



# WINDSOR CIVIC ESPLANADE

DRAFT PHASE 1 REPORT | 2021.02.26

DRAFT

**ACKNOWLEDGMENT**

The Windsor Civic Esplanade sits on Anishinabe Territory. The Anishinabe in the Windsor area are known as the Ojibwa, Odawa, and Potawatomi Nations, or the Three Fires Confederacy. Today the Anishinabe of the Three Fires Confederacy are represented by Walpole Island First Nation. The City of Windsor respects the historical and ongoing authority of Walpole Island First Nation over its Territory.

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# INTRODUCTION

The City Hall Plaza and Civic Esplanade represent a unique opportunity to bring together Windsor's diverse stories, people, and activities in the creation of a shared place.

Phase 1 of the design process begins with research, as we discover the rich and complex history of the site, and the layered stories that give the project a meaningful context through time.

These histories persist, in the lived present day experiences of the people of Windsor. Our conversations with community members suggest the character of spaces that will support civic life; places of celebration, of refuge, of recreation, of respite, of play.

The character of these spaces then provides a framework for the evaluation of the activities and programming best suited to support and embody those varied types of civic life.

Taken together, these studies and research define key variables and components, forming a narrative that will help to guide further studies and analysis.

## PROJECT TEAM



Architecture and Engineering,  
Public Consultation



Water Feature Design

**CUSTOM ICE INC.**  
*Rink Design Build*

Ice Rink Design



Archaeology, Heritage, and  
Indigenous Consultant

**ELECTROSONIC**

Audio Visual Design



Cost Consultant



Surveyor





# 1 PROJECT BRIEF DRAFT

2021.02.26





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## **1.1 HISTORY OF THE SITE**

## **1.2 1991 URBAN DESIGN STUDY**

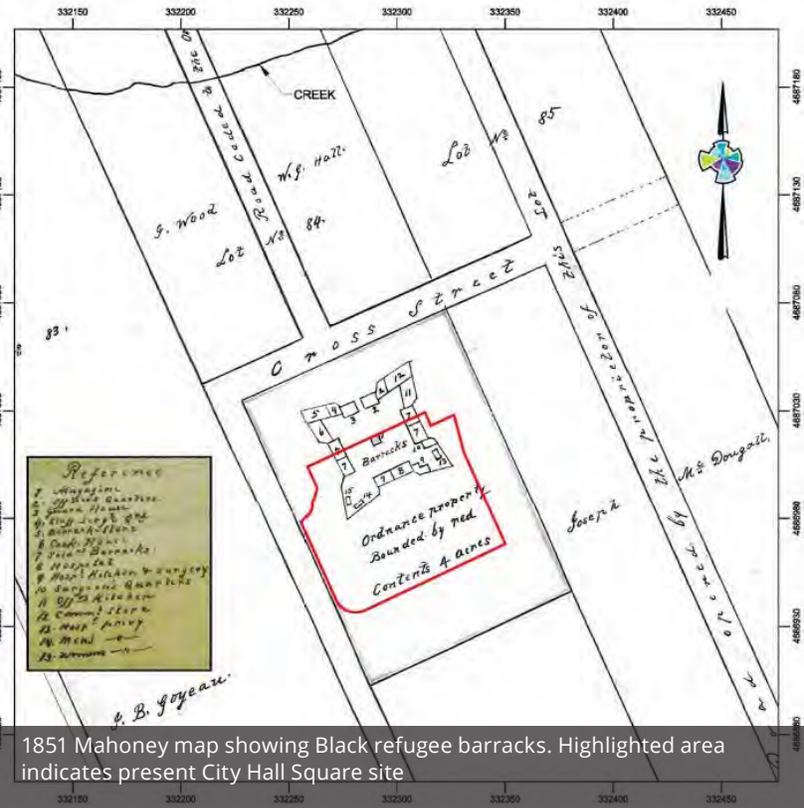
## **1.3 WINDSOR NEW CITY HALL 2015**

## **1.4 2020 CIVIC ESPLANADE AND CITY HALL SQUARE PLAZA PROJECT**

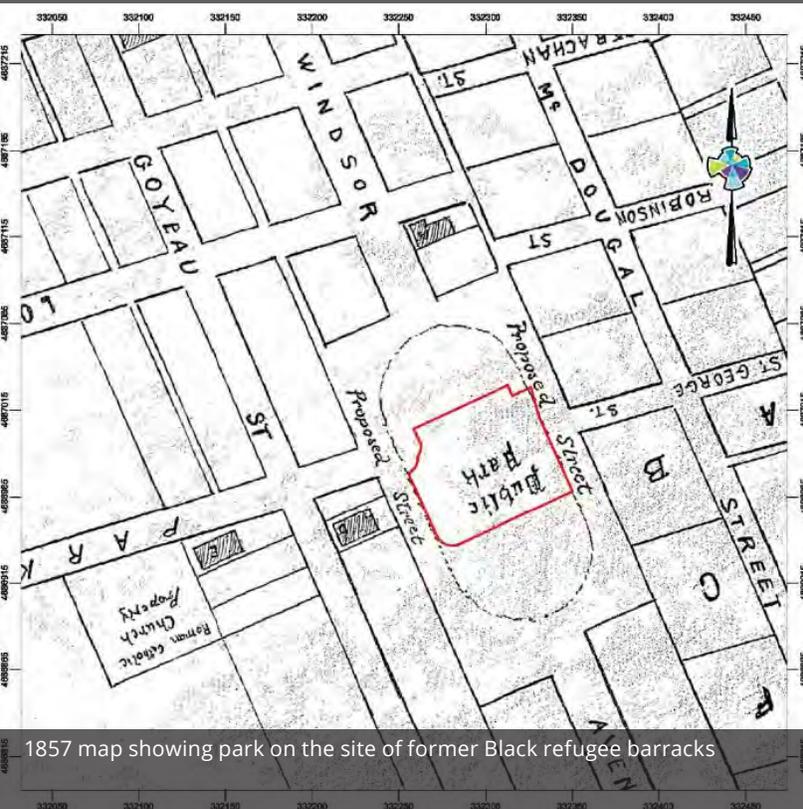
## **1.5 PROJECT LIMITS**



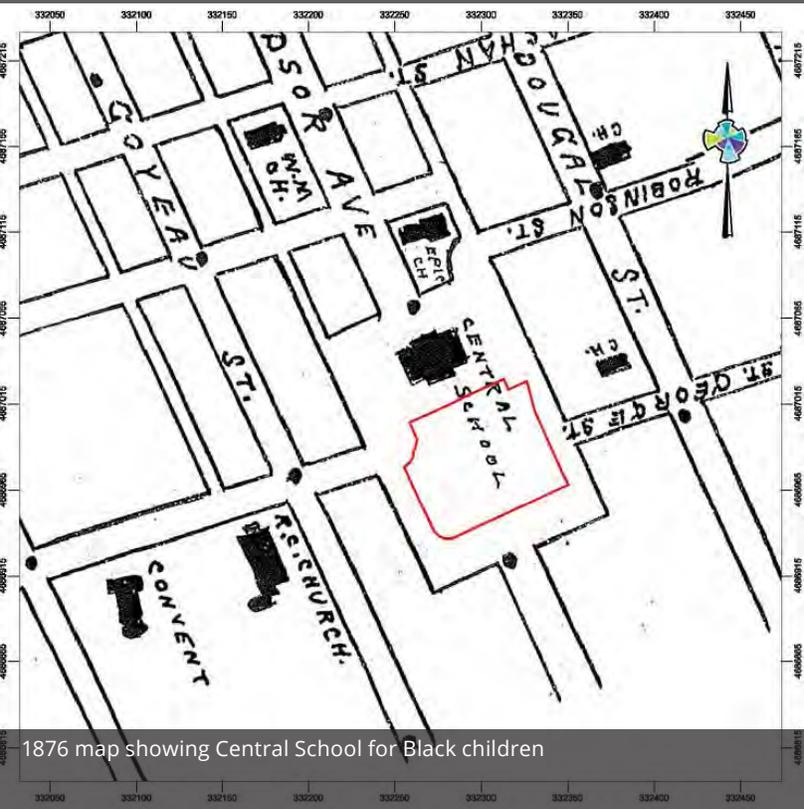
1707 map showing Indigenous communities on both sides of the Detroit River



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.<sup>1</sup>

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 journey<sup>2</sup>. 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 one of if not 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.<sup>3</sup>



1961 Map showing 1957 City Hall and City Hall Annex



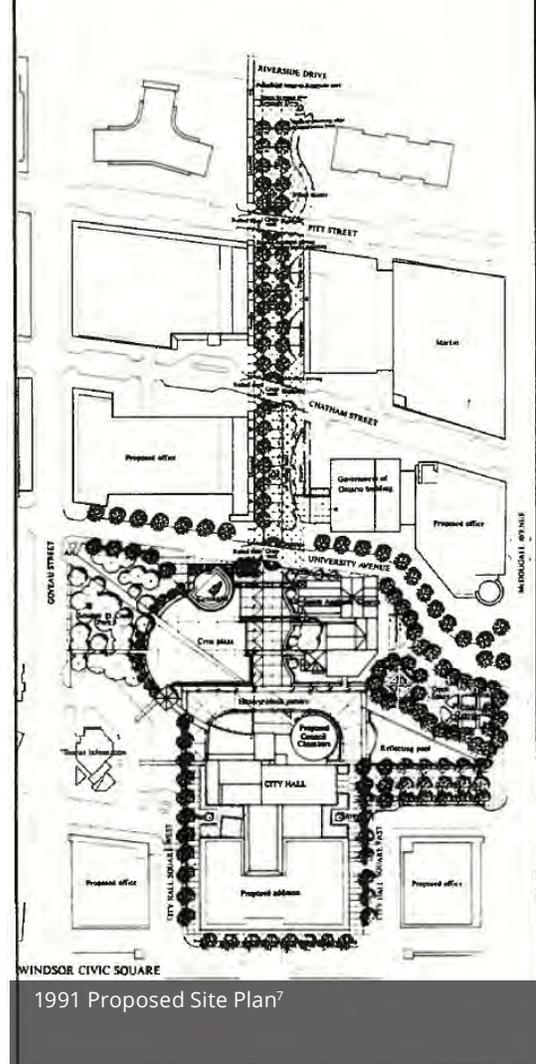
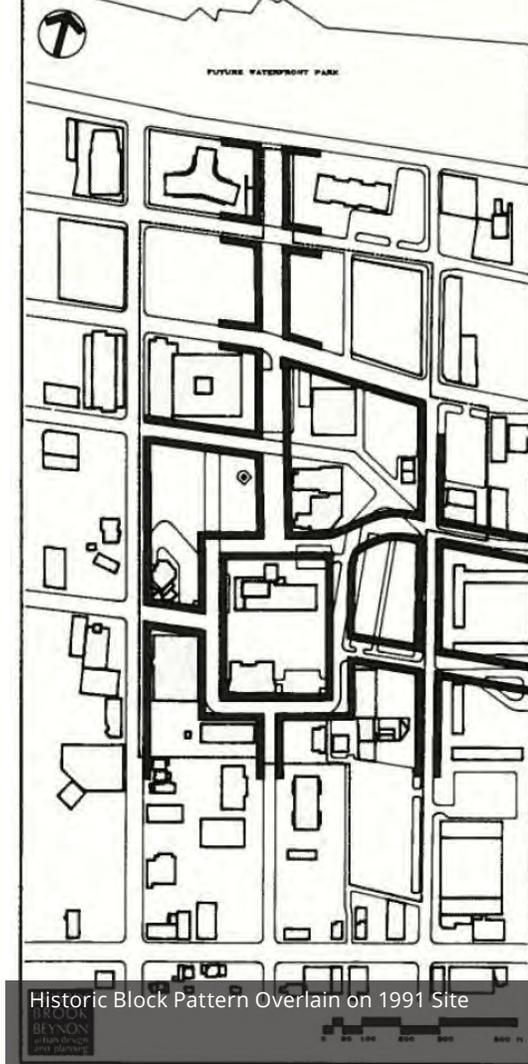
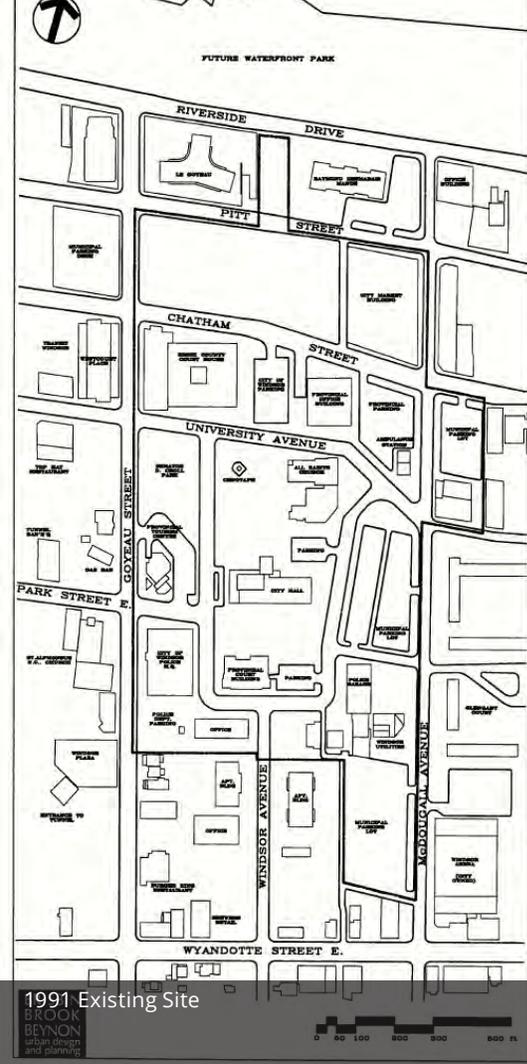
2004 Aerial showing 1957 City Hall, Square and Parking

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).<sup>4</sup>

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<sup>5</sup>. 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.<sup>6</sup>



## 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.



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

CAMPUS CONCEPT



Windsor City Hall 1958<sup>8</sup>



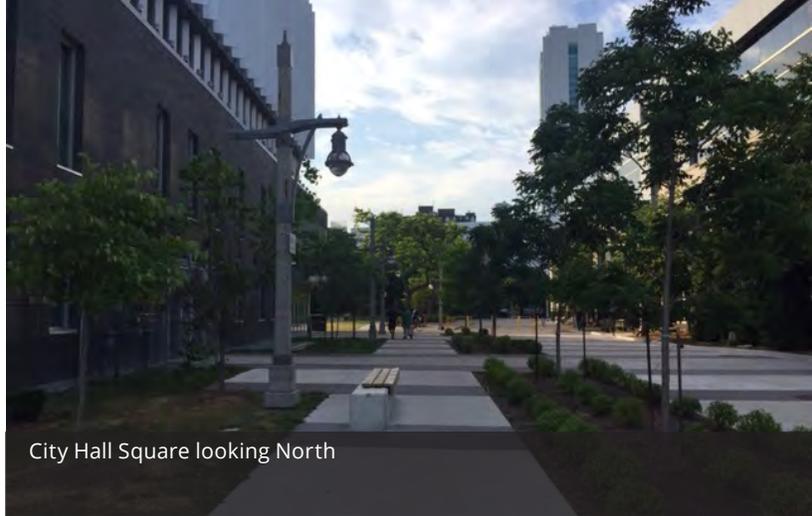
Windsor City Hall 2015<sup>9</sup>

## **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” option was selected and constructed, followed by the demolition of the 1957 City Hall to create additional space for the Civic Square.



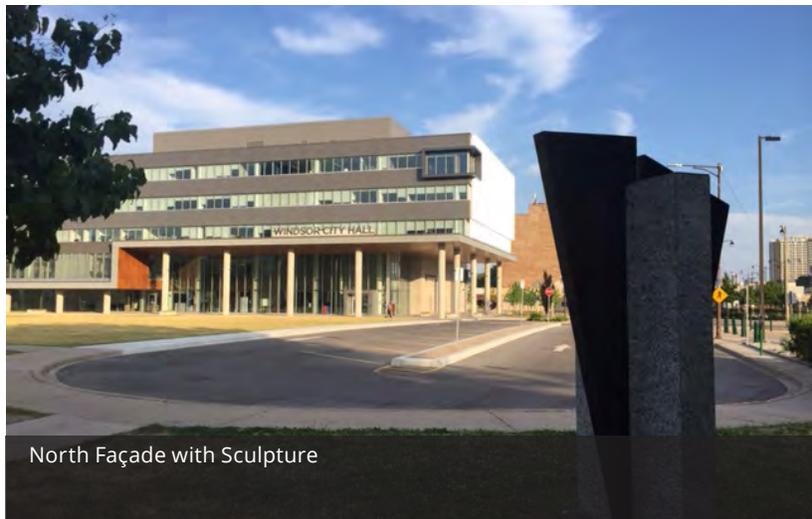
City Hall and Heritage Garden



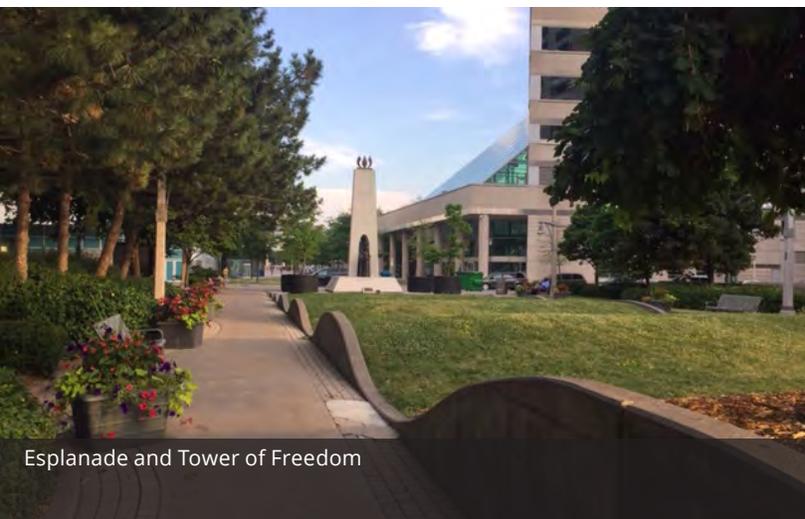
City Hall Square looking North



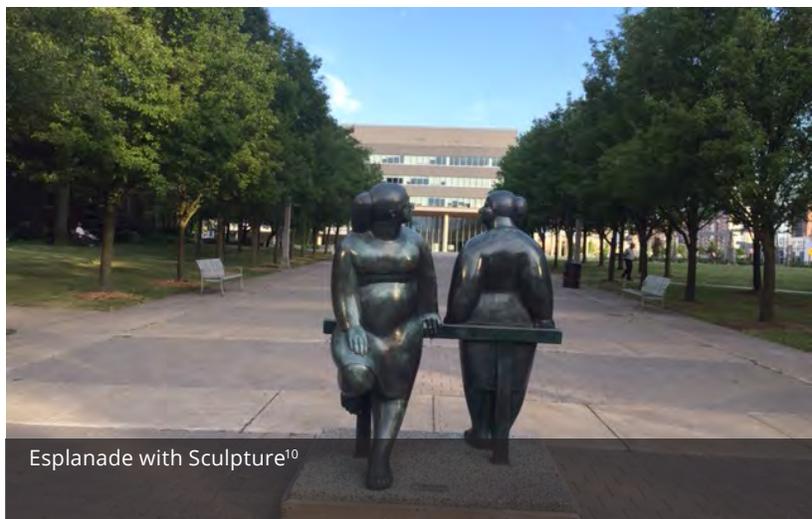
City Hall and Civic Square



North Façade with Sculpture



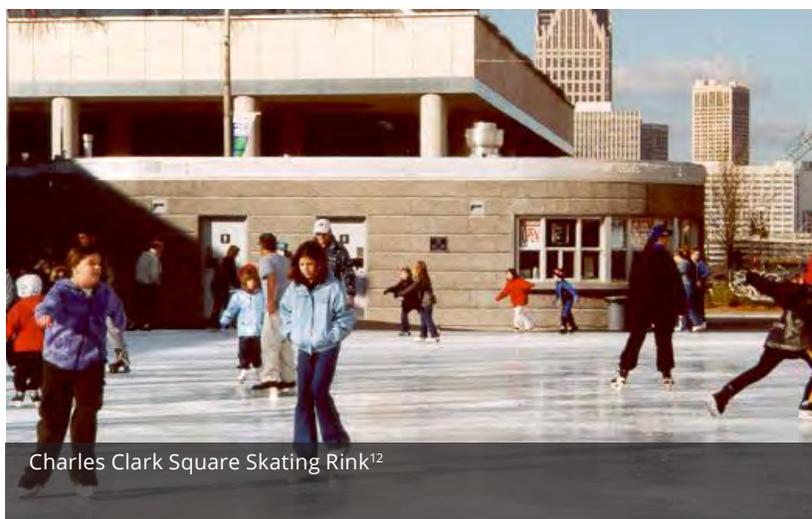
Esplanade and Tower of Freedom



Esplanade with Sculpture<sup>10</sup>



Remembrance Day Celebration at the Cenotaph<sup>11</sup>



Charles Clark Square Skating Rink<sup>12</sup>

## 1.4 2020 CIVIC ESPLANADE AND CITY HALL SQUARE PLAZA PROJECT

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:

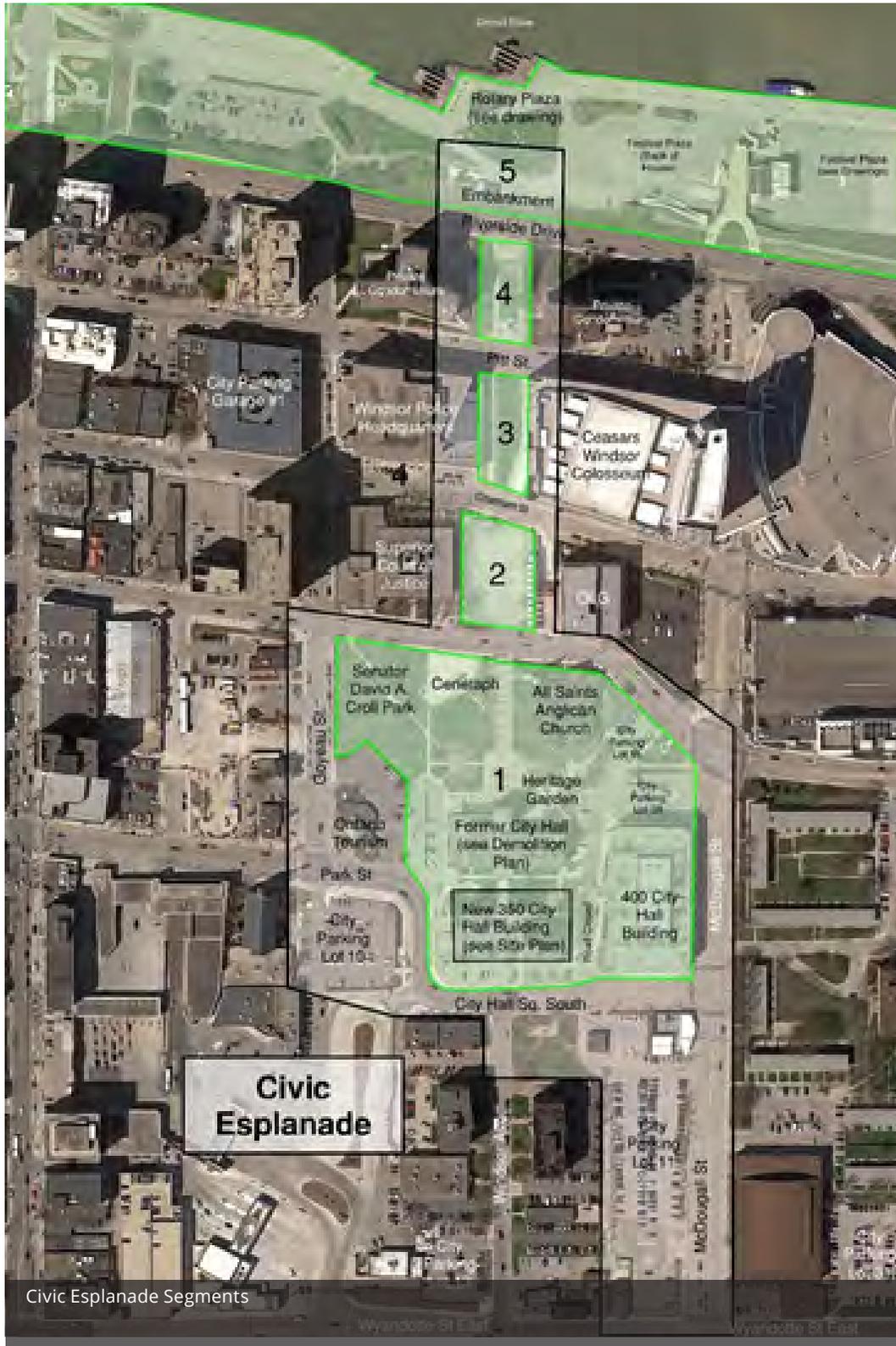
- Provide a functional, flexible, and programmable outdoor space for public use
- Create outdoor space for civic ceremonies and announcements
- Incorporate the heritage, cultural and context of the existing plaza
- Increase accessibility and use of the plaza and esplanade
- Increase the connectivity 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.

