

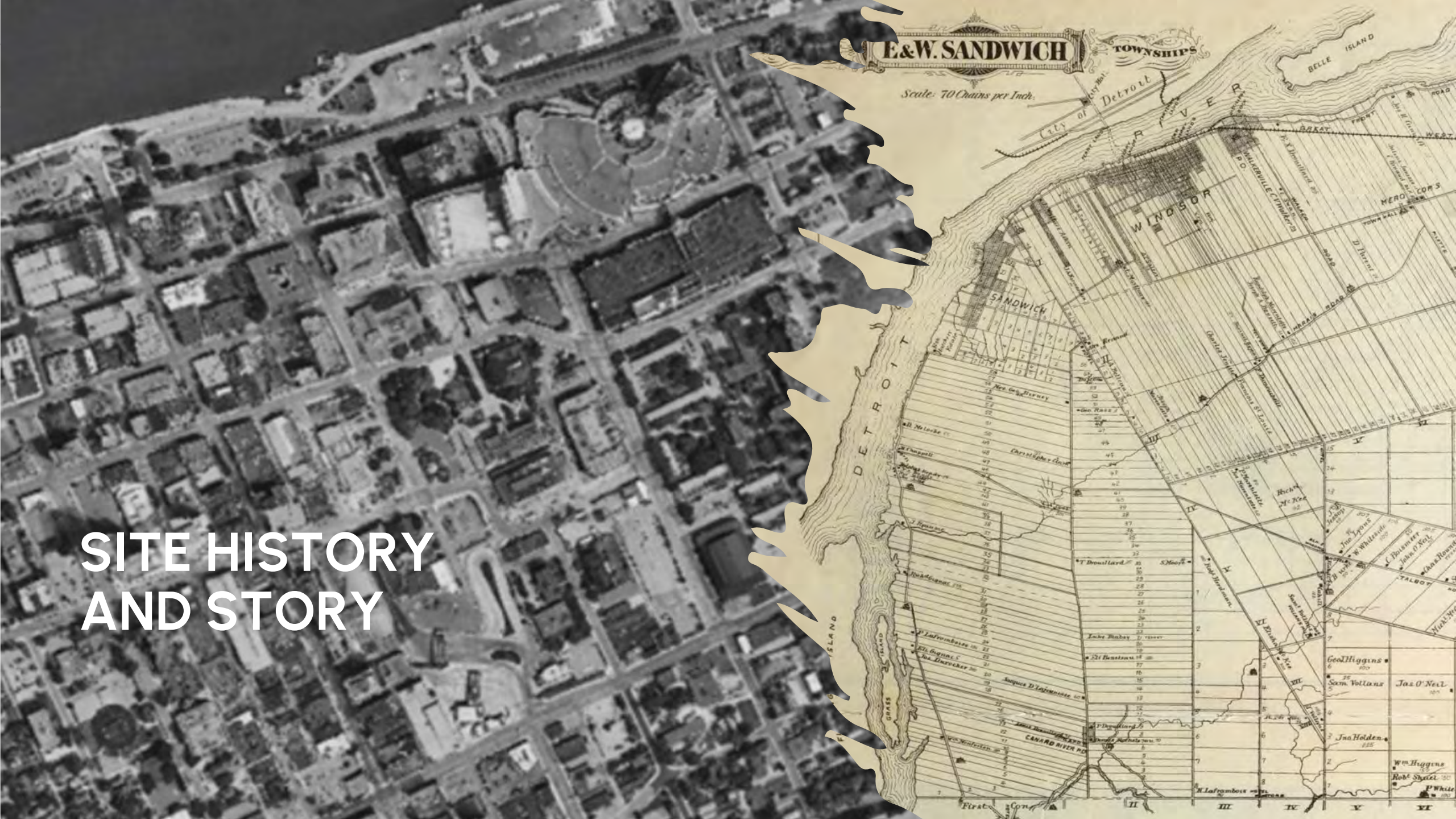
WINDSOR CIVIC ESPLANADE CONCEPT MASTER PLAN

EXECUTIVE COMMITTEE PRESENTATION
MARCH 13, 2023

**FOR
REC**

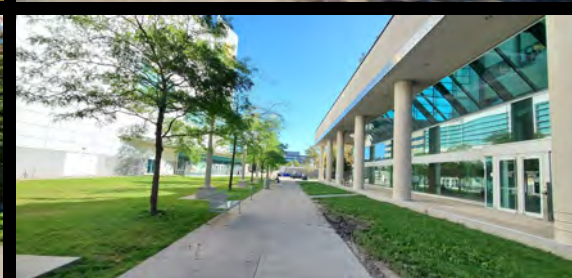
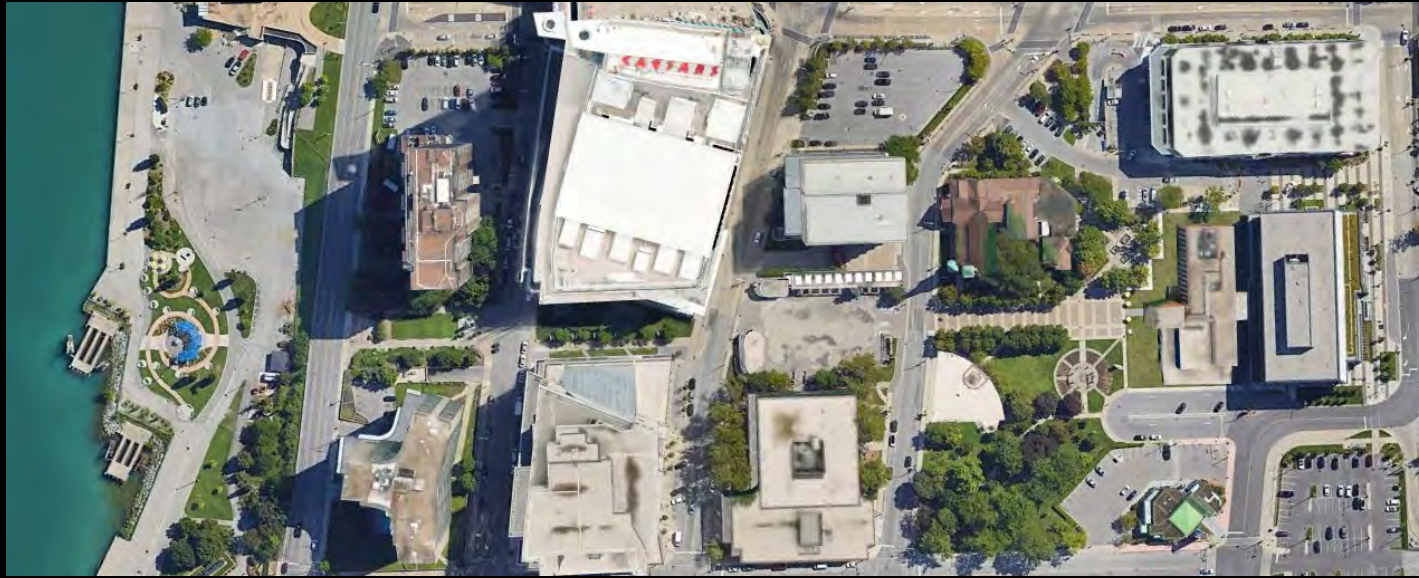


SITE HISTORY AND STORY



CONCEPT APPROACH

EXISTING SITE



Aerial and Site Photos

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.

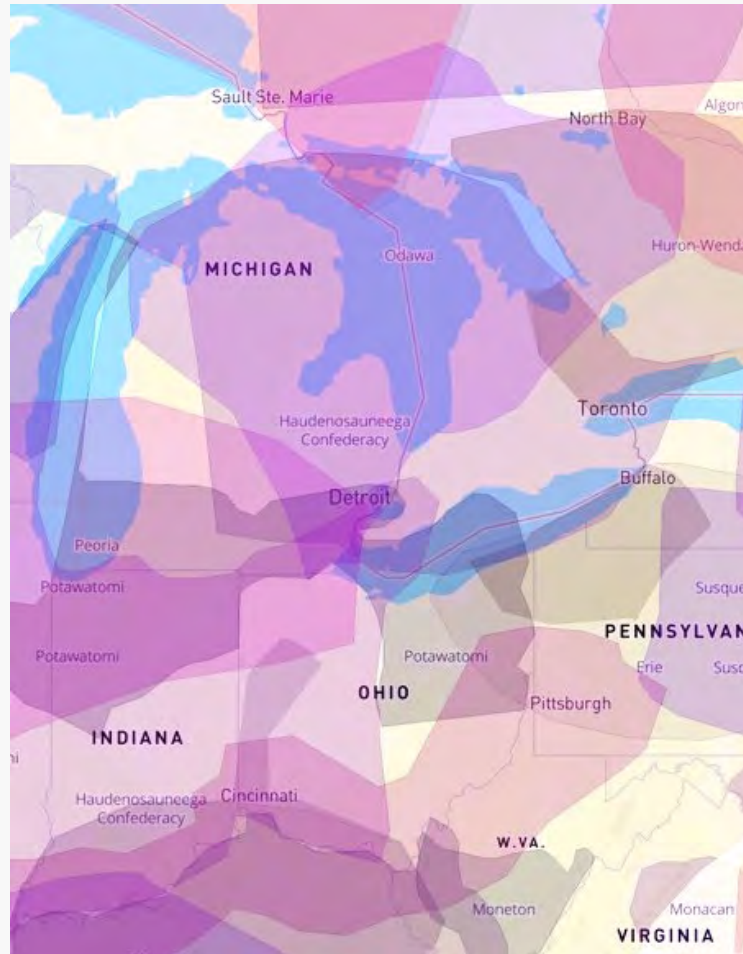
SITE HISTORY & INSPIRATION

INDIGENOUS HISTORY

Bkejwanong – the place where the waters divide (the delta islands of Lake St. Clair) has been the homeland of Indigenous peoples for thousands of years. It has even been called the “soul” of Anishinabe territory. Long before Europeans arrived, the Anishinabe occupied territory which includes parts of present-day Ontario, Michigan and Ohio. The resources found there are integral to their way of life and identity. The Anishinabe defended this territory against Haudenosaunee warriors in the 17th Century and its integrity was at the core of the peace treaty they concluded in 1701, a key element of which was Naagan ge bezhig emkwaan, or A Dish with One Spoon – a metaphor for the need to come together peacefully to allow many people groups to share resources from the land.

According to Anishinabe oral tradition the Detroit River was the third stopping place during the time of Second Fire during the Great Migration or Seven Fires/Prophecies journey². Archaeological studies and Oral History confirm the presence of Anishinabe people and their ancestors on and around the site for thousands of years. Indigenous communities were numerous on both sides of the river throughout pre-colonial times and continued to prosper in the region following French colonization until after the War of 1812. Indigenous people continue to form an important part of Windsor and surrounding communities, contributing to the richness and diversity of the community.

This history, early mapping of Indigenous communities, and insight shared by Walpole Island First Nation provided key inspiration to the Light the Path concept.



- Map Showing Approximate Regions of Pre-Colonial First Nations territories.
- Areas flow and overlap, blending and merging, without hard boundaries in most places – a key inspiration for Light the Path



1707 map showing Indigenous communities on both sides of the Detroit River.

SITE HISTORY & INSPIRATION

THE UNDERGROUND RAILROAD

After Canada's Anti-Slavery Law (1793) and the Emancipation Act (1833), abolished slavery, Black refugees fleeing slavery began making their way across the Detroit River. The Windsor/Sandwich area, including the City Hall Square site and Civic Esplanade, became an important terminal on the Underground Railroad.

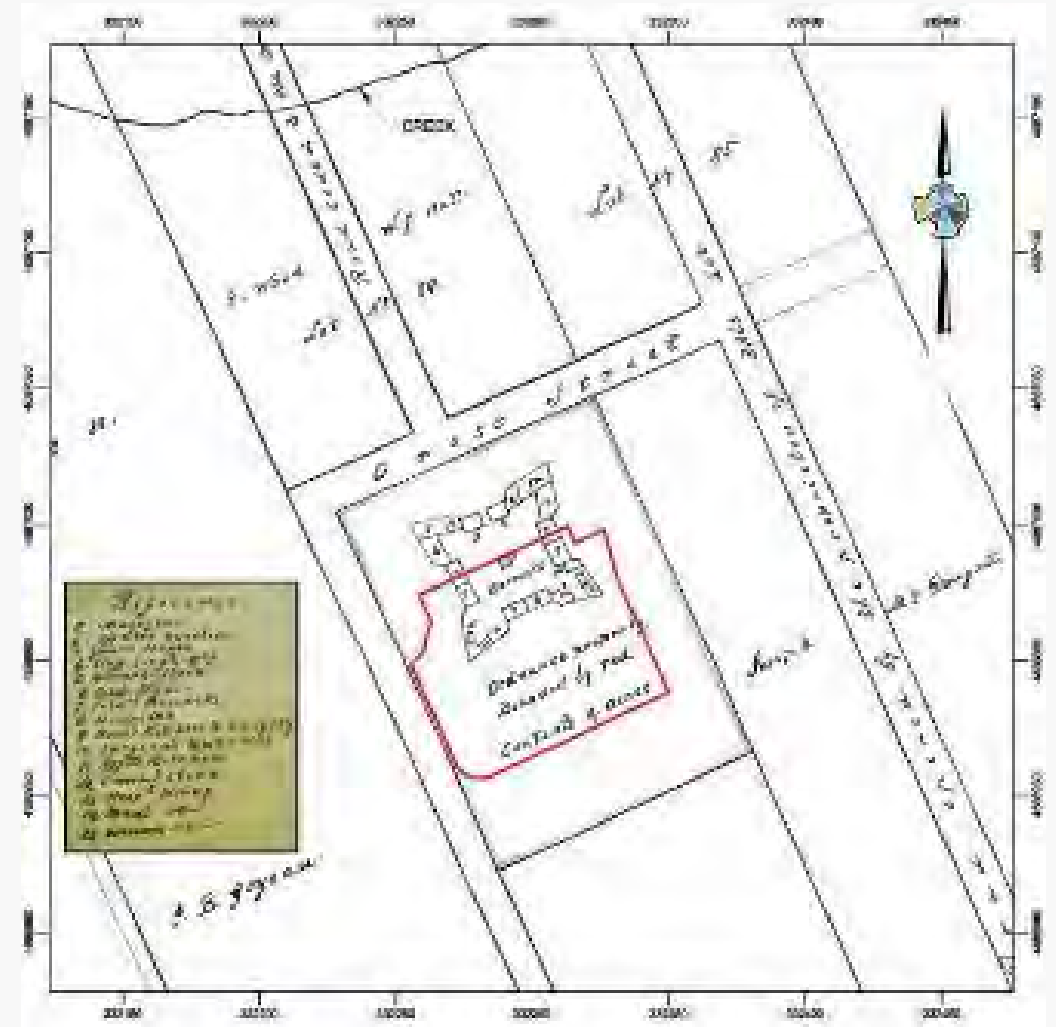
In the mid nineteenth century, refugees were housed in former military barracks on the City Hall site, until they could find employment and housing, eventually becoming a Refugee Centre in a part of the site referred to as Barracks Square. In 1861 a school was established by a member of the community, as well as a tavern and social club, and several churches, creating a community hub from 1840 until 1856.

In 1855, the Barracks were tragically destroyed by arson, displacing Black families, and a park was built on the Barracks site. The segregated school on the site remained, and was eventually converted to City Hall.

The Tower of Freedom monument in Riverside Plaza on the Esplanade was created by sculptor Ed Dwight in 2001. It commemorates the history of the Underground Railroad in Windsor and Detroit. The Gateway to Freedom monument in Detroit is visible from the site and, depicts six slaves awaiting transport across the river to Canada. The two monuments are connected by an invisible line running directly between them, as part of the original design. The "Light the Path" concept brings this line to light, and reveals the outline of the original barracks in City Hall Square, celebrating this important part of the history of the site, Windsor and Canada.



Tower of Freedom (top) and Gateway to Freedom in Detroit (bottom)



1851 Mahoney map showing the Black Refugee Barracks. The highlighted area indicates the present City Hall Square.

SITE HISTORY & INSPIRATION

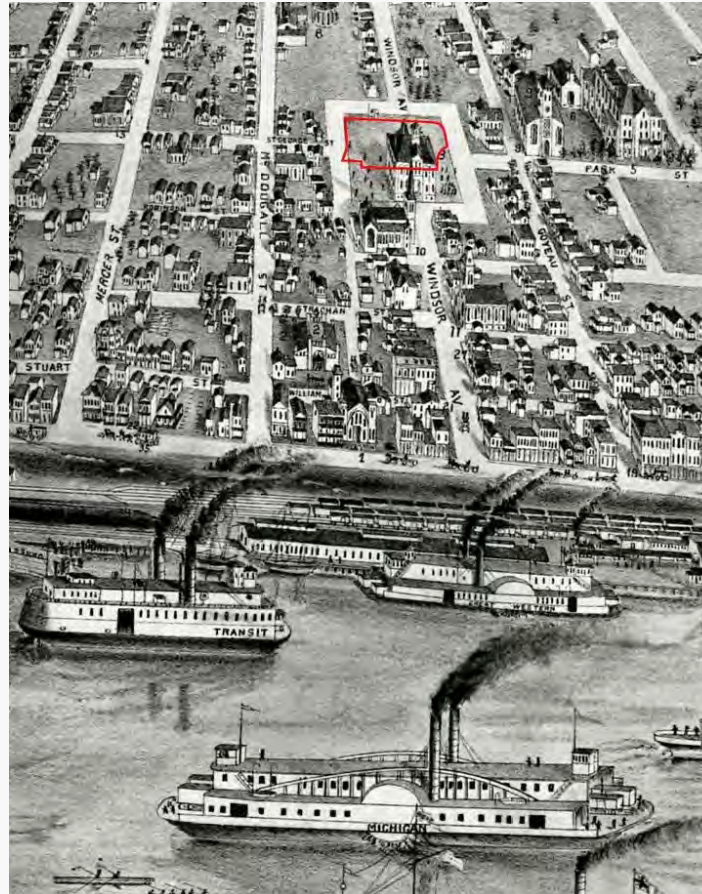
COLONIAL HISTORY

The City Hall Square site has always been an important historical and civic place, with many significant buildings and parks throughout its history. It has seen many changes in use and configuration since Colonial times. The area was likely farmland during French occupation in the mid to late 18th century. At various times, the study area has contained military barracks (1840s and again in the 1860s), a park (1850s), a public school (located to the north of the study area) and auxiliary structures (1870s–1900s), a City Hall located to the north of the study area) and other institutional buildings (from 1902 onwards).

In 1935 Windsor, Sandwich, East Windsor, and Walkerville united to form the present-day City of Windsor. In 1862, Central School, a segregated school for Black children was constructed on the site. In 1905, the school building was converted to City Hall. In 1957, a new City Hall was constructed on the site. In 2000, the Civic Square underwent a significant renovation which included the Civic Esplanade connecting City hall to the riverfront. Over the years, various studies proposed redevelopment of the City Hall Square and the creation of a pedestrian Esplanade connecting City Hall to the river. In 2014, the 1957 City Hall was demolished and replaced on a plot directly behind the original building. A characteristic curved wall from the original façade was saved from demolition to be incorporated into the new City Hall Square Plaza planned for its former site.

On the site, the Heritage Garden pays tribute to four eras in the site history including the French Farms, Military Barracks, Central School and City Hall Square.

The Light the Path concept brings to light other important aspects of Windsor's history, and provides space for ongoing recognition of the City's vibrant diversity.



1878 Birds eye view shows the 1873 Windsor City Hall and Esplanade



1873 City Hall – formerly the Central School



1957 City Hall. A portion of the curved wall façade has been preserved and integrated into the new concept.

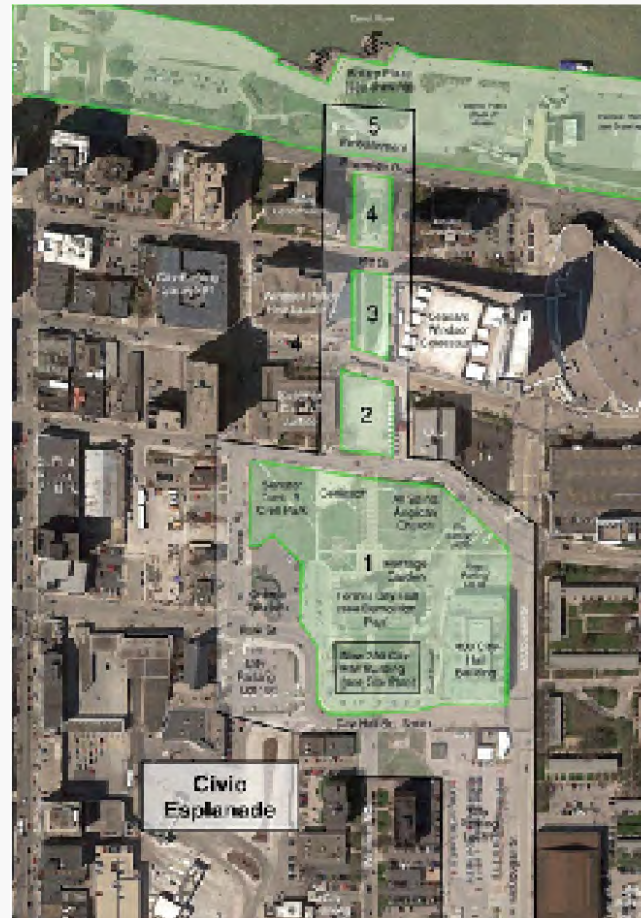
CONCEPT APPROACH

CITY OBJECTIVES

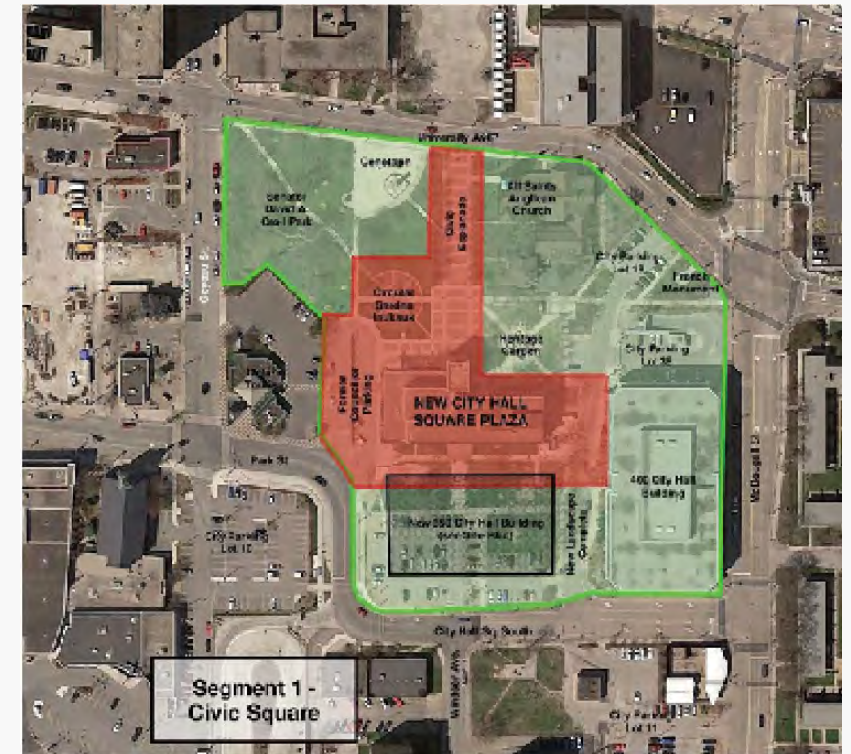
The current study provides an updated conceptual design and phasing plan for each segment of the Civic Esplanade as well as refine the program elements and provide conceptual designs for the new City Hall Square Plaza. The goals of the project are to:

Provide a functional, flexible, and programmable outdoor space for public use.

- Create outdoor space for civic ceremonies and announcements
- Incorporate the heritage, cultural and context of the existing plaza
- Increase accessibility and use of the plaza and esplanade
- Increase the connectivity and cultural footprint that the Civic Esplanade and Civic Square segment has on the core of the city.
- Develop design solutions that meet environmental and sustainability objectives
- Provide design solutions that incorporate operating and maintenance objectives
- Reinforce the Civic Campus concept adopted during the design of the new 350 City Hall building
- Connect City Hall to the Civic Esplanade.
- The Light the Path concept brings to light other important aspects of Windsor's history, and provides space for ongoing recognition of the City's vibrant diversity.



City-provided diagrams of the site area



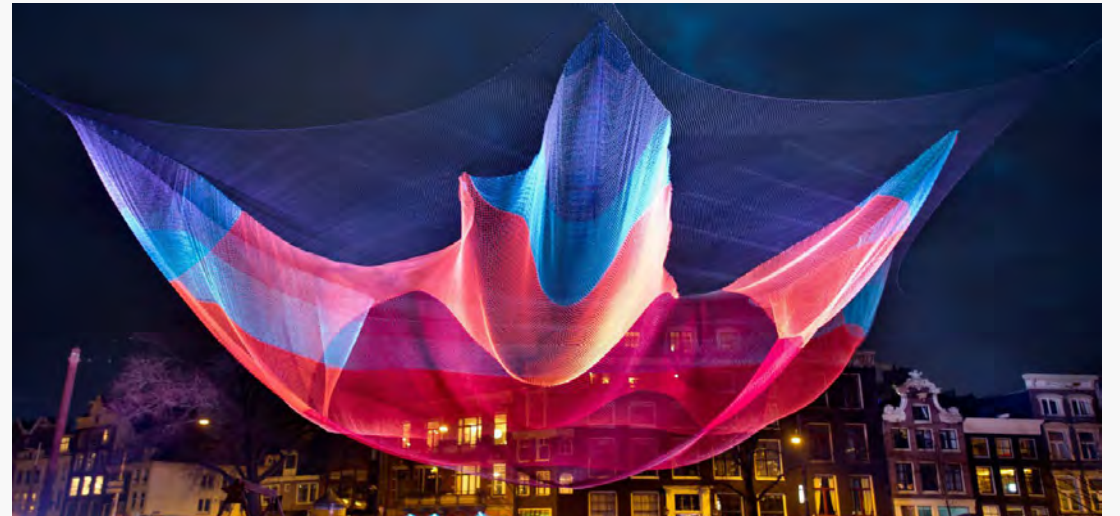
City-provided diagrams of the site area

PRECEDENTS AND INSPIRATION

BEACONS AND SENTINELS



SIGNAGE AND WAYFINDING
STORYTELLING MOMENTS



PUBLIC ART

PRECEDENTS AND INSPIRATION

BEACONS AND SENTINELS

INTERACTIVE MEDIA INSTALLATIONS



FEATURED WALLS

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.

PRECEDENTS AND INSPIRATION

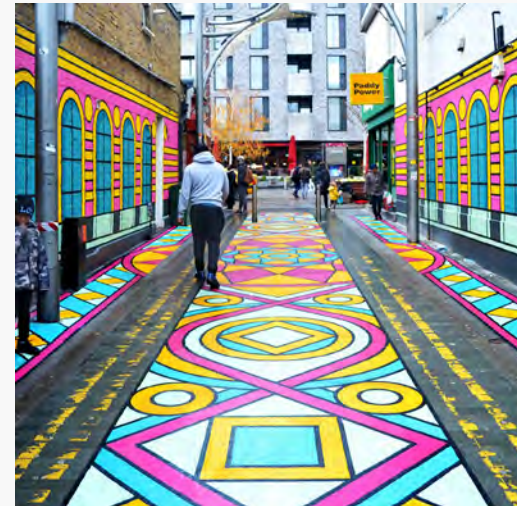
BEACONS AND SENTINELS



SHADE STRUCTURES



BEACONS,
GROUND PLANE TREATMENT



PRECEDENTS AND INSPIRATION

UNIQUE DESIGN ELEMENTS



CREATIVE SEATING AND FURNISHINGS



OUTDOOR WORKSPACES



PRECEDENTS AND INSPIRATION

UNIQUE DESIGN ELEMENTS



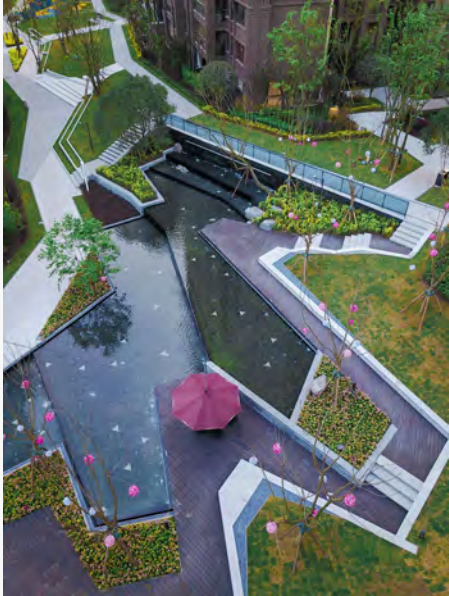
POP-UP RETAIL AND FOOD/BEVERAGE



INNOVATIVE PLAYSAPES

PRECEDENTS AND INSPIRATION

UNIQUE DESIGN ELEMENTS



CONTEMPORARY GEOMETRY
AND FORM



“LIGHTING THE PATH” - LITERALLY

DESIGN CONSIDERATIONS

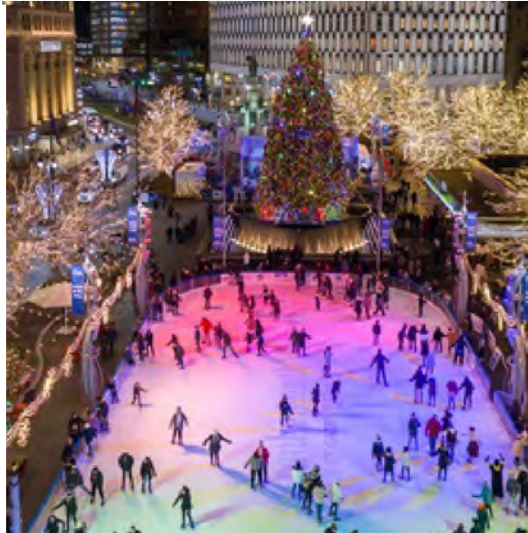
GREEN INFRASTRUCTURE

Applying low impact design strategies to mediate stormwater on site. Using low carbon construction material to reduce carbon footprint. Design a sustainable space which is flexible and adaptable for climate changes.

- The design ties into the existing site features and integration with existing 350 City Hall Building and existing landscape;
- Provides "green" features integrated into the design, these features should mitigate stormwater and reduce the "heat island" effect along the esplanade and in the Plaza.



DESIGN CONSIDERATIONS



SKATING RINK

Modern skating rinks are typically combined with interactive fountains and splash pads. They can also be trails or tracks meandering through urban spaces.

SHARED STREET

Shared streets are slow-speed, curbsless and paved with decorative materials, extending the plaza into the ROW and combining pedestrian, bicycle and vehicular traffic.

DESIGN CONSIDERATIONS



WATER FEATURES

Modern technology allows for infinite possibilities with interactivity, stormwater management, or just sound and tranquility.

ACTIVITIES

Public spaces are being used in new and imaginative ways, for traditional dance and ballroom dance, yoga, Zumba, music and theatre, to name a few.

DESIGN CONSIDERATIONS



FUN STUFF

From life-size game boards to hammocks and climbing sculpture, porch swings and musical swings, rotating interactive tops and Fairy Tale Cylinders, the opportunities for fun and engaging activities are endless.

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.



INTERACTIVE MEDIA

Digital artists stretch the boundaries of the imagination with interactive sculpture, art and architecture. These features can be temporary or permanent and draw visitors to experience something entirely new and create "Instagrammable moments".

DESIGN CONSIDERATIONS



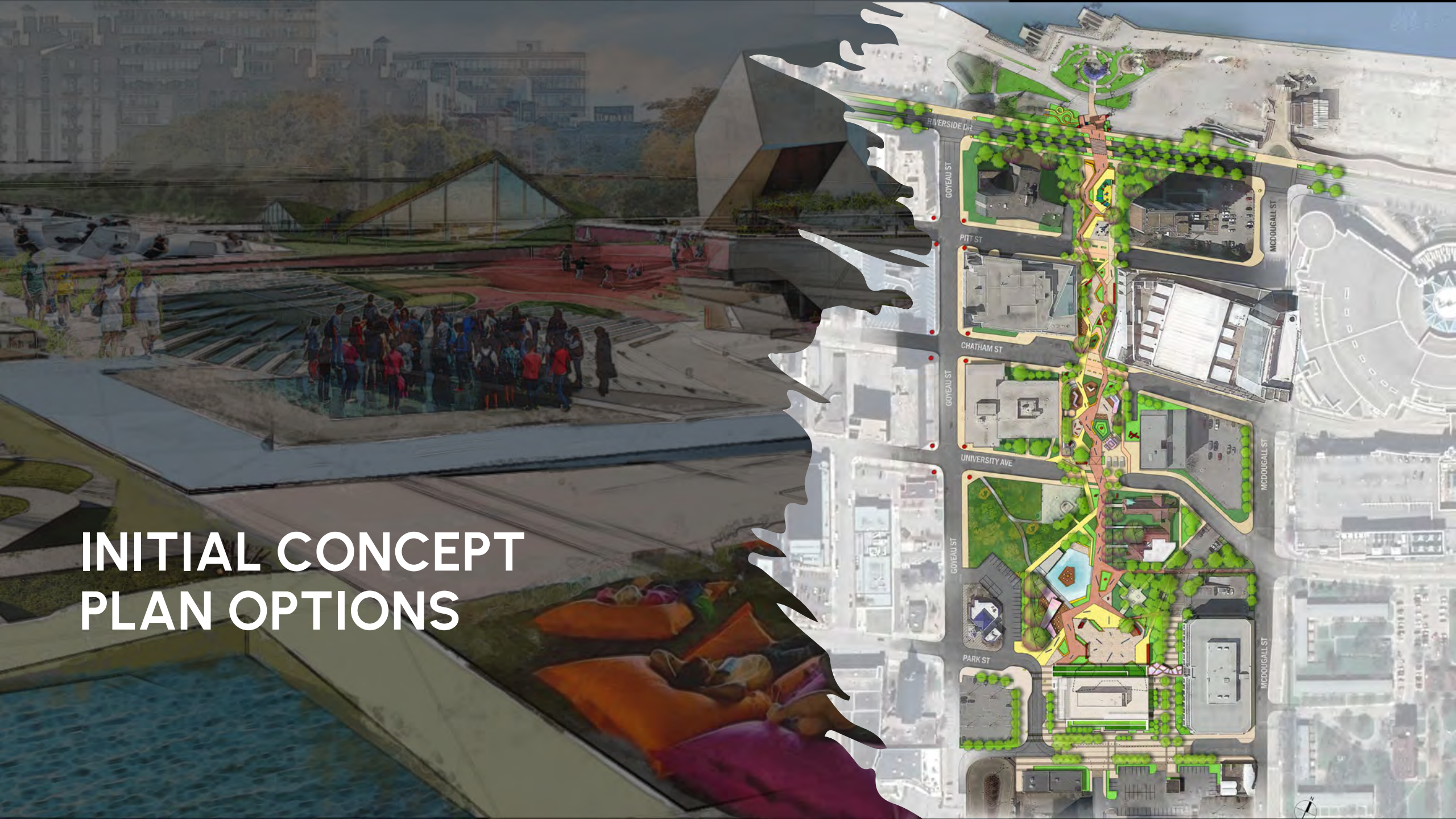
RDE (RETAIL, DINING, ENTERTAINMENT)

Retail spaces supports small local businesses. Temporary food trucks and retail units allow the flexible use of the site, attracting and retaining the pedestrian and activating the space.

COMMEMORATION / STORYTELLING / WAYFINDING

Coordinating with Walpole First Nation and Windsor Mosaic, telling the story of the site in a unique way. Using different types of wayfinding strategies to guide the pedestrian walk flow .

INITIAL CONCEPT PLAN OPTIONS



THE PROCESS

The FORREC team met on multiple occasions with the City Working Group, staff and stakeholders to fully understand the project priorities and requirements. Three concepts were developed that explored a variety of options for layout, circulation, configuration of spaces and theming. Each option included the essential program components required by the City, with additional features and amenities to bring individuality to the design.

The first concept, River Flow, used a curvilinear and organic framework based on the idea of flowing water as allegory for the history, geology and culture of the site, as well as crowd movement and even the passage of time. The primary division of the space is the circulation system which connects a series of plazas and outdoor rooms. Unique features include a skating trail, a sequence of rain gardens and extensive landscaping.

The second concept, Matrix Garden, imagined a network of connections reaching throughout the site and into the surrounding city, linking destinations, experiences and opportunities. The layout created a hierarchical network of pathways and connections, dividing space into a variety of outdoor rooms for programming and events. In this scheme, the spaces are the primary element, connected by the circulation system. The overall layout was a combination of semi-organic forms with an overlay of flowing geometry.

The third option, Light the Path, was inspired by regional Indigenous territories which showed a series of overlapping regions which flowed from and into each other. When contrasted with the more recent historical layout of the Civic Plaza and Esplanade, the rigid and symmetrical geometries felt out of sync with contemporary life and values. The idea of "democratizing" the space emerged, creating a vision of interconnected stories, ideas and experiences that bring people together to reimagine civic life in the 21st century and beyond.

"Light the Path" recognizes the many and diverse meanings of illumination – from physical lighting to the illumination of ideas, stories and histories that have been hidden in the darkness of passing time.

The concept is based on geometrical forms that link together, separate and combine to create highly flexible spaces for a multitude of uses. "Beacons" and "Sentinels" are storytelling moments throughout the space that connect visitors to the past, present and future of Windsor as well as the site and surrounding city.

The team presented the concepts to City staff and stakeholders, including the City Steering Committee, in a variety of meetings. Following extensive discussion, the third option "Light the Path" was selected to go forward. The team was directed to focus attention on imagining a new "City Beacon", enhance the visibility and prominence of the Tower of Freedom and Underground Railroad history, and imagine creative ways to integrate food & beverage offerings, kids play and arts programming.

Specific direction regarding the City Hall Plaza and Skating Rink was to create a temporary rink with interactive water play features and gathering plaza during the summer months. The preferred configuration was a skating trail with an irregular form and center island with fire pits and seating nearby, to promote family use and discourage hockey. The "accessory building" must accommodate vendor space, skate lending, and areas for flexible exhibits and public use.

Key features from all concepts to carry forward included flexible gathering spaces, food truck areas with seating, outdoor work spaces, shade structures and performance spaces, cycling and micro-mobility features, a graffiti wall, and multimedia installations. The team was asked to consider gateway features, shade structures and colorful landscapes with focus on sustainability.

01 RIVER FLOW

Water flow is elemental to the historical origins of communities; especially for the City of Windsor.

Streaming from various sources and tributaries, a steady flow carves paths that shift in speed and pooling capacity, from times of day and season to season.

Perpetually, it breathes life to the landscape it touches and attracts those who seek it.

Proud Locals and visitors to the City of Windsor represent the water sources within this pedestrian motion and crowd behaviour based design option.

Modeling the flow of crowd movement, the people-centric design offers flexible programmatic experiences in a variety of urban scales that encourage enthusiastic exploration!

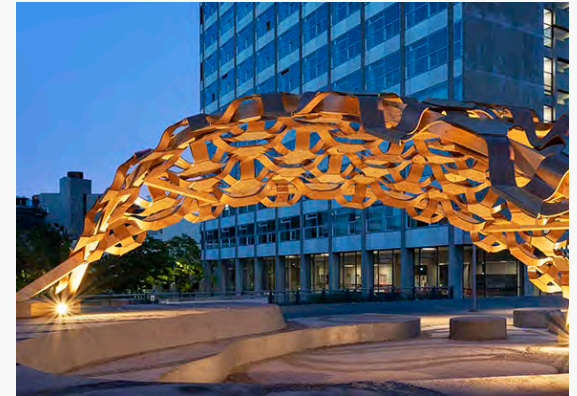
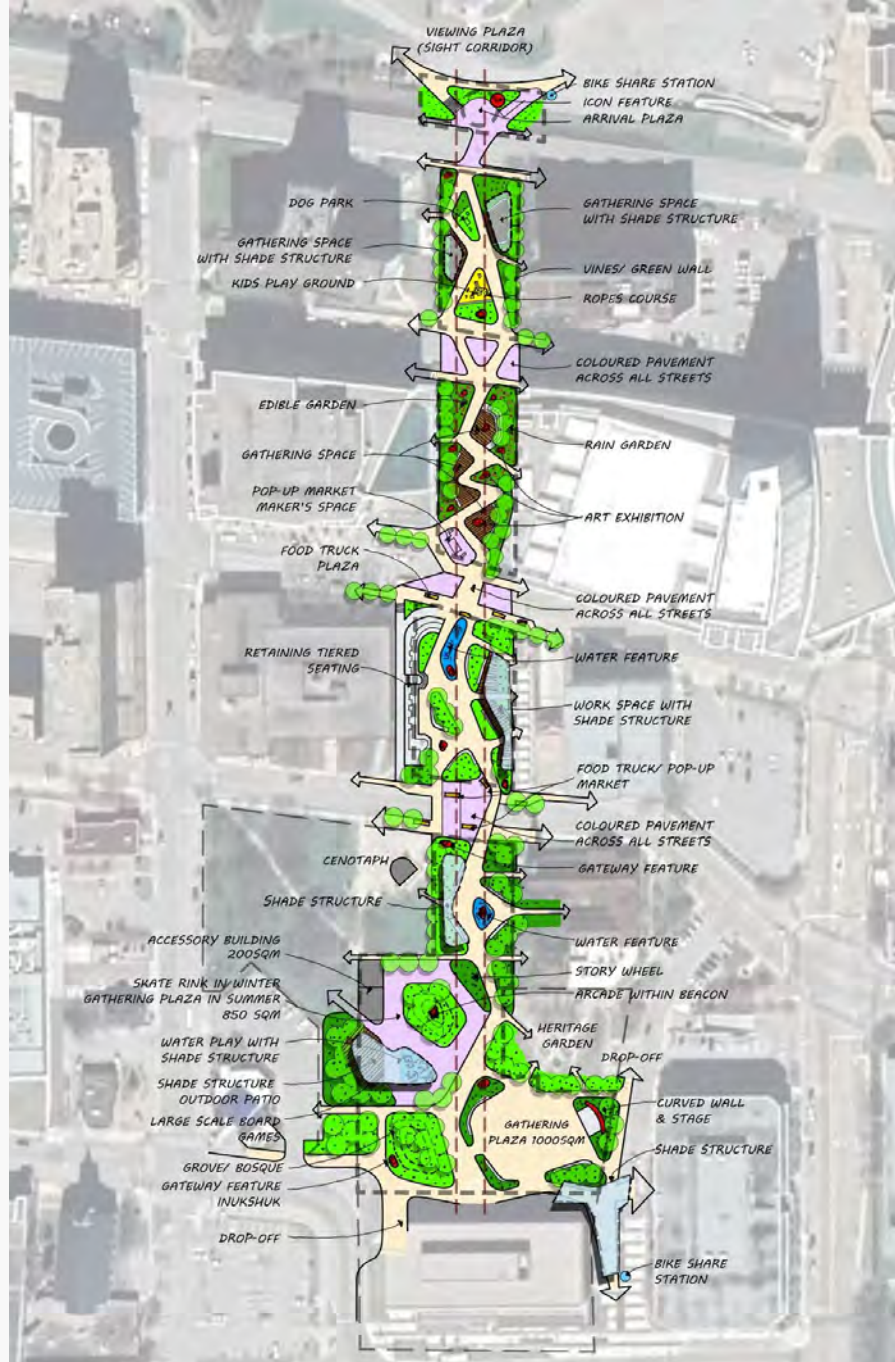


OPTION 1 "RIVER FLOW"

- A. Trace flow of crowd movement. **People-centric design.**
- B. Combine **skating rink and skating trail** for winter use.
- C. Both the skating/splash and large gathering space in the City Hall Square Plaza (Segment 1).
- D. **Multi-purpose court** in combination with **skateboard park and adult playground** at the Charles Square (Segment 2).
- E. **Rain Garden with Art Exhibition** at Segment 3.
- F. **Street closure** allowing flexible use of the esplanade due to events/gathering.

OPTION 1

"RIVER FLOW"



OVERALL CONCEPT PLAN OPTIONS

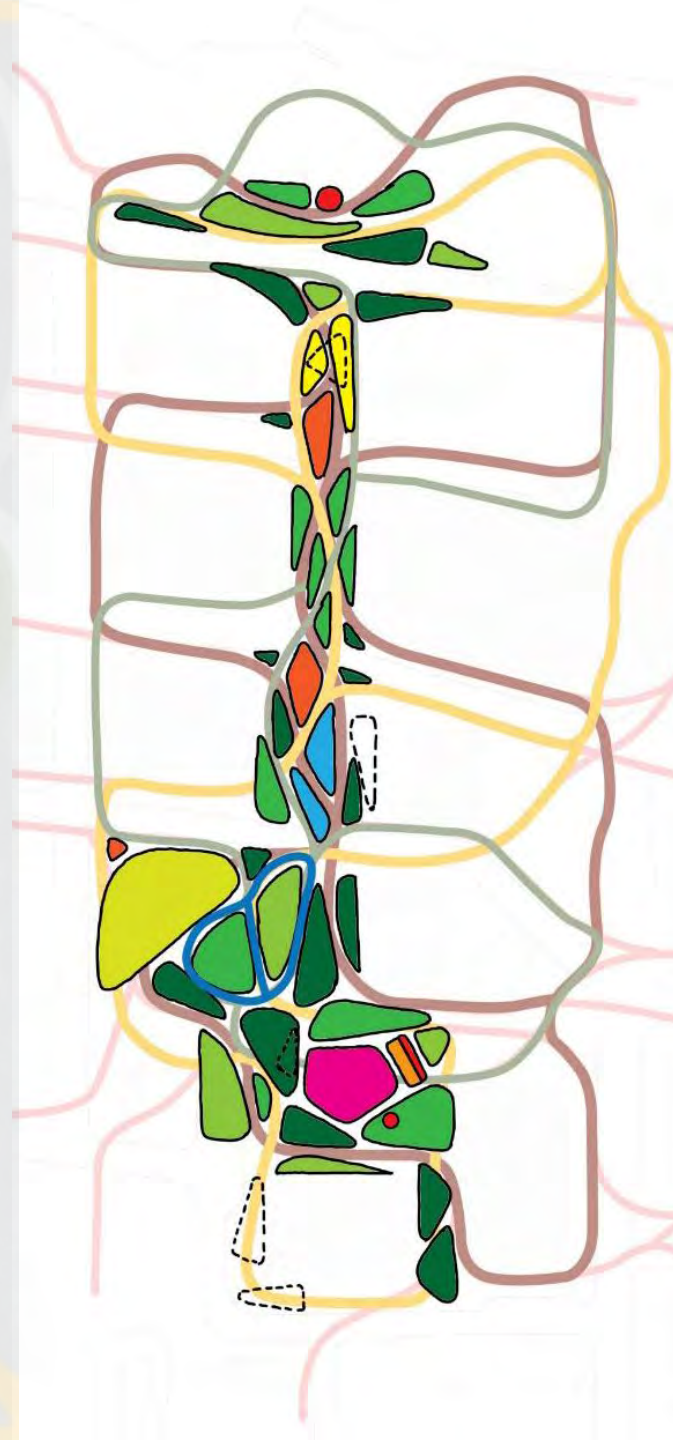
02 MATRIX GARDEN

Conceptually, the Matrix looks to the larger context to consider the civic precinct as a civic park, rather than strictly confined by the axial orientation of the Esplanade.

A matrix of circulation reaches out and connects to the adjacent commercial, residential and entertainment districts.

Program, activities, stories and art are woven throughout a hierarchy of paths which tell the story of the land through the people, flora, fauna, ecology and innovation.

A focus on tree planting and vegetated roofs, enlarges the urban forest, providing shade, wind protection, promoting biodiversity and reducing stormwater run-off to reduce flooding.

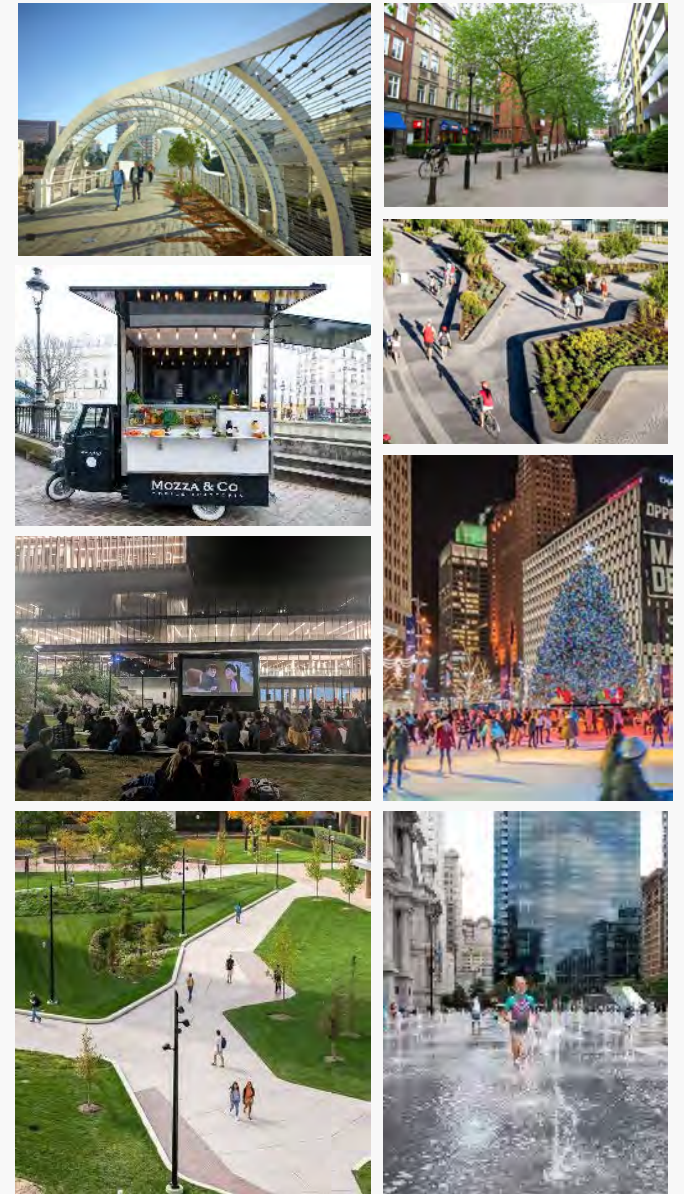
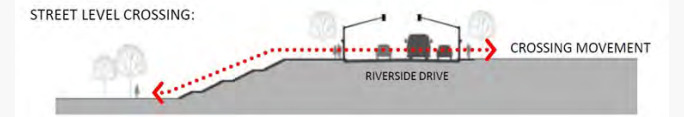
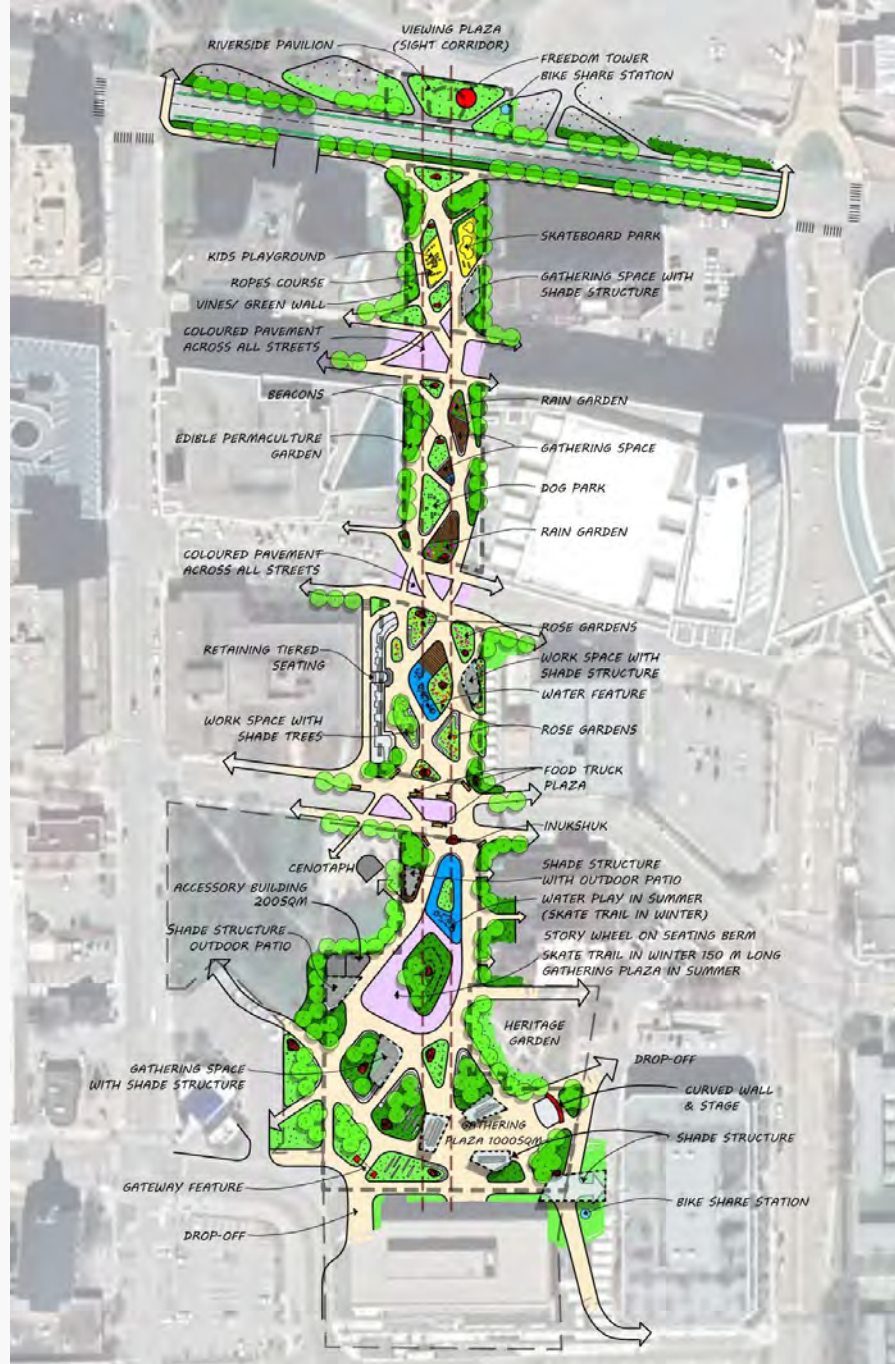
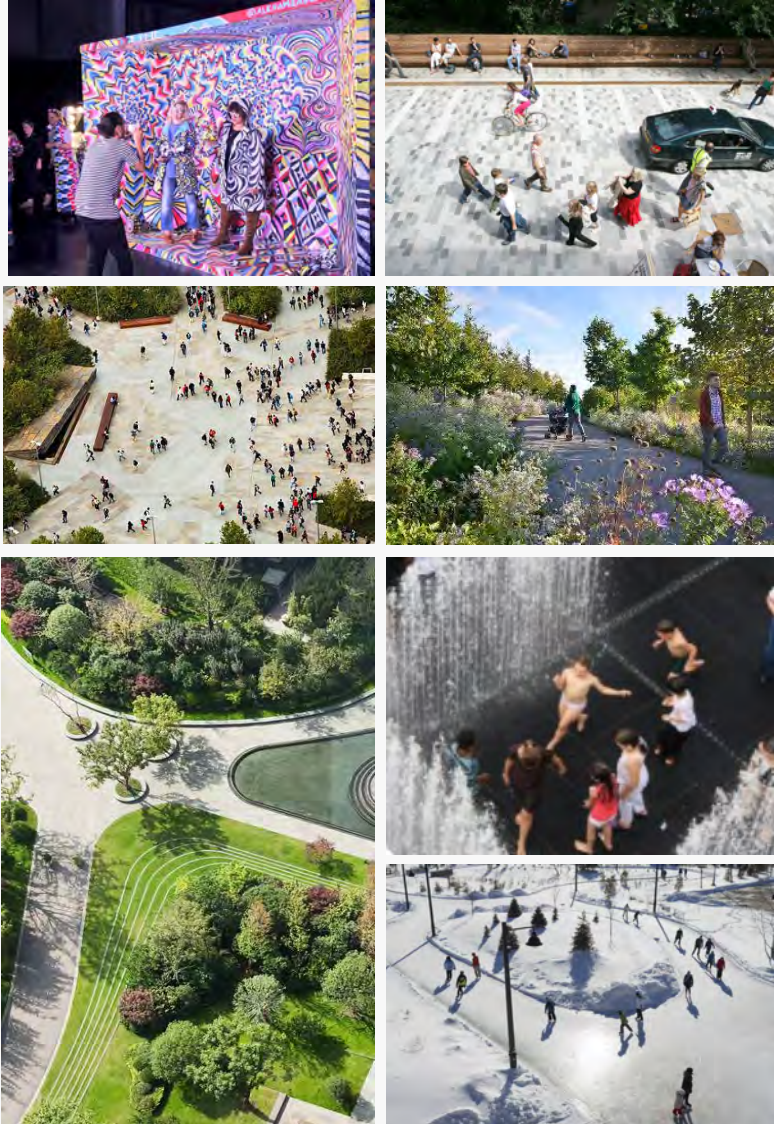


OPTION 2 "MATRIX GARDEN"

- A. Hierarchy of pathways
- B. Skating trail at the City Hall Plaza (Segment 1).
- C. Large gathering space at City Hall Plaza
- D. Dog run and Pollinator Garden at Segment 3.
- E. More green (tree canopy, planting bed, garden, green roof) overall.
- F. Riverside Pavilion at Segment 5

OPTION 2

"MATRIX GARDEN"



OVERALL CONCEPT PLAN OPTIONS

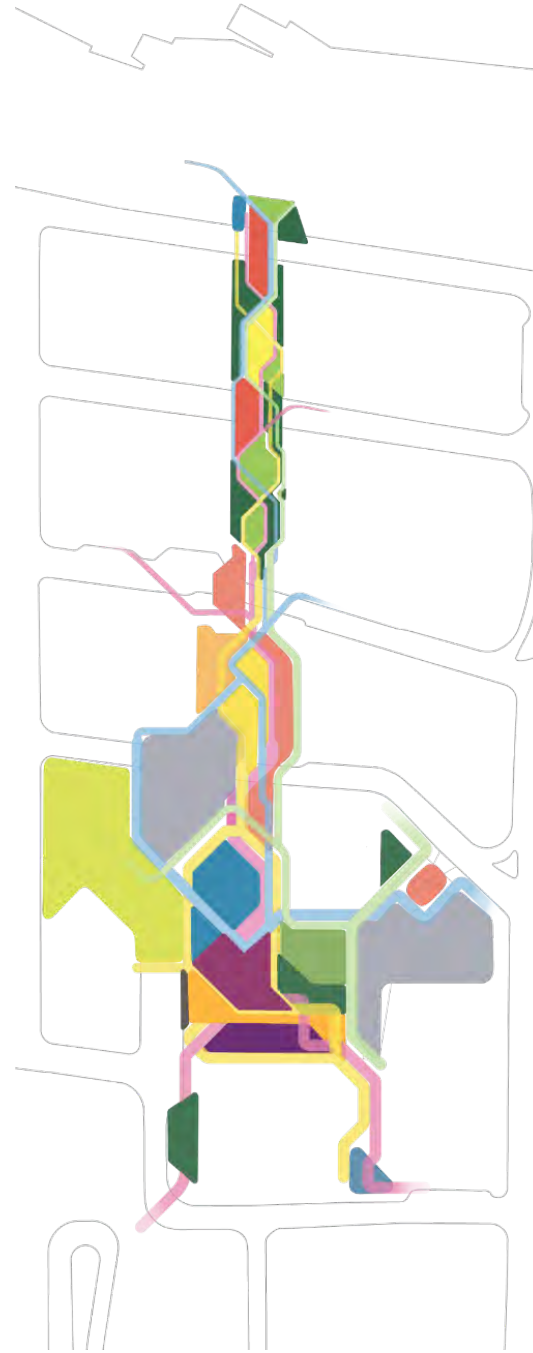
03 LIGHT THE PATH

In its true essence, the land knows no boundaries.

The components of an eco-system overlap and fluctuate, expanding and contracting, a complex balance that is never static.

So too do the elements of shared public space; the scales and seasons of inhabitation migrate and shift, vibrating; dissolving barriers, unreconciled histories rising.

Through time in this sentient space, pulsating pathways overlap to gather in shared spaces, defining the communal identity of this truly living place.

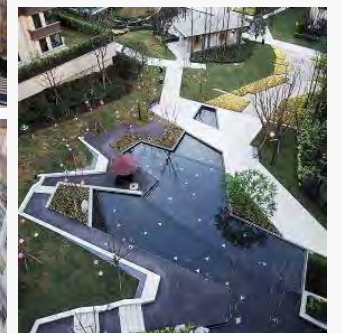
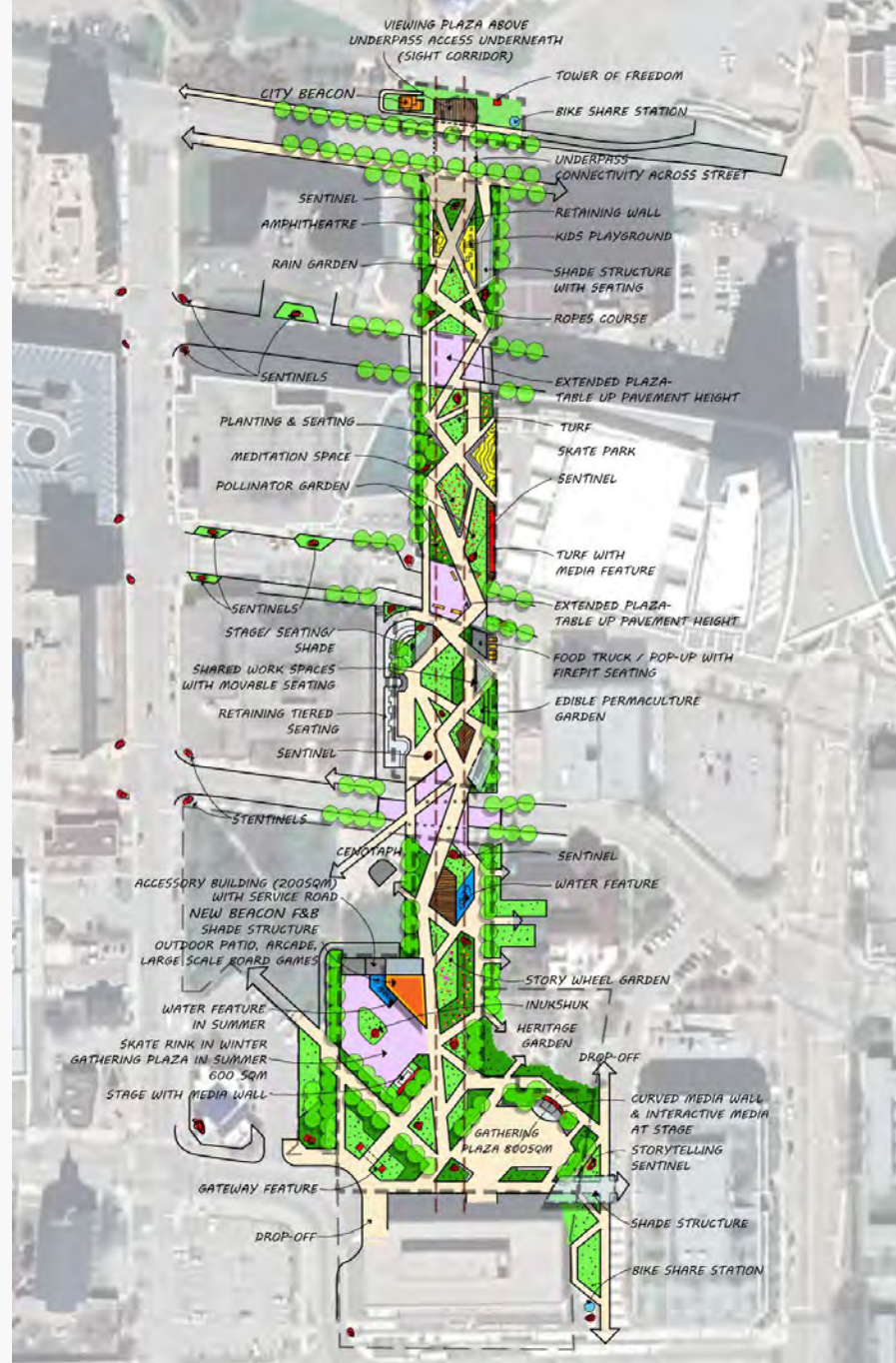


OPTION 3 "LIGHT THE PATH"

- A. **Interwoven** pedestrian circulation with flexible spaces.
- B. A series of **storytelling moments**, powered by **Beacons and Sentinels**
- C. **Two large gathering areas, skating rink and splash pad** in the City Hall Square Plaza (one for political use, one for public events)
- D. **Food trucks / pop-up vendors, outdoor offices/classrooms** and programmable space at Charles Clark Square
- E. **Pedestrian underpass and overlook** with City Beacon at the Riverfront
- F. **Sequenced spaces** and activities along the Esplanade

OPTION 3

"LIGHT THE PATH"



OVERALL CONCEPT PLAN OPTIONS



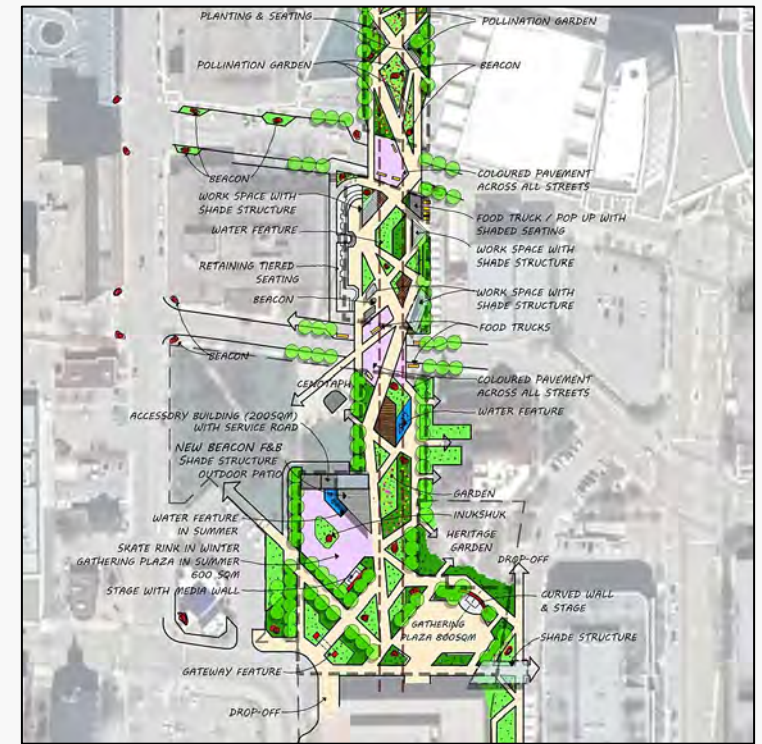
OPTION 1 - RIVER FLOW

1. Gathering Space: Standard gathering space (1000 sq.m.)
2. Water Feature: Ice Rink and skating trail for winter use. Large Splash pad for summer use.
3. Accessory Building: Single building with washroom and storage.
4. One seating mound.
5. Curved wall as the backdrop for the stage.
6. Keep ex. drop-off
7. Keep Councilors' parking.
8. Segment 2: Multi-use Court and Skateboard park expanding on streets. Keep ex. terraced seating. Remove ex. shade structure, washroom, skate rental buildings.



OPTION 2 - MATRIX GARDEN

1. Gathering Space: Double sized gathering space (2000 sq.m.)
2. Water Feature: Skating trail for winter use. Adjacent to the Church. Splash pad for summer use.
3. Accessory Building: Washroom building separated with the storage building, shared canopy.
4. Two seating mounds.
5. Curved wall as the backdrop for the stage. N-NE Orientation
6. Segment 2: Gardens with water fountain. Remove ex. washroom building and shade structure. Reuse the skate rental building for F+B only. Remove terraced seating.
7. Temporary Food Trucks on streets.
8. Extend drop-off at segment 1. Remove councilors' parking.



