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# City of Detroit

## CITY PLANNING COMMISSION

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June 21, 2019

### HONORABLE CITY COUNCIL

**RE:** Request of 112 Edmund Place, LLC to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, to allow for a mixed-use building to include commercial and residential space on property commonly known as 112 Edmund Place (**RECOMMEND APPROVAL**).

### RECOMMENDATION

The City Planning Commission (CPC) has completed its review of the above captioned request. Based on the information that was provided at the public hearing, the public testimony that was submitted and the work that the developer has adhered to, in order to meet City and community requests, CPC recommends approval of this petition. This recommendation includes the following conditions:

1. That the developer work with the immediately surrounding property owners to minimize disruption to the neighborhood during construction and address impacts that may arise;
2. That the developer work to mitigate any possible unforeseen concerns and work with the CPC staff to further refine any aspect of the project design if necessary;
3. That the developer work with the neighbor immediately adjacent to the west to add a possible brick masonry wall and/or vegetative buffer as appropriate between subject lots working with the subject neighbor and to be done to CPC staff's satisfaction;
4. That the developer would address setback concerns of the adjacent property known as the Lucien Moore, to mitigate outstanding issues to CPC staff's satisfaction; and
5. That the developer submit final site plans and elevations, landscaping, lighting, and signage plans to the CPC staff.

### BACKGROUND

This matter first came before the City Planning Commission in 2018. The original request proposed to allow for a multi-building mixed-use development on the subject block to provide two buildings which would include office, retail, commercial and residential space and to also construct a parking structure with retail and commercial space on the ground level. The project

originally consisted of three (3) buildings total at 112 Edmund, 2827 John R. and 105 Alfred Street.

The City Planning Commission approved this overall project in 2018, however, the matter never advanced to City Council. Since then the project before this Honorable Body has been refined to only the scope of the 112 Edmund building proposal for the parcel located at John R. and Edmund Place. The other portions of the original project will be presented at a later date. The developer has also made modifications to the 112 Edmund design that have improved the project and also addressed some of the neighbor's concerns even after the original approval by the City Planning Commission of the wholistic project in 2018.

## **PROPOSAL**



The developer is currently seeking to move forward with a project known as 112 Edmund which is a mixed-use residential building at the intersection of John R. Street and Edmund Place in Brush Park. The ground floor is planned to house parking and 1,000 sf of commercial space at the corner of John R and Edmund. The above floors would include 36 residential units with the overall height of the building being five (5) and four (4) stories at different portions of the building which incorporates as step down. The building would have 49, 540 gross square feet (sf). Units would range from 639 sf to 1294 sf. Construction is desired to begin in 2020 and end in 2022.

## **PUBLIC HEARING AND COMMUNITY INPUT**

At the original CPC hearing in 2018, some residents from the Carlton spoke to concerns about their downtown views being obstructed by the then proposed seven (7) story building (since then the building has been lowered to five stories). Other concerns were raised as well. Some members of the public spoke in support.

Since then for various reasons, the project has been modified as previously mentioned in this report. The building massing has been drastically reduced. After many public discussions on this project, the Brush Park CDC has submitted a letter of support for the 112 Edmund proposal.

## ANALYSIS

This project is generally in conformance with the PD District design criteria of Sec. 61-11-15 of the Zoning Ordinance. CPC's review is as follows:

**Criterion (a)** *Master Plan outlines that this zoning ordinance requires that the proposed major land use be consistent with the adopted Master Plan in all PD developments.*

Regarding the City of Detroit Master Plan of Policies (MP), the subject property is located in the Lower Woodward area of Neighborhood Cluster 4. The future land use designation for the subject parcels indicates (MRC) Mixed Residential-Commercial. The Planning and Development department has submitted a letter stating that this development will contribute to the mixed-use character of the MP designation of the area. CPC concurs that the proposed development is consistent with the MRC designation.

**Criterion (B)** *addresses scale, form, massing and density*

CPC points to the surrounding context when it comes to scale, form, massing and density. Regarding the buildings height and scale being appropriate for the current site, it is very plausible to say that the proposed building's five (5) story height fits the existing and historic context of the Brush Park neighborhood as there are surrounding buildings that reach heights of seven (7) to eight (8) stories.

