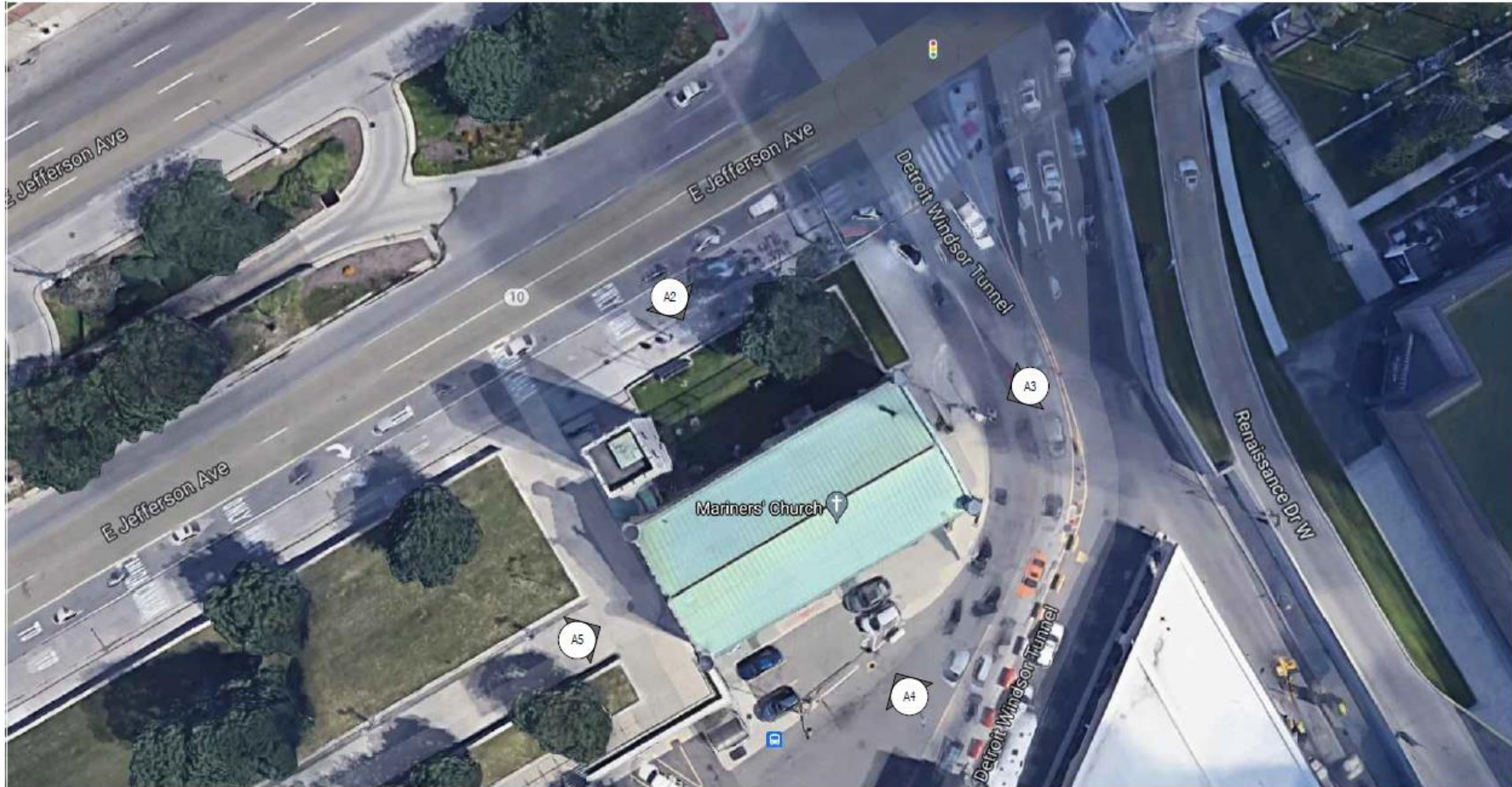


AGENDA III.A.

