



Levy Park, Houston, TX



Klyde Warren Park, Dallas, TX

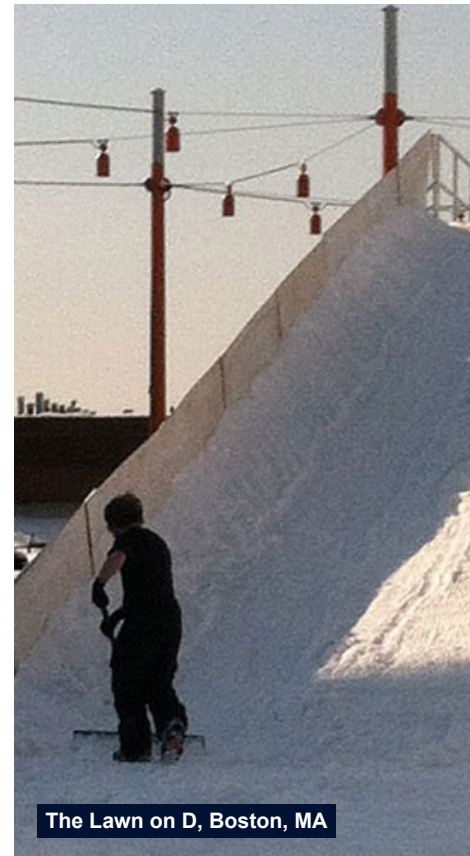


# Clinton Park

## A Year-Round Downtown Destination

Given Detroit's climate, prominent parks and plazas should be designed in consideration of potential winter programming as well as warm-weather activities. Northern downtowns have made significant strides in recent years to draw visitors outside in winter months with festivals, winter-themed fairs, winter sports, and recreational amenities that take advantage of the season's unique offerings, such as sledding and ice mazes.

Detroit is successfully experimenting with these strategies itself with the winter marketplace in nearby Cadillac Square.



The Lawn on D, Boston, MA



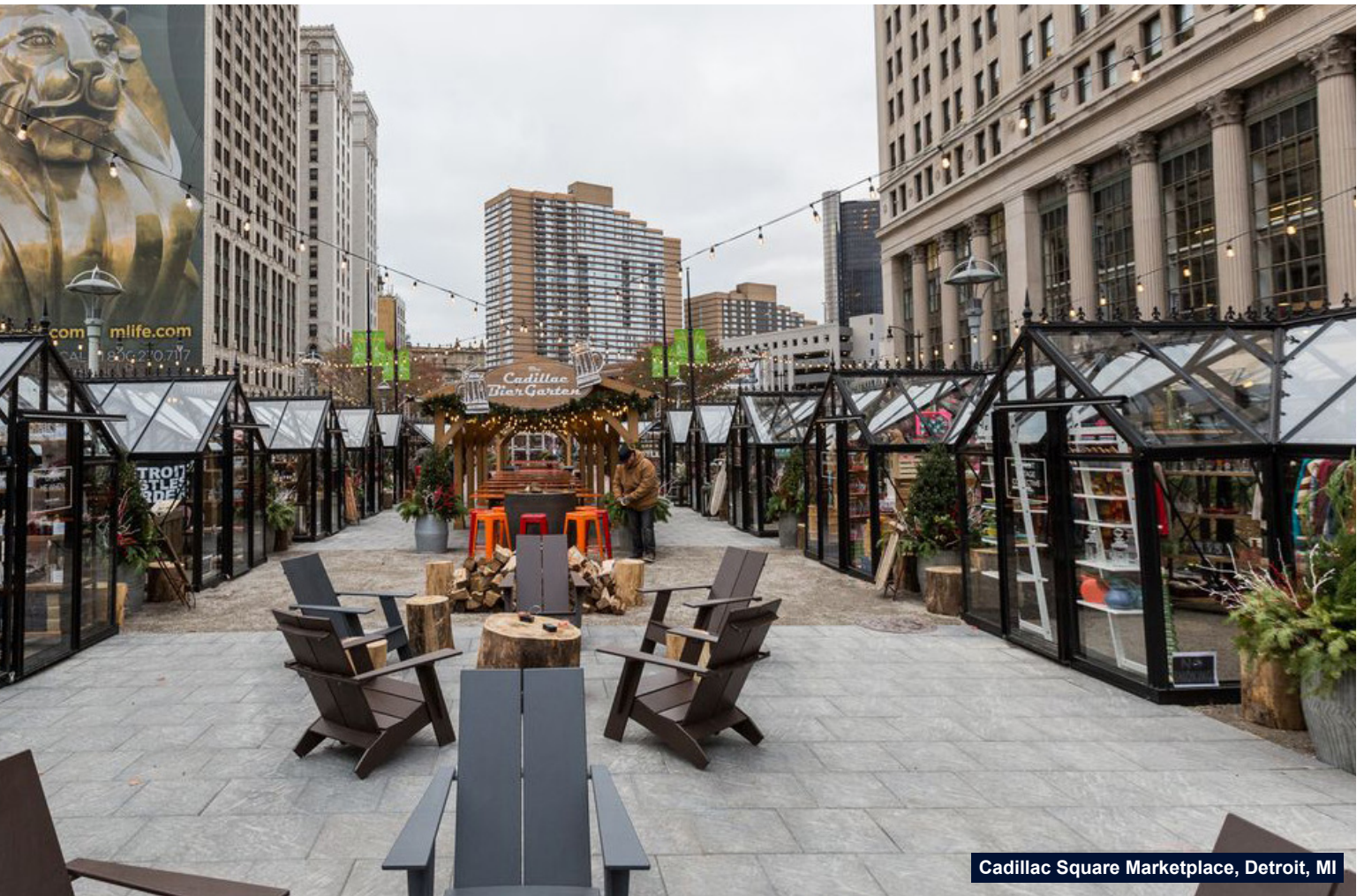
The Lawn on D, Boston, MA







The Lawn on D, Boston, MA



Cadillac Square Marketplace, Detroit, MI











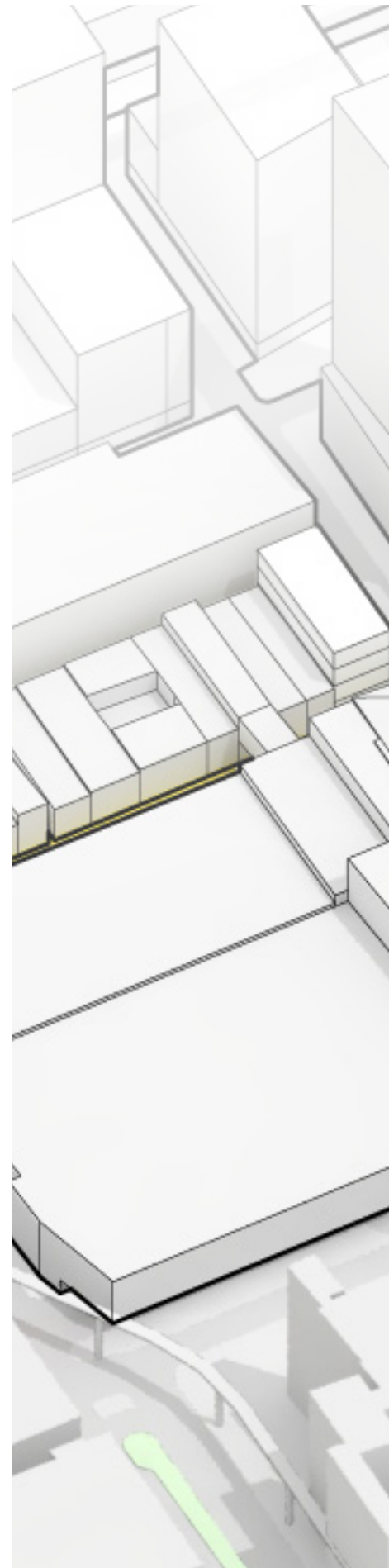
# St. Antoine Park

## Greektown's Southern Gateway

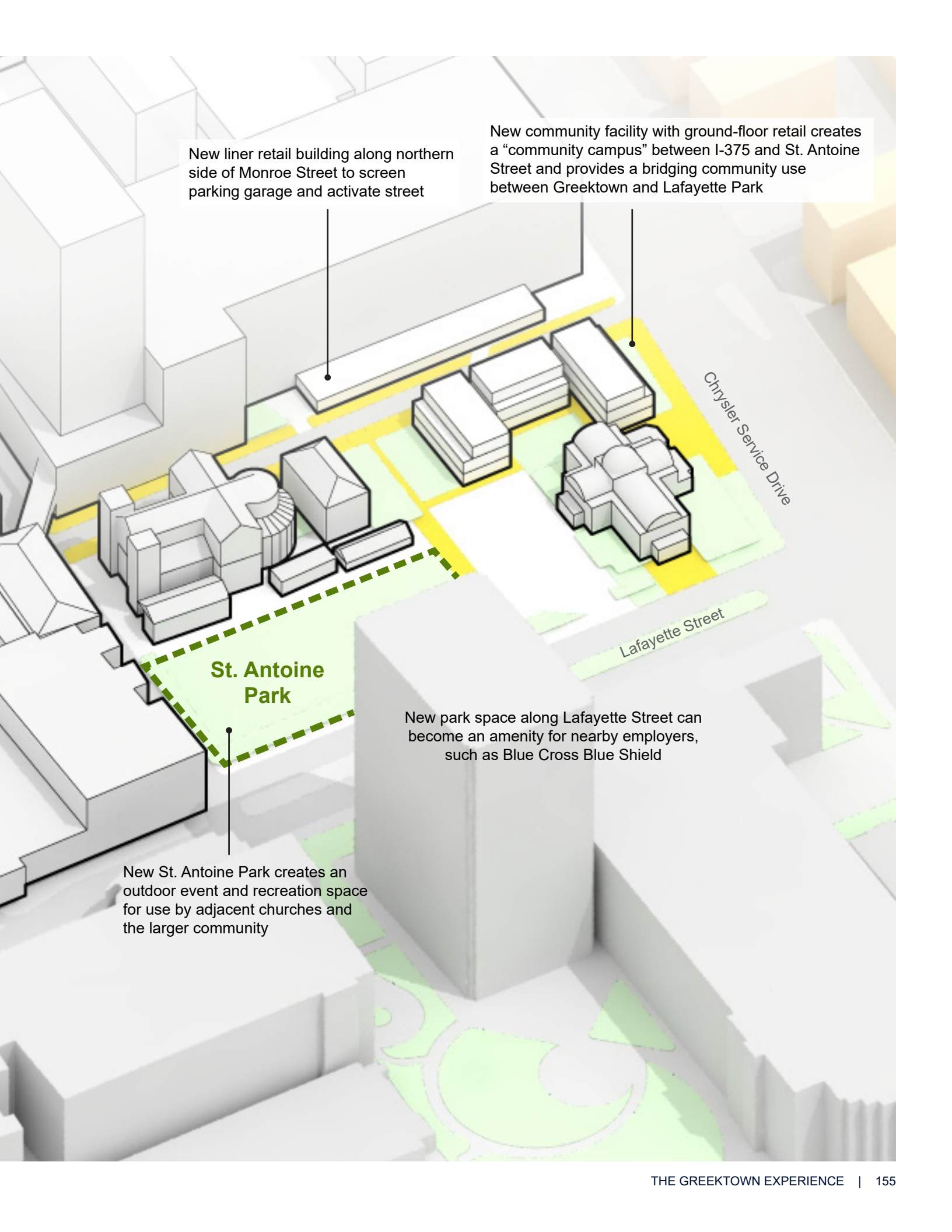
One of the unfortunate consequences of recent redevelopment in Greektown is the severing of the neighborhood from its southern context. With large, block-long structures like the International Center, the Greektown Casino, and the parking garage at the southern corner of Monroe Street and Brush Street, a wall is formed between Greektown and its southern neighbors.

