

Virtual LAC Meeting – Housekeeping Rules

- Please remain muted throughout the meeting to minimize background noise and ensure everyone can hear the presenters clearly. Please do not unmute unless you are invited to speak.
- We encourage you to submit questions and comments using the Chat feature. Questions and comments will be addressed throughout the presentation as permitted.
- At the conclusion of the presentation, there will be an opportunity for live discussion. At that time, participants may use the raise hand feature and will be called on in order.
- To allow space for multiple voices to speak and offer input, please keep comments and questions to 1-2 minutes when speaking.

LAC Meeting – April 9th Agenda

- **Schedule + Goals**
- **Market Analysis**
 - Process + Stakeholder Meetings
- **What We Heard**
 - February LAC – Urban Design
 - March LAC – Community Strategies
- **MDOT Open House Preview**
 - LAC Participant Discussion
 - Activity Stations
- **Next Steps + Questions**

Schedule

Community Enhancements Engagement Approach



December 11, 2025

LAC Meeting

Relaunch LAC with roles and process

January 2026

LAC Meeting

Deep dive into history, arts, culture, urban design; intro to equitable development plan

February 2026

LAC Meeting + Youth Engagement

Identify strategies for urban design and community enhancements; intro to equitable development plan

March 2026

LAC Meeting + Youth Engagement

Identify strategies for equitable development plan and community enhancements

April 2026

Community Meeting + Youth Engagement

Confirm strategies for community enhancements, aesthetics, and equitable development plan

May 2026

LAC Meeting + Youth Engagement

Present the Framework

Summer of 2026

Community Meeting

Discuss the Framework Progress

Market Analysis - Process

- **KEY QUESTION:** How do the type, scale, and pace of recent developments in the downtown help us think about what could happen on the 8.8 acres in the future?
- Balance of market dynamics and community goals



Market Analysis - Stakeholder Interviews

Nine interviews were held with developers (large and small), business owners, CDFIs, and economic development entities

KEY THEMES

- Downtown development renaissance over past decade
- Strong residential development (multifamily, condos, townhomes/missing middle) and hotel development
- Opportunities for retail & small business near Monroe and Jefferson corridors, but challenges related to existing vacancies, parking and affordability
- Financing market-rate development is challenging. High property taxes and expiring abatement programs add additional challenges to development financial feasibility
- Significant development momentum adjacent to I-375 corridor (Ren Cen, Brewster-Douglass site, bioscience development)

What We Heard - February LAC Urban Design



What We Heard – February LAC

Urban Design & Place – Priorities

“Dedicating Public Open Space for the Surplus Properties”

- The LAC concurred with the aspirational goal for dedicating a portion of the surplus land for community open space.
- When presented with 3 approaches (consolidated, shared or distributed) to deploy public open space across the surplus land, LAC members expressed a preference for a connected network of diverse open spaces for a range of activities, rather than a single large space.

“Place Your Experiences”

- LAC members expressed preferences for how they would like to “Place Experiences” across the public open spaces: including where they would like to connect, engage, celebrate, relax and breathe, and learn and remember.

“Day 1 Budget”

- LAC members expressed their priorities for where to invest for Day 1 community use of public open space.

What We Heard – February LAC

Urban Design & Place – Priorities

“Dedicating Public Open Space for the Surplus Properties”

- LAC members expressed a preference for a connected network of diverse open spaces for activities, rather than a single large space.

