

**STAFF REPORT 09-11-2019 REGULAR MEETING**  
**APPLICATION NUMBER: 19-6411**  
**ADDRESS: 445 LEDYARD STREET**  
**HISTORIC DISTRICT: CASS PARK**  
**APPLICANT: ED POTAS, CINNAIRE**  
**DATE OF COMPLETE APPLICATION: 7-30-2019**  
**STAFF SITE VISIT: 08-30-2019**

**PREPARED BY: A. PHILLIPS**

**SCOPE: ERECT A NEW BUILDING (PUBLIC HEARING)**

### **EXISTING CONDITIONS**

The building located at 445 Ledyard Street is a 2-story structure that was constructed in 1956 as the Mariners Inn. The horizontal massing is clad in variegated light red/orange brick and features cast stone details. A single-story addition was constructed in 1995 directly east (toward Cass Avenue) of the original structure. The addition is simple in design and is clad in a red/orange brick similar to that of the original building and features buff-colored bands above and below window openings and around the top of the parapet. The building is surrounded on the north, west, and east sides with surface parking. A paved and fenced-in recreation area exists at the rear of the structure.



### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval **to erect a new 3-6 story (stepped massing) mixed-use building at the corner of Cass Avenue and Ledyard Street per the attached drawings.** Included in the proposal are the following scope items:

- Infill existing parking area and a portion of the recreation area with new building—no demolition of existing structures is proposed
- Construct new 3-6 story mixed-use building
  - 3 and 4 stories along Ledyard Street to include main building entrance at street level and offices and residential above
  - 6 stories along Cass Avenue to include retail and landscaping at street-level and residential above
  - Roof gardens, recycling, open space, bike racks,, basketball court and outdoor furniture to be included
- Construct new surface parking lot at the south side of the parcel, behind the new structure, and outside of the Cass Park Historic District

### **STAFF OBSERVATIONS & RESEARCH**

- The Little Caesars Arena parking garage is located across Cass Avenue, directly east of the project site.

### **ISSUES**

- While the red brick proposed for the Ledyard Street massing is taking the adjacent buildings into

consideration, it is staff's opinion that a contrasting brick color such as dark grey would honor the surrounding context while differentiating the new building from the old. Additionally, it would bring a sense of material and palette cohesion to the proposed new construction.

### **RECOMMENDATION**

It is staff's opinion that the work, as proposed, does not destroy historic materials that characterize the historic building, its site, and setting. Staff therefore recommends that the Commission find the scope items listed above to be appropriate as they meet the Secretary of the Interior's Standards for Rehabilitation

*9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

However, staff recommends that the Commission issue this COA with the following condition:

- HDC Staff shall be afforded the opportunity to review and approve any minor revisions to the project's design prior to the issuance of the permit. Should staff determine that such revisions are not consistent with the intent of the Commission's approval or do not meet the SOI Standards, staff shall forward the project to the Commission for review at a regular Meeting.

### **ELEMENTS OF DESIGN**

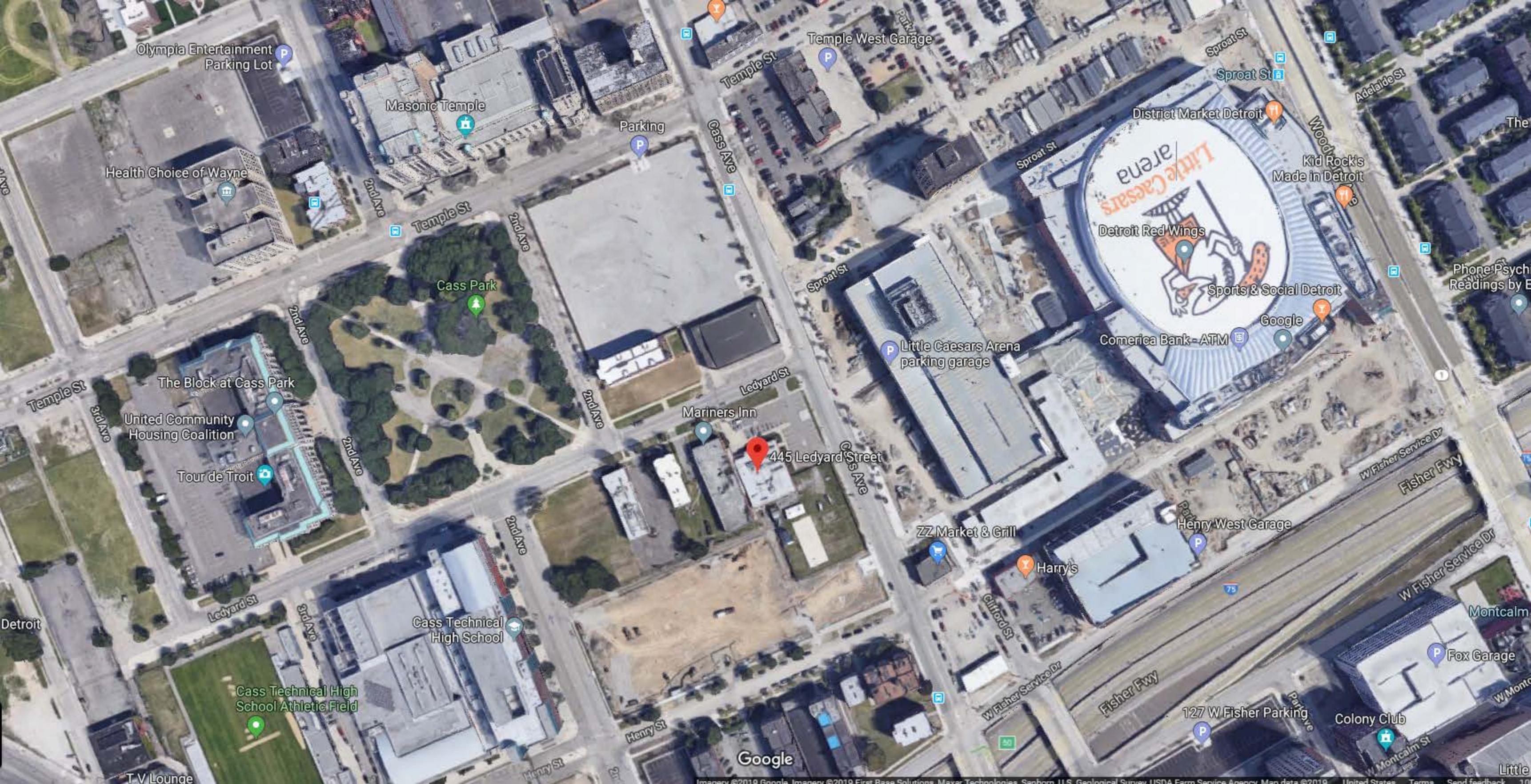
- (1) ***Height.*** Heights within the district are varied, from 445 Ledyard, a two-story (2 story) building with a single-story addition) to 500 Temple, a fourteen-story (14 story) building. Commercial, residential, and institutional buildings all vary in height.
- (2) ***Proportion of buildings front facades.*** Front façades of all building are typically than wide, with few exceptions. A notable exception is the building at 2727 Second Avenue, which is four (4) stories tall but is composed of three (3) distinct sections, two (2) of which are taller than wide. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.
- (3) ***Proportion of openings within the facades.*** Openings generally amount to between twenty (20) percent and thirty-five (35) percent of the front façade, typically of office or apartment buildings from the first half of the twentieth (20<sup>th</sup>) century. Windows are taller than wide on all building types with the exception of Art Deco-influenced buildings at 2906 Cass and 445 Ledyard. On apartment buildings, sash windows are sometimes arranged in groupings which, together, are wider than tall. A minority of buildings feature arched, mullioned, semicircular, casement, or dormer windows appropriate to their respective architectural styles. Upper sashes and transoms are occasionally subdivided into smaller panes. Casement windows are usually subdivided into smaller panes. Door openings are typically slightly larger in scale than window openings. Primary entrance openings are usually centered on the façades of buildings.
- (4) ***Rhythm of spacing of building on streets.*** Rhythm of spacing on streets is generally determined by setbacks from side lot lines. The overall character of the district is one of densely clustered, yet visually distinct, structures separate by narrow side setbacks, or sharing common walls. There is a general irregularity in the widths of buildings, and in the widths of subdivisions lots themselves, subdivision lots from one block to another, contributing to an irregular rhythm of spacing of building on streets.
- (6) ***Rhythm of entrance and/or porch projections.*** Porches and entrances typically do not project. On apartment buildings, entrances are often located several steps above grade to accommodate high basements. Doorways on other buildings are typically centered on building façades. Irregular building widths creates an irregular rhythm of entrance projections. Several entrances of the building at 500 Temple are raised above a high basement and accessed by broad, projecting, limestone steps.
- (7) ***Relationship of materials.*** Many building are faced with brick and feature stone or cast stone trim. Limestone clads several buildings, including monumental structures at 2727 Second and 500 Temple. Wood is uncommon other than as a sash window material, but wood brackets and eaves adorn the sole building on Charlotte. Metal is used on decorative corbel panels on 2952 Second, for windows spandrels at 2966 Second, as a window frame material on several buildings, and, notably, for the porcelain enamel steel panels at 2906 Cass. Stone is used for window sills, belt courses, and strong courses on a majority of buildings within the district. Roofs within the district are generally flat and not visible, but copper accents define building at 500 Temple and 2727 Second. The stature of Robert Burns is bronze on a granite base.
- (8) ***Relationship of textures.*** On a majority of buildings within the district, the major textural effect is that of brick

with mortar joints juxtaposed with cast stone or limestone trim. Patterned brickwork is used to create subtle detail on apartment buildings, such as spandrels and rectangular panels. More pronounced textural interest often exists on the upper stories of buildings, such as at the sole building on Charlotte. Where they exist, detailed wooden vergeboards, gables, brackets, and dormers create considerable textural interest on all single-family residential buildings in the district. Rough-cut stone with thick mortar joints creates considerable textural interest on buildings where it exists, while other buildings feature smooth stone with thin mortar joints.

