PREPARED BY: G. LANDSBERG

STAFF REPORT 05-13-2020 REGULAR MEETINGPAPPLICATION NUMBER: 20-6714ADDRESS: 7400 THIRD AVENUEADDRESS: 7400 THIRD AVENUEHISTORIC DISTRICT: NEW CENTER AREAAPPLICANT: SMITHGROUP (KEENAN GIBBONS)PROPERTY OWNER: MIDTOWN DETROIT, INC. (SUE MOSEY)DATE OF STAFF SITE VISIT: 05-11-2020

#### SCOPE: REDESIGN EXISTING GREENSPACE AS DOG PARK

#### **EXISTING CONDITIONS**

The subject parcel is at the northeast corner of Lothrop and Third Avenue, and currently contains a wellmaintained green space containing a neatly groomed lawn, several young trees perhaps 15-20 years old (including sycamores, locusts, and maples), landscaped shrubbery, well-established perennial plantings, and a paved brick walk cutting the corner between Lothrop and Third.

The existing greenspace extends to the rear lot line at the alley. Two curb cuts serving former driveways off of Third Avenue remain present along the sidewalk. The greenspace and walk date back to at least 2007, based on review of online images. The current experience of the space is serene and passive.



7400 Third Avenue (shown outlined in red), Detroit Parcel Viewer



View to southeast, from alley. Staff photo, May 11, 2020



View of existing walk from Lothrop looking northwest. Staff photo, May 11, 2020

#### PROPOSAL

The application proposes to transform the existing space into a fenced dog park with five parking spaces at the alley. The existing trees will be protected. The "New Center Dog Park," per the applicant, will provide "accessible fenced-in areas designated for large dogs and small dogs, with amenities including pet play equipment, pet waste receptacles, pet fountains, picnic tables, landscape improvements, five (5) parking spaces, and a resilient pet-oriented permeable artificial turf system that manages site stormwater." The fence is proposed to be salvaged from the Art Center Community Garden located on East Palmer at John R.

Per the applicant, the specific scope includes:

#### DEMOLITION

- Preserve and protect all existing trees within limits of disturbance.
- Salvage and stack unit pavers on wood pallets onsite, separated by colors. Approximately 350 SF of pavers to be reinstalled onsite remainder to be delivered on pallets to owner
- *Remove and dispose of existing irrigation enclosure and equipment. Meter and tap to be reused.*
- Salvage existing fence (approximately 550 lf) from Art Center Community Garden, located at the southeast corner of E Palmer Street and John RStreet (separate project).
- Approximately 5,600sf of turfgrass will be removed and excavated down +/-12" for the proposed dog park turf, aggregate parking surface, and reinstalled salvaged unit pavers. All material will be legally disposed of offsite.
- Saw cut and remove approximately 7' wide strip of concrete pavements from portion of alley for sewer tap as previously coordinated with DWSD per departmental review and direction

#### CONSTRUCTION

- Install approximately 4,800 sf of pet-engineered artificial turf with a 12" depth drainage aggregate base with underdrain system
- Install approximately 350sf of salvaged pavers for new dog park entry
- Install approximately 450lf of salvaged fence (picture of existing fence at Art Center Community Garden is included with existing photos). Reinstalled fence will appear identical to the original, black in color, 6' height, and define separate areas for large dogs and small dogs with a typical gated 'bull pen' entry serving each respective dog area
- Resin-bonded aggregate installed around seven (7) existing trees located within the fenced area
- Install three (3) permanent pet play equipment features (as identified in the included detail specifications sheet LS-502), two (2) in large dog area, one (1) in small dog area
- Install two (2) permanent pet fountains (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area
- Install two (2) dog waste receptacles (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area
- Three (3) moveable picnic tables including one (1) ADA picnic table will be included within park (see included LS-502)
- Install approximately 800sf of aggregate for five (5) parking spaces at north end of site
- Install five (5) concrete wheel stops for parking spaces at north end of site
- Install approximately 700sf of planting mixture to a 12" depth for perimeter landscape beds and planting
- Install irrigation system and controls for landscape beds
- Install two (2) water hose hydrants, one (1) in large dog area, one (1) in small dog area
- No proposed lighting improvements

#### **STAFF OBSERVATIONS & RESEARCH**

- The New Center Area Historic District was established in November 1982.
- During the historic period, eight (8) attached brick-veneered dwellings occupied this corner parcel. Because of inaccessible documentation at the present time, the status of these buildings, or any subsequently erected structures present when the district was designated, is not available to staff.



1915 Sanborn map detail. Library of Congress.

- The history of the existing greenspace is similarly unclear. No approvals appear in the available HDC online systems for the existing landscape work, though these files are not comprehensive. The paved walk appears to have been replaced within the last few years.
- Per the district's Elements of Design (#13, *Relationship of significant landscape features and surface treatments*), "The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance...Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north-south street."
- Also, per Element of Design #20, *Orientation, vistas, overviews*: "A dramatic view of the General Motors Building and Fisher Building can be seen just south of the district." Staff notes that a view of the Fisher Building is possible at the subject parcel.
- Though staff finds that the existing greenspace is an appropriate design for the historic context, there is no evidence that the greenspace is reflective or derived from a historic precedent
- The proposed fence is to be salvaged from the Art Center Community Garden located at East Palmer and John R Streets. Staff visited that site and determined that the fence is a non-historic but good quality steel fence with some small areas of rust.



View to the southeast of the former Art Center Community Garden showing fence proposed for reuse. Staff photo, May 12, 2020.



Detail view of fence. Staff photo, May 12, 2020.

#### **ISSUES**

- The parcel is proposed to change from an open and naturalistic setting into an fenced, active zone.
- Staff finds that the salvaged fencing proposed is appropriate within the District and acceptable at the perimeter of the lot, as long as it is repainted and repaired as necessary. However, in staff's opinion the intensity and concentration of this fencing dividing the interior space and creating the "bull pen entry" is not consistent with the district's historic character and is an anachronistic arrangement of historic-type fencing. Recommendation is to revise with a plainer or less ornamental fence type (i.e., a light-colored modern fence) that competes less with surrounding landscaping and lessens the visual density.
- The owner's website (MDI), accessed on May 12, 2020, states that the lots for the Art Center Community Garden were acquired from the city for "gardening, landscaping, beautification, and landscape purposes." Per the city's Parcel Viewer, the current owner is given as 200 East Palmer 2019, LLC, with a sale date of July 2019. The Commission should reinforce that approval to use the salvaged fence does not override any existing commitments to any city agency or any other owner concerning those parcels, which are adjacent to (but not in) the East Ferry Historic District.
- A perennial flower bed (per the rendering) appears to be proposed along the sidewalk. The landscape plan identifies this scope as "By others," presumably the owner. Taking cues from the District's Elements of Design, staff recommends that an evergreen hedge be planted in front of the fence line instead of the flowers, at least at the north-south street (Third Avenue). Such hedge, maintained at fence height, should help screen the artificial surface beyond while preserving a more natural expression from the street.
- The proposed parking removes an 18' length of planted lawn at the rear of the property and replaces it with an aggregate surface. Given the quality of the existing greenspace and the prominent location, staff recommends that the parking be reduced to four spaces (eliminating the streetside space), allowing the fence/hedge line described above to run continuously along the west edge of the parcel from Lothrop to the alley, maintaining a semblance of the existing planted area, providing some concealment of the parking and separation from the sidewalk. Staff finds it likely that vehicles in the westernmost proposed space will interfere with pedestrians and detract from the character of the parcel.

