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City of Detroit

CITY PLANNING COMMISSION

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June 20, 2019

HONORABLE CITY COUNCIL

RE: Request of Rockford Construction to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD (Planned Development District) zoning classification for the property located at 3750 Woodward Avenue generally bounded by East Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue to establish a mixed-use development to include a hotel, retail space, condominiums, student residences, multi-family units, and on-site parking. Additionally, the request of the Roxbury Group, LLC to modify the provisions of the PD (Planned Development District) classification at 3800 Woodward Avenue to allow for the existing tower with an 'establishment that serves alcohol for consumption on the premises.' Each of these requests proposes to allow those uses that are generally permitted in the B5 Major Business District (**RECOMMEND APPROVAL**).

RECOMMENDATION

The City Planning Commission voted to recommend approval of this request, requiring the repeal of Ordinance #2914 which authorized development activities for these properties that were not and will not be realized at this time. The recommendation also includes the following conditions:

1. The developer must work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise;
2. All changes in the development that do not change the overall character or increase the height or massing of buildings within the development are subject to approval by the City Planning Commission staff;
3. The permissible uses for the development must be limited to those uses currently permissible for the B5 (Major Business District) zoning classification, with the exception the following specific uses:
 - Mortuary or funeral home, including those containing a crematory
 - Firearms dealership
 - Firearms target practice range, indoor
 - Motor vehicle filling station
 - Motor vehicle services, minor
 - Parking structure not having ground floor commercial space or other space oriented to pedestrian traffic

- Heliports
 - Medical marihuana provisioning center facility
 - Medical marihuana safety compliance facility
 - Medical marihuana safety transporter facility
4. All final site plans, elevations, lighting, landscape and signage plans for the development are subject to review and approval by the City Planning Commission staff prior to the developer's application for applicable building or construction permits.

NATURE OF REQUEST

Before this Honorable Body are two separate requests for PD modifications on the land generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue.

Although these two requests are adjacent to one another, they are separate and distinct, having no common ownership interests or relation, according to documentation that has been submitted to CPC. However, since both requests were received generally at the same time and physically abut one another, CPC has packaged the requests together.

The specific requests and proposed developments are as follows:

1. **3750 Woodward, The Mid-** Rockford Construction's request for a \$310 million mixed-use development to include retail pavilions, a hotel, condominiums, student residences, and a multi-family residence tower. Also included is a parking structure with above and below grade-level parking and additional off-street surface parking. Also to permit those uses that are generally permitted in the B5 Major Business District.



3750 Woodward proposed site for "The Mid."

2. 3800 Woodward, The Professional Plaza Tower ‘Hammer and Nail Building’- The Roxbury Group’s request to reestablish the existing development and allow for the sale of beer or intoxicating liquor for consumption on the premises, and also to permit those uses that are generally permitted in the B5 Major Business District.



BACKGROUND

Overall Site Zoning history

The two requests that are now before Your Honorable Body for consideration, lie on an approximately 9.2 acre portion of land that was rezoned to the PD (Planned Development district) zoning classification in October 1998 by ordinance 37-98. The PD classification at the time was established to implement the Medical Center Rehabilitation Project No. 1 Urban Renewal Area plan. The PD zoning district replaced the B4 (General Business district) which accounted for the land within the boundaries mentioned.

Subsequent to the entire parcel being rezoned to Planned Development (PD), there have been projects proposed for the site that did not come to fruition. In 1998 there was a project approved by Council for an additional tower to be placed adjacent to the Professional Plaza to include a hotel, a retail mall, and office space.

Another project was approved for the 3750 Woodward site, which was never realized. It included a four-story medical office building that would've housed the Wayne State University Physician Group, the Detroit Medical Center surgery offices, etc. That project also anticipated the closure and demolition of the Carpenter Plaza development now known as the Professional Tower Plaza.

Projects that did in fact come into being after approval by City Council at the southern end of the

¹ Subsequent to the original Ordinance, 804-G.

site include the Ellington Lofts with an accompanying six (6) story parking garage (including 954 parking spaces). Subsequently, the Whole Foods market was developed to the east of the lofts completing the redevelopment of the southern third of the PD superblock.

The Professional Plaza Tower, the ² “Hammer and Nail Building’ as many know it, is a twelve (12) story International Style structure, designed by Gerald Crane and Norbert Gorwic and erected in 1964-1966. The building was originally planned to be one of several towers, but in the end, was the only building completed from the plan.

PROJECT PROPOSAL -3750 Woodward (The Mid)

The project that is being proposed at 3750 Woodward is a \$310 million large scale mixed-use development in the heart of Midtown. The plans call for the approximately 3.78 acre L-shaped site to include 60 Luxury Condominiums, 313 Multifamily Apartments and 520 beds (within 154 student units) for student residences. Of the multi-family apartment units, 54 are planned as efficiency units of approximately 515 sq. ft. each; 172 are 1-bedroom units of approximately 671 sq. ft. each; and 87 are 2-bedroom units of approximately 1,190 sq. ft. each.

A breakdown of the proposal components is found below:

Retail Anchor- 50,581 sf total, 23,747 sf 1st floor, 26,834 sf 2nd floor

Retail Grocer- 29,640 sf

Retail Pavilion (West) - One (1) story (3,870 sf.)

Retail Pavilion (East) - 1 story (4,256 sf)

Student Residence- twelve (12) stories (228,526 sf)

Multi-Family Residence- 35 stories (325,474 sf)

Hotel- (209,485 sf,) and Luxury Condominiums (100,381 sf) which together comprise 24 stories of the development.

Underground Parking- One (1) story below grade (139,420 sf) and Above Ground Parking-five (5) stories above grade (172,723 sf) total

The total gross square footage of all structures is estimated to be 1,124,936 sf (excluding underground the parking)

The project plans to include affordable units according to the department of Housing and Urban Development standards. Of the total number of multiple family dwelling units, 62 units would be affordable, which is 20% of the total unit number.

In addition to the housing component of the development, the plan is to create outdoor plazas, a hotel, and multiple retail spaces that include one that will accommodate a large scale big box retailer, large scale grocer and also small boutique retailers.

To support all of the components of the development, the plan proposes 743 parking spaces, with the large majority of 728 spaces being structured parking (5 structured stories above grade and one (1) level of structured parking would be below-grade. The remaining 15 spaces would be

² Known as the Hammer and Nail building because of two signs that once adorned the façade that depict a hammer and nail. The signs were a trademark of the Carpenters Union that once had offices on the top floors of the Plaza. The Roxbury Group has restored one of the signs and reintroduced it into the building lobby, after it was removed in 2016.

surface lot parking housed outside of the structure. A traffic study has been conducted to assess the impact of the development on the surrounding area (see attached).

The developer would like to begin the project as soon as possible, and complete construction by 2021. The developer anticipates that this project would spur approximately 1300 to 1500 temporary jobs and 400+ permanent jobs and is seeking a number of subsidies including the Neighborhood Enterprise Zone, Brownfield Tax Increment Financing, Brownfield Michigan Business Tax Credit, Commercial Property Tax Abatement, and Michigan Economic Development Corporation DRP Loan.

