

Prime New Center Residential Development Opportunity

Approximately 0.75 AC Available



801 Virginia Park
Detroit, Michigan 48201



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Property Overview

In partnership with the Detroit Building Authority, (“DBA”), the City of Detroit’s Housing and Revitalization Department (“HRD”) and Planning and Development Department (“PDD”) seek a developer for approximately 0.75 acres of vacant land at the southwest corner of Virginia Park and 3rd Street at 801 Virginia Park. Developers also have the option of incorporating 808 Virginia Park in the proposed development, a 0.2-acre parcel owned by the Detroit Land Bank Authority located across the street. This development opportunity is located in close proximity to the Henry Ford Hospital campus, the John C. Lodge Freeway, and the New Center area.

The City of Detroit seeks well-designed proposals for new development that will build upon the inherent strengths of the site and integrate the project seamlessly with the surrounding historic neighborhood.

Background

The site is located within the Virginia Park Historic District, which was primarily developed around the turn of the 20th century. Though some of the surrounding neighborhoods have suffered from disinvestment and vacancy, Virginia Park Street itself has remained stable with attractive, well-preserved homes. 801 Virginia Park is the site of the former Hope Hospital, constructed in the late 1960s and closed in 2010 before its demolition in 2014.

The blocks to the north are primarily developed with single family structures, with higher density residential to the south along Seward Avenue. Recent and upcoming investment activity in the area includes the reactivation of the Herman Kiefer Hospital Complex, expansion of the Henry Ford Hospital campus, and several new construction and rehabilitation projects in the New Center neighborhood to the southeast. The site is approximately 1.5 miles north of the Midtown neighborhood and 3 miles north of the downtown’s Central Business District.

(Continued on Next Page)



Property Overview (Cont'd.)

Desired Development Program

The intent of this marketing effort is to retain a developer for the acquisition and development of a high-quality, financially feasible and contextually appropriate residential or mixed-use project. A minimum of 20% of the residential units available for rent must be affordable to households earning up to 80% of the area median income.

The site is zoned R-3, Low Density Residential. By-right residential uses include single family detached dwellings, town houses, two-family dwellings, and multifamily dwellings. Respondents are encouraged to consider creative development scenarios that are financially feasible and responsive to market conditions. HRD welcomes proposals with a range of unit types.

Site and Building Design

A conceptual site plan and rendering showing a mix of town houses and multifamily units on 801 Virginia Park are included in this package. Please note that it is not the City's intent to prescribe a program or design, as these images are for illustrative purposes only and intended to demonstrate the property's capacity to accommodate various uses and development patterns. Respondents should note if they are electing to include 808 Virginia Park in the proposed development.

The site is located within the New Center Area local historic district, as well as in a district listed on the National Register of Historic Places. All development will require approval from the Detroit Historic District Commission. The use of any federal funding sources to support the project will require approval by the State Historic Preservation Office.



Bid Information

Guiding Development and Design Principles

The City of Detroit is committed to advancing design excellence in all projects, which will produce equity, sustainability, resilience, and healthy living for those who live, work, and play within and around project areas. Accordingly, proposals shall exhibit walkable urban design principles, sustainable neighborhood development strategies that may include a variety of uses and appropriate building typologies with a variety of architectural expressions. Buildings shall be designed in proper form and function within the neighborhood context.

Successful proposals will adhere to the following guiding design principles for redevelopment of the Property:

Reinforce the Public Realm

- Buildings should define the public space of a street or park in a meaningful way.
- Mixed-use structures should be designed in such a way as to allow observation of the street.
- Buildings generally should have minimal front lot line setbacks. Well-designed, varying setbacks (discontinuous with the lot frontage) will break up blocks and provide relief for the pedestrian.
- The built environment should provide interesting building typologies with varied architectural expressions, and should be designed to complement the community.

Sustainable and Equitable Development

- Provide a diverse residential stock and density at a variety of price points, ownership types (i.e., rent, own), housing types (i.e., lofts, flats, apartments), and a minimum balance of 80% market rate and 20% affordable units for rental.
- Densities shall support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.

(Continued on next page)



Bid Information (Cont'd.)

Sustainable and Equitable Development

- Design for environmental sustainability - both in the natural (i.e., wet lands, natural plant species) and built environment (i.e., storm water mitigation, LED lighting, renewable energies).

Parking

- Minimize land surface area dedicated to parking in order to maximize the site for development.
- Parking shall not be designed fronting a street without sufficient screening and buffering, subject to the approval of the Planning and Development Department. Furthermore, parking shall be buffered with screening, buildings, or landscape.
- Parking lots shall be screened from upper unit views with trees or trellises.
- Vehicular access should be located so as to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys where possible.
- Bicycle parking should be located so as to minimize, if not avoid, conflicts with pedestrians, utilizing alleys and adequate shelter where possible.

Submission Process and Timeline Key Dates

- October 30th, 2019: Marketing open
- 5:00 P.M. EST on January 24, 2020: Response deadline



Bid Information (Cont'd.)

Response Requirements

Please include the following in the acquisition and development proposal:

- Letter of intent, including a narrative of the respondent's approach to the development of the site and the overall programming, including proposed unit mix and affordability.
- Schematic site plan.
- Preliminary project schedule, including start and completion dates and other key dates such as milestones for community engagement and securing financing and any required entitlements.
- Development sources and uses, including specific public sources or incentives required, and a bid price for the property.
- History and overview of the respondent's business or organization, including examples of prior project experience, particularly those similar in size and characteristics to this opportunity.
- Chart or table outlining members of the development team and their roles and responsibilities.

Directions for Submissions

To be considered, all proposals must be received by 5:00 P.M. EST on January 26, 2019. Submissions may be made electronically in an 8.5x11 (plans no larger than 11x17) PDF format via email to parker@summitcommercialllc.com. Submissions should not exceed 30 pages.