#### RECOMMENDATION

HDC staff conditionally recommends the Commission approve a Certificate of Appropriateness for the project as it meets the Secretary of Interior Standards for Rehabilitation, specifically Standards:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

With the condition that:

- 1. The salvaged fencing is repaired and repainted prior to installation, and the transfer of this fence from the Art Center Community Garden is consistent with any prior commitments made to the city
- 2. The design is revised to extend the fence and incorporate a hedge at the sidewalk line along Third Avenue, extending from Lothrop to the alley, possibly requiring the removal or narrowing of the westernmost parking space.
- 3. The design is revised to incorporate modern, non-obtrusive fencing or divisions approvable by staff for the interior division and "bull-pen" areas
- 4. The Commission delegates to staff approval ability for any later light fixture improvements

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

#### CITY OF DETROIT

PLANNING & DEVELOPMENT DEPARTMENT 2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 04-14-2020

#### **PROPERTY INFORMATION**

ADDRESS: 7400 3RD AVENUE, DETROIT, MI, 48202 AKA: N/A

HISTORIC DISTRICT: NEW CENTER AREA, SECTION: 21-2-129

SCOPE OF WORK: Windows/ (Check ALL that apply) Windows/ Doors Roof/Gutters/ Chimney Porch/ Deck L	andscape/Fence/ General ree/Park Rehab				
New Addition Addition	Other:				
APPLICANT IDENTIFICATION					
Property Owner/       Contractor       Tenant or         Homeowner       Contractor       Business Occupant         NAME: KEENAN GIBBONS       COMPANY NAME: SMITHGR	Architect/Engineer/ Consultant				
NAME: RELINAN OBBONS COMPANY NAME: OMITTICK					
ADDRESS: 500 GRISWOLD, SUITE 1700 CITY: DETROIT STATE:	MI <b>ZIP</b> : <u>48226</u>				
PHONE: 734.669.2732 MOBILE: SAME AS PHONE EMAIL:	KEENAN.GIBBONS@SMI				
PROJECT REVIEW REQUEST CHECKLIST					
Please attach the following documentation to your request:					
*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB*					
<b>Completed Building Permit Application</b> (highlighted portions only)	<b>NOIE:</b> Based on the scope of work,				
ePLANS Permit Number (only applicable if you've already applied be required.					
for permits through ePLANS)	I See www.detroitmi.gov/hdc for				
<b>Photographs</b> of ALL sides of existing building or site	scope-specific requirements.				
Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)					
<b>Description of existing conditions</b> (including materials and design)					
<b>Description of project</b> (if replacing any existing material(s), include an replacementrather than repairof existing and/or construction of new					

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

## SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

#### **P2 - BUILDING PERMIT APPLICATION**

Date: 04-14-2020

		<b>N</b> 1/A		
Address: 7400 3RD AVENU				
AKA: <u>N/A</u> Parcel ID#(s): <u>04001580</u>	Lo	ot(s): 1	Subdivision: N/	4
				epth: <u>59.9</u>
Current Legal Use of Property	y: PARK	Proposed I	Jse: PARK	
Are there any existing buildin	ngs or structures on this pa	rcel?	Yes 🔳 No	
PROJECT INFORMATIO	<b>N</b>			
Permit Type: New	Alteration Addi	tion Dem	olition Corr	ect Violatio
	hange of Use Tempo			
Revision to Original Permi				ed and is activ
Description of Work (Descri				
SEE ATTACHED.	be in detail proposed work and	use of property, a		
		MBC use chan	ge 🗌 No MBC	Cuse chang
Included Improvements (C	Check all applicable; these trade	areas require sepa	rate permit applicat	ions)
HVAC/Mechanical	Electrical Plumbing	g 🗌 Fire Spr	nkler System	Fire Ala
Structure Type				
New Building Exist	ing Structure 🗌 Tenant	Space	Garage/Accessor	y Building
Other: N/A S	Size of Structure to be Dem	olished (LxWxH	) N/A	cubic f
Construction involves changes to the floor plan? Yes No				
(e.g. interior demolition or construction to new walls)				
Use Group: N/A	Type of Construction (per c	urrent MI Bldg Co	de Table 601) <b>N/A</b>	
Estimated Cost of Construc				
Structure Use	By Contract	tor	By Depart	ment
Residential-Number of Units:		Area N/A	Industrial-Gross Flo	or Area N/A
Commercial-Gross Floor Area:	N/A Institutional-Gross F	loor Area <b>N/A</b>	Other-Gross Flo	
Commercial-Gross Floor Area: Proposed No. of Employees: N/A				
	List materials to be stored	d in the building:	N/A	or Area N/A
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Property Owner/Home			
	owner Prop	perty Owner/Homeowr	ner is Permit Applicant
Name: SUE MOSEY		Company Name:	MIDTOWN DETROIT, INC
Address: 3939 WOOD	WARD AVE. #100	City: DETROIT	State: MI Zip: 48201
Phone: 313.420.6000		Mobile:	
Driver's License #:		Email: SUSANMC	SEY@GMAIL.COM
Contractor Co			
Representative Name:		Company Name	:
			State: Zip:
City of Detroit License #:			
	ESS OCCUPANT	Tenant is Permit	Applicant
			eer/Consultant is Dermit Applies
			eer/Consultant is Permit Applica
Address: 500 GRISWC		City: DETROIT	Expiration Date: <u></u>
Phone: 734 669 2732	Mahilar	Empile	State: MI Zip: 48226 KEENAN.GIBBONS@SMITHGROUP.C
HOMEOWNER	R AFFIDAVIT (Only req	uired for residential permits	s obtained by homeowner.)
Print Name:	Sign	nature:	Date
(Hc	omeowner)		Dute.
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# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS

## SUBMIT COMPLETE APPLICATION TO HDC STAFF



#### \* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH,** TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

# FIND OUT MORE AT **www.detroitmi.gov/hdc**

# **EXISTING PHOTOS**



VIEW FROM SOUTHEAST CORNER LOOKING NORTHWEST ACROSS SITE – EXISTING BRICK PATH TO BE SALVAGED AND REUSED



VIEW FROM WEST AT 3RD AVE SIDEWALK LOOKING EAST ACROSS SITE



VIEW FROM NORTHEAST CORNER OF INTERSECTION AT 3RD AVE AND LOTHROP ST LOOKING NORTH UP SIDE-WALK



VIEW FROM NORTH SIDE OF LOTHROP ST LOOKING WEST DOWN SIDEWALK TOWARD 3RD AVE

# **DESCRIPTION OF WORK**

The New Center Dog Park is located at the northeast corner lot of 3rd Avenue and Lothrop Street. The project provides accessible fenced-in areas designated for large dogs and small dogs, with amenities including pet play equipment, pet waste receptacles, pet fountains, picnic tables, landscape improvements, five (5) parking spaces, and a resilient pet-oriented permeable artificial turf system that manages site stormwater.

# ProjectDox"

# Department Review Status Report

Proje	Project Name: BLD	BLD2020-01069				
Work	Workflow Started: 03/1	03/12/2020 7:40 AM				
Repo	Report Generated: 04/0	04/08/2020 12:48 PM				
Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
	Plan Review - Zoning Check	Wyatt Banks	banksw@detroitmi.gov	Approved	Subject to Field Approval	
	Structural	Abdul Abbas	abbasa@detroitmi.gov	Approved		
	Fire	Keith Hewlett	hewlettk@detroitmi.gov	Approved		
	Plumbing	Steven Jar	jars@detroitmi.gov	Revision Required	PLEASE NOTE 'ALTERNATIVE ENGINEERED DESIGN' ON SHEETS WE DISCUSSED(4-2-2020)	
	DPW - Curb Cuts	Maher Elsalti	elsaltim@detroitmi.gov	Revision Required		
	DWSD	Mohammed siddique	siddiquemo@detroitmi.gov	Approved	A separate permit is required from DWSD for proposed sewer connection and reuse of an existing water service line	
-	Historical	BRENDAN CAGNEY	cagneyb@detroitmi.gov	Revision Required	Please complete the attached "Project Review Request" from that has now been uploaded to the Reviewer Attachments. Fill out all the highlighted fields on the first three pages and submit all of the information outlined in the section of this form, Polect Review Request Please upload the requested information to E-Plans and submit to staff vial noc@detorim.gov. Upon completion of review, staff will contact you regarding the next steps. Historic District Commission Staff Historic District Commission Staff	
	DPW - Encroachment					

ProjectDox Checklist Items

Project	Project Name: BLD:	BLD2020-01069		
Workfl	Workflow Started: 03/13	03/12/2020 7:40 AM		
Report	Report Generated: 04/0	04/08/2020 12:23 PM		
Cycle	Permit Type	Comment Type	Reviewer Comment	Department
-	Commercial Building Permit AA	Custom Corrections	The work is encroaching up on the ROW. Vacation of easement / encroachment approval onto existing easement / dedication of new easement is required. Please contact Mr. James Knoll of DPW/CED Survey Section at 313-224-3970.	DPW - Curb Cuts
-	Commercial Building Permit AA	Custom Corrections	ADA-compliant sidewalk and ramp with warning strip must be provided at intersection crosswalks stand (3rd Ave. and Lothrop St.) shall conform to MDT Detail R-28-I with city thickness amendment. Remove abandoned drive approaches and replace with sidewalk and curb.	DPW - Curb Cuts
~	Commercial Building Permit AA	Custom Corrections	Include the following note on plan: "Damaged sidewalks around the project in ROW will be repaired or replaced to City of Detroit standards and specifications".	DPW - Curb Cuts
۲	Commercial Building Permit AA	Custom Corrections	Provide details on restoration of the sidewalk. Show City of Detroit related details on the drawings.	DPW - Curb Cuts
~	Commercial Building Permit AA	Custom Corrections	Provide maintenance agreement with The City of Detroit for using alley as access. Maintenance agreement required to use the alley as an entrance to parking lot. Please contact Mr. Keith McCrary of DPW/CED at (313- 224-3970)	DPW - Curb Cuts
۲-	Commercial Building Permit AA	City Engineering	Plans must be sealed by a Professional Engineer or Architect licensed to practice in the State of Michigan.	DPW - Curb Cuts
~	Commercial Building Permit AA	City Engineering	Show dimensions on plans,	DPW - Curb Cuts