“Place Your Experiences”

- LAC members expressed preferences for *where they would like to connect, engage, celebrate, relax and breathe, and learn and remember.*

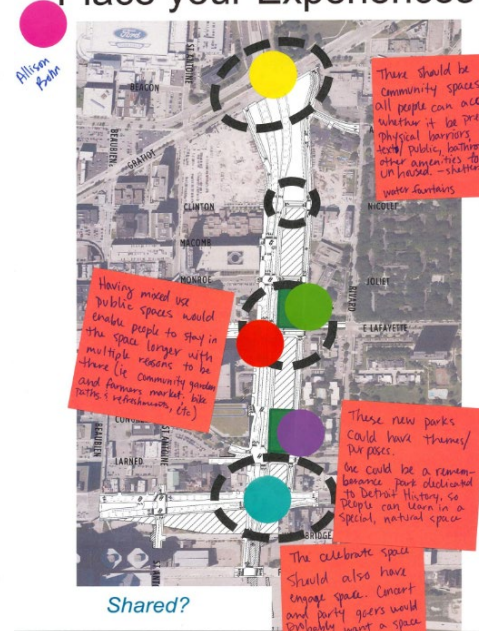
Place your Experiences



Consolidated?

Note: Nodes are shown in a neutral color for this exercise to avoid confusion with experience color dots.

Place your Experiences



Shared?

Note: Nodes are shown in a neutral color for this exercise to avoid confusion with experience color dots.

Place your Experiences



Distributed?

Note: Nodes are shown in a neutral color for this exercise to avoid confusion with experience color dots.

A Sampling of the LAC Advice:

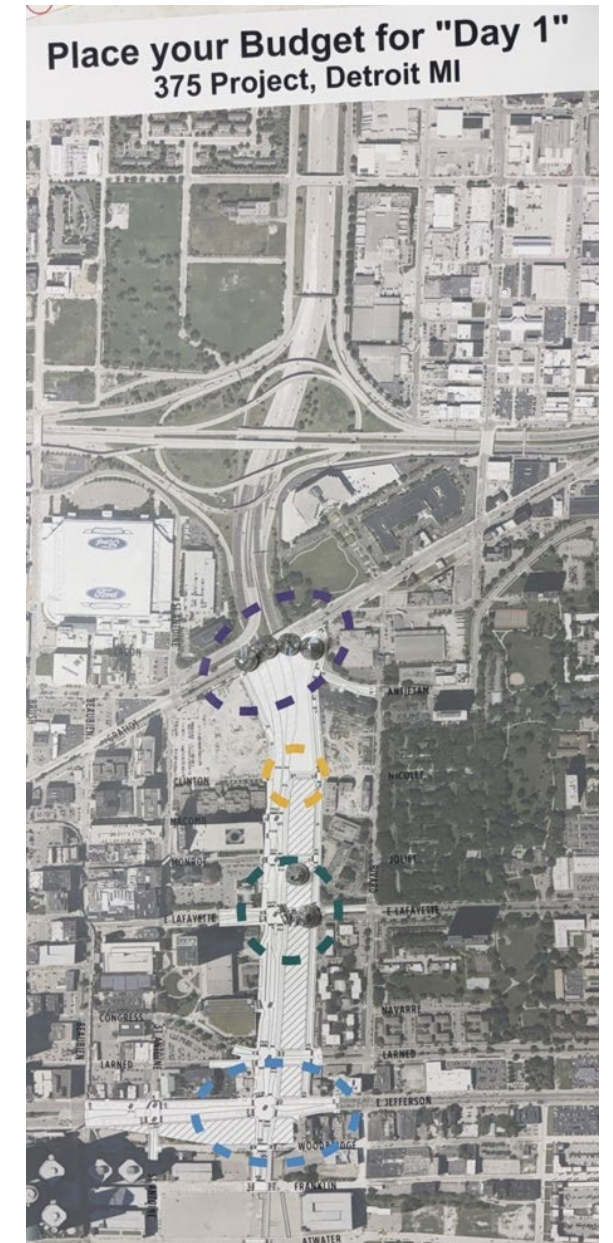
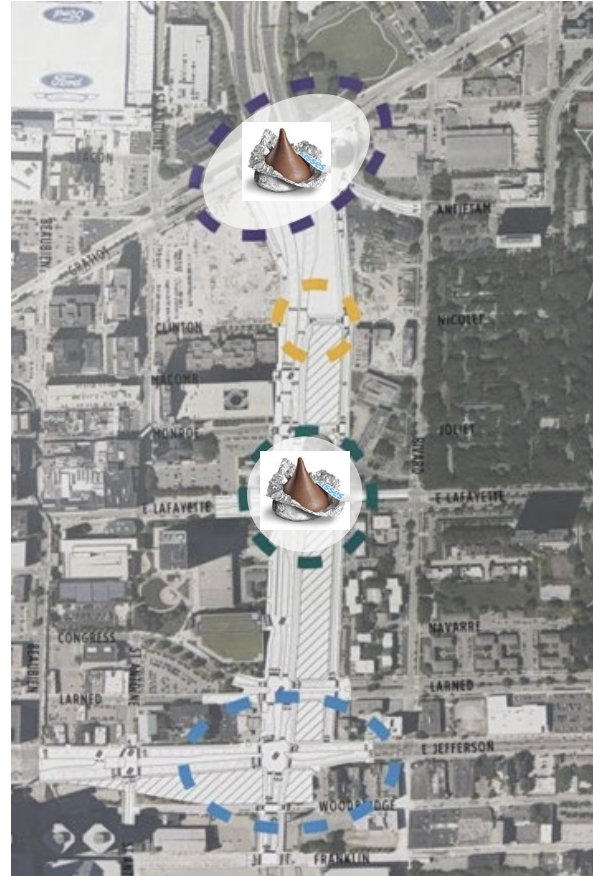
Note: This advice from the LAC is being distilled into a unified conceptual approach for guiding the future urban design of the project area.

