



GRIXDALE FARMS

Neighborhood Framework

Planning and Development Department
City of Detroit

2026

FOREWORD

The Grixdale Farms Neighborhood Framework Plan examines an area anchored by one of Detroit's most treasured public spaces, Palmer Park, and located near the major commercial corridor of Woodward Avenue. The neighborhood is also connected to key corridors including John R Street, 7 Mile Road, and McNichols Road, and is adjacent to the historic Palmer Woods neighborhood and the Palmer Park Apartments district. Together, these communities reflect a rich architectural character, strong residential foundations, and a longstanding commitment from residents who take pride in their neighborhood.

Grixdale Farms and the surrounding neighborhoods are supported by active block clubs, neighborhood organizations, churches, and local institutions that help sustain a strong sense of identity and community. The Palmer Park Apartments district contributes to the area's architectural diversity with its historic multi-family buildings, while Palmer Woods represents Detroit's legacy of historic residential design and preservation. The Grixdale Farms neighborhood has both a myriad of architectural residential styles that encompass different levels of stability from stable and thriving to vacant and deteriorated throughout the neighborhood. Like many Detroit neighborhoods, the area has experienced challenges related to economic decline and disinvestment, which have contributed to vacancy and underutilized land in parts of the neighborhood.

Throughout the planning process, the City of Detroit's Planning and Development Department (PDD), in collaboration with several city departments and local partners, worked closely with residents and community stakeholders to identify neighborhood priorities while envisioning a prosperous future. Engagement strategies included town hall meetings, small group discussions, and direct conversations with residents, helping to ensure that community voices guided the framework plan.

The resulting strategies focus on strengthening parks and open spaces, improving streets and transportation connections, supporting housing stability, and encouraging economic activity along nearby commercial corridors. This document reflects the ideas and priorities shared by the community and establishes a path forward that builds upon the neighborhood's history while supporting a vibrant and welcoming future for Grixdale Farms and the surrounding neighborhoods.

ACKNOWLEDGMENTS

Planning and Development Department (PDD)

Department of Neighborhood (DON)

Department of Public Works (DPW)

Detroit Economic Growth Corporation (DEGC)

General Services Department (GSD)

Detroit Land Bank Authority (DLBA)

Housing and Revitalization Department (HRD)

America's Community Council (ACC)

Mayor's Office

District 2 Council Member Calloway's Office

Grixdale Farms Community

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INTRODUCTION

INTRODUCTION

The Grixdale Farms Neighborhood Framework Plan is a comprehensive strategy informed by a year and a half long community engagement process. The plan outlines short-, mid-, and long-term goals to enhance four key focus areas:

- Housing & Vacancy
- Connectivity
- Open Space
- Economic Development

These elements are integrated into a unified, holistic framework to guide the neighborhood's future growth and revitalization.

The Grixdale Farms planning area represents a significant opportunity, having shown resilience and progress over the past decade despite facing challenges. This plan aims to establish clear and shared goals for the community's future, built on collaboration and commitment from both residents and the City.

The boundaries of this Framework Plan are Woodward Avenue to the west and John R Street to the east, with West 7 Mile Rd as its northern boundary and West McNichols Rd to the south.



NEIGHBORHOOD

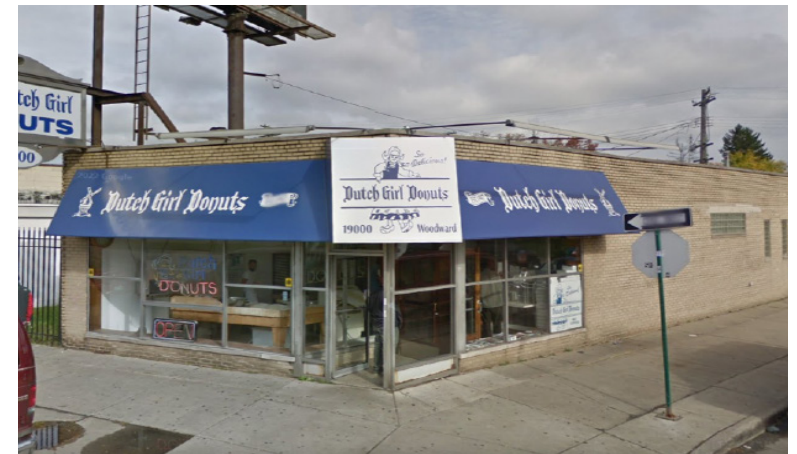
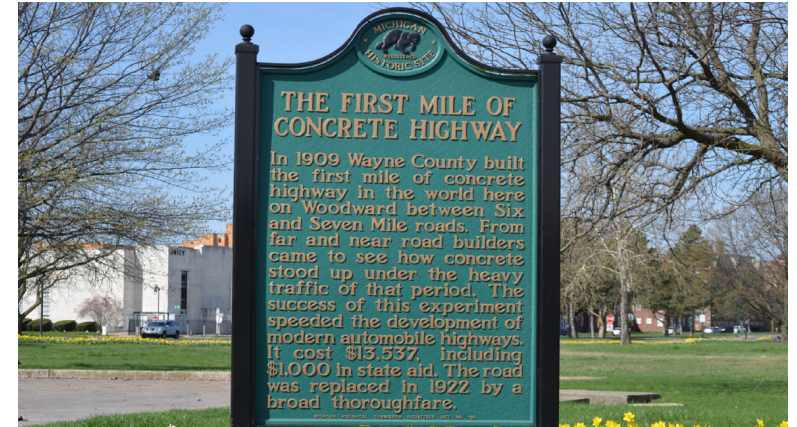
The Grixdale Farms Neighborhood, located in Detroit's District 2 on the west side of the city, covers just under half a square mile. With a median age of around 36, about 1,500 Detroiters proudly call this area home. Today, Grixdale Farms is experiencing a resurgence. Once facing various challenges, the neighborhood is now seeing a rise in population, a stabilization of home values, increased economic development, and is becoming a place where more people want to live and invest.

Woodward Ave

Bounded by Woodward Avenue to the west, John R Street to the east, West 7 Mile Road to the north, and West McNichols Road to the south, Grixdale Farms has a rich history. Originally built in 1909, the stretch of Woodward Avenue from W 7 Mile Road to West McNichols was the first mile of concrete-paved road in the United States. This mile, costing around \$14,000, paved the way for modern highways, advancing the development of America's automobile infrastructure. With roots dating back to the early 1900s, Woodward Avenue remains a vibrant hub of economic development. This corridor in the Grixdale Farms Neighborhood hosts beloved Detroit staples like Dutch Girl Donuts and La Dolce Vita, a popular Italian restaurant, making it an inviting area for new businesses.

7 Mile Road

7 Mile Road also thrives with local economic activity. A community favorite, Detroit One Coney Island, sits at the southwest corner of 7 Mile and John R Road, serving a variety of dishes to loyal customers. On the north side of 7 Mile, a block west of Detroit One Coney Island, is the Detroit campus of America's



Community Council (ACC). Established in the neighborhood in 1979, ACC is dedicated to “ensuring humanity lives in every community by providing core human needs to all people.” ACC supports the neighborhood with essential services, including health aid, youth programs, WIC services, employment training, and more, remaining a valued community partner helping individuals in every way they can.

John R St

John R Street, the eastern border of Grixdale Farms, is an area of both community activity and light industrial. While it is not as developed as other economic corridors in the neighborhood, John R still hosts several small businesses and remains relatively well maintained. It is also home to The Dakota Inn Rathskeller, the city’s oldest German bar, which has occupied the same space since 1933.

The community has also established its own small neighborhood park along John R, situated between Grixdale and Greendale on the east end of Grixdale Farms. The John R Community Park spans two neighborhood parcels and features amenities such as playground equipment and park benches. This well-loved park is considered a valuable asset, bringing enjoyment and a sense of pride to the community.

W McNichols Rd

W McNichols Rd, the south border of the Grixdale Farms Neighborhood, is largely industrial. Just south of Grixdale Farms lies the city of Highland Park, with less than a half-mile border shared along West McNichols Road, where Holbrook Auto Parts occupies much of the stretch.



PALMER PARK

Located just west of Grixdale Farms, Palmer Park is one of fourteen regional parks in Detroit's park system and has been a beloved natural and recreational haven for over a century. Covering 296 acres, the park includes historic woodlands, open meadows, Lake Frances and its lighthouse, athletic fields, and a variety of recreational amenities.

Stretching along the full Woodward Avenue corridor adjacent to Grixdale Farms, Palmer Park carries deep historical significance. It was designed in the late 1800s by renowned landscape architects Frederick Law Olmsted and Charles Eliot, and generously donated to the city by Senator Thomas W. Palmer.

Palmer Park is home to one of Detroit's last remaining virgin forests, including a rare Oak-Beech Climax ecosystem, with some trees estimated to be over 350 years old. Historic landmarks within the park include the Palmer Log Cabin, the Detroit Mounted Police stables, and the surrounding Palmer Park Apartment District and Detroit Golf Club.

Recent revitalization efforts have brought new life to the park, attracting more neighborhood visitors. Enhancements include full-sized and junior tennis courts, renovated walkways, a modern playground, a dog park, fitness zone, pavilion and plaza, restored Lake Frances and natural habitats, the relocated State Fairgrounds band shell, and upgraded lighting throughout the park.

