DETROIT. DESIGN. DESTINATION

SUGAR HILL

Landscape Arts Masterplan

Sugar Hill has its roots in the Historic Paradise Valley, which was the center of African American commerce and entertainment during the early part of the 20th century. By 1910, the community consisted of over 5,000 people and grew rapidly from there as the auto industry in Detroit accelerated. Music and entertainment was one of the largest attractions to the area during this time, and it was one of the few districts where white and black could mingle. By the mid-1930s, Paradise Valley was firmly established as a distinct neighborhood in Detroit and remained until the urban renewal projects of the 1940s through the 1970s.

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? Virtual/Print Identity

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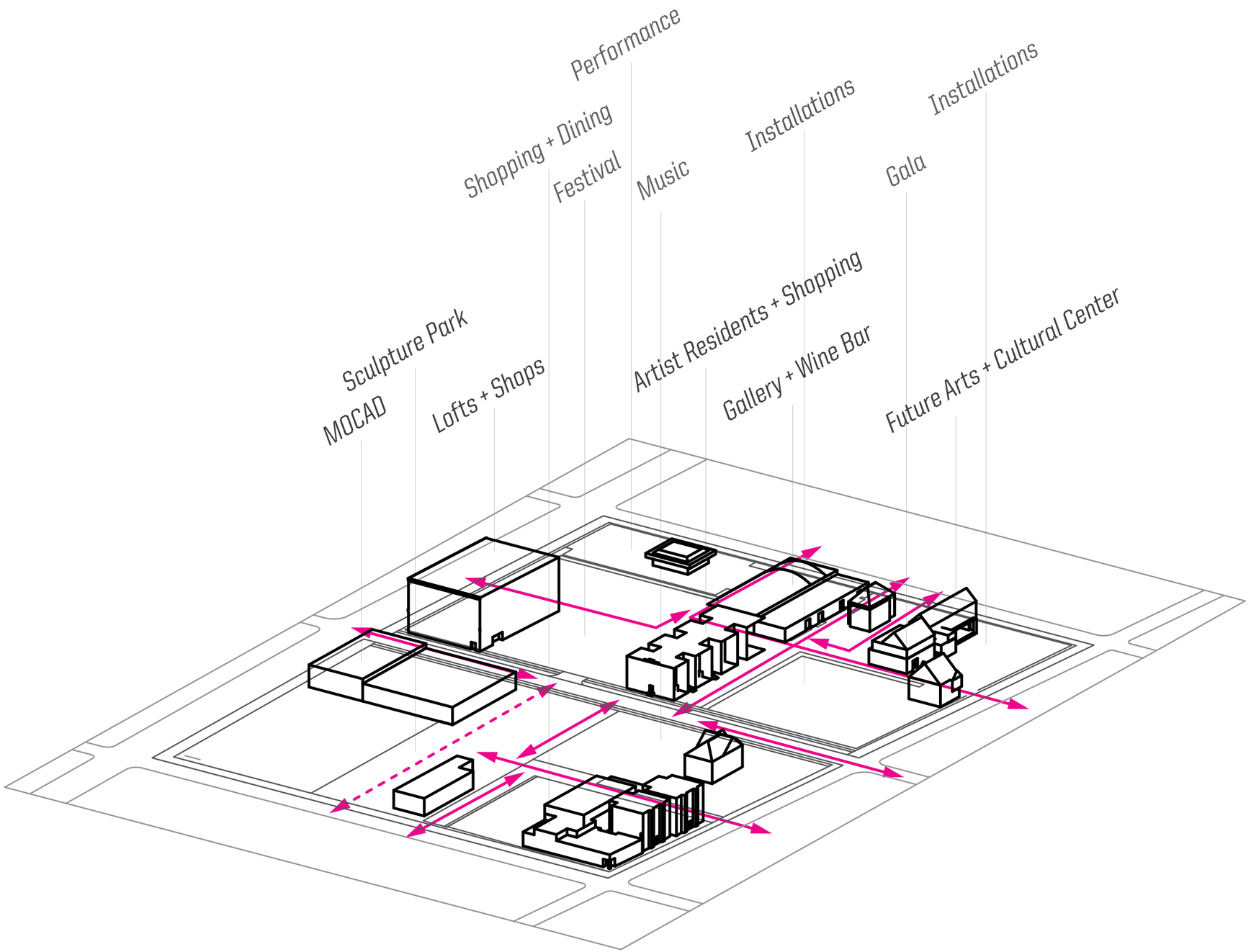
INTRODUCTION

The Sugar Hill Arts District is a new, vibrant cultural center that celebrates art, the making of art and the experience of art. By rebuilding this historic district we're paying tribute to a past golden era in Detroit–a time known for its energetic celebration of the arts and music. At the same time, we are trying to resurrect the spirit of this past era and bring a new level of vibrancy and activity within a contemporary context that will help create a more viable social and cultural hub. We are also trying to create new opportunities for artistic expression – this emerging arts district is already well represented by the visual arts with the presence of MOCAD and the N'Namdi Center for Contemporary Art. We hope that this new community arts center can be equipped to present theatre, dance, music, and other collaborative arts performances–a space that can weather all trends and markets, cater to a variety of diverse audiences, and yet be something that we can support over the next 10 years.

INTRODUCTION

Objectives

OBJECTIVES



The master plan for the Sugar Hill Arts District acts as a guide for the choices that need to be made regarding the spatial identity that will be the foundation for the new district. It will help direct the development of the new public realm and provide it with a more visually coherent identity. As a framework for future development it provides for the creation of a unified identity into which specific detailed design projects such as the future sculpture garden at MOCAD must be inserted over time.

The plan for Sugar Hill Arts District includes generating mixed-income housing, commercial, and arts-related uses on vacant properties in the district. Living spaces, artists studios, galleries, expanded museum activities and outdoor installations will all be part of the revived arts district. Additional objectives for enhancing the area include fostering synergies and collaborations between adjacent art providers; retaining young Michigan artists; bringing in arts-driven retail, and tapping into the 24/7 market of Wayne State University and the Detroit Medical Center. Each Sugar Hill stakeholder has pledged to work together to carry out the plan as developed and to share resources and facilities in order to strengthen the district as a unit.

In addition to the collaborative economic efforts of stakeholders, the master plan objectives are achieved through specific spatial strategies that seek to make the district an instantly recognizable, easily accessible and visibly sustainable region. These strategies enhance existing spatial identities and build upon them through an expanded palette of furnishing often made from recycled material, paving, and bamboo plantings. In addition, they increase connectivity through the area and develop sustainability in the district through stormwater capture and re-use. Building upon this spatial strategy, the plan provides for a virtual and print identity for the district that can be used to promote the full expanded range of activities that they will be able to host. This framework of spatial, virtual and print identities works together synergistically to re-make Sugar Hill within the context of both current and historic conditions.

INTRODUCTION

Site

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SUGAR HILL DISTRICT

Sugar Hill is a two block district located in the greater Midtown Detroit region. The district is bounded by E. Forest, Garfield and Woodward streets South of the Cultural Center and adjacent to the Detroit Medical Center. In 2002 the district was designated a national historic district due to its past as an entertainment center where both black and white musicians and patrons would come together to perform and enjoy music. The revitalization of Sugar Hill seeks to re-establish this vibrant district through the creation of a contemporary cultural hub. The project is one of a number of initiatives undertaken by Midtown Detroit Inc. to re-establish a vital creative community throughout the Midtown region.

The revitalization of Sugar Hill takes into account existing local conditions as well as future conditions and connections such as the Midtown Greenway. It builds on prior planning initiatives such as the 2007 Albert Kahn & Associates plan for the area that promoted a cohesive, attractive walkable art district. And, importantly it centers around the key stakeholders and property owners in the area who have already been active in re-developing the region through the implementation of innovative arts programs, development of artist housing in the region and creative economic growth.

Land use in the area is currently a combination of residential, mixed use and arts-related businesses as well as a number of large vacant lots, parking, and areas under construction or renovation. A number of lots are slated for improvement with specific arts-related programming such as the MOCAD Sculpture Park and a cultural center to be implemented in the renovated church in the Northern half of the site. Across the site, conditions vary greatly from vacant dirt lots to newly renovated housing, restaurants and museums. The Sugar Hill renovation project seeks to integrate these into a vibrant, immediately recognizable arts-based community easily accessed by pedestrians, cyclists, local community members

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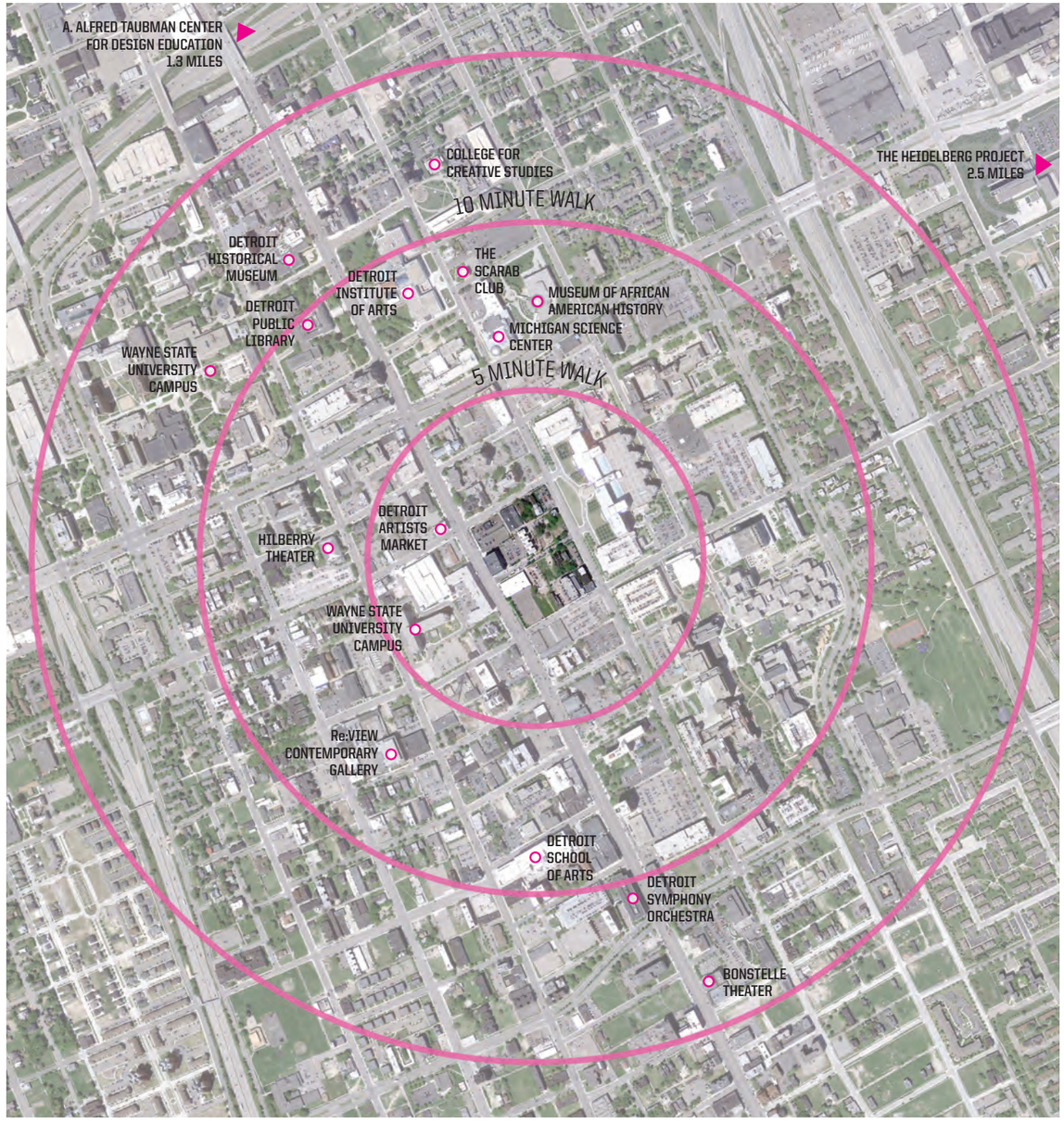
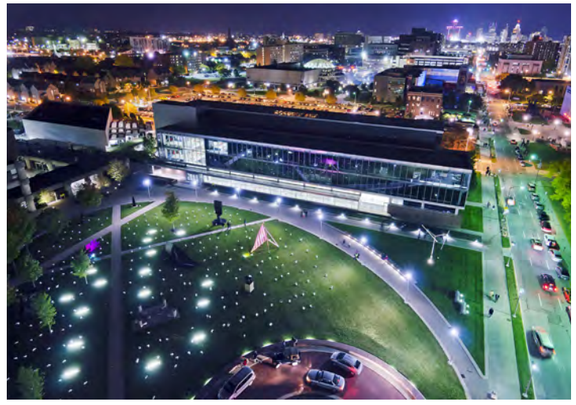
REGIONAL CONTEXT



Detroit Institute of Arts

The Sugar Hill Arts District sits adjacent to many cultural institutions in Detroit. The site's tangency to existing creative entities and newly established housing, restaurant and retail, as well as vacant lots slated for development, make its location prime for influence over the future of the Midtown Detroit area.



College for Creative Studies

The Scarab Club

Detroit School of Arts

The Hilberry Theater

Detroit. Design. Destination

LAND USE

Seva Restaurant

Existing church/Future culture center

MOCAD

N'NAMDI

71 E. Garfield Street Artists' Studios

Garfield Building

Detroit. Design. Destination

CURRENT CONDITIONS

Crumbling architecture

Paved parking

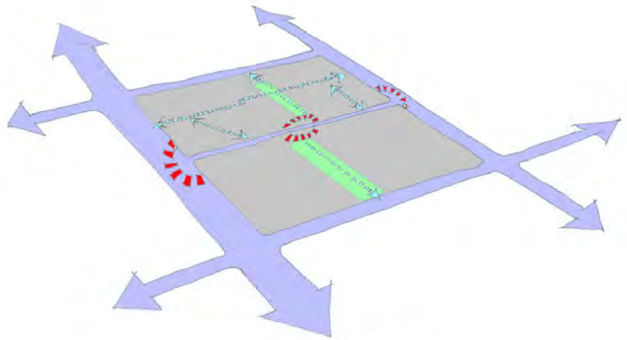
Underdeveloped alleys

Undeveloped lots

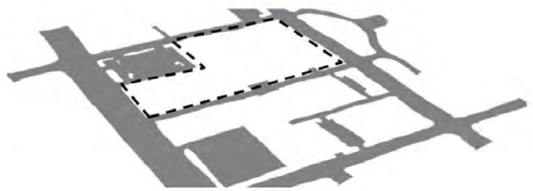
Developed pedestrian pathway

Occupied building

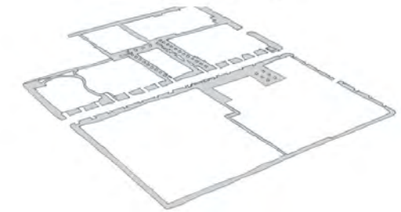
KAHN PLAN



Pedestrian and vehicular connections



Auto zone map



Pedestrian plaza hardscape

Green spaces

New construction

The 2007 Kahn Plan provided a foundation for the new identity of Sugar Hill. The plan focused predominently on the Northern portion of the site and developed a palette of furnishings and lighting as well as the beginnings of a sustainability system through combined permeable and impermeable paving.

