9,536 Parcels in Our Study Area

Sources: SEMCOG and City of Detroit GIS Library
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Sources: SEMCOG and City of Detroit GIS Library
Detroit’s Planning Highlights

Photo: Detroit Master Plan 1951

Photo: Detroit Master Plan 1973

Photo: Detroit Master Plan 2009

Photo: www.detez.org 2012

Photo: Community Reinvestment Strategy 1997

Photo: detroitworksproject.com 2012
METHODOLOGY
<table>
<thead>
<tr>
<th>Survey Areas</th>
<th>Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional Main Street Overlay Areas</td>
<td>West Seven Mile, Grand River, Bagley/Vernor, Livernois/West McNichols, Woodward Ave, Grand Blvd, Michigan Ave, Vernor/Springwells</td>
</tr>
<tr>
<td>DWP Demonstration Areas</td>
<td>Bagley, New Center/North End, Southwest</td>
</tr>
<tr>
<td>Major Corridor Study Areas</td>
<td>Eight Mile Rd, Van Dyke Rd, Grand River, Michigan Ave, Gratiot Ave, Greenfield Rd, Woodward Ave</td>
</tr>
<tr>
<td>Major Thoroughfares</td>
<td>East Warren Business District, West Davison Business District, Joy-Southfield Business District</td>
</tr>
</tbody>
</table>
Survey Application

Neighborhood Data Collector

What's on the site?
- Building(s)
- Multiple codes
- A parking lot
- A park
- An empty lot

What is the property used for?
- Retail
- Service
- Restaurant or Bar
Selection Criteria for Community Land Use Inventory

Welcome - Select a parcel to begin
Search for an address
Locate me

What's on the site?
Building(s)
Multiple Codes
A parking Lot
A park
An empty lot

What is the property used for?
Retail
Service
Restaurant/Bar
Office
Industrial
Religious/Institutional
Residential
Unknown

If Retail, then:
- Hardware Store
- Gas Station
- Grocery Store
- Health/Personal Store
- Liquor Store
- Motor Vehicle Sales & Parts
- Other Retail

If Service, then:
- Cash Check/Payday Loan
- Bank w/o drive-through
- Bank w/ drive-through
- Hair, barber, or nail salon
- Hotel or motel
- Motor Vehicle Repair/Service
- General entertainment
- Adult entrainment
- Medical service
- Dry Cleaner

Occupancy:
- Occupied
- Occupied Possibly
- Vacancy/Vacant/Abandoned
- Vacant Possibly

If Multiple Codes, select then Add Another Use (after Use 1 has been selected):
- Retail
- Service
- Restaurant/Bar
- Office
- Industrial
- Religious/Institutional
- Residential
- Unknown

Residential Above:
- Yes
- No

Design:
- Auto-oriented
- Pedestrian-oriented

Condition:
- Good
- Fair
- Poor
- Demolish

General Condition:
- Vacant, open, and dangerous (Y/N)
- Fire damage (Y/N)
- Verify Later (Y/N)

Submit answers
Mazumder’s Method
CITY WIDE RESULTS
City Wide Results

9,536 Total parcels surveyed

19.8% Parking lots

17.9% Empty lots

61.5% Parcels with Buildings
## Building Occupancy and Condition

<table>
<thead>
<tr>
<th>Building Occupancy</th>
<th>Occupied</th>
<th>Probably Occupied</th>
<th>Probably Vacant</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total CLICS Survey Area</td>
<td>62.09%</td>
<td>12.73%</td>
<td>12.21%</td>
<td>12.97%</td>
</tr>
<tr>
<td>Detroit Works Project</td>
<td>76.82%</td>
<td>6.36%</td>
<td>9.35%</td>
<td>7.48%</td>
</tr>
<tr>
<td>Major Corridors</td>
<td>59.52%</td>
<td>14.59%</td>
<td>13.30%</td>
<td>12.60%</td>
</tr>
<tr>
<td>Major Thoroughfares</td>
<td>47.79%</td>
<td>22.10%</td>
<td>16.30%</td>
<td>13.81%</td>
</tr>
<tr>
<td>Traditional Main Streets</td>
<td>68.53%</td>
<td>8.85%</td>
<td>11.01%</td>
<td>11.61%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Condition</th>
<th>Demolish</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total CLICS Survey Area</td>
<td>1.52%</td>
<td>71.74%</td>
<td>19.60%</td>
<td>7.13%</td>
</tr>
<tr>
<td>Detroit Works Project</td>
<td>1.70%</td>
<td>80.07%</td>
<td>13.13%</td>
<td>5.10%</td>
</tr>
<tr>
<td>Major Corridors</td>
<td>1.21%</td>
<td>67.38%</td>
<td>23.54%</td>
<td>7.87%</td>
</tr>
<tr>
<td>Major Thoroughfares</td>
<td>0.29%</td>
<td>74.93%</td>
<td>19.47%</td>
<td>5.31%</td>
</tr>
<tr>
<td>Traditional Main Streets</td>
<td>0.74%</td>
<td>76.09%</td>
<td>16.08%</td>
<td>7.09%</td>
</tr>
</tbody>
</table>

Photo: Photographer Pamela Alexander
# Orientation of Building Design

<table>
<thead>
<tr>
<th>Orientation of Building</th>
<th>Auto</th>
<th>Pedestrian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total CLICS Survey Area</td>
<td>24.97%</td>
<td>75.03%</td>
</tr>
<tr>
<td>Detroit Works Project</td>
<td>19.20%</td>
<td>80.80%</td>
</tr>
<tr>
<td>Major Corridors</td>
<td>28.45%</td>
<td>71.55%</td>
</tr>
<tr>
<td>Major Thoroughfares</td>
<td>26.52%</td>
<td>73.48%</td>
</tr>
<tr>
<td>Traditional Main Streets</td>
<td>19.05%</td>
<td>80.95%</td>
</tr>
</tbody>
</table>

