

Esq.

Core Davis
Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
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Brenda Goss Andrews
Thomas Christensen
Karen M. Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

City Planning Commission Regular Meeting
October 24, 2013, 5:00 PM
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center
Woodward at Jefferson
(use Randolph Street entrance after 5:30 PM)

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

II. Minutes

- A. Approval of minutes of the Regular Meeting of June 20, 2013 (**TENTATIVE**)
- B. Approval of minutes of the Regular Meeting of July 18, 2013 (**TENTATIVE**)
- C. Approval of minutes of the Regular Meeting of August 1, 2013
- D. Approval of minutes of the Regular Meeting of October 3, 2013 (**TENTATIVE**)

III. Public Hearings and Presentations

- A. **SPECIAL DEVELOPMENT DISTRICT REVIEW** - Consideration of a PCA (Public Center Adjacent) zoning district review of proposed modifications to the First National Bank Building, 600 Woodward Ave., to facilitate the development of a Papa Joe's market on the ground floor of the historic building along the Cadillac Square frontage. (**MT**) (**ACTION REQUESTED**) *20 mins.*
- B. **DISCUSSION** – Olympia Development of Michigan requesting the Commission revisit its August 1, 2013 action relative to the Restated Tax Increment Financing Plan and Development Plan for Development Area No. 1. The adjustments include the alteration of the boundaries of the district and other modifications necessary to facilitate the Catalyst Development Project which calls for the development of a 650,000 sq ft, 18,000 seat events center to house the Red Wings and host a number of sports and entertainment engagements. (**GM**) (**ACTION REQUESTED**) *30 mins.*

IV. Unfinished Business

- A. Consideration the request of Henry Ford Health Systems, to amend Article XVII, District Map No. 7 of Chapter 61 of the 1984 Detroit City Code,

Zoning, by rezoning properties located south of Marquette Avenue and north of the Grand Trunk Railroad on the east and west sides of Hecla Avenue and the west side of Avery Avenue from the current M3 (General Industrial District) zoning classification, and R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification. (MT) (TENTATIVE) 20 *mins.*

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated at 6:30 PM)

NOTE: An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 313-224-4946.

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

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TO: City Planning Commission

FROM: Gregory F. Moots, staff

DATE: October 21, 2013

RE: **PCA (Public Center Adjacent) review of Exterior changes to the First National Building, located at 660 Woodward Avenue, for Papa Joe's Market**

The staff of the City Planning Commission (CPC) has received a request from Bedrock Real Estate Services to approve various exterior changes to the First National Building, located at 660 Woodward Avenue, along the Cadillac Square side of the building, for the coming Papa Joe's Market. These changes include both permanent and seasonal alterations.

The PCA (Public Center Adjacent/Restricted Central Business District) zoning classification in which the building is located calls for City Council approval of the location and design of proposed exterior alterations following the review and recommendation of CPC and the Planning and Development Department (P&DD) (Sections 61-3-182 and 61-11-96 of the Zoning Ordinance).

Staff understands that the Historic District Commission (HDC) will review the proposal at its October 23, 2013 meeting, and we hope to provide the results of that review to you at your meeting on the following day.

PROPOSED MODIFICATIONS

Both permanent and seasonal changes are proposed, to allow store patrons to access a proposed sidewalk café during warmer months. The permanent changes include:

- Two new internally illuminated 17.5 square feet signs, one at each end of the affected portion of the façade
- Two sliding door units and five bi-fold glass doors, replacing the existing fixed windows. These allow patrons from the store to enter the sidewalk cafe
- Four fixed aluminum and glass windows, replacing the existing fixed windows

The seasonal changes include:

- A canopy of yellow valances over the windows, with gray stripes in front of the columns. This canopy would be supported by poles placed into the sidewalk.
- Installation of canvas-wrapped clear acrylic panels to be attached to canopy framing to provide seasonal enclosure on three sides of the proposed sidewalk café, projecting 13 ½ feet from the façade into the sidewalk during spring and fall
- Nine 14.4 square feet signs on the canopy valances
- Planters on the sidewalk
- Creation of the proposed sidewalk café, which would include a raised wood platform, tables, chairs, and umbrellas.

