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# City of Detroit

**CITY PLANNING COMMISSION**  
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June 21, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of the Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue – Coleman A. Young Municipal Center (**RECOMMEND APPROVAL**)

### REQUEST

The City Planning Commission (CPC) has received a request from the Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue – Coleman A. Young Municipal Center (CAYMC). This request is being made consistent with the provisions of Section 61-3-182 of the Detroit Zoning Ordinance.

### BACKGROUND & PROPOSAL

The Detroit-Wayne Joint Building Authority (DWJBA) is continually making improvements to the CAYMC. The current project under consideration has three components:

1. Fencing around the parking lot and gates across curb cuts – 6' high black ornamental steel fence similar to the fencing across Jefferson Avenue at Mariners' Church
2. Additional bike racks and benches matching those that have been previously approved at the Jefferson (south) and Woodward (west) entrances
3. Removing brick pavers and replacing with plain concrete in additional locations to eliminate tripping hazards and maintenance issues

The next minor project being planned is the installation of new cameras around the building. The Building Authority is also in the early stages of planning to activate the lawn area between the Spirit of Detroit and Jefferson Avenue, adjacent to the flagpole. The intent is to create a plaza space to complement Spirit Plaza and to minimize the grass which is difficult to keep healthy due to its location on the roof of the basement level. They are engaging local architectural students in a design competition and will involve a broad audience in the review and selection process.

### REVIEW & ANALYSIS

Some concern was raised regarding the removal of the pattern in the pavement around the Spirit of Detroit. After much consideration, the Building Authority prefers plain concrete in a grid pattern due to three major factors:

- The existing concrete ribbons are only two years old and already cracking. Due to the small size of the pieces and the freeze/thaw cycle, the longevity of the concrete would be greatly reduced.

- The cost of replacing the concrete in the ribbon pattern is well over the budget for the project.
- This plan restores the original design of the concrete in that location (see attached photos)

***PC District Review Criteria***

There are eighteen PC District Review Criteria listed in Section 61-11-77 of the Zoning Ordinance. A few of the most applicable are:

*(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 changes are minor and will not adversely affect adjacent properties.

*(12) Security considerations should be a major element of the design program.*

Securing and controlling access to the parking lot where public officials park has been a long-standing priority which this project addresses.

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

Ramps are provided where necessary and the plan calls for removal of the brick pavers which will eliminate tripping hazards and improve safety.

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

Extensive planning has been done to phase the concrete work so that each section can be completed in one day to reduce the impact on pedestrian circulation.

***Design***

The Planning & Development Department has reviewed the proposed changes and recommends approval.

**RECOMMENDATION**

CPC staff recommends approval of the proposed exterior modifications to 2 Woodward Avenue as detailed in the attached drawings with the following conditions:

1. That the Detroit-Wayne Joint Building Authority continue to work with city agencies as may be appropriate to further refine the design and to ensure minimal disruption to the business conducted at the Municipal Center, and
2. That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director  
 Jamie J. Murphy, Staff

Attachment: Drawings showing proposed changes

## Historic Photos

cc: Maurice Cox, Director, PDD  
David Bell, Director, BSEED  
Lawrence Garcia, Corp. Counsel  
Mike Kennedy, Hines

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PC ZONING DISTRICT  
AT THE COLEMAN A. YOUNG MUNICIPAL CENTER**

**BY COUNCIL MEMBER \_\_\_\_\_ :**

**WHEREAS**, the Coleman A. Young Municipal Center (CAYMC) is located within an established PC (Public Center) zoning district; and

**WHEREAS**, the Detroit-Wayne Joint Building Authority, which owns and operates the CAYMC, has initiated various improvements and repairs to the Center over the years of its existence; and

**WHEREAS**, the Detroit-Wayne Joint Building Authority has undertaken ongoing subsurface waterproofing repairs, examined and implemented various means of improving security around the Center; and

**WHEREAS**, work to be performed within a PC zoning district requires Special District Review and the purpose of the PC zoning district classification is provided for in Section 61-11-61 of the Zoning Ordinance as follows:

*This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, as provided for in ARTICLE III, DIVISION 6 of this Chapter so as to ensure a completely harmonious, pleasing, and functional public center; and*

