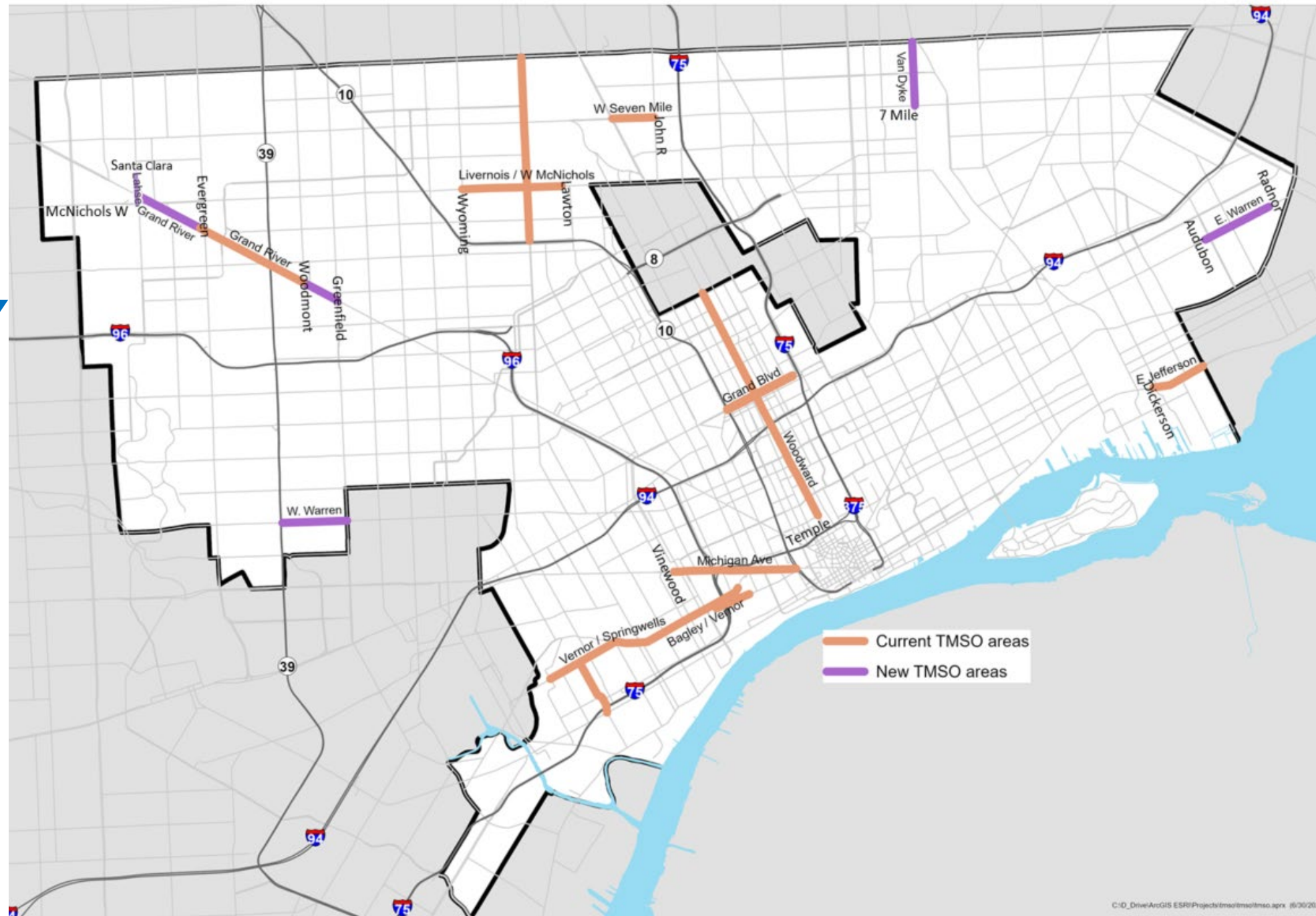


TRADITIONAL MAIN STREET OVERLAY AREAS

Celebrating attractive, pedestrian-friendly commercial corridors



5 MILES NEWLY DESIGNATED, AND 20 OF "ORIGINAL" TRADITIONAL MAIN STREET OVERLAY AREAS





HISTORY & PURPOSE



REVIEW



USES



DESIGN STANDARDS



PARKING



SUMMARY & BENEFITS

HISTORY & PURPOSE

HISTORY

- Districts came from Council's 1999 Commercial Strip Revitalization Task Force, recommended creation of Office of Neighborhood Revitalization which worked with community organizations on each corridor.
- Patterned after national Main Streets program.
- Many areas have received funding and support through façade improvements through various programs and public improvements. Goal was improved buildings in conjunction with improved sidewalks and streets
- Design standards are one tool to create and reinforce identity to attract additional people to areas. Goal was TMSOs look distinct from other commercial strips in the area and be pedestrian – friendly.
- TMSOs created in 2005 in partnership with area community/business associations (SWBA, GRDC, University Commons, MDI, JEBA, ...)
- Livernois extended to 8 Mile Rd. in 2017.
- Additional areas designated, new uses permitted, other changes made in 2020

PURPOSE

- Consistent with history, description in ordinance is:
 - (a) Certain commercial areas of the City are, or have the potential to be, high quality, pedestrian-scale, walkable areas with a traditional urban atmosphere. Areas designated by City Council as TMSO Areas ...
 - (b) Development within TMSO Areas should be geared, as much as possible, toward street-level pedestrian-generating uses. Ground level treatment of buildings should be pedestrian scale.
