

Reimagining FERRY PARK

EXISTING CONDITIONS ANALYSIS
DECEMBER 2020

ROSSETTI



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A tall, ornate building under construction, featuring a prominent central tower with a gabled roof and decorative window patterns. The building is set against a clear blue sky. In the foreground, there are bare trees and a street with some parked cars. The entire image is overlaid with a semi-transparent blue filter.

01

PROJECT PURPOSE, GOALS, & PROCESS

PROJECT PURPOSE

CREATE A PLAN TO SPUR AND INFLUENCE DEVELOPMENT ALONG FERRY PARK AVENUE TO ENHANCE THE LIVES OF RESIDENTS

through strategies for walkability, neighborhood amenities, physical form and design, and a strong identity for the corridor.

Through this effort, we will **DISCOVER** and **VISUALIZE** the community's vision for Ferry Park Avenue.



PROJECT GOALS



SPUR ECONOMIC ACTIVITY

Influence economic activity, like new businesses and housing, along the corridor that fits the character of the NW Goldberg community.



IDENTIFY NEIGHBORHOOD AMENITIES

Provide neighborhood goods and services, entrepreneurial opportunities, and cultural attractions.



IMAGINE PUBLIC SPACES

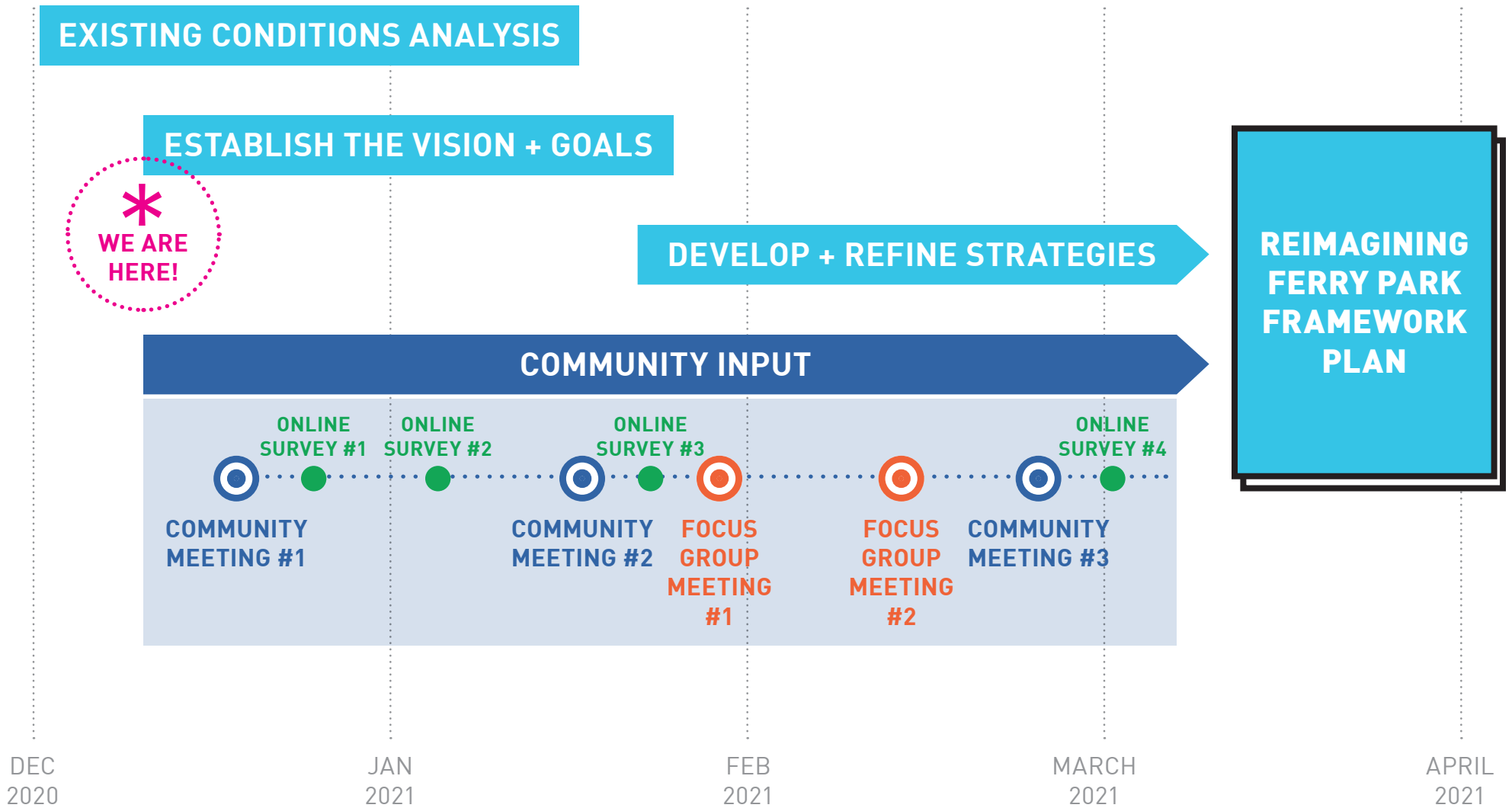
Envision new public spaces and improvements to existing streets, sidewalks, and bus stops.



PRESERVE EXISTING ASSETS

Preserve existing assets, and identify opportunities for rehab, renovation, and adaptive re-use.

PLANNING PROCESS





02

NEIGHBORHOOD
CONTEXT

NEIGHBORHOOD CONTEXT LOCATION



Neighborhoods around the Ferry Park Avenue study area. Source: ROSSETTI



NEIGHBORHOOD CONTEXT

ANCHORS & INSTITUTIONS

ARTS & CULTURE

- A. MOTOWN MUSEUM
- B. MARBLE BAR
- C. ARTBLOCK
- D. DETROIT PUBLIC LIBRARY DUFFIELD BRANCH

HEALTHCARE

- A. HENRY FORD HOSPITAL
- B. HENRY FORD CANCER CENTER
- C. CARDINAL HEALTH DISTRIBUTION FACILITY

EDUCATION

- A. DETROIT COLLEGIATE PREP HIGH SCHOOL
- B. DETROIT URBAN LUTHERAN SCHOOL
- C. THIRKELL ELEMENTARY-MIDDLE SCHOOL
- D. DETROIT POLICE TRAINING ACADEMY

RELIGIOUS

- A. TABERNAACLE BAPTIST MISSIONARY CHURCH
- B. MAYFLOWER MISSIONARY BAPTIST CHURCH
- C. STAR OF ZION MISSIONARY BAPTIST CHURCH
- D. TRINITY CHURCH
- E. INDEPENDENT MISSIONARY BAPTIST CHURCH
- F. UNIVERSITY TRIUMPH DOMINION-GOD
- G. KINGDOM HALL OF JEHOVAH'S WITNESSES
- H. HISTORIC KING SOLOMON CHURCH
- I. DIVINITY OF GOD MISSIONARY BAPTIST
- J. HOLY CROSS BAPTIST CHURCH
- K. HILL'S CHAPEL
- L. VICTORY BAPTIST CHURCH INTERNATIONAL
- M. PILGRIM STAR BAPTIST CHURCH
- N. OPEN DOOR GOSPEL TABERNAACLE
- O. MORNING VIEW BAPTIST CHURCH



Institutions near the Ferry Park Corridor study area. Source: ROSSETTI

NEIGHBORHOOD CONTEXT

RETAIL, F&B, AND SERVICES

FOOD & BEVERAGE

- (A) PAPA'S PIZZA & BBQ
- (B) HOLY MOLY DONUT SHOP
- (C) KFC
- (D) MARBLE BAR

RETAIL & PHARMACY

- (E) CVS PHARMACY
- (F) ANDY'S PHARMACY
- (G) BRAZELTON'S FLORAL
- (H) FLAWLESS PRINTING & T-SHIRTS
- (J) FAMILY DOLLAR

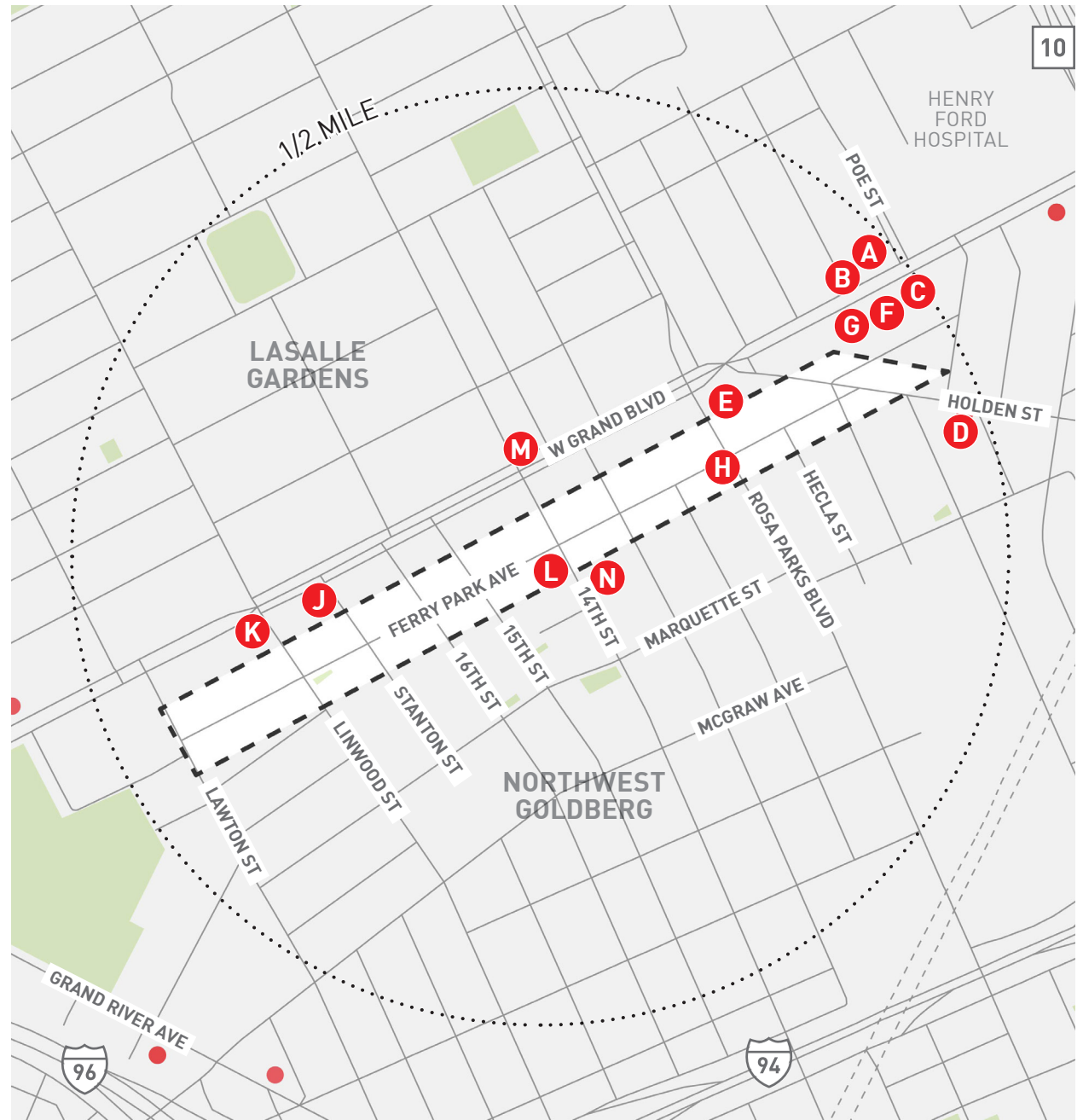
GAS STATION

- (K) LINWOOD GAS & FOOD
- (L) AL-RASOOL GAS STATION
- (M) BOULEVARD AUTO CENTER & AUTO SALES

OTHER

- (N) DETROIT FIRE EXTINGUISHERS

 STUDY AREA



Existing retail, service, and food and beverage amenities in and around the study area. Source: ROSSETTI



