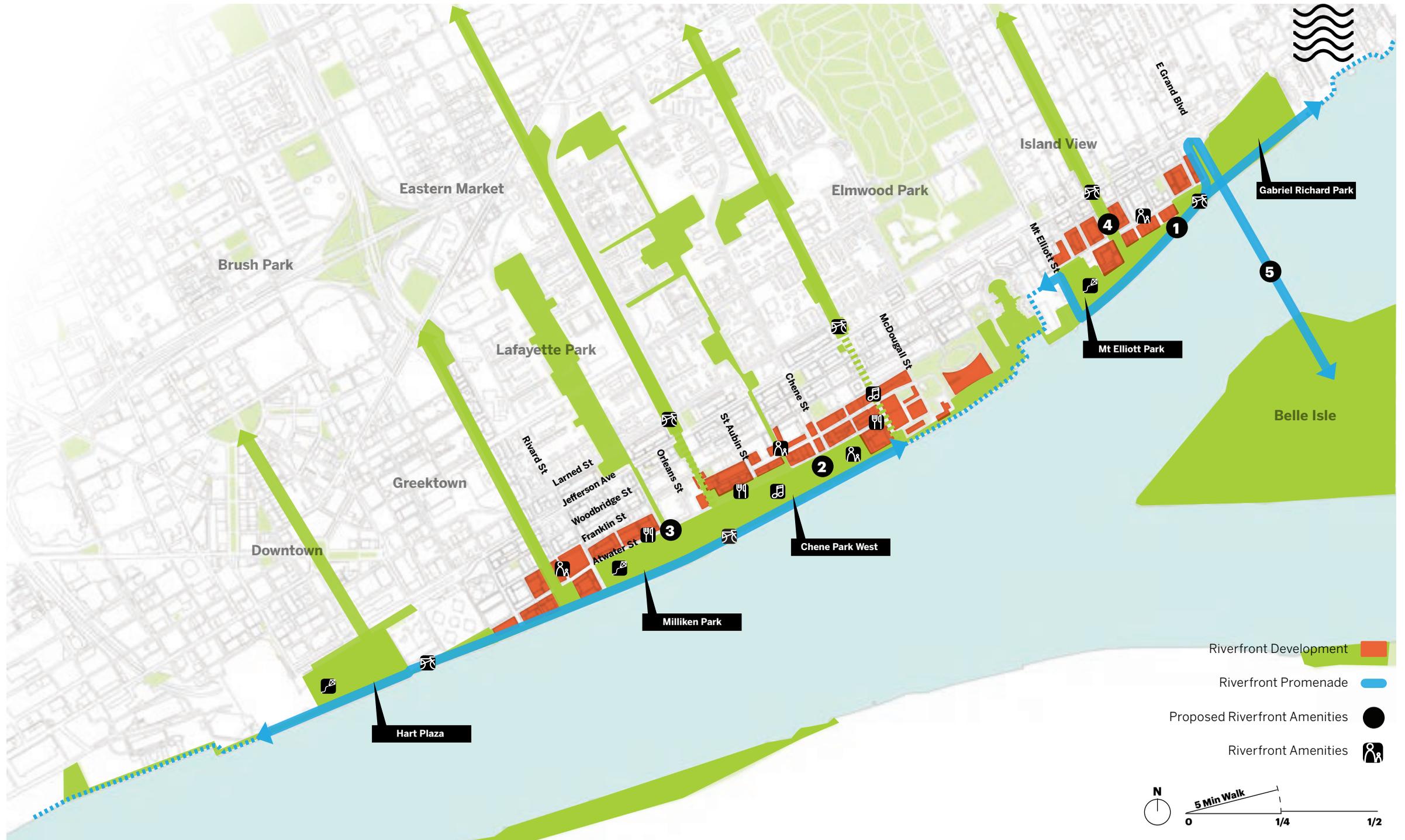
The River Walk will continue to be the primary public connection between existing and proposed East Riverfront amenities. The GM and Uniroyal neighborhoods provide opportunities for new amenities and programming to anchor each end, while an improved cycle and pedestrian connection to Belle Isle and the future Beltline will greatly enhance the recreational potential.

Near Term Opportunities:

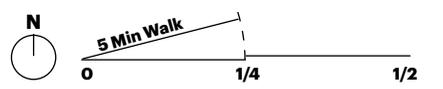
- 1 Extend Riverfront promenade across Uniroyal site to connect to Gabriel Richard Park.
- 2 New riverfront oriented amenities near Milliken park and Chene park

Long Term Strategies:

- 3 Future riverfront oriented amenities on the water
- 4 Future riverfront oriented amenities at Beltline landing
- 5 Improved pedestrian/bicycle access to MacArthur Bridge



- Riverfront Development ■
- Riverfront Promenade —
- Proposed Riverfront Amenities ●
- Riverfront Amenities 🚶

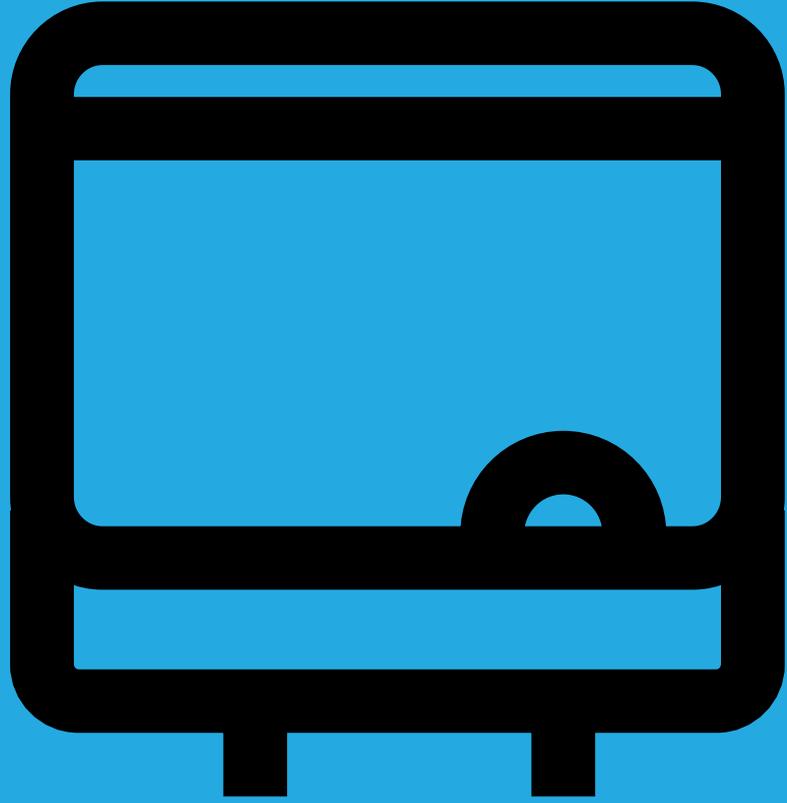




Uniroyal to Belle Isle

Existing Condition





Connectivity

Connectivity

Detroit East Riverfront

The streets of the East Riverfront are an essential component of the public realm, ensuring a walkable, interconnected and vibrant place. Shared streets supporting many means of mobility will not only ensure an accessible district, but also help to reinforce the open, inclusive character of the East Riverfront.





Connectivity Streets



The existing street grid of the East Riverfront is a great starting point. New pedestrian access ways, safer street connections across Jefferson, a re-linked Woodbridge St and an extended grid into Uniroyal will further improve the walkability and transit opportunities of the district.

Near Term Opportunities:

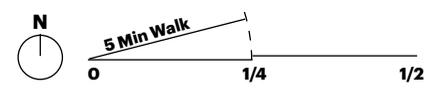
- 1 Improve Joseph Campau streetscape with bike lanes and create connection to Campau Greenway
- 2 Improve Franklin Street as a pedestrian environment
- 3 Transform Jefferson Ave through streetscape improvements and bike lanes
- 4 Create new pedestrian crossing on Jefferson at: Chene, Jos Campau, Rivard, & Mt.Elliott
- 5 Establish the Beltline Greenway as a pedestrian pathway

Long Term Strategies:

- 6 Extend Woodbridge, reconnecting between Dubois St and Jos Campau St
- 7 Add 'laneways' and mid block crossings for increased pedestrian access throughout the East Riverfront
- 8 Re-connect Orleans, St. Aubin and Adair streets across Jefferson and into adjacent communities
- 9 Develop new street grid at Uniroyal site
- 10 Integrate future landing of I-375 into street framework
- 11 Close streets for pedestrian empowerment



- Existing Street ———
- Private Drive ·····
- New Street ———
- New Pedestrian Access - - - -
- New Pedestrian Crossing ●



Connectivity

Transit



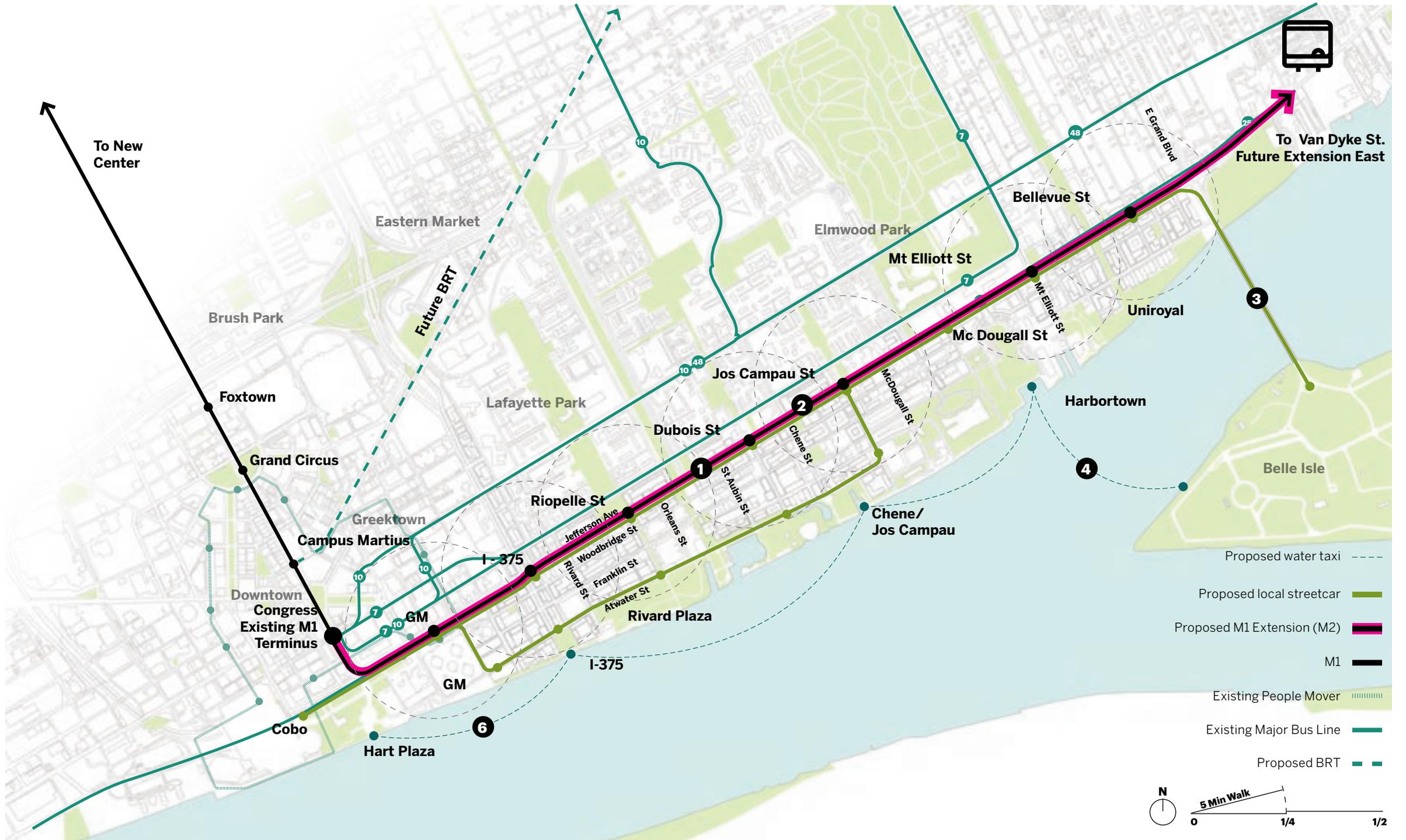
Transit connectivity for the East Riverfront is proposed through three new systems, in addition to enhancement of the existing bus network.

Near Term Opportunities:

- 1 Dedicated transit lane for buses on Jefferson Ave

Long Term Strategies:

- 2 M2 (extension of the M1) rail service along Jefferson Ave. Connecting Downtown to Van Dyke St, then beyond to Grosse Point. Can be BRT or dedicated bus service in near-term.
- 3 Secondary 'circulator' to connect to the waterfront and Belle Isle. Can begin as trolley or shuttle service, in the near term transition to streetcar technology in the long term,
- 4 Water taxi/ferry service between key East Riverfront destinations.



Connectivity

Bicycle



The riverWalk extension, park system trails and a network of bicycle friendly streets combine to make the East Riverfront completely accessible to cyclists.

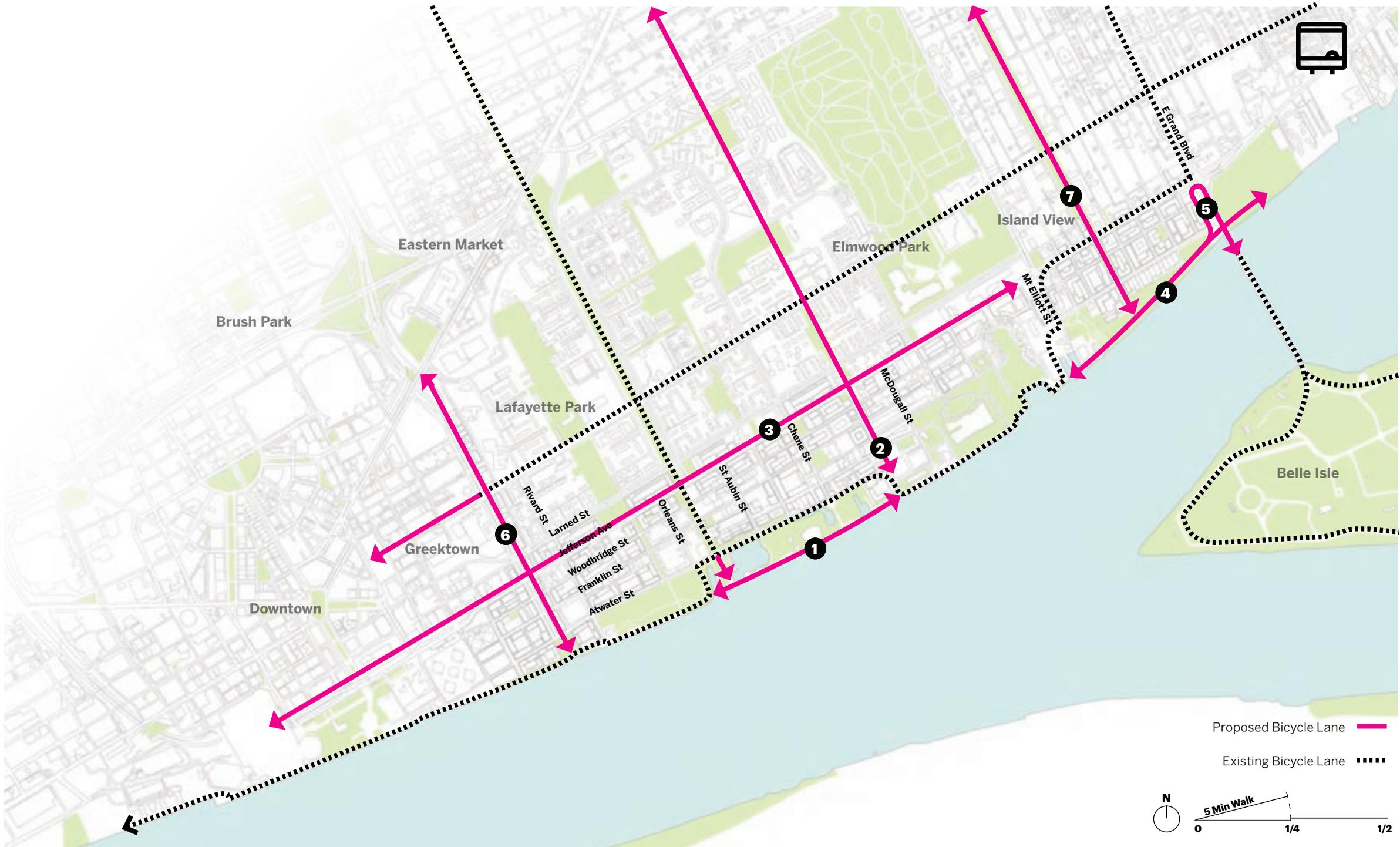
Near Term Opportunities:

- 1 Extend bicycle access and riverWalk promenade along water edge from Milliken Wetlands to Jos Campau
- 2 Create bicycle access along Jos Campau and North into adjacent neighborhoods
- 3 Integrate protected bike lanes into Jefferson Ave
- 4 Extend bicycle access and riverWalk promenade along water's edge through Uniroyal site and connect to Gabriel Richard Park



Long Term Strategies:

- 5 Create improved cycle and pedestrian connection along Grand Blvd and across MacArthur Bridge to Belle Isle
- 6 Integrate bicycle lanes into revised I-375 connection to site
- 7 Integrate bicycle access into new Beltline connection to site



Connectivity

Parking

Through a deliberate street parking strategy and the addition of a discreet new parking structure, the East Riverfront can provide ~4,720 spaces distributed throughout. Shared parking opportunities could provide access to an additional ~6,200 spaces.

Shared Parking Opportunities:

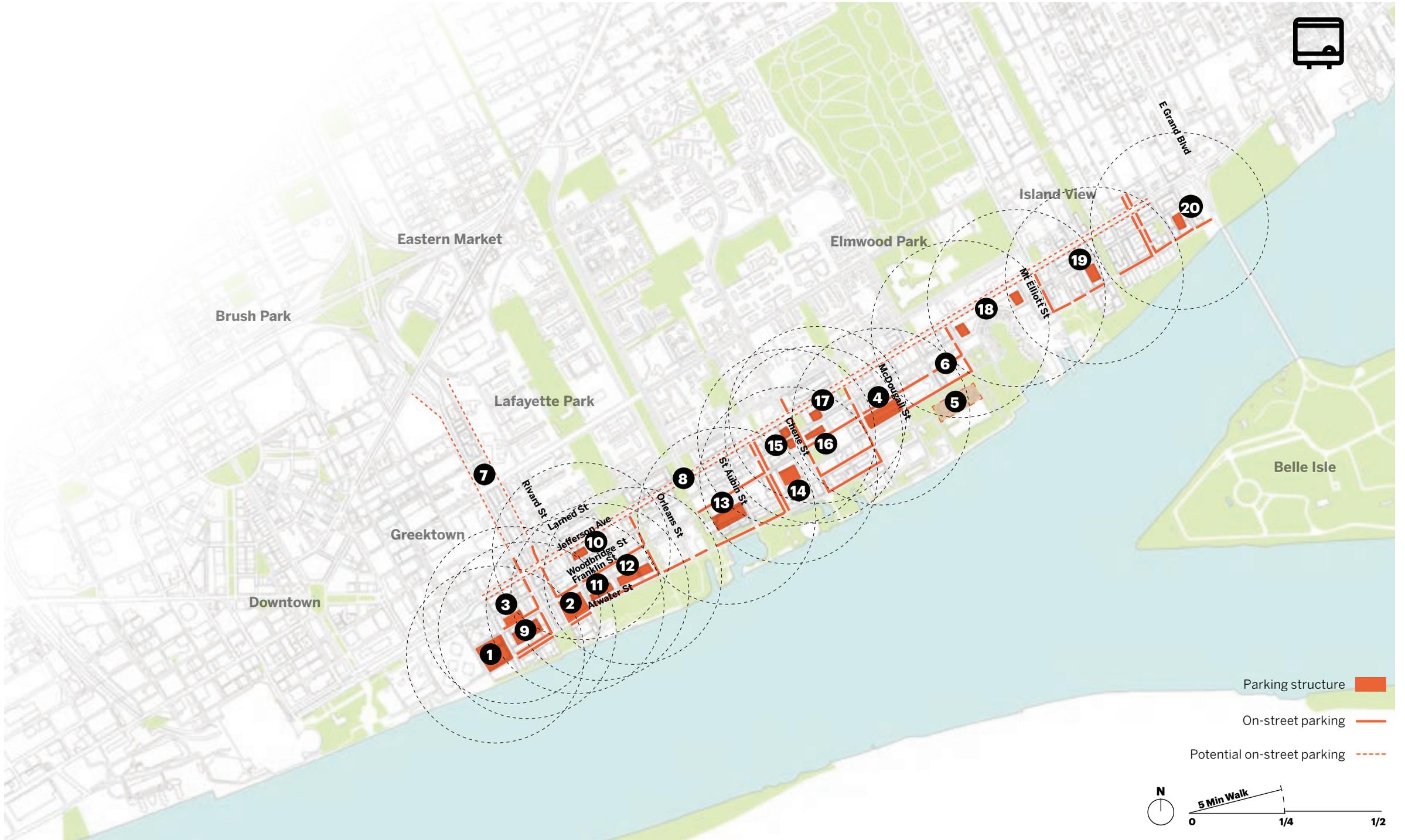
- 1 Shared parking opportunity with UAW/GM controlled garage: ~ 400 spaces
- 2 Street parking throughout East Riverfront where indicated will add ~1,250 additional parking spaces
- 3 Parking lanes integrated into the future I-375 could add an additional ~250 spaces
- 4 Parking integrated into future Jefferson Ave could add an additional ~500 spaces
- 5 Shared parking opportunity with UAW/GM controlled garage: ~ 400 spaces

Street Parking:

- 6 Street parking throughout East Riverfront where indicated will add ~1,250 additional parking spaces
- 7 Parking lanes integrated into the future I-375 could add an additional ~250 spaces
- 8 Parking integrated into future Jefferson Ave could add an additional ~500 spaces

New Parking Opportunities:

- 9 Potential new parking structure: ~320 spaces
- 10 Potential new parking structure: ~105 spaces
- 11 Potential new parking structure: ~145 spaces
- 12 Potential new parking structure: ~285 spaces
- 13 Potential new parking structure: ~600 spaces
- 14 Potential new parking structure: ~285 spaces
- 15 Potential new parking structure: ~110 spaces
- 16 Potential new parking structure: ~105 spaces
- 17 Potential new parking structure: ~85 spaces
- 18 Potential new parking structure: ~390 spaces
- 19 Potential new parking structure: ~160 spaces
- 20 Potential new parking structure: ~130 spaces



**The Urban Grid
Concept**



Restoring the Urban Grid



The Urban Grid

The Beltline Greenway



Connecting Grid to Greenway



The Urban Grid

Jos Campau Corridor



Completing the Corridor



Safety and Connectivity

Jefferson Ave Existing Conditions

Over the past 5 years, the Jefferson Corridor has seen a total of ~1,390 car accidents, which totaled in 9 fatalities. These incidents involving both vehicles and pedestrians highlight the need for safer crossings and better overall connectivity from the existing neighborhoods to the East Riverfront.