 - (c) Designated TMSO Areas are subject to additional development standards ... in order to address pedestrian needs and to enhance pedestrian interest, access, and enjoyment.
- These are predominantly commercial corridors in the City that have individual aesthetic, architectural or other appeal which provides an economic benefit to the surrounding area, and should be preserved and maintained

- Encourage a contemporary mix of traditional and modern, land uses in a desirable environment
- Unique features and characteristics of Traditional Main Streets are maintained if developers adhere to specific design standards
- Enhance Traditional neighborhood character through the application of specific materials, colors, lighting landscaping and signage

REVIEW

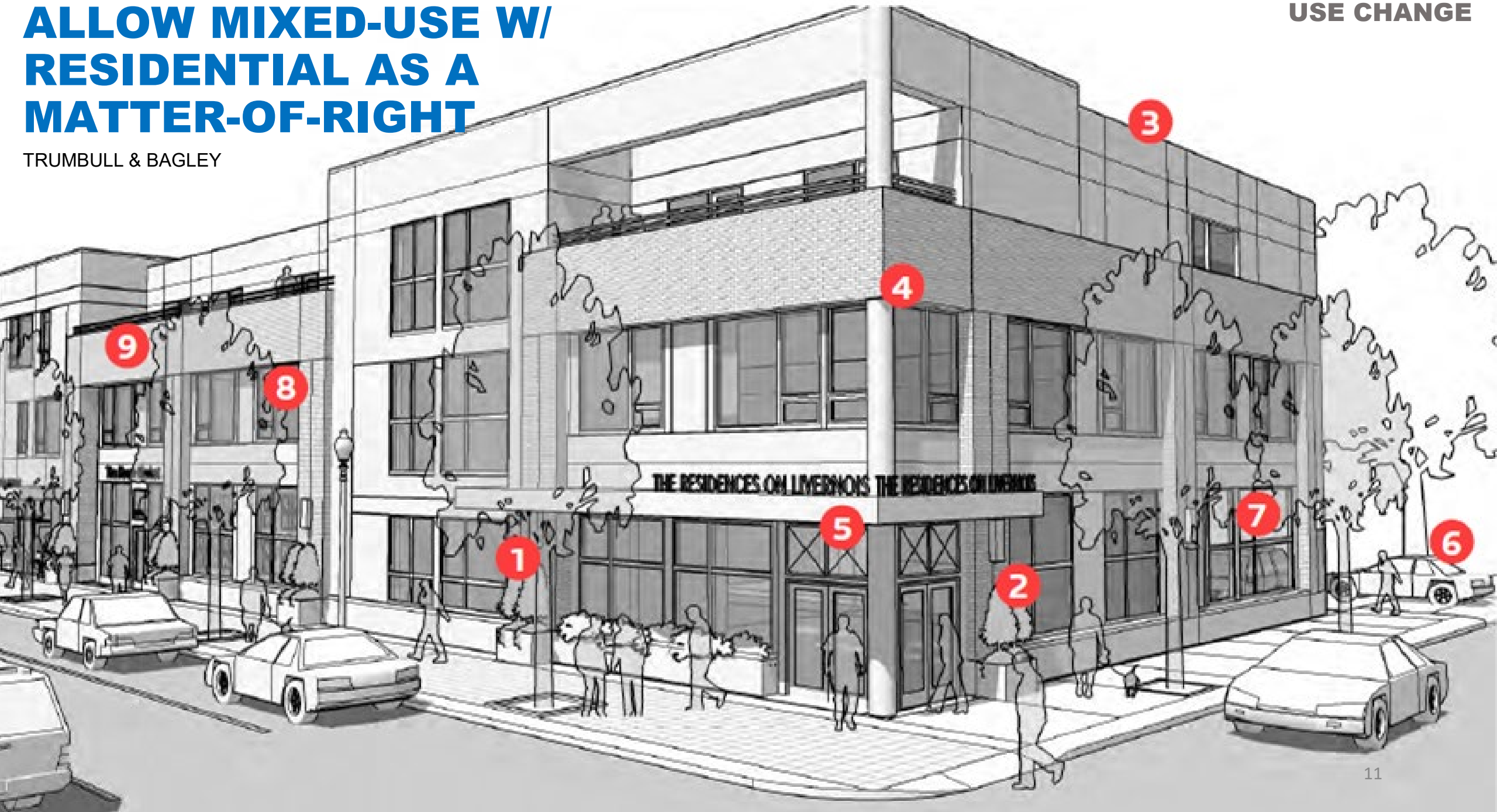
- **Alteration** of any structure within the Traditional Main Street Overlay that affects the exterior appearance of a building elevation visible from a public right-of-way or public space shall be subject to design review by the Planning and Development Department
- **2 Thresholds for applicability:** if more or less than 50% of an elevation is being altered. (50-14-431)
 - If 50% or more of an elevation of a building or structure subject to design review is altered, **the building** or structure shall be subject to the applicable requirements as determined by the PDD
 - If less than 50% of an elevation of a building or structure subject to design review is altered, the requirement is only that the **proposed improvements** meet the applicable standards of this subdivision; for example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building materials standards, but elements such as building modulation would not be required

