

Virginia Park Brick Road Project COO Community Meeting #2

Tue 1/21/2024 6:00 PM - 8:00 PM

8431 Rosa Parks Blvd, Detroit, MI 48206

People: Residents (X), (2) Rossetti, (2) IEI, D5 manager, Christina, Jay, Georgette, Dolin

Agenda: Engaging the community on the brick road reconstruction of Virginia Park between M-10 and Woodward. Updates for **60% Design Review**.

Notes & Questions

Material Reuse & Cost:

- We are hoping to only replace 20% of the materials.
- Current estimates suggest 60% of the materials are reusable.
- Does the cost of this project fluctuate, or does it stay within a specific range?
 - Jay: "We work to stay within cost."
- Will having so many bricks to be reusable help reduce costs?
 - Estimates are still being evaluated, we are in a spot we want to be in.

Historic Commission Hearing:

- Would we (the residents) be invited to the Historic Commission hearing?
- The Historic Commission meets publicly, similar to a city council meeting. Notifications would be sent by mail or other means.
- The hearing cannot be scheduled until the design team finalizes the design, after which approval for the meeting will be granted.
- Aesthetics will aim to align with the historical look.

Dolin: to review this with **Jay on 01/23/2025**, Historic Commission team said the process can start now, if we have the brick spruce specs and info. "The earlier the better as changes in design can still happen".

Driveways:

- Will driveways be removed and not replaced?
 - No.

Alley Cleanup for Potential Parking:

- The City is partnering with **GSD and DPW for alley makeover/cleanup**.
- Is grading possible in the alley?
 - Jay: This is possible, as we are considering ways to improve the alley as part of the project.

Construction Questions Concerns on Trash Pickup and Parking:

- Construction will be done block by block to maintain access as much as possible.
- Parking needs and trash coordination will be prioritized as construction approaches.
- 120 Seward: Is our alley being used for parking?
 - We are second to last in the park, when people park here, all service vehicles are blocked, including trash and emergency, we could possibly have collaborated convo. Lots of dumpsters are there. Are we going to be able to drive by the park?
- **Considering Coordinating with Apartments with the gate to ensure access to parking or trash collecting.**
- How will trash pickup be managed?
- Trash cans on 2nd and 3rd have concerns on trash. The apartment nearby has a dumpster. If their truck has access to it. Should we consider leaving bins there?
 - The trash bin in Euclid Condo trash cans could also be impacted
- Key areas discussed: 2nd and 3rd streets will retain some parking.
 - Ensuring curb parking access, especially at 2nd and Woodward, which currently lacks sufficient parking.
- **Could the city-owned lot near Third Street (previously Detroit Hope Hospital) be used for temporary parking?**
 - Taking into consideration

Adjacent Development:

There are active development projects nearby, specifically **at 806 and 816. Coordination with these developers may be necessary to minimize disruptions.**

Design Questions:

- Will the streets be a different color than the current brick?
- Why did one block fail (1984) while another did not, despite being built two years apart?
 - Possible reasons: base strength differences, tensile issues, or lower-cost materials on one block.
- Repairs:
 - 6–8" concrete base will be added under the bricks.
 - Geotecch recommended based on analysis
 - Base repairs will include concrete bases with underdrains and inlets (no steel reinforcement).
 - Using concrete instead of stone will prevent rutting and improve grading.
 - **Semis using the block as a shortcut from the Lodge to Woodward remain a concern for bricks in later years.**
 - Design deterrents were previously discussed, but the **historical road limits options focus on the restorations of the bricks portion.**

Community Input on Design:

- What is the decision process for the brick design options?
 - Will there be community voting?
- We cannot intermix the brick.
 - Mixing bricks may cause driveability issues.
 - Current plans involve block-by-block evaluations before final decisions.

- Leaning towards block-by-block old and new pattern option.
- Addressing concerns about reclaimed brick performance compared to new materials.
- Should we have new categories? As new isn't new, but is reclaimed.
 - We are ensuring historical accuracy while maintaining functionality and durability.
 - **Jay: This is all hypothetical until we determine what's best for the site.**
- Unusable bricks:
 - Options for repurposing, such as mosaics or other creative uses, are being explored.
- Previously, we had Detroit Tank path restoration voting.
 - The 1967 museum will help commemorate the Tank bricks. The neighborhood voted to leave it in the past.

Logistic Questions:

- Who are working on the design?
 - IEI, partnership with Rossetti
 - We are also working with **Michigan Pavers and Walls**, they have done a lot of previous restorations, where they use reclaim and historical bricks, locations include Corktown, and Cleveland. They are located in Flint. (They are the only ones who have called back unfortunately).
- Estimated construction start: June or July of 2025, ending Summer of 2026.
 - Roads will remain accessible during winter to avoid blockages.
- TAP funding is solidified and will not be impacted.

Utility and Landscape concerns:

- Any damage to utilities, grass, or curbs will be restored to their original state.
 - Utility contractor, Standing utility and map coordination, eyes on the streets are also helping on leaving everything damaged back to how it was.
- Residents main concern are **Curbs**
 - Utility mapping and pre-construction meetings are ongoing to address potential concerns.
- Coordination with contractors and engineers for construction storage:
 - Bricks will most likely be stored on-site or nearby on pallets. Lane closures may determine specific storage solutions.
 - Construction group can help determine but it remains to be seen.

Dolin: Potential future meeting for Community to be aware of final design choosing, and more updates on their concerns regarding trash and parking, as construction approaches.