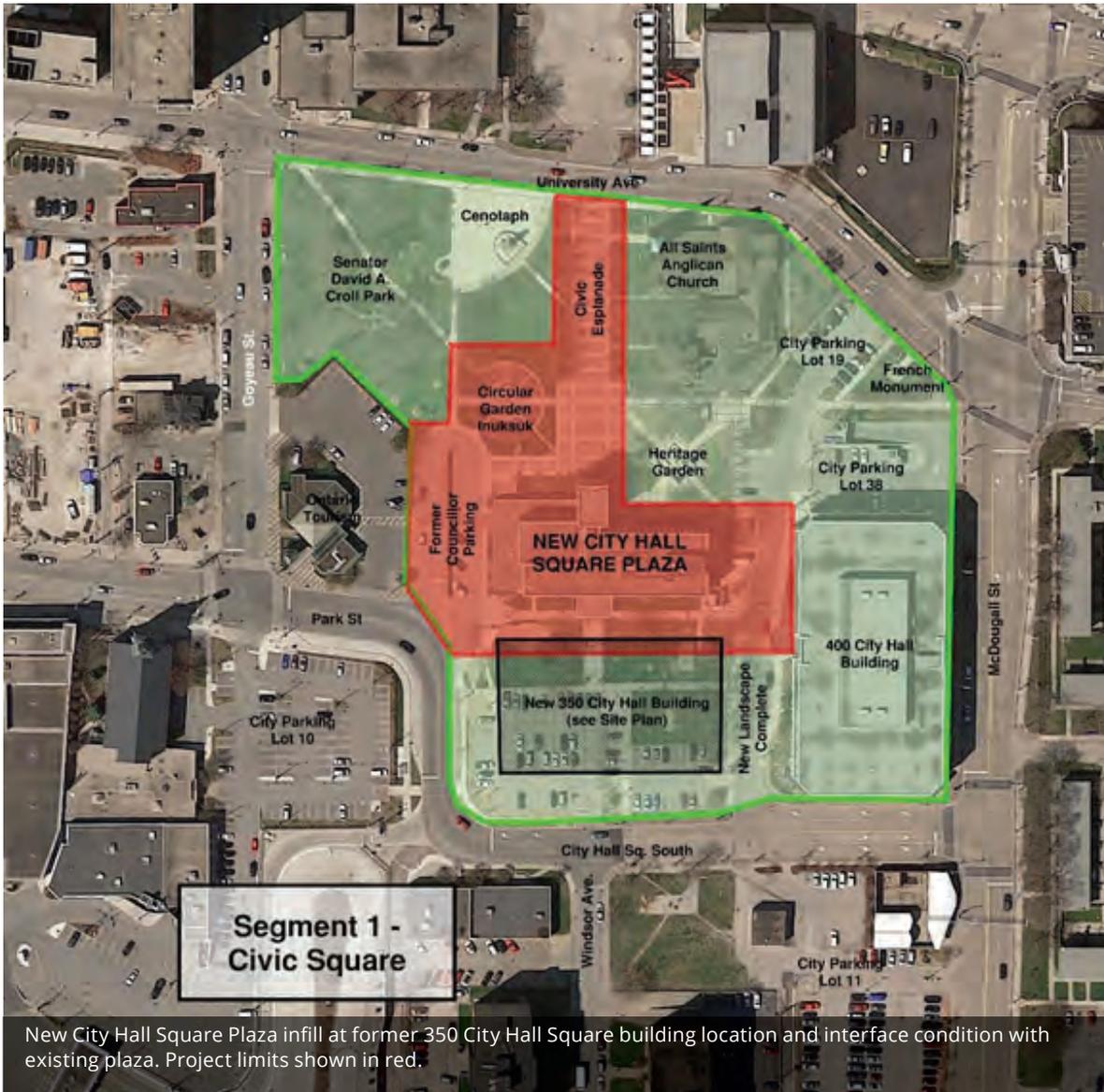
The project scope will include:

- A detailed site analysis & pedestrian movement analysis of the Plaza & Civic Esplanade public and stakeholder engagement
- Online public and stakeholder engagement including a SWOT analysis
- Update of the design program based on background review, benchmarking analysis, and engagement
- Three distinct conceptual designs for the City Hall Square Plaza 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 will include site plans, illustrative renderings, a fly-through video; suggested materials, landscape treatments and site amenities.

## 1.5 PROJECT LIMITS





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 shown in red, and the design team will consider updates and treatments within the areas in Green to ensure an integrated approach to the design and programming of the new public spaces.



## 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](http://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](http://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*

## 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)

### CIVIC AND GOVERNMENT RESOURCES

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

### TRANSPORTATION

Transit Windsor Terminal  
 Windsor-Detroit Tunnel Plaza

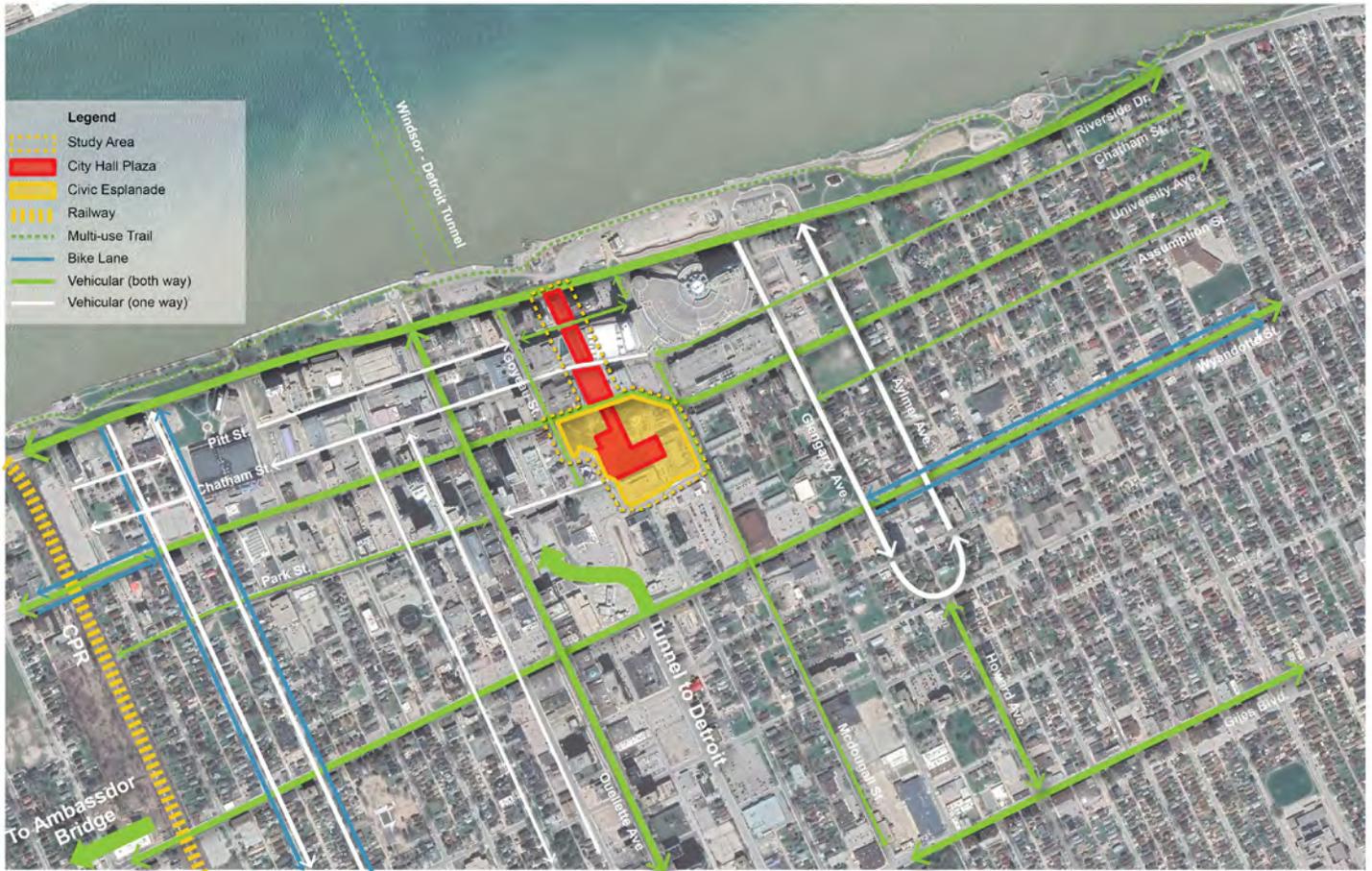
### PARKS

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

### HOSPITALITY BUILDINGS

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

# CIRCULATION



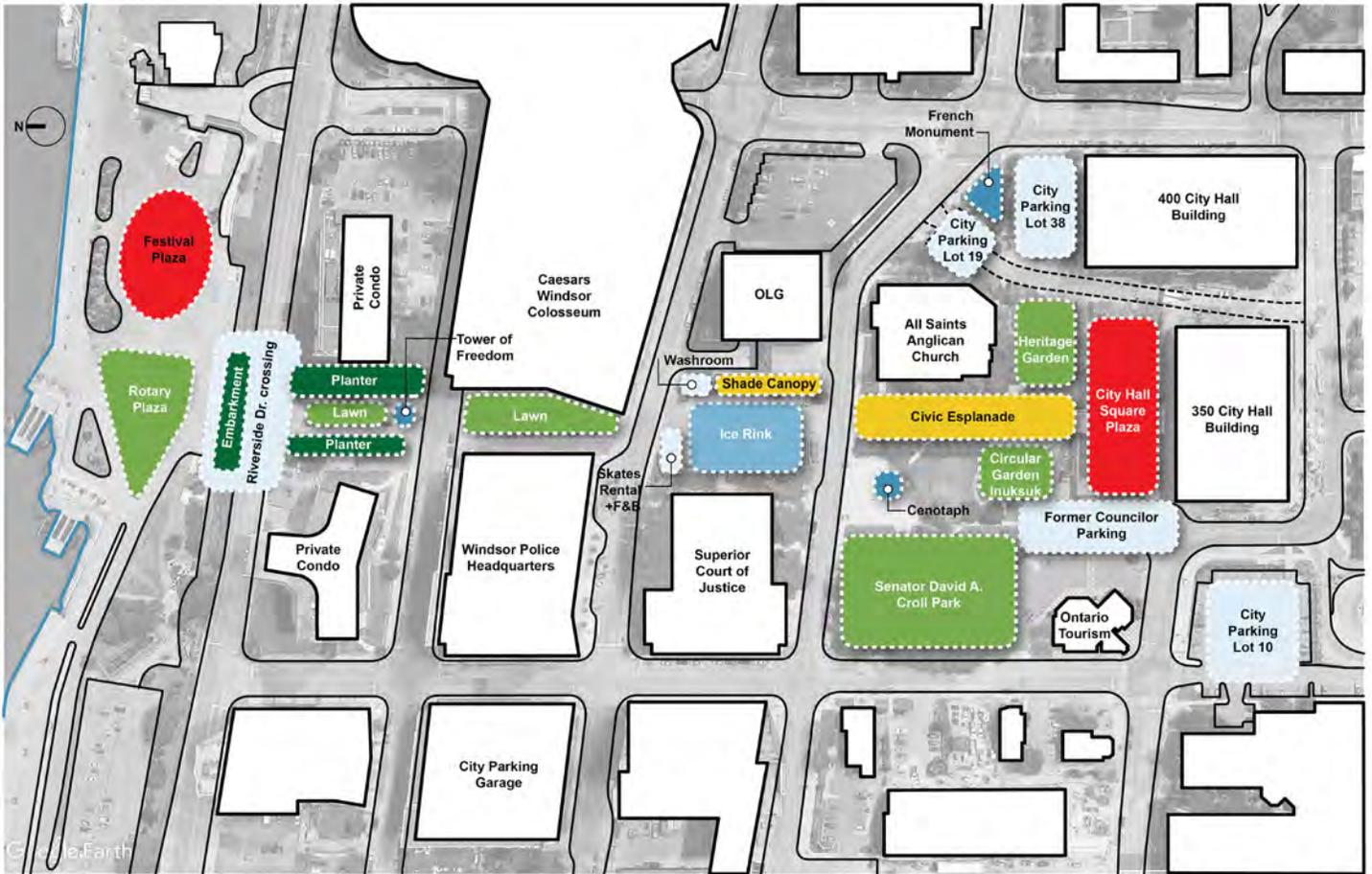
The Civic Esplanade connects to the City via several important east-west routes, and establishes a north-south link from City Hall to the river. Because there are three street crossings through the site, the project will carefully consider streetscape treatments to create safe and pedestrian-friendly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

## POTENTIAL ENHANCED CONNECTION



Windsor Civic Esplanade is situated in the centre of these entertainment destinations. It has the potential to create synergy and connections to the many entertainment destinations 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.

## EXISTING PROGRAM



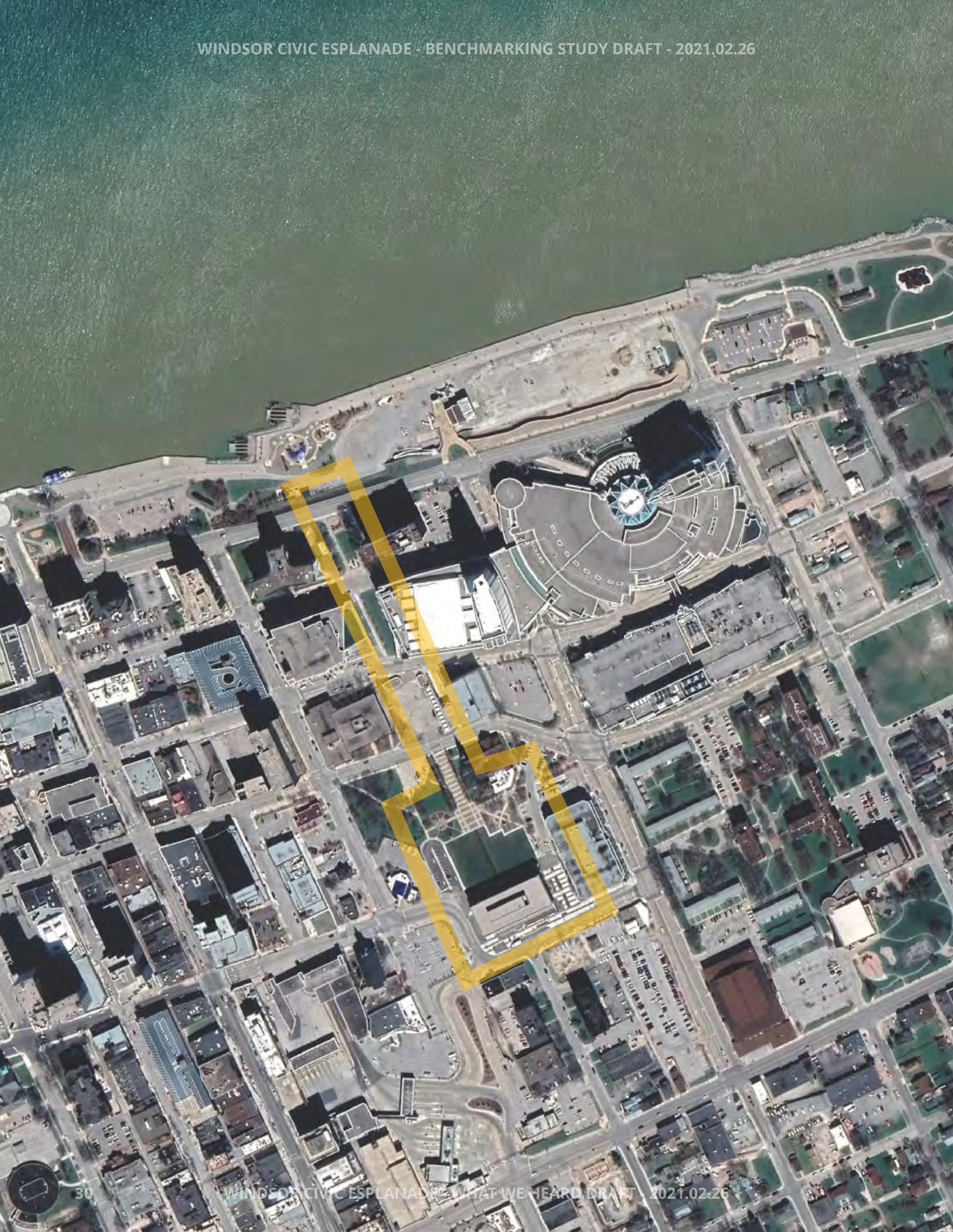
The existing City Hall Square and Civic Esplanade contains numerous features which are well-used and beloved by the community. We will consider current features and uses of the space as well as new ones suggested through the civic engagement process to enliven this important new destination in the heart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



# 2 WHAT WE HEARD DRAFT

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**2.1 OVERVIEW**

**2.2 ENGAGEMENT BRIEF**

**2.3 EXECUTIVE SUMMARY**

**2.4 NOTABLE TAKEAWAYS**



## 2.1 OVERVIEW

The City of Windsor is working with FORREC and Glos Arch + Eng to develop a conceptual design for the Windsor Civic Esplanade – the collection of greenspace and public squares connecting the new Windsor City Hall to the Riverfront Festival Plaza.

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 the new City Hall. The 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. A public space like this can help build and reinforce the community that uses it, and thus it is critical to engage with the many stakeholders that will use, maintain and benefit from this space.

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.

## 2.2 ENGAGEMENT BRIEF

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.**

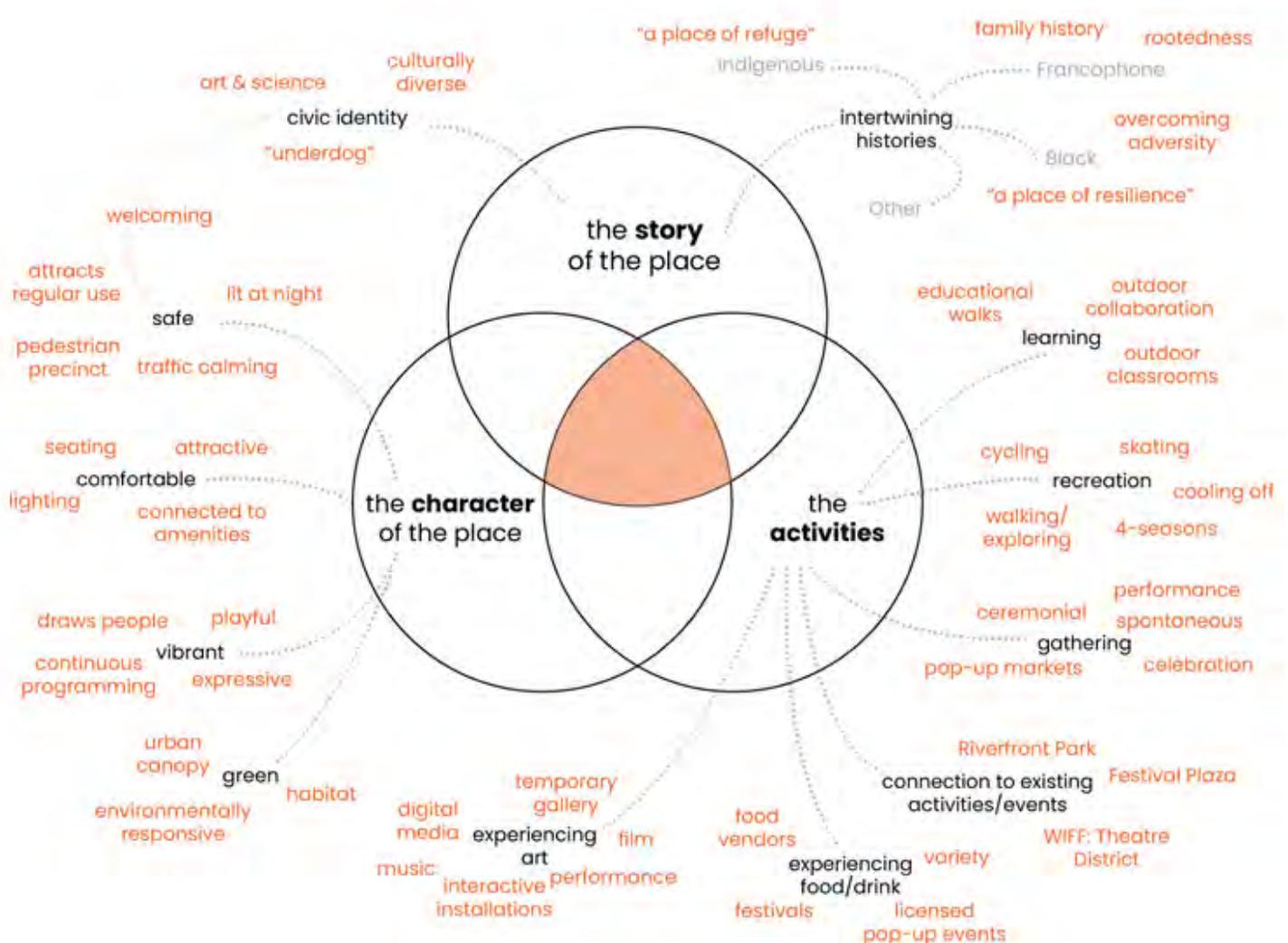
We listened to hundreds of interwoven stories of what this place means to the community and how that might be reflected in how the space comes to life. The depths of those conversations is captured in the pages to follow.

## 2.3 EXECUTIVE 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.



## 2.4 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.

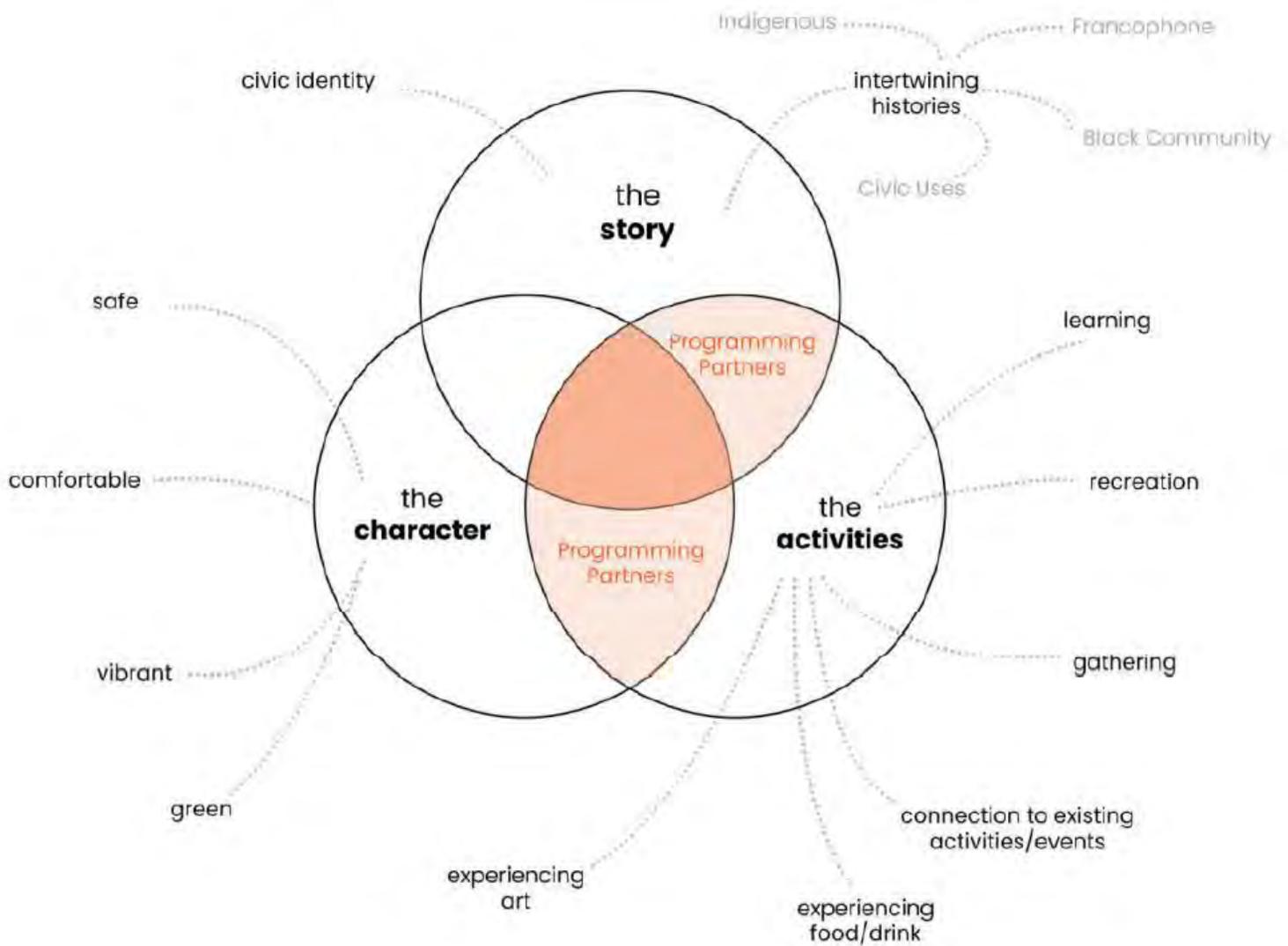
**“This space has huge potential to be a tentacle reaching into the heart of the city from the Riverfront.”**  
(focus group participants)

### **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.

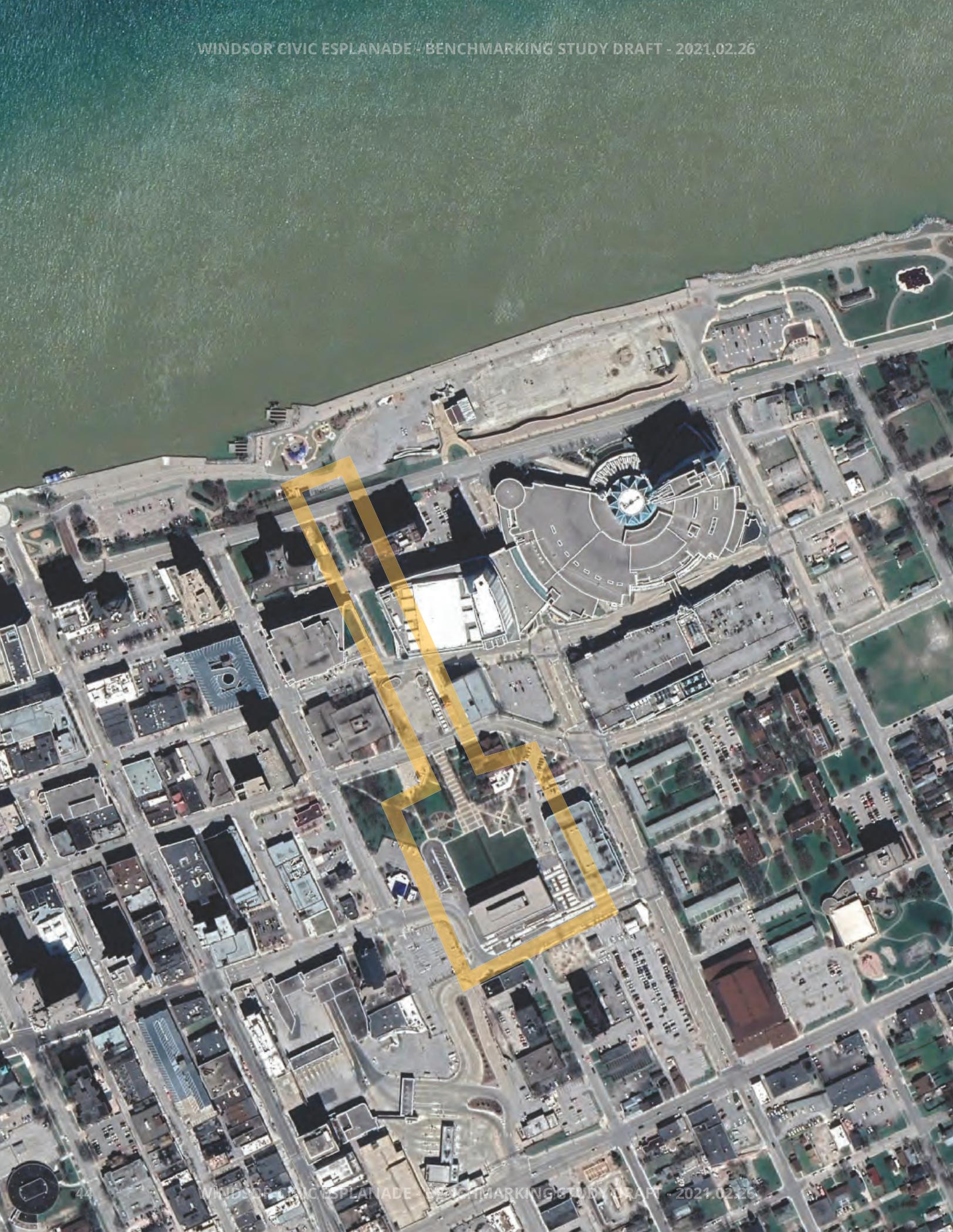
The specific structure of this partnership is unclear at this time, but the goal is to create a model that mutually benefits the City, the community stakeholders and the space itself – by keeping the space activated regularly and diversely, and contributing to a sense of life and energy in the downtown.



