

VIBRANT CORRIDORS

Concept - NE Corner of Kercheval & Van Dyke



DEVELOPMENT OPPORTUNITY

MIXED-USE DEVELOPMENT & RETAIL

INCREASING NEIGHBORHOOD DENSITY

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



Existing - NW Corner of Kercheval & Van Dyke



Development Concept - NW Corner of Kercheval & Van Dyke

**PROMOTE
DENSITY ALONG
THE CORRIDOR**

**Support
Neighborhood
MERCHANDISING**

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

**Support
Neighborhood
GOODS &
SERVICES**

Types: Grocery Retail,
Drug Stores, Pharmacies

**CREATE MORE
MULTI-FAMILY
HOUSING**

**Support
Neighborhood
FOOD &
BEVERAGE**

Types: Bakeries, Coffee
Shops, Take-Out
Restaurants

**SUPPORT
NEIGHBORHOOD
RETAIL**



Existing - NW Corner of Kercheval & Van Dyke



Design Concept - NW Corner of Kercheval & Van Dyke

Mixed Use Concept

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