

PEDESTRIAN EXPERIENCE // EXISTING CONDITIONS ADJACENT TO I-375

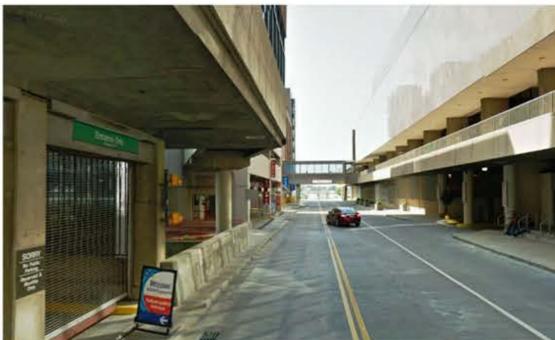
On the Street..



HUSTLE, BUSSLE - VIBRANT MONROE STREET



WELCOMING ACTIVE RESIDENTIAL FOCUSED RIVARD STREET



WELCOME CARS ONLY - BEAUBIEN STREET TO THE RIVERWALK



SERVES CARS BEST - SERVICE DRIVE ON I-375

At the Corner...



GRATIOT AND ST. ANTOINE

Long crossing distances and multiple vehicle turning movements make this "6" legged intersection a challenge for pedestrians.



JEFFERSON AND BEAUBIEN

Long crossing distances, multiple vehicle turning movements and no direct street access to the RiverWalk makes this significant intersection less than comfortable for pedestrians.



JEFFERSON AND ST. ANTOINE

I-375 ramps prohibits ability for at grade pedestrian crossings.

Crossing the I-375 Bridges....



JEFFERSON AND LARNED



STREET VIEW



GRATIOT



STREET VIEW



LAFAYETTE AND MONROE



STREET VIEW

EXISTING SIDEWALK CONDITIONS ON THE BRIDGES:

1. Sidewalk gaps and missing pedestrian crossings.
2. Dominated by vehicular traffic.
3. Areas in poor condition in need of repair.
4. Wide imposing roads with fast moving traffic.
5. Bridge guardrails provide prison like feel.
6. Minimal foot traffic except during major events.

OPEN SPACE + CONNECTIONS // EXISTING AND FUTURE SYSTEMS

STATION 3



LEGEND

- EXISTING PEDESTRIAN AND/OR NON-MOTORIZED CONNECTION
- PLANNED OR CONCEPTUAL PEDESTRIAN AND/OR NON-MOTORIZED CONNECTION
- EXISTING OPEN SPACE
- PRIMARY STUDY AREA
- SECONDARY STUDY AREA

OPEN SPACE



MILLIKEN STATE PARK + HARBOR CHENE PARK CAMPUS MARTIUS LAFAYETTE CENTRAL PARK DEQUINDRE CUT MIDTOWN LOOP DETROIT RIVERWALK

PEDESTRIAN + NON-MOTORIZED CONNECTIONS



DEQUINDRE CUT MIDTOWN LOOP DETROIT RIVERWALK

FUTURE 375
I-375 ALTERNATIVES STUDY

OPEN SPACE + CONNECTIONS // WHAT DO YOU THINK?