Thanks to the stewardship of People for Palmer Park (PFPP), ongoing preservation and sustainability initiatives are helping to protect this rare urban forest and ensure its enjoyment for generations to come.



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PLAN GOALS

The **Grixdale Farms Neighborhood Framework Plan** is a comprehensive initiative designed to enhance the community's quality of life through collaborative short-term, mid-term, and long-term strategies. The plan focuses on the following key areas: Housing & Vacancy, Connectivity, Open Space, & Economic Development

Goals of the Framework Plan

The goal of the Framework plan is to partner with the Grixdale Farms Community and City Departments to achieve the following:

1. Promote Economic Development Growth and Stability
2. Improve Mobility Throughout the Neighborhood Safely and Efficiently
3. Activate and Improve Open Spaces
4. Establish a Strategy for Vacant Land
5. Create New Housing Opportunities
6. Promote Viable Economic Development Corridors

Using these goals to guide conversations with the community and City Departments is essential for the success of this framework plan. These discussions ensured that the City Departments clearly understood the community's needs and priorities, which helped shape solutions that directly benefit Grixdale Farms.

City Departments Responsible for Focus Areas

- **Housing & Vacancy:** HRD/DLBA
- **Connectivity:** DPW/MDOT
- **Open Space:** GSD
- **Economic Development:** DEGC/NED/HRD

Together, these efforts aim to create a vibrant, sustainable, and connected neighborhood.



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**COMMUNITY
ENGAGEMENT**

FRAMEWORK PLAN KICKOFF

Neighborhood Clean Initiative

The Grixdale Farms Framework Plan officially kicked off on April 20th, 2023, with a small community meeting held at Greenfield Union Elementary-Middle School. The meeting served as an update for the community on recent efforts, such as demolitions and clean-ups, aimed at improving the neighborhood. City departments were introduced, and the Grixdale Farms Plan was formally announced. Council Member Angela Calloway emphasized that the plan would be shaped by the community's own needs and desires based on their input. This initial meeting set the foundation for the plan and clarified expectations for both the City and the community.

Following the initial community meeting, a follow-up meeting was held on June 22, 2023, where City departments provided updates on police enforcement and clean-up efforts. The Detroit Police Department and the Wayne County Sheriff's Office shared progress on their collaborative efforts to address crime in the area, along with outreach initiatives aimed at stabilizing the community.

The residents expressed their overall appreciation for the ongoing improvements, including cleared alleys and sidewalks, mowed vacant lots, boarded-up abandoned houses, and demolished dilapidated structures.

CLEAN INITIATIVE



CITY OF HIGHLAND PARK

COMMUNITY ENGAGEMENT

Planning Processes

Meeting #1

Following the kickoff, the planning process officially began with a meeting on August 23, 2023, at America's Community Council. This meeting introduced the Grixdale Farms Neighborhood Framework Plan, set expectations, outlined plan goals, identified focus areas, and presented an overview of the existing conditions report.

During the presentation, the existing conditions were broken down by focus area, and the community participated in an activity where they shared their likes and dislikes for each area. Community residents expressed strong interest in neighborhood gardens, but also raised concerns about the long-term upkeep and maintenance of those spaces. They appreciated the installation of speed humps throughout the neighborhood as a traffic calming measure, but also voiced concerns about pedestrian safety when crossing Woodward Avenue to access Palmer Park, as well as ongoing flooding issues on residential streets. While residents value access to Palmer Park, many also expressed appreciation for the more localized John R Community Park and emphasized the need for improved maintenance of all open spaces across the neighborhood. Additionally, there was a strong appreciation for existing legacy businesses along neighborhood corridors, such as La Dolce Vita, Dutch Girl Donuts, ACC, and Dakota Inn Rathskeller, but concerns were shared about the limited retail options available in the area.



After the meeting, an online survey was made available to give community members, whether they were unable to attend or preferred to provide input privately, the opportunity to share their feedback on the same topics. (See Appendix A for results.) This feedback served as a starting point for understanding the community's priorities and perspectives on the neighborhood.

Meeting #2

The second meeting took place on October 17, 2023, at the Palmer Park Community House. The focus of this meeting was to introduce the City departments responsible for each focus area. These departments provided a more detailed existing conditions report, shared information about their programs, and addressed questions from the community.

During this discussion, as City departments outlined how they planned to support the Framework Plan process, Grixdale Farms community members expressed their concerns and posed questions about a range of topics. These included access to rehab funding or grants for personal homes, the types of housing that might be included in future developments, strategies for improving safe travel throughout the neighborhood, enhancing safety and maintenance efforts, the potential for new development, and growing interest in purchasing land and homes through the Detroit Land Bank Authority (DLBA).



Meeting #3

The third meeting, held on February 28, 2024, at the Palmer Park Community House, was a community open house. Each City department responsible for a focus area hosted a table where residents could ask questions, share their needs and wants, and discuss their vision for the plan. These direct conversations helped departments begin identifying the tools and resources needed to establish short-, mid-, and long-term goals and priorities for the plan.

While residents continued to express appreciation for Palmer Park and the John R Community Park, they also voiced interest in the addition of a small, city-owned and maintained park within the neighborhood itself. There was also strong support for increased tree planting along both residential streets and commercial corridors to enhance the neighborhood's appearance and environmental quality. In terms of housing, residents expressed a desire to see new residential development on vacant lots throughout the area. They also shared specific ideas for the types of retail and restaurants they would like to see along commercial corridors and emphasized the importance of regular upkeep of existing business properties. In addition, residents advocated for bike lanes along both Woodward Ave and John R St that would connect to existing networks in neighboring cities. Enhancing crosswalks, particularly those leading to Palmer Park, was also highlighted as a top priority for pedestrian safety. As interest in the neighborhood grew, and with the City of Detroit's redistricting set to transition Grixdale Farms from District 2 to District 3 in January 2026, the Planning and Development Department was invited to attend two additional, smaller community meetings. These meetings aimed to introduce the plan to a



broader audience and gather input from individuals who may not have participated in the earlier phases of planning.

Meeting #4

The final community meeting, held on September 18, 2024, focused on presenting the finalized short-, mid-, and long-term goals and priorities for the Grixdale Farms Neighborhood. Leading up to this meeting, the Planning and Development Department held several sessions with City departments to align on these goals and ensure the plan offered a clear, actionable path forward. During the meeting, developers and community partners active in the neighborhood joined to discuss future developments, community services, and amenities they offer. They also addressed residents' questions, fostering a collaborative conversation about the neighborhood's future. Following this final meeting, the Planning and Development Department began drafting the final plan. This booklet compiled all key elements of the Framework Plan and was shared with the community for final review. This step allowed residents to provide input and ensure any inaccuracies or elements that did not reflect the community's vision were addressed prior to publication.

