

**MIDWEST-TIREMAN
NEIGHBORHOOD FRAMEWORK
POTENTIAL DEVELOPMENT
OPPORTUNITIES**

OCTOBER 19, 2023

ROSSETTI

CONTENTS

- 01 PLANNING THEMES
- 02 COMMERCIAL DEVELOPMENT OPPORTUNITIES
- 03 RESIDENTIAL DEVELOPMENT OPPORTUNITIES
- 04 INDUSTRIAL DEVELOPMENT OPPORTUNITIES

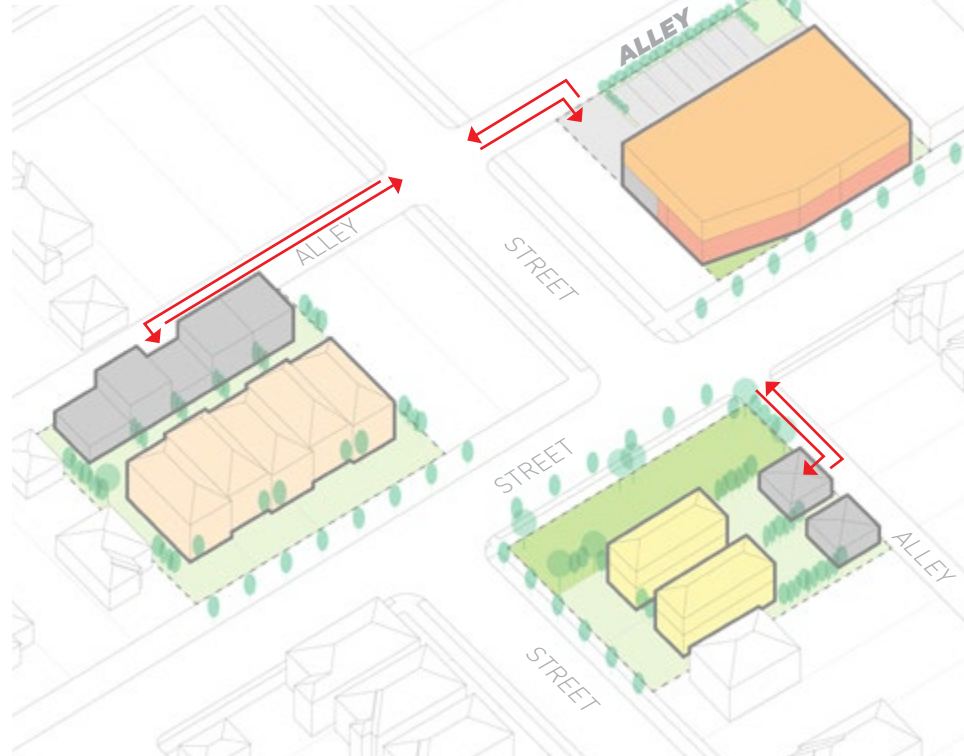
PLANNING THEMES

When developing urban design concepts for the development opportunity sites, several themes emerged that may be opportunities for change in the Midwest-Tireman neighborhoods, including:

1. The importance of alleys: In almost all proposed

development within this package, the maintenance and improvement of the existing alleys are essential to providing vehicular access to rear parking lots and garages in the future. In addition to providing vehicular access, the alleys provide numerous benefits to urban neighborhoods, including: ensuring sidewalks are safe and walkable by reducing curb cuts for driveways, increasing density through more compact development patterns by eliminating driveways, locating parking where it is not visible from the street, providing additional access and circulation paths for pedestrians and bicyclists, providing an opportunity for green stormwater infrastructure, and relating to the neighborhood as historically planned. Note: The City of Detroit is not responsible for maintenance of alleys.

EXAMPLE: ALLEYS FOR ACCESS



2. The limitations of the R1 zoning district: According to

the City of Detroit Zoning Ordinance: “The R1 Single-Family Residential District is designed to protect and preserve quiet, low-density residential areas...” and uses permitted by right are limited to single-family detached dwellings, family day care homes, and urban gardens. This zoning district is prevalent on many neighborhood streets within the Midwest-Tireman planning area, and its limitations prevent vacant parcels from being developed in the future with more variety, density, and optionality for both residents and developers. Several other house-scale building types (sometimes known as the “Missing Middle”) which are not currently allowed by right or conditional use permit — townhouse, stacked duplex, triplex, fourplex, and sixplex — can provide a similar scale as a single-family house and fit seamlessly into existing neighborhoods while better supporting walkability, local retail, and public transportation and offering more housing choice to residents and prospective residents. in the real estate market.

The rezoning of R1 districts to R2 would significantly reduce or eliminate the limitations and provide more flexibility in housing types, allowing the house-scale typologies mentioned above (duplexes, multiplexes, townhomes) to be built by right or conditionally.

EXAMPLE: PROPOSED HOUSING VARIETY ON RESIDENTIAL STREET

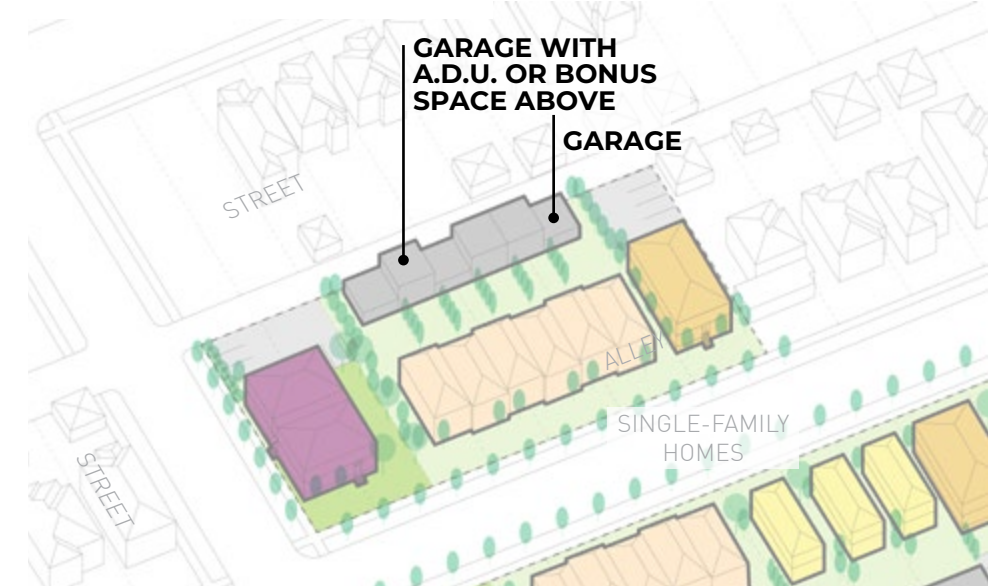


3. The opportunity for ADUs: Accessory Dwelling Units

(ADUs) can be a useful tool in increasing housing access and affordability without changing the community’s physical character. There are currently no provisions for ADUs in the City of Detroit Zoning Ordinance, so they are permitted only in districts where more than one residential building is permitted on a zoning lot (R3 and above) and where they can meet setbacks (which is almost impossible without a BZA waiver), and therefore not permitted in districts R1 and R2 which are prevalent in the Midwest-Tireman neighborhoods.

Several of the proposed development concepts on the following pages suggest the potential for ADUs; however, if they are not feasible, the space can simply be used as bonus space above a garage for the primary residence on the lot.

EXAMPLE: POTENTIAL FOR ADU'S



PLANNING THEMES

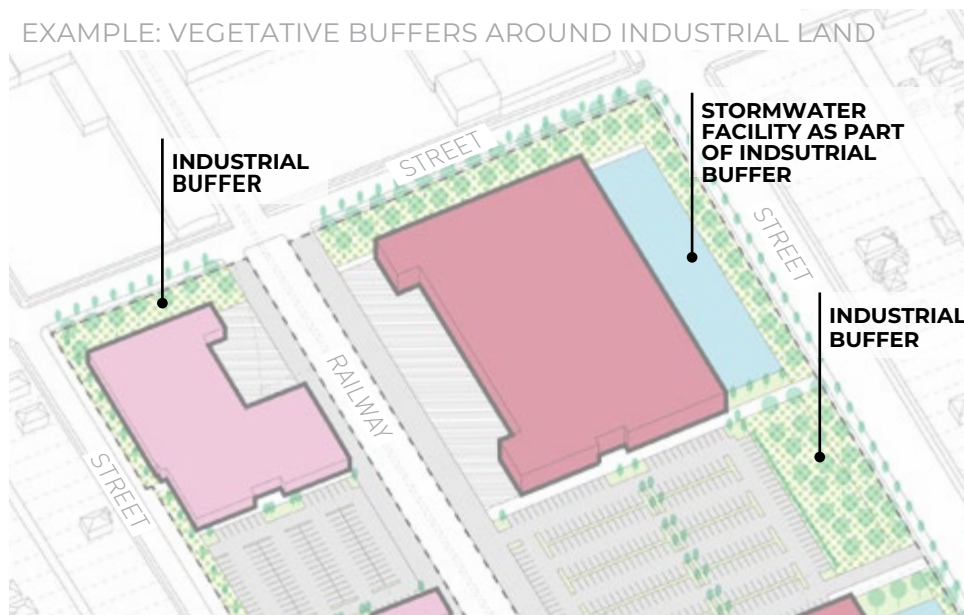
CONTINUED

4. The opportunity to implement vegetative buffers

around industrial properties: As recommended in the Delray Neighborhood Framework Plan, the beneficial role of vegetative buffers around industrial properties is proven by data and public response to mitigate air, soil, water, and noise pollution and improve overall aesthetics to the neighborhood. The assemblage of new, larger parcels has the ability to meet the demands of modern industrial businesses and provide a feasible opportunity to implement vegetative buffers through zoning policy. Currently, there are no provisions in the Zoning Ordinance for vegetative buffers.

