

Detroit River International Crossing Study

Workshop # 11

Community Planning Process, Illustrative Community Plans, and Enhancement Projects

An aerial photograph of the Detroit River, showing the city skyline of Detroit on the left and Windsor, Ontario on the right. The river flows from the top center towards the bottom right. The sky is overcast with grey clouds. The text is overlaid on the top half of the image.

Detroit River International Crossing Study

Development of Community Plans

Workshop # 11 – May 23, 2006

- **Welcome**
- **Review Workshops - #1 and #7**
- **Review Workshops - #8 and #9**
 - “Review Community Plans”
 - Separation of “Land Use Layers”
 - Composite or “Stained Glass” Overlay
 - Illustrative Community Plans
 - Neighborhood Character Sketches
- **Community Plan Critique (Workshop Activity)**
 - Review and Comment on Illustrative Plans
 - Discuss “Positive and Negatives”
 - Presentation from each Table
- **Community Enhancement Project**
- **Wrap Up**
- **Next Steps / Meetings**

Previous Workshops

- # 1 Dec. 14, 2005: **“Prouds” and “Concerns” & Visioning a Successful and Vibrant Area WITH and WITHOUT a Bridge**
- # 2 Dec. 21, 2005: **Visions / First Step to Plaza Location**
- # 3 Jan. 4, 2006: **Visions and Presentation of Preliminary Plaza Locations**
- # 4 Jan. 18, 2006: **Work Station “Q and A” and Proposed Plaza Locations**
- # 5 Feb. 8, 2006: **Proposed Plazas w/ Preliminary Tie to Bridge / I-75**
- # 6 Feb. 27, 2006: **Vision State. Extract./Land Use Goals and Govern. Vision**
- # 7 March 8, 2006: **V.P. Survey and Introduction of the Community Analysis**
- # 8 March 22, 2006: **Community Planning Exercises**
- # 9 April 19, 2006: **Community Planning, CSS, and Bridge Terminology**
- #10 May 9 & 10, 2006: **SW Detroit Social and Cultural Information Gathering**

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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

TABLE

A. Produce Terminal

- Historic Structure
- Could prove a catalyst for future businesses, i.e. organic farms, etc.
- Intense truck area - backing in to Fort St.

B. Delray Neighborhood

- Loyal constituency
- Historic legacy
- Many vacant parcels and houses
- Crime issues

C. Fort Street

- Major east / west truck route connecting to bridge, I-75 and down river
- Heavily commercialized
- Loud
- Dusty
- Wide

D. I-75

- Extensive truck traffic to Fort Street and bridge
- Separates north and south neighborhoods
- Major interchanges need to be controlled
- Plaza may affect interchanges

E. Detroit Waste Water Treatment

- Smelly - "yellow haze"
- Unfortunately the neighborhood is down wind from the facility
- Unpleasantly - consider buffering heavily
- BUFFER!!!

F. Zug Island

- What an unholy mess!
- But what will it look like in 50 years?
- Visually buffer
- Not as offensive to neighborhood as WW Treatment Plant
- How do we make them a better neighbor?

G. Springwells / Mexican Town North of I-75

- Fastest growing neighborhoods in Detroit
- Much stable housing stock
- Create connections to Delray and river

H. Southwest High School

- Many recent renovations including auditorium, athletic facilities, pool.
- Beautiful building
- Asset to community

Road Infrastructure

- Delray has the advantage of residential sized streets and ROW's
- Perfect for redevelopment
- Utilities are already there
- Need to keep trucks on proper routes

I. Jefferson Avenue

- Secondary east / west connection.
- More pedestrian scale but feels deserted, isolated
- Few neighborhood businesses on Jefferson
- Good place for mixed use development and multi family residential

Small Industry

- Some buildings are empty, some are dirty and untidy, while others are models of good industry neighbors.
- Promote small industry and "shops" that can serve the provide neighborhood jobs
- Promote sustainable, green

J. Railroad

- East/west connection
- Main spur extends to Zug Island
- Secondary spurs down line include RGL
- Can it be moved?
- Railroad cannot extend through plaza (Given)

K. Possible Plaza Area

- About 150 acres
- Will connect bridge to I-75
- Self contained
- Limited local access
- Requires adequate buffering

L. Delray Heights

- Smaller than Delray proper
- More fractured and isolated

M. Riverside Park

- Isolated, feels dangerous
- Connect to greater park system and rest of neighborhood
- Improve facilities, amenities and programming

N. Port Authority

- A given - they are not moving
- Any plans must go around property

O. Fort Wayne

- Of significant regional historic value
- Create focal point upon which to build tourist destination with accompanying

R. Lockman's Hardware

- Hey! There's a hardware store in Delray!
- Long term viable store
- Widely known and patronized

S. Kovac's Bar

- Long term viable restaurant and pub
- Widely known and patronized
- Owner willing to sell