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**EXISTING
CONDITIONS**

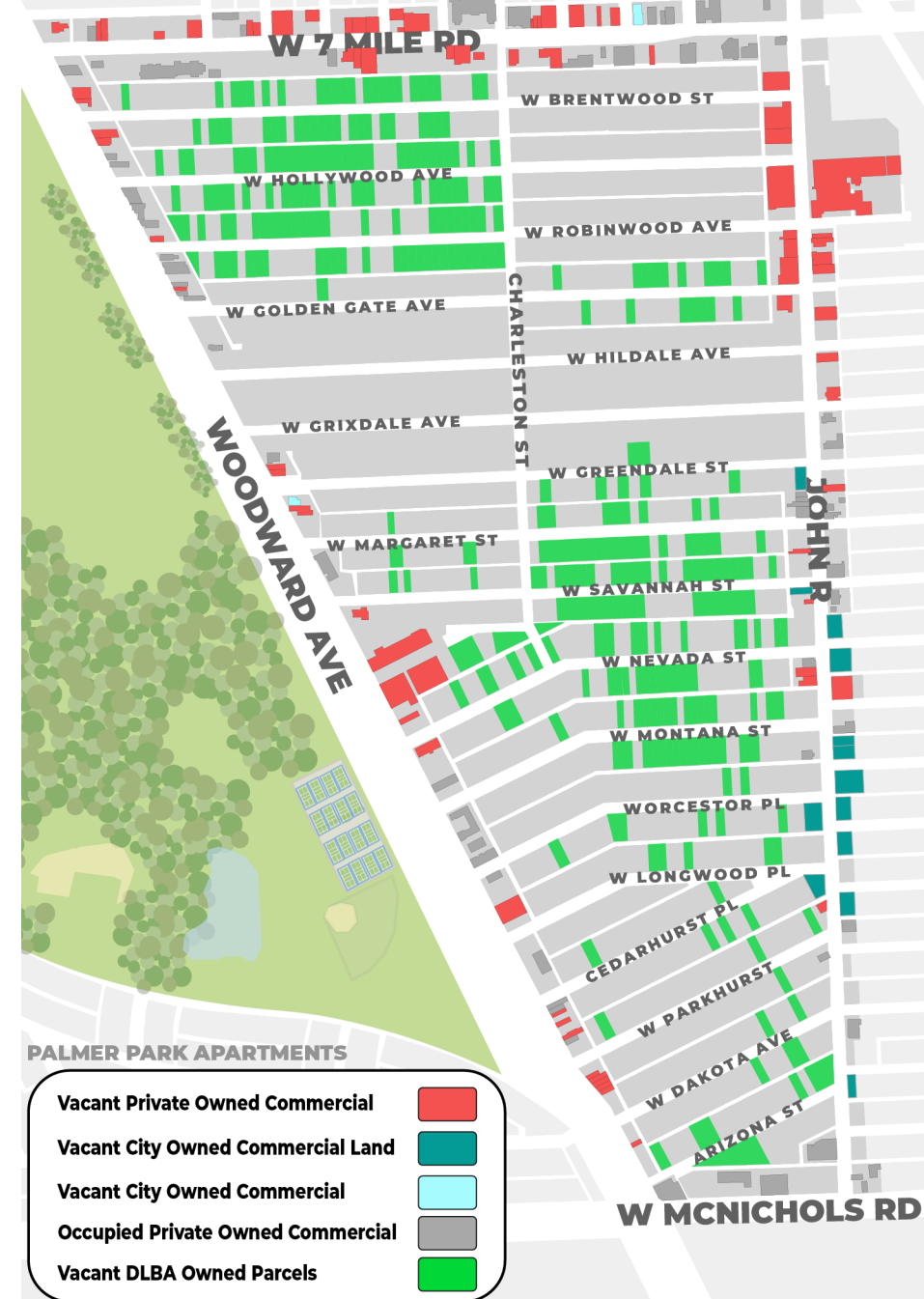
OWNERSHIP

In the Grixdale Farms Community, there are approximately (450) Vacant DLBA Owned Residential Parcels.

Throughout the commercial corridors, there are:

- (80) Vacant Privately Owned Commercial Structures (26 on Woodward Ave, 30 on W 7 Mile Rd, & 24 on John R St)
- (13) Vacant City Owned Commercial Parcels (All on John R St)
- (2) Vacant City Owned Commercial Structures (1 on Woodward Ave & 1 on W 7 Mile Rd)
- (71) Occupied Privately Owned Commercial Structures (23 on Woodward Ave, 23 on W 7 Mile Rd, 18 on John R St, and 7 on W McNichols Rd)

EXISTING OWNERSHIP



CITY OF HIGHLAND PARK

ZONING

The zoning in the Grixdale Farms Neighborhood is similar to that of a typical Detroit neighborhood. It primarily consists of **R-1 (Single-Family Residential District)** and **R-2 (Two-Family Residential District)**, with some areas designated as **R-3 (Low-Density Residential District)** within the residential sections.

Bordering the neighborhood, the commercial corridors are zoned as **B4 (General Business District)** to support commercial activity and growth.



INFRASTRUCTURE

The Grixdale Farms neighborhood features 43 speed humps distributed throughout its streets. Most of the west-to-east streets are one-way, except for Nevada Street, which is a two-way street. Charleston Street, running north to south, is also a two-way street in the neighborhood.

Woodward: Woodward is considered M-1 and it is owned and managed by Michigan Department of Transportation (MDOT). The Street Speed Limit is 40 mile per hour but the community believes that people drive much faster. The road contains five lanes going in each direction, north and south. The community has expressed concerns about crossing the street to get to Palmer Park. There are two mid block pedestrian crosswalks on Woodward.

John R: John R has two lanes running north and south, with a parking lane on both sides.

7 Mile: 7 Mile has two lanes running east and west. There is no turning lane except at intersections. Many people complain about the lane transition going west to east crossing Woodward.

McNichols: McNichols has two lanes running east and west.



INFRASTRUCTURE (cont'd)

Public Transportation

Public transportation is well-served by the DDOT bus system, which operates along all four commercial corridors. Key routes include:

- Bus (#4) Woodward (ConnectTen Network): This 24/7 route connects Detroit and Highland Park, running between the State Fairgrounds Transit Center and the Renaissance Center in Downtown Detroit. Main streets served include Woodward, Park, Washington Blvd, and Larned. There is only one bus shelter on Woodward in the framework boundary.
- Bus (#7) Seven Mile: A Crosstown route operating 24/7, it links Redford and Detroit between the Meijer in Old Redford and St. John Hospital. Key streets include Grand River, Lahser, 7 Mile, Cadieux, Morang, and Moross. There are no bus shelters
- Bus (#23) Hamilton: Running along the John R corridor, this west-side route connects Downtown Detroit's Rosa Parks Transit Center to the Gateway Shopping Plaza and Meijer at 8 Mile & Woodward. Major streets served include McNichols, John R, Hamilton, and 3rd. There are no bus shelters.

EXISTING BUS ROUTES



STREETS

The Grixdale Farms neighborhood consists of seventeen streets running east to west, with Charleston Street serving as the only arterial road running north to south. Most of the neighborhood's streets are one-way, except for Nevada Street, the only two-way street running east to west, and Charleston Street, the sole two-way north-to-south street.

The neighborhood is bordered by four commercial corridors: Woodward Avenue to the west, John R Street to the east, West 7 Mile Road to the north, and West McNichols Road to the south.



PARKS

Palmer Park, located just across Woodward Avenue, is the closest city-owned park to the Grixdale Farms Neighborhood. Palmer Park has a steward called the People for Palmer Park.

The community has also established its own small neighborhood park on the east end of Grixdale Farms. Situated between Grixdale and Greendale on John R Street, the John R Community Park spans two neighborhood parcels and features amenities like playground equipment and park benches. This well-loved park is considered a valuable asset, bringing enjoyment and a sense of pride to the community.

Additionally, the neighborhood includes a green space known on paper as Hildale-Grixdale Park, located between Hildale Street and Grixdale Street. However, it isn't developed or used as a typical park. Instead, it mainly serves as an open green buffer, offering a bit of natural separation and greenery within the neighborhood.



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**IMPLEMENTATION
PRIORITIES**

HOUSING PRIORITIES

Housing Priority 1

The **yellow-highlighted** area represents the neighborhood's most stable blocks and active development sites, making it the top priority for housing **Short Term (1-2 Years)**

- Support new mid/high density housing developments
- Prioritize contiguous vacant land for housing
- Promote sale of DLBA owned lots & structures for housing

Mid Term (3-5 Years)

- Continue to support housing developments

Housing Priority 2

The **orange-highlighted** area offers future housing opportunities, with contiguous DLBA-owned lots that could attract developers once the market stabilizes.

Short Term (1-2 Years), Mid Term (3-5 Years)

- Stabilize and maintain existing land and housing
- Prioritize contiguous vacant land for housing
- Promote the sale of DLBA owned lots for sidelots and neighborhood lots

Long Term (6-10 Years)

- Support infill housing as market stabilizes

Stabilize

The **turquoise-highlighted** area will focus on maintenance and blight remediation due to its high concentration of DLBA-owned vacant land.

Short Term (1-2 Years), Mid Term (3-5 Years), Long Term (6-10 Years)

- Maintain vacant land
- Pursue opportunities to activate vacant land

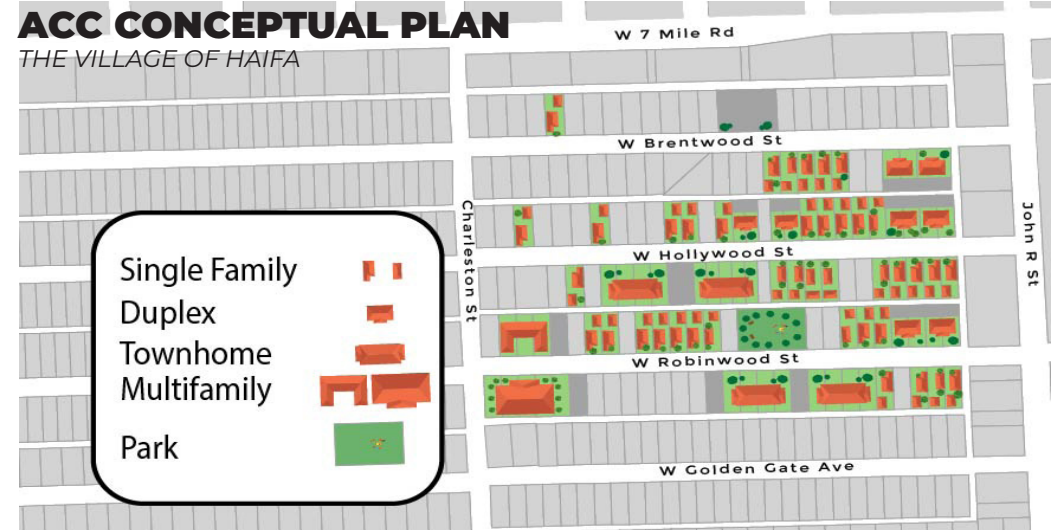
HOUSING PRIORITIES



THE VILLAGE OF HAIFA

Dr. Haifa Fakhouri, who immigrated to Michigan from Jordan at the age of 23, is the founder, president, and CEO of the American Communities Council (formerly the Arab American and Chaldean Council), the nation's largest human-services organization dedicated to supporting the Middle Eastern community. The organization offers vital services such as counseling, healthcare, job training, immigration assistance, and youth programs. In tribute to Dr. Fakhouri's legacy, the ACC is planning to develop mixed typology, mixed income, and refugee housing in the Grixdale Farms community called the Village of Haifa.

