

- *Door, sash, or trim manufacture*
- *Draperies manufacture*
- *Flag or banner manufacture*
- *Glass blowing*
- *Knit goods manufacturing*
- *Leather goods manufacture or fabrication*
- *Low-impact Manufacturing or Processing facilities*
- *Jewelry manufacture*
- *Lithographing, and sign shops*
- *Trade services, general, with the exception of cabinet making*
- *Wearing apparel manufacturing*

Sec. 61-11-190. Conditional residential uses. *Remove “Residential use combined in structures with permitted commercial uses”, as both the residential and commercial uses are permitted on a matter of right basis*

Sec. 61-11-191. Conditional public, civic, and institutional uses. *Add the following less-pedestrian uses which used to be a matter of right:*

- *Electric transformer station*
- *Gas regulator station*
- *Telephone exchange building*
- *Water works, reservoir, pumping station, or filtration plant*

Sec. 61-11-192. Conditional retail, service, and commercial uses. *Add the following uses which require additional scrutiny and possible conditions to fit in with possible adjacent residential uses:*

- *Cabaret*
- *Customer service center without drive-up or drive-through facilities*
- *Financial services center without drive-up or drive-through facilities*
- *Kennel, commercial*
- *Motel*
- *Parking lots or parking areas, commercial*

- *Parking lots or parking areas, accessory for operable private passenger vehicles, farther than the maximum distance specified*
- *Parking structure having at least 60% of the ground floor devoted to commercial space or other space oriented to pedestrian traffic*
- *Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of the goods produced*
- *Secondhand store and secondhand jewelry store*
- *Tattoo and/or piercing parlor*
- *Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats*
- *Youth hostel/hostel*

Sec. 61-11-193. Conditional manufacturing and industrial uses. *Remove “none” and add specific higher intensity manufacturing uses and specific factors to consider when reviewing the following uses not exceeding 5,000 square feet of gross floor area and having a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of the goods produced:*

- *General: High/medium-impact Manufacturing or Processing limited to furniture manufacturing*
- *Machine shop*
- *Trade services, general limited to cabinet making*

Sec. 61-11-194. Conditional other uses. *Remove “Heliports” and add Urban Garden not exceeding 0.5 acres in size*

Sec. 61-11-195. Intensity and dimensional standards. *The required front setback is removed and a maximum of 20 feet or the average of the adjacent buildings is inserted, as is a prohibition of parking in the front setback. Rear setbacks are dependent on building type and the zoning of the property to the rear. Side setbacks are again not required unless the building is adjacent to land zoned R1, R2, R3, or R4. Maximum height is limited to forty-five (45) feet for non-mixed-use, sixty (60) feet for mixed-use buildings, not to exceed five (5) stories. Additional height is allowed when on a street wider than 60 feet.*

Article XII. Use Regulations *The use table and use regulations are updated to reflect the standards and permissibility specified in the zoning districts. Sec. 61-12-230 is deleted, as it becomes redundant: all of the uses are allowed without being in an office building.*

Article XIII. Intensity and Dimensional Standards *These are updated to reflect the standards specified in the zoning districts. Many lines of the table are removed as a specific standard for that specific use is deemed not necessary.*

Sec. 61-14-7. Off-street parking exemptions and allowances. *The maximum distance within which required parking can be provided is 1,320 feet. A district approach for parking is allowed.*

Article XIV, Subdivision B Subdivision B. Off-Street Parking Schedule "A" Chart is amended to allow reduction in required parking spaces for multi-family dwellings to 1.0 per dwelling unit or 0.75 per dwelling unit if located within 0.25 miles of a bus rapid transit, street car/trolley or light rail line For retail, service, and commercial uses, where the use is located within 0.25 miles of a bus rapid transit, street car/trolley or light rail line, 0.75 of the minimum required off-street spaces.

Sec. 61-14-103. Waiver of off-street parking requirements for uses or buildings minimally deficient. *The Planning and Development Department may grant a waiver of the off-street parking requirements, for the first three thousand (3,000) square feet of pedestrian-oriented retail, service, or commercial uses. This is in addition to the waiver for buildings under 3,000 square feet.*

Sec. 61-14-113. Credit for public parking. *City of Detroit public parking lots within one thousand three hundred and twenty (1,320) feet of the site proposed for occupancy may be used toward the required amount of off-street parking in SD1 or SD2.*

Sec. 61-14-149. Traditional Main Street overlay areas, SD1, and SD2. *The prohibition on parking in front of the building is restated.*

Sec. 61-16-124. Words and terms (Ln-Lz). *"Manufacture of musical instruments, toys, novelties, metal or rubber stamps, or other small molded rubber products" is added to Low-impact Manufacturing or Processing*

Sec. 61-16-132. Words and terms (Mh-Mm) *"Mixed Use" is defined*

Sec. 61-16-142. Words and terms (Nn-Nz) *"Nonconforming use" is defined unless otherwise specified in the "Description" section of the zoning district. This deals with existing single-family homes being defined as conforming in SD1, even though new single-family construction would not allowed.*

PUBLIC DISCUSSION RESULTS

At the November 3, 2013 public discussion on this matter, questions were raised about the appropriateness of the "financial services center" use in the SD1 and SD2 districts, as well as in some of the existing commercial zoning districts. Also discussed was the possibility of adding a spacing requirement between such uses. Removing this use from one or both of the proposed districts is something that the CPC could recommend as part of the approval of this ordinance if it so chooses. The adding of a spacing requirement and/or a comprehensive look at the permissibility of this use City-wide is currently beyond the scope of staff, but it is something that the CPC could request of staff when capacity is increased.

ANALYSIS

The proposed changes are generally in response to the input given by the community representatives of the various TMS areas, other stakeholders, and a focus group of manufacturers. The changes bring the uses and development standards in line with the vision for

the mixed-uses areas these districts would seem to be appropriate for. These zoning district provisions as they exist today do not allow the mix of uses that seems most appropriate. It is envisioned that the SD1 district would be appropriate for less-intense streets, such as Livernois Avenue or some of the east-west streets in the Midtown area and the SD2 for larger streets like portions of Michigan or Cass or Woodward Avenues.

The removal of the projecting sign over Woodward provision has been reviewed with both the Michigan Department of Transportation, who has jurisdiction over most of Woodward Avenue, the Law Department and the Detroit Department of Public Works. We are unable to find any merit in retaining the provision today.

