

GRAND RIVER CORRIDOR



SMALL BUSINESS & RETAIL

SUPPORT LOCAL BUSINESS AND REACTIVATE
VACANT BUILDINGS TO BUILD DENSITY

**SUPPORTING
SMALL
BUSINESS**

DEGC small business programs seek to support local small businesses to fill vacancy with in-demand retail.

**MOTOR CITY
RE-STORE**



MOTORCITYMATCH



**ADDITIONAL
137K
SQUARE FEET
FOOD & BEVERAGE**

Bakeries | Coffee shops | Take-out Establishments



**ADAPTIVE
REUSE**

Supporting property owners to rehab and activate vacant buildings is critical to restoring Detroit's commercial corridors.

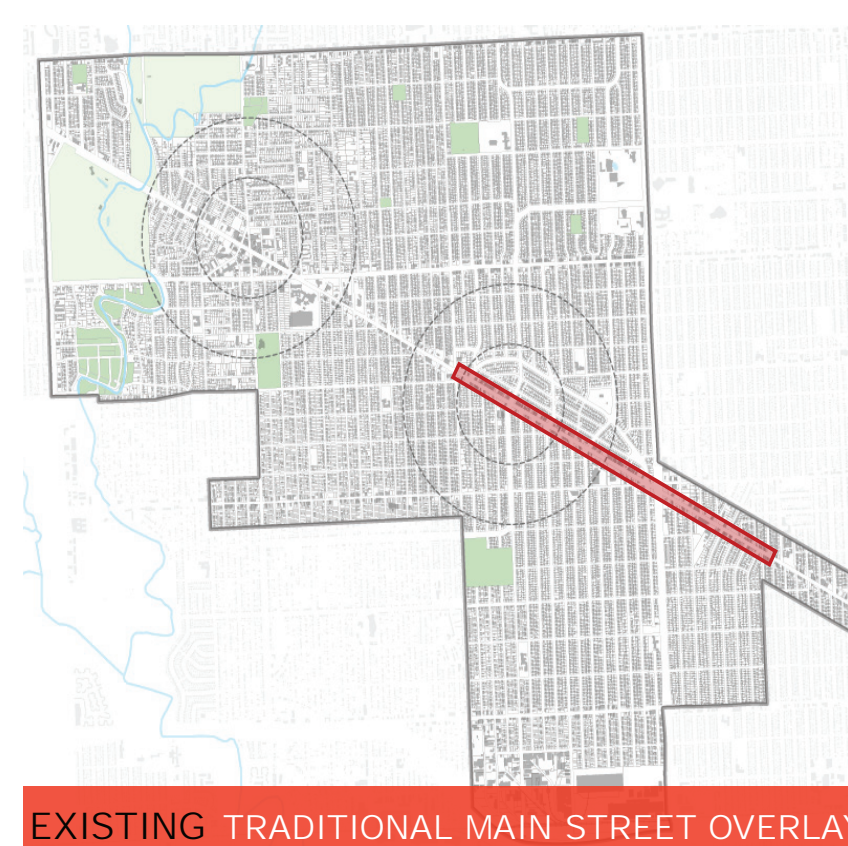
**ADDITIONAL
1M
SQUARE FEET
NEIGHBORHOOD
GOODS & SERVICES**

Grocery Retail | Drug Stores | Pharmacies



MIX TAPE

A Mix Tape Zoning Overlay would establish pedestrian-oriented design standards, ease parking requirements and allow a mix of neighborhood-appropriate uses without an additional hearing.

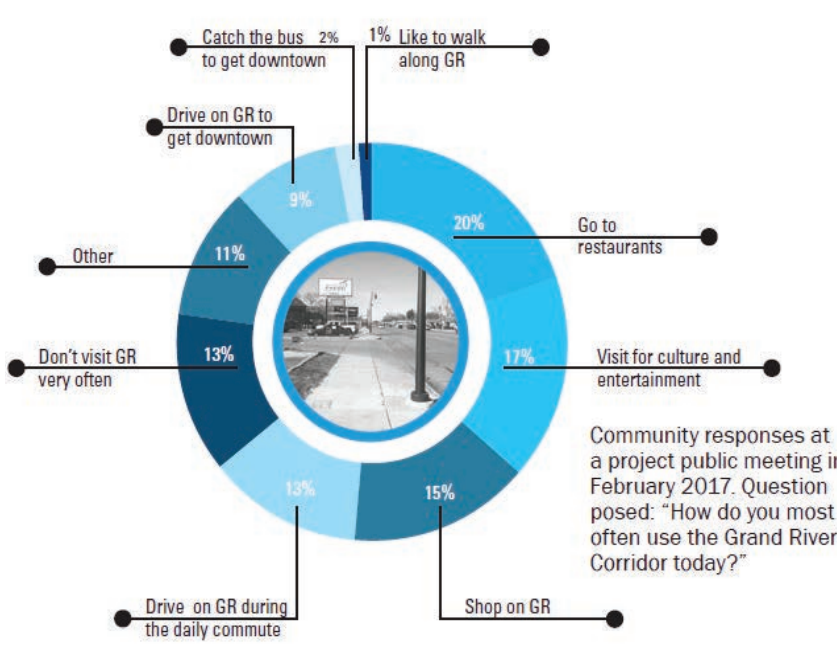
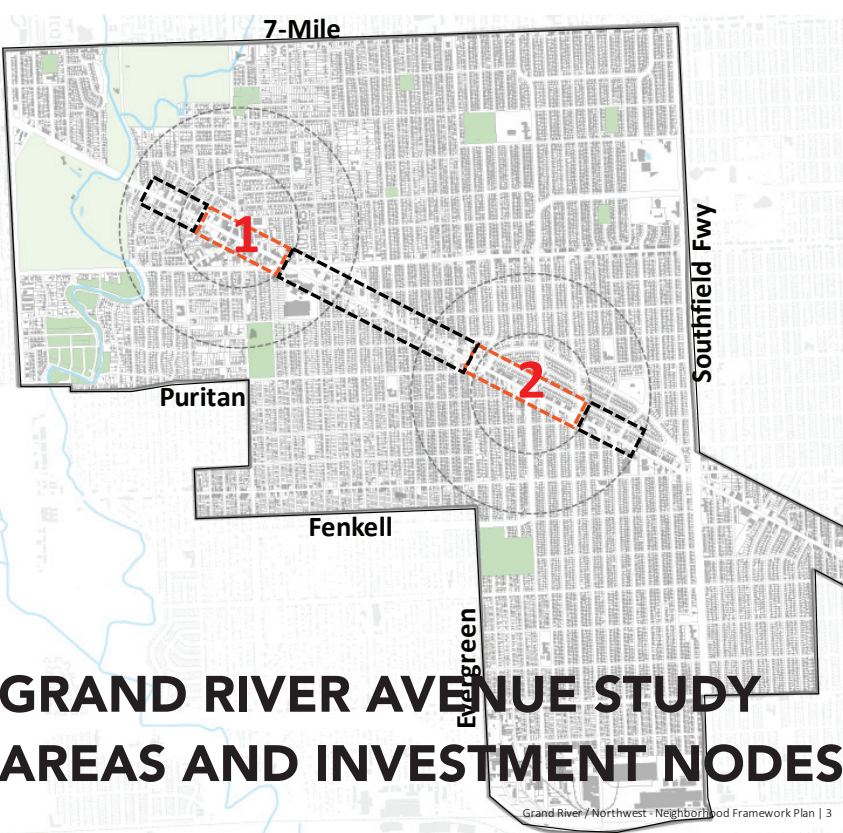


