

City of Detroit

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October 11, 2019

HONORABLE CITY COUNCIL

RE: Request of Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs on the Downtown Campus Buildings at 901 W. Fort Street. **(RECOMMEND APPROVAL)**

REQUEST

The City Planning Commission (CPC) has received a request from Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs to be located at 901 W. Fort Street. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.

PROPOSED PROJECT

The petitioner proposes to install seven new signs on the buildings of the Downtown Campus. This is the first phase of signs to be reviewed; the overall plan calls for a total of 19 signs.

Office Building - Three of the new signs are proposed for the Office Building located at the corner of West Fort and Third Streets. One sign will be located above the main entrance on the front of the building and one over the rear entrance. A third sign is proposed near the top of the building as an identification sign facing Fort Street. Generally, 2.6 square feet of signage is allowed per lineal foot of building frontage up to a maximum of 500 square feet for the building. Based on the building's frontage, 873 square feet would be allowed, therefore the 500 square foot maximum controls. The proposed signs total 496 square feet, complying with the size allowed.

Main Building - One sign is proposed for the main building. The sign is proposed to be 115 square feet and located above an entrance. This building is also large enough to warrant the entire 500 square feet of signage. Three additional signs are proposed for this building in a future phase.

Health & Wellness Education and Sports Center - Three signs are proposed for the new Health & Wellness Education building which is currently under construction. Two of the signs are large identification signs proposed for the front (Fort Street) and rear (parking lot) facades. The third sign is proposed above the entrance near the northeast corner of the building. Two additional signs are proposed in a future phase.

Based on the size of this building, 819 square feet of signage would be allowed if not for the 500 square foot maximum. The three signs in this phase total 750 square feet. For developments that require City Council approval, the 500 square foot maximum may be waived per Section 4-4-7(a). In this case, because the building is very large and not all of the signs will be visible from one vantage point, the additional area is justifiable.

REVIEW & ANALYSIS – PCA District Review Criteria

There are eighteen PCA District Review Criteria listed in Section 50-11-97 of the Zoning Ordinance. Only one applies specifically to signage:

(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.

Generally, WCCCD's Downtown Campus does not stand out. Appropriate signage is necessary to identify the campus and assist the public in locating an important institution. Although several of the signs are rather large, due to the size of the buildings and the nature of the use, additional signage is reasonable.

Design

The Planning & Development Department has reviewed the proposed signage and recommends approval. A formal letter is forthcoming.

CONCLUSION & RECOMMENDATION

Consistent with the above, the City Planning Commission recommends approval of the seven proposed signs. The additional signs will be reviewed in a future application.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director

Jamie J. Murphy, Staff

Attachment: Sign Plans for WCCCD

cc: Arthur Jemison, Director, PDD
Katy Trudeau, Deputy Director, PDD
David Bell, Director, BSEED



Wayne County Community College District

Wayne County Community College District

Curtis L. Ivery Central Educational Complex

Wayfinding Signage Design Intent Documents

These drawings express a preliminary design concept only. For all engineering, materials, and fabrication are the responsibility of the fabricator.

