HAZEL PARK RACEWAY SITE PLAN

WAYNE STATE UNIVERSITY

LETS CREATE A MIX-USE ENTERTAINMENT DISTRICT THAT NOT ONLY MAKES FOR A SUSTAINABLE RACETRACK AND BENEFITS THE COMMUNITY BUT MINIMIZES THE RACETRACKS PHYSICAL FOOTPRINT AND REAL LIABILITY WHILE MAXIMIZING THE WHOLE SITE'S POTENTIAL

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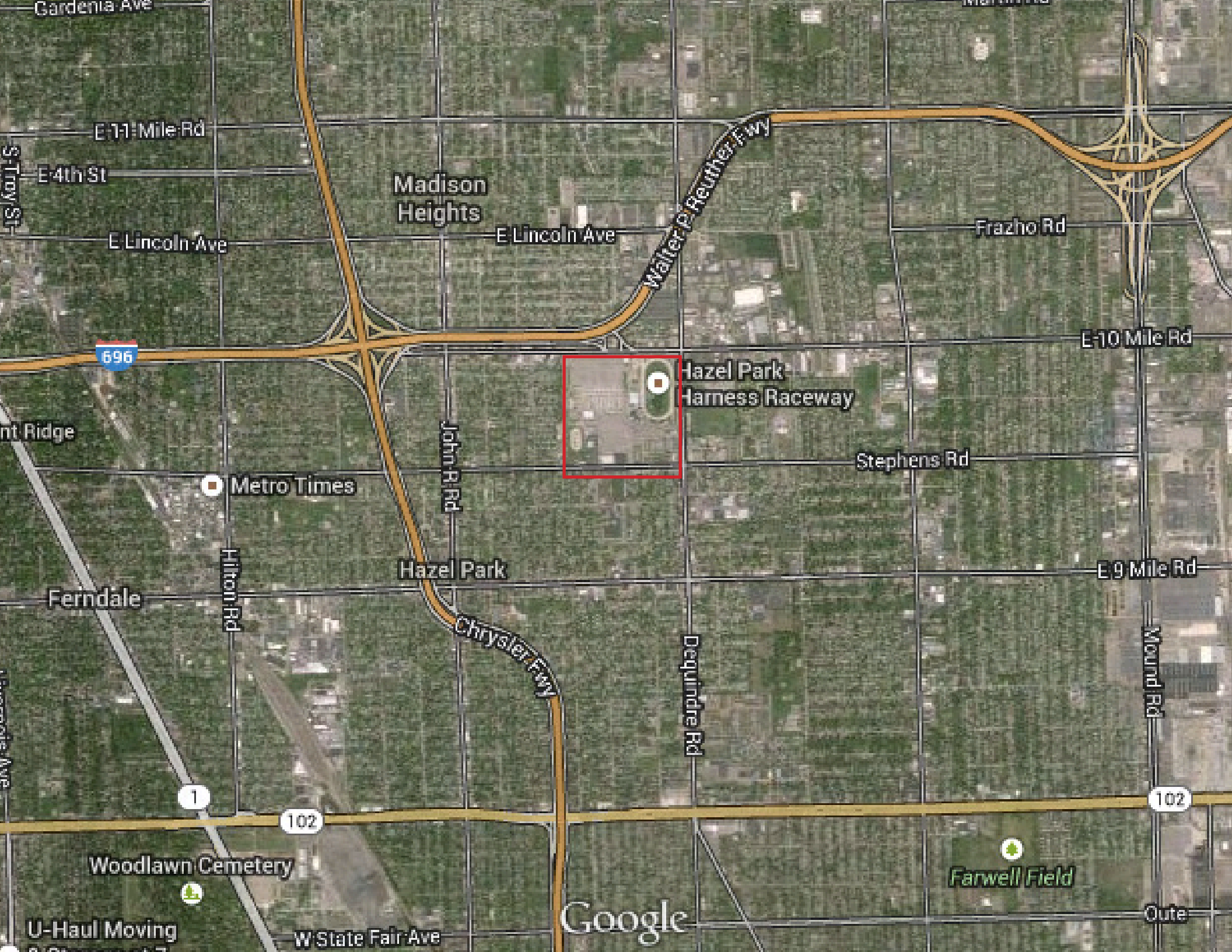
MAXIMIZING
THE WHOLE SITE'S POTENTIAL


