

# Detroit River International Crossing Study

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## **Workshop # 9**

**Community Planning, Context Sensitive Solutions (CSS), and Aesthetics of Bridge/Plaza/I-75 Interchange**

An aerial photograph of the Detroit River, showing the city skyline on the left and the river flowing towards the right. The sky is overcast with grey clouds. The text is overlaid on the center of the image.

An aerial photograph of the Detroit River, showing the city skyline on both sides. The river flows from the top center towards the bottom right. The city buildings are visible on the left and right banks, with a mix of high-rise and lower-rise structures. The sky is overcast with grey clouds. A green horizontal bar is positioned below the title text.

Detroit River International Crossing Study  
**Development of Practical Alternatives**  
Workshop # 9 – April 19, 2006

- **Welcome**
- **Review Agenda and Previous Workshops**
  - Review Workshops #1 - #8
- **Context Sensitive Solutions** – Definition and Methodology
- **Community Planning**
  - Preliminary Community Plans
- **Context Sensitive Solutions** – Key Elements
- **Bridge**
  - Terminology
  - Structural Requirements for Crossings X – 10 and X – 11
  - “World Tour” / Aesthetic Opportunities
  - Public Preference / Input on Preferences
- **Wrap Up**
- **Next Steps / Meetings**

# Previous Workshops

- Workshop # 1, December 14, 2005: **“Prouds” and “Concerns”, Visioning a successful, and vibrant area WITH and WITHOUT a bridge**
- Workshop # 2, December 21, 2005: **Prioritizing Visions and the First Step Toward Plaza Location**
- Workshop # 3, January 4, 2006: **Review of Vision Statements and Presentation of Preliminary Plaza Location Proposals**
- Workshop # 4, January 18, 2006: **Work Station Question and Answer and Presentation of Proposed Plaza Locations**
- Workshop # 5, February 8, 2006: **Presentation of Proposed Plaza with Preliminary Tie to Bridge / I-75**
- Workshop # 6, February 27, 2006: **Vision Statement Extraction/Land Use Goals and Governmental Visions**
- Workshop # 7, March 8, 2006: **Visual Preference Survey and Site Analysis**
- Workshop # 8, March 22, 2006: **Community Planning**



# The Detroit River International Crossing Study

An aerial photograph of the Detroit River, showing the water in the foreground and a city skyline in the background. The sky is overcast with grey clouds. A dark blue horizontal bar is at the top of the image.

## Context Sensitive Solutions - Definition and Methodology

# Context Sensitive Solutions DRIC

“Incorporate context sensitive design (solutions) into transportation projects . . . .”

*Governor Jennifer M. Granholm*

“A collaborative, interdisciplinary approach involving stakeholders for the development of a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, cultural, and environmental resources, while maintaining safety and mobility.”

*Michigan Department of Transportation*

# Context Sensitive Solutions DRIC

- Develop designs that meet the needs of specific sites rather than using standardized solutions

Anywhere, USA



M-10, Michigan





# Context Sensitive Solutions DRIC

## Micro Setting – “Local Picture”

- “Local” scale and feel
  - of the plaza;
  - the interchanges; and,
  - local access roads
- Their impacts on:
  - a commercial street;
  - a residential neighborhood;
  - an industrial district; and
  - a Historic Fort.
- The abutting land uses
  - Fort Street is different than Jefferson Avenue

# Context Sensitive Solutions DRIC

## Macro Setting – “Big Picture”

- The crossing system impacts on:
  - The two nations (International)
  - Metropolitan areas (Regional)
  - The neighborhoods (Local)
  - The Delray Community’s existing land use
  - The Delray Community’s Vision for its Future



# The Detroit River International Crossing Study

An aerial photograph of Detroit, Michigan, showing the city skyline and the Detroit River. The river is in the foreground, and the city buildings are visible in the background. A large blue box with white text is overlaid on the image.

## Community Plans

(results of workshop # 8)

# The Detroit River International Crossing Study

- Definition of a “land use plan”

*..... the systematic assessment of land and water potential, alternatives for land use and economic and social conditions in order to select and adopt the best land-use options. Its purpose is to select and put into practice those land uses that will best meet the needs of the people while safeguarding resources for the future.*

*The driving force in planning is the need for change, the need for improved management or the need for a quite different pattern of land use dictated by changing circumstances.....*

