

**Urban Visualization
GPH 3900 / UP 5999
Wayne State University / Winter 2020**

Student Design Summit Studies & Urban Site Research

**Sema Abulhab
Nichole Bowman
Meghan Cuneo
Raven Dunson
Eric Kehoe
Ian Hogg
David Letizio
Natalie Lyon
Marguerite Novak
Konner Petz
Adam Pruett
Morgan Rote
Guangruo Swanson**

Laura Foxman, Instructor

Student Design Summit Studies

Raven Dunson

Eric Kehoe

David Letizio

Natalie Lyon

Marguerite Novak

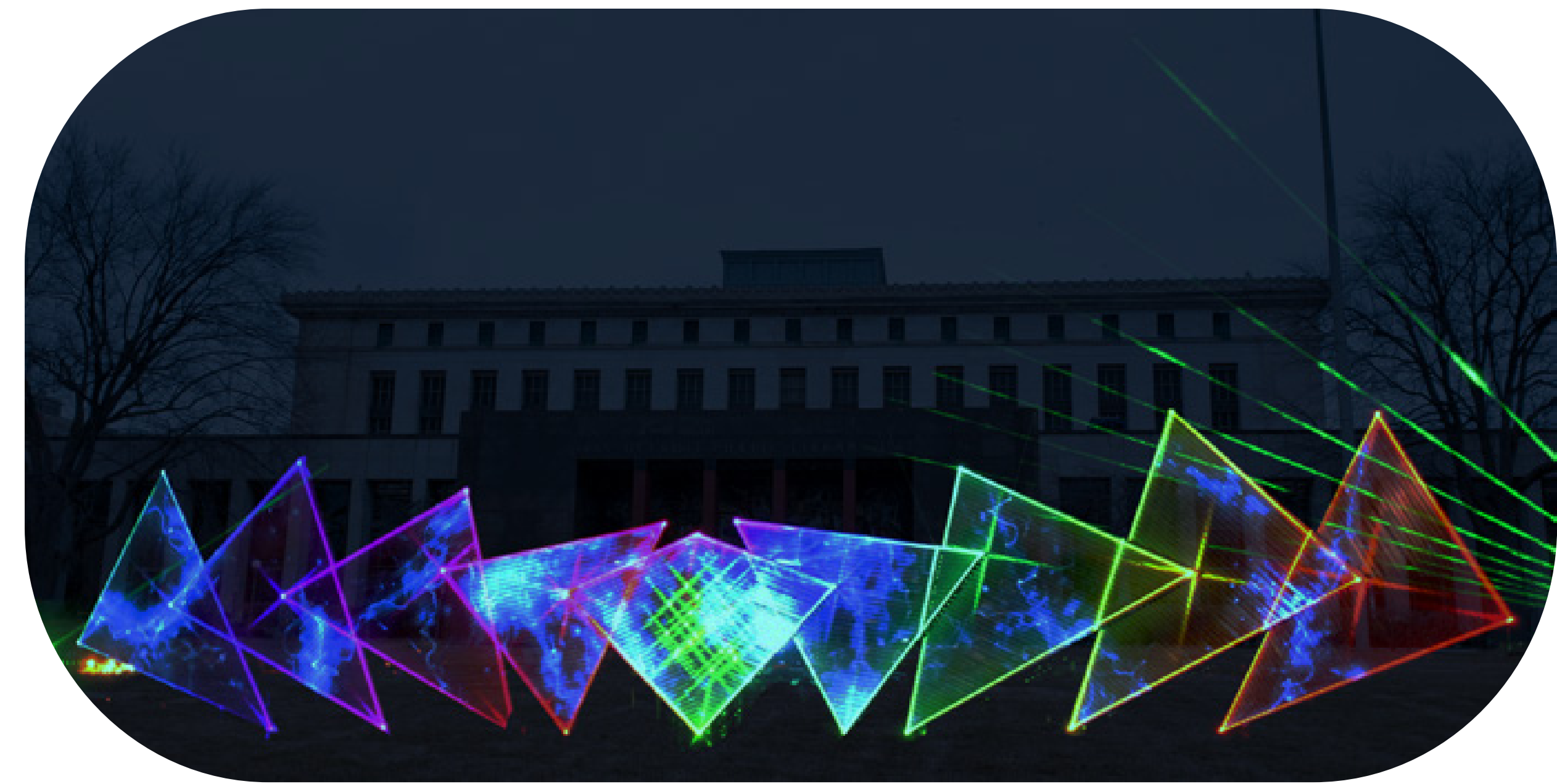
Adam Pruett

Guangruo Swanson

Detroit Main Library

24/7 is focused on transforming the 83-acre greenspace within the Cultural Center by transitioning the area into a continuous attraction outside of university hours.

These temporary structures are interchangeable throughout the year while focusing on Placemaking, Attractions, and Pop-up Markets. The purpose is to attract people after the museums and university close for the day. Midtown is a amazing area to utilize this public space throughtout the day and night.



DEMOCRATIC SPACE 24/7

WAYNE STATE UNIVERSITY AND THE DETROIT PUBLIC LIBRARY: ALWAYS OPEN

PUBLIC LIBRARY: ALWAYS OPEN

GOOD PUBLIC PLACES ARE ALLURING. They're designed to draw people in, inviting them to dwell. What makes them so? A sense of safety. Good lighting. Other people. Programming and materials that are radically inclusive. Rethinking Detroit's democratic space means rethinking accessibility, safety,

and nighttime activity. That is the potential of the Midtown Cultural Corridor. Bounded by the Detroit Public Library and Wayne State University, the ideals of these institutions support unrealized potential for 21st century democratic space: noncommercial, inviting, and always open, twenty-four seven.

CREATE FLEXIBLE GREEN SPACE. Located near the children's entrance to the library, the open space could have a playground, attracting families to the corridor. The space could be used for interdisciplinary programming between DPL and Wayne State.

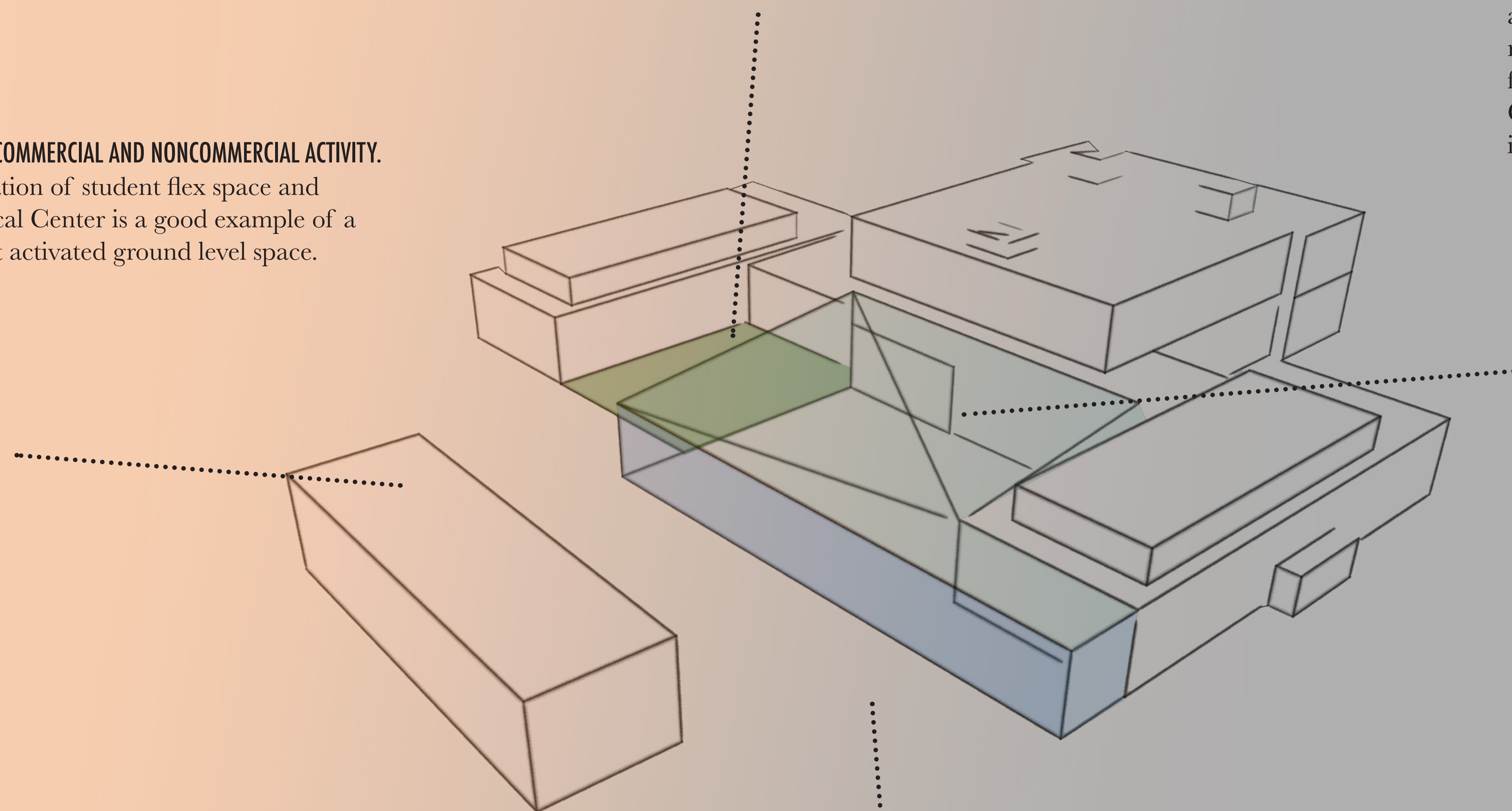


BUILD PUBLIC ATRIUM AT DPL'S MAIN BRANCH. The atrium would provide a transitional space between indoor and outdoor activity and should be open 24/7. It could serve as a bus stop for the Cass Avenue bus route, while also offering flexible space for programming and studying. Virginia Commonwealth University's new library is a good example.

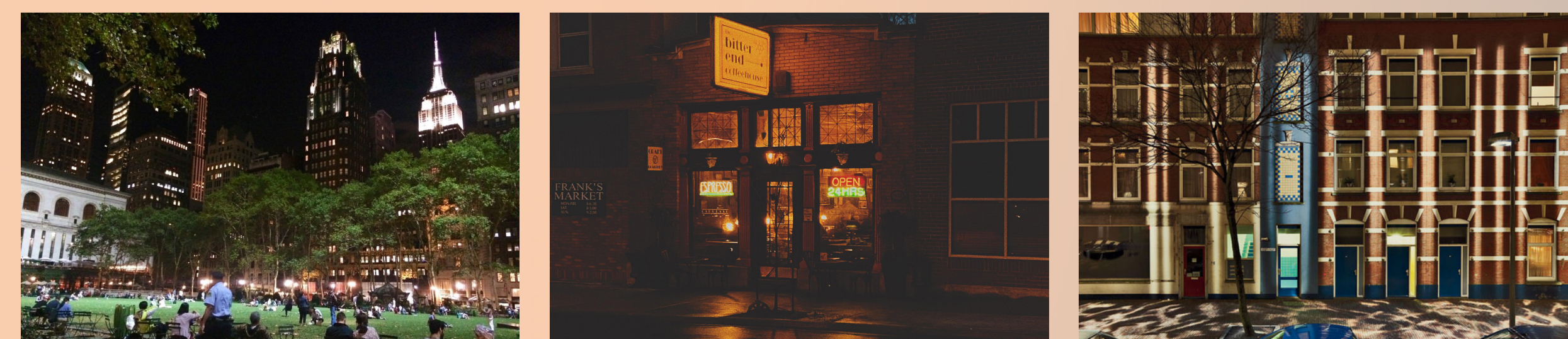


REDESIGN PRENTIS HALL AS A CENTER OF COMMERCIAL AND NONCOMMERCIAL ACTIVITY.

Ground level could be a combination of student flex space and retail. The Westin Houston Medical Center is a good example of a midcentury modern building that activated ground level space.



LIGHTING. Current lighting at DPL is one of the biggest impediments to creating an active nighttime space. Lighting is crucial in making the Prentis/DPL area welcoming at all hours of the night. Well-designed lighting is welcoming, warm, and safe.



DEMOCRATIZE CASS AVENUE AS A SHARED STREET. Currently, Cass Avenue is designed for automobiles first, pedestrians and cyclists second. A shared street on this block would slow traffic and democratize the street, providing a safer space for pedestrians to circulate and linger, improving the allure of the space.



Detroit Public Library

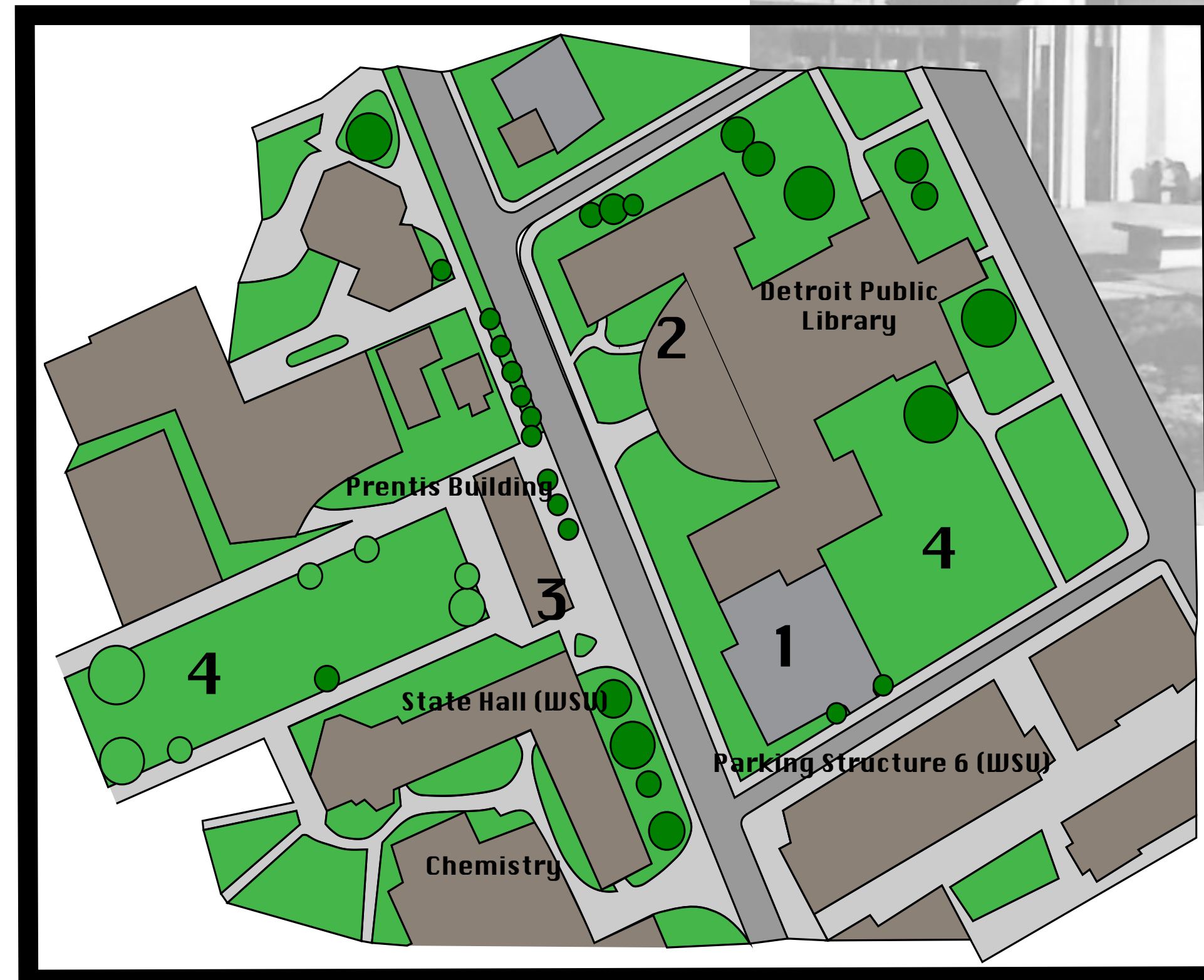
David Letizio - GPH3900 - Winter2020



The Detroit Public Library currently possesses a large tarmac parking lot, which relegates much of the south end of its property no usefull to pedestrian foot traffic. I am propping a new multi story underground parking garage which would open the southeast corner of the property for public domestic space.



An atrium would create a space for the Detroit Public Library to be open for all hours of the day. This concept would add places for pedestrians to stop and enjoy the library facade, and also shelter from the weather. This will create use value for students from neighboring Wayne State University. A safe, clean, and sheltered space will create an atmosphere for relaxation and concentration.



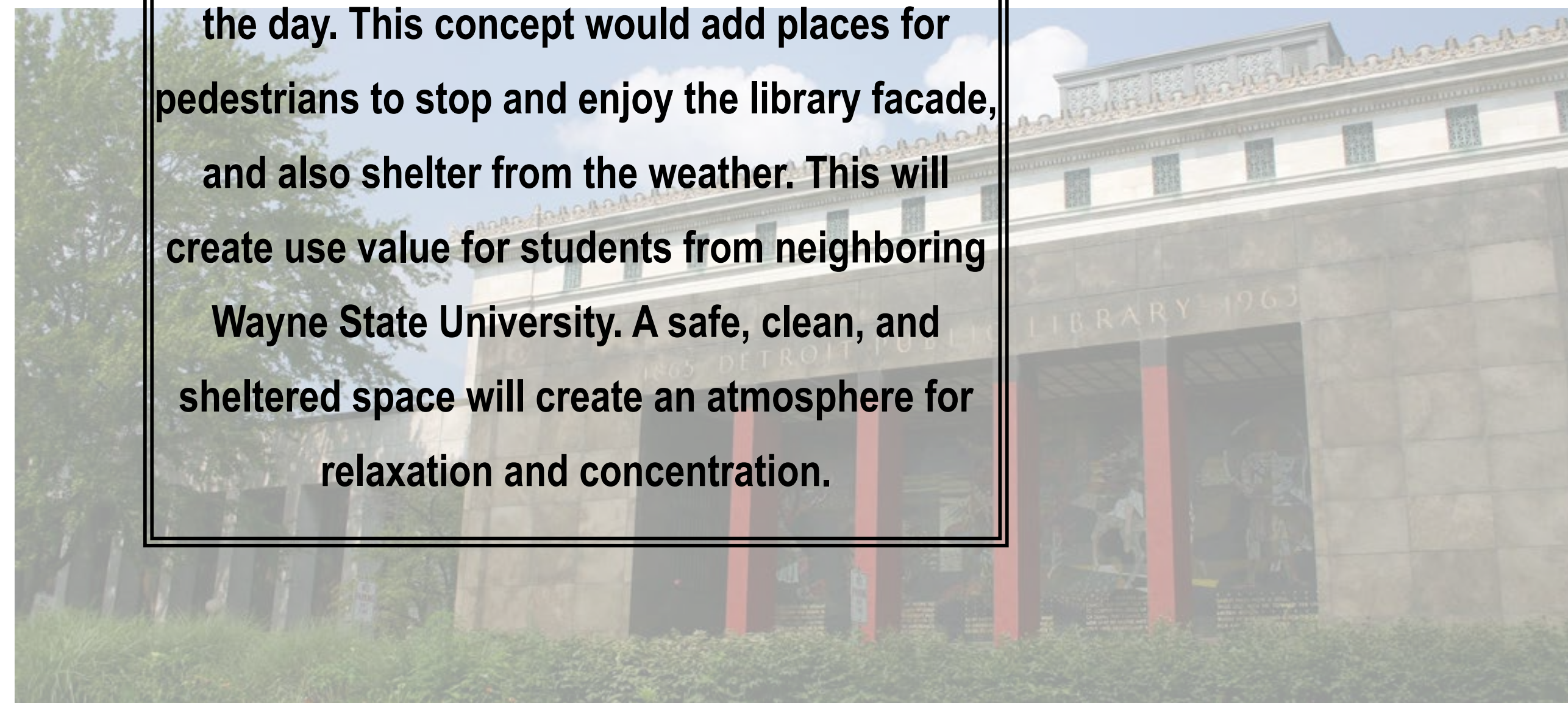
Reconstitution of the Prentis building is vital to preserving the image of the Cass corridor of the Detroit Public Library. Renovations of the building will create new opportunities for businesses to move in to the lower levels of the structure and serve the students of Wayne State, and residents of Midtown Detroit. These bussinesses could be orientted toward providing resturant service with small plate options, or they could be simple coffee shops.