Gardenia Ave
E 11 Mile Rd
E 4th St
S Troy St
Madison Heights
E Lincoln Ave
E Lincoln Ave
Walter P Reuther Fwy
Frazho Rd
696
E 10 Mile Rd
Hazel Park Harness Raceway
nt Ridge
John R Rd
Stephens Rd
Metro Times
Hilton Rd
Hazel Park
E 9 Mile Rd
Ferndale
Chrysler Fwy
Dequindre Rd
Mound Rd
1
102
102
Woodlawn Cemetery
Farwell Field
Google
U-Haul Moving
W State Fair Ave
Oute

E 10 Mile Rd
Mile Rd
E Brickley Ave
E Coy Ave
E Shevlin Ave
E Mapledale Ave
Karam Park
Hazel Park
Harness Raceway
Hughes Ave
Dequindre Rd
Oakgrove Ave
Maplelane Ave
Browning Ave
Morehouse Ave
Annabelle Ave
Viking Ice Arena
E Woodward Heights Blvd
Google

WHOLE SITE..
APPROX 160 ACRES

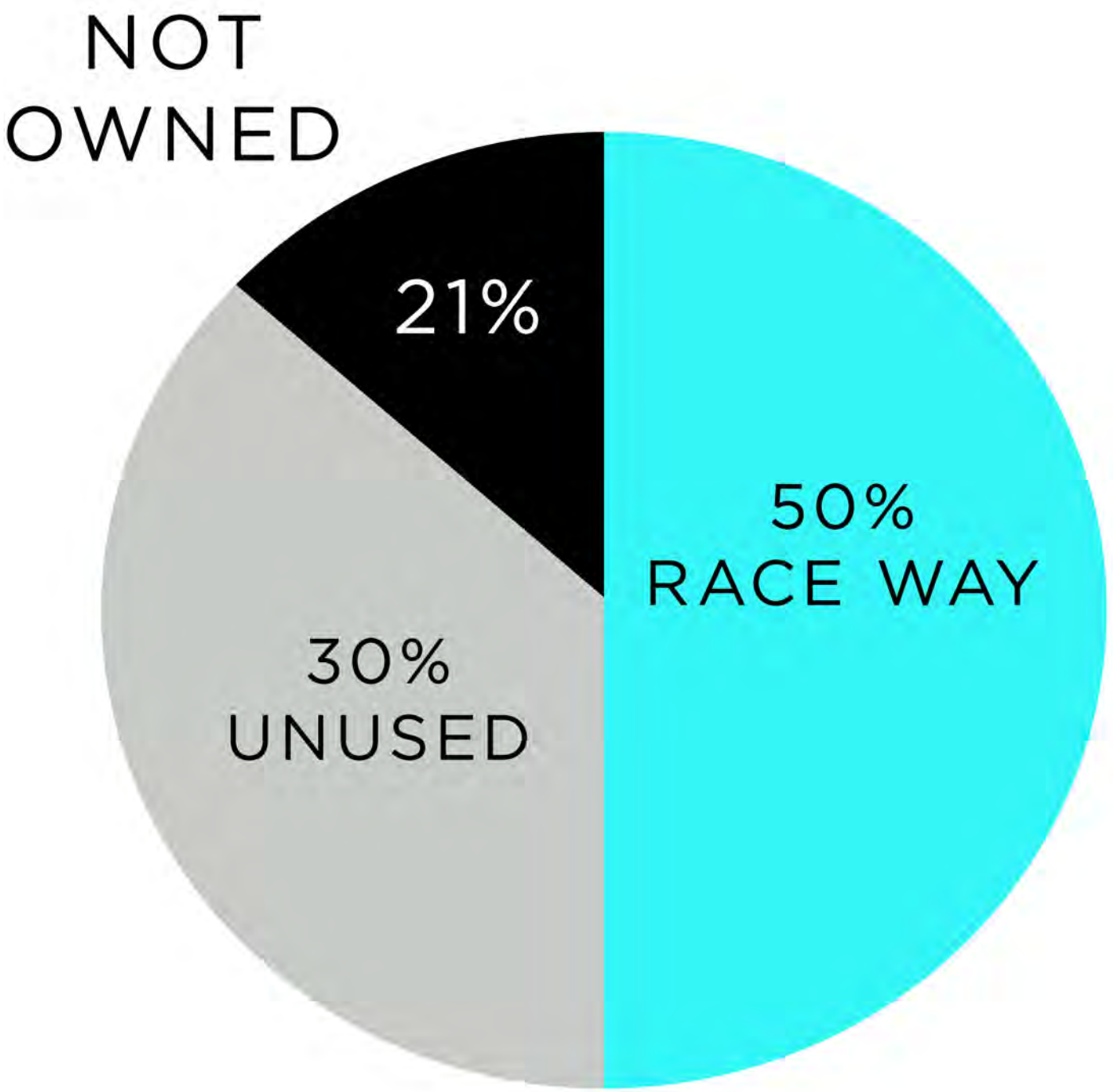
OF WHICH