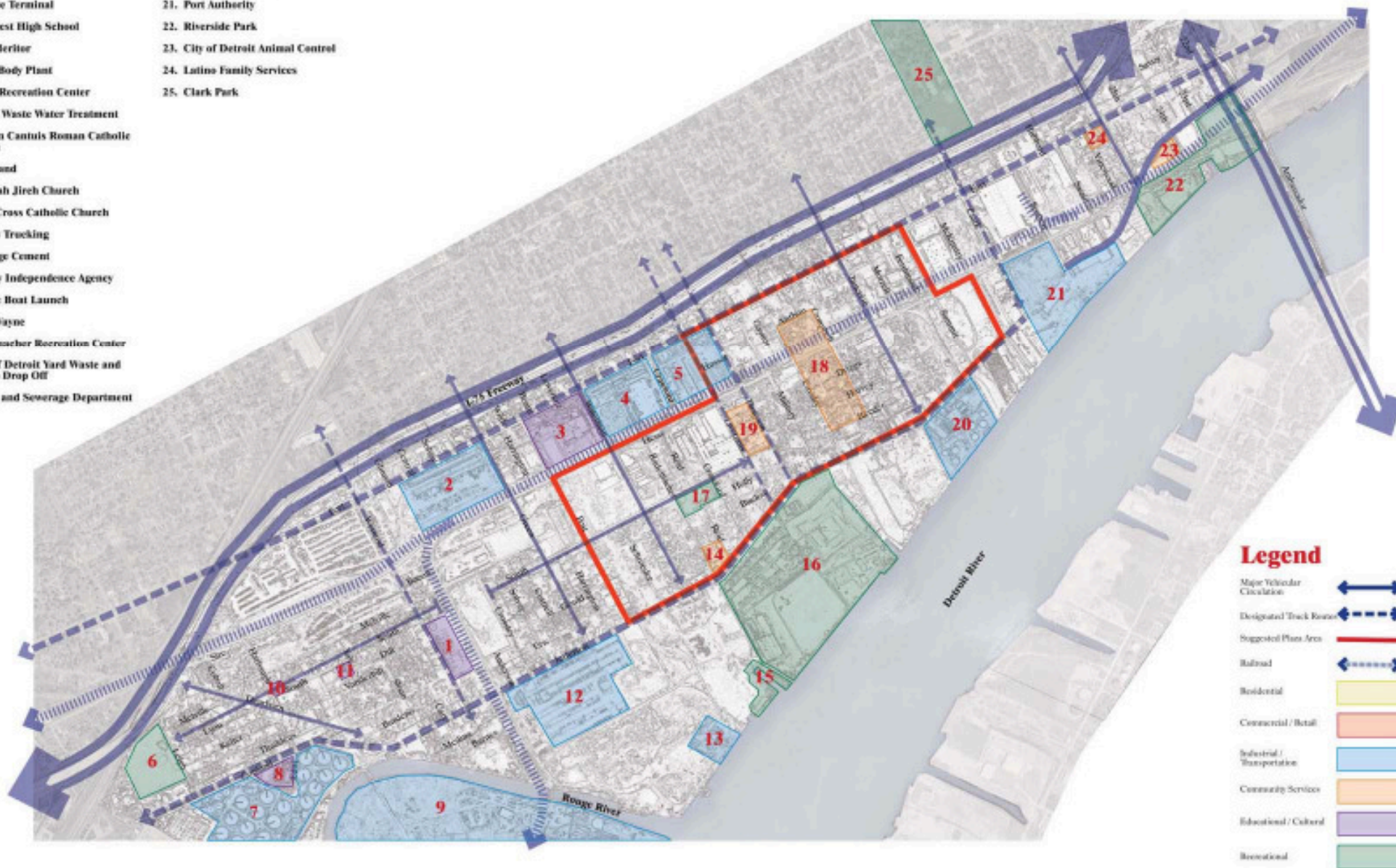






# DELRAY AREA PLAN

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arvin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantuis Roman Catholic Church
9. Zug Island
10. Jehosah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park



## Legend

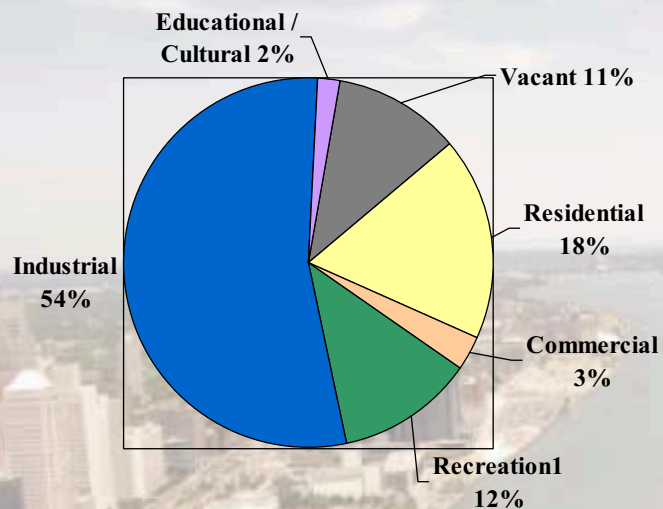
Major Vehicular Circulation	
Designated Truck Route	
Suggested Plan Area	
Railroad	
Residential	
Commercial / Retail	
Industrial / Transportation	
Community Services	
Educational / Cultural	
Recreational	

