GOOD

BAD
DENSITY + POPULATION
LOCAL AMENITIES
MEDIAN HOUSING VALUE OVER TIME

2010 2011 2012 2013 2014 2015

ROYAL OAK $211K
FERNDALE $147K
MADISON HTS. $83K
WARREN 
HAZEL PARK $20K

source: zillow
OPPORTUNITY

MEDIAN PRICE PER SQUARE FOOT
$158 ROYAL OAK
$109 FERNDALE
$85 MADISON HEIGHTS
$71 WARREN
$41 HAZEL PARK
CHALLENGES
I-75 OVERPASS
NON-MOTORIZED EXPERIENCE
SIGN LANGUAGE
ENTRY POINT

CHALLENGES
91% RESIDENTIAL
4% COMMERCIAL
4% INDUSTRIAL
1% PARKING

LAND USE
INCONSISTENT SPACE
BUILDING V. LAND
ROAD DIET
9 MILE BIKE LANES
EXISTING CROSSWALKS

SOLUTIONS
OUTCOMES OF ROAD DIET

REDUCE ACCIDENTS
INCREASE REGIONAL NETWORK
ACTIVATE STREETSCAPE
I-75 OVERPASS

AUTO (FIVE LANE)
- PARKING REQUIREMENTS
- SET-BACKS
- WINDOWS
QUESTIONS?