P. Public Boat Launch

- Little hidden secret
- Expand, connect to greater park / Riverfront system

Q. Delray Cafe

- Long term viable restaurant/pub
- Widely known and patronized

Prevailing Winds

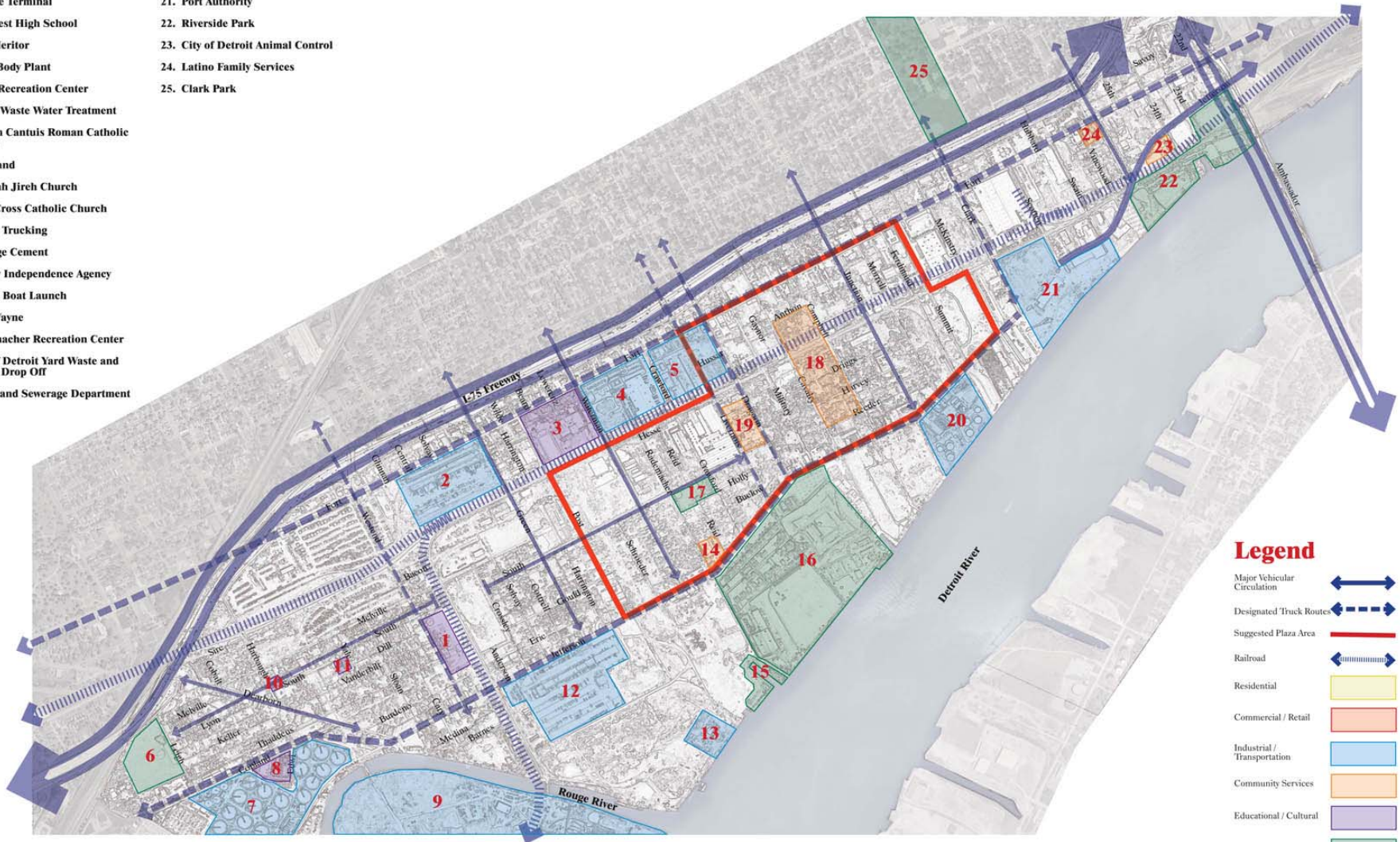
- Generally from the West to South west in Summer and West to Northwest in winter
- Neighborhood is downwind of treatment plant and Zug Island in summer
- Attempt to buffer affects

Site Analysis



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

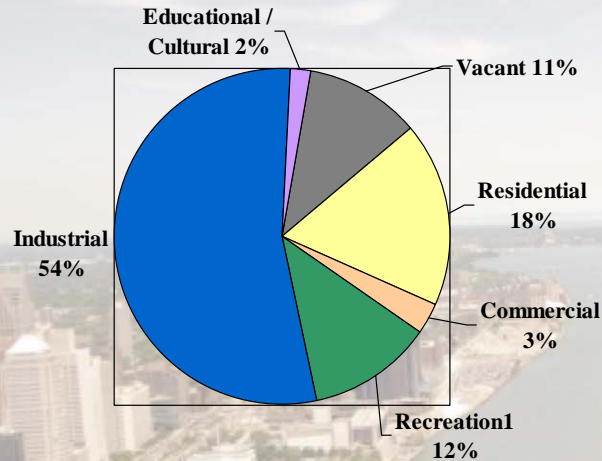
- Major Vehicular Circulation
- Designated Truck Routes
- Suggested Plaza Area
- Railroad
- Residential
- Commercial / Retail
- Industrial / Transportation
- Community Services
- Educational / Cultural
- Recreational

