



Trail-Oriented Development

Planning for Sustainable Outcomes

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MAYOR'S 2021 VISION:

Detroit's population has grown *and* every Detroiter has had an opportunity to participate in that growth.

PDD'S 2021 VISION:

A Healthy and Beautiful Detroit, Built on Inclusionary Growth, Economic Opportunity, and an atmosphere of Trust.

OUR GUIDING PRINCIPLE IS THIS:

**ONE CITY.
FOR ALL OF US.**

We are pursuing an urban redevelopment strategy unlike any implemented in America.

OUR OBJECTIVES:

**CATALYZE
VIBRANT
NEIGHBORHOODS
BEYOND THE
GREATER
DOWNTOWN**

1

**Foster more vibrant,
growing neighborhoods
across the city**

2

**Preserve all
regulated affordable
housing units**

3

**Ensure that wherever
growth occurs, it
increases inclusion and
reduces segregation**

What is a 20-Minute Neighborhood?

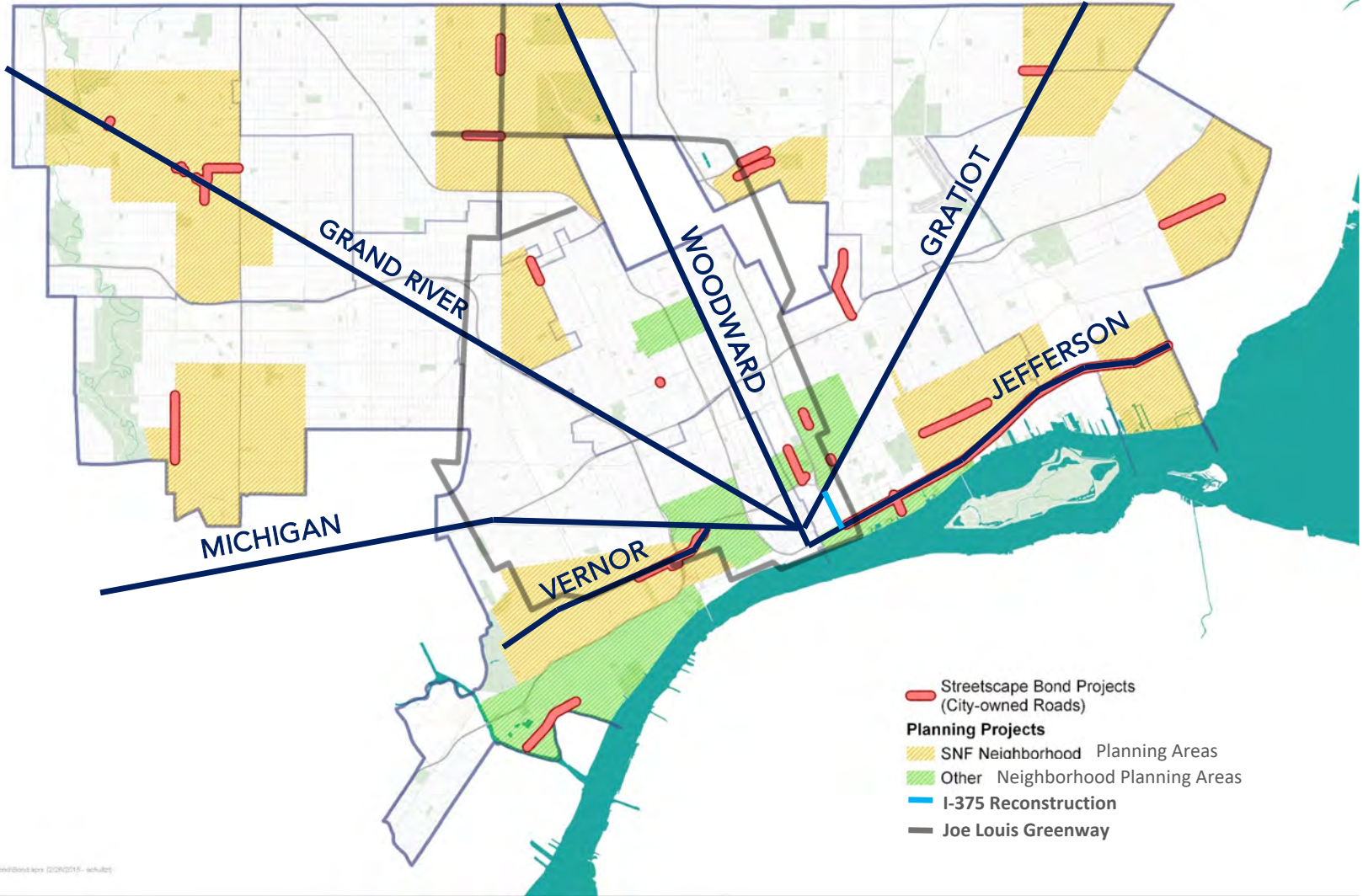
A 20-minute neighborhood is a place with convenient, safe, and pedestrian-oriented access to the places people need to go to and the services people use nearly every day or on a regular basis -- without relying heavily on a car.

