

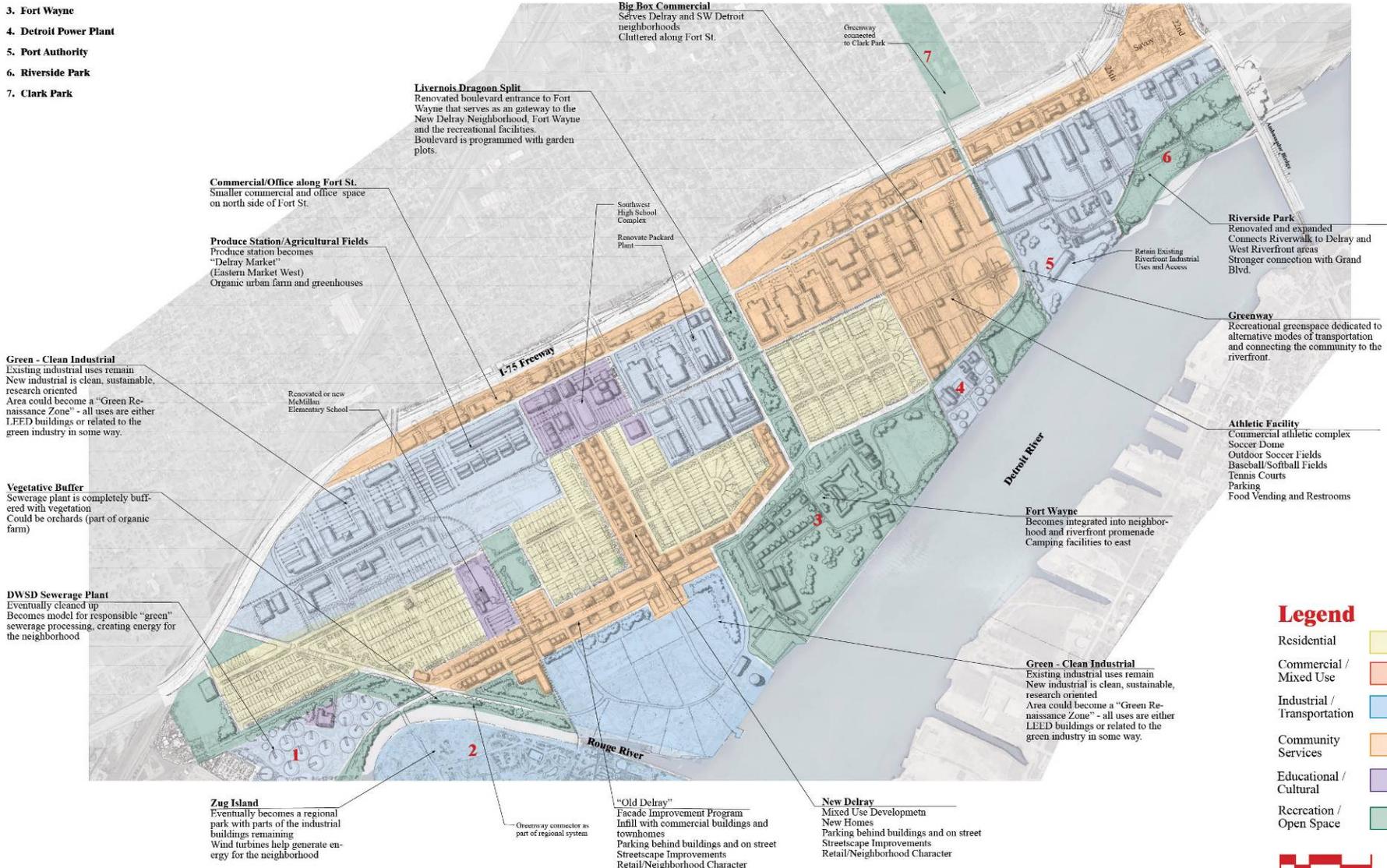
The Detroit River International Crossing Study

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. The sky is overcast.

“DRAFT”
Community Illustrative Plans
(work in progress)

DELRAY AREA PLAN

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



Preliminary 5/23/06

The Detroit River International Crossing Study

- Conceptual Land Use Plan No Plaza
 - Pros
 - *Like [tie] to Clark Park*
 - *Like new entrance to Fort Wayne*
 - *Like buffer near DWSD*
 - *Expanded campus at Southwest*
 - *Like Old Delray*
 - *Gateway to Fort Wayne (Positive)*
 - *Fort Street remains commercial (Positive)*
 - *Like gateway to Fort Wayne*
 - *Like Fort Street commercial*
 - *Plan coordinates with City Master Plan*
 - *Good plan, however, where will the money come from to do any of this?*
 - *Have greenway to Fort Wayne*

The Detroit River International Crossing Study

■ Conceptual Land Use Plan No Plaza

■ Cons

- *Do not like this option*
- *Negative – Allows Ambassador Bridge the option of expanding*
- *Remove Packard Plant (Turnstead)*
- *Springwells should continue the way it is*
- *Don't like no build option, but if it were to be no bridge, I would like the plan and to put even more residential and greenways [sic]*
- *I don't like the "no bridge" option, I think a bridge is a good and positive thing*
- *Want an option for bridge*
- *Want the existing bridge to be sold to public with community board*
- *West side Dragoon should be industrial*

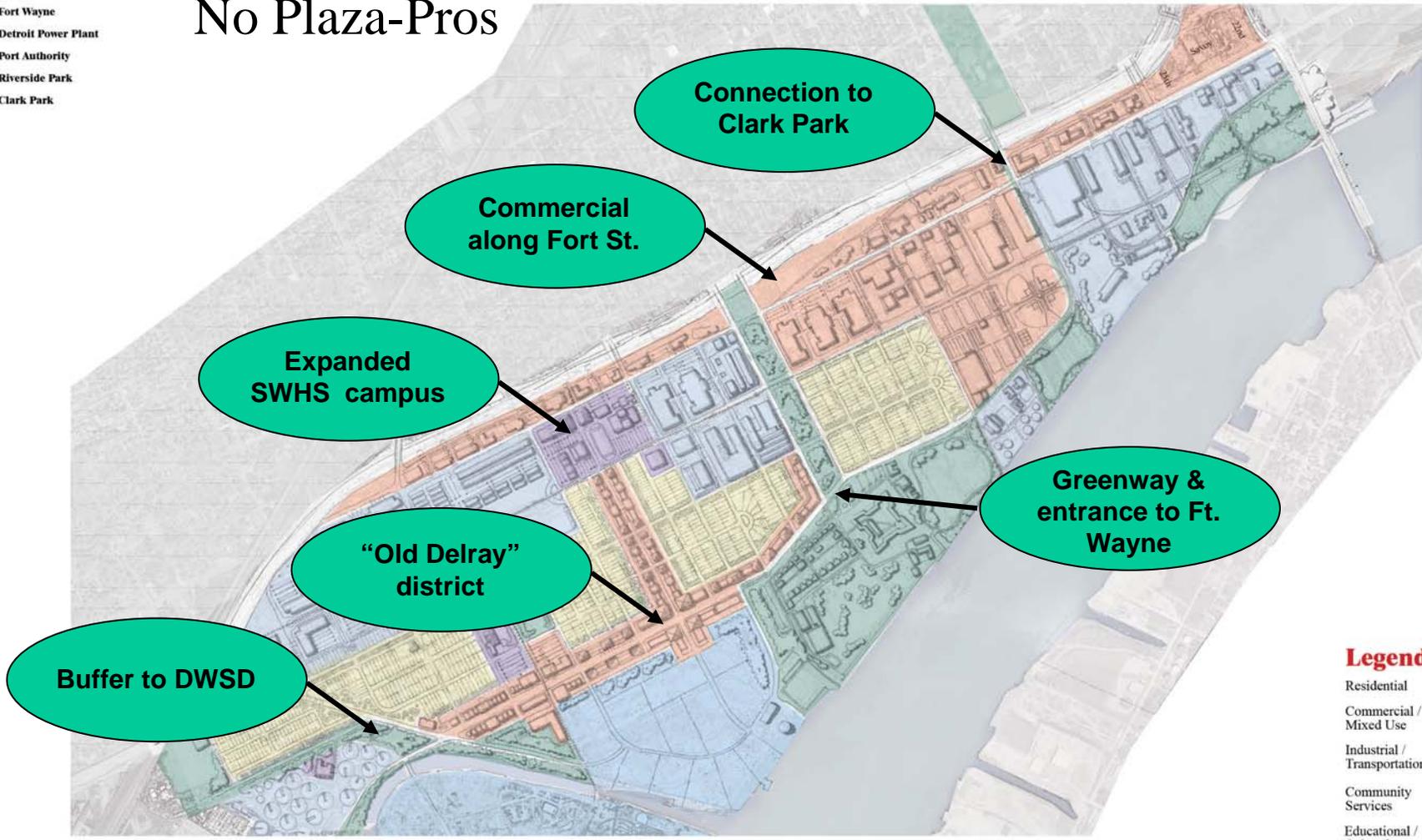
The Detroit River International Crossing Study