What We Heard – February LAC Urban Design & Place – Priorities

“Day 1 Budget”

LAC members expressed their priorities for **where to invest for Day 1 community use** of public open space.

- Lafayette & Gratiot were identified as locations to consider for Day 1 investment and activity.



What We Heard – February LAC

Urban Design & Place – Priorities

General Discussion - LAC members expressed several objectives for the project design and implementation. A few highlights, though not limited to:

- It should create a safe and connected pedestrian environment
- It should enhance opportunities for connections beyond the immediate project area
- The boulevard and all streets included in this project should be safe and aesthetically pleasing streets
- Public art should be inclusive throughout.

LAC members expressed their appreciation to MDOT and the Urban Design / Arts and History team for providing a meeting format – ie: game-play - that allowed and encouraged them to have and document robust conversations about their concerns and aspirations for the project.

What We Heard

March LAC – Community Strategies



LAC members were able to rank and prioritize community strategies in four categories: Health and Wellness, Housing, Workforce Development and Small Business



Feedback led to incorporation of excess land vs. adjacent neighborhood strategy distinction, suggested phasing, and acknowledgement of need to highlight voices of displaced residents and business owners and their descendants (e.g. Sankofa Research)



Next steps: confirm strategies with general public; begin to identify implementation partners, existing programs and resources; communicate MDOT's Green Sheet commitments

Community Strategies Key Goals

Housing Strategies

- Resident retention/support for existing residents
- Reduced displacement pressures tied to reinvestment
- Housing opportunities for displaced residents or descendants of displaced residents
- Long-term affordability
- Collective ownership and wealth-building

Health and Wellness

- Reduced construction-related health impacts
- Improved physical activity and mental well-being
- Healthier, more resilient public spaces

Workforce Development

- Increased access to quality jobs for Detroit residents
- Stronger pipelines into skilled trades and long-term employment
- Integration of local schools into workforce development plans
- Greater participation of local firms in project delivery

Small Business

- Business survival during construction
- Inclusive access to redevelopment opportunities
- Strengthened local and Black-owned business ecosystem