Applicant Response	Status	Updated By	Last Updated	Completed?	Date Completed
	Not Met	Maher Elsalti	04/03/2020 3:02 PM	False	04/03/2020 3:02 PM
	Not Met	Maher Elsalti	04/03/2020 3:02 PM	False	04/03/2020 3:02 PM
	Not Met	Maher Elsalti	04/03/2020 3:02 PM	False	04/03/2020 3:02 PM
	Not Met	Maher Elsalti	04/03/2020 3:02 PM	False	04/03/2020 3:02 PM
	Not Met	Maher Elsalti	04/03/2020 3:02 PM	False	04/03/2020 3:02 PM
	Not Met	Maher Elsalti	04/03/2020 3:07 PM	False	04/03/2020 3:07 PM
	Not Met	Maher Elsalti	04/03/2020 3:07 PM	False	04/03/2020 3:07 PM





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VIEW FROM NORTH SIDE OF LOTHROP ST LOOKING WEST DOWN SIDEWALK TOWARD 3RD AVE

## **EXISTING PHOTOS**



VIEW LOOKING NORTHWEST ACROSS SITE FROM EXIST-ING BRICK PAVER PATH



VIEW TOWARD 3RD AVENUE WHERE EXISTING BRICK PAVER PATH MEETS THE SIDEWALK



CLOSE-UP OF EXISTING BRICK PAVERS TO BE SALVAGED AND REUSED ONSITE



EXISTING FENCE AT ART CENTER COMMUNITY GARDEN TO BE SALVAGED AND REUSED AT THE NEW DOG PARK

# **EXISTING CONDITIONS**

The existing park is located at the northeast corner lot of 3rd Avenue and Lothrop Street. Its current use primarily serves transient users as an unofficial dog park and as an optional pedestrian walkthrough to cut the sidewalk corner by using the existing brick paver path. There are about 20 existing trees onsite of various species including locust, sycamore, and maple, among others. The existing surface is characterized by turfgrass, brick pavers, and light landscape features.

# **DESCRIPTION OF WORK**

The New Center Dog Park project provides accessible fenced-in areas designated for large dogs and small dogs, with amenities including pet play equipment, pet waste receptacles, pet fountains, picnic tables, landscape improvements, five (5) parking spaces, and a resilient pet-oriented permeable artificial turf system that manages site stormwater.

#### DEMOLITION

- Preserve and protect all existing trees within limits of disturbance.
- Salvage and stack unit pavers on wood pallets onsite, separated by colors. Approximately 350sf of pavers to be reinstalled onsite remainder to be delivered on pallets to owner.
- Remove and dispose of existing irrigation enclosure and equipment. Meter and tap to be reused.
- Salvage existing fence (approx. 550lf) from Art Center Community Garden, located at the southeast corner of E Palmer Street and John R Street (separate project).
- Approximately 5,600sf of turfgrass will be removed and excavated down +/-12" for the proposed: dog park turf, aggregate parking surface, and reinstalled salvaged unit pavers. All material will be legally disposed of offsite.
- Saw cut and remove approximately 7' wide strip of concrete pavement from portion of alley for sewer tap as previously coordinated with DWSD per departmental review and direction.

#### CONSTRUCTION

- Install approximately 4,800sf of pet-engineered artificial turf with a 12" depth drainage aggregate base with underdrain system.
- Install approximately 350sf of salvaged pavers for new dog park entry.
- Install approximately 450lf of salvaged fence (picture of existing fence at Art Center Community Garden is included with existing photos). Reinstalled fence will appear identical to the original, black in color, 6' height, and define separate areas for large dogs and small dogs with a typical gated 'bull pen' entry serving each respective dog area.
- Resin-bonded aggregate installed around seven (7) existing trees located within the fenced area.
- Install three (3) permanent pet play equipment features (as identified in the included detail specifications sheet LS-502), two (2) in large dog area, one (1) in small dog area.
- Install two (2) permanent pet fountains (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area.
- Install two (2) dog waste receptacles (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area.
- Three (3) moveable picnic tables including one (1) ADA picnic table will be included within park (see included sheet LS-502).
- Install approximately 800sf of aggregate for five (5) parking spaces at north end of site.
- Install five (5) concrete wheel stops for parking spaces at north end of site.
- Install approximately 700sf of planting mixture to a 12" depth for perimeter landscape beds and plantings.
- Install irrigation system and controls for landscape beds.
- Install two (2) water hose hydrants, one (1) in large dog area, one (1) in small dog area.
- No proposed lighting improvements.

# ProjectDox<sup>®</sup>

## **Department Review Status Report**

Project Name: BLD20		BLD2020-01069			
Workflow Started: 03/12/2020 7:40 AM		03/12/2020 7:40 AM			
Report Generated:		04/08/2020 12:48 PM			
Cycle	Department	Reviewer	Email	Status	Reviewer Comments
	Plan Review - Zonir Check	ng Wyatt Banks	banksw@detroitmi.gov	Approved	Subject to Field Approv
	Structural	Abdul Abbas	abbasa@detroitmi.gov	Approved	
	Fire	Keith Hewlett	hewlettk@detroitmi.gov	Approved	
	Plumbing	Steven Jar	jars@detroitmi.gov	Revision Required	PLEASE NOTE 'ALTERNATIVE EN DESIGN ' ON SHEETS WE DISCUS
	DPW - Curb Cuts	Maher Elsalti	elsaltim@detroitmi.gov	Revision Required	
	DWSD	Mohammed siddique	siddiquemo@detroitmi.gov	Approved	A separate permit is required from DW sewer connection and reuse of an e service line
1	Historical	BRENDAN CAGNEY	cagneyb@detroitmi.gov	Revision Required	Please complete the attached "Project I form that has now been uploaded to Attachments. Fill out all the highlighted three pages and submit all of the inform the section of this form, Project Rev Checklist. Please upload the requested informatio submit to staff via hdc@detroitmi.gov. of review, staff will contact you regardin Sincerely, Historic District Commission
	DPW - Encroachme	ent			

ts	Applicant Comments
oval	
ENGINEERED SSED( 4-2-2020)	
WSD for proposed existing water	
t Review Request" to the Reviewer d fields on the first rmation outlined in eview Request	
ion to E-Plans and Upon completion ing the next steps.	
on Staff	



## **Checklist Items**

Project Name:	BLD2020-01069
Workflow Started:	03/12/2020 7:40 AM
Report Generated:	04/08/2020 12:23 PM

Cycle	Permit Type	Comment Type	Reviewer Comment	Department
1	Commercial Building Permit AA	Custom Corrections	The work is encroaching up on the ROW. Vacation of easement / encroachment approval onto existing easement / dedication of new easement is required. Please contact Mr. James Knoll of DPW/CED Survey Section at 313-224-3970.	DPW - Curb Cuts
1	Commercial Building Permit AA	Custom Corrections	ADA-compliant sidewalk and ramp with warning strip must be provided at intersection crosswalks stand (3rd Ave. and Lothrop St.) shall conform to MDT Detail R-28-I with city thickness amendment. Remove abandoned drive approaches and replace with sidewalk and curb.	DPW - Curb Cuts
1	Commercial Building Permit AA	Custom Corrections	Include the following note on plan: "Damaged sidewalks around the project in ROW will be repaired or replaced to City of Detroit standards and specifications".	DPW - Curb Cuts
1	Commercial Building Permit	Custom Corrections	Provide details on restoration of the sidewalk. Show City of Detroit related details on the drawings.	DPW - Curb Cuts
1	Commercial Building Permit AA	Custom Corrections	Provide maintenance agreement with The City of Detroit for using alley as access. Maintenance agreement required to use the alley as an entrance to parking lot. Please contact Mr. Keith McCrary of DPW/CED at (313- 224-3970)	DPW - Curb Cuts
1	Commercial Building Permit	City Engineering	Plans must be sealed by a Professional Engineer or Architect licensed to practice in the State of Michigan.	DPW - Curb Cuts
1	Commercial Building Permit	City Engineering	Show dimensions on plans,	DPW - Curb Cuts



### **Checklist Items**

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	Not Met	Maher Elsalti	04/03/2020 3:07 PM	False	04/03/2020 3:07 PM





# **SMITHGROUP**





# Scale: 1" = 1000'

HENDRIE ST TARGET OF ME TO BE وحمد في متسقيقه COMPANY DISC ADDRESS ADDRE E PALMER ST -SELECTIVE DEMOLITION LOCATION

ART CENTER COMMUNITY GARDEN Scale: 1" = 1000' NOTE:

1. THE ART CENTER COMMUNITY GARDEN IS BEING SOLD TO A NEW OWNER AND THE EXISTING SITE BEING CLEARED AS PART OF A SEPARATE PROJECT. HOWEVER, THE EXISTING FENCE AND OTHER SITE AMENITIES AS NOTED ON SHEET LD-101 SHALL BE REMOVED, SALVAGED AND REINSTATED AS THE NEW CENTER DOG PARK AS PART OF THIS PROJECT.