In a proactive approach, the Midwest-Tireman study area can incorporate vegetative buffers around industrial properties in locations such as: along roadways (especially truck routes), adjacent to occupied residential parcels, adjacent to occupied institutional parcels, and adjacent to recreational amenities. As shown in the proposed development concepts on the following pages, specific design criteria for vegetative buffers should vary by roadway type.

More information and specific design criteria for vegetative buffers can be found in the Delray Neighborhood Framework Plan, Chapter 4, Strategy P-3d.



5. Preservation of industrial land:

Oddly enough in a city known for its industrial prowess, there are few opportunity sites in the city of Detroit for industrial uses such as manufacturing and assembly despite the city's notable residential and commercial vacancy and population loss. Land zoned to accommodate light manufacturing and other industrial uses makes up approximately 16% of the total land in the city of Detroit, and much of that land is in transition to other uses, such as loft conversion and mixed-use developments.

According to The State of Urban Manufacturing: Detroit City Snapshot in 2018, "...there is a dearth of appropriate step-out space for businesses eager to graduate from operating out of their homes, incubators, or makerspaces, but who lack the ability to acquire, subdivide, and build out decrepit space."

Several sites in the Midwest-Tireman study area are well suited to fill this need for industrial businesses, but they must be preserved as such. These sites provide access to truck routes as well as frontage along arterials such as Tireman Avenue, and they provide opportunities for modest retail storefronts associated with the manufacturing of products.

It is important for the city of Detroit to maintain strategic industrial clusters and preserve affordable land values in these areas to aid businesses that are committed to producing jobs that sustain Detroit families in environmentally-responsible ways.

COMMERCIAL DEVELOPMENT OPPORTUNITIES

6311 CHICAGO ST.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	2.16 acres
# of Parcels	1
Current Use	Vacant building, vacant land
Buildings	<p>Ruthruff School</p> <ul style="list-style-type: none">• Founded in 1858 as a one-room schoolhouse named after the farmstead across the street belonging to William Ruthruff who was also a school board member.• The current two-story brick building was built in 1925 to replace the smaller school building.• Abandoned in 2007.• Slated for demolition in 2023.• +/- 31,700 GSF <p>Ruthruff School Annex</p> <ul style="list-style-type: none">• Two former stores purchased for additional space in 1927 to accommodate the increasing enrollment.• +/- 4,200 GSF
Zoning	B4 — General Business



EXISTING RUTHRUFF SCHOOL BUILDING



NOT TO SCALE

6311 CHICAGO ST.

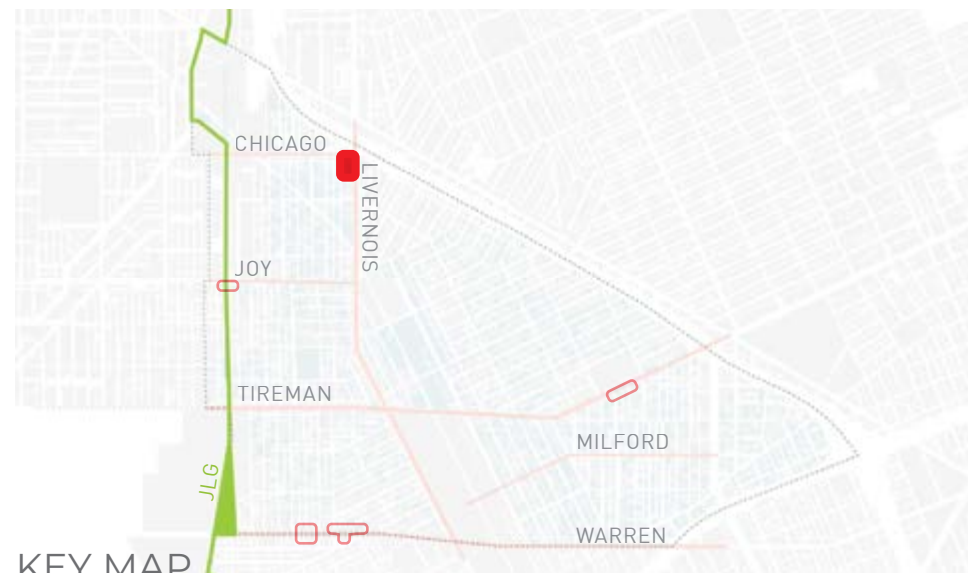
COMMUNITY GROCERY STORE

DESIGN INTENT

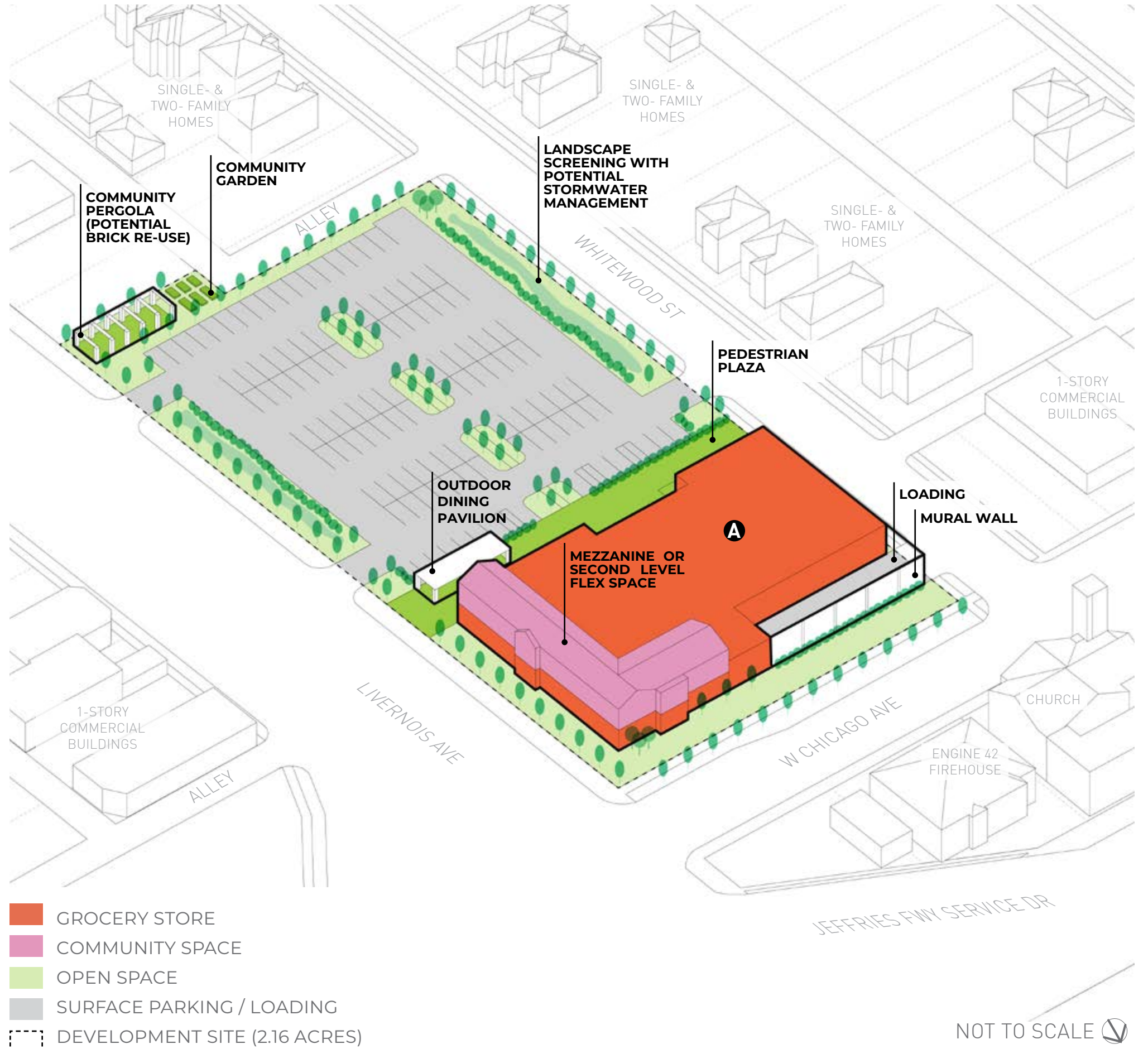
- Provide a community-oriented grocery store that primarily serves the Midwest-Tireman neighborhoods.
- Where possible, allude to the former school building through siting, form, and/or materiality to provide character and a sense of place to the new development.
- Provide community space within the building that can act as a meeting place and/or after-school destination.
- Provide active open spaces that allow for outdoor dining, display, meeting space, and urban gardening.
- Screen the parking lot at the street edge with landscape.
- Create an attractive urban street edge along the site's perimeter with a variety of strategies including building facades, other structures, mural wall(s), and vegetative buffers.