- Conceptual Land Use Plan No Plaza
 - Neutral/Not Applicable to Site Plan/Unknown
 - *Add indoor pool to athletic facility*
 - *Expanded campus*
 - *What about these power lines?*
 - *Whatever they do, clean up the soil on West End*
 - *Too many senior citizens on social security. Where are they going to go some place where house taxes are higher? [sic]*
 - *More focus and small-scale retail on Fort St. to build on W. Fort Street Business Assn. and traffic flow*
 - *LEED Ren Packard Plant*

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No Plaza-Pros



Legend

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



Preliminary 5/23/06

DELRAY AREA PLAN

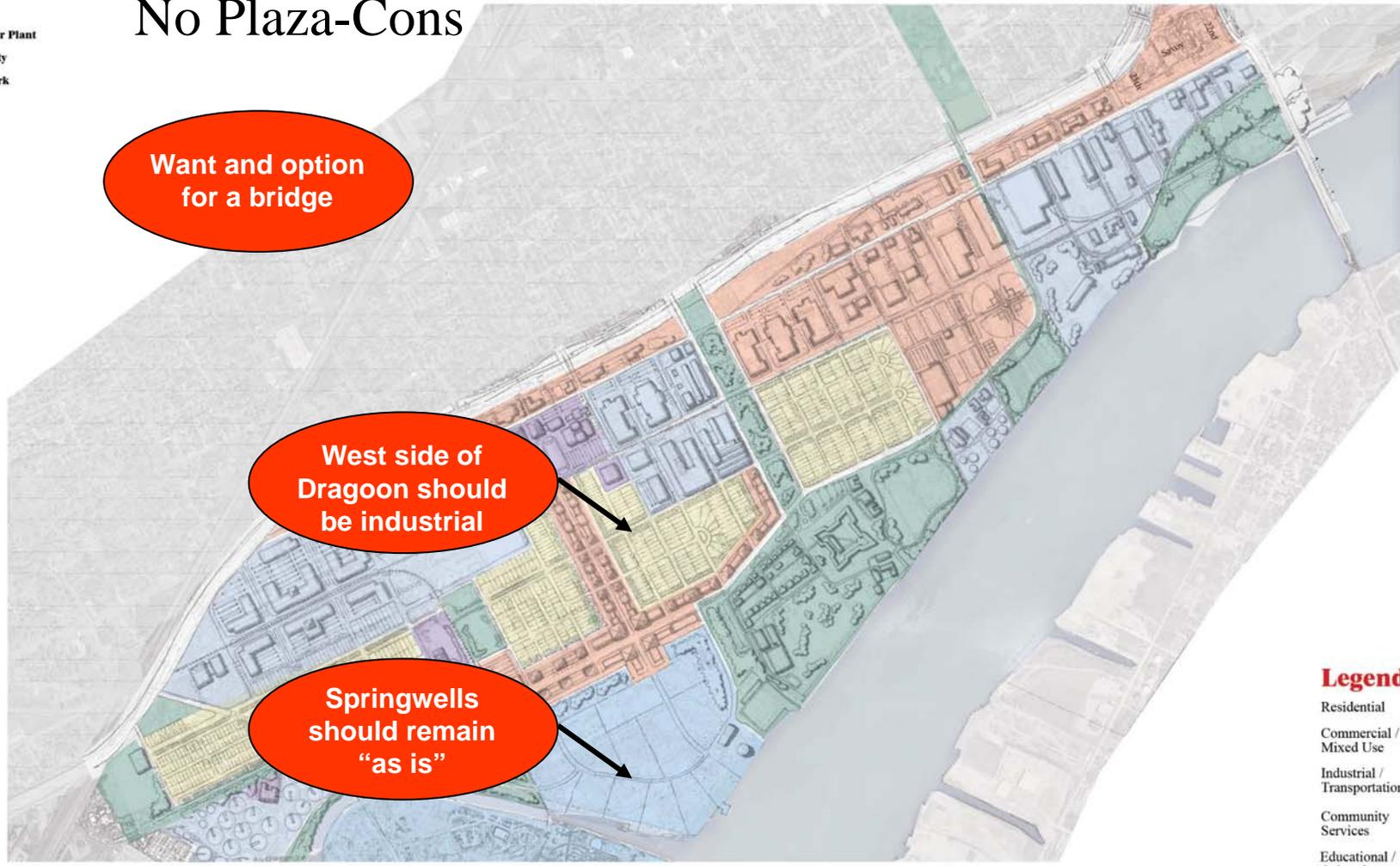
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No Plaza-Cons

Want and option for a bridge

West side of Drogooon should be industrial

Springwells should remain "as is"



Legend

Residential	Yellow
Commercial / Mixed Use	Orange
Industrial / Transportation	Blue
Community Services	Light Orange
Educational / Cultural	Purple
Recreation / Open Space	Green