This project is seemingly consistent with the scale, form massing and density of the historic precedents of the neighborhood, particularly for buildings between John R. and Woodward. At the time of the Brush Park Historic District designation of the 22 block area in 1980 by the Historic Designation Advisory Board (HDAB), buildings varied greatly in size. According to the HDAB staff report for the district, "*Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets.*" Most lots were around 50 feet wide and the neighborhood historically maintained all types of buildings from Victorian style mansions to institutional churches, to apartment buildings and hotels.

The historic district ordinance speaking of the period of designation, states that, 2 "*Height varies in the district from one (1) to eleven (11) stories. In the area between Woodward and Brush.... All other buildings more than four (4) stories in height are located between Woodward and John R, and generally on or immediately adjacent to buildings on those streets*" the ordinance states.

*"Older single family houses between Woodward and Brush generally occupy about twenty-five (25) to thirty (30) percent of the building lot, not including coach houses or garages. Later apartments and commercial buildings often fill a much higher percentage of the lot, sometimes approaching or reaching complete lot coverage."* Some of the taller buildings in Brush Park were directly adjacent to the smaller two (2)- three (3) story buildings. Brush Park had many building typologies. St. Patrick's Church that once existed on John R. and Adelaide, was a church that maintained two very large steeples and is a good example of the vastly different mix of scale and land use that existed in the area.

*Criterion (c) Compatibility- asks whether the proposed development is 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.*

CPC believes that the development is compatible with the surrounding area and that the developer has worked closely with the community and City to come to a product that takes into consideration all concerns that can reasonably be accommodated and make the project still remain feasible.

## **CONCLUSION**

CPC has worked inter-departmentally, with the developer and with the community to reach the conclusion for the project that is currently before Your Body. We view the 112 Edmund building as being cohesive to the neighborhood. The developer has been very cooperative and conducive to changes over the time of this project and has incorporated numerous design changes based on city and community feedback.

Respectfully submitted.

**ALTON JAMES, CHAIRPERSON**

Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment:

Ordinance  
Plans

Cc: Maurice Cox, Director, P&DD

Karen Gage, P&DD

Esther Yang, P&DD

Greg Moots, P&DD

David Bell, Director, BSEED

Lawrence Garcia, Corp. Counsel

Arthur Jemison, Chief of Services and Infrastructure

## SUMMARY

This ordinance amends Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map 4 and the provisions for an existing PD (Planned Development-Historic) zoning classification established by Ordinance 39-07 to allow for a mixed-use building on land commonly known as 112 Edmund Place.

1 BY COUNCIL MEMBER \_\_\_\_\_:

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly  
3 known as the Detroit Zoning Ordinance, by amending Article XVII, District Map 4 and the  
4 provisions for an existing PD (Planned Development-Historic) zoning classification established  
5 by Ordinance No. 39-07 to allow for a mixed-use building on land commonly known as 112  
6 Edmund Place.

7 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

8 Section 1. Article XVII. Chapter 61 of the 1984 Detroit City Code, Zoning, amends  
9 District Map 4 and Ordinance No. 39-07 as follows:

10 (A) District Map 4 is amended to modify the approved plans for the PD (Planned  
11 Development District) zoning classification currently shown on:

12 SOUTH EDMUND PLACE Lot 14 and the East 10 feet of Lot 13, Block 5, Brush  
13 Subdivision, as recorder in Liber 1, Page 191 of Plats, Wayne County Records  
14 1/40 71.54 Irregular.

15 (B) The site plan, elevations and other components of the development proposal for the  
16 112 Edmund Place project as depicted in the drawings prepared by McIntosh Poris  
17 Associates and Oombra Architects, LLC dated May 30, 2019, are approved with  
18 the following conditions:

19 1. The developer will work with the immediately surrounding property  
20 owners to minimize disruption to the neighborhood during construction  
21 and address impacts that may arise; and



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# 112 EDMUND PLACE

MAY 30, 2019



MCHTOSH PORIS







## SUMMARY OF MODIFICATIONS TO 112 EDMUND PLACE

- **HEIGHT:**
  - REDUCED BUILDING HEIGHT FROM SEVEN TO FIVE STORIES (82' TO 68')
- **MASSING:**
  - REDUCED OVERALL BUILDING SQUARE FOOTAGE FROM 82KSF TO 50KSF
- **CURB CUTS:**
  - REMOVED STREET CURB CUT FROM EDMUND PLACE - ONLY ACCESSED FROM ALLEY
- **PARKING:**
  - REDUCED PARKING COUNT FROM 48 SPACE TO 31 SPACES - NO UNDERGROUND PARKING
- **PROGRAM:**
  - REDUCED RETAIL PROGRAM FROM 5KSF TO 1.2KSF (NO PARKING REQ'D FOR RETAIL)
  - REMOVED COMMERCIAL OFFICE PROGRAM (REDUCED AMOUNT OF PARKING REQ'D)
  - INCREASED UNIT COUNT FROM 32 TO 36