SITE	COMMERCIAL	COMMUNITY	PARKING
A Community Grocery Store	20,000 SF	2,600 SF (mezzanine or second level)	104 spaces
TOTAL	20,000 SF	2,600 SF	104 spaces (100 req'd¹)

NOTES:
¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance.



KEY MAP



- GROCERY STORE
- COMMUNITY SPACE
- OPEN SPACE
- SURFACE PARKING / LOADING
- DEVELOPMENT SITE (2.16 ACRES)

NOT TO SCALE

4545-4811 TIREMAN AVE.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	1.01 acres
# of Parcels	13
Current Use	Mostly vacant land Two-Family Home potentially occupied
Buildings	(1) Two-Family Home <ul style="list-style-type: none">Built 1916+/- 2,100 SF
Zoning	B4 — General Business



EXISTING DUPLEX AT 4545 TIREMAN AVE. WITHIN DEVELOPMENT AREA
MIDWEST-TIREMAN NEIGHBORHOOD FRAMEWORK
DEVELOPMENT OPPORTUNITIES | OCT 19, 2023



4545-4811 TIREMAN AVE.

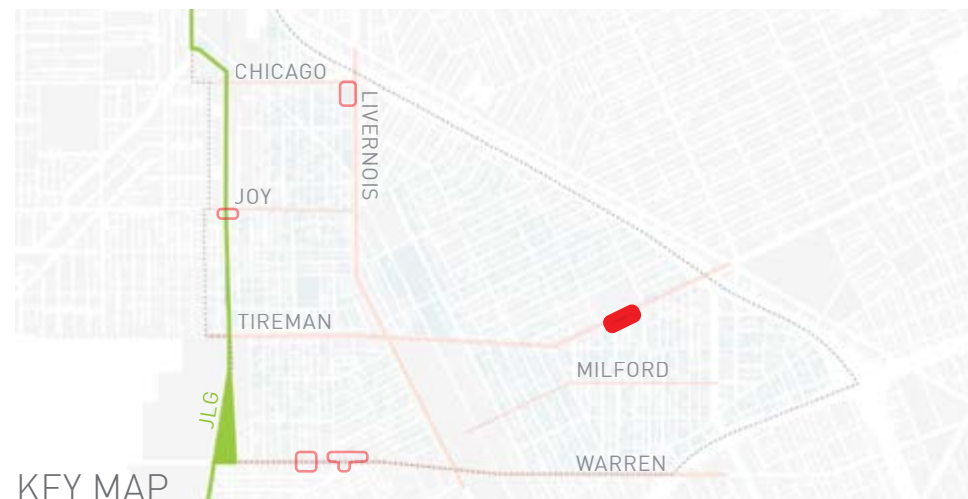
TIREMAN MIXED-USE STREETFRONT

DESIGN INTENT

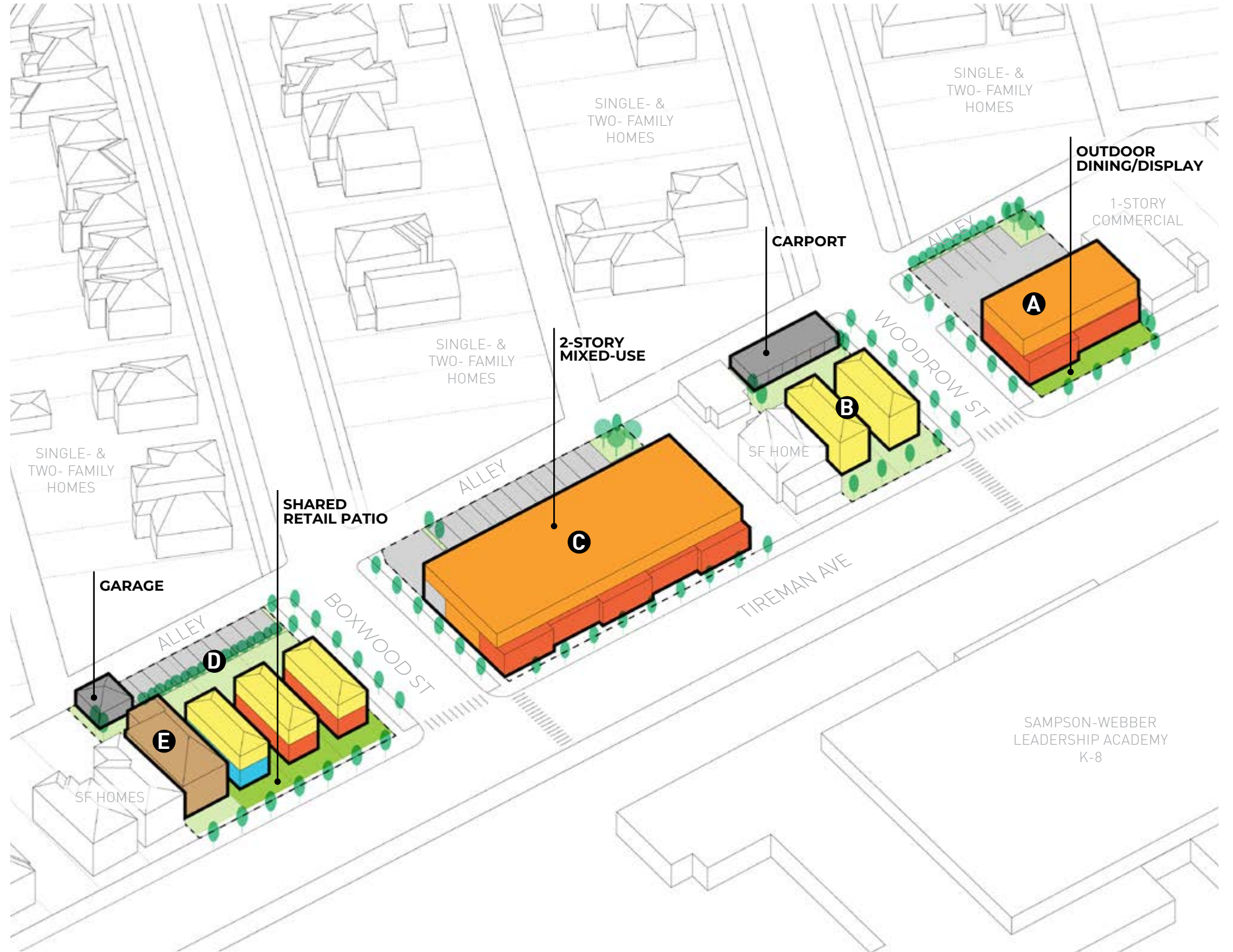
- Infill on vacant land with building typologies that are compatible with the existing 1-2 story commercial and residential patterns.
- Activate Tireman Ave. with street-level uses.
- Provide retail, F&B, and services that appeal to users of the Sampson-Webber school across the street.
- Improve the alleys so they can provide vehicular access to rear parking areas.

SITE	COMMERCIAL	RESIDENTIAL	PARKING
A Mixed-Use	2,000 SF	3 units	12 spaces
B (2) Duplexes	-	4 units	6 spaces (carport)
C Mixed-Use	6,000 SF (potential Community Kitchen)	10 units	24 spaces
D (3) Flex Duplexes	2,000 SF (675 sf/bldg)	3 units	10 spaces
E Duplex Rehab	-	2 units	2 spaces (garage)
TOTAL	10,000 SF	22 units (22 UPA)	53 spaces (39 req'd)¹

NOTES:
¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance.



KEY MAP



 DUPLEX REHAB	 OPEN SPACE
 DUPLEX	 COVERED PARKING
 UPPER-LEVEL	 SURFACE PARKING / DRIVE AISLE
 APARTMENTS RETAIL/	 DEVELOPMENT SITE (1.01 ACRES)
 SERVICE/F&B OFFICE	

NOT TO SCALE

6752-7012 WARREN AVE.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	3.73 acres
# of Parcels	18
Current Use	None — Vacant land
Buildings	None
Zoning	B4 — General Business



EXISTING PUBLIC LIGHTING SUBSTATION AT 6380 W. WARREN AVE.



NOT TO SCALE

6752-7012 WARREN AVE.