USES

ALLOW MIXED-USE W/ RESIDENTIAL AS A MATTER-OF-RIGHT

TRUMBULL & BAGLEY

USE CHANGE



**ALLOW MIXED USE AND
LIGHT INDUSTRIAL
“MAKER” USES**

USE CHANGE



No hearing for maker uses under 4,000 sq feet where also have retail sales

Confection manufacturing	Glass blowing
Food catering	Leather goods manufacture or fabrication
Art needlework	Jewelry manufacture
Cigar or cigarette manufacture	Lithographing, and sign shops
Clock or watch manufacture	Trade services, general (plumbing, electrical, HVAC, upholstery, ...), with the exception of cabinet making
Coffee roasting	Wearing apparel manufacture
Door, sash, or trim manufacture	Canvas, knit goods, flags and draperies manufacture

Hearing for potentially more intense uses

Furniture making	Cabinet making
Machine shop	

DESIGN STANDARDS FOR EXISTING TMSO AREAS

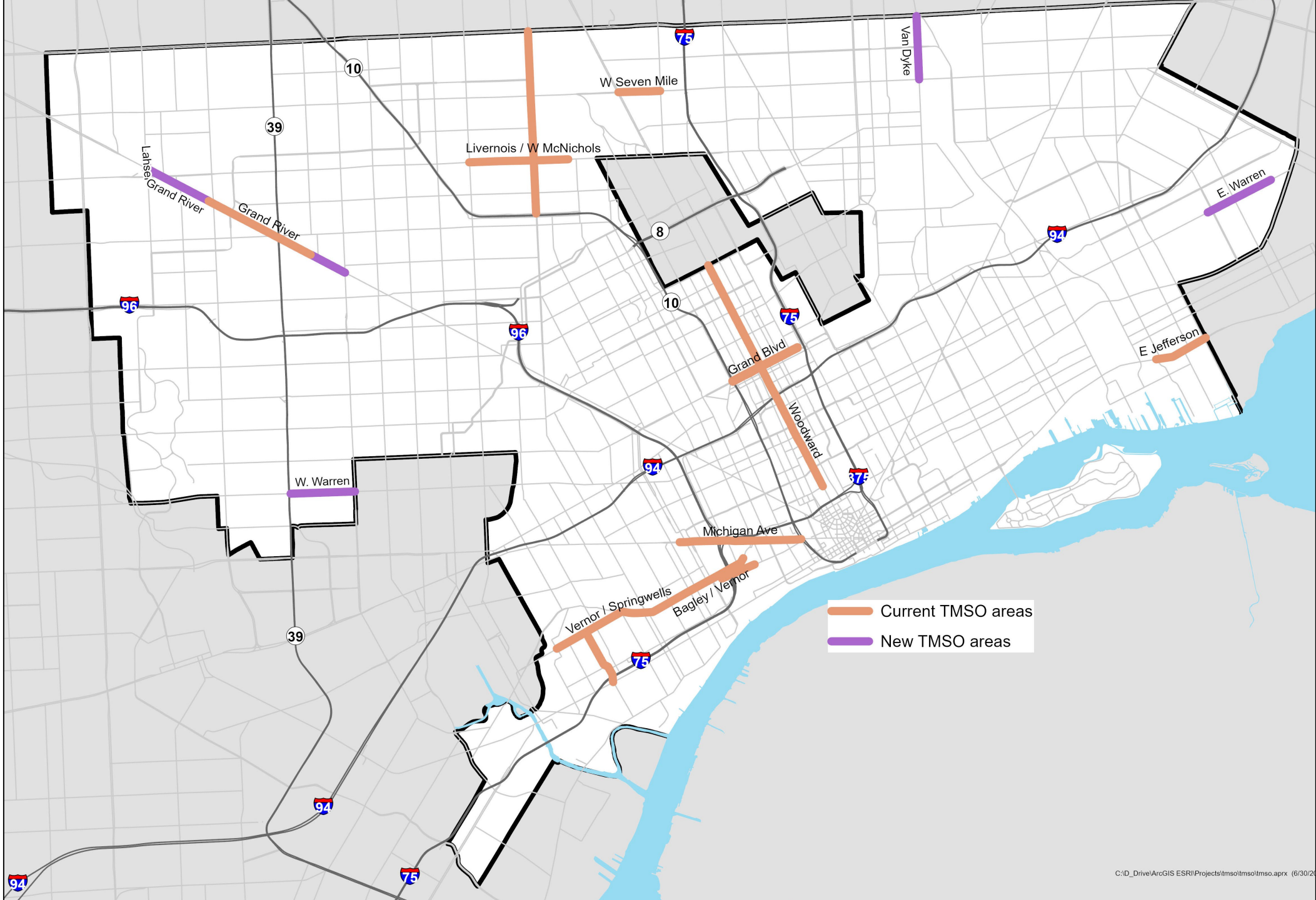
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- *Building site relationship; placement and orientation:* Build to front lot line, <10' setback if outdoor eating, plaza, etc.
- *Fencing:* No barb wire or chain link, 6' max unless opaque, then 3'
- *Style:* Representative of area
- *Massing, scale, and form:* Min. 2 stories or 20' tall, use articulation to break up longer facades, 60% doors and windows - 40% for upper floors
- *Drive-up and drive-through* - Prohibited unless PDD determines meets all other TMSO stds.; no stacking in front of building; 1 curb cut
- *Corner lot buildings:* Stds. apply to both facades (unless 1 faces local street to residential area), entrance at corner
- *Entryways:* 1 active entryway on TMSO, emphasized through lighting, recess, etc
- *Materials:* Masonry (preferably brick), stone, or porcelain w/ different percentages for different streets; no vinyl siding, rough-textured block, highly reflective sheet metal, ...

- *Color and finish*: Stds. for non-damaging cleaning; no painting unpainted masonry, brick, ...; smooth finish stucco
- *Awnings, canopies and marquees*: No vinyl or plastic materials unless similar to canvas, limited signage, not continuous
- *Lighting*: Must be shielded, no neon tubing around windows except in Vernor/Springwells
- *Blank Walls*: Not permitted facing TMSO, not permitted facing other street or parking lot unless treated/broken up
- *Security roll-down doors and grilles*: Recessed in interior of windows unless retrofit, 30% must be decorative open slat, no permanent grilles
- *Utilities, service areas, and rooftop mechanical equipment*: Mechanical equipment and utility meters shall be screened.
- *Architecturally and historically significant buildings; renovation, addition and maintenance of existing buildings*: Architectural and historic character of a property should be retained; elements should be replaced with identical materials,