This framework vision aims to reconnect Greektown to this area, and particularly to its daytime population of workers. Presently, the southeastern-most Greektown block is home to two historic churches and their associated parking lots. While these lots are still in use and unlikely to transition uses anytime soon, this framework plan envisions a park on the southern lot, between Old St. Mary's Church and the Blue Cross Blue Shield facilities across Lafayette Street.

In the morning, this space could host events associated with the churches and their parishioners. In the afternoon, it could become a lunching spot for employees of nearby companies, such as BCBS. And in the evening, this park would be flexible family gathering space, with events like movies and musical performances.







New liner retail building along northern side of Monroe Street to screen parking garage and activate street

New community facility with ground-floor retail creates a “community campus” between I-375 and St. Antoine Street and provides a bridging community use between Greektown and Lafayette Park

**St. Antoine Park**

New park space along Lafayette Street can become an amenity for nearby employers, such as Blue Cross Blue Shield

New St. Antoine Park creates an outdoor event and recreation space for use by adjacent churches and the larger community

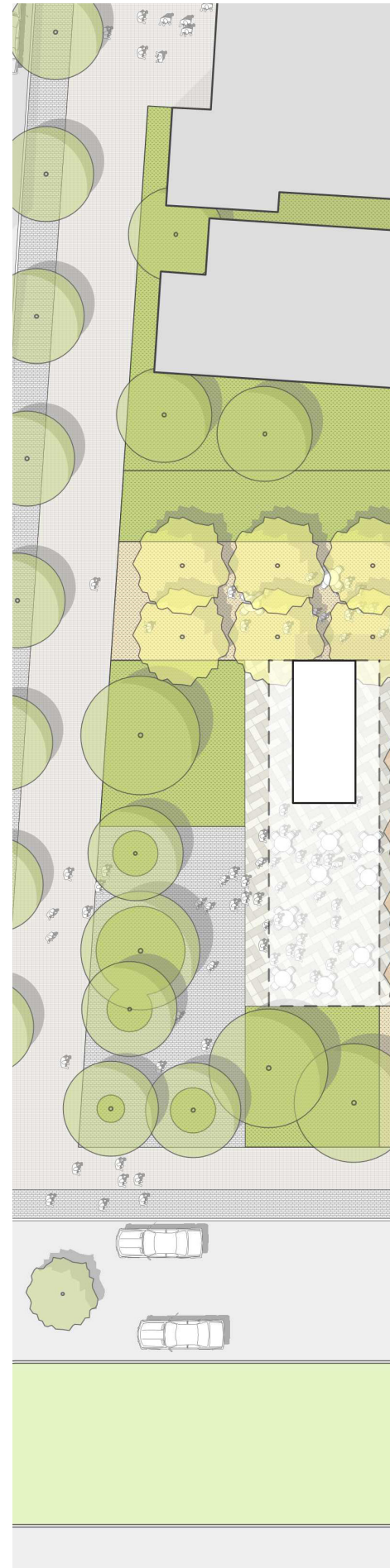


# St. Antoine Park

## A Dedicated Community Event Space

The central feature of the conceptual design for St. Antoine Park would be a large lawn, designed to accommodate audiences of various sizes for events, such as concerts, movies, and performances. The lawn would be surrounded by an alley of trees, providing respite from the streets and development around it. Closer to St. Antoine Street, there would be smaller, cloistered areas that provide restful and intimate spaces for lunching, small group activities, prayer, and rest.

The event space is sizable enough to host events for all of Detroit and is located at a desirable central location within downtown Detroit. As such, the church and other community partners could explore revenue models to offset the cost of park maintenance and the loss of parking. Additionally, underground parking could be explored as another potential source of financing and revenue.







Lafayette Street



# St. Antoine Park

## Detroit's Family-Friendly Programmed Park

Flexible community gathering spaces are popular all over the world, as they have the potential to host activities as diverse as concerts and exercise classes. The wide variety of programs that can be accommodated in these spaces also allows them to be activated all day long and throughout the year.

The proximity of such a space between two historic churches ensures this park would be well-loved and serve as a destination for active community members and families throughout the year.



Levy Park, Houston, TX

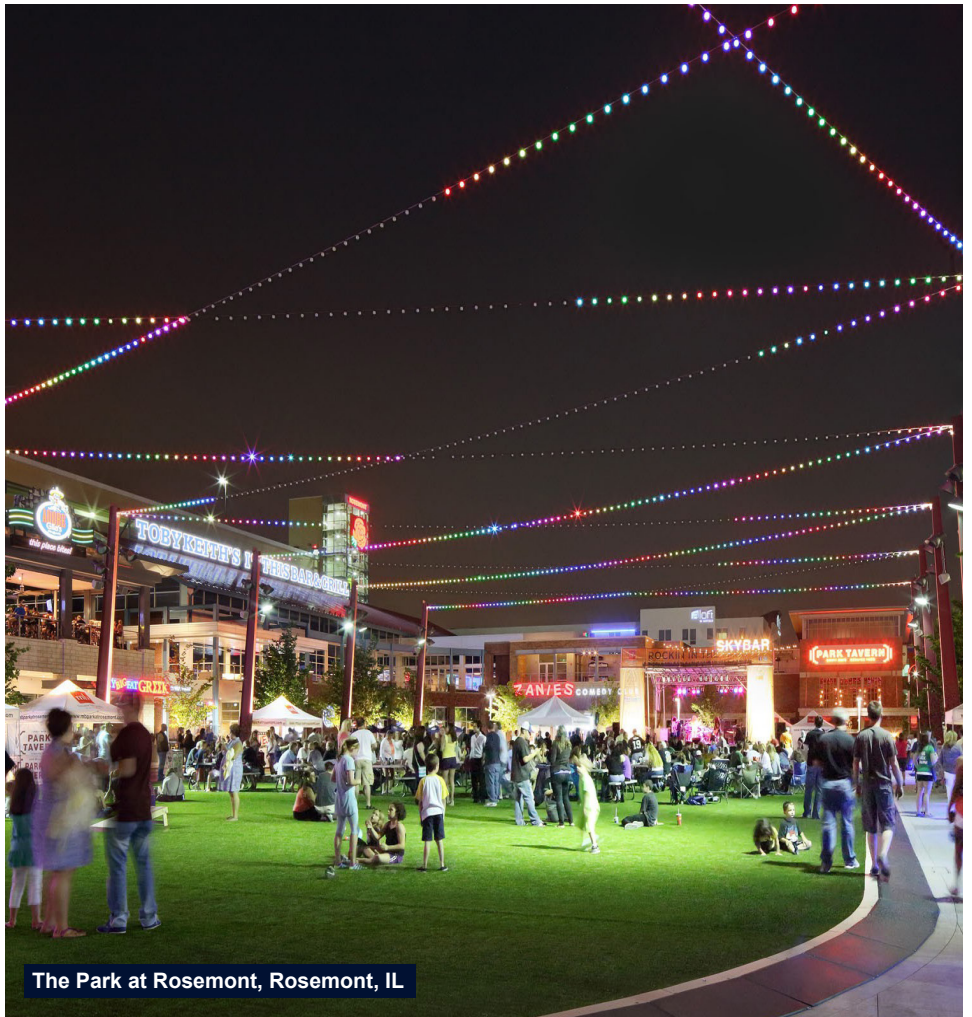


Brochstein Pavilion, Houston, TX



Klyde Warren Park, Dallas, TX





The Park at Rosemont, Rosemont, IL



Grand Park, Los Angeles, CA











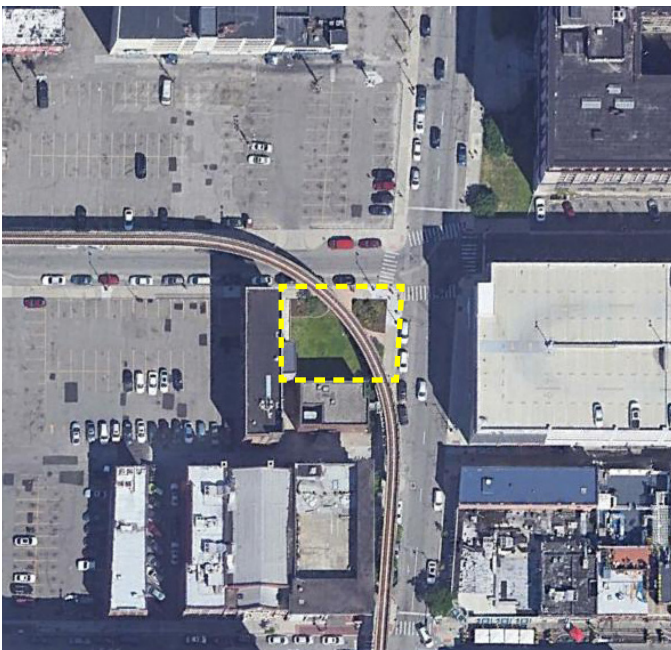
# Beaubien Pocket Park

## A Canvas for Creative Activation

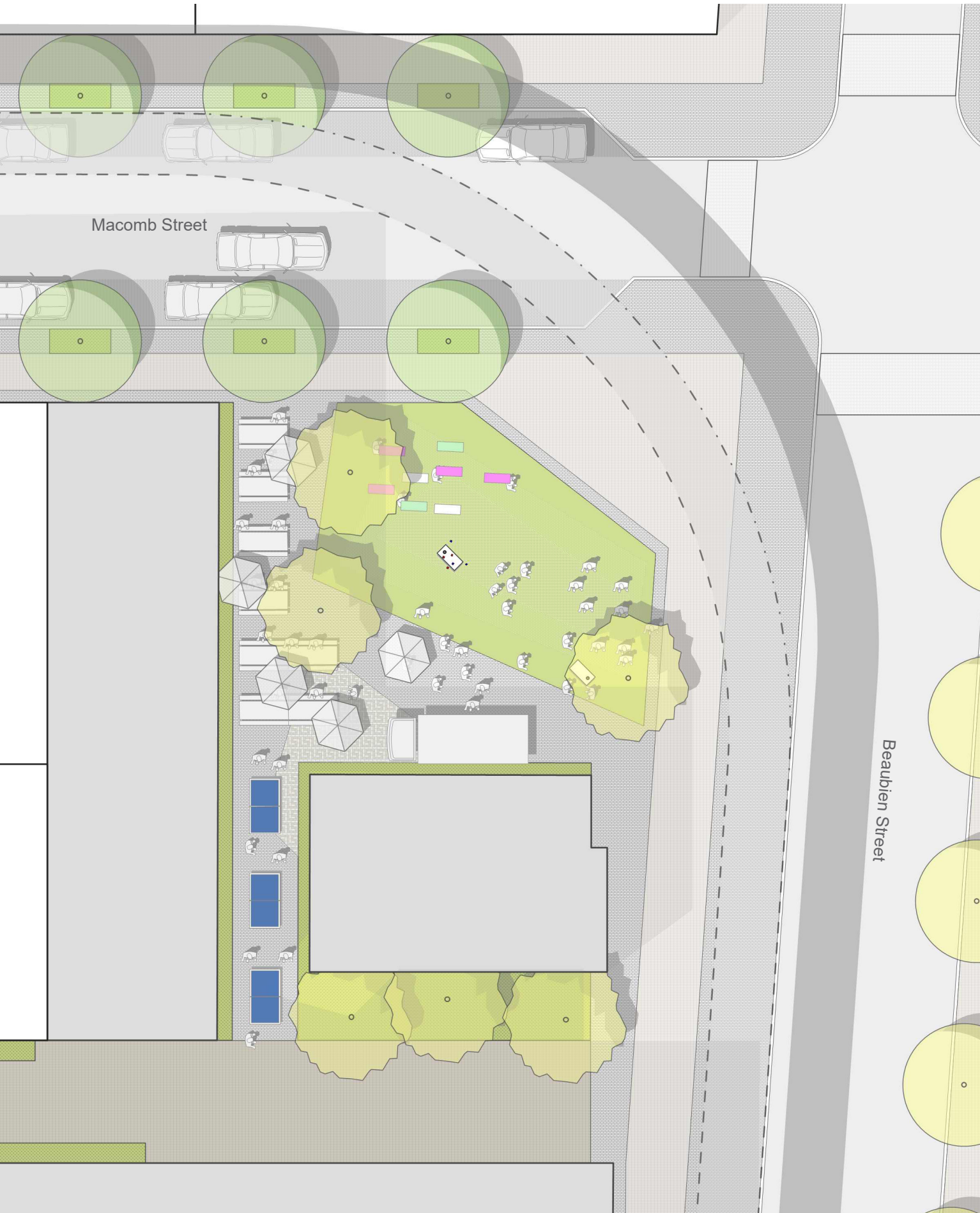
The small parcel at the corner of Macomb and Beaubien Streets presents an opportunity to create a special space within Greektown that is unique to the neighborhood. The defining feature of this small parcel—and one of the reasons this corner site has been left vacant for so long—is its encasement by surrounding structures and the winding rail of Detroit’s People Mover.