This long term **conceptual plan** aligns with the community's priorities for the area. As the plan progresses, targeted community outreach will be conducted to gather input from Grixdale Farms residents. The community will have the opportunity to provide feedback on key aspects of the project, including the types of housing, their placement, and the overall quantity to be developed.



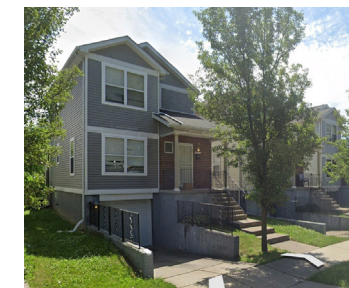
CONCEPTUAL TOWNHOME



CONCEPTUAL DUPLEX



CONCEPTUAL MULTIFAMILY BUILDING



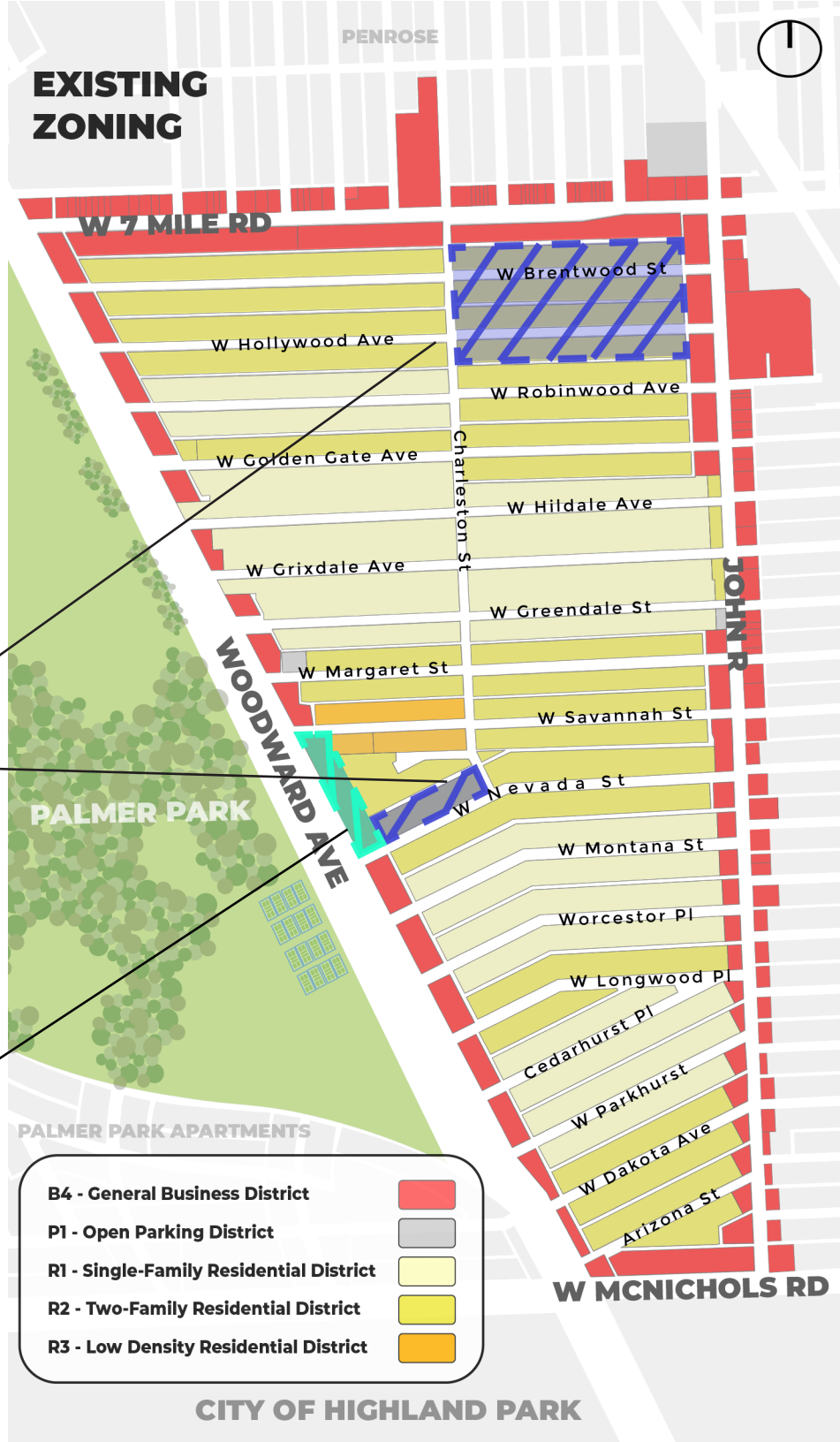
CONCEPTUAL SINGLE FAMILY

POTENTIAL REZONING

Throughout the framework plan outreach process, many community members emphasized a strong desire for new housing development in the neighborhood. They also expressed interest in more diverse and higher-density housing options. In several areas where developers have shown interest, the community would like to see new housing, but zoning changes would be necessary to allow for higher-density housing options.

This area is currently zoned R2. In order to accommodate higher density housing options, this location would need to be rezoned to R3.

This area is currently zoned B4. In order to accommodate higher density housing options and mixed-use development, this location could be rezoned to SD2 or maintain B4, which allows commercial/retail, mixed-use, as well as higher density housing.



CONNECTIVITY PRIORITIES

Community feedback highlighted several priority infrastructure needs, including repairing streets and sidewalks and adding speed humps, especially in the northern area. Residents also emphasized improving connectivity through a bike lane along the John R corridor, linking to Ferndale's existing lanes and improving access to Palmer Park. Additional support was expressed for a Woodward Avenue cycle track to further connect Ferndale and potentially tie into the Joe Louis Greenway.

To support economic development, the community prioritized corridor beautification and safety improvements such as upgraded streetlights, decorative lighting, and measures to create more inviting, secure neighborhood streets.

Short-Term 1-2 years

- Street & sidewalk repair, speed humps

Mid-Term 3-5 years

- John R Bike Lane (Tentative)
- Restriping 7 Mile
- Bus shelter upgrades
- Woodward crosswalk upgrade

Long-Term 6-10 years

- Woodward Cycle Track (Tentative)
- JLG Connection
- Decorative Street Lights & Street Light Upgrades

CONNECTIVITY PRIORITIES



Potential Woodward Two-Way Cycle Track

In conversations with the community, residents expressed interest in adding a two-way cycle track on the west side of Woodward Avenue, near Palmer Park from 8 Mile North to McNichols Ave South . This location was proposed to support ongoing economic development on the east side, where developers and businesses are already actively investing.

The two-way cycle track would also connect to the existing bike lane on Woodward Avenue in Ferndale, enhancing connectivity throughout the neighborhood and surrounding areas. This improvement would provide safer, more convenient routes for cyclists and strengthen links between key destinations.

Since Woodward (M-1) is owned and maintained by MDOT, this long-term conceptual plan will require coordination with MDOT. Currently, there are no funds allocated for this concept.

MDOT launched the M-1 (Woodward Avenue) Corridor Plan in Spring 2024, which includes this stretch of Woodward. The feedback received from the Grixdale Farms community will be shared with MDOT to help inform their approach to this portion of the corridor.

For more information on the M-1 (Woodward Ave) Corridor Plan, visit <https://www.michigan.gov/mdot/projects-studies/studies/additional-studies/m-1-corridor-plan>



Potential John R Bike Lane

During conversations with the community, residents expressed interest in adding a bike lane on John R St. The proposed concept includes one bike lane traveling north on the north side of John R and one bike lane traveling south on the south side of the street.

The community identified this location as ideal for the John R corridor due to its lower traffic volume and its potential to connect with the bike lane in Ferndale, further enhancing connectivity.

This mid-term conceptual plan is currently unfunded but coordination will begin with the Department of Public Works (DPW) in 3-5 years.



Hazel Park John R Bike Lanes, North of Grixdale Farms Neighborhood

JOHN R ST EXISTING CONDITIONS



OPEN SPACE PRIORITIES

Key community concerns included illegal dumping and neighborhood cleanliness, with strong interest in repurposing vacant land to deter dumping and improve aesthetics. Residents also supported adding wayfinding signage and a “Grixdale Farms Neighborhood” sign to strengthen neighborhood identity.

The community expressed appreciation for the Palmer Park tennis programs and suggested adding a senior tennis program. Increasing tree canopy along neighborhood streets and major corridors was also emphasized to enhance overall character. Additionally, residents showed interest in community greenspaces, including beautifying Hildale-Grixdale Park and improving John R Community Park and potentially adding a community gathering space in the neighborhood.

