

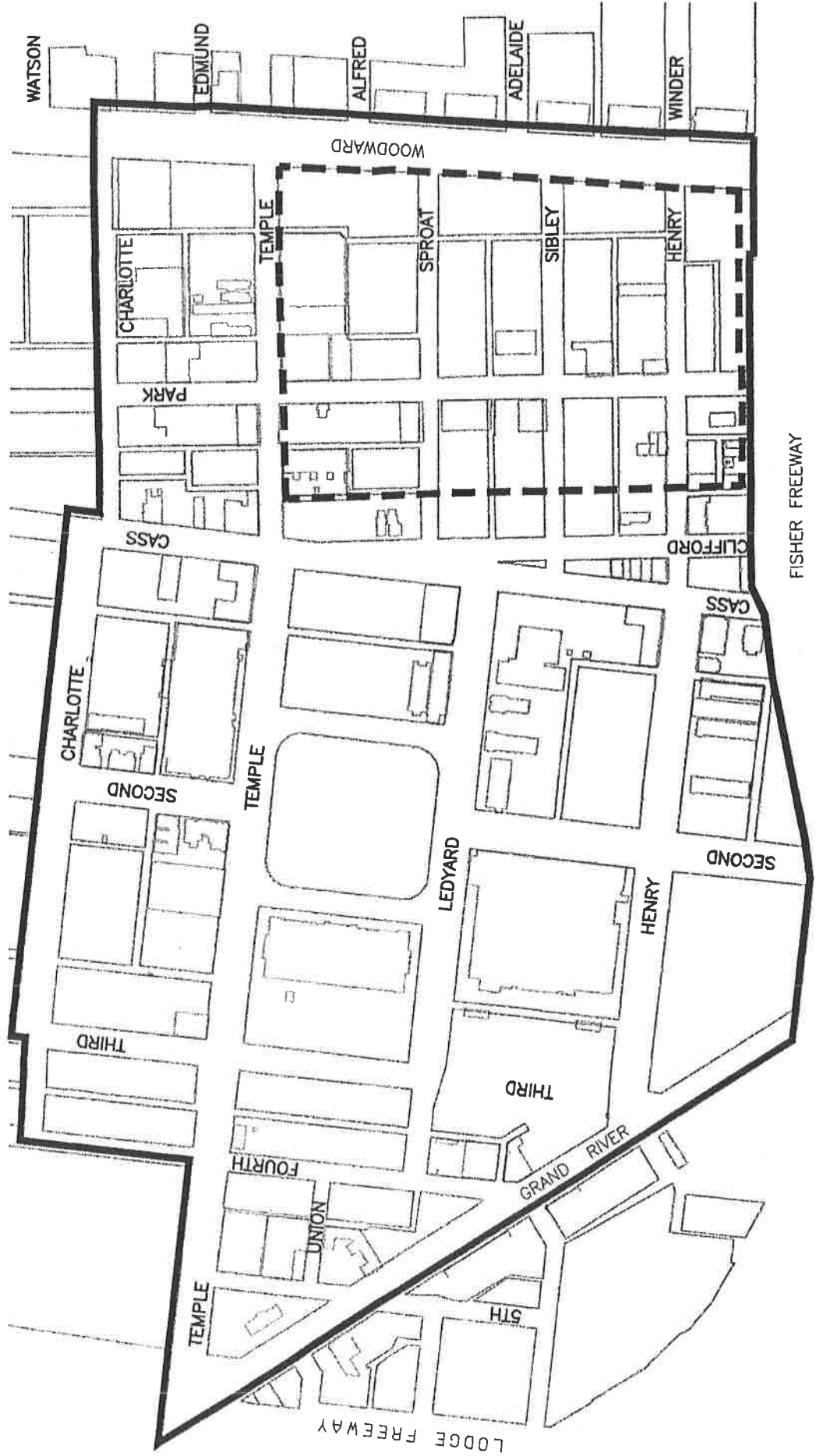
Attachment 1

City of Detroit Downtown Development Authority

Exhibit B to Section 407.11

Event Center Project
Area Map

- DDA DISTRICT 2013 EXPANSION AREA
- EVENT CENTER PROJECT AREA



2
Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Angela D. Allen, MSW, PhD
Brenda Goss Andrews
Thomas Christensen
Karen Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

TO: City Planning Commission
M.F. for C.A.
FROM: Christopher Gulock, CPC Staff
RE: **Proposal of the Midtown Project, LLC to modify the plans for the existing PD (Planned Development District) zoning classification on District Map No. 4, Article XVII of the 1984 Detroit City Code, for properties at 3750, 3780 and 3800 Woodward Avenue generally located on the east side of Woodward Avenue between East Alexandrine Avenue and Mack Avenue for the construction of a four-story medical office building and a 3 ½ level parking structure (RECOMMENDING APPROVAL)**
DATE: July 30, 2013

Recommendation

The Legislative Policy Division (LPD) - City Planning Commission (CPC) staff recommends approval of Midtown Project, LLC's request to modify the approved plans for the existing PD zoning classification on District Map No. 4 of the Detroit Zoning Ordinance at 3750, 3780, and 3800 Woodward Avenue subject to the following condition:

That final site plans, elevations, landscaping, lighting and signage plans be submitted to the Legislative Policy Division, CPC staff for review and consistency with approved plans prior to making application for applicable permits.

Background

In October 1998, the City approved a petition from the Planning and Development Department (P&DD) to rezone the block generally bounded by vacated Martin Place on the north, John R on the east, Mack Avenue on the south, and Woodward Avenue on the west (totaling about 9.2 acres) from B4 (General Business) to PD codified in Ordinance No. 37-98.

The subject northern 4.7 acres is presently developed with the Professional Plaza office complex, which includes a 2-story office building at the southwest corner of the site and a 12-story office building at the northwest corner of the site both built in 1965. This site also currently has approximately 466 parking spaces in a large surface lot on the east side of the site. In addition, the State of Michigan Historic Marker for the Detroit Medical College is also located on the site between the two existing building. In 1998, a developer was going to build an office tower, residential tower, retail mall, hotel, and parking deck, but the proposed expansion of Professional

Plaza never happened. Starting in 2001, the City Council approved the redevelopment of the south 4.5 acres with the Ellington and 6-story parking garage with 954 spaces and later the Whole Foods store which occupy this same PD zoning district.

