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
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
3 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: HANCOCK SCHOOL
4 SUMMARY OF WHAT WE’VE HEARD
ENGAGEMENT EVENTS TO DATE

PUBLIC WORKSHOP # 1

POP- UP PLANNING AND PIZZA!

DESIGNING WOODBRIDGE: A MORNING WITH COFFEE, DONUTS, AND IDEAS

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

VACANT SCHOOL USES

COMMUNITY SPACE

PREFERRED DENSITY

MEDIUM DENSITY DEVELOPMENT

HOUSING TYPES

MIXED-USE BUILDINGS

DUPLEXES

TOP SITE DESIGN CHOICES

LOW MAINTENANCE NATIVE PLANTINGS & STREET TREES

BEAUTIFUL BUILDINGS (HIGH-QUALITY MATERIALS, GOOD ARCHITECTURE)

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.
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

- PITCHED ROOF
- REAR PARKING
- 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

DOUGLASS COLLEGE PREPARATORY ACADEMY

MULTI-FAMILY RESIDENTIAL WITH PARKING BELOW

RETAIL/REST. WITH PARKING

OPEN SPACE

DOUGLASS COLLEGE PREPARATORY ACADEMY

RE-USE OF BUILDING AS COMMUNITY

OPEN SPACE WITH PAVILION AND PLAZA

SURFACE PARKING

RETAIL/REST.
HANCOCK SCENARIO 1 | REUSE OF HANCOCK BUILDING AND PARK

DOUGLASS
COLLEGE
PREPARATORY
ACADEMY

HANCOCK STREET

ROSA PARKS BOULEVARD

FORMER HANCOCK
SCHOOL BUILDING

FORMER HANCOCK
SCHOOL SITE
1.5 ACRES
HANCOCK SCENARIO 1 | REUSE OF HANCOCK BUILDING AND PARK

Activated & Programmed Park

Building re-use into community uses
HANCOCK SCENARIO 1 | VIEW LOOKING FROM HANCOCK STREET

Building re-use into community uses

Activated & Programmed Park
HANCOCK SCENARIO 2 | REUSE OF HANCOCK BUILDING, APARTMENTS AND PARK

Building re-use into community uses

Activated & Programmed Park

Residential

Hancock Street

Rosa Parks Boulevard

Avery Street
Building re-use into community uses

Activated & Programmed Park

Residential

HANCOCK SCENARIO 2 | VIEW LOOKING FROM HANCOCK STREET
EXISTING CONDITIONS

NORTH BLOCK
APPROX. 7 ACRES

SOUTH BLOCK:
FORMER WILBUR WRIGHT SCHOOL
APPROX. 1.9 ACRES

MICHIGAN VETERANS FOUNDATION

TYPICAL NEIGHBORHOOD BLOCK
3 ACRES

TYPICAL NEIGHBORHOOD BLOCK
18 ACRES

TYPICAL NEIGHBORHOOD BLOCK
1.8 ACRES
SCENARIO 1 | 58,000 sq ft Retail and 554 Residential Units

- Forest Avenue
- Rosa Parks Blvd.
- Grand River Avenue
- Canfield Street

- Mixed Use
- Residential
- Retail
- Linear Green
- Townhomes
- Park
- Shared Street

- MICHIGAN VETERANS FOUNDATION
SCENARIO 1 | View from Forest Avenue
SCENARIO 2 | 62,000 sq ft Retail, 50,000 sq ft Office and 374 Residential Units
SCENARIO 2 | View from Grand River Avenue

Mixed-Use Residential, Retail + Office

Parking Garage for Mixed Use & Residential Building

Shared Street

Park

Townhomes

Residential

Forest Avenue

Rosa Parks Boulevard

Grand River Avenue

Canfield Street

Parking Garage for Mixed Use Building

Mixed-Use Residential, Retail + Office
TOTAL OPEN SPACE ACREAGE FOR BOTH SITES:

2 - 2.5 Acres
OPEN SPACE COMPARISONS

SCRIPPS PARK
Approximately 13 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
DESIGN GUIDELINES: INFILL OVERVIEW

- TRUMBULL AVE.
- MIRACLES BLVD.
- M-10 (JOHN C. LODGE FREEWAY)
- ROSA PARKS BLVD.
- CANFIELD ST.
- GRAND RIVER AVE.
- W. FOREST AVE.
- W. WARREN AVE.

BOUNDARY OF INFILL
FUTURE DEVELOPMENT – VACANT PROPERTY
WOODBRIDGE FARM
SAMPLE INFILL

FORMER HANCOCK ELEMENTARY SITE
FORMER WILBUR WRIGHT SITE

VI GNETTE A
VI GNETTE B

GRAND RIVER AVE.
**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:

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<thead>
<tr>
<th>1. SETBACK</th>
<th>2. FRONT YARD</th>
<th>3. PORCHES &amp; BALCONIES</th>
<th>4. LANDSCAPING &amp; TREES</th>
<th>5. WINDOWS</th>
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<tbody>
<tr>
<td><img src="image1" alt="Setback Image" /></td>
<td><img src="image2" alt="Front Yard Image" /></td>
<td><img src="image3" alt="Porches &amp; Balconies Image" /></td>
<td><img src="image4" alt="Landscaping &amp; Trees Image" /></td>
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<td><img src="image6" alt="Roof Image" /></td>
<td><img src="image7" alt="Parking Image" /></td>
<td><img src="image8" alt="Massing and Scale Image" /></td>
<td><img src="image9" alt="Materiality Image" /></td>
<td><img src="image10" alt="Non-Residential Designs Image" /></td>
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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
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

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
**9. MATERIALITY**

Goal: use appropriate, high-enough quality material

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