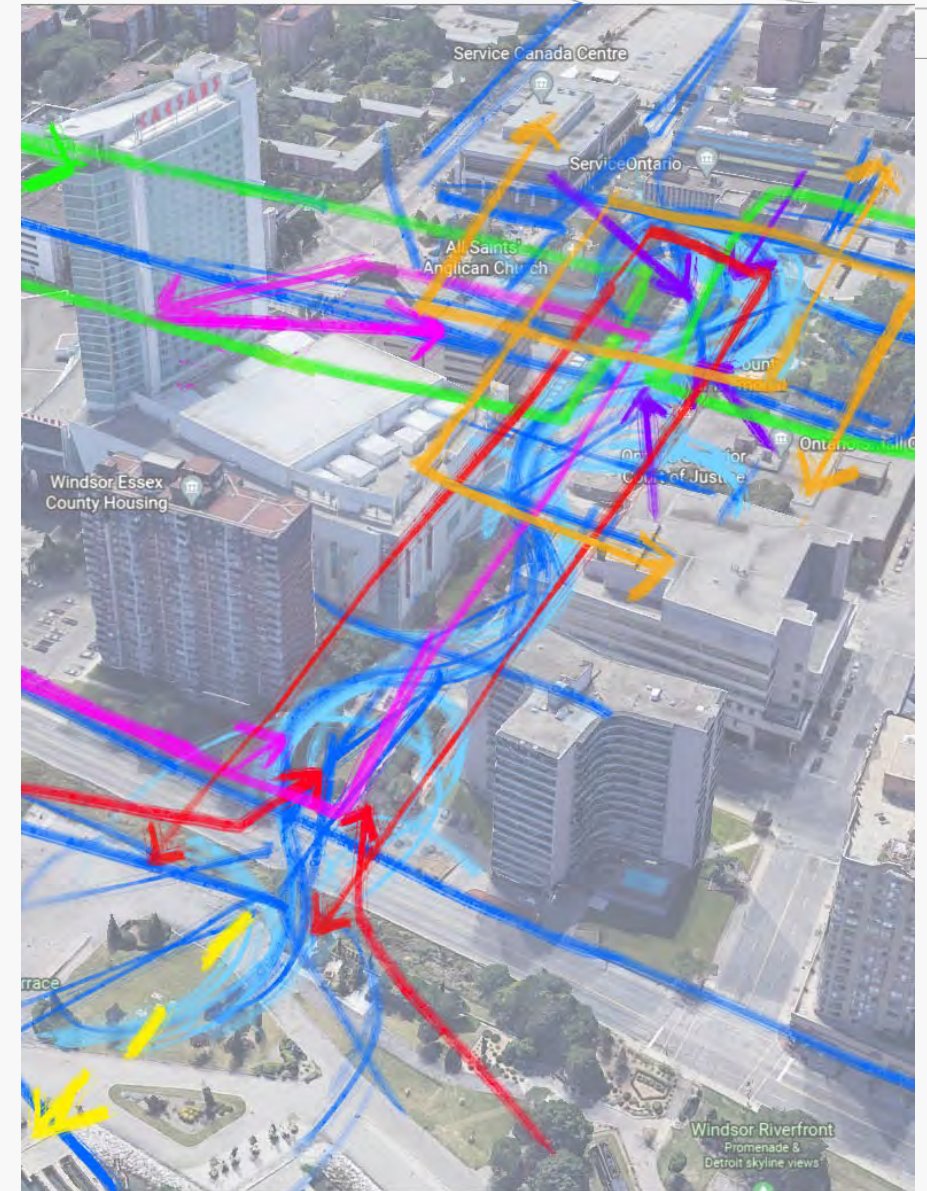
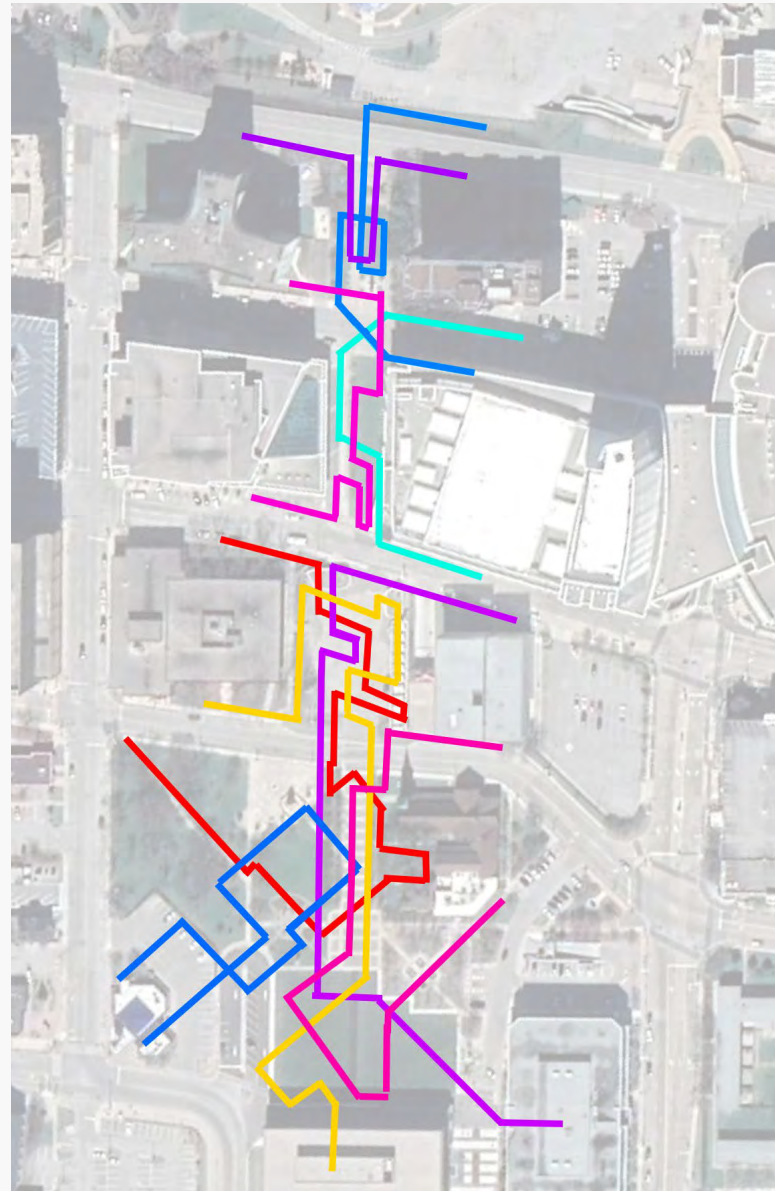
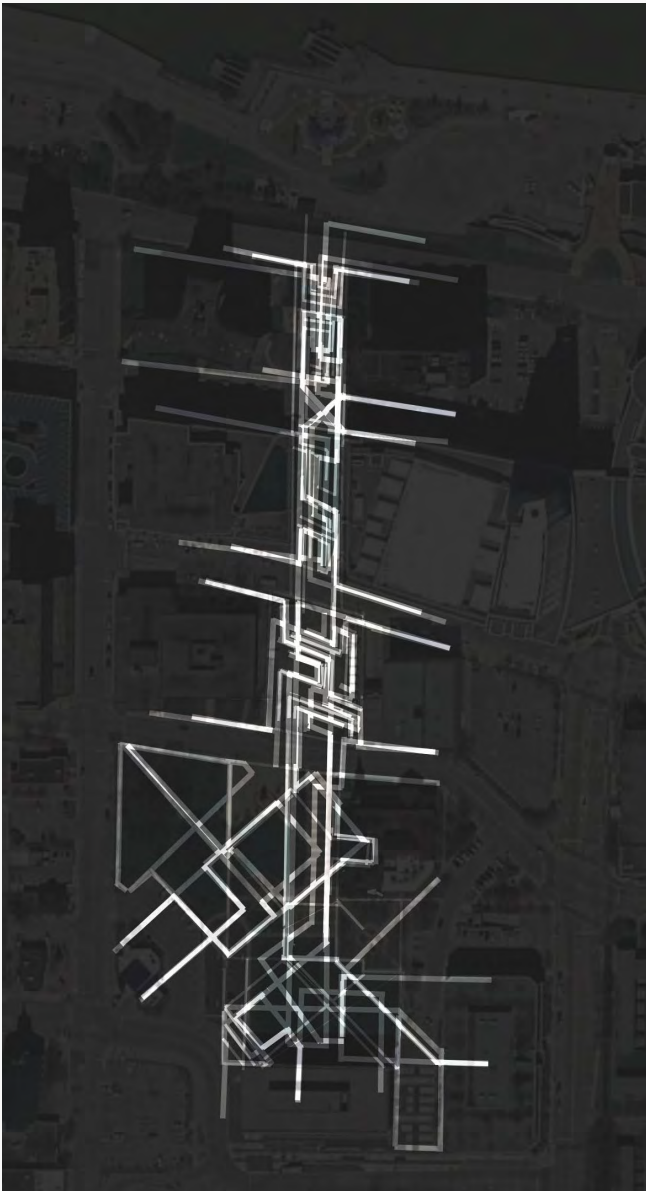
OPTION 3 - LIGHT THE PATH

1. Gathering Space: Two gathering plazas. One for political use, one for public events. Curved wall separated from the stage.
2. Water Feature: Ice Rink in winter. Large splash pad for summer use.
3. Accessory Building: Washroom building with storage/utility area, vendor space and shared canopy.
4. Expanded park space into parts of the adjacent parking lot, retaining some parking
5. Segment 2: Outdoor seating, classroom and office. Pop-up vendors. Remove shade structure, ex. washroom, and ex. skate rental buildings. Retain current terraced seating.
6. Bike sharing station / Bike rack south end of Segment 1.
7. Lawn for outdoor casual use at Segment 1.



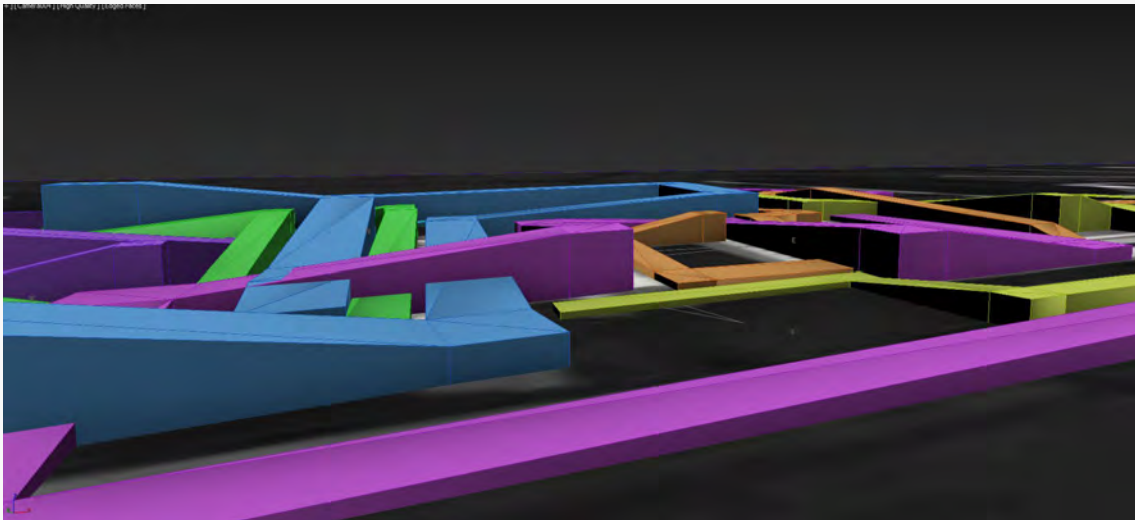
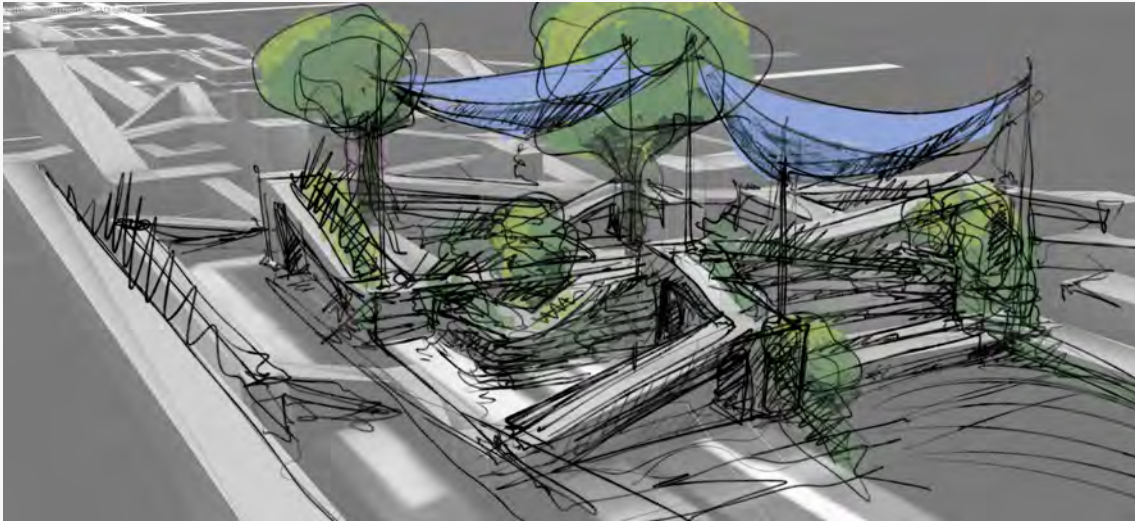
PREFERRED OPTION

EARLY IDEAS AND DESIGN SKETCHES



PERFERRED OPTION

EARLY IDEAS AND DESIGN SKETCHES



PERFERRED OPTION

EARLY IDEA AND DESIGN SKETCHES



LIGHT INSTALLATION



GEOMETRIC GATEWAY



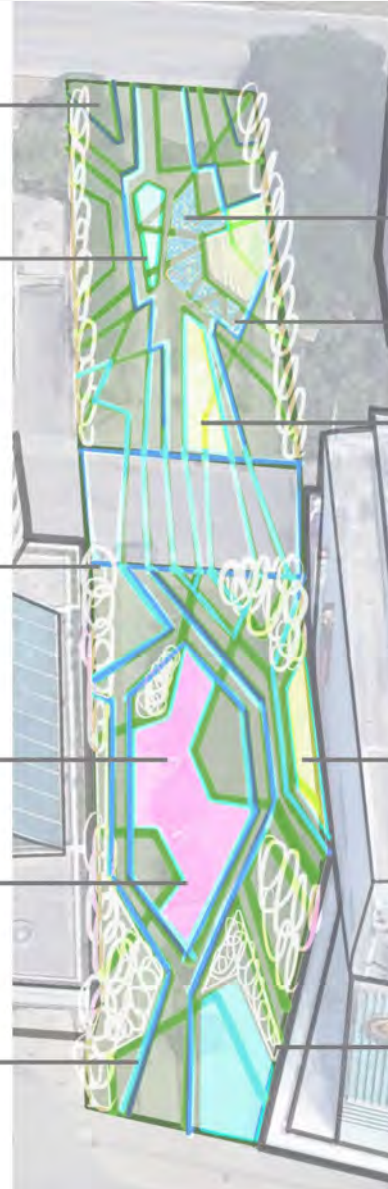
ENGAGING SEATING



GATHERING SPACE



NIGHT LIGHTING



PLAY/ FOUNTAIN



ENTRY PLAZA



ENTERTAINMENT WALL



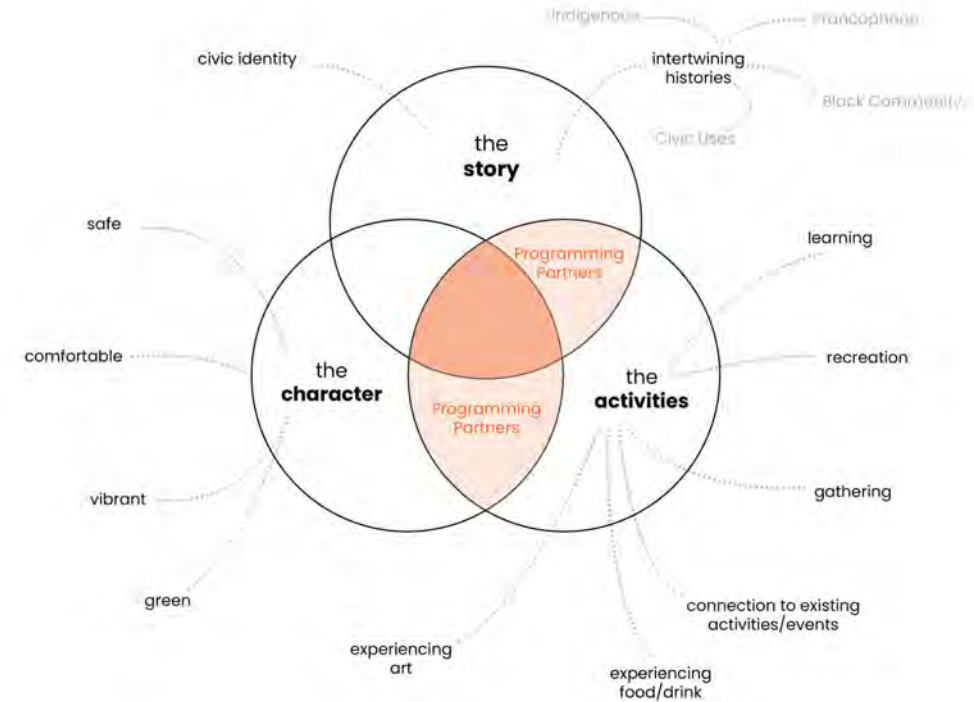
LANDSCAPE ELEMENTS

CONCEPT REFINEMENT

Through an extensive process of engagement led by GLOS Architects, the design team entered into months of conversations and feedback session with a wide spectrum of the Windsor community. The engagement included:

- An interactive, public website with a variety of tools for collecting and sharing information and feedback at www.windsorcivicesplanade.ca.
- A project awareness campaign using Facebook, Instagram, Twitter, YouTube and the City of Windsor website
- Five (5) City of Windsor Internal Focus Groups including:
 - Parks Development & Operations
 - Information Technology
 - Culture, Recreation & Special Events
 - Environmental Sustainability
 - Facilities
- Fourteen (14) External Focus Groups including:

<ul style="list-style-type: none"> • Downtown Windsor Community Collaborative (DWCC) • All Saints Church • Downtown Windsor Business Improvement Area (DWBIA) • Art Gallery of Windsor • WindsorEats • St. Clair College 	<ul style="list-style-type: none"> • University of Windsor • Windsor International Film Festival (WIFF) • Association des Communautés Francophones de l'Ontario Windsor Essex • Chatham Kent (ACFO WECK) • Ontario Tourism Windsor • Walpole Island First Nation • Black Council Windsor-Essex • Essex County Black History Research Society
--	--



Through our engagement process our team learned that the desire, support and enthusiasm for a connective, meaningful, flexible and useful space in Windsor's downtown is tremendous. We heard businesses, community groups, institutions and individuals overflow with tangible ideas of how the Civic Esplanade could capture all that downtown Windsor is, has been, and could be. We heard immense desire for partnership in keeping this place alive and full of people.

As part of an iterative and interactive process, the design team undertook to craft a concept master plan that integrated this diverse and complex feedback. To create a space that "connects the pieces of our downtown", that provides for small and mid-sized gatherings with more green space and more trees, to "establish a meaningful and Windsor-specific sense of place". We sincerely hope that the result is a vibrant and comfortable space that pulls together a cohesive vision of all that this great City has to be proud of.

LIGHT THE PATH

When we meet a new person we say "How are you? Who are you? Where are you from? What have you experienced? Tell me more!"

When we hear a person's story, we connect, we identify, we share our stories together. This builds happiness, community, belonging and knowing.

Places have stories too.

Beneath shifting layers of change, remnants of the past, told in legends, faint traces of memory on yellowed pages. A flickering path tracing its way through our past, present, and future. The ideas, hopes, tragedies and triumphs that define us.

Together with this special place, we bring these stories to light. Beacons of hope, sparks of inspiration, brilliant ideas, glowing revelations, a radiant future.

Light the Path.



PERFERRED OPTION

OVERALL MASTER PLAN

WINDSOR CIVIC ESPLANADE

SEGMENT 5
CITY BEACON

SEGMENT 4
RIVERSIDE PLAZA

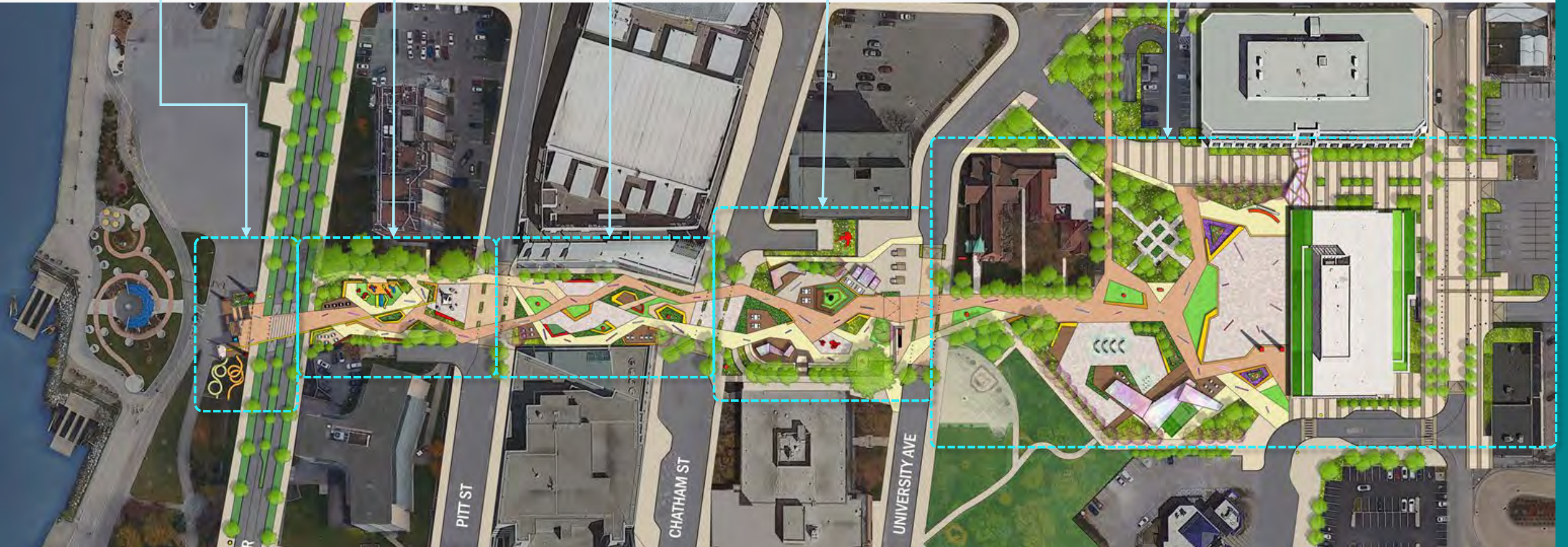
SEGMENT 3
ARTS PARK

SEGMENT 2
CHARLES CLARK SQUARE

SEGMENT 1
CITY HALL SQUARE



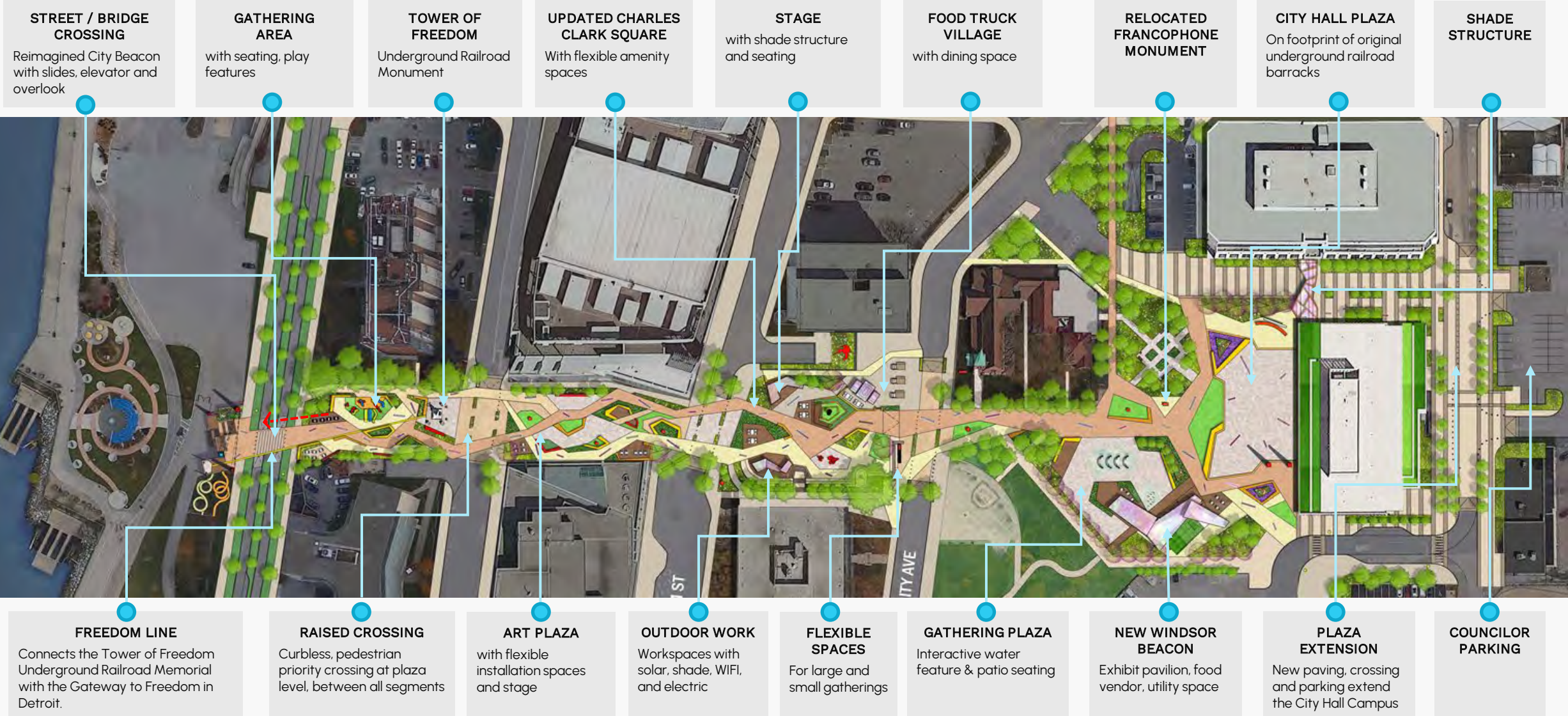
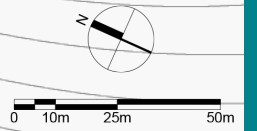
0 10m 25m 50m



OVERALL MASTER PLAN

OVERALL MASTER PLAN

WINDSOR CIVIC ESPLANADE



STREET / BRIDGE CROSSING
Reimagined City Beacon with slides, elevator and overlook

GATHERING AREA
with seating, play features

TOWER OF FREEDOM
Underground Railroad Monument

UPDATED CHARLES CLARK SQUARE
With flexible amenity spaces

STAGE
with shade structure and seating

FOOD TRUCK VILLAGE
with dining space

RELOCATED FRANCOPHONE MONUMENT

CITY HALL PLAZA
On footprint of original underground railroad barracks

SHADE STRUCTURE

FREEDOM LINE
Connects the Tower of Freedom Underground Railroad Memorial with the Gateway to Freedom in Detroit.

RAISED CROSSING
Curbless, pedestrian priority crossing at plaza level, between all segments

ART PLAZA
with flexible installation spaces and stage

OUTDOOR WORK
Workspaces with solar, shade, WIFI, and electric

FLEXIBLE SPACES
For large and small gatherings

GATHERING PLAZA
Interactive water feature & patio seating

NEW WINDSOR BEACON
Exhibit pavilion, food vendor, utility space

PLAZA EXTENSION
New paving, crossing and parking extend the City Hall Campus

COUNCILOR PARKING

OVERALL MASTER PLAN

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.

SEGMENT 4 & 5

INSPIRATION AND EXAMPLES



CITY BEACON

The Central Riverfront Implementation Plan established several "Beacons" – small buildings crafted to celebrate key moments along the Riverwalk. One of the most important was the City Beacon - a new bridge crossing at Riverside Drive and the Esplanade.

While several of the Beacons have been constructed and are in use, the City Beacon has awaited the development of the Esplanade Master Plan. The two options in the Light the Path concept create a new City Beacon as a bridge and as a grade-level crossing, with a dramatic overlook that enjoys the spectacular view of the river and Detroit skyline.



VIEWING ELEVATOR creates accessibility



"HELLO"

At the City Beacon overlook, a unique feature celebrates the close relationship between Windsor and Detroit. An interactive media wall on both sides of the river allows viewing, group selfies and visual communication with visitors on both sides of the river.



MILLENNIUM BRIDGE, DENVER

Similar example of a pedestrian bridge that has become a tourist destination itself. It has a similar grade change toward the Platte River, achieved through dramatic stairs that function as amphitheater seating for events. A bike rail and glass elevators enhance accessibility.

SEGMENT 4 & 5

RIVERSIDE PLAZA & CITY BEACON

This segment of the Esplanade begins and ends with a celebration of the remarkable history of the Underground Railroad on the site. Twin monuments in Windsor and Detroit, the Tower of Freedom and Gateway to Freedom, tell the harrowing stories of Black Freedom Seekers who came to Canada escaping slavery in the US. The two monuments are connected by an invisible line established at the time of construction by global coordinates. This line is "brought to light" extending from the Tower of Freedom to an overlook pointing directly toward the Gateway monument on the Detroit side. Telescopic viewers and interpretive signage allow visitors to see and understand the Detroit monument and the close relationship between the two cities. This layout is one of the important storytelling moments that create "Sentinels" – moments in time where visitors can experience new ideas, understanding and knowledge of the history and culture of Windsor and the site.

The surrounding plaza provides flexible gathering space and seating for ceremonies and contemplation, with sculptural play elements to serve the families living nearby. Café tables and graffiti / mural walls provide opportunities for community expression and storytelling.

At Riverside Drive, a raised, signalized crossing extends the plaza toward the River, creating a safer crossing experience. A tiered overlook reflects the former design of the "City Beacon", imagined in the Riverfront Master Plan but never constructed. A series of grand stairways create amphitheatre-like seating to enjoy views of the River and Detroit skyline. Glowing LED towers with cables appear to support the structure, while announcing the gateway to the Esplanade. A glass elevator creates access from the Riverwalk to the street level.

Inspired by a suggestion from City of Windsor staff, spiral slides provide a fun alternative route from the overlook to the river below. An additional Sentinel Moment referred to as "HELLO", is imagined as an interactive media screen where visitors on both sides of the river can see each other, wave and take group selfies, celebrating the friendship between the two countries and cities.



SEGMENT 4 & 5

RIVERSIDE PLAZA & CITY BEACON

AT-GRADE CROSSING OPTION

LEGEND

- 1 Grand Overlook Creates New City Beacon
- 2 Viewing Platform with direct alignment to International Underground Railroad Memorial
- 3 Beacon Towers and Cable Support
- 4 "Hello" Interactive Media Feature
- 5 Slides from Street Level to Riverfront
- 6 Elevator
- 7 Pedestrian Street Crossing
- 8 Improved Streetscape with Lane Reduction Planted Median and Offset Sidewalks
- 9 Gathering Area with Seating
- 10 Sculptural / Play Elements
- 11 Bike Path
- 12 Tower of Freedom & Plaza
- 13 Raised Crossing with Plaza Paving Extended
- 14 BOH Area
- 15 **Directional Line between Tower of Freedom and International Underground Railroad Memorial**



RIVERSIDE CROSSING

"ROAD DIET"

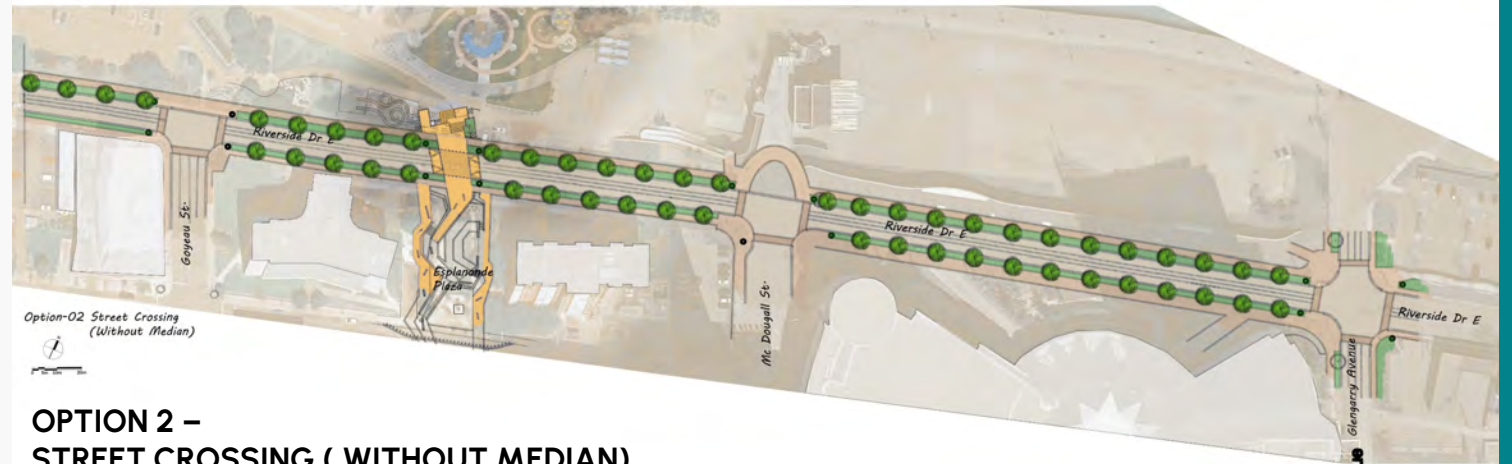
A "Road Diet" creates a more pedestrian-friendly street through traffic calming measures and enhanced streetscape improvements. The design reduces the number and width of traffic lanes to slow vehicles and rationalize turning movements. Additional sidewalks that are separated from traffic by planted landscape strips with street trees create a safer and more comfortable walking environment, provide shade and further act to slow traffic.

The streetscape enhancements provide an optimal environment for either an at-grade, regulated crossing or a pedestrian bridge. Both options have been explored in this study.

Between all segments of the Esplanade, raised crossings extend the plaza from curb to curb, creating a "shared street" space that is pedestrian priority. This slows traffic, and allows for street closures during special events.



**OPTION 1 –
STREET CROSSING (WITH MEDIAN PLANTING)**



**OPTION 2 –
STREET CROSSING (WITHOUT MEDIAN)**



**OPTION 3 –
BRIDGE CROSSING**

STREET LEVEL CROSSING

RAISED CROSSWALK



Figure 2 - Raised Crosswalk at Intersection
Source: nacto.org

Raised crosswalk at an intersection

A raised crosswalk at an intersection is where the intersection crosswalk surface is elevated from the adjacent roadway and usually ties in to the sidewalk **at**, or close to grade.



Figure 3 - Raised Crosswalk Mid-Block
Source: nacto.org

Raised crosswalk mid-block

A raised crosswalk mid-block is where the surface of a crosswalk located between two intersections is elevated above the grade of the adjacent roadway and usually ties in to the sidewalk **at**, or close to grade.

Traffic Conditions

Posted speed limit should be less than or equal to 50km/h on roadways with raised treatments. There is no restriction on traffic volumes.

Road Engineering Design Guidelines: Raised Crosswalk And Intersection Guideline
City of Toronto Transportation Services



OPTION 1 – WITH MEDIAN PLANTING



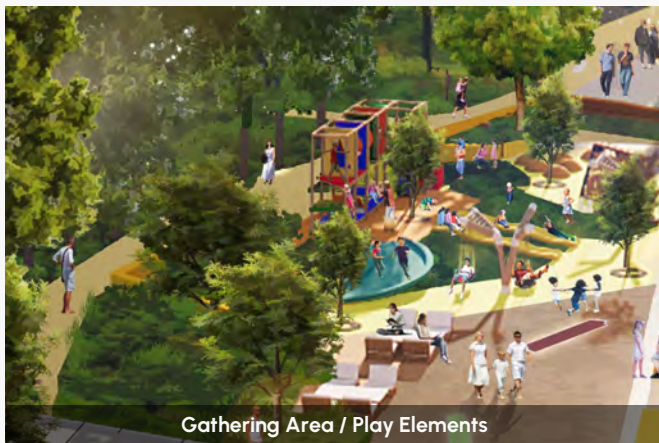
OPTION 2 – WITHOUT MEDIAN



"HELLO" Interactive Media Wall



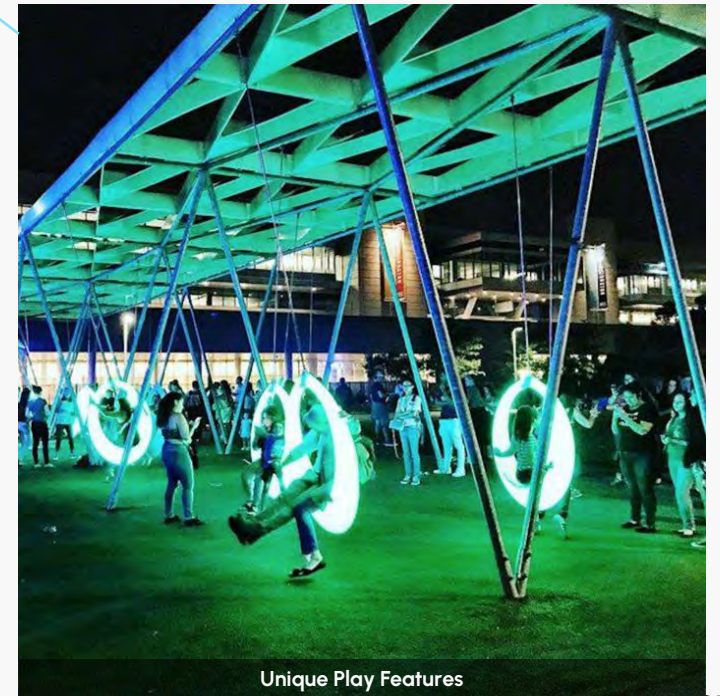
Pedestrian Street Crossing with Featured Paving



Gathering Area / Play Elements



Grand Steps Integrate with City Beacon



Unique Play Features

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.



AT-GRADE CROSSING OPTION RENDERING



AT-GRADE CROSSING OPTION RENDERING

SEGMENT 4 & 5

RIVERSIDE PLAZA & CITY BEACON

BRIDGE OPTION

In addition to the at-grade crossing, a bridge alternative creates an even more dramatic crossing experience. Featuring an elevated plaza with expansive views, the bridge is accessed by grand stairways and dual glass elevators for a fully accessible route across Riverside Drive. Planters and illuminated towers present a grand gateway to the Esplanade, and from the Esplanade to the Windsor Riverfront Trail, Rotary Park and Festival Plaza. Like the at-grade crossing and overlook, the bridge also creates the City Beacon as imagined in the Riverfront Master Plan.

LEGEND

- 1 Grand Stairs / Amphitheatre
- 2 Viewing Platform
- 3 City Beacon
- 4 Viewing Elevator
- 5 Planting bed W/ Seating
- 6 "Hello" Interactive Media
- 7 Sculptural / Play Elements
- 8 Tower of Freedom & Plaza
- 9 Slides Attraction
- 10 Directional Line between Tower of Freedom and International Underground Railroad Memorial







SEGMENT 3

ARTS PARK

Referred to as "Arts Park, Segment 3 offers a series of flexible spaces which can be used individually to display permanent or evolving art installations, or combine to serve medium or even larger gatherings and performance. The spaces, paths and plazas are creating by paving colors and patterns with a variety of textures that define spaces without presenting barriers to larger group events. Even the level "turf panels" serve this function, creating green spaces for relaxation that can easily be used as seating for gatherings.

Sculptural seating walls provide a variety of options for sitting, lounging and contemplation, allowing individual enjoyment while inviting socialization and interaction. Interactive signage creates Sentinel Moments, conveying information on the Windsor art scene, history and events. An interactive multimedia wall allows visitors to create their own collaborative art mural, with each individual creating a part of an overall image.

LEGEND

- 1 Raised Crossing with Plaza Paving Extended
- 2 "Sentinel" Interactive / Storytelling Feature
- 3 Media / Mural Installations / Interactive Multimedia Wall
- 4 Art Installation Spaces
- 5 Bike path
- 6 Gathering Area
- 7 Planting Bed with Seating





View 1 – Planting Bed with Seating



View 2 – Media / Mural Installations / Graphic Wall

SEGMENT 2

CHARLES CLARK SQUARE

Charles Clark Square responds to the highly important priority of a flexible space for larger gatherings, that also serves the community, nearby office workers and City staff, and residents. Like in Arts Park, paving patterns form creative geometric plazas and spaces that function as outdoor rooms, and can combine to host events. A stage with canopy, and tiered planter invite performances while providing sheltered seating. A food truck area features covered seating and café tables. Outdoor workspaces with solar canopies serve employees, entrepreneurs and students alike. The existing distinctive seating walls have been preserved to maintain a connection between the old and new, including new and existing monuments, signage and public art as Sentinels within the space.

LEGEND

- 1 Raised Crossing with Plaza Paving Extended
- 2 Bike path
- 3 Gathering Area
- 4 Planting Bed with Seating
- 5 Outdoor Workspaces
- 6 Stage with Shade Structure
- 7 Art Installation Spaces
- 8 Food Truck Eatery with Seating Area
- 9 Existing Time Capsule
- 10 Existing Signage Wall
- 11 Existing Sculpture





View 1 – Gathering Space



View 2 – Gathering Space



View 3 – Outdoor Workspace



View 4 – Outdoor Dining Area

All images used in this presentation remain the property of the copyright holder(s) and are used for the purposes of this presentation only.



Charles Clark Square Birds Eye View



SEGMENT 1

CITY HALL SQUARE

City Hall Square is the heart of the Civic Esplanade, and forms the keynote element of the Master Plan. A new type of civic space, it brings together the bold and nuanced ideas that distinguish the sequence of spaces leading from the Riverfront to City Hall. The primary elements of the plan continue to "light the path" of history, culture and ideas that distinguish Windsor's past, present and future through a variety of Sentinel Moments and an all new "Windsor Beacon".

In the forecourt of City Hall, the outline of the former military barracks and Black Refugee housing continue the story of the Underground Railroad on the site while providing event space. An adjacent space features an interactive water feature with cooling jets, misting towers and a variety of seating. A new building, the Windsor Beacon, holds F&B vendors, a pavilion for exhibits and operational spaces. A new gateway, relocated Francophone moment and media screen engage visitors and enliven the experience.

OVERALL LEGEND

- 1 Event Plaza on Footprint of Underground Railroad / Former Military Barracks
- 2 New Beacon Food Vendor Pavilion
- 3 Island Gathering Space with Central Feature
- 4 Curved Feature Wall with Small Stage / Media Screen
- 5 Underground Railroad Sentinel
- 6 Shade Structure
- 7 City Hall Square South

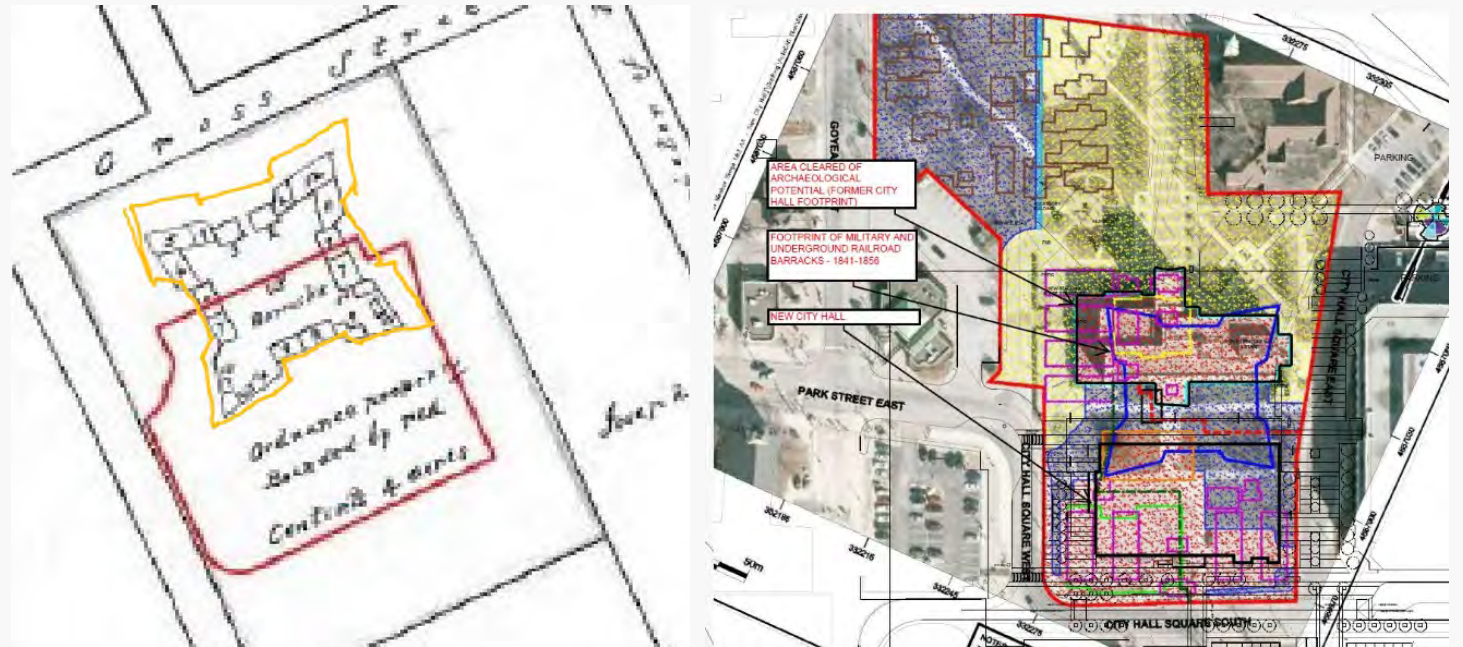


Footprint of Underground Railroad Barracks with outline of Old City Hall

THE BARRACKS

The Upper Canadian Government acquired the City Hall site on February 4, 1840 from William Gaspe Hall and J.P. Woods for 320 pounds. Barracks were immediately built to accommodate 106 soldiers, along with a hospital that could serve the medical needs of 10 men. In 1849, the government abandoned the barracks, and the property was used as a Black Refugee Centre as part of the Underground Railroad. In 1865 the Barracks were burned down by arson and Refugee community was displaced.

The Tower of Freedom monument in Riverside Plaza commemorates the Underground Railroad link between Windsor and Detroit, but no plaque or visible marker depicts this important history on the City Hall site itself. The approved Light the Path Concept depicts the outline of the former Barracks, in its original location, as the central feature of City Hall Square, illuminating the role of the Underground Railroad and Black Freedom Seekers in the history of the site and the development of the City.



Footprint of Military / Underground Railroad Barracks with outline of Old and New City Hall
2015 Archaeology Report

SEGMENT 1

CITY HALL SQUARE NORTH

DETAILED LEGEND

- 1 Raised Crossing with Plaza Paving Extended
- 2 "Sentinel" Interactive / Storytelling Feature
- 3 Existing Cenotaph
- 4 Planting Bed with Seating
- 5 Small Stage / Warming
- 6 New Fence for All Saints' Anglican Church
- 7 Island Gathering Space with Central Feature
- 8 Accessory Building with Green Roof
- 9 Water Feature
- 10 New Beacon Food Vendor Pavilion
- 11 Underground Railroad Sentinel
- 12 Event Plaza on Footprint of Underground Railroad / Former Military Barracks
- 13 Gateway Feature
- 14 Curved Feature Wall with Small Stage
- 15 Media Screen
- 16 Shade Structure
- 17 Relocated French Monument
- 18 Existing Garden



SEGMENT 1

CITY HALL SQUARE SOUTH

LEGEND

- 1 Featured Shaded Structure
- 2 City Hall Building Green Roof Canopy
- 3 Tabled Up Road
- 4 Pedestrian Crossing Paving Bend
- 5 Sentinel
- 6 Landing Area
- 7 Streetscape with Seating Area
- 8 Featured Bollard with lighting
- 9 Councilor Parking Entrance
- 10 Councilor Parking
- 11 Pedestrian Crossing
- 12 Lay-by





CITY HALL SQUARE RENDERING

SUMMER



CITY HALL SQUARE RENDERING

VCE WINDSOR CIVIC ESPLANADE

FOR REC



ICE RINK



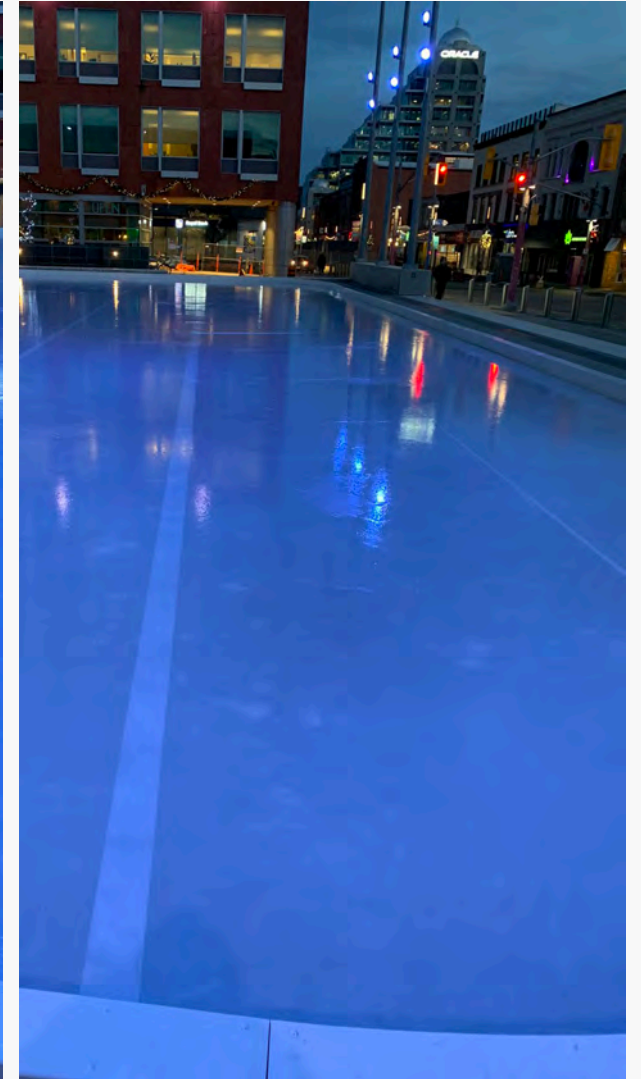
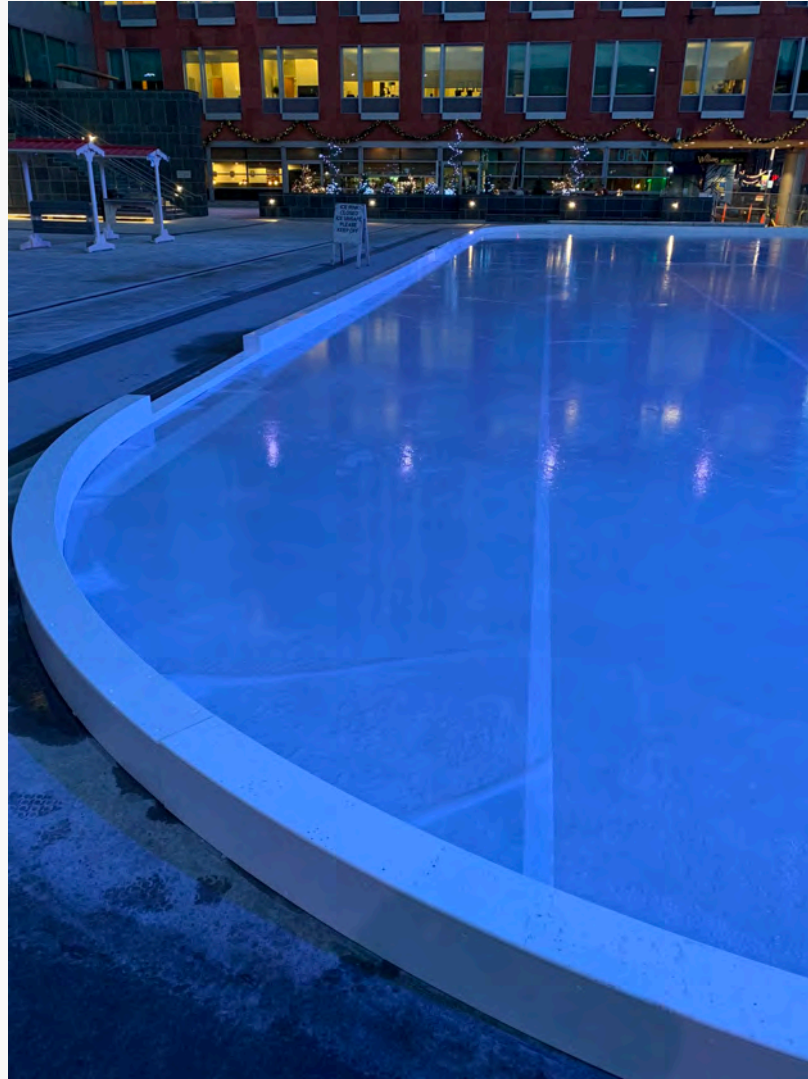
SEGMENT 1

TEMPORARY ICE RINK

Key to the success of City Hall Square is the relocation of the Charles Clark Square ice rink. A temporary feature operating during the winter months, the new rink takes advantage of significant advances in ice and rink technology and construction in recent years.

The rink will be in the form of a skate trail, with a center island to discourage hockey and allow for seasonal displays. Portable curbs are frozen in place for stability and fully accommodate a Zamboni. The curbs are stored in the off-season in the nearby pavilion, along with the Zamboni. The curb would need to be stored in off season. Freezing mechanism/rink pipes are encased in concrete below the paving and are indistinguishable during the summer months.

The team explored a variety of alternatives for the rink location and configuration following City input and feedback. These options are shown in the subsequent pages, along with the final approved option.



NEW KITCHENER ICE RINK BY CUSTOM ICE

ICE RINK OPTIONS

OPTION 1

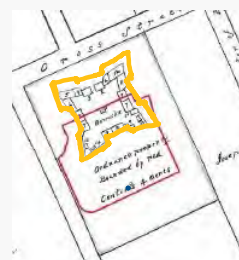
Over the course of the project, a variety of ice rink alternatives were explored. The original alternative placed the rink, configured as a skating trail, in a plaza space adjacent to the main City Hall Square and new Beacon Pavilion. The 1100 sq. m. rink doubled as an interactive water feature and gathering space during the summer months. A centre island could hold seating and festive outdoor fire pits. Skaters could use the space continuously, without interruption for civic events in the main plaza.

The Zamboni and rink infrastructure are housed in a small building to the north of the rink, adjacent to a maintenance road/path.

LEGEND

- 1 Water Feature / Interactive Fountain
- 2 Outdoor Patio / Shaded Seating Area
- 3 F&B / Pavilion / Exhibit
- 4 Washroom
- 5 Zamboni & Storage / BOH (L=8.8M W=7.6M)
- 6 Temporary Ice Rink (Area = 1100 m²)
- 7 Featured Curved Wall / Media Screen

 Zamboni Path (L= 26 m)



Footprint of Underground Railroad Barracks with outline of Old City Hall

SEGMENT 1 - TEMPORARY ICE RINK

ICE RINK OPTIONS


OPTION 2

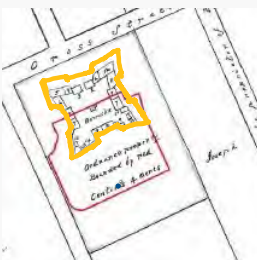
The second configuration of the ice rink moved it to the main plaza space directly in front of City Hall. The layout fits within the outline of the Barracks Plaza, allowing its shape to be perceived even during the winter months. The size was similar and could be traversed by the Zamboni. Which was moved into the main Beacon Pavilion.

This option required the removal of some of the planters and landscape within the main City Hall Square, but preserved the majority of plaza layout and greenery.

LEGEND

- 1 Water Feature / Interactive Fountain
- 2 Outdoor Patio / Shaded Seating Area
- 3 F&B / Pavilion / Exhibit
- 4 Washroom
- 5 Zamboni & Storage / BOH (L=8.8M W=7.6M)
- 6 Temporary Ice Rink (Area = 900 m²)
- 7 Featured Curved Wall / Media Screen

 Zamboni Path (L= 26 m)



Footprint of Underground Railroad Barracks with outline of Old City Hall

ICE RINK OPTION 2 – PERSPECTIVE - SUMMER



CITY HALL SQUARE RENDERING

ICE RINK OPTION 2 – PERSPECTIVE - WINTER



CITY HALL SQUARE RENDERING

ICE RINK OPTIONS

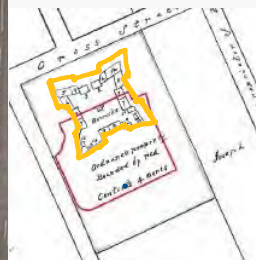
OPTION 3 – APPROVED

The final configuration of the ice rink is a linear oval, NHL size as directed by the City. The size is similar to the Option 1 which was located in the adjacent plaza.

This option required the removal of the majority of vegetation, trees, and planters in the plaza, as well as relocating the Francophone Monument.

LEGEND

- 1 Water Feature / Interactive Fountain
 - 2 Outdoor Patio / Shaded Seating Area
 - 3 F&B / Pavilion / Exhibit
 - 4 Washroom
 - 5 Zamboni & Storage / BOH (L=8.8M W=7.6M)
 - 6 Temporary Ice Rink (Area = 1200 m2)
 - 7 Featured Curved Wall / Media Screen
- ←→ Zamboni Path (L= 26 m)



Footprint of Underground Railroad Barracks with outline of Old City Hall

SEGMENT 1 - TEMPORARY ICE RINK

OPTION 3 WINTER



CITY HALL SQUARE RENDERING

ICE RINK OPTION 2 AND 3 COMPARISON

OPTION 2



OPTION 3



AERIAL VIEW

ICE RINK OPTION 2 AND 3 COMPARISON



AERIAL VIEW



**FOR
REC**

FORREC.COM

6 WHAT WE HEARD



WCE WINDSOR CIVIC ESPLANADE

City of Windsor What We Heard Report

March 4, 2021

Valerie Dawn, Architect
BAS, March, OAA, LEED AP
valeried@glosassociates.com
519-966-6750 ext 243

FOR REC **glos**
ARCH + ENG

519.966.6750
glosassociates.com

325 DEVONSHIRE ROAD
WINDSOR, ON

Overview

This document is a summary of everything heard from the community through the course of the public engagement process for the Windsor Civic Esplanade project, conducted December 2020 – February 2021.

Engagement is about making connections and providing space for everyone to share input about what they envision for the project. The feedback should be used to direct the design of the project and help weigh priorities as the design and planning develop. Staff from Glos Arch + Eng and FORREC met with various departments of the City of Windsor, as well as community stakeholder groups to gather information critical to the project's design. The list below comprises the engagement activities to date:

1) Online Engagement

www.windsorcivicesplanade.ca

Website acts as a one-stop portal for all project information, updates, and engagement tools for the life of the project.

Current Documents Publicly Available:

- Project Brief
- Project Overview
- Benchmarking Study

Engagement Tools:

- Interactive Map (62)
- Idea-Sharing Bulletin Board (43)
- Survey #1 (313)
- Email registration for updates
- Direct email to Project Team

2) Project Awareness Campaign

Facebook, Instagram, Twitter, YouTube

Graphic content and captions provided to City of Windsor Communications Department for circulation and promotion at the appropriate times

3) Focus Groups (Internal)

City of Windsor – Parks Development & Operations

City of Windsor – Information Technology

City of Windsor – Culture, Recreation & Special Events

City of Windsor – Environmental Sustainability

City of Windsor – Facilities

4) Focus Groups (External)

Downtown Windsor Community Collaborative (DWCC)

All Saints Church

Downtown Windsor Business Improvement Area (DWBIA)

Art Gallery of Windsor

WindsorEats

St. Clair College

University of Windsor

Windsor International Film Festival (WIFF)

Association des Communautés Francophones de l'Ontario Windsor Essex

Chatham Kent (ACFO WECK)

Ontario Tourism Windsor

Walpole Island First Nation

Black Council Windsor-Essex

Essex County Black History Research Society

Through our engagement process our team learned that the desire, support and enthusiasm for a connective, meaningful, flexible and useful space in Windsor's downtown is tremendous. We heard businesses, community groups, institutions and individuals overflow with tangible ideas of how the Civic Esplanade could capture all that downtown Windsor is, has been, and could be. We heard immense desire for partnership in keeping this place alive and full of people.

We learned that the Esplanade, as a series of existing spaces, is **a space that many people don't know exists**. We learned that those that are aware of it, would struggle to find reasons to spend time there.

And yet, we also heard overwhelming need and desire to connect the pieces of our downtown. We heard overwhelming need for small and mid-sized gathering space. We heard a desperate cry for more green space and more trees. We heard overwhelming desire to establish a meaningful and Windsor-specific sense of place. We heard enthusiastic hunger for a comfortable space that pulled together a cohesive vision of all that this City has to be proud of.

As an indicator of the opportunity this project presents as a **catalyst for renewal** in the downtown, the results of our engagement process could not be more compelling.

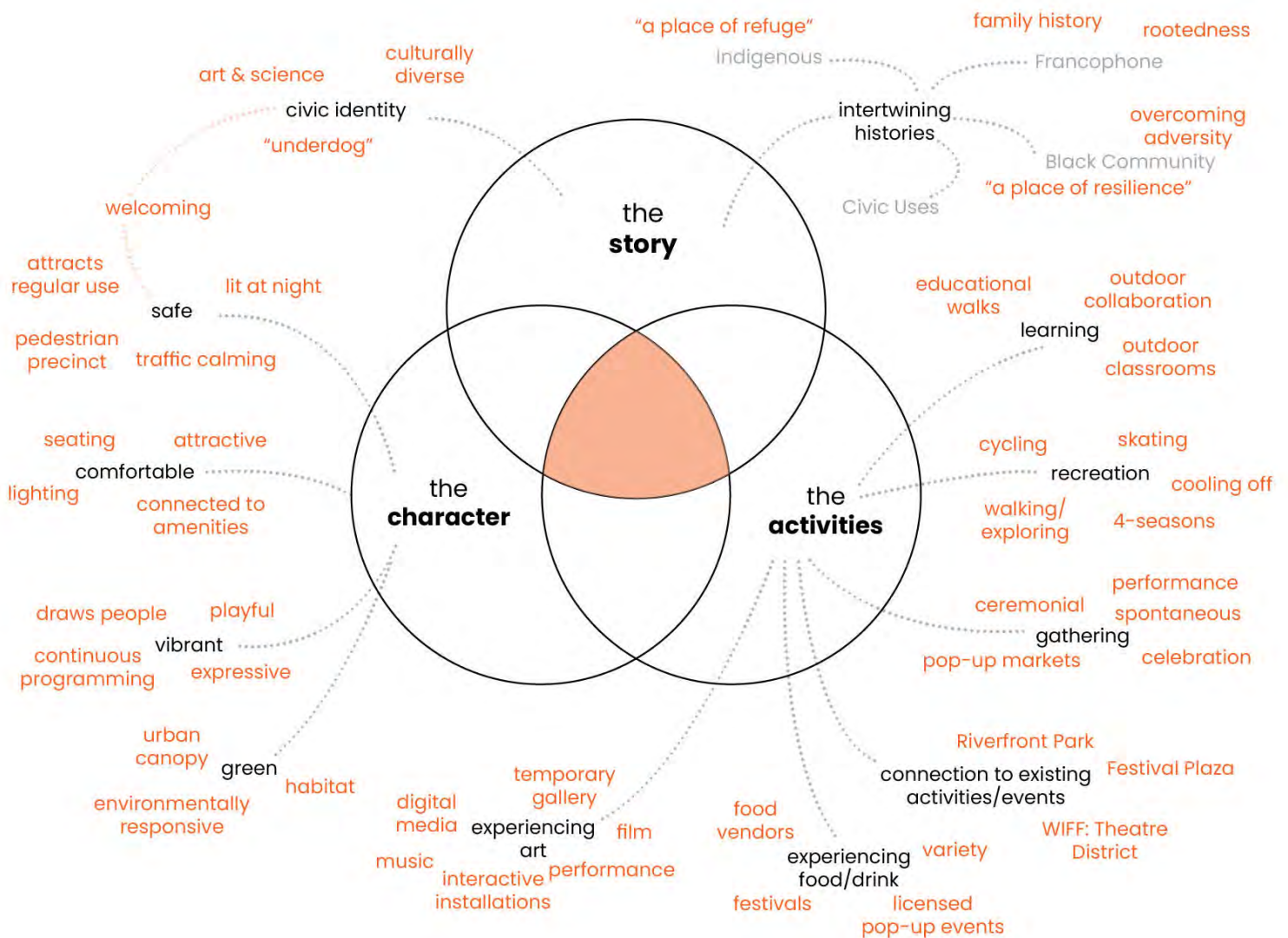
We listened to hundreds of interwoven stories of what this place means to the community and how that might be reflected in how the space comes to life. The depths of the public engagement, including focus groups, online engagement tools and survey data is captured in the pages to follow.

Engagement Summary

In the pages to follow, you will see that the feedback we received was thorough and broad. To begin to translate this feedback into meaningful action items for the design team, it's helpful to cluster ideas into ideas that contribute to 3 focus areas:

- 1) the **story** of the place: its history & its meaning, past, present & future
- 2) the **character** of the place: how it should feel; what the "mood" should be
- 3) the **activities**: what do people do here?

It is in the convergence of these 3 areas where a responsive design will emerge.



These discussions focused on Programme Elements included in the Project Charter that has been pre-approved by council as part of the scope of the project, and also weighed priorities for **possible** or **optional** features, gathering ideas for additional needs, considerations and desires.

General

- urgent need to attract people downtown (improve business & sense of safety)
- urgent need to connect the assets that already exist in and around the downtown (BIA businesses, Riverside park, theatres, schools, services, etc.)
- urgent need to make pedestrian and cyclist travel feel safer, more connected, and fully accessible
- high priority on removing barriers for user groups to ensure regular activation of the space; consideration of permitting process and potential for “Community Programming Partners”
- high priority on North-South connection between separate blocks (for safety, connectivity and spatial impact)

- high priority on flexible spaces that foster spontaneous gathering and passive programming
- high priority on flexible event space with electrical service, AV & water
- high priority on inclusive space; “a space for all”: fully accessible, all-ages, all races & ethnic groups, consideration for sensory needs, and non-discriminatory of gender identity or sexual orientation
- high priority on ease of maintenance and operations
- high priority on story-telling and place-making given the site’s significance, history, and presence of public art, landmark and memorials

- strong desire for ample greenspace and urban canopy; shade
- strong desire for something for adult population, young professionals, etc. who typically rely on stateside entertainment
- strong desire for temporary/pop-up vendors
- strong desire for the space to strengthen sense of civic pride
- desire for the space to feel both playful & ceremonial
- desire for features that encourage 4-season use (warming/cooling features)

When prompted “When I think about the possibility of transforming the Esplanade to a vibrant public space, I am most excited about:”

80% selected “Enjoying local Windsor food vendors”

66% selected “Having a vibrant open space to meet up with a friend and explore”

66% selected “Enjoying performances (music, theatre, art)”

(Survey #1, Question 15)

The Story

Cultural History

- strong desire to honor interwoven histories and cultures that are represented on the site and in its history (specifically Indigenous, Black & Francophone)
- strong desire for historical expression to not be “stuck in the past” but connecting past, present & future
- strong desire for bilingual signs of at least French & English, but potentially also to include other languages common in newcomers, such as Arabic.
- strong desire to relocate French monument to be connected to gathering, celebration & flag raising space; also visibly connected to primary public circulation
- symbols, stories & materials identified as meaningful by the **Indigenous community**, as represented by members of Walpole Island First Nation, for consideration in the design:

“Windsor is and has been a place of refuge.”

- Three Fires, representing the three-fires confederacy: Ojibwe, Odawa, Potawatomi
- Story of A Dish with One Spoon, expressing the need for many to share the resources of a place
- integration of historical ecology, determining what plants used to be here, and returning the site in some way back toward its historic ecology
- Story of the Grandfather Stone
- Recognition of Treaties that remain in place
- Talking circles
- 5 ecologies (Coastal waterways, Wetlands, Tallgrass prairies, Oak Savannas, Carolinian Forests)

- symbols, stories & materials identified as meaningful by the **Black community**, as represented by the Black Council of Windsor and the Essex County Black Historical Research Society, for consideration in the design:

"We want to see history through the lens of the oppressed not the oppressor"

- stories of resilience, and overcoming
- local Black artists
- opportunities for pop-up vendors to share culture through food
- showcase history of Black community and thriving businesses that used to occupy the site
- celebration of African heritage
- space for dance & music

- symbols, stories & materials identified as meaningful by the **Francophone community**, as represented by ACFO WECK, for consideration in the design:

- Jesuit Pear Trees
- Bilingual Signage
- Franco-Ontarian Flag
- Green & White
- Fleur de Lis & Trillium
- Water features (symbolizing arrival by boat & canoe and dependence on water for agriculture and fishing)

Landmarks / Monument / Sculpture

Existing

- Memorial Cenotaph
- Senator David A. Croll Park
- Inuksuk
- All Saints Church
- French Monument (strong desire for relocation for gathering & flag raising)
- Micah 6:8 wall inscription
- Freedom Tower (underground railway commemorative monument)
- Curved Wall (currently in storage)
- **this is not a complete list**

Opportunities

- strong desire for recognizable landmark
- strong desire for a photo-worthy beacon or space
- desire for playful public art
- desire for interactive public art
- desire for collaboration with the arts, theatre, music and digital media programs at University of Windsor and St. Clair College
- desire to better express indigenous history of the site (focus group required)



The Character

Look & Feel

- existing site is very windy, desire to mitigate
- existing site gets very hot (concrete + no shade), desire to mitigate, particularly to make space inviting for all ages
- existing site feels bare & alienating, desire to mitigate
- strong desire to foster spontaneous gathering and ongoing activity
- strong desire for intuitive landmarks & a strong visual sense of place
- strong desire for ample vegetation & trees
- desire to spark civic pride & sense of identity/vision
- desire to create a “culture of the space” of show/play/wander/watch
- desire for expressive murals, bright colors and public art

“That site, in relation to the downtown, is like the back terrace of a restaurant.
You didn’t even realize it’s there but it’s actually pretty great.”

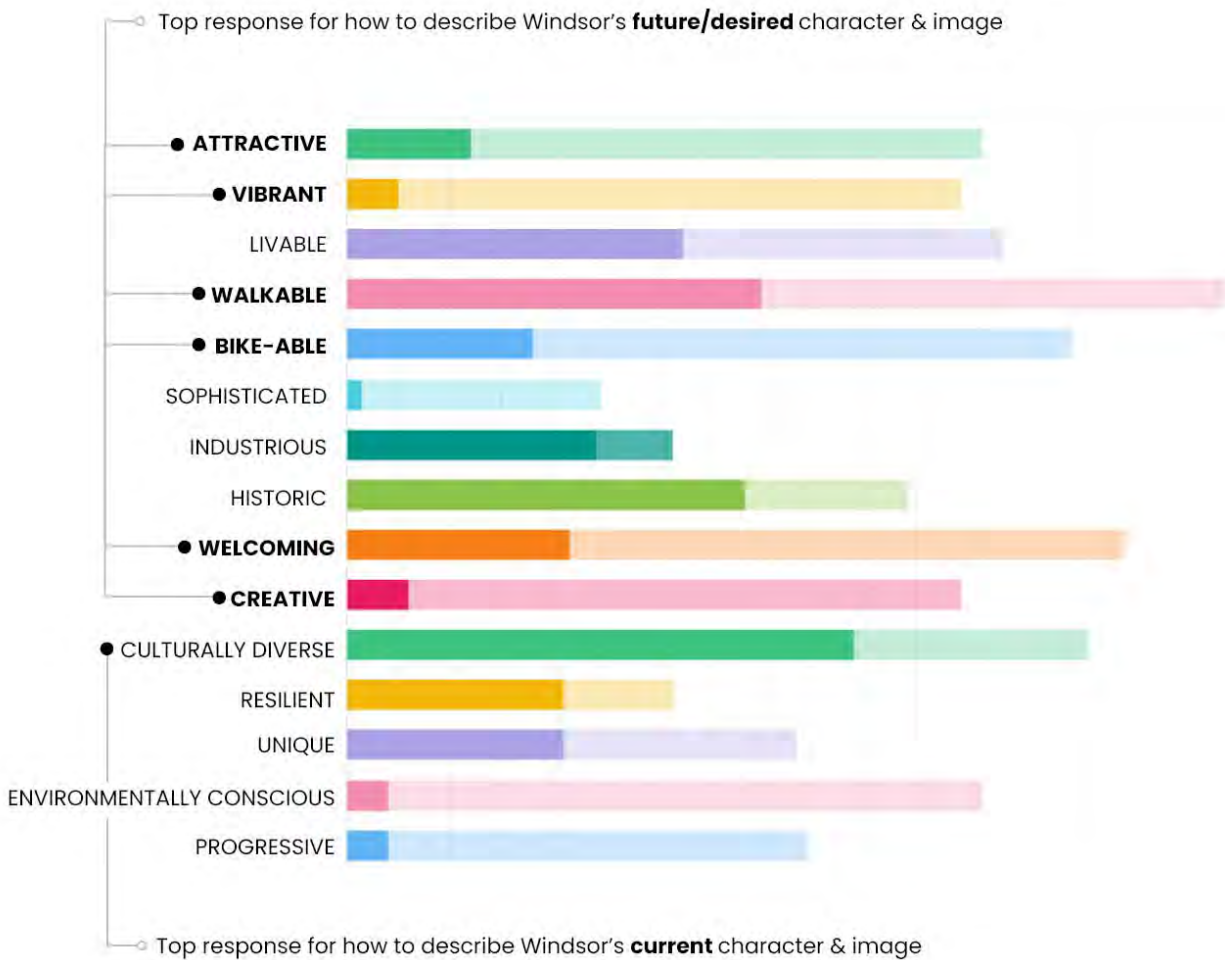
“Downtown Windsor feels like a parking lot.
We want to make downtown feel magical.”
(focus group participants)

Civic Character & Image

- many spoke with a strong desire to bolster positive self-image & portrayal of what the city has to offer
- strong desire to showcase Windsor as a nexus of art & science
- strong sense of pride in Windsor’s cultural diversity
- strong desire to make downtown Windsor feel more welcoming & inviting
- strong desire to showcase Windsor’s unique character as an “underdog”
- strong desire to have a strong identifiable landmark that people associate with downtown Windsor

The chart below illustrates the survey data from 2 questions: *(Survey #1, Questions 6 & 7)*

- 1) When you think of Windsor's **current** civic character & image, what comes to mind? (shown in solid colors)
- 2) When you think of Windsor's **future** civic character & image, what comes to mind? (shown as faint colors)



Connectivity

Pedestrian

- difficulty connecting pedestrian traffic from Riverside Trail to the rest of downtown is having economic implications on downtown businesses; Riverside feels like a barrier.
- existing crossings at University, Chatham, Pitt, & Riverside do not feel pedestrian-friendly, strong desire to have pedestrian movement prioritized
- strong community desire for “pedestrian precinct”

Cycling

- difficulty in connecting cycling traffic from Riverside Trail to the rest of downtown
- existing conditions of downtown Windsor do not feel safe and continuous for cyclists (especially moving N-S), strong desire to mitigate
- strong desire to connect the Esplanade (running N-S) to Riverside Trail (running E-W) to connect safe cyclist network into core.
- strong desire for secure bike racks and/or bike lockers (potential for partnership with local artists)
- strong desire for continuous, protected bike path
- some desire for bike & scooter rentals

“The safest way to get around on your bike is along the riverside, but that shouldn’t be the only way to get around – it doesn’t connect to anything.”