# 3 BENCHMARKING STUDY DRAFT

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## 3.1 CITY HALL SQUARE PLAZA

NATHAN PHILLIPS SQUARE

PORTLAND PIONEER COURTHOUSE SQUARE

MISSISSAUGA CELEBRATION SQUARE

BRYANT PARK

KITCHENER CITY HALL PLAZA

CALGARY OLYMPIC PLAZA

MOUNT PLEASANT CIVIC SQUARE

## 3.2 CIVIC ESPLANADE

CAMPUS MARITUS PARK

SKYLINE PARK

ROSE FITZGERALD KENNEDY GREENWAY

## 3.3 STREET DESIGN STUDY DRAFT

CIRCULATION MAP

STREET DESIGN PRINCIPLES

UNIVERSITY AVENUE EAST & CHATHAM STREET EAST

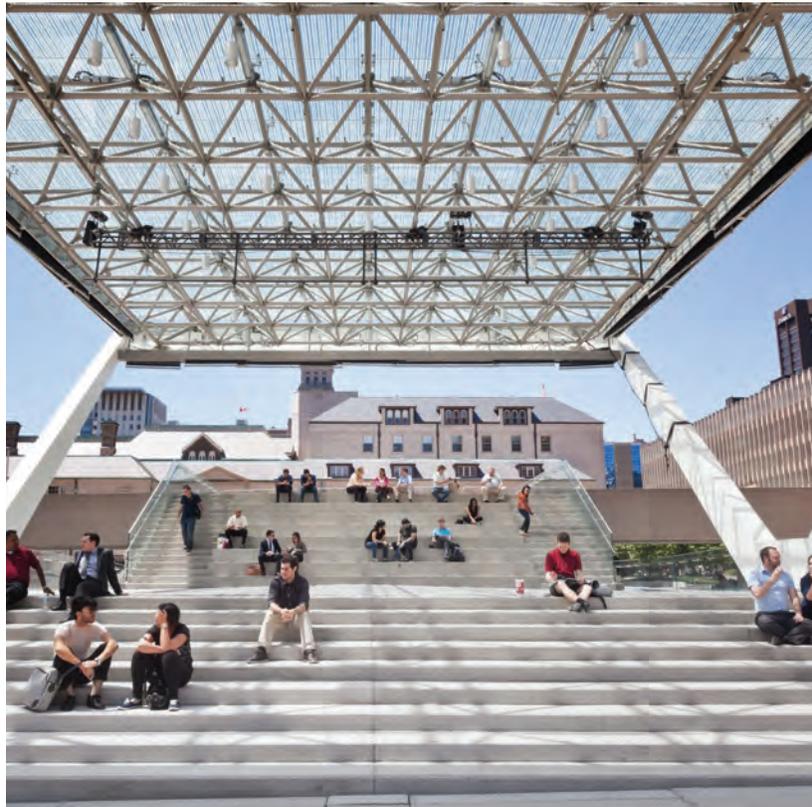
PITT STREET EAST

RIVERSIDE DRIVE EAST



## 3.1 CITY HALL SQUARE PLAZA





**YEAR BUILT**  
1965/2007



**SIZE**  
48,500 m<sup>2</sup>



**DESIGNER**  
Vilijo Rivera / PLANT Architects



**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**

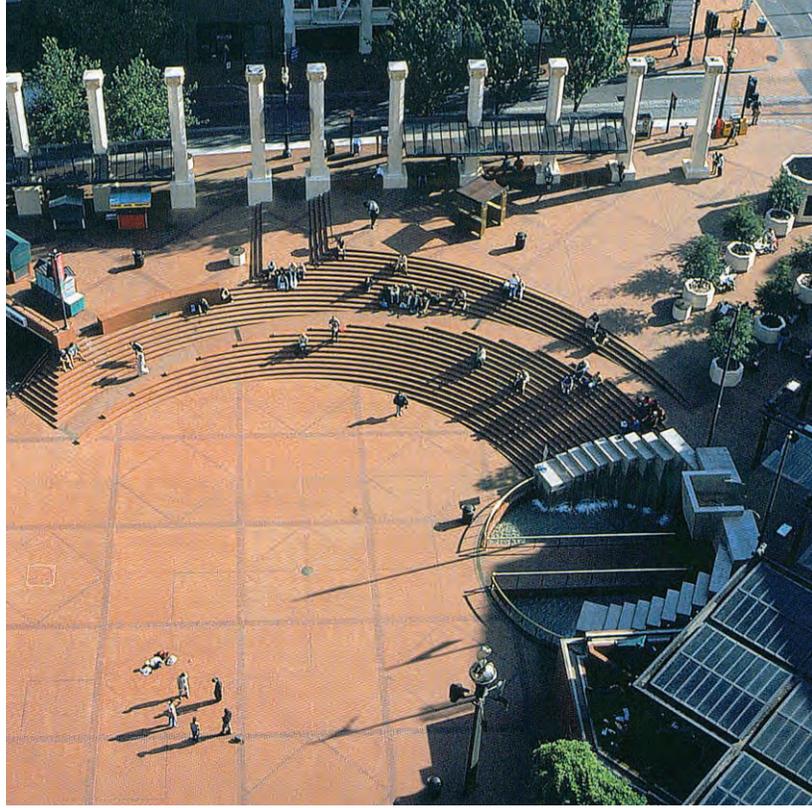
Reflecting pool (becomes skating rink), Splash pad, playground, Raised/Covered amphitheater, elevated walkway, shade structures and covered benches, pavilion, gateway features, flexible paved area for markets, public art & monuments, multimedia screens.

#### **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**

3,700m<sup>2</sup>



**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**

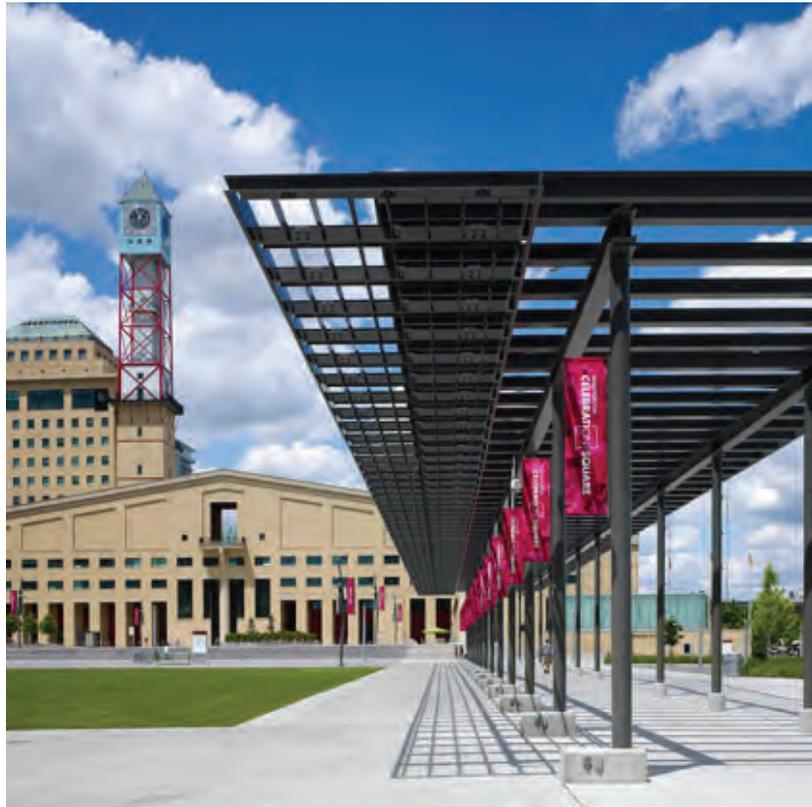
Toppled columns art feature(Allow Me, Weather Machine), chess tables, waterfall, amphitheater, wrought-iron gateway, high-definition news studio. Portland Visitor Information Center and Tri-Met ticket office.

#### **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 m<sup>2</sup>



**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**

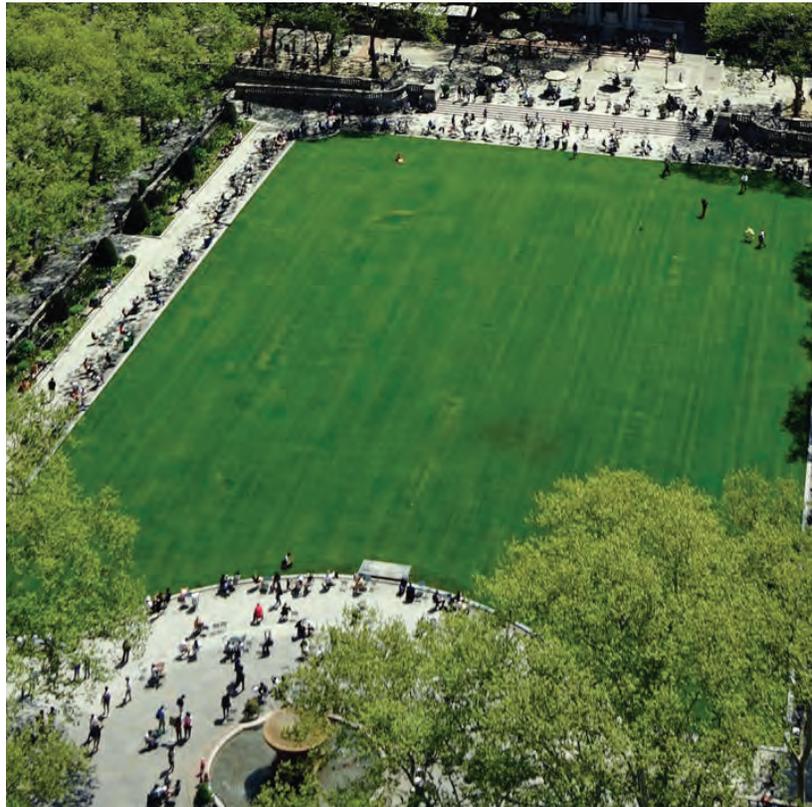
Mitsubishi 'Diamond Vision' Screens, a state of the art Main Stage, 300 seat Amphitheater, Market Trellis/serviced vendor area, artificial turf area, Reflecting pool /Rink / splash play / fountain, Jubilee Garden, Raised Gardens, Forested Garden, Glass Pavilion and Terrace. Support crowds of up to 50,000 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 m<sup>2</sup>



**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



**DESIGNER**

KPMB



**SIZE**

12,140 m<sup>2</sup>



**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**

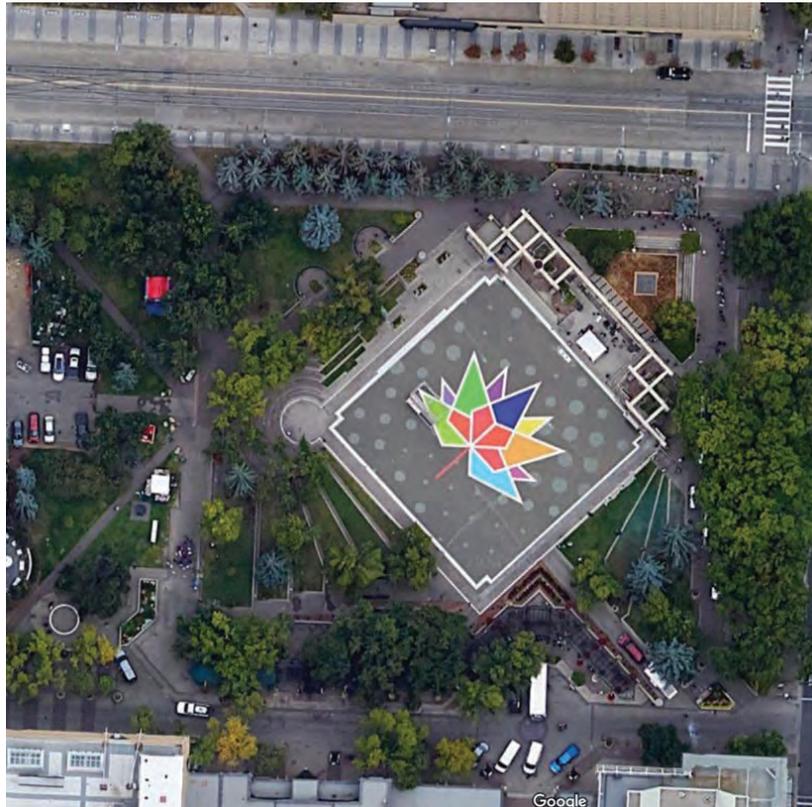
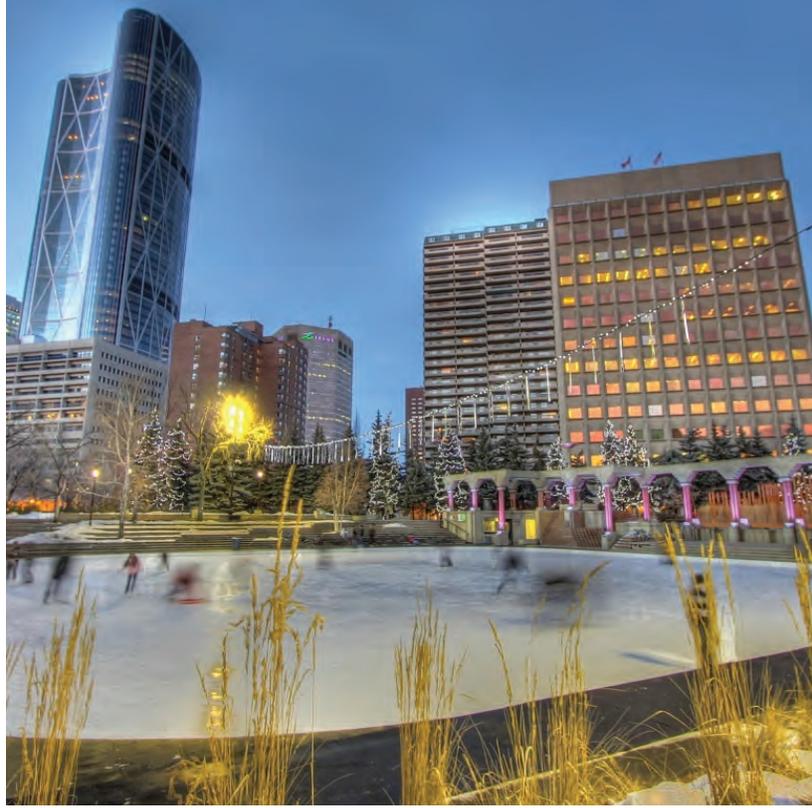
Hardscape surface, reflecting pool / ice rink / fountain, stage, courtyard, benches, steel frame cube(trellis), public art, tiered seating.

#### **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. New master plan for the Square was proposed by GSP Group, allowing more flexible use of the space and providing more shade.



**YEAR BUILT**  
1988



**DESIGNER**  
Gibbs Gage Architects



**SIZE**  
12,000 m<sup>2</sup>



**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



**SIZE**  
12,140 m<sup>2</sup>



**DESIGNER**  
NAK Design Strategies, Q4 Architects



**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	✓		✓	✓	

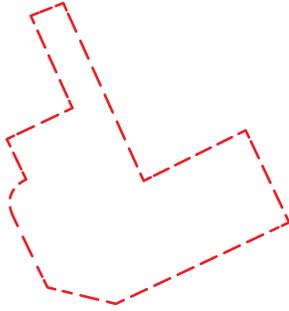
GATEWAY FEATURE	GATHERING AREA (PAVED OR LAWN)	GARDEN/SHADE TREES	PUBLIC ART/ SCULPTURE	OTHER FEATURES
✓	✓	✓	✓	Playground, splash pad, elevated walkway, multimedia screen
✓	✓	✓	✓	Waterfall, radio station, visitor info centre, games
✓	✓	✓	✓	Splash pad, fountain, multimedia screen
✓	✓	✓	✓	Fountain, carousel, 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		✓		✓	✓

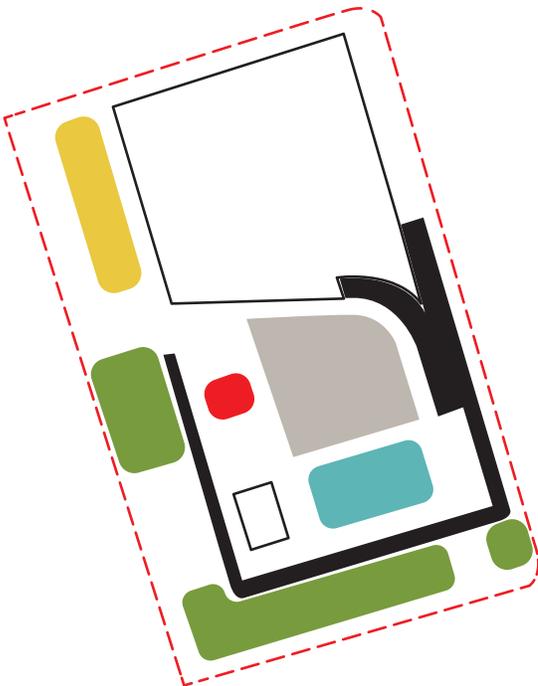
PRODUCT LAUNCH	DEMONSTRATION/SPEECH	HOLIDAY EVENTS	OTHER FEATURES
✓	✓	✓	Festival of lights, marathon finish line
✓	✓	✓	All-city pillow fight, all-city slumber party
✓	✓	✓	Fashion show
✓	✓	✓	Fitness class, fashion show, tours
	✓	✓	While Oktoberfest, Kitchener Blues Festival, CAFKA
✓	✓	✓	Medal ceremonies, Calgary Flames run, Stanley Cup Finals, Calgary Stampede
		✓	Fitness class

# SIZE DIAGRAMS

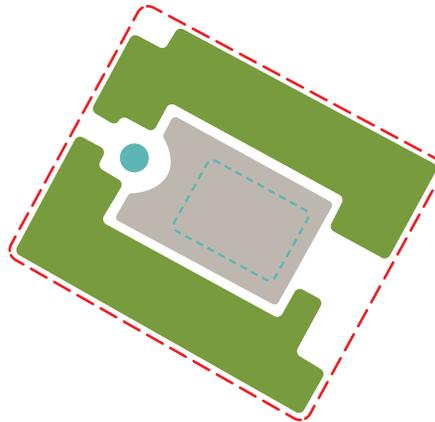


**WINDSOR CITY HALL SQUARE PLAZA**

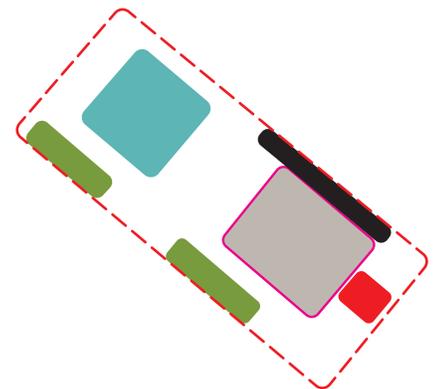
- gathering / events
- water feature / ice rink
- play feature
- garden / tree
- stage
- shade structure
- building component
- statue



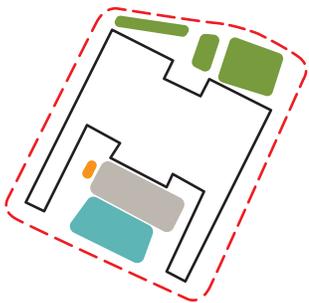
**NATHAN PHILLIPS SQUARE**  
TORONTO, ON



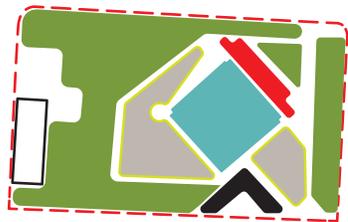
**BRYANT PARK**  
NEW YORK



**CELEBRATION SQUARE**  
MISSISSAUGA, ON



**CITY HALL PLAZA**  
KITCHENER, ON



**OLYMPIC PLAZA**  
CALGARY, AB



**MOUNT PLEASANT  
CIVIC SQUARE**  
BRAMPTON, ON

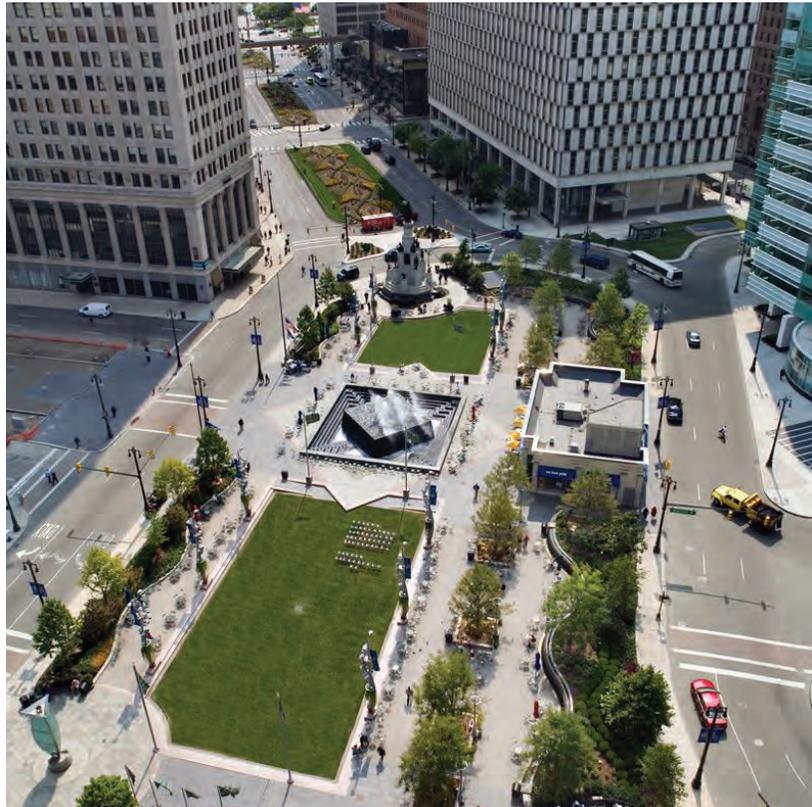


**PIONEER SQUARE**  
PORTLAND, OR



## 3.2 CIVIC ESPLANADE





**YEAR BUILT**

2004



**DESIGNER**

Rundell Ernstberger Associates



**SIZE**

4,900 m<sup>2</sup>



**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

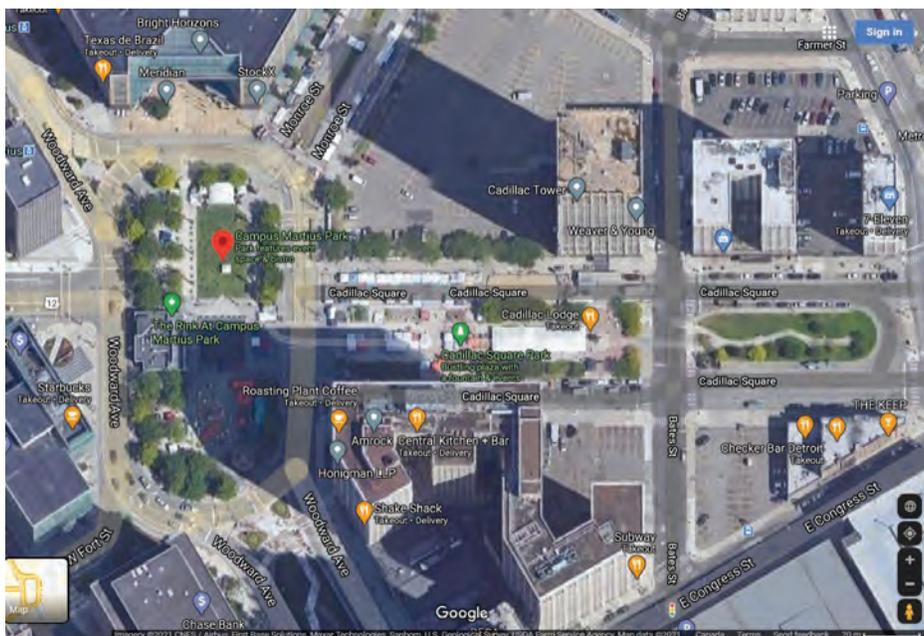
Two performance stages, sculptures, fountain, public spaces and a seasonal ice skating rink.

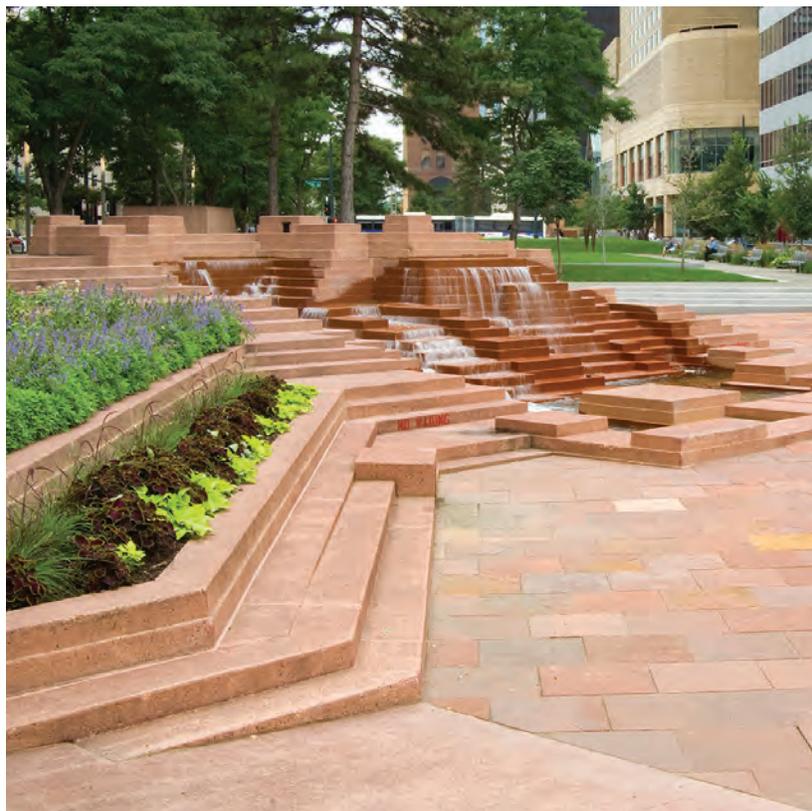
#### TYPES OF EVENTS

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

### COMMENTS

The park is where the point of origin of Detroit's coordinate system is located. Cadillac Square Park is another re-established park in the area. It lies immediately to the east of Campus Martius Park. Linear Esplanade connecting to Detroit River. Event spaces with water features and skate rinks. Public "beach". Multimedia and events.





