

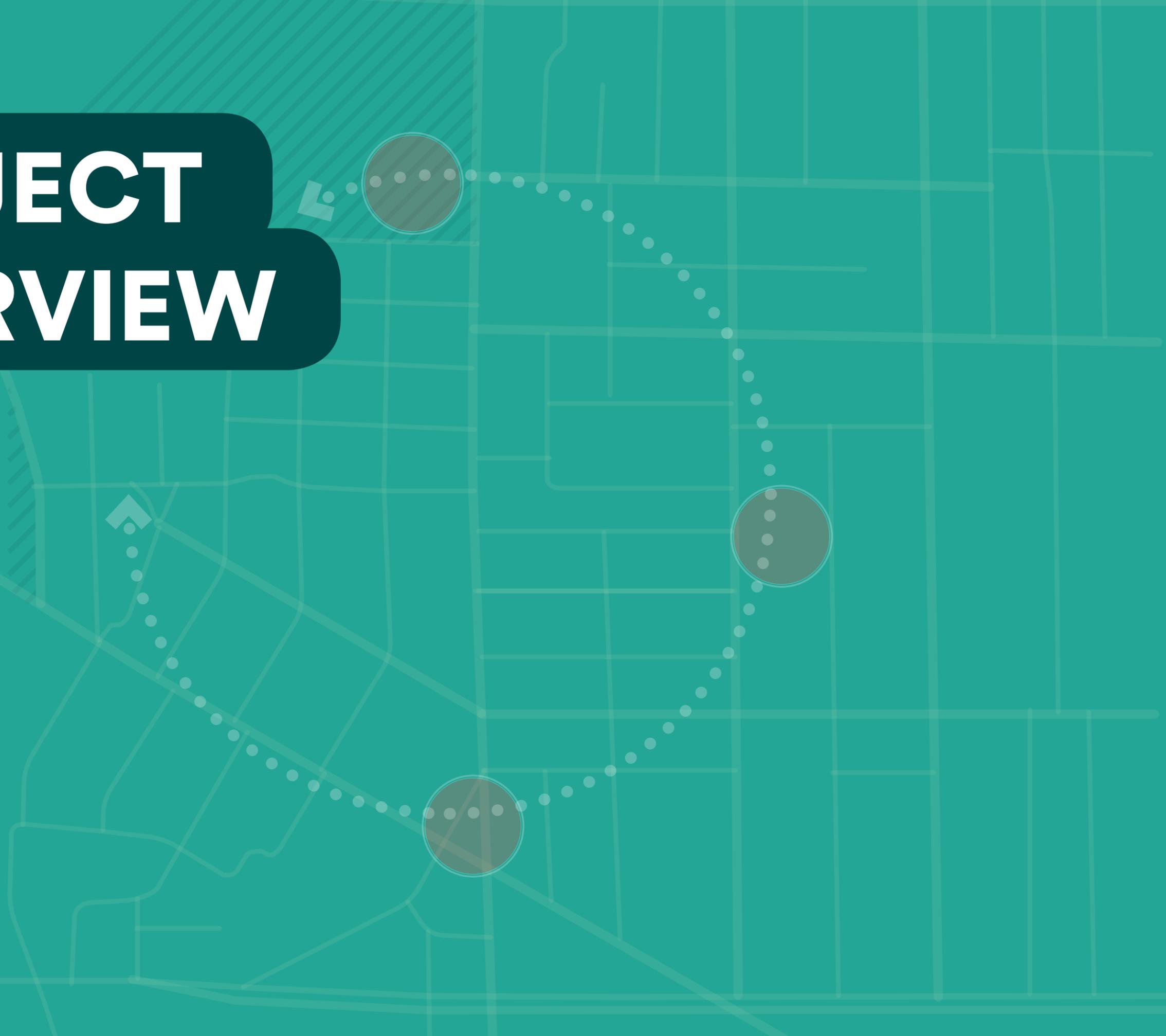


OLD REDFORD NEIGHBORHOOD

[LINK](#)



PROJECT OVERVIEW



LINK PROJECT GOALS



STABILIZE

TAKE STEPS TOWARDS
A BLIGHT-FREE
NEIGHBORHOOD



SUPPORT

SUPPORT EXISTING AND
NEW BUSINESSES



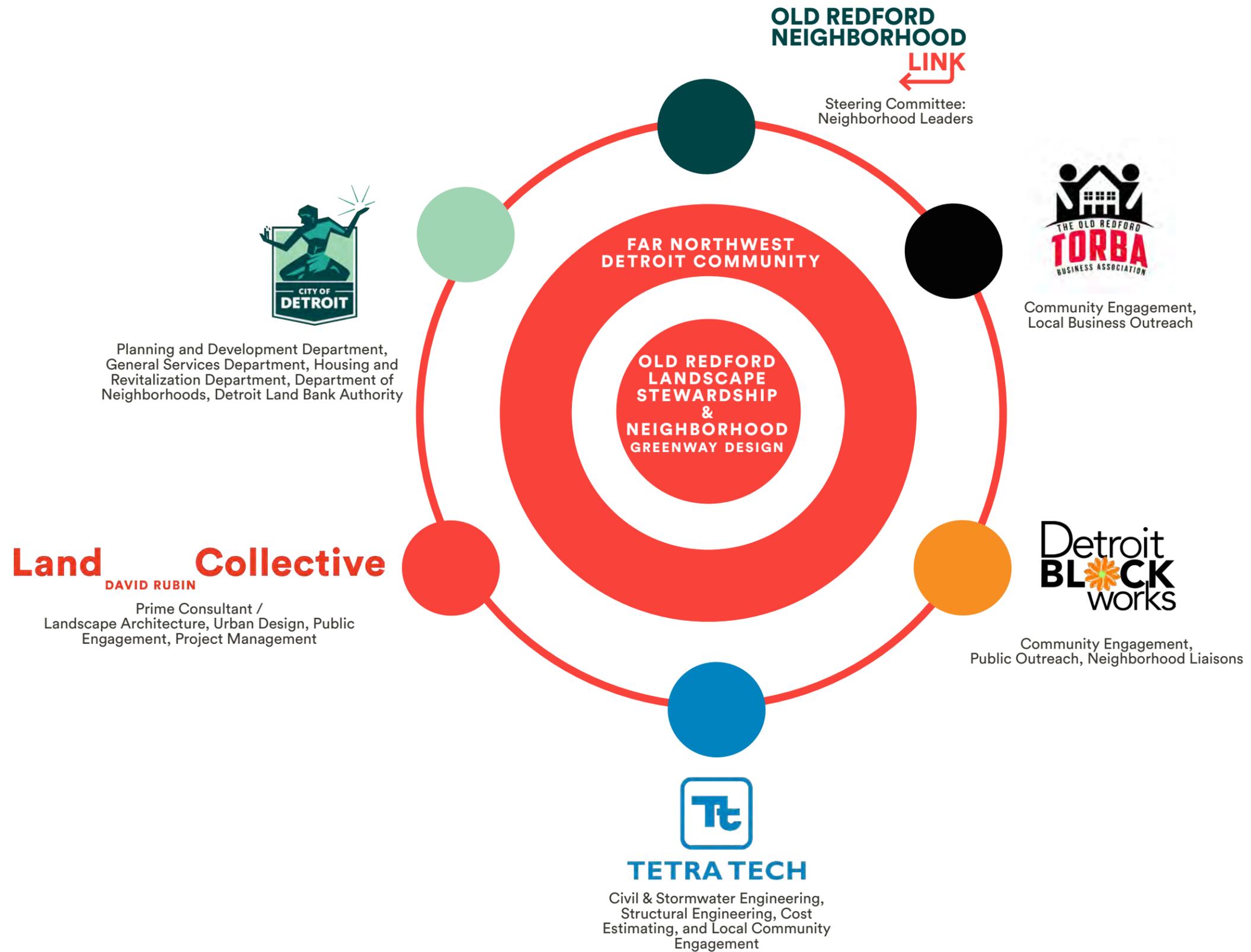
CONNECT

IMPROVE NEIGHBORHOOD
CONNECTIVITY TO
EXISTING ASSETS

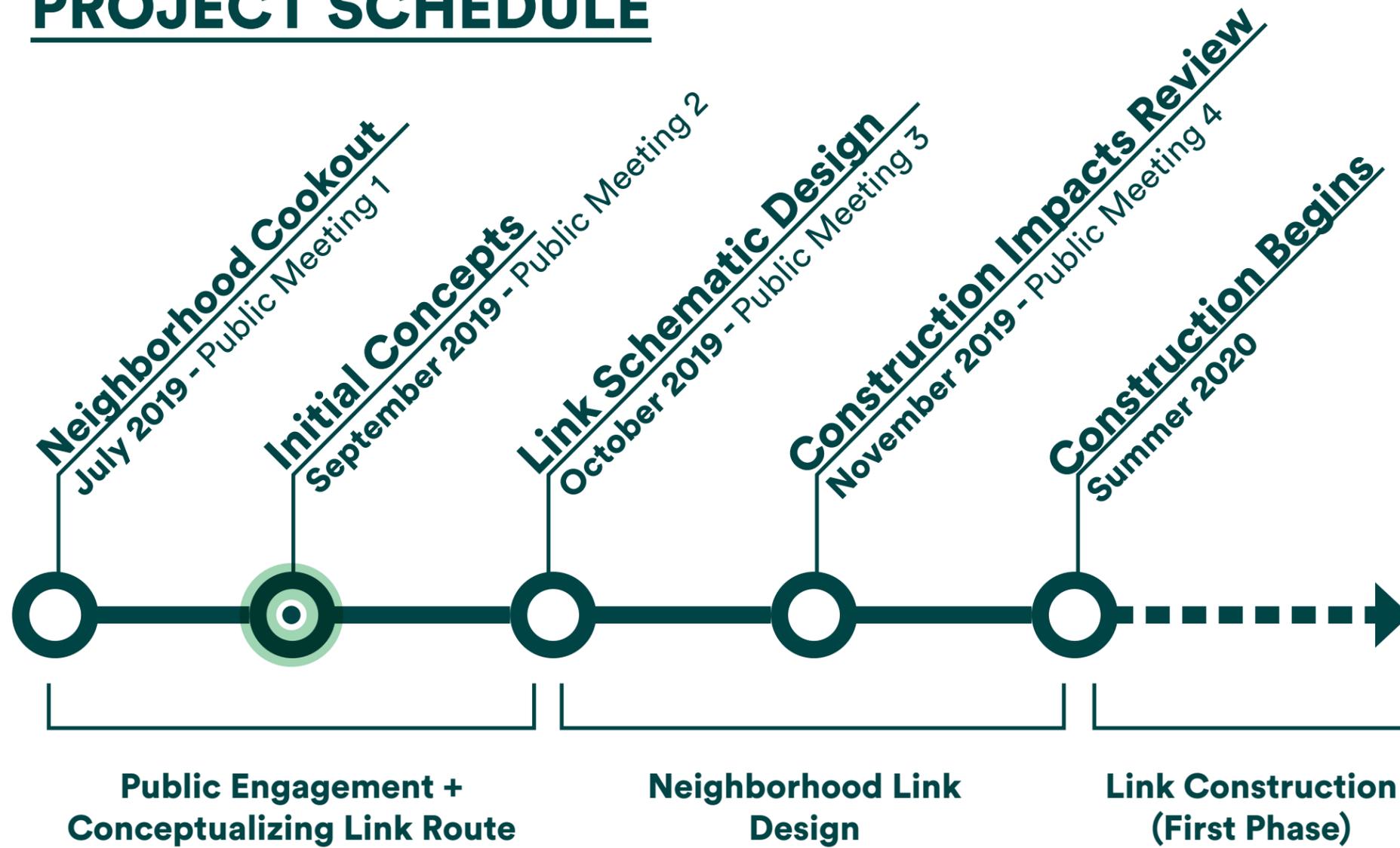


CELEBRATE

CELEBRATE LOCAL ARTS
AND CULTURE



PROJECT SCHEDULE



OLD REDFORD UPDATES

Parks & Open Space

- Rogell Park Development
- MSU Extension Houghton

Streetscape

- Grand River Avenue

Single Family Stabilization

- 15 houses under rehab
- 9 houses completed

Commercial / Retail

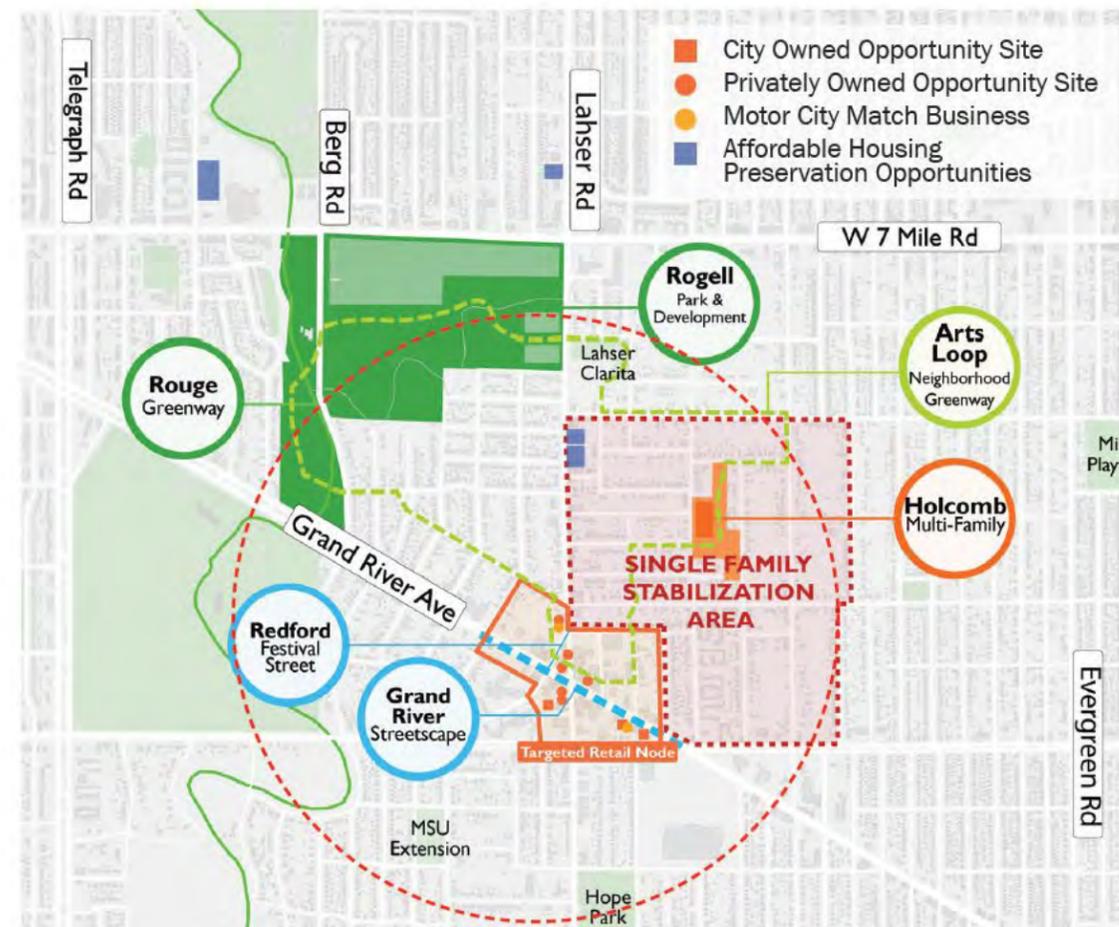
- Design Center in a Box
- Obama Building Rehab



Old Redford

NEAR-TERM ACTION PLAN

Grandmont Rosedale



WHAT WE HEARD



AMENITIES PREFERENCE VOTING

WHAT'S IMPORTANT?



LIGHTING



PLAYGROUNDS &
RECREATION



SINGLE-FAMILY
HOUSING



LOVE / BREAK-UP LETTERS

WHAT'S GREAT ABOUT OLD REDFORD?

- ♥ COMMUNITY
- ♥ LOCAL BUSINESSES & WALKABILITY

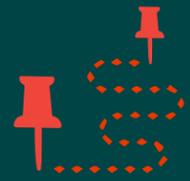
WHAT'S FRUSTRATING ABOUT OLD REDFORD?

- ♥ CRIME
- ♥ LACK OF INVESTMENT IN TRANSPORTATION INFRASTRUCTURE



PATH ROUTING

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

 OVERLAP ON GRAND RIVER AVE AND LASHER ST.



