

DELRAY

TABLE

A. Produce Terminal

- Historic Structure
- Could prove a catalyst for future businesses, ie: 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
- Unsightly - 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

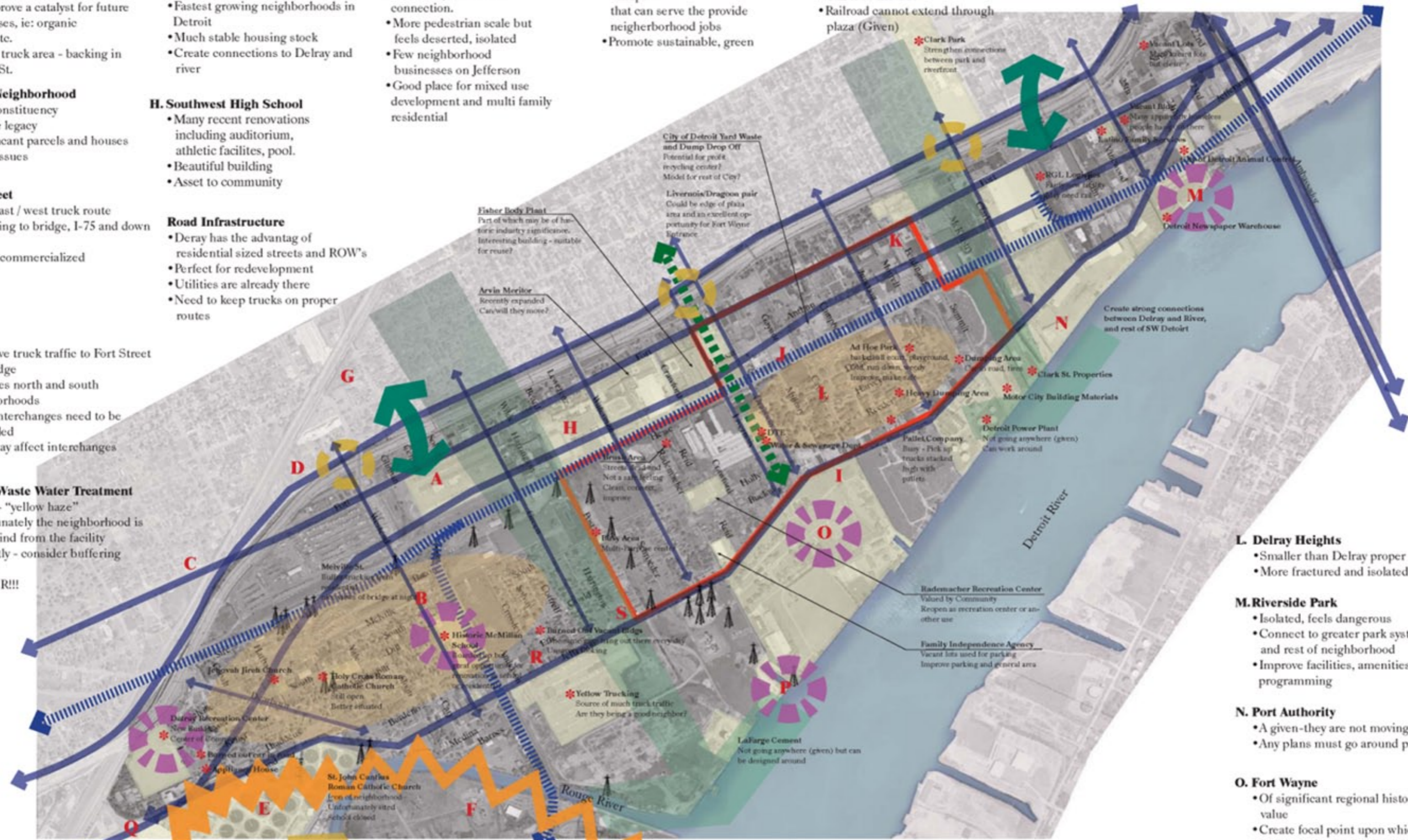
- Some buildings are empty, some are dirty and untidy, while others are models of good industry neighbors.
- Promote small industry and "shops" that can serve the provide neighborhood jobs
- Promote sustainable, green

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

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

S. Kovac's Bar

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

R. Lockman's Hardware

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

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

Site Analysis



Not to Scale