

New Business
March 13, 2018

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

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Chairperson

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City of Detroit



CITY PLANNING COMMISSION
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March 9, 2018

HONORABLE CITY COUNCIL

RE: Request of Corktown Equities, LLC, to amend Article XVII, District Map 44 of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a B4 (General Business District) zoning classification where an R2 (Two-family Residential District) zoning classification, currently exists on one (1) parcel commonly identified as 1941 W. Fisher Freeway, generally bounded by W. Fisher Freeway Service Drive to the north, Rosa Parks Boulevard to the east, the partially vacated east-west alley first north of Michigan Avenue to the south and vacated Vermont Avenue to the west. **(RECOMMEND APPROVAL)**

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request from Corktown Equities, LLC, to amend Article XVII, District Map 44 of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a B4 (General Business District) zoning classification where an R2 (Two-family Residential District) zoning classification, currently exists on one (1) parcel commonly identified as 1941 W. Fisher Freeway, generally bounded by W. Fisher Freeway Service Drive to the north, Rosa Parks Boulevard to the east, the partially vacated east-west alley first north of Michigan Avenue to the south and vacated Vermont Avenue to the west.

The subject property is located in District 6 and measures just under an acre. The parcels are presently undeveloped and owned by the petitioner, Corktown Equities, LLC. The subject parcel is irregular in shape and consists of a split zoning classification of both R2 and B4, the R2 portion being the subject of the requested rezoning. Additionally, CPC is co-petitioner in order to rezone a small portion of R2 on the northern edges of 1900 and 1930 Michigan Avenue; properties which currently comprise the stacking area, order menu and approximately six (6) off-street parking spaces for the White Castle restaurant located at 1930 Michigan Avenue immediately south of the subject property.

The proposed map amendment is being requested to allow for the establishment of a general mixed use development and to bring the existing parcel into conformance with the adjacent properties, which are currently B4. The proposed mixed use development would be permitted either by-right or conditionally in the proposed B4 zoning classification depending on the density of the development. Preliminary site plans have been provided by the developer. At present the subject property is permitted as a "temporary" parking lot, which has been asphalted and maintained as such since July 2017.

SURROUNDING LAND USE AND ZONING

The zoning classification and land uses surrounding the subject area are as follows:

North: Fisher Freeway / and the Lasalle Gardens neighborhood beyond
East: B4; vacant undeveloped land
South: B4; White Castle restaurant
West: B4; the Gaelic League Irish American Club

CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS

On June 29, 2017, the City Planning Commission held a public hearing on this request. There were two members of the public in attendance that expressed a desire to speak on the rezoning request. Both persons spoke in support of the proposed rezoning.

The Commission raised concerns over the lack of detail provided by the petitioner pertaining to their future intended land use. The Commission requested that CPC staff work with the petitioner to obtain greater detail about their future development.

Upon speaking with the petitioner and representatives from BSEED, it was been determined that the petitioner has obtained a temporary use permit for the parking of private passenger vehicles from March 1, 2017 through September 1, 2017. A new permit was issued which was valid from September 1, 2017 through March 1, 2018. The petitioner indicates that the western portion of their site from vacated Vermont Avenue to the north-south alley first east of Wabash Avenue will ultimately serve as parking for their future development. At present, the site in its entirety is being used as event space parking for the petitioner's commercial property located at 1907 Michigan Avenue.

For reference a site plan, dated August 26, 2016, has been provided showing 87 off-street parking spaces (attached).

MASTER PLAN CONFORMANCE

The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Mixed – Residential-Commercial" for the subject property. The Planning and Development Department has submitted comments regarding this proposal in their July 5, 2017 response. (attached)

ANALYSIS

The proposed zoning classification of B4 would permit the contemplated general mixed-use commercial/residential development on either a by-right or conditional basis depending on the density of the development. The proposed B4 zoning classification permits 71 by-right residential, public, civic, institutional, retail, service, commercial, manufacturing, industrial and other uses, the most intensive of which includes "Blueprinting shop," and "General Trade services."

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The subject property has sat vacant for nearly twenty years, having been the site of the former St. Boniface Roman Catholic Church. The vast majority of the surrounding properties, inclusive of the location where the church was sited are zoned B4. The subject properties which remain R2 on the

1900, 1930 Michigan Avenue parcels and the 1941 W. Fisher Freeway parcel appear to be anomalies. A change to B4 would bring the subject properties into closer conformance with the Master Plan of Policies.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The above referenced report of the Planning and Development Department dated July 5, 2017 report states, "The proposed rezoning conforms to the Master Plan's Future General Land Use designation." This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The proposed rezoning will allow for the establishment of a mixed-use commercial/residential development which will add to the density of an otherwise sparsely populated corridor. At present, illegal dumping had been a major concern at the intersection of Rosa Parks Boulevard and W. Fisher Freeway. By providing commercial and residential opportunities the number of occurrences of illegal dumping should greatly diminish.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will change as a result of the proposed rezoning. While the subject property sits within a traditional street grid, there may be a need for additional city services, such as lights, water, sewer, etc., beyond what is currently in place. While the subject property is currently being used as a temporary parking lot, the grading and black-topping of the property lends itself to a more permanent land use. Staff is unaware if consideration was given to sewer, drainage, landscaping, etc. All of which must be taken into consideration when implementing off-street parking areas.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

The subject area is currently graded, paved and free of vegetation. As previously stated, consideration must be given to stormwater run-off and vegetative features which are required for off-street parking areas. The site plans submitted by the petitioner, while not required for a B4 rezoning request, are deficient in many of the required design elements for off-street parking areas.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the uses in the immediate area are commercial in nature. CPC is of the opinion that no significant adverse impacts will occur as a direct result of the proposed rezoning.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R2 zoning classification is not conducive for the proposed general mixed-use development contemplated by the developers. Additionally, the R2 zoning classification in this area is atypical. In providing the recommendation for a B4 zoning classification CPC evaluated all zoning classifications and determined that the B4 zoning classification would allow for the proposed use and maintain the character of the neighborhood.

(8) Whether the proposed rezoning will create an illegal “spot zone.”

Given the commercial/residential nature of the proposed development and the adjacency of B4 zoning to the north, east, south and west of the subject property; along with the proposed rezoning’s consistency with the Master Plan of Policies, CPC is of the opinion that the proposed rezoning would not constitute an illegal “spot zone.”

Suitability of the Property

One of the aforementioned criteria for rezoning states, “The suitability of the subject property for the existing zoning classification and proposed zoning classification.” Zoning Map No. 44 generally shows a mix of R3, B4, B6 and M3 zoning on the north, south, east and west around the subject property. This section of the Corktown subsector is primarily developed with commercial uses.

In general, the CPC looks favorably on the rezoning of the subject parcel to accommodate the establishment of “Stores of a generally recognized retail nature whose primary business is the sale of new merchandise,” and “Multi-family residential.”

Land Use

CPC is of the opinion that a B4 (General Business District) zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of general mixed-use commercial/residential. Additionally, all proposed uses are consistent with the Master Plan of Policies.

Significant Impact on Other Property

CPC is of the opinion that the rezoning of this property from a commercial stand-point might add to the sustainability of the surrounding community by allowing the establishment of an economically viable, tax revenue generating development.

RECOMMENDATION

On July 20, 2017 the City Planning Commission voted to recommend approval of the request of Corktown Equities, LLC. Consistent with the analysis and findings provided above, CPC recommends approval of the request to show a B4 (General Business District) zoning classification where an R2 (Two-family Residential District) zoning classification, currently exists on one (1) parcel commonly identified as 1941 W. Fisher Freeway, generally bounded by W. Fisher Freeway Service Drive to the north, Rosa Parks Boulevard to the east, the partially vacated east-west alley first north of Michigan Avenue to the south and vacated Vermont Avenue to the west.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON



Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Zoning Map No. 44
Ordinance

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 44 to show a B4 (General Business District) zoning classification where an R2 (Two-family Residential District) zoning classification is currently shown on one parcel commonly identified as 1941 West Fisher Freeway, generally bounded by West Fisher Freeway Service Drive to the north, Rosa Parks Boulevard to the east, the partially vacated east-west alley first north of Michigan Avenue to the south, and vacated Vermont Avenue to the west.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map
4 No. 44 to show a B4 (General Business District) zoning classification where an R2 (Two-family
5 Residential District) zoning classification is currently shown on one parcel commonly identified
6 as 1941 West Fisher Freeway, generally bounded by West Fisher Freeway Service Drive to the
7 north, Rosa Parks Boulevard to the east, the partially vacated east-west alley first north of
8 Michigan Avenue to the south, and vacated Vermont Avenue to the west.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 District Map No. 44 is amended to show a B4 (General Business District) zoning
13 classification where an R2 (Two-family Residential District) zoning classification is currently
14 shown on one parcel commonly identified as 1941 West Fisher Freeway, generally bounded by
15 West Fisher Freeway Service Drive to the north, Rosa Parks Boulevard to the east, the partially
16 vacated east-west alley first north of Michigan Avenue to the south, and vacated Vermont
17 Avenue to the west, identified more specifically as:

18 Land in the City of Detroit, Wayne County, Michigan lying within the following
19 boundary: Beginning at the northeasterly corner of Lot 9 "Larned Subdivision on
20 the Lafferty Farm" as recorded in Liber 60 of Deeds, Pages 2&3; thence northerly
21 21.62 feet to the southeasterly corner of Lot 10 of said "Larned Subdivision on
22 the Lafferty Farm"; thence westerly along the southerly line of said Lot 10 and its
23 extension to the centerline of Vermont Street (now an easement); thence northerly

1 along said centerline to the northerly line of Lot 11 as extended “Larned
2 Subdivision on the Lafferty Farm”; thence easterly along said northerly line of
3 Lot 11 and its extension to the northeasterly corner of said Lot 11; thence
4 northerly along the westerly line of Lot 6 Block 4 “Thompson or Cabacier Farm
5 North of Chicago Road as divided for D. Thompson” as recorded in Liber 44,
6 Page 435 of Deeds, Wayne County Records to the northwesterly corner of said
7 Lot 6; thence easterly along the northerly line of said Lot 6 to the northeasterly
8 corner of said Lot 6; thence southerly along the westerly line of Rosa Parks Blvd.
9 260.90 feet; thence along a line that is 100 feet northerly of and parallel to the
10 northerly line of Michigan Avenue to the northeasterly corner of said Lot 9
11 “Larned Subdivision on the Lafferty Farm” and the point of beginning.

12 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance
13 are repealed.

14 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
15 health, safety, and welfare of the people of the City of Detroit.

