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City of Detroit
CITY PLANNING COMMISSION
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November 12, 2025

HONORABLE CITY COUNCIL

RE: Request of the City of Detroit General Services Department (GSD) / Detroit Parks and Recreation for PC (Public Center) and PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to Spirit Plaza, 1 East Jefferson Avenue (**RECOMMEND CONDITIONAL APPROVAL**)

REQUEST

The City Planning Commission (CPC) has received a request from the City of Detroit General Services Department (GSD) / Detroit Parks and Recreation for PC (Public Center) and PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to Spirit Plaza, 1 East Jefferson Avenue. This request is being made consistent with the provisions of Sections 50-3-222, 50-11-66, and 50-11-96 of the Detroit Zoning Ordinance (ZO).



Existing Spirit Plaza with Area of Alterations Outlined in Red

PROPOSED PROJECT

The proposed project would update the existing amenities provided within Spirit Plaza located adjacent to the Coleman A. Young Municipal Center (CAYMC) in the former Woodward right-of-way. Spirit Plaza for a node at the southern end of the Woodward Esplanade which is contained within the median providing pedestrian connectivity and amenities running north to Campus Martius Park .

Woodward Vacation and Parcel

The main Spirit Plaza area was initially created as a semi-permanent public space within the Woodward Avenue right-of-way between Larned Street to the north and Jefferson Avenue to the south. In 2022, the right-of-way in this location was vacated, existing utility areas were converted to easements, and the area now exists as a parcel under the ownership of Detroit Parks and Recreation. Permanently closing this portion of Woodward Avenue was a recommendation of the 2021-2022 East Riverfront Asset Study. As a result of the right-of-way vacation, the land and new parcel automatically took the zoning of adjoining property on both sides of the vacated right-of-way. In this case, the west half of Spirit Plaza took the adjacent PCA district zoning of 1 Woodward Avenue, and the east half of Spirit Plaza took the adjacent PC district zoning of CAYMC.

Proposed Site Improvements

The application states that the goal of this project is to update the existing amenities at Spirit Plaza. The west half of the plaza, located within a historic district, would receive new umbrellas, varied seating, and a swing set. The east half of the plaza would have a covered stage, artificial turf lawn, and new playground enclosed with planter boxes. Portable restrooms would be provided at the southwest corner of the plaza. Along the north boundary of the plaza would be two shipping containers to be used for storage. An asphalt fire lane would remain along the east boundary of the site between CAYMC, and a similar lane would be provided along the west boundary for food trucks. The United Way Torch in the middle of the site would remain. The layout would be similar to how Spirit Plaza has been functioning with a temporary stage, picnic tables, play area, and other amenities that have typically been removed during winter months where the proposed project would be more permanent. City Council previously approved a contract for the construction of the proposed improvements.

REVIEW AND ANALYSIS – PC and PCA District Review Criteria

Parks are permitted as a by-right public, civic, and institutional use in the PC and PCA districts. There are 18 PC and PCA District Review Criteria provided in Sections 50-11-67 and 50-11-97 of the ZO. Criteria that are relevant to the proposal are provided below with staff analysis in italics:

(1) The proposed development should reflect applicable policies stated in the Master Plan. *Increasing open space and recreational opportunities is Goal 8 of the Central Business District subsector. Policy 8.2 states that the condition of public areas should be improved to encourage river-related recreation activities. The proposed renovations will further this goal.*

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties.

Spirit Plaza is compatible with and enhances surrounding development as it provides public open space adjacent to hi-rise office buildings adjacent to the east and west that

otherwise have minimal adjacent open space on other sides of each building and block. The proposed improvements and formalization of this park within what was formerly a roadway should be beneficial to adjacent downtown properties.

(6) Adequate public and private open space should be provided for light and air, landscaping, and, where appropriate, for passive and active recreation.

The proposed improvements and formalization of Spirit Plaza will continue to provide significant public open space and opportunity for programming.

(15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or “vest pocket parks” where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas.

City planning staff discourages the use of shipping containers as storage structures near Larned Street. The use of shipping containers for storage has become an issue citywide, especially in residential areas. However, cladding or other design elements could be considered that may make the proposed containers more visually interesting. Staff understand that the Historic District Commission required cladding as a condition of its approval. Staff recommends that the final design of these buildings be reviewed and approved by the Planning and Development Department and CPC Staff. Staff also recommends that Recreation give additional attention to the design as it concerns the functional and visual linkage to the Esplanade to the north across Larned.

(16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas.

The proposal would continue to provide ample outdoor seating for the public and would provide public restrooms. Staff recommends bicycle storage facilities be added to the project as there are minimal bike parking facilities in the immediate area.

P&DD Design Review

The Planning and Development Department has submitted a letter of support for the proposal which we have attached for your consideration.

CONCLUSION AND RECOMMENDATION

Consistent with the findings provided in this report, City Planning Commission staff recommends approval of the exterior alterations to Spirit Plaza with the following conditions:

1. That the final design of the two storage buildings indicated on the site plan along Larned Street be reviewed and approved by the Planning and Development Department and CPC Staff prior to the issuance of any building permit for or the installation of the storage buildings.
2. That a bicycle rack be added to the site plan in accordance with PCA District Review Criteria 16.
3. That any signage be reviewed separately for compliance with Chapter 4 of the 2019 Detroit City Code.

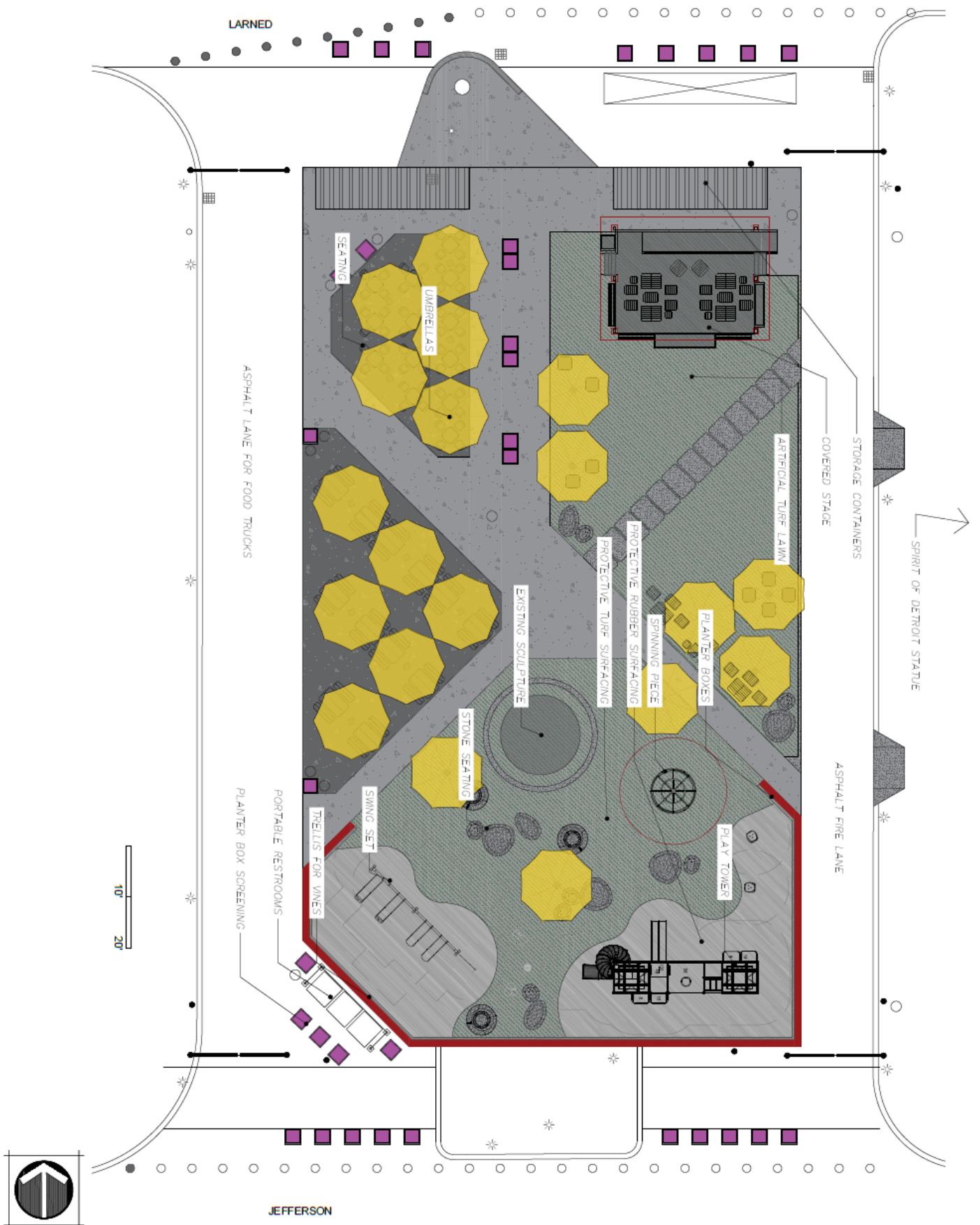
Respectfully submitted,



Marcell R. Todd, Jr., Director
Eric Fazzini, City Planner

Attachments: Resolution (end of document)
Proposed Plan Set
Proposed Site Plan
East Riverfront Asset Study – Overview
East Riverfront Asset Study – Civic Center
P&DD Recommendation

cc: Alexa Bush, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Jayda Philson, BSEED
Eric Johnson, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department



11/5/2025 Proposed Site Plan

A RESOLUTION AUTHORIZING ALTERATIONS IN A PC AND PCA ZONING DISTRICT AT SPIRIT PLAZA, 1 EAST JEFFERSON AVENUE

BY COUNCIL MEMBER _____:

WHEREAS, the City of Detroit General Services Department/Detroit Parks and Recreation proposes exterior alterations to Spirit Plaza, 1 East Jefferson Avenue; and

WHEREAS, Spirit Plaza is located within an established PC (Public Center) and PCA (Public Center Adjacent) zoning districts; and

WHEREAS, work to be performed within a PC and PCA zoning district requires Special District Review and the purpose of the PC zoning district classification is provided for in Sections 50-11-51 and 50-11-81 of the Zoning Ordinance as follows:

This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, so as to ensure a completely harmonious, pleasing, and functional public center; and

This district includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity; and

WHEREAS, the Planning and Development Department has provided favorable review; and

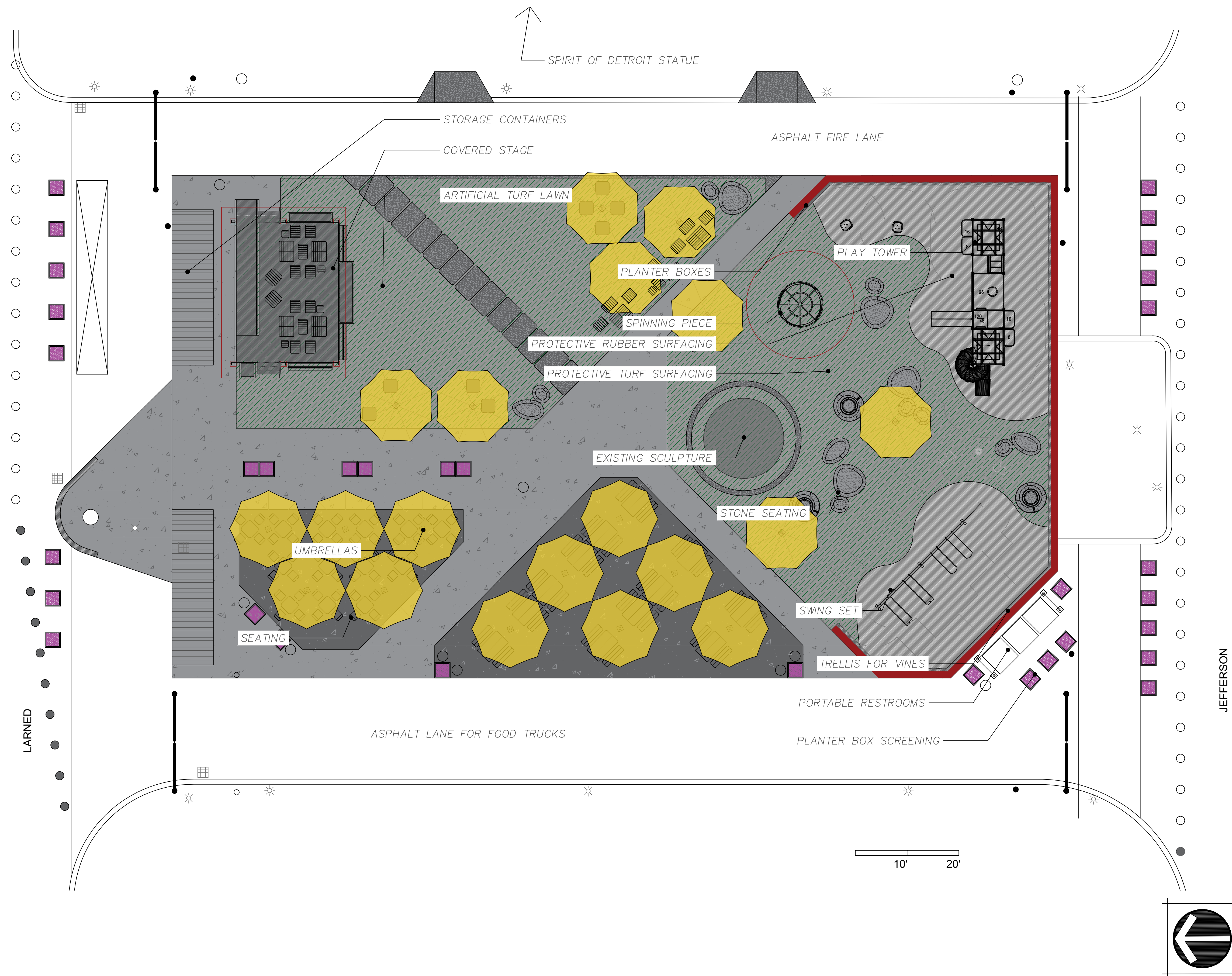
WHEREAS, the City Planning Commission staff has, on behalf of the City Planning Commission, reviewed and recommended approval of the proposed alterations in accordance with Section 7.5 of the City Planning Commission bylaws;

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council hereby approves the proposed exterior alterations and site plan referenced in the staff report, with the following condition:

1. That the design of the two storage buildings indicated on the site plan along Larned Street be reviewed and approved by the Planning and Development Department and City Planning Commission staff prior to installation and issuance of any building permit for the storage buildings.
2. That a bicycle rack be added to the site plan in accordance with PCA District Review Criteria 16.
3. That any signage be reviewed separately for compliance with Chapter 4 of the 2019 Detroit City Code.



GENERAL SERVICES DEPARTMENT
 LANDSCAPE DESIGN UNIT
 115 ERSKINE ST, DETROIT MI 48201
 PH: (313) 628-0900 FAX: (313) 628-0927



PROJECT NAME:
**SPIRIT PLAZA
 IMPROVEMENTS**

DRAWN:	APPROVED:
CHECKED:	DATE
ISSUED FOR	
BID	4/8/2024
	11/5/2025

SHEET TITLE:
SITE PLAN

SHEET
2

SPIRIT PLAZA IMPROVEMENTS

CITY OF DETROIT -

MIKE DUGGAN, MAYOR

GENERAL SERVICES DEPARTMENT

CRYSTAL PERKINS, DIRECTOR

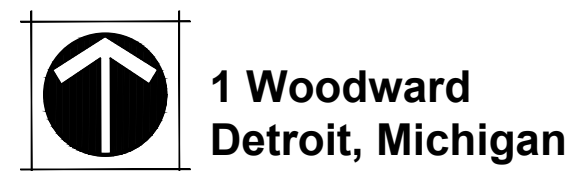
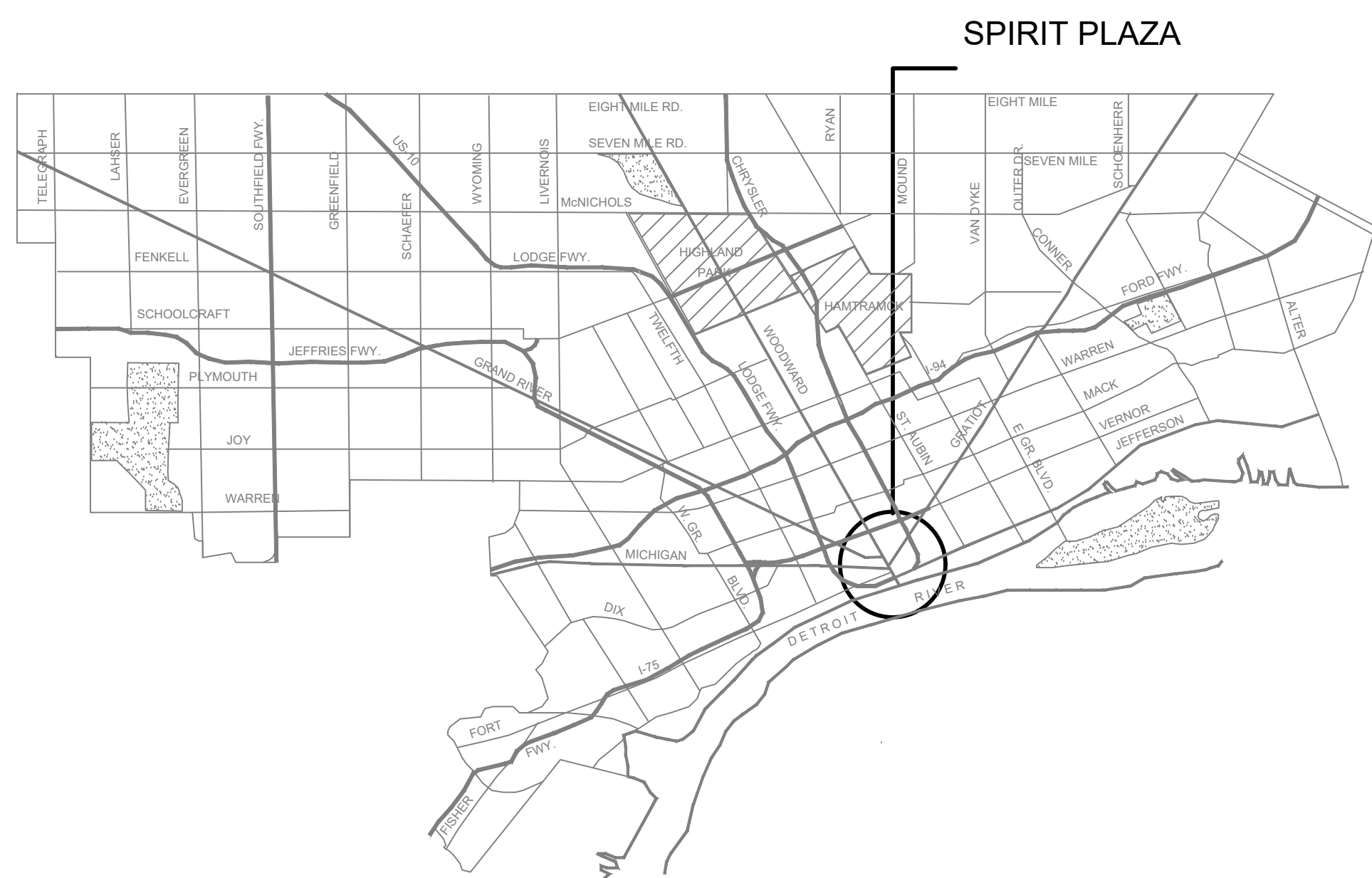
TIM KARL, CHIEF OF LANDSCAPE ARCHITECTURE, LLA, ALSA, CPSI

JEFF KLEIN, DEPUTY CHIEF OF LANDSCAPE ARCHITECTURE, PLA. ASLA.

LANDSCAPE ARCHITECT & PROJECT MANAGER

JOHN DERUITER PLA

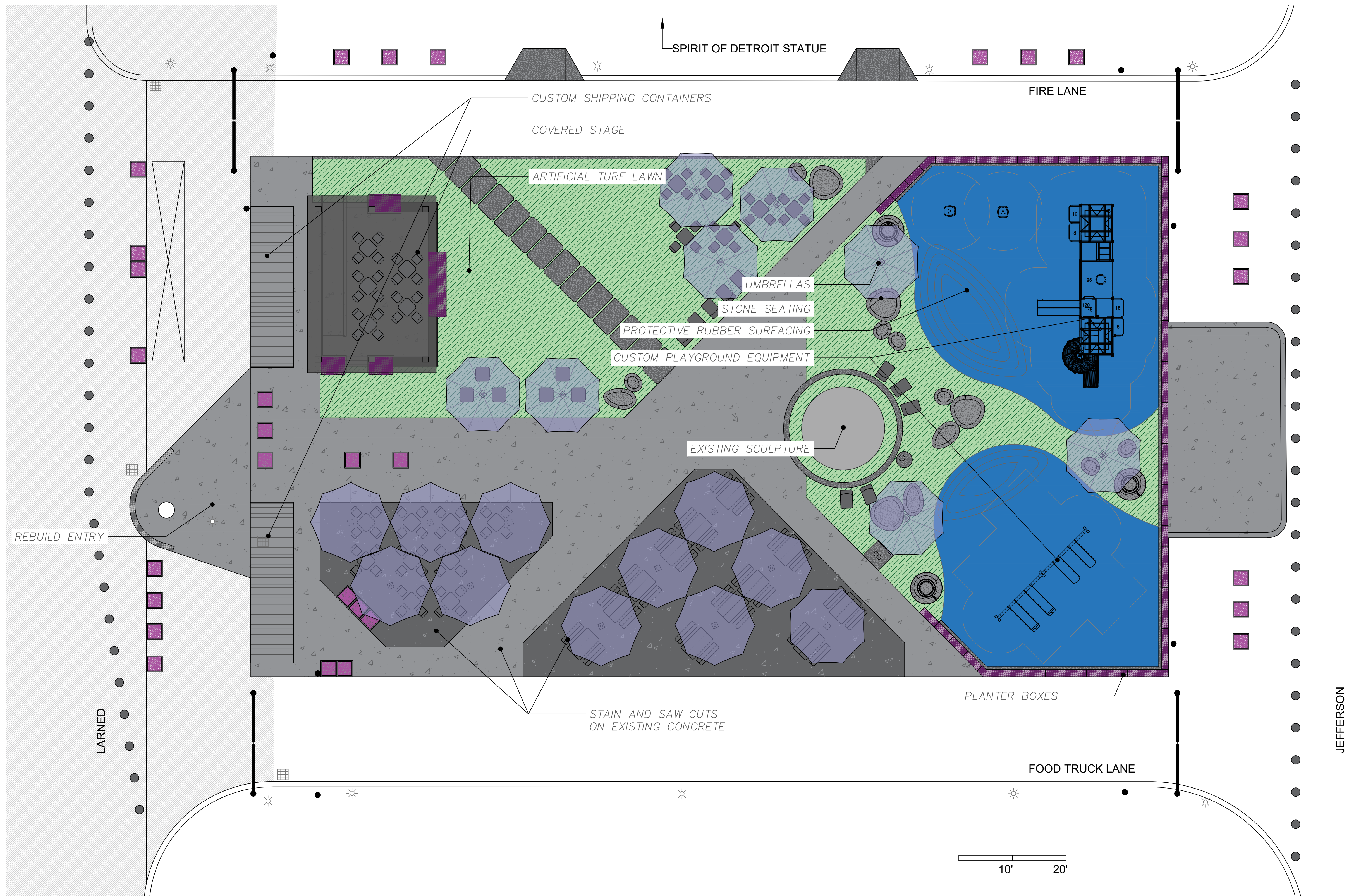
VICINITY MAP



Date: 4/11/2024



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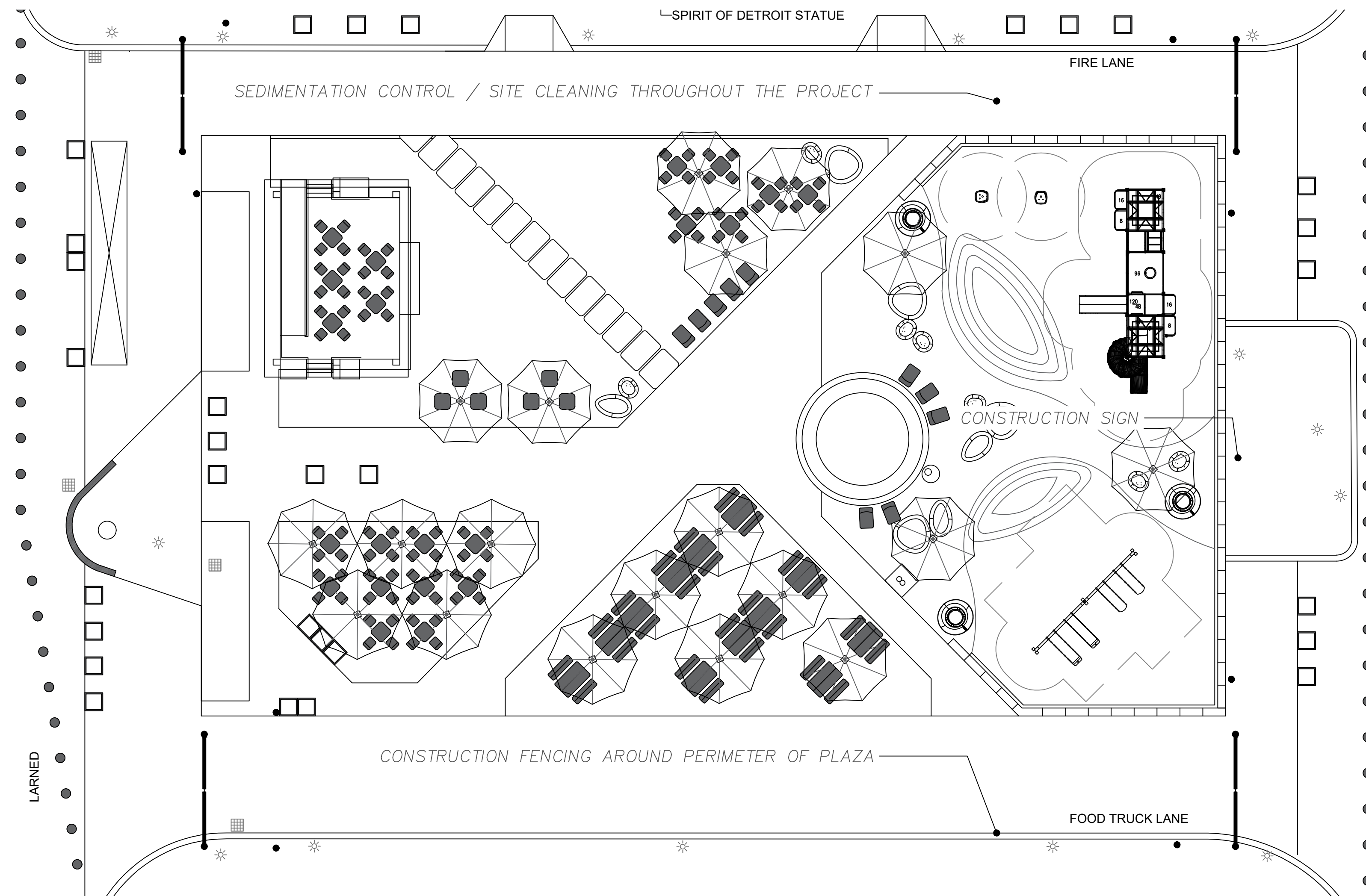


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**SPIRIT PLAZA
 IMPROVEMENTS**

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ISSUED FOR BID	4/8/2024

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SITE PLAN

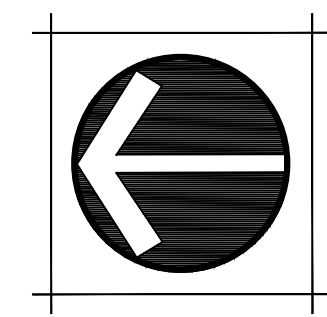
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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	SITE CLEANING AND RESTORATION		LS	CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION CONTROL MEASURES FOR DURATION OF PROJECT. AS NEEDED TO KEEP SITE AND SURROUNDING AREAS CLEAN. SITE AND SURROUNDING SIDEWALKS SHALL BE CLEANED DAILY, AS NEEDED, TO INCLUDE POWER WASHING. CONTRACTOR RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS AS A RESULT OF THIS PROJECT.
	CONSTRUCTION SIGN		LS	TEMPORARY PROJECT SIGN (4' x 8' x 3/4") IN COLOR ON CORRUGATED CHLOROPLAST PRIOR TO CONSTRUCTION; INSTALLED ON TWO 4" x 4" POSTS SET ON GROUND ON FRAME WITH BASE. BOTTOM OF SIGN SHALL BE 42" ABOVE GRADE. GSD WILL PROVIDE FILE FOR PRINT.
	CONSTRUCTION FENCING		LS	CONTRACTOR TO PROVIDE AND MAINTAIN THROUGHOUT THE DURATION OF THE PROJECT, 6' TEMPORARY CONSTRUCTION FENCING PANELS.

GENERAL NOTES

- A. CONTRACTOR SHOULD NOT IMPACT AREAS OF THE PARK THAT ARE NOT UNDER CONSTRUCTION. ENTRANCES SHOULD BE DIRECTLY TO WORK AREAS.
- B. SOCCER FIELD IS IRRIGATED. CONTRACTOR SHALL NOT BRING HEAVY EQUIPMENT IN THOSE AREAS. CONTRACTOR RESPONSIBLE FOR ALL REPAIRS.
- C. CONTRACTOR AND GSD SHALL AGREE ON BASE CONDITIONS OF THE PARK, PRIOR TO ANY CONSTRUCTION. TO ENSURE RESTORATION RESPONSIBILITIES ARE CLEAR.



SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- A. THE GENERAL SERVICES DEPARTMENT (GSD) IS AN AUTHORIZED PUBLIC AGENCY (APA) ENTITY AND HAS BEEN GRANTED BY THE STATE OF MICHIGAN THE PRIVILEGE TO UNDERTAKE EARTH CHANGE ACTIVITIES WITHOUT HAVING TO OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL (SESC) PERMIT. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE STATE OF MICHIGAN'S SESC LAW AND REQUIREMENTS; COMPLYING WITH ALL CONTRACT DOCUMENTS, APPROVED S.E.S.C. PLANS, PERMIT CONDITIONS THAT ENFORCES P.A. 451, PARTS 41 AND 91 SOIL EROSION AND SEDIMENTATION CONTROL OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT AND WAYNE COUNTY SOIL SEDIMENTATION CONTROL ORDINANCE NO. 2001-759.
- B. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR MUST RETAIN A E.G.L.E. CERTIFIED STORM WATER OPERATOR (C.S.W.O.) TO PROVIDE THE REQUIRED S.E.S.C. REPORTS (WHICH INCLUDE THE WEEKLY AND STORM EVENT REPORTS AS WELL AS ALL FOLLOW UP REPORTS FOR BOTH VIOLATIONS AND STORM EVENT CORRECTIONS) ON THE STANDARD E.G.L.E. FORM. THE CONTRACTOR SHALL PROVIDE THE REPORTS TO THE OWNER ON A WEEKLY BASIS, AND RETAIN THOSE REPORTS FOR THREE YEARS.
- C. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR MUST INSTALL AND MAINTAIN ALL S.E.S.C. MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE OWNER, C.S.W.O., M.E.A./C.E.A. OR E.G.L.E. AT ANYTIME DURING THE LIFE OF THE CONTRACT OR UNTIL THE CITY OF DETROIT OFFICIALLY TAKES OVER RESPONSIBILITY FOR THE SITE. IMMEDIATELY PRIOR TO THE CITY OF DETROIT TAKING RESPONSIBILITY FOR THE SITE, THE CONTRACTOR WILL BE REQUIRED TO CLEAN ALL CATCH BASINS AFFECTED BY THE CONSTRUCTION, BOTH WITHIN THE CONTRACT LIMITS AND ALL SURROUNDING ROADS AND LAWN AREAS WHERE SOIL MAY HAVE SPREAD AS THE RESULT OF CONSTRUCTION ACTIVITIES.
- D. THE CONTRACTOR SHALL CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER, IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK IS NECESSARY TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
- E. CONTRACTOR RESPONSIBLE FOR WATER FROM TRENCHES AND OTHER EXCAVATION SHALL BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER
- F. IF SEDIMENT EXTENDS BEYOND THE PROJECT LIMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND RESTORATION OF ALL SURFACES AND UTILITY SYSTEMS TO THE CONDITION THAT EXISTED PRIOR TO THE CONTRACT AWARD.
- G. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL S.E.S.C. MEASURES ON A DAILY BASIS.
- H. ACCESS ROADS AND ADJACENT CONCRETE PATHWAYS SHALL BE MAINTAINED BROOM CLEAN AT ALL TIMES, AT THE END OF EACH CONSTRUCTION DAY BY CONTRACTOR.
- I. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COVER EXISTING INLETS WITH PROPER PROTECTIVE FABRIC, WITHIN THE WORK ZONE.
- J. SHOULD VIOLATIONS BE IDENTIFIED BY THE CITY, C.S.W.O., M.E.A./C.E.A. OR E.G.L.E., THEY SHALL BE CORRECTED WITHIN 24 HOURS OF NOTIFICATION. THE CORRECTION(S) MUST BE APPROVED BY THE CITY, C.S.W.O., M.E.A./C.E.A. OR E.G.L.E. ALL SUBSEQUENT INSPECTIONS PERFORMED BY THE OWNER, C.S.W.O., M.E.A./C.E.A. OR E.G.L.E. AS A RESULT OF THE VIOLATION (AND ANY OTHER ASSOCIATED COSTS) WILL BE PAID BY THE CONTRACTOR. IF IDENTIFIED VIOLATIONS ARE NOT CORRECTED WITHIN 24 HOURS OF WRITTEN NOTICE, THE CITY WILL MAKE THE REQUIRED REPAIRS WITHOUT FURTHER NOTIFICATION, AT THE CONTRACTOR'S EXPENSE.
- K. FINES ASSESSED AS A RESULT OF THE VIOLATION FOR NONCOMPLIANCE OF THE S.E.S.C. PROVISIONS WILL BE PAID BY THE CONTRACTOR. SHOULD A "STOP WORK" ORDER FOR NONCOMPLIANCE BE ISSUED, A TIME EXTENSION REQUEST FOR THAT TIME PERIOD WILL NOT BE GRANTED (FINES COULD BE ASSESSED UP TO AND INCLUDING \$25,000 PER DAY FOR EACH VIOLATION).
- L. STRIP ALL TOPSOIL WITHIN THE LIMITS OF WORK AS INDICATED ON DEMOLITION PLAN. STOCKPILE ALL STRIPPED TOPSOIL TO LOCATION BE DETERMINED BY CITY REPRESENTATIVE PRIOR TO STRIPPING.
- M. DIRT OR MUD TRACKED ONTO PAVED AREAS SHALL BE PROMPTLY REMOVED AND CLEANED DAILY.
- N. THERE ARE NO WETLANDS ON THE PROJECT SITE OR IMMEDIATELY ADJACENT TO THE PROJECT SITE.
- O. STORM WATER FROM SUBJECT SITE WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
- P. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING.
- Q. SOIL TYPE WITHIN SITE BOUNDARIES IS "URBANIZED SOILS."