# MIDTOWN DETROIT, INC 7400 3RD AVENUE

DETROIT, MICHIGAN 48202

# **NEW CENTER DOG PARK** OWNER REVIEW



PROJECT NORTH

# Project Description: (Approx. 7,000 Square Feet and .16 Acres in Project Area)

The New Center Dog Park is located at the northeast corner lot of 3rd Avenue and Lothrop Street. The project provides accessible fenced-in areas designated for large dogs and small dogs, with amenities including pet play equipment, pet waste receptacles, pet fountains, picnic tables, landscape improvements, five (5) parking spaces, and a resilient pet-oriented permeable artificial turf system that manages site stormwater.

# Owners:



MIDTOWN DETROIT, INC 3939 WOODWARD AVE. #100 DETROIT, MI 48201 313.420.6000

# Drawing Scale:

ORIGINAL DRAWINGS PREPARED AS 30" x 42" SHEETS. GRAPHIC SCALES SHOWN ON SHEETS SHALL TAKE PRECEDENCE OVER ANY OTHER NOTED SCALES.

Prepared By:

# **SMITHGROUP**

500 GRISWOLD **SUITE 1700** DETROIT, MI 48226 313.983.3600 www.smithgroup.com

Sheet List	Table
Sheet Number	Sheet Title
G-000	COVER SHEET
V-100	BOUNDARY & TOPOG
LD-100	DEMOLITION PLAN
LD-101	SELECTIVE DEMOLIT
LS-100	LAYOUT & MATERIAL
LS-101	LAYOUT & MATERIAL
LG-100	GRADING AND SUBD
LG-200	STORM SEWER PROP
LS-500	SITE DETAILS
LS-501	SITE DETAILS
LS-502	SITE DETAILS

# Submittal:

**OWNER REVIEW** 

Date:

AUG 16, 2019

**Revision**:

PREPARED UNDER SUPERVISION OF PREPARED UNDER SUPERVISION OF REGISTERED PROFESSIONAL LANDSCAPE REGISTERED PROFESSIONAL CIVIL ENGINEER ARCHITECT **REGISTRATION NUMBER** REGISTRATION NUMBER



GRAPHIC SURVEY TION PLAN - ART CENTER COMMUNITY GARDEN LS PLAN

LS PLAN ENLARGEMENT DRAINAGE PLAN OFILES



EAST SIDE OF THIRD ST. NORTHING = 319624.64EASTING = 13,470,958.62

#### CONTROL POINT TABLE

ELEVATION = 151.56 FEET (CDD)

Point No.	Northing	Easting	Elevation	Description
9	319507.31	13471033.60	151.00	CP PK-MAGNAIL
10	319659.17	13471318.18	151.09	CP PK-MAGNAIL
11	320044.14	13471688.80	150.43	CP PK-MAGNAIL
437	319631.50	13470967.97	152.26	CP SGJJR CAP REBAR

#### NOTES

- 1. HORIZONTAL DATUM IS ACCORDING TO MICHIGAN STATE PLANE GRID COORDINATES, SOUTH ZONE (2113), GEOID 2012A, INTERNATIONAL FEET AS LINEAR UNIT OF MEASURE.
- 2. VERTICAL DATUM IS ACCORDING TO THE CITY OF DETROIT DATUM (CDD), WITH BENCHMARKS LISTED HEREON. THIS DATUM WAS ÉSTABLISHED BY PREVIOUSLY PERFORMED BUT UNRELATED SMITHGROUP SURVEYS IN MID-TOWN DETROIT TO CONVERT FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), USE THE FOLLOWING CONVERSION: CDD + 479.326 FEET = NAVD88
- 3. SMITHGROUP PERFORMED A TOPOGRAPHIC SURVEY UTILIZING DATA COLLECTED WITH GLOBAL POSITIONING RECEIVERS REFERENCING THE MICHIGAN CONTINUOUSLY OPERATING REFERENCE NETWORK FOR SITE CONTROL. ELECTRONIC TOTAL STATIONS WERE ALSO USED FOR DATA COLLECTION.
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING LAND BOUNDARY, EASEMENTS, RIGHTS-OF-WAY, AND OTHER INFORMATION THAT MAY AFFECT TITLE WAS GAINED FROM AVAILABLE TAX RECORDS AND/OR RECORDED LEGAL DOCUMENTS FOR ADJOINING PARCELS
- 5. MISS-DIG DESIGN TICKET NO: B091341729-00B MISS-DIG STAKING TICKET NO: B091502556. AT THE TIME OF THE SURVEY, THE FOLLOWING UTILITY PROVIDERS RESPONDED TO THE REQUEST FOR RECORDS: ATT (FORMERLY SBC), CITY OF DETROIT, THERMAL, COMCAST, DTE ÉLECTRIC, AND DTE GAS DISTRIBUTION.
- 6. UNDERGROUND UTILITY LOCATIONS WERE DERIVED FROM ACTUAL MEASUREMENTS ON VISIBLE UTILITIES, MISS DIG FLAGS/MARKINGS, AND/OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS, NOR SHOULD THEY IT BE ASSUMED THAT THEY ARE THE ONLY UNDERGROUND UTILITIES IN THE AREA.
- 7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AND ARE NOT CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE AND OR DEVELOPMENT OF THIS SITE.
- 8. ADDITIONAL SPOT ELEVATIONS MAY BE CONTAINED IN THE PROJECT DATABASE, AND ALTHOUGH NOT APPEARING IN THE RECORD PLAN DOCUMENT DUE TO SCALE AND VISIBILITY, WERE UTILIZED IN THE DIGITAL TERRAIN MODEL FOR CREATION OF THE ONE-FOOT CONTOURS. THE ADDITIONAL SPOT ELEVATION DATA IS AVAILABLE FOR FUTURE DESIGN ANALYSIS, BEING LOCATED ON A FROZEN LAYER WITHIN THE PROJECT DATABASE.

#### FLOODPLAIN NOTE

THE SITE SHOWN HEREON LIES IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 26163C0280E, PANEL 260222, FOR WAYNE COUNTY, MICHIGAN, EFFECTIVE DATE FEBRUARY 2, 2012.

#### LEGAL DESCRIPTION

Lot 125 of "Lothrop & Duffield's Subdivision of part of 1/4 Sections 55 & 56 of 10,000 Acre Tract" as required in Liber 17 of Plats, Page 22, Wayne County Records, Wayne County Michigan.





# **BOUNDARY & TOPOGRAPHIC SURVEY**

LOT 125, LOTHROP & DUFFIELD'S SUBDIVISION OF PART OF 1/4 SECTIONS 55 & 56 OF 10,000 ACRE TRACT" AS REC'D IN L.17 OF PLATS, P.22, W.C.R., CITY OF DETROIT, MICHIGAN