The subject site is urban renewal land located within the Medical Center Rehabilitation Project Center Number 1 Plan.

Proposal

The petitioner is proposing to clear the entire north 4.7 acre site. The approximately .92 acres surrounding the 12-story tower is part of a later phase and is not part of this PD modification. The remaining 3.79 acres is an L-shaped parcel and is the subject of the proposed PD modification.

The petitioner is proposing the construction of a four-story medical office building facing Woodward Avenue, which would include a diagnostics center, medical office suites, retail, and café. The plan includes a small outdoor dining area along Woodward Avenue. Along John R Street, the petitioner is proposing a 3 ½ level parking garage with some adjacent surface parking. The first floor of the garage would include a small retail space facing John R.

The medical building would house the Wayne State University (WSU) Physician Group medical clinics. The doctors would utilize the Detroit Medical Center (DMC) hospitals for major surgeries and maintain their offices at WSU. However, the proposed building would contain diagnostics, such as blood draw, X-ray, MRI and CT scans with a small pharmacy.

Public Hearing

On May 16, 2013, the City Planning Commission held a public hearing on the subject PD modification.

The CPC asked a number of questions for clarification on the proposal, expressing concerns about the number of parking spaces provided. At the time of the hearing, the developer wanted to incorporate the existing public walkway at the north end of the site (on the now vacated Martin Place Street). There were several questions about the status and use of the proposed walkway.

Two persons from the nearby community spoke regarding the project. One person said she was in support of the project, but the City needed to do a better job of informing area residents of the proposal. The manager of the Bicentennial Tower senior building to the north said he was in favor of the project.

Analysis

Public Hearing Follow-up

Since the May 16th public hearing, staff has conducted numerous discussions in cooperation with other City departments including P&DD regarding the proposed project. Since that time, the developer has agreed to make the following changes (these changes have been reflected in revised site plans):

- 1) Move the building along Woodward Avenue 5 feet eastward in order to provide a larger pedestrian zone along Woodward Avenue;

- 2) Remove any conceptual plans for the phase two portion of the project; this would result in a separate application being submitted at a later date; the developer agreed to install a decorative 6 foot high fence separating phase one and phase two;
- 3) Eliminate from the plans any encroachment onto the existing public walkway at the north end of the site;
- 4) Redesign of the Woodward Avenue driveway which would be used for deliveries based on feedback from the State of Michigan; and
- 5) Add four wayfinding signs to help with circulation within the site.

Walkway

Initially, the petitioner wanted to purchase the existing public walkway at the north end of the project to be included in the proposed PD District. The public walkway, owned by the City of Detroit, is a paved and lighted path for pedestrians traveling from Woodward to John R. In the future, the developer may petition the City to buy the walkway, but it is not part of the subject PD modifications at this time. Any change to the walkway would need to be supported by the urban renewal plan.

Master Plan

Regarding the Detroit Master Plan of Policies, the subject property is located in the Lower Woodward area of Neighborhood Cluster 4. The future land use designation for the subject parcel is Mixed-Residential/Commercial (MRC). The Master Plan states that, "MRC areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city." It appears the proposed project complies with the Master Plan of Policies, but staff is still waiting for an official response from the P&DD.

Development Plan

The subject site is located within the Medical Center Rehabilitation Project Number 1 urban renewal area. For the subject site, the urban renewal plan (the Plan) allows for commercial, residential, and institutional uses. The definition of commercial uses within the Plan includes medical clinics, retail stores, restaurants, etc.

The Plan states in part that the arrangement of structures, including accessory structures, on each parcel shall be subject to the review and approval of the P&DD. In terms of setbacks, the Plan states in part that a zero lot line setback may be allowed at the discretion of P&DD in the subject area. It appears to staff that the proposed project complies with the urban renewal plan.

Signage

The proposed plans show signage for the building noting the WSU logo and the name - University Physician Group. In addition, the plans include signage for the various retail uses. The developer indicates all signs will be non-internally illuminated metal letters or logos. As noted earlier, the developer is proposing four 6 foot high by approximately 2 foot wide wayfinding signs.

Circulation

The project is proposing two new curb cuts on Woodward Avenue: one as the main entrance and one as a delivery only drive. The project also includes two new curb cuts on John R: one for the parking lot and one only for staff parking and deliveries. The middle of the site would include a larger circular drop off area. CPC staff is generally supportive of the proposed circulation plan and thinks the additional wayfinding signs will help with navigating the site.

Landscaping Plan

The petitioner has included a landscaping plan with the submittal. Staff is generally supportive of the proposed landscaping plan. Shifting the entire building 5 feet eastward has resulted in the loss of a portion of the landscaped setback along John R. Furthermore, removing the development from the walkway to the north has resulted in the loss of some landscaping on the north end of the parking structure. Staff is supportive of these changes in light of the resultant benefits.

Building Design and Historic Issues

Staff is generally pleased with the design for the exterior façade, finding that the proposed design is attractive with appropriate fenestration and architectural details that match the context of the area.

The subject site is not within a historic district. However, the site is adjacent to two historic districts, the Willis Selden and Orchestra Hall historic districts. As a result, the Historic District Commission will need to review the project. The developer has proposed moving the State of Michigan Historical marker to the median at the covered drop off area.

Parking

Originally, the plans for the project included 615 spaces in the 3 ½ story parking deck and 115 parking spaces in the surface area north of the structure for a total of 730 parking spaces. The revised plans include 616 spaces in the parking deck and 24 parking spaces in the surface area north of the structure (not on phase two) for a total of 640 spaces.

Regarding the parking, the urban renewal plan states that the location and access of all parking shall be subject to the approval of P&DD. For commercial uses, the plan requires one parking space for each 300 square feet of gross floor area. Regarding loading, the Plan states in part that location and access to all off-street loading shall be permitted subject to review and approval by P&DD. It appears the urban renewal plan would require 434 spaces.

Using the Zoning Ordinance requirements, staff estimates the entire project would need 616 parking spaces. The developer maintains the additional spaces are needed to make the site marketable.

Community Input

On Wednesday, April 10, 2013 the petitioner held a community meeting in the project area regarding the proposal. Approximately 35 individuals attended including residents, community stakeholders, business owner representatives from WSU parking division, and Midtown Detroit, LLC. The attendees inquired about the proposed type of retail, the M-1 Rail system and duplication of existing medical services by the WSU Physician Group doctors of those provided by DMC doctors. Others were concerned about being forced out of the area because of all the new development.