- (9) ***Relation of colors.*** Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exists. Although most roofs are flat and therefore not visible, roofs on 2727 Second and 500 Temple are accented by green copper. Wood architectural details are frequently painted in subdued tones appropriate to the architectural style of the buildings, but nonetheless contrast with brick or limestone facing. Apartment buildings are unpainted, with gray stone trim contrasting with brown or buff brickwork. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.
- (10) ***Relationship of architectural details.*** Buildings in the district exemplify a broad range of architectural styles, and their architectural details relate to their style. Smaller apartment buildings are Italian Renaissance Revival or Georgian Revival. The building at 2931 Second is Craftsman style. The building at 500 Temple is Gothic Revival in style. Other buildings are frequently Classical Revival. Buildings range are high style in appearance, with the level of architectural detail varying from one building to the next.
- (11) ***Relationship of roof shapes.*** Most building have flat roof that cannot be seen from the ground. At 500 Temple, projecting, doomed towers and a varying building height creates a dramatic roofline. The building at 2727 Second features a flat-decked Mansard roof. Flat-roofed apartment buildings often feature parapet walls which add interest.
- (12) ***Walls of continuity.*** Setbacks of buildings tend to vary slightly from one to the next, but generally create a wall or continuity on all streets in the district. Significantly, building in the district create a wall of continuity surrounding Cass Park. Mature trees create a wall of continuity along the perimeter of Cass Park, and provide a sense of enclosure within the park.
- (13) ***Relationship of significant landscape features and surface treatment.*** Street trees exist only where setbacks allow. Alleys provide access to the rear of a majority of lots in the district. Trees, hedges and other landscaping features are regularly spaced where they exist. Trees in the front yards of buildings vary in size, age, and species. Most buildings are built up to or near the front lot line. Public sidewalks run alongside all streets in the district. Curbs, while historically stone, have been replaced with concrete in a majority of the district. Public lighting is generally of the modern, steel, pole-mounted variety.
- (14) ***Relationship of open space to structures.*** The primary relationship of open space to structures is that of the green space of Cass Park surrounded by a continuous street wall on four sides. Front and side yards range from shallow to nonexistent. Other than public rights-of-way, no other large areas of open space exist. However, outside the district boundaries, vast open spaces exist where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.
- (15) ***Scale of façades and façade elements.*** Building are moderate to large in scale relative to typical buildings from the period in which they were constructed. Residential buildings range from small to large scale, with the hotel building at 400 Temple being significantly larger than the others. The largest buildings in the district are the institutional buildings at 2727 Cass, which is four (4) stories tall and a full block wide, and 500 Temple, a portion of which is fourteen (14) stories tall. Façade elements are moderate in scale, typical of building from the time period.
- (16) ***Directional expression of front elevations.*** Façades of apartment structures are generally vertical in directional expression due to tall window and door openings and relatively tall buildings heights. The building at 500 Temple has a strong directional expression. The buildings at 2727 Second has a vertical emphasis despite being much wider than tall. Exceptions are Art Deco-influenced buildings at 2906 Cass and 445 Ledyard, which have a horizontal emphasis.
- (17) ***Rhythm of building setbacks.*** While setbacks may vary slightly from one building to the next the overall impression is one of a consistent rhythm of building setbacks. This rhythm is particularly significant where structures create a street wall effect surrounding Cass Park.
- (18) ***Relationship of lot coverages.*** Lot coverages within the district are generally high. Buildings typically cover most of their lots save small front or sides setbacks. Exceptions are smaller residential buildings at 2753 Park and 457 Ledyard, which have rear yards.
- (19) ***Degree of complexity within the façades.*** The façades within the district range from simple to complex, depending on style. Overall, front façades tend to be simple in their massing and mostly regular in their

fenestrations, though a variety of window and door shapes, materials, architectural elements, and details of individual buildings increase the overall level of complexity of the district. A particularly complex façade, however, is that of 500 Temple, with projecting towers, bays, arched door surrounds, and other features that add complexity.

- (20) ***Orientation, vistas, overviews.*** Buildings generally face the streets and are entered from the front façades by a single or double doorway. The larger buildings within the district, such as at 500 Temple, 2727 Cass, and 400 Temple, constitute landmarks that are clearly visible from several blocks away, or in the case of 500 Temple, from a great distance. Buildings flanking Cass Park create a sense of enclosure and contribute greatly to the integrity of feeling and setting within the park. The statue of Robert Burns sits on the northern edge of Cass Park, centered on its block face, and faces north along Second Avenue. Cass Park bisects Second Avenue and, consequently, provides a vista that is visible from a great distance to the north.
- (21) ***Symmetric or asymmetric appearance.*** The appearance of front facades in the district is, for the most part, symmetrical. The building at 500 Temple is asymmetrical, but is composed of sections that are symmetrical. Cass Park is highly symmetrical in nature, with eight (8) sidewalks converging on the center of the park from each corner and from the center of each of its four (4) sides; this relationship is considered a significant feature of the park.
- (22) ***General environmental character.*** The general character of the district is that of a dense, mixed-use, urban neighborhood of apartment, office, and institutional buildings, surrounding and complimenting the green space of Cass Park.



Olympia Entertainment Parking Lot

Masonic Temple

Temple West Garage

District Market Detroit

Health Choice of Wayne

Temple St

Parking

Detroit Red Wings

Kid Rock's Made in Detroit

Cass Park

Little Caesars Arena parking garage

Comerica Bank - ATM

Google

The Block at Cass Park

Mariners Inn

445 Ledyard Street

United Community Housing Coalition

Tour de Troit

ZZ Market & Grill

Harry's

Henry West Garage

Cass Technical High School

Cass Technical High School Athletic Field

Google

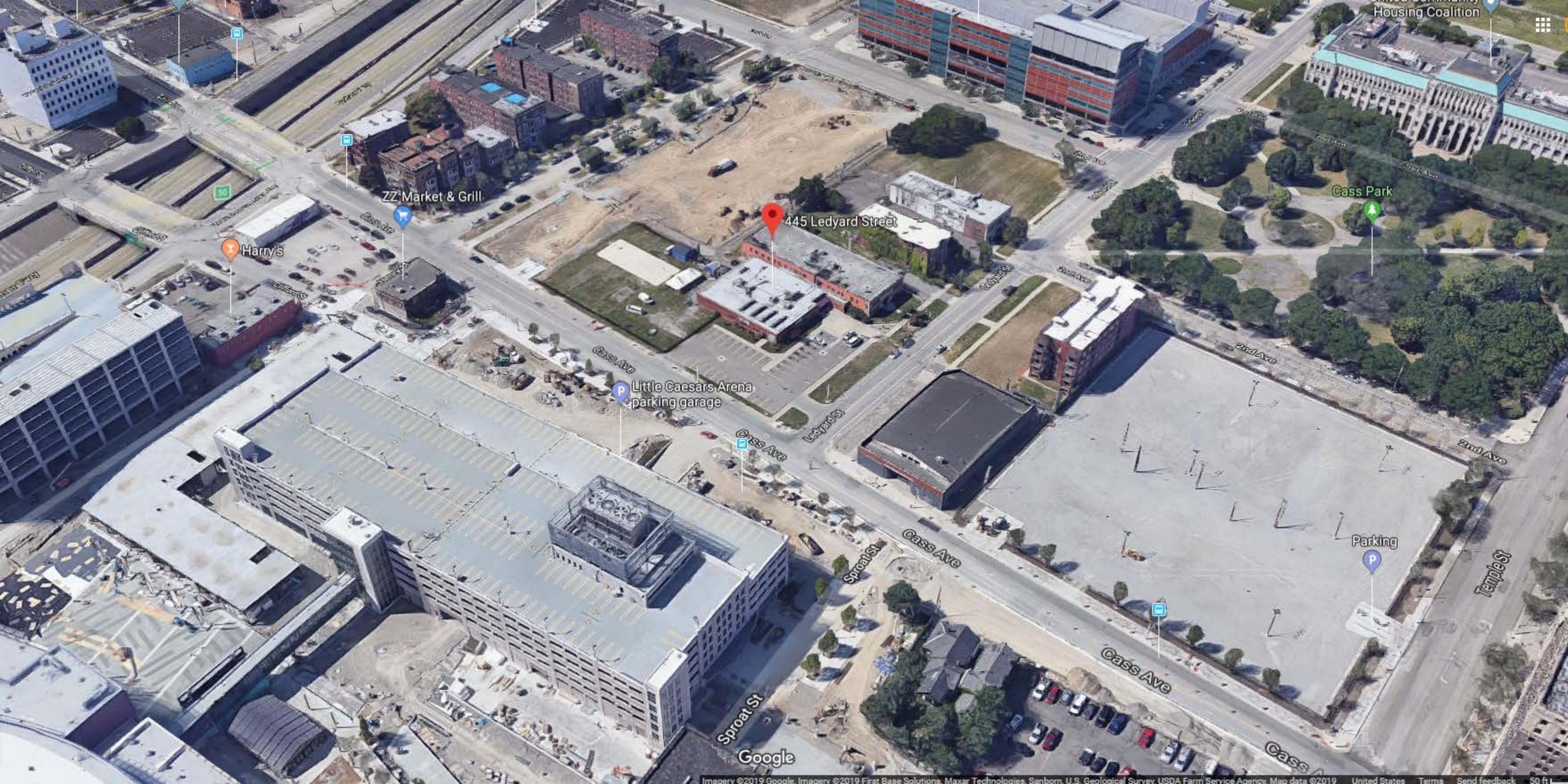
127 W Fisher Parking

Colony Club

Fox Garage

T V Lounge

Little



ZZ Market & Grill

Harry's

445 Ledyard Street

Cass Park

Little Caesars Arena parking garage

Parking





Cass

MARINERS INN  
SOUTH BAY BRANCH NEW YORK





**STAFF SITE VISIT 08/30/2019**



**STAFF SITE VISIT 08/30/2019**

# REPORT

Historic District Commission  
Project Review Request

## Description of Existing Conditions

The parcel of the proposed project has three existing buildings (operated by Mariners Inn) that will remain. The new building will be located at the corner of Cass Avenue and Ledyard Street. Currently a surface parking lot exists that holds 36 parking spaces. The parking lot will be removed for the new building, and a new surface parking lot will be located at the South side of the new mixed-use building, along Cass Avenue (outside the Cass Park Historic District boundary line). Open space and landscape will be part of the new design (please see attached drawings).

## Description of Project

Mariners Inn, a human service agency that provides residential and outpatient substance abuse treatment, counseling, housing, health services, and job placement, is in planning stages of proposed new state-of-the-art facility at the corner of Cass Avenue and Ledyard Street on the current Mariners Inn campus.

Because of Mariners Inn's location, we are presented with a unique opportunity to provide a continuum of services, from emergency shelter to permanent supportive housing, all in close proximity to ensure successful cost-effective treatment, case management, and aftercare for the people we serve. The new building will contain one-bedroom permanent supportive housing apartments for men and women, recovery housing units as well as programmatic space and staff offices. Plans also call for retail space along Cass Avenue. Current structures on the site will remain.

Without a stable place to live and a support system to help them address underlying problems, most homeless people shift from one emergency system to the next – from the streets to shelters, to public hospitals, to psychiatric institutions, substance abuse treatment centers, and detox centers, and ultimately, back to the streets – in an endless cycle. Stable housing is central to attaining treatment goals, however, an inadequate supply of affordable housing is one of the most significant gaps in the substance abuse treatment system. The extremely high cost of this cycle of homelessness, in human and economic terms, can be seen in the lives of the men who come through the doors of Mariners Inn.

Supportive housing -permanent, affordable housing linked to health, substance abuse services, mental health, employment, and other support services- is a proven, cost- effective way to end homelessness for people who face complex challenges. By providing chronically homeless people with a way out of expensive emergency public services and back into their own homes and communities, supportive housing not only improves the lives of its residents but also generates significant public savings.