HELP US MAP FUTURE CONNECTION OPPORTUNITIES

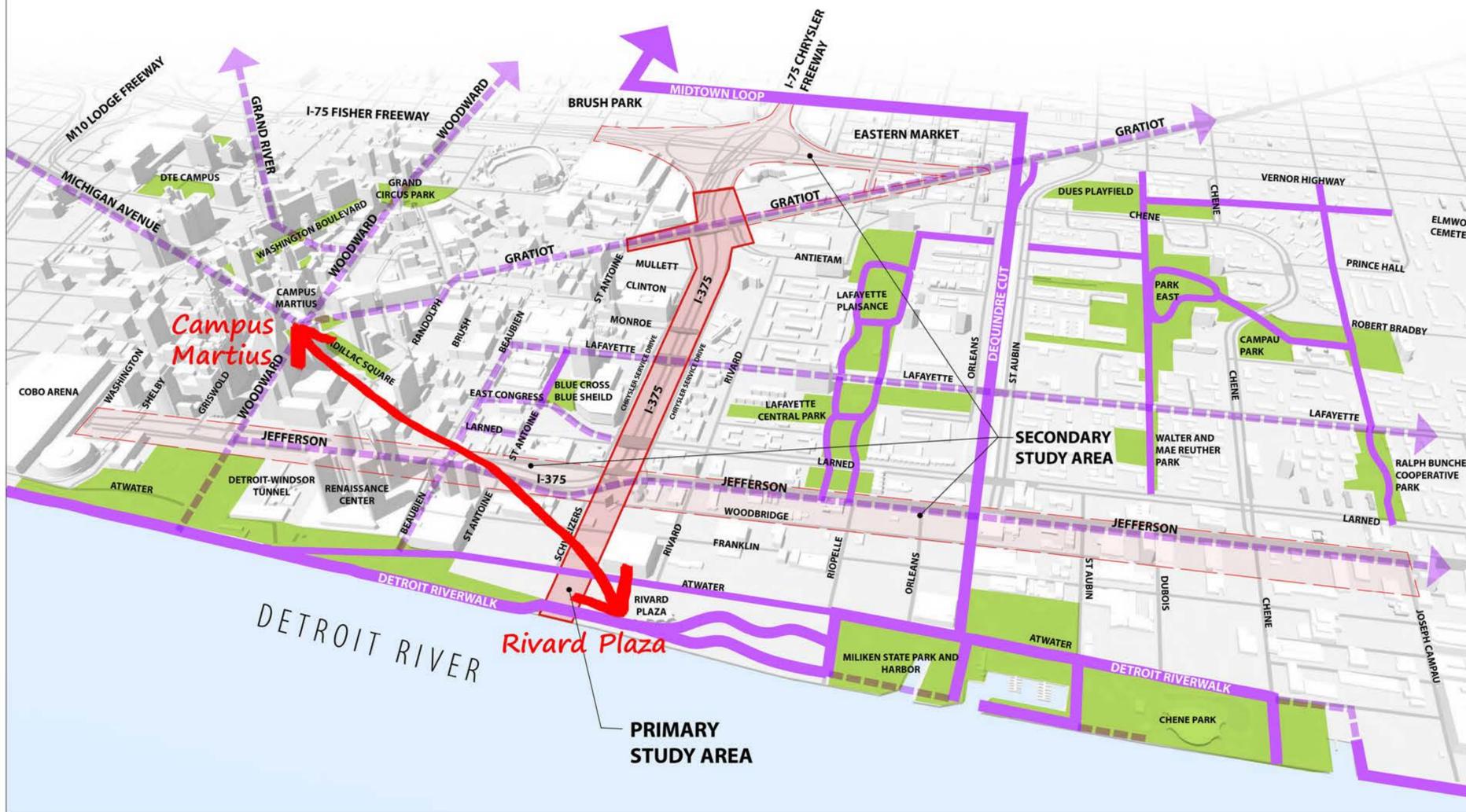
INSTRUCTIONS:

Please take a handout below and draw an arrow showing missing non-motorized connections. Label start point & end point. see example below. When you are finished, please place the handout in the designated box.

TELL US WHAT YOU THINK!

Please use a post-it note in the space below to share any additional thoughts or comments:

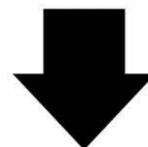
HANDOUT EXAMPLE



LEGEND

-  EXISTING PEDESTRIAN AND/OR NON-MOTORIZED CONNECTION
-  PLANNED OR CONCEPTUAL PEDESTRIAN AND/OR NON-MOTORIZED CONNECTION
-  EXISTING OPEN SPACE
-  PRIMARY STUDY AREA
-  SECONDARY STUDY AREA

