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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 81- 119 Garfield Street to allow for a mixed-use development to provide approximately 85 apartment units, commercial tenant space, a parking structure and outdoor community space (**MINOR MODIFICATION UPDATE**).

DATE: September 18, 2019

UPDATE

The above captioned project, known as the Sugar Hill development came before the City Planning Commission in 2018 and was subsequently approved by City Council. Since then, the project team has requested to modify the scale of the buildings.

The project that was originally approved included an apartment building and a parking structure. The apartment building originally totaled six stories at 84, 238 gross square feet (sf) and has been reduced by one story to total 70, 875 sf. The parking structure originally included in the project was planned for six stories at 106, 455 sf, and is now reduced to four stories and a total of 97, 096 sf. The new height for the apartment building is now 67 ft. and the parking structure is now 48 ft.

The building originally included 85 dwelling units while the new design has been reduced to include 68 units. Retail space has decreased from 12,558 sf of retail to now total 12,022 sf of retail. The structured parking spaces have decreased from 221 to 164 total spaces.

BACKGROUND

The Sugar Hill project was the result of an RFP that the City of Detroit, put out for bid in 2017. The project was awarded to the developer known as *Develop Detroit*. The team also included, McIntosh Poris Associates, which is the architect of record and the local design lead on the project in partnership with Perkins + Will the design architect. The team also includes Rich & Associates, the parking consultant. The apartment building is planned to have an L-shaped configuration that will largely wrap the parking structure and screen it from view along public-rights-of-way. The parking stalls would be designated for residents of the development, but also be for the patrons of the planned retail spaces on the ground floor level.

The goal of the project is to mesh cohesively with the existing historic district and surrounding community, building upon the current fabric and adding to the commercial synergy and pedestrian

atmosphere of the community. The current plans propose retail to be located along Garfield Street as well as the “green alley” that abuts to the west side the property and sits adjacent to the neighboring building known as Garfield Manor, which has been one of the catalyst for the current resurgence and the vibrancy of the neighborhood.

CONCLUSION

The changes outlined in the updated plans for the Sugar Hill project are considered a minor modification to the originally approved plans, as it is generally consistent with Sec. 61-3-98 Modification of Approved Plans of the zoning ordinance. CPC staff and the Planning and Development Department have reviewed modifications and find them to be appropriate.