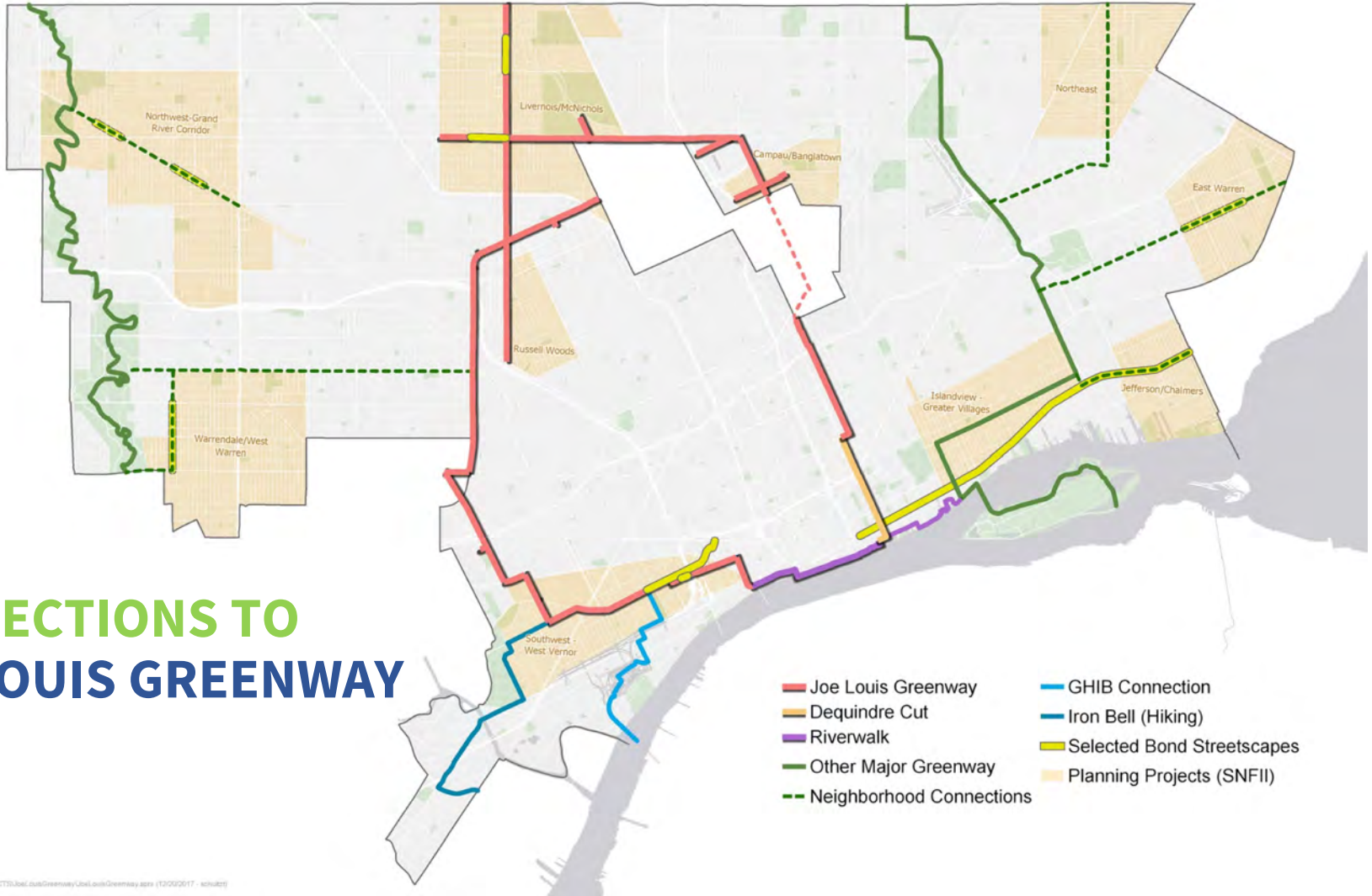


A Walkable & Bikable Environment

Bicycle Culture

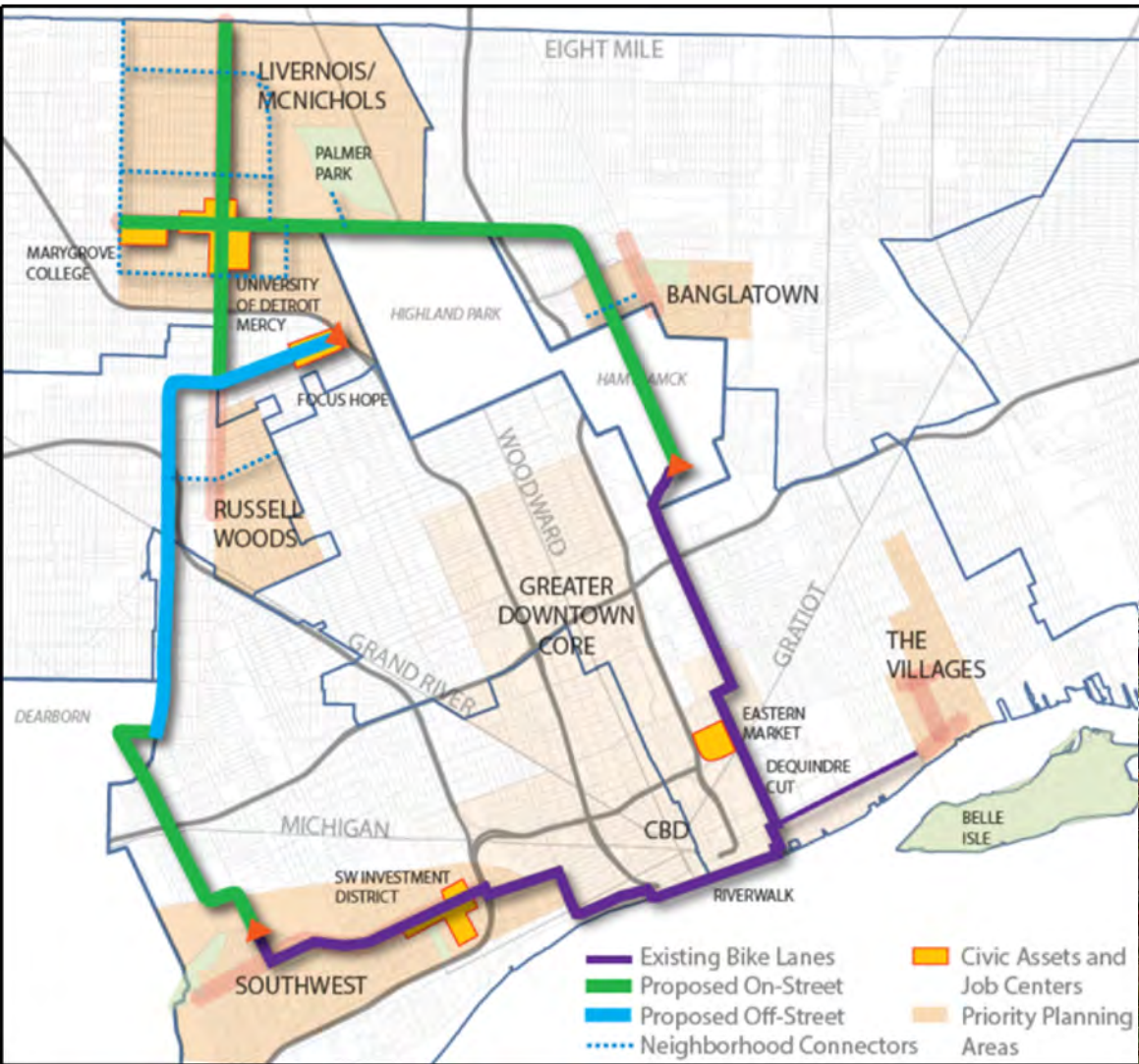




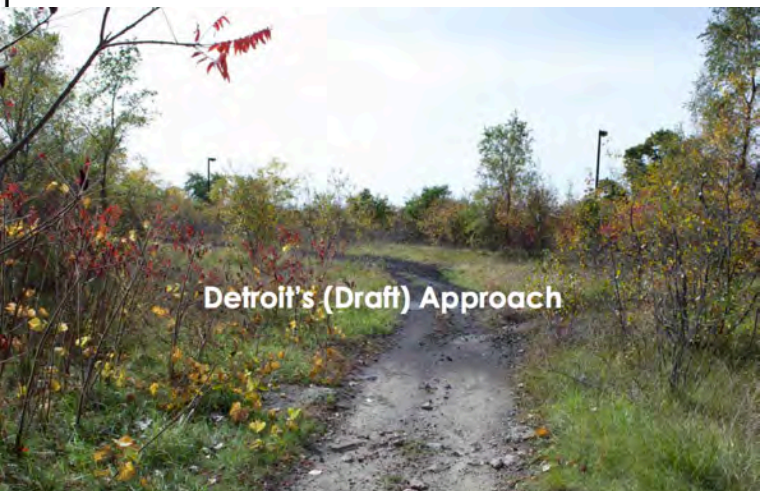


CONNECTIONS TO JOE LOUIS GREENWAY

- Joe Louis Greenway
- Dequindre Cut
- Riverwalk
- Other Major Greenway
- - - Neighborhood Connections
- Ghib Connection
- Iron Bell (Hiking)
- Selected Bond Streetscapes
- Planning Projects (SNFII)