PERSONAL MAPPING

FLAG SIGNIFICANT SPOTS ON THE MAP



**FARM CITY:
DEMONSTRATION FOR
WATER CATCHMENTS**



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



**DOWNTOWN: GROW THE
BUSINESS COMMUNITY**



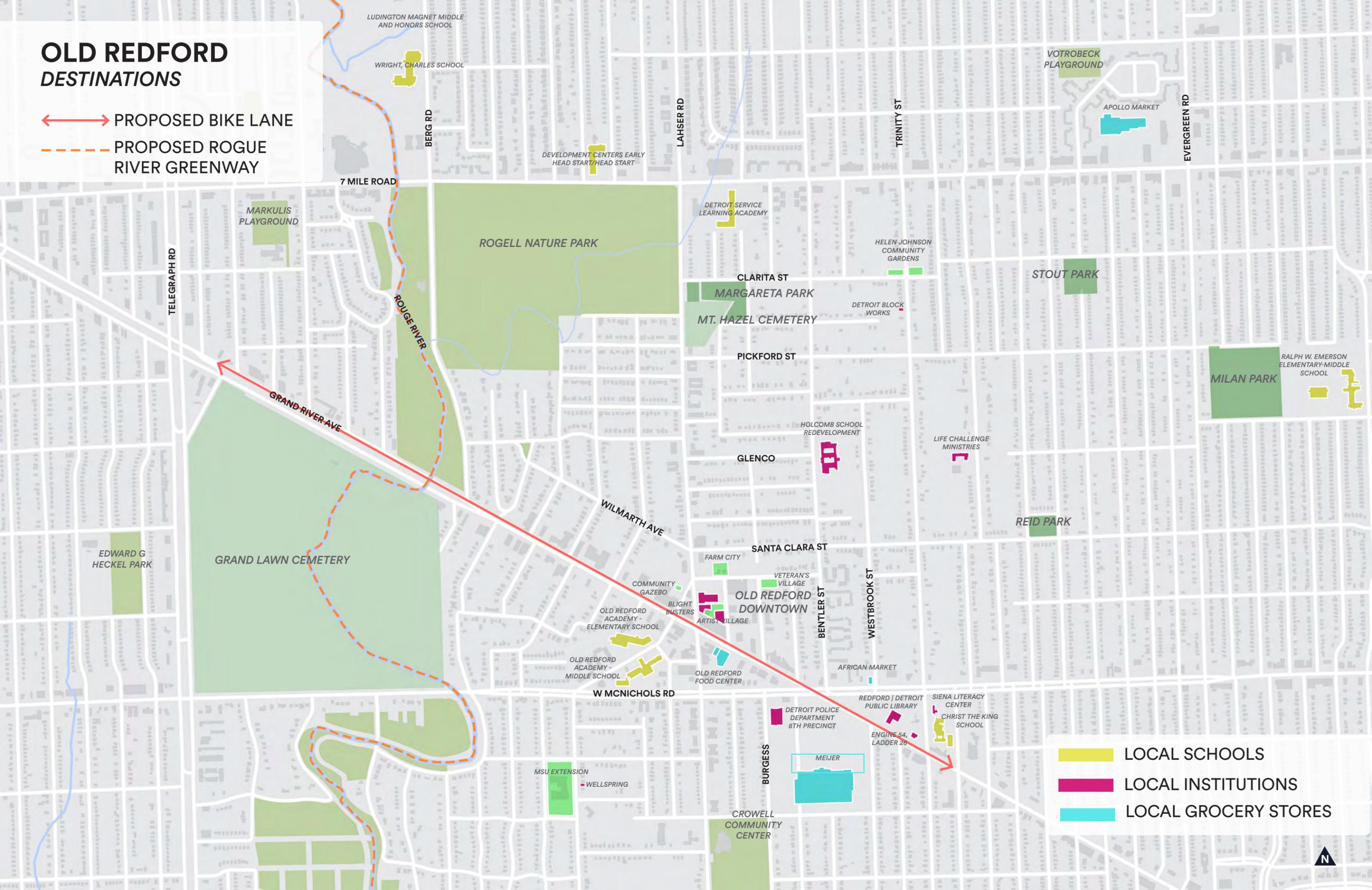
EXISTING CONDITIONS



OLD REDFORD DESTINATIONS

←→ PROPOSED BIKE LANE

- - - PROPOSED ROGUE RIVER GREENWAY



- LOCAL SCHOOLS
- LOCAL INSTITUTIONS
- LOCAL GROCERY STORES



LUDINGTON MAGNET MIDDLE AND HONORS SCHOOL

WRIGHT, CHARLES SCHOOL

DEVELOPMENT CENTERS EARLY HEAD START/HEAD START

DETROIT SERVICE LEARNING ACADEMY

HELEN JOHNSON COMMUNITY GARDENS

DETROIT BLOCK WORKS

HOLCOMB SCHOOL REDEVELOPMENT

LIFE CHALLENGE MINISTRIES

COMMUNITY GAZEBO

BLIGHT BUSTERS

OLD REDFORD ACADEMY - ELEMENTARY SCHOOL

OLD REDFORD ACADEMY - MIDDLE SCHOOL

OLD REDFORD FOOD CENTER

DETROIT POLICE DEPARTMENT 8TH PRECINCT

REDFORD | DETROIT PUBLIC LIBRARY

ENGINE 54, LADDER 26

SIENA LITERACY CENTER

CHRIST THE KING SCHOOL

MSU EXTENSION

WELLSPRING

CROWELL COMMUNITY CENTER

MEIJER

AFRICAN MARKET

MARKULIS PLAYGROUND

ROGELL NATURE PARK

CLARITA ST
MARGARETA PARK

MT. HAZEL CEMETERY

STOUT PARK

MILAN PARK

RALPH W. EMERSON ELEMENTARY-MIDDLE SCHOOL

REID PARK

EDWARD G HECKEL PARK

GRAND LAWN CEMETERY

OLD REDFORD DOWNTOWN

VETERAN'S VILLAGE

FARM CITY

SANTA CLARA ST

GLENCO

PICKFORD ST

CLARITA ST

DETROIT SERVICE LEARNING ACADEMY

LAHSER RD

TRINITY ST

EVERGREEN RD

7 MILE ROAD

BERG RD

TELEGRAPH RD

ROUGE RIVER

GRAND RIVER AVE

WILMARTH AVE

BENTLER ST

WESTBROOK ST

W MCNICHOLS RD

BURGESS

OLD REDFORD PARK ACCESS - 5 MIN WALK



5 MIN. WALK

10 MIN. WALK

5 minute walk
represented by a radius
measuring 1/4 of a mile

OLD REDFORD LOCAL PARKS & AMENITIES



ROGELL NATURE PARK
(NATURAL AREA, FENCED)



MARGARETA PARK
(A BASKETBALL COURT IN NEED OF RESURFACING,
OPEN FIELD)



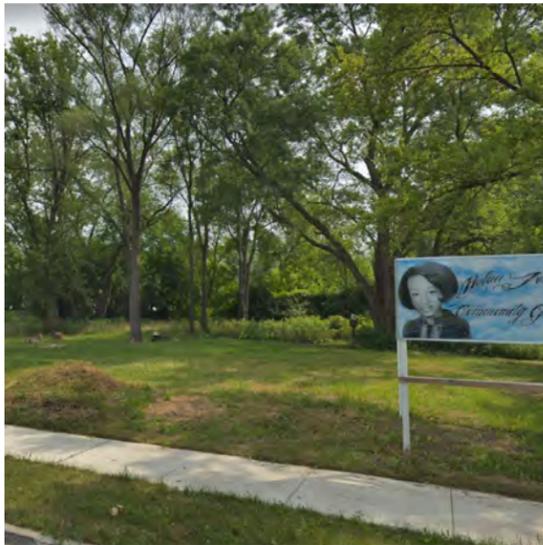
STOUT PARK
(GRID OF YOUNG TREES & LAWN)



REID PARK
(MATURE TREE CANOPY,
BOULDERS, LAWN)



MILAN PLAY FIELD
(PLAY STRUCTURE, ASPHALT WALKING
TRAIL, NEW SHELTER, PLAY FIELD)



**HELEN JOHNSON
COMMUNITY GARDENS**
(COMMUNITY STARTED & MAINTAINED WITH
RAISED BEDS, PICNIC TABLE)



FARM CITY
(COMMUNITY STARTED & MAINTAINED
WITH RAISED BEDS & YOUNG ORCHARD)



VETERAN'S VILLAGE
(COMMUNITY STARTED & MAINTAINED
WITH RAISED BEDS & SHED)



GAZEBO
(ARTISTIC SHADE STRUCTURE)



ARTIST VILLAGE
(A CREATIVE HUB: HOSTS LIVE MUSIC, POETRY
JAMS, CHURCH SERVICE, SUMMER ART CAMPS, AND
ADDITIONAL COMMUNITY EVENTS
THROUGHOUT THE YEAR)

OLD REDFORD SIDEWALK ANALYSIS

-  FUTURE BIKEWAYS
-  NO SIDEWALK
-  NEEDS REPAIR
-  FAIR/FUNCTIONAL CONDITION
-  GOOD CONDITION



Curb cuts and lack of curb create a disjointed pedestrian experience

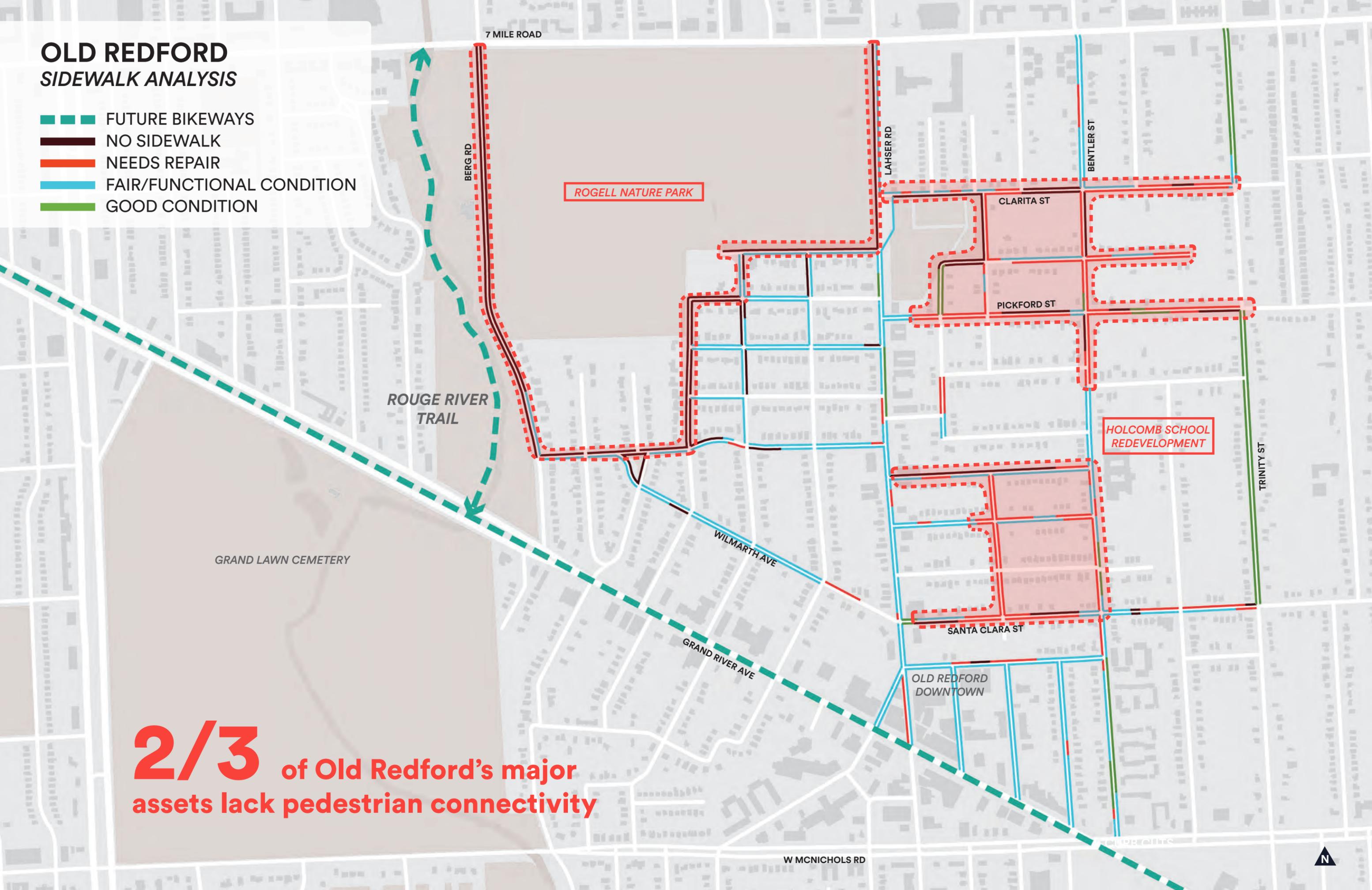
W MCNICHOLS RD

CURB CUTS



OLD REDFORD SIDEWALK ANALYSIS

-  FUTURE BIKEWAYS
-  NO SIDEWALK
-  NEEDS REPAIR
-  FAIR/FUNCTIONAL CONDITION
-  GOOD CONDITION



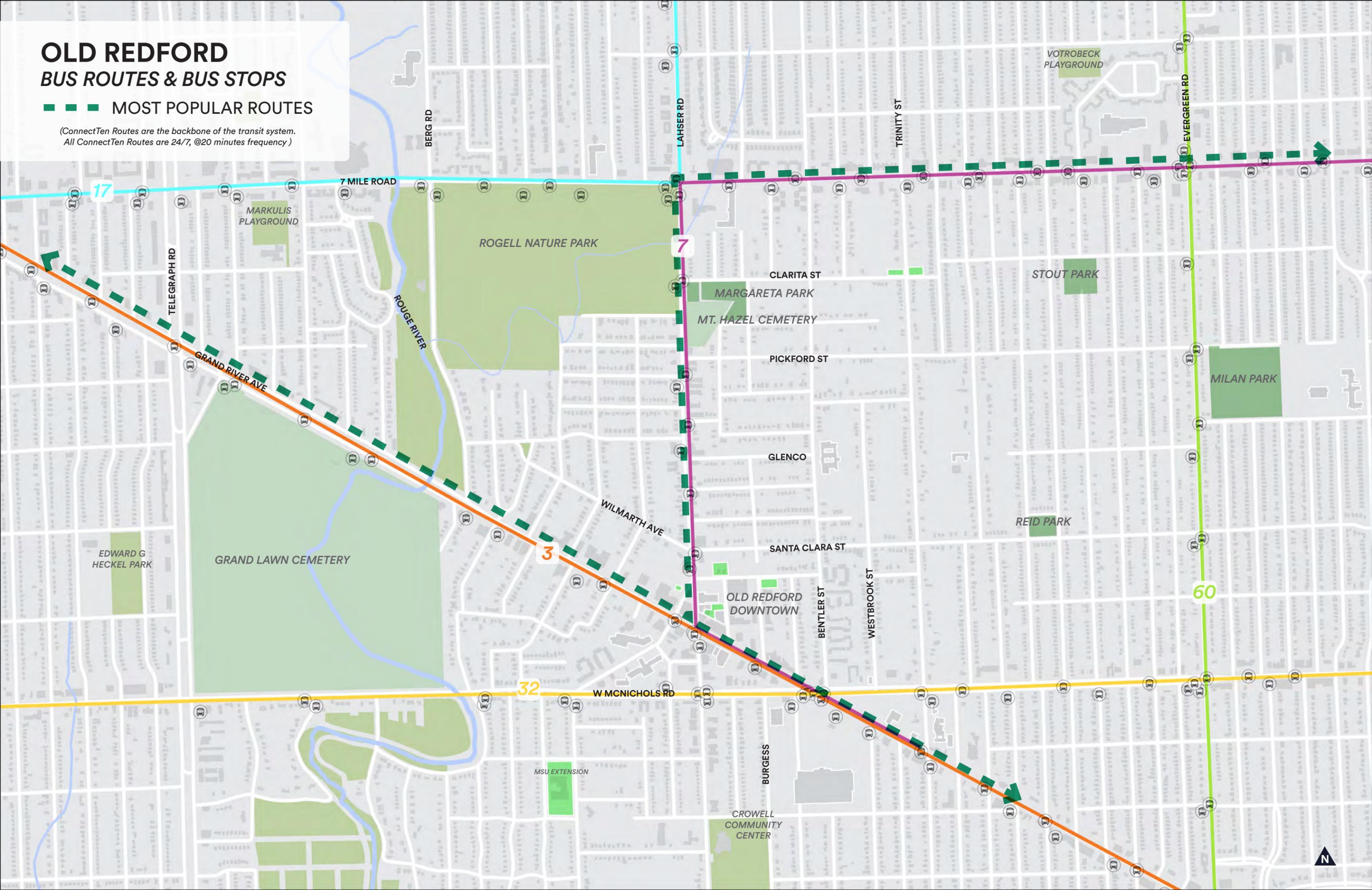
2/3 of Old Redford's major
assets lack pedestrian connectivity



OLD REDFORD BUS ROUTES & BUS STOPS

— — — — — MOST POPULAR ROUTES

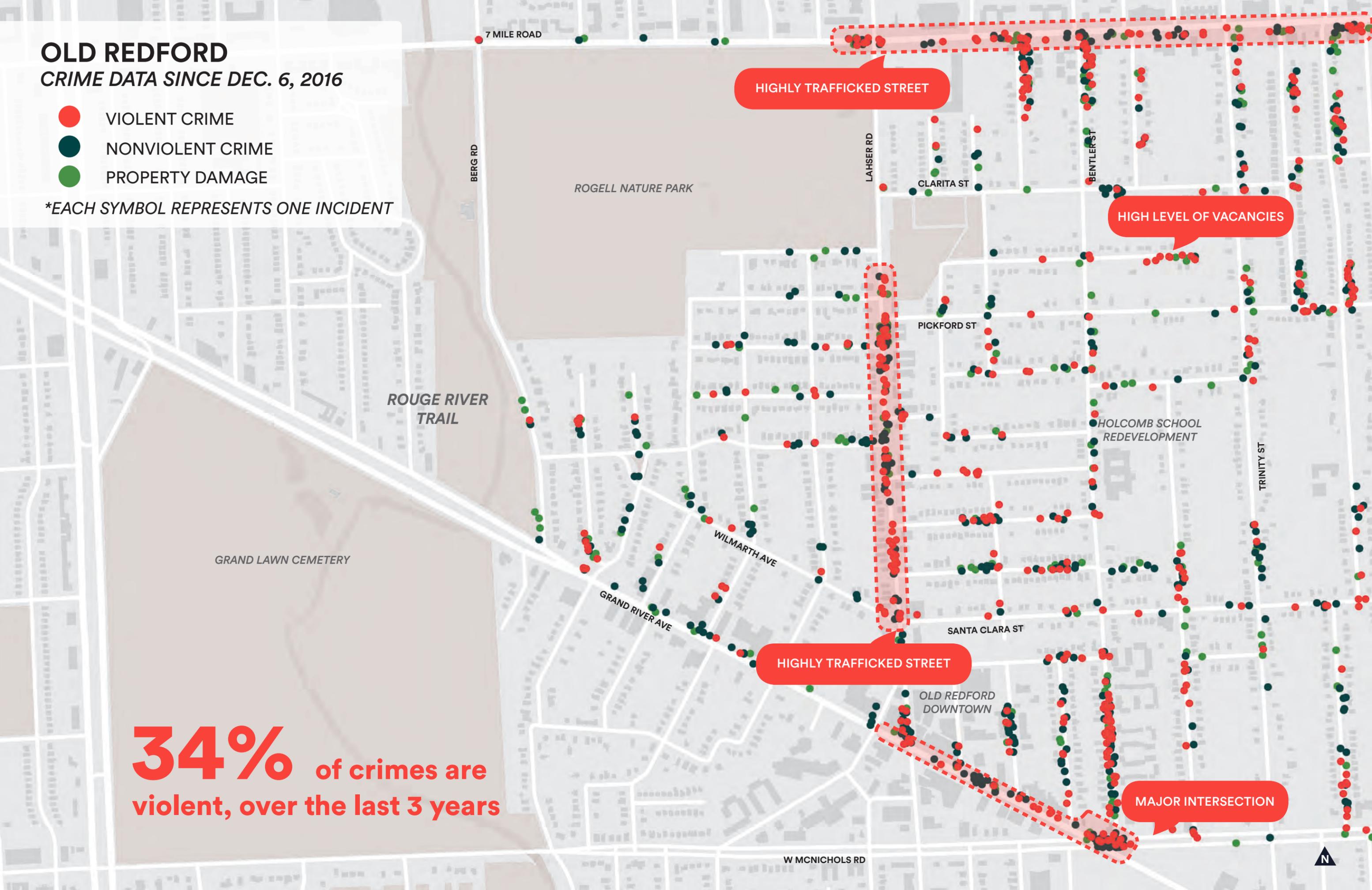
(ConnectTen Routes are the backbone of the transit system.
All ConnectTen Routes are 24/7, @20 minutes frequency)