This space, with its blank facades, corner site, and funky rail line feature can be easily reimagined as a spot for creative intervention with Greektown. The small scale of the site differentiates it from other park proposals within the plan and limits its range of activities to small gatherings such as those created by art installations, food trucks, beer gardens, and other temporary activation strategies.

This space has the potential to become a much-loved and community-focused attraction within Greektown, where many of the neighborhood’s most characteristic elements collide.







Macomb Street

Beaubien Street



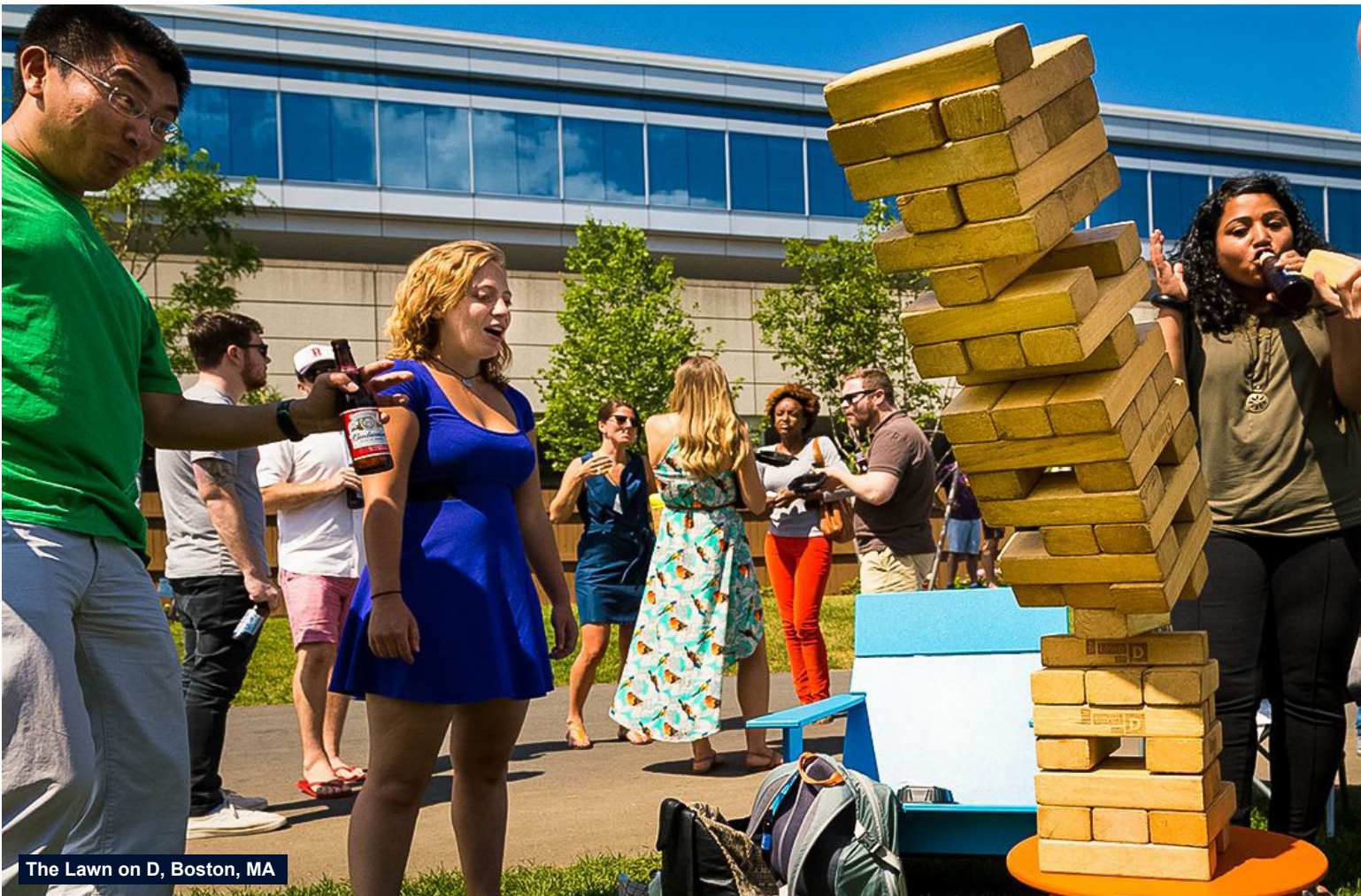
# Beaubien Pocket Park

## A Small, Flexible Urban Space

Small, experimental, and pop-up-programmed spaces have been very popular in cities across the world. These spaces have become interesting experiments for planners, designers, and public officials as they offer community members opportunities to customize and test new ideas. City leaders can learn the preferences and patterns of users, and can often partner with private companies to generate revenue from programming.



Outdoor Circuit Training



The Lawn on D, Boston, MA





Trillium Summer Beer garden, Boston, MA



The 606, Chicago, IL











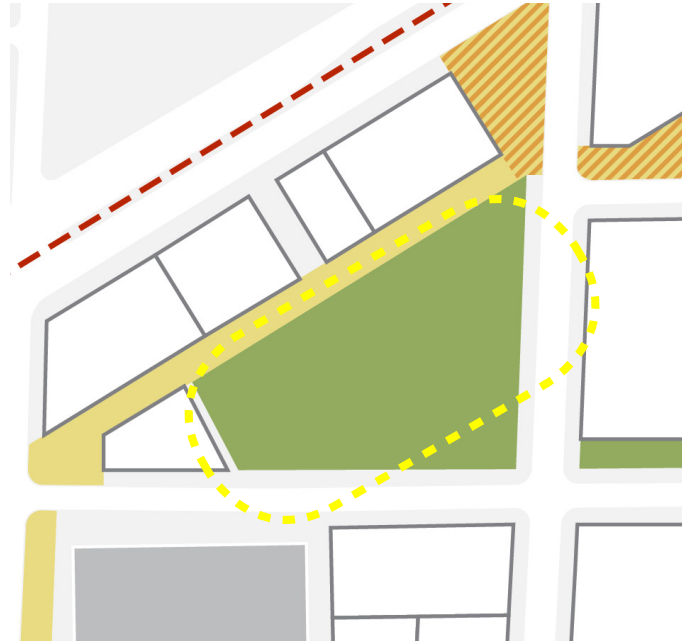
# Framework Vision Open Space Scale Comparisons

## An Open Space Palette that will be Familiar to Detroiters

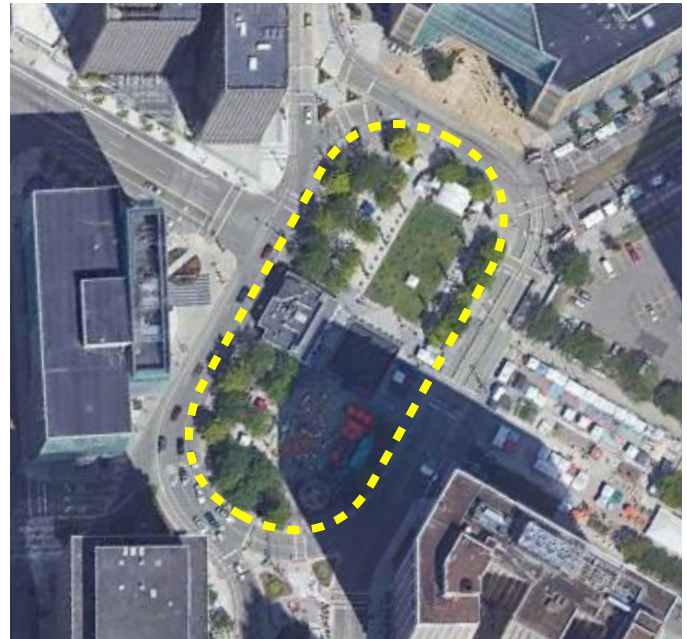
This framework vision imagines a variety of new open spaces and pedestrian experiences for Greektown and downtown Detroit. While the details and uses will be unique to the neighborhood, the size and quality of these spaces are inspired by some of the city's best places.

A quick review of some of downtown Detroit's most popular and beloved parks and plazas will reveal similarities that will be helpful to those who aim to understand how Greektown's open space network might function and who it might serve.