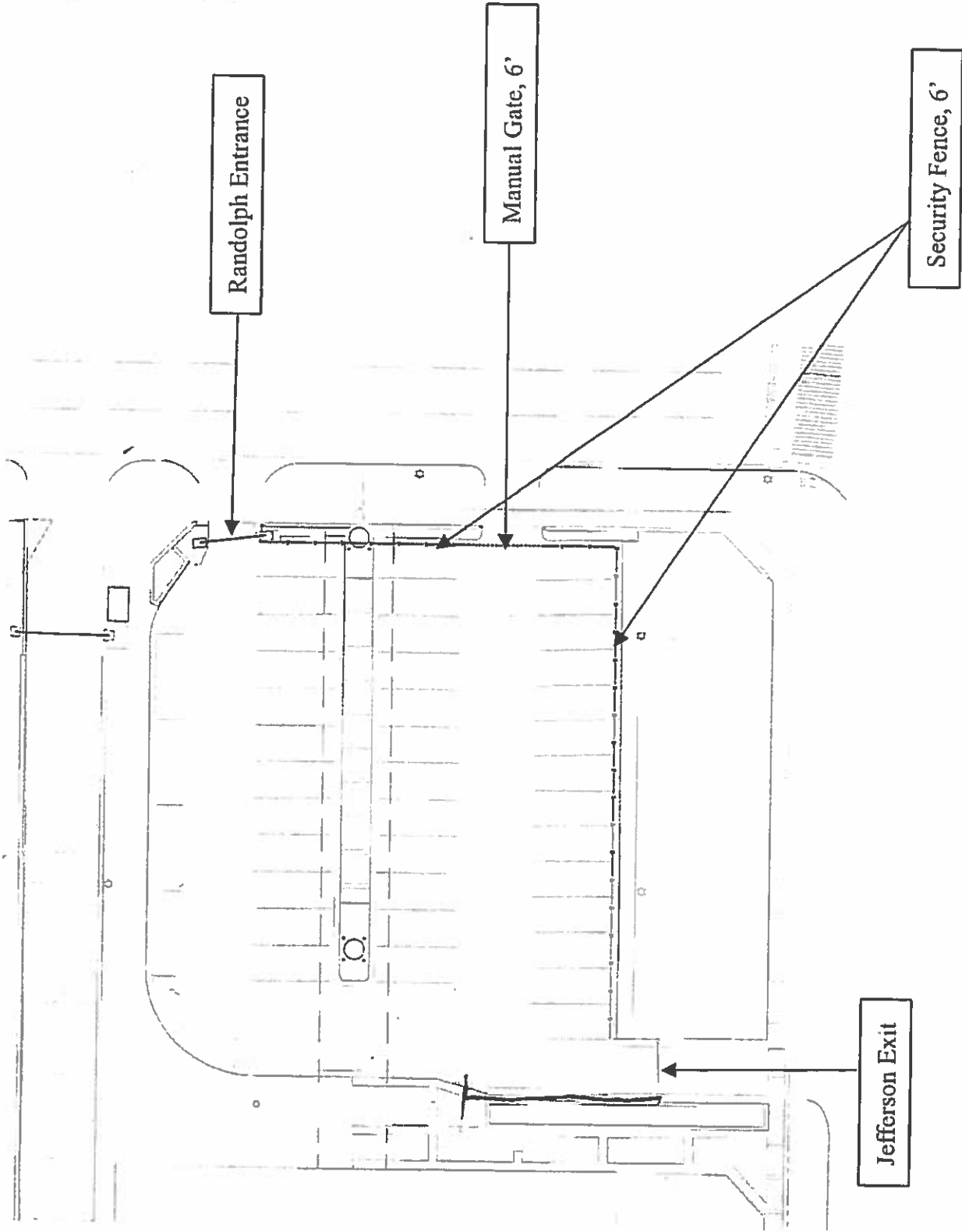
**WHEREAS**, the Detroit-Wayne Joint Building Authority has requested Special District Review and approval for installation of fencing and gates around the parking lot, removal of brick pavers and installation of plain concrete, and additional benches and bicycle parking; and

**WHEREAS**, the City Council has received the CPC staff recommendation and concurrent support of the Planning and Development Department in the CPC report dated June 21, 2019;

**NOW THEREFORE BE IT RESOLVED**, that the Detroit City Council hereby authorizes repairs and improvements to the Coleman A. Young Municipal Center to be undertaken by the Detroit-Wayne Joint Building Authority as described in the previously discussed report with the following conditions;

1. That Detroit-Wayne Joint Building Authority work with City agencies as may be appropriate to further refine the design and to ensure minimal disruption to the business conducted at the Municipal Center during construction, and
2. That final site plans, elevations, lighting, signage and landscape plans be reviewed by CPC staff for consistency with approval prior to application be made for applicable permits.