OLD REDFORD CRIME DATA SINCE DEC. 6, 2016

- VIOLENT CRIME
- NONVIOLENT CRIME
- PROPERTY DAMAGE

*EACH SYMBOL REPRESENTS ONE INCIDENT



34% of crimes are violent, over the last 3 years



PROJECT GOALS



LINK PROJECT GOALS



STABILIZE

TAKE STEPS TOWARDS
A BLIGHT-FREE
NEIGHBORHOOD



SUPPORT

SUPPORT EXISTING AND
NEW BUSINESSES



CONNECT

IMPROVE NEIGHBORHOOD
CONNECTIVITY TO
EXISTING ASSETS

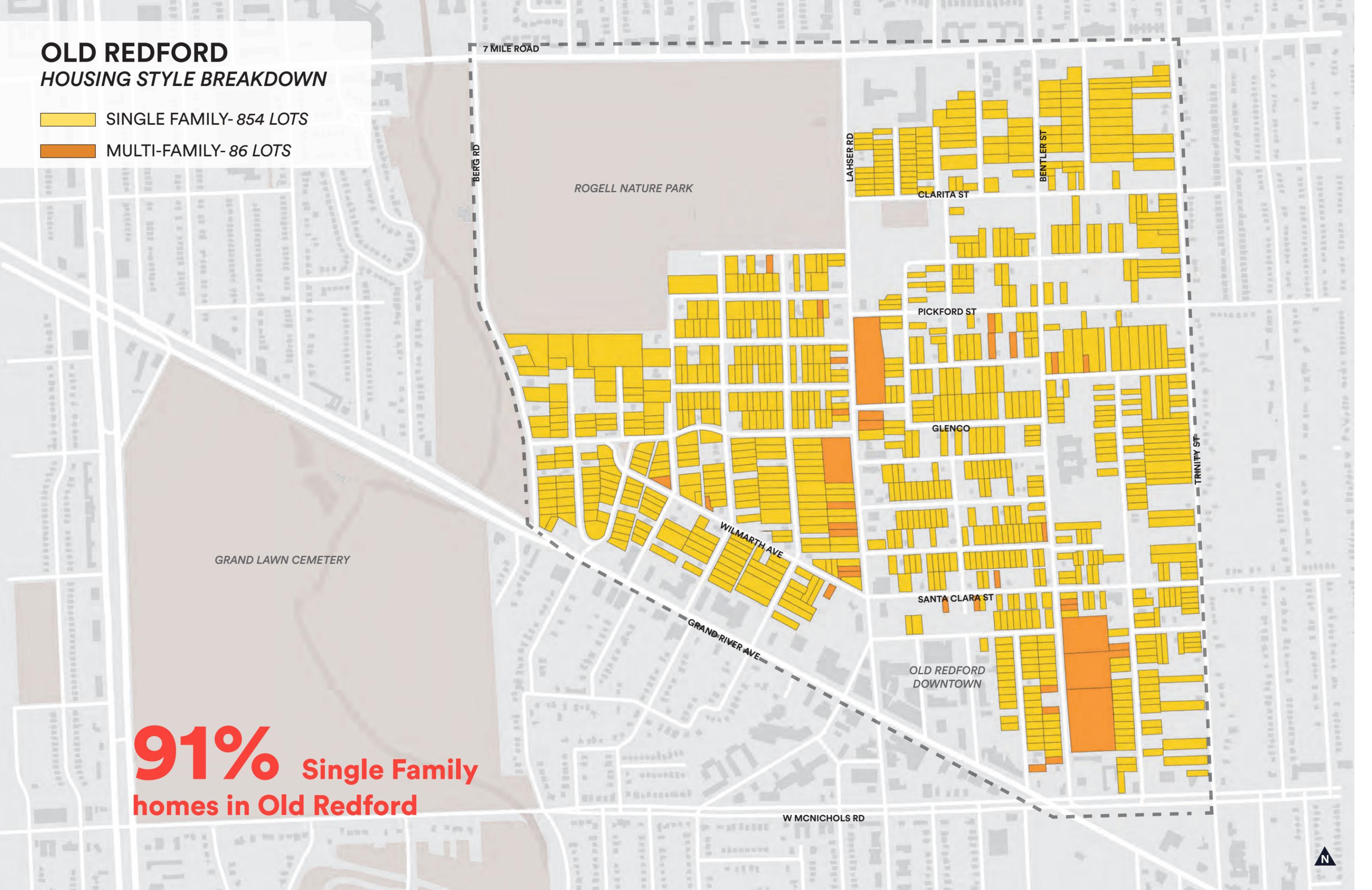


CELEBRATE

CELEBRATE LOCAL ARTS
AND CULTURE

OLD REDFORD HOUSING STYLE BREAKDOWN

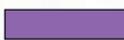
-  SINGLE FAMILY- 854 LOTS
-  MULTI-FAMILY- 86 LOTS

