

SUGAR HILL MIXED-USE DEVELOPMENT



PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
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Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
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Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

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- 1 - Green Alley found conditions memo
- 4 - Geothermal reference documents
- 10 - Landscape site plan revision

PROJECT NARRATIVE

This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 68 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

June 21, 2021

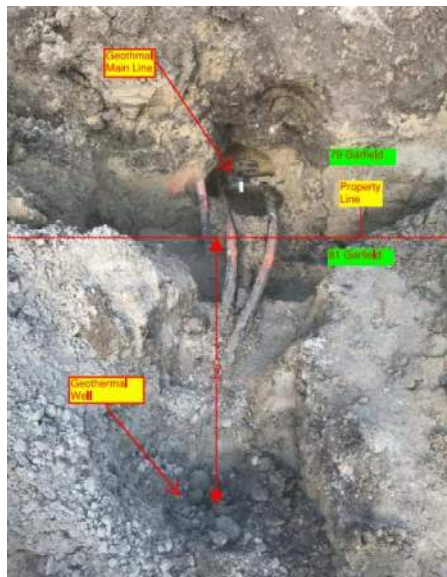
RE: Sugar Hill Mixed Use Building and Parking Garage

119 Garfield Street, MI 48201

BLD# 2019-05307

This memo provides information on the conditions found in the green alley as excavation work was being completed as well as the progress that has been made to date. These conditions led the team to make the proposed changes shown on page 10 of this document. The changes have been reviewed by and have the support of Midtown Development Inc.

1. During initial excavation for the parking garage and building foundation geothermal wells were found on the 81 Garfield property. All indications showed that these wells were supposed to be on the 79 Garfield lot. No easement agreement has been produced showing that these wells were allowed to be installed on the 81 lot. The lines that were found while excavating were cut and capped but there were additional wells that were not uncovered that will need to be cut and capped at a later date so as not to compromise the stability of the parking garage foundations in the future. This works is supposed to be happening now. Additional documents have been included for reference.



Shallow Geothermal lines crossing the 81 Garfield property line

2. When excavation work started for drainage in th additional Geothermal infrastructure was discovered. This required the subcontractor to hydrovac out the areas for drainage rather than a traditional means of excavating. Also, given the location of this infrastructure, planting trees and digging tree wells would have comprised the system completely. For these reasons, we moved away from installing tree wells and trees for fear of damaging the geothermal system during construction or in the future as the trees grew.



Existing geothermal is shallow and not shown in locations on plans

3. For reference, this is the current status of the Green Alley construction. The drainage system as been installed, the area has been regraded, and that is all. We will wait for any comments from HDC before proceeding with the work.

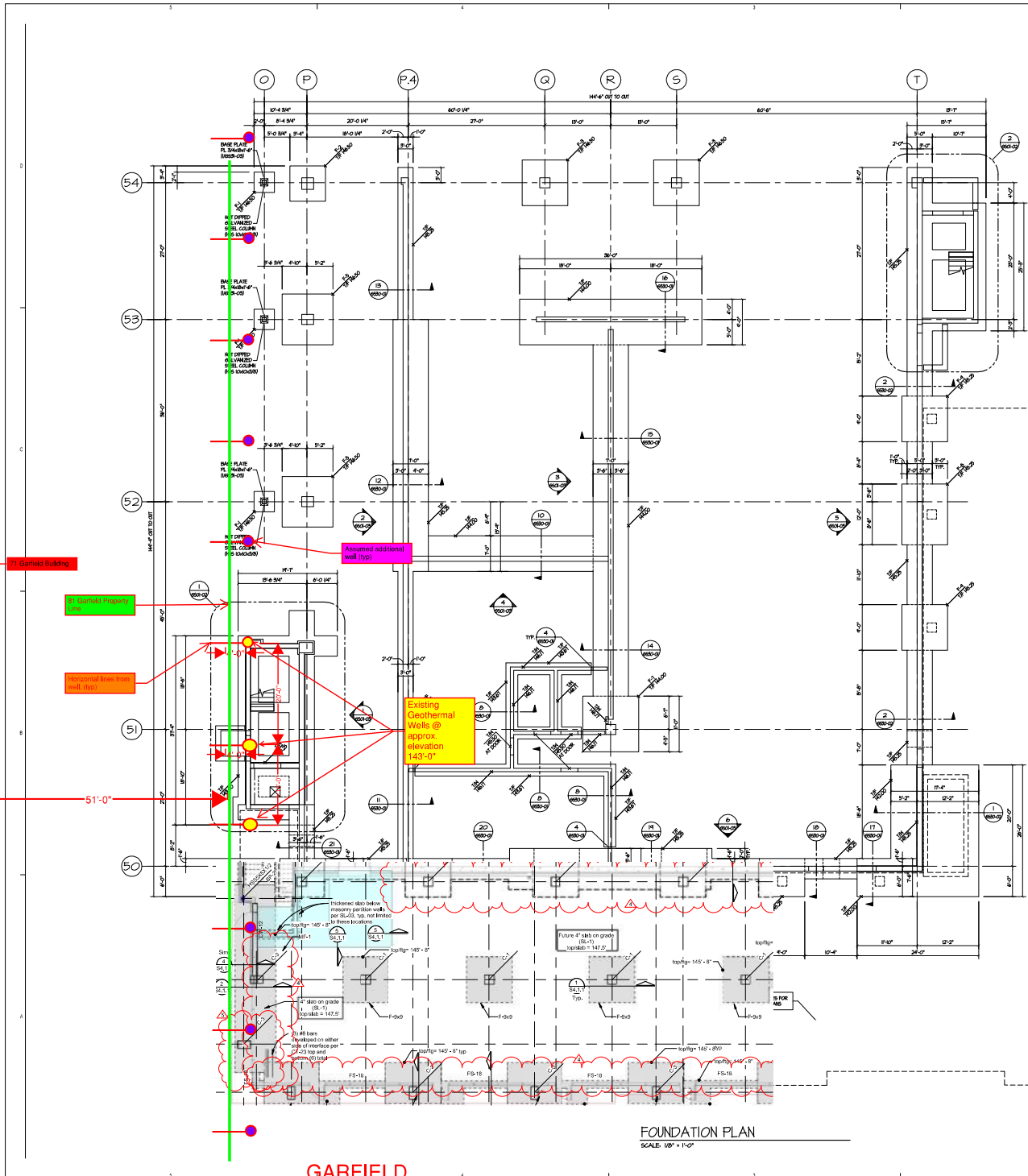


North portion of Green Alley with drainage system installed



South portion of Green Alley with drainage system installed

End of Memo



- NOTES:**
- THE FOUNDATIONS ARE DESIGNED BASED ON RECOMMENDATIONS BY TESTING ENGINEERS & CONSULTANTS, INC. IN THEIR GEOTECHNICAL INVESTIGATION, SEE REPORT 2058H ON MARCH 2, 2018.
 - THE SPREAD FOOTINGS SHOULD BEAR ON THE STEEP TO EXISTING STIFF DEPOSITS FOUND AT DEPTHS OF 4 1/2 FEET TO 6 1/2 FEET EXCEPT IN THE AREA OF BORING No. 4 WHERE THE UNSATURABLE SOIL EXTENDS TO DEPTHS OF ABOUT 8 FEET. A NET ALLOWABLE SOIL BEARING CAPACITY OF 6,000 PSF.
 - ALL FOOTING BEARING ELEVATIONS SHALL BE APPROVED AND ALL BEARING PRESSURE VERIFIED BY TESTING BY A QUALIFIED GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN.
 - IF UNSATURABLE BEARING MATERIALS ARE PRESENT, EXCAVATE UNTIL SATURABLE SOIL IS REACHED AND BACKFILL WITH ENGINEERED FILL FOLLOWING THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION.
 - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI FOR ALL FOUNDATION ELEMENTS.
 - BACKFILL BOTH SIDES OF RETAINING WALLS SIMULTANEOUSLY. WALLS THAT ARE BACKFILLED ARE TO BE IMMEDIATELY BRACED UNTIL SLABS ARE PLACED AND CURED.
 - FOUNDATION IS DESIGNED FOR 4 SUPPORTED FLOORS WITHOUT FUTURE VERTICAL OR HORIZONTAL EXPANSION.
 - CONTRACTOR SHALL PROTECT ALL FOUNDATIONS DURING CONSTRUCTION TO PREVENT SUPPORTING SOIL FROM FREEZING.
 - PROVIDE 3" OF GROUT UNDER PRECAST COLUMNS AND 1" MIN. CONTINUOUS UNDER PRECAST WALLS.
 - REFER TO 80550-01 FOR WALL HORIZONTAL REINFORCEMENT DETAIL.
 - ALL ISOLATED FOOTINGS ARE CENTERED UNDER COLUMNS UNLESS OTHERWISE NOTED.
 - FF = FINISH FLOOR
 - TF = TOP OF FOOTING
 - BF = BOTTOM OF FOOTING
 - TH = TOP OF WALL
 - TP = TOP OF PLASTER

| FOOTING SCHEDULE | | | ALLOWABLE SOIL BEARING PRESSURE = 6,000 PSF |
|------------------|-------------------------|--|---|
| MARK | SIZE | REINFORCEMENT (BOTTOM) | REMARKS |
| F-1 | 4'-0" x 4'-0" x 2'-0" | 5-#6 EACH WAY BOT. | HOOK BARS EACH END |
| F-2 | 7'-0" x 7'-0" x 2'-6" | 8-#4 EACH WAY BOT. | HOOK BARS EACH END |
| F-3 | 4'-0" x 4'-0" x 3'-6" | 10-#4 EACH WAY BOT. | HOOK BARS EACH END |
| F-4 | 4'-0" x 7'-6" x 4'-0" | 8-#4 LONG DIRECT TOP & BOT, 10-#4 SHORT DIRECT TOP & BOT. | HOOK BARS EACH END |
| F-5 | 10'-0" x 10'-0" x 3'-6" | 11-#4 EACH WAY BOT. | HOOK BARS EACH END |
| F-6 | 4'-0" x 11'-0" x 4'-0" | 10-#4 EACH WAY TOP & BOT. | HOOK BARS EACH END |
| F-7 | 10'-0" x 11'-0" x 4'-0" | 12-#4 EACH WAY BOT. | HOOK BARS EACH END |
| F-8 | 12'-0" x 4'-0" x 4'-0" | 10-#4 LONG DIRECT TOP & BOT, 10-#4 SHORT DIRECT TOP & BOT. | HOOK BARS EACH END |
| F-9 | 4'-0" x 4'-0" x 4'-0" | 10-#4 EACH WAY TOP & BOT. | HOOK BARS EACH END |

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 www

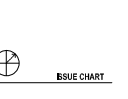
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 313.963.6666
 533 Grand St. Ste. 1002
 Detroit, MI 48226



PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
 119 GARFIELD STREET
 DETROIT, MI 48201

DEVELOP DETROIT
 535 Grawford St., Suite 1600
 Detroit, MI 48226
 KEYPLAN



| | | |
|-----|--------------------------|------------|
| 1 | REVISION | DATE |
| 2 | ISSUED FOR PERMITS SET | 06/06/2018 |
| 3 | RVA CONSULTING DOCUMENTS | 07/06/2018 |
| 4 | CONTRACT DOCUMENTS | 08/06/2018 |
| 5 | CONTRACT DOCUMENTS | 08/22/2018 |
| 6 | CONTRACT DOCUMENTS | 08/22/2018 |
| 7 | CONTRACT DOCUMENTS | 08/22/2018 |
| 8 | CONTRACT DOCUMENTS | 08/22/2018 |
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FOUNDATION PLUMBING NOTE:
 COORDINATE RELOCATION OF REBAR TO AVOID PROTRUDING GEOTHERMAL WELLS PENETRATING INTO AND ACROSS THE TOP OF THE CONCRETE FOUNDATIONS. COORDINATE REBAR PENETRATIONS THROUGH THE BOTTOM OF THE PRECAST TOBER PANELS AND THE PRECAST TO C.P. PANEL CONNECTION WITH THE TOBER PLUMBING REBAR.

FOUNDATION PLAN

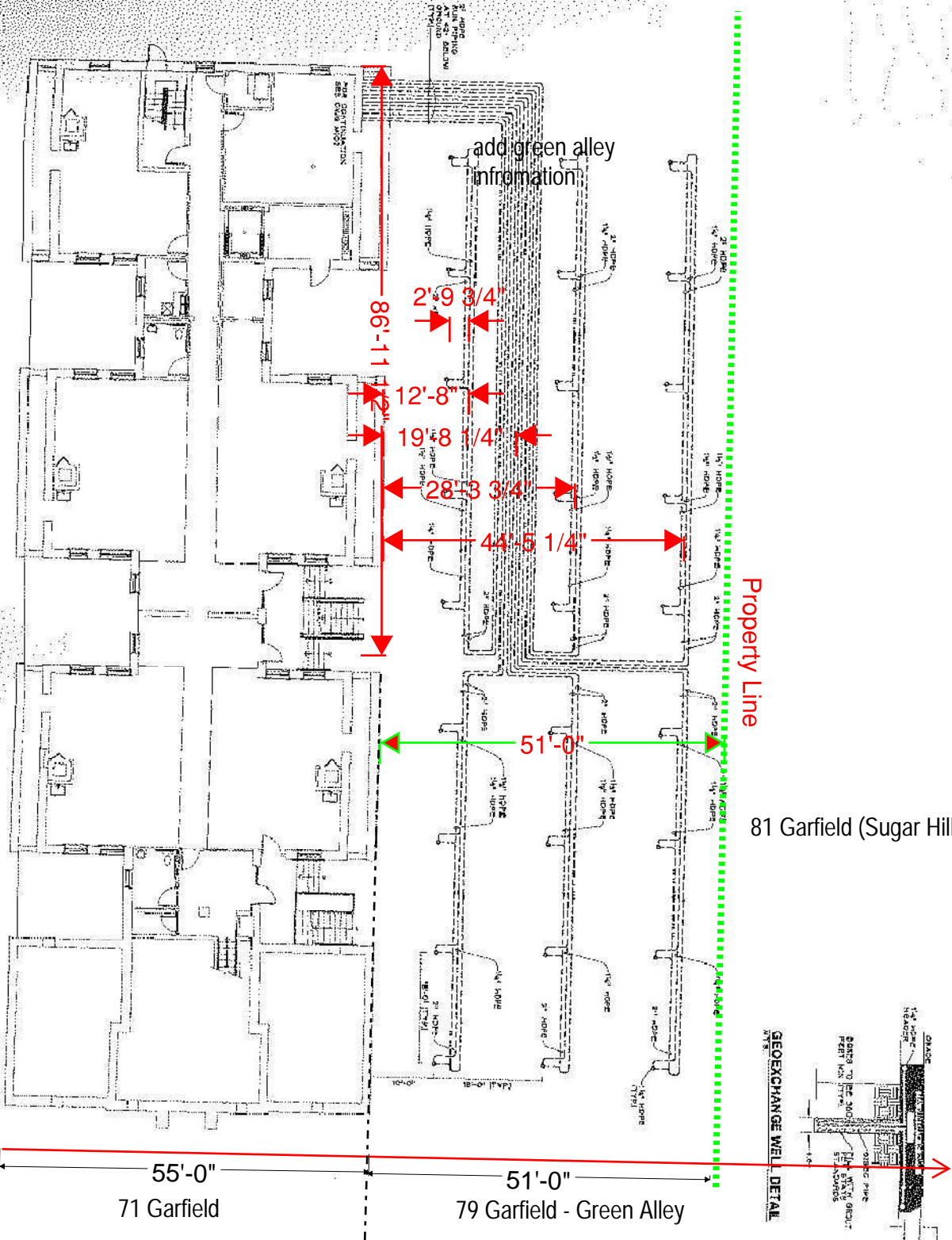
SHEET NUMBER

GS01-01

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Geothermal wells found crossing over the property line

BASEMENT PLAN - HVAC



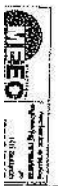
Property Line

81 Garfield (Sugar Hill)

55'-0"
71 Garfield

51'-0"
79 Garfield - Green Alley

Plan provided to design team showing where the Geothermal is supposed to be. It is not accurate



NOT FOR CONSTRUCTION

NO. _____ DATE _____
 PROJECT NO. _____
 SHEET NO. _____

**Site Plan -
Geothermal
field**

Detroit, Michigan
 GEL/HAZ/MS/CO/CA

**71 East
Garfield**

**QUINN EVANS
ARCHITECTS**

3111 72nd Street
 Ann Arbor, Michigan 48106
 734.663.8888 734.663.8844
 www.quinnevans.com



Property Line

81 Garfield Property

79 Garfield Property

4'-0"

Wells found on 81 Garfield

Geothermal
Main Line

79 Garfield

Property
Line

81 Garfield

Geothermal
Well

4'-0"

Wells found on 81 Garfield



Wells found on 81 Garfield



- North half of the Green Alley was reserved for future daycare facility - differed submission
- South half includes trees that conflicted with geothermal discovered while excavating
- No direct connection on this property to the amenities North of the site

- North half of the Green Alley included in scope as flexible for multiple uses for community, residence, and future tenant.
- South half has trees removed that conflicted with geothermal discovered while excavating. Tress along Garfield to remain. Planters to be located at proximate locations of the previously planned trees.
- Direct connection to amenities North of the site
- Large Benches removed from scope. Tables, lights, and bike racks remain unchanged
- Planting bed area remains consistent but they are relocated based on the increased area being developed
- Design along John R. and Garfield remain unchanged
- Trees and planting beds West of site to remain
- Plant selections, pavers, and concrete spec to remain the same

Landscape Site Plan Revision