Aquisition of green space is central to the idea of reinventing the Detroit Public Library. With the elimination of the DeRoy Auditorium, and the parking lot tarmac of the library, areas have been added to being to recreate this area of midtown Detroit into the 24 hour space it deserves to be. Concert events can be held in the new green space created, west of the Prentis building, and possibly a new walk through art venue through the area created south east of the library.

~Mission Statement~

This endeavor is to accentuate, and exploit, the use, and exchange, values of the Detroit Public Library and its surrounding areas for the good of all Detroiters.



HISTORY

Designed by architect Cass Gilbert and opened to the public in 1921, the Detroit Public Library (DPL) Main Branch is an iconic building located in the city's Cultural Center. The DPL system boasts the second largest collection of volumes in the state and has served generations of Detroiters, providing access to resources, literacy, and myriad learning opportunities.

CONTEXT

The Cultural Center Planning Initiative is a design competition to reimagine Detroit's Cultural District, comprised of 13 of the region's most prominent arts and cultural institutions. The 2020 Summit seeks to strengthen connections between the WSU campus and the district, with the DPL and WSU libraries at the core of this mission.

SITE

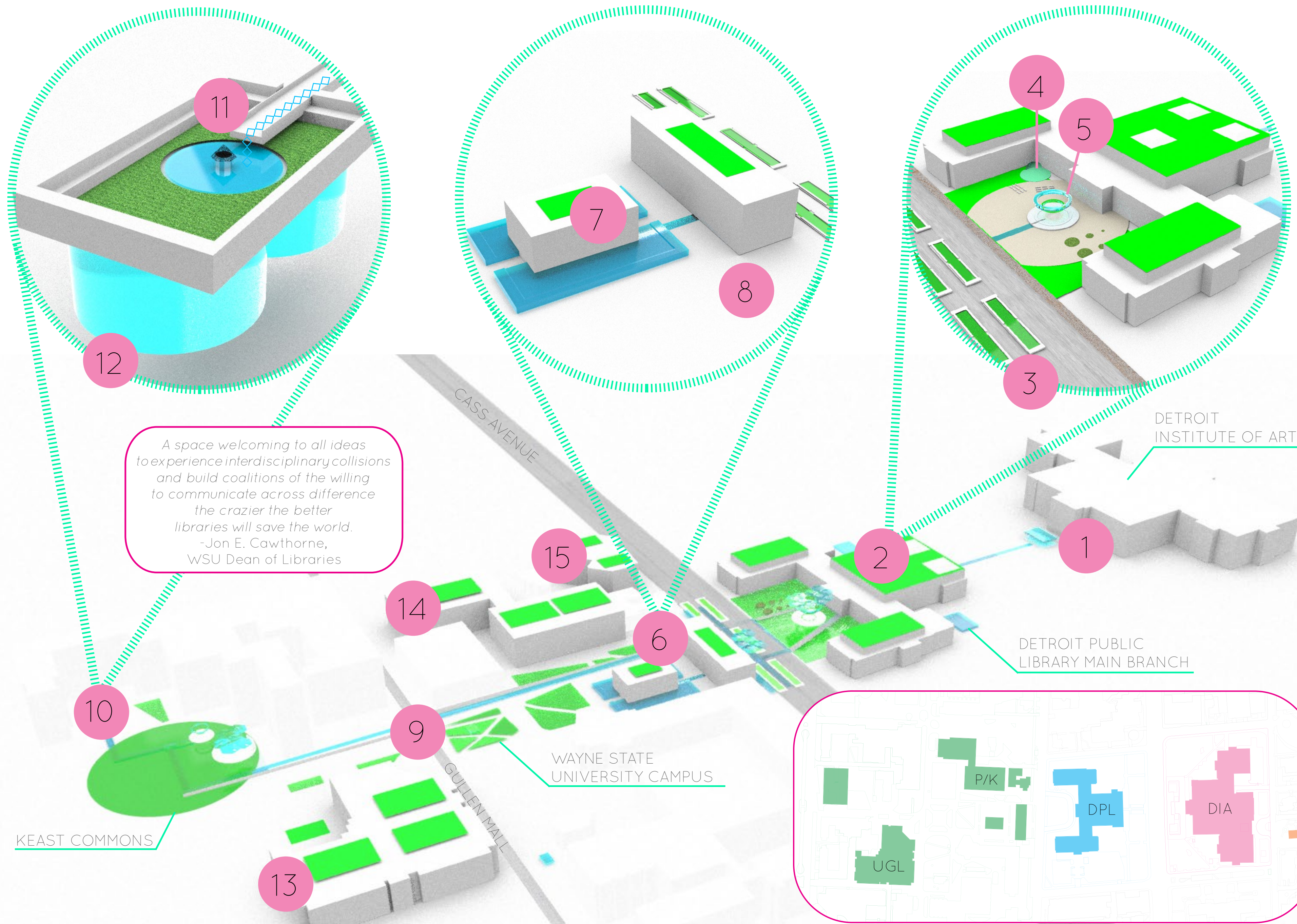
The original study area for this project is the interface between WSU's campus and the DPL along Cass Avenue. We extended this area to conceptualize connectivity between WSU and the District from the front steps of the Detroit Institute of Arts all the way to WSU's new Keast Commons, what we call the Rainwater Celebration Corridor.

CONCEPT

The Knowledge/Flow concept design utilizes the connectivity of rainwater along the Rainwater Celebration Corridor to engage and educate the public on the importance of water to urban life. The flow of water is made visible as it moves from the DIA fountain across Woodward Avenue and is captured off of the DPL roof, from where it cascades downward into the DPL courtyard in a celebratory fountain and rushes beneath Cass Avenue under a bike lane and panels of glass. Then, more rainwater flows into the mix from the Prentis Hall rooftop which houses the Healthy Urban Waters Center, where cutting edge research is conducted on urban water issues and where residents can go for assistance with their water-related needs. The water fills the reflecting pool of Yamasaki's DeRoy Auditorium before continuing on through Fountain Court and across Gullen Mall, ending its journey at WSU's new Keast Commons Stormwater Engagement Center. In this design, the flow of water represents the flow of ideas through the library space; the flow of people across the Cultural District and through its many institutions; and also the fluid nature of library and arts and cultural programming that the future demands. The DPL Plaza along Cass helps support this mission of adaptable, fluid programming for the library with passive outdoor recreation space fit for relaxing, reading, and civic gathering, as well as a small, flexible theater space that can house tables and a cafe pop-up or educational programs, concerts, and events for the community.

KNOWLEDGE FLOW

the future of libraries is fluid.



A space welcoming to all ideas to experience interdisciplinary collisions and build coalitions of the willing to communicate across difference the crazier the better libraries will save the world.
-Jon E. Cawthorne, WSU Dean of Libraries

PEOPLE

By using rainwater design to create natural and interactive urban landscapes that people feel connected to, the Knowledge/Flow vision aims to grow a place that people desire to spend their time in. Research has shown that the sound of flowing water and the presence of natural elements provides numerous health benefits. Installing artful rainwater design elements, such as rain chains, artistic gutters, rain runnels, and building scuppers turns stormwater from a nuisance into an asset to be celebrated and experienced.

PLANET

Our vision aims to connect citizens to the landscape so they may take pride in spending time in a place that actively creates a healthy biosphere. Utilizing Michigan Native plant species in green infrastructure that celebrates rainfall can provide numerous co-benefits including air and water filtration, increased water storage and reuse, decreased water usage, increased biodiversity, and enhanced aesthetics. The Healthy Urban Waters Center will act as a nexus connecting the community to information regarding water resources both locally and globally.

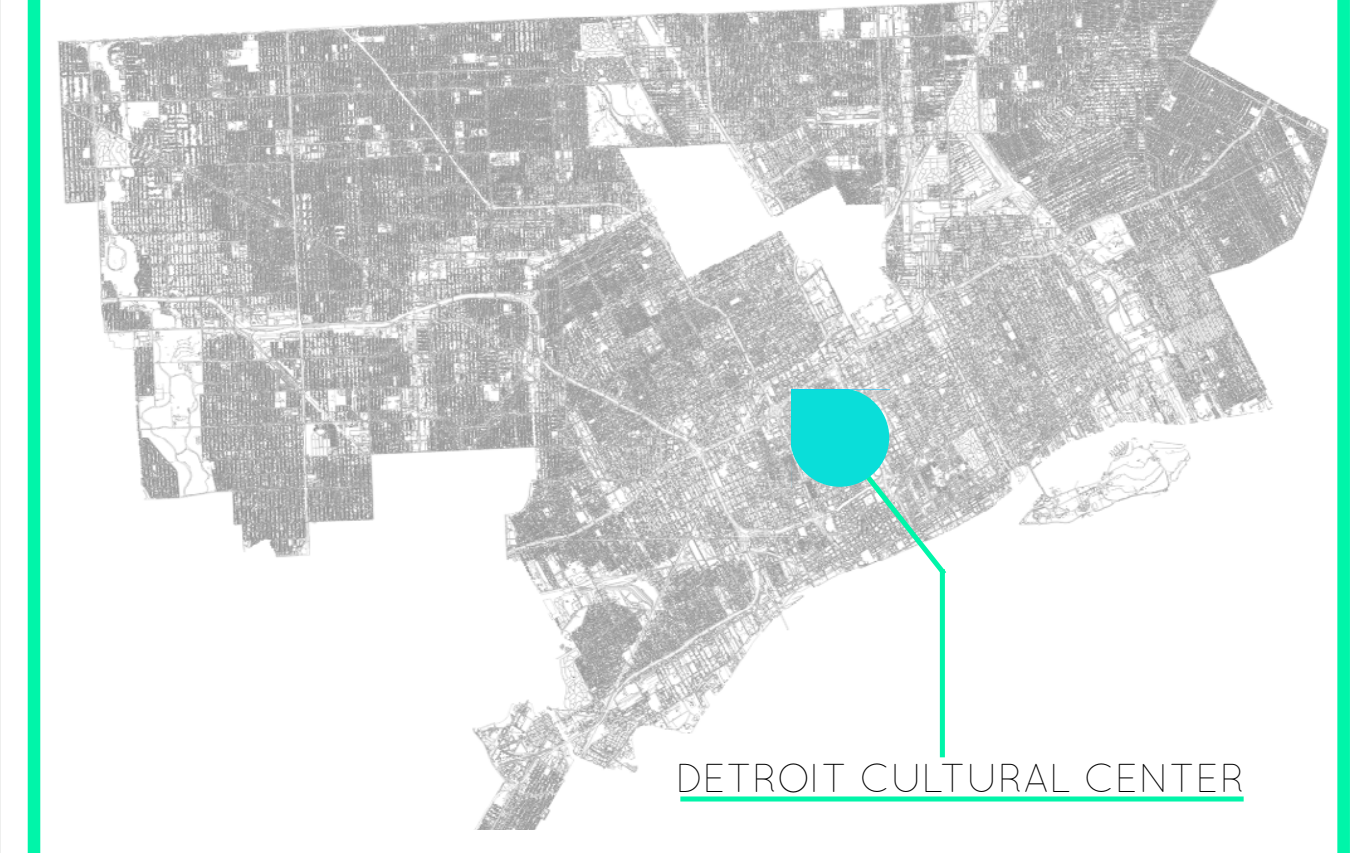
PROSPERITY

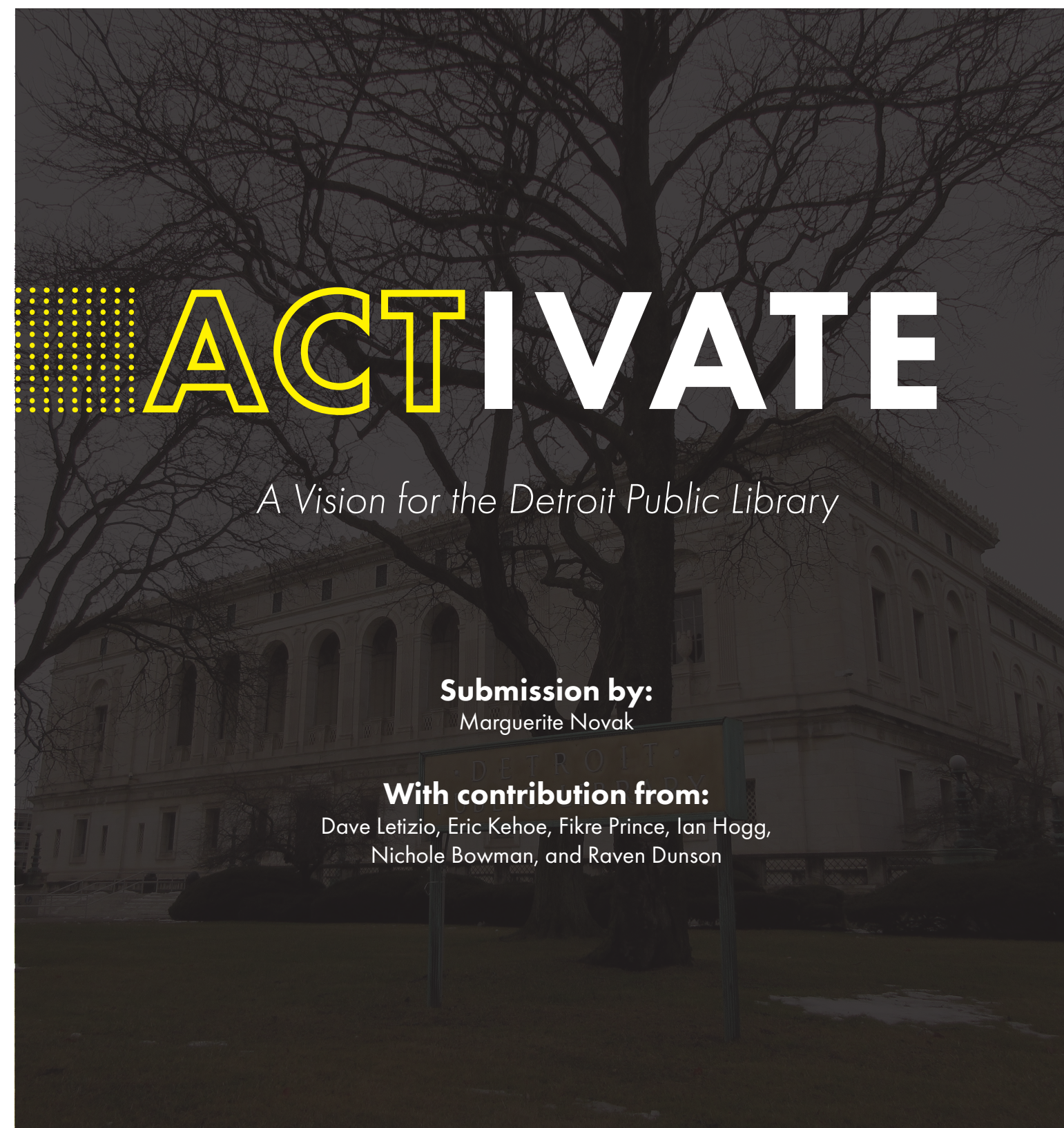
This project's Rainwater Celebration Corridor is capable of providing cost-savings and potentially revenue-generating benefits. The City of Detroit's green Infrastructure Credit Program provides up to an 80% discount on the multimillion dollar annual expense incurred through the presence of impervious surfaces in the Cultural District. Shared green stormwater infrastructure practices allow for the possibility of leveraging green spaces to manage neighboring stormwater and generate cost savings which can be shared among community members and institutions.

KEY

1. The Rainwater Celebration Corridor begins at the DIA fountain.
2. Green roofs add stormwater retention & urban cooling effects.
3. Bioswales surround a protected bike lane along Cass Avenue.
4. A Water Theater provides outdoor performance space at DPL.
5. Rainwater Celebration feature cascades water from DPL roof.
6. Rainwater flows under Cass & from Prentis into DeRoy pools.
7. DeRoy reflecting pool is planted with native wetland species.
8. Prentis Hall houses the Healthy Urban Waters Center.
9. Water flows in a daylighted stream across central campus.
10. A large bioswale collects and stores water at Keast Commons.
11. Benches along the bioswale next to a rain runnel provide seating.
12. Underground storage tanks allow rainwater to be reused.
13. WSU Undergraduate Library is augmented with green roofs.
14. Purdy-Kresge Graduate Library features accessible green roofs.
15. Walter P. Reuther Library is cooled by green roofs.

LOCATION





ABOUT

Impetus

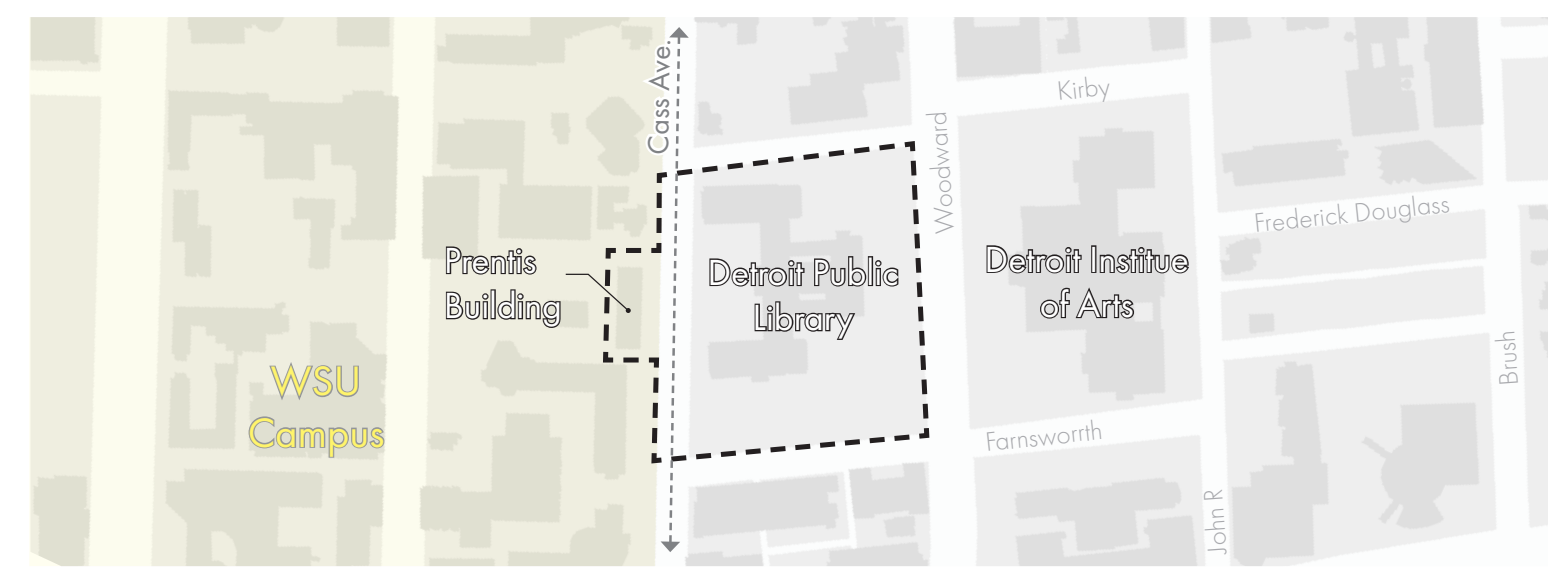
Activate addresses the importance of Detroit's cultural and education institutions in establishing democratic space that is open and inviting to all and works to build connections between Wayne State University and the Detroit community.