THE GREEN QUILT: AN OPEN SPACE PLAN FOR DETROIT



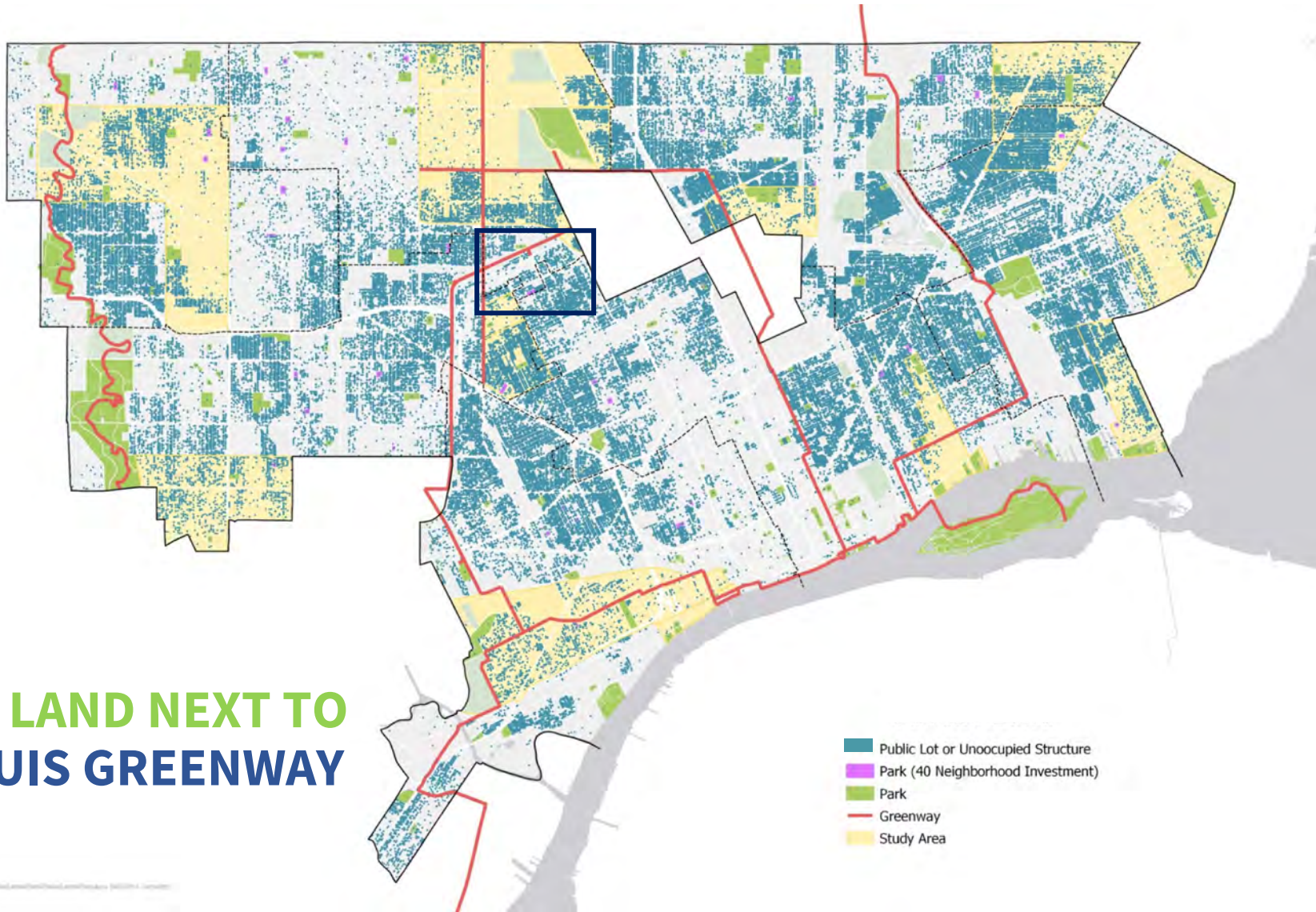
Detroit's (Draft) Approach



“The Joe Louis Greenway will unite neighborhoods from all corners of this city in a dedicated area for walking and jogging and biking,”

Mayor Duggan

PUBLIC LAND NEXT TO JOE LOUIS GREENWAY



Where We Started



A Continuous Pedestrian Riverfront

E. Riverfront Masterplan