Vehicle Crashes:

1,350 total crashes on the Jefferson Corridor in 5 years (2011-2015); 632 of the vehicle crashes were between I-375 and Grand Boulevard.

- 6 fatal
- 20 serious injury
- 55 minor injury
- 203 possible injury
- 1,066 property damage

Pedestrian Crashes:

39 pedestrian crashes on the Jefferson Corridor in the past 5 years (2011-2015).

- 3 fatal
- 5 serious injury
- 12 minor injury
- 12 possible injury
- 7 property damage



OFFICE PLAZA

2751

Alden's Office

MAINTENANCE

Connectivity

Jefferson Ave Near Term Improvements



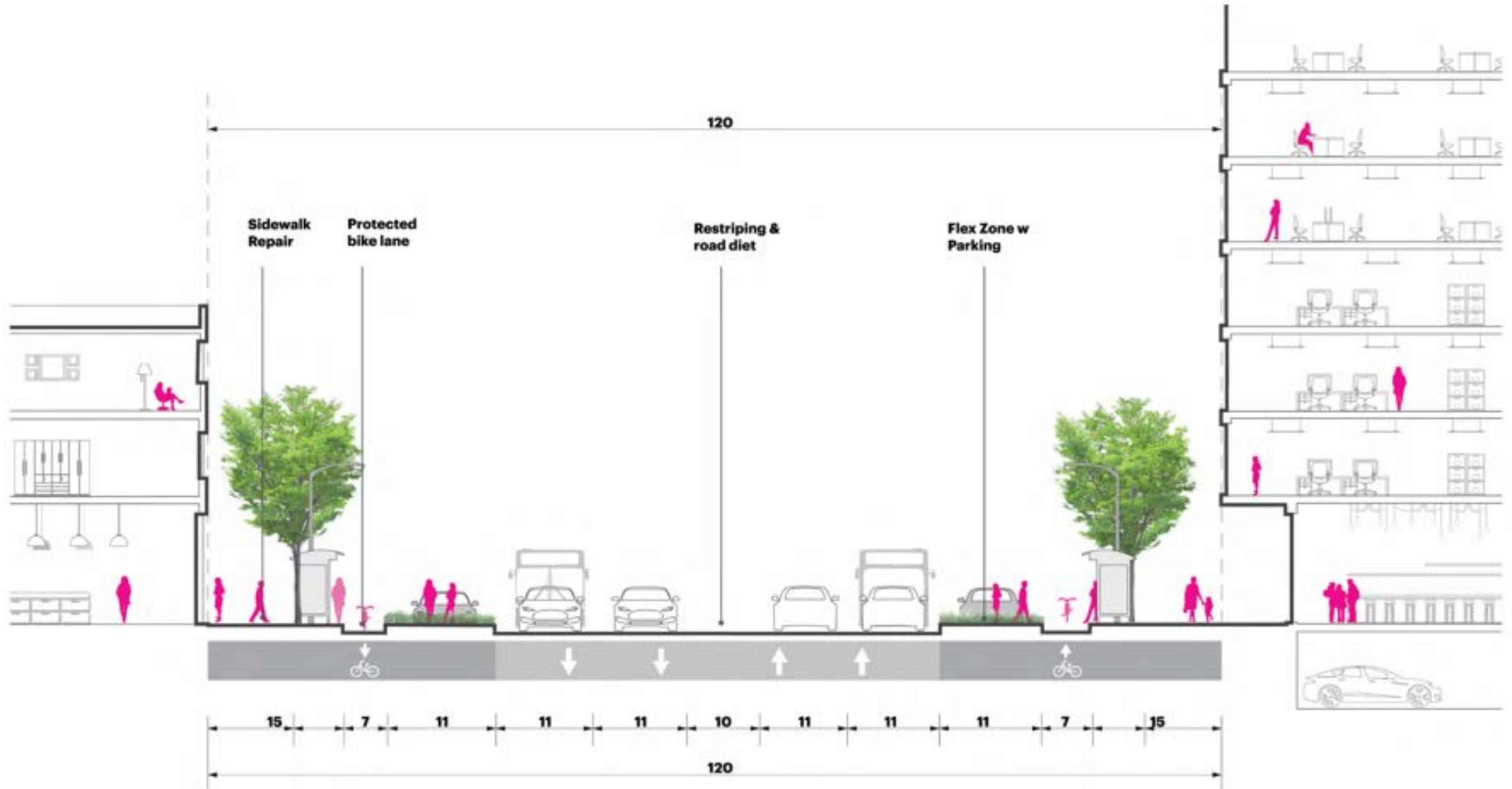
Creating a Safer Jefferson Ave

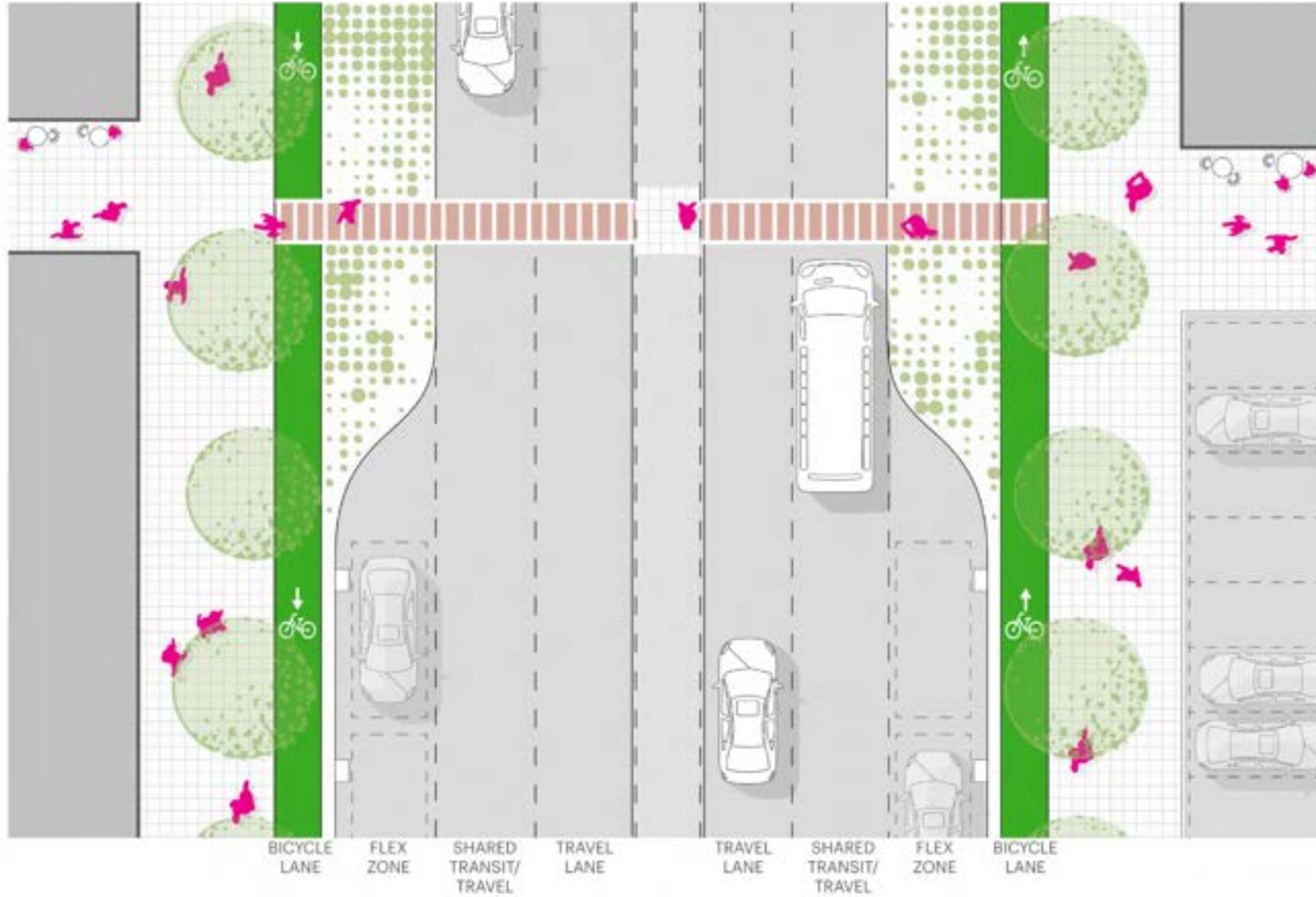
Existing



Connectivity

Jefferson Ave Near-Term Improvements

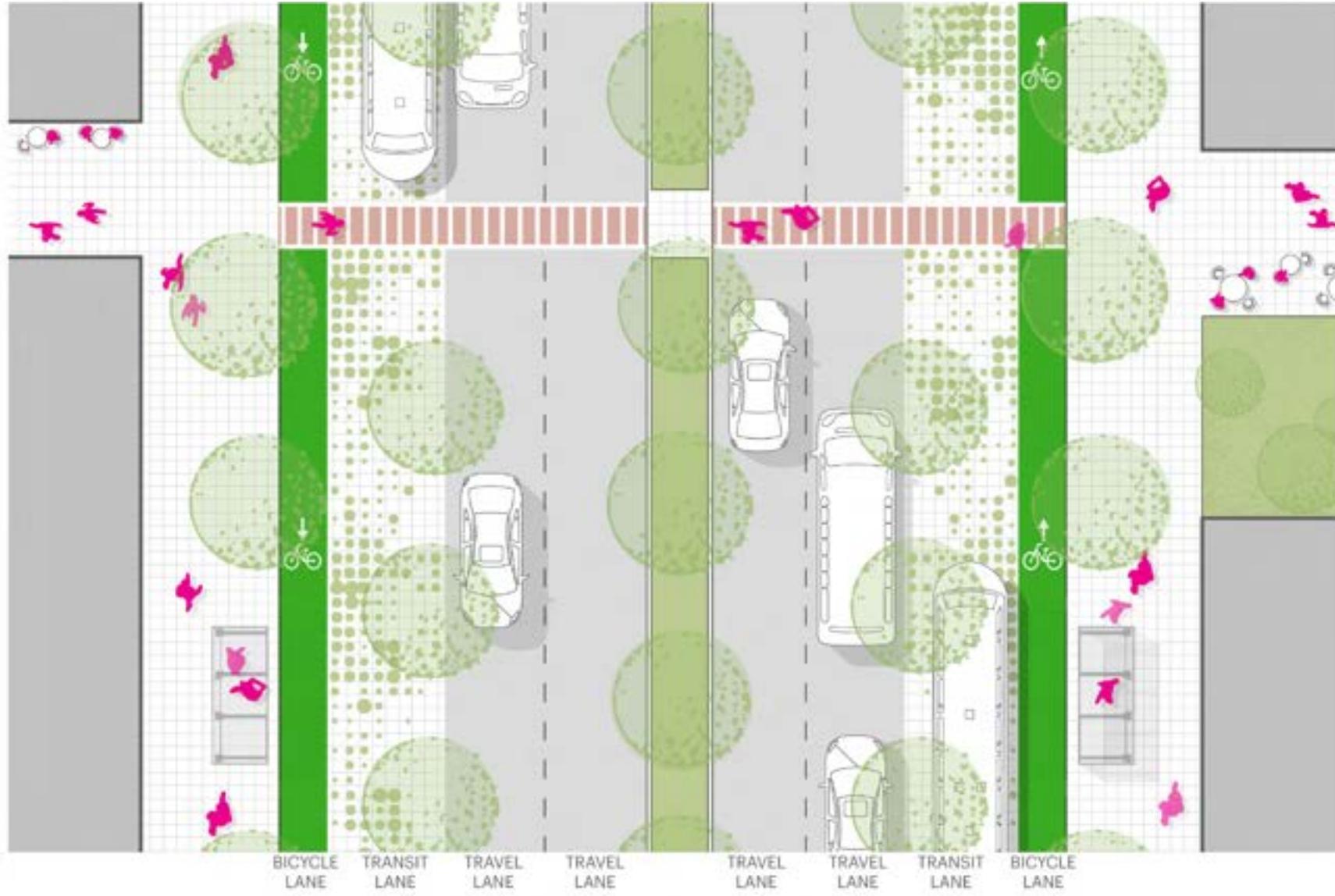




Connectivity

Jefferson Ave Long-Term Improvements

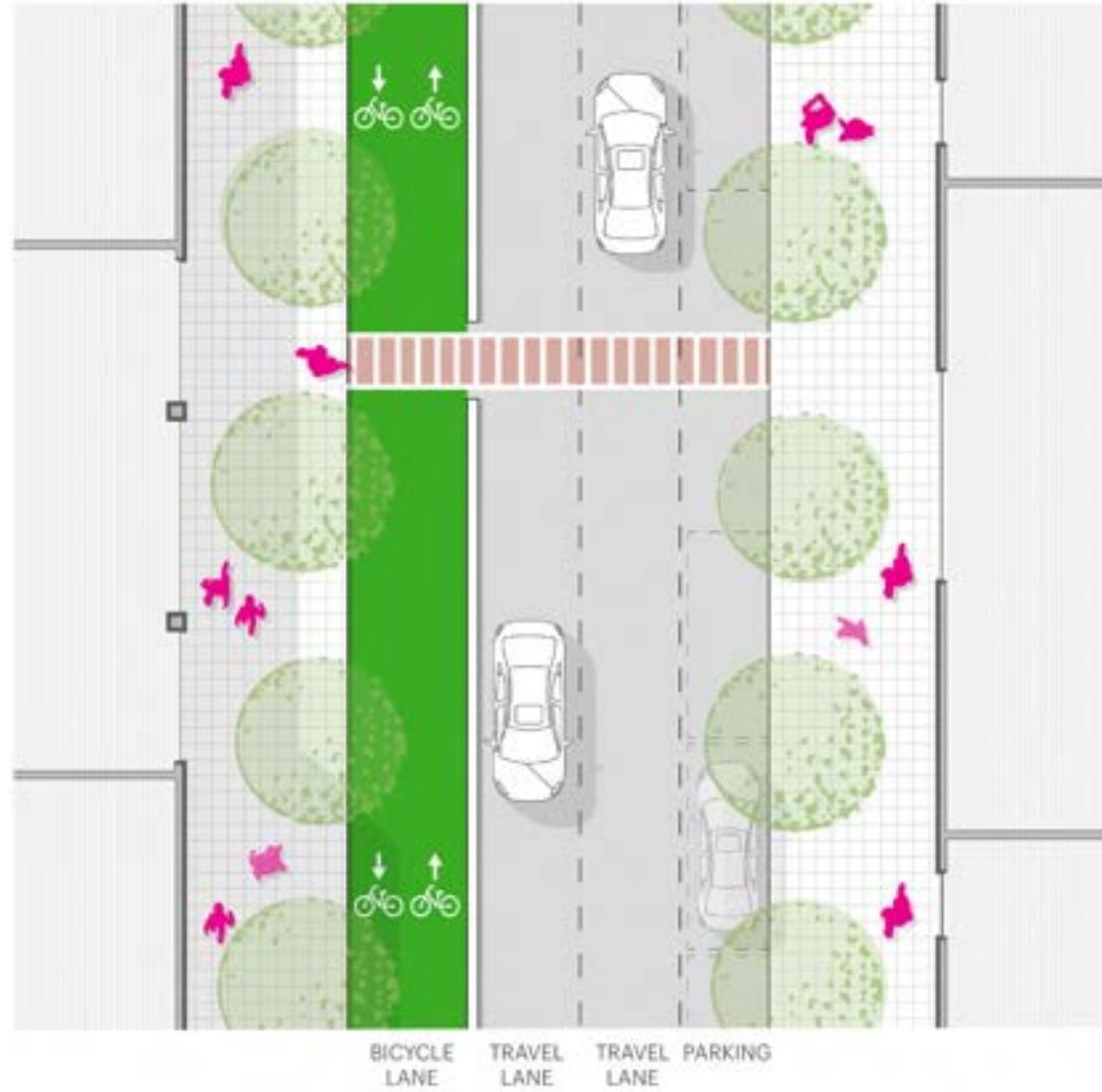




Connectivity

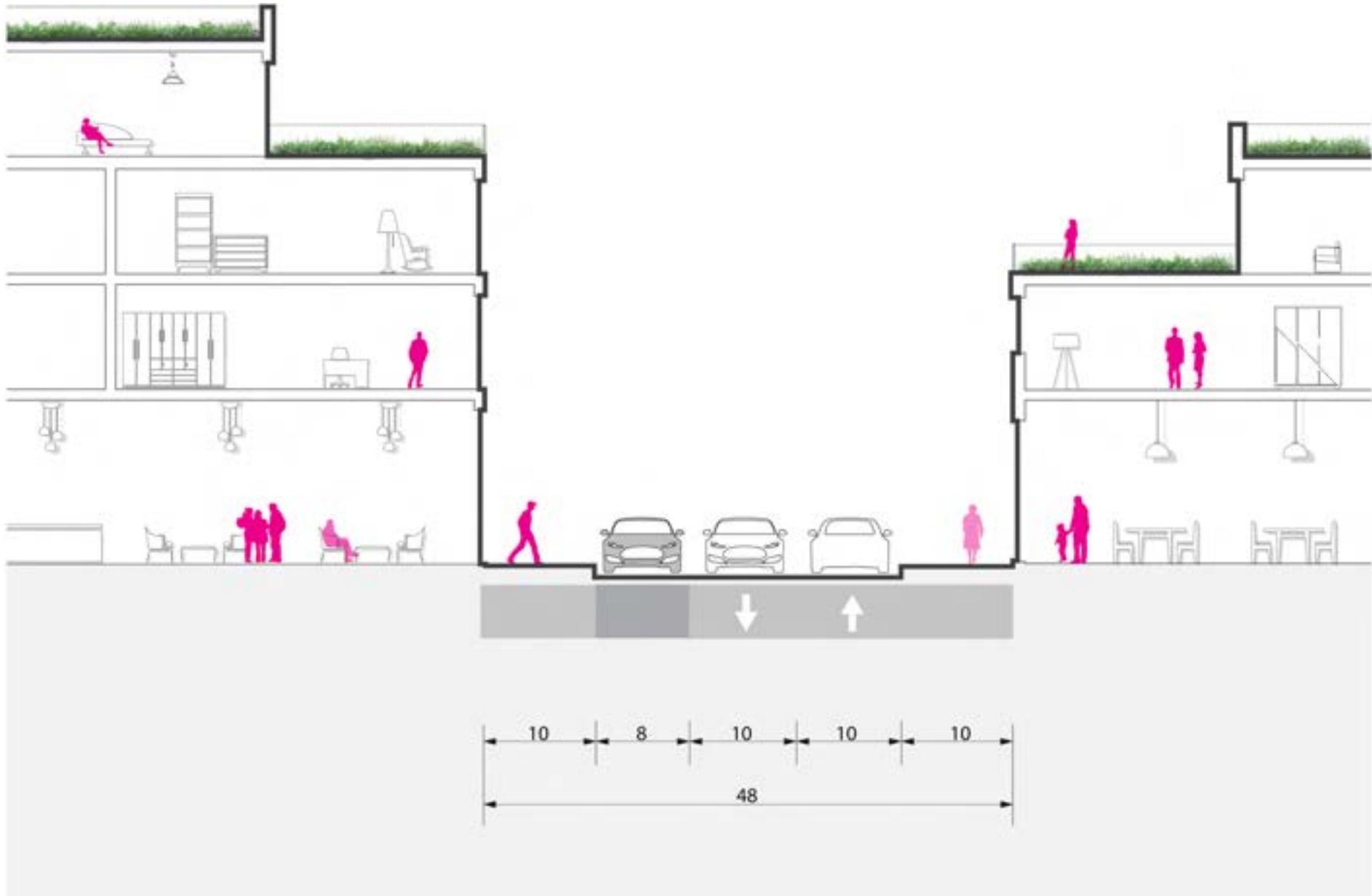
Jos Campau St Improvements

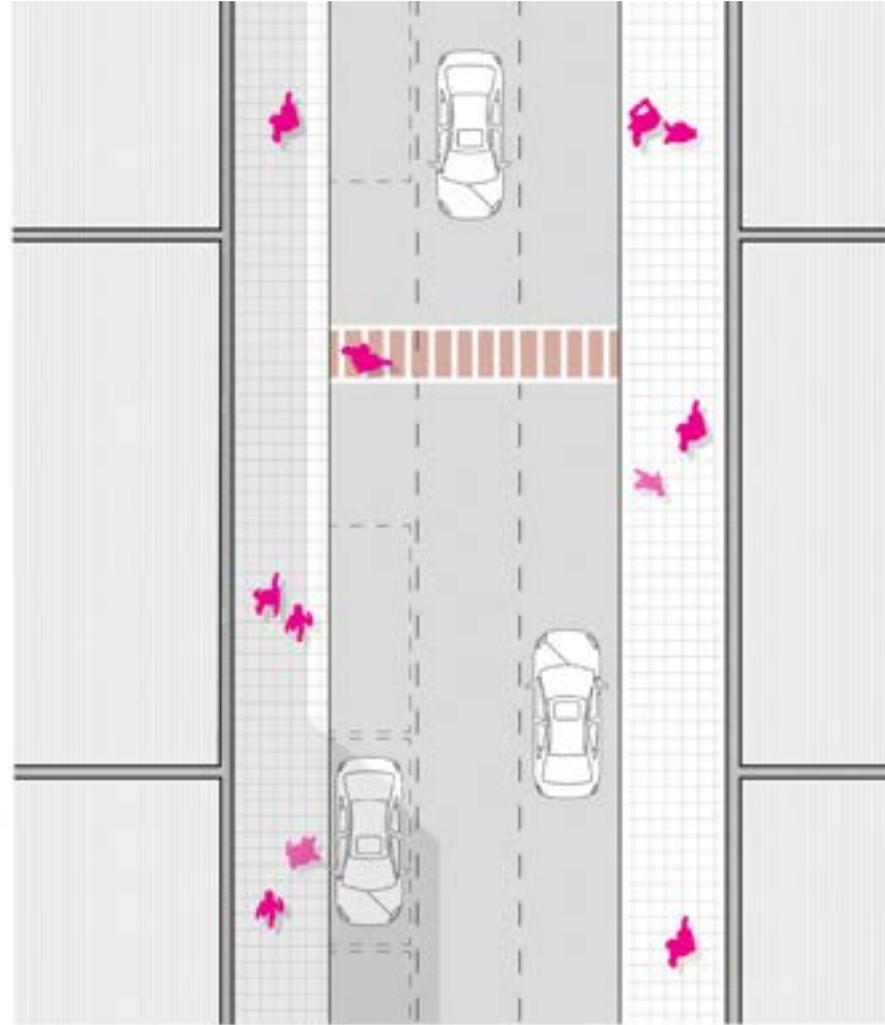




Connectivity

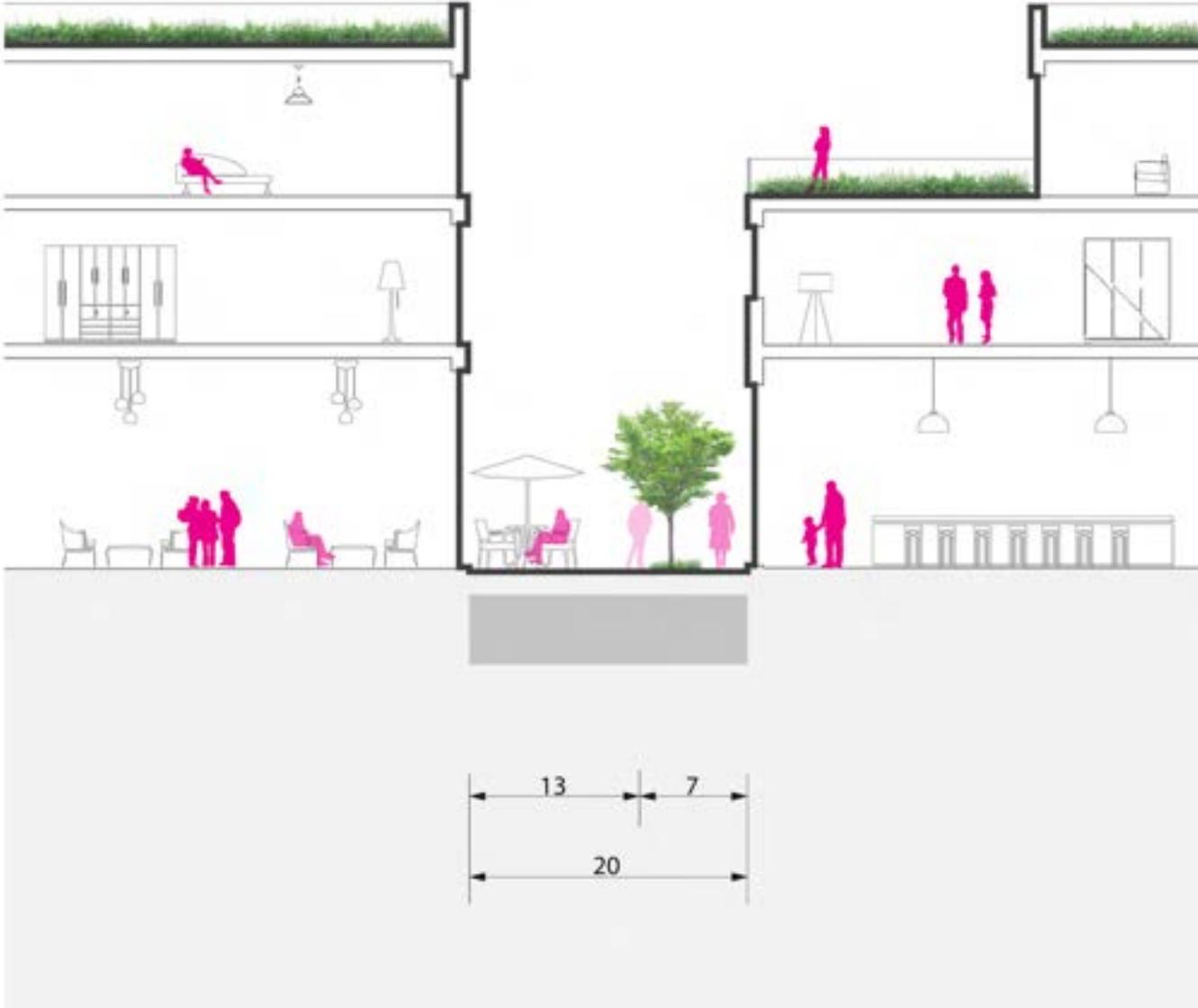
Franklin St Improvements

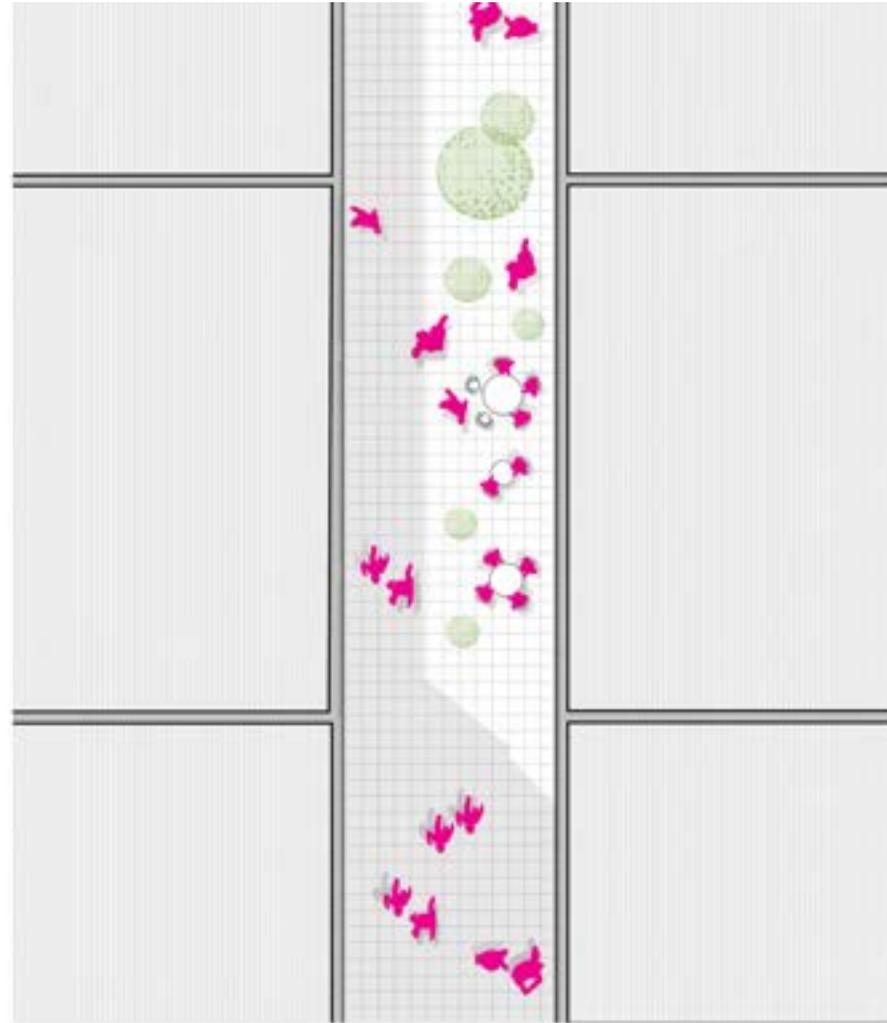




PARKING TRAVEL LANE TRAVEL LANE

Connectivity Laneway Concept





PEDESTRIAN
LANEWAY



Nature and Ecology

Nature and Ecology

Detroit East Riverfront

The open space framework of the East Riverfront provides opportunities for environmental restoration, recreation, culture and healthy lifestyle. Natural, quiet spaces and active outdoor programming come together to provide a diverse range of public destinations while also serving to capture/clean stormwater runoff and protect precious river ecology.





Nature and Ecology

Detroit East Riverfront

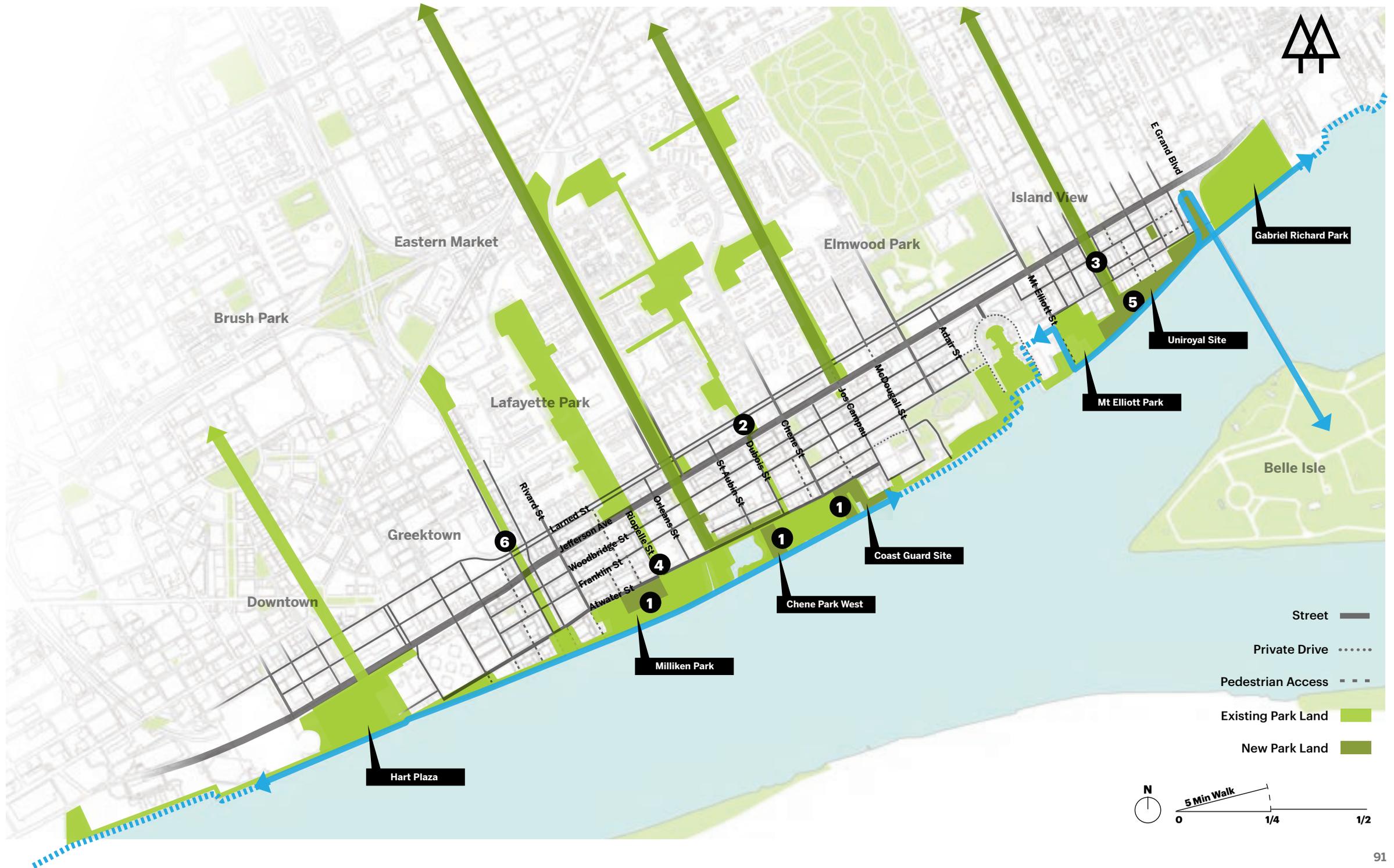
Addition of a few key parcels of land into the park system will ensure a complete public experience South of Atwater, from Rivard Plaza to Jos Campau in the near-term. Future parkland additions and the connection to the proposed Beltline and I-375 will further weave the East Riverfront into the neighboring communities.

Near Term Opportunities:

- 1 Complete park south of Atwater between Rivard St and Jos Campau St.
- 2 Add pocket parks along Jefferson and within neighborhoods
- 3 Connect Beltline greenway into site