WARREN CREATIVE COMMUNITY CORRIDOR

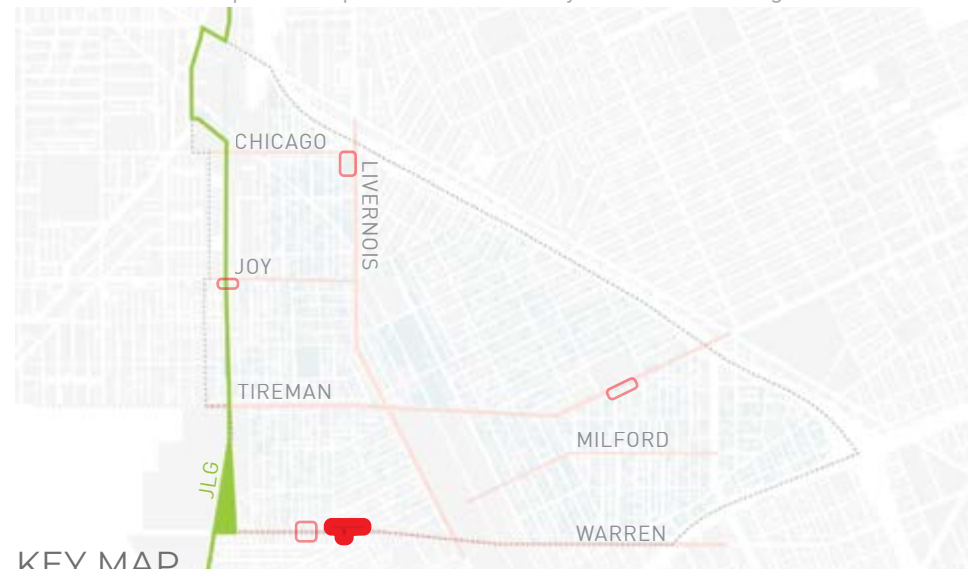
DESIGN INTENT

- Infill on vacant land with building typologies that are compatible with the existing and historic commercial and industrial patterns of 1-2 story heights and 20'-40' storefront widths.
- Relate to the site's historic uses including industrial uses, storefronts, and a movie house.
- Provide active open spaces that allow for gathering, outdoor dining, and display and will contribute to the Warren streetscape.
- Provide an urban edge along Warren Ave. with a variety of strategies including street-level uses, landscape screening of parking lots and the utility substation, and active open spaces.
- Integrate green stormwater infrastructure within the parking lots.
- Improve the alleys so they can provide vehicular access to parking.

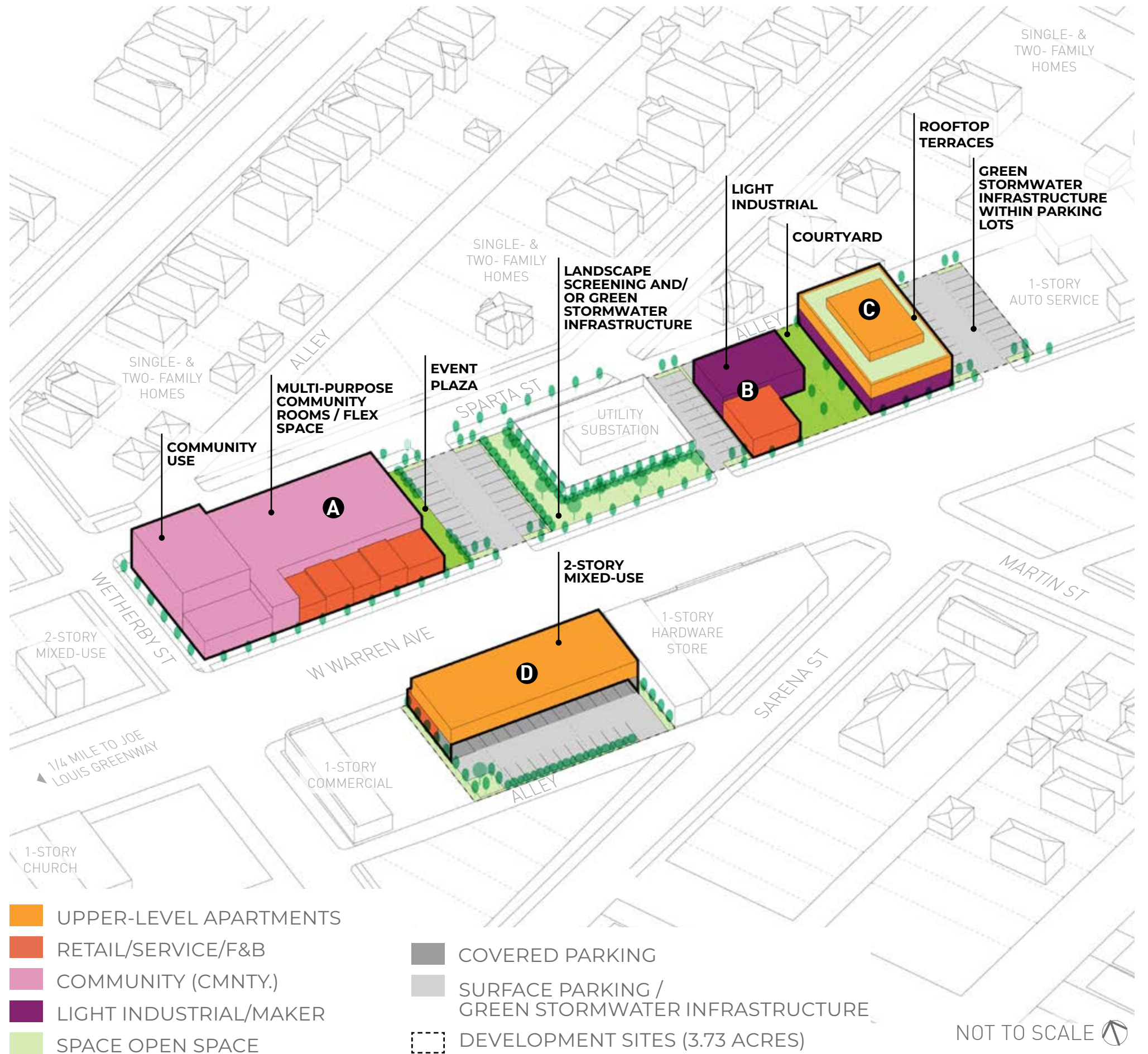
SITE	RETAIL	IND.	CMNTY.	RESI.	PARKING
A Community Event Space	3,000 SF	-	14,000 SF	-	20 spaces
B Make + Sell	1,200 SF	2,400 SF	-	-	10 spaces
C Live/Work Maker Space	-	6,000 SF	-	6 units	20 spaces
D Mixed-Use	3,600 SF	-	-	8 units	24 spaces
TOTAL	7,800 SF	8,400 SF	14,000 SF	14 units (4 UPA)	74 spaces (67 req'd¹)

NOTES:

¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance.



KEY MAP



- UPPER-LEVEL APARTMENTS
- RETAIL/SERVICE/F&B
- COMMUNITY (CMNTY.)
- LIGHT INDUSTRIAL/MAKER
- SPACE OPEN SPACE

- COVERED PARKING
- SURFACE PARKING / GREEN STORMWATER INFRASTRUCTURE
- DEVELOPMENT SITES (3.73 ACRES)

NOT TO SCALE

7125-7329 WARREN AVE.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	1.04 acres
# of Parcels	9
Current Use	None — Vacant land
Buildings	None
Zoning	B4 — General Business



EXISTING DUPLEX AND STOREFRONT AT 7155 AND 7157 W. WARREN AVE.



NOT TO SCALE

7125-7329 WARREN AVE.

WARREN INFILL

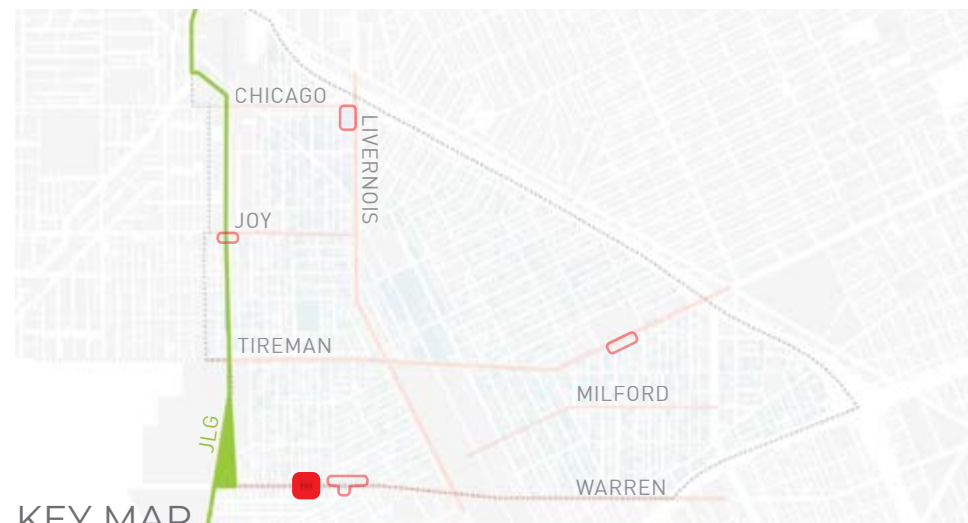
DESIGN INTENT

- Infill on vacant land with building typologies that are compatible with the existing 1-2 story commercial and residential patterns.
- Activate Warren Ave. with street-level uses and front doors.
- Provide retail, F&B, and services that appeal to building residents and the surrounding neighborhood.
- Provide a range of housing options for different price points and lifestyles.
- Improve the alleys so they can provide vehicular access to parking areas.

