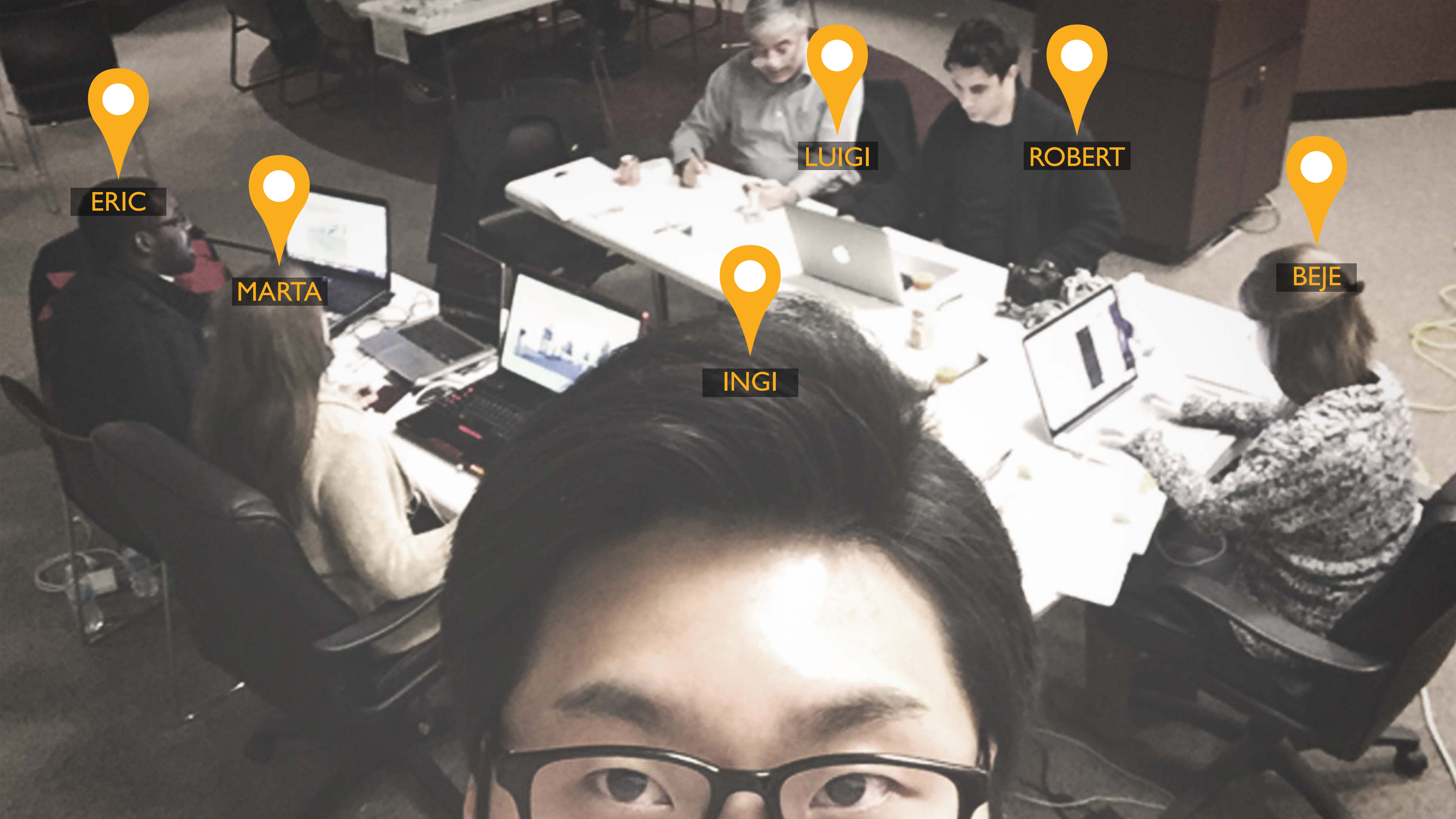




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ERIC

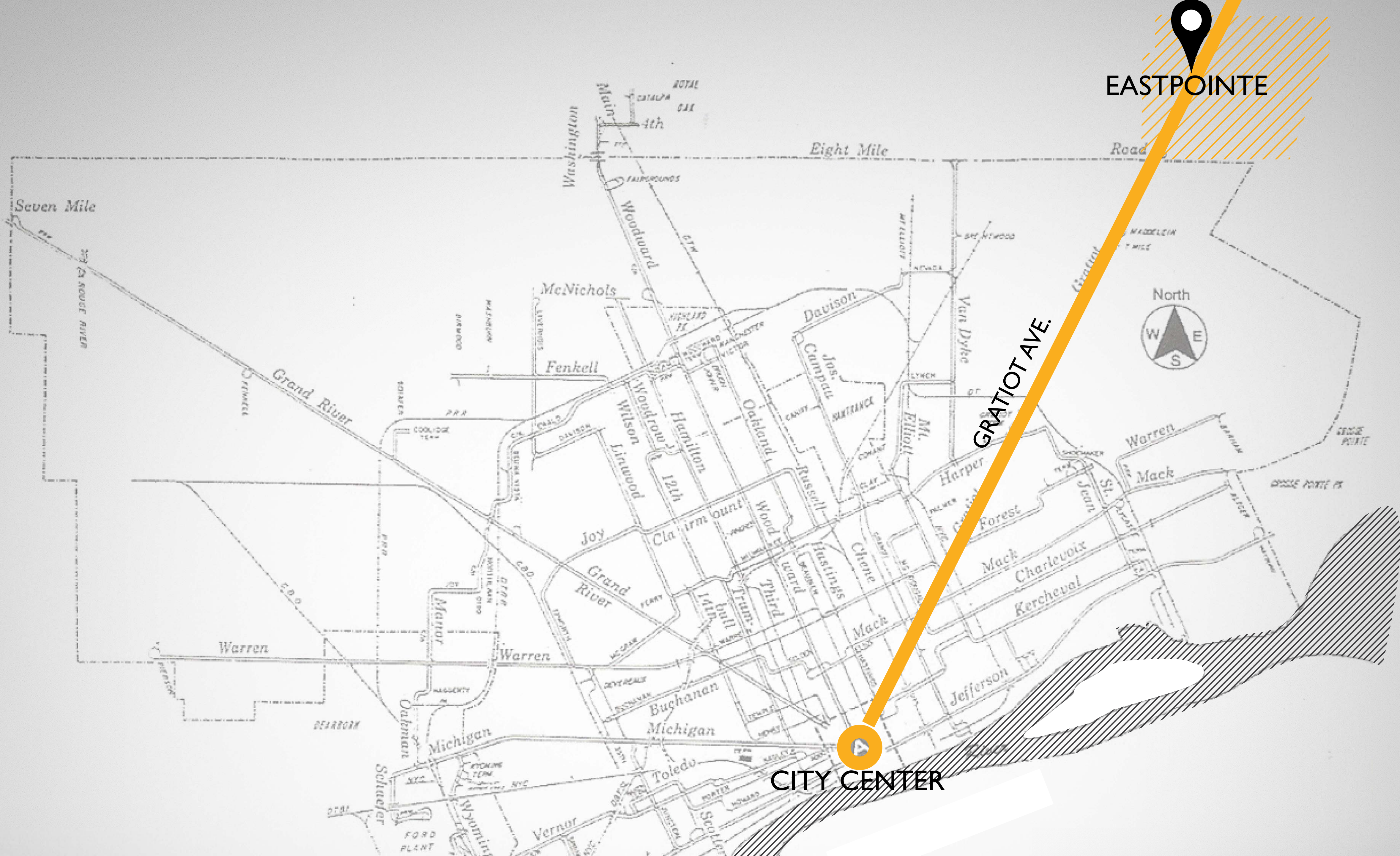
MARTA

INGI

LUIGI

ROBERT

BEJE



EASTPOINTE

GRATIOT AVE.

