

DHDC 23-8395

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/20/23

CERTIFICATE OF APPROPRIATENESS

Elise Fields
Downtown Detroit Partnership
1000 Woodward, Ste. 380
Detroit, MI 48226

RE: Application Number 23-8395; Washington Boulevard (Median between Park and West Lafayette Avenues); Washington Boulevard and Grand Circus Park Historic Districts

Dear Applicant,

At the Regular Meeting that was held on June 14, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on June 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the districts’ Elements of Design:

- ***Removal of 84 trees per the attached site plans***
- ***Installation of a central crushed stone pathways per the attached site plans***
- ***Installation of planting beds with a mix of perennials and annuals per the attached site plans***

The Certificate of Appropriateness is issued with the following conditions:

- ***The applicant provides final plans which includes seating, lighting, tree removal and planting plans.***
- ***The applicant modifies the plan to provide pathway access from the north to south end of each median.***
- ***Staff shall have the authority to review and approve the final design of the work prior to their implementation.***

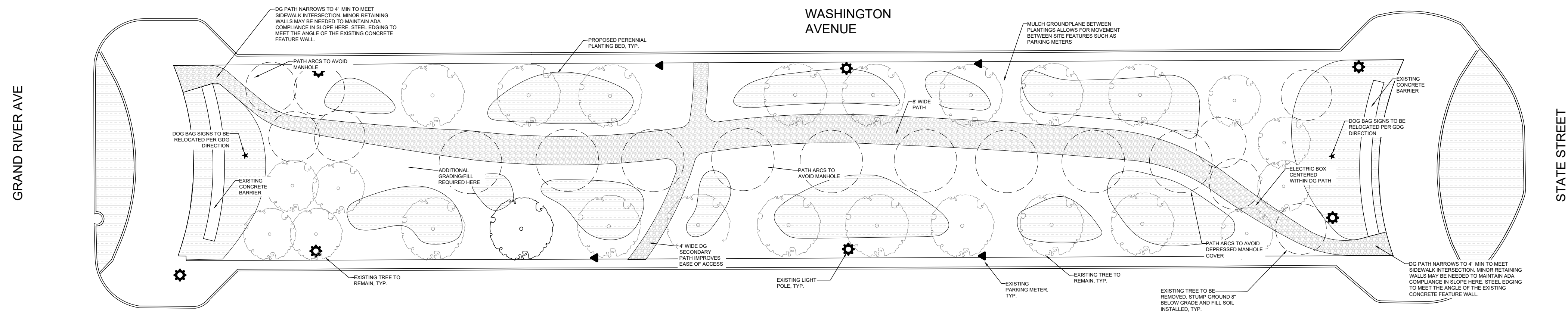
Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