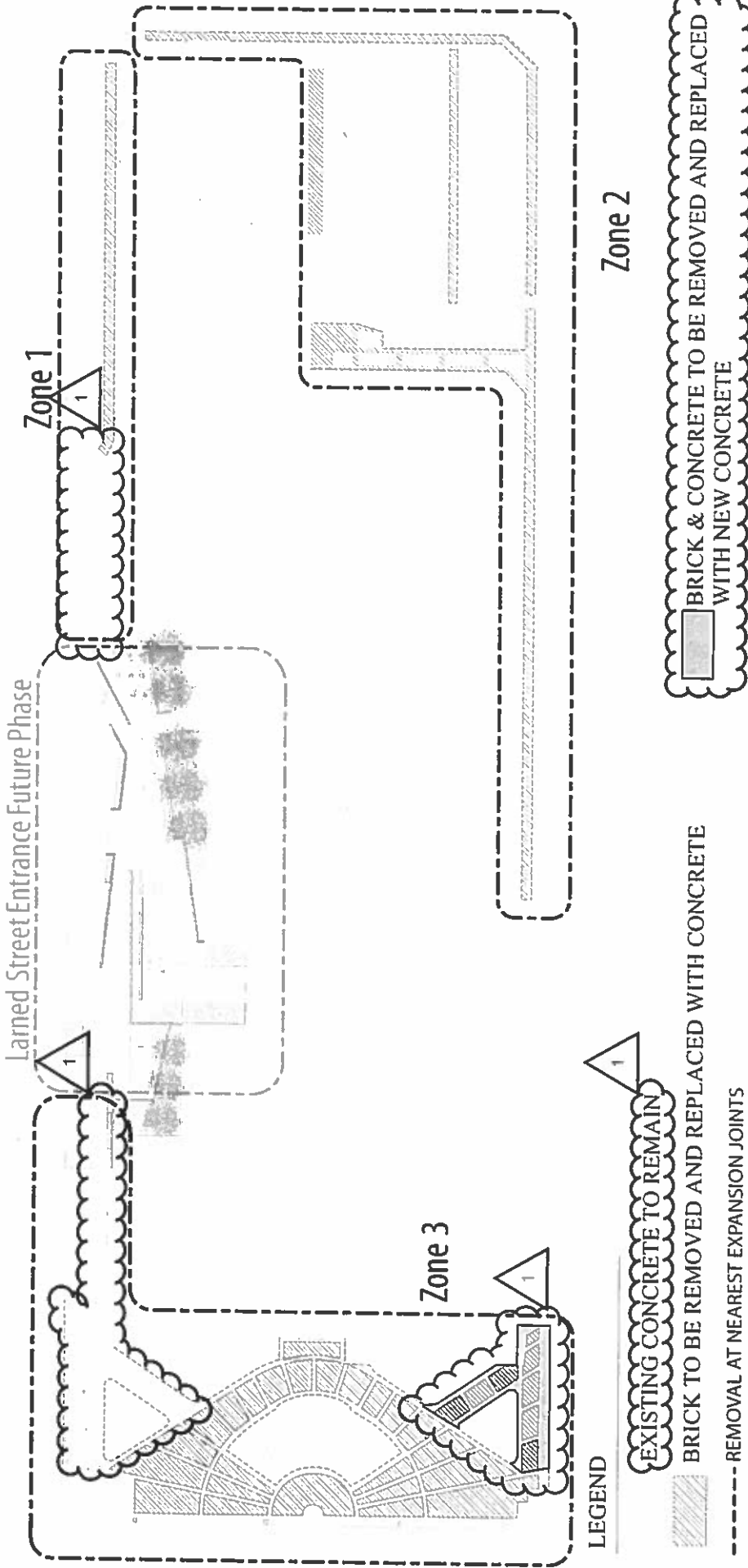
# Randolph Parking Lot Security Enhancement

