

Remington-Holland Corridor Revitalization

Saginaw, Michigan



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Background

Client:

City of Saginaw, Michigan

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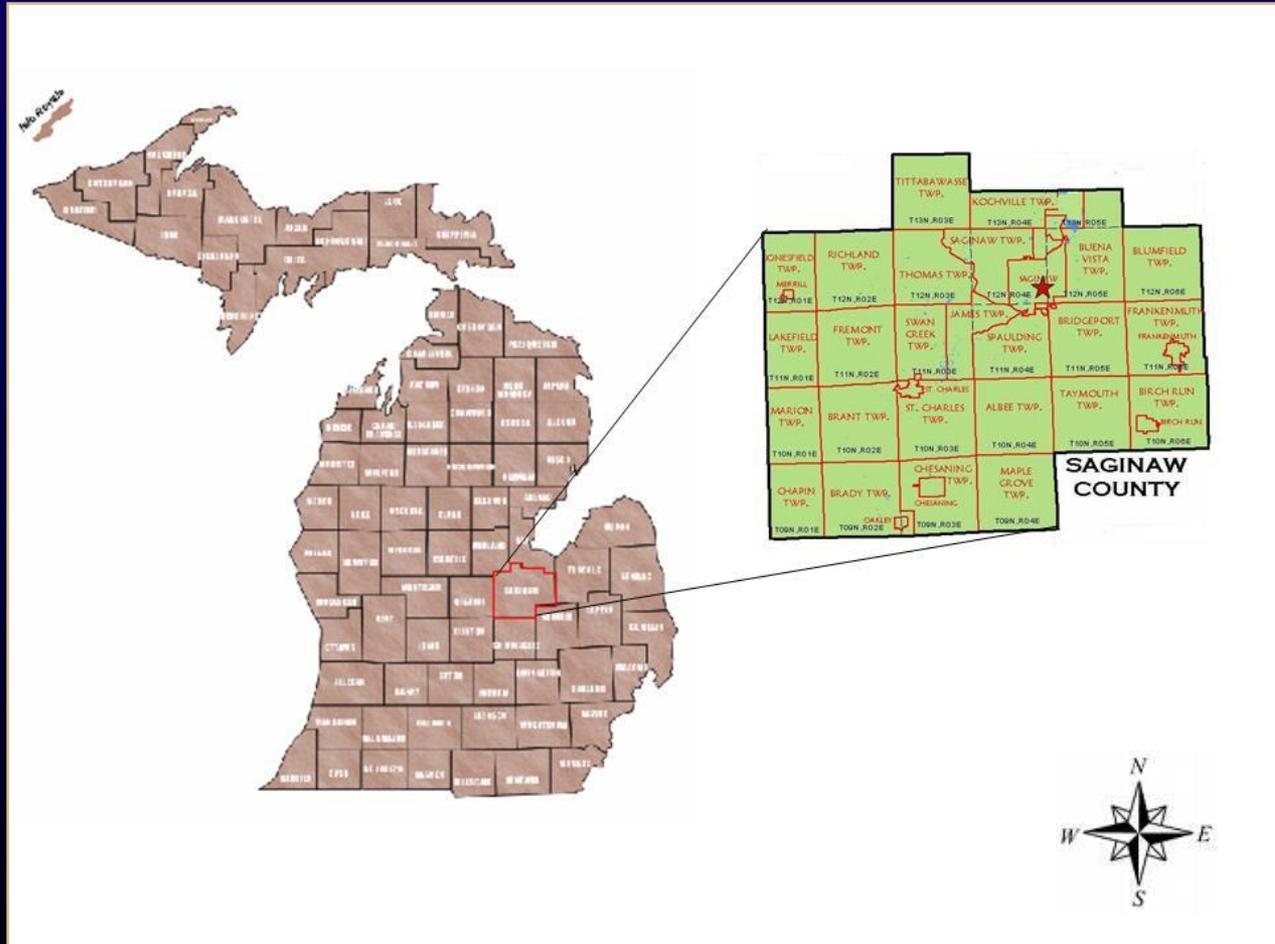
Neighborhood:

Historic Cathedral District

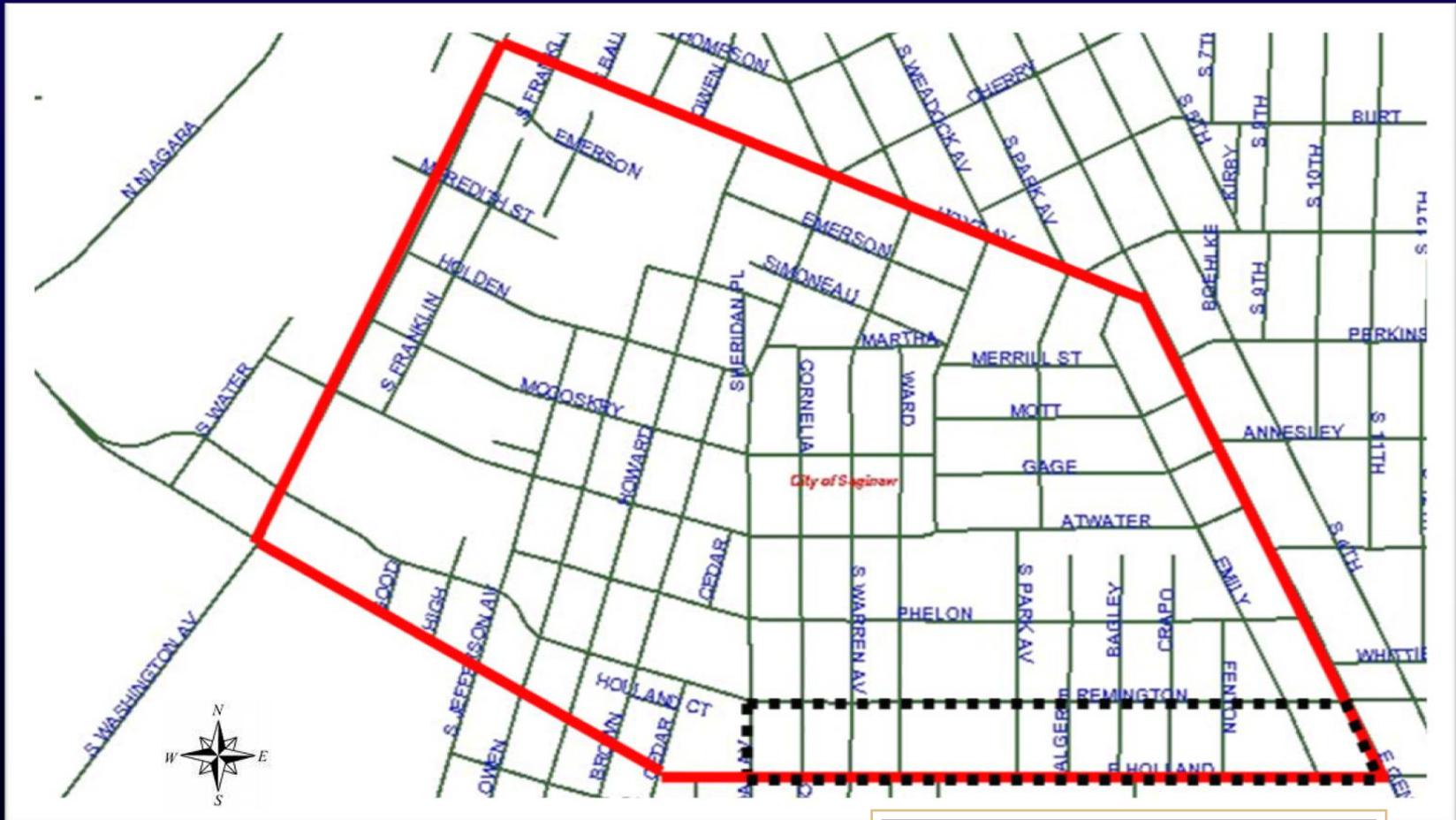
Site:

Remington-Holland Corridor

Saginaw, Michigan



Cathedral District



- Cathedral District
- - - - Remington-Holland Corridor

Objective

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**

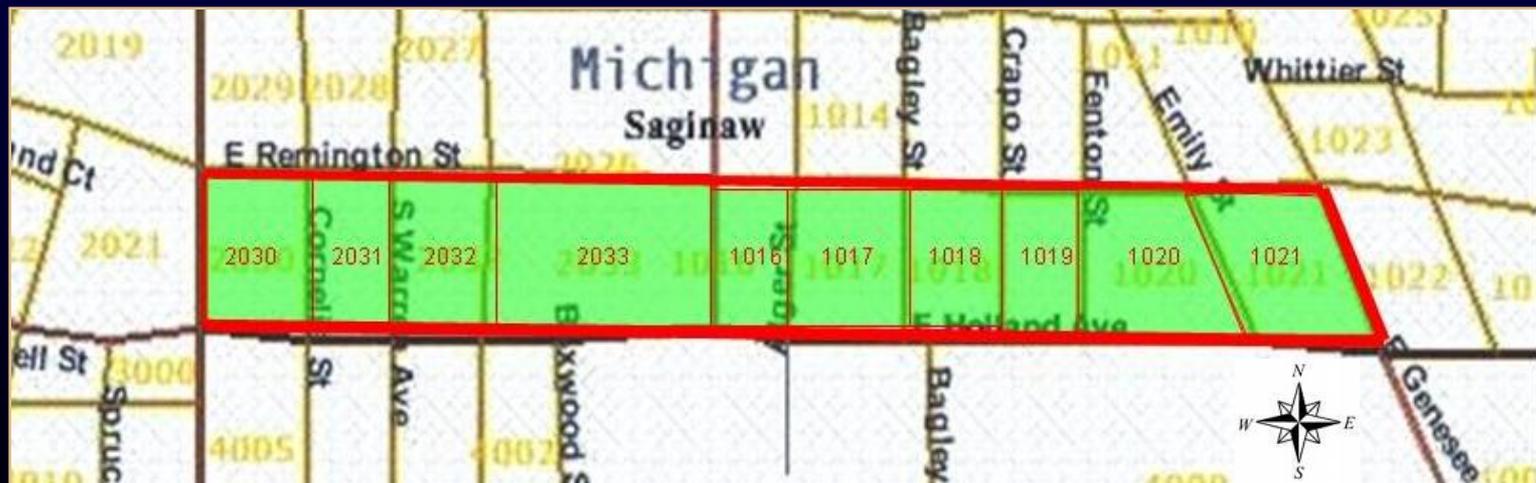
Outline

- 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