Once received by HRD, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to parker@summitcommercialllc.com.



Property Description

Location:	801 Virginia Park St.
County:	Wayne
Zoning:	R3
Acreage:	Approximately .75 Acre (32,600sf)
Asking Price:	\$360,000 (\$11.04/sf)
Dimensions:	200 X 163
Legal Description:	S VIRGINIA PARK 62 THRU 59 PEERLESS ADD NO 3 L18 P40 PLATS, W C R 4/80 200 X 163

Property Features:

Centrally located in the New Center Area

Close Proximity to M-10 and I-94

Close Proximity to numerous retailers (partial list):

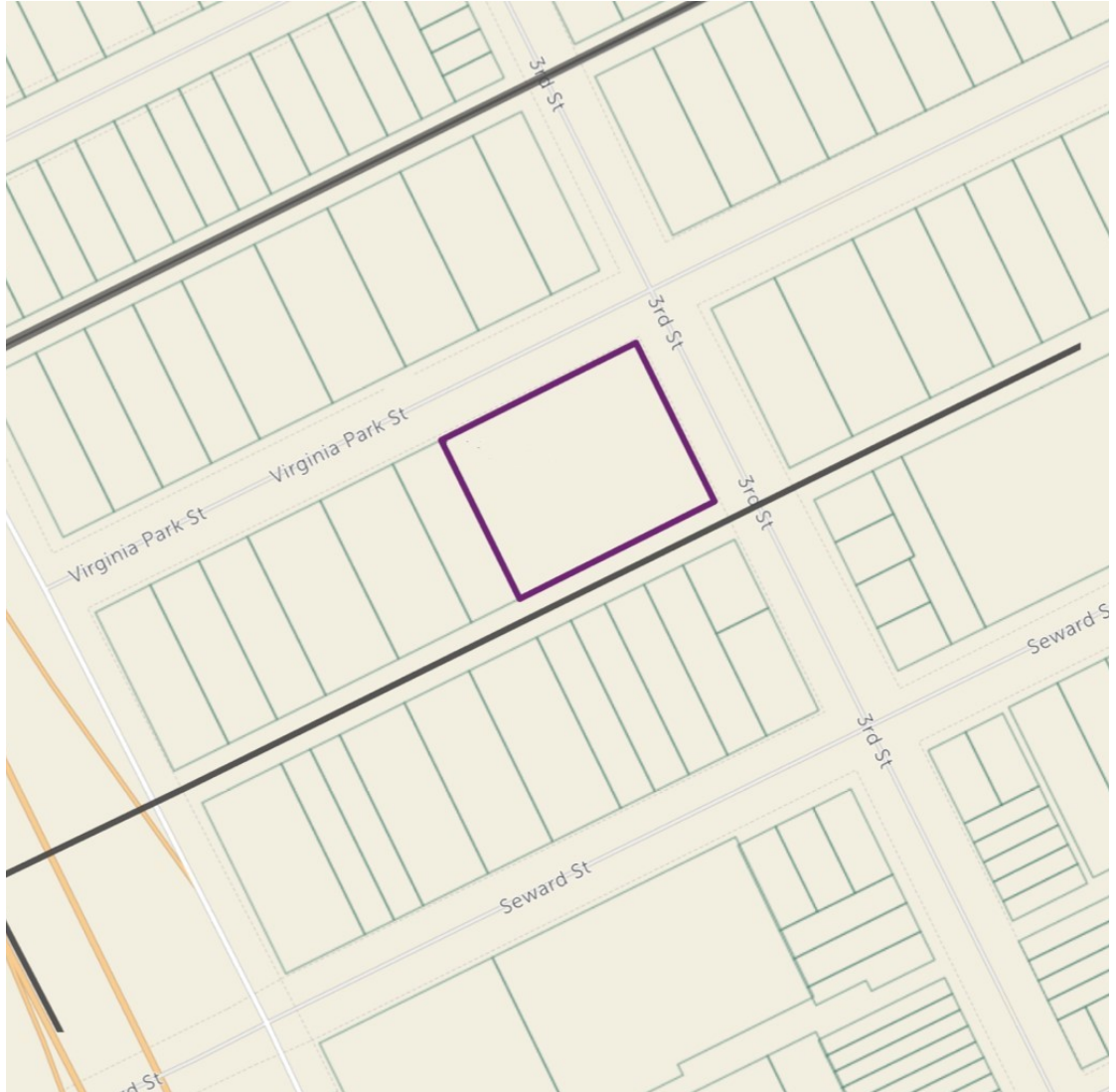
- Whole Foods
- Rite Aid
- Starbucks
- McDonalds
- Grey Ghost
- Shinola
- Fisher Building
- New Center One Building

Close proximity to several stadiums and institutions:

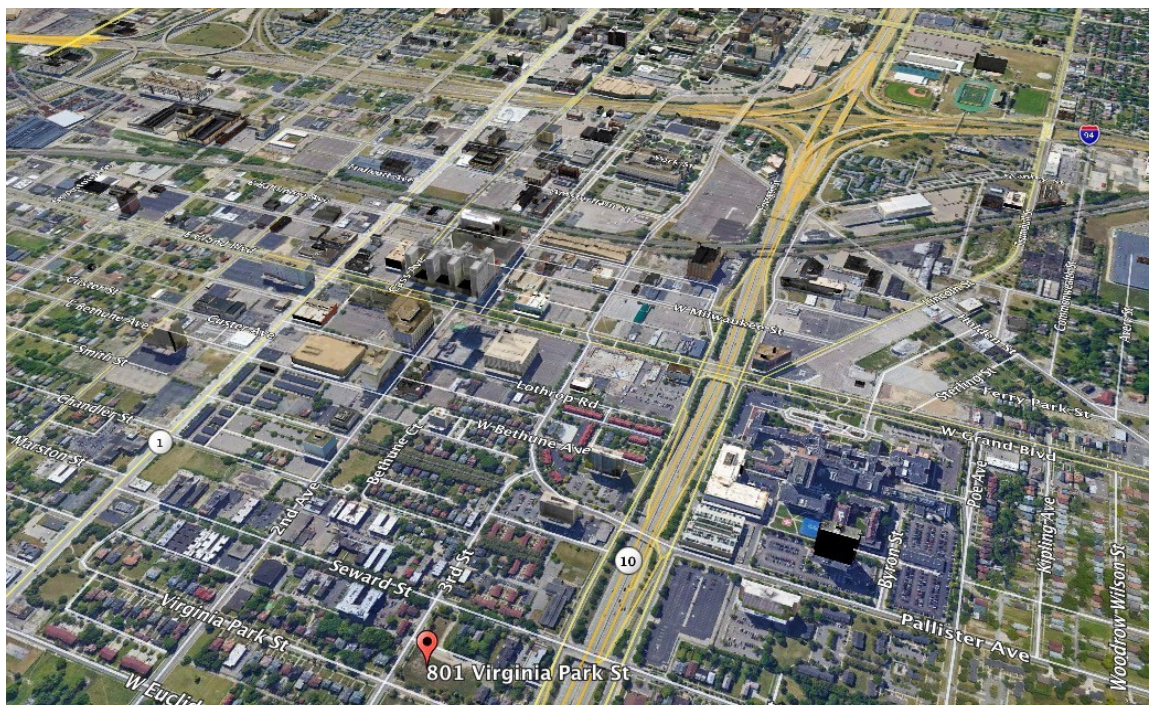
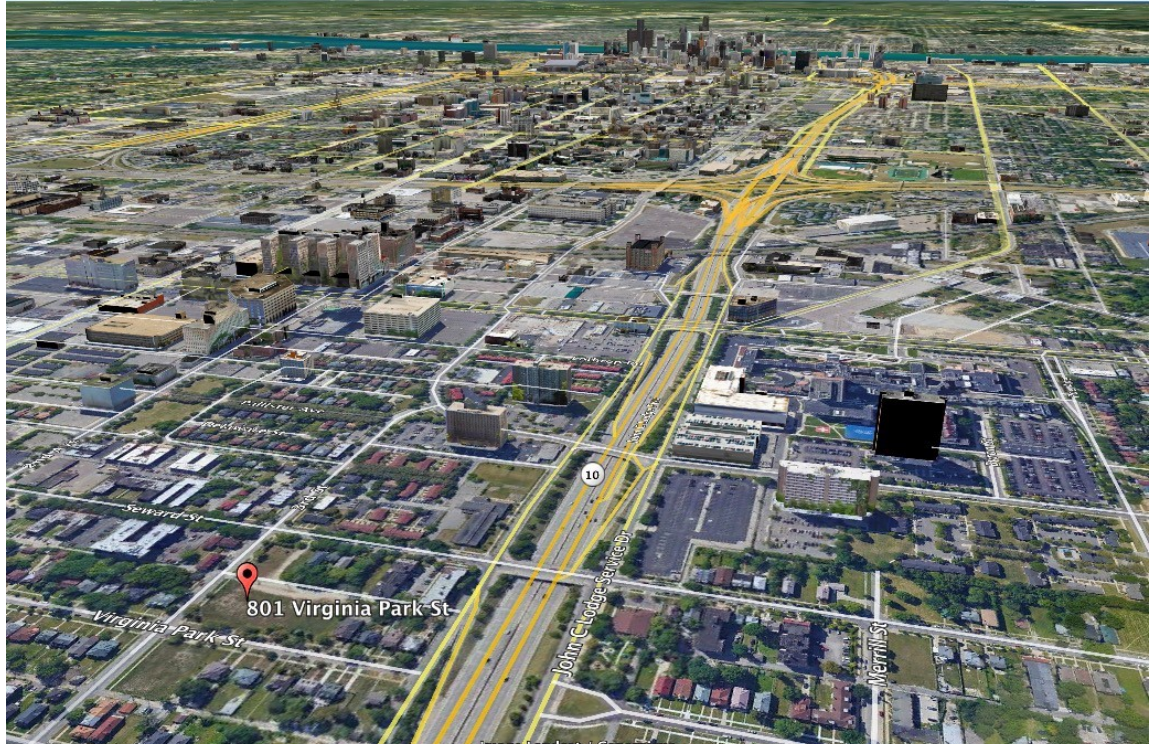
- Henry Ford Hospital
- Motown Museum
- Wayne State University Campus
- Detroit Institute of Arts
- Charles H. Wright Museum
- Detroit History Museum
- Detroit Library
- QLine (Light Rail)