CITY CENTER



**55% OF THE EASTPOINTE'S
BUDGET COMES FROM THE
REVENUE OF PROPERTY TAXES.**

**EASTPOINTE'S POPULATION
HAS DECREASED BY 4.8%
BETWEEN 2000-2010**

EASTPOINTE NEEDS

PEOPLE

INVESTMENT

IDENTITY

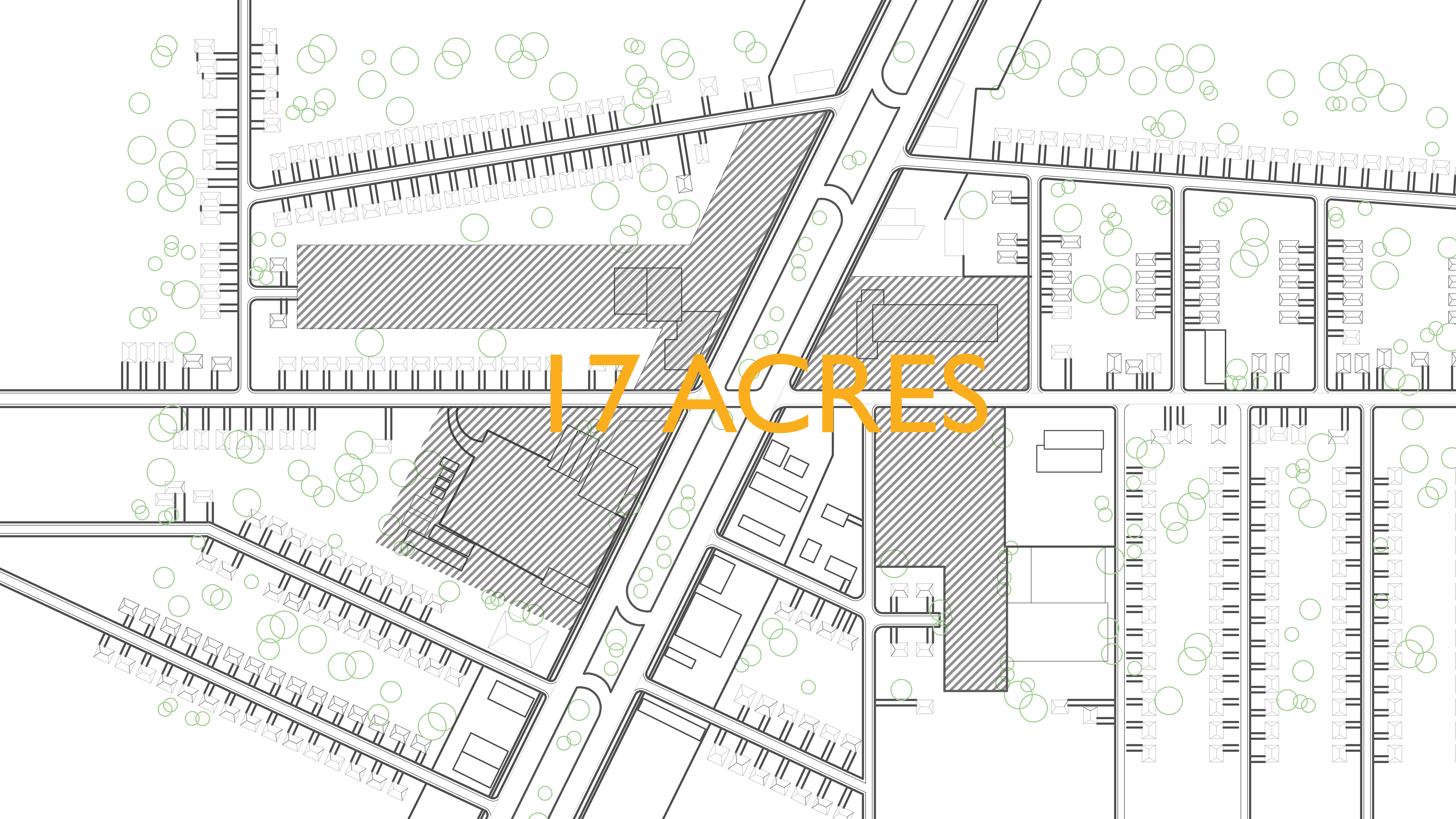
TAX BASE



OPPORTUNITIES

THE COLONIAL DODGE SITE IS ONE OF THE