THE RACE TRACK HOLDS..
APPROX 121 ACRES

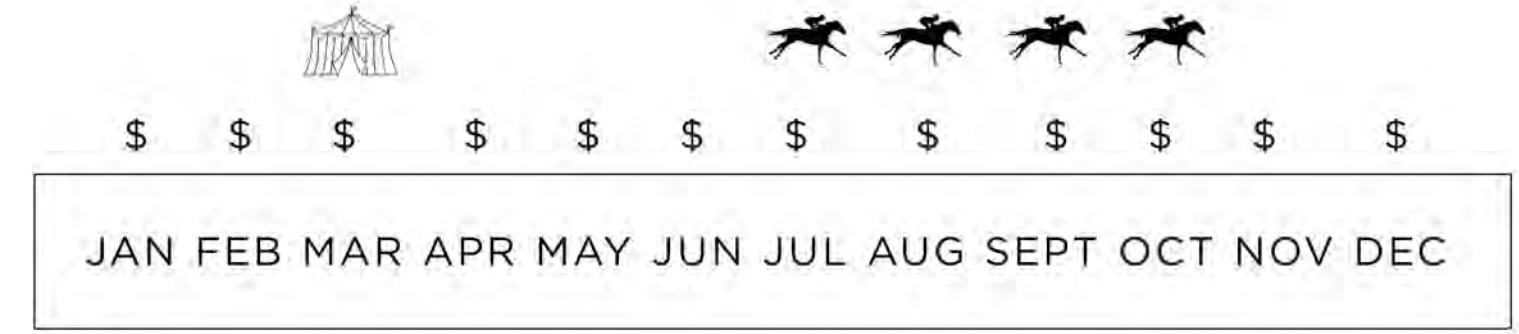
NOT OWNED

21%

76%
RACE WAY


NOT
OWNED
21%
50%
RACE WAY
30%
UNUSED

Current Use



$ = Gambling

= Horse Racing

= Circus

ACTIVATE

THE

SPACE

RESEARCH RECOMMENDS REDUCING THE RACEWAY PHYSICAL FOOTPRINT

FROM APPROX 121 ACRES

TO..

APPROX 71 ACRES

LESS

IS

MORE!

BUT ALSO...

IT CREATES 55 ACRES

OF UNRESTRAINED LAND

CASE STUDY

SEASIDE, FL = 80 ACRES

BREWSTER PROJECTS = 8 ACRES

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES

SEASIDE, FL = 80 ACRES

GREAT EXAMPLE!

BREWSTER PROJECTS = 8 ACRES

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES

SEASIDE, FL = 80 ACRES

BREWSTER PROJECTS = 8 ACRES

BAD EXAMPLE!