On March 31, 2013, the petitioner met with a few members of the Medical Center Citizens' District Council, community members and Senator Coleman Young Jr. to present their proposal. The chairman of the CDC, Steve Bryant, was in attendance, but stated that a quorum for the CDC was not present.

PD District Design Criteria

Section 61-11-15 of the Zoning Ordinance lists twenty design criteria for PD Districts, which are attached for reference. Staff has reviewed these criteria and finds that the proposal meets the subject design criteria.

Conclusion

Based on the above analysis, LPD - CPC staff recommends approval of the plan modification.

Attachment

cc: John Baran, P&DD
Bruce Evans, P&DD

Sec. 61-11-15. PD District design criteria.

- (a) *Master Plan.* The proposed development should reflect applicable policies stated in the Detroit Master Plan. The policies relating to the geographic area in question as well as general policies will be considered. This zoning ordinance requires that the proposed major land use be consistent with the adopted Master Plan in all PD developments.
- (b) *Scale, form, massing, and density.* Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.
- (c) *Compatibility.* The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.
- (d) *Circulation.* Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands. Disruption of traffic flow in surrounding areas should be minimized, and truck traffic should be carefully planned and controlled, especially to avoid use of residential streets.
- (e) *Parking and loading.* Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.
- (f) *Environmental impacts.* Environmental impacts that relate to such factors as noise, air, combustibles and explosives, gases, soil, and water pollution, toxic waste, vibration, odor, glare, and radiation, should be controlled to be within acceptable levels at all times.
- (g) *Open space.* Adequate public and private open space should be provided for light and air, landscaping and, where appropriate, for passive and active recreation. Lot size, setbacks and yard requirements are flexible, but the City Planning Commission will be guided by standards that appear in comparable zoning ordinance district classifications.
- (h) *Rights-of-way, easements, and dedications.* Where appropriate, adequate rights-of-way, easements and dedications should be provided for trafficways, utilities and community facilities.
- (i) *River access.* Where appropriate, public access should be provided, including provision of adequate right-of-way for the continuous pedestrian and bicycle pathway being developed along the Detroit River.
- (j) *Screening.* Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and of parking areas should be provided.
- (k) *Orientation.* Careful consideration should be given to orientation both for solar access to the proposed project and for shadow impact upon surrounding development.
- (l) *Signage.* Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development. They should provide needed information, direction, and orientation in a clear and concise manner.
- (m) *Security considerations.* Security considerations, especially avoidance of visually isolated public spaces, should be a major element of the design program.

Sec. 61-11-41 | Description.

- (n) *Accessibility.* Barrier-free access and public safety features should be carefully planned.
- (o) *Preservation and restoration.* Preservation and restoration of buildings having architectural or historic value should be considered a primary objective.
- (p) *Urban design.* Urban design elements of form and character, especially in intensely developed areas, should be carefully considered. Such elements include, but are not limited to: richness and interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; and preservation and enhancement of important views and vistas.
- (q) *Amenities.* Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points, and protection from harsh weather through features as enclosed walkways and arcaded pedestrian areas.
- (r) *Maintenance.* Careful attention should be given to ease of maintenance of the completed project. Snow removal, mowing, cleaning, and other maintenance and repair operations should be considered.
- (s) *Construction period.* Phasing, staging, and interim circulation patterns should be well-planned so as to minimize disruption during the construction period.
- (t) *Urban renewal areas.* In addition, in urban renewal areas, the preliminary site plan must conform to the design criteria as stated in the adopted Land Use Development Plan and the Declaration of Restrictions, except as may have been authorized as a minor deviation by the Board of Zoning Appeals in accordance with Sec. 61-2-53 and Sec. 61-4-3.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-11, §1, 12-22-11)

Secs. 61-11-16–61-11-40. Reserved.

DIVISION 3. P1 OPEN PARKING DISTRICT

Sec. 61-11-41. Description.

This district is designed for off-street parking of private passenger vehicles on property which abuts, or is separated by an alley or easement from, a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses, and at the same time do not permit the non-residential uses themselves to extend into residential areas. The district will assist in reducing traffic congestion caused by non-residential uses and at the same time will protect abutting residential areas from the deleterious effects of adjacent vehicular parking areas.

(Ord. No. 11-05, §1, 5-28-05)

