Remington-Holland Corridor Revitalization
Saginaw, Michigan

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# Background

<table>
<thead>
<tr>
<th>Client:</th>
<th>City of Saginaw, Michigan</th>
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<tbody>
<tr>
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| Neighborhood: | Historic Cathedral District |

| Site:        | Remington-Holland Corridor |
Saginaw, Michigan
Cathedral District
To provide preliminary recommendations for the revitalization of the Remington-Holland Corridor in the historic Cathedral District.
Methodology

• **Phase One: Research, Observations and Analysis**
  - History and Socio-Economic Profile
  - Existing Site Conditions Assessment
  - Traffic Observations
  - Market Assessment
  - Best Practices

• **Phase Two: Preliminary Recommendations and Revitalization Strategies**
Outline

• Key Findings
  – Socio-Economic Profile
  – Gateway
  – Traffic
  – Land Use

• Recommendations
Key Findings
Socio-Economic Profile

• 11.1% decline in population for the City of Saginaw
• Low educational attainment in respect to Michigan and the Nation
• More than 1/3 of homes within the Cathedral District have a household income below $10,000
• 18.4% unemployment rate in the Cathedral District
Gateway

- Prominent access point into the City of Saginaw from I-75
- No marked entry
- No unified streetscape design
Traffic

- Bound by two, one-way state trunklines
- No safe accessibility for pedestrians
- High speed limits
Traffic

View down South Warren Avenue

View across Remington Avenue
Land Use

- 40% vacancy rate
- 56.8% of structures are blighted
- 53.4% of homes are renter-occupied
Housing Conditions

Poor housing conditions along Emily Street
Land Use

- 3 businesses currently operational located within the Corridor
- Existing retail in good/fair condition
Land Use

Health Services Industry

- Close proximity to the Corridor
- Creates investment and capital for the surrounding area

www.google.com, 2008
Sales Gap Analysis
Unmet Demand

• Special Interest Stores
• Full Service Restaurants
• Limited Service Restaurants
• Special Food Services
• Grocery Stores/Specialty Food Stores
Recommendations
Gateway

Goal
To create an aesthetically pleasing and unified streetscape design that defines the Corridor as a gateway to the City of Saginaw.
Gateway

Short-Term

• Create monumental welcome sign
• Site rehabilitation and maintenance
• Initial streetscape enhancements
Gateway

Long-Term

- Elaborate streetscape and façade enhancements
- Utilize historic character of Cathedral District for design standards
Traffic

Goal

Implement traffic calming techniques to create a more pedestrian friendly environment while creating a quality driving experience and increasing access to public transportation.
Traffic

Short-Term

• Improve signage
• Define and emphasize pedestrian crosswalks
• Create visual clues to calm traffic
Traffic

Long-Term

- Vast improvements for walkability and pedestrian safety
- Increase access to public transportation
- MDOT Context-Sensitive Design Program

Before

After
Land Use

Goal
To create a common identity for residents living in and around the Remington-Holland Corridor that will define the Cathedral District as a recreational and retail destination for the Saginaw region.
Land Use

Short-Term

• Designate uses into three sections: retail, green space, and residential
• Generate temporary land uses to establish demand for retail development
Land Use

Short-Term

• Capitalize on close proximity to health service industry by promoting physical activity
Land Use

Long-Term

• Revitalize and develop owner-occupied housing; construct affordable rental units
• Develop green space into three sections: multi-use field, pavilion, and walkable garden
Residential Site Design
Green Space Design
Land Use

Long-Term

- Establish a community center for a variety of activities
- Develop new retail based on success of temporary uses
Retail Destination
Summary

- Recommendations:
  - promote a unified, healthy community
  - promote a higher standard of living
  - create a vibrant area to welcome visitors to the City of Saginaw
The End