GRAND RIVER AVENUE STREETSCAPE VISION

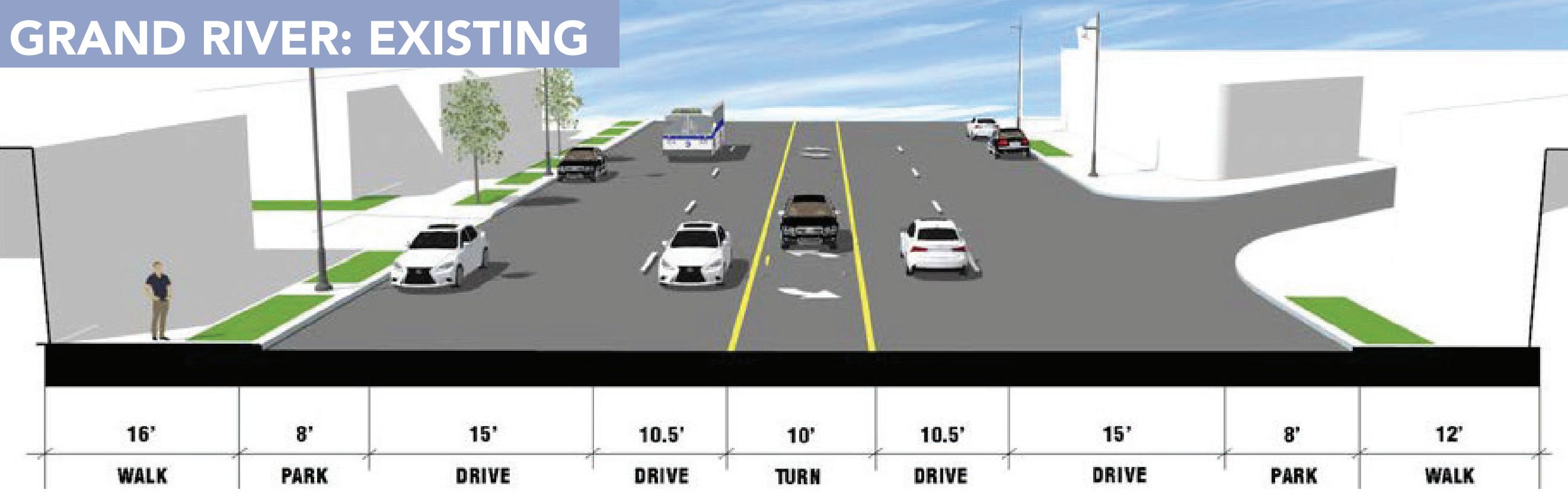


STREETSCAPE & PUBLIC SPACES

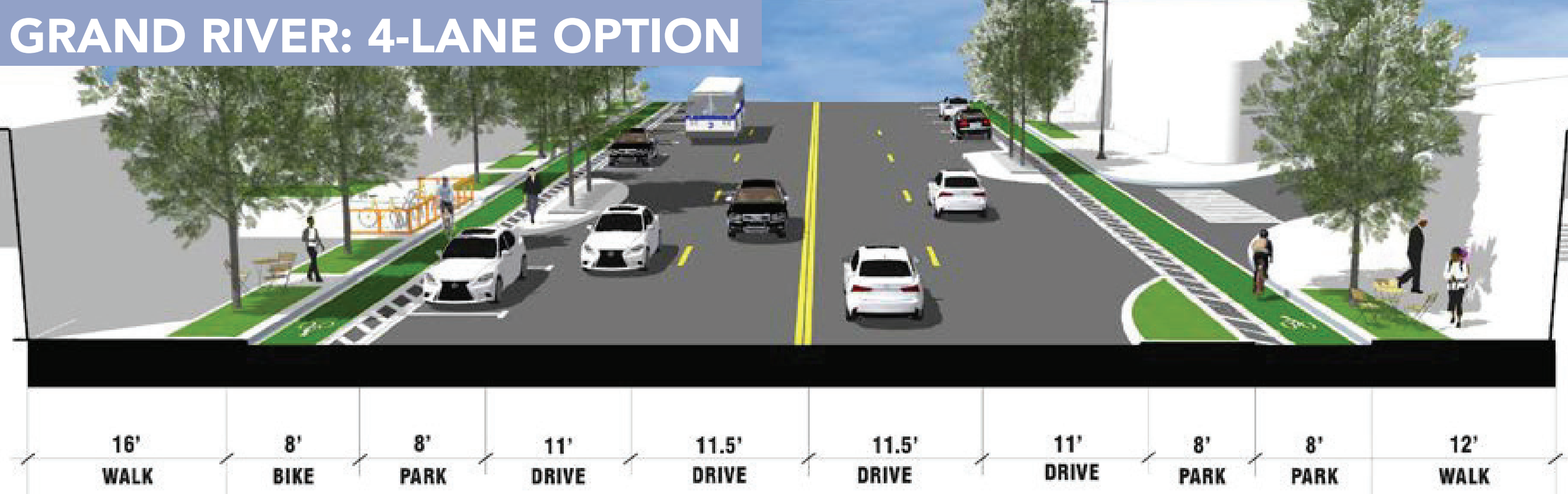
PROVIDE SAFE, WELL-LIT, WALKABLE
STREETS TO SUPPORT LOCAL BUSINESS



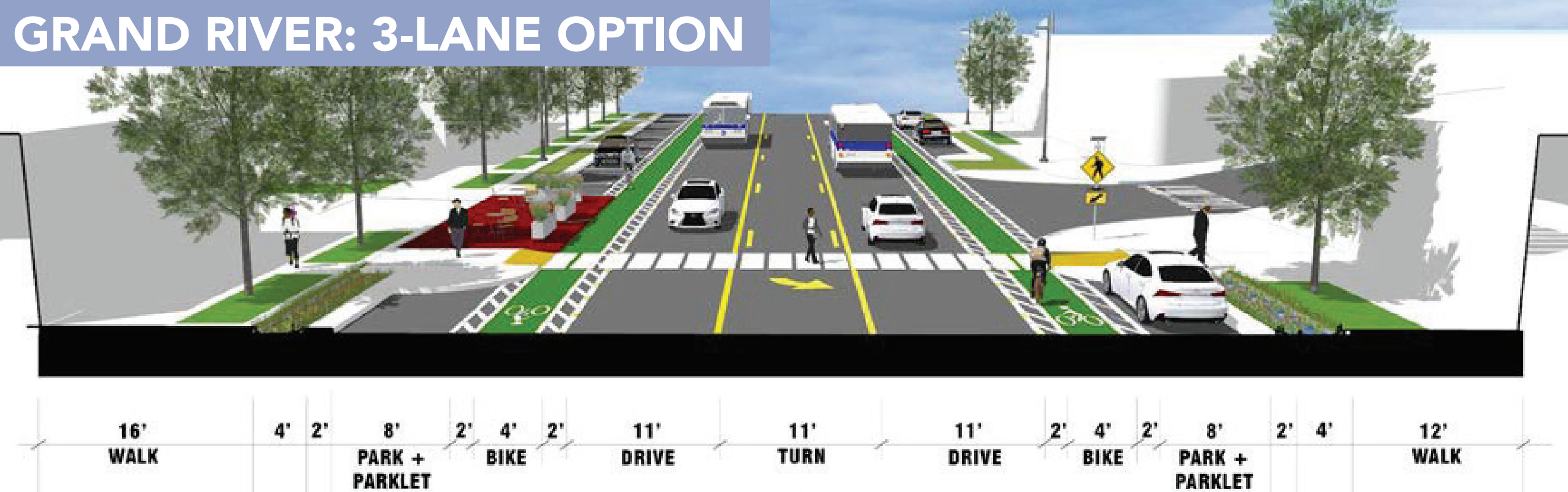
GRAND RIVER: EXISTING



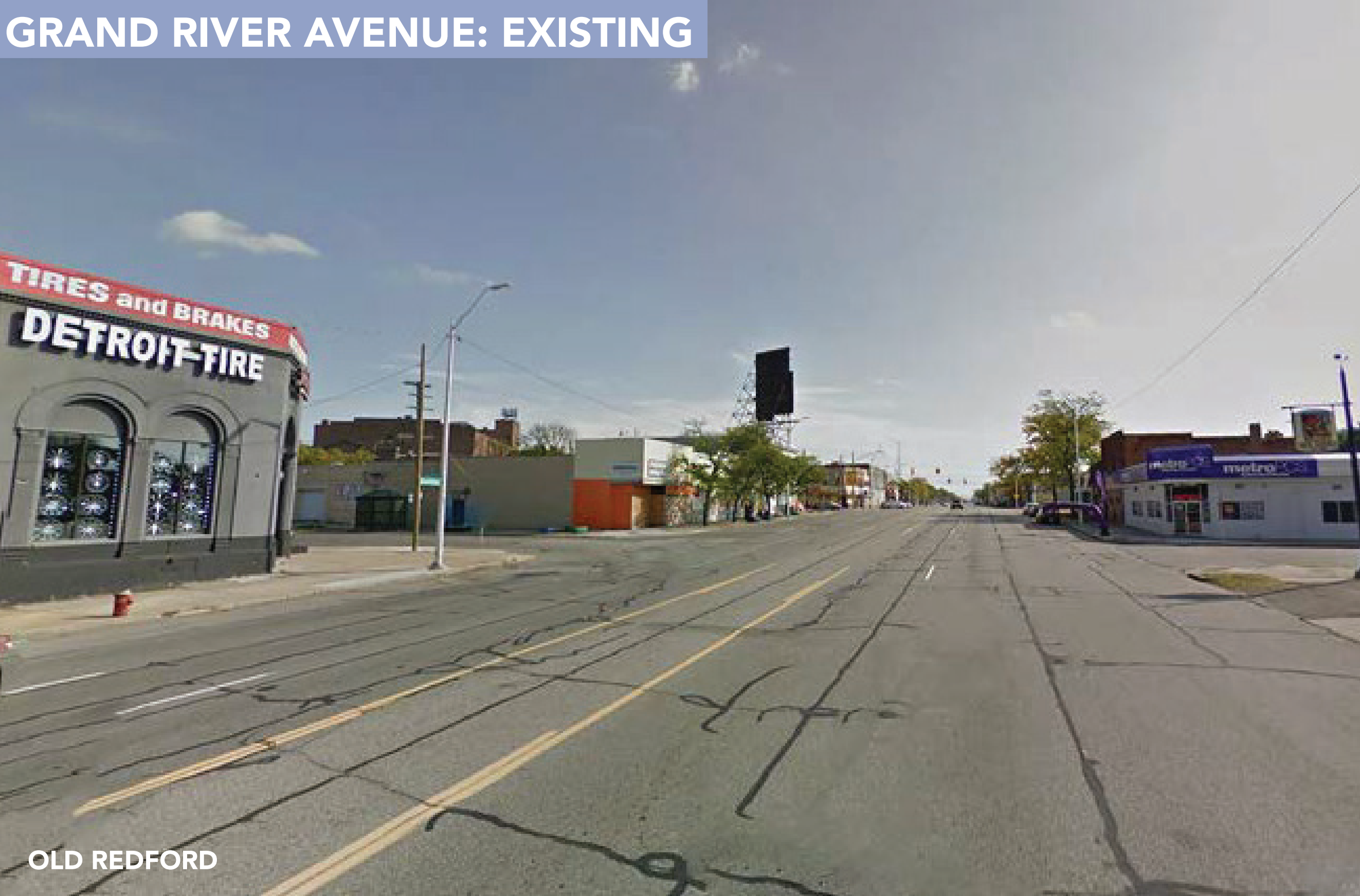
GRAND RIVER: 4-LANE OPTION



GRAND RIVER: 3-LANE OPTION

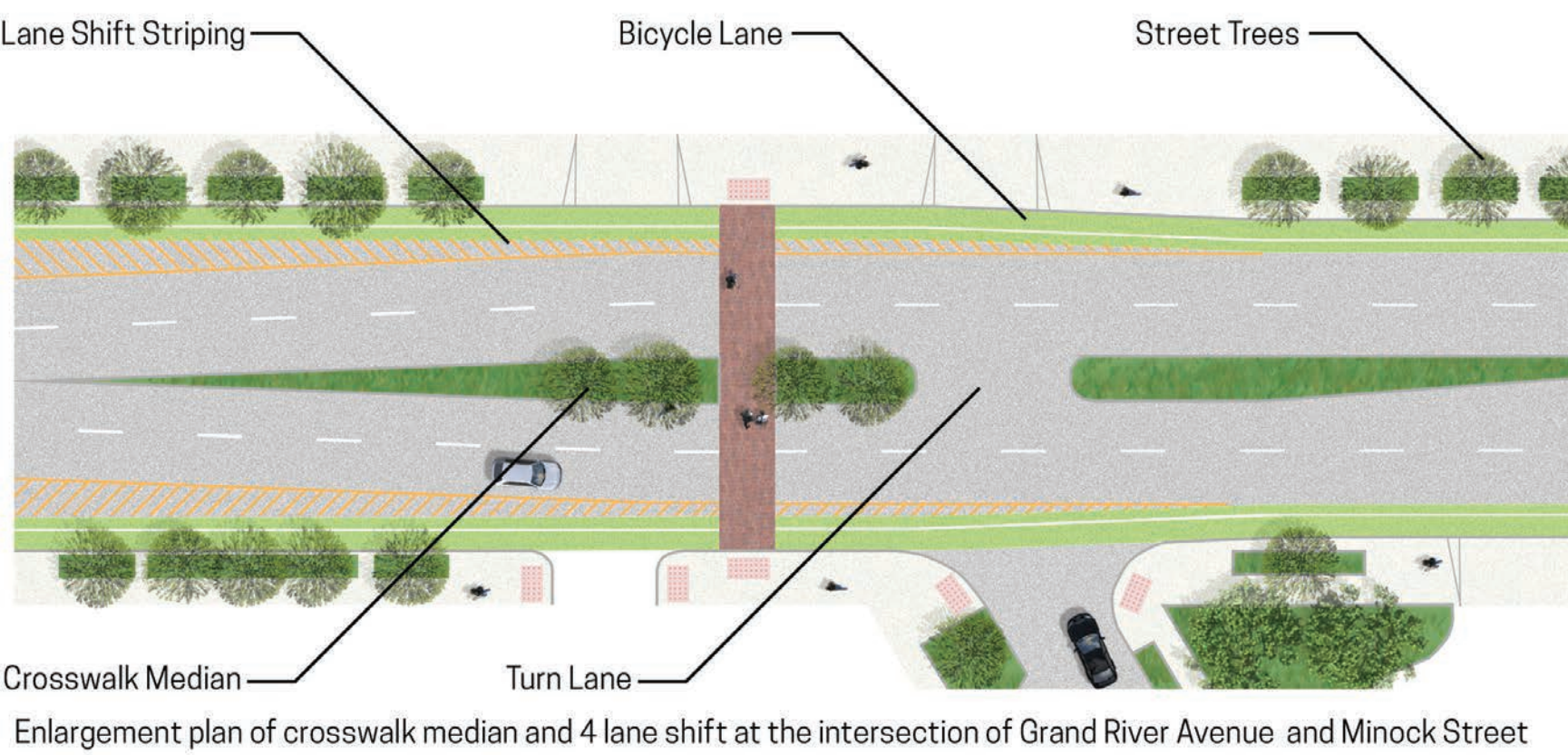


GRAND RIVER AVENUE: EXISTING



GRAND RIVER

Investment in complete streets will increase ease of comfort and safety for residents to bike and use transit as well as create more pedestrian-friendly, retail oriented walkable areas.



GRAND RIVER AVENUE: EXISTING



GRAND RIVER TRAFFIC STUDY