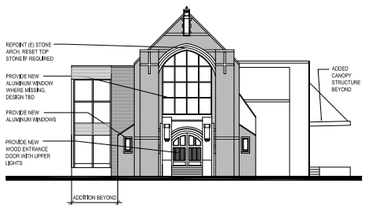
PERMEABLE PAVERS

LIGHTING

FURNISHING

PAVING

CULTURAL CENTER PLAN

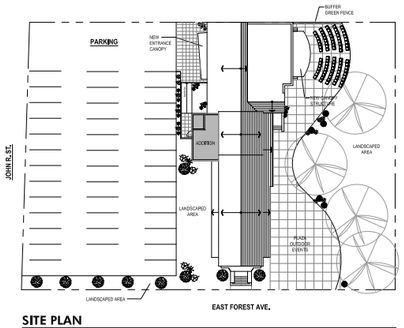


NORTH ELEVATION

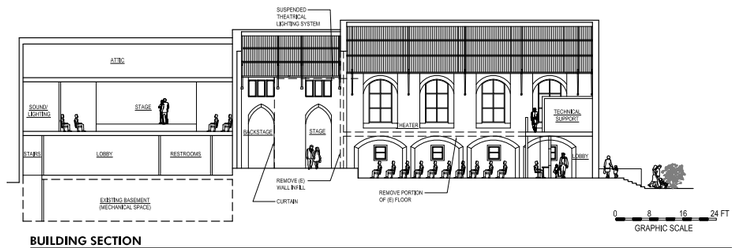
EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



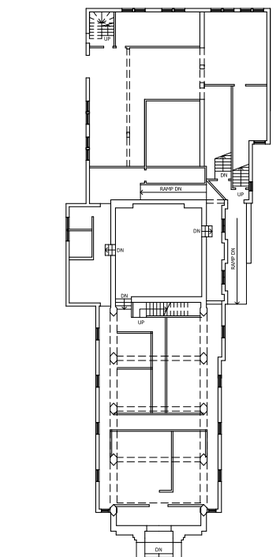
SITE PLAN



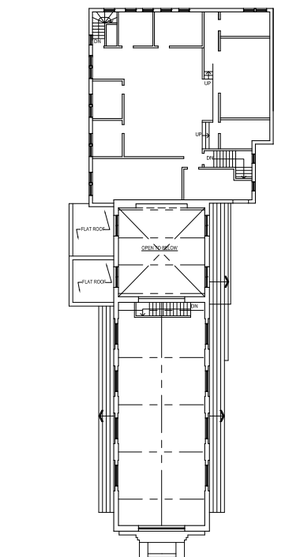
BUILDING SECTION

Proposed Sections and Elevations
92 East Forest, Detroit, MI

QUINN EVANS ARCHITECTS



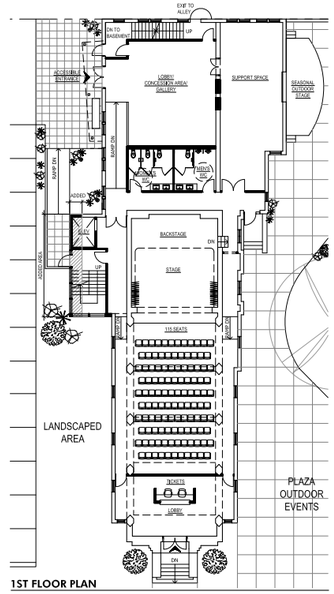
1ST FLOOR PLAN



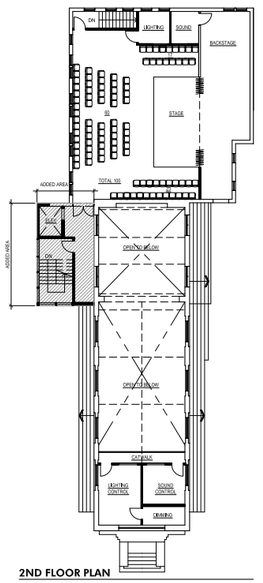
2ND FLOOR PLAN

The proposed venue for the Sugar Hill Arts District cultural center, a late Gothic Revival church built in 1915, has sat empty since 2008 after the relocation of its former tenant, Crossroads of Michigan. The redevelopment of the property transforms the abandoned building into a venue for art, music and performance, and is an important contribution to this emerging district.

Existing Floor Plans
92 East Forest, Detroit, MI



1ST FLOOR PLAN



2ND FLOOR PLAN

Proposed Floor Plans
92 East Forest, Detroit, MI

INTRODUCTION

Stakeholders

KEY BUSINESSES

STAKEHOLDERS:

Midtown Detroit, Inc.

Midtown Detroit, Inc. is a nonprofit planning and development organization that supports the physical maintenance and revitalization of the Midtown Detroit area. For over 35 years Midtown Detroit, Inc. has been a crucial part of Midtown's growth, revitalization, and economic stability

Museum of Contemporary Art Detroit (MOCAD)

The mission of the Museum of Contemporary Art Detroit is to present art at the forefront of contemporary culture. As a non-collecting institution, MOCAD is responsive to the cultural content of our time, fueling crucial dialogue, collaboration, and public engagement. MOCAD is an innovative addition to Detroit's vibrant Midtown neighborhood, and functions as a hub for the exploration of emerging ideas in the contemporary arts.

Garfield Real Estate Properties, LLC

Garfield Manor at 71 Garfield has been converted into combined housing and studio space for artists. It will contain 20 residential units and 20 studios. The complex is green. Geothermal, solar and wind and water retention systems will reduce net energy consumption and the waste stream to near zero.

G.R. N'Namdi Center for Contemporary Art

The N'Namdi Center for Contemporary Art is a nonprofit dedicated to enlightenment through the arts.
The Center showcases national artists and provides emerging local artists with a home for their art. Our programming includes curated and juried exhibitions, lectures, art invitationals, family events, performance art, experiential theater, and an Artist in Residence program.

STAKEHOLDERS

PROPERTY OWNERS

PROPERTY OWNERSHIP

1. N'NAMDI CENTER FOR CONTEMPORARY ART
2. ZACHARY & ASSOCIATES
3. MIDTOWN DETROIT LLC.
4. MIDTOWN DETROIT LLC.
5. CITY OF DETROIT
6. MIDTOWN DETROIT LLC.
7. 71 GARFIELD LLC
8. GARFIELD LOFTS LLC.
9. GARFIELD LOTS LLC.
10. GARFIELD LOFTS LLC.
11. JONATHAN & BRUCE SILBERSTEIN
12. MOCAD
13. ZACHARY & ASSOCIATES
14. J. WILLIAMS & M.L. JONES
15. DANIEL BOHMAN
16. J. WILLIAMS & M.L. JONES
17. MOCAD
18. WHITNEY/MOCAD
19. MOCAD

FRAMEWORK

The objectives of the Sugar Hill master plan are fulfilled through the creation of a spatial identity framework and a companion virtual/print identity. The frameworks and their components work synergistically to build upon existing conditions and bring new materials and program to Sugar Hill that develop it as an instantly recognizable and vibrant hub for Midtown Detroit. Through the REPETITION OF EXISTING ELEMENTS the palette implemented in the Kahn plan is expanded to cover more of the district. Added to this is a DISTINCTIVE EXPANDED PALETTE and the creation of STRONG EDGES that are VISIBLY SUSTAINABLE and have embedded within them the ability to be ILLUMINATED to promote nighttime programming and generate an evening identity for the district.

FRAMEWORK

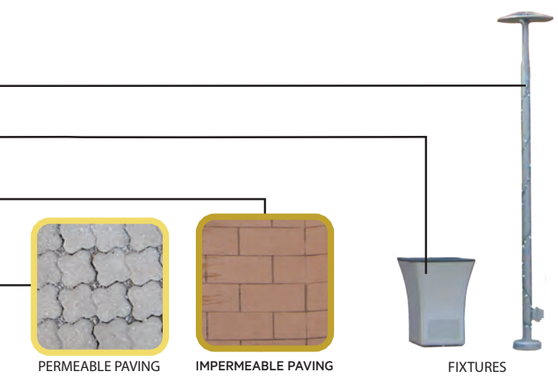
Spatial Identity

Repeating Existing Elements

EXISTING SPATIAL IDENTITY

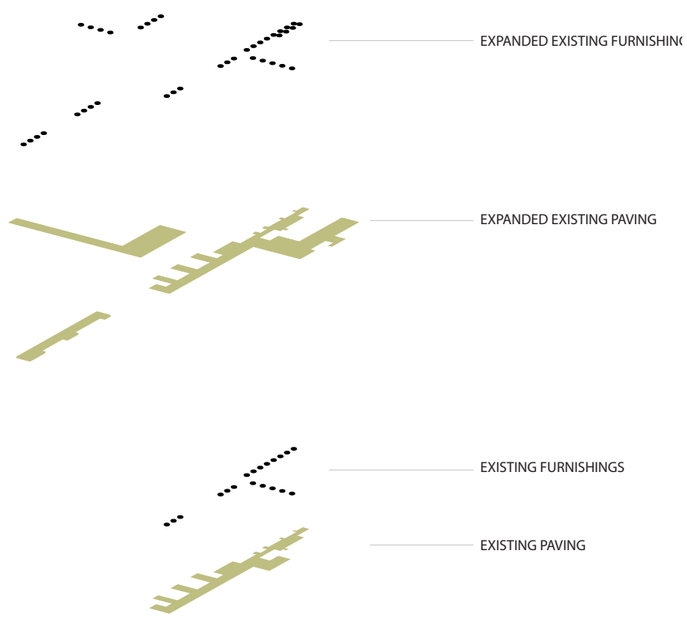
The 2007 Kahn plan called for the creation of a spatial identity developed through the implementation of three different paving types, distinctive fixtures and a palette of low plantings. These elements have been integrated into the central pedestrian walkway in the Northern portion of the site and currently act as the beginning of a spatial identity for the region in which they've been implemented. These features provide a good foundation, creating coherent pathways, a material palette for the site and distinctions between plazas for gathering and pathways for movement through the site. However, they need to be further developed in order to establish a clean, clear identity. The masterplan expands on this foundation, giving it a stronger three dimensionality, adding a dimension of sustainability and creating the opportunity for more multi-functional spaces and the integration of new activities and events.

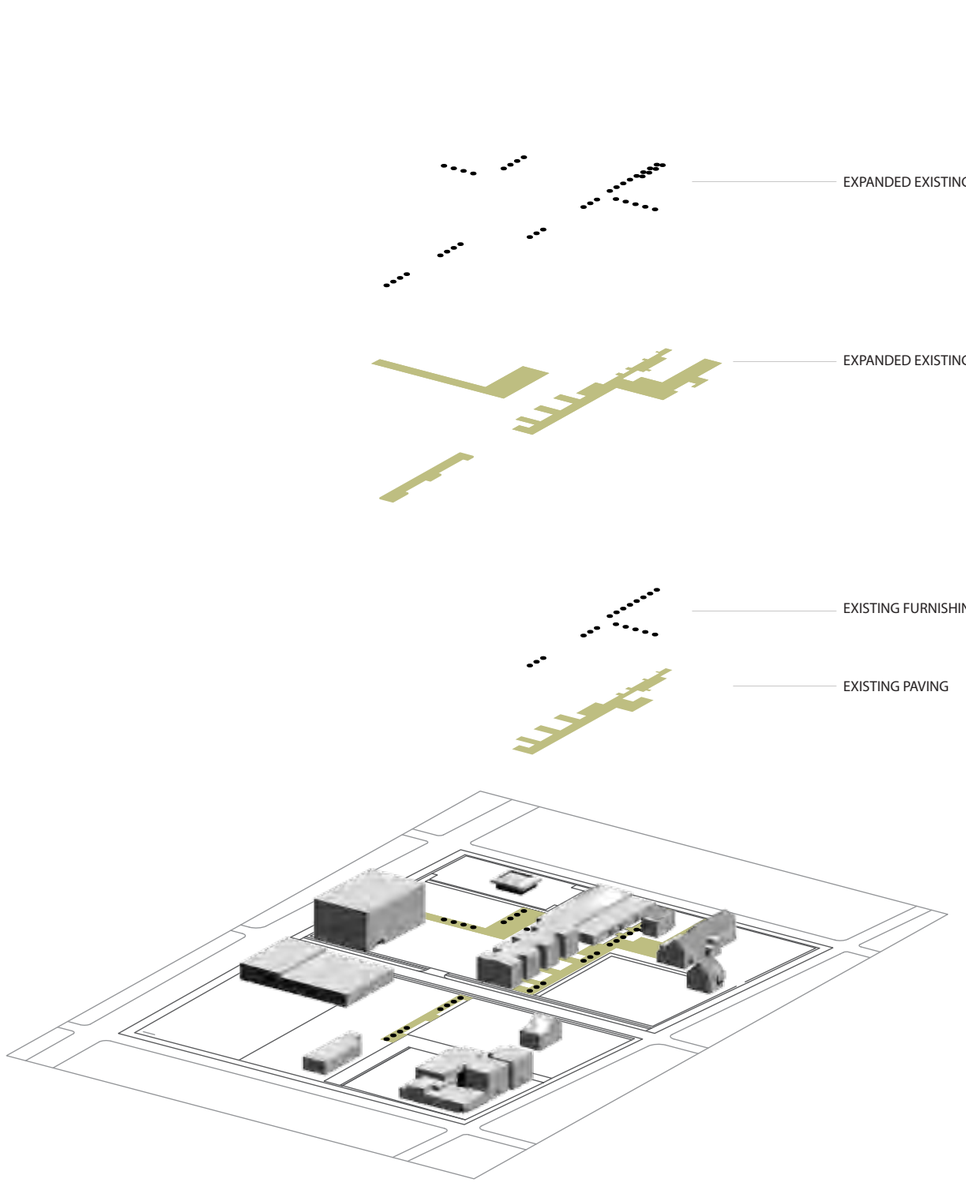
The first element of the proposed spatial identity framework is the repetition of the existing elements throughout the district as streets and alleyways are renovated. Through repetition of these existing elements the current spatial identity is expanded and allowed to serve as the foundation for the proposed distinctive expanded palette, strong edges and sustainable components that will be layered into it to create a robust identity into which a wide variety of future arts programming can fit.