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES

SEASIDE, FL = 80 ACRES

BREWSTER PROJECTS = 8 ACRES

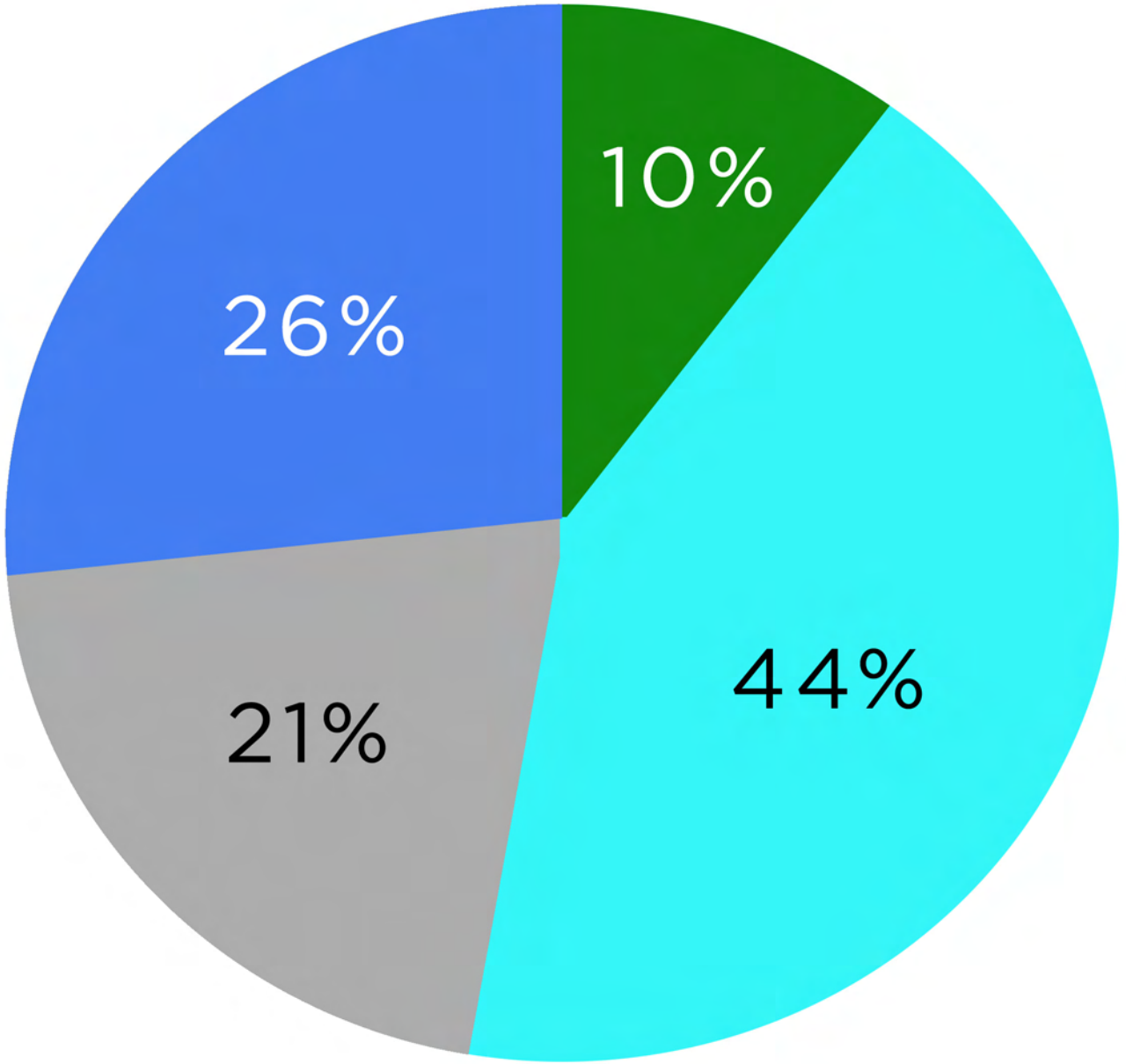
VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES

DIRECT COMPARISON!