5:15 PM PRESENTATION

Request of Mariners' Church of Detroit for PC (Public Center) Special District Review of proposed exterior alterations at 170 East Jefferson Avenue – Mariners' Church of Detroit



TRUE
NORTH

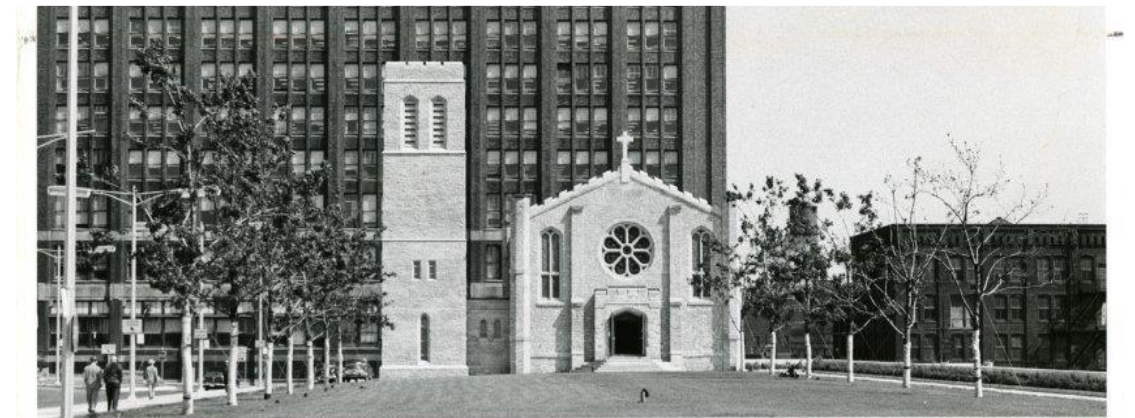
SITE PLAN




PROJECT
NORTH

Background – PC Special District Review

- April 2023, City Council PC Review Approval:
 - Reconstructed pinnacles
 - Focused uplighting
 - Reopening façade facing Hart Plaza
- *Mariners' Church Master Plan*





