



Grand River / Northwest Neighborhood Revitalization

Grand River (Northwest)
Community Meeting
12/ 05 /2016



DEPARTMENT OF
Planning & Development

Meeting Agenda

1. Process
2. Planning Team Introduction
3. What We've Heard
4. Project Types of what to expect
5. Who We Chose
6. What to Expect (20 Minute Neighborhood)

THE PURPOSE OF RFP



1 Process

DEMOCRATIC DESIGN involves...

- Mobilizing people to tackle tough challenges
- Giving the work back to the people directly effected
- Problem-solving according to their values

“Nothing About Us Without Us Is for Us”



1 Process

DEMOCRATIC DESIGN involves...

- Creating a holding environment which keeps distress within a productive range..
- **Strengthening a community's problem**-solving capacity and their capacity to accept change.

“TEAM WORK IS WHAT MAKES THE DREAM WORK”



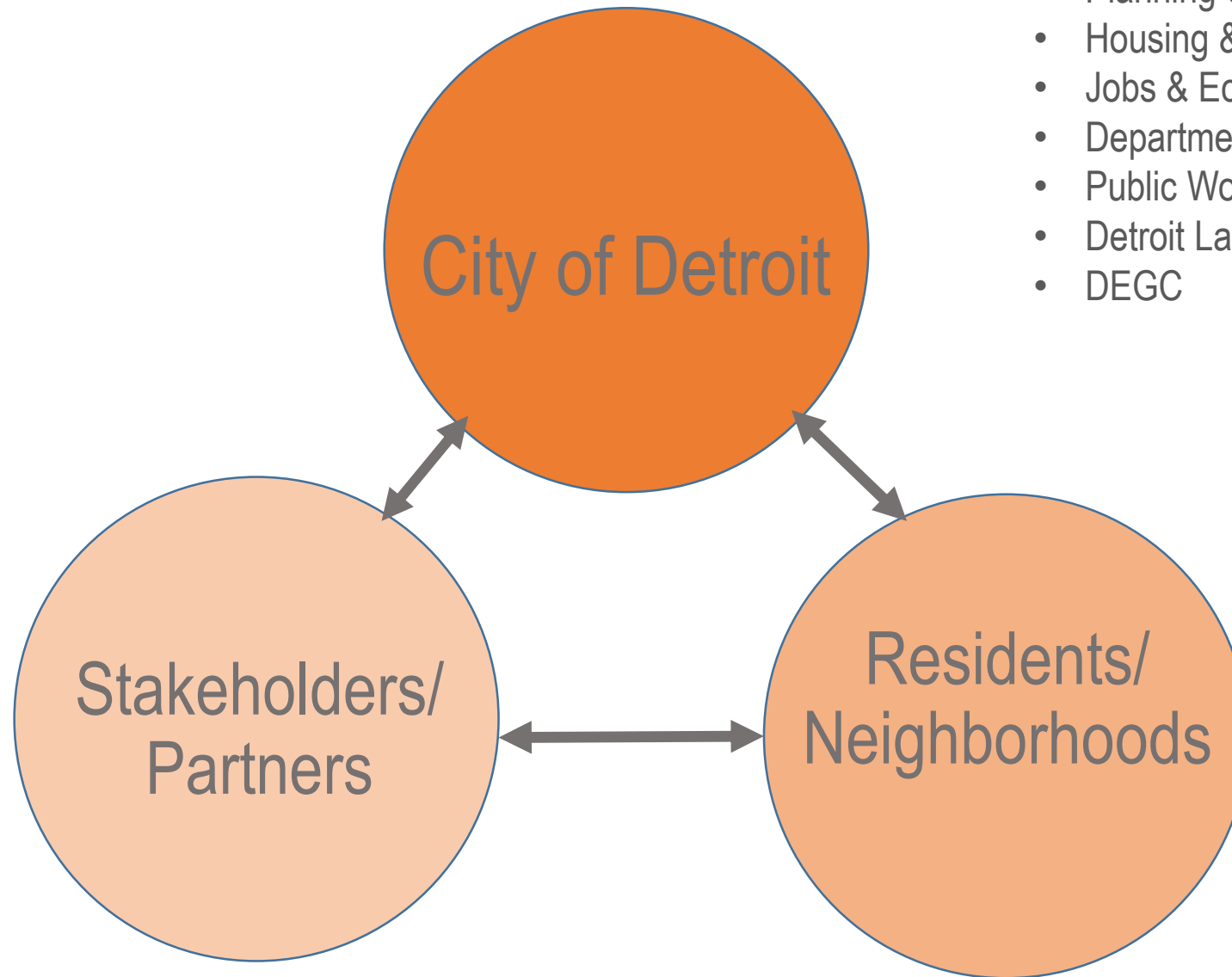
1 Project Intro

Neighborhood
planning hub



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2 Planning Team



- Planning & Development
- Housing & Revitalization
- Jobs & Economy
- Department of Neighborhoods
- Public Works
- Detroit Land Bank
- DEGC