The City of Detroit is coordinating with MDOT on recommendations for improvements to Grand River. MDOT began a traffic study in Spring of 2018.

PUBLIC SPACES FOR PEOPLE



"SHARED COMMUNITY SPACES
SHOULD BE AT THE CENTER OF
NEIGHBORHOOD LIFE."

CITY ROAD
BOND

\$6.8 Million has been allocated to the Grand River Corridor for streetscape improvements from 2018-2021.

SHARED
STREET

Redford St. provides an opportunity for year round programming in a pedestrian environment that supports local business.

REDFORD ST: SHARED STREET



REDFORD STREET: PROPOSED



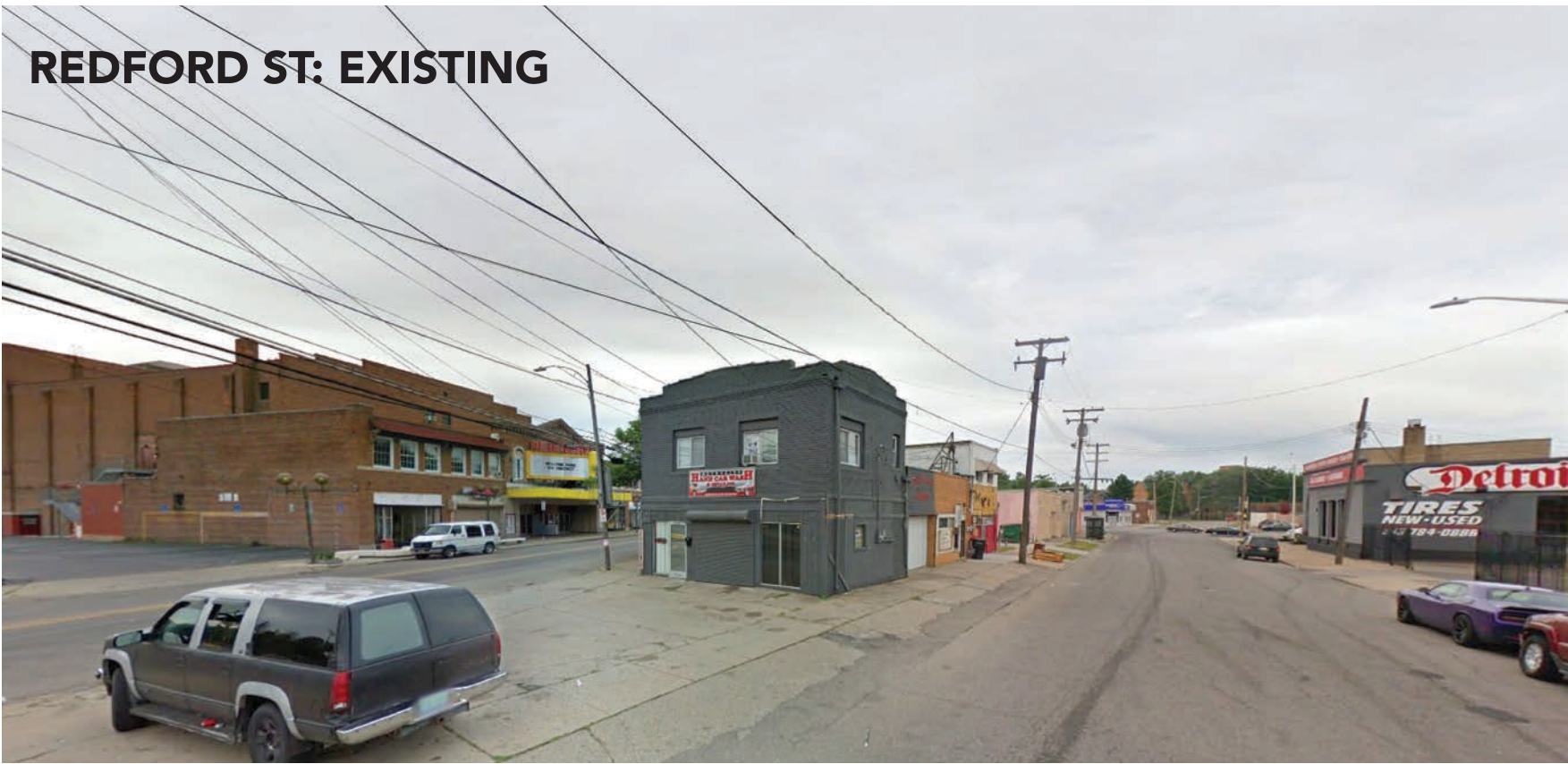
GRAND
PARKLET

City investment can support change on Grand River by converting unused road space at a dangerous intersection into a public amenity.