**YEAR BUILT**

2012



**DESIGNER**

SWA/Balsley



**SIZE**

12,140 m<sup>2</sup>



**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.

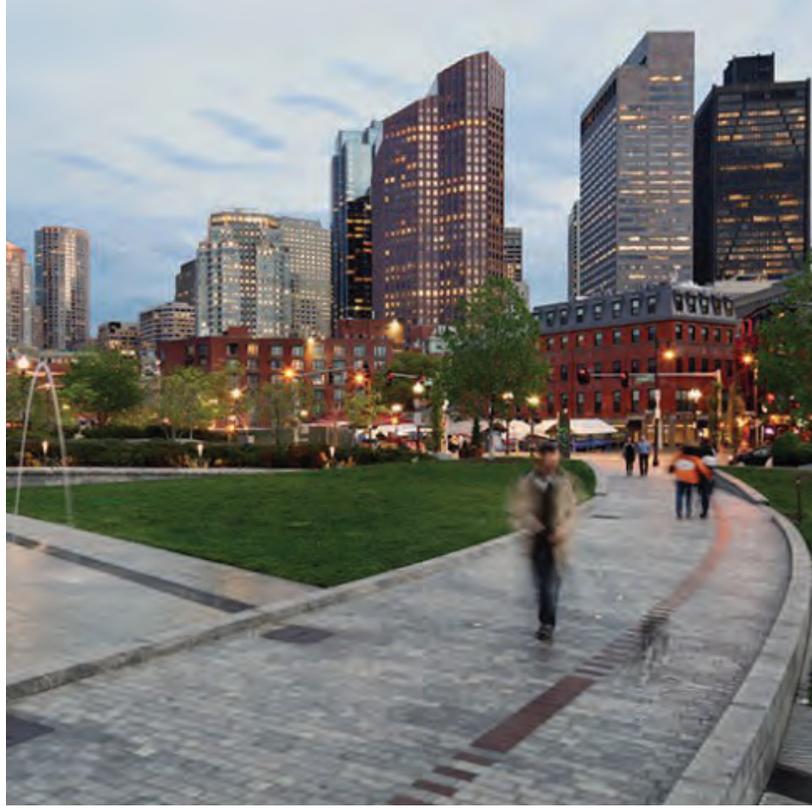
#### TYPES OF EVENTS

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 m<sup>2</sup>



**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 SUMMARY

	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

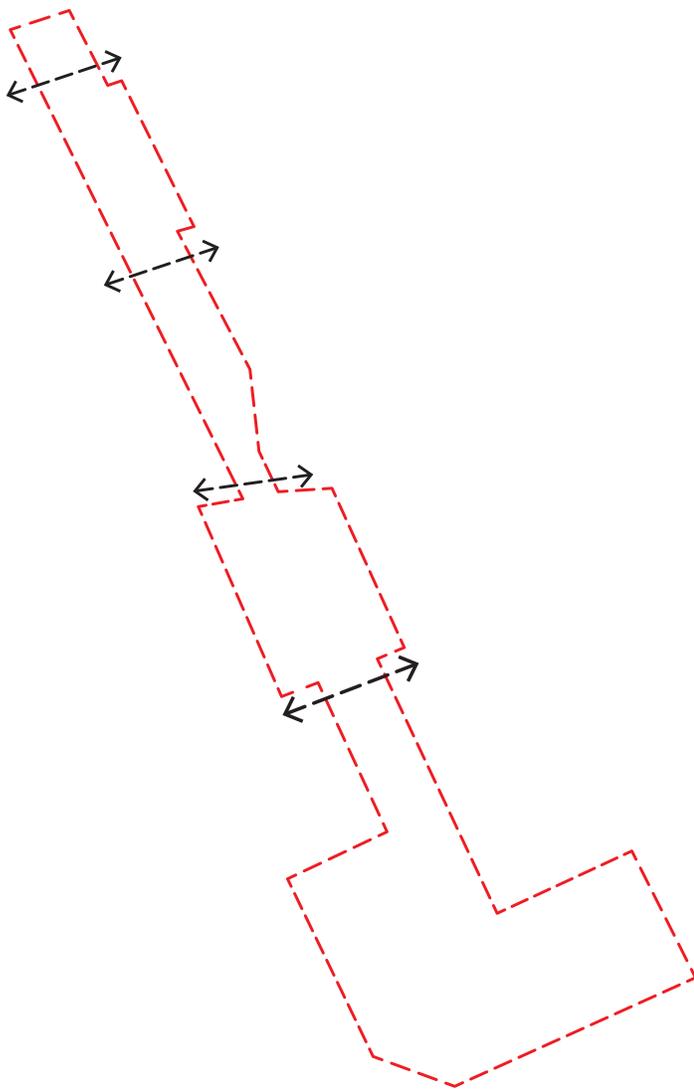
	ART EXHIBITION	CULTURAL EVENTS	MOVIE	CONCERT	FARMER'S MARKET/ HOLIDAY MARKET
DETROIT CAMPUS MARITUS PARK	✓	✓	✓	✓	✓
DENVER SKYLINE PARK			✓	✓	✓
BOSTON ROSE FITZGERALD KENNEDY GREENWAY	✓	✓		✓	✓

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

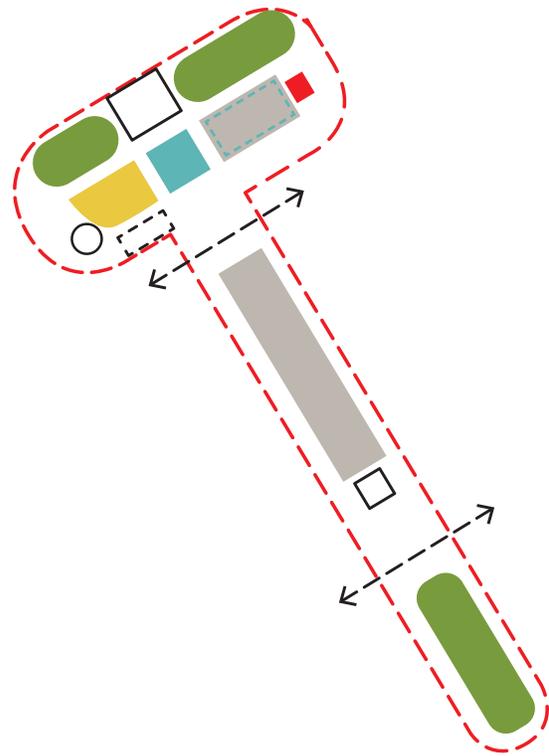
PRODUCT LAUNCH	DEMONSTRATION/ SPEECH	HOLIDAY EVENTS	OTHER FEATURES
✓	✓	✓	Festival of lights, marathon finish line
✓	✓	✓	All-city pillow fight, all-city slumber party
✓		✓	Fashion show

## SIZE DIAGRAMS

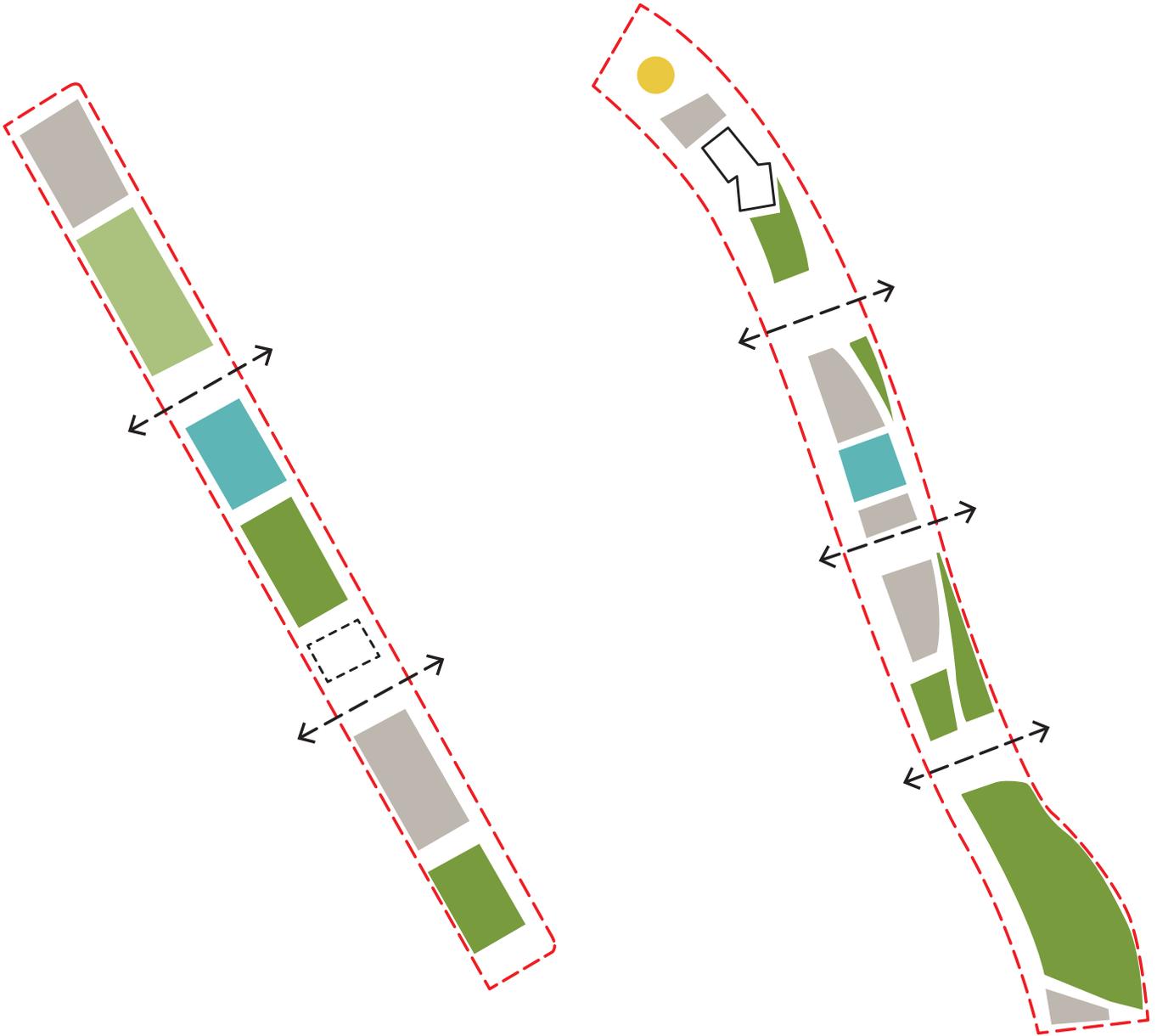
- gathering / events
- water feature / ice rink
- play feature / beach
- garden / tree
- stage
- shade structure
- dog run
- building component
- statue



**WINDSOR CIVIC ESPLANADE**  
WINDSOR, ON



**CAMPUS MARTIUS PARK**  
DETROIT, MI



**SKYLINE PARK**  
DENVER, CO

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



## 3.3 STREET DESIGN STUDY DRAFT



# CIRCULATION MAP

## Legend

- Study Area
- City Hall Plaza
- Civic Esplanade
- Railway
- Multi-use Trail
- Bike Lane
- Vehicular (both way)
- Vehicular (one way)





to Detroit

Riverside Dr.

Chatham St.

University Ave.

Assumption St.

Wyandotte St.

Clergarty Ave.

Aylmer Ave.

Howard Ave.

McDougall St.

Giles Blvd.

# STREET DESIGN PRINCIPLES

## STREETS ARE PUBLIC SPACES

Streets are often the most vital yet underutilized public spaces in cities. In addition to providing space for travel, streets play an important role in the public life of cities and communities and should be designed as public spaces as well as channels for movement. Windsor Civic Esplanade is segmented by four streets which are heavily used for vehicular traffic. There is significant opportunity to make these streets pedestrian friendly and treat them as integral parts of the Civic Esplanade.

## GREAT STREETS ARE GREAT FOR BUSINESSES

Streets are an economic asset as much as a functional element. Well-designed streets can stimulate retail and generate higher revenues for businesses, and higher values for homeowners.

## STREETS CAN BE CHANGED

Streets can be altered in different ways such as educating lane widths, adding active transportation space, incorporating parkettes and patios, calming traffic, changing alignments, daylighting corners, and redirecting traffic where necessary. Streets can be designed as fully shared spaces that equally prioritize pedestrians, cyclists, vehicles and other forms of transportation. Streets can be temporarily closed to support a variety of large gathering and community events.

## DESIGN FOR SAFETY

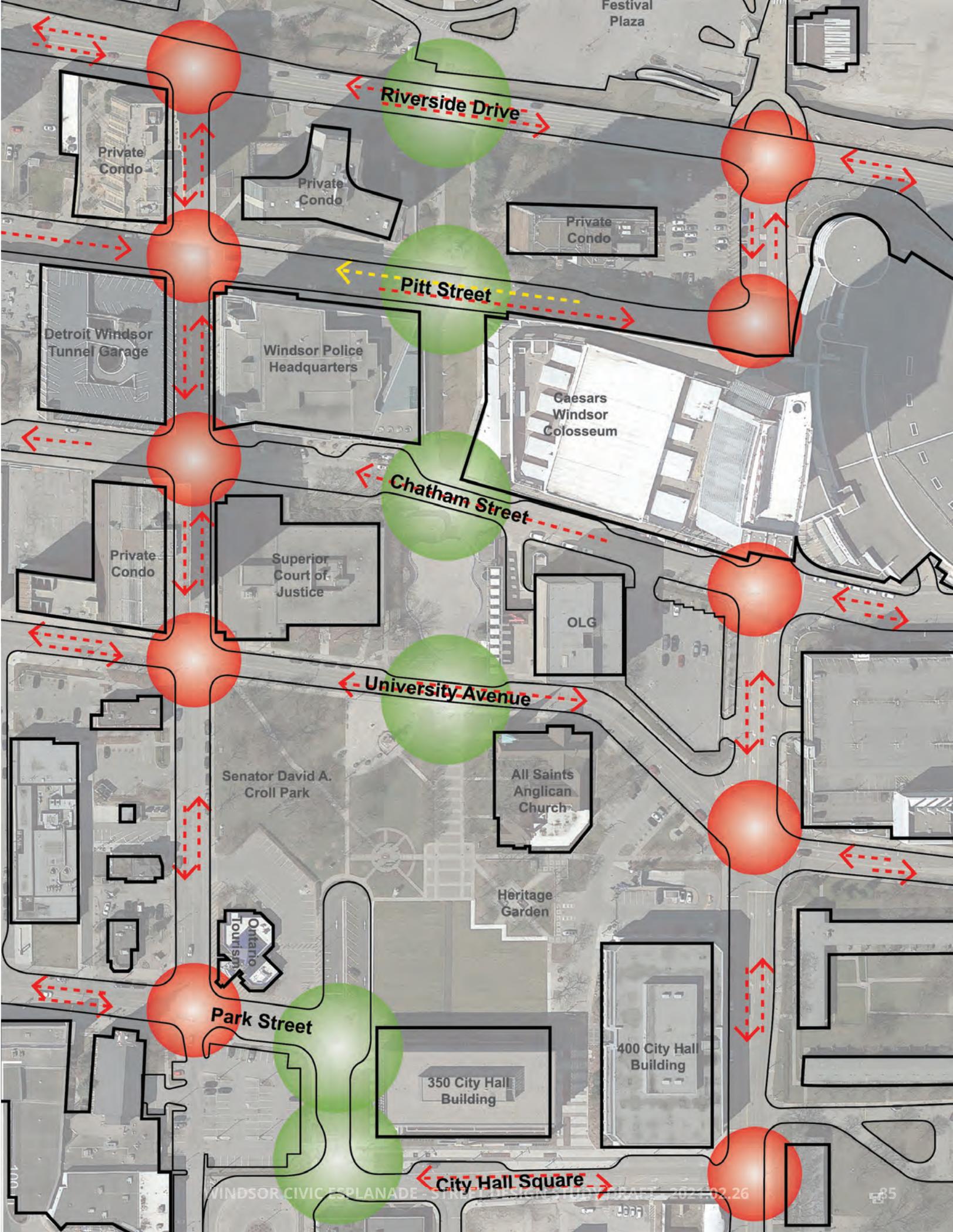
Well designed streets reduces traffic accidents, encourage walking, parking, shopping, bicycling, working, and driving safely and inclusively.

## STREETS ARE ECOSYSTEMS

Streets provide ecosystems where man-made systems interface with natural systems. Previous pavements and bioswales help manage storm- water run-off. Street trees provide shade and habitats for a wide range of birds and insects. Improving the street design at the Windsor Civic Esplanade is critical to the health of Windsor Downtown Core and leads to a sustainable city in a long-run.

**Reference:** Urban Street Design Guide  
[www.nacto.org](http://www.nacto.org)





Festival Plaza

Riverside Drive

Private Condo

Private Condo

Private Condo

Detroit Windsor Tunnel Garage

Windsor Police Headquarters

Caesars Windsor Colosseum

Pitt Street

Chatham Street

Private Condo

Superior Court of Justice

OLG

University Avenue

Senator David A. Croll Park

All Saints Anglican Church

Heritage Garden

Ontario Tourism

Park Street

350 City Hall Building

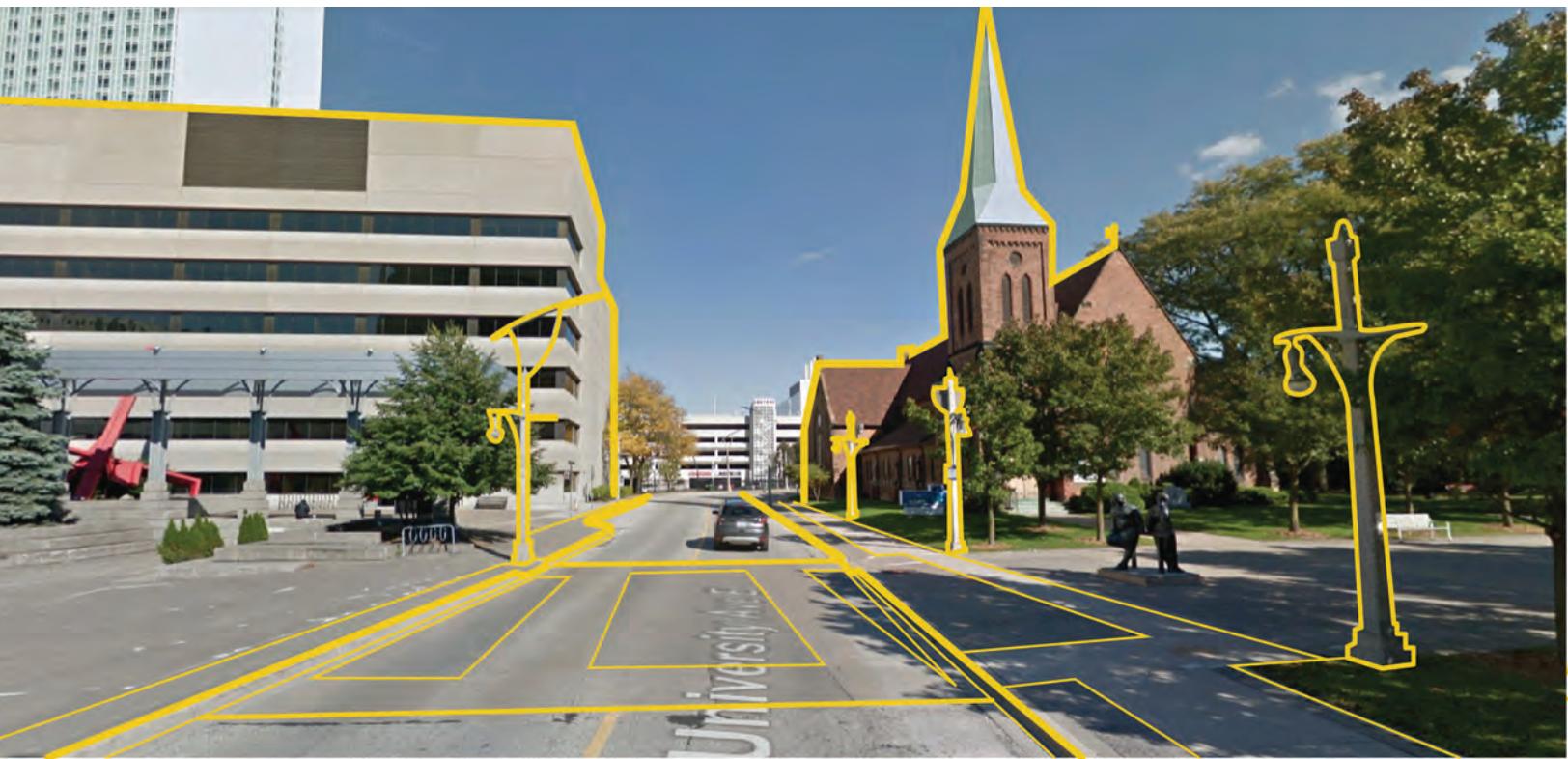
400 City Hall Building

City Hall Square

# UNIVERSITY AVENUE EAST

## EXISTING CONDITION

- Raised curbs both sides of the street delineate the street edge
- Wide lane widths favour vehicular traffic and increase driving speed
- Irregular paving material lacks a unified design language
- Monolithic paving colour
- No continuous street trees
- Lack of street furnitures
- Lack of traffic calming measures





## OPPORTUNITIES FOR IMPROVEMENT

- “Table up” street level to be flush with the adjacent plaza spaces
- Reduce lane width to slow down traffic and extend pedestrian walk space.
- Apply special paving with different colours and patterns, extending plaza across street.
- Create continuous street tree canopy.
- Install benches, lighting, garbage receptacles to create a pedestrian friendly street.
- Potential bike lane to connect with the City Bike Lane network.
- Incorporate sustainable features such as rain gardens, permeable pavement and planting. Opportunities to have food trucks and pop-up retail



## PRECEDENTS - KING STREET

## **KING STREET**

### **KITCHENER, ONTARIO, CANADA**

#### **YEAR IMPROVED**

2010

#### **ROAD CATEGORY**

Major Arterial Road, Shared Street

#### **STREET ELEMENTS**

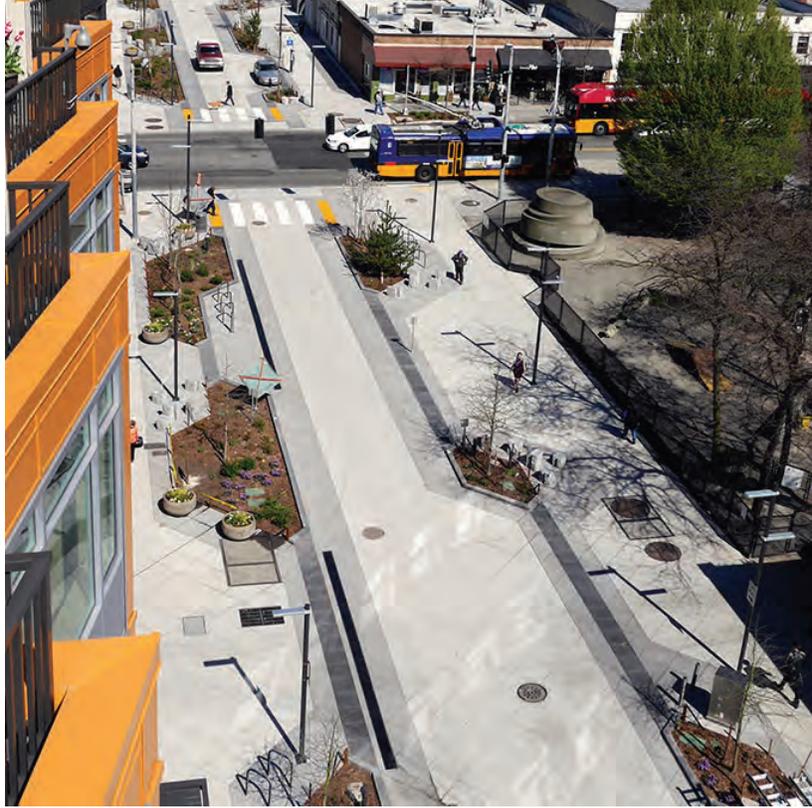
Street Light, Traffic Signal, Bollards, Unit Paving, Garbage Receptacles, Bus Stop, Street Trees, Tree Grates, Planting Beds, Bike Racks, Benches, Bike Lanes, etc.

#### **TRAFFIC CALMING MEASURES**

Pedestrian crosswalks  
Traffic Lights  
Bollards  
Changes of Paving Material

#### **COMMENTS**

King Street in downtown Kitchener was redesigned as a shared street with a curbless profile, extended pedestrian space with parkettes, extensive planting areas, public art and bioswales. The space is used for pop-up retail, cafes, patio seating for restaurants and performances. Extensive and varied seating options include seating planters, slab benches, movable furniture and cafe tables create a sense of destination and community. Removable bollards allow the extended public realm area to function as parking and snow storage during winter months.