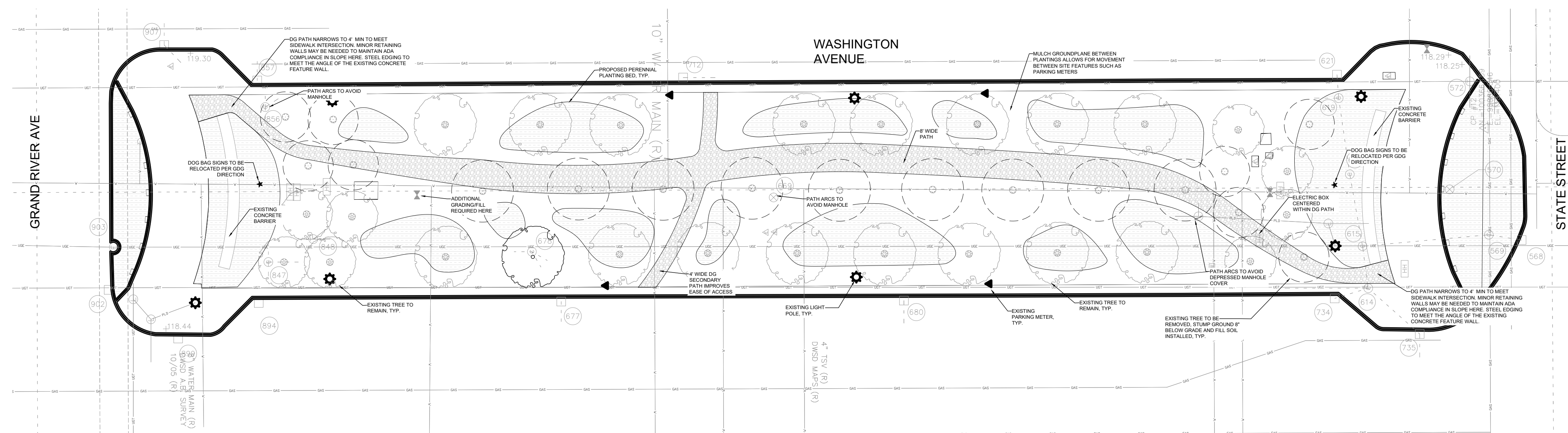


Daniel Rieden, Detroit Historic District Commission

**WASHINGTON BLVD MEDIAN
DETROIT, MICHIGAN**



1 WASHINGTON BOULEVARD MEDIAN - SECTION C (GRAND RIVER TO STATE) : **CONCEPTUAL SITE PLAN**
SCALE: 1/20" = 1'-0"



2 WASHINGTON BOULEVARD MEDIAN - SECTION C (GRAND RIVER TO STATE) : **CONCEPTUAL SITE PLAN WITH SURVEY OVERLAY**