Major Existing Land Uses

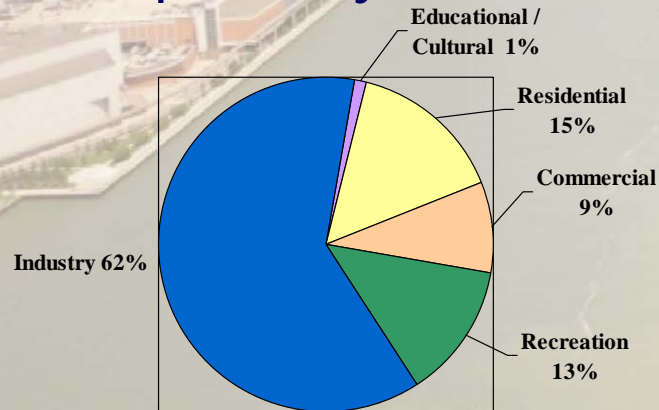


The Detroit River International Crossing Study

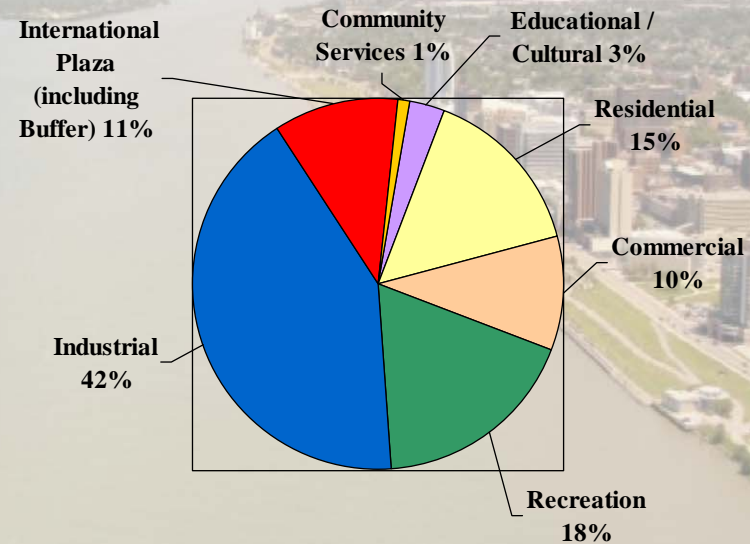
Existing Land Use



Proposed City Land Use

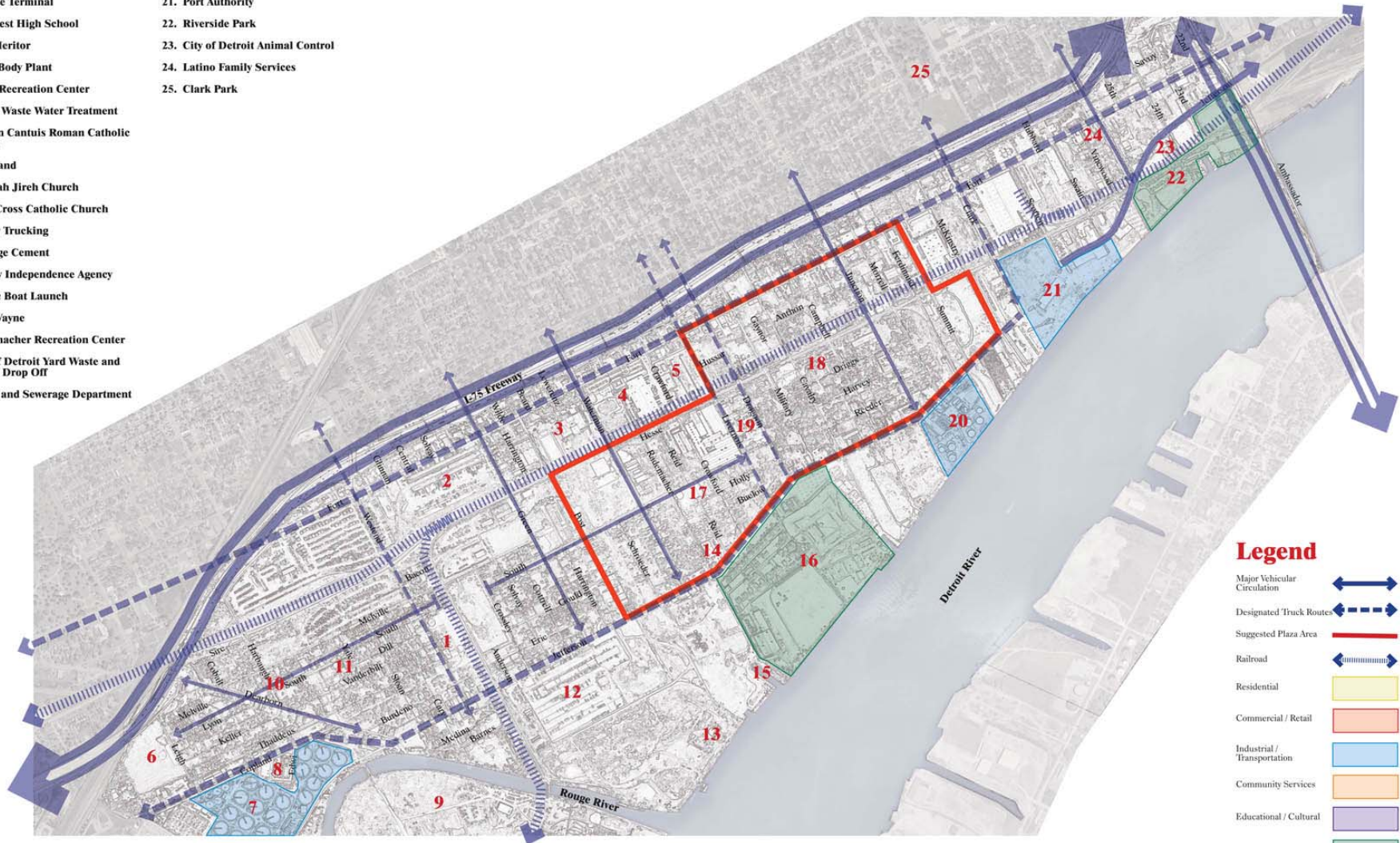


"Workshop" Land Use



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
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Legend