	(m) (2112) (m) (2112)	WATER MANHOLE STEAM TUNNEL MANHOLE	=	· PUBLIC LIGHTING — UNDERGROUND · PUBLIC LIGHTING — OVERHEAD
		END OF UTILITY NOT KNOWN/SHOWN		- SECTION LINE
R OR PIPE		BRICK PAVEMENT		PROPERTY LINE
I.D. CAP		ELEC., CABLE OR TELECOM RISER		PLATTED LOT LINE
	Ą	UTILITY POLE		RIGHT-OF-WAY (ROW) LINE
MENSION (DIM.)	Ϋ	LIGHT POLE OR LAMP POST		CENTERLINE OF RIGHT-OF-WAY
BEYOND MATCHLINE		TRAFFIC SIGNAL POLE (TSP)		EASEMENT
IING/POINT OF ENDING	Ø TSPX	TSP WITH CROSSWALK SIGNAL		
		CROSSWALK SIGNAL POST		
RECORDS	⊖ <sup>wv</sup>	WATER SHUT OFF VALVE		
CORDATION CERTIFICATE	$\Theta_{CA}$	GAS SHUT OFF VALVE		
	<sup>E</sup> ⊠ ⊠ <sup>G</sup>	ELECTRIC OR GAS METER		
EAST, WEST	🔲 нн-с	HANDHOLE CABLE		
ORDED VALUES	HH-E	HANDHOLE ELECTRIC		
l	HH-F	HANDHOLE FIBER OPTIC		
LEVATION	HH-L	HANDHOLE LIGHTING		
ON	HH-S	HANDHOLE SIGNALIZATION		
ELEVATION	HH-T	HANDHOLE TELECOM		
ATION		TOPOGRAPHIC CONTOUR		
LEVATION	1//////////////////////////////////////	BUILDING PERIMETER		
L ELEVATION		FENCE LINE		
LEVATION	com	UNDERGROUND TELECOMMUNICATION		
DUS	— ue — —	UNDERGROUND ELECTRIC		
	—fiber—	FIBER OPTIC		
	ctv	CABLE TELEVISION		
SQUARE)	g	NATURAL GAS		
, E	oh	OVERHEAD UTLITY		
OLE	— s ———	SANITARY SEWER		
DLE	—-r—	STORM SEWER		
DLE	w	WATER MAIN		
S MANHOLE	— fire —	FIRE SUPPRESSION		



CERTIFICATE THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LOCAL AND STATE JURISDICTIONAL REQUIREMENTS REGULATING MAPPING STANDARDS. THE UNDERSIGNED STATES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE STAFF WERE EMPLOYED TO ACHIEVE THE RESULTS INDICATED HEREIN.

SMITHGROUP, INC.

talit CHARLES A. LANGOLF, PS 5621 PROFESSIONAL SURVEYOR

STATE OF MICHIGAN charles.langolf@smithgroup.com



6/11/19











- (3) COMPACTED AGGREGATE BASE (MDOT 21AA)
- 4 COMPACTED SUBGRADE (95% MAXIMUM DENSITY)
- 5 WWF 6X6 W2.9XW2.9, CENTERED

SCALE: NTS



5 CONTROL JOINT



 $\left< \begin{array}{c} 2 \end{array} \right>$  CONCRETE PAVEMENT



- MAXIMUM DIMENSION BETWEEN \_CONTROL JOINTS IN SIDEWALKS, CURBS, WALLS, ETC. TO BE 10'-0". CONTROL JOINTS INCLUDING ALL
- ASSOCIATED MATERIALS ARE INCIDENTAL TO PAVEMENT PAY ITEMS.

SCALE: NTS

 $\langle 1 \rangle$  METAL EDGING AS SPECIFIED, COLOR: BLACK

- 2 FLUSH OVERLAP JOINT ASSEMBLY
- 3 PUNCHED SLOTS
- (4) METAL STAKES SET ON INSIDE EDGE OF PLANT BED
- 5 PLANT BED (BY OWNER NIC)
- 6 2" DEEP MULCH TO BE FLUSH WITH TOP OF EDGING
- FINISHED GRADE FOR LAWN, FLUSH └∕ FOR STONE
- 8 DOG TURF OR STONE MAINTENANCE
- 500 SBB BRADE TRANSITION SHALL OCCUR

SCALE: NTS













file1\Projects\11561.000\CAD\L\SHEET\11561-LAY0-SHT.dwg USER:kgibbons DATE:Mar, 04 2020 1



# SHEET NOTES

- NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS IN ADVANCE OF CONSTRUCTION ACTIVITIES AND INSTALLATION OF SITE ELEMENTS.
- CRUSHED CONCRETE WILL NOT BE ACCEPTED AND SHALL NOT BE USED FOR ANY OF THE AGGREGATE MATERIALS.
- B. DIGITAL FILES TO BE MADE AVAILABLE TO THE SELECTED CONTRACTOR FOR CONTRACTOR STAKING REFERENCE; THE HARDCOPY OF THE BID DOCUMENTS TAKE PRECEDENCE AND SHALL BE THE OVERRIDING DOCUMENT FOR LAYOUT CONTROL.
- NOTIFY THE ENGINEER OF ANY LAYOUT DISCREPANCIES FOR SUPPLEMENTAL DIRECTIONS.
- . ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
- THE LAYOUT AND ORIENTATION OF ALL PROPOSED SITE IMPROVEMENTS INCLUDING SITE FURNISHINGS, DOG PLAY EQUIPMENT, WATER FOUNTAIN, AND SIGNAGE LOCATIONS SHALL BE FIELD APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. LOCATION AND ORIENTATION CHANGES WILL BE PROVIDED AT NO ADDITIONAL COST.
- THERE SHALL BE 1/2" SEALED EXPANSION JOINT AT ALL CURB/SIDEWALK, BUILDING/SIDEWALK, LIGHT POLE, OR ANY OTHER FIXED OBJECTS (I.E. EXISTING PAVEMENT, WALLS, POLES, FOUNDATIONS). LAYOUT & MATERIALS PLAN DOES NOT SHOW EVERY REQUIRED SEALED EXPANSION JOINT.
- CONTROL JOINTS AND SEALED EXPANSION JOINTS IN CURBS TO ALIGN WITH CONTROL JOINTS AND SEALED EXPANSION JOINTS IN THE ADJACENT SIDEWALK/PAVEMENT.
- O. CONTROL JOINTS AND SEALED EXPANSION JOINTS AT DRIVEWAY AND ALLEY APPROACHES SHALL ALIGN WITH ADJACENT CURB RETURNS.
- 10. CONTROL JOINTS AND SEALED EXPANSION JOINTS TO ALIGN WITH ADJACENT PAVEMENT, CURBS, WALLS, ETC UNLESS OTHERWISE NOTED ON THE PLANS. ALIGN JOINTS PERPENDICULAR TO PAVEMENT EDGE AND ALIGN WITH CENTER POINTS OF ARCS, AS SHOWN.

# **KEYED NOTES**

- A INSTALL TWO (2) WATER HOSE HYDRANTS FROM ART CENTER COMMUNITY GARDEN.
   B INSTALL THREE (3) MOSS DOG TOPIARY FROM WWW.TOPIARYTREE.NET BY 'TOPIARY PLANTS, TREES, & ANIMALS' PER PRODUCT SPECIFICATIONS. SEE ID NOTE FOR DOG SPECIES TOPIARY TYPE. VERIFY LOCATION, ORIENTATION, AND DOG SPECIES WITH OWNER PRIOR TO INSTALLATION.
- C 5' x 5' RESIN BONDED AGGREGATE SQUARES ARE CENTERED ON EXISTING TREES AS SHOWN (V.I.F.). ORIENTATION OF SQUARES SHALL BE PARALLEL WITH SITE FEATURES AS SHOWN.
- D ALUMINUM PAVER RESTRAINT AT PAVER EDGES UNSUPPORTED BY CONCRETE SIDEWALK OR NAILER BOARD, SEE DETAIL 9/LS-500.
- E SEE GRADING AND SUBDRAINAGE PLAN SHEET LG-100 FOR WATER SERVICE CONNECTION.
- F RELOCATED "ALLEY NO THRU TRAFFIC" SIGN, SURFACE MOUNT PER CITY SPECIFICATIONS.
- G APPLY EVEN BAND OF HAND PATCHING TO ALLEY DRIVE APPROACH AS NECESSARY AFTER CONCRETE REPLACEMENT.