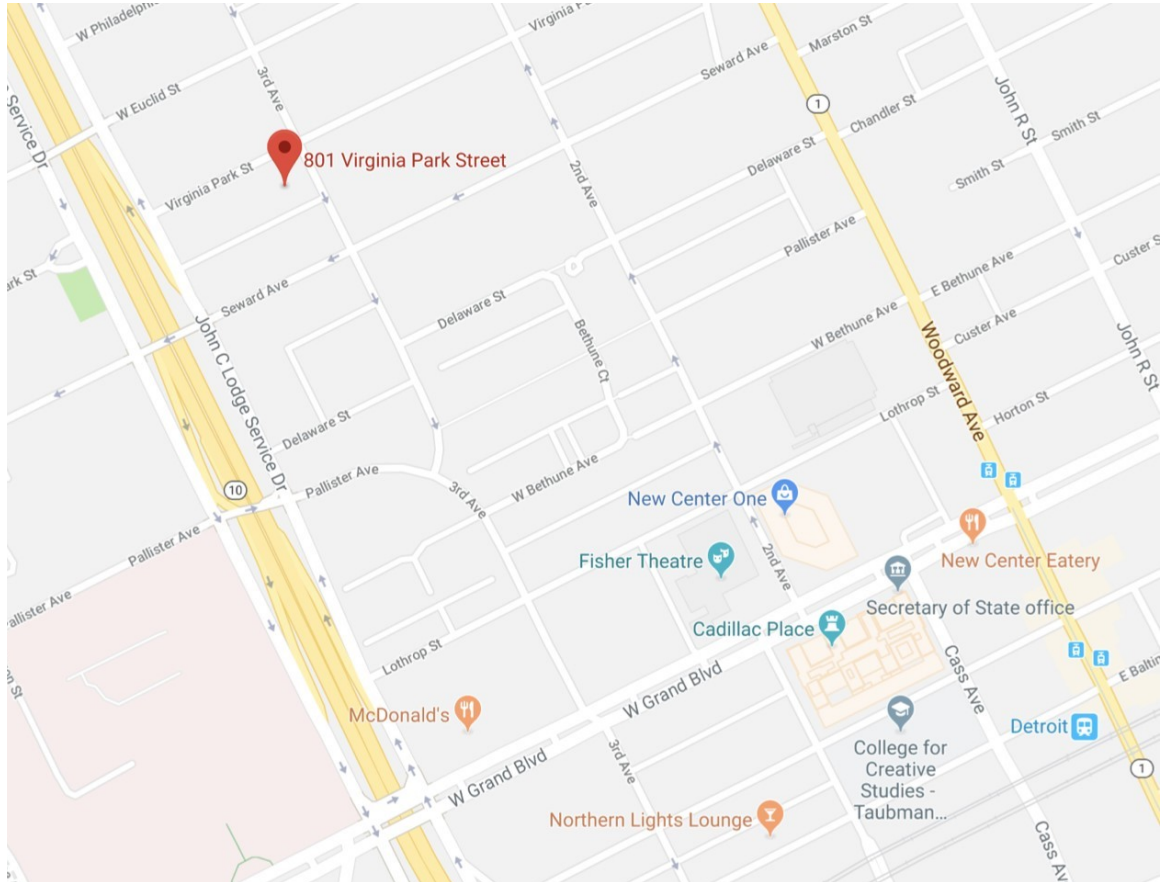
Parcel Map



Aerial View



Location Map



Conceptual Design Example



Attachments

- A. Zoning Map
- B. R-3 Zoning
- C. New Center Area Historic District Elements of Design



Attachment A

Zoning Map



Attachment B

R3 Zoning

Sec. 61-8-47 | Motor vehicle repair prohibited as home occupation.

said valid and current license plate or registration sticker at all times when parked in accordance with the provisions of this section.

(See also ARTICLE XIV, DIVISION 1, Subdivision E, “Use of Accessory Parking Lots and Areas,” and ARTICLE XIV, DIVISION 1, Subdivision K, “Off-Street Parking Facilities in Residential Districts.”)

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 44-06, §1, 12-21-06)

Sec. 61-8-47. Motor vehicle repair prohibited as home occupation.

Any type of repair or assembly of vehicles or equipment with internal combustion engines is prohibited as a home occupation as provided for in Sec. 61-12-382 through Sec. 61-12-392 of this Code. Incidental and accessory at-home motor vehicle repair is limited as follows:

- (1) No motor vehicle may be repaired on residential property outside of a fully enclosed structure, except in the rear yard;
- (2) No motor vehicle shall be repaired on residential property outside of a fully enclosed structure, except between the hours of 8:00 a.m. and 8:00 p.m.;
- (3) No motor vehicle being repaired on residential property outside of a fully enclosed structure shall appear in a visibly dismantled state, or with parts or components of the vehicle visibly separated from a vehicle, for a period of more than fourteen (14) consecutive days; and
- (4) No inoperable vehicle shall be stored in a residential yard area, unless the owner of the property has obtained a thirty (30) day sticker from the Police Department precinct where the residential property is located.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-8-48–61-8-50. Reserved.

DIVISION 4. R3 LOW DENSITY RESIDENTIAL DISTRICT

Sec. 61-8-51. Description.

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

(Ord. No. 11-05, §1, 5-28-05)



Attachment B

Sec. 61-8-52 | Site plan review.

Sec. 61-8-52. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-53. By-right uses.

Uses permitted by right in the R3 District are delineated in Sec. 61-8-54 through Sec. 61-8-58 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards. See ARTICLE III, DIVISION 5 to determine when Site Plan Review is required for by-right uses, and ARTICLE XII, DIVISION 5 for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-54. By-right residential uses.

- (1) Boarding school and dormitory
- (2) Child caring institution
- (3) Loft
- (4) Multiple-family dwellings with fewer than fifty percent (50%) of the units in the structure being efficiency units
- (5) Religious residential facilities
- (6) Shelter for victims of domestic violence
- (7) Single-family detached dwelling
- (8) Town house
- (9) Two-family dwelling

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-55. By-right public, civic, and institutional uses.

- (1) Adult day care center
- (2) Child care center
- (3) Family day care home
- (4) Library
- (5) Museum
- (6) Neighborhood center, nonprofit
- (7) Outdoor art exhibition grounds; sculpture gardens
- (8) Outdoor recreation facility
- (9) Religious institution

Detroit Zoning Ordinance (07 August 2019)

Attachment B

R3 Zoning

Sec. 61-8-56 | By-right retail, service, and commercial uses.

- (10) Schools, elementary, middle/junior high, or high
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 37-17, §1, 2-6-2018)

Sec. 61-8-56. By-right retail, service, and commercial uses.

- (1) None.
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-57. By-right manufacturing and industrial uses.

- (1) None.
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-58. By-right other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter
- (2) Railroad right-of-way, not including storage tracks, yards, or buildings
- (3) Signs as provided for in ARTICLE VI of this Chapter
- (4) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)

Sec. 61-8-59. Conditional uses.