- Major Vehicular Circulation
- Designated Truck Routes
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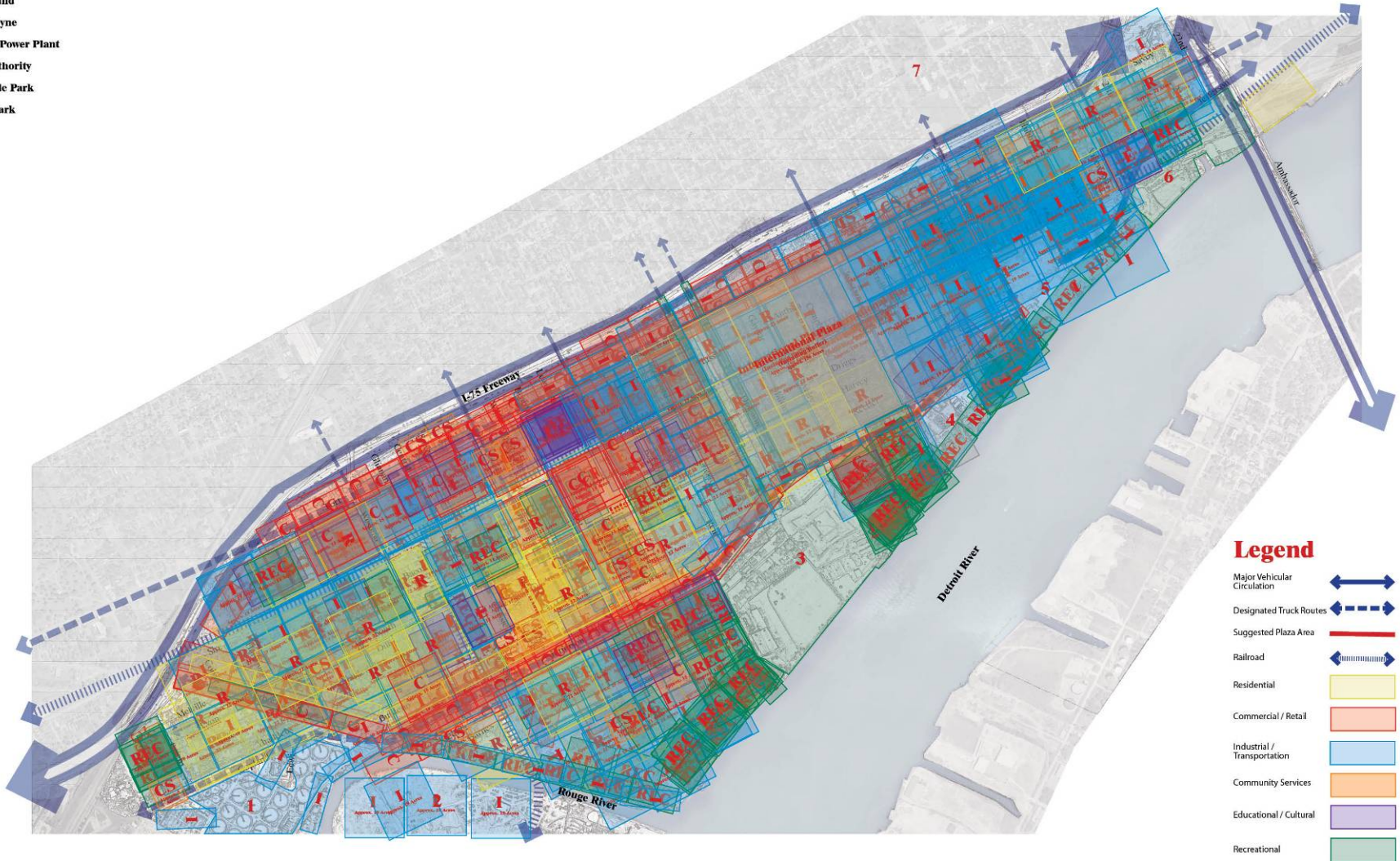
Proposed Land Uses



DELRAY AREA PLAN

All tables

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
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- Community Services
- Educational / Cultural
- Recreational

Proposed Land Uses by Residents



Not to Scale

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 Truck Routes
- Suggested Plaza Area
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- Residential
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- Recreational

Proposed Land Uses by Residents

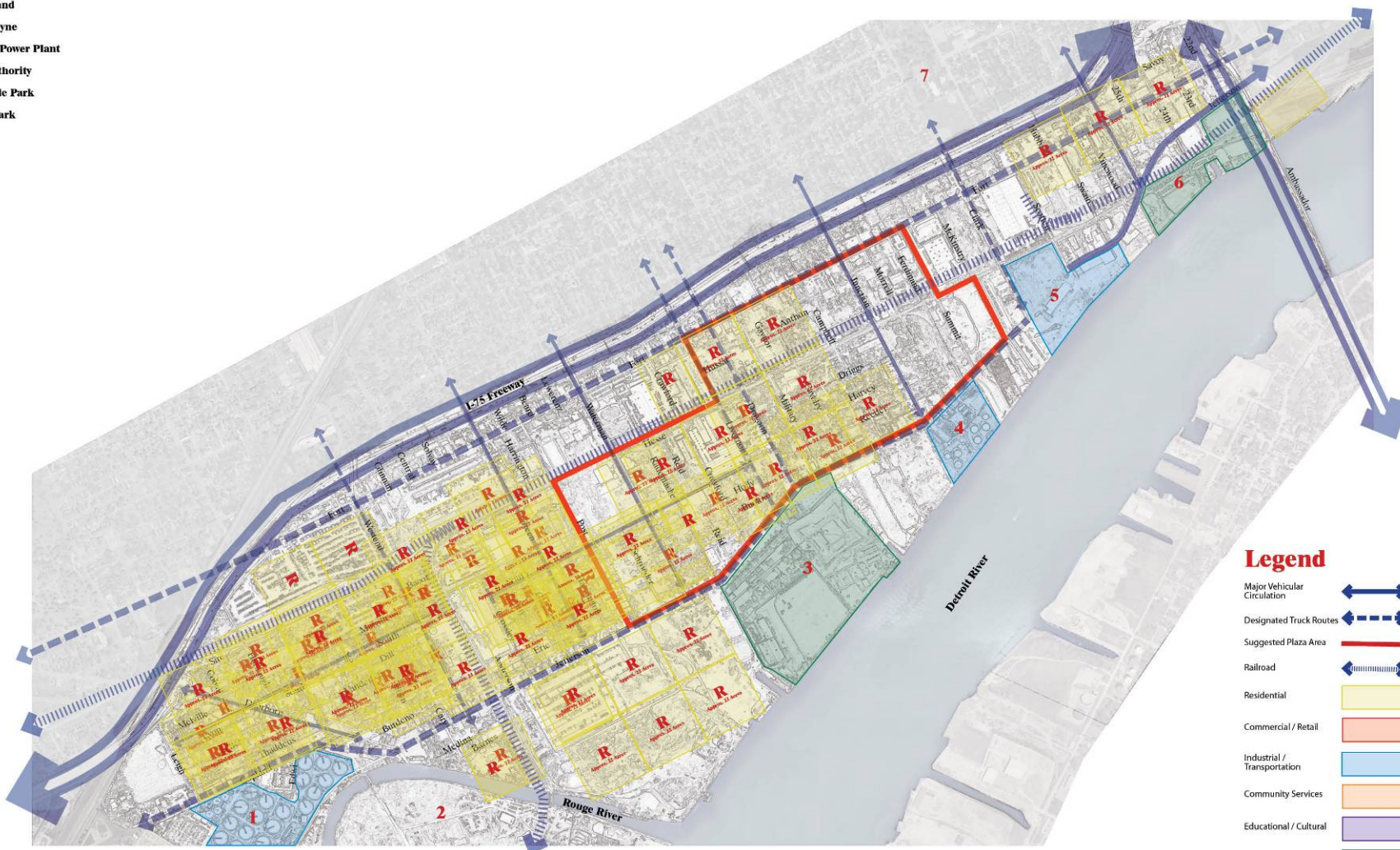


Not to Scale

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



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



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



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



Not to Scale

DELRAY AREA PLAN

Education / Cultural

1. Detroit Waste Water Treatment
2. Zug Island
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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