Major Existing Land Uses

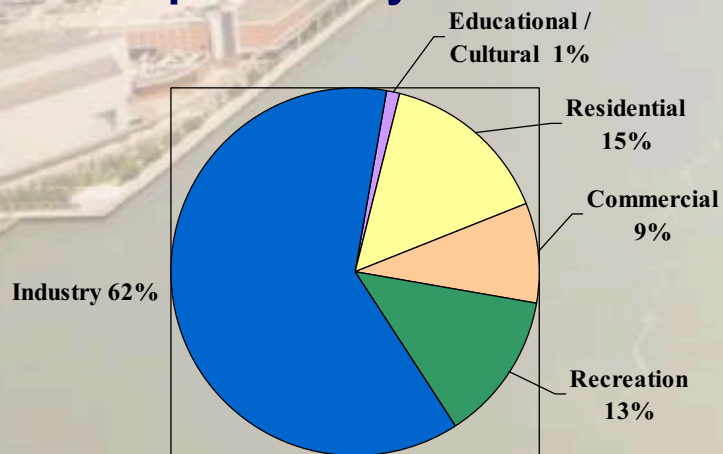


# The Detroit River International Crossing Study

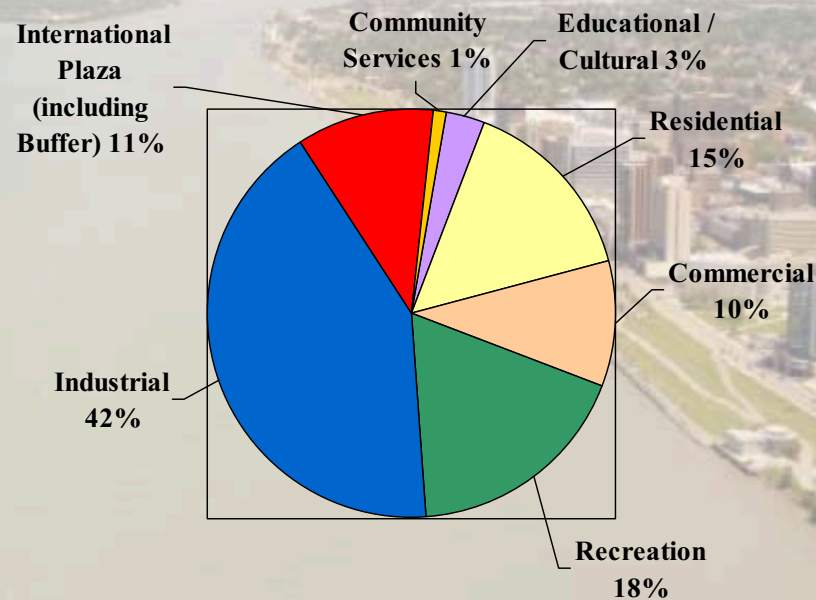
## Existing Land Use



## Proposed City Land Use



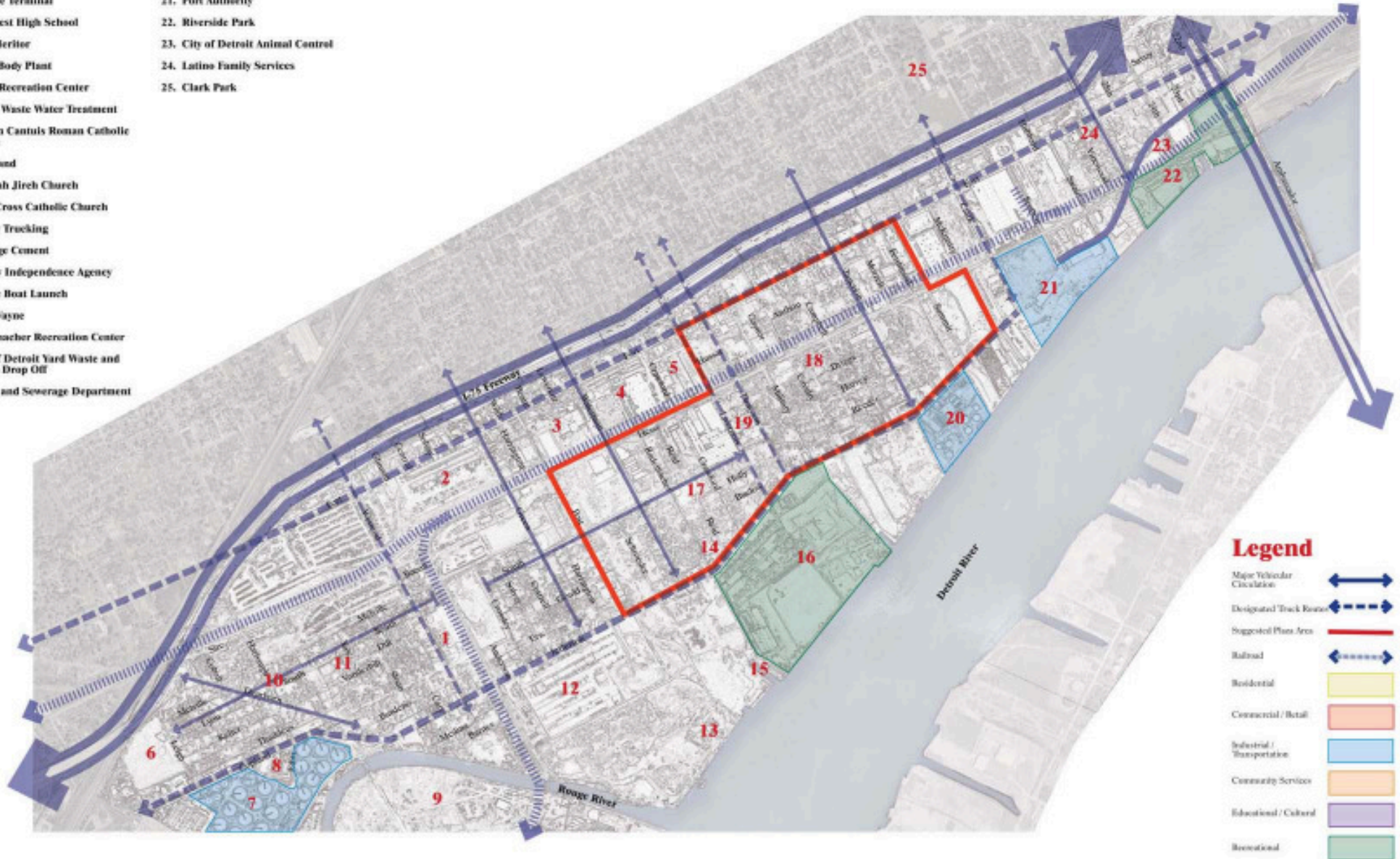
## “Workshop” Land Use





# DELRAY AREA PLAN

- 1. McMillan School
- 2. Produce Terminal
- 3. Southwest High School
- 4. Arvin Meritor
- 5. Fisher Body Plant
- 6. Delray Recreation Center
- 7. Detroit Waste Water Treatment
- 8. St. John Cantuis Roman Catholic Church
- 9. Zug Island
- 10. Jehovah Jireh Church
- 11. Holy Cross Catholic Church
- 12. Yellow Trucking
- 13. LeFarge Cement
- 14. Family Independence Agency
- 15. Public Boat Launch
- 16. Fort Wayne
- 17. Rademacher Recreation Center
- 18. City of Detroit Yard Waste and Dump Drop Off
- 19. Water and Sewerage Department
- 20. Detroit Power Plant
- 21. Port Authority
- 22. Riverside Park
- 23. City of Detroit Animal Control
- 24. Latino Family Services
- 25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plan Area
- Railroad
- Residential
- Commercial/Retail
- Industrial/Transportation
- Community Services
- Educational/Cultural