A SHARED STREET



REDFORD ST: EXISTING



GRANDPARKLET: PROPOSED



GRAND RIVER AVENUE & PURITAN:
EXISTING



GRAND RIVER AVENUE & PURITAN:
GRANDPARKLET

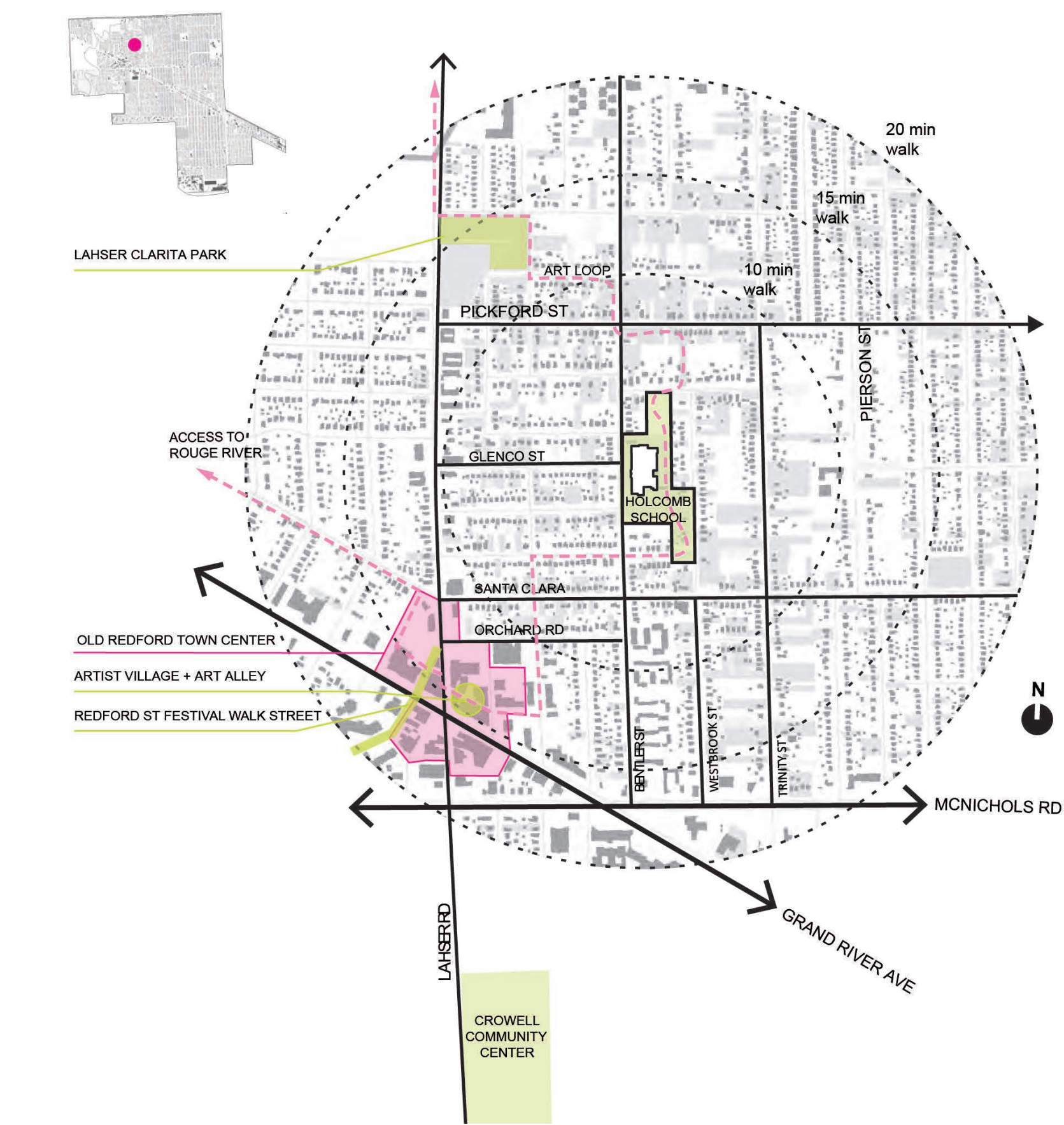


ADAPTIVE RE-USE VISION



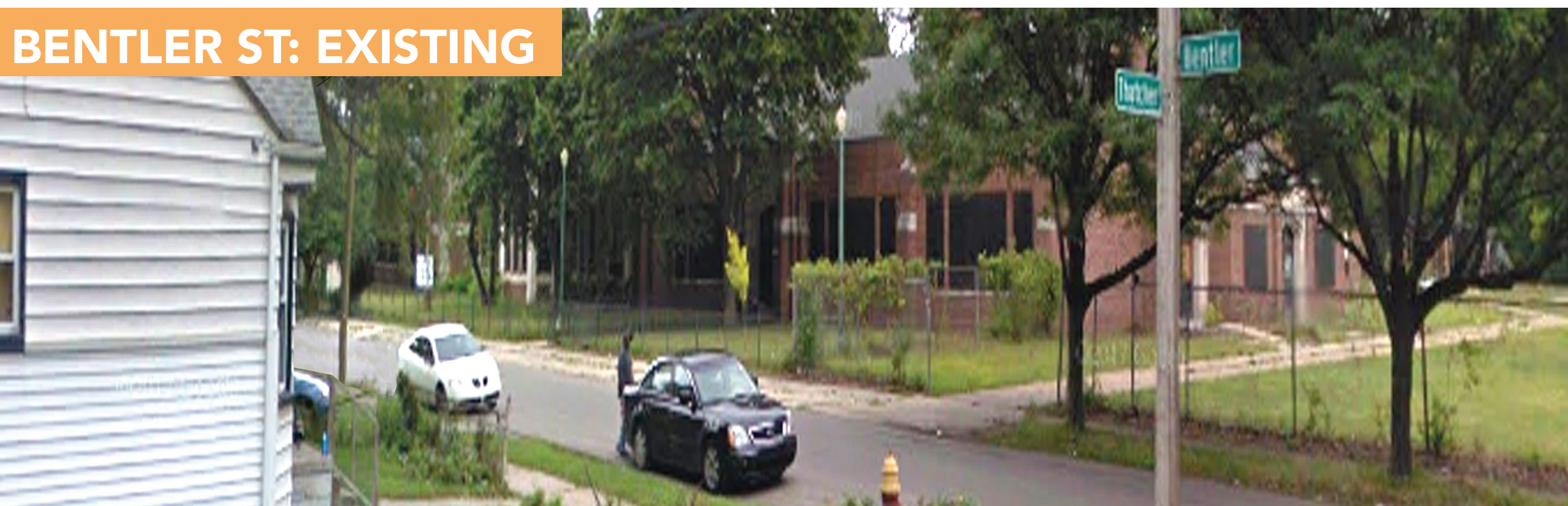
HOUSING

SUPPORT NEIGHBORHOOD STABILIZATION
AND CREATE NEW HOUSING OPPORTUNITIES



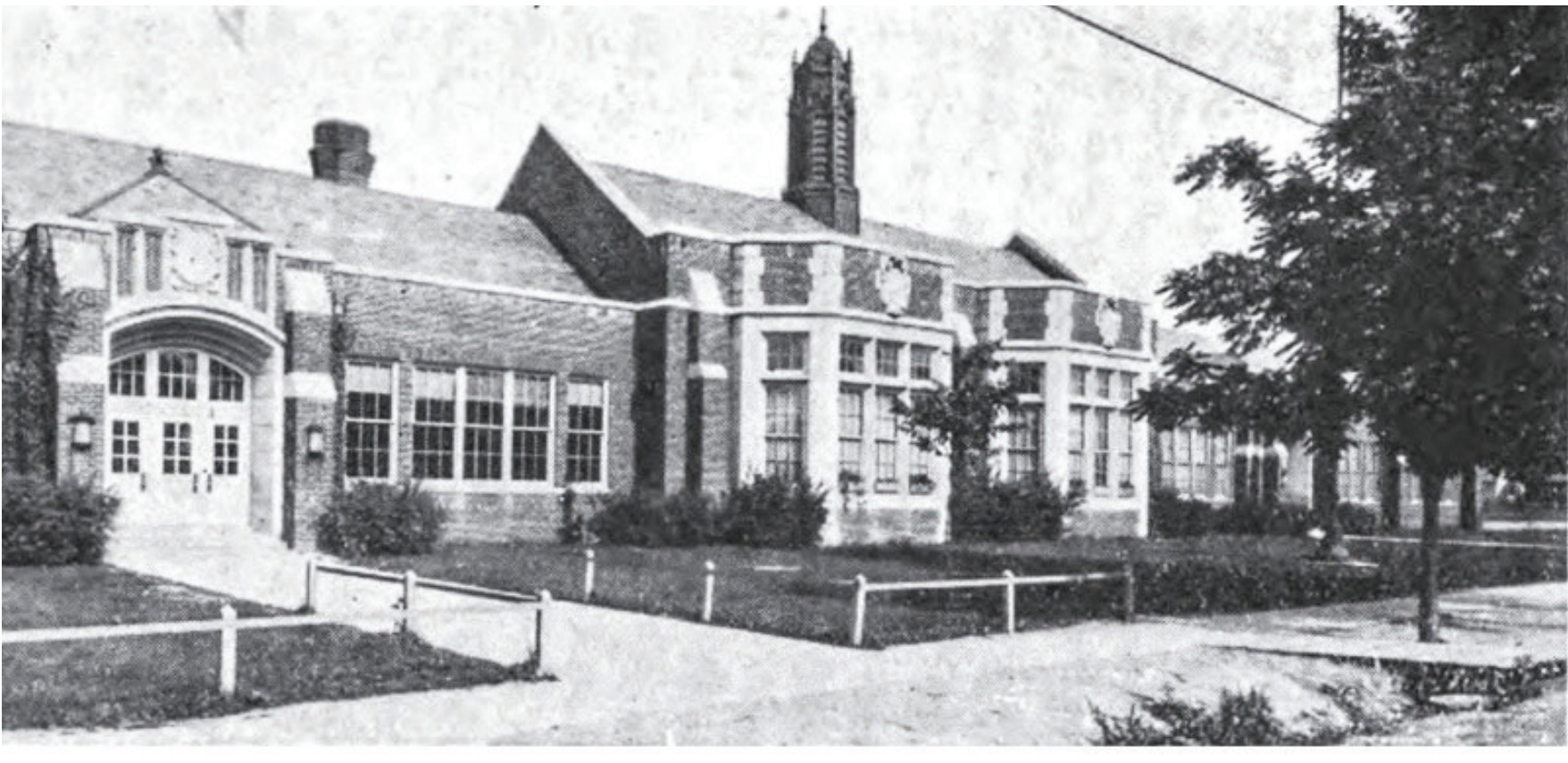
HOLCOMB ELEMENTARY