Photo: Photographer Pamela Alexander
Presentation Focus Areas

TRADITIONAL MAIN STREET
DETROIT WORKS DEMONSTRATION AREA
MAJOR CORRIDORS
MAJOR THOROUGHFARES
ADDITIONAL STUDY AREA

9,536 Parcels in Our Study Area
Gratiot (I-75 to 8 Mile)/Eastern Market

= Parcels Surveyed
Gratiot (I-75 to 8 Mile)/Eastern Market

Photos: Photographer Pamela Alexander
Gratiot (I-75 to 8 Mile)/Eastern Market

Photos: Photographer Pamela Alexander
Gratiot (I-75 to 8 Mile)/Eastern Market: The Numbers

Gratiot and Eastern Market Occupancy

<table>
<thead>
<tr>
<th></th>
<th>Occupied</th>
<th>Probably Occupied</th>
<th>Probably Vacant</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>57.7%</td>
<td>13.9%</td>
<td>17.3%</td>
<td>11%</td>
</tr>
</tbody>
</table>

Gratiot and Eastern Market Condition

<table>
<thead>
<tr>
<th></th>
<th>Demolish</th>
<th>Poor</th>
<th>Fair</th>
<th>Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>1.4%</td>
<td>11%</td>
<td>25.1%</td>
<td>62.5%</td>
</tr>
</tbody>
</table>
Gratiot Ave Motor Vehicle Sales and Service
Gratiot (I-75 to 8 Mile)/Eastern Market: Observations
Avenue of Fashion/Livernois (McNichols to 8 Mile)
Avenue of Fashion

Photos: Avenue of Fashion: Photographer Marvin Shaouni
Avenue of Fashion: Vacancy & Use

Parcels with Vacant Buildings

<table>
<thead>
<tr>
<th></th>
<th>Avenue of Fashion</th>
<th>CLICS Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor Condition</td>
<td>10.6%</td>
<td>7%</td>
</tr>
<tr>
<td>Vacant</td>
<td>15.2%</td>
<td>13%</td>
</tr>
<tr>
<td>Probably Vacant</td>
<td>17.5%</td>
<td>12%</td>
</tr>
</tbody>
</table>

Legend
- Vacancy
  - Probably Vacant
  - Vacant
- Primary Use
  - Retail
  - Service
  - Restaurant/Bar
  - Office
  - Park
  - Religious/Institutional
  - Unknown
  - Parking Lot
  - Empty Lot

Data Sources: SEMCOG and City of Detroit GIS Library
### Avenue of Fashion Design Orientation

<table>
<thead>
<tr>
<th></th>
<th>Avenue of Fashion</th>
<th>CLICS Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Oriented</td>
<td>21.1%</td>
<td>25%</td>
</tr>
<tr>
<td>Pedestrian Oriented</td>
<td>78.9%</td>
<td>75%</td>
</tr>
<tr>
<td>Residential Above</td>
<td>3.9%</td>
<td>11%</td>
</tr>
</tbody>
</table>

Photo: Model D Photographer Marvin Shaouni

Photo: 2012 Google Maps Image Data 2009
Zoning Designations

Avenue of Fashion Zoning Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Avenue of Fashion</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2: Local Business</td>
<td>68%</td>
</tr>
<tr>
<td>B3: Shopping District</td>
<td>8.70%</td>
</tr>
<tr>
<td>B4: General Business</td>
<td>22.40%</td>
</tr>
<tr>
<td>R1/R2</td>
<td>0.01%</td>
</tr>
</tbody>
</table>
Avenue of Fashion: Observations

• Create a sense of “place”
  – Avenue of Fashion Street Banners
  – Welcome signage
  – Marketing materials in storefronts

• Future zoning geared towards retail instead of services
  – 26 Hair, Barber or Nail Salons within two mile focus area

• Increase partnership with anchor institutions
  – U of D and Marygrove College
New Center/North End DWP

= Parcels Surveyed
New Center/North End DWP:

New Center/North End DWP
Orientation of Building

<table>
<thead>
<tr>
<th></th>
<th>Auto Oriented</th>
<th>Pedestrian Oriented</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel</td>
<td>16.5%</td>
<td>83.5%</td>
</tr>
</tbody>
</table>

High Percentage of Pedestrian oriented parcels is at odds with number of parcels zoned B4

Source: SEMCOG and City of Detroit GIS Library
New Center/North End DWP:

New Center/North End DWP Condition

<table>
<thead>
<tr>
<th>Demolish</th>
<th>Poor</th>
<th>Fair</th>
<th>Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>2.8%</td>
<td>5.2%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

- Low VOD (2.3%, 28/1228 Parcels)
- Low fire-damage (1.6%)
New Center Parking Lots
New Center/North End DWP: Observations

Photo: 2012 Google Maps Image Data 2009

Photo: Photographer Pamela Alexander
City Wide Recommendations

- Need for consistent design
- Consistency with the Master Plan
- Specify zoning ordinance to support development goals
- Set parking guidelines for new development
- Re-evaluate market areas based on current commercial conditions
Conclusion

Detroit CLICS survey provides a foundation for the City of Detroit to build upon as it continues to improve its understanding of the commercial corridors

http://clasweb.clas.wayne.edu/DUSP/CapstoneProjects
Commercial Land Inventory City Study: Detroit

Master of Urban Planning
2012 Capstone Project
Final Report Presentation
Monday, August 6, 2012, 6:00PM

http://clasweb.clas.wayne.edu/dusp