

CPC File #: _____

Date of Filing: _____

RE: _____

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk, via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.


The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-302 and 6-204 of the 2012 City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant:  Interim CEO, DRCFA

Date: April 23, 2024

ZONING FEE:

Effective January 1, 2023, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

<u>Size of Property</u>	<u>Fee</u>
One acre or less	\$1,750.00
Over one acre	\$1,750.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,500.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer". When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the complete application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant’s officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

(1) Name of Applicant: Anderson Eckstein & Westrick, Inc.
Address of Applicant: 51301 Schoenherr Road
City, State, Zip Code: Shelby Twp., MI 48315
Telephone Number: (586) 726-1234

(2) Name of Property Owner: The Detroit Regional Convention Facility Authority (DRCFA)
Address of Property Owner: 1 Washington Blvd
City, State, Zip Code: Detroit, MI 48226
Telephone Number: (313) 877-8215

(3) Name of Architect (if any): The Mannik & Smith Group, Inc.
Address of Architect: 607 Shelby Street
City, State, Zip Code: Detroit, MI 48226
Telephone Number: (734) 693-3669

(4) Proposed Manager (if any): N/A
Address of Manager: _____
City, State, Zip Code: _____
Telephone Number: _____

(5) Name of Developer: N/A
Address of Developer: _____
City, State, Zip Code: _____
Telephone Number: _____

(6) Title of Proposal: Second Avenue Extension - West Side Expansion

(7) General Description of Proposal: _____
Extension of Second Avenue from Yzerman Drive (Atwater Street) to Congress Street. Extension will include vehicular, bicycle, and pedestrian routes.

(8) Address of Subject Parcel: 1 Washington Blvd., Detroit
Between Yzerman Drive and Congress Street
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)
See Attached

(10) General Location of Subject Property:
West of Huntington Place between Yzerman Drive and Congress Street.

(11) Present Zoning of Subject Parcel:
PC - Public Center District; b5 - Major Business District; PCA - Public Center Adjacent District (Restricted Central Business District)
See attached map.

(12) Proposed Zoning of Subject Parcel (if change is being requested):
No change in zoning is being requested.

(13) Size of Subject Parcel (Dimensions): Approximately 60' x 1,207'
(Acreage): 1.66 Ac (+/-)

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

N/A

(15) Zoning of Adjacent Properties:

To the North - PCA; B5

To the South - PC

To the East - PC; PCA; B5

To the West - PC; PCA; B5

(16) Development of Adjacent Properties:

To the North - Business

To the South - Detroit River

To the East - Huntington Place

To the West - Sterling Group Development - Residential and Hotel complex, Water Square

Size of Proposed Structure(s)

(17) Ground Coverage Dimensions of Each Structure:

(A) Approximately 60' x 1,207' - Entire cooridor

(B) _____

(C) _____

(D) _____

(E) _____

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) N/A

(B) _____

(C) _____

(D) _____

(E) _____

(19) Height (in stories and feet) of Each Structure(s):

(A) Skyway Bridge - El. 144.00 (finish floor)

(B) Top of Bridge Deck - El. 125.73

(C) _____

(D) _____

(E) _____

(20) Total Gross Square Footage of All Structures: 1.66 Ac (+/-)

COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

(22) Total Number of Dwelling Units: _____ of which

_____ are efficiency units of _____ sq. ft. each;

_____ are 1-bedroom units of _____ sq. ft. each;

_____ are 2-bedroom units of _____ sq. ft. each;

_____ are 3-bedroom units of _____ sq. ft. each; and

_____ are other (specify) _____ of _____ sq. ft. each.

(23) Anticipated Rent Structure: _____

(24) Number of Subsidized Units: _____

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

Vehicular, bicycle, and pedestrian roadway to re-establish and extend
Second Avenue between Yzerman Drive to Congress Street.

COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA

(27) Name of Citizens' District Council: _____

(28) Date of Citizens' District Council Approval: _____

(29) Date of Detroit Housing Commission Approval: _____

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

(30) Total Number of Off-Street Parking Spaces Proposed: 0 of which
0 will be structure parking and 0 will be surface parking.

(31) Size of Surface Parking Area (square feet): 0

(32) Size of Parking Structure Ground Coverage (square feet): 0

(33) Number of Levels: 1

(34) Number of off-street parking spaces required by Zoning Ordinance: 0

(35) Types of Financing/Subsidy Mechanisms: Project funded by DRCFA via bond issue.

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development:

Existing stairway from loading dock to ground surface, existing sign board, misc. utilities and other unknown underground foundations.

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

N/A

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

Second Avenue corridor may be dedicated in the future as a public ROW.
However this is being evaluated and not decided at this time.

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

N/A

(40) Describe any energy saving features of this development:

LED lighting

(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
Detroit Riverfront Conservancy - Karen Slaughter-DePerry	(313) 566-8222
DTE Foundation - Rodney E. Cole Sr.	(313) 235-4000

(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate:		Address	Address of Adjacent Property	Phone
	Owner Business Resident				
Sterling Group Elie Torgow;			333 W. Fort St, Suite 1350; 222 3rd Ave, Detroit, MI 48226		(248) 515-1439

(43) Number of new employees anticipated as a result of this proposal:

Temporary: 0

Permanent: 0

(44) Anticipated Beginning Construction Date: South Approach April 2024; North Approach July 2024

(45) Anticipated Construction Completion Date: Partial- January 2026

Total- July 2026

(46) Letters of Review and/or comment from Reviewing Agencies attached:

<u> </u> D-DOT	Dated: <u> </u>
<u> </u> Planning & Development	Dated: <u> </u>
<u> </u> Recreation	Dated: <u> </u>
<u> </u> Police	Dated: <u> </u>
<u> </u> Fire	Dated: <u> </u>
<u> </u> Public Lighting	Dated: <u> </u>
<u> </u> Aviation	Dated: <u> </u>
<u> </u> Air Quality Management	Dated: <u> </u>
<u> </u> DPW	Dated: <u> </u>
	Dated: <u> </u>
	Dated: <u> </u>

PLANS AND MAPS:

Submit ten (10) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

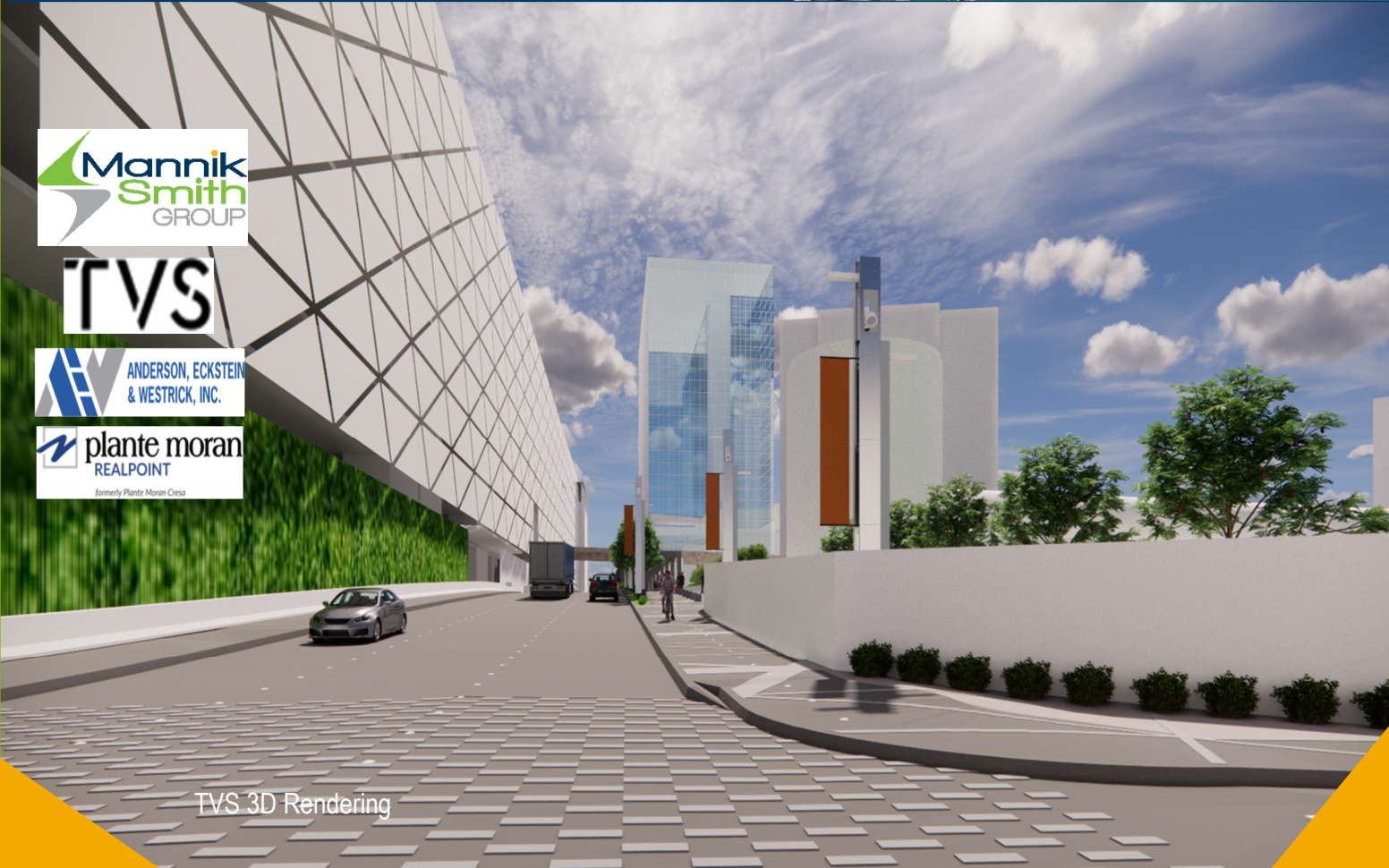
- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.

Detroit Regional Convention Facility Authority



April 24, 2024

SITE PLAN - SPECIAL DISTRICT REVIEW SECOND AVENUE RE-ESTABLISHMENT



TVS 3D Rendering

TABLE OF CONTENTS 

UNDERSTANDING OF SERVICE 1

TABLE OF CONTENTS 2

SECTION 1 – PROJECT NARRATIVE 3

SECTION 2 – SITE PLAN 7

SECTION 3 – SUBJECT PROPERTY 8

SECTION 4 – CITY OF DETROIT ZONING MAP 10

SECTION 5 – DESIGN FEATURES 11

SECTION 6 – ONGOING AND FUTURE CONSIDERATIONS 12

SECTION 7 – LETTERS OF SUPPORT 13

SECTION 1 – PROJECT NARRATIVE

A. PROJECT SUMMARY

The Second Avenue Extension site is designed to serve two parcels and to cross the Michigan Department of Transportation (MDOT) right-of-way (ROW). The two parcels are 1) The Huntington Place parcel at 1 Washington Boulevard and 2) the parcel formerly home of the Joe Louis Arena at 600 Civic Center Drive. An agreement between these entities and the City of Detroit has been established to permit this private drive with public access to be provided to these parcels. Huntington Place is proceeding with design and approval of the Second Avenue Extension Private Drive crossing of M-10. Huntington Place also respectfully requests that the City consider acceptance of this Second Avenue Extension project as a Public ROW in the future under conditions outlined in this submittal and subject to full City approval.

The overall Second Avenue site is bound by Congress Street to the north, the JLA Property to the west, Yzerman Drive to the south, and Huntington Place Convention Center to the east. The property is shown, with legal description in this submittal and is comprised of 0.723 acres of land that was transferred to the Huntington Place parcel specifically for this purpose.

B. SITE DESIGN

This private / public multimodal corridor provides connectivity for a public access connection from Downtown to the Riverfront, across M-10. Vehicular, Pedestrian and Bicycle access to the Riverfront has been difficult and awkward, historically, from Congress and Second Ave due to the recessed Lodge Freeway, Huntington Place and Joe Louis Arena. Re-development of the Joe Louis Arena property and the access goals of the Huntington Place Convention Center, affords connectivity and convenient access to the Riverfront and the western portion of Downtown.

The Second Avenue Extension project proposes two-way vehicular access, north-south bound lanes, which traverses the west edge of the Huntington Place project. Additionally, a third center lane is proposed on the northerly portion to provide direct truck access to the Huntington Place Loading Docks improving circulation and reducing truck congestion on adjacent roadways. Separated pedestrian and bicycle-oriented space is included along the west edge of the Second Avenue Extension project affording opportunity for direct access to the Riverfront. Decorative enhancements, artfully placed landscaping coupled with planters, benches, lighting, and other site amenities will complete the outdoor space. Second Avenue Extension is planned to provide a pleasant pedestrian experience along with convenient connectivity between Downtown, the Riverfront, the Huntington Place and the proposed Hotel site developments.

Having made an introductory presentation to the Planning Commission and listening to their guidance we are cognizant of the need for continuity and direct interaction with other undertakings relative to Pedestrian and Bicycle movement and access in the vicinity. We have had several very productive meetings with both the Riverfront Conservancy and the DTE Greenway Initiative teams. Collectively we understand the vision and have prepared a plan consistent with that vision and advancement of the public experience while improving circulation and access to the Riverfront.

C. ZONING

The proposed project traverses 3 zoning districts. The first Phase has been expedited due to the timing of the approved JLA Hotel project, which has a 0-Lot Line and needs to be concurrently constructed immediately adjacent to that phase. This first phase is entirely located in a B5 district between Jefferson and Yzerman and is primarily the structural component, no final surface features are included in that phase. The final geometrics, landscaping, and aesthetic components of the overall Second Avenue project are included in this submission and will be fully reviewed by the Planning Commission.

The parcels currently have PC (50-11-55), PCA (50-11-85) and B5 (50-9-133) zoning designations which allow use of outdoor recreation and private vehicle access as an accessory to the existing use.

We trust the Planning Commission and City Council will recognize the inherent regional benefits associated with our proposed use and concur that approval of this project is consistent with zoning, advanced connectivity and creates opportunity for successful usage of the adjacent properties.

D. UTILITIES

Our team has worked directly with the City and various utility companies. We have designed in accordance with their requirements with specific attention to being minimally invasive in our construction techniques.

This site's stormwater is intended to discharge directly to the Detroit River through the raw-water tunnel outfall for Huntington Place and therefore the Post-Construction Stormwater Management Ordinance for flood control will be satisfied. The drainage inlets and catch basins on the site will be routed through water quality systems as pretreatment prior to being discharged to the river ensuring quality standards are met.

E. CODE SUMMARY

The building will comply with the codes, standards, and guidelines, as they are amended by the Michigan Department of Energy, Labor and Economic Growth, Bureau of Construction Codes, and local amendments published and enforced by the Authorities Having Jurisdiction (AHJ). In consideration of the MDOT juris, the bridge span portion of the corridor will be subject to MDOT right-of-way permit coordination, review, and approval.

F. CONSTRUCTION STAGING

This project will be completed in several phases with Second Avenue extension being completed in phases 1 and 2. A third phase may include demolition of the existing Helix ramp, and this is currently being evaluated.

- **Phase 1 – Second Avenue Corridor Extension South Approach** - From Yzerman to just south of Jefferson Ave. Includes construction of Tunnel C01. - Complete by November 2024.
- **Phase 2 – Second Avenue Corridor Extension North Approach** - Remainder of the Second Avenue corridor including roadway surface features from Yzerman Drive north to Congress Street, all bridges, tunnels, walls, roadway, and aesthetic features. – Complete by June 2026. This phase includes two sub phases of work:
 - Phase 2A – Construction of Bridge S01, S03, and roadway along Yzerman Drive and Second Avenue to allow truck access onto the truck dock.
 - Phase 2B – Shift traffic to a temporary access route west to allow access to Second Avenue and the truck dock from Yzerman Drive. Construct Bridge S02, Tunnel C02 and the remaining roadway elements of Second Avenue and Congress Street. Open Second Avenue to general use by the public.
- **Phase 3 – Demolition of Helix Ramp.** To Be Determined. Possible demolition and removal of the existing Helix Ramp to Huntington Place roof top parking. This is currently being evaluated and determination made at a later date.

Phase 1 will include construction of the south approach walls and roadway. This project is currently in construction and will continue until the late fall / early winter of 2024. The west wall of the South Approach is under agreement to be completed by August 15, 2024. Dan's Excavating, Inc. with major sub-contractor Blaze Construction is under contract to complete the work for the South Approach.

Phase 2 is anticipated to bid in May of 2024 with construction to begin the August / September 2024 timeframe and continue into June of 2026. Coordination between the on-going construction for Phase 1 and Phase 2 while work is being completed for Phase 2.

G. MAINTENANCE OF SECOND AVENUE EXTENSION

Once constructed the Detroit Regional Convention Facility Authority (DRCFA) and its staff will provide full-service operation, maintenance and repair for the Second Ave. Extension, inclusive of roadway, pedestrian pathway, bicycle pathway and amenities. This is a critical roadway and connection of Second Ave. and provides direct access to the Huntington Place Loading Docks. The DRCFA team is committed to providing a quality experience to all users.

H. GRADING AND LANDSCAPING

The landscape is designed to be simple and low maintenance yet provides seasonal variety and interest. Blocks of trees strengthen the linear nature of the pedestrian walkway and bike path along Second Street. Each tree block is underplanted with low, deciduous shrubs of 24" - 36" maximum heights that provide seasonal color. The low nature will allow views across the plant beds for safety. Trees will require an 8' clearance to branches for the bikes.

The trees and native grasses underplanting along the River Front are selected to tie into the natural planting scheme already set in motion there.

The bridge planters are fabricated from a high-density aggregate polymer mixture backed by a glass fiber reinforced polyester resin (25,000 psi compressive strength / 12,000 psi tensile strength). The planters will be planted with a low, flowering Hydrangea. The planter abutting the west wall of the pedestrian walkway will be filled with an ornamental grass. The taller nature of these grasses helps to deter views out across the freeway below. The corner planter is currently set to have a low ornamental shrub. Depending on finish height of the curb or wall this may need to be modified to provide for clear views within the corner clearance viewshed.

I. LIGHTING

Roadway, bike path, and sidewalk lighting is being provided by dedicated area lights mounted to the custom pylons. Light levels and lighting uniformity are being designed to current Illuminating Engineer Society (IES) standards for large urban environments. Supplemental lighting for the bike path and sidewalks is being provided by pylon mounted spotlights. This layer of light will provide visually interest and pools of light along the pathways and landscaping. Benches have integrated lighting to create a low-level glow around the benches.

The area lights mounted to the roadway side of the pathway bridge will support roadway lighting. Recessed downlights within the bridge trellis structure will provide general illumination for the pathway. Small scale linear lights mounted to the underside of the bridge bents will accentuate the bridge structure and design.

J. SIGNAGE

Signing will be completed along the Second Avenue corridor, Yzerman Drive and Congress Street utilizing typical AASHTO MMUTCD Standards.

K. EXISTING CONDITIONS

Second Avenue corridor was originally constructed in the late 1800 / early 1900s'. Over time and because of on-going expansion of Cobo Hall in 1989 and the surrounding area, including construction of M-10 at this location in 1979, Second Avenue was abandoned between Yzerman Drive and Congress Street. Access to the existing Cobo truck dock was constructed, including a ramp from Congress Street. Joe Louis Arena was built in was built in 1979 as well. Following completion of construction of Little Caesars Arena in 2017, Joe Louis Arena was closed and demolished.

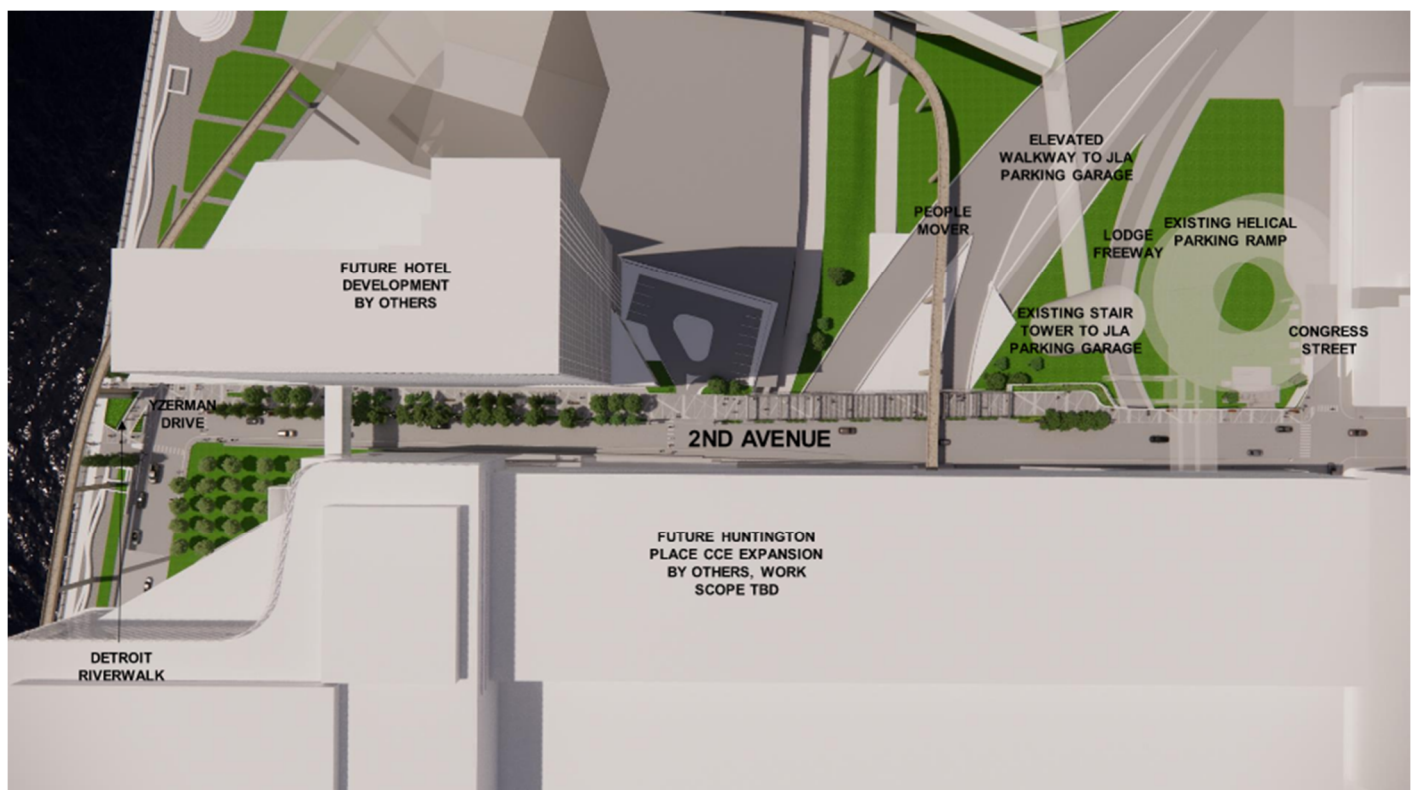
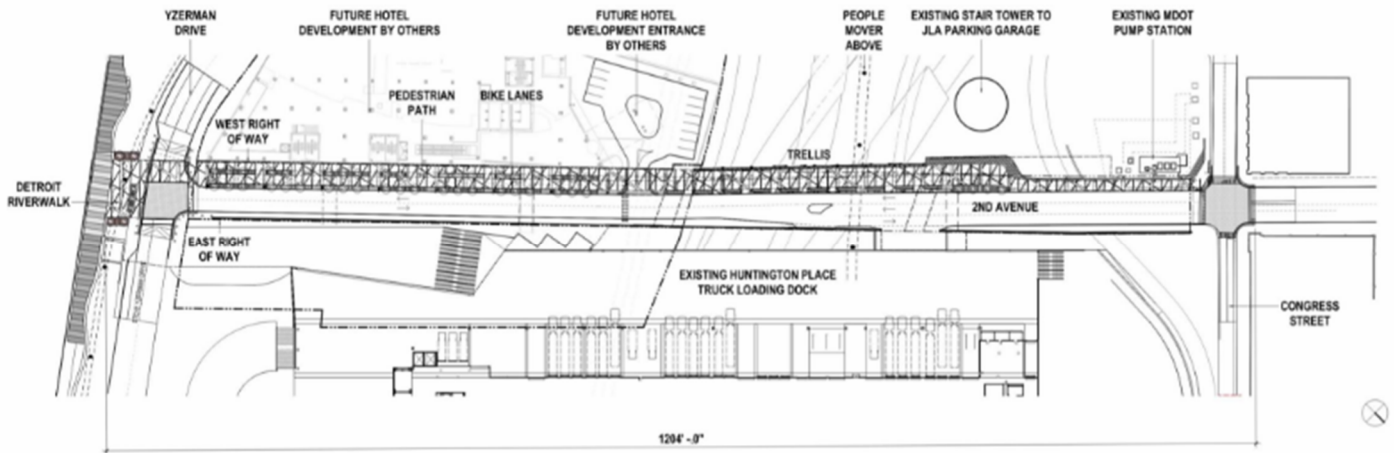
The Detroit Regional Facility Authority (DRCFA) was established in 2009 and leased the facility for 33 years to own and operate. Cobo hall was renamed Huntington Place in 2021. The Sterling Group purchased the vacant property along the west side of Huntington Place after Joe Louis Areana was demolished to construct a residential tower and hotel complex, Waterfront. Construction of the complex began in 2023. The parcel of land between the Waterfront complex and Huntington Place was sold back to the City to allow construction and re-establishment of Second Avenue to provide direct connectivity into this area. Currently the southern portion of this area north of Yzerman Drive is a combination of active construction sites for on-going construction for the Waterfront complex and Second Avenue, and vacant land. The area to the north consists of MDOT ROW for M-10, Larned, and the Congress Street to M-10 on ramp. The helix ramp, providing access to Huntington Place roof top parking, is active. MDOT owns and operates a pump station at the northwest quadrant of Second Avenue and Congress Street. This pump station provides service for conveyance of stormwater runoff throughout the interchange area along M-10. The People Mover track runs along Yzerman Drive at the south end of this project, circles to the north along Third Street and then turns east extending into and through the Huntington Place facility.

L. DEMOLITION PLAN

Demolition of various existing elements are planned with this project including, egress stairway from the Huntington Place loading dock, a sign board immediately north of the stairway, and miscellaneous abandoned utilities and foundations. Portions of existing barrier and wall owned by MDOT will be demolished and reconstructed to accommodate the north abutment and pier for Bridge S01.

SECTION 2 – SITE PLAN

The site plan and site plan rendering are available in full size with the attached rendering package.

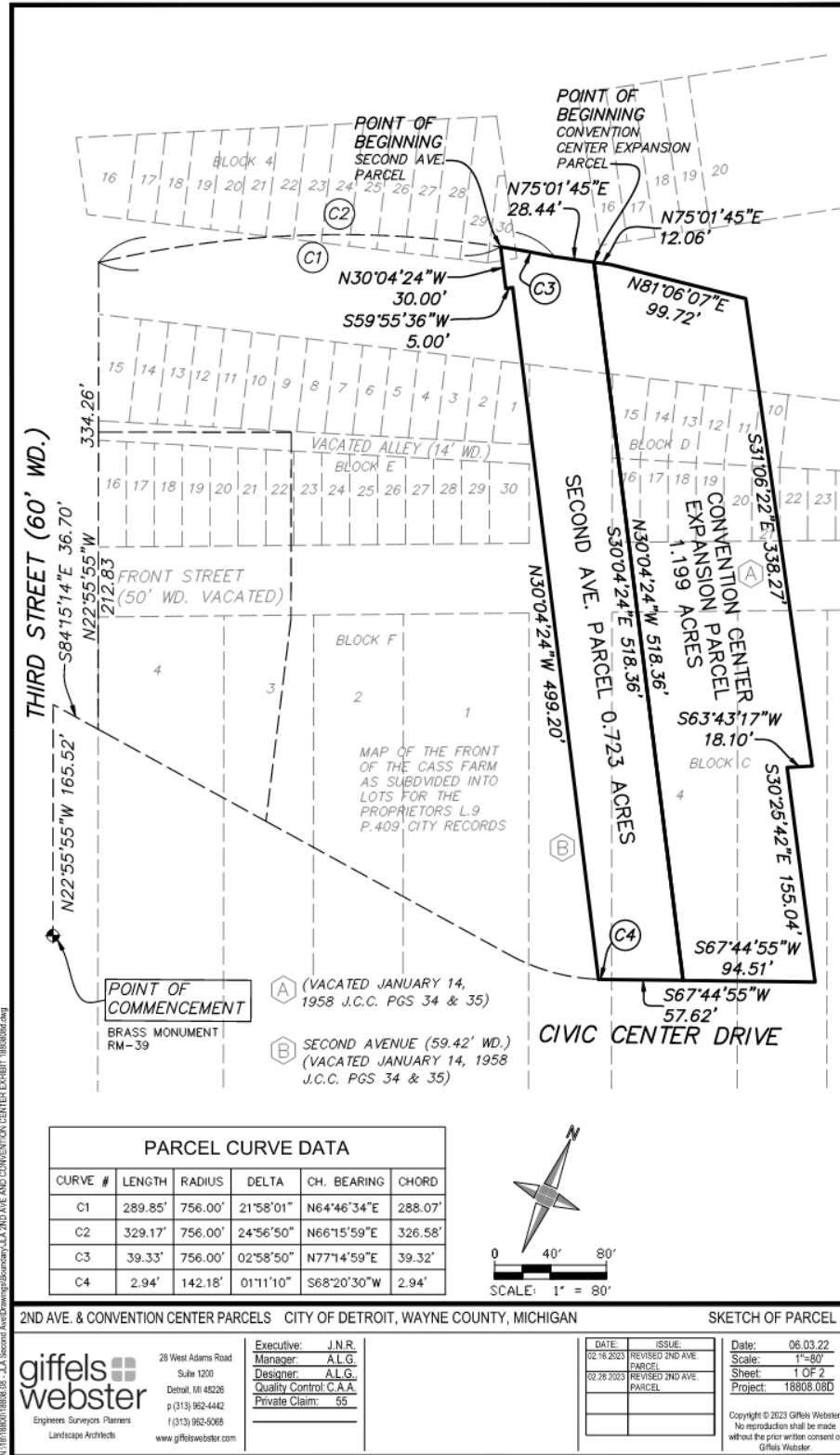


SITE PLAN

SECTION 3 – SUBJECT PROPERTY

A. PROPERTY DESCRIPTION

Huntington Place, 1 Washington Boulevard, Detroit, Michigan 48226 OWNER & APPLICANT Detroit Regional Convention Facility Authority (DRCFA)



N:\18808\18808.06 - LA Second Ave\Drawings\Boundary\LA_2ND AVE AND CONVENTION CENTER EXHIBIT 18808.dwg



SECOND AVENUE PARCEL DESCRIPTION

(PART OF TAX ID: 04000004-19)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING PART OF LOTS 15 AND 16 OF BLOCK D; ALSO PART OF LOT 1 OF BLOCK E; ALSO PART OF LOT 4 OF BLOCK C; ALSO PART OF LOT 30 OF BLOCK 4 OF THE MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, ACCORDING TO THE PLAT THEREOF AS RECORDED ON NOVEMBER 19, 1836, IN LIBER 9 OF CITY RECORDS, PAGE 409; INCLUDING ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO THE ABOVE DESCRIBED LOTS WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT HARBOR REFERENCE MONUMENT NO. 39, SAID MONUMENT BEING 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET (60' WIDE) EXTENDED; THENCE NORTH 22°55'55" WEST, 165.52 FEET ALONG A LINE PARALLEL TO AND 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET TO A POINT ON THE NORTH LINE OF CIVIC CENTER DRIVE (DEDICATED AS CIVIC CENTER DRIVE) EXTENDED; THENCE SOUTH 84°15'14" EAST, 36.70 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF THIRD STREET AND THE NORTH LINE OF CIVIC CENTER DRIVE; THENCE NORTH 22°55'55" WEST, 334.26 FEET ALONG SAID EAST LINE OF THIRD STREET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 289.85 FEET, SAID CURVE HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 21°58'01", AND A CHORD BEARING NORTH 64°46'34" EAST, 288.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT 39.33 FEET, SAID CURVE HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 02°58'50", AND A CHORD BEARING NORTH 77°14'59" EAST, 39.32 FEET; THENCE NORTH 75°01'45" EAST, 28.44 FEET; THENCE SOUTH 30°04'24" EAST, 518.36 FEET; THENCE SOUTH 67°44'55" WEST, 57.62 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT 2.94 FEET, SAID CURVE HAVING A RADIUS OF 142.18 FEET, A CENTRAL ANGLE OF 01°11'10", AND A CHORD BEARING SOUTH 68°20'30" WEST, 2.94 FEET; THENCE NORTH 30°04'24" WEST, 499.20 FEET; THENCE SOUTH 59°55'36" WEST, 5.00 FEET; THENCE NORTH 30°04'24" WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.723 ACRES.

CONVENTION CENTER EXPANSION PARCEL DESCRIPTION

(PART OF TAX ID: 04000004-19)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 12 THROUGH 14, BOTH INCLUSIVE, AND ALL OF LOTS 17 THROUGH 20, BOTH INCLUSIVE, AND PART OF LOTS 10, 11, 15, 16, 21 AND 22 OF BLOCK D; ALSO PART OF LOTS 3 AND 4 OF BLOCK C OF ALL OF THE MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, ACCORDING TO THE PLAT THEREOF AS RECORDED ON NOVEMBER 19, 1836, IN LIBER 9 OF CITY RECORDS, PAGE 409; INCLUDING ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO THE ABOVE DESCRIBED LOTS WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT HARBOR REFERENCE MONUMENT NO. 39, SAID MONUMENT BEING 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET (60' WIDE) EXTENDED; THENCE NORTH 22°55'55" WEST, 165.52 FEET ALONG A LINE PARALLEL TO AND 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET TO A POINT ON THE NORTH LINE OF CIVIC CENTER DRIVE (DEDICATED AS CIVIC CENTER DRIVE) EXTENDED; THENCE SOUTH 84°15'14" EAST, 36.70 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF THIRD STREET AND THE NORTH LINE OF CIVIC CENTER DRIVE; THENCE NORTH 22°55'55" WEST, 334.26 FEET ALONG SAID EAST LINE OF THIRD STREET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 329.17 FEET, SAID CURVE HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 56 MINUTES 50 SECONDS, AND LONG CHORD BEARING NORTH 66 DEGREES 15 MINUTES 59 SECONDS EAST, 326.58 FEET; THENCE NORTH 75°01'45" EAST, 28.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 75°01'45" EAST, 12.06 FEET; THENCE NORTH 81°06'07" EAST, 99.72 FEET; THENCE SOUTH 31°06'22" EAST, 338.27 FEET; THENCE SOUTH 63°43'17" WEST, 18.10 FEET; THENCE SOUTH 30°25'42" EAST, 155.04 FEET; THENCE SOUTH 67°44'55" WEST, 94.51 FEET; THENCE NORTH 30°04'24" WEST, 518.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.199 ACRES.

N:\181860018608-08 - J.A. Second Ave\Drawings\Boundary\ALL 2ND AVE AND CONVENTION CENTER EXHIBIT 186086.dwg

2ND AVE. & CONVENTION CENTER PARCELS CITY OF DETROIT, WAYNE COUNTY, MICHIGAN PARCEL DESCRIPTIONS



26 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
t (313) 962-5068
www.giffelswebster.com

Executive: J.N.R.
Manager: A.L.G.
Designer: A.L.G.
Quality Control: C.A.A.
Private Claim: 55

DATE	ISSUE	Date:
02.18.2023	REVISED 2ND AVE PARCEL	06.03.22
02.28.2023	REVISED 2ND AVE PARCEL	Scale: N/A
		Sheet: 2 OF 2
		Project: 18608.08D

Copyright © 2023 Giffels Webster.
No reproduction shall be made without the prior written consent of Giffels Webster.



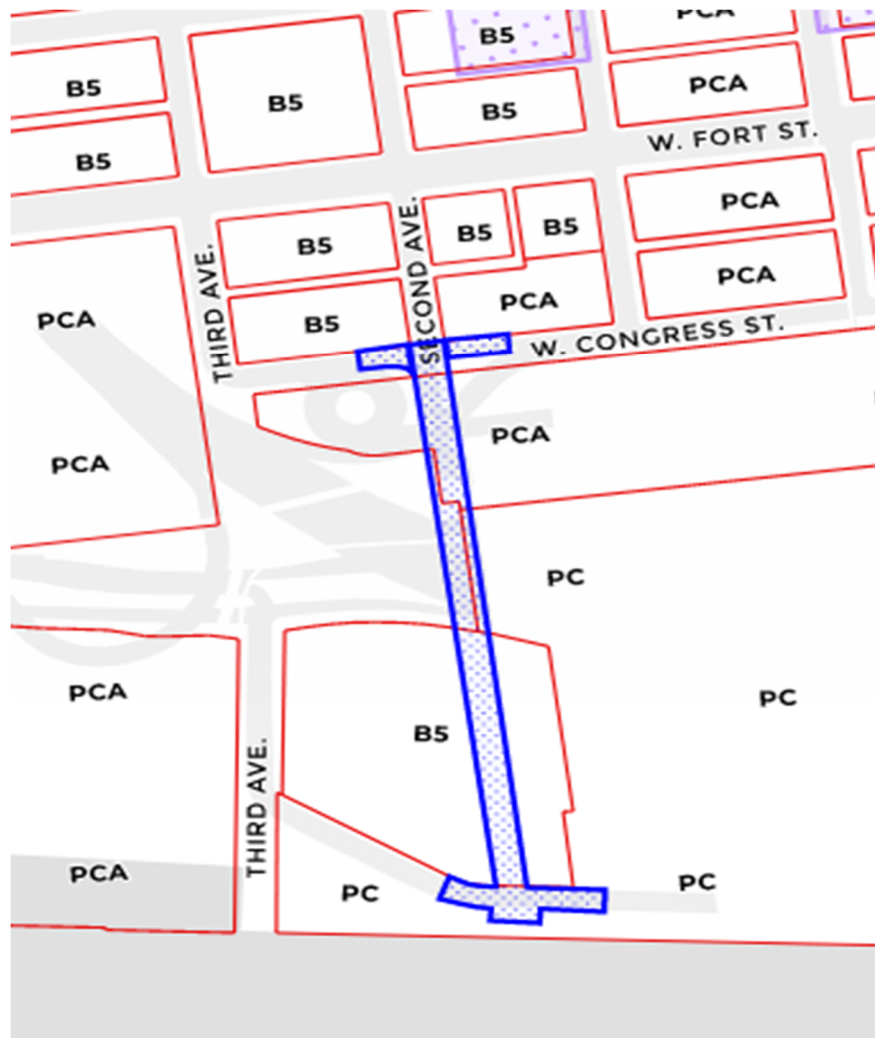
SECTION 4 – CITY OF DETROIT ZONING MAP

Zoning District Classifications:

PC – Public Center District - 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.

B5 – Major Business District - This district is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

PCA – Public Center Adjacent District (Restricted Central Business District) - The Public Center Adjacent District (Restricted Central business 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.



SECTION 5 – DESIGN FEATURES

A. GEOTECHNICAL

The structural design to date has been based on Geotechnical Investigations carried out previously in addition to current geotechnical investigation completed on site. Deep foundations for the bridges are required with piles, and/or drilled shafts extending down approximately 100 feet to the hardpan.

B. TRAFFIC IMPACT STUDY

A final traffic impact study was completed including existing convention center truck traffic and added traffic for the enlarged convention center parking and Waterfront site development. Recommendations from the traffic study are being used in the design of Second Avenue.

C. BRIDGES AND ROADWAY

There are 3 bridges, 2 culverts, and 6 retaining walls along with the elevated approach roadway included with this project. The bridges, roadway and other structures are being designed in accordance with AASHTO, MDOT and City of Detroit Standards and preferences.

Bridge S01 is a 2-span continuous multi-steel beam bridge supported by reinforced concrete abutments and piers with foundation support provided by driven H-pile. This is the main bridge carrying Second Avenue over EB and WB Jefferson Avenue, NB and SB Lodge Freeway (M10), Larned Street, and the MDOT on-ramp from Congress Street to M10 NB.

Bridge S02 is a single span multi-steel beam bridge supported by reinforced concrete abutments with foundation support provided by driven H-pile. This bridge carries Second Avenue over the MDOT on-ramp from Congress Street to M10 NB.

Bridge S03 is a two-span continuous multi-steel beam bridge supported by reinforced concrete piers with foundations support provided by driven H-pile and drilled shafts. This bridge will be the primary access from Second Avenue over Larned Street carrying truck and other traffic onto the Huntington Place truck dock.

Six retaining walls will be constructed consisting of reinforced concrete founded on drilled shafts and driven H-pile foundations. The retaining walls will be used to provide support for the roadbed along the south approach, between bridges S01 and S02, and north of bridge S02.

D. LODGE FREEWAY ON-RAMP

The M-10 Lodge Freeway On-Ramp will not be impacted with exception of intermittent closures to be permitted and coordinated with MDOT and City of Detroit.

E. ENCROACHMENTS

The bridge supports will encroach into MDOT ROW at several locations including the pier for Bridge S01, and a short retaining wall along the west side of Second Avenue within the MDOT easement for the existing pump station and other equipment.

SECTION 6 – ONGOING AND FUTURE CONSIDERATIONS

ONGOING CONSIDERATIONS

A. WEST SIDE EXPANSION OF HUNTINGTON PLACE

The design of this project is ongoing.

B. WATERFRONT DEVELOPMENT

The residential tower is under construction. The hotel is in an advanced design stage.

C. MDOT

The Second Street Extension project has been introduced to MDOT at the highest level. The DRCFA design team is working with MDOT staff at the local, region and state level. It is anticipated that engineering plans will be submitted to MDOT for review and comment to advance permitting in late May.

D. FUNDING

At the end of 2022 the Michigan State Legislature funded the Huntington Place West Side Expansion project (Senate Bills Nos. 1222 and 1223). Those could potentially fund the Second Street Extension, but alternative funding sources are being pursued as being more appropriate.

E. SECOND STREET GREENWAY

The DRCFA design team has started coordinating with the Second Street Greenway design team (DTE, SmithGroup, etc.).

FUTURE CONSIDERATIONS

A. REZONING

Under the Memorandum of Understanding between DRCFA, The Sterling Group and the City of Detroit, land necessary for the Huntington Place West Side Expansion located in the JLA Site parcel has been transferred to the City of Detroit/DRCFA and will be added to the DRCFA's lease. This land is zoned B5 and will have to be rezoned PC to accommodate the convention center functions.

B. DDA LAND TRANSFER

In the 1989 Cobo Center project a portion of land along Congress was transferred to the DDA for a possible future hotel. In the Huntington Place West Side Expansion, a new proposed hotel will be located on that land, but the land will have to be transferred back to the City of Detroit and included in the DRCFA's lease.

C. DRCFA LEASE UPDATE

The DRCFA lease from the City of Detroit will have to be updated to encompass all land required to accommodate the Huntington Place West Side Expansion and the Second Street Extension. This is to allow DRCFA funds to be utilized.

D. SECOND STREET MAINTENANCE

As a road entity like Civic Center Drive (an easement), equivalent arrangements are assumed. This needs to be confirmed.

SECTION 7 – LETTERS OF SUPPORT



TVS





April 23, 2024

BOARD OF DIRECTORS

Matthew P. Cullen
Chairman

Mark C. Wallace
President & CEO

Larry Alexander
Steve Arwood
Penny Bafler
Shaon Banks
Sandy K. Baruah
Marvin W. Beatty
Hon. Alisha Bell
John K. Blanchard
David Blaszkiewicz
John C. Carter
Keith Creagh
Thomas J. Delaney
Patrick J. Devlin
Sheri Fedokovitz
Ruth Roby Glancy
John H. Hartig
Jed Howbert
Jennifer Hudson-Parke
George W. Jackson, Jr.
Lorron James
Pr. Solomon W. Kinloch, Jr.
Eric B. Larson
Hon. Carl Levin
John Loftus
Sarah H. McClure
Rodrick T. Miller
Mitchell A. Mordry
Faye Alexander Nelson
Marlam C. Noland
Cynthia J. Pasky
George Phifer
Sandra E. Pierce
Khalil Rehal
Rip Rapson
Michael V. Roberts
Pamela Rodgers
Marla Elena Rodriguez
Nettie H. Seabrooks
Hon. Mary Sheffield
Maurice Staten
John W. Stroby, III
Frank Venegas
John Walsh
Jonathan T. Walton
Beverly J. Watts
Kathleen H. Wendler
Scott A. Wickens
Alexis Wiley

City of Detroit Planning Commission
2 Woodward Avenue
Detroit, Michigan 48226

Subject: Letter of Collaborative Partnership & Support
Second Avenue Extension - Letter of Support
Pedestrian, Bicycle & Traffic Design and Configuration

Honorable Planning Commissioners:

The Detroit Riverfront Conservancy is pleased to provide this letter demonstrating our full support of the Detroit Regional Convention Facility Authority's (DRCFA) request for Planning Commission and City Council approval of the Second Avenue Extension improvements project. This project offers a unique and previously unavailable opportunity to connect our Downtown to the Riverfront, by constructing a roadway with bridges, pedestrian and bicycle pathways across the M-10 Freeway. This major recessed thoroughfare has been an impediment to non-motorized access to the Detroit River frontage, in this area. We realize that approval of this improvement provides significant access, operational and safety enhancements for non-motorized users.

DRCFA has met with us and our pathway partners, has listened to our vision and has demonstrated a collaborative and cooperative relationship in progressing this critical connectivity project to the benefit of the community. This multijurisdictional approach promotes a sustainable complete streets opportunity which advances safe and reliable transportation with pedestrian and bicycle access and movement throughout the route. The requested project advances the quality of life, both locally and regionally, and is a strategic asset management opportunity for the City and region.

The Detroit Riverfront Conservancy enthusiastically supports the Second Avenue Extension project which is integral to completing our vision for a regionally beneficial non-motorized transportation system, requiring multijurisdictional approvals. We respectfully request that you consider the DRCFA's request for approval and please feel free to contact us if you have any questions, require additional information relative to our support of this project.

Sincerely,

Mark C. Wallace
President & CEO

April 15, 2024

City of Detroit Planning Commission
2 Woodward Avenue
Detroit, Michigan 48226

Subject: Letter of Collaborative Partnership & Support
Second Avenue Extension - Letter of Support
Pedestrian, Bicycle & Traffic Design and Configuration

Honorable Planning Commissioners:

The DTE Energy Foundation is pleased to provide this letter demonstrating our full support of the Detroit Regional Convention Facility Authority's (DRCFA) request for Planning Commission and City Council approval of the Second Avenue Extension improvements project. This project offers a unique and previously unavailable opportunity to connect our Downtown to the Riverfront, by constructing a roadway with bridges, pedestrian and bicycle pathways across the M-10 Freeway. This major recessed thoroughfare has been an impediment to non-motorized access to the Detroit River frontage, in this area. We realize that approval of this improvement provides significant access, operational and safety enhancements for non-motorized users.

DRCFA has met with us and our pathway partners, has listened to our vision and has demonstrated a collaborative and cooperative relationship in progressing this critical connectivity project to the benefit of the community. This multijurisdictional approach promotes a sustainable complete streets opportunity which advances safe and reliable transportation with pedestrian and bicycle access and movement throughout the route. The requested project advances the quality of life, both locally and regionally, and is a strategic asset management opportunity for the City and region.

The DTE Energy Foundation enthusiastically supports the Second Avenue Extension project which is integral to completing our vision for a regionally beneficial non-motorized transportation system, requiring multijurisdictional approvals. We respectfully request that you consider the DRCFA's request for approval and please feel free to contact us if you have any questions, require additional information relative to our support of this project.

Sincerely,



Rodney E Cole
President- DTE Foundation and Corporate Citizenship

05/02/2024

DETROIT REGIONAL CONVENTION FACILITY AUTHORITY

SITE PLAN REVIEW

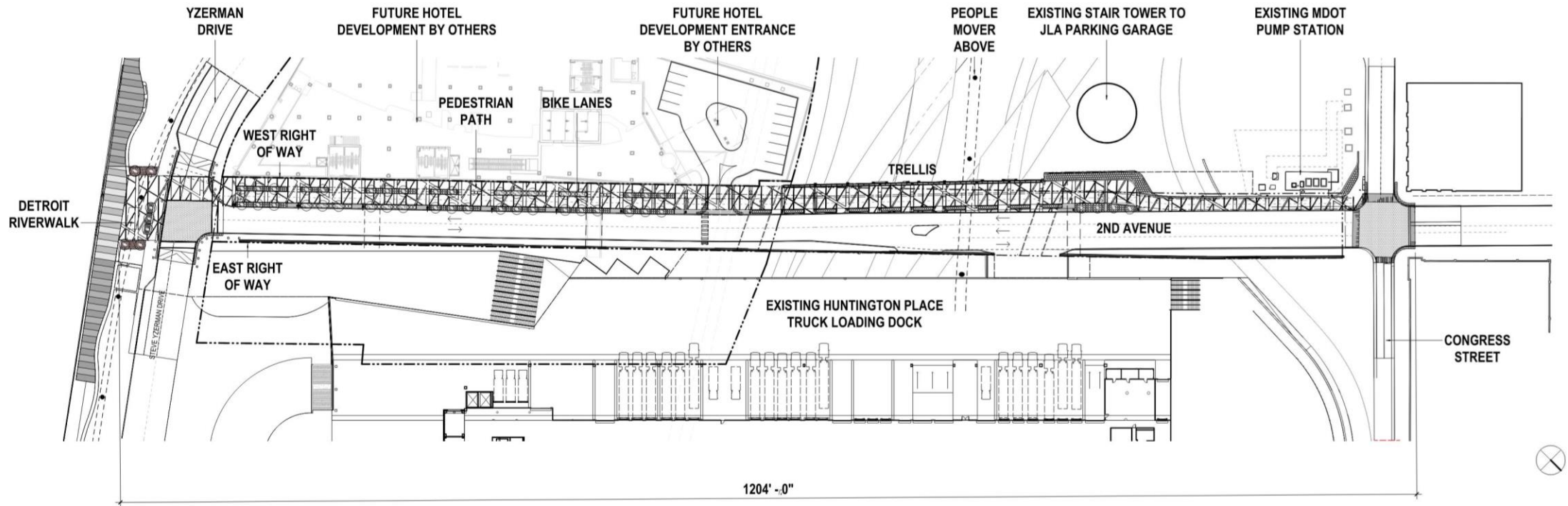
For

SECOND AVENUE EXTENSION

INDEX

An aerial architectural rendering of a modern building complex. The central focus is a large, multi-story building with a prominent circular courtyard in the foreground. The courtyard is surrounded by a low wall and contains a green lawn. To the right, a curved walkway or ramp leads up to another part of the building. The background shows other buildings and a street with cars, suggesting an urban setting. The overall style is clean and minimalist, with a focus on geometric forms and green spaces.

- SITE PLAN
- PROJECT RENDERINGS
- SIGNAGE PLAN AND DETAILS
- LANDSCAPE PLAN
- LIGHTING PLAN
- LIGHT PYLON
- ELEVATIONS
- TRASH LOCATION PLAN
- SHADING ANALYSIS
- COMFORT ANALYSIS
- WIND ANALYSIS



SITE PLAN

FUTURE HOTEL
DEVELOPMENT
BY OTHERS

PEOPLE
MOVER

ELEVATED
WALKWAY TO JLA
PARKING GARAGE

LODGE
FREEWAY

EXISTING HELICAL
PARKING RAMP

EXISTING STAIR
TOWER TO JLA
PARKING GARAGE

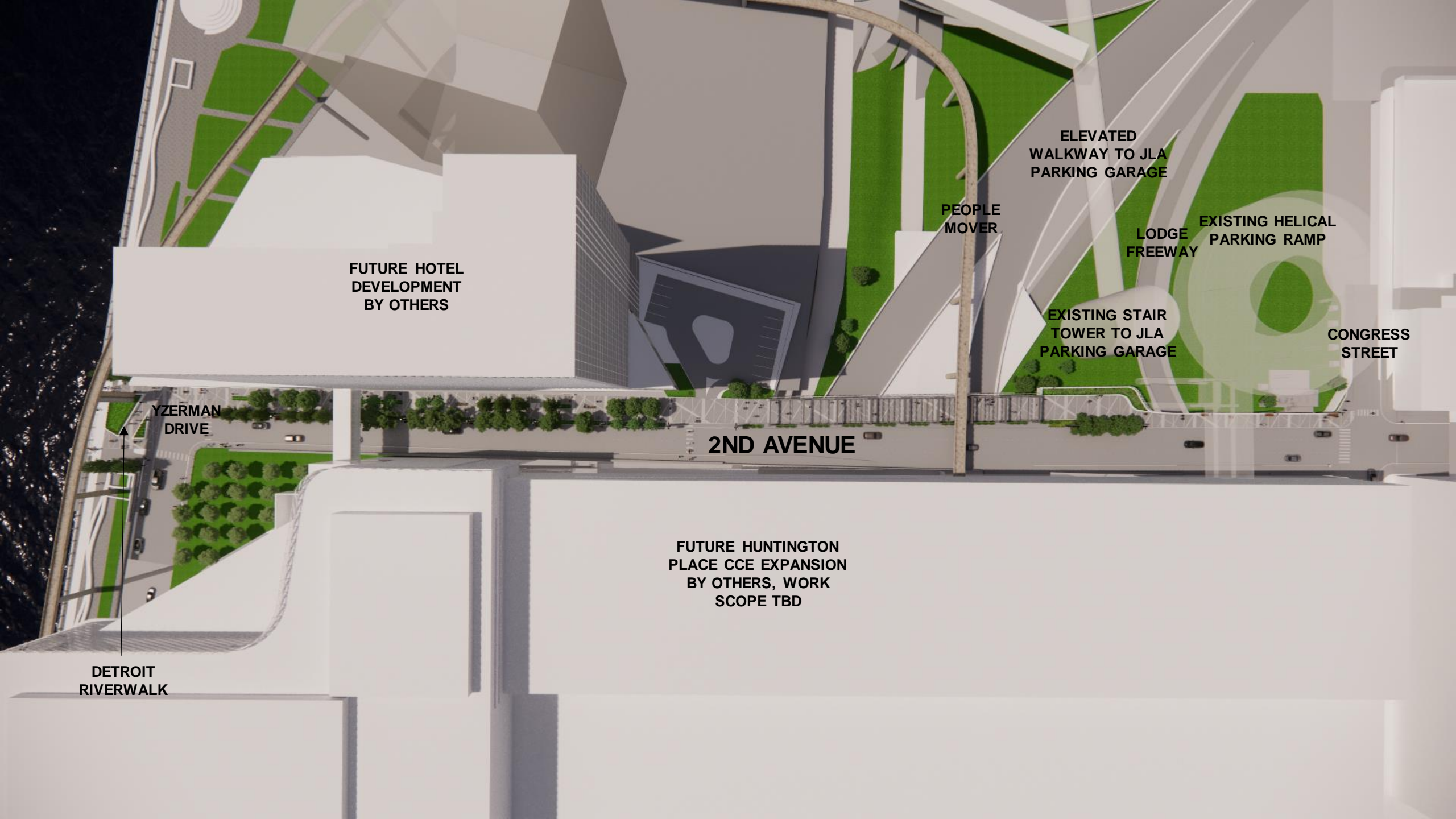
CONGRESS
STREET

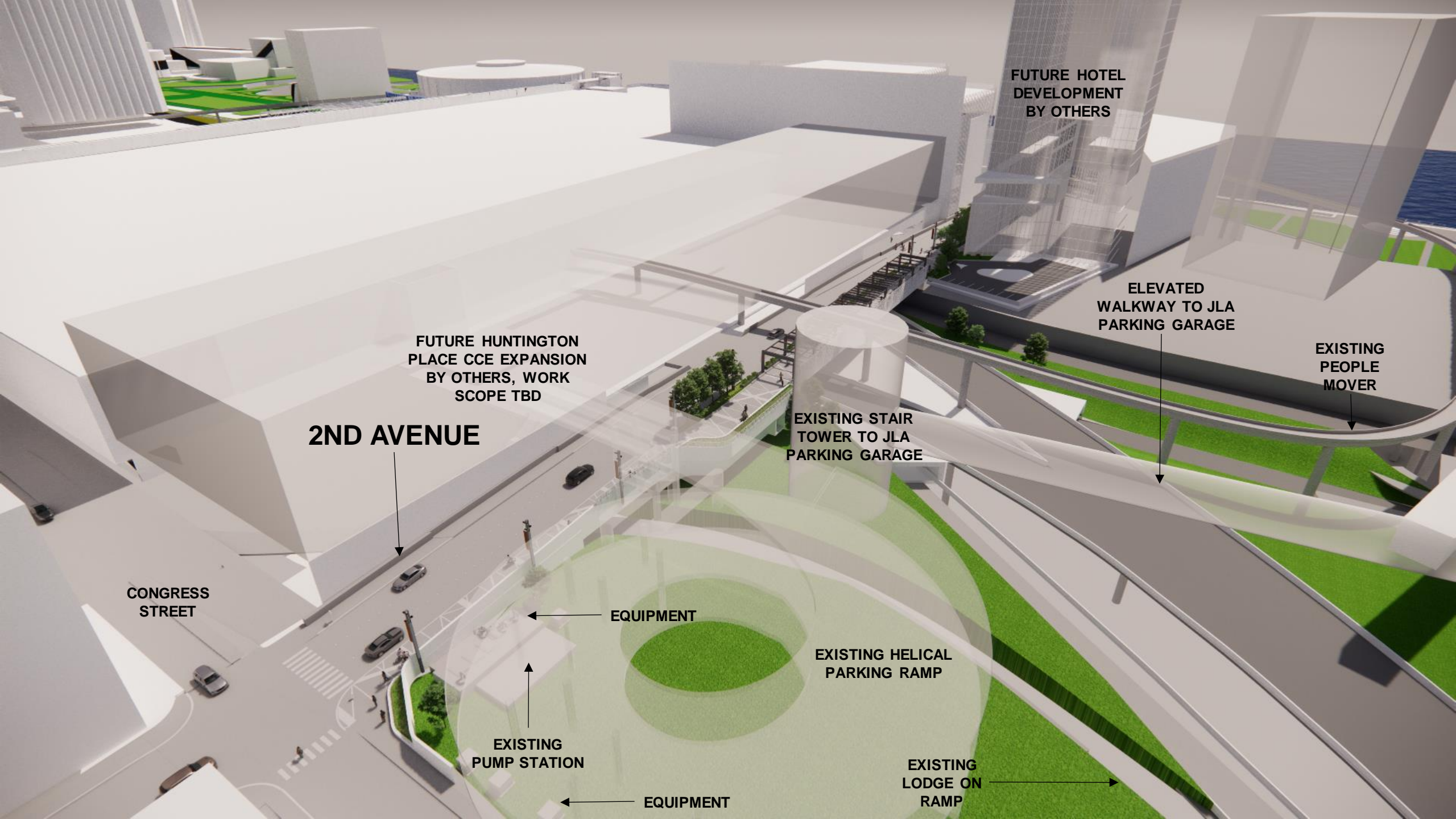
YZERMAN
DRIVE

2ND AVENUE

FUTURE HUNTINGTON
PLACE CCE EXPANSION
BY OTHERS, WORK
SCOPE TBD

DETROIT
RIVERWALK





FUTURE HOTEL DEVELOPMENT BY OTHERS

FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

2ND AVENUE

CONGRESS STREET

EXISTING STAIR TOWER TO JLA PARKING GARAGE

ELEVATED WALKWAY TO JLA PARKING GARAGE

EXISTING PEOPLE MOVER

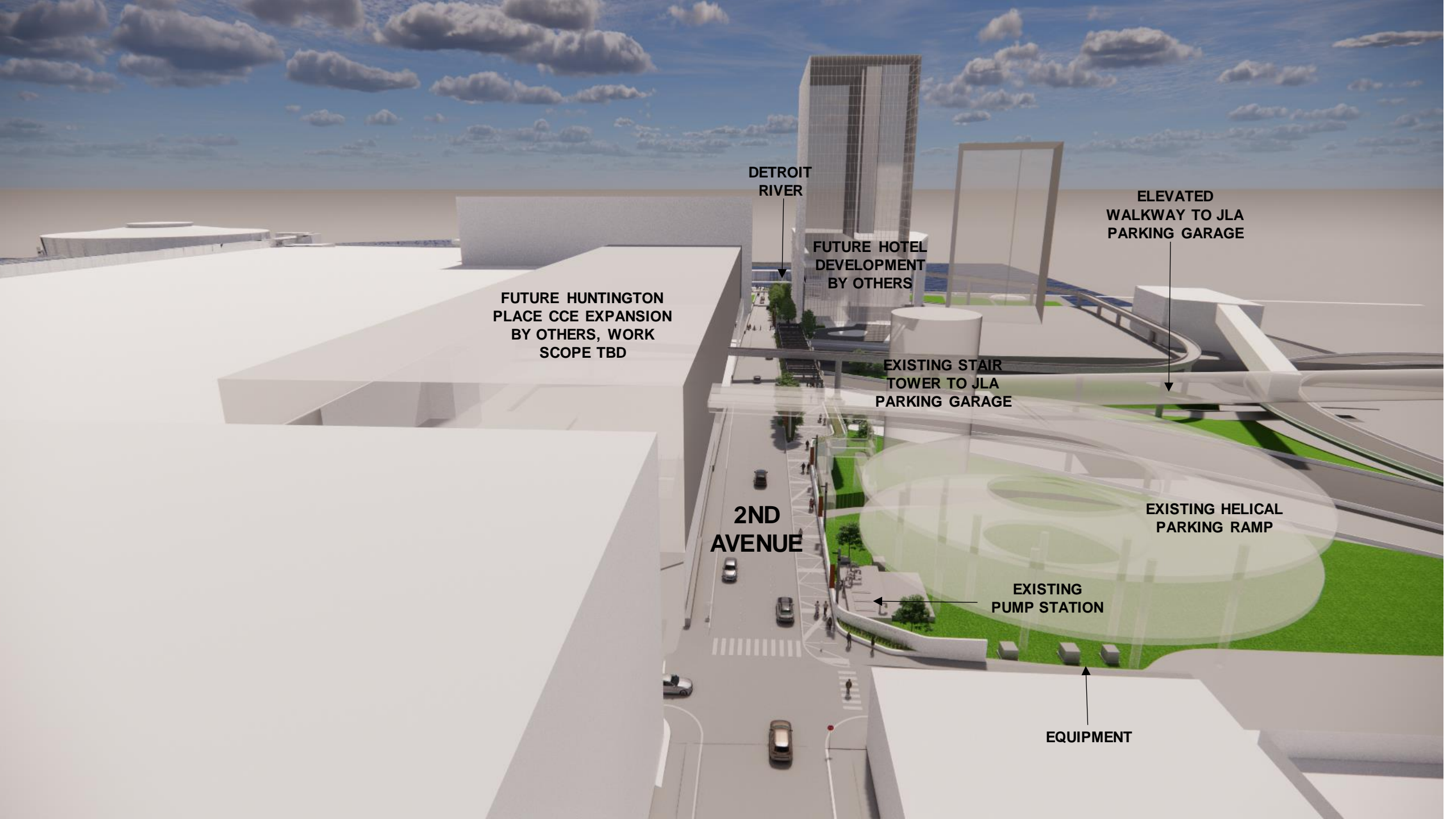
EQUIPMENT

EXISTING HELICAL PARKING RAMP

EXISTING PUMP STATION

EXISTING LODGE ON RAMP

EQUIPMENT



DETROIT RIVER

FUTURE HOTEL DEVELOPMENT BY OTHERS

ELEVATED WALKWAY TO JLA PARKING GARAGE

FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

EXISTING STAIR TOWER TO JLA PARKING GARAGE

2ND AVENUE

EXISTING HELICAL PARKING RAMP

EXISTING PUMP STATION

EQUIPMENT

FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

FUTURE HOTEL DEVELOPMENT BY OTHERS

EXISTING STAIR TOWER TO JLA PARKING GARAGE

LIGHT PYLON

EXISTING HELICAL PARKING RAMP

POTENTIAL ART LOCATION

SCREEN WALL FOR EXISTING PUMP STATION

SIGNAGE

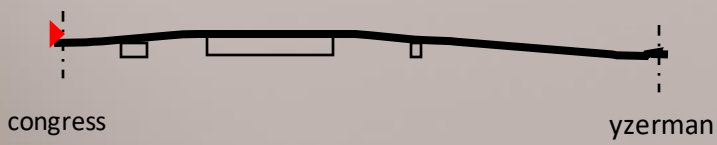
PLANTING AREA

NORTH BOUND LANE

SOUTH BOUND LANES

CONGRESS AND 2ND INTERSECTION

SHARED BIKE AND PEDESTRIAN PATH





LIGHT PYLON
WITH BANNERS

FUTURE HOTEL
DEVELOPMENT
BY OTHERS

EXISTING STAIR
TOWER TO JLA
PARKING GARAGE

FUTURE HUNTINGTON
PLACE CCE EXPANSION
BY OTHERS, WORK
SCOPE TBD

WIRE MESH
RAILING

EXISTING
PEOPLE MOVER

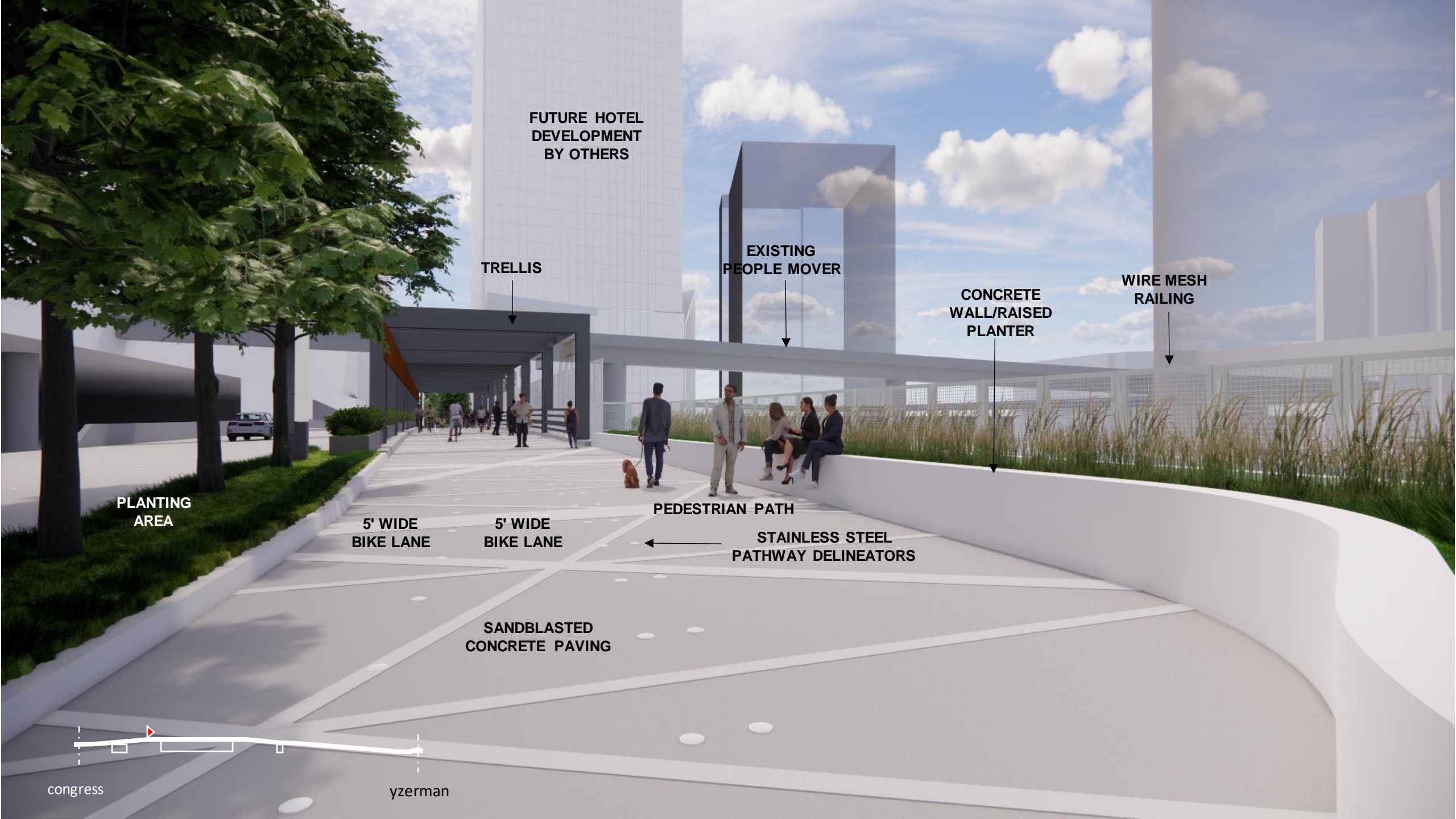
PEDESTRIAN
PATH

BIKE PATH

SHARED BIKE AND
PEDESTRIAN PATH

congress

yzerman



FUTURE HOTEL
DEVELOPMENT
BY OTHERS

TRELLIS

EXISTING
PEOPLE MOVER

CONCRETE
WALL/RAISED
PLANTER

WIRE MESH
RAILING

PLANTING
AREA

5' WIDE
BIKE LANE

5' WIDE
BIKE LANE

PEDESTRIAN PATH

STAINLESS STEEL
PATHWAY DELINEATORS

SANDBLASTED
CONCRETE PAVING

congress

yzerman

FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

FUTURE HOTEL DEVELOPMENT BY OTHERS

POTENTIAL ART LOCATION

TRELLIS

EXISTING PEOPLE MOVER

PRECAST PLANTERS

WIRE MESH RAILING

CONCRETE WALL/RAISED PLANTER

PLANTING AREA

5' WIDE BIKE LANE

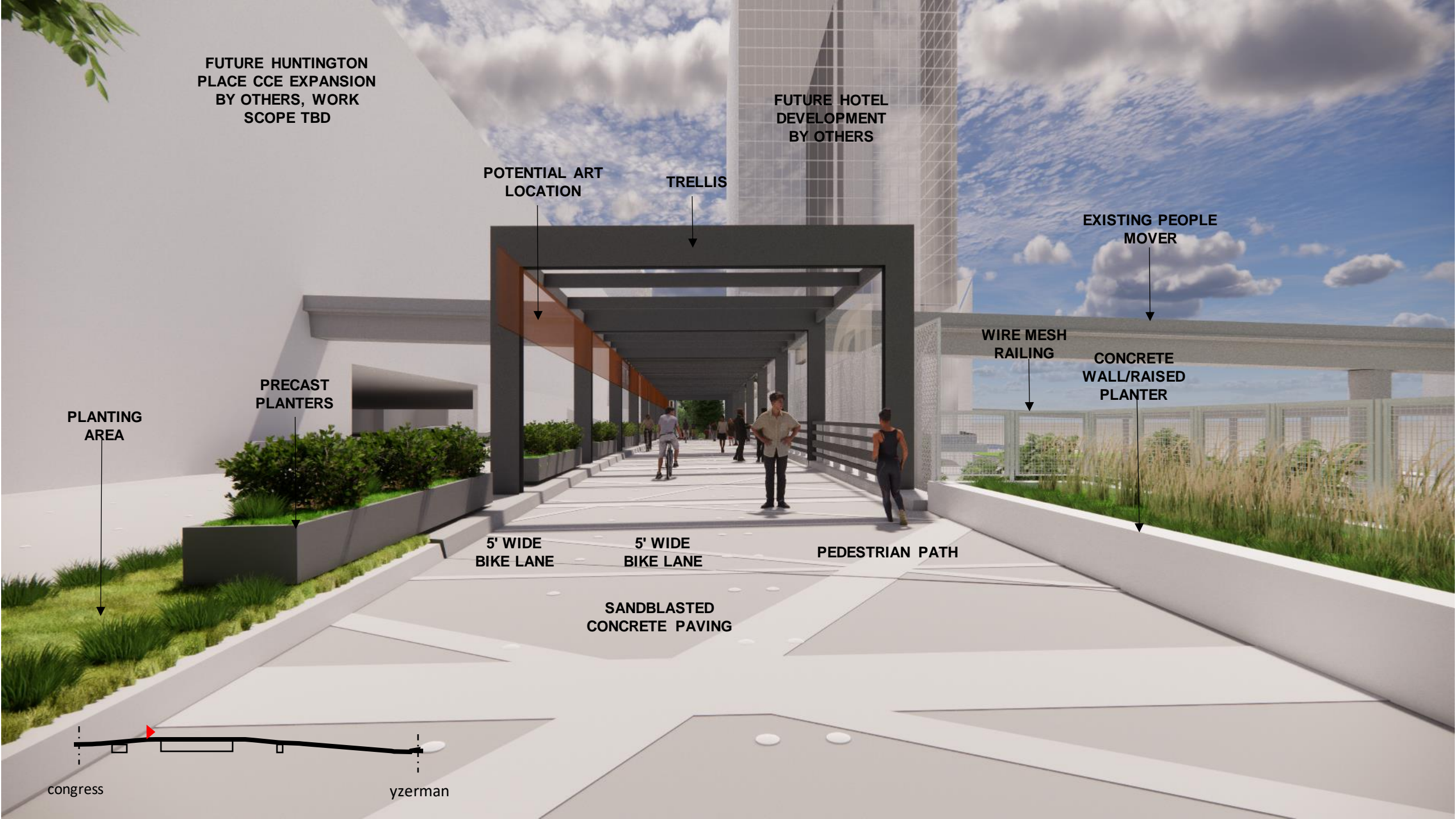
5' WIDE BIKE LANE

PEDESTRIAN PATH

SANDBLASTED CONCRETE PAVING

congress

yzerman



POTENTIAL
SUSPENDED ART
LOCATION

EXISTING
PEOPLE MOVER

TRELLIS

GATEWAY SIGN/
DIMENSIONAL LETTERING

ALUMINUM
SCREEN WALL

PRECAST
PLANTERS

5' WIDE
BIKE LANE

5' WIDE
BIKE LANE

PEDESTRIAN
PATH

SANDBLASTED
CONCRETE PAVING

congress

yzerman



GATEWAY SIGN/
DIMENSIONAL LETTERING

POTENTIAL
SUSPENDED ART
LOCATION

TRELLIS

ALUMINUM
SCREEN WALL

PRECAST
PLANTERS

PEDESTRIAN PATH

5' WIDE
BIKE LANE

5' WIDE
BIKE LANE

TRELLIS

SANDBLASTED
CONCRETE PAVING

congress

yzerman



**FUTURE HUNTINGTON
PLACE CCE EXPANSION
BY OTHERS, WORK
SCOPE TBD**

**LIGHT
PYLON**

**FUTURE HOTEL
DEVELOPMENT
BY OTHERS**

**PEDESTRIAN
CROSSWALK**

**FUTURE HOTEL
DEVELOPMENT
ENTRANCE BY
OTHERS**

**SANDBLASTED
CONCRETE PAVING**

congress

yzerman



FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

FUTURE HOTEL DEVELOPMENT BY OTHERS

LIGHT PYLON

PLANTING AREA

BENCH

PEDESTRIAN PATH

PLANTING AREA

2ND AVE

5' WIDE BIKE LANE

5' WIDE BIKE LANE

yzerman



FUTURE HUNTINGTON PLACE CCE EXPANSION BY OTHERS, WORK SCOPE TBD

FUTURE HOTEL DEVELOPMENT BY OTHERS

PLANTING AREA

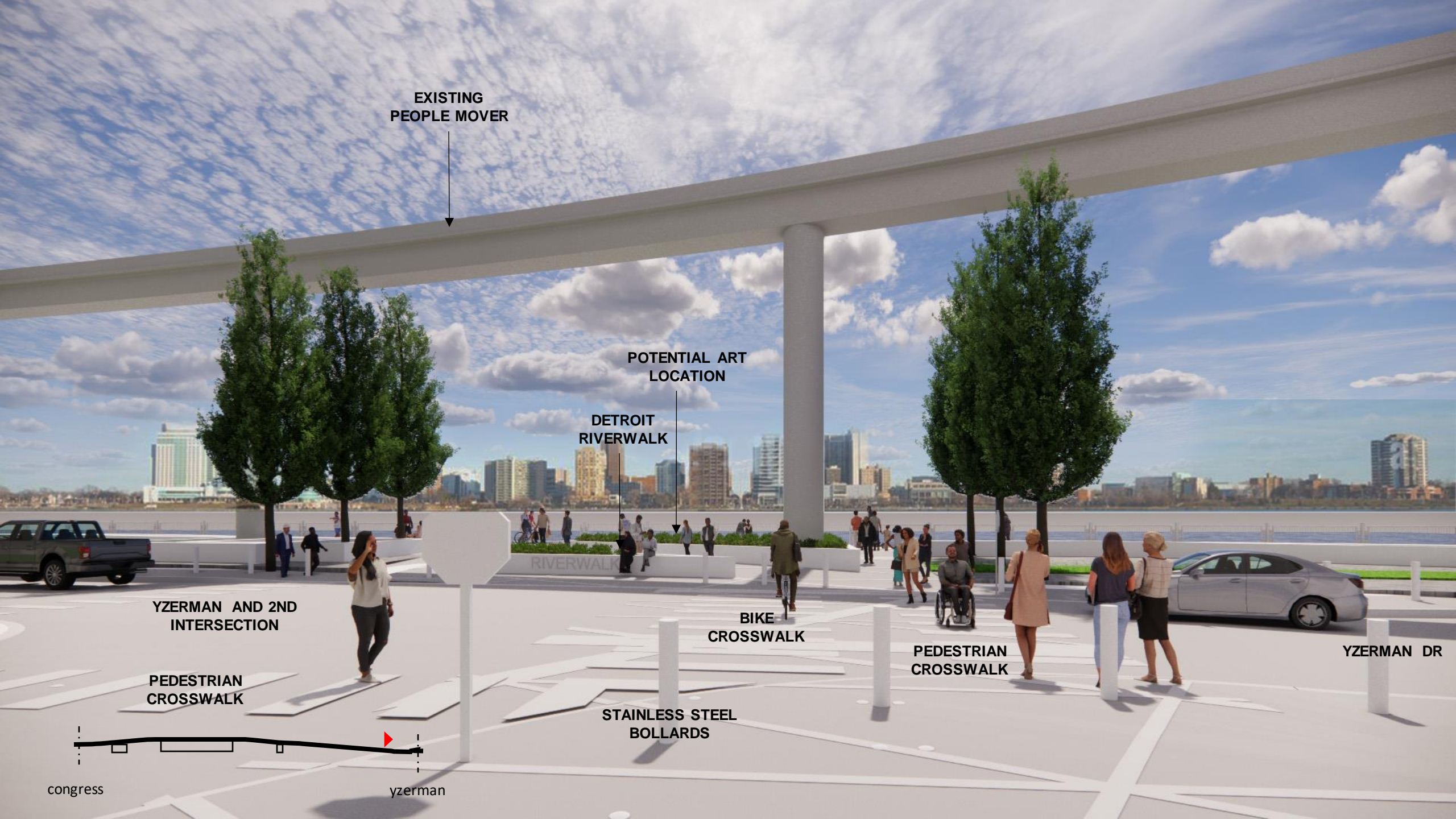
PLANTING AREA



5' WIDE BIKE LANE

5' WIDE





EXISTING
PEOPLE MOVER



POTENTIAL ART
LOCATION



DETROIT
RIVERWALK

YZERMAN AND 2ND
INTERSECTION

PEDESTRIAN
CROSSWALK

BIKE
CROSSWALK

PEDESTRIAN
CROSSWALK

YZERMAN DR

STAINLESS STEEL
BOLLARDS

congress

yzerman



FUTURE HOTEL
DEVELOPMENT
BY OTHERS

LIGHT
PYLON

FUTURE HUNTINGTON
PLACE CCE EXPANSION
BY OTHERS, WORK
SCOPE TBD

2ND AVE

SOUTH BOUND
LANE

NORTH
BOUND LANE

YZERMAN AND 2ND
INTERSECTION

congress

yzerman



**EXISTING
PEOPLE MOVER**



**GATEWAY SIGN OPPORTUNITY,
MUTUALLY AGREED UPON
BETWEEN HUNTINGTON PLACE
AND THE CITY OF DETROIT**



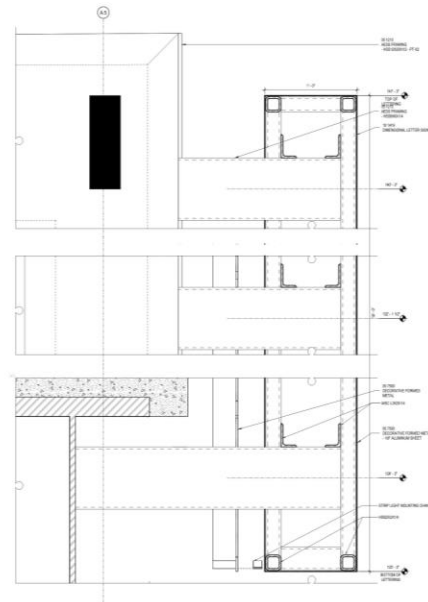
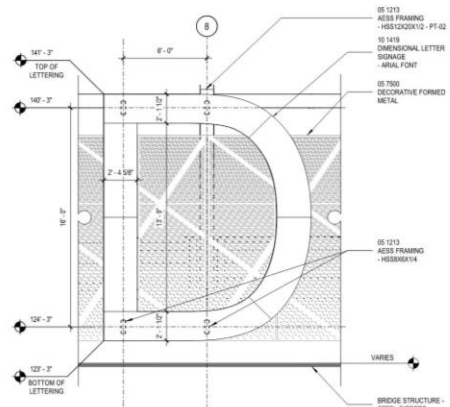
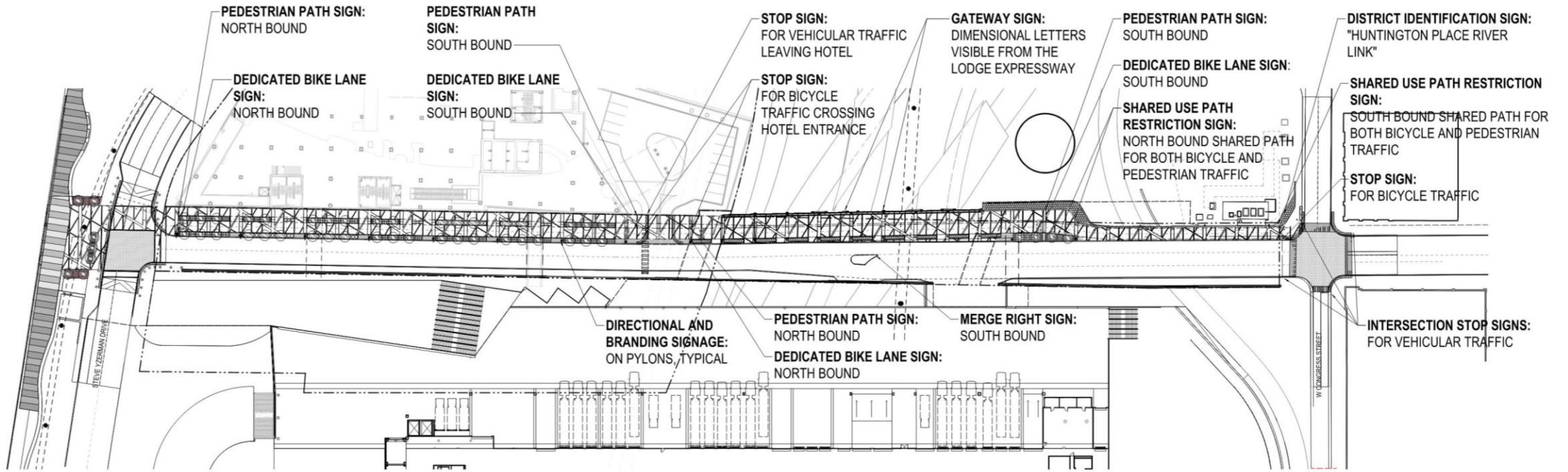
**FUTURE HUNTINGTON
PLACE CCE EXPANSION
BY OTHERS, WORK
SCOPE TBD**

**FUTURE HOTEL
DEVELOPMENT
BY OTHERS**

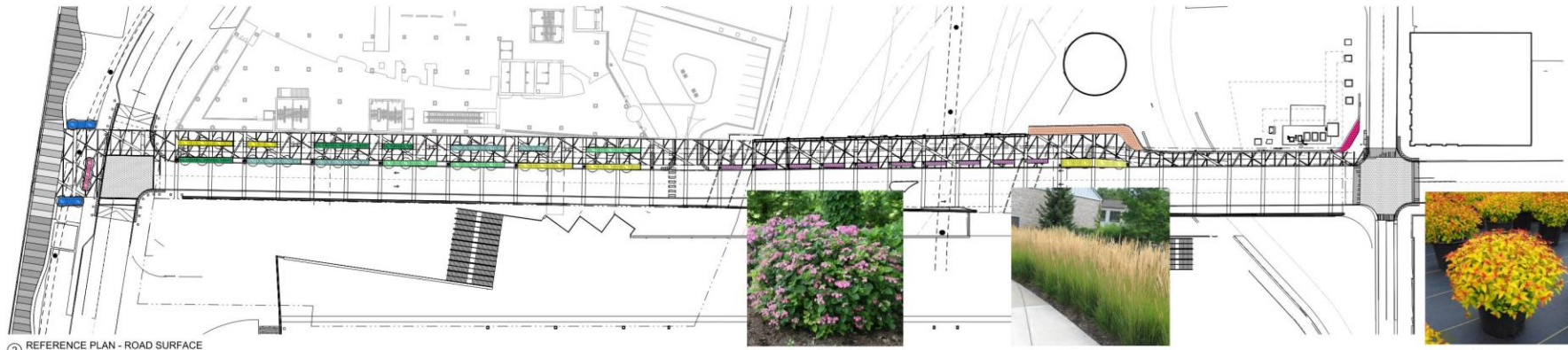
**JOHN C LODGE FWY
TO LARNED ST**

**JOHN C LODGE FWY
TO JEFFERSON AVE**





SIGNAGE PLAN AND DETAILS



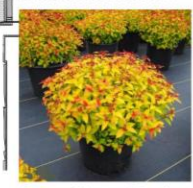
② REFERENCE PLAN - ROAD SURFACE
1" = 50'-0"



Bridge Planter Planting -
Tiny Tuff Stuff Hydrangea



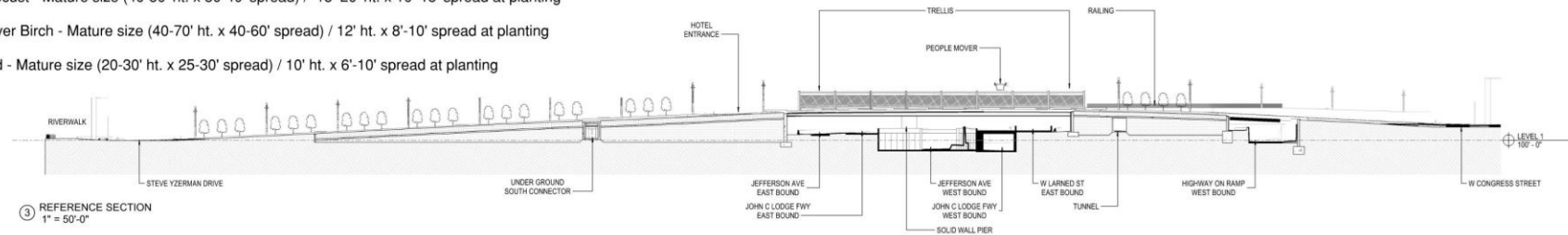
Bridge Planter Planting - Karl
Foerster Feather Reed Grass



Corner Planter Planting -
Magic Carpet Spiraea

Tree sizes: Trees to have 8' clear trunk

- Autumn Gold Ginkgo - Mature size (40-50' ht. x 25-35' spread) / 15'-20' ht. x 5'-8' spread at planting
- Accolade Elm - Mature size (50-60' ht. x 30-40' spread) / 15'-20' ht. x 10'-12' spread at planting
- Black Gum - Mature size (30 - 50' ht. x 20-30' spread) / 15'-20' ht. x 10'-12' spread at planting
- Skyline Honeylocust - Mature size (40-50' ht. x 30-40' spread) / 15'-20' ht. x 10'-15' spread at planting
- Clump Form River Birch - Mature size (40-70' ht. x 40-60' spread) / 12' ht. x 8'-10' spread at planting
- Eastern Redbud - Mature size (20-30' ht. x 25-30' spread) / 10' ht. x 6'-10' spread at planting

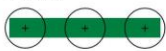


③ REFERENCE SECTION
1" = 50'-0"