Plans & Initiatives

Activate builds upon recent plans for the area, including the Cultural Center Planning Initiative and the Wayne Framework. This project's recommendations further the east-west cultural axis, Cass as a civic corridor, and educational/institutional connections.

Project Area

While *Activate* primarily provides recommendations for the area below, adjacent property and assets were taken into consideration, as well.



PROJECT VISION

Activate Vision

Activate aims to revitalize the underutilized space surrounding the Detroit Public Library Main Branch. Through the programming and design strategies listed below, this area will provide a safe and inclusive place for the community to gather; where a sense of ownership and belonging is fostered, and community identity is strengthened.

Area Goals

For purposes of our design, the project site is broken down into four key areas of consideration. Each area contains an overarching goal and specific strategies that work to achieve that goal. The area goals are listed below.

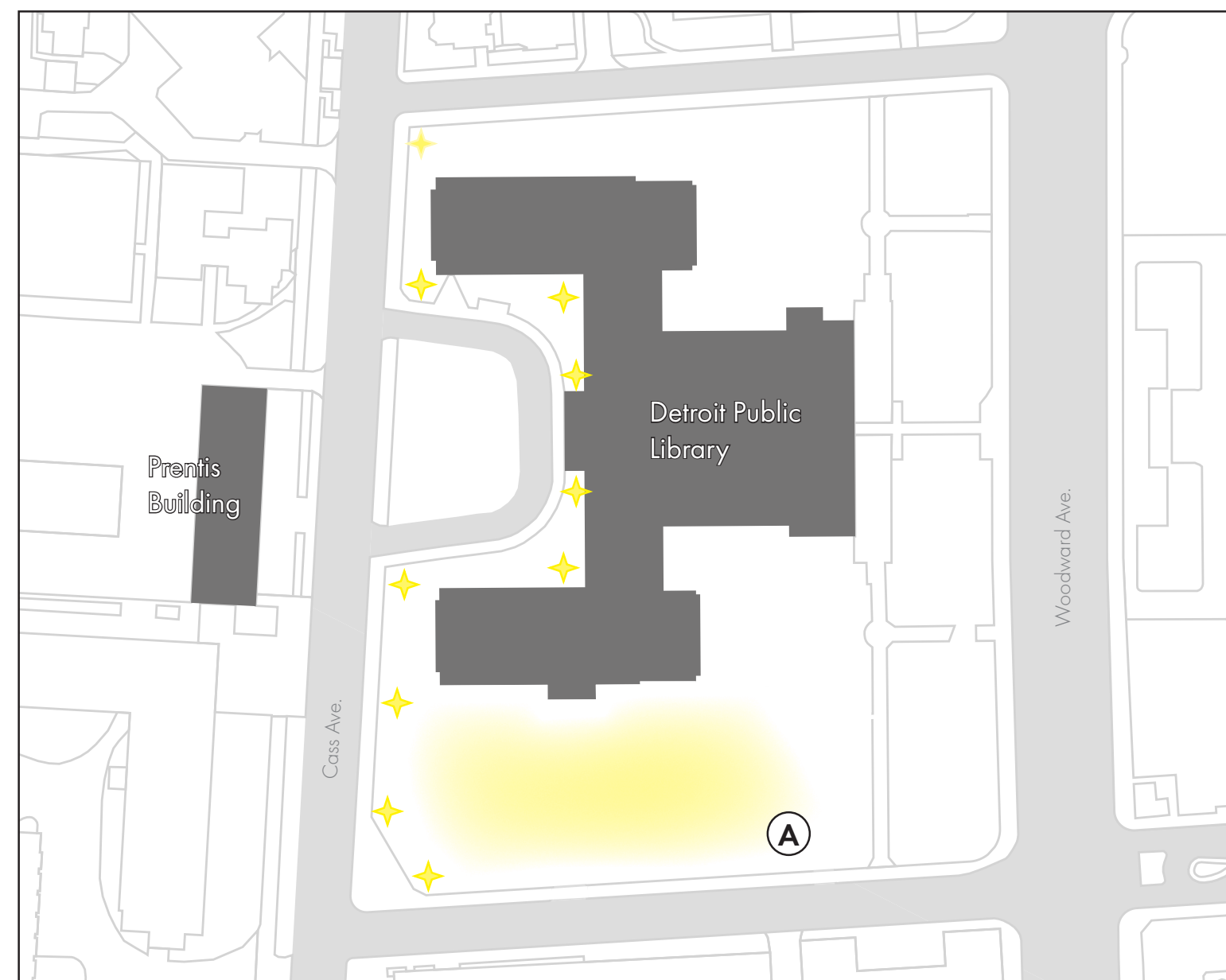
- 1. Detroit Public Library:** The Library should reflect today's needs and desires of the community, and should provide space accessible to all, at any time of day.
- 2. Cass Avenue:** Cass Avenue should shift away from serving as an auto-oriented route to a space that allows for all users and creates a destination, rather than exclusively a route for travel.
- 3. Open Space:** Serving as the connective tissue throughout the project site, open space should be activated to promote a sense of safety, comfort, and acceptance.
- 4. Prentis Building:** Serving as the gateway linking the community to Wayne State's campus and sitting at the foot of the cultural corridor, the Prentis Building should contain a mix of uses that are geared toward the community, visitors, and students.

What Does Activation Look Like?



AREA STRATEGIES

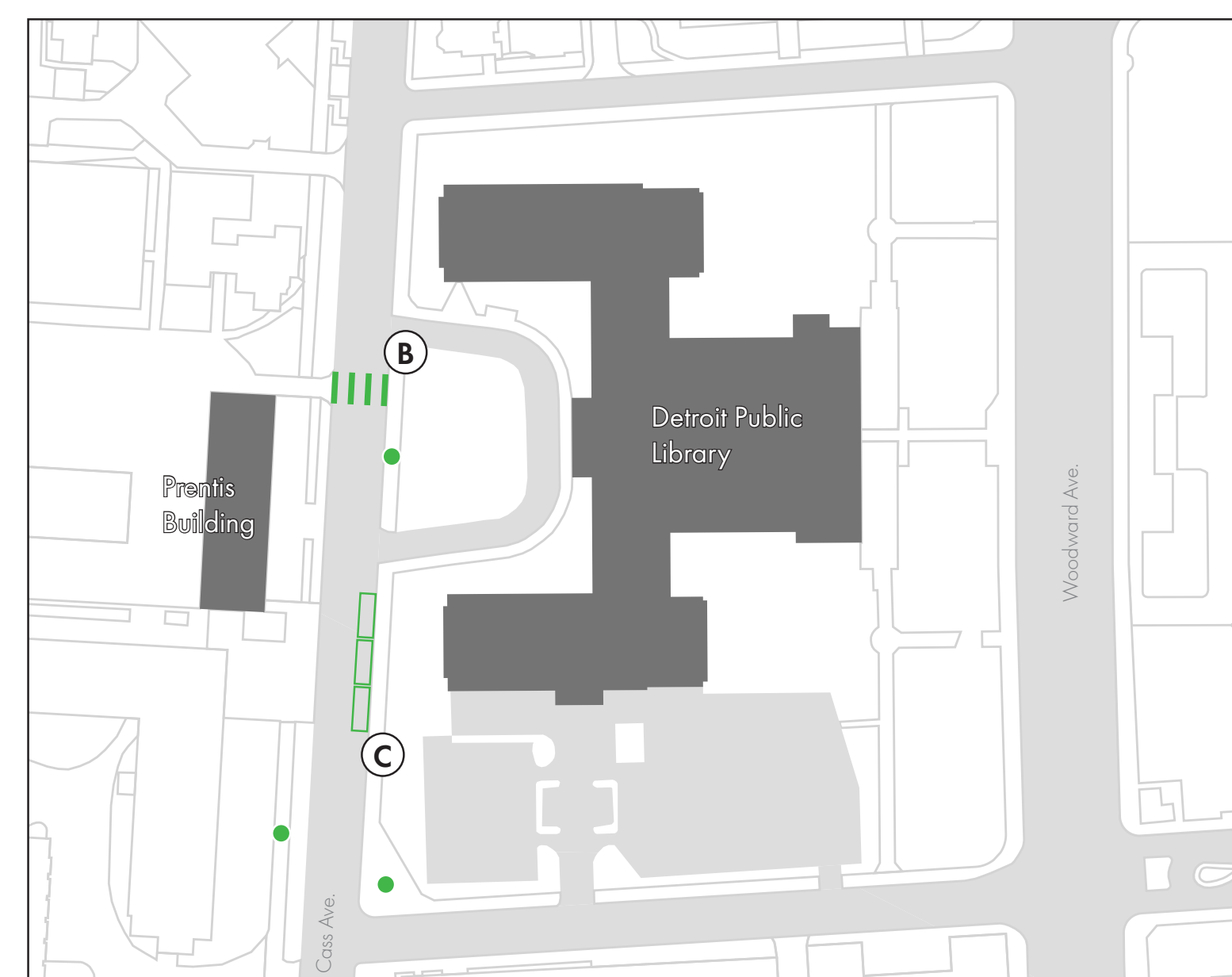
01. DETROIT PUBLIC LIBRARY



Detroit Public Library Strategies

- A** Parking Lot Conversion
Staff parking should be eliminated on the Library site. While the lot will greatly be reduced for additional open space, a portion of space will remain open for shipping and receiving.
- N/A** Programming
The Library (building and surrounding outdoor space) should be programmed with community events that take place at all hours of the day. Safety concerns are addressed through the activation of the space, and through improved lighting.
- +** Enhanced Lighting
Increase lighting around the Library and ensure it is lighted at all hours of the day to improve safety and create nighttime allure.

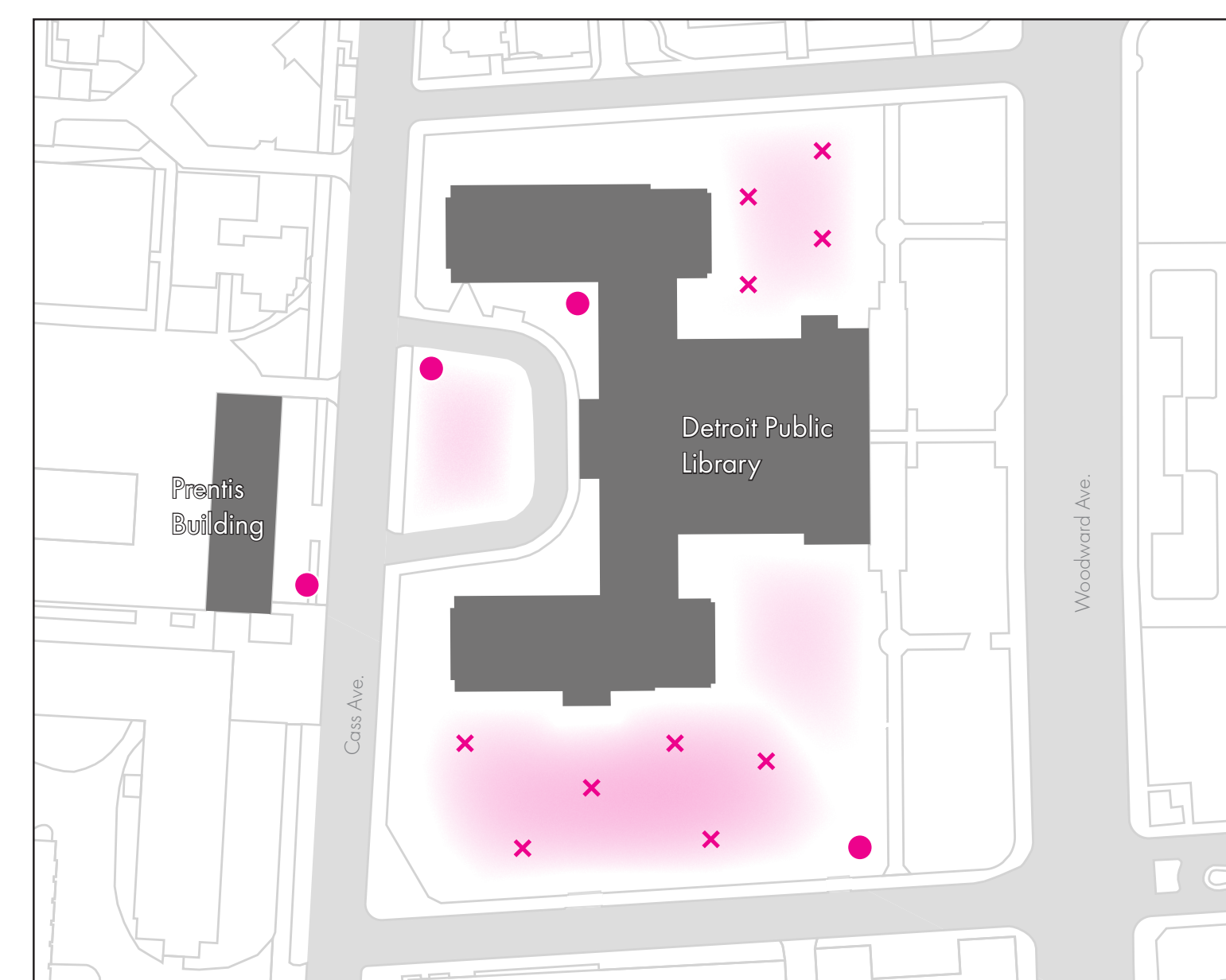
02. CASS AVENUE



Cass Ave. Strategies

- B** Enhanced Crosswalk
Existing Crosswalks should be painted with murals that reflect and tie in the Museum and Library, helping to define the cultural axis.
- Sidewalk Improvements
Street furniture and landscape elements should be added to the existing sidewalks, helping to create a sense of place along Cass Avenue.
- C** Flexible Parklets
Parking spots along Cass Avenue should remain flexible in use to allow for the conversion of parklets for various community events.

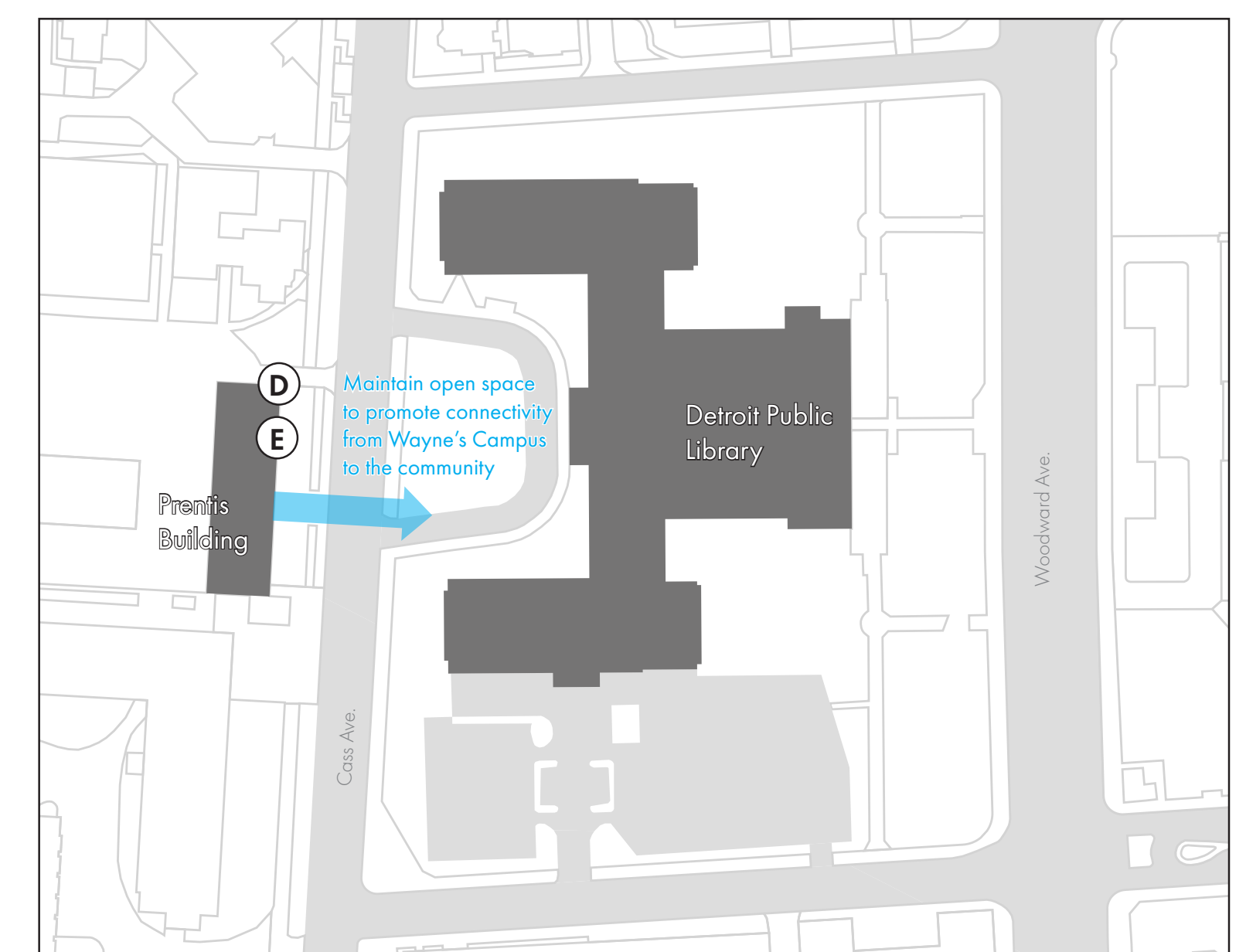
03. OPEN SPACE



Open Space Strategies

- X** Flexible Furniture
Temporary furniture should be used on the grounds of the library. It can be used for various events, or just to allow for every day activity to occur around the Library. The furniture may consist of seating, tables and chairs, or bookcases offering an outside selection of books.
- Artwork
Additional artwork should be placed around the Library and the Prentis Building to promote pedestrian interaction.
- Programming
Programming, such as outdoor concerts, library sidewalk days, movie nights, art classes, and food vendor events should be held on the library site.