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



Not to Scale

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



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



Not to Scale

DELRAY AREA PLAN

Industry

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2. Zug Island
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Proposed Land Uses by Residents

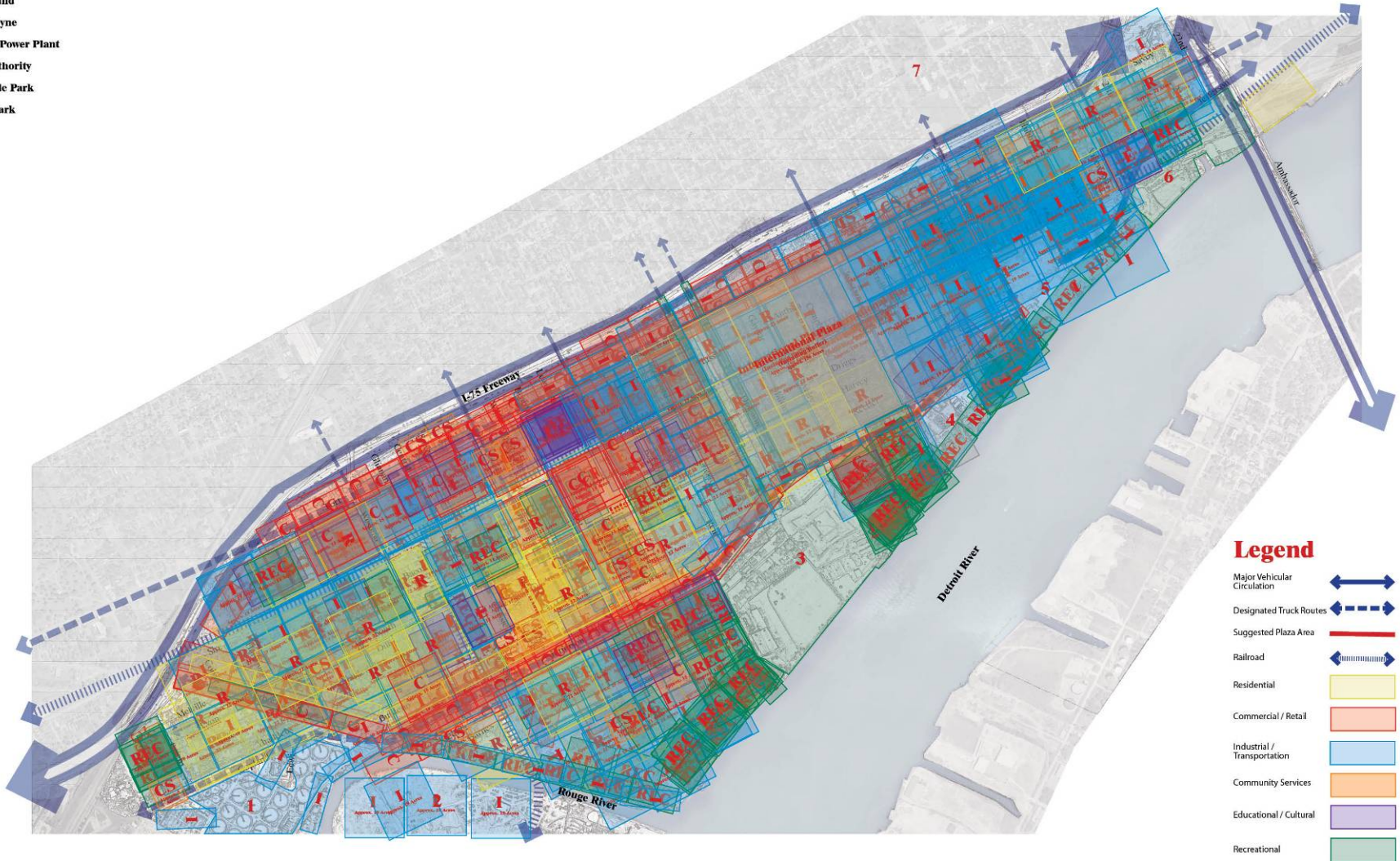


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DELRAY AREA PLAN

