



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

FEASIBILITY STUDY

City of Detroit, State Fair Grounds Final
 Issue Design Proposal July 15, 2021

Detroit Transit Center

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INTRODUCTION

This feasibility study introduces several options 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.

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 begin 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

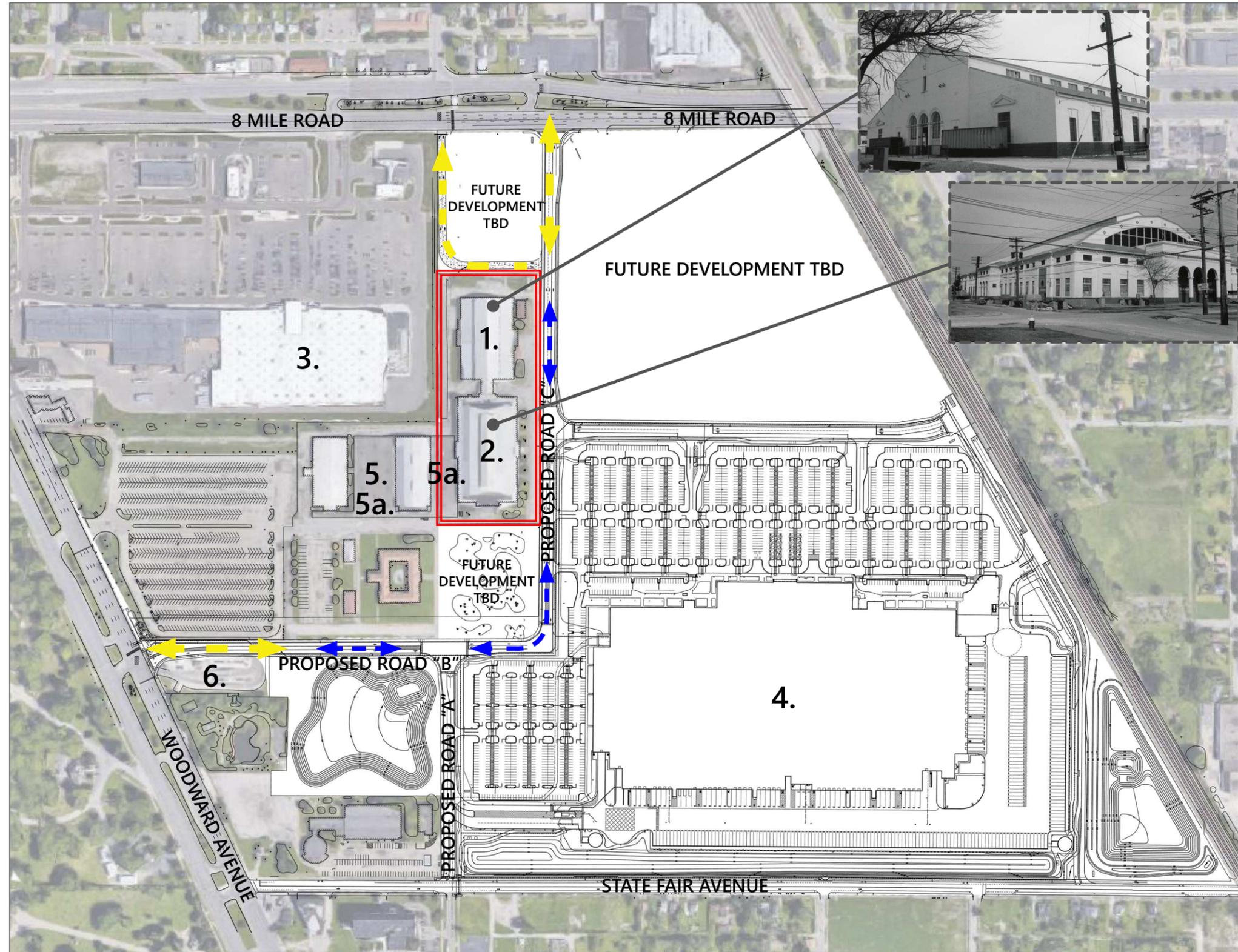
B4 - General Business District
Development Plan Parcel D Reserved for City's New Transit Center