## Detailed scope of work

- New 3-6 story stepped building at the corner of Cass and Ledyard.
- 3 and 4 stories along Ledyard and 6 stories along Cass Avenue.
- Surface parking lot located at the south side of the new building, and outside the Cass Park Historic District boundary.
- 44 Permanent Supportive Housing units and 40 Recovery Housing units
- Retail along Cass Avenue with landscaping fronting the sidewalk
- Main entrance to residential portion will be located along Ledyard Street
- Roof gardens, recycling, open space, bike racks, basketball court and outdoor furniture will be incorporated



EXISTING SITE CONDITIONS

--- CASS PARK HISTORIC DISTRICT  
--- PARCEL BOUNDARY

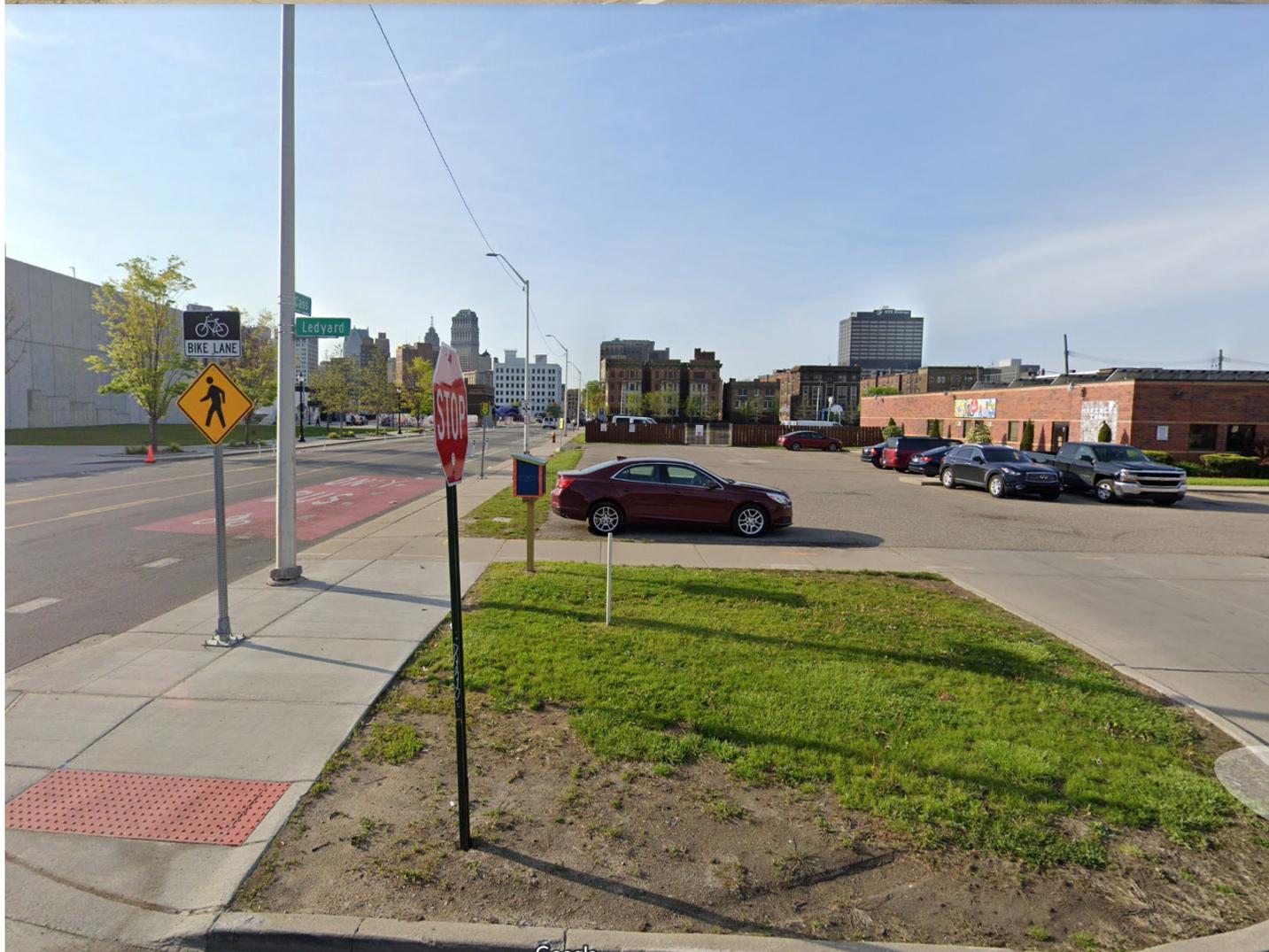


EXISTING SITE CONDITIONS  
W/ PROPOSED BUILDING

- CASS PARK HISTORIC DISTRICT
- PROPOSED BUILDING BOUNDARY
- PARCEL BOUNDARY



# REPORT





# MARINERS INN

*Recovery is Real...and Begins at Mariners Inn*

July 18, 2019

**Board of Trustees 2018-2019**

- Shaun Wilson, President
- Michael French, 1<sup>st</sup> Vice President
- Dave Denomme, 2<sup>nd</sup> Vice President
- Ebony Duff, Esq., Secretary
- Erik Tungate, Treasurer

Historic District Commission  
 City of Detroit, CAYMC  
 Center 2 Woodward Avenue, Suite 212  
 Detroit MI 48226

- The Rt. Rev. Wendell N. Gibbs, Jr.
- Carl Bentley
- Carlton Batiste
- Thaddeus Mac Krell
- Angela Loyd
- Bernard Parker
- Marie Racine
- Susan McDermott
- Joseph Vernon
- Janyl Jentlie

To the Members of the Historic District Commission:

Mariners Inn, a human service agency that provides residential and outpatient substance abuse treatment, counseling, housing, health services, and job placement, is in planning stages of proposed new state-of-the-art facility at the corner of Cass Avenue and Ledyard Street on the current Mariners Inn campus.

**Advisory Board**

- Samuel Abrams
- Alicia Klein
- Tommy Longest
- Jason Paulateer
- William White
- Carlton Winfrey

Because of Mariners Inn's location, we are presented with a unique opportunity to provide a continuum of services, from emergency shelter to permanent supportive housing, all in close proximity to ensure successful cost-effective treatment, case management, and aftercare for the people we serve. The new building will contain one bedroom permanent supportive housing apartments for men and women, recovery housing units as well as programmatic space and staff offices. Plans also call for retail space along Cass Avenue. Current structures on the site will remain.

**Chief Executive Officer**

David Sampson, MSW, LMSW

**Chief Operations Officer**

Carina Jackson, MSM

**Chief Financial Officer**

Nicole Freeman-Kirkland, CPA, MBA

Without a stable place to live and a support system to help them address underlying problems, most homeless people shift from one emergency system to the next – from the streets to shelters, to public hospitals, to psychiatric institutions, substance abuse treatment centers, and detox centers, and ultimately, back to the streets – in an endless cycle. Stable housing is central to attaining treatment goals, however, an inadequate supply of affordable housing is one of the most significant gaps in the substance abuse treatment system. The extremely high cost of this cycle of homelessness, in human and economic terms, can be seen in the lives of the men who come through the doors of Mariners Inn.

Supportive housing -permanent, affordable housing linked to health, substance abuse services, mental health, employment, and other support services- is a proven, cost-effective way to end homelessness for people who face complex challenges. By providing chronically homeless people with a way out of expensive emergency public services and back into their own homes and communities, supportive housing not only improves the lives of its residents but also generates significant public savings.

Sincerely,

David Sampson  
CEO

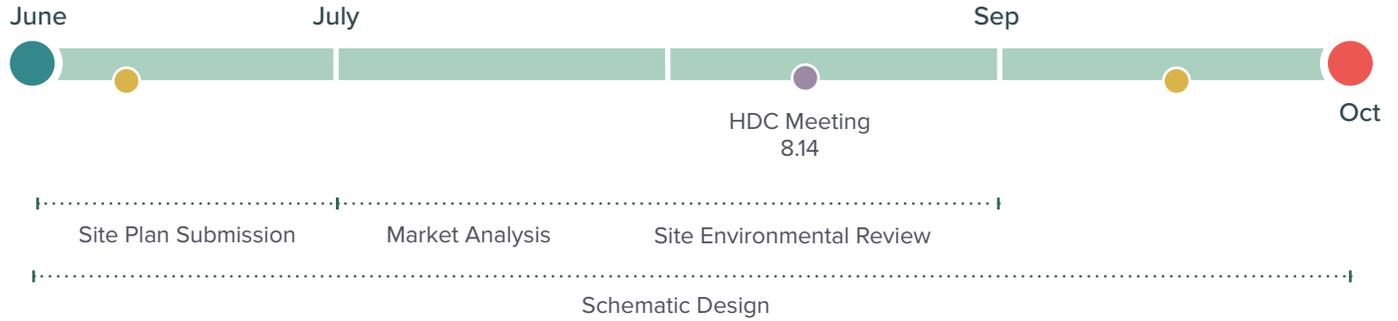


MARINERS INN

PROJECT SCHEDULE

2019

PLANNING



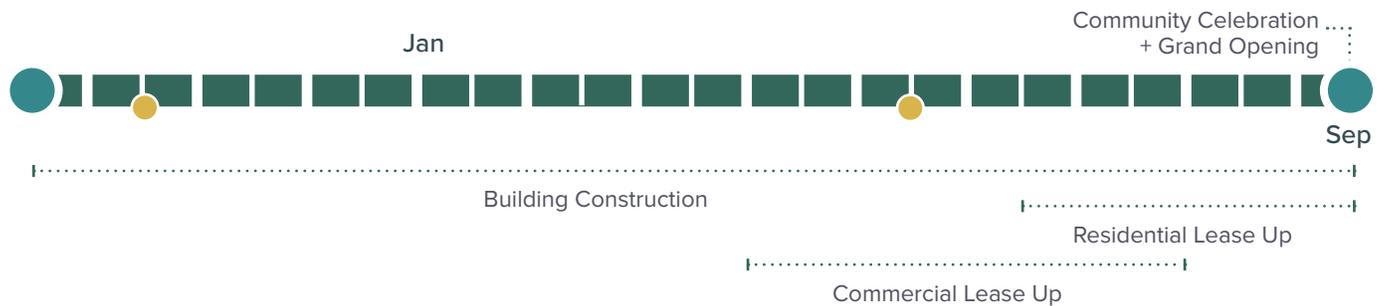
PREDEVELOPMENT

2020



CONSTRUCTION + LEASE UP

2021



- Resident/Community Meetings
- Benchmarks
- LIHTC Application Deadline

# CASS PARK HISTORIC DISTRICT ELEMENTS OF DESIGN

## 01 HEIGHT

Heights within the district are varied, from 445 Ledyard, a two-story (2 story) building with a single-story addition) to 500 Temple, a fourteen-story (14 story) building. Commercial, residential, and institutional buildings all vary in height.

## 02 PROPORTION OF BUILDINGS FRONT FACADES

Proportion of buildings front facades. Front façades of all building are typically than wide, with few exceptions. A notable exception is the building at 2727 Second Avenue, which is four (4) stories tall but is composed of three (3) distinct sections, two (2) of which are taller than wide. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.

## 07 RELATIONSHIP OF MATERIALS

Many building are faced with brick and feature stone or cast stone trim. Limestone clads several buildings, including monumental structures at 2727 Second and 500 Temple. Wood is uncommon other than as a sash window material, but wood brackets and eaves adorn the sole building on Charlotte. Metal is used on decorative corbel panels on 2952 Second, for windows spandrels at 2966 Second, as a window frame material on several buildings, and, notably, for the porcelain enamel steel panels at 2906 Cass. Stone is used for window sills, belt courses, and strong courses on a majority of buildings within the district. Roofs within the district are generally flat and not visible, but copper accents define building at 500 Temple and 2727 Second. The stature of Robert Burns is bronze on a granite base.

## 09 RELATION OF COLORS

Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exists. Although most roofs are flat and therefore not visible, roofs on 2727 Second and 500 Temple are accented by green copper. Wood architectural details are frequently painted in subdued tones appropriate to the architectural style of the buildings, but nonetheless contrast with brick or limestone facing. Apartment buildings are unpainted, with gray stone trim contrasting with brown or buff brickwork. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.

## DESIGN RESPONSE

Proposed height is six stories max (66'), with smaller volumes at three to four stories along the front lot line at Ledyard Street. The proposed building is in the mid size range of building heights in the Cass Park Historic District.

Proposed development is wider than tall along Cass Ave.