All tables

1. Detroit Waste Water Treatment
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Legend

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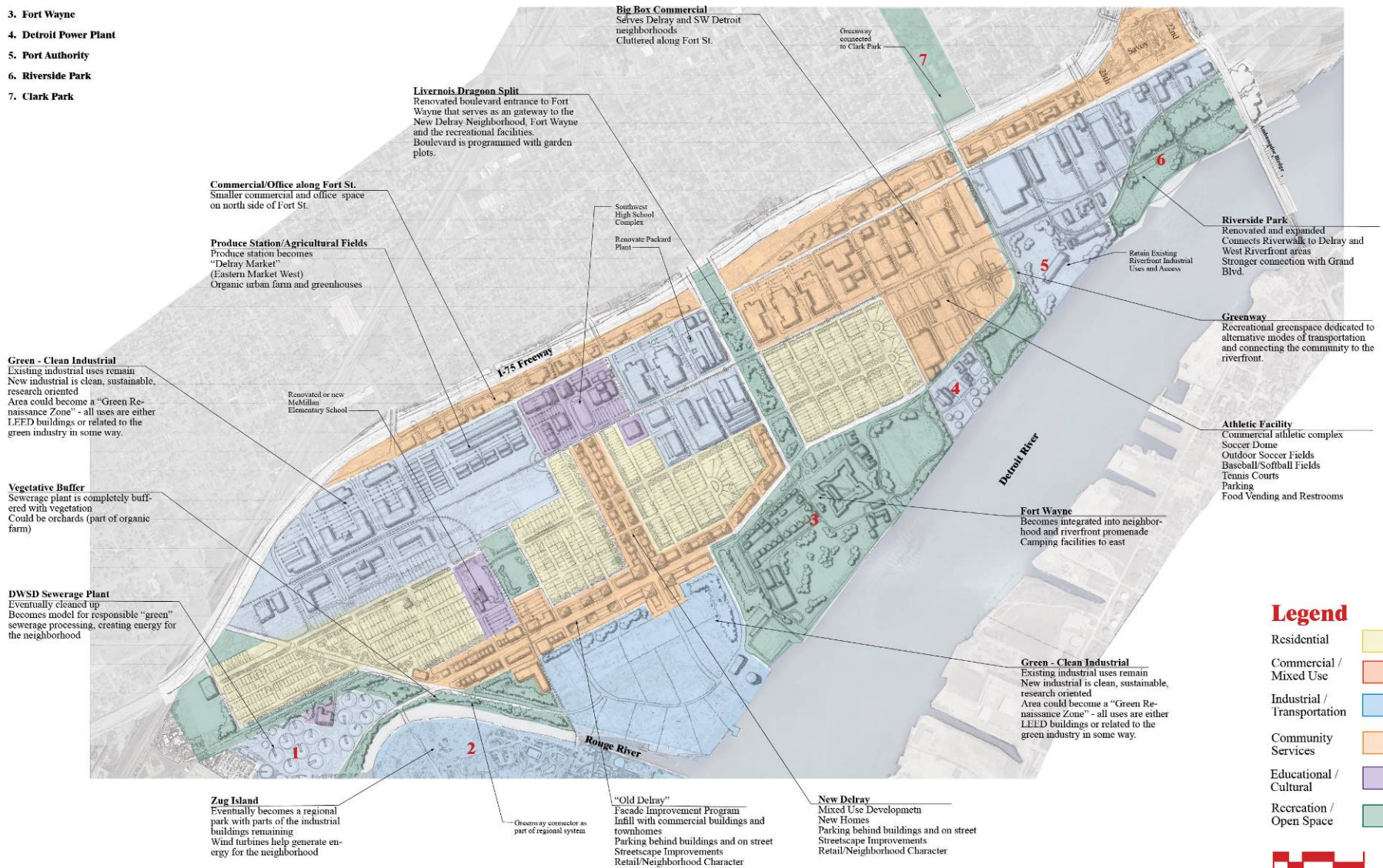
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"DRAFT"
Community Illustrative Plans
(work in progress)

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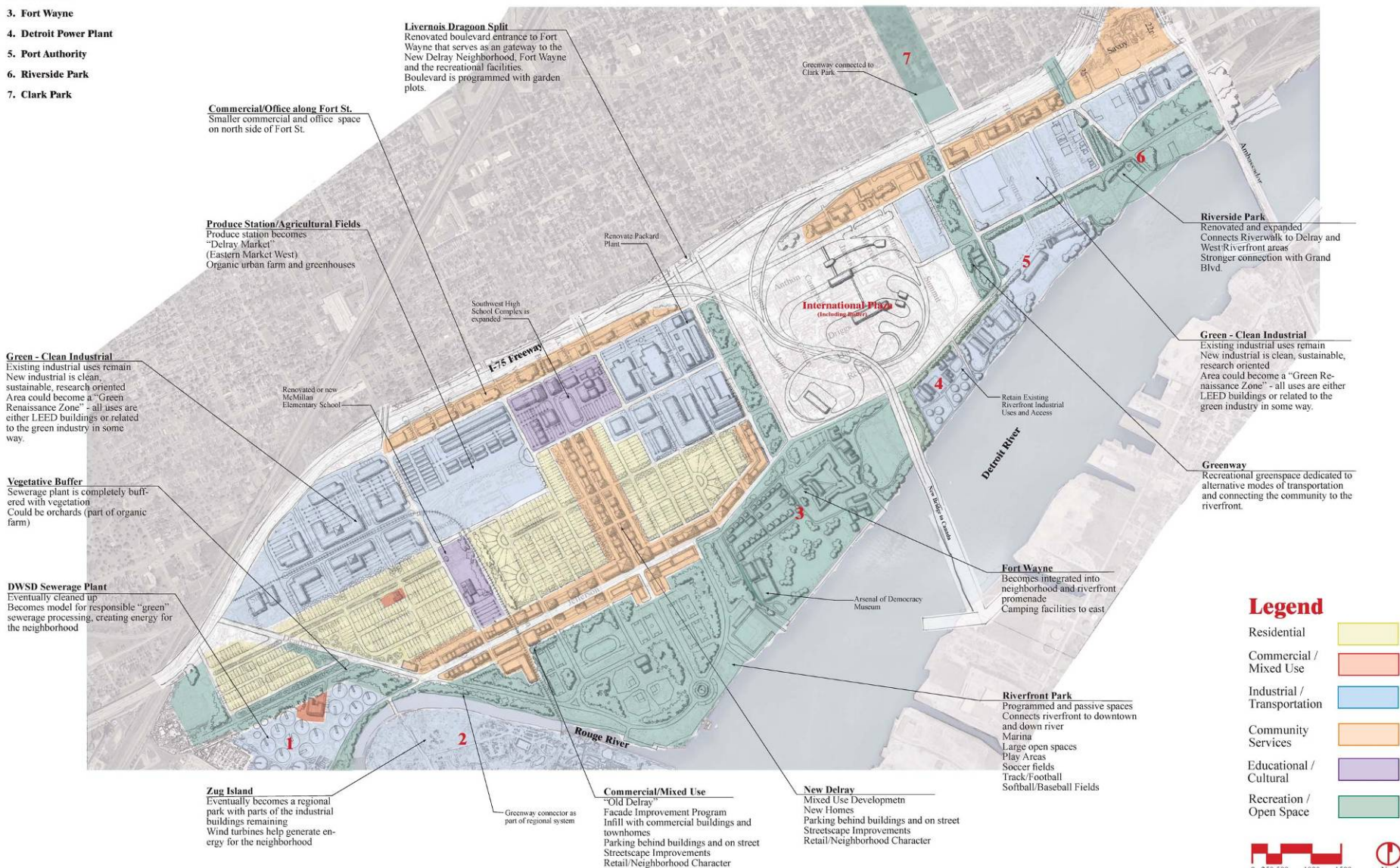
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Preliminary 5/23/06