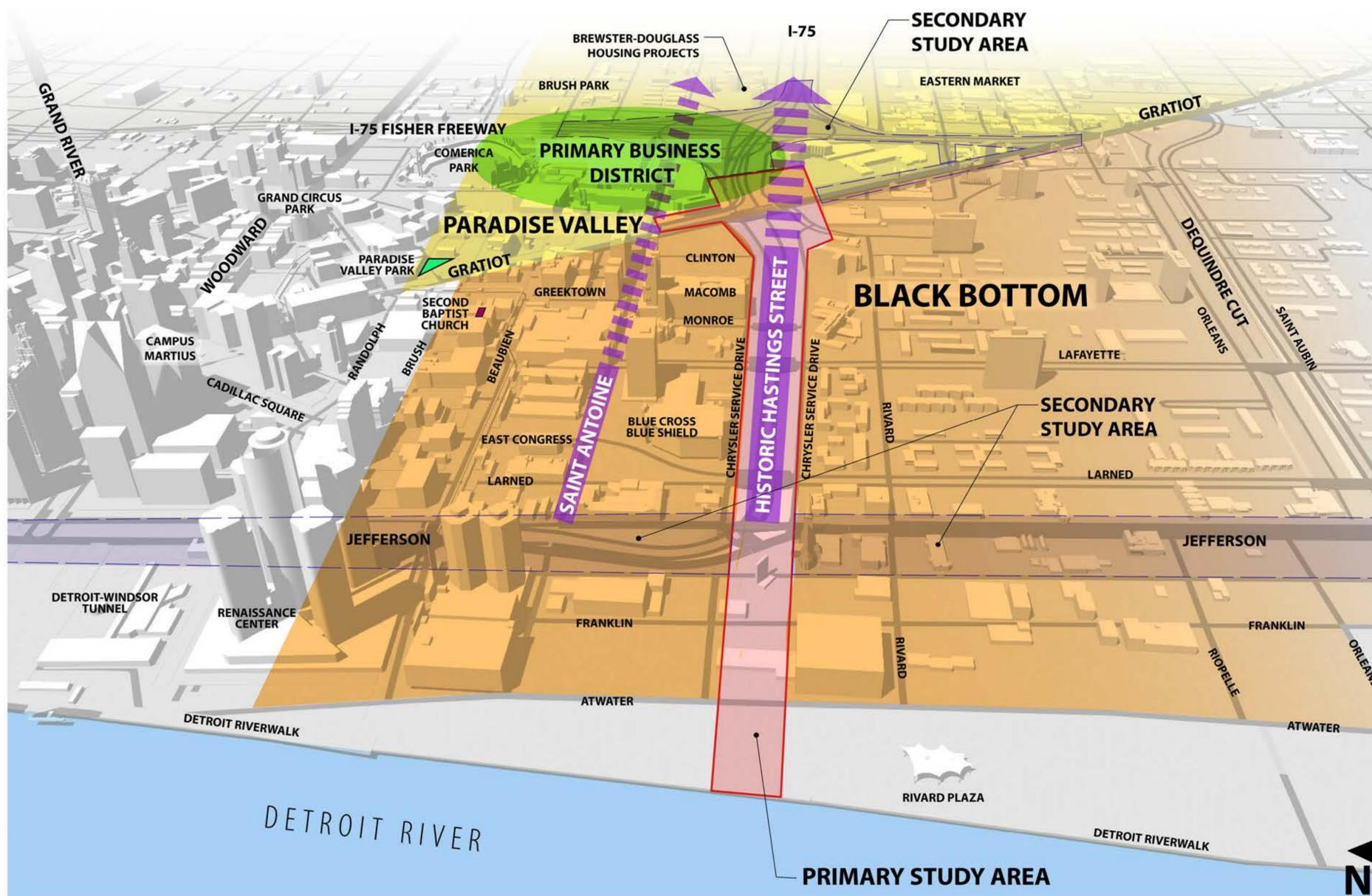
PLEASE TAKE A HANDOUT BELOW



Need help or have questions?
Please let someone at the station know and they will be happy to assist you.

PAST // PREVIOUS HISTORIC NEIGHBORHOODS

BLACK BOTTOM AND PARADISE VALLEY



HISTORY

BLACK BOTTOM NEIGHBORHOOD

“Black Bottom was a predominantly black neighborhood in Detroit, Michigan demolished for redevelopment in the early 1960s and replaced with the Lafayette Park.”

- The name “Black Bottom” was derived from the rich marsh soils of now buried River Savoyard.
- Hastings Street – major corridor of African American owned business, social institutions and night clubs.
- Became famous for its Jazz and blues Music.
- Lafayette Park is on the former site of Black Bottom
- Home of a number of African American Churches

PARADISE VALLEY

“Paradise Valley was the business district and entertainment center of a densely-populated African-American residential area in Detroit -- known as Black Bottom -- from the 1920’s through the 1950’s.”

- Over 300 black owned businesses in Paradise Valley.
- Drugstores, beauty salons, restaurants, nightclubs, theaters, and others.
- A portion of Paradise Valley is now Ford Field.
- Paradise Theatre, mecca for jazz, has been renovated into Orchestra Hall.

Source: Detroit Historical Society <http://detroithistorical.org>



HASTINGS STREET



BLACK BOTTOM NEIGHBORHOOD STREET



THE FIRST BARTHWELL PHARMACY



FOUR SHARPS JAZZ GROUP IN PARADISE VALLEY



PARADISE THEATER



HASTINGS STREET



HISTORIC FLAME BAR



COMMERCIAL STREET



PARADISE THEATER

PAST // HISTORIC RESOURCES

STATION 5



PRESENT // DISTINCTIVE PLACES

STATION 5



Central Business District (CBD)

- Dense business/commercial district with a mix of mid/high rise buildings many of which are historic, located within an intact street grid
- Range of mixed uses including major government facilities, office & commercial
- Campus Martius acts as a central gateway



EVENT AREA

- Special event area with two major event arenas surrounded by support services and parking
- High visitor/user volume during event periods followed by low usage/volumes during non-event periods.
- Large city blocks; most historic buildings have been replaced