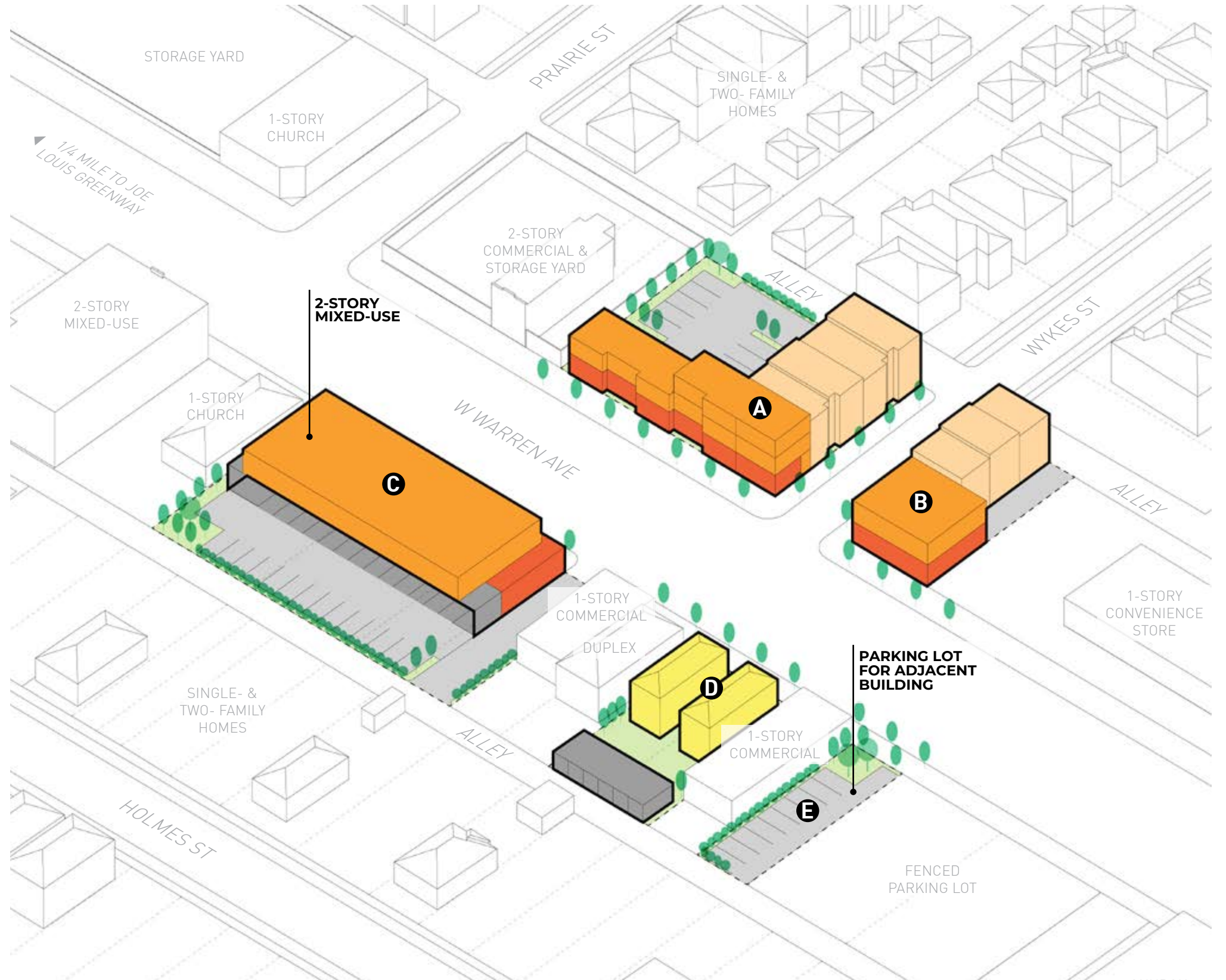
SITE	COMMERCIAL	RESIDENTIAL	PARKING
A Small Mixed-Use	1,900 SF	6 apartments 4 townhomes	15 spaces (garages surface)
B Small Mixed-Use	1,600 SF	2 apartments 3 townhomes	7 spaces (garages)
C Mixed-Use	3,000 SF	20 units	27 spaces (podium surface)
D (2) Duplexes	-	4 units	6 spaces (carport)
E Parking Lot	-	-	9 spaces
TOTAL	6,500 SF	39 units (38 UPA)	64 spaces (52 req'd¹)

NOTES:

¹ Estimated minimum spaces required based on City of Detroit Zoning Ordinance; Site E provides a surplus of 9 spaces for future development.



KEY MAP



- TOWNHOME
- DUPLEX
- UPPER-LEVEL
- APARTMENTS RETAIL/
SERVICE/F&B

- OPEN SPACE
- COVERED PARKING
- SURFACE PARKING/DRIVE AISLE
- DEVELOPMENT SITES (1.04 ACRES)

NOT TO SCALE

RESIDENTIAL DEVELOPMENT OPPORTUNITIES

5399-5405 MAPLEWOOD ST. +
5405 SPOKANE ST.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	0.32 acres
# of Parcels	3
Current Use	None — Vacant land
Buildings	None
Zoning	R2 — Two Family Residential



EXISTING FOUR-FAMILY BUILDING AT SPOKANE AVE. AND NORTHFIELD AVE.



EXISTING AERIAL

NOT TO SCALE ↻

5399-5405 MAPLEWOOD ST +
5405 SPOKANE ST.

SINGLE & DOUBLE LOTS

DESIGN INTENT

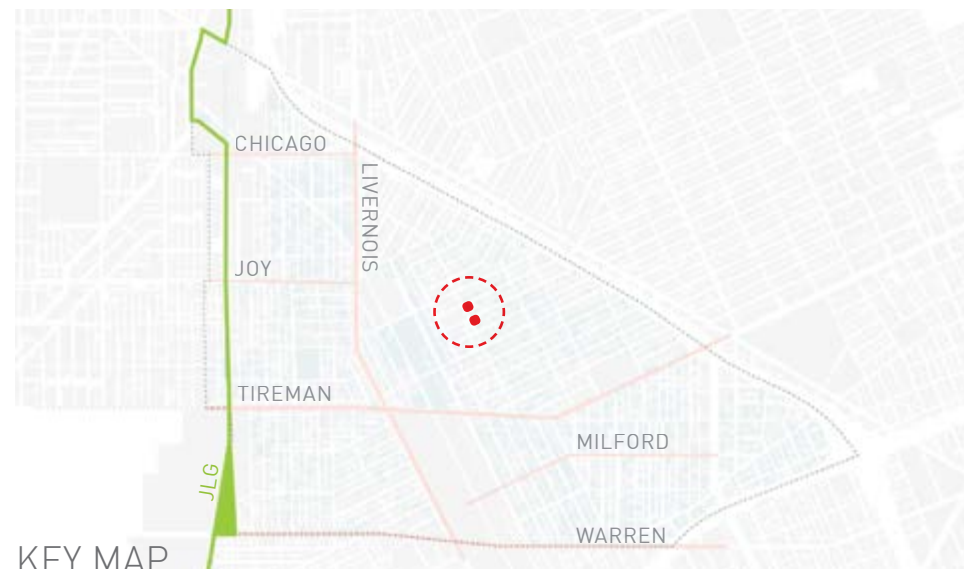
- Infill on vacant land with building typologies that are compatible with the existing 1-2 story residential patterns.
- Introduce a wider variety of housing options to the neighborhood beyond the predominant single- and two-family homes.
- Provide front doors along Pattengill Park where possible.
- Utilize open spaces for resident amenities and stormwater management features.
- Improve alleys so they can provide vehicular access to garages.

SITE	RESIDENTIAL	OPEN SPACE	PARKING
A Sixplex ²	6 units	3,100 sf	8 spaces (garage)
B Fourplex ²	4 units	1,700 sf	4 spaces (garage)
TOTAL	10 units (31 UPA)	4,800 SF	12 spaces (13 req'd¹)

NOTES:

¹ Estimated minimum spaces required based on City of Detroit Zoning Ordinance; a waiver may be required for Building B which requires 5 spaces but only provides 4 spaces.

² Multi-family dwellings with not more than eight dwelling units are Conditional Uses in R2 district.



KEY MAP



- SIXPLEX
- FOURPLEX
- OPEN SPACE
- PARKING
- DEVELOPMENT SITES (0.32 ACRES)

NOT TO SCALE

7345-7449 JOY RD. + 8809-8815 PRAIRIE ST.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	0.76 acres
# of Parcels	10
Current Use	None — Vacant land
Buildings	None
Zoning	
A 7420 Joy, 8809-8815 Prairie	R1 — Single-Family Residential
B 7345-7403 Joy	R2 — Two-Family Residential
C 7437-7449 Joy	B4 — General Business



EXISTING CONDITIONS AT 7437 JOY RD.