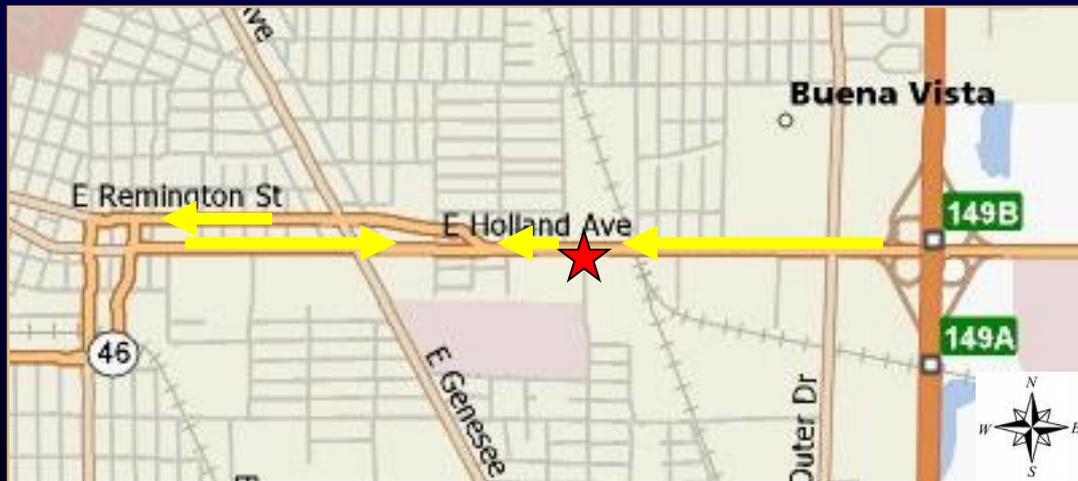
Gateway

- 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



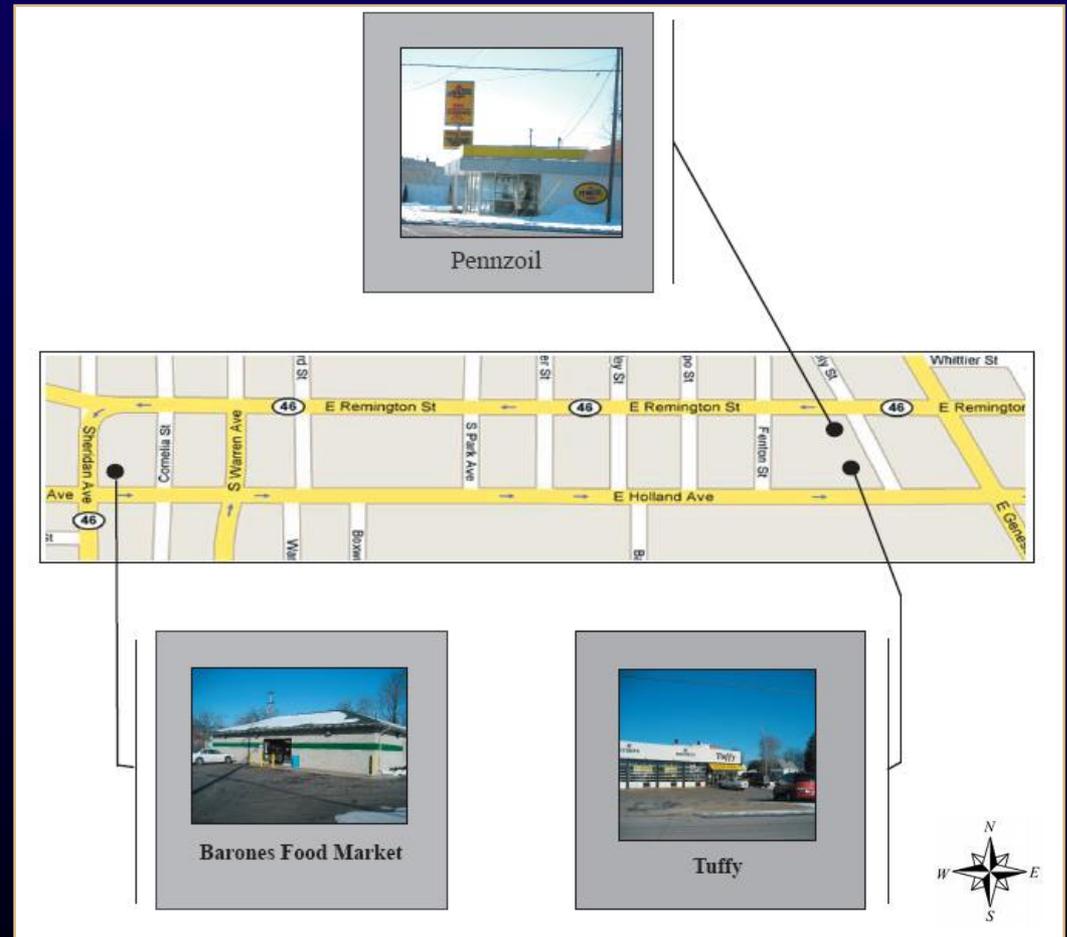
Housing Conditions



Poor housing conditions along Emily Street

Land Use

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



