

# 600 RENAISSANCE CENTER

## APPLICATION TO EXPAND ZONING USES



# 600 RENAISSANCE CENTER

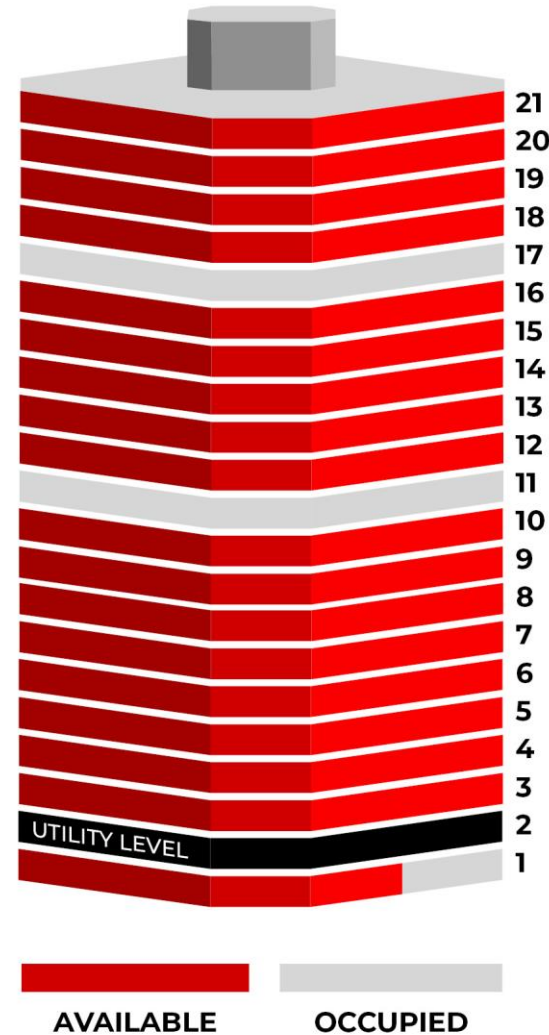
---

- **Representative:** Friedman Real Estate
- **Owner:** Michigan Avenue East LLC
- **Address:** 590 E. Jefferson
- **Parcel:** 03000001.002A
- **Existing Zoning:** PD
- **Existing Use:** Office
- **Proposal to:**