EXISTING AERIAL

NOT TO SCALE

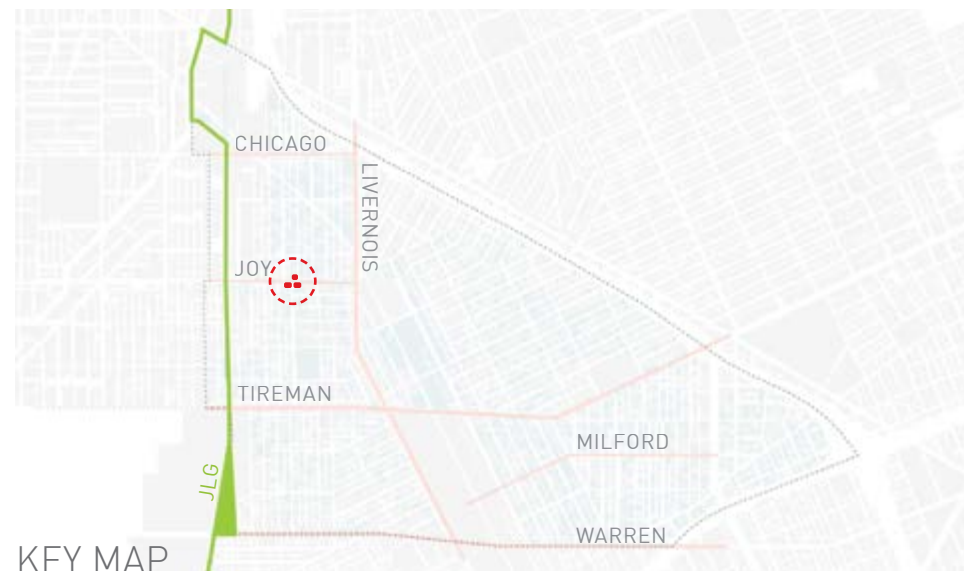
7345-7449 JOY RD. + 8809-8815 PRAIRIE ST.
TRIPLE & QUAD LOTS

DESIGN INTENT

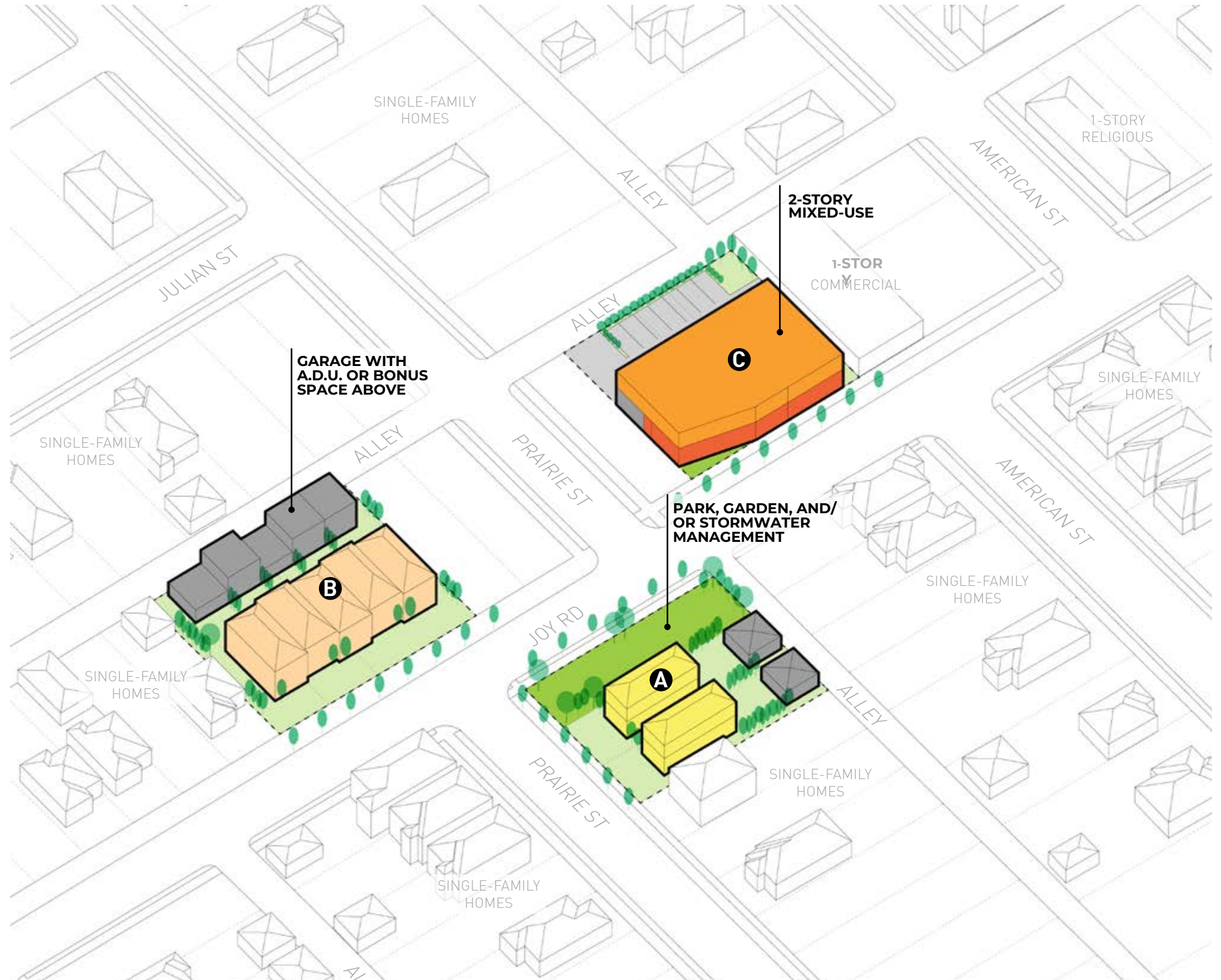
- Infill on vacant land with building typologies that are compatible with the existing 1-2 story residential and commercial patterns.
- Introduce a wider variety of housing options to the neighborhood beyond the predominant single-family homes.
- Introduce new open space for a neighborhood park, urban garden, and/or stormwater management that can be maintained and operated by the community.
- Improve alleys so they can provide vehicular access to parking areas.

BLOCK	RESI.	RETAIL	OPEN SPACE	PARKING
A Single-Unit Infill & Garden	2 units	-	3,400 sf urban garden or park ²	4 spaces (garages)
B Townhomes ²	5 units	-	-	10 spaces (garages)
C Mixed-Use	8 units	1,200 sf	-	16 spaces (podium, surface)
TOTAL	15 units (20 UPA)		3,400 SF	30 spaces (28 req'd¹)

NOTES:
¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance. ² Conditional Uses within their respective zoning district.



KEY MAP



- TOWNHOME
- OPEN SPACE
- DUPLEX
- COVERED PARKING
- UPPER-LEVEL
- SURFACE PARKING DEVELOPMENT
- APARTMENTS RETAIL/SERVICE/F&B
- SITES (0.76 ACRES)

NOT TO SCALE

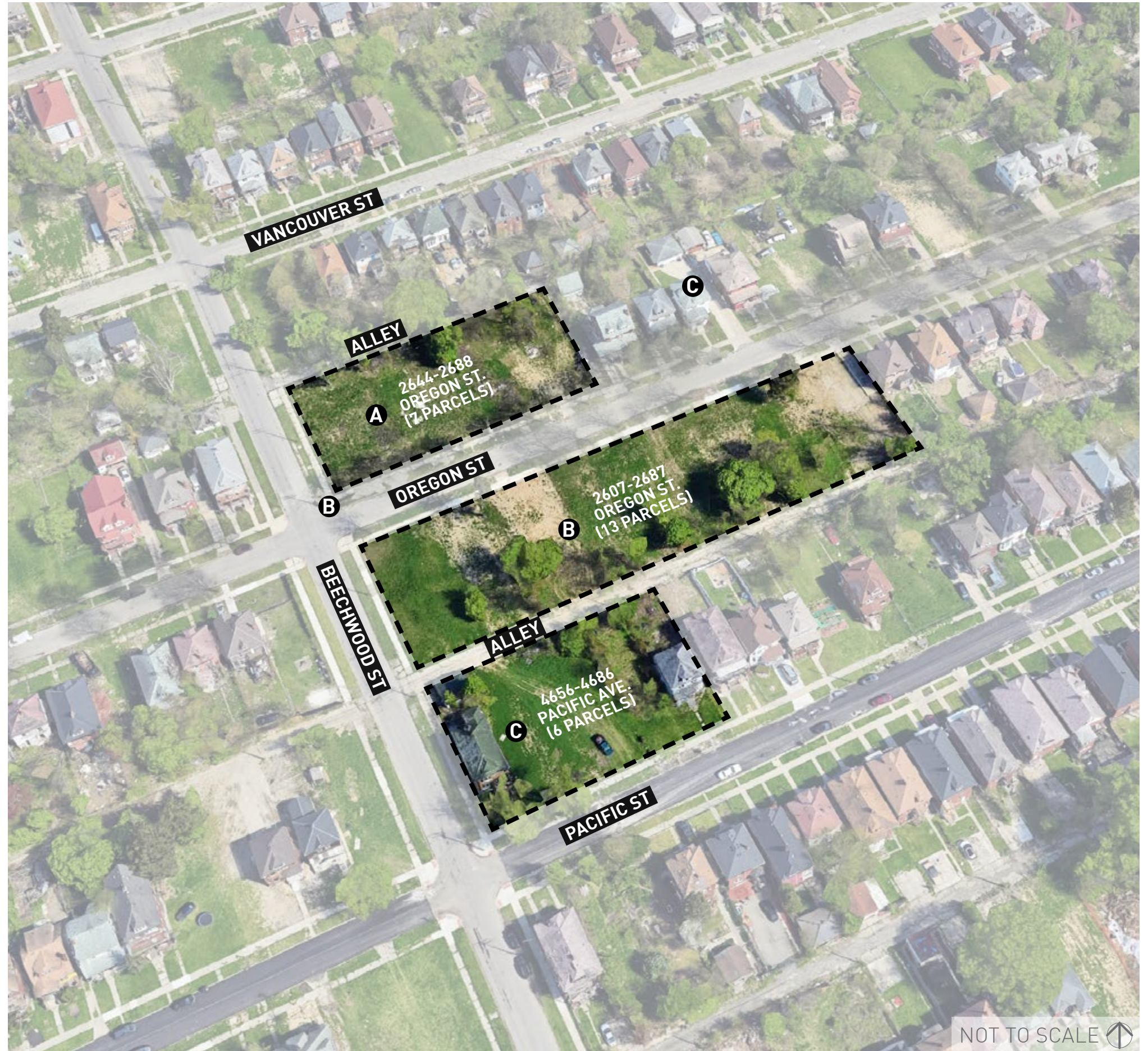
4607-4688 OREGON ST. + 4656-4686 PACIFIC ST.