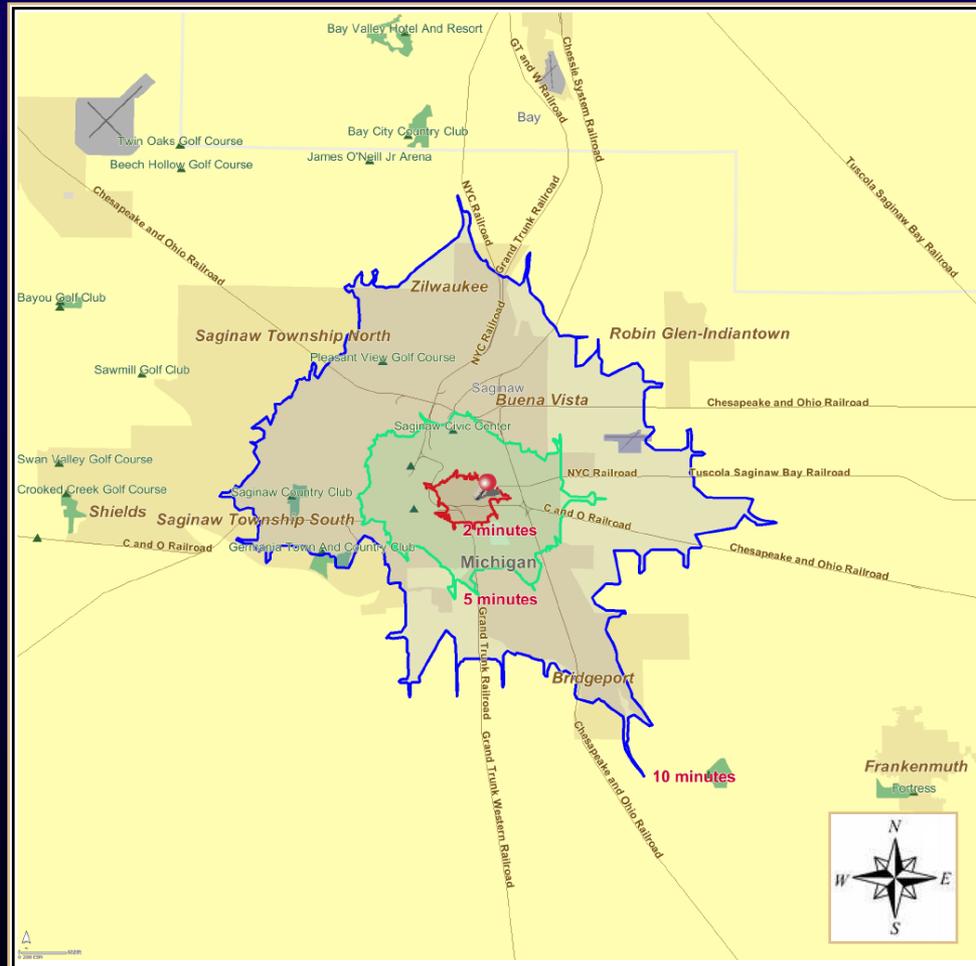
Land Use

Health Services Industry

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



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

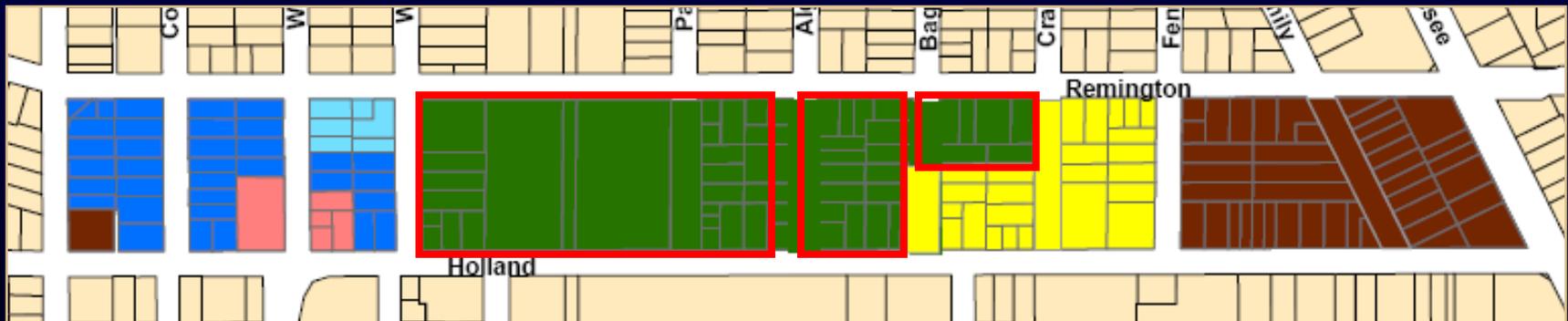
- Capitalize on close proximity to health service industry by promoting physical activity