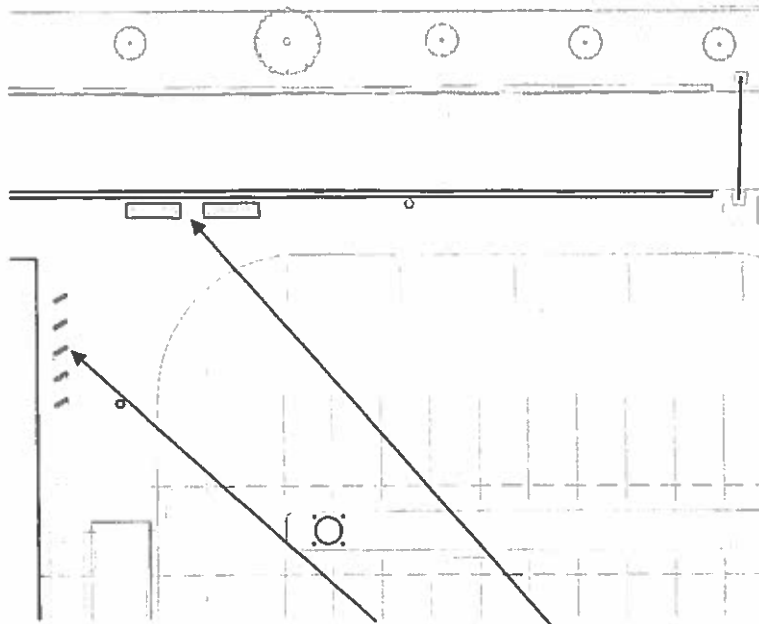


Enhancements include 6' fence along south and west border and a manual swing gate to replace existing chain. Entrance and exit gate arms will remain in place. Security cameras will be added to corners of lot.