LAST UNDEVELOPED SITE IN THE DOWNTOWN





17 ACRES

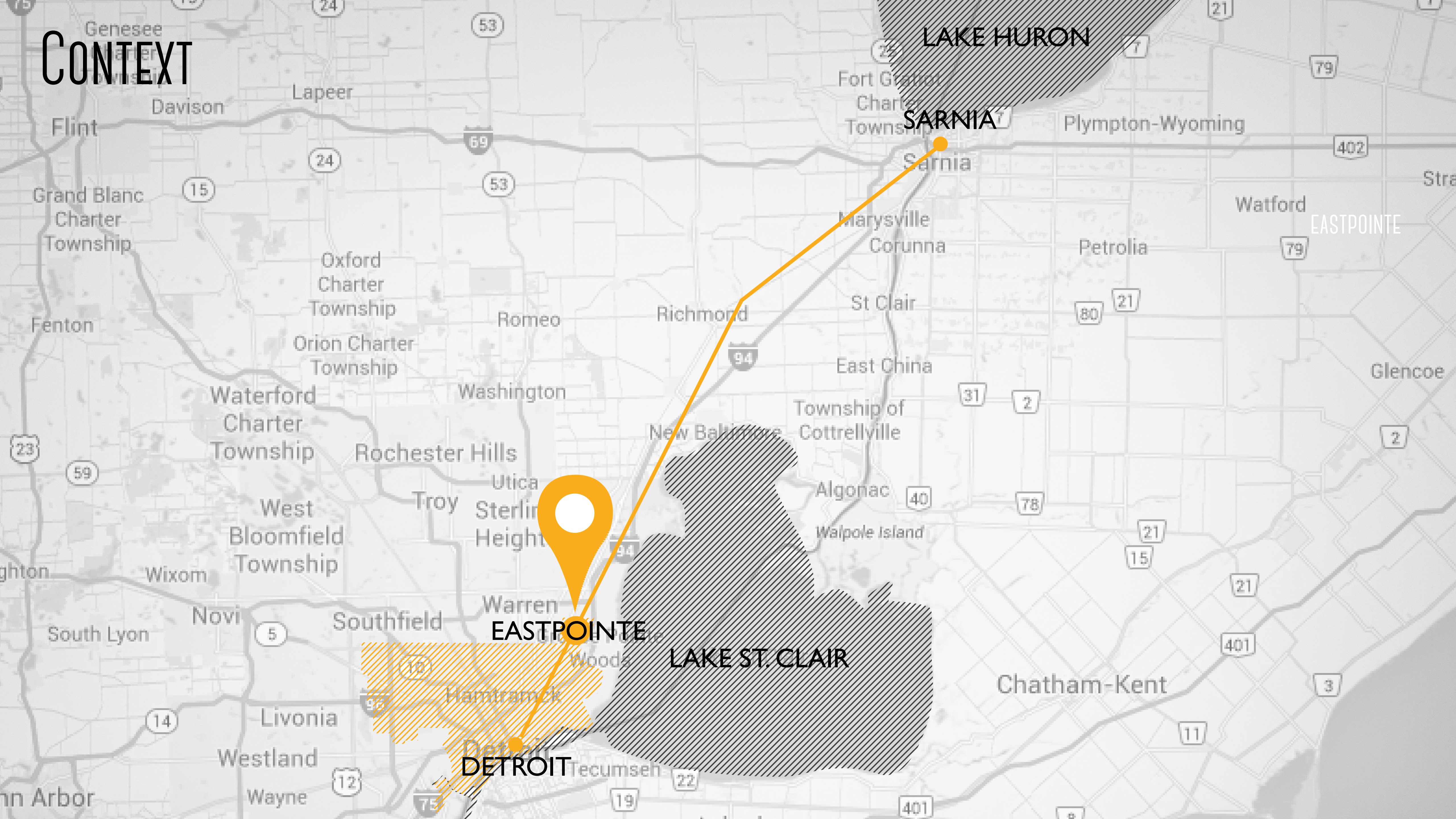


**PARKING LOT OR VILLAGE?
WHAT DO YOU PREFER?**



**IT IS A CHANCE TO CREATE A
DESTINATION IN EASTPOINTE
ALONG GRATIOT AVENUE FOR
THE REGION**

CONTEXT



LAKE HURON

SARNIA

EASTPOINTE