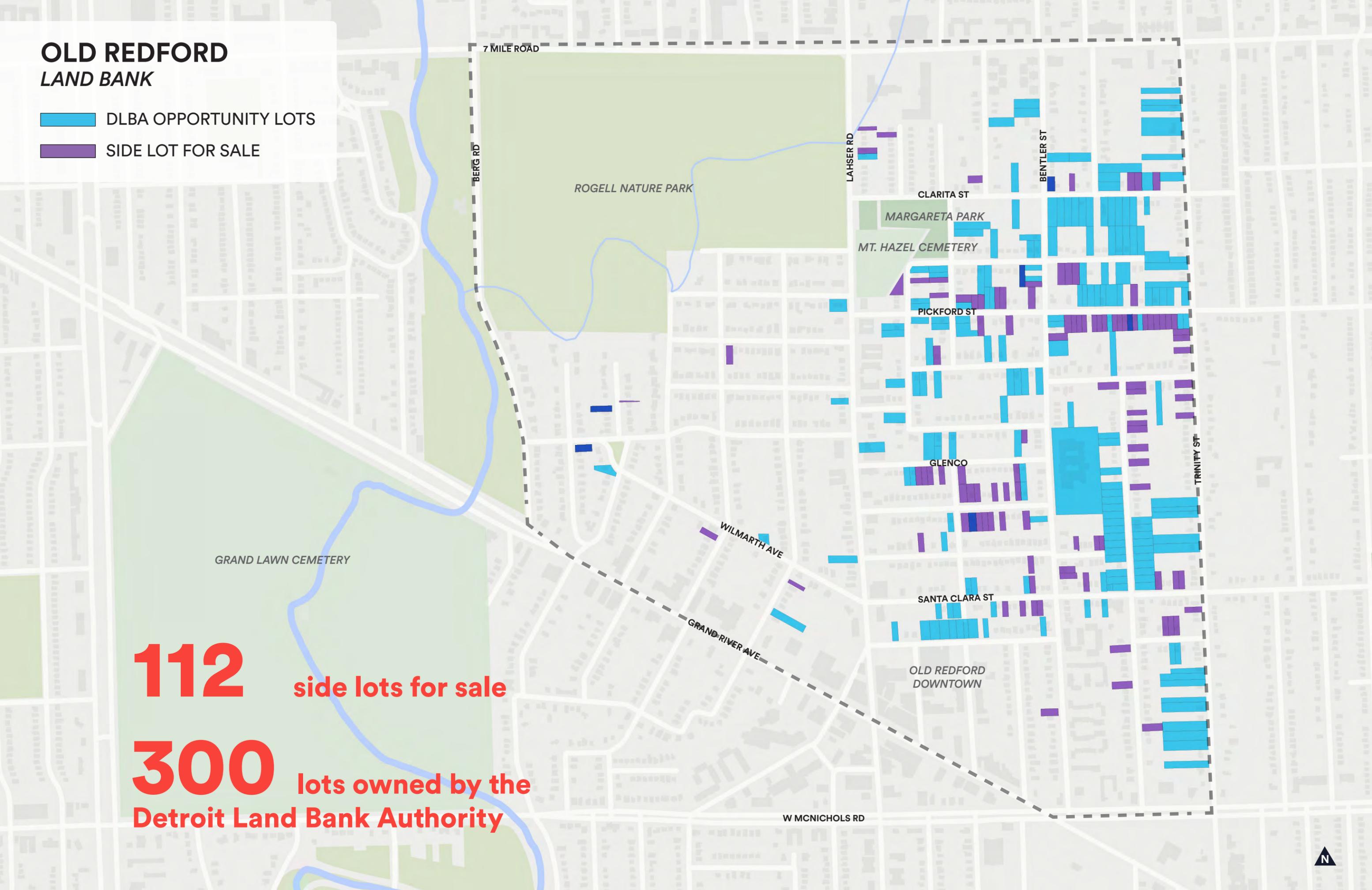


91% Single Family
homes in Old Redford



OLD REDFORD LAND BANK

-  DLBA OPPORTUNITY LOTS
-  SIDE LOT FOR SALE

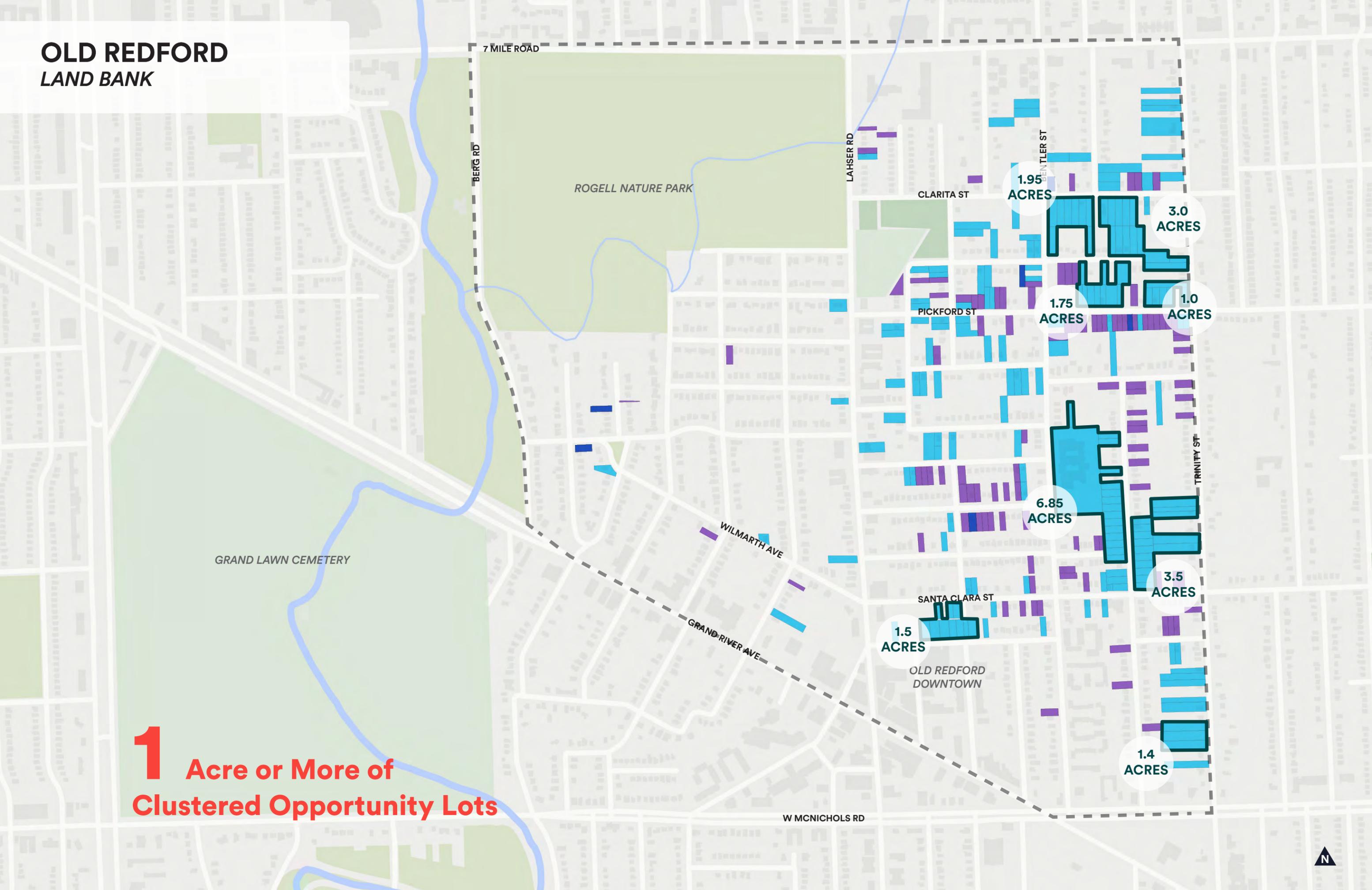


112 side lots for sale

300 lots owned by the
Detroit Land Bank Authority



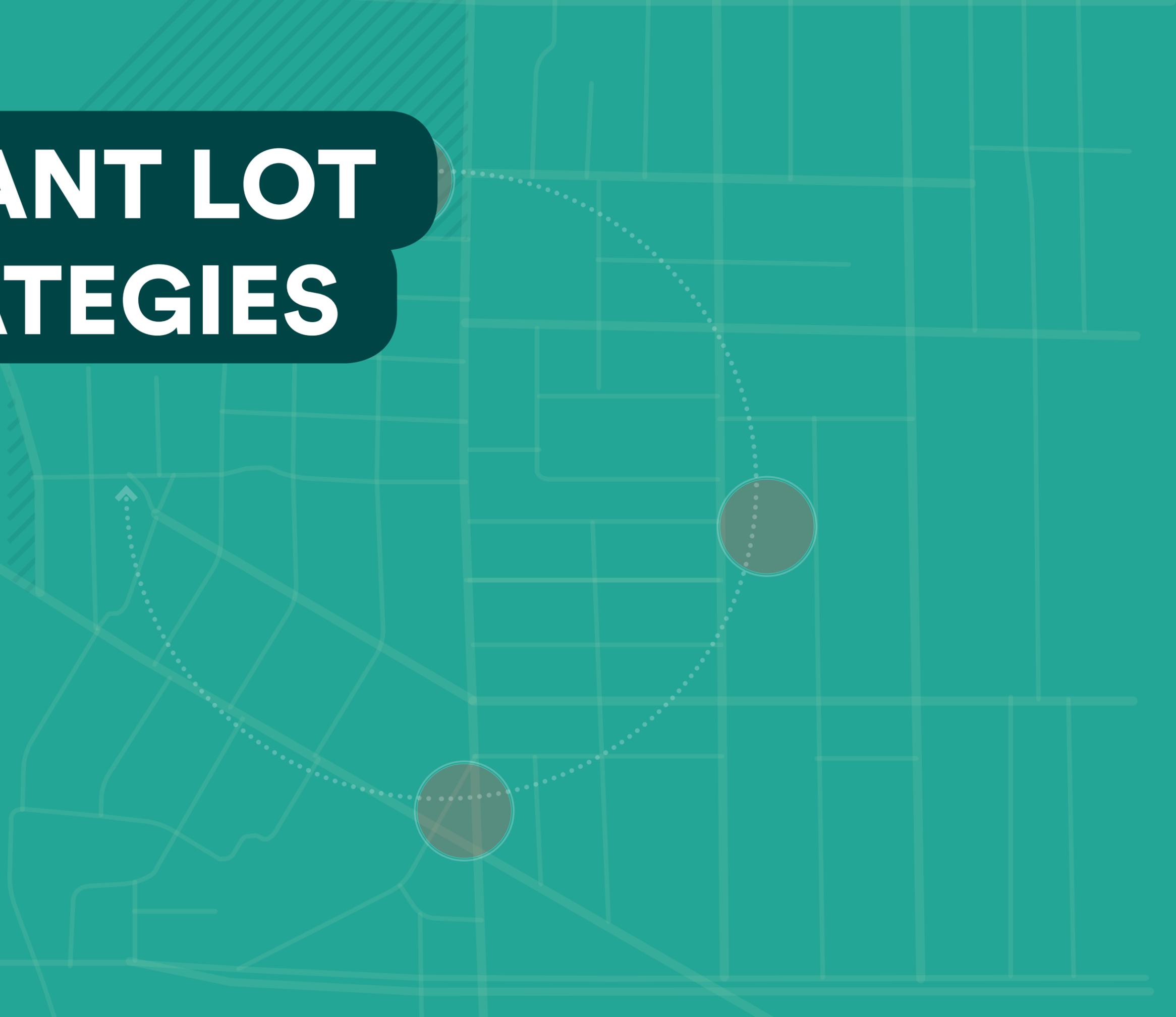
OLD REDFORD LAND BANK



1 Acre or More of
Clustered Opportunity Lots



VACANT LOT STRATEGIES



STEWARDSHIP OF VACANT LAND



SIDE LOT PROGRAM



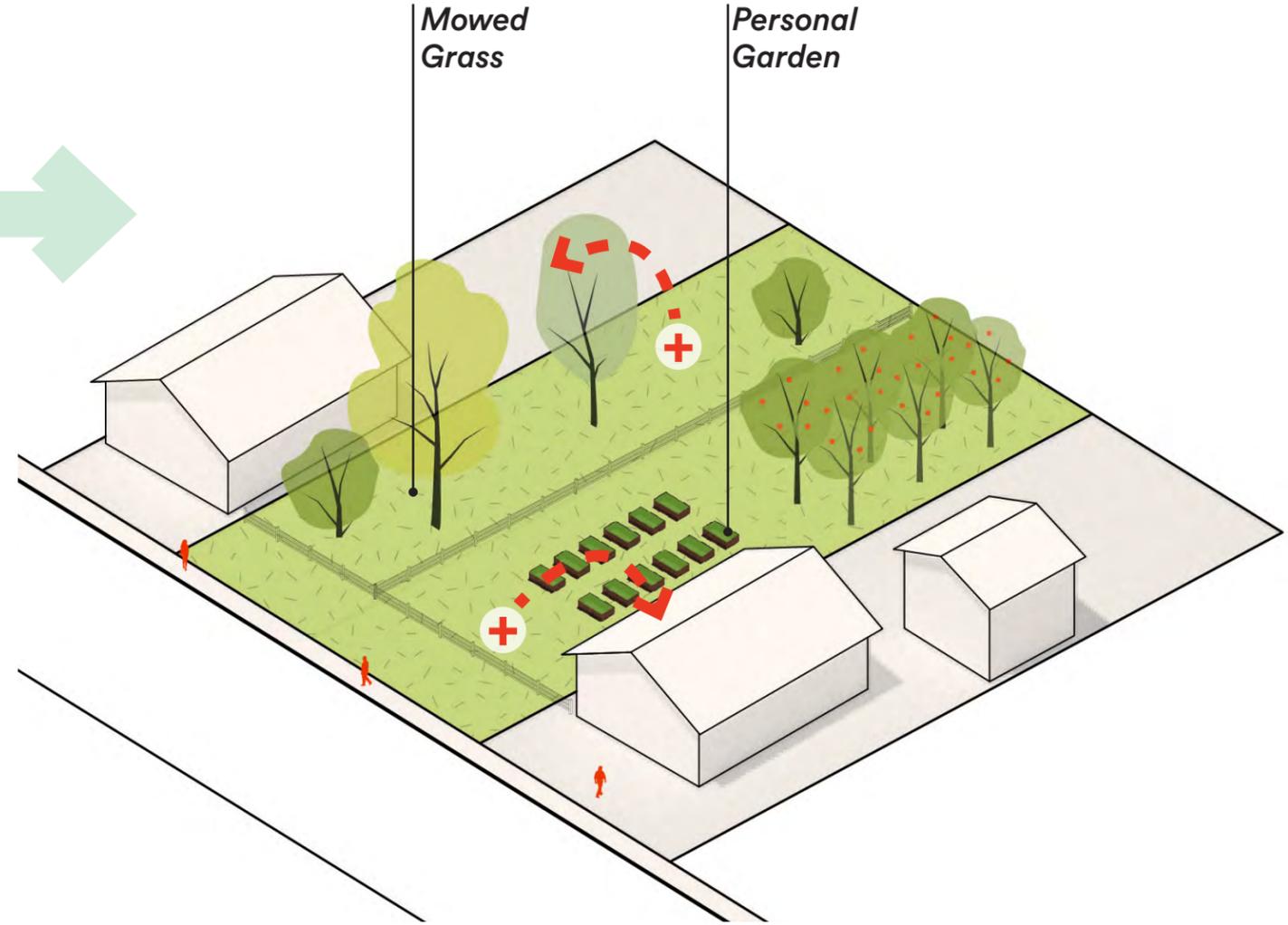
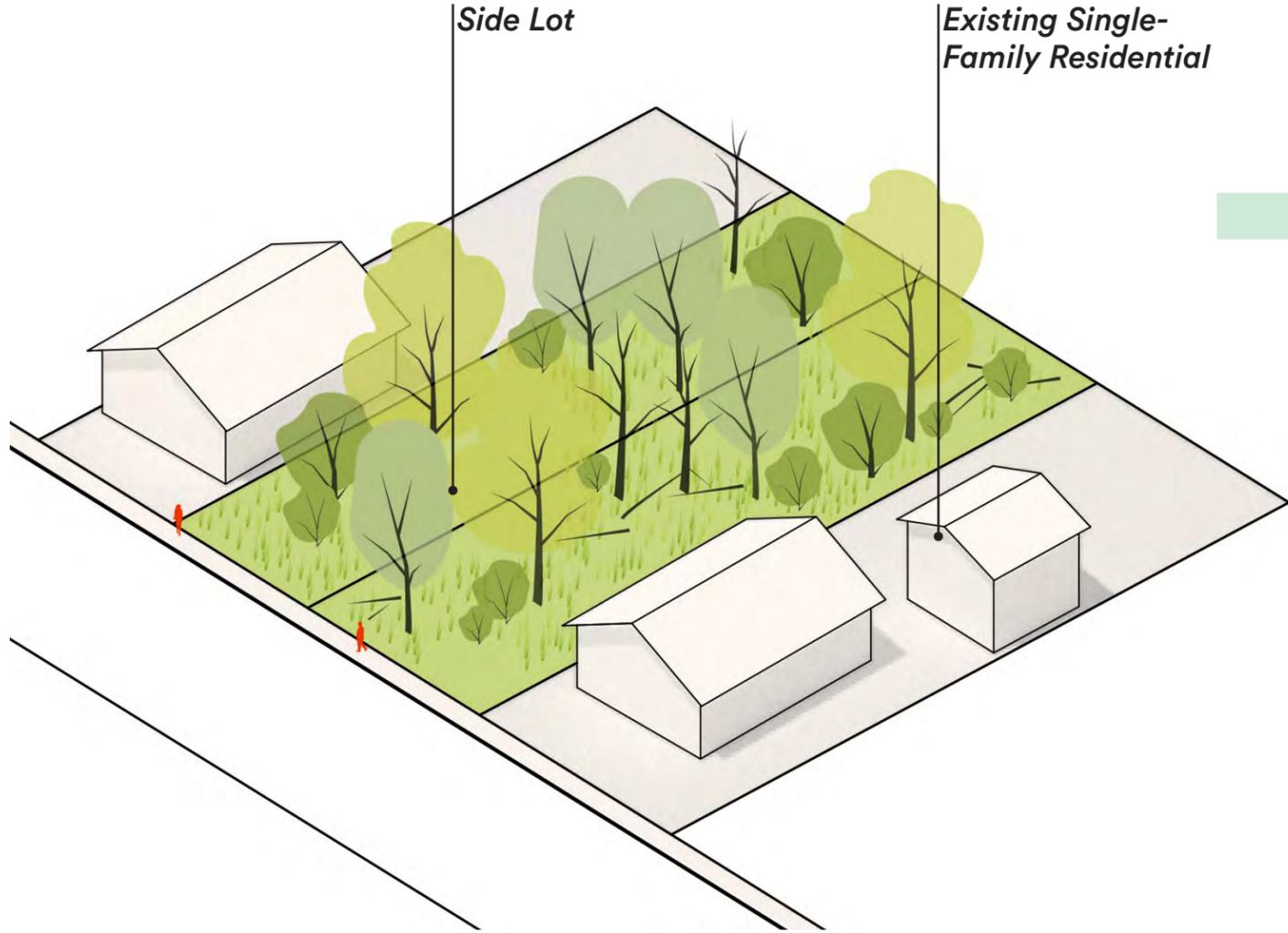
COMMUNITY INITIATIVES