NEIGHBORHOOD CONTEXT

PARKS & OPEN SPACE

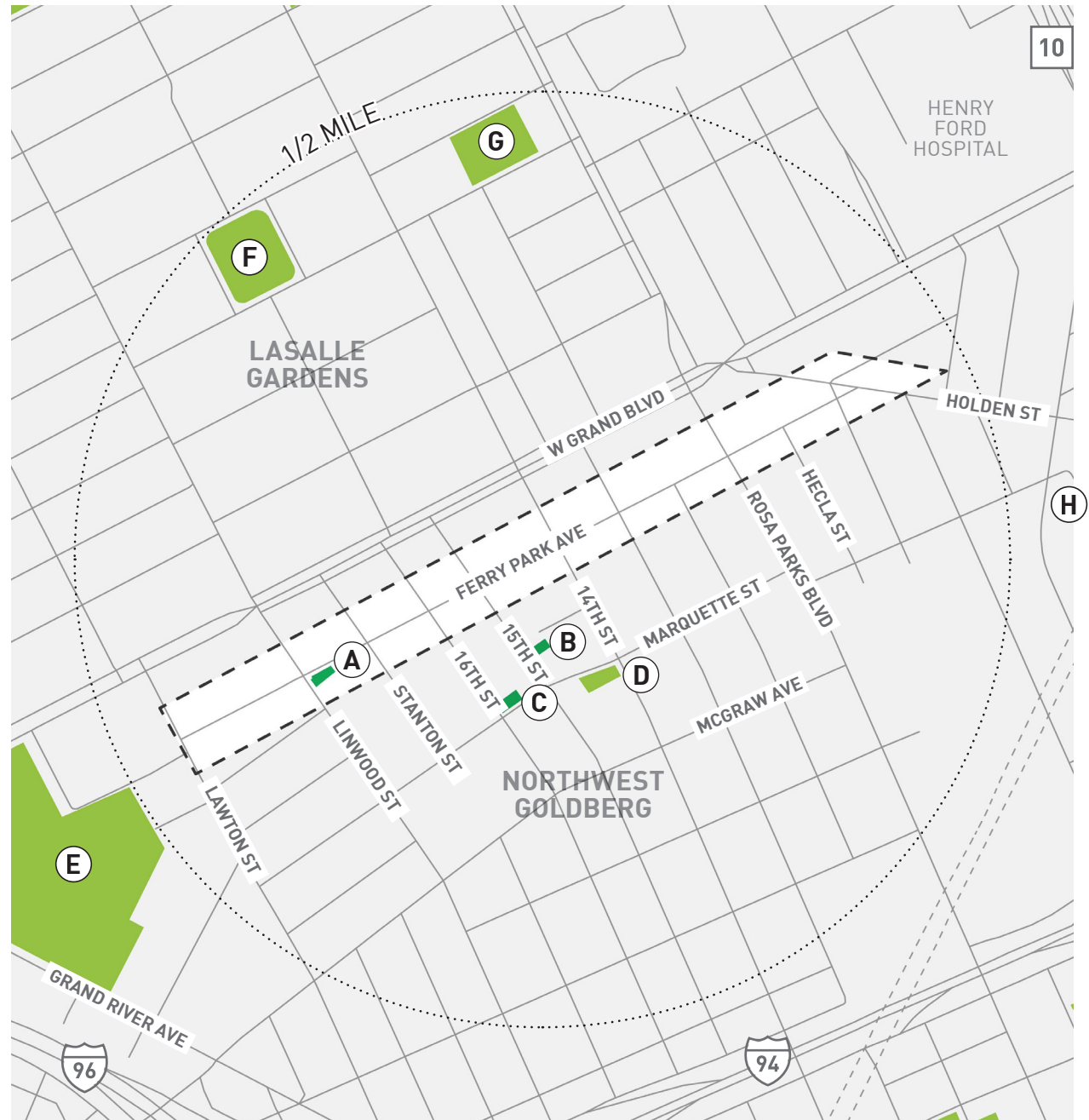
NWGC-OWNED PARKS

- (A) 6326. REST & RIDE PARK
- (B) 6134. HOLLAND MAIZE LITERACY PARK
- (C) 6102. ART PARK

OTHER PARKS

- (D) CROCKETT PARK
- (E) BISHOP PARK
- (F) LASALLE PARK
- (G) GRIFFIN PARK
- (H) LINCOLN STREET ART PARK

 STUDY AREA



Parks and open space in and around the study area. Source: ROSSETTI

NEIGHBORHOOD CONTEXT

PARKS & OPEN SPACE



(A) 6326. REST & RIDE PARK: 0.1 acres



(B) 6134. HOLLAND MAIZE LITERACY PARK: 0.1 ac.



(C) 6102. ART PARK: 0.1 acres



(D) CROCKETT PARK: 0.4 acres



(E) BISHOP PARK: 25 acres



(F) LASALLE PARK: 3.8 acres



(G) GRIFFIN PARK: 2.8 acres



(H) LINCOLN STREET ART PARK: 0.5 acres

NEIGHBORHOOD CONTEXT

REAL ESTATE DEVELOPMENT

PROJECT STATUS

- » 8 recently completed
- » 2 under construction
- » 3 pipeline (planned or proposed)

PROJECT TYPES






- » 7 residential
- » 2 F&B
- » 2 arts/culture
- » 1 hospital
- » 1 office

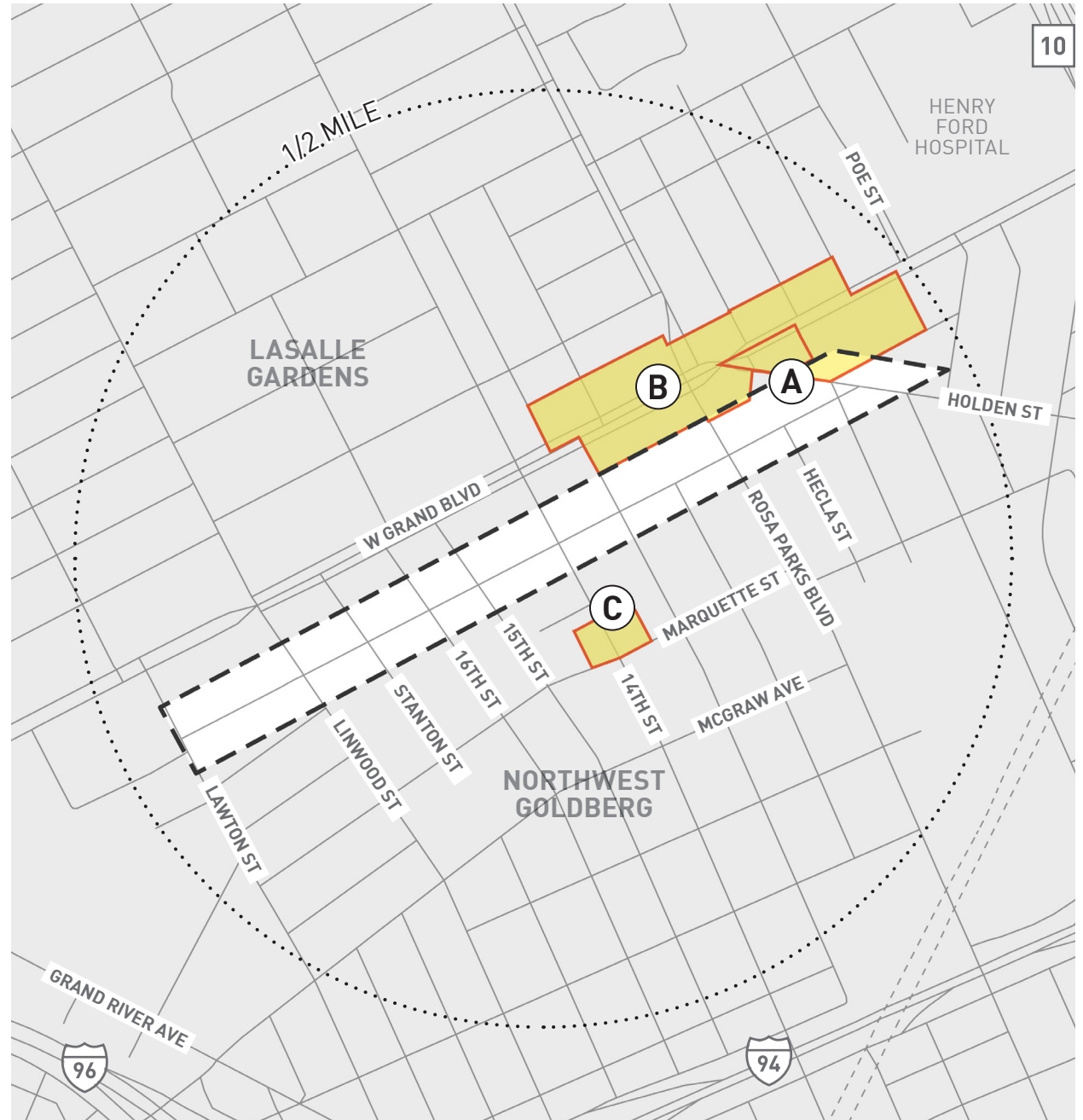
- COMPLETE
- UNDER CONSTRUCTION
- PIPELINE
- STUDY AREA



Recent real estate development. Source: ROSSETTI

LOCAL HISTORIC DISTRICTS

-  LOCAL HISTORIC DISTRICTS
-  JAMES H. COLE HOME FOR FUNERALS
-  WEST GRAND BOULEVARD AFRICAN AMERICAN ARTS AND BUSINESS HISTORIC DISTRICT
-  KING SOLOMON BAPTIST CHURCH
-  STUDY AREA