The submitted drawings are attached.

REVIEW

In accordance with the Special District Review provision of Sec. 61-3-185 of the Detroit Zoning Ordinance and the PCA provisions of Section 61-11-97, the relevant PCA review criteria provisions of Sec. 61-11-97 are as follows, with staff analysis following in italics:

(2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development; *The scale and massing seem appropriate for a major building in the downtown*

(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 introduction of a grocery store and sidewalk café fit with Cadillac Square*

(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; *The width of the platform must be narrow enough to leave six (6) feet between it and all obstructions in the sidewalk, such as sign posts, light poles, etc to allow for pedestrian circulation. It appears that it will have to be narrowed slightly.*

(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; *While the proposed signage is tasteful, staff questions the need for a sign on every panel of the proposed awning.*

(14) Preservation/restoration of buildings having architectural or historic value should be considered a primary objective; *The building changes are being reviewed for historical impact.*

(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; *Storefronts and window displays are being created, as well as an outdoor seating area*

After review, the proposed changes appear to meet the requirements of the Zoning Ordinance. The addition of operable doors to the retail storefronts adds interest and allows the store to be opened to the sidewalk café in warmer months. The Historic District Commission, the agency having jurisdiction over the historic review will consider the matter on October 23rd.

RECOMMENDATION

CPC staff has completed its review of the proposed alterations, as has the Planning and Development Department staff. We find that the exterior changes would be in keeping with the spirit and intent of the PCA zoning district. Therefore, staff recommends approval of the location and design of the proposed changes, with the condition that the number of signs on the awning be reduced to a number that the CPC feels is reasonable and appropriate.

Attachments



YELLOW CANVAS
SUNBRELLA
"SUNFLOWER YELLOW" 4602
ON CANOPY



GREY CANVAS
SUNBRELLA
"CADET GREY" 4630
ON CANOPY & ENCLOSURE PANELS



CANOPY FRAME
PAINTED METAL
VALSPAR
"STONY POINT 334B-5



SYNTHETIC WOOD DECKING
AZEK HARVEST COLLECTION
"SLATE GRAY"



STOREFRONT ALUMINUM
CLEAR ANODIZED ALUMINUM
TO MATCH EXISTING



PLANTS IN PLANTERS
AT BUILDING FACE
PALM



PLANTER FINISH
FIBERGLASS WITH
"BRONZE METALLIC MATTE"
FINISH



PLANTS IN PLANTERS
AT EDGE OF CANOPY
"MOTHER IN LAW TONGUES"



24"x30"



30"x48"



30"Ø



TABLE TOPS
STAINED & VARNISHED WOOD
DARK WALNUT

FOR 30" HIGH
TABLE



TABLE BASES
BLACK METAL
WITH LEVELERS



CAFE CHAIRS
HAIRPIN BENTWOOD
NATURAL FINISH

ALLIED MOLDED PRODUCTS

MOLDED FIBERGLASS PLANTERS



Bronze Metallic Matte

Finish Selection D

Metals - Allied Molded Products offers a full assortment of metal finishes. Our metal finishes are available either as a "metallic" painted finish in numerous shades and colors or a "metal patina" finish which is available in bronze, copper, gold, or stainless. If you are selecting a "metallic" painted finish, you have the option of selecting a clearcoat finish. Clearcoat finishes are available in Gloss, Satin, or Flat. Color chips are recommended prior to ordering any metal finish.