Short-Term 1-2 years Goals

- Anti Dumping Efforts
- Community Flower Beds
- Vacant Land Activation
- Way Finding
- Bike Station
- Senior Tennis Program

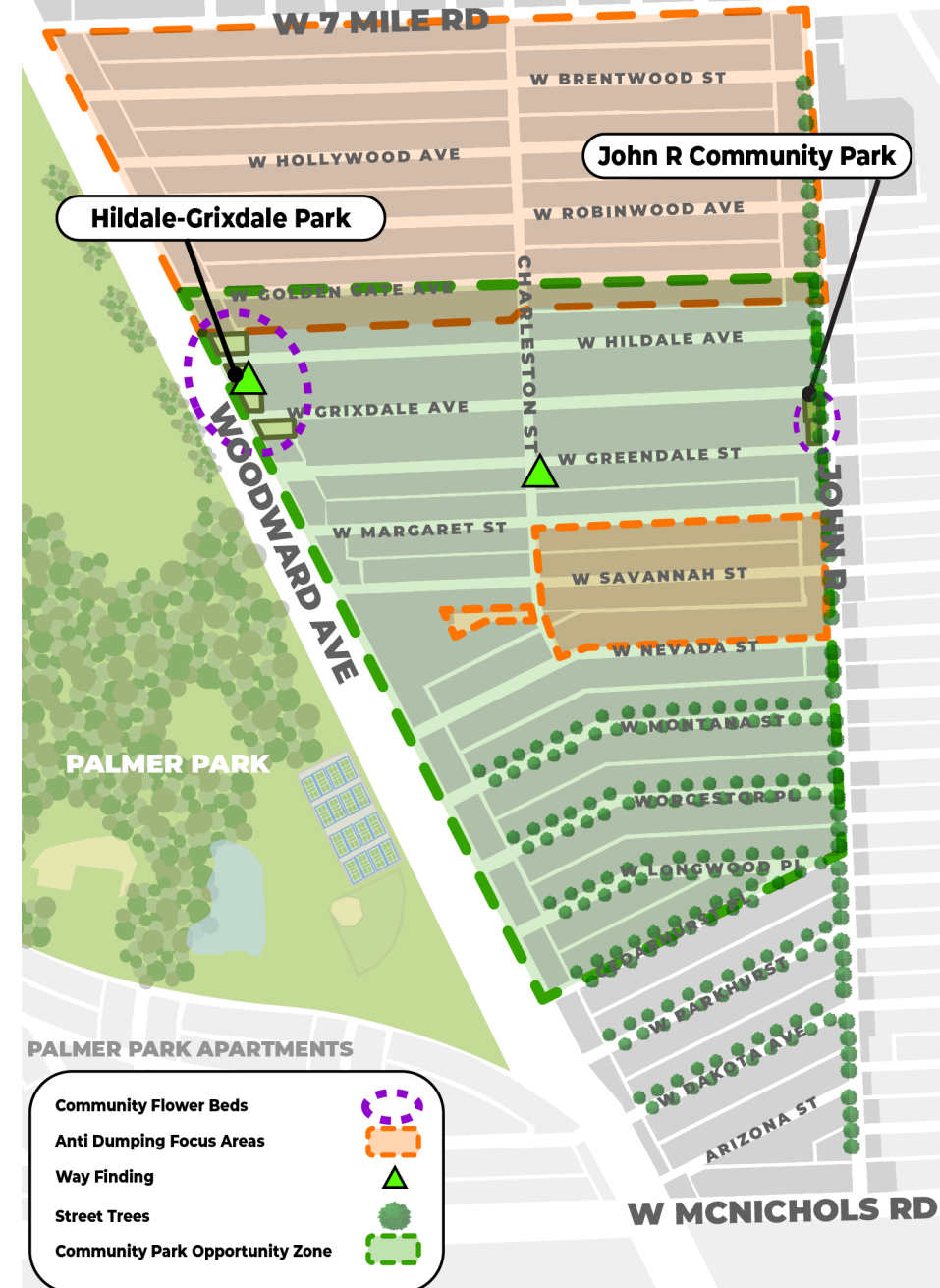
Mid-Term 3-5 year Goals

- Tree Canopy Improvements on Corridor and in Neighborhood (Tentative)
- Beautify Hildale-Grixdale Park
- Connect John R Community Park with resources for new equipment and amenities

Long-Term 6-10 years Goals

- Improve connections to Palmer Park

OPEN SPACE PRIORITIES



ECONOMIC DEVELOPMENT PRIORITIES

Woodward Ave

The goal for the Woodward Ave corridor is to promote mixed use residential/retail destination for B4 zone.

Short-Term 1-2 years

- Support existing businesses using DEGC programs

Mid-Term 3-5 years

- Understand new proposed developments/connect with developers

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development

W 7 Mile Rd

The goal for the 7 Mile corridor to develop a pedestrian friendly retail environment with destination institutions at each corner.

Short-Term 1-2 years

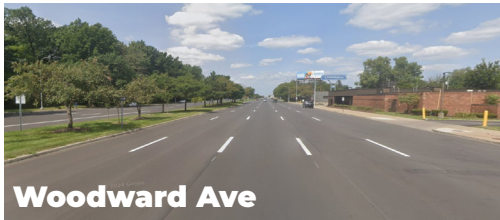
- Support existing businesses using DEGC programs
- Strategy for activating City Owned Structures

Mid-Term 3-5 years

- Understand new proposed developments/connect with developers

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development



Woodward Ave



W 7 Mile Rd



Vacant Private Owned Commercial	■
Vacant City Owned Commercial Land	■
Vacant City Owned Commercial	■
Occupied Private Owned Commercial	■

ECONOMIC DEVELOPMENT PRIORITIES

John R St

The goal for John is to continue to support and promote a light industrial corridor.

Short-Term 1-2 years

- Support existing businesses using DEGC programs

Mid-Term 3-5 years

- Create strategy for City Owned Land Opportunities

Long-Term 6-10 years

- Work with vacant building owners to potentially spark new development

W McNichols Rd

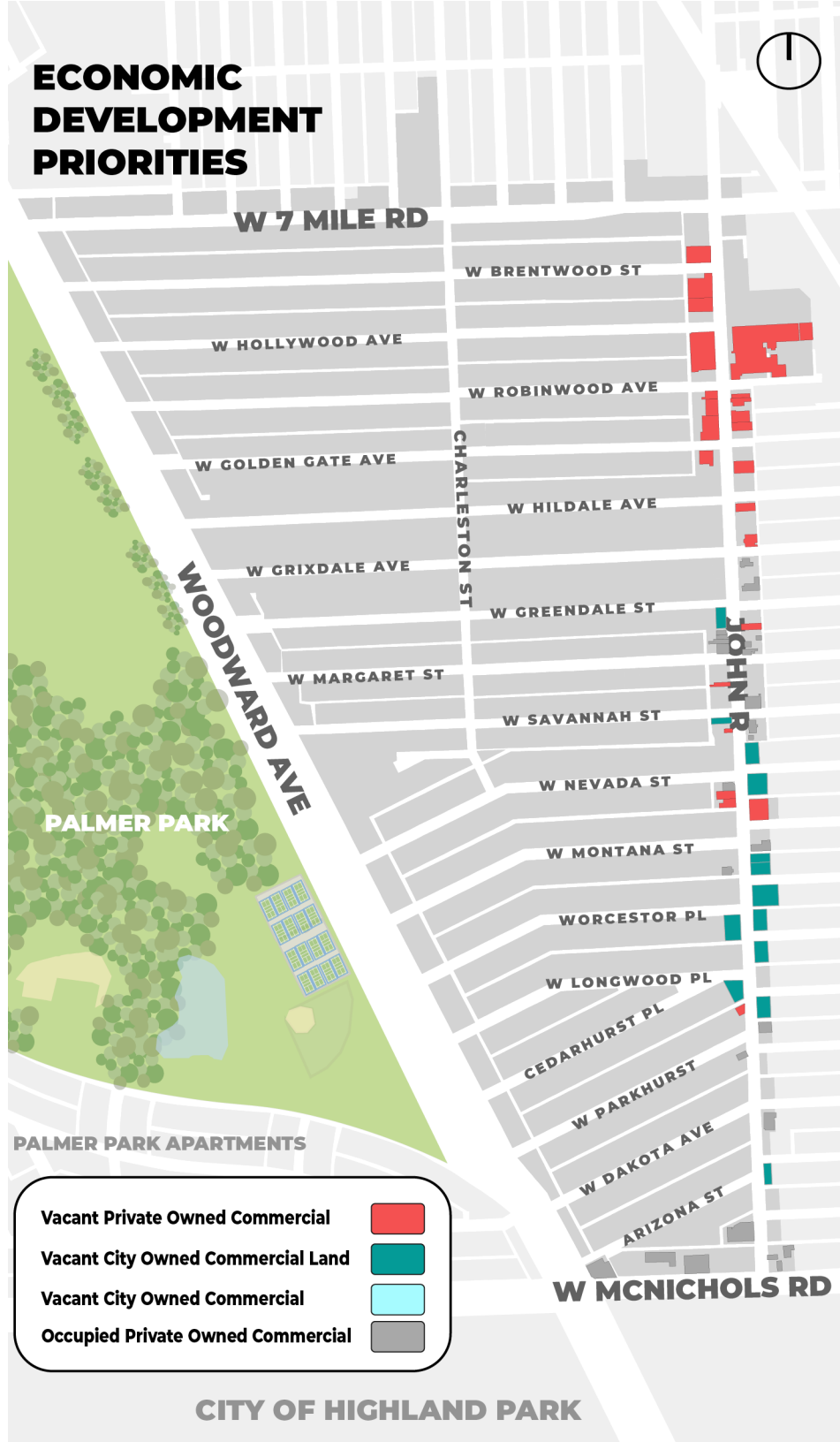
The W. McNichols corridor is bordered by Grixdale Farms to the north and Highland Park to the south. Both sides of the corridor are stable and predominantly owned by Holbrook Auto Parts. The City and community will collaborate with Holbrook Auto Parts to understand their future goals and objectives.