## PRECEDENTS - BELL STREET PARK

## **BELL STREET PARK SEATTLE, WA, USA**

### **PROJECT DATES**

2009-2014

### **ROAD CATEGORY**

Minor Arterial Road

### **STREET ELEMENTS**

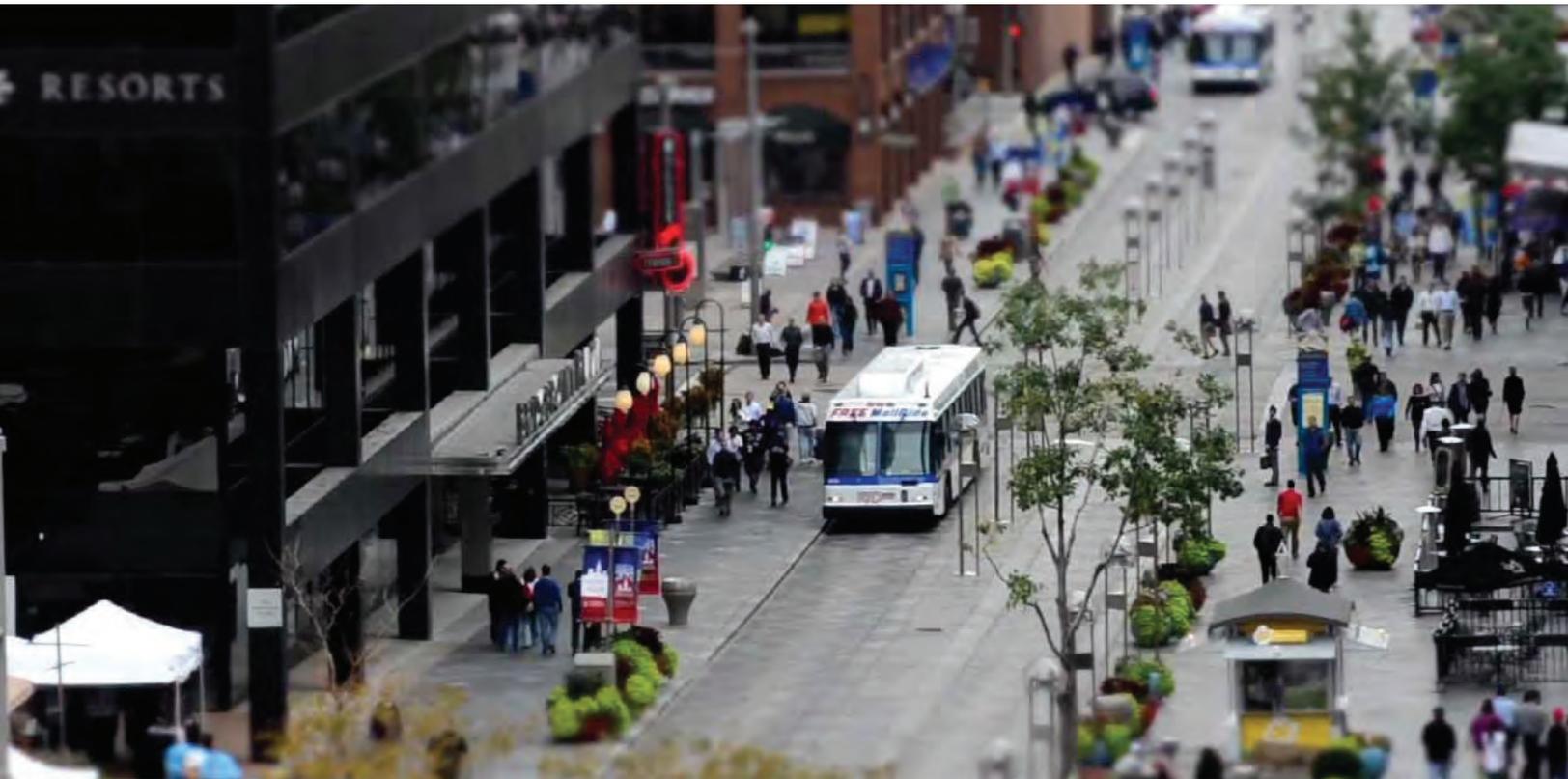
Street Light, Traffic Signal, Bollards, Concrete Paving in different colours and patterns, Garbage Receptacles, Street Trees, Planting Beds, Bike Racks, Benches, Bike Lanes, etc.

### **TRAFFIC CALMING MEASURES**

Pedestrian crosswalks  
Traffic Lights  
Irregular Planting Beds and Bump-outs  
Changes of Paving Material

### **COMMENTS**

Bell Street Park is a hybrid of park activities and street functions. It gives an outdoor living room to residents of Seattle's densest neighborhood while allowing automobile, bus, bicycle, and emergency vehicle access. A subtle topographic shift raises the roadway up to the sidewalk level to create a curbless and continuous surface. Street and park materials are woven into a wall-to-wall tapestry of shared space with meandering paving, planting and seating forming a unifying "circuitry" for the park.



## PRECEDENTS - 16TH STREET MALL

## **16TH STREET MALL DENVER, CO, USA**

### **PROJECT DATES**

2002

### **ROAD CATEGORY**

Urban Transit Street

### **STREET ELEMENTS**

Street Light, Bollards, Concrete Paving in different colours and patterns, Garbage Receptacles, Large Shade Street Trees, Planters, Outdoor Patios, Bike Racks, Benches, Shade Canopies, Raised Curbs, etc.

### **TRAFFIC CALMING MEASURES**

Pedestrian crosswalks  
Traffic Lights  
Changes of Paving Material

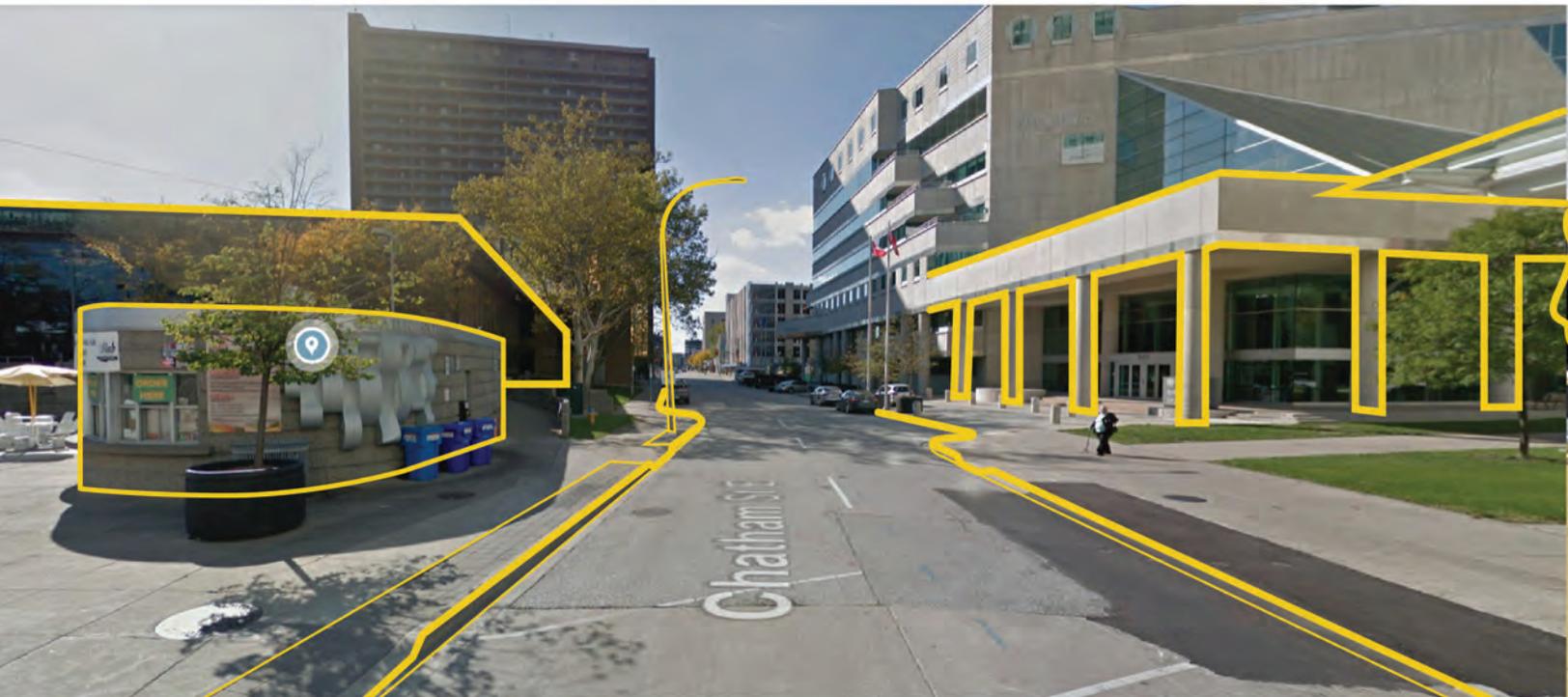
### **COMMENTS**

The 16th Street Mall is over 2 kilometers long and closed to vehicles. The primary downtown corridor in Denver's retail district, it has free shuttle rides going end to end, giving easy access to more than 250+ stores lining the street, which is also occupied by pop-up retail. Alternative forms of transportation such as pedicabs, horse and buggy rides, e-bikes and scooters are also popular on the Mall. The construction of the 16th Street Mall sparked a major downtown revitalization that is now a major destination for locals and tourists. The buses are natural gas powered so people can feel comfortable walking or taking the bus up and down the street. The intricate granite stone sidewalks and streets were designed to resemble the scale pattern of the Western Diamondback Rattlesnake. The street is opened for pedestrians and cyclists, and featuring various fun activities to bring people together.

# CHATHAM STREET EAST

## EXISTING CONDITION

- Building edges and outlines break the continuous open space and the visual corridor between waterfront and the new City Hall.
- Wide lane ways in favour of the vehicular traffic
- Monolithic paving material
- Undesired colour difference due to street repair
- Aged pedestrian crossing line painting
- No continuous street trees
- Lack of street furnitures
- Lack of traffic calming measures





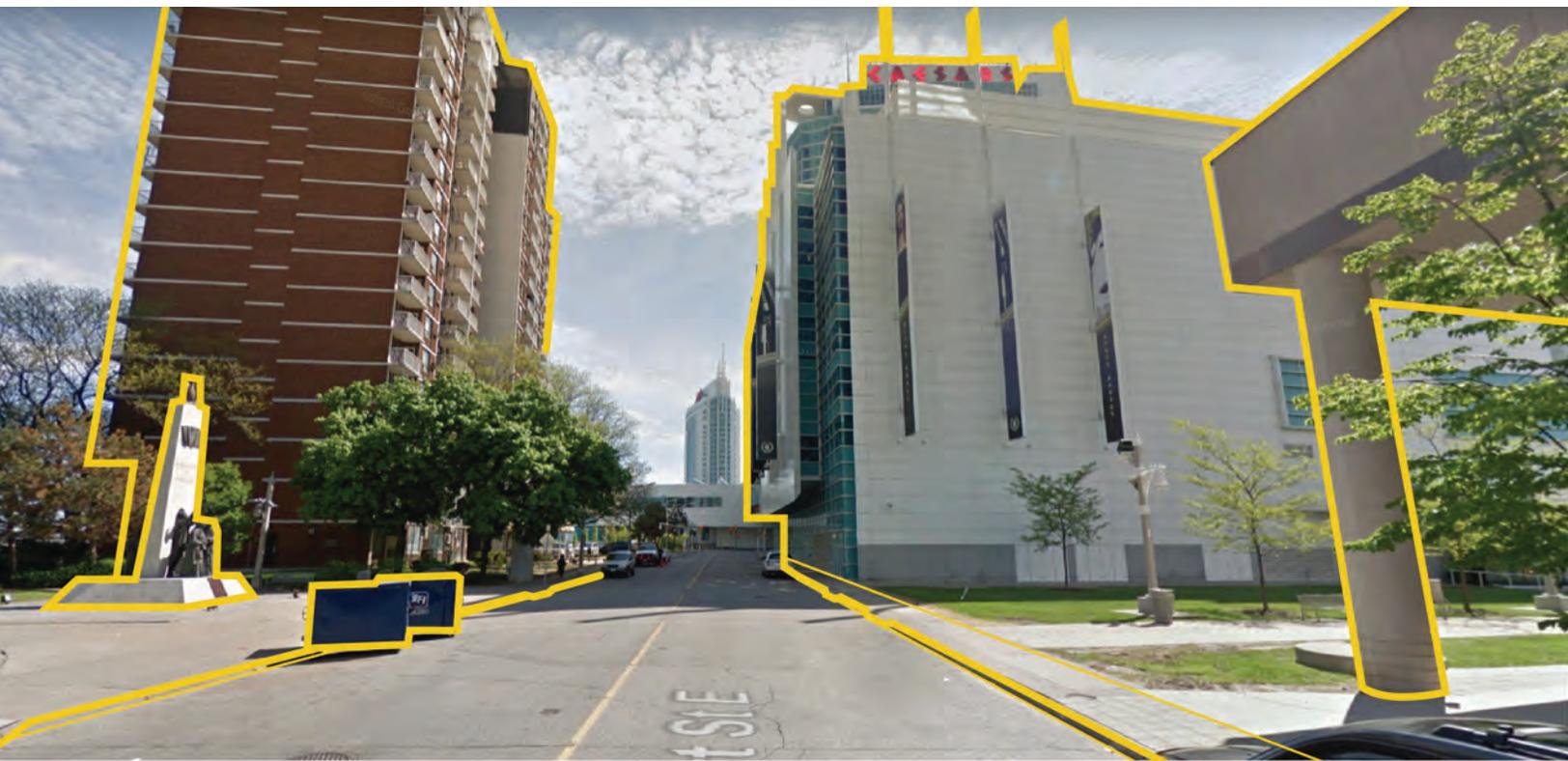
## OPPORTUNITIES FOR IMPROVEMENT

- Eliminate raised curb to improve accessibility for the pedestrian
- Reduce lane width to slow down traffic and extend pedestrian walk space
- Apply special paving with different colours and patterns.
- Create continuous street tree canopy
- Install benches, lighting, garbage receptacles to create a pedestrian friendly street
- Potential bike lanes to connect with the City Bike Lane network
- Opportunities to have food trucks
- Opportunities for outdoor patio for adjacent street front retails

# PITT STREET EAST

## EXISTING CONDITION

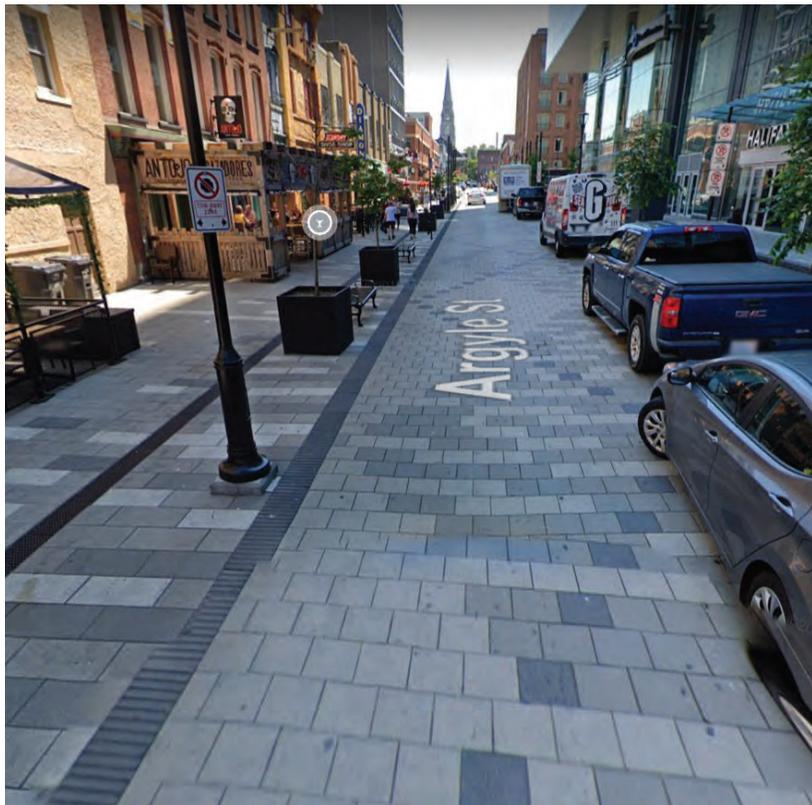
- Building edges and outlines break the continuous open space and the visual corridor between waterfront and the new City Hall
- Wide lane ways in favour of the vehicular traffic
- Garbage Bins in the middle of the Civic Esplanade
- Lack of visual cues for crossing
- Small curb opening for pedestrian crossing
- No continuous street trees
- Lack of street furnitures
- Lack of traffic calming measures





## OPPORTUNITIES FOR IMPROVEMENT

- Eliminate raised curb to improve accessibility for the pedestrian
- Reduce lane width to slow down traffic and extend pedestrian walk space
- Apply special paving with different colours and patterns
- Create continuous street tree canopy
- Install benches, lighting, garbage receptacles to create a pedestrian friendly street
- Potential bike lanes to connect with the City Bike Lane network



## PRECEDENTS - ARGYLE STREET

## **ARGYLE STREET**

### **HALIFAX, NOVA SCOTIA, CANADA**

#### **PROJECT DATES**

2017

#### **ROAD CATEGORY**

Minor Arterial Road

#### **STREET ELEMENTS**

Street Light, Light Bollards, Unit Pavers in different colours and patterns, Garbage Receptacles, Street Trees and Planters, Light Standards, Outdoor Patios, etc.

#### **TRAFFIC CALMING MEASURES**

Trench Drains  
Changes of the Paving Colours and Patterns  
One-way Street  
Street Furnitures

#### **COMMENTS**

Argyle Street was rebuilt as “shared spaces” that allow pedestrians, cyclists, and motorists to mix while prioritizing people on foot. Constructed of granite and pavers in an argyle pattern, the street features a mix of site furniture, bespoke elements and public art, including colorful LED lighting that creates a feeling of ambiance. Lined with shops and restaurants, Argyle street has gates at key locations, allowing some or all of the street to be closed to vehicular traffic. The arrangement uses visual cues to get drivers to slow down and proceed at a walking pace. The net effect is to give pedestrians free rein. On Grafton and Argyle, people can cross the street wherever they choose. While drivers are still allowed, parking was eliminated to make more room for foot traffic, street furniture, and event space.



## PRECEDENTS - NEW ROAD

## **NEW ROAD BRIGHTON, UK**

### **PROJECT DATES**

2007

### **ROAD CATEGORY**

Minor Arterial Road

### **STREET ELEMENTS**

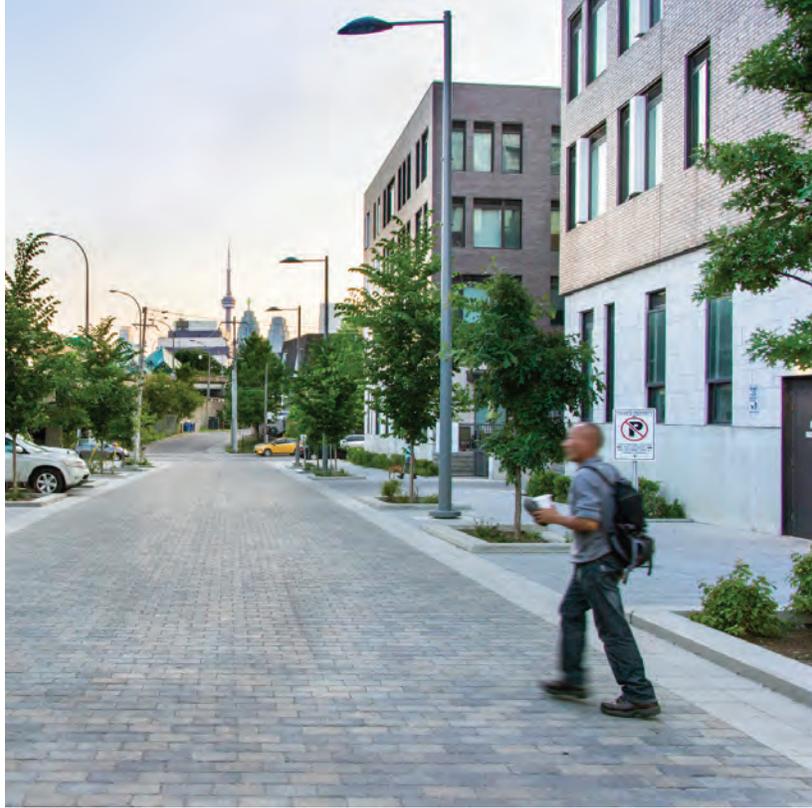
Customized Benches, Bike Racks, Outdoor Patios, Lighting Poles, Wayfinding Measures, Textured Pavers, etc.

### **TRAFFIC CALMING MEASURES**

Textured Rumbled Strip  
Changes of the Paving Pattern and Colours

### **COMMENTS**

The design of the street reinforces pedestrian priority and encourages defensive driving and low speeds. The visual quality of the street is markedly different from the conventional approach, forcing all users of the street to become much more aware of their environment and encouraging eye contact between people. Drivers are transitioned to the street across a textured rumbled strip, whilst the surface was carefully detailed to hint at how people should arrange themselves.



## PRECEDENTS - WEST DON LANDS BLOCK 1

## **WEST DON LANDS**

### **TORONTO, ONTARIO, CANADA**

#### **PROJECT DATES**

2015

#### **ROAD CATEGORY**

Private Lane Way

#### **STREET ELEMENTS**

Customized Benches, Trees and Planters, Bike Racks, Outdoor Patios, Lighting Poles, Textured Pavers, Street Parking, etc.

#### **TRAFFIC CALMING MEASURES**

Street Furnitures

Changes of the Paving Pattern and Colours

#### **COMMENTS**

West Don Lands Block 1 is Toronto's first affordable housing project on the waterfront. Connecting the buildings is a private lane way system designed as a woonerf- a curbsless, pedestrian-focused shared space. The protruding roof of the Underground parking entrance is planted with large trees that create a lush forested area for residents to view and enjoy from above. The sustainability of this LEED Gold project is supported by high albedo paving, drought tolerant planting and the recycling of water for irrigation.

# RIVERSIDE DRIVE

## EXISTING CONDITION

- Fast moving traffic
- No street crossing at the Civic Esplanade
- Fencing along riverside sidewalk prevents pedestrian access to the waterfront
- Lack of visual cues for crossing
- Small curb opening for dead-end pedestrian crossing
- No street trees north curb
- Lack of street furnitures
- Lack of traffic calming measures





# 4 PROGRAM STUDY DRAFT 2021.02.26





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**4.2 PROJECT DESIGN CONSIDERATIONS**

**4.3 WINDSOR COUNCIL APPROVED  
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**4.4 STAKEHOLDER PROGRAM ELEMENTS**

**4.5 FORREC TEAM PROGRAM SUGGESTIONS**

**4.6 PROGRAM SCALE STUDY**



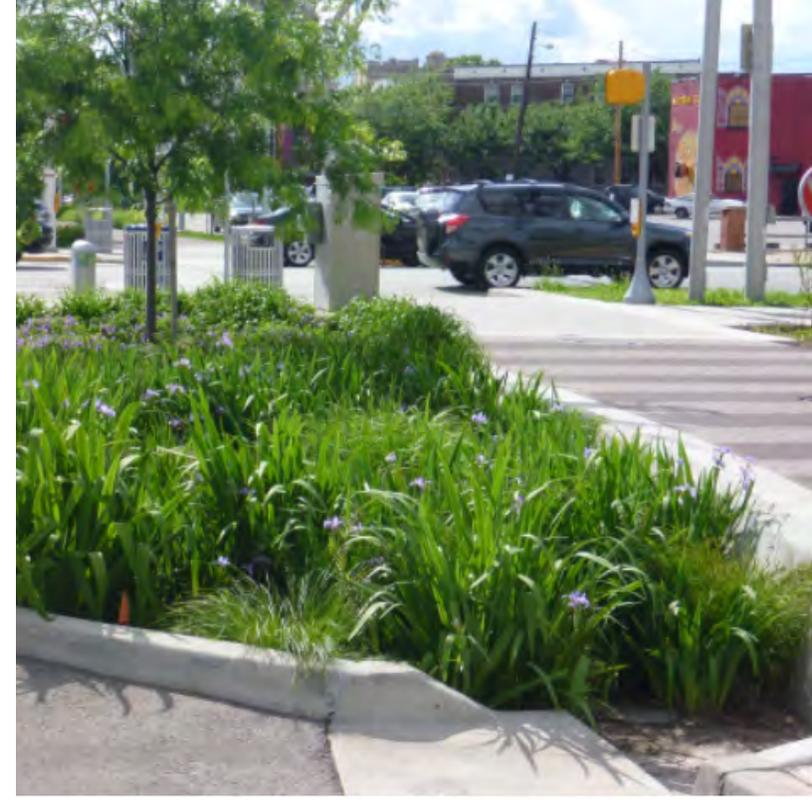
## ON SITE PHOTOS

## 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.

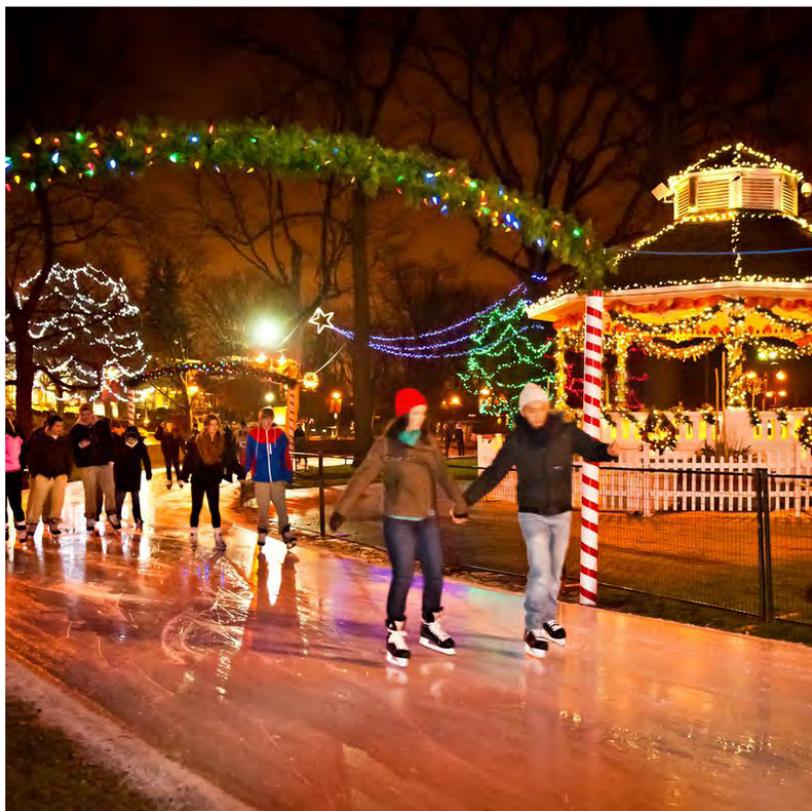


## GREEN INFRASTRUCTURE

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 PROJECT DESIGN CONSIDERATIONS

- 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 critical. 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

- Open ceremonial space for announcements and gatherings, approximately 1,000m<sup>2</sup>
- 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 200m<sup>2</sup>
- Review the existing City Hall Square West parking and drop off location labelled 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, curbless 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



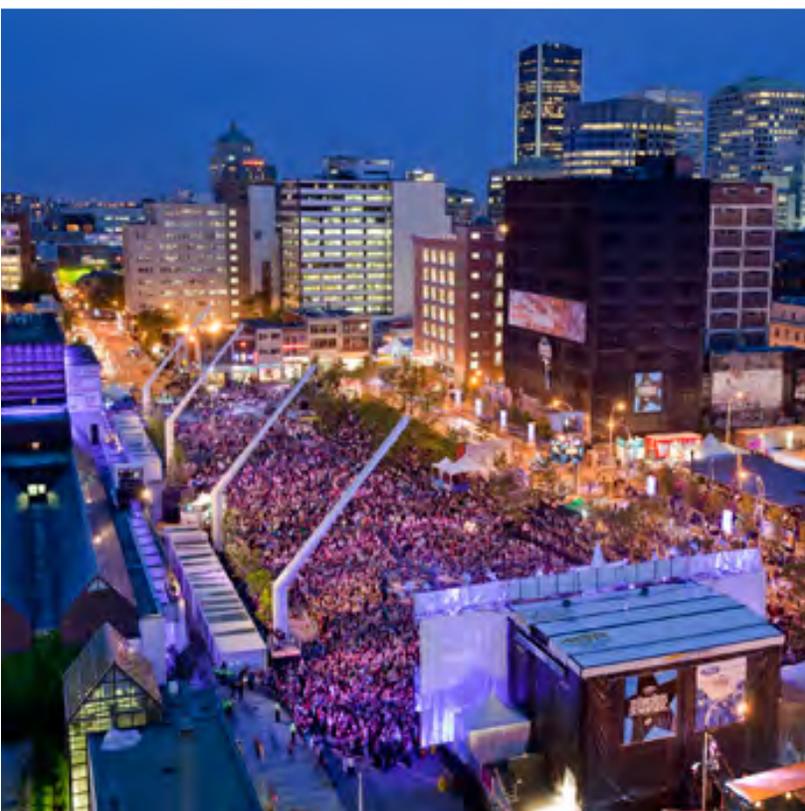
## ARCHITECTURAL ELEMENTS

- 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 for fun and engaging activities are endless.