		LEGEND
$\langle 1 \rangle$	<u> </u>	CONSTRUCTION LIMIT LINE
2		PROPERTY LINE
3	· · · · · · · · · · · · · · · · · · ·	DOG PARK TURF
$\langle 4 \rangle$		AGGREGATE SURFACE
5		SALVAGED UNIT PAVERS - SEE COLOR ID
6	× 4 48 2	8-INCH CONCRETE 4 LS-500
$\langle 7 \rangle$		CONTROL JOINT 5 LS-500
8	<del>_*_*_*_*_*_*_*</del> _*_	SEALED EXPANSION JOINT 6 LS-500
9		MULCHED PLANTING BED WITH MIX
(10)		MULCHED PLANTING BED
$\langle 11 \rangle$		DRAINAGE MAT
(12)		RESIN BONDED AGGREGATE
(13)		METAL LANDSCAPE EDGING
(14)	$\rightarrow \rightarrow$	SALVAGED FENCE
(15)	0	FENCE POST FOOTING 3,4 LS-501
(16)		8' PICNIC TABLE 3 LS-502
(17)		8' ADA PICNIC TABLE
(18)	8	PET FOUNTAIN 1 LS-502
(19)	$\diamond$	DOG WASTE RECEPTACLE
20	$\oplus$	TOPIARY, SEE KEYED NOTE B THIS SHEET
21	ĨIJĤIJĨ	PLAY EQUIPMENT - TYPE 1
22		PLAY EQUIPMENT - TYPE 2 7 LS-502
23	\$P \$P \$P	PLAY EQUIPMENT - TYPE 3
<u>\</u> 24		CONCRETE WHEEL STOP
<b>25</b>	Œ	TRASH RECEPTACLE



NEW CENTER DOG

PARK



aa-file1\Projects\11561.000\CAD\L\SHEET\11561-LAYO-SHT.dwg USER:kgibbons DATE:Mar, 04 2020 TIME: 12:56 pr

# SHEET NOTES

- NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS IN ADVANCE OF CONSTRUCTION ACTIVITIES AND INSTALLATION OF SITE ELEMENTS.
- 2. CRUSHED CONCRETE WILL NOT BE ACCEPTED AND SHALL NOT BE USED FOR ANY OF THE AGGREGATE MATERIALS.
- 3. DIGITAL FILES TO BE MADE AVAILABLE TO THE SELECTED CONTRACTOR FOR CONTRACTOR STAKING REFERENCE; THE HARDCOPY OF THE BID DOCUMENTS TAKE PRECEDENCE AND SHALL BE THE OVERRIDING DOCUMENT FOR LAYOUT CONTROL.
- 4. NOTIFY THE ENGINEER OF ANY LAYOUT DISCREPANCIES FOR SUPPLEMENTAL DIRECTIONS.
- 5. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
- 6. THE LAYOUT AND ORIENTATION OF ALL PROPOSED SITE IMPROVEMENTS INCLUDING SITE FURNISHINGS, DOG PLAY EQUIPMENT, WATER FOUNTAIN, AND SIGNAGE LOCATIONS SHALL BE FIELD APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. LOCATION AND ORIENTATION CHANGES WILL BE PROVIDED AT NO ADDITIONAL COST.
- 7. THERE SHALL BE 1/2" SEALED EXPANSION JOINT AT ALL CURB/SIDEWALK, BUILDING/SIDEWALK, LIGHT POLE, OR ANY OTHER FIXED OBJECTS (I.E. EXISTING PAVEMENT, WALLS, POLES, FOUNDATIONS). LAYOUT & MATERIALS PLAN DOES NOT SHOW EVERY REQUIRED SEALED EXPANSION JOINT.
- 8. CONTROL JOINTS AND SEALED EXPANSION JOINTS IN CURBS TO ALIGN WITH CONTROL JOINTS AND SEALED EXPANSION JOINTS IN THE ADJACENT SIDEWALK/PAVEMENT.
- 9. CONTROL JOINTS AND SEALED EXPANSION JOINTS AT DRIVEWAY AND ALLEY APPROACHES SHALL ALIGN WITH ADJACENT CURB RETURNS.
- 10. CONTROL JOINTS AND SEALED EXPANSION JOINTS TO ALIGN WITH ADJACENT PAVEMENT, CURBS, WALLS, ETC UNLESS OTHERWISE NOTED ON THE PLANS. ALIGN JOINTS PERPENDICULAR TO PAVEMENT EDGE AND ALIGN WITH CENTER POINTS OF ARCS, AS SHOWN.

# **KEYED NOTES**

- (A) INSTALL TWO (2) WATER HOSE HYDRANTS FROM ART CENTER COMMUNITY GARDEN.
- B INSTALL THREE (3) MOSS DOG TOPIARY FROM WWW.TOPIARYTREE.NET BY 'TOPIARY PLANTS, TREES, & ANIMALS' PER PRODUCT SPECIFICATIONS. SEE ID NOTE FOR DOG SPECIES TOPIARY TYPE. VERIFY LOCATION, ORIENTATION, AND DOG SPECIES WITH OWNER PRIOR TO INSTALLATION.
- C 5' x 5' RESIN BONDED AGGREGATE SQUARES ARE CENTERED ON EXISTING TREES AS SHOWN (V.I.F.). ORIENTATION OF SQUARES SHALL BE PARALLEL WITH SITE FEATURES AS SHOWN.
- D ALUMINUM PAVER RESTRAINT AT PAVER EDGES UNSUPPORTED B CONCRETE SIDEWALK OR NAILER BOARD, SEE DETAIL 9/LS-500.
- E SEE GRADING AND SUBDRAINAGE PLAN SHEET LG-100 FOR WATER SERVICE CONNECTION.
- F RELOCATED "ALLEY NO THRU TRAFFIC" SIGN, SURFACE MOUNT PER CITY SPECIFICATIONS.
- G APPLY EVEN BAND OF HAND PATCHING TO ALLEY DRIVE APPROACH AS NECESSARY AFTER CONCRETE REPLACEMENT.





DRAWING NUMBER

NEW CENTER DOG

PARK



lame:NEW CENT nber:11561.00 ption:Storm Sewe		ARK	Miı	n. Time of Co	ncentration, t <sub>c</sub> : a : b :	175	Minutes i = a/(t <sub>c</sub> + b)				e Material : Manning n :	HDPE 0.009				
	Watershed Characteristics					Pipe Characteristics										
Downstream	Drainage	Runoff	Equivalent	Cumulative	Time of	Design Rainfall	Runoff	Pipe	Pipe	Pipe	Pipe Flow	Pipe Flow			Actu	la
Structure No.	Area, A	Coefficient, C	Area, (AxC)	Equiv. Area	Concentration	Intensity,	Rate, Q	Diameter, D	Length, L	Slope, S	Capacity,*	Velocity,				
	acres		acres	acres	Tc, min	i in/hr	cfs	inches	ft	%	Qfull, cfs	Vfull, fps	Q/Qfull	d/D	Aact	
ST- 6 ST- 5 ST- 2 CB- 1 ST- 2	0.02 0.03 0.02 0.03 0.07	0.35 0.35 0.35 0.35 0.35	0.009 0.011 0.008 0.010 0.025	0.009 0.020 0.028 0.062 0.025	15.00 15.16 15.29 16.94 15.00	4.38 4.36 4.34 4.17 4.38	0.04 0.09 0.12 0.26 0.26	4 4 4 4	24 22 26 96 74	1.60 1.60 1.60 1.60 1.60	0.35 0.35 0.35 0.35 0.35	3.98 3.98 3.98 3.98 3.98 3.98	0.11 0.25 0.35 0.74 0.74	0.22 0.34 0.41 0.64 0.64	0.01 0.03 0.03 0.06 0.06	















DRAWING NUMBER



# SHEET NOTES

- PRIOR TO START OF PROJECT WORK, VERIFY ALL SITE CONDITIONS AND SUBMIT A PROJECT WORK PLAN TO THE ARCHITECT FOR REVIEW AND COMMENT. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN CONSTRUCTION ACTIVITIES PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
- NOTIFY THE ARCHITECT IN WRITING OF ANY IDENTIFIED DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF WORK. DURING PERFORMANCE OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND CROSS-CHECK DETAILS AND DIMENSION SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE PLANS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION -- CONTRACTOR SHALL TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION AT NO ADDITIONAL COST.
- TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC. CONTRACTOR SHALL REPLACE ANY DAMAGED ITEMS AT NO ADDITIONAL COST.
- CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, AND TESTING, AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- 7.DISPOSE ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER. PROVIDE RECEIPTS FROM DISPOSAL SITES TO OWNER.
- GRADE SMOOTH AND SEED TURF GRASS TO RESTORE ALL AREAS OF DISTURBANCE.
- THIS DRAWING IS REFERENCED FROM A PROPOSED LAYOUT PLAN AND IS NOT A SURVEY DOCUMENT. ART CENTER COMMUNITY GARDEN IS LOCATED AT JOHN R STREET, DETROIT, MI 48202. COORDINATE WITH OWNER FOR ACCESS, LOCATION, AND EXTENTS OF REMOVAL.
- 0. COORDINATE WORK AND TIMING WITH THE NEW DOG PARK AND THE NEW GARDEN PROJECT (N.I.C.). SITE SHALL BE SECURED AT ALL TIMES.

# **KEYED NOTES**

- A SALVAGE BENCHES, BIKE LOOP, AND LITTER RECEPTACLES FOR REUSE. VERIFY NEW LOCATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- $\langle B \rangle$  SALVAGE FENCE TO REINSTALL APPROX. 387 LF AT NEW DOG PARK. EXCESS FENCE TO BE DELIVERED TO LOCATION IDENTIFIED BY OWNER.
- C SALVAGE HYDRANTS, TWO (2) TO BE REINSTALLED AT NEW DOG PARK. REMAINING HYDRANTS TO BE DELIVERED TO OWNER.