16 **Section 4.** This ordinance shall become effective on the eighth day after publication in
17 accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and
18 Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Charles Raimi
Deputy Corporation Counsel



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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July 5, 2017

Mr. Marcell Todd
City of Detroit
Legislative Policy Division
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Master Plan of Policies review of a proposed rezoning from R2 (Two-Family Residential District) to B4 (General Business District) for 1941 West Fisher Freeway.

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of Corktown Equities, LLC to allow for the establishment of a general mixed use development.

Location

1941 West Fisher Freeway.

Existing Site Information

The subject site is zoned R2 (Two-Family Residential District). The subject site is currently a vacant lot. The Master Plan Future General Land Use designation for the site is MRC (Mixed-Residential/Commercial).

Surrounding Site Information

The surrounding parcels are zoned B4 (General Business District); the Master Plan Future General Land Use Designation for the surrounding area is MRC. Most of the immediate surrounding area is vacant land. To the immediate south, along Michigan Avenue is a White Castle.

Project Proposal

The proposed project is for a general mixed use development.



Interpretation

Impact on Surrounding Land Use

The proposed rezoning will contribute to the development of the area as mixed-residential commercial.

Impact on Transportation

There is a DDOT transit route along Michigan Avenue.

Master Plan Interpretation

The Master Plan Future General Land Use Designation for the site is MRC. Mixed Residential-Commercial areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The proposed rezoning conforms to the Master Plan's Future General Land Use designation.

Attachments

Future General Land Use Map: Map 4-2B, Neighborhood Cluster 4, Corktown.

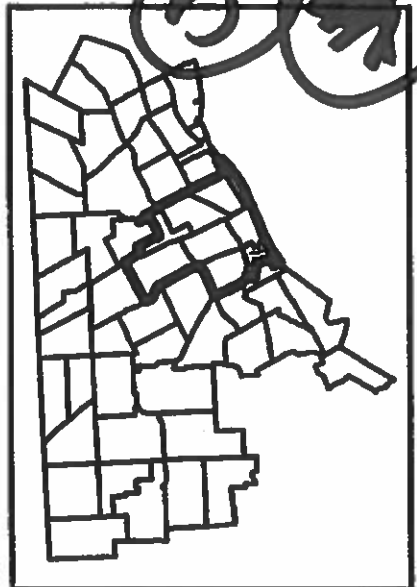
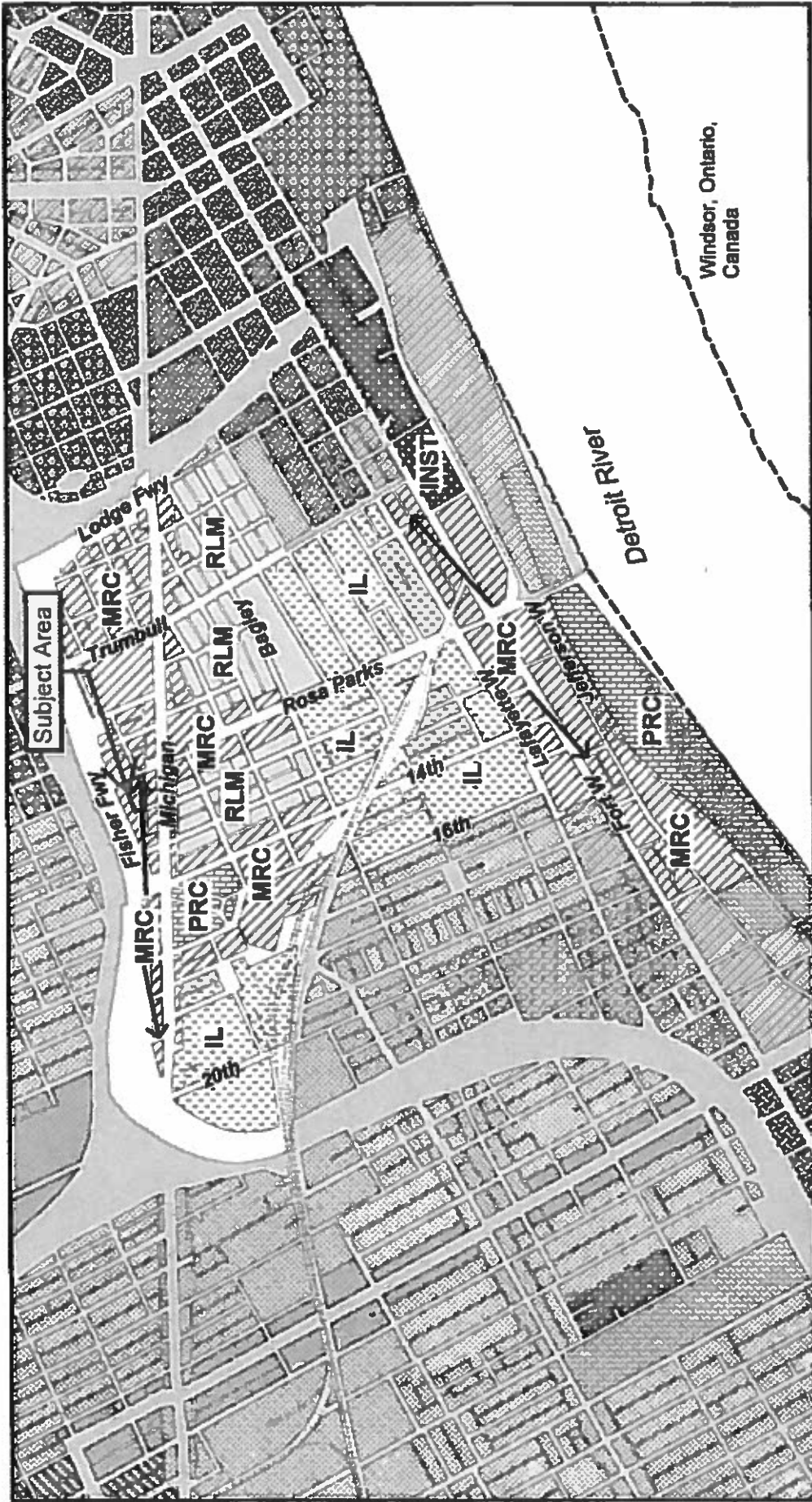
Respectfully Submitted,

John Baran

Lead Planner – Office of Strategic Planning

JB/jb

cc: Maurice Cox, Director, P&DD
Steven Lewis, PDD
Valerie Upshaw, Council Liaison, P&DD



- Future Land Use •**
- Low Density Residential (RL)
 - Low-Medium Density Residential (RLM)
 - Medium Density Residential (RIM)
 - High Density Residential (RH)
 - Major Commercial (CM)
 - Retail Center (CRC)
 - Neighborhood Commercial (CN)
 - Thoroughfare Commercial (CT)
 - Special Commercial (CS)
 - General Industrial (IG)
 - Light Industrial (IL)
 - Distribution/Port Industrial (IDP)
 - Mixed-Residential/Commercial (MRC)
 - Mixed-Residential/Industrial (MRI)
 - Mixed-Town Center (MTC)
 - Recreation (PRC)
 - Regional Park (PR)
 - Private Marina (PMR)
 - Airport (AP)
 - Cemetery (CEM)
 - Institutional (INST)

Map 4-28
 City of Detroit
 Master Plan of
 Policies

**Neighborhood Cluster 4
 Corktown**

Alton James
Chairperson

Lesley Carr Fairrow, Esq.
Vice Chair/Secretary

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Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb



March 9, 2018

HONORABLE CITY COUNCIL

RE: Request of The Hush House Black Community Museum & Leadership Training Institute for Human Rights in conjunction with the Detroit City Planning Commission as co-petitioner, to amend Article XVII, District Map 46 of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing an R3 (Low Density Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification and M2 (Restricted Industrial District) zoning classification, currently exist on thirty-seven (37) parcels, generally bonded by Ferry Park Avenue to the north, Vermont Avenue to the east, Marquette Avenue to the south, and the north-south alley first east of 14th Street to the west. **(RECOMMEND APPROVAL)**

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has received and completed its review and deliberations on the request from The Hush House Black Community Museum & Leadership Training Institute for Human Rights. This request is made in conjunction with the Detroit City Planning Commission as co-petitioner requesting the City of Detroit to amend Article XVII, District Map No. 46 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show an R3 (Low Density Residential District) zoning classification where a R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classification, currently exist on thirty-seven (37) parcels, generally bounded by Ferry Park Avenue to the north, Vermont Avenue to the east, Marquette Avenue to the south, and the north-south alley first east of 14th Street to the west.

BACKGROUND

The subject properties, located in District 5, measure just over six (6) acres. The parcels are presently developed and owned by a variety of individuals, private entities, the City of Detroit and the Detroit Land Bank Authority (DLBA). Given the inconsistency of the proposal with current zoning and the incompatibility of the M2 zoning district with the surrounding low density residential area, the City Planning Commission has opted to co-petition with the aim of bringing the larger area into conformance with zoning and the Master Plan of Polices.

Proposed Development

The proposed map amendment is being requested to allow for the rehabilitation and establishment of a Bed and Breakfast at 6179 Wabash Avenue, and the legalization of a Museum at 6185 Wabash Avenue. The Hush House Black Community Museum & Leadership Training Institute for Human Rights (The Hush House) located at 6185 Wabash Avenue currently houses a curated exhibit showcasing a unique perspective on the African-American experience in America, which has traveled the country to various colleges and universities and has been on display at its current location and open to the public since 1987. Additionally, The Hush House facilitates a multitude of community activities including but not limited to

leadership training, programs for homeless and low income families, space for community meetings, cooking classes, job fairs, community gardening, etc.

One frequent visitor and patron of the museum is world renowned actor and Human Rights activist Danny Glover. The proposed institutional use of the property as a “museum” would be permitted by-right in the proposed R3 zoning classification, as would it’s secondary use as a non-profit neighborhood center.

Additionally, the petitioners are seeking to establish a public accommodation use via a “bed and breakfast” which is proposed to be located at 6179 Wabash Avenue, the petitioner’s ancestral home. Many of the residential properties along Wabash Avenue are either single-family or two-family homes ranging in size from 1,400 square feet to 2,500 square feet. Economic opportunities outside of the major thoroughfares of West Grand Boulevard and 14th Street are scarce and relatively difficult to obtain for many long-time residents in the area, economic opportunities may be created by allowing the capitalization of the one asset many residents do have; their home. Allowing mixed use residential/institutional uses in neighborhoods with depressed economic values, uses such as “bed and breakfast” and “live-work space” might be the economic engine that turns the corner on this storied neighborhood located near the resurgence occurring to the north via the Henry Ford Health Systems’ developments and further north around the Former Herman Kiefer Health Complex. The proposed public accommodation use of a “bed and breakfast” would be permitted as a conditional use in the proposed R3 zoning classification.