EMERGING MIDTOWN SOUTH

- Transitional area at the south end of Midtown
- Large expanses of vacant property interspersed with housing
- Housing mix of single family and multi-family townhouses



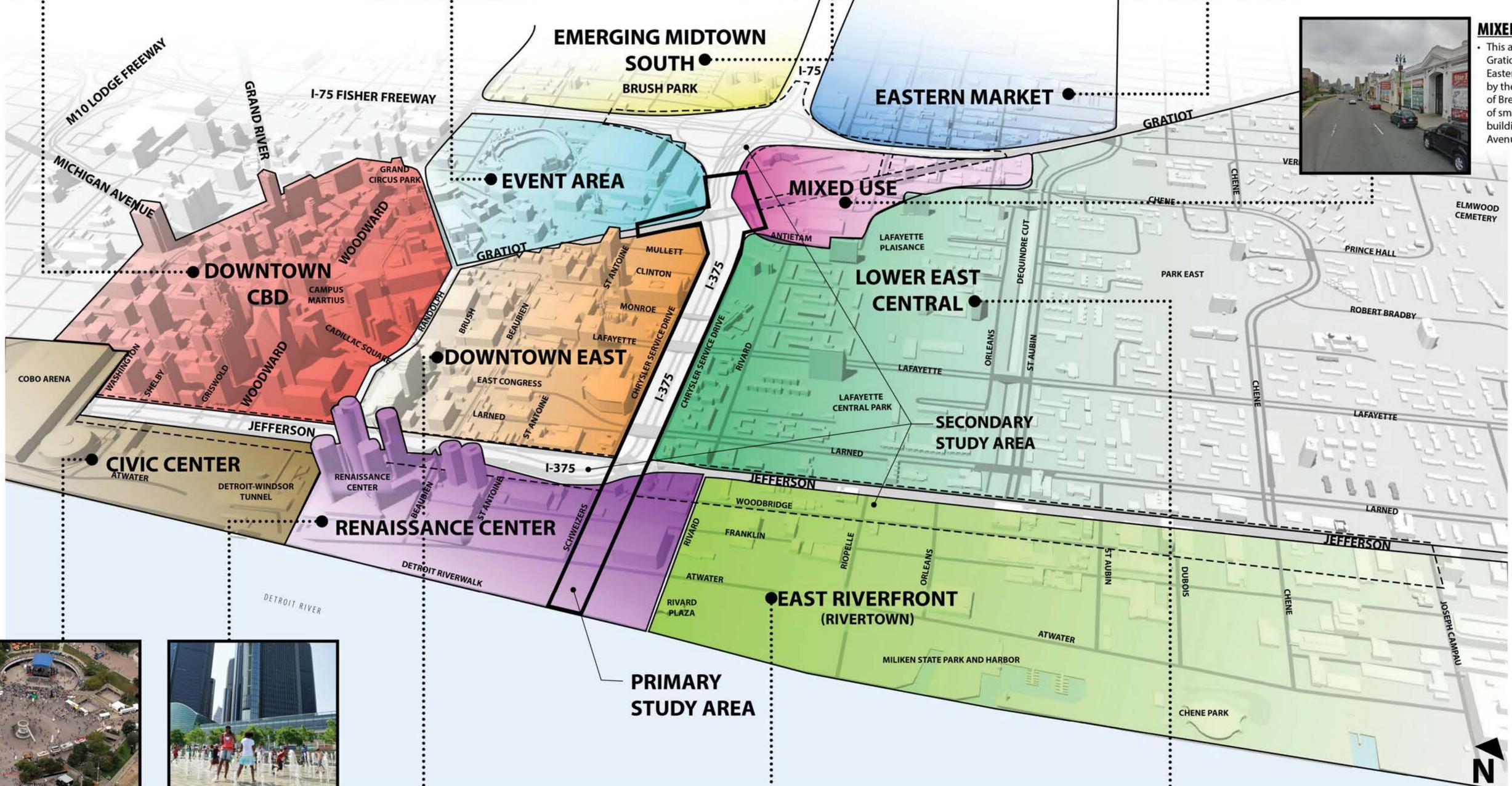
EASTERN MARKET

- Historic mixed-use food related district
- Includes the public market, food retailers, restaurants, food distributors, food processors, and pockets of residential properties



MIXED USE

- This area located along Gratiot Avenue south of Eastern Market is defined by the large office complex of Brewery Park and a series of small retail and office buildings along Gratiot Avenue



CIVIC CENTER

- A major event / civic area with multiple cultural and sports venues
- Open Public Space includes Hart Plaza & Civic Center Promenade, International Access, Detroit Port Authority and Detroit/Windsor Tunnel