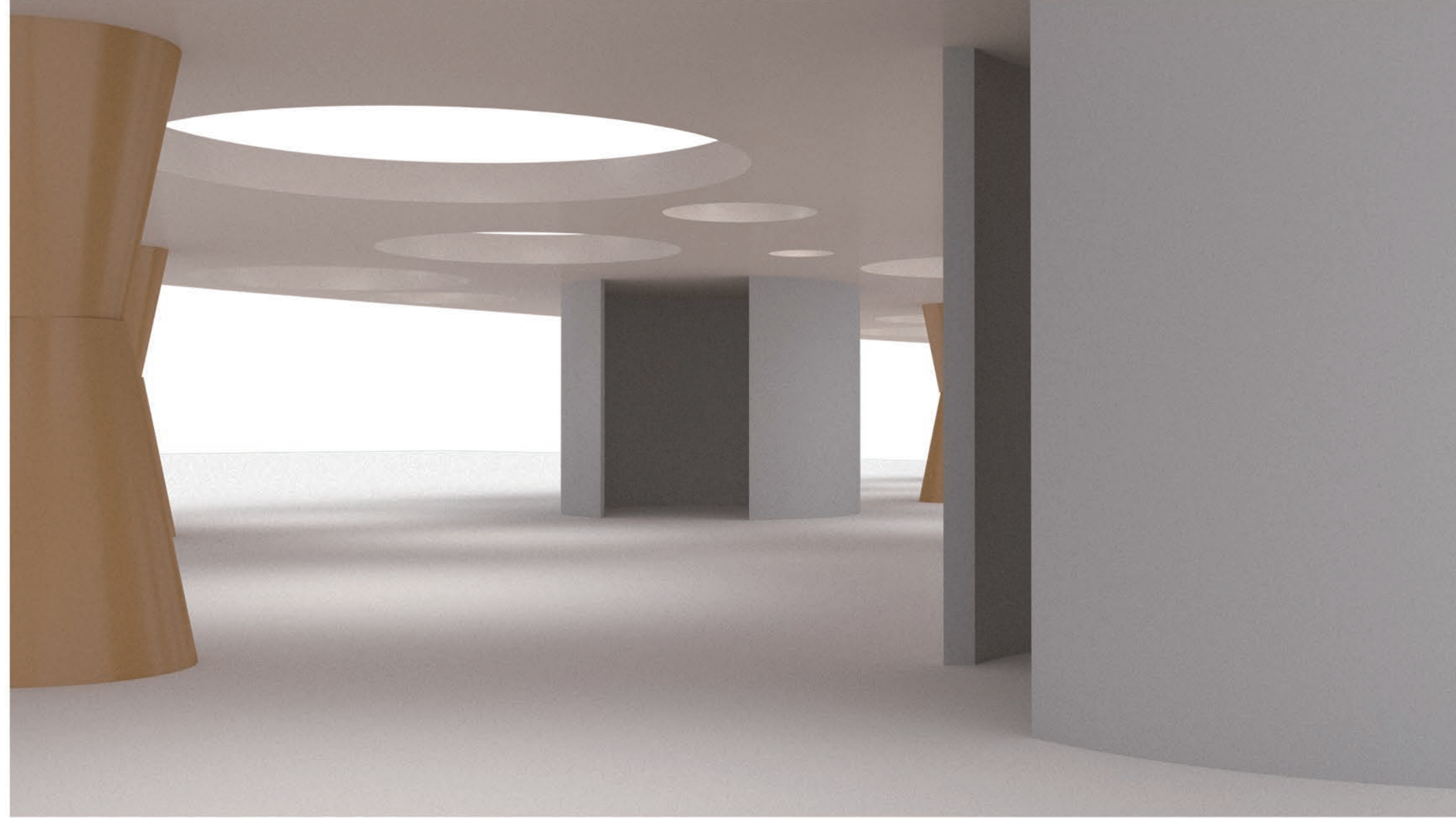
04. PRENTIS BUILDING



Prentis Building Strategies

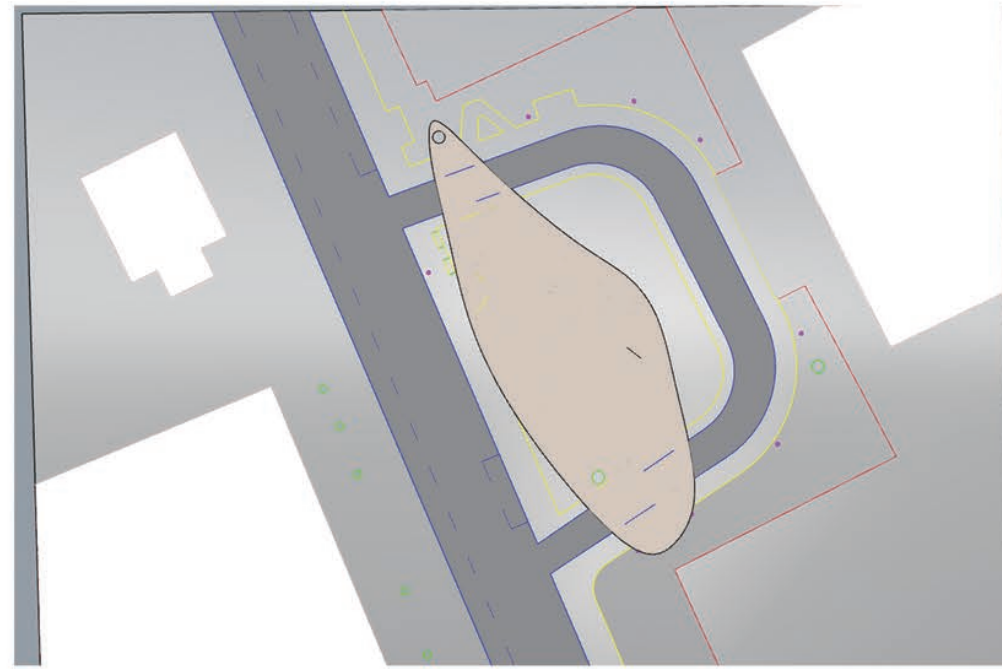
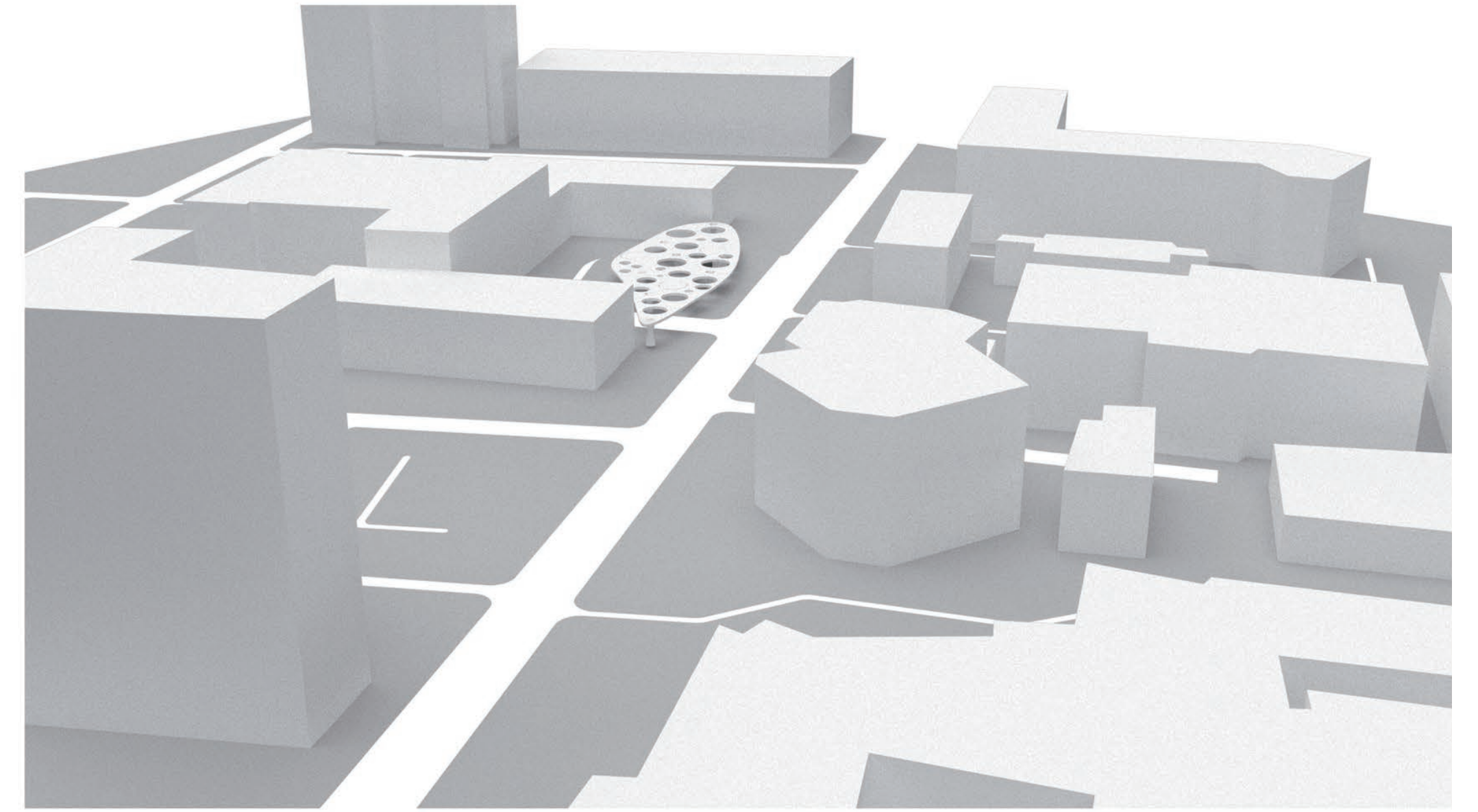
- D** Temporary Residences
The 2nd and 3rd floors of the building should be utilized as a temporary residential space for Wayne State University visitors. Functioning like an Airbnb, units would be marketed towards short-stay visitors who come to Wayne's campus for research, conferences, etc.
- E** Flex Space
The ground floor of the building should serve as co-working space for local entrepreneurs. Through a partnership between Wayne State and Tech-Town, the space could allow for community events and mentorship opportunities.

TREE COVER COMMUNITY

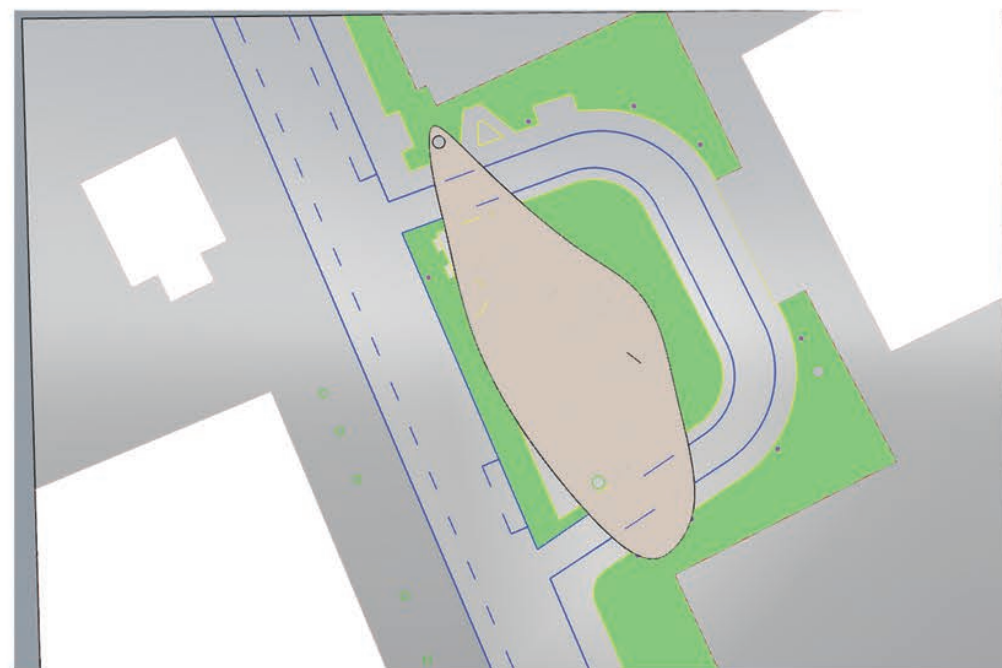


My design focuses on the relationship between cities and people, because the purpose of all urban buildings and facilities is to meet people's needs. Now with the development of the city, more and more buildings are for economic services but lack the care for people's hearts. So I hope to be able to design a structure that can increase contact between people. The concept of this structure comes from the tree cover in the forest. This can effectively use light and thus have an impact on the venue. In the end, people will use this place as a gathering area to attract more people to participate. The cafe inside the building can effectively satisfy people's desire for communication.

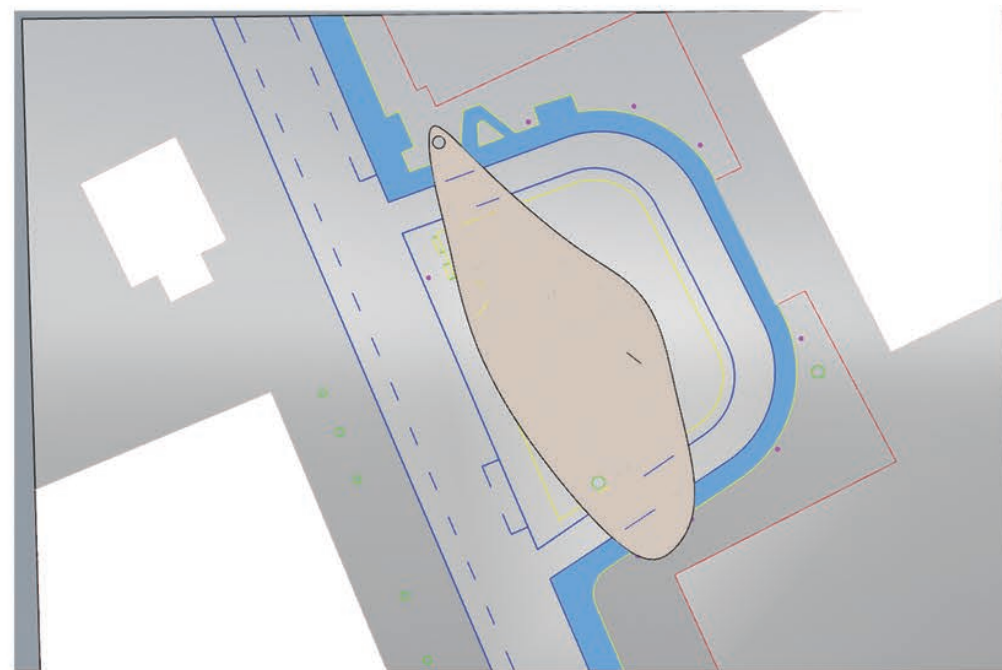
I think plants, buildings and structures in the city are all an element in urban planning. Therefore, each internal structure should have its own characteristics, so that the entire city can be diversified. I don't want a city to be considered an industrial city and no other industries are allowed. Similarly, in an area dominated by industrial buildings, this abstract structure can bring new vitality to the area.



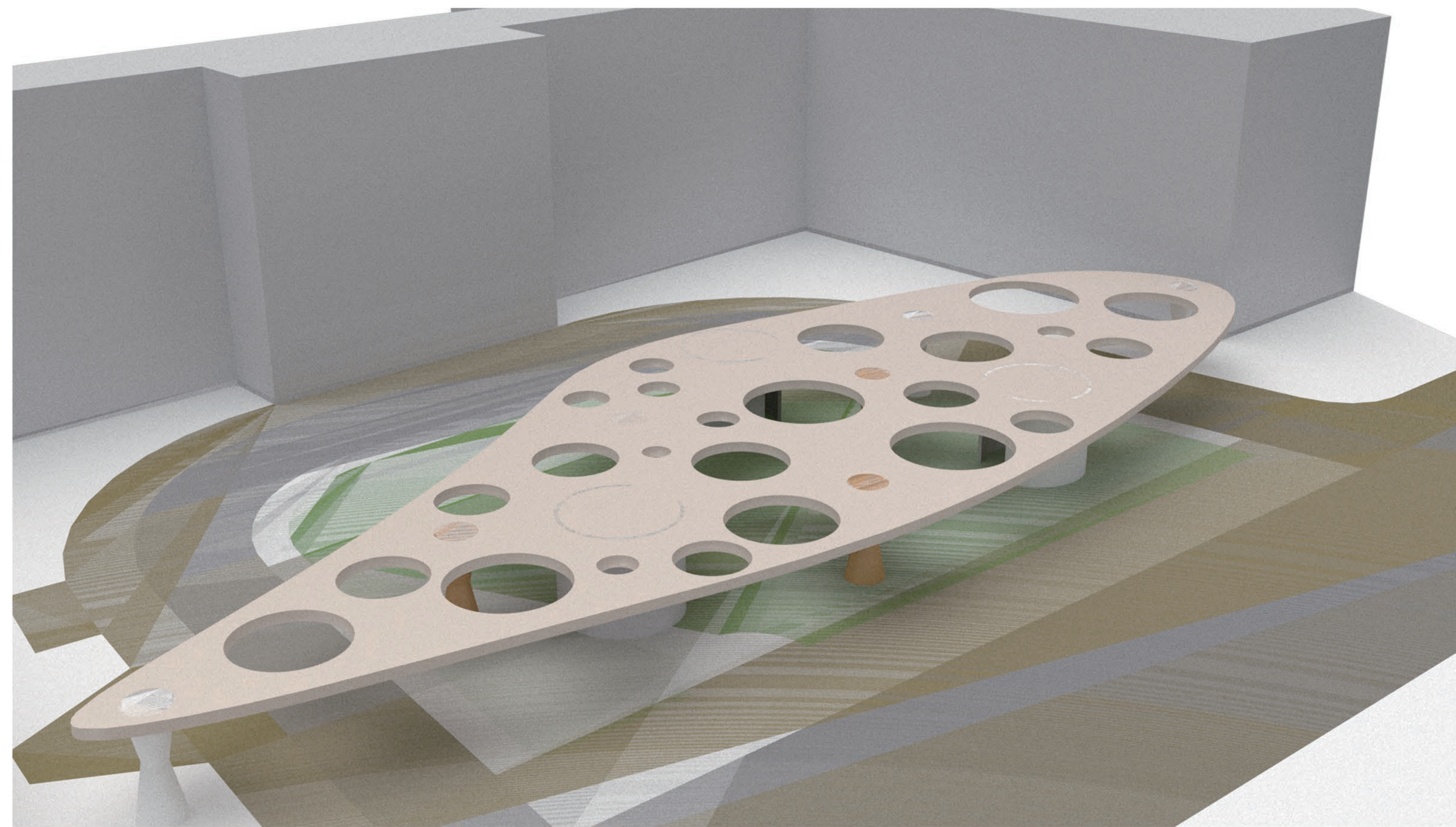
Separate traffic and vision



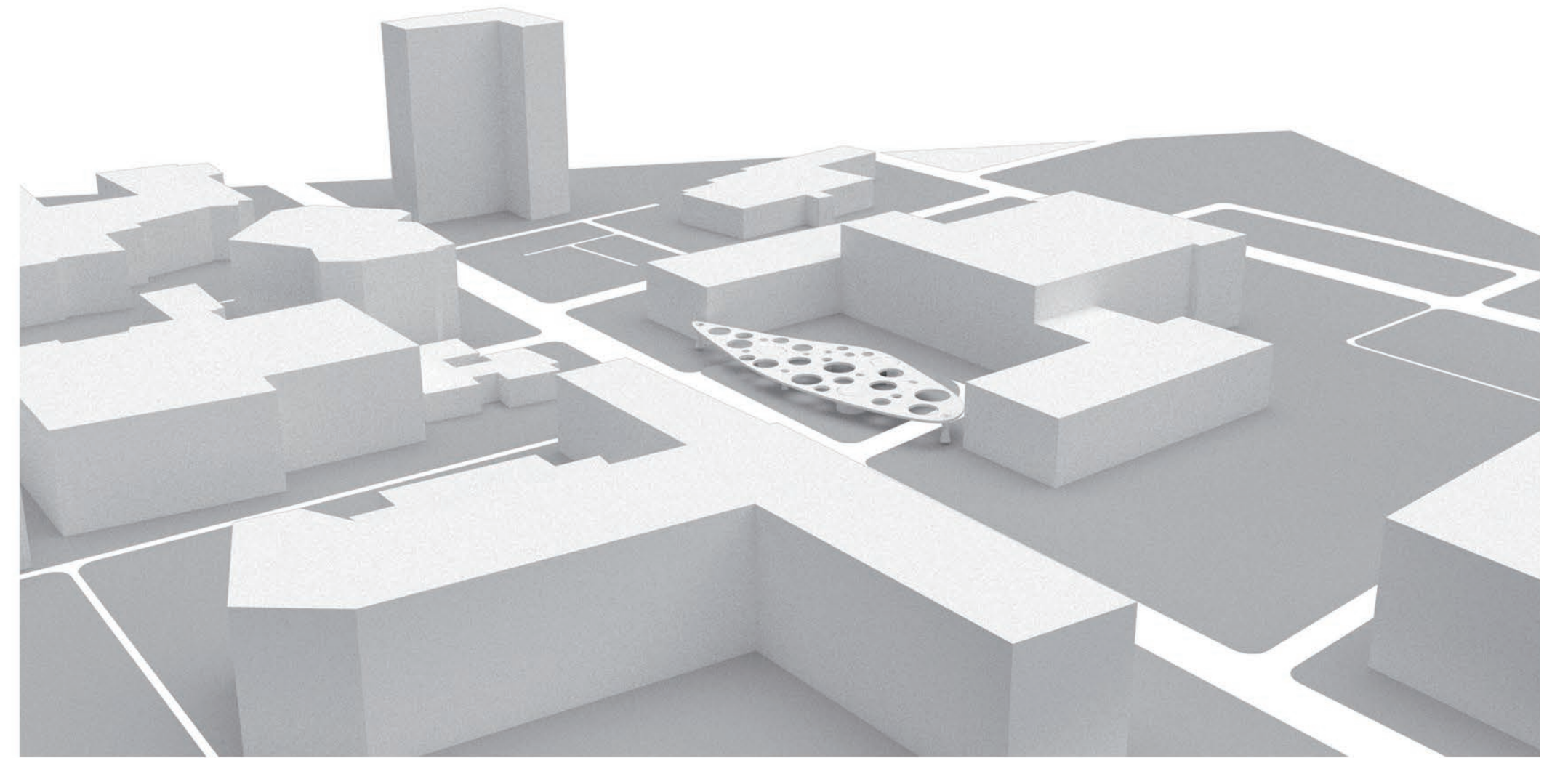
Add a roof to the activity green space



Gathering people



I used rhino software for this building and performed Boolean operations to get the results. Just like a forest, it starts to grow from the trunk. Finally, many trees are connected to form a tree cover. From the gap between trees, there will be alternating changes of light and shadow. The venue will continue to change due to the alternation of light and shadow, increasing the fun. There are three main trunks in the Tree cover community. The hollow inside the trunk forms a circular area with an area of about 25 square meters. This area can be used with coffee shops and retail stores. Increase convenience for people in this area. This semi-outdoor and semi-indoor structure forms a scale in the city, thus becoming a city card. Because this way can meet people's gathering, socializing and reading needs. Sometimes people sitting in cafes prefer to sit by the window. This is because people's character and behavior tend to be natural. Even in cities, structures formed with the concept of nature will also be favored.