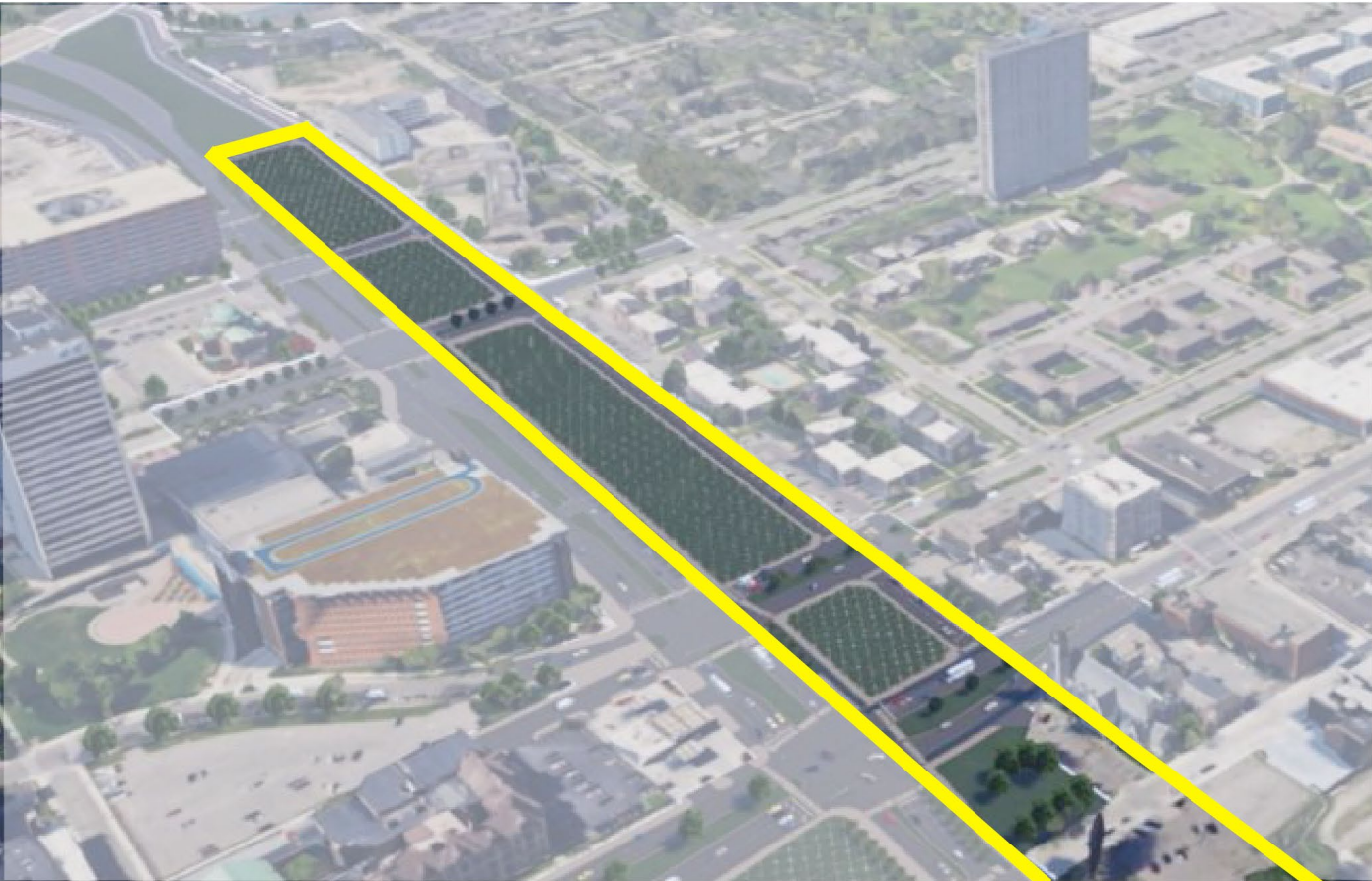
Suggested Strategies on (or near) Excess Land

 Housing Strategies

 Workforce Development

 Health and Wellness

 Small Business



-  Mixed-Use Development
-  Explore Community Ownership of Land
-  Provide Down Payment Assistance for Home Ownership
-  Create Community and/or Cultural Center
-  Open Space
-  Install Tree Canopy and Public Facilities
-  Hiring Fairs and Paid Training for Construction Jobs
-  Wayfinding and Clear Communications
-  Prioritize Black-Owned & Legacy Businesses in New Spaces
-  Activations to Support Businesses during Construction
-  Direct Financial Assistance for Impacted Businesses