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PROJECT NAME:	
SPIRIT PLAZA IMPROVEMENTS	
DRAWN:	APPROVED:
CHECKED:	
ISSUED FOR	DATE
BID	4/8/2024
SHEET TITLE:	
SITE PREP AND CLEANING	
SHEET	
3	



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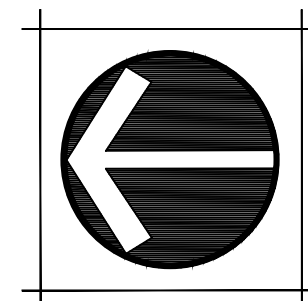


QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	CONCRETE REMOVAL	2500	SF	REMOVE AND PROPERLY DISPOSE OF CONCRETE AND ANY ASSOCIATED BASE MATERIAL. APPROX. 6" CONCRETE. STONE BASE TO REMAIN. CLEAN SAW CUTS REQUIRED TO PRESERVE EXISTING CONCRETE.
	PLAYGROUND TURF REMOVAL	1500	SF	INCLUDES REMOVAL OF ARTIFICIAL TURF WITH COMPACTED STONE MOUNDS BENEATH.
	PLAYGROUND RUBBER SURFACING REMOVAL	3500	SF	REMOVAL OF APPROXIMATELY 3000 SF RUBBER PLAYGROUND TILES. GLUED TO CONCRETE.
	PLAYGROUND EQUIPMENT REMOVAL		LS	REMOVAL AND DISPOSAL OF ALL SURFACE MOUNTED PLAY PIECES. (CLIMBING BLOCK, SWINGS, SPINNER.) MUSICAL INSTRUMENTS TO BE SALVAGED.

	ROADWAY REMOVAL (UNDER PLAYGROUND, AND NEAR LARNED)	6000	SF	REMOVAL AND DISPOSAL OF REMAINING ROADWAY SURFACING. ASPHALT OVER CONCRETE BASE. APPROXIMATELY 12"
	PLANTER BOX DISPOSAL		LS	REMOVAL AND DISPOSAL OF ALL EXISTING PLANTER BOXES ON SITE. INCLUDES APPROXIMATE (25) 3' X 3' X 3' BOXES AND (40) 4' X 4' X 16" BOXES.
	SHIPPING CONTAINER RELOCATION		LS	CONTRACTOR TO HAVE EXISTING SHIPPING CONTAINER RELOCATED TO 5650 CONNER (CHANDLER PARK SERVICE YARD)

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING, TO DETERMINE THE EXTENT OF THE WORK DEMOLITION AND CONSTRUCTION (WHETHER SHOWN ON THE DRAWINGS OR NOT).
- EXISTING MATERIALS/ITEMS TO BE SALVAGE BY CONTRACTOR SHALL BE STOCKPILED OR STORED IN APPROVED LOCATIONS BY CITY REPRESENTATIVE AND RELOCATED. CONTRACTOR TO PROTECT ALL MATERIALS DESIGNATED TO REMAIN AND SOLELY RESPONSIBLE FOR REPLACEMENT OF ANY MATERIALS THAT BECOME DAMAGED DURING CONSTRUCTION. THE EXTENT OF REPLACEMENT/REPAIR OF DAMAGED MATERIALS/ITEMS SHALL BE DETERMINED BY CITY REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE AND CLEAR DEBRIS FROM OFFSITE IN A LEGAL MANNER.
- CONTRACTOR SHALL COORDINATE THE PICK UP OF EXISTING STAGE, TABLES, AND OTHER ITEMS IN THE PLAZA WITH GSD PARK DEVELOPMENT. I.E. ONCE NEW ITEMS ARRIVE, NOTIFY CITY TO PICK UP.
- CONTACT MISS DIG 72 HOURS PRIOR TO ANY DEMOLITION.



PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

DRAWN:	APPROVED:
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ISSUED FOR	DATE
BID	4/8/2024

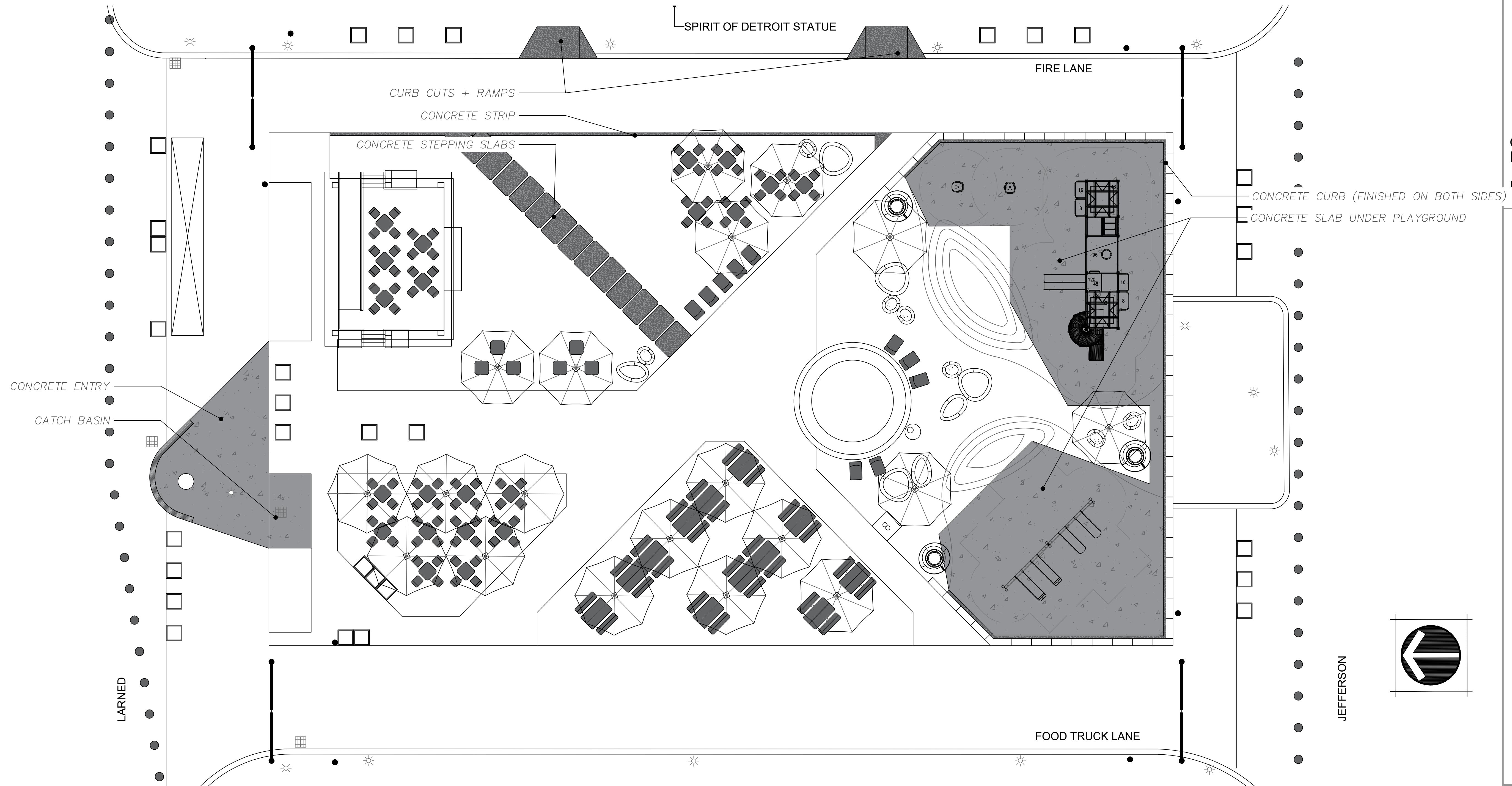
SHEET TITLE:

REMOVALS

SHEET
4



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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	CONCRETE STRIP	75	LF	INSTALL CONCRETE STRIP PER PLAN AND DETAIL.
	CONCRETE STEPPING SLABS	300	SF	INSTALL CONCRETE SLABS PER PLAN AND DETAIL
	CONCRETE CURB	200	LF	INSTALL CONCRETE CURB 6" - FINISHED BOTH SIDES.

	CONCRETE SLAB UNDER PLAYGROUND	3000	SF	INSTALL SLAB UNDER PLAYGROUND PER PLAN AND DETAIL. 6" WITH REINFORCEMENT.
	CURB CUTS + RAMPS	150	SF	INSTALL CURB CUTS AND RAMPS TO EXISTING CITY SIDEWALK AS SHOWN ON PLAN.
	CATCH BASIN		LS	PROVIDE \$20,000 ALLOWANCE FOR REBUILDING OF CATCH BASIN. DESIGNED TO WORK BENEATH SHIPPING CONTAINER. ENGINEERING PER GSD.
	CONCRETE ENTRY	500	SF	INSTALL CONCRETE ENTRY, WITH CURB. PER DPW STANDARDS.

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SPIRIT PLAZA IMPROVEMENTS

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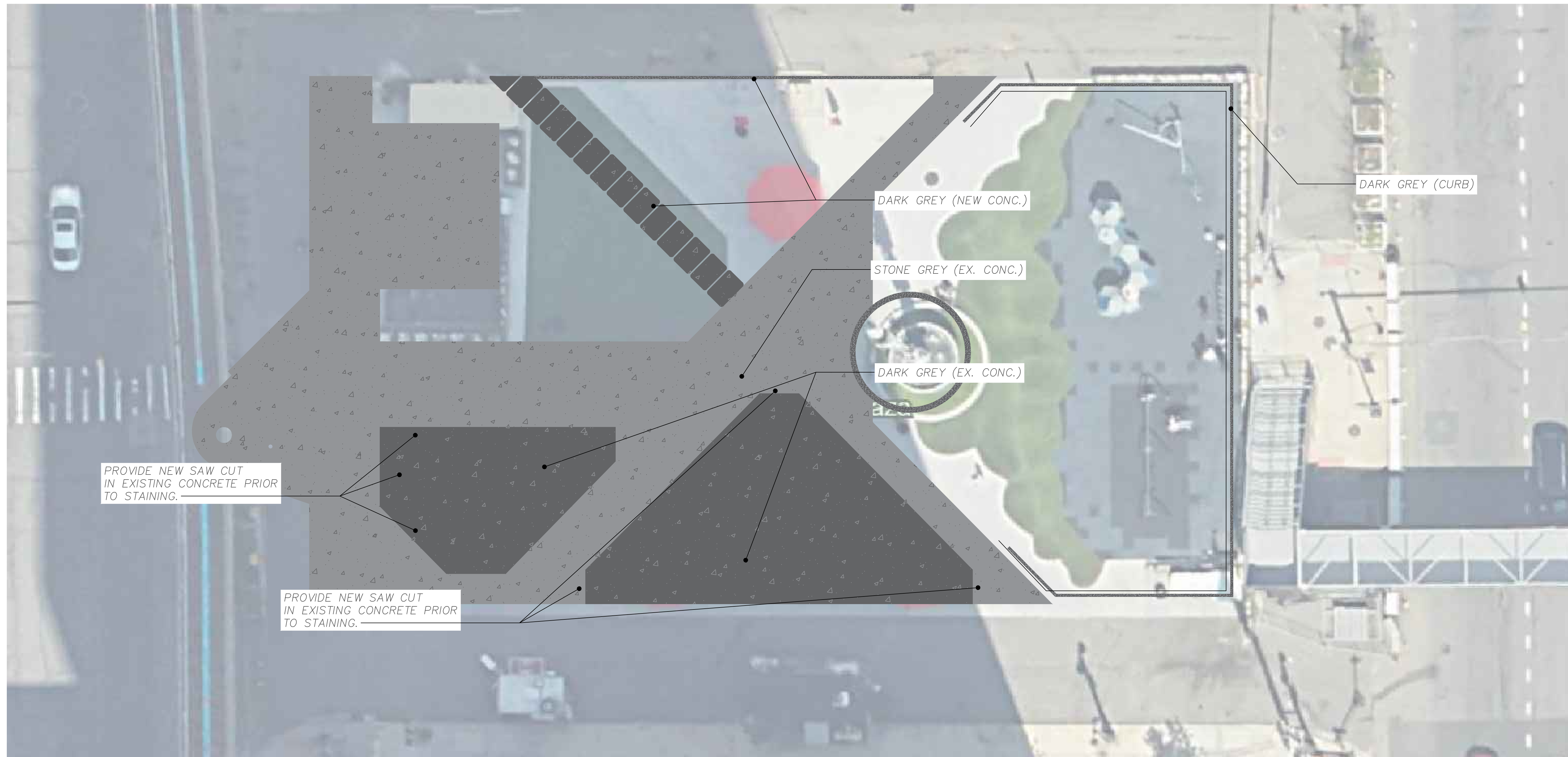
CONCRETE

SHEET

5



GENERAL SERVICES DEPARTMENT
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PROVIDE NEW SAW CUT
 IN EXISTING CONCRETE PRIOR
 TO STAINING.

PROVIDE NEW SAW CUT
 IN EXISTING CONCRETE PRIOR
 TO STAINING.

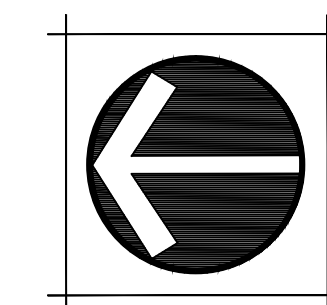
DARK GREY (CURB)

DARK GREY (NEW CONC.)

STONE GREY (EX. CONC.)

DARK GREY (EX. CONC.)

QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	CONCRETE STAIN (LIGHT)	2500	SF	PROVIDE AND APPLY SCOFFIELD REVIVE EXTERIOR STAIN AND SEALER - STONE GREY 5183
	CONCRETE STAIN (DARK)	5500	SF	PROVIDE AND APPLY SCOFFIELD REVIVE EXTERIOR STAIN AND SEALER - DARK GREY C34



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**SPIRIT PLAZA
 IMPROVEMENTS**

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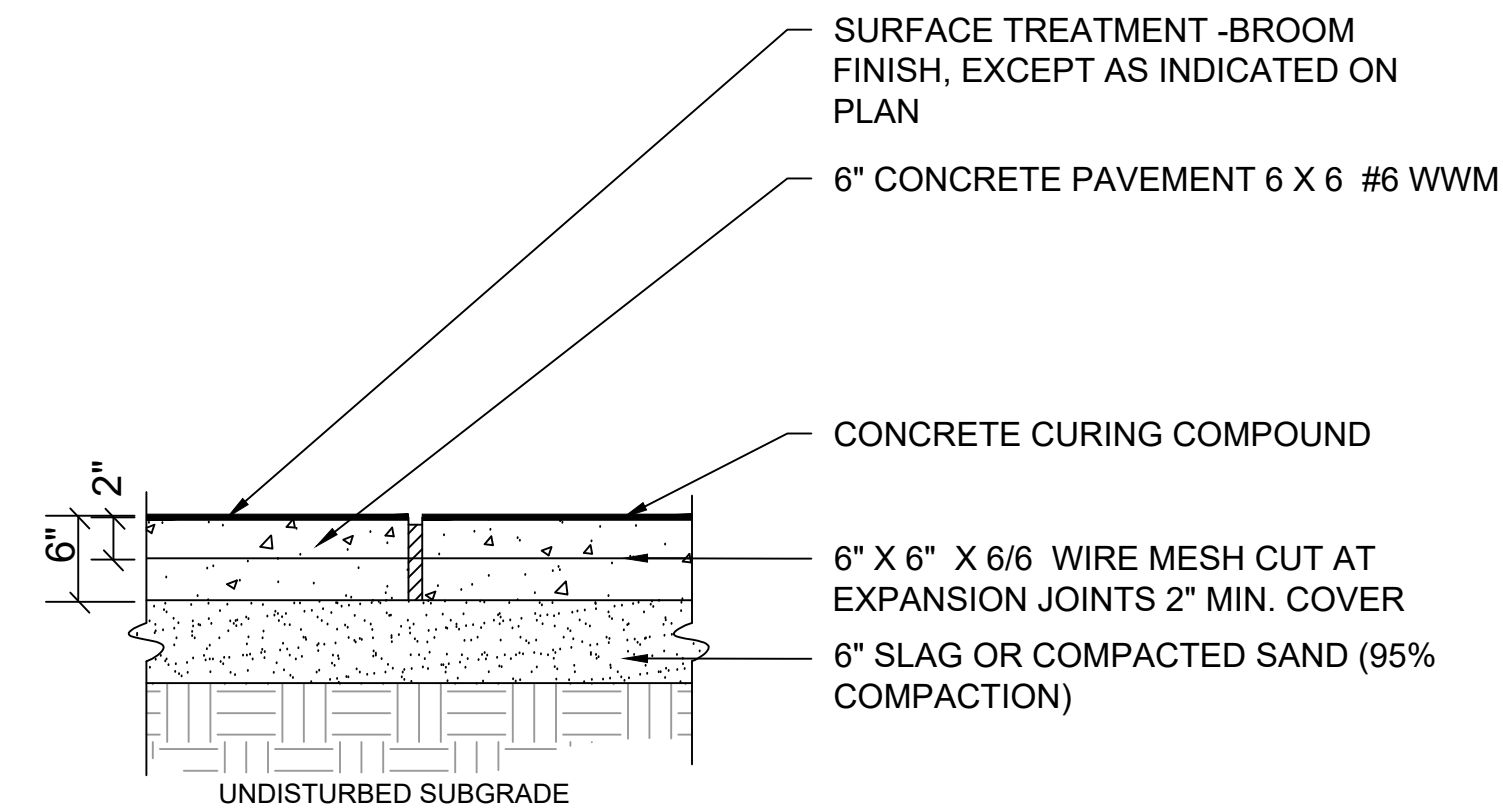
CONCRETE STAINING

SHEET

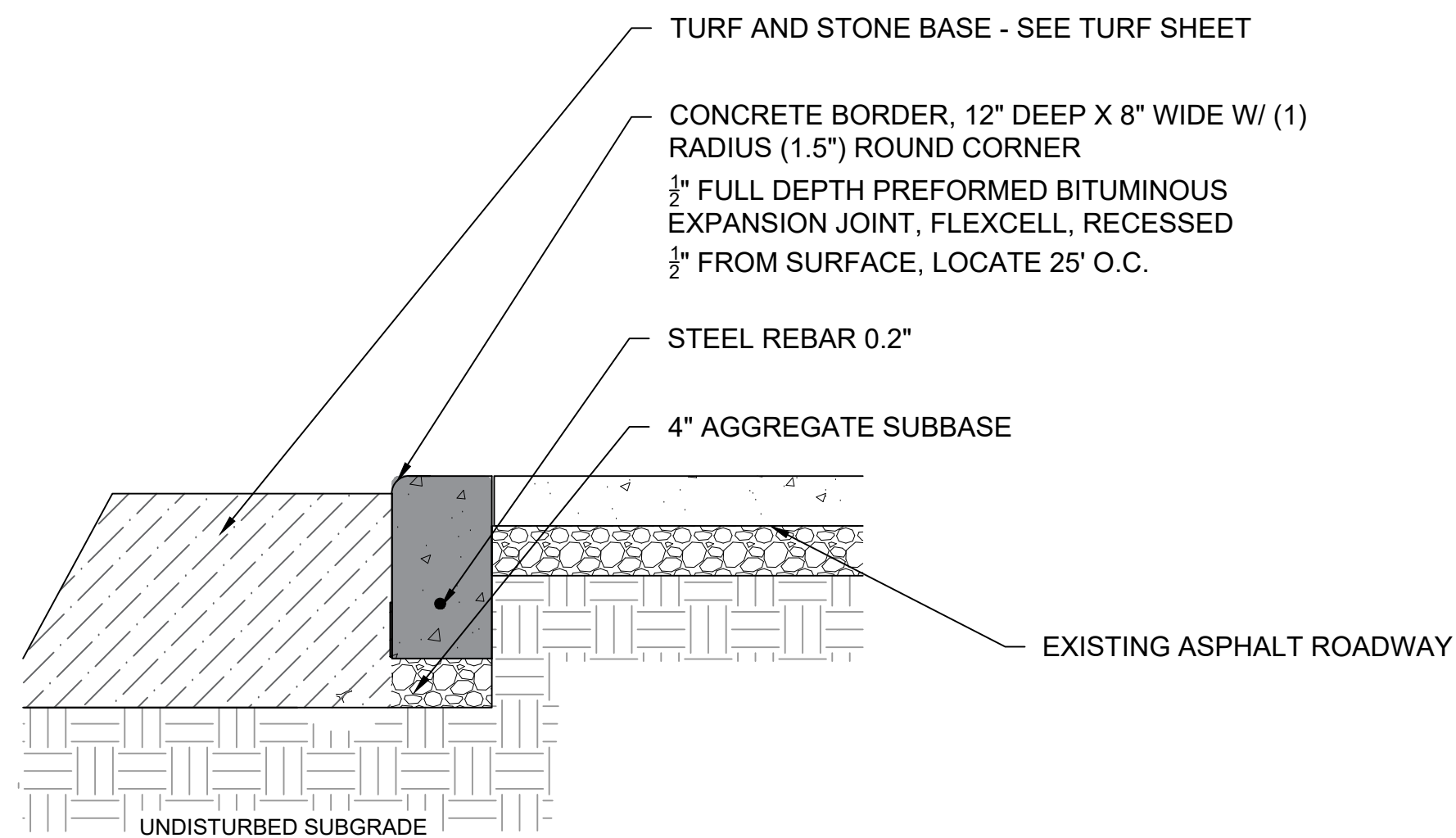
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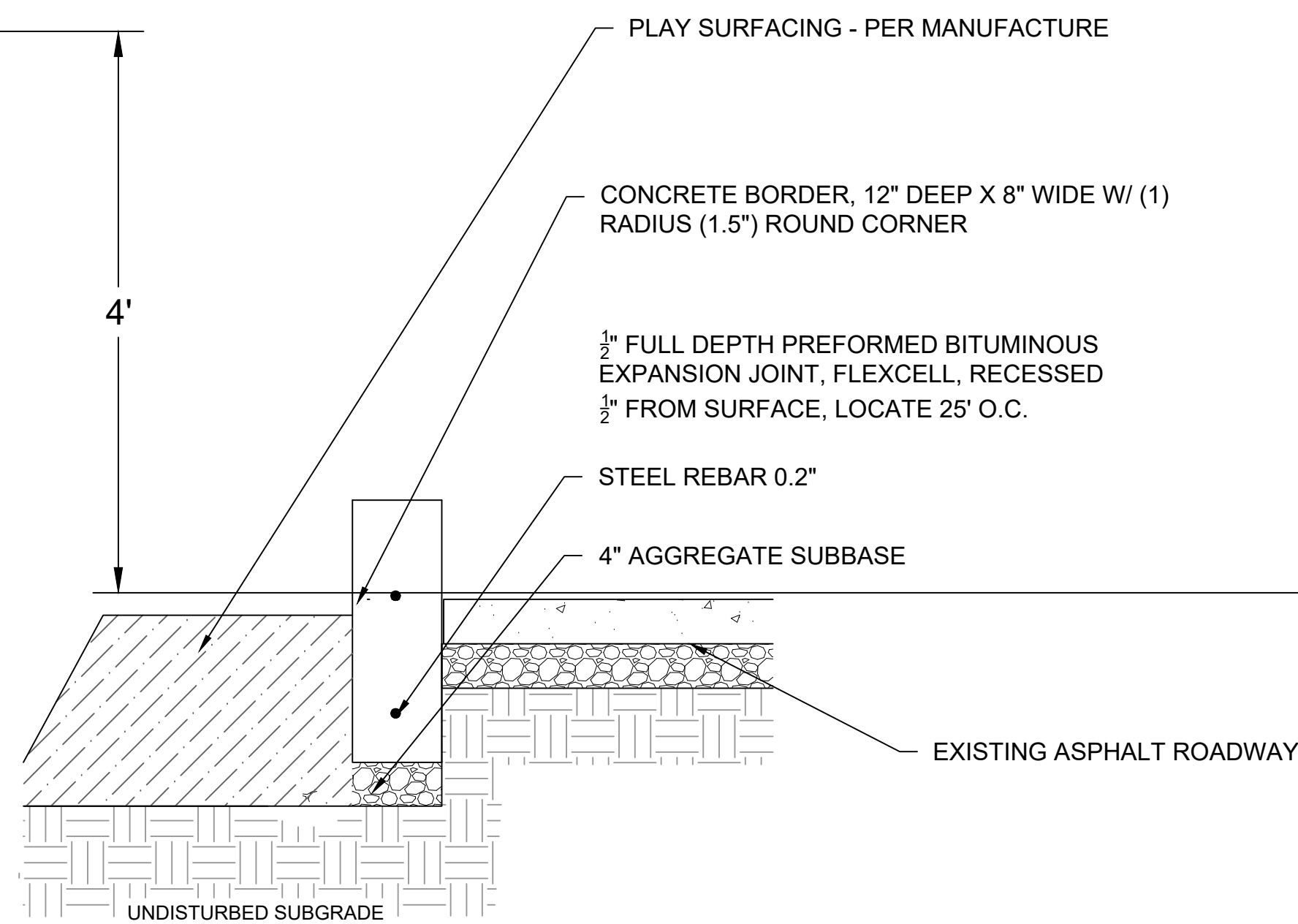
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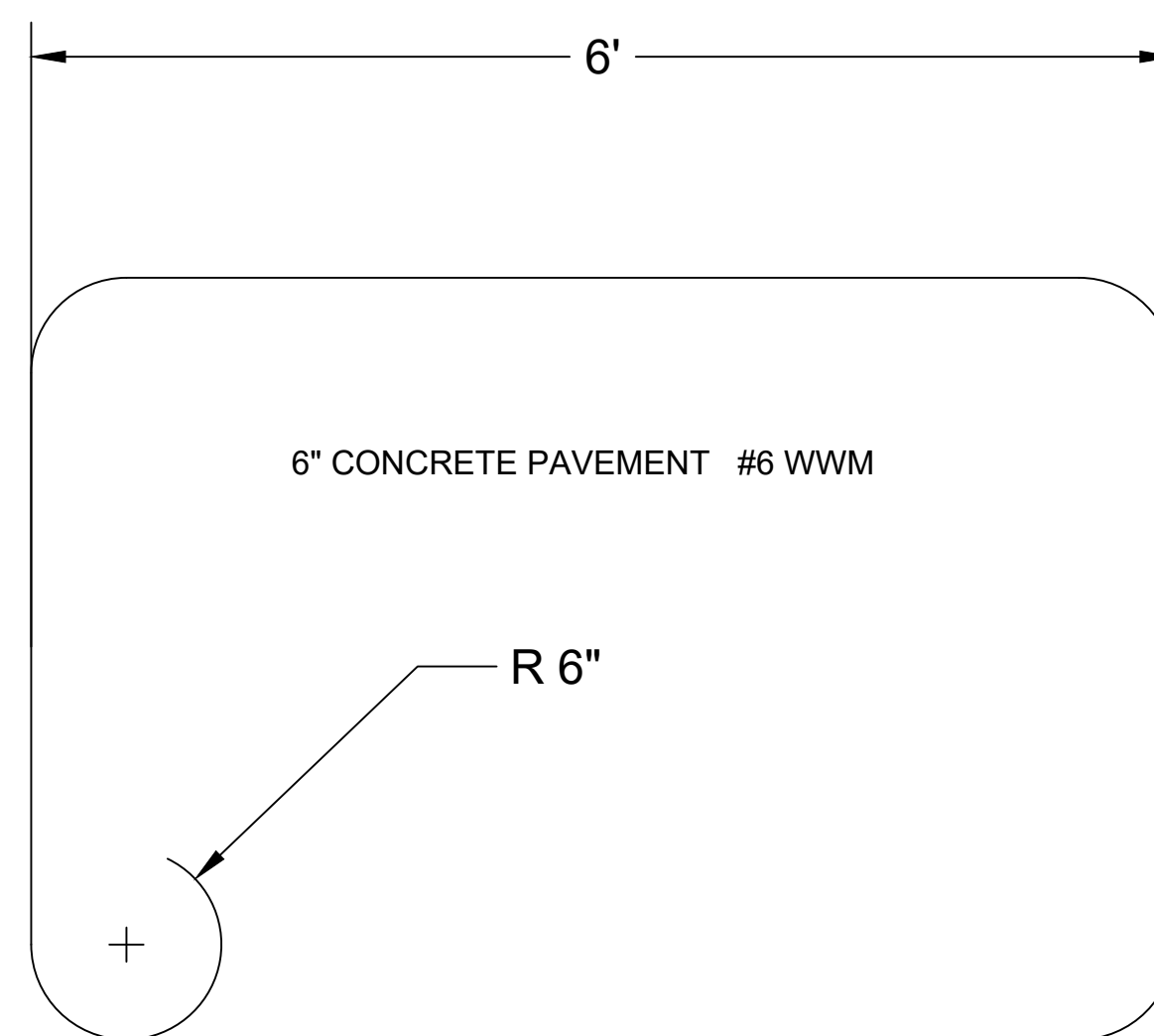
7 6" REINFORCED CONCRETE PAVEMENT
 L5,04 NOT TO SCALE



CONCRETE STRIP
 NOT TO SCALE



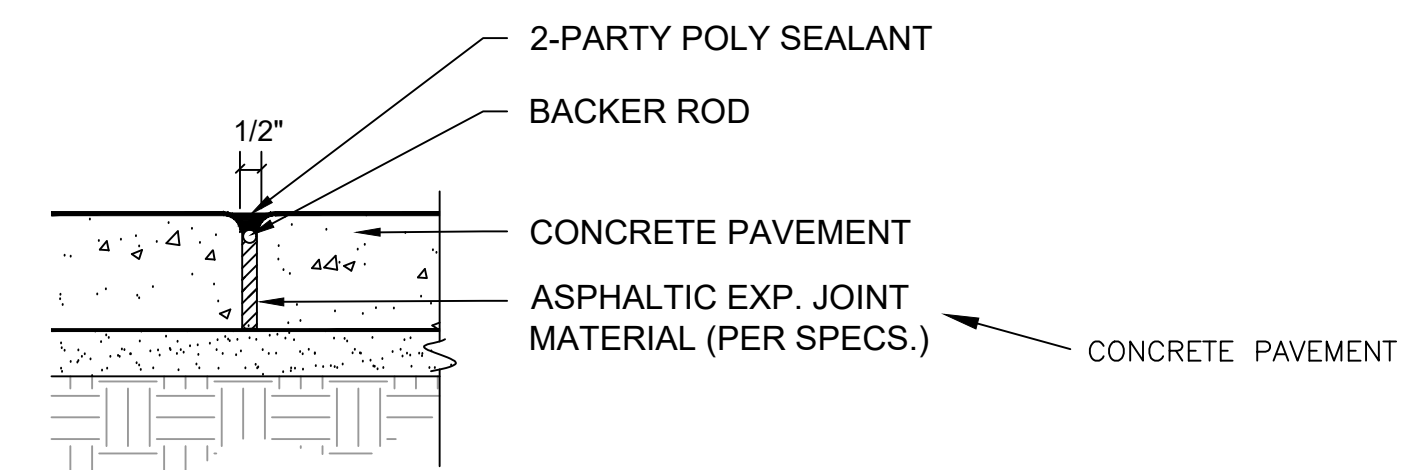
CONCRETE CURB
 NOT TO SCALE



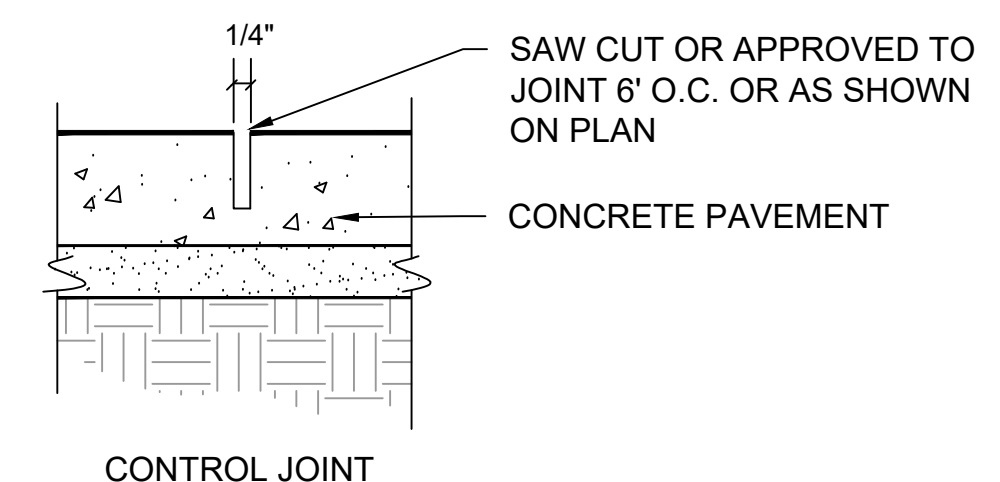
CONCRETE STEPPING SLABS
 NOT TO SCALE

GENERAL NOTES

- A. CONCRETE TO BE INSTALLED TO STANDARD GSD SPECIFICATIONS AND DETAILS
- B. AREAS WHERE AMENITIES ARE TO BE SURFACE MOUNTED SHALL BE THICKENED TO 6"
- C. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY GRADING AND EXCAVATION.
- D. SPOILS MAY BE GRADED INTO THE SITE WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT, OR HAULED OFF SITE, AS THE CONTRACTOR DECIDES.
- E. ANY SPOILS GRADED INTO THE SITE SHALL BE FINE GRADED, SEEDED AND FERTILIZED
- F. CONTRACTOR RESPONSIBLE FOR DETERMINING FINAL GRADE AND ELEVATION OF THE PATH AND PLAZAS.
- G. FINAL LAYOUT SHOULD BE DETERMINED IN THE FIELD WITH THE LANDSCAPE ARCHITECT.
- H. CONTRACTOR RESPONSIBLE FOR ALL CUT AND FILLS REQUIRED TO CREATE A SMOOTH AND PROPERLY DRAINED SURFACE. NO GRADE CHANGE OVER 4% IS ALLOWABLE.
- I. CONTRACTOR WILL AVOID LOW SPOTS, OR FILL AS NECESSARY.
- J. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING, TO ENSURE THEY HAVE A COMPLETE UNDERSTANDING OF ALL EARTHWORK NECESSARY TO COMPLETE THE PROJECT.