Proposed primary materials are brick and fiber cement panels. Brick will be used along Ledyard Street where existing brick buildings are located. Fiber cement panels will be used along Cass Avenue.

Red brick (similar to existing adjacent buildings) and off-white/chrome colored fiber cement panels are proposed.

## 11 RELATIONSHIP OF ROOF SHAPES

Most building have flat roof that cannot be seen from the ground. At 500 Temple, projecting, doomed towers and a varying building height creates a dramatic roofline. The building at 2727 Second features a flat-decked Mansard roof. Flat-roofed apartment buildings often feature parapet walls which add interest.

Roof will be flat, in line with the adjacent Mariners Inn buildings and most buildings within the Cass Park Historic District.

## 12 WALLS OF CONTINUITY

Setbacks of buildings tend to vary slightly from one to the next, but generally create a wall or continuity on all streets in the district. Significantly, building in the district create a wall of continuity surrounding Cass Park. Mature trees create a wall of continuity along the perimeter of Cass Park, and provide a sense of enclosure within the park.

The wall of continuity along Ledyard is currently not aligned as the three existing buildings step back the further away they are from Cass Park. Our proposed building will continue the wall of continuity by placing our building on what is now a surface parking lot.

## 14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The primary relationship of open space to structures is that of the green space of Cass Park surrounded by a continuous street wall on four sides. Front and side yards range from shallow to nonexistent. Other than public rights-of-way, no other large areas of open space exist. However, outside the district boundaries, vast open spaces exist where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.

Proposed commercial storefronts along Cass Avenue provide a continuous narrow transition for landscape and outdoor seating. More open space is provided in the interior of the lot.

## 16 DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS

Façades of apartment structures are generally vertical in directional expression due to tall window and door openings and relatively tall buildings heights. The building at 500 Temple has a strong directional expression. The buildings at 2727 Second has a vertical emphasis despite being much wider than tall. Exceptions are Art Deco-influenced buildings at 2906 Cass and 445 Ledyard, which have a horizontal emphasis.

Proposed expression in the front elevation has a horizontal emphasis, similar to the adjacent Mariners Inn building.

## 17 RHYTHM OF BUILDING SETBACKS

While setbacks may vary slightly from one building to the next 164 the overall impression is one of a consistent rhythm of building setbacks. This rhythm is particularly significant where structures create a street wall effect surrounding Cass Park.

Proposed front façade is located directly on the front lot line at Ledyard, with an angular entrance to the building.

## 18 RELATIONSHIP OF LOT COVERAGES

Lot coverages within the district are generally high. Buildings typically cover most of their lots save small front or sides setbacks. Exceptions are smaller residential buildings at 2753 Park and 457 Ledyard, which have rear yards.

Proposed ground floor building footprint occupies 19% of the lot, with the remaining occupied by landscaped public space, surface parking, and existing buildings.

## 20 ORIENTATION, VISTAS, OVERVIEWS

Building generally face the streets and are entered from the front façades by a single or double doorway. The larger buildings within the district, such as at 500 Temple, 2727 Cass, and 400 Temple, constitute landmarks that are clearly visible from several blocks away, or in the case of 500 Temple, from a great distance . Buildings flanking Cass Park create a sense of enclosure and contribute greatly to the integrity of feeling and setting within the park. The statue of Robert Burns sits on the northern edge of Cass Park, centered on its block face, and faces north along Second Avenue. Cass Park bisects Second Avenue and, consequently, provides a vista that is visible from a great distance to the north.

## 21 SYMMETRIC OR ASYMMETRIC APPEARANCE

The appearance of front faced in the district is, for the most part, symmetrical. The building at 500 Temple is asymmetrical, but is composed of sections that are symmetrical. Cass Park is highly symmetrical in nature, with eight (8) sidewalks converging on the center of the park from each corner and from the center of each of its four (4) sides; this relationship is considered a significant feature of the park.

## 22 GENERAL ENVIRONMENTAL CHARACTER

The general character of the district is that of a dense, mixed –use, urban neighborhood of apartment, office, and institutional buildings, surrounding and complimenting the green space of Cass Park.

Proposed orientation runs South to North along Cass Avenue, affording views of Cass Park to the West and downtown Detroit to the South. Main entrance will be located on Ledyard Street, the main façade.

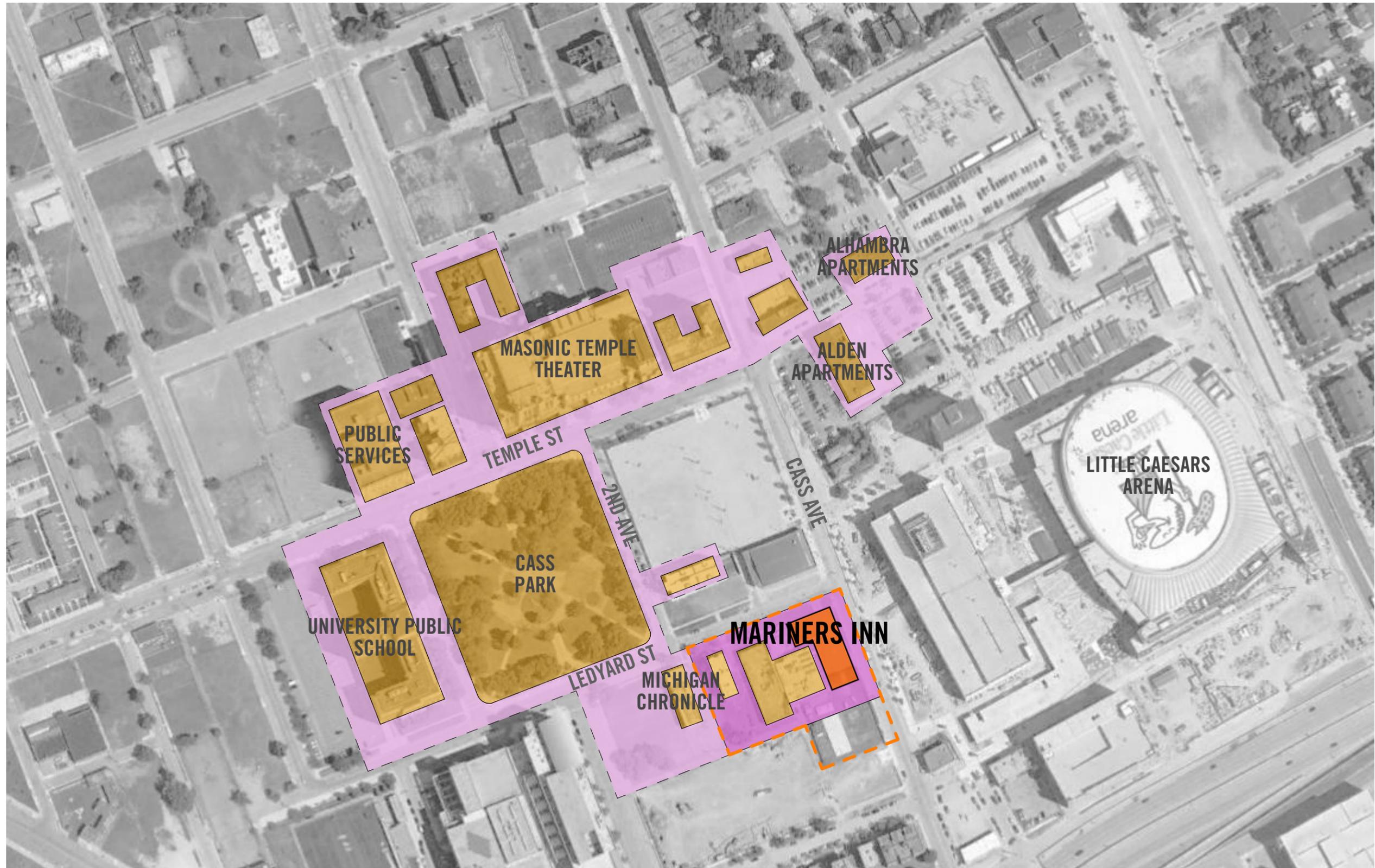
Proposed massing is asymmetrical, with taller massing in the south corner that steps down towards the northwest, resulting in a balanced composition.

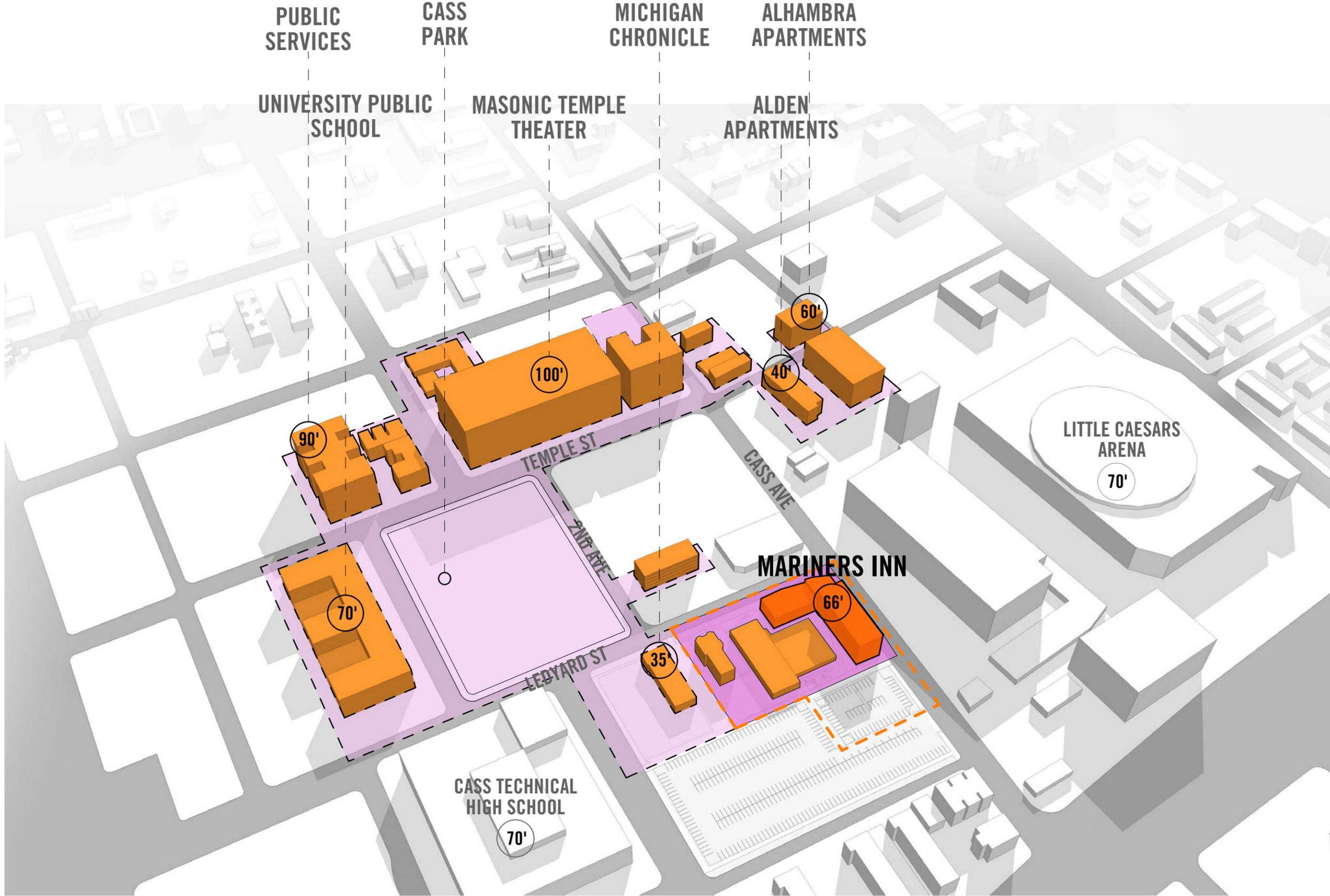
Proposed design will be a dense, mixed-use development that will complement the existing historic fabric of Cass Park. Through material intentionality and the height considerations, the building will be a balanced composition between past and contemporary design.