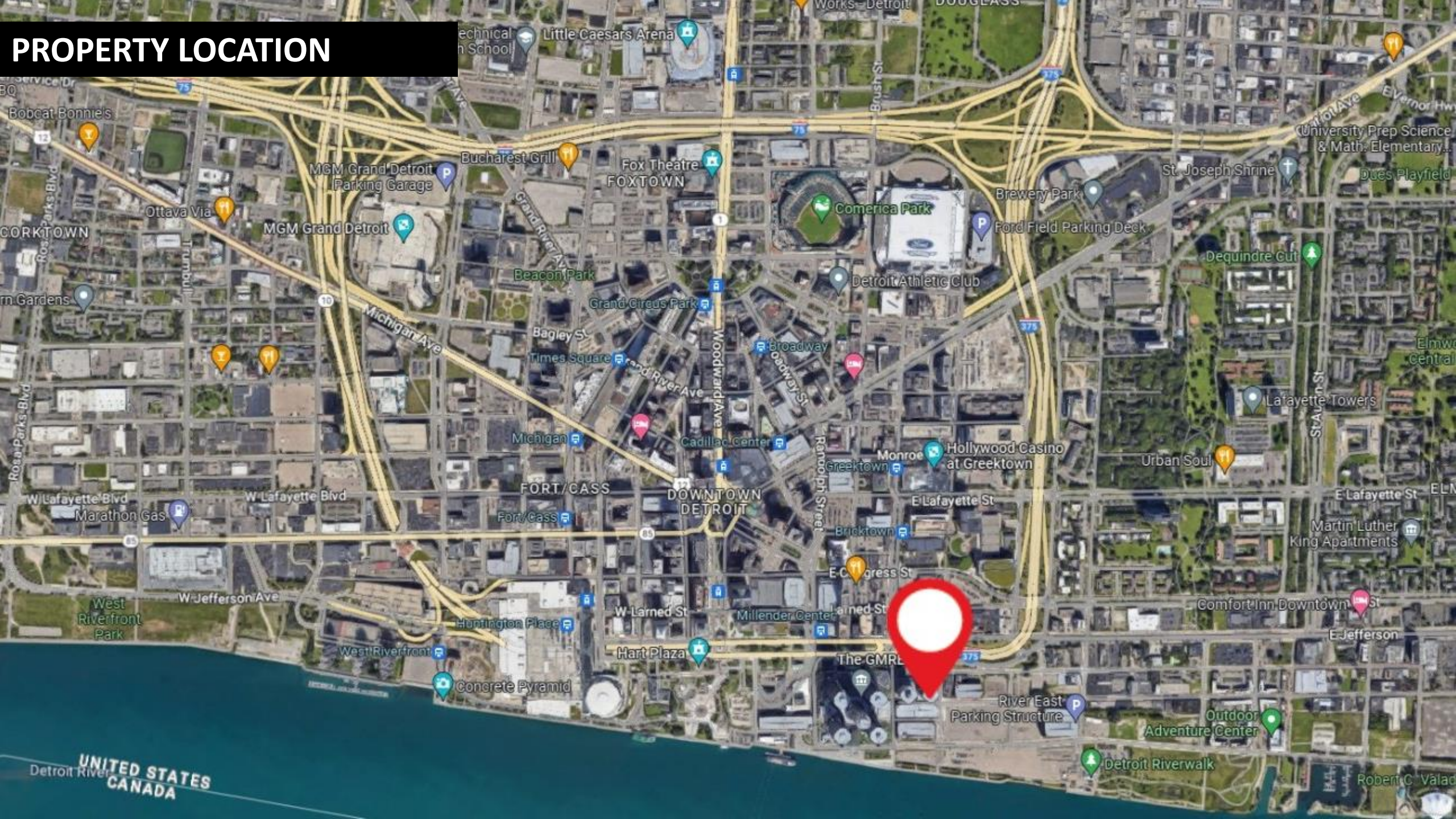
# 600 RENAISSANCE CENTER

- **Building Size:** 336,000 SF
- **Stories/Floor Size:** 21 Floors/16,500 SF
- **Parcel Size:** 1.25 Acres
- **Parking:** 270 Onsite + up to 200 offsite
- **Current Occupancy:** 10%
- **Current Tenants:** Great Expressions, Detroit Riverfront Conservancy & Canadian Consulate
- **Occupancy History:**
  - On 2/24, BCBS vacated 165K SF in 600 Tower & signed 15-year lease in 500 Tower.



Average floor plate = ±16,500 SF

# PROPERTY LOCATION





DETROIT RIVER

TOWER 600  
(SUBJECT PROPERTY)