John R St



W McNichols Rd



6

IMPLEMENTATION

HOUSING PRIORITIES

TIMEFRAME	#	GOALS/PROJECT	KEY ACTIONS	PARTNERS
Housing Priority 1				
Short-Term (1-2 Years)	1	Support new mid/high density housing developments	Partner with developers and help streamline development process	DLBA, HRD, PDD, BSEED, Zoning
	2	Prioritize contiguous vacant land for housing	Identify/map vacant parcel clusters and limit single-lot sales to preserve contiguous land	HRD, DLBA
	3	Promote sale of DLBA owned lots & structures for housing	Enhance outreach and marketing efforts	HRD, DLBA
Mid-Term (3-5 Years)	4	Promote low density housing developments	Support single-family rehabs and new developments	HRD, DLBA, BSEED
Housing Priority 2				
Short & Mid Term (1-5 Years)	5	Stabilize and maintain existing land and housing	Support housing rehabs, repair programs, and vacant land projects	HRD, DLBA
	6	Prioritize contiguous vacant land for housing	Identify/map vacant parcel clusters and limit single-lot sales to preserve contiguous land	HRD, DLBA
	7	Promote the sale of DLBA owned lots for side-lots and neighborhood lots	Enhance outreach and marketing efforts	DLBA
Long-Term (6-10 Years)	8	Support infill housing as market stabilizes	Monitor housing market conditions to guide development intensity	HRD
Stabilize				
Short, Mid, & Long Term (1-10 Years)	9	Maintain vacant land	Enhance maintenance efforts throughout neighborhood	GSD
	10	Pursue opportunities to activate vacant land	Support community led vacant land projects	PDD, DLBA



CONNECTIVITY PRIORITIES

TIMEFRAME	#	GOALS	KEY ACTIONS	PARTNERS
Short-Term (1-2 Years)	1	Street & sidewalk repair, speed humps	Conduct assessments and prioritize repairs Residents to request speed humps via DPW website	DPW
	2	John R Bike Lane (Tentative)	Conduct feasibility studies and initiate design	DPW, PDD
Mid-Term (3-5 Years)	3	Restriping 7 Mile	Develop a plan and implement restriping	DPW
	4	Bus shelter upgrades	Identify high-traffic stops and upgrade/add shelters	DPW, DDOT
	5	Woodward crosswalk upgrade	Improve safety features at key intersections	MDOT, DPW
Long-Term (6-10 Years)	6	Woodward Bike Lane (Tentative)	Coordinate w/ MDOT to ensure understanding of Grixdale Farms NFP priorities MDOT conducting M-1 (Woodward Ave) Corridor Plan; Plan to be complete Fall 2025	MDOT, DPW
	7	JLG Connection	Develop connectivity plan that includes connection to JLG	DPW, JLG Team
	8	Decorative Street Lights & Street Light Upgrades	Identify priority areas and implement upgrades	PLA



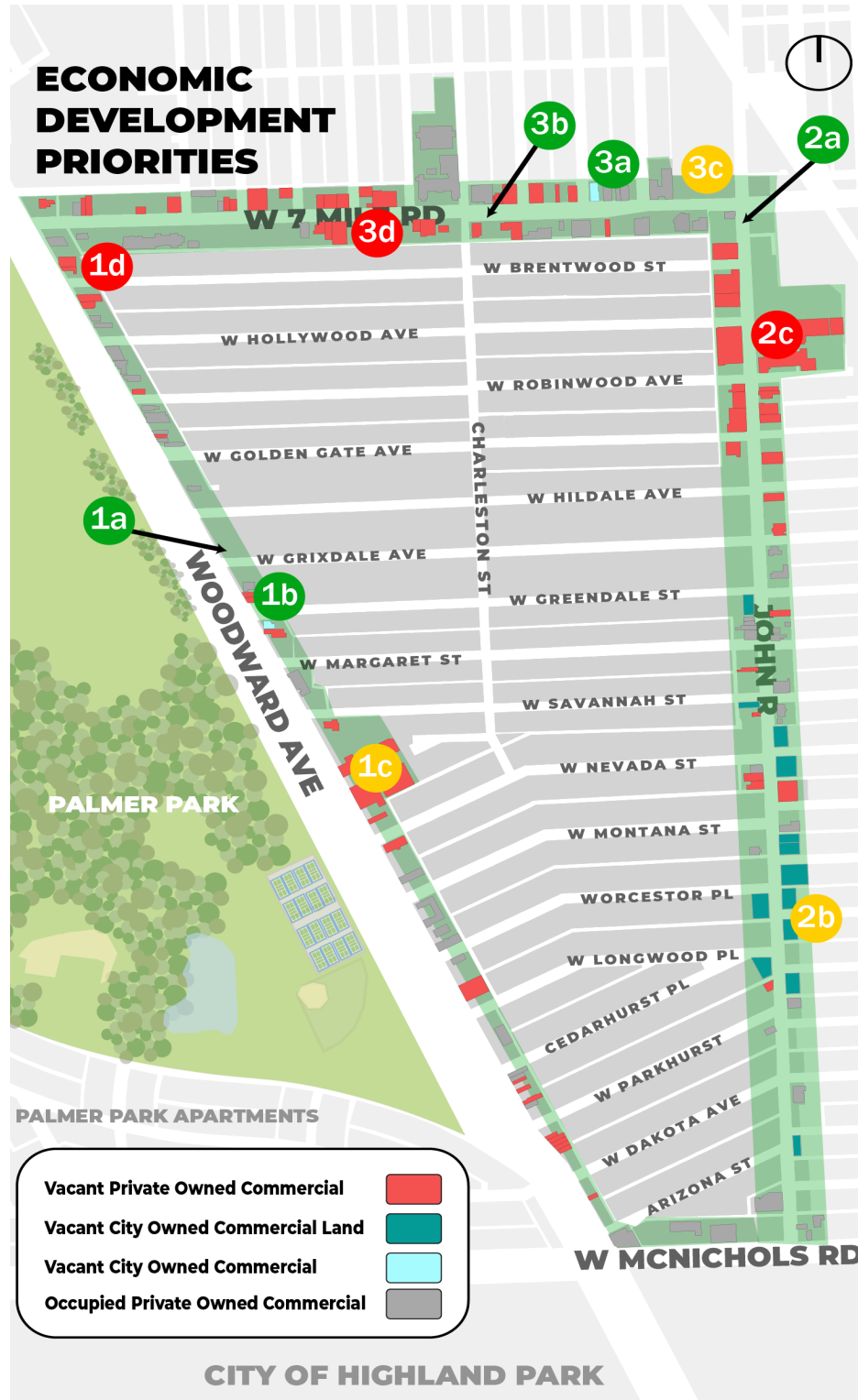
OPEN SPACE PRIORITIES

TIMEFRAME	#	GOALS	KEY ACTIONS	PARTNERS
Short-Term (1-2 Years)	1	Anti-Dumping Efforts	Implement monitoring and enforcement programs	GSD, Community Groups
	2	Community Flower Beds	Identify locations and coordinate planting	DLBA, GSD, Community Groups, DON
	3	Vacant Land Activation	Develop interim uses for vacant lots	DLBA, GSD, Community Groups, DON
	4	Way Finding	Install directional and informational signage	PDD, GSD, DPW, Community Groups, DON
	5	Bike Station	Identify locations and install bike stations	DPW, GSD
	Programmatic	Senior Tennis Program	Develop and promote senior-friendly tennis program	GSD, People for Palmer Park
Mid-Term (3-5 Years)	6	Tree Canopy Improvements on Corridor and in Neighborhood (Tentative)	Coordinate w/ GSD to advocate for Tree Plantings in identified areas	GSD
	7	Beautify Hildale-Grixdale Park	Enhance appearance of park with plantings	GSD
	8	Connect John R Community Park with resources for new equipment and amenities	Support community park with GSD tools and programs	GSD, Grixdale Farms Community
Long-Term (6-10 Years)	9	Community Pocket Park	Identify location and develop plan for small community park	Grixdale Farms Community