(focus group participants)

Transit

- consideration for how this site connects to transit routes

Cars

- urgent need to prioritize pedestrian movement to ensure safety and continuity
- strong consideration for how some E-W roads could be temporarily closed for special events
- need for safe drop-off at University
- strong desire for more parking, and free parking; consideration of overall parking needs for new programming

Environmental Stewardship

- Sustainability, resilience and climate change mitigation are priorities for the space. Where possible, these features should be visible and integrated into the design.

86% of survey respondents agree that the Esplanade should be **environmentally conscious**

Flood Mitigation

- existing site is prone to flooding; design must mitigate
- prioritize permeability and stormwater management
- consideration of low-impact development principles for stormwater management (to be balanced with maintenance objectives)

Thermal Comfort

- Windsor has 100 days over 30°C; surface temperatures get high
- space will get more used if shade & thermal comfort are prioritized

Energy Conservation

- desire to use heat-recovery to harness heat loss from rink equipment (either to run ice-melting or heat concession building)
- desire to calculate lifecycle carbon footprint as part of project costing
- consideration for targeting net zero embodied energy

On-Site Renewable Energy

- integration of on-site solar and/or wind energy
- lighting
- bus stops
- sculpture/art (solar trees, microturbines, etc)

Transportation

- e-scooter & e-bike charging & rentals
- secure bike parking
- EV car charging
- prioritizing safe & continuous cycling routes to encourage cycling connectivity throughout the downtown

Vegetation

- strong desire for ample greenspace & trees
- strong desire for greenspace to set the tone of the space, rather than hardscape
- desire for Indigenous species, and reliance on historical ecology

**86% of survey respondents agree that
the Esplanade should
prioritize greenspace & trees**

(Survey #1, Question 13)

Existing

- Heritage Garden (decommissioned fountains & plantings)
- Senator David Croll Park (significant canopy)
- Civic Green at Freedom Tower (formal landscaping)
- shallow soil (12-18") over parking garage in block between Chatham & Pitt

Plantings

- City desire for low-maintenance vegetation
- desire for 4-season plantings
- desire for "rewilding" or consideration for restoring habitats
- opportunity to integrate vegetation strategy with storm water management
- desire for "garden look" and a return of significant greenspace
- desire to convert Charles Clark Square into passive greenspace after decommissioning of existing rink
- consideration for pollinator garden and/or sensory garden

Trees

- strong priority on high-caliper, long-life trees to provide significant shade, wind protection & urban canopy
- consideration of significant sub-surface infrastructure (eg. SilvaCells) to support more mature, long-life trees
- Environmental Department to provide insight on what species of trees should no longer be planted
- consideration for tree bosque / alley
- Jesuit Pear trees considered meaningful to Francophone community as 12 were originally gifted and planted symbolizing the apostles
- desire for blooming trees such as magnolias

Infrastructure

Lighting

- strong desire for site to be lit at night
- desire for lighting to be warm and not clear-white to be inviting

90% of survey respondents agree that
the Esplanade should be
well lit at night

(Survey #1, Question 22)

Site Furnishings & Fixtures

- tables & chairs (preference for moveable furniture balanced with concerns about being tamper-proof)
- benches
- bike racks (opportunity to partner with local artists)

Rink Infrastructure

- existing rink is end-of-life and is to be decommissioned
- mechanical room is too small
- underground pipes are difficult to maintain & repair, consideration for service trenches
- consideration for boards: do we need them at all? If we have them, ensure they can be easily carried by 2 people & stored nearby
- Zamboni storage required
- Snow storage with infrastructure for melting (especially snow from Zamboni)
- Vendor space

Parking

- current parking feels inadequate and unclear
- desire to reimagine councillor parking
- desire for EV charging stations

IT / AV

- significant AV support required for events & gatherings to maximize flexible use options and programmability
- consideration of Smart City features to support “Campus Concept” (lighting, audio, wifi, signage, wayfinding, information), only if it can be pursued without any proprietary systems or contracts (exploration of what is working in other Ontario cities would be helpful)
- strong priority for any technology to be generic and independent of a service contract with a particular provider.
- Front-end users of Audio/Visual equipment will need to be coordinated by the City. This is not the role of the IT Department and further discussion of how this can happen is required.

Maintenance

- snow clearing currently relies on haul-away service since there is no room for snow storage and no on-site melting
- strong consideration for on-site ice melting
- equipment for maintenance and snow clearing are kept on site; we do not need to capture them in our programming
- strong desire to avoid custom or internationally-sourced parts wherever possible, as well as prioritization of local workforce to support installation and repairs
- strong prioritization of easy maintenance, repair & parts-replacement
- strong desire for materials that reduce ongoing maintenance:
 - stainless steel for hardware & misc. metals
 - stamped concrete or groundcover with concrete base, rather than interlocking pavers (heaving)
 - LED lighting
 - furnishings that can't be tampered with

Socioeconomic Considerations

Support for Public Safety

- recognition that the site is adjacent to the Windsor Police Headquarters, and may be the best possible place for things like skateboarding amenities or peaceful protests, as there is built-in visibility to our city's safekeepers

Citizens Experiencing Homelessness

- desire to balance concerns about vandalism, security, and feeling safe with social responsibility to make this space serve all citizens
- discussion of existing uses of spaces by citizens experiencing homelessness (water features for bathing and cooling, for example)

"Right Sizing It" for Windsor

- desire to balance a desire to make a significant urban/civic asset with realistic expectations about Windsor's size and population
- desire to "right size" amenities
- strong consideration for how this area can connect & leverage other well-loved areas and events in Windsor rather than competing with them and ultimately diluting impact (Riverfront Park/Trail, Downtown, Walkerville, etc.)

Policies Impacting Catalyst Potential

- consideration of policies and economic development model to support more small businesses on the ground level of adjacent buildings
- consideration of policies to support more temporary vendors
- consideration of internal support offered by City staff to facilitate use of space and infrastructure/technology

Activities

Day to Day

- strong need for programming that attracts people into the space
- existing site is well used by employees of the nearby buildings who walk the area on their lunch break; strong desire to support & expand this use by drawing more people out into the public space from nearby employers
- existing site is well used by adjacent church; desire to support this use
- existing site is adjacent to many downtown programs of both St. Clair College and University of Windsor, but the space currently lacks programming or food vendors to draw the students to use the space; strong desire to partner with both institutions to facilitate regular use by their arts, music, theatre & culinary programs, as well as to encourage day-to-day use by their students
- strong desire for food carts, food trucks or pop-up/temporary vendors; desire to develop plan that uses temporary vendors to draw more people into downtown & supports other local business
- strong desire for areas to sit / conversation spaces that are inward-facing
- strong desire for areas of rest, repose & reflection
- strong desire for service stubs to facilitate spontaneous “jam sessions”, church gatherings, public speaking, phone charging, etc.
- desire to facilitate street performance / buskers
- desire for heating/cooling zones to encourage more consistent use through Windsor’s extended “shoulder seasons”
- desire for regular exhibition of temporary art (via Art Gallery of Windsor)
- desire to support pet-owners with heating/cooling zones, water stations for animals, and waste disposal stations
- desire for interactive and playful elements, games, recreational areas
- desire for some passive interactive elements to be embedded in the hardscape (eg. Labyrinth, games, etc.)

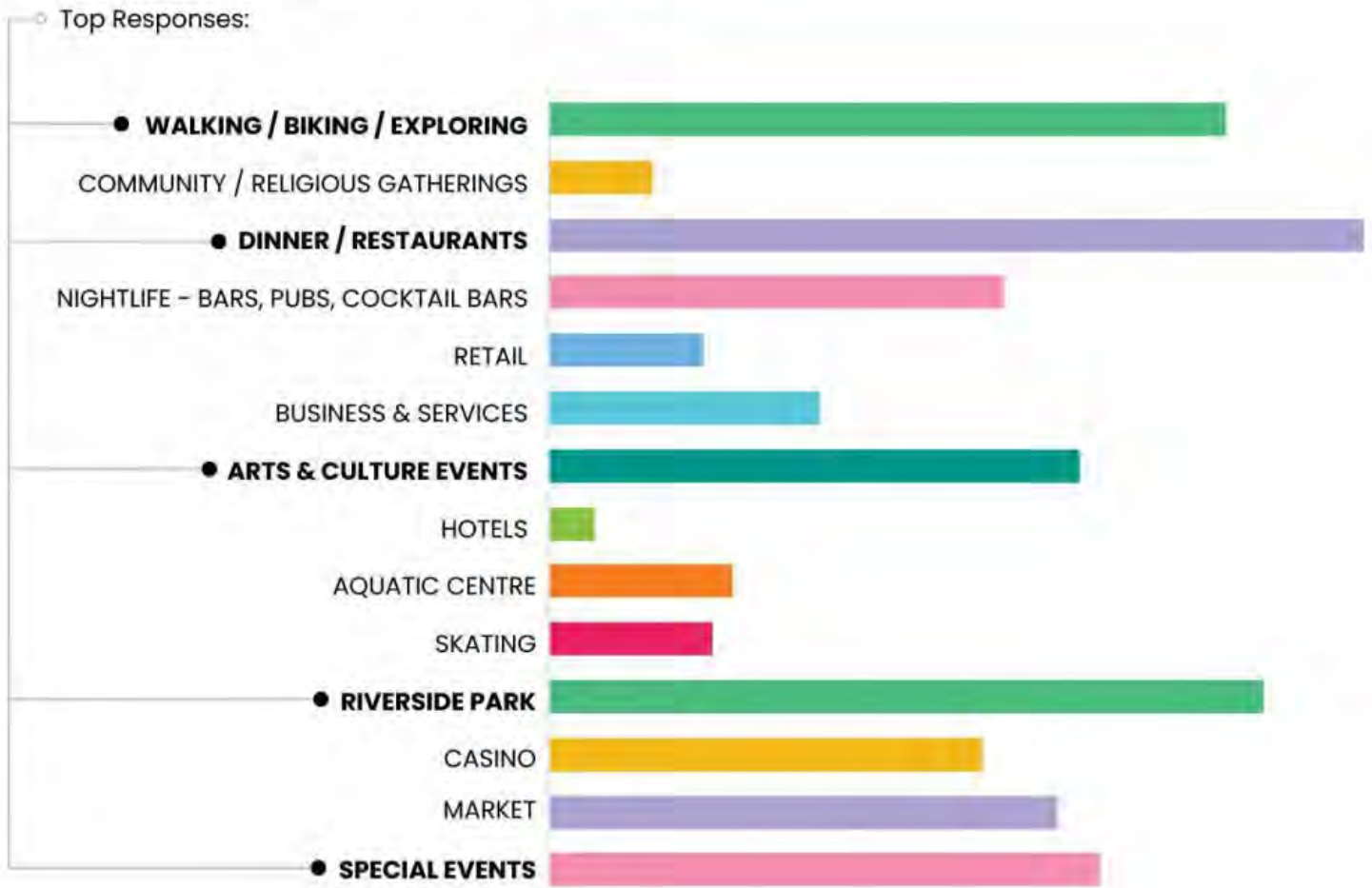
“We want a space that makes it easy to gather people spontaneously, intuitively, just to play.”

“We want to foster a culture of the space that is ‘show, play, wander and watch’.

We want to remove barriers to participation.”

(focus group participants)

What currently brings you downtown Windsor the most?



(Survey #1, Question 11)

Special Events

- strong desire for space for events
 - target mid-sized gatherings, 200-400 ppl
 - AV support for screens, music, speakers, lighting
 - stub-up electrical service
 - infrastructure for securing temporary structures
 - design to support current gatherings:
 - ceremonies
 - open air church services
 - peaceful protests, flag raises, demonstrations, vigils
 - local small/mid-sized events
 - weddings (at City Hall and All Saints Church)
 - design to support projected gatherings:
 - "speakers' corner" / informal gathering space
 - musical performance (smaller scale compared to Riverfront Festival Plaza)
 - food truck market
 - summer market / kiosk infrastructure
 - winter market to support skating rink
 - extension of local festivals
 - outdoor screen for movies and events
 - pavilion for birthday parties, family reunions, etc.
- opportunity to partner with WIFF to strengthen their "Theatre District" initiative
- strong consideration for how to alleviate permitting process to encourage regular use and eliminate barriers to regular use by community groups

Most Well-Loved Special Events in Windsor

(based on survey data – January 2021)

Fireworks Night

Open Streets

Carousel of Nations

Bright Lights

Concerts at the Casino

Art in the Park

Ribfest

Riverfront Carnival

Windsor International Film Festival

Buskers

Windsor Pride Fest

Beer Festival / Whiskey Festival

Current Community Event Needs

All Saints Church

- Open Streets (church hosts full service and choir on the plaza)
- Jazz Nights
- Skate Lending Program
- Open Skate Event & Community Meal
- Weddings

Downtown Windsor Community Collaborative (DWCC)

- Recreational Equipment Lending Sheds

Art Gallery of Windsor

- Temporary Outdoor Gallery
- Temporary Artwork Installations
- Film Screenings

Windsor International Film Festival

- Film Screenings (both at festival and year-round)
- Reinforcement of "theatre district" connecting Chrysler, Capitol & Armories

St. Clair College

- Concerts (small to mid-sized)
- Art shows (grad show, fashion show, musical theatre shows)
- Busker-style performance events
- Student BBQs / food days
- Downtown Scavenger Hunts
- Volunteer Fairs / Job Fairs
- Outdoor Campus Festivals (venue with shade, table, electrical & water)
- Orientation Events (outdoor information pop-ups)

WindsorEats

- Pop-Up Food Experiences/Events
- Bicycle Tours

University of Windsor

- Student Events
- Outdoor Classrooms (groups of 20-30)

ACKFO

- Educational Tours for students
- Citizenship Ceremonies, Canada Day
- St. Jean Baptiste Day
- World Refugee Day
- National Francophone Immigrant Week (November)
- Festival de la Poutine

Food & Beverage / Retail

- consistent recognition that any activation of the site will require more food vendors than currently exist at/near this site
- recognition of the need to find more opportunities for small food vendors
- considerations for market-style vendors:
 - grommets to secure tents to
 - stub-up services for electrical
 - water supply for handwashing (especially post-Covid)
 - consider ease of enclosing a space for licensed or ticketed events
 - desire for some on-site storage for ease of use
- consideration of food truck vendors; City would need to reassess current bylaws
- desire to develop plan that uses temporary vendors to draw more people into downtown & supports other local business
- strong desire for pop-up food vendor events (5000 people)
- strong desire for food event space to relate to greenspace
- strong desire for patios and patio-like conditions
- strong desire for more variety & "grab & go" options

"There's nowhere to buy a coffee after 6pm"

"Our favorite way to share the cultural diversity of our community is through food."

(focus group participants)



Rink

- existing rink is end-of-life and is to be decommissioned
- strong desire to treat rink as public art / focal point
- strong desire for rink to be lit at night in a creative/expressive way
- strong design consideration for irregular shape or loop
- strong desire to deter hockey (as an ongoing cause of damage), thus strong consideration for:
 - irregular shape
 - seating, art, or Christmas tree in the centre
 - skating loop or path
- consider relationship to All Saints Church, as they provide free skate lending
- strong desire for a warming area for putting on skates
- strong desire for complementary programming (winter market, film-screening, etc.)
- shade in existing rink location has helped maintain ice, and extend use
- consideration for maximizing useable season in a warmer city, as existing rink is losing weeks off of its operational season due to moderate temperatures through winter and multiple freeze-thaw cycles
- consideration for closing rink off to public when skating conditions are unsafe (related to moderate temperatures noted above)



Water Feature

- water feature is anticipated to be a significant draw to new visitors, especially if supported with complementary programming, F&B, parking, etc.
- strong desire for rink to be lit at night in a creative/expressive way
- strong desire for a reflective pool with interactive splash features integrated into the design rather than inserting a child-focused splashpad
- some desire for a fountain
- consideration for pets; is there a way to include a pet-friendly portion for cooling?
- consideration of the needs of citizens experiencing homelessness; is there a way to provide an outdoor shower in an appropriate location to discourage using the public feature for that purpose?

"This city has so many splash pads – we don't need another one. Can this be different? Can it be not so kiddie?"

(focus group participants)



Other Amenities / Attractions / Activities

- strong desire for walking circuit; consideration for path with distance markers
- playful components for all-ages (eg. swings, interactive features, slides) was heavily preferred to play structures intended only for children
- strong desire to supplement the Glengarry neighborhood's loss of Waterworld; recognition that this community lacks recreation space
- strong desire for markets of all varieties – food markets, art markets, winter markets
- strong desire for digital media show / interactive digital media
- some community interest in skateboard area (whether tricks area, skatepark or pump track)
- desire for shade structures/canopies
- desire for variety of seating areas, conversation spaces, outdoor work spaces, etc.
- desire for outdoor games
- public washrooms required
 - consideration for sizing them appropriately for outdoor licensed festivals
 - consideration for how the public washrooms also serve the needs of citizens experiencing homelessness

Physical Fitness

- Survey results indicate that walking and biking are by far the most desired physical activities this space could support.
- Survey results indicate that while skating, skateboarding, group fitness classes etc., could play a role in activating the space with different user groups and programming, the majority of respondents want to prioritize biking and walking



Notable Takeaways

Our engagement process shed light on some significant opportunities, desires and pressure-points for a project as impactful as this one is primed to be. Noted below are three significant conversations that emerged again and again in a wide variety of interest groups.

Connection to the Riverfront

Almost every single focus group called attention to the possible connection between this project and the Riverfront Park, Trail and Festival Plaza. Independent citizens spoke of how magnetic the Riverfront is, and how they desired better connectivity to the downtown. Cyclists spoke of the Riverfront trail being the best cyclist artery in the City, and how it desperately needs a North-South connection into the core of the City's amenities. Business owners, and event organizers spoke of how challenging it is to draw patronage up from the events on the Riverfront, even when they try to deliberately incentivize it.

Some went as far as suggesting that inverting the entire project's sense of directionality – seeing this space as “Riverfront inward” rather than “City Hall outward”, could radically change the experience of our City's core.

“This space has huge potential to be a tentacle reaching into the heart
of the city from the Riverfront.”

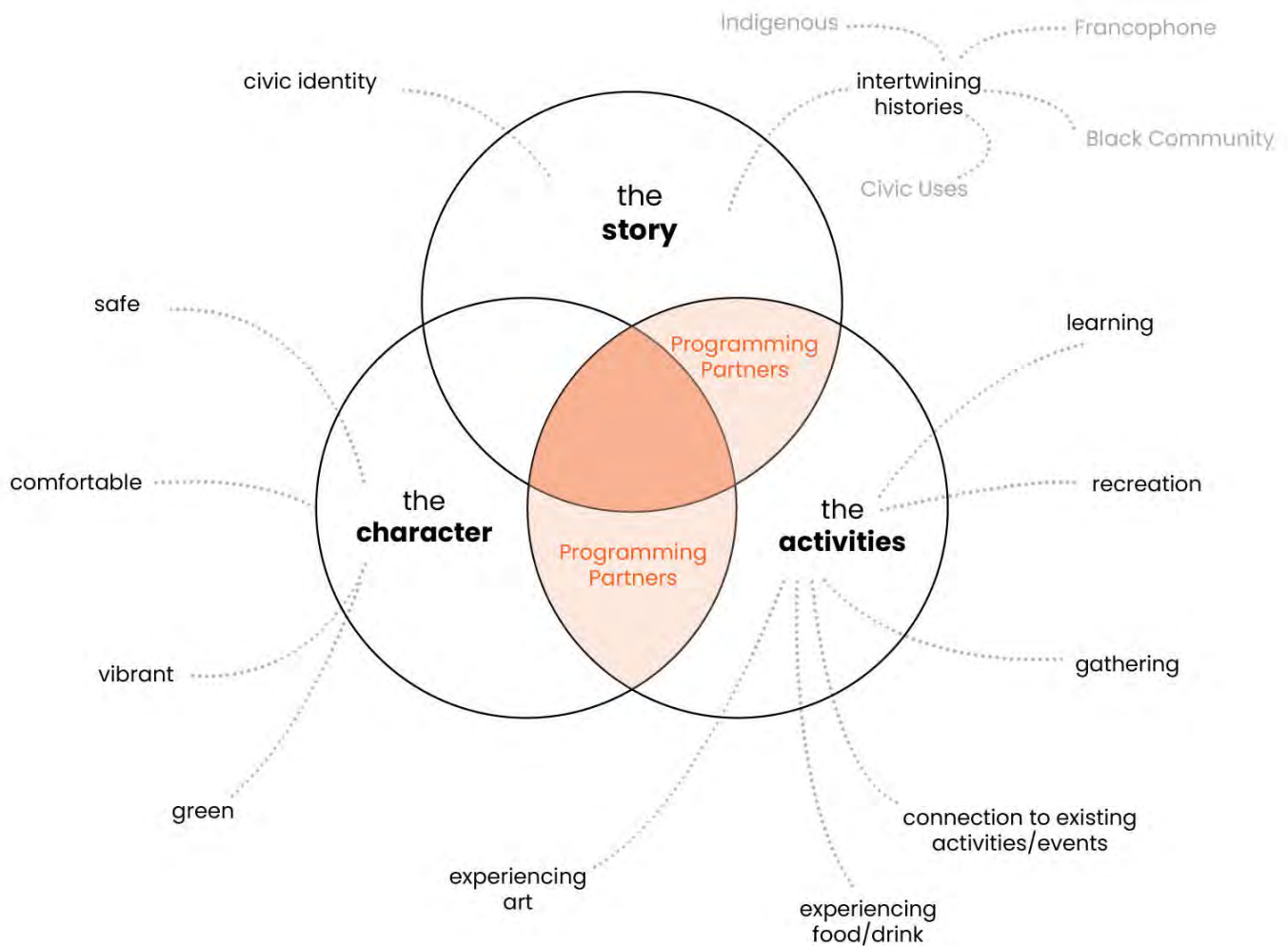
(focus group participants)

Continuous Pedestrian Priority

The contradiction we discussed many times in various groups, was that the opportunity of this site is deeply connective, and yet the current experience of the site is disconnected. The community's desire that emerged again and again through this conversation was to prioritize pedestrian movement to create continuity, a sense of safety and ease of movement, and to create a cohesive sense of place that extends beyond each individual block.

Active Programming Partners

Our engagement process shed light on the need to connect the design of this physical space to the robust network of engaged community groups who have regular need and desire to use it. We recognize that the project's ongoing vibrancy may hinge on connecting it **operationally** to the enthusiasm and commitment of those in our community who have not only the intrinsic need to use it, but also the motivation and desire to continue to reimagine new ways of activating it and leveraging it as an asset to serve the evolving needs of our community.



Potential Active Programming Partners

St. Clair College

University of Windsor

Art Gallery of Windsor

Windsor International Film Festival

Downtown Windsor Community Collaborative

WindsorEats

Many community stakeholders – whether businesses, charitable organizations or institutions – asked again and again, “How easy is it to book space here?”. We spoke at length with various community leaders and organizers about how to eliminate administrative barriers to ensure this space is used to its full potential, which in turn will contribute to its ongoing sense of vitality.

Two things became very clear:

- 1) This project is backed by enthusiastic community leaders who have incredible, tangible, realistic ideas for how they would want to use the space on a regular basis, and
- 2) We need to develop a process with interested community partners, so that they have easy access to provide community led programming

This gave rise to the concept of **Active Programming Partners** – a contracted partnership between the City and key top-level stakeholders who have an ongoing need for spaces offered as part of the Windsor Civic Esplanade.

The specific structure of this partnership is unclear at this time, but the goal is to create a model that mutually benefits the City, the community stakeholders and the space itself – by keeping the space activated regularly and diversely, and contributing to a sense of life and energy in the downtown.



WCE WINDSOR CIVIC ESPLANADE

City of Windsor

What We Heard Report – APPENDICES

INTERNAL USE ONLY – NOT FOR PUBLIC DISTRIBUTION

March 4, 2021

Valerie Dawn, Architect
BAS, March, OAA, LEED AP
valeried@glosassociates.com
519-966-6750 ext 243

**FOR
REC** **glos**
ARCH + ENG

519.966.6750
glosassociates.com

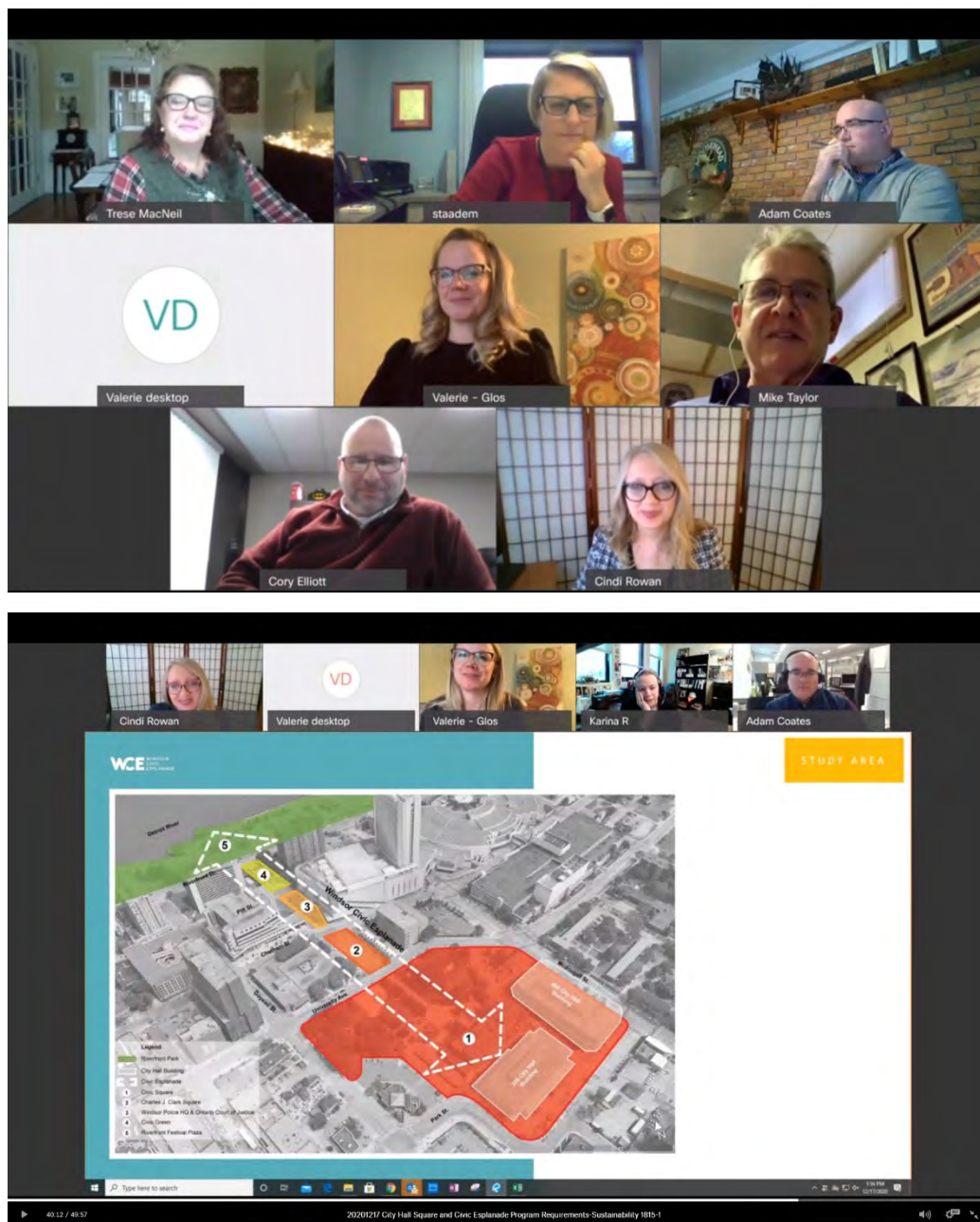
325 DEVONSHIRE ROAD
WINDSOR, ON

Appendix A

Format

Focus Groups

Due to the current COVID-19 pandemic, it has been necessary to facilitate conversations digitally in lieu of gathering in person. We have found that hosting multiple web-based focus groups of 4-12 people has been ideal in facilitating engaged dialogue and reaching a variety of diverse interest groups.



Idea Sharing (43)

Participants were invited to share ideas through an open-ended tool, similar to a sticky note. Many participants added photos, both inspirational and of existing conditions, for reference.

Sign In / Register to add your idea

DDN (a month ago)
Zone 2 can be a summer venue for cultural/artist events days and evenings.
Share 0 Comment 0

Marica22 (a month ago)
Bike rental, Ice cream store, local artists (musicians, painters etc)
- encourage local talents to perform, discover the city on rented...
Share 0 Comment 1

TiaBab (2 months ago)
Large splash pad summer transitions into ice rink winter, playground with table safe place and interactive for families. No to streetcar

Fun and interactive All year round
Share 0 Comment 2

sarracenia (a month ago)
Celebrate rainwater + trees! (climate-resilient design)

Use the redevelopment through this site (and all other municipal ...
Share 0 Comment 0

Jim Morrison (2 months ago)
Walking Trail/Skating Trail
Instead of the traditional skating "rink", build a walking trail ...
Share 0 Comment 1

JayB (2 months ago)
Gradual walking tunnel

Gradual walking tunnel linking zone 4-5 under riverside dr
Share 3 Comments 0

JayB (2 months ago)
water feature

Natural looking water feature, Like Charles Krutch park in downto...
Share 0 Comment 1

Bob Mitchell (2 months ago)
Save and maintain the Spirit of Windsor as a monument to the arrival of first Great Western train in 1854. Streetcar should be there also.

I also like the idea of reflecting pools - convertible to skating...
Share 0 Comment 1

JayB (2 months ago)
Giant lighted Windsor sign like Ottawa/ Kingston / Toronto has with seating etc..


Share 0 Comment 0

windsorshane (2 months ago)
Paths and Shade

Aside from the civic square in front of City Hall proper, the civ...
Share 0 Comment 1

MickChow (2 months ago)
A good existing model is Campus Martius in downtown detroit. Here is their website. <https://downtowndetroitparks.com/parks/Campus-Martius>
Windsor's version of Campus Martius.
Share 0 Comment 2

Mark Lefebvre (2 months ago)
Traffic calming on Riverside Dr as well as University Ave to allow for easy access north-south to public amenities
Share 0 Comment 2



I also like the idea of reflecting pools - convertible to skating...

Share 0 Comment 1

<https://downtowndetroitparks.com/parks/Campus-Martius>

Windsor's version of Campus Martius.

Share 0 Comment 2

windsorshane
2 months ago

Fountain/Splash Pad/Skating Rink



Water attracts people. A multi-use fountain like this one in Que...

Share 1 Comment 2

ameliues

Share 0 Comment 2

JayB
2 months ago

innovative traffic calming



innovative traffic calming to better link all involved city block...

Share 0 Comment 3

DDN
a month ago

In Zone 1 keep a large ceremonial/gathering/event space. Add a small playground. Zone 2 keep skating rink but add summer tables/umbrellas.

Share 0 Comment 0

Terry
2 months ago

Trees that are metal and colourful. The revolving leaves could provide wind power for fun lighting in the area. Yes to streetcar!

Share 0 Comment 1

MaryEllen
a month ago

FOOD

People are always drawn to waterfronts with a place to walk and e...

Share 0 Comment 0

JayB
2 months ago

Giant outdoor chess boards



Share 1 Comment 2

dpozzobon
a month ago

I love the whole idea of a permanent spot for a Carousel of the Nations where food and friendship could be shared and enjoyed Maybe featuring different entertainment every week

Share 0 Comment 0

Mark Lefebvre
2 months ago

Sufficient permanent infrastructure such as audio/visual, power and enhancements for events rather than temporary and jerry-rigged set ups

Share 0 Comment 1

DDN
a month ago

Zone 4 walk way could be canopy covered and also equipped with scattered benches. Leave the landscaping in tact.

Share 0 Comment 0

Mark Lefebvre
2 months ago

Funding/planning of cultural events year round and support for local artists to interact with and enhance our community

Share 0 Comment 1

Susi M.
7 days ago

Fountains and small festival area.

Would like to see fountains similar to the City of Ottawa and Cit...

Share 0 Comment 0

Dean Lapierre
2 months ago

An outdoor rink area for skating in the winter and other events in the summer. And have food vendors set up all around it. Must have a roof

Share 0 Comment 0

JayB
2 months ago

Permanent outdoor screening area for events similar to the Jurassic park events of 2019. Video screen, lighting etc..



Share 0 Comment 1

DDN
a month ago

Add benches and encased First Nations exhibits within zone 3 as a form of museum/educational venue.

Share 0 Comment 0

Postie630
2 months ago

Out door fitness area



Like in other major cities around the world, developing an out do...

Share 1 Comment 2

TilburyDistrict
2 months ago

A chip wagon. Also soft walking circuit for those with back, hip, etc. problems.

Share 0 Comment 0

DDN
a month ago

Get the fountains by City Hall working again. Keep the gardens.

Share 0 Comment 0

Rosemary
2 months ago

Trees, trail, seating, tables. Like idea of historical items. Streetcar as an example. Intergenerational appeal

Share 0 Comment 2

John Graham
2 months ago

Plaque with all the names of people who passed from Covid in Essex County, so they are never forgotten.

Share 0 Comment 0

roof

Share 0 Comment 0

Philippa
a month ago

Develop the theme around the legacy of Mary Ann Shadd. Her school was located on the same site.



Share 0 Comment 1

DDN
a month ago

I would love to see the esplanade named after her, with informati...

Share 0 Comment 1

DDN
a month ago

Provide safe, marked/flashing lights to all pedestrian crossings from City Hall to the river. Add wide canopy covered stairs at the river.

Share 0 Comment 0

Marica22
a month ago

outdoor venue for civil wedding ceremony; Gazebo or covered porch with a benches would be perfect for outs...

Share 0 Comment 0

windsorshane
2 months ago

Unfixed Seating



People like to be able to control their environment. Seating tha...

Share 0 Comment 0



Share 0 Comment 1

Matthew Beasley
2 months ago

Locate the Streetcar and the Beacon here.

It would provide a better site for visuals and the security of th...

Share 1 Comment 3

shebert
a month ago

Bright Lights Location

This is exact where the bright lights annual light display should...

Share 2 Comments 0

abbie mcLeod
2 months ago

public art- specifically sculptures and fountains

this art would tie the 5th zone to the 1st zone. i personally lov...

Share 0 Comment 0

JayB
2 months ago

Multi use area



Multi use area summer-concerts, festivals & markets winter-ice ...

Share 0 Comment 0

windsorshane
2 months ago

Riverside Road Diet and Pedestrian Crossing



Riverside Drive is a physical and psychological barrier between t...

Share 0 Comment 2


JayB
2 months ago

Possible bridge or way of linking zone 4-5 over riverside dr. & moving the Hub building in zone 2 to maximize sight lines from city hall

Share 0 Comment 0

Todd sundell
2 months ago

Large ground sign WINDSOR or Sculpture



I would love to see a Large Windsor sign like the one in Toronto ...

Share 1 Comment 2

Micgall
2 months ago

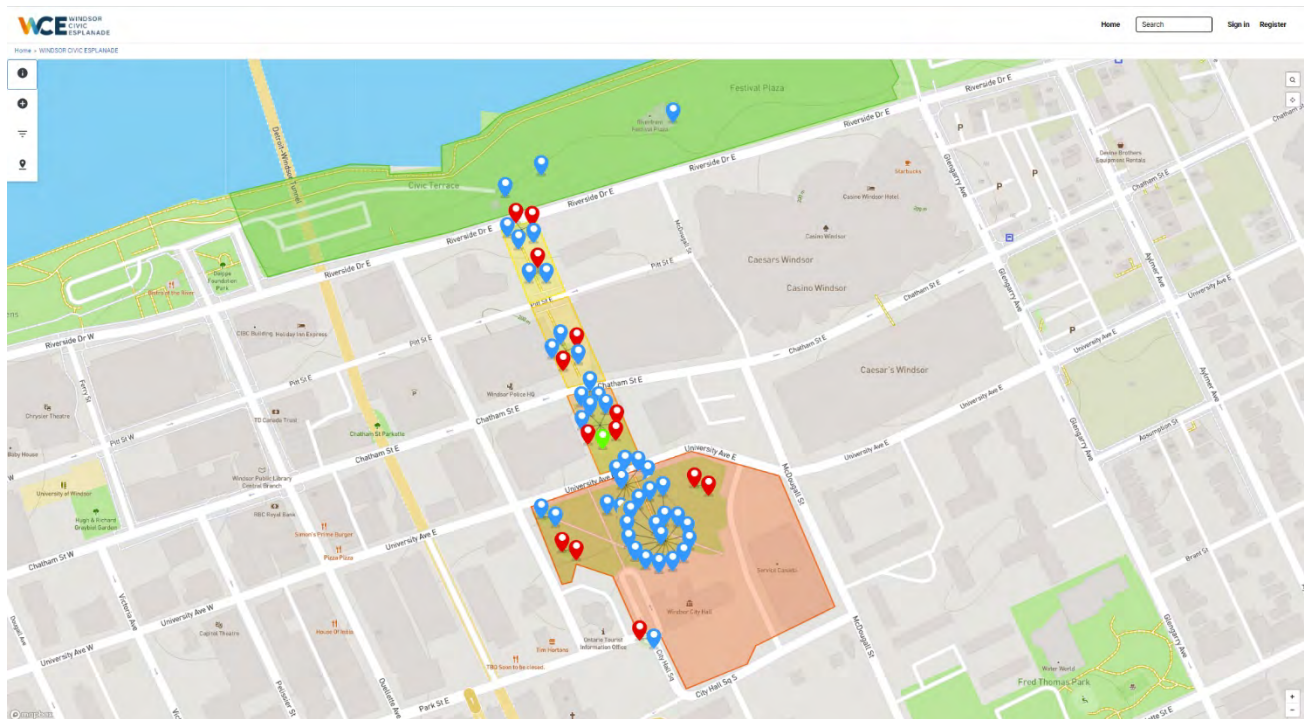
A series of reflecting ponds, aligned, open all the way from the river to city hall



Each section themed to our history (ie. First Nations trading, Fr...

Share 0 Comment 0

Interactive Mapping (63)



Participants were invited to add geo-located pins to a map of the site. Blue pins were used for ideas, red pins were used for problems, and green pins were used for “What’s working”. Many participants added photos, both inspirational and of existing conditions, for reference.

Examples:

City Hall Plaza

“Add a Windsor sign”

“Gazebo for outside wedding ceremonies”

“Room for small food carts or cafes all the way down”

“This corner of the park feels shadowy and unwelcoming.”

“I think that the current placement for the needle dropbox could be improved...”

“This corner of the space needs a linear park extension to connect to School of Creative Arts...”

“Right now each section feels split and cramped...”

“Perhaps some sort of indication that the path continues across the street.”

“Echoing the need for colour. I like the idea of infusing colour in this pathway.”

"Echoing the need for a continuous feel throughout. It's a lot of concrete to look at. The individual sections feel disjointed."

"I do not share a desire for an new amphitheatre at city hall..."

"Agreeing with other commenters, adding in an amphitheatre or similar concept with considerations for a variety of audiences/uses, wired for tech, access to hydro and water use."

"Support Windsor's existing events, by holding activities / attractions in the esplanade. Ex. WIFF"

"Small amphitheatre for arts/civic events"

"concentration of amenities at city hall square"

"Pedestrian access from Park street to City Hall is awkward and uninviting at best and potentially dangerous at worst."

"From a city marketing point of view the plan fails to connect to the high volume of International travellers using the Windsor Detroit Tunnel who exit onto Park street. Plan needs to connect better to Ouellette Street and the border exit."

Charles Clarke Square

"In each section there's an important building or feature like a statue or horizon but you wouldn't know because they almost feel like they aren't included"

"more boring.... adjacent properties are not civically interesting - uninviting occupancies... no ground floor retail, restaurants or cafes that would naturally bring people to this space"

"natural and shady path from city hall square to the riverfront."

"Create a space to embrace Windsor's artists. That being buskers, painters, poets etc."

"Building blocking continual feel"

"To help with the current disjointed feeling of the esplanade, a bold change would be to physically close the roads to allow a pure pedestrian pathway all the way to the river (may not be possible at Riverside Dr). If this is not possible, something similar to pedestrian-first designs such as Spark St in Ottawa would be a good idea."

"To be even more pedestrian friendly, raising the crosswalk so it forms a "speed hump" is beneficial as well."

"In addition to this, small structures for pop-up shops for restaurants or retailers could be added as well to attract foot traffic to the area, or permanent structures could be added as well, which could be incentivized via the downtown CIP"

Windsor Police HQ & OCJ

"This corridor is intimidating and feels cramped"

"Increase seating and gathering space as the underground garage limits above ground possibilities. Roof loading capacity is limited as well and was an issue during Casino construction."

"Including an economical summer activity that is welcoming for all ages."

"adjacent properties are not civically interesting – blank walls, uninviting occupancies... no ground floor retail, restaurants or cafes that would naturally bring people to this space"

"Agree with other commenters here that adding some natural features such as trees, additional seating, and also adding some colour via murals would make this space more inviting. The city has many talented local artists who can be used to do this"

Civic Green

"natural and shady path from city hall square to the riverfront."

"Adding color back into these areas to juxtapose surrounding buildings to make it inviting."

"adjacent properties are not civically interesting – blank walls, parking garage ramp... no ground floor retail, restaurants or cafes that would naturally bring people to this space"

Crossing at Riverside Drive

"You would not know there's a statue linking to the other side because it feels hidden."

"Riverside Drive – 4 lanes – Need to narrow road using road diet techniques to allow for a comfortable grade crossing here."

"Tunnel under riverside dr to link the riverfront"

"Agree with other commenter that Riverside Dr in its current state will make the connection to the riverfront feel disconnected."

"adding shops and restaurants along the Esplanade, would transform this corridor and allow Festival Plaza users to also move safely from the Plaza to the Esplanade and into Downtown, all on foot"

Riverfront Park

"Opportunity to capitalize on the relatively high amount of activity along riverside trail by building a "spur line" linking civic esplanade trail to riverside trail, with associated pedestrian crossing at Riverside drive. This could bring flow-through traffic in the form of walkers and cyclists which would bring more activity to the esplanade corridor."

"bike rentals, ice cream parlour"

Appendix B

List of Engagement Participants

City of Windsor

James Chacko
Heidi Ballargeon
Jason Scott
Wanda Letourneau
Paul Giroux
Trese MacNeil
Michelle Staadegaard
James Scott
Ray Mensour
Mike Cholubko
Earl Larking
Cory Elliott
Mike Taylor
Karina Richters
Tom Graziano
Adrian Busa
Sebastian Pirrone

Downtown Windsor Business Improvement Area

Pat Papadeas
Brian Yeomans

Downtown Windsor Community Collaborative

Robert Cameron
Nate Hope
Matthew Wachna
Steve Coupland
Jonathan Choquette
Sumiko Shimo
Sarah Cipkar
Michael Breshgold
Roz Breshgold

St. Clair College

John Fairley
Joe D'Angela
Rebecca Demchuk
Michael Silvaggi
Ryan Peebles
Roseann Danese

All Saints Church

Robert Clifford
Bruce Tucker
Gerard Phillips
Art Roth
Sam Abdulah

Art Gallery of Windsor

Jennifer Matotek
Julie Rae Tucker
Sophie Hinch
Abbey Lee Hallett
Nicole McCabe

WindsorEats

Pina Ciotoli
Adriano Ciotoli

Windsor International Film Festival

Vincent Georgie
Katharen Bortolin
Hayden Freker
Renee Trombley
Martha Winterbottom
Marty Beneteau
Lynne Watts
Dylan Kristy

University of Windsor

Vincent Georgie
Sandra Aversa
Kent Walker
Jason Grossi
Jennifer Willet
Anneke Smit
Trevor Pitman
Robin Wright
Robert Janisse
Sarah Woodruff
Edwin Tam
Steve Alexander

Ontario Tourism

Rosa Liburdi
Alicia Bray
Julie Khoury
Sadie Tremblay

Walpole Island First Nation

Dean Jacobs
Janet McBeth

Black Council of Windsor Essex

Leslie McCurdy
Moya McAlister
Patricia Poku-Christian
Kenny Gbadebo

Essex County Black History Research Society

Irene Moore Davis
Lynn Guest

Appendix C – Focus Group Notes

Parks Dev & Ops

- horticulture/vegetation/trees
- realities of rink & splash pad
- understanding good materials
- Low maintenance
- love interactivity
- Feels cut up
- trees: use silvacells to plant high-caliper mature trees and support mature, long-life urban canopy for shade & wind control (50-70yr trees, not 20–30yr trees which are standard in urban sites)
- Desire to treat the rink as public art
- site furnishings
- playful space
- cenotaph
- * Heidi to provide list of events
- flooding ice is a problem
- mechanical room is too small
- how to close off from public when ice is not safe
- 3 season plants
- tables & chairs & concession
- small ceremonies
- not a lot of parking
- turn existing CCS into passive greenspace
- shade has been helpful in maintaining the ice
- current uses: walking with your packed lunch, extend a date
- winter market to support ice rink
- *Bryant Park precedent
- connect with UWindsor VABE & SCC to loop in programming with student art (University @ Armories) programs, events & exhibitions
- Riverside Festival Plaza
 - “gateway” from one to the other
 - vista
 - crossing riverside / traversable
 - flip funding from “Riverside Drive Vista”
 - makes everything more useful
- Priority = plaza > CCS > connection to river
- seating in centre of rink; no hockey (hockey = damage)

- desire for large Christmas tree in centre of rink
- integration of Bright Lights festival
- big screens for movies
- winter programming: warming hut for putting on skates, fire pit
- church does skate lending & lessons
- smart city features: lighting, audio, wifi, signage, wayfinding, information, “Campus Concept”
- homelessness: vandalism/security concern balanced with social responsibility

IT

- specs
- security service
- wifi
- accessibility
- smart poles
- generic vs proprietary
- projecting on surfaces
- no front-end users / person running events or helping facilitate or connect users to infrastructure (no one’s putting the music on)
- no proprietary anything; no contracts; the city is forever

Environmental

- climate adaptation plan
- current downfalls
- heat recovery
- flood risk is high; prioritize permeability and water retention/flood mitigation
- thermal comfort (Windsor has 100 days over 30degreesC)
- not using space in summer because it’s too hot
- rinks are losing operating time because of heat (every 5yrs, we lose 1 week of operating time); 13weeks operating at most
- surface temperatures get high
- climate change resiliency
- homeless population using water to cool & bathe
- ice rink: opp for heat recovery (for ice melting + nearby concession)
- calculating greenhouse gas emissions (using existing as a baseline), calculate carbon costs & lifecycle costs in project costing
- permeable materials for groundcover
- identify what tree species we should not be planting anymore

- low impact development for flood prone areas (re stormwater); balance with maintenance, Windsor is new to this game
- Tranby park is an example of permeable pavers used by the City
- use Forrec checklist for sustainable features (to be reviewed with Karina later in design process)
- maximize low-impact development
- solar/wind for lighting and bus stops
- London: solar trees & microturbines/sculptural wind turbines
- pedestrian flow
- net zero embodied energy
- e-scooter/e-bike charging & rentals
- EV charging for cars
- bike parking
- active transportation: "bump plan" // we need a safe connection
- playful: slides down to the river (French precedent)
-

Parks, Rec, Culture & Events

- lack of infrastructure
- operational problem / how do you book a space?
- overlap with festival plaza / cross-pollinating (vendors at riverside festival plaza complain of wind & noise)
- traffic studies? EA being completed for University Avenue
- maybe close it off for special events
- walking path / distance markers
- snow clearing (melting it); we don't have a place to dump it
- lighting, sound
- events at CCS: marches, flag raising, local "launches", wellness programming (tai chi)
- traffic calming required
- consideration for municipally produced events; they don't do anything themselves now
- Senator Croll Park
- demonstrations, local "causes" (near police)
- markets, etc. Nothing to secure tents to
- Festival plaza is designed for 2000-5000ppl; this area needs to target 200-400ppl
- remembrance day

- mandated accessibility because of connection to police, OCL, casino, etc
- Ribfest
- connection to RFP: “We’re Windsor”, be realistic about who we are and what size of events we can realistically support
- red bull event
- garden-look: “what it once was” / “what it deserves”
- “continue to the greenway”
- the little things: grommets, fountains, power, flag poles, power carts/stubs, separate circuits
- discussion of extreme precedents that connect civic spaces with canals off of river

Facilities

- security
- decommissioning CCS
- glycol system
- lessons learned from CCS
- no room for snow collection / snow melt
- underground pipes (for rink & splash) can make it difficult to maintain & repair (consider service trenches)
- police basement extends under section (#4) to casino, only about 12-18” below grade: be cautious about anything intended over that area
- avoid custom where possible; if it’s off the shelf from a long-standing brand, we can replace parts easily. Consider ease of replacement & repairs
- “a space is only as good as its operations & maintenance”
- use stainless steel
- CCS rink @ 20yrs old, every year we don’t know if it will work
- connect controls to City Hall
- nozzles, valves, pumps
- all lighting LED
- seating/benching
- independent power for concession
- Senator Croll Park: squatters
- furnishings that can’t be tampered with
- homeless bathing in fountains in SCP, and “took over” when decommissioned
- interlocking brick = heaving & lawsuits
- preferred stamped concrete & concrete base for any other ground covering
- local workforce (north America)

- machines for maintenance and snow clearing are kept on site; we do not need to capture them in our programming (confirm)
- consideration for boards: do we need them at all? If we have them, make sure they can be easily carried by 2 people & stored nearby
- Concession: realtor park & Tecumseh baseball are good local examples of concessions that are working well for O&M by city
- desire to eliminate councillor parking

2021 01 13 – Downtown Windsor Community Collaborative

Transportation:

- Pedestrian only walkways “Pedestrian First” not having to wait for traffic to ease
- Elevated walkways to travel overtop of events and view from above.
- Riverfront feels disconnected from Downtown
- Try to bring people passively through Esplanade site.
- Park Street is lacking a pedestrian connection
- Increase signage that shows connection from City Hall to Riverside
- How do we move neighborhoods between Glengarry ave and Ouellette ave move east west?
- Create intuitive landmarks
- Focus on flow, connect from parcel to parcel

Public Safety:

- No pedestrian connection from Ouellette Ave to riverfront
- “Dangerous” going down Park St. on a bike

Biking:

- Bike stands and bike paths
- no parking allows for more bikes
- encourage biking lanes
- Reuse alley going east to west for biking lanes
- Difficult to move downtown on a bike, no clear paths

- Include paths downtown to allow for more connections
- north to south hard to navigate bike

Parking :

- “Windsor is a parking lot”

Thermal Comfort:

- Covered areas for protection from elements.
- Site is too windy
- Fire pits that encourage people to stay out longer in harsher winter months
- Allow for spaces to cool in the summer months

IT/AV:

- Add speakers and projecting equipment for users to preform music, or speakers.

Other Amenities:

- Add music to the streets for impromptu music sessions
- Bathrooms and Public washroom several locations
- “Culture of the space is to show and play”
- Add more commercial spaces “store front”
- Side walk for skaters

Food Beverage / Retail:

- Food carts

Gathering Spaces:

- Add inclusivity between all ages.
- Currently a lack of spaces where people can connect and congregate
- Create spaces in increase civic pride
- Mid size gatherings
- Spontaneity in activities, how do we encourage people to gather spontaneously
- Amphitheatre and a nice gathering spot (reference to Wigle park, Jackson park.)
Family’s uses these for family reunions, birthday parties, a space designed to bring people together.
- “Places for different people at different times for different uses”

-Allow for spontaneous groups to gather that doesn't require permit.

Vegetation:

- More green space
- Don't remove the existing trees

Events / Other:

- More flexible programming for experimentation being able to set up yourself
- Dances
- Provide space to bring more people downtown to benefit the economy
- Big screen for integrating artists work (like a billboard) and movies / show
- Promote entrepreneurship, create a place to show talents: like leather working
- Carrousel of nations
- Understanding the diversity
- Add animation to the streets and pull in local businesses BIA and allows business to be featured. Help draw people out of buildings.

Citizens Experiencing Homelessness:

- Homeless community needs to be advocate for

Existing space:

- Esplanade feels disconnected
- The esplanade "Architecture is very alienating to the space itself"
- "Feels like a backyard"
- "claustrophobic" on streets feels narrow

2021 01 15 – All Saints Church

Parking:

- A major barrier to coming down town is parking. Monday to Friday the parking is extremely tight. On the weekend if there is an event downtown people do not want to pay for parking.
- Reconfigure street access for cars and bikes to navigate more easily.

Transportation:

- Moves to quickly, referred to as “busy” at University Ave
- Add a cross walk to combat the busy traffic at University Ave.
- Safe drop-off zones throughout
- How to get Glendgarry community to the Esplanade and to the water front, provide safe access / crossing to waterfront. “It is a barrier to success for the esplanade”
- Possible walking overpass to have a safe access point from the riverfront to the esplanade

Ice Rink:

- shade rink to help maintain ice and extend use. More efficient ice.
- Open Rink sooner in the season.
- Provide comfortable and protected seating around the rink. Seating around current ice rink is referred to as “uncomfortable” due to little protection from elements.
- Create a labyrinth surface

Rink Infrastructure:

- Add a cross walk to combat the busy traffic at University Ave. to allow for safe access to ice rink.
- Allow for a drop off location for the ice rink
- Promote existing events, The church donates skates for the day or season. Allow and accommodate to help this continue.

Site Furnishings and Fixtures:

- Bike racks allow them to be designed by artists, creating fixed sculptural pieces that are multipurpose.
- More bike racks will promote cyclists to have a safe place to house their bikes currently using makeshift bike racks (ex. Trees)

Gathering spaces:

- Allow for events that can go into the evening, not just the day time.
- Give people a space to meet for coffee or have small gathering spaces for people to meet as well.
- Allow for quiet places to read
- Informal meeting spaces

Other Amenities:

- Washrooms a necessity for events, currently using existing buildings to access washrooms.
- Community garden needs to have a dedicated team that can have their own facilities.
- Inclusivity for new Canadians with signage in their language.
- Keep existing trees

Food & Beverage / Retail:

It / av:

- audio equipment so speakers can be heard as well as choir music/ other music can easily set up without requiring their own equipment or power.

Support for Public Safety:

- Add a cross walk to combat the busy traffic at University Ave.
- Allow for more drop off locations
- How to get surrounding communities to esplanade and river front safely.
- More night time interaction can help deter crime downtown. To create a more "Safe environment"

2021 01 21 – Windsor Art Gallery

Transportation:

- Wayfinding signs, what languages, including immigrant population, indigenous communities.
- "Windsor feels disconnected"
- Making it feel connected with the streets between,
- connect site to the riverfront
- Encourage connecting esplanade with the VIA station. Unite east and west.

Biking:

- "biking path looks like a piece of Swiss cheese"

Other Amenities:

- Interactive art piece, digital art
- Commission Windsor artists to do projects
- “people miss the fun and colourful, and play aspect.”
- Murals and public art
- more sustainability
- Programming a screen, idea screening “winter in Canada” while you skate.
- Water World Windsor closed allow for that community to have a new place to go.
- Cozy fire pits and hot chocolate stand.
- Interactive light show (Kingston reference)
- Movie screenings (very well attended) survey for the community on which movies they want to see.

Food Beverage / Retail:

- Invite local business to sell food

Gathering Spaces:

- Make downtown magical

Vegetation:

- Urban gardening, to attract pollinators, and include indigenous plants.

Events / Other:

- Buskers
- Shift Windsor to more of a “Festival City”
- Include the esplanade a part of Windsor’s art walk leading people through the city to focus on how Windsor has changed.
- Outdoor art fair with art prize
- Dance classes
- Partner with community groups or a temporary art gallery, adding walls that could be temporary.
- Public art should be temporary art pieces. Create flexible spaces for art
- Giant Legos giant janga, giant chess playful opportunities (Ex. Kingston)
- Emancipation event bring back, integrate that history?
- Bring community groups together for events.
- Current permit process to schedule events seems cumbersome for groups. Allow for spontaneous use of square. Breaking down barriers to booking the space, makes it friendlier for community groups who want to use the square.

Citizens Experiencing Homelessness:

-Help to create social connections. Social prescriptions example community garden.

Existing:

-Windsor as a theme needs to pull away from industrial theme and embrace the technical, innovation, and interactive side Windsor has to offer.

2021 01 22 – Downtown Windsor Business Improvement Area

Transportation:

-shared streets, walkability, add accessibility.
-Integration to keep people moving through the downtown business establishments.

Public Safety:

- Make the connection from the riverfront to the downtown more accessible.

Other Amenities:

-Esplanade should be used at all times all seasons by all people / flexible
-Interactive Art installations
-Remove barriers that allows business to have easier access to using the amenities of the site. Example simplifying permits.
-Provide infrastructure for space that supports the types of use of the space.

Rink:

-Ice rink path (reference Etobicoke skating trail)

Water Feature:

- “Waste of space” to turn into a concrete splash pad, having a lot more green space. Windsor has too much concrete, greener space for the water.

Food Beverage / Retail:

-Collaborate with Windsor eats to make sure business within the BIA feel comfortable with the possibilities of food trucks or food stalls. Collaboration with a third party with experience is key. Small food festival, needs to respect longstanding business

Gathering Spaces:

- Adding an amphitheater
-“A space should be a good place for an 8 year old and an 80 year-old.”
-Multi scaled use of space
-The decommissioning of Windsor Water World there needs to be a place that the community that used this that residential community needs to have a place to go. Disenfranchised communities need another place to go.

Vegetation:

-Windsor Esplanade has an Imbalance of hardscape to green space. Example Willistead has multiple walking paths woven throughout green space.
-Lots of trees

Events / Other:

-WIFF is downtown. This event crossing over into the Esplanade is a good opportunity. Capitol Theatre, Chrysler Theatre, Armouries, Creating a theater District increases walkability.
-Possibility to return Bright Lights back to downtown.
-Long-term care of the project, worry that it needs to be well maintained for the duration of its life.
-LED of Movie Screen opportunities
-Pop up opportunities for art markets

- Connections between the downtown business and the programmed events need to work in tandem.
- Temporary installations for events / small concerts
- Make sure that community groups have access to the site but the execution / support for these groups is more important.

2021 01 22 – St. Clair College

Transportation:

- encourage students to walk from Ouellette to the esplanade during their breaks.
- Bridge the connection from the riverfront to the esplanade
- Encourage people to leave Cesar's and explore downtown

Public Safety:

- More city lights to provide more security.
- safety and security, the growing population of homelessness in Windsor is a concern.

Other Amenities:

- art installations
- Interactive activities that provide Instagram moments.
- allow for artistic expression, include the university and the college to show off current Windsor students.

Food Beverage / Retail:

- Food vendors serving at lunch. Close of portions of the street for the food vendors?
- Food vendors would lend itself to being a good opportunity, and showcase talents with Food vending.

Gathering Spaces:

- Create Multi-functional space
- not enough seating at the water front. Provide leisure seating between classes.

Vegetation:

-Lots of green space,

Events / Other:

- Ceremonies
- Smaller scale music performance
- St Clair students can do a daily news cast
- Video dance wall
- Permit seems to be a barrier, develop a fee structure.
- Provide and Plan Programming partners to allow for continual use of the esplanade. As well city department continue relationship with said programming partners is considered crucial.
- Opportunities to hold a wedding, or To provide catering services at the esplanade decent amount of power will be required (propane driven), hand washing stations, chairs already available in onsite storage.
- Add more events for younger children.
- Concern for sound pollution for neighbouring condos.
- Chrysler Theatre a brief show at a time before the main event at the esplanade.
- Creating a theatre connection, creating more reason to travel to the downtown core.

Existing space:

-Main concern is how to draw people to the esplanade. The esplanade is not surrounded by a lot of amenities.

2021 01 26 – Windsor Eats

Food Vendors / Temporary Food Vendors:

- Things to keep in mind. Having enough Power and water, washrooms,
- Fencing with alcohol, if you want to charge you need to have fencing. Fencing can add a huge expense.
- How easy can a space being enclosed. Alcohol sales drive huge profit therefore it's important to have fencing.
- Covered and uncovered, the event still continues. Having a partially covered area is extremely beneficial.
- Ambiance first before anything else.

- Considered an event space not an eating space. Max 100 people
- Keeping things not fixed to allow for modular positioning. Allow space to be flexible.
- hidden storage / an office to keep cash.
- Sounds system
- Creating a space that is small but can also grow.
- Many restaurants or vendors don't have the infrastructure, and provide the equipment.
- Hand wash station / sinks with hot water.
- Grease trap
- Friday night lights
- Having a space that is made for all seasons is ideal.
- People will go to winter events when you give them a good reason. (Example Beer festival)
- Barriers with permits, there's a penalty on trying to be creative and do new things. Because the answer seems to be no. Neighbours can have issues with sound. A lot of blow back with high up
- Temporary popups and BIA, trying to make them co-exists? Encourage popup to pay into that BIA.
- Encourages residual effects of a pop up benefits the surrounding area.
- Set up and tear down can take time, therefore easy installable barriers will add to takedown time. Book site day before and after.
- Bright lights takes an extremely long time to tear down
- Each site should have the ability to work around walk around.
- Contracting out and activating the space, to allow for active programming. Partners of the site?
- Break down time barriers
- Activation of the space is most important.
- Concerned with potential obstacles in dealing with Ceases in the space?
- Smaller scale events, 16 being smallest scale. Max: 5000 Windsor craft beer festival.

2021 02 09 – Walpole Island First Nation

Public Safety:

- Embrace inclusivity
- Places of refuge should embrace multi-cultural ideals expression and history.

Other Amenities:

- Basketball courts
- Three Fires should be represented
- Sculptures, possibly of an animal ex. Turtle.

History:

- Over 100 Windsorites are First Nations
- Historic Ecology study would be important
- The esplanade “Windsor a place of refuge” Reach out to Assumption church to get there application for historic designation.
- Pontiac history
- Most of the stories of the black slaves fleeing the underground.
- Grandfather Stone and sculpture, Ceremonies would enter the Detroit river. They would make offers to the grandfather stone.
- Before Windsor First Nation establishment of the area. Ottawa village focal point.
- Reference “Back to the Future” Article. Possible Cultural sensitivity classes. Let be proactive about indigenous culture and systemic racism.
- 1790 Treaties signed in Detroit between the imperial crown of Canada and First Nations people. Making sure we bring these stories forward.

Gathering Spaces:

- Family oriented spaces
- Places to hang out with friends.
- Ecosystem talking circles. Elders to youths.
- Reference “Dish with one spoon” paper. We are all a part of the same ecosystem.
- Place of Refuge should be Aspirational, that is welcoming, that is accepting.
- Place of Refuge should embrace Civil Rights, Queer movement.

Transportation:

- Desire to create a connection to the riverfront

- Connecting to bike paths and walking paths
- Don't discount any direction. All four directions are important.

Ice Rink:

- Ice rink, non-traditional. River shape that could turn into a waiting pond or stream. Or possibly a place to inline skating.

Other:

- Everything is spirit. COVID is spirit, not to eradicate COVID but to manage it.
- Walpole has its own a government.
- Reference "Dish with one spoon" paper. We are all a part of the same ecosystem.
- Research articles of First Nations and species at risk.
- Consider another name for Esplanade in the indigenous language.

2021 02 18 – Black Council of Windsor-Essex + Essex County Black Historical Research Society

Honor historic the black community

Many people don't know that there is a historic monument. Ed Dwight

Cultural travelers should have a space to learn about Windsor's history.

Information for our history. Local artists to show off the history. Celebrate the wealth of the history.

At one point more than 1/3 of Windsor was black

4th most diverse City in the whole country.

Celebrate African Heritage and People. How to embrace and represent Black history.

Incorporate past and present history

Historic interactive digital walk. Connect digitally. Walking Tour, videos, images, literature, and event is going to be available.

Cultural space, markets, performance.

Wayfinding markers, specific areas for

Digital Walk, along the walkway there could be historic pieces that could be displayed.

Represent current diversity.

Reference for the app, highline in New York.

In the app including spoken word and stories.

What pieces and stories. Stories the thriving hard working, resilience, survivors, and entrepreneurial history of black people. Show from a resilience perspective, instead of a sad perspective.

1950's and 1960's, propaganda against Black history.

Diversity of food, Caribbean, first nations, African

Black Bottom research

Don't just leave the history on the site, educate.

Offer additional signage to existing monuments

Black history on civil hall square,

Amp up existing story telling. Embrace existing, monuments.

How to show the historic telling of our history. Military, first nations people, French Canadians

2021 01 29– Windsor International Film Festival

–“A tentacle to the water front”

- WIFF would be able to program, or partnership opportunities with CofW. Service provider.

-Concern about WIFF competing

-WIFF was considered a “night out”. So creating

-Beginning of November for screenings

-Summer program – build upon

-Being an entertainment

-Take events out side

- Don't be passive, by not involving private sector partnership.
- Increase population growth
- You can't buy a coffee after 6pm.
- Provide a community that prioritize for adults.
- Provide more culture.
- Create a different energy for downtown.
- Provide more public seating.
- No more splash pad
- Walking around with a drink
- Seating
- Live music or recorded music
- light sculptures
- Do not replicate the waterfront
- little activities
- Places that are open after 9pm to have a cocktail
- Create more atmosphere,
- Allow for pre-planned programming
- Film showings are so flexible being able to capture any audience.
- Reduce permit fees
- Don't make it a space that becomes so general that it is not usable for all.
- A place to bring chairs,

Transportation:

- Walking paths

Public Safety:

- Downtown feels very empty and cold.

Other Amenities:

- 365 Views. Should be beautiful all year. Constantly cool
- Offer year round markets, small business

Food Beverage / Retail:

- Year round food markets

Gathering Spaces:

- Fire pits, blankets, and Adirondack chair

Vegetation:

- Too much concrete in the city

Events / Other:

- Amphitheater for performance including film. For 100 to 200 people.

Existing space:

- Patios are hard to access due to bi-law
- Bright lights was very segmented.

2021 01 28– University of Windsor

Traverse city example.

- How to get people more downtown from Ouellette.
 - Showcase for green interesting infrastructure and green tech.
 - Habitat crossings
 - Strong connection to the riverside, “Mini Central Park” Strong North to South Relook at 4 to 1 instead.
 - ensure the continuity between the 5 spaces is present. 5 spaces all one piece.
 - Water Feature, habitat for endangered insects and birds. Habitats
 - Stakeholder analysis, insect’s birds, birds and magnolia trees
 - Make it beautiful, cleanliness and safety will come.
 - Natural spaces
 - Climate reasons less concrete, more greenspace. Windsor Downtown heat desserts.
 - As much as shade
 - Bike parking
 - Windsor’s History, interpretive trail to show to progression of the space.
 - Placks about Windsor’s History.
- Should be available for all demographics
- Focus on families
 - Young Professionals and professional
 - Multicultural space
 - LGBT + BIPOC
 - Add more people downtown
 - Can this space be used for emergency? Shelter in place for all year round.
 - creation of safe space, view corridors, vistas
- Climate reasons less concrete, more greenspace. Windsor Downtown heat desserts.
- To make the space unique for the city of Windsor.

- Columbus Ohio reference, digital media, local news scrolling digital media. Allow for ads for revenue.
 - Skating rink in Amsterdam (with sheltered eating areas to allow for
 - As many uses as possible. Encourage constant flow of people.
 - Encourage
 - Amphitheater
 - For photography add interesting landmark. To encourage identifiable social media spread intuitive.
 - Projection space
 - Acoustics for sound projection
 - Public and private space
 - Classroom outside, joining groups of 20 or more Small gathering area.
 - Digital entertainment.
 - Showcase interactive tech
 - tactile uses for children.
 - Smaller scale stages for local performance, drama, concerts, and music
 - Knoxville downtown example
 - popup programming
 - Relaxing spaces
 - City hall not being the only terminuses but to extend the
 - Chess and Checkers space reference. Harmony Park
 - Food trucks
 - Bike rentals
 - Gathering spaces for the art.
 - Water Feature Cincinnati Fountain Square
 - Too many splash pad
 - Skate park
 - Seating
 - Nexus between science and art. Windsor Science Center
 - Symphonies
 - Events that could be potentially held in this space.
- Scope of space. Downtown Cincinnati Fountain Square.
Portland, Pioneer Square

2021 02 05 – Association des Communautés Francophones de l'Ontario Windsor Essex Chatham Kent (ACFO WECK)

- Bilingual signs
- Include Fleur-De-Lys design symbols, Franco-Ontarian Flag colors, etc.

Gathering Spaces:

- Heritage Garden current design: Three leaves is the trillium of Ontario, circle of stone representative of Indigenous, pear trees
- City Hall Franco-Ontarian Flag

Events / Other:

- St. Jean 24th June
- Raising of the Flag September 25th 1000 +/- people present
- June 20th Refugee Day
- July 1st Canada day
- Touring Students through the site for educational purpose. Converse with the School Board
- Book Fest
- Involved with downtown WIFF, Francophone Films are sponsored by ACFO WECK
- Educating Francophone newcomers

Existing space:

- No space around the Francophone monument to gather so Charles Park Square is where the event is held. Province Wide, 14 Francophones monuments are located mostly in northern Ontario. It would be positive media attention to the esplanade. The current placement of the monument makes the Francophone community feel like a second class group.
- Conscious of bringing Windsor and Ontario History to the esplanade

2021 02 05 – Ontario Tourism

Transportation:

- Provide biking paths pamphlets
- Free parking is an asset
- Bike paths, racks, bike rentals
- Adding a bus stop at the esplanade to the Tunnel Bus

Public Safety:

- Safety is a concern. Emergency button

Other Amenities:

- WIFI Zone
- Electric fuel station
- Windsor should mimic the Toronto sign
- Light and sound show.
- Add phot opportunities and 'Instagram moments' areas to draw tourists.
- Water fountain

Gathering Spaces:

- Place to do lunchtime yoga
- Place to relax

Events / Other:

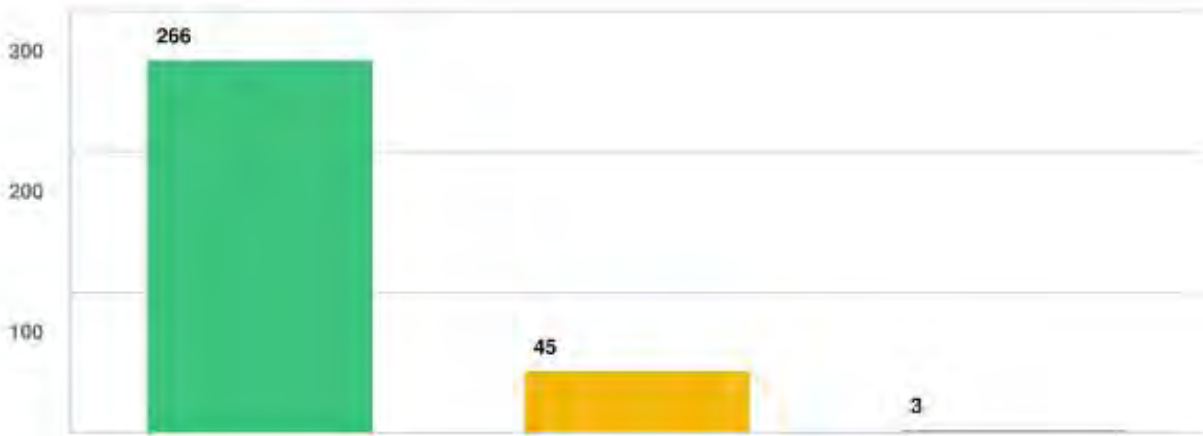
- Open streets, holiday markets
- Add activity and vibrancy
- Tourism promotion first week of June

Existing space:

- Existing Ontario Tourism building is the Missing piece of a puzzle

Appendix D – Survey Report

Q1 I am



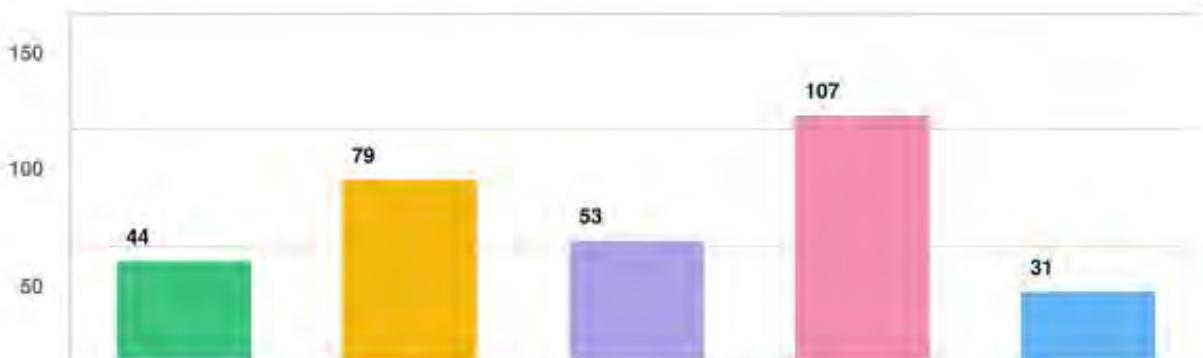
Question options

- A resident of Windsor
- A resident of another municipality in Essex County
- Other

Mandatory Question (314 response(s))

Question type: Checkbox Question

Q2 How far do you live from the Esplanade site?