The design inspiration comes from the tree cover. Under the tree cover, people can gain a sense of security and provide space for people to communicate to meet social needs.

Urban Site Research

Sema Abulhab
Nichole Bowman
Meghan Cuneo
Ian Hogg
Konner Petz
Morgan Rote

Vision

In recent years, there has been a push for new physical and economic landscapes. Compact, bike- and pedestrian-friendly spaces with enhanced green space are central to this vision. We also feel strongly about inclusion and accessibility as the lens through which design decisions should be made. Utilizing principles of suburban retrofitting as described by Architecture and Urban Design Professor June Williamson, we hope to transform Lakeside Mall from an outdated suburban retail space to a vibrant, diverse mixed-use space.



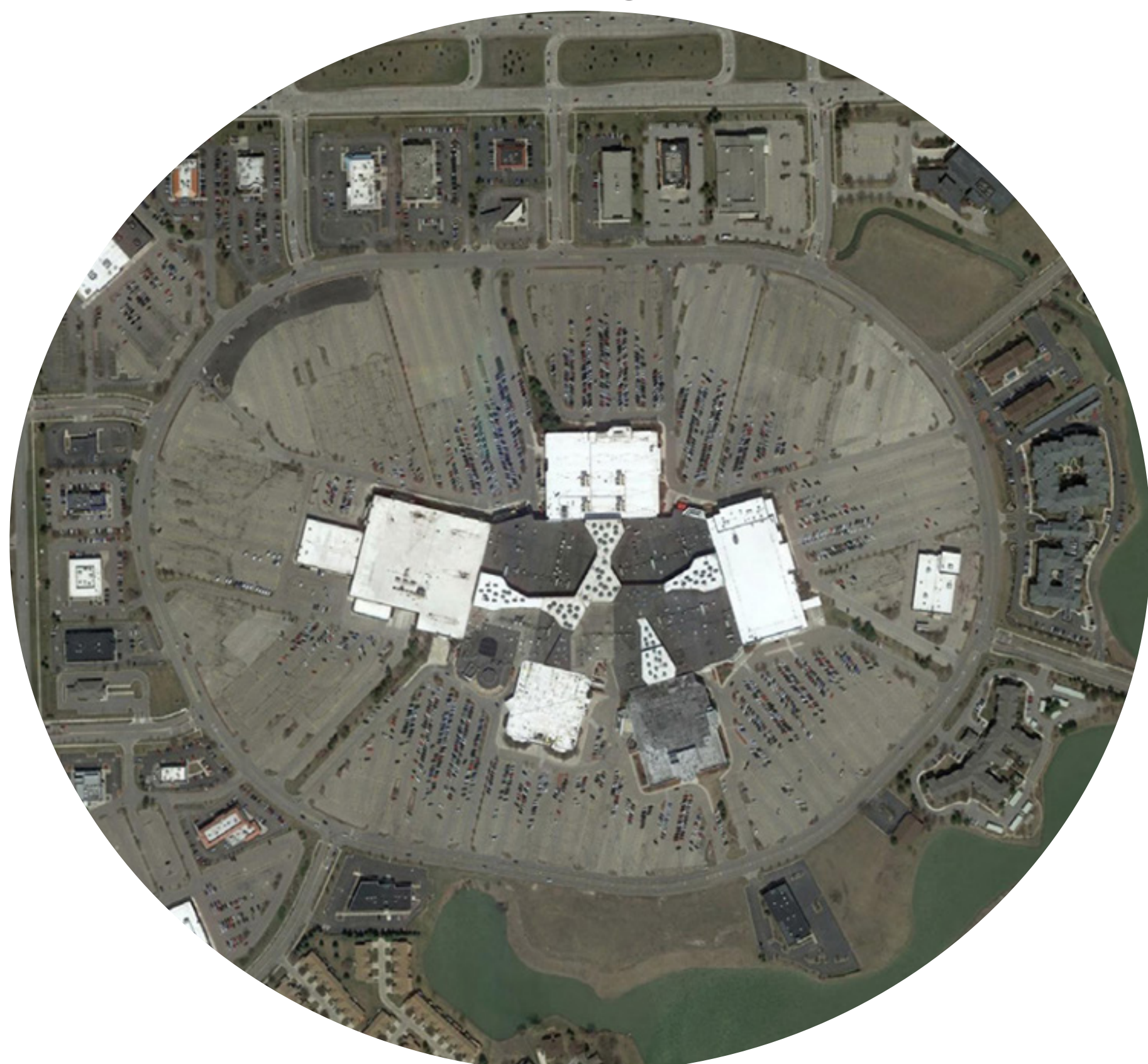
A mall as it exists today.



A proposal for turning the mall into a Main Street.



Existing Site



Lakeside Town Center: Retrofitting Through Universal Design



- Institutional Mixed-Use
- Core Mixed-Use
- Parking Structures
- Entrance Gateways
- Residential Mixed-Use

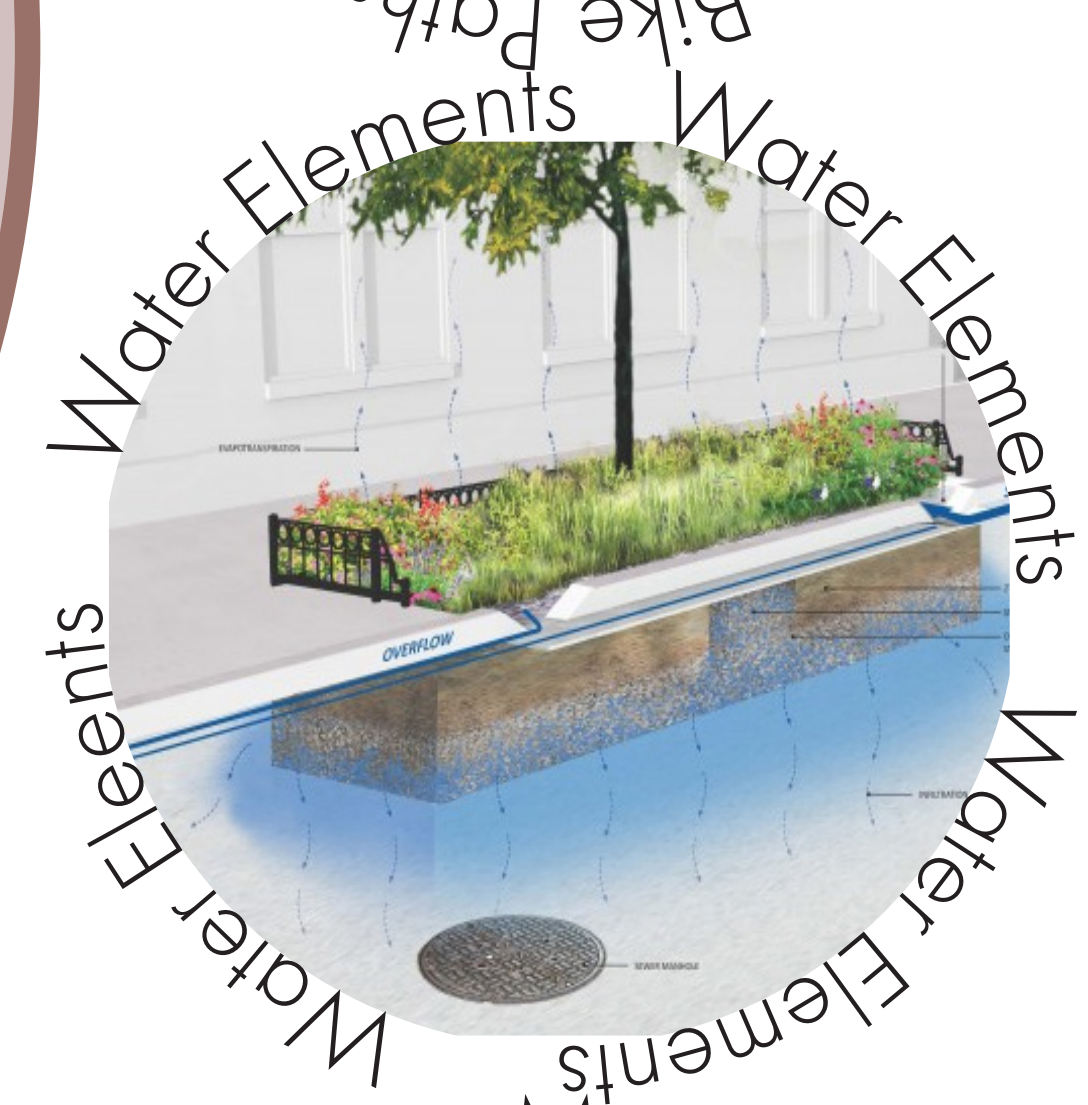


For a place to be accessible to people with a wide variety of physical and sensory abilities, universal design elements must be incorporated throughout the new space. Size and space must be approachable regardless of body size or mobility and designs should be intuitive and require little fatigue.



A bike-share program will be placed into the community along bike-friendly pathways. The proposed bike-share docks around the community are marked by yellow points.

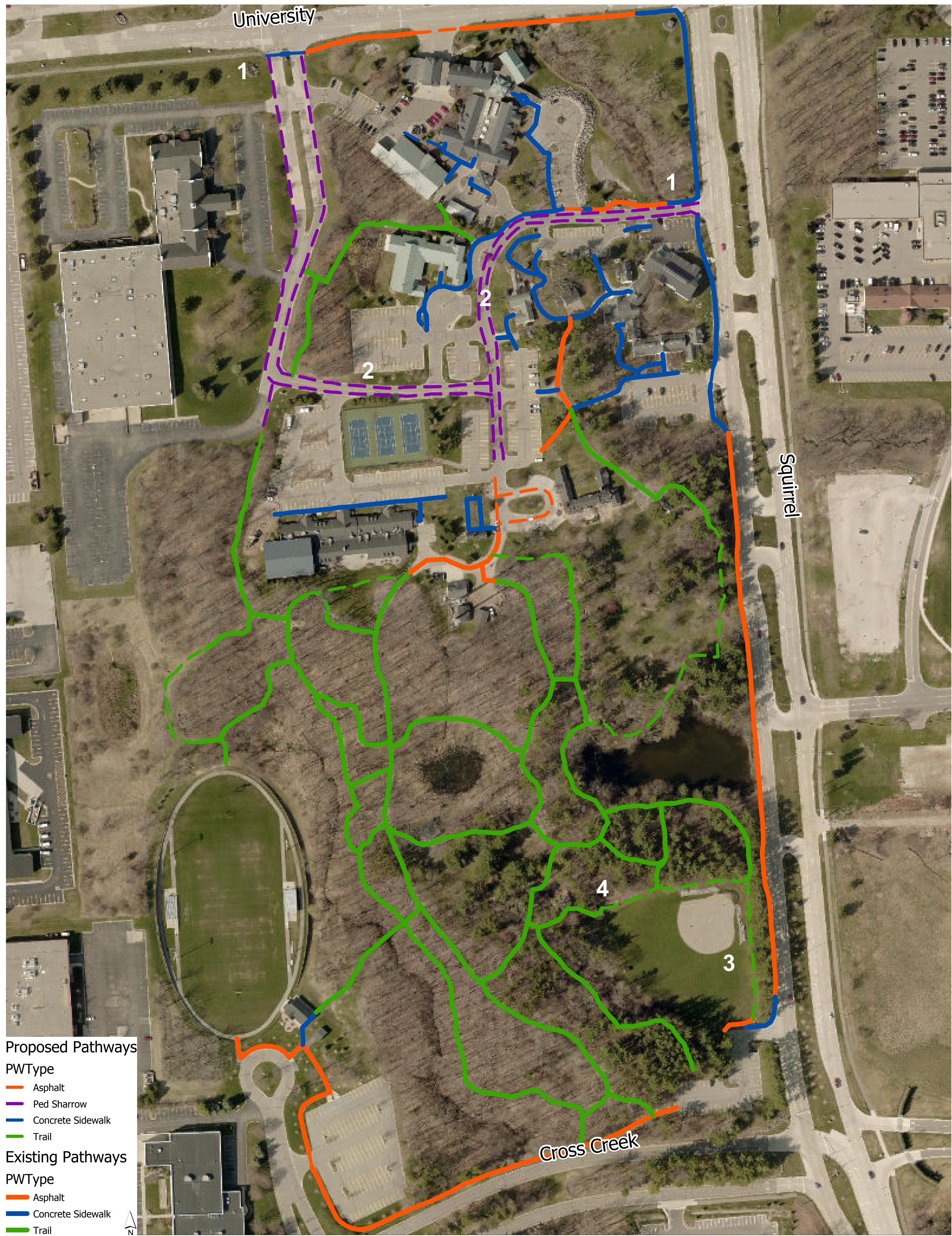
● Bike-share dock



The new Lakeside Mall development will include different methods of GSI (green stormwater infrastructure). These types of rain swales will be constructed along the roadways near the river to help prevent flooding within the area.



The main event space will be centrally located in the Lakeside Mall retrofitted site. This space will be open to accommodate all levels of mobility and contain large event spaces that may be used for performances, outdoor seating, and shelter as well as accessible play structures. Outdoor art installations may rotate seasonally.



City of Auburn Hills Campus Pathway System

The municipal campus is home to Auburn Hills' city hall, community center, library, public safety building, and other historical buildings on the grounds. Located at the very busy intersection of University Dr and N Squirrel Road, the City is creating it's own small town feel. The map to the right shows all the existing infrastructure such as sidewalks and pathways as well as proposed areas of improvement, which are described below.

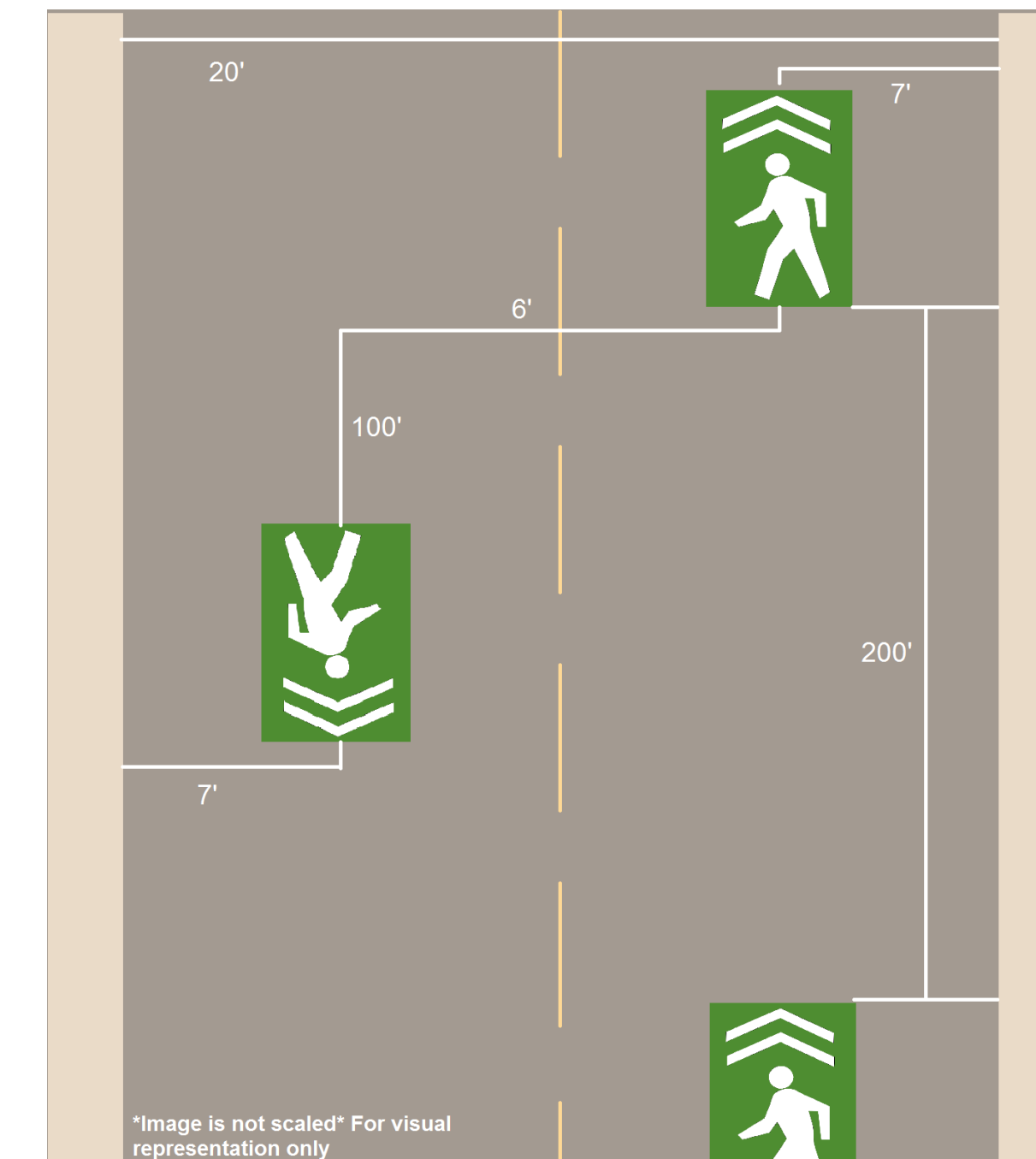
1. Share The Lane

Seyburn Drive, the main thoroughfare through the campus, is proposed to be converted into a shared pedestrian and vehicle roadway. Allowing pedestrians onto the road allows visitors to move from building to building in a safer way in areas where there are no sidewalks or asphalt pathways. The blue Share The Lane sign is a visual indicator to drivers that they will be occupying the road with pedestrians and need to be on the lookout. This sign will be posed at both entrances from University Drive and North Squirrel Rd.



2. Shared Lane Design

Pavement markings are important visual cues to drivers on how to operate on a roadway. Currently, Seyburn Drive from North Squirrel to the library is a two way street divided by a single yellow line and East Seyburn Drive from University Drive to the library is a two way street divided by a double yellow line. The proposed shared lane design will change the lane divisions to a single yellow dashed line which would allow drivers to bypass slower pedestrians. Green sharrow markers notify drivers that their lane is shared with pedestrians. According to the National Association of City Transportation Officials (NATCO), roadways 20 feet with no parking allow for sharrow markers to be placed in the middle of the roadway, approximately 7 feet from the curbside and 200 feet apart from each sharrow within a lane.