**PREVIOUS DESIGN**



**CURRENT DESIGN**

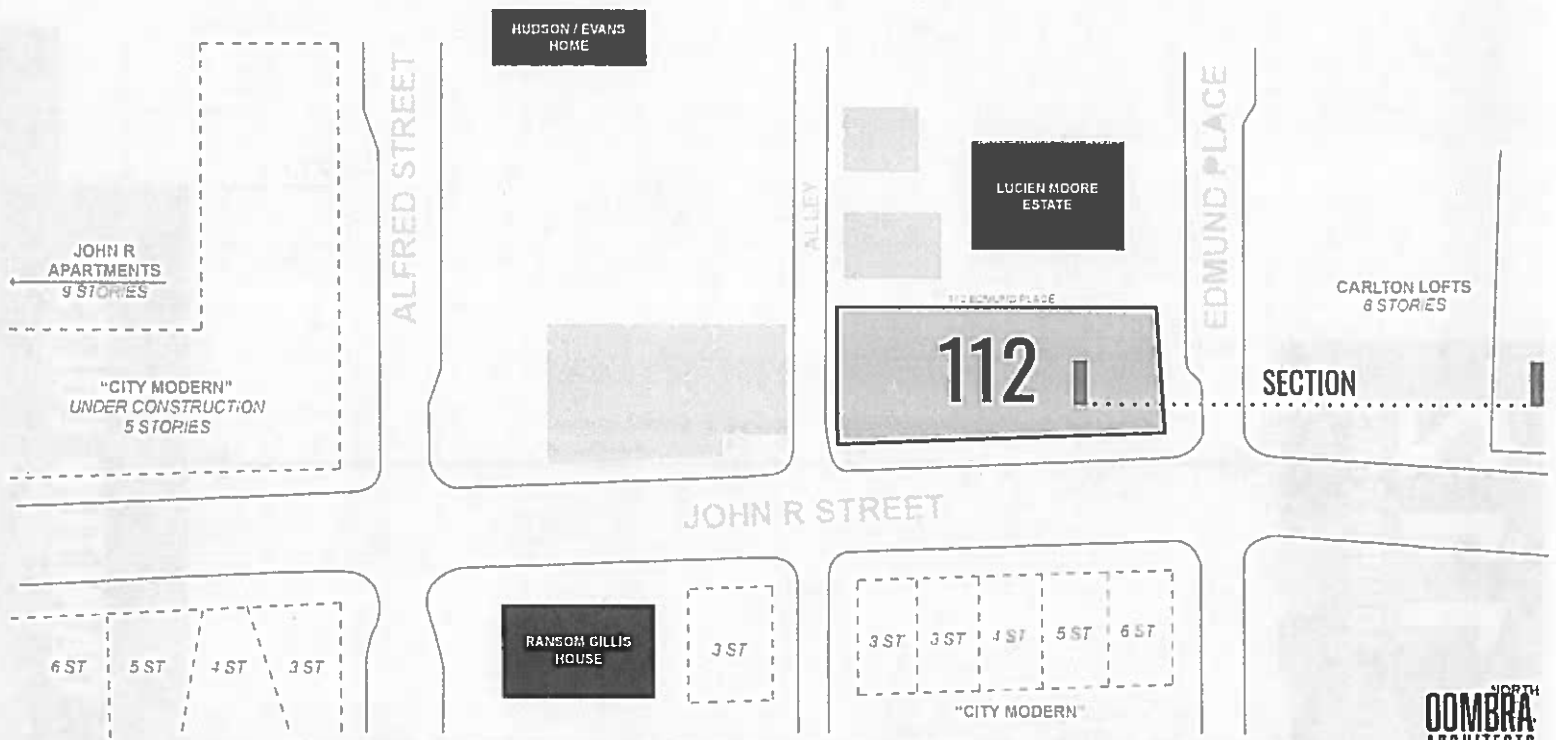