EXPANSION JOINT



CONTROL JOINT

CONTROL/EXPANSION JOINTS
 NOT TO SCALE

PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

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BID	4/8/2024

SHEET TITLE:

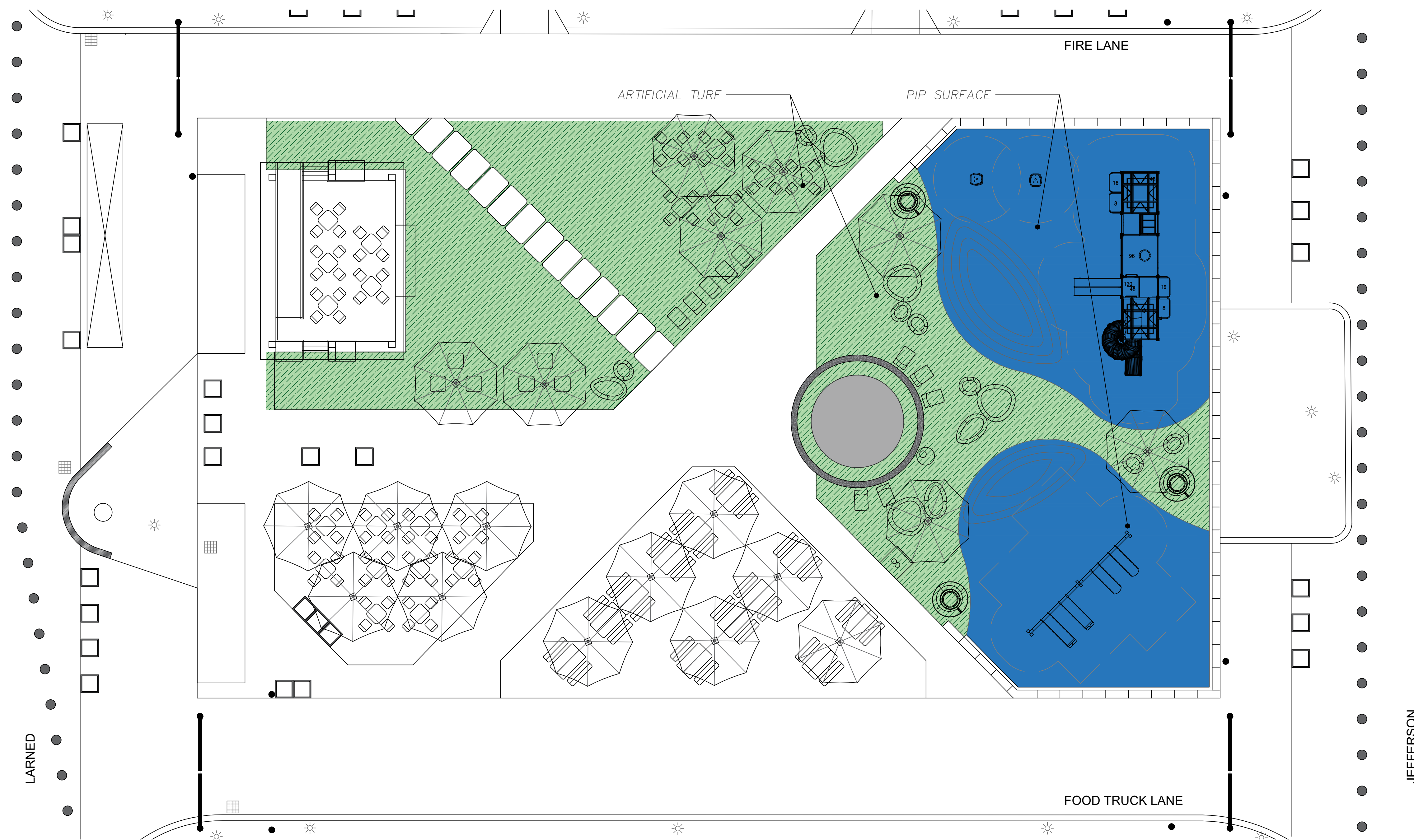
CONCRETE DETAILS

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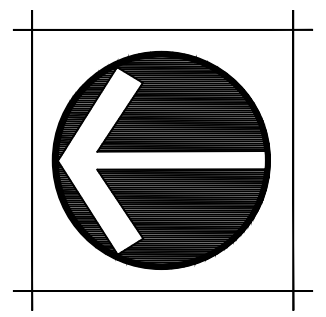
QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	ARTIFICIAL TURF	5000	SF	INSTALL FOREVER LAWN OHIO MODEL DETROIT SPIRIT PLAZA. TO INCLUDE COMPACTED AGGREGATE BASE. PER MANUFACTURES SPECIFICATIONS.
	POURED IN PLACE (PIP) PROTECTIVE RUBBER SURFACING	3500	SF	INSTALL POURED IN PLACE PROTECTIVE SURFACING PER MANUFACTURES AND GSD SPECIFICATIONS. (INCLUDES COMPACTED STONE MOUNDS COVERED WITH PIP).

PROJECT NAME:
SPIRIT PLAZA IMPROVEMENTS

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ISSUED FOR BID	4/8/2024

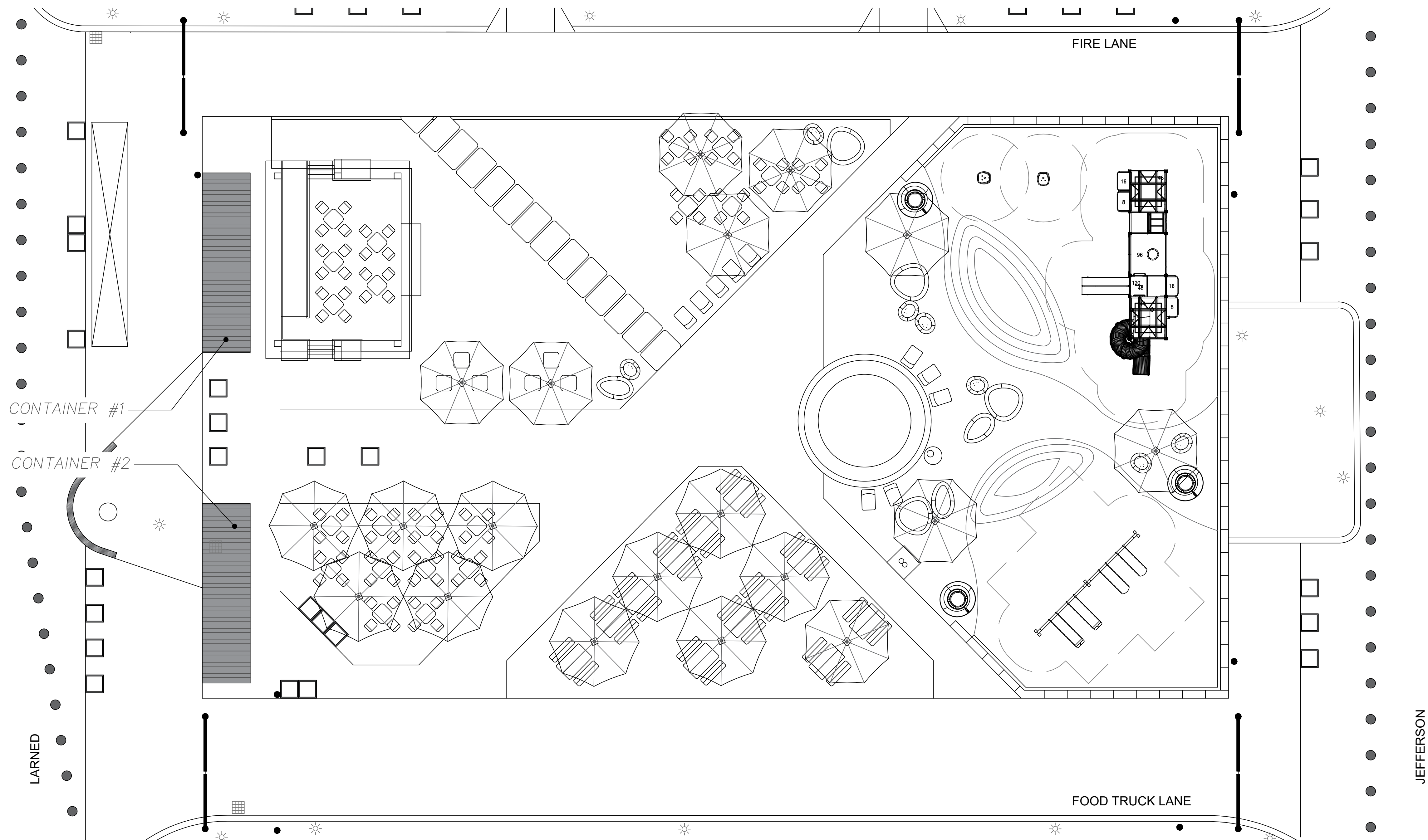
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SURFACING

SHEET
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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	SHIPPING CONTAINER #1		LS	SUPPLY AND INSTALL CUSTOM 30' SHIPPING CONTAINER. TO INCLUDE SWINGING DOORS ON EACH END.
	SHIPPING CONTAINER #2		LS	SUPPLY AND INSTALL CUSTOM 30' SHIPPING CONTAINER. TO INCLUDE INTERIOR PARTITION, FOR 2 COMPARTMENTS.

PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

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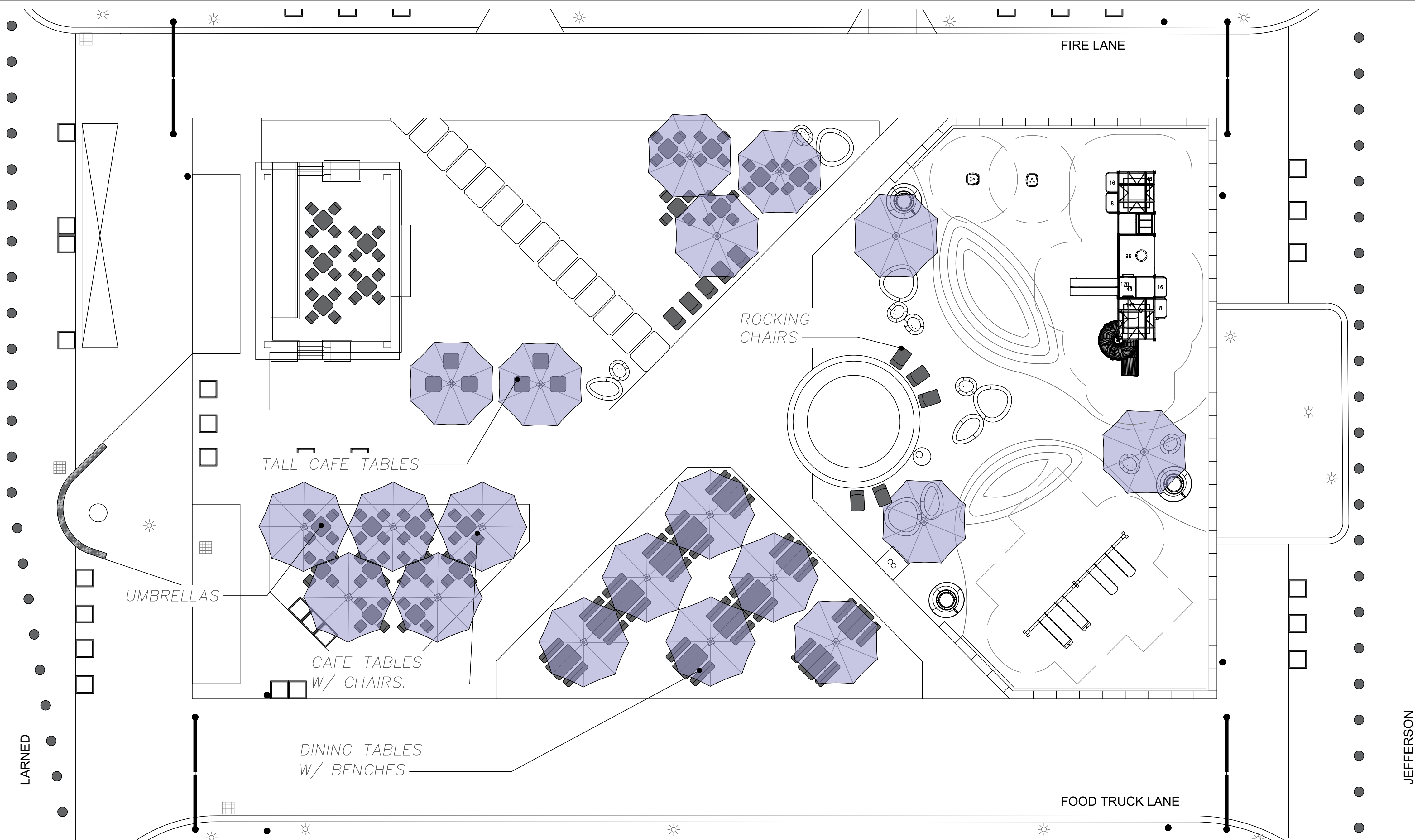
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CONTAINERS

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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	UMBRELLAS	10		SUPPLY AND INSTALL BAHAMA UMBRELLA MODEL #C3045M 14' 10" ROUND JUMBRELLA
	UMBRELLA MOUNTS	10		SUPPLY AND INSTALL UMBRELLA MOUNTS, PER MANUFACTURERS SPECIFICATIONS. NOT SHOWN ON PLAN. TO BE INSTALLED AS CORES INTO EXISTING CONCRETE. EXACT LOCATIONS TO BE DETERMINED.

	UMBRELLA MEMBRANE	20		SUPPLY AND INSTALL BAHAMA UMBRELLA ROUND MEMBRANE 14' X 10'
	DINING TABLES	12		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG TABLE 65" X 39"
	CAFE TABLES	21		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG PEDESTAL TABLE 31" X 31"
	TALL CAFE TABLES	9		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG HIGH PEDESTAL TABLE 31.5" X 31.5"

	CHAIRS	80		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG SIDE CHAIR
	BENCHES	42		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG BENCH 57"
	ROCKING CHAIRS	10		SUPPLY AND INSTALL FERMOB USA - LUXEMBOURG ROCKING CHAIR

NOTE: THERE ARE TEN EXISTING UMBRELLAS THAT ARE TO REMAIN IN PLACE. CONTRACTOR REQUIRED TO PURCHASE AND REPLACE MEMBRANE ON ALL UMBRELLAS, NEW AND EXISTING.

PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

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BID	4/8/2024

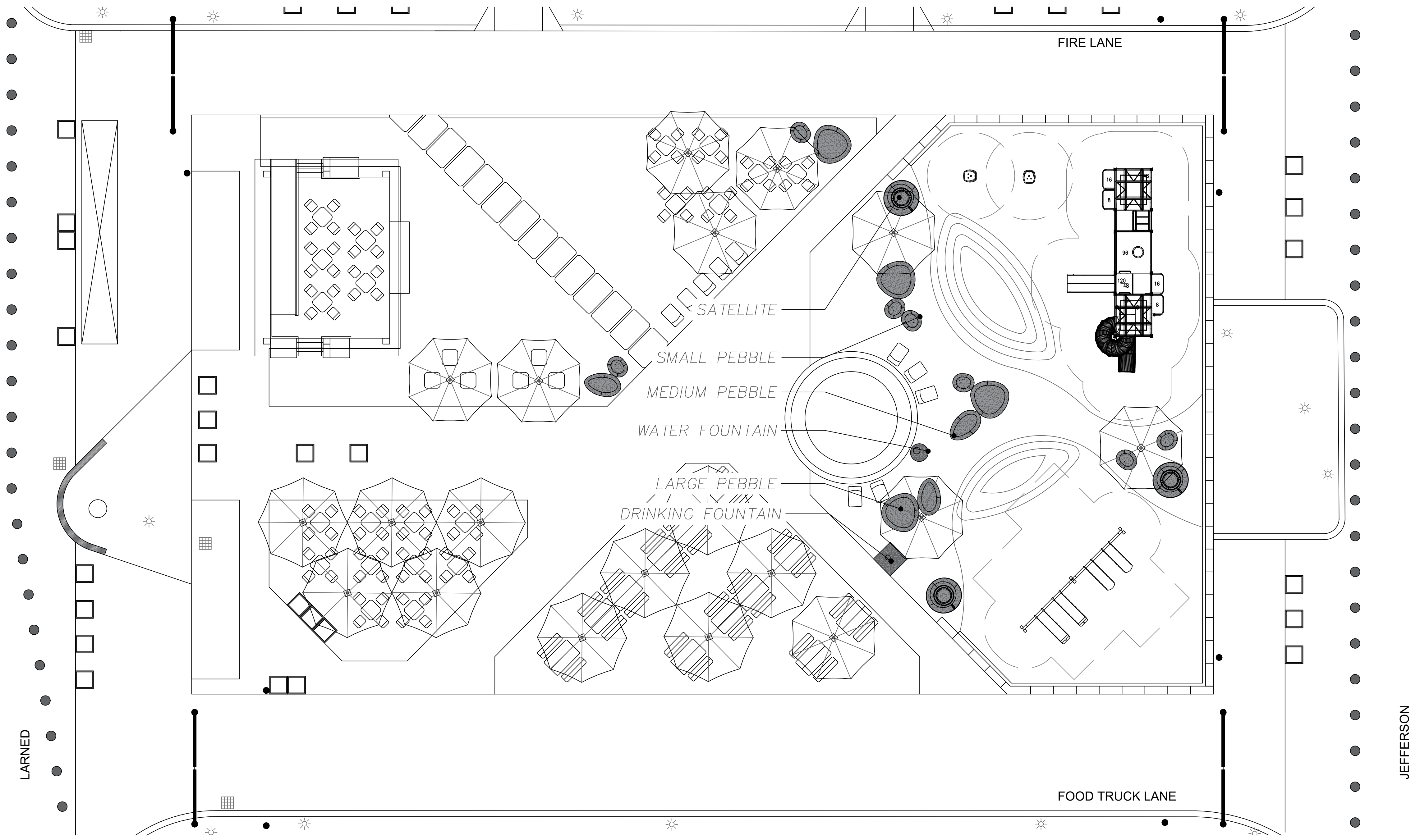
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AMENITIES

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10



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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	SMALL PEBBLES	7	SF	SUPPLY AND INSTALL LANDSCAPE FORMS - ESCOFET. "SMALL PEBBLE"
	MEDIUM PEBBLES	3		SUPPLY AND INSTALL LANDSCAPE FORMS - ESCOFET. "MEDIUM PEBBLE"
	LARGE PEBBLES	4		SUPPLY AND INSTALL LANDSCAPE FORMS - ESCOFET. "LARGE PEBBLE"
	SATELLITES	3		SUPPLY AND INSTALL LANDSCAPE FORMS - ESCOFET. "SATELLITE"

	WATER FOUNTAIN	1	SUPPLY AND INSTALL LANDSCAPE FORMS - ESCOFET. WATER FOUNTAIN "RURAL". PEA STONE DRAIN.
	DRINKING FOUNTAIN	1	SUPPLY AND INSTALL MOST DEPENDABLE FOUNTAINS: SM 10155 WITH BOTTLE FILLER, HAND WASH STATION, SOAP DISPENSER, DOG BOWL, AND WHEELCHAIR HEIGHT DRINKING FOUNTAIN. PEA STONE DRAIN. PROVIDE 3 CASES OF EXTRA HAND SOAP TO BE DELIVERED TO GSD.

PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

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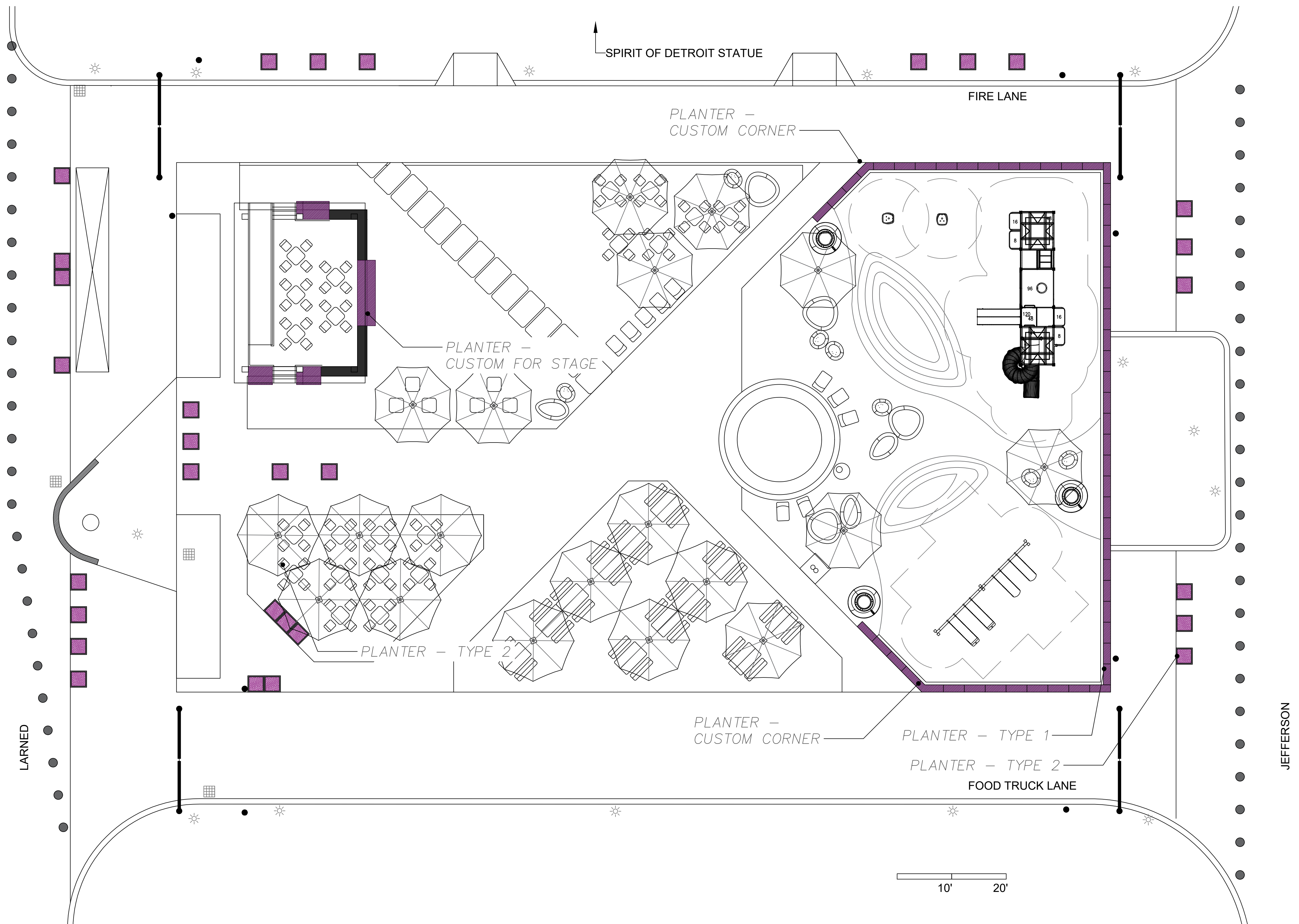
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AMENITIES CONT.

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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	PLANTER BOX - TYPE 1	50	SF	SUPPLY AND INSTALL PENCHURA - ANNOVA RECTANGULAR PLANTER 40" H X 16" W X 48" L, WITH BAG FILLER AND WATER SIPPER SYSTEM. INTERLOCKING. FILL WITH PLANTING SOIL.
	PLANTER BOX - TYPE 2	30	EACH	SUPPLY AND INSTALL PENCHURA - ANNOVA SQUARE PLANTER 36" X 36" SKID MOUNTED, WITH FILLER AND WATER SIPPER SYSTEM. FILL WITH PLANTING SOIL.

	PLANTER BOX - CUSTOM CORNERS	2	EACH	SUPPLY AND INSTALL PENCHURA - ANNOVA CUSTOM PLANTER BOX AND BENCH SYSTEM FOR STAGE. FILL WITH PLANTING SOIL.
	PLANTER BOX - CUSTOM FOR STAGE		LS	SUPPLY AND INSTALL PENCHURA - ANNOVA CUSTOM PLANTER BOX AND BENCH SYSTEM FOR SPIRIT PLAZA STAGE. FILL WITH PLANTING SOIL.
	PLANTS		LS	PROVIDE \$20,000 ALLOWANCE FOR PLANT MATERIAL AND INSTALLATION.

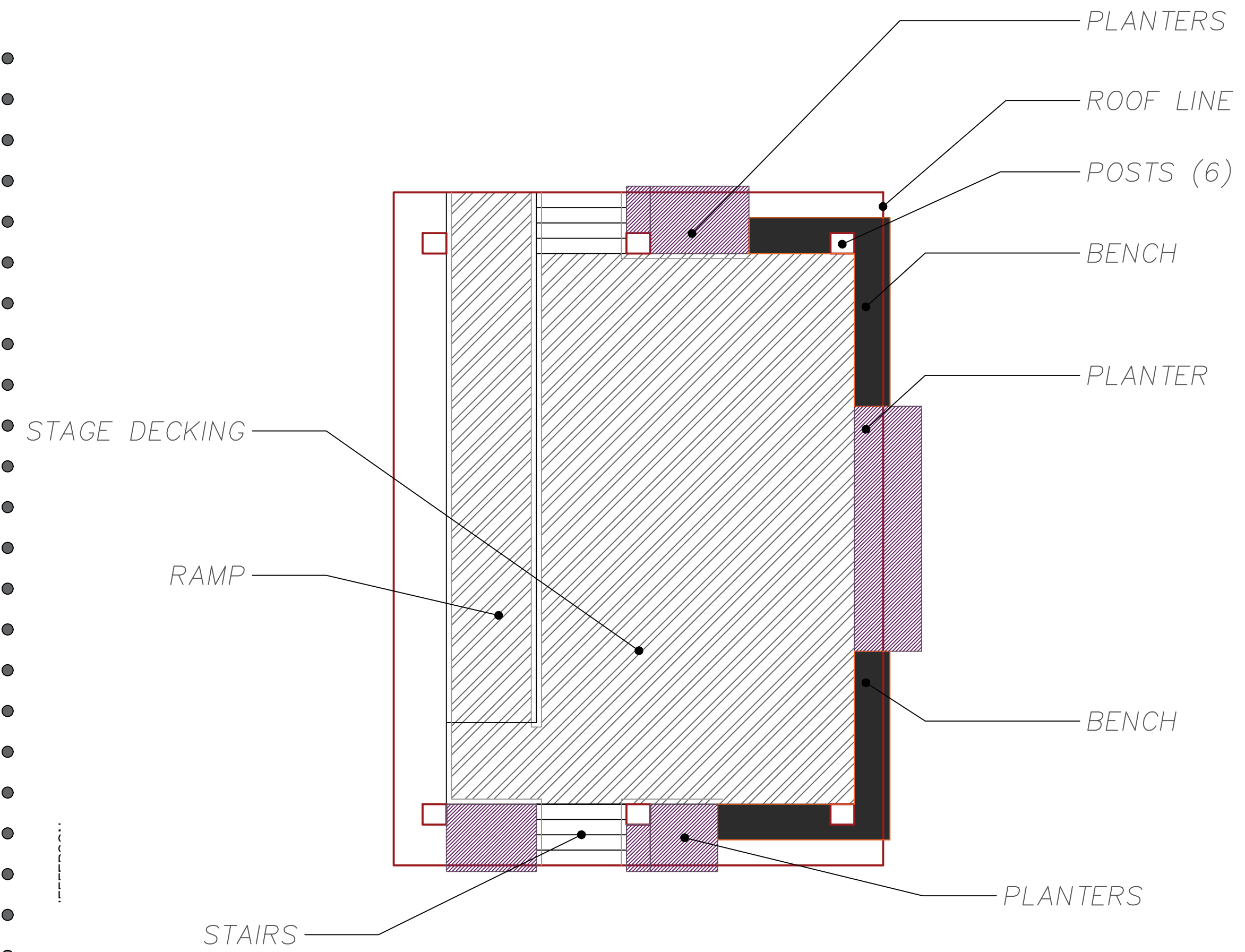
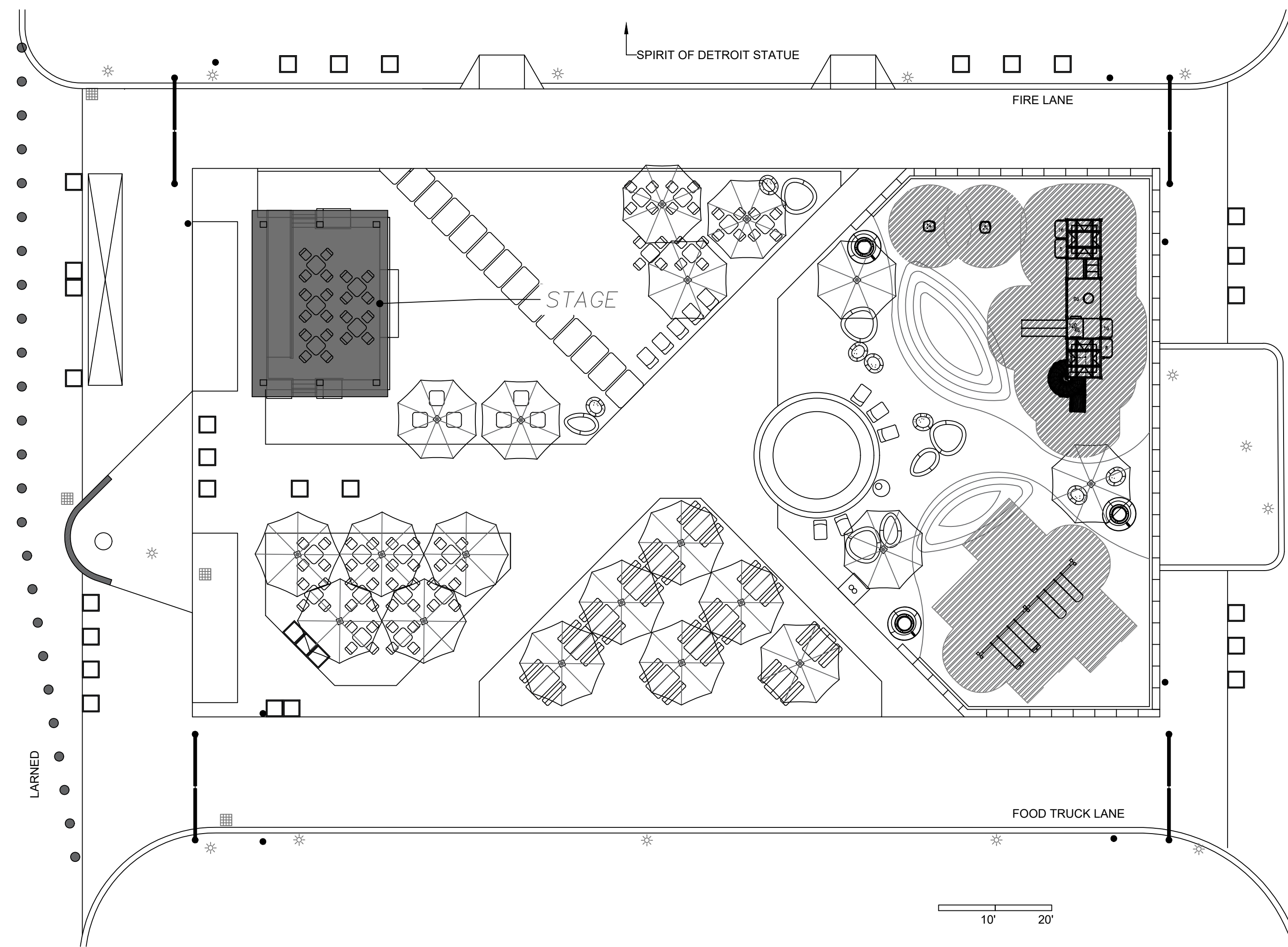
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SPIRIT PLAZA IMPROVEMENTS

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BID	4/8/2024

SHEET TITLE:
PLANTER BOXES

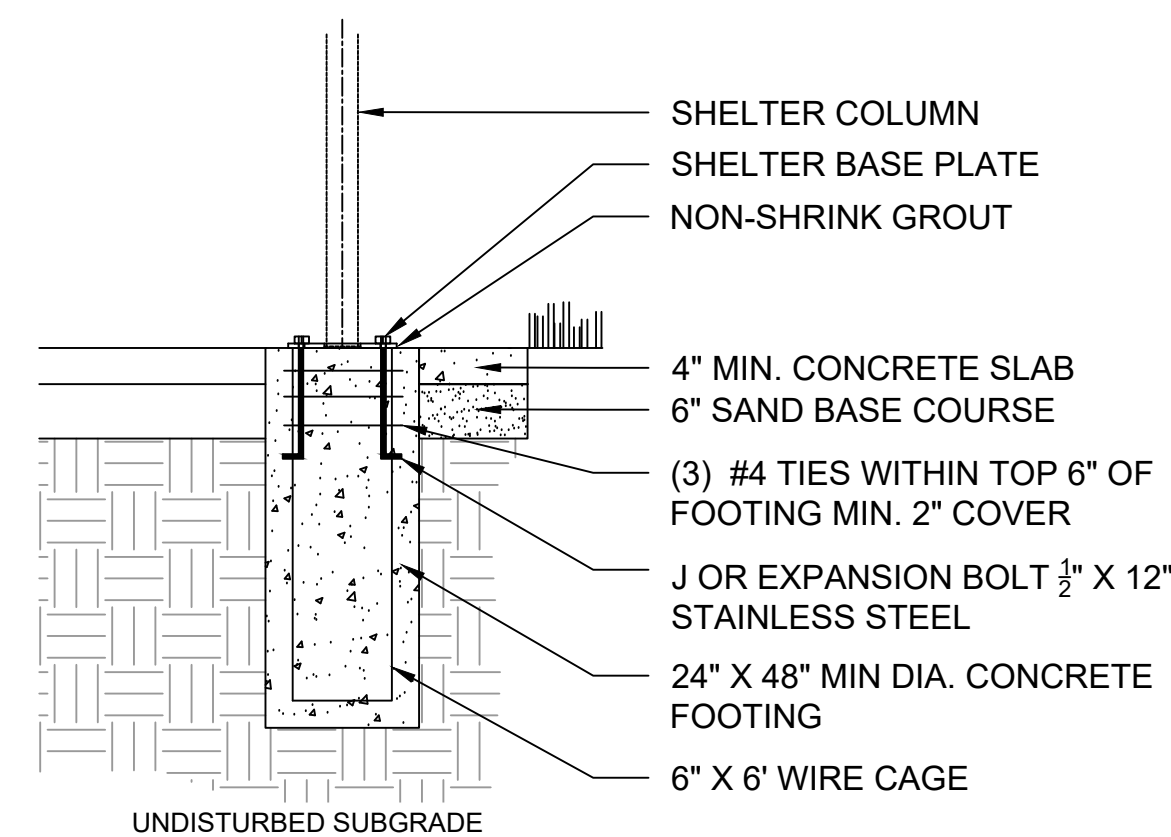


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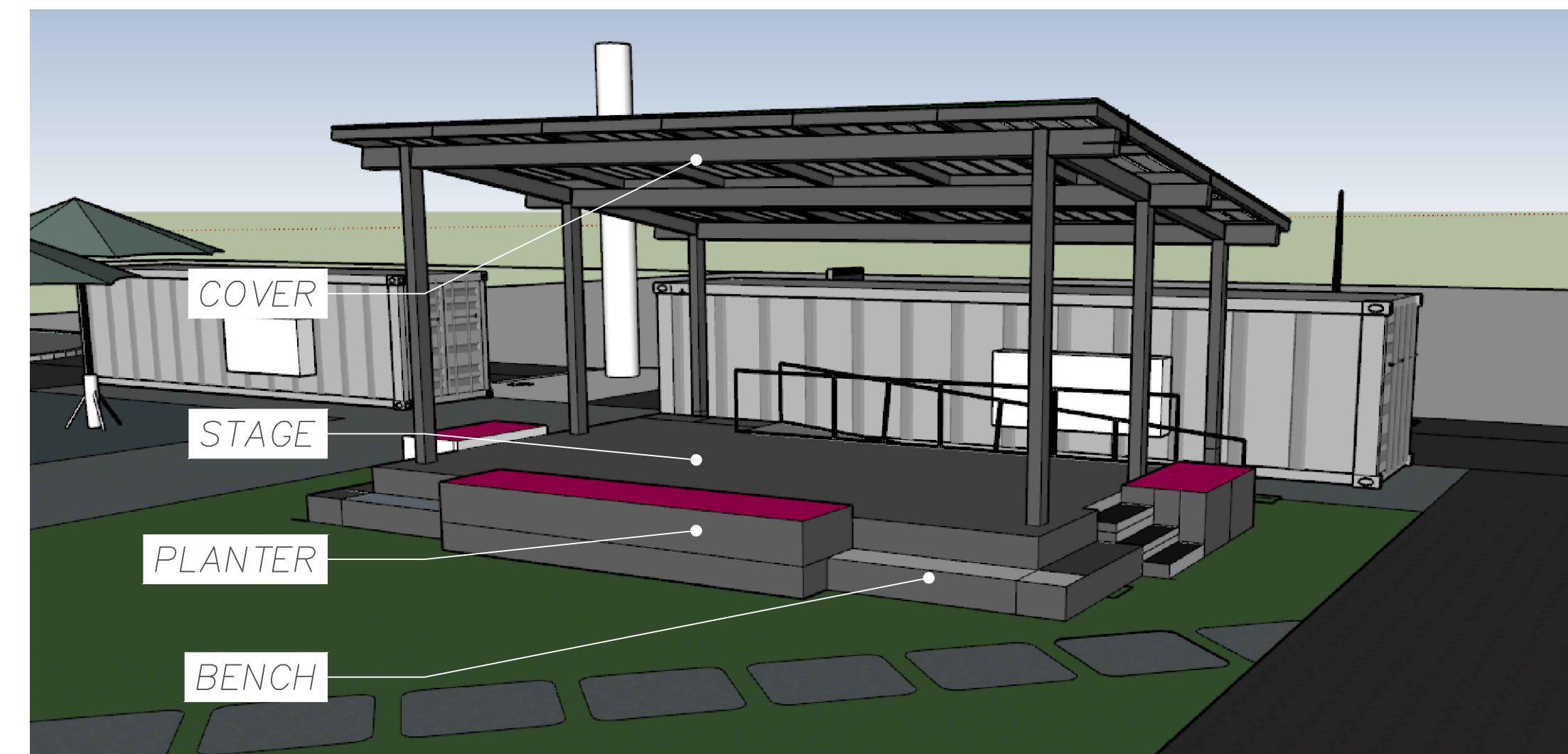


QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	STAGE		LS	SUPPLY AND INSTALL VERSADECK STAGE, MODEL DETROIT SPIRIT PLAZA - 27' X 20' W/ RAMP, STAIRS, DECKING, RAIL, ETC.
	COVER		LS	SUPPLY AND INSTALL COVERWORX SHELTER MODEL 24' X 33' MONOSLOPE, WITH REMOVABLE ROOF, TONGUE AND GROOVE.
	STAGE FOUNDATION		LS	PROVIDE \$30,000 ALLOWANCE FOR CONSTRUCTION OF FOUNDATIONS FOR THE COVERED STAGE. ENGINEERING PER GSD.

