



# ISLANDVIEW/GREATER VILLAGES

## NEAR TERM IMPLEMENTATION PLAN

### PROJECT OVERVIEW

The Islandview / Greater Villages Neighborhood Plan identifies a series of developments, projects, and initiatives that will work together to strengthen the neighborhood. This approach ensures community concerns are addressed in a comprehensive way and the neighborhood will be able to witness and experience transformative change. Near-term implementation efforts in the Islandview / Greater Villages Neighborhood Plan target investments for Parks and Open Land, Streets and Streetscape, Single-Family and Multi-Family Rehabilitation, Mixed-Use and Retail Development, and Greenways.

INVEST IN  
BUTZEL  
PLAYFIELD

3

STABILIZE  
HOMES AND  
NEIGHBORHOODS

1

CREATE  
APARTMENTS  
AND RETAIL  
SPACES

5



PROVIDE DIRECT  
ACCESS TO THE  
RIVERFRONT



IMPROVE  
KERCHEVAL  
AVENUE

4



INCREASE  
PEDESTRIAN  
SAFETY

2





# SINGLE-FAMILY & MULTI-FAMILY REHABILITATION

Preserving Affordability in the Neighborhood

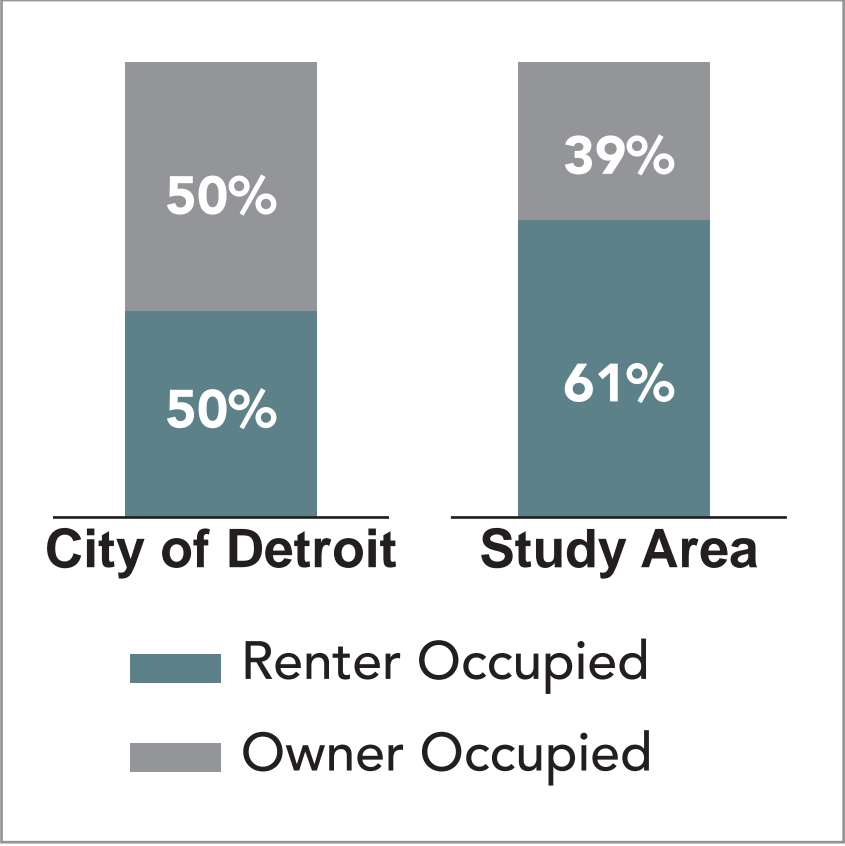
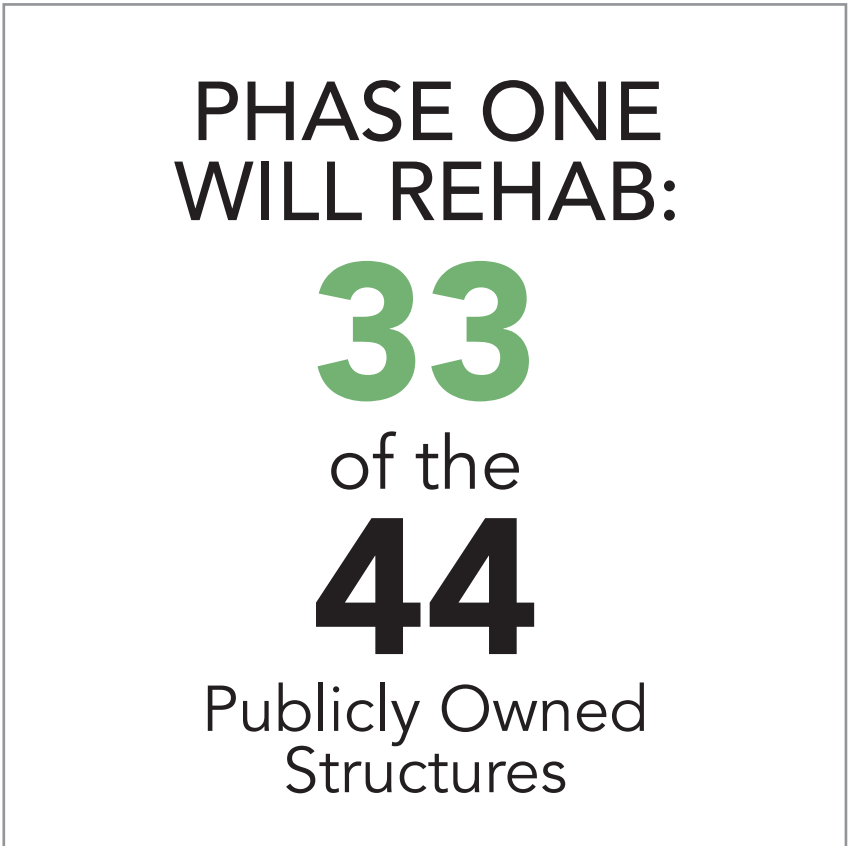


