

From: Emily Juszczuk <ejuszczuk@rkp-group.com>
Sent: Tuesday, May 7, 2024 11:28 AM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: [EXTERNAL] RKP - HDC - Capitol Park Alterations

Good morning,

Please find comments below in regard to the Capitol Park alterations to be included in tomorrow's (May 8th) public hearing.

- The expanded curb line presents an issue for valet lanes/staging along both Griswold (park side) and State Street, both of which are already congested during peak evening business hours. We are in staunch opposition to any modifications of the existing curb line.
- As a landlord within the park, we, along with all of our tenant's, strongly oppose the addition of any retail or F&B within the park as it takes away revenue/undermines the economic strength of the commercial tenants that exist currently and have made Capitol Park what it is today.
- The public restroom raises significant concerns. With the lack of appropriate security and monitoring, it will become a hotspot for illicit behavior, posing a safety risk to both visitors and the surrounding residents. Its implementation is strongly opposed.
- The 10x10 tents shown are positioned directly in front of and obstruct visibility of a prominent retailer in Capitol Park (Xhibition). During the Draft park programming, the placement of retail booths was disappointing and caused frustration among tenants whose storefronts were completely blocked. As a result, their sales and traffic significantly suffered. There is concern that the potential for this layout of park programming shown in the improvement plan and implemented during the Draft becomes the norm. Any structures, temporary or permanent, that obstruct site lines to existing storefronts will be met with fierce opposition.
- Moving the statue off of the pedestal not only wastes valuable park square footage (for no benefit), but it also exposes the statue to vandalism, defacement, destruction, and theft. These possibilities far outweigh any benefit, for which there is no sound argument.
- Resin bound surface is not suitable for the patrons of the high-end establishments located in Capitol Park, as it is uncomfortable and impractical for the female patrons who often wear heels.

Thank you,

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