THOMAS ROBERTS ARCHITECT

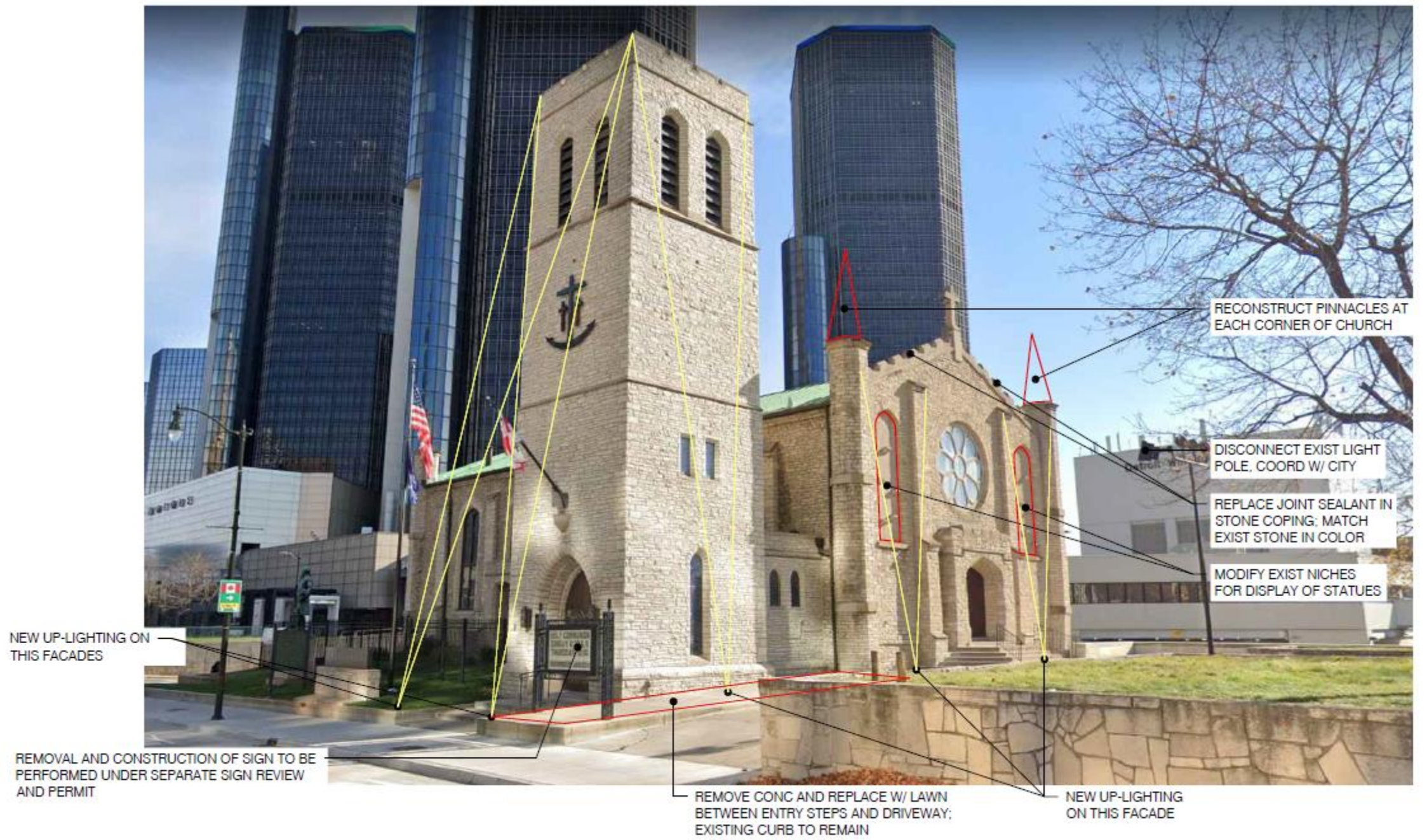
MASTER PLAN

for
MARINERS' CHURCH OF DETROIT
170 E JEFFERSON AVE, DETROIT, MI 48226

March 6, 2023

GENERAL NOTES	RECORDING AGENCIES	REFERENCED CODES/ORDINANCES
A. THIS MASTER PLAN DOCUMENT OUTLINES THE OWNER'S INTENT FOR DESIGN AND PERFORMANCE. WHILE IT MAY BE USED FOR THE PURPOSE OF A CONTRACTOR'S ORDER OF MAGNITUDE COST ESTIMATE, THIS DOCUMENT SHALL NOT BE USED FOR PERMITS AND/OR CONSTRUCTION. B. THE SPECIFIC SCOPE OF WORK WILL BE DETERMINED AND PROVIDED AT A LATER DATE, INCLUDING DIMENSIONS, DETAILS, SCHEDULES, ETC. C. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO POWER AND LIGHTING ELECTRICAL SERVICE AND CIRCUITING.	CITY OF DETROIT BUILDING AND SAFETY FOR EXISTING BUILDINGS	2018 MICHIGAN REHABILITATION CODE 2018 MICHIGAN BUILDING CODE 2018 MICHIGAN MECHANICAL CODE 2018 MICHIGAN PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2018 MICHIGAN LIFE SAFETY & FIRE 2018 MIFPA 101 LIFE SAFETY CODE ICC/ANSI A117.1 (2009) 2016BFC ORDINANCE CITY OF DETROIT

Owner: Mariners' Church of Detroit 170 E. Jefferson Ave. Detroit, MI 48226 313.259.2206	Sheet Index: ---- Cover A1 Site Plan A2 North Elevation A3 East Elevation A4 South Elevation A5 West Elevation A6 Details A7 Details A8 Details A9 Details	
Architect: Thomas Roberts Architect 2927 4th Street Wyandotte, MI 48192 734.250.4032		



NEW UP-LIGHTING ON THIS FACADES

REMOVAL AND CONSTRUCTION OF SIGN TO BE PERFORMED UNDER SEPARATE SIGN REVIEW AND PERMIT

REMOVE CONC AND REPLACE W/ LAWN BETWEEN ENTRY STEPS AND DRIVEWAY; EXISTING CURB TO REMAIN

NEW UP-LIGHTING ON THIS FACADE

RECONSTRUCT PINNACLES AT EACH CORNER OF CHURCH

DISCONNECT EXIST LIGHT POLE. COORD W/ CITY

REPLACE JOINT SEALANT IN STONE COPING; MATCH EXIST STONE IN COLOR

MODIFY EXIST NICHES FOR DISPLAY OF STATUES

WEST ELEVATION

Background

- Readerboard sign removed sometime in 2022 for refurbishment
- Replacement sign design not finalized in April 2023, so City Council delegated to CPC:
- **2023 Condition of Approval #2 delegated the PC Review and approval authority to CPC**



