

I-375 RECONNECTING COMMUNITIES: NEIGHBORHOOD FRAMEWORK

BLACK BOTTOM, DETROIT (1951)



Compiled in 2018 from Sanborn Fire Insurance Maps
Sourced from the Library of Congress
Sanborn Map Company, Vol. 4, 1928 - Nov 1951



LOCAL ADVISORY COMMITTEE
October 17, 2024

THIS IS NOT JUST A TRANSPORTATION PROJECT...



Hastings Street – Courtesy of Detroit Free Press

GREAT LAKES WATER AUTHORITY

DETROIT WATER AND SEWERAGE

GM

BLUE CROSS BLUE SHIELD

BAILEY PARK NDC

EAST RIVERFRONT/ RIVERTOWN MIDTOWN

GRASSROOTS COMMUNITY

DETROIT FUTURE CITY

HENRY FORD HOSPITAL

McDOUGALL-HUNT

REPARATIVE ROUNTABLE

PEER REVIEW

EASTERN MARKET

THEATER DISTRICT

GREEKTOWN

DETROIT FD

BEDROCK

THE KRESGE FOUNDATION



STADIUM DISTRICT

NAACP

DTE

Re-THINK I-375

LAFAYETTE PARK

THE PEOPLE'S PLATFORM

GREATER DOWNTOWN BUSINESS ASSOCIATION

BRUSH PARK

ELMWOOD PARK

DETROIT EMS

DMC

CITY OF WINDSOR ON

DETROIT PD

DETROIT RIVERFRONT CONSERVANCY

HOLLYWOOD GREEKTOWN CASINO

DETROIT-WINDSOR TUNNEL AUTHORITY

EASTERN MARKET DEVELOPMENT CORP

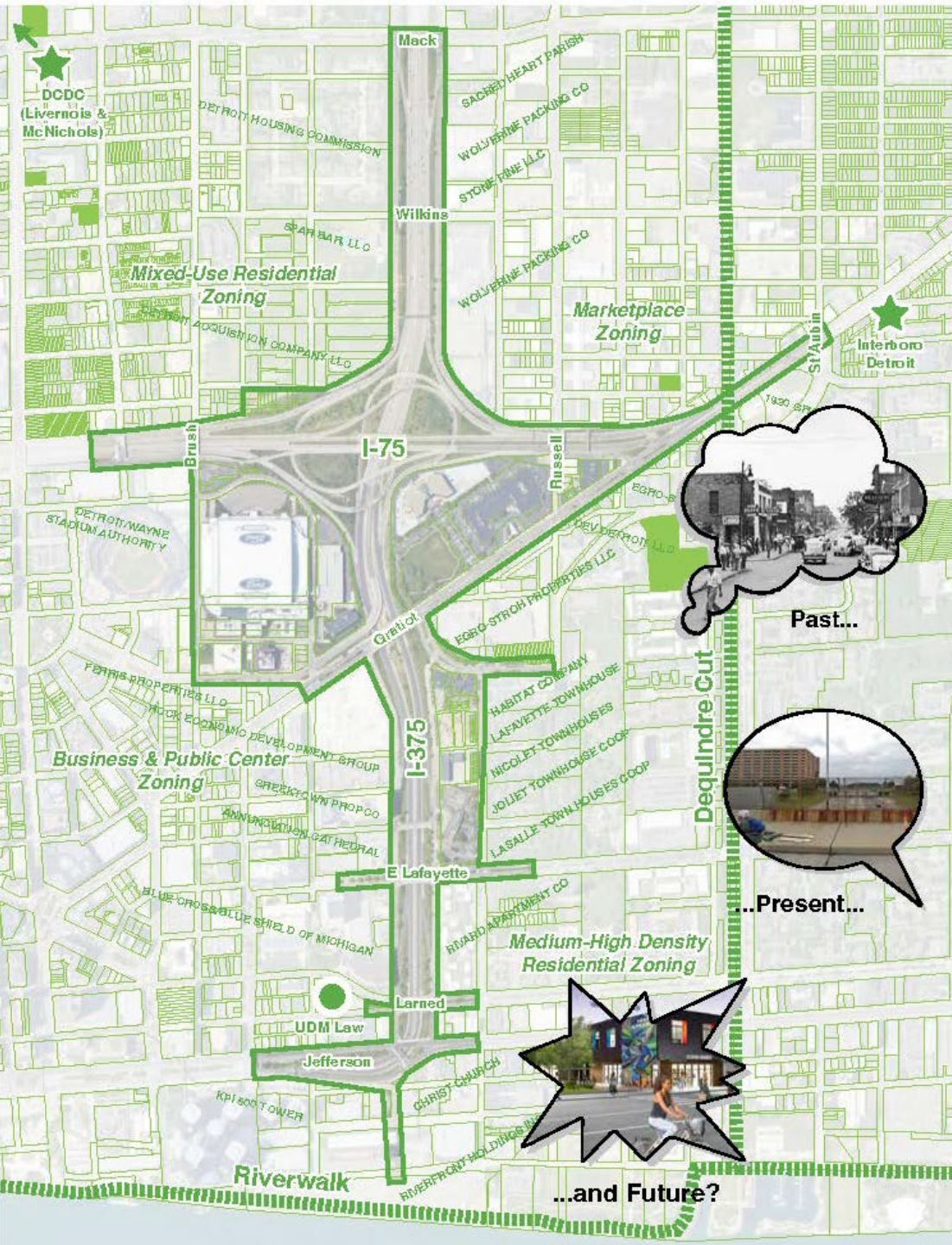
BLACK BOTTOM ARCHIVES

DETROIT PUBLIC WORKS

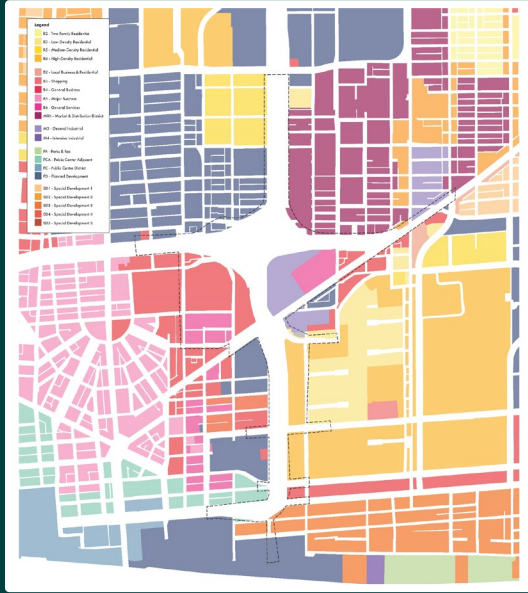
I-375 NEIGHBORHOOD FRAMEWORK

The Neighborhood framework refers to the shared vision-made in collaboration with community members, community organizations, business and government stakeholders for the boulevard that this project hopes to develop.