Uses permitted conditionally in the R3 District are delineated in Sec. 61-8-60 through Sec. 61-8-64 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, and ARTICLE XII, DIVISION 5 of this Chapter for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-60. Conditional residential uses.

- (1) Adult foster care facility
- (2) Fraternity or sorority house
- (3) Pre-release adjustment center
- (4) Residential substance abuse service facility
- (5) Multiple-family dwellings where fifty percent (50%) or more of the units are efficiency units.
- (6) School building adaptive reuses--residential
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 21-12, §1, 11-2-12)

Sec. 61-8-61. Conditional public, civic, and institutional uses.

- (1) Cemeteries, including those containing mausoleums, crematories, or columbaria



Attachment B

R3 Zoning

Sec. 61-8-62 | Conditional retail, service, and commercial uses.

- (2) Educational institution
- (3) Fire or police station and similar public building
- (4) Group day care home
- (5) Residential-area utility facilities, public
- (6) School building adaptive reuses—public, civic, and institutional
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 21-12, §1, 11-2-12)

Sec. 61-8-62. Conditional retail, service, and commercial uses.

- (1) Bed and breakfast inn
- (2) Parking lots or parking areas for operable private passenger vehicles
- (3) School building adaptive reuses—retail, service, and commercial
- (4) Youth hostel/hostel
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 21-12, §1, 11-2-12)

Sec. 61-8-63. Conditional manufacturing and industrial uses.

- (1) None
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-64. Conditional other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter
- (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- (4) Signs as provided for in ARTICLE VI of this Chapter.
- (5) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)

Sec. 61-8-65. Intensity and dimensional standards.

Development in the R3 District shall comply with the standards provided for in ARTICLE XIII, DIVISION 1, Subdivision A and in ARTICLE XIII, DIVISION 1, Subdivision B of this Chapter.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-66. Other regulations.

For accessory parking regulations, see ARTICLE XIV, DIVISION 1, Subdivision E and ARTICLE XIV, DIVISION 1, Subdivision K of this Chapter.

Attachment B

R3 Zoning

Sec. 61-8-67 | Motor vehicle repair prohibited as home occupation.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-67. Motor vehicle repair prohibited as home occupation.

Any type of repair or assembly of vehicles or equipment with internal combustion engines is prohibited as a home occupation as provided for in Sec. 61-12-382 through Sec. 61-12-392 of this Code. Incidental and accessory at-home motor vehicle repair is limited as follows:

- (1) No motor vehicle may be repaired on residential property outside of a fully enclosed structure, except in the rear yard;
- (2) No motor vehicle shall be repaired on residential property outside of a fully enclosed structure, except between the hours of 8:00 a.m. and 8:00 p.m.;
- (3) No motor vehicle being repaired on residential property outside of a fully enclosed structure shall appear in a visibly dismantled state, or with parts or components of the vehicle visibly separated from a vehicle, for a period of more than fourteen (14) consecutive days; and
- (4) No inoperable vehicle shall be stored in a residential yard area, unless the owner of the property has obtained a thirty (30) day sticker from the Police Department precinct where the residential property is located.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-8-68–61-8-70. Reserved.

DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT

Sec. 61-8-71. Description.

This district is designed to be used primarily on major or secondary thoroughfares where the major use of the property is for low-medium density residential dwellings characterized, primarily, by rental apartment dwellings. Among others, uses permitted by right include multiple-family dwellings, single- and two-family dwellings, and certain other residentially related uses which can function most advantageously where located on these thoroughfares. Medical and dental clinics, motels or hotels, and certain types of non-profit uses may be permitted on a conditional basis subject to appropriate findings and compliance with required standards.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11)

Sec. 61-8-72. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

(Ord. No. 11-05, §1, 5-28-05)

Attachment B

R3 Zoning

ARTICLE XIII INTENSITY AND DIMENSIONAL STANDARDS

Sec. 61-13-4 | R3.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.	
	Area (sq ft)	Width (feet)	Front	Side*	Rear					
Sec. Reference	Sec. 61-13-142		Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157			
	*Formula A = Length (feet) + 2 (height) / 15					*Formula B = Length (feet) + 2 (height) / 6				
									19; Sec. 61-13-131	
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105.)		Sec. 61-13-104; Article XIV, Division 3, Subdivision A	
Town houses (attached group)	7000	70	20	Formula B	30	35	35		Sec. 61-13-106	
Two-family dwellings	6000	55	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-107.)		Article XIV, Division 3, Subdivision A	
Agricultural uses				See: Sec. 61-12-329		35	35		Sec. 61-12-338	
All other uses	5000	50	20	4 ft minimum/ 14 ft combined	20	35	35			
Sec. 61-13-4. R3.										
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)										
Accessory buildings/structures						15			Sec. 61-13-126	
Cemeteries									Sec. 61-13-16, Sec. 61-13-131(2)	
Fire or police stations			20	15	30			0.70		
Libraries or museums	10000	70	20	Formula B	30	35			Sec. 61-13-19	
Multiple-family dwellings	7000	70	20	Formula A	30		(0.12 RSR)	0.70		
Neighborhood center (non-profit)	7000	70	20	Formula B	30	35		0.70	Sec. 61-13-19	
Outdoor recreation facilities									Sec. 61-13-131	
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I	
Public utilities			20	15	30			0.70		
Religious institutions	10000	70	20	Formula B	30			0.70	Sec. 61-13-19; Sec. 61-13-104	

Detroit Zoning Ordinance (07 August 2019)