Residential rehabilitation of this 1925 school building will maintain a public anchor for the community.



CAMPUS STRATEGY

Activate underutilized adjacent parcels/ structures for re-use. Encourage use of permeable surfaces and productive re-use of buildings.



STRENGTHENING OLD REDFORD

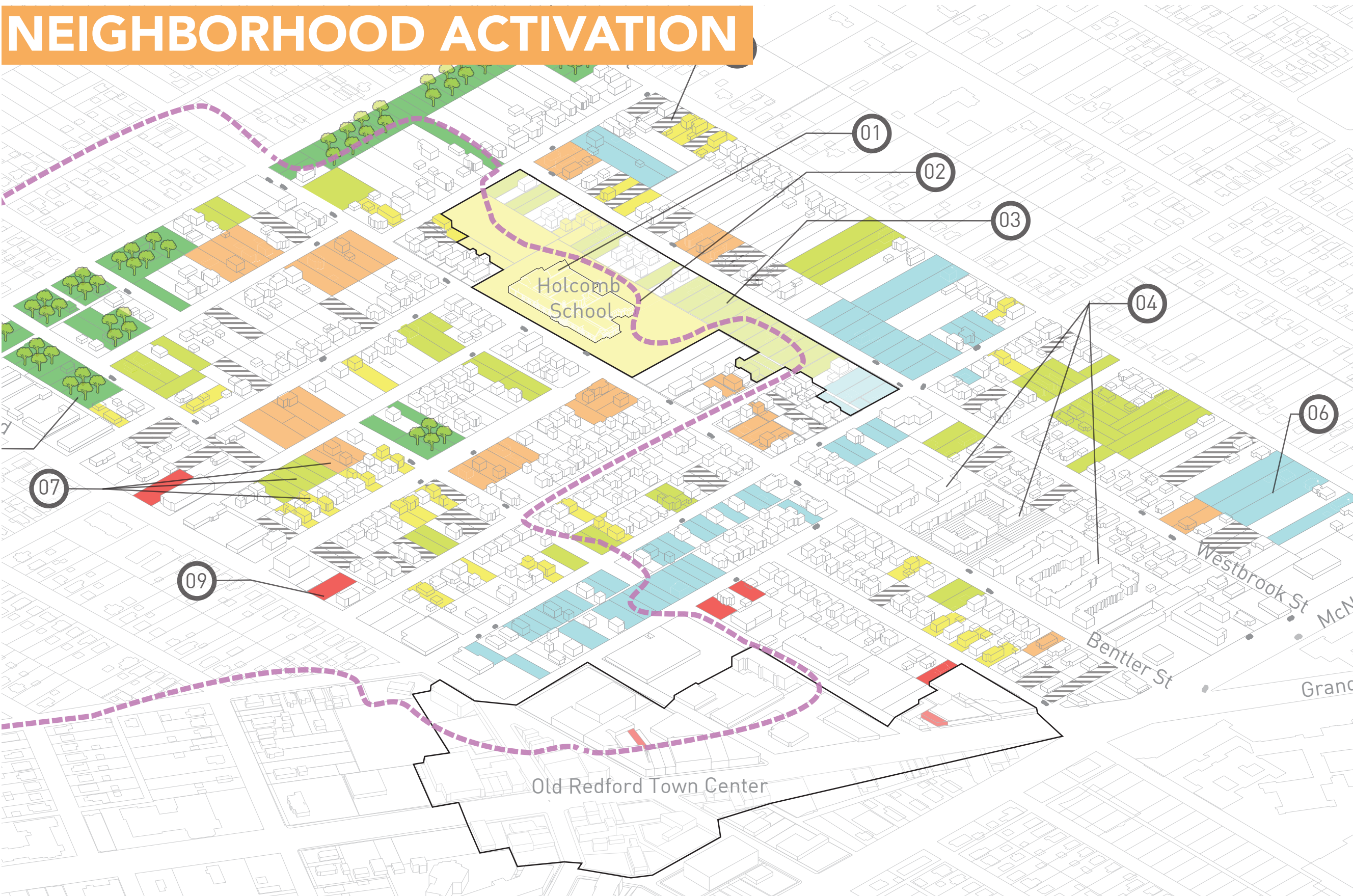
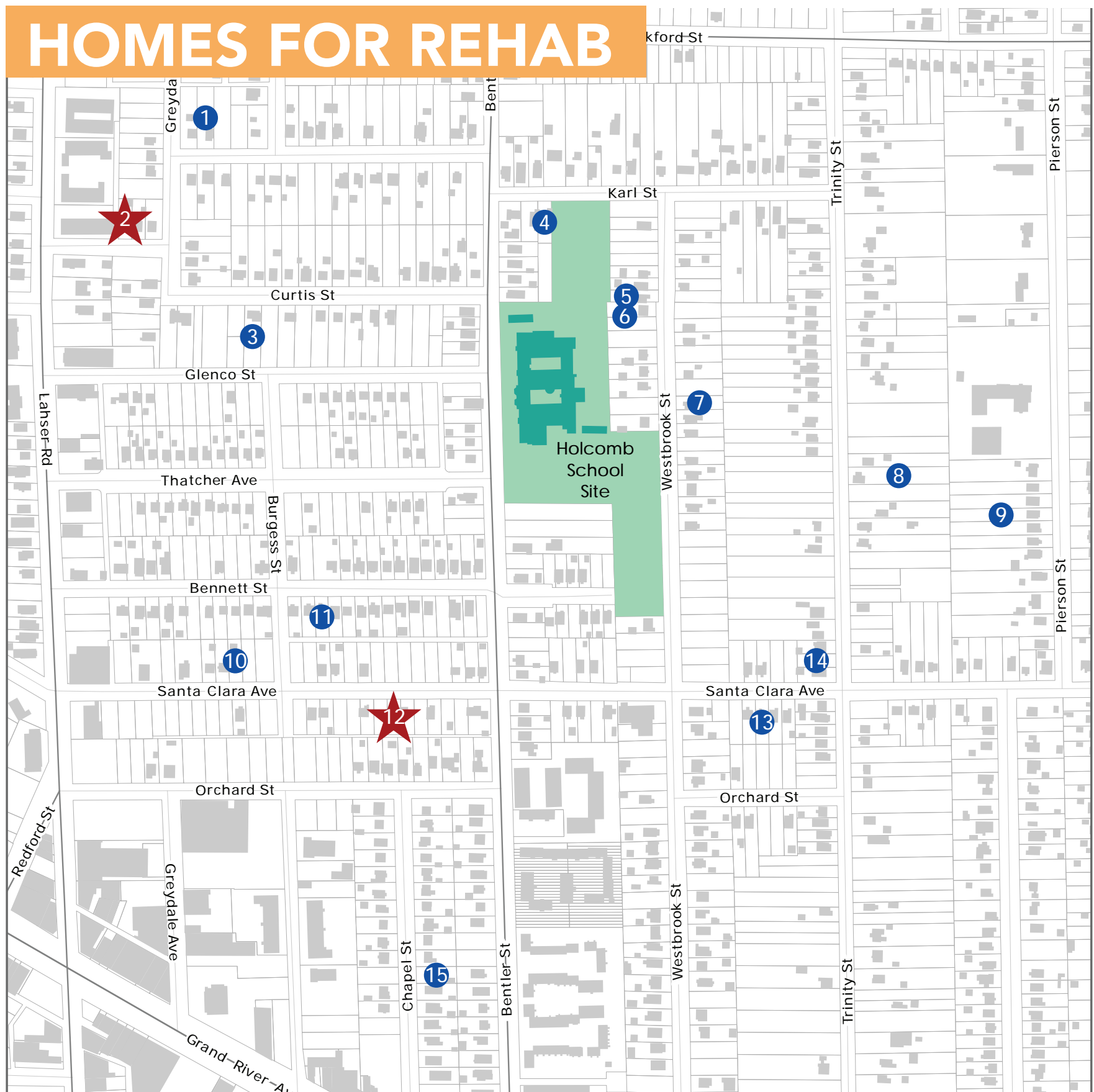


“MORE THAN JUST STRUCTURES, HISTORIC BUILDINGS HELP TO DEFINE A PLACE AND ITS NEIGHBORHOOD CHARACTER.”