## **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



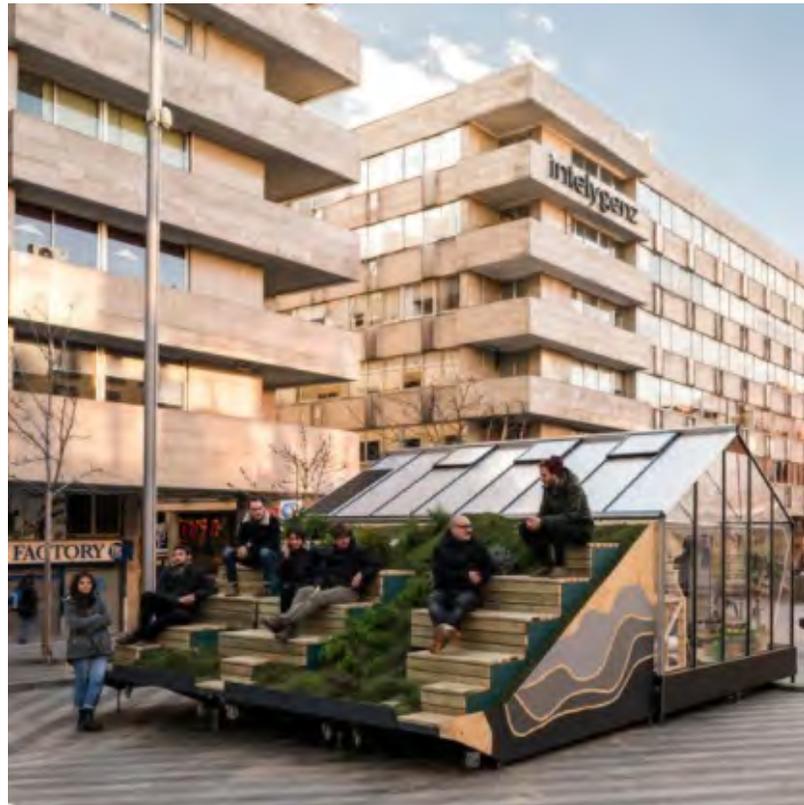
## **SUSTAINABILITY**

- 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 buisnesses. Tempory 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 .

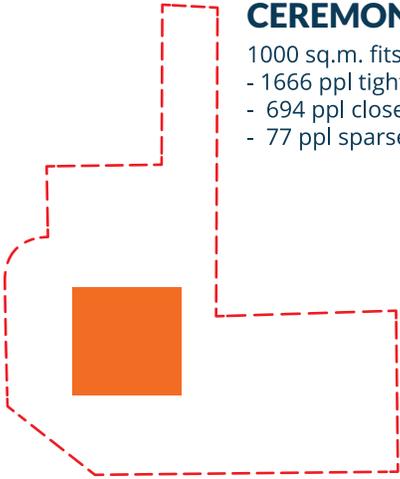
## 4.6 PROGRAM SCALE STUDY

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*

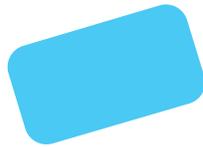
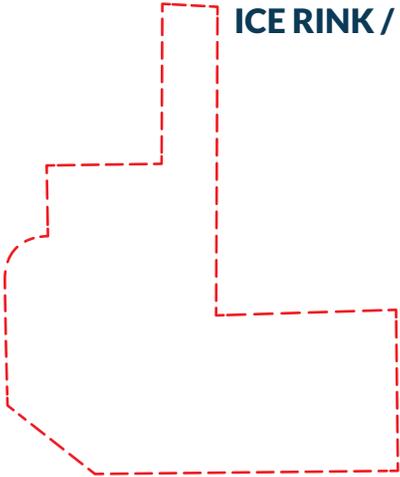


**Nathan Phillips Square**  
*Toronto*

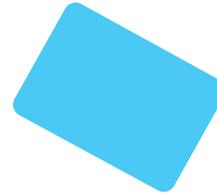


**Pioneer Square**  
*Portland*

### ICE RINK / SPLASH PAD



**Nathan Phillips Square**  
*Toronto*

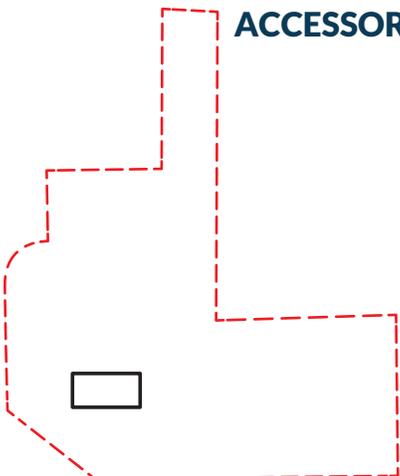


**Bryant Park**  
*New York City*



**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*



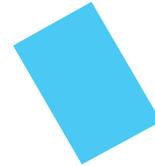
**City Hall Plaza**  
*Kitchener*



**Olympic Plaza**  
*Calgary*



**Mount Pleasant Civic Square**  
*Brampton*



**Skyline Park**  
*Denver*



**Campus Martius Park**  
*Detroit*



**Dilworth Park**  
*Philadelphia*



**Pioneer Square**  
*Portland*



**Corktown Common**  
*Toronto*



**Stanley Greene Park**  
*Toronto*

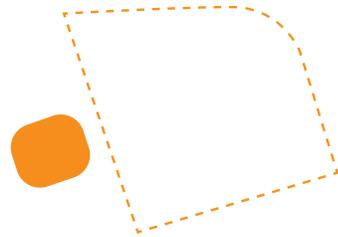
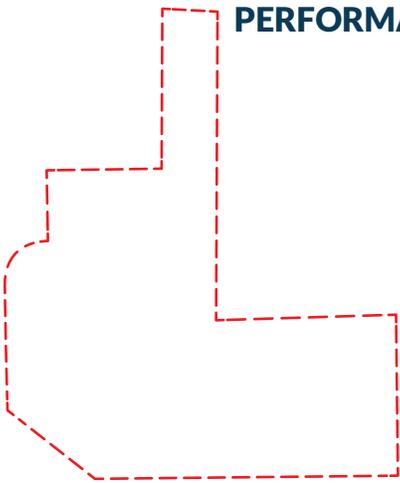


**Bella Abzug Park**  
*New York City*

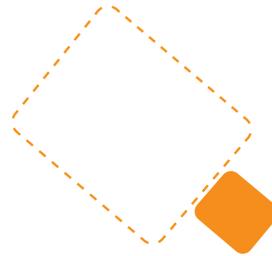


**Washington Square**  
*New York City*

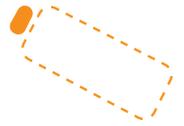
**PERFORMANCE STAGE**



**Nathan Phillips Square**  
*Toronto*

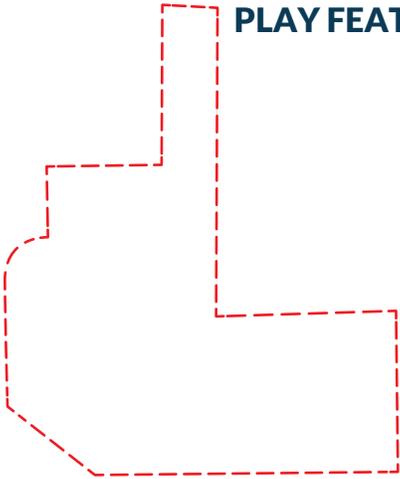


**Celebration Square**  
*Mississauga*



**City Hall Plaza**  
*Kitchener*

**PLAY FEATURE**



**Nathan Phillips Square**  
*Toronto*

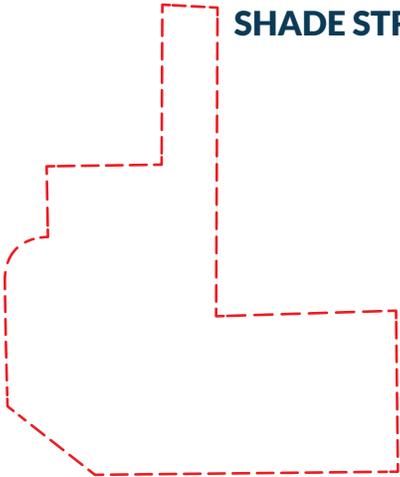


**Mount Pleasant Civic Square**  
*Brampton*



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

**SHADE STRUCTURE**



**Celebration Square**  
*Mississauga*



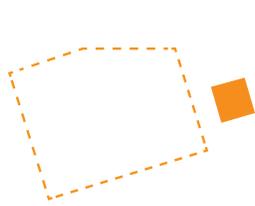
**Olympic Plaza**  
*Calgary*



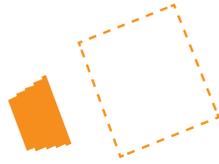
**Dundas Square**  
*Toronto*



**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

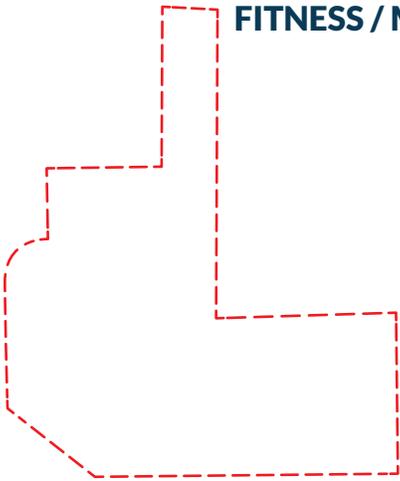


**Darling Square**  
Sydney Australia



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

**FITNESS / MULTI-PURPOSE COURT**



**Lemvig Skatepark**  
*Denmark*



**Stanley Greene Park**  
*Toronto*

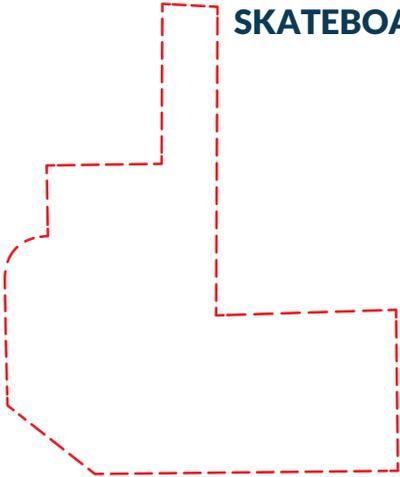


**Docklands Park**  
*Melbourne*



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

**SKATEBOARD**



**Lemvig Skatepark**  
*Denmark*

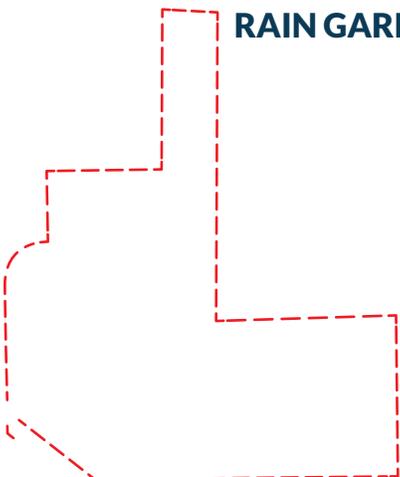


**Stanley Greene Park**  
*Toronto*



**Underpass Park**  
*Toronto*

**RAIN GARDEN**



**Stanley Greene Park**  
*Toronto*

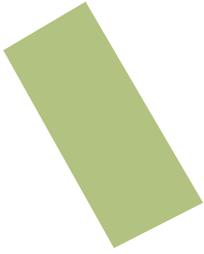


**Music Garden**  
*Toronto*



**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**

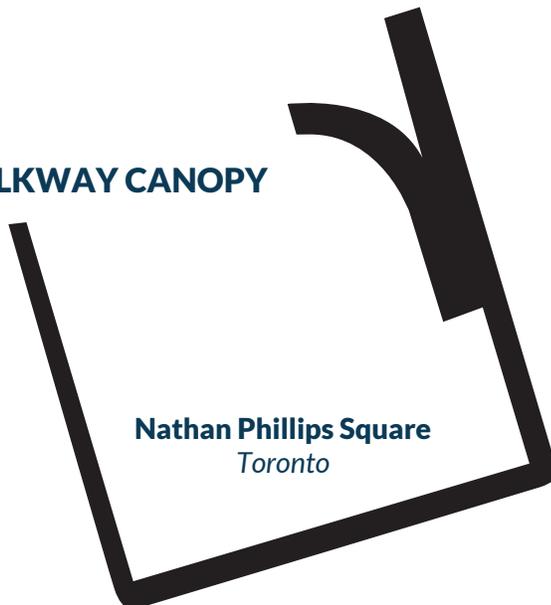


**Hudson River  
Park**  
*New York City*



**Grandbend Mini Golf**  
*Grandbend, ON*

**PEDESTRIAN WALKWAY CANOPY**



**Nathan Phillips Square**  
*Toronto*

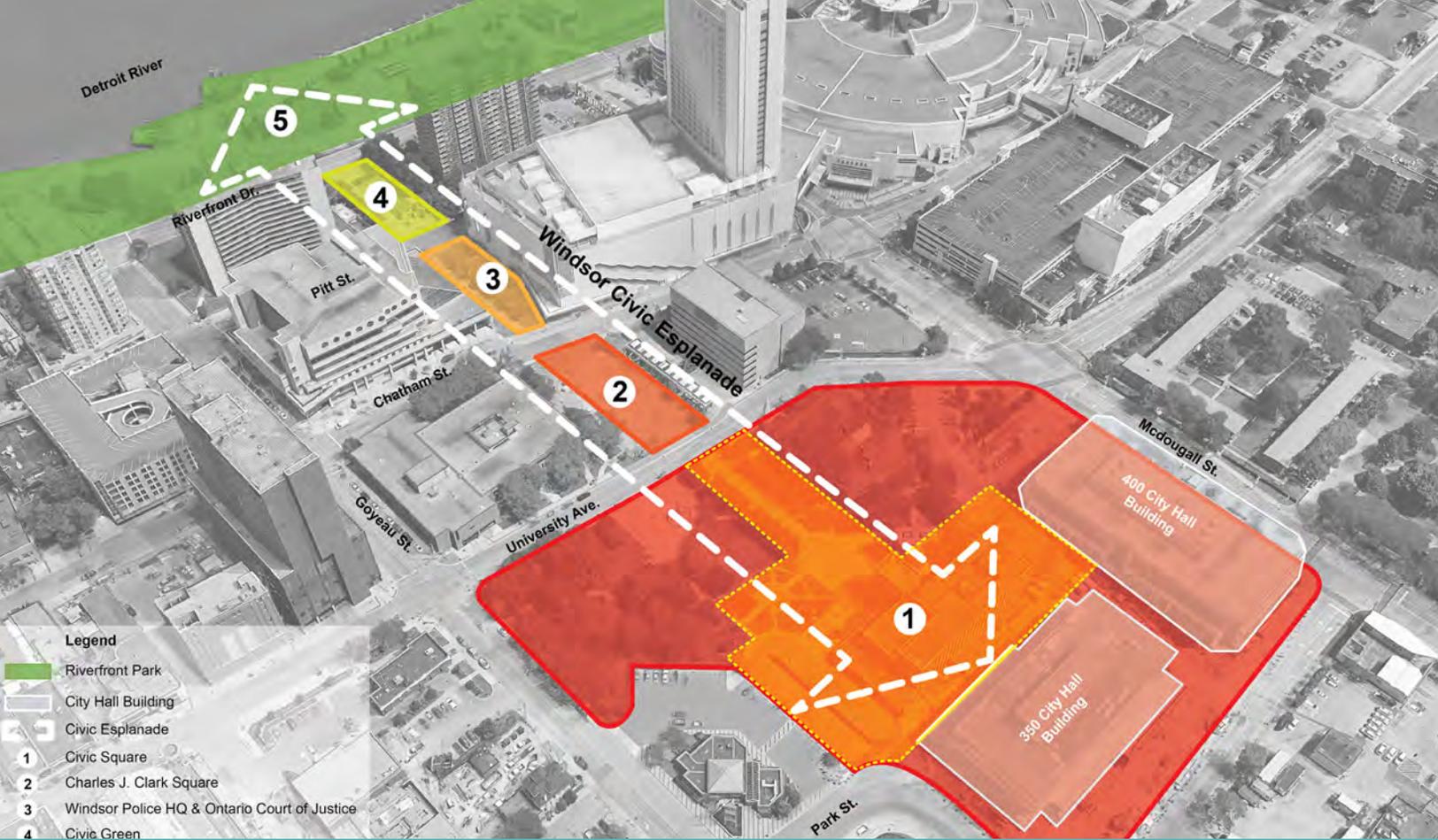




# 5 SWOT ANALYSIS

2021.02.26

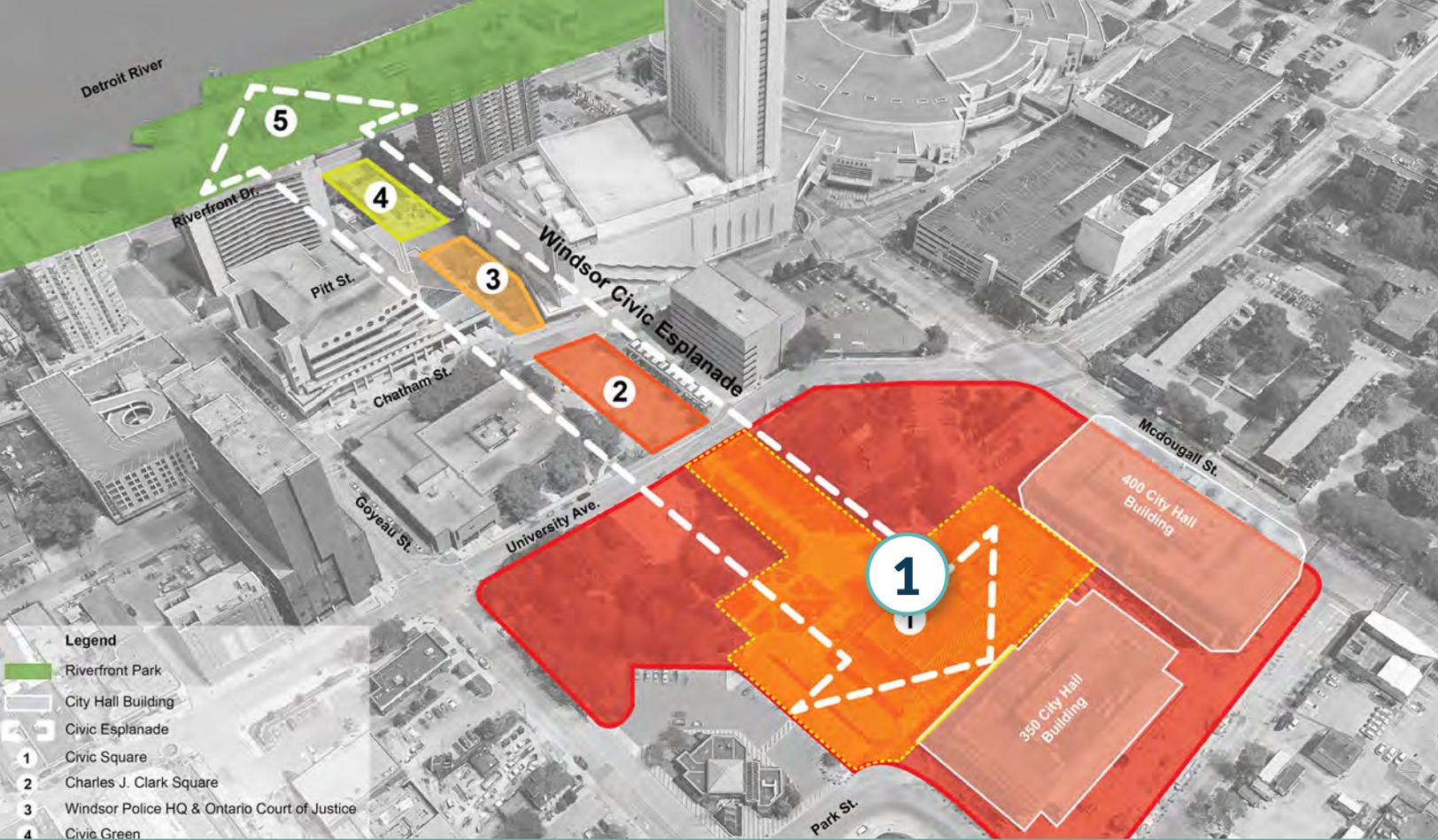




# OVERALL (PLAZA + ESPLANADE)

## WINDSOR CIVIC ESPLANADE - SWOT DRAFT - 2021.02.26

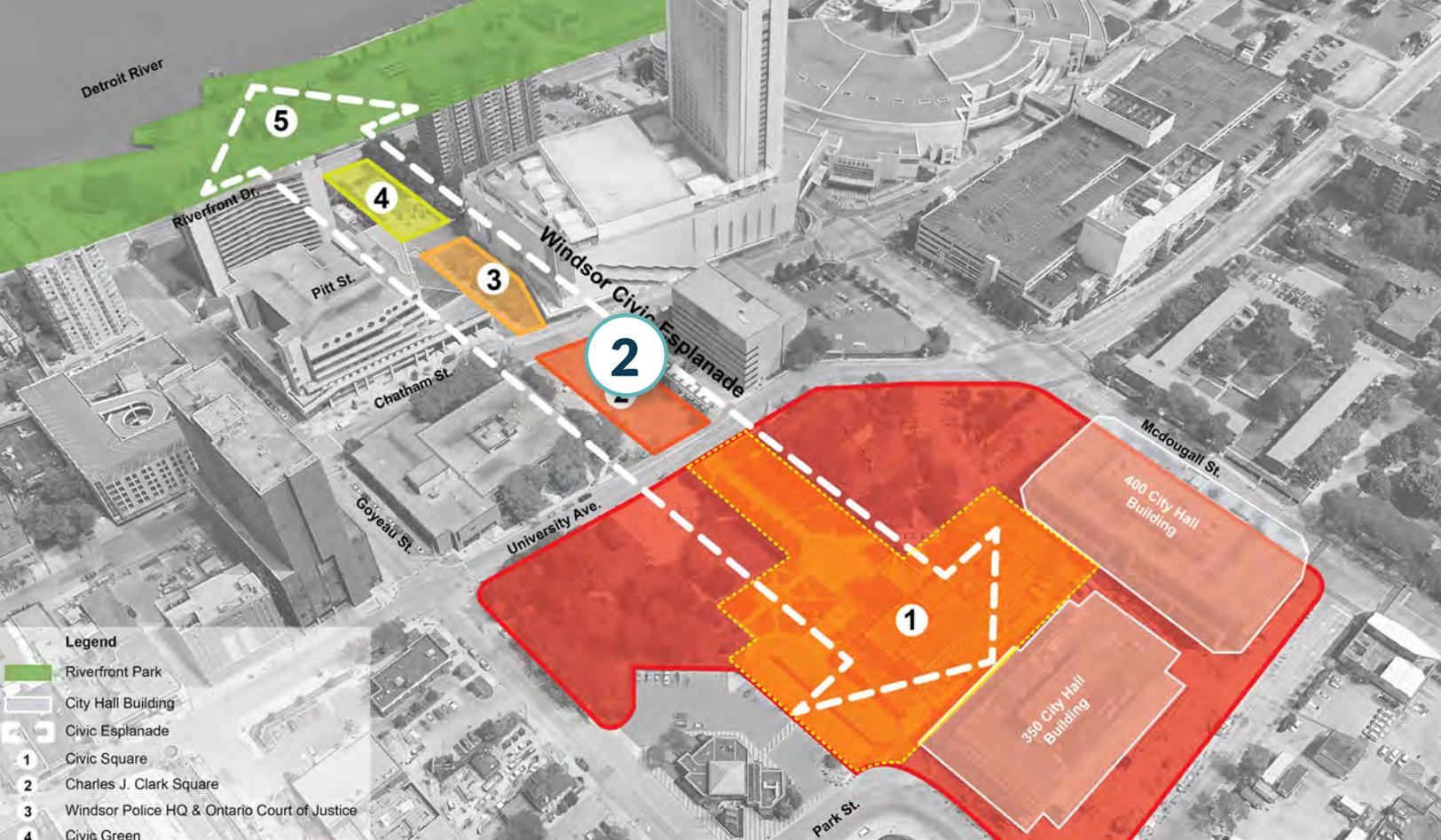
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Several street connection provide access and connection to surrounding	streets that cross the Esplanade are not pedestrian friendly, lack bike lanes and appealing streetscape identities	Create a "shared street" experience in the adjacent road segments, eventually 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 connection 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