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



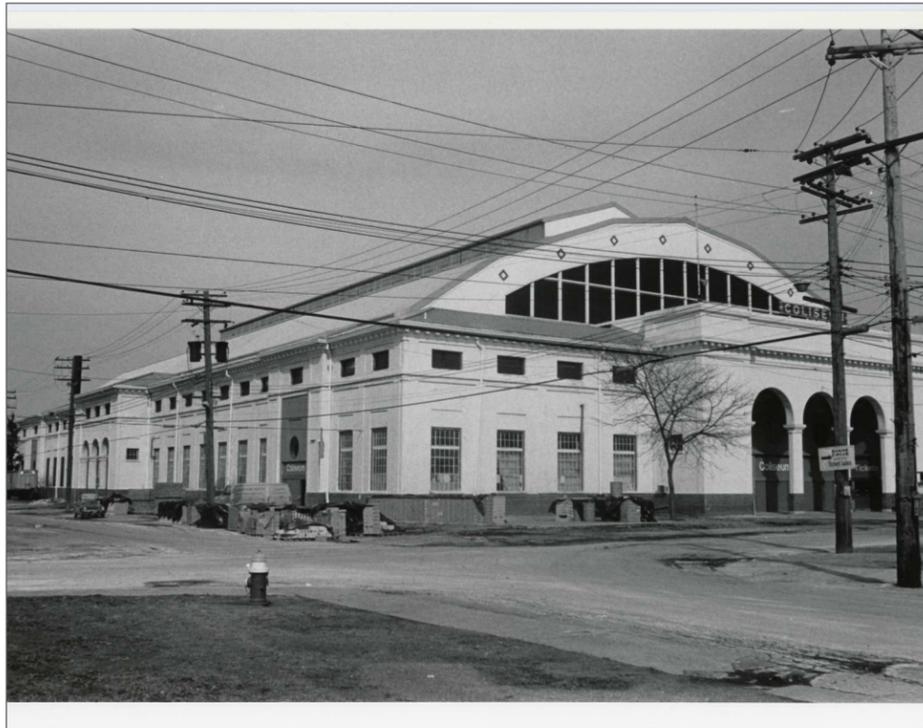
European Style Transit



Conceptual Sketch



Historical Style Clock



Coliseum Building



Dairy Cattle Building



Dairy Cattle Building



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Conceptual Images

PROPOSED ADAPTIVE REUSE SITE PLAN

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

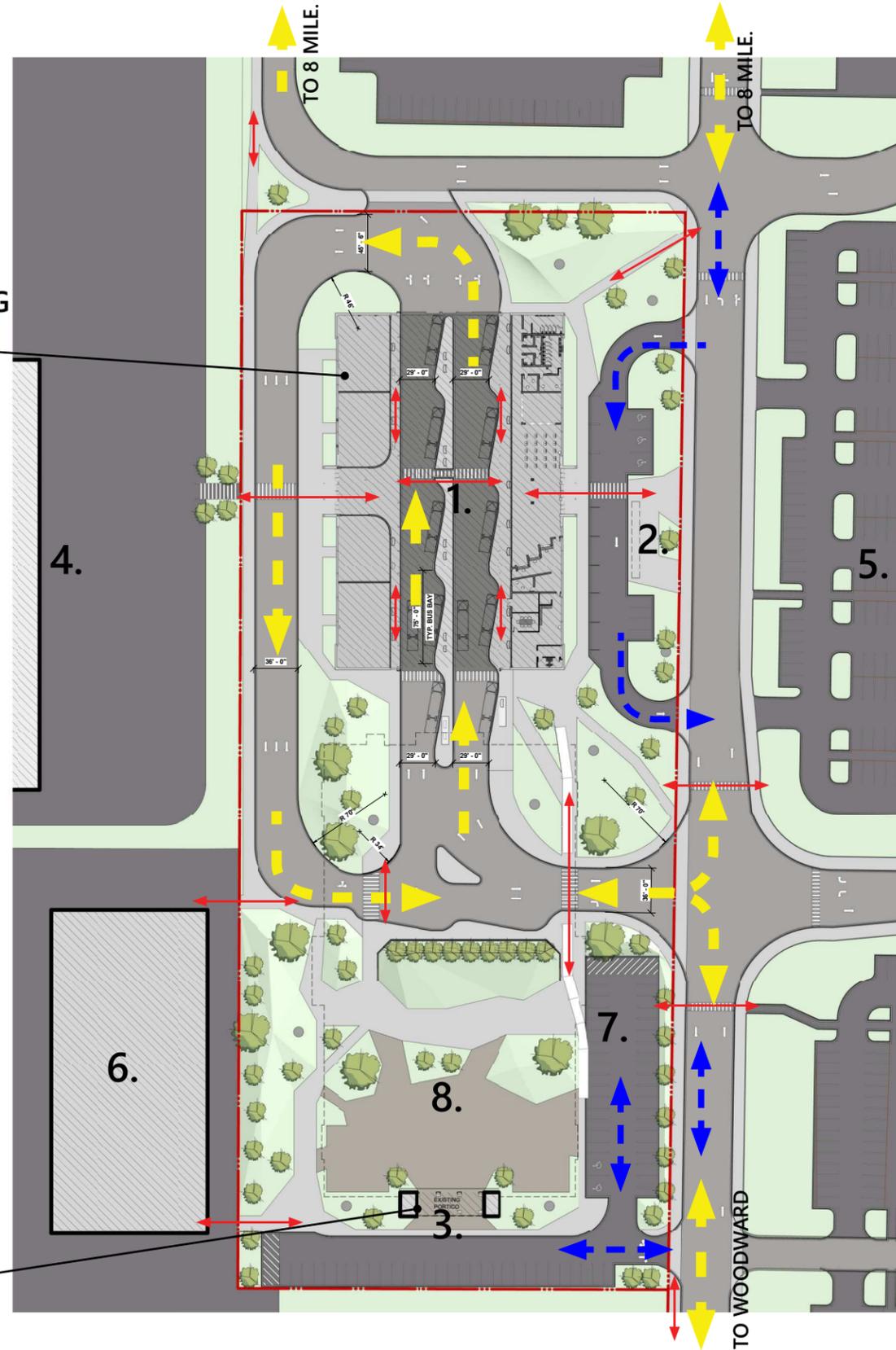
-  Bus Circulation
-  Vehicular Circulation
-  Pedestrian Circulation