Long Term Strategies:

- 4 Creek Park from Atwater St to Jefferson Ave
- 5 Integrate non-developable Uniroyal land into park system
- 6 Integrate future I-375 landing into park system





Chene Park West

Existing Condition





Milliken State Park

Existing Condition



Stormwater Management

Detroit East Riverfront

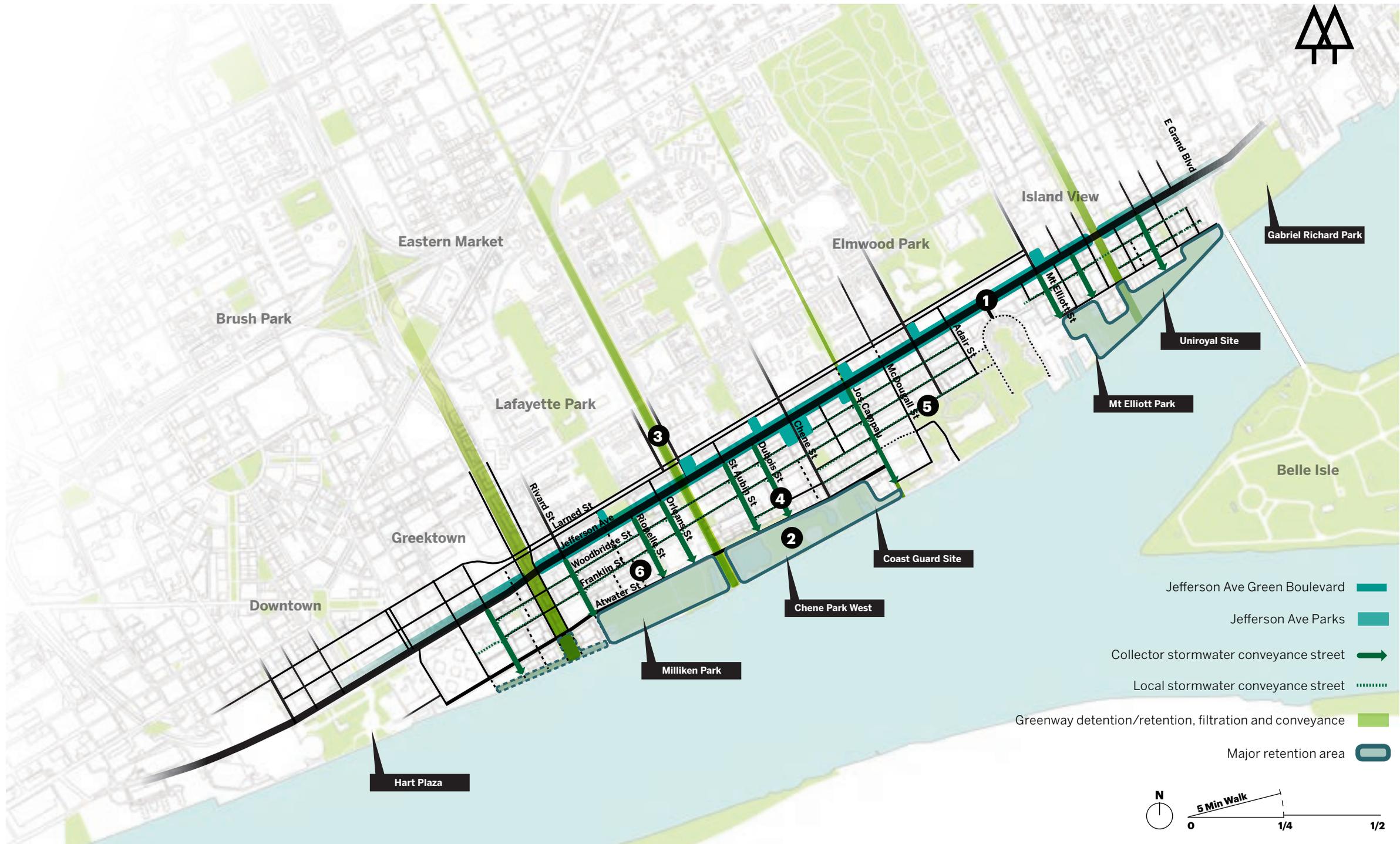
To improve the ecology of the Detroit River and to recharge groundwater systems, the project will treat urban stormwater as a resource that will revive natural ecosystems that remove toxic pollutants from public waterways and prevent localized flooding.

Reduce stormwater from entering combined sewers:

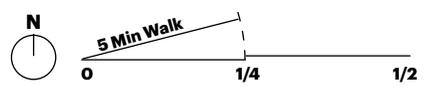
-  **First** Capture and re-use on block level - new buildings to provide detention
-  **Second** Reduce stormwater through permeability on site
-  **Third** Sheet flow rather than concentrated flow as means of conveyance where possible
-  **Fourth** Retain and clean water using in-line detention / retention
-  **Fifth** Convey overflow to wetland park and repeat steps 1-3 where possible
-  **Sixth** Finish and discharge to the river
-  **Seventh** Monitor and report regularly

Strategies:

- 1** Jefferson Ave and adjacent park spaces act as a green boulevard, retaining and conveying stormwater throughout the East Riverfront.
- 2** Large parks spaces along the river provide large scale filtration and retention needed for major storm events.
- 3** Greenway connections extend into the adjacent communities providing retention/detention and possible conveyance.
 - The Dequindre cut and Beltline greenways move water passively across Jefferson Ave to the large filtration and retention areas along the river.
 - Future I-375 and Jos Campau greenways provide localized retention/detention capacity.
- 4** East Riverfront collector streets move stormwater from Jefferson Ave to the large filtration and retention areas along the river.
- 5** Detailing of Woodbridge, Franklin and Atwater streets to provide stormwater infiltration and conveyance to collector streets.
- 6** Green roof and courtyard/rain garden strategies on each block add additional capacity and water recycling opportunities.