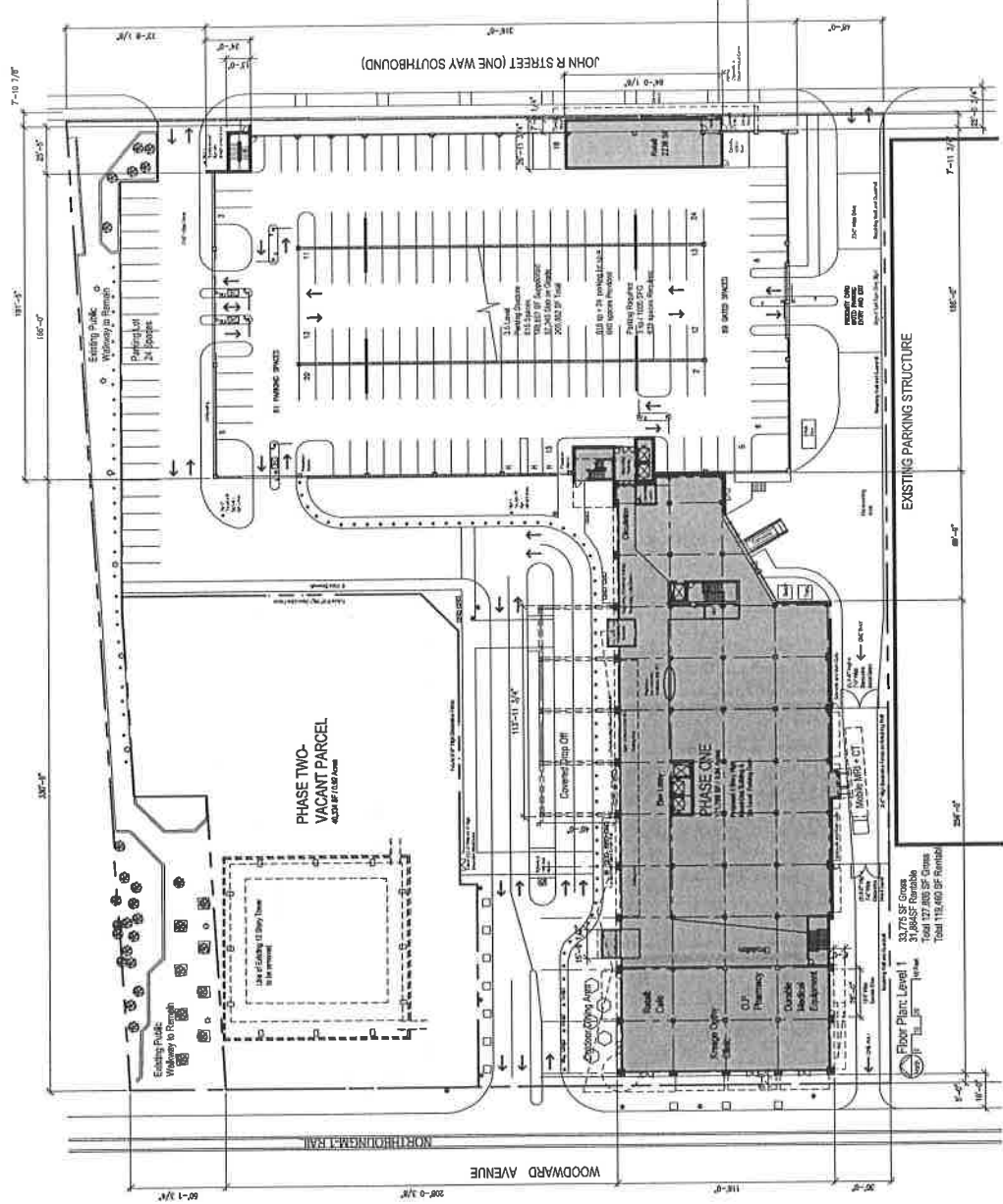


08-07-13 PD Submission
 04-28-13 PD Submission
 04-04-13
 04-02-13 PD Submission

DRN Existing New
 SRB Checked Revised
 SG Approved Not Approved
 MK Approved Not Approved
 Do not scale
 Dimensions only
 Copyright © 2013

2012056
 Floor Plan Level 1

Scale: 1" = 30'-0"
 Sheet: A1



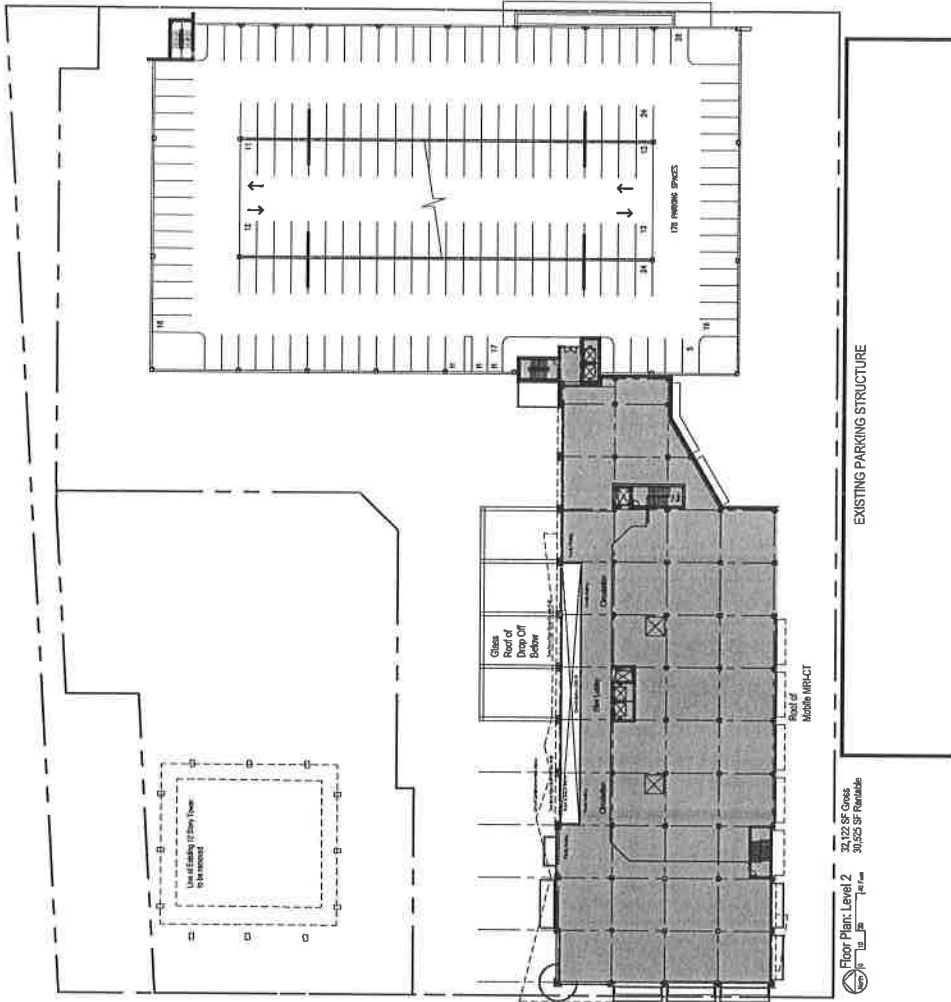
Floor Plan Level 1
 138,000 SF
 43,000 SF
 Total 181,000 SF

06-07-13 PD Submission
 04-28-13
 04-16-13 PD Submission
 04-06-13
 04-02-13 PD Submission

Drawn: Preliminary Construction
 SRB: Revised
 Designer: Do not scale
 SG: Dimensions only
 M: Copyright © 2013
 Mark number