ECONOMIC DEVELOPMENT PRIORITIES

CORRIDOR	TIMEFRAME	#	GOALS	KEY ACTIONS	RESPONSIBLE PARTIES
Woodward Ave	Short-Term	1a	Support existing businesses using DEGC resources	Provide funding (Existing DEGC Funding Programs and New/Existing Grants), technical assistance, and marketing	DEGC, Local Businesses, DBL
	Short-Term	1b	Create strategy for City Owned Structure opportunities	Develop RFPs, advance marketing efforts Advance Marketing of 18336 Woodward	HRD, PDD, DON, DBL
	Mid-Term	1c	Understand new proposed developments/connect with developers	Coordinate meetings, assess opportunities	DEGC, PDD, DON
	Long-Term	1d	Work with vacant building owners to spark new development	Engage property owners and conduct parcel by parcel analysis	DEGC, Property Owners, DON
John R St	Short-Term	2a	Support existing businesses using DEGC resources	Provide funding (Existing DEGC Funding Programs and New/Existing Grants), technical assistance, and marketing	DEGC, Local Businesses, DBL
	Mid-Term	2b	Create strategy for City Owned Land opportunities	Develop RFPs, advance marketing efforts	HRD, PDD, DON, DBL
	Long-Term	2c	Work with vacant building owners to spark new development	Engage property owners and conduct parcel by parcel analysis	DEGC, Property Owners, DON
W 7 Mile Rd	Short-Term	3a	Support existing businesses using DEGC resources	Provide funding (Existing DEGC Funding Programs and New/Existing Grants), technical assistance, and marketing	DEGC, Local Businesses, DBL
	Short-Term	3b	Create strategy for City Owned Structure opportunities	Advance marketing efforts	HRD, PDD, DON, DBL
	Mid-Term	3c	Understand new proposed developments/connect with developers	Coordinate meetings, assess opportunities	DEGC, PDD, DON, DBL
	Long-Term	3d	Work with vacant building owners to spark new development	Engage property owners and conduct parcel by parcel analysis	DEGC, Property Owners, DON, DBL



7

CONCLUSION

CONCLUSION

Looking Forward

This booklet highlights the history of the Grixdale Farms community while presenting a shared vision for a vibrant future. Through a partnership between the Grixdale Farms community and the City of Detroit's departments, this comprehensive initiative aims to enhance the quality of life by implementing collaborative short-term, mid-term, and long-term strategies, creating a clear roadmap to address the community's needs and opportunities.

With the completion of this framework planning process, we now move forward to implement these strategies, working toward building a stronger and more vibrant Grixdale Farms neighborhood.



HOUSING PRIORITIES	NEIGHBORHOOD PARKS
HOUSING PRIORITY I	COMMERCIAL CORRIDOR
HOUSING PRIORITY II	TREE INSTALLATION
STABILIZE	CONNECTIVITY PRIORITIES

APPENDIX

A

**COMMUNITY
FEEDBACK**

Community Likes and Dislikes Activity: August 2023

At the first community meeting, participants engaged in an in-person “likes and dislikes” activity to share their thoughts on the neighborhood. This exercise allowed residents to express what they appreciated about the area, as well as what they felt needed improvement.

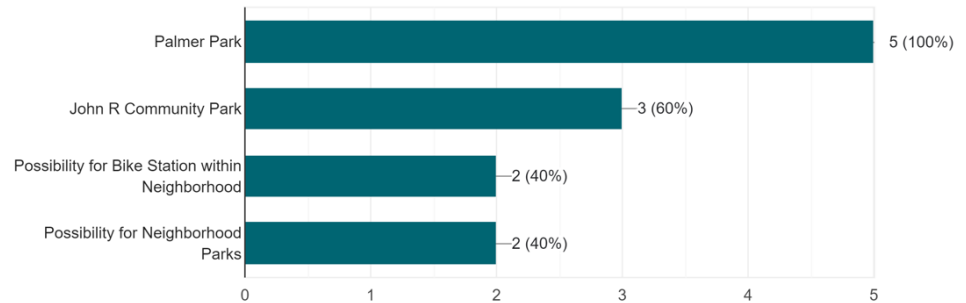
To build on this engagement and reach a broader audience, an online survey was created and shared with community members who were unable to attend the meeting or preferred to provide feedback privately.

Together, these tools offered valuable insight into how the community perceives its neighborhood, highlighting what residents want to keep, improve, promote, or remove.

Open Space

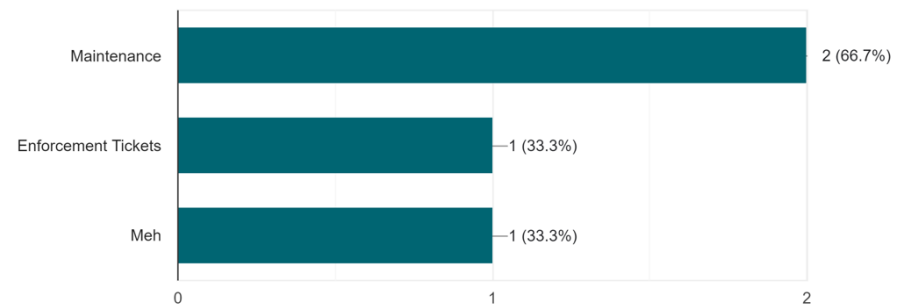
Open Space Existing Conditions Likes?

5 responses



Open Space Existing Conditions Dislikes?

