

DESIGNING WOODBRIDGE

FINAL OPEN HOUSE: A BLUEPRINT FOR FUTURE DEVELOPMENT

FEBRUARY 1, 2020





AGENDA

1

WELCOME & INTRODUCTIONS

2

PURPOSE OF TODAY'S MEETING

3

GUIDING VALUES OF THE PROJECT

4

SUMMARY OF WHAT WE'VE HEARD

5

SITE CONCEPTS

6

INFILL HOUSING DESIGN GUIDELINES

7

NEXT STEPS

1

WELCOME & INTRODUCTIONS

WELCOME & INTRODUCTIONS



2

PURPOSE OF TODAY'S MEETING

PURPOSE OF TODAY'S MEETING

- ▶ Describe the guiding values of the project – **Why are we doing this?**
- ▶ Recap what we have heard so far from the community
- ▶ Introduce draft concepts and design guidelines
- ▶ Discuss next steps and answer your questions
- ▶ Gather remaining feedback from **YOU** to inform any major revisions

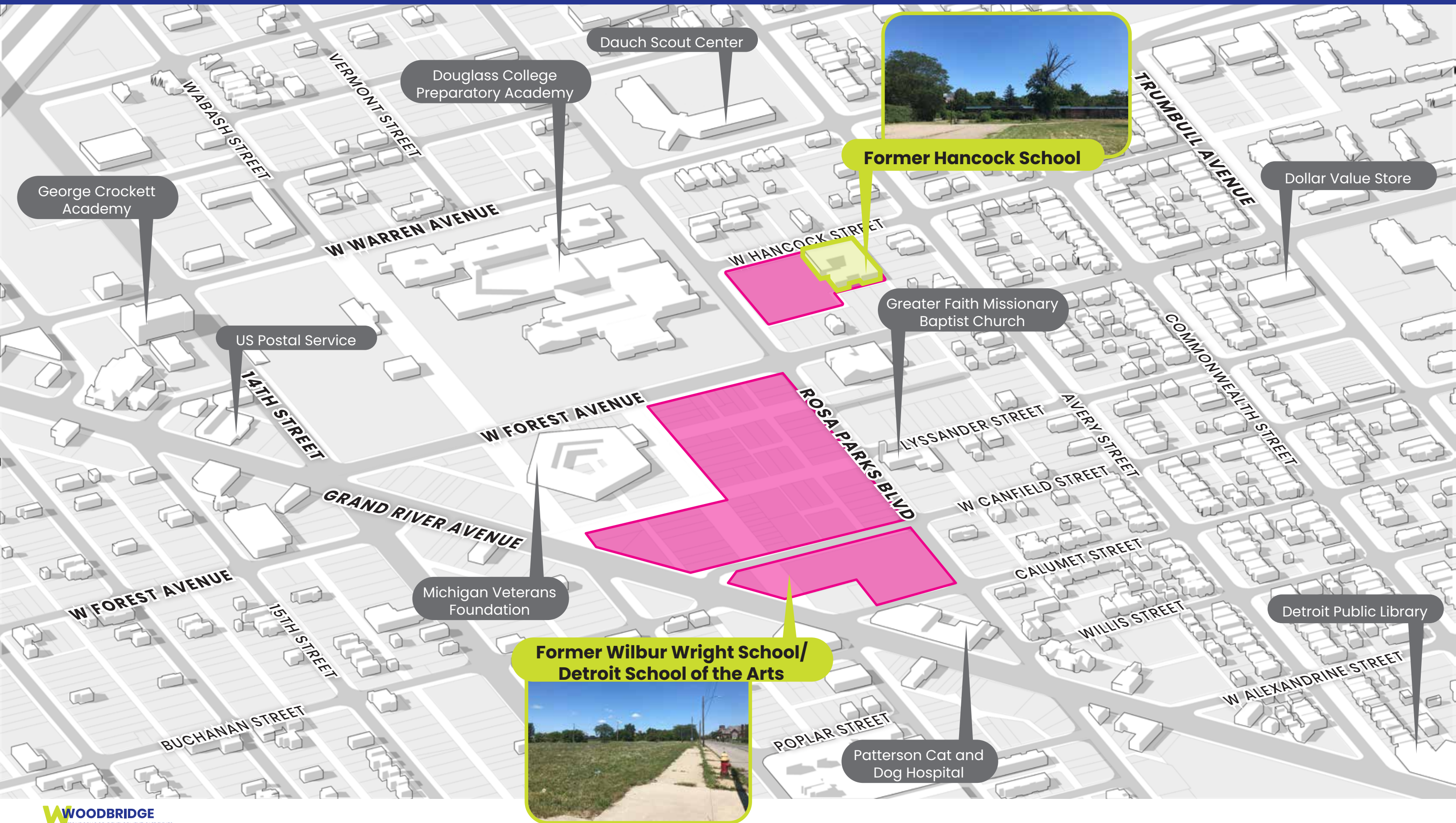
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GUIDING VALUES OF THE PROJECT

WND BOARD OF DIRECTORS WANTED TO....

- ▶ **Involve community** throughout planning/implementation
- ▶ **Pursue innovative/new approaches** to meet existing housing needs and address what is missing in Woodbridge
- ▶ **Focus on sustainability**

VACANT SITES



VACANT SITES: HANCOCK SCHOOL



VACANT SITES: WILBUR WRIGHT SCHOOL



4

SUMMARY OF WHAT WE'VE HEARD

ENGAGEMENT EVENTS TO DATE



ENGAGEMENT THROUGHOUT THE PROCESS

Public Workshop #1 with WCC: October 10

Online Survey garnered 69 responses

Door to Door Interviews with seniors, those homebound, or not on social media

Woodbridge Citizens' Council: November 14, December 12, and January 9

Pop-up Planning and Pizza!: November 16

South Woodbridge Block Club: November 19

Designing Woodbridge: A Morning with Coffee, Donuts, and Ideas: November 23

Old School Reunion: December 2019

Developer Interviews: December 16

Designing Woodbridge Final Open House: A Blueprint for Future Development: February 1

WHAT WE'VE HEARD

OPEN SPACE/RECREATIONAL ACTIVITIES

OUTDOOR GATHERING SPACES



AFTER-SCHOOL PROGRAMS



HOUSING TYPES

MIXED-USE BUILDINGS



DUPLEXES



VACANT SCHOOL USES

COMMUNITY SPACE



DAYCARE / EARLY CHILDHOOD



TOP SITE DESIGN CHOICES

LOW MAINTENANCE NATIVE PLANTINGS & STREET TREES



BEAUTIFUL BUILDINGS (HIGH-QUALITY MATERIALS, GOOD ARCHITECTURE)



PREFERRED DENSITY



MEDIUM DENSITY DEVELOPMENT

SPIRIT OF BUSINESS

WALKABLE



LOCAL (HIRING & OWNERSHIP)



WHAT WE'VE HEARD

CHARACTER: WHAT DO YOU LIKE ABOUT...

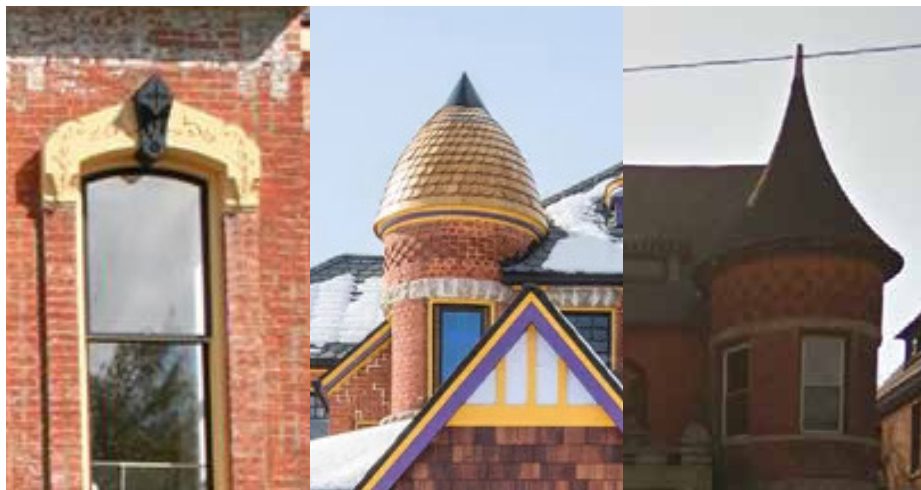
Historic



Unique, quality material.



Variety of building stock in the neighborhood.



Historic details that are hard to replicate.

New Construction

Addition of accessibility.



Sensitive response to existing building heights, scale, density, and cues in the built environment.



Non-uniform development that is diverse in type.

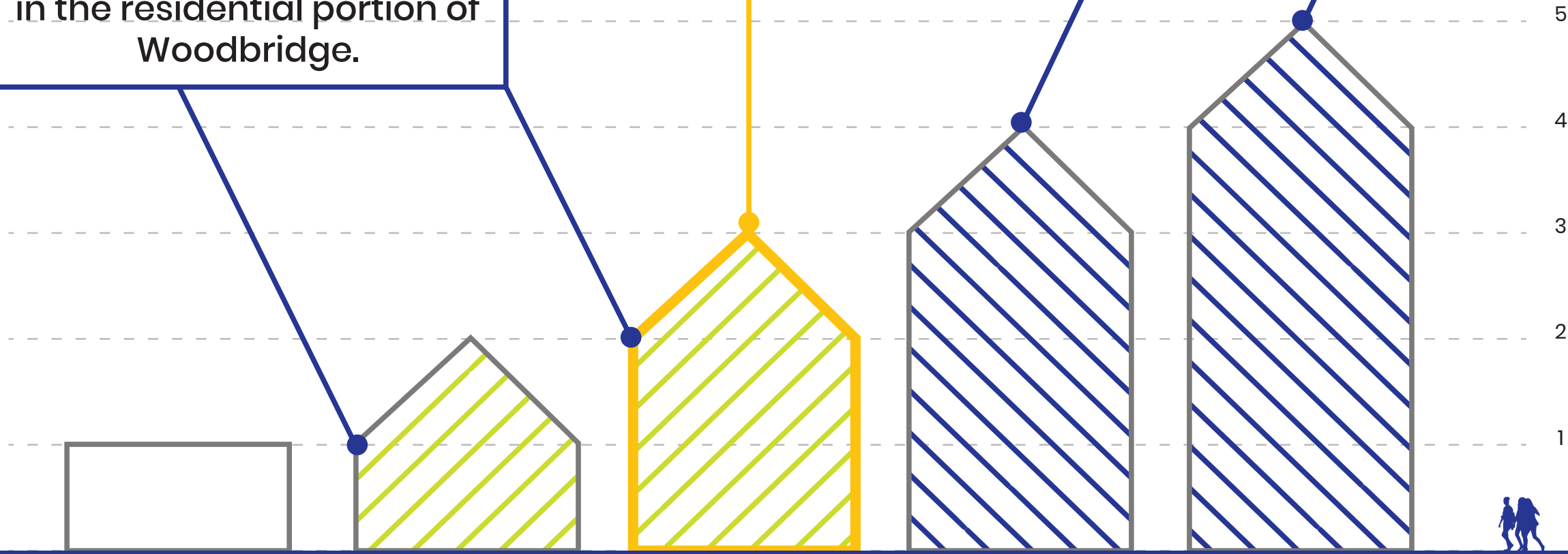


WHAT WE'VE HEARD

For those that chose 2-3 stories, they noted that it is the historical precedent in the residential portion of Woodbridge.