GARDENVIEW ESTATES PHASE IV

DETROIT

MICHIGAN

NORSTAR DEVELOPMENT USA, L.P.
ALBANY, NEW YORK



November 21, 2013



FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

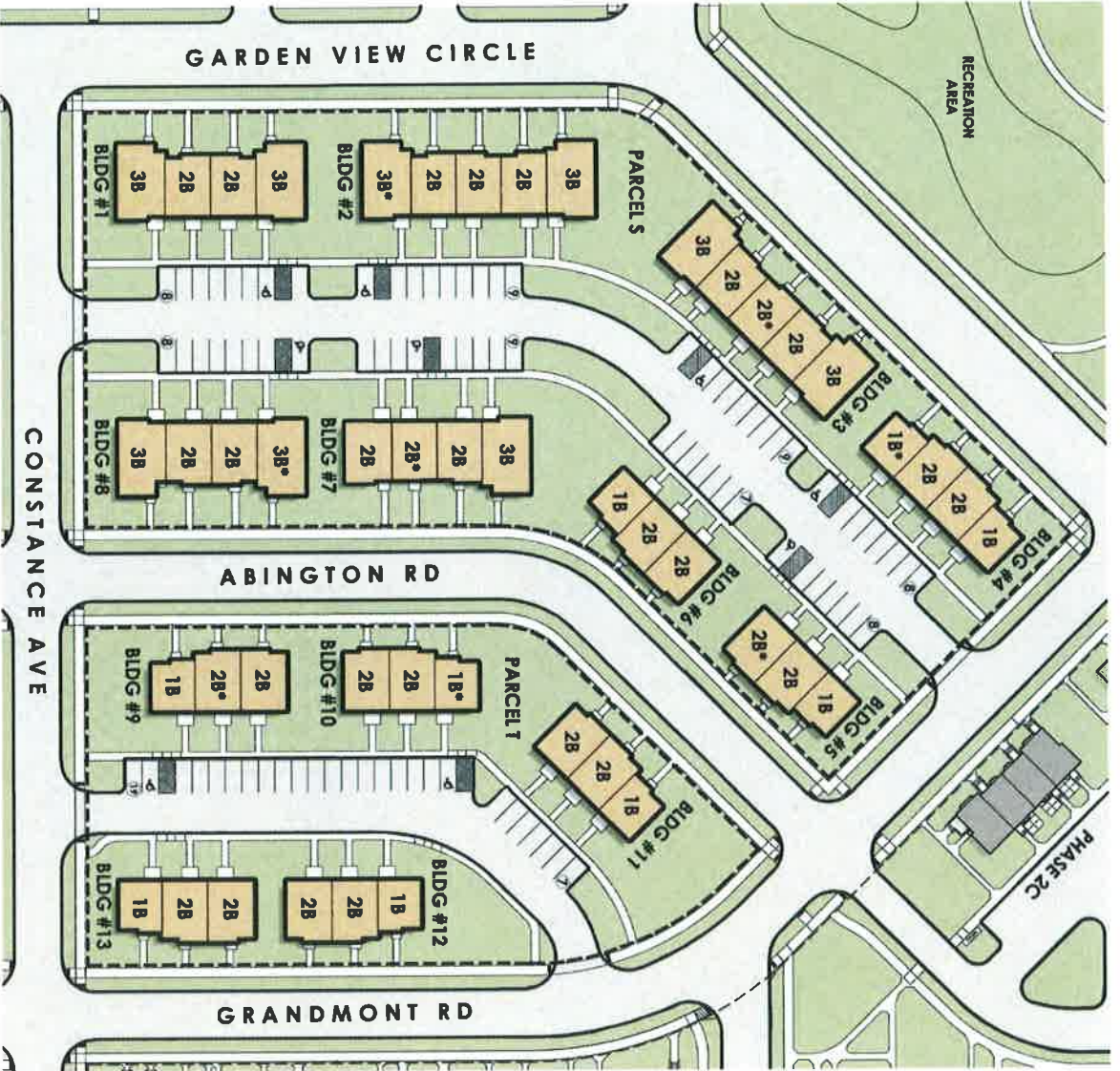


SITE PLAN
GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN

TS&P FUSCO,
 SHAFER &
 PAPPAS, INC. November 21, 2013
 ARCHITECTS AND PLANNERS

3000 ANTHONY STREET, SUITE 100
 FARMINGTON HILLS, MICHIGAN 48334
 PHONE: 248-853-0000 FAX: 248-853-2200

SHEET 1 of 8



SITE PLAN



SITE DATA

GROSS SITE AREA

PARCEL S	3.27 ACRES (1,42,419 SF)
PARCEL T	1.65 ACRES (71,971 SF)
TOTAL	4.92 ACRES (214,390 SF)

ZONING

EXISTING

PD
PLANNED DEVELOPMENT DISTRICT

UNIT COUNT/MIX

1 BEDROOM (ACCESSIBLE)	768 SF	7 UNITS
2 BEDROOM (ACCESSIBLE)	768 SF	9 UNITS
2 BEDROOM (ACCESSIBLE)	982 SF	25 UNITS
2 BEDROOM (ACCESSIBLE)	982 SF	4 UNITS
2 BEDROOM (ACCESSIBLE)	982 SF	29 UNITS
2 BEDROOM (ACCESSIBLE)	1240 SF	7 UNITS
2 BEDROOM (ACCESSIBLE)	1269 SF	9 UNITS
TOTAL		47 UNITS