3. & 4. Proposed Trail Paths

Two major trails are missing from the collective trail network; one connecting the campus buildings down to the pond and the second around the baseball field. In the pictures above (3 on the left and #4 on the right), trails around the ball field connect this recreational area to the rest of the trail network, allowing visitors to park near the field and move north towards the pond. It is recommended to place woodchips along trailpaths to better indicate trailways and provide more guidance for visitors. The wood chip mix shown above is the standard mix used on these types of trailways.

Nichole Bowman

Resources: Ink, S. (2016, May 18). Shared Lane Markings. Retrieved from <https://nacto.org/publication/urban-bike-Urban-Visualization-Final-Project-way-design-guide/bikeway-signing-marking/shared-lane-markings/>

The Clawson Arcade

by Meghan Cuneo

Community Vision

The Downtown Development Authority in conjunction with the residents of Clawson, cultivated their vision for a community-oriented development on the northwest corner of the downtown center. The Clawson Arcade creates space for public gathering, downtown living, and local commerce while expanding the density and diversity of the commercial core. The mixed use landmark incorporates a pedestrian focused storefront gallery, activated alley, community patio, sidewalk fireplace, urban lawn, and loft-style living at the very center of the little city with a big heart. Welcome to The Clawson Arcade.

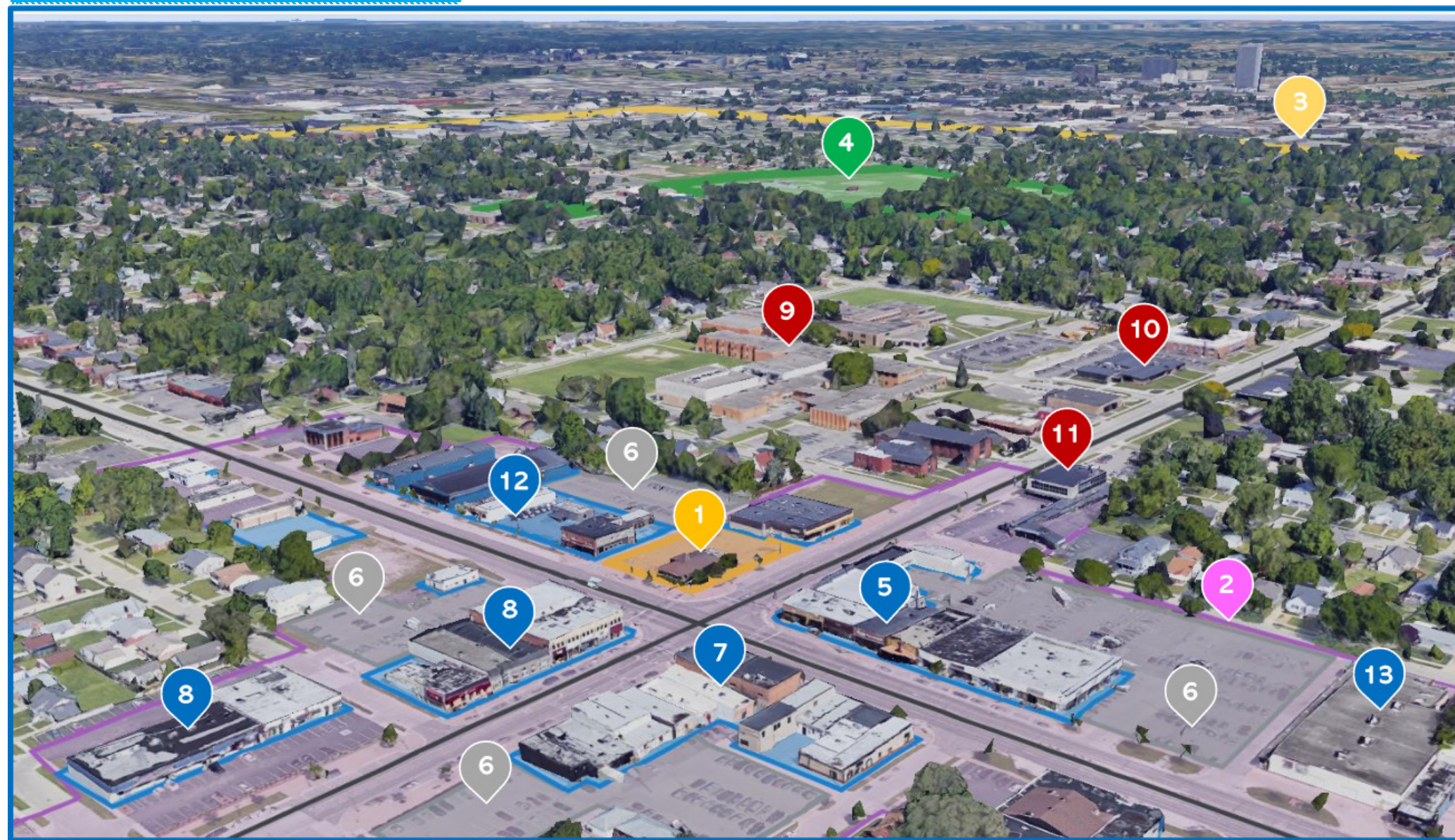


Existing Site

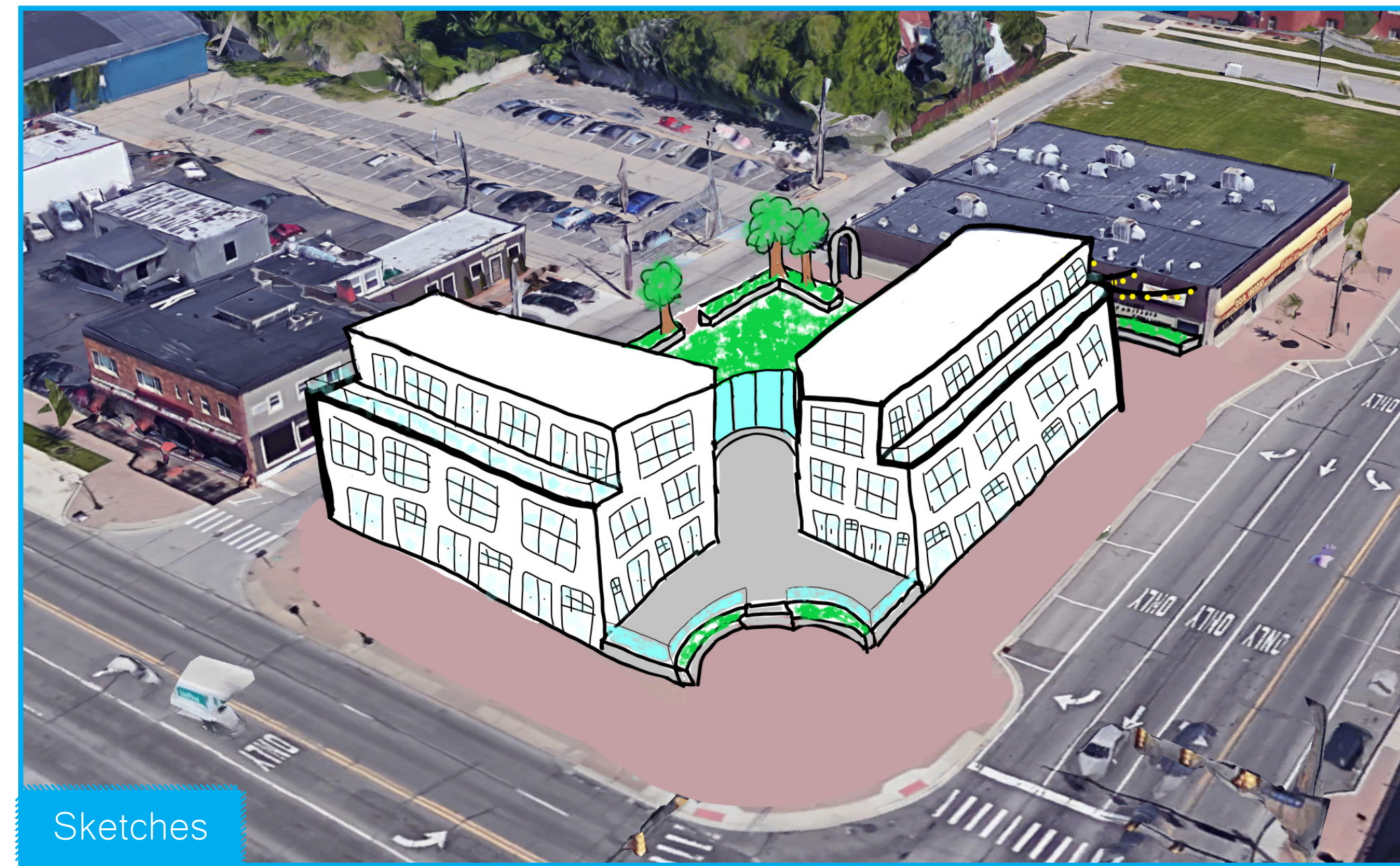


The existing site is one of the four central corners of Downtown Clawson. Within two blocks of the site there are notable restaurants, eclectic shops, a much-anticipated brewery and distillery, and several public amenities. Aside from the summertime restaurant patios, there are no downtown public gathering places or maintained green spaces. The existing structure does not utilize the 90% built to lot line standard and offers little connectivity to adjacent businesses or public parking. Currently, the site is 0.482 acres, has frontage on Main Street and W 14 Mile Road, and has a one story structure.

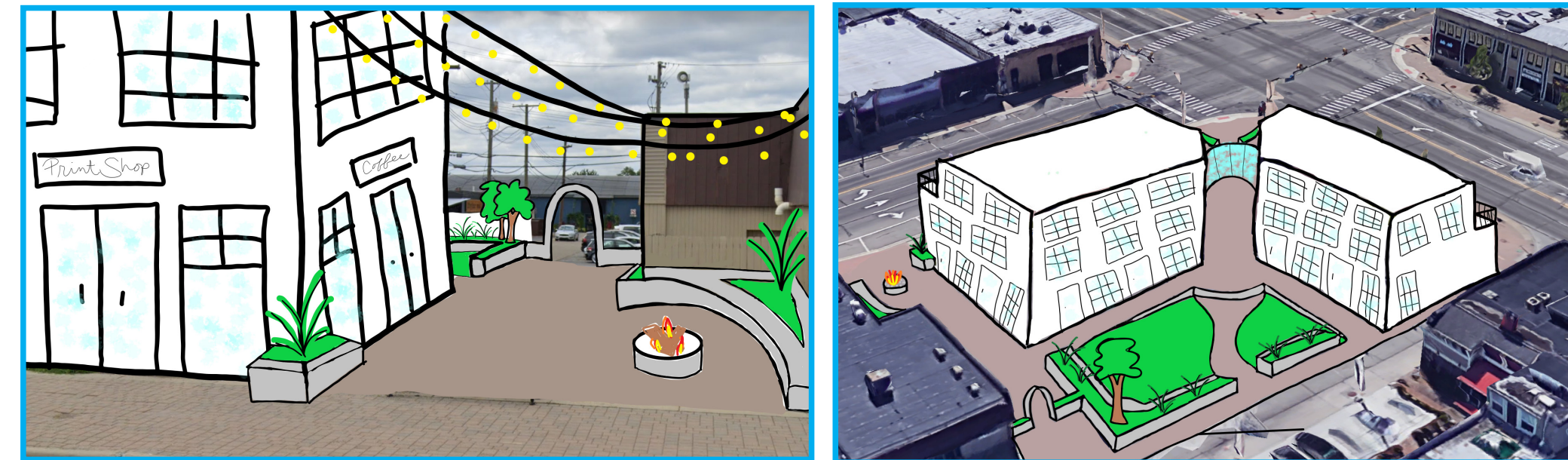
Area Features



- 1 - Project Site
- 2 - DDA District Boundary
- 3 - City of Clawson Boundary
- 4 - Clawson City Park
- 5 - Pumachug, White Wolf, Noble Fish
- 6 - Public Parking
- 7 - Weiss Distillery, Atomic Coffee
- 8 - Kahve Coffee, Wunderground Magic
- 9 - Clawson Middle and High School
- 10 - Clawson City Hall
- 11 - Clawson Public Library
- 12 - Three Cats, Leon & Lulu, Mojave
- 13 - ACE Mixed Use Development



Sketches



Movement Through the Site

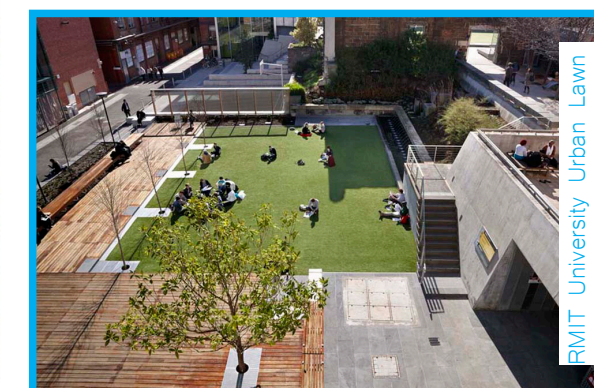


Current Sidewalk Network

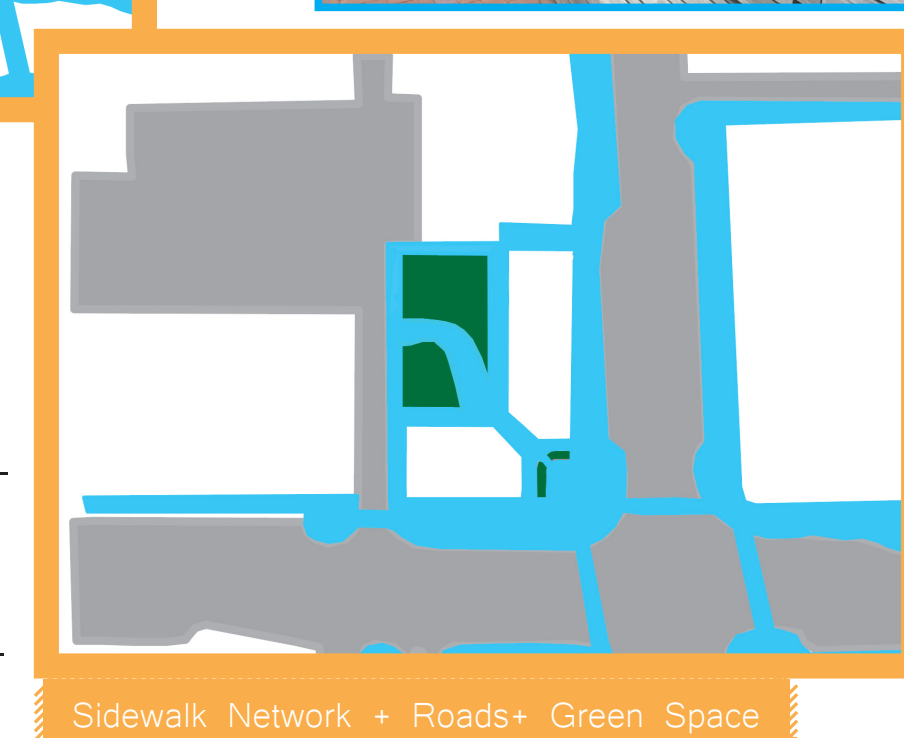
The existing site has no direct access through to the downtown. The entire sidewalk network is laid out in a grid pattern with no existing bisecting or nonlinear paths. In addition, the current site design offers no safe or defined pedestrian routes from the public parking lot. Extending the sidewalk network will create interesting movement throughout the space and safer travel for motorists and pedestrians.



New Sidewalk Network

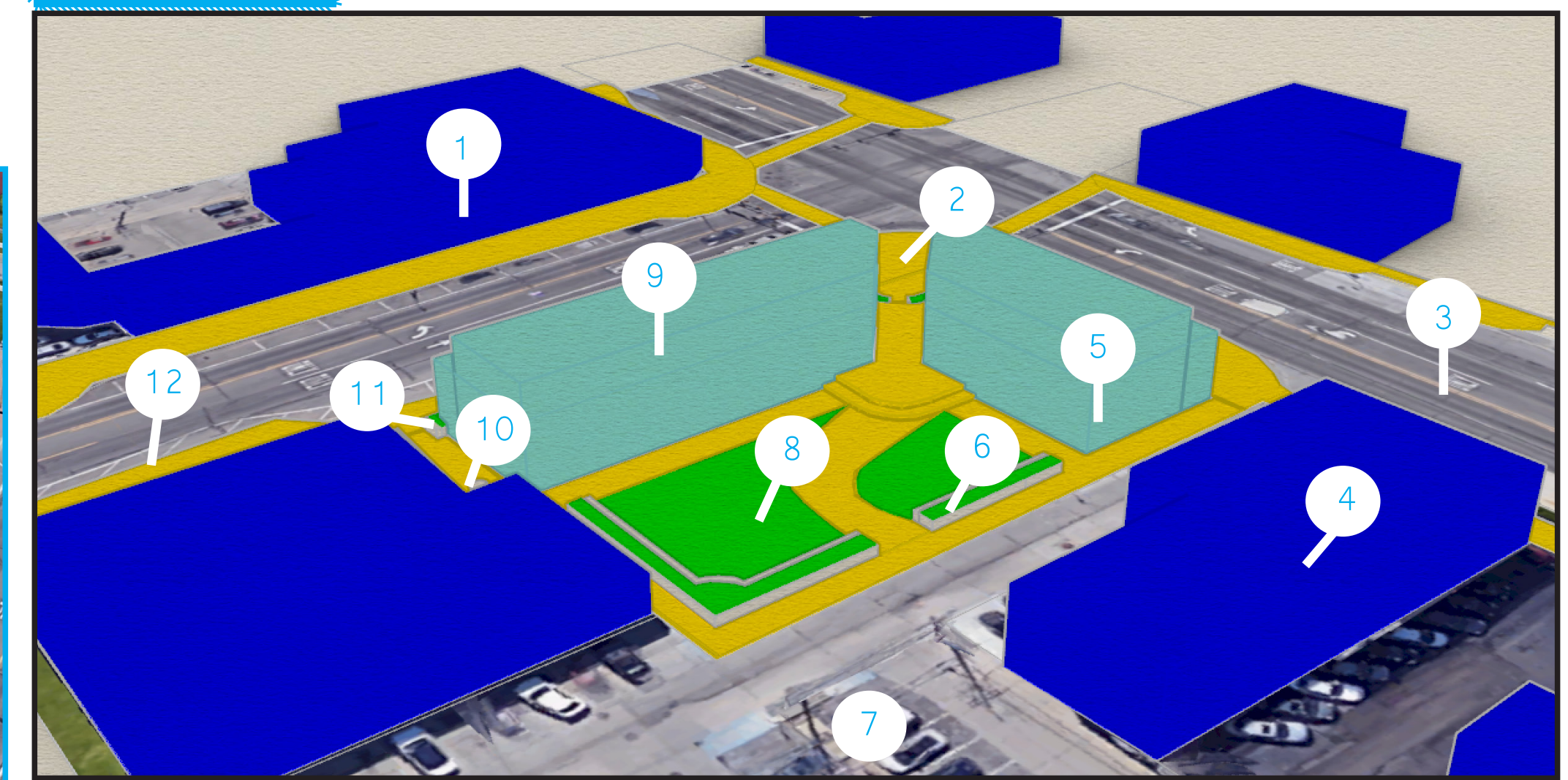


The new design offers a connection from the public parking to the heart of the downtown through a series of protected and meandering walkways. The movement through the site is uninterrupted by buildings and instead focuses on extended stay and comfortability in the downtown. The urban lawn breaks up the existing concrete-centric landscape and will provide environmental resiliency within the urban footprint. Raised planters will act as a barrier from the roadway and as public seating throughout the Clawson Arcade.