Additionally, the City Planning Commission is seeking the down zoning of the east side of Wabash Avenue and the west side of Vermont Avenue to bring the subject properties into compliance with the Master Plan of Policies which calls for Low-Medium Density Residential as the intended future general land use. A vast majority of the west side Vermont Avenue between Ferry Park Avenue and Marquette Avenue is presently vacant with the exception of a two-story, fire damaged, wood framed, multi-family residential structure, which has sat vacant for the better part of twenty (20) years. This request to rezone both the east side of Wabash Avenue and the west side of Vermont Avenue would not only bring the subject properties into compliance with the Master Plan of Policies, but will also serve the purpose of avoiding a potential spot zone on the various properties owned by the petitioners, Mr. and Mrs. Simmons.

SURROUNDING LAND USE AND ZONING

The zoning classifications and land uses surrounding the subject area are as follows:

North: R6; Young Manor Apartments located at 2500 W. Grand Boulevard.
East: R2; Jehovah Witness Kingdom Hall located at 1930 Marquette Avenue, along with scattered single-family housing and vacant lots.
South: R2; single-family and multi-family residential.
West: B4; Starr of Zion Missionary Baptist Church, single-family residential and commercial store fronts along 14th Street.

CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS

On June 29, 2017, the City Planning Commission held a public hearing on the rezoning request. There was one member of the public in attendance that expressed a desire to speak on the matter, Pastor Gavin who spoke in support of the proposed rezoning and expressed an interest in the parcel identified as 6358 14th Street, which is not a part of the subject rezoning request.

MASTER PLAN CONFORMANCE

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Low-Medium Density Residential” for the subject properties. The Planning and Development Department has submitted comments regarding this proposal in their July 5, 2017 response indicating “The zoning does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.” (attached)

ANALYSIS

The proposed zoning classification of R3 would permit both the “Bed and Breakfast” use on a conditional basis as well as the “Museum” use on a by-right basis. The proposed R3 zoning classification permits 22 by-right residential, public, civic, institutional, and other uses, the most intensive of which includes “Adult day care center,” and “Outdoor recreation facility.”

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Detroit Zoning Ordinance, which must be considered in making recommendations and decisions on rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The subject properties have predominately been residential in nature since the subsector was developed between 1910 and 1911. The southeastern section of Wabash Avenue and the western section of Vermont Avenue between Ferry Park Avenue and Marquette Avenue was previously the site of a series of warehouses, which have since been razed. With the passage of the 2009 Master Plan of Policies which shows the future general land use for the area as “Low-Medium Density Residential” and the volume of new residential developments that are currently underway along W. Grand Boulevard and the Milwaukee Junction area, the trend of housing rather than industrial uses appears evident.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

As indicated by the Planning and Development Department’s July 5, 2017 report, “The rezoning does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.”

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The proposed rezoning seeks to increase the density of this neighborhood. Currently, there are many vacant, fire damaged structures along the eastern section of Wabash Avenue. Vermont Avenue is entirely vacant and overgrown, which poses a safety risk for members of the community. By the CPC taking the initiative to downzone the subject properties from M2 to R3, the likelihood of attracting new residential development and investment in the area is higher.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will not dramatically change as a result of the proposed rezoning. While the subject properties sit within a traditional street grid, there will be no need for additional city services, such as lights, water, sewer, etc., beyond what is currently in place.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

As previously mentioned, the physical characteristics of the subject properties will not dramatically change as a result of the proposed rezoning. There are no foreseeable impacts to any of the aforementioned environmental aspects.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the uses in the immediate area are residential in nature. Staff is of the opinion that no significant adverse impacts will occur as a direct result of the proposed rezoning.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R2 zoning classification is not conducive for the proposed “Bed and Breakfast” or “Museum” uses which are by-right and conditional respectively in the proposed R3 zoning classification. “Bed and Breakfast” uses are not permitted in the M2 zoning classification, although the proposed “Museum” would be, nonetheless, the M2 zoning classification is not consistent with the “Low-Medium Density” future general land use designation denoted in the Master Plan of Policies

- (8) Whether the proposed rezoning will create an illegal “spot zone.”

Given the residential nature of the subject property and the adjacency of R2 and B4 zoning to both the west and south; along with the proposed rezoning’s consistency with the Master Plan of Policies, staff is of the opinion that the proposed rezoning would not constitute an illegal “spot zone.”

Suitability of the Property

In general, CPC looks favorably on the rezoning of the subject parcels to accommodate the establishment of a “Bed and Breakfast,” and “Museum,” as well as to bring the greater area into closer conformance with the Master Plan of Policies.

Land Use

CPC is of the opinion that an R3 (Low Density Residential District) zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of a “Bed and Breakfast” on a conditional basis, and would allow on a by-right basis the “Museum” use. Additionally, all proposed uses are consistent with the Master Plan of Policies.

Significant Impact on Other Property

CPC is of the opinion that the rezoning of these properties from a commercial stand-point might add to the sustainability of the surrounding community by allowing the establishment of economically viable, tax revenue generating businesses.

RECOMMENDATION

On July 20, 2017 the City Planning Commission voted to recommend approval of the request of The Hush House Black Community Museum & Leadership Training Institute for Human Right in conjunction with the Detroit City Planning Commission corresponding initiative to amend Article XVII, District Map No. 46 of Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ by showing an R3 (Low Density Residential District) zoning classification where an R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classification, currently exists on thirty-seven (37) parcels, generally bonded by Ferry Park Avenue to the north, Vermont Avenue to the east, Marquette Avenue to the south, and the north-south alley first east of 14th Street to the west.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON

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

Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Zoning Map No. 46
PDD Report
Ordinance

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 46 to show an R3 (Low Density Residential District) zoning classification where R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications currently exist on 37 parcels, generally bounded by Ferry Park Avenue to the north, Vermont Avenue to the east, Marquette Avenue to the south, and the north-south alley first east of 14th Street to the west.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map
4 No. 46 to show an R3 (Low Density Residential District) zoning classification where R2 (Two-
5 Family Residential District) and M2 (Restricted Industrial District) zoning classifications
6 currently exist on 37 parcels, generally bounded by Ferry Park Avenue to the north, Vermont
7 Avenue to the east, Marquette Avenue to the south, and the north-south alley first east of 14th
8 Street to the west.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 District Map No. 46 is amended to show an R3 (Low Density Residential District) zoning
13 classification where R2 (Two-Family Residential District) and M2 (Restricted Industrial District)
14 zoning classifications currently exist on 37 parcels, generally bounded by Ferry Park Avenue to
15 the north, Vermont Avenue to the east, Marquette Avenue to the south, and the north-south alley
16 first east of 14th Street to the west, identified more specifically as:


17 Land situated in the City of Detroit, County of Wayne, State of Michigan, as
18 follows: Ferry Park Avenue to the north, Vermont Avenue to the east, Marquette
19 Avenue to the south, and the north-south alley first west of 14th Street to the east.

20 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
21 repealed.

22 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
23 health, safety, and welfare of the people of the City of Detroit.

1 **Section 4.** This ordinance shall become effective on the eighth day after publication in
2 accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and
3 Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence Garcia
Corporation Counsel



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

July 5, 2017

Mr. Marcell Todd
City of Detroit
Legislative Policy Division
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Master Plan of Policies review of a proposed rezoning from R2 (Two-Family Residential District) and M2 (Restricted Industrial District) to R3 (Low-Medium Density Residential District) for 37 parcels in an area bounded by Ferry Park, Vermont, Marquette and the alley west of Wabash.

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of Hush House Black Community Museum & Leadership Training Institute for Human Rights in conjunction with the Detroit City Planning Commission. The proposed map amendment is being requested to allow for the rehabilitation and establishment of a Bed and Breakfast at 6179 Wabash and a Museum at 6185 Wabash.

Location

Area bounded by Ferry Park, Vermont, Marquette and the alley west of Wabash.

Existing Site Information

The subject site is zoned R2 on the west side of Wabash and M2 east of Wabash. The subject site includes single family residential structures on Wabash, south of Ferry Park the remainder of the site is vacant. The Master Plan Future General Land Use designation for the site is RLM (Low-Medium Density Residential).

Surrounding Site Information

The surrounding parcels are zoned B4 (General Business District) to the west, along 14th Street. Most of the land along 14th Street is vacant, but includes 3 single family homes, a commercial building and a church at the northeast corner of 14th and Marquette. To the west, across Vermont is zoned R2 (Two-Family Residential District). Along Vermont are 3 single family homes and a church with parking at the northeast corner of Vermont and Marquette. To the north, across Ferry Park, are zoned R6 along Wabash and R2 at the northwest intersection of Ferry Park and Rosa Parks Blvd. There are parking lots along Ferry Park for the multi-family residential



buildings along west Grand Boulevard. To the south, across Marquette are zoned R2. This area is mostly vacant with multifamily buildings at the southwest corner of Vermont and Marquette. The Master Plan Future General Land Use Designation for the surrounding area is RLM.

Project Proposal

The proposed map amendment is being requested to allow for the rehabilitation and establishment of a Bed and Breakfast at 6179 Wabash and a Museum at 6185 Wabash.

Interpretation

Impact on Surrounding Land Use

The proposed rezoning to R3 will contribute to the area as a Low-Medium Density Residential area. The proposed development is in proximity to the Mixed-Residential Commercial area to the north along West Grand Boulevard.

Impact on Transportation

There are DDOT transit routes along 12th, 14th, Ferry Park and West Grand Boulevard.

Master Plan Interpretation

The Master Plan Future General Land Use Designation for the site is RLM.

Low / Medium - Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.

The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable. Most residential classifications allow for neighborhood-scale commercial development.

The rezoning does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.