SCALE: 1/20" = 1'-0"

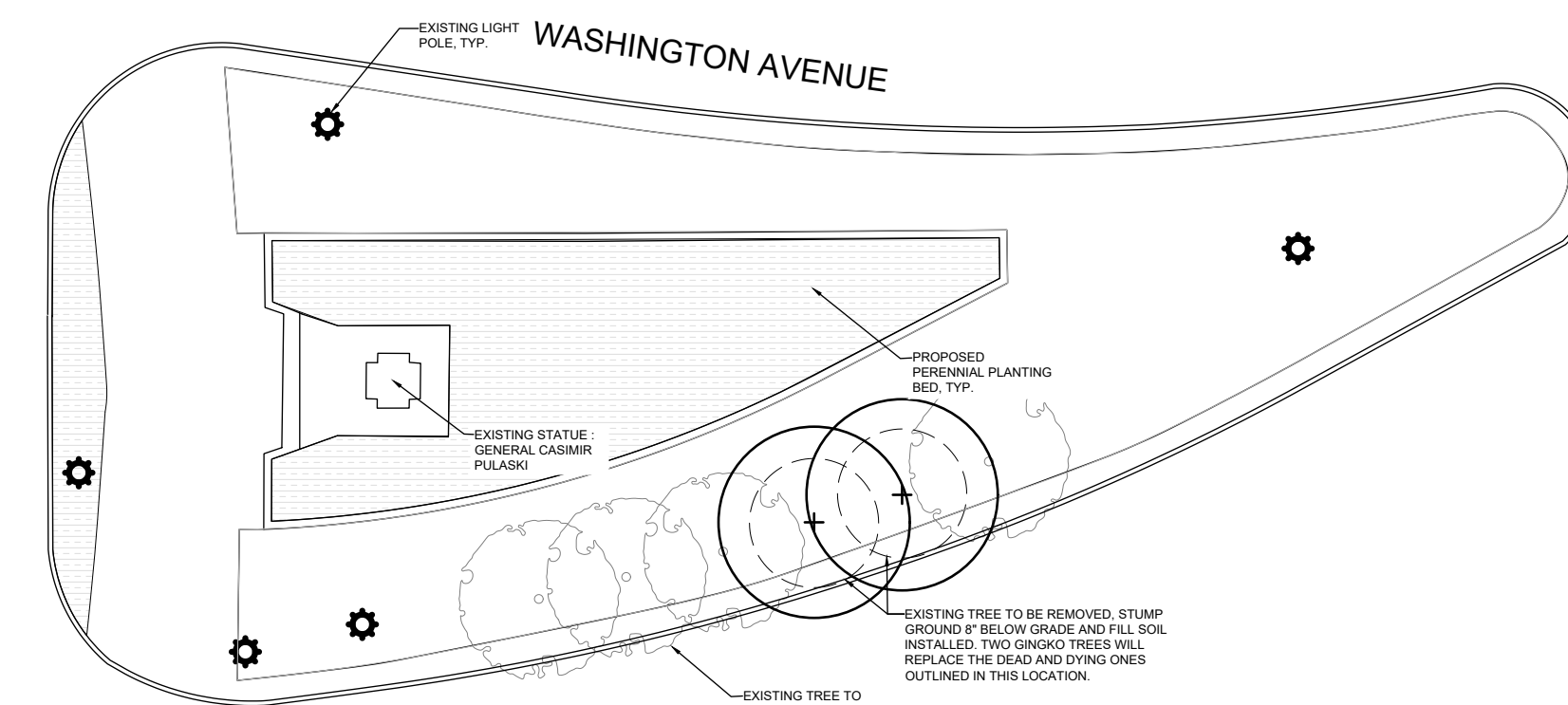
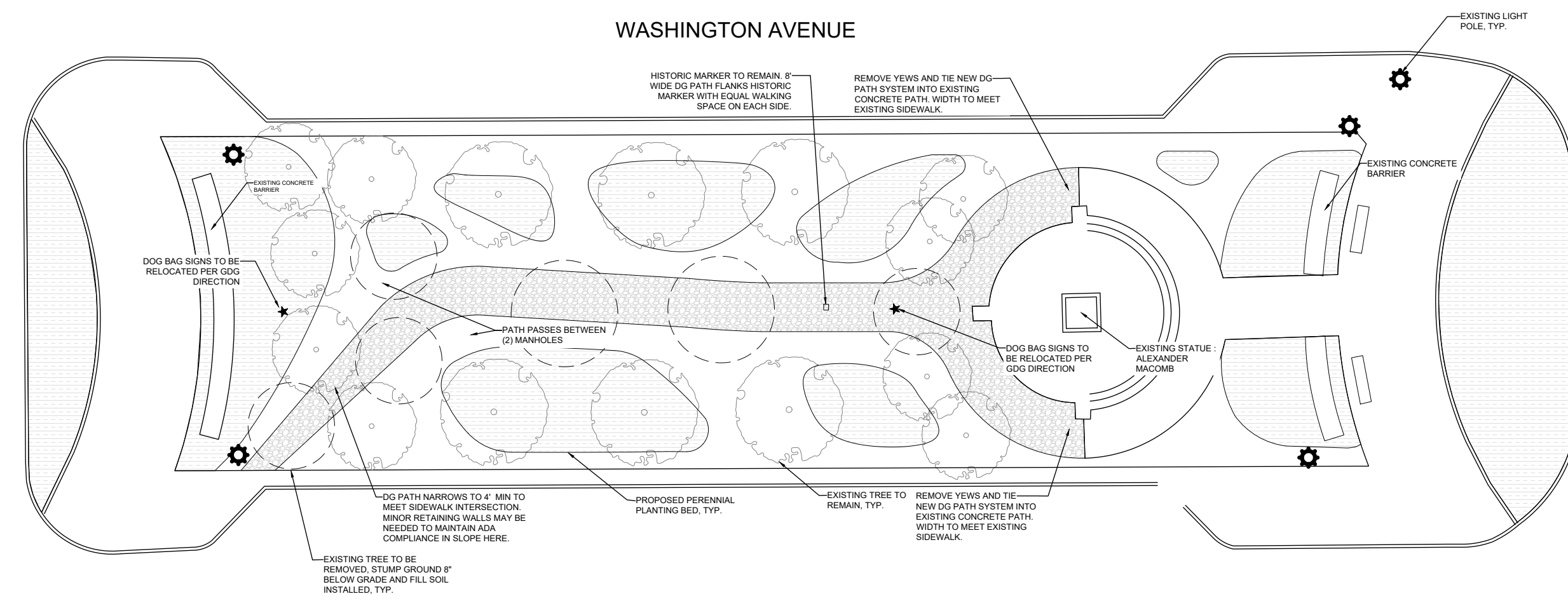
These drawings are instruments of service and as such may not be used for other projects, for additions to this project or completion of this project by others. This is a trademark design.