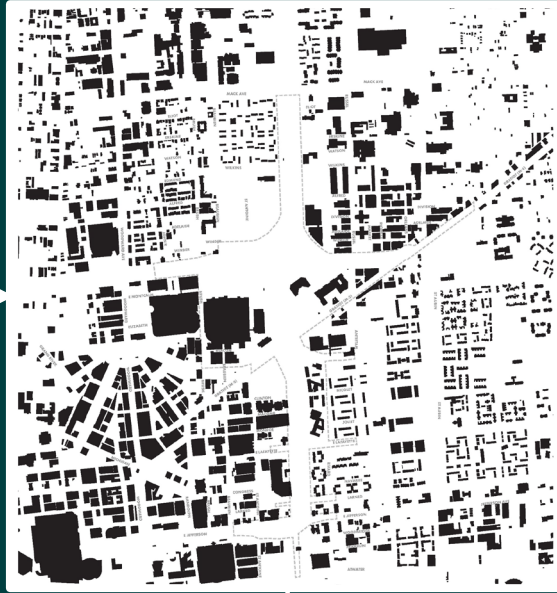
The framework will consist of three main components of zoning and land-use, urban design, and history, arts and culture developed through a robust engagement process. The result will be an implementation plan for community enhancements that identifies projects, policies, and ideas reflecting the community's vision.



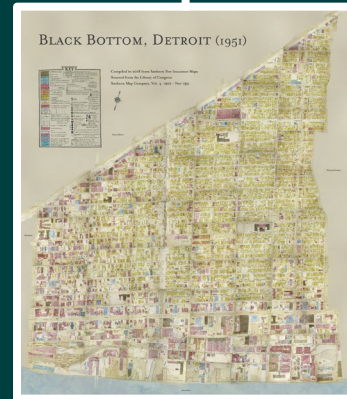
ZONING & LAND-USE



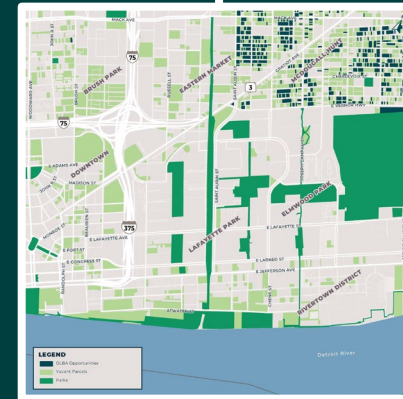
URBAN-DESIGN



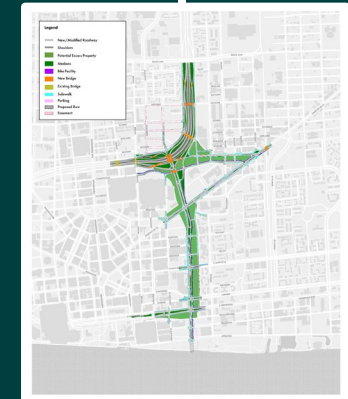
FRAMEWORK SCOPE



History, Art, Culture

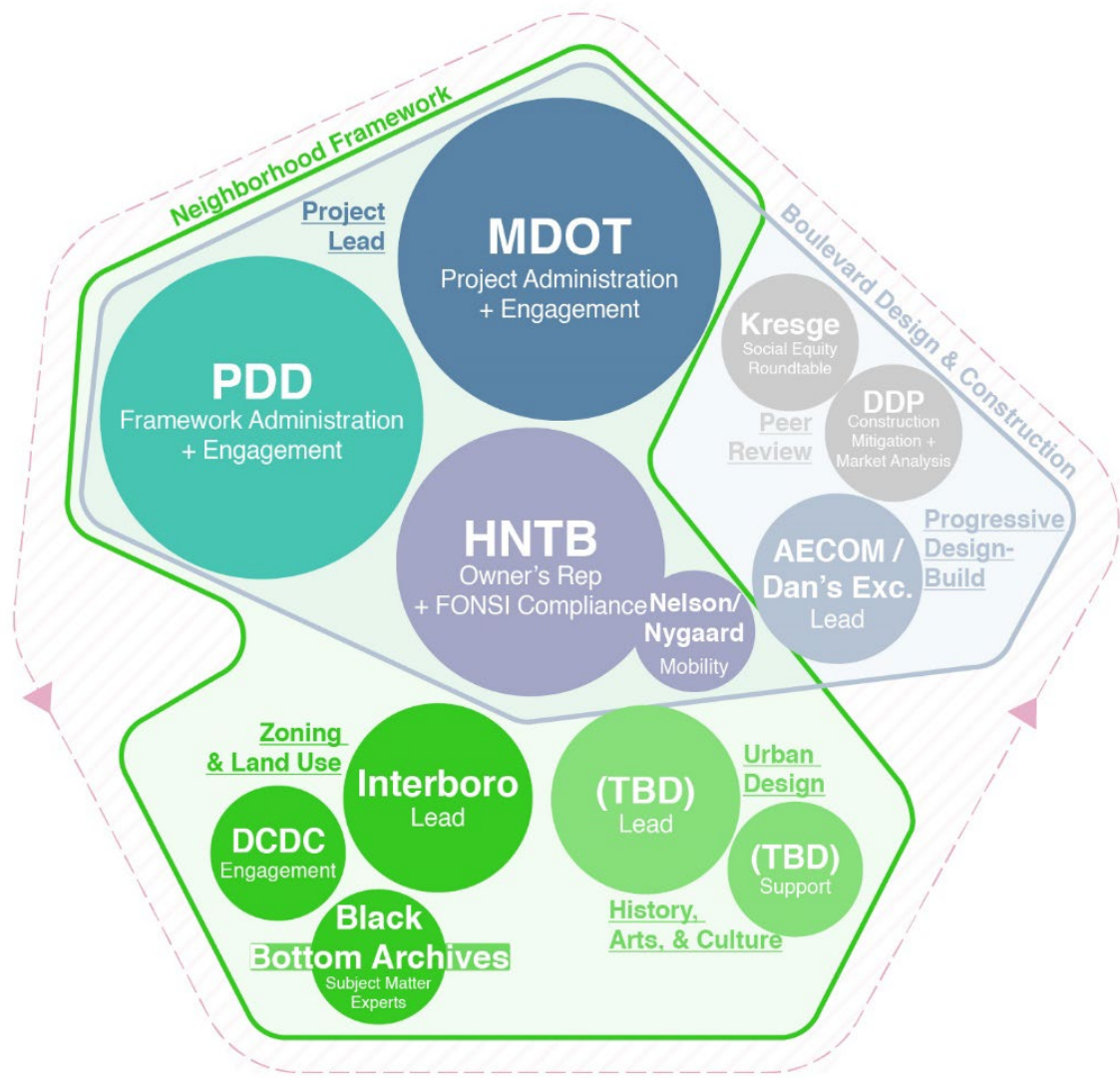


Open Space



Mobility

PROJECT ROLES



MDOT and PDD will lead and administer the overall I-375 Reconnecting Communities project with MDOT leading the Boulevard Design & Construction and PDD Leading the Neighborhood framework.