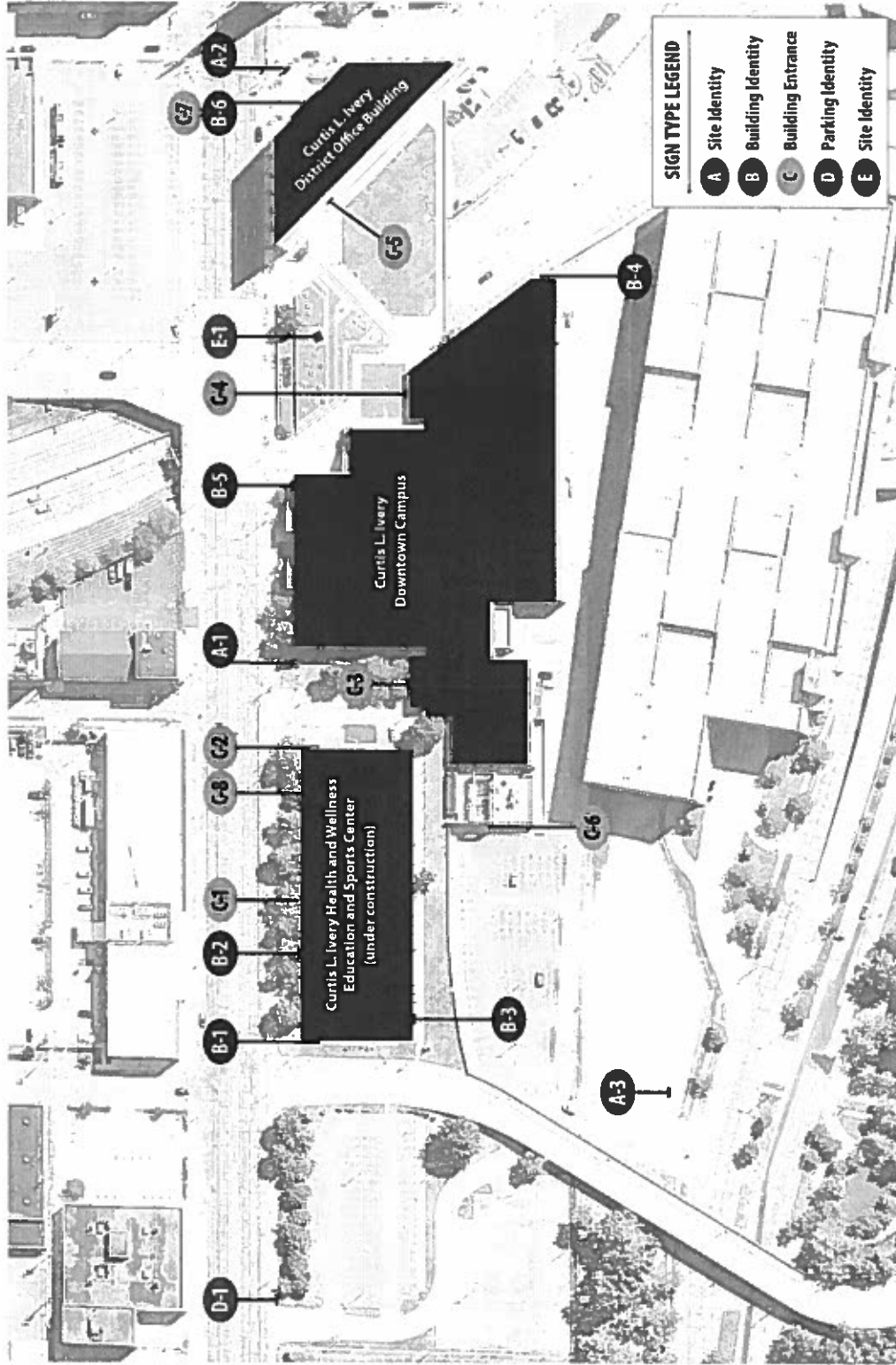
The content of this document is subject to the design intent requirements outlined in the Specifications.

Date Issued: 04/04/19 PRICING SET

Revisions:

Project Team: JW, AMN, MR, MGA

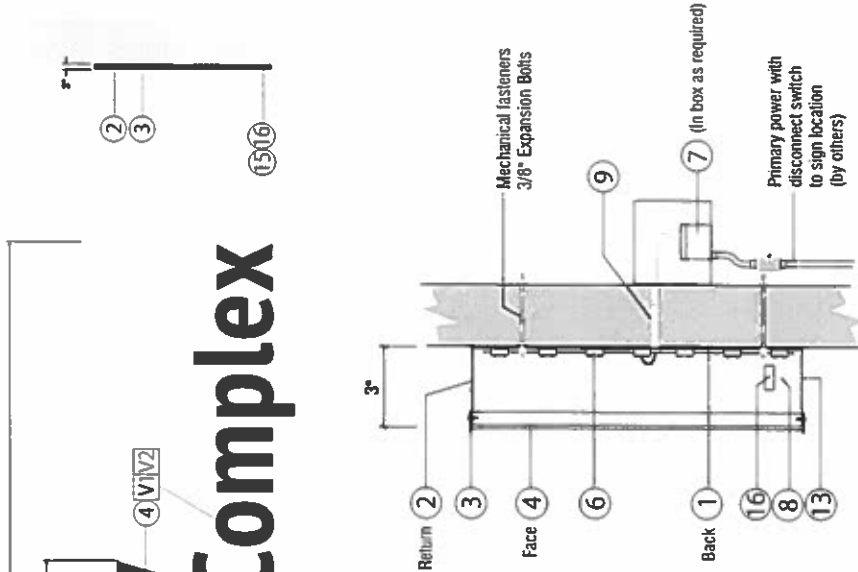
Sign Location Plan



B-6

Curtis L Ivery Central Educational Complex

NOTE: SEE PAGE 2 FOR LED AND POWER SUPPLY INFO



SECTION DETAIL (N.T.S.)



BILL OF MATERIALS	
Part #	DESCRIPTION
1	.063" Gloss anodized white aluminum sheet
2	.040" Black aluminum coil stock
3	1" Black Jewette trim cap
4	2447 3/32" Plaskolite white acrylic
5	-
6	GE Tetra MAX GEN2471-W1
7	GE Tetra LED Power Supply GEPS24-100U-GLX
8	Toggle switch
9	Electrical pass thru (by installers)
10	-
11	-
12	-
13	5/16" weep holes
14	-
15	Hammer/Allen electrical label
16	UL label
17	-

COLOR SPECS	
V1	3M 3635-30 Diffuser vinyl
V2	3M 3635-222 Day/Night vinyl

FABRICATION NOTES	
-	.3" deep channel letters, .063" aluminum backs with .040" aluminum returns
-	White LED illumination
-	White acrylic face with 1st surface applied Day/Night vinyl
-	2nd surface Diffuser vinyl (40% light transmission)
-	1" black trim cap

INSTALL NOTES	
-	Wall fasteners as required (provided by installers)
-	Remove located power supplies
-	120V primary power with disconnect to remote power supply location - BY OTHERS

		Wayne County Community College 417 EAST 65th / 430 318 9733 Detroit, MI 48228 www.allenindustries.com	
JOB # SF# Wayne County Community College ADDRESS: ADDITIONAL:	SKN TYPE/ QUANTITY QTY. 1 Lighted Letters FILE NAME: WCCC-DML-14-L-LL-B-P SALES PERSON: Jennifer Jannery DRAWN BY / DATE: K Whelan 2-17-18	SCALE: 3/16" = 1'-0" SHEET 1 OF 2	ELECTRICAL TO BE ALL LETTER COMPONENTS AND PERMITS TO BE E.L. STRANDBERG Underwriters Laboratories Inc. ELECTRIC SIGN

C-3

30' 7"

Curtis L Ivery Downtown Campus

NOTE: SEE LED AND POWER SUPPLY INFO ON PAGE 2

BILL OF MATERIALS	
Part #	DESCRIPTION
1	.090" Brushed aluminum #4 Horizontal Finish
2	.063" aluminum sheet
3	1/8" Tufftek clear polycarbonate sheet
4	-
5	GE Tetra MAX GEMM 2471-W1
6	GE Tetra LED Power Supply GEP524-100U-GLX
7	-
8	1/8" thick aluminum sheet
9	1/4" x 1-1/2" Nelson weld studs w/ hardware
10	-
11	1" stand-off sleeves
12	Mechanical fasteners (TBD per wall type)
13	-
14	-
15	-
16	-
17	-

COLOR SPECS

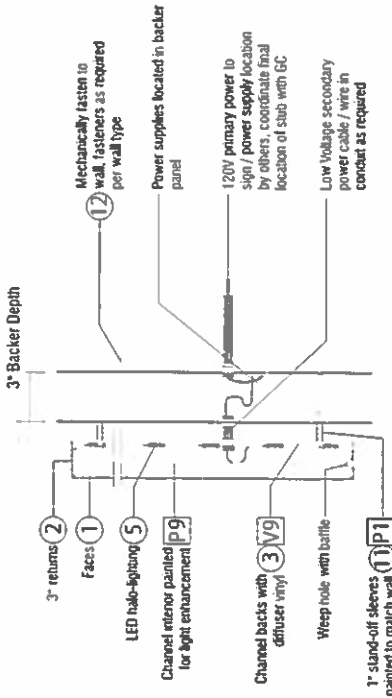
- Brushed Aluminum Horizontal Grain
- P1 Match building per survey
- P9 Alzo Nobel White (light enhancement paint)
- V9 3M 3635-70 White (trans) diffuser vinyl