NOTE: BIDDERS SHOULD USE THE SHELTER FOOTING SHOWN TO PROVIDE PRICING. THIS SHELTER REQUIRES 6 POSTS/FOOTINGS. ALLOWANCE WILL BE USED IF FINAL ENGINEERING REQUIRES ADDITIONAL FOUNDATIONS.



SHELTER FOOTING
 USE FOR BIDDING (6 POSTS) FINAL ENGINEERING PER GSD.



PROJECT NAME:
SPIRIT PLAZA IMPROVEMENTS

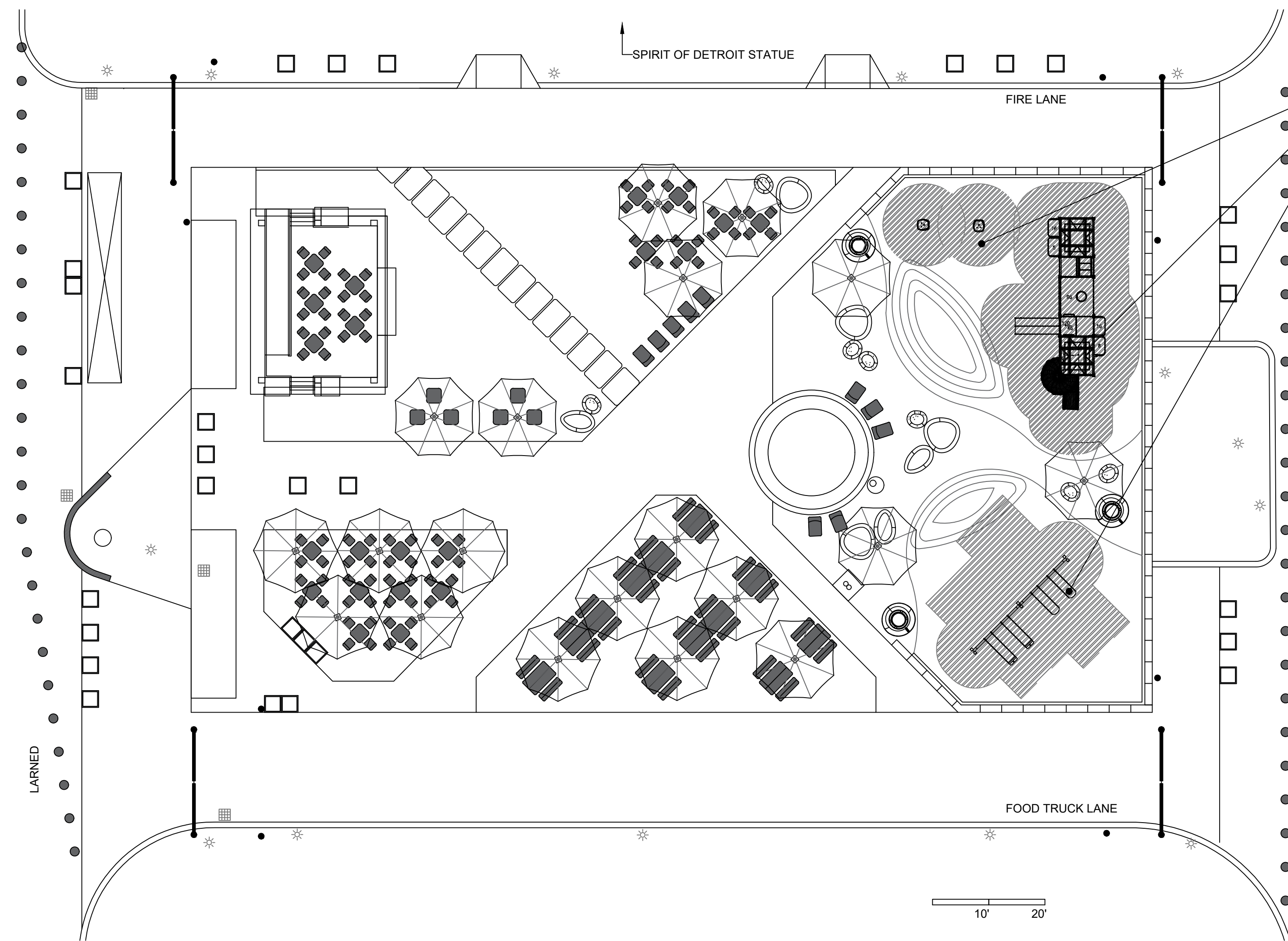
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SHEET TITLE:
COVERED STAGE

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PLAY PIECES



QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	PLAYGROUND		LS	SUPPLY AND INSTALL PENCHURA - LANDSCAPE STRUCTURES INC. CUSTOM PLAY STRUCTURE - DETROIT SPIRIT PLAZA. INCLUDES, SWINGS, SPINNING SEATS, AND PLAY TOWER.

- a. INSTALLATION OF THIS PLAY EQUIPMENT REQUIRES CPSI TRAINED INSTALLERS.
- b. LAYOUT OF POSTS AND OTHER MAJOR COMPONENTS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND AS DETAILED ON PLANS AS REQUIRED TO MEET THE REQUIRED FALL ZONE CLEARANCE SPACE AROUND EACH PLAY ELEMENT, CITY REPRESENTATIVE TO APPROVE LAYOUT. METAL SLIDES ARE TO FACE NORTH. POSTS SHALL BE SET IN CONCRETE FOOTINGS AS CALLED FOR IN MANUFACTURER'S INSTRUCTIONS, 48" MINIMUM. CONCRETE SHALL BE ALLOWED TO CURE SUFFICIENTLY BEFORE COMMENCING ASSEMBLY OF OTHER COMPONENTS.
- c. EXCAVATE PLAY AREA FOR INSTALLATION OF 4" PEA STONE AND 12" EWF SURFACING. PERFORATED PIPE DRAIN IN PEA STONE.
- d. INSTALLATION OF CONCRETE, PLAY EQUIPMENT, AND SAFETY SURFACING TO BE PERFORMED ACCORDING TO MANUFACTURER'S AND STANDARD GSD SPECIFICATIONS AND DETAILS.
- e. ASSEMBLE AND INSTALL PLAY EQUIPMENT COMPONENTS AND ITEMS AS SPECIFIED AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, AND AS LOCATED AND DETAILED ON PLANS.
- f. INSTALL COMPONENTS IN THE SEQUENCE AS RECOMMENDED BY MANUFACTURER.
- g. INSTALL PLAY STRUCTURES AND OTHER ELEMENTS, INCLUDING WEAR MATS, AS INDICATED ON THE DRAWINGS PROVIDED.
- h. VARIATIONS FROM THE INSTALLATION INDICATED MUST BE APPROVED.
- i. VARIATIONS FROM THE INSTALLATION INDICATED AND ALL COSTS FOR REMOVAL AND REPLACEMENT WILL BE AT THE COMPLETE AND TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- j. ALL INSTALLATIONS MUST ALSO INCLUDE A LETTER FROM SUCCESSFUL BIDDER STATING THAT ALL PLAY EQUIPMENT MEETS ALL APPLICABLE STANDARDS SET FORTH BY THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, THE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AFTER INSTALLATION.

NOTE: PLAYGROUND IS TO BE SURFACE MOUNTED TO CONCRETE SLAB. SEE CONCRETE SHEET. FINAL ENGINEERING PER GSD AND LANDSCAPE STRUCTURES.

PROJECT NAME:

**SPIRIT PLAZA
 IMPROVEMENTS**

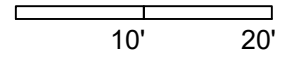
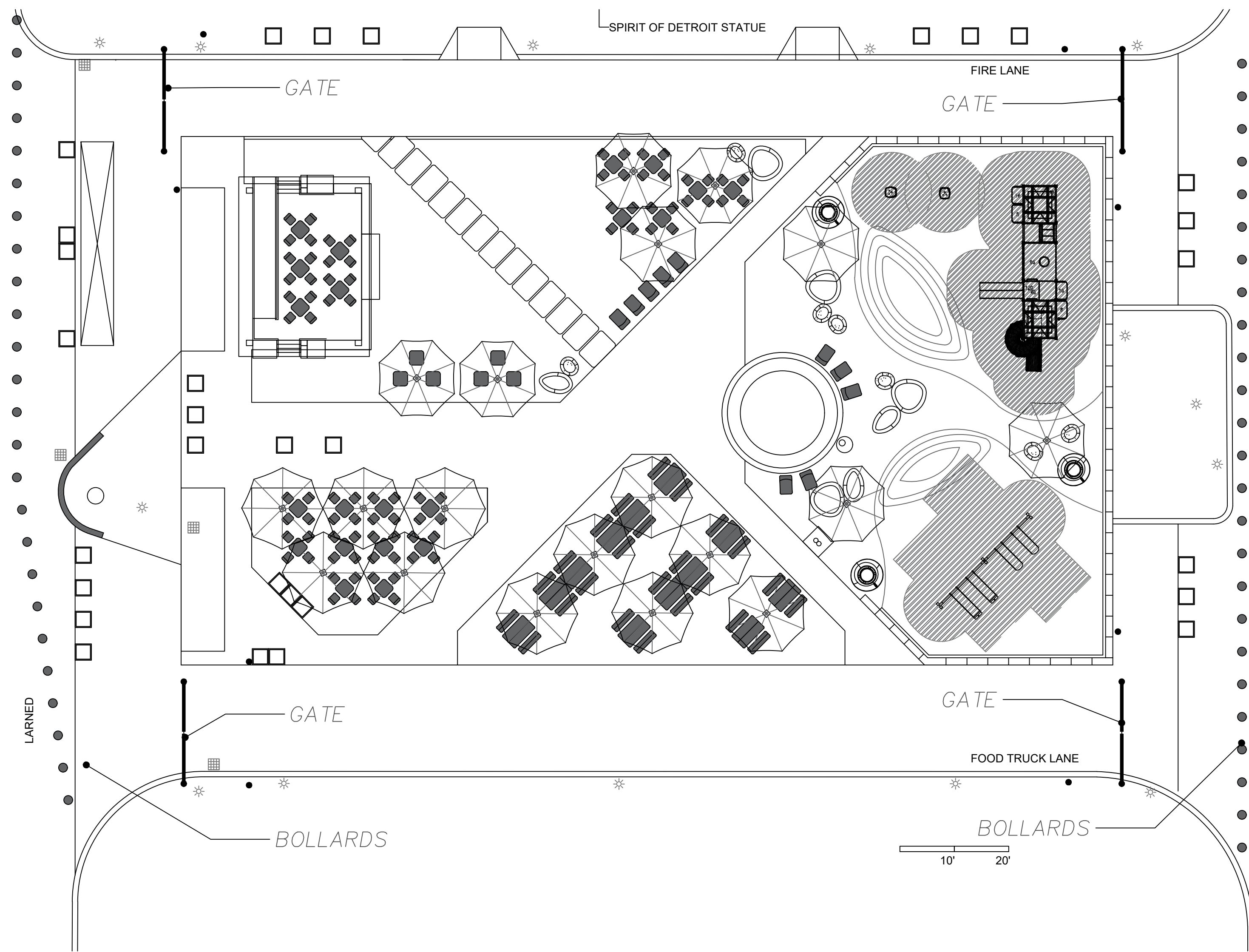
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SHEET TITLE:

PLAYGROUND



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SWING GATE PANELS
 2 - 2" X 4" STEEL TUBE FRAME, HEIGHT: 2'-6"
 LENGTH: APPROX. 11'-8" NOTE: ACTUAL DIMENSION
 DETERMINED BY SIZE/THICKNESS OF HINGE PLATE USED

GATE HINGES + HARDWARE
 2 - PAIR, HEAVY-DUTY STAINLESS-STEEL PANIO-TYPE HINGES
 HINGE TO BE CAPABLE OF HANDLING TWICE THE WEIGHT OF
 THE CANTILEVERED GATE PANEL
 1 - SLEEVE CAP WITH LOCKING ARM/SLOT

STEEL FINISH
 ALL STEEL MATERIALS SHALL BE "HOT-DIPPED GALVANIZED"
 PROVIDE FIELD APPLIED "COLD-GALVANIZED" AS-NEEDED

STEEL GATE POSTS
 2 - 6" SQUARE STEEL POST, APPROX. LENGTH: 7.5'

CENTER REMOVABLE STEEL POST
 1 - 4" SQUARE STEEL REMOVABLE POST
 1 - 4.5" SQUARE STEEL SLEEVE WITH CONCRETE FOOTING
 2 - HEAVY-DUTY STAINLESS-STEEL CHAINS, LENGTH: 2' +
 WELD CENTER LINK OF CHAIN TO POST: 1-FRONT, 1-BACK 1' BELOW
 POST TOP

PARKING SPACE UNIT - STEEL SLEEVE
 1 - 4.5" SQUARE STEEL SLEEVE WITH CONCRETE FOOTING WITH
 1 - LOCKING ARM WELDED TO OUTSIDE OF SLEEVE

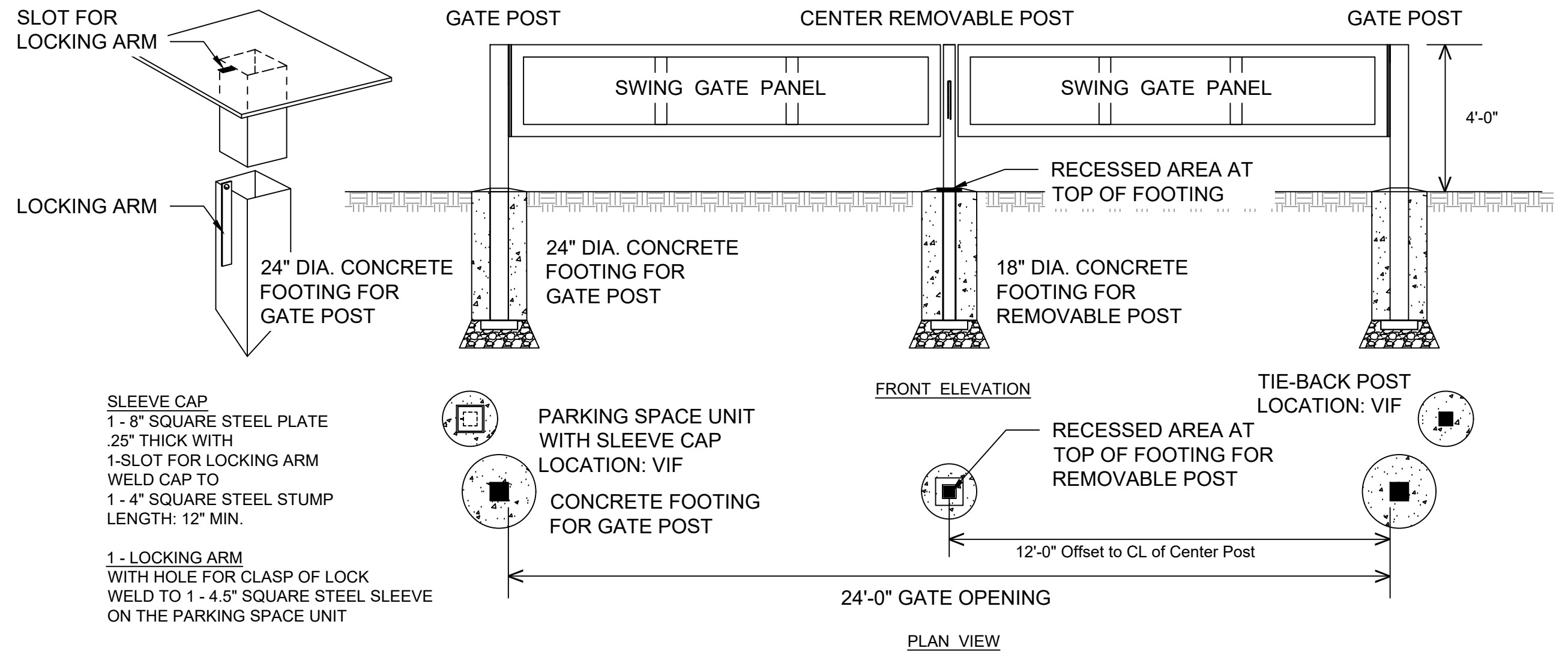
STEEL TIE-BACK POST
 1 - 4.0" SQUARE STEEL POST WITH CONCRETE FOOTING
GENERAL CONSTRUCTION NOTES:
 1. ALL SQUARE STEEL POSTS COMPLETE WITH
 STEEL CAP WELDED IN-PLACE AT TOP OF POST

GATE POST FOOTINGS
 2 - CONCRETE COLLARS WITH MIN. 24" DIA. X 42" DEPTH

REMOVABLE POST FOOTINGS
 2 - CONCRETE COLLARS WITH MIN. 18" DIA. X 42" DEPTH
 PROVIDE RECESSED AREA FOR 8" X 8" X .25" SLEEVE CAP AT TOP
 OF FOOTING

TIE-BACK POST FOOTING
 1 - CONCRETE COLLAR WITH MIN. 18" DIA. X 42" DEPTH
GENERAL CONSTRUCTION NOTES:
 1. SET BOTTOM OF STEEL POST ON BLOCK AT PROPER SUB-GRADE
 2. SET BLOCK ON 6" MAT OF COMPACTED GRAVEL

QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	SWINGING GATES	4	EACH	PER GSD SWINGING GATE DETAIL - 20' WELDED STEEL DOUBLE SWINGING GATE. EACH INCLUDES 4 BOLLARDS SET IN AND FILLED WITH CONCRETE. APPROXIMATELY
	FLEXIBLE ROADWAY BOLLARDS	50	EACH	FLEXIBLE DELINEATOR ROUND POST WITH BASE. 36". REFLECTIVE.



SLEEVE CAP
 1 - 8" SQUARE STEEL PLATE
 .25" THICK WITH
 1-SLOT FOR LOCKING ARM
 WELD CAP TO
 1 - 4" SQUARE STEEL STUMP
 LENGTH: 12" MIN.

1 - LOCKING ARM
 WITH HOLE FOR CLASP OF LOCK
 WELD TO 1 - 4.5" SQUARE STEEL SLEEVE
 ON THE PARKING SPACE UNIT

**PARKING SPACE UNIT
WITH SLEEVE CAP
LOCATION: VIF**

**CONCRETE FOOTING
FOR GATE POST**

**RECESSED AREA AT
TOP OF FOOTING FOR
REMOVABLE POST**

**TIE-BACK POST
LOCATION: VIF**

2 Tubular Steel Gate Detail - Double Swing Panels
 L5.24 NOT TO SCALE

PROJECT NAME:
**SPIRIT PLAZA
 IMPROVEMENTS**

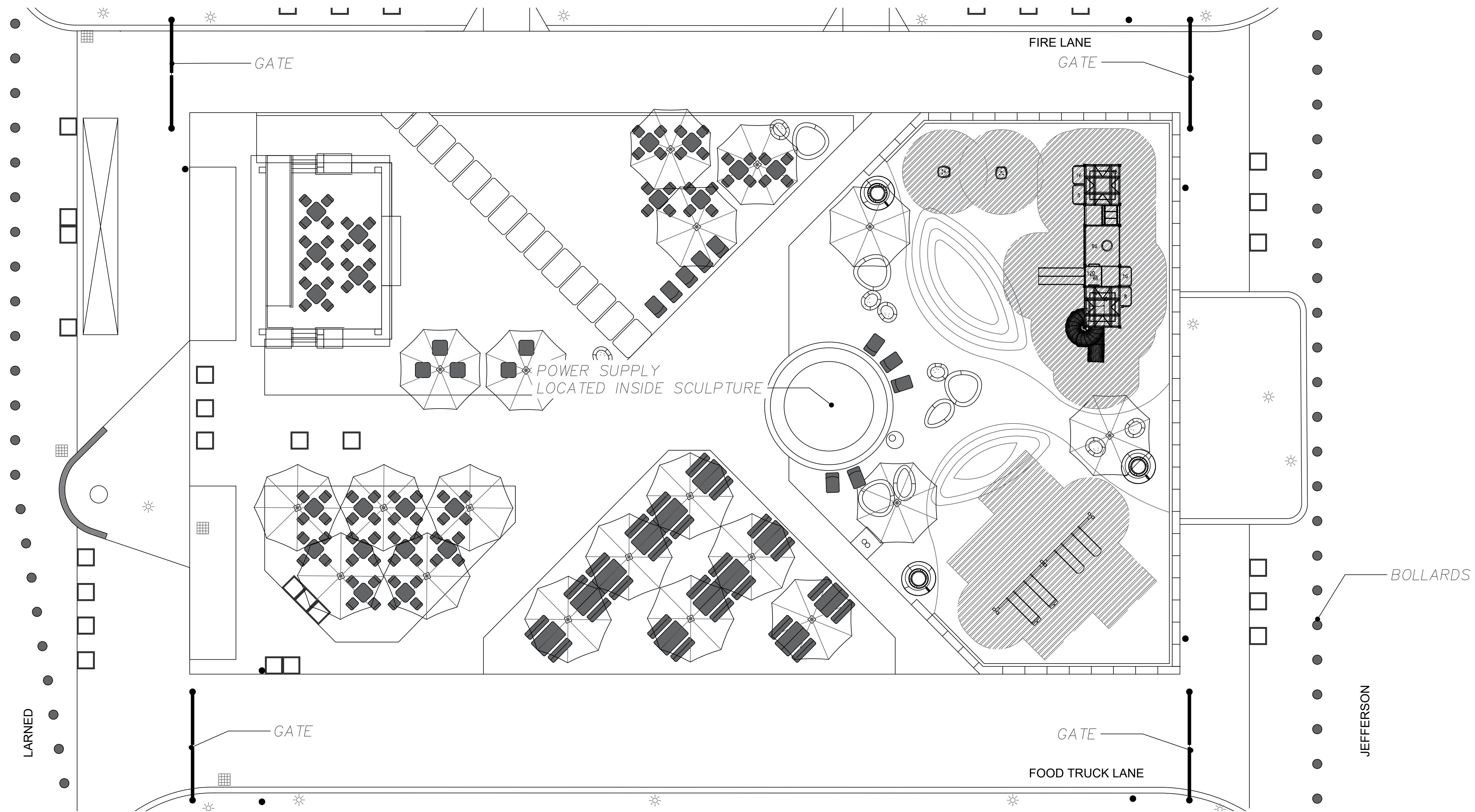
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SHEET TITLE:
**GATES AND
 BOLLARDS**

SHEET
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QUANTITIES				
SYMBOL	DESCRIPTION	TOTAL	UNIT	NOTES
	ELECTRIC SERVICE UPGRADES		LS	PROVIDE \$100,000 ALLOWANCE TO UPGRADE EXISTING ELECTRICAL SERVICE AT THE PLAZA. TO INCLUDE POWER TO THE STAGE, CHARGING STATIONS, LIGHTING, ETC. ENGINEERING PER GSD.
	WATER SERVICE UPGRADES			PROVIDE \$30,000 ALLOWANCE TO UPGRADE EXISTING WATER SERVICE AT THE PLAZA. TO INCLUDE RELOCATING WATER LINES, IRRIGATION, HOSE CONNECTIONS, ETC.

PROJECT NAME:

SPIRIT PLAZA IMPROVEMENTS

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SHEET TITLE:

ELECTRIC AND WATER

SHEET
 16

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL CALL MISS DIG 72 HOURS (3-WORKING DAYS) PRIOR TO ANY START OF CONSTRUCTION OR ANY START OF EXCAVATION, TO LOCATE AND MARK ALL UTILITIES. PHONE NUMBER: MISS DIG (800) 482-7171
2. CONTRACTOR SHALL CAREFULLY COORDINATE ALL SITE WORK WITH LOCAL PERMITTING AUTHORITIES, UTILITY COMPANIES AND ANY OTHER GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THE SITE.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE LOCAL AUTHORITY. EXTREME CAUTION SHALL BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING AROUND OR NEAR THE UTILITY. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORK CREW.
4. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF WORK, SHALL BE REMOVED AND SHALL BE PROPERLY CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF WORK, SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
5. DO NOT SCALE OFF OF THIS DRAWING.
6. NO VEHICLE TRAFFIC ALLOWED ON THE SITE.
7. CONTRACTOR SHALL PROVIDE THE PROPER PROTECTION OF ALL EXISTING SITE AND LANDSCAPE ELEMENTS.
8. IF ANY EXISTING PERFORATED DRAINAGE PIPE IS DISCOVERED, CONTRACTOR SHALL PROVIDE PROPER PROTECTION AND REUSE OF ALL ACCEPTABLE LINES AND REPAIR ANY DEFECTIVE LINES.
9. CONTRACTOR SHALL KEEP GENERAL AREA CLEAN & HAZARD FREE; REMOVE AND DISPOSE OF OFF-SITE ALL DIRT, DEBRIS, RUBBISH, STUMPS, STICKS AND STONES; LEAVE THE WORK AREA IN CLEAN CONDITION AND FREE OF DEBRIS OR REFUSE OF ANY NATURE.
10. REMOVALS INCLUDE BACKFILLING OF ALL DEPRESSIONS (CAUSED BY THE REMOVALS) WITH TOPSOIL OR OTHER APPROVED SOIL(S), COMPACTION AND FINISH GRADING.
11. CONTRACTOR SHALL PROVIDE PROPER SITE AND LAWN RESTORATION WORK AT ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITIES, TO THE SATISFACTION OF THE CITY REPRESENTATIVE.
12. PRIOR TO SUBMISSION OF BIDS, CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS AND CONFIRMING THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CITY REPRESENTATIVE PRIOR TO THE BID.
13. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS AND AS CALLED FOR IN THE SPECIFICATIONS.
14. ALL SITE AMENITIES SHALL BE PROPERLY LAID OUT AND RECEIVE LOCATION APPROVAL FROM THE CITY REPRESENTATIVE PRIOR TO INSTALLATION.
15. ALL SUB-GRADES SHALL BE COMPACTED TO 95%.
16. ALL BOULDERS THAT ARE TO BE UTILIZED AS SECURITY ARE TO BE SET OR DUG INTO THE SOILS SO THAT THEY ARE SLIGHTLY BURIED BETWEEN 3" AND 6".
17. OWNER RETAINS THE RIGHT TO MAKE REVISIONS TO ANY LAYOUT IN THE FIELD.
18. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTOR MEANS METHODS TECHNIQUES SEQUENCES AND PROCEDURES AND FOR THE COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE CITY REPRESENTATIVE.
19. FIELD ENGINEERING AND SURVEYING, INCLUDING LAYOUT AND GRADE, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
20. FINAL GRADES ARE TO BE FIELD VERIFIED BY CITY REPRESENTATIVE FOLLOWING BASIC SURVEYING AND RECOMMENDATION BY CONTRACTOR.
21. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, INSTRUCTIONS AND RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
22. DETAILS ARE INTENDED TO SHOW END RESULTS OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
23. CONTRACTOR SHALL CHECK ALL MANUFACTURER'S SPECIFICATIONS AND DRAWINGS FOR FURTHER DETAILED INFORMATION.
24. CONTRACTOR SHALL SUPPLY AND APPLY COLD-WELD EPOXY, TACK WELD OR OTHER APPROVED THEFT DETERRENT PRODUCT TO ALL SITE AMENITIES HARDWARE WHERE APPLICABLE.
25. ALL BOLTS SHALL BE CUT OR SAWED SO THERE IS A MAXIMUM OF 2-THREADS VISIBLE.
26. IF NOT SUPPLIED BY THE MANUFACTURER, ALL NEEDED HARDWARE SHALL BE (STAINLESS STEEL) PURCHASED AND INSTALLED BY THE CONTRACTOR.
27. CONTRACTOR SHALL PROVIDE PROPER PROTECTION OF ALL TREES AND SHRUBS TO REMAIN. CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN AND REMOVE TREE PROTECTION FENCE, AS REQUIRED.
28. CONTRACTOR SHALL PROVIDE PROPER ROOT PRUNING (PER AN OWNER APPROVED METHOD) FOR ALL ROOTS GREATER THAN 1/2" DIAMETER THAT ARE DISTURBED BY ANY EXCAVATION.
29. PERFORATED DRAINAGE PIPE IS NOT REQUIRED AT PLAY AREA.
30. CONTRACTORS SHALL PROVIDE PROPER INSTALLATION OF DRAINAGE HOLES IN ALL TRASH RECEPTACLE LINERS.
 SIZE OF HOLE: 1/2" DIAMETER
 TOTAL COUNT PER LINER: 6
 EQUALLY SPACED LOCATIONS: 3-HOLES ON BOTTOM OF LINER;
 3-HOLES ON SIDE OF LINER AT 2" FROM BOTTOM.
31. CONCRETE SHALL BE THICKENED TO 6" MINIMUM AT ALL PROPOSED ANCHOR BOLT LOCATIONS.
32. TACK WELD ALL HARDWARE AND GALVANIZED FENCE FABRIC PER CITY REPRESENTATIVE APPROVAL.
33. IN ALL EXISTING AND PROPOSED ASPHALT LOCATIONS WHERE CONCRETE IS TO BE PLACED ADJACENT TO IT, THE ASPHALT MUST BE FULL DEPTH SAW CUT TO PROVIDE A CLEAN TRANSITION.