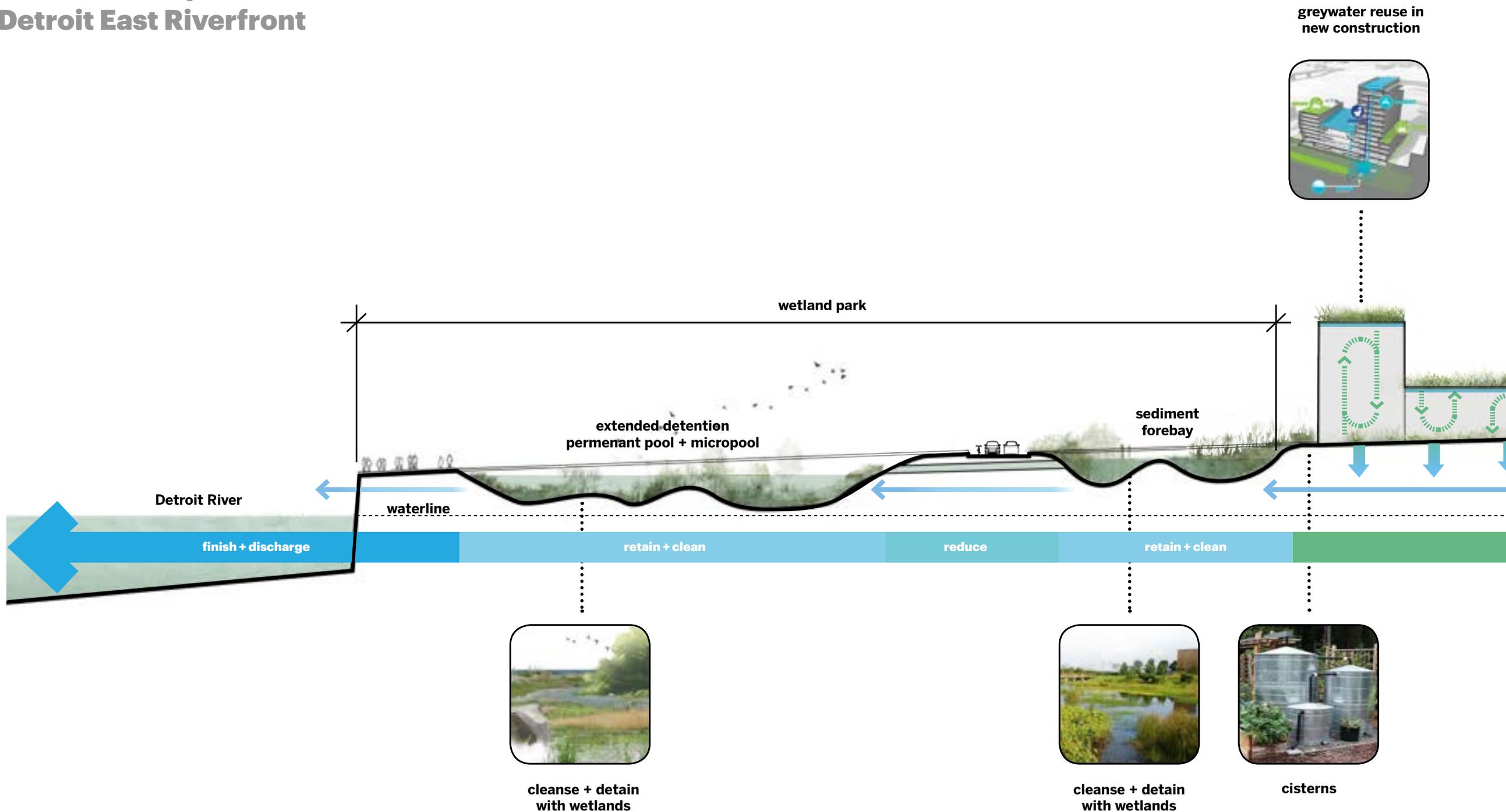


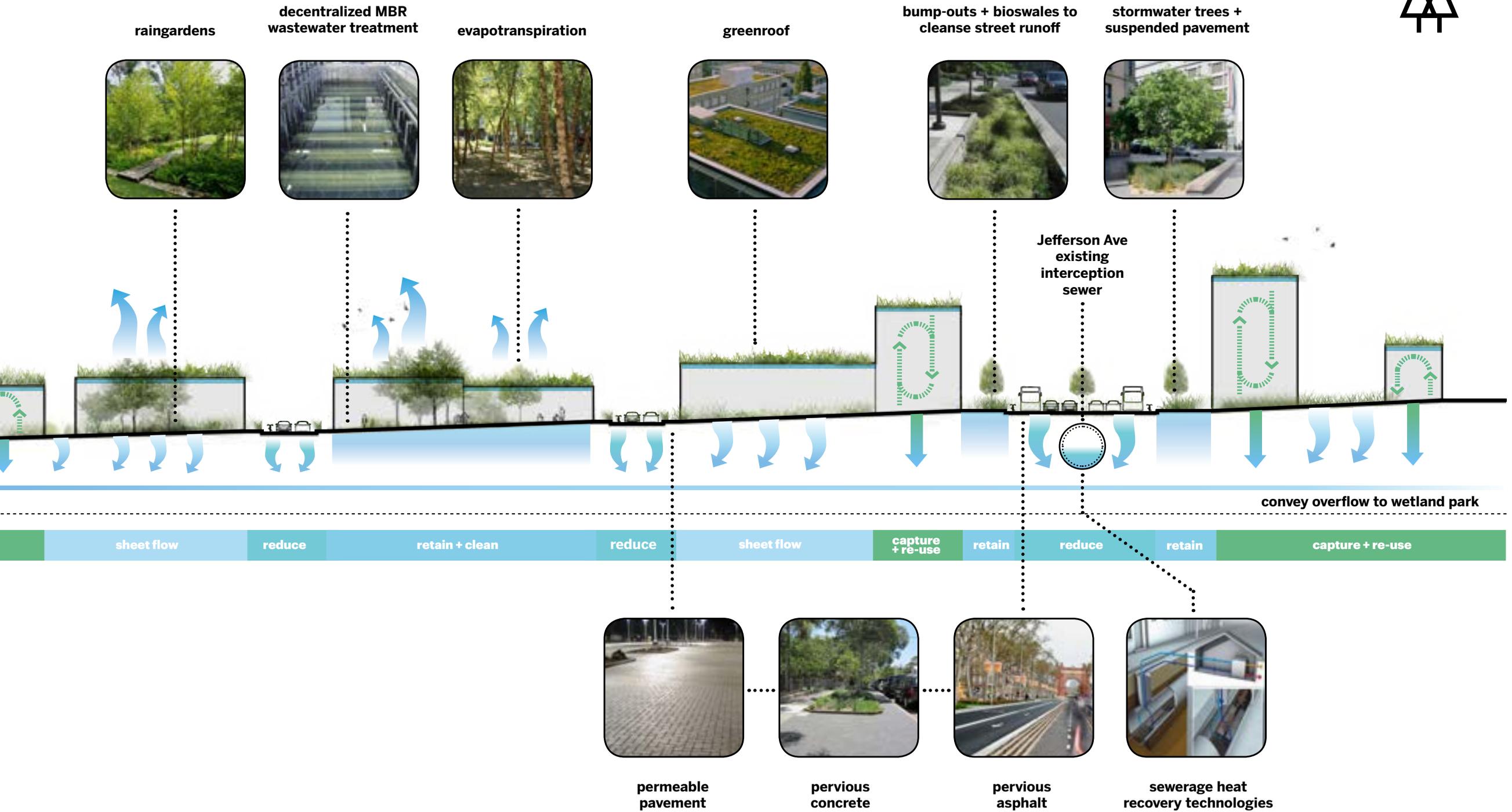
- Jefferson Ave Green Boulevard
- Jefferson Ave Parks
- Collector stormwater conveyance street
- Local stormwater conveyance street
- Greenway detention/retention, filtration and conveyance
- Major retention area



Stormwater System Profile

Detroit East Riverfront





Sustainability on the East Riverfront

Promoting an advanced green community

21st Century Approach

Investments in the East Riverfront should be developed with 21st century technologies - opposed to continuing 19th century approaches - demonstrating innovative, practical and efficient urban systems.

Advancing next-generation infrastructure will also position the East Riverfront as a future-focused pioneer of sustainable living - fostering a recognizable identity and attracting new residents and business who prefer to live and work in a responsible environment.

Storm Water

A fundamental strategy for the East Riverfront is to return by natural systems 100% of local stormwater, with the potential extend and treat adjacent communities in the future.

The plan recommends ecological functions that allow for natural infiltration and water treatment on site, with the capacity to handle typical rain events.

- Stormwater infiltration, collection and conveyance along landscaped streets and park system
- Natural stormwater treatment and infiltration within larger landscaped areas between development
- Treated stormwater discharged into the river or detained in the ground

Wind

Given it's prominent waterfront location, the development of the East Riverfront should reflect the prevailing wind flows to promote passive ventilation and micro climates that make outdoor spaces more usable year round.

Effective orientation and building massing within the framework plan can work with the larger developmental/organizing strategies to foster an optimized relationship to Detroit's local wind patterns.

Solar

The East Riverfront must manage solar exposure to provide adequate day-lighting, thermal gain and orientation year-round, while minimizing glare and urban heat-island effects in the summer.

Design of blocks should optimize solar access into public spaces, streetscapes and private courtyards. Building spacing, shaping and facade treatment will play an important role in effectively managing solar exposure.

Winter Thermal Comfort

Through site and building design, promote urban wind and thermal comfort in winter that is appropriate for the activities proposed in the urban spaces.

- Promote wind comfort through informed massing strategies
- Provide wind shelters with suitable solar exposure
- Recognize pedestrian and public realm areas may experience adverse wind flow due to adjacent development

Summer Thermal Comfort

Through site and building design, promote urban wind and thermal comfort in summer that is appropriate for the activities proposed in the urban spaces.

- Use natural landscaping to provide local wind and solar shelter
- Use summer breezes to improve comfort in urban spaces
- Building massing and orientation should promote passive shading from the high summer sun in key public areas whenever possible

The Riverfront Parks Concept



Uniroyal Site

Chene Park West

Milliken State Park



Willow Grove

Esplanade

Wetlands

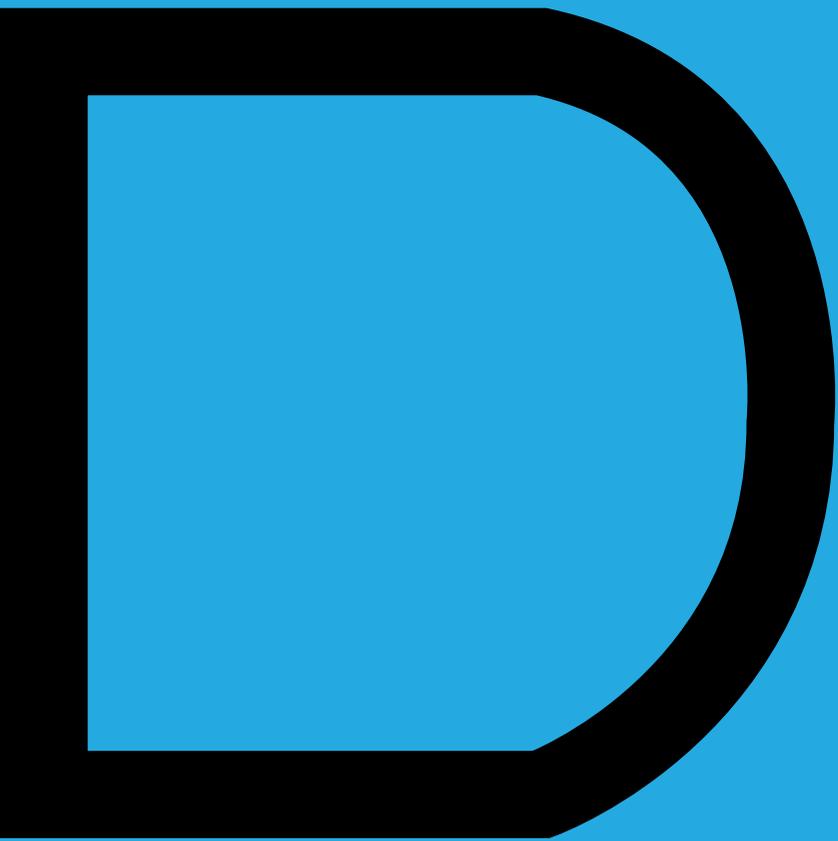
The Riverfront Parks

Rivard Plaza to Milliken Harbor





Section



Authentically Detroit

Distinctive Development Opportunities

Detroit East Riverfront

As a Native American settlement, agricultural colony, industrial center and now emerging community – the East Riverfront has many pieces of its history to respect and showcase. Physical building fabric, the historic grid of streets and commemorative places are part of a shared narrative that defines this unique waterfront. The framework plan builds off this distinguishing legacy through preservation, adaptive reuse and an interpretive landscape.



Painting of the Detroit Riverfront, 1794



Photo of Rivertown District, 1967



Photo of Rivertown District, 2015



D

Zoning

Detroit East Riverfront

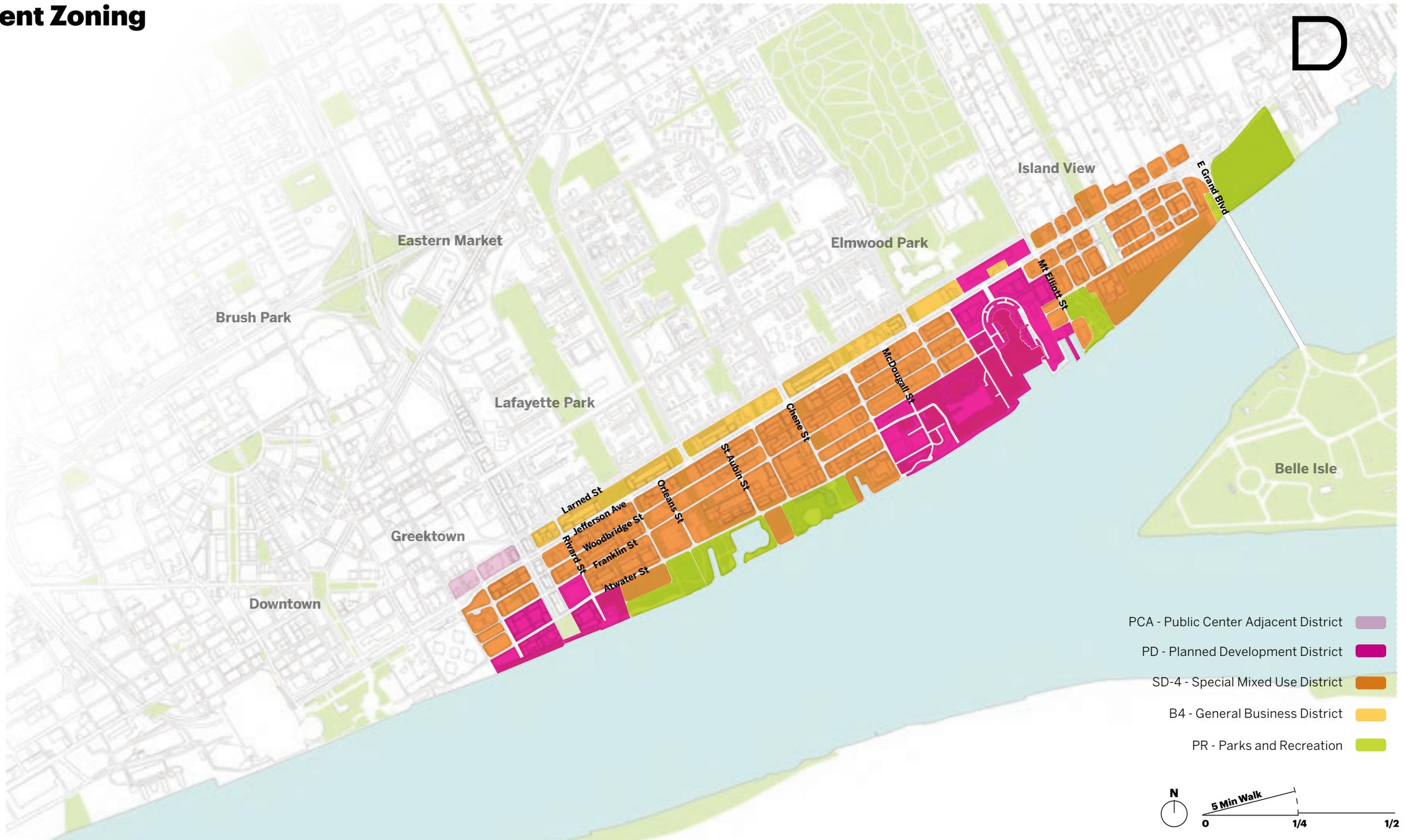
Current Zoning:

The majority of the East Riverfront area between East Jefferson Avenue and the river is zoned for mixed-use development under the SD-4 (Special District, Riverfront Mixed-Use) classification, which allows building heights up to 110', appropriate for high intensity residential and commercial mixed-use development. To the north, some of the areas along East Jefferson Avenue are alternatively zoned B4 (General Business District), appropriate for businesses of a "thoroughfare-oriented nature". Development north of this zone, moving outside of the East Riverfront site area across Larned Avenue, is predominately residential in nature (R6). Currently, large-scale development within all zones is required to go through site plan and design review before a building permit is issued.

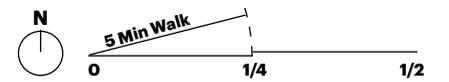
Zoning Recommendations:

1. Retain SD-4 zoning south of East Jefferson Avenue
2. Develop performance-based language to achieve desired character outcomes
3. Consider overlays for Riverfront-adjacent, Heritage, and North-south connections
4. Rezone the north side of Jefferson Avenue from B4 to SD-4
5. Implement a transit-ready zoning overlay along East Jefferson Avenue
6. Explore additional language to address transitional edge along Larned Avenue
7. Consider "pink" standards within overlay areas to incentivize near-term development

Current Zoning



D



Development Opportunities

Detroit East Riverfront

North of East Jefferson Avenue:

As part of the study, areas zoned B4 should be encouraged to seek higher density residential uses by allowing greater building heights, adjusting required building coverage for residential development, and allowing more flexibility in site design to create a consistent and active streetscape along East Jefferson Avenue. The intent is to provide transit-supportive levels of mixed-use activity, between areas of residential and commercial uses.

Proposed East Jefferson Avenue Transit-Ready Overlay

East Jefferson Avenue is a nine-lane arterial thoroughfare that in the future will incrementally transition into an urban, safe, pedestrian-friendly, transit-oriented boulevard and an iconic gateway to the East Riverfront. Development along East Jefferson Avenue will set the stage for transit connectivity and car-optional living and thus demands special consideration to encourage short-term development that achieves a mixture of residential, commercial, and employment opportunities in close proximity to future transit stations.

Zoning overlay considerations in this area should promote short-term development and encourage a more intense and efficient use of land at increased densities for the shared benefit of public investments and private development. As part of the overlay, the built-up environment is encouraged to support taller heights, greater bulk and site coverage allowances, reduced parking, and density that is supportive of transit. A safe and pleasant pedestrian environment should be reflected by streetscape-fronting amenities and pedestrian permeability through the blocks adjacent to East Jefferson Avenue. Investment in this zone should reflect the aspiration to generate a thriving corridor of business and activity.

Transitional edge on Larned Avenue into existing neighborhoods:

In context with the zoning overlay along East Jefferson Avenue, further consideration of the transition to the existing residential neighborhoods north of Larned Avenue would need to be addressed through form-based considerations including increasing the setbacks, stepping down in height, and shadow studies.

Development Sites



D

Development Opportunities

Detroit East Riverfront

Within Heritage Areas:

Within the Franklin Street and Jos Campau Heritage Areas, parcels should prioritize the preservation of historic assets and the celebration of inclusive local character through diverse development approaches. Small-scale infill and courtyard development shaped around a rehabilitation of the existing building stock should predominate. For existing buildings preservation and reuse should be encouraged, while new buildings should integrate materials reflective of existing buildings.

Along Riverfront sites:

The vision of the East Riverfront prioritizes a riverfront that is accessible, convenient, safe, family-oriented, active, water-oriented, and which is entirely public south of Atwater Street. Adjacent development will be valuable and must shape a strong riverfront edge that complements the public programming.

Overlay zoning should be considered for development immediately north of Atwater Street to ensure that this development is of a high quality.

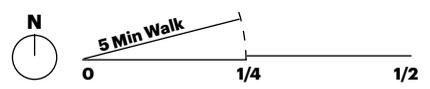
- Development along Atwater Street should be encouraged to seek a mix of uses, including multi-family and multi-generational housing; smaller scale retail and service uses that support denser residential neighborhoods; cultural programs and uses adjacent to outdoor activities along the riverfront; and may manifest a variety of forms, including mixed-use development, medium-rise apartment buildings, and others. This development should be activated at the ground level with programming reflective of the waterfront promenade.
- Formally, these parcels should be encouraged to seek a diversity of scale, form, and materials, first-floor facades that are open to the street, public retail setbacks, terraces with active roofs to take advantage of views, and street-fronting privately-owned public open space. Floor heights should be consistent.

Character Zones

D



- Transit stop** 
- Mixed-use transit corridor 
- Franklin St heritage walk 
- Atwater/Riverfront development 
- Chene Park cultural core 
- Franklin/Woodbridge heritage cores 
- Existing Riverfront Development 
- Jefferson Ave/The boulevard 
- East Riverfront Neighborhood 
- The 'Connectors' 



Development Opportunities

Detroit East Riverfront

South of East Jefferson Avenue:

The existing SD-4 zoning appropriately allows for the focused development on vacant sites, preservation of existing assets and historic resources, reinforcement of a human scaled public realm and encourages new development that is compatible with and supportive of the desired qualities of livable and inclusive riverfront neighborhoods. The existing SD-4 zoning allows for increased density and building heights up to 110' on several underutilized sites that may be necessary to support the development aspirations and innovative design standards.