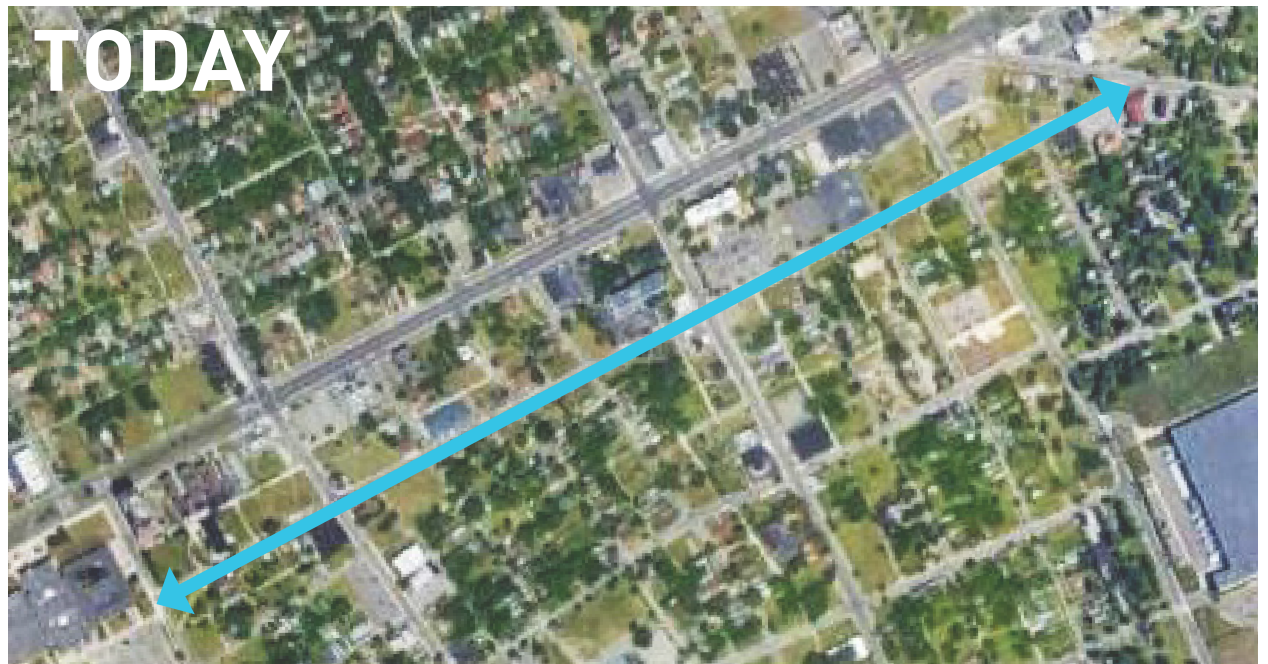


City of Detroit Local Historic Districts within the study area. Source: City of Detroit



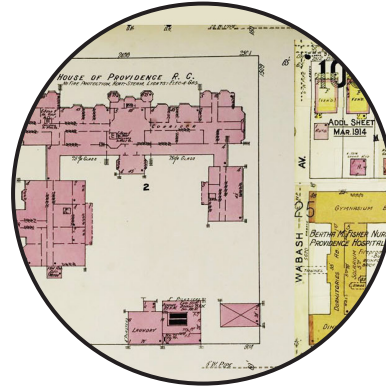
03
HISTORICAL
CONTEXT

HISTORICAL CONTEXT
**CHANGE
OVER TIME**



HISTORICAL CONTEXT

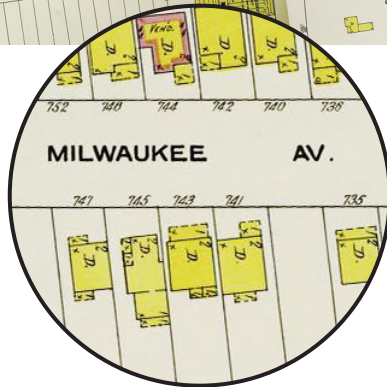
BUILDING PATTERNS



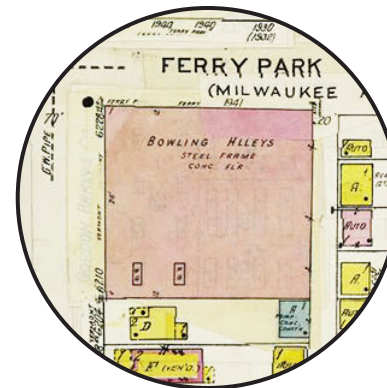
HOUSE OF PROVIDENCE
HOSPITAL AND NURSES HOME



DRUG STORE



MILWAUKEE AVE
(FERRY PARK)
60 FT ROW



BOWLING ALLEYS

Source: Sanborn, 1921-1950



04

DEMOGRAPHIC TRENDS

DEMOGRAPHIC TRENDS

CENSUS TRACTS

WHAT ARE CENSUS TRACTS?

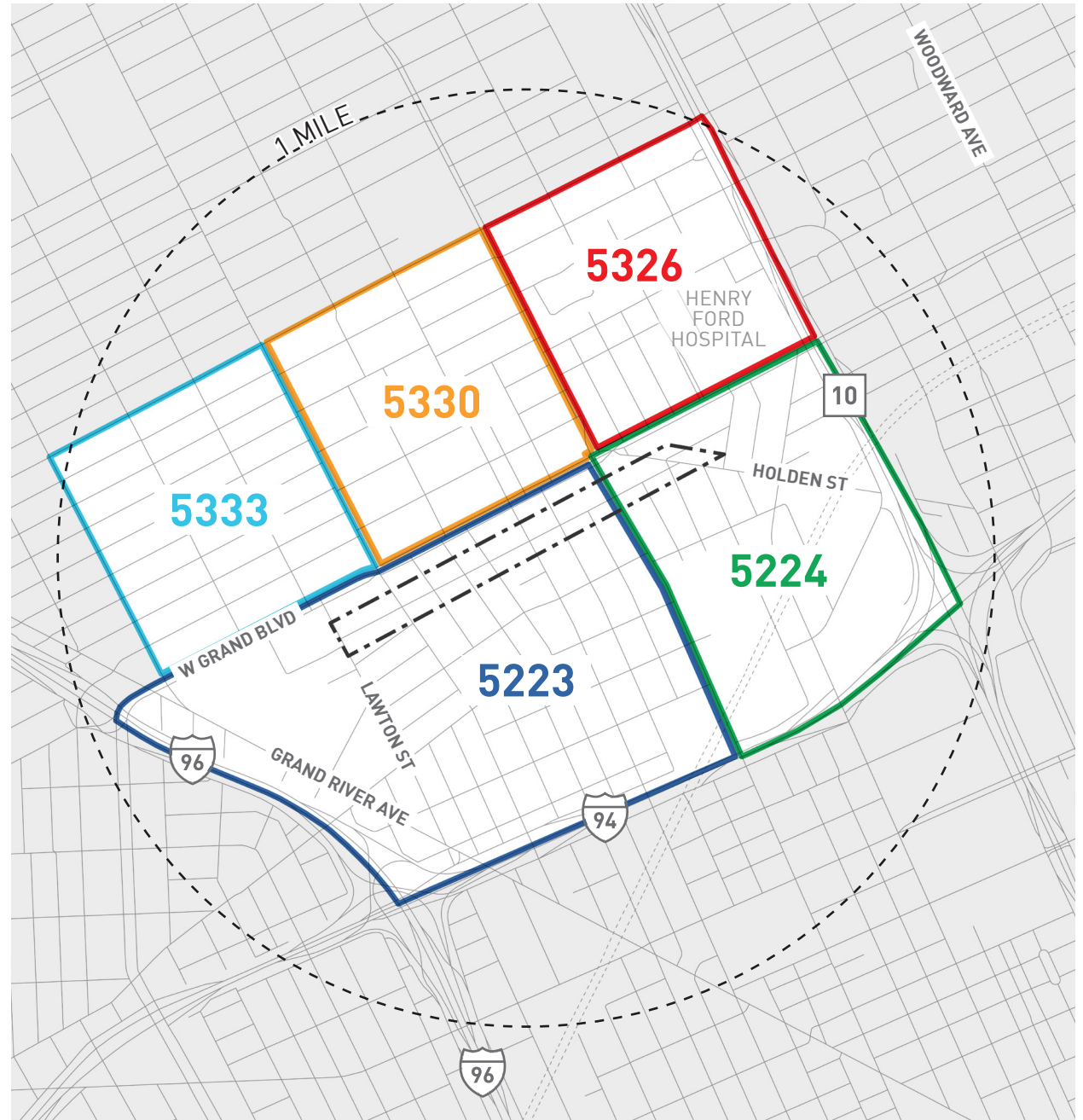
Geographic areas created by the U.S. Census Bureau for data collection.

HOW ARE WE USING THEM?

We are collecting and combining data from these five areas around Ferry Park to understand characteristics of the population like total number of people, age, and race.

CENSUS TRACTS

- TRACT 5326
- TRACT 5330
- TRACT 5333
- TRACT 5223
- TRACT 5224
- STUDY AREA



Study area census tracts. Source: City of Detroit, ROSSETTI



DEMOGRAPHIC TRENDS

POPULATION

TOTAL POPULATION

6,776 people

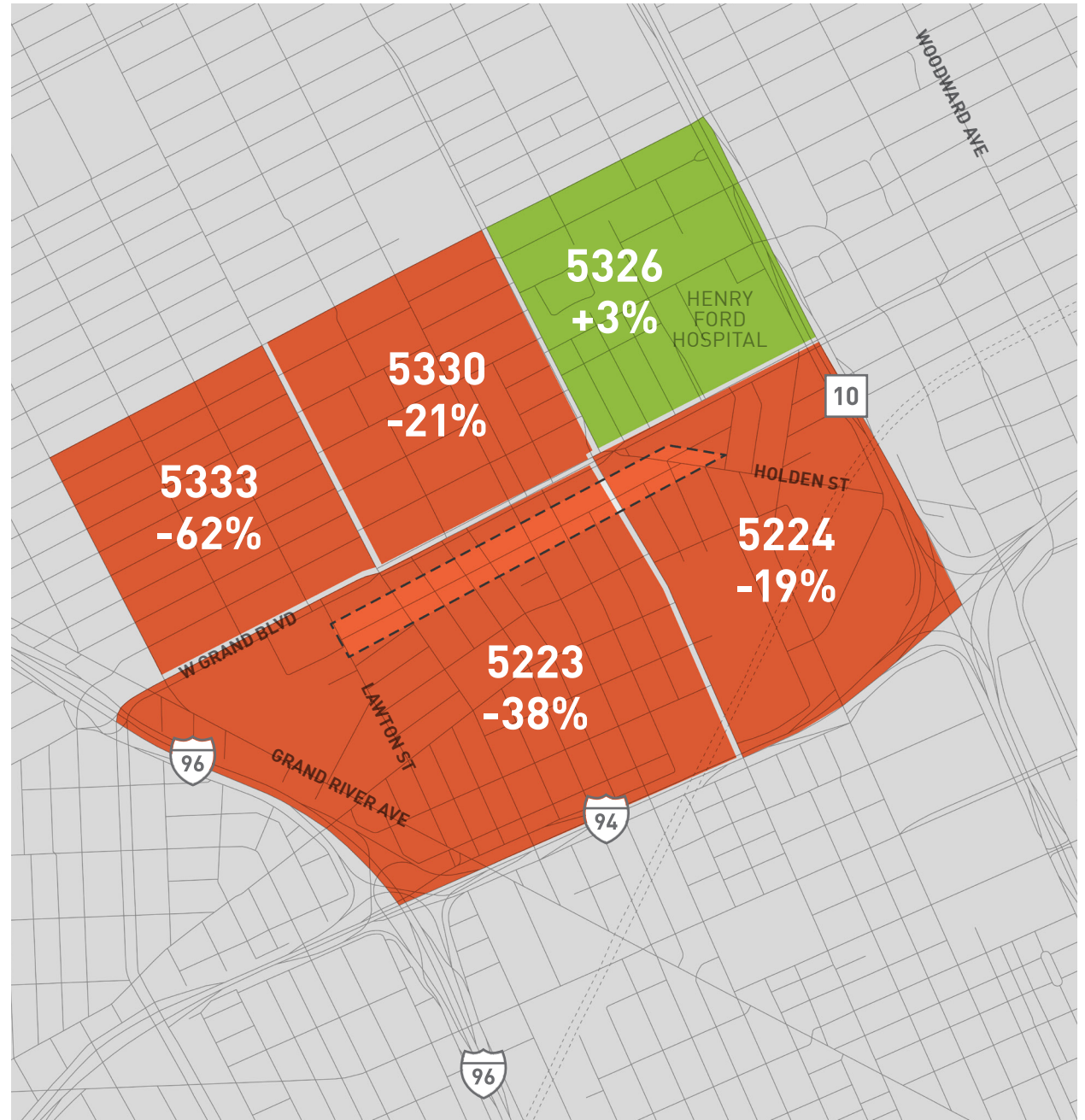
POPULATION CHANGE

31% population loss since 2010

POPULATION CHANGE, 2010 TO 2018	
CITY OF DETROIT	- 6%
FERRY PARK CENSUS STUDY AREA	- 31%

POPULATION CHANGE

- POPULATION GROWTH
- POPULATION LOSS
- STUDY AREA



Population change from 2010 to 2018. Source: U.S. Census 2010, 2018 ACS 5-Year Estimates