JEFFERSON AVENUE

# SURROUNDING AREA



Motor City  
Casino Hotel

Little Caesars  
arena

Comerica  
Bank

Ford  
Ford Field

HOLLYWOOD  
Casino  
GreenTown

MGM GRAND  
DETROIT

B  
BOOK  
TOWER

FOX  
HIGHLIGHTS

Hudson's Site

Campus Martius  
Park

600 Tower

gm

Michigan Ave

E Lafayette St

AMERICAN  
ROBBER  
BARRICADE  
TUNNEL

Hart Plaza

HUNTINGTON  
PLACE

E Jefferson

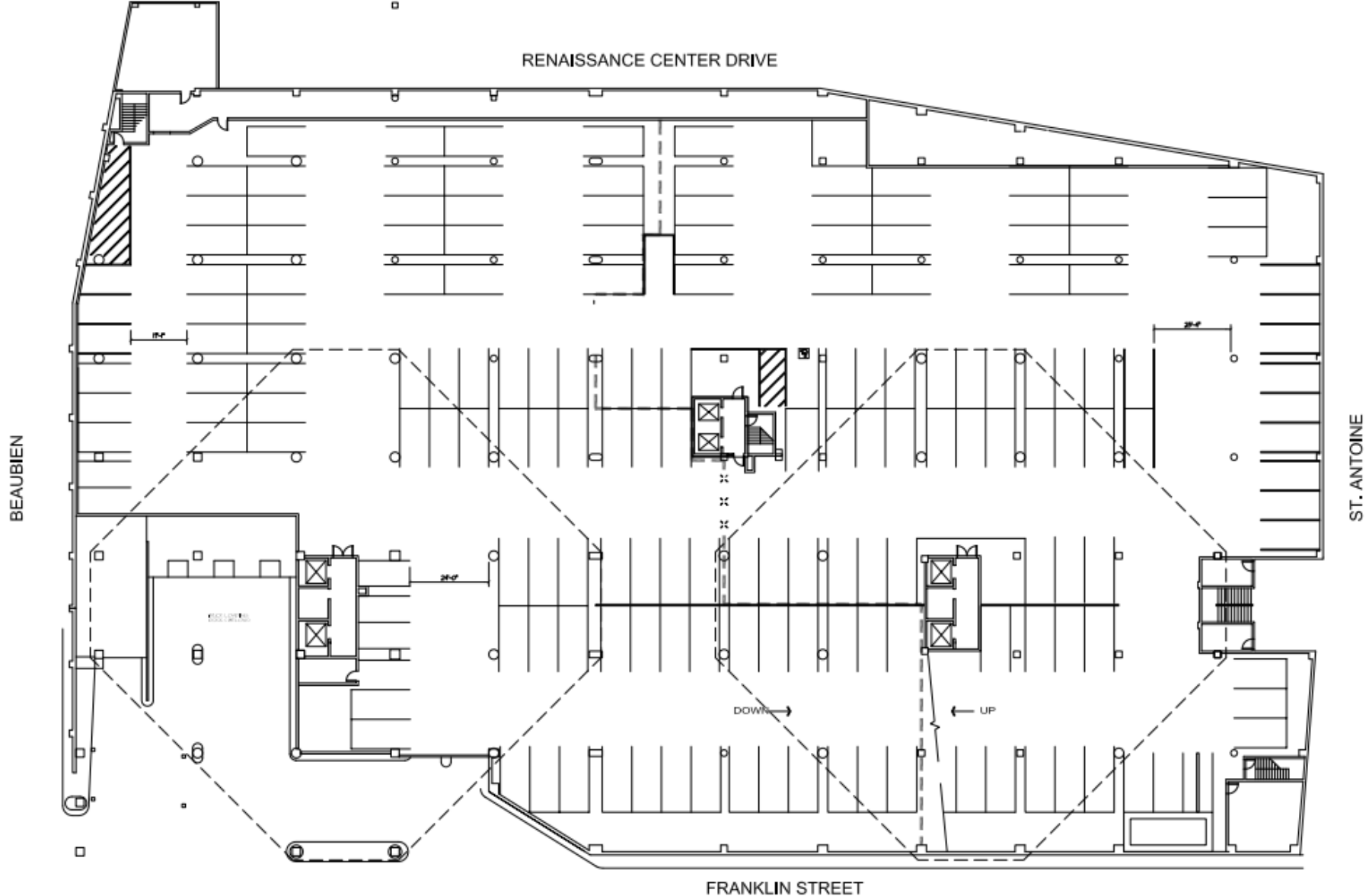
Fort St

MARRIOTT  
Andiamo  
RESTAURANTS  
JOE MUER  
SEAFOOD  
HIGHLANDS

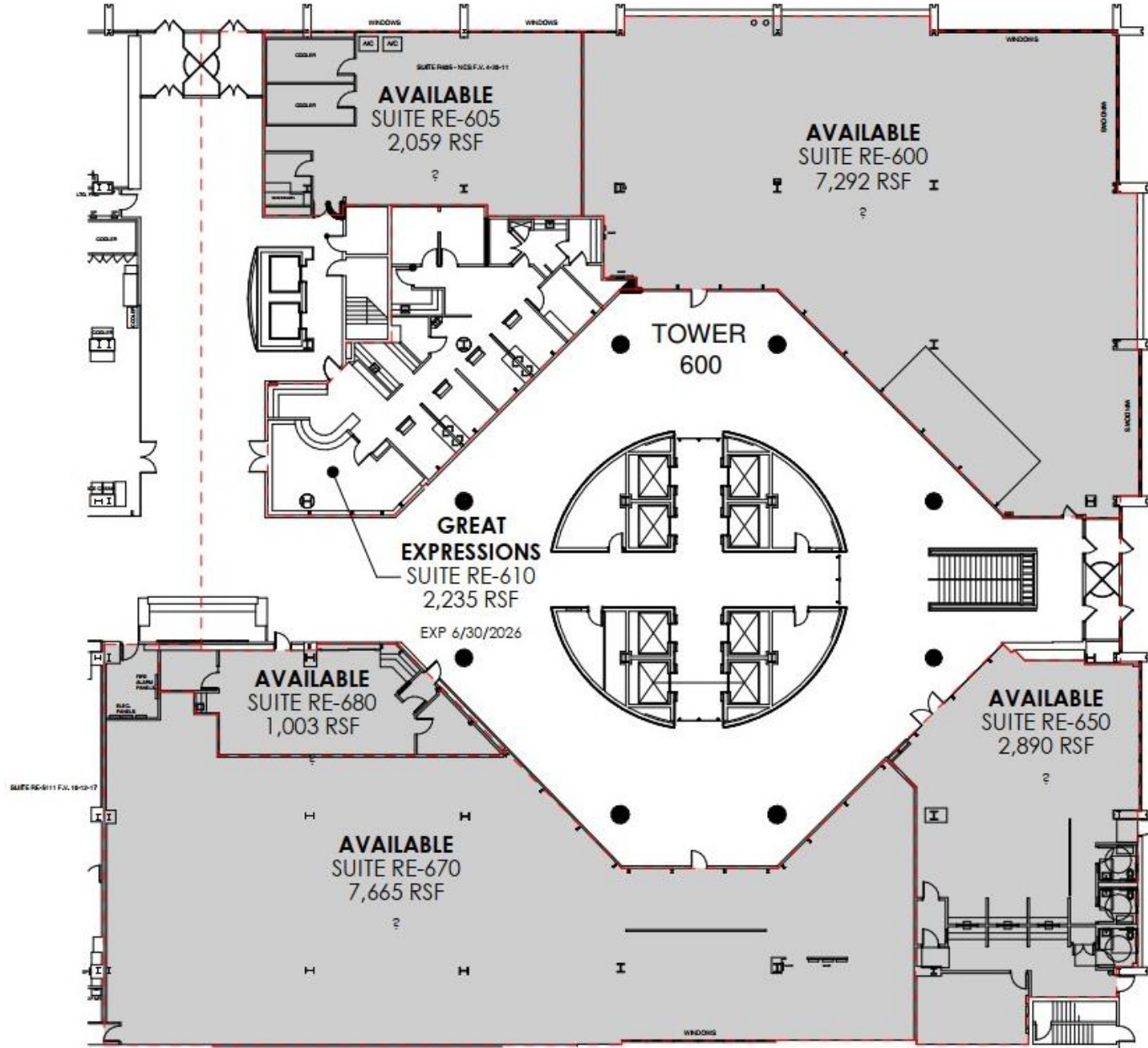
Detroit  
Riverwalk

M 10

# 600 TOWER –PARKING GARAGE (LEVELS A-C)

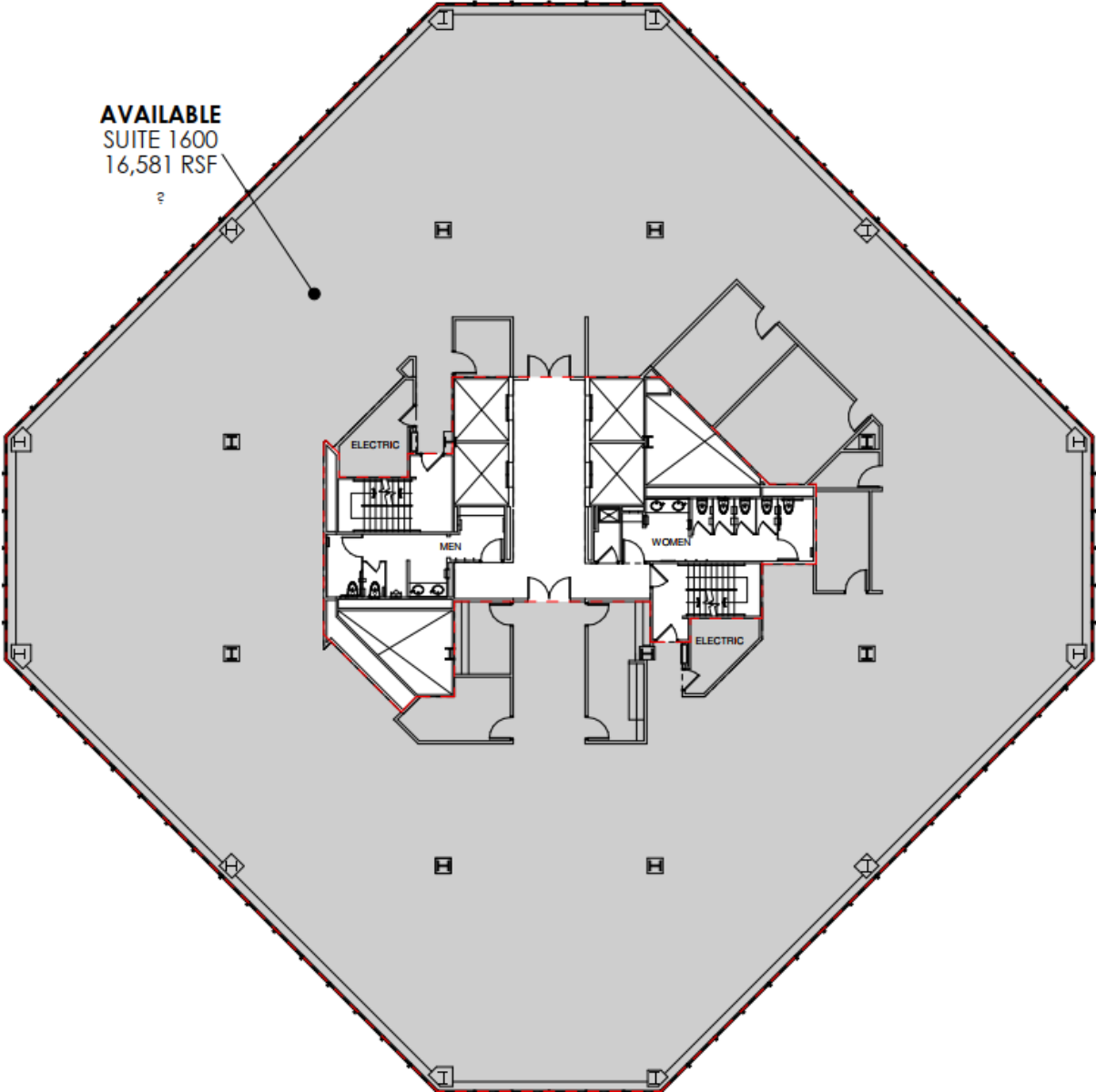


# 600 TOWER – 1<sup>st</sup> FLOOR (LOBBY)





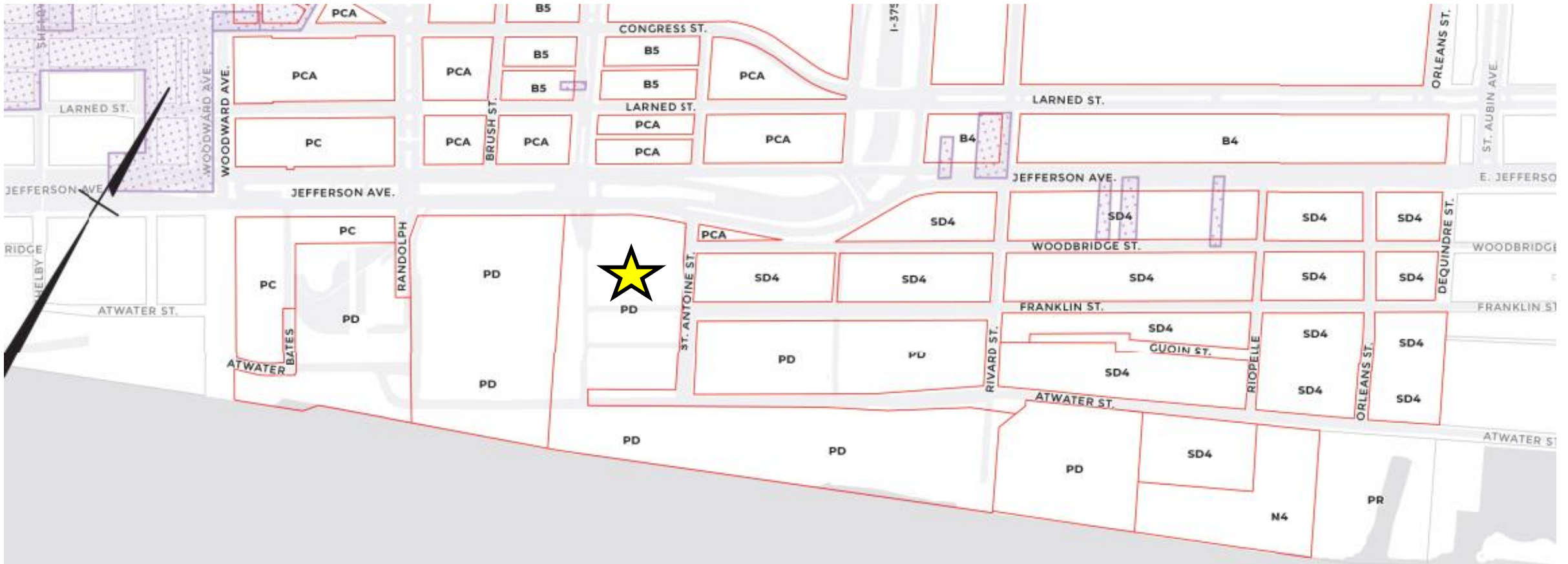
# 600 TOWER – FLOORS 3-21



# 600 TOWER – PHOTOS







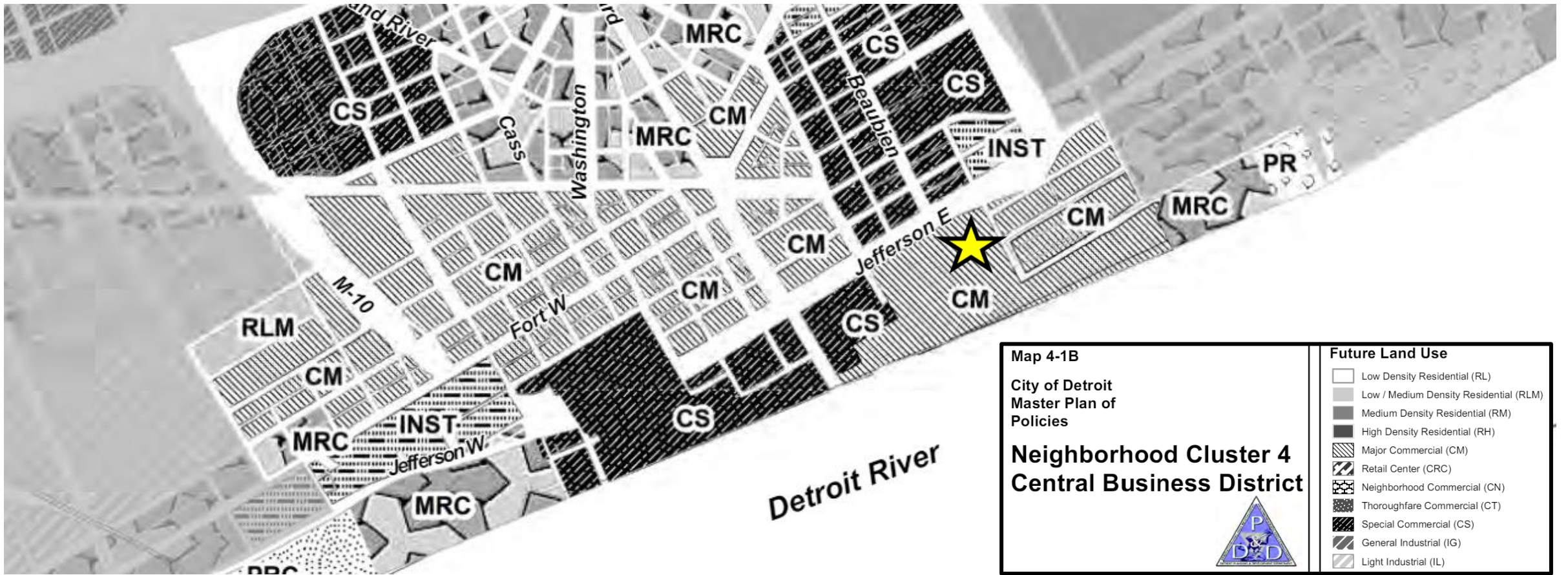
# EXISTING ZONING

600 RENAISSANCE CENTER

Zoned: PD

± 336,000 SF office building – 10% occupied

± 1.25-acre site



**MASTER PLAN**  
 600 RENAISSANCE CENTER

Master Plan: CM (Major Commercial)  
 ± 336,000 SF office building – 10% occupied  
 ± 1.25-acre site

# EXISTING USES & LEGAL DESCRIPTION

## 2021 ZONING LETTER



DEPARTMENT OF  
Buildings, Safety Engineering &  
Environmental

Coleman A. Young Municipal Center Phone 313-224-2733 TTY:711  
2 Woodward Avenue, Fourth Floor Fax 313-224-1467  
Detroit, Michigan, 48226 www.detroitmi.gov

June 9, 2021

To Whom It May Concern:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find that the property is located in a PD (Planned Development) zoning district. Modifications or expansions of uses within a planned development district are subject to review and approval by the City Planning Commission and Detroit City Council.

The current legal conforming use of 590 E. Jefferson is 'Office' per building permit 39263 issued March 19, 1987 and several subsequent permits. The current legal conforming use of 582 E. Jefferson is 'Office, Retail and Restaurant'. The current legal, conforming use of 580 E. Jefferson is 'Surface Parking Lot, Commercial'. The continued use of these properties for the above-stated uses are permitted per Section 50-11-13 of the Detroit Zoning Ordinance, subject to compliance with all relevant codes and ordinances.

Building permits are required for any construction activities at the site. If you have any questions, please contact our zoning division at [zoning@detroitmi.gov](mailto:zoning@detroitmi.gov).

Sincerely,

*Jayda Philson*

Jayda Philson  
Zoning Manager

## 600 TOWER LEGAL DESCRIPTION

600 Tower:

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lots 5, 6, 7 and part of 8 (SE Woodbridge & N Franklin) also vacated Woodbridge 8 Franklin Streets 50 feet wide Plat of the A Beaubien Farm Liber 27 Pages 197 through 199 of Deeds, Wayne County Records all described as commencing at intersection South line Jefferson Avenue 210 feet wide with West line Randolph Street 60 feet wide as platted; thence along said South line North 59 degrees 49 minutes 57 seconds East 836.99 feet; thence South 19 degrees 52 minutes 47 seconds East 106.34 feet; thence North 59 degrees 49 minutes 57 seconds East 116.61 feet; thence on curve to right 13.98 feet radius 77.38 feet delta 10 degrees 20 minutes 53 seconds chord bearing North 65 degrees 00 minutes 24 seconds East 13.96 feet; thence North 70 degrees 10 minutes 50 seconds East 29.22 feet to point of beginning; thence continuing North 70 degrees 10 minutes 50 seconds East 56.55 feet; thence South 19 degrees 49 minutes 10 seconds East 0.88 feet; thence North 70 degrees 10 minutes 50 seconds East 156.56 feet; thence on curve to right 14.23 feet radius 21.50 feet delta 37 degrees 55 minutes 16 seconds chord bearing North 89 degrees 08 minutes 28 seconds East 13.97 feet to West line St Antoine Street 50 feet wide; thence along said West line South 26 degrees 05 minutes 38 seconds East 228.76 feet; thence South 59 degrees 49 minutes 57 seconds West 205.42 feet; thence North 30 degrees 10 minutes 03 seconds West 274.17 feet to point of beginning.

Tax Parcel Identification Number: Ward 03, Item No. 000001.002A

Commonly known as: Tower 600 of the Renaissance Center  
590 E. Jefferson Avenue  
Detroit, Michigan

# PROPOSED USES

**Proposed uses limited to those currently permissible for the B5 (Major Business District) zoning classification with the exception of the following uses:**

- Mortuary or funeral home including those containing crematory
- Firearms dealership
- Firearms target practice range
- Motor vehicle filling station
- Motor vehicle services
- Medical marihuana provisioning center
- Medical marihuana safety compliance
- Medical marihuana safety transporter

**Community outreach, notification and/or support:**

- Detroit Riverfront Conservancy
  - Mark Wallace, CEO
- Downtown Detroit Partnership
  - Eric Larson, CEO
- St. Peter & Paul Church
  - Father Tim McCabe, Director of the Pope Francis Center
- Millender Center
  - Management Staff
- Detroit-Wayne Joint Building Authority
  - Management Staff

# EXISTING B5 USES

## Sec. 50-9-131. Description.

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

(Code 1984, § 61-9-91; Ord. No. 11-05, § 1(61-9-91), eff. 5-28-2005)

## Sec. 50-9-132. Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses within the B5 Major Business District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-9-92; Ord. No. 11-05, § 1(61-9-92), eff. 5-28-2005)

## Sec. 50-9-133. By-right uses.

Uses permitted by right in the B5 Major Business District are delineated in Section 50-9-134 through Section 50-9-138 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter, to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-93; Ord. No. 11-05, § 1(61-9-93), eff. 5-28-2005)

## Sec. 50-9-134. By-right residential uses.

By-right residential uses within the B5 Major Business District are as follows:

- (1) Assisted living facility.
- (2) Boarding school and dormitory.
- (3) Child caring institution.
- (4) Convalescent, nursing, or rest home.
- (5) Loft.
- (6) Multiple-family dwelling having ground floor commercial space or other space oriented to pedestrian traffic.
- (7) Pre-release adjustment center.
- (8) Religious residential facilities.
- (9) Shelter for survivors of domestic violence.