3 What we've heard

Two major themes:

- Enhance the commercial corridor
- Revitalize the neighborhoods

4 Project Types

Mixed-Use Development
along commercial
corridors



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4 Project Types

Cultural & District
Redevelopment



4 Project Types

Small Business and Retail Development



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4 Project Types

Commercial Façade Improvements



4 Project Types

Urban Design:
Streetscape,
Pedestrian and Bicycle
Transportation, Parking,
Lighting, Signage,
Public Safety and
Security



6. LEAN INFRASTRUCTURE



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4 Project Types

Single-Family Home Rehabilitation, Demolition and Infill



Before

After

4 Project Types

Vacant and unbuilt
land activation and
stewardship



4 Project Types

Adaptive Reuse
Historic Designation
Neighborhoods
Buildings
Places



5 What to expect

- Build from the great ideas and planning that has been done
- Focus on implementation
- Bring actual projects to the community for feedback
- Construction and new projects in 2017-2018
- Opportunities for neighborhood participation in revitalization

6 Defining success

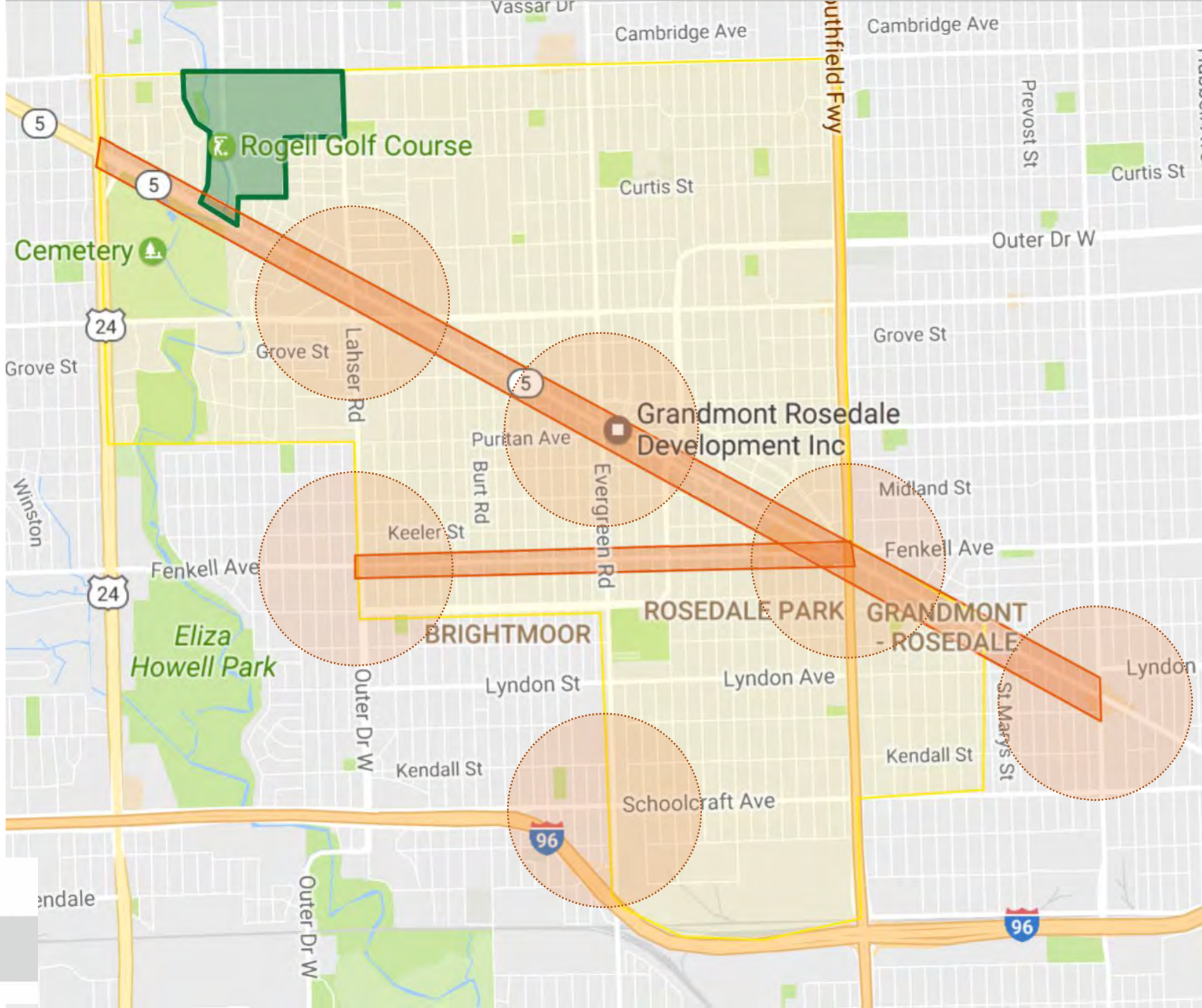


...share your ideas



GRAND RIVER / NORTHWEST





RESEARCH & COMMUNITY ENGAGEMENT

LANDSCAPE & GSI (Green Stormwater Infrastructure)