Suggested Strategies in Adjacent Neighborhoods

 Housing Strategies

 Workforce Development

 Health and Wellness

 Small Business



-  Infill Housing Development
-  Explore Community Ownership of Housing Units
-  Down Payment Assistance for Home Ownership
-  Owner- Occupied Home Repair (SF and Coops)
-  Community Gardens and Healthy Food Access
-  Stormwater Infrastructure
-  Installation of Home Devices (e.g. air filters, noise-canceling devices)
-  Develop Environmental Monitoring and Complaint Process
-  Build Vocational Pipeline with Schools and Unions
-  Explore Community-Owned Business Models
-  Prioritize Black-Owned & Legacy Businesses
-  Improve Access to Businesses with Transit Initiatives and Parking

MDOT Open House Preview - April 30th

Presentation: (45 min)

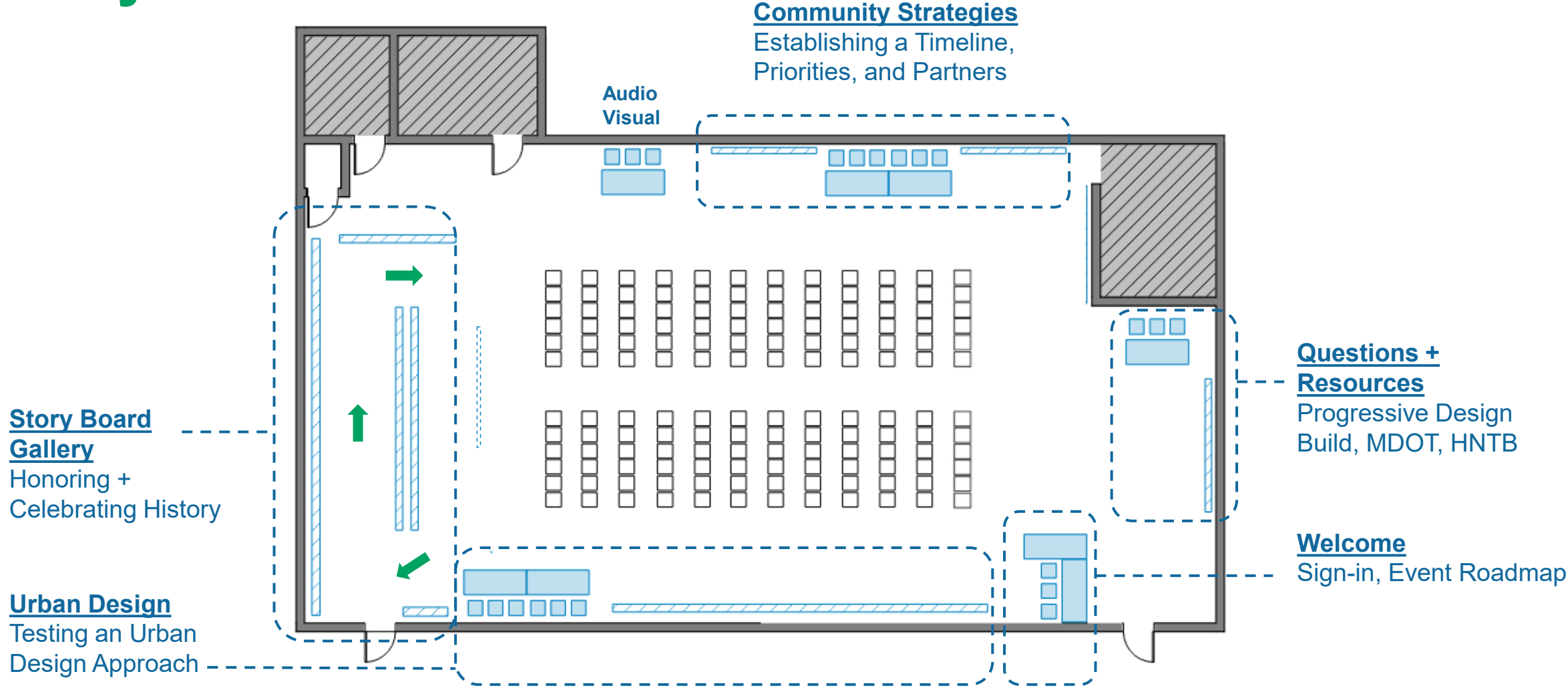
- **Welcome**
- **Introduction**
- **History, Arts, Culture, and Urban Design**
 - What's Been Done + What We Heard
 - Oral History Video – Black Bottom Archives
 - **LAC Participant Experience**
 - Youth Group Participant Experience
 - Story Mapping: Honoring + Celebrating History
 - Conceptual Urban Design Diagrams
- **Community Strategies**
 - What's Been Done + What We Heard
 - Oral History Video – Black Bottom Archives
 - **Reparative Roundtable / LAC Participant Experience**
- **Q & A**