- Recreational



# DELRAY AREA PLAN

TABLE ①

- 1. McMillan School
- 2. Produce Terminal
- 3. Southwest High School
- 4. Arvin Meritor
- 5. Fisher Body Plant
- 6. Delray Recreation Center
- 7. Detroit Waste Water Treatment
- 8. St. John Cantais Roman Catholic Church
- 9. Zug Island
- 10. Jehovah Jireh Church
- 11. Holy Cross Catholic Church
- 12. Yellow Trucking
- 13. LeFarge Cement
- 14. Family Independence Agency
- 15. Public Boat Launch
- 16. Fort Wayne
- 17. Rademacher Recreation Center
- 18. City of Detroit Yard Waste and Dump Drop Off
- 19. Water and Sewerage Department
- 20. Detroit Power Plant
- 21. Port Authority
- 22. Riverside Park
- 23. City of Detroit Animal Control
- 24. Latino Family Services
- 25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

**Proposed Land Uses**





# DELRAY AREA PLAN

TABLE 2

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arsin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantuis Roman Catholic Church
9. Zug Island
10. Jehovah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park

• LIGHT, NON-POLLUTING INDUSTRY  
 • COMMERCIAL BOTH SIDES OF JEFFERSON + DEARBORN  
 \*NEXT MONTH, PLEASE!!