DEMOGRAPHIC TRENDS

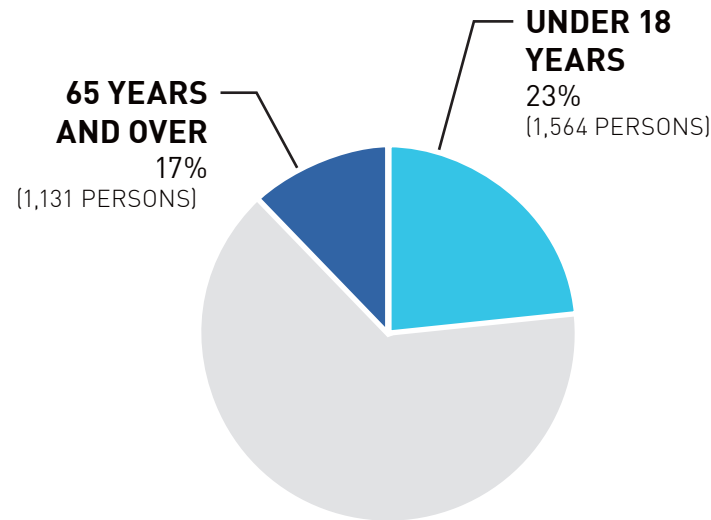
HOUSEHOLD SIZE, AGE, & RACE

HOUSEHOLD SIZE



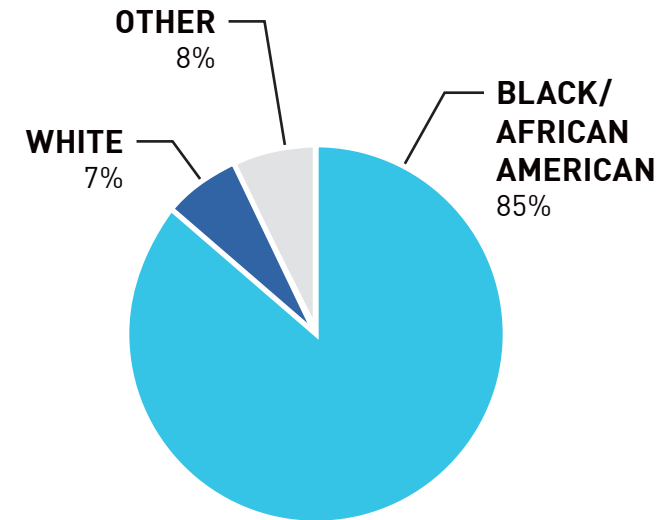
The average household size in the study area in 2018 was **2.1 persons per household**, down 33% from 3.2 persons per household in 2010.

AGE



The median age in the study area in 2018 was **36.9 years old**, up 3% from 35.8 in 2010. Wildemere Park neighborhood (CT 5333) showed a significant rise over this time period, from 30.9 years old to 40.5 years old. Elijah McCoy neighborhood (CT 5224) neighborhood had the youngest population with a median age of 29.1 years.

RACE



The population of the study area is **majority Black/African-American (85%)**, 6% higher than the city of Detroit overall (79%). The white population makes up 7% and other races make up 8%.

Sources: 2018 ACS 5-Year Estimates, U.S. Census 2010

DEMOGRAPHIC TRENDS

HOUSEHOLD INCOME

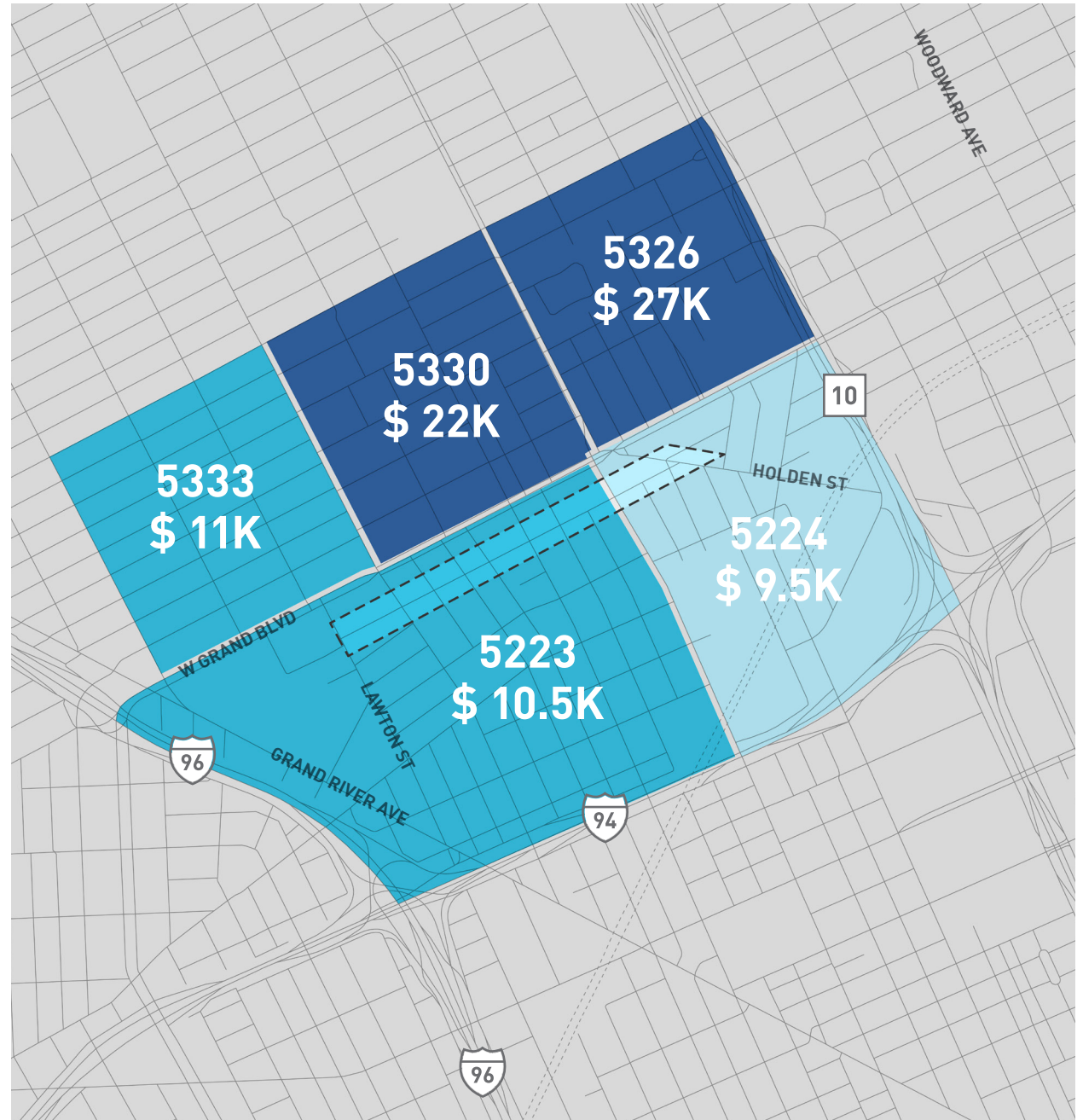
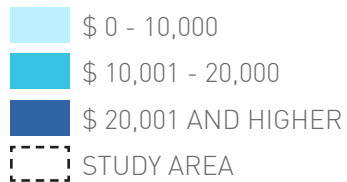
Income

Median household income in the study area differs by census tract, from \$9,583 to \$26,981, all of which are lower than the city of Detroit overall (\$27,838).

Poverty

Approximately 48.2% of residents in the study area are living below the poverty level, which is higher than the city of Detroit overall (33.4%).

MEDIAN HOUSEHOLD INCOME



Median household income. Source: 2018 ACS 5-Year Estimates

DEMOGRAPHIC TRENDS

OCCUPANCY & OWNERSHIP

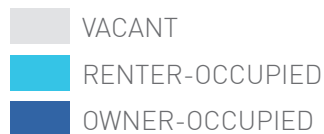
OCCUPANCY/VACANCY

Of the total housing units in the census study area, approximately **60%** were occupied in 2018 (down 9% from 2010), while **40%** (or 1,280 units) were vacant.