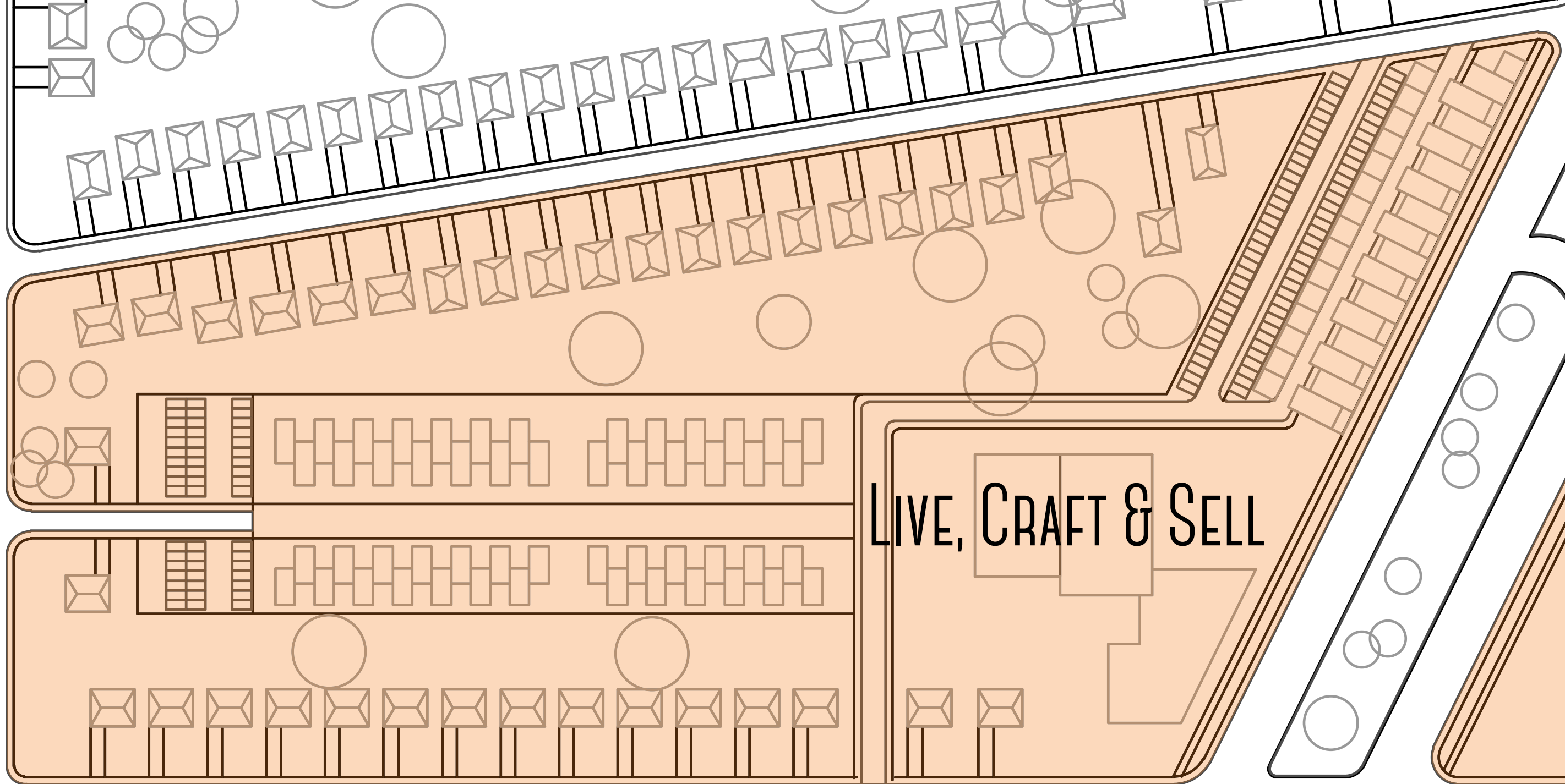
EASTPOINTE

LAKE ST. CLAIR

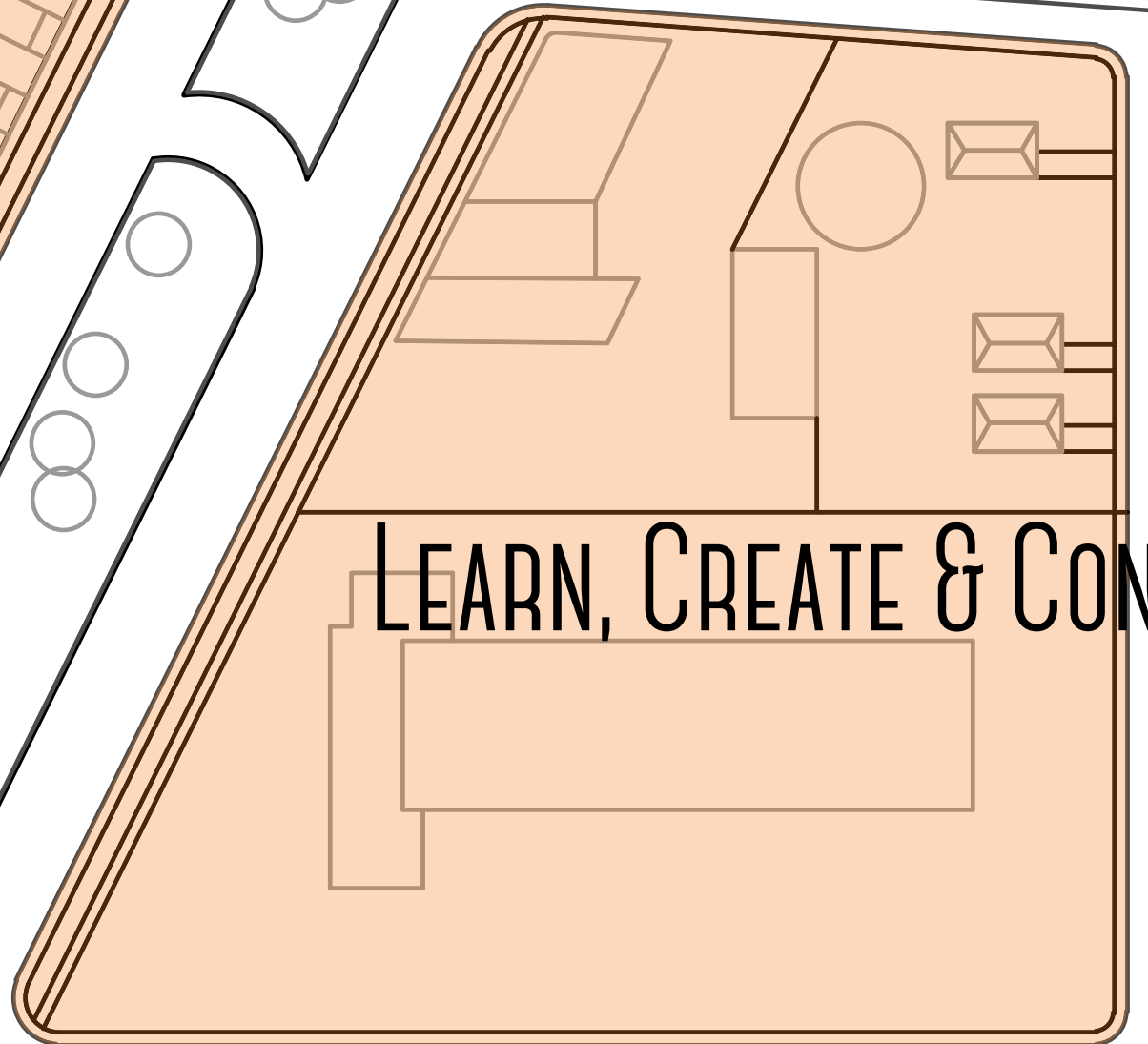
DETROIT

KEY STRATEGIES

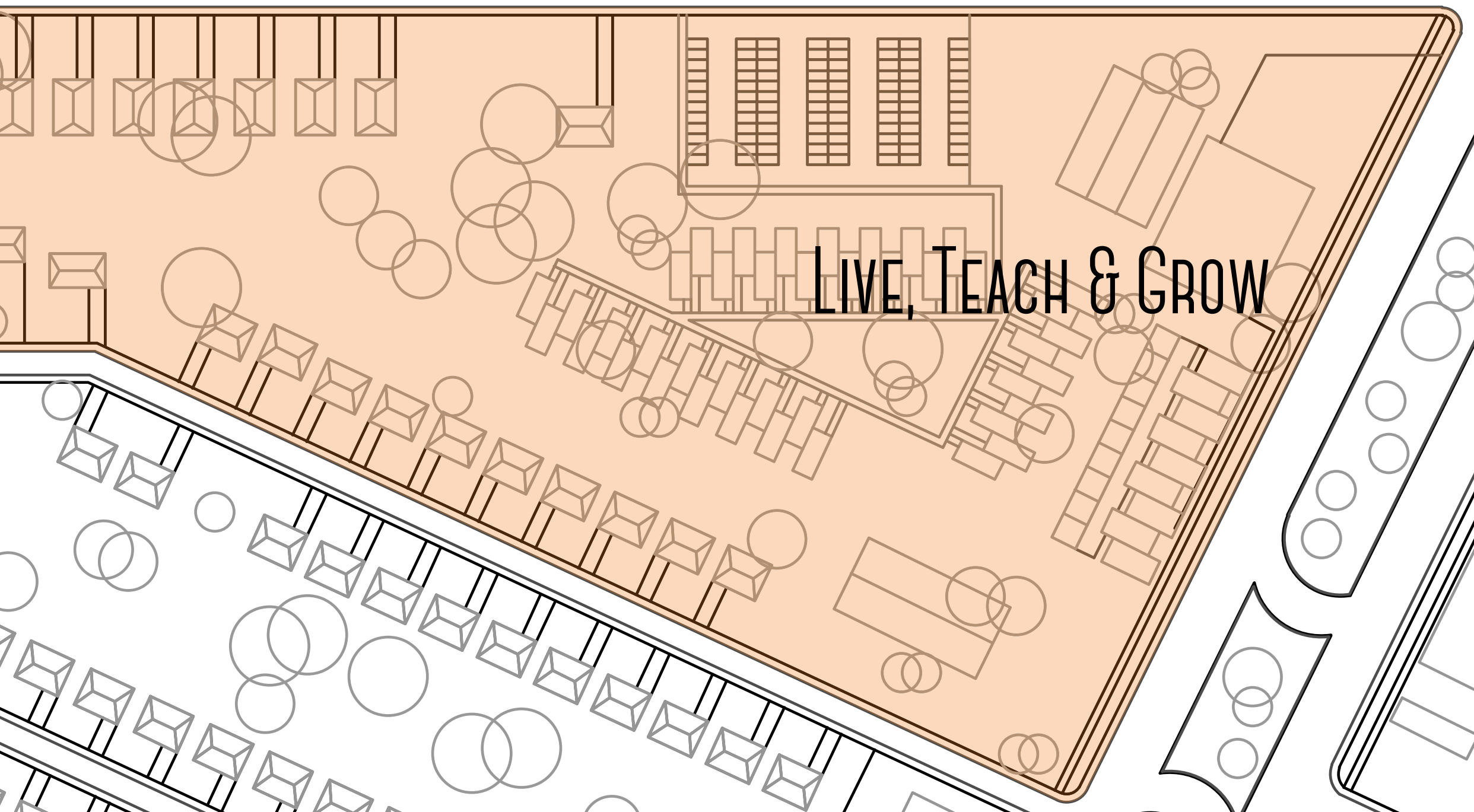
CREATE A COMPLETE VILLAGE
FOR THE COMMUNITY



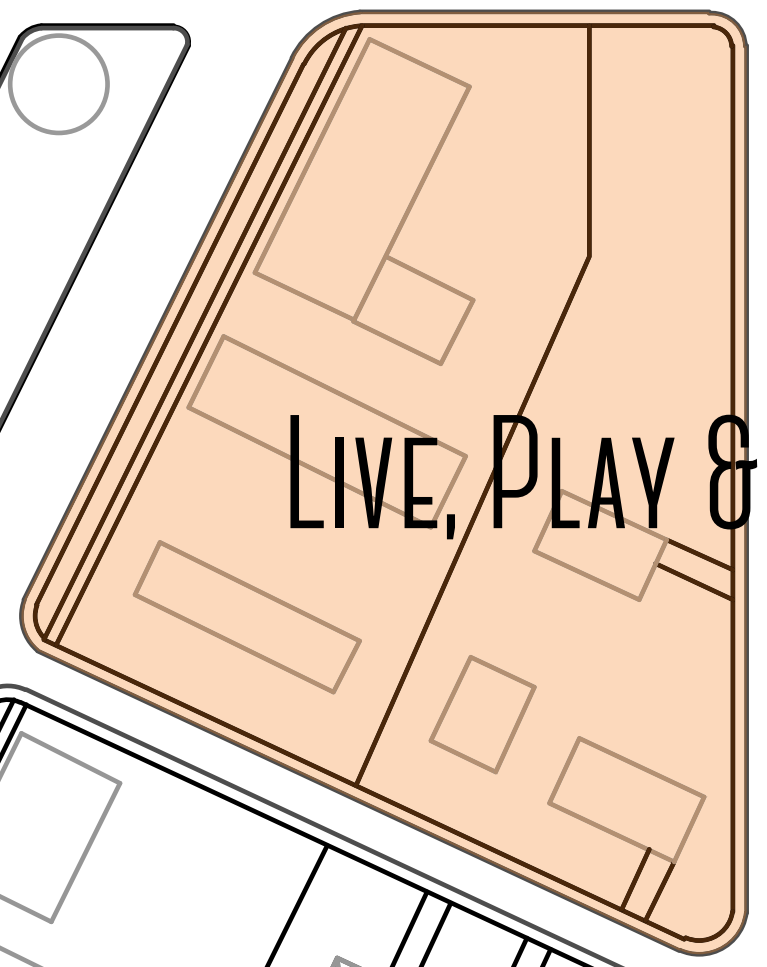
LIVE, CRAFT & SELL