# 1 CITY HALL PLAZA

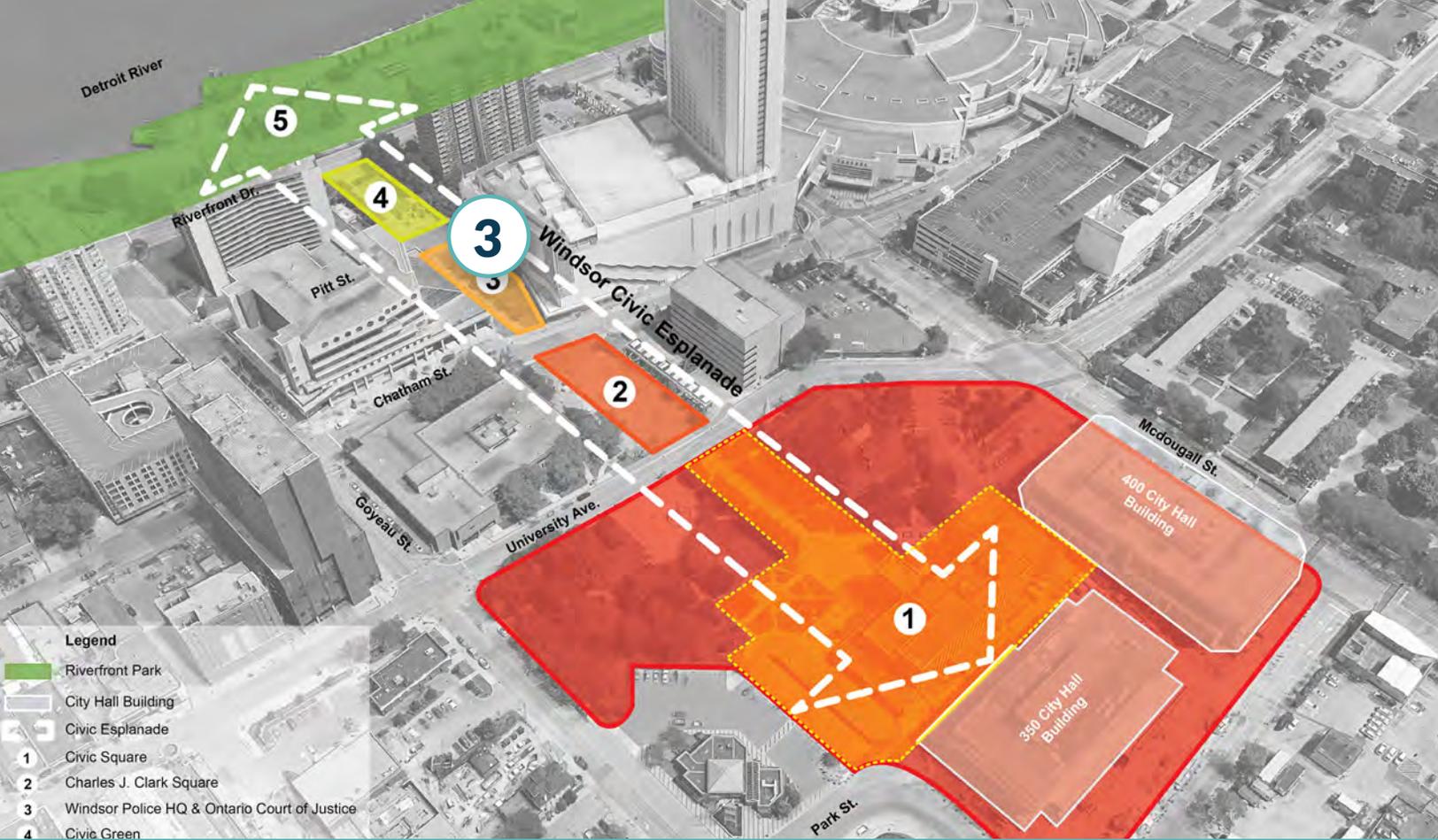
WINDSOR CIVIC ESPLANADE - SWOT DRAFT - 2021.02.26

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



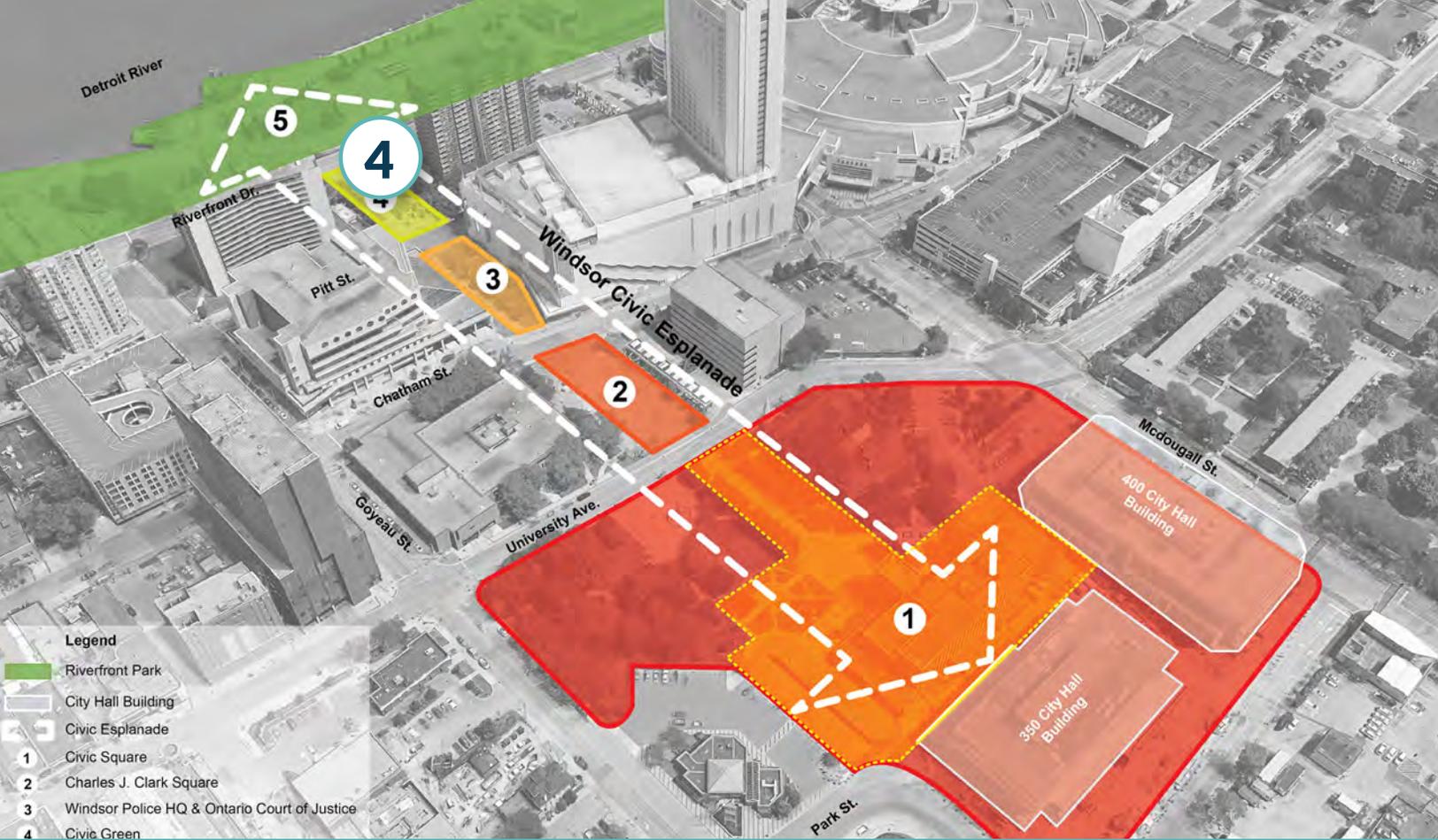
# 2 CHARLES CLARK SQUARE

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>
	<p>Large, concrete space is stark and uninviting when not in use for skating</p>		
<p>The space is already used for programming and events</p>			
	<p>Buildings present back-of-house (BOH) uses to the street and plaza, and block views down the Esplanade</p> <p>shade structure is not well designed to be used for seating / shade</p>		
	<p>Deficient landscape and green. Small trees in pots are not adequate for shade.</p>		



# 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 redesign 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 shopfronts 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.		



# 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.		





# 6

## SITE ANALYSIS DRAFT 2021.02.26



FIGURE GROUND

Building Footprint   
Primary Entrance   
Shade Structure 



## FIGURE GROUND

The site is surrounded by buildings with large footprints and surface parking. This leaves limited space for high quality parks and green space.

Surrounding buildings lack visual identity and active spaces fronting the esplanade, leaving no opportunity for permanent Retail Dining and Entertainment (RDE) to bring vitality to the space. Within the entire downtown there is a feeling of disconnection and separate entities operating independently.

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. The layout of the space is relevant to the former City Hall building but does not align well with the new building.

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. However, there are no active uses in the existing buildings. Buildings present back-of-house (BOH) uses to the street and plaza, and block views down the Esplanade. The shade structure is not well designed to be used for seating / shade.

At Caesars section (Segment 3), the space is wide enough to create a meaningful layout with opportunities for programming. However, Caesars presents a blank wall facing the space, tall and ominous, with no entrances or exits facing the Esplanade. Although 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. The façade of the Windsor Police Headquarters is heavy and does not have shopfronts or seating.

The Civic Green section (Segment 4) is wider and has more space for meaningful design. The two condominium buildings provide potential users of the site. However, the buildings do not have active entrances, shops or even windows on the main floor, presenting blank walls and a parking entrance to the site.

Segment 5 at the Riverfront is abutting to the Riverside Drive and facing the Detroit River. It has wide open space around, however there are two sheds right beneath this segment, affecting the efficient design at the segment.

## 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.



## **LANDUSE**

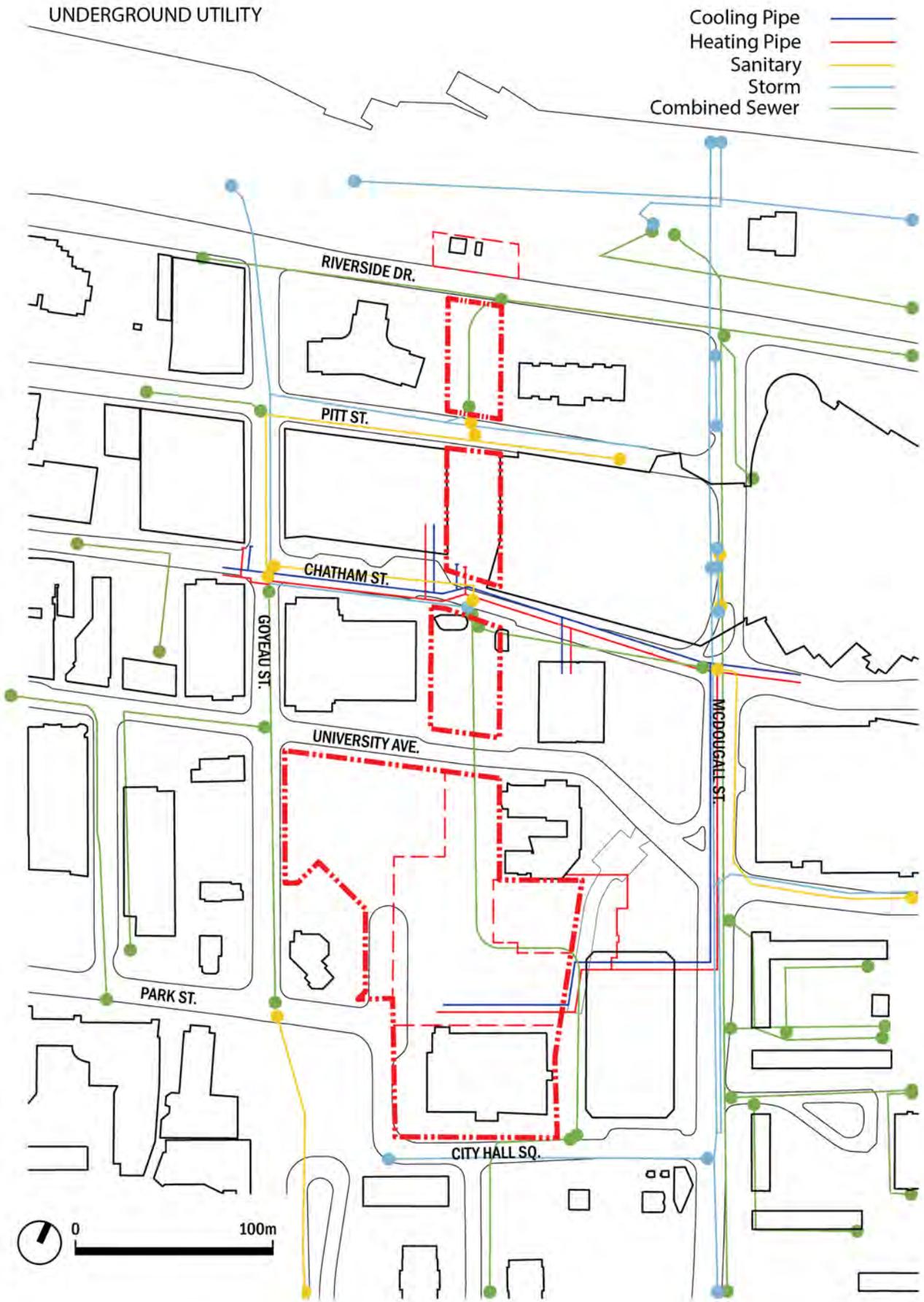
The site is heavily surrounded by Mixed Use, Institutional, and Entertainment buildings. Building height profiles generally increases from the southeast to the northwest.

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 City may have insufficient resources to fully support the programming effort allowing these spaces to reach their full potential.

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. It was also brought to our attention that homeless citizens may choose to use the space in ways that are not compatible with other uses.

## **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**

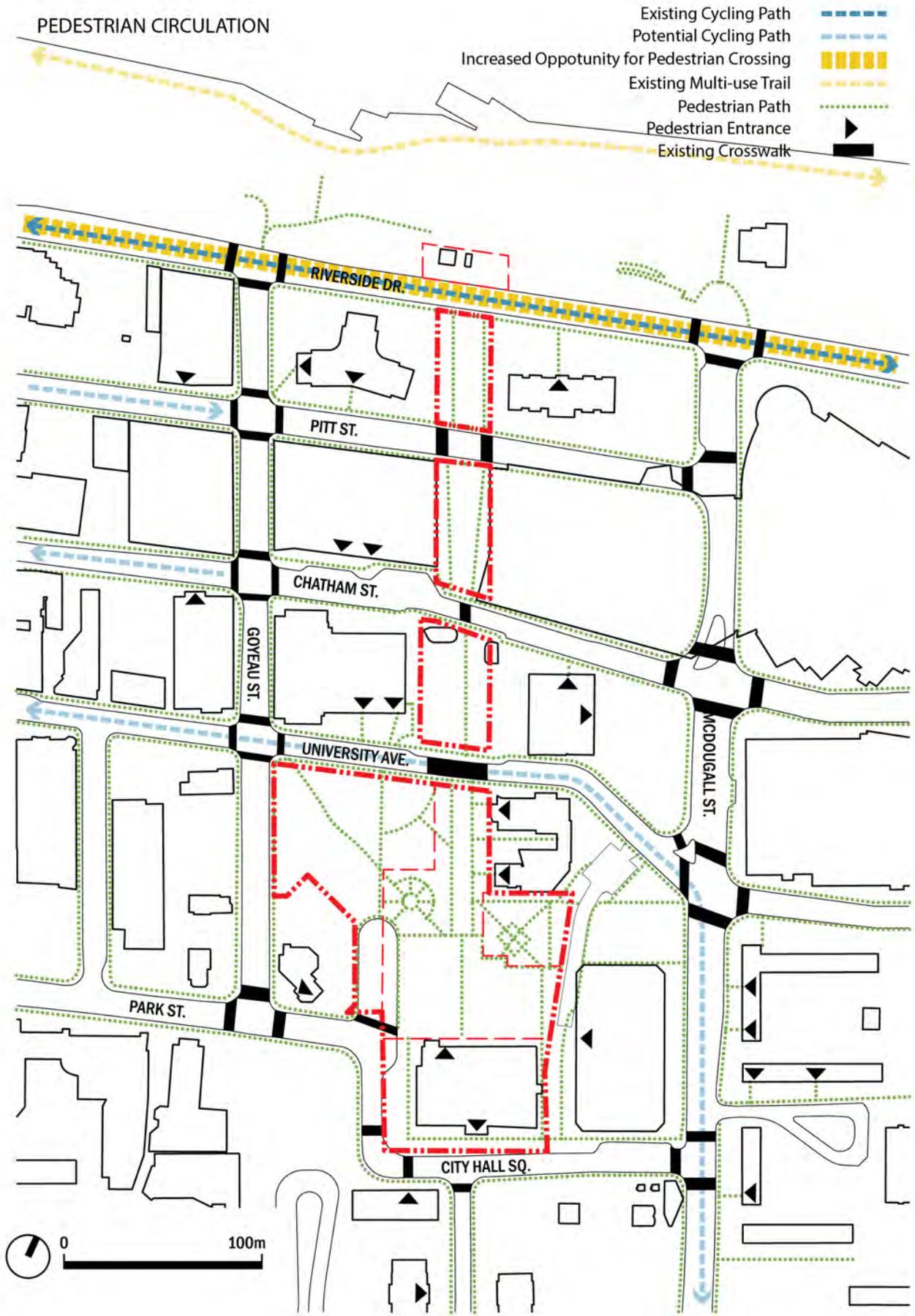
The underground utility network shows promising opportunities for connections for future development on the site. The utility network downtown runs throughout and around the site, which will support the growth and development of the site into active usable year-round space for all.

### **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-I4, 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 is uninviting and potentially dangerous.

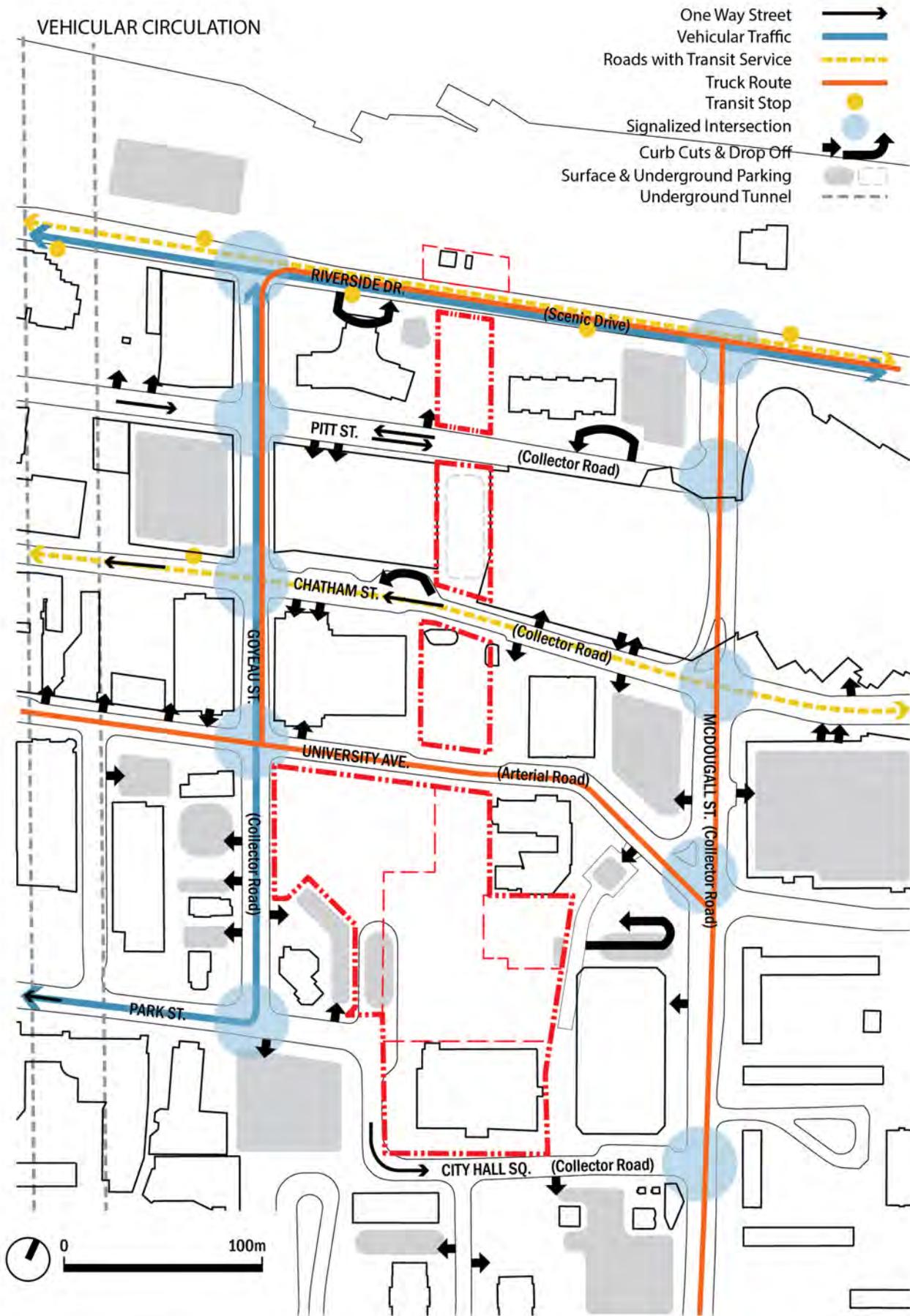
At Civic Green (Segment 4), the adjacency to Riverside drive can pull users into the site. Riverside drive is a busy arterial with no convenient crossing to access the Riverfront. It lacks any defining gateway features to pull users into the Esplanade

### **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, the Councillor parking is not well laid out, is not a visual amenity and creates a barrier to pedestrian flow.

### 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 planted space at this area are mostly foundation planting in small pieces, it is lacking large green space with high quality vegetation types.

Deficient landscape and green at Charles Clark Square (Segment 2), small trees in pots are not adequate for shade. The Caesars section (Segment 3) is over parking garage, limiting soil depth for planting. This segment was designed more like a corridor for walking through rather than a usable space. It is not helped by straight walk and colonnade of trees.

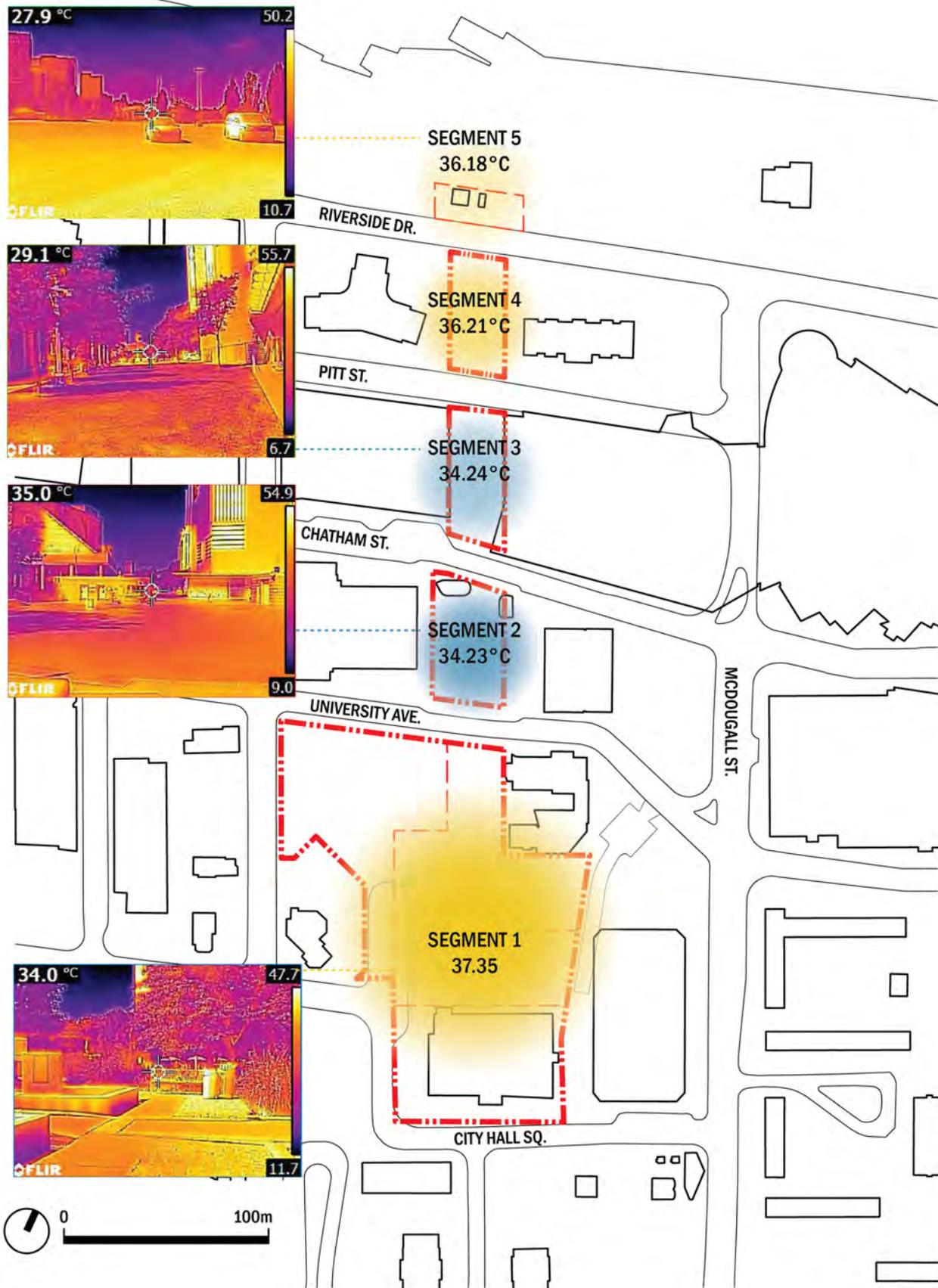
At Civic Green (Segment 4), existing rolling turf is fun and playful. However, rolling turf is a single-purpose element that limits using the space for events or passive activity. It is likely not suited to a key section of the Esplanade.