# LEGEND



- - LIMITS OF CONSTRUCTION

PROTECT WATER METER AND WATER SHUTOFF, SALVAGE SPIGOT FOR REUSE SALVAGE FENCE FOR REUSE  $\begin{pmatrix} 1,2,3\\ LS-501 \end{pmatrix}$ 



500 GRISWOLD **SUITE 1700** DETROIT, MI 48226 313.983.3600 www.smithgroup.com

SMITHGROUP

3939 WOODWARD AVE #100 DETROIT, MICHIGAN 48201

NEW CENTER DOG

PARK

7400 3RD AVENUE

DETROIT, MICHIGAN 48202

Owner:





Sec. 21-2-129. - New Center Area Historic District.

- (a) An historic district to be known as the New Center Area Historic District is hereby established in accordance with the provisions of this article.
- (b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the New Center Area Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center lines of Lothrop and Second Avenue and proceeding northerly along the center line of Second Avenue to its intersection with the center line of Bethune; thence westerly along the center line of Bethune to its intersection with the center line of Bethune Court to its intersection with the center line of Delaware; thence easterly along the center line of Delaware to its intersection with the center line of Second; thence southerly along said center line of Second Avenue to its intersection with the center line of the east-west alley between Delaware and Pallister; thence easterly along said east-west alley to its intersection with the center line of the north-south alley between Woodward Avenue and Second; thence northerly along the center line of said north-south alley to its intersection with the southerly boundary of Lot 92 of Peerless Addition No. 1 of part of quarter section 56 of the 10,000-acre tract (L18/P38) extended westward; thence easterly along the southern boundary of said Lot 92, extended eastward, to its intersection with the center line of Woodward Avenue; thence northerly along the center line of Woodward Avenue to its intersection with the center line of the east-west alley between Virginia Park and Euclid, extended eastward, this being the same as the northern boundary of Lot 1 the aforementioned Peerless Addition No. 1, extended eastward; thence westerly along the center line of said east-west alley to its intersection with the center line of the east service drive of the John C. Lodge Freeway; thence southerly along the center line of said east service drive to its intersection with the center line of the east-west alley between Seward and Virginia Park; thence easterly along the center line of the said east-west alley between Seward and Virginia Park to its intersection with the center line of Third Avenue; thence southerly along said center line of Third Avenue to its intersection with the center line of Seward; thence west along said center line of Seward to its intersection with a line drawn parallel to and 13 feet west of the western boundary of Lot 14, Block 7, of Beck's Subdivision of part of quarter sections 55 and 56, 10,000-acre tract (L4/P59); thence southerly along said line to its intersection with the center line of the east-west alley lying between Seward and Delaware; thence westerly along the center line of said alley to its intersection with western boundary of Lot 38 (extended northward) of Block 4 of Henry Weber's Subdivision of part of quarter sections 55 and 56, 10,000-acre tract (L2/P40); thence southerly along said western boundary of Lot 38 extended southward to its intersection with the center line of Delaware; thence easterly along the center line of Delaware to its intersection with the center line of Third Avenue; thence southerly along the

center line of Third Avenue to its intersection with the center line of Lothrop; thence easterly along the center line of Lothrop to the point of the beginning. (These boundaries include: Peerless Addition No. 1 of part of guarter section 56, TTAT (L18/P38), Lots 1-14 and 79-92; Peerless Addition No. 2 of part of quarter section 56, TTAT (L18/P39), Lots 15-30 and 63-78; Peerless Addition No 3 of part of quarter section 56, TTAT (L18/P40), Lots 31-41 and 52-62; Leggett's Sub of part of Henry Weber's Sub of part of sections 55 and 56, TTAT (L21/P53), Lots 22-32 and part of Lot 21 and Lots 65-75 and west 30 feet of Lot 76; Stone, Todd and Company's Sub of Lots 1, 2, and 3 of center part of quarter sections 55 and 56, TTAT, and Lots 41, 42, 43 and 44 of Henry Weber's Sub of quarter sections 55 and 56, TTAT (L18/P99), Lots 5-18 and Lots 25-70; Lothrop and Duffield's Sub of part of guarter sections 55 and 56, TTAT (L17/P22), Lots 70-85, 110-125, and 28-37 and west 45 feet of 27; Beck's Sub of part of guarter sections 55 and 56, TTAT (L4/P59), Block 2, Lots 5-10 and vacated Beck Street; Block 3, Lots 4-9 and vacated Beck Street, Block 4, Lots 1-6 and vacated Otto inclusive, Block 5, Lots 1-6 and vacated Otto inclusive, Block 6, Lots 1-7 and east 16.5 feet of Lot 8; and Block 7, Lots 14-24 and east 13 feet of Lot 13; Henry Weber's Sub of Lots 5-7 and 9, part of Leggett and Miller's Sub of part of sections 55 and 56, TTAT, (L2/P40), Lots 5, 6 and east 40 feet of Lot 7 and Lots 38, 39, and the west 30 feet of Lot 40; and Schmidt's Sub of part of quarter sections 55 and 56, TTAT (L19/P66), Lots 1-16).

- (d) The elements of design, as defined in <u>Section 21-2-2</u> of this Code, shall be as follows:
  - (1) Height. All houses that were originally single- or two-family have two full stories plus an attic or finished third floor within the roof; these are generally called "two-and-a half-story" houses. The few terraces in the district are two or 2½ stories tall. Apartment buildings range in height from three to ten stories; the majority are four stories tall. Additions to existing buildings shall be related to the existing structure; new building in New Center Commons (Delaware, Pallister and Bethune) and on Virginia Park shall meet the following standards:
    - a. The six adjoining structures on the same face, excluding churches and commercial structures, shall be used to determine an average height. If six structures are not available on the same block face, then one or more structures as close as possible to being directly across the street from the proposed structure may be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of eight used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, or other minor elements may be higher.

The level of the eaves of a proposed new structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described in Subsection (e)(1)a of this section. The proposed new structure shall have a height at the eaves, or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.

- (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on use, style, and size of buildings. While single-family dwellings may appear taller than wide or wider than tall, the overall appearance is neutral. Terraces or rowhouse buildings are wider than tall; apartment buildings appear taller than wide although some are wider than tall due to projecting and receding wall surfaces that emphasize the vertical.
- (3) Proportion of openings within the façades. Areas of voids generally constitute between 15 percent and 35 percent of the front façade, excluding the roof. Most window openings are taller than wide, but are frequently grouped into combinations wider than tall. Where there are transom windows above doors, they are wider than tall; a few round windows exist on upper stories or attics. A great variety of sizes, shapes, and groupings of openings exist in the district.
- (4) *Rhythm of solids to voids in front façades.* Queen Anne and Arts-and-Crafts style buildings display freedom in the arrangement of openings within the façades, but usually result in a balanced composition. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of buildings has generally been determined by the setback from the side lot lines. The spacing of buildings tends to be consistent, except where vacant lots occur. On Virginia Park, where lots are approximately 50 feet wide, some buildings are placed closer to one side lot line, creating room for a side driveway. On smaller lots in the district, the buildings occupy most of the width of their lots, while complying with the side lot setback restrictions.
- (6) Rhythm of entrance and/or porch projections. Steps and porches exist on all of the single-unit and multiple-unit 2½-story dwellings in the district; the progression of porches lends to the consistency of the streetscape. Entrances and porches are either placed centrally on the façade, as is usually the case with Classically-inspired buildings, or are placed to one side of the front façade, and the porch sometimes wraps around to the side. Rear porches are common on single-family residences; few side porches exist due to narrow lot sizes. On Virginia Park, there is an occasional

