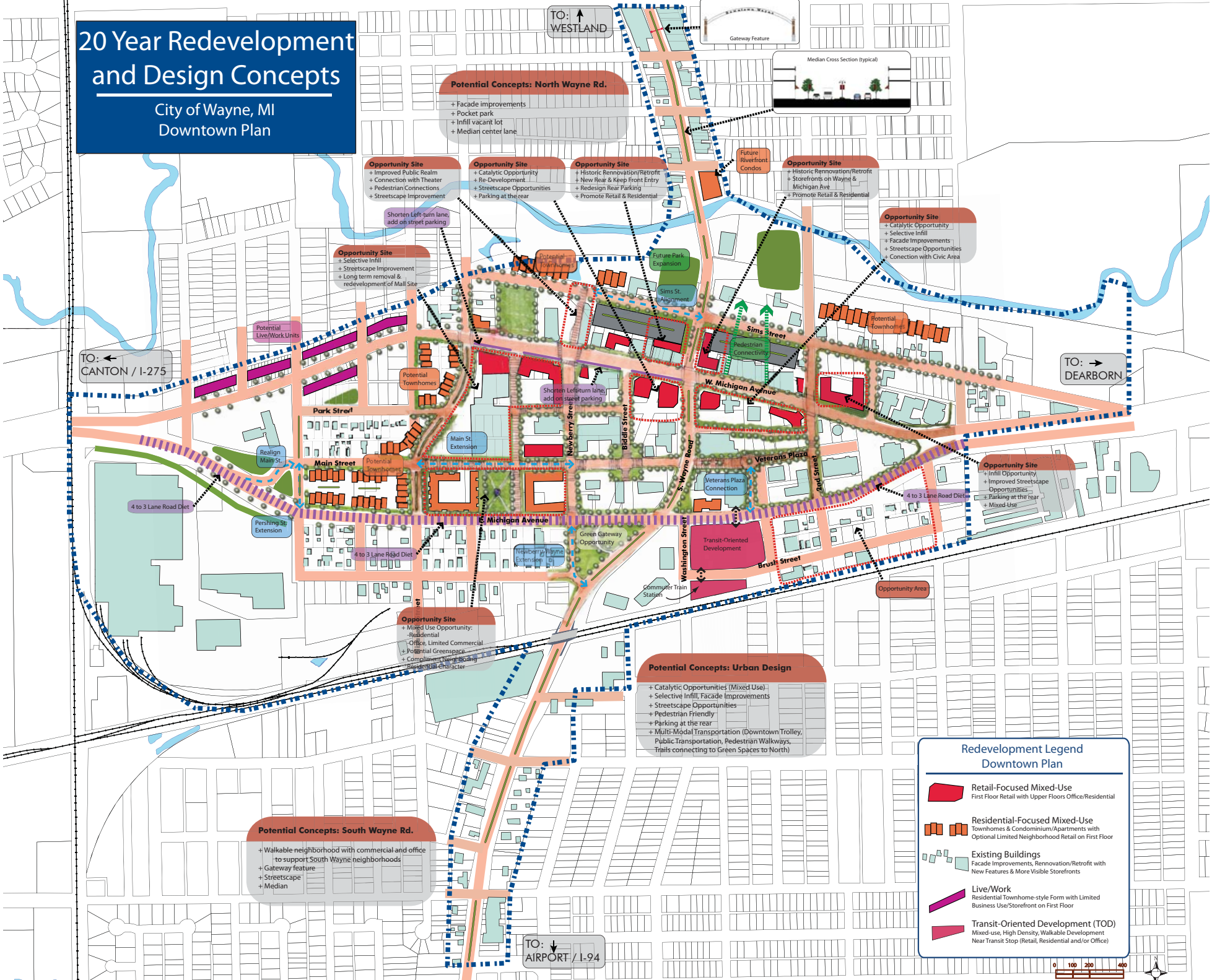


20 Year Redevelopment and Design Concepts

City of Wayne, MI
Downtown Plan



Potential Concepts: North Wayne Rd.

- + Facade improvements
- + Pocket park
- + Infill vacant lot
- + Median center lane

Opportunity Site

- + Improved Public Realm
- + Connection with Theater
- + Pedestrian/Connections
- + Streetscape Improvement

Opportunity Site

- + Catalytic Opportunity
- + Re-Development
- + Streetscape Opportunities
- + Parking at the rear

Opportunity Site

- + Historic Renovation/Retrofit
- + New Rear & Keep Front Entry
- + Redesign Rear Parking
- + Promote Retail & Residential

Future Riverfront Condos

- + Historic Renovation/Retrofit
- + Storefronts on Wayne & Michigan Ave
- + Promote Retail & Residential

Opportunity Site

- + Catalytic Opportunity
- + Selective Infill
- + Facade Improvements
- + Streetscape Opportunities
- + Connection with Civic Area

Opportunity Site

- + Selective Infill
- + Streetscape Improvement
- + Long term removal & redevelopment of Mall Site

Potential Live/Work Units

- + Potential Townhomes

Potential Townhomes

- + Shorten Left-turn lane, add on street parking

Potential Powerhouses

- + Shorten Left-turn lane, add on street parking

Future Park Expansion

- + Sime St. Alignment

Potential Townhomes

- + Veterans Plaza Connection

Opportunity Site

- + Infill Opportunity
- + Improved Streetscape Opportunities
- + Parking at the Rear
- + Mixed Use

Opportunity Site

- + Mixed Use Opportunity: Residential, Office, Limited Commercial
- + Potential Greenspace
- + Complimentary to existing Residential Character

Potential Concepts: Urban Design

- + Catalytic Opportunities (Mixed Use)
- + Selective Infill, Facade Improvements
- + Streetscape Opportunities
- + Pedestrian Friendly
- + Parking at the rear
- + Multi-Modal Transportation (Downtown Trolley, Public Transportation, Pedestrian Walkways, Trails connecting to Green Spaces to North)

Potential Concepts: South Wayne Rd.

- + Walkable neighborhood with commercial and office to support South Wayne neighborhoods
- + Gateway feature
- + Streetscape
- + Median

Redevelopment Legend Downtown Plan

- Retail-Focused Mixed-Use**
First Floor Retail with Upper Floors Office/Residential
- Residential-Focused Mixed-Use**
Townhomes & Condominium/Apartments with Optional Limited Neighborhood Retail on First Floor
- Existing Buildings**
Facade Improvements, Renovation/Retrofit with New Features & More Visible Storefronts
- Live/Work**
Residential Townhome-style Form with Limited Business Use/Storefront on First Floor
- Transit-Oriented Development (TOD)**
Mixed-use, High Density, Walkable Development Near Transit Stop (Retail, Residential and/or Office)



TO: ← CANTON / I-275

TO: ↑ WESTLAND

TO: → DEARBORN

TO: ↓ AIRPORT / I-94