PIONEER VILLAGE

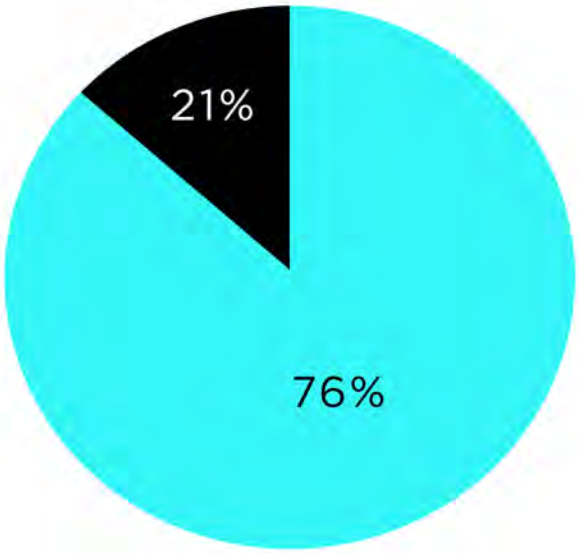
PIONEER VILLAGE
PLANNED COMMUNITY

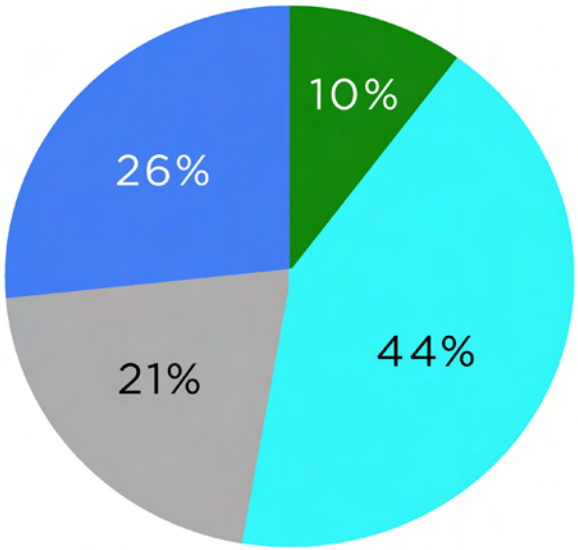
TOURNAMENT GRADE
SPORTS ENTERTAINMENT
COMPLEX



NOT OWNED BUT
NOW PART OF PLAN

HAZEL PARK
RACEWAY



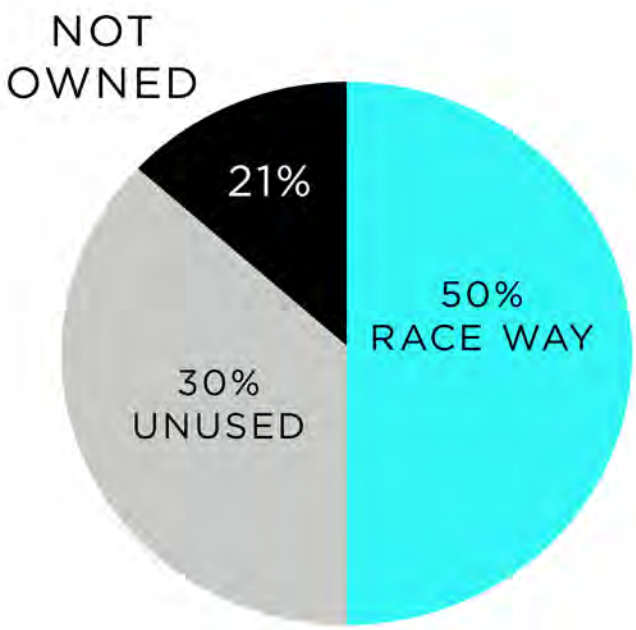


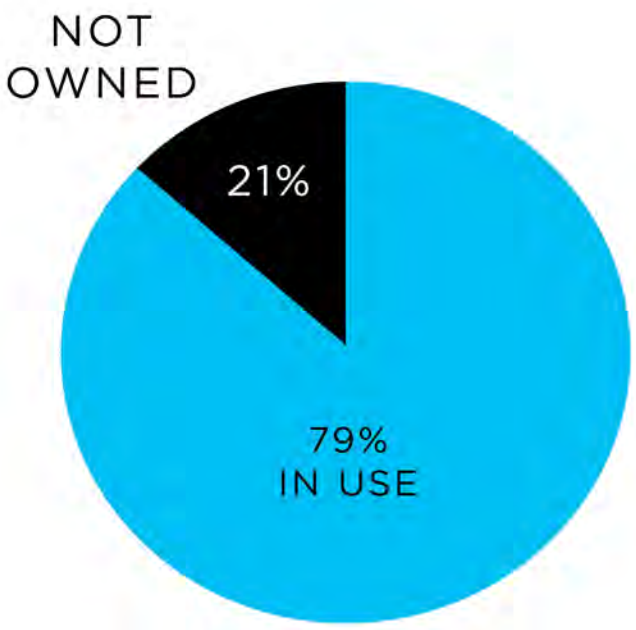
OLD

2 USES

NEW