Preliminary 5/23/06

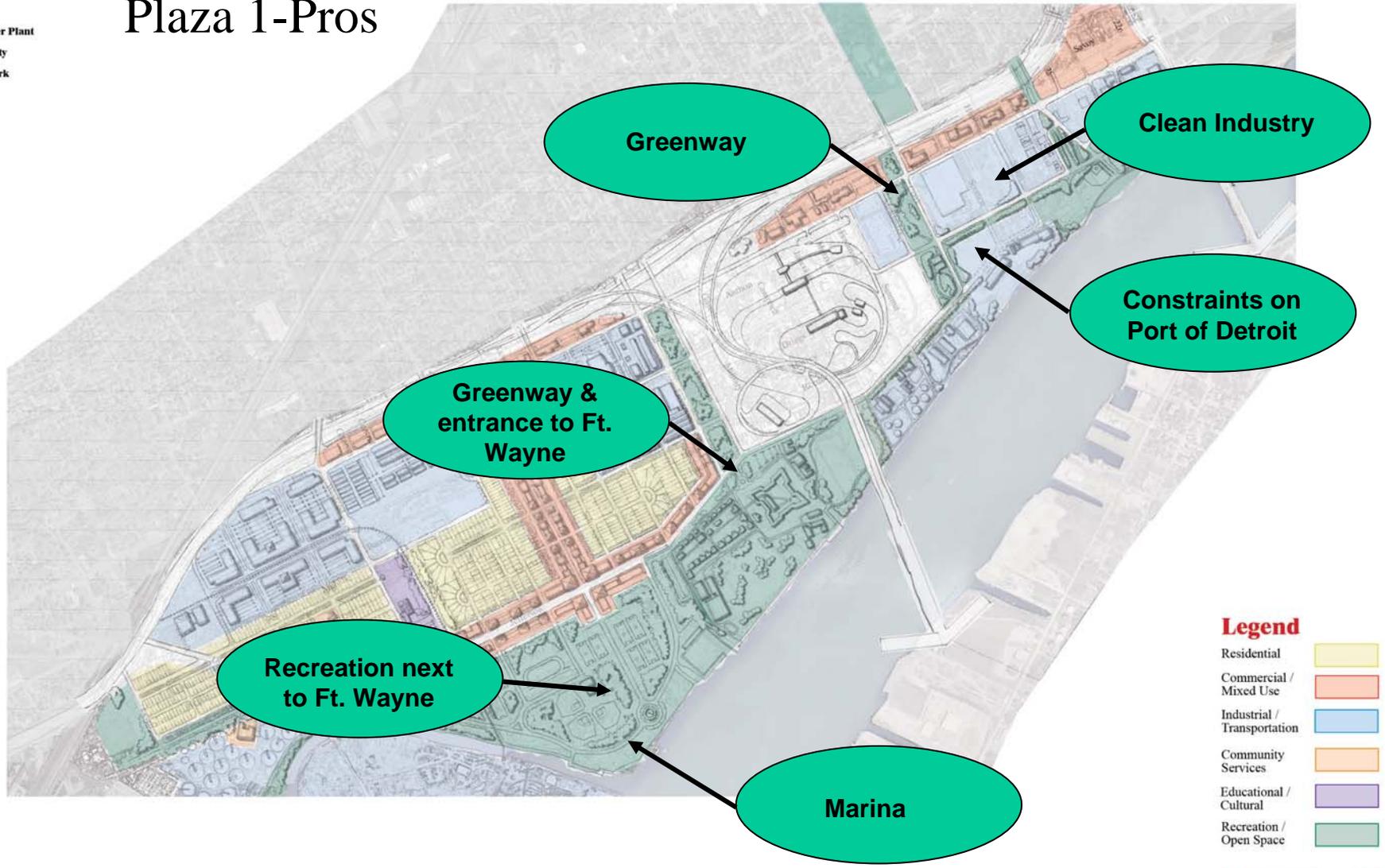
Conceptual Land Use Plan No Plaza

Detroit International River Crossing Study

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Plaza 1-Pros



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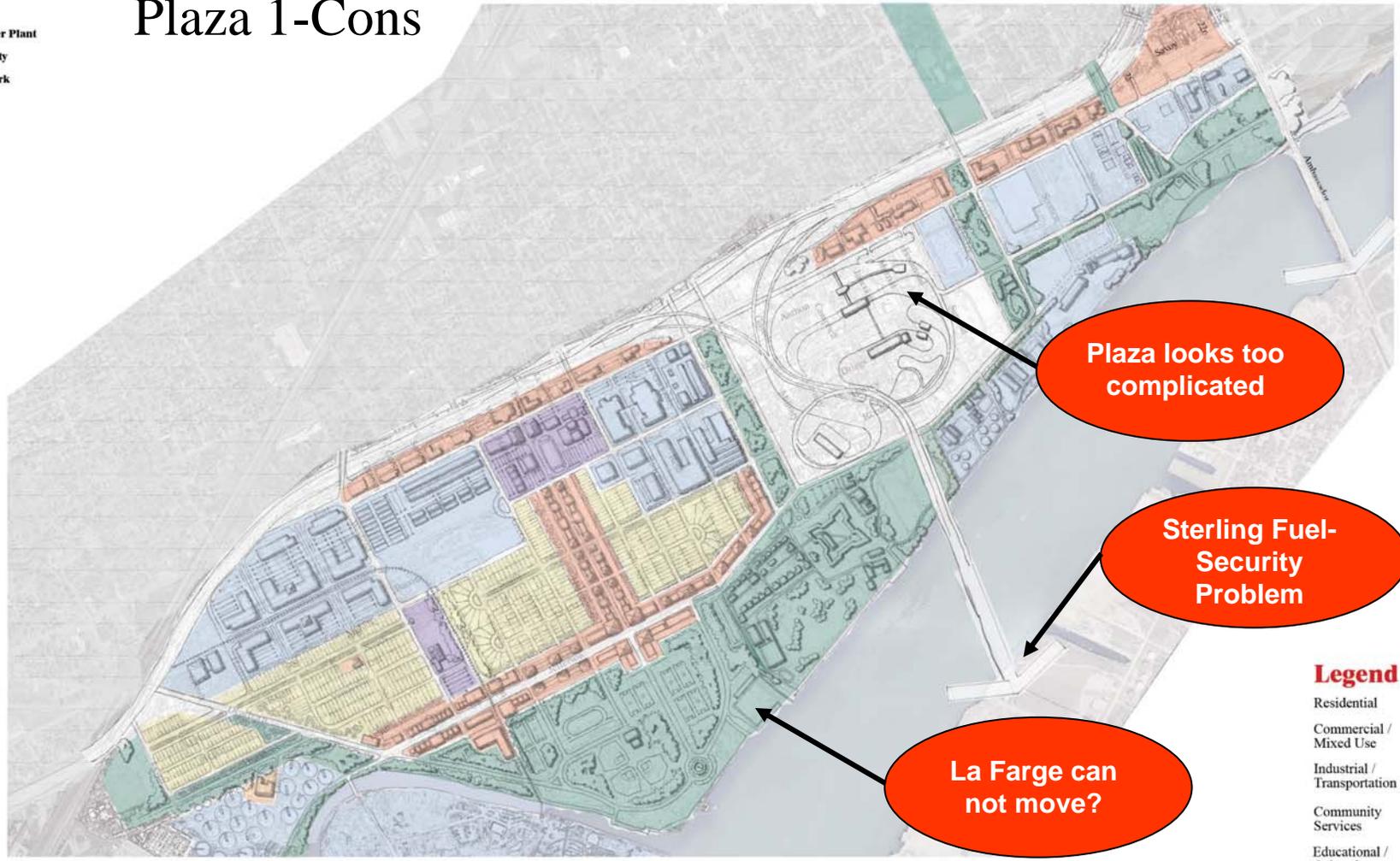
Conceptual Land Use Plan Plaza 1