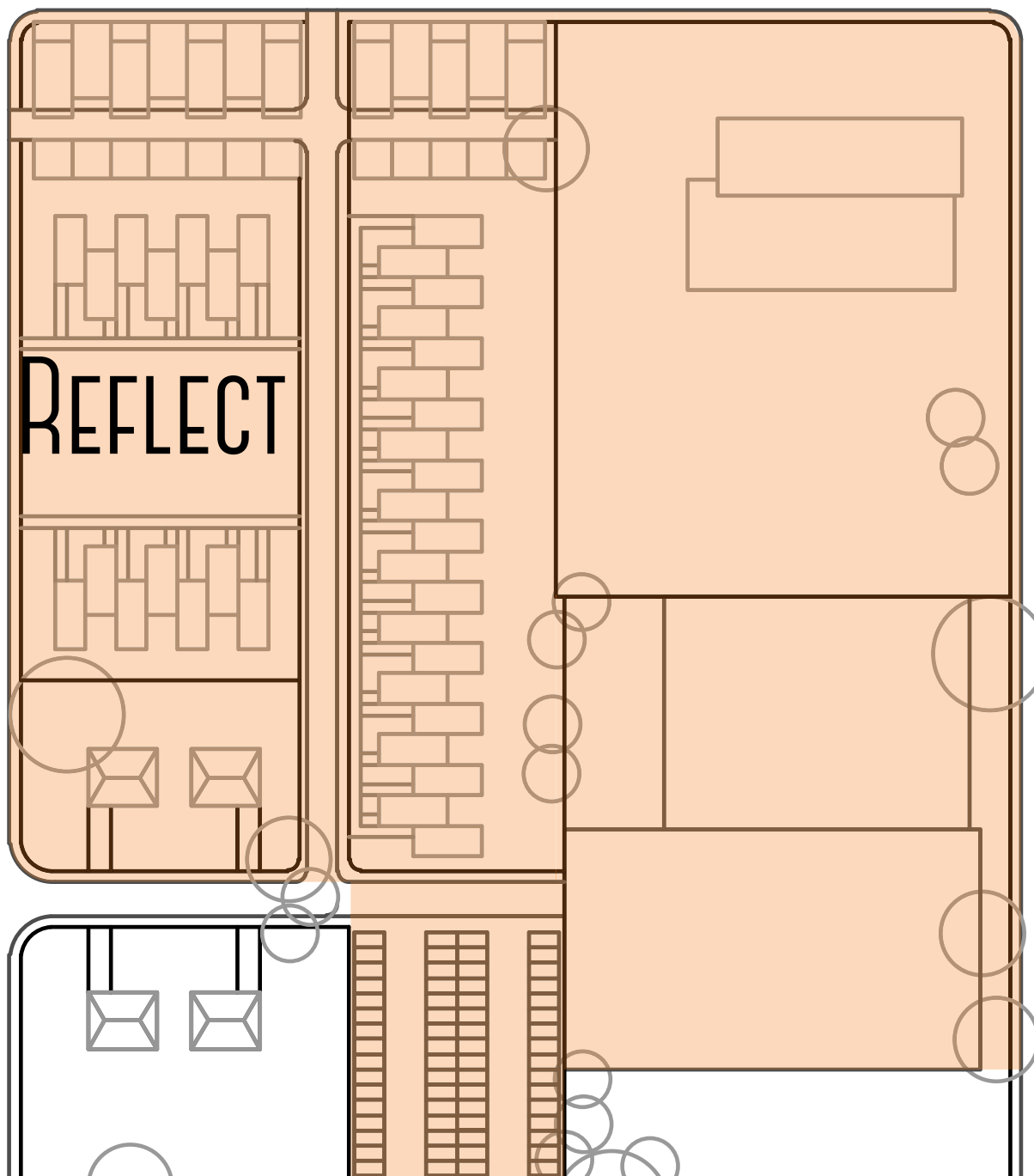
LEARN, CREATE & CONNECT



LIVE, TEACH & GROW



LIVE, PLAY & REFLECT



LIVE, PLAY & REFLECT

TACTICS

CREATE THREE NEW POCKET
NEIGHBOURHOODS WITH GARDEN HOMES





TACTICS

CREATE NEW THREE POCKET NEIGHBOURHOODS
WITH GARDEN HOMES

INFILL THE MAIN STREETS WITH LIVE-WORK LOFTS