PARKING PROVIDED

92 SPACES

* ALL UNITS ARE VESTIBULE INDENTED ACCESSIBLE UNITS

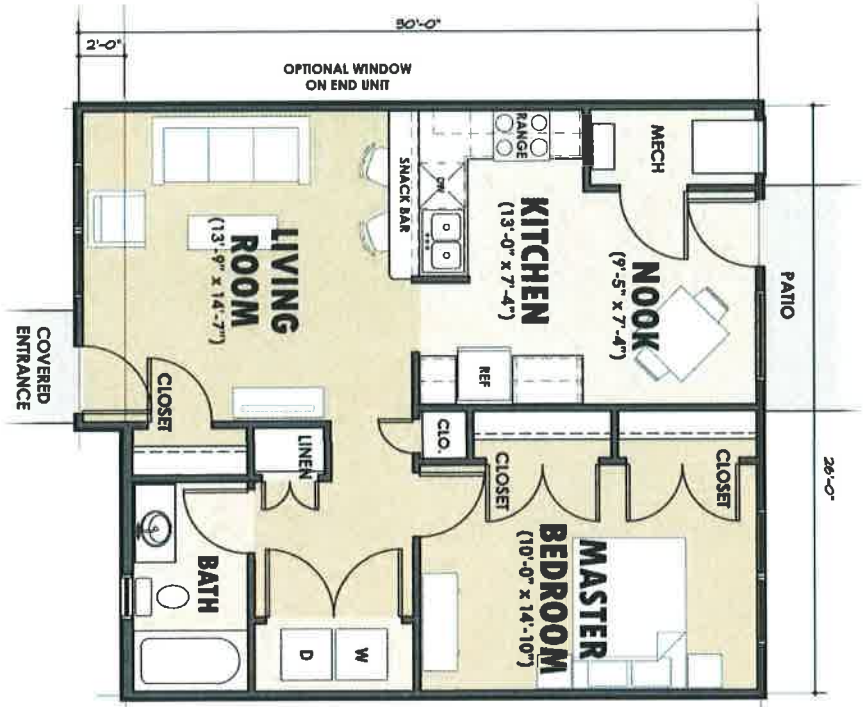
PHASE IV SITE PLAN

GARDENVIEW ESTATES PHASE IV
DETROIT, MICHIGAN

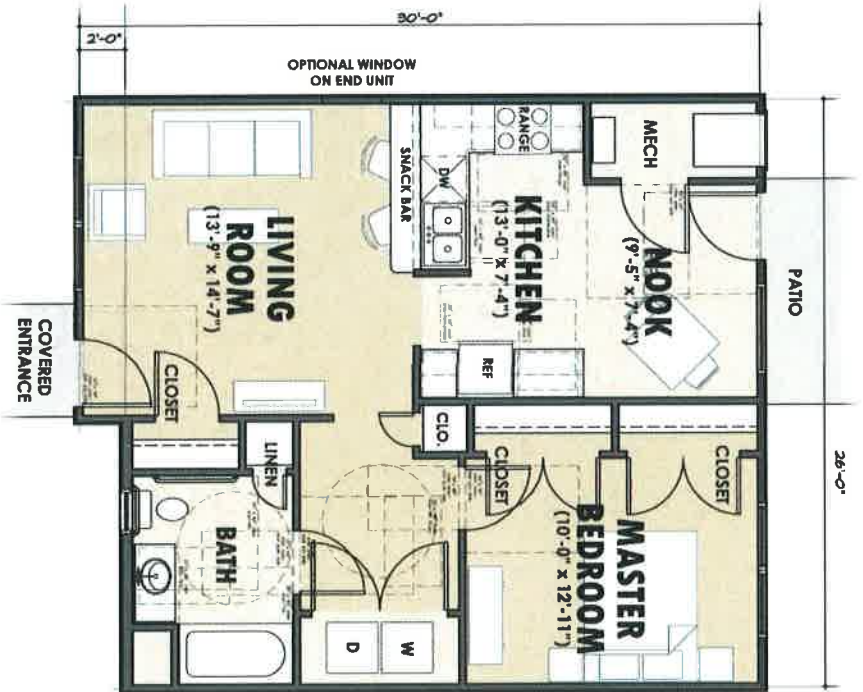


SHAFER & PAPPAS, INC. November 21, 2013

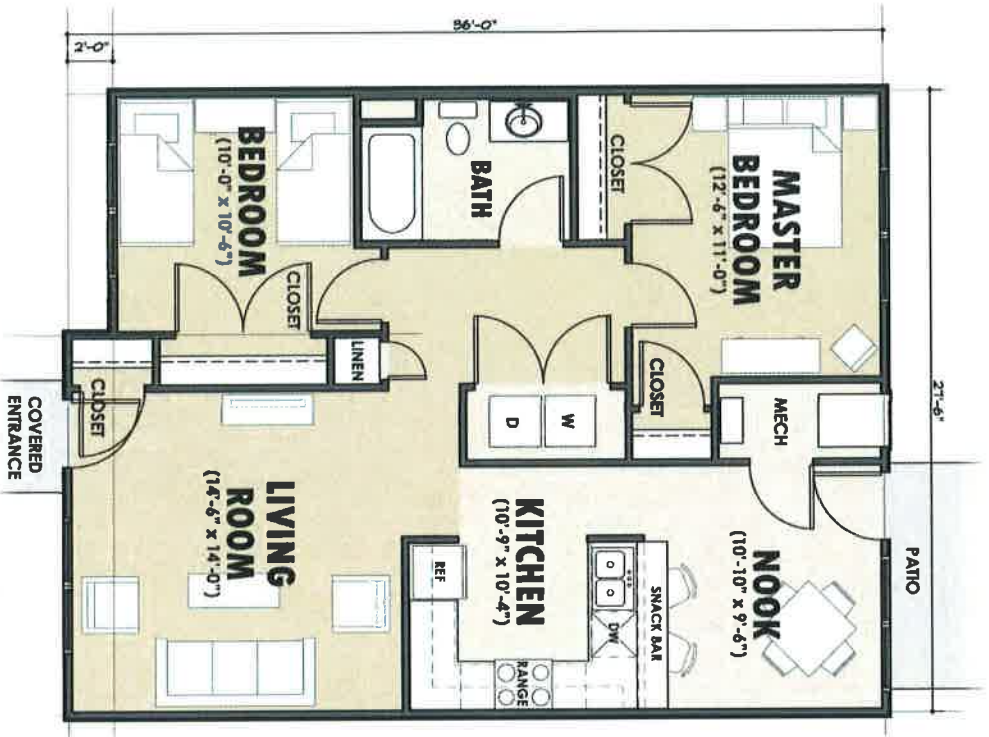
ARCHITECTS AND PLANNERS
1000 NORTWESTERN BOULEVARD, SUITE 100
ANN ARBOR, MICHIGAN 48106-1500
PHONE: 248-763-5000 FAX: 248-763-5001



FLOOR PLAN 1 BED UNIT 768 SF
 2' 5' 10' 15'
 3/16" = 1'-0"



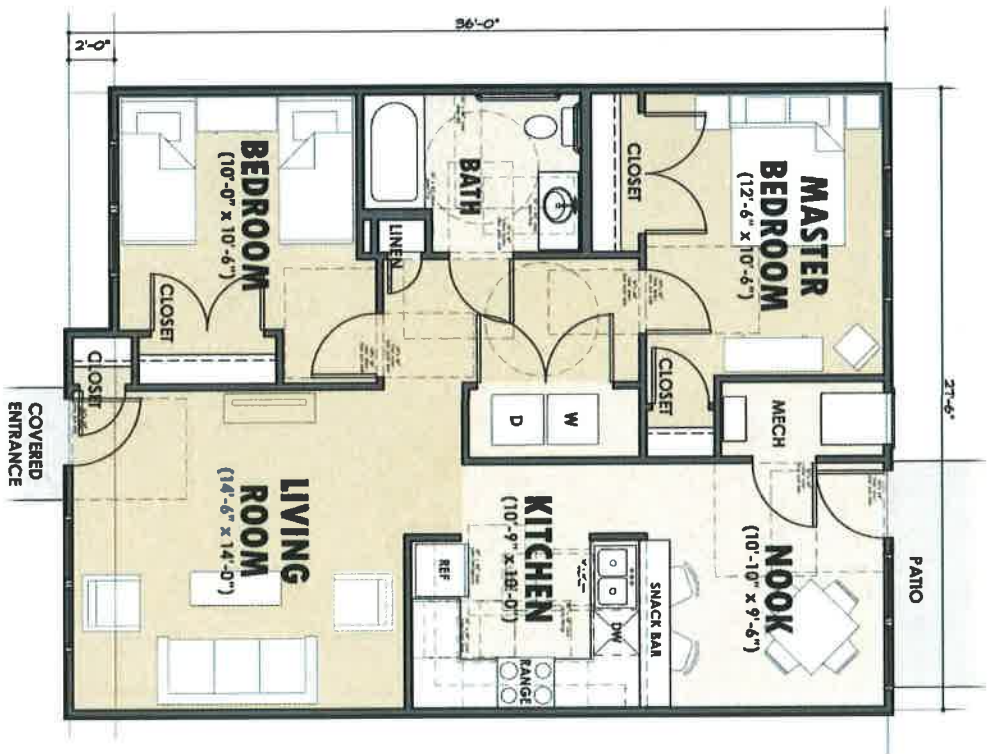
FLOOR PLAN 1 BED BF UNIT 768 SF
 2' 5' 10' 15'
 3/16" = 1'-0"



FLOOR PLAN 2 BED UNIT - AREA 982 SF

2' 5' 10' 15'