ACTIVATE
VACANT LOTS

Vacant lots can be used as a tool for neighborhood stabilization. Each lot has characteristics that can be used to determine the best way to activate the space.



- Residential rehabilitation
- Homestead rehabilitation
- Re-forestation habitat corridor
- Hold for future development
- Side lot acquisition option
- Flexible landscape
- Stormwater facility/park
- Art Loop

SINGLE-FAMILY
HOME REHAB

Residential rehab projects will fill in the existing fabric of the blocks with highest occupancy, reinforcing the values of the neighborhood.



GREEN STORMWATER INFRASTRUCTURE & PUBLIC OPEN SPACE VISION



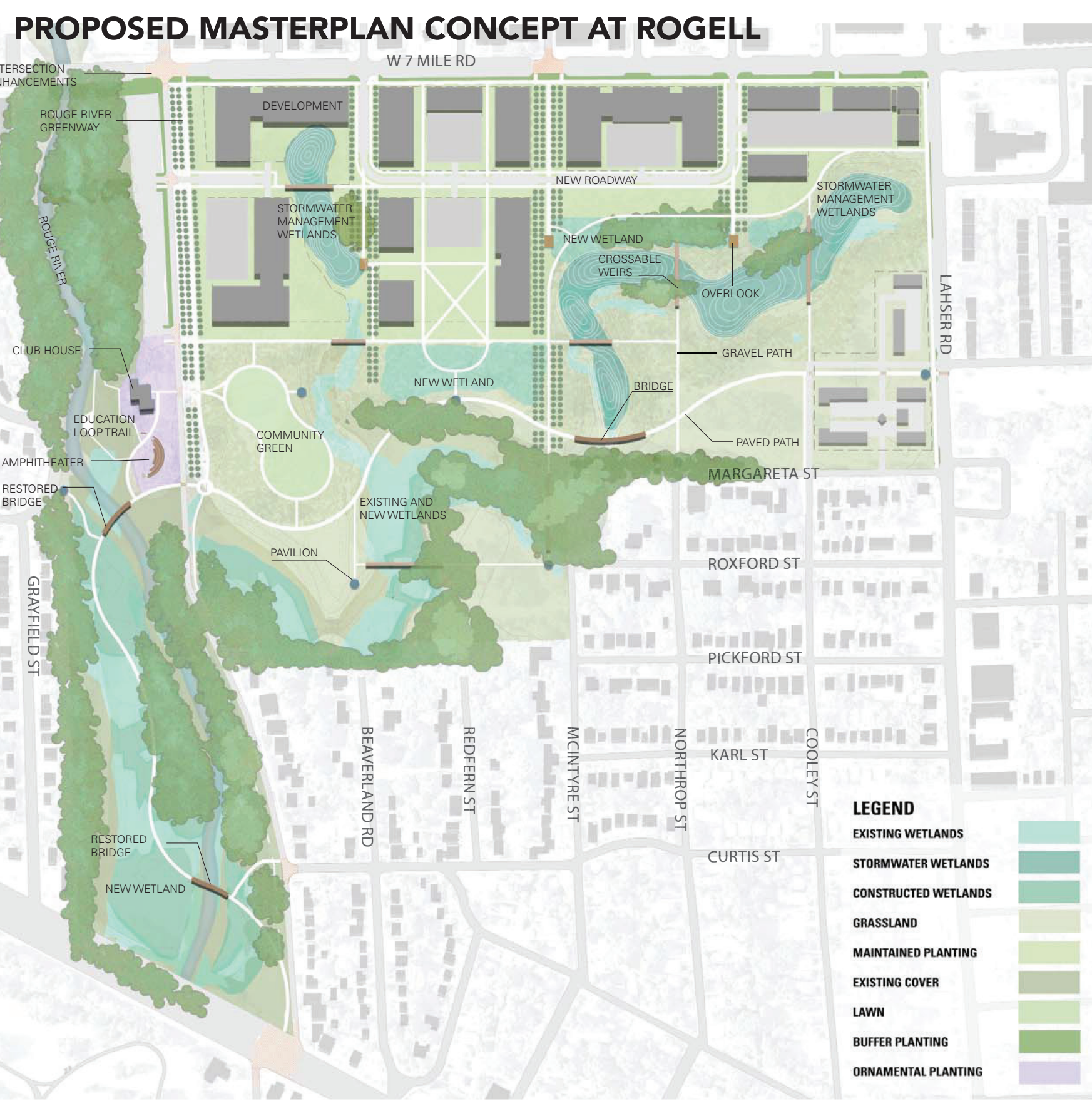
PARKS & GREENWAYS

BEAUTIFY & ACTIVATE VACANT LAND TO PROVIDE ACCESS TO NATURE & OPEN SPACE

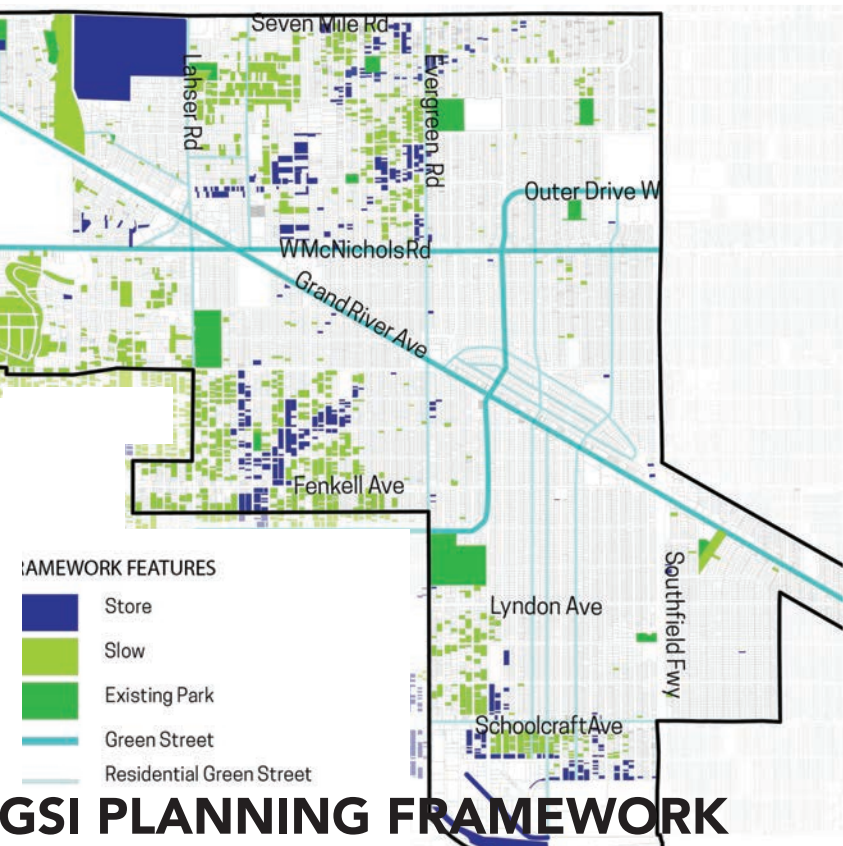
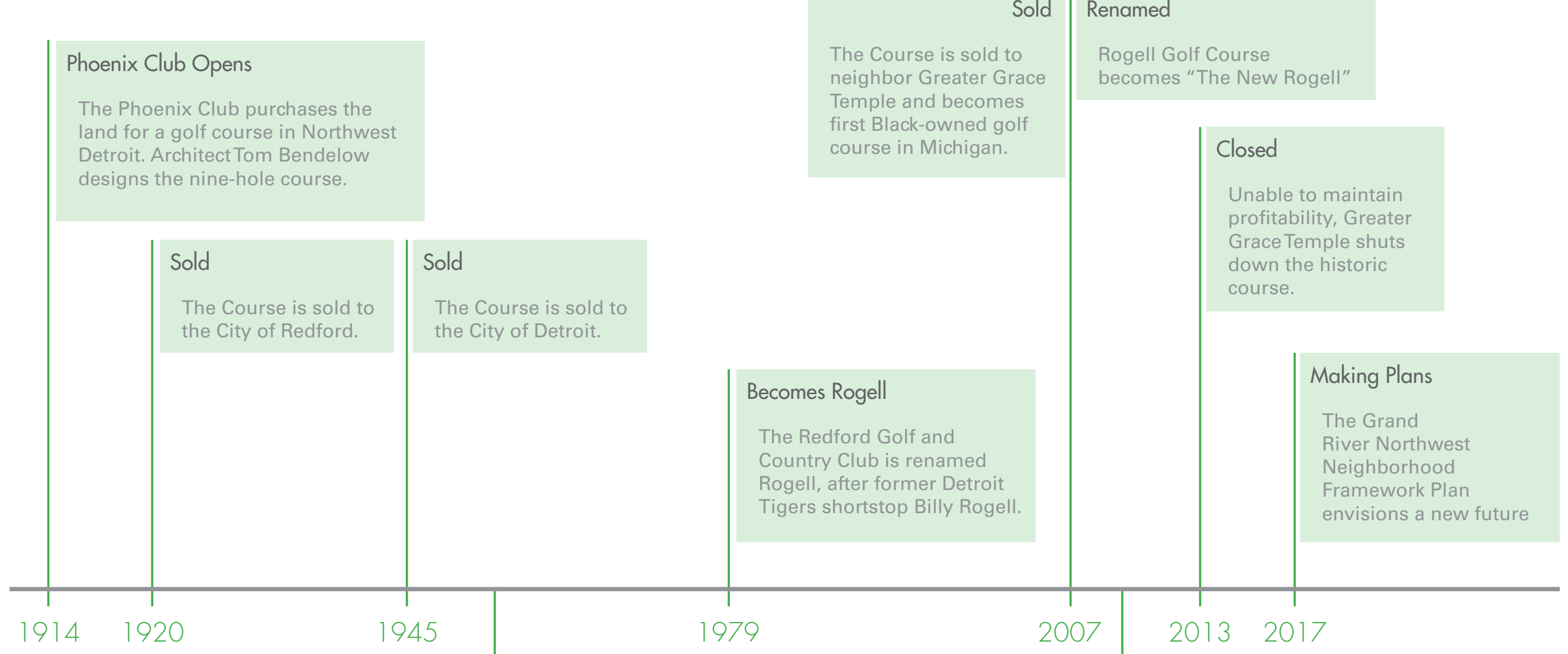