For maximum building heights, 3 stories was overwhelmingly the most desired option.

For those that chose 4-5 stories, they agreed that this building height is appropriate along the former Wilbur Wright site (on Grand River Ave.).



WHAT WE'VE HEARD

DESIGN ELEMENTS: INDIVIDUAL



REAR PARKING

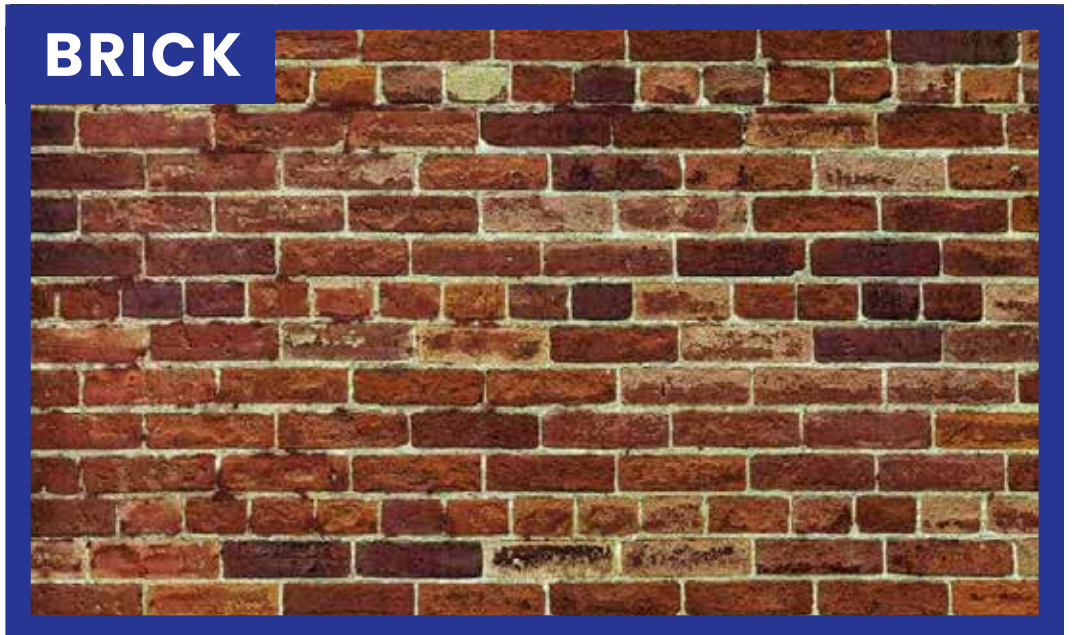


PITCHED ROOF



PORCH

DESIGN ELEMENTS: MATERIALS



BRICK



WOOD



STONE

WHAT WE'VE HEARD

- ▶ Taller buildings and mixed use should be concentrated along **Grand River Avenue**
- ▶ **A variety of housing styles**, heights, and options will make these vacant sites feel vibrant
- ▶ **Open spaces should be incorporated throughout the entire site**, with potential park space at the intersection of Rosa Parks and Canfield
- ▶ **The former Hancock School building should be repurposed** into community space with a park on the rest of the site