RENAISSANCE CENTER

- An iconic Detroit landmark of seven high rise office towers. Contains the GM Headquarters, a Marriott Hotel, people mover station, restaurants, conference center, movie theater, parking decks, and other amenities
- Direct access to the RiverWalk via the WinterGarden and GM Plaza



DOWNTOWN EAST

- Historic buildings and street grid have been significantly modified to create larger city blocks with large institutional uses. Large surface parking lots exist throughout the district.
- Blue Cross Blue Shield, Greektown Casino, Univ. of Detroit Mercy School of Law, and Greektown Businesses



EAST RIVERFRONT

- Previous brownfield and industrial area transforming into a mixed use district
- Public river access with a significant amount of adjacent vacant property. New developments include the Univ. Prep Science & Math High School and the Globe Building Renovation



LOWER EAST CENTRAL

- Large residential area east of the CBD with a mixture of multi-family, townhouses, and mid to high rise residential towers. Examples include Lafayette Park Residences, Woodward Academy and Dequindre Cut
- Lafayette Central Park, Lafayette Plaisance, and Park East are large interior focused park spaces that wind through the residential properties

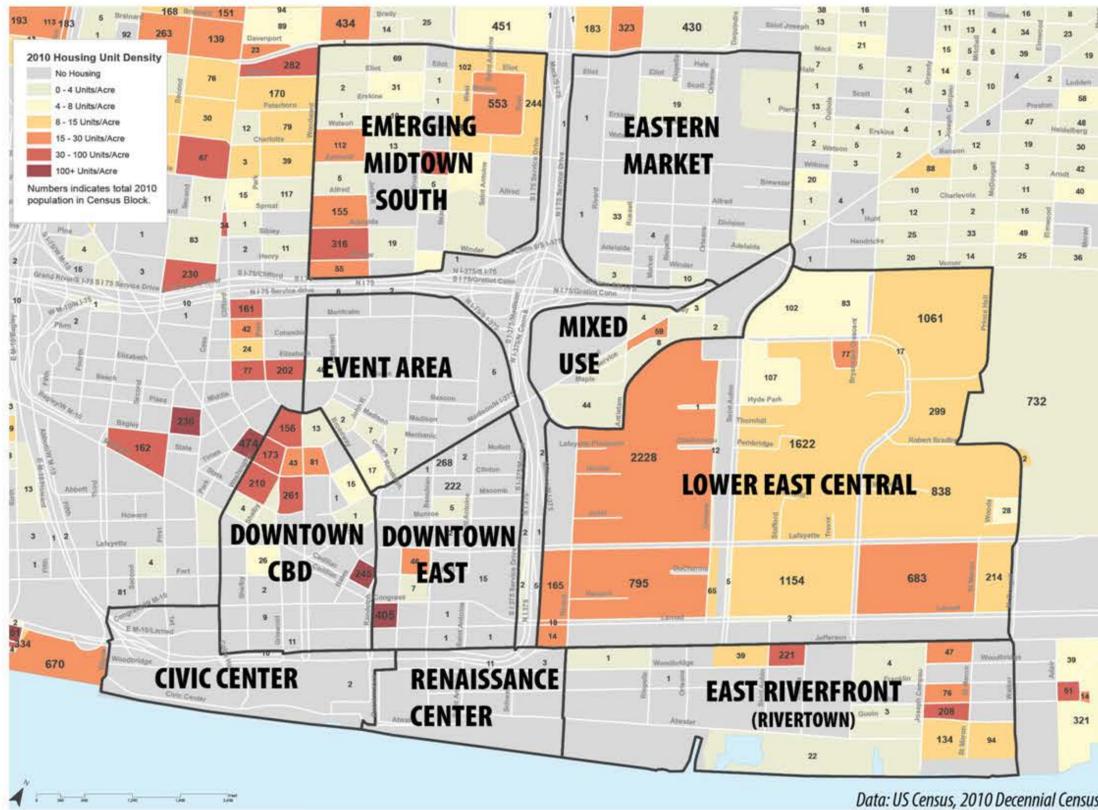
FUTURE I-375 ALTERNATIVES STUDY

PRESENT // HOUSING + PROPERTY

HOUSING UNIT DENSITY

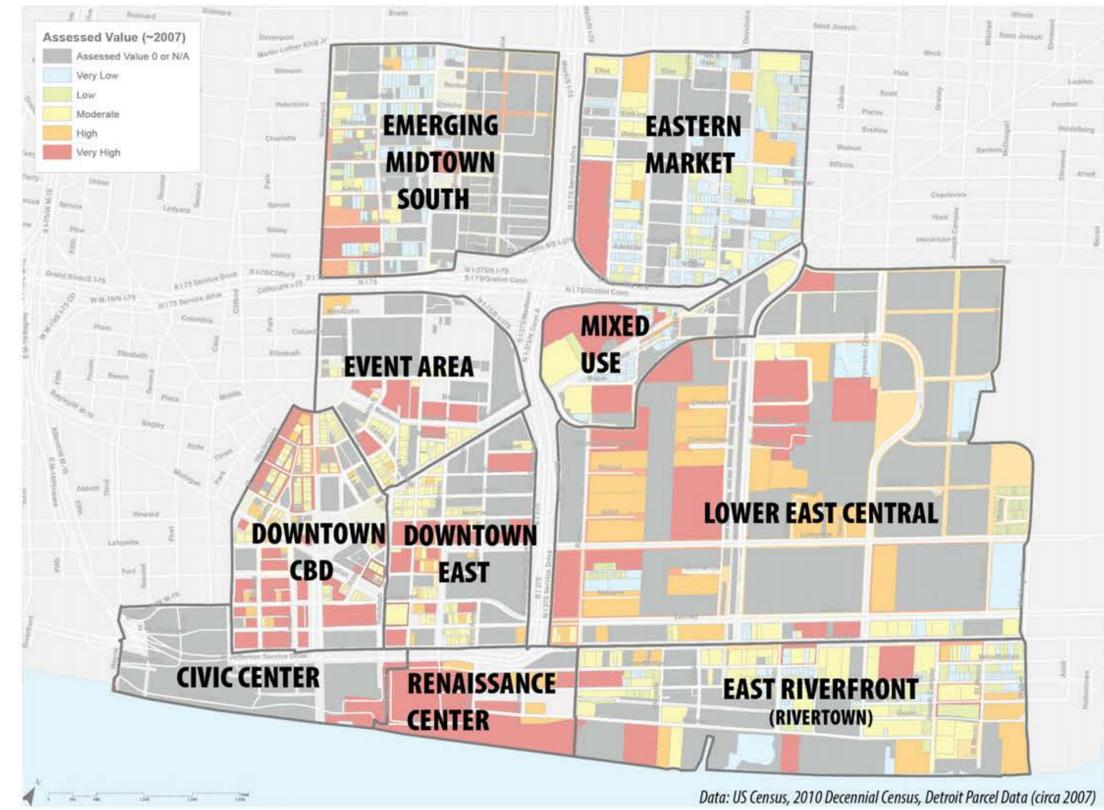
- The study areas house 14,910 people (~2% of total Detroit 2010 population).
- The Lower East Central district contains the most housing units.

*A housing unit is a single residence of separate living quarters. Housing Units with multiple bedrooms are still considered as a single housing unit.



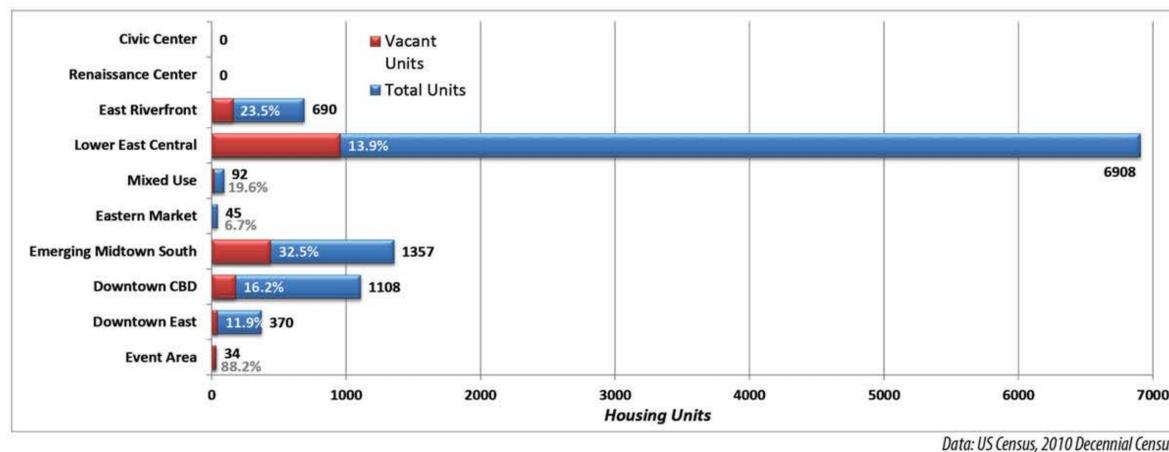
ASSESSED PROPERTY TAX VALUE (2007)

- Significant portions of the study area include properties with no assessed value, as consequence of being tax exempt or otherwise non-assessed.
- A majority of the frontage facing I-375 falls into a non-assessed category.