Standard Bowl

custom size:
48" diameter
16" high



St. Louis

custom size:
24" square
30" high

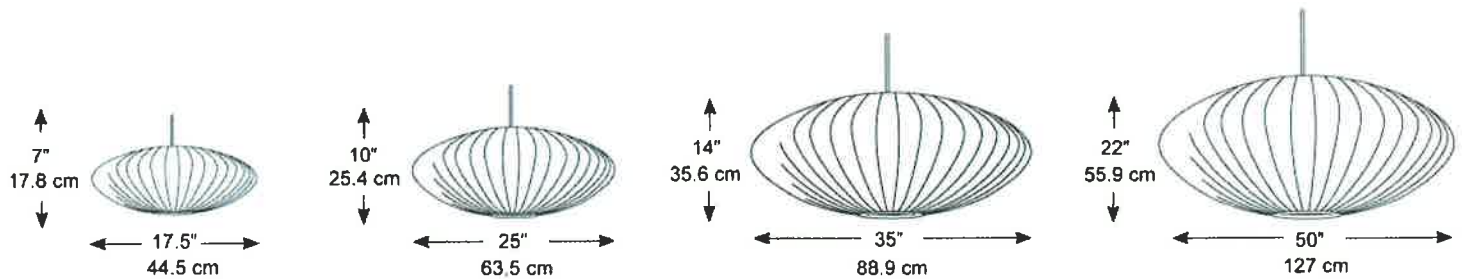


St. Charles

custom sizes:
18"x42" & 18"x66"
30" high

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GEORGE NELSON® BUBBLE LAMP®



Bubble Lamp Saucer Pendant

Designed by George Nelson in 1947

Plastic and steel wire frame.

Each assembly kit includes a 5.25-inch diameter brushed nickel ceiling plate and 6 feet of cord. Please note the Extra Large Saucer 9 feet of cord.

UL-listed. Bulb not included. 150W/120V. Small Saucer 60W/120V.

Each lamp is built to George Nelson's original specifications.

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Sunbrella Canvas
"Sunflower Yellow" 4602

Santa Barbara

teak



OCTAGON



STYLE NUMBER

SIZE

GROUND CLEARANCE

POLE DIAMETER

OVERALL HEIGHT

CCO - 7	7'6"	7'	2.0"	8'3"
CCO - 9	9'0"	7'	2.0"	9'1"
CCO - 11	11'6"	7'	2.5"	9'1"
CCO - 13	13'0"	7'	2.5"	9'4"
CCO - 16	16'0"	7'	2.5"	10'1"

SQUARE



CCS - 7	7'6"	7'	2.0"	8'3"
CCS - 9	9'0"	7'	2.0"	8'9"
CCS - 11	11'6"	7'	2.5"	9'6"
CCS - 13	13'0"	7'	2.5"	10'2"

RECTANGLE



CCR - 6	6' x 10'	7'	2.0"	8'11"
CCR - 8	8' x 10'	7'	2.0"	9'1"