CITY-SUPPORTED INITIATIVE

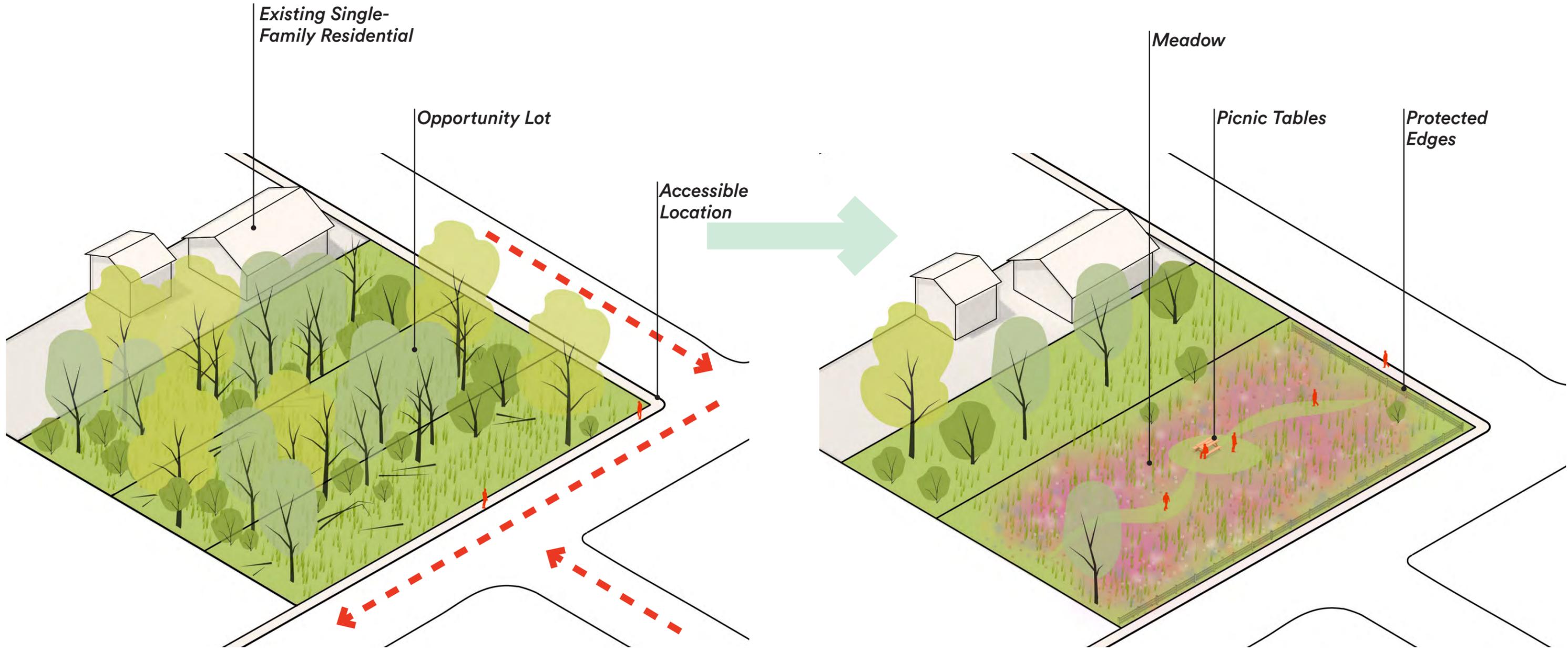
LOT TYPOLOGIES

SIDE YARD



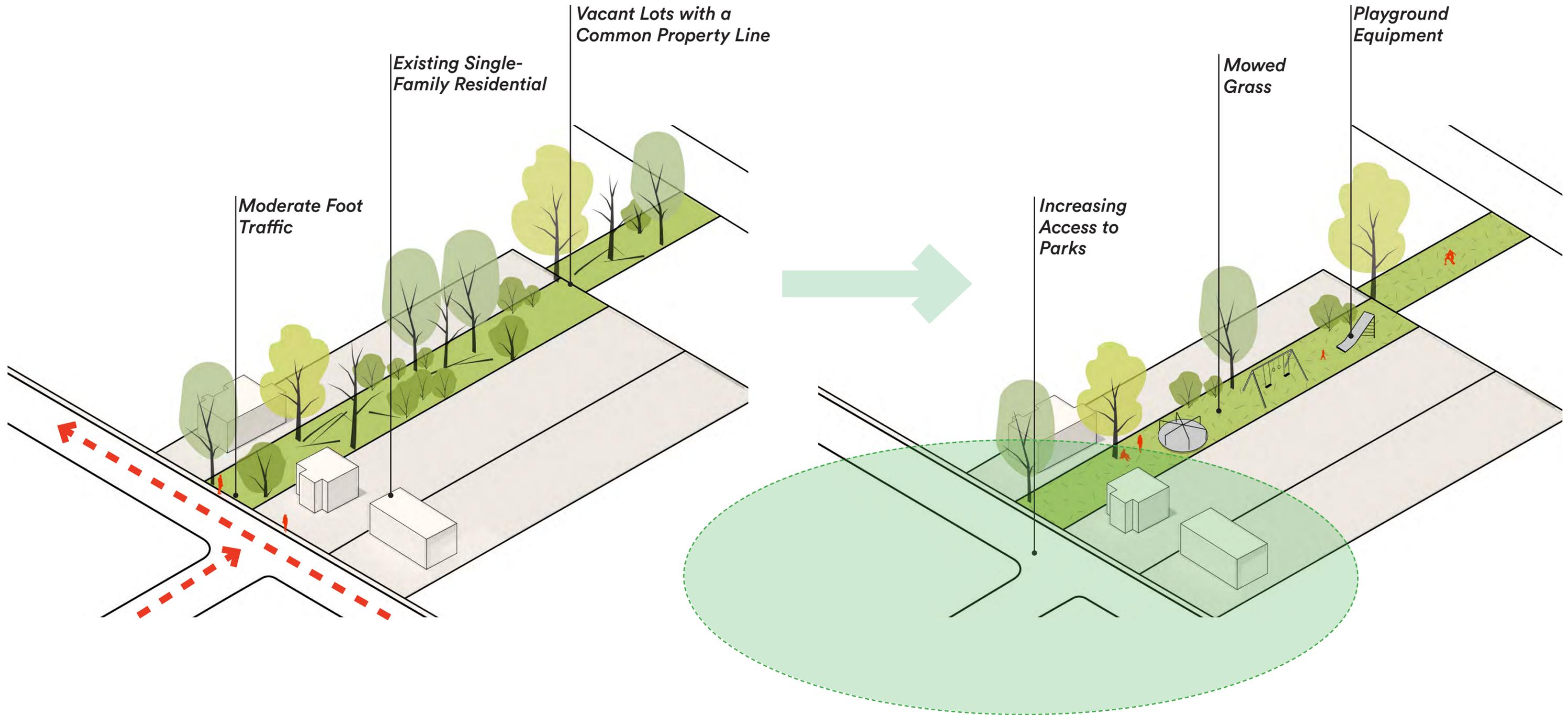
LOT TYPOLOGIES

COMMUNITY GATHERING SPACE



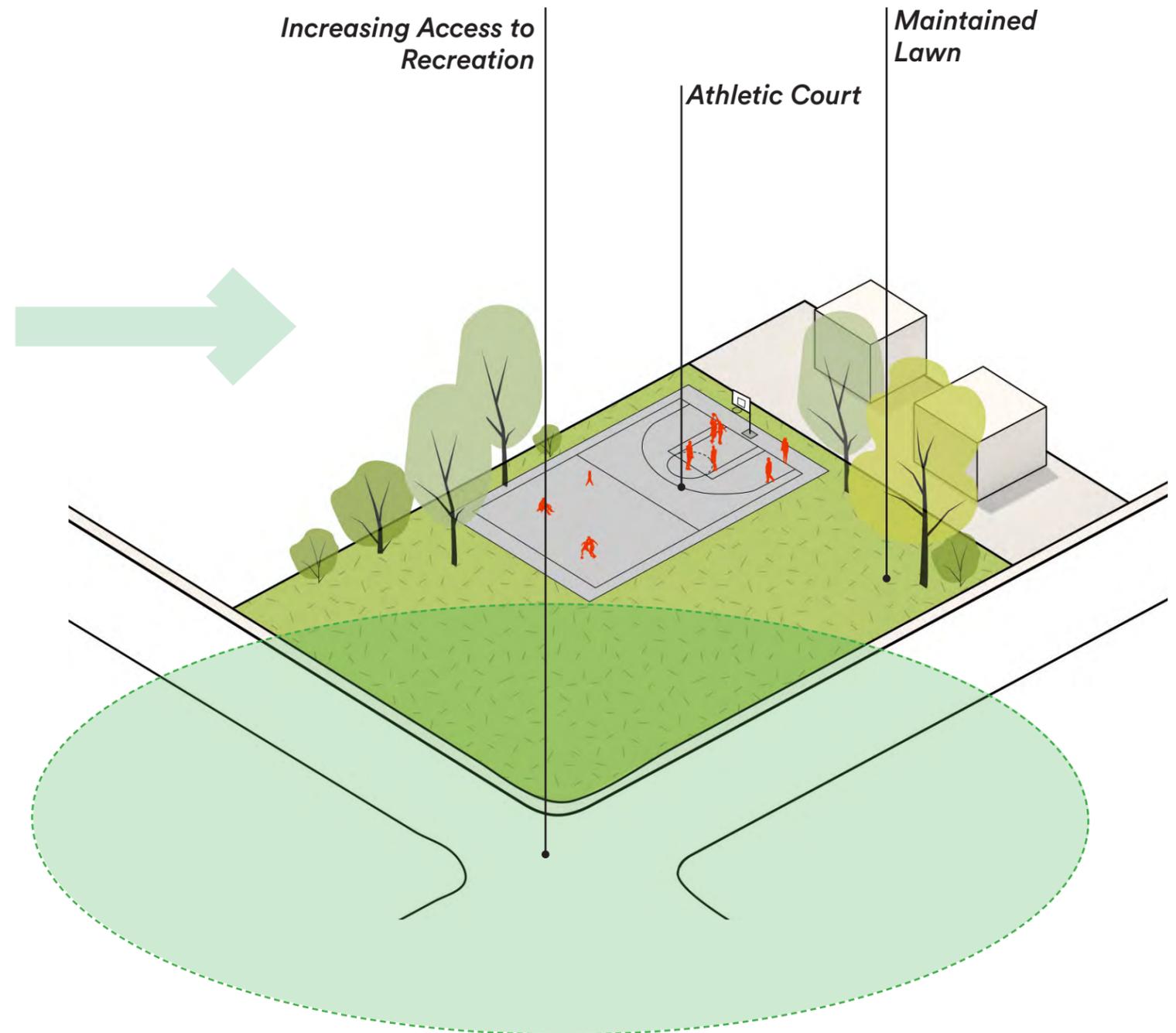
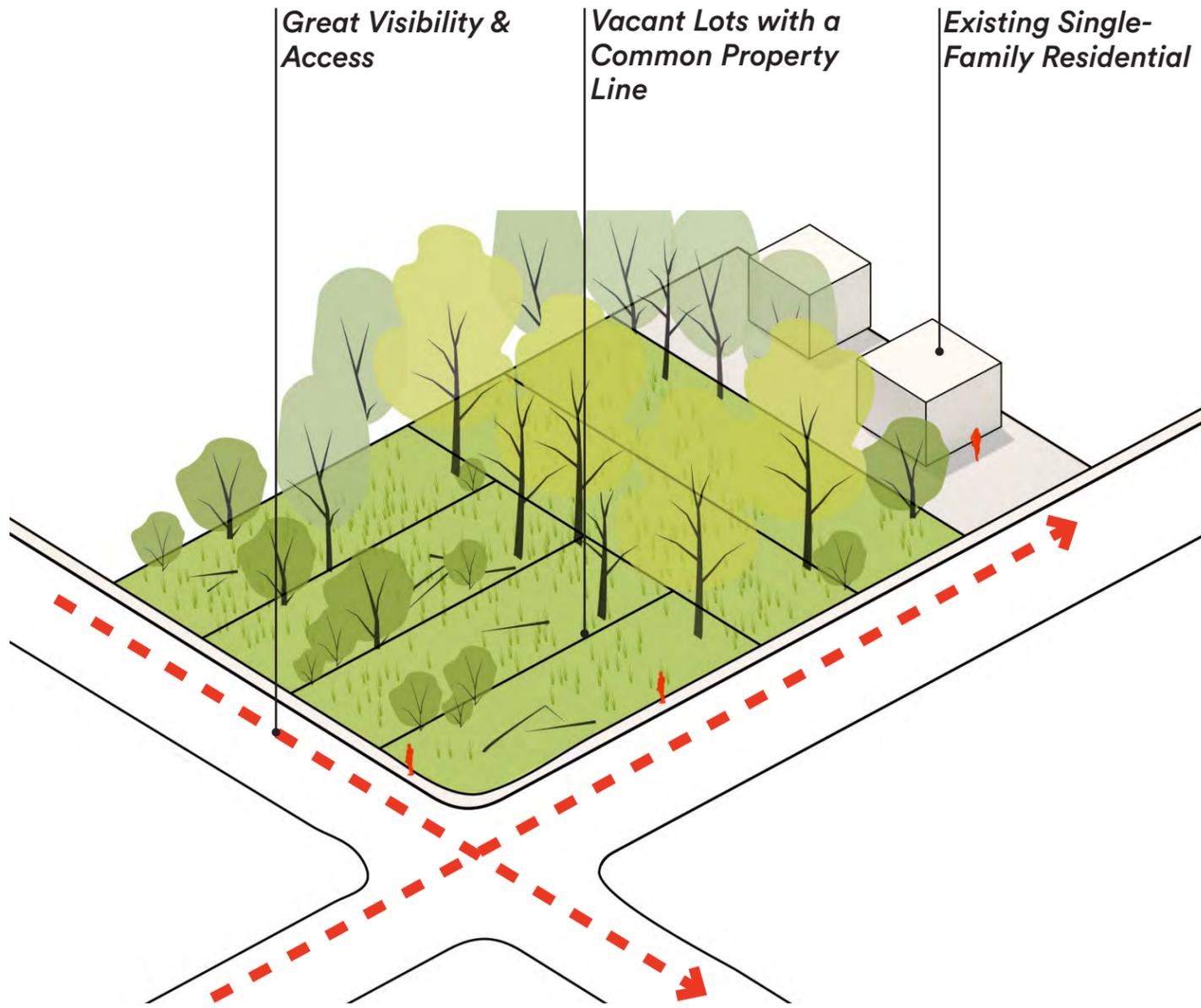
LOT TYPOLOGIES

PARKLET



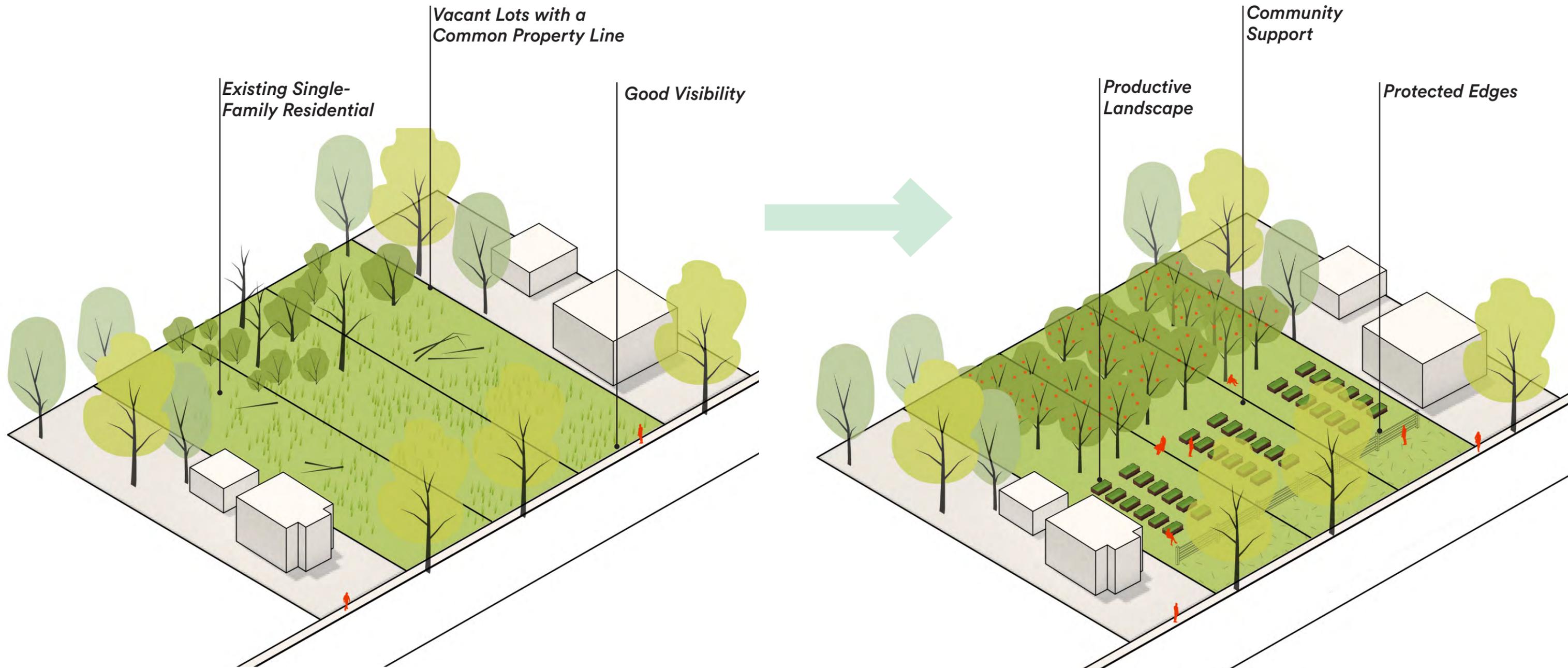
LOT TYPOLOGIES

SPORTS COURT



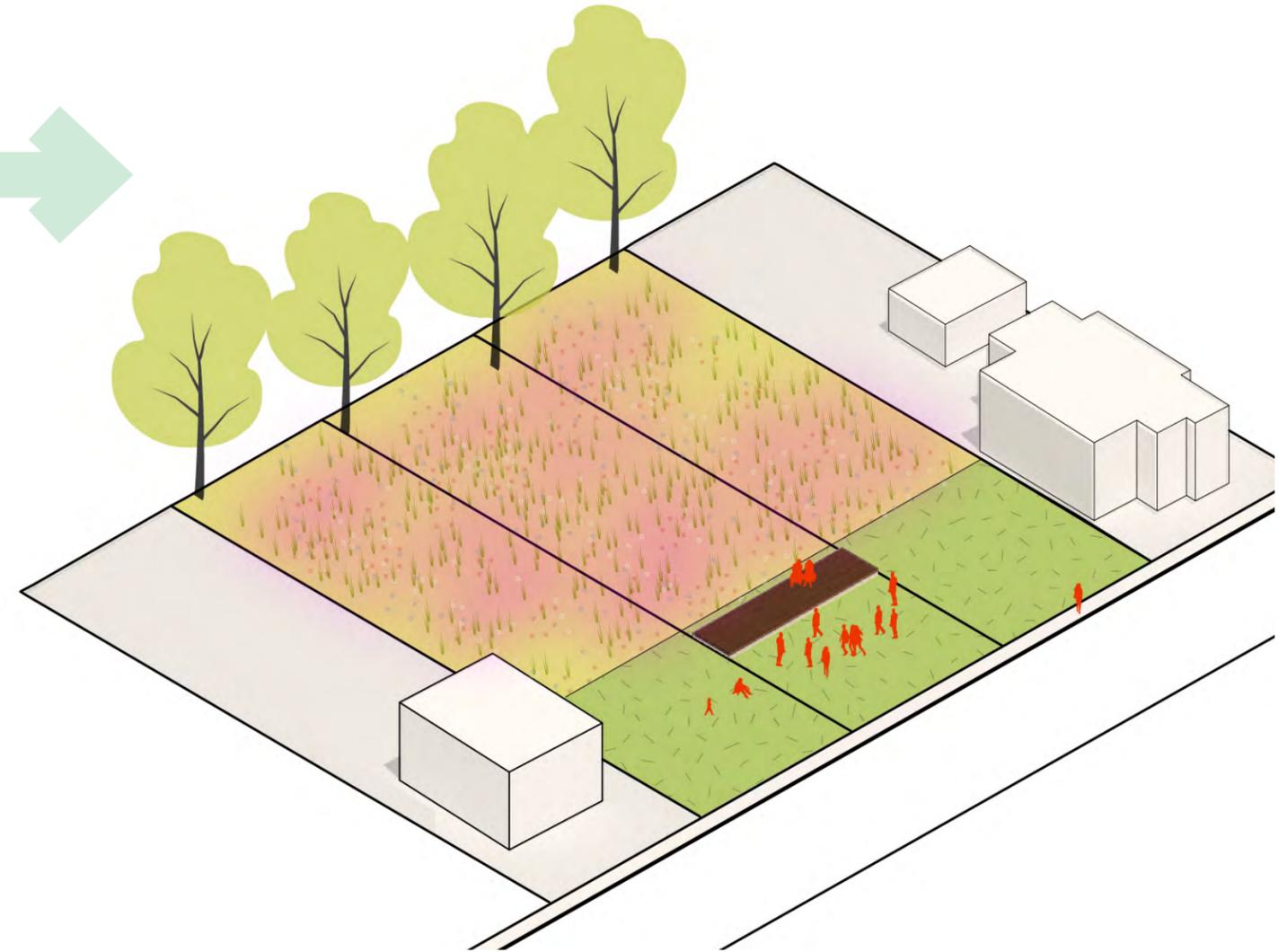
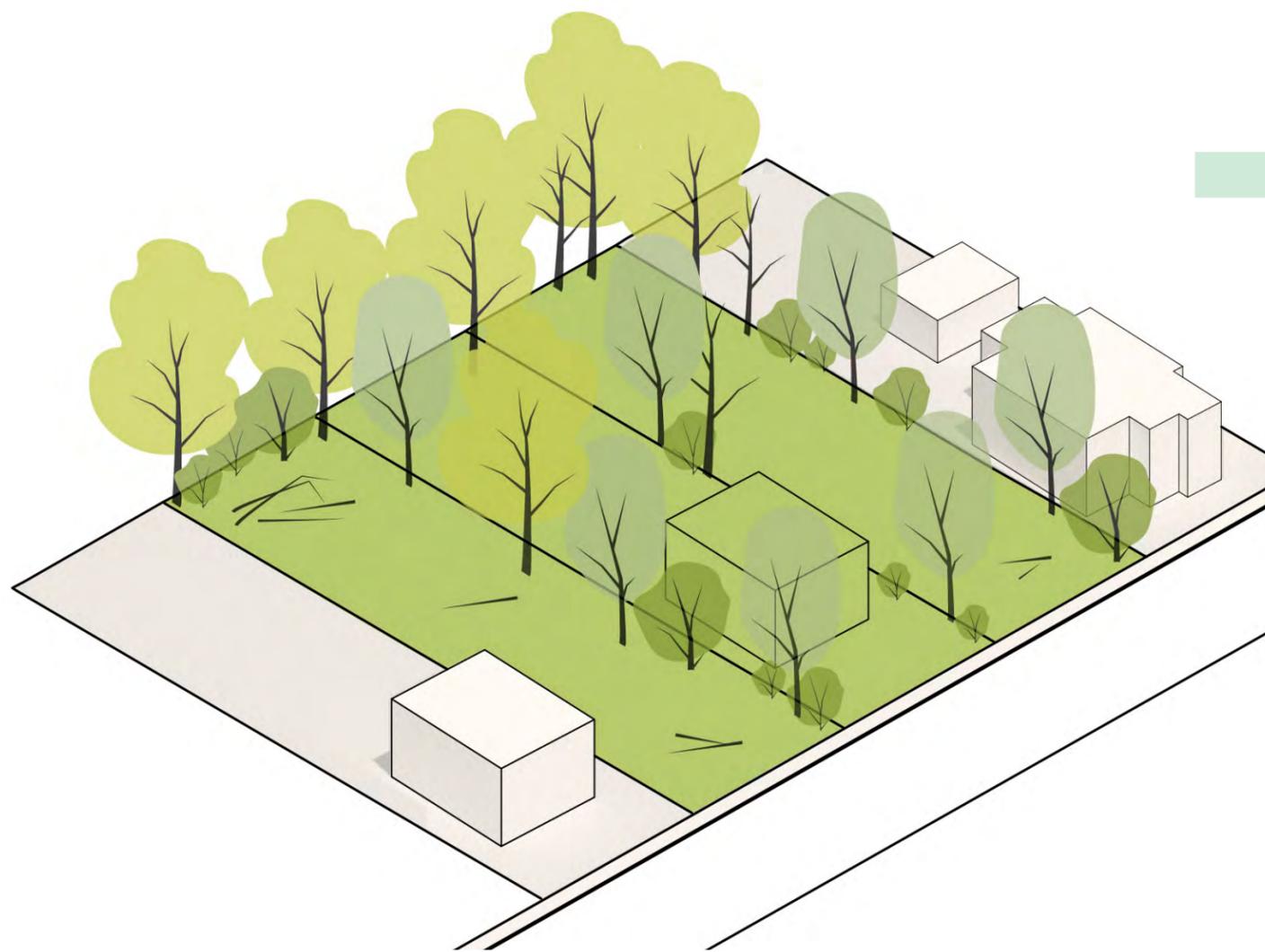
LOT TYPOLOGIES