Legend	
Major Vehicular Circulation	
Designated Truck Routes	
Suggested Plaza Area	
Railroad	
Residential	
Commercial / Retail	
Industrial / Transportation	
Community Services	
Educational / Cultural	
Recreational	

TABLE 2

Proposed Land Uses





# DELRAY AREA PLAN

- 1. McMillan School
- 2. Produce Terminal
- 3. Southwest High School
- 4. Arvin Meritor
- 5. Fisher Body Plant
- 6. Delray Recreation Center
- 7. Detroit Waste Water Treatment
- 8. St. John Cantuis Roman Catholic Church
- 9. Zug Island
- 10. Jehovah Jireh Church
- 11. Holy Cross Catholic Church
- 12. Yellow Trucking
- 13. LeFarge Cement
- 14. Family Independence Agency
- 15. Public Boat Launch
- 16. Fort Wayne
- 17. Rademacher Recreation Center
- 18. City of Detroit Yard Waste and Dump Drop Off
- 19. Water and Sewerage Department
- 20. Detroit Power Plant
- 21. Port Authority
- 22. Riverside Park
- 23. City of Detroit Animal Control
- 24. Latino Family Services
- 25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

**Proposed Land Uses**





# DELRAY AREA PLAN

FOUR

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arvin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantius Roman Catholic Church
9. Zug Island
10. Jehovah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

Proposed Land Uses





# DELRAY AREA PLAN

TABLE 5

- 1. McMillan School
- 2. Produce Terminal
- 3. Southwest High School
- 4. Arvin Meritor
- 5. Fisher Body Plant
- 6. Delray Recreation Center
- 7. Detroit Waste Water Treatment
- 8. St. John Cantuis Roman Catholic Church
- 9. Zug Island
- 10. Jehovah Jireh Church
- 11. Holy Cross Catholic Church
- 12. Yellow Trucking
- 13. LeFarge Cement
- 14. Family Independence Agency
- 15. Public Boat Launch
- 16. Fort Wayne
- 17. Rademacher Recreation Center
- 18. City of Detroit Yard Waste and Dump Drop Off
- 19. Water and Sewerage Department
- 20. Detroit Power Plant
- 21. Port Authority
- 22. Riverside Park
- 23. City of Detroit Animal Control
- 24. Latino Family Services
- 25. Clark Park



**Legend**

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plan Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational



# DELRAY AREA PLAN

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arvin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantuis Roman Catholic Church
9. Zug Island
10. Jehovah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park

Table  
~~2~~

CS = SPREAD OUT  
THAT THE ESSENTIAL  
UTILITIES ARE

Remove Yellow Trucking  
Commercial for Blvd & Reduce Terminal  
Protect Port of Commercial  
Buffer school  
Protect Port of Commercial

Henry & Craig's  
Take

Move Port Delray to  
area  
Yellow Trucking/Warehouse

Block I-75 for second



**Legend**

- Major Vehicular Circulation
- Designated Truck Route
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

WIND

**Proposed Land Uses**









# DELRAY AREA PLAN

TABLE NINE

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arvin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantuis Roman Catholic Church
9. Zug Island
10. Jehovah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department

20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

Proposed Land Uses



Not to Scale



# DELRAY AREA PLAN

TABLE 10

1. McMillan School
2. Produce Terminal
3. Southwest High School
4. Arvin Meritor
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Waste Water Treatment
8. St. John Cantuis Roman Catholic Church
9. Zug Island
10. Jehovah Jireh Church
11. Holy Cross Catholic Church
12. Yellow Trucking
13. LeFarge Cement
14. Family Independence Agency
15. Public Boat Launch
16. Fort Wayne
17. Rademacher Recreation Center
18. City of Detroit Yard Waste and Dump Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Port Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latino Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial/ Retail
- Industrial/ Transportation
- Community Services
- Educational/ Cultural
- Recreational