Attachment B

R3 Zoning

ARTICLE XIII INTENSITY AND DIMENSIONAL STANDARDS

Sec. 61-13-5 | R4.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157			
*Formula A = Length (feet) + 2 (height) / 15					*Formula B = Length (feet) + 2 (height) / 6				
Schools	10000	70	20	Formula B	30			0.70	Sec. 61-13-19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105)		
Town houses (attached group)	7000	70	20	Formula A	30			0.70	Sec. 61-13-106
Two-family dwellings	6000	60	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-107.)		
Agricultural uses			See: Sec. 61-12-329			35			Sec. 61-12-338
All other uses	7000	70	20	Formula B	30	35		0.70	
Sec. 61-13-5. R4.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			Sec. 61-13-126
Educational institutions	7000	70	20	Formula B	30		(0.10 RSR)	1.00	Sec. 61-13-19; Sec. 61-13-131
Fire or police stations			20	15	30			1.00	
Fraternity or sorority houses	7000	70	20	Formula A	30			1.00	
Libraries or museums	10000	70	20	Formula B	30	35			Sec. 61-13-19
Multiple-family dwellings	7000	70	20	Formula A	30		(0.10 RSR)	1.00	
Neighborhood center (non-profit)	7000	70	20	Formula B	30			1.00	Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Public utilities			20	15	30			1.00	
Religious institutions	10000	70	20	Formula B	30			1.00	Sec. 61-13-19; Sec. 61-13-104
Rooming houses	7000	70	20	Formula A	30		(0.10 RSR)	1.00	

Detroit Zoning Ordinance (07 August 2019)



Attachment C

New Center Area Historic District Elements of Design

Sec. 21-2-129. - New Center Area Historic District.

- (a) An historic district to be known as the New Center Area Historic District is hereby established in accordance with the provisions of this article.
- (b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the New Center Area Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center lines of Lothrop and Second Avenue and proceeding northerly along the center line of Second Avenue to its intersection with the center line of Bethune; thence westerly along the center line of Bethune to its intersection with the center line of Bethune Court to its intersection with the center line of Delaware; thence easterly along the center line of Delaware to its intersection with the center line of Second; thence southerly along said center line of Second Avenue to its intersection with the center line of the east-west alley between Delaware and Pallister; thence easterly along said east-west alley to its intersection with the center line of the north-south alley between Woodward Avenue and Second; thence northerly along the center line of said north-south alley to its intersection with the southerly boundary of Lot 92 of Peerless Addition No. 1 of part of quarter section 56 of the 10,000-acre tract (L18/P38) extended westward; thence easterly along the southern boundary of said Lot 92, extended eastward, to its intersection with the center line of Woodward Avenue; thence northerly along the center line of Woodward Avenue to its intersection with the center line of the east-west alley between Virginia Park and Euclid, extended eastward, this being the same as the northern boundary of Lot 1 the aforementioned Peerless Addition No. 1, extended eastward; thence westerly along the center line of said east-west alley to its intersection with the center line of the east service drive of the John C. Lodge Freeway; thence southerly along the center line of said east service drive to its intersection with the center line of the east-west alley between Seward and Virginia Park; thence easterly along the center line of the said east-west alley between Seward and Virginia Park to its intersection with the center line of Third Avenue; thence southerly along said center line of Third Avenue to its intersection with the center line of Seward; thence west along said center line of Seward to its intersection with a line drawn parallel to and 13 feet west of the western boundary of Lot 14, Block 7, of Beck's Subdivision of part of quarter sections 55 and 56, 10,000-acre tract (L4/P59); thence southerly along said line to its intersection with the center line of the east-west alley lying between Seward and Delaware; thence westerly along the center line of said alley to its intersection with western boundary of Lot 38 (extended northward) of Block 4 of Henry Weber's Subdivision of part of quarter sections 55 and 56, 10,000-acre tract (L2/P40); thence southerly along said western boundary of Lot 38 extended southward to its intersection with the center line of Delaware; thence easterly along the center line of Delaware to its intersection with the center line of Third Avenue; thence southerly along the center line of Third Avenue to its intersection with the center line of Lothrop; thence easterly along the center line of Lothrop to the point of the beginning. (These boundaries include: Peerless Addition No. 1 of part of quarter section 56, TTAT (L18/P38), Lots 1-14 and 79-92; Peerless Addition No. 2 of part of quarter section 56, TTAT (L18/P39), Lots 15—30 and 63—78; Peerless Addition No 3 of part of quarter section 56, TTAT (L18/P40), Lots 31—41 and 52—62; Leggett's Sub of part of Henry Weber's Sub of part of sections 55 and 56, TTAT (L21/P53), Lots 22—32 and part of Lot 21 and Lots 65-75 and west 30 feet of Lot 76; Stone, Todd and Company's Sub of Lots 1, 2, and 3 of center part of quarter sections 55 and 56, TTAT, and Lots 41, 42, 43 and 44 of Henry Weber's Sub of quarter sections 55 and 56, TTAT (L18/P99), Lots 5—18 and Lots 25—70; Lothrop and Duffield's Sub of part of quarter sections 55 and 56, TTAT (L17/P22), Lots 70—85, 110—125, and 28—37 and west 45 feet of 27; Beck's Sub of part of quarter sections 55 and 56, TTAT (L4/P59), Block 2, Lots 5—10 and vacated Beck Street; Block 3, Lots 4—9 and vacated Beck Street, Block 4, Lots 1—6 and vacated Otto inclusive, Block 5, Lots 1—6 and vacated Otto inclusive, Block 6, Lots 1—7 and east 16.5 feet of Lot 8; and Block 7, Lots 14—24 and east 13 feet of Lot 13; Henry Weber's Sub of Lots 5—7 and 9, part of Leggett and Miller's Sub of part of sections 55 and 56, TTAT, (L2/P40), Lots 5, 6 and east 40 feet of Lot 7 and Lots 38, 39, and the west 30 feet of Lot 40; and Schmidt's Sub of part of quarter sections 55 and 56, TTAT (L19/P66), Lots 1—16).



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- (d) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:
- (1) *Height.* All houses that were originally single- or two-family have two full stories plus an attic or finished third floor within the roof; these are generally called "two-and-a-half-story" houses. The few terraces in the district are two or 2½ stories tall. Apartment buildings range in height from three to ten stories; the majority are four stories tall. Additions to existing buildings shall be related to the existing structure; new building in New Center Commons (Delaware, Pallister and Bethune) and on Virginia Park shall meet the following standards:
 - a. The six adjoining structures on the same face, excluding churches and commercial structures, shall be used to determine an average height. If six structures are not available on the same block face, then one or more structures as close as possible to being directly across the street from the proposed structure may be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of eight used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, or other minor elements may be higher.
 - b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described in Subsection (e)(1)a of this section. The proposed new structure shall have a height at the eaves, or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.
 - (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on use, style, and size of buildings. While single-family dwellings may appear taller than wide or wider than tall, the overall appearance is neutral. Terraces or rowhouse buildings are wider than tall; apartment buildings appear taller than wide although some are wider than tall due to projecting and receding wall surfaces that emphasize the vertical.
 - (3) *Proportion of openings within the façades.* Areas of voids generally constitute between 15 percent and 35 percent of the front façade, excluding the roof. Most window openings are taller than wide, but are frequently grouped into combinations wider than tall. Where there are transom windows above doors, they are wider than tall; a few round windows exist on upper stories or attics. A great variety of sizes, shapes, and groupings of openings exist in the district.
 - (4) *Rhythm of solids to voids in front façades.* Queen Anne and Arts-and-Crafts style buildings display freedom in the arrangement of openings within the façades, but usually result in a balanced composition. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade.
 - (5) *Rhythm of spacing of buildings on streets.* The spacing of buildings has generally been determined by the setback from the side lot lines. The spacing of buildings tends to be consistent, except where vacant lots occur. On Virginia Park, where lots are approximately 50 feet wide, some buildings are placed closer to one side lot line, creating room for a side driveway. On smaller lots in the district, the buildings occupy most of the width of their lots, while complying with the side lot setback restrictions.
 - (6) *Rhythm of entrance and/or porch projections.* Steps and porches exist on all of the single-unit and



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multiple-unit 2½-story dwellings in the district; the progression of porches lends to the consistency of the streetscape. Entrances and porches are either placed centrally on the façade, as is usually the case with Classically-inspired buildings, or are placed to one side of the front façade, and the porch sometimes wraps around to the side. Rear porches are common on single-family residences; few side porches exist due to narrow lot sizes. On Virginia Park, there is an occasional porte cochere.

- (7) *Relationship of materials.* The district exhibits a wide variety of building materials characteristic of single- and multiple-unit residential buildings dating from the last decade of the 19th Century and first quarter of the 20th Century. The majority of buildings are faced with brick; a brick veneer first story and a stucco, clapboard, or wood shingle second story is not unusual. All-stone, all-stucco, and all-wood buildings exist but are few in number. Later replacement siding is uncommon in the district; when it does exist, much of side changes the original visual relationship of the siding to the building. Stone sills and wood trim are common. Roofing includes slate, tile, and asphalt shingles. It is common for apartment buildings to have limestone or concrete high basements or first stories and stone ornamental detail and trim.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood trim and masonry sills. The brick is sometimes textured. Also common is the contrast in textures created by the juxtaposition of different materials used for the first and second stories; frequently, a brick first story is contrasted with a stucco or wood-sheathed second story. Half-timbering adds textural interest to the stucco where it exists on Neo-Tudor houses. In apartment buildings, stone, either rough cut or smooth and/or cut to appear like rustification at the basement and/or first-story level, contrasts with the main material, brick. Slate and tile roofs contribute to the textural interest, whereas asphalt shingles generally do not.
- (9) *Relationship of colors.* Paint colors generally relate to style. Natural brick colors (red, brown, yellow, orange, buff) predominate in wall surfaces. Natural stone colors also exist. Stucco and concrete are usually left in their natural state or are painted in a shade of cream; half-timbering is frequently stained or painted brown or brownish-red. Classically inspired buildings, particularly Neo-Georgian and Colonial Revival, frequently have wood trim painted white, cream, or in a range of these colors. Where shutters exist, they are either dark green, black, or another appropriate dark color. Colors known to have been in use on buildings of this type in the 18th Century or 19th Century on similar buildings may be considered for suitability. Buildings of Medieval and/or Arts-and-Crafts inspiration generally have painted wood trim of dark brown; black and red is also present. Queen Anne and Late Victorian style houses may have several colors painted on the same façade. Storm windows are sometimes a different color from the window frames and sashes; window sashes are most often the same color as the window frames, with a few exceptions. Colors used on trim of apartment buildings are frequently brown, gray, black or green. The original color scheme of any building, as determined by professional analysis, is always acceptable for the building, and may provide suggestions for similar buildings. Roofs are in natural colors; slate is predominantly gray, gray-green and black; tile is green or red. Asphalt shingles display a variety of colors, most derived from colors of natural materials (tile, slate and wood colors).
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Porches, window frames, cornices, dormers and gables are frequently treated. Neo-Georgian and Colonial Revival buildings display classic details in wood; buildings influenced by the Arts-and-Crafts movement have wood details, such as half-timbering, heavy vergeboards, and other wood elements. The vernacular "four-square" buildings usually show restraint in detail. In general, the houses on Virginia Park are more ornate than those in the rest of the district. Some of the apartment buildings display carved stone ornament set in panels, string courses, spandrels and cornices.



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- (11) *Relationship of roof shapes.* A multiplicity of roof types exist, and frequently within the same building. Predominant are hip and gabled, frequently punctured with dormers. A few buildings have engaged towers or bays with crenellated roofs. Other buildings have less complex roofs, appropriate to their architectural style.
- (12) *Walls of continuity.* The major wall of continuity is created by the building façades when their setbacks are uniform within each block face. Where lighting poles and trees exist in sufficient numbers, they contribute to a minor wall of continuity along the tree lawns.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance; a side walk sometimes leads to the rear. On sufficiently graded lots, steps lead up the earthwork terraces to the front steps. Some straight side driveways, primarily in concrete but a few in brick, leading from the street to the rear garages exist on Virginia Park, Bethune, and Lothrop. Where front lawns are uninterrupted by driveways, a unity to the succession of front lawns is achieved. Foundation plantings of an evergreen and deciduous character are present on individual lawns. Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north-south street. Trees are evenly spaced on the tree lawn; on Pallister where the tree lawn has been widened, trees are planted close to the public sidewalk and upright lighting standards are evenly spaced near the brick paving of the street. Public sidewalks throughout the district are concrete; brownstone and some bluestone curbs remain on Delaware between Woodward Avenue and Second, Virginia Park and Seward. Virginia Park is paved in brick; traffic off Woodward Avenue enters and exits through a horseshoe with wrought iron gates and brick piers with stone cresting and foundations. A grassy turf, hedges, and young trees are planted inside the court created by the horseshoe. Newer gates at the entrances of other blocks are of the same materials. Side and rear yard wooden fences, either painted brown or left in a natural state, exist throughout New Center Commons. Side yard fences generally do not extend beyond the face line of the front porch, except where they fence in side lots or corner properties. Fencing, in public view through the district, is of a fluted design to compliment the style, design, material, and date of the residence. Pallister between Second and Third streets is a pedestrian street; it is paved in brick with concrete around its perimeter. Street furniture and upright iron light standards are placed at regular intervals. Ornamental poles (O.P. type, Public Lighting Department) are located on Delaware between Woodward Avenue and Second, Virginia Park and Seward. On Second Boulevard and Third Avenue, where they run throughout the district, are fluted steel lighting standards with craneneck pendants (Union Manufacturing Company No. 4700). Alleys are paved in either asphalt or concrete, the exception being the alley north of Delaware east of Second, which is brick. Parking areas off the alleys next to the alley-facing garages in New Center Commons are also either asphalt or concrete. Alleys are entered and exited on Bethune Court; they do not have outlets on Third Avenue. Bethune Court, Bethune Street, and the alleys have tall, modern light standards. Ornamental light posts on Pallister Commons are Union Metal manufacturing No. SP874-Y1.
- (14) *Relationship of open space to structures.* Vacant land in the New Center Historic District is located immediately west of Bethune Court, where it provides a small buffer from the street at the corners of Bethune Court and Pallister. Open space on Pallister is provided by the brick-paved pedestrian mall and widened tree lawns. There is also ample vacant land adjacent to the Virginia Park gates at the corners of Woodward Avenue and Virginia Park. Where buildings have been demolished, vacant land exists, usually in the form of parking lots. This condition prevails primarily in the block of Virginia Park between the Lodge Freeway Service Drive and Third Avenue, and on Lothrop. Backyards as well as front yards exist on



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all single- and double-family residential properties; backyards to houses on Bethune, Pallister and Delaware tend to be relatively small due to the placement of 1½- or 2½-car garages and adjoining paved parking area off the alley.

- (15) *Scale of façades and façade elements.* There is a variety in scale from street to street and style to style; most houses have a small to moderate appearance and apartment buildings have a moderate appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Houses on Virginia Park are large in scale compared with the rest of the district. The elements within the façades of Queen Anne and some Colonial Revival buildings emphasize their size by dividing the façades into large segments, such as towers, projecting gables, and bays. Neo-Georgian façades have restrained, small-scale detail within. Buildings influenced by the Arts-and-Crafts movement contain heavy elements, such as vergeboards and large brackets. Apartment buildings usually contain small-scaled elements within moderate to large-scale façades. Buildings generally are within normal limits of scale for moderate single- and multiple-family residences of the late 19th Century and early 20th Century.
- (16) *Directional expression of front elevations.* Although some houses appear wider than tall and some appear taller than wide, the overall directional expression is neutral. Apartment buildings are expressed vertically; terraces (rowhouses) are horizontal. The Church of Christ, Scientist, is expressed horizontally.
- (17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, though they are usually consistent within each block or streetface in compliance with deed restrictions. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line.
- (18) *Relationship of lot coverage.* Lot coverage of single-family dwellings ranges from approximately 20 percent to 45 percent, most being in the 25 percent to 35 percent range of lot coverage. Lot coverage of multi-unit apartment buildings range from 50 percent to 90 percent of their lots, most being in the upper end of this range.
- (19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is appropriate for a given style. The Late Victorian buildings exhibit complex massing and multiplicity of forms, colors, and textures. Other styles in the district are less complex. The Classically-inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation.
- (20) *Orientation, vistas, overviews.* Single-family houses and apartment buildings are generally oriented towards the east-west streets. The majority of terrace buildings are oriented toward Third Avenue. The majority of the garages are oriented towards the alleys; where driveways exist, garages are frequently oriented towards both the street and the alley. All garages are detached and at the rear of the lot. A dramatic view of the General Motors Building and Fisher Building can be seen just south of the district.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including Queen Anne and Arts-and-Crafts inspired, are generally asymmetrical but result in balanced compositions. Front façades of apartment buildings are symmetrical in appearance.
- (22) *General environmental character.* The character of the New Center Historic District is that of late 19th Century and early 20th Century residences on straight east-west streets. A cohesiveness is attained by entrance gates, uniform setbacks, spacing on lots, buried utilities, and, on Pallister, spacious tree lawns,



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street furniture, and brick paving. Overall, the district has an urban, low to moderate density, revitalized residential character with small-scale commercial usage on its southern periphery and on Second from Virginia Park to Delaware.

(Code 1964, § 28A-1-41; Code 1984, § 25-2-89; Ord. No. 530-H, § 1 (28A-1-41), eff. 11-22-1982)