TACTICS

CREATE THREE NEW POCKET NEIGHBOURHOODS
WITH GARDEN HOMES

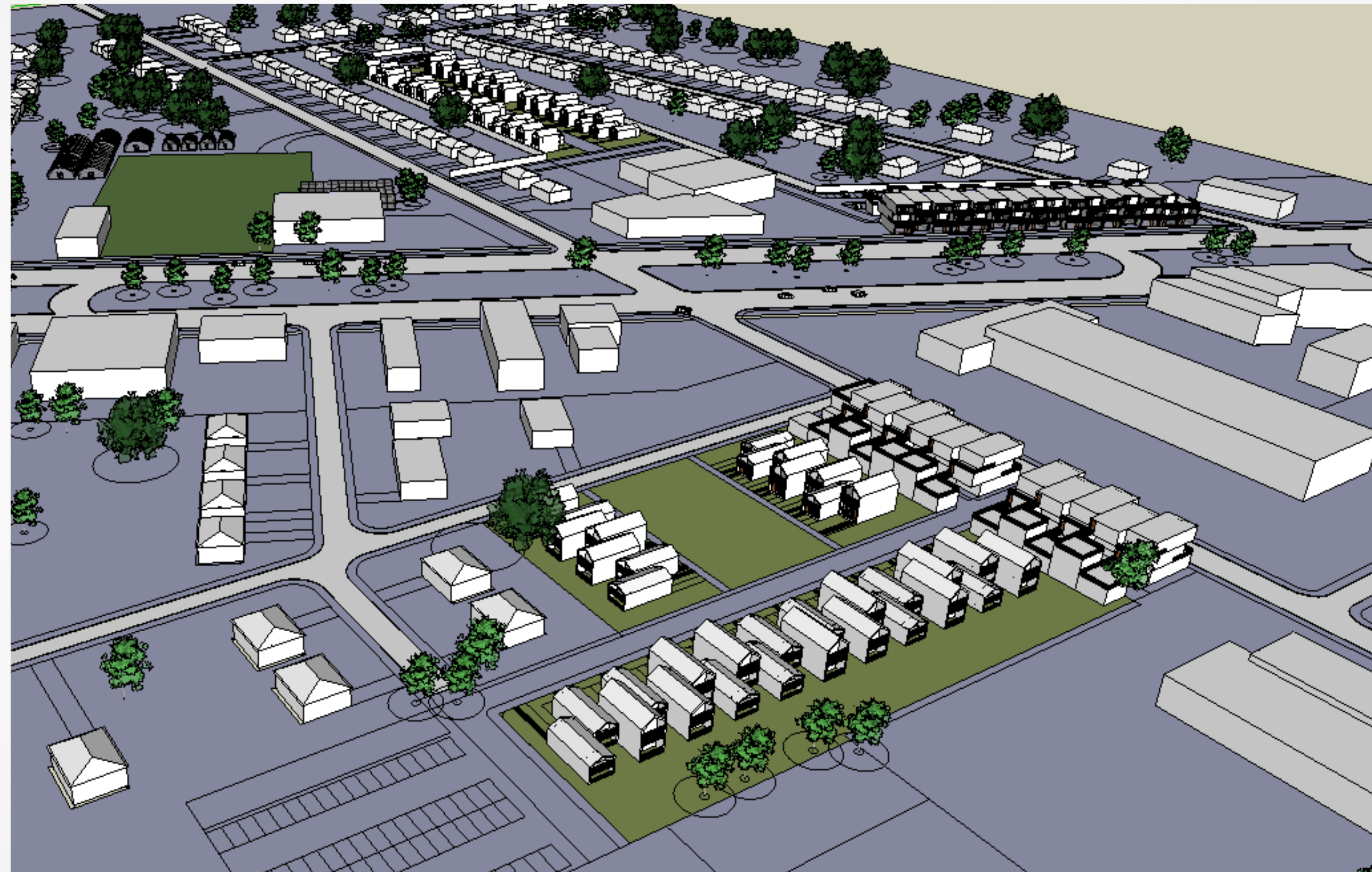
INFILL THE MAIN STREETS WITH LIVE-WORK LOFTS

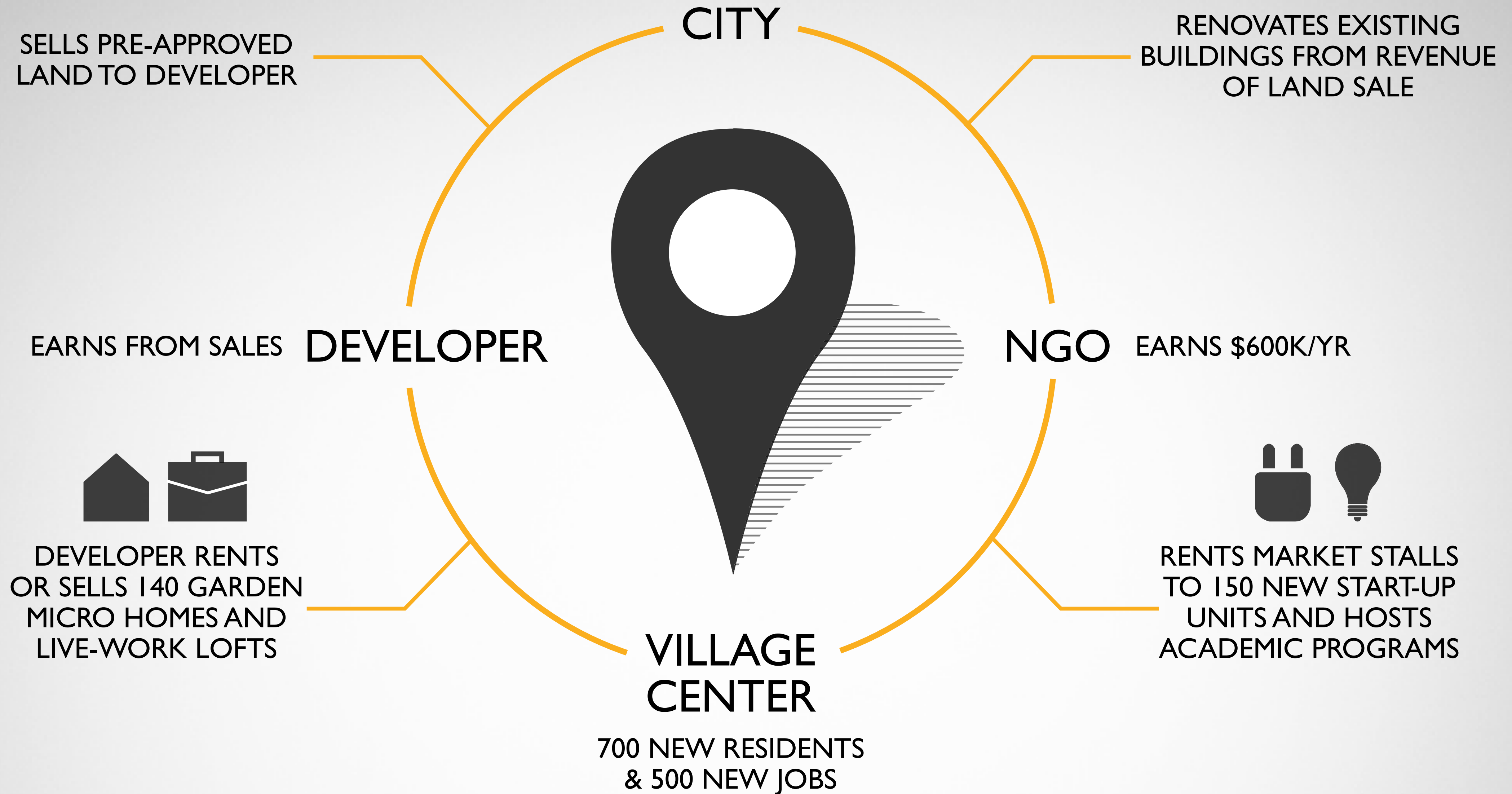
**CREATE BUSINESS AND EDUCATION
CO-LOCATION CENTERS**



PROPOSITION