GENERAL SERVICES DEPARTMENT
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 115 ERSKINE ST, DETROIT MI 48201
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PROJECT NAME:

**SPIRIT PLAZA
 IMPROVEMENTS**

DRAWN:	APPROVED:
CHECKED:	
ISSUED FOR	DATE
BID	4/8/2024

SHEET TITLE:

**CONSTRUCTION
 NOTES**

STANDARD PLANTING NOTES

1. ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) LANDSCAPE STANDARDS.
2. FERTILIZER SHALL BE M-ROOTS 3-3-3 OR CITY REPRESENTATIVE APPROVED ORGANIC FERTILIZER(S) WITH MYCORRHIZAE(S) AND APPLIED TO THE PLANT MIX ACCORDING TO MANUFACTURER'S DIRECTIONS.
3. CONTRACTOR SHALL PROVIDE A PLANT MIX CONSISTING OF 50% EXISTING SOIL, 30% SANDY LOAM TOPSOIL AND 20% COMPOST. THE CITY REPRESENTATIVE SHALL BE ALLOWED TWO WEEKS TO RECEIVE ANY AND ALL REQUIRED SOIL TEST RESULTS. NO PLANTS SHALL BE PLANTED PRIOR TO CITY REPRESENTATIVE APPROVAL OF SOIL CONDITIONS.
4. BACKFILLING OF ALL VOIDS FROM REMOVAL WORK SHALL BE WITH SANDY LOAM TOPSOIL AND EXISTING APPROVED SITE SOILS. DISCOVERED SITE CONCRETE, GRAVEL OR OTHER NON-SOIL(S) WILL NOT BE ACCEPTABLE.
5. SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING, CITY REPRESENTATIVE RESERVES THE RIGHT TO MODIFY ALL PLANT AND BED LOCATIONS PRIOR TO PLANTING AT NO ADDITIONAL COST TO THE CITY. THE CONTRACTOR MUST COORDINATE THE LAYOUT AND PLANTING THREE BUSINESS DAYS IN ADVANCE WITH CITY REPRESENTATIVE SO THAT COORDINATION OF THE PLANTING ON THAT DAY IS NOT HAMPERED.
6. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
8. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ANY AND ALL WRAPPING MATERIALS MADE OF SYNTHETICS OR PLASTICS SHALL BE COMPLETELY REMOVED PRIOR TO THE TIME OF PLANTING.
9. ALL PLANT PITS MUST BE A MINIMUM OF TWICE THE ROOT BALL OR CONTAINER DIAMETER.
10. CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO ½ DEPTH OF ROOT BALL OR ROOT MASS, PACK MIX FIRMLY AND PUDDLE WITH WATER.
11. FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF PRESENT) SHALL BE REMOVED FROM THE UPPER-HALF OF THE ROOT BALL, THEN FINISH BACKFILLING WITH PLANT MIX. REMOVAL ALL EXCESS SOIL FROM TOP OF ROOT BALL THAT IS ABOVE THE ORIGINAL NURSERY GRADE.
12. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO THE PLACEMENT OF ANY GEO-TEXTILE FABRIC OR MULCH.
13. ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
14. CONTRACTOR SHALL APPLY CITY REPRESENTATIVE APPROVED PRE-EMERGENT HERBICIDE TO PLANTING BEDS FOLLOWING PLANT INSTALLATION AND PRIOR TO MULCH PLACEMENT. THE CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDES PROPERTIES. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
15. ALL MULCH MATERIAL SHALL BE PLACED AT A MINIMUM DEPTH OF 3" AND SHALL BE DOUBLE-SHREDDED HARDWOOD BARK. NO MULCH SHALL BE PLACED ON PLANTS TRUNKS.
16. REFER TO SPECIFICATIONS FOR LAWN RESTORATION AND ESTABLISHMENT TO PROVIDE ACCEPTABLE ESTABLISHED TURF.
17. ALL PLANT MATERIALS SHALL BE INSPECTED UPON ARRIVAL. ANY PLANTS NOT ACCEPTABLE TO THE CITY REPRESENTATIVE WILL BE REJECTED. IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED BY A CITY REPRESENTATIVE APPROVED METHOD. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. ANY PLANTS ALLOWED TO DRY OUT WILL BE REJECTED.
18. PLANT MATERIALS, ESPECIALLY EVERGREENS, SHALL BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
19. ALL PLANTING BEDS SHALL BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
20. NATURAL EDGING SHALL CONSIST OF A 6 X 6 INCH TRENCH FILLED WITH MULCH.
21. ANY DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE CITY REPRESENTATIVE FOR HIS REVIEW AND DECISION.
22. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
23. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE CITY REPRESENTATIVE.
24. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. ALL GUYS AND STAKES MUST BE LOCATED WITHIN EACH TREES' MULCHED AREA TO ELIMINATE THE POSSIBILITY OF MOWER CONTACT AND TO REDUCE MAINTENANCE.
25. STAKING OF THE SHRUBS IS NOT ANTICIPATED. HOWEVER, IF IT IS DETERMINED BY THE CITY REPRESENTATIVE THAT STAKING IS REQUIRED, THE CONTRACTOR SHALL STAKE ALL DESIRED PLANTS AT NO ADDITIONAL COST TO THE CITY.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR VIEWING THE SITE PRIOR TO BIDDING MAKING NOTE OF ANY SPECIAL CONDITIONS THAT WOULD BE A CONCERN TO THIS PART OF THE CONTRACT.
27. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND ANY PLANTS THAT ARE DETERMINED BY THE CITY REPRESENTATIVE TO BE DEFECTIVE AT HIS OR HER OWN DISCRETION MUST BE REPLACED. REPLACEMENT MUST BE DONE DURING THE FOLLOWING PLANTING SEASON. ALL PLANTS ARE TO BE WATERED THOROUGHLY A MINIMUM OF SIX TIMES THE FIRST PLANTING SEASON.



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PLANTING NOTES

SHEET

18

STANDARD BACKFILL AND TOPSOIL NOTES

THE DOCUMENT BELOW IS AN ABBREVIATED VERSION OF THE DETROIT BUILDING AUTHORITY'S, "GUIDANCE FOR BACKFILL MATERIAL EVALUATION AND TESTING, CITY OF DETROIT DEMOLITION PROGRAM, DECEMBER 18, 2014" (GUIDANCE). THE GUIDANCE WAS REVIEWED AND APPROVED BY THE DETROIT BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT (BSEED) ENVIRONMENTAL AFFAIRS, AND REVIEWED BY MDEQ AND EPA.

NOTE: ONLY CATEGORY 1 & 2 ARE SUITABLE FOR PARK USE!

THIS GUIDANCE IS INTENDED TO SUPPORT THE CITY OF DETROIT AND ANY OF ITS OPERATING ENTITIES DURING ITS MANAGED RESIDENTIAL AND COMMERCIAL DEMOLITION RELATED ACTIVITIES, SPECIFICALLY AS IT RELATES TO REVIEW AND APPROVAL OF "CLEAN FILL" FOR BACKFILL ACTIVITIES CONDUCTED BY CONTRACTORS. FURTHERMORE, THESE GUIDELINES HAVE BEEN ESTABLISHED TO ENSURE THAT BACKFILL MATERIAL USED BY CONTRACTORS IS "CLEAN FILL", AND SAFE FOR USE IN RESIDENTIAL AND/OR COMMERCIAL DEMOLITION AREAS.

THE PURPOSE OF THIS GUIDANCE IS TO PROVIDE THE CITY OF DETROIT AND ITS DEMOLITION CONTRACTORS WITH GUIDANCE FOR APPROVING AND RELOCATING BACKFILL MATERIALS. THE FOLLOWING CATEGORIES ARE THOSE THAT ARE APPLICABLE TO CITY PARKS:

CATEGORY 1: RESIDENTIAL CONSTRUCTION AND RESIDENTIAL LANDSCAPE YARD SITES

CATEGORY 2: VIRGIN (NATIVE) COMMERCIAL BORROW AND SAND/GRAVEL PIT SITES

AT THIS TIME, NO CHEMICAL TESTING IS REQUIRED FOR EXCESS SOIL RELOCATED FROM CATEGORY 1 OR 2 TYPE SOURCES. FURTHER, EXCESS SOIL RELOCATED FROM CATEGORY 1 OR 2 SOURCES WILL BE CONSIDERED ACCEPTABLE AS BACKFILL MATERIAL AT DEMOLITION SITES PROVIDED THE FOLLOWING CONDITIONS ARE MET:

1. FOR CATEGORY 1 SITES: A WRITTEN CERTIFICATION FROM THE CONTRACTOR TO GSD.
2. FOR CATEGORY 2 SITES: A WRITTEN CERTIFICATION FROM THE OWNER/OPERATOR.

THE WRITTEN CERTIFICATION MUST INCLUDE AT A MINIMUM THE FOLLOWING AFFIRMATIVE STATEMENTS:

- THE ORIGIN OF THE BACKFILL MATERIAL AND ADDRESS LOCATION
- NO EVIDENCE OF KNOWN OR SUSPECTED SOURCES OF ENVIRONMENTAL CONTAMINATION THAT MAY HAVE IMPACTED THE PROPOSED BACKFILL MATERIALS
- THE BACKFILL MATERIALS ARE FROM A NATIVE SOIL SOURCE AND ARE HOMOGENEOUS IN NATURE AND GENERAL COMPOSITION
- THE BACKFILL MATERIALS ARE FREE FROM DEBRIS, LARGE ROCKS, CONCRETE, OR OTHER CONDITIONS WHICH WOULD MAKE THE MATERIAL UNSUITABLE FOR USE AS BACKFILL, AND MEET THE BACKFILL SPECIFICATIONS ESTABLISHED BY THE CITY OF DETROIT

CONTRACTORS MUST PROVIDE THE FOLLOWING INFORMATION (IN AN EMAIL TO GSD'S PROJECT MANAGER) BEFORE RELOCATING BACKFILL MATERIAL FROM A CATEGORY 1 OR 2 TYPE SOURCE:

1. PROVIDE AFFIRMATIVE STATEMENTS AS DESCRIBED ABOVE
2. PROPOSED END USE LOCATION (PROPERTY ADDRESS(ES), BLOCK ADDRESSES, OR LOT NUMBERS) OF THE RELOCATED SOURCE OF THE BACKFILL MATERIAL

APPROVAL AND RELOCATION OF CATEGORY 1 AND 2 TYPE BACKFILL MATERIALS ARE CONDITIONED UPON SUBMITTAL OF THE INFORMATION DESCRIBED ABOVE. NOTIFICATION MUST BE PROVIDED ELECTRONICALLY AND IN ADVANCE TO GSD CITY REPRESENTATIVE:

FOR CATEGORY 1 TYPE BACKFILL MATERIALS, THE CONTRACTOR WILL BE NOTIFIED IMMEDIATELY OF APPROVAL. CONTRACTOR SHALL SUBMIT AS APPROPRIATE WEEKLY BACKFILL TRACKING LOGS ELECTRONICALLY SHOWING END USE LOCATION, QUANTITIES, ETC.

FOR CATEGORY 2 TYPE BACKFILL MATERIALS, DBA OR ITS DESIGNATED BACKFILL PROGRAM MANAGER (GSD PROJECT MANAGER) WILL REVIEW THE INFORMATION PROVIDED WITHIN 24 HOURS OR LESS OF THE REQUEST, AND EITHER APPROVE THE BACKFILL MATERIALS FOR USE AT DBA (GSD) SITES, REQUEST ADDITIONAL INFORMATION, OR DENY THE PROPOSED BACKFILL MATERIAL SOURCE. UPON APPROVAL, DBA (GSD) OR ITS DESIGNATED BACKFILL PROGRAM MANAGER WILL ISSUE A CERTIFICATE OF APPROVAL TO THE CONTRACTOR, AND THE CONTRACTOR SHALL TO SUBMIT WEEKLY BACKFILL TRACKING LOGS ELECTRONICALLY SHOWING END USE LOCATION, QUANTITIES, ETC.



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**BACKFILL AND SOIL
 NOTES**

SHEET

19



01

CIVIC CENTER

OVERVIEW

ABOUT

Philip A. Hart Plaza, Spirit Plaza, and the Monument to Joe Louis make up the Civic Center area in Downtown Detroit. Collectively, these three assets comprise approximately 15 acres that are used for festivals, summer concerts, civic gatherings, food truck events, and other programmed activities as well as a place for residents and visitors to congregate unrelated to organized event activity. While these three sites are proximate to each other, they are separated by heavily trafficked vehicular roadways which prevent them from being utilized as one unified space.

ASSETS

- Hart Plaza
- Spirit Plaza
- Monument to Joe Louis (“The Fist”)

STUDY AREA STATS

Above-Grade Site Area	+/- 15 acres
Hart Plaza	+/- 14 acres (93%)
Spirit Plaza	+/- 0.8 acres (5%)
Monument to Joe Louis	+/- 0.2 acres (2%)
Below-Grade Site Area	
Hart Plaza	+/- 5.3 acres
Linear Feet of Shoreline	+/- 800 feet
Historical Monuments & Markers	13
Zoning Designation	
Hart Plaza	Public Center District (PC)
Spirit Plaza	Not yet zoned
Historic Designation	
Hart Plaza	Eligible for designation



EXISTING SITE FEATURES

HISTORY

HART PLAZA

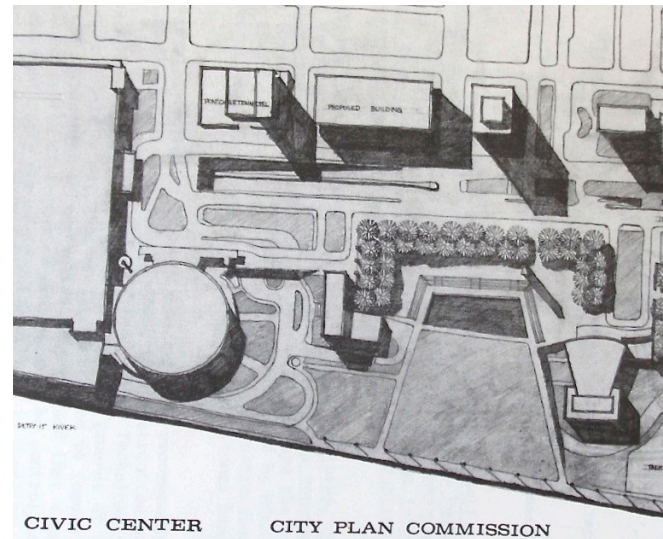
Hart Plaza is located on the approximate site where Antoine de la Mothe Cadillac landed in 1701 and founded the settlement that became the City of Detroit. Planning efforts for the plaza began as early as the 1920s when prominent architects Eliel and Eero Saarinen set forth a vision for a riverfront civic center. Hart Plaza (originally called Civic Center Plaza) opened in 1975 and was designed by notable Japanese-American modernist Isamu Noguchi. It was renamed Hart Plaza in 1977 for Senator Philip Hart. The site contains many historical monuments and markers, and the entire site is nominated for the National Register of Historic Places. Hart Plaza has been a long-time city riverfront destination and venue for summer festivals, concerts, and special events, with a total capacity of 40,000.

SPIRIT PLAZA

Located next to the iconic Spirit of Detroit sculpture, Spirit Plaza opened in its pilot phase in 2017 when the City of Detroit closed a portion of Woodward Avenue to create this semi-permanent space. In 2019, the City Council voted to make Spirit Plaza permanent and the newly reconstructed plaza opened to Detroiters that fall. The plaza contains the Spirit of Detroit monument which was dedicated in 1958 and created by sculptor Marshall Fredericks of Detroit. Since the sculpture's dedication, this block on Woodward Avenue has been a natural meeting place for Detroiters to celebrate victories and to come together.

MONUMENT TO JOE LOUIS

The Monument to Joe Louis, also known as "The Fist", was dedicated in 1986 and commissioned by Sports Illustrated magazine as a gift to the people of the City of Detroit. The sculpture was created by Mexican-American sculptor Robert Graham and poured by the legendary bronze artist Rolf Kriken. The 24-foot-long and 24-foot-high sculpture was designed by Graham as a symbolic statement against racism and to commemorate the life of Joe Louis who died in 1981. The median in which the monument sits was closed to vehicular traffic in 2017 when Spirit Plaza was created.



CIVIC CENTER CITY PLAN COMMISSION
Civic Center Plan by Eliel and Eero Saarinen (1924) with proposed central green spaces



Detroit Historical Society
Children play on the concrete cubist structure in Hart Plaza, 1979



Crowds fill Hart Plaza and Woodward Ave. during the Detroit Red Wings Championship Parade, 2008



Spirit of Detroit statue, c. 1960



Spirit Plaza pilot phase in 2017



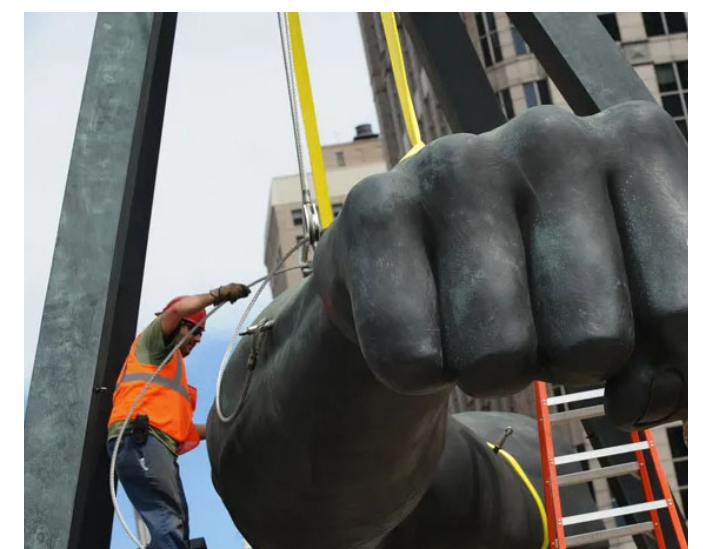
Red Wings championship parade near Spirit of Detroit



Monument to Joe Louis title and inscription on the back of the arm



Monument to Joe Louis, 1986



Monument to Joe Louis, close up of cables suspending the arm

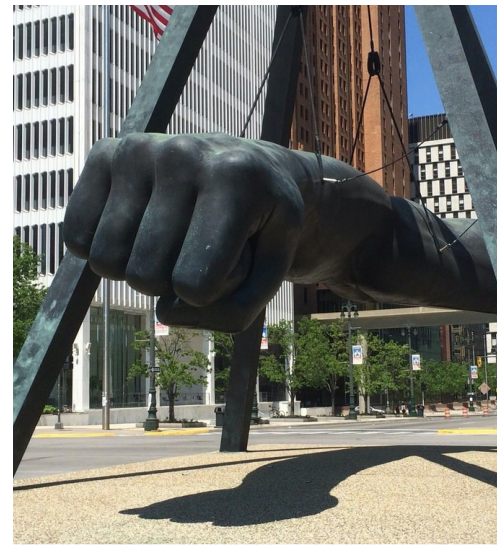
MONUMENTS & MARKERS

Detroit's Civic Center contains four historical markers and nine monuments, ranging from statues to modernist sculptures. While some of these are considered historically contributing and others not, all of them tell stories of Detroit's rich history such as the city's founding in 1701, its riverfront heritage, and Detroit's role in the underground railroad.

Currently, there is not a commission or organization that exists to make decisions about the stewardship and ongoing maintenance of the existing monuments and markers, leaving their future uncertain.



1. The Spirit of Detroit



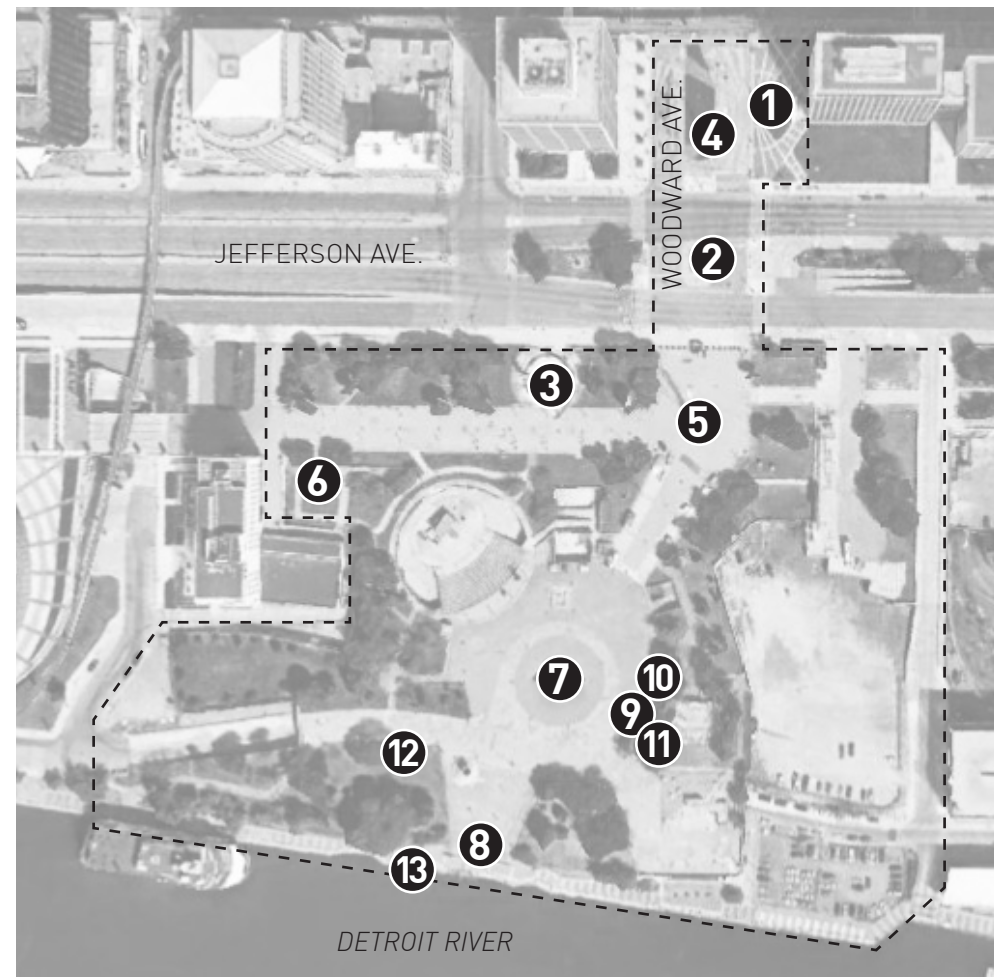
2. Monument to Joe Louis



3. Transcending, Michigan Labor Legacy Landmark



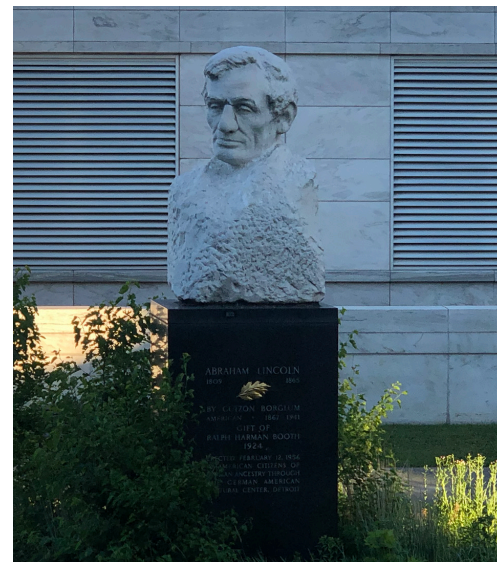
4. United Way Torch



CIVIC CENTER MONUMENTS & MARKERS LOCATIONS



5. Pylon



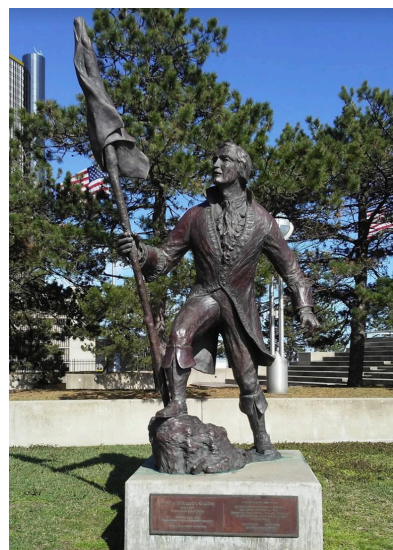
6. Abraham Lincoln Bust



7. Horace E. Dodge & Son Memorial Fountain



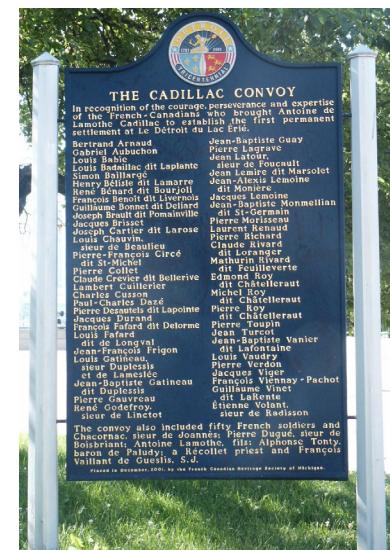
8. Gateway to Freedom



9. Antoine de la Mothe Cadillac Statue



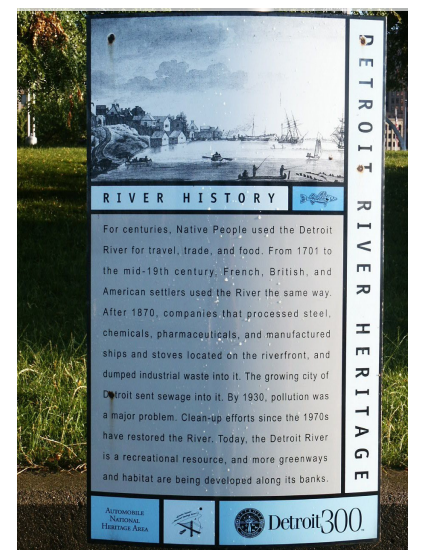
10. The Landing of Cadillac Marker



11. The Cadillac Convoy Marker








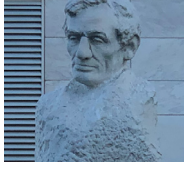

12. Ford Motor Company Marker



13. Detroit River Heritage Marker



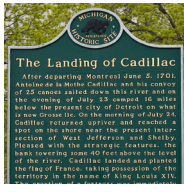
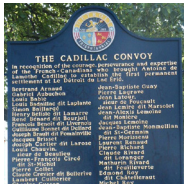
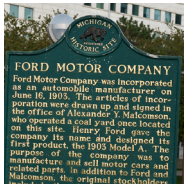
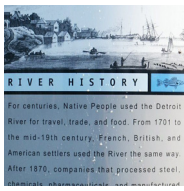
MONUMENTS & MARKERS

(CONTINUED)

#	IMAGE	TITLE	TYPE	DATE	ARTIST(S)	LOCATION	DESCRIPTION
1		The Spirit of Detroit	monument with sculpture/statue	1958	Marshall Fredericks	Within Spirit Plaza on Woodward Avenue near Jefferson Avenue	The 26-foot, 9-ton bronze statue sitting on a 60-ton marble base was cast in Oslo, Norway, and created by the American sculptor Marshall Fredericks. The large seated figure holds in its left hand a sphere emanating rays to symbolize God, and in its right hand a family group symbolizing human relationships. As one of Detroit's most easily identifiable landmarks, a depiction of the statue regularly appears as a community symbol and in logos.
2		Monument to Joe Louis ("The Fist")	sculpture	1986	Robert Graham, Rolf Kriken	Within the Jefferson Avenue median where it meets Woodward Avenue	The sculpture, commissioned by Sports Illustrated magazine from the Mexican-American sculptor Robert Graham and poured by the legendary bronze artist, Rolf Kriken, is a 24-foot-long arm with a fisted hand suspended by a 24-foot-high pyramidal framework. Sports Illustrated presented this sculpture to the City of Detroit on the 100th anniversary of the Detroit Institute of Art. The sculpture is dedicated to the boxer Joe Louis and represents the power of his punch both inside and outside the ring.
3		Transcending	sculpture, boulders, plaques	2003	David Barr, Sergio de Guisti	Within Hart Plaza on the north side of the park near Jefferson Avenue	Transcending is a monument dedicated to the labor movement in Michigan. In 2000, the Michigan Labor History Society formed a non-profit to create a landmark for the labor movement, to which many labor organizations contributed. David Barr, an artist from Livonia, designed the 63-foot steel arcs, while Sergio de Guisti, an Italian artist from Redford, designed the base of the monument. The base of the monument includes fourteen Vermont granite boulders, each six feet tall, as well as plaques with quotes that speak to the labor movement throughout the years.
4		United Way Torch	sculpture	1969	Dario Bonucchi	Within Spirit Plaza, within the median of Woodward Avenue	This sculpture was constructed as a permanent symbol after many years of constructing a wooden torch structure and taking down each year during the campaign. This permanent torch glows each year throughout the United Foundation Torch Drive. A replica of this sculpture is located in the lobby of the United Way offices.
5		Pylon	sculpture	1981	Isamu Noguchi	At the entrance of Hart Plaza near Jefferson Avenue	Pylon is a 120-foot tall stainless steel spire sculpture designed by Isamu Noguchi. The design for the pylon was inspired by the double helix of DNA. The sculpture was commissioned by Smith, Hinchman and Grylls Associates, Inc. as a companion piece to Noguchi's Dodge Fountain which is also in Hart Plaza.
6		Abraham Lincoln Bust	sculpture/statue	1918	Gutzon Borglum	Within Hart Plaza on the northwest side of the park	The Abraham Lincoln statue is a marble bust set on a granite pedestal. It was created by world renowned sculptor Gutzon Borglum who is best known for his work on Mount Rushmore. In 1924 Ralph Herman Booth donated this sculpture to the Detroit Institute of Arts, but the sculpture remained in storage until the 1950s when it was installed outside the museum. In 1954 Marshall Fredericks redesigned the base and the sculpture was dedicated in 1956 with the help of American citizens of German ancestry through the German American Cultural Center in Detroit. After being vandalized in 1967, the sculpture was again put into storage. In a joint effort by the Detroit Institute of Arts, the Detroit Parks and Recreation Department, and the Civic Center, the sculpture was restored and relocated to Hart Plaza in 1986 and rededicated in 1987.
7		Horace E. Dodge and Son Memorial Fountain	sculpture/fountain	1978	Isamu Noguchi	Within Hart Plaza's main central plaza area	To make Hart Plaza more attractive and enjoyable, Mayor Jerome Cavanagh and Martin Hayden, editor of the Detroit News, started campaigning for donations for a prominent fountain, to which Anna Thompson Dodge of the Dodge family responded positively. The fountain is intended to honor the legacy of Horace E. Dodge, Sr. and his son for their contributions to Detroit and the auto industry. The stainless steel, 30-foot high fountain sculpture is composed of a ring suspended between two inwardly canted supports and a black granite pool directly under the ring. It was designed with 300 water jets to perform a series of 33 different spray patterns. The fountain serves as the focal point of Hart Plaza.

MONUMENTS & MARKERS

(CONTINUED)

#	IMAGE	TITLE	TYPE	DATE	ARTIST(S)	LOCATION	DESCRIPTION
8		Gateway to Freedom, International Memorial to the Underground Railroad	sculpture	2001	Ed Dwight	Within Hart Plaza on the south side of the park near the Detroit River	The work, which overlooks the Detroit River, includes a 10-by-12-foot sculptural group: eight escaping slaves and an Underground Railroad Conductor, who gazes and points towards Canada. Panels with engravings of quilt squares appear on either side of the figural group. Two gateway pillars (approx. 15 feet tall), topped with candles symbolizing the “Flame of Freedom,” flank the sculpture. The sculpture was dedicated in 2001 as part of Detroit’s centennial celebration and memorializes the estimated 45,000 slaves that passed through Detroit on their way to freedom in Canada. There is a companion piece to this statue located across the Detroit River in Windsor that depicts a former slave raising his arms to celebrate his emancipation while a Quaker woman offers assistance to a woman and her child as another child looks back toward Detroit.
9		Antoine de la Mothe Cadillac	sculpture/ statue	2001	William Kieffer, Ann Feeley	Within Hart Plaza on the east side of the park	The bronze statue is a portrait of Antoine de la Mothe Cadillac depicted as he first stepped foot on the soil that would become Detroit. He wears his French soldiers uniform and holds a flag featuring the symbol of France, the fleur-de-lis, in his right hand. The sculpture was a gift from the French-American Chamber of Commerce in honor of the tricentennial of Cadillac’s arrival.
10		The Landing of Cadillac Michigan Historical Marker	marker	2001	-	Within Hart Plaza on the east side of the park	The historical marker describes the landing in July 1701 of Antoine de la Mothe Cadillac and his convoy, who sailed from Montreal, and began the settlement that would become Detroit. The marker is inscribed on both sides, one in English and one in French. The marker was relocated from the river wall into Hart Plaza as part of the Riverwalk reconfiguration in 2003.
11		The Cadillac Convoy Marker	marker	2001	-	Within Hart Plaza on the east side of the park	The historical marker was erected in 2001 by The French Canadian Heritage Society of Michigan to recognize the courage, perseverance, and expertise of the French-Canadians who brought Antoine de la Mothe Cadillac to establish the first permanent settlement in Detroit in 1701. The marker lists 53 names, and states the convoy also included 50 French soldiers, a priest, Antoine Lamothe, and several others.
12		Ford Motor Company Michigan Historical Marker	marker	1978	-	Within Hart Plaza on the southwest side of the park	The Ford Motor Company historical marker shows the site where the company’s articles of incorporation were signed in 1903. Inscription: “Ford Motor Company was incorporated as an automobile manufacturer on June 16, 1903. The articles of incorporation were drawn up and signed in the office of Alexander Y. Malcolmson, who operated a coal yard once located on this site. Henry Ford gave the company its name and designed its first product, the 1903 Model A... the Ford Motor Company has become one of the leading auto producers of the world.”
13		Detroit River Heritage Marker	marker	unknown	-	On the Detroit Riverwalk, south of Hart Plaza	Inscription: “For centuries, Native People used the Detroit River for travel, trade, and food. From 1701 to the mid-19th century, French, British, and American settlers used the River the same way. After 1870, companies that processed steel, chemicals, pharmaceuticals, and manufactured ships and stoves located on the riverfront, and dumped industrial waste into it. The growing city of Detroit sent sewage into it. By 1930, pollution was a major problem. Clean-up efforts since the 1970s have restored the River. Today, the Detroit River is a recreational resource, and more greenways and habitat are being developed along its banks.”

OBSERVATIONS

HART PLAZA

Today, Hart Plaza continues to be a riverfront destination and venue for summer festivals, concerts, and special events. In 2020, the venue hosted ten major events and festivals from June to October. The plaza is open daily and year-round to the public and is visited by joggers, dog walkers, lunch breakers, and out-of-towners who meander through its multiple levels while enjoying excellent views of the city's central business district, the Detroit River, and public art.

The planning team performed an extensive analysis of the structural, civil, electrical, mechanical, and operational components of the existing park and plaza, and participants in community meetings and surveys provided valuable feedback about the site's existing conditions from a users' perspective. The following list summarizes key observations identified during the planning process.

ITEM	DESCRIPTION
Structural Components	Areas in fair or poor condition in need of repair or replacement include reinforced concrete walls, concrete columns/ beams, mass concrete structure (Pyramid), precast concrete walls, masonry walls, steel beam framing, precast concrete panels, and seawall components.
Concrete Pavement	Areas in need of repair or replacement include the area surrounding Transcending monument, the section adjacent to the drive to former Ford Auditorium, sections adjacent to the main plaza entrance, the ring around the fountain, the lower section of the amphitheater, and strips adjacent to the large stone pavers.
Stairs, Curbs, and Walls	Nearly all stairs are in very poor condition and need rehabilitation. Approx. 50% of the stone curbing is in need of repair. Most of the trench drains do not work and need to be removed and replaced. Drainage near the Gateway to Freedom sculpture needs to be fixed.
Sub-level Spaces	In general, severe damage exists throughout, resulting from water infiltration, lack of maintenance, and vandalism. All commercial kitchen equipment has been abandoned and is non-usable. Much of the mechanical, electrical, and plumbing is original and outdated.
Site Access	In general, the site has accessibility challenges, including access to the Gateway to Freedom monument landing and unsafe pedestrian crossings leading to Hart Plaza across Jefferson.
Amenities	Public meeting participants suggested improvements such as turning the fountain on, better maintenance of green spaces, adding shade trees, positioning the monuments in a more intentional way, adding seating and picnic areas, more retail/restaurant/entertainment activity, and bringing back festivals.