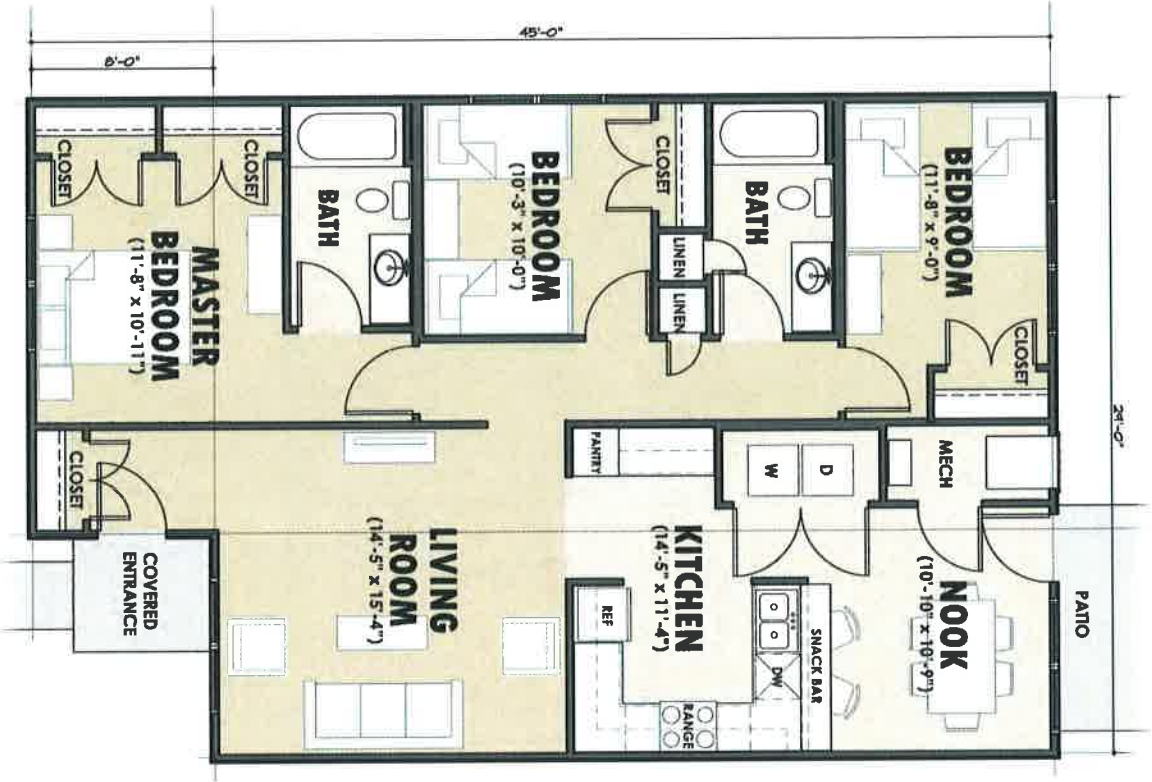
3/16" = 1'-0"



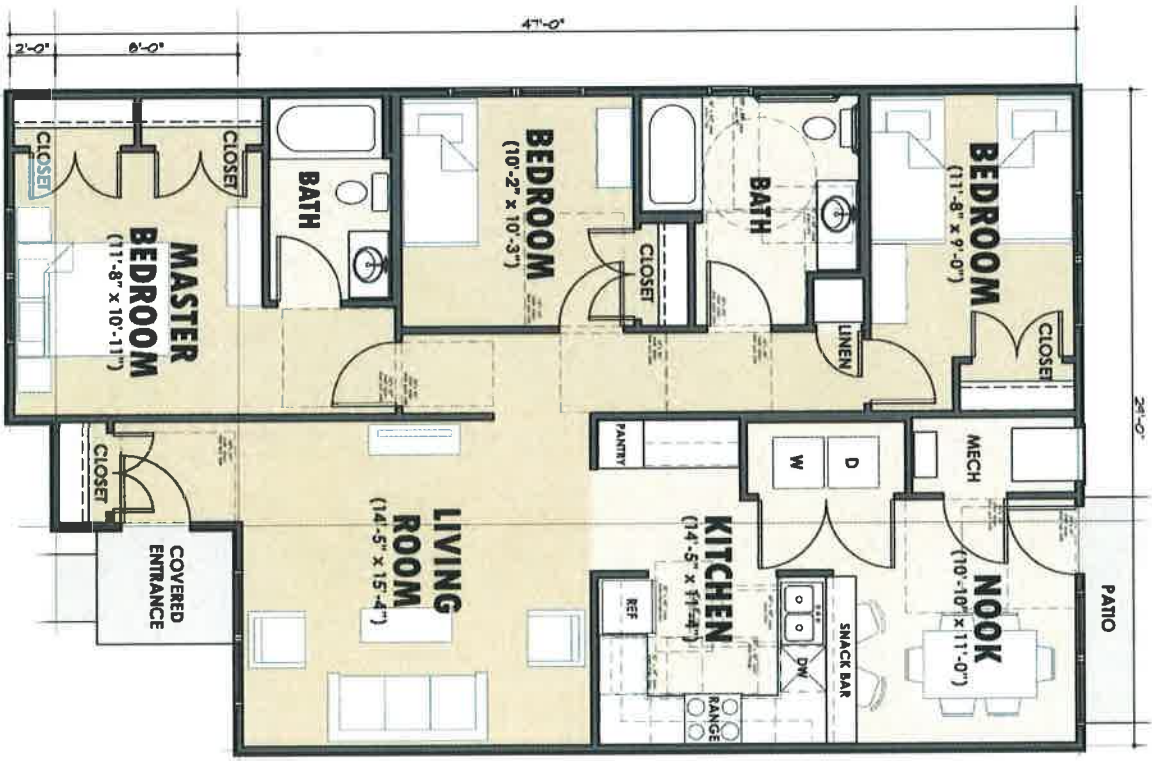
FLOOR PLAN 2 BED BF UNIT 982 SF

2' 5' 10' 15'

3/16" = 1'-0"



FLOOR PLAN 3 BED UNIT 1240 SF
 3/16" = 1'-0"



FLOOR PLAN 3 BED BF UNIT 1269 SF
 3/16" = 1'-0"

3-BEDROOM APARTMENT
 GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN

TRIPUSCO,
 SHAFER &
 PAPPAS, INC. November 21, 2013
 ARCHITECTS AND PLANNERS

THIS APARTMENT IS BEING OFFERED AS PART OF THE GARDENVIEW ESTATES PHASE IV DEVELOPMENT. THE ARCHITECTS AND PLANNERS MAKE NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.

SHEET 5 of 8



SIDE ELEVATION
3/32" = 1'-0"



SIDE ELEVATION
3/32" = 1'-0"



FRONT ELEVATION
3/32" = 1'-0"

4 UNIT ELEVATIONS
GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN
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 PHONE: 248-852-5200 FAX: 248-852-5201
SHEET 6 OF 8



SIDE ELEVATION
3/32" = 1'-0"



SIDE ELEVATION
3/32" = 1'-0"



FRONT ELEVATION
3/32" = 1'-0"

5 UNIT ELEVATIONS
GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN
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 PHONE: 734.936.5200 FAX: 734.936.5201



REAR ELEVATION
3/32" = 1'-0"

5 UNIT REAR ELEVATION
GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN
ISPUSCO,
SHAFFER &
PAPPAS, INC. November 21, 2013
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SHEET 8 of 8

MEMO

To: Marcell Todd, City Planning Commission

From: Tom Habitz, Henry Ford Health System

Date: November 20, 2013

Subject: Request for Immediate Action – Cardinal Health Project Second Phase Re-zoning

I. Economic Development Project Summary

- First development project of Henry Ford Health System effort to recruit suppliers to Detroit.
- Cooperative focus on local procurement along with Wayne State University, Detroit Medical Center.
- 140 jobs new to Detroit, 31 newly created.
- Major, problematic blighted industrial brownfield to be remediated and transformed.
- HFHS assistance to developer in land assembly, economic incentives, community engagement. This project is highly unusual in that HFHS took financial risk (at no benefit to itself) in pre-development activities to make it attractive enough to a private developer.
- Compliant with Master Plan of Policies and Detroit Future City employment center district. Last year, the previously zoned M4 district was **downzoned** to M2 (to prevent higher intensity industrial uses that could pose a residential conflict); adjoining obsolete residential area also re-zoned to M2. Having industry-appropriate land near the rail and freeway corridors in our neighborhood is a luxury and rare opportunity; adding a one-acre portion to the new M2 district is logical and in accordance with the previous actions described above that will facilitate redevelopment.