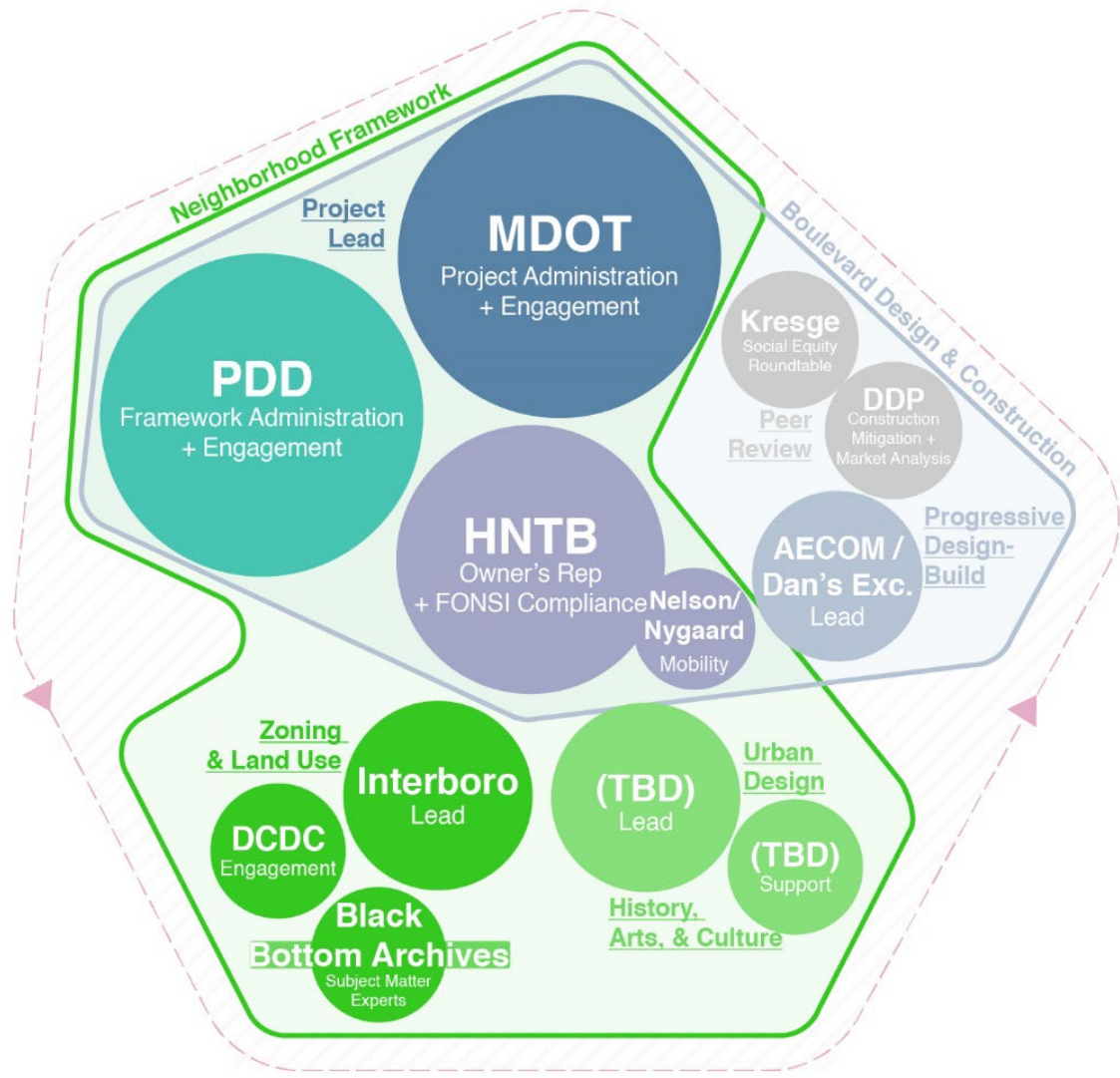
HNTB will act as the Owner's Representative, acting as the liaison between MDOT and the other project consultants, and ensuring FONSI (Findings of No Significant Impact) compliance.

Dan's Excavating and AECOM will lead the Design Development and Construction of the Boulevard, incorporating feedback from the framework process through the Progressive Design-Build delivery method.

Interboro will lead the Zoning & Land-Use component of the Framework, joined by a team of the Detroit Design Collaborative Design Center (DCDC) and Black Bottom Archives, who will lead the engagement and act as subject matter experts, respectively.

A consultant TBD, will lead the Urban Design, History, Arts, and Culture component of the framework

PROJECT ROLES



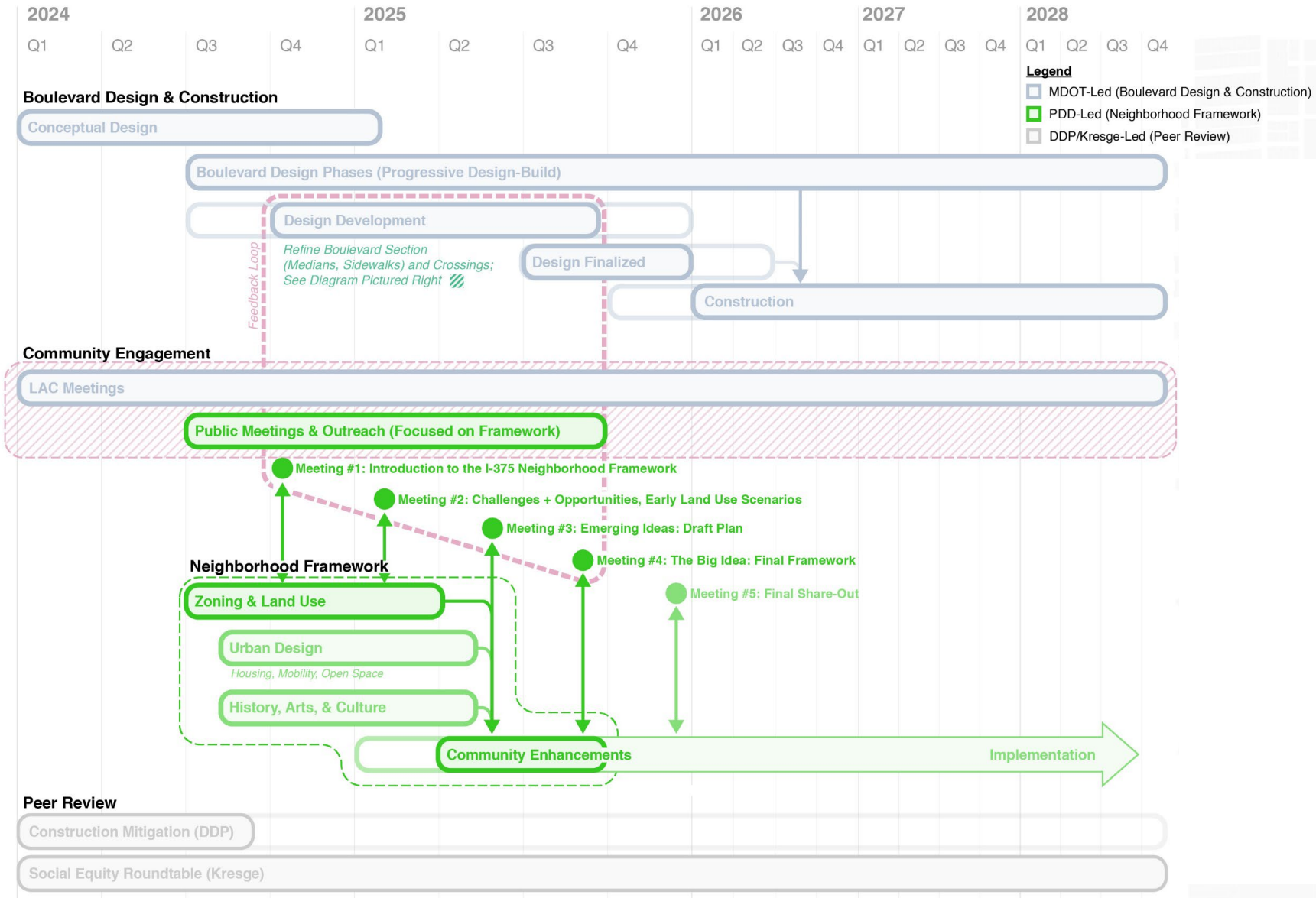
TOGETHER - zoning and land-use, and the urban design, history, arts, & culture components will create a holistic framework that contains the community enhancements plan, along with strategies for implementation.