DATE: 06/22/2023
DRAWN BY: GDG
SCALE: 1/20" = 1' - 0"
DESCRIPTION: CONCEPTUAL PLANS
APPROVED BY: DATE:

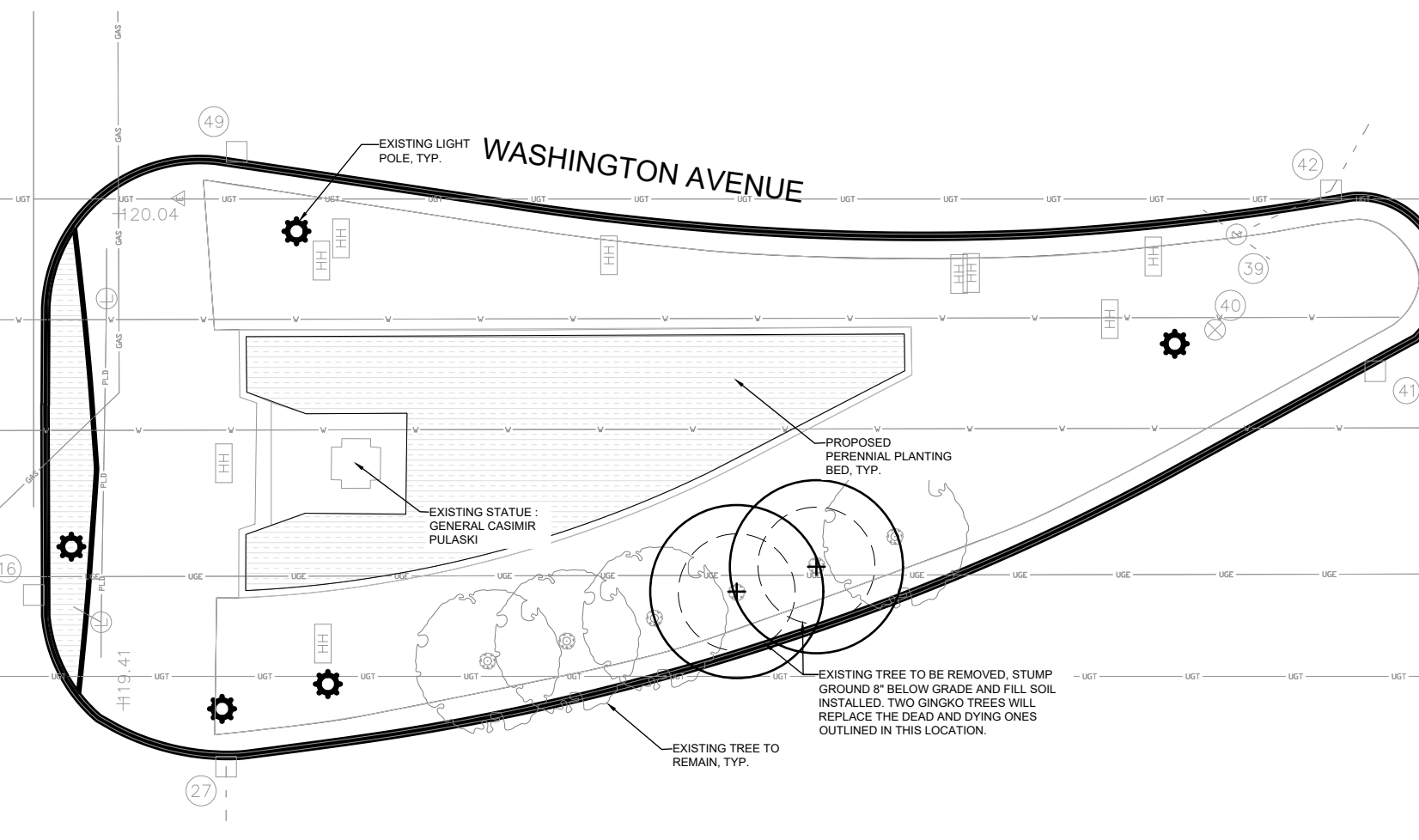
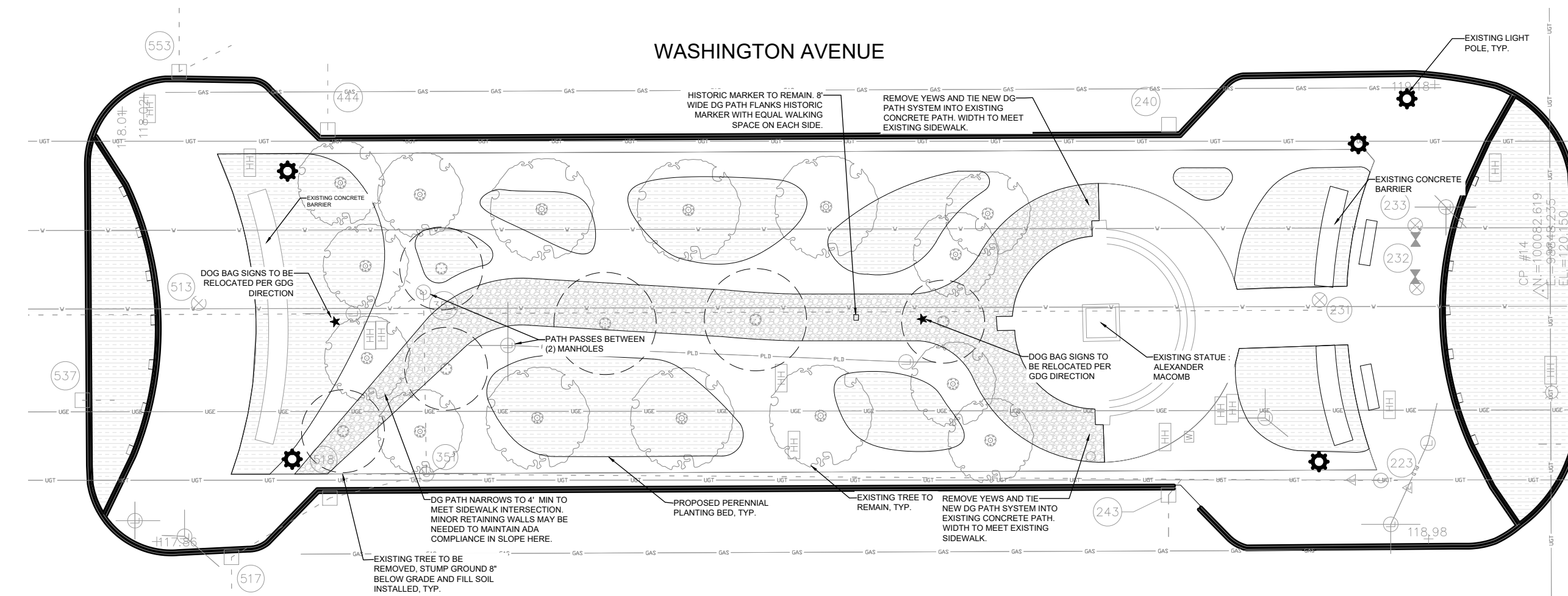
L-103
PLANS