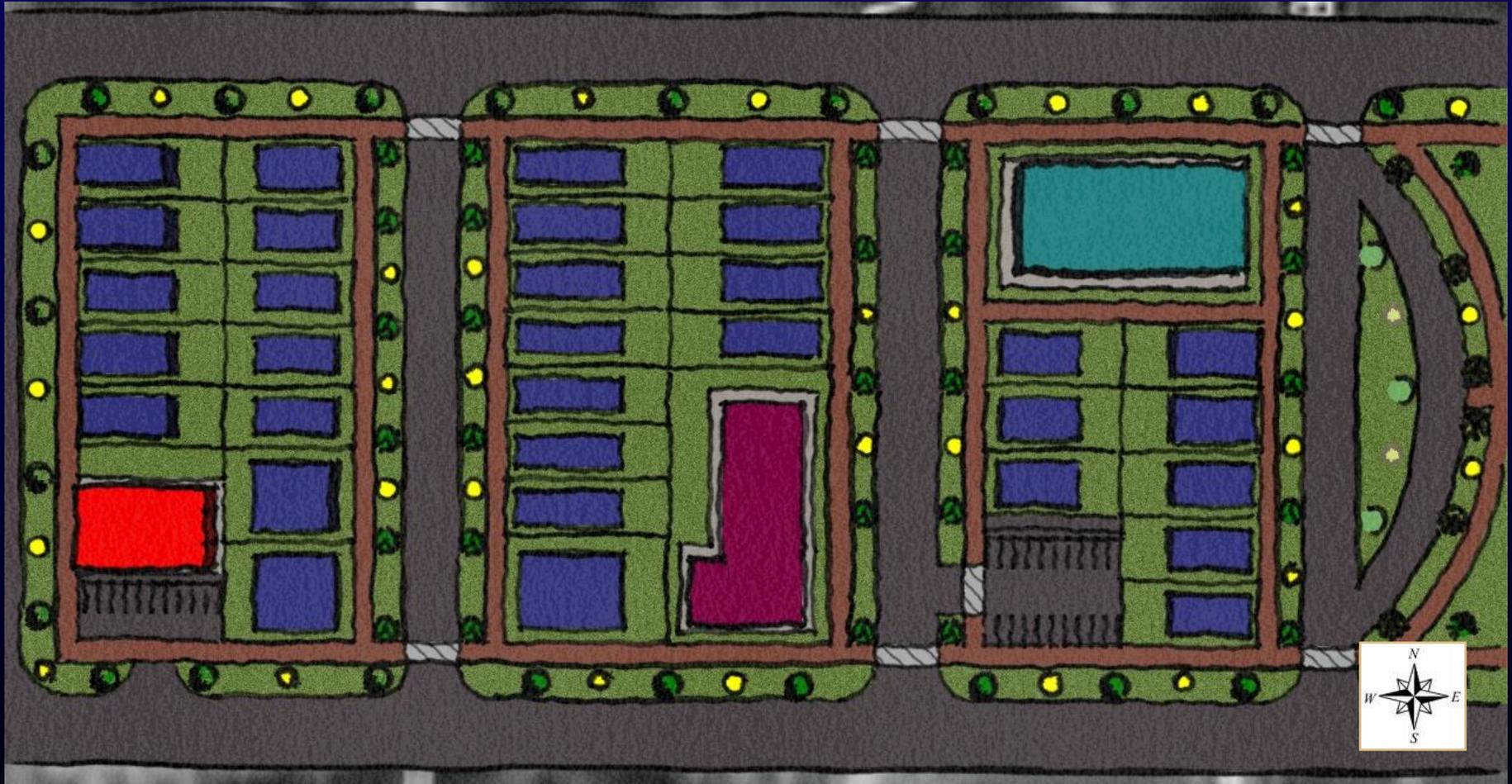
Land Use

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

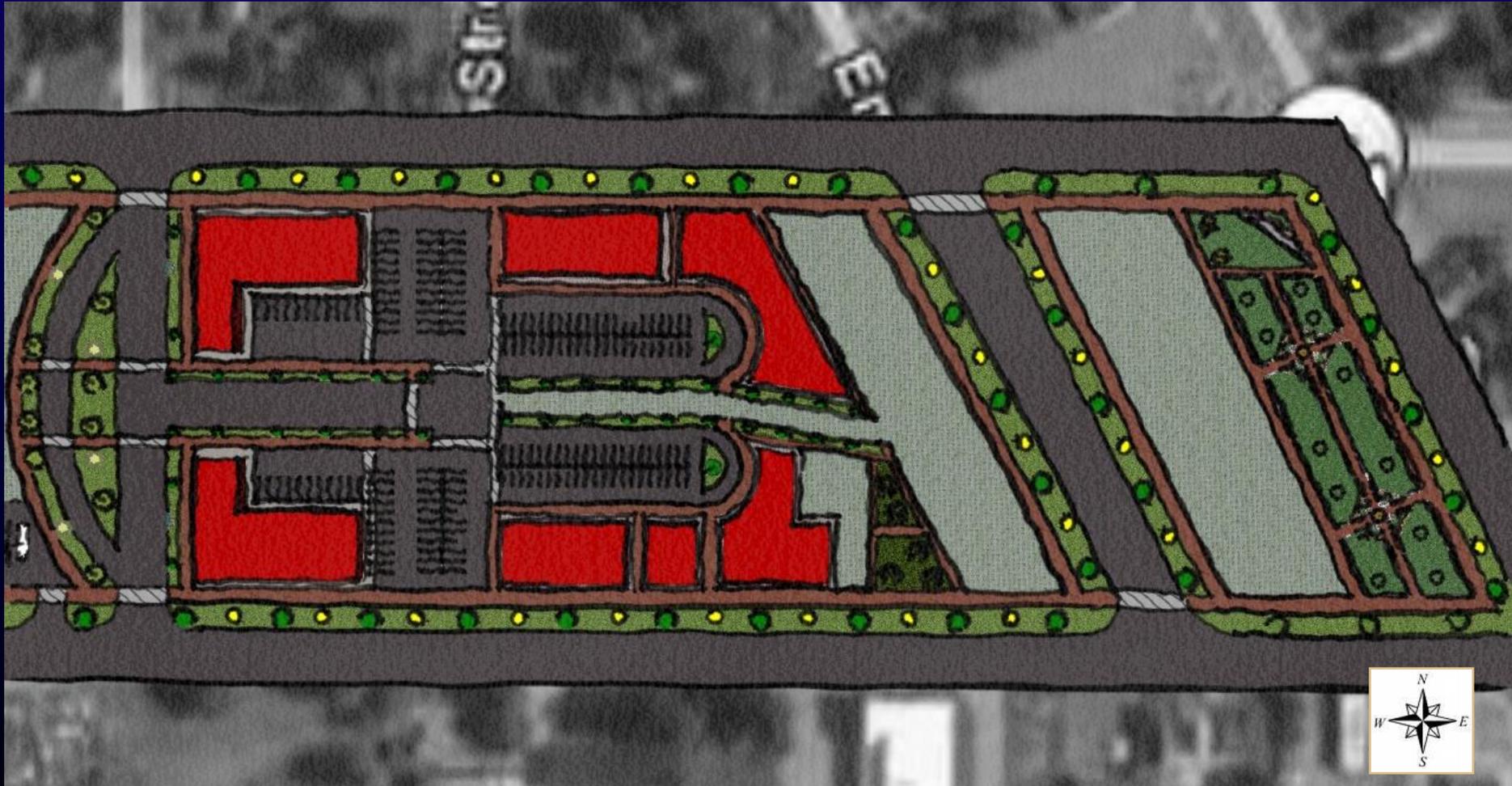


Legend

Owner Occupied Residential Renter Occupied Residential Religious Use Green Space Community Space Retail



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