OUR GUIDING PRINCIPLES:

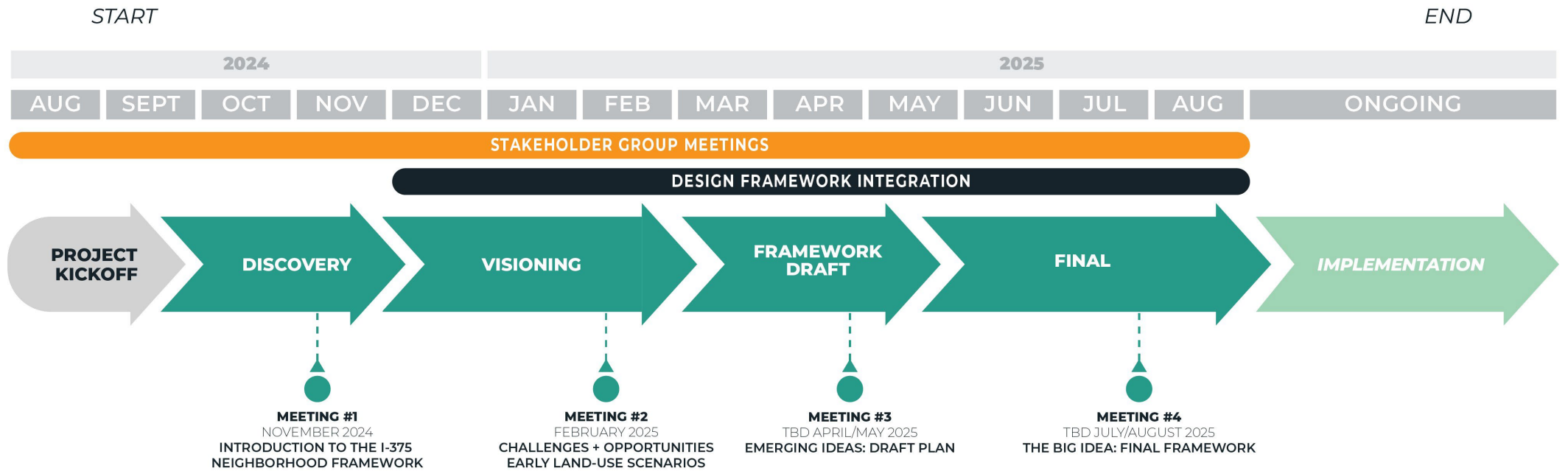
Neighborhood Character, Honoring History, Housing Diversity and Affordability, Neighborhood Mobility

PROJECT TIMELINE

Project Timeline & Components



FRAMEWORK TIMELINE



PROJECT AREA

**Detroit I-375
Zoning and Land Use
Aerial**



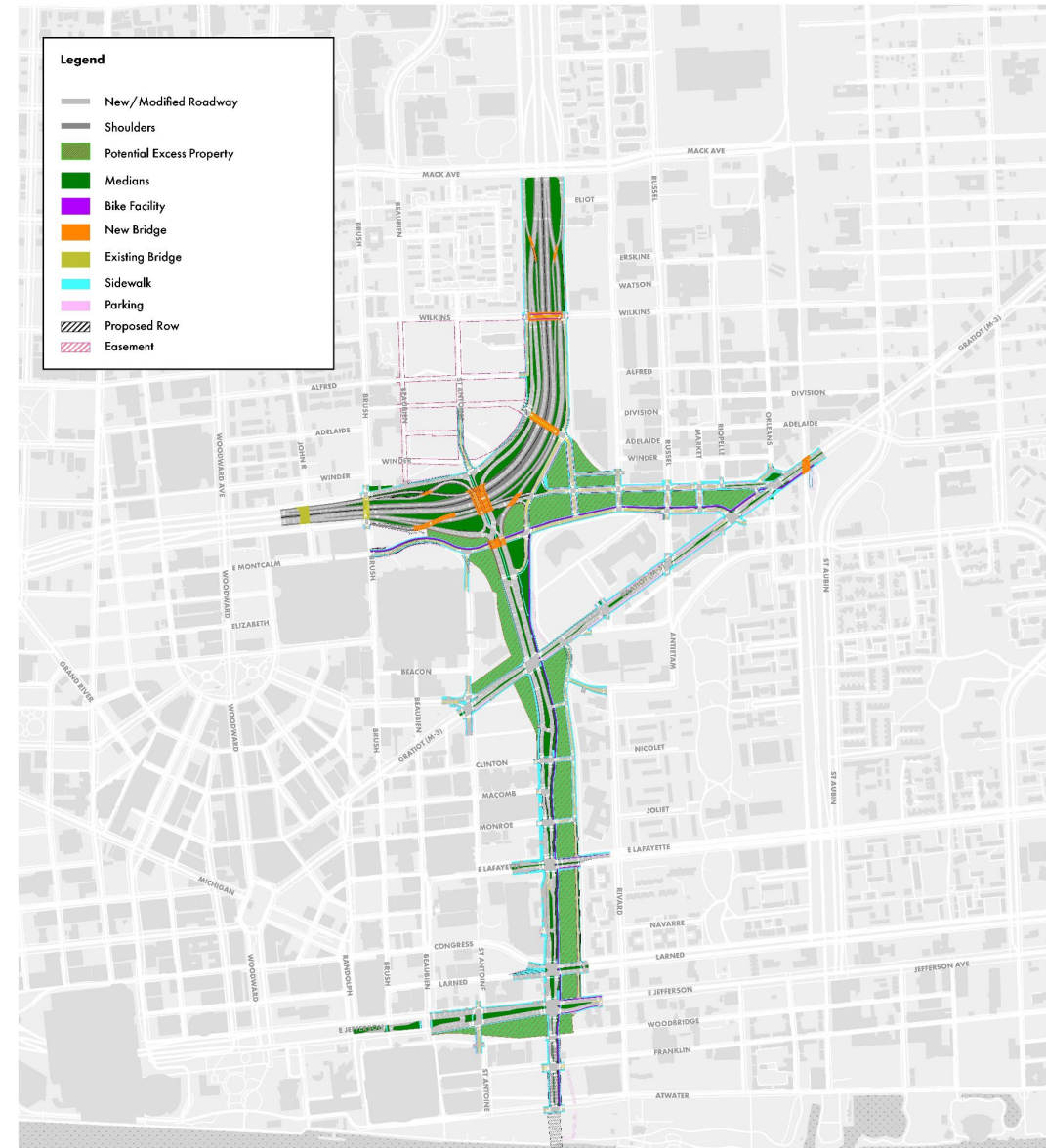
INTERBORO



**S
A
C
D**



**Detroit I-375
Zoning and Land Use
Project Area**



“SHOW US”



The “Show Us” Tour was inspired by Patrice McKinnon to have a means of talking about the framework in neighborhood context – challenges and opportunities of the framework.

The framework team went to respective communities themselves in a tour or topic discussion designed by the community.