Several performance considerations are not included within the existing SD-4 category, however, which are ultimately important to shaping the character of the East Riverfront:

Performance considerations for all sites:

Building design:

- Buildings should provide active ground floors, conducive to a mix of compatible uses, including retail, cultural and community amenities to serve a diverse population and range of lifestyles.
- Retain the fabric and human scale of adjacent development through similar pediment lines, floor heights, building heights, materials, minimal front and side setbacks
- Ensure adaptive reuse wherever possible
- Building shaping and façade treatment
- Buildings should be oriented to maximize passive ventilation, reflect prevailing wind, and promote passive shading from the high summer sun

Site placement:

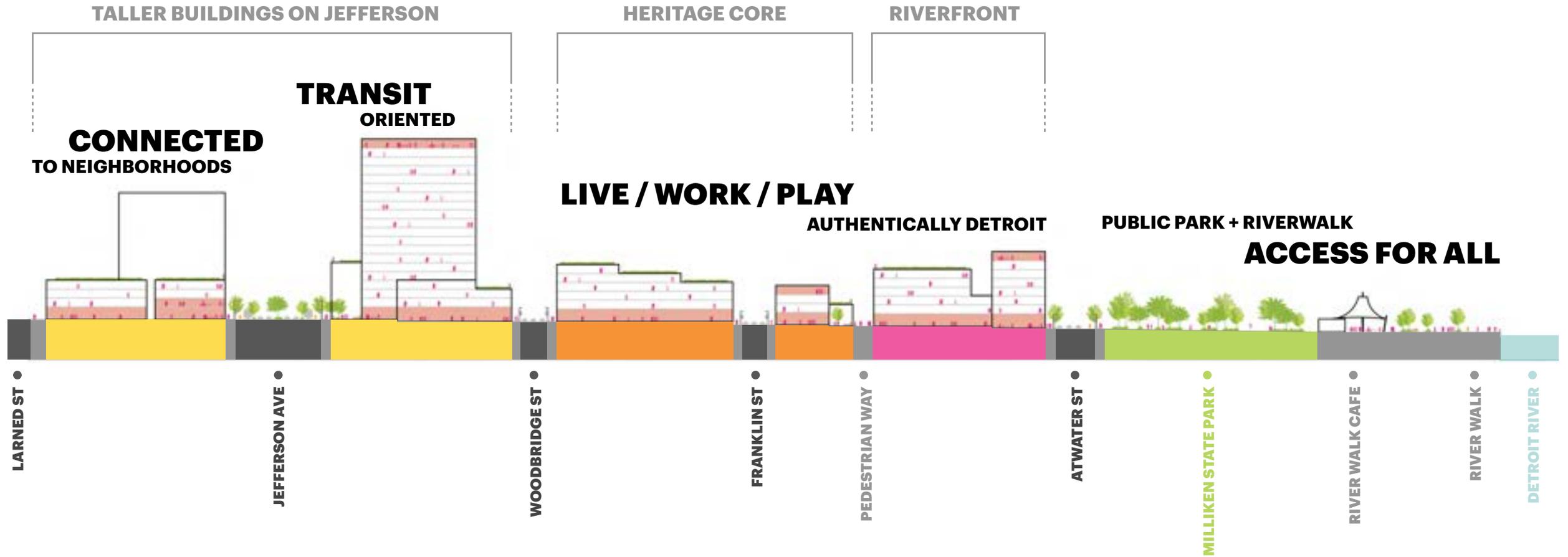
- Buildings should be arranged in context with those around them to create a continuous street wall that is urban in character
- Encourage development that promotes connectivity between blocks and plots through publicly accessible north-south site crossings and public pedestrian ways, laneways, stormwater-conveying greenways, and paths
- Street parking should serve most parking needs. On-plot parking should generally be avoided except in the rear of blocks, and shared parking strategies should be maximized

Landscaping:

- Green infrastructure, including green roofs, courtyard/rain gardens, and street trees should be maximized
- Minimization of hardscapes and parking, and maximization of permeable surfaces for infiltration
- On site rainwater retention, permeability, and filtration systems to reduce total stormwater runoff
- Incentives for maximizing water recycling

East Riverfront Section

D



Development Approach

Historic Fabric (small)

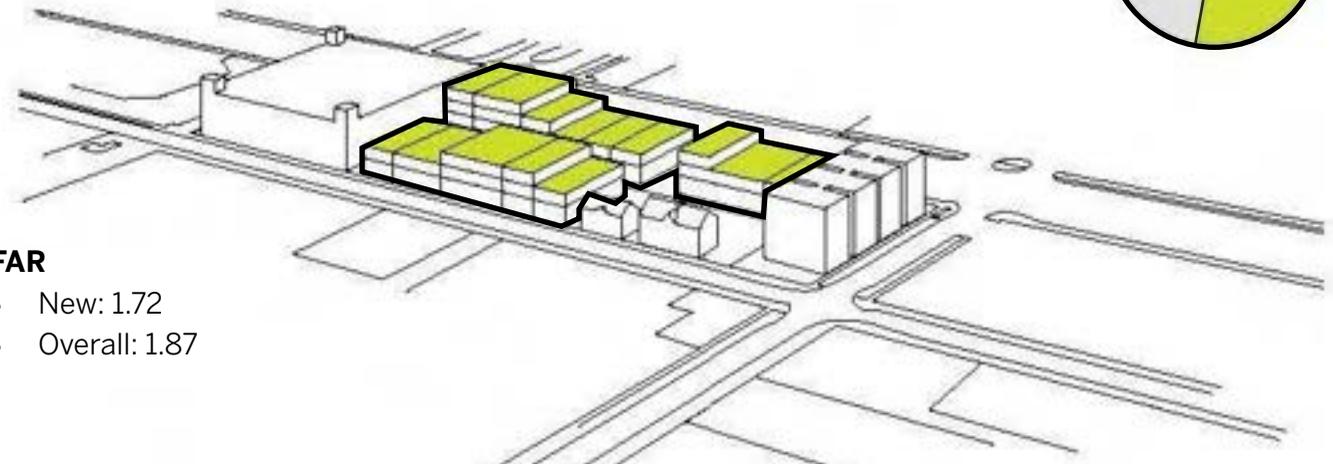
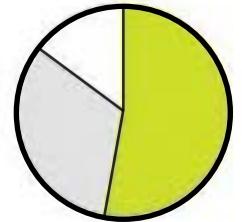
Adaptive reuse and existing density infill (1.5-2.5 FAR)

- Smaller scale Infill
- Adaptive reuse of historic buildings
- Reuse + additions
- Smaller scale residential courtyards

FAR

- New: 1.72
- Overall: 1.87

Live / Work: 53%
Residential: 32%
Retail: 15%



D

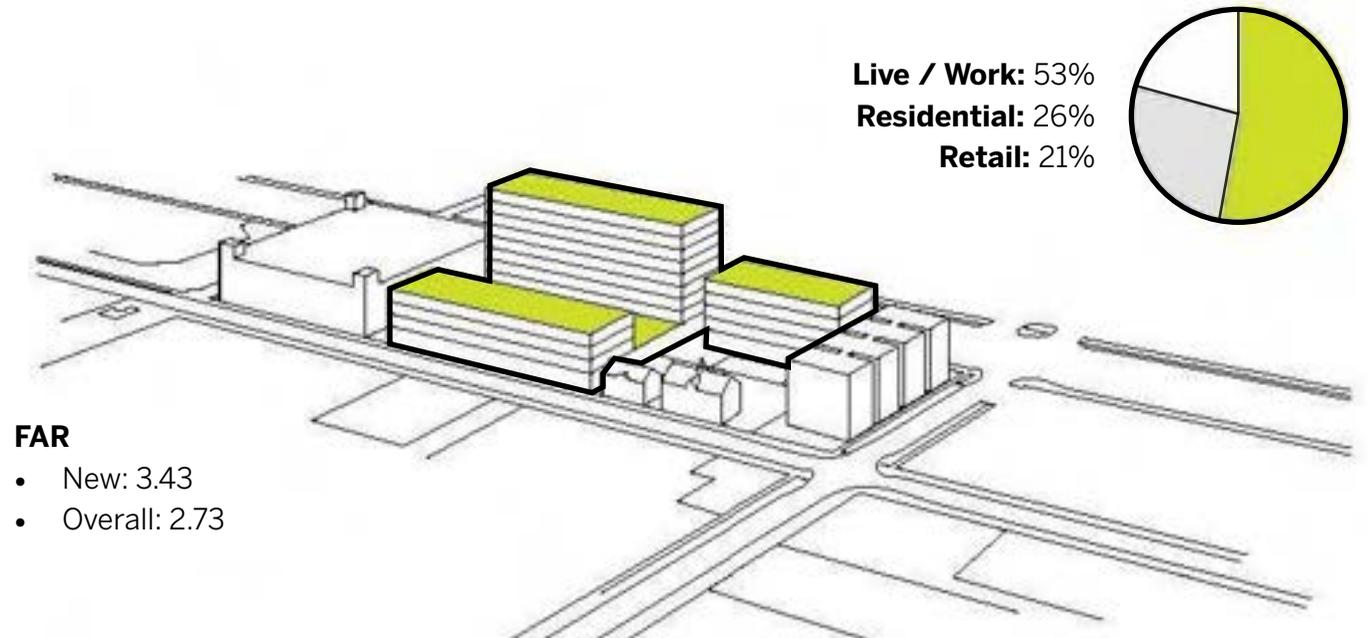


Development Approach

Low Ride Infill (small)

Reuse with higher density infill (2.5-3.5 FAR)

- Smaller scale Infill
- Adaptive reuse of historic buildings
- Reuse + additions
- Smaller scale residential courtyards



FAR

- New: 3.43
- Overall: 2.73

D

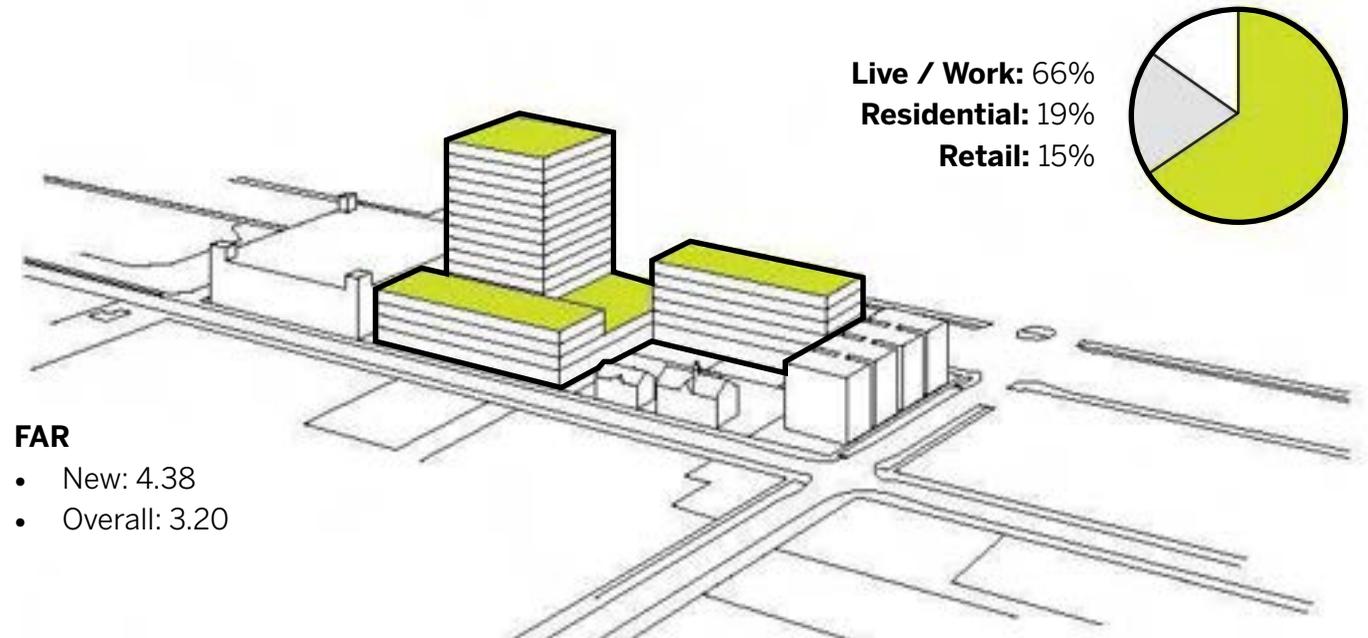


Development Approach

Riverfront Buildings (medium)

New construction up to existing entitlement (4.5 FAR)

- Medium-rise apartment buildings
- Multi-family and multi-generational
- Terraces and active roofs take advantage of views
- Mixed with duplexes and hybrid townhouses away from riverfront



FAR

- New: 4.38
- Overall: 3.20

D

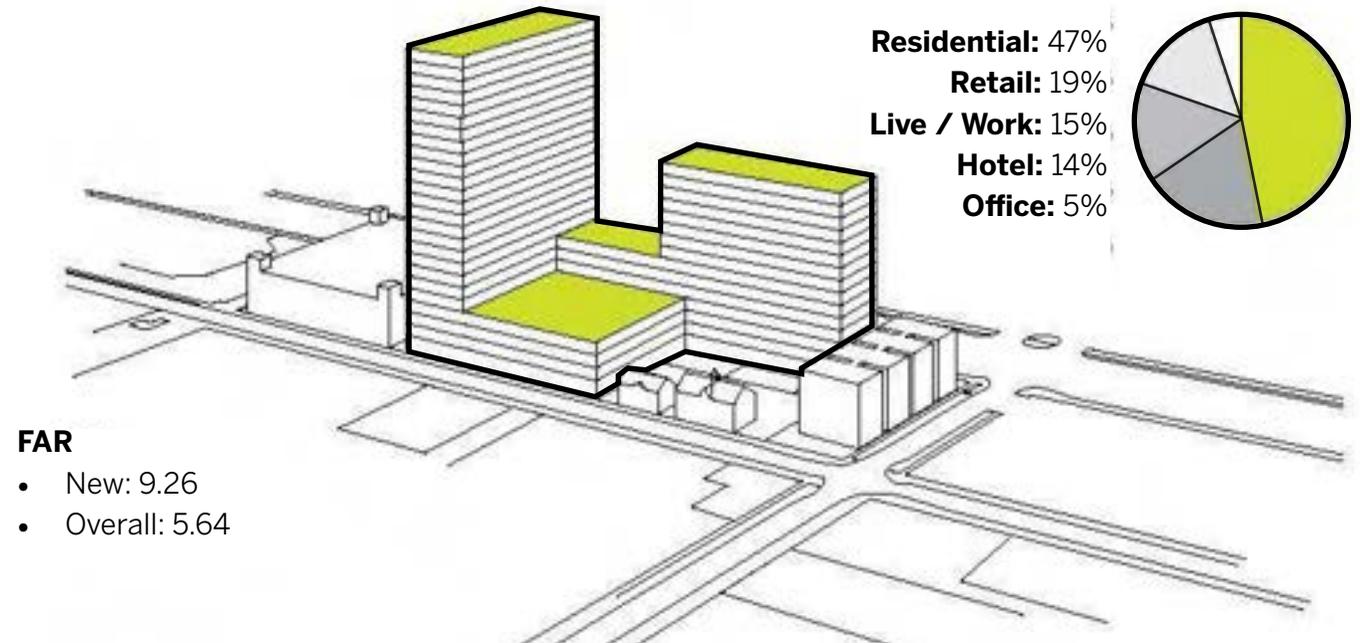


Development Approach

High density transit oriented development (large)

New construction beyond existing entitlement (> 4.5 FAR)

- Higher Density along Jefferson (“Large”):
- Mixed use with retail along base
- Medium-high rise residential
- Ground floors activated with retail.
- Live-work



D





Community

Community

Vibrant, diverse, distinctive

Leveraging the rich heritage of the East Riverfront, each neighborhood brings together Detroiters from many different backgrounds to foster a collective sense of ownership. Identity is rooted in the unique people, legacy and character of the community; celebrating diversity through a varied public realm and flexible design framework supporting a variety of development patterns.





Riverfront Site

Neighborhood Investment Opportunity

The East Riverfront will include new riverfront development tracts interwoven into a park system. Activation of these sites will feed off of the success of local amenities for the community, such as the Outdoor Adventure Center. Parcels with views and access to the water will be activated to complete the public experience along Atwater and adjacent streets from Rivard Plaza to Jos Campau in the near term. Development along the newly completed riverfront parks will include new living, retail and entertainment destinations that will work with the large public gathering spaces and recreation opportunities, both active and passive, along the waterfront promenade. In the longterm the RiverWalk will have complete connectivity along the river with the addition of drawbridges that will create pedestrian access while allowing boat traffic from river to the marinas and slips.



community



trees



education



play



restaurants



health



entertainment



bike



neighborhood



water



cafe



sustainability



Heritage Site

Neighborhood Investment Opportunity

Heritage zones provide an opportunity to create a collection of distinctive development clusters within the East Riverfront neighborhoods, offering a diversity of amenities and activities that will help attract future residents and businesses to Detroit. The heritage development will focus on the rehabilitation of existing historic building stock and infill around to create unique character zones near-term along Franklin and Campau, and a cultural core focused around Chene Park. These places will become cultural venues and authentically Detroit places to work, live and play. The historic buildings and opportunities to infill create a rich range of building fabric rooted in the unique character of the East Riverfront.



detroit



community



restaurants



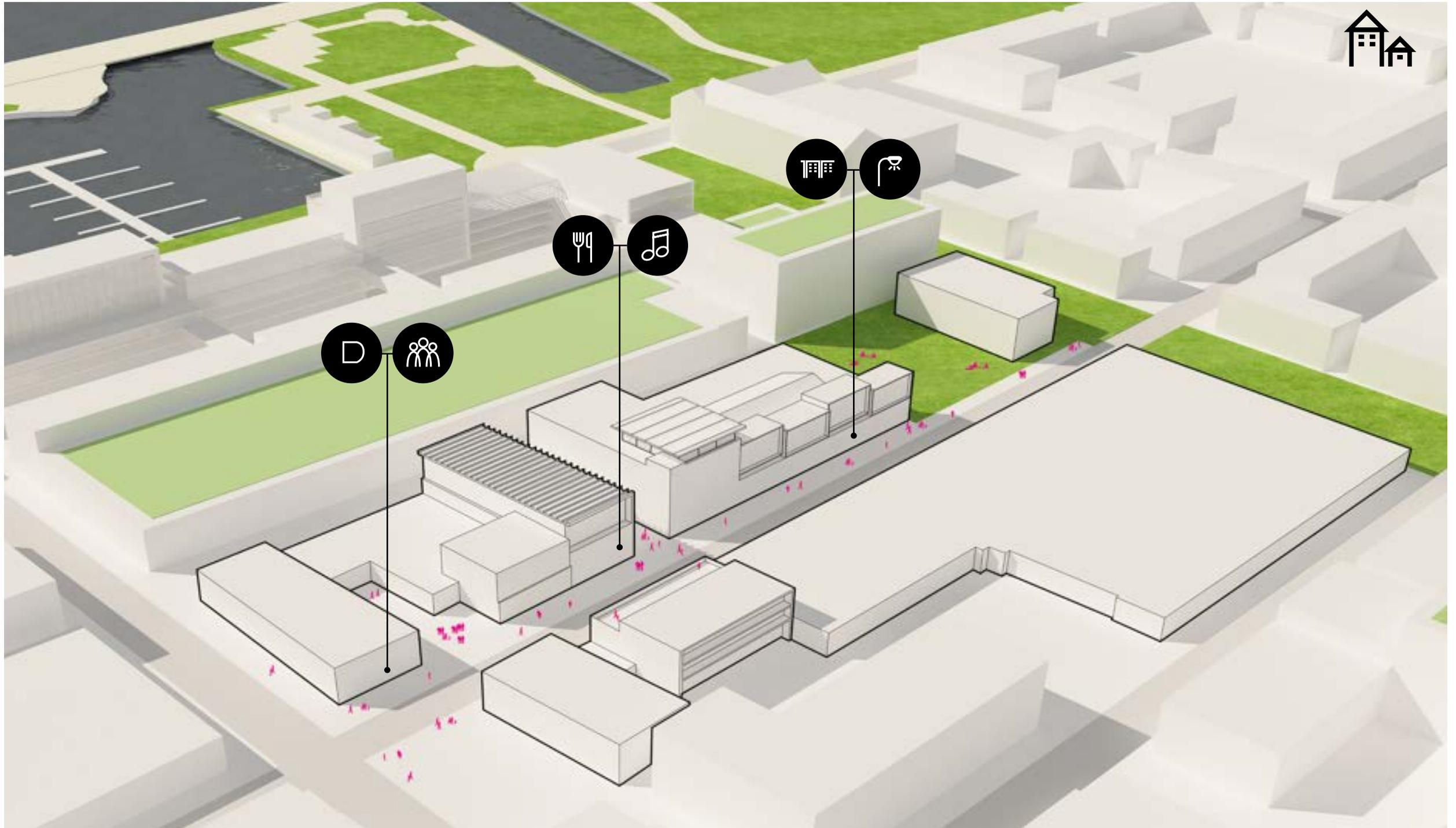
entertainment



city



safety

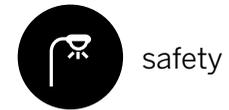


Jefferson Avenue

Neighborhood Investment Opportunity

Connecting to downtown and adjacent neighborhoods is essential in activating the East Riverfront. The framework plan calls for a multi-modal approach, with new transit options, enhanced streetscapes, stormwater management and pedestrian access - giving Detroiters many options to get around.

Currently seen as a barrier, Jefferson Ave will be transformed into a new transit corridor for Detroit. This new multi modal approach creates the possibility for transit-oriented development (TOD) and higher density opportunities for the immediately adjacent blocks on either side of Jefferson Ave. It is an opportunity for higher density and a prime location for height within the East Riverfront framework. Investment in this zone should be built upon to create a thriving corridor of business and activity. Adjacent neighborhoods will be car-optional neighborhoods can enjoy safe streets with shared pedestrian and cycle access.





The East Riverfront Neighborhoods

Detroit East Riverfront

The six neighborhood areas of the East Riverfront are rooted in walkability and connections to transit. Each neighborhood 'identity' builds off the existing character and businesses present today.

River East/Rivard:

Located in close proximity to downtown, the River East / Rivard neighborhood is envisioned as the expansion of the urban center of the city, and will draw business and corporate investment to the Riverfront. Anchored by the Renaissance Center, this higher density neighborhood will become an iconic place for innovation and strengthen the identity of this important corporate hub.

River Place:

Once the center of a lively entertainment area along the Riverfront, the area around Stroh's River Place and Joseph Campau is potentially an early phase location that will create an important hub of the community.

Milliken Park:

Situated between River East and the Dequindre Cut, the Milliken Park neighborhood can evolve as an important residential and mixed use neighborhood, serving as a transitional link between the existing communities and expanded riverfront destinations. Primarily residential, this area of the riverfront supported with a variety of housing types is set within a green framework of streets and easy connections to an expanded Milliken State Park and

Harbortown/UAW

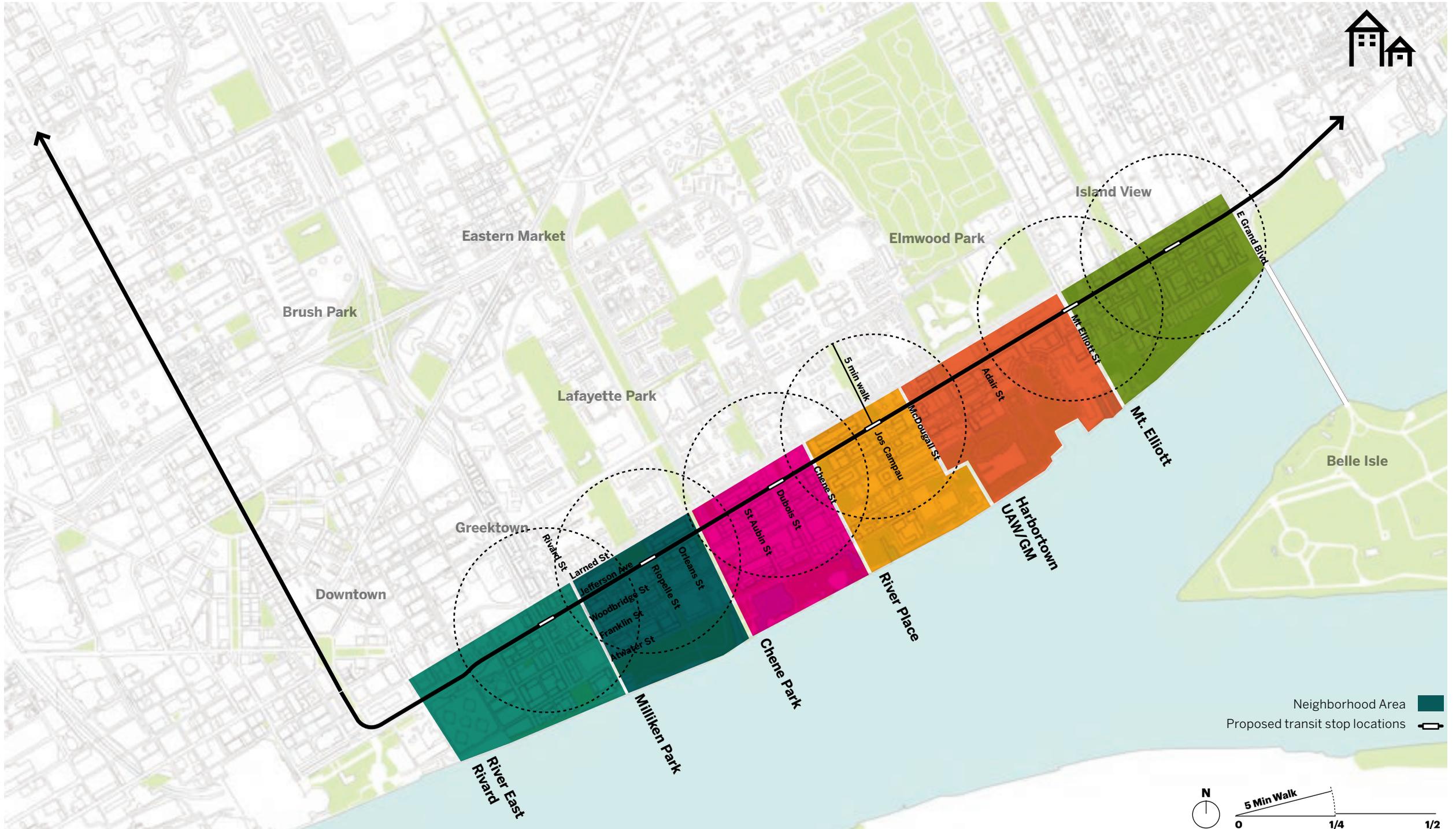
The planning of this area bridges the existing larger single use anchors with opportunities for infill and new development, continuing active streetscapes and increased connectivity to the riverfront.