REFERENCE

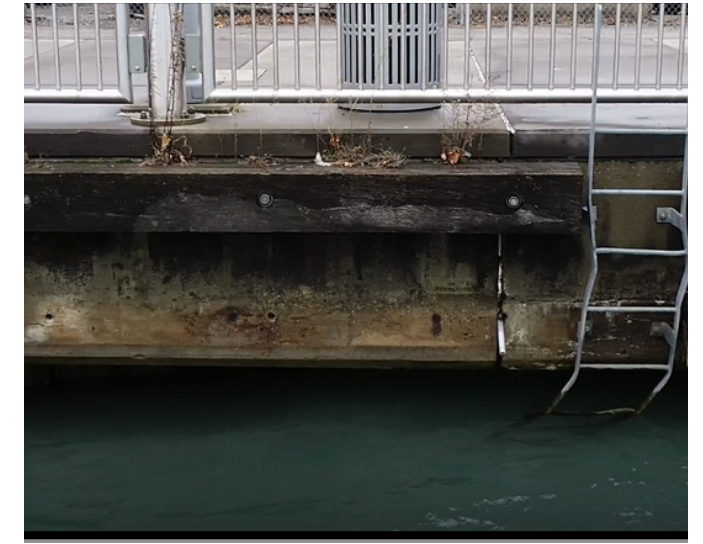
The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.



Bird's eye view of Hart Plaza and Detroit River



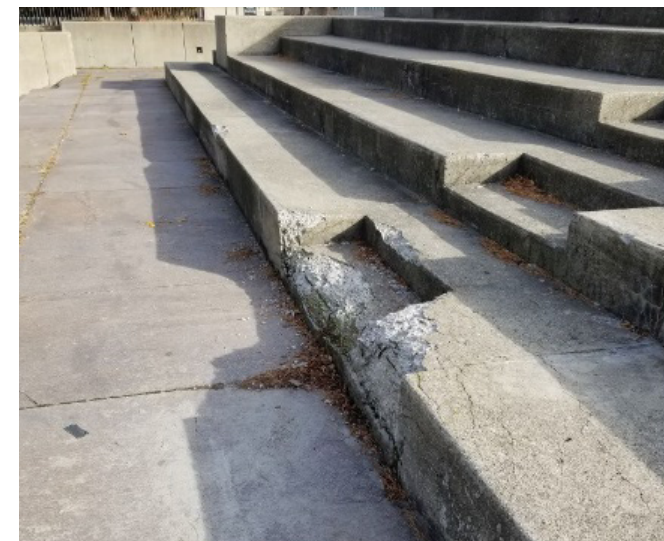
The Dodge Fountain (currently not functioning)



Seawall was found to be in fair condition with noted deficiencies.



The mass concrete structure (Pyramid) is in poor condition and poses a safety hazard



Concrete Step with numerous concrete deficiencies at walkway locations and concrete seating location



Fire and water damage to outside masonry wall in recessed area. Significant damage to painted surfaces



Unused green space near the amphitheater



Severe horizontal cracking and significant moisture in the lower level.



Damaged air vents in the lower level

OBSERVATIONS

SPIRIT PLAZA

Spirit Plaza features a multitude of red and yellow picnic tables and umbrellas, a stage, recreation equipment for all ages, and phone charging stations. The recreation area features a geometric play sculpture for children. Woodward Avenue remains closed to vehicular traffic to keep the pedestrian-only plaza available for daily programming, live events, and gatherings.

The planning team performed an extensive analysis of the structural, civil, electrical, mechanical, and operational components of the existing plaza, and participants in community meetings and surveys provided valuable feedback about the site's existing conditions from a users' perspective. The following list summarizes key observations identified during the planning process.

ITEM	DESCRIPTION
Event Security	Event promoters explained insurance and security are challenging issues when holding events at Spirit Plaza.
Noise	Public meeting participants said noise is a concern for nearby office users and courts during business hours when there is entertainment happening at the plaza.
Jefferson Ave.	Public meeting participants described the need to improve pedestrian crossings on Jefferson Avenue to provide better access to the plaza.



Aerial view of Spirit Plaza



Planters and plastic delineator posts are placed along Jefferson Ave. to close Woodward Ave. to vehicles



Trees and planters along Jefferson Ave. block sight lines between Spirit Plaza, The Fist, and Hart Plaza



Tables and umbrellas



Play sculpture



Swings



Trees, lights, and geodesic domes during the winter



Yoga during summer



Street games during Spirit Plaza's pilot phase, 2017

REFERENCE

The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.

OBSERVATIONS

MONUMENT TO JOE LOUIS

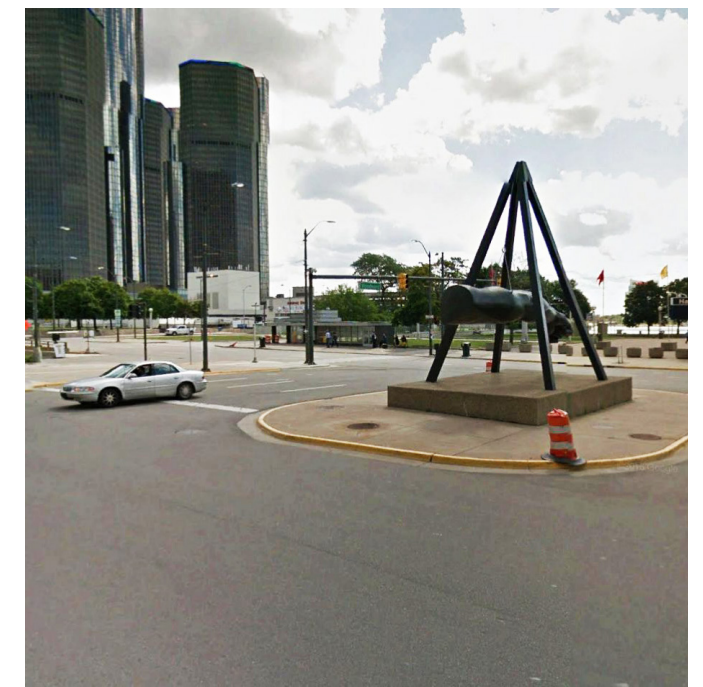
Today the streets surrounding the median in which the Monument to Joe Louis sits remain closed to vehicular traffic through temporary means including plastic delineator posts/stanchions, concrete parking bumpers, boulders, and planters. The Woodward Avenue street closure increases the area around the monument for pedestrians from 2,000 square feet to 8,200 square feet. Despite its location amidst two major streets and challenges for pedestrians to access the site, the Monument to Joe Louis remains one of Detroit’s most iconic and photographed public places.

The planning team performed an analysis of the structural, civil, electrical, and mechanical components of the existing plaza, and participants in community meetings and surveys provided valuable feedback about the site’s existing conditions from a users’ perspective. The following list summarizes key observations identified during the planning process.

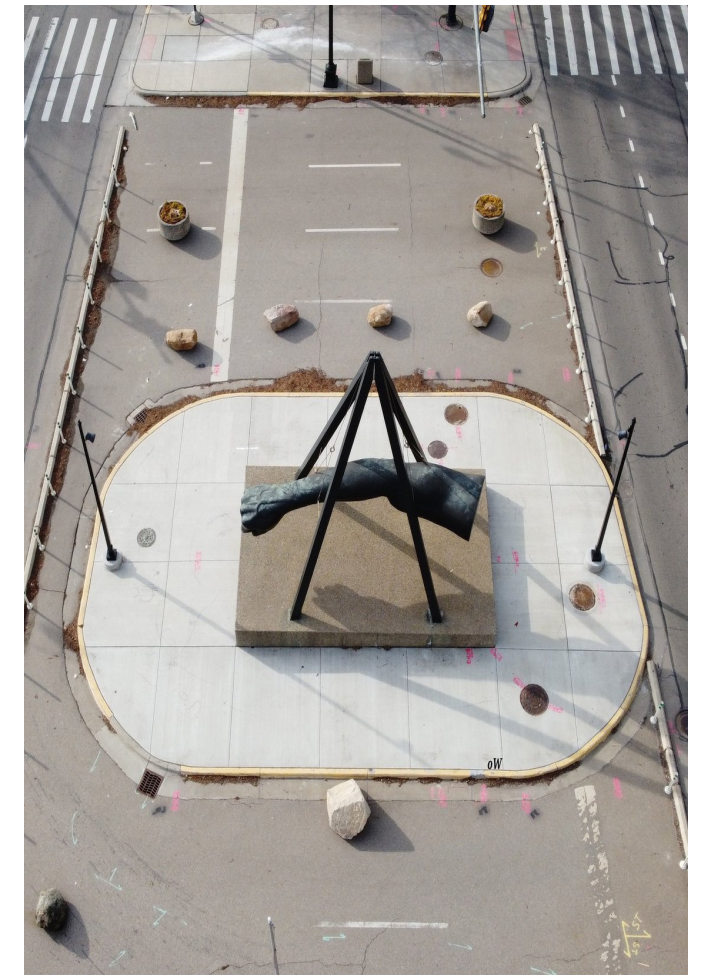
ITEM	DESCRIPTION
Access	The median on which the monument is situated is difficult to access given the busy vehicular traffic on Jefferson Ave. and its proximity to the downtown off-ramp of John C. Lodge Freeway.
Pedestrian Amenities	Public meeting participants suggested adding greenery and benches to the site to make the area more enjoyable for visitors.
Iconic Sculpture	Public meeting participants agreed they do not want the sculpture removed. Although this area does not host event activity, it is a popular destination for residents and visitors seeking to capture photographs at one of Detroit’s most popular civic symbols.



The Monument to Joe Louis at Jefferson Ave. and Woodward Ave., looking north



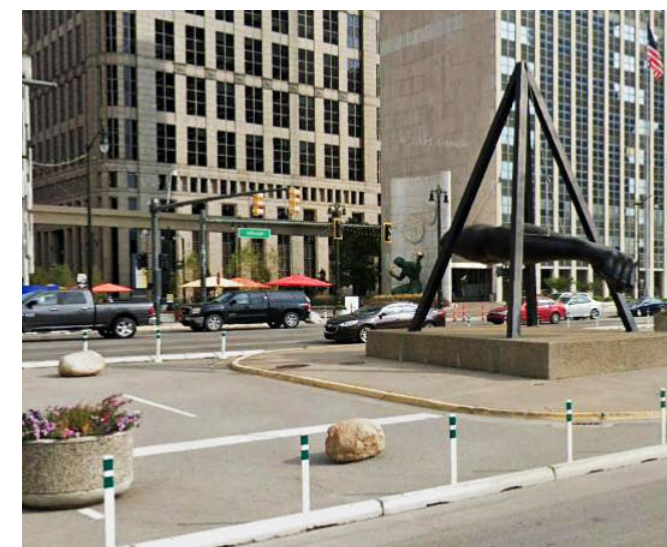
Street conditions prior to 2017 when the median was open to vehicular traffic



Current street conditions along Jefferson Avenue and within the closed median include concrete curbs, temporary bollards, planters, and boulders



Title and inscription on the back of the arm



Temporary street closure measures around the monument

REFERENCE

The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.

COMMUNITY ENGAGEMENT HART PLAZA

As part of the planning process for the Hart Plaza, the City of Detroit and the planning team hosted a series of public engagement events that allowed residents, park users, and community leaders to review the opportunities and challenges of the sites and collectively propose ideas and recommendations to improve them in the future.

The following list summarizes key takeaways identified during the community engagements

What do you love about this place?

- The fountain (but turn the fountain back on!)
- The view
- The location
- Quality/types of festivals and events

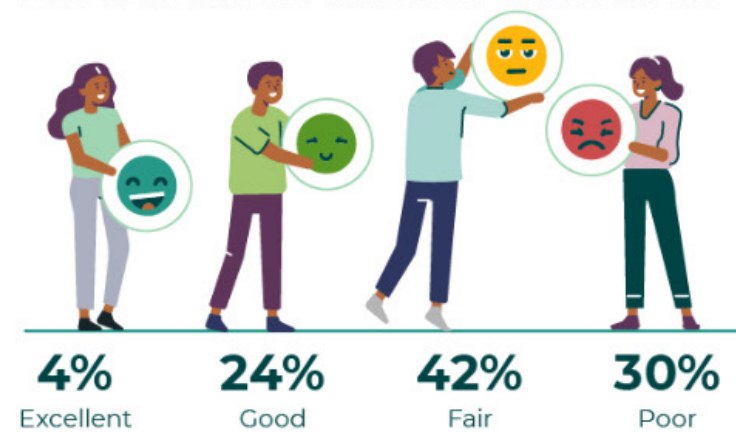
What could be better?

- Better maintenance and addition / improvement of green spaces.
- Position the monuments in a “more intentional” way.
- Love the festivals, but activate/beautify for everyday use.
- Better bathroom facilities.

Accessing the site:

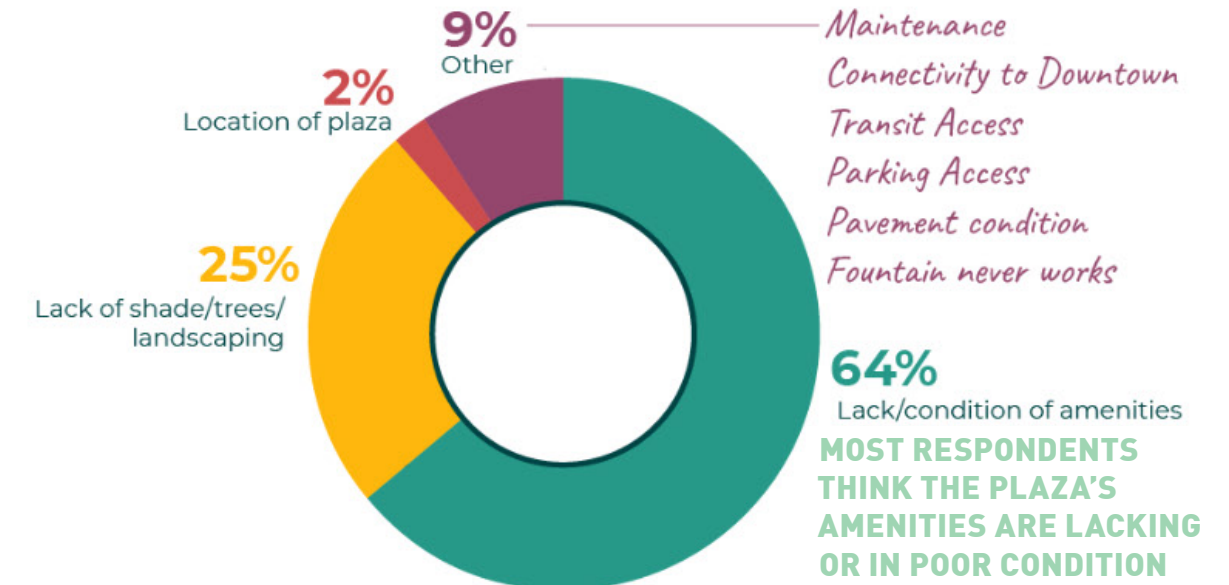
- Safer access from Spirit Plaza.
- Boaters listen from the water but have no docking access.
- More parking is needed for people working the events.

WHAT IS YOUR GENERAL OPINION OF THE PLAZA?

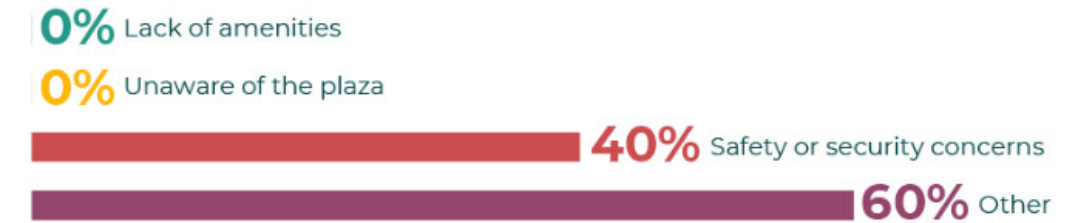


IT SHOULDN'T BE VACANT SPACE WHEN THERE ARE NO FESTIVALS. IT SHOULD BE AVAILABLE FOR COMMUNITY AND FAMILY ACTIVITIES ALL YEAR.

WHAT DO YOU FEEL IS THE BIGGEST CHALLENGE?

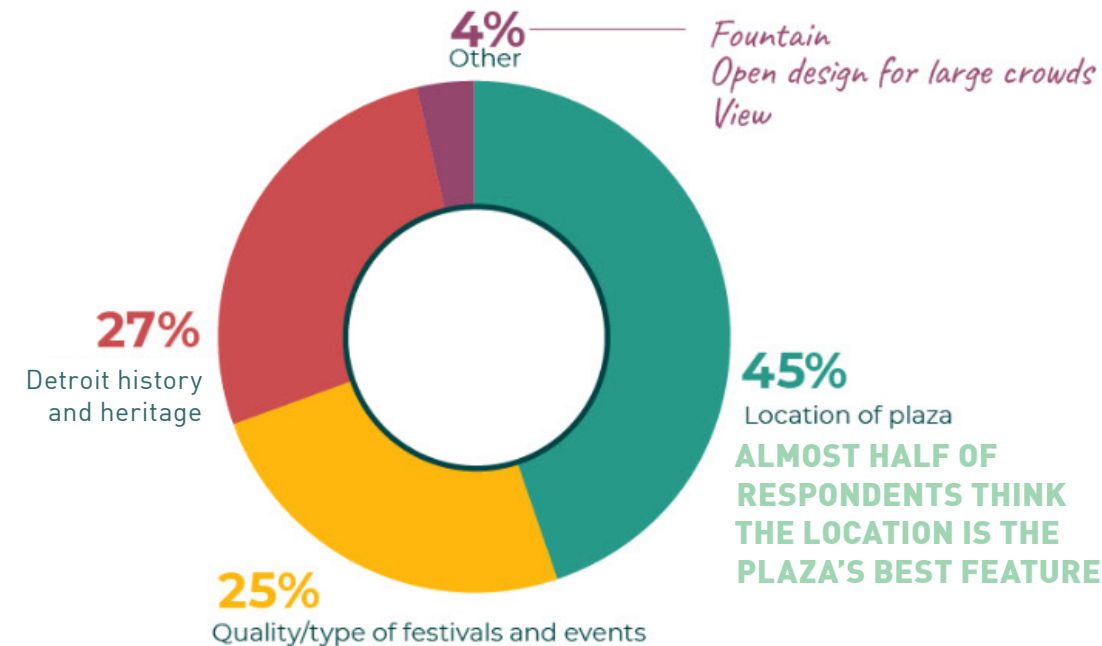


IF YOU HAVE NOT VISITED HART PLAZA, WHY NOT?



ALL OF THE ABOVE LOOKS RUN DOWN. NEEDS NEW CONSTRUCTIONS.

WHAT IS YOUR FAVORITE FEATURE OF THE PLAZA?



IT'S BEEN A BARREN MOONSCAPE WITH A MASSIVE NON-WORKING FOUNTAIN SINCE IT WAS CREATED... MOST OF THE PAVERS ARE BROKEN. THE LACK OF SHADE TREES AND LANDSCAPING MAKES IT VERY UNATTRACTIVE.

REFERENCE

Participants at community meetings and in surveys provided feedback and about the plaza, parks and event facilities. See **Appendix B** for a summary of each **Community Engagement**.

COMMUNITY ENGAGEMENT

SPIRIT PLAZA AND MONUMENT TO JOE LOUIS

As part of the planning process for the Spirit Plaza and Monument to Joe Louis, the City of Detroit and the planning team hosted a series of public engagement events that allowed residents, park users, and community leaders to review the opportunities and challenges of the sites and collectively propose ideas and recommendations to improve them in the future.

The following list summarizes key takeaways identified during the community engagements

SPIRIT PLAZA

What do you love about this place?

- The Spirit of Detroit Statue
- The central location

What could be better?

- Still feels like a temporary space.
- Respondents would like to see more consistent programming and family-friendly infrastructure.
- Lack of greening.
- Appreciation for the food trucks and local vendors, but sometimes that leads to a perception that you needed to buy something to use the plaza.

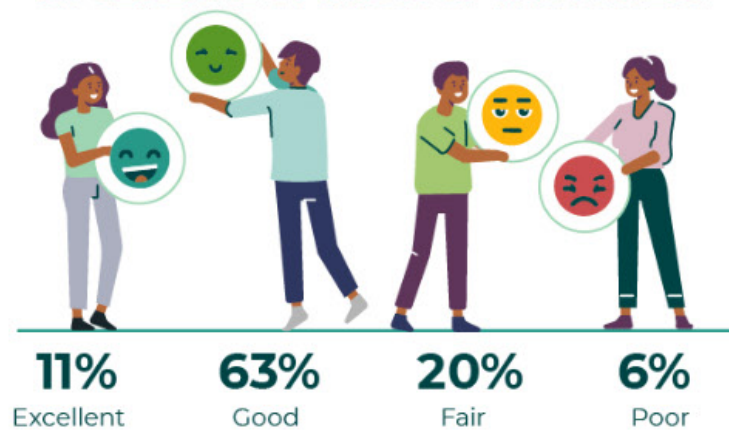
Accessing the site: via car, walking, biking, QLine.

- Most walk or bike there, drivers park in underground garage.
- Many survey comments wondered if returning access to Woodward could be considered.

MONUMENT TO JOE LOUIS:

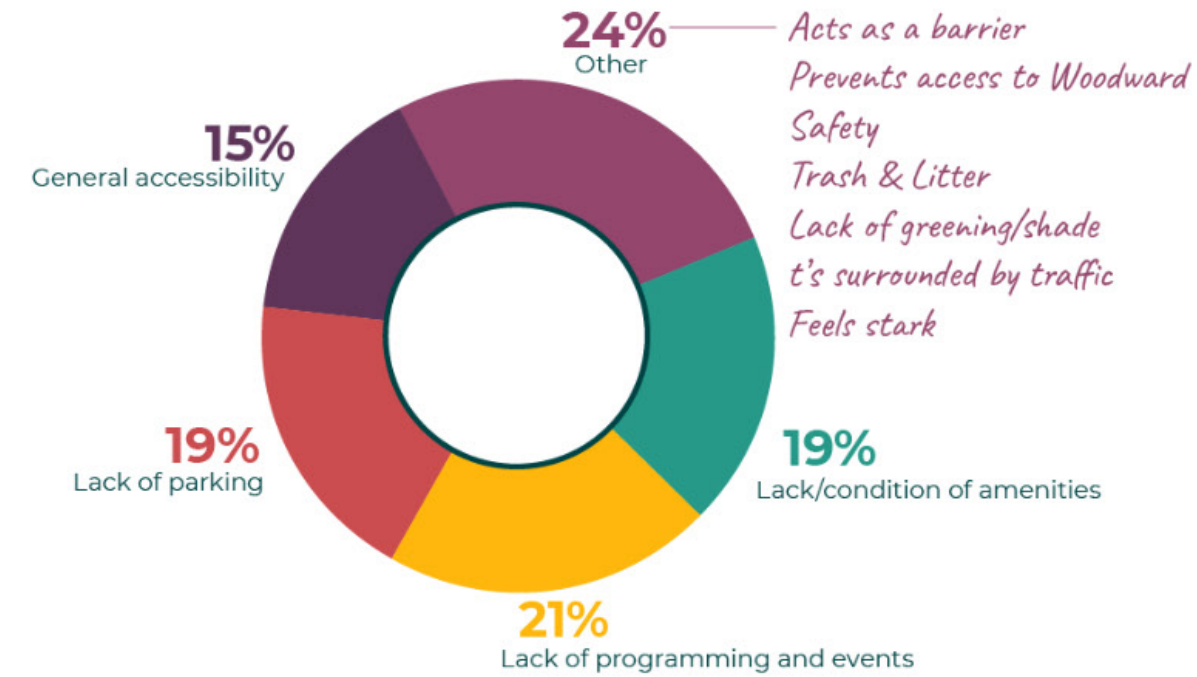
- Mostly did not want the sculpture moved.
- Strongly recommended access improvements across Jefferson.
- Wanted better maintenance of the area, added greenery and benches.

WHAT IS YOUR GENERAL OPINION OF THE PLAZA?

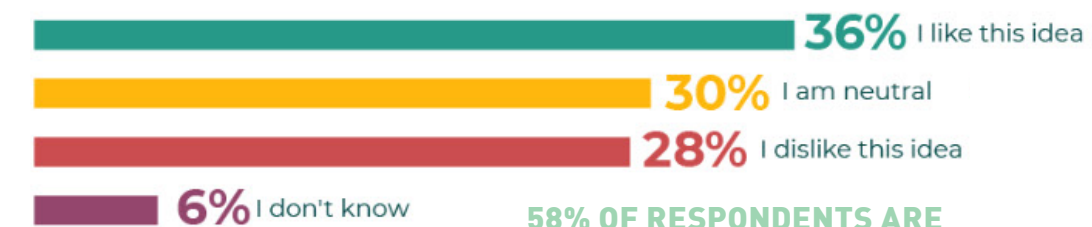


LOOKS TEMPORARY. IF IT KEEPS BEING USED, RIP UP THE PAVEMENT AND MAKE IT A TRUE PARK. IF IT NOT USED ENOUGH, REMOVE IT. I MISS BEING ABLE TO TAKE WOODWARD ALL THE WAY TO JEFFERSON.

WHAT DO YOU FEEL IS THE BIGGEST CHALLENGE?

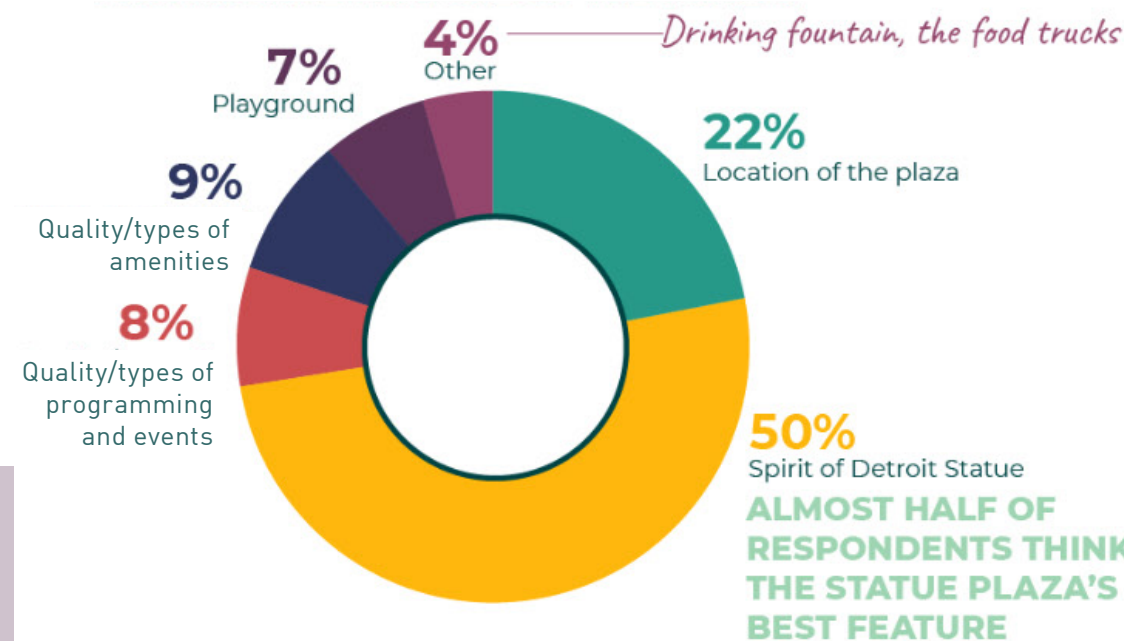


HOW WOULD YOU FEEL ABOUT RELOCATION THE JOE LOUIS FIST?



58% OF RESPONDENTS ARE NEUTRAL OR DISLIKE THE IDEA OF RELOCATING THE MONUMENT

WHAT IS YOUR FAVORITE FEATURE OF THE PLAZA?



IT'S A GREAT START! BUT IT NEEDS TO BE BETTER CONNECTED TO HART PLAZA. SHOULD SERVE AS A GATEWAY TO THE PLAZA. ALSO NEEDS TO BE PEDESTRIANIZED MORE.

REFERENCE

Participants at community meetings and in surveys provided feedback and about the plaza, parks and event facilities. See **Appendix B** for a summary of each **Community Engagement**.

GOALS & OBJECTIVES

HART PLAZA

The following goals and objectives for Hart Plaza were identified and refined by stakeholder groups and the design team:

GOAL #1 ENHANCE PUBLIC ACCESSIBILITY

BE THE CIVIC HEART OF THE CITY
Welcoming, easy-to-navigate, and accessible public spaces.



GOAL #2 REINVIGORATE THE PLAZA

SERVE AS A GREAT RIVERFRONT PUBLIC SPACE IN DOWNTOWN DETROIT
Improve infrastructure, programming, and accessibility.



GOAL #3 PRESERVE AND MAINTAIN HISTORY

CELEBRATE DETROIT'S CULTURAL AND HISTORICAL RELEVANCE
Preserve and steward the cultural monuments that memorialize Detroit's history



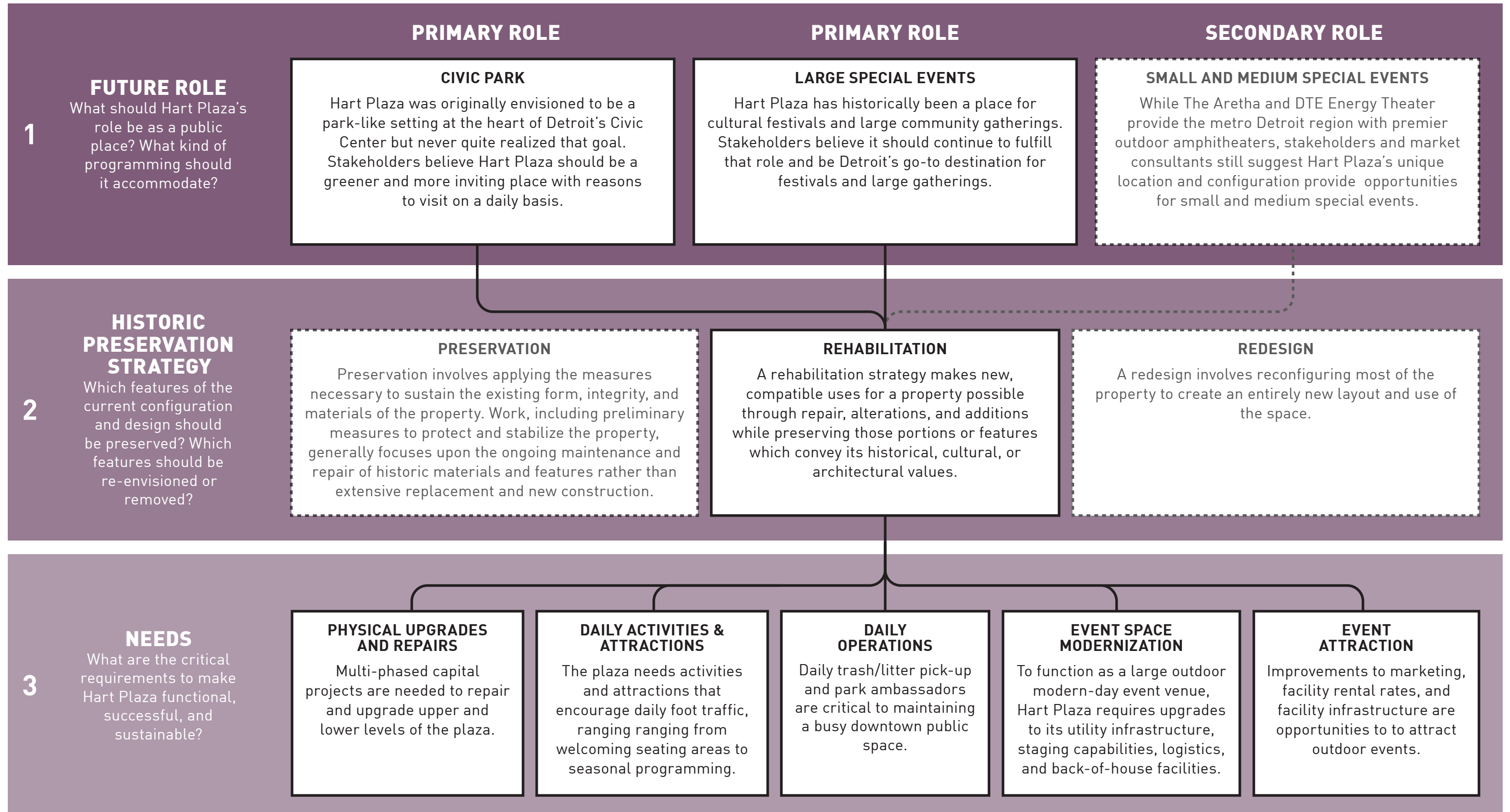
GOAL #4 IMPROVE EVENT MANAGEMENT AND OPERATIONS

BE HOME TO FLAGSHIP MUSIC AND OUTDOOR EVENTS FOR THE REGION
Visitor enjoyment, production staff efficiencies, and increased event attraction opportunities.



VISIONING GUIDING PRINCIPLES

HART PLAZA



DESIGN APPROACH

CIVIC CENTER

Throughout the planning process, the planning team and community feedback exchanged ideas and recommendations for the Civic Center's future. The following list summarizes key opportunities for improvement that came up repeatedly in discussions and were generally agreed upon by all stakeholders.