### Clinton Park



### Campus Martius

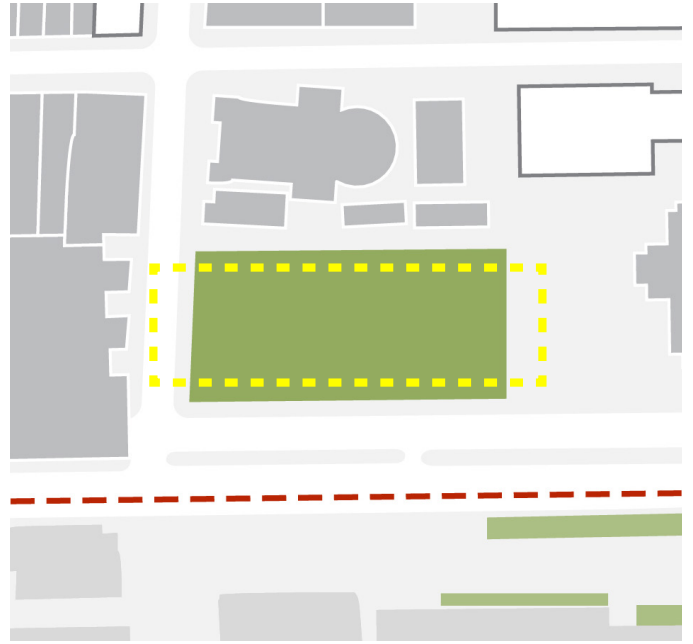




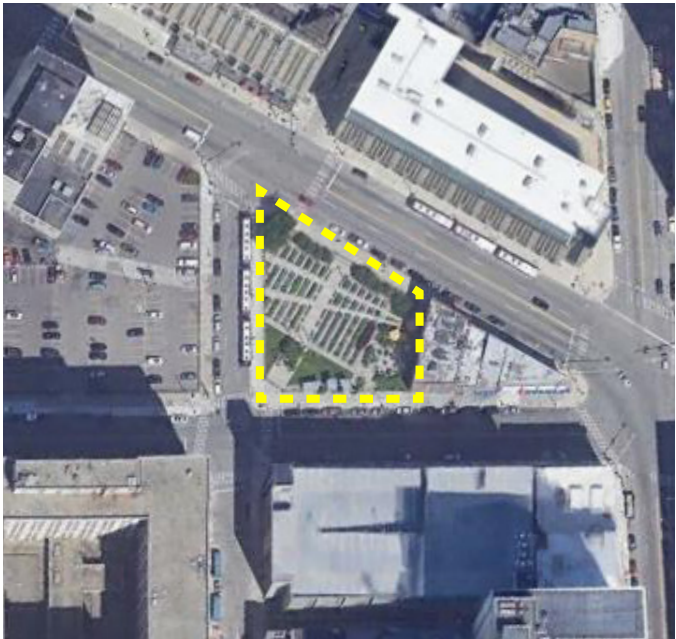
**Gratiot Triangle**



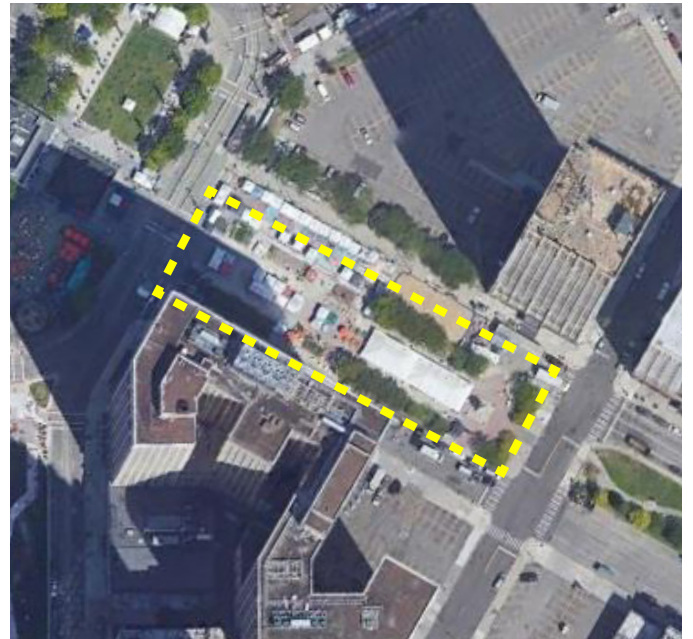
**St. Antoine Park**



**Lafayette Greens**



**Cadillac Square**





# Parking Garage Screening

## Turning Boring Walls into Canvasses

Parking garages are vital to the success of urban districts as they provide an efficient solution to the problem of parking in dense urban areas. As more of Greektown's surface lots transition to development, new garages may be needed. One solution for treating the otherwise blank facades of these structures is installing a screening system.

Garage screening systems can add colorful and dynamic visuals to an urban district. These enormous canvasses can host graphic prints, architectural screens, interactive displays, greenery, lights, and even operable panels that respond to light and wind.



Westin Hotel, Los Angeles, CA



Eskinazi Hospital, Indianapolis, IN





Rice University, Houston, TX



Santa Monica Civic Center, Santa Monica, CA



# Greektown's Streets

## A New Generation of Great Streets

Greektown's streets are some of the neighborhood's greatest assets. The existing street network represents centuries of history in the city, reflecting alignments organized in some of the city's earliest plans and changes reflecting some of its latest. Elements of their historic character can easily be identified by walking any of the streets that still host older development. The streets are narrow, with development pushed close to the edge. This is typical of pre-automobile urban development, and creates a unique and charming pedestrian environment when handled correctly.

In relatively recent history, Greektown's narrow streets were converted to one-way traffic to allow for greater traffic capacity heading in a single direction. This tactic was often employed in congested downtown environments in American cities. Unfortunately, time has revealed these strategies to be flawed, as they often create confusion on behalf of drivers who are unfamiliar with the street orientations and quickly get lost or frustrated as they attempt to enter, exit, and traverse a district like Greektown.

The framework plan aims to resolve some of those issues with some of the key principles of 21st century street design. First, Greektown's historic street network is reconfigured to once again allow two-way traffic on most streets. This is a change that is already being considered by MDOT and will solve many issues of congestion and confusion that result from the current one-way alignments.

The plan also calls for stronger pedestrian design for key corridors, including Monroe Street, Brush Street, Beaubien Street, St. Antoine Street, and Gratiot Avenue. Reconstructing these important connections to accommodate current and future foot traffic in Greektown will create a better experience for visitors and those meandering Greektown before and after games and events. The new streets will prioritize multi-modal mobility, easy pedestrian flows, and spill-out space for restaurants and shops.







Golden Fleece  
RESTAURANT  
SHISH KEBOB \* BEER & WINE

COLD STONE  
CHOCOLATE FACTORY

THE GUYS

Pizza

SANTORI  
RESTAURANT

LEVEL  
ROOFTOP

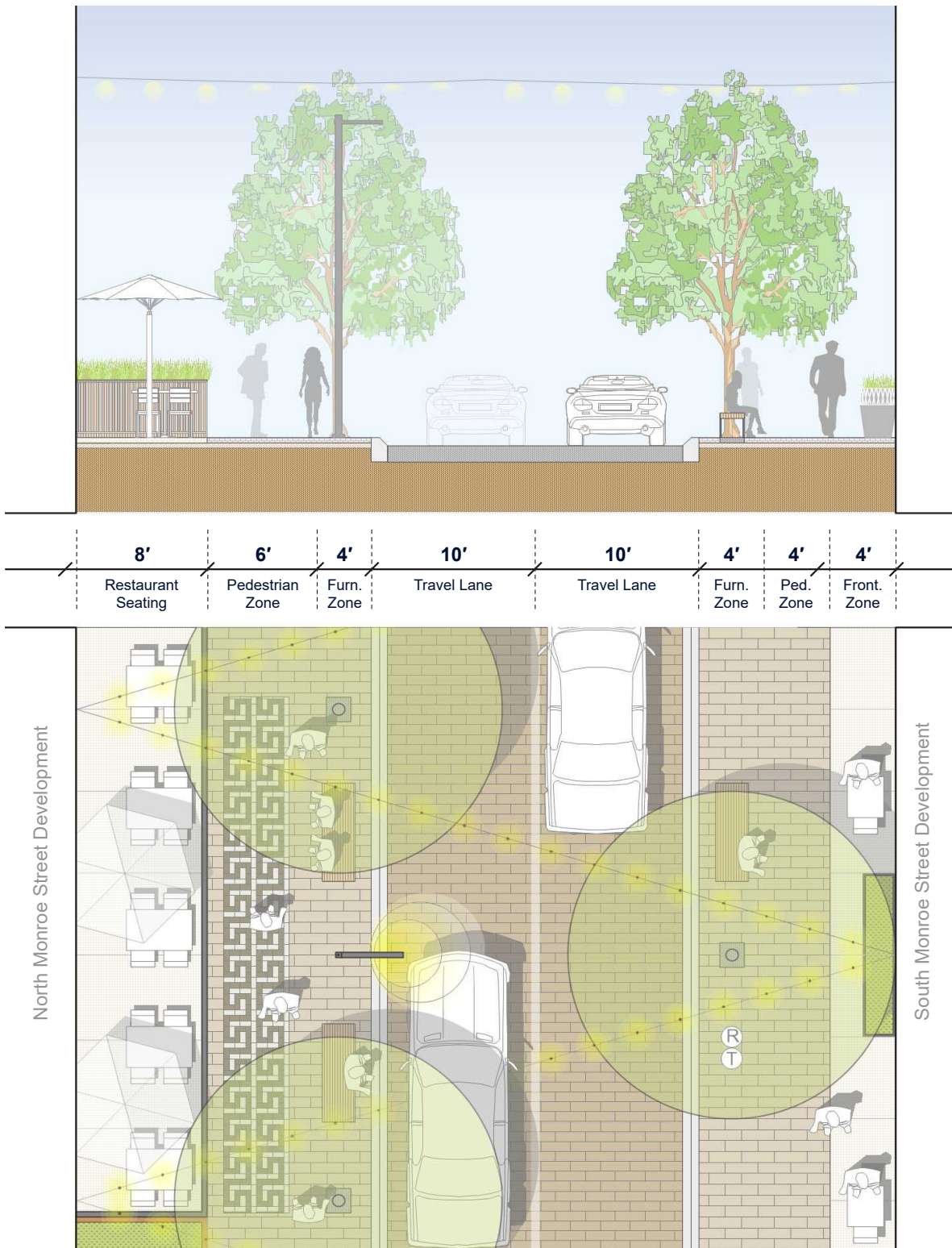
DETROIT  
313-420-1990  
www.leveldetroit.com  
Happy Hour  
4-7