## Sec. 50-9-135. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the B5 Major Business District are as follows:

- (1) Adult day care center.
- (2) Auditoriums, public.
- (3) Child care center.
- (4) Educational institution.
- (5) Electric transformer station.
- (6) Family day care home.
- (7) Fire or police station, post office, courthouse, and similar public building.
- (8) Gas regulator station.
- (9) Governmental service agency.
- (10) Hospital or hospice.
- (11) Library.
- (12) Museum.
- (13) Neighborhood center, non-profit.
- (14) Outdoor entertainment facility.
- (15) Outdoor recreation facility.
- (16) Power or heating plant with fuel storage on site.
- (17) Religious institution.
- (18) School, elementary, middle/junior high, or high.
- (19) Stadium or sports arena.
- (20) Telephone exchange building.
- (21) Water works, reservoir, pumping station, or filtration plant.

(Code 1984, § 61-9-95; Ord. No. 11-05, § 1(61-9-95), eff. 5-28-2005)

## Sec. 50-9-136. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses within the B5 Major Business District are as follows:

- (1) Animal-grooming shop.
- (2) Art gallery.
- (3) Assembly hall.
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.

- (5) Bake shop, retail.
- (6) Bank without drive-up or drive-through facilities.
- (7) Banquet facility.
- (8) Barber or beauty shop.
- (9) Body art facility.
- (10) Brewpub or microbrewery or small distillery or small winery, inside the Central Business District.
- (11) Business college or commercial trade school.
- (12) Cabaret inside the Central Business District.
- (13) Commissary.
- (14) Customer service center without drive-up or drive-through facilities.
- (15) Dance hall, public, inside the Central Business District.
- (16) Dry cleaning, laundry, or laundromat.
- (17) Employee recruitment center.
- (18) Establishment for the sale of beer or alcoholic liquor for consumption on the premises inside the Central Business District.
- (19) Financial services center without drive-up or drive-through facilities.
- (20) Food stamp distribution center without drive-up or drive-through facilities.
- (21) Hotel inside the Central Business District.
- (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- (23) Mortuary or funeral home, including those containing a crematory.
- (24) Motor vehicles, new, salesroom or sales lot.
- (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- (26) Nail salon.
- (27) Office, business or professional.
- (28) Parking lots or parking areas for operable private passenger vehicles.
- (29) Parking structure having ground floor commercial space or other space oriented to pedestrian traffic
- (30) Pet shop.
- (31) Pool hall.
- (32) Printing or engraving shops.
- (33) Private club, lodge, or similar use.
- (34) Radio or television station.
- (35) Radio, television, or household appliance repair shop.
- (36) Recording studio or photo studio or video studio, no assembly hall.



# EXISTING B5 USES

- (37) Recreation, indoor commercial and health club.
- (38) Rental hall.
- (39) Restaurant, carry-out and fast-food, as provided for in Section 50-12-310(8) of this Code.
- (40) Restaurant, standard, without drive-up or drive-through facilities.
- (41) Retail sales and personal service in business and professional offices.
- (42) Retail sales and personal service in multiple-residential structures as provided for in Section 50-12-312 of this Code.
- (43) School or studio of dance, gymnastics, music, art, or cooking.
- (44) Shoe repair shop.
- (45) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise without drive-up or drive-through facilities.
- (46) Theater and concert café, excluding drive-in theaters.
- (47) Veterinary clinic for small animals.

(Code 1984, § 61-9-96; Ord. No. 11-05, § 1(61-9-96), eff. 5-28-2005; Ord. No. 34-05, § 1(61-9-96), eff. 12-6-2005; Ord. No. 13-11, § 1(61-9-96), eff. 8-23-2011; Ord. No. 21-12, § 1(61-9-96), eff. 11-2-2012; Ord. No. 38-14, § 1(61-9-96), eff. 10-16-2014; Ord. No. 37-17, § 1(61-9-96), eff. 2-6-2018; Ord. No. 18-18, § 1(61-9-96), eff. 8-30-2018)

## Sec. 50-9-137. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the B5 Major Business District are as follows:

- (1) Blueprinting shop.
- (2) Food catering establishment.
- (3) Newspaper, daily, publishing or printing.
- (4) Trade services, general.
- (5) Vending machine commissary.

(Code 1984, § 61-9-97; Ord. No. 11-05, § 1(61-9-97), eff. 5-28-2005)

## Sec. 50-9-138. By-right other uses.

Other by-right uses within the B5 Major Business District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Passenger transportation terminal.
- (3) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- (4) Telecommunications building, private.