**SITE LOCATION**

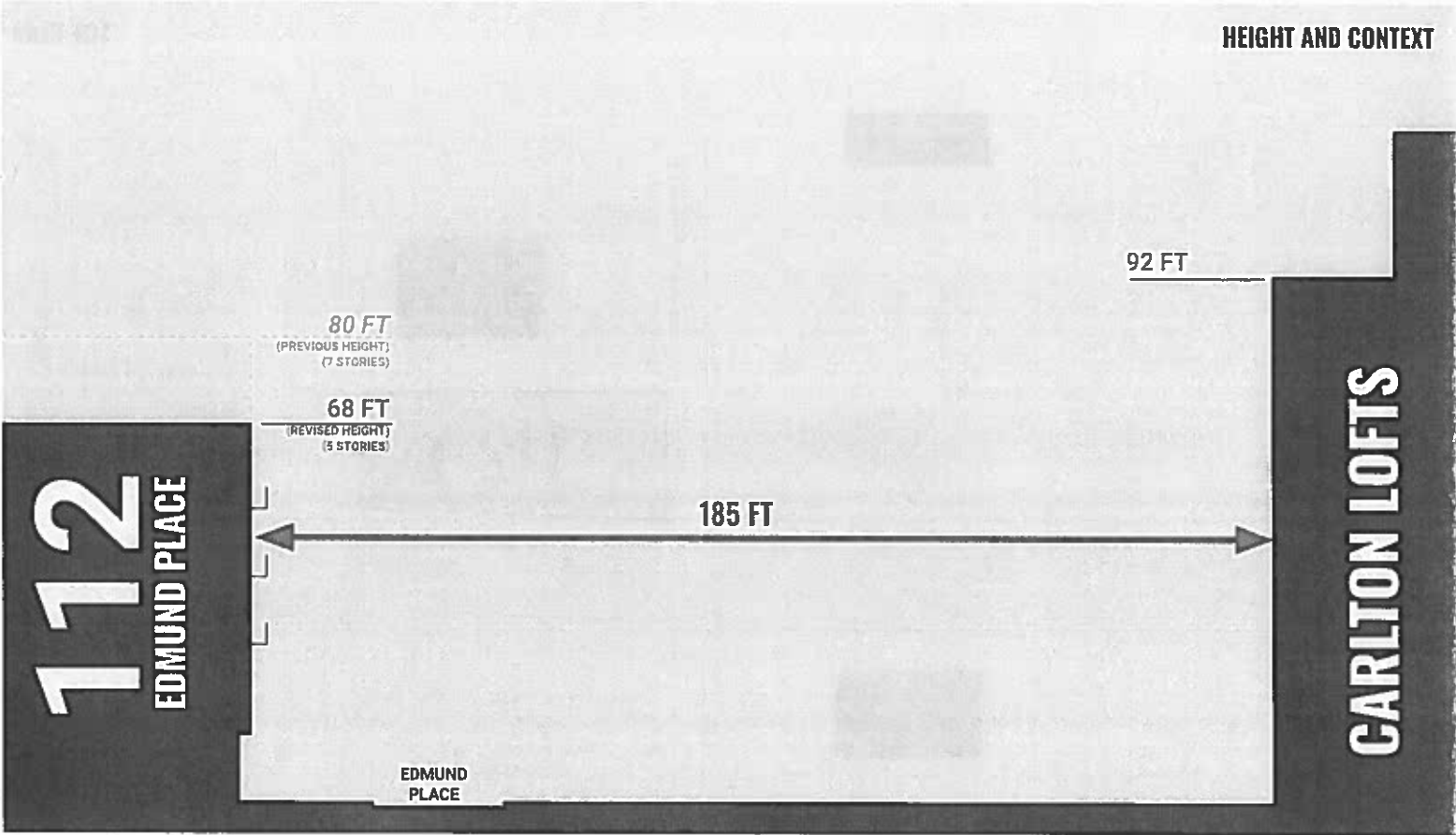
**ON JOHN R ST BETWEEN ALFRED ST AND EDMUND PL**