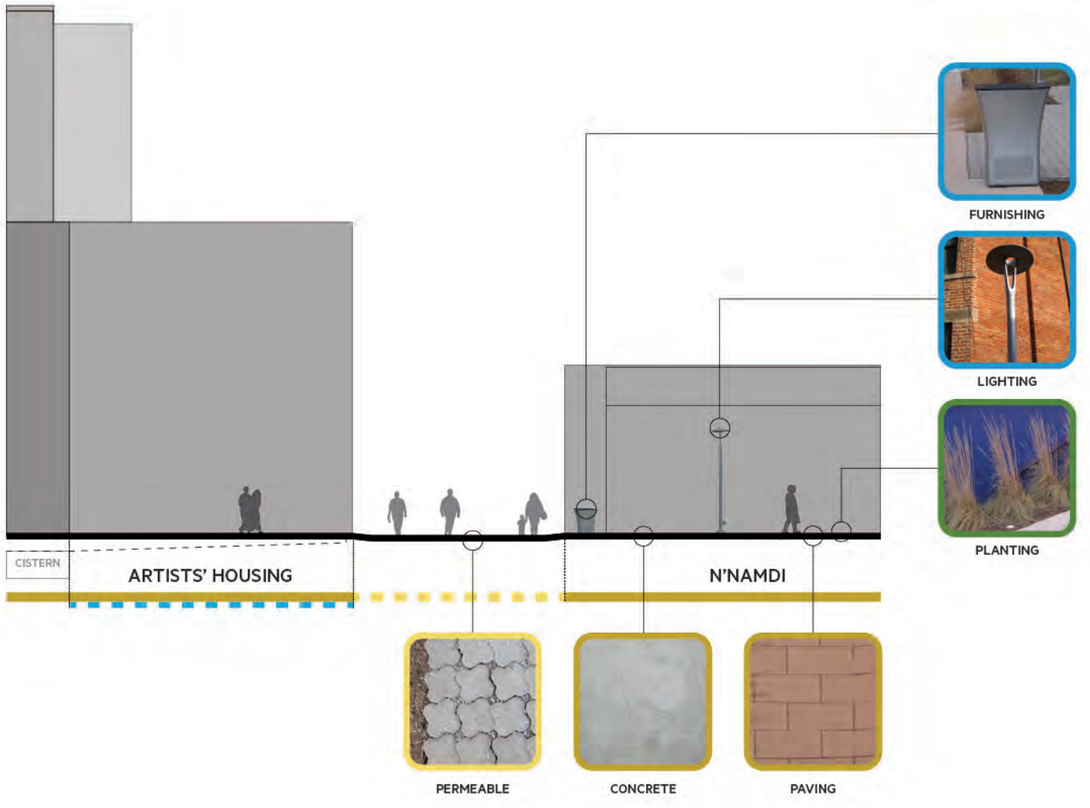


Repeating Existing Elements

COMPONENTS

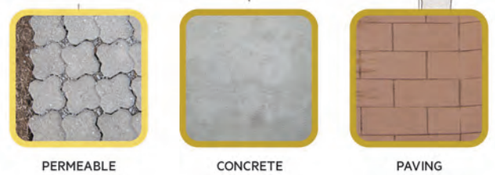






Repeating Existing Elements

REPETITION/EXPANSION

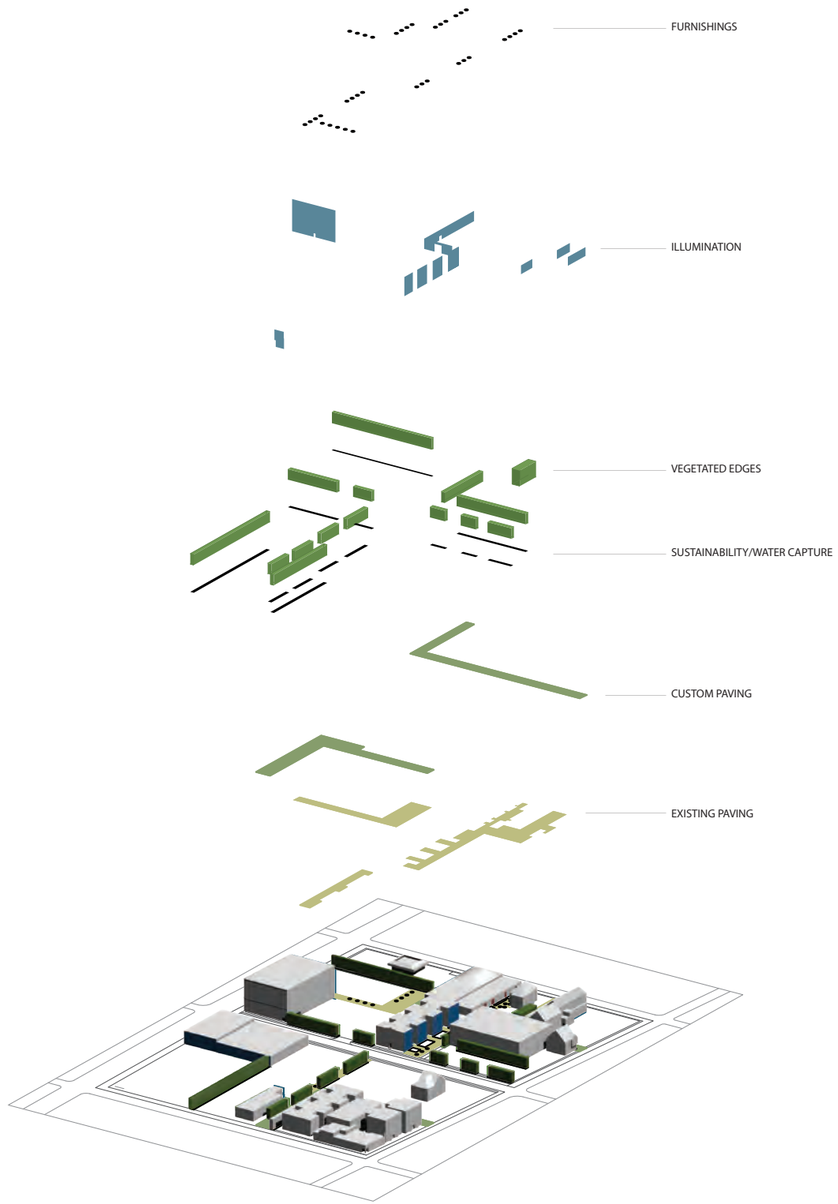


Existing

Expanded

Distinctive Expanded Palette

COMPONENTS



	EXISTING CONDITIONS			PROPOSED CONDITIONS				
Paving	Permeable	Paving	+	Paving				
Vegetation	Planting		+	Groundcover	Bamboo Planting	Moveable Planters		
Furnishings	Trash Cans		+	Bike Racks	Installation Furniture	Recycled Furniture		
Illumination	Lighting		+	Dispersed Uplights	Back-lit Installation	Structural Integration	Wash Illumination	
Sustainability	Permeable	Geothermal Systems	+	Rooftop Rainwater Capture	Water Retention	Irrigation Systems	Bamboo Planting	
					Installation Furniture	Recycled Furniture		

Distinctive Expanded Palette

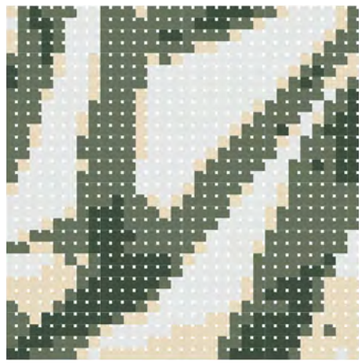
PAVING

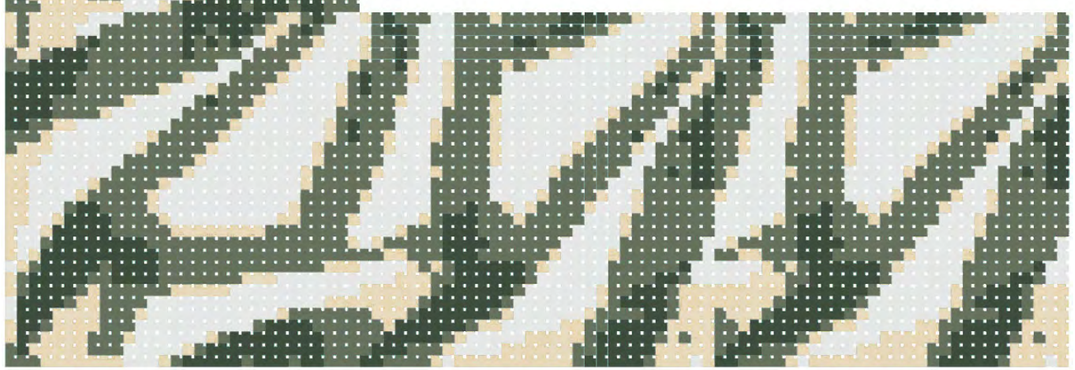
A key element of the proposed spatial identity framework is the creation and implementation of a custom paving pattern in two key pedestrian areas, one in the Northern half of the site, the other in the South. This paving creates a vivid way finding system within the district that turns existing under-utilized alleyways into multi-functional spaces. The pedestrian and bikeway system creates connections between existing plazas and walkways, the proposed cultural center and existing and proposed arts programming. It activates the space through this connectivity, through the provision of bicycle parking allowing visitors from outside the district to easily access it, and through the vibrant color and patterning embedded into the paving itself.

The paving pattern was derived through the abstraction of another piece of the distinctive palette, the bamboo leaf. Through the combination of 4 paver types the pattern is developed. The paving will simultaneously integrate with the existing paving and create a new memorable experience and signifier of ones presence within the district for visitors. Through the creation of a custom paver with small openings integrated into it, the paving system becomes slightly permeable and contributes to the efforts toward sustainability that are central to the future plans of the district.

Distinctive Expanded Palette

PAVING

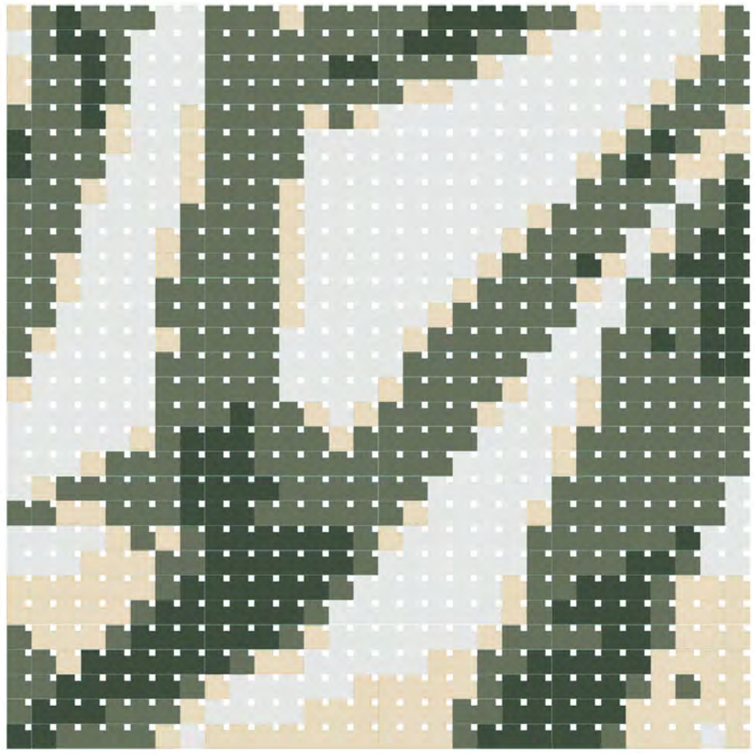




The derivation of the paving pattern from the bamboo leaf shows the abstraction of an identifying element (bamboo) onto the surface of the site. Pavers are laid down in a custom combination to create the pattern which is repeated and re-oriented across future primary pedestrian walkways. The two sites of implementation can be seen in plan to the Right.

Distinctive Expanded Palette

PAVING



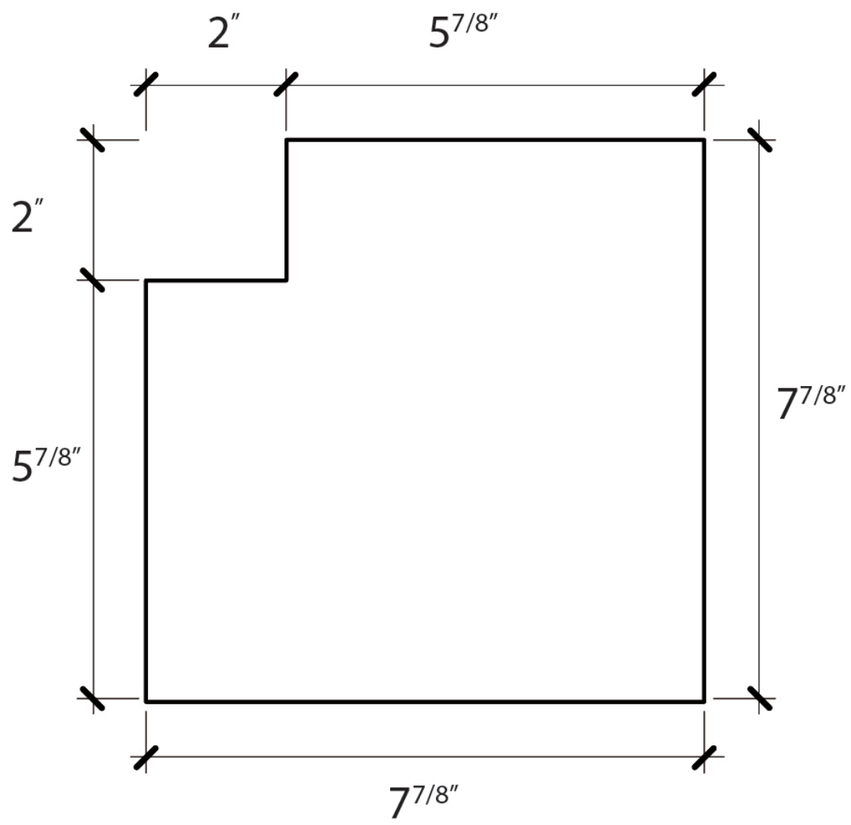
Hanover Prest Brick Traditional

Matrix #B91140

Matrix #B91875

Matrix #B91414

Matrix #B92044



The foundation of the paving palette is the individual custom paver. In collaboration with Hanover Architectural Products we have developed a custom pattern made from four of their Prest Brick Traditional pavers. Each paver contains flecks from the others allowing them to combine into a fluid pattern.

In addition to the patterning, each individual paver has been custom developed to have a 2" x 2" cutout corner. The cutout allows for drainage of surface water into the soil below, making the entire paved surface permeable and slowing runoff from the site into storm drains.

Distinctive Expanded Palette

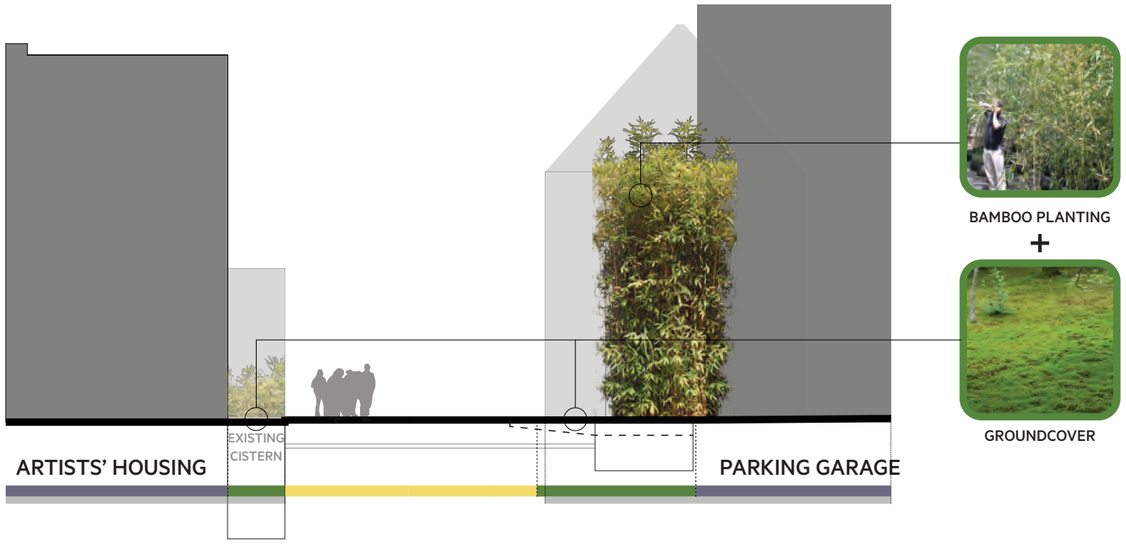
VEGETATION

Enhanced plantings and vertical elements along building edges in pedestrian corridors are an important aspect of the distinctive expanded palette. The clear presence created by these elements gives identity to the district and helps to direct visitors through the network of alleyways and pedestrian streets.

Ground cover and bamboo provide a soft but strong vertical edge condition that contributes to stormwater retention on site while additional vertical elements such as wind powered light poles and armatures for art installations add interest at night, clear intersections and contrast to the softer edge created by the bamboo. The bamboo is chosen both for its dense strong vertical character and for its rapid growth and ability to regenerate quickly, aspects that contribute to the overall sustainability of the site.