## Sec. 50-9-139. Conditional uses.

Uses permitted conditionally in the B5 Major Business District are delineated in Section 50-9-140 through Section 50-9-144 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-99; Ord. No. 11-05, § 1(61-9-99), eff. 5-28-2005)

## Sec. 50-9-140. Conditional residential uses.

Conditional residential uses within the B5 Major Business District are as follows:

- (1) Emergency shelter.
- (2) Multiple-family dwelling not having ground floor commercial space or other space oriented to pedestrian traffic.
- (3) Residential substance abuse service facility.
- (4) Residential use combined in structures with permitted commercial uses.
- (5) Rooming house.
- (6) Single-room-occupancy housing, non-profit.
- (7) Townhouse.

(Code 1984, § 61-9-100; Ord. No. 11-05, § 1(61-9-100), eff. 5-28-2005)

## Sec. 50-9-141. Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the B5 Major Business District are as follows: Substance abuse service facility.

(Code 1984, § 61-9-101; Ord. No. 11-05, § 1(61-9-101), eff. 5-28-2005)

## Sec. 50-9-142. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses within the B5 Major Business District are as follows:

- (1) Arcade.
- (2) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.
- (3) Brewpub or microbrewery or small distillery or small winery, outside the Central Business District.
- (4) Cabaret, outside the Central Business District.
- (5) Dance hall, public, outside the Central Business District.
- (6) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District.
- (7) Firearms dealership.

- (8) Firearms target practice range, indoor.
- (9) Hotel, outside the Central Business District.
- (10) Lodging house, public.
- (11) Motel.
- (12) Motor vehicle filling station.
- (13) Motor vehicle services, minor.
- (14) Motor vehicle washing and steam cleaning.
- (15) Parking structure not having ground floor commercial space or other space oriented to pedestrian traffic.
- (16) Plasma donation center.
- (17) Precious metal and gem dealer.
- (18) Restaurant, carry-out or fast-food, as provided for in Section 50-12-310(7) of this Code.
- (19) Restaurant, standard, with drive-up or drive-through facilities.
- (20) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (21) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with drive-up or drive-through facilities.
- (22) Taxicab dispatch and/or storage facility.
- (23) Used goods dealer.
- (24) Youth hostel/hostel.

(Code 1984, § 61-9-102; Ord. No. 11-05, § 1(61-9-102), eff. 5-28-2005; Ord. No. 13-11, § 1(61-9-102), eff. 8-23-2011; Ord. No. 37-17, § 1(61-9-102), eff. 2-6-2018)

## Sec. 50-9-143. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses within the B5 Major Business District are as follows:

- (1) Confection manufacture.
- (2) Dental products, surgical, or optical goods manufacture.
- (3) Jewelry manufacture.
- (4) Research or testing laboratory.
- (5) Toiletries or cosmetic manufacturing.
- (6) Wearing apparel manufacturing.
- (7) Wholesaling, warehousing, storage buildings, or public storage facilities.

(Code 1984, § 61-9-103; Ord. No. 11-05, § 1(61-9-103), eff. 5-28-2005)

# EXISTING B5 USES

## Sec. 50-9-144. Conditional other uses.

Other conditional uses within the B5 Major Business District are as follows:

- (1) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (2) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (3) Designated marijuana consumption establishment
- (4) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.
- (5) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (6) Heliports.
- (7) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (8) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (9) Marijuana microbusiness.
- (10) Marijuana retail/provisioning establishment.
- (11) Marijuana safety compliance facility as provided for in Article III, Division 12, of this chapter.
- (12) Marijuana secure transporter facility as provided for in Article III, Division 12, of this chapter.
- (13) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (14) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-9-104; Ord. No. 11-05, § 1(61-9-104), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-104), eff. 4-16-2013; Ord. No. 20-18, § 1(61-9-104), eff. 10-14-2018; Ord. No. 2020-12, § 1, eff. 12-9-2020; Ord. No. 2021-9, § 1, eff. 4-3-2021)

## Sec. 50-9-145. Intensity and dimensional standards.

Development in the B5 Major Business District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions C and D, of this chapter.

(Code 1984, § 61-9-105; Ord. No. 11-05, § 1(61-9-105), eff. 5-28-2005)

## Sec. 50-9-146. Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Section 50-3-113(6) of this Code. No such drive-up or drive-through facilities or outdoor walk-up pass-through feature shall be approved without strict attention to traffic safety, as provided for in Section 50-3-281(9) of this Code and the adequacy of vehicle stacking/access lanes, as provided for in Article XIV, Division 1, Subdivision H, of this chapter, provided, that in no instance shall a specially designated merchant's (SDM) establishment or a specially designated distributor's (SDD) establishment be considered for drive-up or drive-through facilities.

(Code 1984, § 61-9-106; Ord. No. 11-05, § 1(61-9-106), eff. 5-28-2005)



**600 RENAISSANCE  
CENTER**

**OPEN FOR DISCUSSION**