II. Recap of Zoning Ordinance Application

- Since the outset, the distribution center has been contemplated to be a two-phase project, to be expanded when demanded by business needs. The zoning application is being requested in two parts only because site control was not complete at the time of the original application.
- **This re-zoning request has been in the CPC queue since February of this year.** Completing this action is vital to the success of expanding the facility and adding more jobs. Continued delays, which have not produced an identifiable endpoint, are threatening the future of this development concept among investors.

- No objections have been raised to the proposed use of the property, its rationale, or the rationale for the re-zoning, other than a concern for several ancillary neighborhood issues that have been raised by Mildred Hunt-Robbins.

III. Community Engagement

- This project enjoys widespread community support. At community planning sessions in 2012, identified priorities for the neighborhood (in descending priority order) are: 1. Clean, 2. Safe, 3. Jobs, and 4. City Services. This project has a direct positive impact on all four, and especially the top 3. [See enclosed support letters.]
- Community engagement around this project has been comprehensive and intensive. It began at the earliest possible time, and has been consistent. We have organized the majority of these sessions, and taken advantage of other opportunities at the neighborhood level to ensure a constant communication flow about the project.
 - The land use concept was introduced and discussed in neighborhood master planning sessions (3) that occurred in 2012.
 - Project updates have been given at HFH-organized quarterly meetings since then.
 - Three additional community wide meetings specific to the project were held for dissemination of project information and open questions and answers.
 - Multiple public hearings at the city and county level (multiple times each with City Planning Commission, City Council, Detroit Brownfield Redevelopment Authority, and Wayne County Commission) have provided additional opportunities for dialog and scrutiny.
 - We have attended many block club and community association meetings and raised the project as a topic wherever possible. This includes the monthly meetings of the West Grand Boulevard Collaborative.
 - Over the past year, a team from HFHS and Kirco (and occasionally Cardinal Health) participated in approximately eight intensive two-hour meetings with WGBC3 to discuss a Letter of Agreement around the project. Multiple HFHS vice presidents, the HFH CEO, and the System CEO all took part in this series of meetings.
- HFHS-sponsored community activities in the past year included:
 - Demolishing 21 vacant structures
 - Maintaining approximately 200 vacant lots (including city-owned lots)
 - Organization of a park adoption program of Martin Luther King Jr. Park with several area stakeholders to make major improvements
 - Multiple home board ups, community organizing, and safety activities through Americorps volunteers
 - Additional neighborhood patrols by HFH security
 - Increased amounts of local Detroit purchasing and hiring through anchor initiatives
 - Trumbull streetscape improvement

- And many other community health related initiatives.
- HFHS remains interested in formalizing community-benefitting aspects of this project and other others it is involved with. Wherever it is **commercially feasible**, HFHS is interested in working with development partners who will create context-sensitive projects that will advance community-adopted principles of an authentic, vibrant, and inclusive community. HFHS and the WGBC3 have to date exchanged multiple drafts of Letters of Agreement to serve this purpose. As of this date, the issue is unresolved due to 1) complications around responsibilities of the various parties, and 2) the need to not encumber future projects with an unworkable community engagement framework. HFHS had endeavored to bring its partners on this project to the table in order to make community commitments and they have stepped up; the WGBC3 has counter-proposed an LOA with HFHS only, which while potentially agreeable, requires additional work to create in an executable format. HFHS is not a real estate developer, and therefore cannot bind every aspect of neighborhood projects. We are fully committed, however, to use the leverage associated with land ownership to introduce projects that have quality partners and are sensitively implemented. We are currently evaluating the latest Letter of Agreement submission by the WGBC3 (received Tuesday, November 19) as a fit for these realities.
- Next steps:
 - Regular project update meeting to discuss the project's economic incentives and new information on truck route feasibility is tentatively scheduled for next Tuesday.
 - We are reviewing the recent LOA submission, and will respond timely.

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
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Angela D. Allen, MSW, PhD
Brenda Goss Andrews
Thomas Christensen
Karen Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

TO: City Planning Commission

FROM: Gregory Moots, staff

RE: **Modification of Planned Development (PD) zoning district at the Renaissance Center for the pumphouse adjacent to the Port Authority Building**

DATE: November 19, 2013

The City Planning Commission (CPC) staff has received a building permit application requesting the recladding of the existing pump house just southwest of the Renaissance Center, adjacent to the Port Authority building, on the Detroit River. The property is zoned PD, hence approval of the site plan and elevations associated with this modification may be via ordinance by City Council as required by Sec. 61-3-97 of the City Code (Zoning Ordinance) if the proposed PD modification is deemed to be major. Therefore, this item appears under the New Business heading of your November 21st meeting agenda.

The CPC review of this development is anticipated at your November 21, 2013 meeting. The Planning and Development Department (PDD) has also reviewed the matter and the Departments thoughts and suggestions are part of this review.

NATURE OF REQUEST

Requested is the recladding of the existing brick pump house building that provides water for the cooling systems at Ren Cen as well the Coleman A. Young Municipal Center. The masonry has deteriorated and must be repaired or replaced or clad with another material. The owner of the building, Riverfront Holdings (RHI), the same as the Renaissance Center, desires to make the building a design feature, seen from the Detroit River or from the River Walk. The desire is to add a second wall, separate and along side of the existing wall, and clad it with green metal panels oriented in such a way as to create the appearance of fish scale. This wall would be tied to the existing wall at the roof line to protect the masonry wall from the elements. The corners of the building closest to the River would be slightly rounded further softening the edged where pump house addresses the River Walk.

APPROVAL CRITERIA

The following are the relevant site plan approval criteria from Sections 61-3-151 through 61-3-167, with staff analysis following in italics.

Sec. 61-3-157. Criteria; surroundings. *The green metal cladding certainly adds visual interest. However, it does not address its surroundings, either in modern elements like the Renaissance Center or the Port Authority building or a “green” wall like that to the east.*