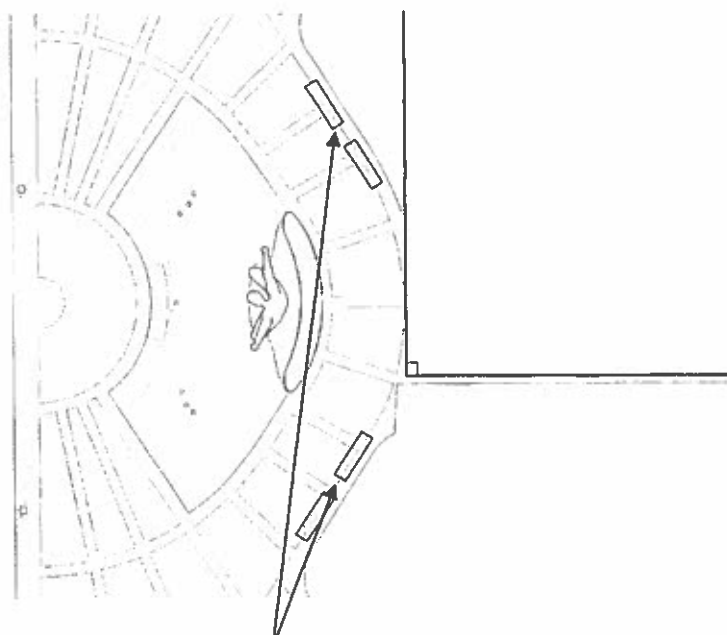
# Pavement Removal Plan

1 REVISION 1 - 5.21.19



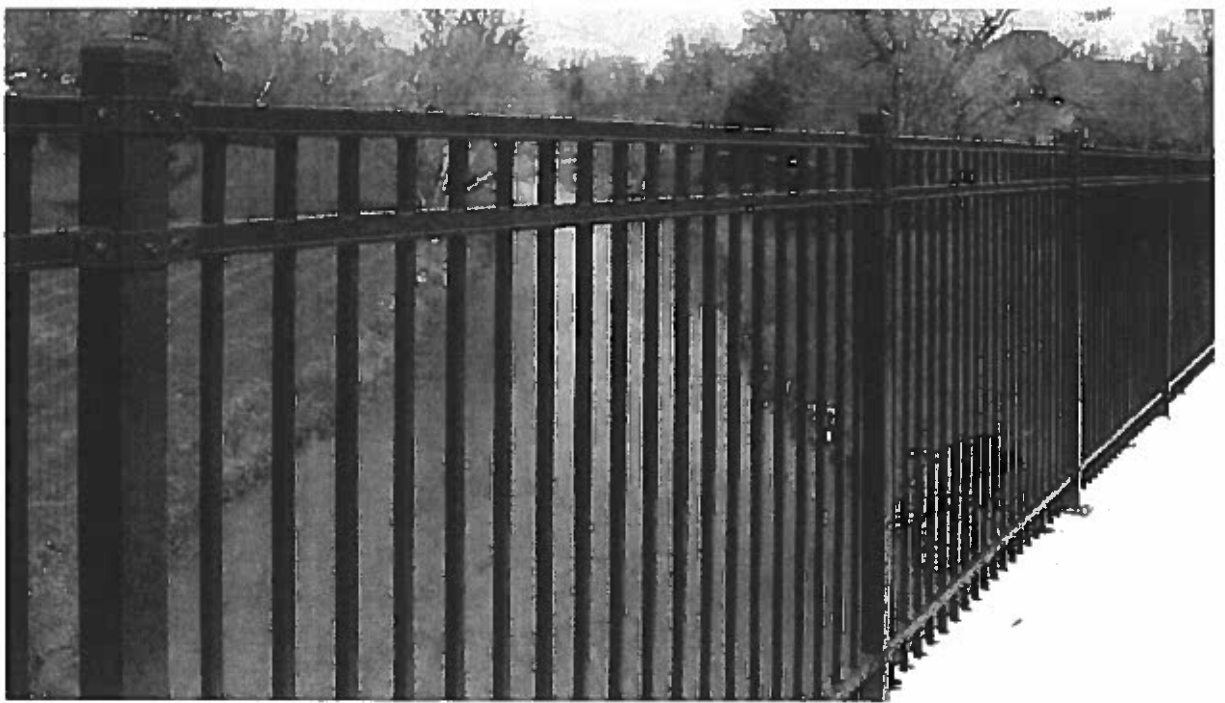


**Randolph Entrance with bike racks and benches**



**Backless benches at Woodward Entrance**

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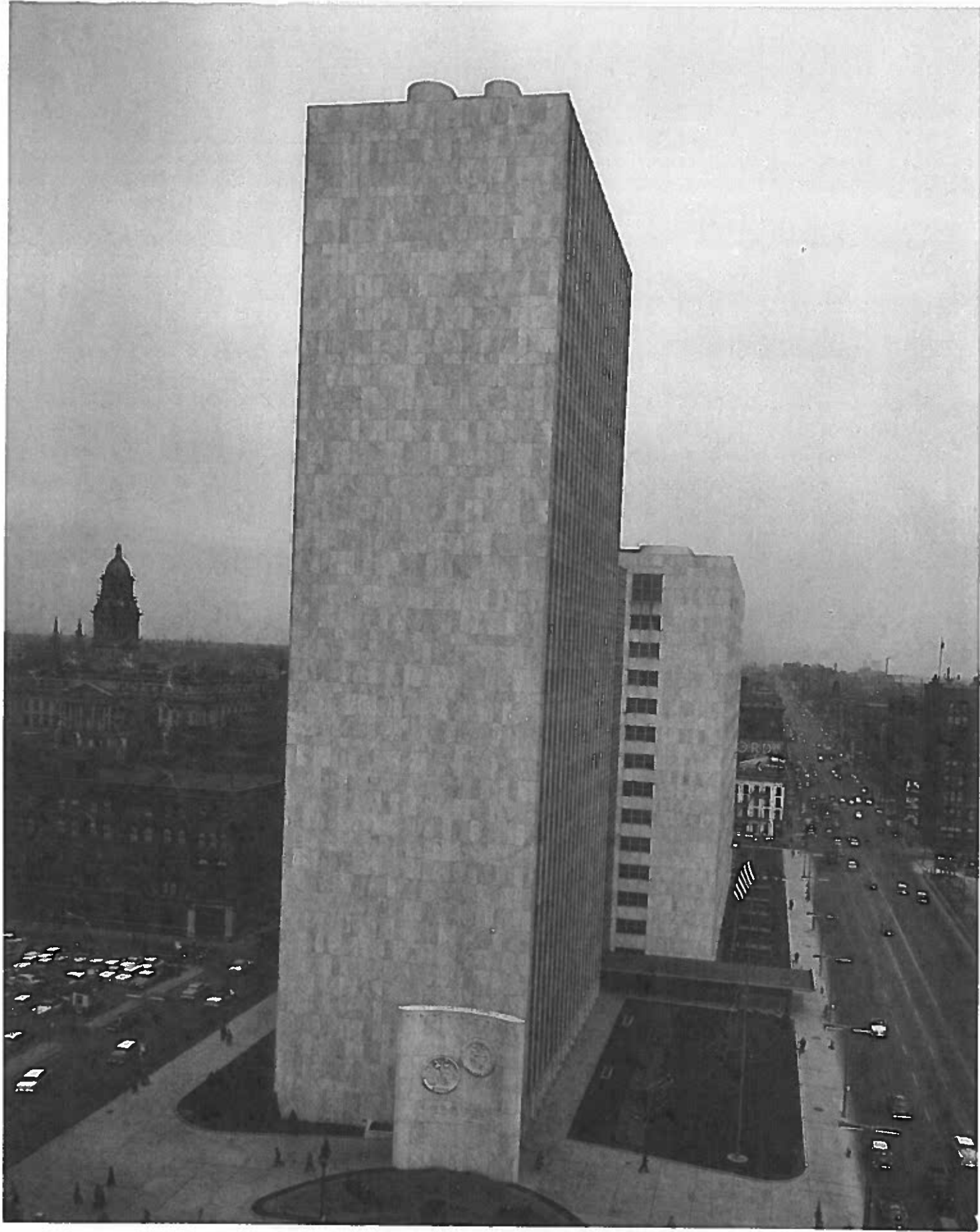
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