Chene Park:

The area north of Chene Park can be developed to enhance an expanded arts and cultural experience along the Riverfront. Future development will balance cultural, educational recreational uses with a variety of residential buildings.

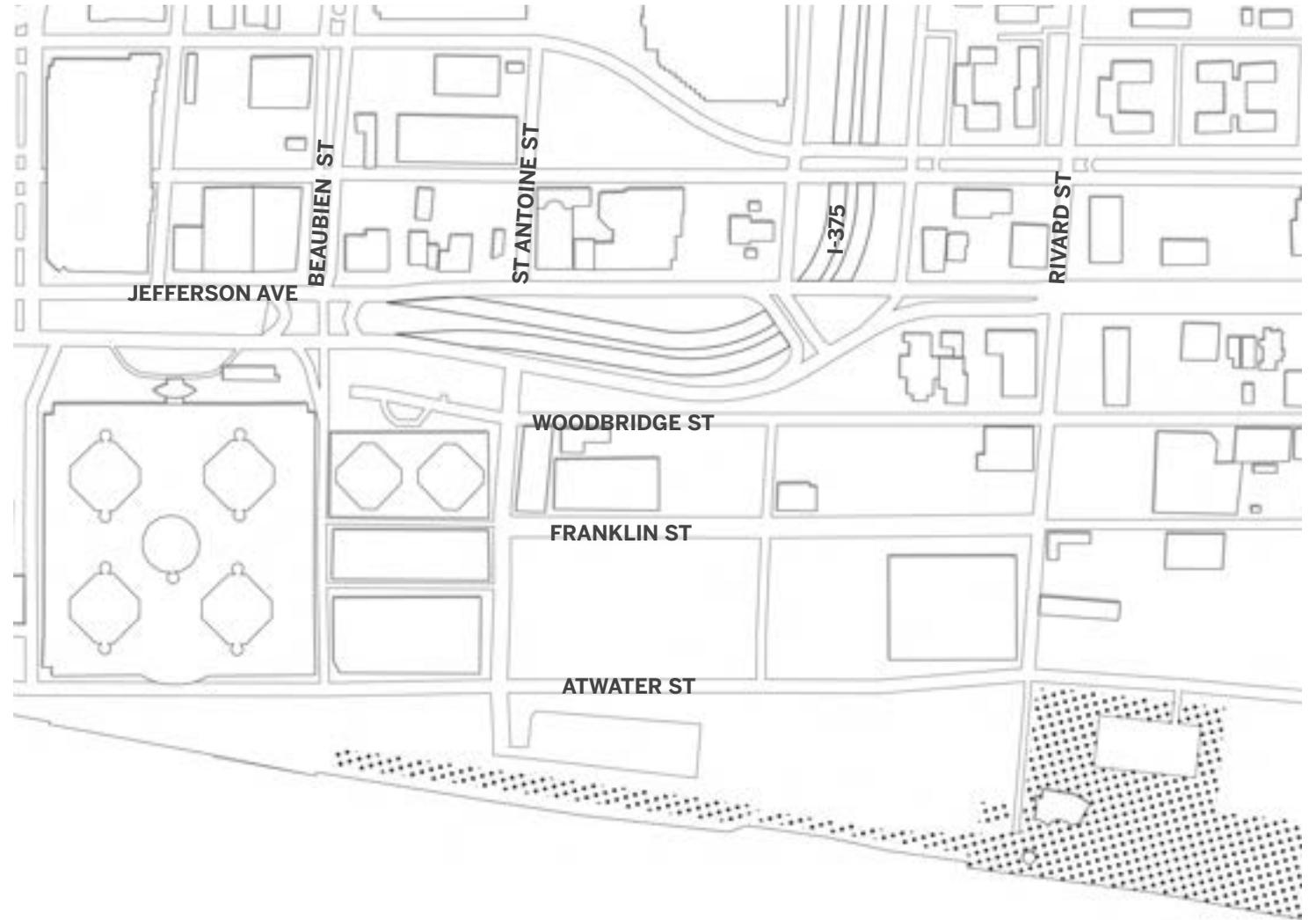
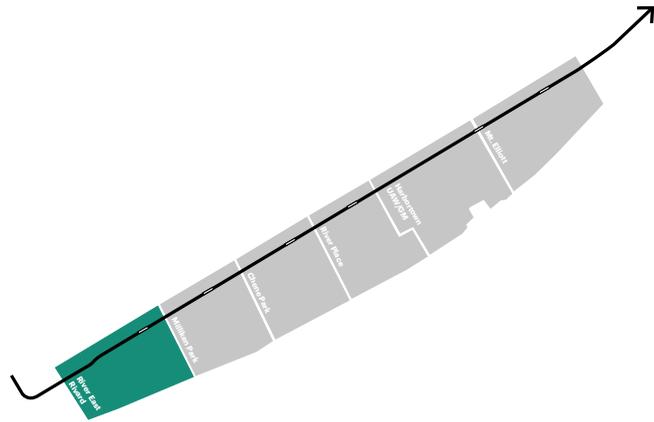
Mt. Elliott:

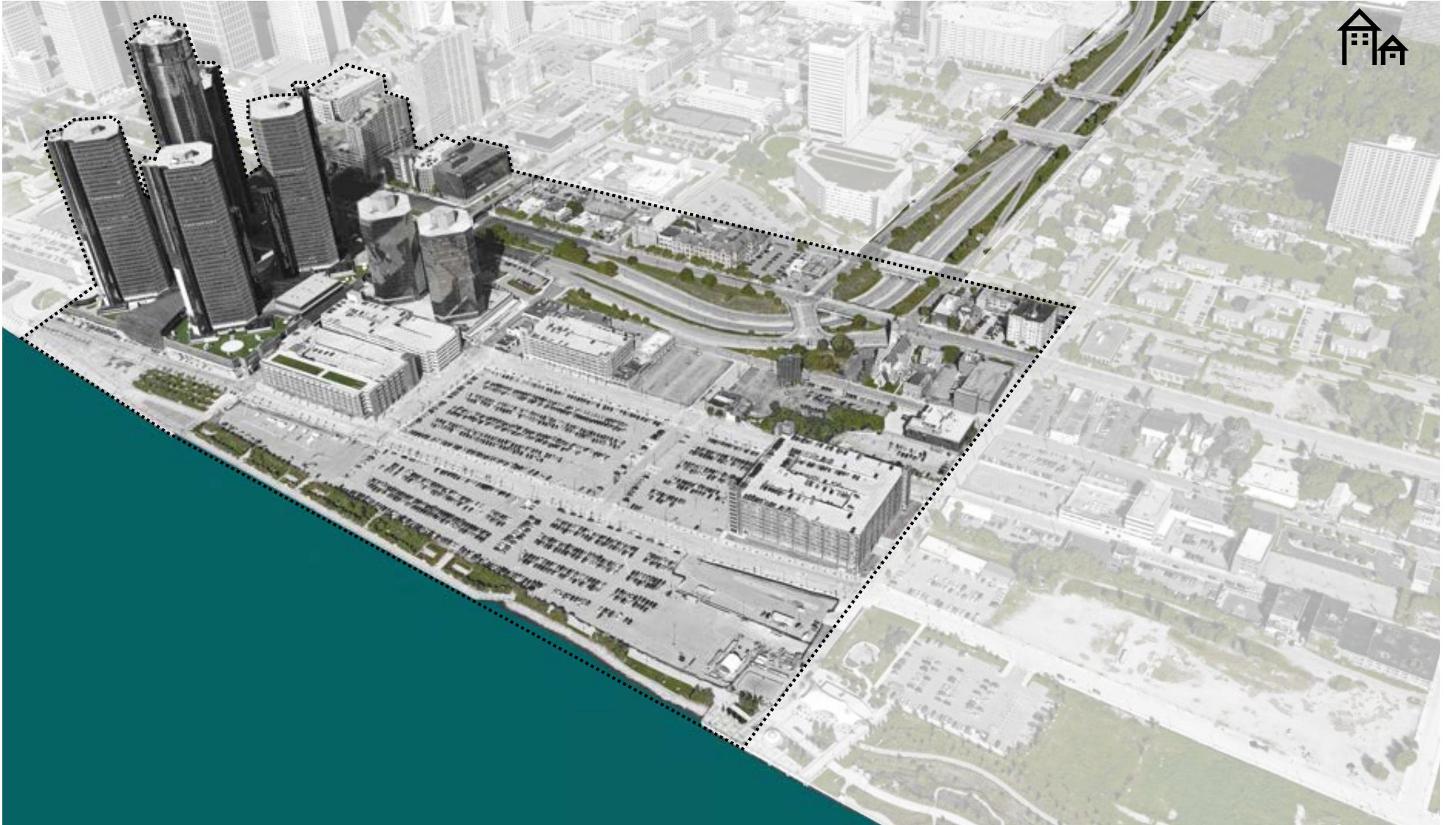
This area of the site can be an example of brownfield redevelopment and higher density new construction, anchoring the East Riverfront at the gateway to Belle Isle.



River East / Rivard

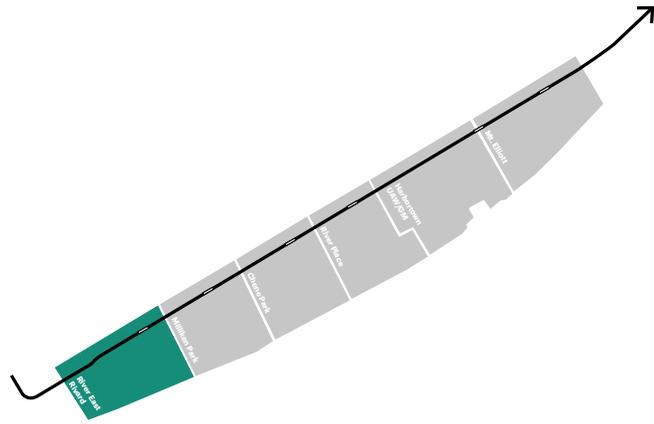
Existing Conditions





River East / Rivard

Neighborhood Recommendations

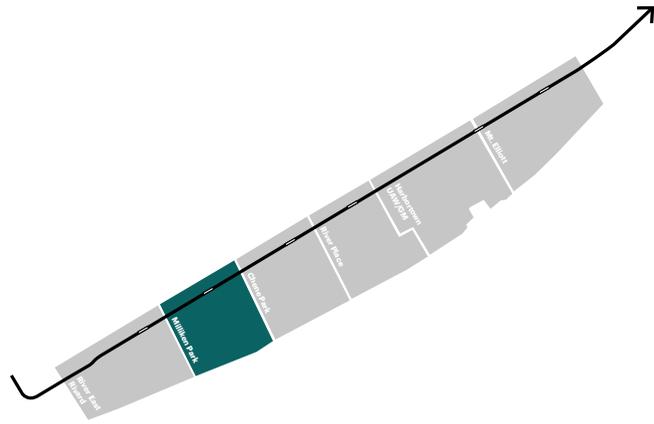


- Transit Station 
- Shared street 
- Active frontage 
- Retail frontage 
- River frontage 
- Greenway Connection 
- Mid-block walk 
- Street access to riverfront 
- Heritage building 





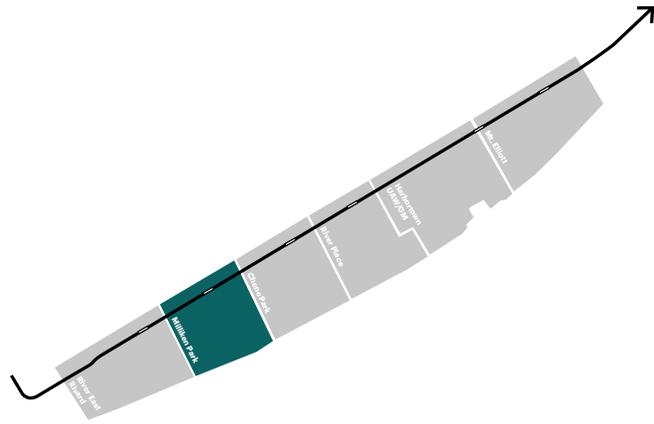
Milliken Park Existing Conditions



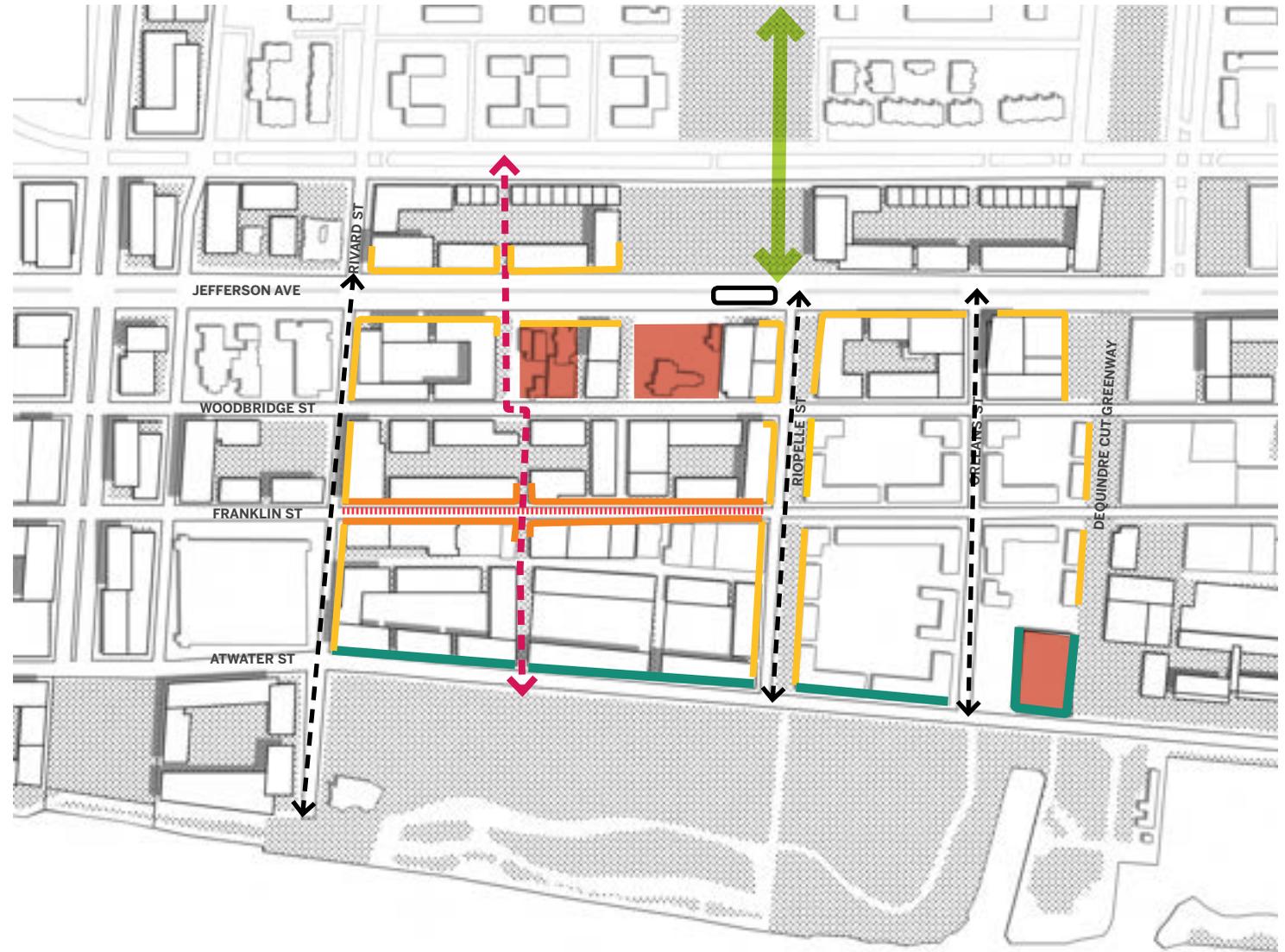


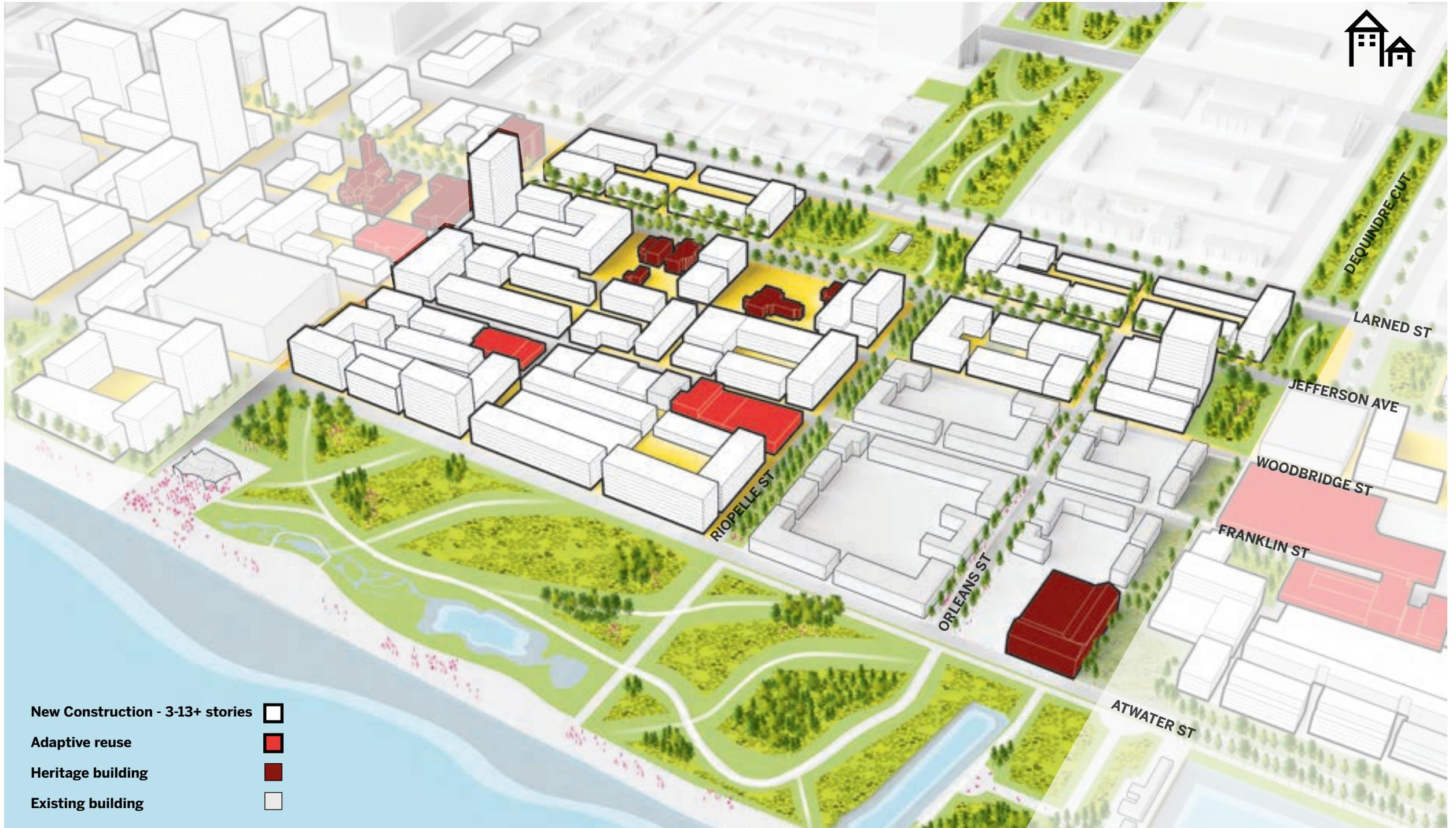
Milliken Park

Neighborhood Recommendations



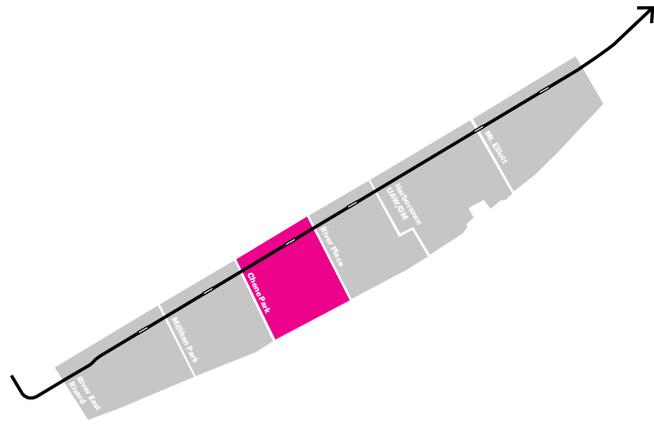
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- Street access to riverfront 
- Heritage building 