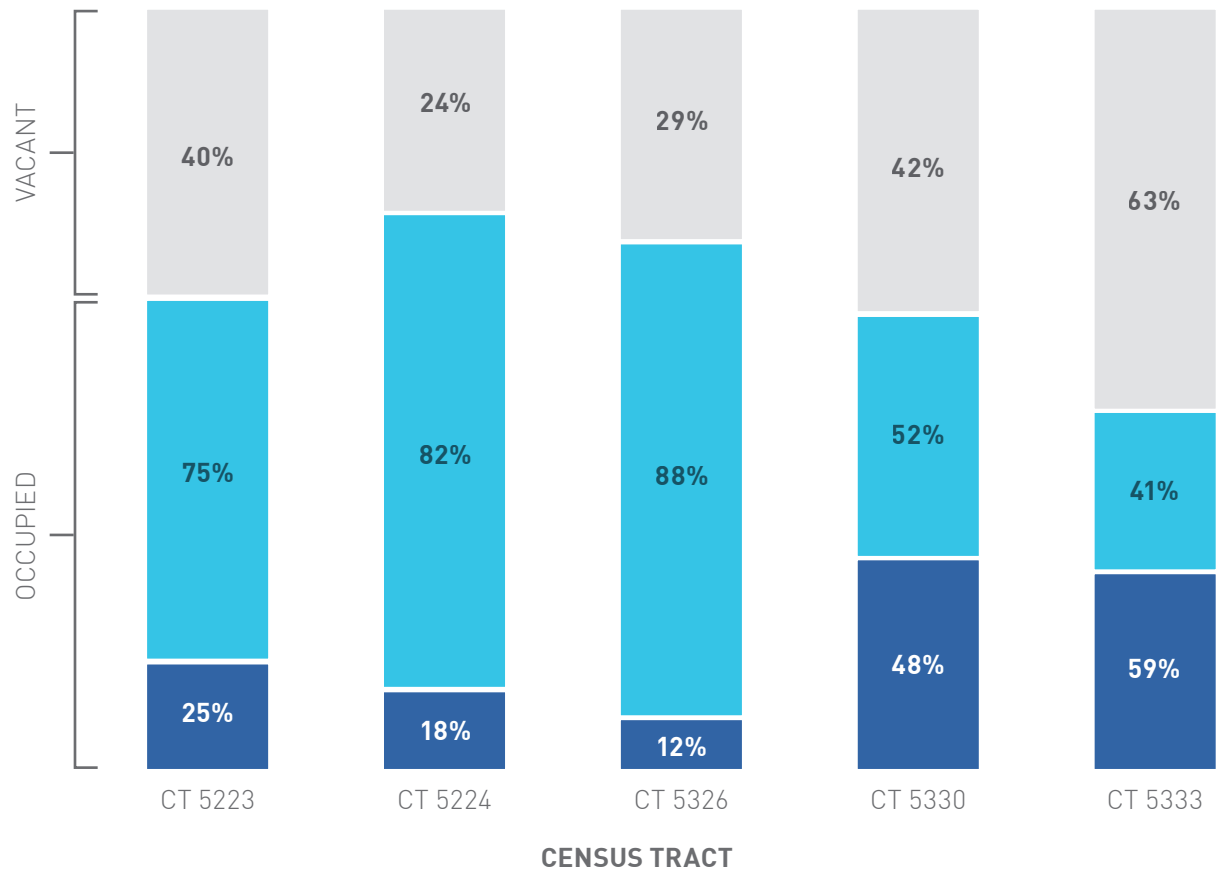
OWNED/RENTED

Of the total occupied units, approximately **27%** were owner-occupied, while **73%** were renter-occupied. Areas with the highest homeownership rates were Wildemere Park (CT 5333) at 59% and LaSalle Gardens (CT 5330) at 48%, while areas with the lowest homeownership rates were Henry Ford (CT 5326) at 12%.

VACANCY & OCCUPANCY TYPE



HOUSING VACANCY AND OWNERSHIP RATES



Source: U.S. Census 2010, 2018 ACS 5-Year Estimates

DEMOGRAPHIC TRENDS

HOUSING

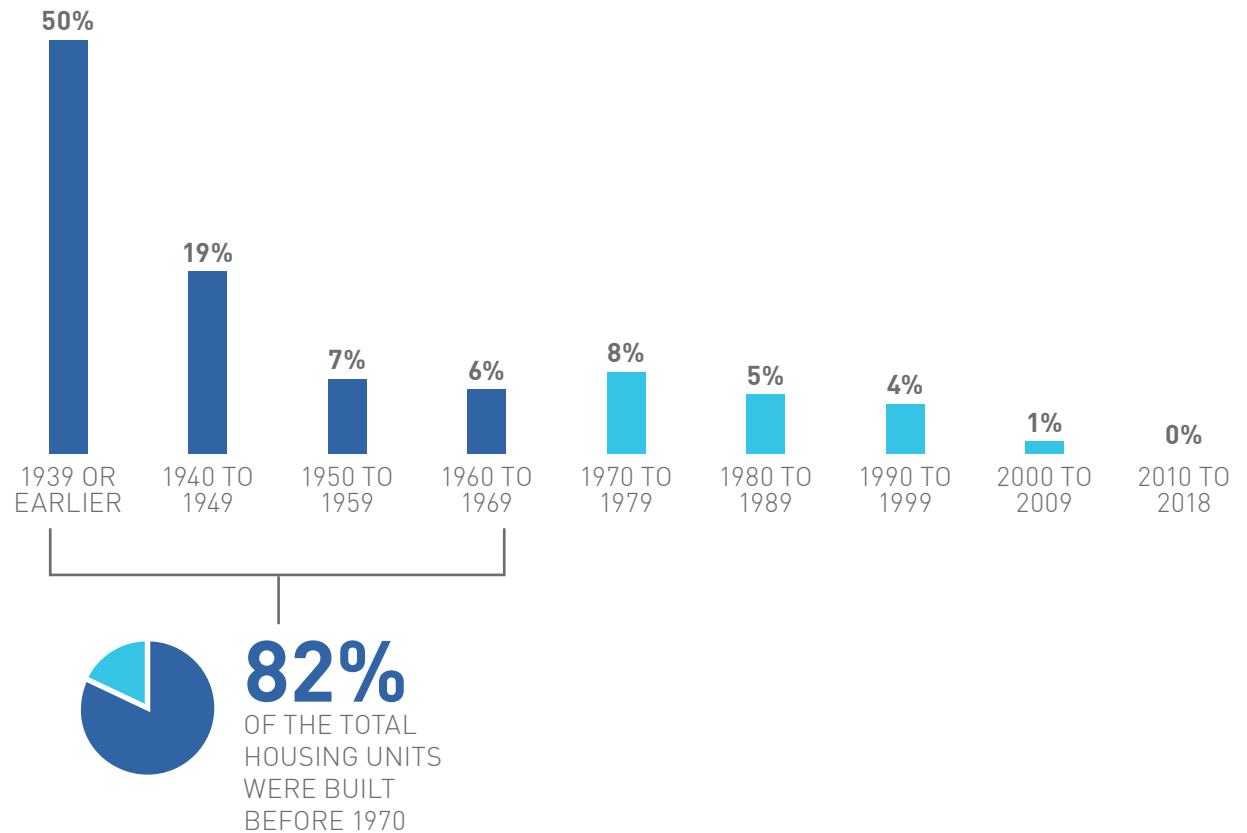
HOUSING UNITS


There were approximately **5,347 total housing units** in the study area census tracts in 2018 (down 6% from 2010), resulting in a density of **4.6 dwelling units per acre**. The only area that gain housing units during this period was the Henry Ford neighborhood (CT 5326).

YEAR STRUCTURE BUILT

Of the total housing units, half were built in 1939 or earlier. Over 80% were built in 1969 or earlier. Since 1970, there has been relatively little housing construction per year.

YEAR STRUCTURE BUILT





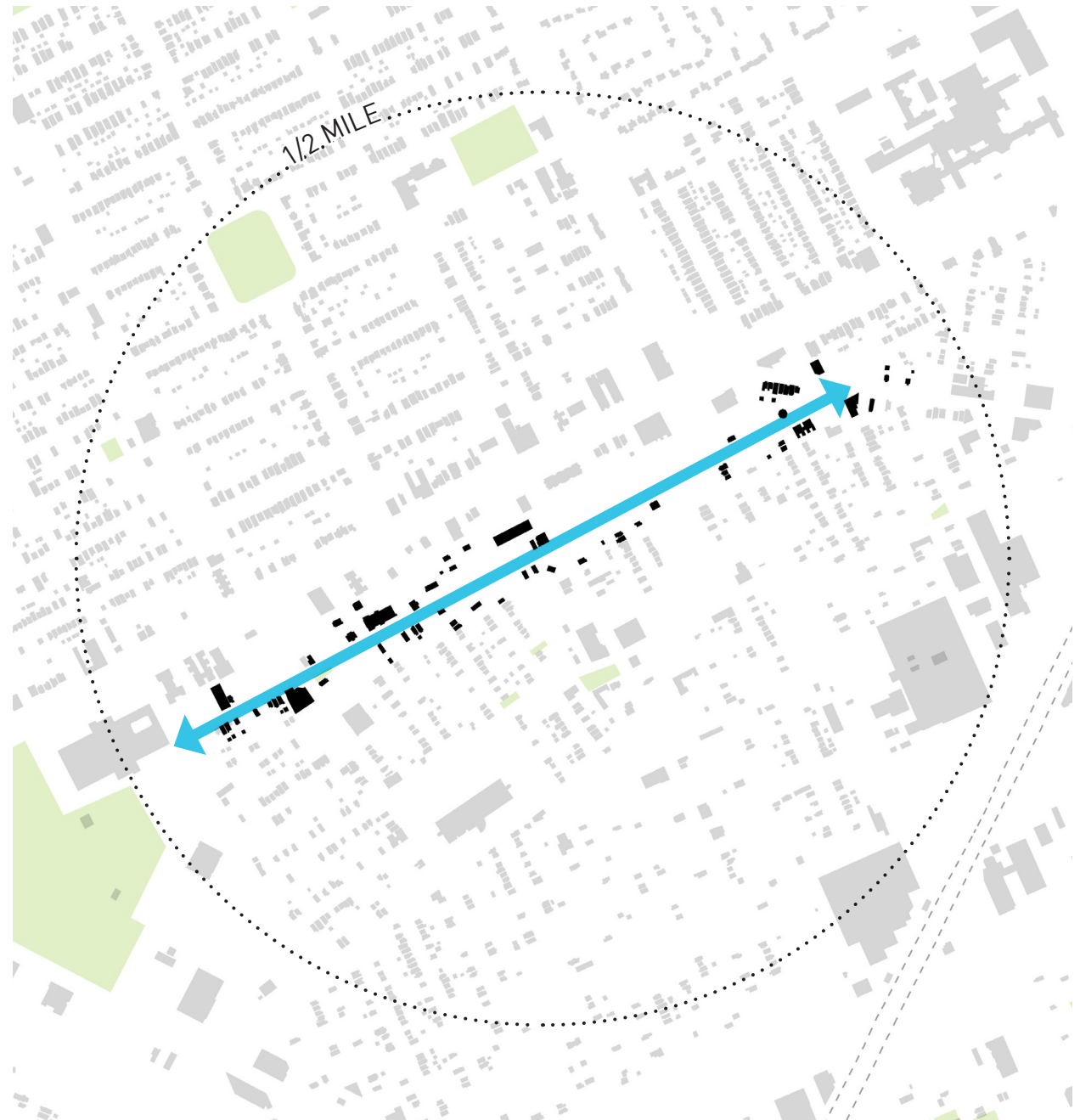
05
PHYSICAL
CONTEXT

PHYSICAL CONTEXT

BUILDINGS

- » Large spaces between buildings = vacant lots and parking lots
- » Lack of continuity = **lack of walkability**
- » Vacant land and space = **opportunity for infill and improvements**