Proposed Land Uses



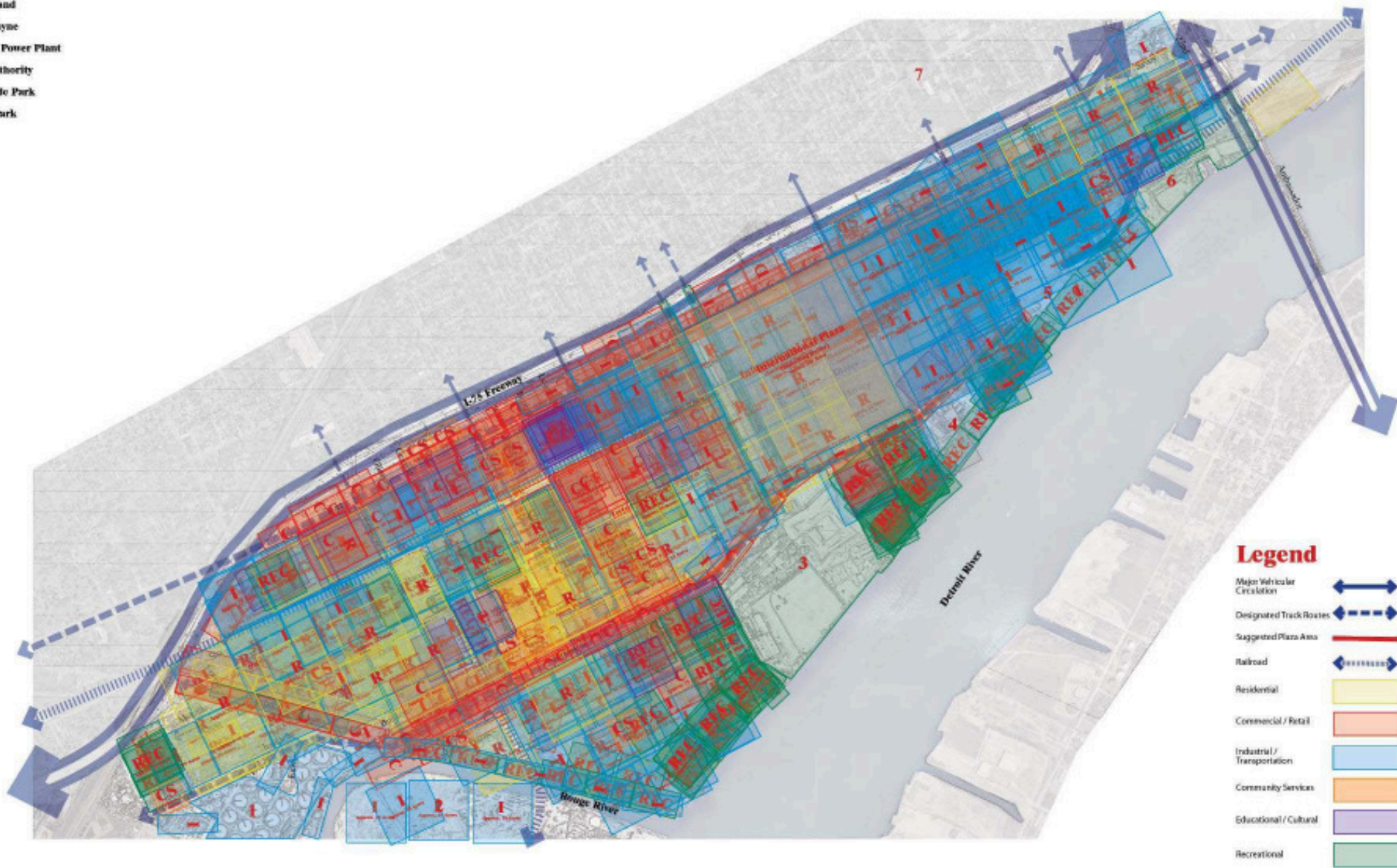
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# DELRAY AREA PLAN

All tables

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Fort Authority
6. Riverside Park
7. Clark Park



**Legend**

- Major Vehicular Circulation
- Designated Track Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational



# DELRAY AREA PLAN

Plaza

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



**Legend**

- Major Vehicular Circulation
- Designated Track Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

**Proposed Land Uses by Residents**





# DELRAY AREA PLAN

## Residential

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



Proposed Land Uses by Residents



Not to Scale



# DELRAY AREA PLAN

## Community Services

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



**Proposed Land Uses by Residents**



Detroit International River Crossing Study



# DELRAY AREA PLAN

## Education / Cultural

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



**Proposed Land Uses by Residents**





# DELRAY AREA PLAN

Commercial

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



Proposed Land Uses by Residents





# DELRAY AREA PLAN

## Recreation

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



**Proposed Land Uses by Residents**





# DELRAY AREA PLAN

Industry

1. Detroit Waste Water Treatment
2. Zug Island
3. Fort Wayne
4. Detroit Power Plant
5. Port Authority
6. Riverside Park
7. Clark Park



**Legend**

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

**Proposed Land Uses by Residents**



Detroit International River Crossing Study



# The Detroit River International Crossing Study

**“DRAFT”  
Community Land Use  
Plans**



# DELRAY AREA PLAN

1. McMillan School
2. Pauline Terminal
3. Redwood High School
4. Avon Mall
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Water Works Treatment
8. St. John's Roman Catholic Church
9. Zig Island
10. Adorsh Earth Church
11. Holy Cross Catholic Church
12. Silver Trucking
13. Lefrapp Center
14. Family Independence Agency
15. Public Trust Launch
16. Fox Plaza
17. Redwood Recreation Center
18. City of Detroit Yard Waste and Snow Drop Off
19. Water and Sewerage Department
20. National Power Plant
21. Post Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Latta Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Track Routes
- Suggested Plaza Area
- Railroad
- Residential
- Mixed Use
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