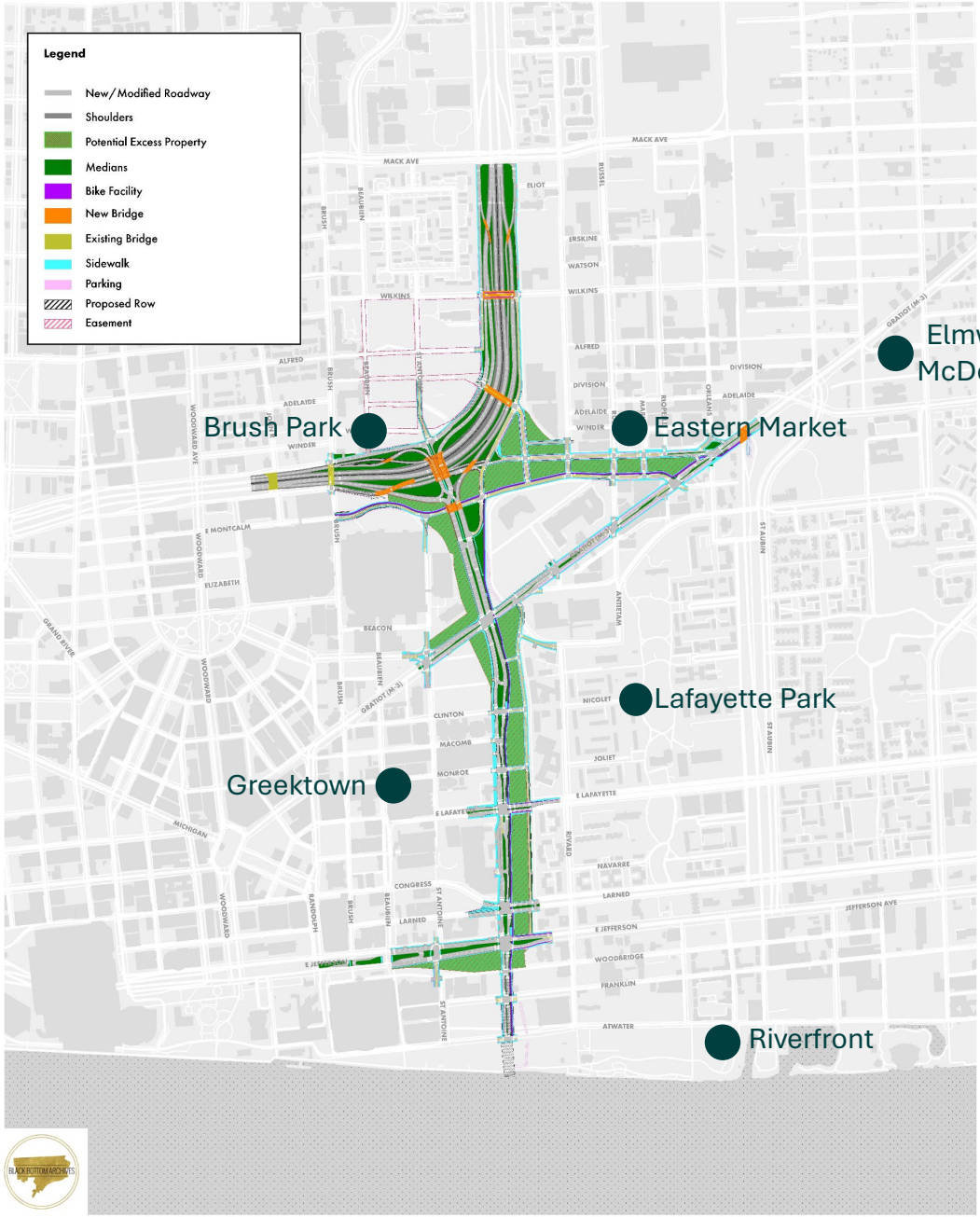
The tour was meant to capture the essence of community thought to build on and expand during the framework.

“SHOW US”

**Detroit I-375
Zoning and Land Use
Project Area**



Community Visit Stops



- Legend**
- New/Modified Roadway
 - Shoulders
 - Potential Excess Property
 - Medians
 - Bike Facility
 - New Bridge
 - Existing Bridge
 - Sidewalk
 - Parking
 - ▨ Proposed Row
 - ▨ Easement

INTERBORO



S
A
C
D



INTERBORO DCDC | Black Bottom Archives

MDOT | City of Detroit





CHALLENGES

- Greektown/ Casino access during construction
- Preserving Cultural Identity and business viability
- Construction Mitigation
- Branding/ Marketing
- Preservation of historic sites

OPPORTUNITIES

- Temporary to permanent use of land beneficial to Greektown
- Attraction to development

CHALLENGES

- Access to Jefferson during construction
- Parking (lack thereof)
- GM Land uncertainty
- Ability to develop vacant parcels on the Riverfront
 - Capacity/ Market

OPPORTUNITIES

- Connection to the Riverwalk
- Potential attraction to development with boulevard





BRUSH PARK

CHALLENGES

- Maintain two-way access from service road
- St. Antoine as a potential emergency route to DMC
- Coordination with I-75 Framework
- Event Bus/ Truck staging

OPPORTUNITIES

- More connections to Eastern Market
- Future development opportunities
- Opportunity to highlight Brush Park history
- Montcalm connection to Eastern Market

CHALLENGES

- Freight access
- Public Access for visitors
- Construction mitigation for businesses
- Bridge vendor relocation
- Branding/ Marketing during construction

OPPORTUNITIES

- Connection to Gratiot Central/ points south, JLG Dequindre
- Open space opportunities
- Development opportunities near the market core



EASTERN MARKET



ELMWOOD PARK
MCDUGALL-HUNT

CHALLENGES

- Access during construction
- Isolated from rest of city
- Viability of nearby businesses

OPPORTUNITIES

- Opportunity to be better connected to the city
- Opportunity for historic education on the BB/PV
- Gratiot Safe Streets funding

CHALLENGES

- Safety and access in points east/ west
- Maintaining/ respecting historic integrity of Lafayette Park
- Density vs Open Space
- Capacity for future development

OPPORTUNITIES

- Another access point to Riverfront
- Open space opportunities
- Development opportunities (temp to permanent)
 - More “eyes on the street/ park”



LAFAYETTE PARK

EXISTING CONDITIONS



Figure Ground

Highlighting existing built environment; but also, vacant land around the project area inclusive of vacant parcels and surface parking