#### porte cochere.

- (7) Relationship of materials. The district exhibits a wide variety of building materials characteristic of single- and multiple-unit residential buildings dating from the last decade of the 19th Century and first quarter of the 20th Century. The majority of buildings are faced with brick; a brick veneer first story and a stucco, clapboard, or wood shingle second story is not unusual. All-stone, all-stucco, and all-wood buildings exist but are few in number. Later replacement siding is uncommon in the district; when it does exist, much of side changes the original visual relationship of the siding to the building. Stone sills and wood trim are common. Roofing includes slate, tile, and asphalt shingles. It is common for apartment buildings to have limestone or concrete high basements or first stories and stone ornamental detail and trim.
- (8) Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood trim and masonry sills. The brick is sometimes textured. Also common is the contrast in textures created by the juxtaposition of different materials used for the first and second stories; frequently, a brick first story is contrasted with a stucco or wood-sheathed second story. Half-timbering adds textural interest to the stucco where it exists on Neo-Tudor houses. In apartment buildings, stone, either rough cut or smooth and/or cut to appear like rustification at the basement and/or first-story level, contrasts with the main material, brick. Slate and tile roofs contribute to the textural interest, whereas asphalt shingles generally do not.
- (9) Relationship of colors. Paint colors generally relate to style. Natural brick colors (red, brown, yellow, orange, buff) predominate in wall surfaces. Natural stone colors also exist. Stucco and concrete are usually left in their natural state or are painted in a shade of cream; half-timbering is frequently stained or painted brown or brownish-red. Classically inspired buildings, particularly Neo-Georgian and Colonial Revival, frequently have wood trim painted white, cream, or in a range of these colors. Where shutters exist, they are either dark green, black, or another appropriate dark color. Colors known to have been in use on buildings of this type in the 18th Century or 19th Century on similar buildings may be considered for suitability. Buildings of Medieval and/or Arts-and-Crafts inspiration generally have painted wood trim of dark brown; black and red is also present. Queen Anne and Late Victorian style houses may have several colors painted on the same façade. Storm windows are sometimes a different color from the window frames and sashes; window sashes are

most often the same color as the window frames, with a few exceptions. Colors used on trim of apartment buildings are frequently brown, gray, black or green. The original color scheme of any building, as determined by professional analysis, is always acceptable for the building, and may provide suggestions for similar buildings. Roofs are in natural colors; slate is predominantly gray, gray-green and black; tile is green or red. Asphalt shingles display a variety of colors, most derived from colors of natural materials (tile, slate and wood colors).

- (10) Relationship of architectural details. Architectural details generally relate to style. Porches, window frames, cornices, dormers and gables are frequently treated. Neo-Georgian and Colonial Revival buildings display classic details in wood; buildings influenced by the Arts-and-Crafts movement have wood details, such as half-timbering, heavy vergeboards, and other wood elements. The vernacular "four-square" buildings usually show restraint in detail. In general, the houses on Virginia Park are more ornate than those in the rest of the district. Some of the apartment buildings display carved stone ornament set in panels, string courses, spandrels and cornices.
- (11) *Relationship of roof shapes.* A multiplicity of roof types exist, and frequently within the same building. Predominant forms are hip and gabled, frequently punctured with dormers. A few buildings have engaged towers or bays with conical roofs. Other buildings have less complex roofs, appropriate to their architectural style.
- (12) *Walls of continuity.* The major wall of continuity is created by the building façades when their setbacks are uniform within each block face. Where lighting poles and trees exist in sufficient numbers, they contribute to a minor wall of continuity along the tree lawns.
- (13) Relationship of significant landscape features and surface treatments. The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance; a side walk sometimes leads to the rear. On sufficiently graded lots, steps lead up the earthwork terraces to the front steps. Some straight side driveways, primarily in concrete but a few in brick, leading from the street to the rear garages exist on Virginia Park, Bethune, and Lothrop. Where front lawns are uninterrupted by driveways, a unity to the succession of front lawns is achieved. Foundation plantings of an evergreen and deciduous character are present on individual lawns. Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north-south street. Trees are evenly spaced on the tree lawn; on Pallister where the tree lawn has been widened, trees are planted close to the public

sidewalk and upright lighting standards are evenly spaced near the brick paving of the street. Public sidewalks throughout the district are concrete; brownstone and some bluestone curbs remain on Delaware between Woodward Avenue and Second, Virginia Park and Seward. Virginia Park is paved in brick; traffic off Woodward Avenue enters and exits through a horseshoe with wrought iron gates and brick piers with stone cresting and foundations. A grassy turf, hedges, and young trees are planted inside the court created by the horseshoe. Newer gates at the entrances of other blocks are of the same materials. Side and rear yard wooden fences, either painted brown or left in a natural state, exist throughout New Center Commons. Side yard fences generally do not extend beyond the face line of the front porch, except where they fence in side lots or corner properties. Fencing, in public view through the district, is of a fluted design to compliment the style, design, material, and date of the residence. Pallister between Second and Third streets is a pedestrian street; it is paved in brick with concrete around its perimeter. Street furniture and upright iron light standards are placed at regular intervals. Ornamental poles (O.P. type, Public Lighting Department) are located on Delaware between Woodward Avenue and Second, Virginia Park and Seward. On Second Boulevard and Third Avenue, where they run throughout the district, are fluted steel lighting standards with craneneck pendants (Union Manufacturing Company No. 4700). Alleys are paved in either asphalt or concrete, the exception being the alley north of Delaware east of Second, which is brick. Parking areas off the alleys next to the alley-facing garages in New Center Commons are also either asphalt or concrete. Alleys are entered and exited on Bethune Court; they do not have outlets on Third Avenue. Bethune Court, Bethune Street, and the alleys have tall, modern light standards. Ornamental light posts on Pallister Commons are Union Metal manufacturing No. SP874-Y1.

> (14) Relationship of open space to structures. Vacant land in the New Center Historic District is located immediately west of Bethune Court, where it provides a small buffer from the street at the corners of Bethune Court and Pallister. Open space on Pallister is provided by the brick-paved pedestrian mall and widened tree lawns. There is also ample vacant land adjacent to the Virginia Park gates at the corners of Woodward Avenue and Virginia Park. Where buildings have been demolished, vacant land exists, usually in the form of parking lots. This condition prevails primarily in the block of Virginia Park between the Lodge Freeway Service Drive and Third Avenue, and on Lothrop. Backyards as well as front yards exist on all single- and doublefamily residential properties; backyards to houses on Bethune, Pallister and Delaware tend to be relatively small due to the placement of 1½- or 2½-car garages

and adjoining paved parking area off the alley.

- (15) *Scale of façades and façade elements.* There is a variety in scale from street to street and style to style; most houses have a small to moderate appearance and apartment buildings have a moderate appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Houses on Virginia Park are large in scale compared with the rest of the district. The elements within the façades of Queen Anne and some Colonial Revival buildings emphasize their size by dividing the façades into large segments, such as towers, projecting gables, and bays. Neo-Georgian façades have restrained, small-scale detail within. Buildings influenced by the Arts-and-Crafts movement contain heavy elements, such as vergeboards and large brackets. Apartment buildings usually contain small-scaled elements within moderate to large-scale façades. Buildings generally are within normal limits of scale for moderate single- and multiple-family residences of the late 19th Century and early 20th Century.
- (16) Directional expression of front elevations. Although some houses appear wider than tall and some appear taller than wide, the overall directional expression is neutral. Apartment buildings are expressed vertically; terraces (rowhouses) are horizontal. The Church of Christ, Scientist, is expressed horizontally.
- (17) Rhythm of building setbacks. Setbacks vary from area to area within the district, though they are usually consistent within each block or streetface in compliance with deed restrictions. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line.
- (18) Relationship of lot coverage. Lot coverage of single-family dwellings ranges from approximately 20 percent to 45 percent, most being in the 25 percent to 35 percent range of lot coverage. Lot coverage of multi-unit apartment buildings range from 50 percent to 90 percent of their lots, most being in the upper end of this range.
- (19) Degree of complexity within the façade. The degree of complexity has been determined by what is appropriate for a given style. The Late Victorian buildings exhibit complex massing and multiplicity of forms, colors, and textures. Other styles in the district are less complex. The Classically-inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation.
- (20) *Orientation, vistas, overviews.* Single-family houses and apartment buildings are generally oriented towards the east-west streets. The majority of terrace buildings are oriented toward Third Avenue. The majority of the garages are oriented towards the alleys; where driveways exist, garages are frequently oriented towards both the street and the alley. All garages are detached and at the rear of the lot. A dramatic

view of the General Motors Building and Fisher Building can be seen just south of the district.

- (21) Symmetric or asymmetric appearance. Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including Queen Anne and Artsand-Crafts inspired, are generally asymmetrical but result in balanced compositions. Front façades of apartment buildings are symmetrical in appearance.
- (22) *General environmental character.* The character of the New Center Historic District is that of late 19th Century and early 20th Century residences on straight east-west streets. A cohesiveness is attained by entrance gates, uniform setbacks, spacing on lots, buried utilities, and, on Pallister, spacious tree lawns, street furniture, and brick paving. Overall, the district has an urban, low to moderate density, revitalized residential character with small-scale commercial usage on its southern periphery and on Second from Virginia Park to Delaware.

(Code 1964, § 28A-1-41; Code 1984, § 25-2-89; Ord. No. 530-H, § 1(28A-1-41), eff. 11-22-1982)