4 USES





OLD

50% WASTE

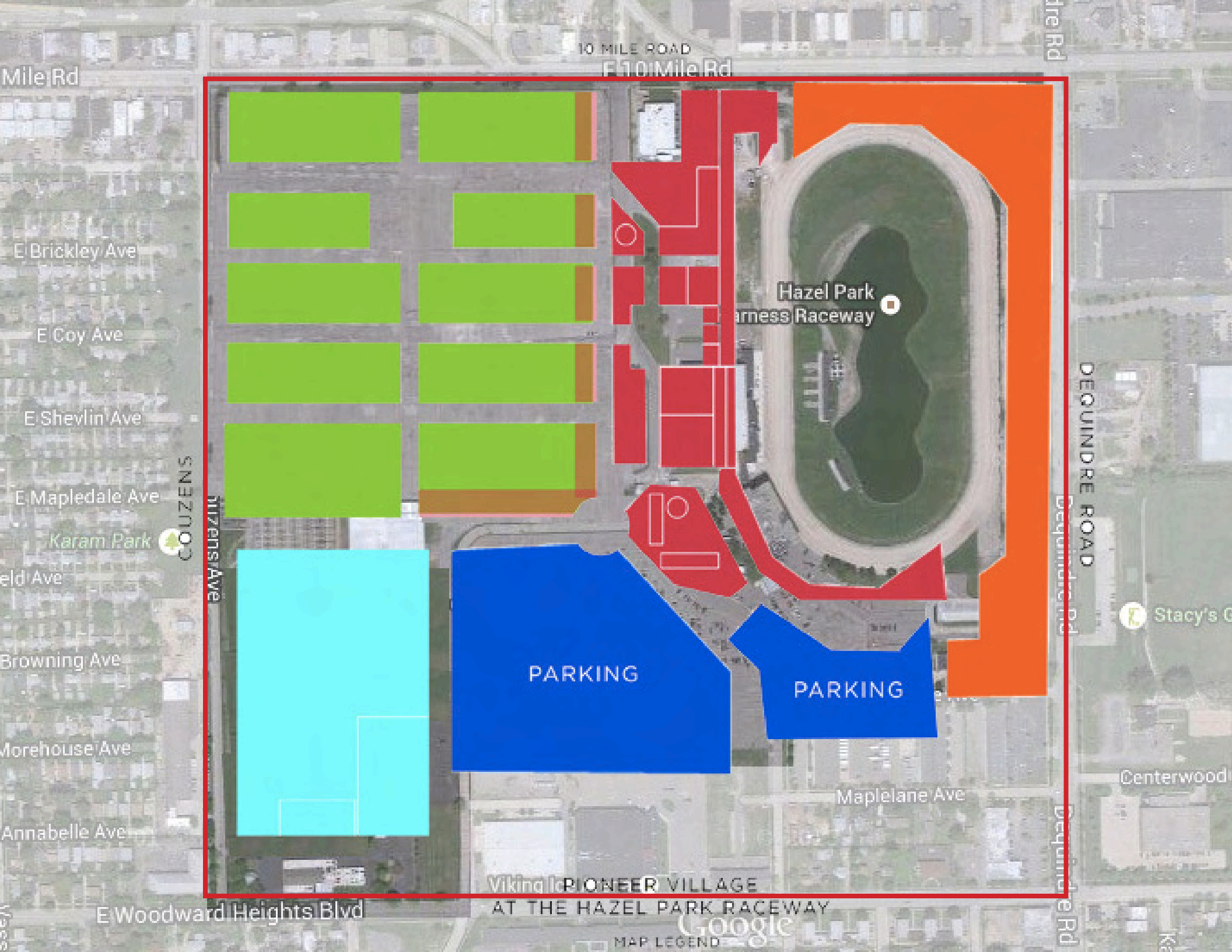
NEW

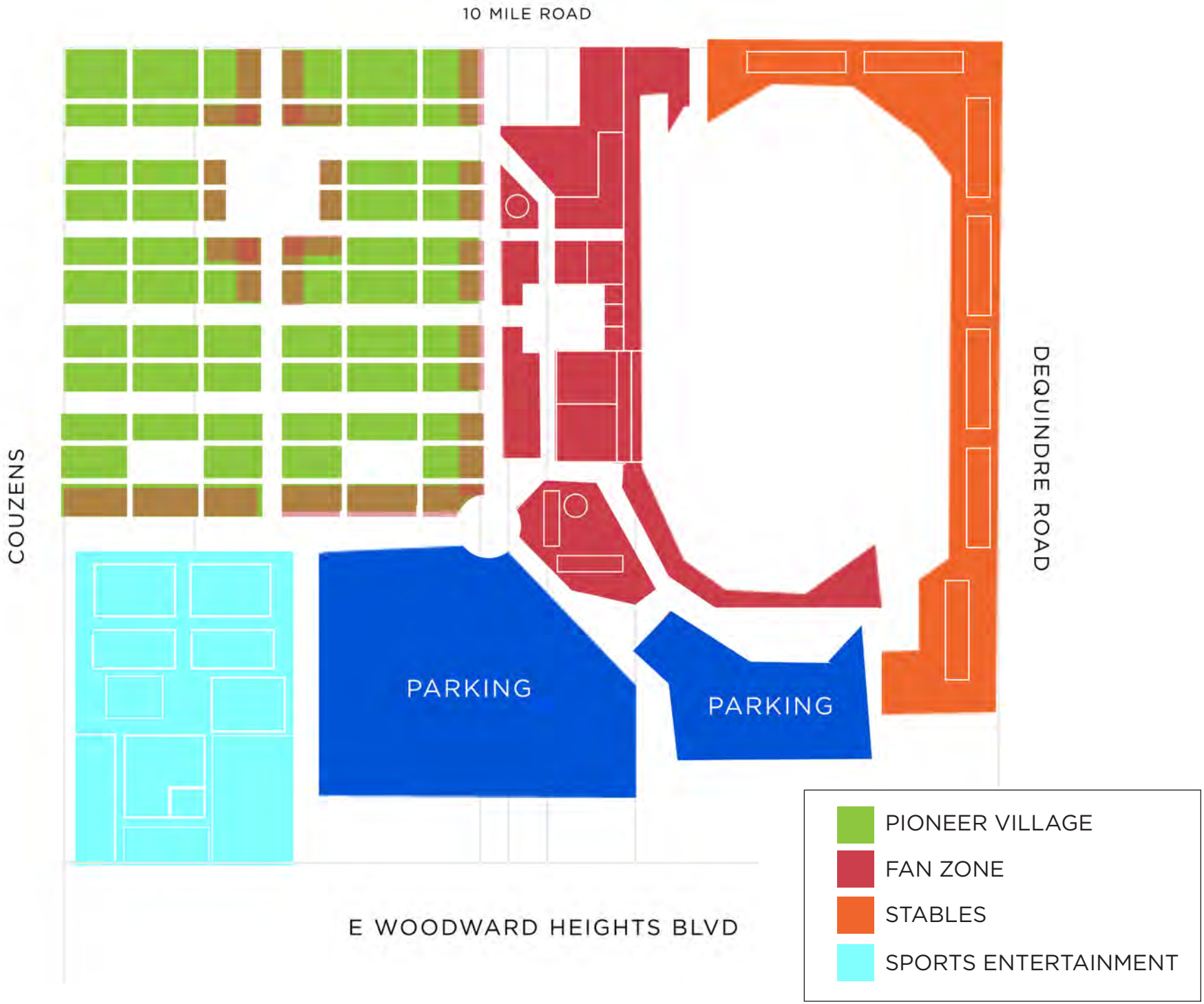
21% WASTE

0% WASTE

E 10 Mile Rd
Mile Rd
E Brickley Ave
E Coy Ave
E Shevlin Ave
E Mapledale Ave
Karam Park
Hazel Park
Harness Raceway
Hughes Ave
Dequindre Rd
Oakgrove Ave
Maplelane Ave
Browning Ave
Morehouse Ave
Annabelle Ave
Viking Ice Arena
E Woodward Heights Blvd
Google

Mile Rd
E Brickley Ave
E Coy Ave
E Shevlin Ave
E Mapledale Ave
Karam Park
field Ave
E Browning Ave
Morehouse Ave
E Annabelle Ave
E Woodward Heights Blvd
Hazel Park
Harness Raceway
Suzens Ave
Hughes Ave
Dequindre Rd
Oakgrove Ave
Maplelane Ave
Stacy's
Centerwood
Viking Ice Arena
Google