LAND BASED BUSINESS



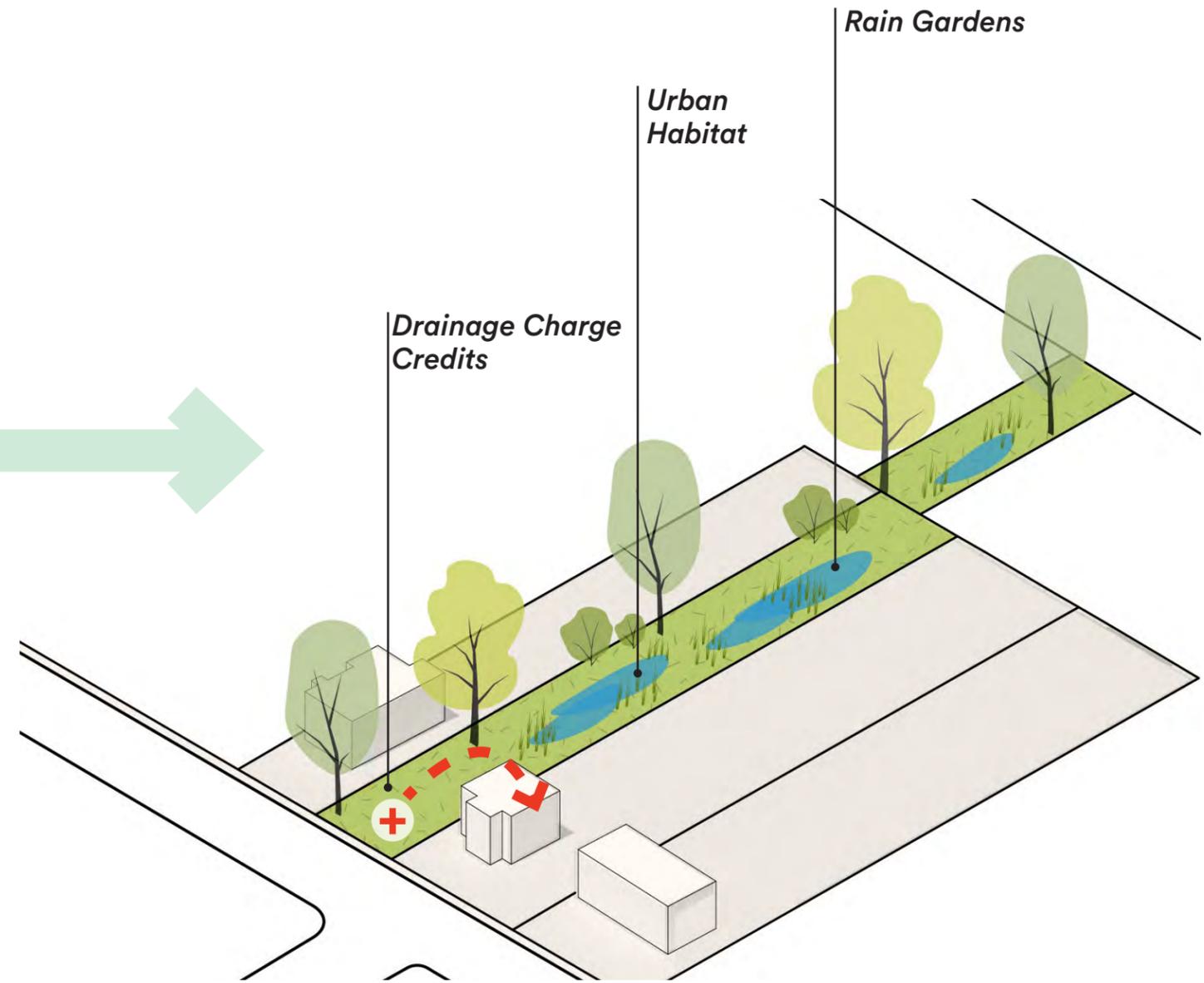
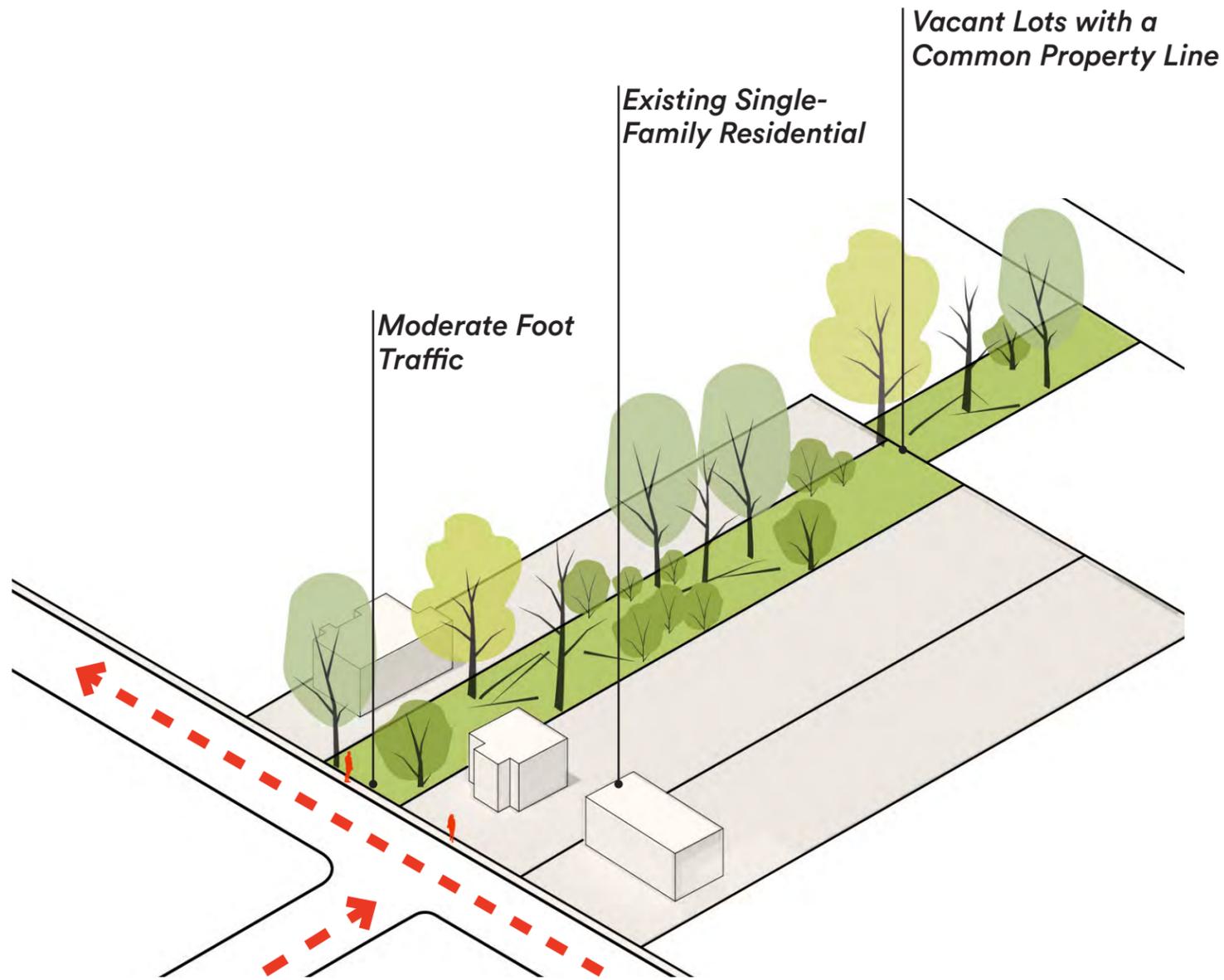
LOT TYPOLOGIES

PERFORMANCE SPACE



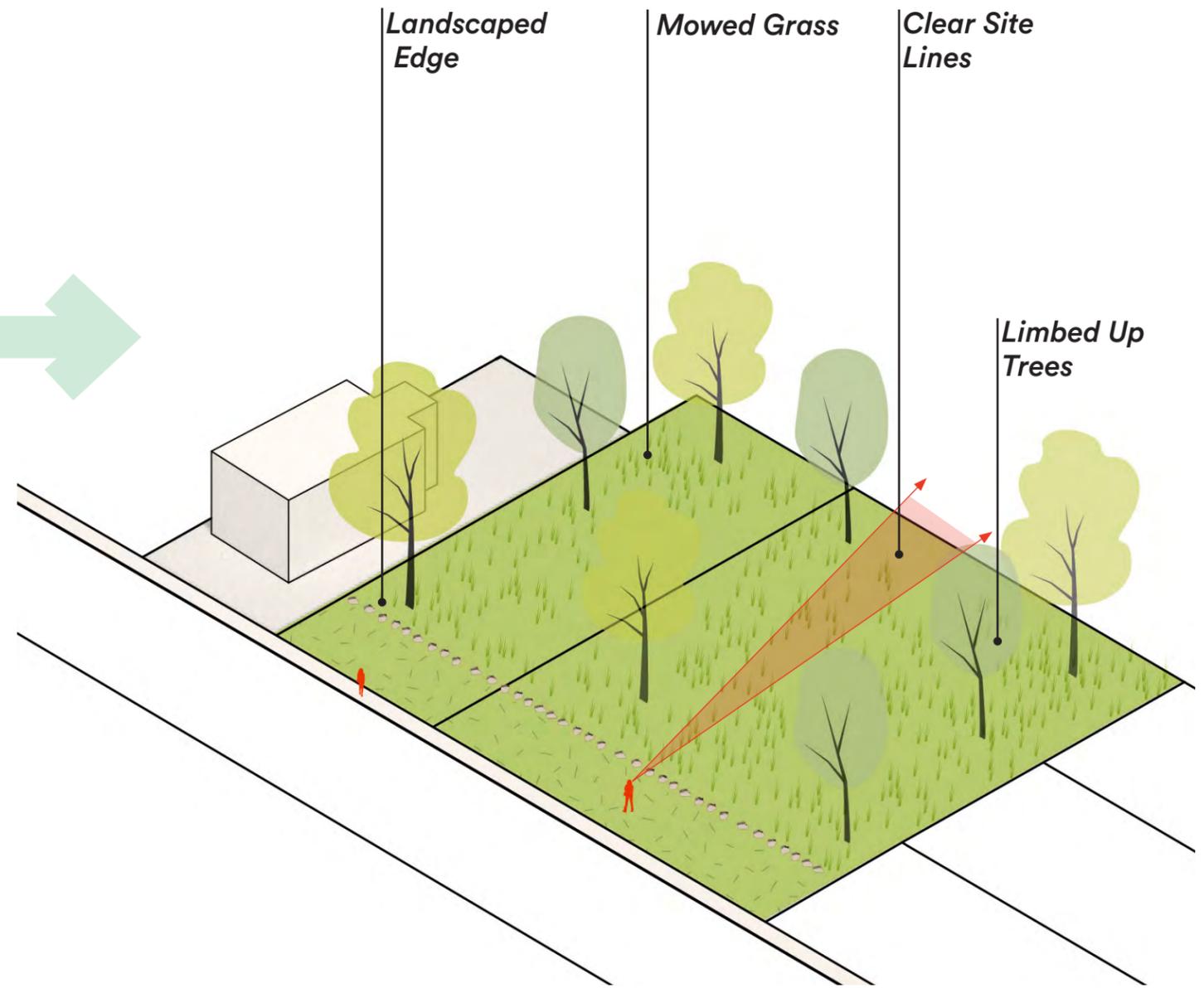
LOT TYPOLOGIES

STORMWATER GARDENS



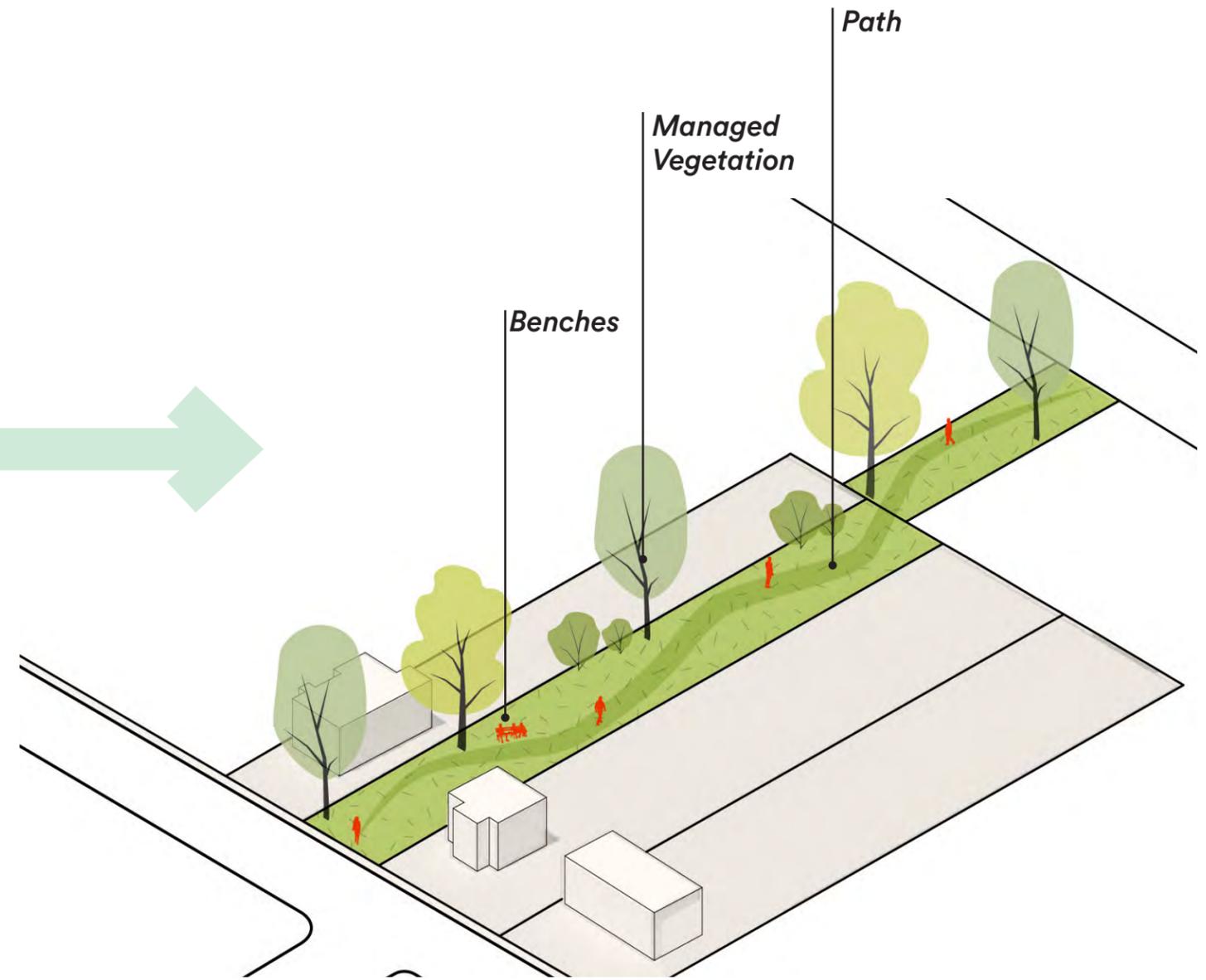
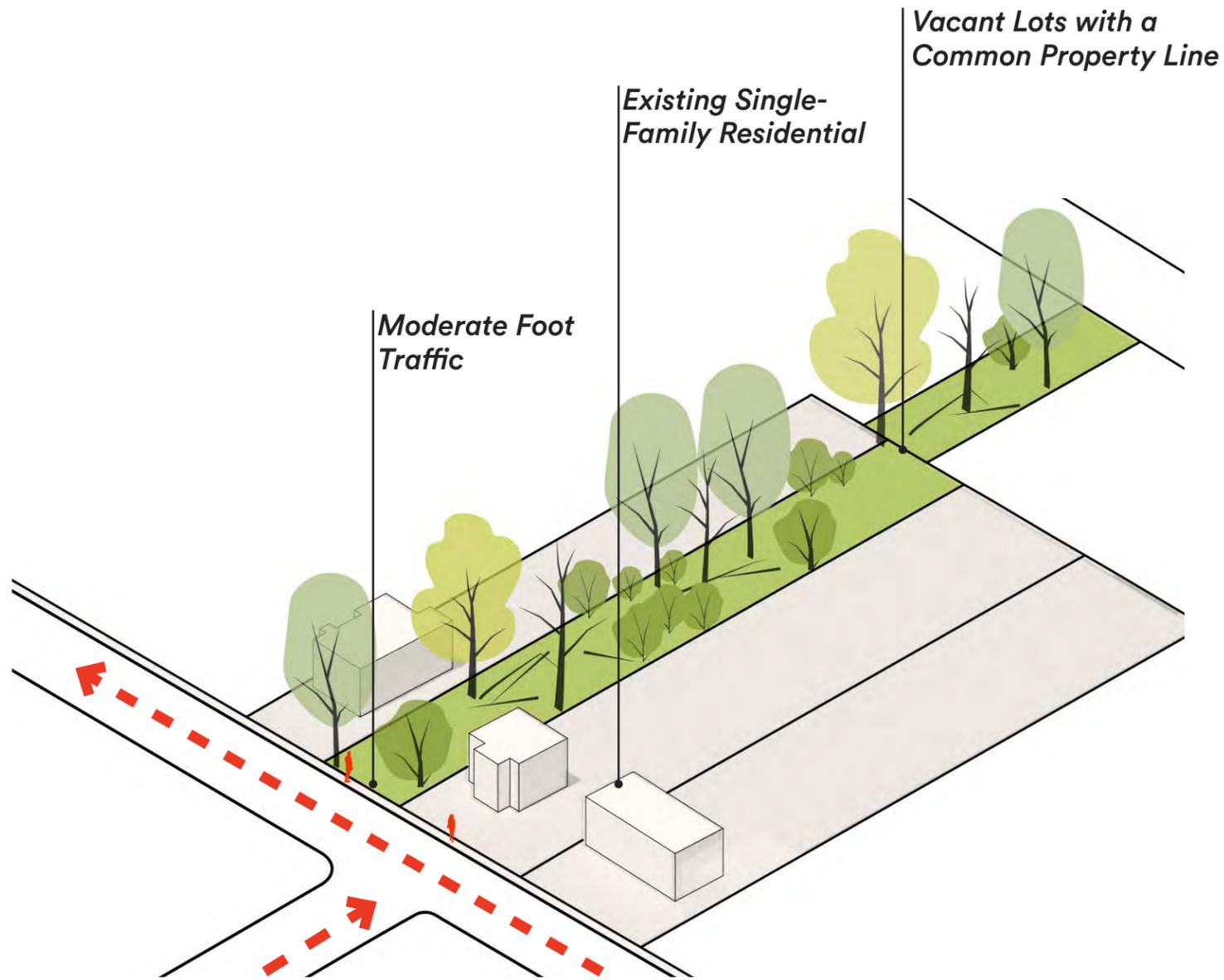
LOT TYPOLOGIES