Site Information

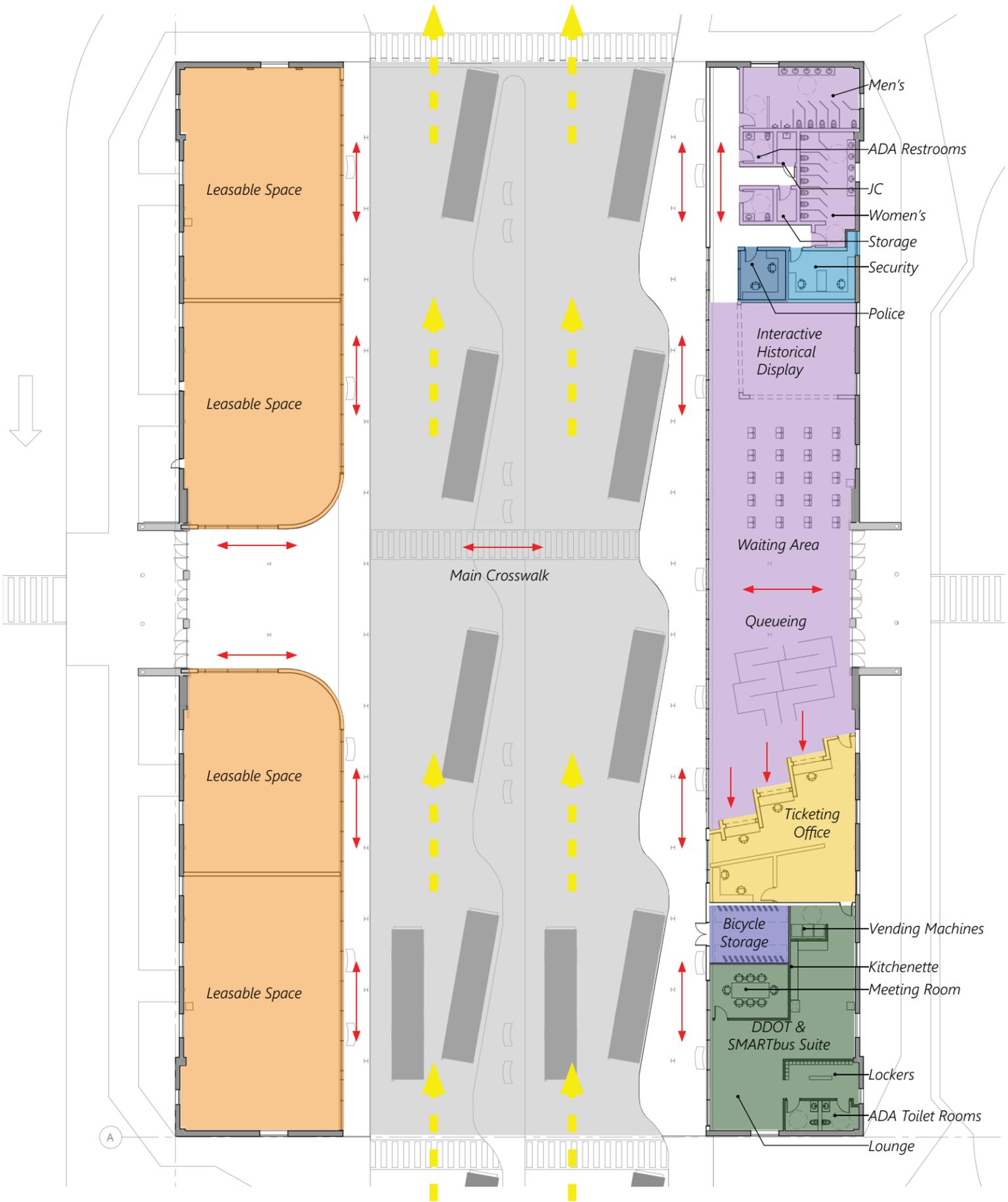
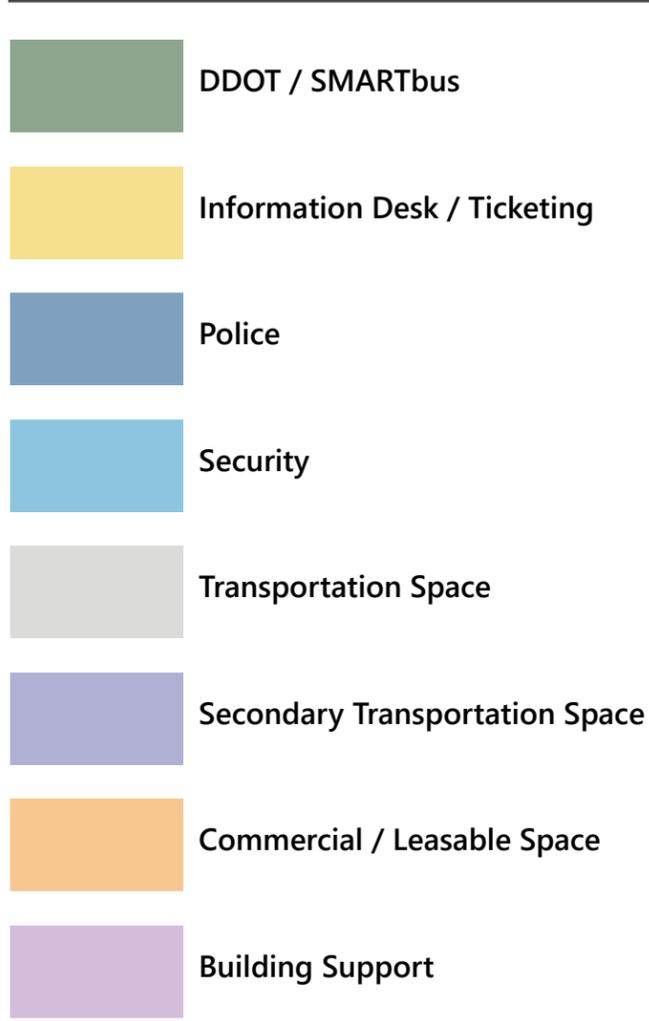
Building Areas = 52,500 SF + ~1,500 SF
 Site Area = 6.9 Acres
 Staff Parking Spaces = 37
 Visitor Parking Spaces = 38
 Bicycle Spaces = MOGO Station (~25+ Bicycles)
 Scooter Area Pick up & Drop off

