



FEASIBILITY STUDY

City of Detroit, State Fair Grounds
Final Issue Design Proposal Aug 3, 2021

Detroit Transit Center



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Dairy Cattle Building as Detroit State Fairgrounds Transit Center
+ Coliseum South Portico as Outdoor Public Event Space
Adaptive Reuse



INTRODUCTION

This feasibility study introduces an adaptive reuse approach for a new Transit Center located on the site of the former Michigan State Fair Grounds at 8 Mile Road and Woodward Avenue. The subject site contains two historically-significant buildings, the 1924 Coliseum and the 1926 Dairy Cattle Building, which along with the adjacent Agricultural Building are listed on the National Register of Historic Places. The Agricultural Building was reviewed for a Property Condition Assessment, but will not be adaptively reused as part of this project as it is currently leased to Joe Dumars Fieldhouse.

General Considerations

These design options include:

- A fully-operational Transit/Transfer Station
- Bus access and circulation from both 8 Mile and Woodward Ave.
- Architecture which responds to program requirements
- Public spaces and landscape design
- Various options to retain or reuse the historic buildings
- Safety and accessibility as primary features

Assumptions

- Passenger movement is the core idea of public transit design
- Access roads and site circulation are based on adjacent properties being developed by other parties
- This feasibility & programming study has been done without a survey, geotechnical report, or an environmental assessment
- Sustainable design features will be developed in a future design phase
- The Agricultural Building and space-frame canopy are not included in this Feasibility Study.



SITE ANALYSIS & LOCATION PLAN




City of Detroit Review

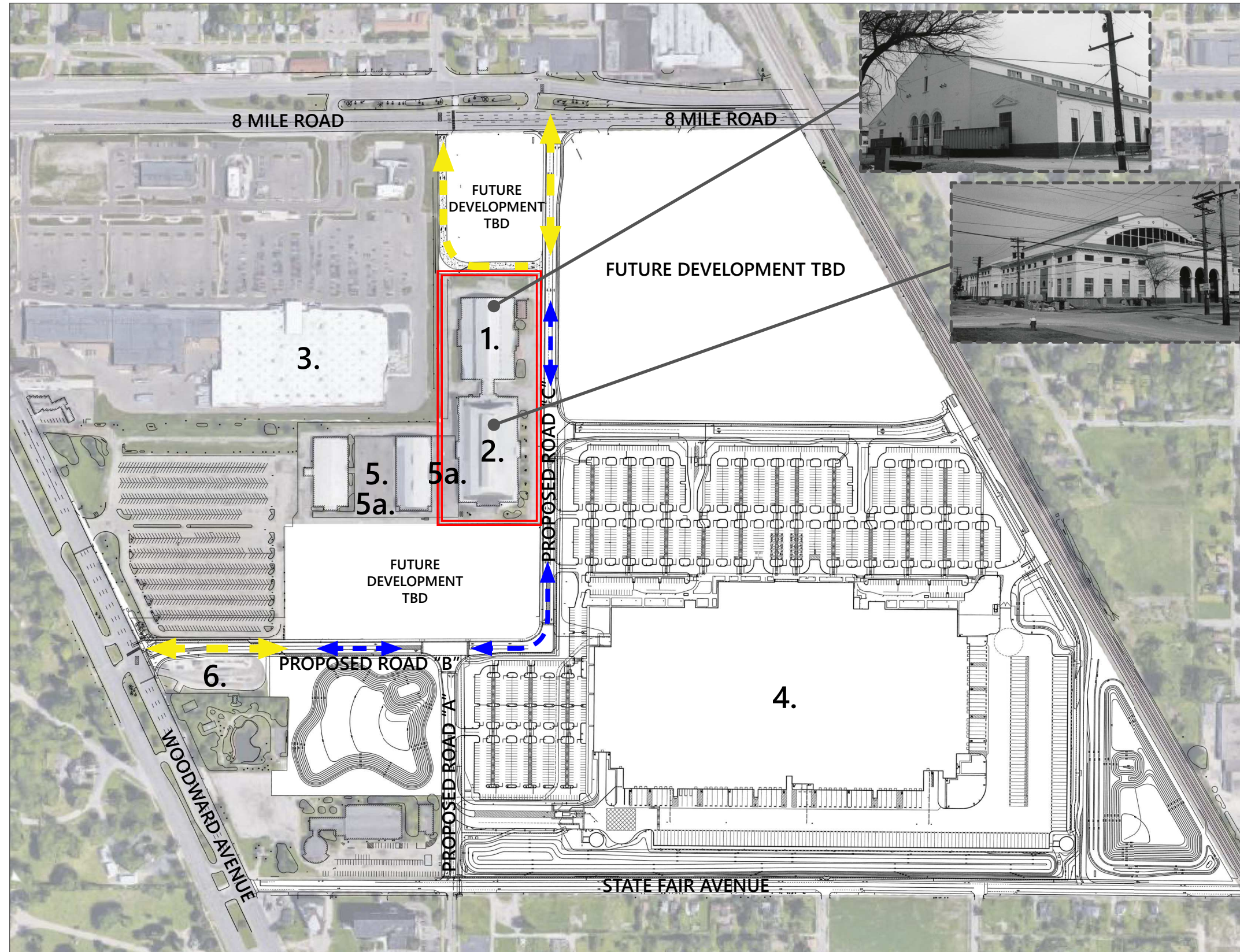
B4 - General Business District
Development Plan Parcel D Reserved for City's New Transit Center