- BUILDINGS WITHIN STUDY AREA
- BUILDINGS OUTSIDE STUDY AREA
- PARKS



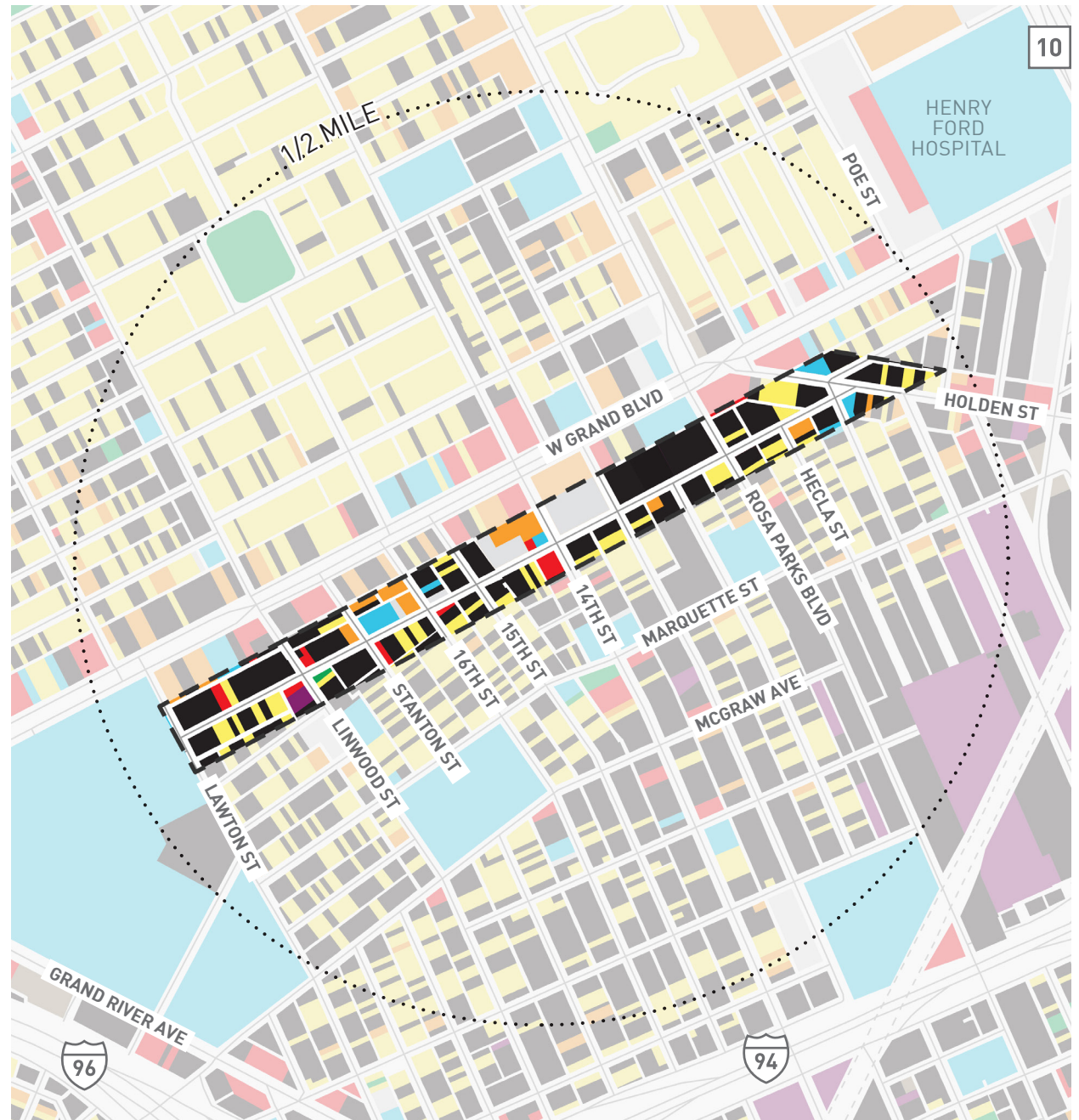
A figure-ground diagram of the study area. Source: City of Detroit; ROSSETTI



PHYSICAL CONTEXT

EXISTING LAND USE

- SINGLE- AND TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- PARK/OPEN SPACE
- PARKING
- VACANT
- STUDY AREA



Existing land use. Source: SEMCOG, ROSSETTI

PHYSICAL CONTEXT

VACANCY

VACANCY TYPE	# PARCELS
VACANT BUILDING	19
VACANT LAND	190
PARKING LOTS	5
TOTAL	214

TOTAL VACANT AREA	22.4 ACRES
--------------------------	-------------------

- VACANT BUILDING (19)
- VACANT LAND (190)
- PARKING LOT (5)



Vacant land and buildings. Source: SEMCOG, ROSSETTI

PHYSICAL CONTEXT

VACANCY



Existing vacancy types in the study area. *Source: City of Detroit; ROSSETTI*



PHYSICAL CONTEXT

BUILDING USE

There are approximately **60 existing buildings** in the study area and adjacent to Ferry Park Avenue.

- SINGLE- AND TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- PARK/OPEN SPACE
- STUDY AREA



Vacant land and buildings. Source: SEMCOG, ROSSETTI

PHYSICAL CONTEXT

BUILDING FORM

BUILDING HEIGHT

- » Mostly low- and mid-rise:
1 to 3.5 stories

FRONT SETBACKS

- » 0 to 20 ft

OUTLIER

- » 2222 Ferry Park apartment building is 12 stories and setback 105 ft from the ROW



SINGLE-FAMILY RESIDENTIAL



TWO-FAMILY RESIDENTIAL (DUPLEX)



MULTI-FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL



COMMERCIAL



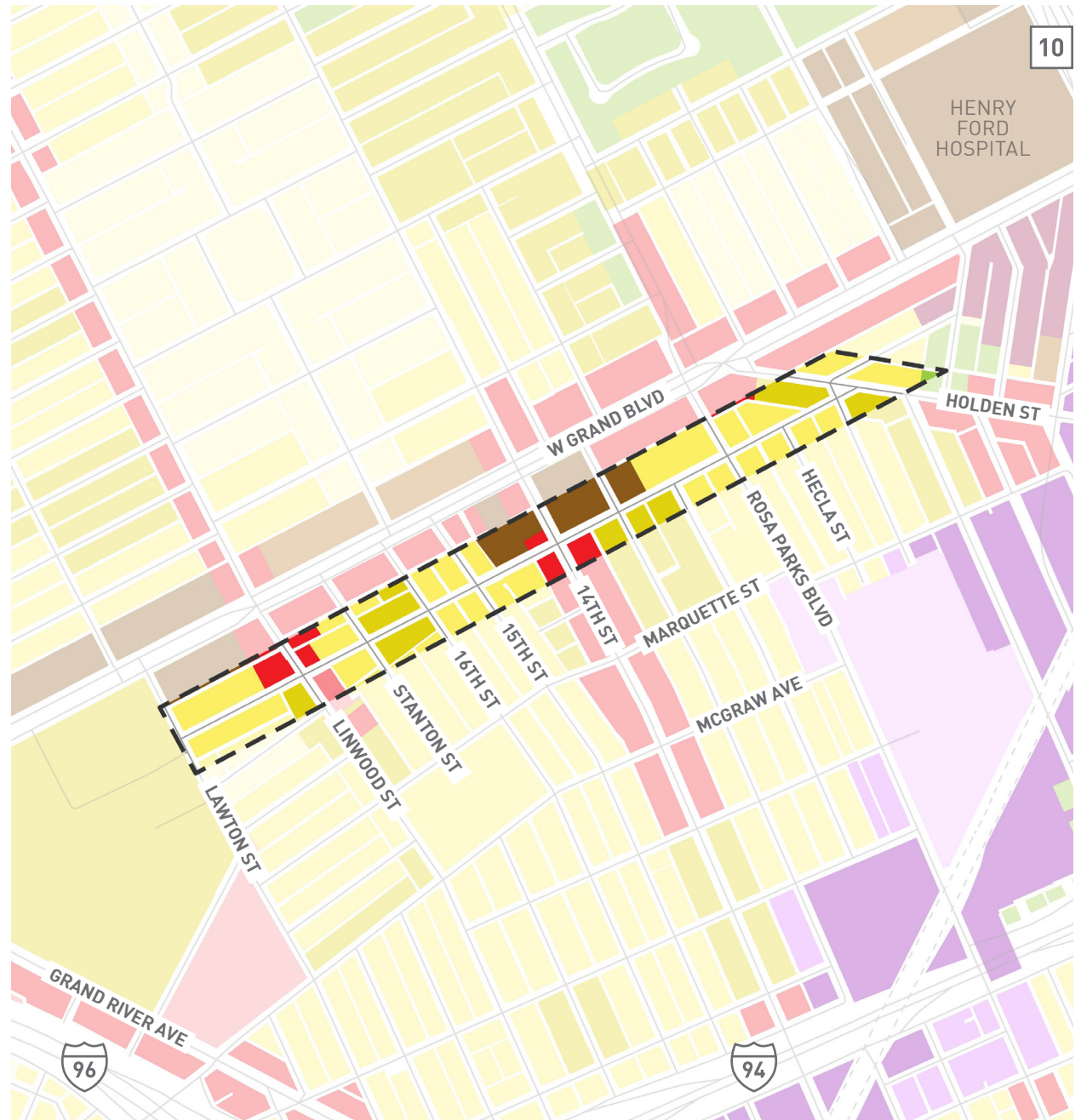
PUBLIC/INSTITUTIONAL

PHYSICAL CONTEXT

ZONING

ZONE	HOUSING	COMMERCIAL
R2	One- and two-family dwellings	Prohibited by right
R3	One- and two-family, townhouses, multi-family	Prohibited by right
R6	Allows a range of housing types	Allows some uses of a neighborhood-oriented character
B2	Group and multi-family living types	Allows for most daily goods and services
B4	Group and multi-family living types	Allows for most daily goods and services

- R2 TWO-FAMILY RESIDENTIAL
- R3 LOW DENSITY RESIDENTIAL
- R6 HIGH DENSITY RESIDENTIAL
- B2 LOCAL BUSINESS AND RESIDENTIAL
- B4 GENERAL BUSINESS
- STUDY AREA



Zoning districts along the Ferry Park corridor. Source: City of Detroit

PHYSICAL CONTEXT

OWNERSHIP










HENRY FORD HOSPITAL

- DETROIT LAND BANK AUTHORITY (19)
- CITY OF DETROIT (7)
- DETROIT HOUSING COMMISSION (6)
- RELIGIOUS / INSTITUTIONAL (14)
- PRIVATE / OTHER (145)
- STUDY AREA

Ownership along the Ferry Park corridor. Source: City of Detroit

PHYSICAL CONTEXT TRANSIT NETWORK

-  EXISTING BIKE LANE
-  EXISTING SHARROW / SIGNED ROUTE
-  PROPOSED BIKE LANE¹
-  MOGO BIKESHARE STATION
-  DDOT BUS ROUTE & BUS STOPS WITHIN STUDY AREA
-  PROPOSED ANN ARBOR-DETROIT COMMUTER RAIL²
-  STUDY AREA

¹ Proposed 5-Year Plan from the Downtown Bicycle Network (City of Detroit, 2017)

² Regional Master Transit Plan (RTA, 2015)