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	2.61 acres
# of Parcels	26
Current Use	None — Vacant land/buildings
Buildings	Two (2): <ul style="list-style-type: none"> • 4686 Pacific Ave: Vacant single-family home, masonry construction • 4656 Pacific Ave.: Vacant single-family home, wood construction
Zoning	
A 2644-2688 Oregon	R1 — Single-Family Residential
B 2607-2687 Oregon	R1 — Single-Family Residential
C 4656-4686 Pacific	R2 — Two-Family Residential



EXISTING VACANT SINGLE-FAMILY HOME AT 4686 PACIFIC AVE.



EXISTING AERIAL

4607-4688 OREGON ST. +
4656-4686 PACIFIC ST.

5+ LOTS

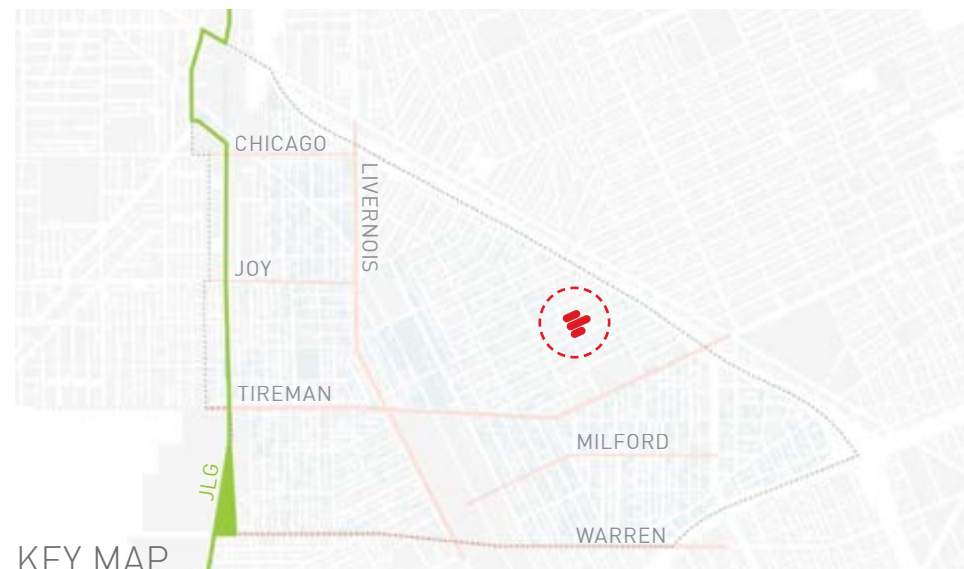
DESIGN INTENT

- Infill on vacant land with building typologies that are compatible with the existing 1-2 story residential patterns.
- Introduce a wider variety of housing options to the neighborhood beyond the predominant single-family homes (Note: Housing types other than single-family along Oregon Ave. require rezoning from R1 to R2).
- Utilize open spaces for resident amenities and stormwater management.
- Improve alleys so they can provide vehicular access to parking areas.

BLOCK	RESIDENTIAL	OPEN SPACE	PARKING
A North Oregon Ave. Infill	16 units	13,200 sf	26 spaces (surface, garages)
B South Oregon Ave. Infill	29 units	23,625 sf	45 spaces (surface, garages, carports)
C North Pacific St. Infill	8 units	9,785 sf	15 spaces (garages, carports)
TOTAL	53 units (20 UPA)	46,610 SF	86 spaces (74 req'd¹)

NOTES:

¹ Estimated spaces required based on City of Detroit Zoning Ordinance for R2 district, assuming rezoning along Oregon Ave. for Blocks A and B from R1 to R2.



KEY MAP



INDUSTRIAL DEVELOPMENT OPPORTUNITIES

EXISTING CONDITIONS

EXISTING CONDITIONS	
Site Area	29.87 acres
# of Parcels	34 total: <ul style="list-style-type: none"> • 28 City-owned/controlled • 6 privately-owned
Current Use	
A 6135 Linsdale, 8200-8350 Military	None — Vacant land
B 8231-8435 Epworth	None — Vacant land
C 6100 Tireman	None — Vacant land
D 5938-6000 Tireman, 7609-8000 Epworth	Mixed — Vacant land, warehouse/storage, industrial, residential, vacant land
Buildings	<ul style="list-style-type: none"> • (1) Warehouse building (25,300 sf) • (2) Light industrial buildings (approx. 2,500-4,000 sf each) • (4) Single-family homes (approx. 1,200-1,500 sf each)
Zoning	M4 — Intensive Industrial District

NOTES:
¹ City-owned/controlled parcels include City of Detroit PDD, Detroit Economic Growth Corporation, and Detroit Land Bank Authority.
² Privately-owned parcels are included for long-term visioning and illustrative purposes due to their proximity to City-owned/controlled parcels.



SMALL INDUSTRIAL BUILDING AT 6000 TIREMAN AVE.