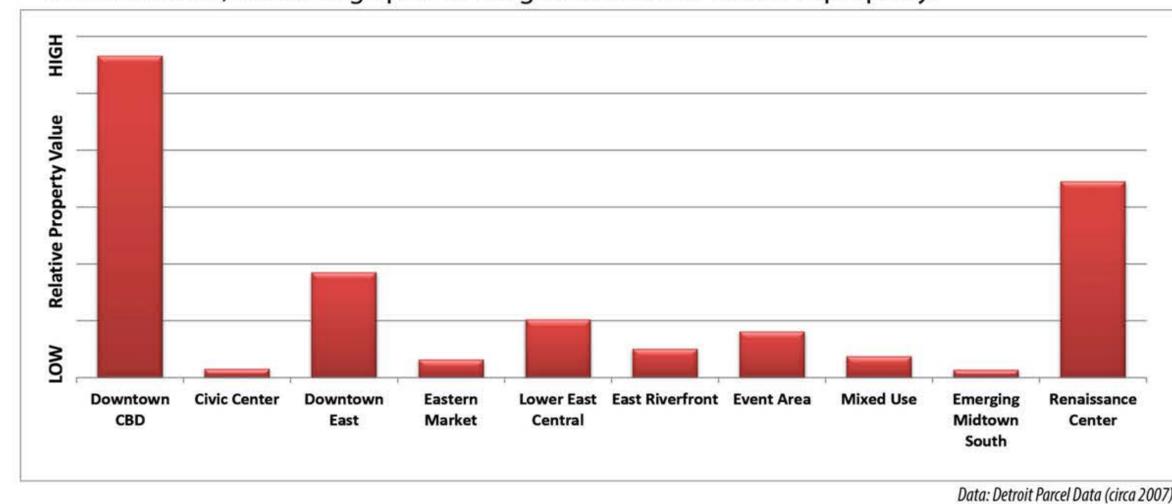
HOUSING UNITS AND VACANCY

- Lower East Central Area has the most vacant units, but low overall % vacancy (13.9%) due to the high number of total housing units.