CLEAN AND GREEN



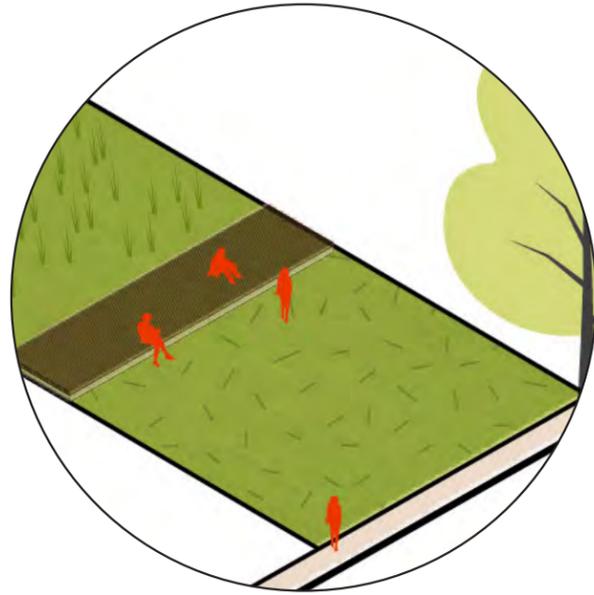
LOT TYPOLOGIES

CONNECTOR PATH

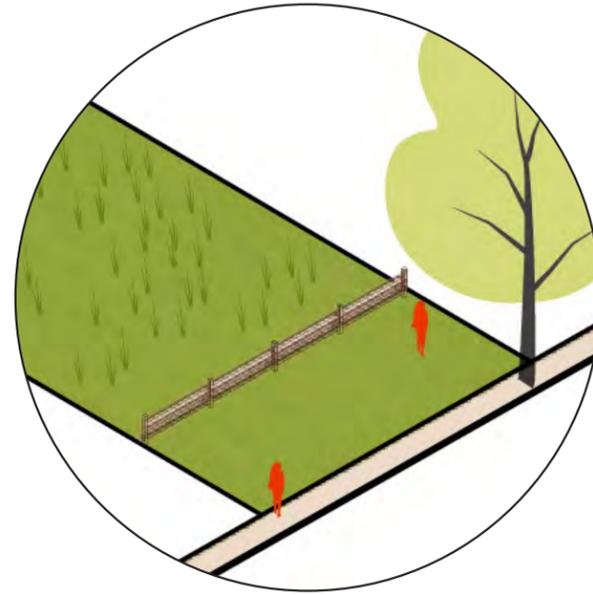


LOT TYPOLOGIES

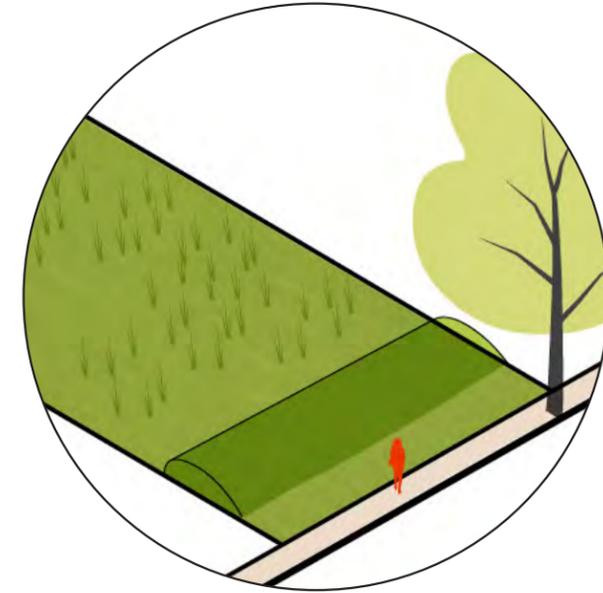
EDGE CONDITIONS



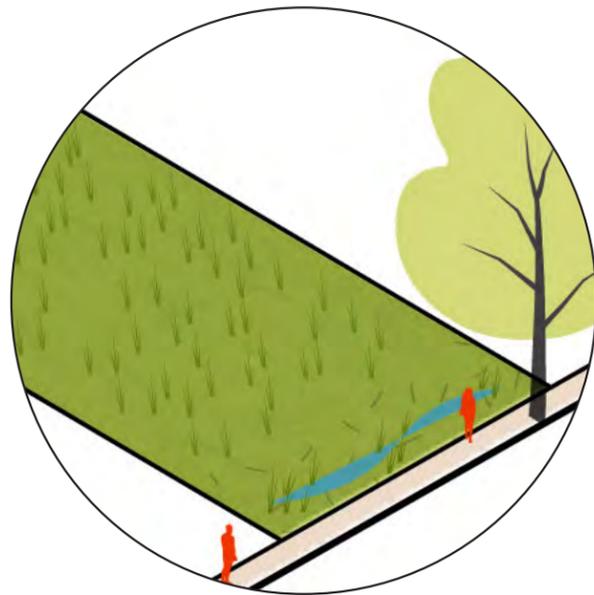
PODIUM ISLES
(MULTI-PURPOSE & COMMUNITY
ACTIVATED SEATING/STAGE)



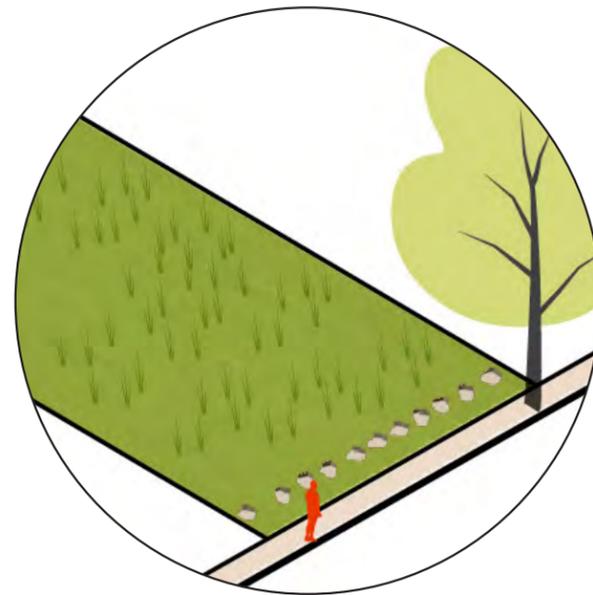
FENCE
(PARTITIONS LOT WITH THE INTENTION
OF PREVENTING IMMEDIATE ACCESS)



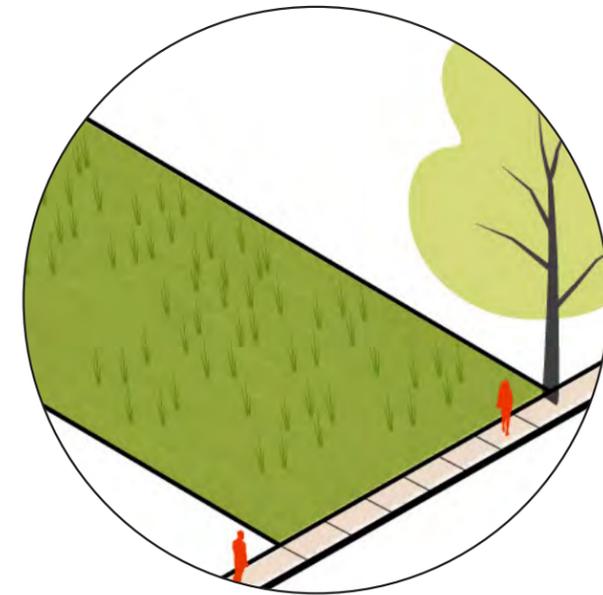
PLANTED BERM
(DISCOURAGES ACCESS TO LOT
BOTH PHYSICALLY & VISUALLY)



RAIN GARDEN
(PLANTED DEPRESSION DESIGNED TO
SOAK IN RAIN WATER RUNOFF)



BOULDERS
(INEXPENSIVE AND PROTECTIVE
BORDER TO VEHICLE ACCESS)



SIDEWALKS
(PEDESTRIAN ACCESSIBILITY)

INFRASTRUCTURE STRATEGIES



INFRASTRUCTURE PLANNING TOOLKIT



Potential improvements come in many forms and scales.



Improved Sidewalks



Bicycle Infrastructure



Multi-Use Paths



Sidewalk Furniture



Transit Amenities



Traffic Calming



Green Infrastructure



Signs + Signals



Wayfinding



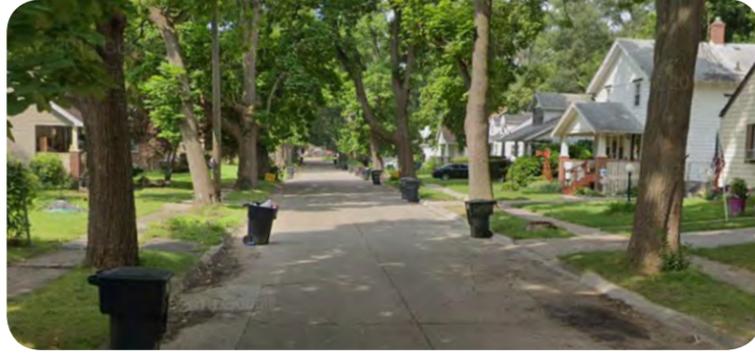
Road Markings



Pedestrian Lighting

PATH TYPOLOGIES

Different types of streets require different levels of intervention to create a safe and comfortable environment for pedestrians.



NEIGHBORHOOD STREET

Low density residential street with low traffic



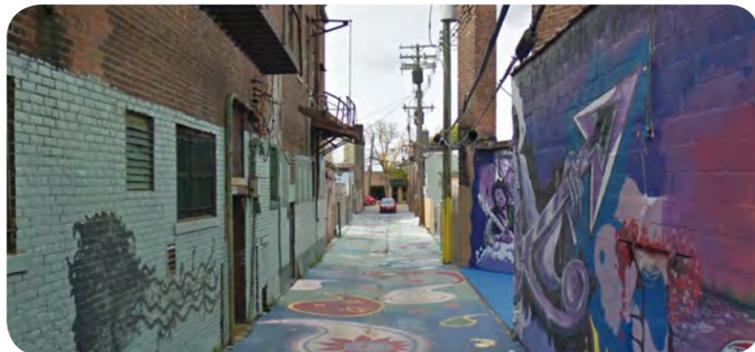
TRANSITION STREET

Streets that stitch together the residential neighborhood and commercial core



COMMERCIAL STREET

High volumes of vehicular, bicycle, and pedestrian traffic



COMMERCIAL ALLEY

Requires vehicular access for servicing adjacent uses during certain hours

PATH TYPOLOGIES



Different types of streets require different levels of intervention to create a safe and comfortable environment for pedestrians.

NEIGHBORHOOD STREET

Level of Intervention: *Low*

TRANSITION STREET

Level of Intervention: *High*

COMMERCIAL STREET

Level of Intervention: *Moderate*

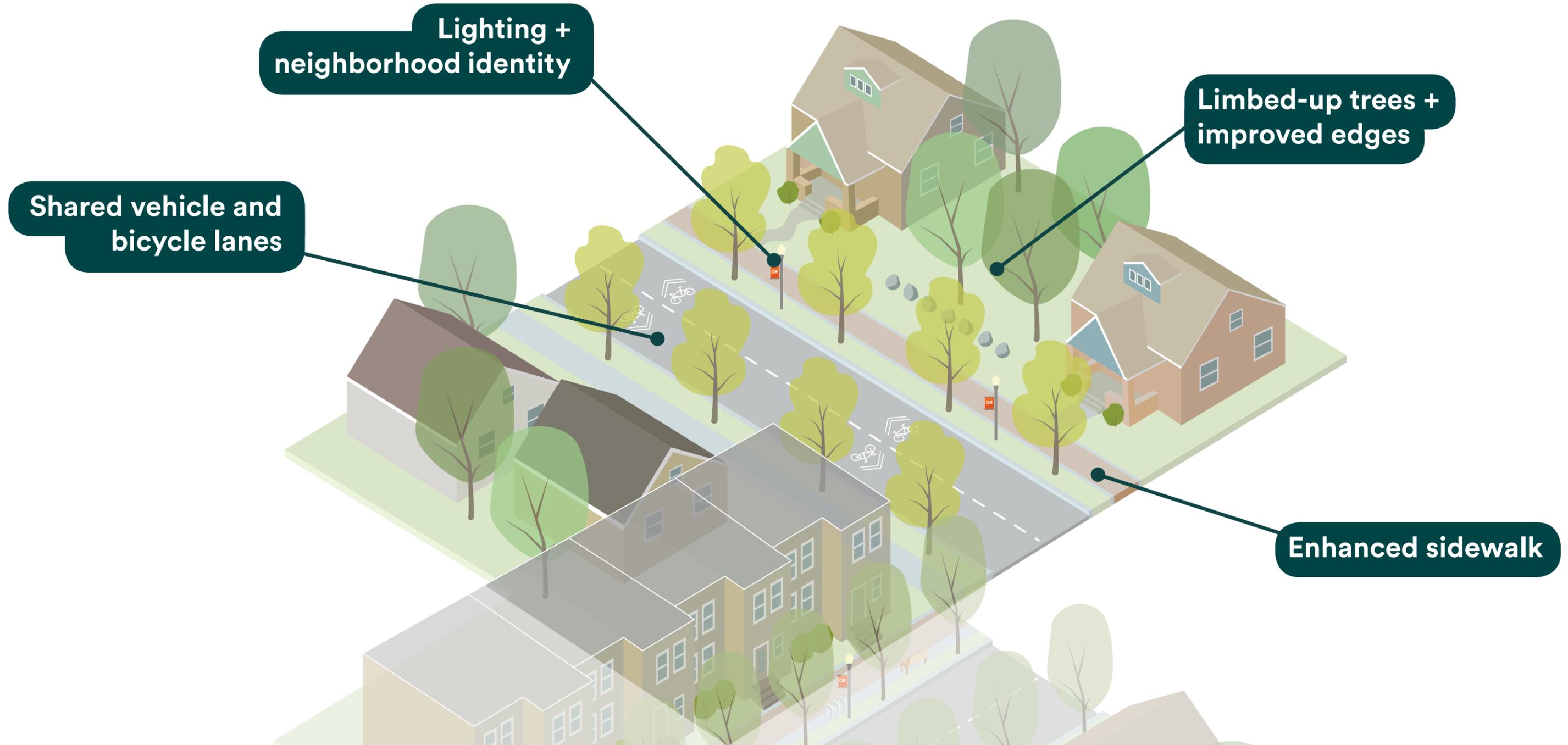
COMMERCIAL ALLEY

Level of Intervention: *Moderate*

PATH TYPOLOGIES



NEIGHBORHOOD STREET TYPOLOGY



Enhances the existing character of the street



Lighting + Neighborhood Identity



Enhanced Sidewalk





TRANSITION STREET TYPOLOGY



Significantly improves the pedestrian environment while being sensitive to the existing character of the street



Multimodal Path



Lighting





COMMERCIAL STREET TYPOLOGY

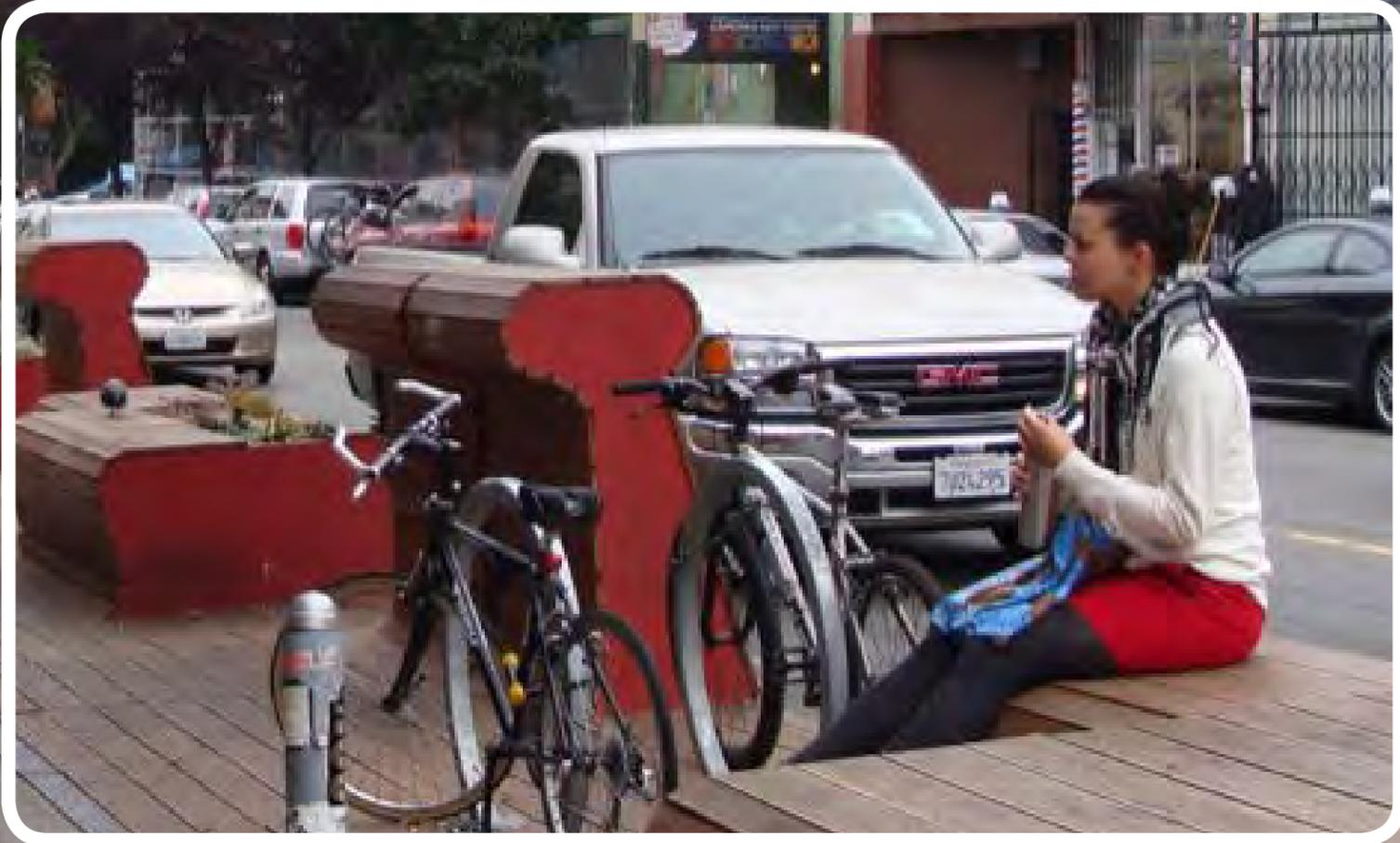


Significant infrastructure improvements to create a safer and more comfortable environment for both cyclists and pedestrians