Hubs



TEAK HUB
W/ STAINLESS FITTINGS



TEAK HUB
W/ BRASS FITTINGS



ALUMINUM HUB ANODIZED
SILVER W/ STAINLESS FITTINGS



ALUMINUM HUB ANODIZED
GOLD W/ BRASS FITTINGS

Bases



STEEL BASE
21" SQ OR 24" SQ



STEEL BASE W/ SIDE ROLLERS
24" SQ



STEEL BASE W/ CASTERS
21" SQ OR 24" SQ



ROUND ALUMINUM SHELL
22" DIA



ALUMINUM
IN-GROUND TUBE

Powder Coat Base Finishes



WHITE



SAND



FAWN



SANDSTONE



PLATINUM



BRONZE



SLATE



BLACK



SIGN DURING THE DAY
WHITE PLEXIGLASS FACES WITH
POLISHED STAINLESS STEEL RETURNS



SIGN AT NIGHT
ILLUMINATED FACES WITH
HALO LIGHTING, WHITE LED



ENCLOSURE PANELS
CLEAR EZ2CY ACRYLIC PANEL
WITH CANVAS BORDER
ZIPPERS ON THREE SIDES

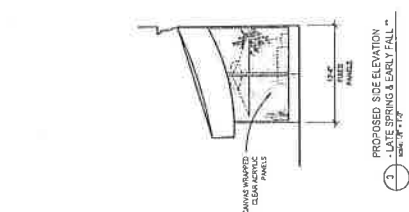


SAMPLE INSTALLATION