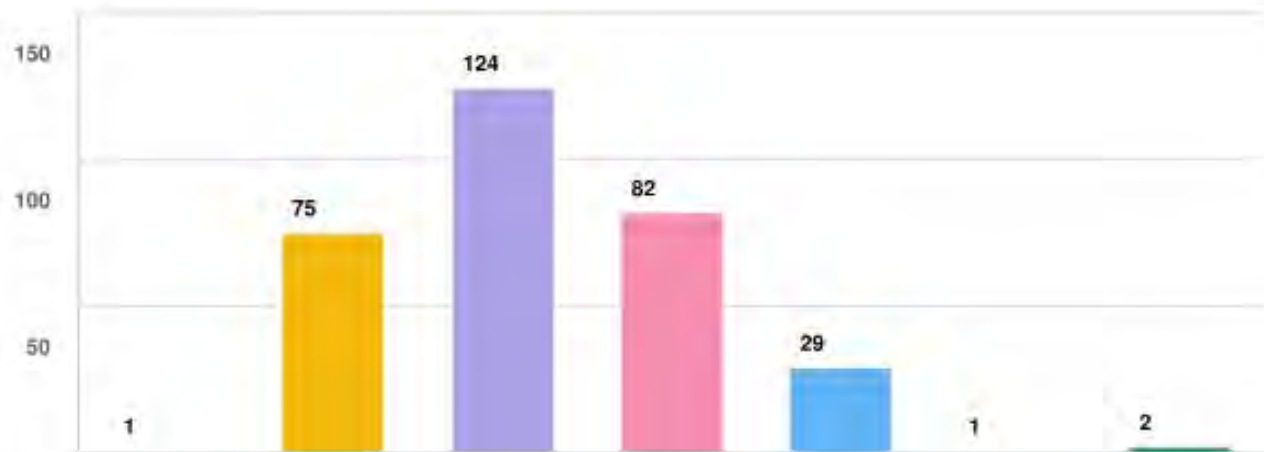
Question options

- Less than 2km
- 2km to 4km (Walkerville, University of Windsor, Jackson Park)
- 4km to 6km (East Windsor, Sandwich, Remington Park)
- 6km to 13km (Riverside, East Riverside, Forest Glade, South Windsor, Ojibway)
- 13km+

Mandatory Question (314 response(s))

Question type: Checkbox Question

Q3 How old are you?



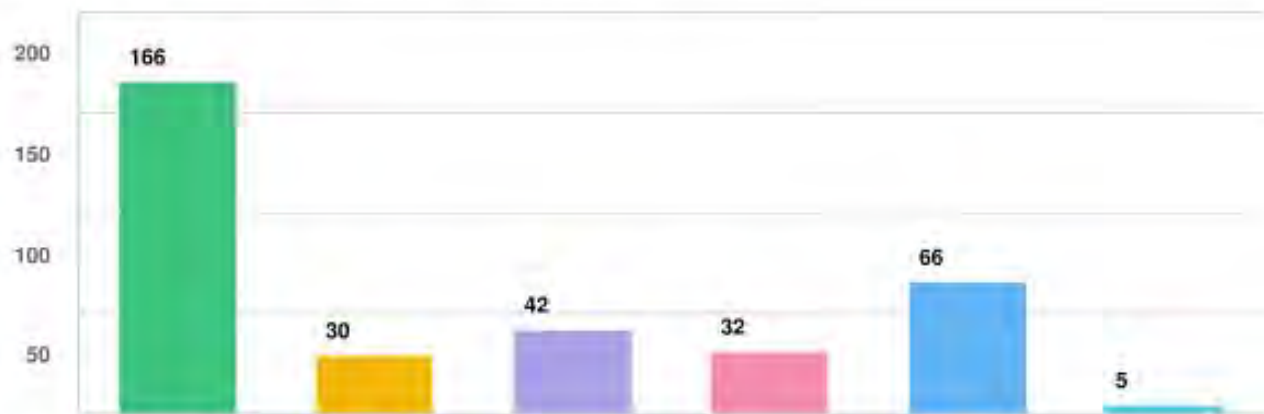
Question options

- Under 18
- 18 - 30
- 31 - 45
- 46 - 60
- 61 - 75
- Over 75
- Prefer not to answer

Mandatory Question (314 response(s))

Question type: Checkbox Question

Q4 Do you have children? (check all that apply)



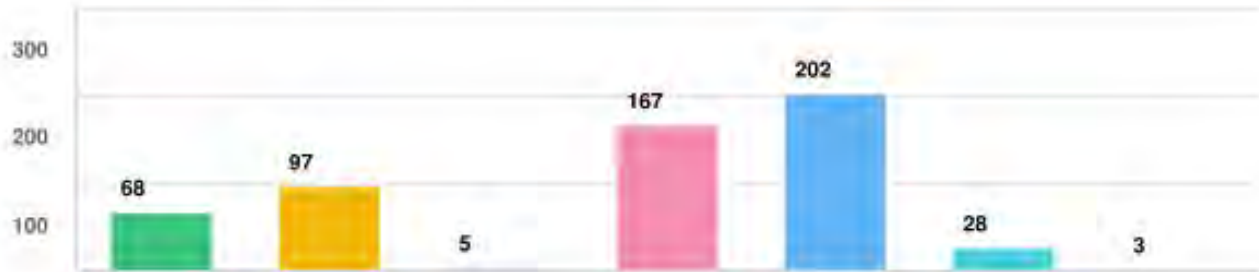
Question options

- No
- Yes 0 - 3 years old
- Yes 4 - 12 years old
- Yes 13 - 18 years old
- Yes Over 18 years old
- Prefer not to answer

Mandatory Question (314 response(s))

Question type: Checkbox Question

Q5 In terms of your relation to the site, (check all that apply)



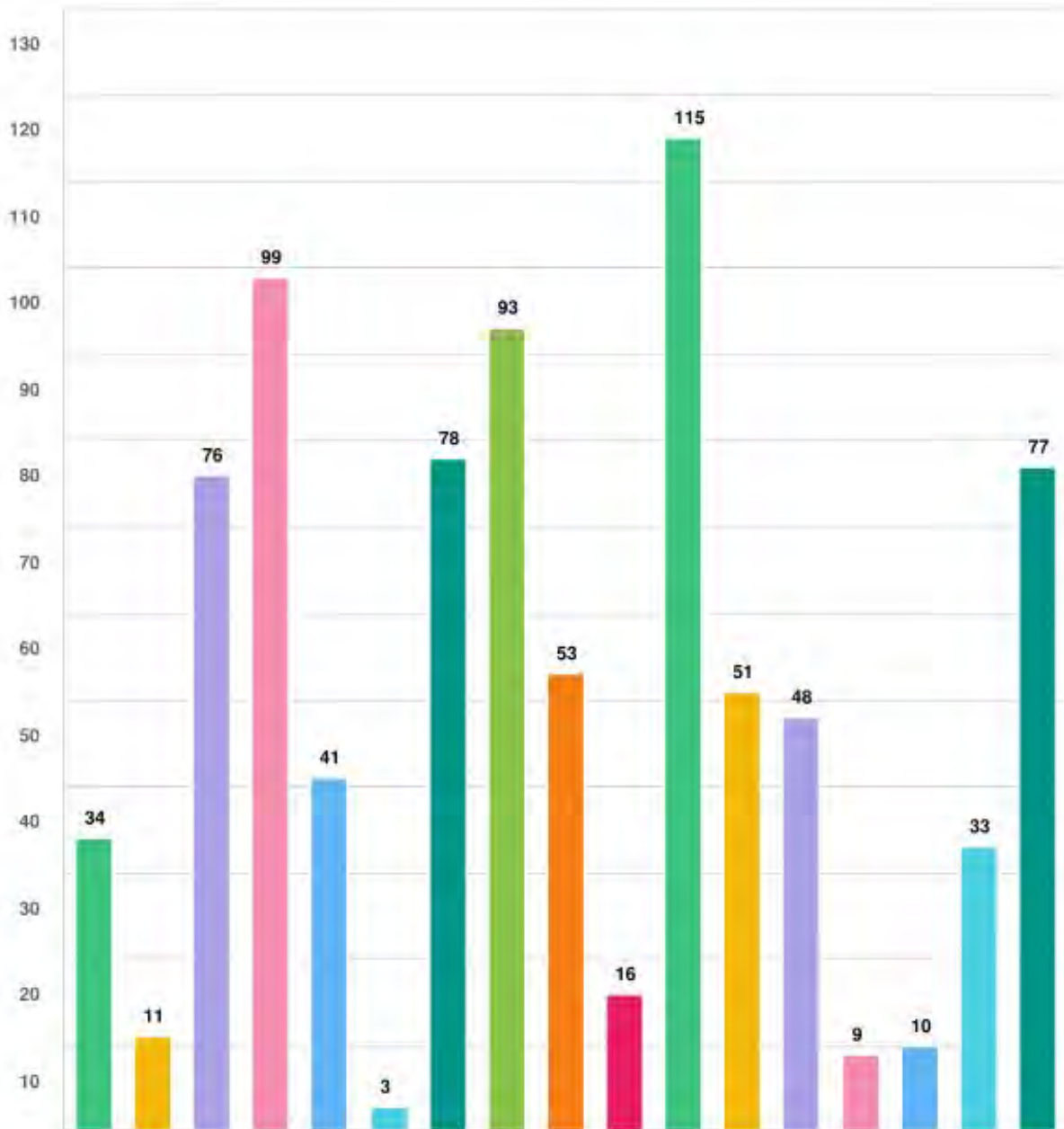
Question options

- I live near the Esplanade site
- I work near the Esplanade site
- I am part of a church community on or near the Esplanade site
- I have visited or passed through with the Esplanade site when I am downtown to access services nearby (City Hall, police, court, etc.)
- I have visited or passed through with the Esplanade site when I am downtown for retail, restaurant, recreational or entertainment purposes
- I have never visited or passed through the Esplanade site
- Other (please specify)

Mandatory Question (314 response(s))

Question type: Checkbox Question

Q6 When you think of Windsor’s current civic character & image, what comes to mind?
(check all that apply)

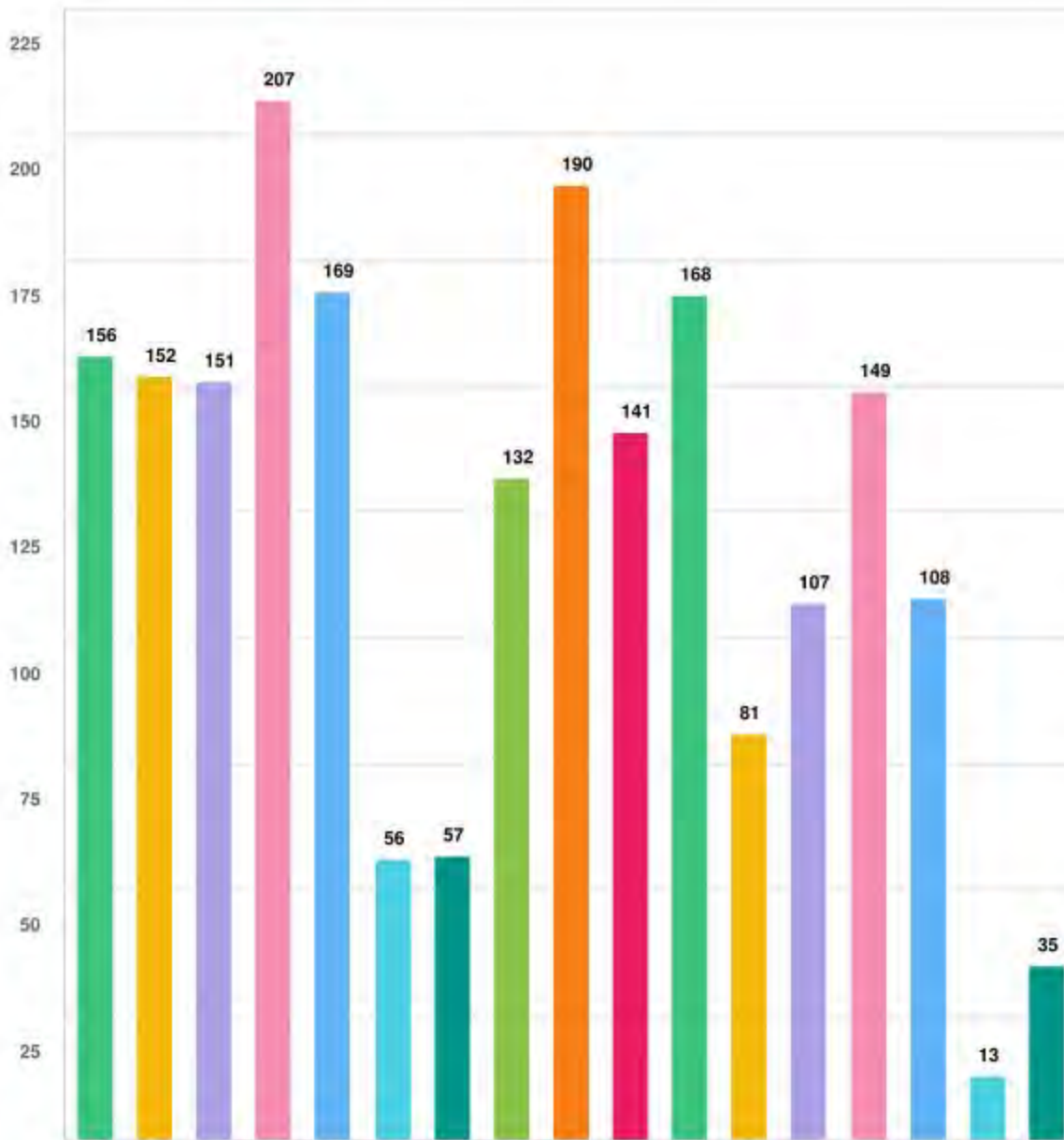


Question options

- Attractive
- Vibrant
- Liveable
- Walkable
- Bike-able
- Sophisticated
- Industrious
- Historic
- Welcoming
- Creative
- Culturally Diverse
- Resilient
- Unique
- Environmentally Conscious
- Progressive
- No Opinion
- Other (please specify)

Mandatory Question (314 response(s))
Question type: Checkbox Question

Q7 When you think of Windsor's future civic character & image, what comes to mind? (check all that apply)



Question options

- Attractive Vibrant Liveable Walkable Bike-able Sophisticated Industrious Historic
- Welcoming Creative Culturally Diverse Resilient Unique Environmentally Conscious
- Progressive No Opinion Other (please specify)

Mandatory Question (314 response(s))
Question type: Checkbox Question

Question 8: What should we embrace more in Windsor?

(Repeated comments have been condensed to one point.)

- Pedestrian-first, running paths,
- Curbed Cyclist-first, bike lanes that are continuous for connecting east to west
- Natural spaces, more greenery trees that provide shade.
- River front
- Cleaner spaces
- Active public transportation
- Our unobstructed riverside.
- Urban density
- Decrease of automotive transport
- Places to gather
- Sustainable development including forward thinking ideas for climate change.
- Environmentalism, protection and rejuvenation of green spaces.
- Riverfront access
- Outdoor seating
- Our biodiversity
- Preservation / revitalization of historic buildings
- Embracing Windsor's diverse history, automotive, prohibition
- Embracing Windsor's cultural diversity, underground railroad.
- Embrace Culturally diversity
- Education into the communities
- Development of downtown
- Civic pride
- Community and creating community spaces
- All age inclusivity, families, students, professionals, old age population.
- Acceptance of cultures / multiculturalism / LGBTQ / BIPOC
- Public amenities like water fountains and washrooms
- Pet friendly
- Tourism
- Safer spaces, for all communities.
- Maintaining public spaces

- Maintenance of naturalized spaces
- Affordable housing
- Public physical and mental health
- Prioritize homelessness
- Safer access to waterfront
- Lights that are aesthetically pleasing while being used for safety
- Safe bike / running / pedestrian paths
- Public funds
- Art murals, musical performance interactive art installations
- Our restaurants / patios
- Day and night amenities for locals as well as promoting tourism
- Temporary sculptures
- Public art works / local talent
- Technology
- Support of small business retail shopping
- Music
- More sports activities ice rink
- Spontaneous activities / art / performance
- Beatification

Question 9: What is your favorite park in Windsor and why?

Parks with more of a naturalized area that is walkable, that have attractions was most commented upon.

Riverfront: 60

Jackson: 46

Willistead Park: 28

Ojibway: 22

Coventry Gardens park: 15

Malden Park: 15

Reaume park: 10

Dieppe Gardens: 7

Little River Corridor: 6

Ganatchio Trail: 5

Optimist Park: 4

Relator Park: 3

Mitchell Park: 2

McDonald Park: 1

Ford Test Track: 1

Mic Mac: 1

Goose Bay Park: 1

Forest Glade Park: 1

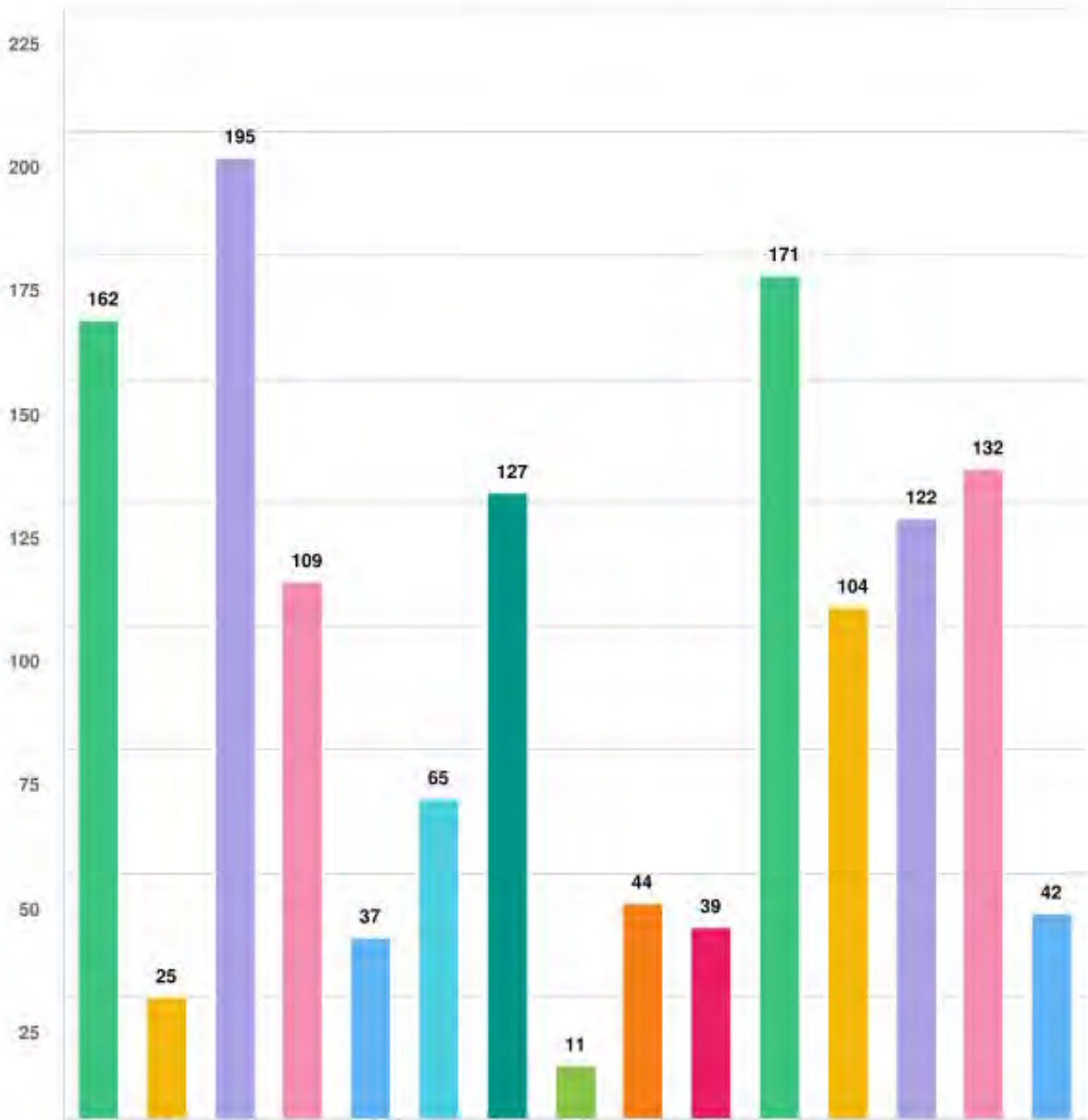
Q10 Please rank your favourite events to attend in Windsor: (1 being your most favourite)

OPTIONS	AVG. RANK
Fireworks Night	4.54
Carousel of Nations	5.14
Open Streets	5.15
Downtown Windsor Farmers Market	5.18
Art in the Park	5.29
Bright Lights	5.39
Concerts at Caesars	6.57
Ribfest	7.01
Windsor International Film Festival	7.18
Riverfront Carnival	7.22
Buskers	7.34

Mandatory Question (314 response(s))

Question type: Ranking Question

Q11 What currently brings you downtown Windsor the most? (check all that apply)



Question options

- Walking / Biking / Exploring
 ● Community or religious gatherings
● Dinner / Restaurants
- Nightlife - Bars, Pubs, Cocktail Bar
 ● Retail
● Business & Services
● Arts & Culture Events
● Hotels
- Aquatic Centre
 ● Skating at Charles Clarke Square
● Riverside Park
● Casino
● Market
● Special Events
- Other (please specify)

Mandatory Question (314 response(s))
 Question type: Checkbox Question

Question 12: What would make you visit the downtown area more often?

(Repeated comments have been condensed to one point)

- Convenient, accessible and free Parking.
- Safe clean space well maintained space. More police presence.
- More walkability. Walking paths and parks. More foot traffic downtown.
- Less traffic, streets closed for portions of time and for events and outdoor events. Make Ouellette Ave accessible to pedestrians. Less gaps between retail spaces. Encourage more density and exploration of downtown.
- Safe affordable Attractions, additional festivals and events, markets, more small businesses. Increased frequency of attractions and events. Flea markets.
- Embrace night life. Art, dances, Street Art, Live performance, patios. Art installations. Outdoor films, theater and historic re-enactments. Fairs, festivals and concerts. Amphitheatres, culture, heritage offerings / programming. Greater activation of our spaces for all ages. Classes held in the esplanade. Example, Yoga. Street events.
- ‘Free Spaces’ that do not require a permit for small vendors / events.
- More small business, mixed retail, restaurants, cafes, bars, outdoor dining, and Food trucks. Worldly cuisines. Chain stores, grocery stores. Galleries, bookstores. Sporting events.
- More jobs
- More inclusivity, multicultural and bilingualism.
- Bike friendly with lanes/ paths. Ease of cycling to the downtown area.
- Environmentally conscious. Restored natural areas. Increase number of native trees for shade. Greenspace and beautification i.e. Flowers. More scenic spots.
- Places to relax and get together with friends. Outdoor furniture.
- Active accessible public transportation. Possible street car.
- All age programming.
- Outdoor activates, more open space.
- Dog friendly areas and off leash areas.
- Facilities, public washrooms
- More connection to history and culture.
- Having a labyrinth downtown near City Hall.
- A boat dock.
- concern for homeless population.

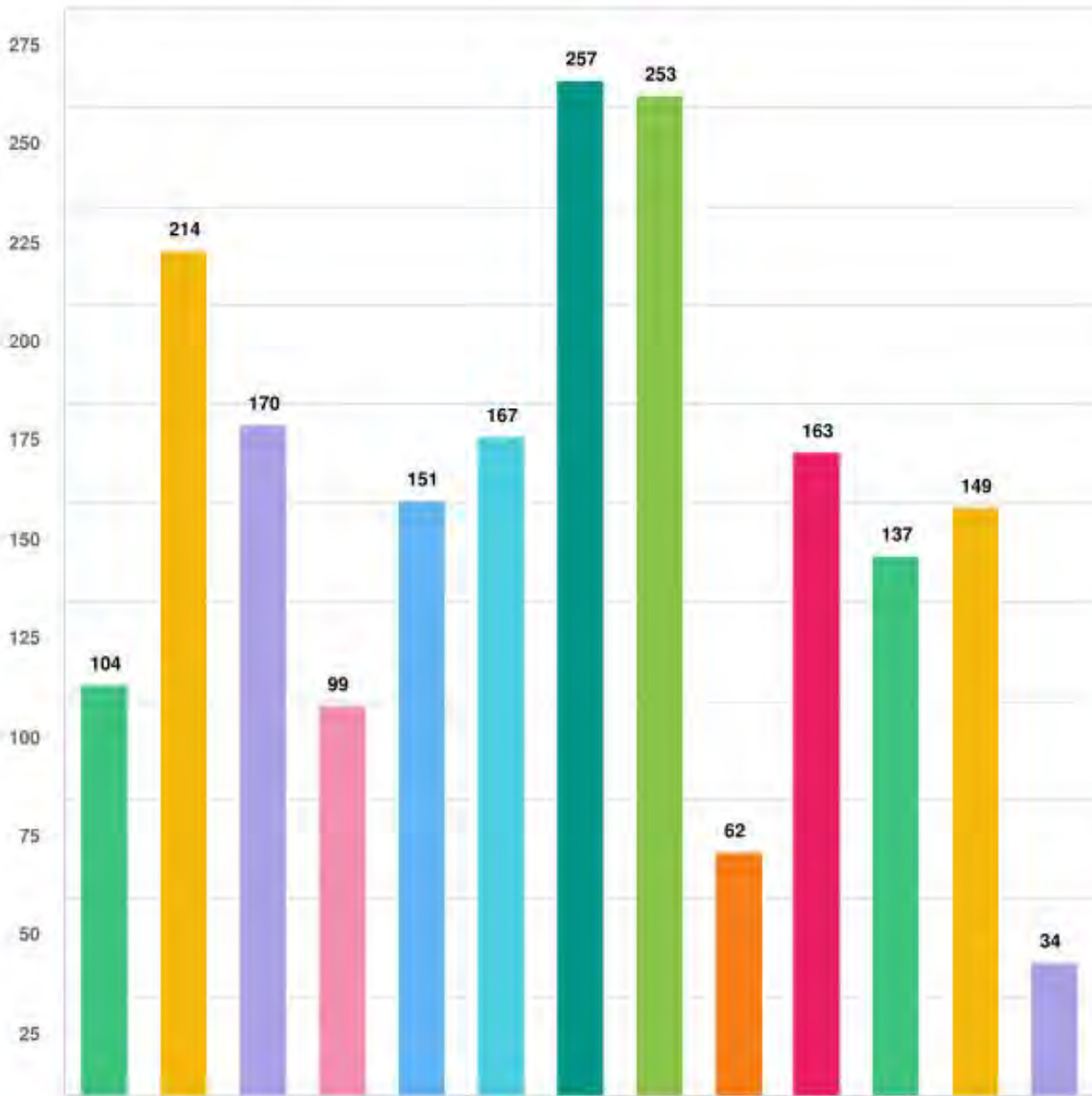
Q13 | Current programming under consideration is listed below. Please rank them according to how you would want them to be prioritized: (1 being your most favourite)

OPTIONS	AVG. RANK
Greenspace & Irrigation	3.78
Food Concession & Washroom	4.52
Event Space	5.17
Water feature (reflective pool, splash pad, fountain, etc.)	5.19
Shade Structure	5.51
Preservation of Existing Public Art & Monuments	5.63
Site Lighting	5.66
Skating Rink	5.79
Seating	6.02
Wayfinding Signage	7.72

Mandatory Question (314 response(s))

Question type: Ranking Question

Q14 Possible additional program ideas have been included below. Please select all that would be exciting to you, or add your own under "other": (select all that apply)



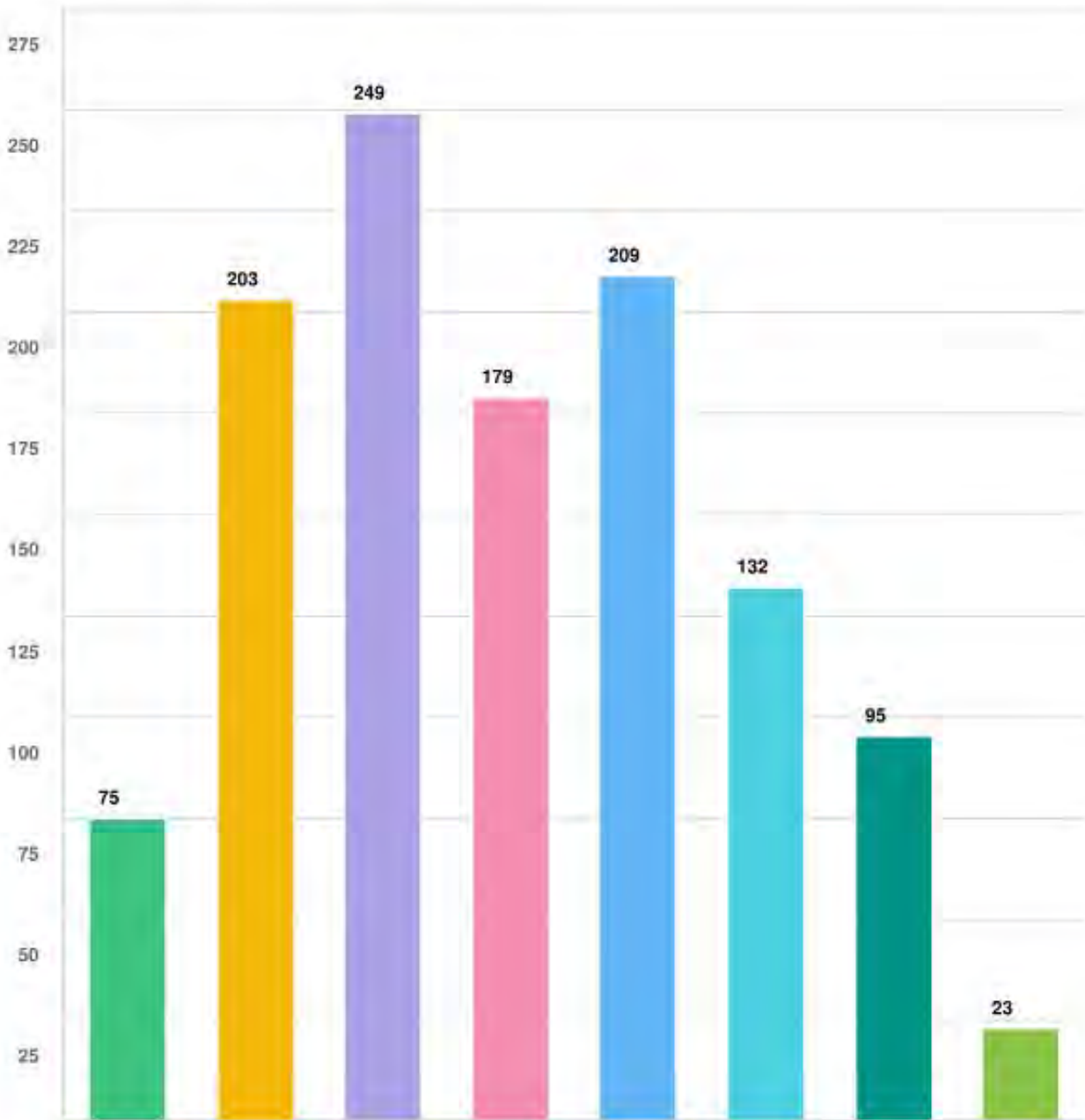
Question options

- Warming station for putting on skates
 ● Winter market near skating rink
● Communal Fire Pit
- Play structure for children
 ● Performance Space
● Community Garden
- Temporary Food Vendors (food trucks & pop-ups)
 ● Markets (food markets & art markets)
- Skateboarding Area (tricks area, skate park, pump track, etc.)
 ● Outdoor Movie Screen
● Interactive Art
- Bike or Scooter Rentals
 ● Other (please specify)

Mandatory Question (314 response(s))
 Question type: Checkbox Question

3750.com

Q15 When I think of the possibility of transforming the Esplanade to a vibrant public space, I am most excited about: (select all that apply)



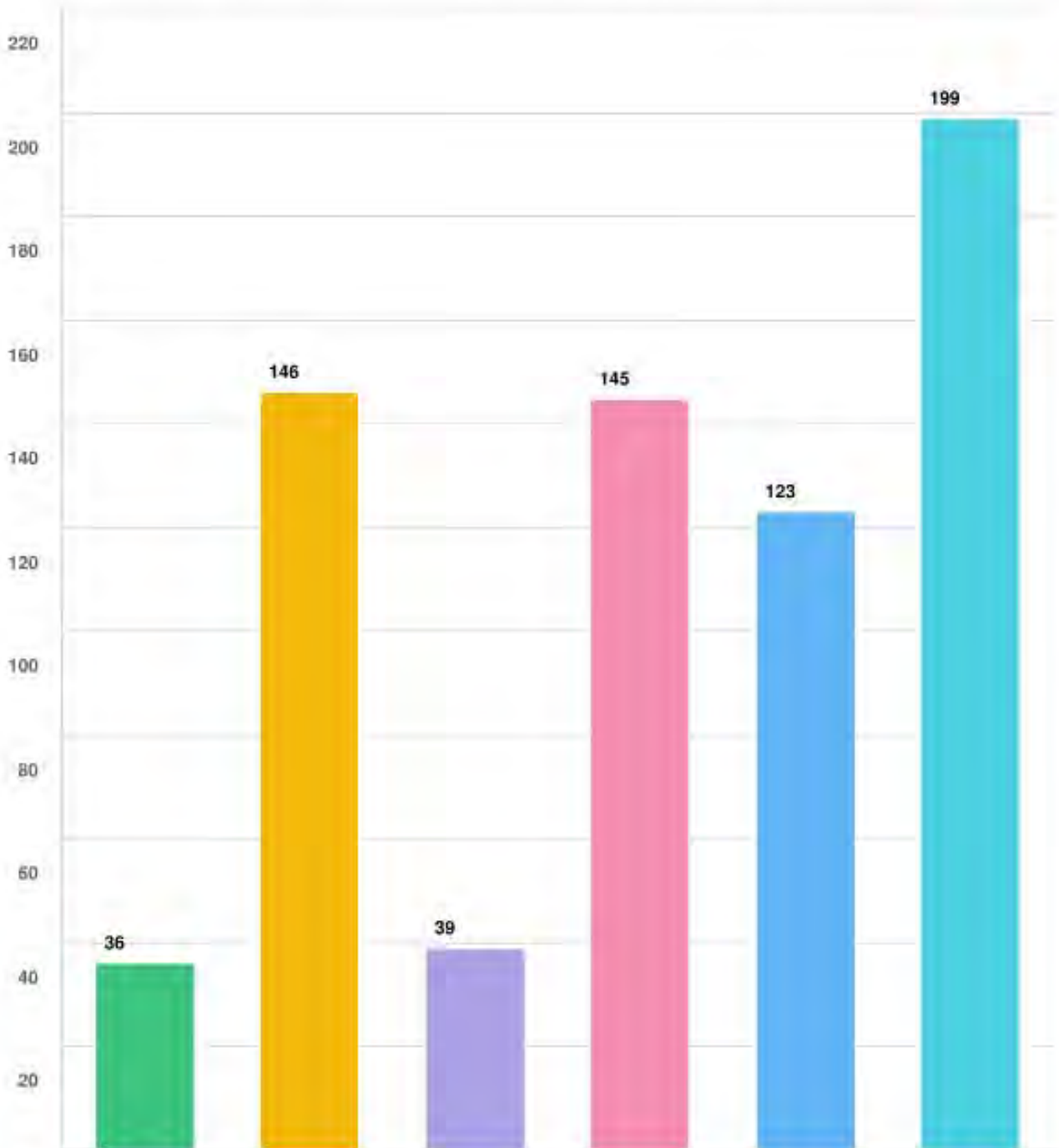
Question options

- Bringing my kids to play, skate, splash, etc.
- Enjoying local performances like live music, theater, local artists.
- Enjoying local Windsor food vendors
- Finding a quiet spot to sit, read, people-watch, etc.
- Having a vibrant open space to meet up with a friend and explore
- Outdoor movie nights
- Outdoor group fitness activities (yoga, tai chi, circuit training, etc.)
- Other (please specify)

Mandatory Question (314 response(s))
 Question type: Checkbox Question

1750 :0M

Q16 What kind of water feature would you be most interested in? (select all that apply)

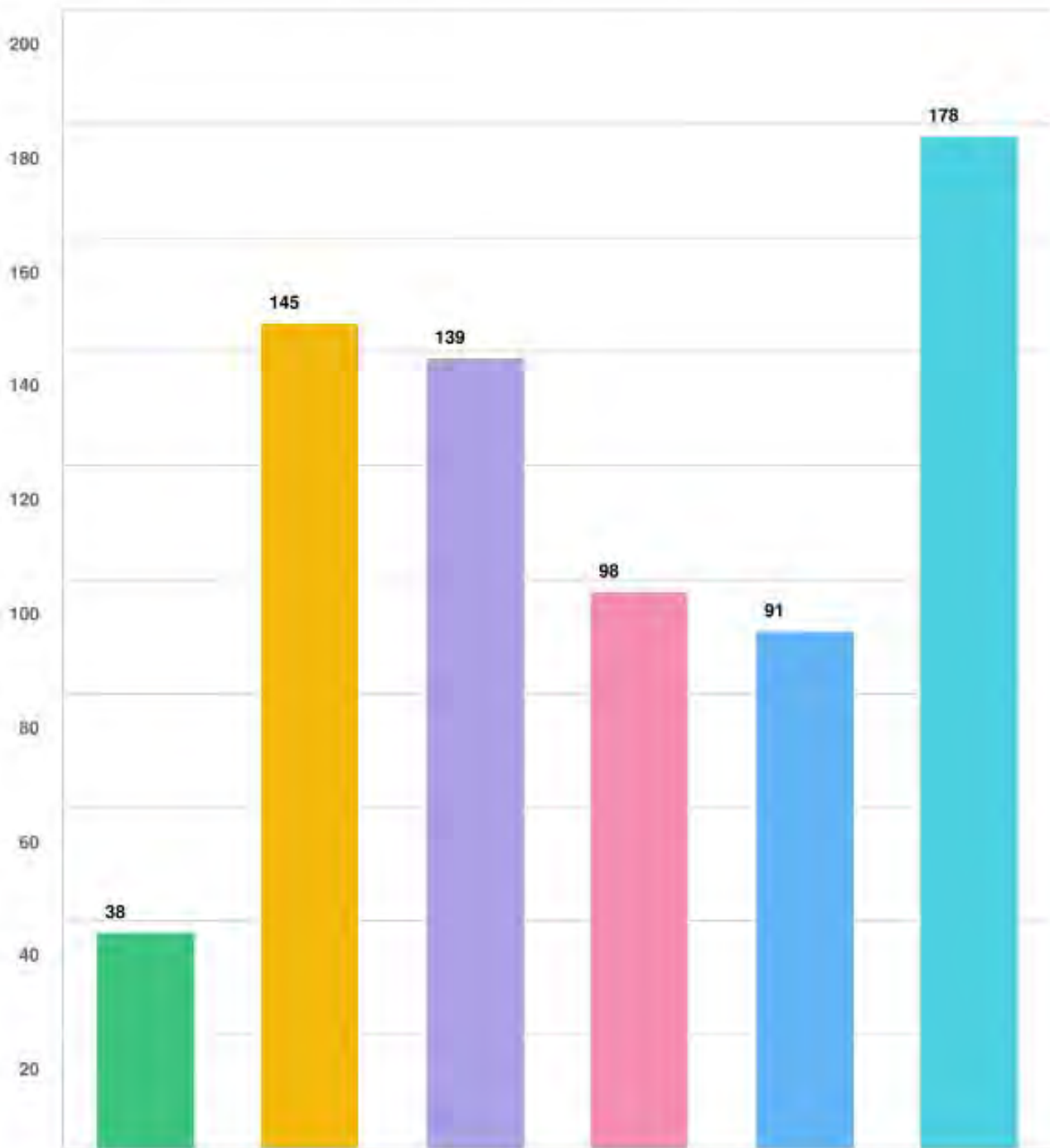


Question options

- Splash pad (kid-focused design)
- Splash pad (integrated design)
- Misting pad
- Reflecting Pool
- Fountain
- Water Feature with night lighting

Mandatory Question (314 response(s))
Question type: Checkbox Question

Q17 What kind of ice feature would you be most interested in?



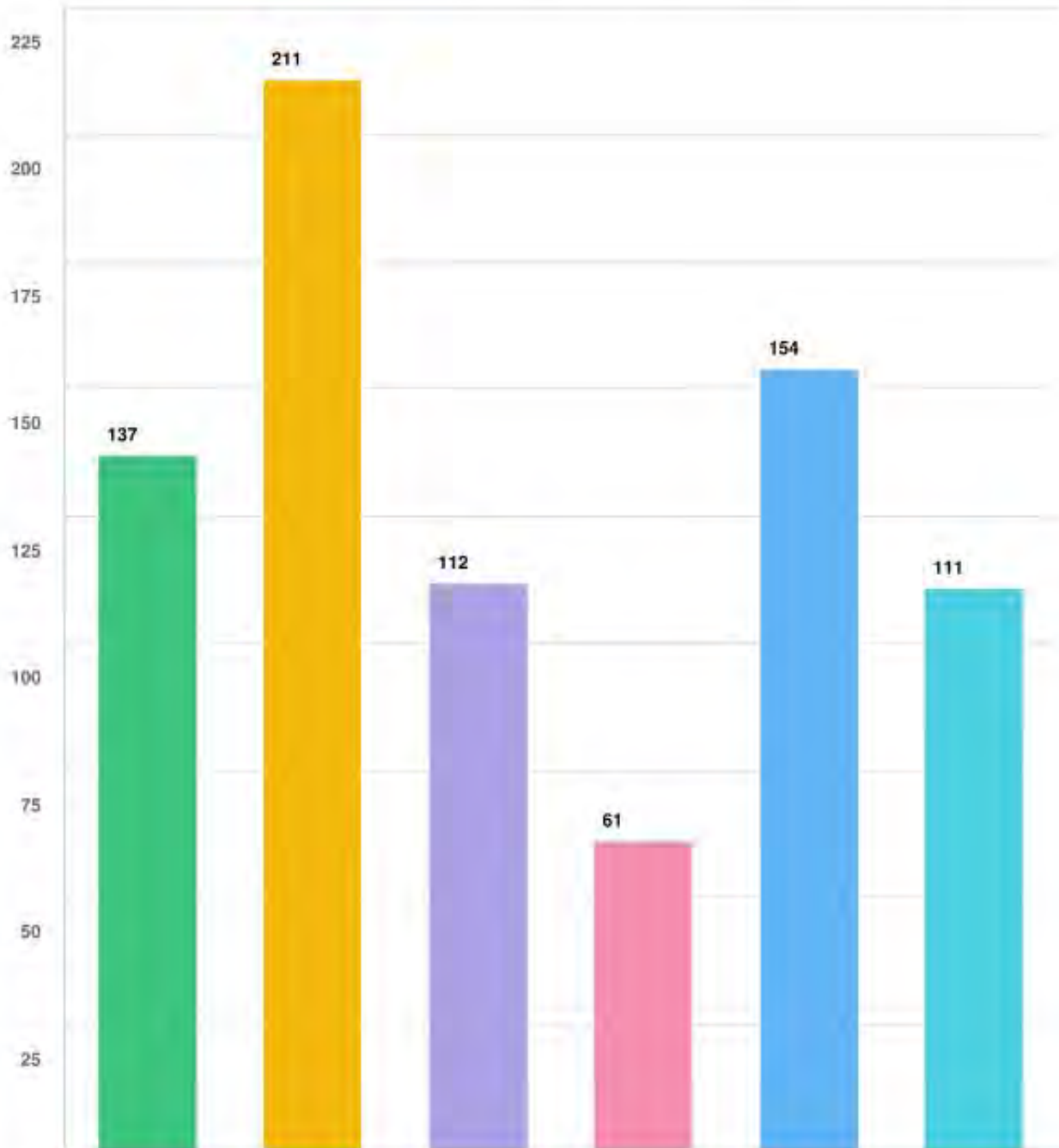
Question options

- Rink Pad
- Ice Path
- Irregular Rink
- Rink with Centre Feature
- Rink with Seating
- Rink with Night Lighting

Mandatory Question (314 response(s))
Question type: Checkbox Question

50
m

Q18 What kind of greenspace would you be most interested in? (select all that apply)

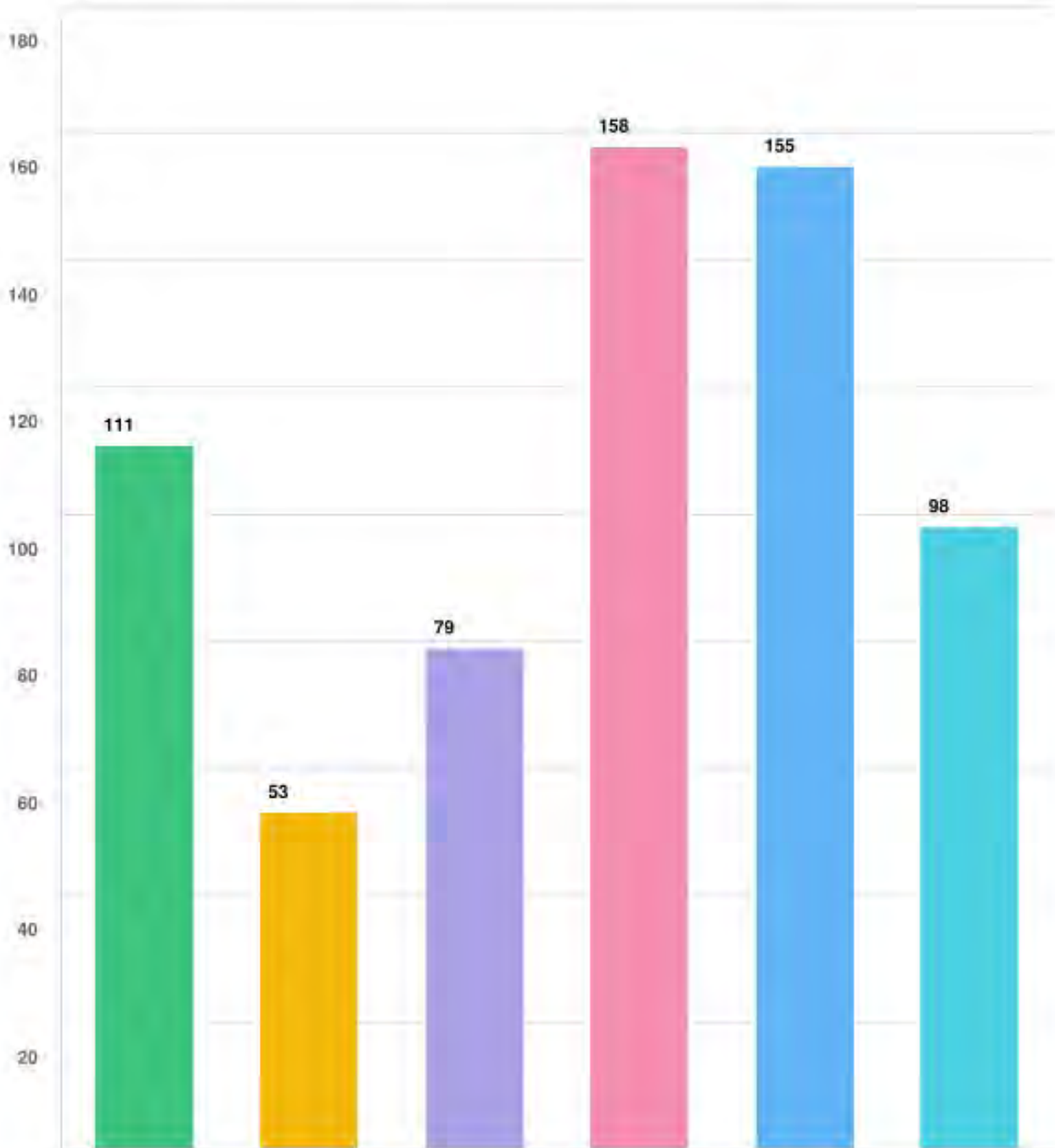


Question options

- Lawn
- Trees / Orchard
- Naturalized landscape
- Formalized landscape
- Sculptural landforms
- Community Garden

Mandatory Question (314 response(s))
Question type: Checkbox Question

Q19 What kind of interactive feature would you be most interested in?

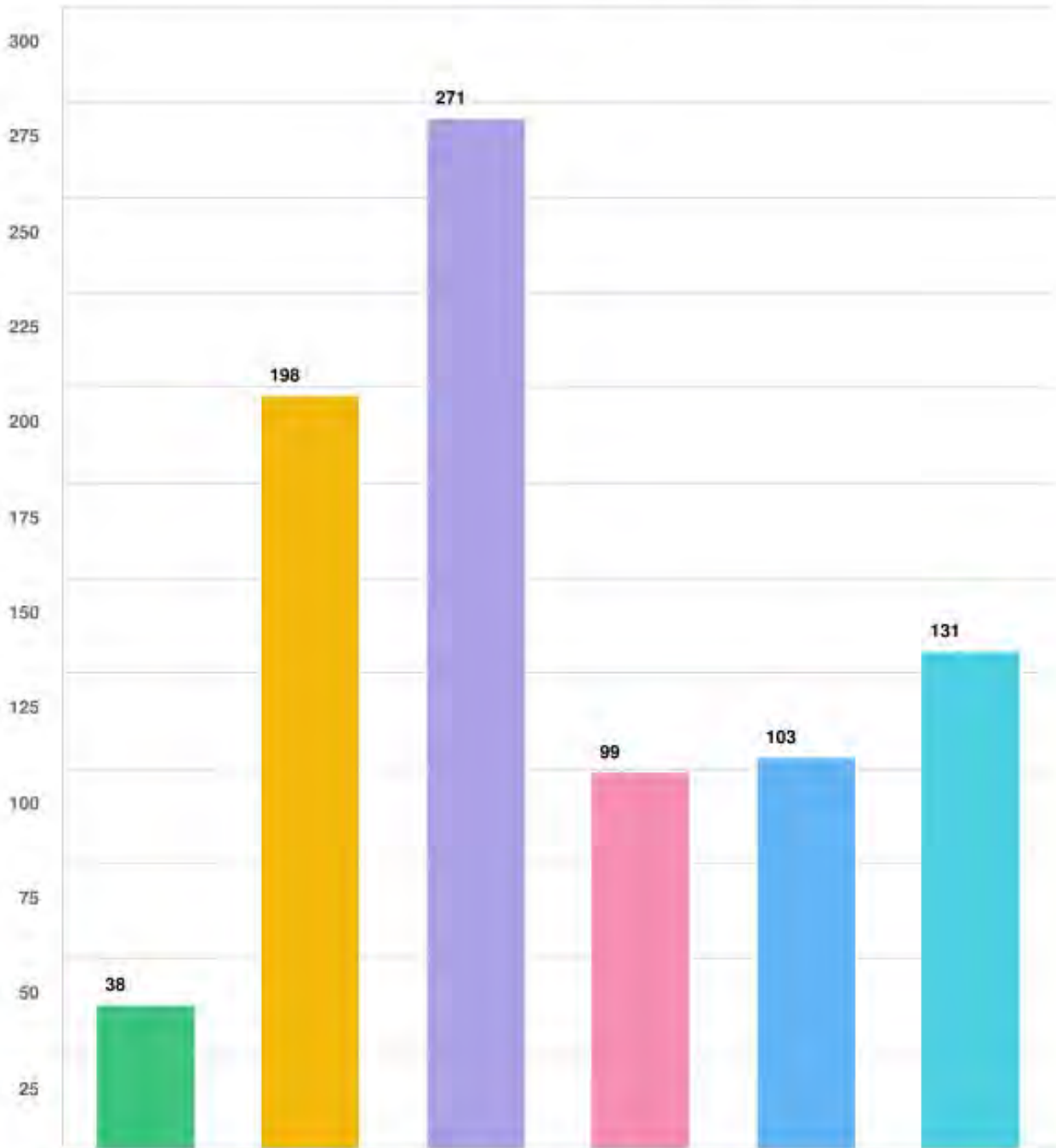


Question options

- Swings, slides or seesaws for all ages
- Low ropes course
- Zip line
- Digital media show
- Outdoor games (concrete ping pong)
- Ice bumper cars

Mandatory Question (314 response(s))
Question type: Checkbox Question

Q20 What kind of physical activity would you be most interested in? (select all that apply)

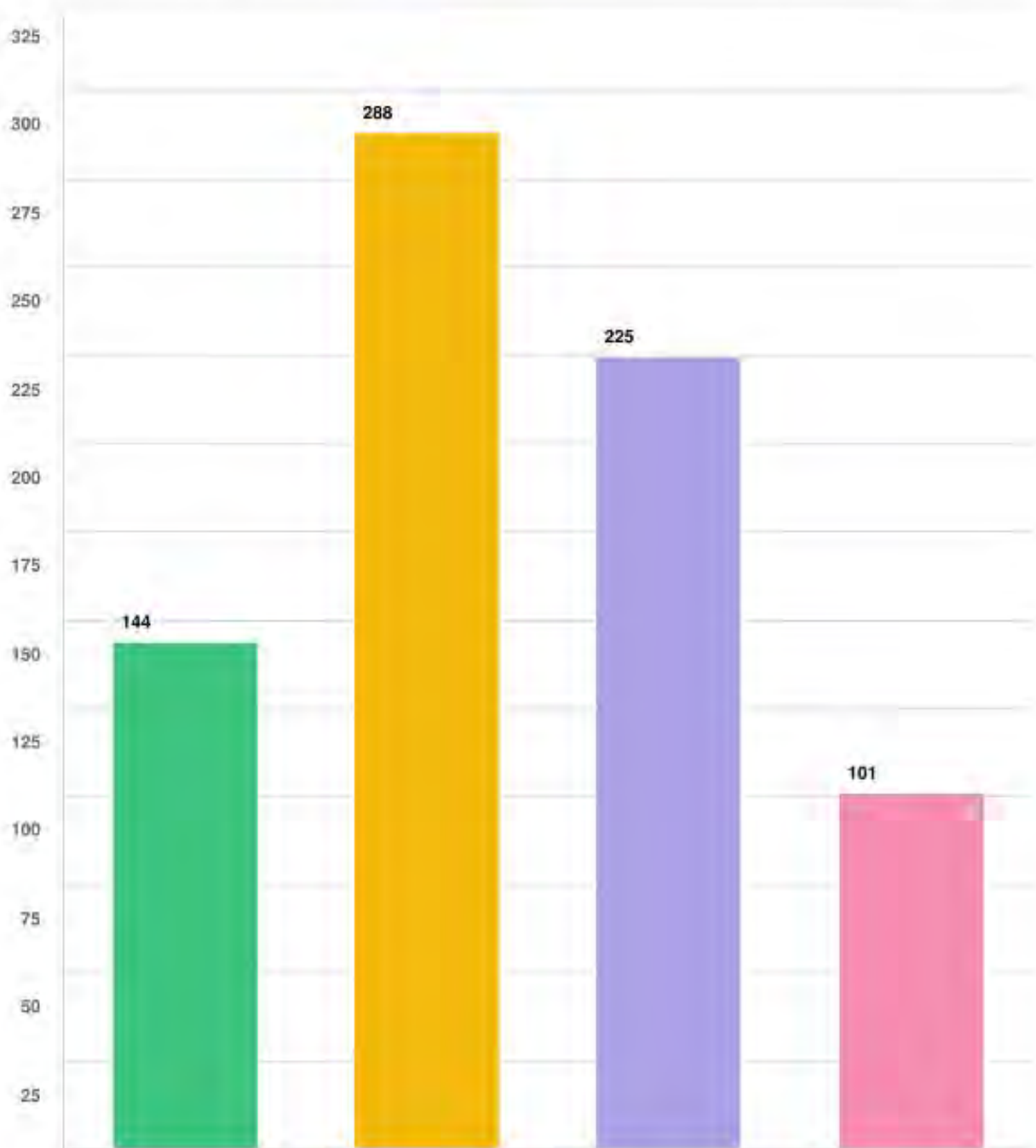


Question options

- Skateboarding
- Biking
- Walking Path / Circuit
- Group Fitness Classes
- Outdoor Adult Fitness Equipment
- Skating

Mandatory Question (314 response(s))
Question type: Checkbox Question

Q21 What kind of gathering would you be most interested in? (select all that apply)

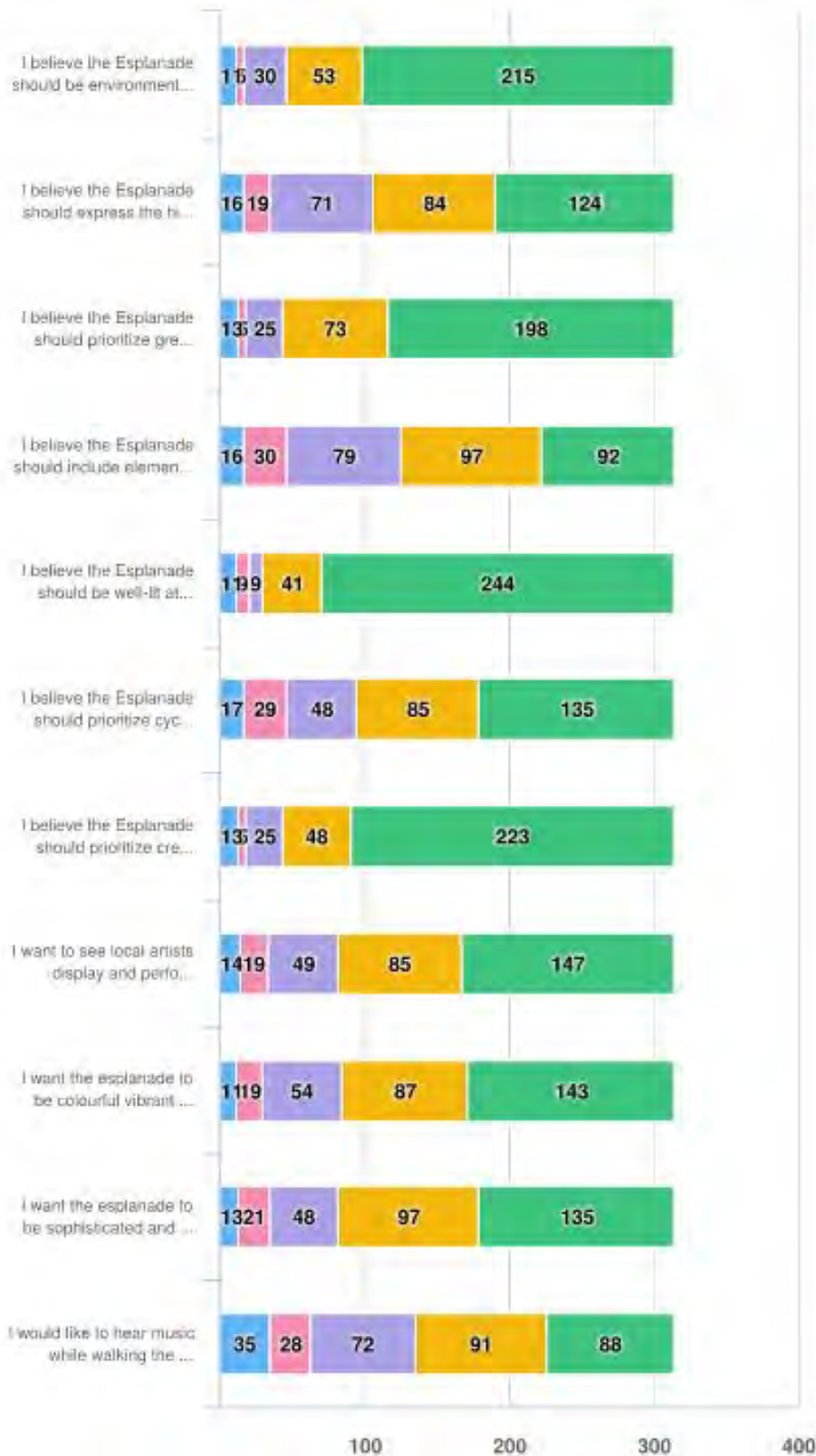


Question options

- Movies
- Markets & Food Vendors
- Live Performance – Music & Art
- Speakers' Corner

*Mandatory Question (314 response(s))
Question type: Checkbox Question*

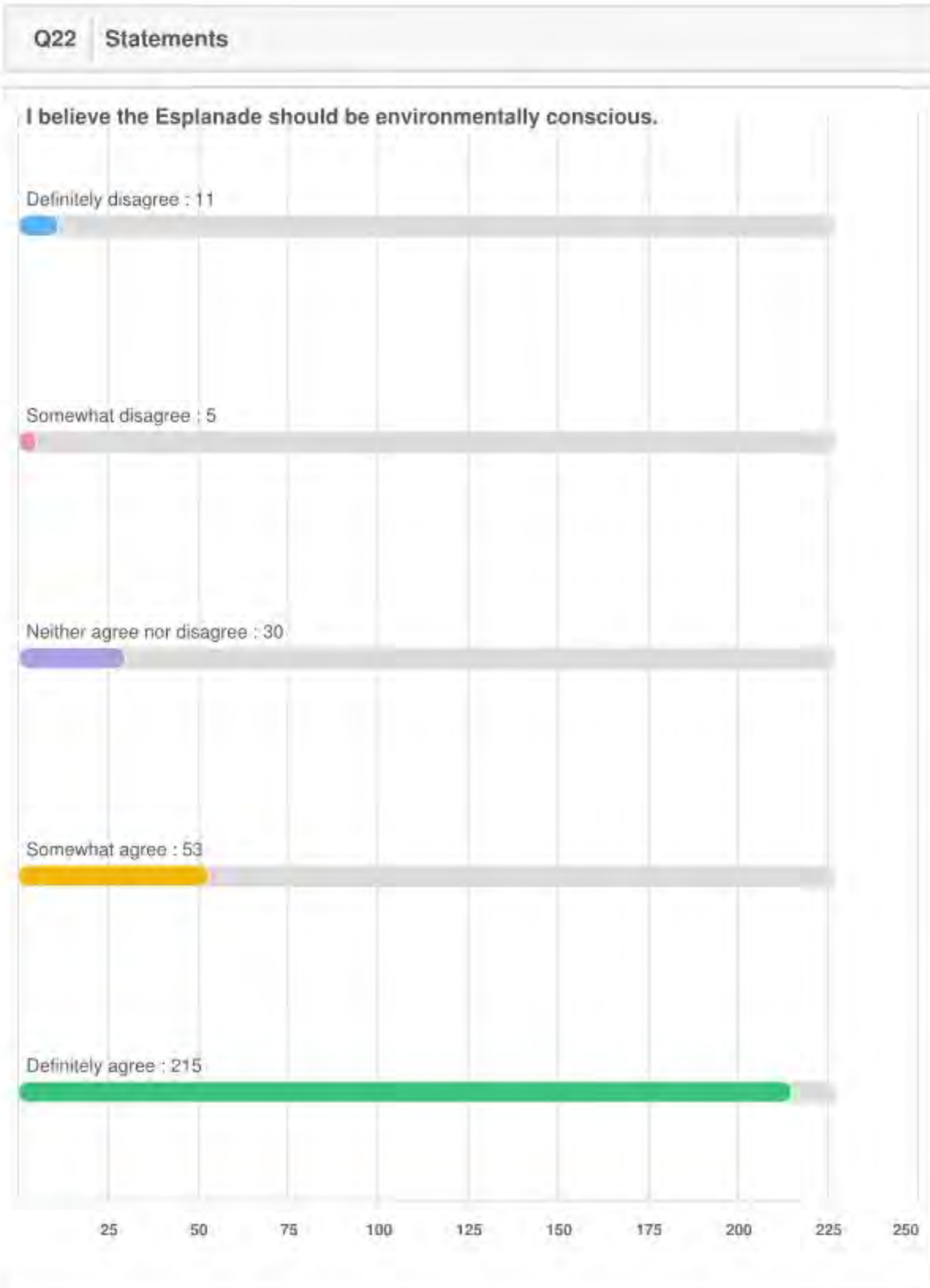
Q22 Statements

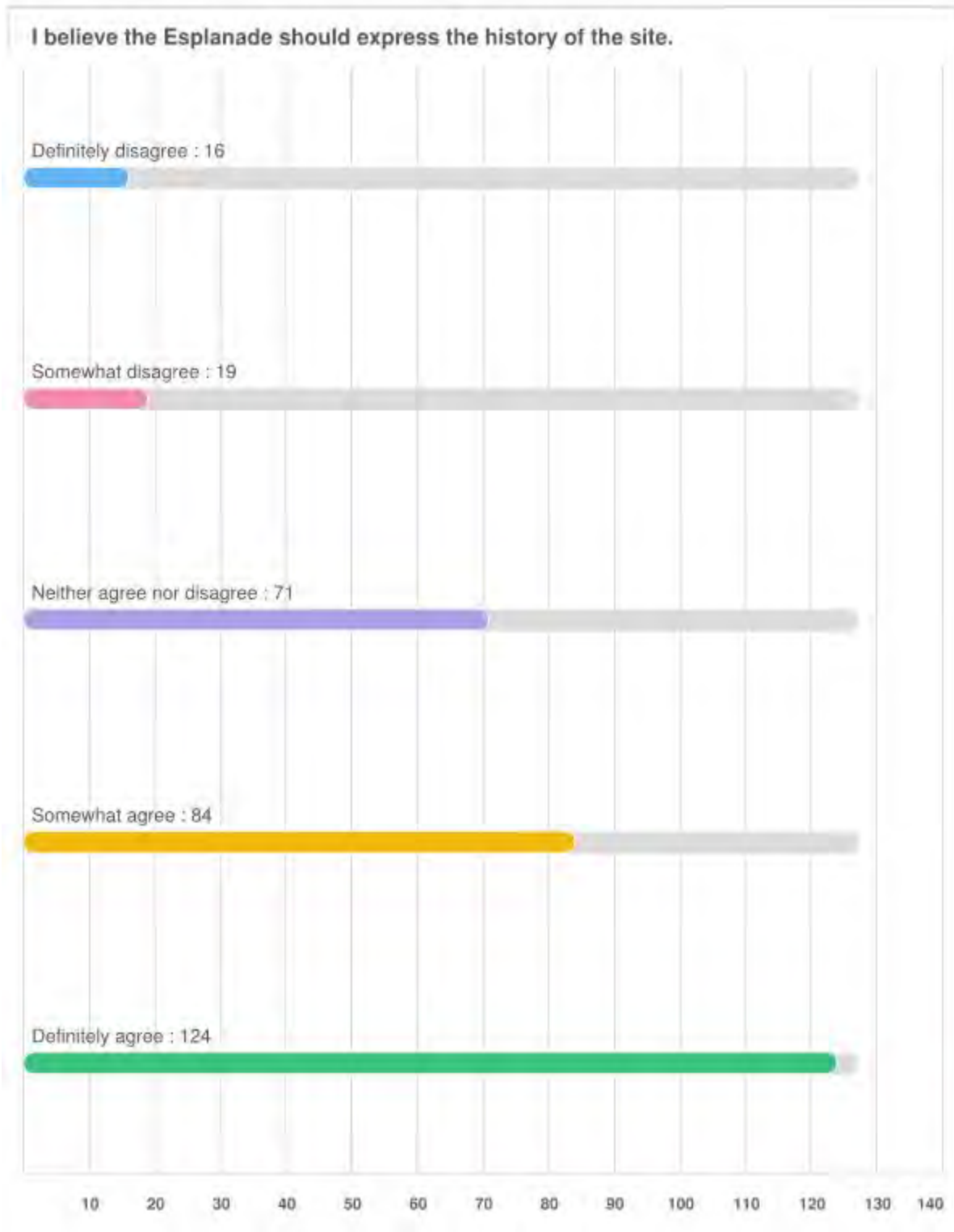


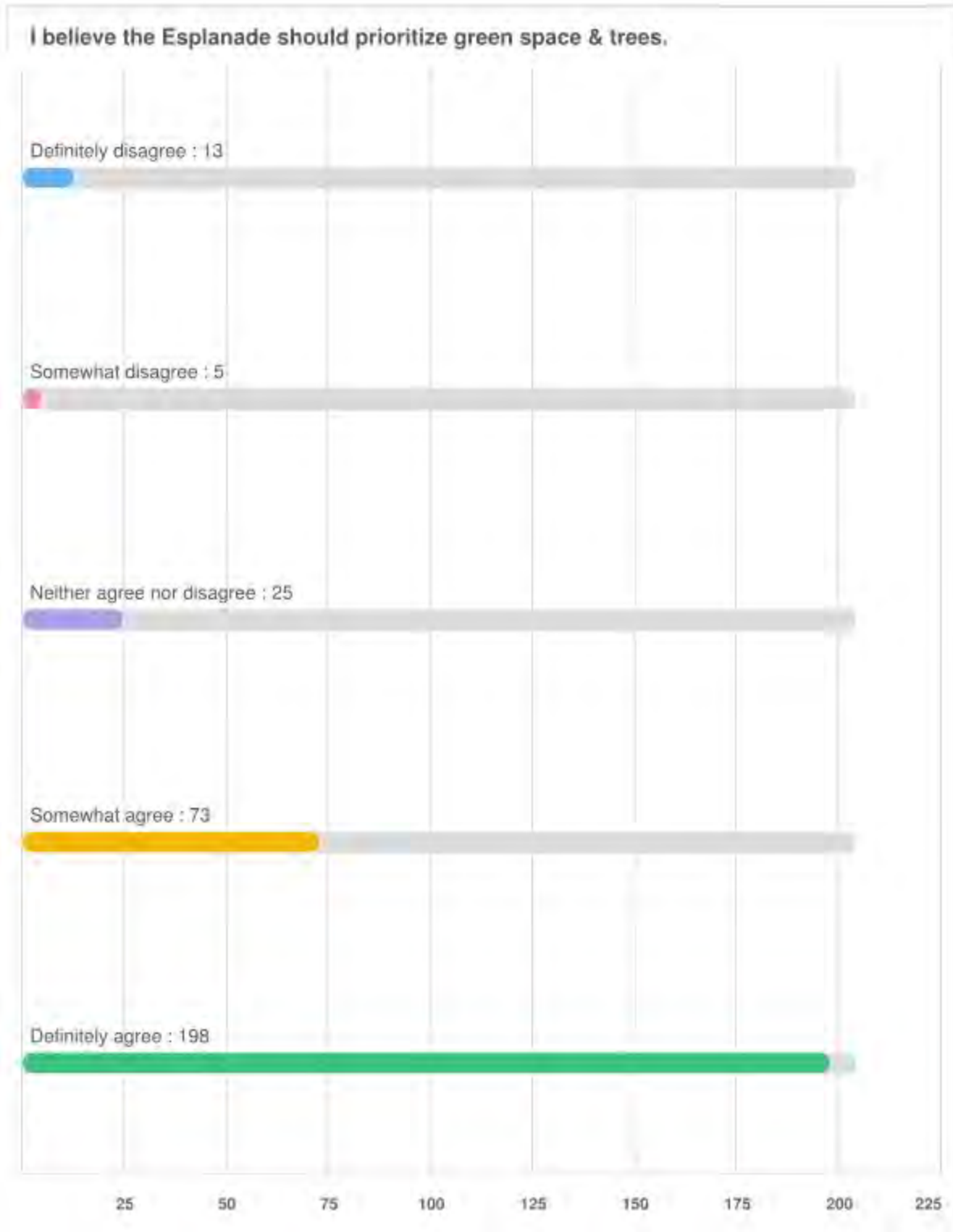
Question options

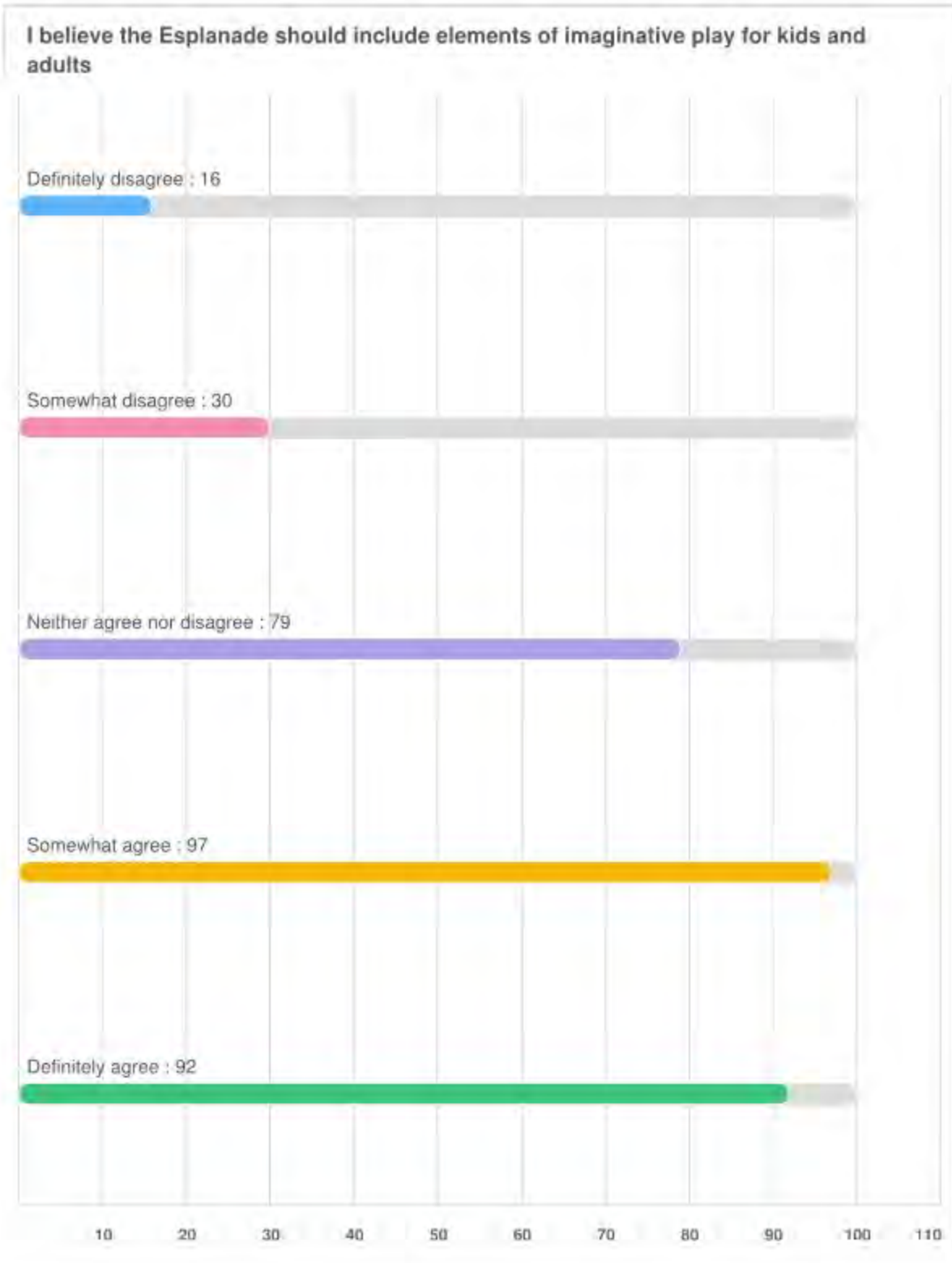
- Definitely disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Definitely agree

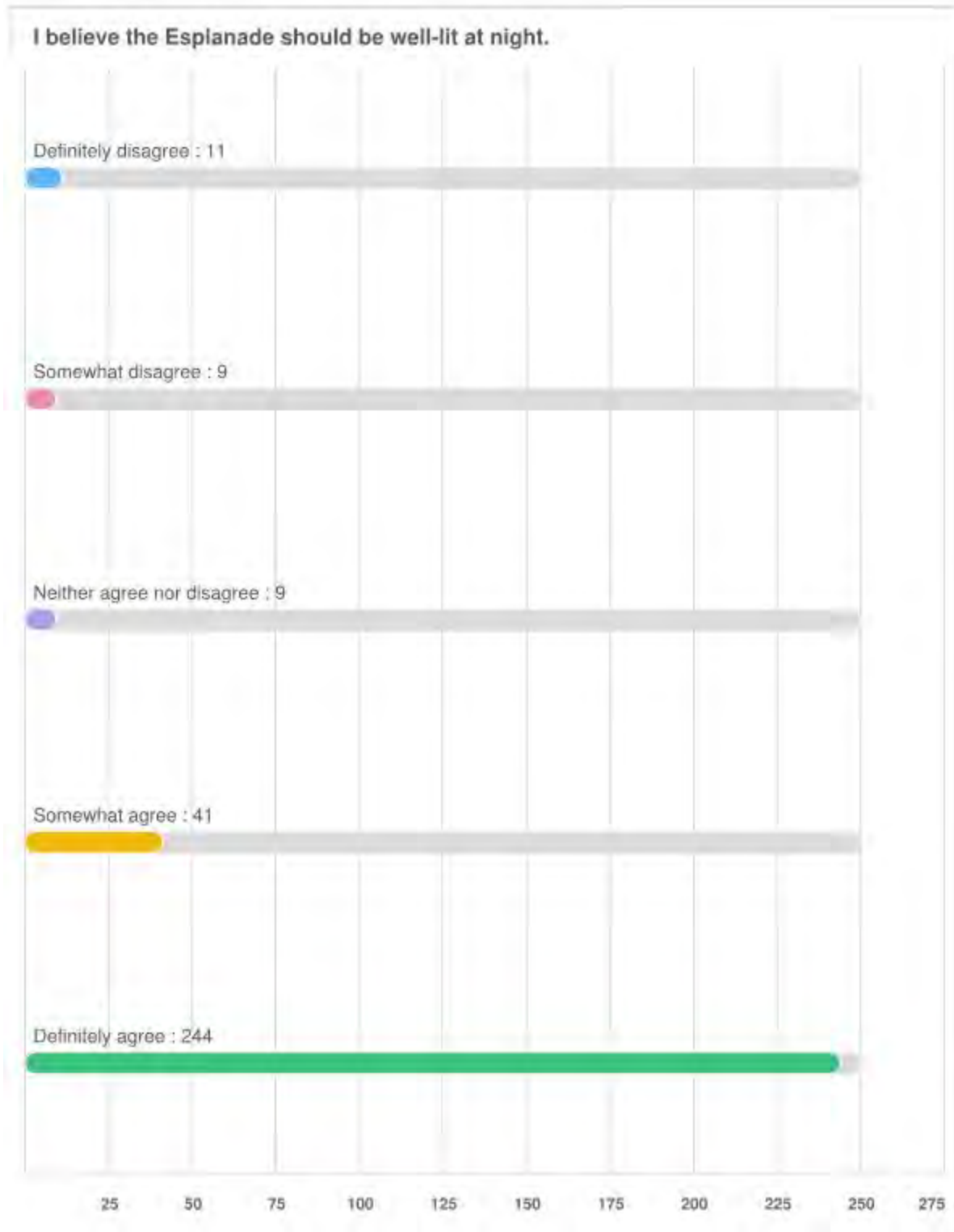
Mandatory Question (314 response(s))
 Question type: Likert Question

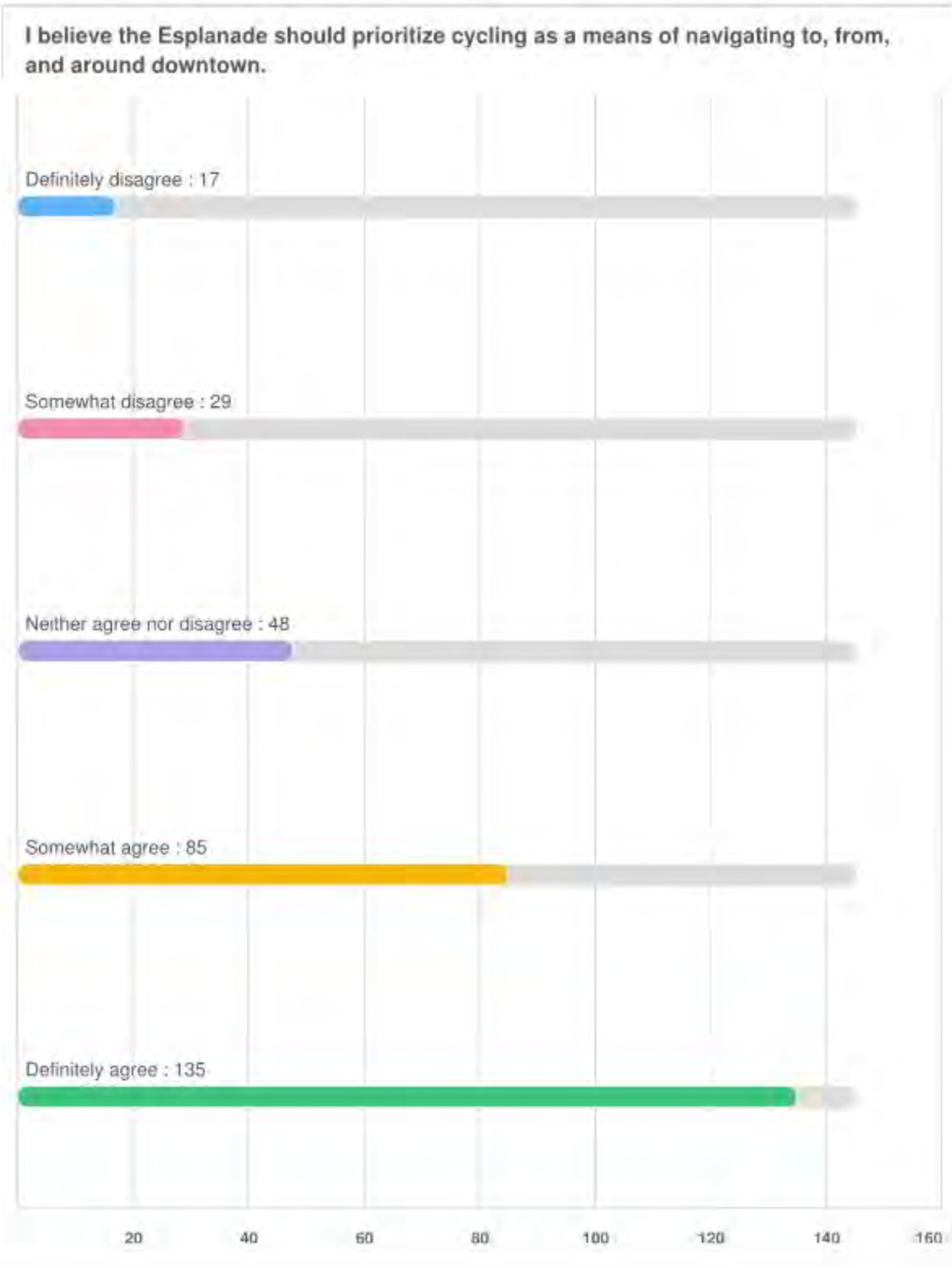


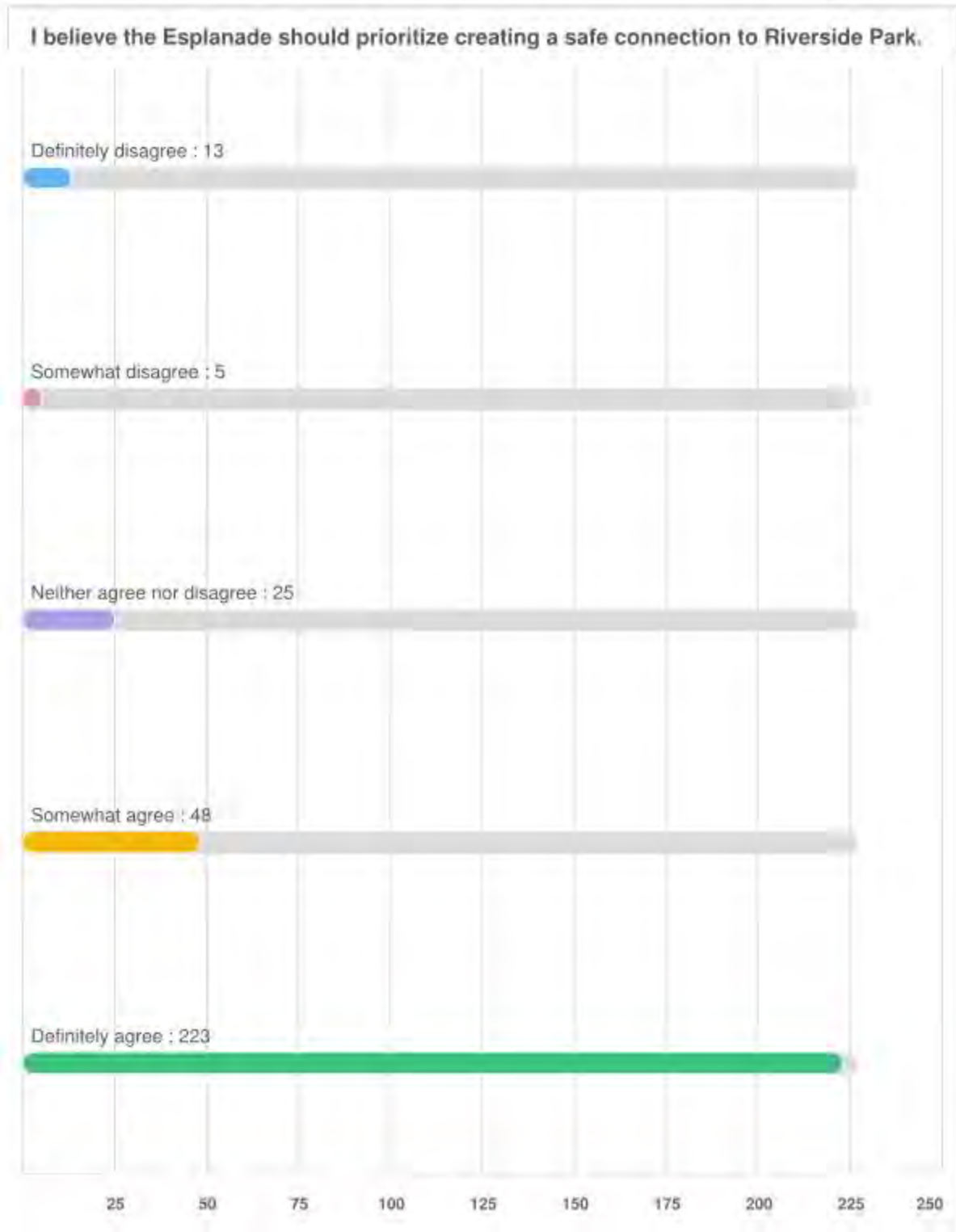


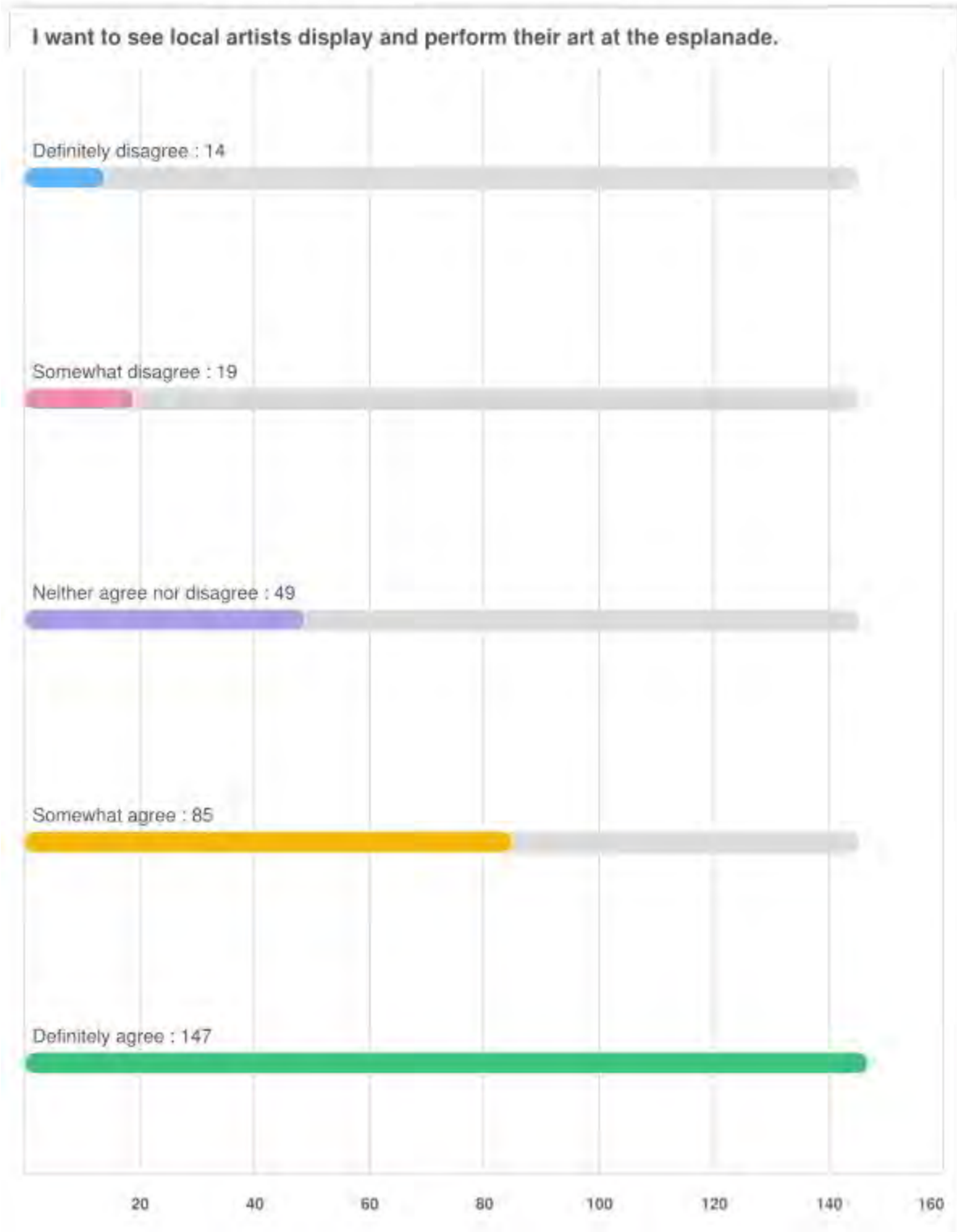


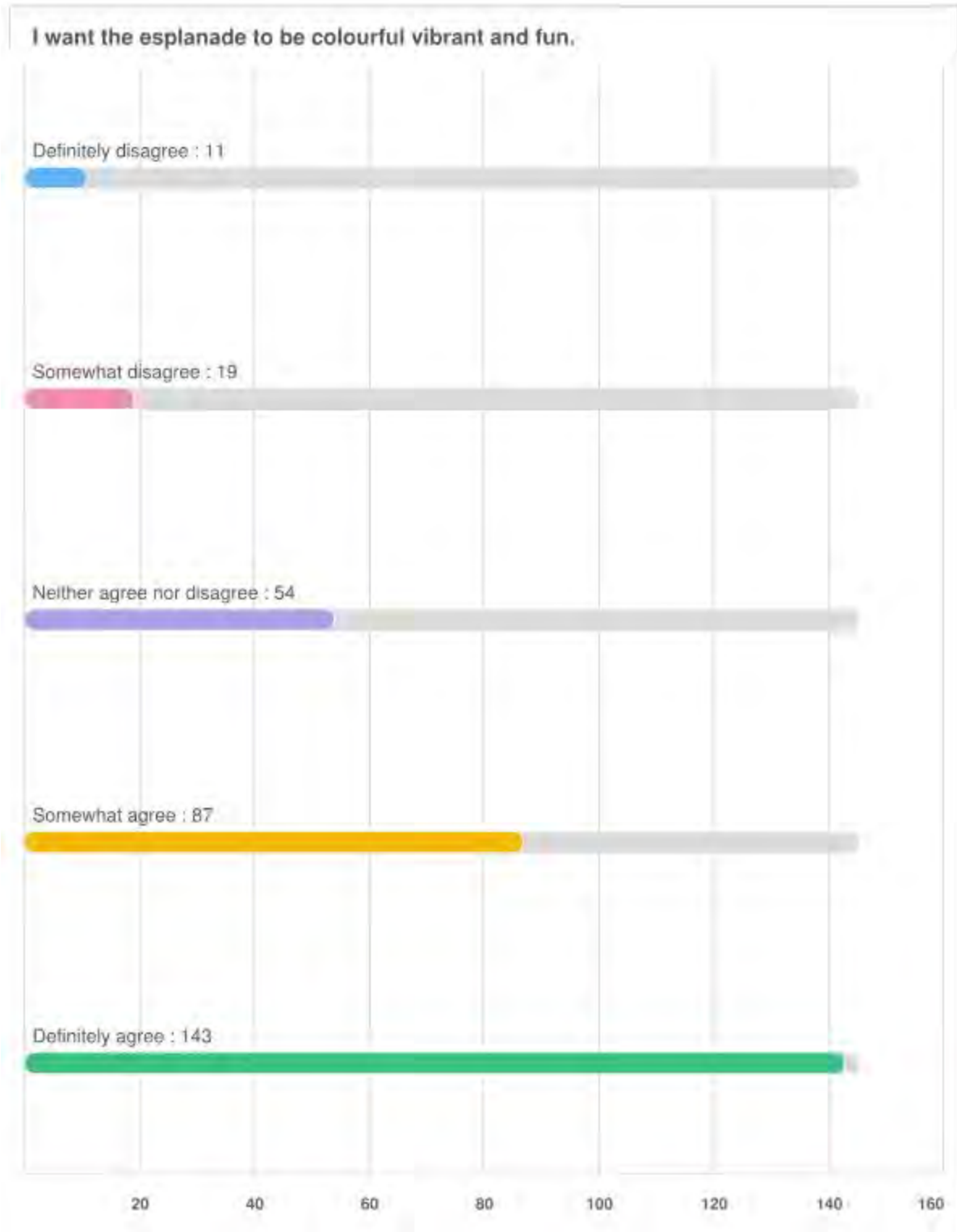


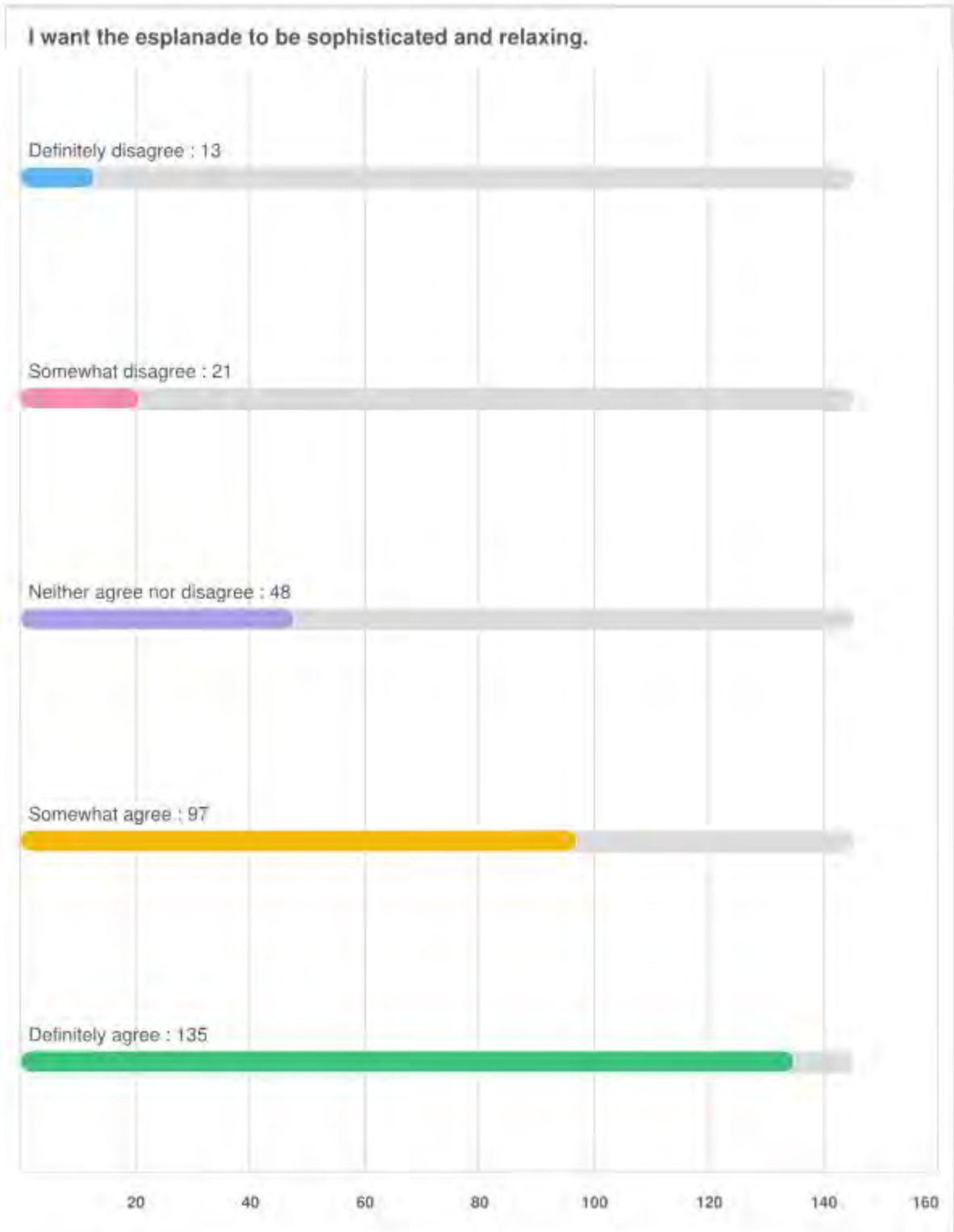


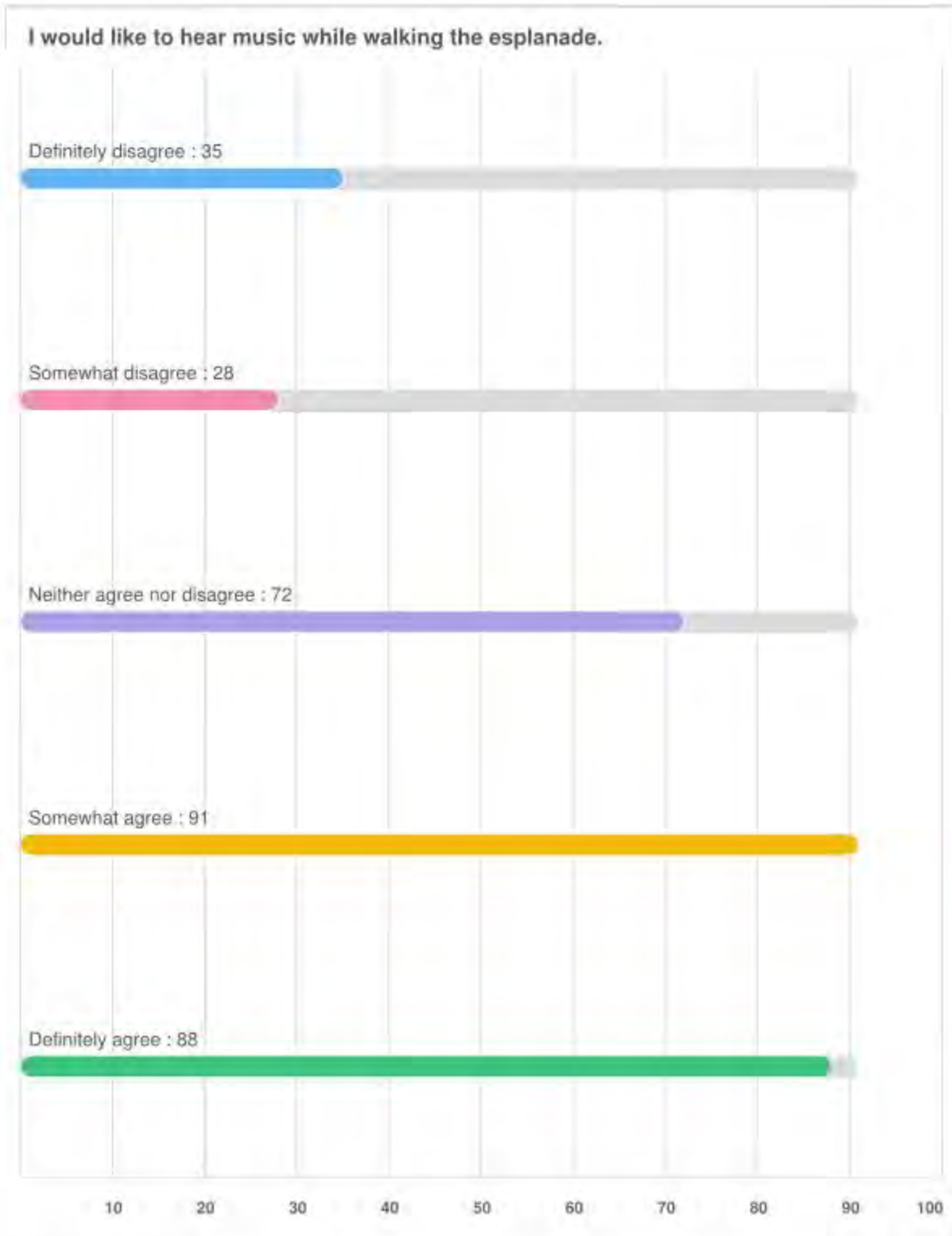












Question 23: Thanks for complete Survey !! Did we miss anything?

(Repeated comments have been condensed to one point.)

- Security. Include more lighting; both for safety & aesthetics. Possibly cameras.
- Create a space that is functional in both winter and summer. Showcase what Windsor has to offer.
- Parking. Decrease use of motor vehicles near and around esplanade. Shut down traffic in downtown to make it a pedestrian precinct. Bus stops added. Traffic redirection.
- Bike racks and bike lanes and charging stations.
- Concern for the mental health/ substance abuse /homeless population.
- Survey should be bilingual.
- There should be a street crossing at Riverside.
- Wayfinding to parking, washrooms, services, restaurants, stores and points of interest downtown. Create a directory. Consider creating semi-permanent / seasonal spaces for vendors and food services.
- Include facilities like washrooms / change rooms if a water feature is being included. Water bottle refilling station that is accessible all year round. Proper receptacles for disposing of waste and recycling.
- Hire local artists to do art installations. Include historic art pieces. Performance artists. Encourages nightlife. Large permanent screen that shows movies on the weekends. Permanent area for outdoor art exhibits.
- Bring back / add events to the riverfront to make the esplanade an attraction for Windsorites and tourists. Example Carrousel of Nations, Pride, and Bookfest, beer garden and Bright Lights.
- Concern for the timing of this project. Worry it will take too long.
- Street car for this space.
- Keep the space uncongested and relaxing
- Incorporate activities such as skateboarding.
- A space that is inclusive of pets. Incl. water station maybe dog friendly splash pad.
- Ice rink location to be moved from Charles Park square.
- Do not wish for a splash pad.
- More ideas such as an Amphitheatre, botanical gardens, aviary.
- Native plant gardening and a rain garden can be used for educational purposes.
- Temporary street furniture.
- Timeline for this project should be staggered. Opening up in portions would create community excitement around project.
- Space should be targeted to all ages.

Question 24: We will post a second survey (focused on design) in a few months. Any requested topics to address?

(Repeated comments have been condensed to one point.)

- Use technology to enhance experience.
- How about the idea of open night market.
- Focus on access by bicycle. Getting down there is haphazard with the cycling infrastructure that we have. Bike path that connects to the waterfront. Without having to cross any roads. Adding underpasses/ overpasses are essential to the design of the space.
- What about the old greyhound bus station nearby?
- Safety and security both day and night.
- Can you do a reference about the trolley project location? Street Car in this location.
- Parking and fees for parking, street closure to cars. How transit will be integrated. Bus stops.
- Forward thinking design for the future. How does it connect to changing demographics in the city? I.e. More students, more multicultural.
- Focus on green/eco design with a low impact design. Prioritize the environment and climate change policy. Focus on storm water management.
- Rose City / Automotive History, Liquor History, LGBTQ BIPOC History.
- Accessibly. Address accessibility and sensory experiences for residents and visitors of all ages and abilities. Right now the curb cuts do not line up at all. It is not conducive to wheelchairs or bikes. Curb cuts need to line up with each other.
- Types of vegetation / plants / greenery. Trees that provide shade. Concerns about mosquitos.
- How much should the total budget be for the renovations? Let the public have their say as to how much they wanted invested. Pictures of multiple design prior to approval for the community.
- The homeless/ mental health issues downtown.
- Lowering the bar for smaller business and economic development.
- I'd rather a second survey focused on our actual problems as a downtown core.
- Views and connection to the riverfront park and how does the end of the promenade extend, step down to, and tie into the Riverfront Park and rotary pavilion below?
- Pet friendly, off leash area, warming station, cooling or splash zone, waste disposal and water station. Place for them to rest and enjoy. Shade is important.
- Local music, arts, culture and theater.
- Pedestrian precinct

- More explanation on ice paths and irregular ice rinks (will they connect to businesses so you can travel throughout downtown on skates?) Possible that ice rink path could be too crowded. Ice rink turns into a splash pad in the summer.
- Design in relation to cityscape surrounding properties.
- Reference to Chicago and Europe for design.
- Outdoor workout stations.
- Color pallet be more sophisticated. Bright lighting.
- Make a Skate park!
- Make the space unique. Don't make the space congested.
- Building a labyrinth for the spiritual people in the community.
- Create activities for adults.
- Encourage different types of markets. Cultural nights (Jamaica night, middle eastern night) festivals to attract diversity.
- Future maintenance of the space needs to be addressed.
- French Canadians
 - Maintain existing monuments.
- Embrace local existing events and vendors



**CITY OF WINDSOR
WINDSOR CIVIC ESPLANADE
WINDSOR, ONTARIO**

CLASS "D" ESTIMATE - UPDATED

DRAFT REPORT - R02

prepared for:

FORREC Ltd.
219 Dufferin Street, Suite 100C
Toronto, Ontario
M6K 3J1

prepared by:

MARSHALL & MURRAY INCORPORATED
625 Wellington Street
London, Ontario
N6A 3R8

April 7, 2023

Quantity Surveyors and Development Consultants

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453
Suite 210, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091
E-mail: main@marshallmurray.com Website: www.marshallmurray.com



EMAILED!

April 7, 2023

FORREC Ltd.
219 Dufferin Street, Suite 100C
Toronto, Ontario
M6K 3J1

Attention: Cindi Rowan

Re: WINDSOR CIVIC ESPLANADE

Dear Cindi

Please find enclosed a DRAFT copy of our Class D Estimate R02. This update ONLY updates to reflect an allowance for a larger ice rink area in site A, the concept presentation for Site D at grade crossing option and an alternate price for Site D bridge option as shown in the concept presentation provided and discussed. The costs have not been updated to reflect April 2023 dollars.

If any further information or assistance is required, please do not hesitate to contact our office.

Yours truly,

MARSHALL & MURRAY INC.

Clare Marshall-Croghan

Clare Marshall-Croghan, B.Arch.Sc.
Cost Consultant

Ted Hyde

Ted Hyde, PQS, GSC, LEED AP
Senior Cost Consultant

Cc:

Quantity Surveyors and Development Consultants

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453
Suite 414, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091
E-mail: main@marshallmurray.com Website: www.marshallmurray.com

TABLE OF CONTENTS

Page No.

SECTION 1	Executive Summary	1 - 4
	1.0 Project Overview	
	2.0 Project Review	
	3.0 Project Team	
	4.0 Area Breakdown	
	5.0 Cost Review	
	6.0 Project Assumptions	
	7.0 General Requirements	
	8.0 Risk Items / Elements of Concern	
	9.0 Cost Exclusions	
	10.0 Estimate Revision Summary	
	Total Project Summary	5
SECTION 2	Site A	
	Summary	6
	Detail	7 - 8
SECTION 3	Site B	
	Summary	9
	Detail	10 - 11
SECTION 4	Site C	
	Summary	12
	Detail	13 - 14
SECTION 5	Site D - At Grade Option	
	Summary	15
	Detail	16 - 17
SECTION 6	Site D - Bridge Option	
	Summary	18
	Detail	19 - 20
SECTION 7	Shared Streets	
	Summary	21
	Detail	22
SECTION 8	Scope Area	
	Drawings	1 Page

SECTION 1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1.00 PROJECT OVERVIEW

Marshall & Murray Inc. were retained to provide a Class D cost estimate for the construction of the Windsor Civic Esplanade, in Windsor. The aim of this report is to estimate the cost of construction based on the design drawings and information prepared by the design team.

The estimated cost of the parks is based in August 2022 dollars.

The project will be procured via traditional procurement methods, expecting lump sum fixed price bids from approximately 3 to 6 general contractor's.

Disclaimer:

This estimate represents a professional opinion of the probable costs for this project. Marshall & Murray cannot guarantee that the actual project cost will not vary from this opinion.

We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 and have excluded any allowances for this impact if any.

We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and suppliers not holding prices or delivery dates.

This estimate has been priced, based on a standard CCDC 2 – Stipulated Sum Contract. It does not include for any additional costs associated with the Alternate Financing Procurement method adopted by Infrastructure Ontario.

2.00 PROJECT REVIEW

2.01 Project Name:	CITY OF WINDSOR WINDSOR CIVIC ESPLANADE
2.02 Project Location:	WINDSOR, ONTARIO
2.03 Client:	FORREC Ltd.
2.04 Client Contact:	Cindi Rowan
2.05 Estimate Type:	CLASS "D" ESTIMATE - UPDATED
2.06 Estimate Revision:	DRAFT REPORT - R02

EXECUTIVE SUMMARY

3.00 PROJECT TEAM

3.01 Landscape Architect:	FORREC Ltd.
3.02 Public Artist:	TBD
3.03 Structural Engineer:	TBD
3.04 Mechanical Engineer:	TBD
3.05 Electrical Engineer:	TBD
3.06 Civil Engineer:	TBD

4.00 AREA BREAKDOWN

Site A (Civic Plaza)	7,635.0 sqm	82,183.1 sqft
Site B (University Ave. E. & Chatham St. E.)	3,996.0 sqm	43,012.9 sqft
Site C (Chatham St. E. & Pitt St. E.)	1,616.0 sqm	17,394.6 sqft
Site D (Plitt St. E. & Riverside Dr. E.)	2,375.0 sqm	25,564.5 sqft
Shared Streets	9,030.0 sqm	97,198.9 sqft

5.00 COST REVIEW

5.01 Cost Summary Breakdown

The **Total Projected Construction Cost** is estimated at:

Site A :	\$14,023,224
Site B :	\$6,196,025
Site C :	\$3,960,793
Site D - AT GRADE OPTION :	\$7,707,912
Shared Streets :	<u>\$4,539,466</u>
Total	\$36,427,420
Site D - BRIDGE OPTION :	\$10,927,970

5.02 Escalation / De-Escalation

Cost Estimate Base Date: **August 2022**

Construction Start Date: **Unknown**

Construction Period in Months: **20**

Escalation Rate per annum: **5.00%**

Escalation Period in Months:
- *pre construction:*

EXECUTIVE SUMMARY

- *post contract period:* (calculated to mid-point of construction)

5.03 Unit Rates

Unit rates used in this estimate include labour, equipment, materials and sub-trade overhead and profit
General contractors overhead and fees are added at the Elemental Summary stage.

5.04 Contingency Allowances

A 20.0% design and pricing contingency has been included to accommodate for any design development and pricing updates as the design of the project develops further. We consider this allowance to be reasonable at this stage of the design process.

A 0% construction contingency has been included in the estimate to accommodate for any post tender unforeseen requirements and client changes.

5.05 Taxes

Harmonized Sales Tax (HST) has been excluded from all construction costs.
No allowance has been included for tax deductions or special tax breaks provided by Canada Revenue Services.

6.00 PROJECT ASSUMPTIONS

All project assumptions are listed within the detailed Concept Design estimate

7.00 GENERAL REQUIREMENTS

This 12% cost allowance includes, but not limited to the following:-

- Site set-up & site offices
- Insurance & bonding
- Mobilization costs
- Temporary fencing
- Temporary site signage
- Small tools and equipment
- Crane costs
- Unassigned labour costs
- Payroll
- Waste removal
- Temporary power and water consumption costs
- Traffic management
- Final cleaning

EXECUTIVE SUMMARY

8.00 RISK ITEMS / ELEMENTS OF CONCERN

To alleviate a portion of the risk, a design and pricing contingency allowance has been included as a separate itemized cost to accommodate for future design tweaks and drawing co-ordination. However if there is a significant amount of design changes as the project progresses. These could result in an increase in cost that cannot be covered by the design and pricing contingency allowance and would possibly require a revised detailed elemental estimate to be completed to determine all the scope changes implemented on the drawings and specifications.

No allowance has been included for project phasing

No Risk Contingency Allowance has been included within this estimate.

9.00 COST EXCLUSIONS

Professional Fees & Soft Costs

Property Acquisitions

Property Tax

Legal Fees

Survey Costs

Risk Assessment / Risk Management Cost

RFQ/RFP Costs

Financing Costs

Investigations & Studies Costs

Client management & overhead costs

Utility connection charges/fees

Project risks contingency

Building permit cost

Premium Costs / Out of Hours Working / Overtime Cost

Building Demolition, Hazardous material abatement, abnormal or contaminated soil conditions, phasing, moving costs or projected escalation to time of tender.

10.00 ESTIMATE REVISION SUMMARY

Revision	Date Issued	Report Type
00	OCT 8 2021	DRAFT
01	AUG 26 2022	DRAFT
02	APRIL 07 2023	DRAFT
03		

TOTAL PROJECT SUMMARY

DESCRIPTION	CLASS "D" ESTIMATE - UPDATED																				
	SITE A			SITE B			SITE C			SITE D - AT GRADE OPTION			SITE D - BRIDGE OPTION			SHARED STREETS			TOTAL (WITH GRADE OPTION)		
	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT	GFA	COST/M2	AMOUNT
A. WINDSOR CIVIC ESPLANADE																					
1.0 SITE WORK	7,635	1,836.70	14,023,224	3,996	1,550.56	6,196,025	1,616	2,450.99	3,960,793	2,375	3,245.44	7,707,912	2,375	4,601.25	10,927,970	9,030	502.71	4,539,466	24,652	1,477.67	36,427,420
1.1 SITE SPECIFIC PROJECTS	7,635	1,836.70	14,023,224	3,996	1,550.56	6,196,025	1,616	2,450.99	3,960,793	2,375	3,245.44	7,707,912	2,375	4,601.25	10,927,970	9,030	502.71	4,539,466	24,652	1,477.67	36,427,420
2.0 OTHER ASSOCIATED COSTS			0			0			0			0			0			0			0
2.1 HAZARDOUS MATERIAL ABATEMENT			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
2.2 ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
2.3 PREMIUM TIME / AFTER-HOURS WORK			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
2.4 CONSTRUCTION PHASING			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
2.5 MOVING COSTS			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
2.6 BUILDING DEMOLITION			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
TOTAL WINDSOR CIVIC ESPLANADE	7,635	1,836.70	\$14,023,224	3,996	1,550.56	\$6,196,025	1,616	2,450.99	\$3,960,793	2,375	3,245.44	\$7,707,912	2,375	4,601.25	\$10,927,970	9,030	502.71	\$4,539,466	24,652	1,477.67	\$36,427,420
ANCILLARY COSTS (PROFESSIONAL FEES, PERMITS, TAXES, ETC.)			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
FURNISHINGS AND EQUIPMENT (Other than noted)			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
SUB-TOTAL			14,023,224			6,196,025			3,960,793			7,707,912			10,927,970			4,539,466			36,427,420
SCOPE CONTINGENCY			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
ANTICIPATED ESCALATION TO TIME OF TENDER (5%/yr c.a.)			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED			EXCLUDED
TOTAL PROJECT COST			14,023,224			6,196,025			3,960,793			7,707,912			10,927,970			4,539,466			36,427,420

Note: Above pricing based on August 2022 dollars

SECTION 2

DETAILED ESTIMATE:

SITE A

ELEMENTAL COST SUMMARY

SITE A

7,635 m2

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	7,635 m2	34.00	\$259,590	\$34.00	1.85%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	7,635 m2	8.00	\$61,080	\$8.00	0.44%
3 HARD SURFACES						
Hard Surfaces	0.66	5,055 m2	380.38	\$1,922,835	\$251.84	13.71%
4 SOFT LANDSCAPING						
Soft Landscaping	0.12	928 m2	177.00	\$164,256	\$21.51	1.17%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	7,635 m2	639.73	\$4,884,345	\$639.73	34.83%
6 SITE SERVICES						
Mechanical	1.00	7,635 m2	137.90	\$1,052,850	\$137.90	7.51%
Electrical	1.00	7,635 m2	235.99	\$1,801,800	\$235.99	12.85%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	7,635 m2	1.96	\$15,000	\$1.96	0.11%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$10,161,756	\$1,330.94	72.46%
8 GENERAL REQUIREMENTS				\$1,524,264	\$199.64	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$1,016,176		
Fee (%)		5%		\$508,088		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$11,686,020	\$1,530.59	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$2,337,204		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$14,023,224	\$1,836.70	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$14,023,224	\$1,836.70	100.00%

DETAILED ESTIMATE - SITE A (CIVIC PLAZA)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						259,590
1.0	Site clearance and removals	7,635.0	m ²	34.00		259,590	
B	SITE PREPARATION AND EARTHWORKS						61,080
1.0	Miscellaneous grading allowance and site preparation	7,635.0	m ²	8.00		61,080	
C	HARD SURFACES						1,922,835
1.0	Hard surfaces	5,055.0	m ²	237.00		1,198,035	
2.0	Wood platforms/hardscape	302.0	m ²	2,400.00		724,800	
D	SOFT LANDSCAPING						164,256
1.0	Soft surfaces	928.0	m ²	177.00		164,256	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						4,884,345
1.0	Site structures, features and furnishings (including feature walls, benches, etc.)	7,635.0	m ²	140.00		1,068,900	
2.0	Accessory building (including M & E)	250.0	m ²	4,000.00		1,000,000	
3.0	Shade structures (new beacon food vendor, pavilion, gathering space)	3.0	No	300,000.00		900,000	
4.0	Skating rink/water feature (including m & e)	1,100.0	m ²	1,150.00		1,265,000	
	- wood platform with feature	122.0	m ²	3,000.00		366,000	
1.0	Removal of skating rink					excluded	
5.0	Beacon's and sentinels	7,635.0	m ²	35.00		267,225	
6.0	Fence	82.0	m	210.00		17,220	
7.0	Public artwork allowance - excluded	1.0	sum	0.00		0	
F	SITE SERVICES - MECHANICAL INSTALLATIONS						1,052,850
1.0	Sanitary Installation to accessory bldg and food and beverage structure, allow	1.0	sum	60,000.00		60,000	
2.0	Storm Installation	1.0	sum	450,000.00		450,000	
3.0	Domestic water Installation	1.0	sum	226,250.00		226,250	
	- connect to existing	1.0	No	6,500.00	6,500		
	- backflow preventor	5.0	No	5,500.00	27,500		
	- quick coupler connection with hose connection	3.0	No	2,500.00	7,500		
	- isolation valves	8.0	No	750.00	6,000		
	- drinking fountain	1.0	No	15,000.00	15,000		
	- bottle filler	1.0	No	10,000.00	10,000		
	- water main - 50 mm cu	200.0	m	300.00	60,000		
	- water main - 25 mm cu	25.0	m	150.00	3,750		
	- water to fountain, fountain plumbing by others	1.0	sum	20,000.00	20,000		
	- water to food and beverage structure, allow	1.0	sum	40,000.00	40,000		
	- water to accessory bldg, allow	1.0	sum	30,000.00	30,000		
4.0	Demolition & removals	1.0	sum	15,000.00		15,000	
5.0	Irrigation	1.0	sum	205,900		205,900	
6.0	Natural gas pipe distribution					nil	
7.0	City charges					excluded	
8.0	Miscellaneous fitments, inspection, etc.	1.0	sum	95,700.00		95,700	

DETAILED ESTIMATE - SITE A (CIVIC PLAZA)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						1,801,800
1.0	Incoming electrical service, existing	1.0	sum	0.00		0	
2.0	Hydro charges (demo of existing & service connections cost)	1.0	sum	20,000.00		20,000	
3.0	Park lighting distribution panel assembly, weatherproof stainless steel	2.0	No	25,000.00		50,000	
4.0	Light standards c/w base, grounding, U/G feeder & luminaries, LED - 2x134w 48LEDbar, 12' steel pole, grade mounted	86.0	No	9,750.00		838,500	
5.0	Bench up lights c/w U/G feeder, grounding & luminaries, LED - 1x15w/lm 20LEDbar, bench mounted, 20m dia	32.0	No	2,750.00		88,000	
6.0	Other general/specialy/pavement lighting	1.0	sum	250,000.00		250,000	
7.0	Art bench & beam lights c/w type DB II U/G feeder, grounding & luminaries, LED	11.0	No	8,500.00		93,500	
8.0	Power, general lighting & A/V rough-in for stage	1.0	sum	75,000.00		75,000	
9.0	Power & type DB II PVC conduit to media screens/exhibit locations	1.0	sum	125,000.00		125,000	
10.0	Locate & trace existing underground services	1.0	sum	8,000.00		8,000	
11.0	Electrical site demolition c/w disposal	1.0	sum	20,000.00		20,000	
12.0	Miscellaneous electrical cost					233,800	
	- inspection & testing	1.0	sum	20,000.00	20,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	50,000.00	50,000		
	- electrical contractor's job start-up & close out	1.0	sum	163,800.00	163,800		
H	CASH ALLOWANCES						15,000
1.0	Testing & inspections	1.0	sum	15,000.00		15,000	
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							10,161,756

SECTION 3

DETAILED ESTIMATE:

SITE B

ELEMENTAL COST SUMMARY

SITE B

3,996 m2

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	3,996 m2	34.00	\$135,864	\$34.00	2.19%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	3,996 m2	20.00	\$79,920	\$20.00	1.29%
3 HARD SURFACES						
Hard Surfaces	0.72	2,883 m2	440.12	\$1,268,871	\$317.54	20.48%
4 SOFT LANDSCAPING						
Soft Landscaping	0.22	869 m2	177.00	\$153,813	\$38.49	2.48%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	3,996 m2	381.40	\$1,524,080	\$381.40	24.60%
6 SITE SERVICES						
Mechanical	1.00	3,996 m2	136.30	\$544,650	\$136.30	8.79%
Electrical	1.00	3,996 m2	195.24	\$780,175	\$195.24	12.59%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	3,996 m2	0.63	\$2,500	\$0.63	0.04%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$4,489,873	\$1,123.59	72.46%
8 GENERAL REQUIREMENTS				\$673,481	\$168.54	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$448,987		
Fee (%)		5%		\$224,494		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$5,163,354	\$1,292.13	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$1,032,671		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$6,196,025	\$1,550.56	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$6,196,025	\$1,550.56	100.00%

DETAILED ESTIMATE - SITE B (UNIVERSITY AVE. E. & CHATHAM ST. E.)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						135,864
1.0	Site clearance and removals	3,996.0	m ²	34.00		135,864	
B	SITE PREPARATION AND EARTHWORKS						79,920
1.0	Miscellaneous grading allowance and site preparation	3,996.0	m ²	20.00		79,920	
C	HARD SURFACES						1,268,871
1.0	Hard surfaces	2,883.0	m ²	237.00		683,271	
2.0	Wood platforms/hardscape	244.0	m ²	2,400.00		585,600	
D	SOFT LANDSCAPING						153,813
1.0	Soft surfaces	869.0	m ²	177.00		153,813	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						1,524,080
1.0	Site structures, features and furnishings	3,996.0	m ²	130.00		519,480	
2.0	Stage						
	- wood platform stage	86.0	m ²	2,800.00	240,800	240,800	
	- shade structure	88.0	m ²	3,000.00	264,000	264,000	
3.0	Shade structures	1.0	No	300,000.00		300,000	
4.0	Beacon's and sentinels	3,996.0	m ²	50.00		199,800	
5.0	Time capsule - no provisions made	1.0	sum	0.00		0	
F	SITE SERVICES - MECHANICAL INSTALLATIONS						544,650
1.0	Sanitary Installation to food truck area, allow	1.0	sum	40,000.00		40,000	
2.0	Storm Installation	1.0	sum	190,000.00		190,000	
3.0	Domestic water Installation	1.0	sum	152,250.00		152,250	
	- connect to existing	1.0	No	6,500.00	6,500		
	- backflow preventor	3.0	No	5,500.00	16,500		
	- quick coupler connection with hose connection	3.0	No	2,500.00	7,500		
	- isolation valves	4.0	No	750.00	3,000		
	- drinking fountain	1.0	No	15,000.00	15,000		
	- bottle filler	1.0	No	10,000.00	10,000		
	- water main - 50 mm cu	200.0	m	300.00	60,000		
	- water main - 25 mm cu	25.0	m	150.00	3,750		
	- water to food truck area, allow	1.0	sum	30,000.00	30,000		
4.0	Demolition & removals	1.0	sum	8,000.00		8,000	
5.0	Irrigation	1.0	sum	104,900		104,900	
6.0	Natural gas pipe distribution					nil	
7.0	City charges					excluded	
8.0	Miscellaneous fitments, inspection, etc.	1.0	sum	49,500.00		49,500	

DETAILED ESTIMATE - SITE B (UNIVERSITY AVE. E. & CHATHAM ST. E.)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						780,175
1.0	Incoming electrical service, existing	1.0	sum	0.00		0	
2.0	Hydro charges (demo of existing & service connections cost)	1.0	sum	10,000.00		10,000	
3.0	Park lighting distribution panel assembly, weatherproof stainless steel	2.0	No	25,000.00		50,000	
4.0	Light standards c/w base, grounding, U/G feeder & luminaries, LED - 2x134w 48LEDbar, 12' steel pole, grade mounted	31.0	No	9,750.00		302,250	
5.0	Bench up lights c/w U/G feeder, grounding & luminaries, LED - 1x15w/lm 20LEDbar, bench mounted, 20m dia	16.0	No	2,750.00		44,000	
6.0	Other general/specialty lighting	1.0	sum	50,000.00		50,000	
7.0	Art bench & beam lights c/w type DB II U/G feeder, grounding & luminaries, LED	10.0	No	8,500.00		85,000	
8.0	Power, general lighting & A/V rough-in for stage	1.0	sum	75,000.00		75,000	
9.0	Power & type DB II PVC conduit to media screens/exhibit locations	1.0	sum	50,000.00		50,000	
10.0	Locate & trace existing underground services	1.0	sum	3,000.00		3,000	
11.0	Electrical site demolition c/w disposal	1.0	sum	5,000.00		5,000	
12.0	Miscellaneous electrical cost					105,925	
	- inspection & testing	1.0	sum	10,000.00	10,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	25,000.00	25,000		
	- electrical contractor's job start-up & close out	1.0	sum	70,925.00	70,925		
H	CASH ALLOWANCES						2,500
1.0	Testing & inspections	1.0	sum	2,500.00		2,500	
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							4,489,873

SECTION 4

DETAILED ESTIMATE:

SITE C

ELEMENTAL COST SUMMARY

SITE C

1,616 m2

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	1,616 m2	34.00	\$54,944	\$34.00	1.39%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	1,616 m2	5.00	\$8,080	\$5.00	0.20%
3 HARD SURFACES						
Hard Surfaces	0.71	1,142 m2	548.03	\$625,854	\$387.29	15.80%
4 SOFT LANDSCAPING						
Soft Landscaping	0.20	326 m2	177.00	\$57,702	\$35.71	1.46%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	1,616 m2	581.29	\$939,360	\$581.29	23.72%
6 SITE SERVICES						
Mechanical	1.00	1,616 m2	254.42	\$411,150	\$254.42	10.38%
Electrical	1.00	1,616 m2	476.83	\$770,550	\$476.83	19.45%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	1,616 m2	1.55	\$2,500	\$1.55	0.06%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$2,870,140	\$1,776.08	72.46%
8 GENERAL REQUIREMENTS				\$430,521	\$266.41	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$287,014		
Fee (%)		5%		\$143,507		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$3,300,661	\$2,042.49	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$660,132		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$3,960,793	\$2,450.99	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$3,960,793	\$2,450.99	100.00%

DETAILED ESTIMATE - SITE C (CHATHAM ST. E. & PITT ST. E.)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						54,944
1.0	Site clearance and removals	1,616.0	m ²	34.00		54,944	
B	SITE PREPARATION AND EARTHWORKS						8,080
1.0	Miscellaneous grading allowance and site preparation	1,616.0	m ²	5.00		8,080	
C	HARD SURFACES						625,854
1.0	Hard surfaces	1,142.0	m ²	237.00		270,654	
2.0	Wood platforms/hardscape	148.0	m ²	2,400.00		355,200	
D	SOFT LANDSCAPING						57,702
1.0	Soft surfaces	326.0	m ²	177.00		57,702	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						939,360
1.0	Site structures, features and furnishings	1,616.0	m ²	180.00		290,880	
2.0	Shade structures	1.0	No	300,000.00		300,000	
3.0	Stage	1.0	sum	300,000.00		300,000	
4.0	Beacon's and sentinels	1,616.0	m ²	30.00		48,480	
F	SITE SERVICES - MECHANICAL INSTALLATIONS						411,150
1.0	Sanitary Installation					nil	
2.0	Storm Installation	1.0	sum	190,000.00		190,000	
3.0	Domestic water Installation	1.0	sum	122,250.00		122,250	
	- connect to existing	1.0	No	6,500.00	6,500		
	- backflow preventor	3.0	No	5,500.00	16,500		
	- quick coupler connection with hose connection	3.0	No	2,500.00	7,500		
	- isolation valves	4.0	No	750.00	3,000		
	- drinking fountain	1.0	No	15,000.00	15,000		
	- bottle filler	1.0	No	10,000.00	10,000		
	- water main - 50 mm cu	200.0	m	300.00	60,000		
	- water main - 25 mm cu	25.0	m	150.00	3,750		
4.0	Demolition & removals	1.0	sum	8,000.00		8,000	
5.0	Irrigation	1.0	sum	53,500		53,500	
6.0	Natural gas pipe distribution					nil	
7.0	City charges					excluded	
8.0	Miscellaneous fitments, inspection, etc.	1.0	sum	37,400.00		37,400	

DETAILED ESTIMATE - SITE C (CHATHAM ST. E. & PITT ST. E.)

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						770,550
1.0	Incoming electrical service, existing	1.0	sum	0.00		0	
2.0	Hydro charges (demo of existing & service connections cost)	1.0	sum	10,000.00		10,000	
3.0	Park lighting distribution panel assembly, weatherproof stainless steel	2.0	No	25,000.00		50,000	
4.0	Light standards c/w base, grounding, U/G feeder & luminaries, LED - 2x134w 48LEDbar, 12' steel pole, grade mounted	30.0	No	9,750.00		292,500	
5.0	Bench up lights c/w U/G feeder, grounding & luminaries, LED - 1x15w/lm 20LEDbar, bench mounted, 20m dia	16.0	No	2,750.00		44,000	
6.0	Other general/specialty lighting	1.0	sum	50,000.00		50,000	
7.0	Art bench & beam lights c/w type DB II U/G feeder, grounding & luminaries, LED	6.0	No	8,500.00		51,000	
8.0	Power, general lighting & A/V rough-in for stage	1.0	sum	100,000.00		100,000	
9.0	Power & type DB II PVC conduit to media screens/exhibit locations	1.0	sum	60,000.00		60,000	
10.0	Locate & trace existing underground services	1.0	sum	3,000.00		3,000	
11.0	Electrical site demolition c/w disposal	1.0	sum	5,000.00		5,000	
12.0	Miscellaneous electrical cost					105,050	
	- inspection & testing	1.0	sum	10,000.00	10,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	25,000.00	25,000		
	- electrical contractor's job start-up & close out	1.0	sum	70,050.00	70,050		
H	CASH ALLOWANCES						2,500
1.0	Testing & inspections	1.0	sum	2,500.00		2,500	
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							2,870,140

SECTION 5

DETAILED ESTIMATE: SITE D - AT GRADE OPTION

ELEMENTAL COST SUMMARY

SITE D - AT GRADE OPTION

2,375 m2

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	2,375 m2	34.00	\$80,750	\$34.00	1.05%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	2,375 m2	130.00	\$308,750	\$130.00	4.01%
3 HARD SURFACES						
Hard Surfaces	0.66	1,557 m2	265.79	\$413,834	\$174.25	5.37%
4 SOFT LANDSCAPING						
Soft Landscaping	0.28	655 m2	177.00	\$115,935	\$48.81	1.50%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	2,375 m2	1,400.00	\$3,325,000	\$1,400.00	43.14%
6 SITE SERVICES						
Mechanical	1.00	2,375 m2	200.72	\$476,700	\$200.72	6.18%
Electrical	1.00	2,375 m2	357.67	\$849,475	\$357.67	11.02%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	2,375 m2	6.32	\$15,000	\$6.32	0.19%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$5,585,444	\$2,351.77	72.46%
8 GENERAL REQUIREMENTS				\$837,816	\$352.76	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$558,544		
Fee (%)		5%		\$279,272		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$6,423,260	\$2,704.53	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$1,284,652		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$7,707,912	\$3,245.44	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$7,707,912	\$3,245.44	100.00%

DETAILED ESTIMATE - SITE D (PITT ST. E. & RIVERSIDE DR. E.) - AT GRADE OPTION

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						80,750
1.0	Site clearance and removals	2,375.0	m ²	34.00		80,750	
B	SITE PREPARATION AND EARTHWORKS						308,750
1.0	Miscellaneous grading allowance and site preparation	2,375.0	m ²	130.00		308,750	
C	HARD SURFACES						413,834
1.0	Hard surfaces	1,557.0	m ²	237.00		369,009	
2.0	Play area surface	163.0	m ²	275.00		44,825	
D	SOFT LANDSCAPING						115,935
1.0	Soft surfaces	655.0	m ²	177.00		115,935	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						3,325,000
1.0	Site structures, features and furnishings	2,375.0	m ²	200.00		475,000	
2.0	Playground equipment allowance	1.0	sum	600,000.00		600,000	
3.0	Relocate tower of freedom, <i>no provisions made</i>	1.0	sum	0.00		0	
4.0	Elevator	1.0	sum	350,000.00		350,000	
5.0	City beacon lookout	1.0	sum	1,300,000.00		1,300,000	
6.0	Beacon's and sentinels						
	- medium beacon	2.0	No	150,000.00		300,000	
	- large beacon	1.0	No	200,000.00		200,000	
	- sentinels/features	1.0	sum	100,000.00		100,000	
F	SITE SERVICES - MECHANICAL INSTALLATIONS						476,700
1.0	Sanitary Installation					nil	
2.0	Storm Installation	1.0	sum	175,000.00		175,000	
	- roof drain to elevator tower c/w piping	1.0	No	10,000.00		10,000	
3.0	Domestic water Installation	1.0	sum	141,000.00		141,000	
	- connect to existing	3.0	No	6,500.00	19,500		
	- backflow preventor	3.0	No	5,500.00	16,500		
	- quick coupler connection with hose connection	3.0	No	2,500.00	7,500		
	- isolation valves	5.0	No	750.00	3,750		
	- dog watering fountain	1.0	No	15,000.00	15,000		
	- drinking fountain	1.0	No	15,000.00	15,000		
	- bottle filler	1.0	No	10,000.00	10,000		
	- water to water feature, allow	1.0	sum	20,000.00	20,000		
	- water main - 50 mm cu	100.0	m	300.00	30,000		
	- water main - 25 mm cu	25.0	m	150.00	3,750		
4.0	Demolition & removals, allow	1.0	sum	8,000.00		8,000	
5.0	Drainage to elevator pit and pump	1.0	No	25,000.00		25,000	
6.0	Irrigation	1.0	sum	74,400		74,400	
7.0	Rework services at new tunnel/bridge, allow					excluded	
8.0	City charges					excluded	
9.0	Miscellaneous fitments, inspection, etc.	1.0	sum	43,300.00		43,300	

DETAILED ESTIMATE - SITE D (PITT ST. E. & RIVERSIDE DR. E.) - AT GRADE OPTION

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						849,475
1.0	Incoming electrical service, existing	1.0	sum	0.00		0	
2.0	Hydro charges (demo of existing & service connections cost)	1.0	sum	10,000.00		10,000	
3.0	Rework services at new tunnel/bridge, allow					excluded	
4.0	Passenger elevator control & start wiring	1.0	No	12,500.00		12,500	
5.0	Park lighting distribution panel assembly, weatherproof stainless steel	1.0	No	25,000.00		25,000	
6.0	Light standards c/w base, grounding, U/G feeder & luminaries, LED - 2x134w 48LEDbar, 12' steel pole, grade mounted	43.0	No	9,750.00		419,250	
7.0	Bench up lights c/w U/G feeder, grounding & luminaries, LED - 1x15w/lm 20LEDbar, bench mounted, 20m dia	10.0	No	2,750.00		27,500	
8.0	Other general/specialty lighting	1.0	sum	50,000.00		50,000	
9.0	Art bench & beam lights c/w type DB II U/G feeder, grounding & luminaries, LED	10.0	No	8,500.00		85,000	
10.0	Power & type DB II PVC conduit to media screens/exhibit locations	1.0	sum	100,000.00		100,000	
11.0	Locate & trace existing underground services	1.0	sum	3,000.00		3,000	
12.0	Electrical site demolition c/w disposal	1.0	sum	5,000.00		5,000	
13.0	Miscellaneous electrical cost					112,225	
	- inspection & testing	1.0	sum	10,000.00	10,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	25,000.00	25,000		
	- electrical contractor's job start-up & close out	1.0	sum	77,225.00	77,225		
H	CASH ALLOWANCES						15,000
1.0	Testing & inspections	1.0	sum	15,000.00		15,000	
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							5,585,444

SECTION 6

DETAILED ESTIMATE: SITE D - BRIDGE OPTION

ELEMENTAL COST SUMMARY

SITE D - BRIDGE OPTION

2,375 m2

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	2,375 m2	34.00	\$80,750	\$34.00	0.74%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	2,375 m2	130.00	\$308,750	\$130.00	2.83%
3 HARD SURFACES						
Hard Surfaces	0.66	1,557 m2	265.79	\$413,834	\$174.25	3.79%
4 SOFT LANDSCAPING						
Soft Landscaping	0.28	655 m2	177.00	\$115,935	\$48.81	1.06%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	2,375 m2	2,557.89	\$6,075,000	\$2,557.89	55.59%
6 SITE SERVICES						
Mechanical	1.00	2,375 m2	221.56	\$526,200	\$221.56	4.82%
Electrical	1.00	2,375 m2	161.41	\$383,350	\$161.41	3.51%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	2,375 m2	6.32	\$15,000	\$6.32	0.14%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$7,918,819	\$3,334.24	72.46%
8 GENERAL REQUIREMENTS				\$1,187,823	\$500.14	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$791,882		
Fee (%)		5%		\$395,941		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$9,106,642	\$3,834.38	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$1,821,328		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$10,927,970	\$4,601.25	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$10,927,970	\$4,601.25	100.00%

DETAILED ESTIMATE - SITE D (PITT ST. E. & RIVERSIDE DR. E.) - BRIDGE OPTION

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						80,750
1.0	Site clearance and removals	2,375.0	m ²	34.00		80,750	
B	SITE PREPARATION AND EARTHWORKS						308,750
1.0	Miscellaneous grading allowance and site preparation	2,375.0	m ²	130.00		308,750	
C	HARD SURFACES						413,834
1.0	Hard surfaces	1,557.0	m ²	237.00		369,009	
2.0	Play area surface	163.0	m ²	275.00		44,825	
D	SOFT LANDSCAPING						115,935
1.0	Soft surfaces	655.0	m ²	177.00		115,935	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						6,075,000
1.0	Site structures, features and furnishings	2,375.0	m ²	200.00		475,000	
2.0	Playground equipment allowance	1.0	sum	400,000.00		400,000	
3.0	Relocate tower of freedom, <i>no provisions made</i>	1.0	sum	0.00		0	
4.0	Elevator					950,000	
	- 3 stop	1.0	sum	550,000.00			
	- 2 stop	1.0	sum	400,000.00			
5.0	City beacon lookout	1.0	sum	900,000.00		900,000	
6.0	Bridge (complete with stairs, planters, etc.)	1.0	sum	2,500,000.00		2,500,000	
7.0	Beacon's and sentinels						
	- medium beacon	2.0	No	150,000.00		300,000	
	- large beacon	2.0	No	200,000.00		400,000	
	- sentinels/features	1.0	sum	150,000.00		150,000	

DETAILED ESTIMATE - SITE D (PITT ST. E. & RIVERSIDE DR. E.) - BRIDGE OPTION

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
F	SITE SERVICES - MECHANICAL INSTALLATIONS						526,200
1.0	Sanitary Installation					nil	
2.0	Storm Installation	1.0	sum	185,000.00		185,000	
	- roof drain to elevator tower c/w piping	2.0	No	10,000.00		20,000	
3.0	Domestic water Installation	1.0	sum	141,000.00		141,000	
	- connect to existing	3.0	No	6,500.00	19,500		
	- backflow preventor	3.0	No	5,500.00	16,500		
	- quick coupler connection with hose connection	3.0	No	2,500.00	7,500		
	- isolation valves	5.0	No	750.00	3,750		
	- dog watering fountain	1.0	No	15,000.00	15,000		
	- drinking fountain	1.0	No	15,000.00	15,000		
	- bottle filler	1.0	No	10,000.00	10,000		
	- water to water feature, allow	1.0	sum	20,000.00	20,000		
	- water main - 50 mm cu	100.0	m	300.00	30,000		
	- water main - 25 mm cu	25.0	m	150.00	3,750		
4.0	Demolition & removals, allow	1.0	sum	8,000.00		8,000	
5.0	Drainage to elevator pit and pump	2.0	No	25,000.00		50,000	
6.0	Irrigation	1.0	sum	74,400		74,400	
7.0	Natural gas pipe distribution					nil	
8.0	Rework services at new tunnel/bridge, allow					excluded	
9.0	City charges					excluded	
10.0	Miscellaneous fitments, inspection, etc.	1.0	sum	47,800.00		47,800	
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						383,350
1.0	Incoming electrical service, existing	1.0	sum	0.00		0	
2.0	Hydro charges (demo of existing & service connections cost)	1.0	sum	10,000.00		10,000	
3.0	Rework services at new tunnel/bridge, allow	1.0	sum	200,000.00		200,000	
4.0	Passenger elevators control & start wiring	2.0	No	12,500.00		25,000	
5.0	Bridge distribution panel assembly, weatherproof stainless steel	1.0	No	25,000.00		25,000	
6.0	Wall mounted luminaries, LED - 2x34w 16LEDbar, 255mm dia x 325mm, wall mounted	12.0	No	1,750.00		21,000	
7.0	Bench up lights c/w U/G feeder, grounding & luminaries, LED - 1x15w/lm 20LEDbar, bench mounted, 20m dia	2.0	No	2,750.00		5,500	
8.0	Step lights/handrail lighting	1.0	sum	40,000.00		40,000	
9.0	Locate & trace existing underground services	1.0	sum	3,000.00		3,000	
10.0	Electrical site demolition c/w disposal	1.0	sum	5,000.00		5,000	
11.0	Miscellaneous electrical cost					48,850	
	- inspection & testing	1.0	sum	4,000.00	4,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	10,000.00	10,000		
	- electrical contractor's job start-up & close out	1.0	sum	34,850.00	34,850		
H	CASH ALLOWANCES						15,000
1.0	Testing & inspections	1.0	sum	15,000.00		15,000	

DETAILED ESTIMATE - SITE D (PITT ST. E. & RIVERSIDE DR. E.) - BRIDGE OPTION

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							7,918,819

SECTION 7

DETAILED ESTIMATE:

SHARED STREETS

ELEMENTAL COST SUMMARY

SHARED STREETS

9,030 m2

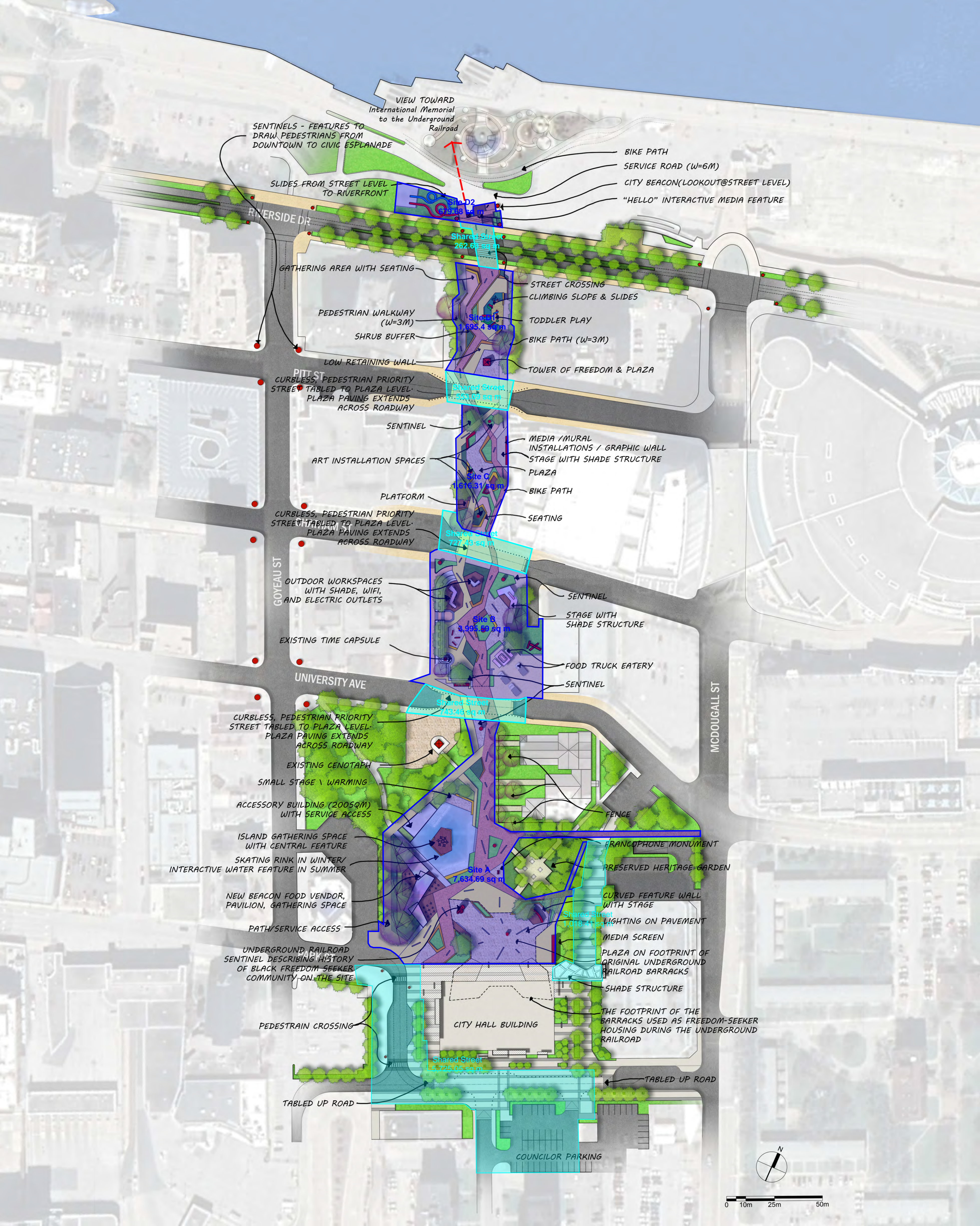
ELEMENT/Sub Element	Ratio to GFA	Elemental Cost			Rate/m2	%
		Quantity	Unit Rate	Total	Total	
1 DEMOLITION						
Demolition	1.00	9,030 m2	55.00	\$496,650	\$55.00	10.94%
2 SITE PREPARATION & EARTHWORK						
Site Preparation & Earthwork	1.00	9,030 m2	8.00	\$72,240	\$8.00	1.59%
3 HARD SURFACES						
Hard Surfaces	0.98	8,864 m2	237.00	\$2,100,768	\$232.64	46.28%
4 SOFT LANDSCAPING						
Soft Landscaping	0.02	166 m2	160.00	\$26,560	\$2.94	0.59%
5 SITE STRUCTURES/FEATURES/FURNISHINGS						
Site Structures/Features/Furnishings	1.00	9,030 m2	36.07	\$325,750	\$36.07	7.18%
6 SITE SERVICES						
Mechanical	1.00	9,030 m2	4.78	\$43,200	\$4.78	0.95%
Electrical	1.00	9,030 m2	24.73	\$223,300	\$24.73	4.92%
7 CASH ALLOWANCES						
Testing & Inspections	1.00	9,030 m2	0.11	\$1,000	\$0.11	0.02%
NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS				\$3,289,468	\$364.28	72.46%
8 GENERAL REQUIREMENTS				\$493,420	\$54.64	10.87%
GENERAL REQUIREMENTS & FEE						
General Requirements (%)		10%		\$328,947		
Fee (%)		5%		\$164,473		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$3,782,888	\$418.92	83.33%
9 ALLOWANCES						
Design & Pricing (%)		20%		\$756,578		
Escalation Allowance (%)		0%		\$0		
Construction Allowance (%)		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES				\$4,539,466	\$502.71	100.00%
HARMONIZED SALES TAX						
Harmonized Sales Tax		0%		\$0		
TOTAL CONSTRUCTION ESTIMATE				\$4,539,466	\$502.71	100.00%

DETAILED ESTIMATE - SHARED STREETS

Item No	Description	Qty	Unit	Rate	Sub-Total	Amount	SECTION TOTAL
A	DEMOLITION						496,650
1.0	Site clearance and removals	9,030.0	m ²	55.00		496,650	
B	SITE PREPARATION AND EARTHWORKS						72,240
1.0	Miscellaneous grading allowance and site preparation	9,030.0	m ²	8.00		72,240	
C	HARD SURFACES						2,100,768
1.0	Hard surfaces	8,864.0	m ²	237.00		2,100,768	
D	SOFT LANDSCAPING						26,560
1.0	Soft surfaces	166.0	m ²	160.00		26,560	
E	SITE STRUCTURES / FEATURES / FURNISHINGS						325,750
1.0	Site structures, features and line painting, etc.	9,030.0	m ²	25.00		225,750	
2.0	Shade structure	1.0	No	100,000.00		100,000	
F	SITE SERVICES - MECHANICAL INSTALLATIONS						43,200
1.0	Sanitary Installation					nil	
2.0	Storm Installation	1.0	sum	40,000.00		40,000	
	- adjust manhole/catchbasin elevations, allow	10.0	No	4,000.00	40,000		
3.0	Domestic water Installation					nil	
4.0	Demolition & removals					nil	
5.0	Irrigation					nil	
6.0	Natural gas pipe distribution					nil	
7.0	City charges					excluded	
8.0	Miscellaneous fitments, inspection, etc.	1.0	sum	3,200.00		3,200	
G	SITE SERVICES - ELECTRICAL INSTALLATIONS						223,300
1.0	Adjust hydro as required, allow	1.0	sum	80,000.00		80,000	
2.0	Hydro charges (demo of existing & service connections cost)					excluded	
3.0	Modify lighting as required, allow	1.0	sum	100,000.00		100,000	
4.0	Locate & trace existing underground services	1.0	sum	2,500.00		2,500	
5.0	Electrical site demolition c/w disposal	1.0	sum	10,000.00		10,000	
6.0	Miscellaneous electrical cost					30,800	
	- inspection & testing	1.0	sum	3,000.00	3,000		
	- miscellaneous fitments, rentals, etc.	1.0	sum	7,500.00	7,500		
	- electrical contractor's job start-up & close out	1.0	sum	20,300.00	20,300		
H	CASH ALLOWANCES						1,000
1.0	Testing & inspections	1.0	sum	1,000.00		1,000	
Net Building Cost (Excluding General Requirements, Fees, Allowances & Taxes)							3,289,468

SECTION 8

SCOPE AREA



VIEW TOWARD
International Memorial
to the Underground
Railroad

SENTINELS - FEATURES TO
DRAW PEDESTRIANS FROM
DOWNTOWN TO CIVIC ESPLANADE

SLIDES FROM STREET LEVEL
TO RIVERFRONT

BIKE PATH
SERVICE ROAD (W=6M)

CITY BEACON(LOOKOUT@STREET LEVEL)
"HELLO" INTERACTIVE MEDIA FEATURE

RIVERSIDE DR

Site D2
673.88 sq m

Shared Street
262.69 sq m

GATHERING AREA WITH SEATING

STREET CROSSING
CLIMBING SLOPE & SLIDES

PEDESTRIAN WALKWAY
(W=3M)

TODDLER PLAY
BIKE PATH (W=3M)

SHRUB BUFFER

TOWER OF FREEDOM & PLAZA

LOW RETAINING WALL

PITT ST
CURBLESS, PEDESTRIAN PRIORITY
STREET TABBED TO PLAZA LEVEL.
PLAZA PAVING EXTENDS
ACROSS ROADWAY

Site C
1618.31 sq m

SENTINEL

MEDIA / MURAL
INSTALLATIONS / GRAPHIC WALL
STAGE WITH SHADE STRUCTURE
PLAZA

ART INSTALLATION SPACES

BIKE PATH

PLATFORM

SEATING

CURBLESS, PEDESTRIAN PRIORITY
STREET TABBED TO PLAZA LEVEL.
PLAZA PAVING EXTENDS
ACROSS ROADWAY

Shared Street
717.15 sq m

GOYEAU ST

OUTDOOR WORKSPACES
WITH SHADE, WIFI,
AND ELECTRIC OUTLETS

SENTINEL

STAGE WITH
SHADE STRUCTURE

EXISTING TIME CAPSULE

Site B
3,995.89 sq m

FOOD TRUCK EATERY

SENTINEL

UNIVERSITY AVE

CURBLESS, PEDESTRIAN PRIORITY
STREET TABBED TO PLAZA LEVEL.
PLAZA PAVING EXTENDS
ACROSS ROADWAY

Shared Street
743.74 sq m

EXISTING CENOTAPH

SMALL STAGE \ WARMING

ACCESSORY BUILDING (2000SQM)
WITH SERVICE ACCESS

ISLAND GATHERING SPACE
WITH CENTRAL FEATURE

SKATING RINK IN WINTER/
INTERACTIVE WATER FEATURE IN SUMMER

NEW BEACON FOOD VENDOR,
PAVILION, GATHERING SPACE

PATH/SERVICE ACCESS

UNDERGROUND RAILROAD
SENTINEL DESCRIBING HISTORY
OF BLACK FREEDOM SEEKER
COMMUNITY ON THE SITE

FRANCOPHONE MONUMENT
PRESERVED HERITAGE GARDEN

Site A
7,634.69 sq m

CURVED FEATURE WALL
WITH STAGE

LIGHTING ON PAVEMENT
MEDIA SCREEN

PLAZA ON FOOTPRINT OF
ORIGINAL UNDERGROUND
RAILROAD BARRACKS

SHADE STRUCTURE

THE FOOTPRINT OF THE
BARRACKS USED AS FREEDOM-SEEKER
HOUSING DURING THE UNDERGROUND
RAILROAD

PEDESTRIAN CROSSING

CITY HALL BUILDING

Shared Street
3,725.05 sq m

TABBED UP ROAD

TABBED UP ROAD

COUNCILOR PARKING



0 10m 25m 50m

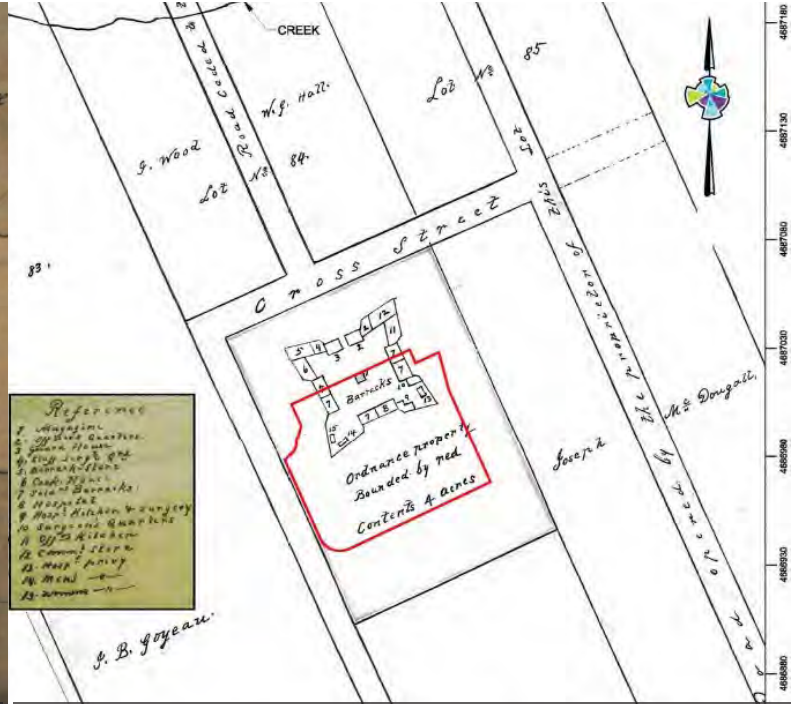
1 PROJECT BRIEF

HISTORY AND BACKGROUND

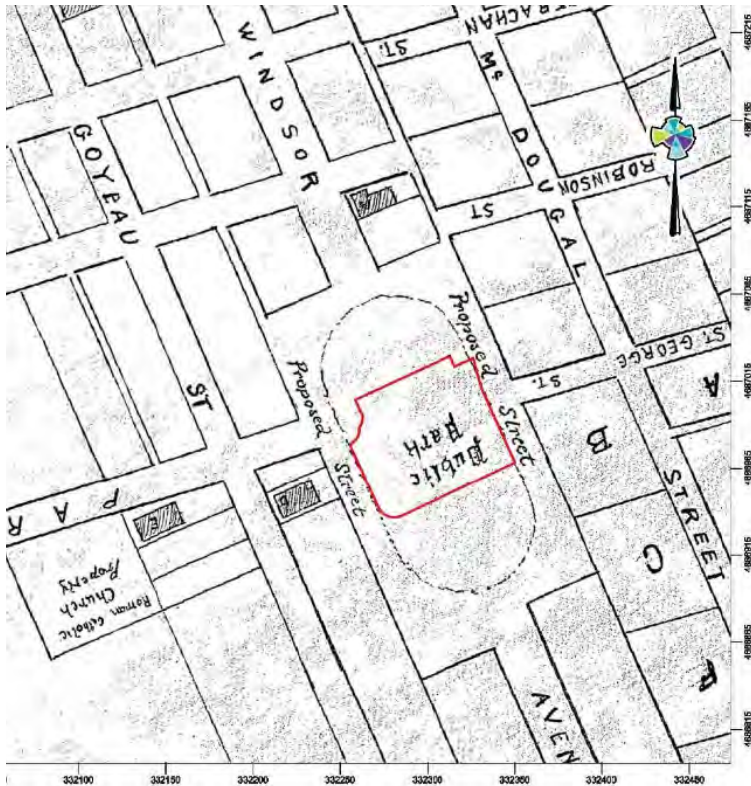




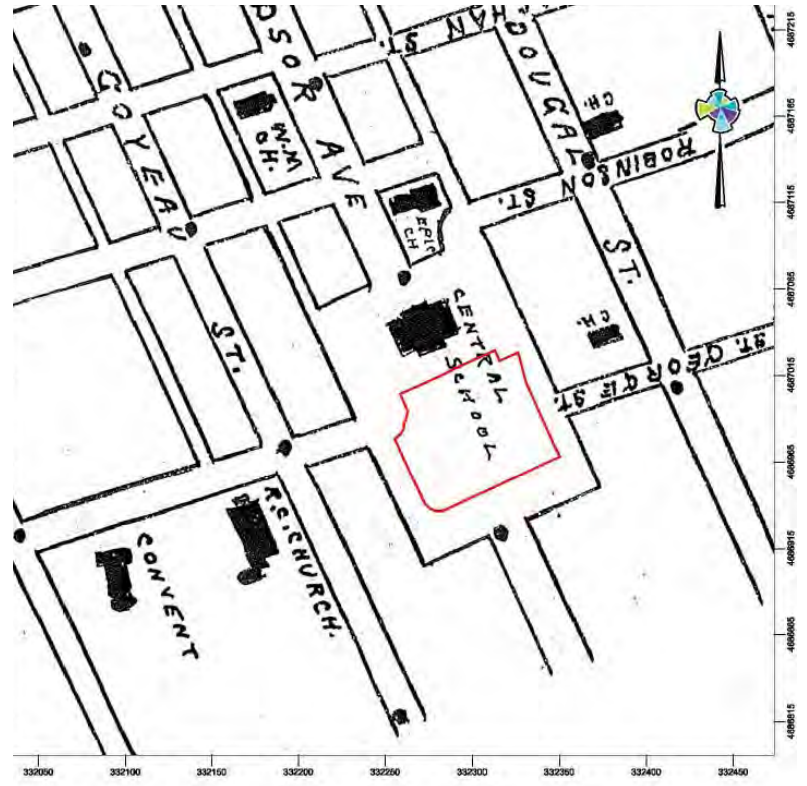
1707 map showing Indigenous communities on both sides of the Detroit River



1851 Mahoney map showing Black refugee barracks. Highlighted area indicates present City Hall Square site



1857 map showing park on the site of former Black refugee barracks



1876 map showing Central School for Black children

1.1 HISTORY OF THE SITE

Bkejwanong – the place where the waters divide (the delta islands of Lake St. Clair) has been the homeland of Indigenous peoples for thousands of years. It has even been called the “soul” of Anishinabe territory. Long before Europeans arrived, the Anishinabe occupied territory which includes parts of present-day Ontario, Michigan and Ohio. The resources found there are integral to their way of life and identity. The Anishinabe defended this territory against Haudenosaunee warriors in the 17th Century and its integrity was at the core of the peace treaty they concluded in 1701, a key element of which was Naagan ge bezhig emkwaan, or A Dish with One Spoon – a metaphor for the need to come together peacefully to allow many people groups to share resources from the land.¹

According to Anishinabe oral tradition, the Detroit River was the third stopping place during the time of Second Fire during the Great Migration or Seven Fires/Prophecies journey². Archaeological studies and Oral History confirm the presence of Anishinabe people and their ancestors on and around the site for thousands of years. Indigenous communities were numerous on both sides of the river throughout pre-colonial times and continued to prosper in the region following French colonization until after the War of 1812. Indigenous people continue to form an important part of Windsor and surrounding communities, contributing to the richness and diversity of the community.

In the 17th century, French fur traders arrived in the area, trading goods with the consent of the Anishinabe. The area came under British rule following the Seven Years War in 1756. In 1776 when the US declared independence from the British, Loyalists on the Detroit side moved across the river and established what would become the Township of Sandwich. The site was occupied by French settlers in the 1790's, making it one of the earliest continual European settlements in Ontario. French and British farmers continued to occupy the site until the early 19th century.

During the War of 1812, St. John's Anglican Church, adjacent to the site, was used as a military stable. During the war, the town was burned to the ground and was rebuilt by the Crown following the war.³

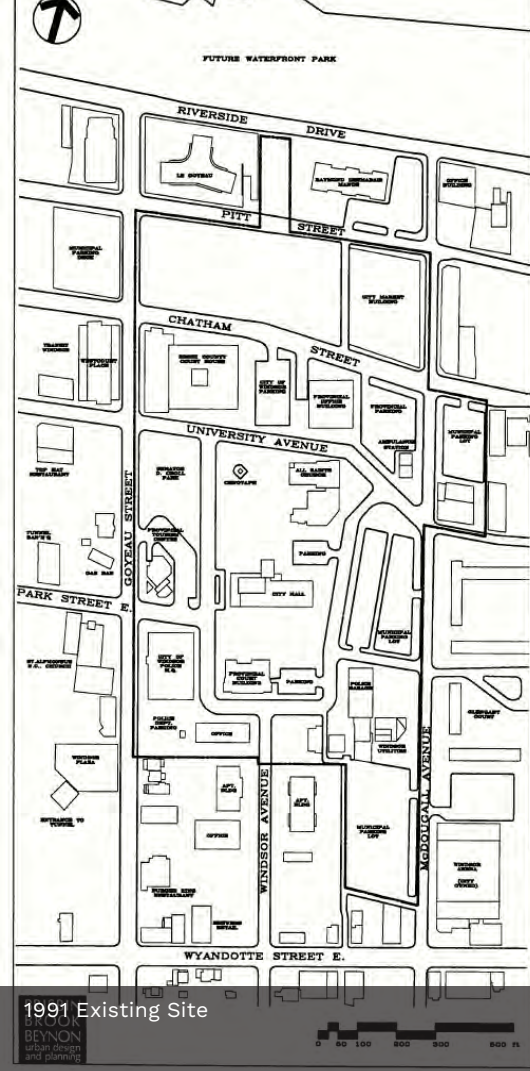


After Canada's Anti-Slavery Law (1793) and the Emancipation Act (1833), abolished slavery, Black refugees fleeing slavery began making their way across the Detroit River. The Windsor/Sandwich area, including the City Hall Square site and Civic Esplanade, became an important terminal on the Underground Railroad. In the mid nineteenth century, refugees were housed in former military barracks on the City Hall site, until they could find employment and housing, eventually becoming a Refugee Centre in a part of the site referred to as Barracks Square. In 1861 a school was established by a member of the community, as well as a tavern and social club, and several churches, creating a community hub from 1840 until 1856. In 1855, the Barracks were tragically destroyed by arson, displacing Black families, and a park was built on the Barracks site. The segregated school on the site remained, and was eventually converted to City Hall.

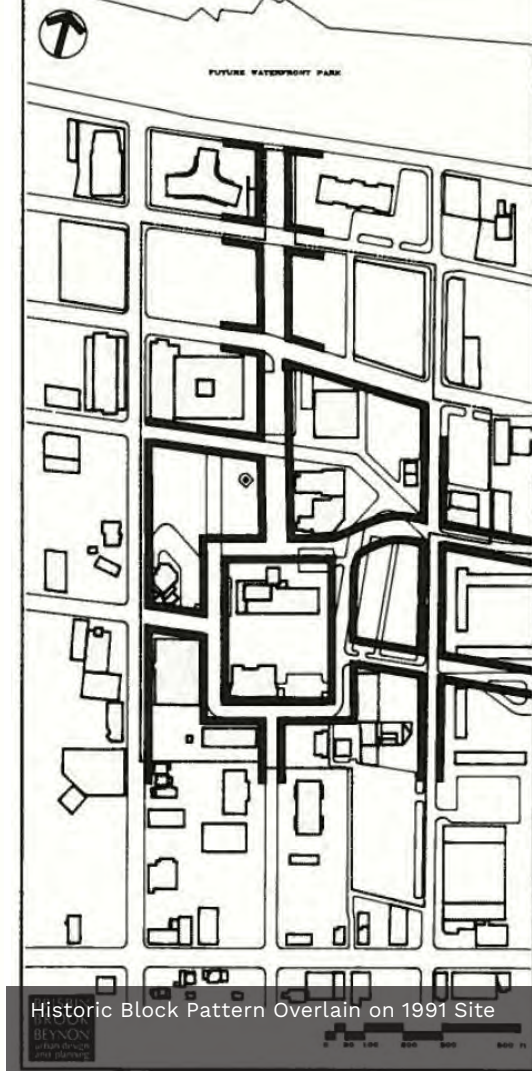
The Tower of Freedom commemorates the history of the Underground Railroad in Windsor and Detroit. The Gateway to Freedom monument in Detroit is visible from the site and, depicts six slaves awaiting transport across the river to Canada.

The City Hall Square site has always been an important historical and civic place, with many significant buildings and parks throughout its history. It has seen many changes in use and configuration since Colonial times. The area was likely farmland during French occupation in the mid to late 18th century. At various times, the study area has contained military barracks (1840s and again in the 1860s), a park (1850s), a public school (located to the north of the study area) and auxiliary structures (1870s–1900s), a City Hall located to the north of the study area) and other institutional buildings (from 1902 onwards).⁴

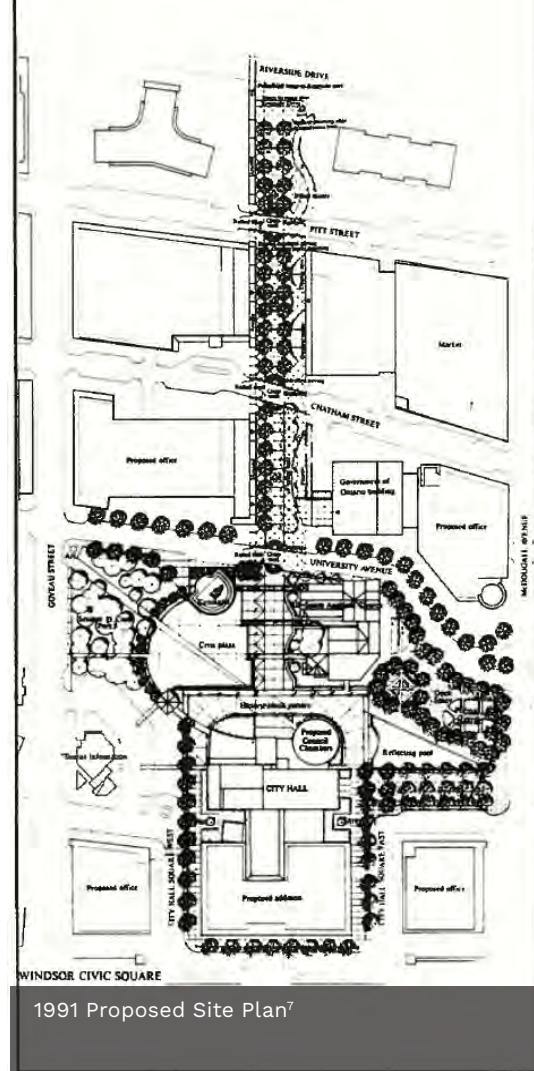
In 1935 Windsor, Sandwich, East Windsor, and Walkerville united to form the present-day City of Windsor. In 1862, Central School, a segregated school for Black children was constructed on the site⁵. In 1905, the school building was converted to City Hall. In 1957, a new City Hall was constructed on the site. In 2000, the Civic Square underwent a significant renovation which included the Civic Esplanade connecting City hall to the riverfront. Over the years, various studies proposed redevelopment of the City Hall Square and the creation of a pedestrian Esplanade connecting City Hall to the river. In 2014, the 1957 City Hall was demolished and replaced on a plot directly behind the original building. A characteristic curved wall from the original façade was saved from demolition to be incorporated into the City Hall Square Plaza planned for its former site.⁶



1991 Existing Site



Historic Block Pattern Overlain on 1991 Site



1991 Proposed Site Plan



1991 Proposed City Hall Square

1.2 1991 URBAN DESIGN STUDY

In 1991, the City commissioned a study to explore the development of a new Civic Square and Esplanade. Over the years, various studies had proposed redevelopment of the City Hall Square and the creation of a pedestrian Esplanade connecting City Hall to the river. The Study proposed a “centred block” configuration that removed parking and established a more formal Civic Square and tree lined Esplanade with views to the River, that reflected the historic block pattern that formerly existed. The proposed Civic Square showed a graceful spiral form encompassing the curved façade of the City Hall building and Cenotaph. The Site Plan featured park space, a reflecting pool with winter skating, and a memorial garden with a paved plaza for gatherings and celebrations. The 90-foot-wide Esplanade established a pedestrian corridor and linear park with views to and from the river, with pedestrian arcades and space for market stalls. Each of the four blocks making up the Esplanade were to have a distinct character linked to the overall scheme, with civic art, monuments, seating, and water features.

The Study recommended build-to lines and setbacks for any future development that protected the Square, Esplanade, and views. The plan included an expansion of City Hall as well as the current Courthouse, Police Headquarters, Ministry of Labour, office buildings and parking. The plan proposed an extension of the Windsor Market to the Esplanade with cafes, festival and retail uses to activate the space. The Study was largely implemented and forms the basis of the current site configuration and facilities.



Windsor City Hall 1958⁸



Windsor City Hall 2015⁹



City Hall "Campus Concept, Mt + A Presentation for Council, 2014

CAMPUS CONCEPT

1.3 WINDSOR NEW CITY HALL 2015

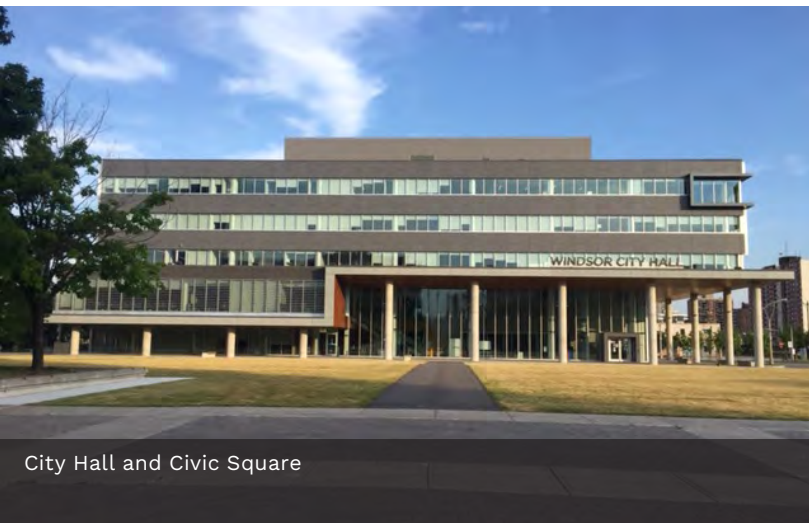
In 2014 a new City Hall was proposed on the site immediately behind the 1957 City Hall. Multiple concepts were proposed, in consultation with the Community and Stakeholders. The “Campus Concept” by Moriyama Teshima was selected and constructed, followed by the demolition of the 1957 City Hall to create additional space for the Civic Square.



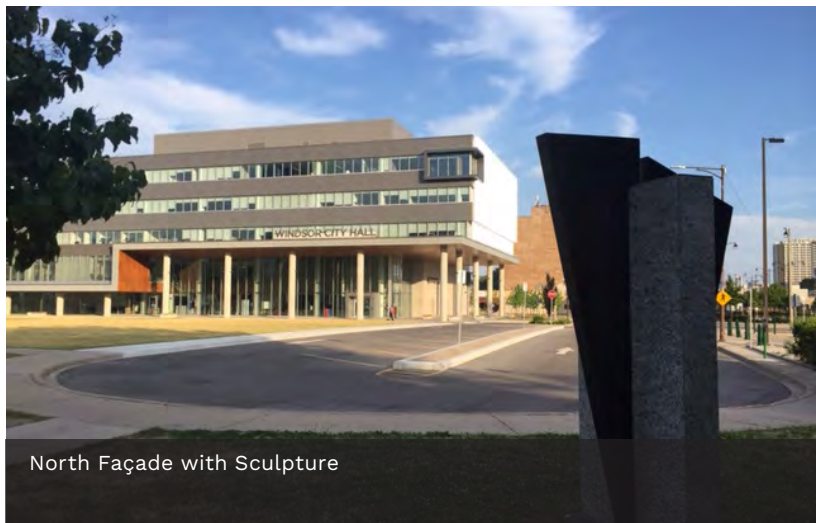
City Hall and Heritage Garden



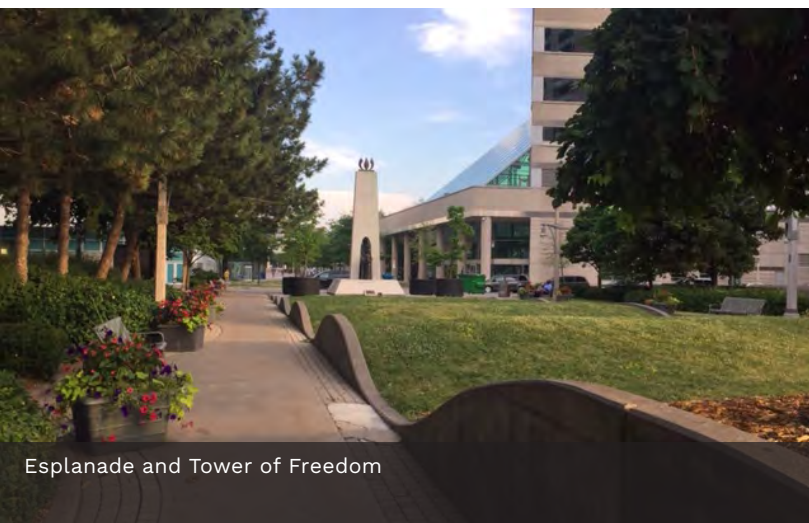
City Hall Square looking North



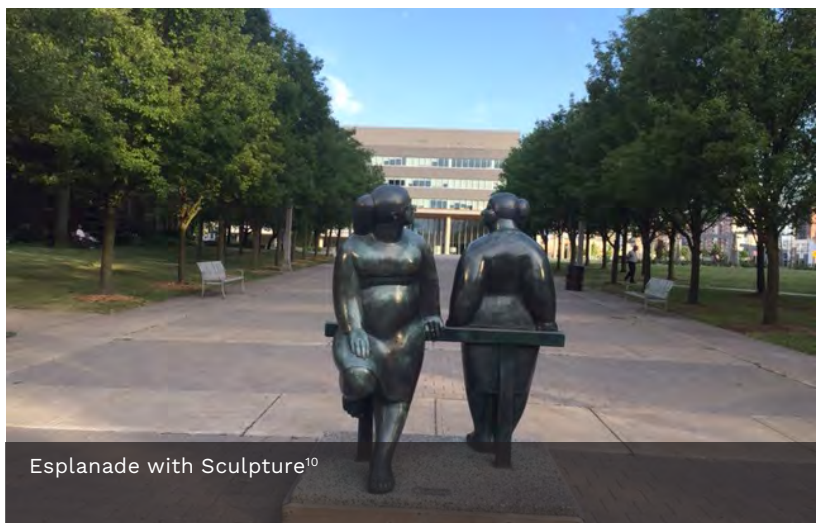
City Hall and Civic Square



North Façade with Sculpture



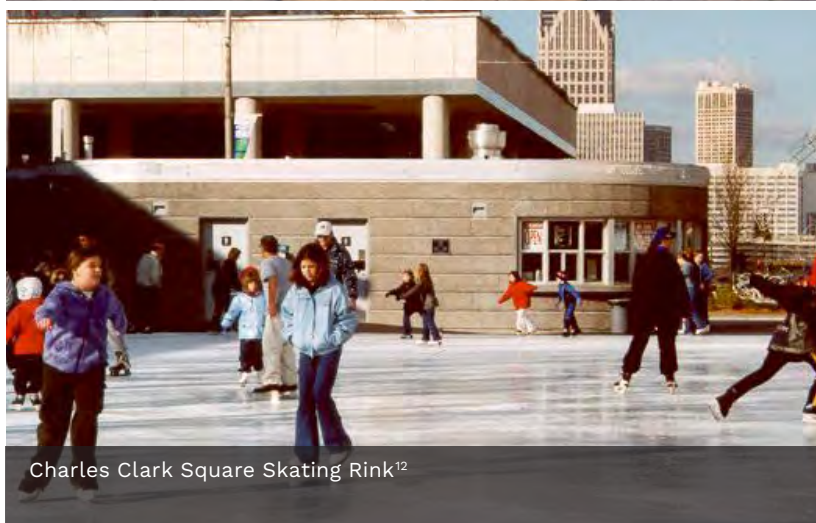
Esplanade and Tower of Freedom



Esplanade with Sculpture¹⁰



Remembrance Day Celebration at the Cenotaph¹¹



Charles Clark Square Skating Rink¹²

1.4 2020 CIVIC ESPLANADE AND CITY HALL SQUARE PLAZA PROJECT

The master plan provides an updated conceptual design for each segment of the Civic Esplanade as well as refinement of the City Hall Square Plaza. The goals of the project are to:

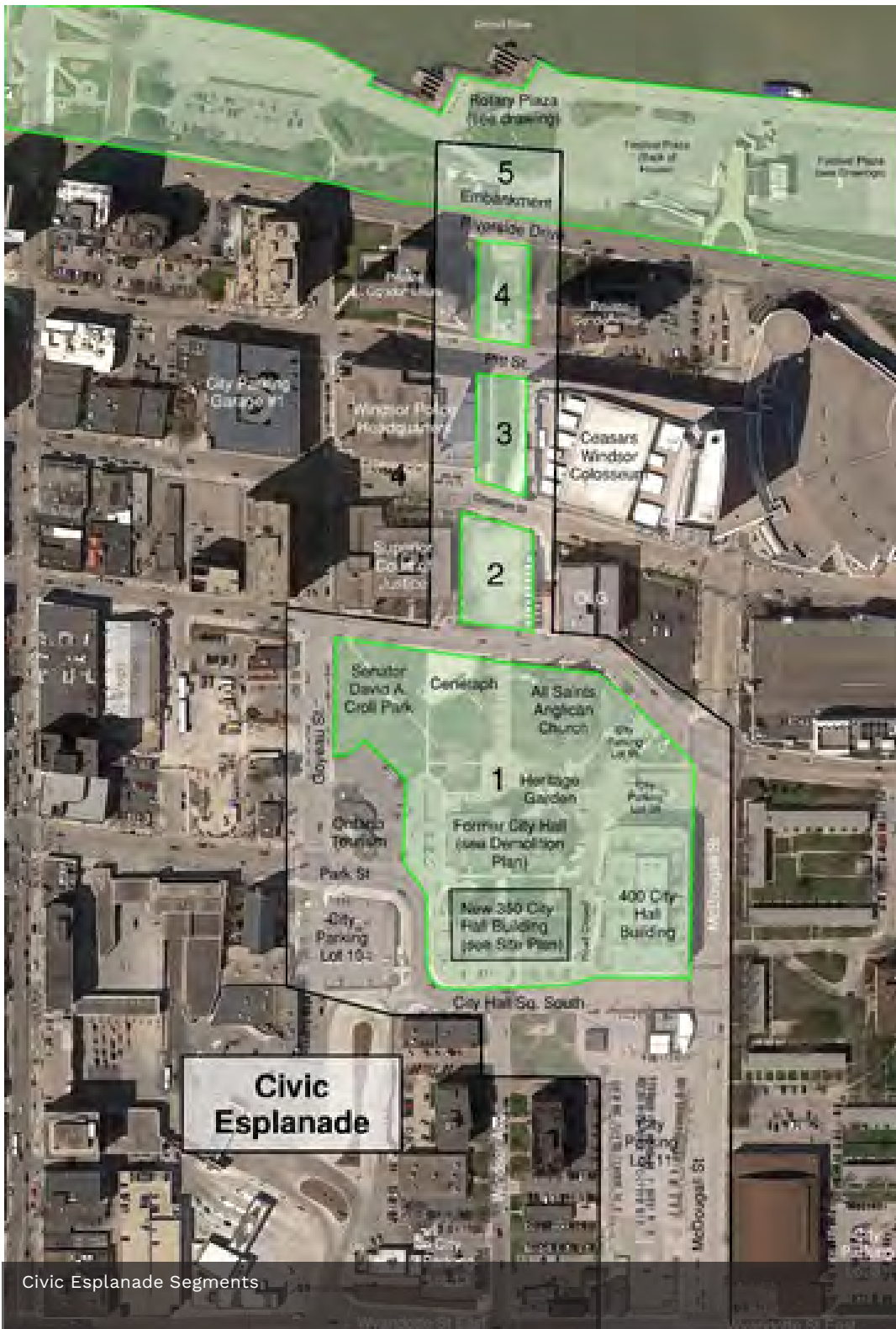
- Provide a functional, flexible, and programmable outdoor space for public use
- Create outdoor space for civic ceremonies and announcements
- Incorporate the heritage, cultural and context of the existing plaza
- Increase accessibility and use of the plaza and esplanade
- Increase the connectivity and cultural footprint that the Civic Esplanade and Civic Square segment has on the core of the city.
- Develop design solutions that meet environmental and sustainability objectives
- Provide design solutions that incorporate operating and maintenance objectives
- Reinforce the Civic Campus concept adopted during the design of the new 350 City Hall building
- Connect City Hall to the Civic Esplanade.

The project scope includes:

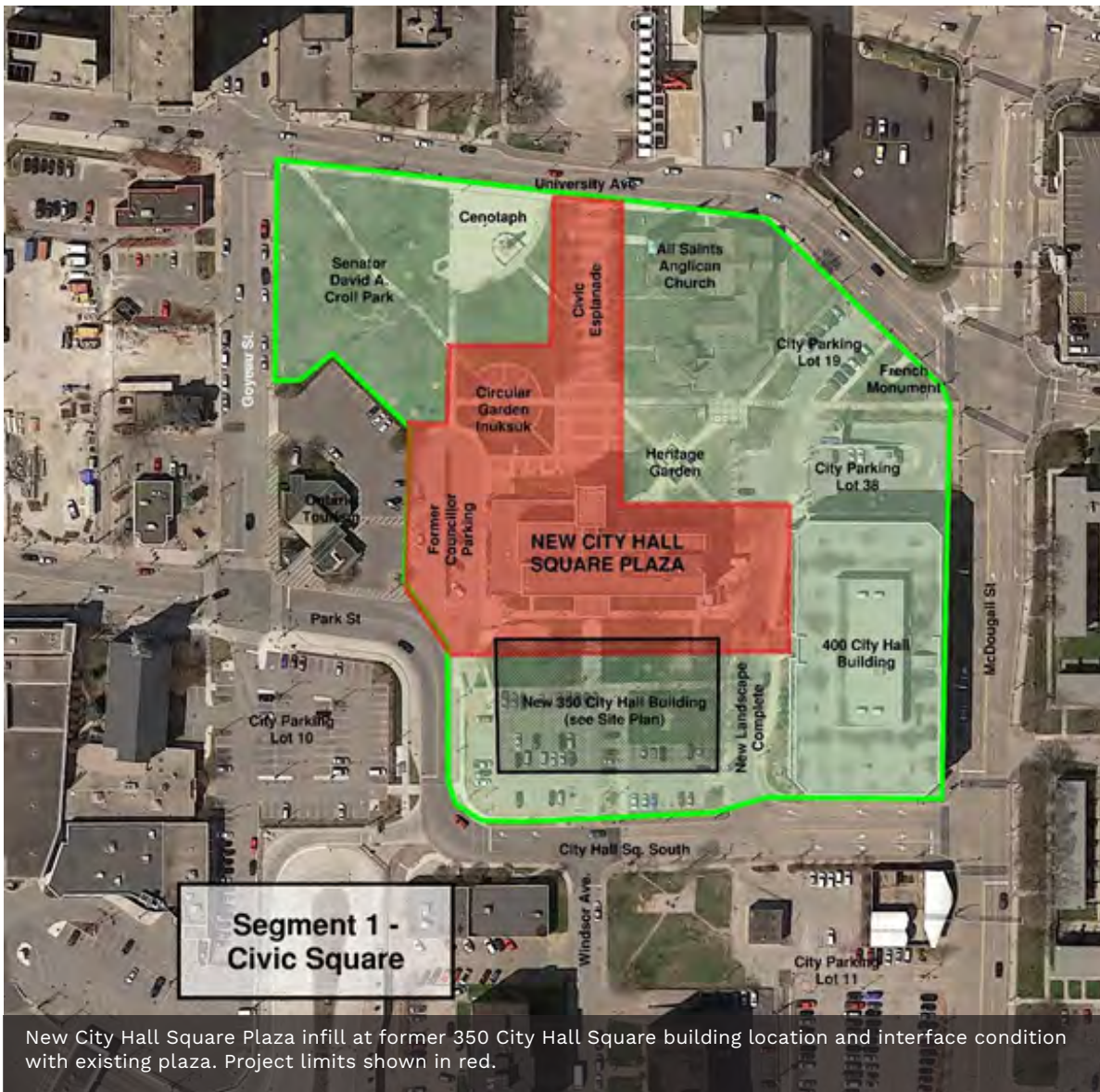
- A detailed site analysis & pedestrian movement analysis of the Plaza & Civic Esplanade
- Public and stakeholder engagement including a SWOT analysis
- Update of the design program based on background review, benchmarking analysis, and stakeholder feedback
- Three distinct conceptual designs incorporating the approved program elements
- A vision and conceptual design for each segment of the Civic Esplanade based on research, site analysis, stakeholder engagement, existing conditions, identified constraints, opportunities, policies, and the impacts of the City Hall Square Plaza
- A Phasing Plan and Cost Estimates.

The final Masterplan includes site plans, illustrative renderings, suggested materials, landscape treatments and site amenities.

1.5 PROJECT LIMITS

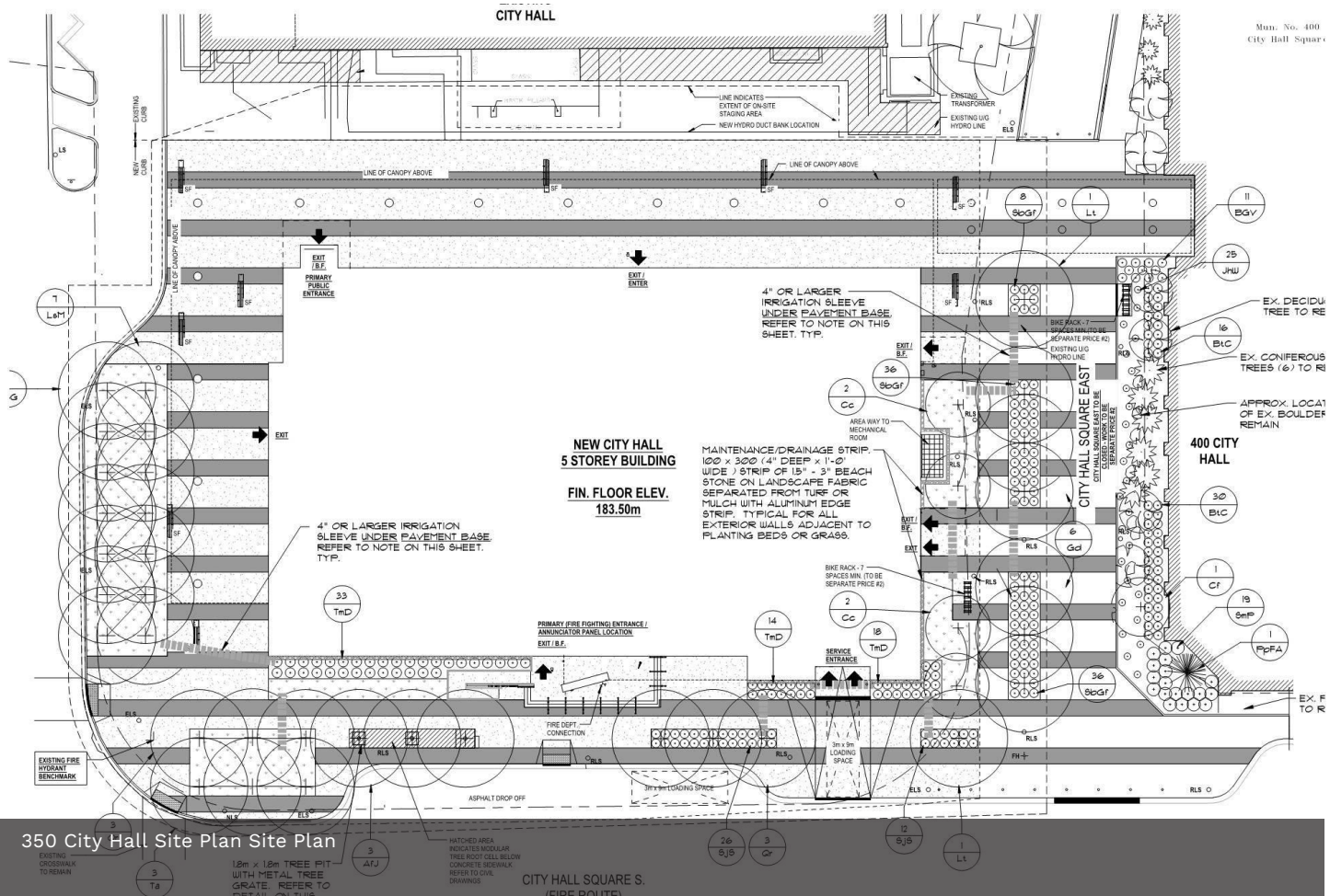


Civic Esplanade Segments



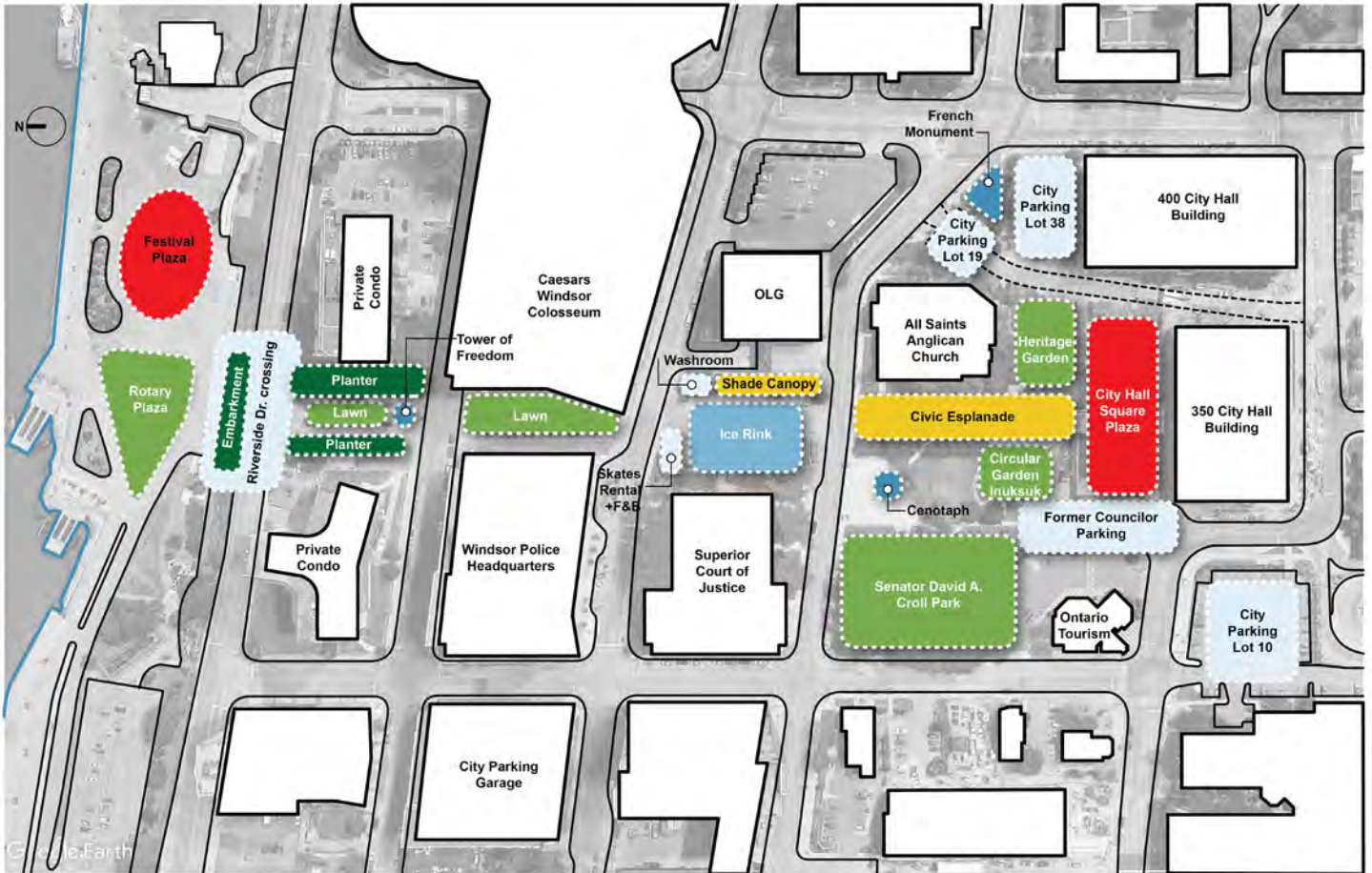
The Windsor Civic Esplanade project extends from City Hall to Riverside Drive and includes portions of City Hall plaza and the surrounding spaces. The primary project limits are show in red, and the design team has considered updates and treatments within the areas in Green to ensure an integrated approach to the design and programming of the new public spaces.

During the course of the project the scope was extended to include crossing options for Riverside Drive, an overlook at the Riverfront, streetscape improvements to Riverside Drive, and an extension of the City Hall Square to the south, with reconfiguration of the streetscape and south parking areas.



Mun. No. 400
City Hall Square

EXISTING PROGRAM



The existing City Hall Square and Civic Esplanade contains numerous features which are well-used and beloved by the community. We will consider current features and uses of the space as well as new ones suggested through the civic engagement process to enliven this important new destination in the heart of the city.

STUDY AREA



The Windsor Civic Esplanade is one of Windsor's greatest assets of public space in the heart of the city. It supports a wide variety of social, recreation and cultural activities, in addition to providing an important point of access to our new City Hall. Our goal is to create an inviting, flexible, multi-use and context-sensitive outdoor space that balances the needs of City Hall staff and users, the needs of our civic neighbors on the square, and those of the broader community.

Every successful public space considers the surrounding urban context in its design and programming. The Windsor Civic Esplanade will be a significant new destination that is a short walk from many important places in the City. This will draw people to use the space and participate in events and festivities. The site is surrounded by a variety of special interest areas:

CULTURAL AND RECREATION

- Art Gallery of Windsor
- Windsor's Community Museum
- Windsor International Aquatic and Training Centre

SITE CONTEXT



POST SECONDARY INSTITUTIONAL BUILDINGS

- St. Clair Centre for the Arts
- St. Clair College TD Student Centre
- St. Clair College Media Plex
- University of Windsor (Former Windsor Star)
- University of Windsor (Downtown Campus Properties)

PARKS

- Riverfront Park
- Chatham Parkette
- Bruce Ave. Park
- Kinsmen Park
- Alton C. Parker Park

CIVIC AND GOVERNMENT RESOURCES

- City Hall, 400 City Hall Sq.
- Senator Croll Park
- Court House
- Police Station

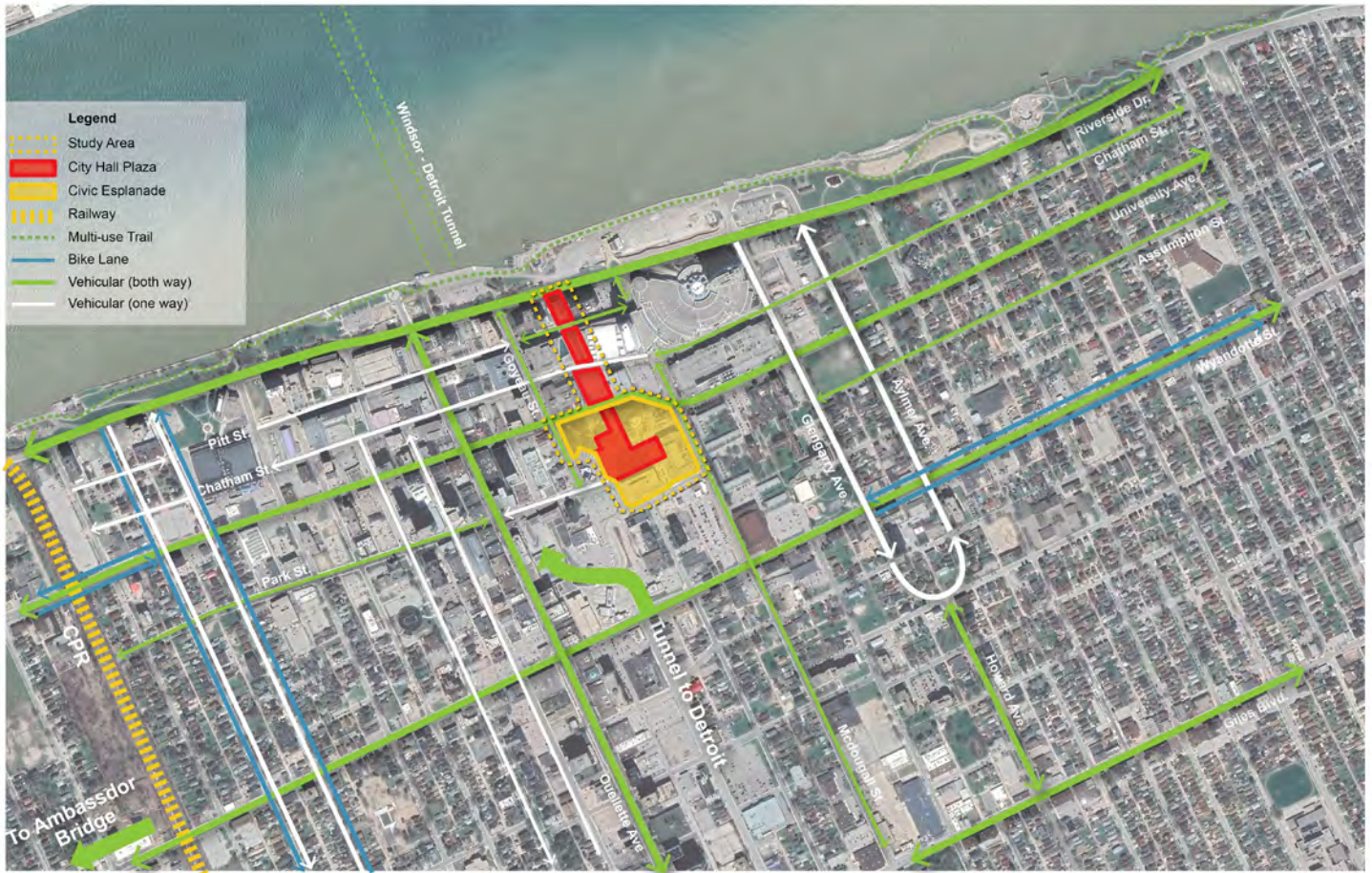
HOSPITALITY BUILDINGS

- Caesars Windsor
- Four points by Sheraton
- Holiday Inn Express
- Best Western Plus Waterfront Hotel
- TownePlace Suites
- Quality Inn

TRANSPORTATION

- Transit Windsor Terminal
- Windsor-Detroit Tunnel Plaza

CIRCULATION



The Civic Esplanade connects to the City via several important east-west routes, and establishes a north-south link from City Hall to the river. Because there are three street crossings through the site, the project includes streetscape treatments to create safe and pedestrian-friendly connections.

POTENTIAL ENHANCED CONNECTIONS



Windsor Civic Esplanade is situated in the context of multiple arts, entertainment and recreation destinations. It has the potential to create synergy and connections to the many public and private resources Windsor has to offer within a 5 – 10 minute walk from City Hall. Using wayfinding, materials and enhanced streetscapes between the Esplanade blocks, the project can draw people to and from downtown, the Riverfront and other important gathering spaces around the city.

ENDNOTES

1 Jacobs, D. M. & Lytwyn, V. P. (2020). *Naagan ge bezhig emkwaan: A Dish with One Spoon Reconsidered*. *Ontario History*, 112 (2), 191–210. Walpole Island First Nation <https://doi.org/10.7202/1072237ar>

2 *Museum of Windsor*

3 *City of Windsor* www.citywindsor.ca

4 *Stage 2 Archaeological Assessment Part of Lot 84, Concession I, Formerly in the Township Of Sandwich East, Essex County, Now at 350 City Hall Square West, City of Windsor, Ontario*

5 <http://www.walkervilletimes.com/blackschool.htm> *Windsor's City Hall Square - Terminus of the Underground Railroad*

6 *City of Windsor* www.citywindsor.ca

7 *1991 Urban Design Study and Masterplan*

8 *Postcard, Southwestern Ontario Digital Archive*

9 *Photo, Moriyama Teshima Architects*

10 *Photos, FORREC Inc.*

11 *Photo, IHeart Radio*

12 *Photo, City of Windsor*

2 PROGRAMME

PARK FEATURES & AMENITIES



ON SITE PHOTOS

4.1 PROJECT GOALS

The current study proposes to provide an updated conceptual design and phasing plan for each segment of the Civic Esplanade as well as refine the program elements and provide conceptual designs for the new City Hall Square Plaza. The goals of the project are to:

- Provide a functional, flexible, and programmable outdoor space for public use
- Create outdoor space for civic ceremonies and announcements
- Incorporate the heritage, cultural and context of the existing plaza
- Increase accessibility and use of the plaza and esplanade
- Increase the connectivity and cultural footprint that the Civic Esplanade and Civic Square segment has on the core of the city.
- Develop design solutions that meet environmental and sustainability objectives
- Provide design solutions that incorporate operating and maintenance objectives
- Reinforce the Civic Campus concept adopted during the design of the new 350 City Hall building
- Connect City Hall to the Civic Esplanade.

The following sections describe the design considerations and possible program elements for the Windsor Civic Esplanade. The list includes the current Council-approved list of program elements, as well as an expanded list of program considerations derived from Stakeholder consultation, FORREC internal brainstorming and creative visioning sessions, as well as conversations with City of Windsor project leadership. Through the next phase of the project, the list will be tested against the Project Goals, site analysis and condition, spatial requirements and budget, and a refined list with costs will be produced.



GREEN INFRASTRUCTURE

Applying low impact design strategies to mediate stormwater on site. Using low carbon construction material to reduce carbon footprint. Design a sustainable space which is flexible and adaptable for climate changes.

4.2 PRELIMINARY DESIGN CONSIDERATIONS

The initial scope of work for a project identified a number of key priorities including:

- The design is to tie into the existing site features and integration with existing 350 City Hall Building and existing landscape;
- Provide “green” features integrated into the design, these features should mitigate stormwater and reduce the “heat island” effect along the esplanade and in the Plaza.
- Flexibility and use of space are important considerations. The design should allow for community events, formal gatherings, and official announcements, emergency services access, etc.
- Integration of utilities in order to allow for flexible use of programmable space.
- Review the potential relocation of Tercentennial French Settlers Monument, “Wall of Names,” from the current location to the new plaza.



SKATING RINK

Modern skating rinks are typically combined with interactive fountains and splash pads. They can also be trails or tracks meandering through urban spaces.

4.3 WINDSOR COUNCIL-APPROVED PRELIMINARY PROGRAM ELEMENTS

The following list of items has been approved by Council for inclusion in the design. Further refinement of the programming will occur through a process of community and stakeholder engagement.

- Open ceremonial space for announcements and gatherings, approximately 1,000m²
- Audio / Visual capabilities to support the ceremonial space and large events in the plaza
- Water features including: ice skating facilities and splash pad
- Accessory Building / Pavilion (public washrooms, concessions, Zamboni storage, mechanical equipment, etc.) approximately 200m²
- Review the existing City Hall Square West parking and drop off location labeled as “Former Councillor Parking”
- Review how lot 38 will be integrated into the design, potential turn around, or drop off location
- Canopy over pedestrian walkway between the new 350 City Hall Building and the 400 Building
- Design for canopies over the South pedestrian entrance and East pedestrian entrances into the 350 City Hall building.
- Integrate the “Curved Wall” (currently in storage) from the North elevation of the former 350 City Hall building into the design Plaza
- Site gateway feature located near Park Street
- Conceptual Campus Wayfinding Signage
- Other features such as: shade structures, water features, ramps, retaining walls, fencing / railings, landscaping, irrigation, seating, lighting & electrical, communication features, security features, fencing / screening, signage, vendor space, public art, etc.



SHARED STREET

Shared streets are slow-speed, curbsless and paved with decorative materials, extending the plaza into the ROW and combining pedestrian, bicycle and vehicular traffic.

4.5 PROJECT TEAM / STAKEHOLDER PROGRAM SUGGESTIONS

These program ideas were derived from FORREC team Creative Brainstorm Sessions, Stakeholder Consultation and City of Windsor input.



LANDSCAPE / HARDSCAPE

- Themed gardens and planting
- Edible landscape and food forest, small-scale urban agriculture elements
- Vines / green walls / green arbors
- Participatory planters
- Urban vege planters
- Increased urban canopy with four season interest
- Sculptural landform
- Contemporary geometric forms
- Grove / bosque



ACTIVE TRANSPORTATION

- Shared Street connections
- Bike trail / connections to city trails / riverfront trail
- Walking trail / loop trails / distance markers
- Pump track / skateable route
- Bike rental
- E-Bike & Scooter rental
- Bike racks / covered bike parking
- Walking river / skate river
- EV charging stations



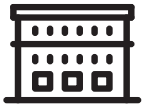
WATER FEATURES

Modern technology allows for infinite possibilities with interactivity, stormwater management, or just sound and tranquility.



RIVERFRONT CONNECTION

- Slides
- Raised platform / elevated trail to provide overlook and tie into Riverwalk, give views back to City Hall
- Tunnel / Illuminated Underpass / Pavilion



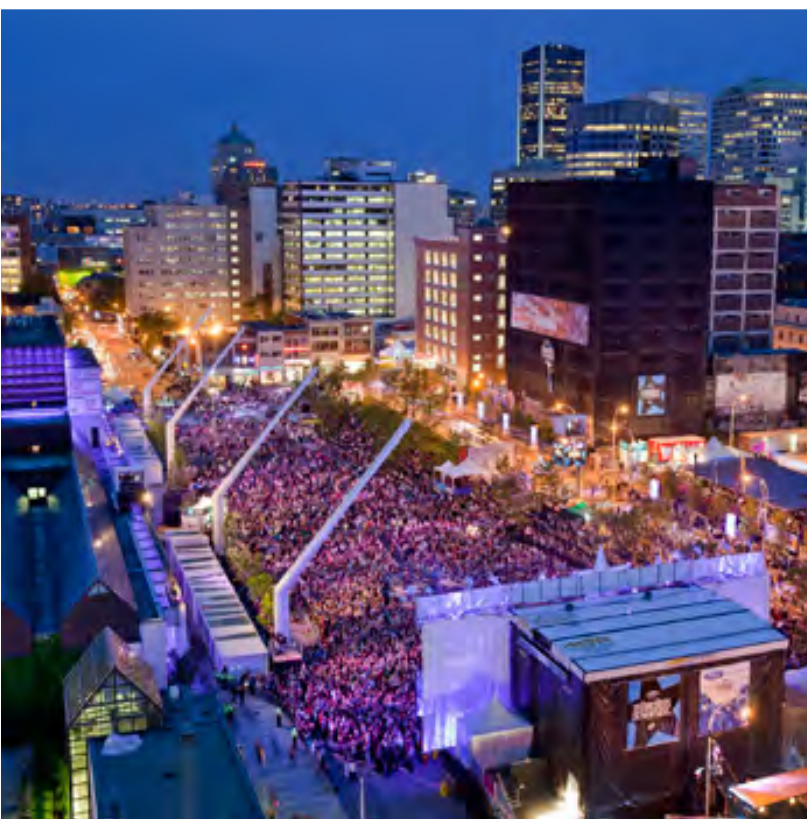
ARCHITECTURAL ELEMENTS

- Gateway features or pavilion
- Overhead sculptural elements
- Beacon tower
- Arcade / galleria
- Shade structures



WATER FEATURES

- Reflecting pool
- Splash pad
- Interactive fountain / laminar jets
- Stream / river
- Wet steps
- Water slide to river
- Rain feature / cloud feature
- Mist feature - decorative / cooling
- Wet walls
- Waterfalls / sound
- Water runnel
- Infinity fountain
- Foot cooling (Diana Memorial Fountain)
- Shower fountain
- Integrated Rain Gardens



ACTIVITIES

Public spaces are being used in new and imaginative ways, for traditional dance and ballroom dance, yoga, Zumba, music and theatre, to name a few.



SKATING RINK

- Irregular pad shape
- Circle / oval track
- Meandering track



DESIGN FOR PROGRAMMED ACTIVITIES

- Concerts / Performance space - small to medium
- Series of small performance spaces just out of earshot of each other along Esplanade
- Group fitness area
- All-weather dance floor
- Farmers market / art market / maker market
- Mobile or pop-up retail, dining, entertainment
- Art exhibits permanent / temporary
- Space for Seasonal events – tree lighting, Halloween, etc.
- Media show – movies, sports, local theatre, screen for live performance

- Space and programming for:
 - » Cultural festivals (See Mississauga Celebration Square as an example)
 - » Ceremonies
 - » Other festivals – music, busker, etc.
 - » Civic Events
 - » Private Events
 - » Classes and educational talks
 - » Crossover programming with Caesars Windsor
 - » Additional identified during the Stakeholder consultation



FUN STUFF

From life-size game boards to hammocks and climbing sculpture, porch swings and musical swings, rotating interactive tops and Fairy Tale Cylinders, the opportunities fo9r



DESIGN FOR SPONTANEOUS ACTIVITIES / FUN STUFF / ATTRACTION

- Monuments, “moments” and storytelling features
- Public Art - permanent (preference for ephemeral)
- Range of seating areas, movable site furniture, seating sculpture, tables and chairs
- Individual fitness (fitness trail with stations)
- Skate spot / feature / sculpture / street style elements / “skateable urbanism” / skate experience on embankment
- Slides
- Swings / porch swings
- Hammocks
- Lounge chairs / benches / sculptures / nets
- Interactive Media (permanent or ephemeral) - See list on next page)
- Instagrammable moments
- Large scale chess / scrabble / games
- Playgrounds / play feature / play sculpture for adults and / or children
- Ropes course
- Zip line
- Concrete / granite ping pong tables
- Game tables
- Dog park / poo pad
- Rooftop features
- Outdoor work stations with shade and electric outlet / solar
- Shaded outdoor collaboration spaces for nearby offices and University / College Shade structures / picnic / lunch space
- Sculptural / LED / mist arbor / sculpture
- Group / informal seating elements
- Meditation space



INTERACTIVE MEDIA

Digital artists stretch the boundaries of the imagination with interactive sculpture, art and architecture. These features can be temporary or permanent and draw visitors to experience something entirely new and create “Instagrammable moments”.



INTERACTIVE MEDIA / ELEMENTS

- “Hello” – Interactive screen / audio to see and talk to each other on both sides of the river and take group selfies
- Sound wall – interactive audio sculpture (Cindi can provide more detail)
- Story wheel
- Collaborate with artists and students for media and interactive elements
- See “fun stuff” list



INFRASTRUCTURE

- Smart features
- Electrical Outlets
- Wi-Fi / Bluetooth integration for hearing devices
- Tent support
- Vehicle drop off
- Audio / video / CCTV
- Trash / dog stations
- Water bottle fillers



SUSTAINABILITY

- Use FORREC Sustainability Toolkit and City of Windsor Climate Change resources to develop list – plan from beginning as part of programming and concept
- Hold Sustainability workshop with City
- Determine level of sustainability / certifications SITES?
- Sustainable features as part of the Big Idea, theme and narrative
- Incorporate green infrastructure as a visible amenity



ACCESSIBILITY

- Universal access
- AODA / ADA Design
- Sensory spaces
- Urban Braille
- Auditory option for wayfinding and storytelling



RDE (RETAIL, DINING, ENTERTAINMENT)

Retail spaces supports small local businesses. Temporary food trucks and retail units allow the flexible use of the site, attracting and retaining the pedestrian and activating the space.



WALL TREATMENTS

- Interactive Audio feature – sound wall
- Graffiti area
- Murals
- Simple treatments (paint and stick-ons)



RDE (RETAIL, DINING, ENTERTAINMENT)

- Retail spaces in adjacent buildings
- Micro retail – food trucks, vendor trucks and kiosks, pop-ups from local businesses (see reference images)
- Skate rental / lending (in collaboration with Church
- Market space – sensitive to existing farmers / makers market



COMMEMORATION / STORYTELLING / WAYFINDING

- Coordinate with Walpole First Nation and Windsor Mosaic, others
- Interactive Kiosks
- Interactive media
- Ground plane features – paving imprints, markers, lighting
- Sun / Shadow sculpture, Sundial
- Series of storytelling elements from riverfront to City Hall commemorating the history of the site
- Floodplain markers / mark geological features



PANDEMIC AWARE DESIGN

- Handwashing stations
- Social distancing markers
- Additional to be determined during the design process



COMMEMORATION / STORYTELLING / WAYFINDING

Coordinating with Walpole First Nation and Windsor Mosaic, telling the story of the site in a unique way. Using different types of wayfinding strategies to guide the pedestrian walk flow.