NOT FOR CONSTRUCTION. FOR REVIEW ONLY

**WASHINGTON BLVD MEDIAN
DETROIT, MICHIGAN**



1 WASHINGTON BOULEVARD MEDIAN - SECTIONS D & E (STATE TO W LAFAYETTE) : CONCEPTUAL SITE PLAN
SCALE: 1/20" = 1'-0"



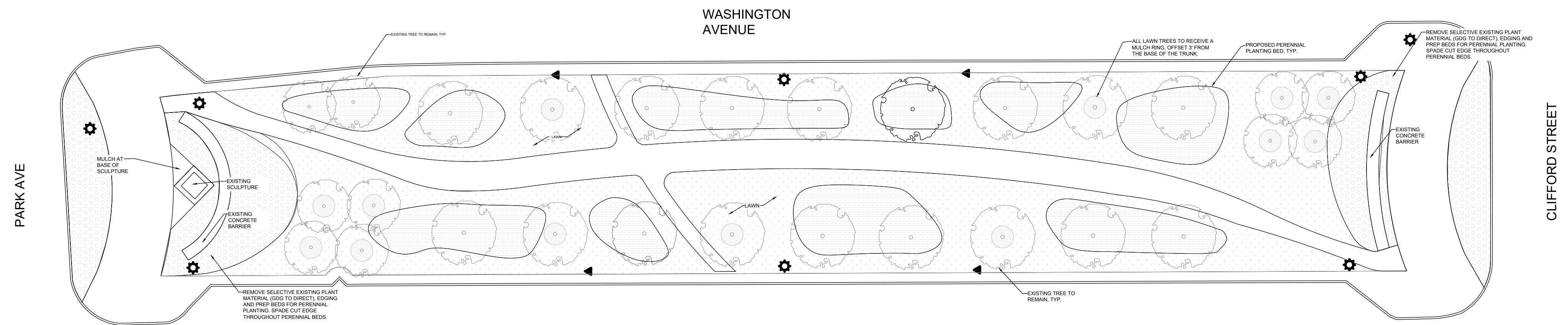
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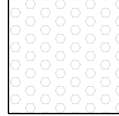
WASHINGTON BLVD MEDIAN
DETROIT, MICHIGAN




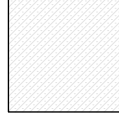
1 WASHINGTON BOULEVARD MEDIAN - SECTION A (PARK TO CLIFFORD) : **CONCEPTUAL PLANTING PLAN**


SCALE: 1/20" = 1'-0"

PLANTING PLAN LEGEND

- 

SUN MIX : Drought and salt tolerant perennial grasses and flowers. Primarily planted as 1 gallon containers, pending nursery inventory at time of installation.
- 

SHADE MIX : Drought and salt tolerant perennial grasses, ferns, flowers and groundcovers. Primarily planted as landscape plugs, pending nursery inventory at time of installation.
- 

MULCH : Dye-free, natural brown, double shredded hardwood mulch. Installed at a 2" depth through mulch groundplane areas, tree rings (3' offset from lawn trees) and planting beds.
- 

TURF GRASS LAWN : Minor grading and sodding as need to restore lawn areas after site disturbance. Sod to match existing context (sun or shade, depending on location).