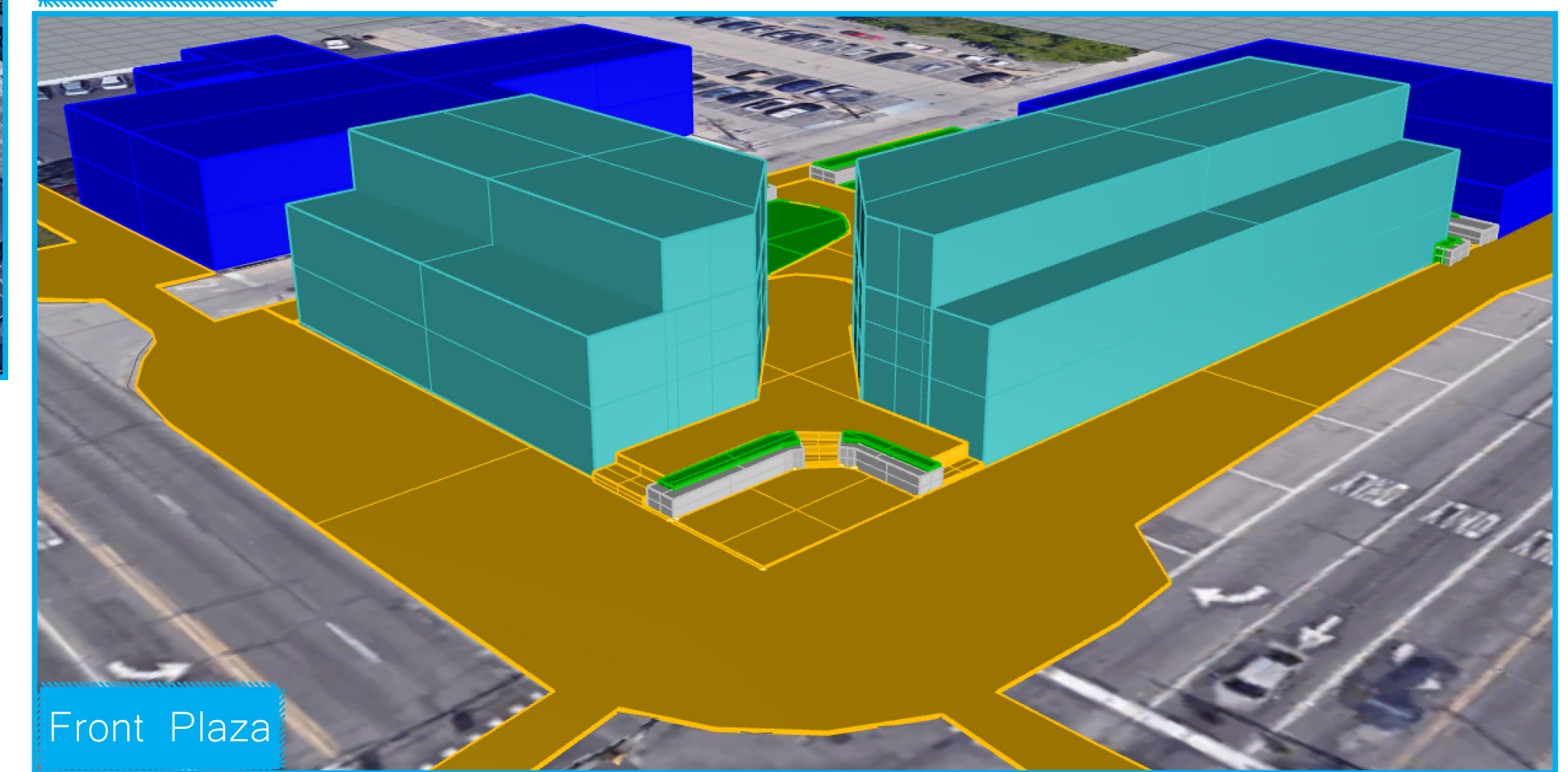
Sidewalk Network + Roads + Green Space

Site Diagram

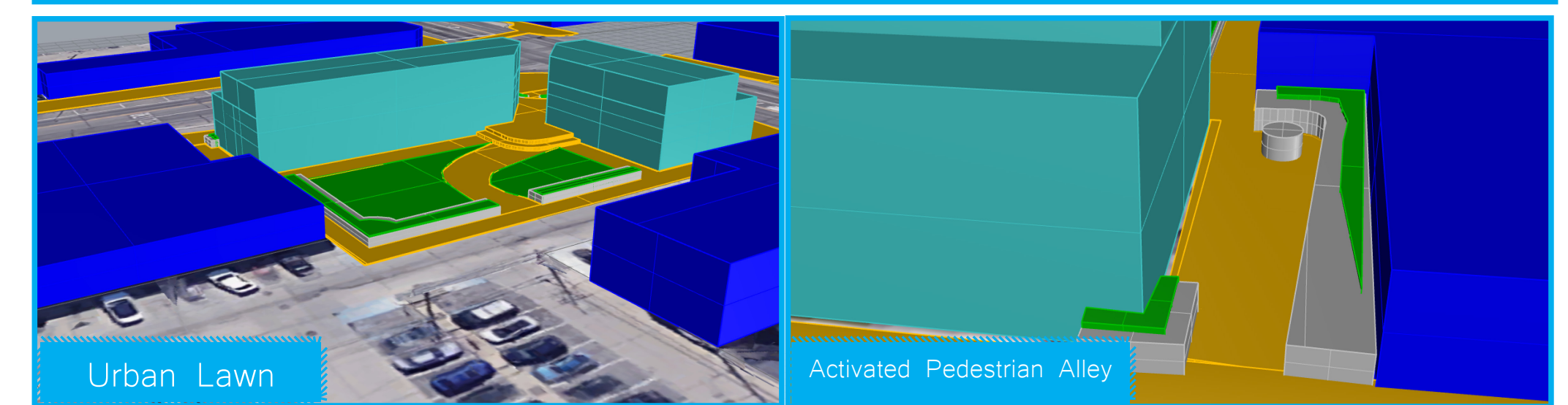


- 1 - Pumachug, East Clawson
- 2 - Front Plaza, Planters, Seating, Public Patio
- 3 - 14 Mile Road
- 4 - Mojave Restaurant
- 5 - South Clawson Arcade, Commercial Space
- 6 - Raised Planters, Built-In Public Seating
- 7 - Public Parking for Downtown Clawson
- 8 - Urban Lawn, Green Open Space
- 9 - East Clawson Arcade, Commercial Space
- 10 - Community Fire Place, Built-In Seating
- 11 - Activated Alley, Pedestrian Storefronts, Raised Planters
- 12 - Main Street

Renderings



Front Plaza



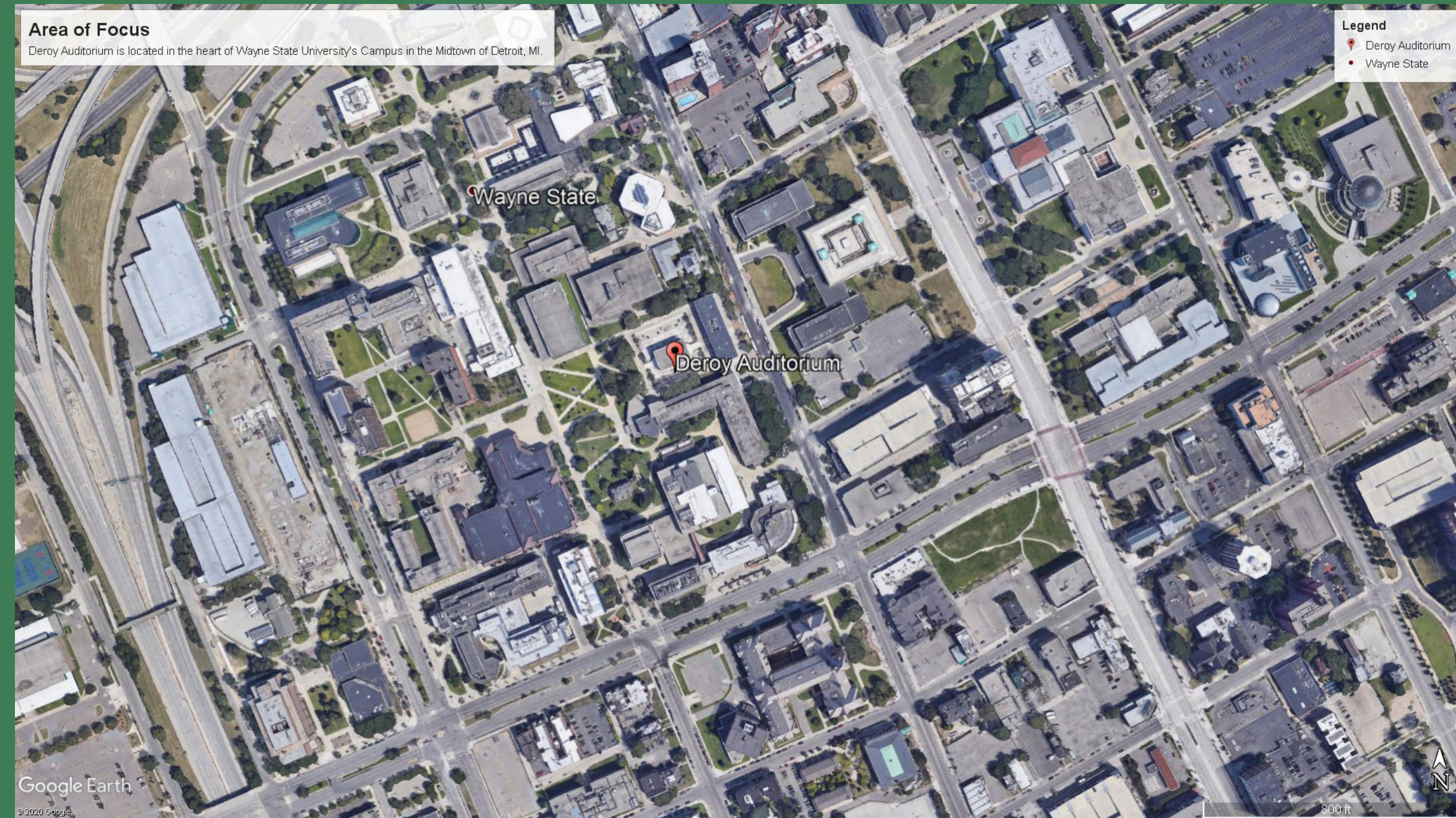
Urban Lawn

Activated Pedestrian Alley

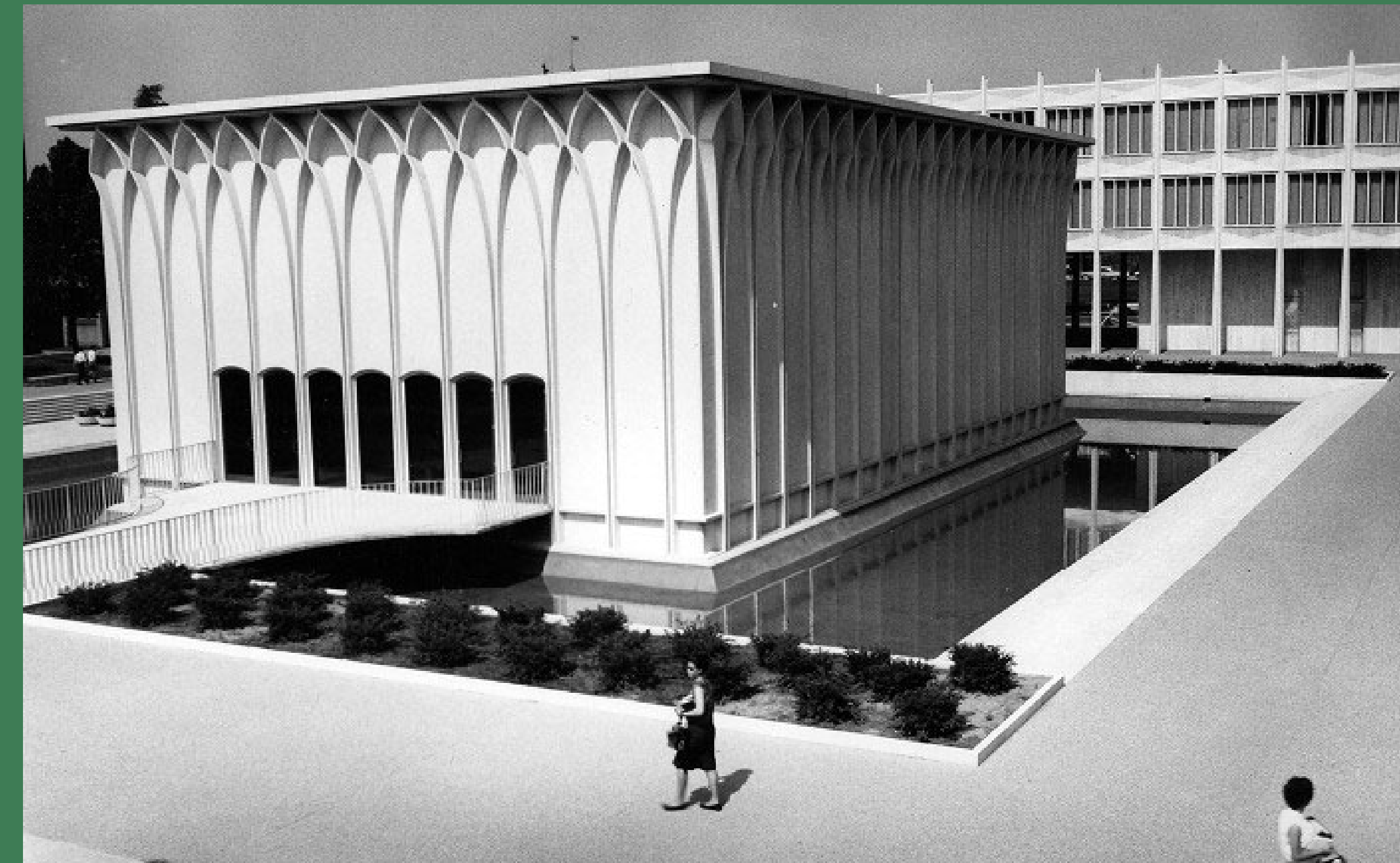
Clawson Arcade offers three transformational elements to the site. The front plaza creates a large, open gathering space for community events and congregation. Planters function to increase rainwater landscaping and green space to the site as well as built-in seating. The public patio connects the front plaza to the urban lawn on the north side of the site. The three-story structures on the east and south edges of the site will house micro-storefronts, intimate pedestrian passageways, and apartment living. The activated alley brings greenery to the otherwise bare connector sidewalk leading to the parking lot. A public fireplace allows for visitors to gather and enjoy the downtown during any season. Additional micro-storefronts will have entrances within the alley. Finally, the urban lawn offers a non-traditional downtown space for picnics and community events. The urban lawn invites residents to relax and encourages visitors to consider the space to be a public amenity rather than simply a collection of commercial spaces. Programming at the Clawson Arcade will be a combination of storefront sponsored events, city-led gatherings, or casual enjoyment of the site.

Deroy Auditorium: Reimagined

1. Area of Focus



2. History of Deroy Auditorium



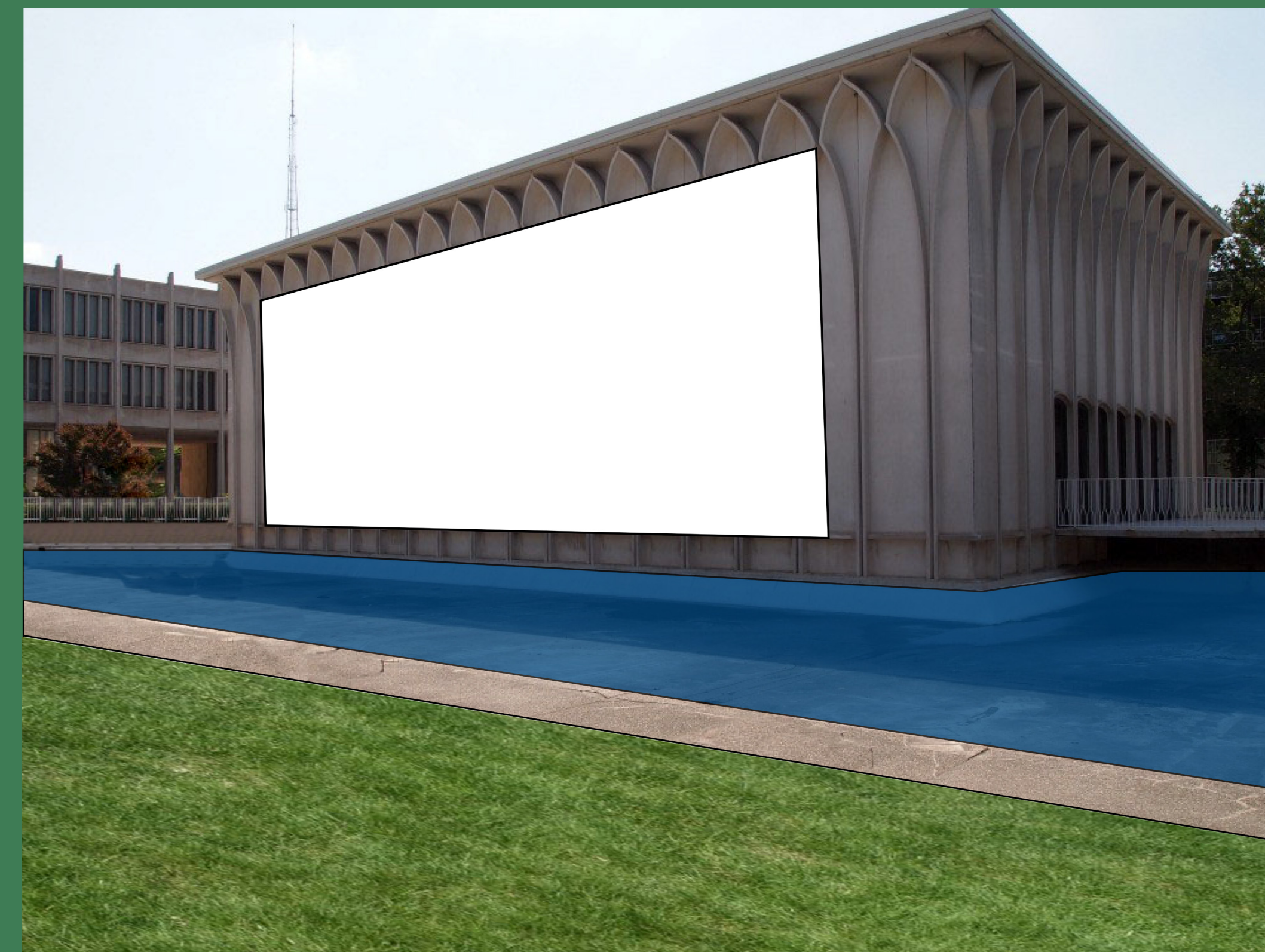
3. Deroy Auditorium Today



1. This image shows the area of focus for this project. The Deroy Auditorium is located in the heart of Wayne State University's campus, which is located in Midtown, Detroit.

2. Shows an image from the 150th anniversary collection created by WSU. This image shows Deroy Auditorium just a few years after it was constructed. Note that the mote was filled with water.