Tito's  
VODKA

Happy Hour  
4-7  
RAFTS

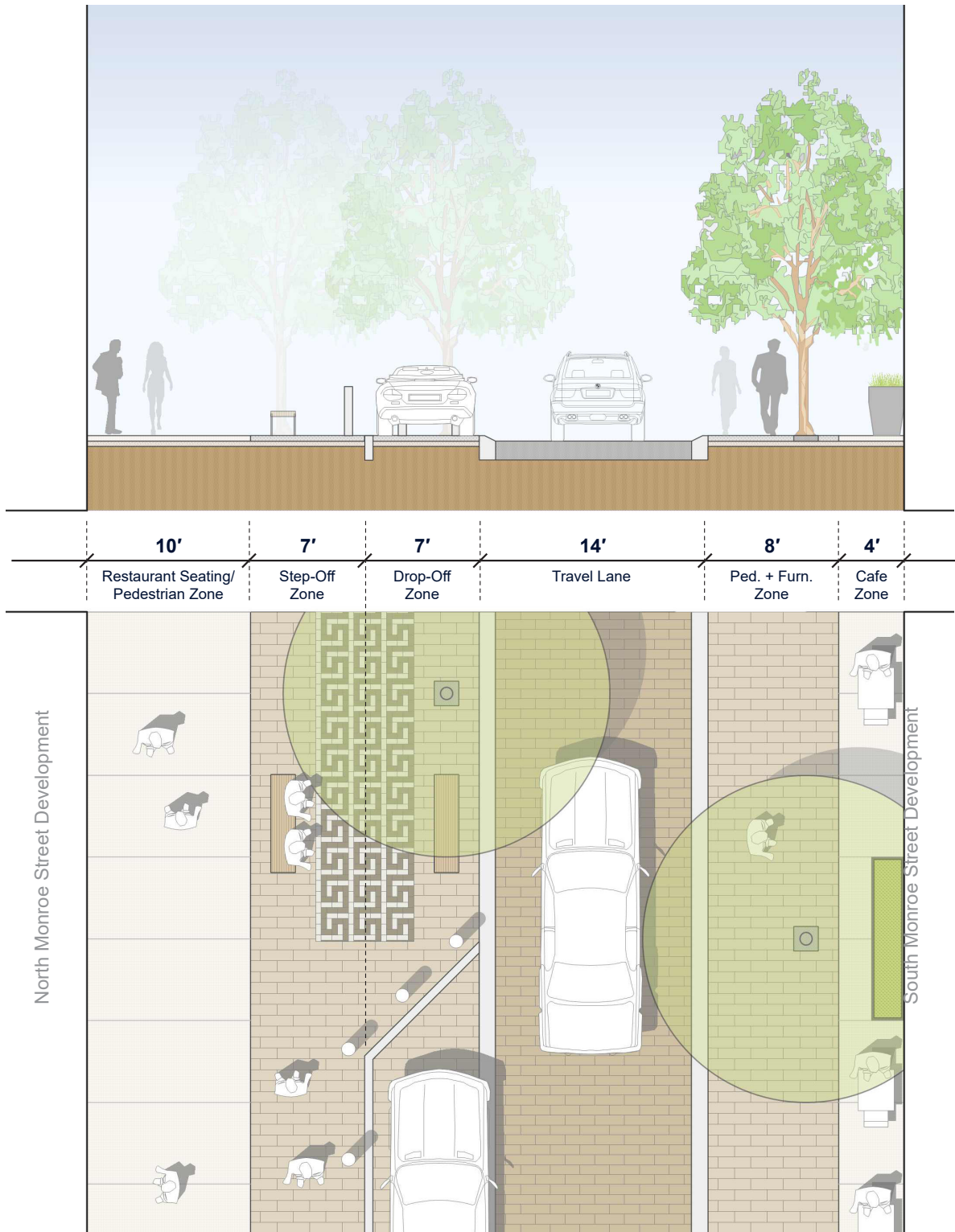
LEVEL  
ROOFTOP





**Monroe Street Two Lane Option (typical condition)**





**Monroe Street One Lane Option (with pick-up/drop-off area)**



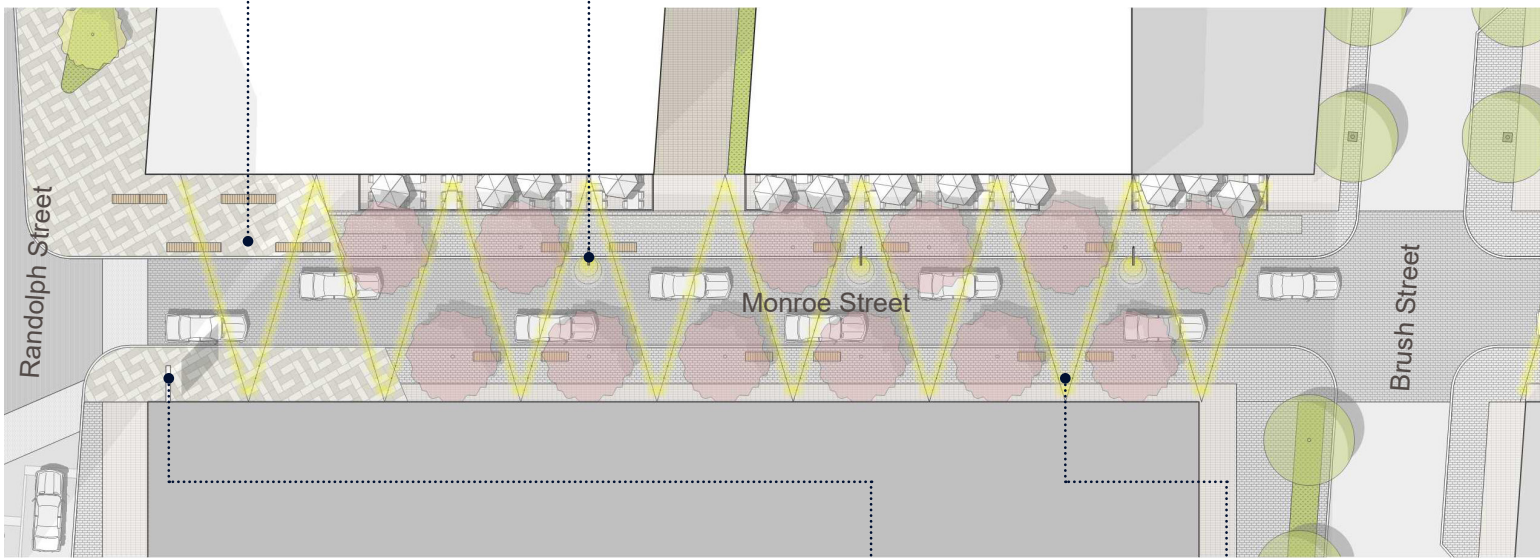
# Monroe Street (West)



Plaza Seating



Street Lighting (20' H)



Gateway Signage



Existing Festoon Lighting (20'H)

Monroe Street, 2018



## Two Lane → One Lane

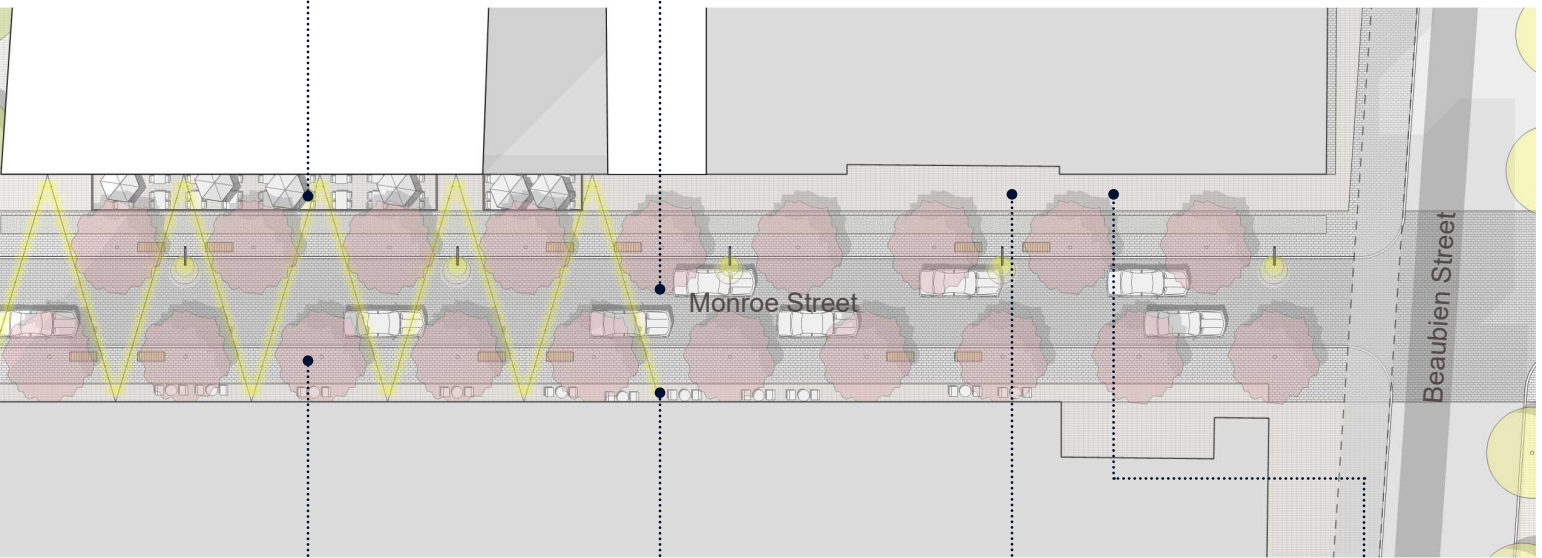
The framework vision prioritizes the pedestrian realm of Monroe Street, as it currently serves as Greektown's predominant pedestrian destination. In the earliest phases of implementing this plan, Monroe will remain two lanes, to allow for flexibility for traffic and pick-ups/drop-offs. In the longer term, converting Monroe Street to one lane with dedicated pick-up/drop-off areas will allow for an expanded and enhanced pedestrian realm. This enables wider sidewalks, more seating, and more space for street furniture such as trees and benches.



**Restaurant Seating**



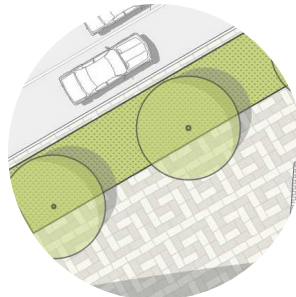
**Benches to Calm Traffic**



**Street Trees  
(30' on center)**



**Bistro Seating**



**Greektown  
Specialty Paving**



**Furnishings**



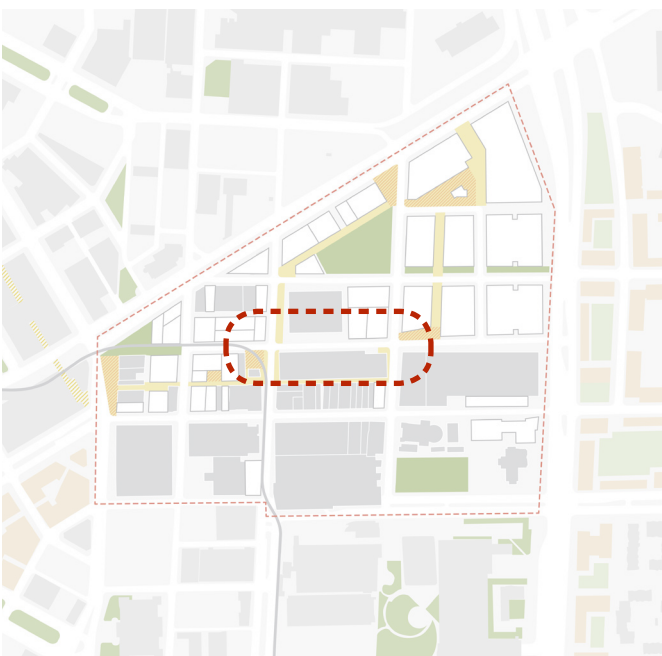
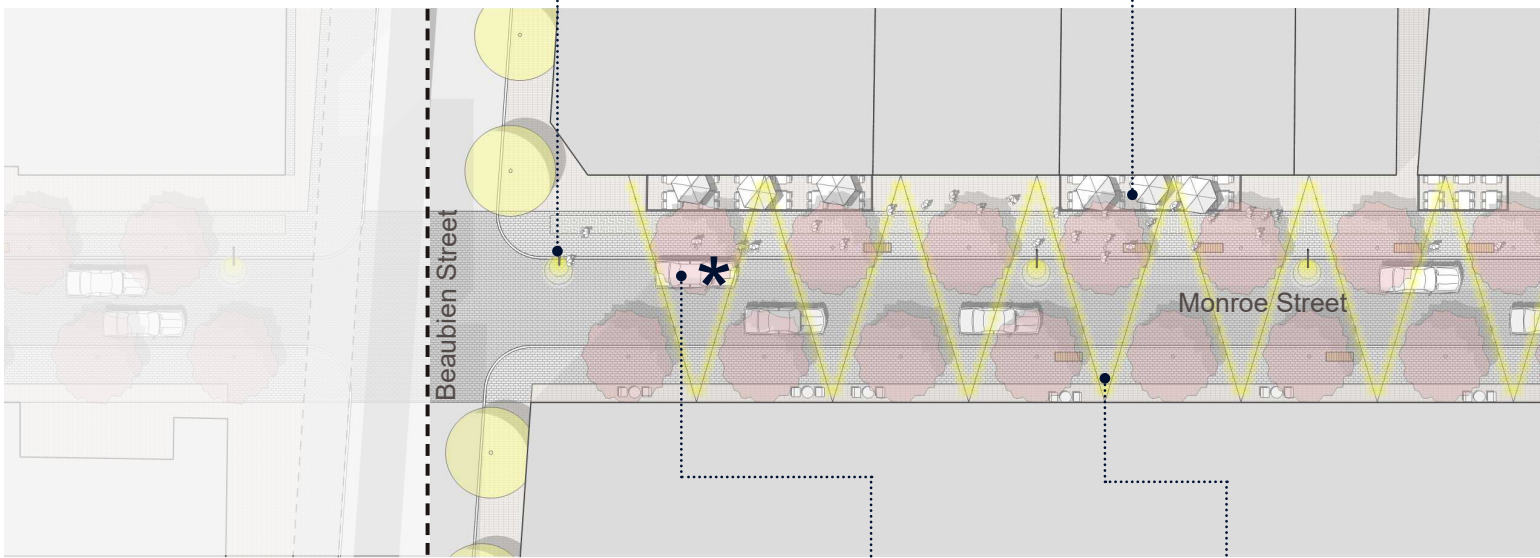
# Monroe Street (Center)



Street Lighting (20' H)



Restaurant Seating



Restaurant Loading/Deliveries



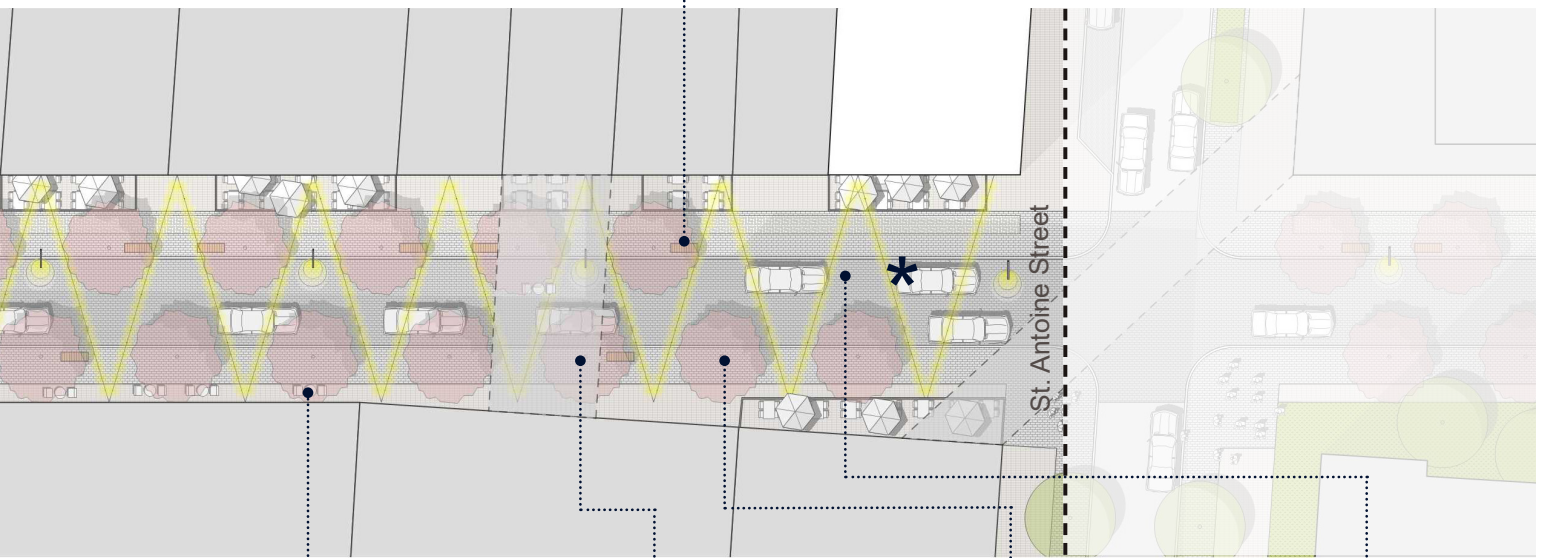
Existing Festoon Lighting (20'H)

\* Exact pick-up/drop-off locations to be determined with final street design.





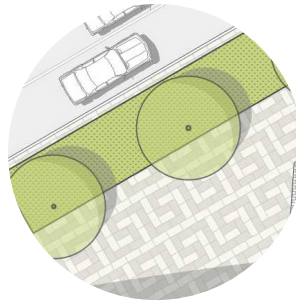
**Benches to Calm Traffic**



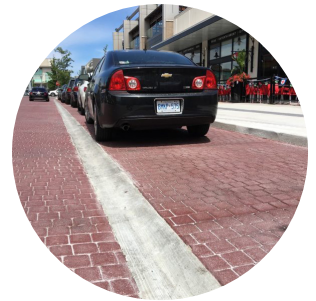
**Bistro Seating**



**Street Trees  
(30' on center)**



**Greektown  
Specialty Paving**



**Restaurant  
Loading/Deliveries**



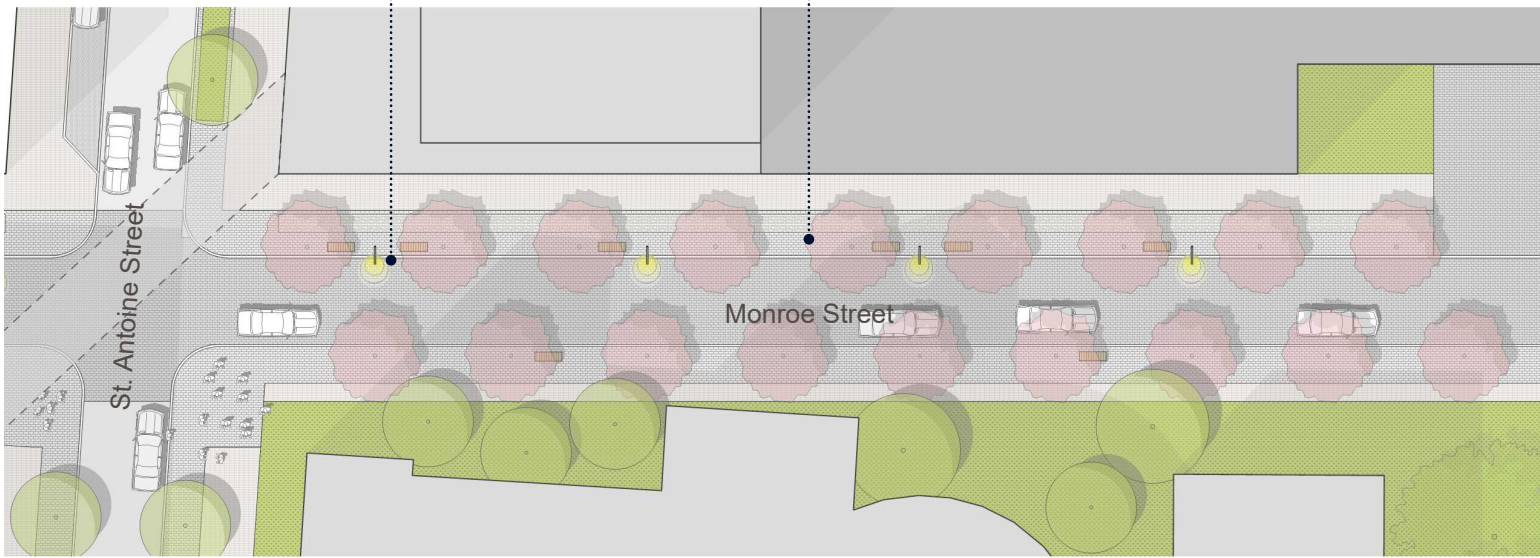
# Monroe Street (East)



Street Lighting (20' H)



Benches to Calm Traffic

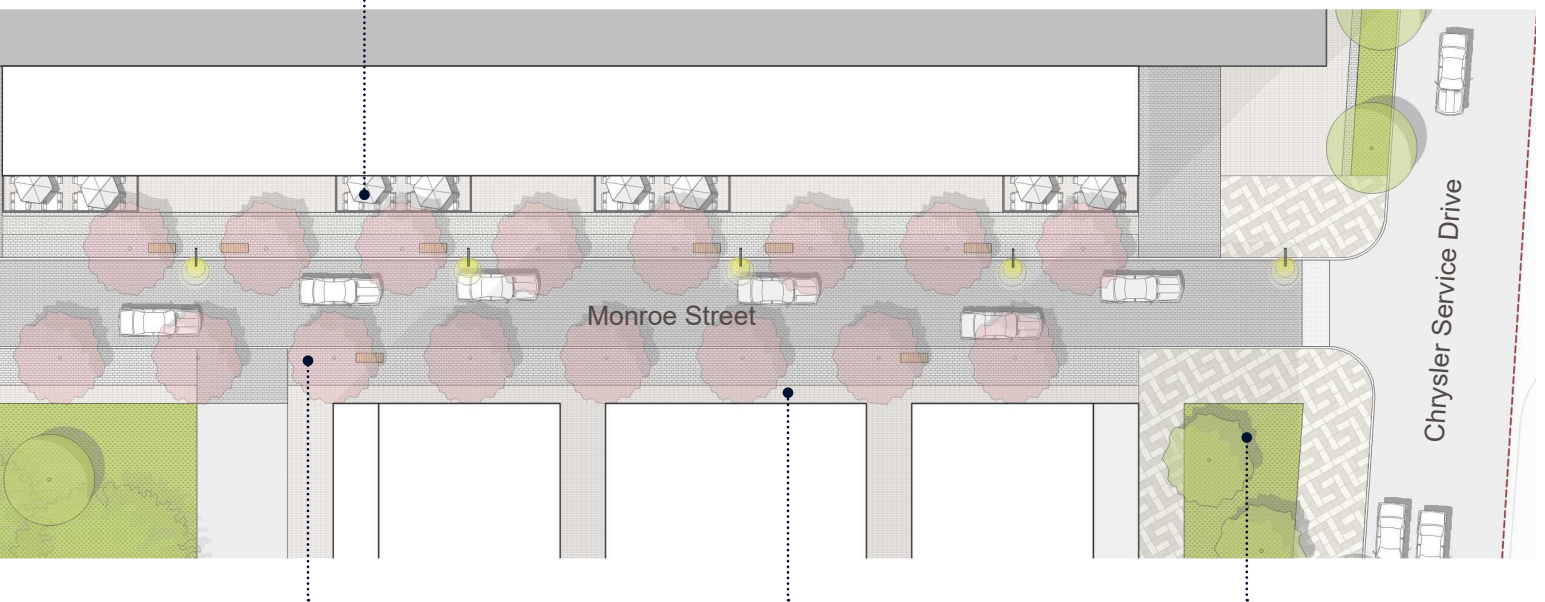


Monroe Street, 2018





**Restaurant Seating**



**Street Trees  
(30' on center)**

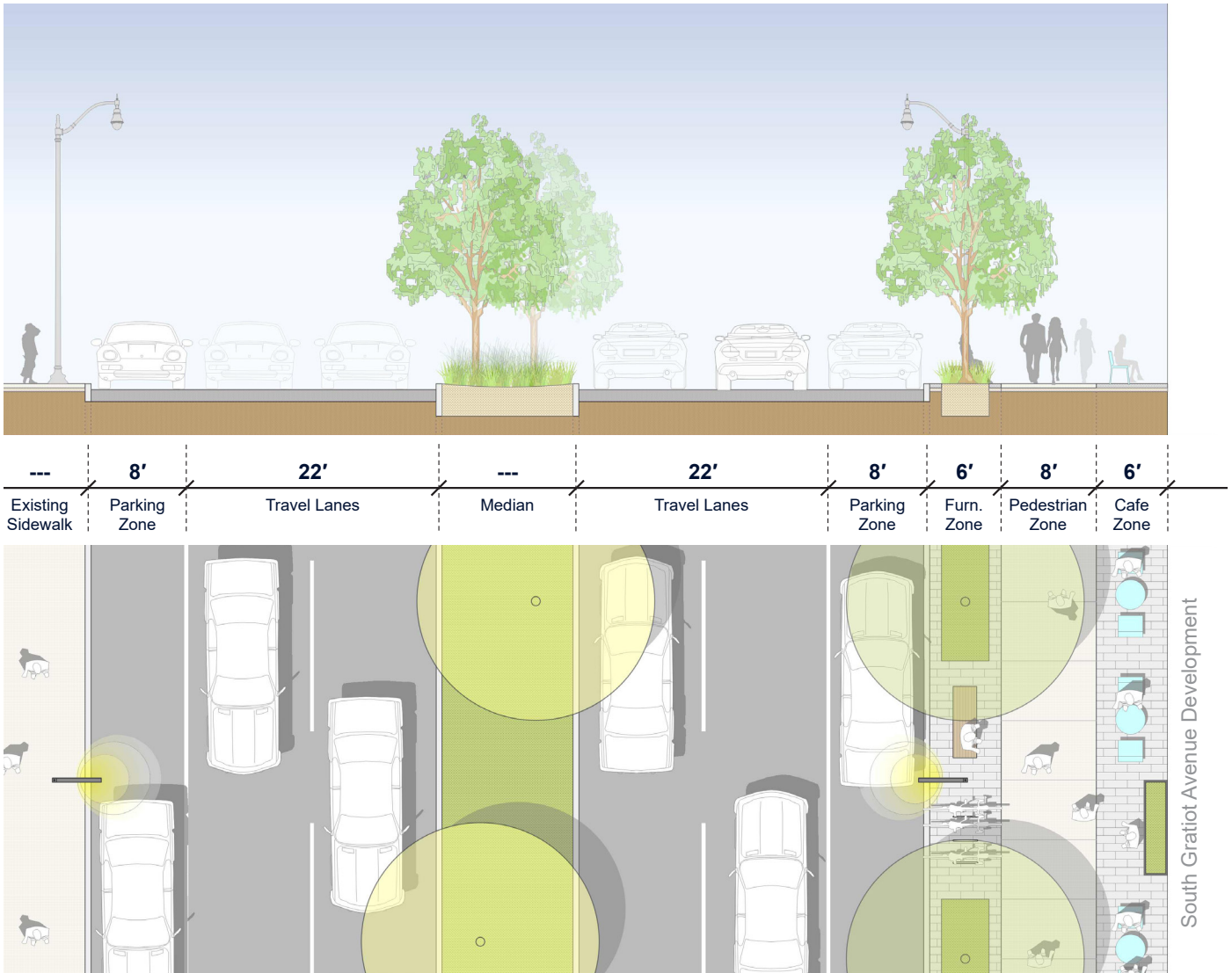


**Bistro Seating**



**Gateway Signage**

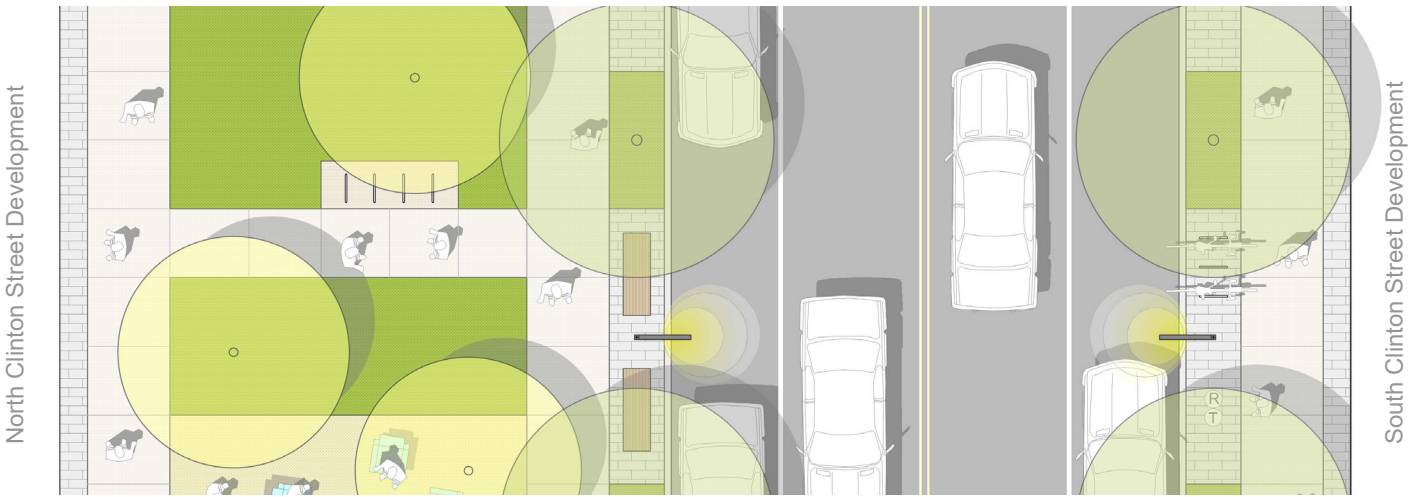
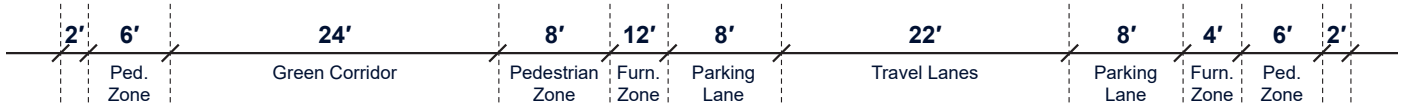
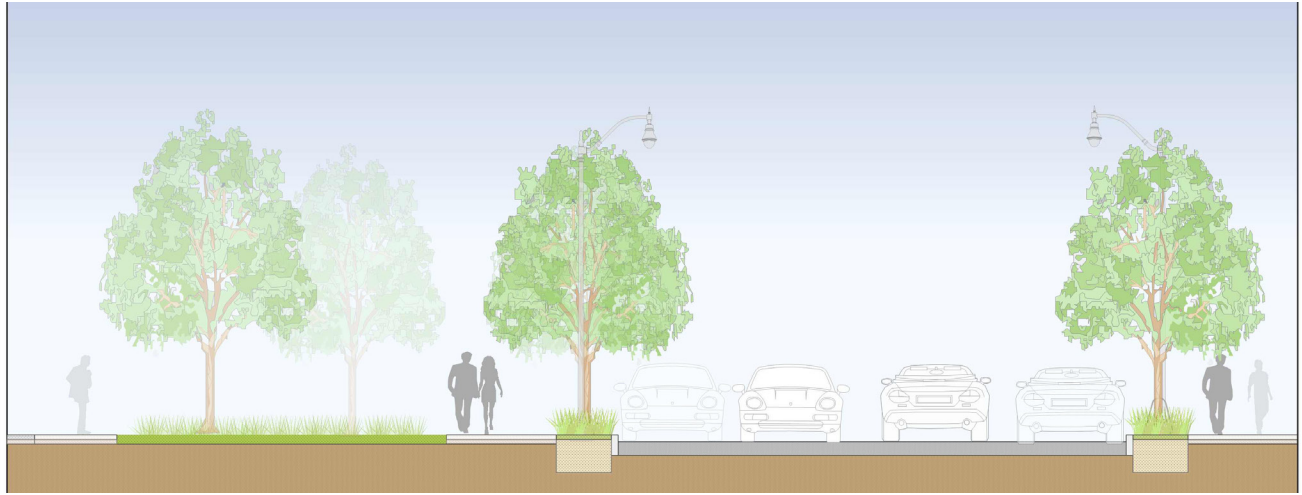




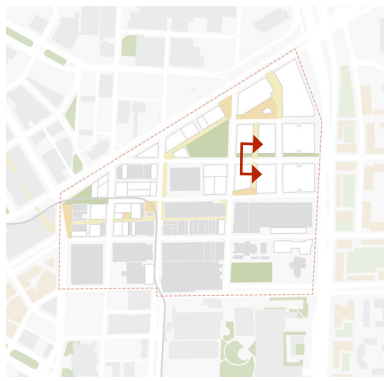
## Gratiot Avenue



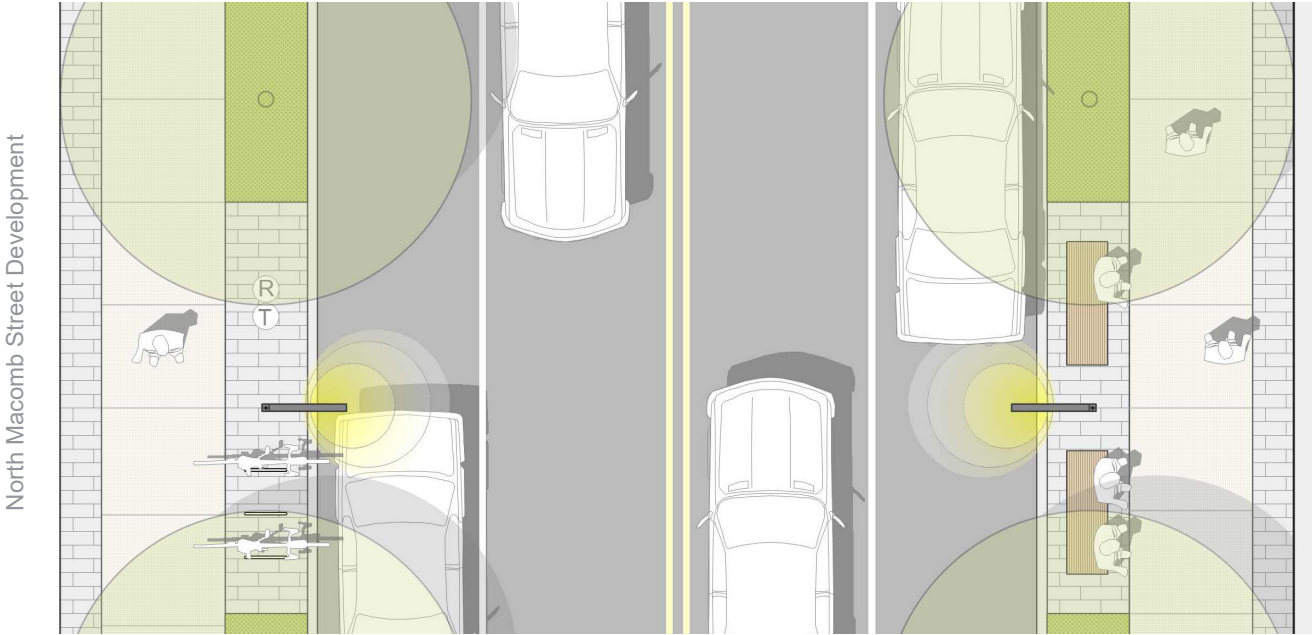




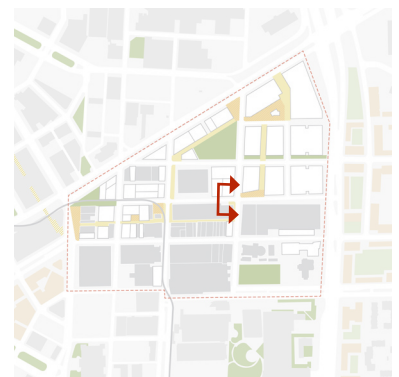
**Clinton Street**



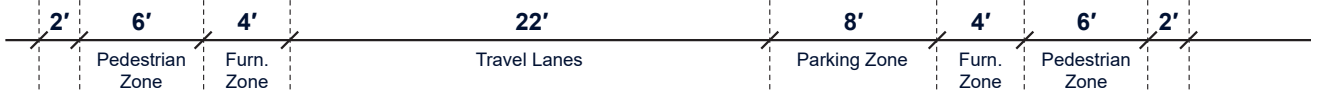
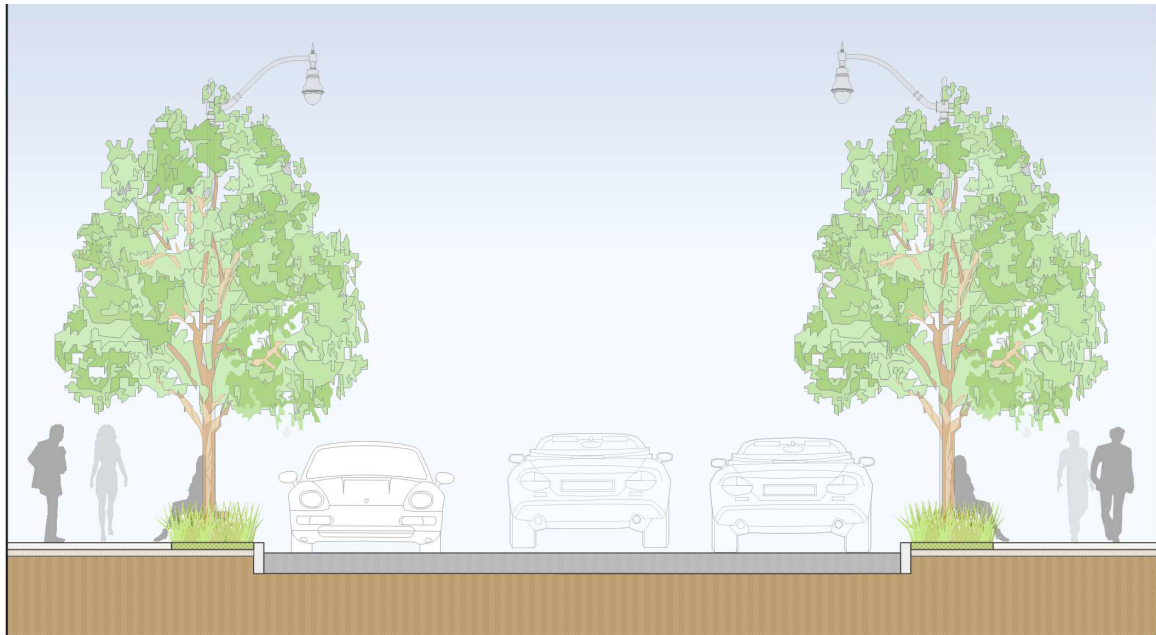




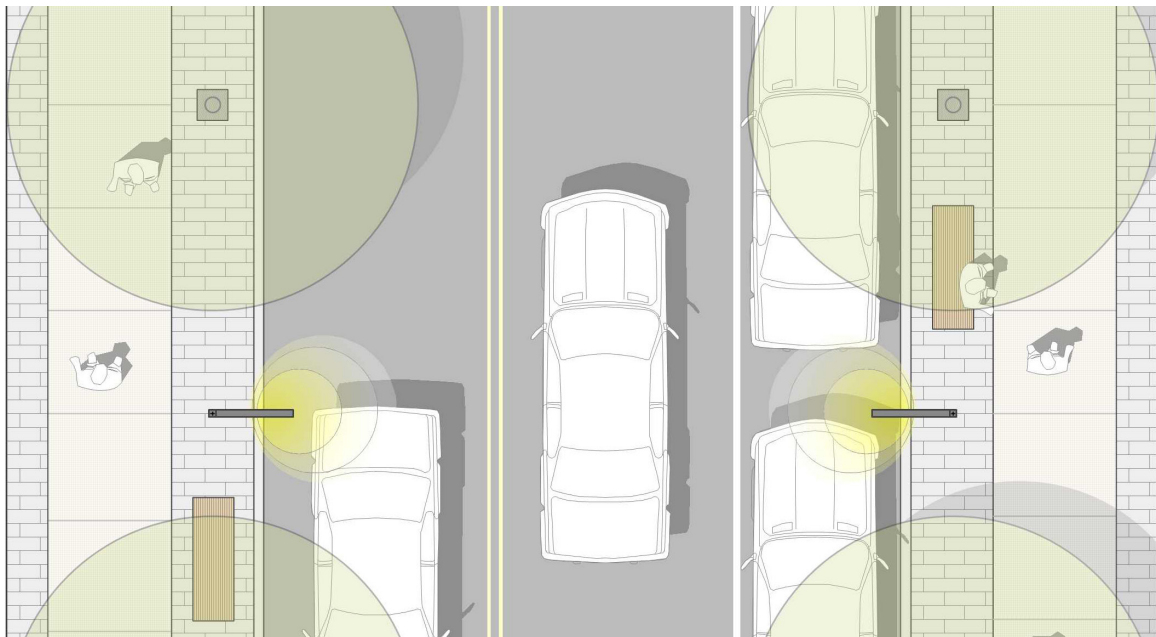
## Macomb Street







West Brush Street Development

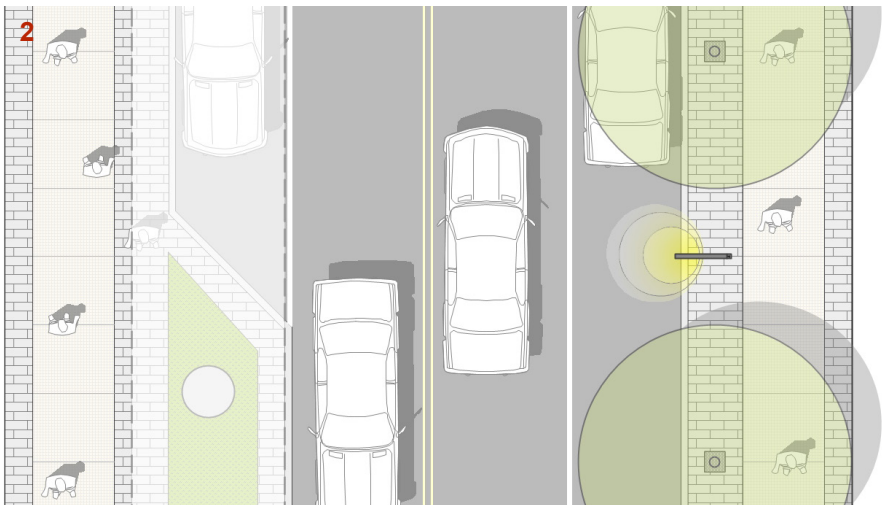
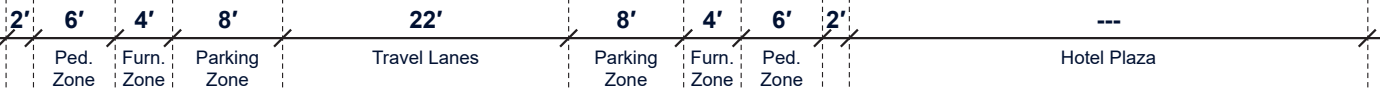


East Brush Street Development

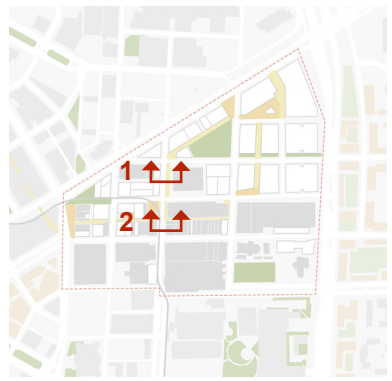
## Brush Street





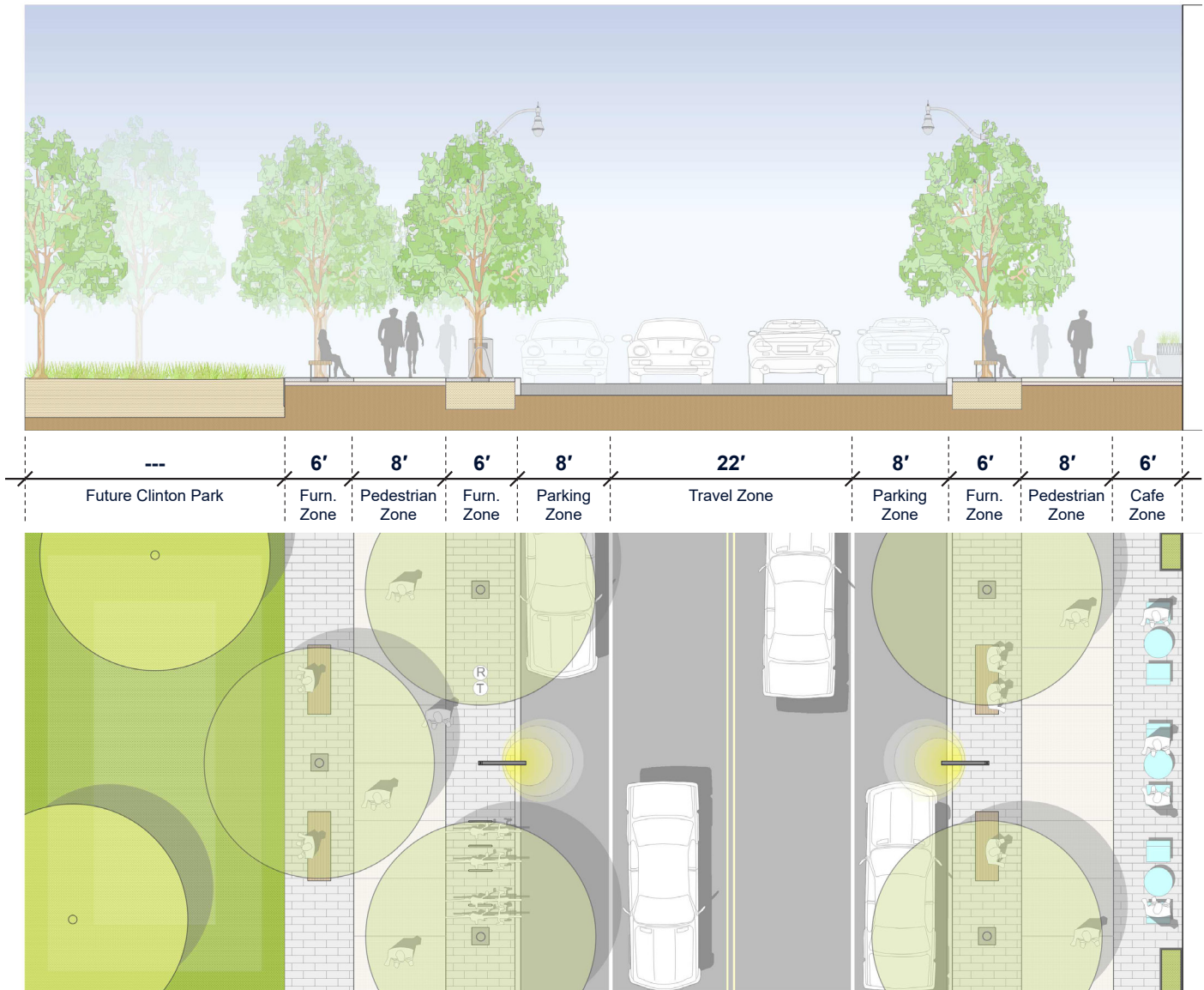


**Baubien Street with Parking Under the Detroit People Mover**



**Baubien Street**





## St. Antoine Street