OPPORTUNITY AT ROGELL

Within the former Rogell Golf Course site, potential exists for Green Stormwater Infrastructure, wetland and habitat restoration, and areas for future development.



HISTORY OF ROGELL TIMELINE



GSI FRAMEWORK

Green stormwater infrastructure can be integrated into commercial & residential streetscapes to slow water from entering the sewer system, while large open spaces & vacant lots store and clean runoff.



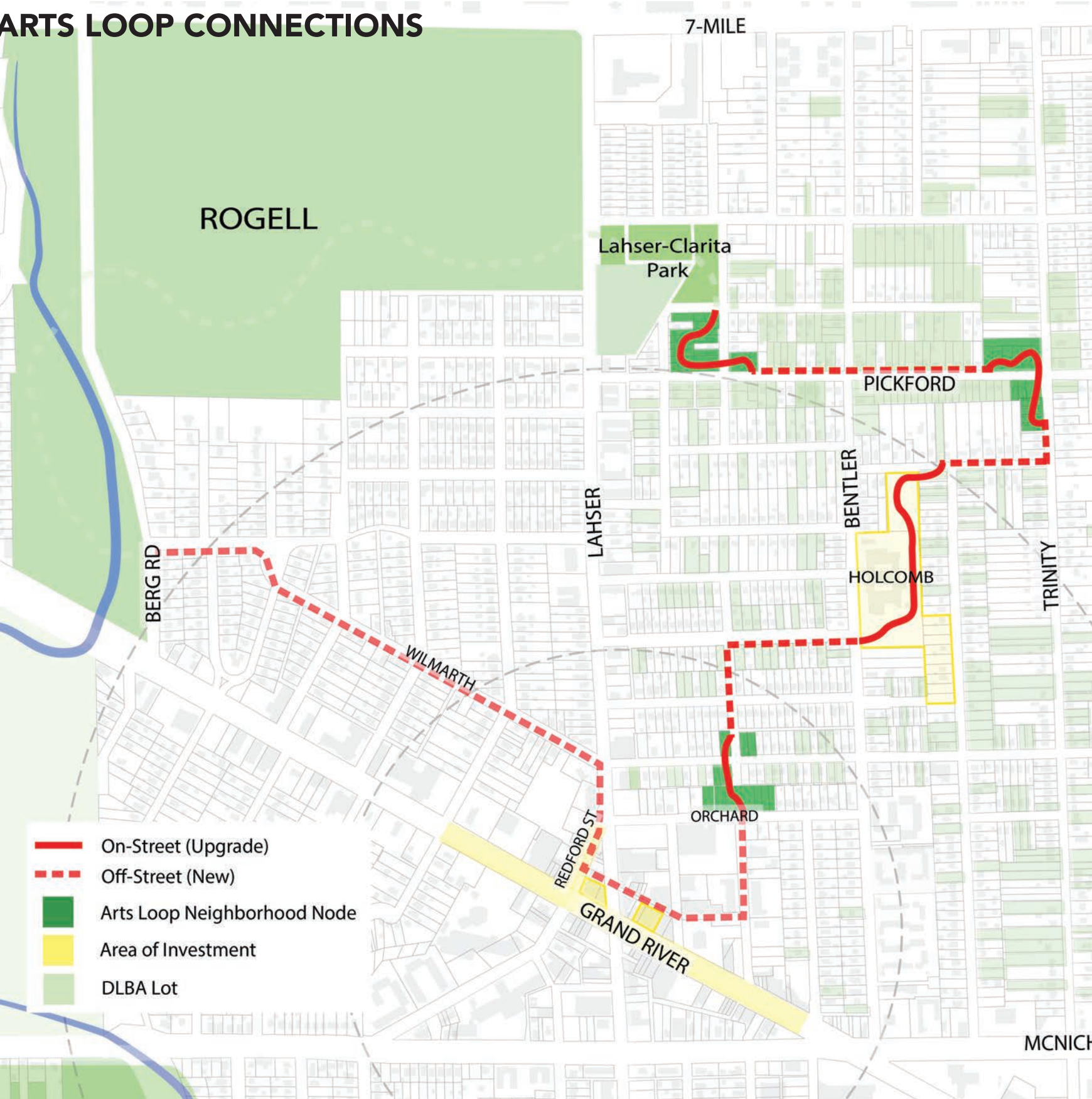
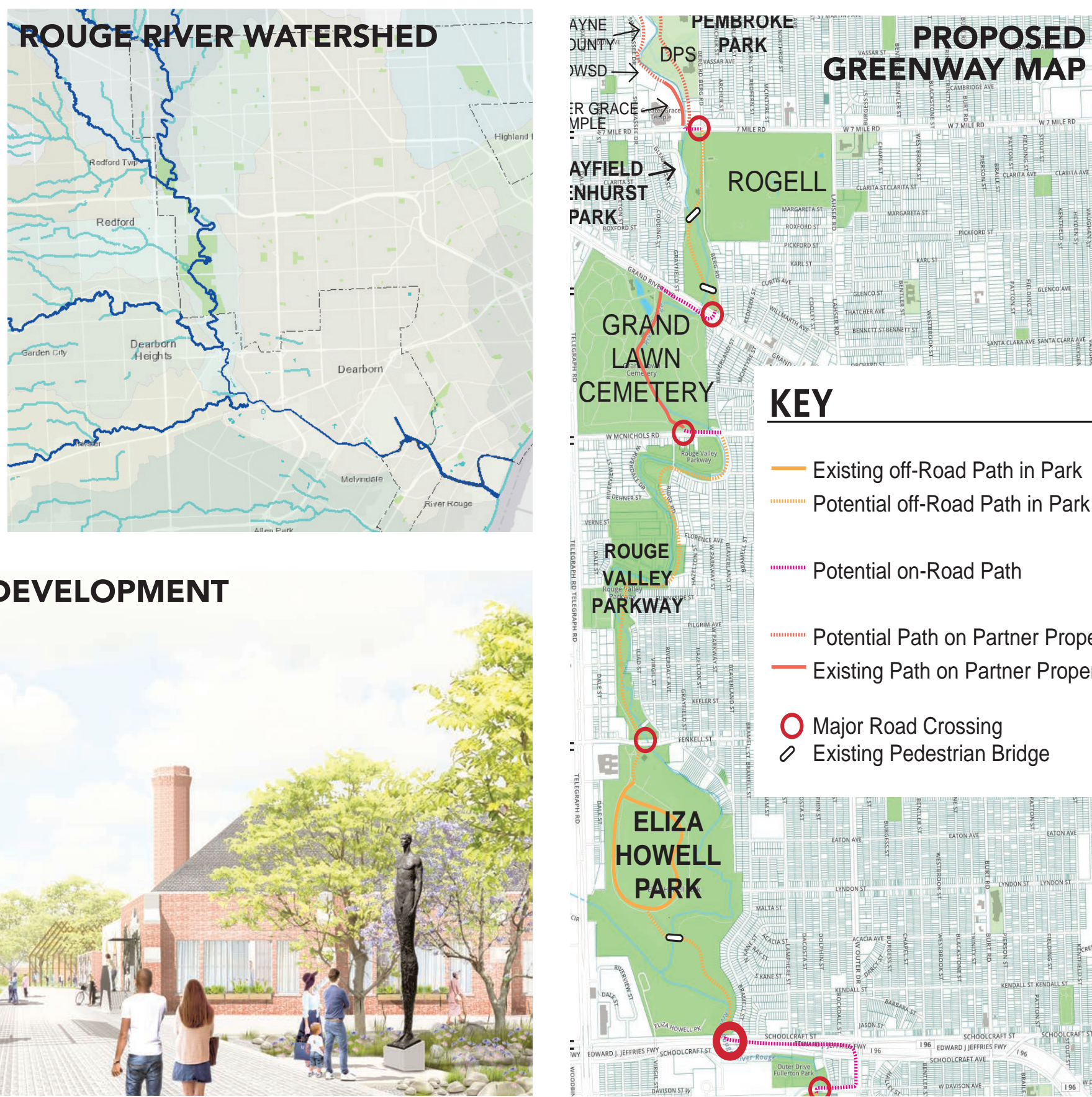
ROUGE RIVER GREENWAY VISION



“PARKS AND OPEN SPACE PROVIDE AN OPPORTUNITY TO BUILD CONNECTIONS WITHIN NEIGHBORHOODS.”