# NEIGHBORHOOD STABILIZATION

## ISLANDVIEW/GREATER VILLAGES

### PRESERVING HOUSING

The City has identified the area north of Butzel Playfield and Butzel Family Recreation Center, where the City owns a high concentration of homes and lots to begin its rehabilitation efforts. A request for proposals (RFP) will be issued to explore development recommendations that can secure affordable housing for the community. This neighborhood stabilization effort, in parallel with street improvements , targeted retail attraction, and reinvestment in parks and recreation spaces will support a more active and walkable neighborhood for Islandview/Greater Villages residents.





# RECREATION INVESTMENTS

Providing Amenities for all Age Groups



# BUTZEL PLAYFIELD

## REDESIGN AND CONSTRUCTION

### PARK IMPROVEMENTS

Butzel Playfield and the Butzel Family Recreation Center are well-known and beloved community amenities in the Islandview/Greater Villages planning area. Situated on almost an entire neighborhood block, this community destination is a valuable resource that currently deserves more visibility and prominence as a community destination. The City will be redesigning and improving Butzel Playfield's street entrances, outdoor spaces, recreation amenities, and landscape design to enhance park beauty and promote positive community and intergenerational interaction.

PLANT  
BEAUTIFUL  
LANDSCAPES



CREATE  
PROMINENT  
PARK  
ENTRANCES



EXPAND  
OUTDOOR  
ACTIVITIES



REINVEST IN  
NEIGHBORHOOD  
RECREATION



PROVIDE  
PLAYSCAPES  
FOR ALL AGES



# STREETSCAPE IMPROVEMENTS

Concept - Looking West on Kercheval at Van Dyke



## KERCHEVAL AVE

### REDESIGN AND CONSTRUCTION (BELLEVUE STREET TO FISCHER STREET)

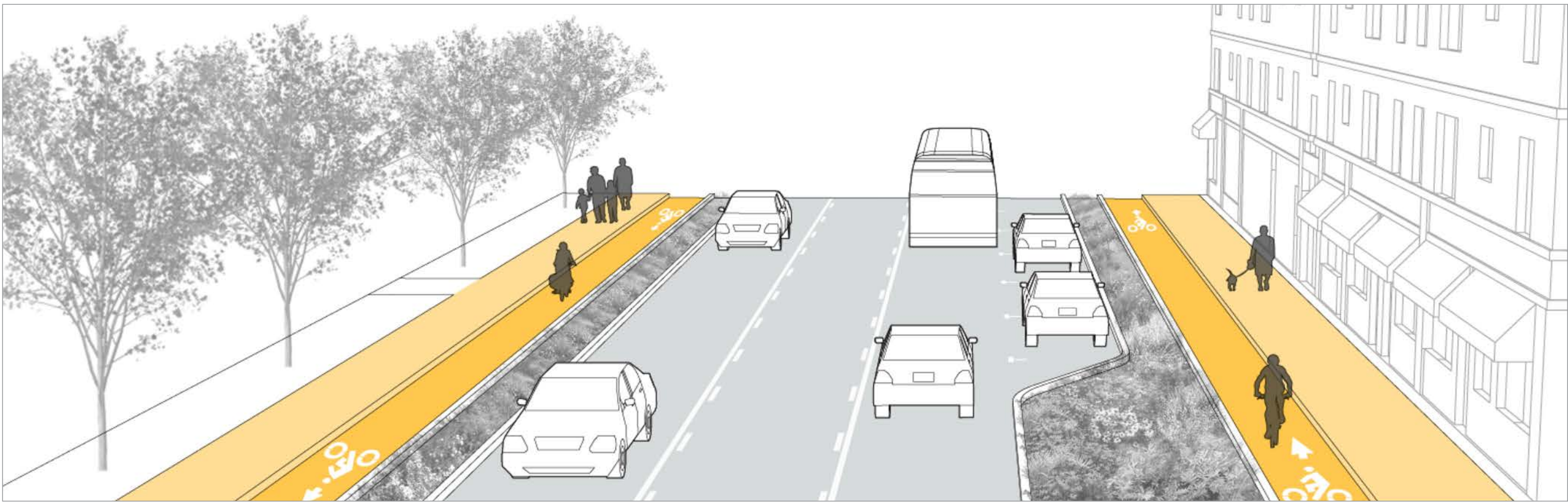
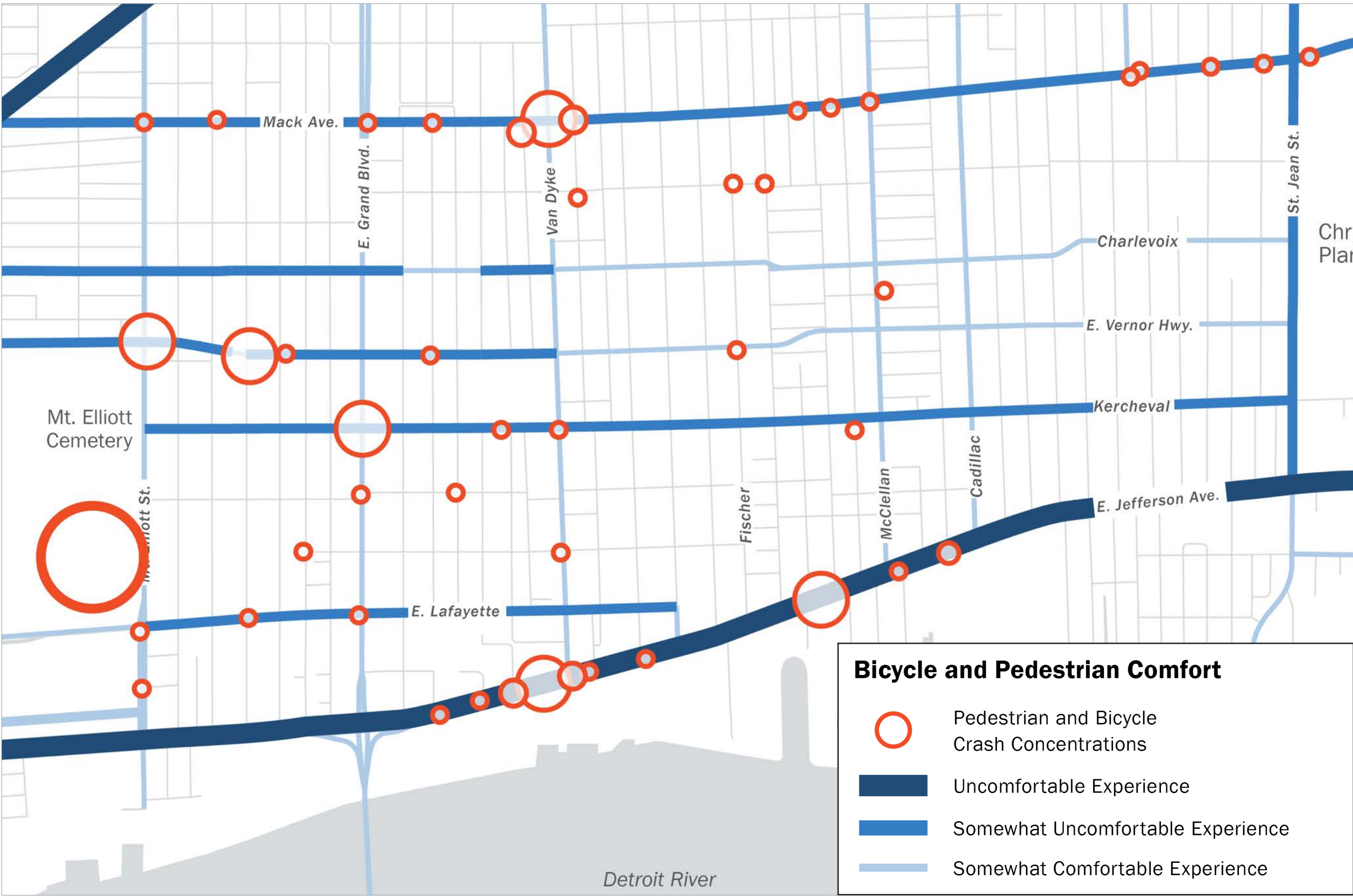
#### STREET UPGRADES