WHAT WE'VE HEARD

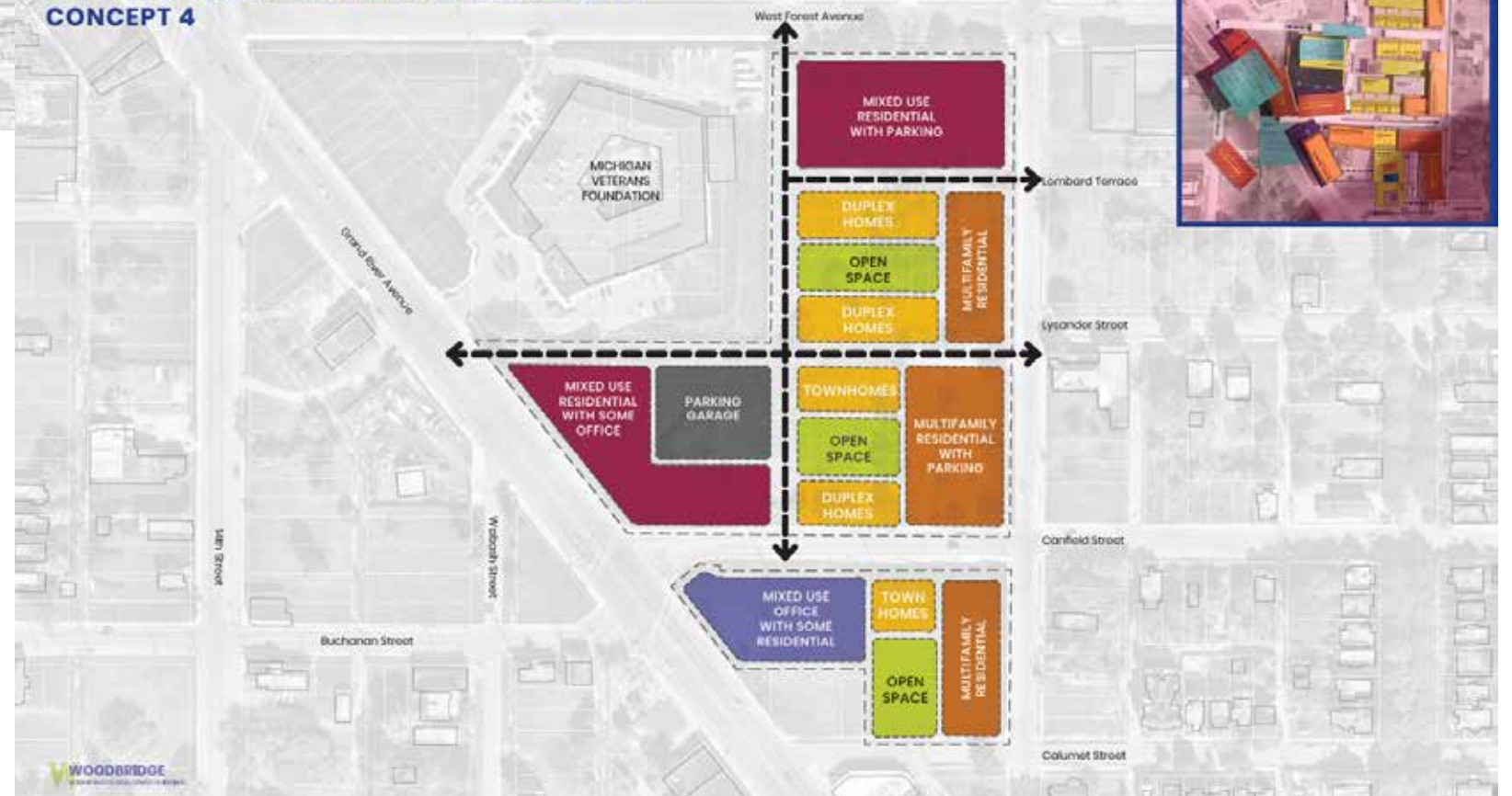
WHAT WE HEARD: VACANT SITE CONCEPTS

7- ACRE SITE & FORMER WRIGHT SCHOOL SITE CONCEPT 1



WHAT WE HEARD: VACANT SITE CONCEPTS

7- ACRE SITE & FORMER WRIGHT SCHOOL SITE CONCEPT 4



WHAT WE'VE HEARD

FORMER HANCOCK SCHOOL SITE CONCEPT 4



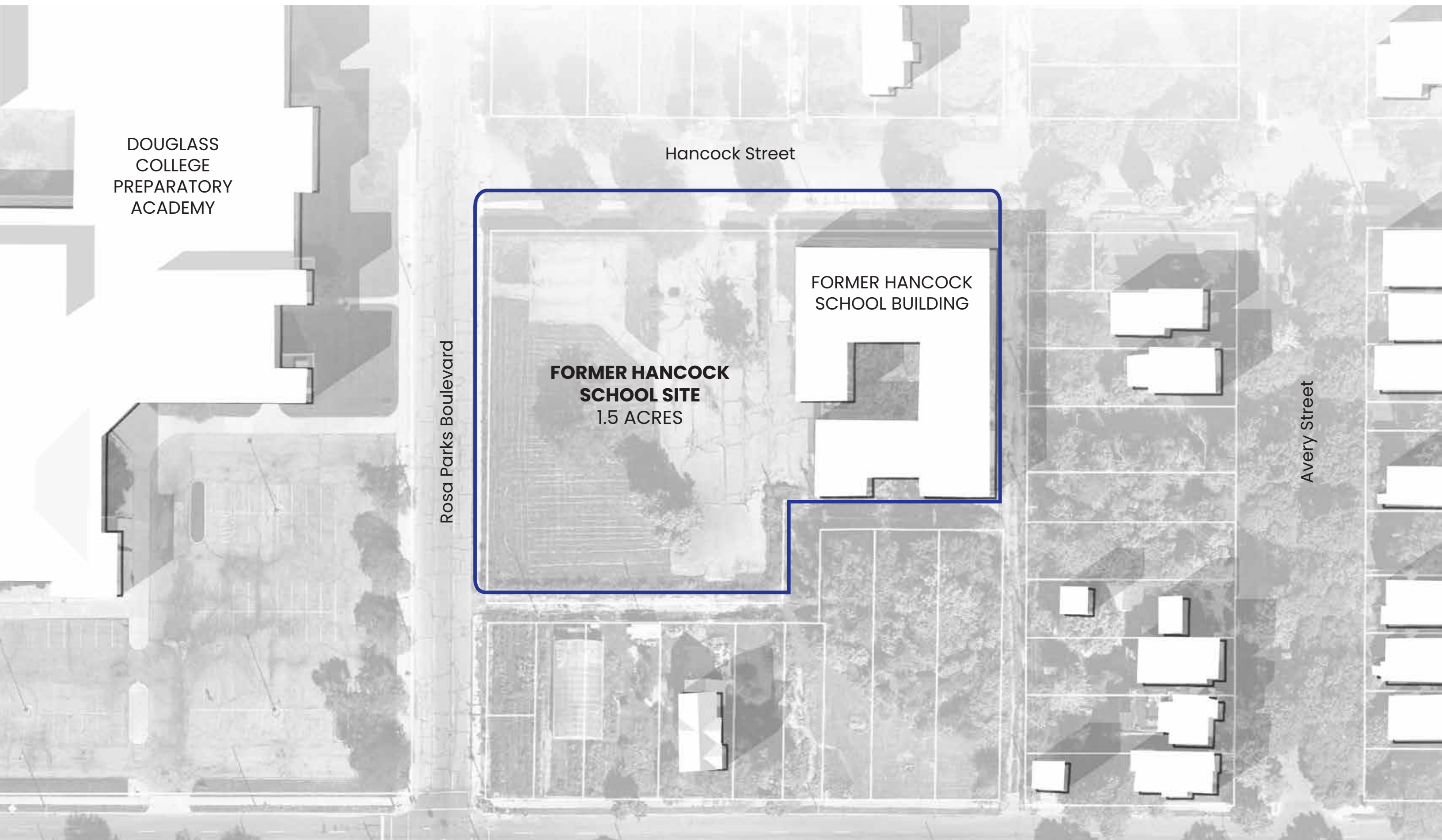
FORMER HANCOCK SCHOOL SITE CONCEPT 5



5

SITE CONCEPTS

HANCOCK SCENARIO 1 | REUSE OF HANCOCK BUILDING AND PARK



DOUGLASS
COLLEGE
PREPARATORY
ACADEMY

Hancock Street

Rosa Parks Boulevard

**FORMER HANCOCK
SCHOOL SITE**
1.5 ACRES

FORMER HANCOCK
SCHOOL BUILDING

Avery Street

HANCOCK SCENARIO 1 | REUSE OF HANCOCK BUILDING AND PARK

DOUGLASS
COLLEGE
PREPARATORY
ACADEMY

Activated &
Programmed Park

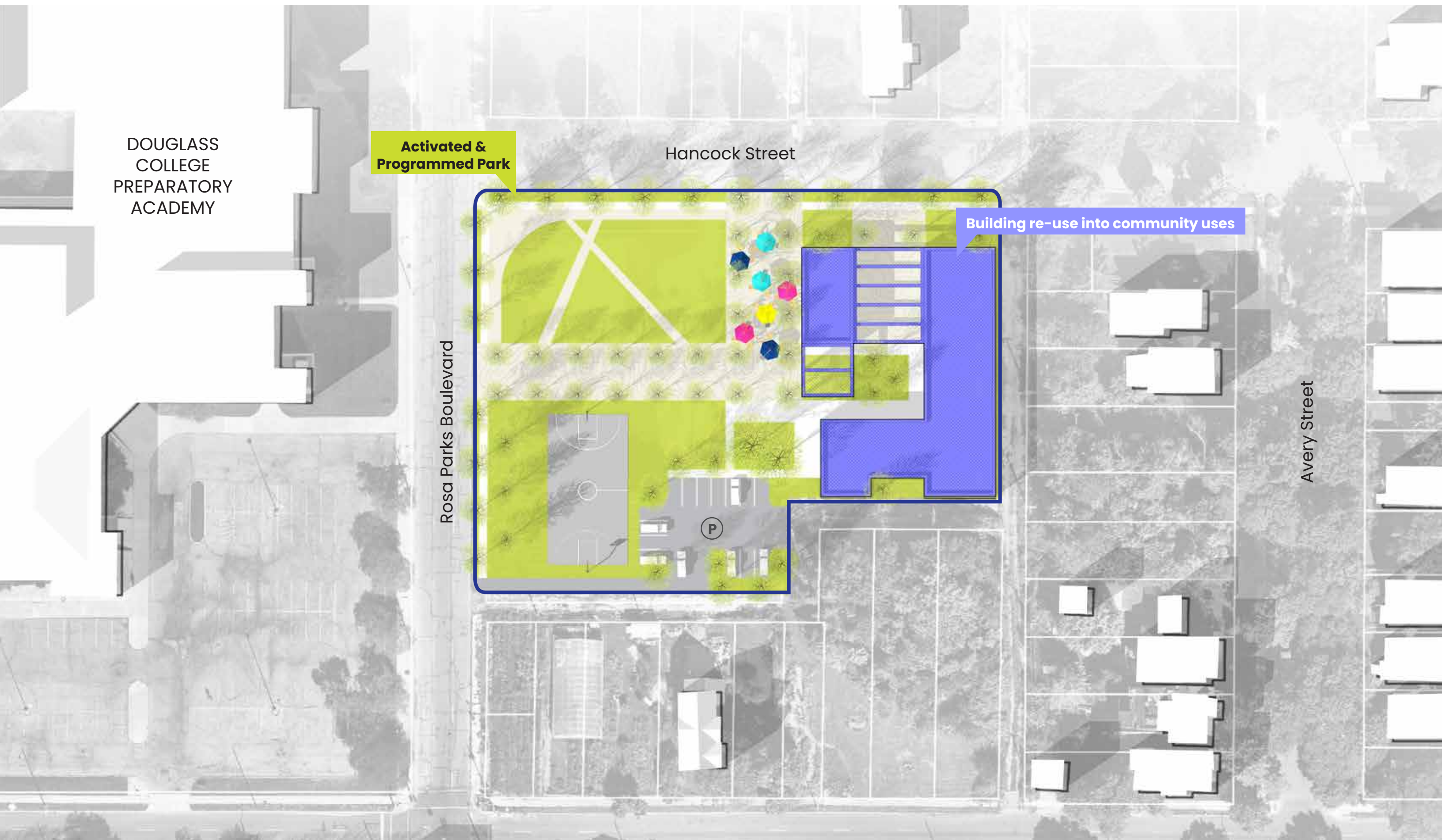
