

City of Detroit

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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Brush Park Properties, LLC to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map No. 4* to allow for A five story mixed-use building to include a restaurant-bar, office space and residential building with an adjacent four story mixed-use parking structure the parking structure will include townhomes property commonly known as 2827 John R. Street, 79 and 105 Alfred Street
(MINOR MODIFICATION)

DATE: July 6, 2020

BACKGROUND

Brush Park Properties, LLC (BPP) is led by principal, Michael Van Overbeke who has been involved in the Brush Park neighborhood for many years, having completed projects such as the Hudson Evans House, Mt. Sinai Grand Lodge Building, HP Pulling Home, and the Lucien Moore Estate. A portion of the subject block is currently under the ownership of entities associated with this developer.

In 2018 BPP petitioned for the request to develop the 79 and 105 Alfred and 2827 John R. properties. The existing historic building that resides on this site is in dilapidated condition the project called for it to be restored and incorporated into a new construction project. The development consisted of a four (4) story mixed-use building to include for- sale residential units (2nd, 3rd and 4th floors) along with a ground-floor bar and restaurant. A green roof with deck was for the residential building. Five units were included, inclusive of three, one bedroom units at 1000 square feet (sf) each and two units planned as two-bedroom units at 2,500 sq. ft. each. The building would total 7,300 square feet sf.

The project would also facilitate a five (5) story, 157 stall mixed-use parking structure with ground-floor retail space. The front portion of the building intended to host two residential units on the Alfred Street facing portion of the building, in order to conceal the parking structure. The parking structure building, was to be in total 16,500 sf. Each building was intended to have a height of 48' at roof elevation. Amenities include a swimming pool, community area, outdoor terrace with shifting glass partitions, and bike storage. The Commission may recall, that this

project was also joined with the development known as 112 Edmund which was subsequently separated. The total project including 2827 John R. and 79 and 105 Alfred were approved by the Commission in 2018.

PROPOSAL



INTERSECTION OF ALFRED ST AND JOHN R STREET



INTERSECTION OF ALLEY AND JOHN R STREET



SOUTH ELEVATION



EAST ELEVATION

Images from Oombra Architects renderings of current proposal

Before the Commission, is an update regarding the proposal. Today the project is largely the same as what was approved in 2018, but is returning in order to request modifications to the original plans. CPC staff considers these modifications to be minor deviations from the original plans.

The 2827 John R Street building is planned to reuse the existing carriage house as a basis to create a new restaurant and bar with commercial office space and 8 new luxury condos in a five story building. A four story parking garage will be built with 80 parking stalls and include two, three-story townhomes on Alfred Street concealing the parking from the street view.

The summary of the revisions since the subject building was first voted to be approved in 2018 by the City Planning Commission are as follows:

Alfred Street Building

- Reduced width of parking structure by 12 feet (8,200 sf removed in total)
- Removed 12 parking spaces -

John R. Street Building

- Added a floor to the 2827 John R. Building with three additional residential units (Level 5) and commercial use (Level 2)
- Replaced failing one story building with new structure (similar footprint)
- Building new gable structure on carriage house where a portion collapsed
- Extended restaurant 11 feet to the south and added an open framework structure to outdoor dining area

COMMUNITY INPUT

When this project originally came before the Commission, there were some elements of the project that caused contention. Most of those elements have been resolved through a series of meetings between the community and developer over some years, while a couple still linger.

At the time of the original approval, all of those issues were heard and public comment was taken from several community members during the public hearing, some in support and some with concern and/or opposition.

More recently, CPC staff requested that the developer present their latest revisions to the Brush Park CDC, which was done on May 19, 2020 at the Brush Park CDC meeting. A letter has been submitted by the Brush Park CDC, voting against the project with a four to five vote with one abstention. Based on comments and the letter, the majority of objections seem to stem from an existing curb cut that the developer plans to use as the vehicular entrance for the proposed parking structure. In response, the developer has submitted a letter detailing the operations and mitigation for possible traffic for the development. Below are listed some of the meetings that have taken place for the development:

- June 2017 – PDD Meeting
- September 2017 – PDD Meeting
- October 2017 – HDC Informal Meeting
- November 2017 – Brush Park CDC Formal Presentation
- December 2017 – PDD Meeting
- January 2017 - CPC Meeting
- February 2017 — CPC Meeting
- March 2018 – CPC Public Hearing 1
- March 2018 – Alfred Neighbors Meeting 1
- April 2018 – Alfred Neighbors Meeting 2
- April 2018 – Edmund Neighbors 1
- May 2018 – Edmund Neighbors 2
- May 2018 – CPC Public Hearing 2
- June 2018 –CPC/PDD staff meet with residents
- May 2020- Brush Park CDC meeting

HISTORIC DISTRICT CRITERIA

On June 10, 2020, the Historic District Commission voted to approve the modifications that are before the Commission currently. In accordance with Chapter 21 of the 2019 Detroit City Code, the Historic District Commission (HDC), is tasked with reviewing development proposals in the historic district to determine whether the proposal should receive a Certificate of Appropriateness to pull a permit. A certificate of appropriateness has been issued.

CONCLUSION

The development team has worked to resolve many of the community concerns over the life of this project. There were many engagement efforts that took place and the design and programming of the subject buildings have changed drastically as a result of the community and City feedback. CPC voted to approve this project in 2018 taking those items and public testimony into account. The modifications to the original design that are requested currently, generally are not contested by community members based on what has been submitted and

staff's knowledge. The developer has requested to move forward with the design that is now before you.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

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

Attachment:
Plans

Cc: Katie Trudeau, Deputy Director P&DD
Karen Gage, P&DD
Esther Yang, P&DD
Greg Moots, P&DD
Arthur Jemison, Group Executive
Lawrence Garcia, Corp. Counsel