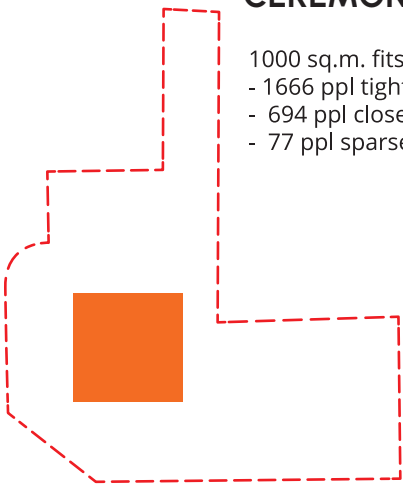
4.6 PROGRAM SCALE STUDY

A collection of program sizes from the most popular parks, plazas and squares over the world. These scale studies will allow us to properly size the program for our site.

- Ceremonial space
- Ice rink / splash pad
- Accessory building / pavilion
- Performance stage
- Play feature
- Shade structure
- Fitness / multi-purpose court
- Dog park
- Skateboard
- Mini-golf
- Rain garden
- Pedestrian walkway canopy

CEREMONIAL SPACE

- 1000 sq.m. fits
- 1666 ppl tightly (0.6sq.m./p)
- 694 ppl closely (1.44sq.m./p)
- 77 ppl sparsely (13sq.m./p)



Campus Martius Park
Detroit

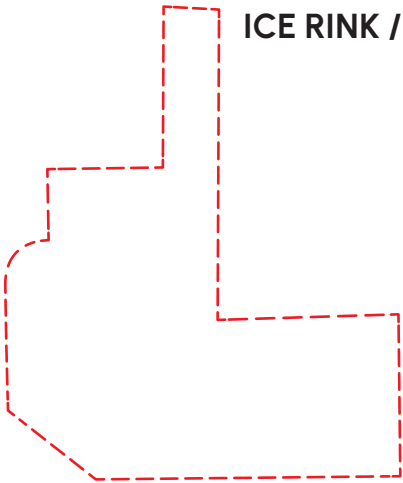


Nathan Phillips Square
Toronto



Pioneer Square
Portland

ICE RINK / SPLASH PAD



Nathan Phillips Square
Toronto

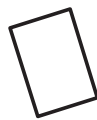
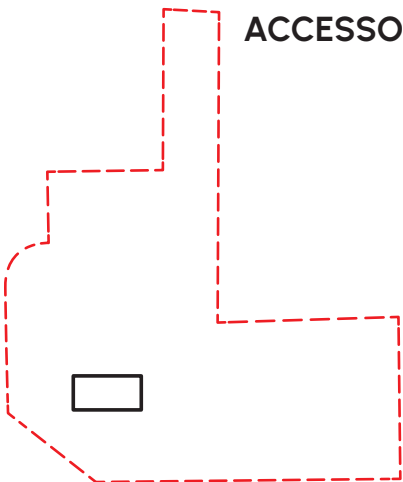


Bryant Park
New York City



Celebration Square
Mississauga

ACCESSORY BUILDING / PAVILION



Nathan Phillips Square
Toronto



Campus Martius Park
Detroit



Sherbourne Common
Toronto



Celebration Square
Mississauga



Mount Pleasant Civic Square
Brampton



Place d'Armes
Montreal



City Hall Plaza
Kitchener



Dundas Square
Toronto



City Hall Plaza
Kitchener



Olympic Plaza
Calgary



Mount Pleasant Civic Square
Brampton



Skyline Park



DeCampus Martius Park
Detroit



Dilworth Park
Philadelphia



Pioneer Square
Portland



Corktown Common
Toronto



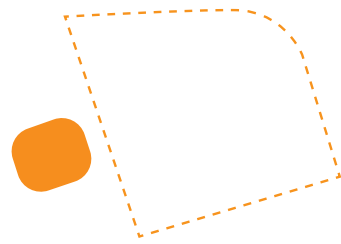
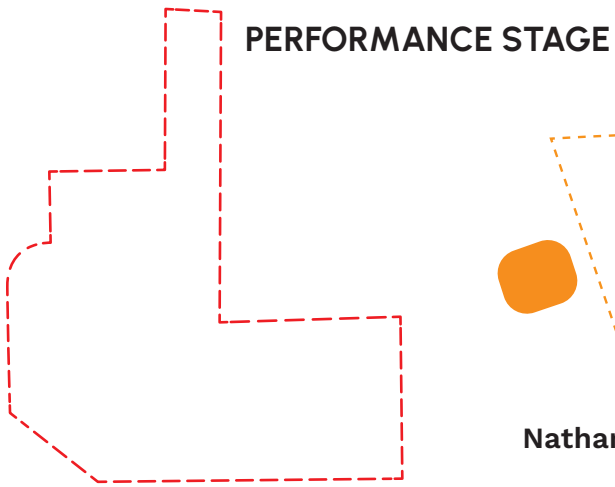
Stanley Greene Park
Toronto



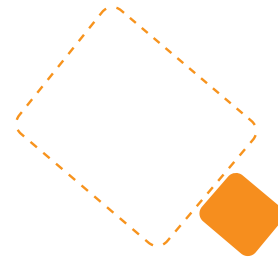
Bella Abzug Park
New York City



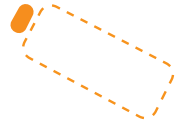
Washington Square
New York City



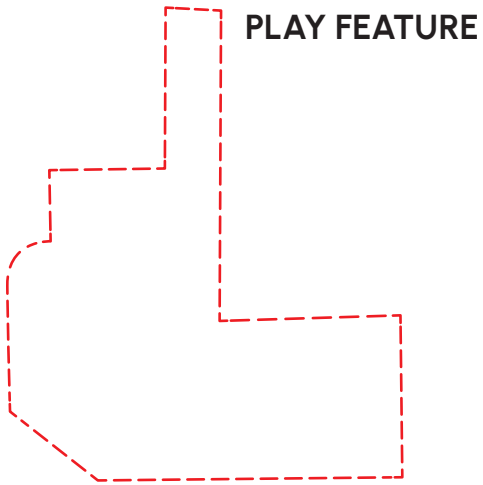
Nathan Phillips Square
Toronto



Celebration Square
Mississauga



City Hall Plaza
Kitchener



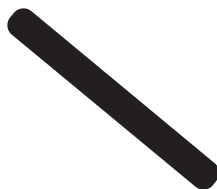
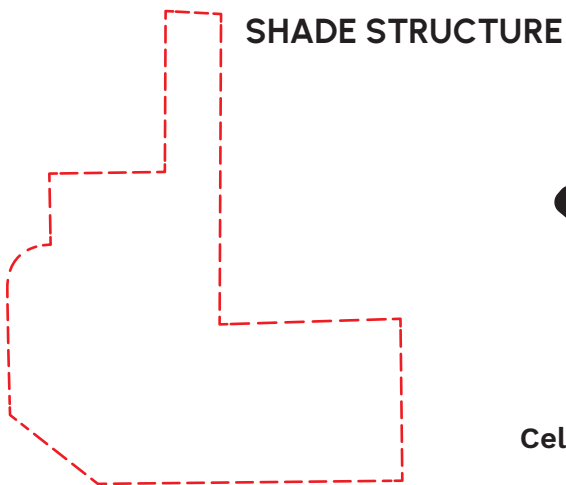
Nathan Phillips Square
Toronto



Mount Pleasant Civic Square
Brampton



**Rose Fitzgerald Kennedy Greenway
- the Wharf District**
Boston



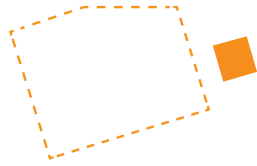
Celebration Square
Mississauga



Olympic Plaza
Calgary



Dundas Square
Toronto

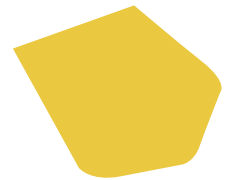


Campus Martius Park
Detroit

Dundas Square
Toronto

Victoria Park
London, ON

Victoria Embankment Gardens
London, UK



Campus Martius Park
Detroit

Corktown Common
Toronto

Bella Abzug Park
New York City

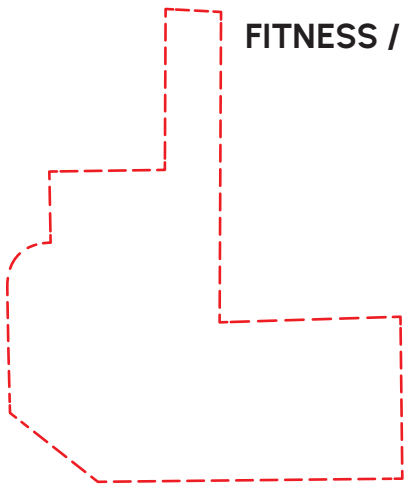
Stanley Greene Park
Toronto

Darling Square
Sydney, Australia



Darling Square
Sydney, Australia

Hunter's Point South Park
New York City



FITNESS / MULTI-PURPOSE COURT



Lemvig Skatepark
Denmark



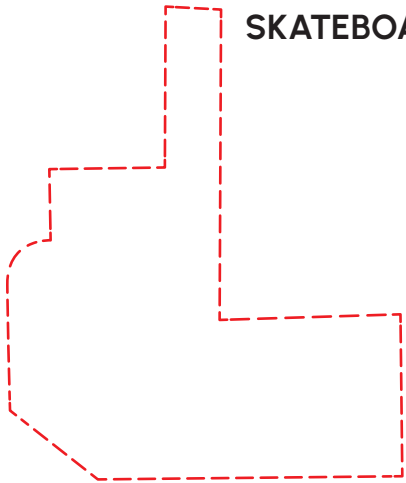
Stanley Greene Park
Toronto



Docklands Park
Melbourne



Hunter's Point South Park
New York City



SKATEBOARD



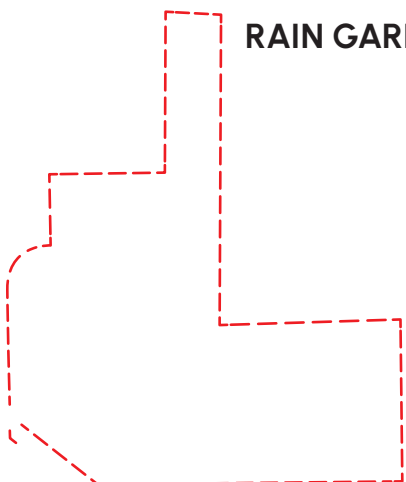
Olympic Plaza
Calgary



Stanley Greene Park
Toronto



Underpass Park
Toronto



RAIN GARDEN



Stanley Greene Park
Toronto



Music Garden
Toronto



Tanner Springs Park
Portland

DOG PARK



Skyline Park
Denver



Tribeca Dog Run
New York City



**Hunter's Point
South Park**
New York City

MINI-GOLF



Hudson River Park
New York City



Grandbend Mini Golf
Grandbend, ON

**PEDESTRIAN
WALKWAY CANOPY**



Nathan Phillips Square
Toronto

3 BENCHMARKING STUDY COMPARATIVE SITES



To inform the Master Plan, a variety of similar sites were studied to inspire ideas and opportunities, inform the selection of key features and understand lessons-learned that can form a basis for the new design.





YEAR BUILT
1965/2007



DESIGNER
Vilijo Rivera / PLANT Architects



SIZE
48,500 m²



STYLE
Classically inspired
modern

NATHAN PHILLIPS SQUARE

TORONTO, ONTARIO, CANADA

TYPE

City Hall Plaza

CLIMATE

Four distinct seasons, with considerable variance in length. The weather is variable from day to day in all seasons. Warm summer, cold winter with frequent snow.

PROGRAM

PHYSICAL FEATURES

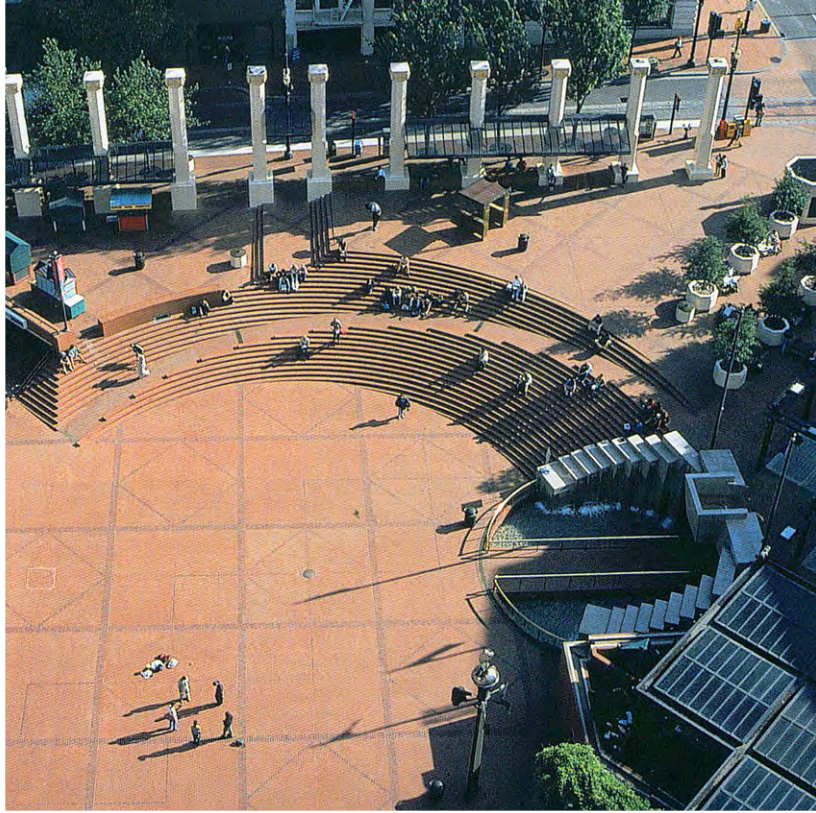
Reflecting pool (becomes skating rink), Splash pad, playground, Raised/Covered amphitheater, elevated walkway, shade structures and covered benches, pavilion, gateway features, flexible paved area for markets, public art & monuments, multimedia screens.

TYPES OF EVENTS

Art exhibits, concerts, festival of lights, demonstrations, holiday events, weekly farmers market, marathon finish line (twice a year).

COMMENTS

The design strategically rethinks the Square to transform it into an exemplary 21st-Century public space, drawing inspiration from Revell's own references to classical Athenian political spaces. Through the redesign or relocation of existing elements and a new series of buildings and gardens framing the open plaza, the NPS Revitalization enhances the functionality, versatility, and appeal of Toronto's signature civic space while augmenting this monumental heritage site's "connectedness" to its surroundings. NPS is a successful square based on having numerous performances and a popular skating rink, but is a stark, flat expanse of concrete the remainder of the time.



YEAR BUILT
1984



DESIGNER
Walker Macy



SIZE
3,700m²



STYLE
Sculptural, landscape

PORTLAND PIONEER COURTHOUSE SQUARE

PORTLAND, OREGON, USA

TYPE

Urban Square

CLIMATE

Cool and cloudy winters, and warm and dry summers. Spring and fall can bring variable weather. Severe weather is uncommon and tornadoes are exceptionally rare.

PROGRAMME

PHYSICAL FEATURES

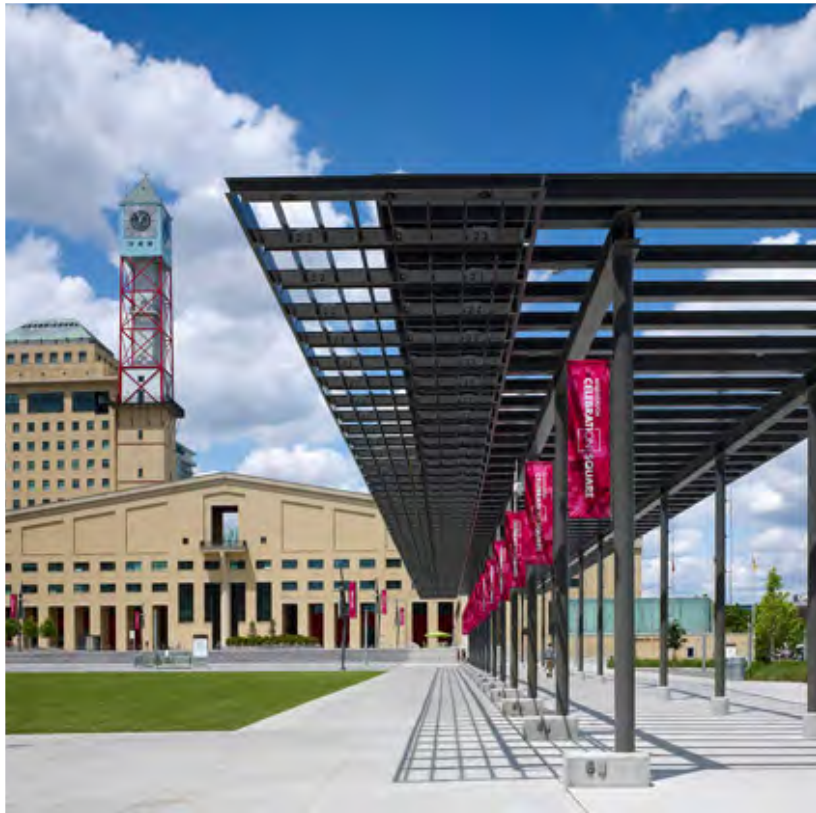
Toppled columns art feature(Allow Me, Weather Machine), chess tables, waterfall, amphitheater, wrought-iron gateway, high-definition news studio. Portland Visitor Information Center and Tri-Met ticket office.

TYPES OF EVENTS

Free shows during spring and summer, sponsored by local businesses, all-city pillow fight, all-city slumber party, venue for speeches, political demonstrations, rallies and vigils, tree-lighting ceremony, Tuba Christmas, annual New Year's Eve celebration, an anti-war rally.

COMMENTS

The square costs the city an estimated \$1.2 million per year, mostly for security, cleanup, and events. Third best public square in North America in 2005. No shade, not quiet. Smoke-free. "Portland's Living Room". Portland's favorite downtown gathering spot, especially at noon.



YEAR BUILT
2011



DESIGNER
Project for Public Spaces, CS&P Arch.
Janet Rosenberg Assoc.



SIZE
26,790 m²



STYLE
Contemporary eclectic

MISSISSAUGA CELEBRATION SQUARE

MISSISSAUGA, ONTARIO, CANADA

TYPE

Multi-media public space

CLIMATE

Winters can be cold with temperatures that are frequently below freezing, Summers can bring periods of high temperatures accompanied with high humidity. Most thunderstorms are not severe but can occasionally bring violent winds. Have a micro-climate more affected by the proximity of the open lake.

PROGRAMME

PHYSICAL FEATURES

Mitsubishi 'Diamond Vision' Screens, a state of the art Main Stage, 300 seat Amphitheater, Market Trellis/serviced vendor area, artificial turf area, Reflecting pool /Rink / splash play / fountain, Jubilee Garden, Raised Gardens, Forested Garden, Glass Pavilion and Terrace. Support crowds of up to 50,000 people.

TYPES OF EVENTS

Fashion show, musical performances, cultural and community festivals, concerts, product launches, promotional events, and film or photo shoots.

COMMENTS

Celebration Square is an extremely successful public space. Its extraordinary annual programming includes an almost continual series of events with something of interest happening in the square almost every day during the summer and frequently in winter. The large space is surrounded with smaller spaces for passive use and smaller gatherings. It has a quality of being quirky and cool in its layout while maintaining simplicity. Placemaking'; turning public spaces into vital community places. More Than a Million Visitors a Year, Strong Event Infrastructure, A State-of-the-Art Facility, Great location, easily accessible by public transit and vehicles.



YEAR BUILT
1992



DESIGNER
ORIN



SIZE
39,000 m²



STYLE
Contemporary, lush and green

BRYANT PARK

NEW YORK, NEW YORK, USA

TYPE

Urban Park

CLIMATE

Cold, wet winters and hot, humid summers with plentiful rainfall all year round. Occasional snowfalls and thunderstorms. Strong winds during fall and winter.

PROGRAMME

PHYSICAL FEATURES

Fountain, lawn, shaded walkways, and amenities such as a carousel, a seasonal “Winter Village” with an ice rink and shops during the winter, Notable sculptures and memorials, restroom, reading room. Board games, chess and backgammon, a putting green and Kubb area, an Art Cart, ping pong tables, and Petanque courts.

TYPES OF EVENTS

Movie Nights, free musical performances, Broadway musicals. Free classes in juggling, yoga, tai chi, drawing, reading, and knitting. Bryant Park Games, fashion show. Picnic performances. Birding tours, park tours. Story time, magic shows.

COMMENTS

The park is cited as a model for the success of public-private partnerships. Winter Village has transformed the park into a year-round destination. More than a garden: Nestled in its canyon of skyscrapers, it’s like an oasis—a refuge of peace and calm. More than an everyday park: full of historical monuments and urban amenities. The park is a social place where friends meet, eat lunch, chat, stroll, listen to music, work on the wireless network, or simply sit and think. Winter, summer, spring, and fall, New Yorkers love this park.



YEAR BUILT
1993



SIZE
12,140 m²



DESIGNER
KPMB



STYLE
Complex urban landscape (front),
European styled space (back)

KITCHENER CITY HALL PLAZA

KITCHENER, ONTARIO, USA

TYPE

City Hall Plaza

CLIMATE

Warm and humid summers and cold to occasionally very cold winters.

PROGRAMME

PHYSICAL FEATURES

Hardscape surface, reflecting pool / ice rink / fountain, stage, courtyard, benches, steel frame cube(trellis), public art, tiered seating.

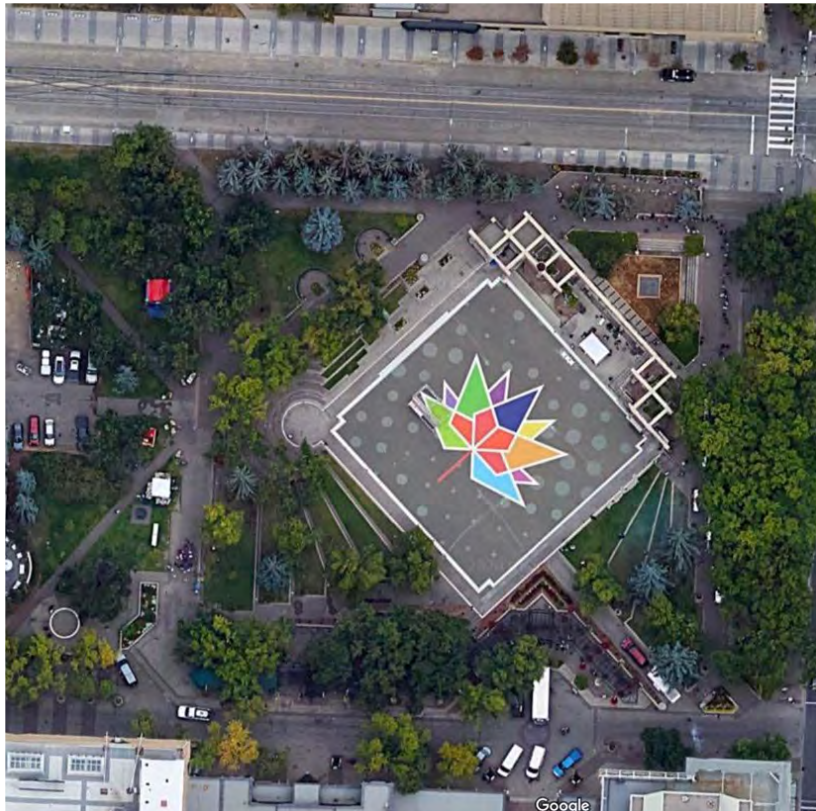
TYPES OF EVENTS

Concerts, festivals, formal gatherings, While Oktoberfest, Canada Day, New Year's Eve celebration, Kitchener Blues Festival and CAFKA.

COMMENTS

The square functions as a venue for hosting community events throughout the year including festivals, concerts and formal gatherings. It's also an urban space for day-to-day use by individuals passing through the space to get to and from work, enjoying a coffee, or to take a few moments to sit and observe the activities and movement of others around them.

The fountain which becomes an ice rink has suffered from infrastructure issues, and is in violation of new Ontario laws that prohibit standing water. A revamp of the fountain and ice rink is planned.



YEAR BUILT
1988



DESIGNER
Gibbs Gage Architects



SIZE
12,000 m²



STYLE
Geometric, modern

CALGARY OLYMPIC PLAZA

CALGARY, ALBERTA, CANADA

TYPE

City Hall Plaza

CLIMATE

Warm summers and cold, dry winters. Thunderstorms can be frequent and sometimes severe with most of them occurring in the summer months.

PROGRAMME

PHYSICAL FEATURES

Amphitheater, ice rink/reflecting pond/fountain, art/sculptures, columns, trellis, terrace, garden, public washrooms.

TYPES OF EVENTS

Medal ceremonies , Calgary Flames run, 2004 Stanley Cup Finals, concerts and festivals, Calgary Stampede.

COMMENTS

A great space for all seasons. It's a great piece of history reminding people of the 1988 Olympics. Today the location is a common meeting point for locals working downtown, for tourists enjoying the city sights and for protesters picketing political and religious matters. Easily accessible via the LRT.



YEAR BUILT
2010



DESIGNER
NAK Design Strategies, Q4
Architects



SIZE
12,140 m²



STYLE
Contemporary, rail/streetcar
urbanism

MOUNT PLEASANT CIVIC SQUARE

BRAMPTON, ONTARIO, CANADA

TYPE

Community Plaza

CLIMATE

The summers are warm; the winters are freezing, dry, and windy; and it is partly cloudy year round.

PROGRAMME

PHYSICAL FEATURES

Playground, art features, spaces to relax and chat, and a reflecting pond/ ice rink, green lawn, boardwalk, ceremonial tree, transit station plaza, and heritage station plaza. wayfinding and signage, landmark tower.

TYPES OF EVENTS

Concert, community festivals and holiday celebrations, farmers market, fitness and classes.

COMMENTS

Public square in a transit-oriented community. Iconic design and public art celebrate the site history. Incorporates public venues (Library and Community Centre) and multi-modal hub. Formal green space can be used passively or for events. Important aspects of the project revolve around the emphasis on elements such as the protection of natural and heritage features, the integration and enhancement of green spaces, access to transit, the presence of an urban core with amenities located centrally, and overall connectivity. Urban and livable, sustainable and healthy, innovative in many aspects, focused around transit, compact and walkable, with a strong character.

PHYSICAL FEATURE SUMMARY

	REFLECTING POOL/ ICE RINK	AMPHITHEATER	PAVILION/ WASHROOM	SHADE STRUCTURE/ TRELLIS	STAGE/ TERRACE
NATHAN PHILLIPS SQUARE	✓	✓	✓	✓	✓
PORTLAND PIONEER COURTHOUSE SQUARE		✓	✓	✓	✓
MISSISSAUGA CELEBRATION SQUARE	✓	✓	✓	✓	✓
NYC BRYANT PARK	✓	✓	✓		✓
KITCHENER CITY HALL PLAZA	✓			✓	✓
CALGARY OLYMPIC PLAZA	✓	✓	✓	✓	✓
BRAMPTON MOUNT PLEASANT CIVIC SQUARE	✓		✓	✓	

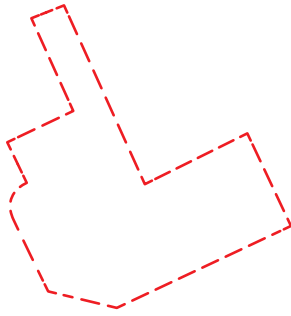
GATEWAY FEATURE	GATHERING AREA (PAVED OR LAWN)	GARDEN/SHADE TREES	PUBLIC ART/ SCULPTURE	OTHER FEATURES
✓	✓	✓	✓	PLAYGROUND, SPLASH PAD, ELEVATED WALKWAY, MULTIMEDIA SCREEN
✓	✓	✓	✓	WATERFALL, RADIO STATION, VISITOR INFO CENTRE, GAMES
✓	✓	✓	✓	SPLASH PAD, FOUNTAIN, MULTIMEDIA SCREEN
✓	✓	✓	✓	FOUNTAIN, CAROUSEL, READING ROOM, GAMES
✓	✓	✓	✓	STEEL FRAME, CUBE
✓	✓	✓	✓	COLUMNS
✓	✓	✓	✓	PLAYGROUND, BOARDWALK, LANDMARK TOWER

EVENTS SUMMARY

	ART EXHIBITION	CULTURAL EVENTS	MOVIE	CONCERT	FARMER'S MARKET/ HOLIDAY MARKET
NATHAN PHILLIPS SQUARE	✓	✓	✓	✓	✓
PORTLAND PIONEER COURTHOUSE SQUARE	✓	✓	✓	✓	✓
MISSISSAUGA CELEBRATION SQUARE	✓	✓	✓	✓	✓
NYC BRYANT PARK	✓	✓	✓	✓	✓
KITCHENER CITY HALL PLAZA		✓		✓	✓
CALGARY OLYMPIC PLAZA	✓	✓	✓	✓	✓
BRAMPTON MOUNT PLEASANT CIVIC SQUARE		✓		✓	✓

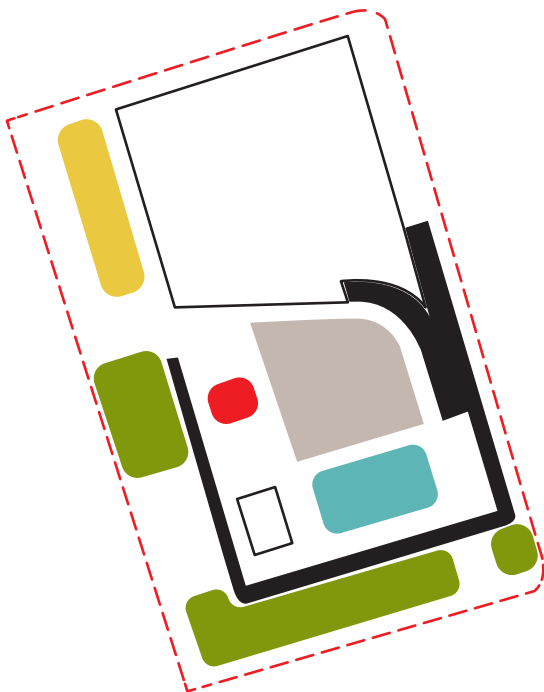
PRODUCT LAUNCH	DEMONSTRATION/ SPEECH	HOLIDAY EVENTS	OTHER FEATURES
✓	✓	✓	FESTIVAL OF LIGHTS, MARATHON FINISH LINE
✓	✓	✓	ALL-CITY PILLOW FIGHT, ALL-CITY SLUMBER PARTY
✓	✓	✓	FASHION SHOW
✓	✓	✓	FITNESS CLASS, FASHION SHOW, TOURS
	✓	✓	WHILE OKTOBERFEST, KITCHENER BLUES FESTIVAL, CAFKA
✓	✓	✓	MEDAL CEREMONIES, CALGARY FLAMES RUN, STANLEY CUP FINALS, CALGARY STAMPEDE
		✓	FITNESS CLASS

SIZE DIAGRAMS



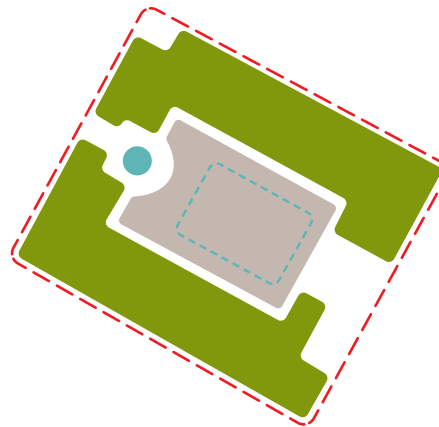
Windsor city hall square plaza

- gathering / events
- water feature / ice rink
- play feature
- garden / tree
- stage
- shade structure
- building component
- statue



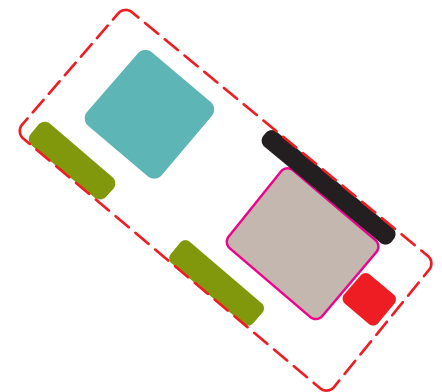
NATHAN PHILLIPS SQUARE

TORONTO, ON



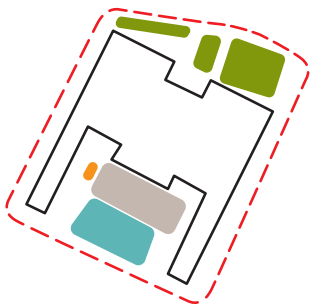
BRYANT PARK

NEW YORK



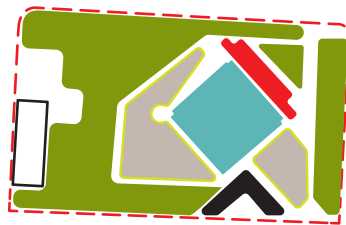
CELEBRATION SQUARE

MISSISSAUGA, ON



CITY HALL PLAZA

KITCHENER, ON



OLYMPIC PLAZA

CALGARY, AB



**MOUNT PLEASANT
CIVIC SQUARE**

BRAMPTON, ON



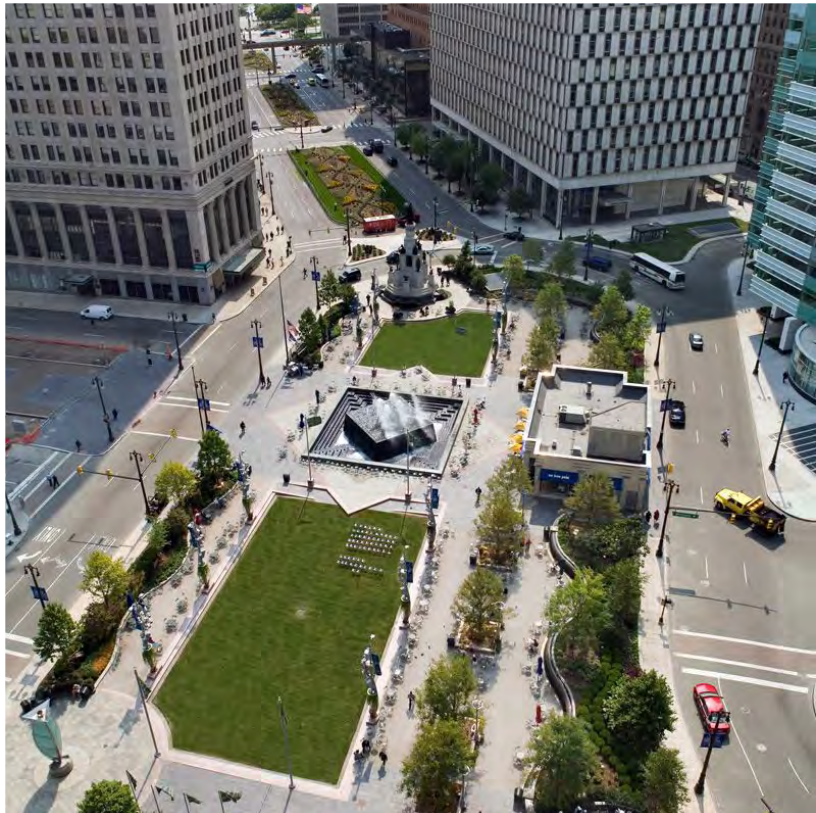
PIONEER SQUARE

PORTLAND, OR



3.2 CIVIC ESPLANADE





YEAR BUILT
2004



DESIGNER
Rundell Ernstberger Associates



SIZE
4,900 m²



STYLE
Contemporary, rectangular

CAMPUS MARTIUS PARK

DETROIT, MICHIGAN, USA

TYPE

Linear Park in Downtown

CLIMATE

Winters are cold with moderate snowfall, summers are warm to hot. Precipitation is moderate and somewhat evenly distributed throughout the year. Frequent Thunderstorms during spring and summer.

PROGRAMME

PHYSICAL FEATURES

Two performance stages, sculptures, fountain, public spaces and a seasonal ice skating rink and sandy beach.

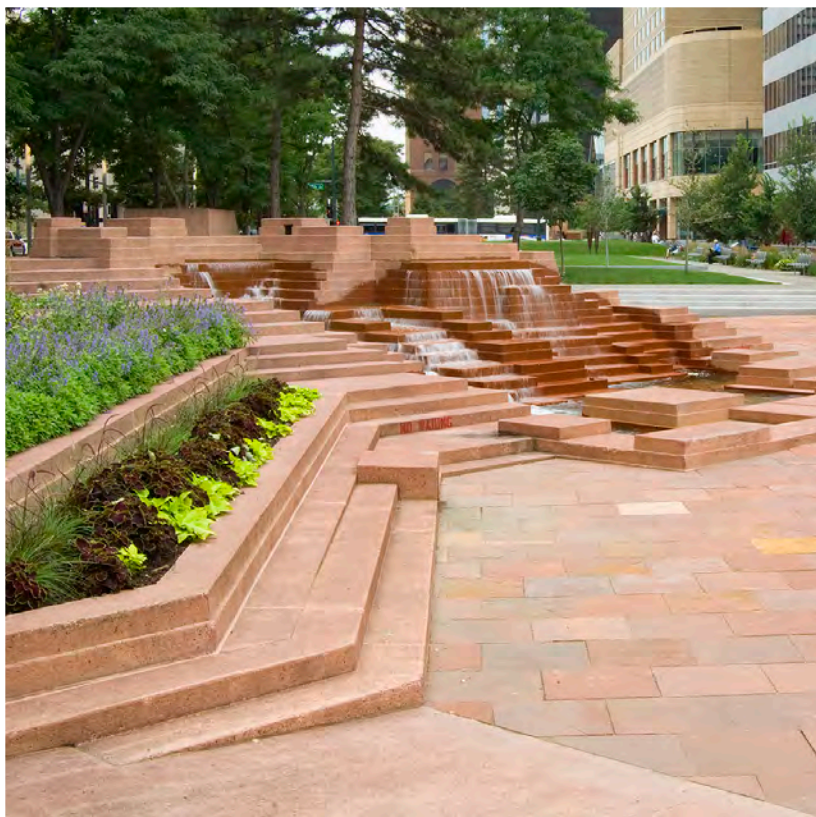
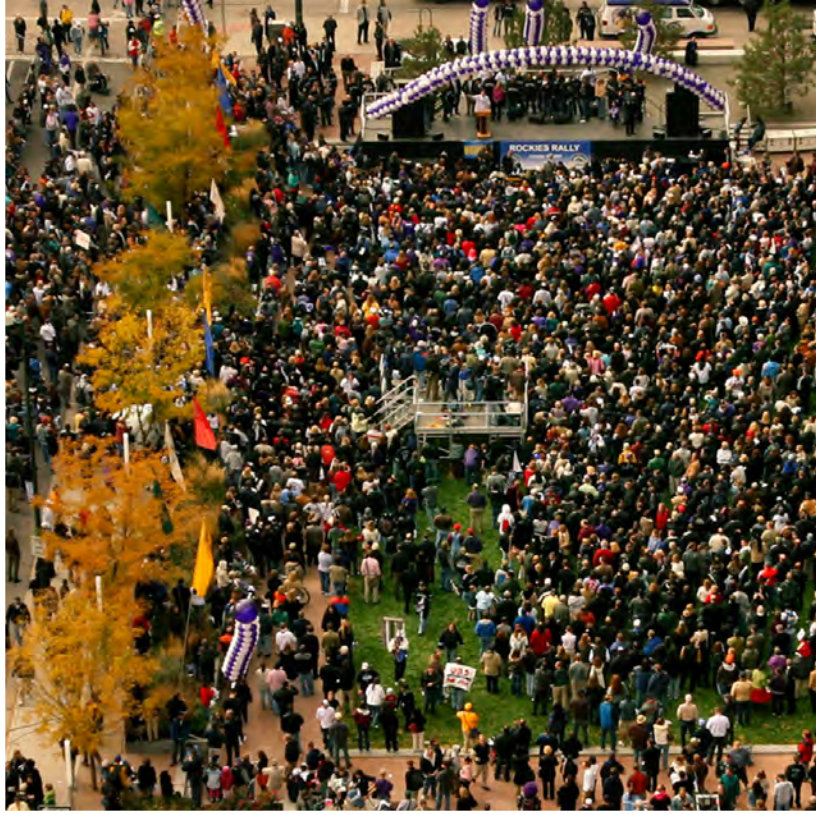
TYPES OF EVENTS

The annual Motown Winter Blast, annual Christmas tree lighting celebration, New Year countdown.

COMMENTS

Campus Martius Park is a national and international destination that has won multiple awards for its design. The linear esplanade connecting to Detroit River Cadillac Square Park is a popular and busy feature of the downtown revitalization. Event spaces with water features and skate rinks, a public beach, multiple retail and food and beverage options and strong connection to the downtown contribute to the success of the civic space.





YEAR BUILT
2012



DESIGNER
SWA/Balsley



SIZE
12,140 m²



STYLE
Modern, accessible

SKYLINE PARK

DENVER, COLORADO, USA

TYPE

Linear park, rectangular

CLIMATE

Four distinct seasons and receives most of its precipitation from April through August. Subject to sudden changes in weather. Prone to hail storms.

PROGRAMME

PHYSICAL FEATURES

Shade tree canopies, open lawns. Café kiosks, shade pavilions, and interactive fountains. Beer garden, skating rink, seating areas, mini golf, giant Jenga, cornhole, and other games.

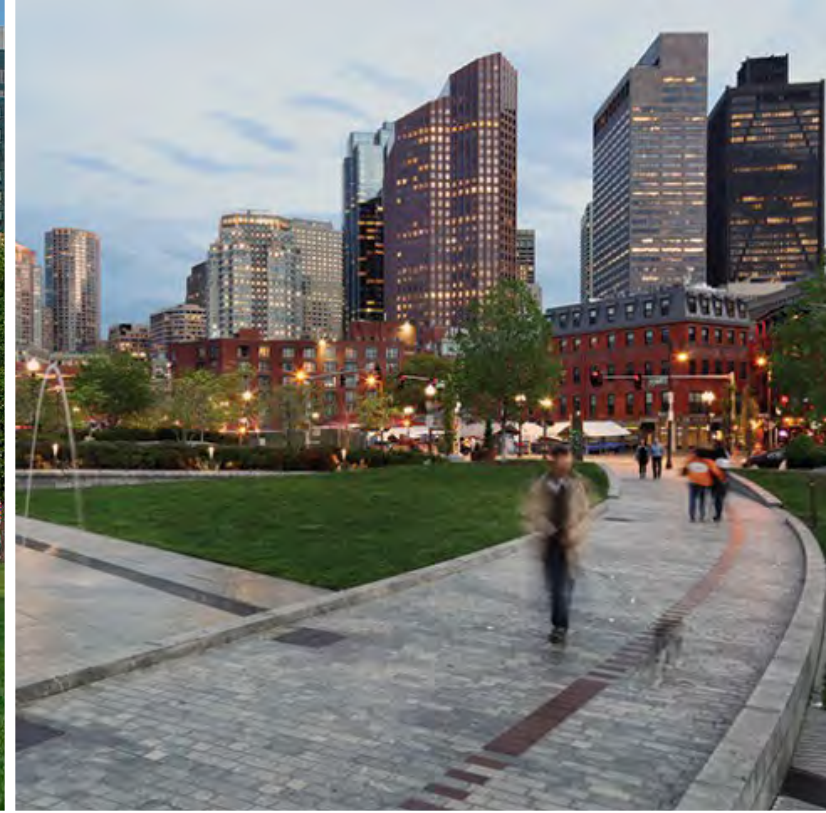
TYPES OF EVENTS

Tuba Christmas, live music, Corporate Tug of War Contest

COMMENTS

A lively pedestrian space that connects many of Denver's attractions and transit hubs. Flexible space support different events. Shade area for seating and socializing. Lighter colour permeable pavers reduce urban heat island effect, filter stormwater. Located in the heart of downtown Denver, Hosts a variety of events each season, Features the historic Daniels and Fishers Tower, Restaurants and bars surround the area, Right on 16th street - with access to the mall ride and light rail. People watching, lunch and read.





YEAR BUILT
2008



DESIGNER
EDAW and the Copley Wolff
Design Group



SIZE
68,797 m²



STYLE
Contemporary, curvilinear

ROSE FITZGERALD KENNEDY GREENWAY THE WHARF DISTRICT

BOSTON, MASSACHUSETTS, USA

TYPE

linear park top of highway

CLIMATE

Summers are typically hot and humid, while winters are cold and stormy, with occasional periods of heavy snow. Spring and fall are usually cool to mild. Foggy in spring and early summer.

PROGRAMME

PHYSICAL FEATURES

Landscaped gardens, promenades, plazas, fountains, art, and specialty lighting systems, lawn area, carousel , pavilion, Abstract Sculpture, reflecting pool. Permanent installation (Harbor Fog), free Wi-Fi network, pollinator garden.

TYPES OF EVENTS

Open Market, food vendors, concerts and fitness classes, Public Art exhibition.

COMMENTS

The Greenway is Boston’s only organically maintained public park and one of a handful of organically maintained urban parks in the United States. Even the best designed urban landscapes are organic and require time to mature. It took the green belt 8 years to become a busy and vibrant urban park. It was intentional to keep the design simple to “let the place breathe a little bit” and let people figure out how to “make it their own.”



PHYSICAL FEATURES

	REFLECTING POOL/ ICE RINK	AMPHITHEATER	PAVILION/ WASHROOM	SHADE STRUCTURE/ TRELLIS	STAGE/ TERRACE
DETROIT CAMPUS MARITUS PARK	✓	✓	✓	✓	✓
DENVER SKYLINE PARK	✓	✓	✓	✓	✓
BOSTON ROSE FITZGERALD KENNEDY GREENWAY	✓	✓	✓	✓	✓

EVENTS SUMMARY

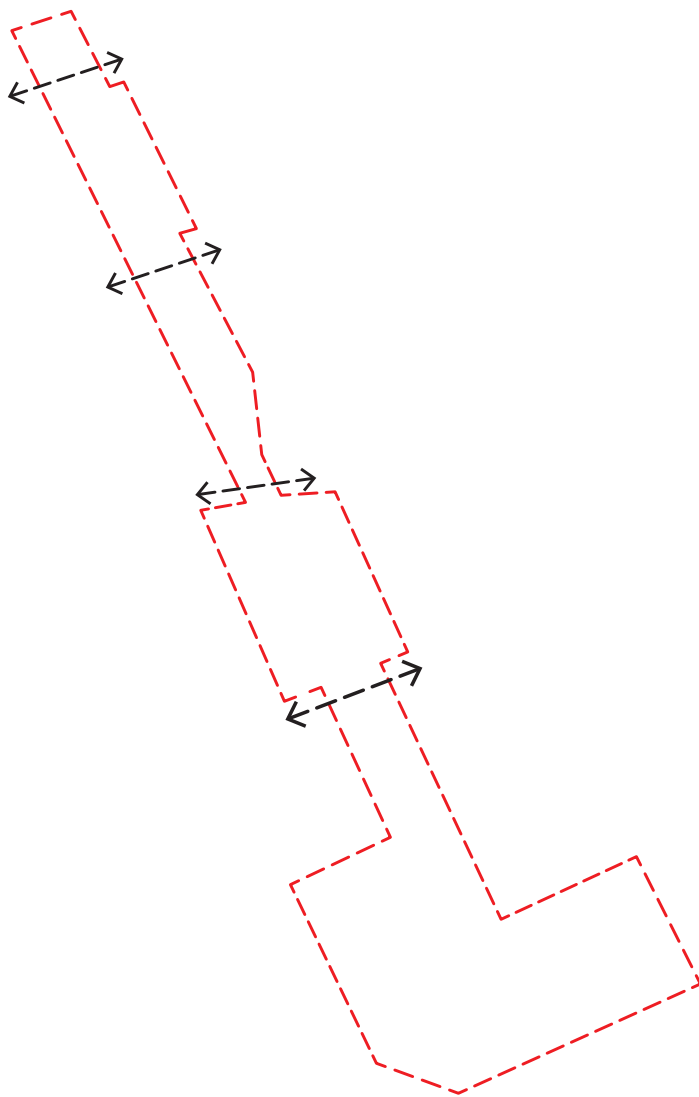
	ART EXHIBITION	CULTURAL EVENTS	MOVIE	CONCERT	FARMER'S MARKET/ HOLIDAY MARKET
DETROIT CAMPUS MARITUS PARK	✓	✓	✓	✓	✓
DENVER SKYLINE PARK			✓	✓	✓
BOSTON ROSE FITZGERALD KENNEDY GREENWAY	✓	✓		✓	✓

GATEWAY FEATURE	GATHERING AREA (PAVED OR LAWN)	GARDEN/SHADE TREES	PUBLIC ART/ SCULPTURE	OTHER FEATURES
✓	✓	✓		FESTIVAL OF LIGHTS, MARATHON FINISH LINE
✓	✓	✓		ALL-CITY PILLOW FIGHT, ALL-CITY SLUMBER PARTY
✓	✓	✓		FASHION SHOW

PRODUCT LAUNCH	DEMONSTRATION/ SPEECH	HOLIDAY EVENTS	OTHER FEATURES
✓	✓	✓	FESTIVAL OF LIGHTS, MARATHON FINISH LINE
✓	✓	✓	ALL-CITY PILLOW FIGHT, ALL-CITY SLUMBER PARTY
✓		✓	FASHION SHOW

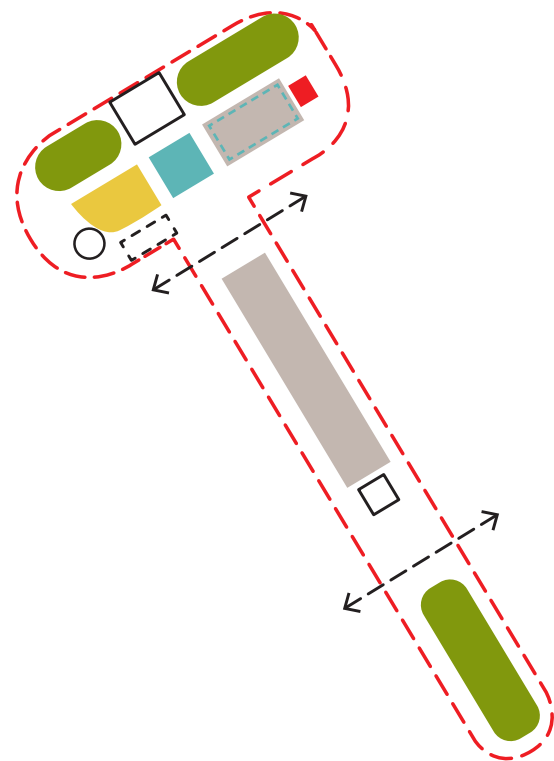
SIZE DIAGRAMS

- gathering / events
- water feature / ice rink
- play feature / beach
- garden / tree
- stage
- shade structure
- turf
- building component
- statue



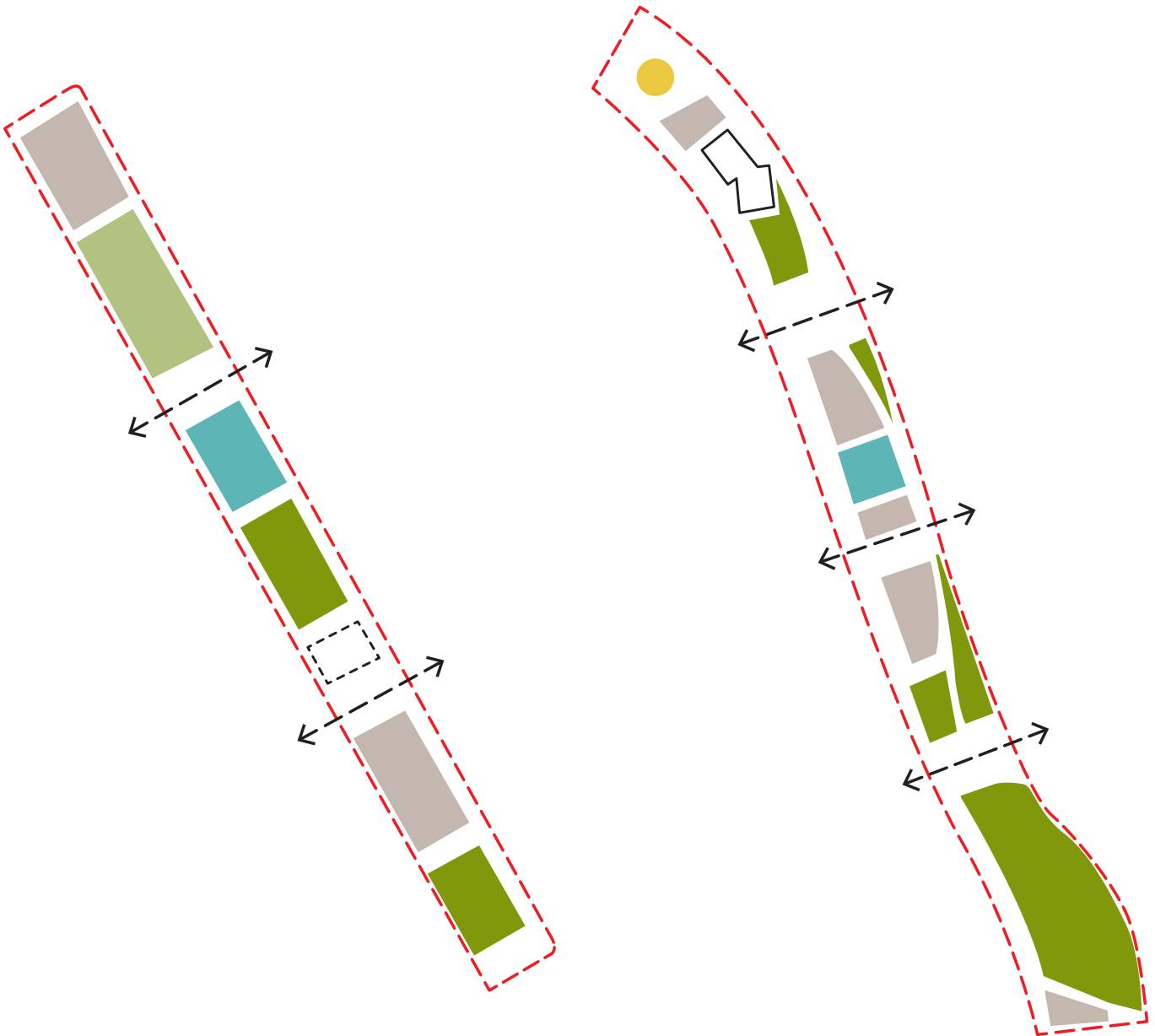
WINDSOR CIVIC ESPLANADE

WINDSOR, ON



CAMPUS MARTIUS PARK

DETROIT, MI



SKYLINE PARK
DENVER, CO

**ROSE FITZGERALD KENNEDY GREENWAY –
THE WHARF DISTRICT**
BOSTON, MA

4 SITE ANALYSIS

EXISTING CONDITIONS

FIGURE GROUND

Building Footprint 
 Primary Entrance 
 Shade Structure 



PRELIMINARY ANALYSIS

The site is surrounded by buildings with large footprints and surface parking. This urban condition presents limited space for parks and green space. Surrounding buildings hold civic uses, office and residential, with little or no retail or dining. Adjacent to Riverside Drive, residential towers provide housing for families who will use the space and bring presence during evenings and weekends when offices are closed.

The Location of the City Hall Plaza (Segment 1) is well known with highly invested public and stakeholders, however the layout does not fully support the desired activities and programming. Opportunities exist to create a civic space that provides opportunity for a variety of uses while framing the architecture of the new City Hall. Adjacent uses include City offices, the All Saints Anglican Church, the Cenotaph, parks and gardens.

Charles Clark Square (Segment 2) is adjacent to the City Hall Plaza, midway in the Esplanade and a good size for small and medium events. The ice rink is well used during the short winter season, but the space is somewhat undifferentiated with limited shade during the rest of the year.

Adjacent to Caesar's Windsor and the Police Headquarters, the space is wide enough to create a meaningful layout with opportunities for programming. However, Caesars presents a blank wall with no entrances or exits facing the Esplanade. Although proximity of Caesars could potentially attract visitors into the site, the building projects a corner into the space, blocking views to City Hall and the Riverfront.

The Civic Green section (Segment 4/5) is wider, with space for meaningful design. The two condominium buildings provide potential users of the site but are somewhat disconnected from the Esplanade.

Overall, the site benefits from the office and residential buildings which will provide active use in addition to visitors, but is challenged by lack of visibility from adjacent areas and the Riverfront Trail. Opportunities exist to better integrate the Esplanade into the City context, drawing visitors to and from downtown and the river.

REFERENCE

City of Windsor Building Foot Print CAD file, <https://opendata.citywindsor.ca>

City of Windsor Edge of Pavement 2017 CAD file, <https://opendata.citywindsor.ca>

Segment 1 Topographic Survey by Verhaegen Land Surveyors dated January 12, 2021.



LAND USE

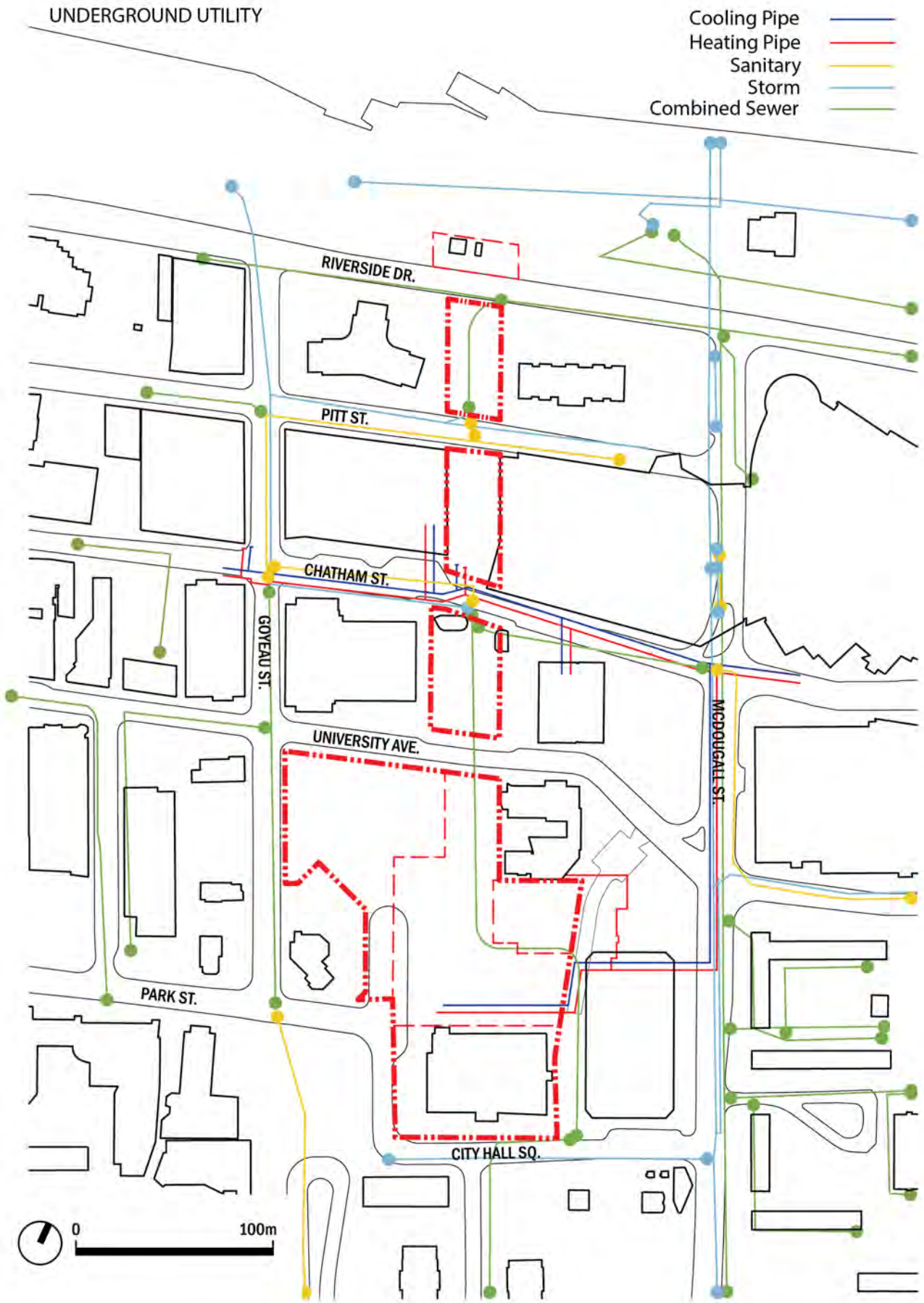
The site is heavily surrounded by Mixed Use, Institutional, and Entertainment buildings. Building height profiles generally increases from the southeast to the northwest.

Surrounding the site, are many active user groups that could utilize the space for recreational purposes. However, it is lacking space and amenities to serve students, visitors, workers and residents within the surrounding areas. Many organizations within the downtown area are interested in partnering with the city to breath the space new life through active programming.

The office/institutional buildings nearby provide routine daytime / weekday use. Workers in the adjacent buildings currently use the space for recreational purposes during their breaks. In the blocks adjacent to the site, many civic, arts and institutional organizations combine with commercial and residential, creating potential for a vibrant public space.

REFERENCE

City of Windsor Official Plan – Schedule D, <https://citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>



UNDERGROUND UTILITY

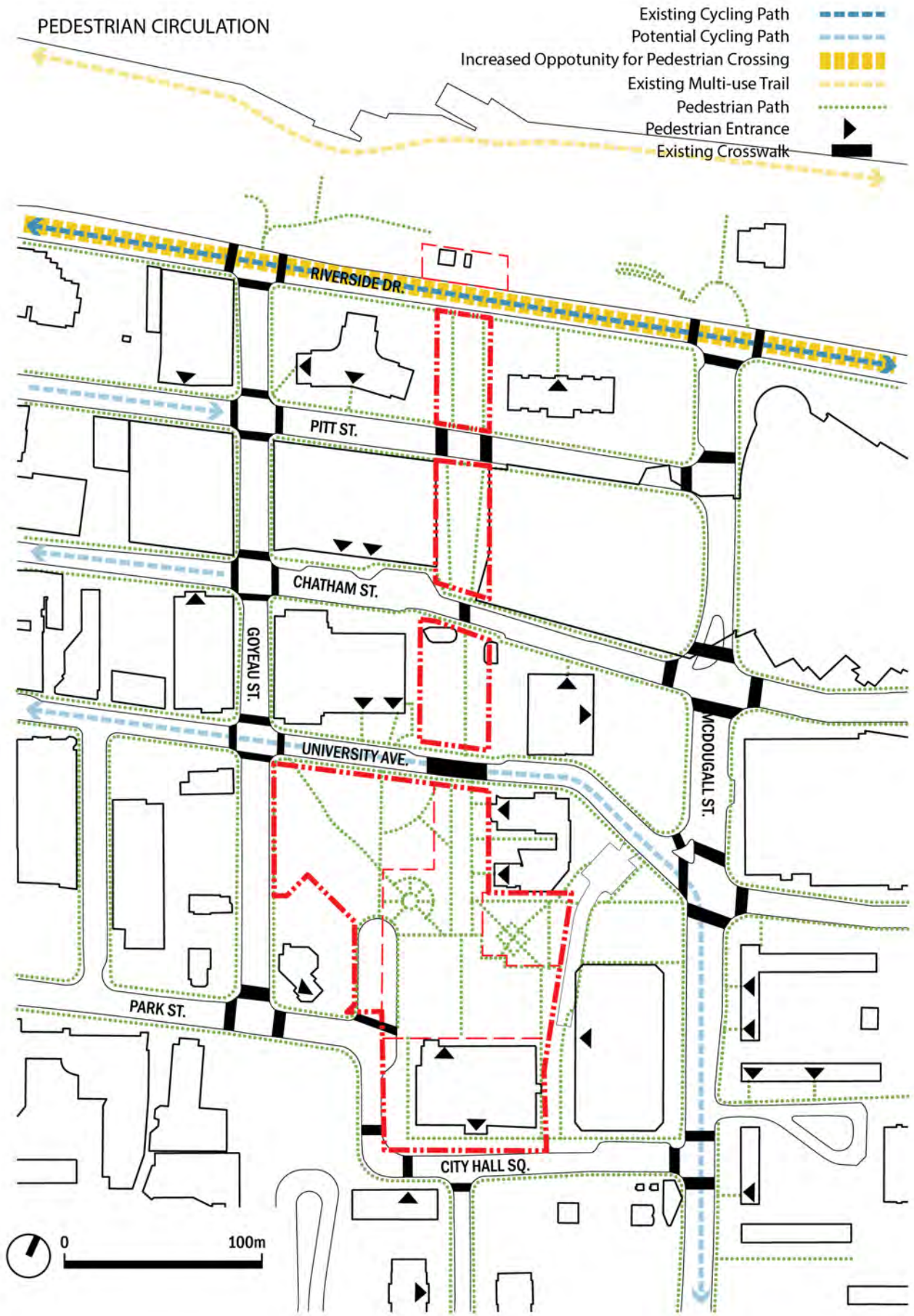
The underground utility network shows promising opportunities for connections for future development on the site. The utility network downtown runs throughout and around the site, which will support the growth and development of the site into active usable year-round space for all.

REFERENCE

Site Services (Utility Plan) D-3, provided by City of Windsor, prepared by DST Consulting Engineers.

Windsor Downton Area District Energy Plan Windsor System, provided by City of Windsor.

Sewer Atlas-14, by Geomatics Engineering Department City of Windsor.



PEDESTRIAN CIRCULATION

Although several street connections provide access and connection to surrounding, streets that cross the Esplanade are not pedestrian friendly, lack bike lanes and appealing streetscape identities.

At the City Hall Plaza (Segment 1), Pedestrian access from Park Street presents challenges to safe pedestrian crossing, particularly during busy times of day.

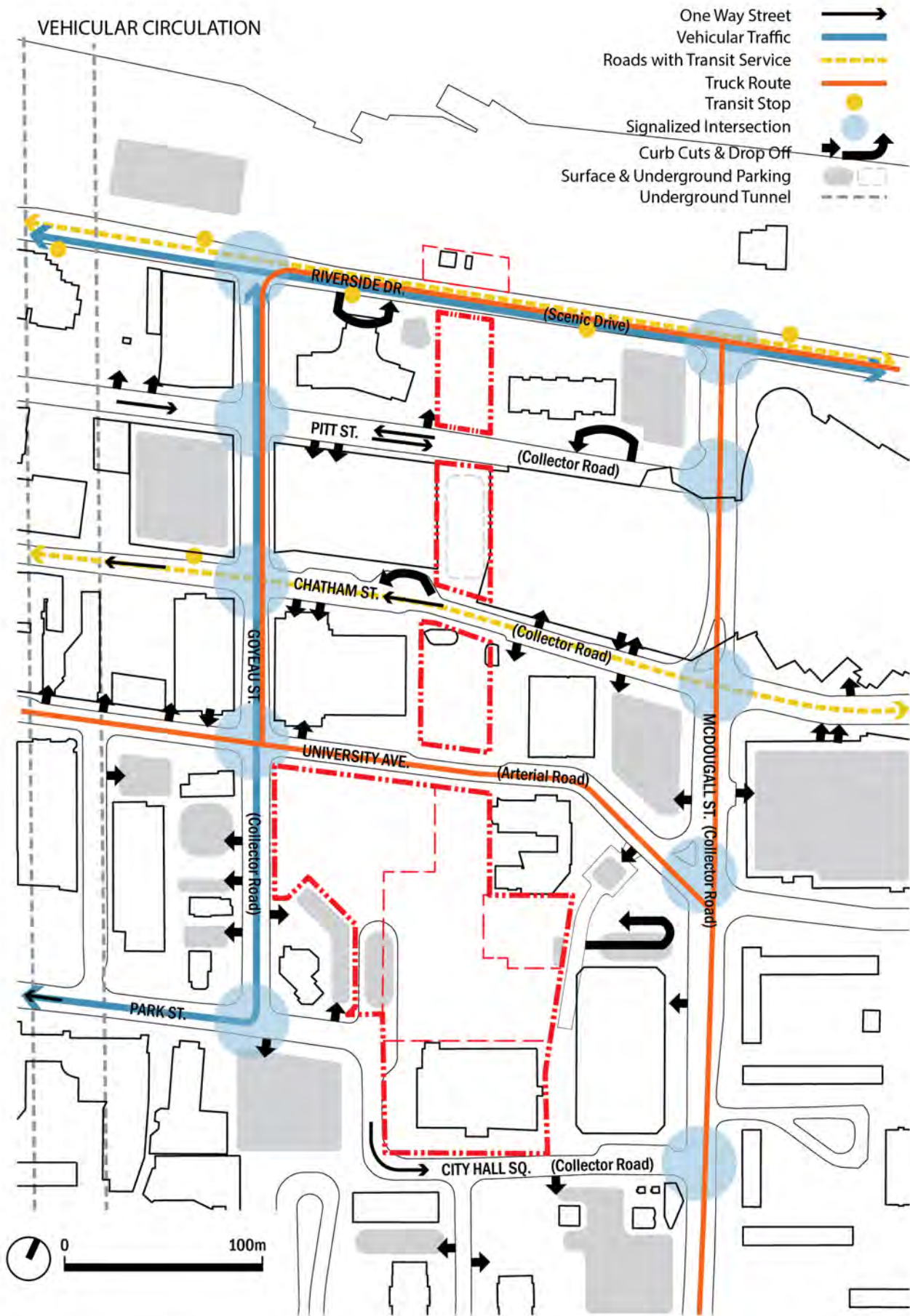
At Civic Green (Segment 4), the adjacency to Riverside drive can pull users into the site. Riverside drive is a busy arterial with no convenient crossing to access the Riverfront. It lacks any defining gateway features to pull users into the Esplanade.

REFERENCE

Downtown Windsor Transportation Master Plan, prepared by MRC dated January 2008.

Downtown Transportation Strategy Final Report, prepared by CIMA dated October 2016.

Windsor Downtown Tourist Map, provided by City of Windsor



VEHICULAR CIRCULATION

The majority of the study area is urbanized with the exception of the waterfront recreation area north of Riverside Drive. There are no major environmental constraints or existing land use constraints that would have a negative impact on any operational improvements or traffic calming measures.

At the City Hall Plaza, Councillor parking and drop off areas are directly adjacent to the plaza, and the Windsor Tunnel bus route stops nearby, bringing potential visitors from Detroit.

Opportunities for streetscape improvements exist at the five street crossings through the Esplanade, creating an identity that is recognizable and extends the Campus Concept to adjacent blocks.

REFERENCE

City Hall Parking Map, prepared by City of Windsor.

Downtown Windsor Transportation Master Plan, prepared by MRC dated January 2008.

Downtown Transportation Strategy Final Report, prepared by CIMA dated October 2016.