Hancock Street

Building re-use into community uses

Rosa Parks Boulevard

P

Avery Street



HANCOCK SCENARIO 1 | VIEW LOOKING FROM HANCOCK STREET



Building re-use into community uses

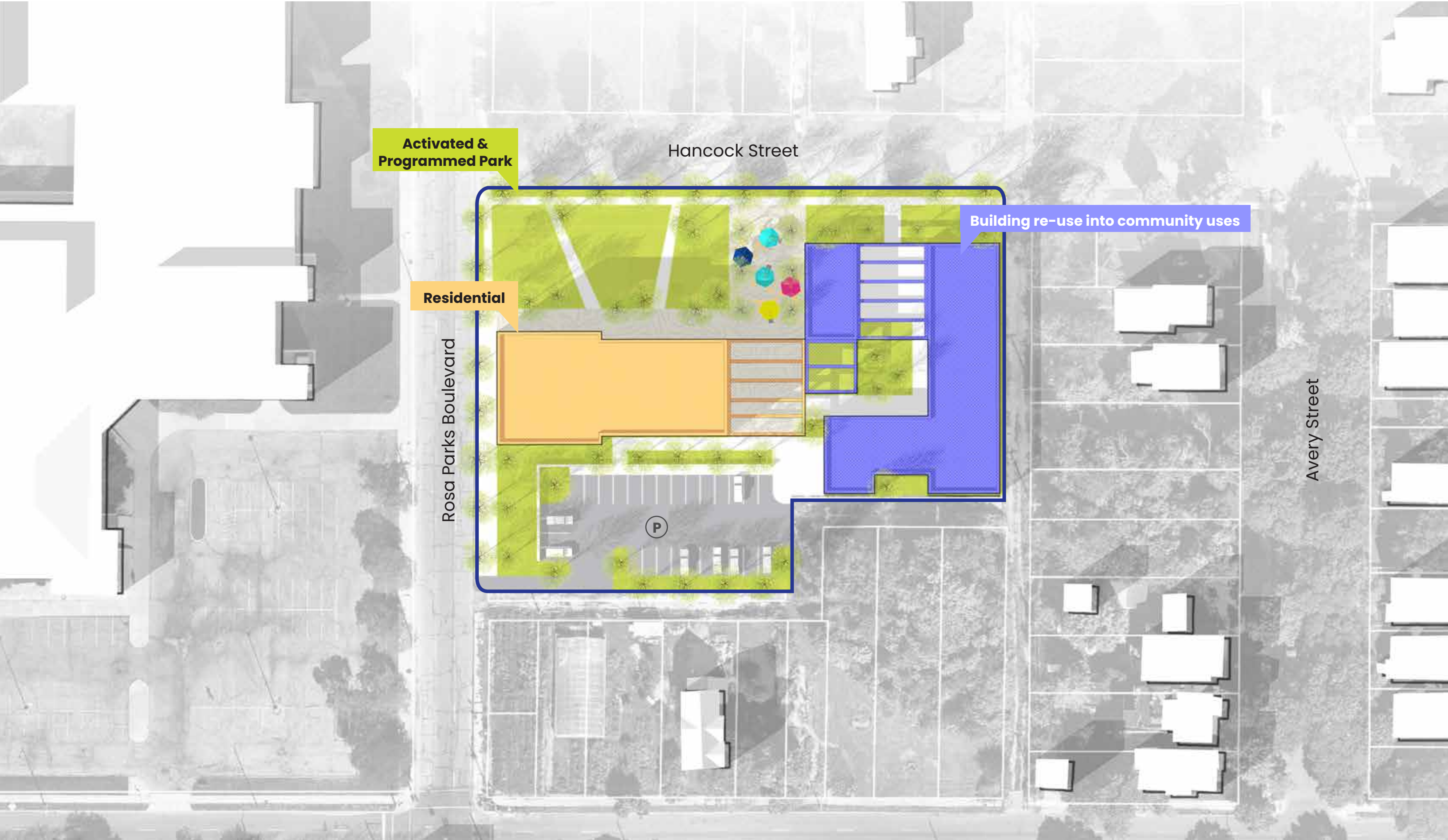
Activated & Programmed Park

Avery Street

Rosa Parks Boulevard

Hancock Street

HANCOCK SCENARIO 2 | REUSE OF HANCOCK BUILDING, APARTMENTS AND PARK



Activated & Programmed Park

Hancock Street

Building re-use into community uses

Residential

Rosa Parks Boulevard

P

Avery Street

HANCOCK SCENARIO 2 | VIEW LOOKING FROM HANCOCK STREET



Building re-use into community uses

Avery Street



Residential

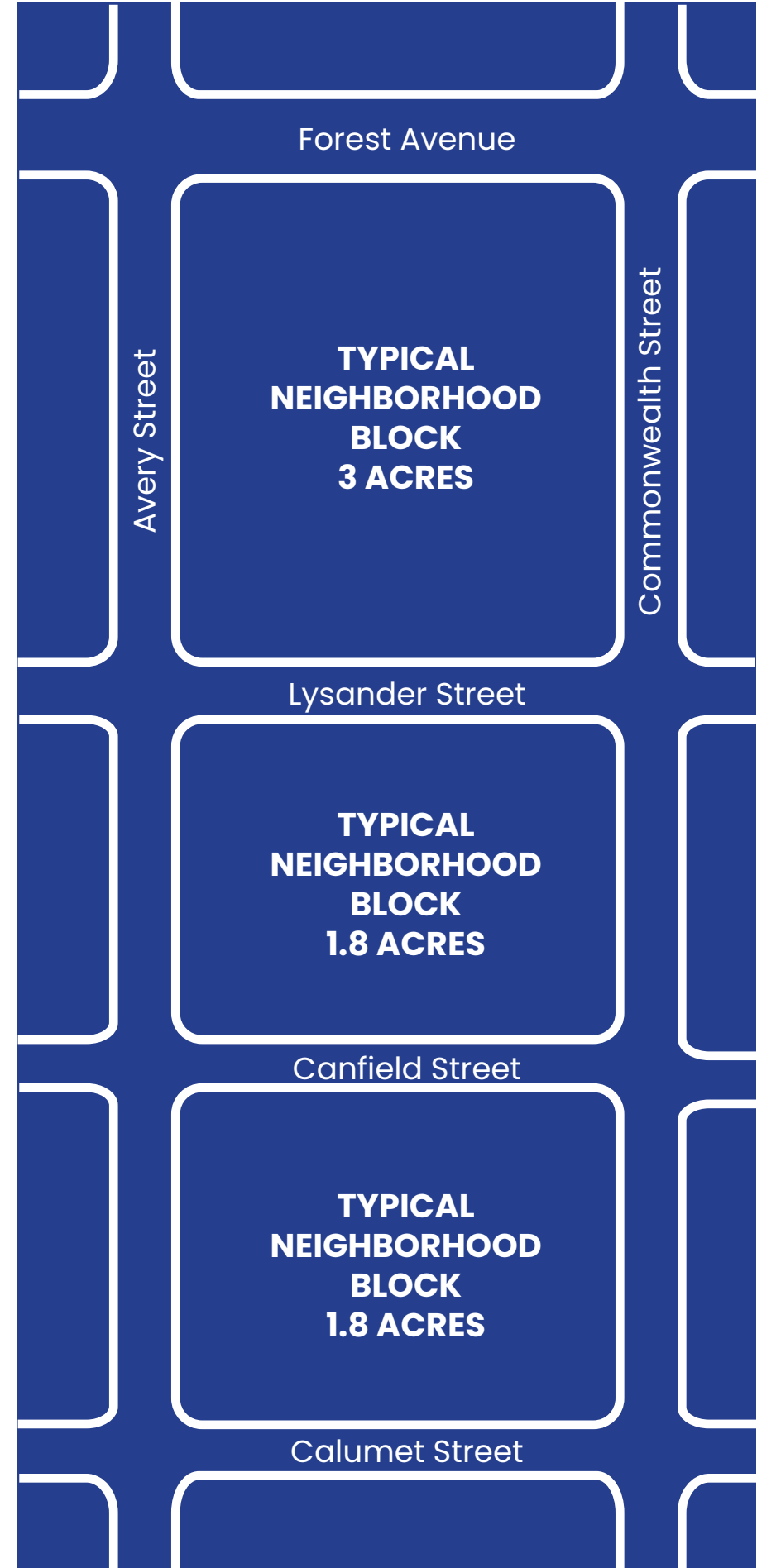
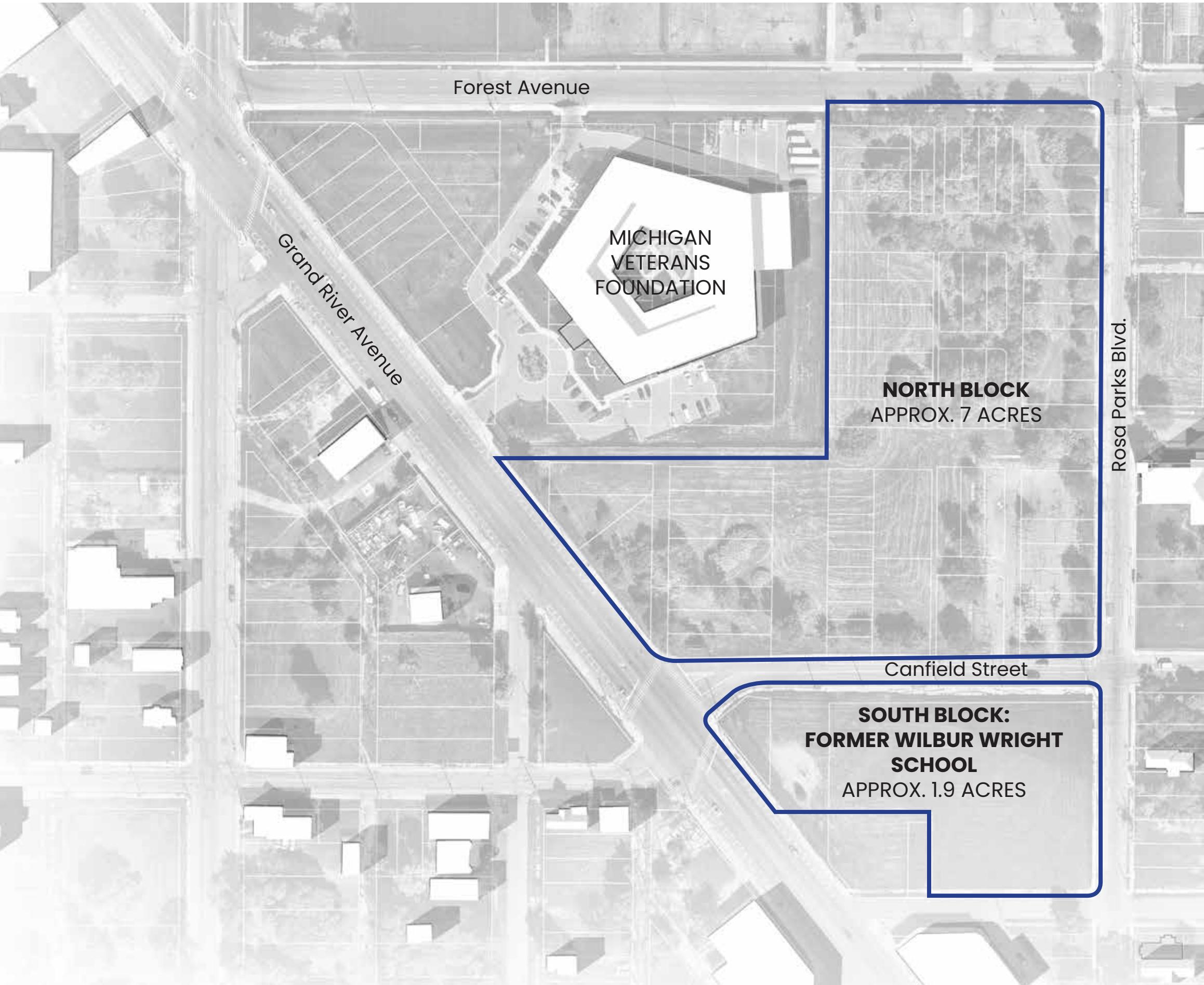
Activated & Programmed Park