3800 Woodward (The Professional Plaza Tower/Hammer and Nail Building)

The Roxbury group has in recent years purchased the Professional Plaza Tower and rehabilitated it into 72 apartment units with the project estimated to have a cost \$20 million. The primary request for the 3800 Woodward Professional Plaza, is to allow for the building to have an “upscale cocktail bar, offering a carefully curated menu of classic and original cocktails, as well as a selection of beer, wine and small plates. This venue would provide seating for approximately 65 guests in a midcentury modern atmosphere.” Such a venue would be considered an ‘establishment that serves alcohol for consumption on the premises’ per the Zoning Ordinance. Additionally, the developer is also requesting that the uses allowed in the B5 Major Business District also be allowed for the subject property. This is being requested to allow for flexibility in operations and future programming of the building.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the full project subject area are as follows:

North: PD; Bicentennial Tower senior apartments

South: PD; The Ellington Lofts parking deck; Whole Foods market

East: PD; McLaughlin Hall Medical Center

West: PD; Music Orchestra Hall/ Max M. & Marjorie Music Center and the Detroit School of Arts (high school)

ANALYSIS

3800 Woodward

The proposal of the 3800 Woodward developer is one that is consistent with the surrounding Midtown area. In 2016, the City Council approved an ordinance that rezoned a large portion of Midtown to the SD1-SD2 zoning classifications. In these districts, ‘establishments that serve alcohol for consumption on the premises’ are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

This proposal seems appropriate given that much of the Midtown neighborhood currently allows this use with more liberal standards than other districts. The additional B5 uses would also allow the property to address changing factors in demand for commercial space etc.

3750 Woodward

The 3750 Woodward development is planned to be one of the largest new developments that Midtown has seen in years. The project as planned will create places and public spaces that will

not only serve the tenants of the development, but also the general public.³The luxury boutique hotel being proposed by the developer is much needed according to industry leaders. According to the Detroit Free Press, “

Today, hotel occupancy and nightly rates in downtown are at near- record highs and greater downtown is in the middle of a building boom of small and midsize boutique hotels.” The hotel serving as an anchor for the entire development is seemingly appropriate for the needs of the area as there are not enough hotel rooms online to fill current and projected demand in the city.

In addition, the project plans to create a range of housing options, from the student style housing to luxury condominiums, creating options for various households. With what currently exist as dead space in a prime Woodward Avenue block, this project seeks to reinvigorate with over 100,000 square feet of retail that would transform this portion of Midtown. The developer also seeking to attract a grocer to the neighborhood which staff has encountered as a top request from residents in the area during public meetings.

PD Criteria 61-11-15

The zoning ordinance, provides that for a planned development to be approved it should meet the following criteria found in 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.

Both petition requests align with the Master Plan of Policies as the Mixed Residential Commercial designation calls for development that “consists 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.” Woodward Avenue is encouraged to be a major host for activity so this proposal accomplishes that goal.

(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.

This development would erect buildings with heights that exceed those in the nearby surrounding area with two of its buildings reaching 366 ft. and 383 ft., however, the scale form, massing and density can be deemed appropriate. The architect for the project has been thoughtful in designing the buildings in the site so that there are cues in the massing and materiality that honor the surrounding building scales. For instance, at the max height of the Professional Plaza Tower, the buildings that are nearest the plaza tower, express a change in massing at the same level of the plaza tower’s pinnacle. The massing and materials change as they exceed above the height of the plaza to show contrast. If no other place in the City, Woodward, in the greater downtown area is appropriate for this type of density to create a bustling center that will impact the entire area.

(c) Compatibility. The proposed development should be compatible with surrounding

³ Detroit Free Press article <https://www.freep.com/story/money/business/2019/04/04/detroit-hotels/3342429002/>

development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.

The proposed development is deemed appropriate in staff's estimation as it will spur opportunities for the surrounding area and bring more vibrancy to this corridor. The project pays homage to the surrounding buildings. It also serves as a connector, from Woodward to John R. The architectural teams intent was to be a connector of the major institutions and to bridge the gap with a place that would serve as a central area for all to congregate. Staff believes this goal has been achieved. There is a strong argument that this development will raise the values of surrounding properties.

(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.

A traffic study was done by ROWE Professional Services Co. to examine the circulation and traffic flow of the site and the following are the summary of findings of that study:

ROWE has conducted a traffic impact assessment related to the proposed 3750 Woodward Avenue mixed-use development to be located between M-1 (Woodward Avenue) and John R Street, north of Mack Avenue, in the City of Detroit, Wayne County. The current site plan (included in the materials attached to this report) indicates a total of 373 multi-family residential units (both rental apartments and luxury condominiums), 520 total beds within 154 student apartments, a 225-room hotel, a 29,640-square-foot grocery store, and 31,873 total square feet of general retail space. This traffic impact assessment has been completed in accordance with the requirements specified by the City of Detroit and the Michigan Department of Transportation (MDOT).

To summarize, the findings show that the development would generate 419 new trips at peak morning hours and 550 at peak evening hours. To adjust for this, there are recommendations for traffic signal timing changes, a right turn lane to minimize traffic disruption and interference with the Q-line.

(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.

Parking and loading is appropriate as proposed at this site as parking will be self contained. The parking will also be hidden from the street view by being located within and masked by the buildings themselves. The multi-level structured above and below grade parking is ideal for a project such as this, because it is hidden from street view largely, and therefore does not create a dead space and also does not interrupt with existing conditions. A loading diagram has been submitted and is appropriate for the site, also keeping from interference with current traffic patterns on Woodward and John R.

In general, the 3800 and 3750 Woodward sites, meet the intent and requirements of Sec. 61-11-15 PD District design criteria.

PUBLIC HEARING RESULTS COMMUNITY ENGAGEMENT

During the public hearing, two (2) people spoke in regard to the proposed development(s). One person representing Midtown Detroit Inc. spoke in favor of both projects. A second person representing the nearby hospital spoke in favor of the 3750 Woodward project, but also had concerns about traffic impacts to the nearby hospital. This will be addressed in staff's analysis. Additionally, this project has completed the City's Community Benefits Process which garnered more community input. Lastly, Midtown Detroit Inc. has submitted a letter of support for this project.

3750 Woodward

The petitioner for the 3750 Woodward project has provided the following entities as stakeholders that were included in community outreach efforts:

The Detroit Medical Center, Detroit Symphony Orchestra, Henry Ford Health Systems, Wayne State University, Bicentennial Towers Tenant Association, Whole Foods, Plaza Midtown.

The owner of the 3800 Woodward Professional Plaza Tower has been supported by Midtown Detroit Inc. for their request.

3800 Woodward

The developer has been working with Midtown Detroit Inc. with regard to the Professional Plaza Tower proposal,