## REFERENCE

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

Google Map 2021

SURFACE TEMPRETURE



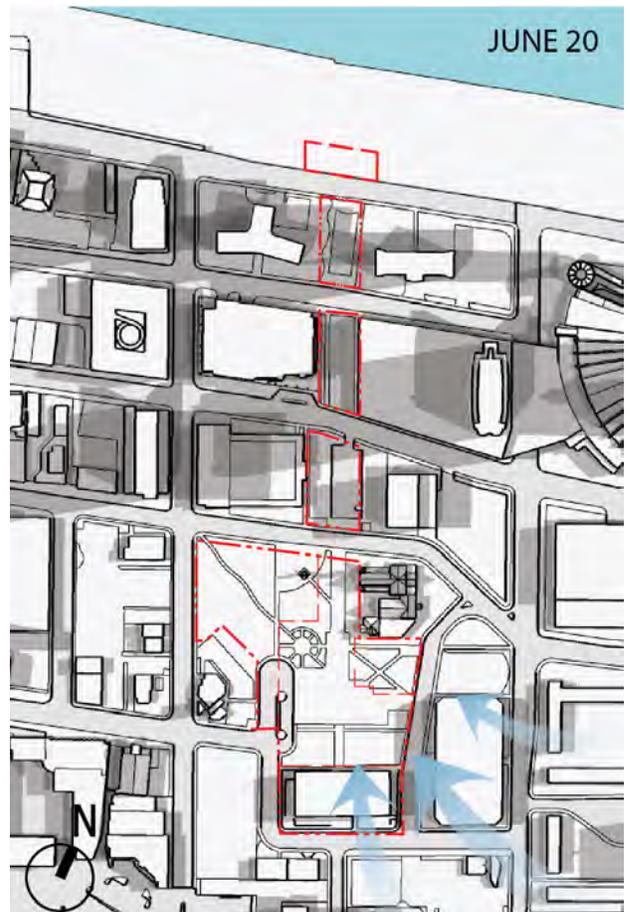
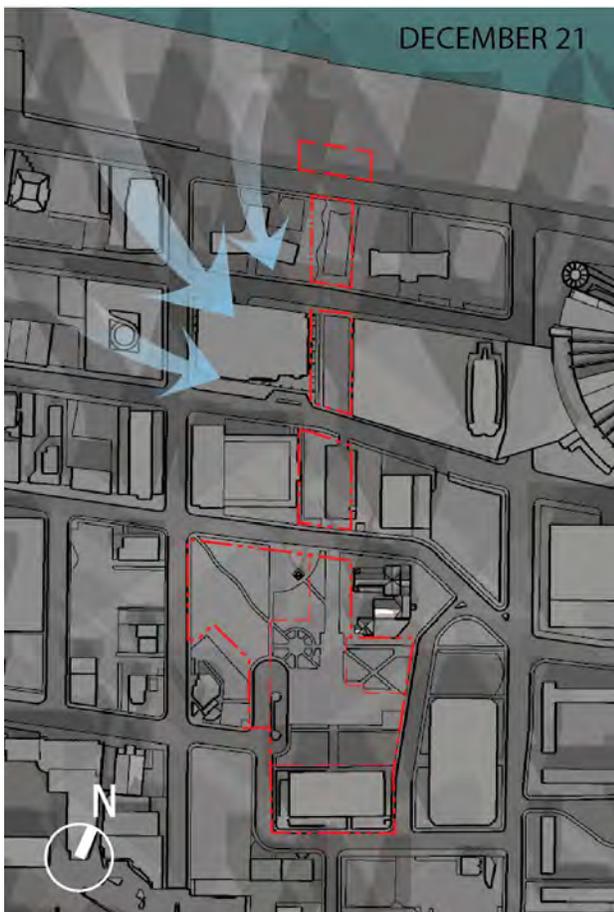
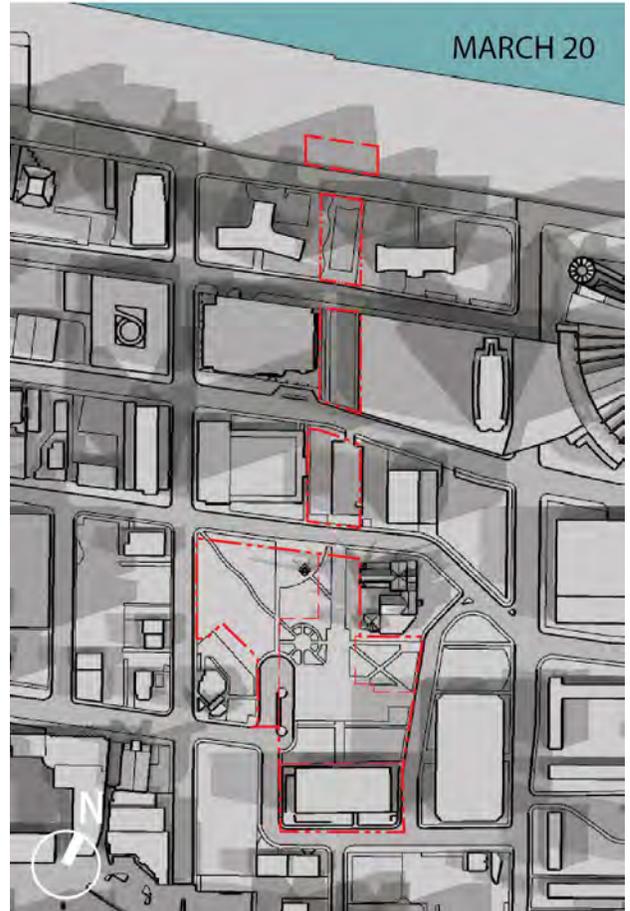
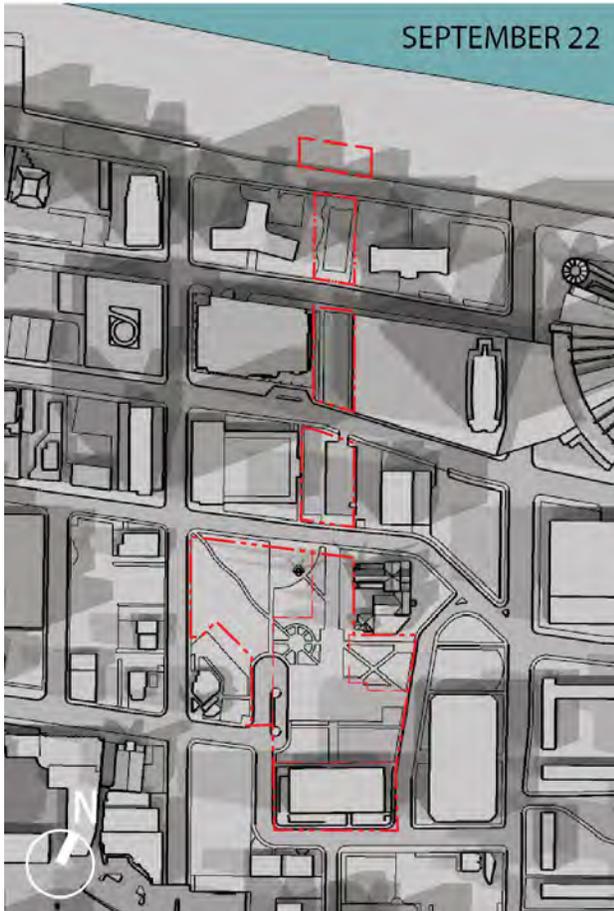
## **SURFACE TEMPERATURE**

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**

We 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. Charles Clarkson Square

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 is minimal with little variety. Majority of the seating provided throughout each segment is either a standard wooden or metal bench. Providing different seating fixtures allows a wide variety of uses within the spaces, as well as promoting different age groups to use the site safely, effectively, and for longer periods of time. With the limited amount and variety of seating there is less traffic within each site, showing less people actively visiting and returning to the sites. Incorporating comfortable and modern furnishings will improve active transportation to the spaces and create lasting impressions for return usage.





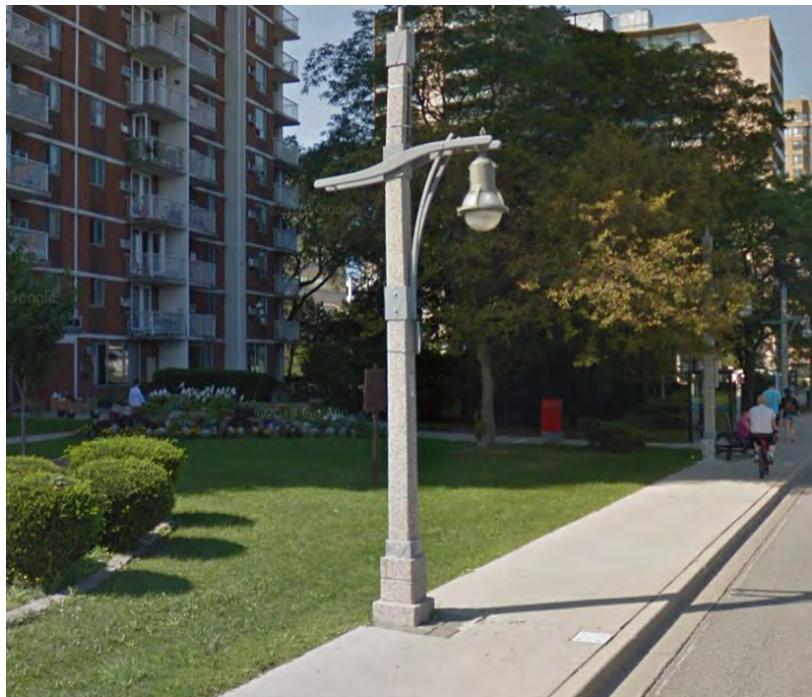
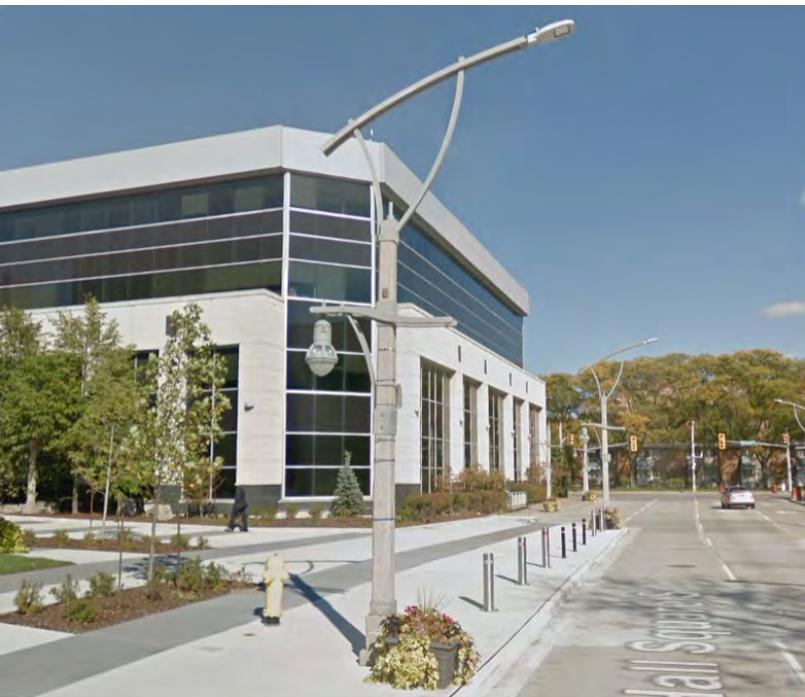
## MONUMENTS

There are lots of existing well known and beloved features on the site such as the skating rink, Cenotaph and Heritage Garden. But some of these features are aging and have design challenges or are in a state of bad repair.

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. Monuments and amenities are disparate and disconnected, do not tell a cohesive story.

At Civic Green (Segment 4), Tower of Freedom represents the important Underground Railroad history of the site, The monument is distant from the river and does not 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 overall City Hall Plaza and Esplanade is lacking in characteristics and infrastructure to host festivals, events, performances, and gatherings.



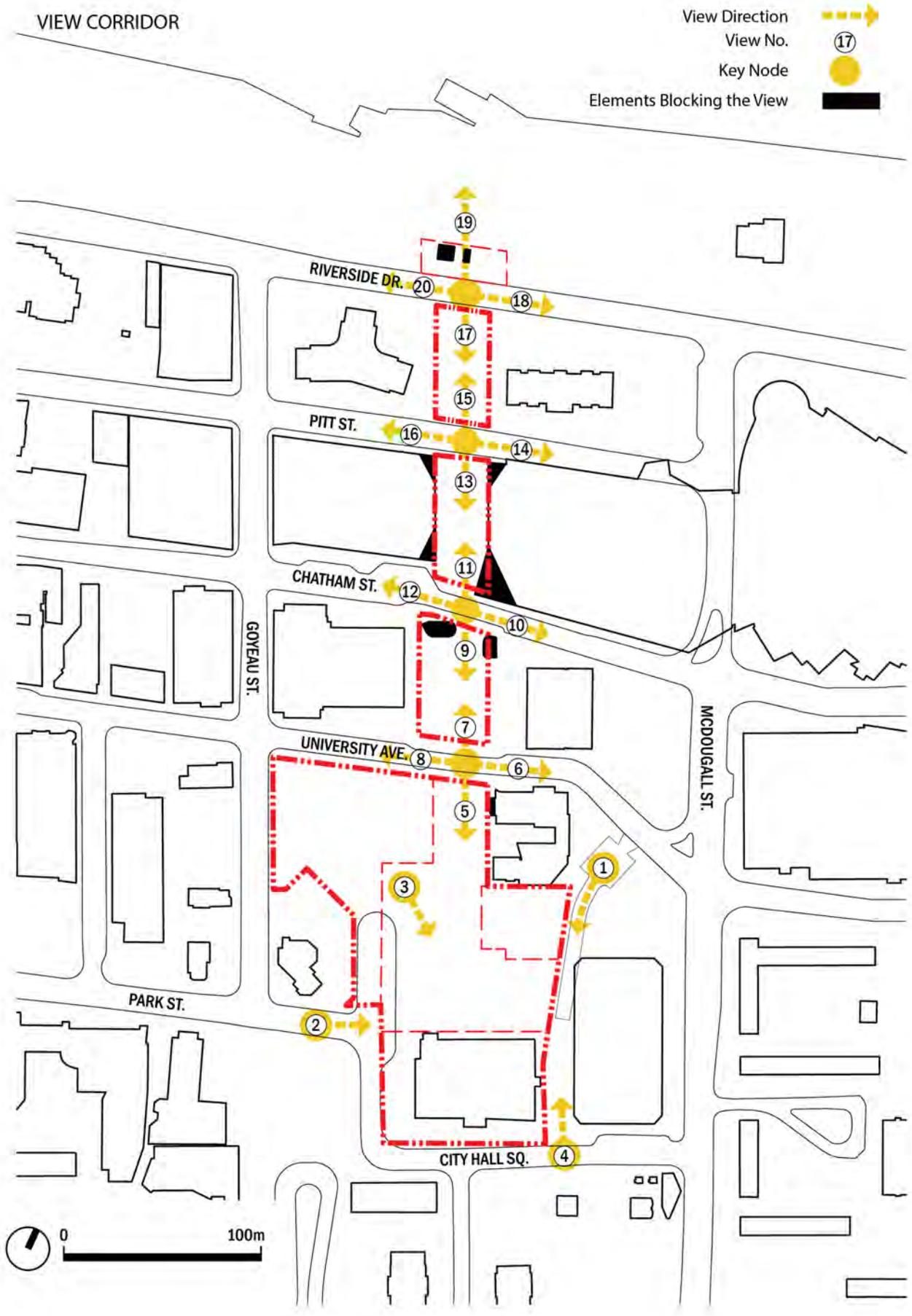
## LIGHTING

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

The City Hall 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. 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, the view is blocked in several locations, and there are barriers to travel. There is no strong, visible connection to/from Windsor Detroit Tunnel to appeal to visitors

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. A lush canopy of trees frames the space on both sides but some of the tree canopy blocks views

## REFERENCE

Google Map 2021





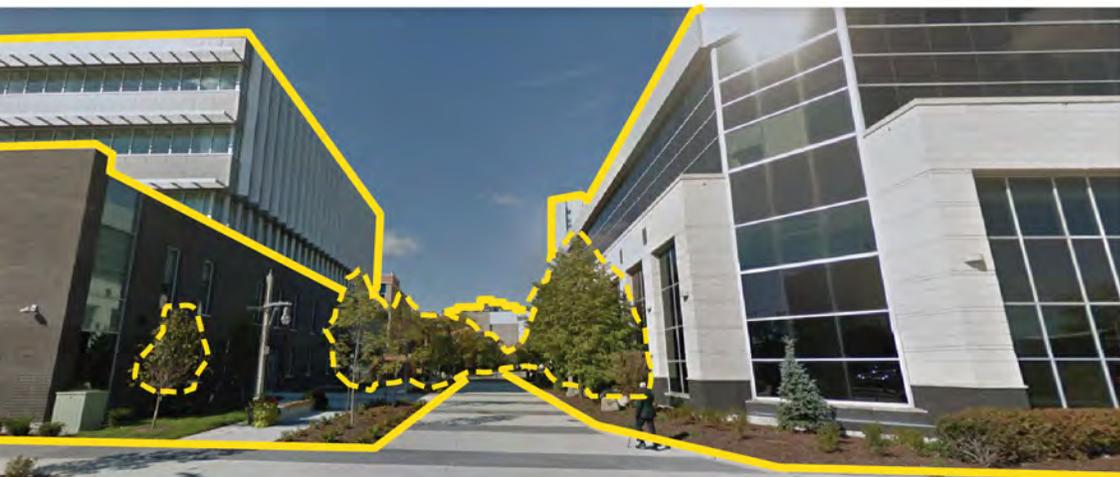
①  
University Ave. at  
City Hall Square East  
looking south



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



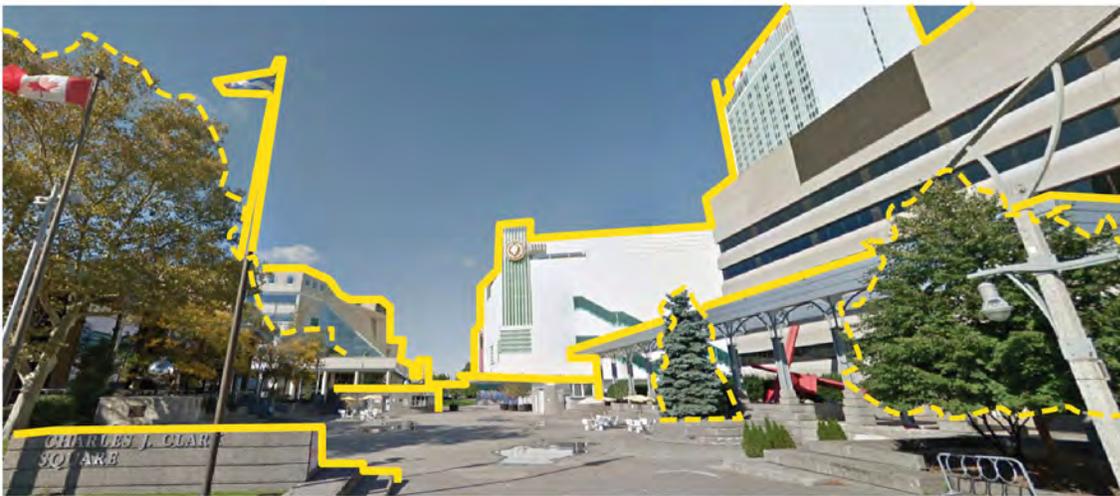
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University Ave. at the Civic Esplanade looking south



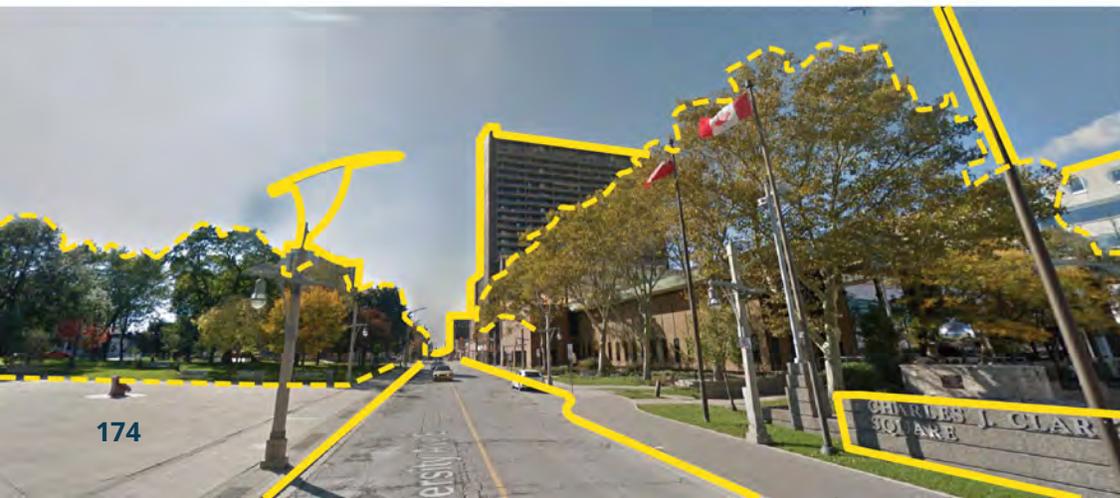
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University Ave. at the Civic Esplanade looking east



⑦

University Ave. at the Civic Esplanade looking north



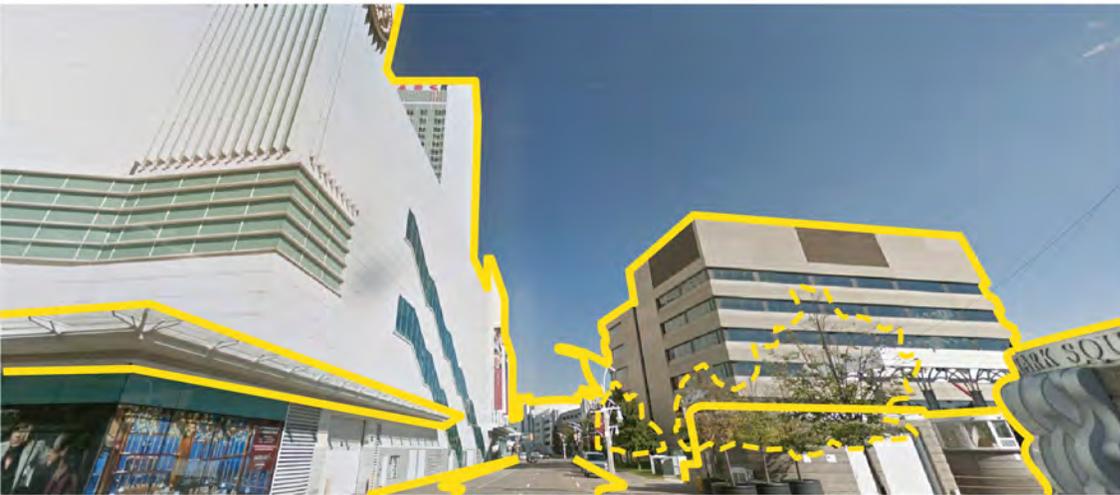
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University Ave. at the Civic Esplanade looking west



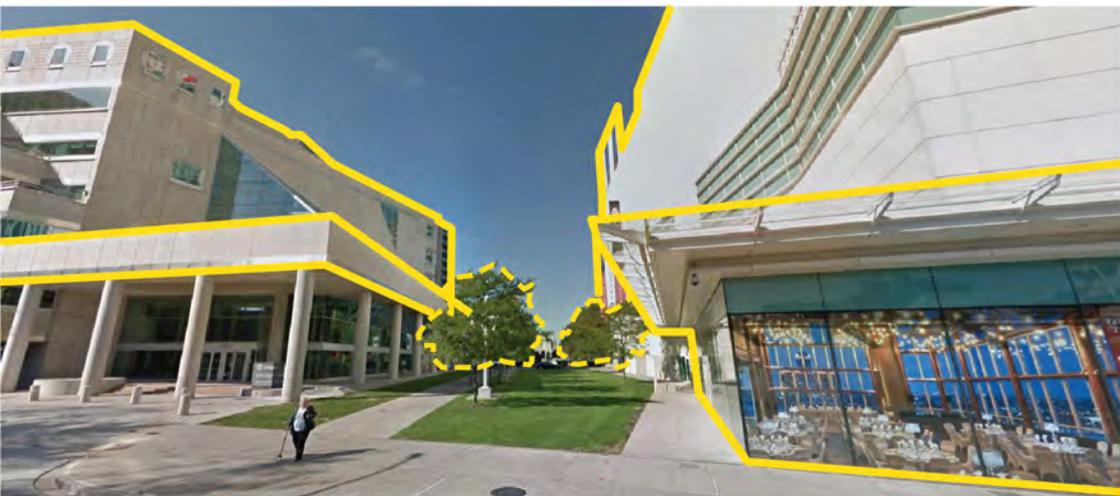
⑨

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



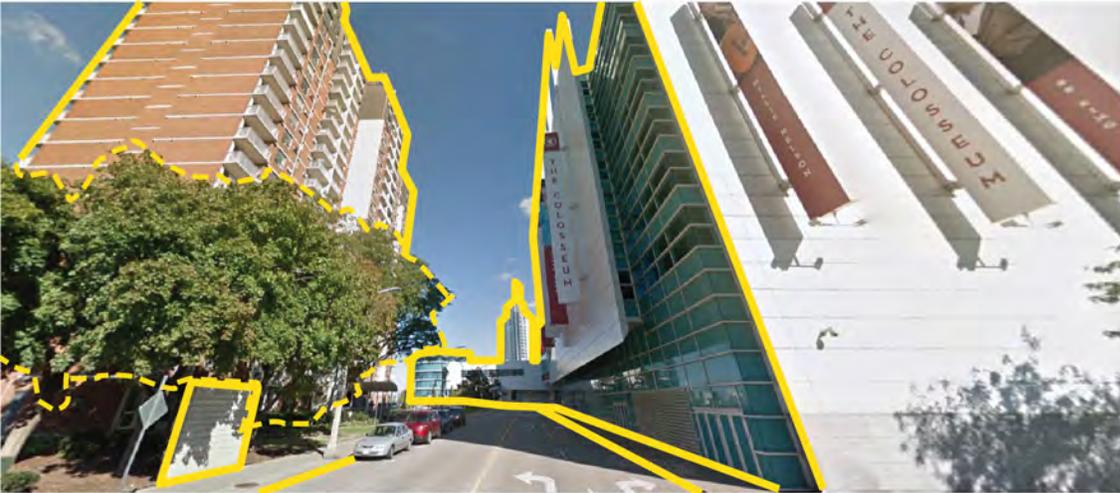
⑫

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



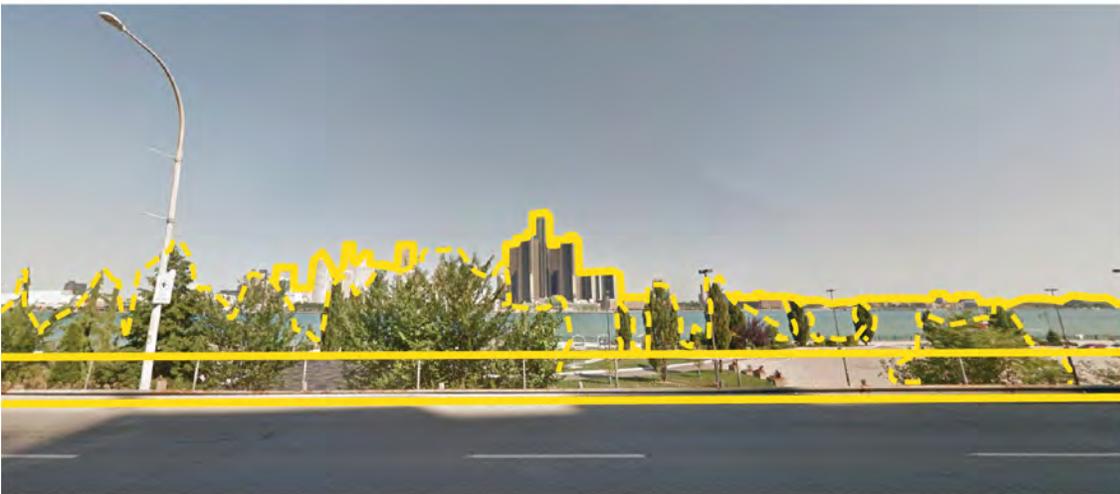
⑰

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