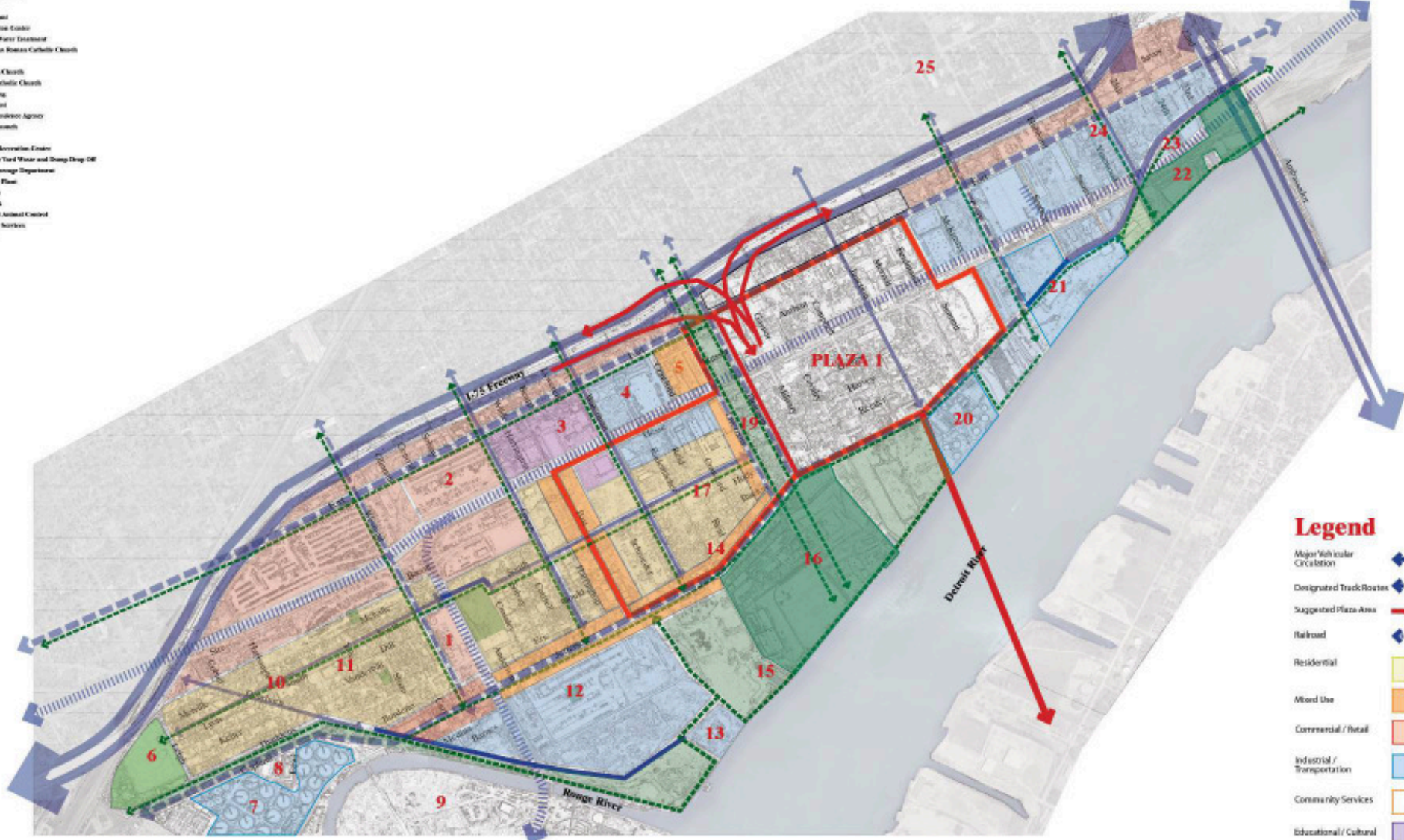


PRELIMINARY 3-28-06



# DELRAY AREA PLAN

1. McMillan School
2. Frontier Terminal
3. Roseland High School
4. Arnie Martin
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Water/Waste Treatment
8. St. John Catholic Roman Catholic Church
9. Zig Island
10. Zeborsk Earth Church
11. Holy Cross Catholic Church
12. Silver Trucking
13. Lefrere Court
14. Family Independence Agency
15. Public Hear Launch
16. Fox Home
17. Andersons Recreation Center
18. City of Detroit Yard Water and Sludge Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Post Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Larkin Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Mixed Use
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational



PRELIMINARY 3-28-06

Land Use Concepts - Plaza 1 - When Bridge is Built



# DELRAY AREA PLAN

1. McMillan School
2. Frederic Townsend School
3. Southview High School
4. Arden Mall
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Water Reuse Treatment
8. St. John's Lutheran - Roman Catholic Church
9. Day School
10. Johnson Beth Church
11. Holy Cross Catholic Church
12. Edison Trucking
13. LeFarge Center
14. Family Independence Agency
15. Public Boat Launch
16. Fox Vapor
17. Radwanovich Recreation Center
18. City of Detroit East Waste and Recycling Plant
19. Water and Sewerage Department
20. Detroit Power Plant
21. Fire Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Luther Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Mixed Use
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational



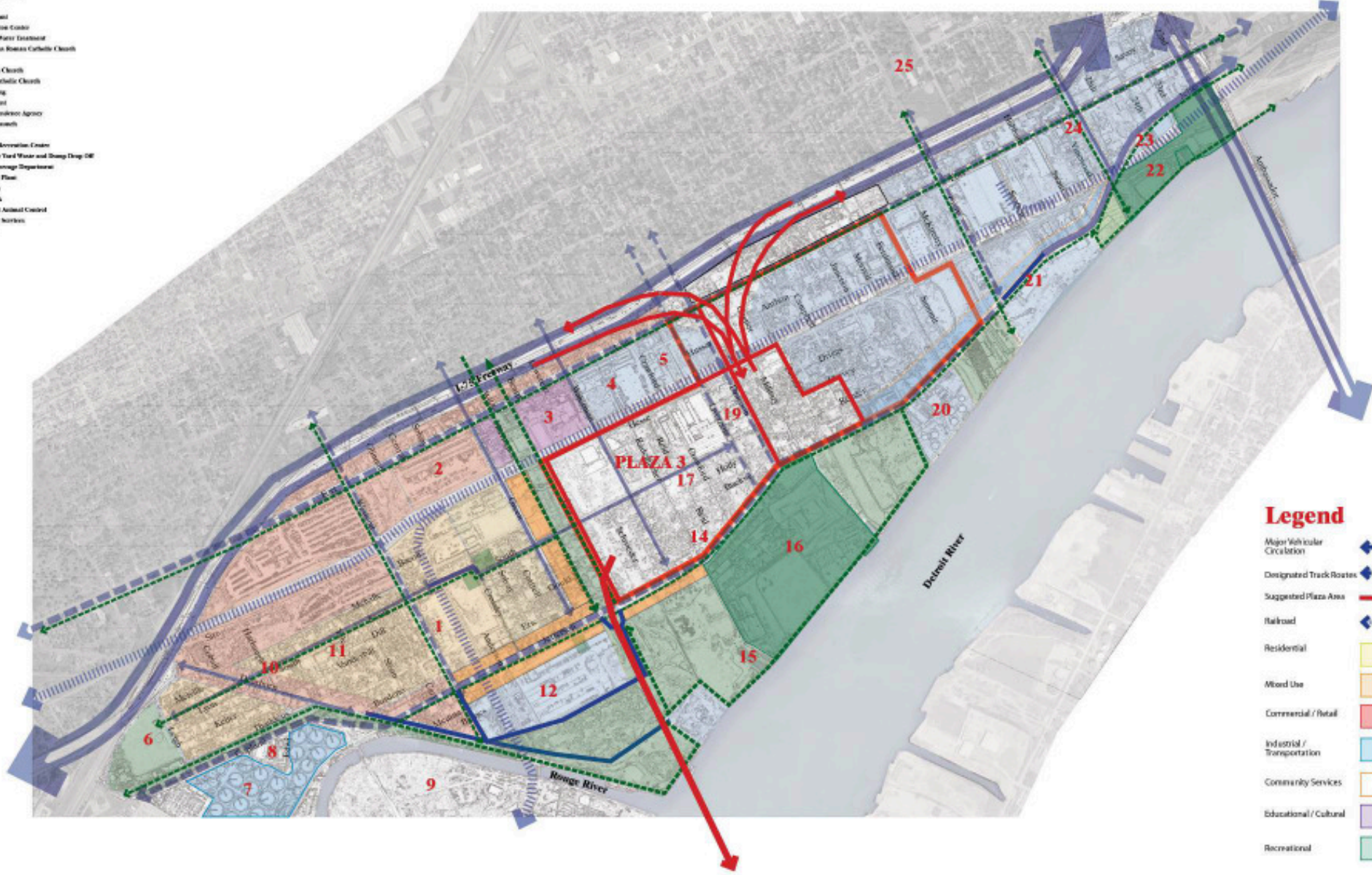
PRELIMINARY 3-28-06

Land Use Concepts - Plaza 2 - When Bridge is Built



# DELRAY AREA PLAN

1. McMillan School
2. Frontier Terminal
3. Ansonia High School
4. Avon Mall
5. Fisher Body Plant
6. Delray Recreation Center
7. Detroit Water Works Treatment
8. St. John Catholic Roman Catholic Church
9. Zig Island
10. Jehovah's Witness Church
11. Holy Cross Catholic Church
12. Silver Trucking
13. LeFayre Court
14. Family Independence Agency
15. Public Hear Launch
16. Fox Home
17. Andersons Recreation Center
18. City of Detroit Yard Waste and Scrap Drop Off
19. Water and Sewerage Department
20. Detroit Power Plant
21. Post Authority
22. Riverside Park
23. City of Detroit Animal Control
24. Larkin Family Services
25. Clark Park



## Legend

- Major Vehicular Circulation
- Designated Track Routes
- Suggested Plaza Area
- Railroad
- Residential
- Mixed Use
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational



PRELIMINARY 3-28-06

Land Use Concepts - Plaza 3 - When Bridge is Built