Attachments

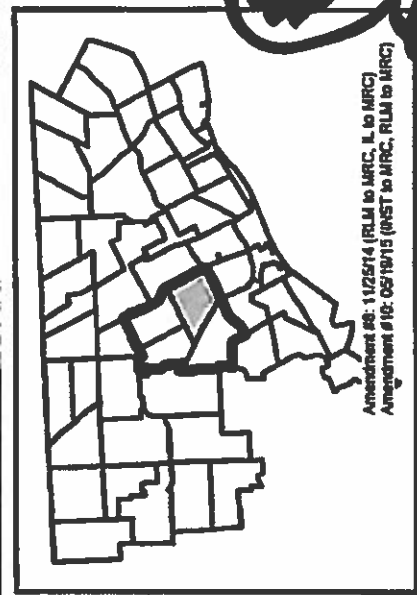
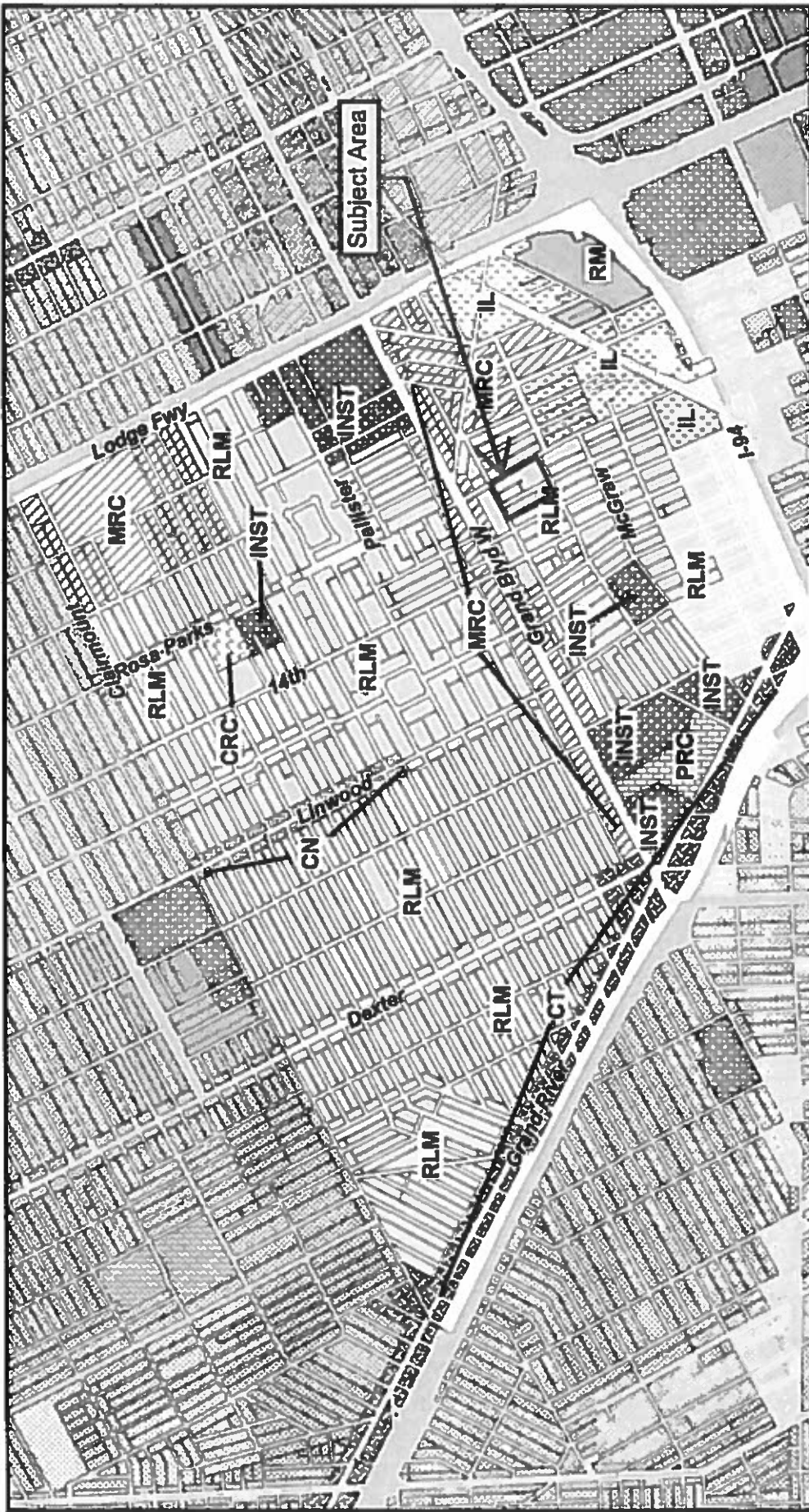
Future General Land Use Map: Map 6-2B, Neighborhood Cluster 4, Rosa Parks.

Respectfully Submitted,

**John Baran
Lead Planner – Office of Strategic Planning**

JB/jb

cc: **Maurice Cox, Director, P&DD
Steven Lewis, PDD
Valerie Upshaw, Council Liaison, P&DD**




Amendment #: 11/25/14 (RLM to MRC, IL to MRC)
 Amendment #19: 05/19/15 (INST to MRC, RLM to MRC)

- Future Land Use -**
- Low Density Residential (RL)
 - Low-Medium Density Residential (RLM)
 - Medium Density Residential (RM)
 - High Density Residential (RH)
 - Major Commercial (CM)
 - Retail Center (CRC)
 - Neighborhood Commercial (CN)
 - Thoroughfare Commercial (CT)
 - Special Commercial (CS)
 - General Industrial (IG)
 - Light Industrial (IL)
 - Distribution/Port Industrial (IDP)
 - Mixed-Residential/Commercial (MRC)
 - Mixed-Residential/Industrial (MRI)
 - Recreation Center (MTC)
 - Regional Park (PR)
 - Private Marina (PMR)
 - Airport (AP)
 - Cemetery (CEM)
 - Institutional (INST)

Map 6-2B
 City of Detroit
 Master Plan of
 Policies

Neighborhood Cluster 6
Rosa Parks



Alton James
Chairperson
Leslye Carr Fairrow, Esq.
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
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e-mail: cpc@detroitmi.gov

CITY CLERK 2018 MAR 9 PM 12:57

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Lauren Hood, MCD
Gregory Pawlowski
Frederick E. Russell, Jr.
Amy Webb



March 9, 2018

HONORABLE CITY COUNCIL

RE: PCA (Public Center Adjacent/Restricted Central Business District) Special District Review of exterior changes to 2 Washington Boulevard The Former Pontchartrain Hotel (RECOMMEND APPROVAL)

REQUEST

The City Planning Commission (CPC) has completed its review of the request of Detroit Convention Center Hotel, on behalf of Opraedora de Servicios para Hoteles de Lujo, managed by Pontchartrain Detroit Hotel, commonly known as the Crowne Plaza Hotel, for special district review for a proposed second tower and parking deck addition to the existing base located at 2 Washington Boulevard at the northeast corner of W. Jefferson Avenue and Washington Boulevard, located in Downtown Detroit.

The subject property is zoned PCA (Public Center Adjacent/Restricted Central Business District), a classification which calls for City Council approval of any exterior changes following the review and recommendation of the City Planning Commission (CPC) and the Planning and Development Department (PDD), Sections 61-3-186 and 61-11-97 of the City of Detroit Zoning Ordinance.

BACKGROUND

The building at 2 Washington Boulevard is owned by Opraedora de Servicios para Hoteles de Lujo, and operates as a 25-story hotel, with 367 guest rooms, including more than 60 suites, as well as an indoor pool, business center, ballroom and 11,000 square feet of meeting space.

In October of 2016, the Detroit City Council approved the site plans for the exterior alterations to the existing hotel by adding a new one story, 11,000 square foot, 22'-6" tall glass, steel and EIFS ballroom addition at the terrace level.

In 2017 the applicant entered into conversations with both PDD and CPC staff regarding the proposed second tower. Several renderings for the proposed second tower were produced resulting in the fourth and final submission dated December 12, 2017.

The subject property consists of approximately 1.33 acres and sits at the intersection of Washington Boulevard and W. Jefferson Avenue encompassing the entirety of the block bounded by W. Larned Street to the north, Shelby Avenue to the east, W. Jefferson Avenue to

the south, and Washington Boulevard to the west. The proposed project is anticipated to result in 448,301 square feet of new construction.

PROPOSED MODIFICATIONS

The developer proposes to construct a twenty-eight (28) floor hotel tower consisting of 3,040 square feet of ground floor retail, nine (9) levels of structured parking inclusive of a new motor lobby and terrace level consisting of 146 parking spaces, and nineteen (19) floors of guest rooms consisting of approximately 494 new guest rooms. The developer is exploring other hotel brands to manage the proposed tower, other than Crowne Plaza, as reflected in the signage of the submitted elevations, i.e., Belair. It is anticipated that the existing tower will remain under the Crowne Plaza brand utilizing the W. Larned Street entrance as the primary entrance for Crowne Plaza, and the W. Jefferson Avenue entrance for the new hotel chain.

The proposed tower measures 327 feet in height, which is permissible based on the cubical content ratio which would allow a tower of 390 feet in height given the 130-foot width of W. Jefferson Avenue.

The proposed development anticipates the expansion of the existing motor lobby by an additional 9,070 square feet. Additionally, approximately 3,040 square feet of ground floor leasable retail space is planned. Finally, 18,000 square feet of additional event space is planned for the second tower, consisting of meeting space, office space, and retail (non-inclusive of the ground floor retail and existing restaurant).

CPC and PDD staff conducted a site visit with the Architectural Consult firm WSD, and the property manager of the Crowne Plaza Hotel on Tuesday, January 30, 2018, at which PDD offered its final recommendations regarding the proposed exterior alterations.

The proposed project has been jointly reviewed by PDD and CPC.

Renderings of the proposed addition are attached for your review.

CPC REVIEW

Section 61-11-97 of the Detroit Zoning Ordinance, "PCA District review criteria" lists 18 criteria which must be taken into consideration when a proposal is being reviewed for consistency with the spirit, purpose and intent of the PCA district. The site plans as presented meet the criteria as it relates to exterior design, appearance and exterior alterations.

Additionally, Sec. 61-3-186 – Design information required for special district review and approval must jointly be reviewed by CPC and PDD per the requirements of Article III, Division 6 – Special District Review.

Below please find staff's detailed analysis regarding the 18 PCA district review criteria, as well as the 13 special district review and approval criteria.

PCA DISTRICT REVIEW CRITERIA

(1) The proposed development should reflect applicable policies stated in the Detroit Master Plan;

The Detroit Master Plan of Policies cites the subject property's Future General Land Use as Major Commercial. Because the subject property is zoned PCA and located in the Central Business District, it is subject to several development criteria as outlined by the Detroit Master Plan.

Retail and Local Services

The 2009 Master Plan of Policies states in part:

"The Central Business District is a regional destination served by freeways and mass transit; i.e., DDOT, SMART, FAST and the International Shuttle Service between Windsor and Downtown Detroit. Residential development is increasing through the area. But, the Central Business District until recently has lacked regional retail to serve the region and its growing residential population, although the desired retail is still void in the PCA District."

Goal 3 of the Central Business District Master Plan is to increase the vitality of commercial thoroughfares. Policy 3.1 is to promote the conservation and revitalization of retail nodes through business improvement and retention programs in Greektown, Renaissance Center (GM Building), Millender Center, Broadway-Randolph and Washington Boulevard.