**SITE PLAN**



HEIGHT AND CONTEXT



**112**  
EDMUND PLACE

**80 FT**  
(PREVIOUS HEIGHT)  
(7 STORIES)

**68 FT**  
(REVISED HEIGHT)  
(5 STORIES)

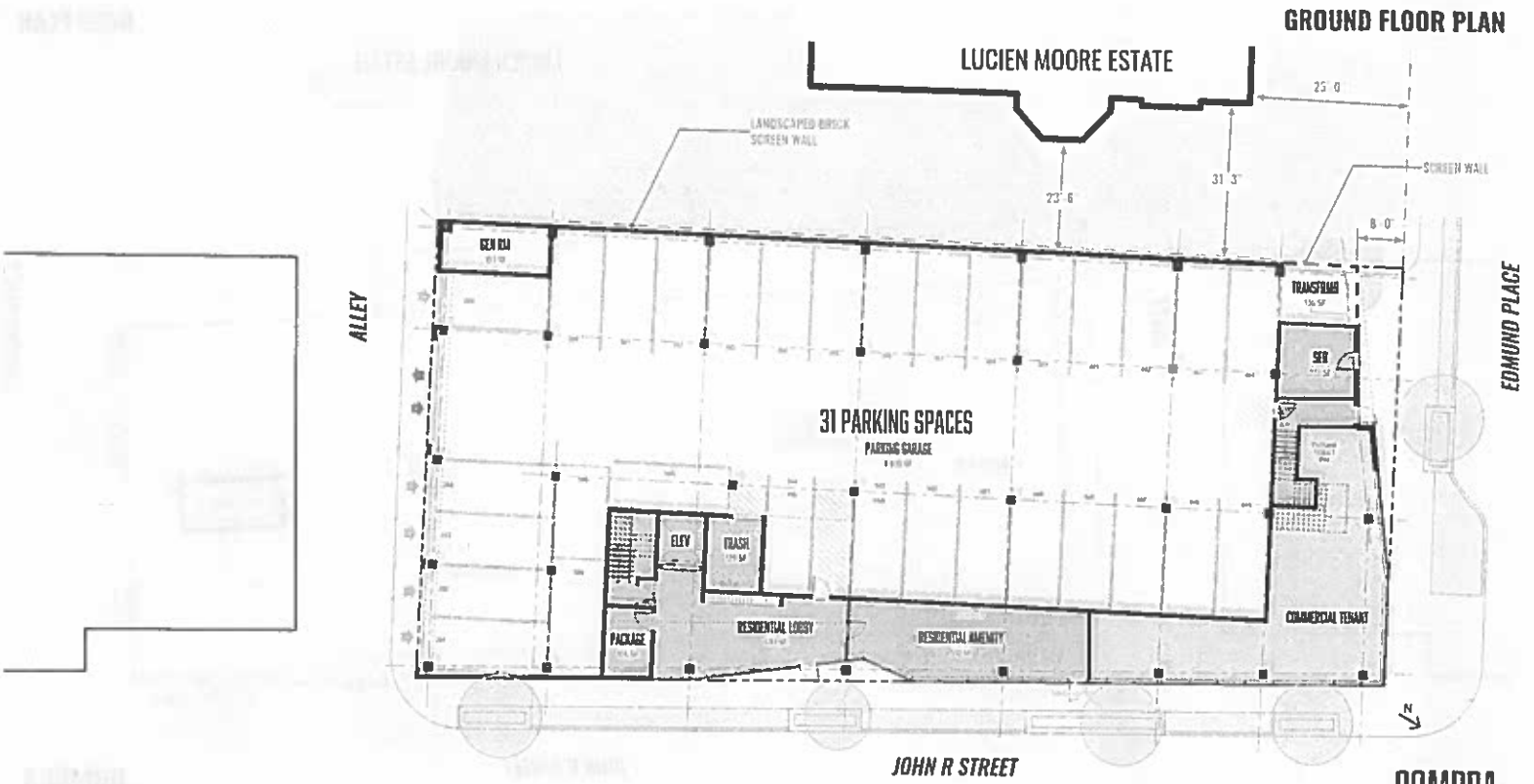
**185 FT**

**92 FT**

**CARLTON LOFTS**

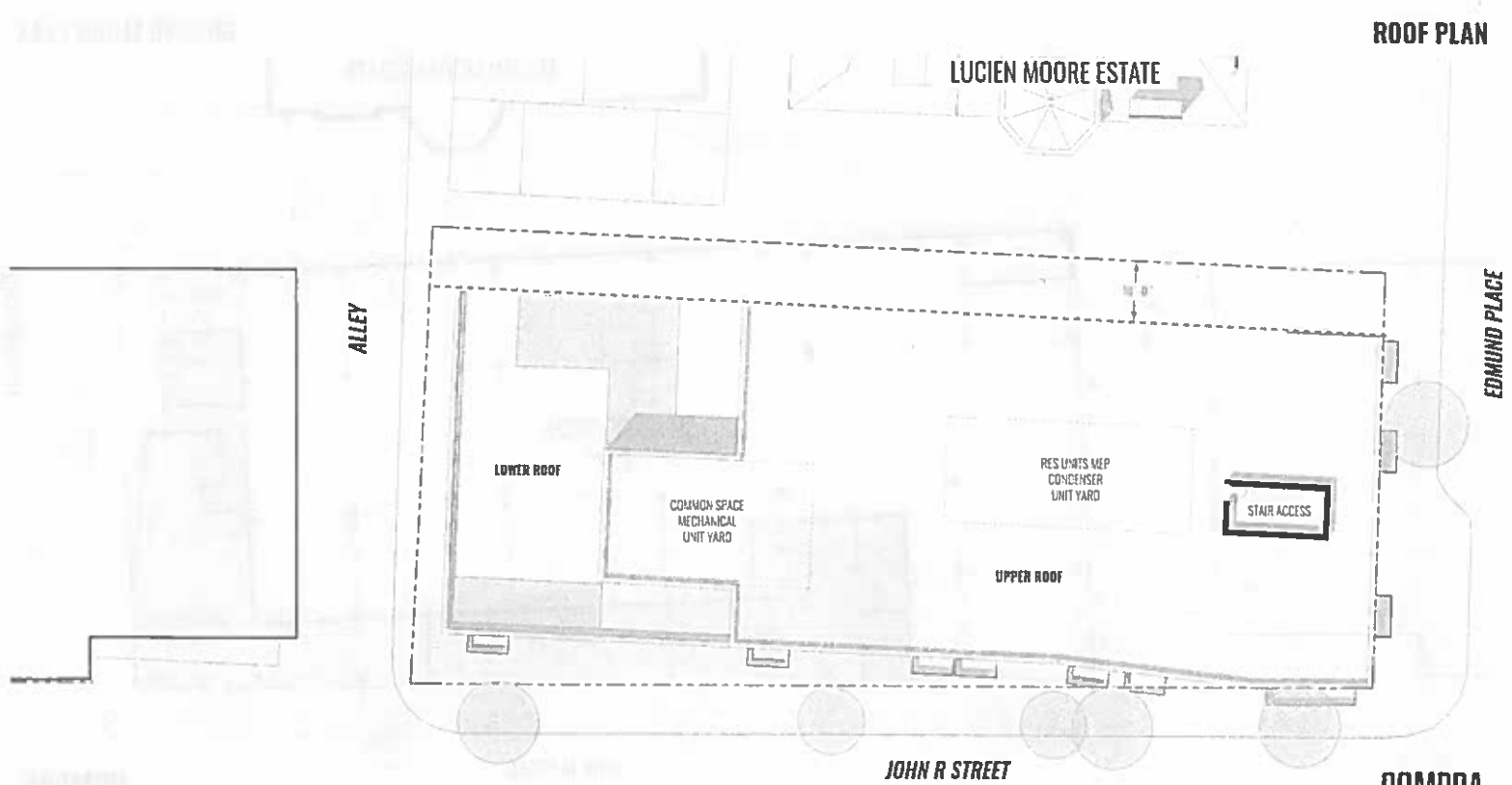
EDMUND  
PLACE

**GROUND FLOOR PLAN**



**DOMBRA**  
ARCHITECTS

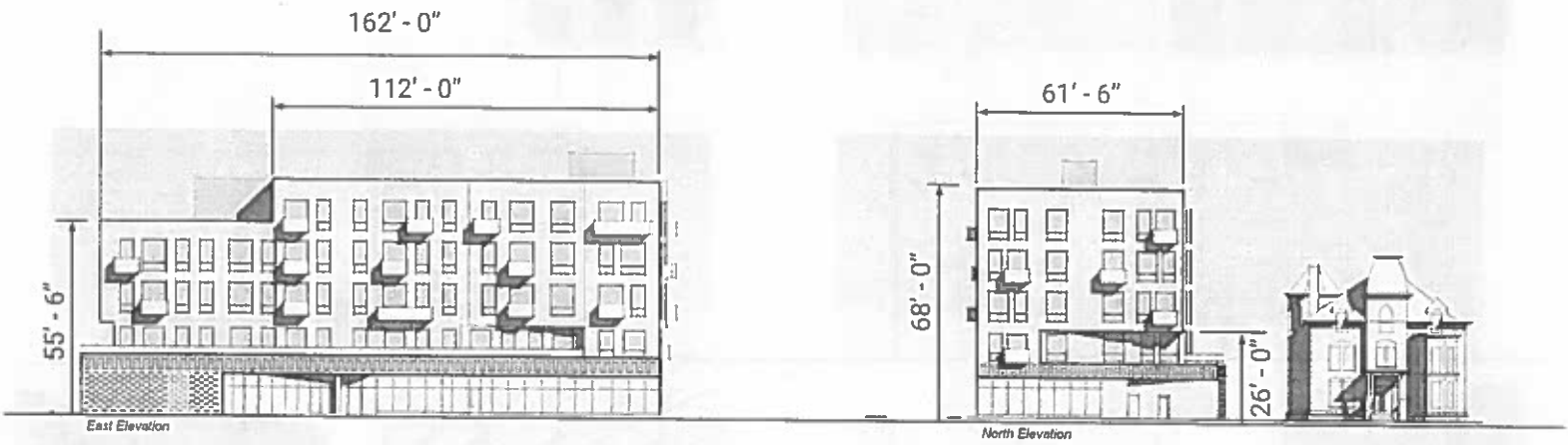
**ROOF PLAN**



**OMBRA**  
ARCHITECTS

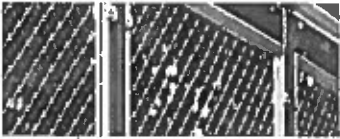


**ELEVATIONS**



# MATERIALS

**METAL MESH GUARD**  
Dark Bronze



**BRICK**  
Light Grey at overruns and accents