August 2021 Google Streetview of Removed Pole Sign



October 2022 Staff Photo of Removed Sign Location

SIMULATED PERSPECTIVE VIEW
SCALING IS APPROXIMATE



*Verify Sign for Mounting in Field
*Verify New Sign Location

visit us at: **phillipssign.com**

Approved: _____ Date: _____

Permit: DM 10-30-23

Item #7-R1
TOTAL SIGN AREA: 15.5 Sq. Ft.

**Electronic Message Center
Monument Sign
Double Sided - Qty (1)**

Lead #: P21000022-40468
PROJECT: RB Mariners Church-Detroit
FILE: 40468-Permit-R1
SITE ADDRESS: 170 E Jefferson Ave,
Detroit, MI. 48226
LEAD: GM
LAYOUT: CG
Date:
9-11-19

REVISION:	CG 9-13-19	DM 9-14-23
	CG 1-13-20	DM 9-25-23
	RP 3-22-22	DM 9-26-23
	CG 12-16-22	DM 10-30-23
	DM 3-27-23	
	DM 9-7-23	
	DM 9-8-23	
	DM 9-12-23	

PAGE 5

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phillips SIGN & LIGHTING Inc.
PS&L
Ph: 586.468.7110

40920 Executive Drive
Harrison Twp., MI
48045-1363

Item #7-R1

TOTAL SIGN AREA: 15.5 Sq. Ft.

Electronic Message Center
Monument Sign
Double Sided - Qty (1)

Lead #: P21000022

PROJECT: RB Mariners Church-Detroit

FILE: RB Mariners Church-Detroit-EMC 7-R1

SITE ADDRESS: 170 E Jefferson Ave,
Detroit, MI. 48226

LEAD: GM

REVISION: CG 9-13-19 DM 9-14-23

CG 1-13-20 DM 9-25-23

NP 3-30-22 DM 102-6-23

LAYOUT: CG

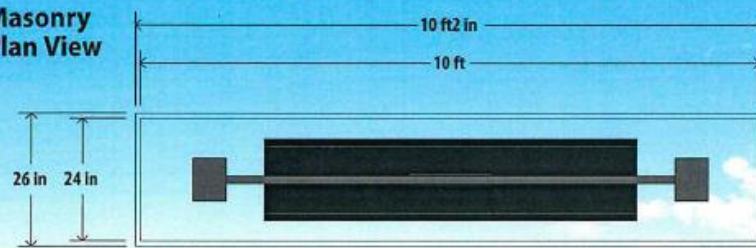
CG 12-16-22 DM 3-27-23

DM 9-7-23 DM 9-8-23 DM 9-12-23

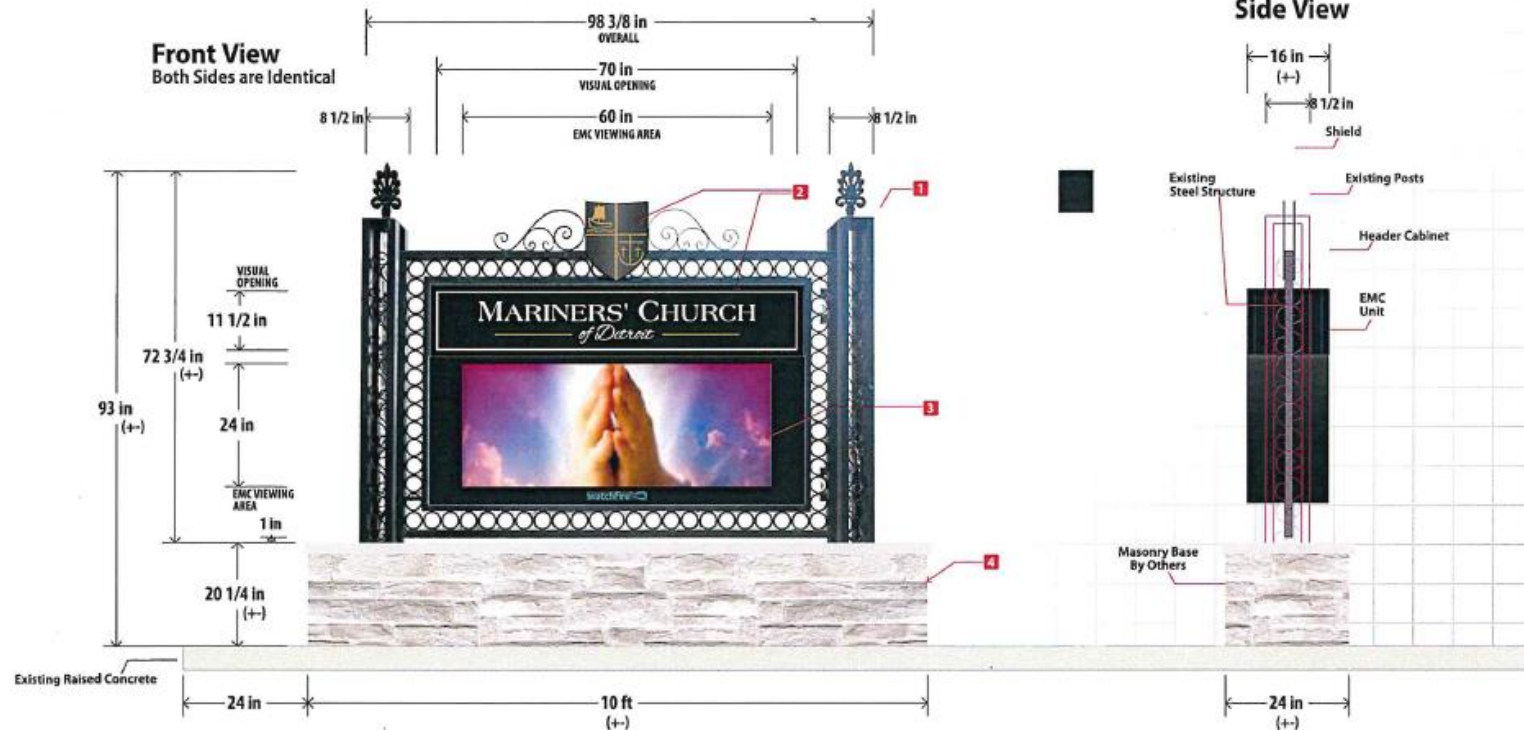
Date: 9-11-19

EMC Viewing Area: 24" x 60" = 10 Sq. Ft.
Visual Opening: 11.5" x 70" = 5.5 Sq. Ft.
TOTAL SIGN AREA = 15.5 Sq. Ft.

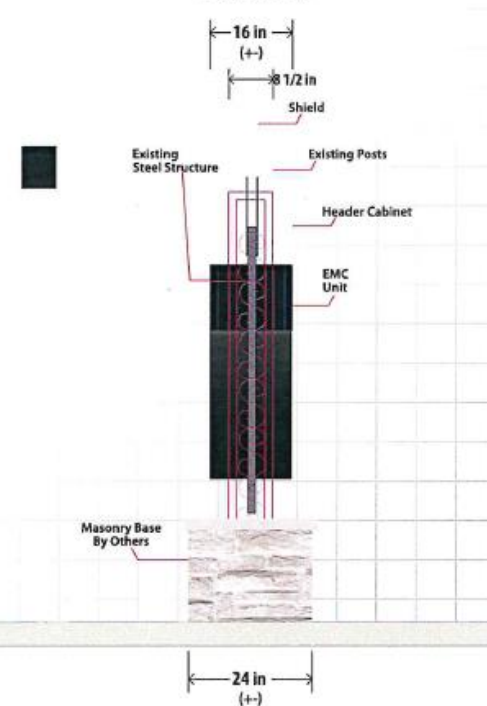
Masonry Plan View



Front View Both Sides are Identical



Side View



- 1 Existing Structure:
Renovation by Others
- 2 Header Cabinet/ Double Sided
Fabricated aluminum cabinet and retainers.
Acrylic faces with vinyl graphics applied.
Internally illuminated with L.E.D.s
- 3 EMC Unit:
8mm -- WatchFire Series
Electronic Message Center
72 x 180 matrix
Full Color L.E.D. Display
24" x 60" viewing area
(29" x 72.5" cabinet)
- 4 Masonry base by others

Mounting / Footings:
Mounting Plates T.B.D.