Transit Windsor Map <https://www.citywindsor.ca/visitors/Maps/Pages/MAPS-For-Residents.aspx>



VEGETATION

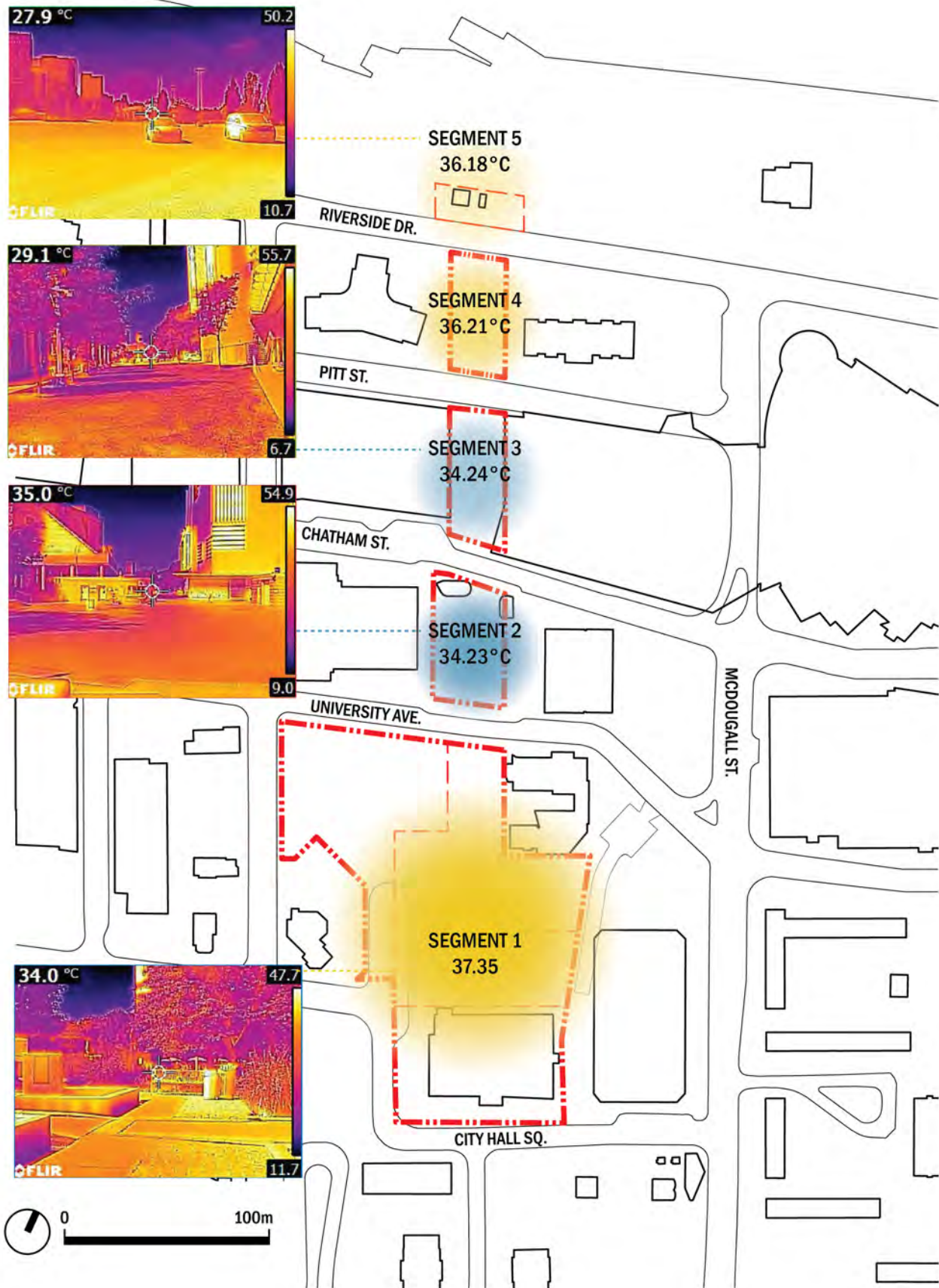
The esplanade is parklike in character with turf, planters and trees. Trees provide shade and character to the space, and frame views to City Hall and the Detroit River. The main City Hall Plaza and Charles Clark Square are significant expanses of hardscape with limited shade. Opportunities to integrate additional tree canopy, native plantings, pollinator gardens and bioswales could add species diversity and sustainability to the overall planting scheme.

REFERENCE

Segment 1 Topographic Survey by Verhaegen Land Surveyors dated January 12, 2021.

Google Map 2021

SURFACE TEMPRETURE



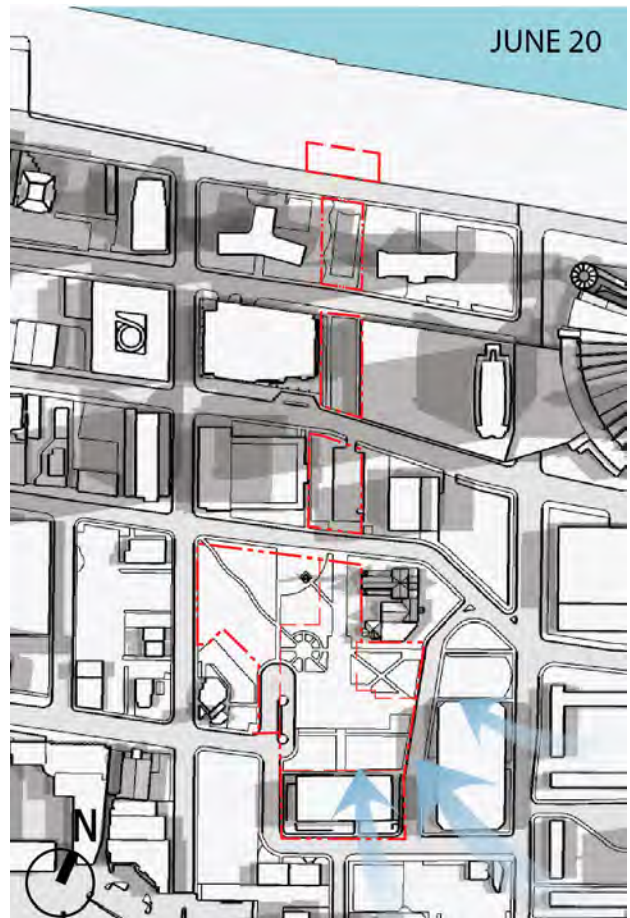
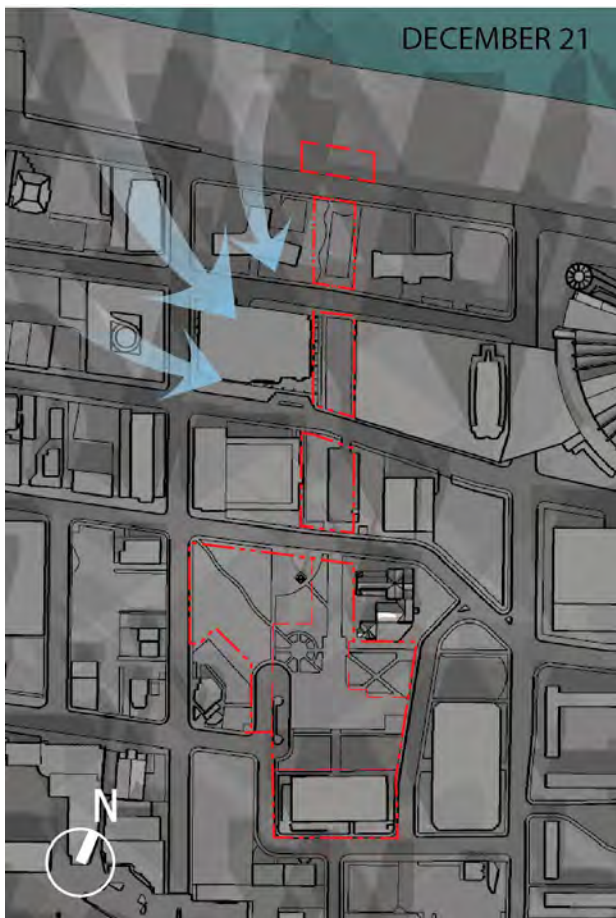
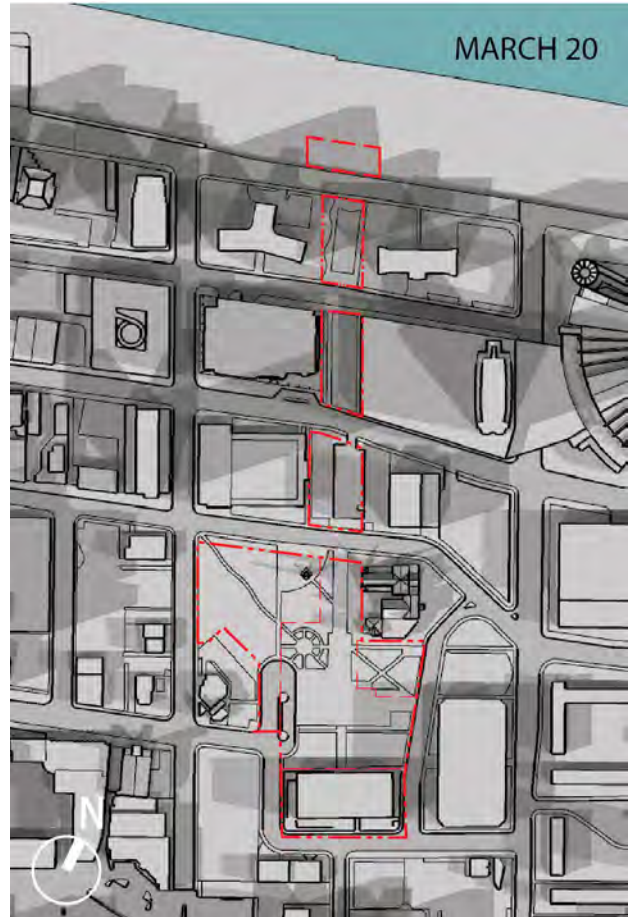
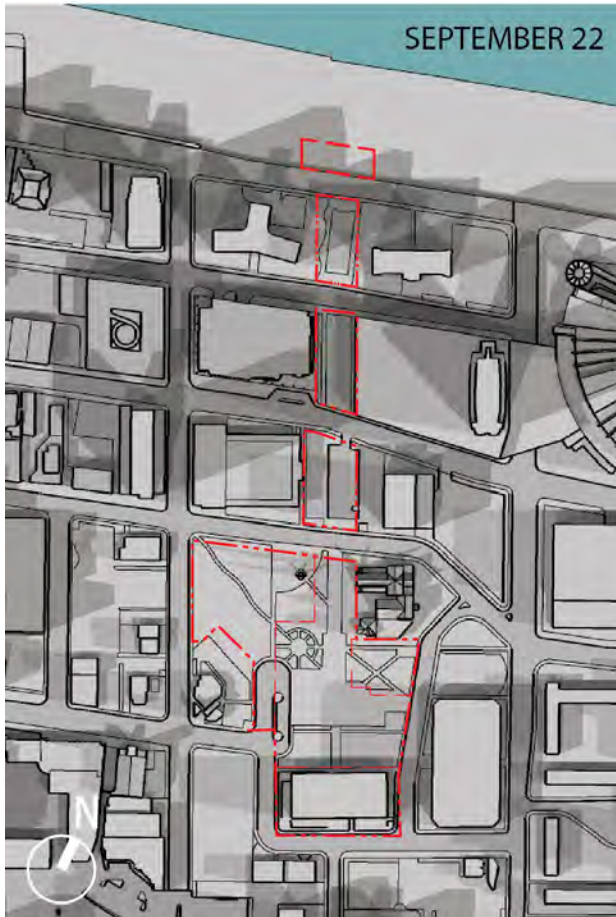
SURFACE TEMPERATURE

City Hall Plaza (Segment 1) has the highest average surface temperature while the Charles Clark Square (Segment 2) has the lowest one. The surface temperature at the Riverside section (Segment 5) is ranked in the middle amongst all 5 segments.

Although the skating rink at Charles Clark Square is a popular amenity to the city, the rink is not functioning most of the year due to weather and poor state of repair. And the rink is difficult to get to from skate pickup area in City Hall Plaza.

REFERENCE

Thermal Imaging – Downtown, provided by City of Windsor



SUN-SHADE AND WIND STUDY

The project team overlaid the sun-shade projections from 9am, 12pm, 3pm, 6pm on winter and summer solstice as well as spring and fall equinoxes. The overlaid study shows the City Hall Plaza (Segment 1) and Riverside section (Segment 5) receive most of the sunlight while the Caesars section (Segment 3) receives least sunlight during the year.

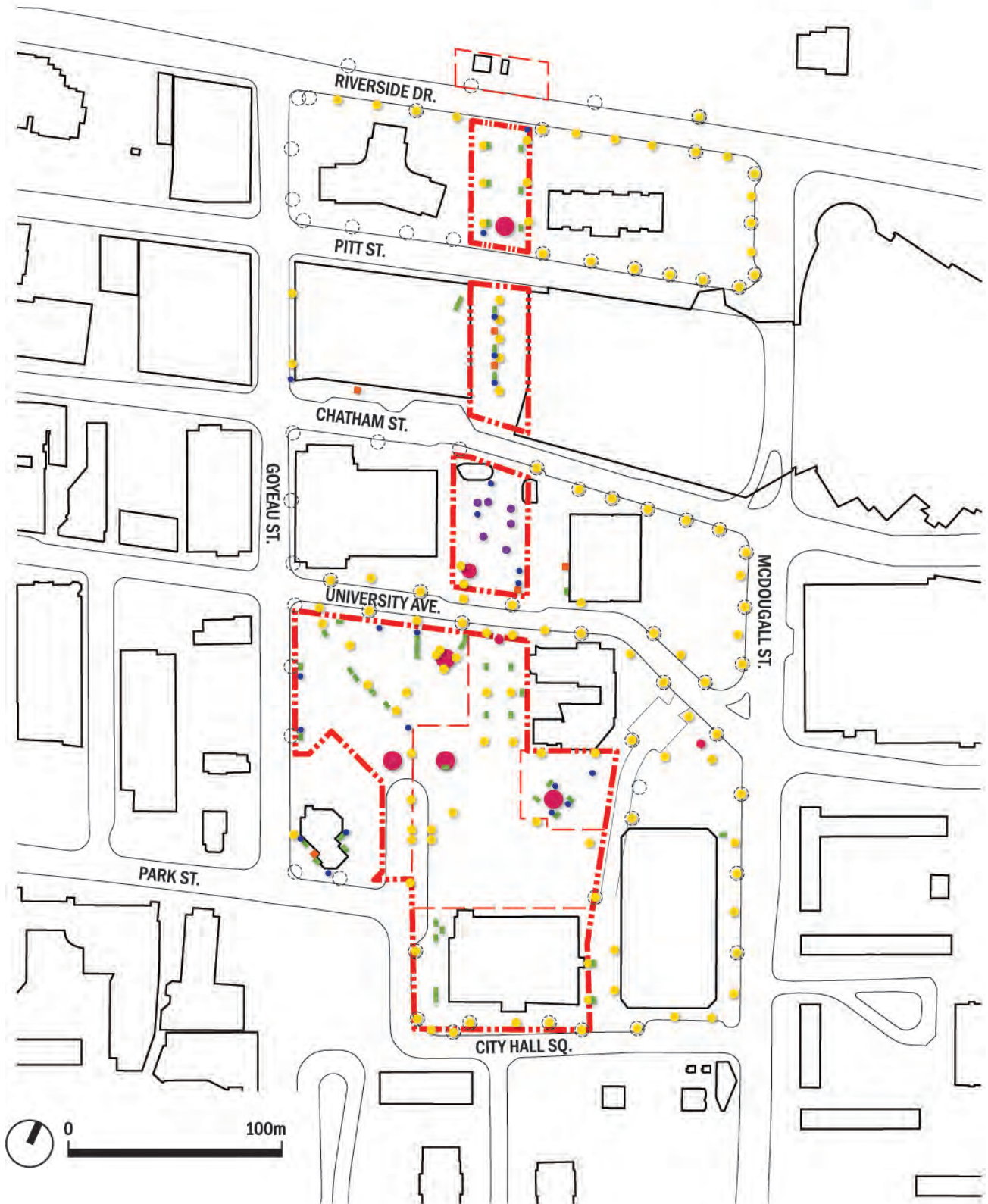
The site received dominant wind from northwest in winter and from the southeast in summer.

REFERENCE

Downtown Windsor SketchUp Model, provided by City of Windsor.

EXISTING FEATURES

- Monuments ●
- Pedestrian Lighting ●
- Street Lighting ○
- Bench ■
- Bike Rack ■
- Trash Receptacle ●
- Outdoor Table ●



EXISTING FEATURES

FURNISHINGS

The existing furnishings within each site are minimal with limited variety but are well used by visitors to the esplanade. Majority of the seating provided throughout each segment is either a standard wooden or metal bench. Standard benches are inherently isolating as it is uncomfortable in most cases to join a stranger on a bench. Innovations in seating include wide, continuous benches of different forms that can be used for sitting, lounging, picnics, using a laptop or socializing in large or small groups. For cafe seating, movable furnishings are popular and would be ideal for the lunch crowd.

Incorporating comfortable and modern furnishings will improve access to the spaces, encourage longer stays and repeat visits.



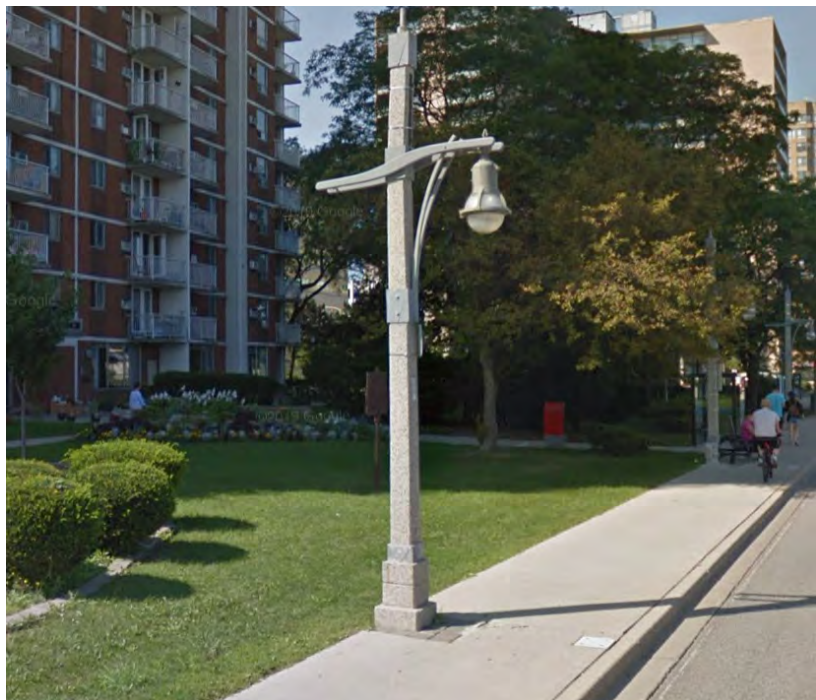


MONUMENTS & PUBLIC ART

The length of the Esplanade has a variety of statues, sculptures and commemorative features. Most notable are:

- The Essex County War Memorial Cenotaph honoring casualties of the Great War of 1914-1918
- The Tower of Freedom Underground Railroad Memorial. The Memorial is situated on an invisible line linking it to the Gateway to Freedom Memorial in Detroit, both created by sculptor Edward Dwight in 2000/2001
- The Heritage Garden with four fountains representing a different era in the site's history
 - French Farms (1750's)
 - Windsor Barracks (1840-1860)
 - Central School Square (1870's)
 - City Hall Square (1904)
- Rotary Peace Monument in Charles Clark Square
- The Tercentennial French Settlers Monument and "Wall of Names"
- Various sculptural art pieces
- A large Inukshuk in City Hall Square. As it is uncertain whether the Inukshuk was created by Indigenous sculptors, or with First Nations engagement, it's presence on the site should be reviewed.

There are many untold stories surrounding the history of the site, including it's highly significant role in the Underground Railroad, Indigenous culture and heritage, and the many immigrant stories that make Windsor a diverse and vibrant city. These could bring a high level of educational, cultural, social and entertainment value to the project.



LIGHTING





There is a significant amount of lighting within each segment and the surrounding areas, this makes each space useful during the evening to host events, community gatherings and recreational activities. Charles Clark Square (segment 2) would benefit from more lighting to create a well-lit area during the evening for people walking through. The existing lighting provided is all the same style fixtures. The two types of fixtures compose of a single post pedestrian light used mostly along pedestrian paths and a single post combined pedestrian and street light fixture along roads. This type of lighting fixture is useful for keeping roads and sidewalks well lit during the evening. However, the segments would benefit from a range of fixtures such as light bollards, spotlights, linear lighting, accent lighting, and down lighting, each of these types will help to create and define each segment as a space.

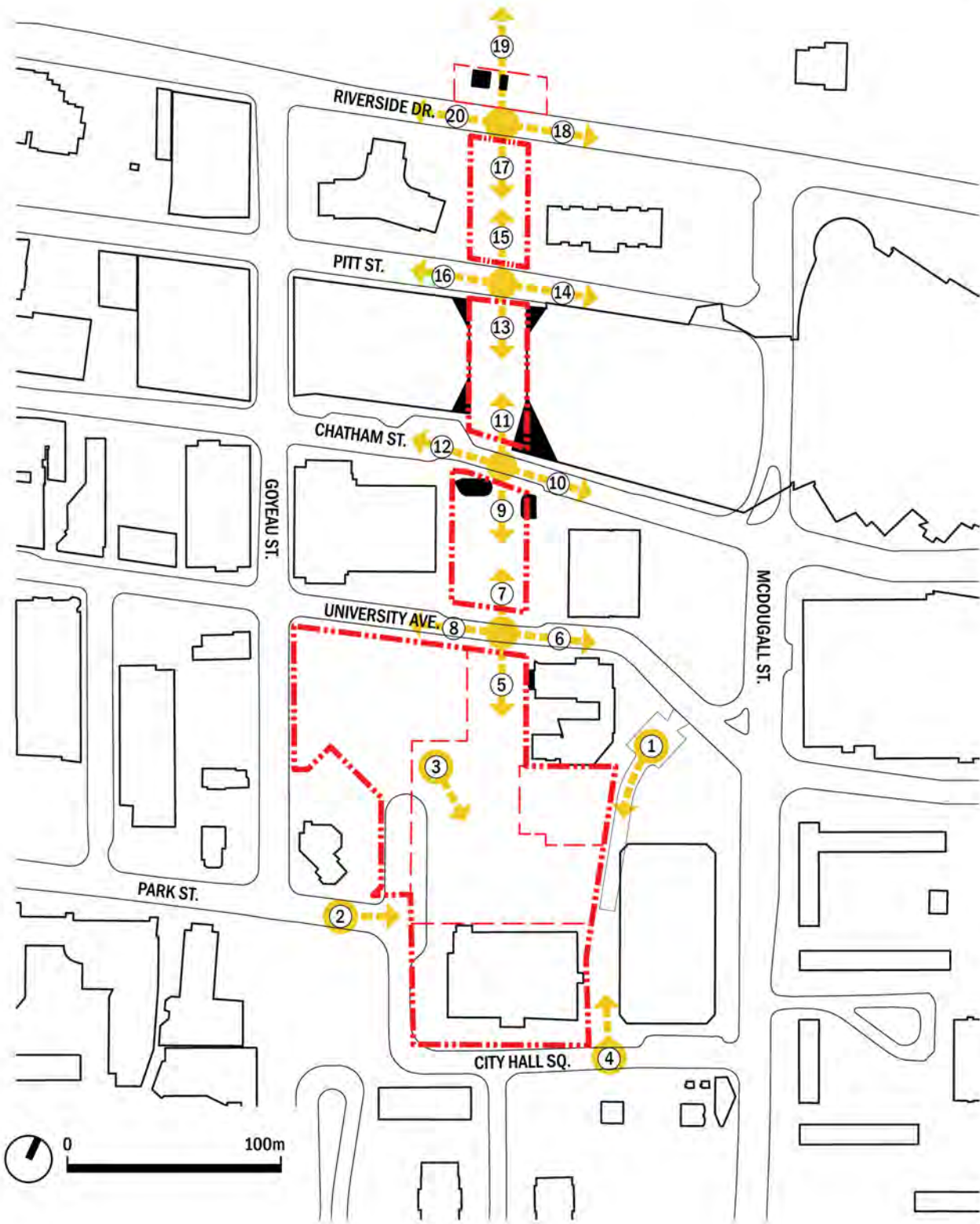
REFERENCE

Google Map 2021

Segment 1 Topographic Survey by Verhaegen Land Surveyors dated January 12, 2021.

VIEW CORRIDOR

- View Direction 
- View No. 
- Key Node 
- Elements Blocking the View 



VIEW CORRIDORS

The City Hall Square and Esplanade are located in a key part of downtown, within a 10 minute walk of Windsor's destinations, businesses, civic and educational centres. However, it is lacking visual or spatial connections to significant destinations within a few minutes walking distance.

The Esplanade is a physical and visible connection from City Hall to the Riverfront, however the connection is not visibly apparent, particularly from the river. There is no strong, visible connection to/from Windsor Detroit Tunnel to appeal to visitors. From City Hall, the Tower of Freedom is a defining feature creating an apex to the view toward the river. This view corridor could be enhanced, and framed in the new design. Currently the view is blocked in several locations, and there are barriers to travel. The jutting corner of Caesar's Windsor is an impediment in one location, and the vendor buildings in Charles Clark Square protrude significantly into the Esplanade.

At Civic Green (Segment 4), there is strong potential for views and connection to the river and through the Esplanade to City Hall, but views are cut off by a row of trees and a wall. Overall, the opportunities to enhance, frame and celebrate the connection from City Hall to the Detroit River are significant. Additionally, opportunities to create visual connections to the Downtown along east-west streets can be incorporated into the Esplanade and future streetscape improvement projects.

REFERENCE

Google Map 2021



①

University Ave. at
City Hall Square East
looking south



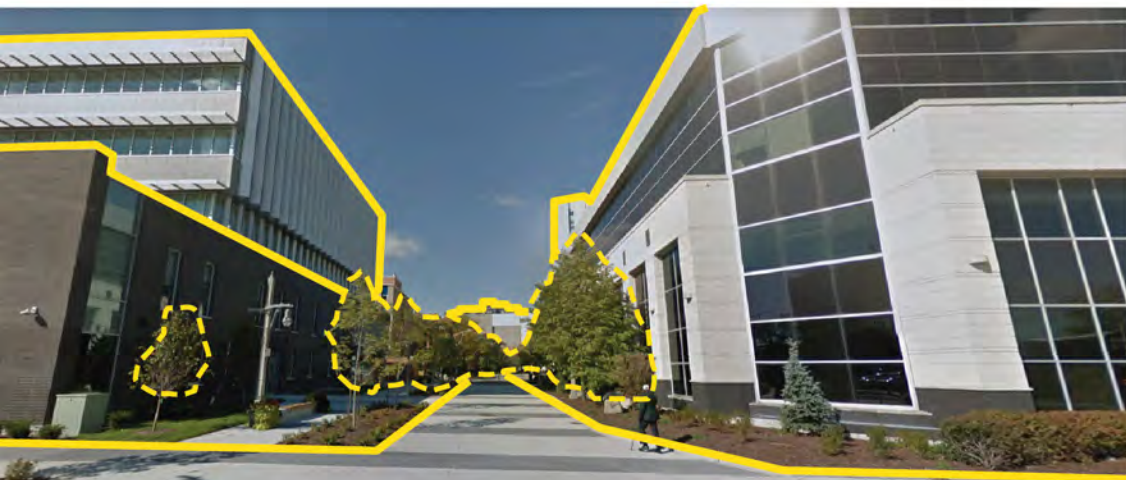
②

Park St. at
City Hall Square South
looking east



③

Circular Garden
looking southeast



④

City Hall Square South at
City Hall Square East
looking north



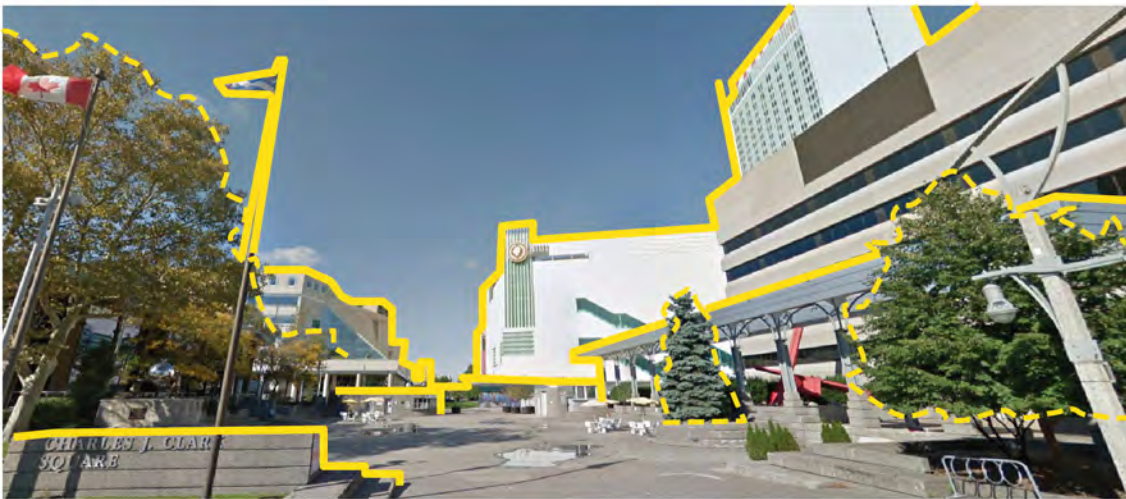
⑤

University Ave. at the Civic Esplanade looking south



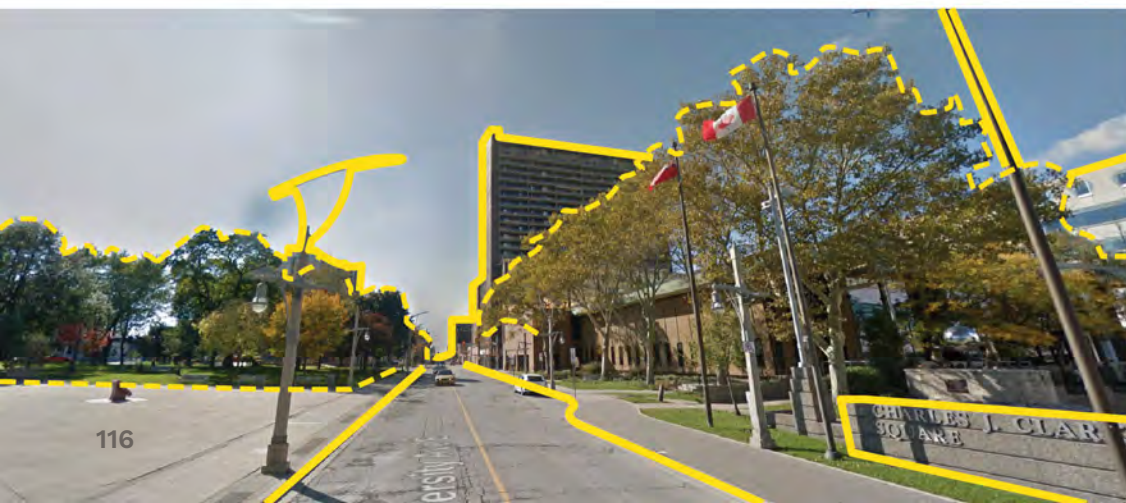
⑥

University Ave. at the Civic Esplanade looking east



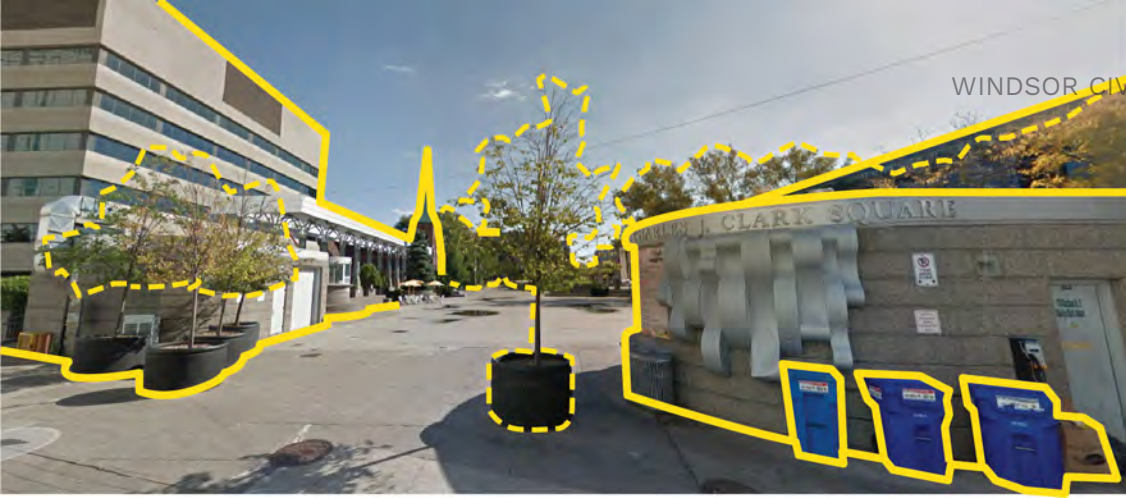
⑦

University Ave. at the Civic Esplanade looking north



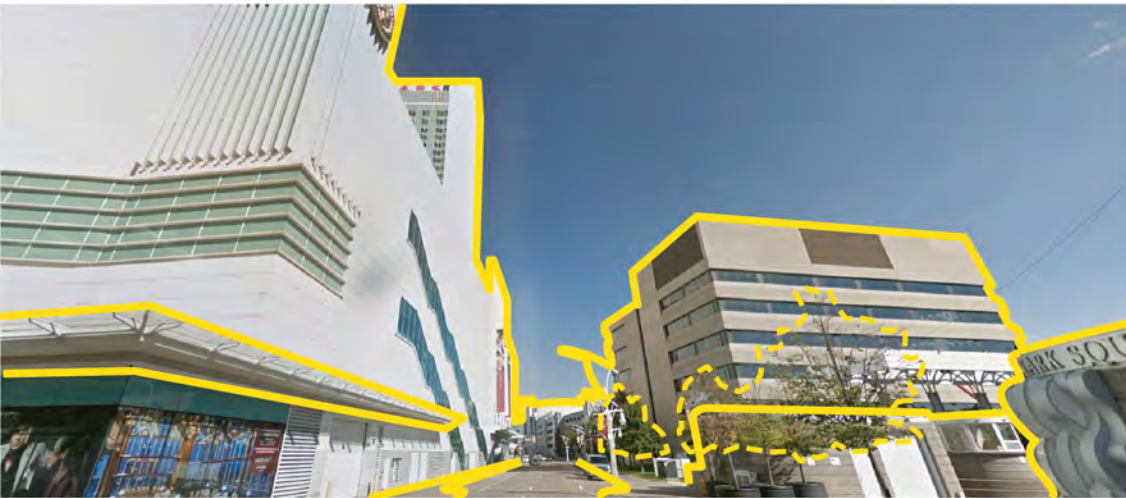
⑧

University Ave. at the Civic Esplanade looking west



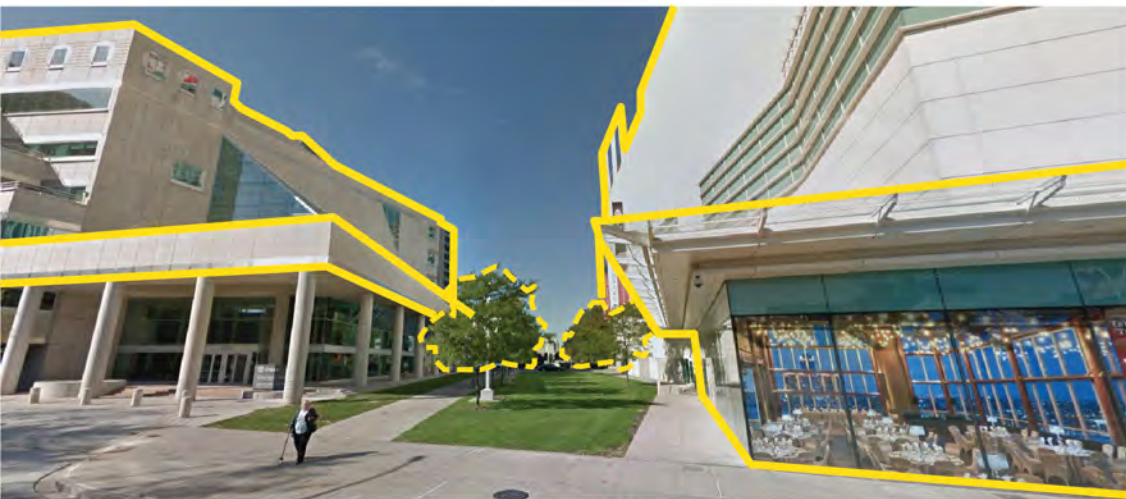
⑨

Chatham St. at
the Civic Esplanade
looking south



⑩

Chatham St. at
the Civic Esplanade
looking east



⑪

Chatham St. at
the Civic Esplanade
looking north



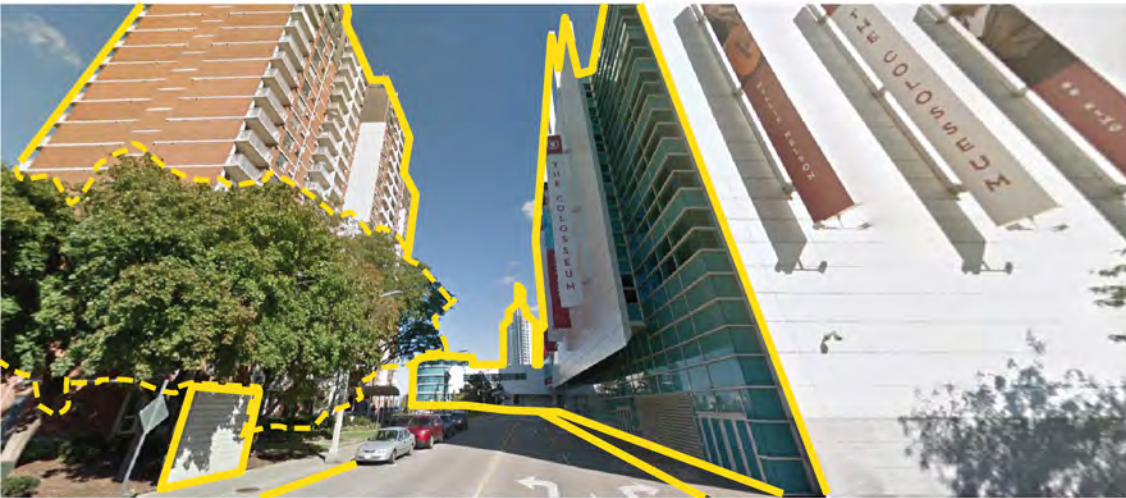
⑫

Chatham St. at
the Civic Esplanade
looking west



⑬

Pitt St. at
the Civic Esplanade
looking south



⑭

Pitt St. at
the Civic Esplanade
looking east



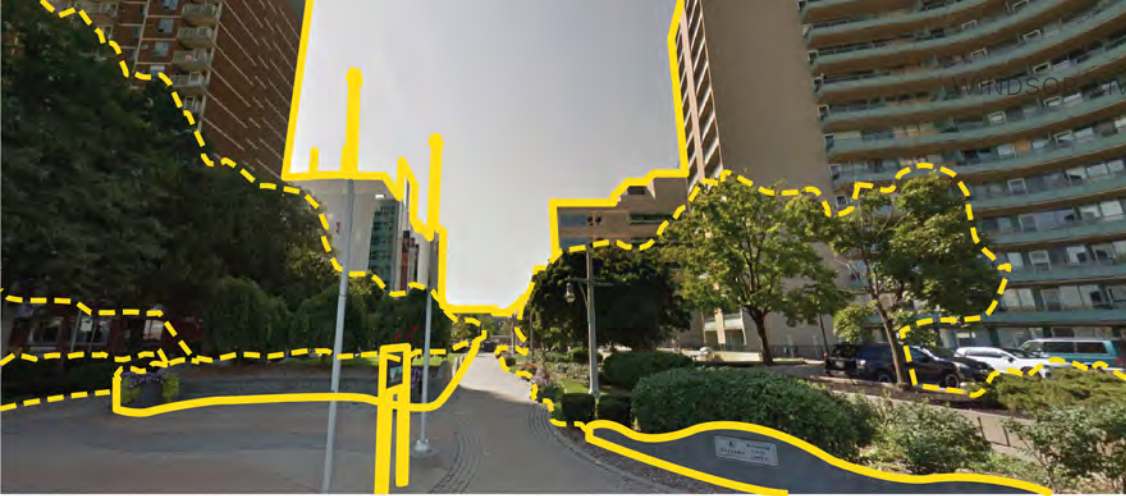
⑮

Pitt St. at
the Civic Esplanade
looking north



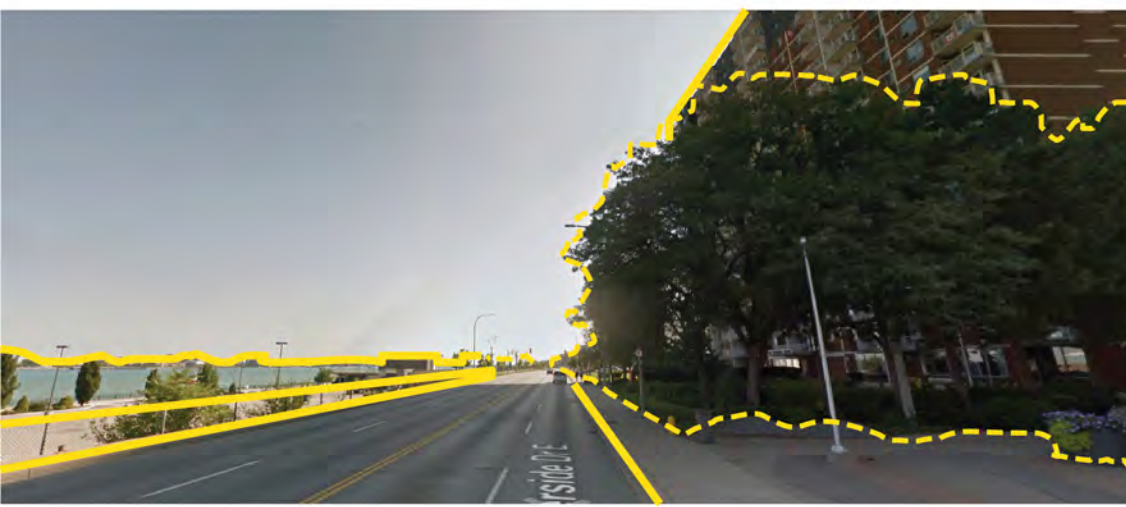
⑯

Pitt St. at
the Civic Esplanade
looking west



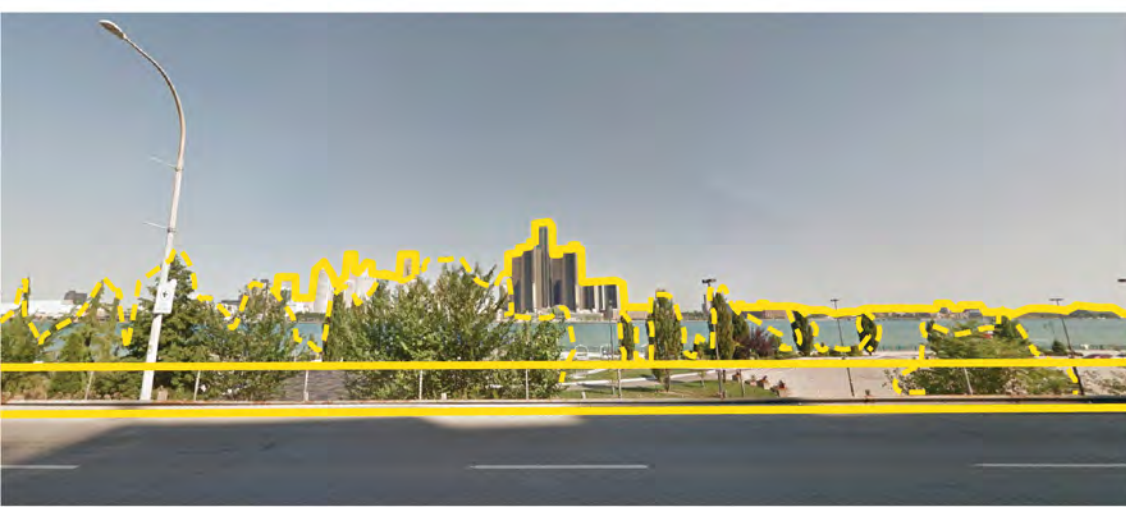
⑰

Riverside Dr. at the Civic Esplanade looking south



⑱

Riverside Dr. at the Civic Esplanade looking east



⑲

Riverside Dr. at the Civic Esplanade looking north

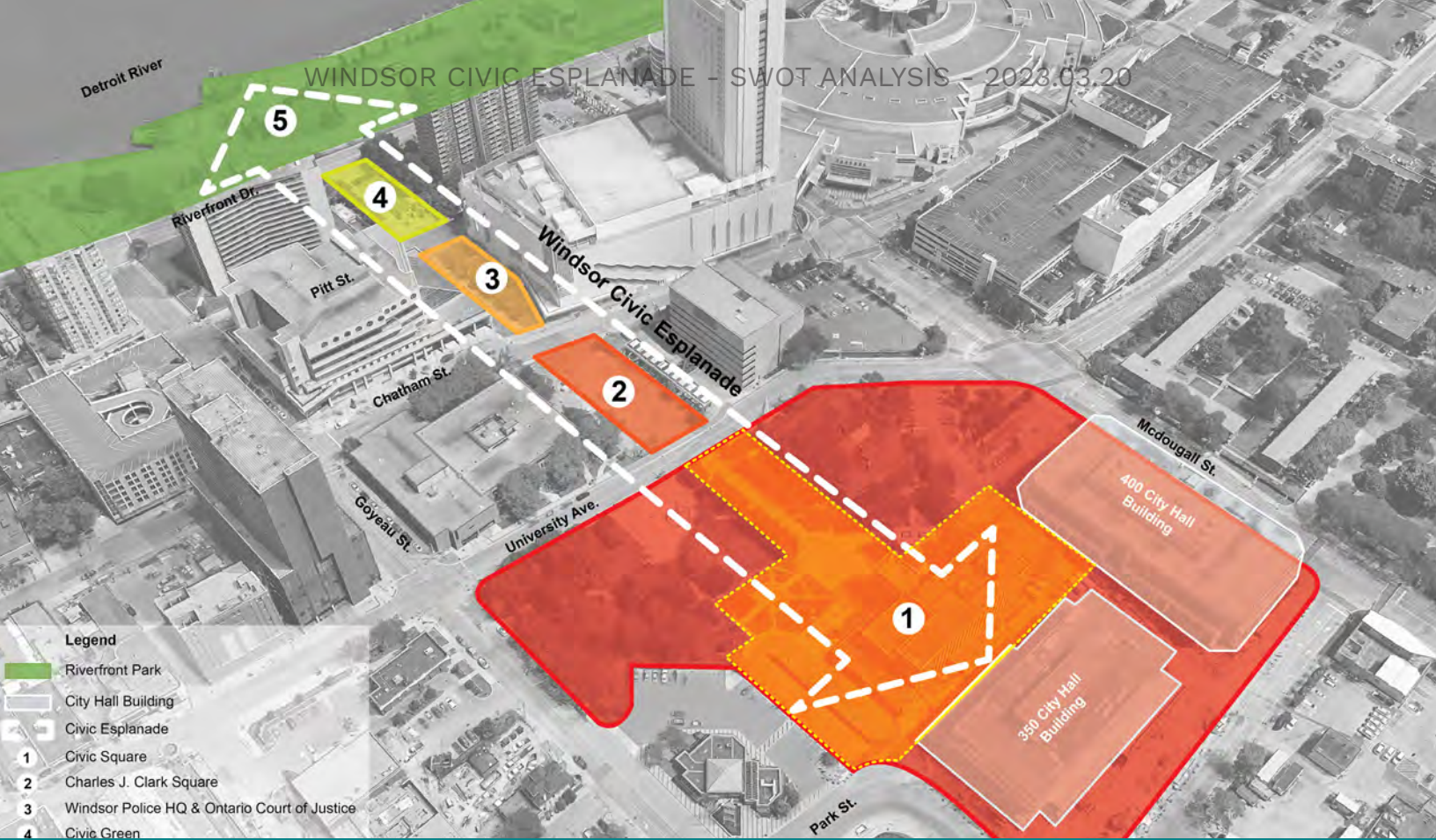


⑳

Riverside Dr. at the Civic Esplanade looking west

5 SWOT ANALYSIS

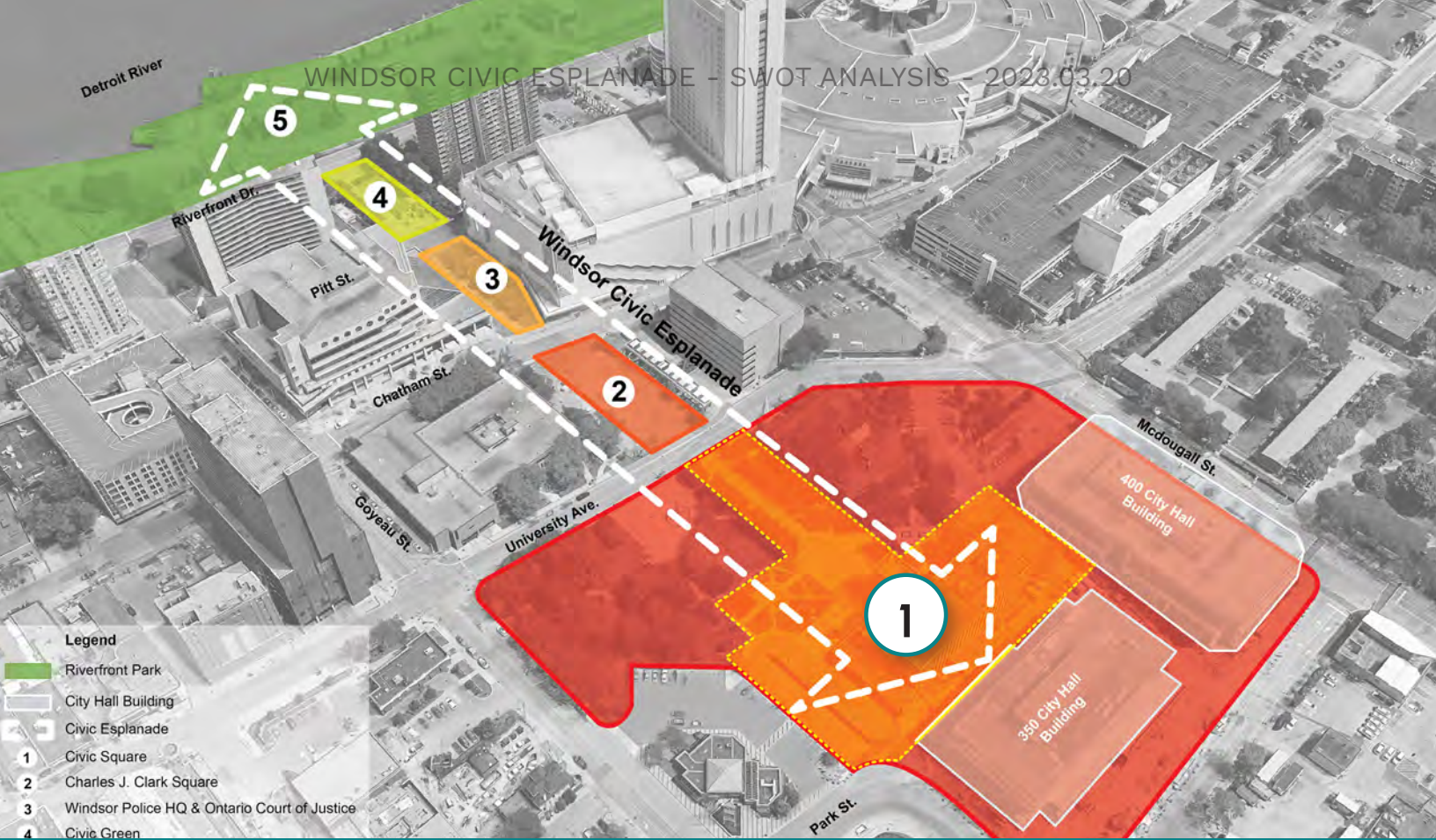
Detroit River



OVERALL (PLAZA + ESPLANADE)

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Several street connections provide access and connection to surrounding	Streets that cross the Esplanade are not pedestrian friendly, lack bike lanes and appealing streetscape identities	Create a "shared street" experience in the adjacent road segments, eventually connect streetscape improvements from Esplanade to downtown	Changes to roadways are walkways challenging to implement and can garner resistance from many stakeholders.
The Square and Esplanade are located in a key part of the downtown, within a 10 minute walk of Windsor's destinations, businesses, civic and educational centres.	Lacking visual or spatial connections to significant destinations within a few minutes walking distance	Connect the Civic Esplanade to Windsor's downtown and entertainment destinations.	In order to be fully realized, some of these connections will need to occur beyond the boundaries of the site as future projects
Beyond the immediate adjacency, there are many active user groups that could utilize and enliven the space	Lacking space and amenities to serve students, visitors workers and residents in the surrounding areas	Incorporate design features and programming to serve the identified user groups	Accommodating a wide array of users and events is one of the key challenges for any public space, and much is dependent on partnerships and activity programming.
	Lacking in characteristics and infrastructure to host festivals, events, performances and gatherings	Create a series of flexible event spaces that provide the required amenities and can be customized for a variety of uses	
	Surrounding buildings lack visual identity and active spaces fronting the plaza, leaving no opportunity for permanent Retail Dining and Entertainment (RDE) to bring vitality to the space	Pop up and mobile retail, vendor kiosks and food trucks can provide amenities and activate the space	City ordinances may inhibit this solution. Local restaurants and the BIA may fear competition from mobile and pop-up vendors.
The Esplanade is a physical and visible connection from City Hall to the Riverfront	The connection is not visibly apparent, the view is blocked in several locations, and there are barriers to travel	The entire axis of the Esplanade can be shifted to create a new view through the space, assuming redesign and relocation of some elements. The design can improve the physical connection through the space	Redesign of the streetscapes through the site will be necessary to create a physical connection that is fully functional for pedestrians and active transportation
	No strong, visible connection to/from Windsor Detroit Tunnel to appeal to visitors		
Many organizations in the vicinity and downtown are interested in partnering with the city to bring the space alive through active programming	The City may have insufficient resources to fully support the programming effort to realize the full potential of the space.	Bring additional resources to the effort, internally or externally (such as at Campus Martius), to create, support and maintain active programming.	This will be a change of existing ways of doing business and will require additional resources and cost.
	Citizens experiencing homelessness may choose to use the space in ways that are not compatible with other uses.	Approach the design and programming in a way that is sensitive to the needs of the homeless population while properly balancing the other needs of the project.	This issue must be handled with sensitivity at all levels.
There are many untold stories surrounding the history of the site. These could bring a high level of educational, cultural, social and entertainment value to the projects.	The existing monumentation on the site is limited in its scope and does not fully address Indigenous history and current presence, African Canadian and Underground Railroad history, and other former uses of the site.	Telling these stories through design, information, public art, media and events could bring a very high degree of value and vibrancy to the space, as well as meeting the goals of Truth and Reconciliation.	Proper execution requires extensive work with stakeholders. The requirement of "nothing for us, without us" should apply to any cultural storytelling and interpretive features.

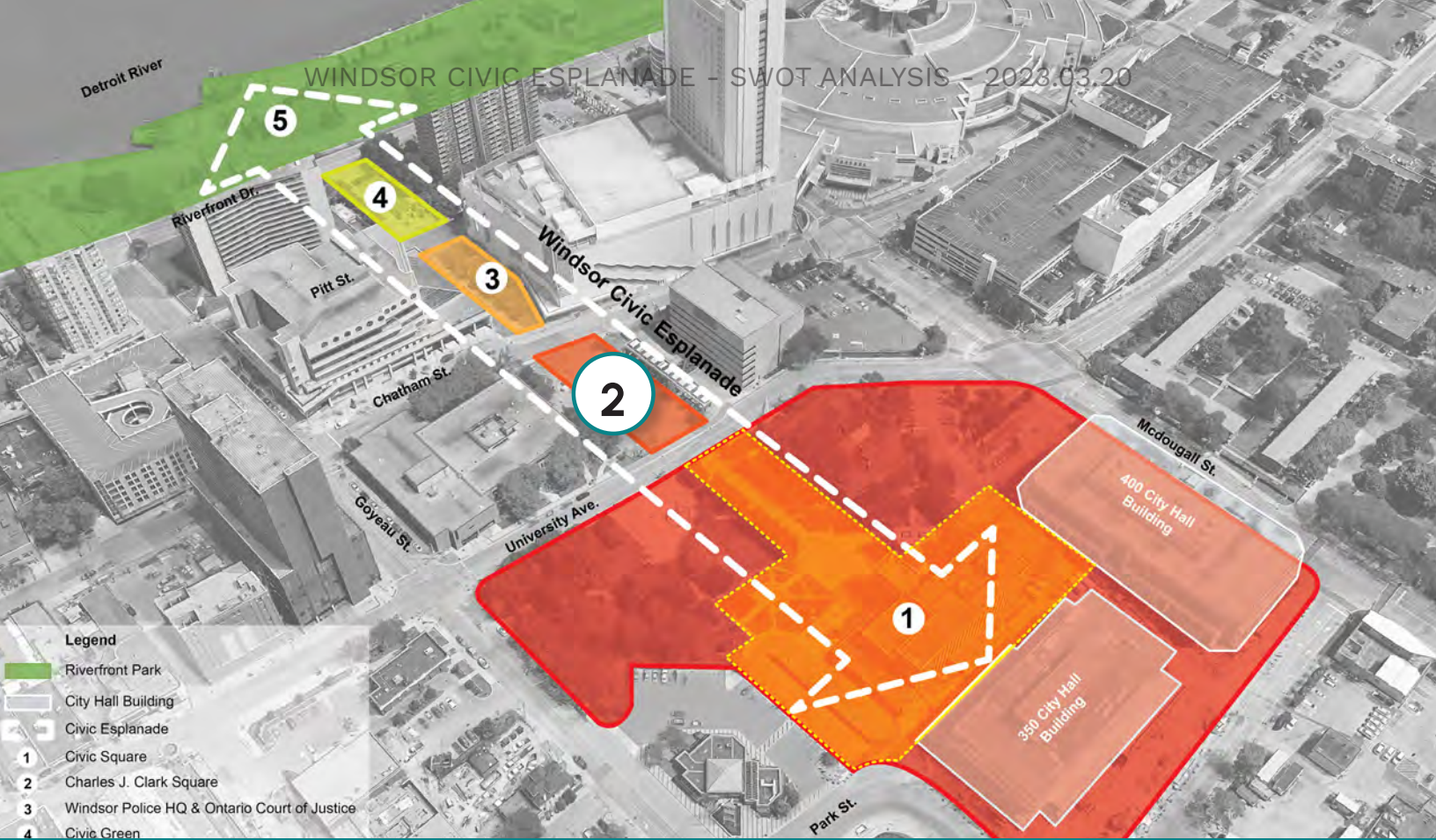
Detroit River



1 CITY HALL PLAZA

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Location is well known with highly invested public and stakeholders	Layout does not fully support the desired activities and programming	Redesign and active programming can create a highly successful civic space	Resources, cost and a multiplicity of programming requirements, along with existing features
	The layout of the space is relevant to the former City Hall building but does not align well with the new building	Redesign can preserve desired features while creating a fresh new civic plaza that frames and supports the function of the new City Hall	Existing features may challenge the full realization of this vision.
All Saints Church is a draw for the community and provide a variety of services to the square as well as events. Potential programming partner.		Partner with the Church to strengthen their public offerings and programming opportunities	We heard in the stakeholder sessions that membership is declining.
Well known space in high profile location	Design is showing its age and lacks active programming	Create a flexible, exciting space that will be beloved by residents and visitors	Existing features must be worked around and could create limitations to fully realizing the full potential of the site
New City Hall building creates a backdrop and identity	The former City hall had a tower with curved wall that provided a vertical terminus to the Esplanade. The new City Hall may be less visible from afar	Create a gateway feature that anchors the view from the river	Significant vertical elements can be challenging to "get right" and must be carefully integrated with other aspects of the site.
Existing well known and beloved features on the site such as the skating rink, Cenotaph and Heritage Garden	Some of these features are aging and have design challenges or are in a state of bad repair.	The new design will have to carefully consider these elements and work with their strengths to create a cohesive new public place.	These features could ultimately end up detracting from the new design as they could visually clash or continue to have condition issues and require changes which may not be compatible with the new.
	Councillor parking is not well laid out, is not a visual amenity and creates a barrier to pedestrian flow.	Councillor parking can be reconfigured to take up less space, creating opportunities for better pedestrian connections	There may be opposition to these changes
	Pedestrian access from Park Street is uninviting and potentially dangerous	Design of the plaza can and should improve pedestrian and active transportation access to, from and through the site	Some connections may be challenged through existing conditions
The curved sign from the prior City Hall building is an important Heritage feature and was saved from demolition		Relocate the feature on site as an amenity	Must be carefully positioned and serve a meaningful function to be successful

Detroit River



② CHARLES CLARK SQUARE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
-----------	------------	---------------	---------

<p>Skating rink is a popular amenity to the city</p>	<p>"Rink is difficult to get to from skate pickup area in City Hall Plaza.</p> <p>Rink is not functioning most of the year due to weather and poor state of repair</p> <p>"</p>	<p>Relocating the skating rink leaves a large space with open opportunities to become an iconic destination public space in the City</p>	
--	---	--	--

<p>Space is adjacent to City Hall Plaza, midway in the Esplanade and a good size for small and medium events.</p>	<p>There are no active uses in the existing buildings</p>	<p>Space has room for pop-ups and potential flow-through access for food trucks, with potential to activate the entire esplanade</p>	
---	---	--	--

<p>Office buildings nearby provide potential for daytime / weekday use. Workers in the adjacent buildings currently use the space for seating and eating lunch.</p>	<p>Seating is limited and the existing terraces are somewhat hard and cold in appearance.</p>	<p>Create flexible seating opportunities that can be used by a variety of users. Possibility to partner with vendors (like IKEA does in Portland)</p>	<p>Flexible and or movable seating can be controversial and seen as risky over typical benches and fixed seating</p>
---	---	---	--

Large, concrete space is stark and uninviting when not in use for skating

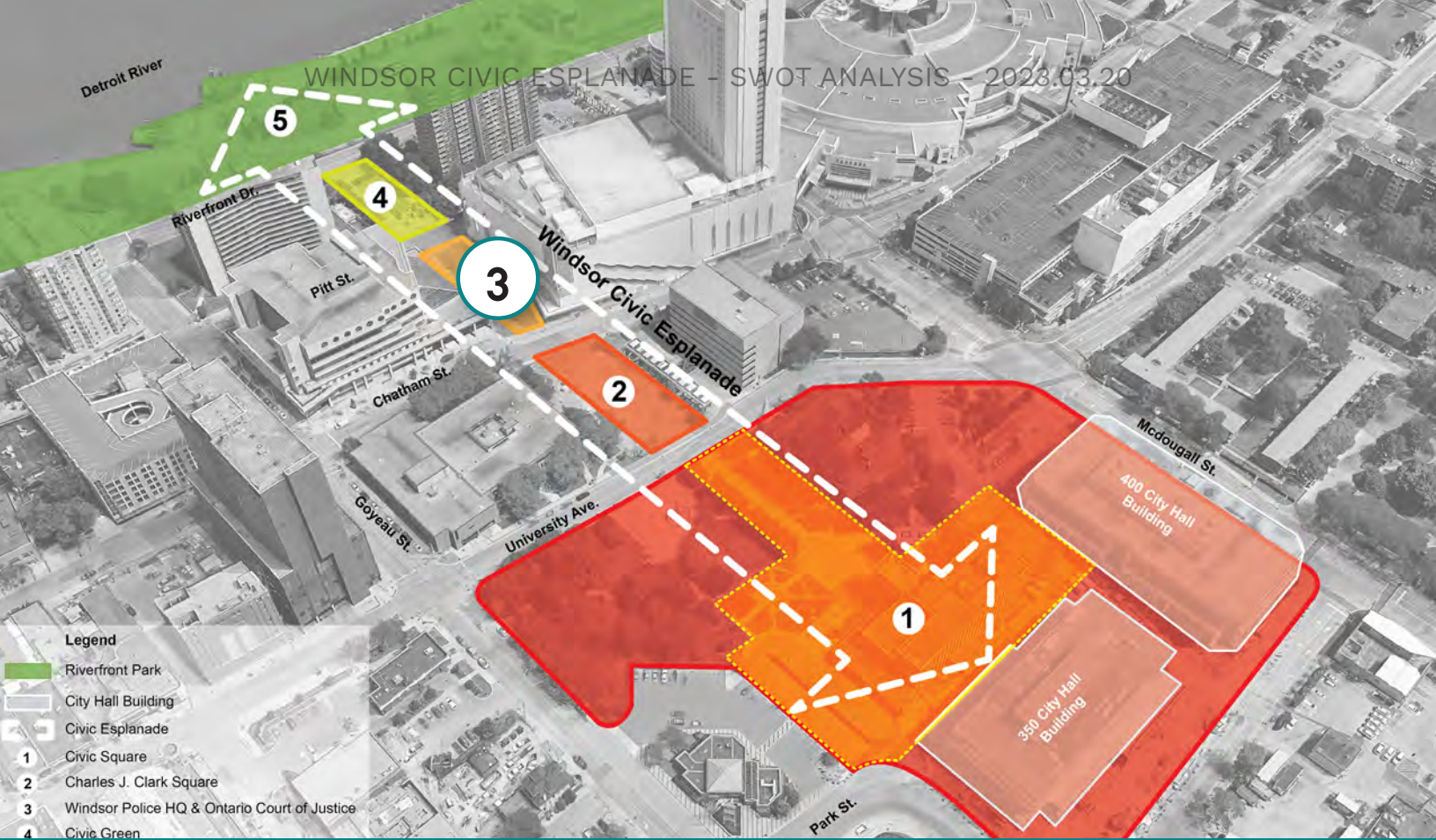
<p>The space is already used for programming and events</p>	
---	--

Buildings present back-of-house (BOH) uses to the street and plaza, and block views down the Esplanade

Shade structure is not well designed to be used for seating / shade

Deficient landscape and green. Small trees in pots are not adequate for shade.

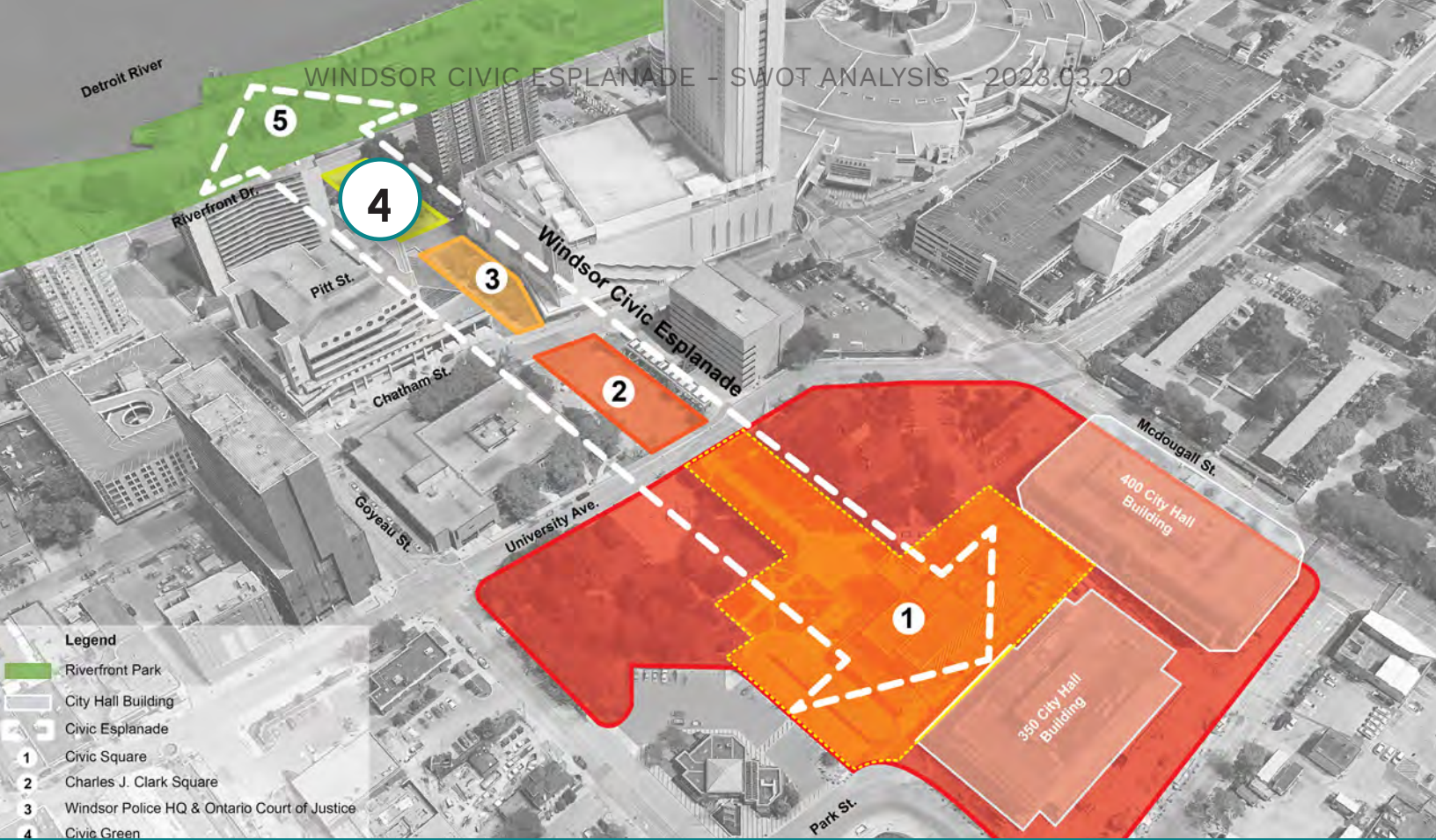
Detroit River



③ CAESARS SECTION

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
While it does not appear so, space is wide enough to create a meaningful layout with opportunities for programming.	Feels like a corridor for walking through rather than a usable space. Not helped by straight walk and colonnade of trees	Site is a blank slate for re-design and reprogramming	Caesars may restrict programming or any design elements that could be seen to obscure or impact the building
	Over parking garage, limiting soil depth for planting	Site is a green roof which can be a part of sustainability awareness	Structural issues, drainage and planting limitations
Caesars wall provides a potential backdrop for programming	Caesars presents a blank wall facing the space, tall and ominous, with no entrances or exits facing the Esplanade	Site could be a good location for interactive media elements, artistic shade structures, or other fun and immersive programming.	
Proximity of Caesars could potentially attract visitors into the site.	Caesars projects a corner into the space, blocking views to City Hall and the Riverfront	Caesars could potentially partner with the City for shared programming	
	The façade of the opposite building is heavy and doesn't not have shop-fronts or seating	Nearby office buildings provide users of the space during the weekday hours and after work.	
The space is already used for programming and events			
	Buildings present back-of-house (BOH) uses to the street and plaza, ad block views down the Esplanade		
	Shade structure is not well designed to be used for seating / shade		
	Deficient landscape and green. Small trees in pots are not adequate for shade.		

Detroit River



4 CIVIC GREEN

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Strong potential for views and connection to the river and through the Esplanade to City Hall	Views are cut off by a row of trees and a wall	Opening the views could enhance the visual connection into and through the Esplanade	Opening the view and making the most of the site will require substantial changes to the existing site condition including mature tree removal.
Tower of Freedom represents the important Underground Railroad history of the site	The monument is distant from the river and doesn't have an apparent connection to its sister statue in Detroit, or a description of the full Underground Railroad history of the site which is of significant importance.	The monument could be better positioned and elaborated upon to become a storytelling moment that connects the Esplanade to Detroit and Campus Martius Park. The African Canadian community should be consulted in any Underground Railroad programming.	There may be resistance to any changes to the monument.
A lush canopy of trees frames the space on both sides	Some of the tree canopy blocks views	This segment of the Esplanade could be landscaped and continue to be a lush green space, while integrating active programming.	Some of the trees appear to be invasive species such as Norway Maple. Replacement may benefit the overall sustainability of the site while providing lighter shade and less litter.
The two apartment / condominium buildings provide potential users of the site	Buildings do not have active entrances, shops or even windows on the main floor, presenting blank walls and a parking entrance to the site.	Programming in this space could cater to residents, youth and children, providing an additional level of activation.	
This segment of the Esplanade is wider and has more space for meaningful design		The rectilinear space could be part of an overall flexible layout to accommodate events and passive use	
The adjacency to Riverside drive can pull users into the site.	Riverside drive is a busy arterial with no convenient crossing to access the Riverfront.	Creating a connection through this space to the Riverfront would be a significant amenity	A crossing at this location presents some cost and design challenges due to existing conditions.
Existing rolling turf is fun and playful	Rolling turf is a single-purpose element that limits using the space for events or passive activity. It is likely not suited to a key section of the Esplanade	Re-imagining performance space and play features that better serve the flexible goals of the design and desired character, while retaining the playful vibe of the existing feature.	There may be resistance to removing the rolling turf and curvilinear walls
	Absence of any defining gateway features to pull users into the Esplanade	An iconic gateway as part of the overall design modality	
	Deficient landscape and green. Small trees in pots are not adequate for shade.		