NOT TO SCALE

LINSDALE-EPWORTH-TIREMAN-MILITARY SITES

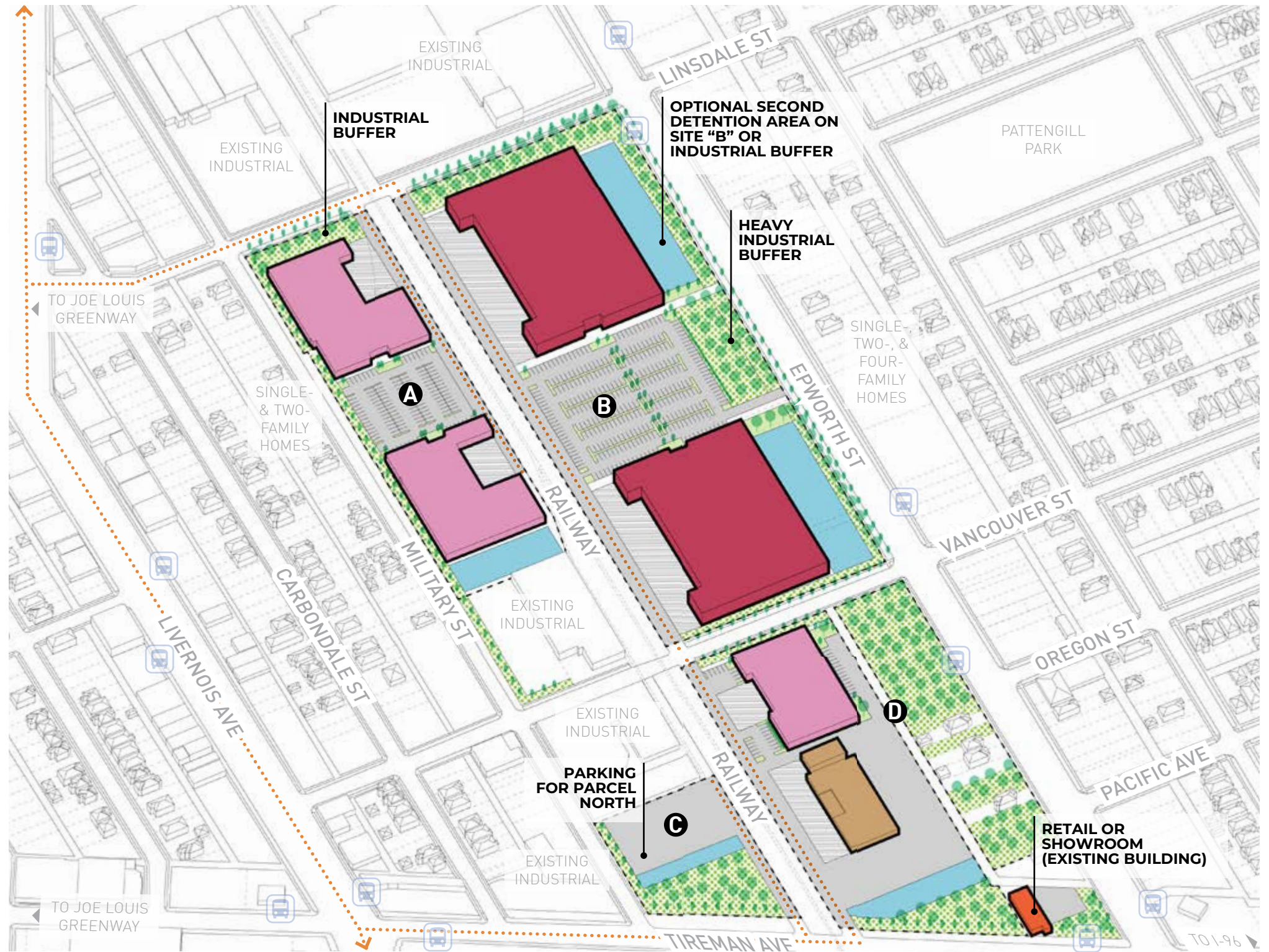
INDUSTRIAL DEV'T: MEDIUM SCALE

DESIGN INTENT

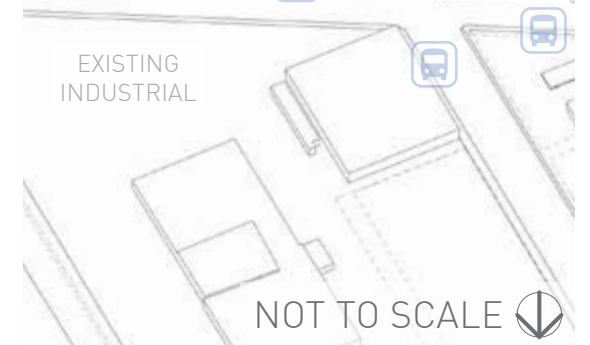
- Provide modern industrial buildings to accommodate floor plates of 50,000 to 100,000 SF for industrial subsectors such as manufacturing, industrial service, and distribution centers.
- Encourage truck traffic from Livernois Ave. along Linsdale and Tireman, with access to industrial sites occurring along the railway; avoid truck traffic on residential streets.
- Manage stormwater in compliance with City of Detroit standards through retention and/or detention; this scenario explores extended detention areas on each of the four major sites.
- Provide vegetative industrial buffers along the perimeter of industrial sites to mediate pollution; buffer widths may vary from 10' to more than 60' depending on adjacent street type, adjacent land use, and land availability.
- Enhance neighborhood connectivity by reintroducing Vancouver St. between Military St. and Epworth St.
- This scenario assumes existing buildings along Epworth St. to remain.

SITE	INDUSTRIAL	RETAIL	STORMWATER	PARKING
A NW Block (2 buildings)	100,000 SF	-	47,000 CF	126 spaces
B NE Block	200,000 SF	-	90,000 CF	309 spaces
C SW Block	-	-	23,000 CF	-
D SE Block	30,000 SF	4,000 SF	40,000 CF	38 spaces
TOTAL	330,000 SF	4,000 SF	153,000 CF (51,000 SF)	473 spaces (433 req'd¹)

NOTES:
¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance.



- INDUSTRIAL, SMALL (50,000 SF)
- INDUSTRIAL, MEDIUM (100,000 SF)
- EXISTING INDUSTRIAL
- RETAIL/SHOWROOM
- SURFACE PARKING
- LOADING
- PREFERRED TRUCK ROUTES
- BUS STOPS
- STORMWATER DETENTION
- FACILITY VEGETATIVE INDUSTRIAL
- BUFFER OTHER OPEN SPACE
- DEVELOPMENT SITES (29.87 ACRES)



INDUSTRIAL DEV'T: LARGE SCALE

DESIGN INTENT

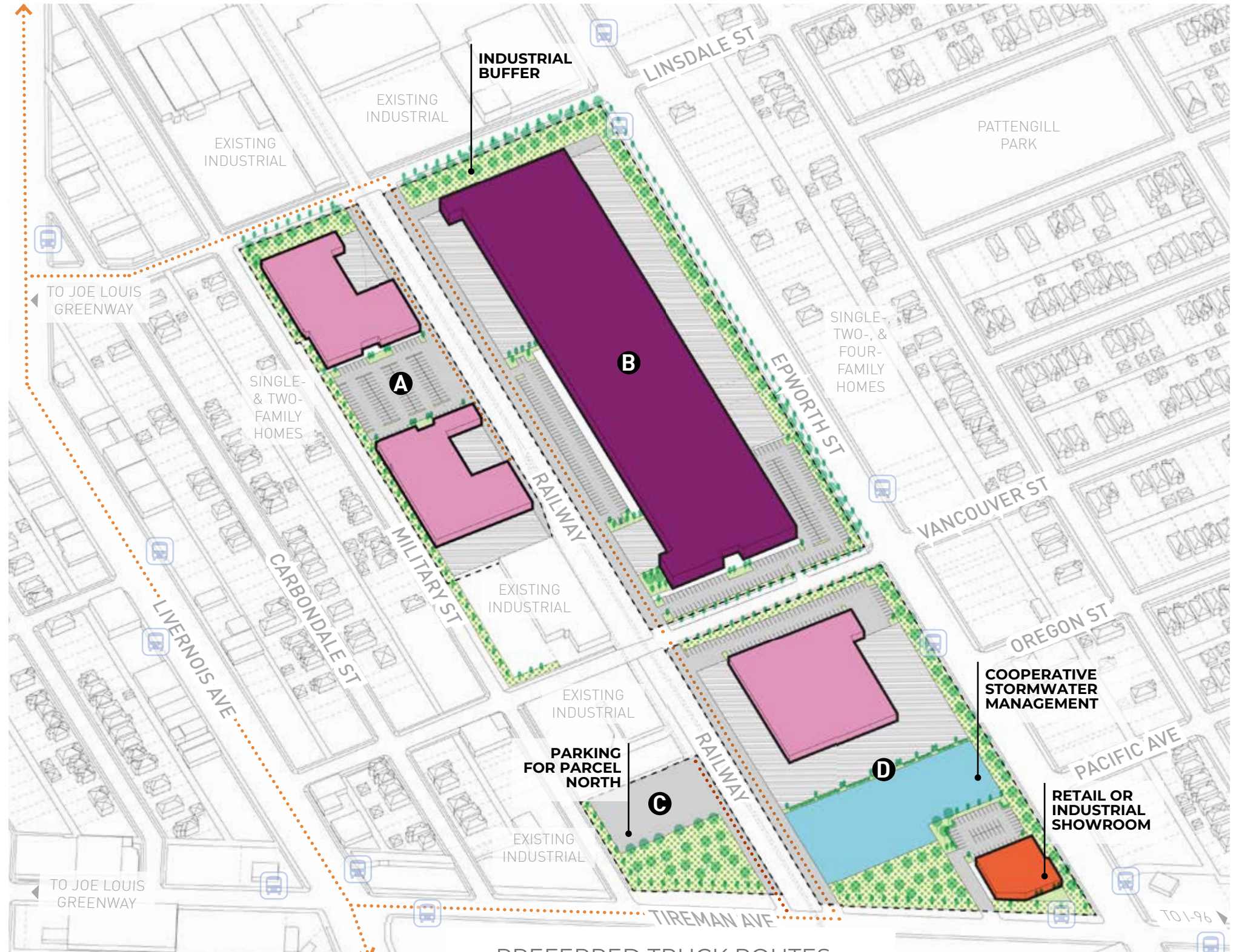
- Provide modern industrial buildings to accommodate floor plates of 50,000 SF to 300,000 SF for industrial subsectors such as industrial service, manufacturing, distribution, and warehousing.
- Encourage truck traffic from Livernois Ave. along Linsdale and Tireman, with access to industrial sites occurring along the railway; avoid truck traffic on residential streets.
- Manage stormwater in compliance with City of Detroit standards through retention and/or detention; this scenario explores the opportunity to meet stormwater requirements for the entire site with one large extended detention facility, which would require shared use agreements between users.
- Provide vegetative buffers along the perimeter of industrial sites to mediate pollution; buffer widths may vary from 10' to more than 60' depending on adjacent street type, adjacent land use, and land availability.
- Enhance neighborhood connectivity by reintroducing Vancouver St. between Military St. and Epworth St.
- Anchor the corner of Tireman and Epworth with an employee-serving business.
- This scenario assumes demolition of existing buildings along Epworth St.

SITE	INDUSTRIAL	RETAIL	STORMWATER	PARKING
A NW Block (2 buildings)	100,000 SF	-	-	126 spaces
B NE Block (1 building)	260,000 SF	-	-	249 spaces
C SW Block (0 buildings)	-	-	-	-
D SE Block (2 buildings)	66,600 SF	12,000 SF	200,000 CF	133 spaces
TOTAL	426,000 SF	12,000 SF	200,000 CF	508 spaces
			(66,700 SF)	(472 req'd¹)

¹ Estimated min. spaces required based on City of Detroit Zoning Ordinance.

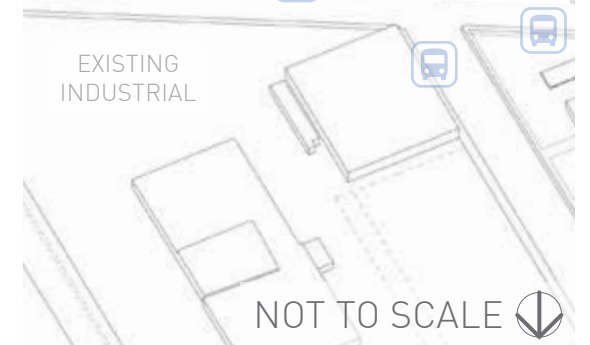


KEY MAP



- INDUSTRIAL, SMALL (50,000 SF)
- INDUSTRIAL, LARGE (250,000+ SF)
- RETAIL/SHOWROOM
- SURFACE PARKING
- LOADING

- PREFERRED TRUCK ROUTES
 - BUS STOPS
 - STORMWATER DETENTION
 - FACILITY VEGETATIVE
 - INDUSTRIAL BUFFER OTHER
 - OPEN SPACE DEVELOPMENT
- SITES (29.87 ACRES)



NOT TO SCALE

THANK YOU