Respectfully submitted,

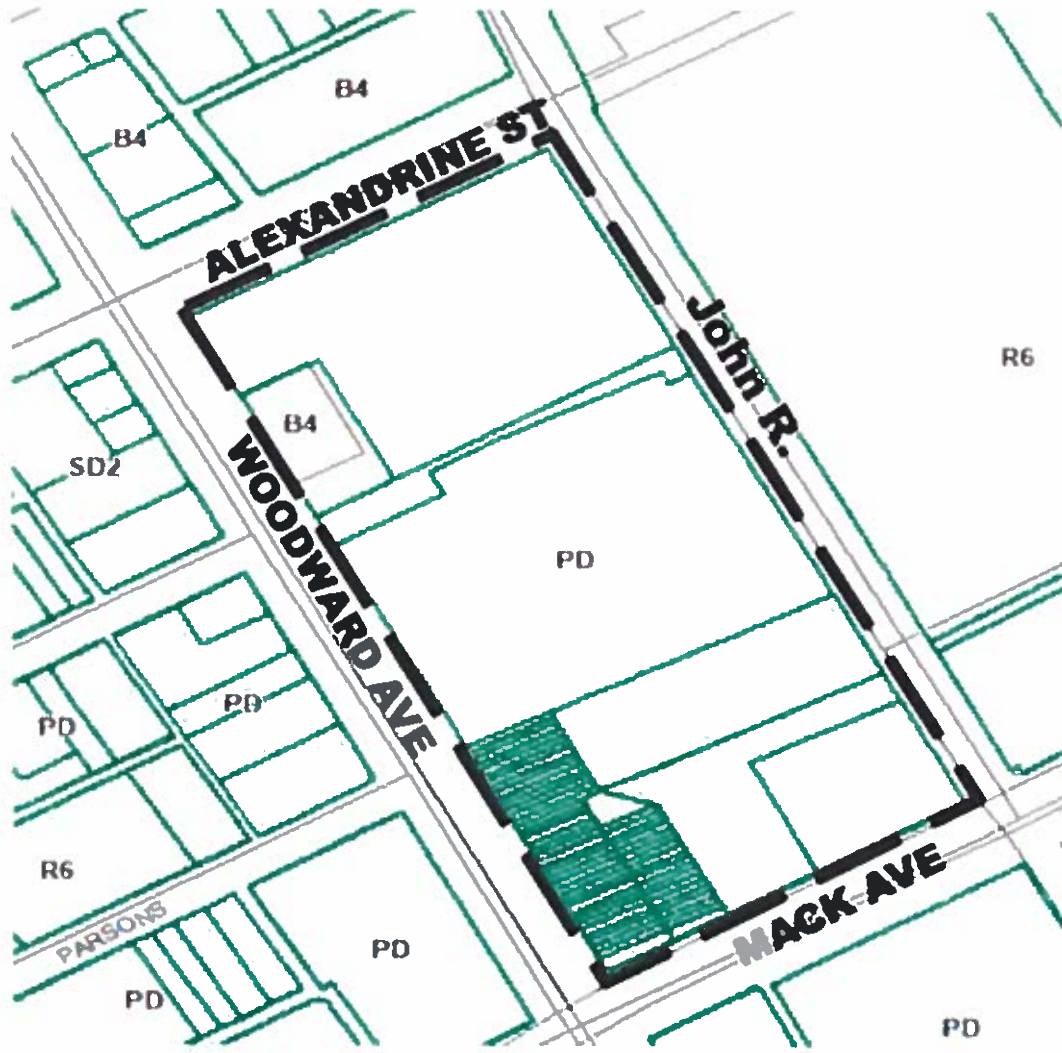


Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment:

- Ordinance
- Plans
- Map
- Support Letter

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



August 22, 2018

Brian Vosburg, AICP
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 3750 Woodward Avenue LLC Brownfield Redevelopment Plan

Dear Mr. Vosburg,

On behalf of the Midtown Detroit, Inc. (MDI), I would like to express our support for the redevelopment of 3750 Woodward Avenue. MDI recognizes that this project is eligible for brownfield redevelopment tax credits. These credits will provide a valuable financial benefit to support the completion of the project, which will be a much-needed benefit to the surrounding neighborhood.

The development site is in a great, centralized location within the Midtown District. This proposed \$175 million mixed-use project aims to further develop Midtown by bringing a 225-room boutique hotel; 60 luxury condos; 200 apartment units; 500 beds of student housing; 100,000 square feet of retail; and a 750-space parking deck.

New for-sale, rental housing, and student housing options will support the growing residential demand of a neighborhood facing 98% occupancy. The hotel and retail components will create new economic opportunities for all. The various elements of this project will contribute to the revitalization taking place in the area.

3750 Woodward is currently an underutilized property with the potential to become a thriving part of the neighborhood. MDI is encouraged by the proposed development of 3750 Woodward Avenue and believe it will have a meaningful impact on the surrounding neighborhood. MDI offers its full support of this project. If you have any questions, please feel free to contact me at 313.420.6000.

Sincerely,



Susan T. Mosey
Executive Director

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify an existing PD (Planned Development District) zoning classification, established by Ordinance No. 29-14 and amended by Ordinance No. 37-98, on land generally bounded by East Alexandrine Avenue to the north, John R. Street to the east, Mack Avenue to the south, and Woodward Avenue to the west to allow for the construction of a mixed-use development and an establishment that serves alcohol for consumption on the premises, as well as for those uses that are generally permitted in the B5 (Major Business District) zoning classification.

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 No. 4 to modify
4 an existing PD (Planned Development District) zoning classification, established by Ordinance
5 No. 29-14 and amended by Ordinance No. 37-98, on land generally bounded by East Alexandrine
6 Avenue to the north, John R. Street to the east, Mack Avenue to the south, and Woodward Avenue
7 to the west to allow for the construction of a mixed-use development and an establishment that
8 serves alcohol for consumption on the premises, as well as for those uses that are generally
9 permitted in the B5 (Major Business District) zoning classification.

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

11 Section 1. Article XVII of Chapter 61 of the 1984 Detroit City Code is amended as
12 follows:

13 (A) District Map No. 4 is amended to modify the existing PD (Planned Development
14 District) zoning classification currently shown on:

15 PARCEL 1

16 Part of Lots 1, 2 and 3, and part of the South 1/2 of vacated Martin Place, all of "Medical
17 Center Urban Renewal Plat No. 1", part of Park Lots 20 to 24 and 26 and P.C.'s, 1, 2 and
18 5, City of Detroit, Wayne County, Michigan, as recorded in Liber 88 of Plats, Page 74,
19 Wayne County Records, as amended by Surveyor's Affidavit, recorded in Liber 15931,
20 Page 224, Wayne County Records, more particularly described as:

21 Beginning at the Northwest corner of said Lot 1, thence along the Northerly line of said
22 Lot 1, North 60 degrees 09 minutes 30 seconds East, 159.50 feet; thence North 26 degrees
23 27 minutes 00 seconds West, 37.90 feet; thence North 60 degrees 09 minutes 30 seconds

1 East, 100.00 feet; thence North 63 degrees 33 minutes 00 seconds East, 8.01 feet; thence
2 South 26 degrees 24 minutes 40 seconds East, 158.48 feet; thence South 18 degrees 35
3 minutes 20 seconds West, 28.28 feet; thence South 63 degrees 35 minutes 20 seconds West,
4 137.00 feet; thence South 26 degrees 24 minutes 40 seconds East, 8.99 feet; thence South
5 63 degrees 35 minutes 20 seconds West, 110.02 feet, to the Easterly line of Woodward
6 Avenue, 120 foot wide, thence, along the said Easterly line of Woodward Avenue, North
7 26 degrees 24 minutes 30 seconds West, 134.03 feet, to the point of beginning.