Site Constraints & Challenges

- Visibility to Parcel D from Woodward Ave. and 8 Mile Rd. pose a challenge to provide a street presence to the public.
- Site Access must rely on and be shared with the adjacent Developments Approved Site Plan design.

1. Dairy Cattle Building
2. Coliseum Building
3. Existing Retail Center
4. Amazon Development
5. Agricultural Center
- 5a. Space-frame Canopy
6. Existing Transit Center

-  Bus Circulation
-  Vehicular Circulation
-  Project Boundary



ADAPTIVE REUSE

Precedent Images



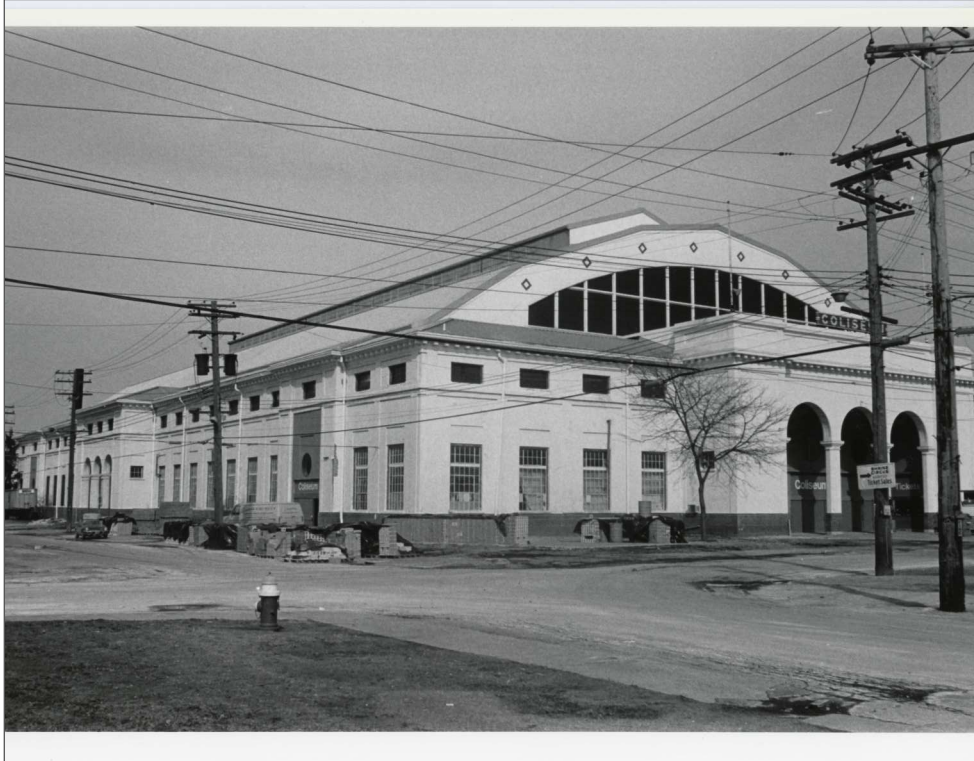
European Style Transit



Conceptual Sketch



Historical Style Clock



Coliseum Building



Dairy Cattle Building



Dairy Cattle Building



Programming - Dairy Cattle Building
Adaptive Reuse of Cattle Building and Coliseum Portico
 Total Building Area = 52,500 SF* + 1,500 SF (Portico)
 *Bus terminals integrated into building interior

The following design intent regarding the programming function is a collaboration with DDOT, SmartBUS Detroit and General Services Detroit with community focus at the forefront.

This design adapts the Cattle Building into the transit center while allowing proper site access and bus circulation. Although only the Coliseum Portico would remain and be used as a form of Public Space, this option allows the best use of the existing site and provides an interactive user experience reminiscent of a European train station and Public Space.

The Coliseum Park public space will serve the New Transit Center, surrounding developments and community as a daily place of respite while offering opportunities to enjoy fresh air, relax, exercise, eat, and / or learn the history about the former site. The Park will also serve the greater community as a civic space that can generate economic activity by hosting large scale events and programming that could include, concerts, movie nights, weddings, "taste of" Events, school / educational trips, art shows, yoga, or Thai chi classes etc. Preservation from the coliseum façade and adjacent items will promote the celebration of the history of the Michigan State Fairgrounds and provide opportunities for learning and educational experiences. This space will dually serve as a market space, hosting businesses, food trucks or weekly markets.

Dairy Cattle Building as Detroit State Fairgrounds Transit Center + Coliseum South Portico as Outdoor Public Event Space