Hancock Street

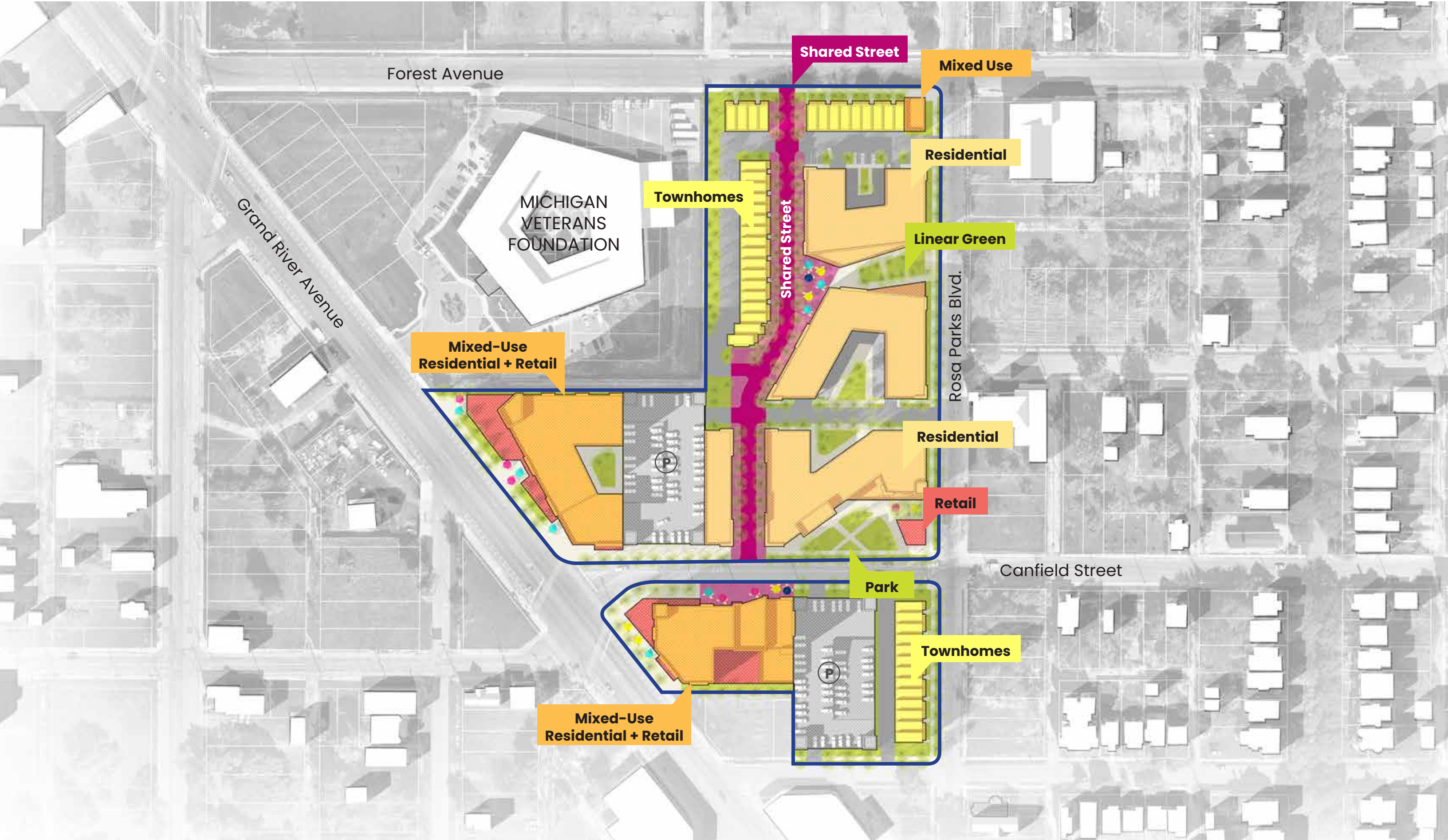
Rosa Parks Boulevard



EXISTING CONDITIONS



SCENARIO 1 | 58,000 sq ft Retail and 554 Residential Units



SCENARIO 1 | View from Grand River Avenue



Forest Avenue

Townhomes

Residential

Residential

Parking Garage for Mixed Use & Residential Building

Mixed-Use Residential + Retail

Residential

Retail

Shared Street

Park

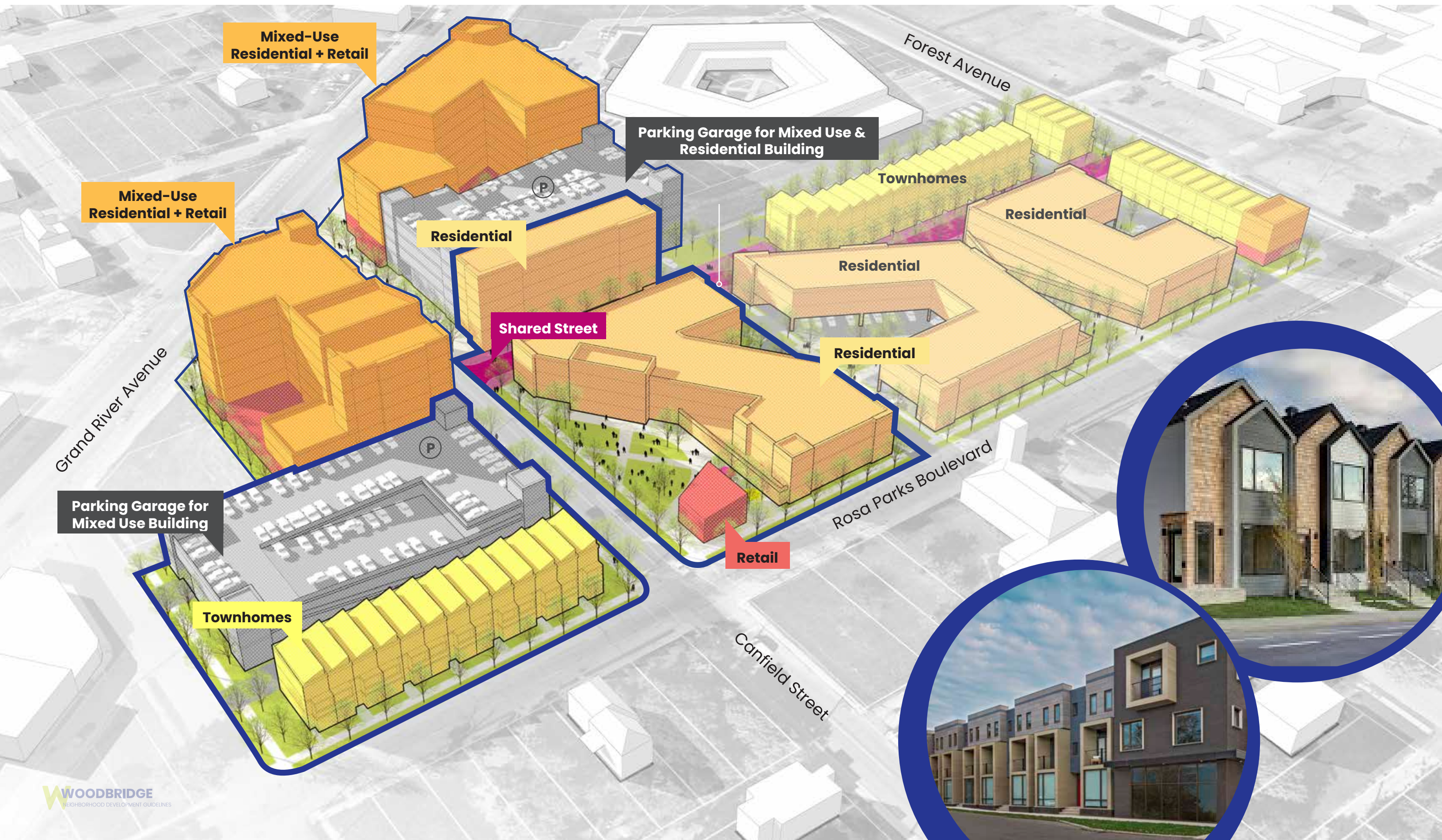
Parking Garage for Mixed Use Building

Retail

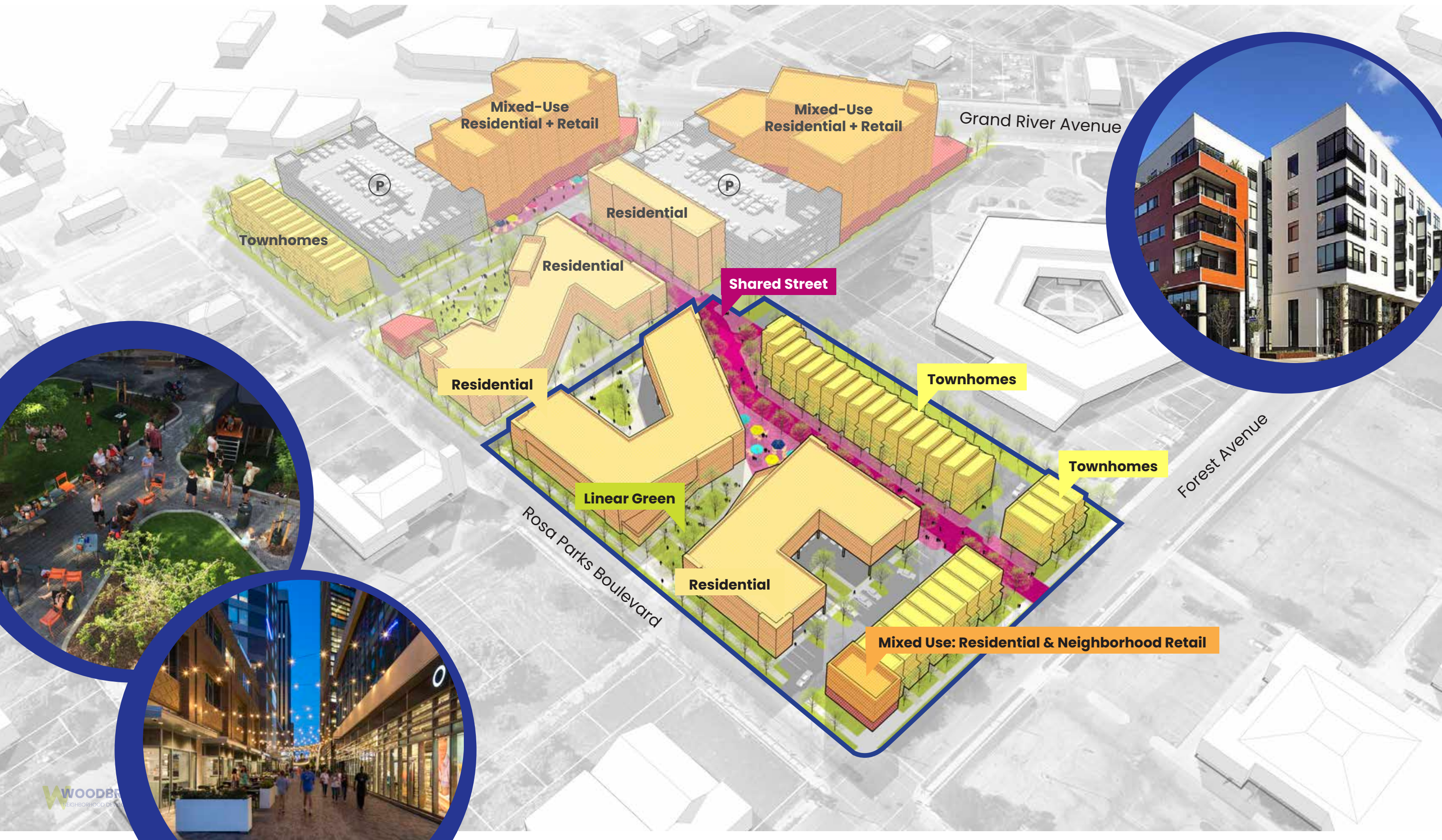
Grand River Avenue

Rosa Parks Boulevard

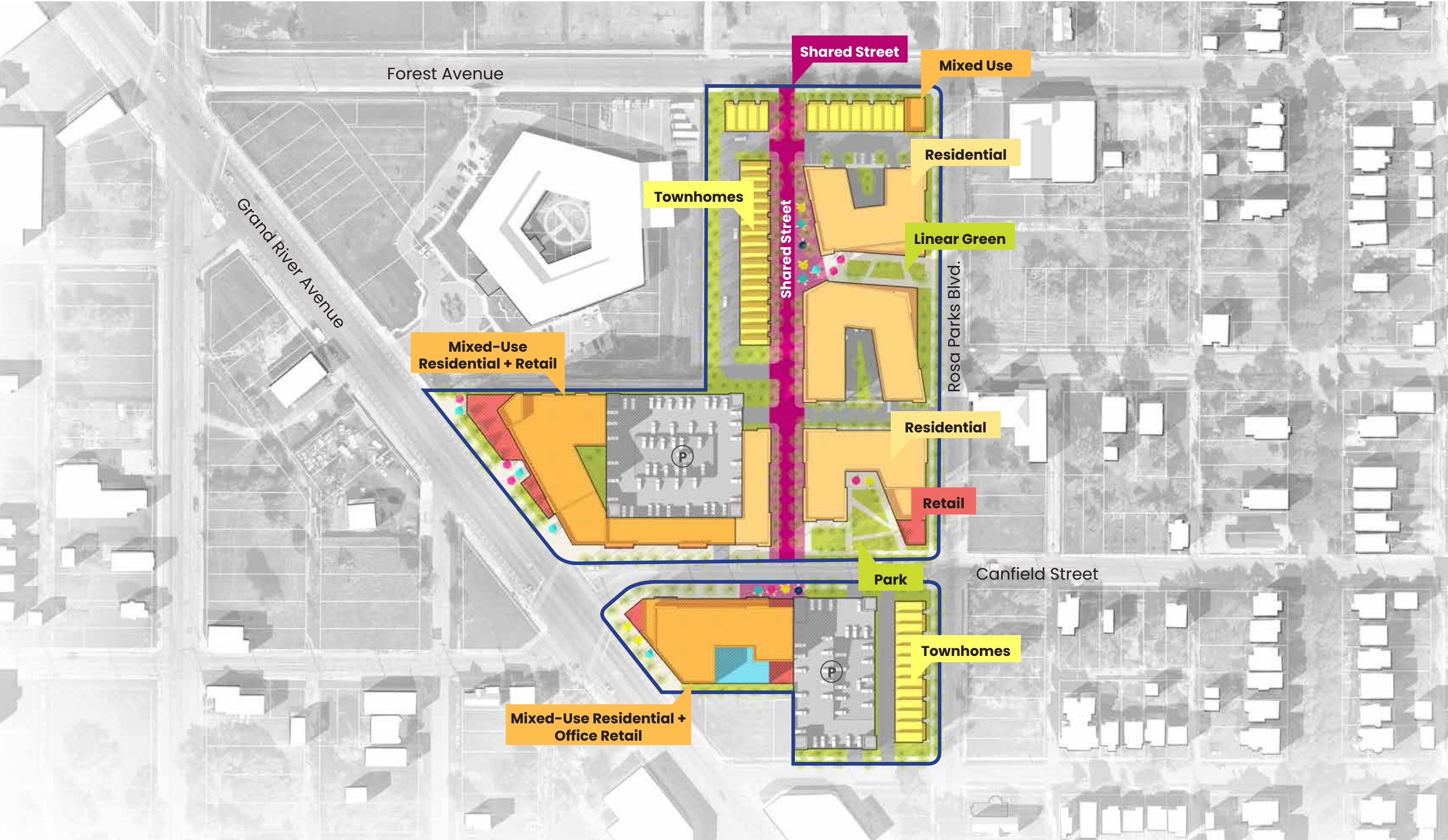
SCENARIO 1 | View from Rosa Parks Boulevard



SCENARIO 1 | View from Forest Avenue



SCENARIO 2 | 62,000 sq ft Retail, 50,000 sq ft Office and 374 Residential Units



Forest Avenue

Shared Street

Mixed Use

Residential

Townhomes

Linear Green

Grand River Avenue

Mixed-Use
Residential + Retail

Rosa Parks Blvd.