PRELIMINARY
04/12/2024
PLANS SUBJECT TO CHANGE



Tree and Shrub Block Planting -
Accolade Elm and Gentry Royal Burgundy
Barberry



Tree and Shrub Block Planting -
Skyline Honeylocust and Magic
Carpet Spiraea



Tree and Shrub Block Planting -
Blackgum and Bobo Hydrangea



Tree and Shrub Block Planting -
Autumn Gold Ginkgo and
Pennisetum Grass



River Front Planting -
Clump River Birch and
The Blues Little Bluestem

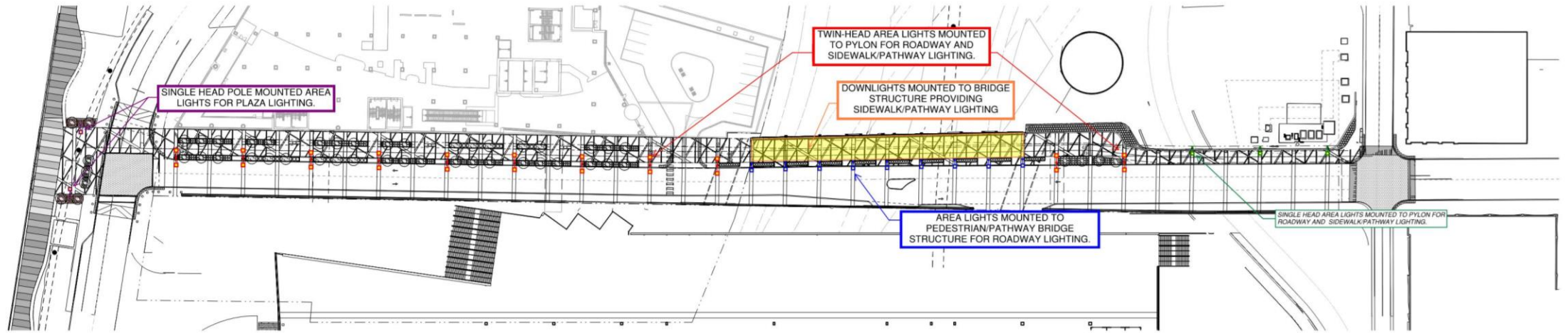


River Front Planting -
Eastern Redbud and The
Blues Little Bluestem

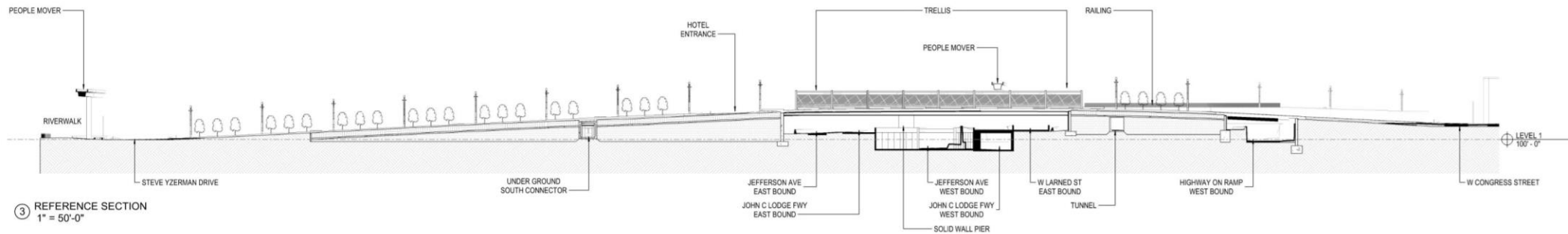


LANDSCAPE PLAN



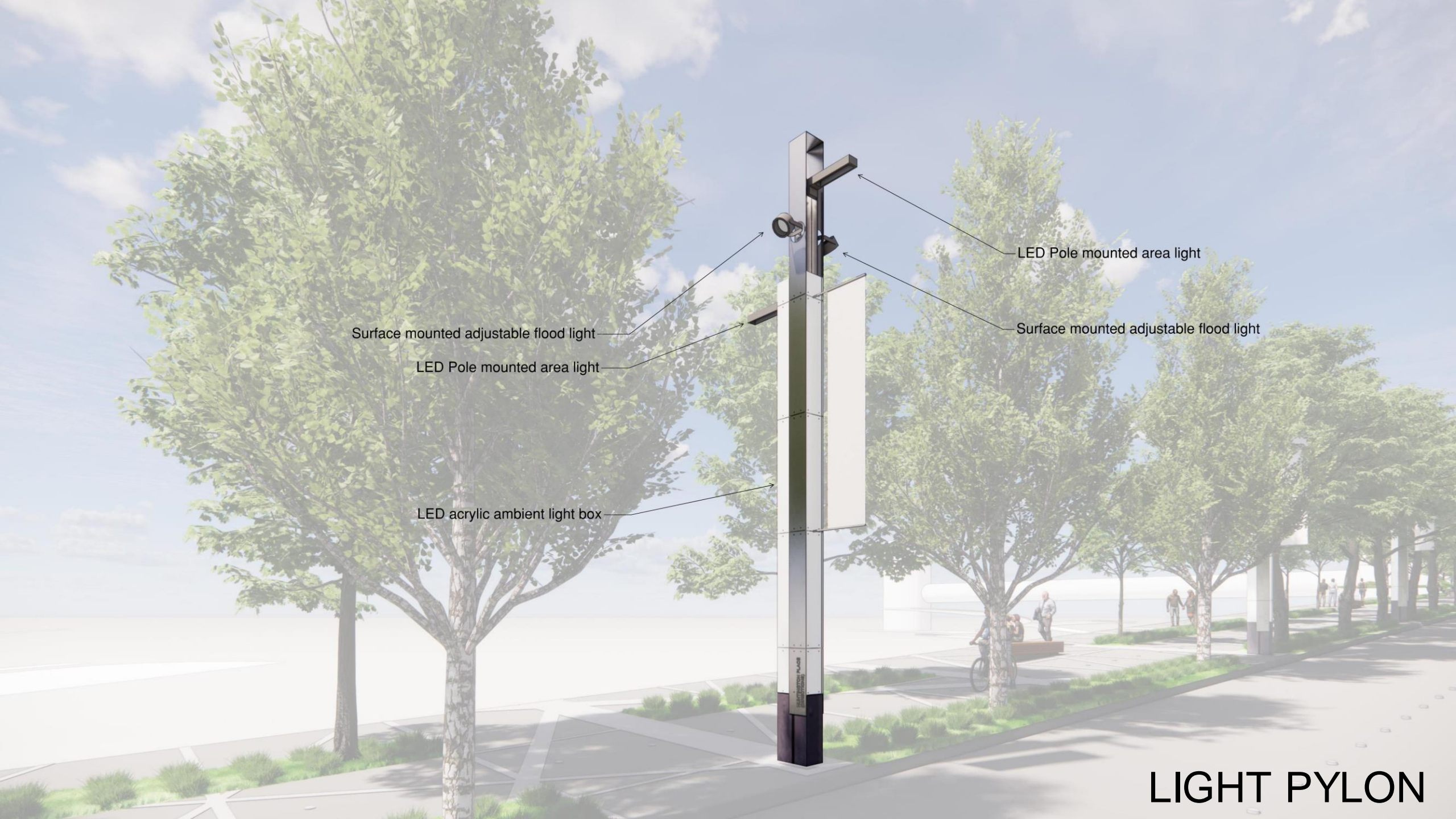


② REFERENCE PLAN - ROAD SURFACE
1" = 50'-0"



③ REFERENCE SECTION
1" = 50'-0"

LIGHTING PLAN



Surface mounted adjustable flood light

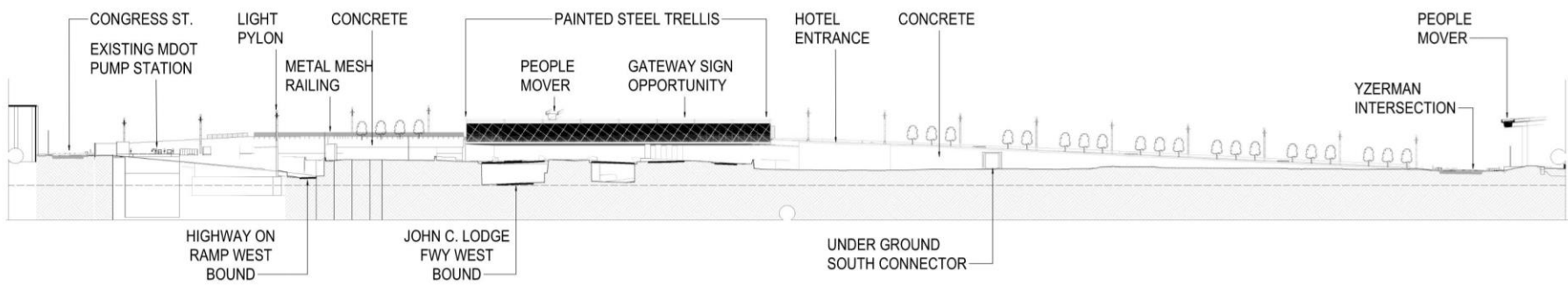
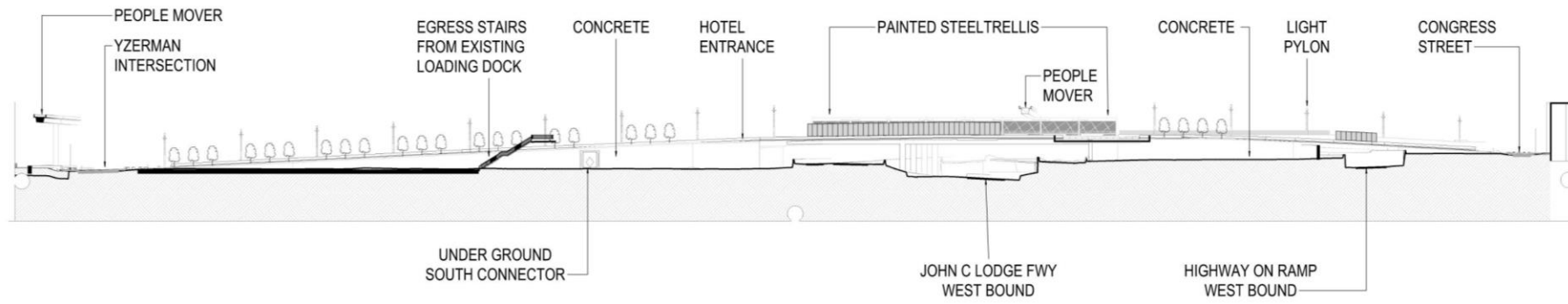
LED Pole mounted area light

LED acrylic ambient light box

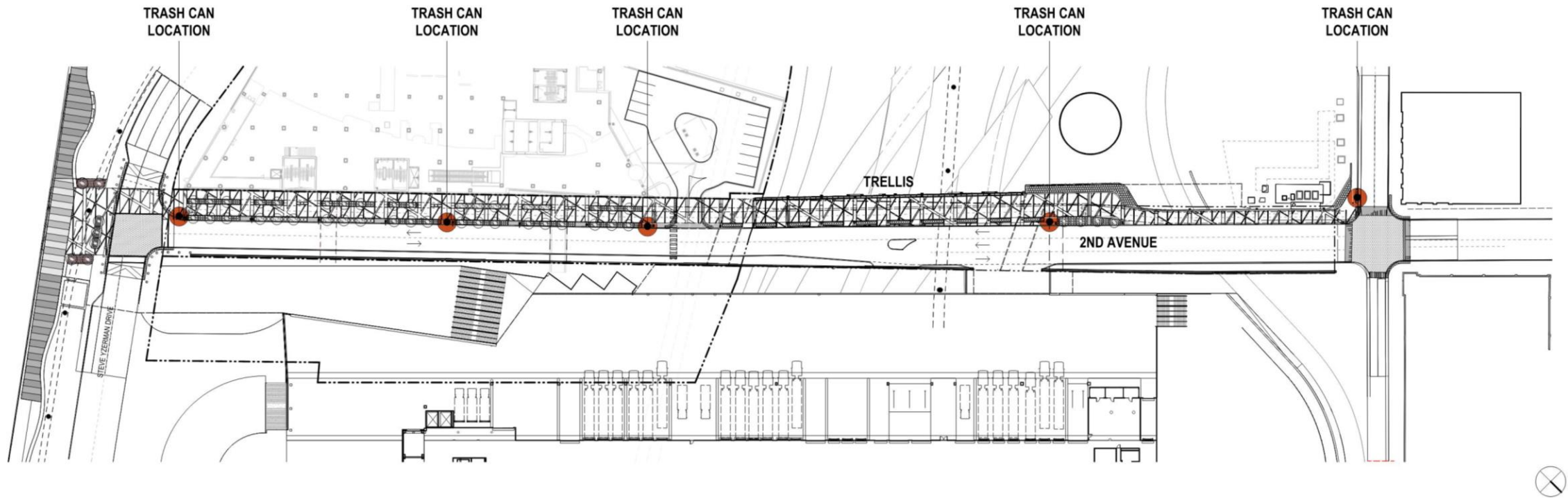
LED Pole mounted area light

Surface mounted adjustable flood light

LIGHT PYLON

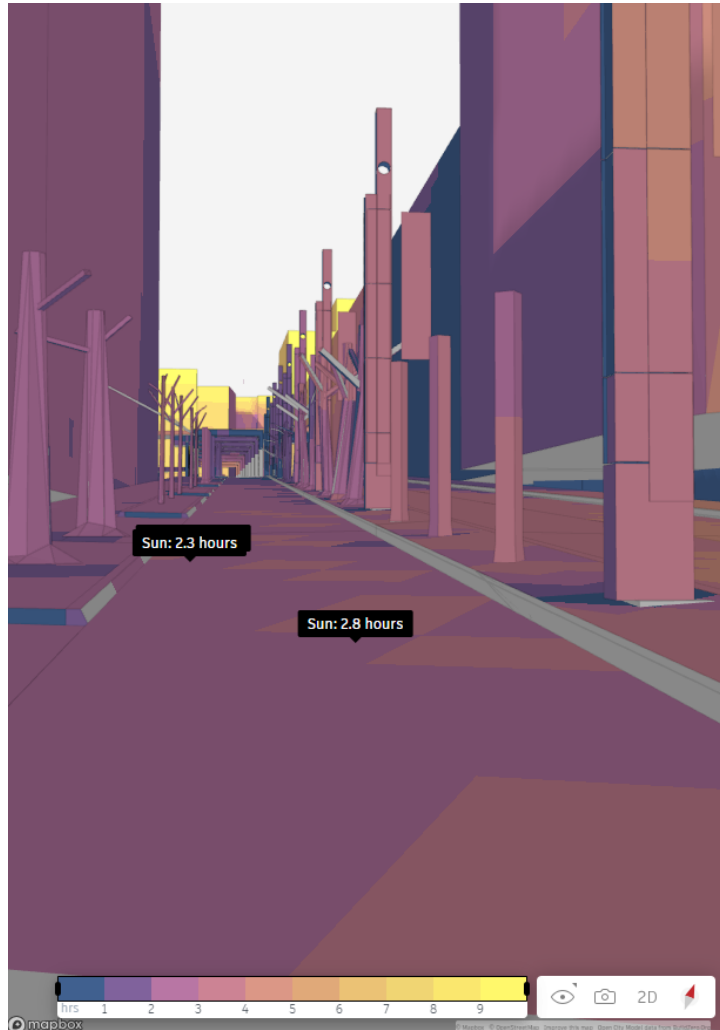


ELEVATIONS

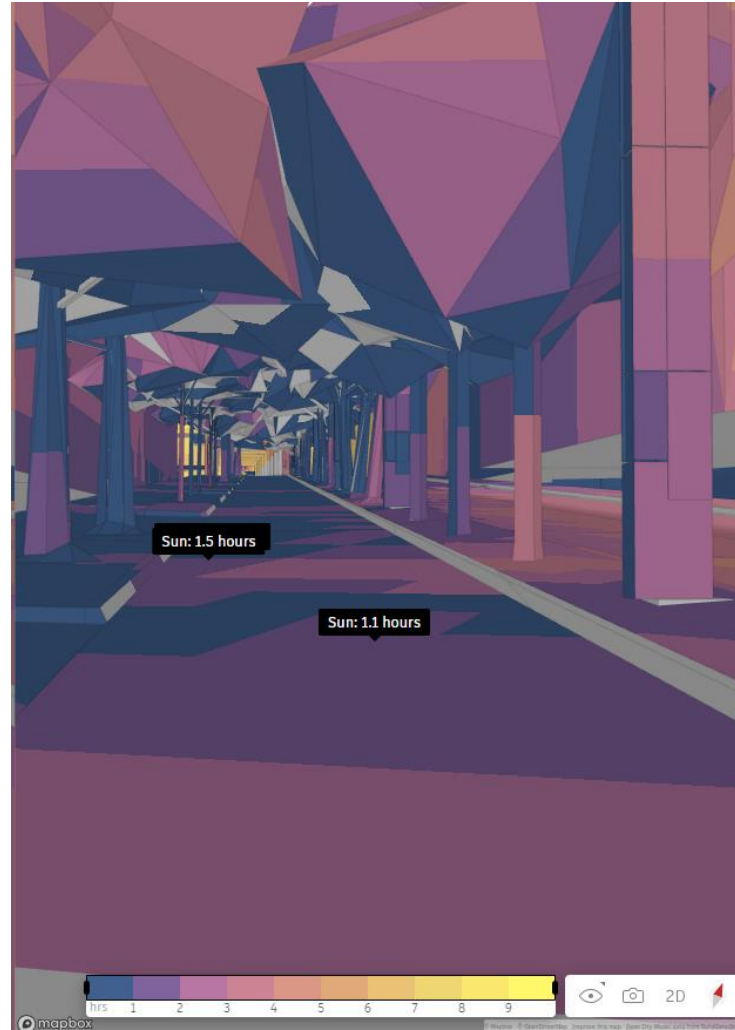


TRASH LOCATION PLAN

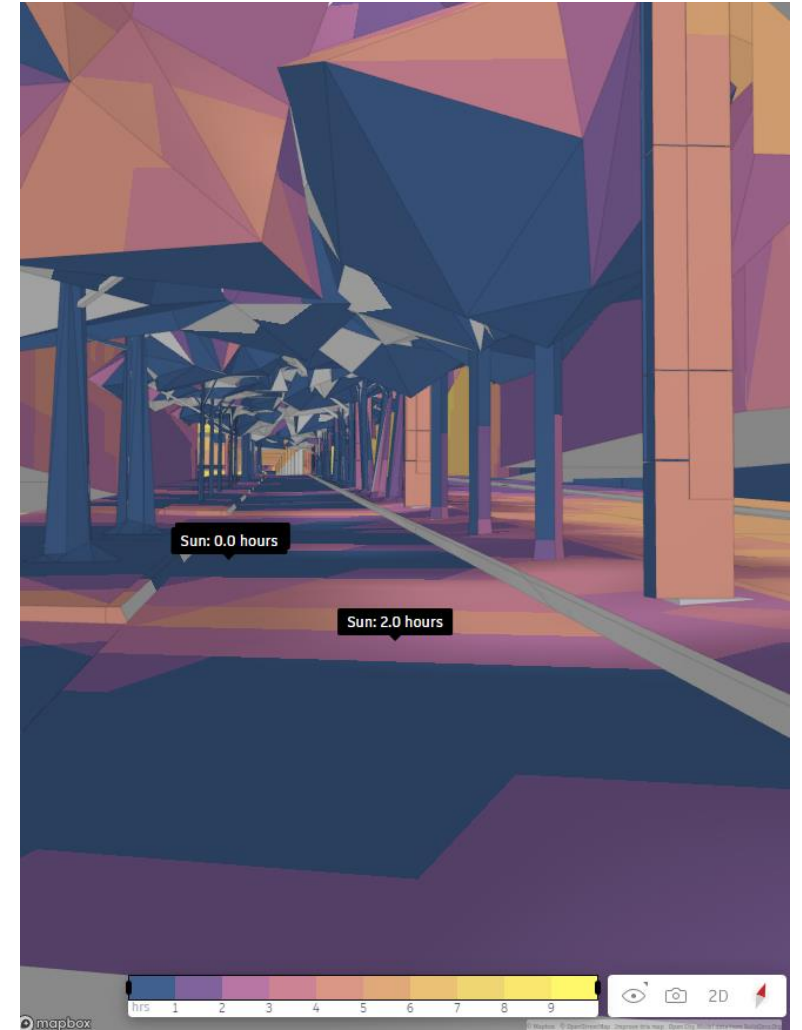
WINTER



SPRING/FALL



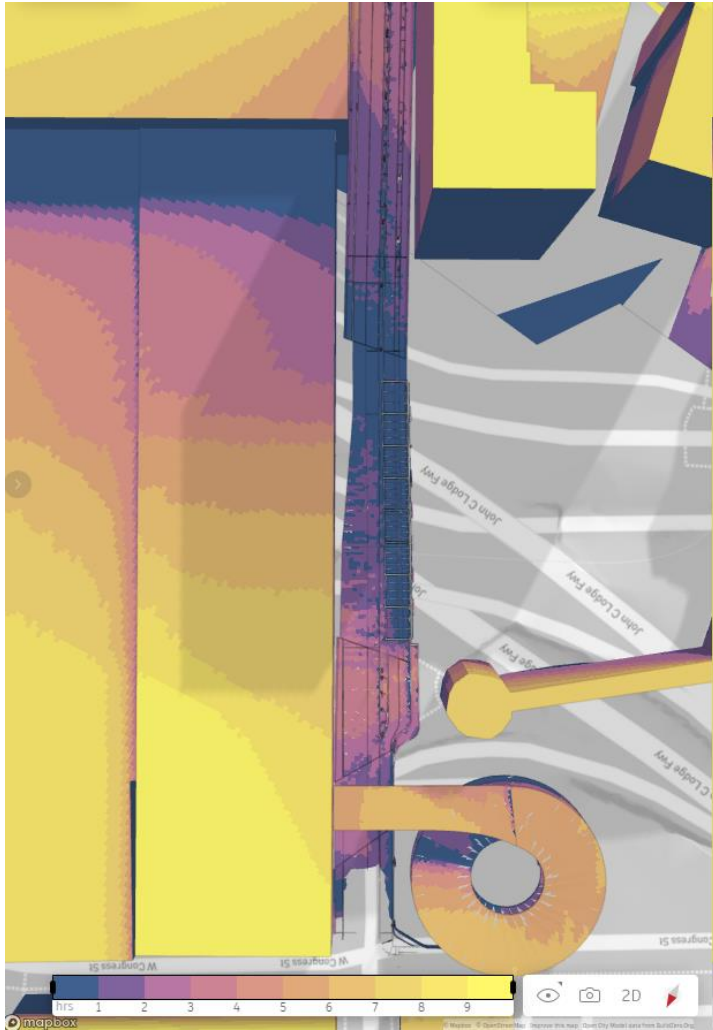
SUMMER



HOURS OF SUNLIGHT PER DAY

SHADING ANALYSIS

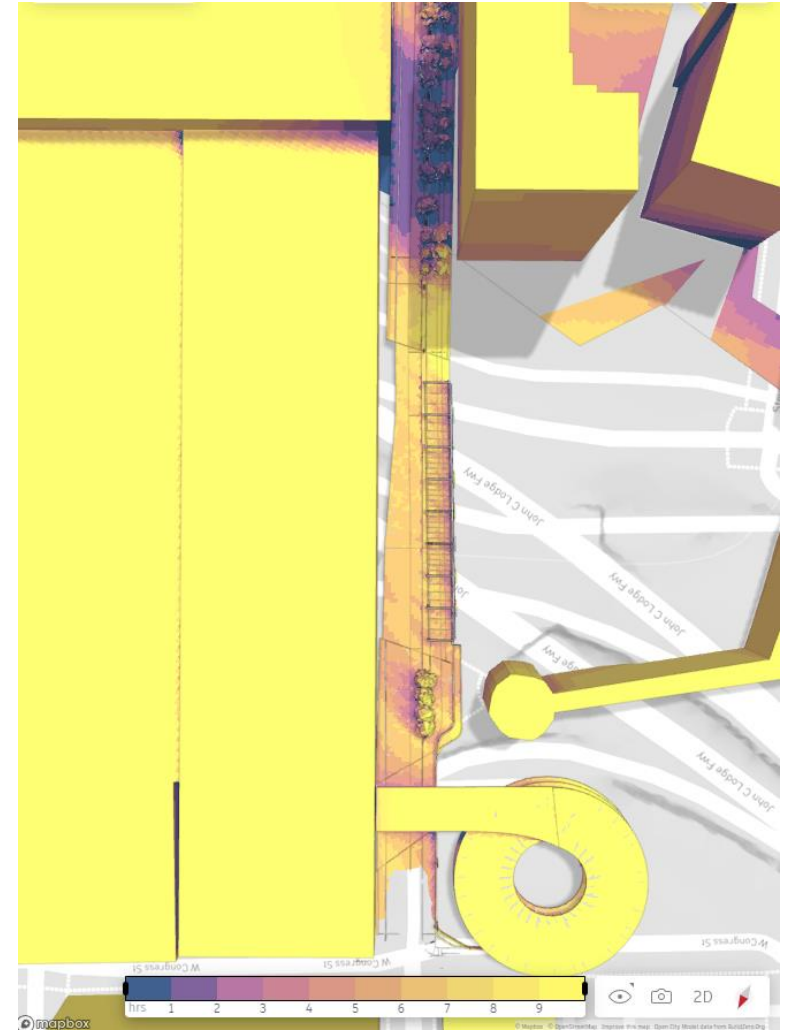
WINTER



SPRING/FALL

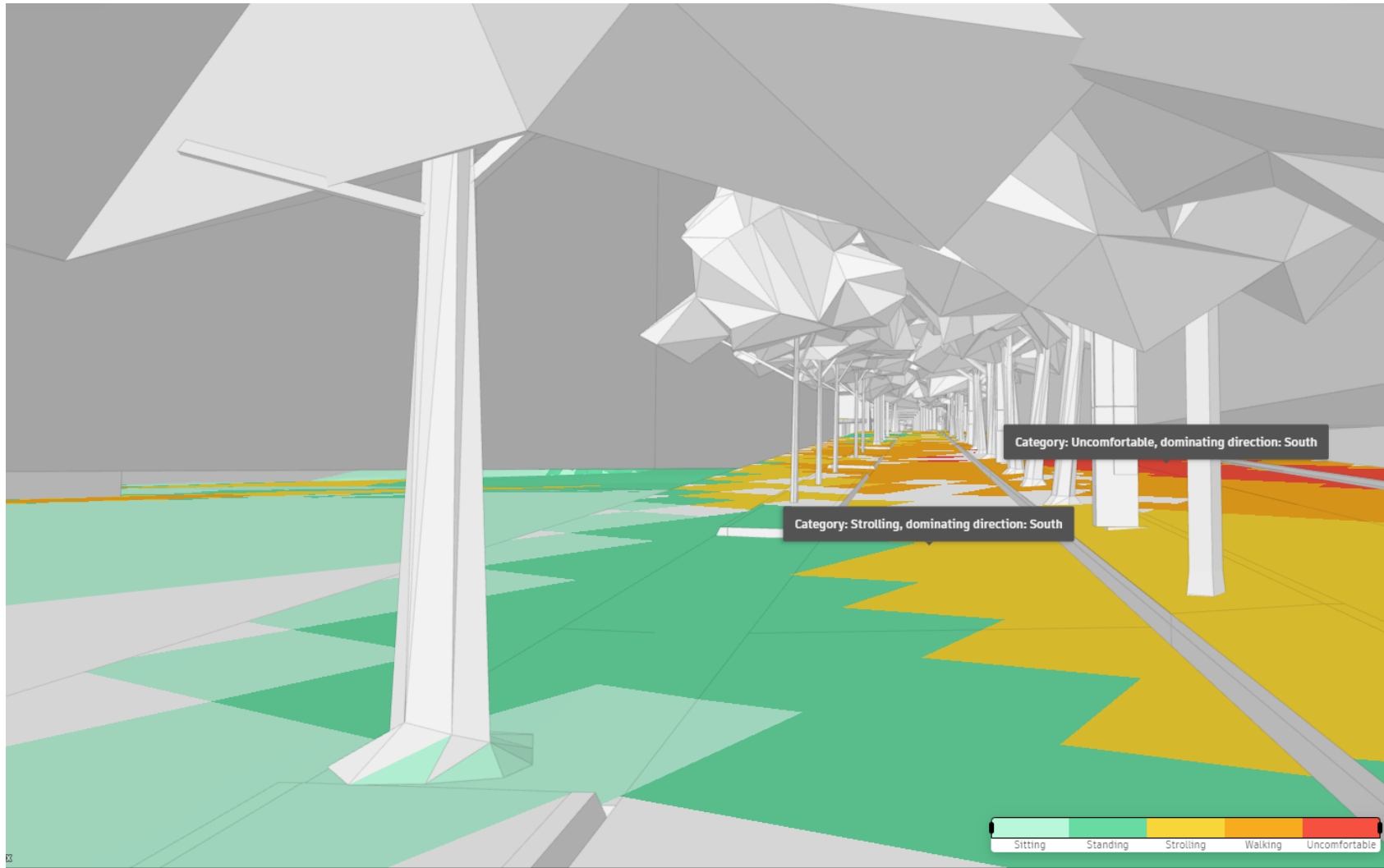


SUMMER

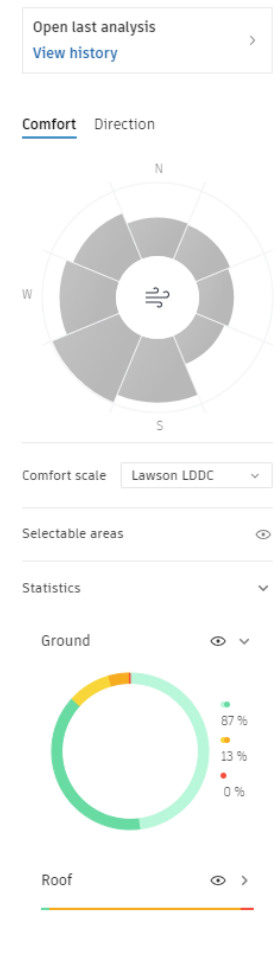


HOURS OF SUNLIGHT PER DAY

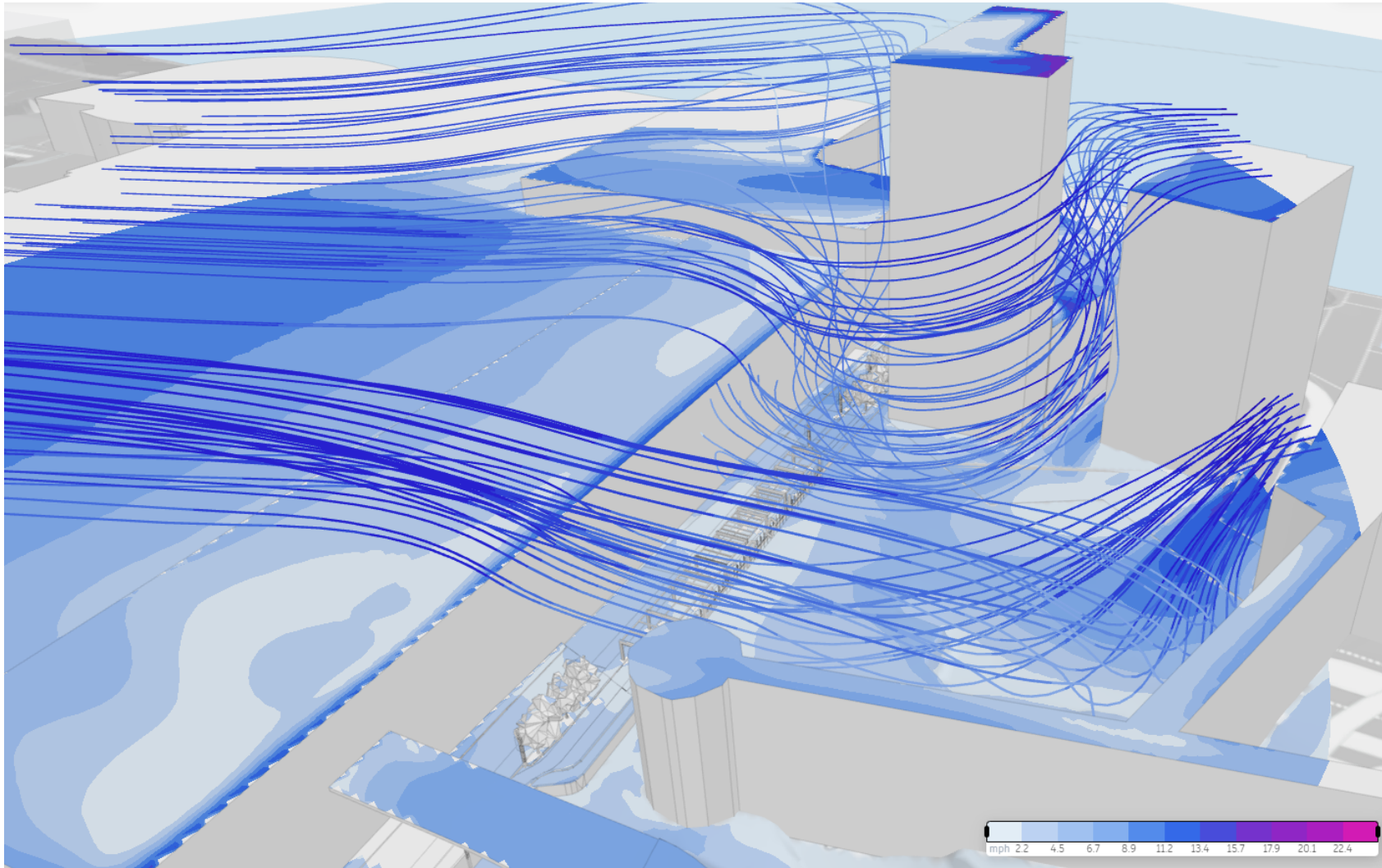
SHADING ANALYSIS



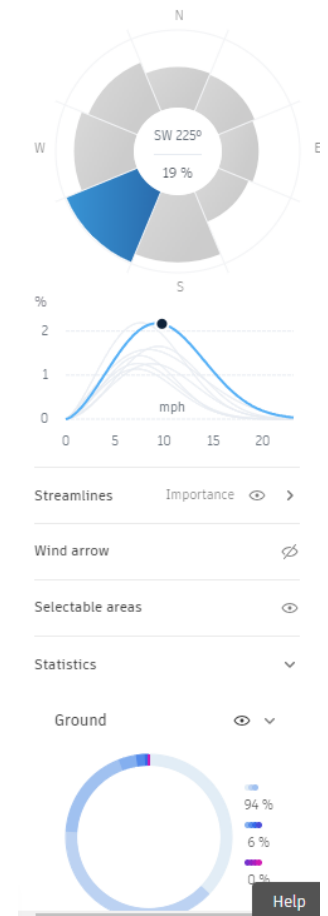
LEVELS OF COMFORT



COMFORT ANALYSIS



MILES PER HOUR



WIND ANALYSIS