Conceptual Images



08.03.2021



PROPOSED ADAPTIVE REUSE

Site Plan

Key

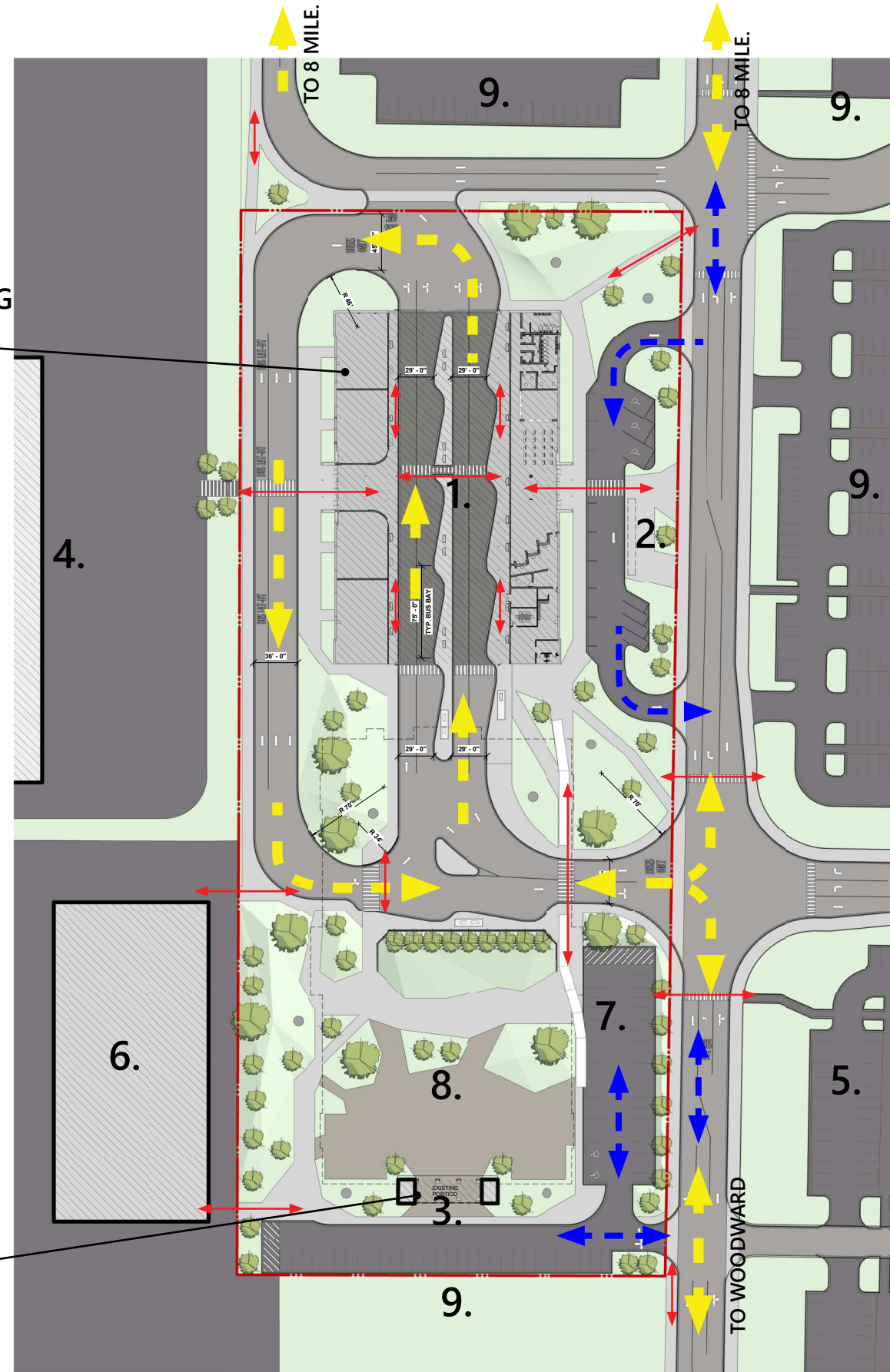
1. Renovated Dairy Cattle Building
 2. Bicycle & Scooter Area *Pick-up & Drop Off*
 3. Coliseum Building Portico Only
 4. Existing Retail Center
 5. Amazon Development
 6. Existing Agricultural Center
 7. Staff / Public Parking
 8. Public Plaza / Green Space Park / Event Stage
 9. Future Development - Currently Unknown
- - - - - ➔ Bus Circulation
- - - - - ➔ Vehicular Circulation
- - - - - ➔ Pedestrian Circulation

Site Information

Building Areas = 52,500 SF + ~1,500 SF
 Site Area = 6.9 Acres
 Staff Parking Spaces = 37
 Visitor Parking Spaces = 38
 Bicycle Spaces = MOGO Station (~25+ Bicycles)
 Scooter Area Pick up & Drop off