Residential

Retail

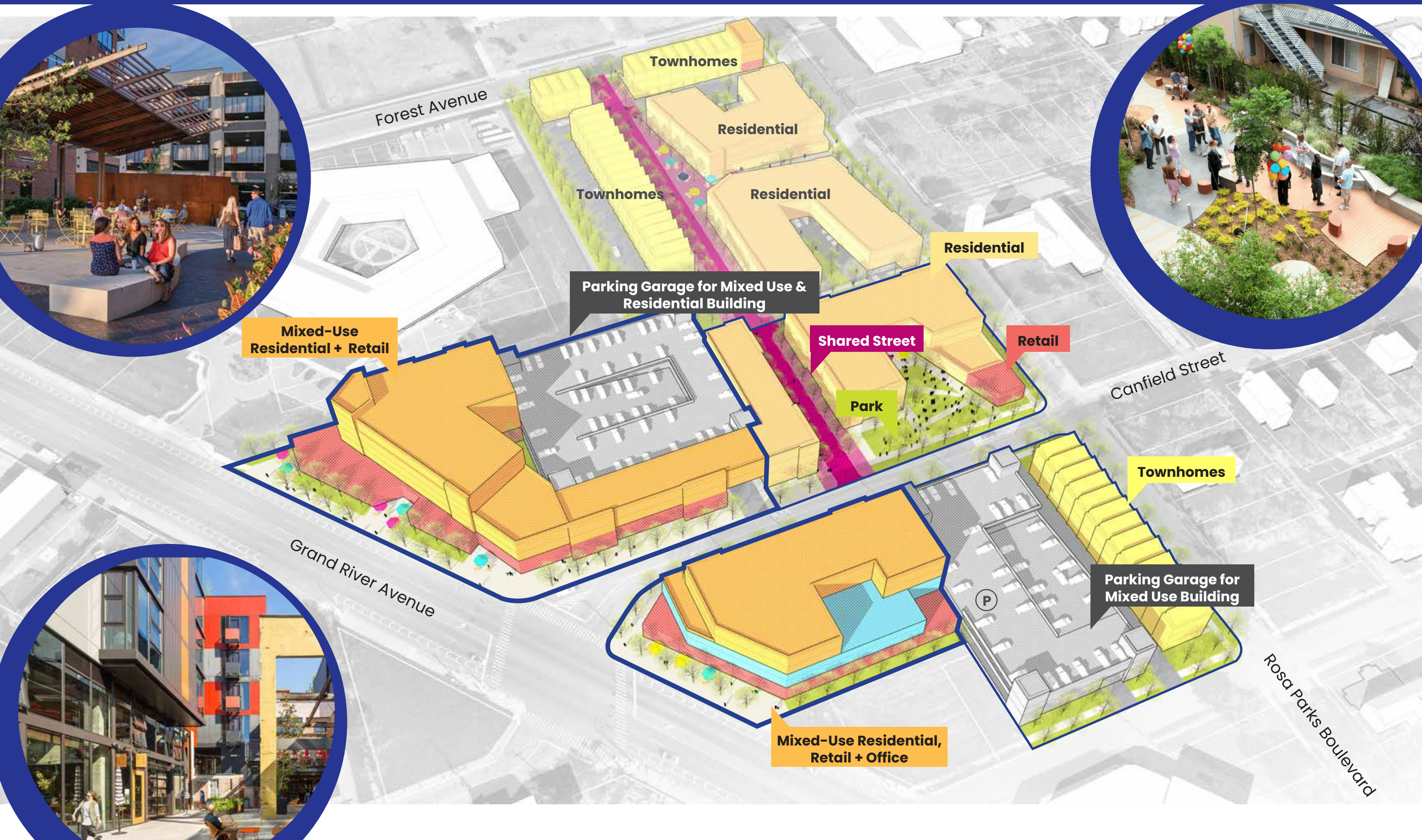
Park

Canfield Street

Townhomes

Mixed-Use Residential +
Office Retail

SCENARIO 2 | View from Grand River Avenue



Forest Avenue

Townhomes

Residential

Townhomes

Residential

Residential

Parking Garage for Mixed Use & Residential Building

Shared Street

Retail

Mixed-Use Residential + Retail

Park

Canfield Street

Townhomes

Grand River Avenue

Parking Garage for Mixed Use Building

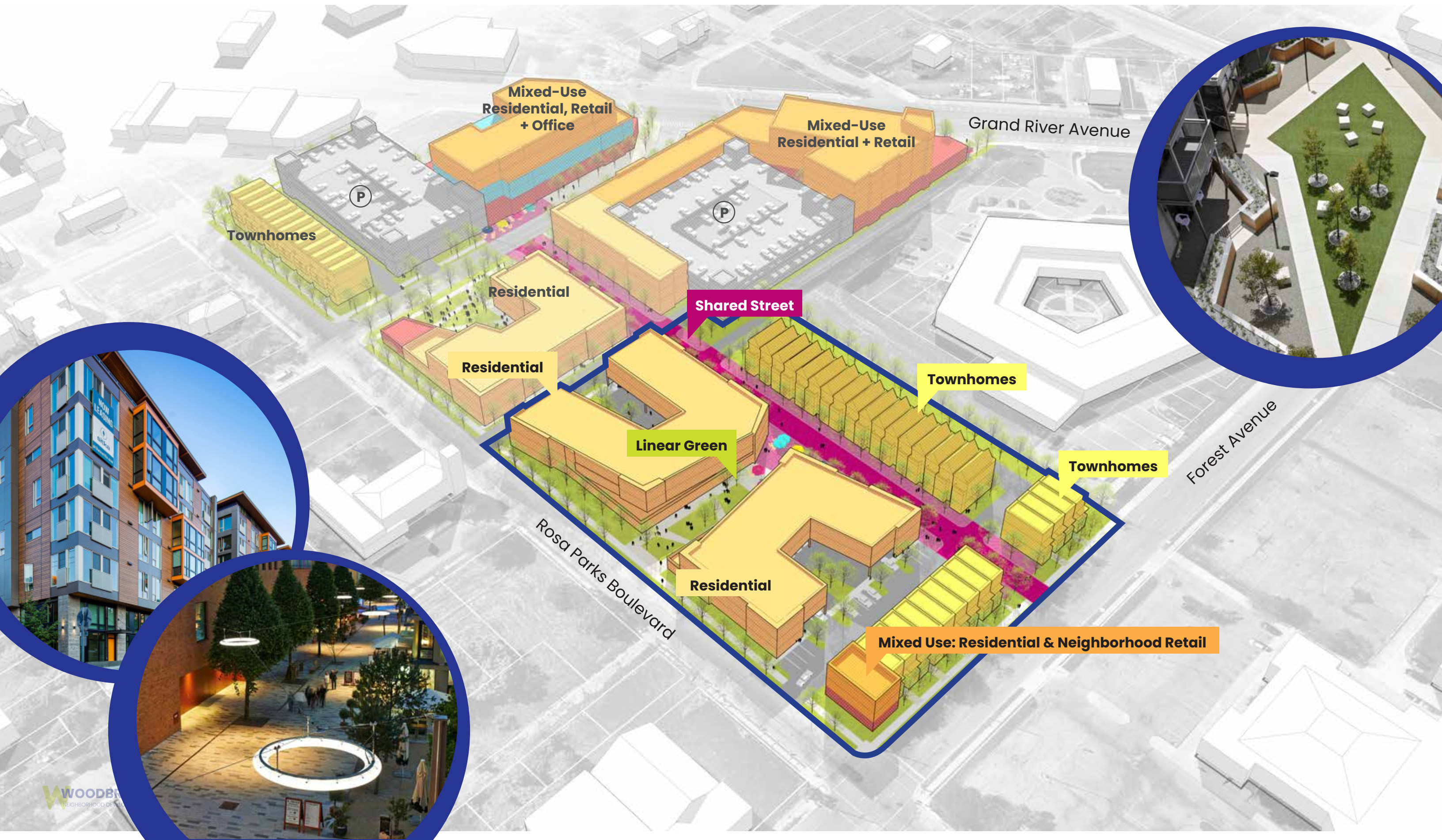
Mixed-Use Residential, Retail + Office

Rosa Parks Boulevard

SCENARIO 2 | View from Rosa Parks Boulevard



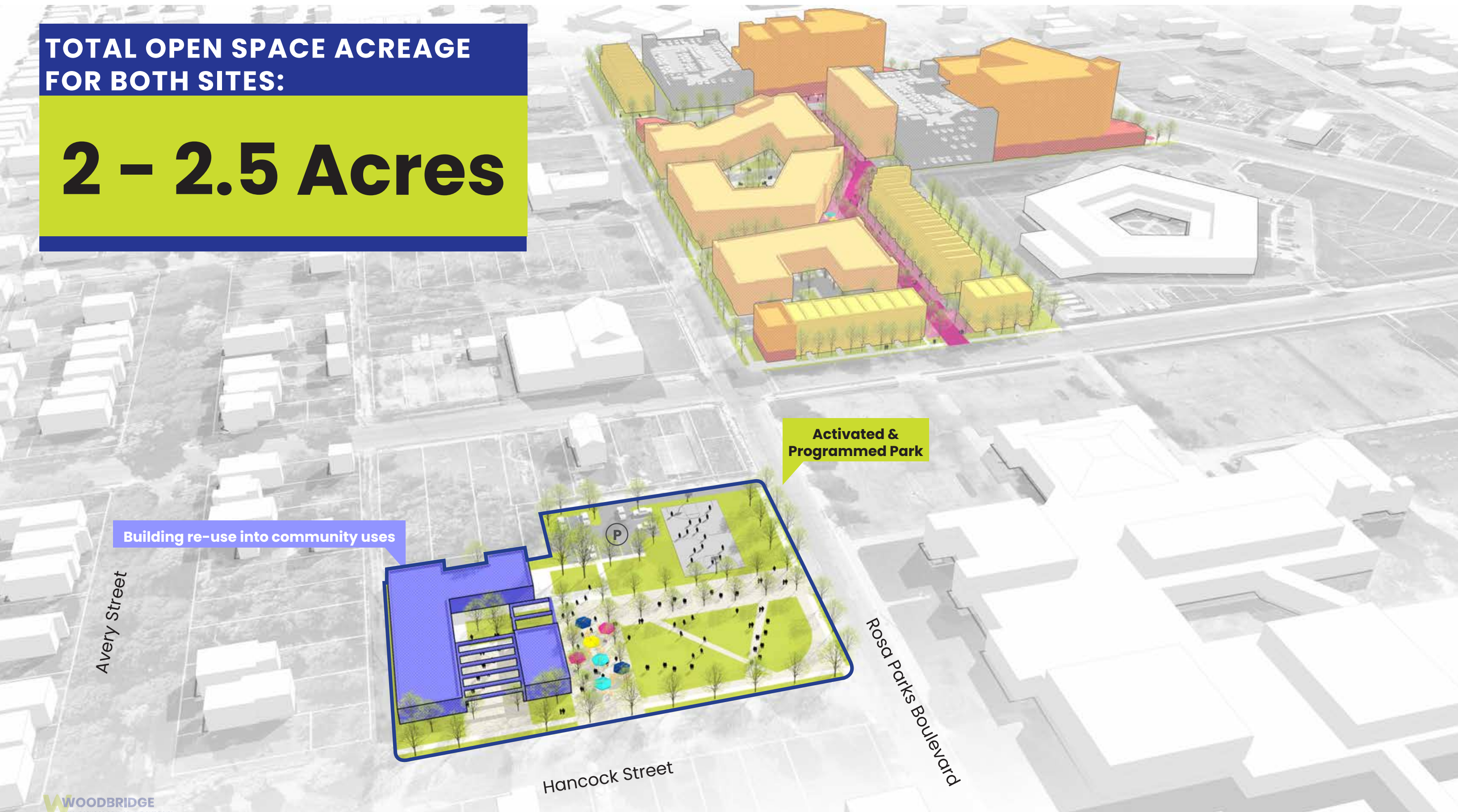
SCENARIO 2 | View from Forest Avenue



OPEN SPACE

TOTAL OPEN SPACE ACREAGE
FOR BOTH SITES:

2 - 2.5 Acres



Activated & Programmed Park

Building re-use into community uses

Avery Street

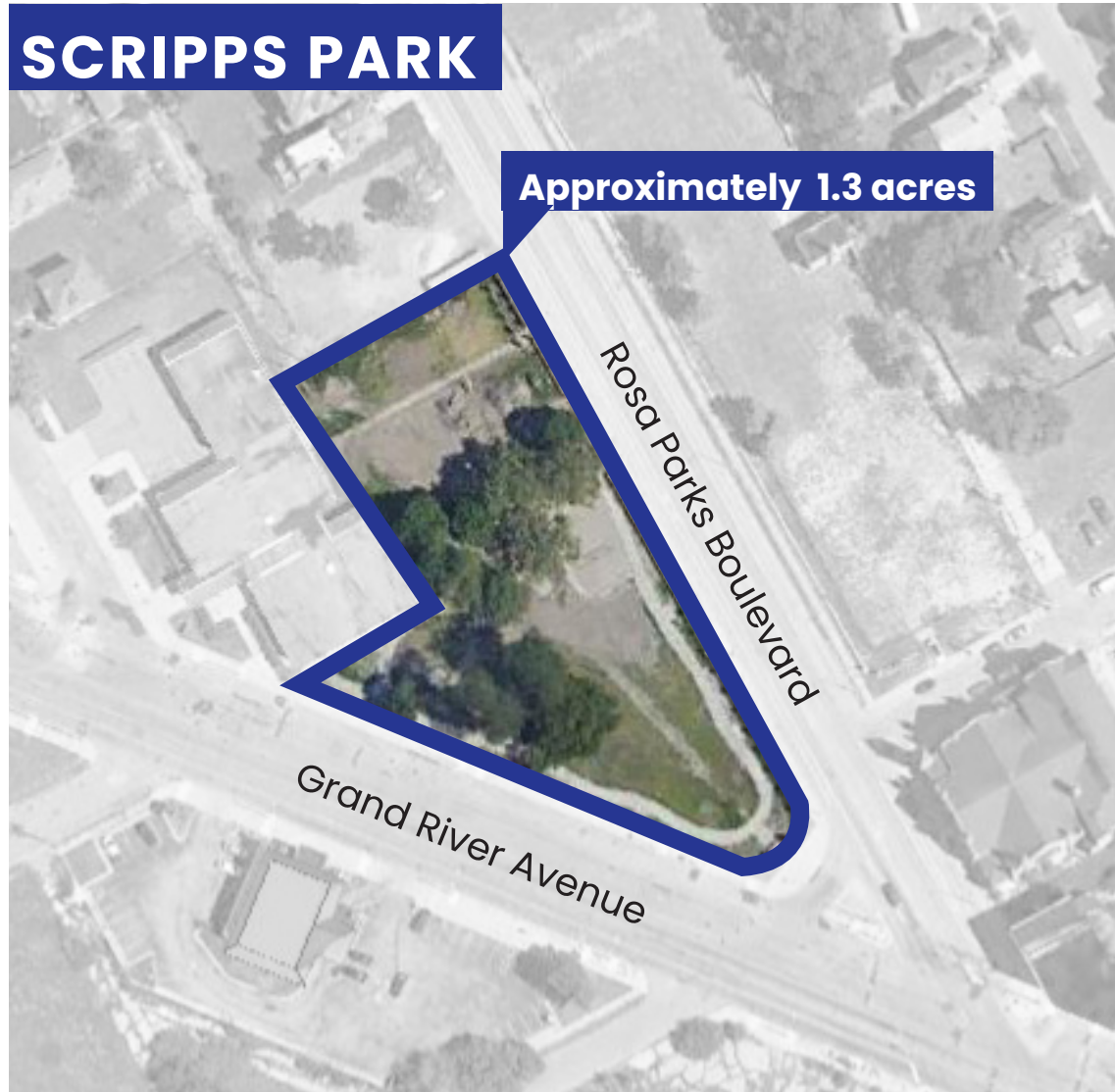
Hancock Street

Rosa Parks Boulevard

OPEN SPACE COMPARISONS

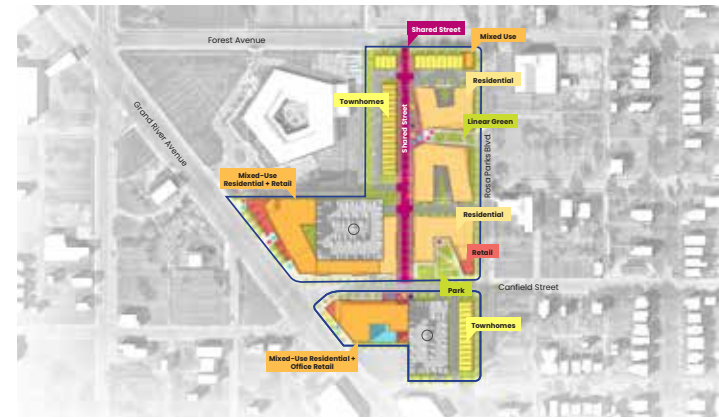
SCRIPPS PARK

Approximately 1.3 acres



SCENARIO 1

OPEN SPACE 0.54 ACRES
SHARED STREET 0.85 ACRES



SCENARIO 2

OPEN SPACE 0.51 ACRES
SHARED STREET 0.81 ACRES



HANCOCK SCENARIO 1

OPEN SPACE 1.16 ACRES



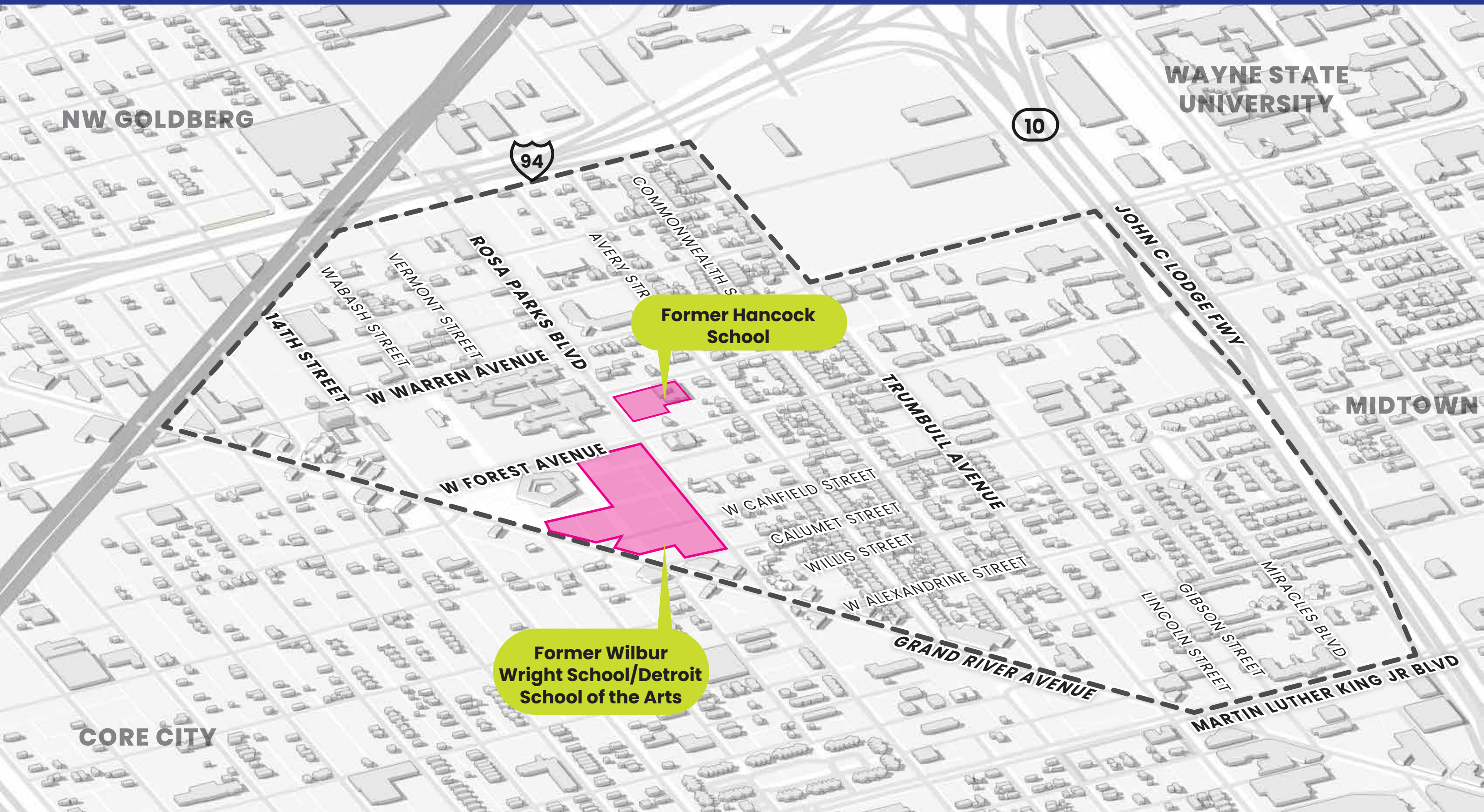
HANCOCK SCENARIO 2

OPEN SPACE 0.77 ACRES

6

INFILL HOUSING DESIGN GUIDELINES

DESIGN GUIDELINES: NEIGHBORHOOD OVERVIEW



NW GOLDBERG

WAYNE STATE UNIVERSITY

10

94

Former Hancock School

Former Wilbur Wright School/Detroit School of the Arts

MIDTOWN

CORE CITY

DESIGN GUIDELINES: INFILL OVERVIEW



PURPOSE OF DESIGN GUIDELINES

Design Guidelines serve as a **framework for development**. It aids in more **clear and direct communication** with developers about principles important to Woodbridge and also **helps to guide WND** (Woodbridge Neighborhood Development).