STREETSCAPE & MOBILITY

DEVELOPMENT: ECONOMIC, HOUSING, PRESERVATION

ZONING / PARKING STRATEGY



EXISTING CONDITIONS REPORT

MASTER STRATEGY PLANNING

PROJECT PRIORITIES AND/OR PROJECT DEVELOPMENT

THE CHOSEN CONSULTANT

DESIGNWORKSHOP

Lafitte Greenway
New Orleans, Louisiana



Green Stormwater Infrastructure



100% stormwater treated on-site

community connection

canal/recreational amenity

local artisan benches

18% impervious surfaces

46% new tree canopy

Community Engagement



Tengchong Historic Village Preservation

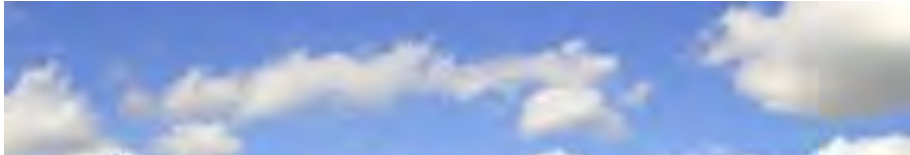
Tengchong, Yunnan, China



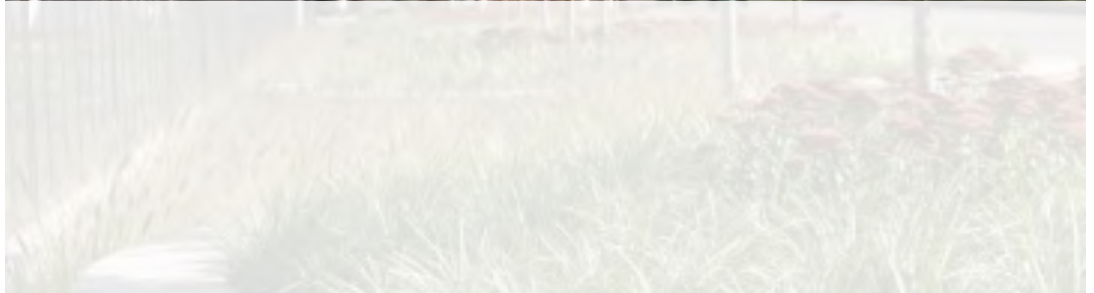
Historic Preservation Master Plan



MANNIK & SMITH



Civil Engineering



VENTRA

Real Estate Advisory Services



LORCAN O'HERLIHY

Conceptual Architecture Design





THE 20 MINUTE NEIGHBORHOOD



The 20-Minute Neighborhood





**Every Neighborhood
Has A Future...**

**And It Doesn't
Include Blight**

NEIGHBORHOODS MATTER.

What is a 20-Minute Neighborhood?

A 20-minute neighborhood is a place with convenient, safe, and pedestrian-oriented access to the places people need to go to and the services people use nearly every day or on a regular basis -- without relying heavily on a car.



A Walkable Environment



20-Minute Neighborhoods have

Component One: Residential Density

Quality Single-Family Housing Options





A-4 is an active part of the

John R streetscape in both

Adding "The Missing Middle"

The slope of the building

allows for a transition in scale

between low-rise homes to

the north and the high-rise

apartments to the south.

Component One: Residential Density

Medium Density

Housing Options



20-Minute Neighborhoods have

Component Two: Neighborhood Main Streets

Grocery Stores and Fresh Product



20-Minute Neighborhoods have

Component Two: Neighborhood Main Streets

Restaurants and other Neighborhood Serving Retail





20-Minute Neighborhoods have

Component Three: Education

schools and public facilities

integrated within

neighborhoods

Detroit Public Library
Image Source: Nana's Fridge



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A young boy wearing a helmet and a grey t-shirt is riding a yellow bicycle on a paved path. In the background, several other people are also riding bicycles. The path is lined with graffiti-covered walls on the left and a grassy area with a red sign on the right. The sky is overcast.

20-Minute Neighborhoods have

Component Three: Parks

**easy access to neighborhood
serving public open space
and recreational facilities;**



20-Minute Neighborhoods have

Component Three: Parks

**easy access to regionally
significant public open spaces;**

Image credit: Kelly Hall



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20-Minute Neighborhoods have

Component Four:

Transit based

In a 20-minute neighborhood, the network of streets and sidewalks is interconnected, which makes walking and bicycling to transit safe and relatively easy for people of all ages and abilities.

Image credit: mlive

© 2014 M-1 RAIL. The streetcar image depicted is a conceptual rendering.





Discussion and Questions