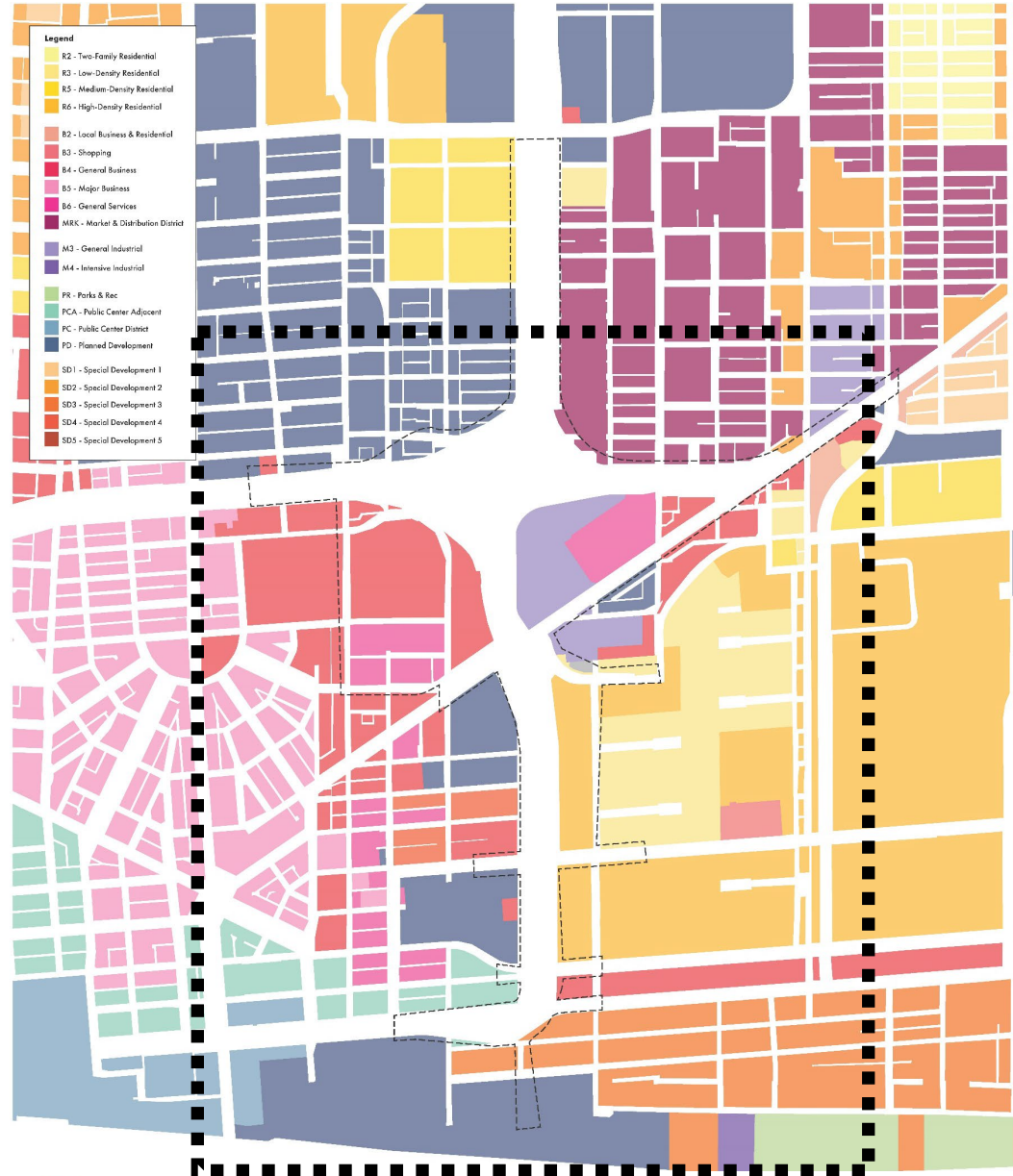
EXISTING CONDITIONS



Figure Ground:
Key Vacant Areas

- Development areas
- Open Space/
Greenways/
Parks
- Surface Parking
- “The Project”

EXISTING CONDITIONS



Zoning and Land-Use

The reclaimed parcels, by code, will take on the zoning designation of the adjacent parcels surrounding it.

This study is to ensure an intentional recommendation of land-use, reflecting community input.

EXISTING CONDITIONS

Legend

- R2 - Two-Family Residential
- R3 - Low-Density Residential
- R5 - Medium-Density Residential
- R6 - High-Density Residential

- B2 - Local Business & Residential
- B3 - Shopping
- B4 - General Business
- B5 - Major Business
- B6 - General Services
- MRK - Market & Distribution District

- M3 - General Industrial
- M4 - Intensive Industrial

- PR - Parks & Rec
- PCA - Public Center Adjacent
- PC - Public Center District
- PD - Planned Development

- SD1 - Special Development 1
- SD2 - Special Development 2
- SD3 - Special Development 3
- SD4 - Special Development 4
- SD5 - Special Development 5