Here are the different categories that are used in the Design Guidelines:

**1.
SETBACK**



**2.
FRONT YARD**



**3.
PORCHES &
BALCONIES**



**4.
LANDSCAPING &
TREES**



**5.
WINDOWS**



**6.
ROOF**



**7.
PARKING**



**8.
MASSING AND
SCALE**



**9.
MATERIALITY**



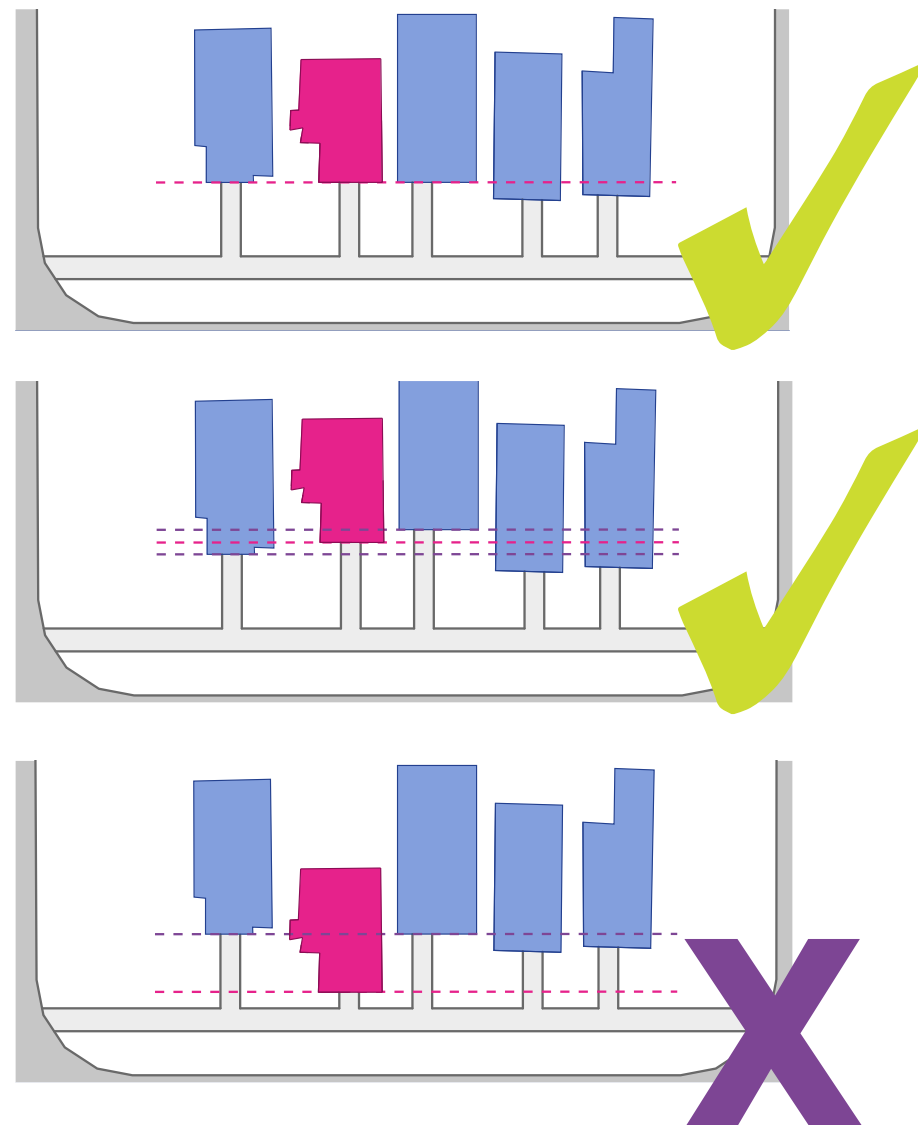
**10.
NON-RESIDENTIAL
DESIGNS**



1. SETBACKS

Goal: encourage & facilitate inviting pedestrian experience

- Align setback with adjacent properties



2. FRONT YARD

Goal: provide appropriate barrier between public and private

- Encourage creating barriers through landscaping
- Main entry on the street-facing façade



3. PORCHES & BALCONIES

Goal: keep historic and social character with all-eyes-on-the-street

- Street-facing orientation for porches
- Balcony as large as the porch below
- Multiple porches encouraged in larger, multi-family infill



4. LANDSCAPING & TREES

Goal: encourage use of open space and add to existing ecosystem

- Native vegetation
- Additional tree(s) in yard if sufficient yard depth



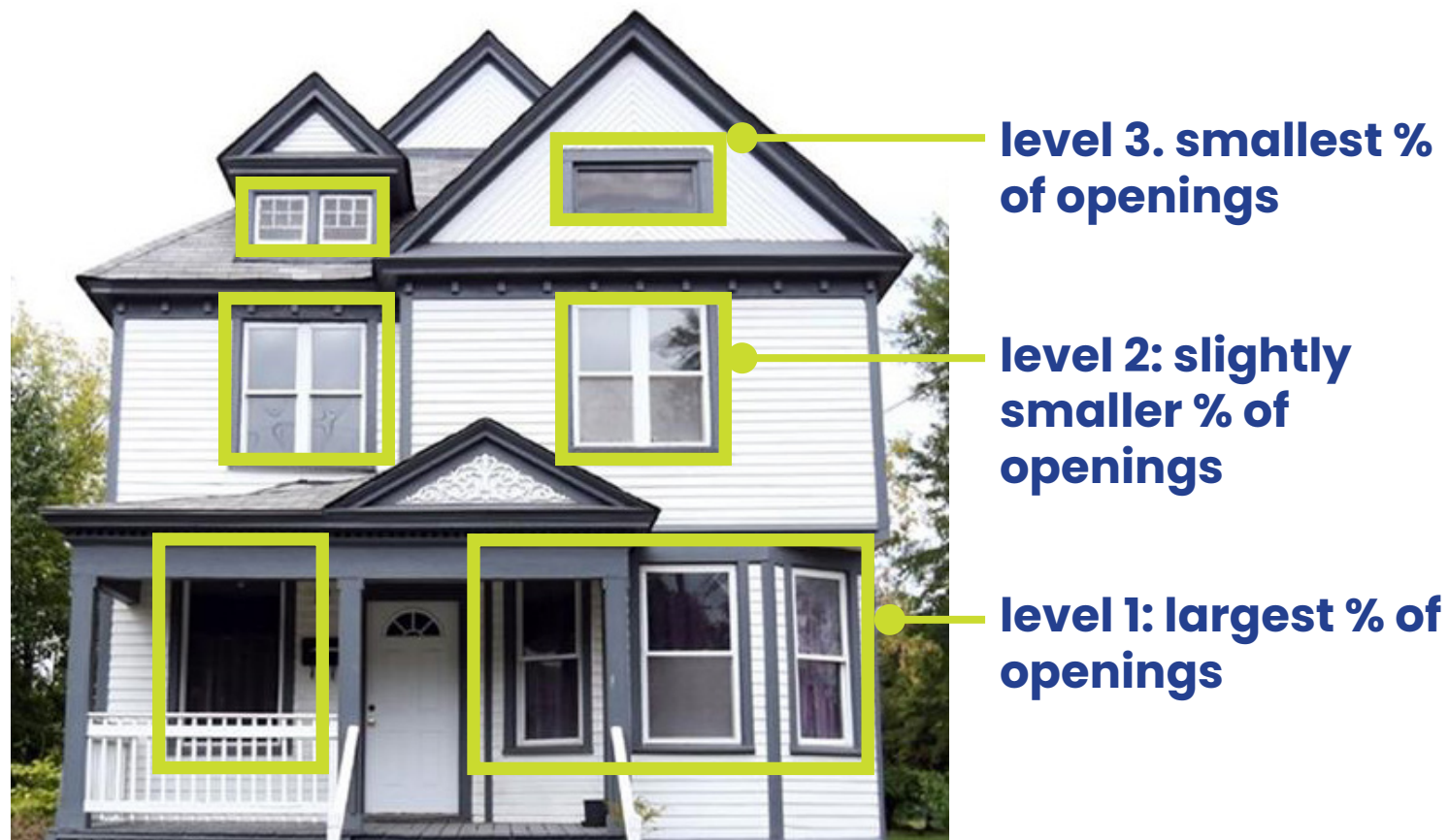
**additional
yard tree**

native planting

5. WINDOWS

Goal: energize the street while responding to existing character

- Vertically oriented towards street
- Divide with upper/lower/casement sash
- Larger % of opening on ground level, smaller % of openings above



6. ROOF

Goal: respond to character on a block-by-block basis

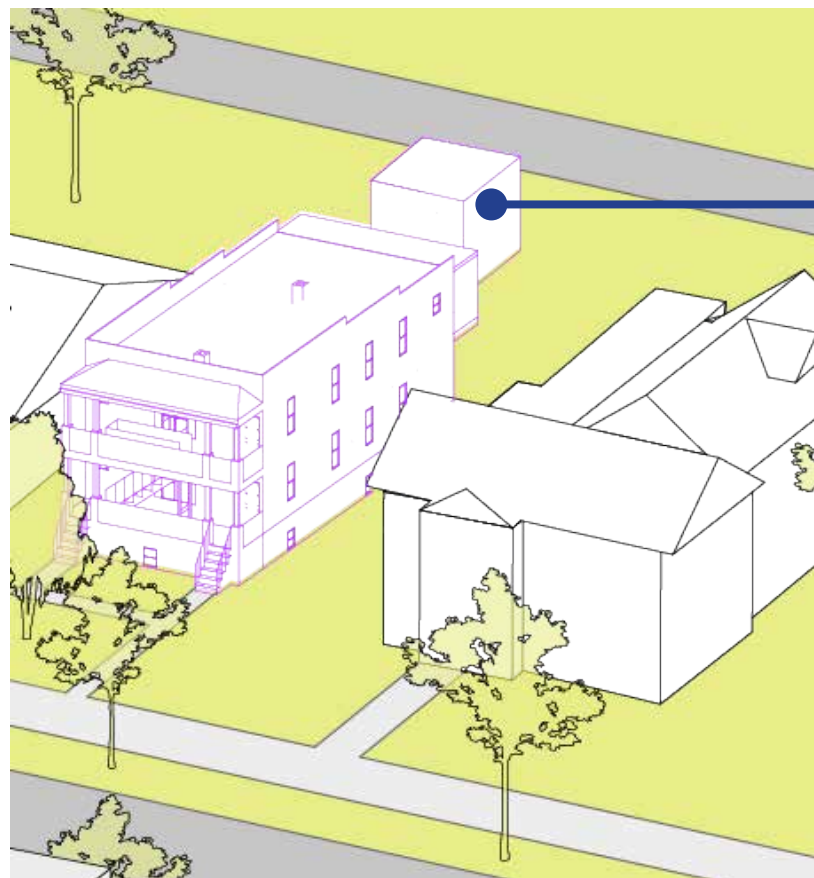
- Pitched and flat roofs ok
- New roof no taller than adjacent buildings
- Pitched roofs gabled in at least one direction
- Height of rooftop deck not to exceed adjacent roof heights
- Roofing quality to match existing



7. PARKING

Goal: accommodate parking for new development and maintain existing characteristics

- Alleyway parking when possible
- Detached garages



detached garage with alley-way access

8. MASSING & SCALE

Goal: maintain same level of dimensionality with existing buildings

- Provide variety of depth and openings
- Heights to be consistent with existing
- Discourage flat, street-facing façade



housing with dimensionality that responds to existing building's depth and massing



housing with flat façade; a contrast to the existing buildings adjacent to it

9. MATERIALITY

Goal: use appropriate, high-enough quality material

- Mix of architectural materials, with stronger preference for brick, wood, and stone.



siding

brick

wood

stone

10. NON-RESIDENTIAL DESIGNS

Goal: encourage variety of building types residents want more of

- Encourage mixed-use, with non-residential on the ground level



Precedent: Third Wave Music

Located on the ground level of Forest Arms Apartments, an apartment building in the Midtown neighborhood

7

NEXT STEPS

NEXT STEPS

- ▶ Factor in your feedback into the final Development and Design Guidelines document - anticipated completion is **February/March 2020**
- ▶ How can you stay involved after this document is complete?
 - WND regular webpage and newsletter updates
 - Join the WND Land and Housing Committee
- ▶ WND and Cinnaire will either be the developer for these sites and/or will collaborate with other developers to facilitate implementation
- ▶ Guidelines will be at the forefront of this process and the community will continue to be involved
- ▶ Expected timeline for development of vacant sites: **5-7 years**