Kercheval Avenue serves residential neighborhoods, pockets of existing and emerging businesses, and new development. The City will be improving a one-mile segment of Kercheval to encourage slower traffic and a safer street environment for residents, neighborhood visitors, and non-motorized travel. Additionally, streetscape improvements will include design features that can create a beautiful corridor to encourage active sidewalk life, strengthen foot traffic for existing and new businesses, and boost community life at Butzel Playfield and Butzel Family Recreation Center.

IMPROVE  
PEDESTRIAN  
SAFETY



SHARE ROAD  
WITH NON-  
MOTORIZED  
TRAVELERS



CREATE A  
HEALTHY AND  
BEAUTIFUL  
CORRIDOR



SUPPORT  
WALKABLE  
LOCAL RETAIL

In 2016, Detroit was ranked as the **fifth most dangerous** city for pedestrians in America.





# CONNECTIVITY

Concept - Pathway Towards Jefferson Avenue Bridge

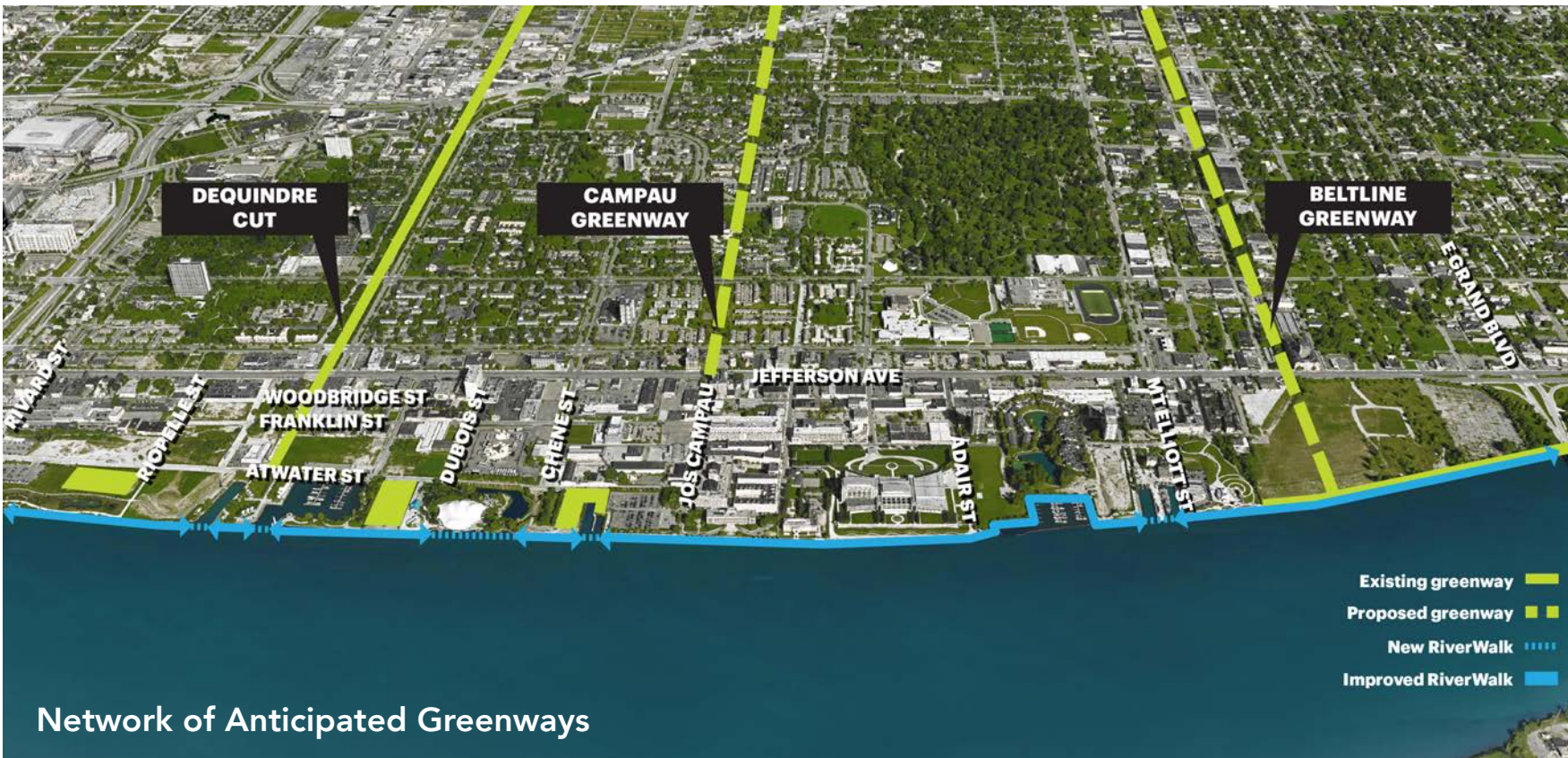


# BELTLINE GREENWAY

## PHASE ONE (LAFAYETTE TO DETROIT RIVER)

### CREATING CONNECTIONS

The City is moving forward on its commitment to provide greater access to the Riverfront through greenway initiatives like the Dequindre Cut, and recent plans for the Jos Campau Greenway. The Beltline Greenway will be the third greenway to be constructed, transforming a decommissioned rail line into a safe landscaped corridor connection from the Islandview/Greater Villages area to the Riverfront. Additionally, further phases of the Beltline Greenway will extend northbound to Kercheval Avenue and will connect to the State's existing Iron Belle Trail and strengthen Michigan's network of trails and accessible community destinations.