Sidewalk Furniture

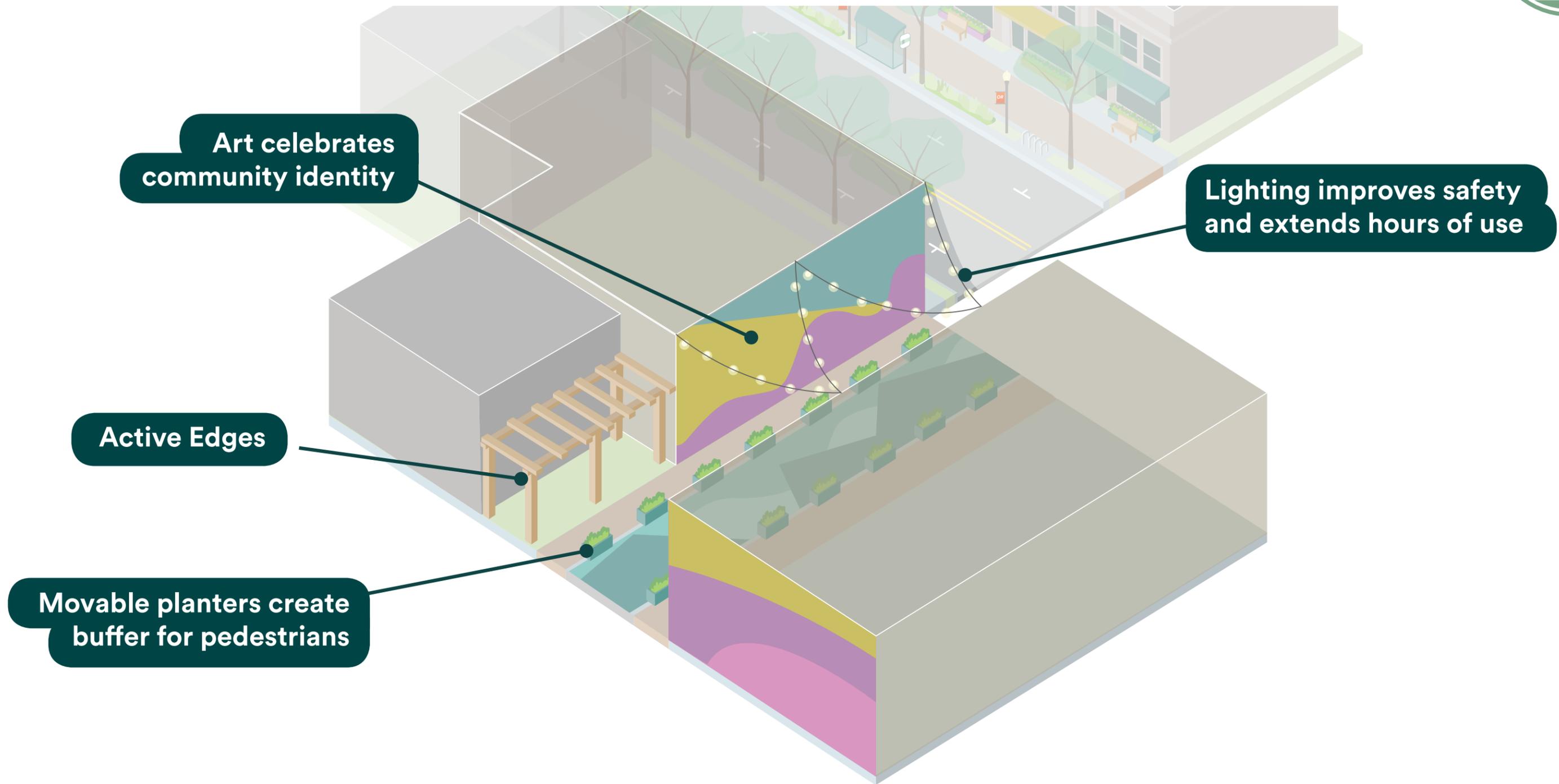


Good Sidewalk Conditions

PATH TYPOLOGIES

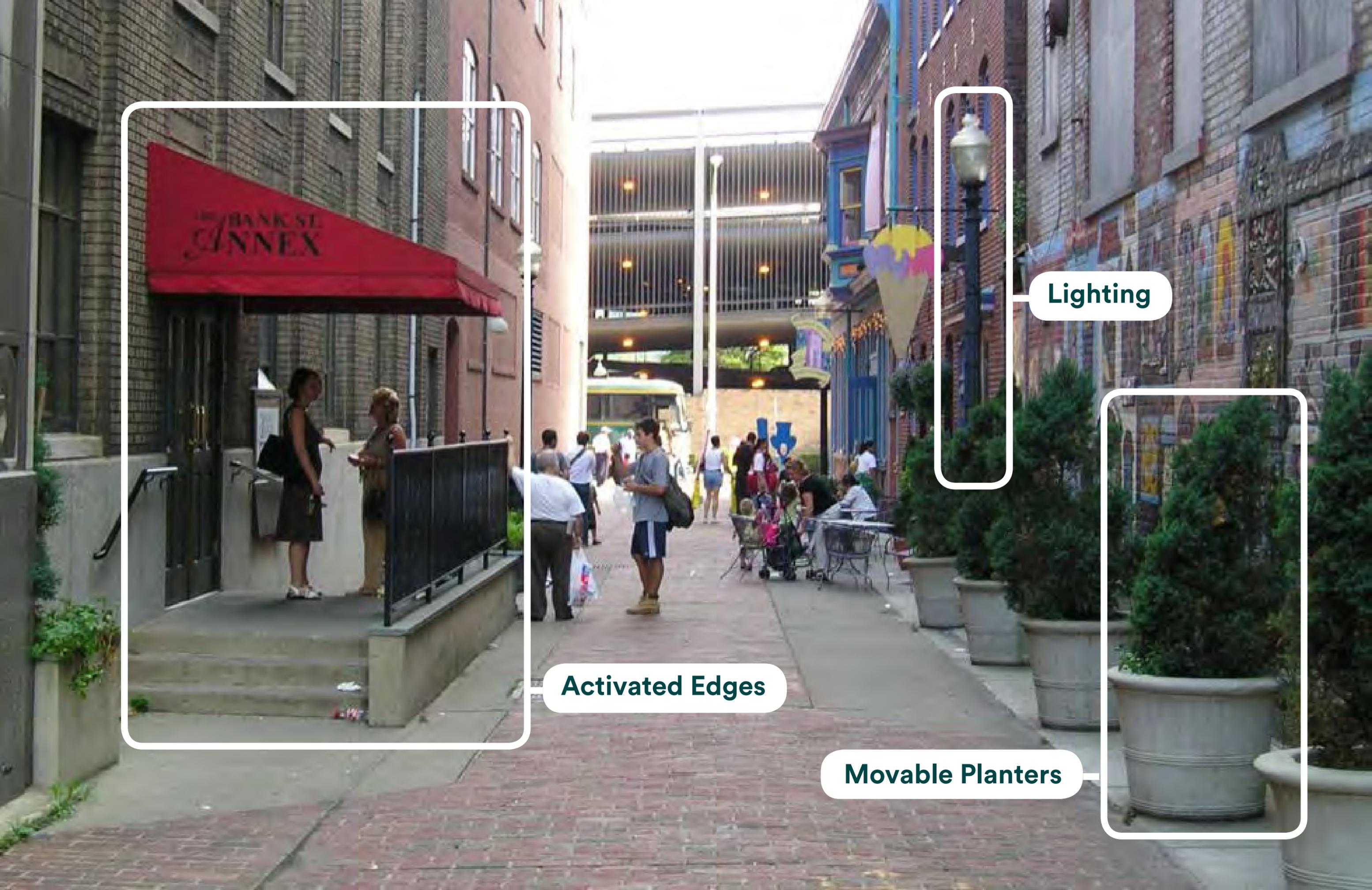


COMMERCIAL ALLEY TYPOLOGY



Primarily pedestrian alley with vehicular access only during certain times of day

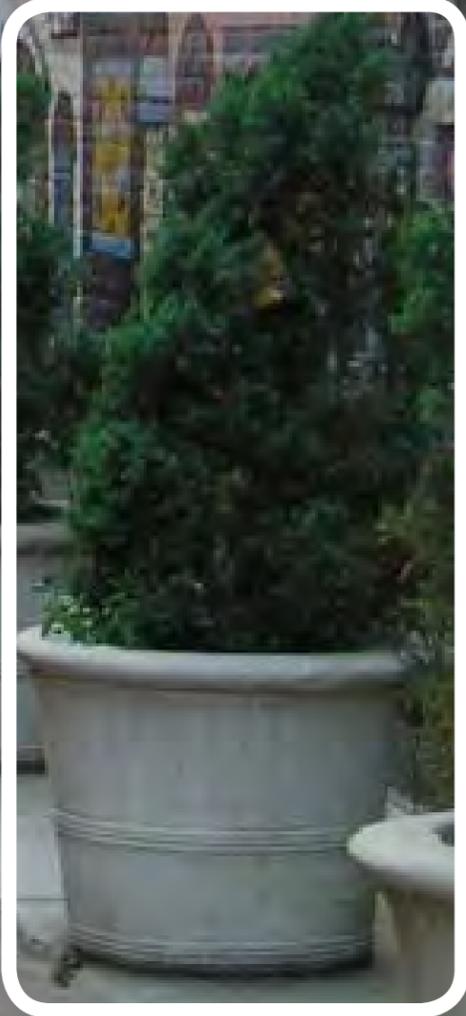




Activated Edges



Lighting



Movable Planters

ROUTE OPTIONS



OPTION C: WEAVE

- PROPOSED/FUTURE BIKE LANE OR GREENWAY
- LOCAL SCHOOLS
- LOCAL INSTITUTIONS
- LOCAL GROCERY STORES
- COMMUNITY-LED LAND-BASED PROJECTS
- ▨ DETROIT LAND BANK PROPERTY



ENGAGEMENT ACTIVITIES

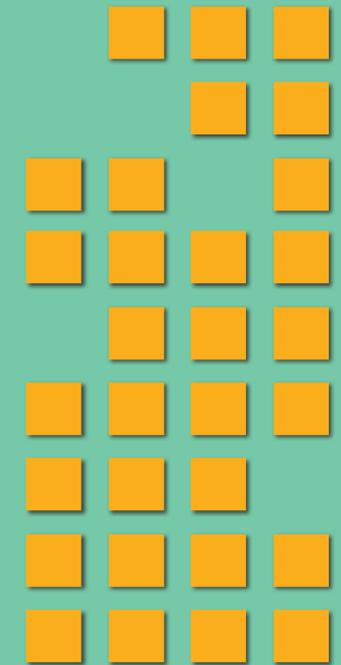
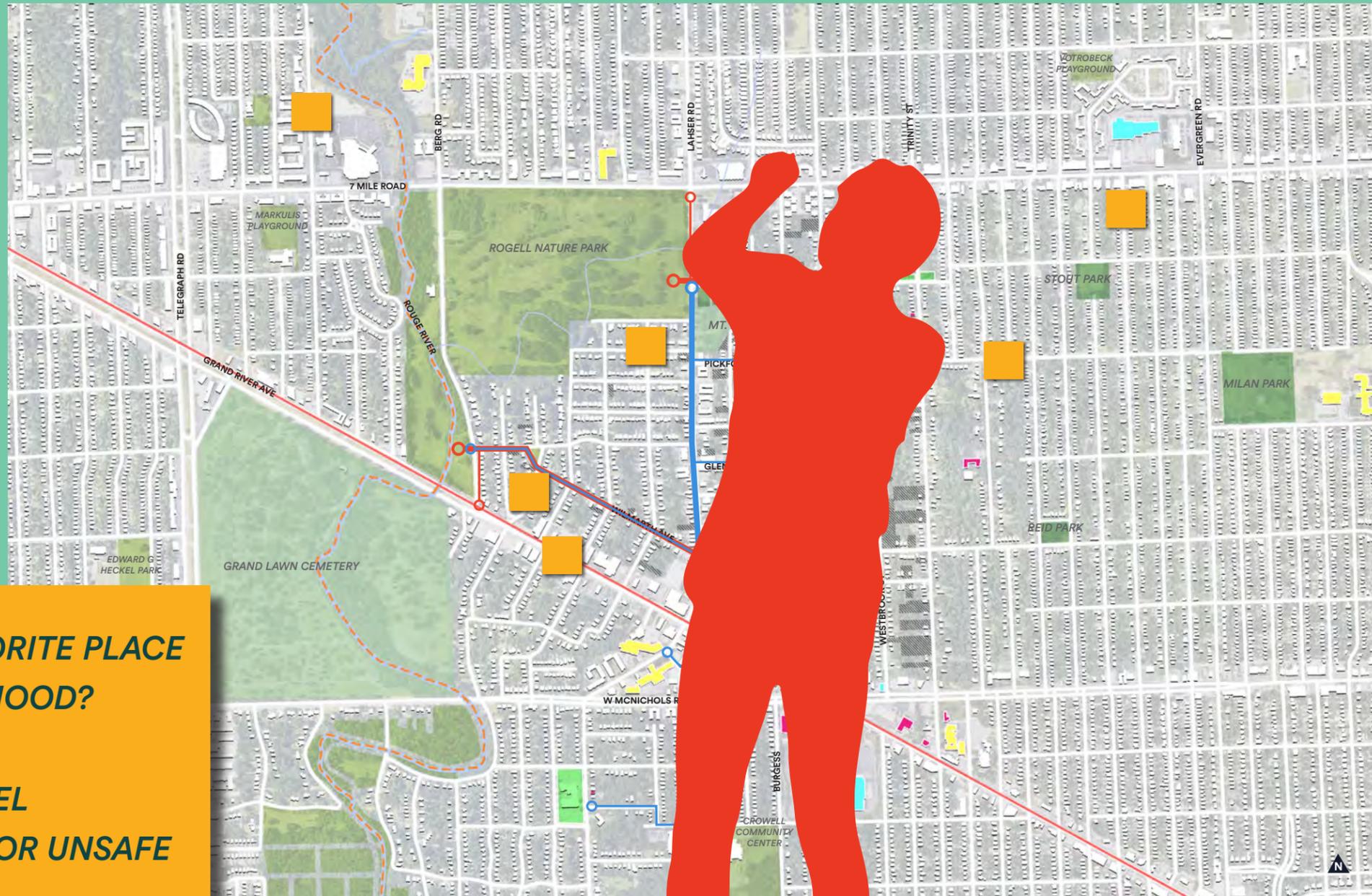


ENGAGEMENT ACTIVITY
STAKEHOLDER COMMITTEE - WALK AUDIT



ENGAGEMENT ACTIVITY

PUBLIC - DESTINATION MAPPING



**WHAT'S YOUR FAVORITE PLACE
IN THE NEIGHBORHOOD?**

**WHERE DO YOU FEEL
UNCOMFORTABLE OR UNSAFE
WALKING?**

**WHAT DO YOU LIKE OR DISLIKE
ABOUT THE ROUTE OPTIONS?**

ENGAGEMENT ACTIVITY

PUBLIC - DOT VOTING

ACTIVITY

VACANT LAND STEWARDSHIP

Place a dot next to the strategies you like best.

LOT STRATEGIES

SIDE YARD



SIDE LOT PROGRAM

LAND-BASED BUSINESS



COMMUNITY PARTNERSHIP

CLEAN AND GREEN



COMMUNITY PARTNERSHIP
CITY-LED INITIATIVE

COMMUNITY GATHERING SPACE



COMMUNITY PARTNERSHIP

PERFORMANCE SPACE



COMMUNITY PARTNERSHIP

PARKLET



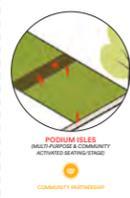
COMMUNITY PARTNERSHIP

STORMWATER GARDENS



SIDE LOT PROGRAM
COMMUNITY PARTNERSHIP

EDGE STRATEGIES



PODIUM RISER
(MULTI-PURPOSE & COMMUNITY ACTIVATED SPACE)



FENCE
(PARTITIONS LOT WITH THE INTENTION OF PREVENTING UNDESIRABLE ACCESS)



RAIN GARDEN
(PLANTED DEPRESSION DESIGNED TO SOAK UP EXCESS WATER RUNOFF)



PLANTED BERM
(DISCONTINUED ACCESS TO LOT BOTH PHYSICALLY & VISUALLY)



BOULDERS
(IMPROVE AND PROTECTIVE BORDER TO VEHICLE ACCESS)



SIDEWALKS
(PEDESTRIAN ACCESSIBILITY)

ACTIVITY

INFRASTRUCTURE PLANNING TOOLKIT

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Bicycle Infrastructure



Multi-Use Paths



Sidewalk Furniture



Transit Amenities



Traffic Calming



Green Infrastructure



Signs + Signals



Branding + Identity



Road Markings

Q & A