A Vision for the East Riverfront

30-year strategy to drive investment
Existing as-of-right capacity for +20M SF of new development
Create “20 minute neighborhoods” north and south of Jefferson

1 Vision A Riverfront for Everyone



Riverfront 10 Years Ago



RIVERWALK



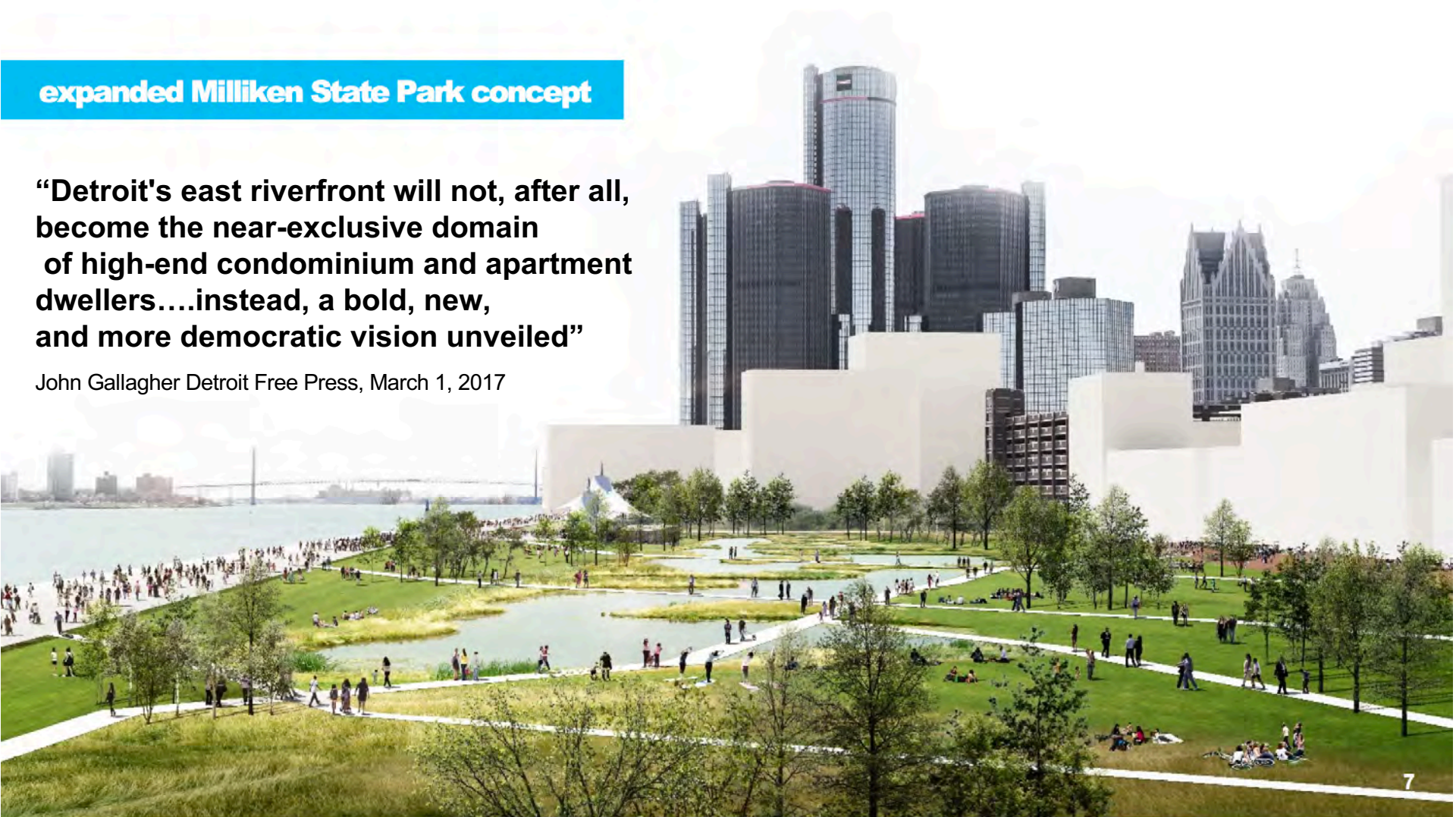
Existing Milliken site with previously proposed development