VIBRANT CORRIDORS

Concept - NE Corner of Kercheval & Van Dyke



DEVELOPMENT OPPORTUNITY

MIXED-USE DEVELOPMENT & RETAIL

INCREASING NEIGHBORHOOD DENSITY

To reinforce current development momentum, the City and the Detroit Economic Growth Corporation will be targeting mixed-use and retail investments along Kercheval Avenue where existing retail and commercial activity is currently on the rise. Specifically, the City will be working with private commercial property owners to encourage the rehabilitation of existing structures, explore new mixed-use development on underutilized open land, and target retail recruitment efforts to ensure businesses meet community needs. Alongside these efforts, proposed streetscape upgrades on Kercheval will promote better neighborhood walkability.



Existing - NW Corner of Kercheval & Van Dyke



Development Concept - NW Corner of Kercheval & Van Dyke

PROMOTE  
DENSITY ALONG  
THE CORRIDOR

Support  
Neighborhood  
MERCHANDISING

Types: Apparel, Books  
& Music, Electronics/  
Home Furnishing

Support  
Neighborhood  
GOODS &  
SERVICES

Types: Grocery Retail,  
Drug Stores, Pharmacies

CREATE MORE  
MULTI-FAMILY  
HOUSING

Support  
Neighborhood  
FOOD &  
BEVERAGE

Types: Bakeries, Coffee  
Shops, Take-Out  
Restaurants

SUPPORT  
NEIGHBORHOOD  
RETAIL



Existing - NW Corner of Kercheval & Van Dyke



Design Concept - NW Corner of Kercheval & Van Dyke

Mixed Use Concept

54 Housing Units  
20-40% Affordable  
10,000 SF Retail