HART PLAZA

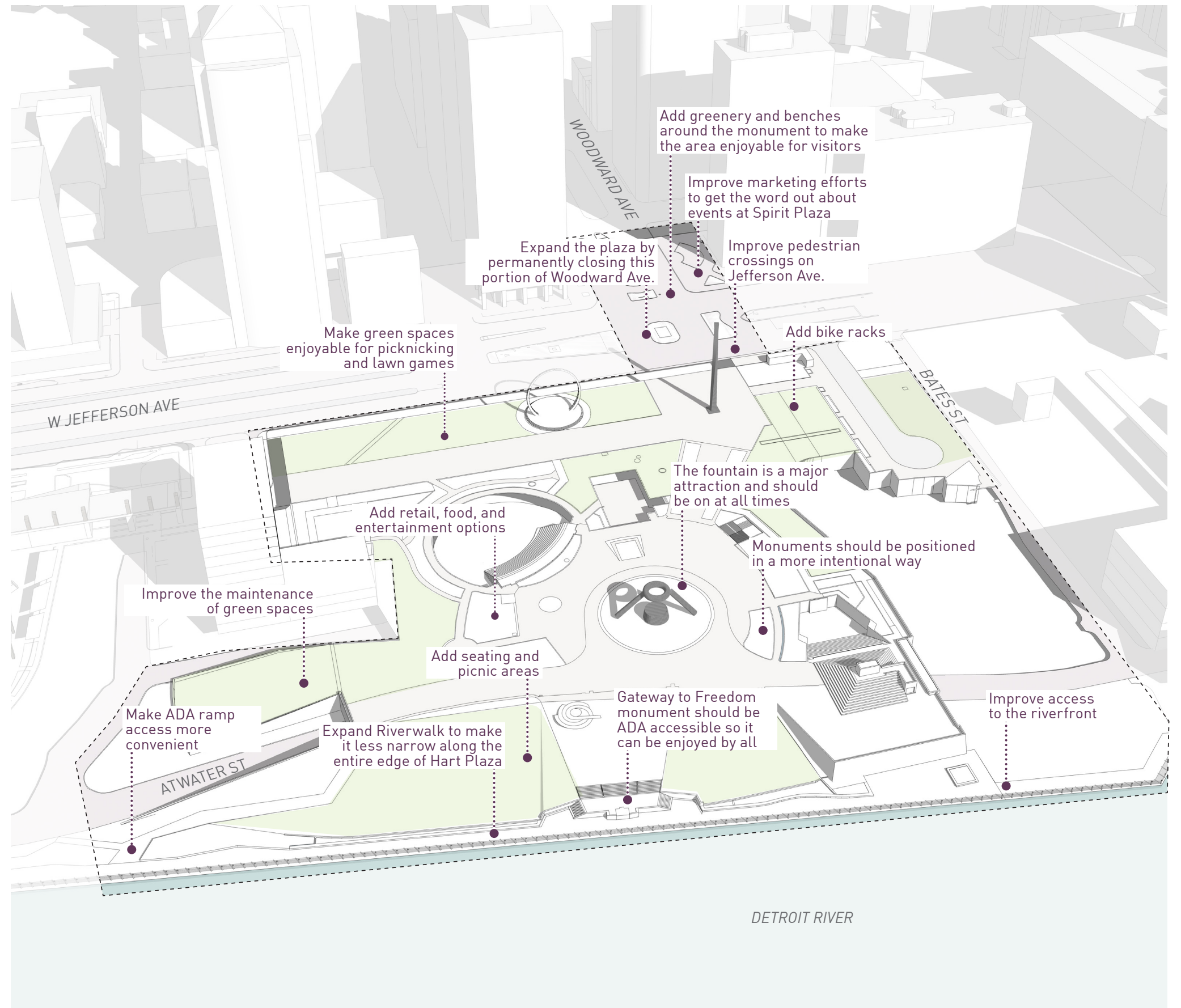
- **Make physical upgrades and repairs** to the plaza's upper and lower levels to ensure safety and functionality.
- **Provide places to sit and attractions** that lead to daily use.
- **Be an attractive event venue** by modernizing technology infrastructure, staging and loading, green rooms, and events operations and management.
- **Preserve elements of Hart Plaza that are essential to Noguchi's original design** by restoring many of the historic and well-utilized features of the plaza (such as the amphitheater, pyramid stage, and Dodge Fountain).
- **Improve main entrances** from Jefferson Ave. and the Riverwalk.
- **Increase green spaces** that invite picnicking, playing, and relaxing.
- **Provide public amenities** such as restrooms and concessions.
- **Generate more revenue** by making improvements to marketing and sales efforts, facility rental rates, and facility infrastructure.

SPIRIT PLAZA

- **Monitor and adjust programming** based on user interests.
- **Improve the design** and connect Spirit Plaza to Hart Plaza through an improved pedestrian crossing experience.

MONUMENT TO JOE LOUIS

- **Formalize the temporary Joe Louis median plaza** to expand space for pedestrians to enjoy the monument.
- **Introduce landscaping and seating** around the monument.
- **Install special paving** in the Jefferson Ave. right-of-way that physically and visually connects the site to Hart Plaza and Spirit Plaza.








OPPORTUNITIES FOR IMPROVEMENT




VISION CIVIC CENTER

The diagram illustrates a proposed program and key circulation routes for Civic Center. The conceptual vision provides a future framework for planning, design, and implementation.

PROGRAM

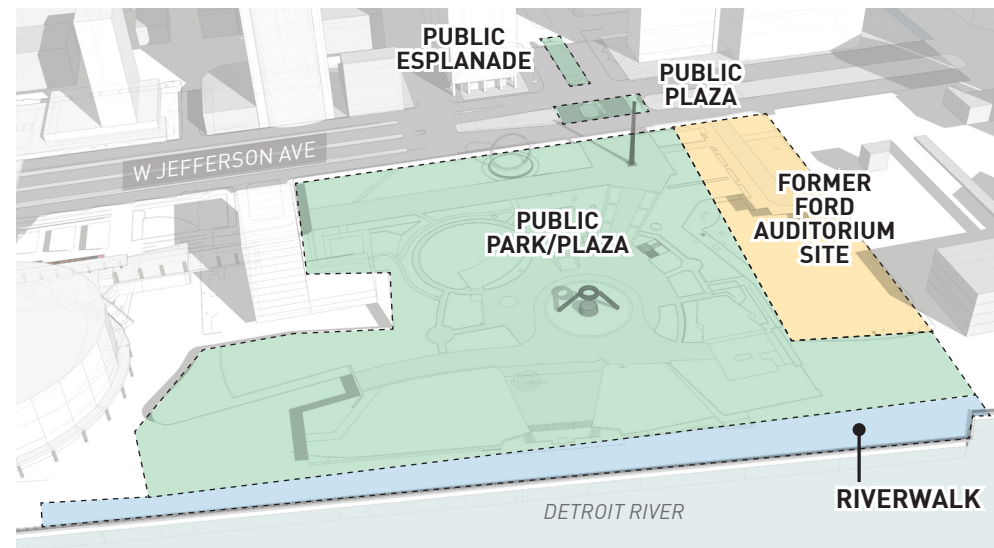
-  PASSIVE LANDSCAPE
-  ACTIVE LANDSCAPE (RIVERWALK)
-  WATER-BASED ACTIVITIES
-  PLAZA SPACE
-  COMFORT STATION/CONCESSIONS

CIRCULATION

-  SUB-GRADE PUBLIC ACCESS
-  VEHICULAR/MULTI-MODAL STREETS
-  MAIN ENTRANCES

REFERENCE

For detailed site diagrams that informed the urban design approach - see **Appendix C for Site Analysis Diagrams** for full information.



ACCESS ZONES



PROPOSED PROGRAM DISTRIBUTION & CIRCULATION

RECOMMENDATIONS

RIVERFRONT CONDITIONS

The Detroit Riverwalk and the Gateway to Freedom monument are two of Hart Plaza's most popular and yet hard-to-access assets. The two options illustrate alternatives to improve access.

In both options, a new, large stairway provides a more direct connection between the plaza and riverfront, offering views, places to sit, and signifying a grand entrance from the riverfront to the plaza and towards downtown. The area around the Gateway to Freedom monument aims to be accessible to all and to allow visitors the opportunity to observe and interact with the monument. Currently the monument is not ADA accessible and cannot be fully appreciated it.

OPTION 1: WIDE FLANKING STAIRS

Advantages of this option include:

- New ADA access to middle landing is provided closer to the river.
- The monument remains in its original location.
- Two stair zones created for enjoyment of the river.

Disadvantages of this option may include:

- Some rework to the monument, such as plaques and granite podium, may be needed to accommodate the reconfigured stair.
- Existing pinch point at the Riverwalk remains, causing pedestrian conflict between Riverwalk users and patrons observing the monument.
- The bifurcated stair, pinched Riverwalk, and obstructed views from the riverwalk toward the plaza make it a less compelling gateway to Hart Plaza.

OPTION 2: GRAND STAIR

Advantages of this option include:

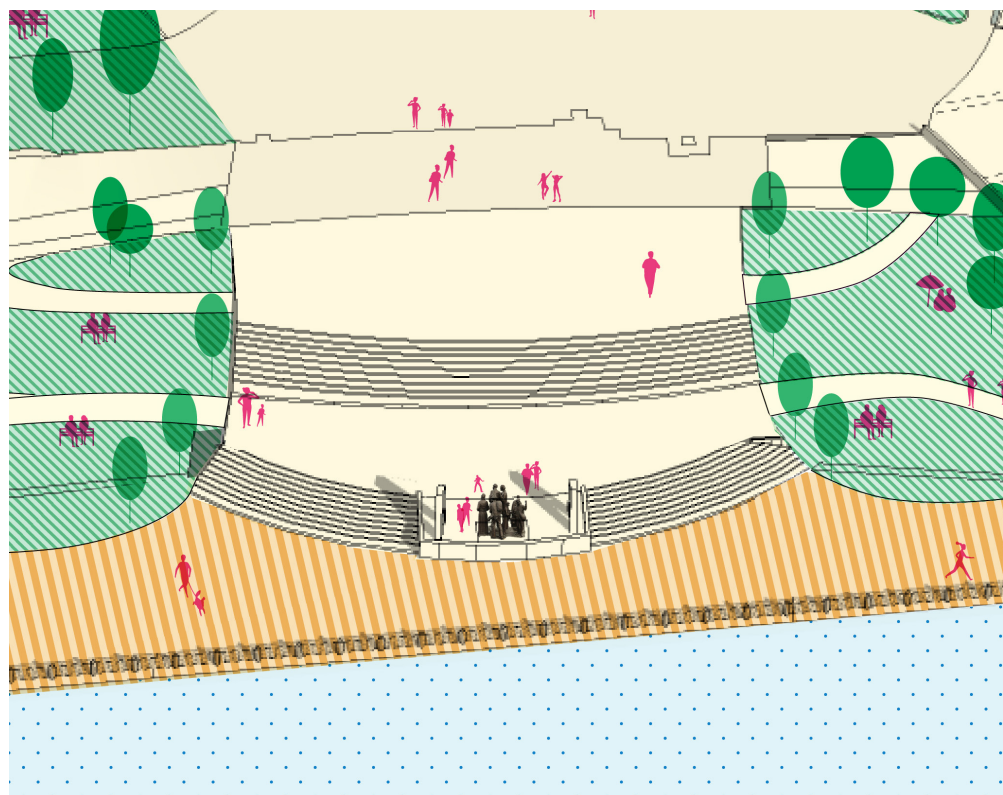
- An expanded Riverwalk relieves the current pinch point and allows for a wider Riverwalk; provides more space for gathering, events, and general use; and offers more direct views and access between the plaza and the riverfront.
- The higher elevation of the monument gives it prominence.
- The monument is more accessible from the plaza and has more space around it to gather and contemplate.

Disadvantages of this option may include:

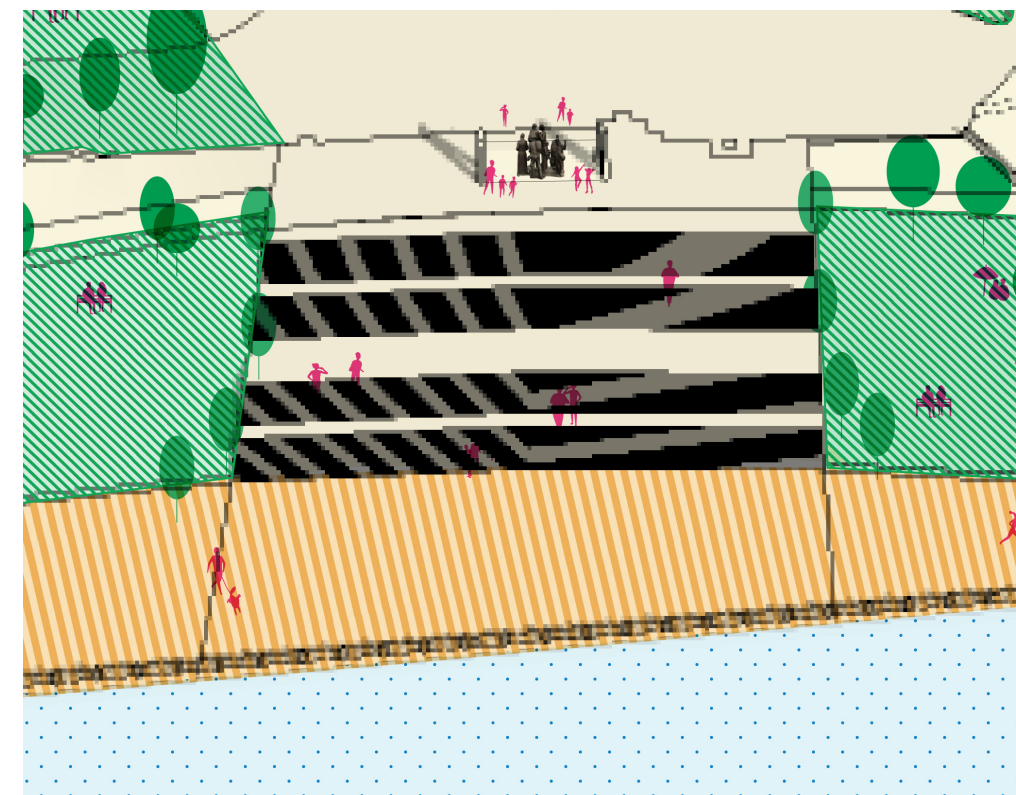
- The monument would shift from original location.
- Some rework to the monument, such as plaques and granite podium, would be needed as part of the monument shifting.



EXISTING RIVERWALK AND THE GATEWAY TO FREEDOM MONUMENT



OPTION 1: WIDE FLANKING STAIRS



OPTION 2: GRAND STAIR

RECOMMENDATIONS

WOODWARD CROSSINGS

Woodward Avenue is as iconic in Detroit as many of its monuments. The avenue, which runs 27 miles from Detroit to Pontiac, ends at Larned St. for vehicular circulation, becomes a pedestrian space at Spirit Plaza and connects the Joe Louis Fist and Hart Plaza, crossing Jefferson Ave. The spaces created as a result of each condition are unique and require thoughtful design solutions.

1. Focus on pedestrian safety on Jefferson Ave.

Improve the connectivity of these important civic center assets by improving the safety and comfort of the pedestrian crossing across Jefferson Ave. Design an improved pedestrian median / refuge at the Joe Louis Fist and create a safer connection for pedestrians to cross Jefferson Avenue to connect to Hart Plaza and the Riverwalk.

2. Consider the broader connection to downtown public spaces

Design each space to complement and support each other. Resolve the Woodward Avenue terminus for all users with a priority on safety and retaining historic view sheds to Hart Plaza.

3. Connect pedestrians to Hart Plaza and focus circulation towards the river and downtown

Jefferson Crossing at Woodward is one of the major entry points for downtown visitors to the riverfront. Likewise, river walk visitors will make their way to the broader downtown at this crossing. Thoughtfully select paving materials and use landscaping to direct circulation.



CONCEPTUAL IDEAS FOR CONNECTING THE THREE CIVIC CENTER ASSETS AT JEFFERSON AVENUE

RECOMMENDATIONS

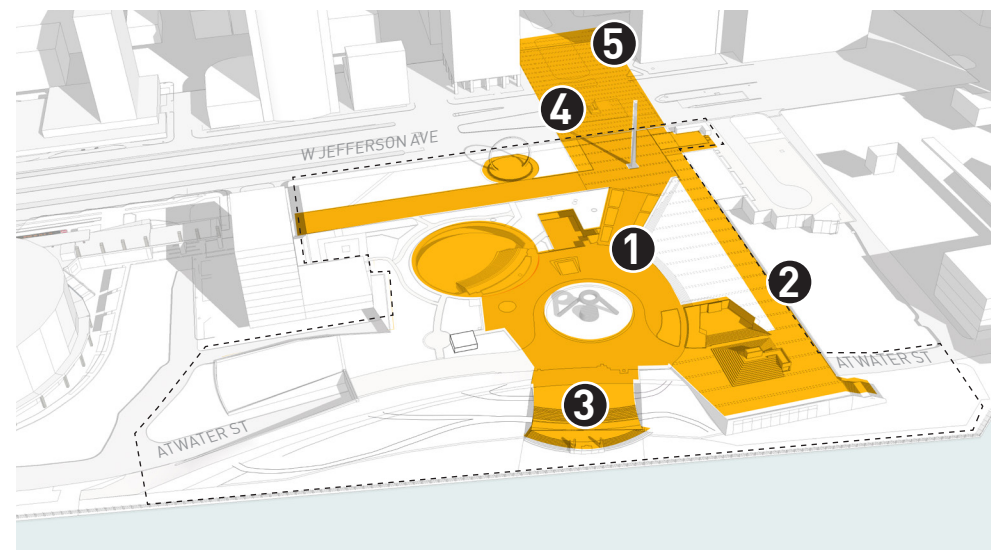
HARDSCAPE

Hardscapes in the Civic Center are paved areas recommended to serve various purposes including daily foot traffic and vehicle circulation (loading/unloading), which is especially important for large events. Hardscapes comprise the pathways, promenades, and stairways getting people to and from different destinations within the plaza while being destinations in and of themselves. These zones also serve as observation areas around several large monuments and provide the stages and seating for the park's amphitheatres.

Hardscape materials throughout the plaza — stone, pavers, concrete, gravel, wood — should be chosen carefully to accommodate the intensity of traffic/wear-and-tear of an area, maintenance requirements, and materials should all work together to complement the plaza's overall style. If possible and where appropriate, permeable materials should be chosen to help with stormwater drainage.

The images at right illustrate the following hardscape environments:

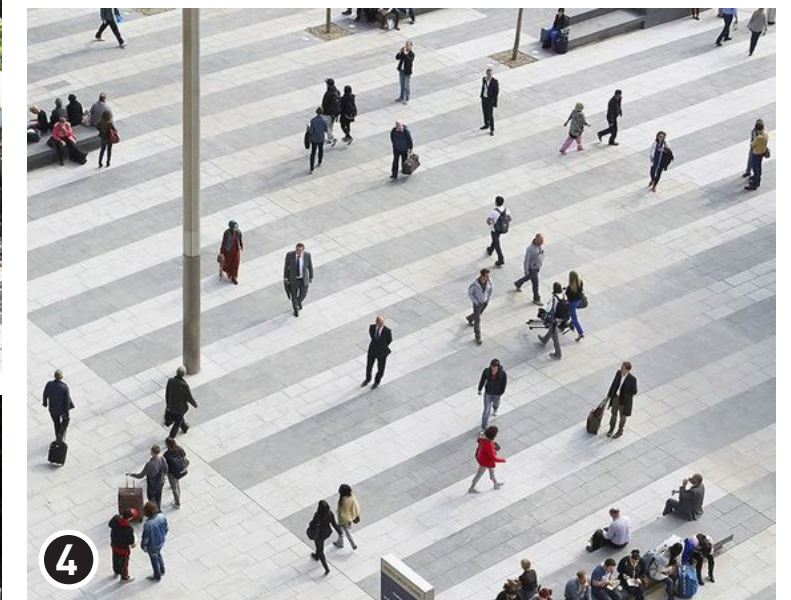
1. Main plaza at Hart Plaza
2. Woodward Promenade at Hart Plaza
3. Grand Stair at Hart Plaza
4. Joe Louis Plaza
5. Spirit of Detroit Plaza



PLAZA ZONES



PRECEDENT IMAGERY



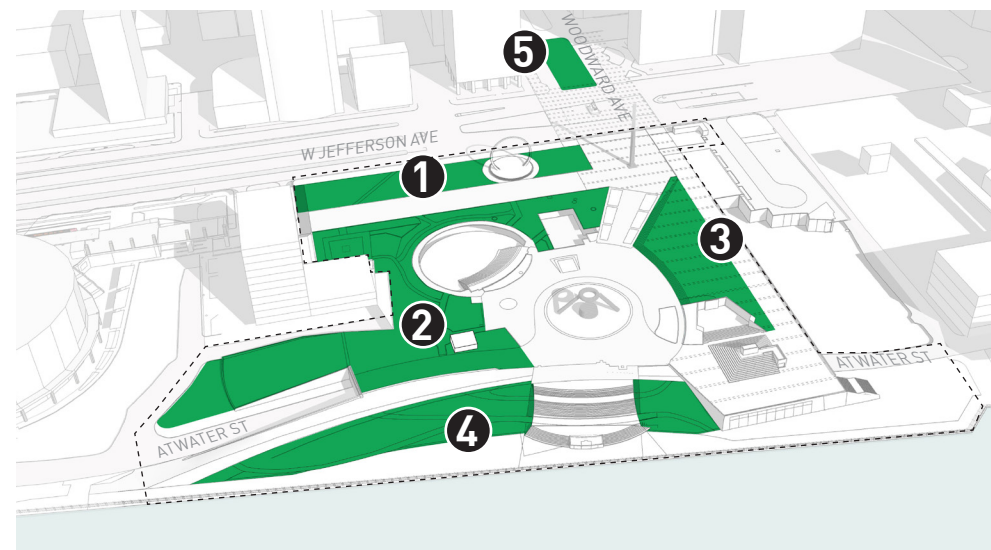
RECOMMENDATIONS

PASSIVE LANDSCAPE

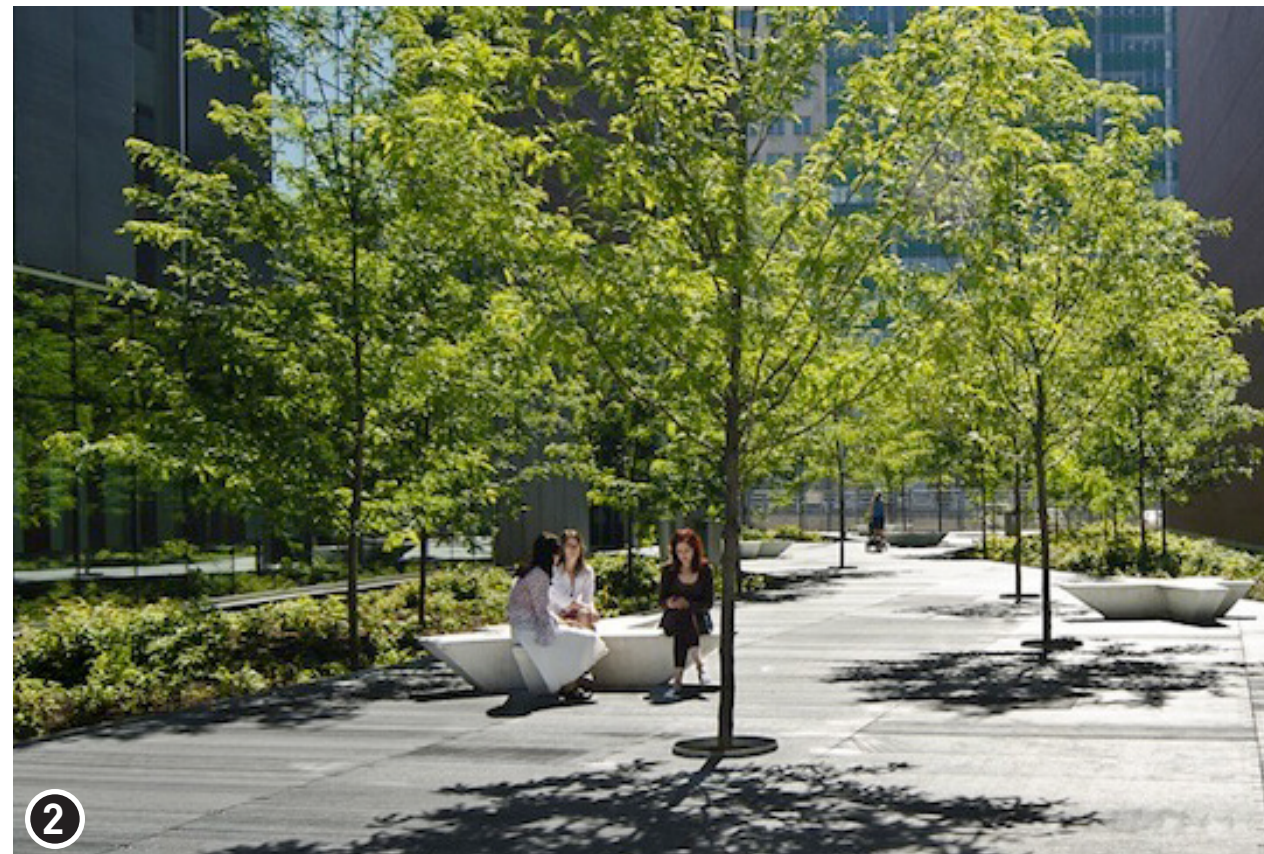
Passive landscapes in the Civic Center area are envisioned to be green places of grassy lawns, gardens, plantings and shade trees, walking paths, nature and habitat, and seating and picnic areas with views of the river.

The images illustrate the following green landscape environments:

1. Picnic lawn
2. Sculpture gardens where visitors can walk along meandering paths dotted with many of the site's monuments and markers
3. Gathering grove with shade trees
4. River terrace
5. Woodward Esplanade extension



PASSIVE LANDSCAPE ZONES



PRECEDENT IMAGERY



RECOMMENDATIONS

ACTIVE LANDSCAPE

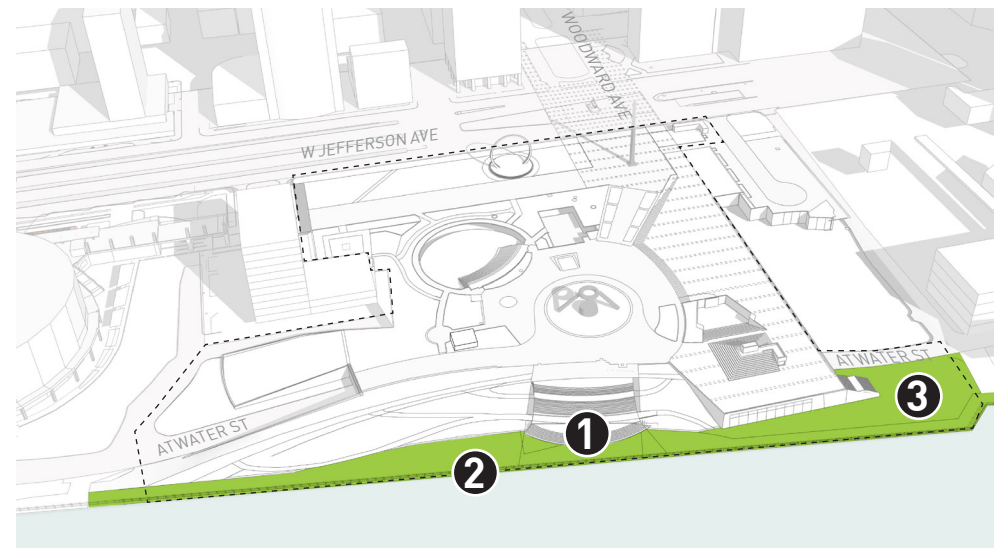
An active landscape at the riverfront edge of Hart Plaza is essential and would add vitality to this portion of the Detroit Riverwalk. Providing wide pathways for walking, jogging and bicycling should be maintained and enhanced. An active stair and terracing will serve as the front entrance to Hart Plaza / Downtown from the riverfront.

The images illustrate the following active landscape environments:

1. Riverwalk where it meets the proposed Grand Stair entrance to the plaza
2. Expanded Riverwalk to allow seating alongside the greenway
3. Riverwalk where it meets the proposed Promenade Stair entrance to the plaza



1



ACTIVE LANDSCAPE ZONES



2

PRECEDENT IMAGERY



3

RECOMMENDATIONS

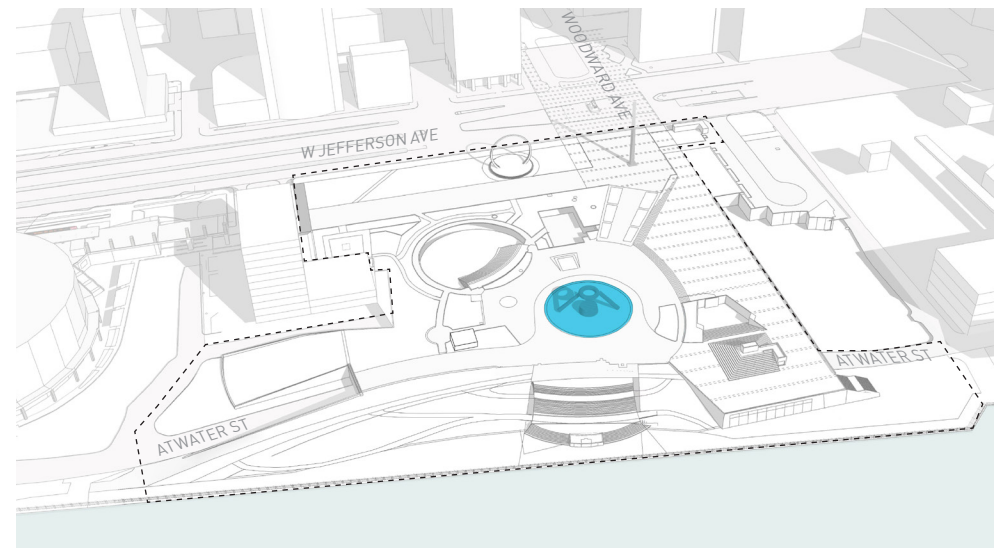
WATER-BASED ACTIVITY

Water-based activities in the Civic Center are envisioned to take place around the Dodge Fountain, the centerpiece of Hart Plaza. The fountain attracts people, offers a playscape, creates a place to gather around, provides a natural element within a dense urban landscape, and can have a calming effect.

The Noguchi-designed Dodge Fountain is capable of creating different water configurations through its 300 jets and lights and is frequently cited as Hart Plaza's most popular feature.

The images at right illustrate the following water-based activity environments:

1. Tables and chairs positioned around the fountain
2. Playing at the base of the fountain
3. Water jets and lights



WATER-BASED ACTIVITY ZONES



PRECEDENT IMAGERY



RECOMMENDATIONS BUILDINGS & STRUCTURES

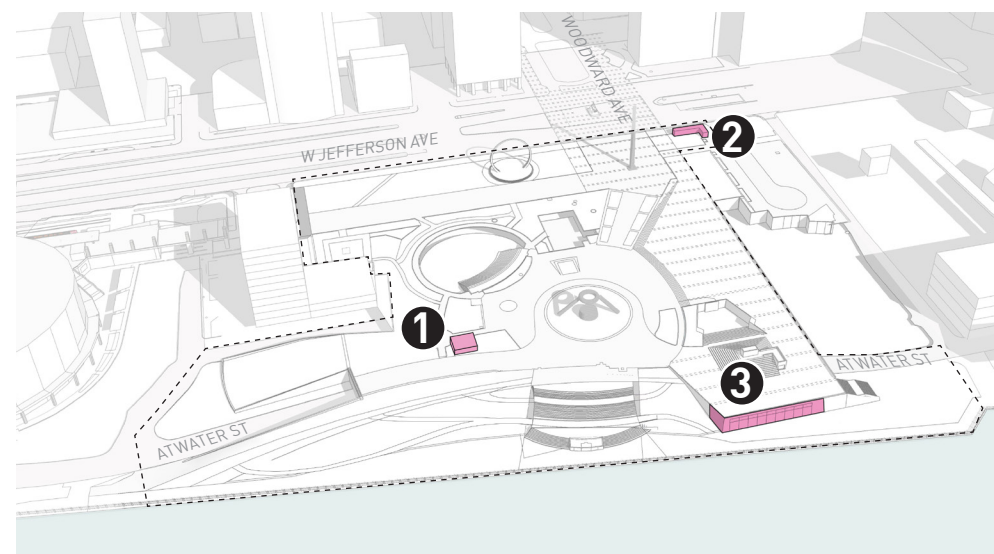
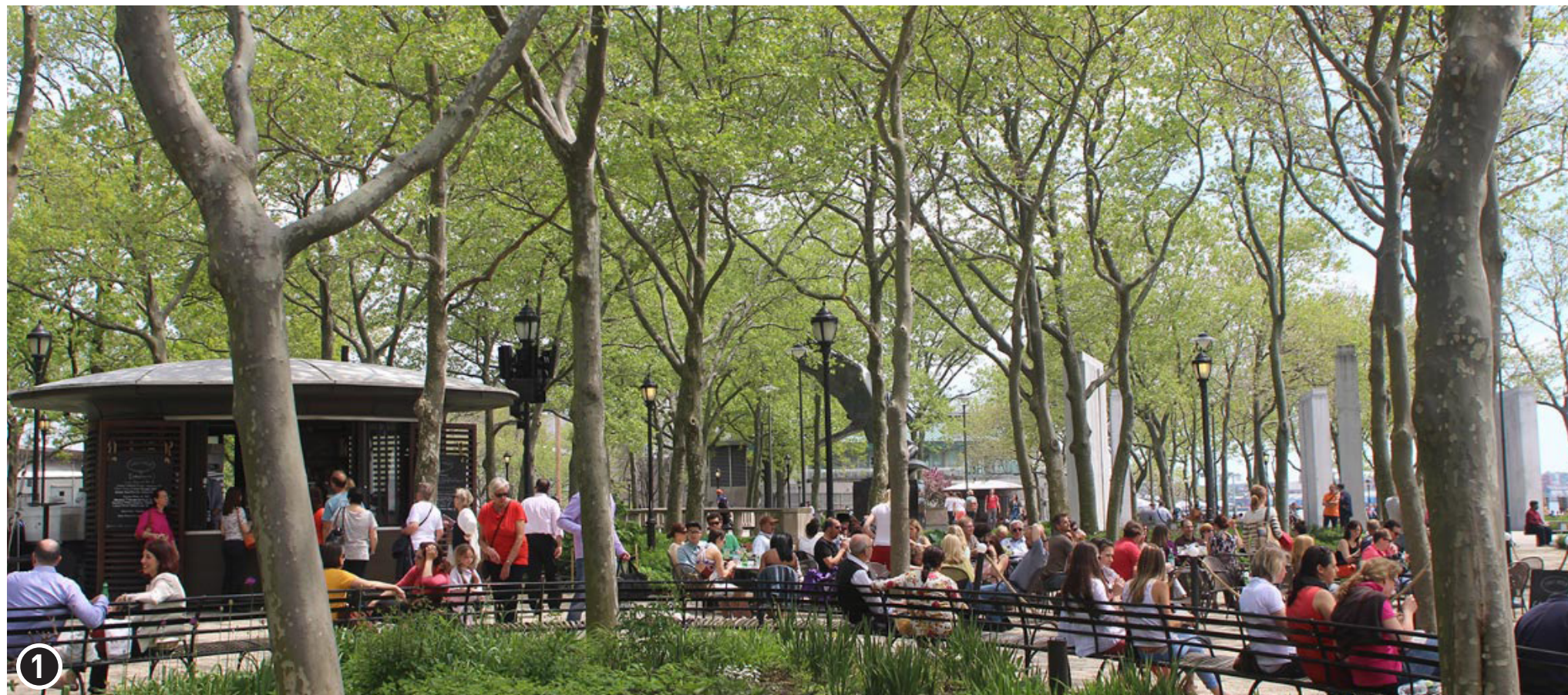
Buildings and structures at Hart Plaza are needed to support event goers, park users, and venue and event management with restrooms, shade and shelter, recreational amenities, and back-of-house facilities.

This plan envisions upgrades to existing buildings including the pedestrian access to sub-grade parking and the area below the plaza level adjacent to the riverwalk.

A potential new structure might include a Comfort Station set within the park that provides restrooms, concessions, and/or visitor information.