DAIRY CATTLE BUILDING
TO REMAIN

COLISEUM TO BE REMOVED,
PORTICO TO REMAIN



DAIRY CATTLE BUILDING ADAPTIVE REUSE PROGRAM PLAN





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COMMUNITY ENGAGEMENT SUMMARY



1. **August 11, 2020** - The City announced the proposed sale and redevelopment of the former Michigan State Fairgrounds. **The initial proposal called for demolition of the Dairy Cattle Building and Coliseum to make way for the construction of a state-of-the-art transit center to replace the current transit hub located on Woodward Avenue near the former Fairgrounds.**
2. **September 3, 2020** - The Administration hosted a city-wide meeting to discuss traffic, public transit, and public safety impact related to the proposed development.
3. **September 15, 2020** - The Administration hosted a tour of the Coliseum and Dairy Cattle Building located at the State Fairgrounds.
4. **September 17, 2020** - The Administration hosted a meeting to discuss environmental, historic preservation and sustainability concerns related to the proposed development project.
5. **October 20, 2020** - **City Council approved the sale of the former Fairgrounds with the Administration committing to a 3-month (90-day) period to study the Dairy Cattle Building, Coliseum and Agriculture Building (Joe Dumars Fieldhouse) before demolishing them for the proposed transit center.**

Period of time for DBA to secure design-build contractor and perform condition assessment

6. **July 28, 2021** - **The feasibility study concludes. The Administration proposed adaptively re-using the Dairy Cattle Barn as the new DDOT Transit Center and retaining the portico of the Coliseum and demolishing the balance of the structure to create a new public gathering space.**
7. **August 5, 2021** - DDOT hosted a ridership meeting to get feedback on the new proposal to adaptively re-use the Dairy Cattle Barn as the new DDOT Transit Center to retain the portico of the Coliseum and demolish the balance of the structure to create a new public gathering space.
8. **August 12, 2021** - DDOT hosted a ridership meeting to get feedback on the new proposal to adaptively re-use the Dairy Cattle Barn as the new DDOT Transit Center to retain the portico of the Coliseum and demolish the balance of the structure to create a new public gathering space.
9. **August 25, 2021** - The Administration hosted a meeting to get community feedback on the new proposal to adaptively re-use the Dairy Cattle Barn as the new DDOT Transit Center and retain the portico of the Coliseum and demolish the balance of the structure to create a new public gathering space.

COMMUNITY FEEDBACK



Community suggestions that have been applied to the design process:

- Sheltered area where people can wait
- Semi-climatized waiting areas with radiant heat during winter
- Public ADA Restrooms
- Public vending services
- Provide an environmentally friendly space with electric buses and updated ventilation
- Open feeling with grass, trees, and landscape beds
- Designated drop-off / pick-up lanes and taxi waiting
- Monitored camera surveillance
- Blue light access to on-site security
- Green Light system
- Bicycle storage
- Bicycle rentals (MOGO)
- Available public parking
- Well-lit, open, and safe pedestrian walkways
- Coordinated services between DDOT and SMART FAST schedule
- Displays showing current bus schedules
- Kiosk options for electronic payment
- Power for charging electric wheelchairs
- ADA access throughout the facility
- Comfortable rider experience with indoor seating and waiting room

FUNDING BREAKDOWN

The proposed budget focuses on adaptively reusing the Dairy Cattle Barn as a New Transit Center.

The financial overview is best described as a city controlled budget and spending. Detroit Building Authority controls City approved construction funds and how they are dispersed. The City of Detroit approved funds would be used to secure contracts from competitive bids, purchase equipment, provide furniture & finishes, exterior landscape, technology, and necessary repairs identified in the condition assessment report.

Most importantly, the [budget includes all public comments previously noted](#).

FUNDING BREAKDOWN	
General Requirements	\$1,194,224
Condition Assessment Repairs	\$3,098,264
Demolition	\$1,347,449
Transit Center Construction	\$3,362,285
Coliseum Plaza Construction	\$3,459,875
Sitework	\$1,231,635
Tenant Lease Space	\$792,523
Design, Engineering, Commissioning	\$1,558,575
Condition Assessment & Feasibility	\$85,100
Permits & Fees	\$257,700
Bonds & Insurance	\$171,550
Contingency	\$1,108,562
TOTAL	\$18,597,623*

*Includes Detroit Building Authority Fess