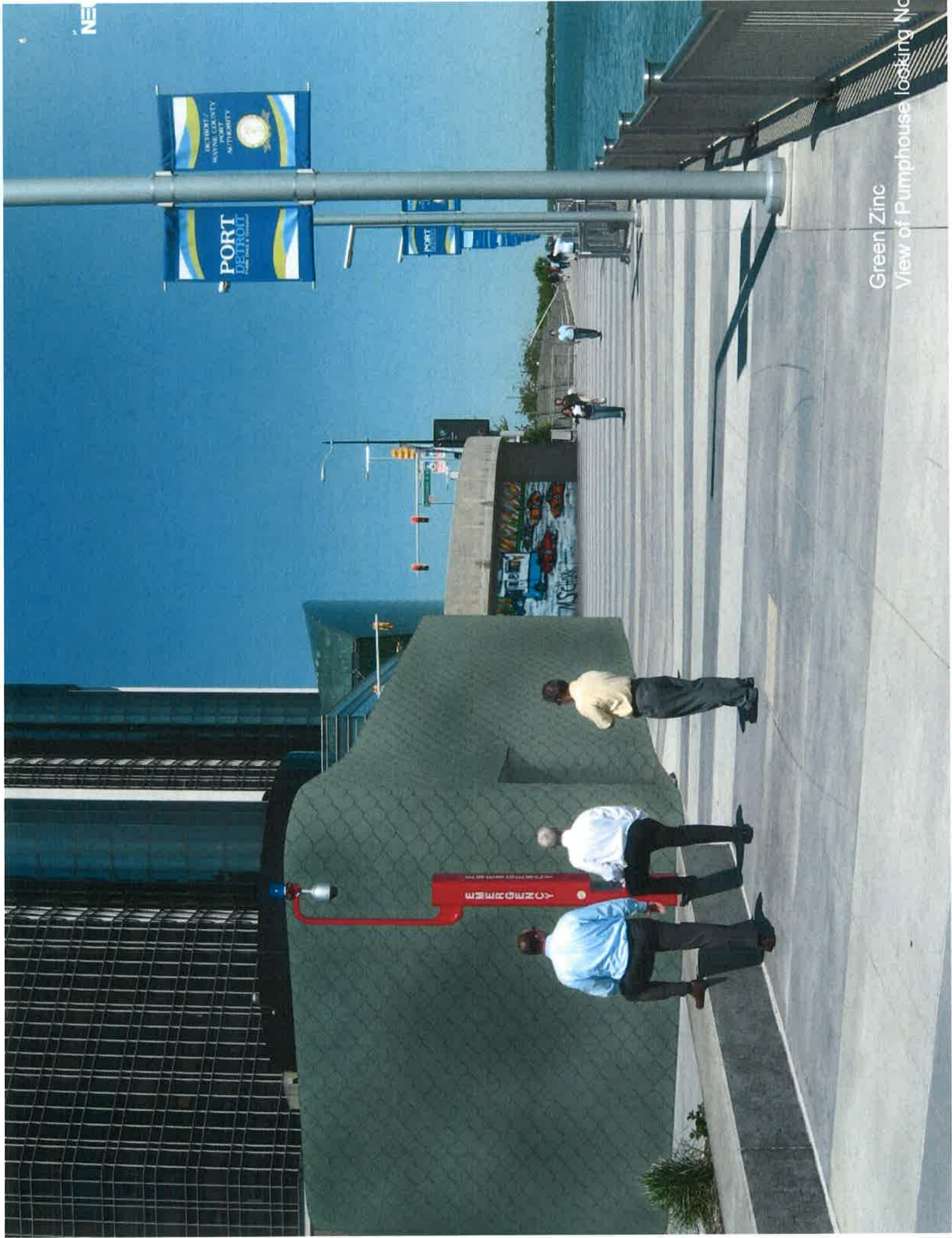
Sec. 61-3-160. Criteria; aesthetics. *Again, the appearance of the building is the primary concern of CPC and PDD staff. Our first thought was the a utilitarian structure such as this should recede from view and not call attention to itself. RHI took the opposite approach seeking to make the building a feature along the River Walk by concealing the buildings functionality behind a new and distinct façade that relates to the glass and metal of adjacent structures, while making a playful acknowledgment of the riverfront setting by orienting the metal panels so as to create a fish scale pattern. While this approach is acceptable to staff we felt the scheme could be further enhanced as well as address environmental considerations by adding a “green roof solution and a “green wall” of planters mounted on the along the metal wall.*

The relevant PD District design criteria from section 61-11-15 of the Zoning Ordinance are addressed by the site plan approval criteria.

PRELIMINARY CONCLUSIONS

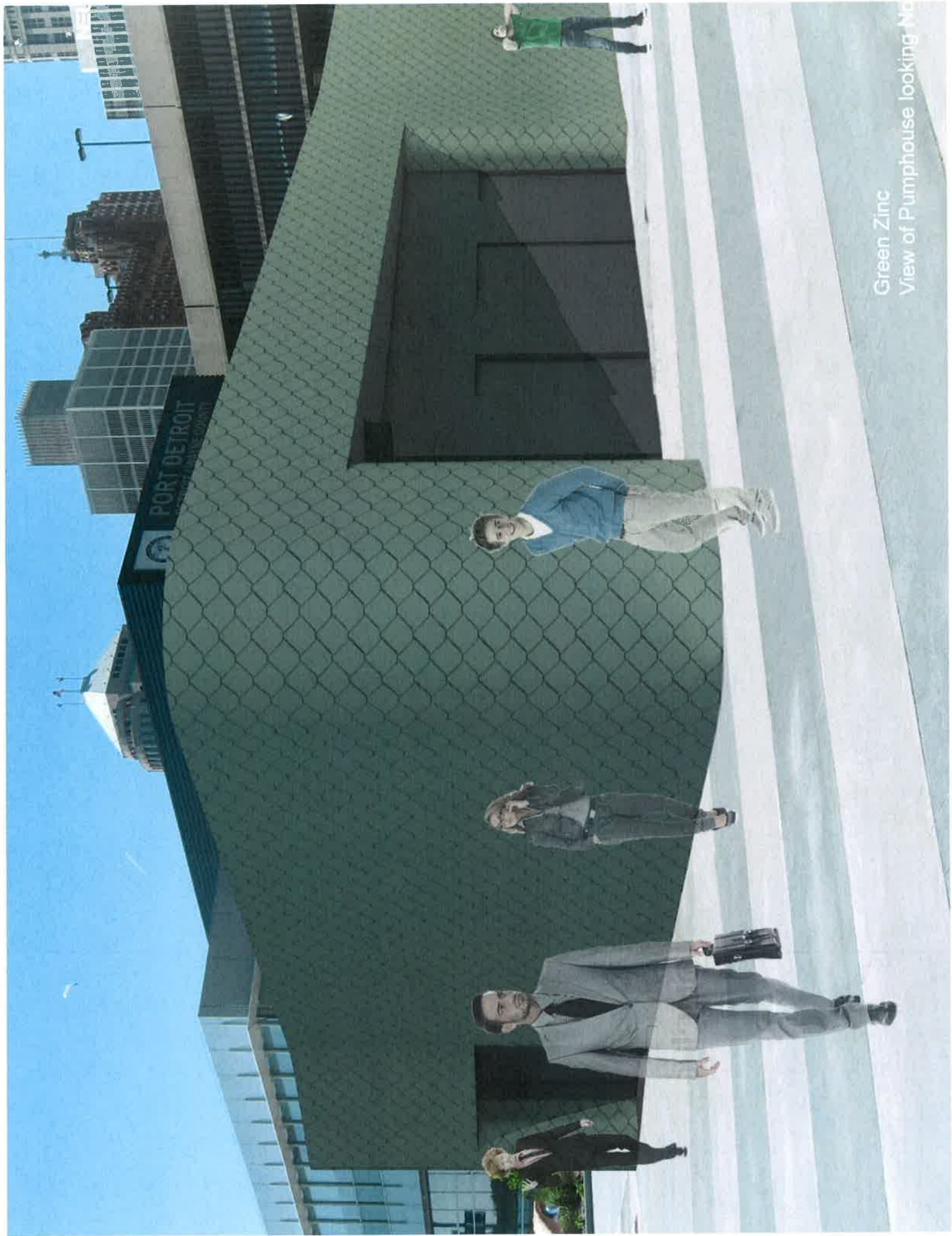
The recladding of the existing pump-house might normally be considered as maintenance and not require CPC or Council review. However, staff feels that the change, is significant enough to warrant CPC review. Depending upon how the building is to be incorporated into its surrounds there may be multiple valid approaches. Staff will complete its review and be prepared to make a full recommendation on this matter, if the Commission is so inclined, at your next meeting.

Attachments.