The images at right illustrate the following buildings and structures:

1. Comfort Station
2. Renovated access building at Jefferson Ave. entrance
3. Renovated sub-plaza level adjacent to Riverwalk



BUILDING & STRUCTURES

PRECEDENT IMAGERY

RECOMMENDATIONS

EVENT LOADING, PARKING AND STAGING

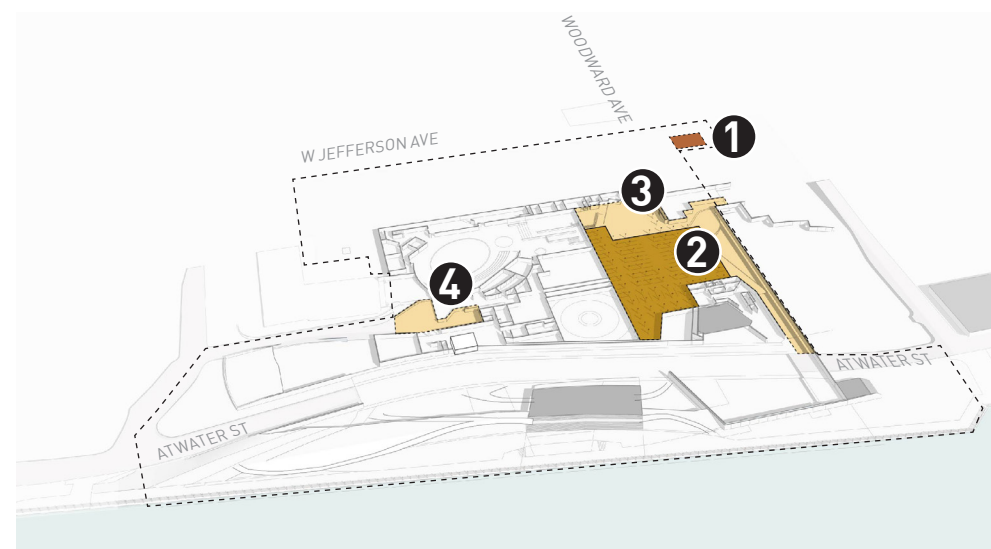
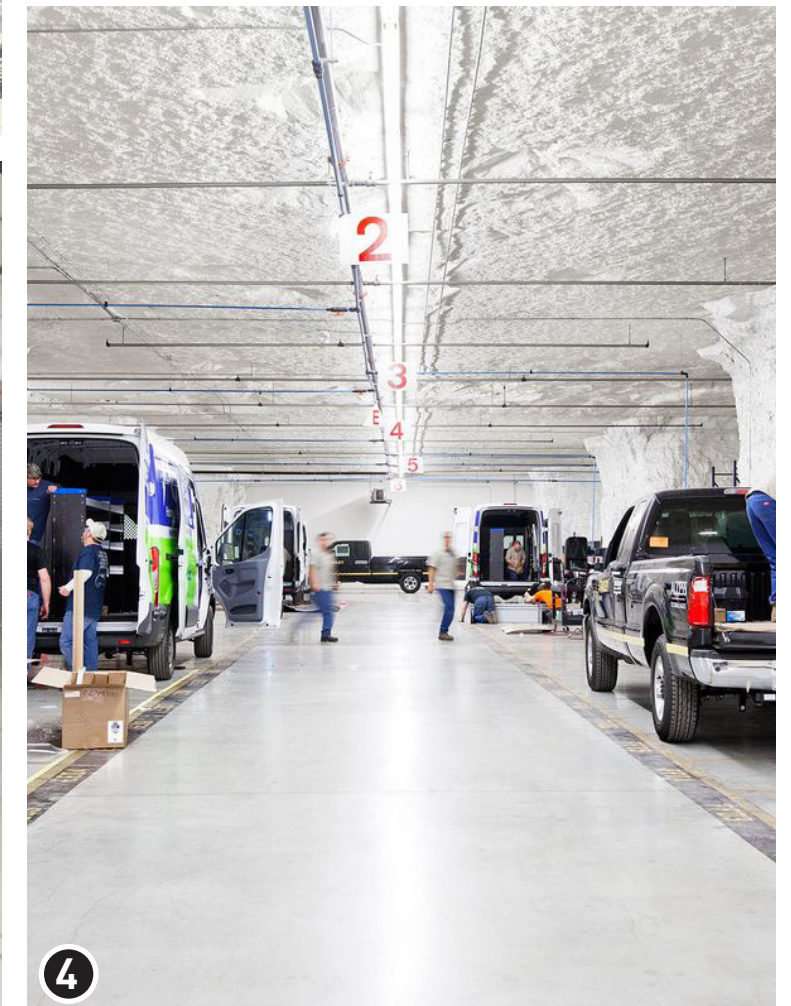
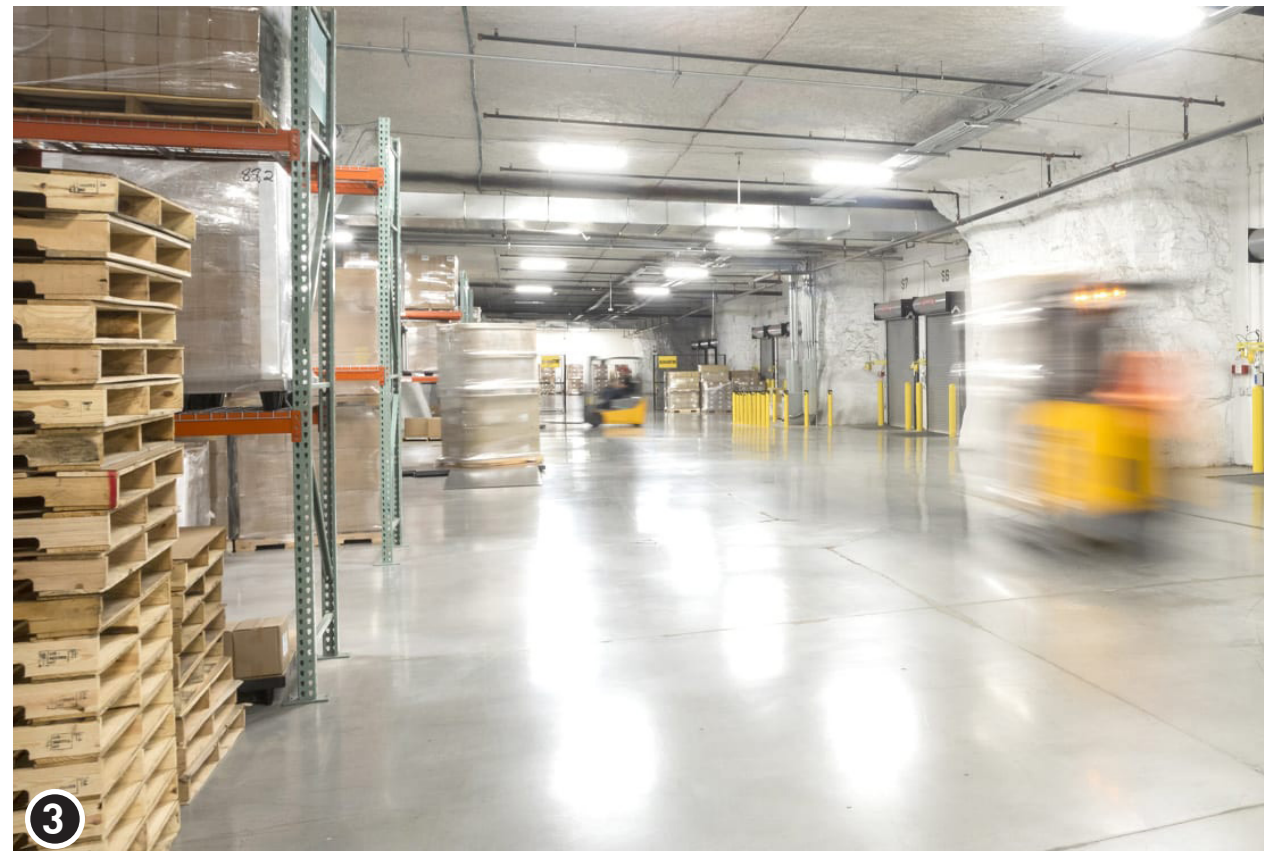
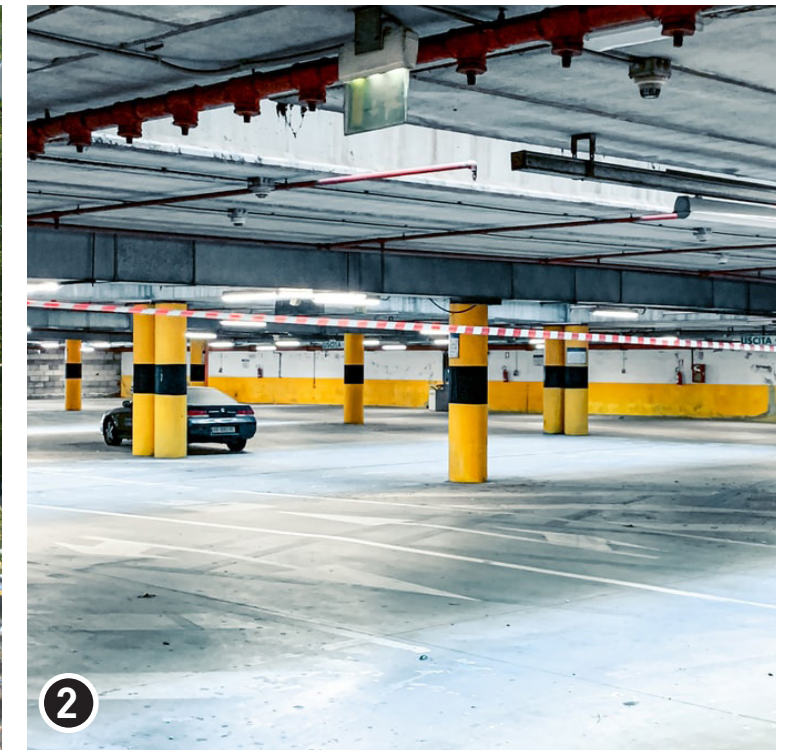
The existing below-grade area under Hart Plaza currently provides circulation and staging for trucks and other service vehicles as well as storage, utilities, a food court, offices, restrooms, and green rooms. Today, many of these areas are underutilized, not in use, or in need of significant renovation which provides the opportunity to reimagine how the sub-grade space can better serve current needs for the Civic Center.

This plan envisions reorganizing and renovating the sub-grade structure to better facilitate circulation and staging for trucks and other service vehicles catering to events. It also provides a new parking area which could be used for event vehicles, staff and volunteer parking, and other authorized vehicles as needed.

Additionally, this plan envisions a bicycle center at the main entrance to Hart Plaza on Jefferson Avenue where visitors to the Civic Center can park and repair their bikes and/or rent bikes.

The images at right illustrate the following parking, staging, and circulation environments:

1. Street-level bicycle parking/rental
2. Sub-grade parking
3. Sub-grade service vehicle staging
4. Sub-grade service vehicle loading



PARKING & STAGING ZONES (SUB-GRADE AREA)

PRECEDENT IMAGERY

RECOMMENDATIONS

OUTDOOR EVENT OPPORTUNITIES

Because events vary from one another in many ways (e.g. duration of event, attendance size, utility needs, sponsorships, etc.), the current and future needs of promoters and producers at Hart Plaza also vary; however, there are some fundamental event-related features that are needed and/or desired by all parties to successfully operate an event in keeping with today's entertainment standards.

Currently, the City of Detroit - General Services Department is the lead department overseeing the operations and management of Hart Plaza. All major events are produced by independent event producers that pay a fee to use the space.

As physical improvements take place at Hart Plaza, so should improvements to the maintenance, management, and operations. A key recommendation is to make available separate spaces for activation. This will make Hart Plaza more attractive to events of various sizes. To accomplish this, a robust management and maintenance program must be in place, ideally one in which there is a dedicated team whose entire responsibility is to maintain and operate Hart Plaza. Thoughtful coordination will need to take place to fence off event areas.

The proposed event spaces are as follows:

PRIMARY STAGE AREAS

- Main Stage / Main Amphitheater
- Pyramid Amphitheater

SECONDARY STAGE AREAS

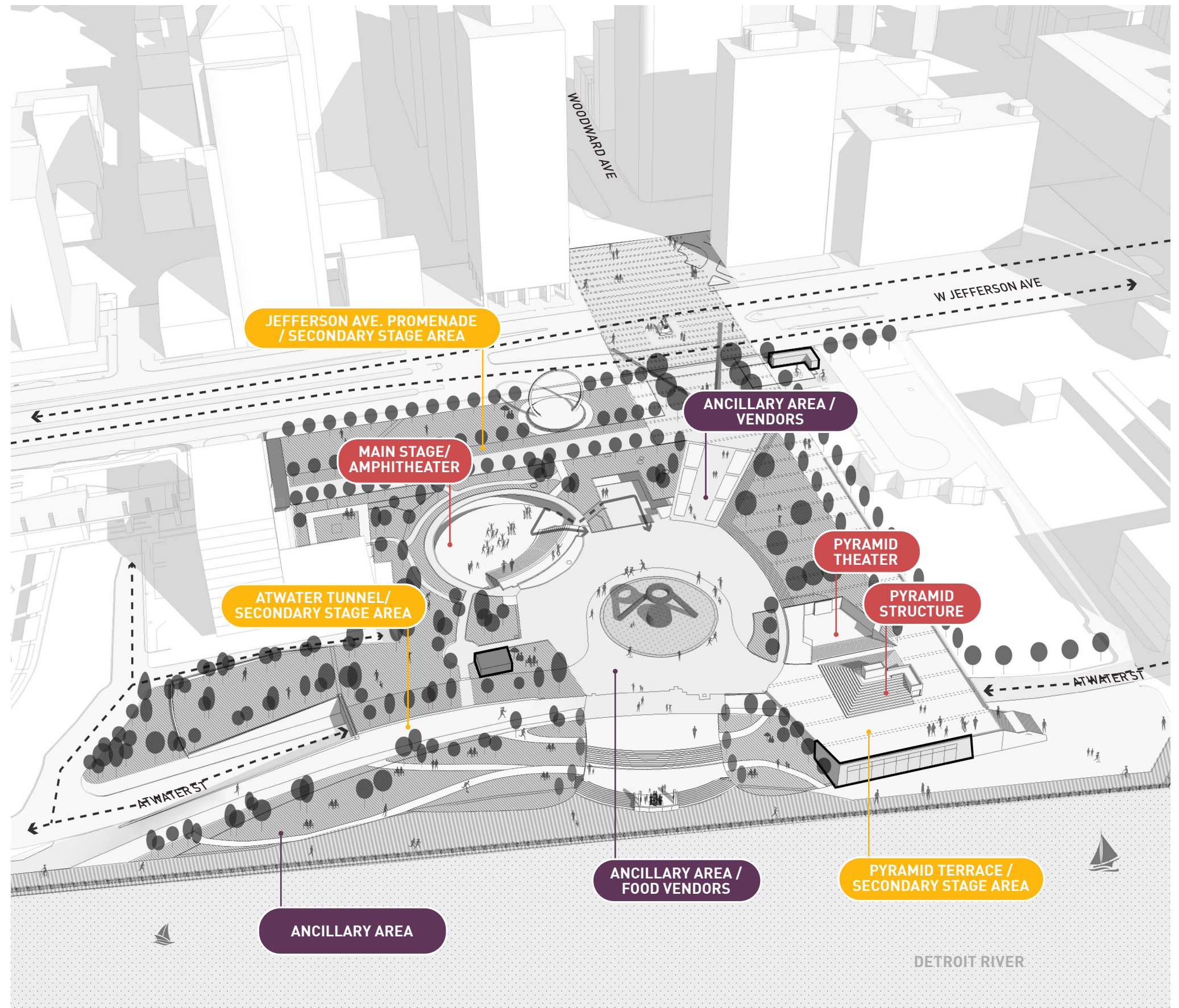
- Pyramid Terrace
- West side of Atwater Street tunnel
- Promenade parallel to Jefferson Ave.

UPPER LEVEL ANCILLARY AREAS

- Promenades designed for retail and food vending
- Spaces allocated for lounging

NOTE:

*All proposed demolition and construction may require coordination with HDC.



EVENT STAGE LOCATIONS & ANCILLARY AREAS

RECOMMENDATIONS

LOWER LEVEL EVENT SPACE

While the original lower level design of Hart Plaza involved ambitious designs for art galleries, concessions and fine dining, present-day maintenance capacity, funding and potential security issues no longer allow this environment to be maintained.

As a simple approach to the lower level, it is recommended that the kitchens, art gallery and other lower-level spaces - intended for daily occupancy, be decommissioned. The resulting space is proposed to be offered to promoters and event managers for event staging, storage and operations.

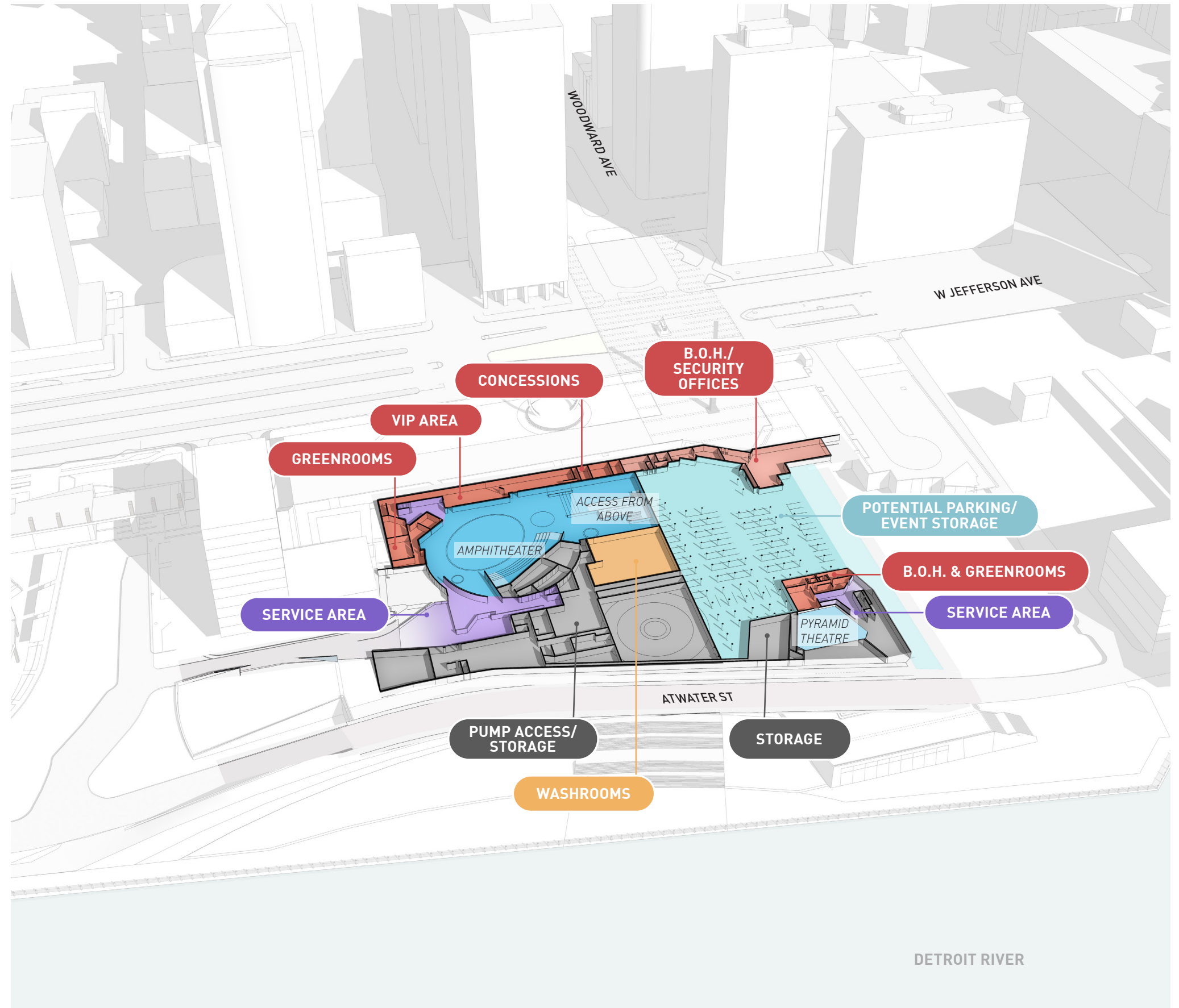
Through the proposed closure of most sub-level spaces to daily public access (open air) the maintenance and operations burdens are reduced, while still providing some multi-level "exploring" via the amphitheater steps and adjacent ramp.

New public restrooms are proposed to be utilized for limited access on event days only and existing conditioned spaces should be refreshed to allow for green rooms, and VIP staging. "Distribution only" concessions are also proposed.

PROGRAM ZONES

- ENCLOSED B.O.H. SPACE (STORAGE)
- OPEN AIR SPACE
- CIRCULATION TO PLAZA LEVEL
- RENOVATED INTERIOR SPACE (EVENT ONLY)
- NEW RESTROOMS (EVENT ONLY)
- PARKING/EVENT STORAGE (REMOVE EX. DEMISING WALLS)
- GATED B.O.H. SPACE

NOTE:
 *All proposed demolition and construction may require coordination with HDC.



PROPOSED LOWER LEVEL EVENT SPACE

IMPLEMENTATION

CIVIC CENTER

Recommended implementable projects include capital projects and maintenance, operations and management considerations for the Civic Center sites. The following summarizes the overall implementation strategy, which is meant to guide future planning, engagement and design.

The Civic Center is recommended to be considered as a combination of public spaces within the network of Downtown. Hart Plaza is the anchoring public space that should take precedence while the Spirit of Detroit Plaza and the Joe Louis Fist Monument support it as connecting spaces.

The design of each should be carefully coordinated.

Key Considerations:

- Consider improving the connection between “The Esplanade, Spirit Plaza and “The Joe Louis Fist” and design them as a connecting spine.
- Consider these 3 public spaces in “every day mode” and during “large event days” and ensure that designs allow for flexibility.
- Where possible, introduce trees that can provide shade during the summer and can add to the efforts of greening downtown.
- Work across agencies to establish a monuments commission to guide the maintenance and future monument placement.

Phasing and Project Priority:

Projects identified in the study range from critical improvements, repairs, maintenance and major capital projects.

Project phasing will be sequenced and prioritized based on:

1. Health and Safety Improvements
2. Stabilization and Critical Repairs
3. Replacement / Re-design (based on component life cycle)
4. Transformational Impact

Project Cost Estimates and Funding:

Estimated costs for improvements and capital projects reflected in this implementation strategy are rough orders of magnitude, developed from current unit costs and early concepts. Funding sources for each project will depend on the project type, priority and funding availability.

SHORT TERM	MEDIUM TO LONG TERM		
<p>IMMEDIATE CAPITAL IMPROVEMENTS</p> <ul style="list-style-type: none"> • Immediately address severely deteriorated areas and monuments to prevent further damage. • Invest in landscaping in already planted areas. Ensure that green spaces are welcoming for users and introduce comfortable seating areas. • Close off lower level spaces of Hart Plaza from public access and decommission unusable space and equipment. 	<p>TRANSFORMATIONAL MAJOR CAPITAL PROJECTS</p> <ul style="list-style-type: none"> • Jefferson Crossing • Dodge Fountain • Spirit Plaza Refresh • Riverfront Improvement • Restroom Pavilion • Woodward Promenade 	<p>MARKETING, OPERATIONS AND MAINTENANCE - EVERYDAY PUBLIC SPACE</p> <ul style="list-style-type: none"> • Re-invigorate Hart Plaza’s identity. Create welcoming spaces and daily interactions. Collaborate in marketing the space to local residents and visitors. • Establish a dedicated operations and maintenance team (best practice) 	<p>MARKETING, OPERATIONS AND MAINTENANCE - LARGE OUTDOOR EVENTS</p> <ul style="list-style-type: none"> • Dedicate a team towards marketing and plaza booking. If possible, consider a one stop shop. • Update space rental guidelines and rental rates. Work to attract more events of ranging sizes. • Ensure that event producers follow the rental guidelines and enforce remedies for any damages done to the space.

IMPLEMENTATION MAJOR CAPITAL PROJECTS

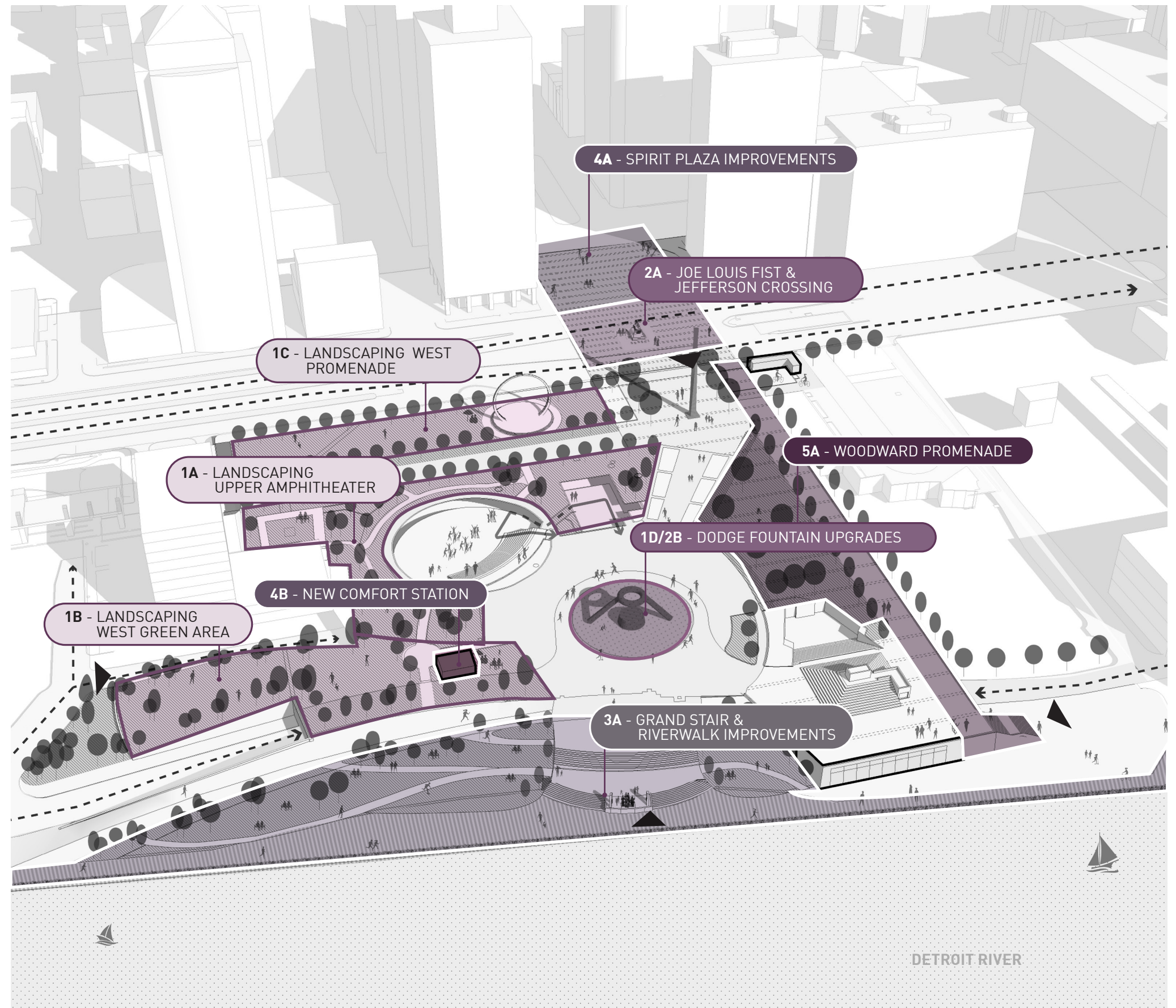
In addition to major capital improvements, Hart Plaza will require a consistent maintenance and repair schedule. An operations and maintenance plan is recommended to accompany the major capital projects.

PRIORITY	REPAIRS AND IMPROVEMENTS ²	COSTS ³
HIGH	Currently Critical <ul style="list-style-type: none"> Monument rehabilitation - <i>in progress</i> 	\$\$
MEDIUM	Potential Critical <ul style="list-style-type: none"> Concrete structures stabilization Amphitheater steps rehabilitation 	\$\$\$
MEDIUM	Necessary, Not Yet Critical <ul style="list-style-type: none"> MEP systems renovations 	\$\$\$\$

HART PLAZA - UPPER LEVEL			
PHASE		MAJOR CAPITAL PROJECTS ¹	COSTS ³
PHASE 1	1A	Planted/Landscaped Area Renovations	\$\$
	1B	Planted Area Renovations	\$
	1C	Lawn/Planted Area Renovations	\$
	1D	Dodge Fountain <ul style="list-style-type: none"> Alternative 1: Repairs to existing systems 	\$\$\$
PHASE 2	2A	Joe Louis Fist & Jefferson Crossing	\$\$\$\$
	2B	Dodge Fountain Upgrades <ul style="list-style-type: none"> Alternative 2: Complete Renovation including plumbing, controls and basin 	\$\$\$\$
PHASE 3	3A	Grand Stair & Riverwalk Improvements	\$\$\$\$
PHASE 4	4A	Spirit Plaza Improvements	\$\$\$\$
	4B	New Comfort Station Pavilion	\$\$\$\$
PHASE 5	5A	Woodward Promenade (east edge)	\$\$\$\$

NOTES:

- Plan and coordinate capital projects across City departments including: HDAB, PDD, and DPW.
- See Condition Assessment And Seawall Report for the full list of repairs by priorities.
- Costs are estimates are rough orders of magnitude (ROM).
Costs Key:
 - \$: under \$10K: \$
 - \$\$: \$10K - \$100K: \$\$
 - \$\$\$: \$100K - \$1M: \$\$\$
 - \$\$\$\$: \$1M-\$10M: \$\$\$\$
 - \$\$\$\$\$: above \$10M: \$\$\$\$\$



IMPLEMENTATION PROJECTS

IMPLEMENTATION

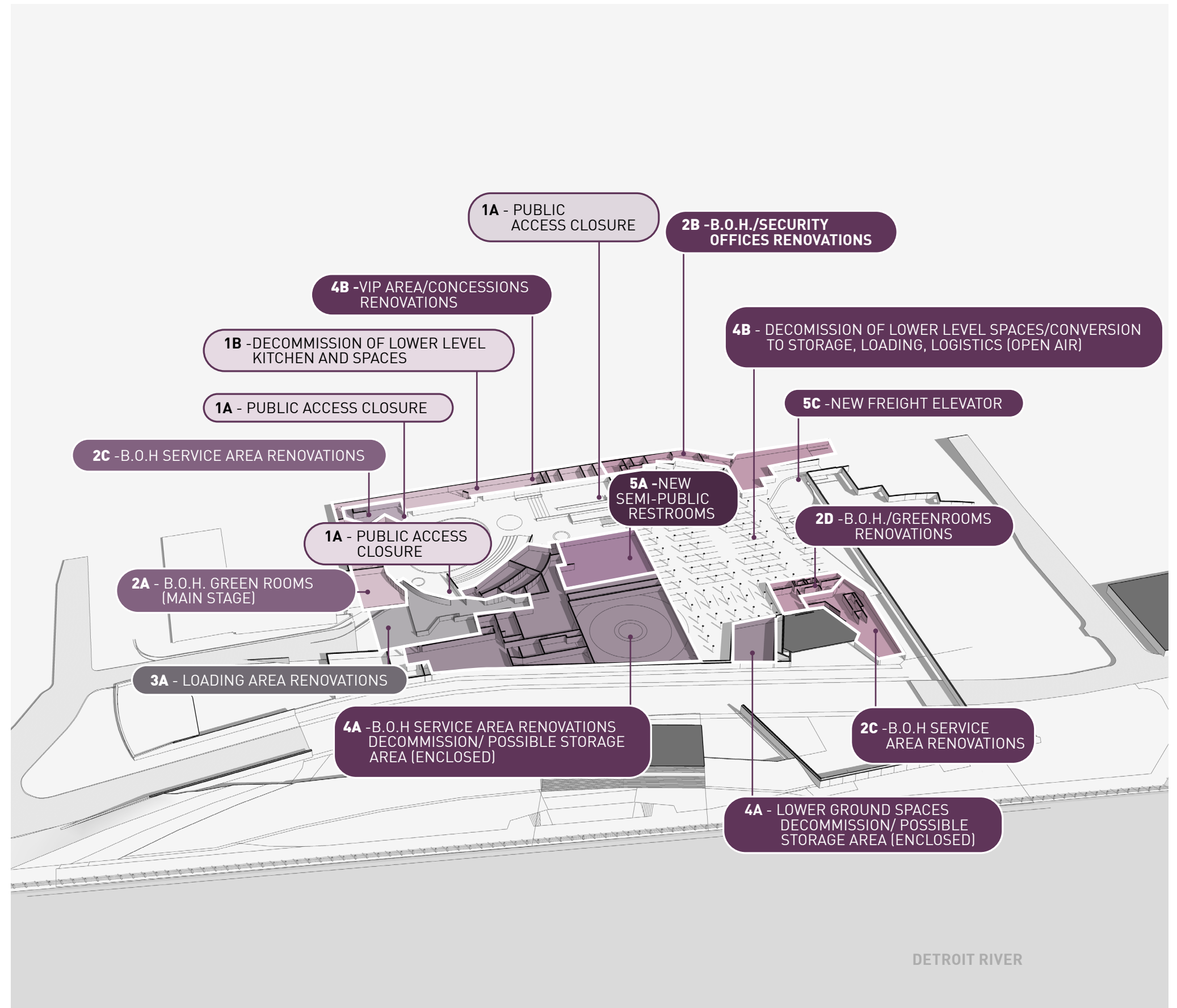
MAJOR CAPITAL PROJECTS

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HART PLAZA - LOWER LEVEL			
PHASE	MAJOR CAPITAL PROJECTS ¹		COSTS ³
PHASE 1	1A	Public Access Closure (3 locations)	\$\$
	1B	Decommission of Lower Level kitchens and spaces	\$\$\$
PHASE 2	2A	B.O.H. /Green Rooms (Main Stage)	\$\$\$
	2B	B.O.H./Security Offices Renovations	\$\$\$\$
	2C	B.O.H./Service Area Renovations	\$\$\$
	2D	B.O.H./Greenrooms Renovations	\$\$\$
PHASE 3	3A	Loading Area Renovations	\$\$\$\$
PHASE 4	4A	Lower Ground Spaces Decommission/ Possible Storage Area (Enclosed)	\$\$
	4B	Decommission of Lower Level Spaces/ Conversion to Storage, Loading, Logistics (Open Air)	\$\$\$\$
PHASE 5	5A	New Semi-Public Restroom	\$\$\$
	5B	VIP Area/Concessions Renovations	\$\$\$
	5C	New Freight Elevator	\$\$\$

NOTES:

- Plan and coordinate capital projects across City departments including: HDAB, PDD, and DPW.
- See Condition Assessment And Seawall Report for the full list of repairs by priorities.
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 - \$\$\$\$\$: above \$10M



IMPLEMENTATION PROJECTS