4. Reimagination of the Space

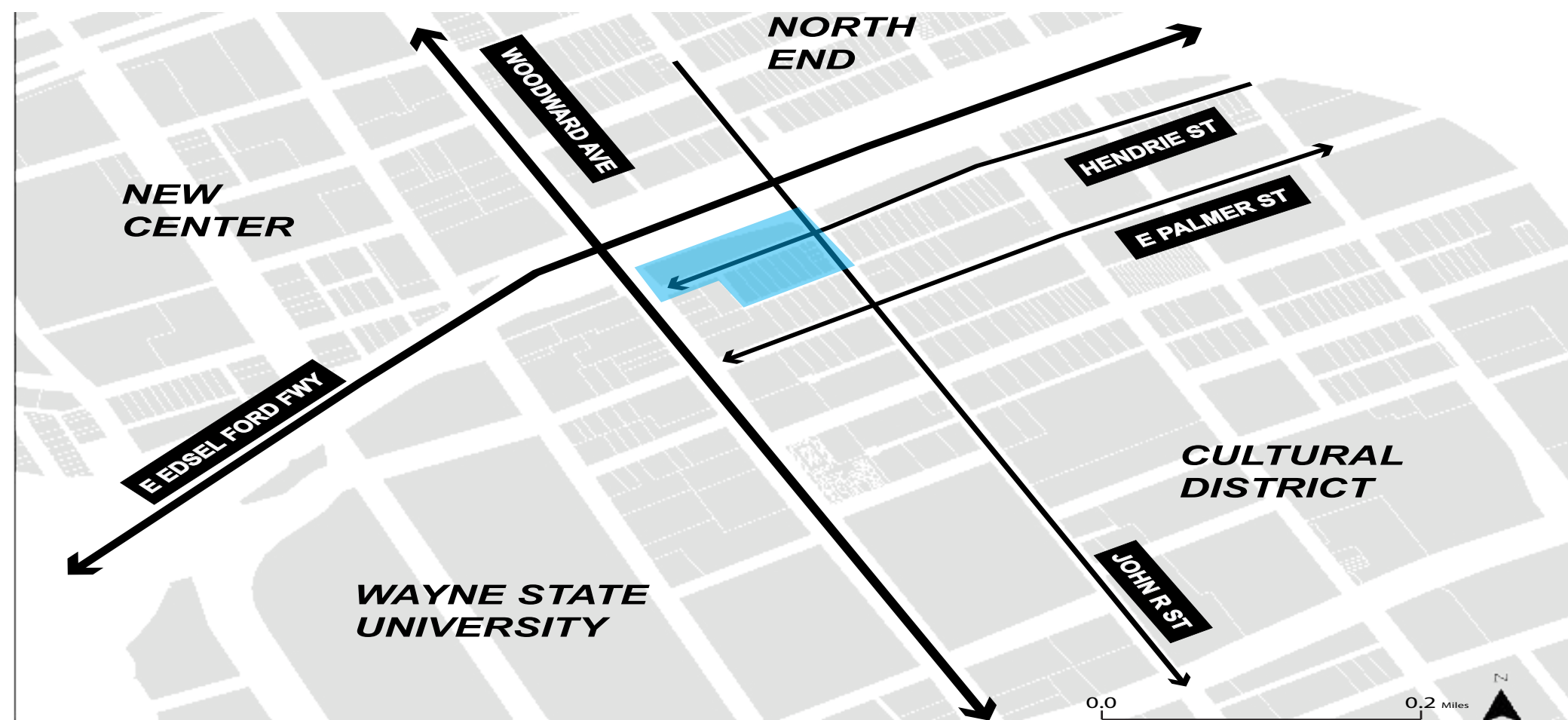


3. This is an image of Deroy Auditorium today. As you can see the Auditorium lacks any color and the mote is not filled with water. This space on campus is usually quite dead and the seating around the building is uncomfortable and uninviting.

4. Provides some examples of simple changes that could be made. The mote is filled with water, similar to the Yamasaki reflection pool located nearby. Most of the pavement was also removed and replaced with grass and would include comfortable seating for the public. An outdoor movie screen would be added and would be used in the warmer months.

HENDRIE STREET REIMAGINED

Hendrie Street, in the early 20th century, was a densely populated neighborhood. Now, the area lays vacant, with its main purpose being a place for City and University employees to park their vehicles along the one-way stretch of road. This project hopes to reactivate the site by rethinking urban edges along existing highway infrastructure, rethinking street design, enhancing the area with natural green amenities and create a comfortable space for pedestrians and residents.



Detroit was defined by the automobile, earning the name the Motor City. Woodward Ave. was widened in the 1930s, reshaping the sidewalks and building facades. The highways were built in the 1950s, cutting through neighborhoods and reshaping the street network. Car ownership can leave one cost-burdened, and nearly 25% of Detroit's residents rely solely on public transportation. The location has access to DDOT, SMART, and Q-Line transit stops along Woodward Ave. By developing the site so that it provides for multiple modes of transportation would be more equitable, and help redefine the Motor City as the City of Mobility.

SITE CONDITIONS

The entire site is defined as vacant commercial and residential land. There is a warehouse bordering the site that has been vacant for years, but it is in good condition. The Detroit Land Bank Authority owns 32% of the land, while the city's Planning & Development Department owns 6%. There has not been any investment in the location in years. The last time property was sold on site was in 2005. The sidewalk is in disrepair, and there is only one street light illuminating the roadway at night.



Archival Site Images gathered from Detroit's Historical Society showcase the location prior to the widening of Woodward Ave. in the 1930's. The following images are current photographs from 2020.

1a-c Woodward Ave. (ca. 1918-1980-2020) Apartment

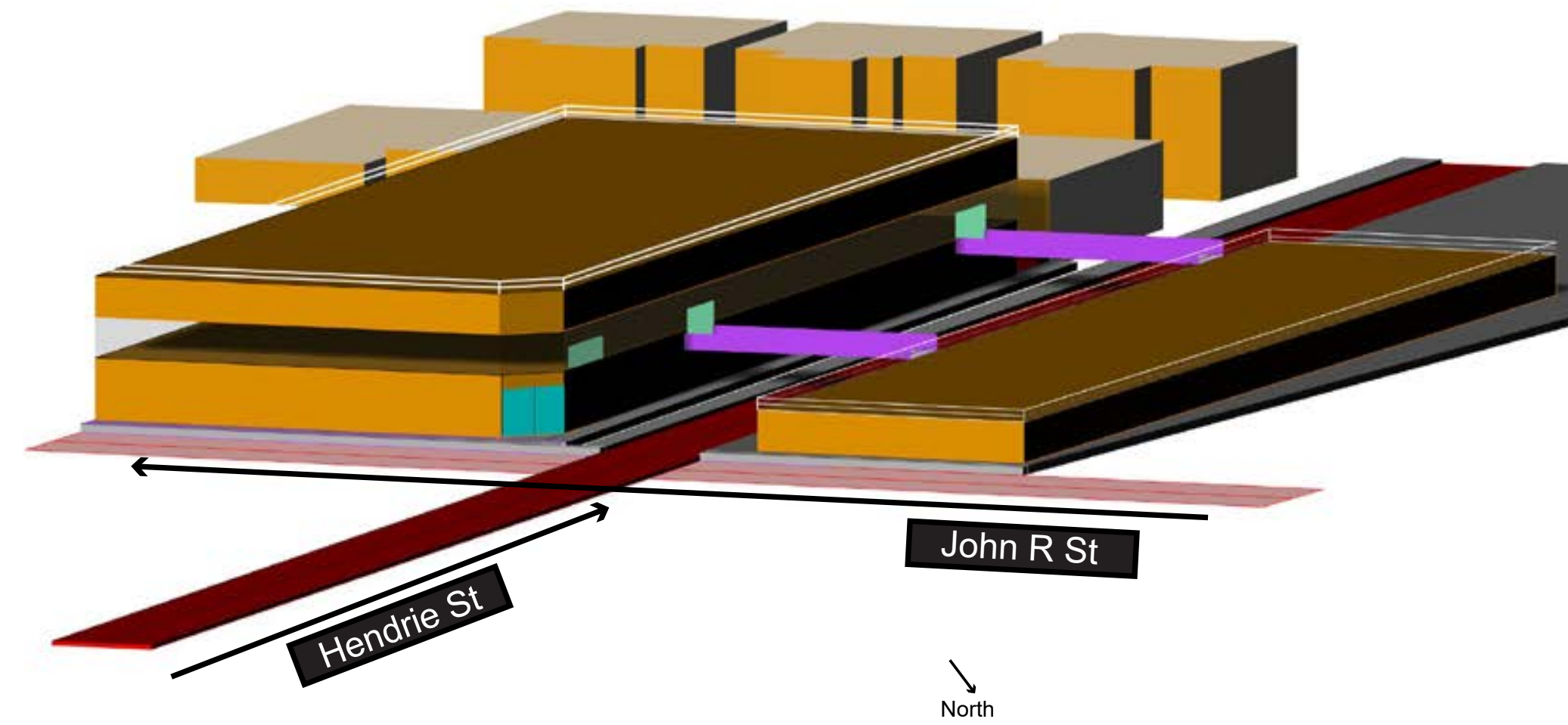
2a Hendrie St. (ca. 2020) Behing Apartment Complex

3a-c Hendrie St. (ca. 2020) Vacant Warehouse

4a-e Hendrie St. & John R. (ca. 2020) Land & Sidewalk



REACTIVATE SPACE

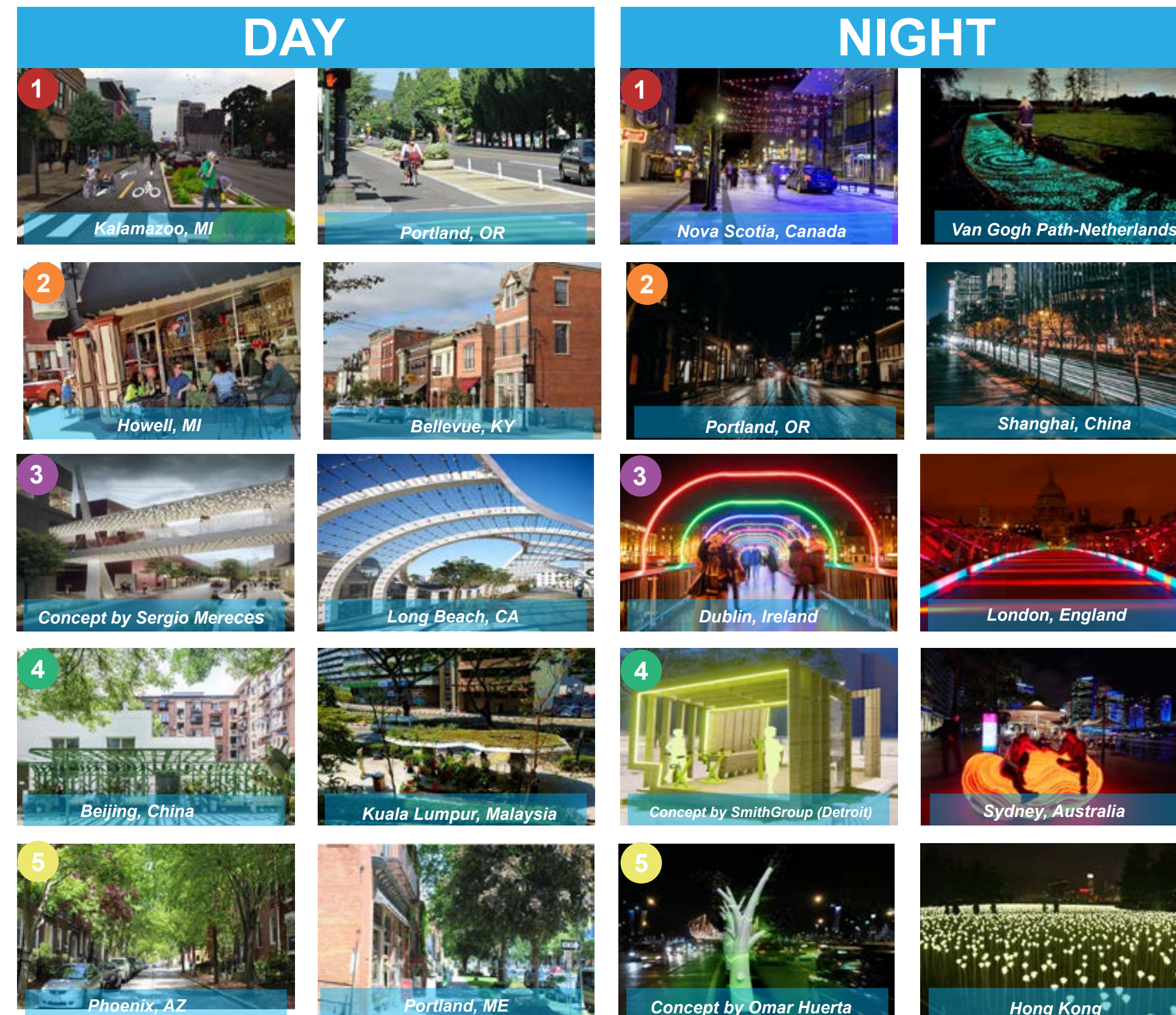


- 1 Street Design Mixed-Use
- 2 Buildings Form Based Code
- 3 Bridge Public Access
- 4 Street Lights Furniture
- 5 Trees Green Infrastructure

SUGGESTED NEW ELEMENTS

Reactivating the space along Hendrie street could include the following ideas:

- 1 - Mixed use street design with an emphasis on pedestrian safety, providing clearly marked paths for bicyclists
- 2 - Form Based Code standards for the mixed-use building, ground floor commercial with residential on the upper levels
- 3 - Bridge connecting the two buildings, allow public access to floors and rooftop access, creating inclusivity
- 4 - Lights positioned along the street to increase safety at night, protected bus shelters and communal space
- 5 - Trees planted along the road to act as a protective barrier and reduce sound and air pollution, and rooftop garden area

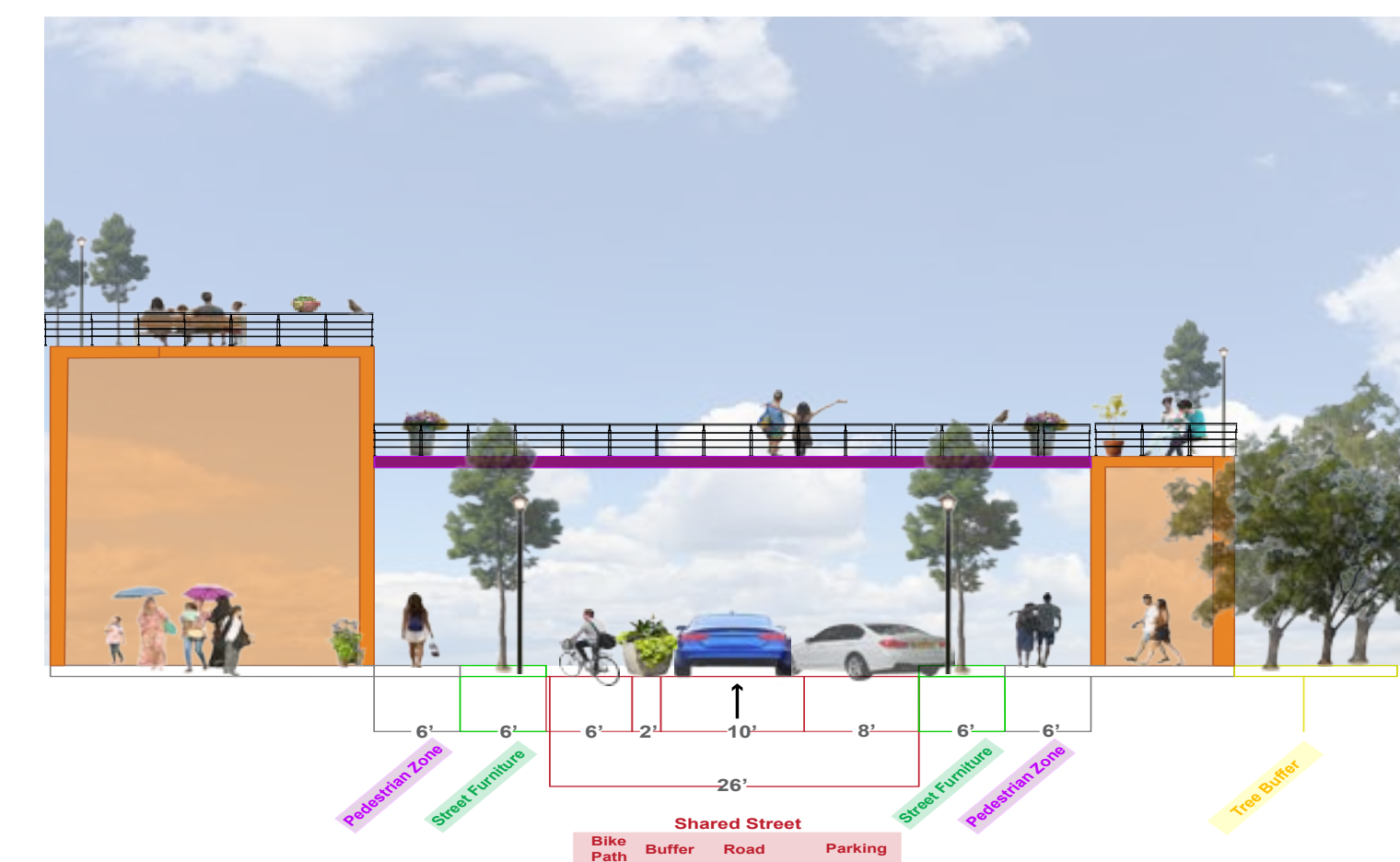


MAIN GOALS

- 1 **Design** and implement a shared streetscape so that multiple modes of travel can be utilized. Adding a bike lane with a physical barrier between cyclists and drivers for increased safety. A person, on average, can walk 3 miles an hour, and this site location is in a prime area to be reconnected to its surrounding environment.
Nearby Locations of Interest:
Art Center Community Garden 0.2 mi | DIA 0.5 mi | DPL 0.2 mi | Eastern Market 2.3 mi | New Center 1.0 mi
- 2 **Repopulate** the site by creating a pedestrian friendly environment for residents and community members based on design principles from New Urbanist's Form Based Code standards. Provide a mixed-use building with enough floor space to allow for a diverse group of tenants, while also being small enough so that small, local companies are able to afford the location and start-up costs, minimizing the chances of the area's storefront's remaining vacant for an extended amount of time.
- 3 **Bridge** the two buildings by connecting the structures with a pedestrian bridge to increase the mobility and functionality of the site. Public access would be granted to the walkway and rooftop areas. While allotting more space for pedestrians by reducing the space for vehicles, the hope is that a walkway between the two buildings with rooftop access would allow one to still be able to utilize their space amidst a social distancing lockdown.
- 4 **Illuminate** the location with light fixtures to allow for use all throughout the day, and increase safety at night. Adding public infrastructure that welcomes interaction and engagement from community members, and including multi-purpose, sheltered bus stops that are sustainable and provide protection from the elements.
- 5 **Plant** trees along the area bordering I-94 to create a natural sound barrier and as an added safety precaution. Trees have many benefits including increasing air quality, reduce the number of crashes, decrease the amount of Combined Sewage Overflows, acts as a carbon sink by absorbing CO2, and add to an areas vitality and natural beauty. Increasing Detroit's urban canopy also compliments Wayne State University's plan for Cass Ave.

RETHINK STREET DESIGN

Hendrie St. is approximately 26 ft. wide. The proposed design would divide the streetscape into sections. A bike lane would run parallel to the side of the road at 6 ft. wide. A physical, 2 ft. barrier, would be positioned inbetween the cyclist and the vehicles. The road would be reduced to 10 ft. wide. The parallel parking lane would remain along the side of the road bordering the freeway as an 8 ft. wide space. A natural barrier of trees would separate the public from the freeway, helping to diminish sound from the traffic.



In light of recent events regarding COVID-19, this concept also seeks to provide a site that allows for mobility around ones immediate surroundings. The bridge connecting the two buildings would allow residents to walk around and the rooftop garden could provide locally produced food in a mini park-like setting. There has also been a growing trend of cities around the world that are redesigning roadways by reducing their size and increasing space provided for pedestrians; which include Milan, Berlin, Paris and New York.

Rooftop access would be allowed to the general public. This would provide a space were one could relax, and enjoy the sites of the city. A community garden placed on the roof would encourage a healthy lifestyle, as well as a teamwork mentality as it would be over seen by residents and students at Wayne State University.

Similar to the High Line in New York City, it would be advised that elevator access be permitted on site to be inclusive of people who wish to access the rooftop.