Table + Board Stroll: (60 min)

- **Urban Design + History**
 - Story Board Gallery
 - Testing an Urban Design Approach
- **Community Strategies**
 - Timeline
 - Priorities
 - Potential Partners
- **Questions + Resources**
 - Progressive Design-Build
 - MDOT
 - HNTB

MDOT Open House Preview - April 30th

Activity Stations



MDOT Open House Preview - April 30th

Story Mapping Boards – *IN PROGRESS*

Story Mapping a Few Historic Places and Events



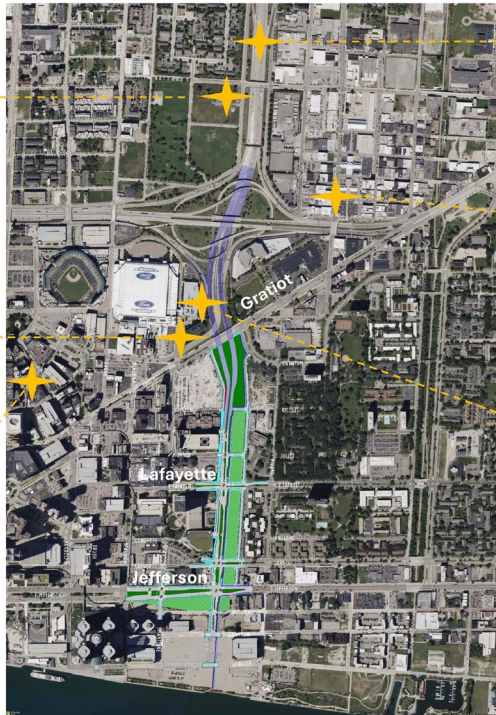
Brewster Wheeler Recreation Center was originally built as a library in 1937 and expanded into a community center. It was named in honor of Detroit's first Black recreation park employee, Leon Wheeler.



Club El Sino, founded in 1947, was a highly regarded spot for jazz artists and one of Detroit's Black and Tans – a reference to the Black and White crowds drawn to the popular music scene in Paradise Valley.



Paul's Cut Rate Drug Store was located at 1419 Broadway Street. The drugstore remained after construction of I-375 and through the 1967 explosion but was demolished sometime between 1975-85.



Cadillac Theater on Hastings Street opened in 1914 and provided movies for Black audiences during segregation. It was also the first official meeting place for the Temple of Nation of Islam.



Eastern Market is the oldest continually operating public market in Michigan. The market parallels the growth of Detroit and was shaped by the city's ethnic groups.



In the mid 1920s and 30s, Black residents of Black Bottom and Paradise Valley established their own YMCA and YWCA.

Story Mapping a Few Historic Places and Events



Congregation Beth El was the first Jewish congregation in Detroit in 1850. In 1860, the congregation got its first permanent home in the former French Methodist Church on Rivard Street.