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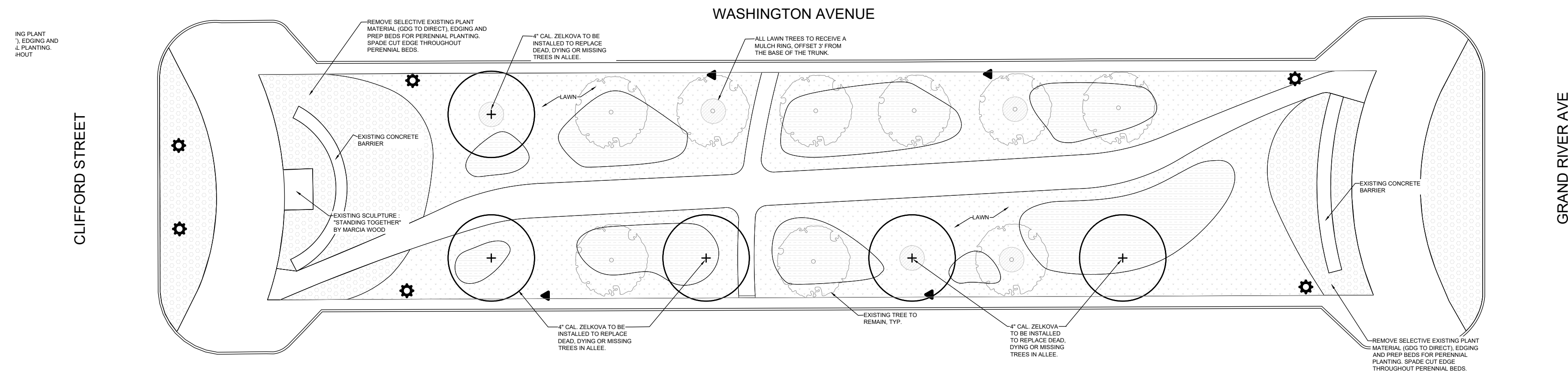
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CONCEPTUAL PLANS

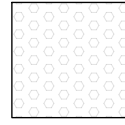

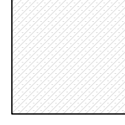

APPROVED BY:
DATE:

WASHINGTON BLVD MEDIAN
DETROIT, MICHIGAN



1 WASHINGTON BOULEVARD MEDIAN - SECTION B (CLIFFORD TO GRAND RIVER) : **CONCEPTUAL PLANTING PLAN**
SCALE: 1/20" = 1'-0"

PLANTING PLAN LEGEND

-  **SUN MIX** : Drought and salt tolerant perennial grasses and flowers. Primarily planted as 1 gallon containers, pending nursery inventory at time of installation.
-  **SHADE MIX** : Drought and salt tolerant perennial grasses, ferns, flowers and groundcovers. Primarily planted as landscape plugs, pending nursery inventory at time of installation.
-  **MULCH** : Dye-free, natural brown, double shredded hardwood mulch. Installed at a 2" depth through mulch groundplane areas, tree rings (3' offset from lawn trees) and planting beds.
-  **TURF GRASS LAWN** : Minor grading and sodding as need to restore lawn areas after site disturbance. Sod to match existing context (sun or shade, depending on location).

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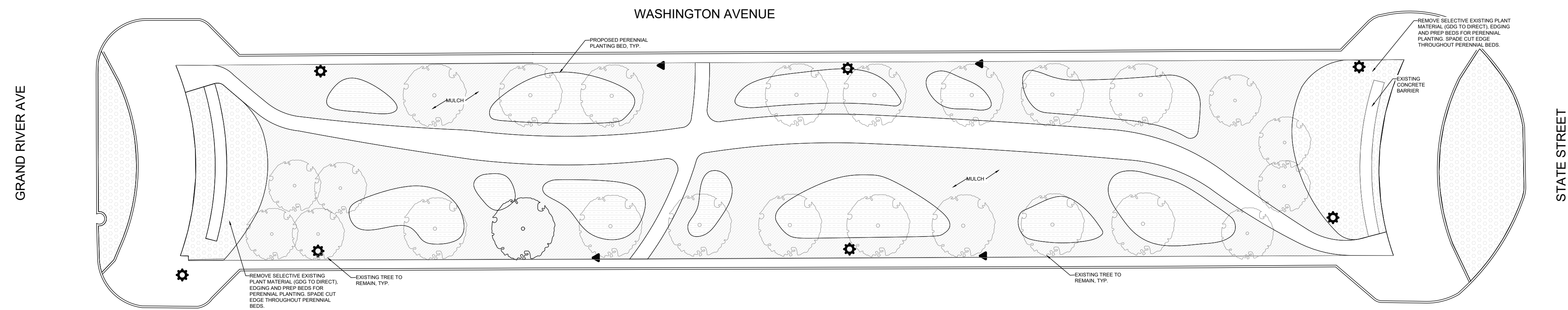
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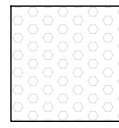
APPROVED BY:
DATE:





1 WASHINGTON BOULEVARD MEDIAN - SECTION C (GRAND RIVER TO STATE) : **CONCEPTUAL PLANTING PLAN**


SCALE: 1/20" = 1'-0"

PLANTING PLAN LEGEND

- 

SUN MIX : Drought and salt tolerant perennial grasses and flowers. Primarily planted as 1 gallon containers, pending nursery inventory at time of installation.
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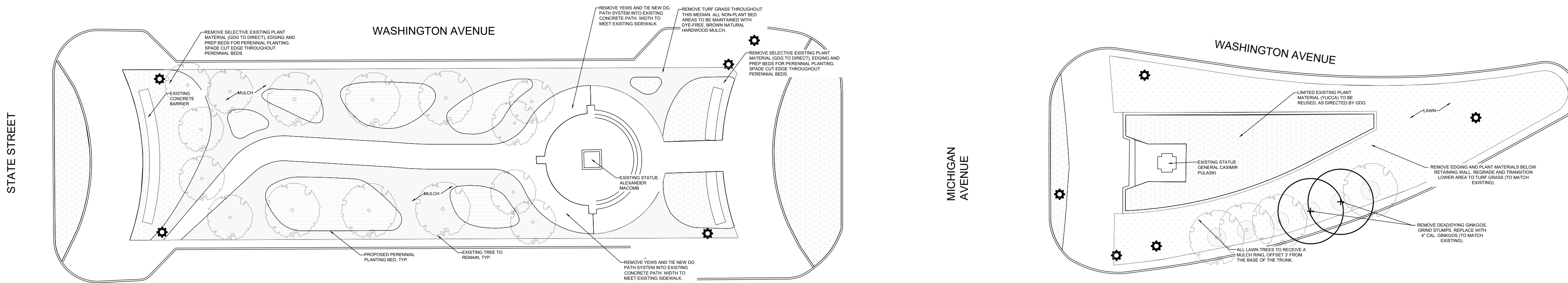
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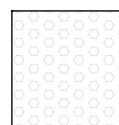

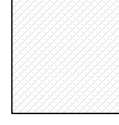

L-108
PLANTING PLAN



1 WASHINGTON BOULEVARD MEDIAN - SECTIONS D & E (STATE TO W LAFAYETTE) : CONCEPTUAL PLANTING PLAN

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PLANTING PLAN LEGEND

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-  TURF GRASS LAWN : Minor grading and sodding as need to restore lawn areas after site disturbance. Sod to match existing context (sun or shade, depending on location).

WASHINGTON AVENUE MEDIANS | PHASE TWO : FURNISHINGS



FERMOB | Luxembourg 56x31" Table, Steel, in Cactus and Cedar | Quantity: 4

Accessible Table Option.
Seasonal Use.



VESTRE | KONG CUBE, Linseed oil proofed Nordic pine, 15-year anti-rot warranty. High-quality FSC-certified timber. Hot-dip galvanised and powder-coated steel, Color TBD | Quantity: 13

Option to anchor in concrete for control use, year-round



FERMOB | Surprising Side Chair, Steel, in Cactus and Cedar | Quantity: 88

Seasonal Use



FERMOB | Luxembourg 31x31" Table (Pedestal) Steel, in Cactus and Cedar | Quantity: 16

Seasonal Use



GREEN FINISH



VICTOR STANLEY | SD-42 TRASH RECEPTACLE | GREEN | Quantity: 7

Accessible year-round

WASHINGTON AVENUE MEDIANS | PHASE TWO : LIGHTING

Festoon lighting suspended between existing light poles and/or new treated posts, depending on site conditions. Festoon Lighting will be supported by aircraft cable. Minimum 10' height from the path. Field verification required for installation details and pricing.

Commercial-Grade Heavy-Duty Outdoor Bulk Spool, 330 ft., Black

BULB BASE	Medium Base (E26/E27)
NUMBER OF SOCKETS	165 Sockets
WIRE LENGTH	330 Feet
SPACING	24 inches
GAUGE & INSULATION	16AWG & SPT-2
CERTIFICATION	ETL - Wire
DIMENSIONS	24" Spacing
WIRE TYPE	Spool (no plugs)
MAXIMUM RUN	1200W (10 Amps)
MAX WATTAGE PER SOCKET	Recommended: 15W Do Not Exceed 25W
VOLTAGE	120V



FESTOON LIGHTING INSPIRATION IMAGERY

PLANTING PALETTE & PATH PAVING

PLANTED IN FULL SUN



PLANTED IN PARTIAL SUN



PLANTED IN SHADE



PAVING



Washington Boulevard Median Enhancements

Summary

The proposed project along Washington Boulevard will renovate five existing medians. Concept plans were completed by Groundswell in collaboration with Bedrock, City of Detroit and Downtown Detroit Partnership. A community meeting was held in May to review the proposed project. Below is a brief outline of the project elements. Supporting detailed documents attached.

Project Elements

Project elements include removal of approximately 36 trees along the center and select edges; addition of decomposed granite path; and the addition of ornamental grasses, ground covering and flowering perennials.

Trees: Removal of selected trees will increase visibility, allow for more sunlight for the plants; and prevent overcrowding of tree root growth. The recommended tree removal is undergoing a review by City of Detroit GSD specialist, Barry Burton as well as a professional arborist.

Path: The proposed path of decomposed granite will run along the center, creating connectivity between Park and Michigan Avenues.

Plantings: A mix of groundcover, ornamental grasses and flowering perennials to provide a mix of lush colors.

Note: The final plan is pending a survey. Path lighting and pedestrian seating may be added after further evaluation.

From: [Elise Fields](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] RE: HDC Request - June Meeting - Washington Boulevard Median Enhancement
Date: Wednesday, May 31, 2023 3:50:50 PM
Attachments: [image001.png](#)

Hi Dan-

I know you're out on vacation but sending this over. We can regroup when you return.

I've responded within your original email.

Best,
Elise

From: Dan Rieden <riedenda@detroitmi.gov>
Sent: Thursday, May 25, 2023 12:42 PM
To: Elise Fields <elise.fields@downtowndetroit.org>
Subject: FW: HDC Request - June Meeting - Washington Boulevard Median Enhancement

Good afternoon Elise,

I am assigned your case regarding this application before the Commission. I will be working remotely this week and off next week for vacation, but will try to answer any questions you may have in the next day or so. The application materials look fairly complete. I do have a few questions:

1. Please a statement from a certified arborist regarding the conditions of the tree's health for those that are slated for removal. There is mention of overcrowding with tree roots, but we would like to see a statement from a certified arborist regarding any disease or health concern for the removal of these trees. If the trees were to remain due to the finding that they are fit, would this effectively alter the plan, or could the decomposed granite pathway co-exist with the trees as depicted in the earlier version of this proposed design?

Statement: In general, the trees on the Washington Boulevard Island between Grand River and State Street are in good condition. I did not see any indication of insect or disease pests on either of my visits to the site this spring. Now that the trees are starting to reach maturity it could be said the area was overplanted. Most of the grass in the center part of the island is gone from being shaded out. The trees will also shade each other out as their canopies start to come together. As far as root overcrowding is concerned, removing the center row of trees could help the remaining trees. Any volume of soil, whether it's a planting pot in a house or a boulevard island such as this, has a maximum carrying capacity of how many plants can be supported. So, removing the center row of trees should benefit the remaining trees.

Tom Morgan
Owen Tree & Lawn Service
ISA Certified Arborist # MI-0300A

2. Please clarify if the path lighting and pedestrian seating are to be included in this application (or a future one). You can request that this be included with the request that the Commission grants HDC staff the authority to review and approve these finishing details.

The path lighting and pedestrian seating are still being reviewed. Potential seating will be limited, and possibly located on the sidewalk, not the median. The need for path lighting will be determined once a photometric study has been completed. DDP requests that this be included with the request that the Commission grants HDC staff the authority to review and approve these finishing details.

3. It appears that all streetlamp posts are to remain in place. Please confirm.

Yes

We would appreciate your response as soon as you're able.
Thank you!

Sincerely,

Daniel Rieden PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.1357

Email: riedenda@detroitmi.gov

Website: www.detroitmi.gov/pdd

Michael E. Duggan, Mayor