# Mariners Inn

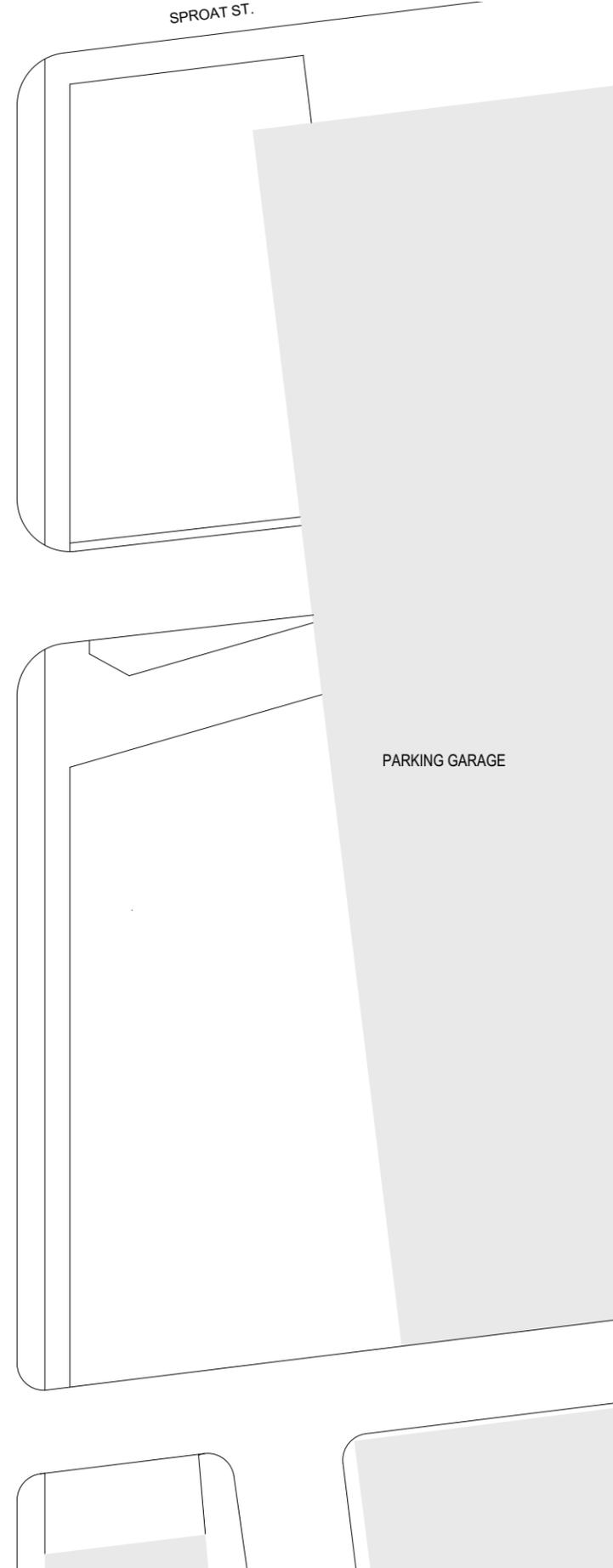
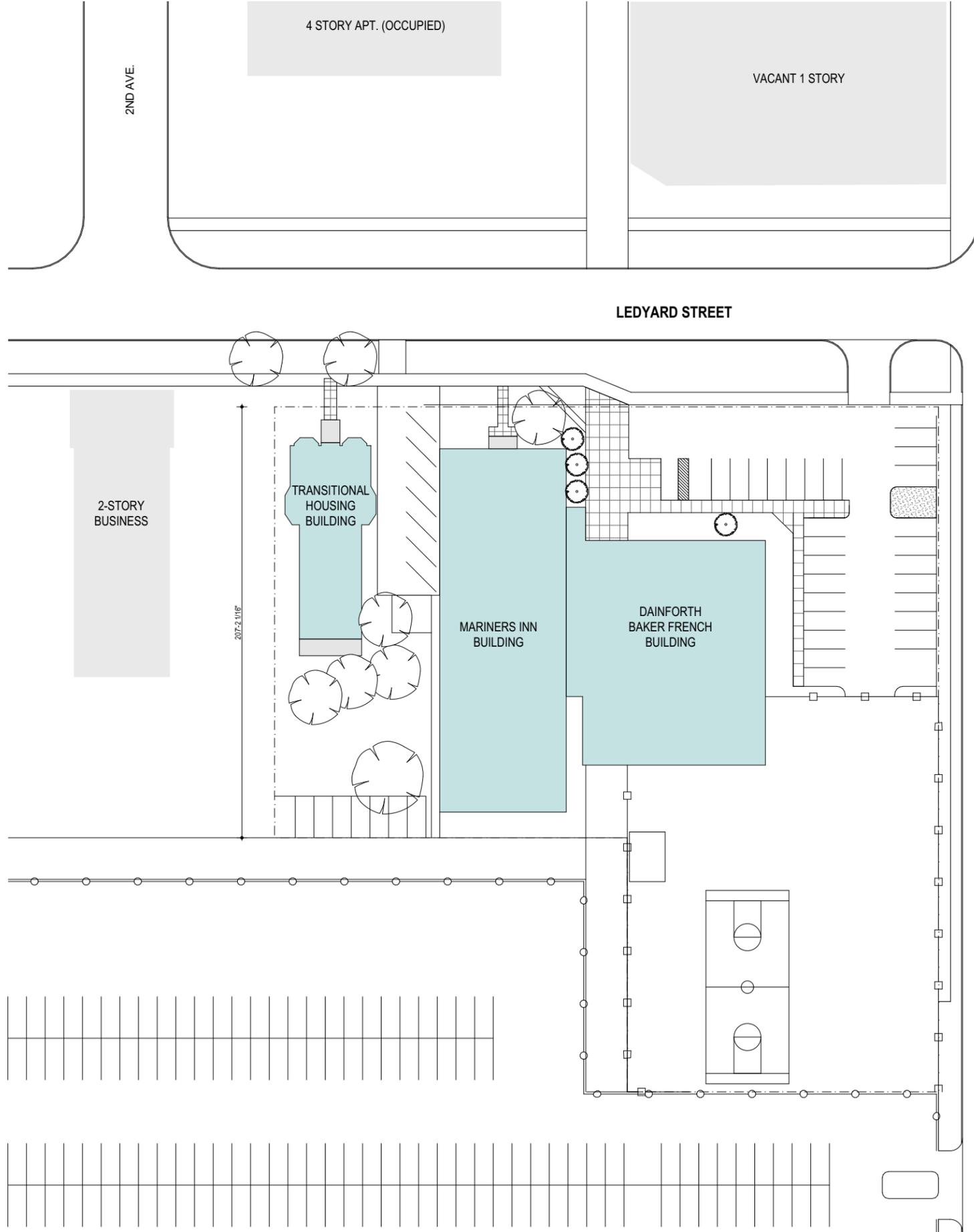
Historic District Commission Submission / July 26, 2019