FABRICATION NOTES

- 3" reverse channel halo-lit letters mounted on a backer
- Clear polycarbonate backs with White diffuser vinyl
- White LED halo-lighting

INSTALL NOTES

- Channels mechanically fasten to fascia / wall surface, fastener type as required with 1" stand-off sleeves
- Remote locate LED power supplies (drivers)



HALO-LIT LETTER DETAIL

Scale: 0:1.5



JOB #	SF#	QTY. 1	Reverse Halo Lighted Letters	SCALE: 1/4" = 1'-0"
	Wayne County Community College	Wayne County Community College	41900 10th Ave Detroit, MI 48202	Wayne County Community College
SALES PERSON	Jennifer Janney	DATE	8-14-18	
DRAWN BY				
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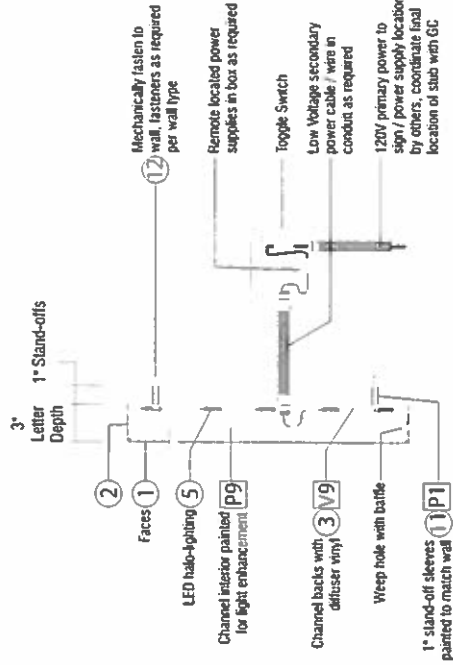
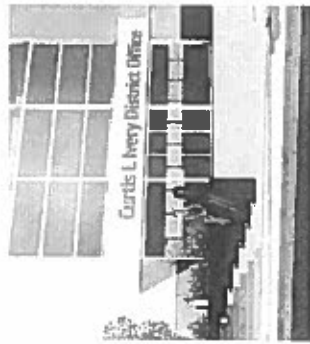
ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE

 UNDERWRITERS LABORATORIES INC.
 ELECTRIC SIGN

C-5 and C-7

Curtis L Ivery District Office

NOTE: SEE LED AND POWER SUPPLY INFO ON PAGE 2



HALO-LIT LETTER DETAIL

Scale: N.L.S.

BILL OF MATERIALS

Part #	DESCRIPTION
1	.080" Aluminum sheet
2	.063" aluminum sheet
3	1/8" Tuffak clear polycarbonate sheet
4	-
5	GE Tetra MAX GEMM 2471-1W1
6	GE Tetra LED Power Supply GEPS24-100U-GLX
7	-
8	1/8" thick aluminum sheet
9	1/4" x 1-1/2" Nelson weld studs w/ hardware
10	-
11	1" stand-off sleeves
12	Mechanical fasteners (TBD per wall type)
13	-
14	-
15	-
16	-
17	-

COLOR SPECS

- P9 Brushed Aluminum
- P9 Akzo Nobel White (light enhancement paint)
- V9 3M 3635-70 White (trans) diffuser vinyl

FABRICATION NOTES

- 3" reverse channel halo-lit ID letters and bars
- Fabricated aluminum channels painted as noted
- Clear polycarbonate backs with White diffuser vinyl
- White LED halo-lighting

INSTALL NOTES

- Channels mechanically fasten to fascia / wall surface, fastener type as required with 1" stand-off sleeves
- Remote locate LED power supplies (drivers)