BEERGARDEN CANOPY ENLOSURE
GRIFFIN CLAW BREWING COMPANY
BIRMINGHAM, MI

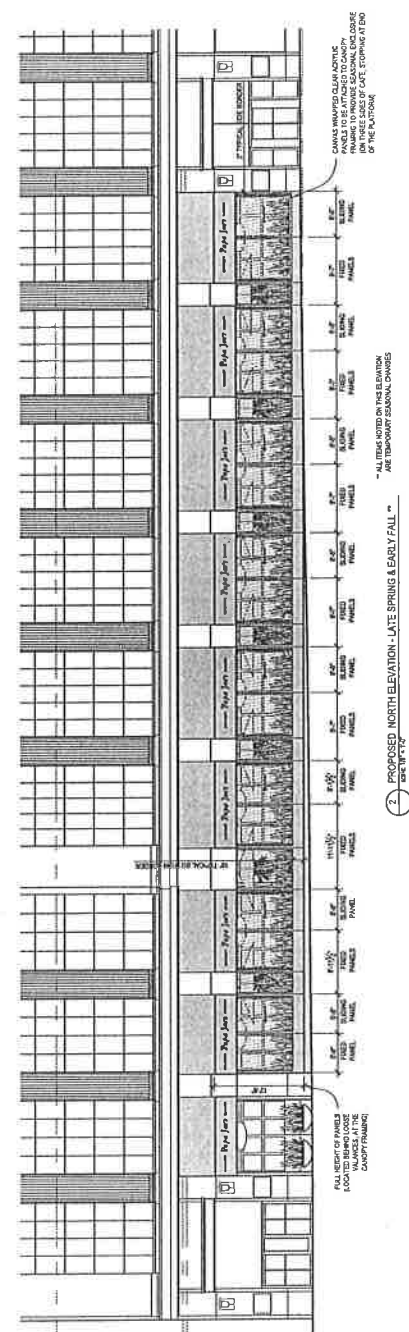


RON ANDROMAN

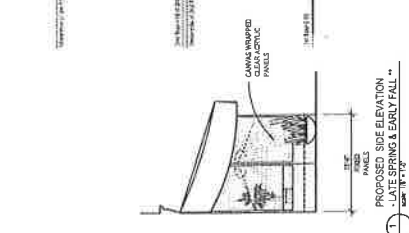




1. PROPOSED SIDE ELEVATION - LATE SPRING & EARLY FALL
 DATE: 10/11/17



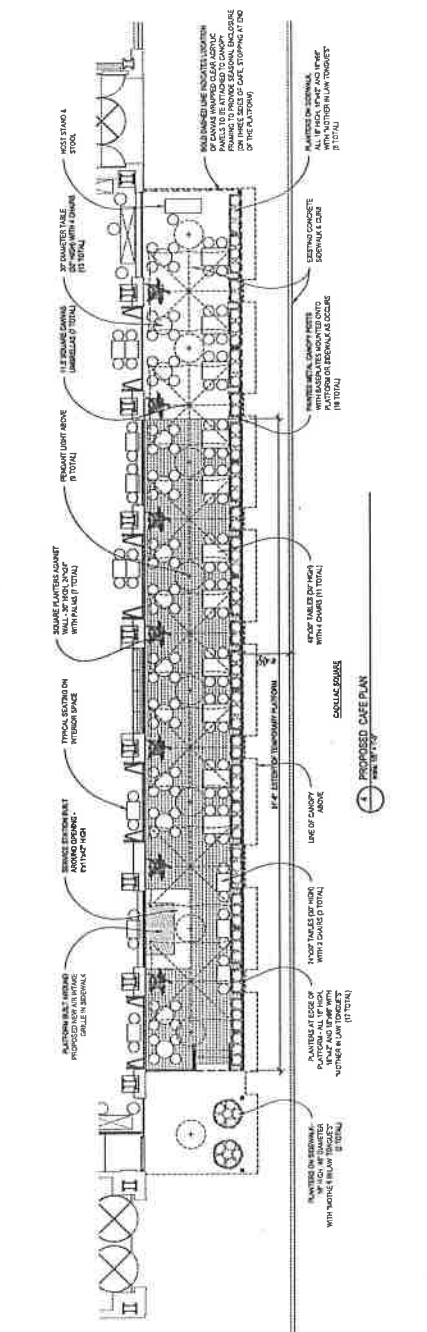
2. PROPOSED NORTH ELEVATION - LATE SPRING & EARLY FALL
 DATE: 10/11/17



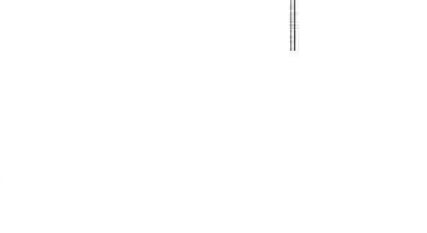
3. PROPOSED SIDE ELEVATION - LATE SPRING & EARLY FALL
 DATE: 10/11/17



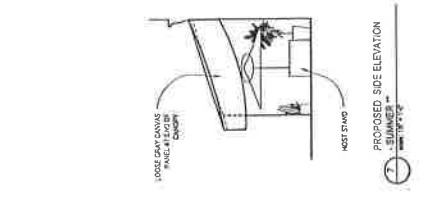
4. PROPOSED SIDE ELEVATION - SUMMER
 DATE: 10/11/17



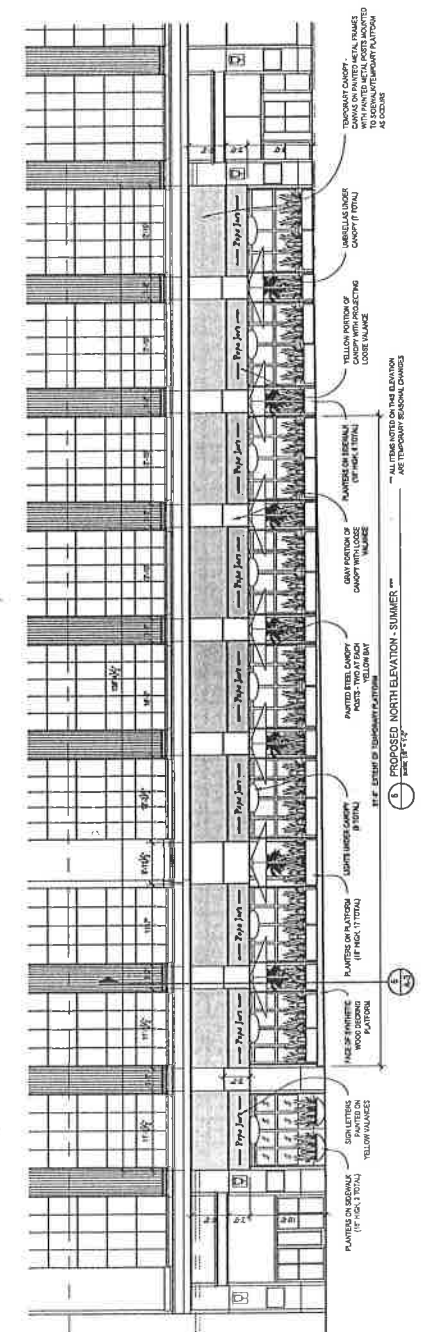
5. PROPOSED DEEP PLAN
 DATE: 10/11/17



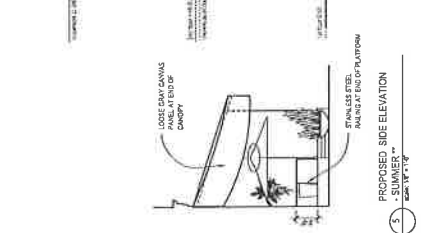
6. PROPOSED SIDE ELEVATION - SUMMER
 DATE: 10/11/17