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phillips SIGN & LIGHTING Inc.

Ph: 586.468.7110

*Verify Sign for Mounting in Field
* Verify New Sign Location

visit us at: phillipssign.com

Approved: _____

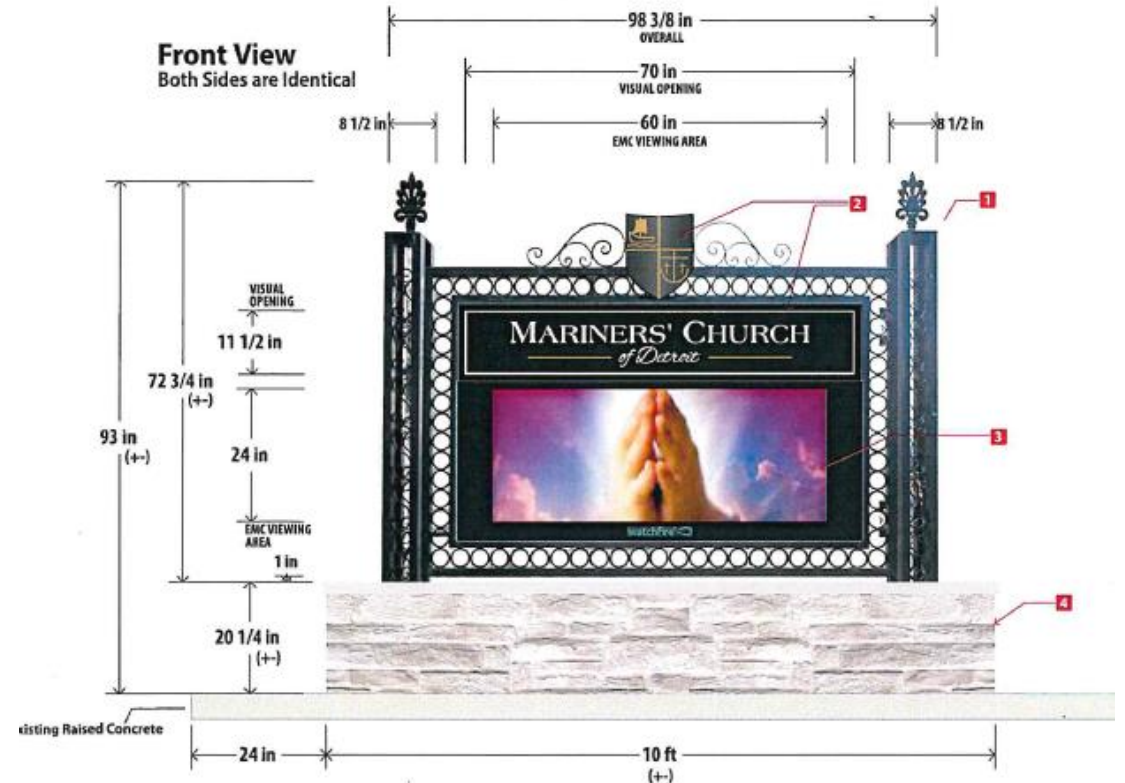
Date: _____

Permit: _____

40920 Executive Drive
Harrison Twp., MI
48045-1363

Proposed Sign – Ch. 4 Compliance

- Mariners' Church is located in the CBD, which corresponds with the *High-density commercial/industrial sign district*
- Proposed sign classified as a *Monument sign*
- **Monument signs are permissible in the High-density commercial/industrial sign district**
- Meets maximum sign area: <20 sq. ft.
- Meets maximum sign height <10 ft.
- Signs in the CBD may be illuminated and animated



Proposed Sign – PC Review Criteria

- Zoning Ordinance includes 18 review criteria
- Purpose of design review *is to ensure harmony with the Public Center and for consistency with the spirit, intent, and purpose of the ZO*
- Criteria #11 applicable to the proposed sign:
- *(11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner.*
- **CPC Staff Recommends Approval**