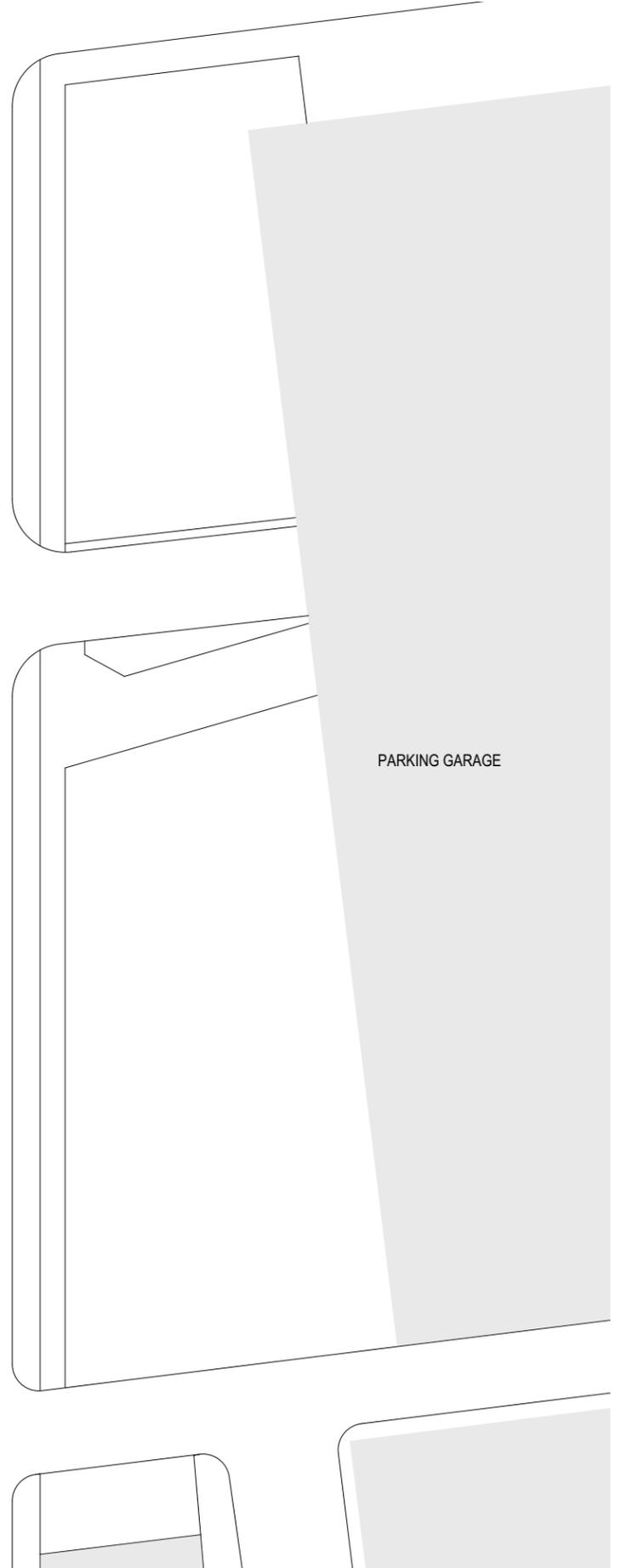




CASS PARK HISTORIC DISTRICT - Scale / Massing



EXISTING SITE PLAN



PROPOSED SITE PLAN





AERIAL VIEW FROM NORTH



VIEW FROM NORTH



AERIAL VIEW FROM SOUTH

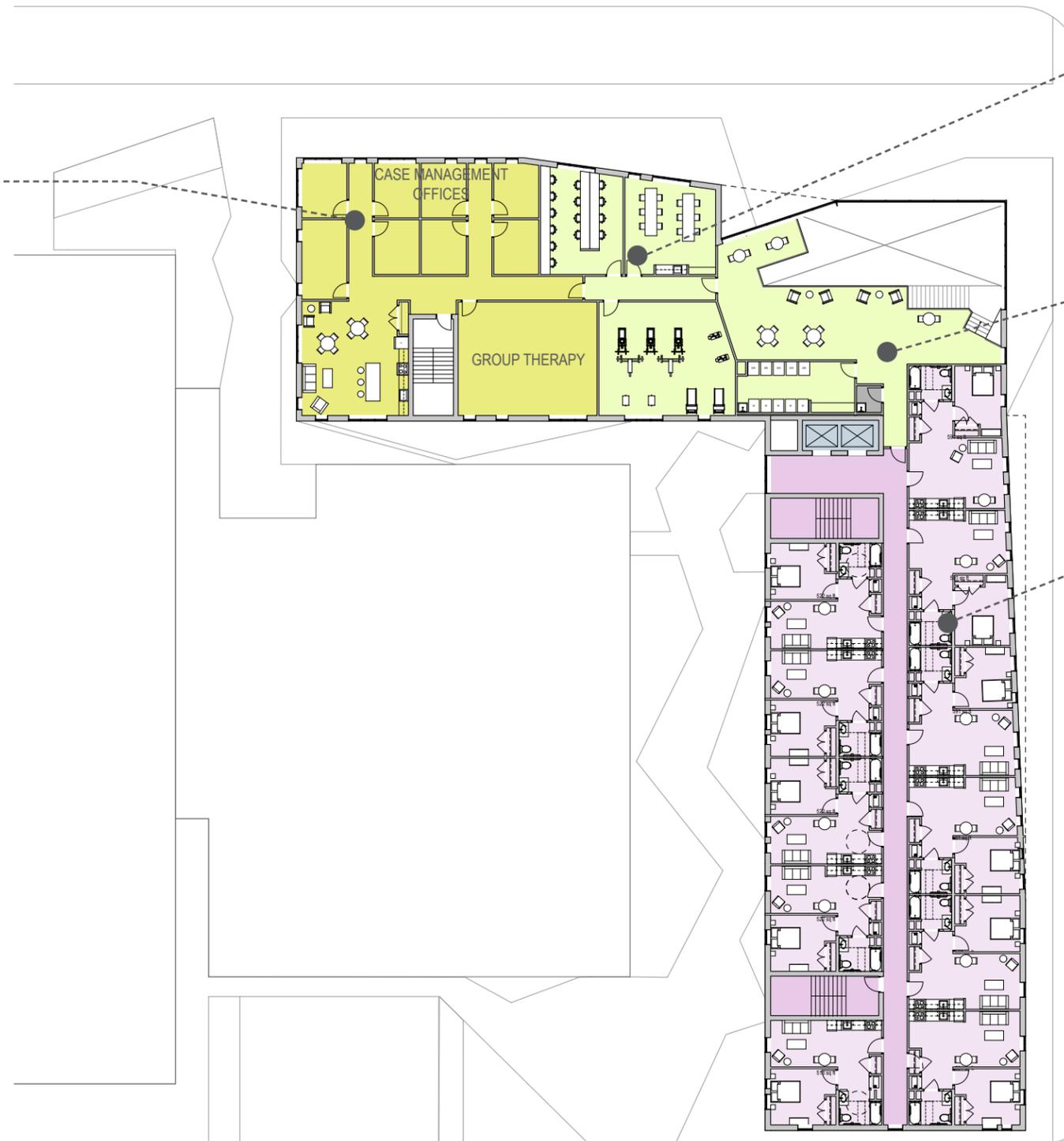


LEDYARD STREET ELEVATION



GROUND FLOOR PLAN

ADMIN / OFFICE &  
COUNSELING SPACES



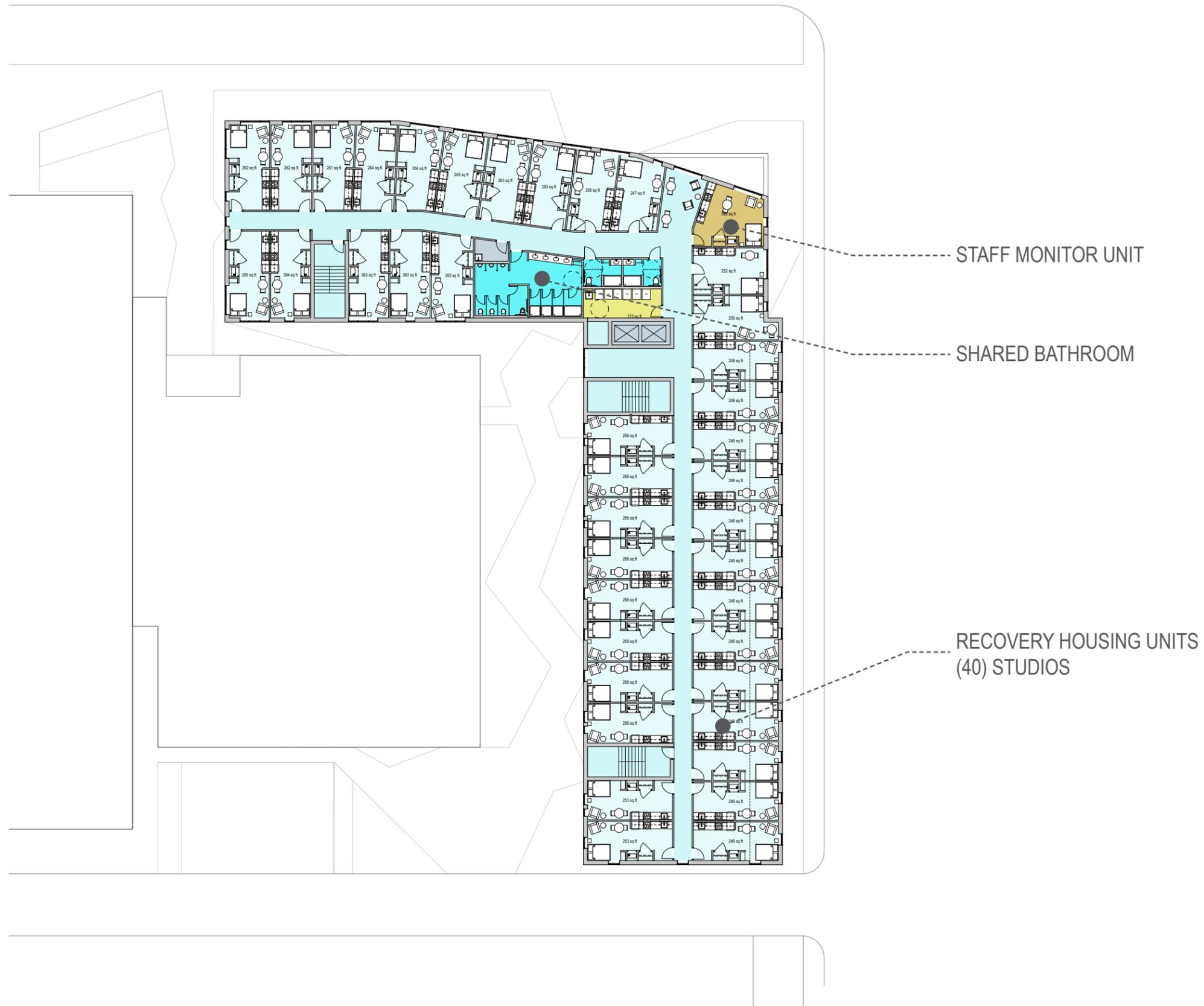
RESIDENT AMENITIES

MEZZANINE  
GALLERY & LOUNGE

PERMANENT SUPPORTIVE HOUSING UNITS  
(11) 1-BEDROOM



SECOND FLOOR PLAN



STAFF MONITOR UNIT

SHARED BATHROOM

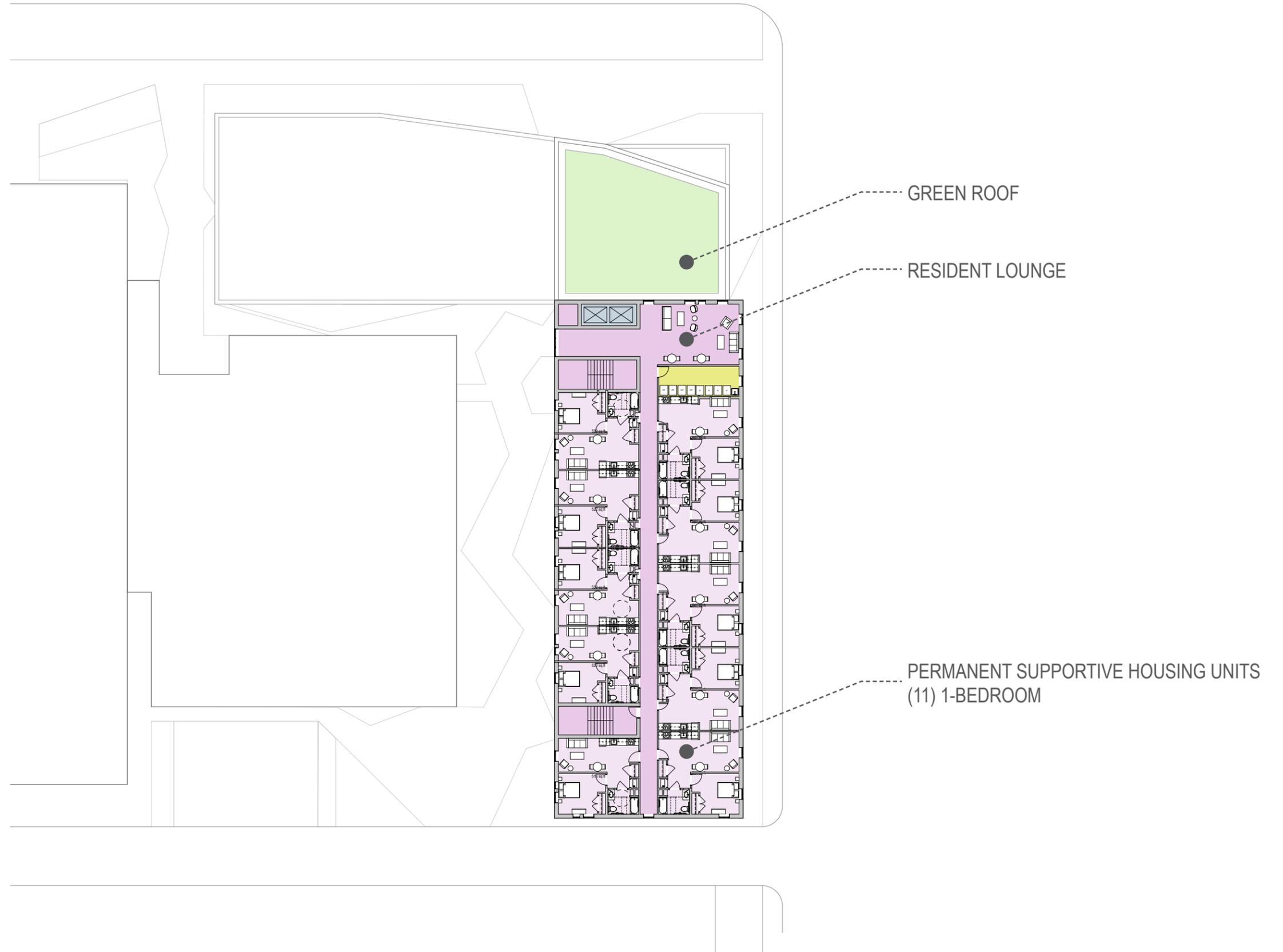
RECOVERY HOUSING UNITS  
(40) STUDIOS



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



RESIDENT LOUNGE

PERMANENT SUPPORTIVE HOUSING UNITS  
(1) 1-BEDROOM



SIXTH FLOOR PLAN



GAME TABLES



FITNESS EQUIPMENT



RIVER ROCK EDGING



RAISED PLANTING BEDS



PERVIOUS PLANK PAVERS



PLANTERS IN R.O.W.