DAIRY CATTLE BUILDING TO REMAIN

COLISEUM TO BE REMOVED, PORTICO TO REMAIN







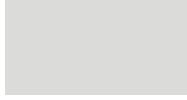



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DAIRY CATTLE BUILDING

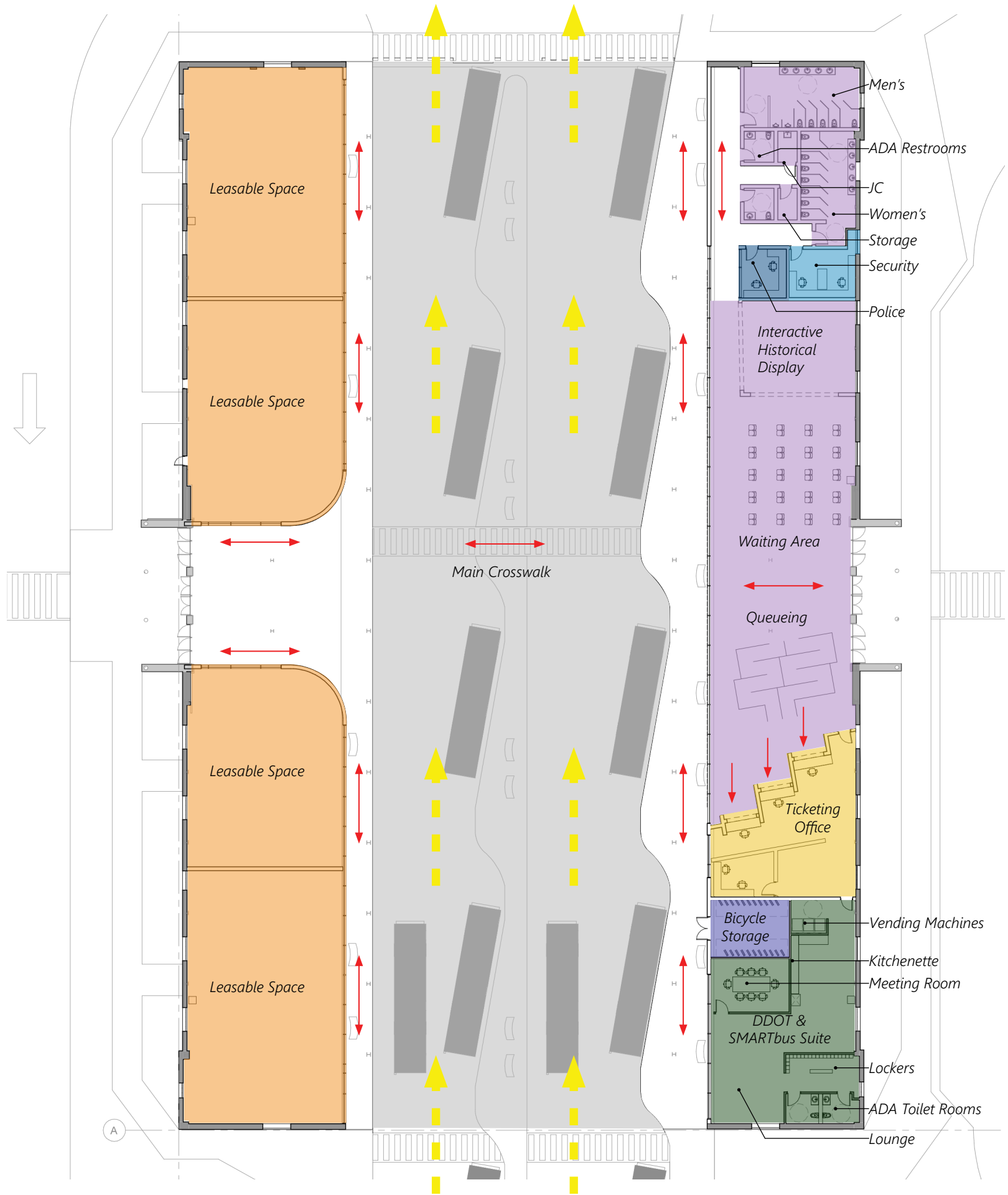
Adaptive Reuse Program Plan

Key

-  DDOT / SMARTbus
-  Information Desk / Ticketing
-  Police
-  Security
-  Transportation Space
-  Secondary Transportation Space
-  Commercial / Leasable Space
-  Building Support

Design Intent

-This program plan promotes an adaptive reuse approach to the Dairy Cattle Building while implementing the program requirements for the DDOT and SmartBus transit systems. The existing building enclosure at the rider pick-up locations where the busses will transverse, will allow a more comfortable semi-enclosed environment to protect the riders from harsh climate conditions and enhance safety while providing a unique historical experience of the State Fairgrounds and the local community.



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1/16" = 1'-0"





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