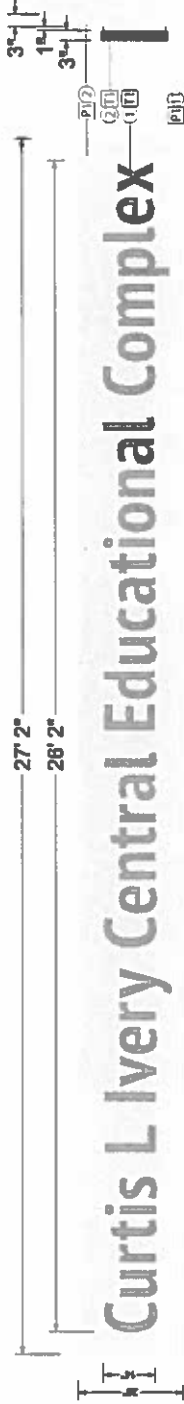
Allen Industries 419.841.6636 / 800.338.9773 www.allenindustries.com	JOB # SF# JOB NAME Wayne County Community College ADDRESS 4011 W 75th St LOCATION Detroit, MI 48228	QTY. 2 Lighted Letters FILENAME WCCC-DIM-19-LL C-5-P SALES PERSON Jennifer Janney DATE K Wright 7-17-19	SCALE 3/16" = 1'-0" SHEET 1 OF 2
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ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL INCLUDE ALL NECESSARY PERMITS AND APPROVALS.

Underwriters Laboratories, Inc. with UL E-CLASSIFIED LISTING

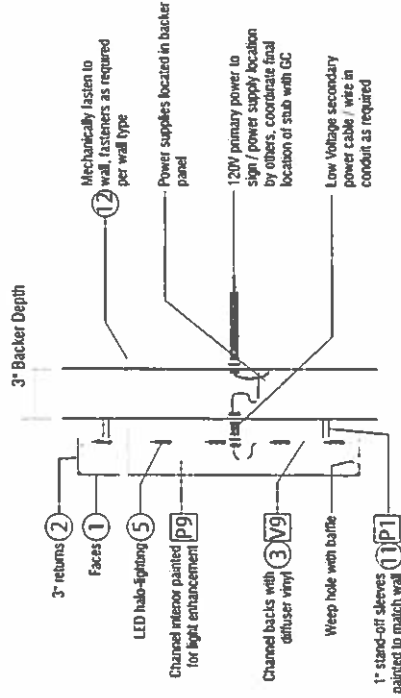
ELECTRIC SIGN

C-8



Curtis L Ivery Central Educational Complex

NOTE: SEE LED AND POWER SUPPLY INFO ON PAGE 2



HALO-LIT LETTER DETAIL

Scale: n.l.s

BILL OF MATERIALS	
Part #	DESCRIPTION
1	.090" Brushed aluminum #4 Horizontal Finish
2	.063" aluminum sheet
3	1/8" Tuffak clear polycarbonate sheet
4	-
5	GE Tetra MAX GEMM 2471-W1
6	GE Tetra LED Power Supply GEPS24-100U-GLX
7	-
8	1/8" thick aluminum steel
9	1/4" x 1-1/2" Nelson weld studs w/ hardware
10	-
11	1" stand-off sleeves
12	Mechanical fasteners (TBD per wall type)
13	-
14	-
15	-
16	-
17	-

COLOR SPECS	
■	Brushed Aluminum Horizontal Grain
□ P1	Match building per survey
□ P9	Alco Nobel White (light enhancement paint)
□ V9	3M 3635-70 White (trans) diffuser vinyl

FABRICATION NOTES	
-	3" reverse channel halo-lit ID letters mounted on a 3" backer
-	Fabricated aluminum channels painted as noted
-	Clear polycarbonate backs with White diffuser vinyl
-	White LED halo-lighting

INSTALL NOTES	
-	Channels mechanically fasten to fascia / wall surface, fastener type as required with 1" stand-off sleeves
-	Remove locale LED power supplies (drivers)

 UL Listed	ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL E.C. STANDARDS
	ELECTRIC SIGN

JOB # SF# QTY. 1 Reverse Halo Lighted Letters on Backer	SIGN TYPE / QUANTITY
JOB NAME Wayne County Community College	TELEPHONE 0800-C-200 Detroit, MI 300
ADDRESS 10000	SALES PERSON Jennifer Jannay
CITY/STATE/ZIP Detroit, MI 48226	DRAWN BY / DATE K Wright 8.8.19

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