Existing transportation routes and facilities. Source: City of Detroit, ROSSETTI

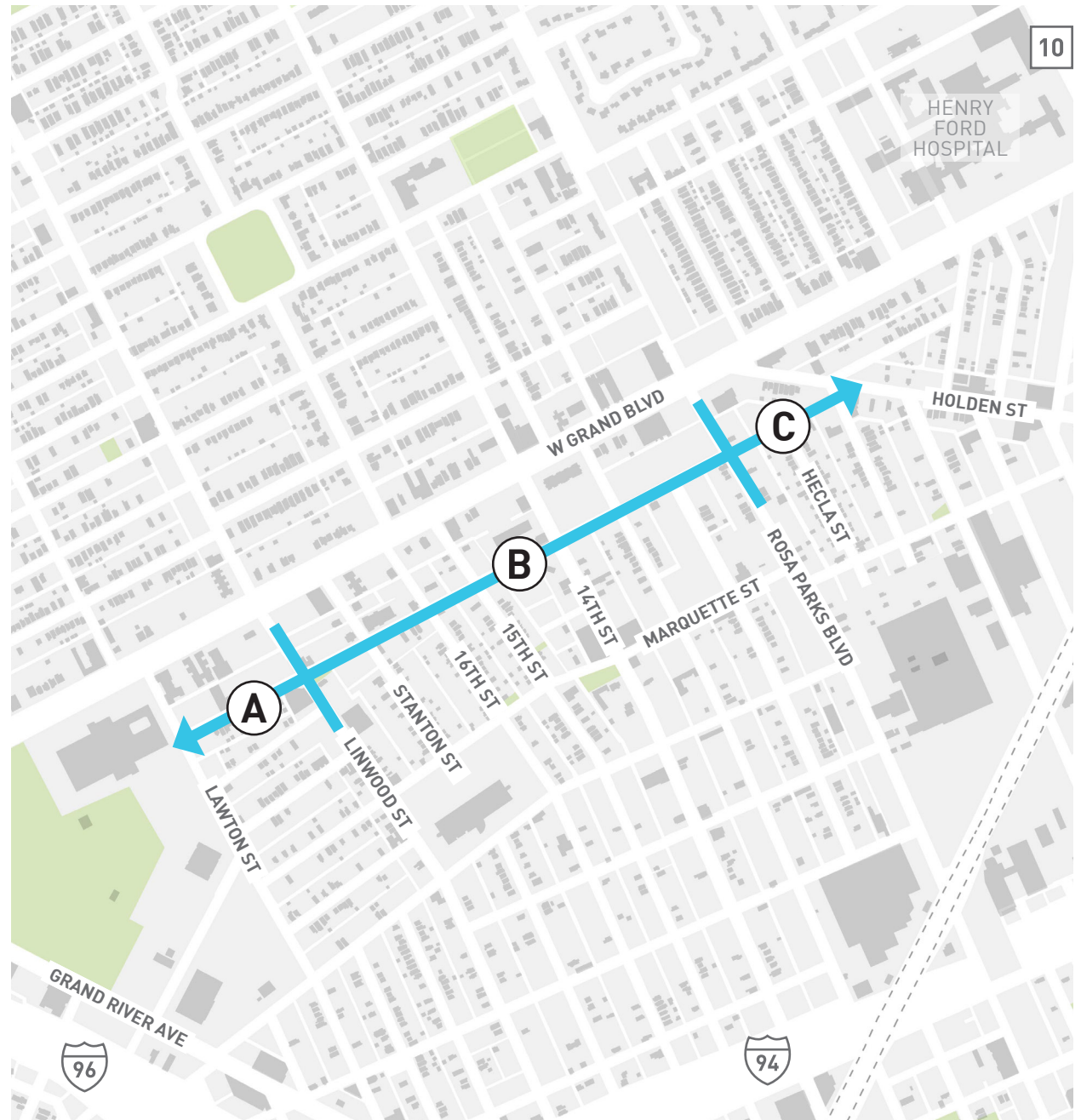


06
STREETScape
CONDITIONS

EXISTING CONDITIONS

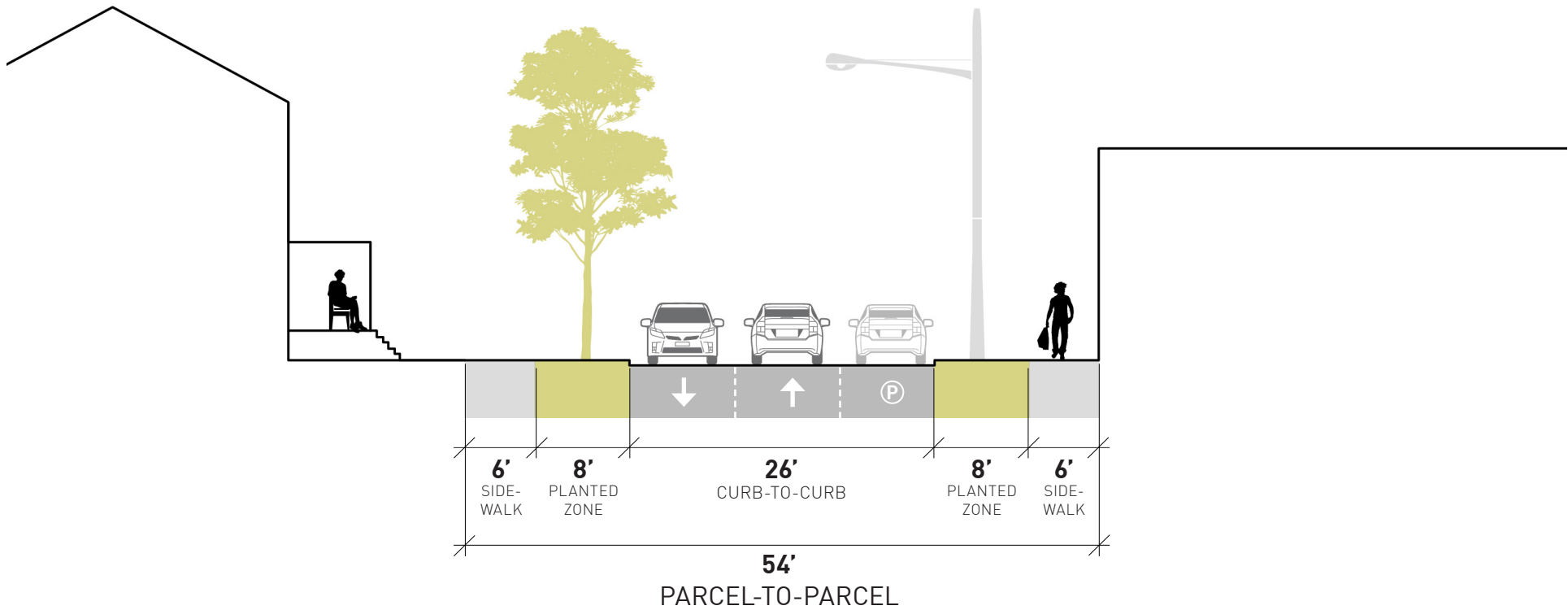
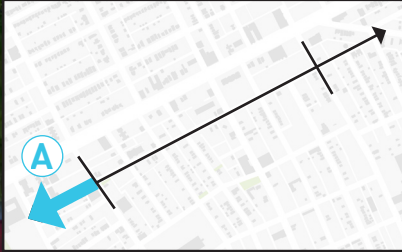
STREETSCAPE CONDITIONS

FERRY PARK AVE. DATA	
CORRIDOR LENGTH	0.8 miles (4,200 ft; 10 blocks)
PARCEL-TO-PARCEL DIMENSION	54-56 ft
CURB-TO-CURB DIMENSION	varies
SIDEWALKS	varies
PLANTED AREA/ STREET TREES	varies

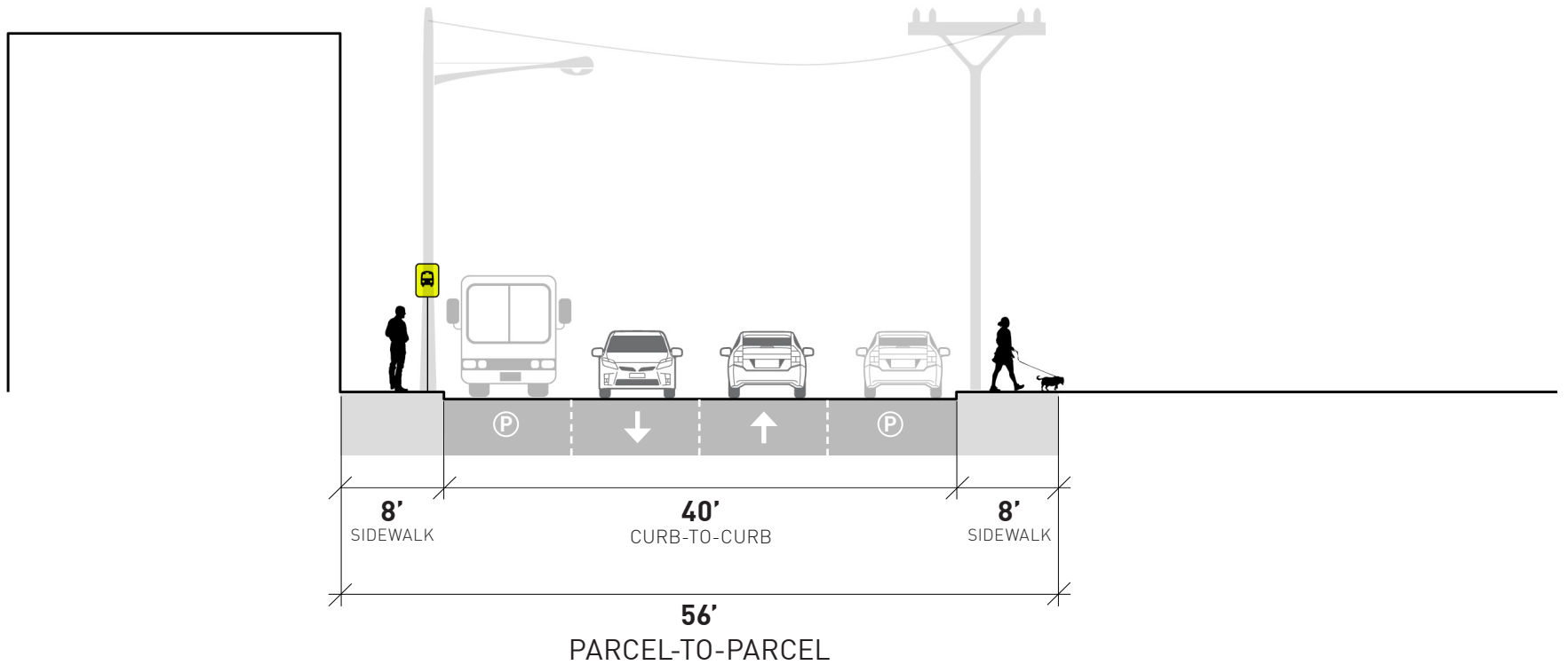
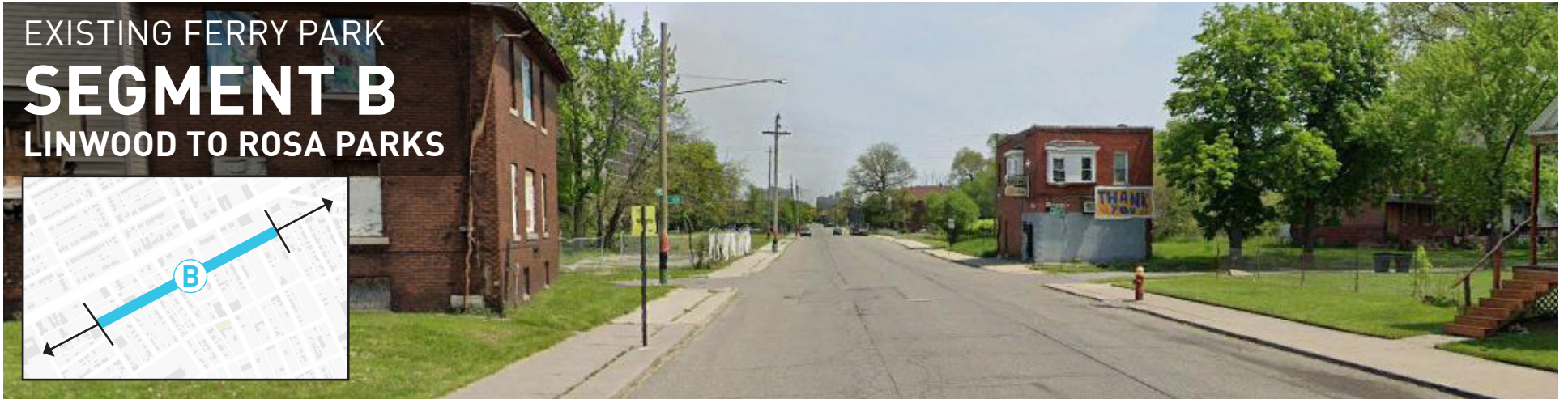
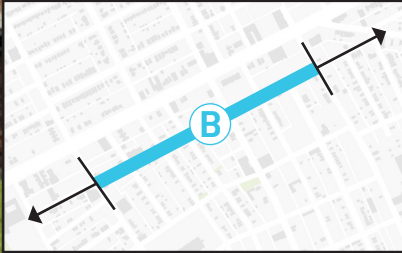