Detroit International River Crossing Study

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Plaza 1-Cons



Legend

Residential	Yellow
Commercial / Mixed Use	Orange
Industrial / Transportation	Blue
Community Services	Light Orange
Educational / Cultural	Purple
Recreation / Open Space	Green

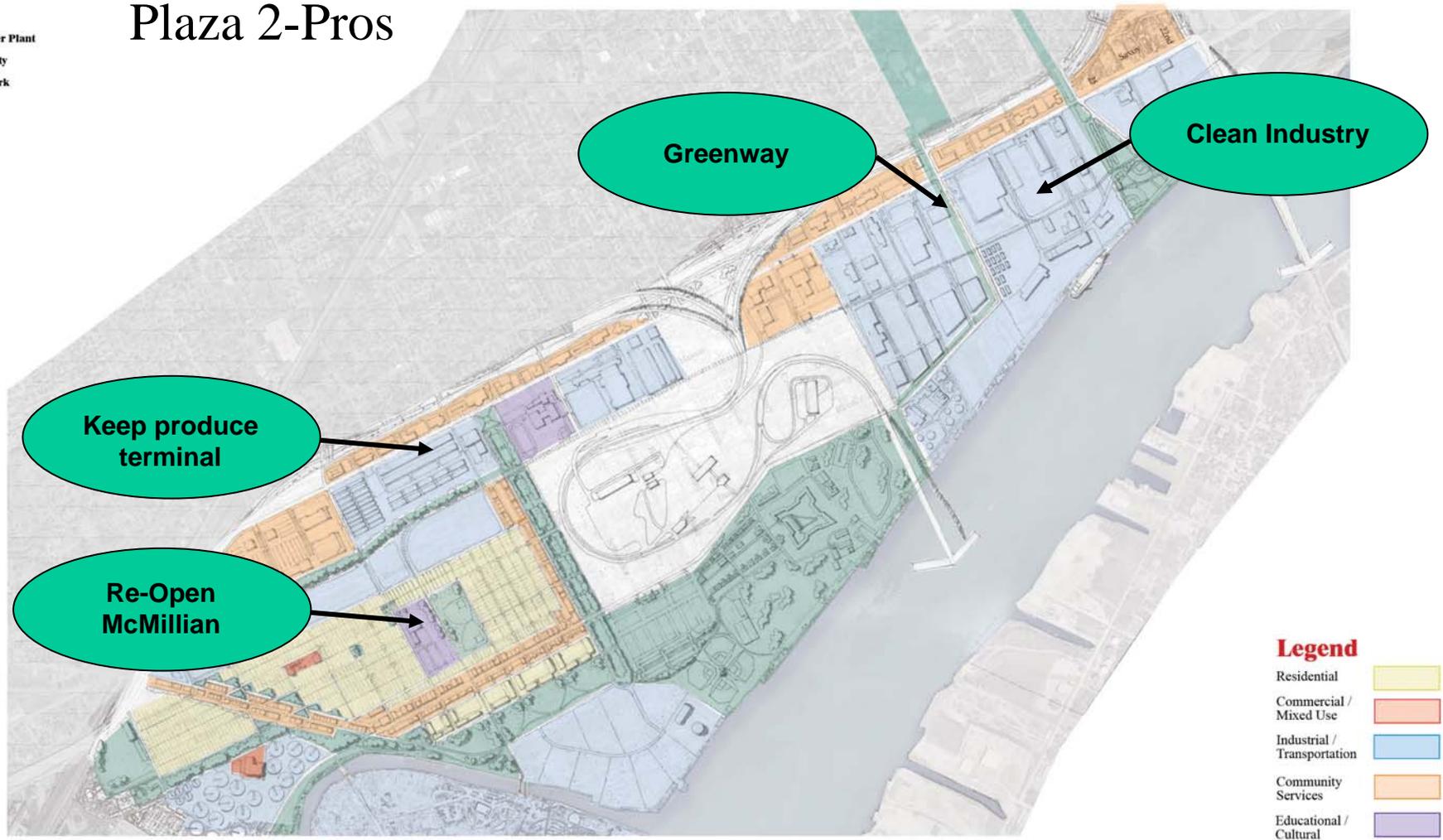


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Plaza 2-Pros



Legend

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

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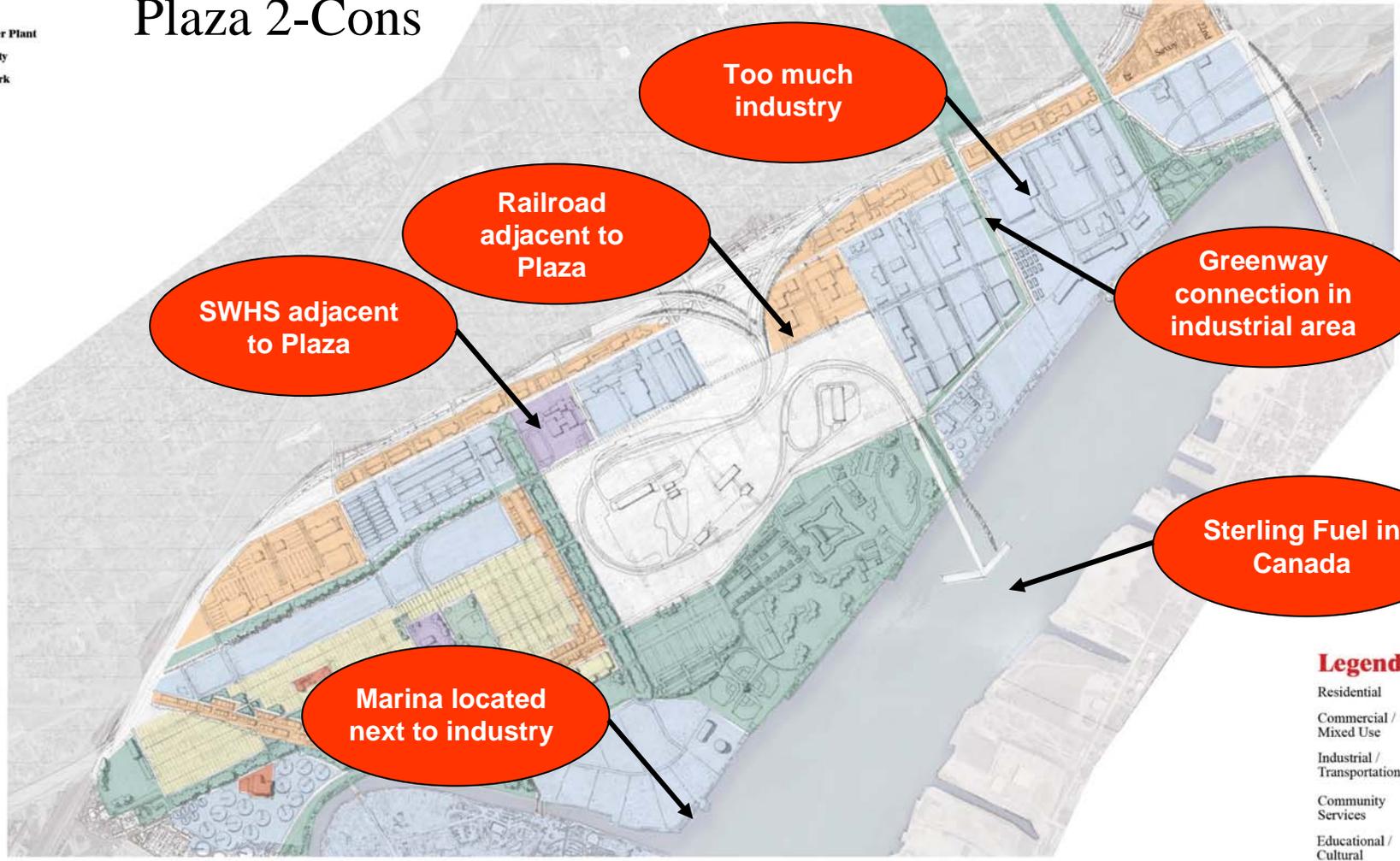
Conceptual Land Use Plan Plaza 2