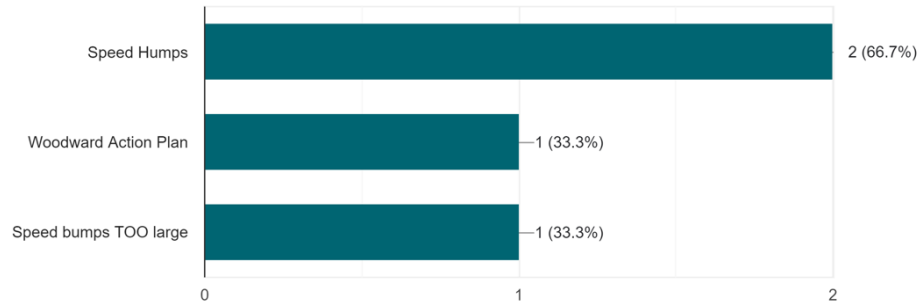
3 responses



Connectivity

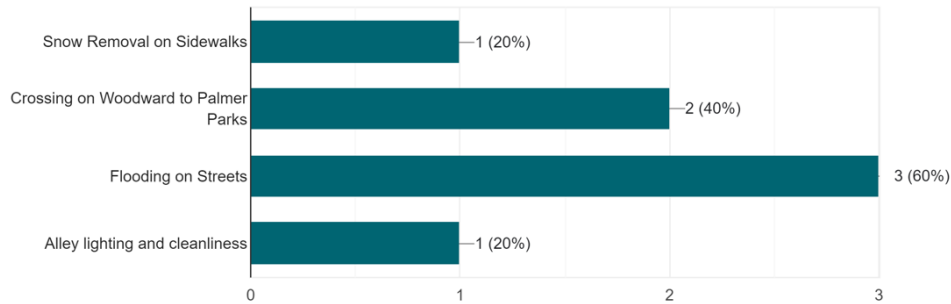
Connectivity Existing Conditions Likes

3 responses



Connectivity Existing Conditions Dislikes

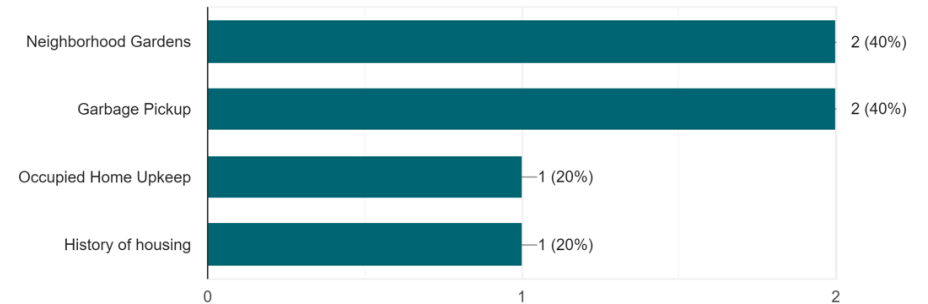
5 responses



Housing

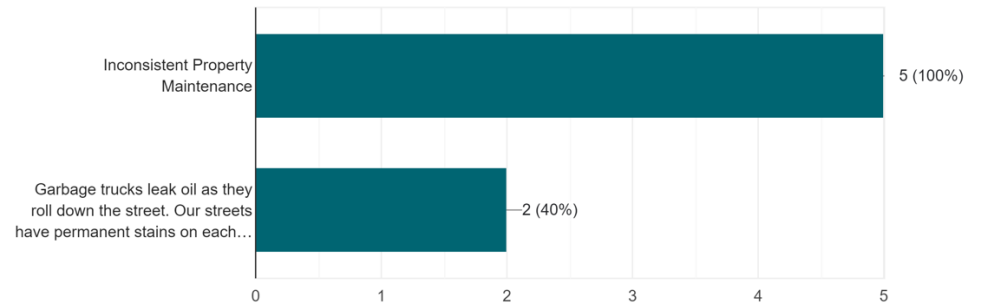
Housing Existing Conditions Likes

5 responses



Housing Existing Conditions Dislikes

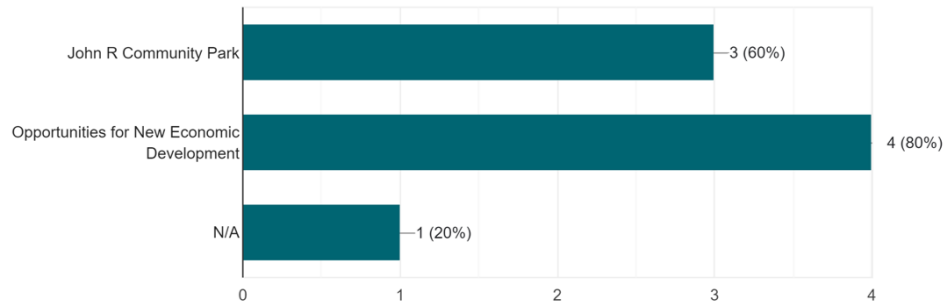
5 responses



Economic Development

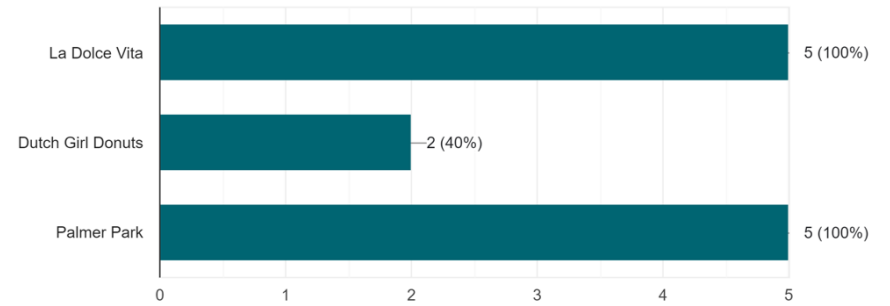
John R St Existing Conditions Likes?

5 responses



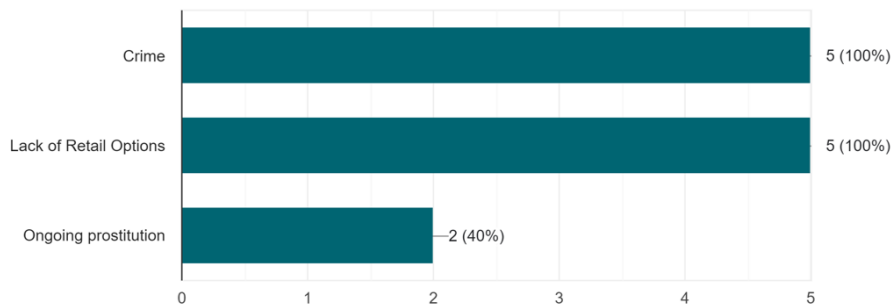
Woodward Ave Existing Conditions Likes?

5 responses



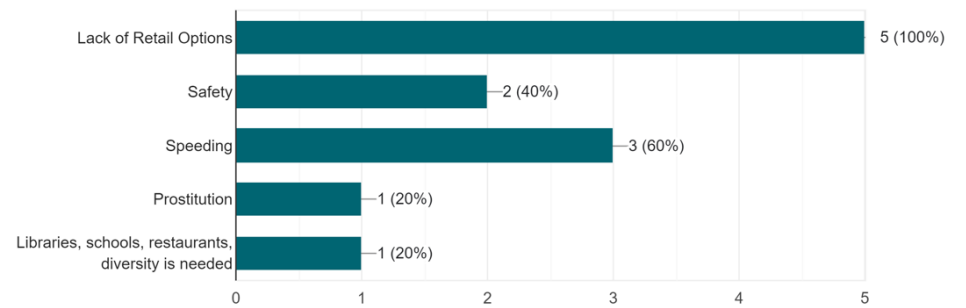
John R St Existing Conditions Dislikes?

5 responses



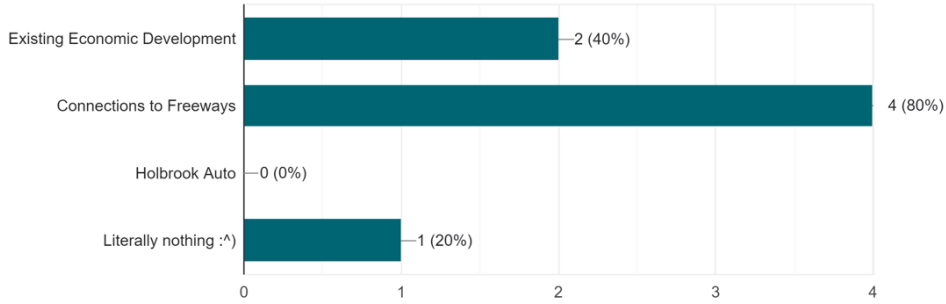
Woodward Ave Existing Conditions Dislikes?

5 responses



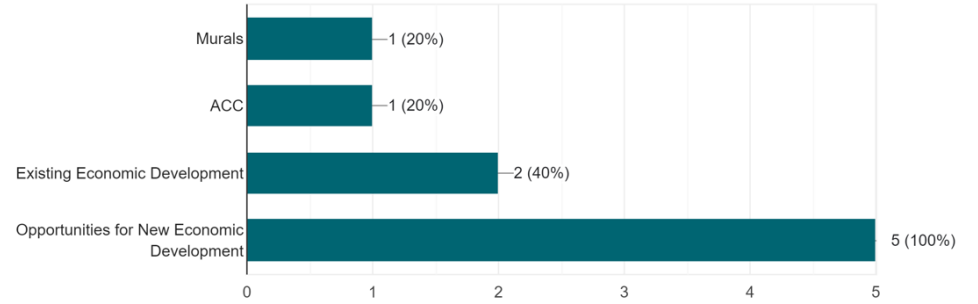
W McNichols Rd Existing Conditions Likes?

5 responses



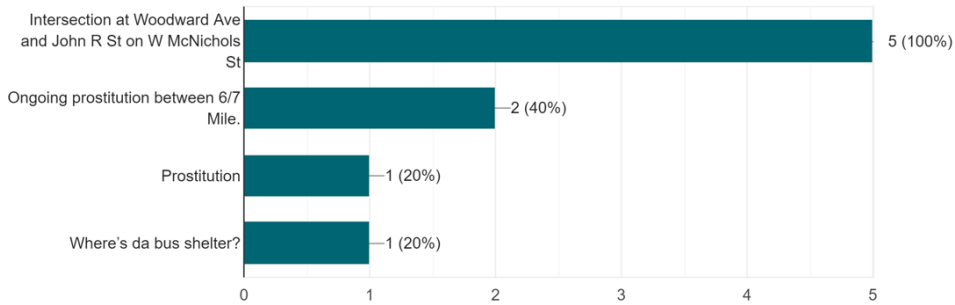
7 Mile Rd Existing Conditions Likes?

5 responses



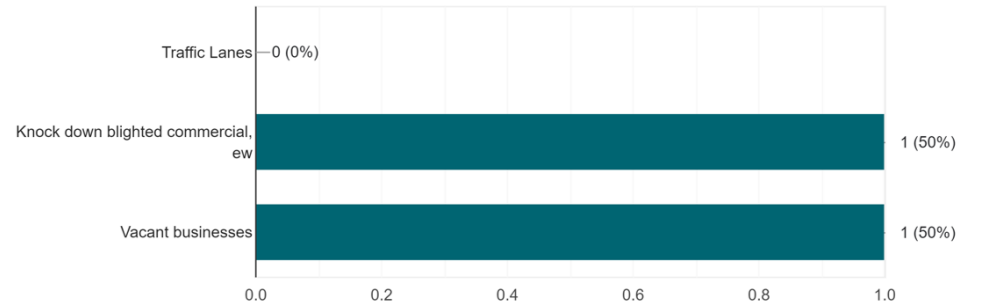
W McNichols Rd Existing Conditions Dislikes?

5 responses



7 Mile Rd Existing Conditions Dislikes?

2 responses



Community Meeting #2 Feedback: October 17th, 2023

To the right are community meeting notes posted to the Grixdale Farms Framework Plan website following the meeting.

Grixdale Farms Framework Plan: Community Meeting #2 Notes (10/17/23)

Housing

- Rehab funds for DLBA Homes
- Rehab funds for Senior Homes
- Can some of the money that comes into the city have restrictions for middle class dollars
- Questions regarding the cost of new construction housing
- Funds for rehabbing existing homes
- Types of housing: Duplex, Town homes, Fourplex
- Potential for community to purchase 500 parcels and establish a land trust
- Senior Grants wanted for housing improvements

Connectivity

- Difficulty crossing Woodward
- Bridge over Woodward concept
- Discussed bike safety travel
- Speed humps on Charleston St
- Driving speed on Woodward
- Improvement for complete streets
- Need to get streets back to baselines for repaving

Open Space

- Why can't the city help with the Maintenance of the John R park?
- Difficult to cross Woodward to use Palmer park
- Vacant building on Palmer Park being prepped for RFP, electrical building
- Number for GSD security to talk

Economic Development

- Potential for new Economic Development on all corridors
- Community requested a more targeted effort to get MCM in the Grixdale Farms area
- Community impressed with the various number of programs DEGC has to help new businesses

DLBA

- Difficulty to purchase DLBA land/homes