expanded Milliken State Park concept

“Detroit's east riverfront will not, after all, become the near-exclusive domain of high-end condominium and apartment dwellers....instead, a bold, new, and more democratic vision unveiled”

John Gallagher Detroit Free Press, March 1, 2017







Orleans Landing



Du Charme Place

DEVELOPMENT ADJACENT TO TRAILS







EASTERN MARKET

Dequindre Cut

Downtown

I-375

Jos Campau Greenway

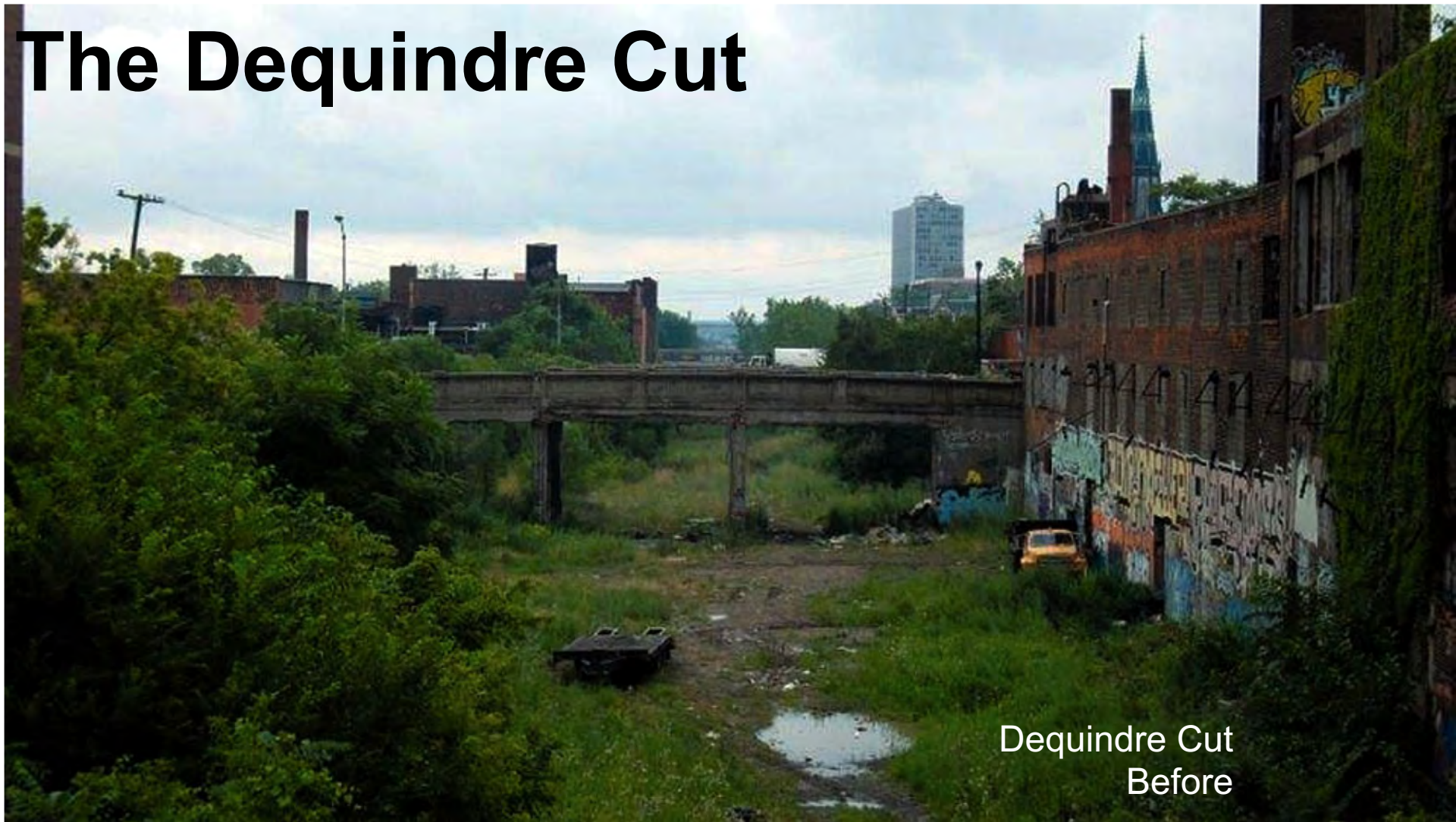
Dequindre Cut

EAST RIVERFRONT

Uniroyal Site
Uniroyal Riverwalk

- Atwater Beach
- Du Charmes Place
- Orleans Landing
- Milliken State Park
- Stone Soap Building
- Jefferson Ave Mixed-use Housing + Meijer

The Dequindre Cut



Dequindre Cut
Before



Dequindre Cut
After



**Eastern Market
Mixed Use
Development**

4

3

Above the Cut

5

Lafayette West

1

Pullman Parc

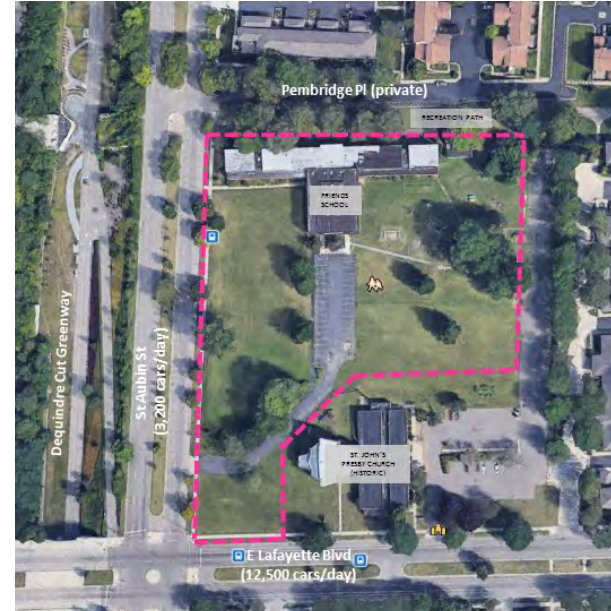
2

Meijer

PULLMAN PARC

Broder & Sachse, Hunter Pasteur Homes & Woodborn Partners

PROJECTED GROUNDBREAKING
4Q 2018 - 1Q 2019



4.0
ACRES

3-5
STORIES

PULLMAN PARC

Broder & Sachse, Hunter Pasteur Homes & Woodborn Partners

FOR SALE



Residential
231 total units

56 Townhomes
25 Carriage Homes
83 units for sale

139 Garage Spaces

MEIJER

East Jefferson Development Company, LLC

Residential
213 units

Retail / Commercial
42,339 Meijer Grocery Store

Parking
100 spaces at grade
200 below grade



MEIJER

East Jefferson Development Company, LLC



60 Studios
104 One-bedroom Units
49 Two-bedroom Units



ABOVE THE CUT | The Platform



**PROJECTED
GROUNDBREAKING
APRIL 2019**



**4.32
ACRES**

**5 STORIES
ON GRATIOT**

**4 STORIES
ON ST. AUBIN**

ABOVE THE CUT | The Platform

Residential
160-180 units

Retail / Commercial
25,000- 30,000 sf

Parking
195-240 spaces