Detroit International River Crossing Study

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Plaza 2-Cons



Legend

Residential	Yellow
Commercial / Mixed Use	Orange
Industrial / Transportation	Blue
Community Services	Purple
Educational / Cultural	Purple
Recreation / Open Space	Green



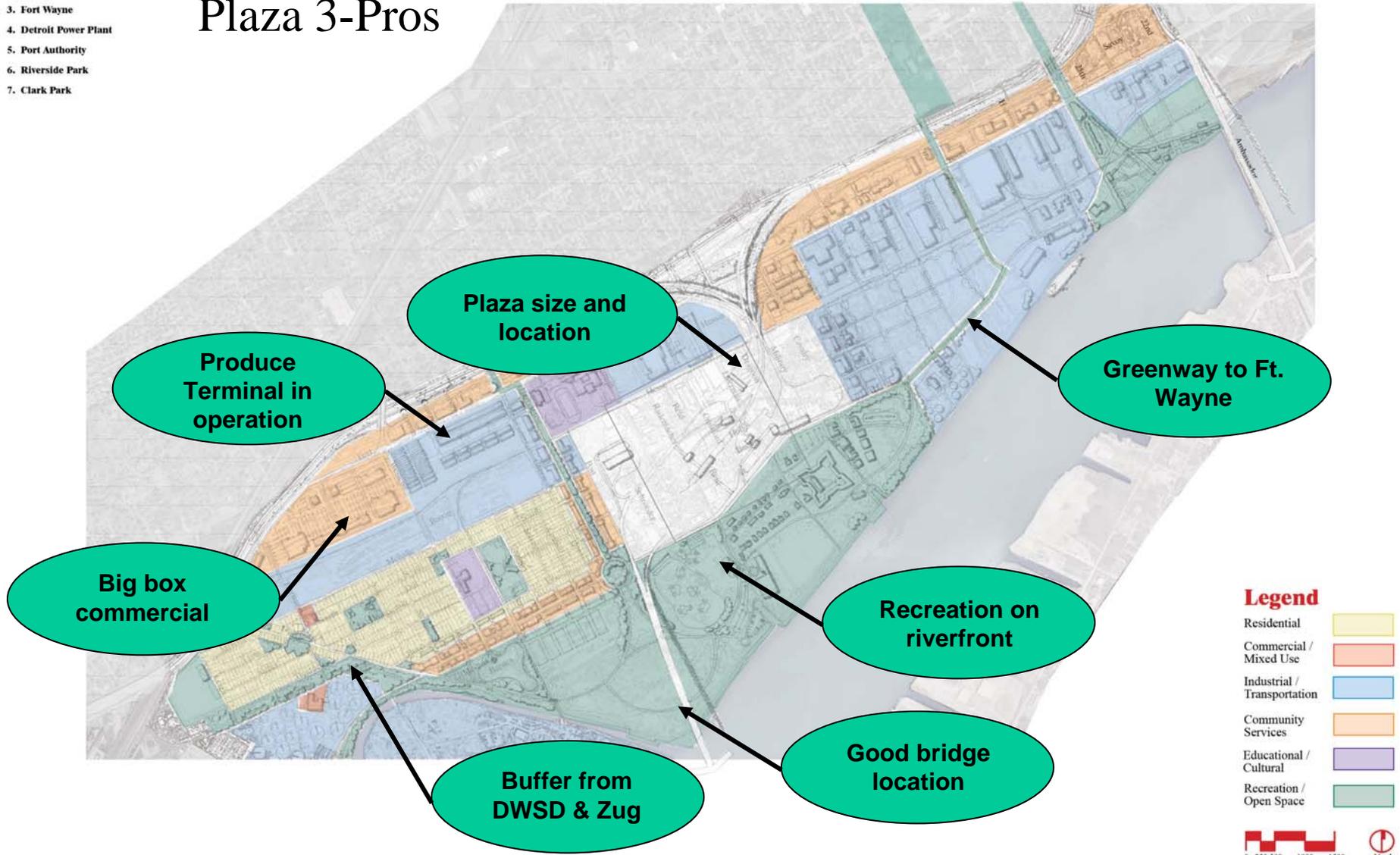
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Conceptual Land Use Plan Plaza 2

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Plaza 3-Pros



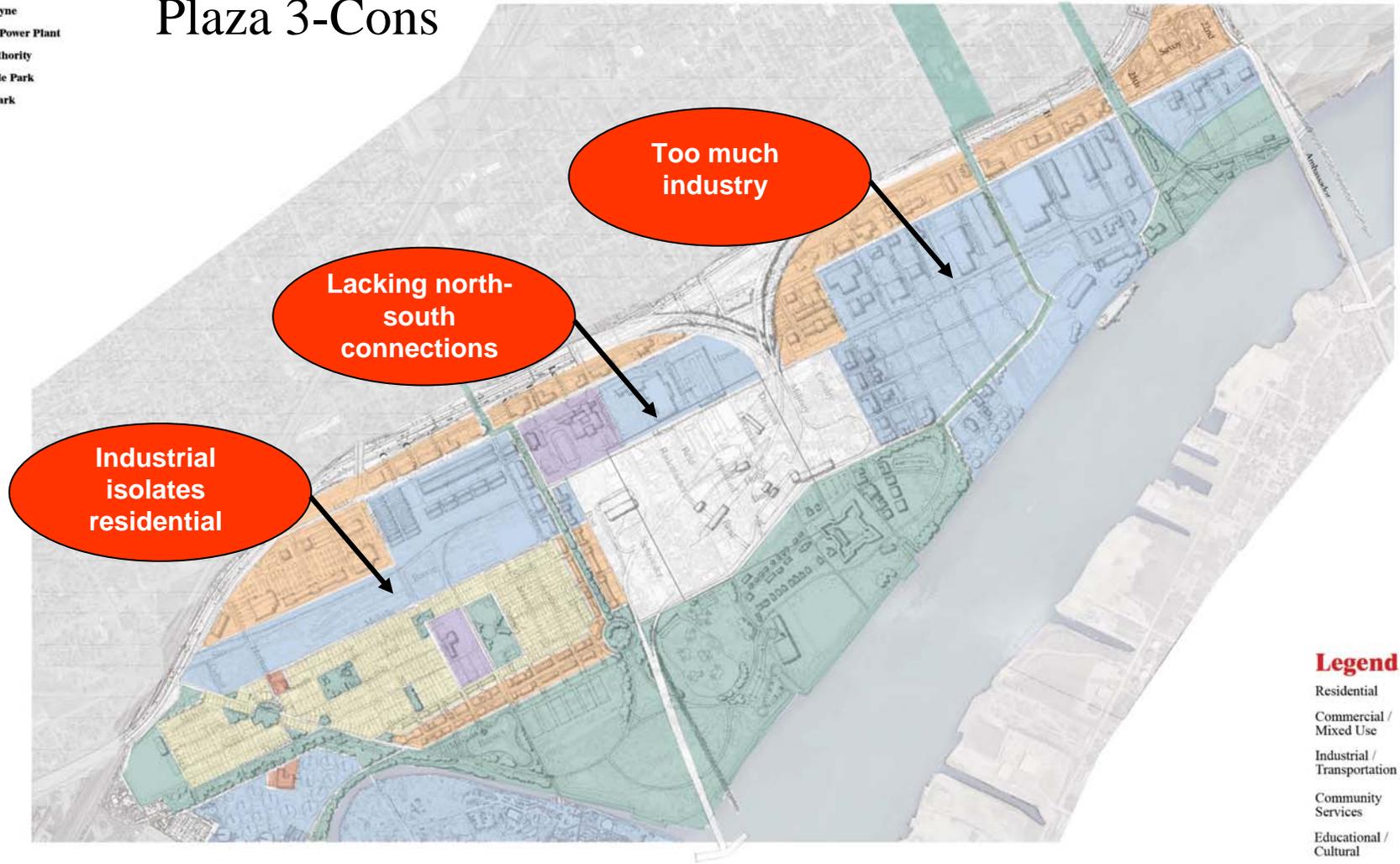
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Conceptual Land Use Plan Plaza 3

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Plaza 3-Cons



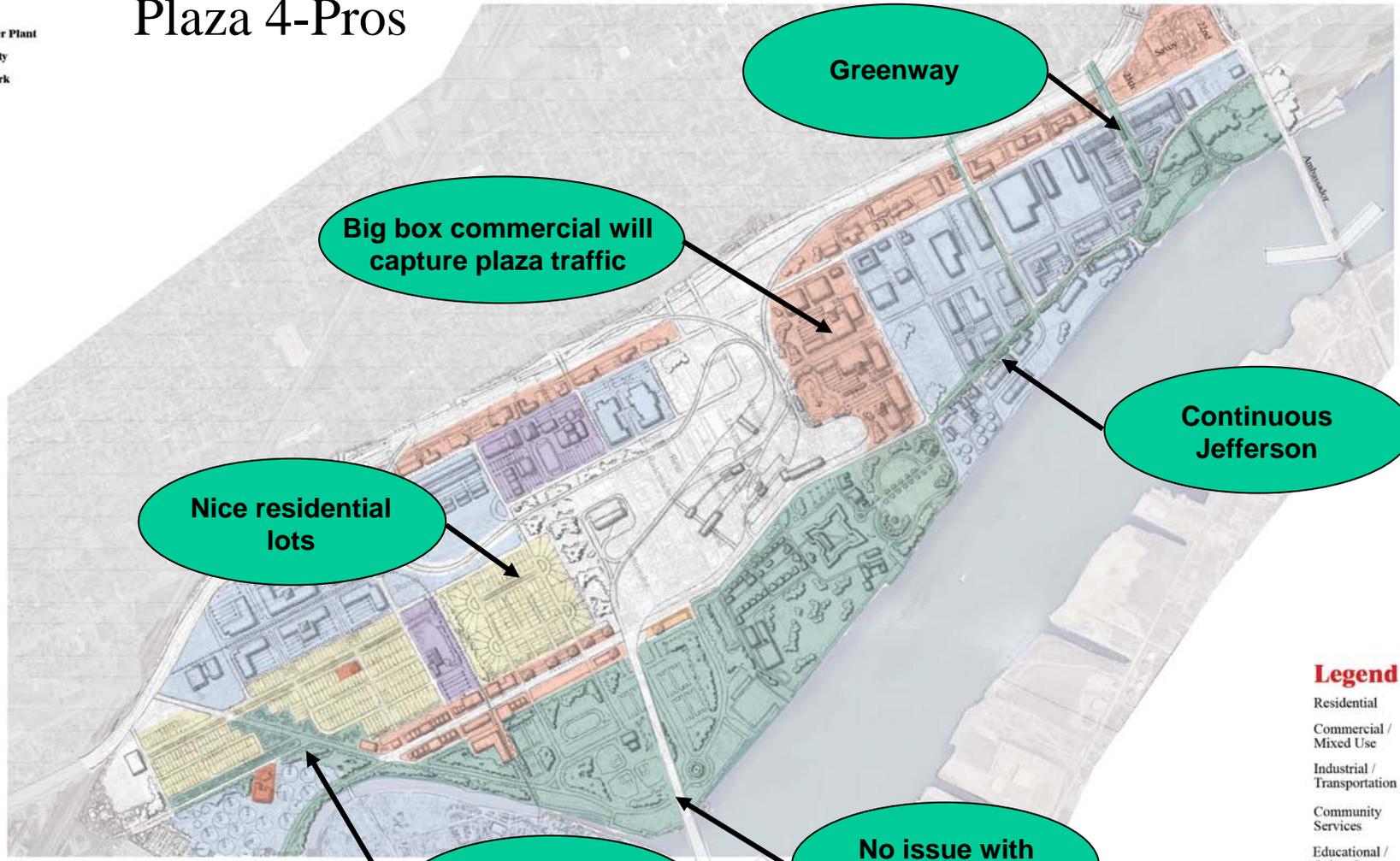
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Conceptual Land Use Plan Plaza 3

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Plaza 4-Pros



Legend

Residential	Yellow
Commercial / Mixed Use	Orange
Industrial / Transportation	Blue
Community Services	Light Orange
Educational / Cultural	Purple
Recreation / Open Space	Green



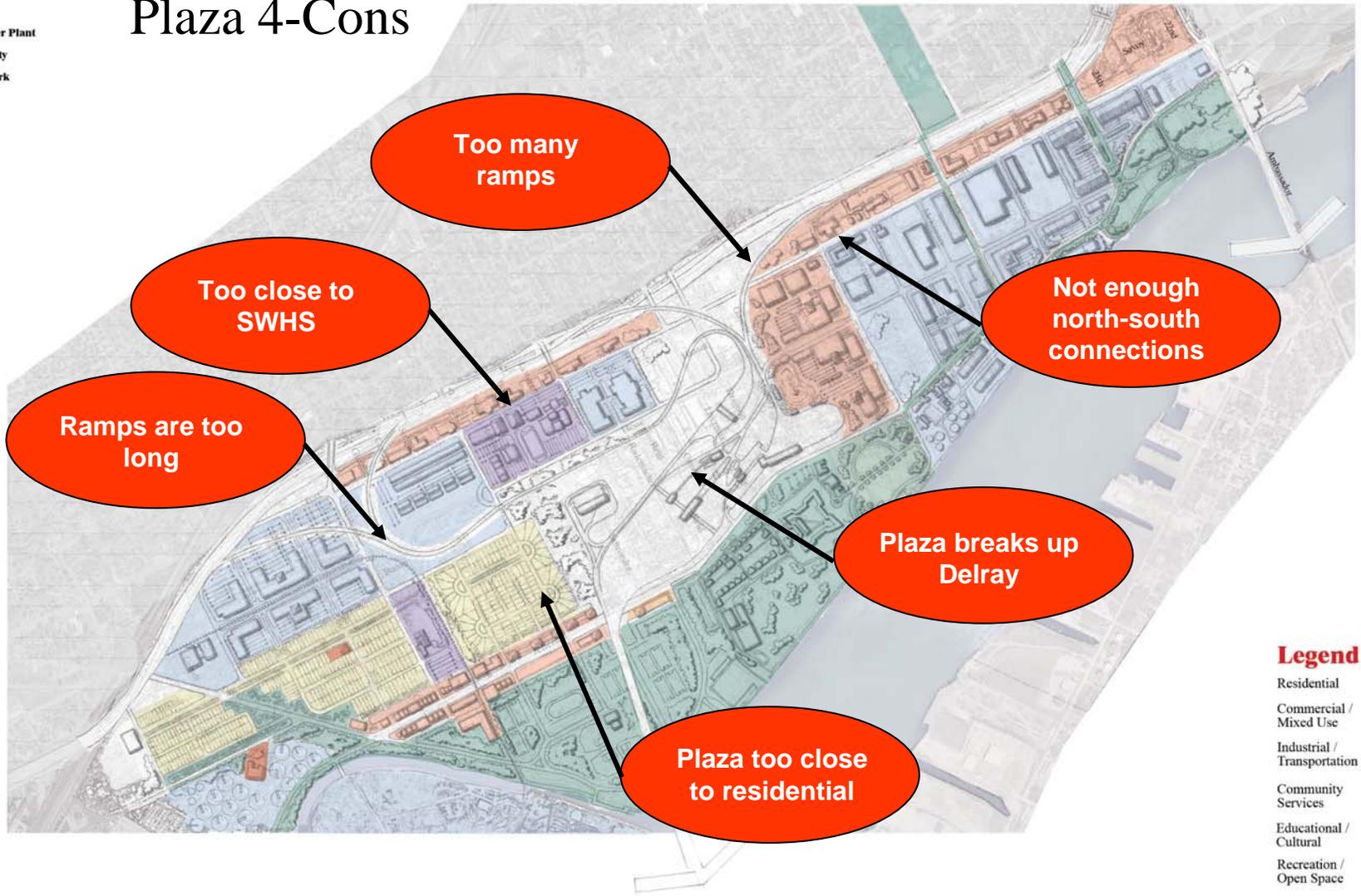
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Conceptual Land Use Plan Plaza 4

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Plaza 4-Cons



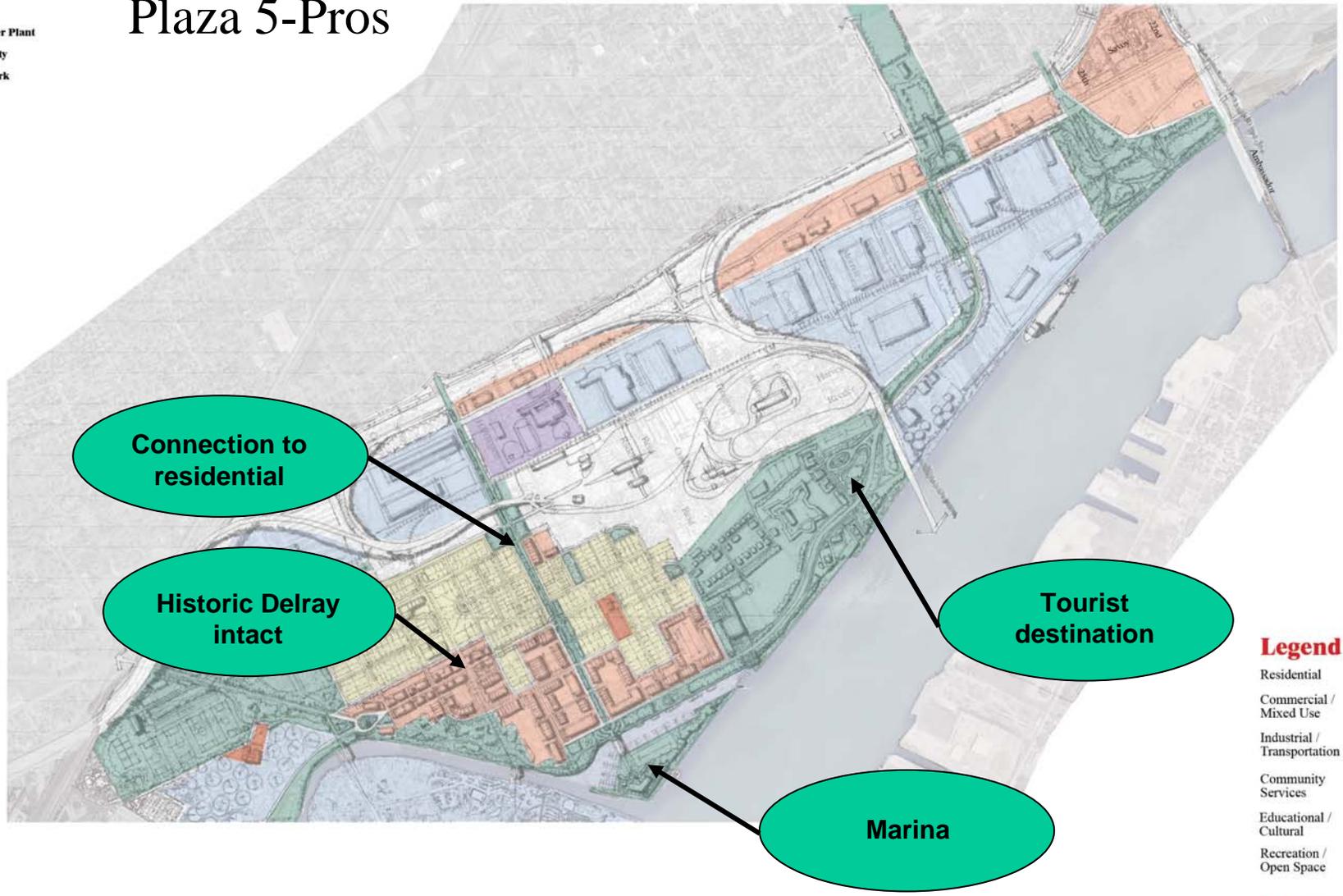
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Conceptual Land Use Plan Plaza 4

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Plaza 5-Pros



Legend

Residential	Yellow
Commercial / Mixed Use	Orange
Industrial / Transportation	Blue
Community Services	Light Orange
Educational / Cultural	Purple
Recreation / Open Space	Green

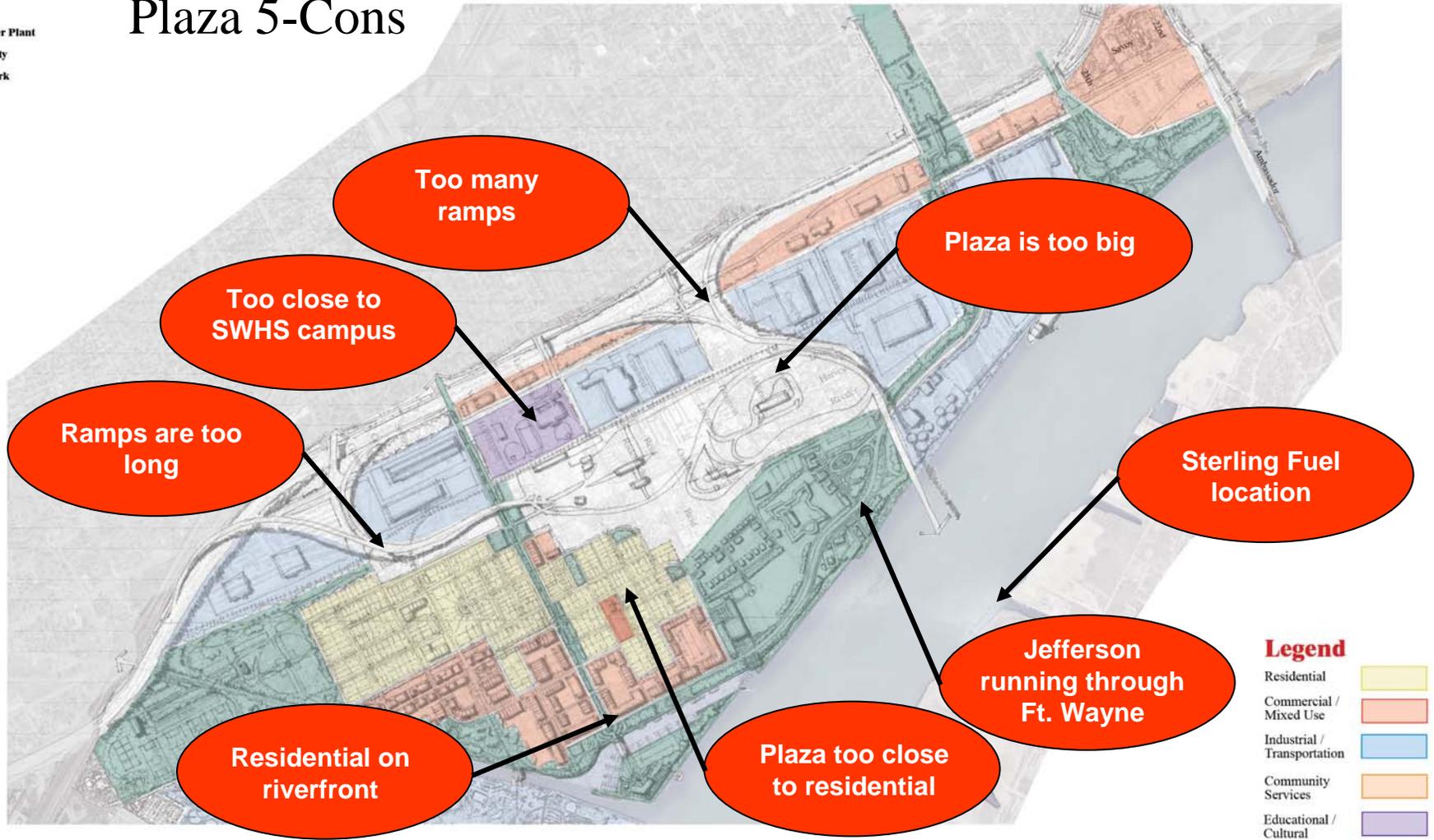


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Plaza 5-Cons



Legend

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



Preliminary 5/23/06

The Detroit River International Crossing Study

Community Comment Voting (Workshop Activity)

Prioritization of comments received for
community plans

DELRAY AREA PLAN

USE YELLOW DOTS

Plaza 1 - PROS

1. Least intrusive plaza	PLACE VOTES HERE
2. Like concept of New Delray commercial area	PLACE VOTES HERE
3. Like walkability aspect	PLACE VOTES HERE
4. Plaza looks better than others	PLACE VOTES HERE
5. Like New Delray commercial	PLACE VOTES HERE
6. Like clean industry	PLACE VOTES HERE
7. Like "constraints" on Port of Detroit	PLACE VOTES HERE
8. Walkable; greenways are goal	PLACE VOTES HERE
9. Great plan. It keeps the plaza away from Southwestern HS	PLACE VOTES HERE
10. Like recreation area west of old Fort Wayne	PLACE VOTES HERE
11. Great idea greenway	PLACE VOTES HERE
12. I like this option because it is more compact	PLACE VOTES HERE
13. Good idea marina	PLACE VOTES HERE
14. Incorporate alignment in plaza compact	PLACE VOTES HERE
15. I like all the greenway/recreation, I like all the residential	PLACE VOTES HERE
16. I do like the entrance, how it comes closer to the plaza	PLACE VOTES HERE
17. Like this green blvd. (between Packard Plant and plaza)	PLACE VOTES HERE
18. Good ramps	PLACE VOTES HERE
19. Good mix of industry, residential, recreation, and commercial	PLACE VOTES HERE
20. This route if Canadians prefer (Riverfront park to Jefferson, then NE to plaza)	PLACE VOTES HERE

June 22, 2006

Plaza 1: Landuse Plan Community Comments

DELRAY AREA PLAN

USE YELLOW DOTS

Plaza 1 - CONS

1. Plaza appears too complicated	PLACE VOTES HERE
2. Canada will not like this option	PLACE VOTES HERE
3. Security problem - Sterling Fuel under bridge on Canadian side	PLACE VOTES HERE
4. Springwells court should continue as industrial because it is already modernized	PLACE VOTES HERE
5. Less practical	PLACE VOTES HERE
6. Don't think getting rid of LaFarge plant is realistic	PLACE VOTES HERE
7. Can't get rid of LaFarge	PLACE VOTES HERE
8. I don't like the whole plan - too few homes, plaza too large	PLACE VOTES HERE
9. Prefer this area stay industrial	PLACE VOTES HERE

The Detroit River International Crossing Study

An aerial photograph of the Detroit River, showing the city skyline on both sides. The water is a light brownish-green color. A dark blue rectangular box with a thin green border is centered over the river, containing the text "Questions/Comments" in white. The sky is overcast with grey clouds.

Questions/Comments

The Detroit River International Crossing Study

An aerial photograph of the Detroit River, showing the city skyline on both sides. The water is a murky greenish-brown color. In the foreground, there are some buildings and a parking lot on the left side. The sky is overcast with grey clouds.

Next Steps

The Detroit River International Crossing Study

- **Context Sensitive Solutions**
 - August 2006 - Workshop
 - Time and Location, TBD



The Detroit River International Crossing Study

An aerial photograph of the Detroit River, showing the city skyline on both sides. The water is a light brownish-grey color. In the center, a dark blue rectangular box with a thin green border contains the text "Thank You" in white. The sky is overcast with grey clouds.

Thank You