Job Number
2012056
 The
Floor Plan Level 2

Scale: 1" = 30'-0"
 Sheet
A2



Floor Plan Level 2
 33,123 SF Gross
 30,525 SF Rentable

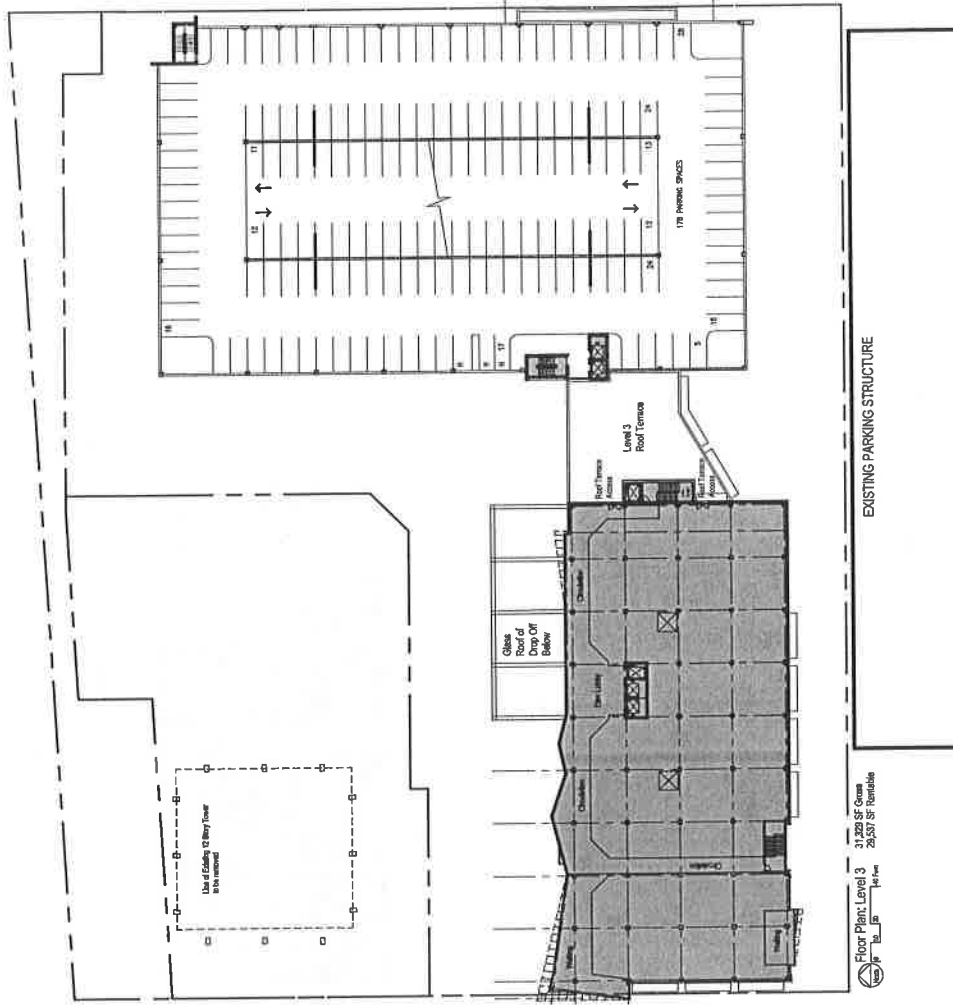
EXISTING PARKING STRUCTURE

Mobile MRCT

12 PERSON SPACES

1 Day Power Extension

Other Side of Drop Off/Booth



Floor Plan, Level 3 - 31,229 SF Gross
 25,521 SF Nettable
 14' Feet

architecture

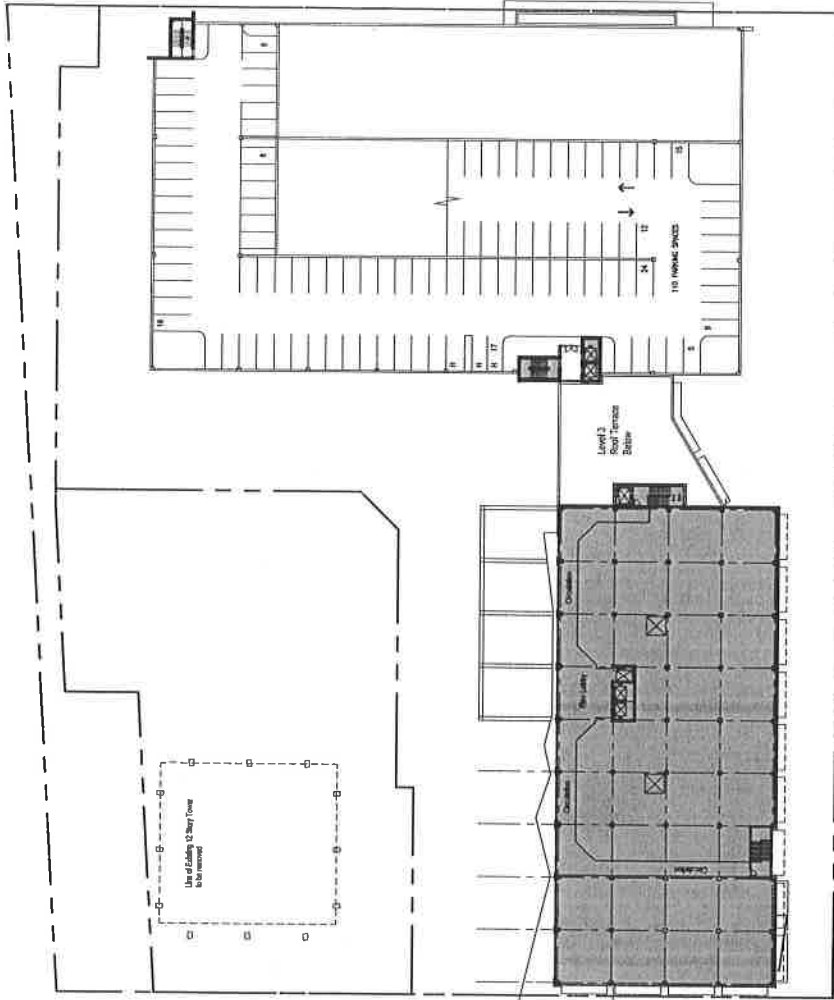
NEUMANN SMITH

400 Oakleaf Office Centre
Suite 555
Southfield, Michigan 48034
phone 248.352.8310
fax 248.352.1821
ns@neumannsmith.com

Wayne State University
**University
Physician
Group**
Detroit, MI



Revised



Floor Plan Level 4
2,895 SF Gross
2,789 SF Rentable

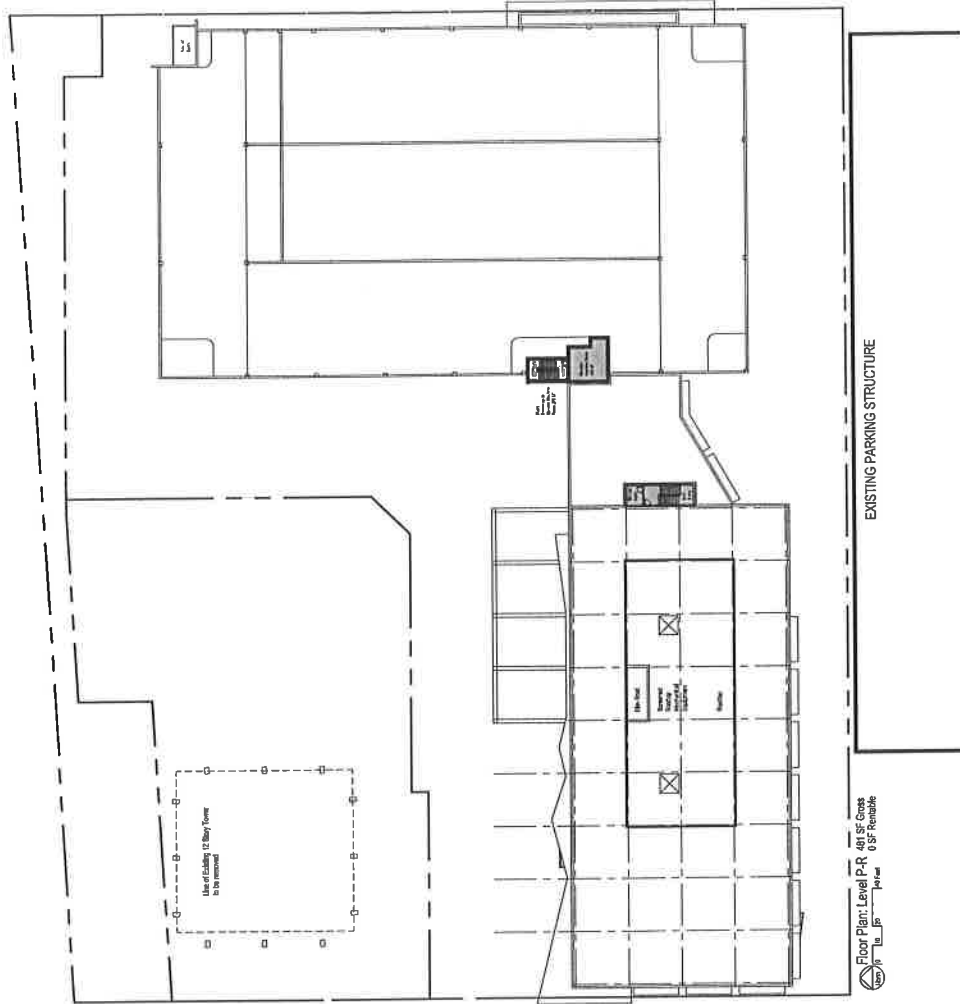
EXISTING PARKING STRUCTURE

06-02-13 PD Submission
04-26-13
04-16-13 PD Submission
04-04-13
04-02-13 PD Submission

Date: Preliminary
 Construction
04-02-13
SRB
Checked: Board
SG
Do not scale
Use for construction only
Approval: Copyright © 2012
MJK
Project Manager

Job Number
2012056
Title
Floor Plan Level 4

Scale: 1" = 30'-0"
Sheet
A4



Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Angela D. Allen, MSW, PhD