Distinctive Expanded Palette

VEGETATION



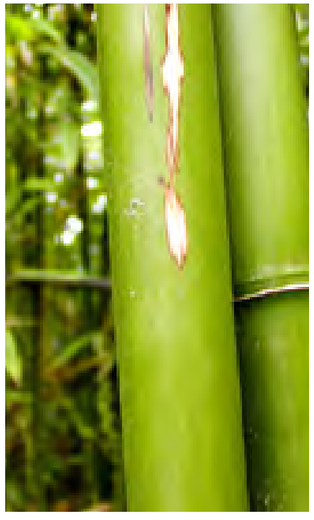
Distinctive Expanded Palette

VEGETATION

Phyllostachys vivas aureocaulis.
Zones 5 - 9. min temp: - 15F. Mature Height 34'

Phyllostachys bisseti.
Zones 4 - 9. min temp: - 25F. Mature Height 23'

Phyllostachys nuda localis
Zones 4 - 9. min temp: - 25F. Mature Height 23'



Phyllostachys rubro marginata
Zones 5 - 9. min temp: - 20F. Mature Height 29'

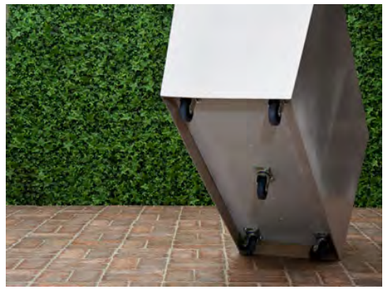
Bamboo species can be selected and ordered from Michigan Bamboo Company in Holly, MI. They are a licensed landscape contractor and bamboo dealer specializing in temperate bamboo species and have been responsible for several private projects in the region. They have a number of species available and can aid in the selection of the best species or combination of species based on the sun/shade conditions in the exact location in which it will be planted. Select species shown and listed below.

Phyllostachys aureosulcate
Fargesia nitida ' juizhaigon'
Arundinaria gigantea
Indocalamus tessallatus
Hibanobambusa tranquillans 'shiroshima'
Phyllostachys atrovaginata
Phyllostachys aureosulcate f. Spectabilis
Phyllostachys bisetti
Phyllostachys nuda

Distinctive Expanded Palette

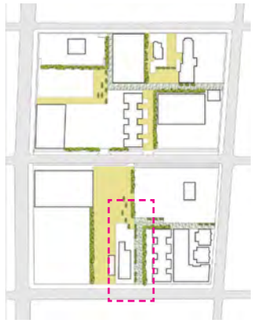
FURNITURE: PLANTERS

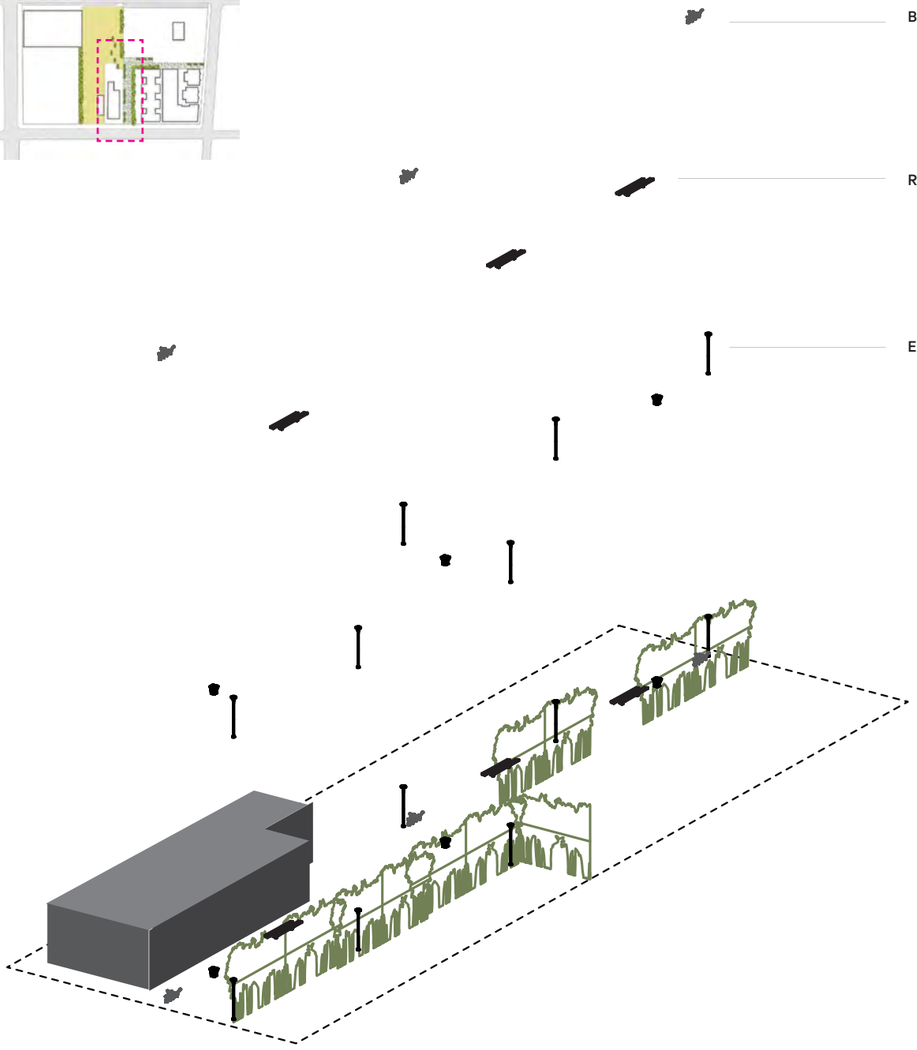
MOVEABLE PLANTERS



Distinctive Expanded Palette

FURNITURE: BIKE RACKS





Bike Garden Bike Rack
FORMS+SURFACES

Distinctive Expanded Palette

FURNITURE: RECYCLED

Catie Newell transforms salvaged materials from the Detroit area into large scale installations and furniture. Her work often reconfigures existing domestic space, developing atmospheres through the exploration of textures, volumes and the effects of light.

CONTACT ARTIST for more information and furniture images.

Distinctive Expanded Palette

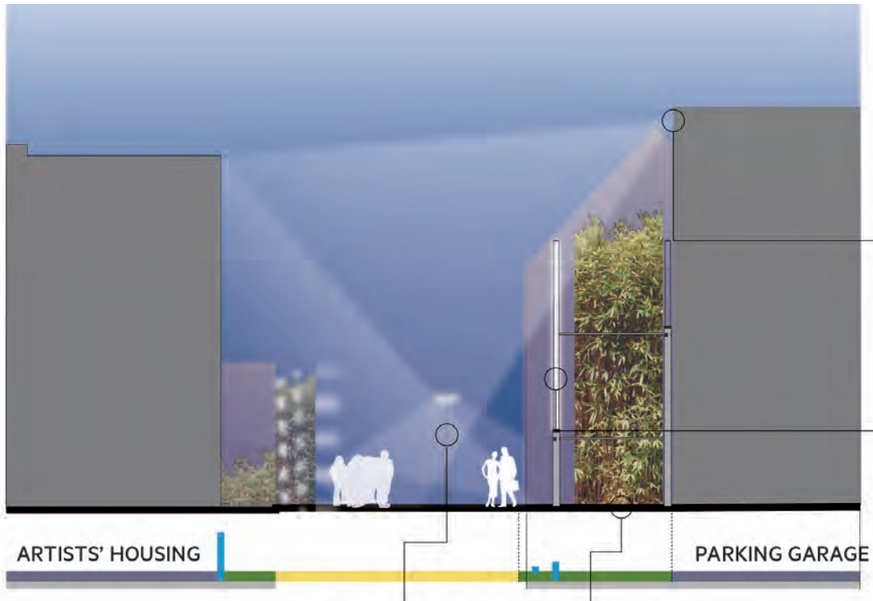
ILLUMINATED

Illumination of the site is an important element of the overall objective of increased activation and multi-functionality of the site. The illumination strategy seeks to create active night-time hubs and safe pathways through the site as well as to advertise its activity to adjacent districts. Illumination takes many forms, beginning with the expansion of the existing light fixtures implemented by the Kahn plan then adding in permanent uplighting, wash illumination on buildings, back-lit art installations, movable projections and the integration of piezo poles that generate their own electricity through wind power, creating multiple low light vertical elements.

Many of the illumination strategies double as aspects of spatial identity and the activation of the space during the day as well. For instance, the piezo poles and the back-lit art pieces act as armatures that build strong edges within the site, building on the edges created by the vegetation strategy. In addition to contributing to strong edge conditions, the art armatures as well as the movable projections contribute to the overall strategy of integrating a variety of art experiences throughout the site.

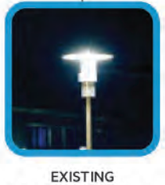
Distinctive Expanded Palette

ILLUMINATED



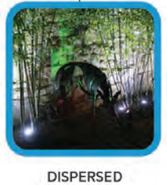
WASH ILLUMINATION

STRUCTURAL INTEGRATION



EXISTING FIXTURES EXTENDED

+



DISPERSED UPLIGHTS

WASH ILLUMINATION

STRUCTURAL INTEGRATION

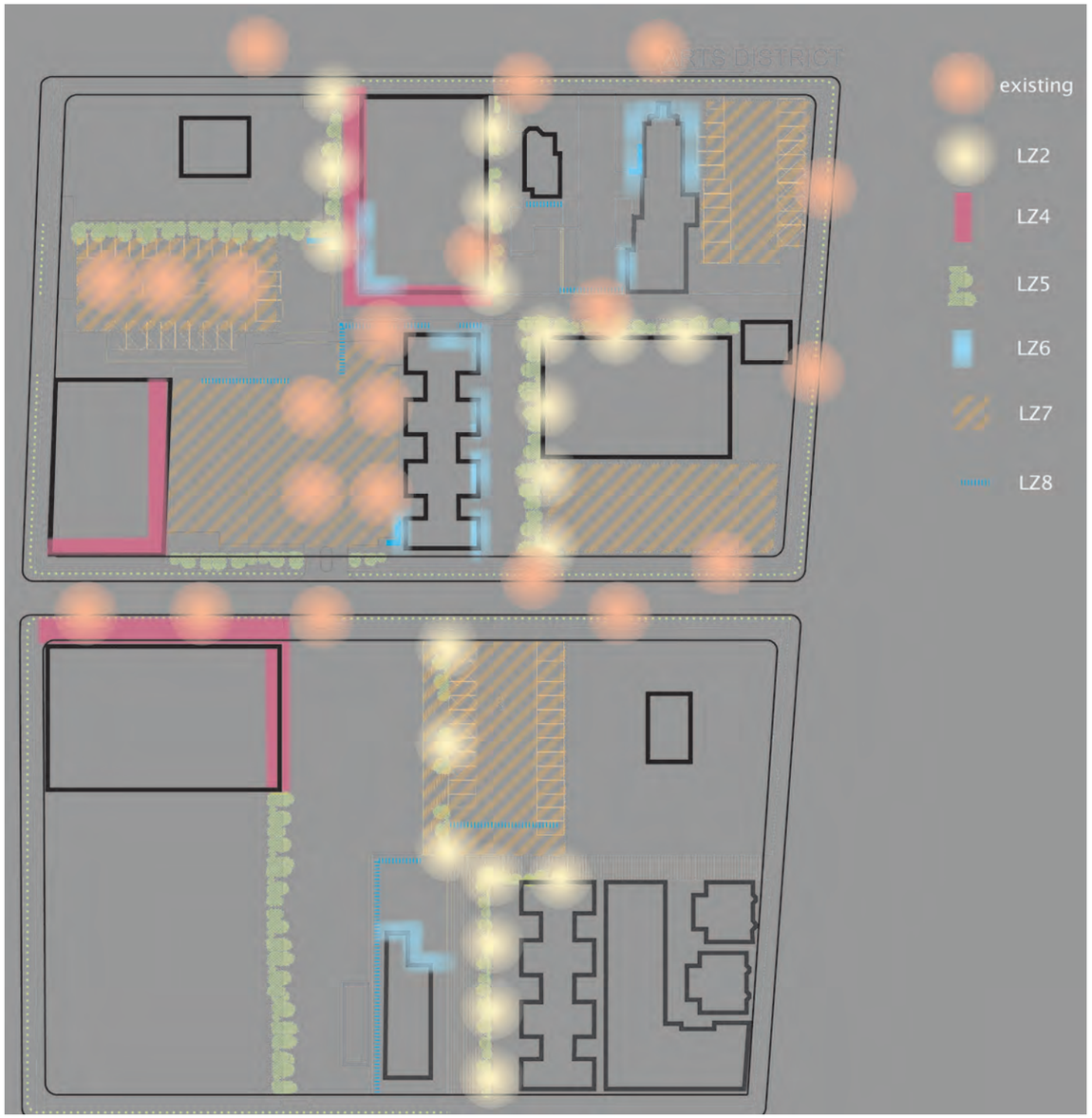
EXISTING FIXTURES EXTENDED

+

DISPERSED UPLIGHTS

Distinctive Expanded Palette

ILLUMINATED



ILLUMINATED: LIGHTING SPECIFICATIONS

LZ2 POLE TOP LIGHTING
- TERSEN 'RATIO' 1.5S LED. NATURAL ALUMINUM.

LZ4 FACADE LIGHTING
- LUMENPULSE 'LUMENBEAM' SMALL
- SE'LUX 'OLILVIO GRANDE' SURFACE MOUNT
- PHILIPS iW REACH POWERCORE (w/o spread lens)
- PHILIPS eCOLOR GRAZE POWERCORE

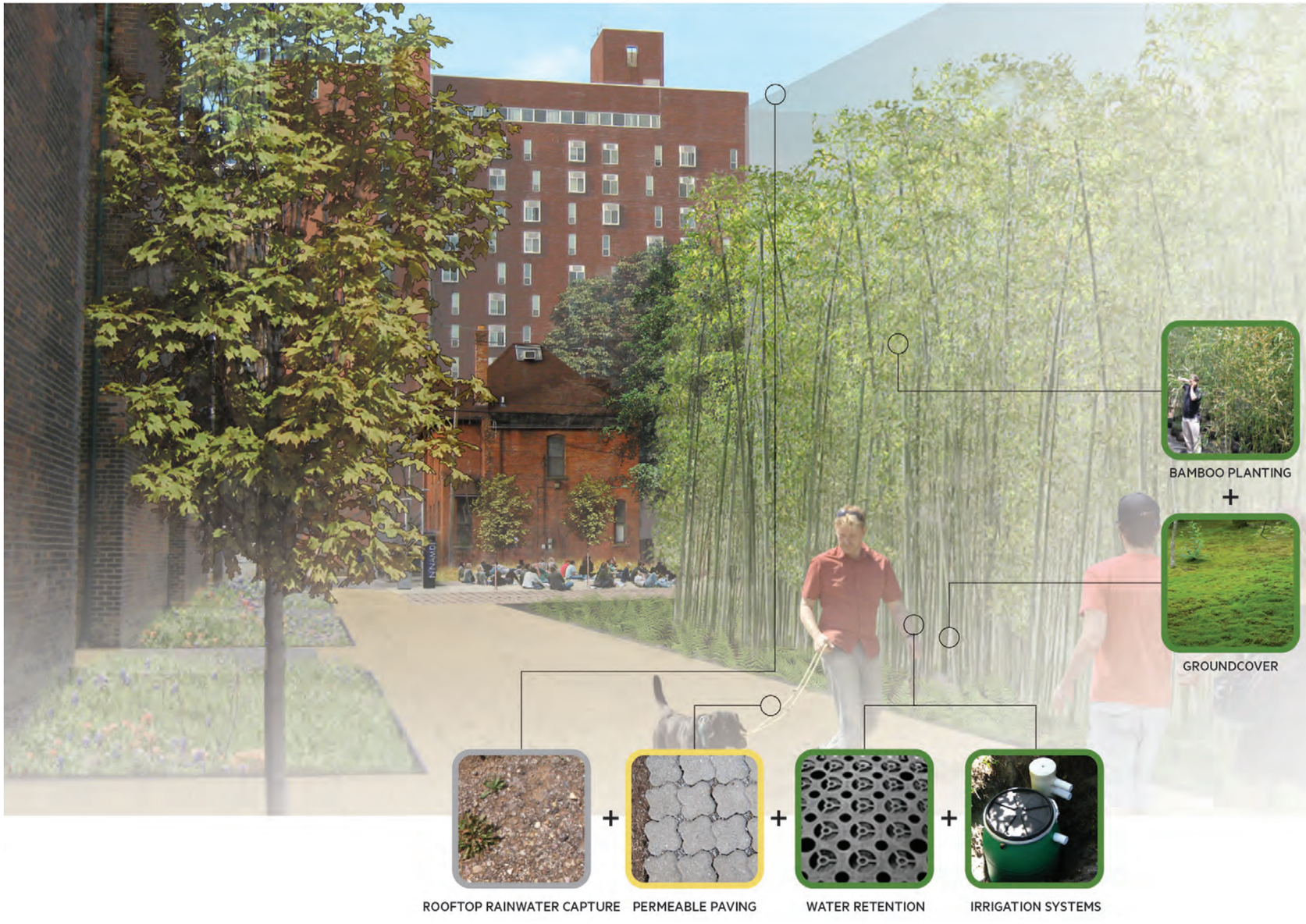
LZ5 BAMBOO LIGHTING
- COLUMBIA LIGHTING 'SLA'
- WALDMANN RL70 SERIES
- WAC LIGHTING INVISILED 24V