As it relates to City Design, views and vistas to downtown and along the river front impact impressions and provide orientation. As the hub of the metropolitan region, the Central Business District's appearance creates a significant impression about the entire region. The Central Business District's activity nodes lack identity and distinction.

The proposed addition to the historically significant structure meets the policy objectives of the Master Plan, by implementing architectural elements which add to the commercial activity at one of the Central Business District's commercial nodes; maintains and to an extent increases views to the Detroit River; and connects directly to one of the region's largest entertainment venues via COBO Conference Center. While direct views to the river are proposed to be enhanced on the subject property, the developer has been asked to reach out to adjacent property owners, whose views may be adversely affected as a result of the proposed tower, i.e., The Foundation Hotel, The Marquette Building, and 211 W. Fort Street.

(2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development;

The scale, form, massing and density of the proposed tower appear to be appropriate and relate well to the surrounding developments. The proposed tower is an expansion of the existing Crowne Plaza high-rise hotel, formerly the Hotel Pontchartrain, which was initially built in 1965. The drawings incorporate revised sheets A210, A220 and A230, which were submitted with a list of materials anticipated to be used in the second tower, inclusive of black spandrel glass, aluminum framing, green tinted glass, stone cladding, and EIFS to match the existing building accent band.

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties;

The proposed development is consistent and compatible with surrounding developments. The developer has been asked to make contact with the Downtown Partnership to discuss the proposed development. Per the 1965 plans for the Pontchartrain Hotel the subject property was always intended to be developed with two towers. The new tower could have an adverse impact

on the property values of three specific properties, i.e., Foundation Hotel, The Marquette Building, and W. 211 Fort Street, considering that some southern exposure and riverfront views of the Detroit River from those buildings will be obstructed. However, the proposed height of the second tower is permissible per Sec. 61-13-121.

(4) Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands; disruption of traffic flow in surrounding areas should be minimized; truck traffic should be carefully planned and controlled;

While there is no parking requirement, generally, in the Central Business District, the total number of off-street parking spaces proposed is 256. Currently, there are thirty (30) parking spaces on site for the existing 367 rooms. A parking agreement is currently in place with COBO Conference Center to meet the petitioner's current parking needs. In regards to the proposed tower, the question has been raised with the developer if the parking tower will be valet only, self-park, or a combination thereof. The site plan sheet A111 does not clearly show how vehicles gain access to the parking deck. Sheet A121 shows travel lanes for ingress and egress from the motor lobby, however for the upper deck levels the traffic flow patterns and the location of the parking spaces are unclear. A set of drawings showing only the traffic flow patterns has been requested. Additionally, as it relates to the parking deck, a request has been made for additional information regarding the ventilation system.

(5) Adequate vehicular off-street parking and loading should be provided, where appropriate;

Hotels typically require three (3) parking spaces per 4 guest rooms. Given the room count of the existing 367 rooms plus the anticipated 494 rooms, a total number of 646 spaces would normally be required. An additional 67 spaces would be required for the 6,820 square feet of restaurant space and twenty (20) additional spaces for the Tabacci & Coffee Shop, resulting in a total of 733 spaces.

Parking will be above grade consisting of parking on levels 3 through 9 with guest rooms beginning on levels 10 through 28. It is anticipated that the on-site parking will exclusively be valet parking.

(6) Adequate public and private open space should be provided for light and air, landscaping, and, where appropriate, for passive and active recreation;

The current renderings show the new tower being built to the lot line along W. Jefferson Ave, and Washington Boulevard, which does not afford any space for open or outdoor recreational facility. An existing open space component is provided in the form of a patio along W. Jefferson Avenue just east of the exiting entrance.

(7) Adequate rights-of-way, easements and dedications should be provided where appropriate for trafficways, utilities and community facilities;

Given that the proposed tower will be built to the lot lines on the existing pedestal, right-of-way, easements, and dedications, trafficways, utilities, and community facilities will not be affected long term. It is anticipated that there will be temporary disruptions along Washington Boulevard when a proposed skywalk linking the hotel to Cobo Conference Center is under construction.

(8) Public access should be provided where appropriate, including provision of adequate right-of-way for the continuous pedestrian/bicycle pathway being developed along the Detroit River;

The existing bike lanes along W. Jefferson Avenue and Washington Boulevard will not be affected long term. There may be some disruption to cycling traffic during construction.

(9) Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and parking areas should be provided;

The existing service, loading, refuse collection areas will service the proposed addition, new mechanical and electrical equipment serving the proposed tower will require appropriate screening. The proposed parking deck will be entirely enclosed and will not adversely impact adjacent properties.

(10) Careful consideration should be given to orientation for solar access to both the proposed project and surrounding development;

The glass specified for the proposed tower will prevent glare to adjacent properties. In regards to solar access a shadow study has been requested to show the effects of the new tower on surrounding properties.

(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;

The graphics provided were void of signage with the exception of a "Belair" graphic. CPC staff has communicated to the developer that actual signage and graphics should be generated in order for staff to perform the needed calculations to determine the appropriateness of the proposed signage.

(12) Security considerations, especially avoidance of visually isolated public spaces, should be a major element of the design program;

There will be no visually secluded or isolated areas outside of the parking deck, which is anticipated to have security cameras, per the head of hotel security, Mr. Webster.

(13) Barrier-free access and public safety features should be carefully planned;

In regards to barrier free access, the new tower will be ADA compliant. The primary entrance will remain the existing entryway off of W. Jefferson Avenue.

(14) Preservation/restoration of buildings having architectural or historic value should be considered a primary objective;

CPC staff is of the opinion that the proposed creation of the new tower enhances the existing structure which is historically significant as illustrated in *Michigan Modern* as a contributing building to the Financial District Historic District. PDD staff had stated its desire to have the base of the existing tower extended to the lot line along W. Jefferson Avenue, however, CPC staff believes that this requested alteration would be contrary to this review criterion, and has no bearing on the proposed modification before Your Honorable Body at this time. PDDD subsequently concurred with CPC staff.

(15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/ interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest;

articulation and highlighting of important visual features; preservation/enhancement of important views and vistas;

While PDD generally encourages adherence to the basic urban design principle of maintaining a continuous datum of buildings along the street frontage, they acknowledge the historic significance of the subject building/property, and in doing so, take no exception to the design as submitted by the petitioner.

(16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas;

Existing amenities inclusive of the porte cochere, outdoor patio and lobby area will be shared with the proposed tower, as none of the aforementioned elements are being contemplated as elements for the proposed development.

(17) Careful attention should be given to ease of maintenance of the completed project; snow removal, mowing, cleaning, and other maintenance and repair operations should be considered;

There are currently provisions in place to handle snow removal which are being implemented within the current footprint of the existing facility.

(18) Phasing, staging and interim circulation patterns should be well-planned so as to minimize disruption during the construction period.

Phasing, staging and interim circulation will be comparable to what is presently being implemented with the construction of the ballroom addition. Staging is taking place along W. Jefferson Avenue with the right travel lane closed to through traffic. One lane of traffic remains open. Comparably, staging along Washington Boulevard will be similar to that of the Marquette Building with one travel lane remaining open.

CONCLUSIONS AND RECOMMENDATIONS

In regards to the Special District Review and approval criteria, all applicable criteria have been and/or are being addressed.

The site plans submitted by the petitioner include the required:

- (1) Survey indicating existing on-site utility easements (s) and installation location(s), public rights-of-way and any other significant features or development constraints;
- (2) Outline of subject parcel with all adjacent and abutting public right-of-way lines;
- (3) Layout and configuration of all buildings and their use presently existing on the subject parcel as well as those within 100 feet of the subject parcel;
- (4) Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel and their uses;
- (5) Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site;
- (6) Sign location(s) and detail(s);
- (7) Landscaping plan indicating caliper (existing caliper or caliper at time of planting), species and location of such, and indicating which are existing and which are to-be planted;

- (8) Location and design of street furniture, outdoor lighting fixtures, landscape structures, artwork, and/or other amenities;
- (9) Location of alleys and/or streets to be vacated and/or dedicated;
- (10) Location of all outside trash or rubbish storage areas, loading and servicing areas and mechanical and electrical equipment;
- (11) Location and type of any walls, fences or other barricades;
- (12) Major elevations and plans of all proposed building(s), indicating the exterior materials to be used, architectural features, colors and textures; and
- (13) Any other information needed to demonstrate compliance with the design criteria listed herein.

Based on the above analysis, CPC acted on March 1, 2018 recommending conditional approval of the proposed site plan for second tower and parking deck for the Crowne Plaza Hotel located at 2 Washington Boulevard as prepared by Stephen Berry Architectural Design and dated December 12, 2017. This approval is contingent upon the following condition: that final site plans, elevations, landscaping lighting and signage plans shall be submitted to the staff of the City Planning for review and approval for consistency with the authorized plans prior to application being made for applicable permits. This report also conveys the concurring recommendation of the Planning and Development Department.

Attached for your consideration is a resolution authorizing the BSEED to issue permits for the work related to the attached plans.

Respectfully Submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director, CPC
George A. Etheridge, CPC staff

Attachment

Rendering
Site Plans
Resolution

cc: Maurice Cox, Director P&DD
John Baran, P&DD
R. Steven Lewis, P&DD
David Bell, Director BSEED

A RESOLUTION

By Council Member _____:

WHEREAS, The Pontchartrain Crowne Plaza Hotel desires to conduct exterior modification to the premises located at 2 Washington Boulevard on land zoned PCA (Public Center Adjacent/Restricted Business District); and

WHEREAS, the site is subject to the Special District Review and the site plan review provisions of Section 61-11-97 and 61-3-186, respectively, of the Zoning Ordinance of the City of Detroit; and

WHEREAS, the PCA zoning district classification requires that exterior alteration of any existing building, structure, or premises, or part thereof, be reviewed by the Planning and Development Department and by the City Planning Commission for consistency with the spirit, purpose, and intent of the district and that those modifications be approved by resolution of the City Council following the receipt of a written report and recommendation from the Planning and Development Department and the City Planning Commission; and

WHEREAS, the Planning and Development Department and the City Planning Commission have reviewed the proposal in order to ensure that the proposed development is in keeping with the spirit, purpose and intent of the PCA zoning district classification and whereas the City Planning Commission staff have reviewed the proposal in order to ensure that the proposed development meets the criteria set forth for site plan approval in Article 3, Division 5, Subdivision D of the Zoning Ordinance; and

WHEREAS, the petitioner has agreed to submit schematics of the ventilation system and a shade and shadow study showing the effects the proposed tower might have on adjacent properties; and