Brenda Goss Andrews
Thomas Christensen
Karen Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

TO: City Planning Commission
FROM: Gregory F. Moots, CPC staff *GM*
DATE: July 29, 2013
RE: **Site Plan review of proposed perimeter fence for Stonecrest Medical Center, 15000 Gratiot Avenue.**

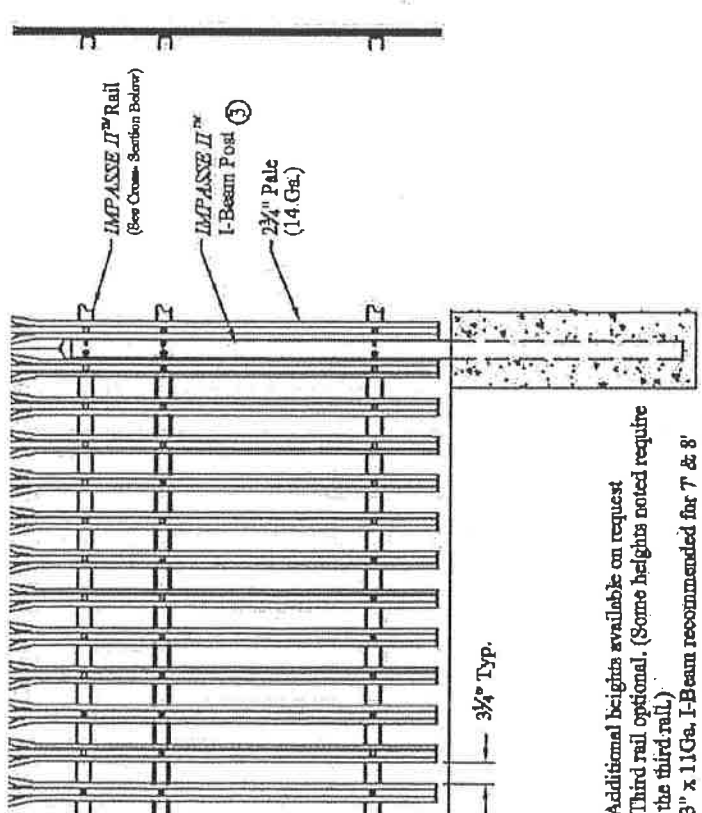
City Planning Commission (CPC) staff has been requested to review a building permit for the property located at 15000 Gratiot, the Stonecrest Medical Center (the former Saratoga General Hospital), on property zoned PD (Planned Development). The requested modification is for a ten feet tall perimeter fence around the Western and southern portions of the site to protect the temporary and forthcoming permanent new parking lot. Recently cars have been broken into creating problems for staff and patrons. According to the applicant, "This fence height is being requested in order to ensure security for both the medical center staff and well as the visitors of the facility. The facility staff feels that a fence of this height is warranted based on their history with the facility."