# LANDSCAPE FEATURES & MATERIALS PLAN



CORNUS SERICEA  
(RED OSIER DOGWOOD)



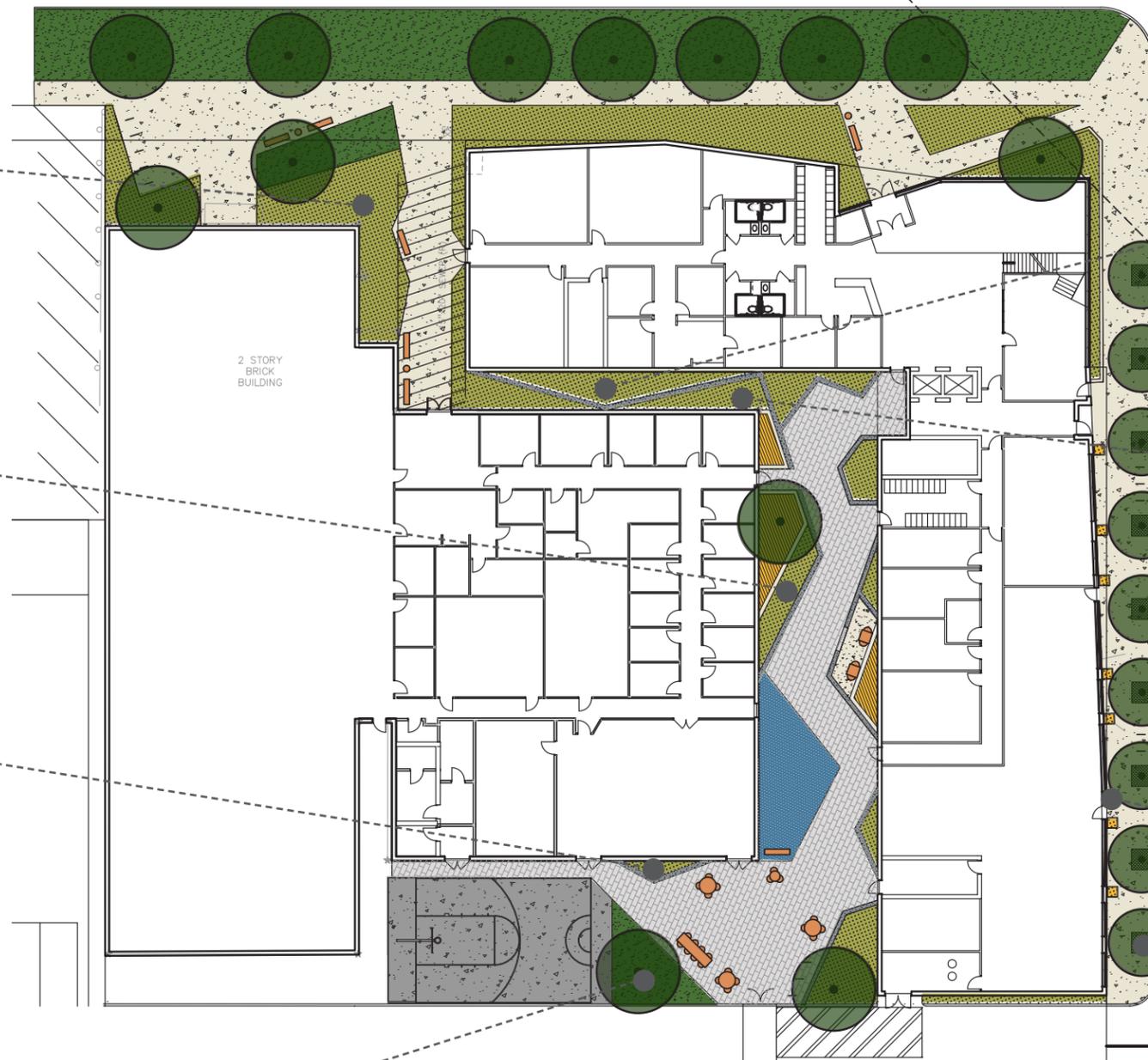
HEUCHERA 'SPELLBOUND'  
(SPELLBOUND CORAL BELLS)



DESCHAMPسيا CEPITOSA  
( 'PIXIE FOUNTAIN' TUFTED HAIR GRASS)



ACER RUBRUM - RED MAPLE



OSMUNDA CINNAMOMEA  
(INTERRUPTED FERN)



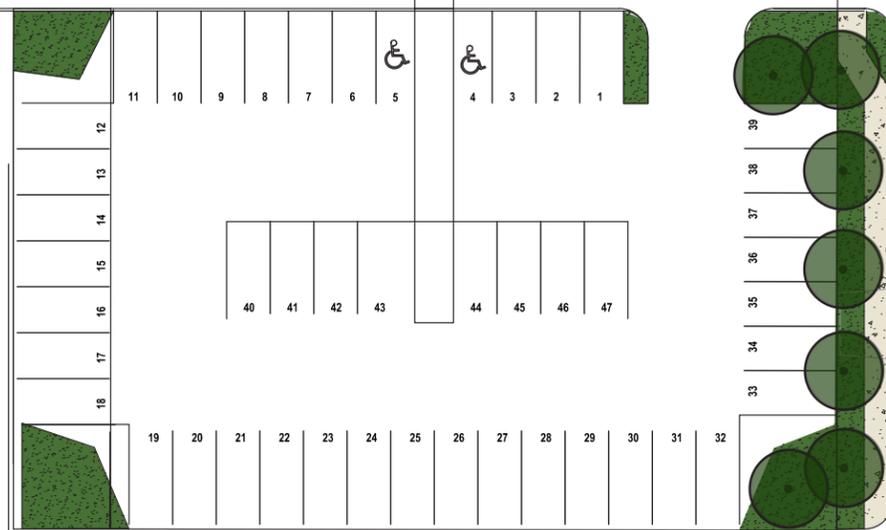
HAKONECHOLA MACRA  
(ALL GOLD JAPANESE FOREST GRASS)  
+  
ASARUM CANADENSE  
(CANADIAN WILD GINGER)



ANNUALS IN PLANTERS



AMELANCHIER LAEVIS  
(ALLEGHENY SERVICEBERRY)



# LANDSCAPE PLANTING PLAN

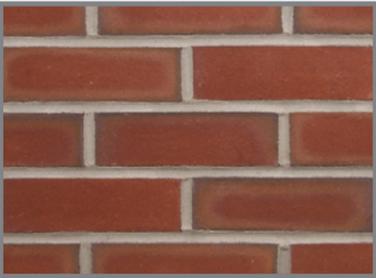
GREEN ROOF



CUSTOM COLOR ACCENT PANELS



RED BRICK / GLEN-GERY LANSDOWNE



+66'-0" T/PARAPET  
+63'-0" T/ROOF  
+53'-0" 6TH FLOOR  
+43'-0" 5TH FLOOR  
+33'-0" 4TH FLOOR  
+23'-0" 3RD FLOOR  
+13'-0" 2ND FLOOR  
+0'-0" 1ST FLOOR



TWO-STORY GLASS CURTAIN WALL



BACKPAINTED GLASS ACCENT PANELS



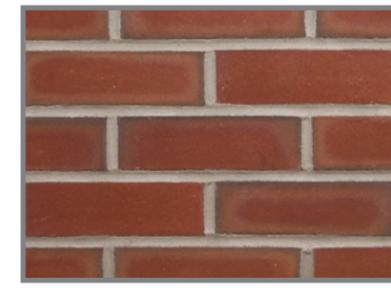
GLASS STOREFRONT SYSTEM

NORTH (LEDYARD ST.) ELEVATION

FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



RED BRICK / GLEN-GERY LANSDOWNE



GRAY BRICK / SIOUX CITY EBONITE



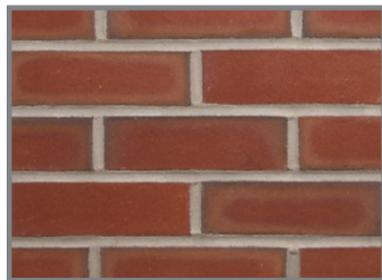
BACKPAINTED GLASS ACCENT PANELS



TWO-STORY GLASS CURTAIN WALL

EAST (CASS AVE.) ELEVATION

RED BRICK / GLEN-GERY LANSDOWNE



FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



+66'-0" T/PARAPET

+63'-0" T/ROOF

+53'-0" 6TH FLOOR

+43'-0" 5TH FLOOR

+33'-0" 4TH FLOOR

+23'-0" 3RD FLOOR

+13'-0" 2ND FLOOR

+0'-0" 1ST FLOOR

EXISTING DAINFORTH BAKER FRENCH BUILDING



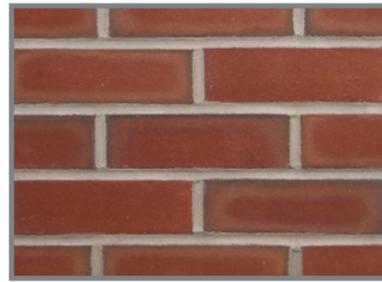
EXTERIOR COURTYARD



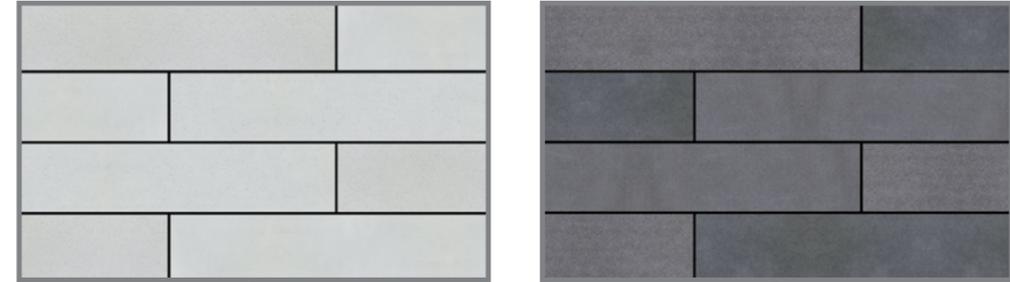
GLASS STOREFRONT SYSTEM

SOUTH ELEVATION

RED BRICK / GLEN-GERY LANSDOWNE



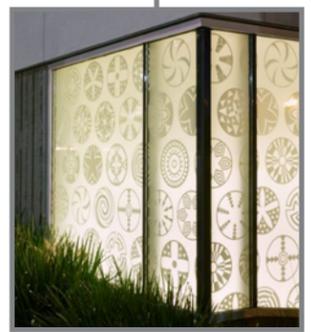
FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



+66'-0" T/PARAPET  
+63'-0" T/ROOF  
+53'-0" 6TH FLOOR  
+43'-0" 5TH FLOOR  
+33'-0" 4TH FLOOR  
+23'-0" 3RD FLOOR  
+13'-0" 2ND FLOOR  
+0'-0" 1ST FLOOR



GLASS STOREFRONT SYSTEM



PATTERN FRIT GLASS

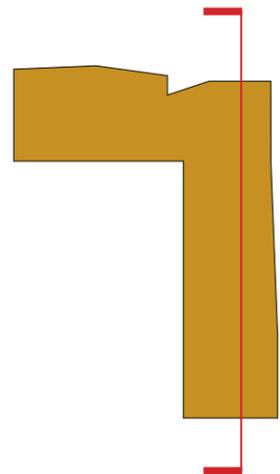
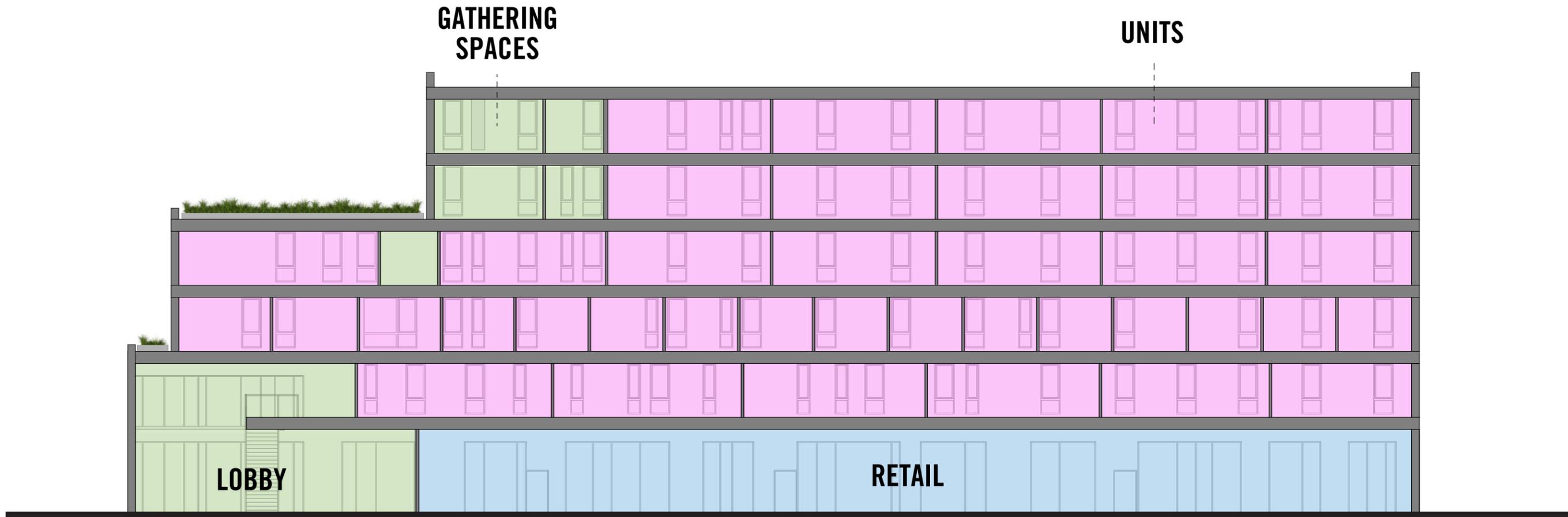


METAL MESH GREEN SCREEN

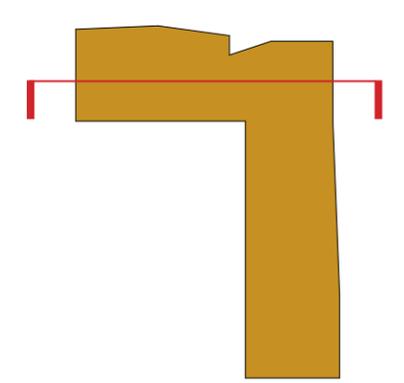
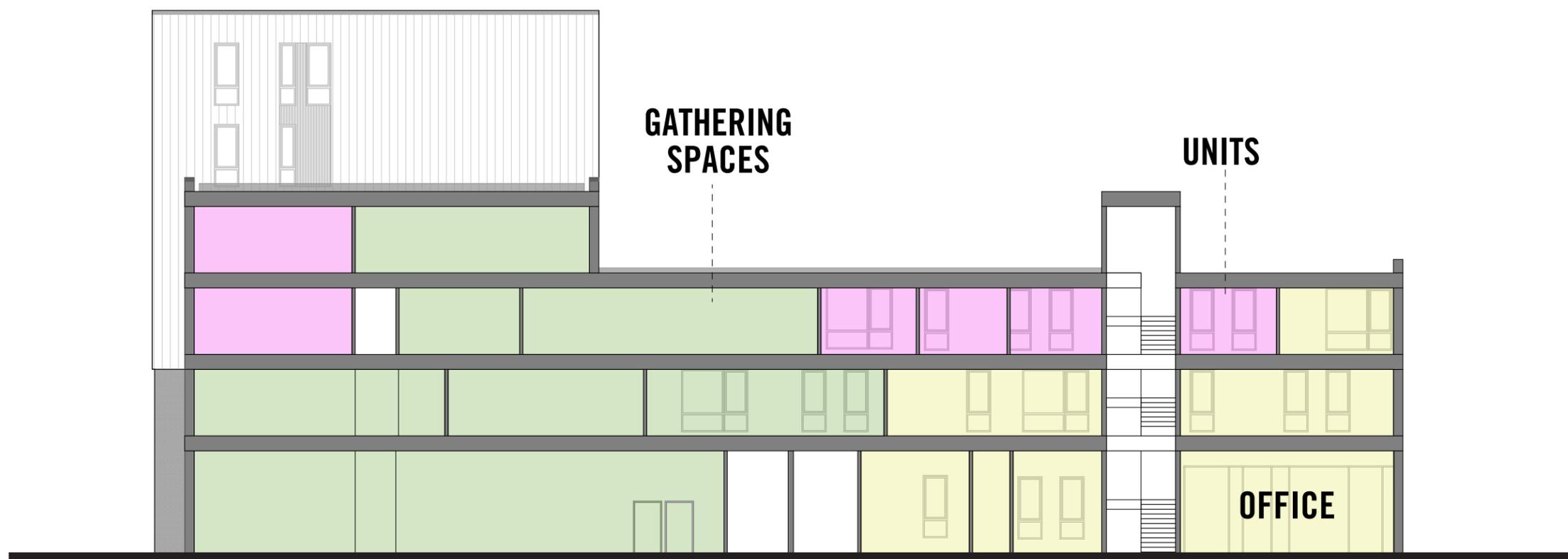


GRAY BRICK / SIOUX CITY EBONITE

WEST (COURTYARD) ELEVATION



NORTH-SOUTH BUILDING SECTION



EAST-WEST BUILDING SECTION



July 10, 2019

Historic District Commission  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 212  
Detroit, MI 48226

RE: Mariner's Inn – Property Development Project at Cass/Ledyard

To the Members of the Historic District Commission:

On behalf of Midtown Detroit, Inc. (MDI), I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

As a prominent nonprofit and business partner in the community this project is important to our organization and the growth of the neighborhood specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Susan Mosey". The signature is written in a cursive, flowing style.

Susan Mosey  
Executive Director



July 8, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent and long-standing nonprofit agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to COTS specifically because:

- This project has apartments with rents that are affordable to our neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from the neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in our neighborhood.

Regards,

Cheryl P. Johnson  
Chief Executive Officer



# REPORT



THE RT. REVEREND WENDELL N. GIBBS, JR.  
TENTH BISHOP OF MICHIGAN

4800 WOODWARD AVE.  
DETROIT, MI 48201-1399

PH (313) 833.4435  
TF (866) 545.6424 EXT. 3035  
FX (313) 831.2155  
WGIBBS@EDOMI.ORG

July 8, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

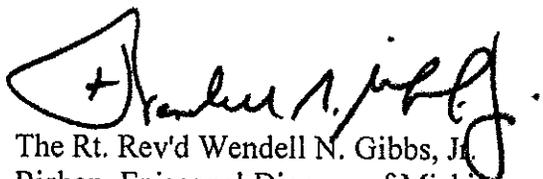
As a prominent religious institution in the community, I would like to express my personal support and the support of our membership for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Episcopal Diocese of Michigan (EDOMI) specifically because:

- This project has apartments with rents that are affordable to our neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from our neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in our neighborhood.

Kind regards,



The Rt. Rev'd Wendell N. Gibbs, Jr.  
Bishop, Episcopal Diocese of Michigan  
July 8, 2019



10 Peterboro St.  
Detroit, MI 48201-2722

Phone: (313) 831.3160

TTY/TDD (800) 649.3777

July 8, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent mental health service agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to Detroit Central City Community Mental Health specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Best Regards,

Ryan Lepper  
Chief Executive Officer  
Central City Integrated Health

HEALTH FOR  
THE MIND,  
BODY AND  
COMMUNITY.



July 8, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent and long-standing nonprofit agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Detroit Rescue Mission Ministries (DRMM) specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

A handwritten signature in blue ink, which appears to read 'Chad Audi', is written over the 'Kind regards,' text.

Printed Name: Chad Audi  
Organization: Detroit Rescue Mission Ministries  
Date: 07/08/2019

# Cass Technical High School

2501 Second Ave - Detroit, Michigan 48201 - (313) 263-2000 - Facsimile (313) 263-2001 - <http://casstech.schools.detroitk12.org/>



July 8, 2019

**Lisa Phillips**  
Principal

**Todd Henderson**  
Vice Principal

**Patricia Perry**  
Vice Principal

**Lauren Kazin**  
Vice Principal

**Velma Snow**  
Vice Principal

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a public high school located across the street from Mariners Inn, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to Cass Technical high School specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.

The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Printed Name: Lisa A. Phillips  
Organization: CASS Technical HS  
Date: July 8, 2019





July 8, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent entertainment venue in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Masonic Temple specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Printed Name: STEVEN GENTHER  
Organization: MASONIC TEMPLE  
Date: 7/18/19

# REPORT

July 15, 2019

City of Detroit - Historic District Commission  
CAYMAC Center  
2 Woodward Avenue, Suite 212  
Detroit, MI 48226

## RE: PROPOSED MARINERS INN DEVELOPMENT

Dear Members of the Detroit Historic District Commission:

As Chair of the Neighborhood Advisory Committee (NAC) for the arena district, and involved partner in the community, I would like to express support for the proposed Mariners Inn mixed-use development project at the corner of Cass Avenue and Ledyard Street.

Leadership at Mariner's Inn reached out and provided an in-depth presentation to me last month, which I, in turn, discussed with committee members at our June meeting.

The project is important to the NAC because it will:

- Activate frontages along Cass and Ledyard, which is currently a surface lot;
- Ensure social services are accessible to area residents;
- Generate jobs, taxes, and economic revenue;
- Invigorate the neighborhood with housing diversity that will complement its eclectic character;
- Provide apartments with truly affordable rents for an important demographic of the Detroit community;
- Provide commercial ground floor spaces to local businesses along Cass Avenue, which are sorely needed in the neighborhood; and
- Provide off-street vehicle and bike parking for tenants, customers, and guests.

The prospect of density, new affordable housing, and opportunity for entrepreneurship and small business is wonderful. For these reasons, committee members are very excited about the development and the investment Mariners Inn is proposing.

We offer our full support for their project.

Respectfully Submitted,



Francis Grunow, Chair  
Neighborhood Advisory Committee - Arena District



July 22, 2019

Historic District Commission  
City of Detroit  
CAYMC  
Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent nonprofit in the community that advocates on behalf of the homeless, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The NOAH Project specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

A handwritten signature in cursive script that reads "Amy Brown".

Amy Brown  
Executive Director  
The NOAH Project