Zoning and Land-Use

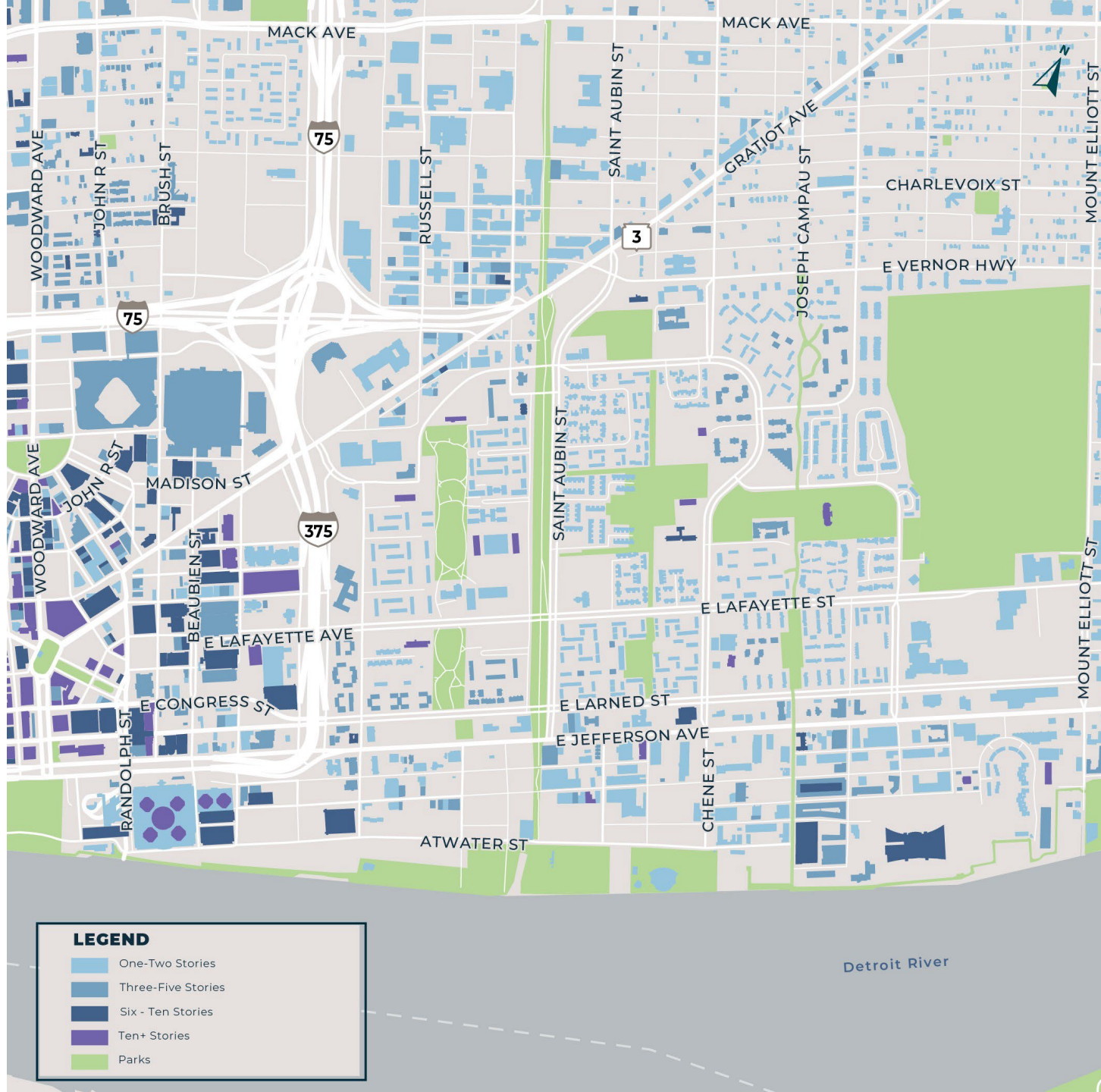
INTERBORO



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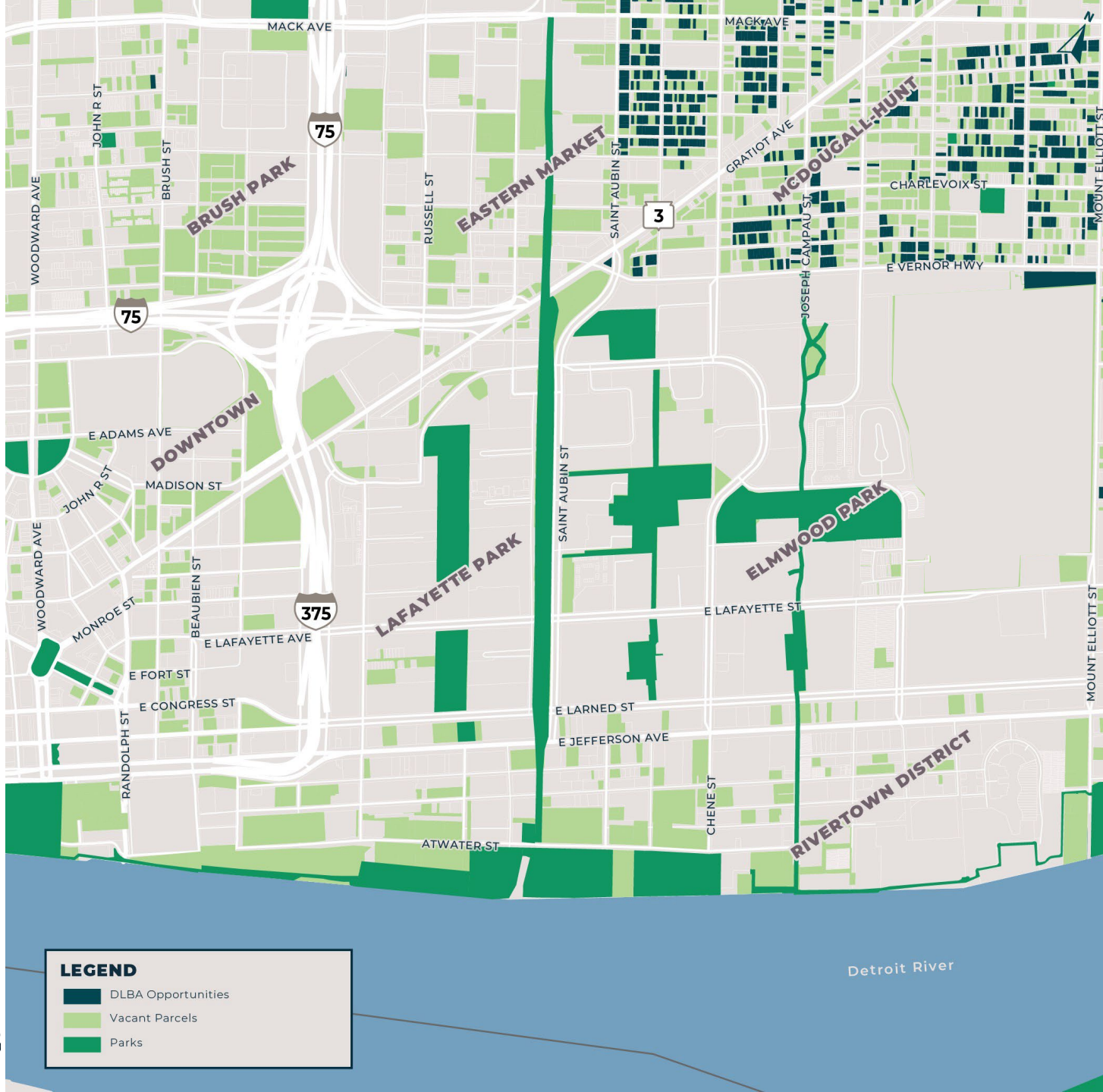


EXISTING CONDITIONS



Building Heights

EXISTING CONDITIONS



Greenspace

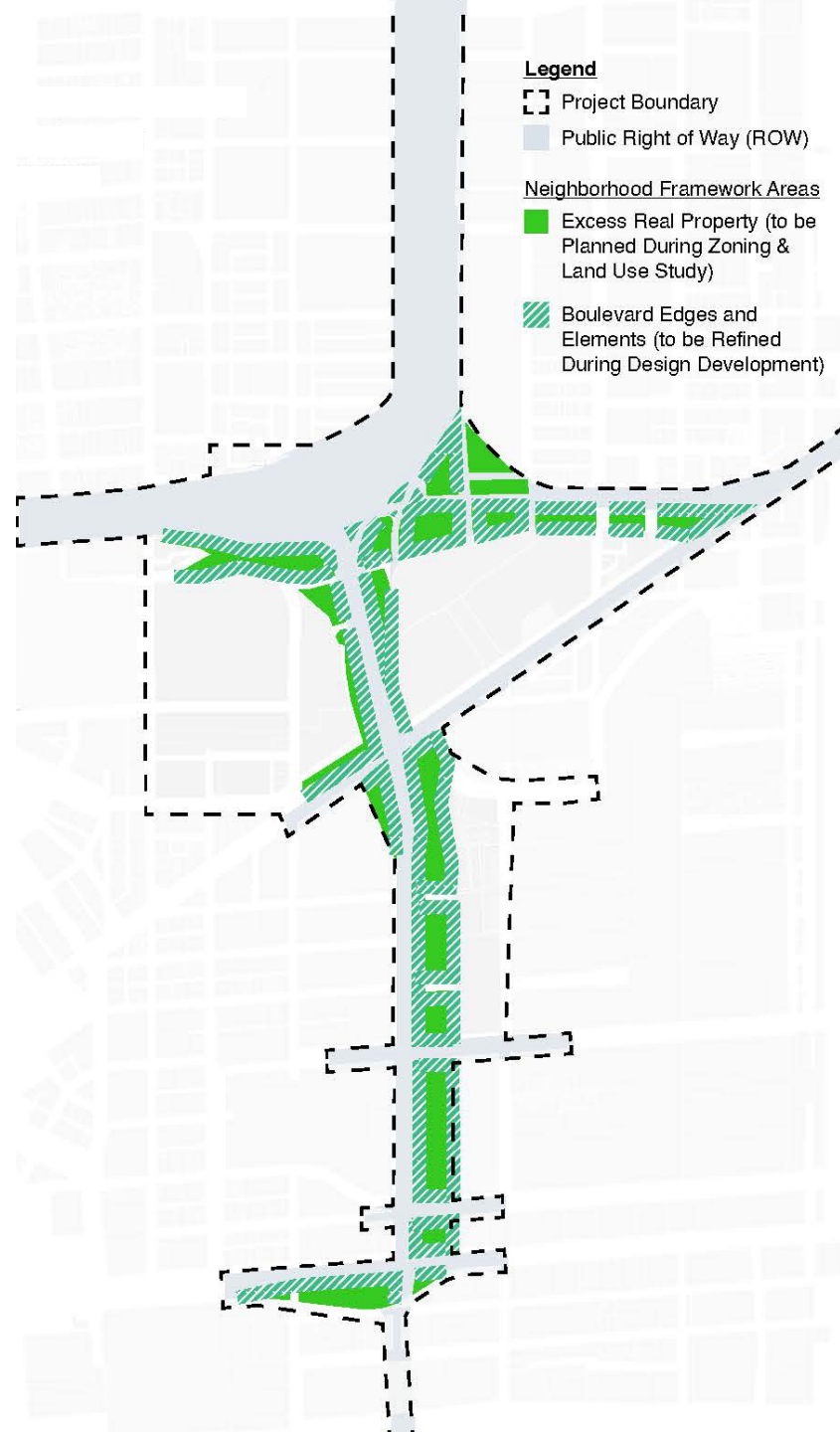
LEGEND

- DLBA Opportunities
- Vacant Parcels
- Parks



Discussion Prompts

- (Indicate on map) What's missing on this map? What's important on this map? What else should we look into?
- What should occupy the 30+ acres of new land until permanently developed?
- What do you hope this framework will bring?