Green Zinc

View of Pumphouse looking No



Green Zinc
View of Pumphouse looking North

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION

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Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

To: City Planning Commission

From: Marcell R. Todd, Jr.,

RE: Request of Norstar Development USA, L.P (developer) and the Detroit Housing Commission to modify the plans for the existing PD (Planned Development District) zoning classification presently shown on land comprising the central portion of the former Herman Gardens Housing Complex now known as Gardenview Estates, which is generally bounded by Joy Road, Tireman Street, Asbury Park Avenue, and the Southfield Freeway. The request would modify the existing PD created by ordinance #15-10 of 2010 and amend Article XVII, District Map No. 40 of Chapter 61 of the 1984 Detroit City Code, Zoning to permit the development of multi-family housing as well as single-family detached housing which is the only housing presently allowed.

Date: November 19, 2013

BACKGROUND

Ordinance #15-10 of 2010 established a PD (Planned Development) zoning district across the remaining R5 (Medium Density Residential) zoning districts. This ordinance called for general commercial use for the corner of Southfield Freeway and the Joy Rd. as well as general residential use immediately south of Joy Rd. and adjacent to the retention pond along the western edged of the site. The property central to the project site was designated specifically for single-family detached residential development from a selection of home styles to be set on 45' and 60' lots in what was referred to as the home ownership portion of the redevelopment. The economic recession and corresponding changes to the housing market now call for some reconsideration of this portion of the plan.

NATURE OF REQUEST

The Housing Commission is awaiting authorization from HUD to engage a consult to revisit and update the market analysis and redevelopment concepts for the former public housing site. In the interim, the success of the rental portion of the project and the interest in the senior project with the one story town homes or patio homes, has led to the decision to pursue an expansion of the latter in an area currently designated for single family detached housing. The request is to modify the existing PD for a Phase IV project on the two blocks (parcels S and T) bounded by Garden View Circle, Grandmont Ave., Constance and Memorial. The modification would allow for the construction of 13 multi-unit buildings containing 47 one, two and three bedroom units (see accompanying plans). The balance of the PD with the exception of the corner property designated for Commercial activities would be modified to allow not just single family detached housing, but multi-family options as well.

The remaining phases of the development would still be subject to review and approval as a major modification to the PD as with the modification before you now.

The Gardenview Estates development site is bounded by Joy Rd, Asbury Park Ave., Tireman Ave. and the Southfield Fwy. The Phase IV parcels totals 4.9 acres in size. The remaining non commercially designated PD totals in excess of 30 acres.

ZONING AND LAND USE

The zoning classification and land uses surrounding the proposed development are as follows:

North: PD multi-family senior housing, B4 vacant commercial, Post Office

South: R5 Jemison Elementary School of Choice and the newly constructed Boys & Girls Club, R1 residential south of Tireman

East: PD designated parcels; vacant land; and R1 residential

West: PD designated parcels; for new single-family residential development on site, retention pond, freeway and residential beyond

MASTER PLAN

The subject property is located within the Brooks Subsector of Sector 7 of the Detroit Master Plan of Policies. The "Generalized Existing and Proposed Land Use" map displays "Low-Medium Density Residential" usage for the subject area in the Master Plan. We have referred the rezoning request to the Planning and Development Department (P&DD) for comment on the consistency of the proposed rezoning with the Master Plan. Given the consistency of this request with development elsewhere on this project site staff believes this request is consistent with the Master Plan.

PRELIMINARY ANALYSIS

Overall, the site plan for Phases IV S and T fulfill the zoning ordinance requirements for parking, front, side and rear yard setbacks. Parking is provided for the proposed patio housing units in excess of requirements. In addition, the site plans provides for more than ample recreational space, landscaping and screening for the housing development.

Given that this proposed phase is consistent with what has preceded it, we do not have any major concerns with the site plan at this time. Staff will seek additional project details from the developer and consult with other City agencies to ensure site plan compliance.

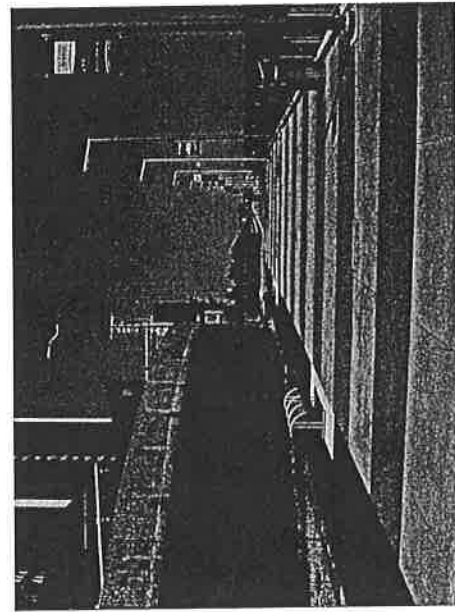
However, as it concerns the elevations we are concerned with the blank unbroken appearance of the gable roof line particularly as it relates to the longer multi-unit buildings. Staff would hope that the expanse of roof as portrayed in the elevations could be broken up and better articulated with features like dormers or sheds or additional roof structures added to cover or define other aspects of the design.

Staff will continue to review this matter and report any additional findings at the public hearing on this request during the Commission's November 21st meeting.

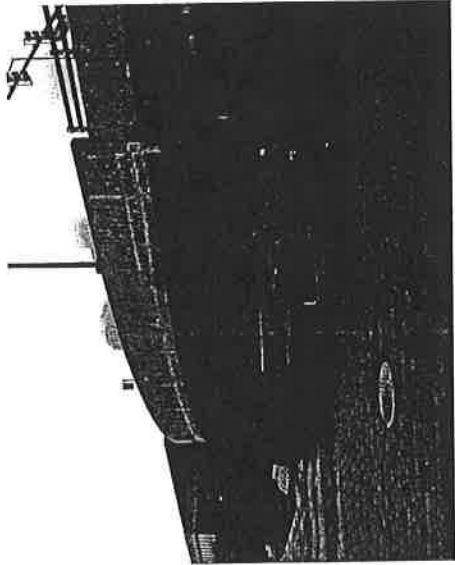
Attachments

City of Detroit Planning Commission Meeting
Detroit Riverwalk Pump House Cladding Project - 11.21.2013