Various street segments along Ferry Park Avenue. Source: ROSSETTI

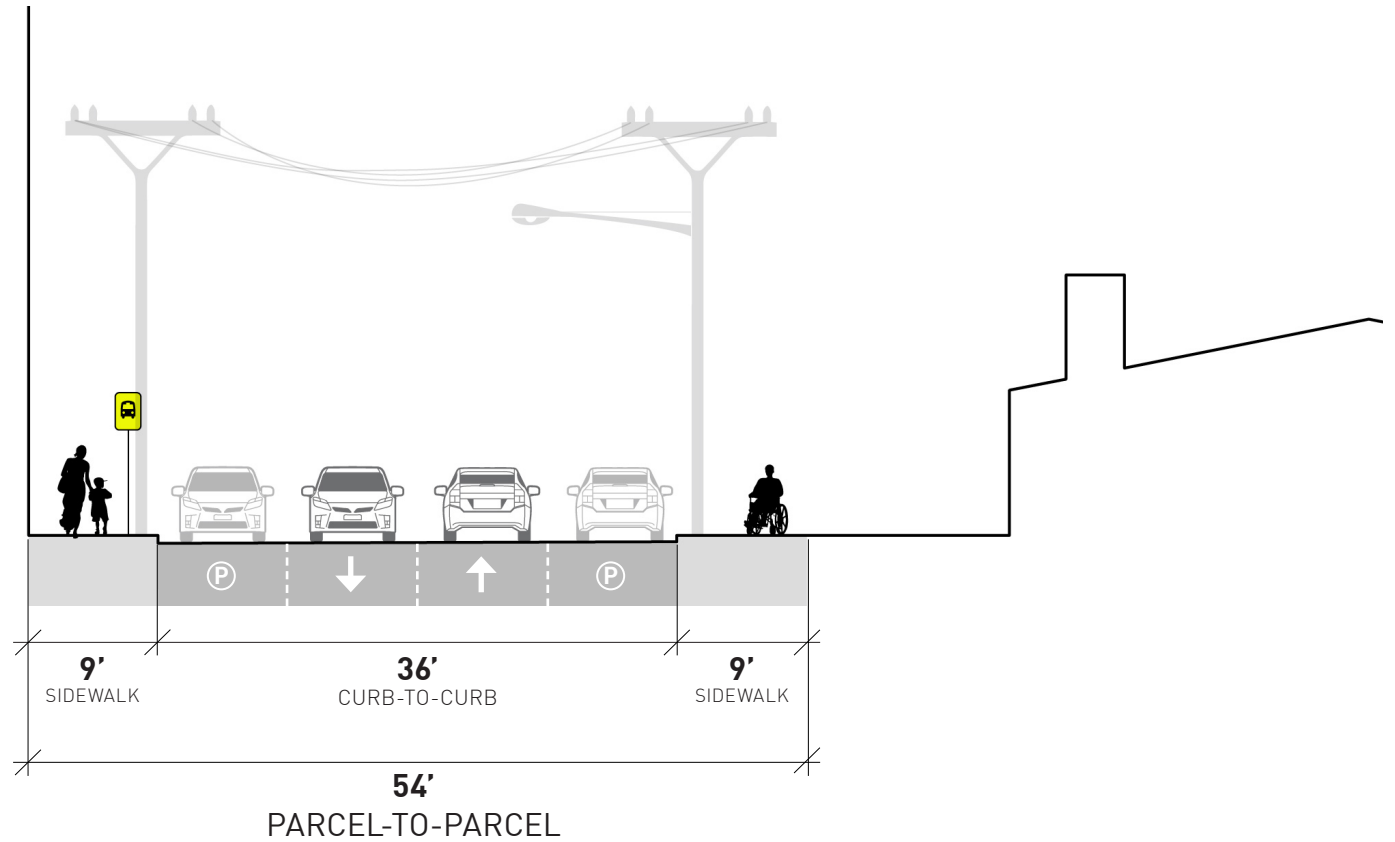
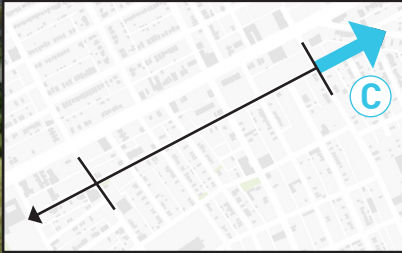
EXISTING FERRY PARK SEGMENT A LAWTON TO LINWOOD



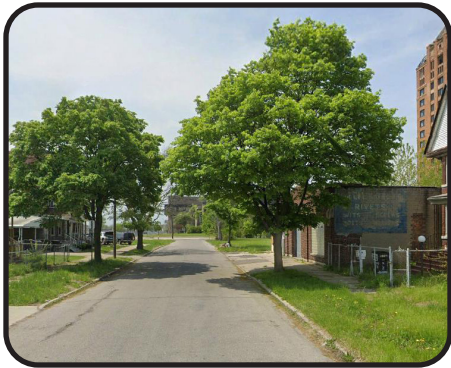
EXISTING FERRY PARK
SEGMENT B
LINWOOD TO ROSA PARKS



EXISTING FERRY PARK
SEGMENT C
ROSA PARKS TO HOLDEN



STREETSCAPE
**EXISTING
CONDITIONS**



12

STREET TREES

(A corridor this length with a healthy tree canopy might have around **150-250 trees**)



5

LIGHT POLES



19

UTILITY POLES



19

**LIGHT/UTILITY
COMBINATION POLES**

0

SEATING AREAS

(BENCHES, CHAIRS,
TABLES)

0

BIKE RACKS

0

**GREEN
STORMWATER
INFRASTRUCTURE
ELEMENTS**

0

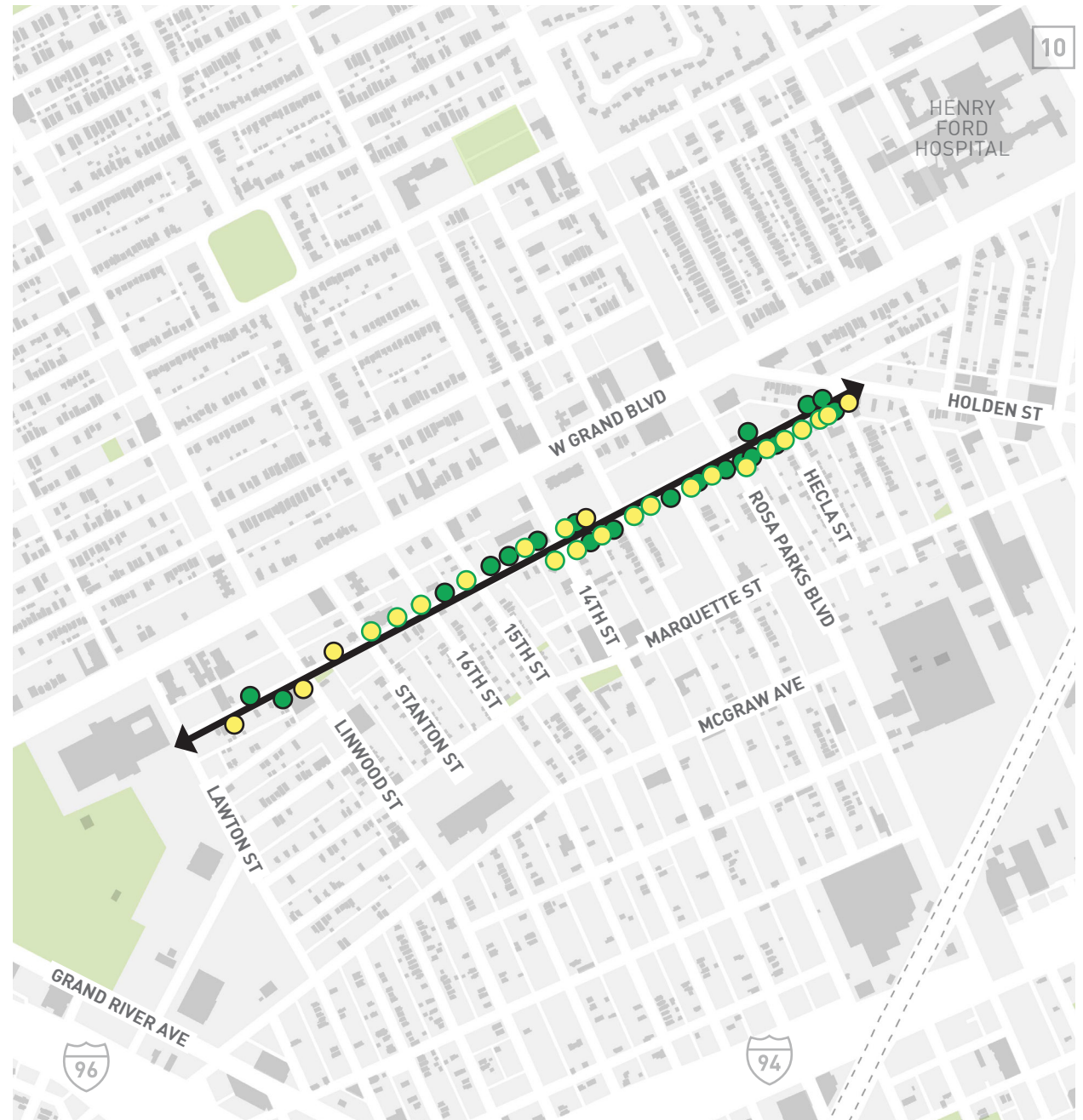
**WASTE OR
RECYCLING
RECEPTACLES**

STREETSCAPE

OVERHEAD INFRASTRUCTURE

LIGHTING. Street lights are infrequent, with light poles missing sometimes on entire blocks. High pole street lights (aka “cobra lights”) are the predominant lighting type.

UTILITY POLES. Utility poles are located frequently within the ROW, sometimes in combination with lighting, typically adjacent to the curb and often blocking parts of the sidewalks.



Existing utility pole types along Ferry Park Avenue. Source: ROSSETTI

STREETSCAPE ALLEYS & DRIVEWAYS



- ALLEYWAY
- CURB CUT FOR DRIVEWAY

Existing alleyways and curb cuts along Ferry Park Avenue. Source: ROSSETTI; Google Earth

A photograph of a tall brick building under construction, with the word "CHEERS" overlaid in white text. The image has a blue tint. The building is a multi-story structure with a prominent central section and a decorative top. The foreground shows a street with bare trees and a utility pole. The background features a lower brick building and a clear sky.

CHEERS