8 **PARCEL 2**

9 PART OF LOTS 2 AND 3, AND PART OF THE SOUTH 1/2 OF VACATED MARTIN
10 PLACE, ALL OF MEDICAL CENTER URBAN RENEWAL PLAT NO. 1, PART OF
11 PARK LOTS 20, 21, 22, 23, 24 AND 26 AND PRIVATE CLAIMS 1, 2 AND 5, CITY OF
12 DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 88 OF
13 PLATS, PAGE 74, WAYNE COUNTY RECORDS, AS AMENDED BY SURVEYOR'S
14 AFFIDAVIT RECORDED IN LIBER 15931, PAGE 224, WAYNE COUNTY
15 RECORDS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE
16 NORTHWEST CORNER OF LOT 1 OF SAID MEDICAL CENTER URBAN
17 RENEWAL PLAT NO. 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT
18 1, NORTH 59 DEGREES 16 MINUTES 11 SECONDS EAST (RECORDED AS NORTH
19 60 DEGREES 09 MINUTES 30 SECONDS EAST), 159.50 FEET; THENCE NORTH 27
20 DEGREES 20 MINUTES 19 SECONDS WEST (RECORDED AS NORTH 26
21 DEGREES 27 MINUTES 00 SECONDS WEST), 37.90 FEET; THENCE NORTH 59
22 DEGREES 16 MINUTES 11 SECONDS EAST (RECORDED AS NORTH 60 DEGREES
23 09 MINUTES 30 SECONDS EAST), 100.00 FEET; THENCE NORTH 62 DEGREES 39

1 MINUTES 41 SECONDS EAST (RECORDED AS NORTH 63 DEGREES 33 MINUTES
2 00 SECONDS EAST), 8.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH
3 62 DEGREES 39 MINUTES 41 SECONDS EAST (RECORDED AS NORTH 63
4 DEGREES 33 MINUTES 00 SECONDS), 225.17 FEET; THENCE SOUTH 27
5 DEGREES 20 MINUTES 19 SECONDS EAST (RECORDED AS SOUTH 26 DEGREES
6 27 MINUTES 00 SECONDS EAST), 20.00 FEET; THENCE NORTH 62 DEGREES 39
7 MINUTES 41 SECONDS EAST (RECORDED AS NORTH 63 DEGREES 33 MINUTES
8 00 SECONDS EAST), 32.85 FEET TO THE WESTERLY LINE OF JOHN R STREET,
9 84 FOOT WIDE; THENCE ALONG THE SAID WESTERLY LINE OF JOHN R
10 STREET, SOUTH 27 DEGREES 14 MINUTES 49 SECONDS EAST (RECORDED AS
11 SOUTH 26 DEGREES 21 MINUTES 30 SECONDS EAST), 387.64 FEET; THENCE
12 SOUTH 62 DEGREES 42 MINUTES 11 SECONDS WEST (RECORDED AS SOUTH
13 63 DEGREES 35 MINUTES 20 SECONDS WEST), 524.70 FEET TO THE EASTERLY
14 LINE OF WOODWARD AVENUE, 120 FEET WIDE; THENCE ALONG THE SAID
15 EASTERLY LINE OF WOODWARD AVENUE, NORTH 27 DEGREES 17 MINUTES
16 49 SECONDS WEST (RECORDED AS NORTH 26 DEGREES 24 MINUTES 30
17 SECONDS WEST), 219.97 FEET; THENCE NORTH 62 DEGREES 42 MINUTES 01
18 SECONDS EAST (RECORDED AS NORTH 63 DEGREES 35 MINUTES 20 SECONDS
19 EAST), 110.02 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 59 SECONDS
20 WEST (RECORDED AS NORTH 26 DEGREES 24 MINUTES 40 SECONDS WEST),
21 8.99 FEET; THENCE NORTH 62 DEGREES 42 MINUTES 01 SECONDS EAST
22 (RECORDED AS NORTH 63 DEGREES 35 MINUTES 20 SECONDS EAST), 137.00
23 FEET; THENCE NORTH 17 DEGREES 42 MINUTES 01 SECONDS EAST

1 (RECORDED AS NORTH 18 DEGREES 35 MINUTES 20 SECONDS EAST), 28.28
2 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 59 SECONDS WEST
3 (RECORDED AS NORTH 26 DEGREES 24 MINUTES 40 SECONDS WEST), 158.48
4 FEET TO THE POINT OF BEGINNING.

5 to repeal approval of the site plans, elevations, and other components of any development proposal
6 described in Ordinance No. 29-14 or Ordinance No. 37-98 for the property described herein and
7 to approve the site plans, elevations, and other components of the development proposals for The
8 Mid 3750 Woodward Avenue project, as depicted in the drawings prepared by Inform Studio,
9 dated March 2019, as well as for The Hammer and Nail Building; The Plaza project, as prepared
10 by Badrack Design Group, Inc. and Architects Chester Stempien Associates AIA, dated December
11 1, 2017.

12 (B) All site plans, elevations, and other components of the development proposals
13 identified in Subsection (A) of this Section are subject to the following conditions:

14 (1) The developer must work with the immediately adjacent community to minimize
15 disruption to the neighborhood during construction and address impacts that may
16 arise;

17 (2) All changes in the development that do not change the overall character or increase
18 the height or massing of buildings within the development are subject to approval
19 by the City Planning Commission staff;

20 (3) The permissible uses for the development must be limited to those uses currently
21 permissible for the B5 (Major Business District) zoning classification, with the
22 exception the following specific uses:

23 (a) Mortuary or funeral home, including those containing a crematory

- 1 (b) Firearms dealership
- 2 (c) Firearms target practice range, indoor
- 3 (d) Motor vehicle filling station
- 4 (e) Motor vehicle services, minor
- 5 (f) Parking structure not having ground floor commercial space or other space
- 6 oriented to pedestrian traffic
- 7 (g) Heliports
- 8 (h) Medical marihuana provisioning center facility
- 9 (i) Medical marihuana safety compliance facility
- 10 (j) Medical marihuana safety transporter facility
- 11 (4) All final site plans, elevations, lighting, landscape and signage plans for the
- 12 development are subject to review and approval by the City Planning Commission
- 13 staff prior to the developer's application for applicable building or construction
- 14 permits.

15 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

16 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
17 health, safety and welfare of the people of the City of Detroit.

18 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
19 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),
20 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. Garcia,
Corporation Counsel

THE MID
3750 WOODWARD AVENUE

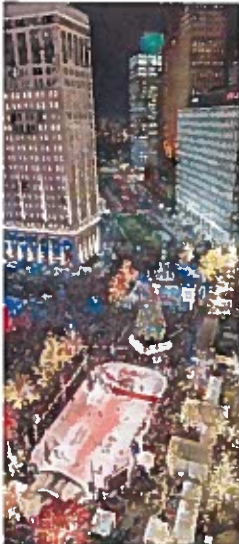
PHOTO: J.P. JONES



Design for activation



Introduce multi-seasonal public space



Enrich existing neighborhoods



Strengthen Midtown retail environment



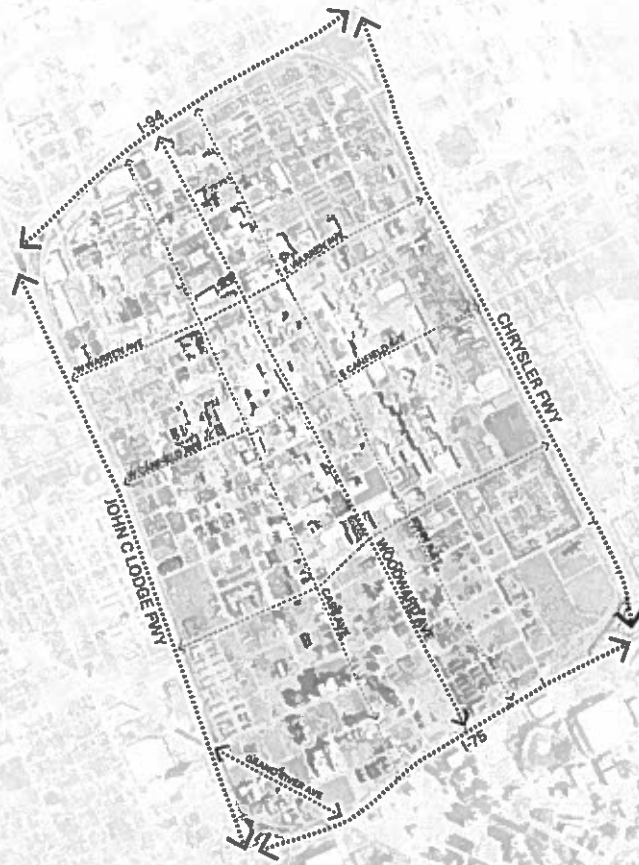
Link urban ecosystems



Key Districts + Anchors



Traffic



City Transportation Routes



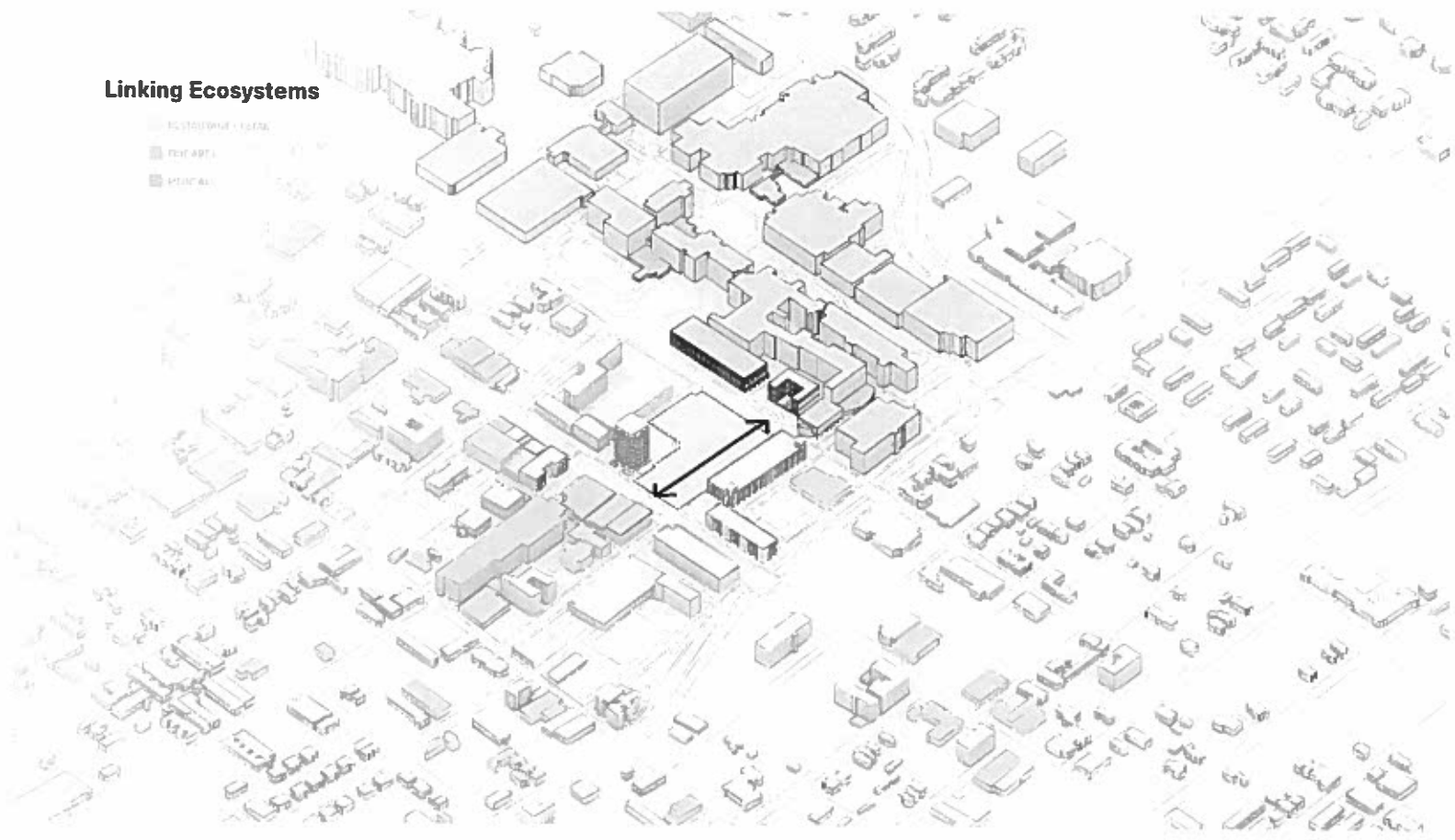
Zoning

- CO
- SO
- PO
- R2
- R5
- R8
- U1

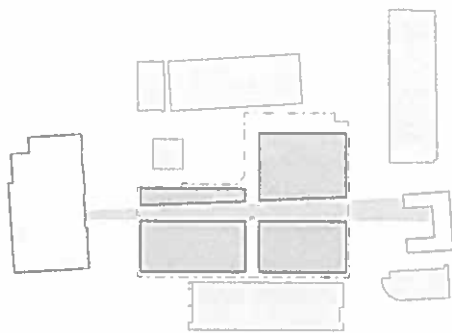


Linking Ecosystems

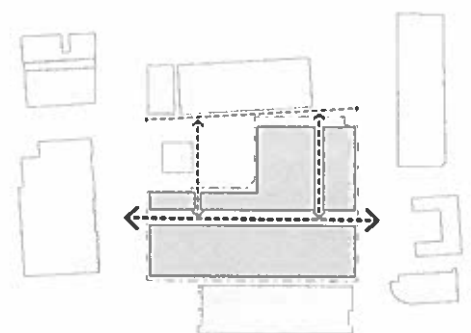
- ECOSYSTEM - 100%
- RESEARCH
- INDUSTRY



Site Strategy Diagrams

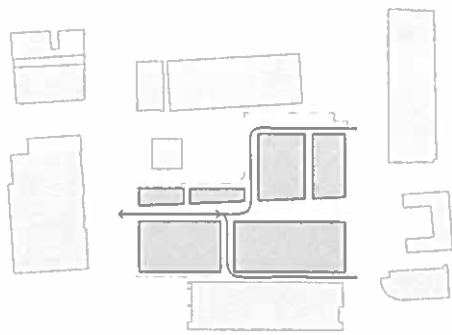


Ecosystem Linkage

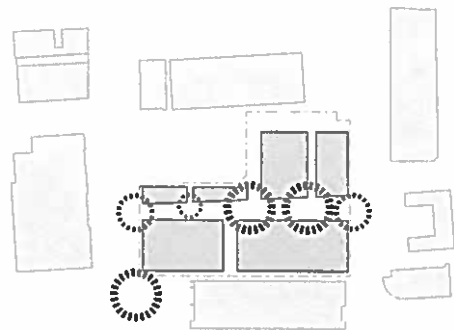


Pedestrian Attraction

Site Strategy Diagrams



Vehicle Circulation

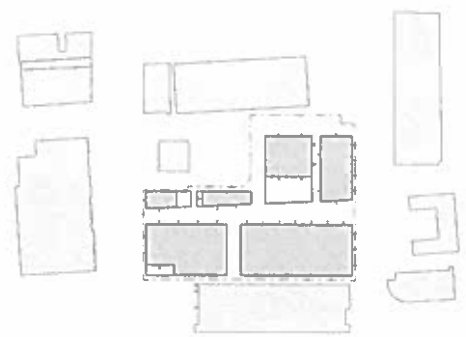


Circulation Routes

Site Strategy Diagrams

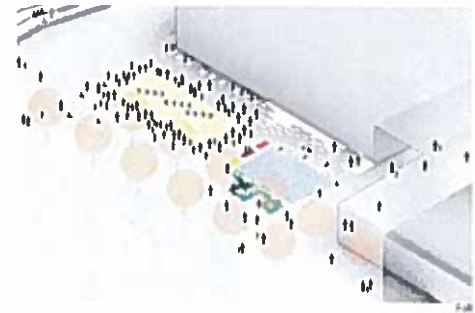
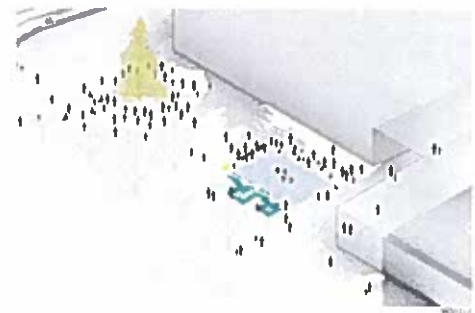
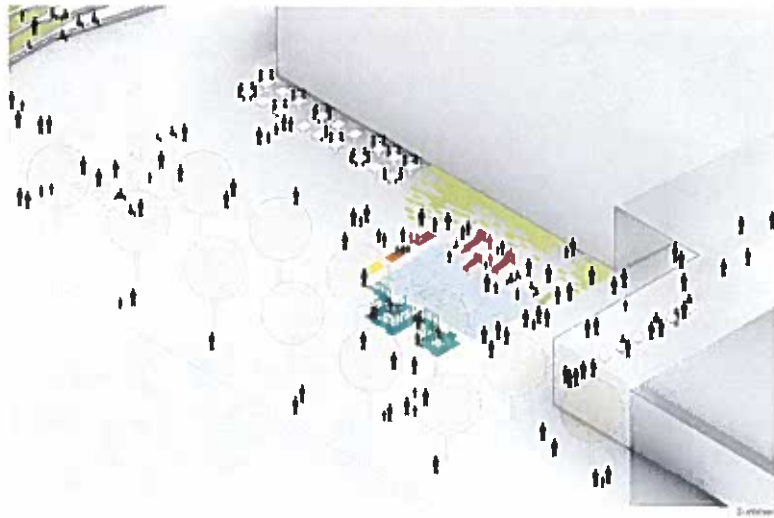


Public Plaza

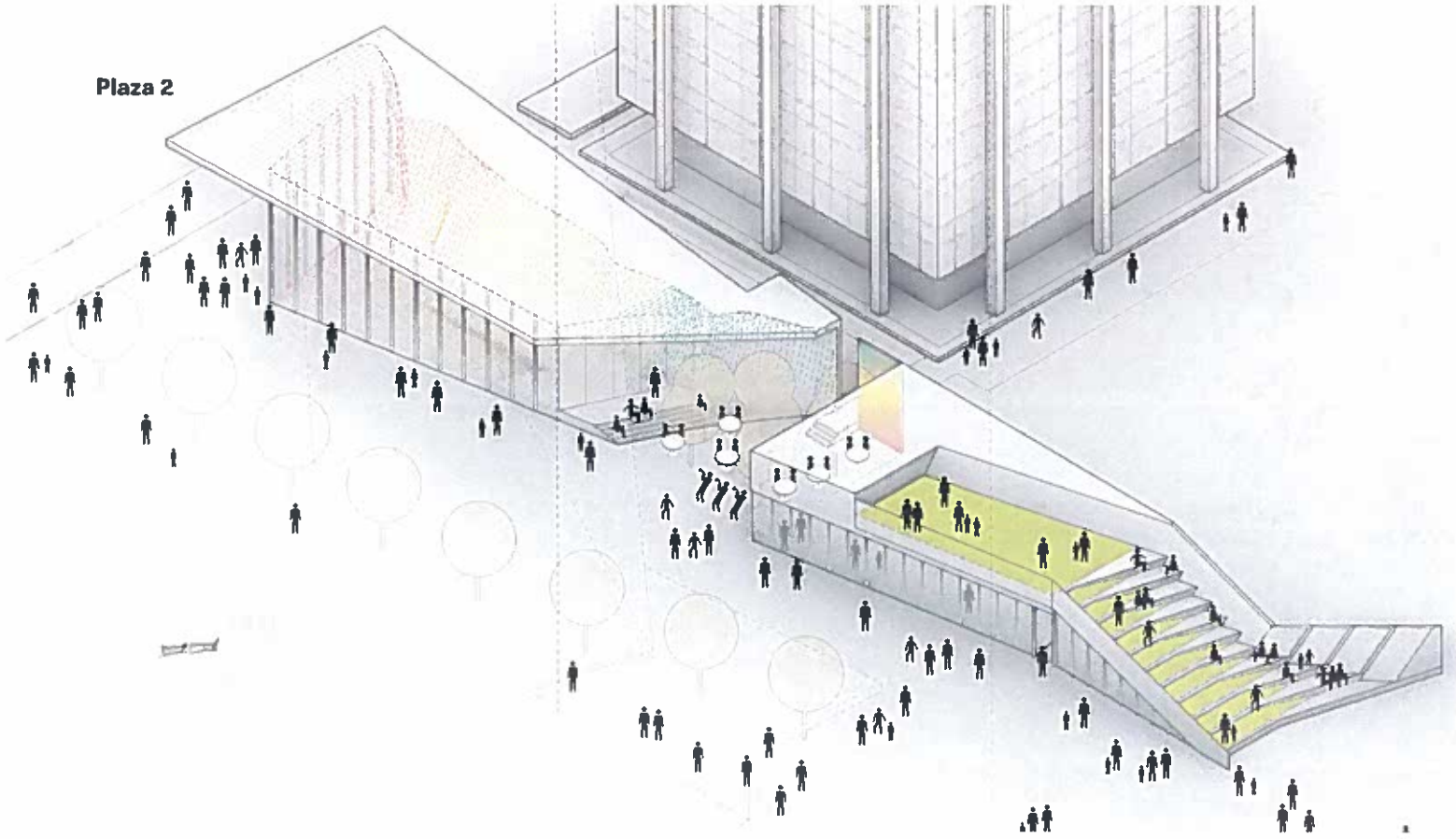


Entry Activation

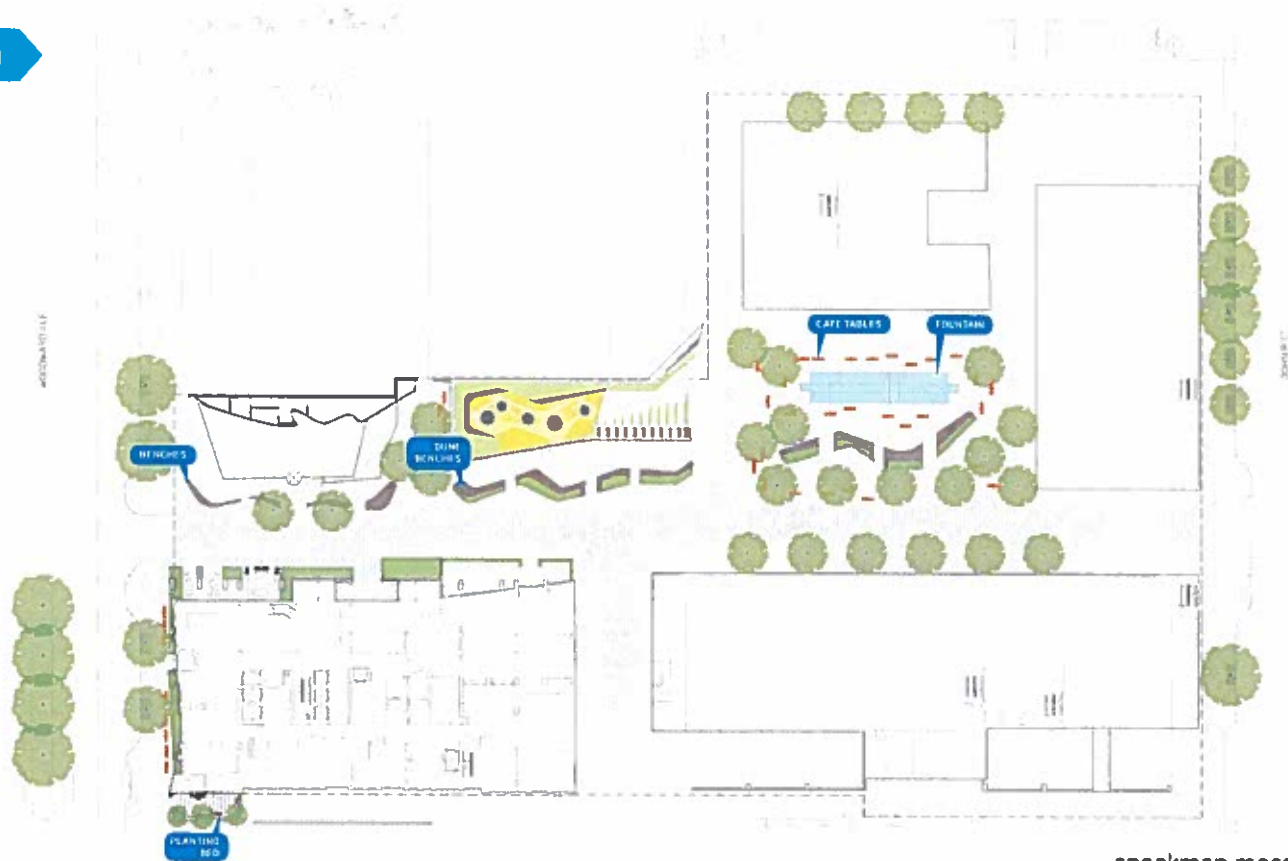
Plaza 1



Plaza 2

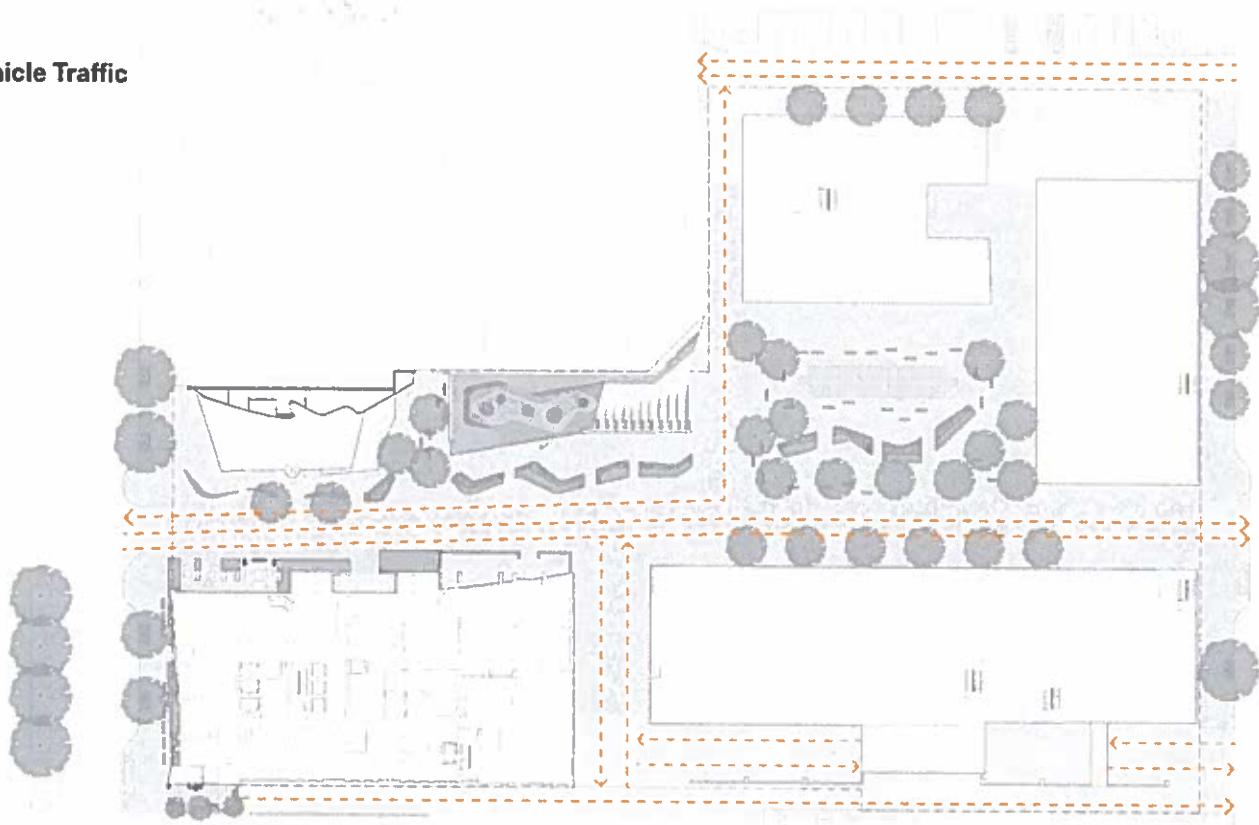


site plan



spackman mossop michaels

Vehicle Traffic



Building Program

- HOTEL + CONDO / 794,000
- CO-LIVING HOUSING
- MULTI-FAMILY HOUSING
- RETAIL
- PUBLIC PLAZA

Luxury Boutique Hotel

- 209,485 SF Total
- 21,456 SF Footprint
- 17 Levels
- 212 keys

Luxury Condominiums

- 101,361 SF Total
- 10 levels

Co-Living Housing

- 228,550 SF Total
- 500 - 550 beds

Multi-Family Housing

- 325,474 SF Total
- 31 Levels
- 200 units
- 270 beds

Parking

- 764 spaces
- 324 spaces one level underground
- 444 spaces & 5 levels above ground

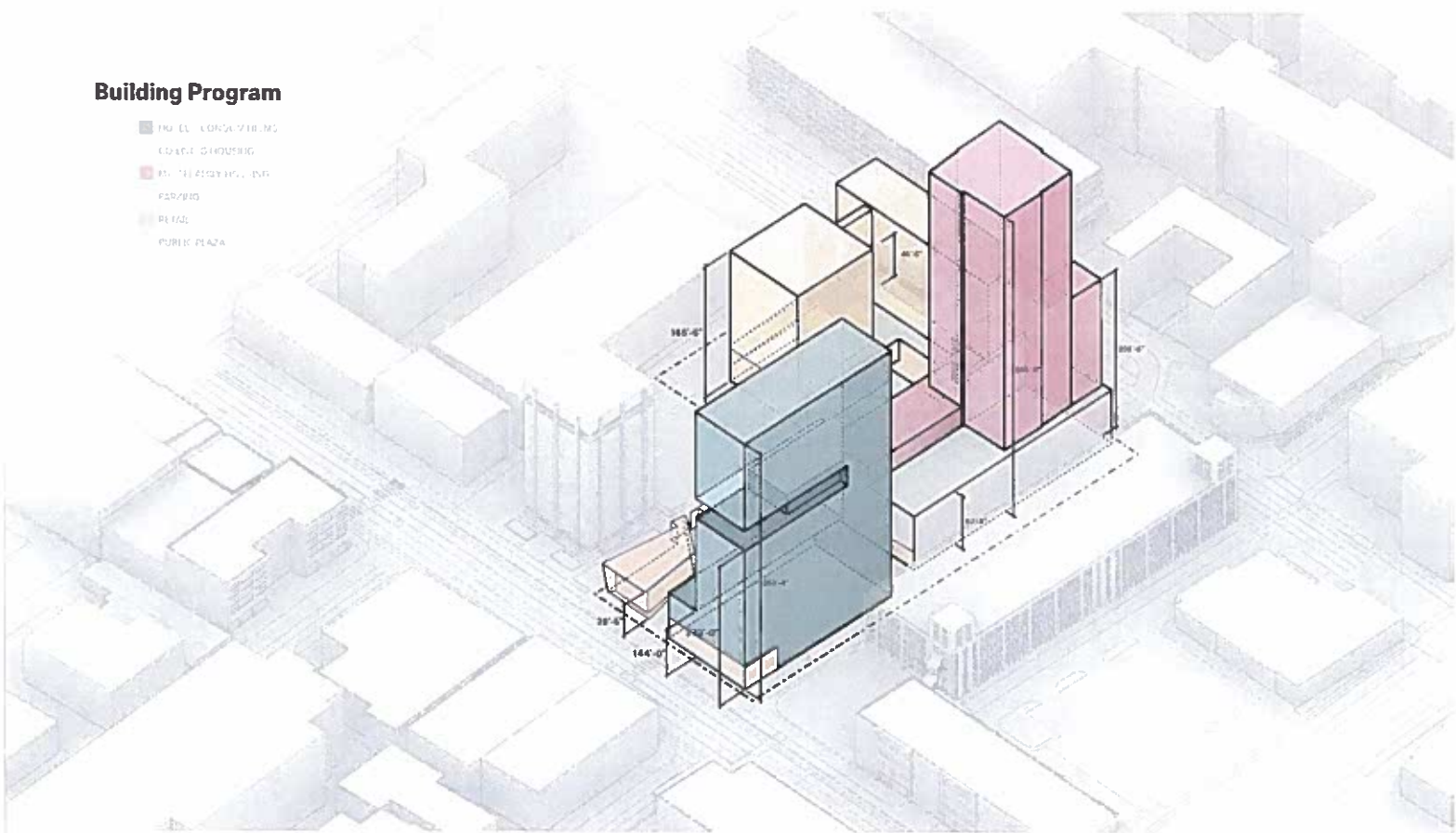
Retail

- Multi-Family 28,730 SF Footprint
- West Pavilion 3,894 SF Footprint
- East Pavilion 4,331 SF Footprint
- Co-Living 13,816 SF Footprint
- John R 13,680 SF Footprint



Building Program

- HIGH RISE OFFICES
- COMMERCIAL OFFICES
- RETAIL OFFICES
- PARKING
- PLAZA
- PUBLIC PLAZA







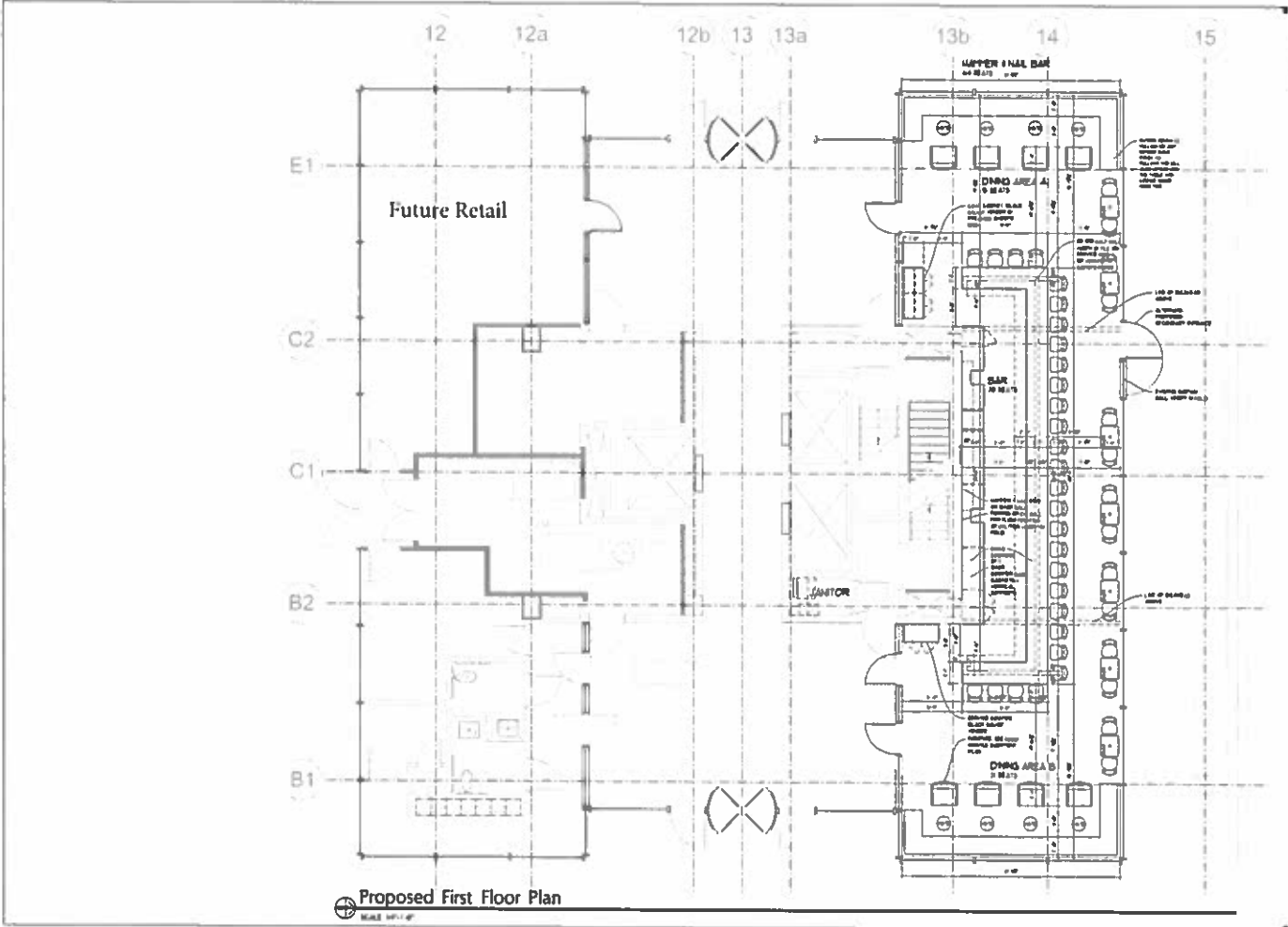












Proposed First Floor Plan
SCALE: 1/8" = 1'-0"



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PROJECT TITLE	PROPOSED FLOOR PLAN
SCALE	1/8" = 1'-0"
DATE	08/11/11
DESIGNER	BDG
CHECKED BY	BDG

DATE: 08/11/11
A2
 1/8" = 1'-0"