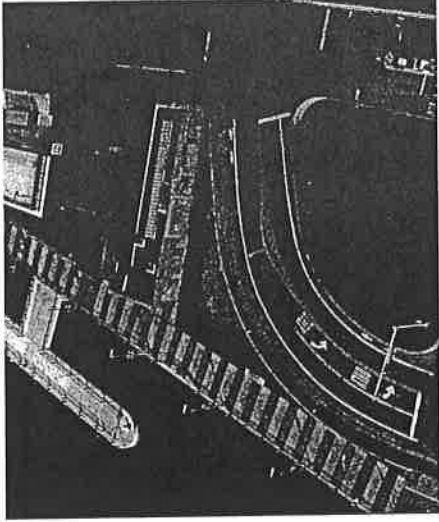




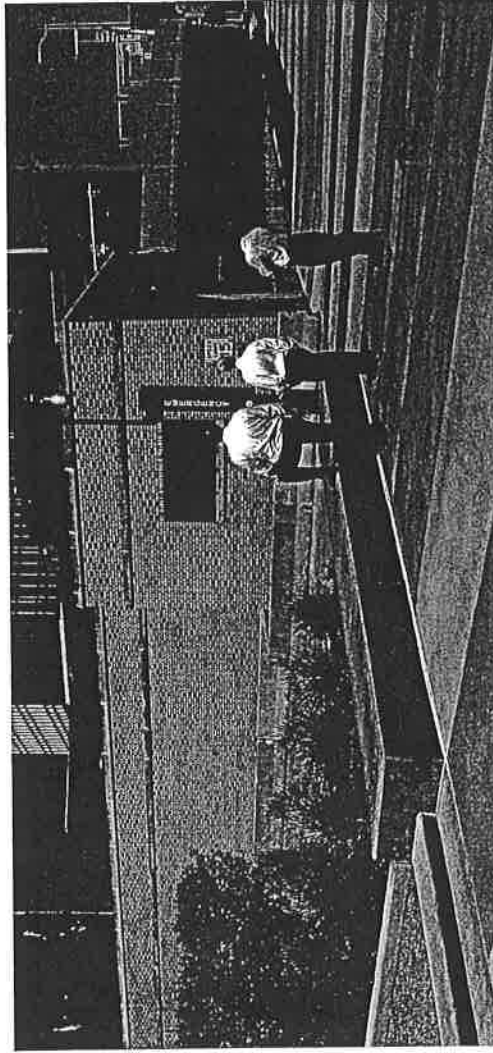
View of Riverwalk Looking East



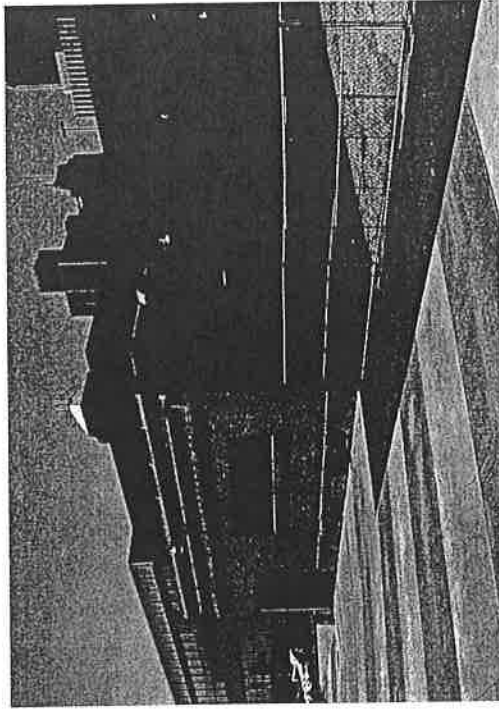
View of Riverwalk Looking West



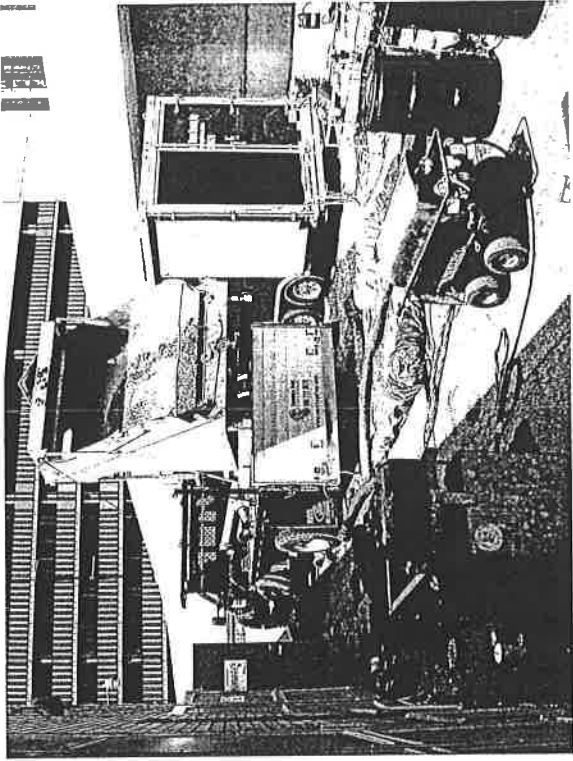
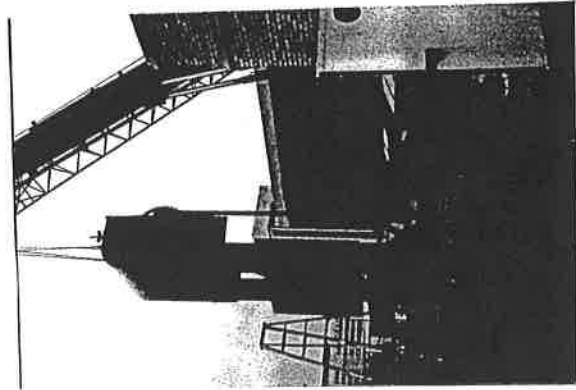
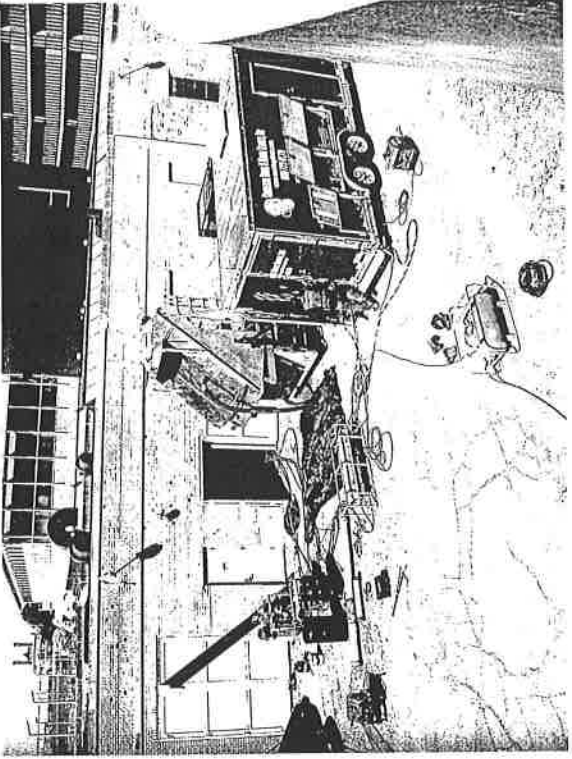
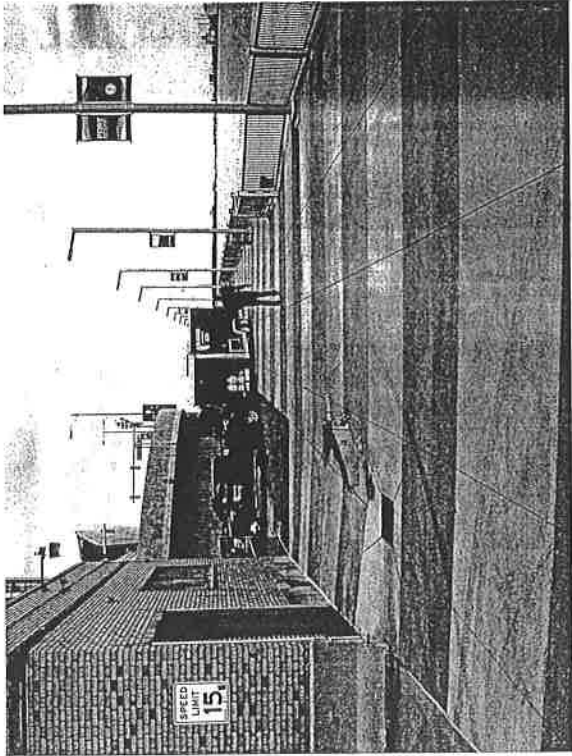
Aerial View of Pumpphouse + Site



View of Pumpphouse Looking East



View of Pumpphouse Looking West



Commercial Diving Operation