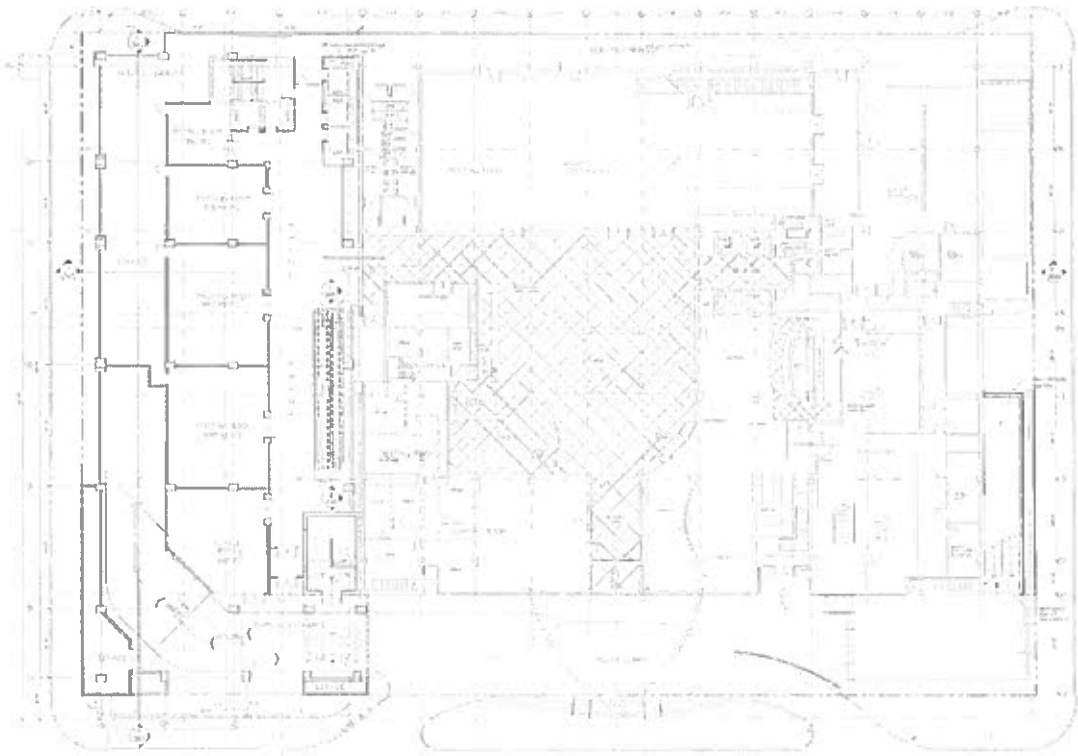
WHEREAS, CPC and PDD have recommended conditional approval.

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council approves the proposed exterior alterations at 2 Washington Boulevard, described in the foregoing communication from the City Planning Commission dated March 7, 2018 and depicted in the drawings prepared by Stephen Berry Architectural Design and dated 12/12/17 with the following condition: that final site plans, elevations, landscaping lighting and signage plans shall be submitted to the staff of the City Planning for review and approval for consistency with the authorized plans prior to application being made for applicable permits. This report also conveys the concurring recommendation of the Planning and Development Department.









LOBBY FLOOR (LEVEL 2)

NOT TO SCALE

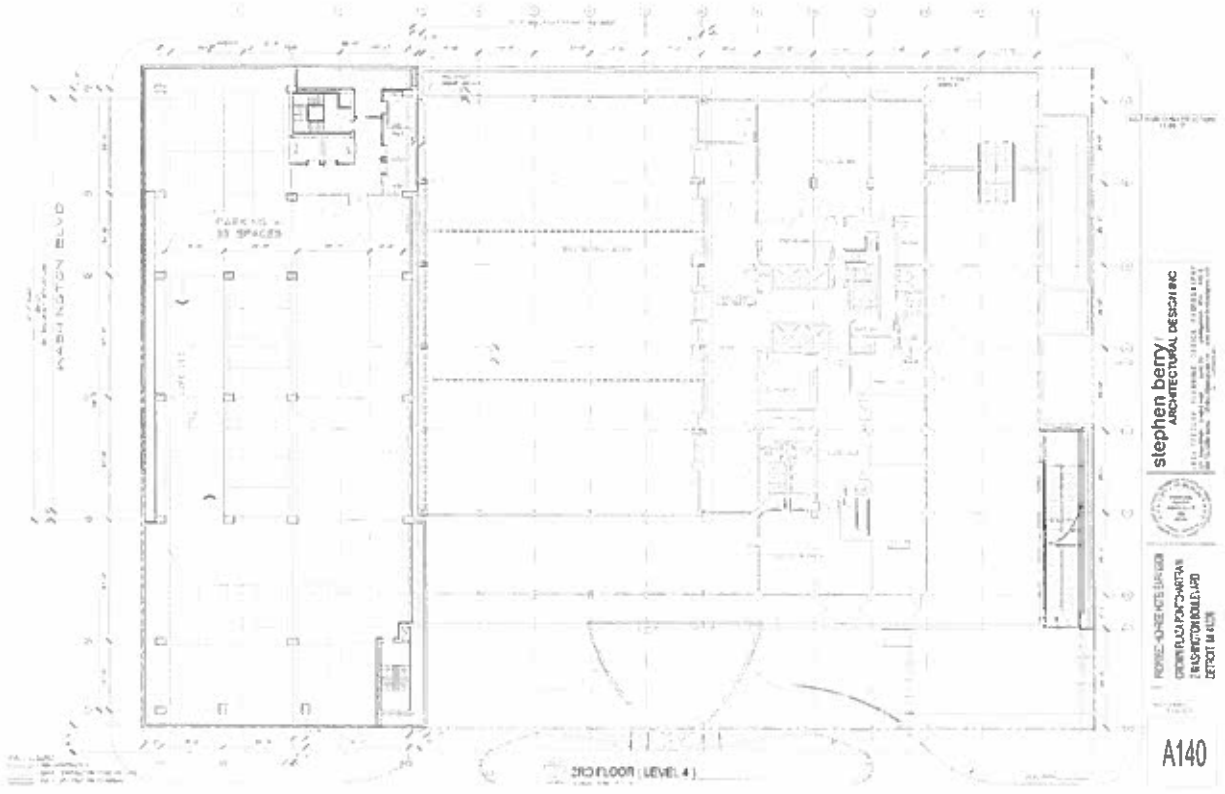
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stephen berry
ARCHITECTURAL DESIGN INC



FOUNDED 1981
2000 PLYMOUTH AVENUE
DETROIT, MI 48226

A121

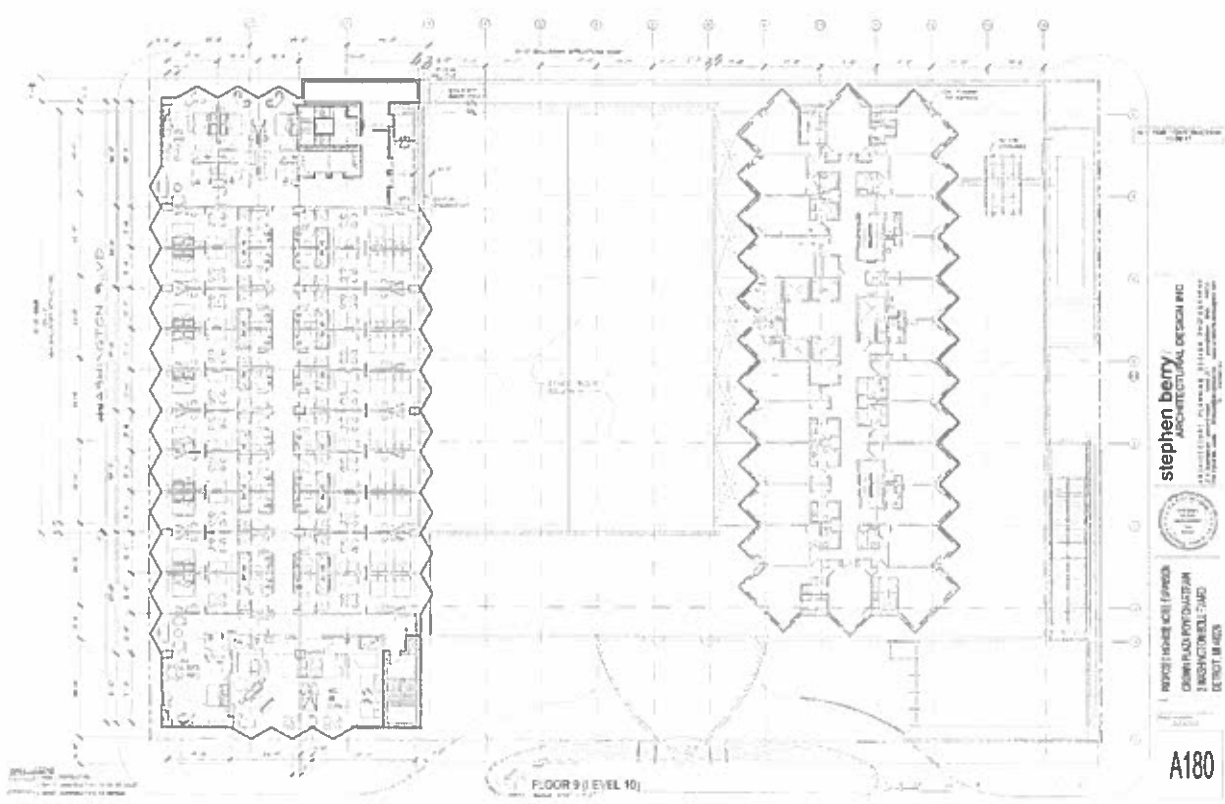


4TH FLOOR (LEVEL 4)

stephen hery
ARCHITECTURAL DESIGN INC



PROFESSIONAL ARCHITECT
DETROIT, MICHIGAN
A140



WASHINGTON BLVD

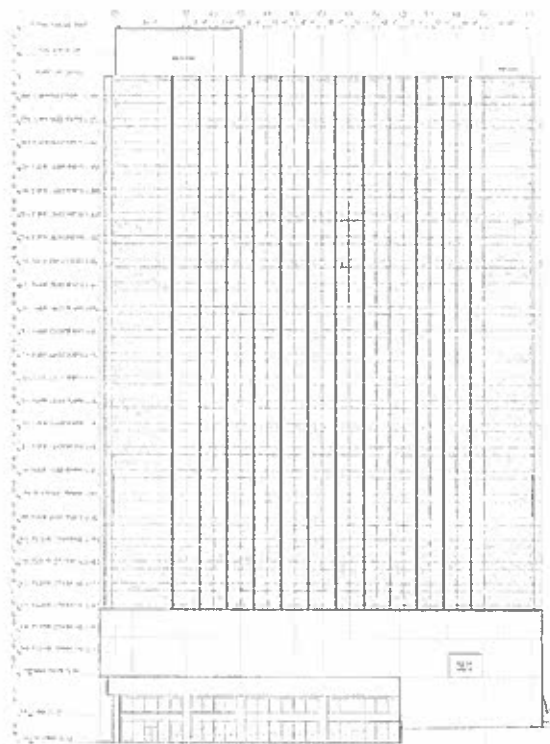
FLOOR 9 (LEVEL 10)