Generally, the installation of a fence would be considered a "minor Modification" per the criteria set forward in Sec. 61-3-97 of the zoning ordinance. Customarily, the review for a permit, such as this would be conducted by staff as the Commission has delegated that authority. The matter is being brought before the CPC on this occasion because the applicant wishes to install a ten (10) feet tall fence, and staff is of the opinion that this is an excessive height. Details of the proposed type of fence and pictures of it installed elsewhere (though the height of the fence at these other locations is unclear) are attached. A single-family residence is adjacent immediately to the east of the site across the alley from the proposed fence along E. State Fair, which at that location has been pulled slightly west to the edge of the parking lot. Currently the site is bounded on the east by a low brick wall.

Previously, staff approved the installation of a temporary parking lot on the location of the to-be-demolished parking deck shown on the site plan. The permanent surface parking lot and its required major PD modification is anticipated to come before the CPC at a September meeting.

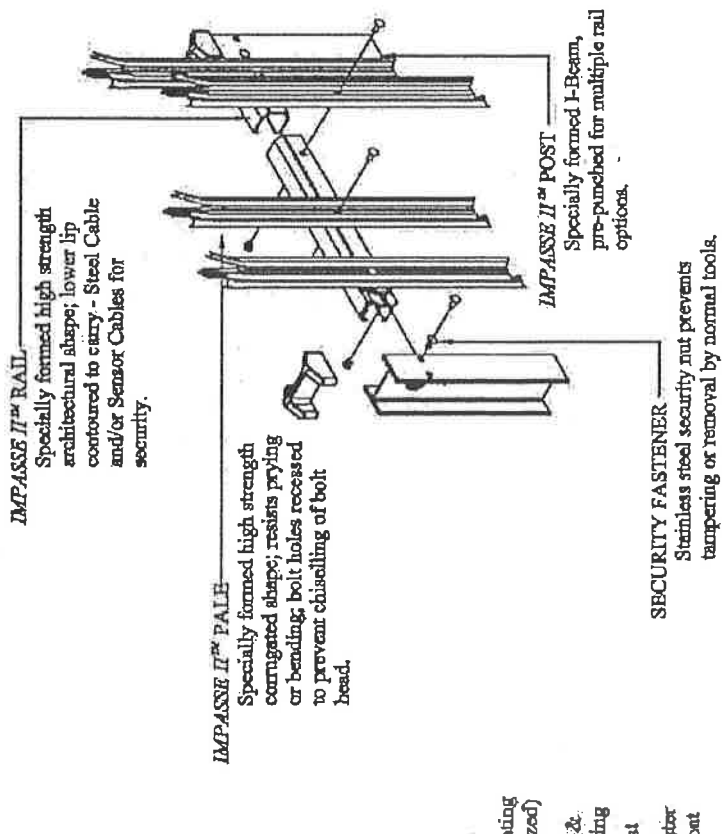
A full presentation of the proposal and related matters will be given at your August 1, 2013 meeting.

Attachment



3/4" Typ.

Additional heights available on request
 Third rail optional. (Some heights noted require
 the third rail.)
 3" x 11Ga. I-Beam recommended for 7' & 8'
 heights, 4" x 11Ga. I-Beam recommended for
 9' & 10' heights.



IMPASSE II[®] RAIL

Specially formed high strength architectural shape; lower lip contoured to carry - Steel Cable and/or Sensor Cables for security.

IMPASSE II[®] PALE

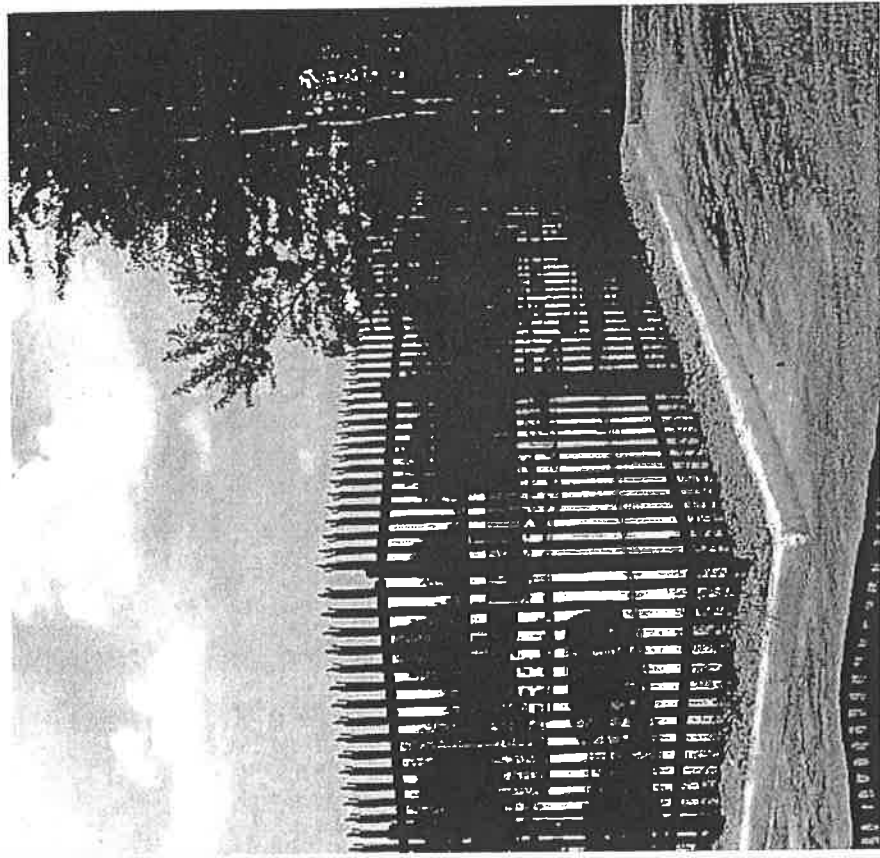
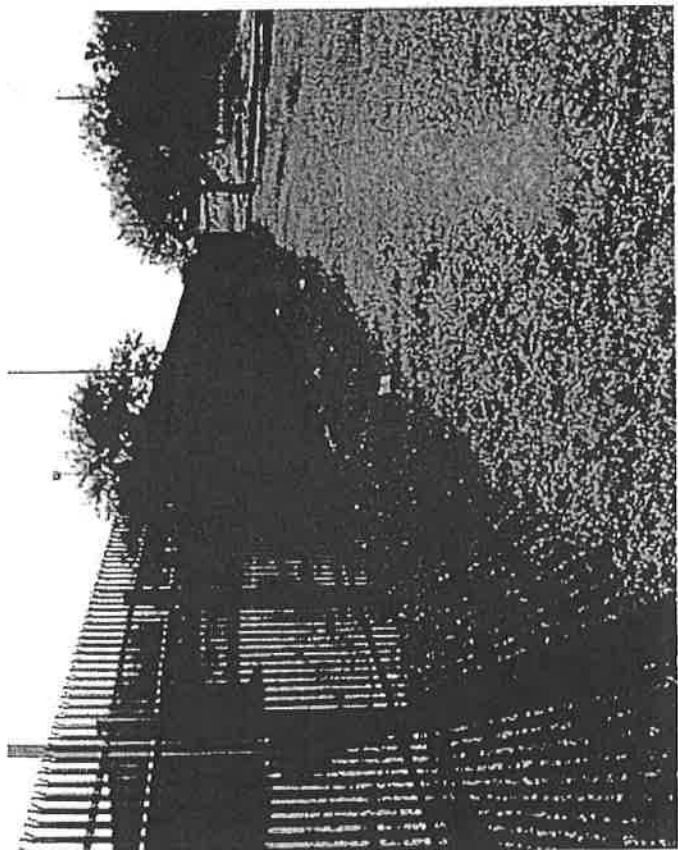
Specially formed high strength corrugated shape; resists prying or bending; bolt holes recessed to prevent chiselling of bolt head.