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Preliminary 5/23/06

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Neighborhood Gateway
A new boulevard entrance is created from Post St. that serves as a gateway to the New Delray Neighborhood, Fort Wayne and the recreational facilities. Boulevard is programmed with garden plots. Some are permanent and others are demonstration crops from the nearby organic farms.

Commercial/Office along Fort St.
Smaller commercial and office space on north side of Fort St.

Produce Station/Agricultural Fields
Produce station becomes "Delray Market" (Eastern Market West)
Organic urban farm and greenhouses

Larger Commercial Retail
Big Box Retail, Restaurants

Vegetative Buffer
Sewerage plant is completely buffered with vegetation
Could be orchards (part of organic farm)

DWSD Sewerage Plant
Eventually cleaned up
Becomes model for responsible "green" sewerage processing, creating energy for the neighborhood

Zug Island
Eventually becomes a regional park with parts of the industrial buildings remaining
Wind turbines help generate energy for the neighborhood

Multi-family residential and townhomes
Greenway connector as part of regional system

Commercial/Mixed Use
"Old Delray"
Facade Improvement Program
Infill with commercial buildings and townhomes
Parking behind buildings and on street
Streetscape Improvements
Retail/Neighborhood Character

New Delray
Mixed Use Development
New Homes
Parking behind buildings and on street
Streetscape Improvements
Retail/Neighborhood Character

"Welcome" Commercial Center
Tourist information
Streetfront shopping
Restaurants
Movie Theatre/Entertainment
Complex some Big Box

Greenway connected to Clark Park

Southwest High School Complex
Renovate Packard Plant

International Plaza
(including buffer)

Fort Wayne
Becomes integrated into neighborhood and riverfront promenade
Camping facilities to east

Riverfront Park
Programmed and passive spaces
Connects riverfront to downtown and down river
Marina
Large open spaces
Play Areas
Soccer fields
Track/Football
Softball/Baseball Fields

Green - Clean Industrial
Existing industrial uses remain
New industrial is clean, sustainable, research oriented
Area could become a "Green Renaissance Zone" - all uses are either LEED buildings or related to the green industry in some way.

Riverside Park
Renovated and expanded
Connects Riverwalk to Delray and West Riverfront areas
Stronger connection with Grand Blvd.

Green - Clean Industrial
Existing industrial uses remain
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Greenway
Recreational greenspace dedicated to alternative modes of transportation and connecting the community to the riverfront.

Legend

Residential	
Commercial / Mixed Use	
Industrial / Transportation	
Community Services	
Educational / Cultural	
Recreation / Open Space	



Preliminary 5/23/06

DELRAY AREA PLAN

1. Detroit Waste Water Treatment
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Commercial/Mixed Use
"Old Delray"
Restore viable buildings
Infill with commercial buildings and townhomes
Parking behind buildings and on street

"Welcome" Commercial Center
Tourist information
Streetfront shopping
Restaurants
Movie Theatre/Entertainment
Complex some Big Box

Southwest High School Complex
Renovate Packard Plant

International Plaza
(Including Buffer)

Multi-family residential and townhomes

New Delray
Mixed Use Development
New Homes
Parking behind buildings and on street
Streetscape Improvements
Retail/Neighborhood Character

Fort Wayne Park
New Entry to Park
Gardens
Parking
Museum
Visitor Center

Fort Wayne
Becomes integrated into neighborhood and riverfront promenade
Camping facilities to east

Riverfront Park
Programmed and passive spaces
Connects riverfront to downtown and down river
Marina
Large open spaces
Play Areas
Soccer Fields
Golf Practice Area

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Commercial / Mixed Use

Industrial / Transportation

Community Services

Educational / Cultural

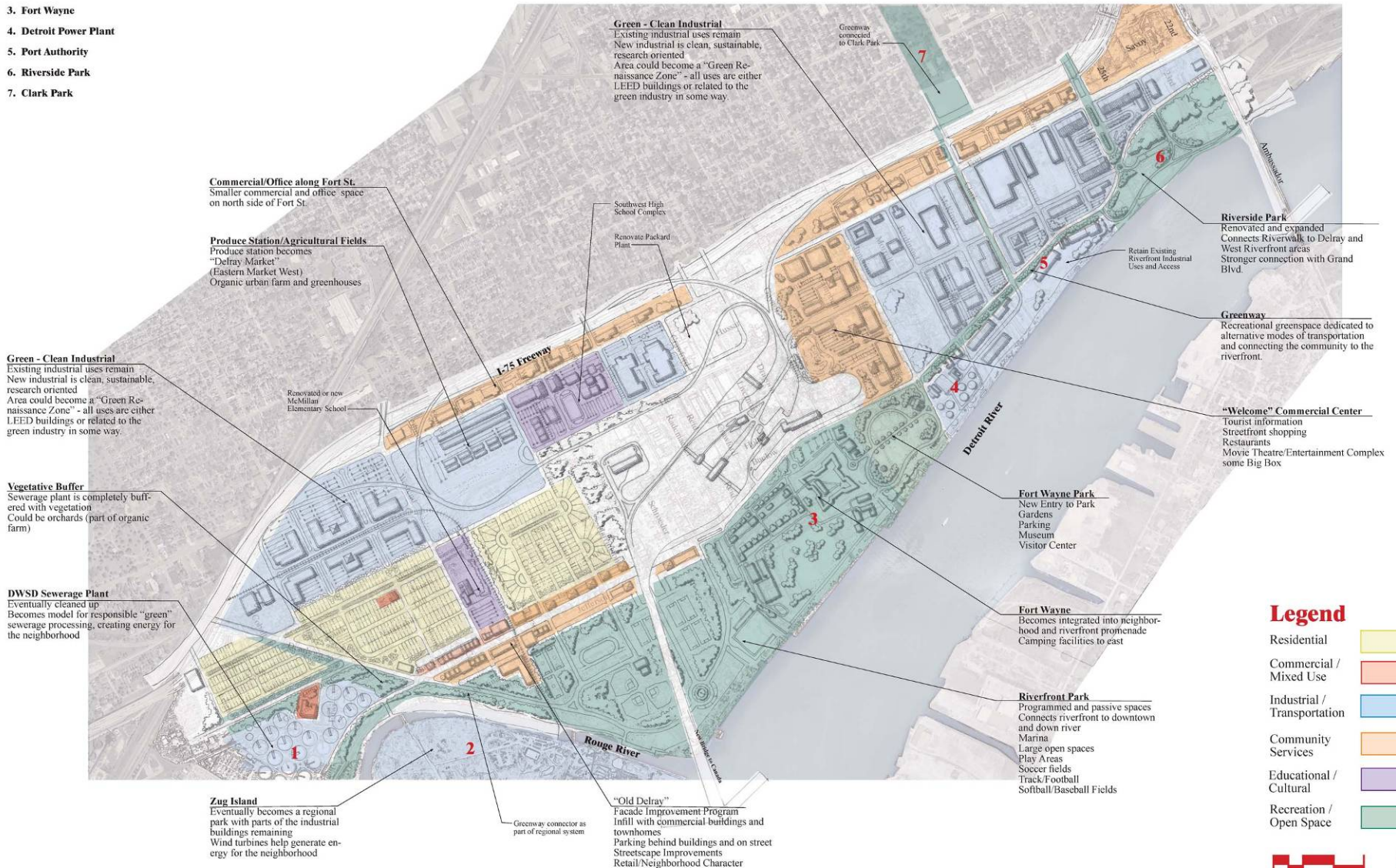
Recreation / Open Space



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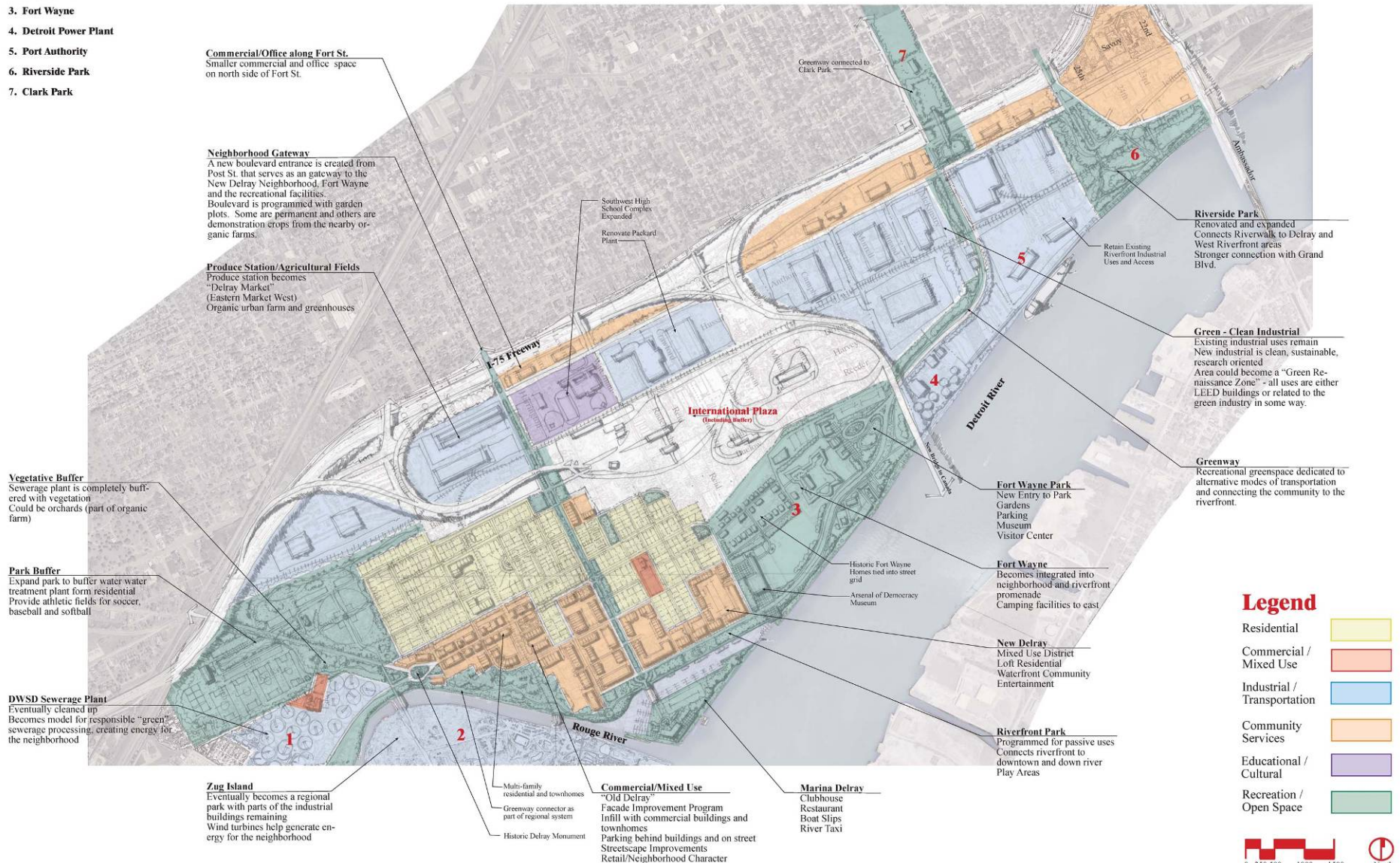
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