stephen berry
 ARCHITECTURAL DESIGN INC
 1000 W. WASHINGTON BLVD
 SUITE 1000
 DENVER, CO 80202

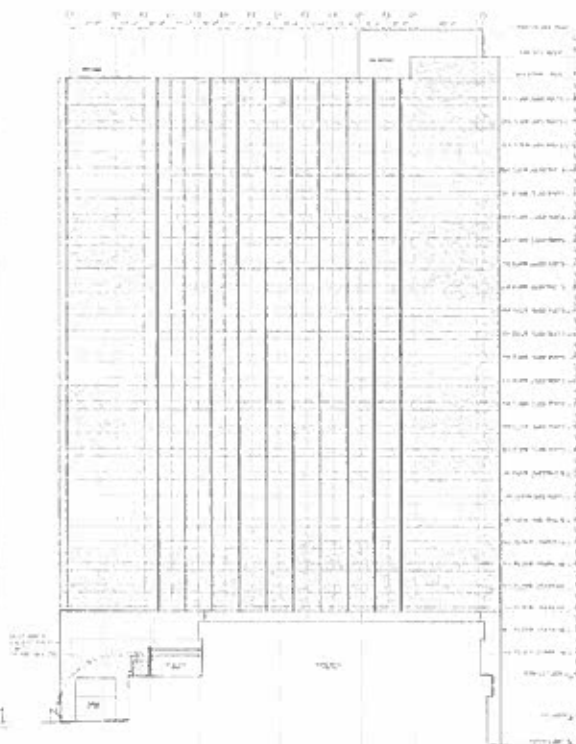


1. PROJECT MODEL CELL (FLOOR)
 2. COMPLETE PRODUCTION
 3. REVISIONS: 0/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

A180



WEST ELEVATION



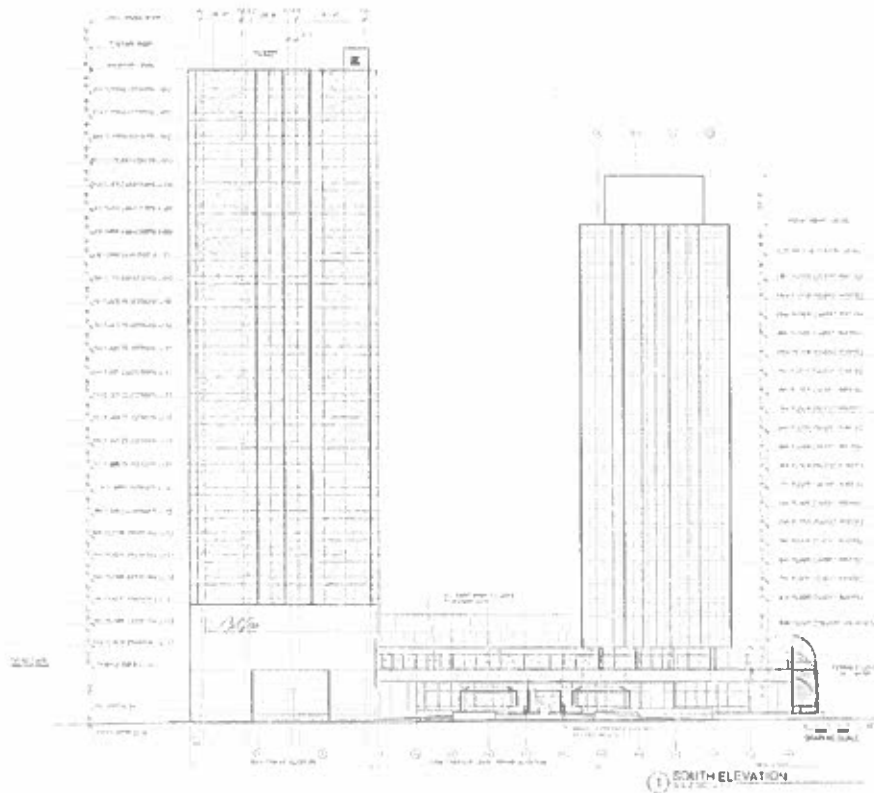
EAST ELEVATION

stephen berry
ARCHITECTURAL DESIGN INC.
1000 10th St. N. Suite 100
Edmonton, Alberta T6A 4K5
403.425.1234



PROFESSIONAL DESIGN
DRAWING INFORMATION
NUMBER: A210
DATE: 08/25/10

A210

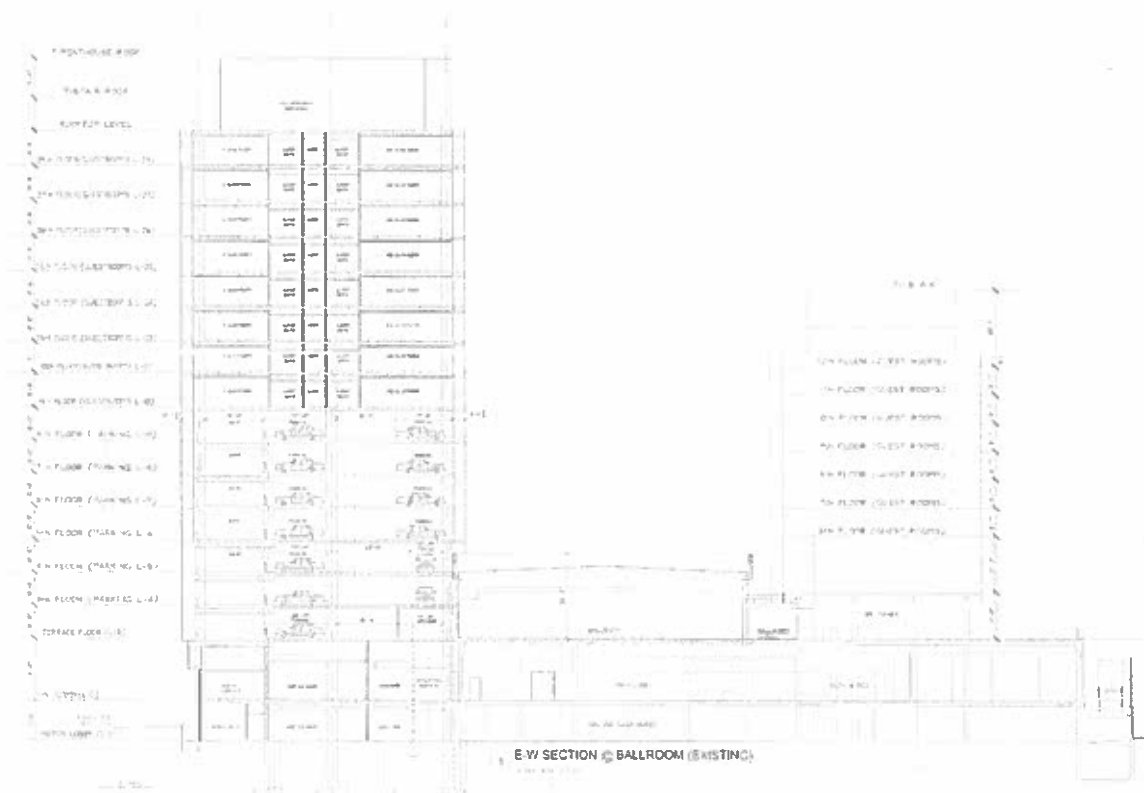


stephen berry
ARCHITECTURAL DESIGN INC
1000 11th Street, N.E. Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.8800 Fax: 404.525.8801



PROJECT: WAREHOUSE REHABILITATION
OWNER: UNIVERSITY OF MARYLAND
2 RASING STREET, COLLEGE PARK
24 COLLEGE PARK, MD 20742

A220



stephen berry
ARCHITECTURAL DESIGN INC
1000 W. WABASH AVENUE, SUITE 1000
CHICAGO, ILLINOIS 60606
TEL: 312.467.1000 FAX: 312.467.1001
WWW.STEPHENBERRY.COM



PROJECT NUMBER: 0021-0001
OWNER: PULP PAPER COMPANY
7 WASHINGTON SQUARE
DETROIT, MI 48226

A300



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV



March 12, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Authorization to Acquire Real Property from Greater Grace Temple of the Apostolic Faith; Property: 18600 and (part of) 18601 Berg Road (Former Rogell Golf Course)

Honorable City Council:

The Housing and Revitalization Department (HRD) is requesting authorization from your Honorable Body to purchase 18600 and part of 18601 Berg (collectively the "Properties") from Greater Grace Temple of the Apostolic Faith, a Michigan Domestic Nonprofit Corporation. The Properties consist of two parcels of vacant land measuring approximately 91.41 acres and 28.419 acres respectively. Both parcels are zoned R-1 (Single Family Residential) and located in the area of Berg Road between W. Seven Mile and Grand River.

The acquisition of these properties presents a prime opportunity for the City to implement a variety of projects inclusive of, the improvement of storm water management in the area via the creation of green infrastructure, the potential to spur economic growth and the enhancement of neighborhood vitality through future development (housing, mixed use and/or institutional/commercial). Additionally, a portion of the properties have the opportunity to be transferred from their blighted condition into a naturalized public amenity via the creation of passive open space. Once acquired, the Properties will be secured and maintained by the General Services Department (GSD) in partnership with other agencies, including the Detroit Water and Sewerage Department (DWSD), as facets of the project are implemented.

The purchase price is \$1,941,000.00. The City proposes to use CDBG-DDR (Community Development Block Grant – Declared Disaster Recovery) funds to purchase the Properties.