7. PROPOSED SIDE ELEVATION - SUMMER
 DATE: 10/11/17

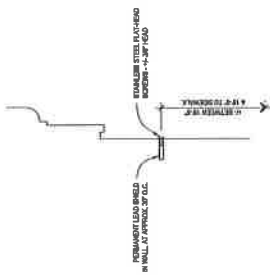


8. PROPOSED NORTH ELEVATION - SUMMER
 DATE: 10/11/17

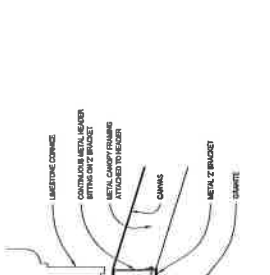


9. PROPOSED SIDE ELEVATION - SUMMER
 DATE: 10/11/17

Sheet Title	Sheet Number
SECTION & SIGN DETAILS	A-3



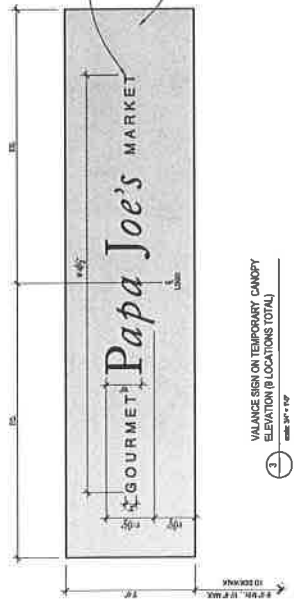
1. CANOPY ATTACHMENT DETAIL - SUMMER
Scale: 1/2" = 1'-0"



2. CANOPY ATTACHMENT DETAIL - WINTER
Scale: 1/2" = 1'-0"



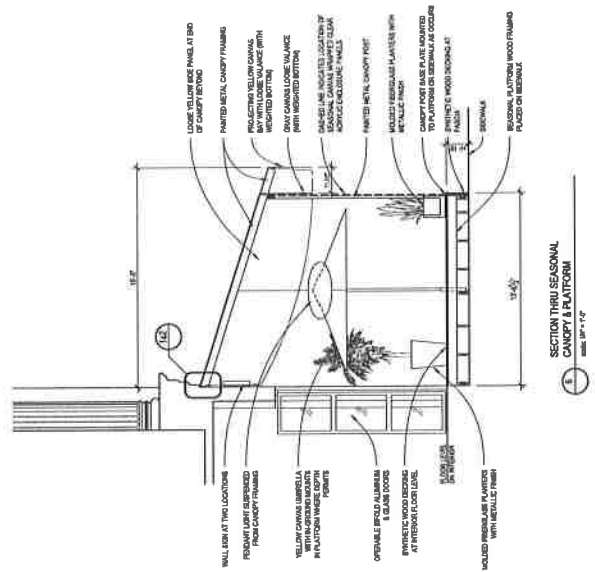
3. VALANCE SIGN ON TEMPORARY CANOPY ELEVATION (8 LOCATIONS TOTAL)
Scale: 3/4" = 1'-0"



4. PERMANENT WALL SIGN SECTION (2 LOCATIONS TOTAL)
Scale: 1/2" = 1'-0"



5. PERMANENT WALL SIGN ELEVATION (2 LOCATIONS TOTAL)
Scale: 3/4" = 1'-0"



6. SECTION THRU SEASONAL CANOPY & PLATFORM
Scale: 1/4" = 1'-0"