LZ6 BUILDING PROJECTION
- MARTIN EXTERIOR 400 IMAGE PROJECTOR
- LUMEC 'SOLE CITY GOBO'
- ETC 'SOURCE FOUR' HID EXTERIOR SERIES

L27 CHURCH INSTALLATION
- BOCK LIGHTING 'RLM DESIGN REFLECTORS'

Distinctive Expanded Palette

VISIBLY SUSTAINABLE

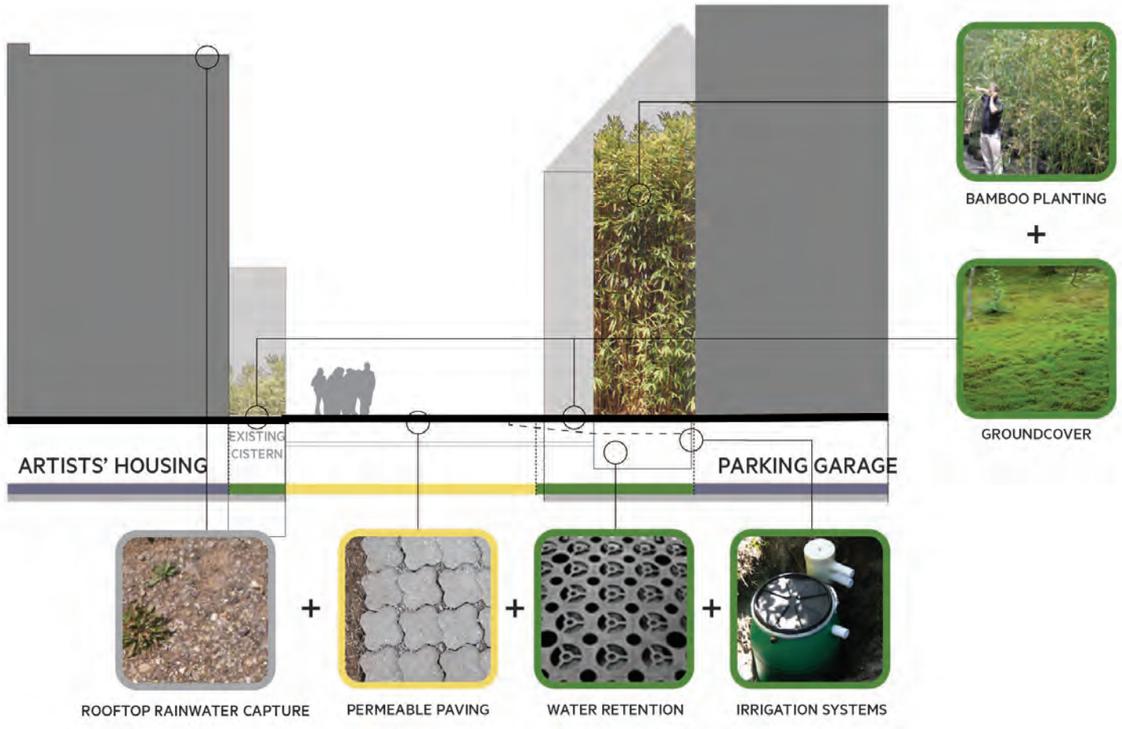


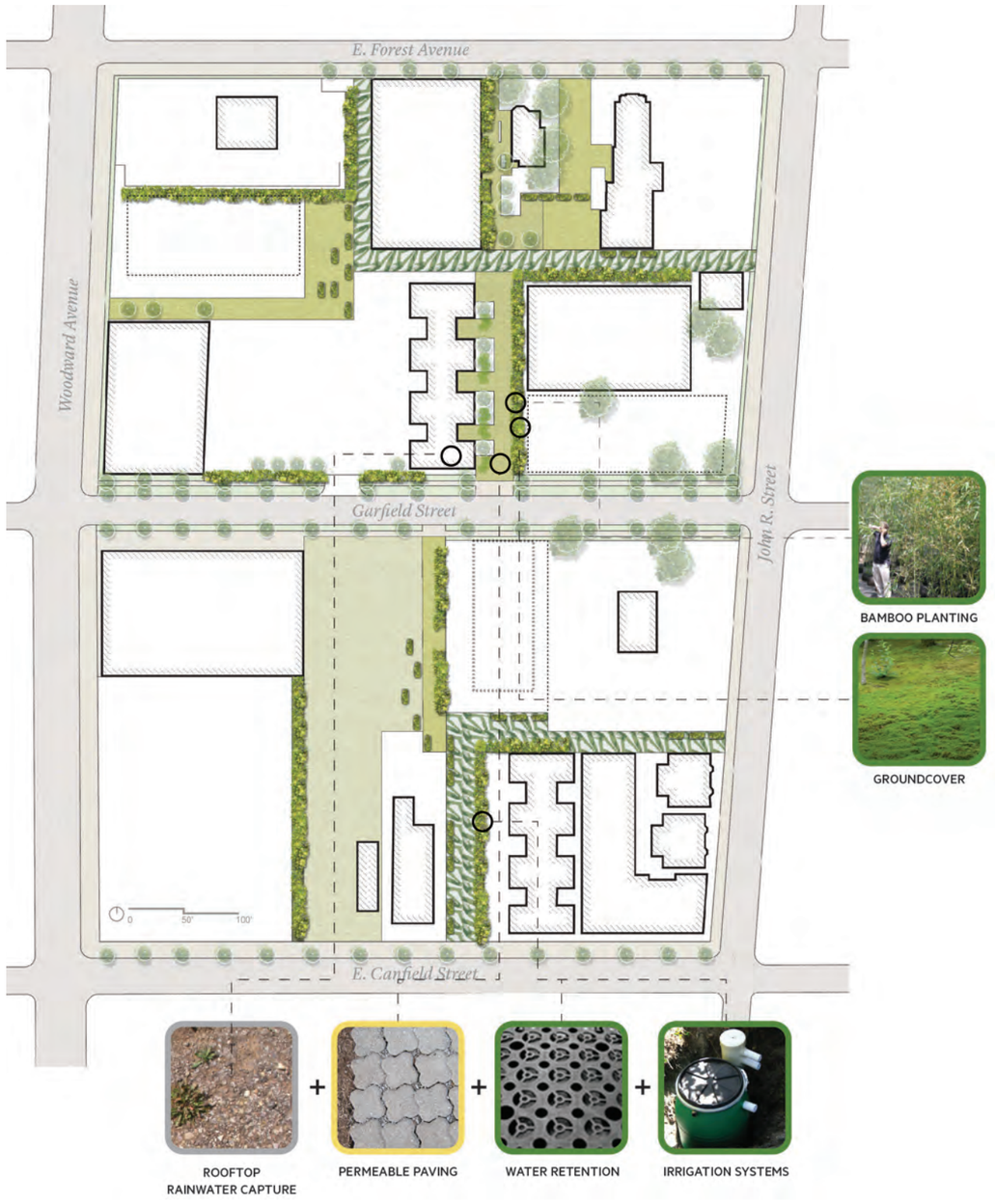
The masterplan calls for the implementation of a recognizable strategy for the implementation of elements of sustainability within the district. This strategy is integrated into the plantings through the choice of bamboo as the primary species. The planting beds contain water retention systems that re-use water collected off impermeable surfaces and rooftops for irrigation. In addition, wherever possible furnishings chosen for the site are made from recycled material such as the furniture of Catie Newell.

Elements of sustainability already exist on site and should be expanded upon at every opportunity. The 71 Garfield Artist House has a geothermal heating and cooling system installed. This system cuts down significantly on energy usage. It is recommended that a similar system be implemented in future housing projects on site. It also recommended that where possible new buildings have green roof systems integrated into them in order to minimize rainwater runoff and increase permeability and vegetation across the site. z

Distinctive Expanded Palette

VISIBLY SUSTAINABLE





Distinctive Expanded Palette: Visibly Sustainable

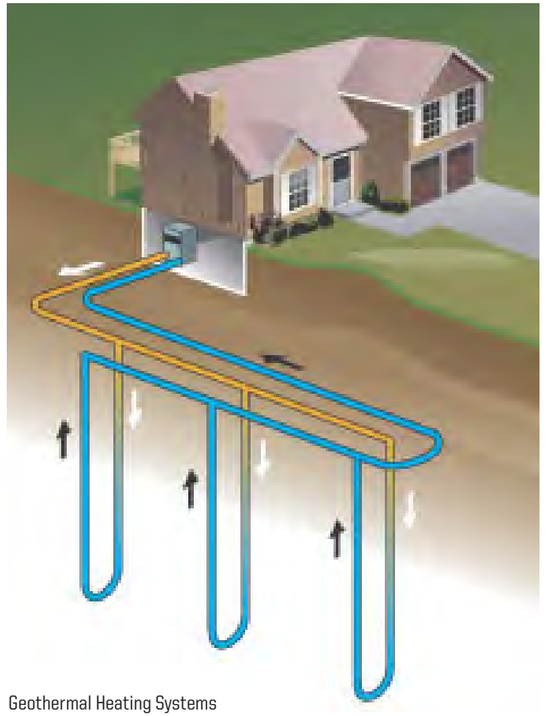
PRECEDENTS

Visible Rooftop Rainwater Collection

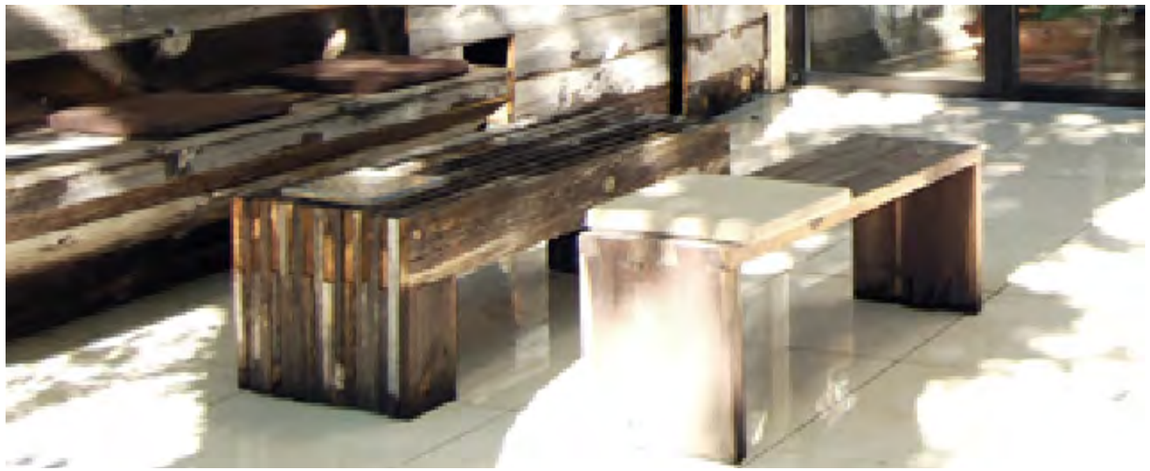
Visible Rooftop Rainwater Collection

Visible Rooftop Rainwater Collection

Green Roofs



Geothermal Heating Systems



Recycled Materials

The sustainable elements of the master plan can be expanded upon over time. Sustainable ambitions can be fulfilled through a variety of means as new developments are completed. Included here are a few examples of elements of sustainability that can be implemented over time in addition to the fundamental palette of bamboo, rainwater capture and recycled furnishings. Visible rainwater catchment systems can integrate art installations into the active recovery of rainwater making sustainability visible and educational. Green roofs can be put in place either as integral pieces of new construction or as retrofits to existing roofs when structurally possible. Geothermal heating systems such as the one implemented in the artist's housing at 71 Garfield is recommended in future developments. All of these elements can be implemented at the start of development and continue in an ongoing growth of the sustainability of the entire district.

DETROIT. DESIGN. DESTINATION

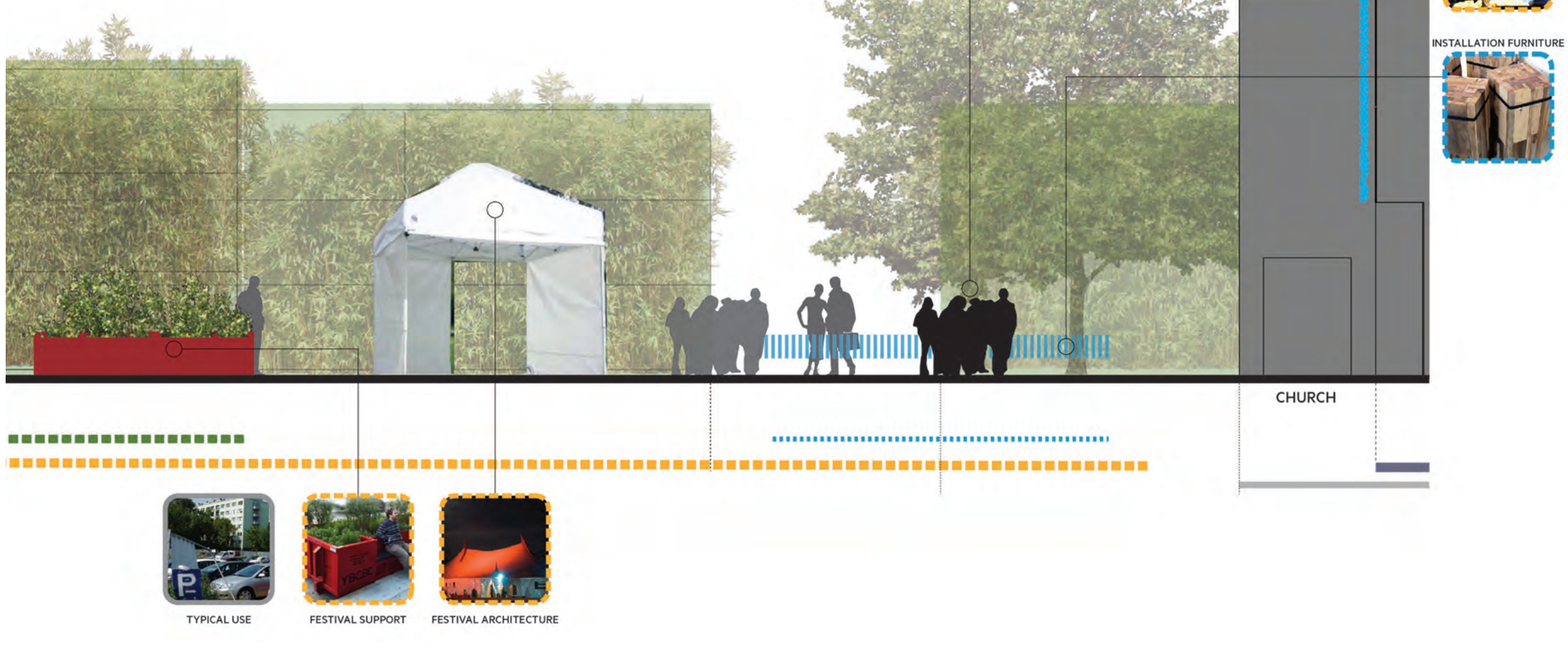
OUTCOMES

OUTCOMES

Summary

Outcomes: Summary

COMPONENTS



Space is activated throughout the site by way of both permanent and temporary art installations, nightime projections on surfaces and the creation of new dining and recreational spaces as well as spaces capable of holding events of various sizes. Events include exhibitions, performances, artist workshops and festivals. The multi-functionality of the renovated alleyways and the creation of new pedestrian pathways allows for a wide variety of active spaces that allow for events across scales from the individual to the community. In addition to these ephemeral events, everyday use is enhanced through the development of artist live-work spaces and the inclusion of workshops and studios within that allow artists to pursue their interests and develop new ones. Existing workshop spaces such as the clay workshop in the artist housing are taken as precendent and should be expanded upon to promote everyday activities.

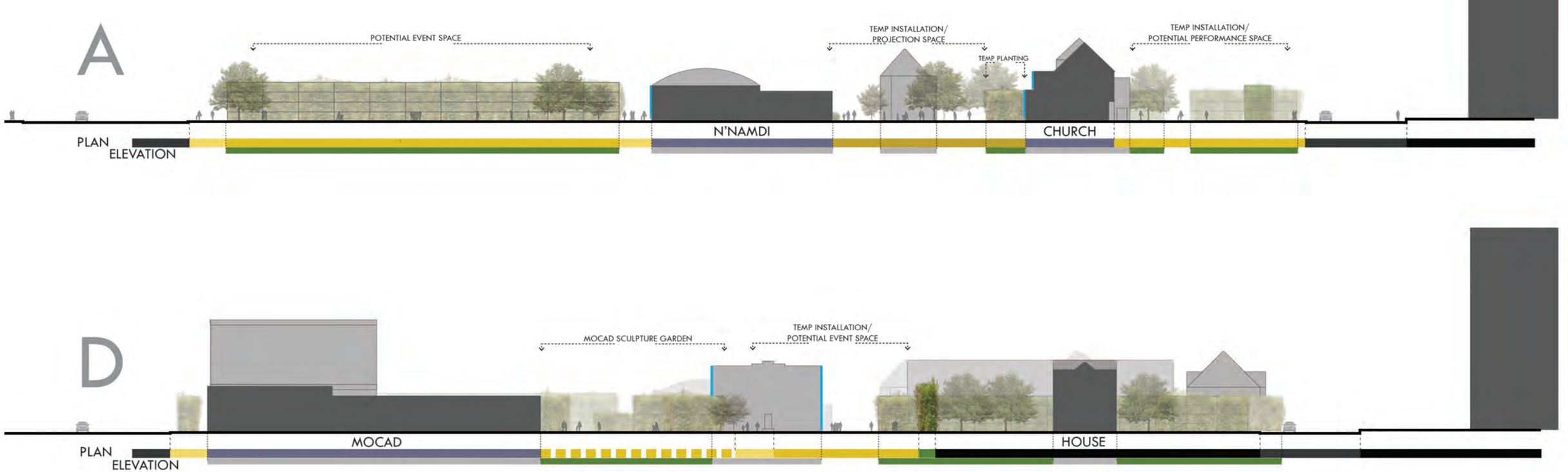
In addition to taking in events and ephemeral installations, projections and performances, visitors are provided the opportunity to gather for dining and shopping in permanent restaurants and galleries as well as to enjoy trying something new at one of the food trucks that will rotate through the space. Shopping at pop-up sales tents during larger events and in the market space will promote the sale of local goods and allow for a diverse selection of goods to be purchased throughout the year.

The experience at Sugar Hill Arts District will be dynamic in every sense from day to evening and from week to week.

SITE SECTIONS

PLAZA EXTENSION
EXHIBITION SPACE
PEDESTRIAN
VEGETATED SCREEN
ID SURFACES
ACTIVE BUILDING
STREET
NO INFLUENCE

100'



Outcomes: Summary

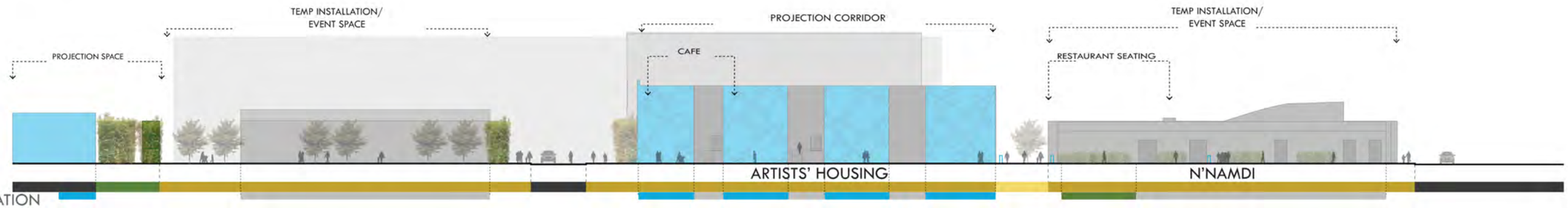
SITE SECTIONS

PLAZA EXTENSION
EXHIBITION SPACE
PEDESTRIAN
VEGETATED SCREEN
ID SURFACES
ACTIVE BUILDING
STREET
NO INFLUENCE

100'

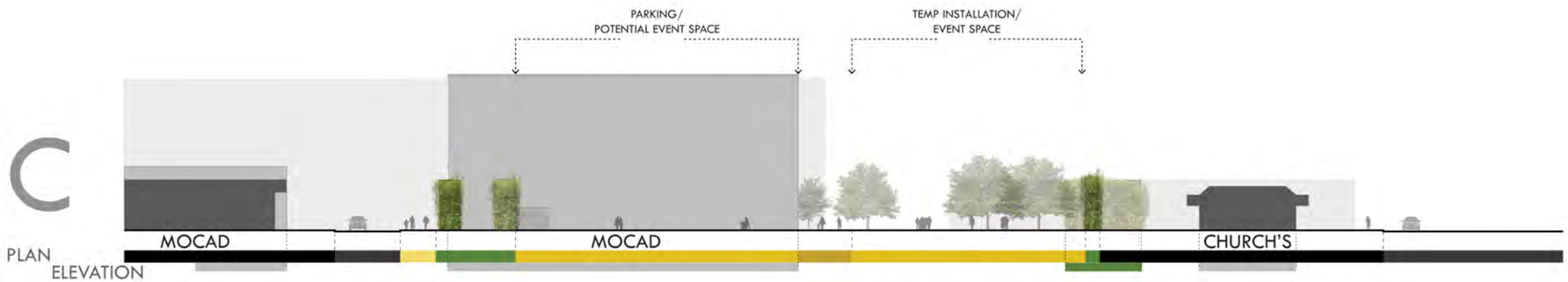
B

PLAN
ELEVATION



C

PLAN
ELEVATION

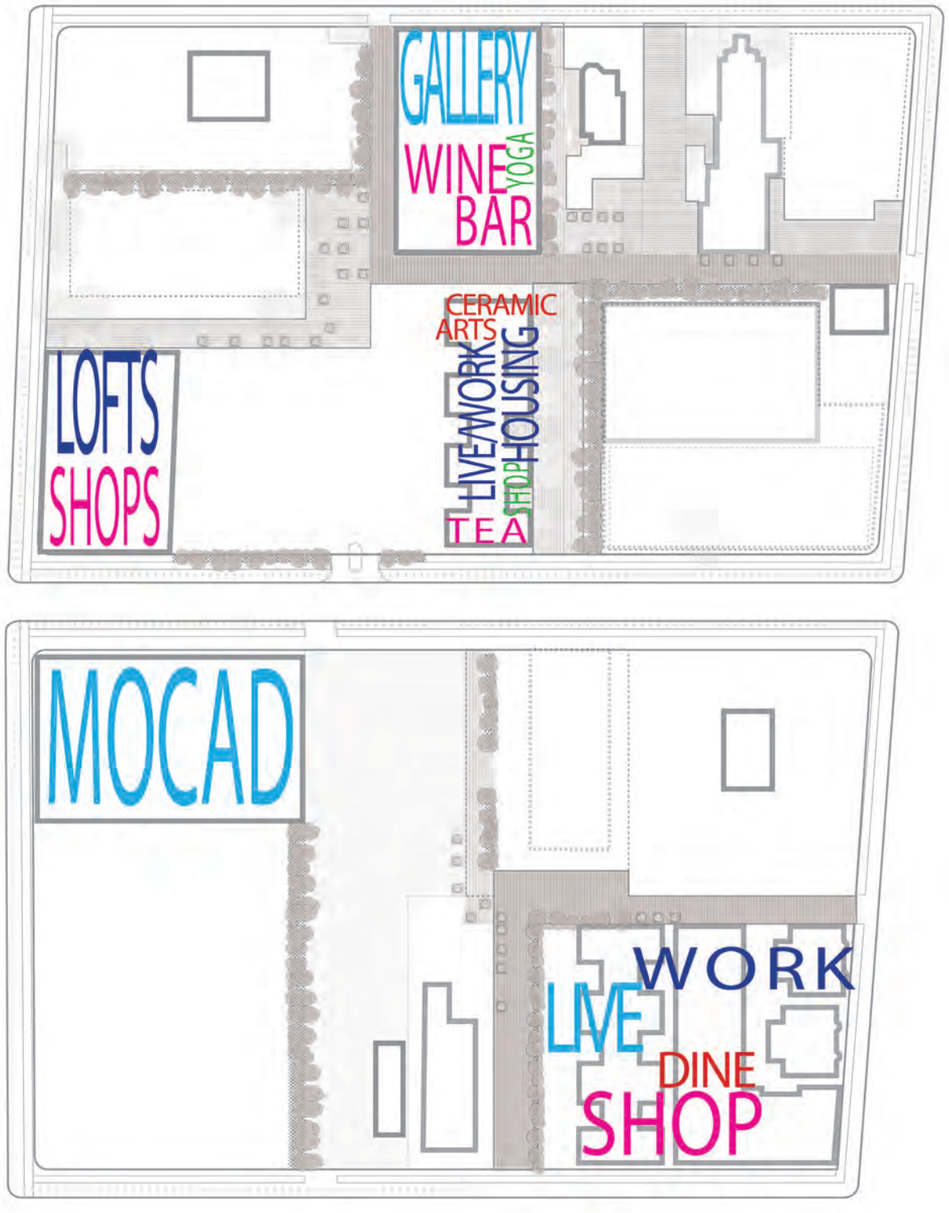


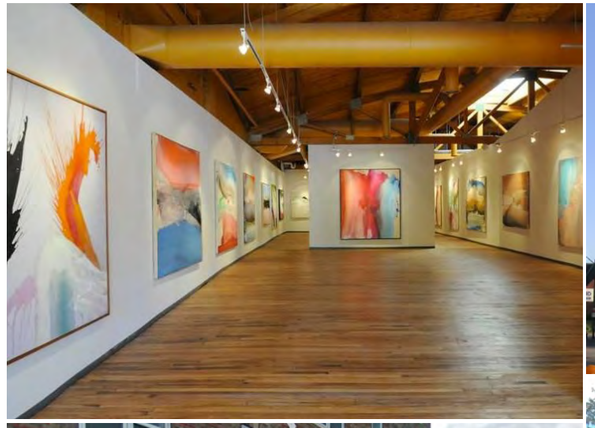
OUTCOMES

Program

Program

EXISTING

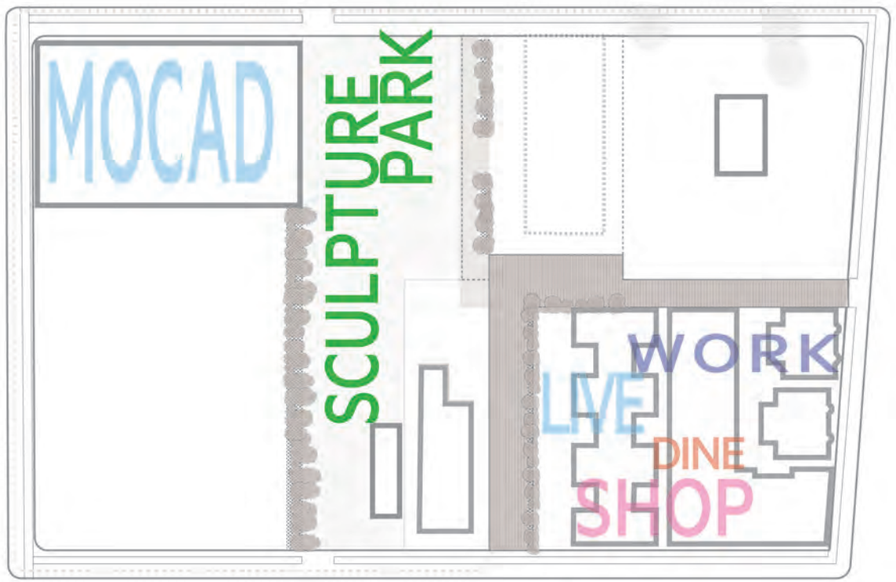




Museum of Contemporary Art Detroit, Sugar Hill Clay, N'Namdi Center for Contemporary Art, Garfield building, mixed use architecture, and Seva.

Program

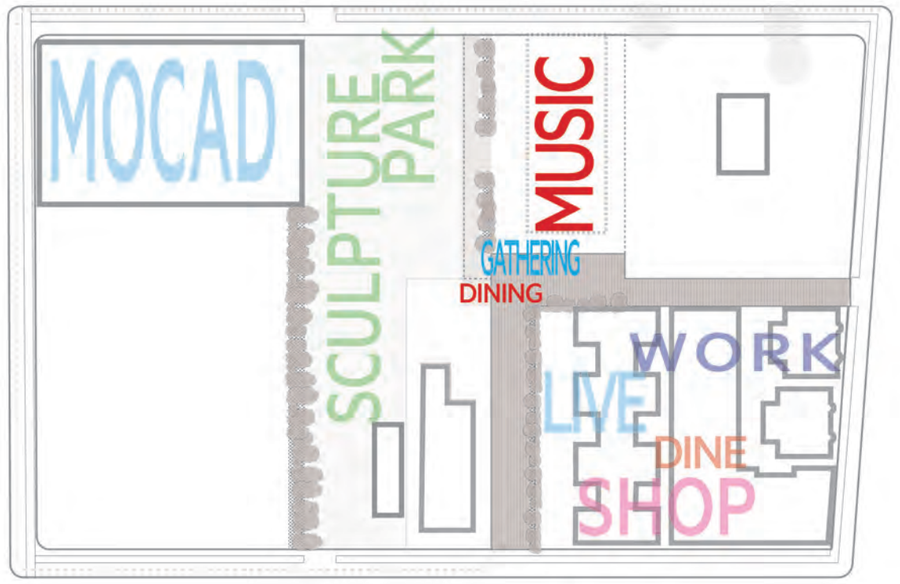
FUTURE DEVELOPMENT

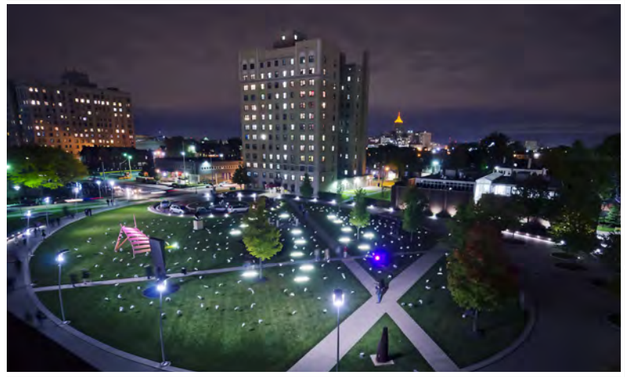


TOP: Wake by Richard Serra, Olympic Sculpture Park, Seattle, WA.
BOTTOM: Abby Aldrich Rockefeller Sculpture Garden at MOMA, New York, NY

Program

TEMPORARY EXPERIENCES





Ancient Evenings performance by Matthew Barney, Midsummer Nights in Midtown, Luminale Detroit, Detroit Design Festival, the Bike Light Parade, and Dlectricity temporary installations and interactive public events.

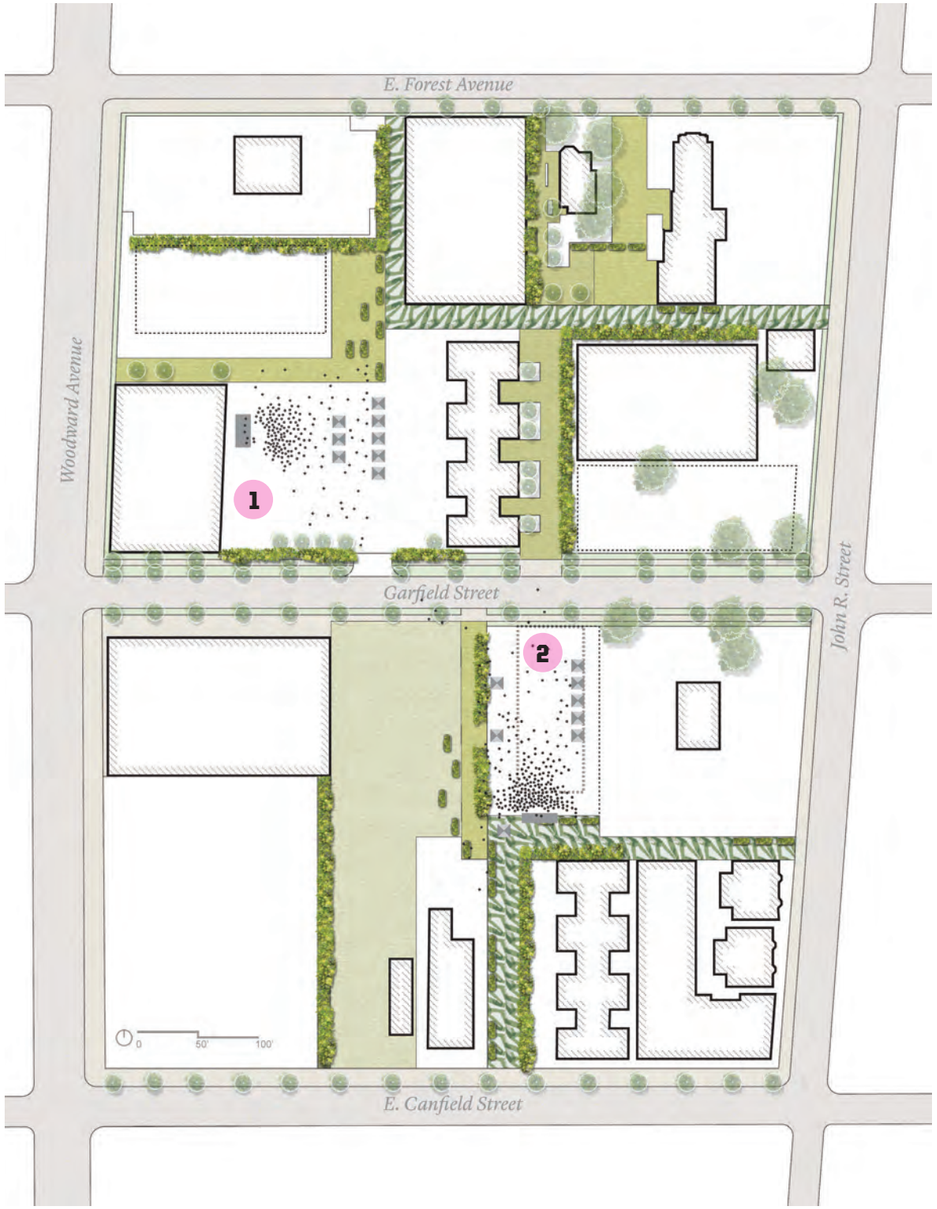
DETROIT. DESIGN. DESTINATION

OUTCOMES

Active Space

Active Space

SINGLE SPONSOR EVENT

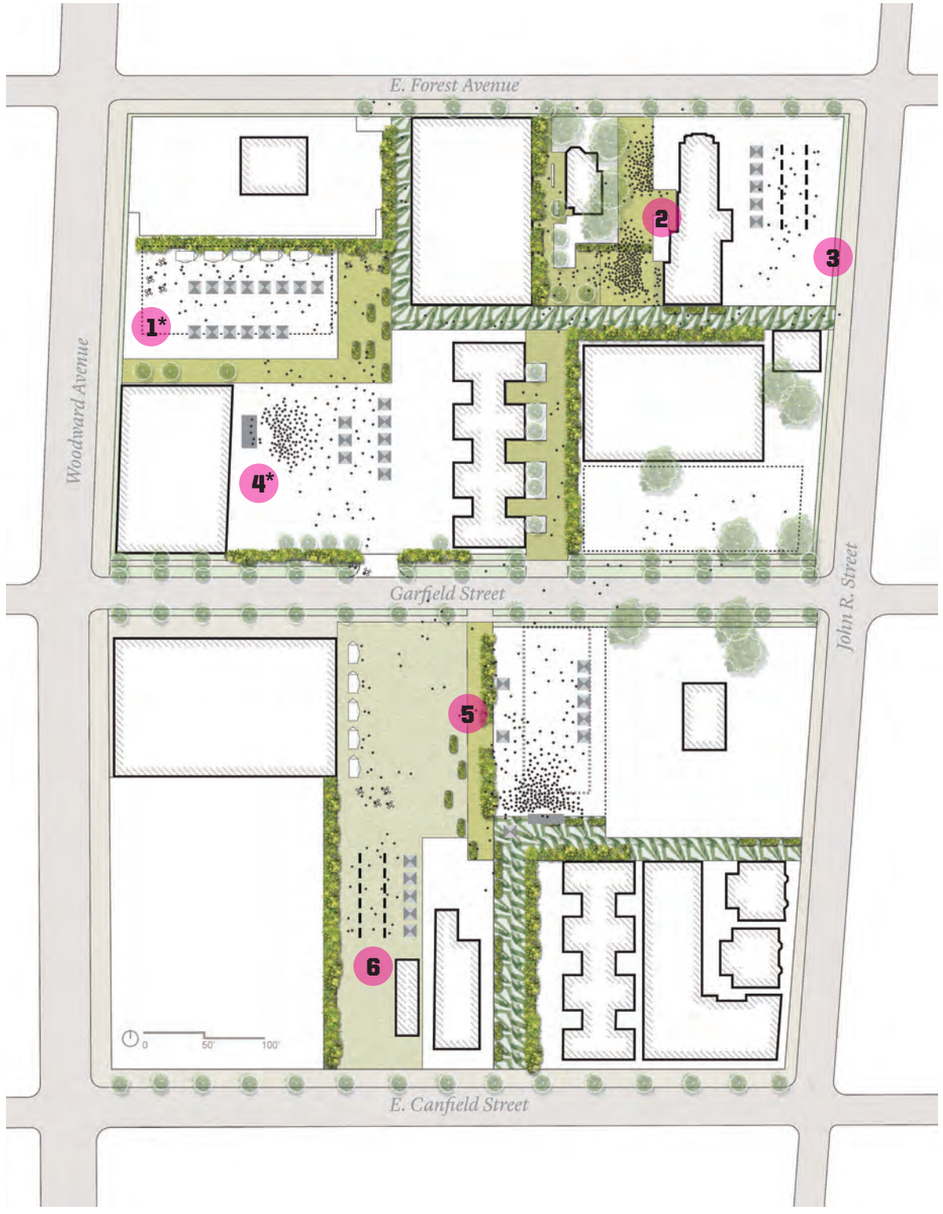


The Sugar Hill Arts District offers a variety of active outdoor spaces. A single sponsor, such as MOCAD or MDI, can utilize the various event spaces according to size and interactive surfaces.

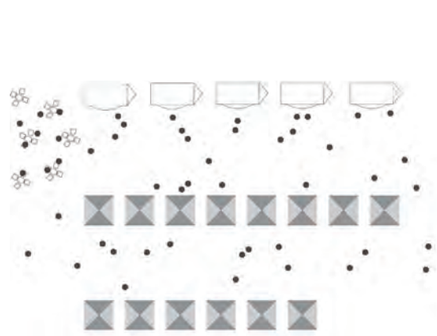
1 2 Outdoor performances and event tents

Active Space

DISTRICT WIDE EVENT

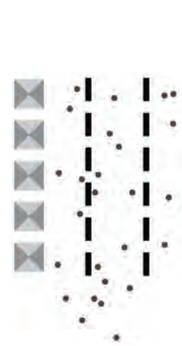


Events can also be hosted district-wide and by multiple sponsors, choosing venues based on use and size, and making each space unique in its experiential design.

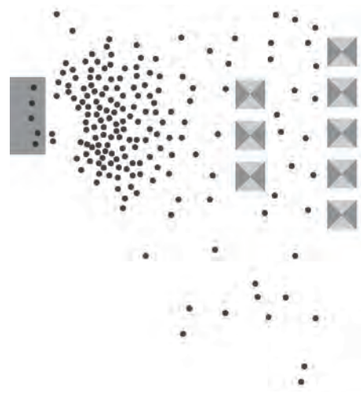


1 Food trucks and farmers' market
* business parking: time + schedule considerations

2 Outdoor performances and event overflow

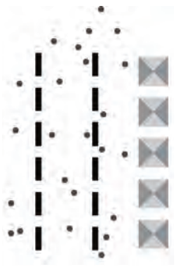


3 Art fair and community education



4 Outdoor performances and fair tents
* residential parking: time + schedule considerations

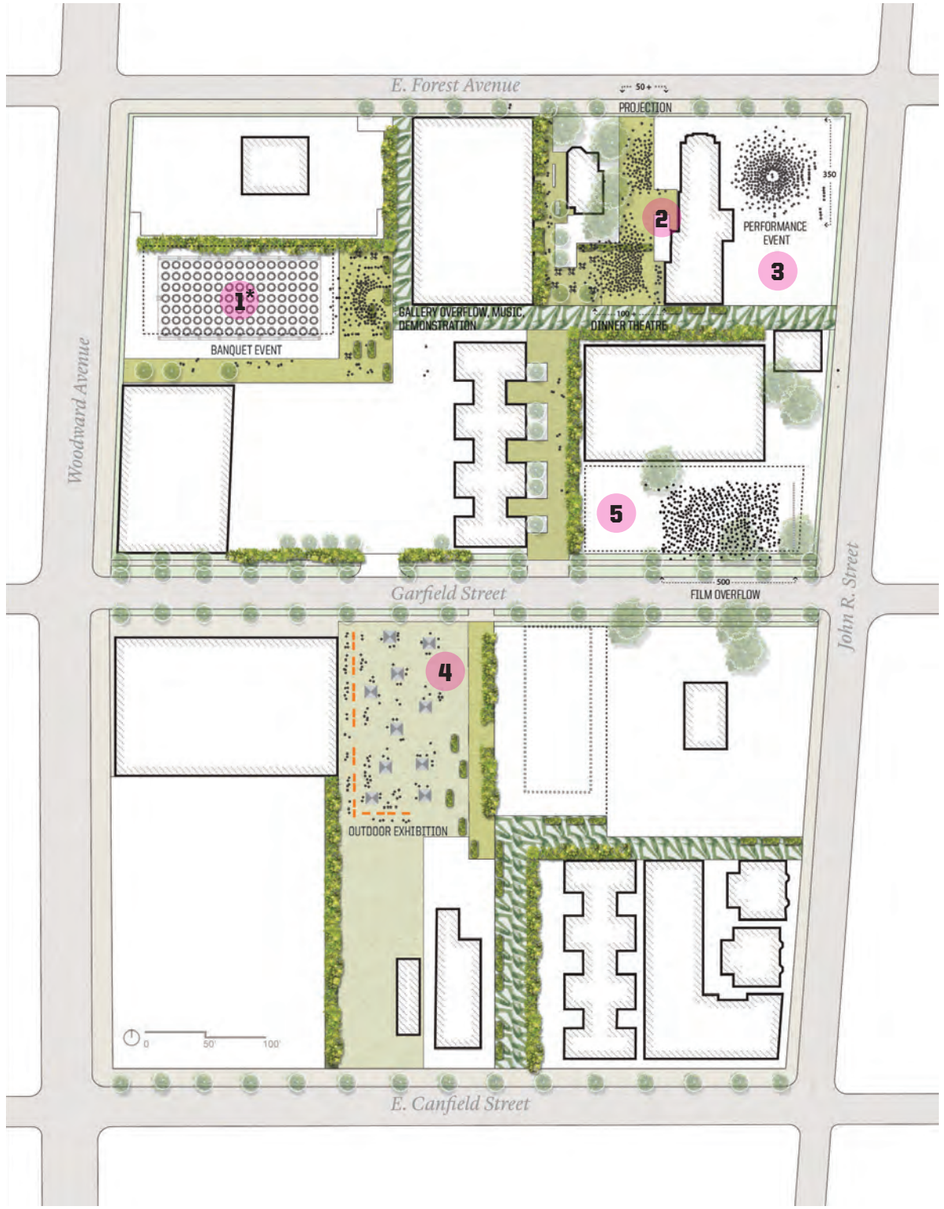
5 Food trucks and stage performances



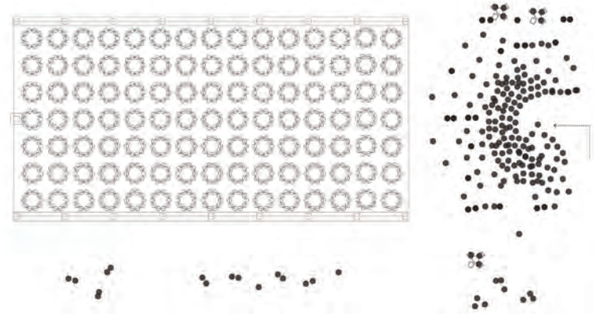
6 Art fair

Active Space

SPONSORED EXPOSITION



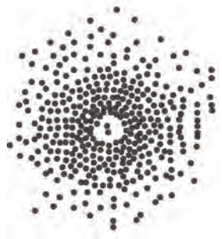
A sponsored exposition unifies all active event spaces through one theme, such as a film festival or fund-raising event.



1 Gallery overflow, music demonstration, and banquet event

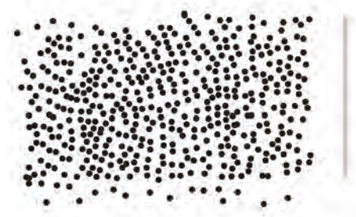
* business parking: time + schedule considerations

2 Projection and dinner theater



3 Performance event

4 Outdoor exhibition



5 Film overflow

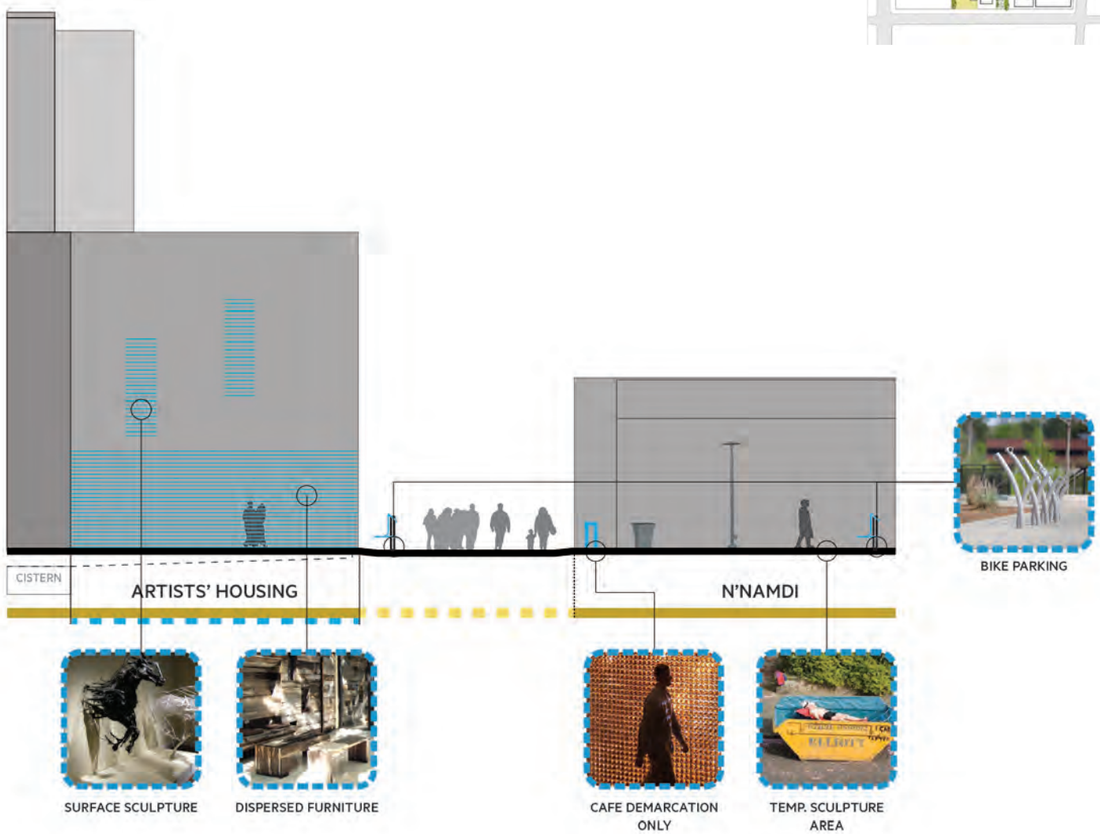
DETROIT. DESIGN. DESTINATION

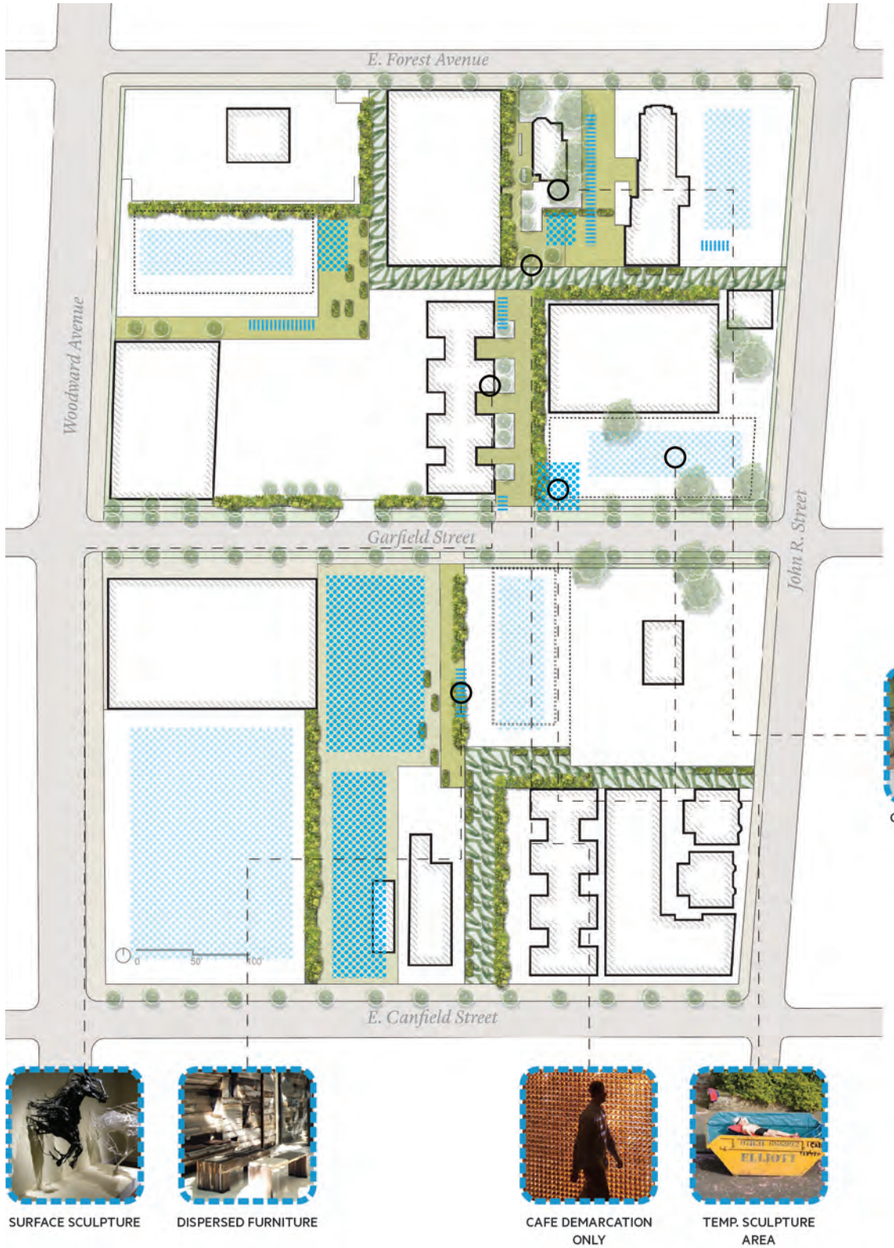
OUTCOMES

Art Space

Art Space

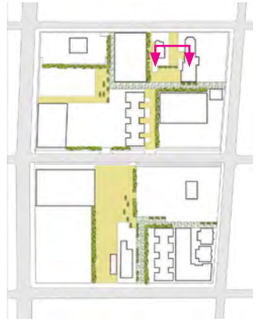
INSTALLATION

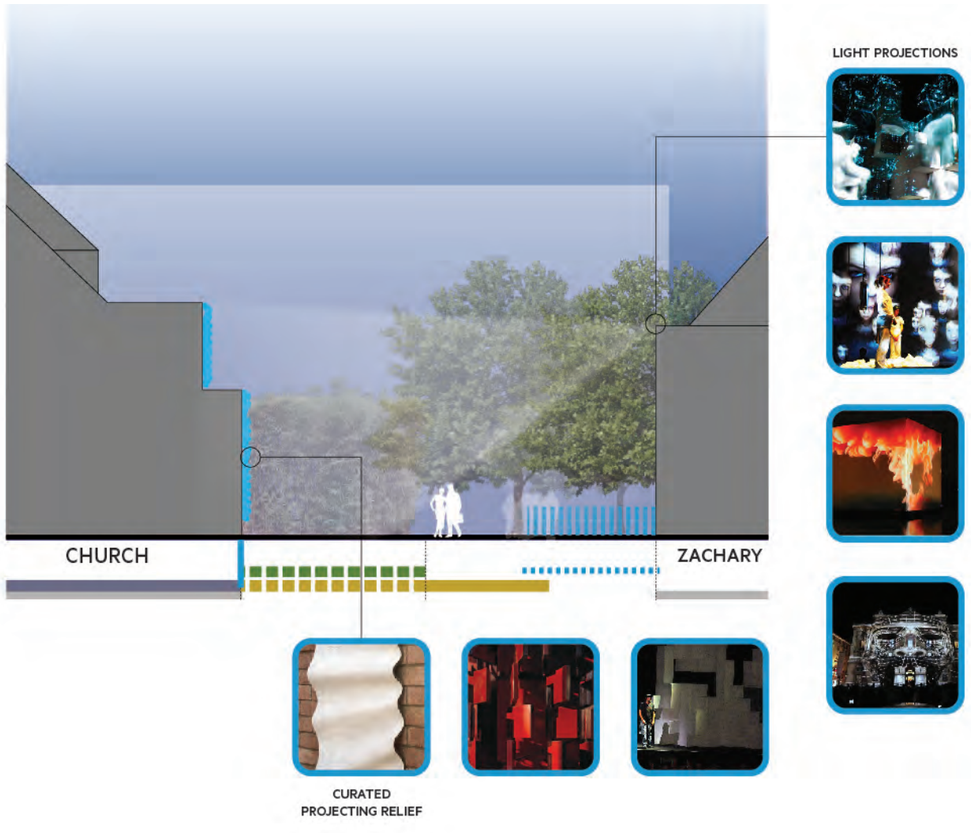


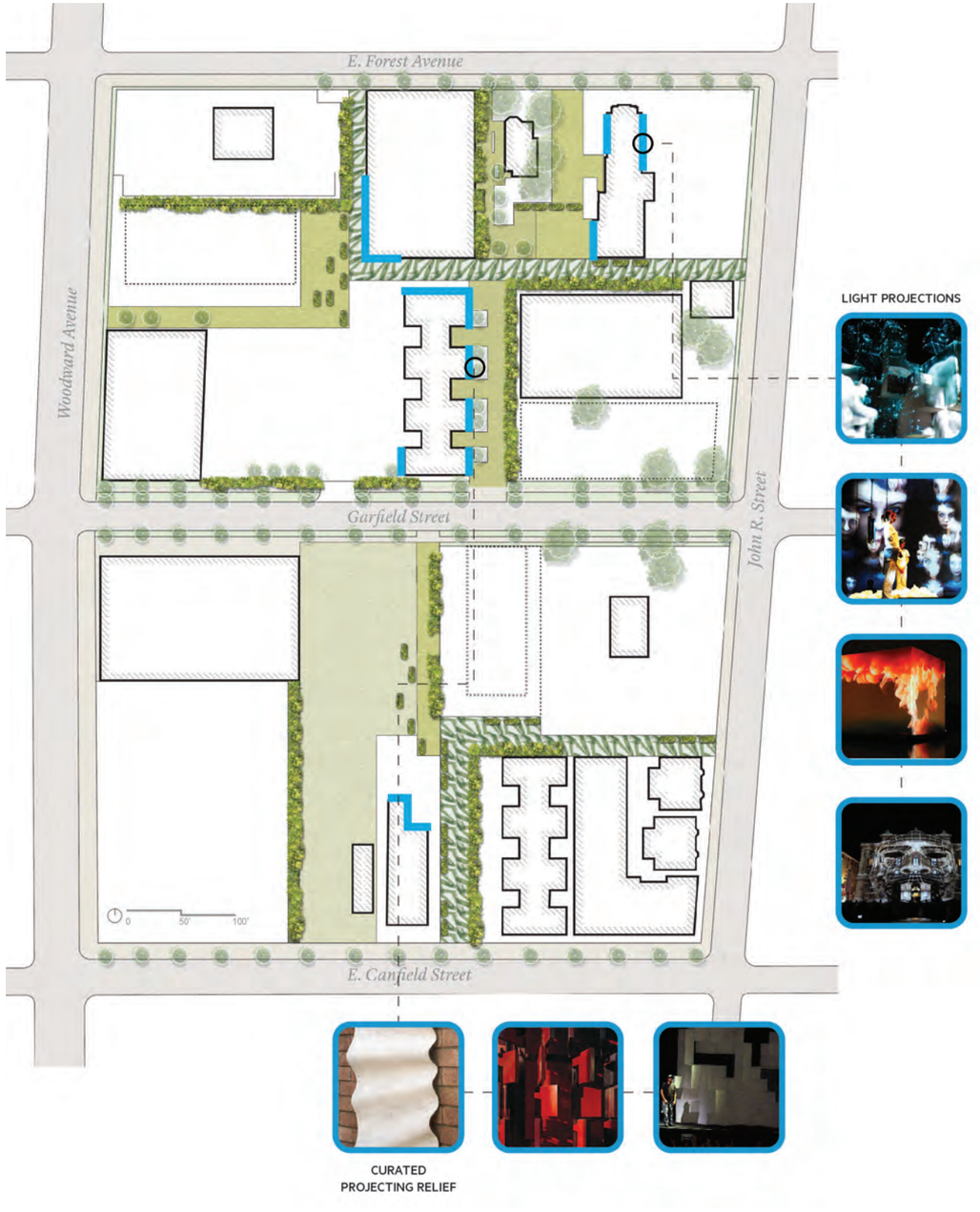


Art Space

PROJECTION

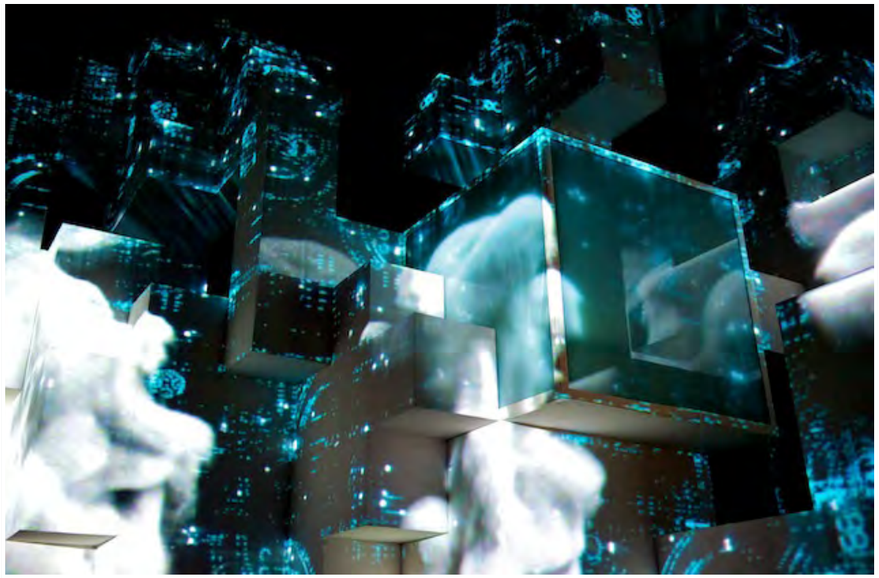


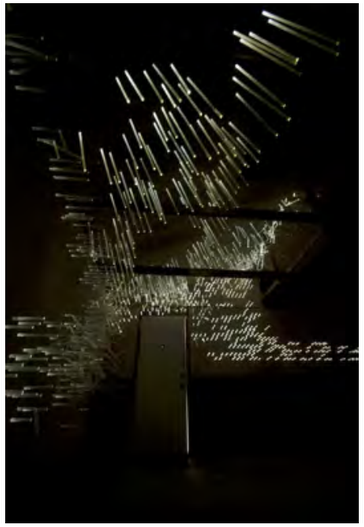




Distinctive Expanded Palette: Illuminated

PRECEDENTS





Appendix

ACKNOWLEDGMENTS

MIDTOWN DETROIT INC.

MOCAD

ART WORKS.
arts.gov

71 GARFIELD SUGAR HILL

N'NAMDI
center for contemporary art

THE KRESGE FOUNDATION

Appendix
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M1DTW

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Brienne Willcock
Robert White