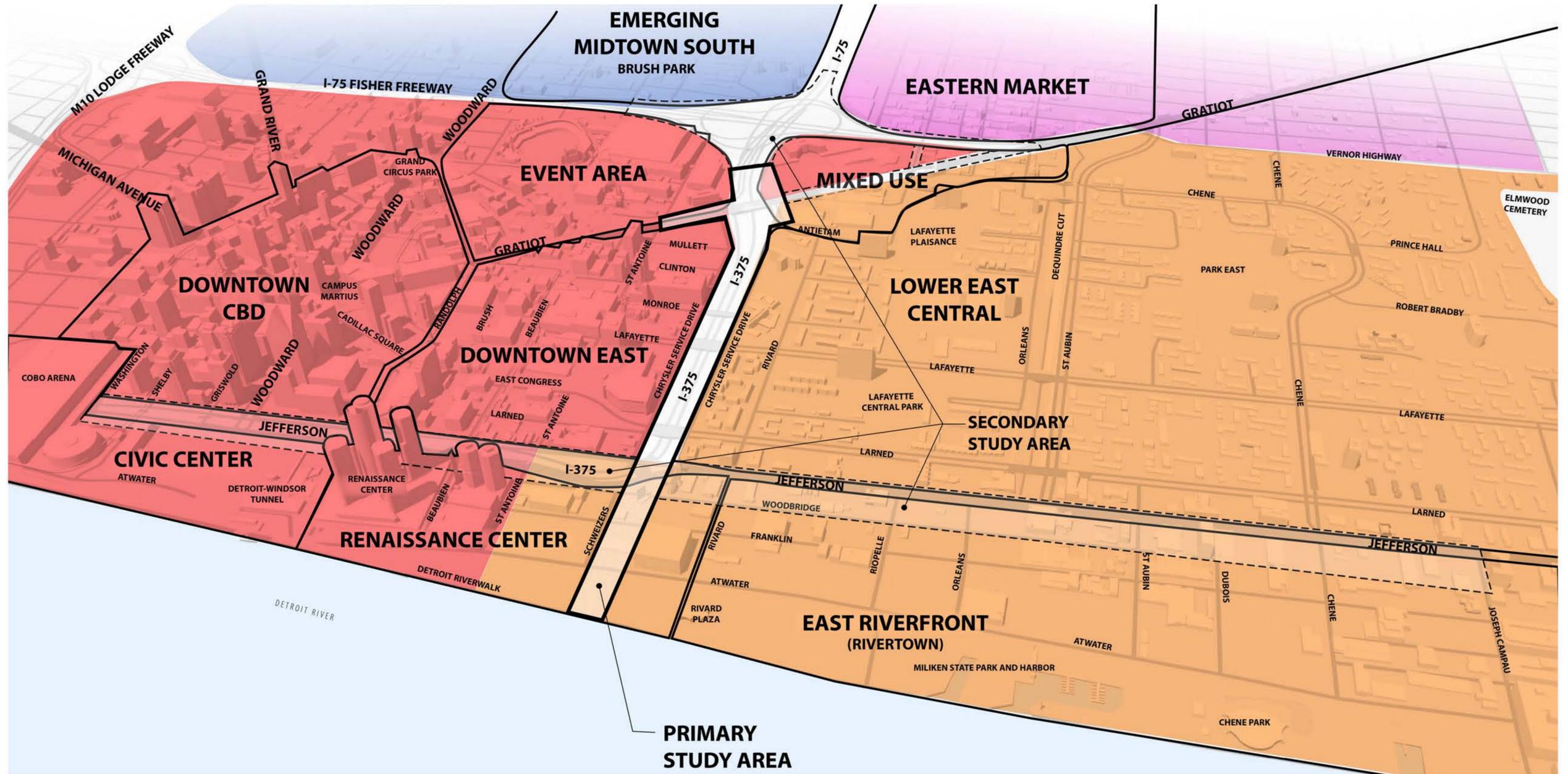
TOTAL DISTRICT VALUE

- The Downtown CBD and Renaissance Center areas account for a relative majority of the assessed property values.
- The Civic Center, Eastern Market, and Emerging Midtown areas have the lowest overall assessed value, due in large part to a high level of non-assessed property.



FUTURE // 50-YEAR VISION FOR FUTURE LAND USE

STATION 5



50-Year Plan for Future Land Use (Per the Detroit Future City 2012 Strategic Framework Plan)

<p>CITY CENTER Dynamic mixed-use environment that functions as the city and region's core for commercial and service employment.</p> 	<p>GREEN MIXED Innovative new residential neighborhood that combines medium- and high-density multi-family housing within a landscape setting.</p> 	<p>LIVE + MAKE Repurposed historic industrial structures and land that fosters a blend of smaller scale, low-impact production activity is combined with a diversity of other land uses.</p> 	<p>DISTRICT CENTER Active, medium-to-high density, mixed-use areas that provide an even split of residential and employment uses.</p> 
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SAFETY // WHAT DO YOU THINK?

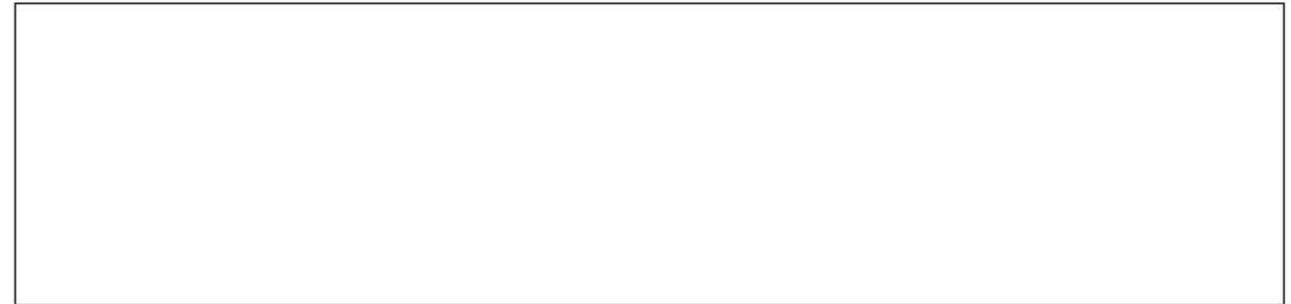
HELP US MAP SAFETY CONDITIONS

Tell Us What YOU Think!

INSTRUCTIONS: Please place dot(s) on the map in the area of concern as a pedestrian on or near I-375. Use the following codes:

- **Red:** Feels Very Unsafe
- **Green:** Feels Very Safe

Please use a post-it note in the space at the right to share any additional thoughts or comments.



Need help or have questions?
Please let someone at the station know and they will be happy to assist you.

THANK YOU FOR COMING!

// PLEASE STAY INVOLVED

Please remember to fill out the survey and sign up today so we can let you know when the next meeting is scheduled!

In the meantime, you can stay connected at www.I375Detroit.com and can continue the conversation by contacting us at I375detroit@degc.org

AWAWARE 375
I-375 ALTERNATIVES STUDY