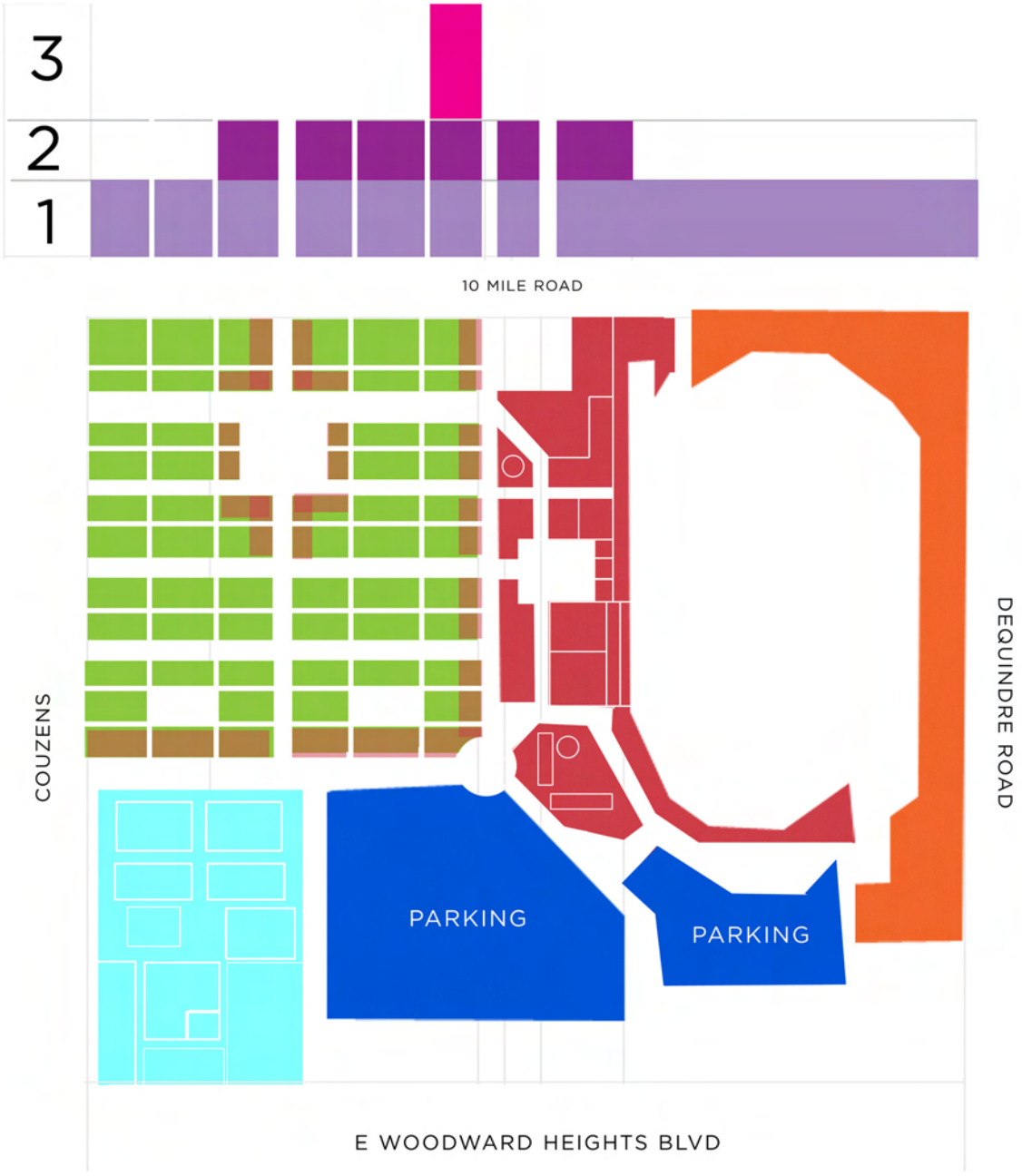

10 MILE ROAD
E 10 Mile Rd
Mile Rd
E Brickley Ave
E Coy Ave
E Shevlin Ave
E Mapledale Ave
Karam Park
eld Ave
Browning Ave
Morehouse Ave
Annabelle Ave
E Woodward Heights Blvd
COUZENS
MYRNS AVE
Hazel Park
arness Raceway
DEQUINDRE ROAD
Dequindre Rd
Stacy's G
PARKING
PARKING
Maplelane Ave
Centerwood
PIONEER VILLAGE
AT THE HAZEL PARK RACEWAY
Google
MAP LEGEND


10 MILE ROAD
COUZENS
DEQUINDRE ROAD
PARKING
PARKING
E WOODWARD HEIGHTS BLVD
PIONEER VILLAGE
FAN ZONE
STABLES
SPORTS ENTERTAINMENT

10 MI
COUZENS
PARKING
E WOODWARD HEIGHTS BLVD

10 MILE ROAD
COUZENS
DEQUINDRE ROAD
PARKING
PARKING
E WOODWARD HEIGHTS BLVD

DEQUINDRE ROAD
PARKING
PARKING
E WOODWARD HEIGHTS BLVD
3-4 STORY MIX USE
2 STORY MIX USE
SINGLE FAMILY


3
2
1
10 MILE ROAD
COUZENS
DEQUINDRE ROAD
PARKING
PARKING
E WOODWARD HEIGHTS BLVD

10 MILE ROAD
COUZENS
DEQUINDRE ROAD
PARKING
PARKING
E WOODWARD HEIGHTS BLVD

$100 MILLION

NEW RED WINGS STADIUM AREA

= 42 ACRES

NEW COLOMBIA AREA

= 50 ACRES

CASS PARK AREA

= 71 ACRES

55 ACRES

$650 MILLION COST

5x THE SCALE

THAT CONSIDERED...

$130 MILLION IS A HIGH ESTIMATE

$100 MILLION IS A LOW ESTIMATE

MOST IMPORTANTLY

THIS IS THE REAL SCALE OF OPPORTUNITY

COMMUNITY CONNECTION

MINIMUM 1 YEAR OF MORE STUDY ON
REAL COSTS AND
RESOURCE ALLOCATION
AND AFTER THAT..

MINIMUM 12 MONTHLY MEETINGS
WITH THE COMMUNITY TO
DEVELOP A MORE TAILORED PLAN

FREEDOM

Hazel Park
Harness Raceway
Google

FREEDOM

RESULT
WIN
PLACE
SHOW

RESULT
WIN
PLACE
SHOW

Hazel Park
Harness Raceway
Couzens Ave
NO TURN
ON RED

Couzens Ave
NO TURN
ON RED

THANK YOU