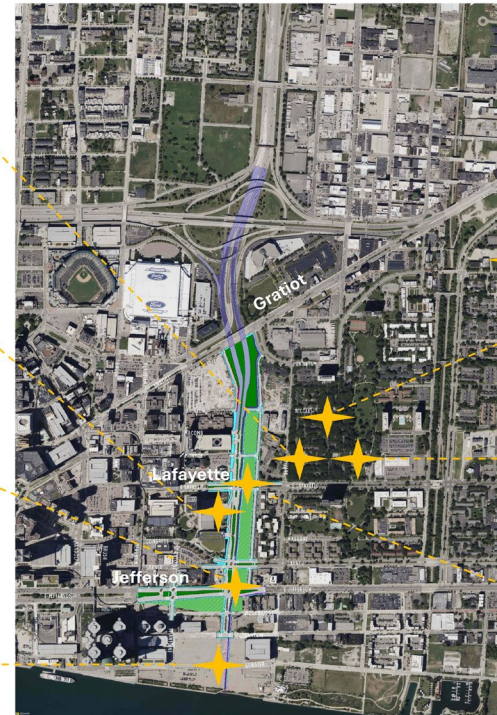
Holy Family Roman Catholic Church, founded in 1909 by Detroit's Bishop John Foley, was the main church of Detroit's Italian community and continues to be the mother church of Detroit's Italian community and one of the remaining buildings that stood on Hastings Street.



The 1-mile-long freeway broke ground in January 1959. Families living within the path of the Chrysler Freeway (Interstate 375, as well as businesses, were given 30 days to vacate upon receiving notice.



Waves of immigrants, including Irish, Italian, Syrian, Lebanese, Greeks, Germans, and Jews arrived in Detroit and made Black Bottom their home. Many found work in industries along the Detroit Riverfront.



Sidney Miller High School opened in the early 1920s as a White school. Due to the rapid growth of the Black population, the Detroit School Board unofficially designated the school as an African-American high school in 1953. In 1957, it was changed to a middle school.



Lafayette Phase I and II (1959 - 1969) was the start of the urban renewal projects that demolished residences and businesses in Black Bottom.



Bartwell Pharmacy was the largest Black-owned drugstore chain in the county with 13 stores in Detroit. The pharmacy in Black Bottom had a popular ice cream counter.



Bethel African Methodist Episcopal (AME) Church had several locations in Black Bottom, and its first building was a brick structure built in 1847 on Lafayette near Hastings St.

MDOT Open House Preview - April 30th

Urban Design Boards – *IN PROGRESS*

Urban Design "Nodes"

Place Experience
LAC
Advice

Draft Vision for Future Parcel "Rules", including:
Dedicated Open Space, Integration of History and Public Art, A Network of Safe, Multi-Modal, Beautiful Streets, and A Vibrant Mix of Land Uses

Preliminary Sketch Ideas for Interactive Review and Input from Community



MDOT Open House Preview - April 30th

Mentimeter Questions:

Question #1:

Detroit's creative superpower is...

- Music
- Art & Murals
- Design & Architecture
- Community Activism
- Reinvention

Question #2:

Who should this project prioritize first?

- Nearby residents
- Detroit as a whole
- Local businesses
- Visitors
- Future generations

MDOT Open House Preview - April 30th

Mentimeter Questions:

Question #3:

Help shape the character of the new boulevard by selecting the top three take aways from the LAC and Youth focus groups:

- Hold space for people and **welcome back belonging.**
- Provide **informal and formal spaces** that support stories.
- Honor and celebrate **musical expression.**
- Provide opportunities for **intergenerational connection.**
- Improve connections** for pedestrians, wheelchairs and bikes.
- Create places to **relax and breathe.**

MDOT Open House Preview - April 30th

Mentimeter Questions:

Question #4:

Which is most important to get right with the 375 project?

- Community connection
- Design quality
- Honoring history and culture
- Economic opportunity

Next Steps

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