Chene Park

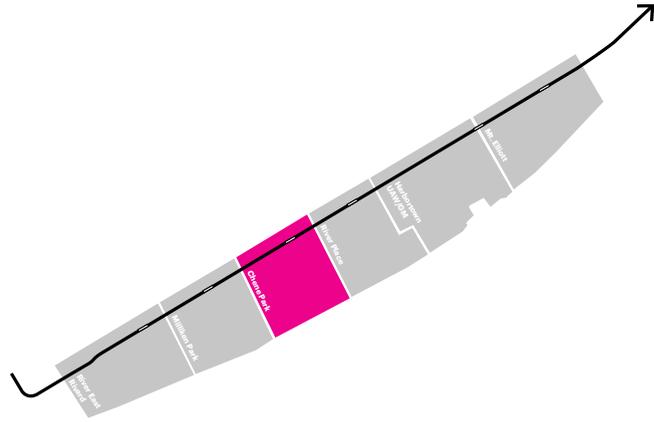
Existing Conditions





Chene Park

Neighborhood Recommendations



- Transit Station 
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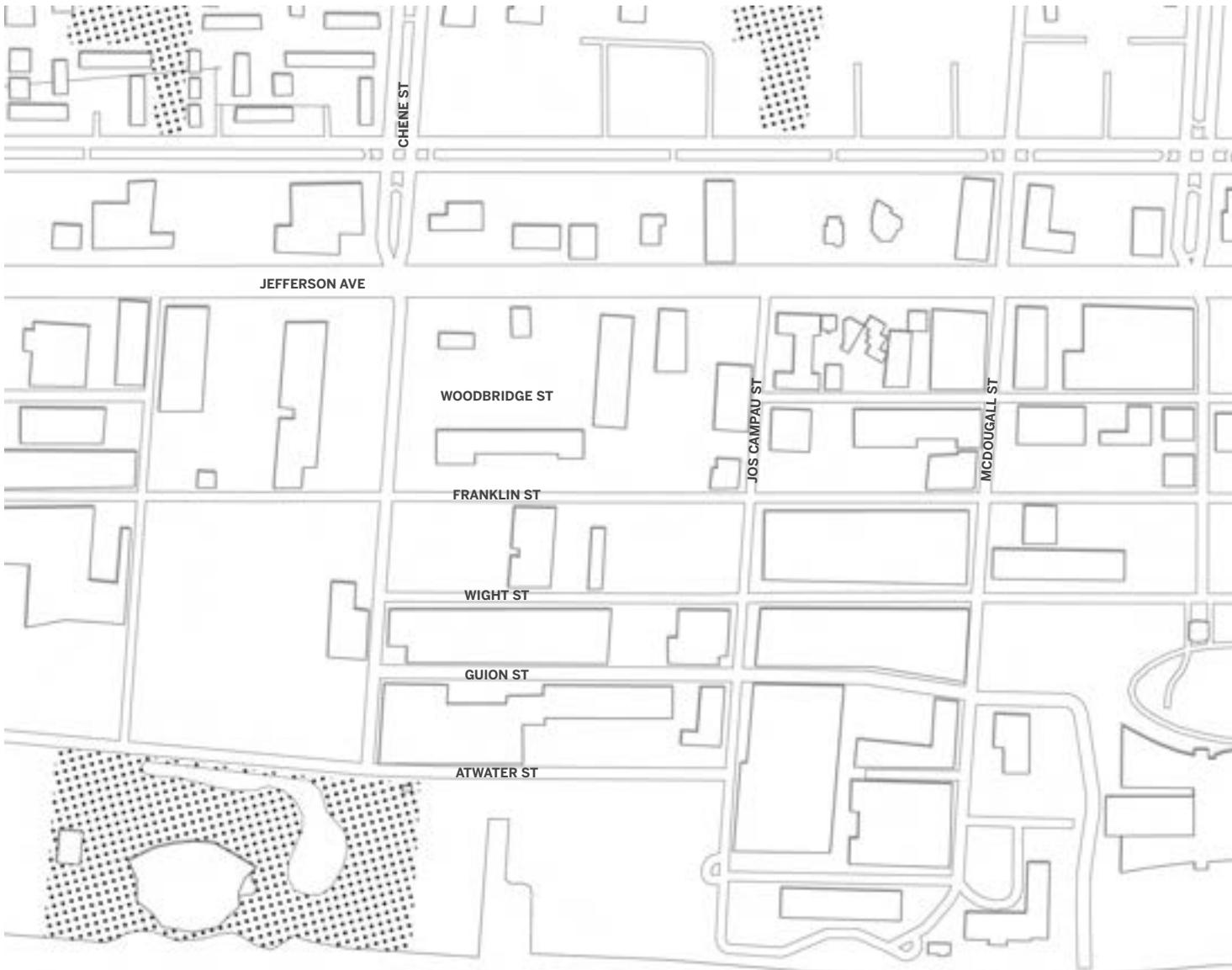
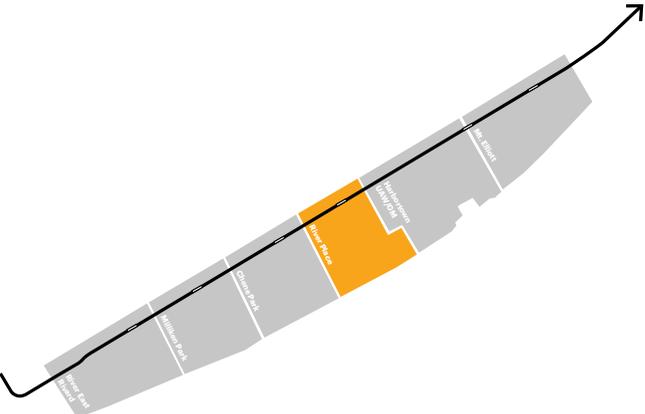


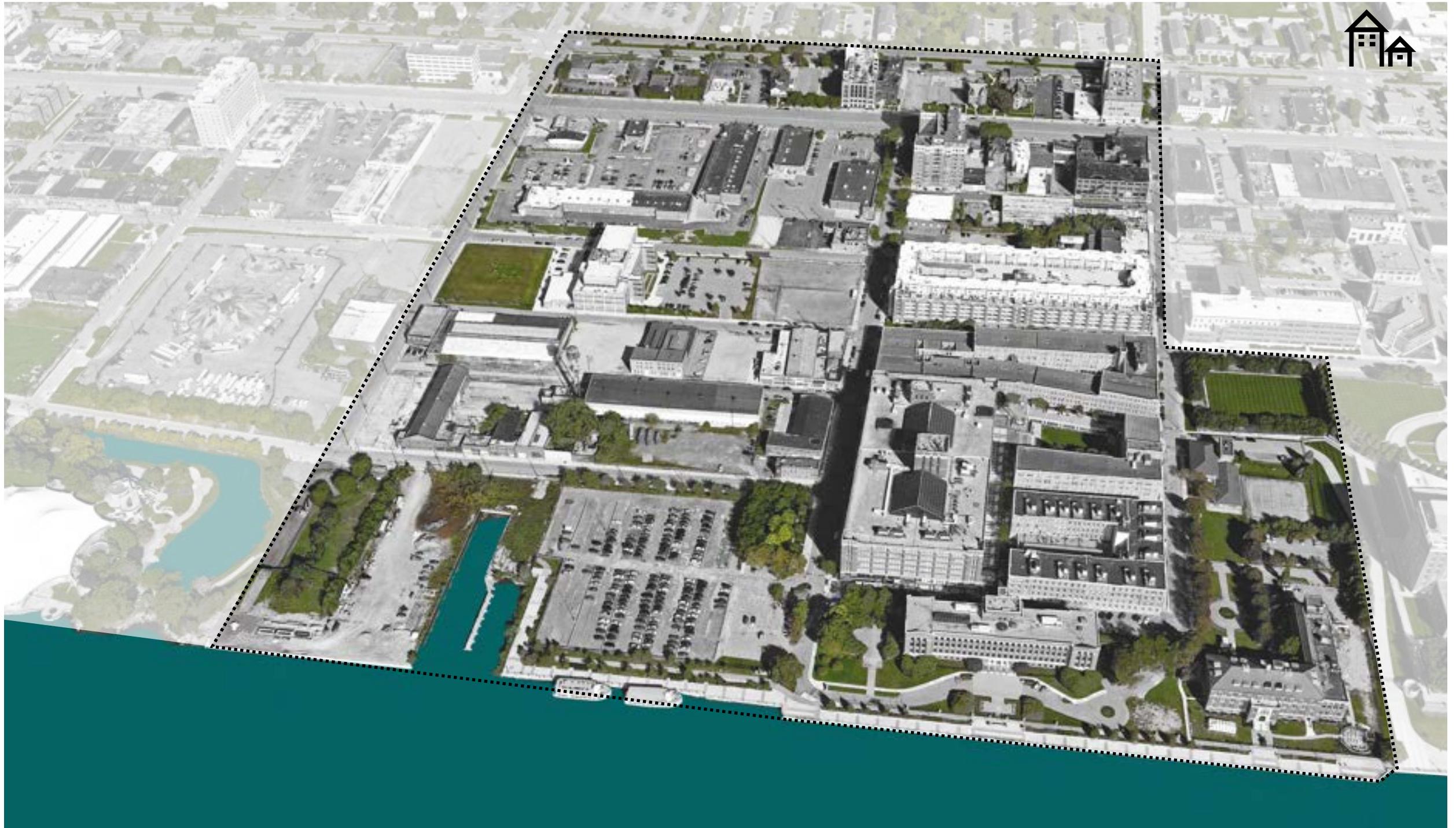


- New Construction - 3-13+ stories
- Adaptive reuse
- Heritage building
- Existing building

River Place

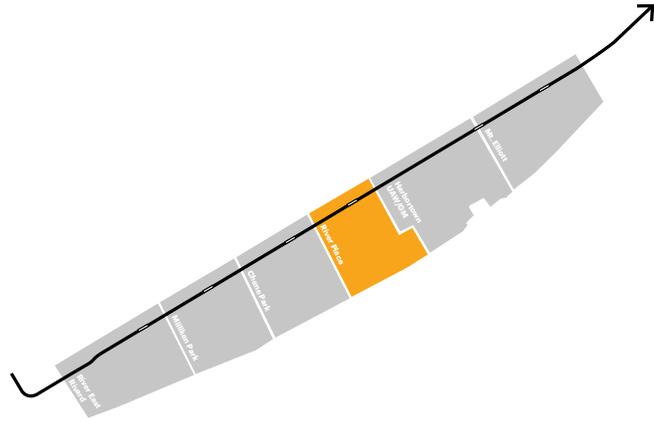
Existing Conditions





River Place

Neighborhood Recommendations



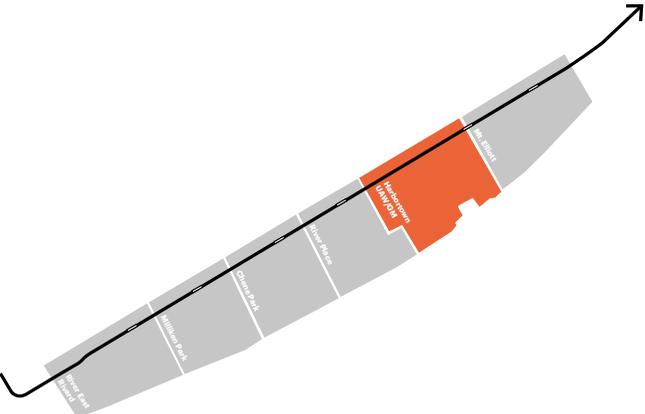
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- Mid-block walk 
- Street access to riverfront 
- Heritage building 





Harbortown / UAW-GM

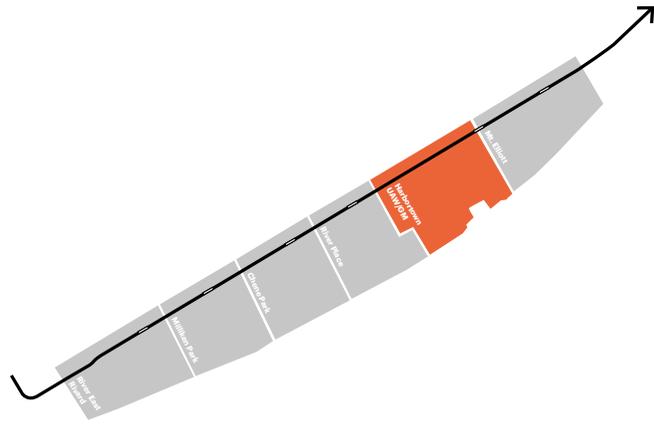
Existing Conditions



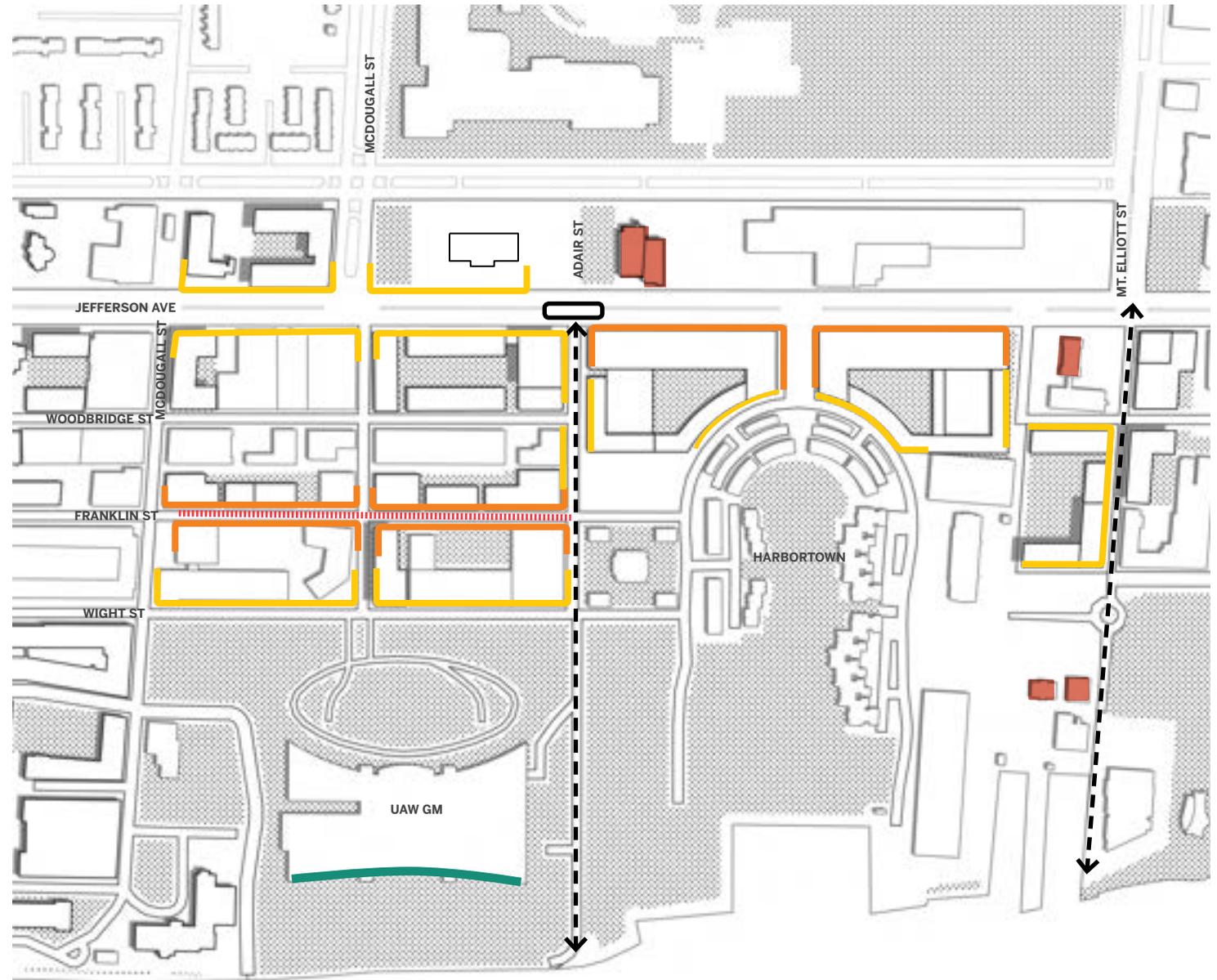


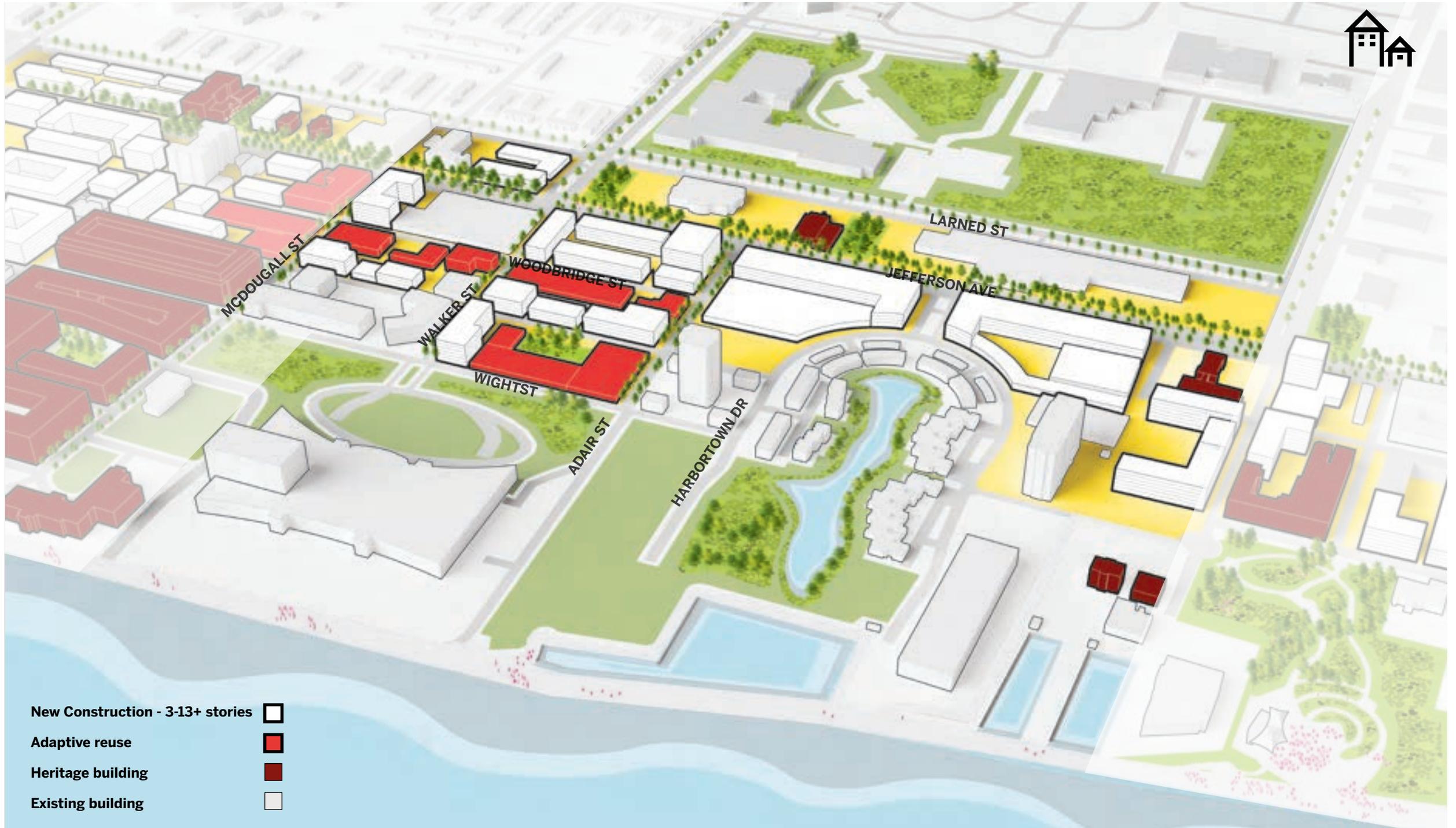
Harbortown / UAW-GM

Neighborhood Recommendations



- Transit Station 
- Shared street 
- Active frontage 
- Retail frontage 
- River frontage 
- Greenway Connection 
- Mid-block walk 
- Street access to riverfront 
- Heritage building 