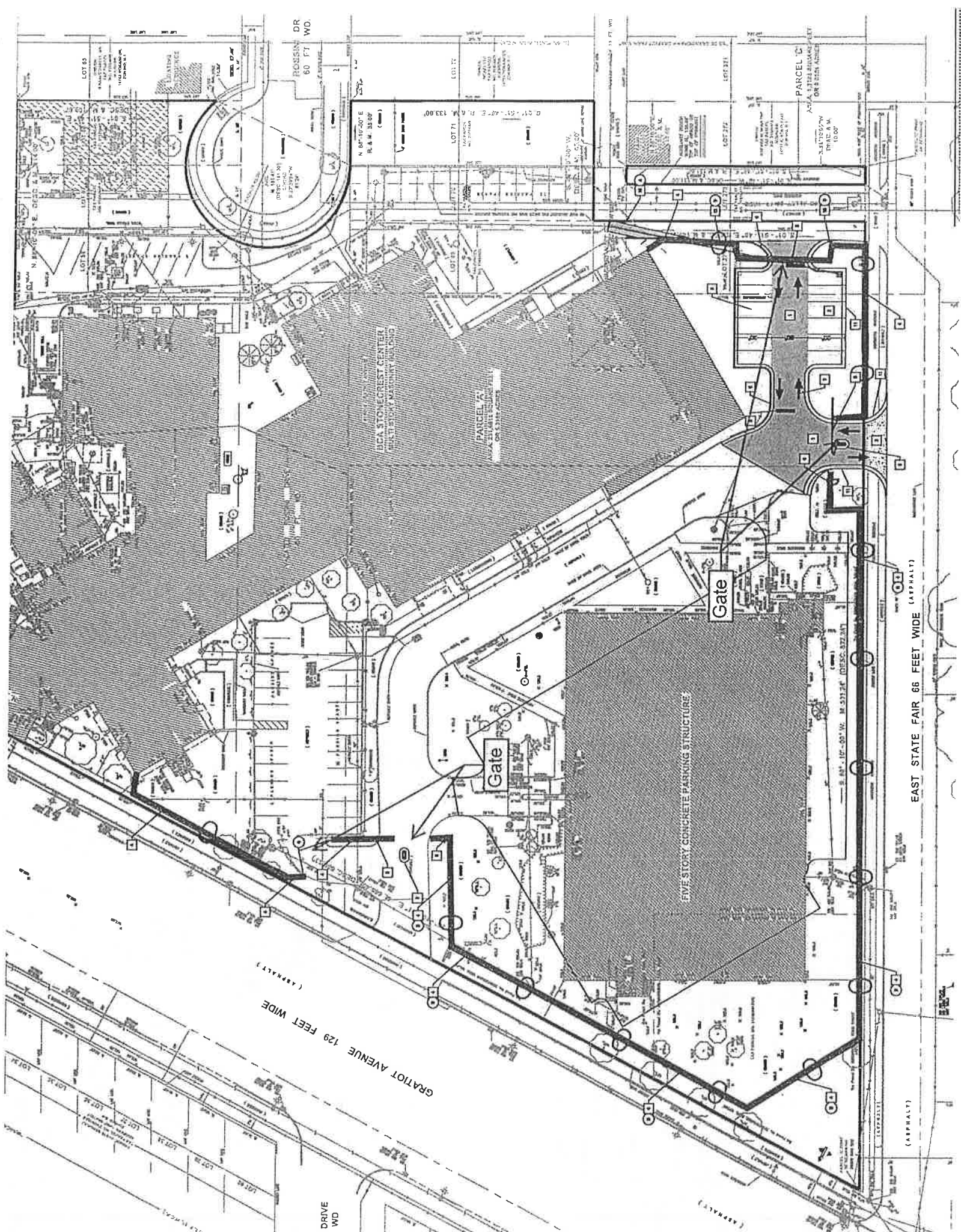
IMPASSE II[®] POST

Specially formed I-Beam, pre-punched for multiple rail options.

SECURITY FASTENER

Stainless steel security nut prevents tampering or removal by normal tools.





ROSSINI DR
60 FT WD.

ECA STONECREST CENTER
FIVE STORY CONCRETE PARKING STRUCTURE

Gate

Gate

FIVE STORY CONCRETE PARKING STRUCTURE

GRATOT AVENUE 129 FEET WIDE

EAST STATE FAIR 66 FEET WIDE (APPART)

DRIVE F WD

(APPART)

PARCEL 15
AC 5.3322 RECREATION
ONE (1) OPEN VEHICLE

LOT 65

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200