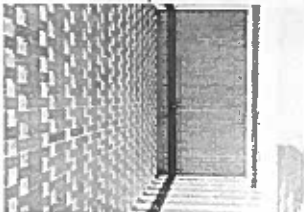
**WINDOWS**  
Dark Bronze fiberglass @ residential units



East Elevation



North Elevation



**BRICK SCREEN**  
White running band with openings (saxon or norman style)



**BRICK**  
White running bond (saxon or norman style) in main field



**BRICK**  
White with relief pattern @ fascia band



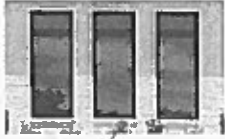
**STOREFRONT**  
Dark bronze @ ground floor lobby level

# MATERIALS

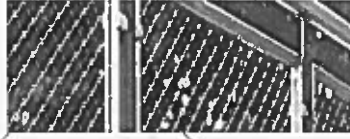
**BRICK**  
White running bond (saxon or norman style) in main field



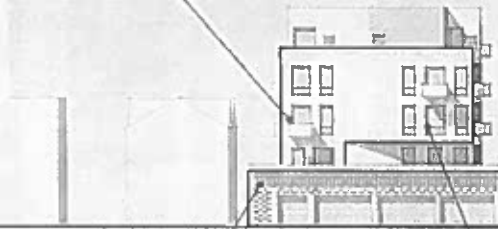
**WINDOWS**  
Dark Bronze fiberglass @ residential units



**METAL MESH GUARD**  
Dark Bronze



West Elevation



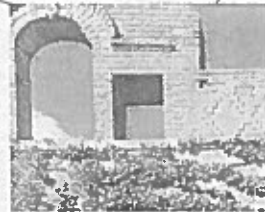
South Elevation



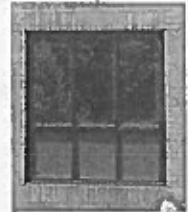
LIGHT BRICK (PATTERSON TERRACE)



REGULAR WINDOW PATTERN (CARLTON LOFTS)



PATTERNED BRICK (2817 CARRIAGE HOUSE)



DARK BRONZE WINDOWS (VARIOUS)



EAST ELEVATION ALONG JOHN R



UMBRA  
ARCHITECTS

LOOKING NORTH ON JOHN R



**OMBRA**  
ARCHITECTS

INTERSECTION OF EDMUND AND JOHN R