ROUGE RIVER

The Rouge River traverses some of the City's largest and most unique parks. A multi-use path is imagined to connect these parks and adjacent neighborhoods.

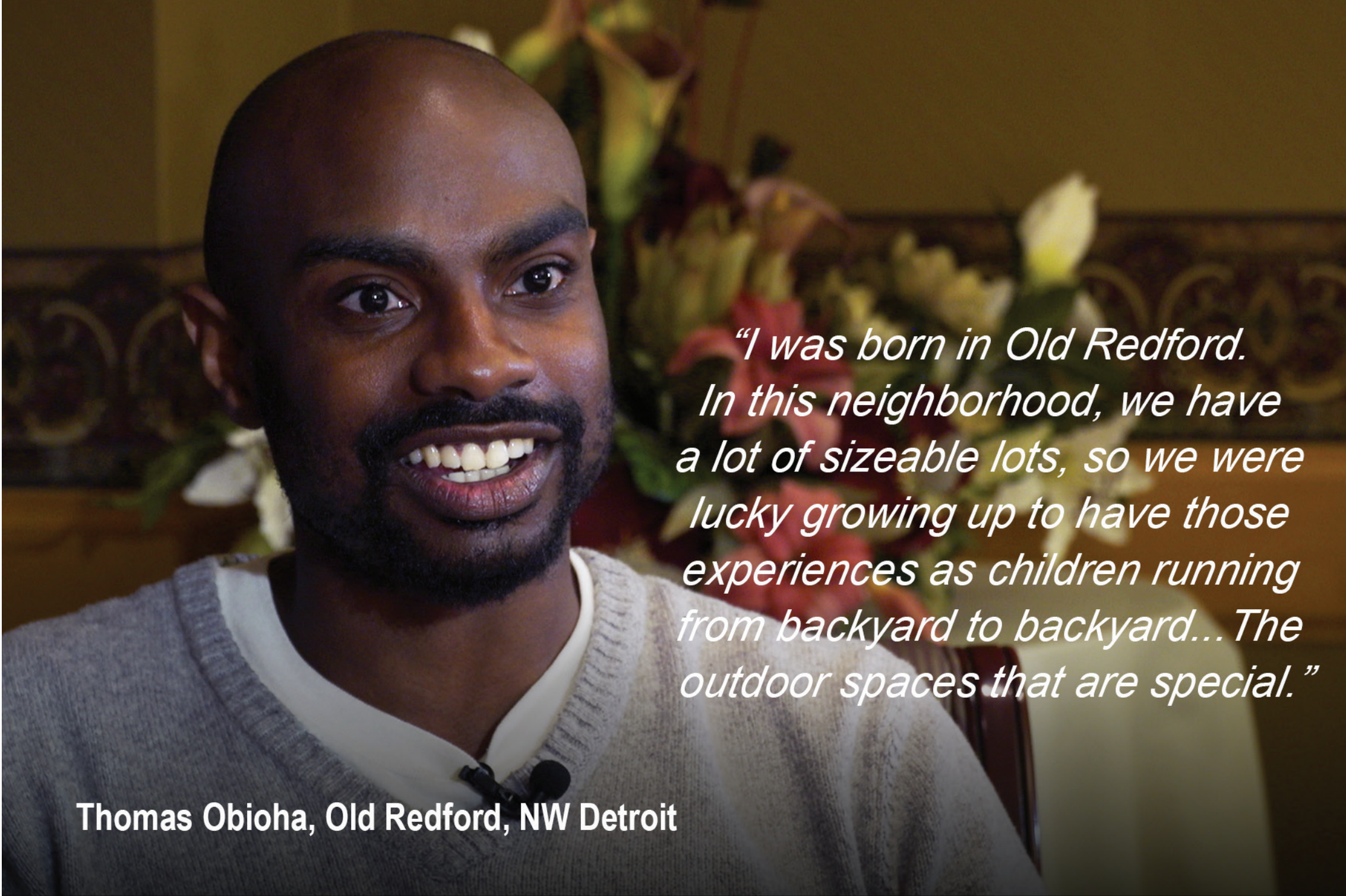
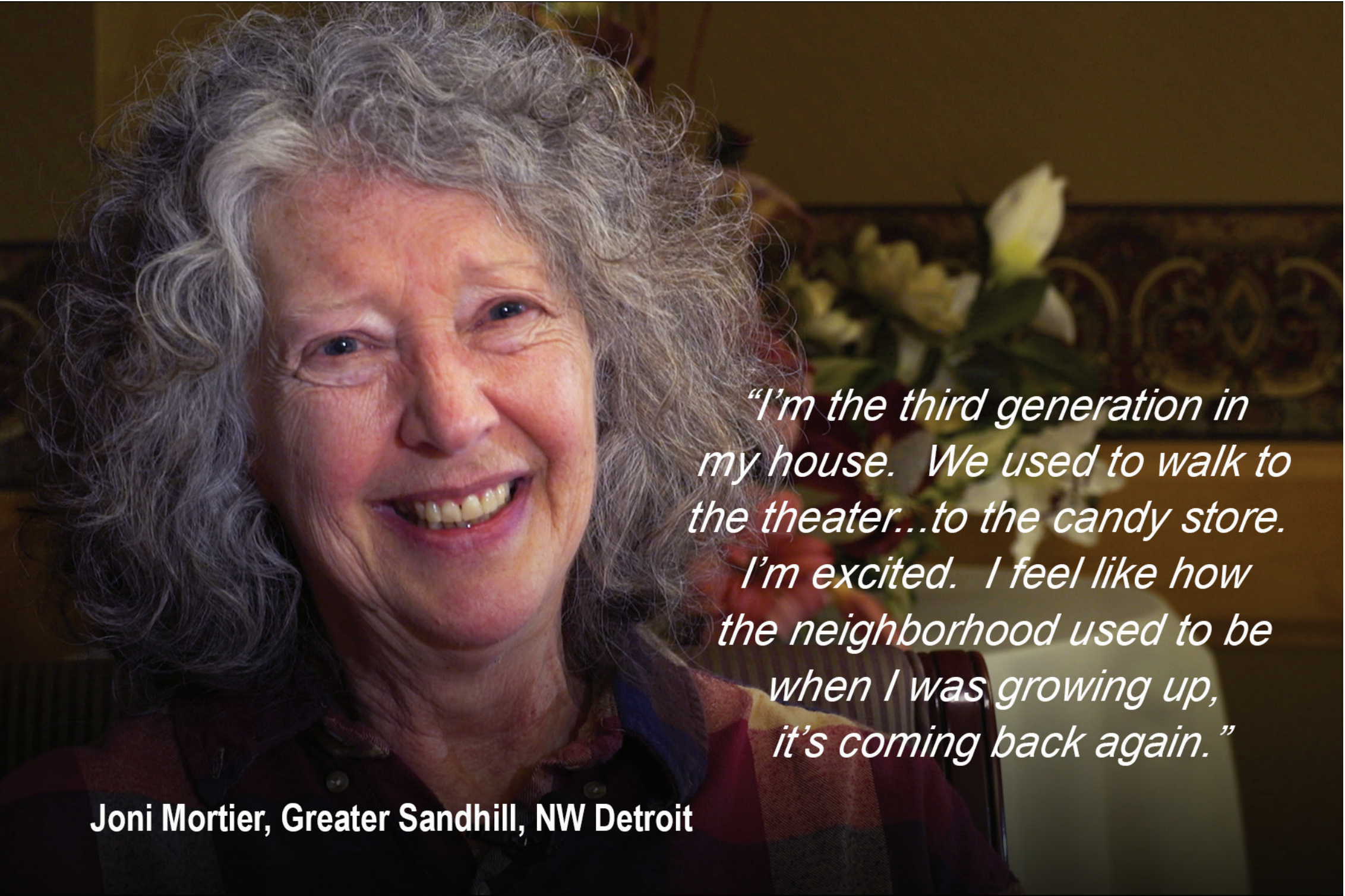


ART LOOP

The path concept reflects the growing artist and artisan community; connecting this important asset to other neighborhoods and the Rouge River greenway.



RESIDENT INTERVIEWS



STORYTELLING & HERITAGE

GRAND RIVER NORTHWEST



Redford Theater, Old Redford



Rouge River, Riverdale



Artist Village, Old Redford



Detroit Vegan Soul, Grandmont Rosedale



Sidewalk Festival, Old Redford



Former Holcomb Elementary School, Old Redford