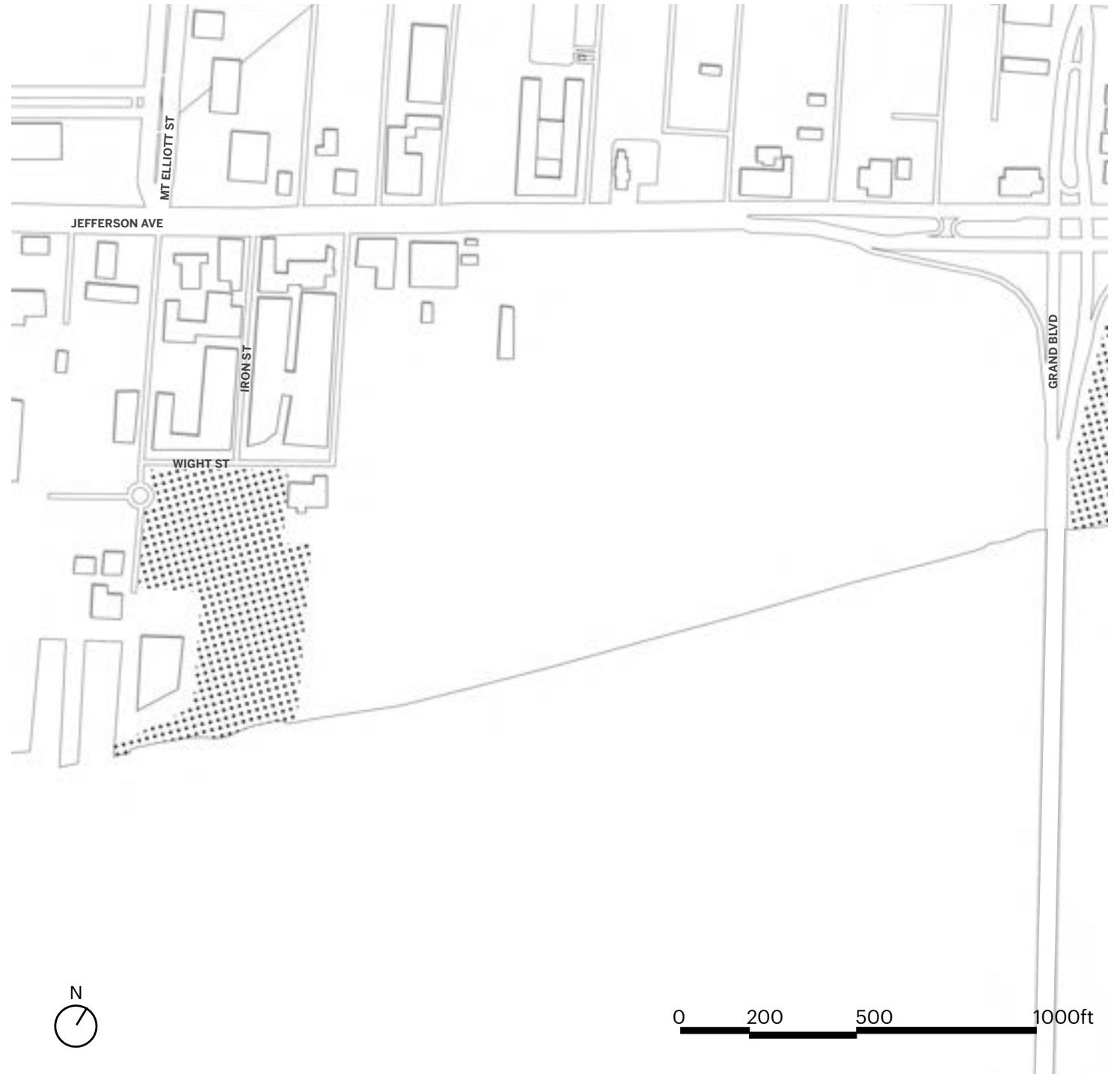
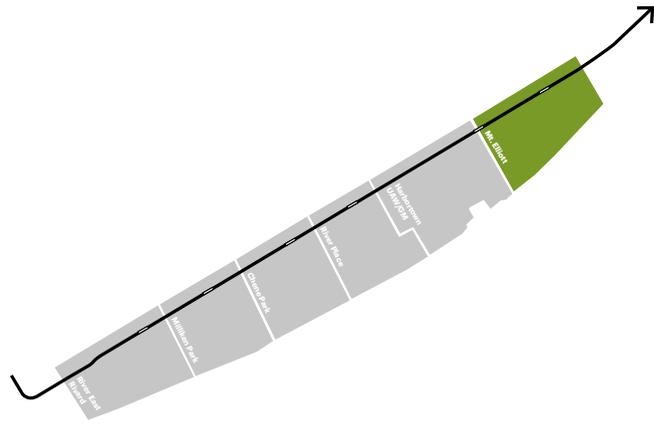




- New Construction - 3-13+ stories
- Adaptive reuse
- Heritage building
- Existing building

Mt. Elliott

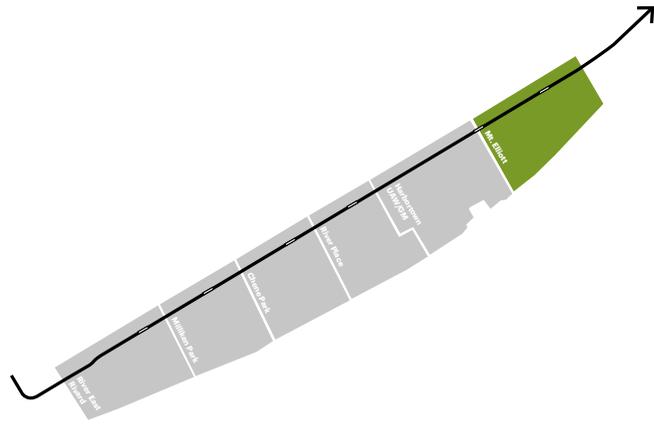
Existing Conditions





Mt. Elliott

Neighborhood Recommendations



- Transit Station 
- Shared street 
- Active frontage 
- Retail frontage 
- River frontage 
- Greenway Connection 
- Mid-block walk 
- Street access to riverfront 
- Heritage building 







Engagement and Equity

Engagement and Equity

Inclusive, diverse, incremental

Representative of the many needs and aspirations identified through the public process, the Framework Plan ensures incremental development continues the pattern of inclusive, diverse neighborhoods envisioned today through the following strategies.



Gather

The Riverfront is a place for everyone. The comprehensive design of the public realm binds the great variety and diversity of places, spaces and experiences of unique character but cohesive identity. Flexibility and adaptability between the series of urban and natural spaces will allow the community to design and program different and simultaneous scale of events.



Dwell

The key to great urban districts lies in the diversity and variety of character and experiences encountered. Within the context of the East Riverfront, exploration of unique urban housing prototypes will allow for a range of housing size, accommodation and diversity of price. One of the driving influences was the consideration and cultural understanding of place: through a variety of housing prototypes to accommodate the needs of the community, add to the compactness and walkability of the neighborhood and balance the expectation of new urban dwellers.

Activate

Activation occurs with the creation of connections and transition between open spaces. One of the key elements is to sustain a vibrant street life and active public open spaces. The quality and diversity of these spaces are promoted by the ease of access and programmatic flexibility of the open spaces and the relationship with the active edges of each block. The ground floors of buildings will be activated with retail, commercial, dining, community/cultural uses to create a lively environment and interesting experience for all.

Reclaim

The East Riverfront has evolved from one of the most complex and culturally diverse histories along the entire Riverfront. The framework plan not only serves as a foundation for preserving the historical importance of buildings and places, but provides opportunities to reclaim and enhance the connectivity between heritage elements and to engage in the ongoing interpretation of future ideas around adaptive reuse and activation. The concept to being “of the riverfront” is meant to evoke the significance of the historic urban fabric and retain and restore creatively the importance and authentic sense of place.

Build

The framework plan is a key to increase the intensity of the riverfront through the appropriate density of development to activate a vibrant public realm and to provide for additional civic and community investments integrated with future commercial and residential uses.

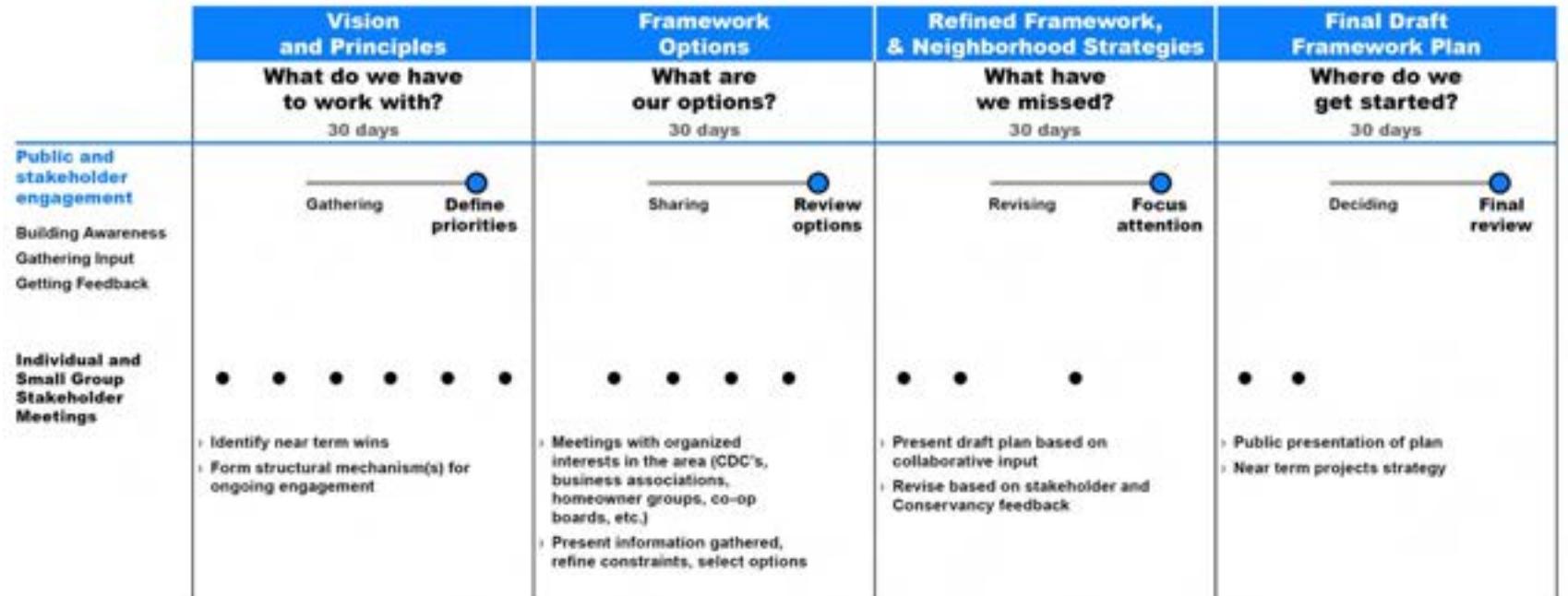
Mix it Up

The East Riverfront will continue to evolve as a mixed use, mixed income place that offers an urban lifestyle unlike any other. It will build on the variety of character and experiences encountered within the expanded parks and public realm. Creating the right mix of uses, activities and programs will foster the complexity and vitality of a memorable riverfront neighborhood. Buildings will provide active ground floors, allowing for a tuning of compatible uses and community amenity to serve a diverse population and lifestyles.

Engaging Detroit

Our Process

The East Riverfront Framework Plan is the product of a direct public design process with the citizens of Detroit. The strategies identified were shaped through an open dialogue with the communities and individuals that will use this future asset.



Community Workshop 1

Establishing principles for the East Riverfront



Vision and Principles:

In a first effort to frame the broader potential of the East Riverfront, the first Community Workshop focused on collectively crafting principles to guide the design process.

Through a series of breakout sessions, community members openly discussed ideas for the East Riverfront with the design team. These ideas were collected and distilled into principles and aspirations for the East Riverfront.



Community Workshop 2

Shaping the East Riverfront together

Framework Alternatives:

The second workshop focused on sharing design strategies for the East Riverfront that captured the aspiration and spirit of the East Riverfront community.

Ideas generated in the first session were translated into planning concepts for an enhanced riverfront experience, improved connectivity, restored natural landscape and rooted in inclusive, walkable neighborhoods that are authentically Detroit.

Guided walking tours throughout the East Riverfront provided an opportunity for citizens to see where their ideas could begin to take shape



Community Workshop 3

Refining the vision and strategies



Refined Strategies:

By the third workshop community input had synthesized into a comprehensive framework plan for the East Riverfront, focusing on 4 main organizing ideas:

- Complete the international riverfront experience
- Transform Jefferson Ave. into a transit rich, high density urban boulevard
- Build vibrant and mixed urban neighborhoods
- Bring nature into the lives of Detroiters

Community breakout sessions focused defining the unique starting characteristics and community aspiration for each Detroit East Riverfront neighborhood.

For the first time the full potential of the East Riverfront, was explored – identifying the many different and distinctive development opportunities for the community. Illustrative plans allowed citizens to understand the potential for preservation, adaptive reuse as well as new higher density infill complimented by transit, new amenities and an expanded riverfront park system.



Community Workshop 4

Delivering the vision

The Framework Plan:

The fourth workshop advanced the comprehensive framework into a detailed plan for delivery. Specific plans for transportation, streetscape, development character, landscape and inclusivity rooted in the guiding principles of the East Riverfront.

The near-term potential of the East Riverfront was established through the identification of priority projects and opportunity sites. Leveraging the existing momentum, a 'Phase 1' revealed the potential to create a place and grow incrementally



Between the Workshops

Expanding the conversation



Reaching out through new channels:

In addition to direct engagement with the community, the design of the East Riverfront was documented and reviewed through a web based platform and a series of interactive public

The Your! Detroit East riverfront website identified key news and updates during the process, archived all public presentations and provided additional opportunities for feedback and public opinion.

A Detroit East Riverfront Passport was created to document each citizen's participation in walking tours, community meetings and other public events.



03

Implementation

Phase 1 Riverfront initiatives

Detroit East Riverfront

New Parks and Waterfront Improvements

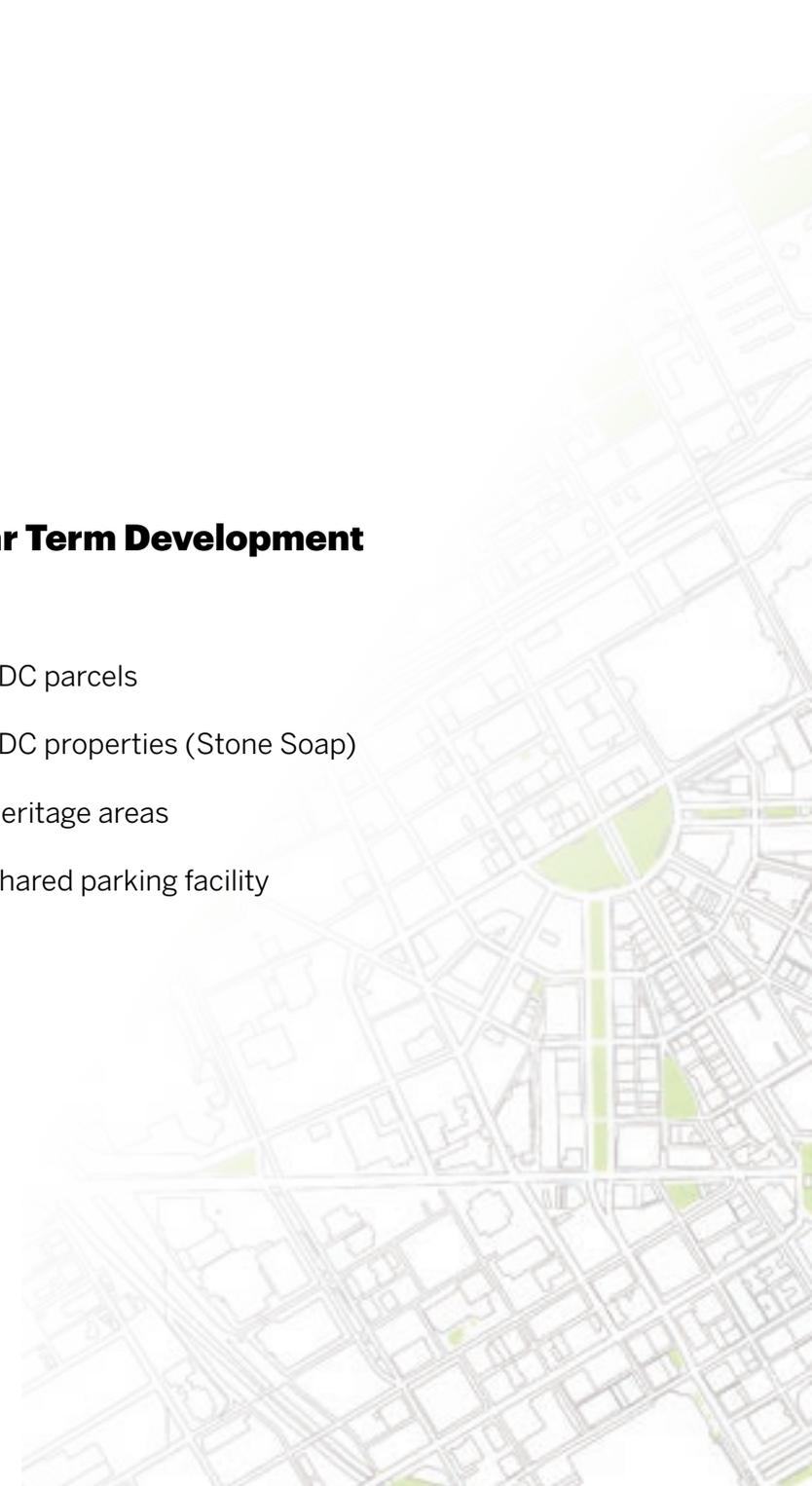
- 1 Milliken State Park (MDNR)
- 2 Chene West site (MDNR)
- 3 Coast Guard site (DFRC)
- 4 Uniroyal River Walk

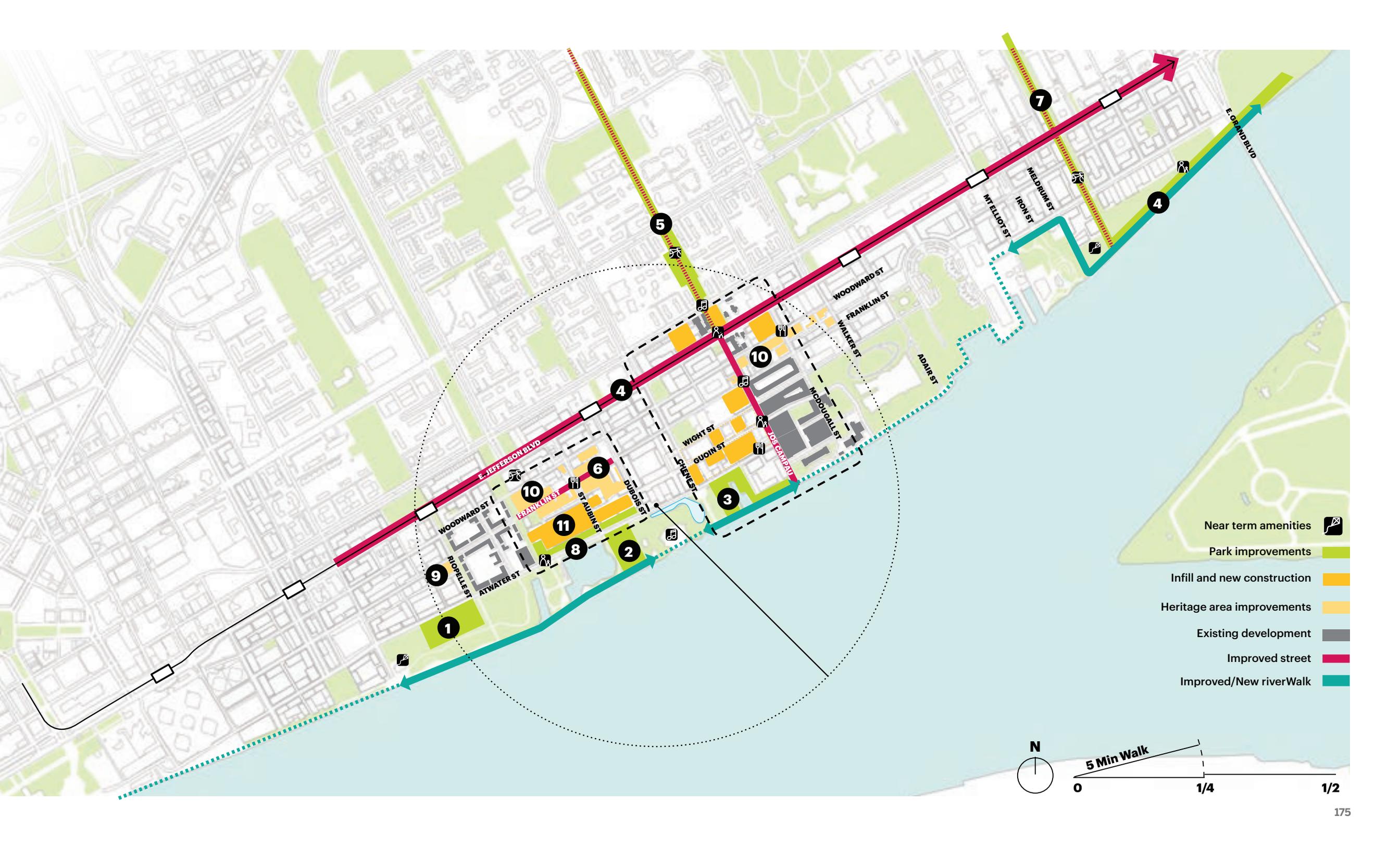
Transit and Streetscapes

- 4 East Jefferson Ave streetscape
- 5 Campau Greenway
- 6 Heritage area streetscape
- 7 Beltline Greenway

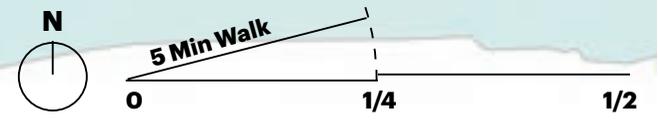
Near Term Development

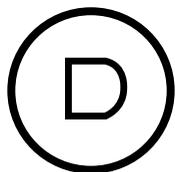
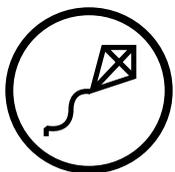
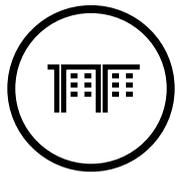
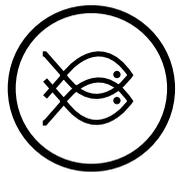
- 8 EDC parcels
- 9 EDC properties (Stone Soap)
- 10 Heritage areas
- 11 Shared parking facility





- Near term amenities 
- Park improvements 
- Infill and new construction 
- Heritage area improvements 
- Existing development 
- Improved street 
- Improved/New riverWalk 







water



trees



safety



education



community



children



cafe



restaurants



sustainability



health



city



neighborhoods



transit



bike



love



international



work



play



detroit



entertainment