Progressive Design Build (PDB)

For this project, Progressive Design Build (PDB) refers to the process of developing and constructing the design of the boulevard. PDB is a delivery method which allows for flexibility and incremental development of the boulevard design, allowing the framework and engagement to influence the final design.

CURRENT CONCEPT

What is Established?

- I-75 as Thru Freeway
- Ramp Entrance and Exit Locations
- Boulevard on West Side
- Local Street on East Side
- Property Impacts and Excess Property Locations

Seeking Feedback for Refinement

- Intersection Layout
- Local Street Cross Sections
- Turn Lane Locations
- Parking Locations
- Property Access (Permanent)
- Mobility / Accessibility Needs During Construction

30% Design Milestone (February 2025)

What is Established?

- Interchange Layout
(I-75 and Ramp Layouts)
- Boulevard Layout
(Thru Lanes and Median)
- Final Property Impacts
- Excess Property Dimensions
- Traffic Operations During Construction
(2 Concepts for Stakeholder Input)

Seeking Feedback for Refinement

- Landscaping and Aesthetic Treatments
- Urban Design and Community Enhancement
- Local Street Layout
- Property Access
- Parking Areas and Layouts
- Sidewalk and Bike Path Layout
- Crosswalk Designs
- Turn Lane Locations
- Selection of One Concept for Traffic Operations During Construction

60% Design Milestone (September 2025)

What is Established?

- Final Layout for All Roads and Streets
- Draft Design of Preferred Traffic Operations During Construction
- Draft Design of Landscaping and Aesthetics
- Draft Construction Drawings and Specifications

Seeking Feedback for Refinement

- Landscaping and Aesthetic Treatments
- Urban Design and Community Enhancement
- Crosswalk and Bike Path Designs
- Traffic Operations During Construction Timeframes and Details

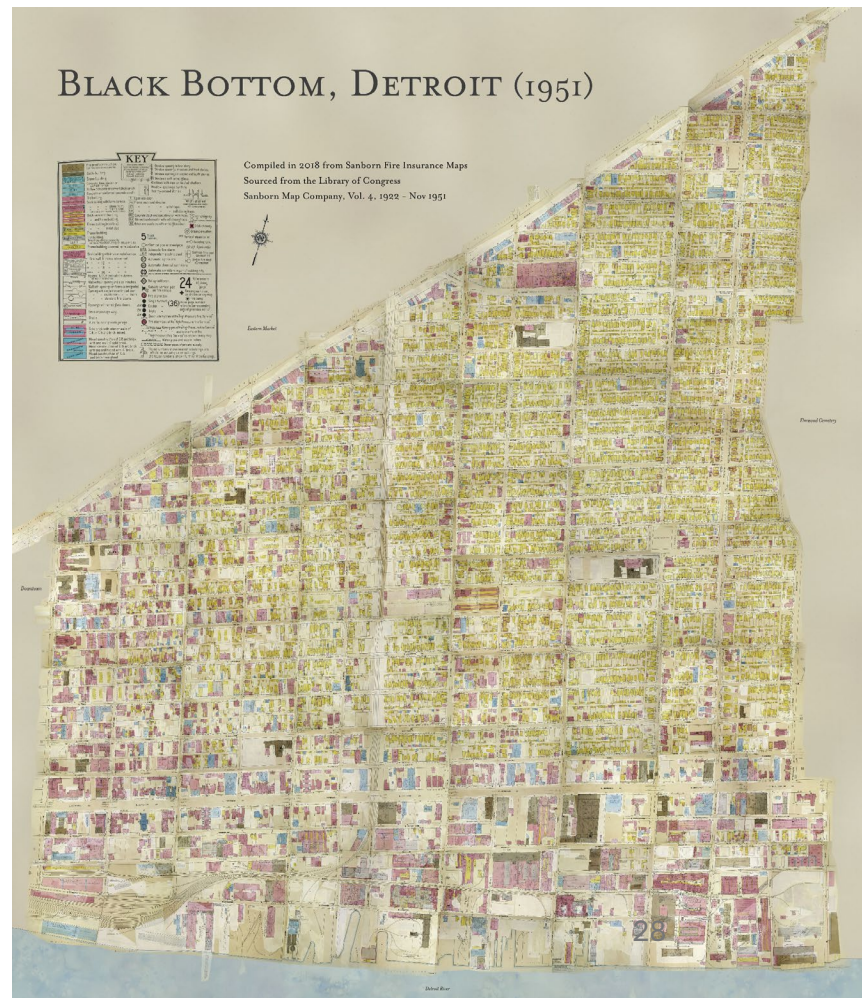
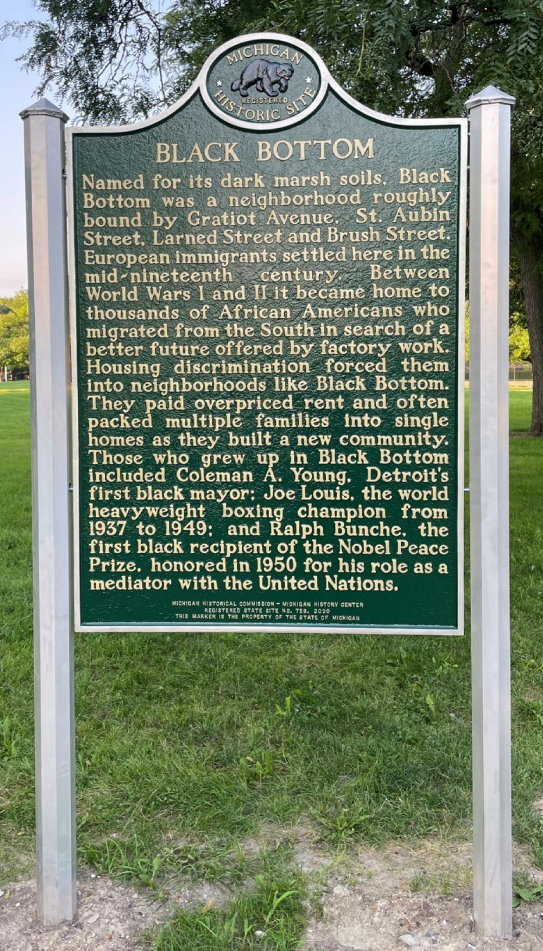
Final Design Milestone and Construction (2026 - 2028)

What is Established?

- Final Grading Design for All Roadway and Streetscapes
- Final Design of Preferred Traffic Operations During Construction
- Final Design of Landscaping and Aesthetics
- Final Construction Drawings and Specifications

Seeking Feedback for Refinement

- Construction Updates
- Work Zone Activity



PROJECT CONTACT

NEIGHBORHOOD FRAMEWORK

For questions or comments:

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For information and to subscribe:

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COMMENT: BIT.LY/I375SUBSCRIBE

SUBSCRIBE: BIT.LY/I375SUBSCRIBE

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