CITY CLERK 2018 MAR 12 AM 11:07



Honorable City Council
March 12, 2018
Page Two

We, therefore, request that your Honorable Body approve the purchase of the Properties from Greater Grace Temple of the Apostolic Faith, a Michigan Domestic Nonprofit Corporation, for the amount of \$1,941,000.00 and authorize the Mayor of the City of Detroit, or his authorized designee, to execute such documents as may be necessary to effectuate the purchase, by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,



Arthur Jemison
Director

AJ/ajm

cc: S. Washington, Mayor's Office
M. Cox, PDD
Scott Brinkmann, Law Department



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit (“City”) through the Housing and Revitalization Department (“HRD”) wishes to purchase and acquire two (2) parcels located within the City of Detroit, Michigan from Greater Grace Temple of the Apostolic Faith, a Michigan Domestic Nonprofit Corporation, having a street address of 18600 and (part of) 18601 Berg (the “Properties”), more particularly described in the attached Exhibit A, for the sum of One Million Nine Hundred Forty One Thousand and 00/100 Dollars (\$1,941,000.00); and

WHEREAS, after acquisition subject to the appropriate approvals required, the City plans to implement a variety of projects that will improve storm water management in the area, spur economic development, improve neighborhood vitality and transform a portion of the Properties from their blighted condition into a naturalized public amenity with the creation of open space; and

WHEREAS, the Building Safety Engineering and Environmental Department (“BSEED”) has reviewed the environmental conditions of the Properties; and

WHEREAS, in accordance with Chapter 2, Article I, Division 2 of the Detroit City Code: (1) the City Council finds that these properties have received appropriate environmental inquiry and assessment in accordance with the review referred to in the preceding paragraph; (2) City Council finds and declares that despite the presence of environmental contamination at 18600 and 18601 Berg, acquisition of the Properties is necessary to promote the health, safety and welfare of the public and such acquisition does not pose a risk based upon the proposed use of the Properties; (3) City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and assessment, and therefore, waives the requirement that the seller bear the cost of the environmental inquiry and assessment; and (4) HRD shall prepare and submit to the Michigan Department of Environmental Quality (“MDEQ”) a Response Activity Plan and Due Care Plan to assure that environmental hazards are addressed in conjunction with development; and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the Mayor of the City of Detroit, or his authorized designee, be and is hereby authorized to accept and record a deed to the Properties, more particularly described in the attached Exhibit A, and execute such other documents as may be necessary to effectuate the transfer of the Properties from Greater Grace Temple of the Apostolic Faith, a Michigan Domestic Nonprofit Corporation to the City of Detroit, for the amount of \$1,941,000; and

RESOLVED, that the Finance Director be and is hereby authorized to increase the necessary accounts and honor expenditures and vouchers, when presented in accordance with the foregoing communication and standard City procedures; and



BE IT FINALLY RESOLVED, that the Mayor of the City of Detroit, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the transfer (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer.

A WAIVER OF RECONSIDERATION IS REQUESTED.

(See Attached Exhibit A)



Exhibit A

Land in the City of Detroit, County of Wayne and State of Michigan being all that part of the Northeast 1/4 of Section 9, Town 1 South, Range 10 East, lying South of the Seven Mile Road and between Berg Road and Lahser Road and more particularly described as: Beginning at a point in the intersection of the South line of the Seven Mile Road with the West line of Lahser Road, said point being distance South 0 degrees 45 minutes 50 seconds East 85 feet and North 89 degrees 23 minutes 30 seconds West 33 feet from the Northeast corner of said Section 9; thence along the Westerly line of Lahser Road South 0 degrees 40 minutes 14 seconds East 1274.40 feet to a point in the Northerly line of Margareta Avenue, 30 feet wide, as now established, said point also being on the Northerly line of Malvern Hill Subdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Town 1 South, Range 10 East, Redford Village (now Detroit), Wayne County, Michigan as recorded in Liber 35, Page 36 of Plats of Wayne County Records; thence along said Northerly line of last mentioned subdivision North 89 degrees 30 minutes 51 seconds West 1243.66 feet to a point in the Northwest corner of said subdivision; thence along the Westerly line of last mentioned subdivision, said line also being the Westerly line of McIntyre Avenue, 30 feet wide, as now established, South 1 degree 09 minutes 41 seconds East 565.05 feet to point; thence along a line South 89 degrees 31 minutes 38 seconds West 1158.06 feet to a point in the Easterly line of Berg Road, 66 feet wide, as now established; thence along the Easterly line of Berg Road North 21 degrees 40 minutes 53 seconds West 253.22 feet to a point; thence continuing along the said Easterly line of Berg Road North 1 degree 29 minutes 33 seconds West 1659.28 feet to a point in the Southerly line of Seven Mile Road, 88 feet wide, as now established; thence along said Southerly line of Seven Mile Road South 89 degrees 24 minutes 41 seconds East 2481.02 feet; thence South 45 degrees 52 minutes 11 seconds East 43.49 feet to the place of beginning.

A/K/A 18600 Berg Road
Ward 22 Item 16650

Land in the City of Detroit, County of Wayne, State of Michigan, being part of the NE 1/4, the NW 1/4, the SE 1/4 and the SW 1/4, of Section 9, T1S-R10E, more particularly described as: Commencing at a point in the NW 1/4 of said Section 9, said point also being the intersection of the Southerly line of Seven Mile Road (120 feet wide), as now established and the Westerly line of Berg Road (66 feet wide), as now established; thence along said Southerly line of Seven Mile Road S88°35'04"W, 103.62 feet to the point of beginning; thence S01°15'45"E, 91.91 feet to a point; thence S04°21'18"E, 270.42 feet to a point; thence S12°17'53"E, 76.53 feet to a point; thence N88°35'04"E, 74.38 feet to a point on the Westerly line of Berg Road (66 feet wide), as now established; thence the following courses along said Westerly line of Berg Road: S01°15'45"E, 1230.03 feet to a point; thence S23°42'41"E, 255.25 feet to a point; thence S22°55'36"E, 244.01 feet to a point; thence S15°25'43"E, 249.23 feet to a point; thence S11°49'01"E, 256.81 feet to a point; thence S02°58'43"E, 523.66 feet to a point on the Northerly line of Grand River Avenue (120 feet wide), as now established; thence along said Northerly line of Grand River Avenue, N61°34'57"W, 784.73 feet to a point; thence N00°59'53"W, 1014.68 feet to a point; thence N87°49'57"E, 27.50 feet to a point; thence N02°10'03"W, 453.30 feet to a point; thence N78°24'57"E, 95.00 feet to a point in the center of the Rouge River; thence upstream along the following courses: N32°56'43"W, 100.53 feet to a point; thence N06°11'57"E, 292.00 feet to a point; thence N00°46'53"W, 185.43 feet to a point; thence N31°44'33"W, 175.91 feet to a point; thence N15°50'33"W, 120.79 feet to a point; thence N04°46'37"E, 253.60 feet to a point; thence N13°46'22"E, 46.93 feet to a point; thence S88°34'33"W, 33.96 feet to a point; thence N04°56'54"E, 146.92 feet to a point on the Southerly line of Seven Mile Road (120 feet wide), as now established; thence along said southerly line of Seven Mile Road N88°35'04"E, 260.58 feet to the point of beginning.

(Part of)
A/K/A 18601 Berg Road
Ward 22 Item 16653



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV



February 28, 2018

Detroit City Council
2 Woodward Avenue
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Dear Honorable City Council:

Re: Real Property at 676, 678 and 684 Alexandrine, Detroit, MI 48201


The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from The Ferlito Group LLC, a Michigan limited liability company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 676, 678 and 684 Alexandrine, Detroit, MI 48201 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated June 26, 2017 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) (the “**Purchase Price**”).

Offeror intends to develop a 16-unit, mixed use residential development. The proposed use is a permitted use within the designated SD-1 zoning district. Offeror shall enter a development agreement with P&DD and obtain the appropriate use approvals prior to closing.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **The Ferlito Group LLC**, a Michigan limited liability company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 676, 678 and 684 Alexandrine, Detroit, MI 48201, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated June 26, 2017, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without further public advertisement or the taking of bids; and

WHEREAS, Offeror intends to develop a 16-unit, mixed use residential development. **The proposed use is a permitted use within the designated SD-1 zoning district. Offeror shall enter a development agreement with P&DD and obtain the appropriate use approvals prior to closing.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Ten Thousand Seven Hundred Fifty and 00/100 Dollars (\$10,750.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Twelve Thousand Nine Hundred and 00/100 Dollars (\$12,900.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.



**EXHIBIT A
LEGAL DESCRIPTION**

Land located in the City of Detroit, County of Wayne:

North Alexandrine Lot 22, Block 96 CASS FARM SUBDIVISION, as recorded in Liber 1 page 175 of Plats, Wayne County Records 4/34 50 X 153 and

North Alexandrine, East 30 feet of the North 10 feet of Lot 2, Block 96 CASS FARM SUBDIVISION, as recorded in Liber 1 page 175 – 177 of Plats, Wayne County Records 4/34 30 X 10 and

North Alexandrine, East 30 feet of Lot 1 and the Easts 30 feet of the South 40 feet of Lot 2, Block 96 CASS FARMS SUBDIVISION, as recorded in Liber 1, page 175-177 of Plats, Wayne County Records

30E



More commonly known as 676, 678 and 684 Alexandrine, respectively

Tax Parcel 04-000823, 04-000822, 04-000821

**Description Correct
Engineer of Surveys**

By: 

**Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED**



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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March 07, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Surplus Property Sale
5821 Second Avenue, Detroit, MI 48201**

Honorable City Council:

The City of Detroit Planning and Development Department (“P&DD”) has received an offer from the Michigan Department of Transportation (“MDOT”) to purchase certain City-owned real property at 5821 Second Avenue, Detroit, MI (the “Property”) for the purchase price of Two Hundred Thousand and 00/100 Dollars (\$200,000.00).

MDOT intends to utilize the Property as part of its I-94 Modernization Project. Specifically, MDOT will demolish the existing structure on the Property and construct fencing and landscaping to screen the proposed new Second Avenue pedestrian bridge.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to MDOT.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2018 MAR 9 PM 12:14

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the sale of certain real property at 5821 Second Avenue, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to the Michigan Department of Transportation ("MDOT") for the purchase price of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) is hereby approved; and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to issue a quit claim deed for the sale of the Property, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Property to MDOT consistent with this resolution; and be it further

RESOLVED, that customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) and broker commissions of Ten Thousand and 00/100 Dollars (\$10,000.00) be paid from the sale proceeds pursuant to the City's contract with the Detroit Building Authority ("DBA"); and be it further

RESOLVED, that a transaction fee of Twelve Thousand and 00/100 Dollars (\$12,000.00) be paid to the DBA from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of P&DD, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the Director of P&DD, or his authorized designee, and approved by the Corporation Counsel.



EXHIBIT A

LEGAL DESCRIPTION

Land located in the City of Detroit, County of Wayne and State of Michigan described as:

WEST SECOND Lot 14, Block 17, Cass Farm Company Limited Subdivision, as recorded in Liber 19, Page 35 of Plats, Wayne County Records 4/58 44 X 140.

a/k/a 5821 Second Avenue, Detroit, MI 31E
Tax Parcel ID 04003211.

Description Correct
Engineer of Surveys

By:

A handwritten signature in black ink, appearing to read 'Basil Sarim', is written over a horizontal line.

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED