

Public Meeting

July 9, 2019

UD Mercy School of Law



EAST RIVERFRONT ZONING UPDATES

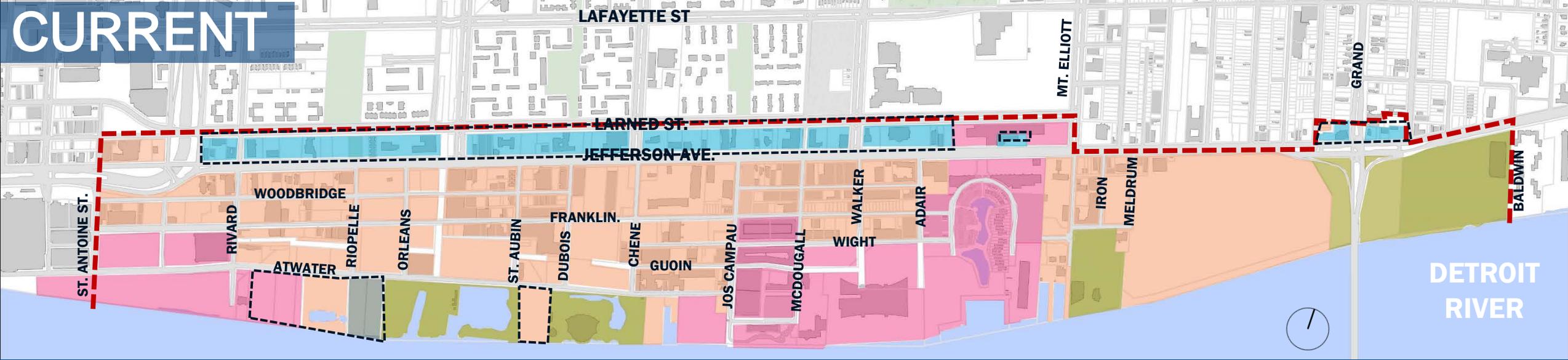
GOALS AND OBJECTIVES



“BRING EVERYBODY”

MARK WALLACE – CEO DETROIT RIVERFRONT CONSERVANCY

CURRENT



PROPOSED



 SPECIAL MIXED USE (SD4)	 BUSINESS (B4)	AREAS OF CHANGE
 PLANNED DEVELOPMENT (PD)	 MANUFACTURING (M4)	
 PARKS AND RECREATION (PR)		

EAST RIVERFRONT ZONING UPDATES

Changes to support the desired character of the East Riverfront

MAP CHANGE

- Zone areas north of East Jefferson to SD4 to unify East Riverfront character and scale
- Milliken Park – unify all parcels that make up the park, as park (PR)

TEXT CHANGE

- Incorporate property lot -line build standards
- Incentivize preservation and adaptive reuse of heritage and existing structures
 - Remove Floor Area Ratio (F.A.R.) requirement, update by -right uses
 - Parking exceptions

TEXT CHANGE

- Adopt Public Center Adjacent (PCA) review criteria for design review in SD4
- Update by -right uses for SD4
- Commercial -use parking reductions

EAST RIVERFRONT ZONING UPDATES

Updated SD4 site regulations

LOT LINE DEVELOPMENT

- Maximum front line setbacks = 20'
- Rear setbacks
 - If property is adjacent to an alley = 10'
 - Not adjacent to an alley = 20'

MINIMUM STEPBACKS

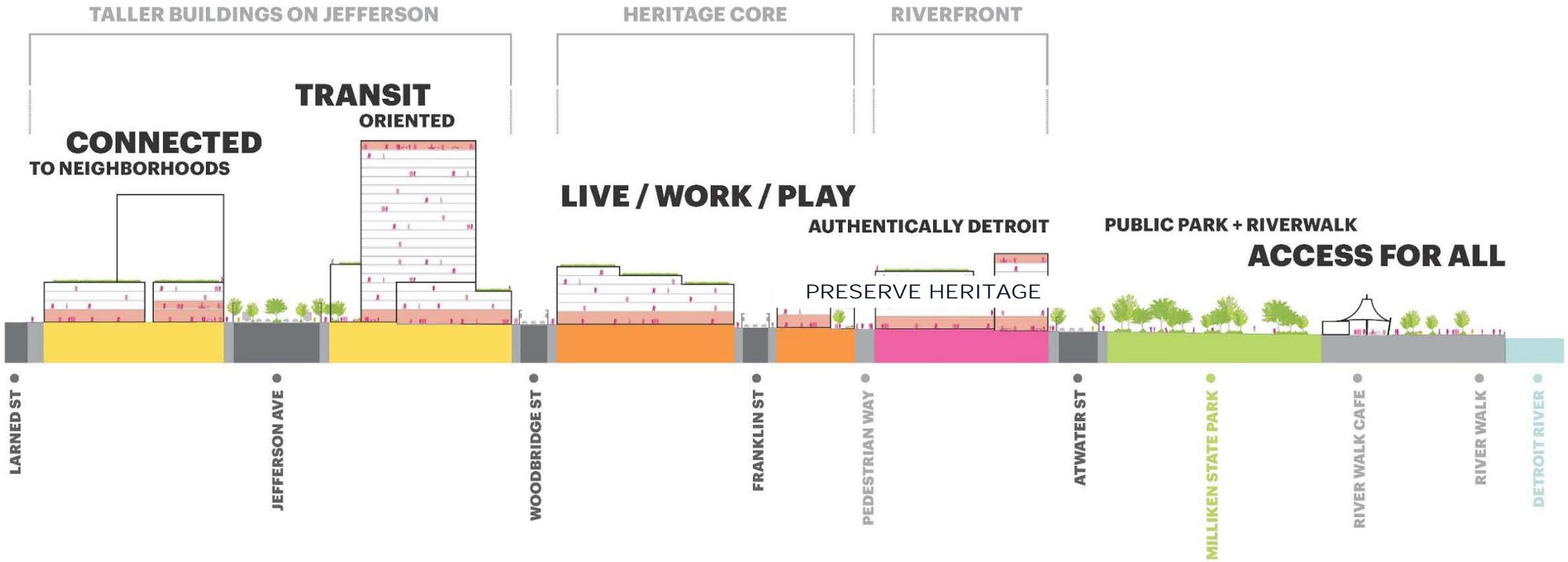
- 15' stepbacks governed by prevailing building heights on a street

BUILDING HEIGHTS

- Maintain the maximum height allowed under SD4 at 10 stories (based on 11' floor -floor)
- Variances would be required for heights taller than 10 stories

**HOW DO
ZONING CHANGES
SUPPORT A
MORE WALKABLE
NEIGHBORHOOD?**

CHARACTER STUDY



CHARACTER SECTION SOM

PRESERVE HERITAGE & PROVIDE SUSTAINABLE DEVELOPMENT



RIVERFRONT ESPLANADE CONCEPT SOM

MILLIKEN PARK NEIGHBORHOOD



STONE SOA BUILDING – VOLUME 1

ENCOURAGE A WALKABLE NEIGHBORHOOD



FUTURE FRANKLIN STREET CONCEPT SOM

RIVER PLACE



FUTURE JOSEPH CAMPAU STREET CONCEPT SMITHGROUP

PARKING

CURRENT

MULTI-FAMILY
PARKING RATIO
PER UNIT

NO
CHANGE

HIGH-
FREQUENCY
TRANSIT
CORRIDOR
REDUCTION

NO
CHANGE

NEW ADDITIONAL

REDUCTION IN
COMMERCIAL PARKING
REQUIREMENTS

BIKE RACKS WITHIN 500
FEET OF DEVELOPMENT

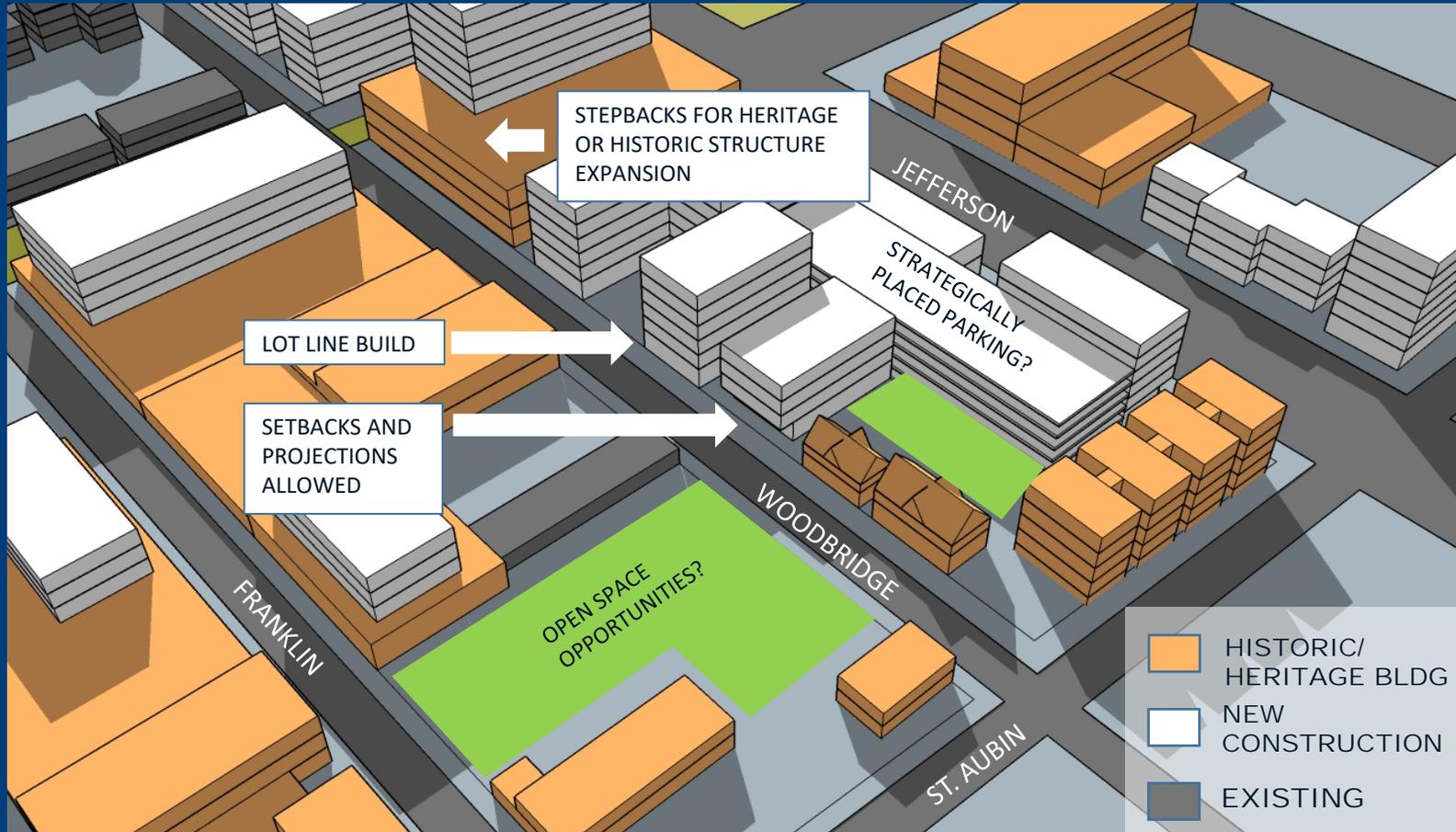
WHAT DOES THIS MEAN FOR YOU?

**PROTECTING AND
ENHANCING THE
RIVERFRONT THROUGH
ZONING**

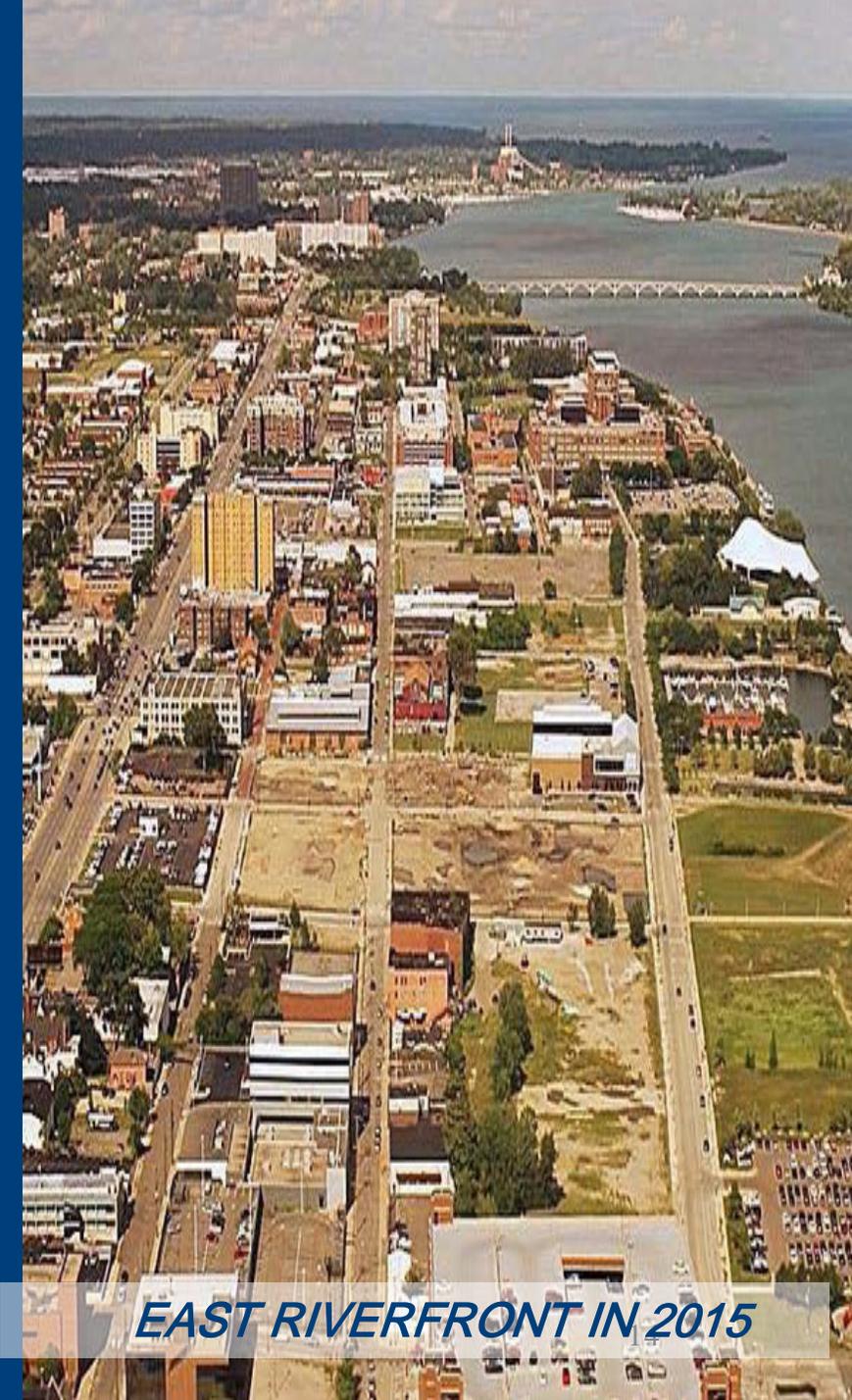
**CREATING UNIFORMITY
IN URBAN DENSITY
ALONG JEFFERSON
AND ELSEWHERE IN
THE EAST RIVERFRONT**

**PRESERVING AND
PROTECTING THE
HERITAGE WHILE
PROVIDING
SUSTAINABLE
DEVELOPMENT**

EAST RIVERFRONT



PROPOSED CHANGES IN THE ZONING ORDINANCE ARE DESIGNED TO CREATE AND SUSTAIN A VIBRANT URBAN ENVIRONMENT IN PLACE OF VACANT AND ABANDONED PARCELS AND SURFACE LOTS



EAST RIVERFRONT IN 2015

PROPOSED SCHEDULE

- 09 April 2019 – Jefferson Corridor Improvement Study
- 09 July 2019 – Public Meeting on ERF Zoning
- 05 September 2019 – CPC Public Hearing
- 19 September 2019 – CPC Vote on Zoning Update
- October 2019 – City Council Vote

THANK YOU!



FUTURE MILLIKEN STATE PARKERF FRAMEWORKMDP/ SOM

WE WOULD LIKE TO HAVE YOUR THOUGHTS ON ZONING ON THE EAST RIVERFRONT

- **COMMENT CARDS**
- **QUESTIONS AND COMMENTS**

FOR FURTHER DISCUSSION OR QUESTIONS, CONTACT:

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