TO DO **PUBLIC-PRIVATE PARTNERSHIP** WITH PRIVATE DEVELOPER, THE CITY AND THE NEW NON-PROFIT GROUP TO REDEVELOP THE SITE.





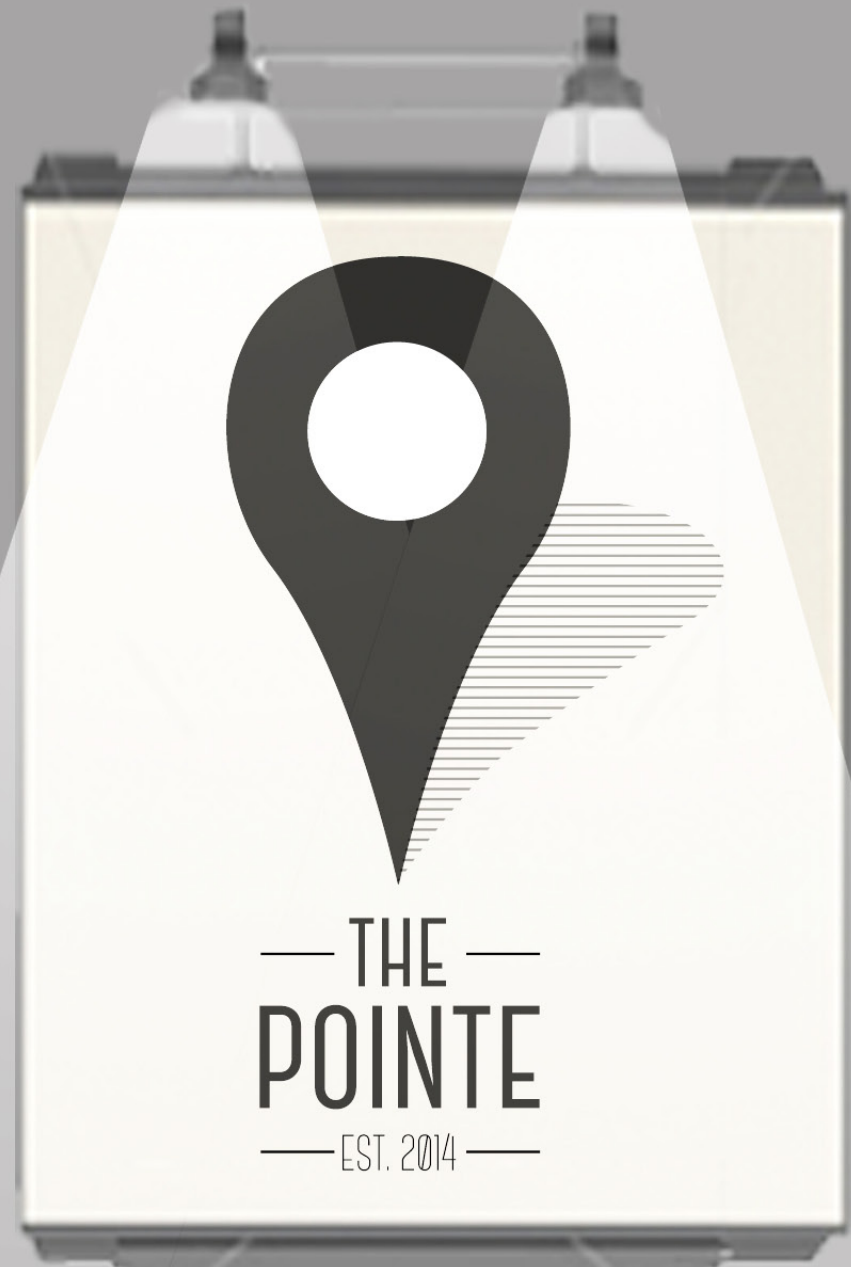
BENEFITS

700 NEW RESIDENTS THROUGH REDEVELOPMENT
SPACE FOR 240 NEW SMALL BUSINESSES WITH 500 NEW JOBS
LANDSALE FOR THE CITY OF 900,000 DOLLARS
ANNUAL TAX BASE INCREASE OF 150,000 DOLLARS
NON-PROFIT ORGANIZATION EARNS 600,000 DOLLARS



PROTOTYPE

THE GIANT ADVERTISEMENT BILLBOARD WILL GIVE THE PRESENCE ON THE GRATIOT AVENUE AND WILL ATTRACT INVESTERS AND VENDORS TO BE PART OF THE VILLAGE.



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