- *Vacant structures*: To discourage demolitions, BSEED shall refer applications for demolition permits to the PDD for review consideration
- *Parking areas*:
 - Surface parking: no parking between building and TMSO; parking to rear unless not feasible, then park on side; no parking at corner
 - Parking structures: >60% of façade facing TMSO or non-minor street shall have commercial space, must meet material standards
- *Signage and communication elements*: Only certain materials permitted, no new pylon signs, different streets have different illumination standards, no LED or internally illuminated (including digital) signs.
 - BZA, while not being able to vary provisions of Chapter 4, *can vary* TMSO standards for signs.

DESIGN STANDARDS FOR NEW TMSO AREAS



- Current TMSO areas
- New TMSO areas

DESIGN STANDARD #1

**REQUIRE
ADDITIONAL
TRANSPARENCY
ON STREET**



DESIGN STANDARD #2

**REQUIRE
ENTRANCE
ON STREET**



REQUIRE PARKING TO REAR OR SIDE

BAGLEY AVE.



BUILD TO THE LOT LINE – CREATE STREET WALL

MICHIGAN AVE.



**DESIGN STANDARD
CHANGE FOR ALL
TMSO AREAS**

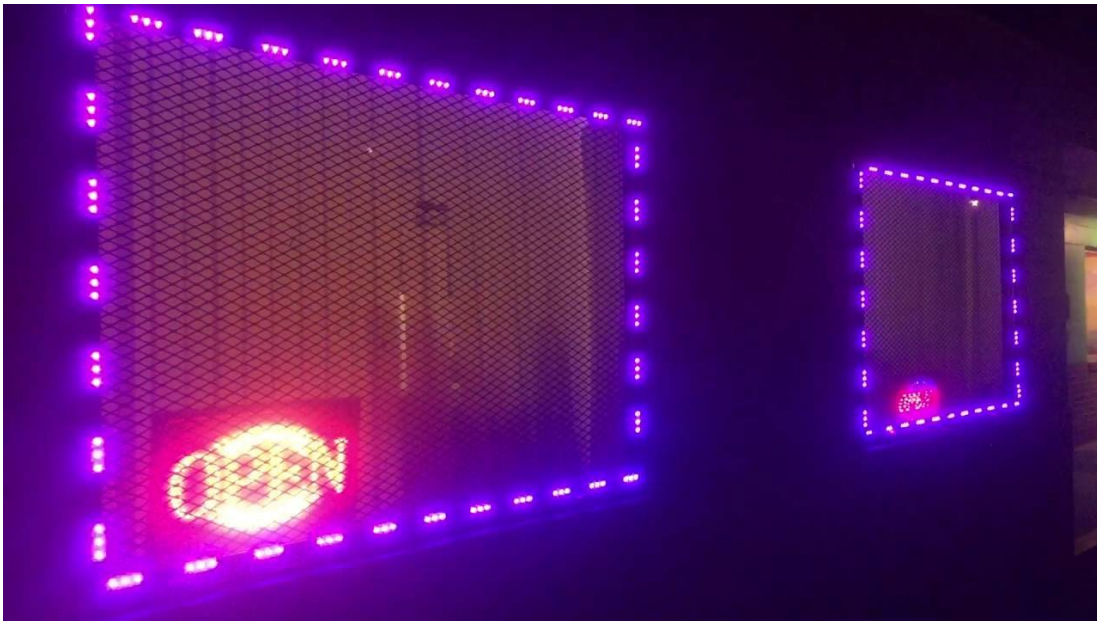
SETBACK

REDUCE OR REMOVE REAR SETBACK

- For buildings with dwelling units, 20' if no street or alley, 10' if street or alley



MATERIALS AND LIGHTING



- No corrugated metal panels such as those used for roof decking or shipping containers.

- No LED "Rope" lights

PARKING

PARKING REQUIREMENTS ARE REDUCED

- Up to 45 spaces waived for multiple <3,000 sq ft uses in new buildings that meet design standards and in reused existing buildings, as is permitted today in SD1 & SD2
- Treat Livernois and McNichols as High Frequency Transit Corridors, so apartment parking req. reduced by 40% and many commercial uses by 25%
- As pilot, adjacent on-street parking will be credited toward required parking on Woodward and Grand River TMSOs

SUMMARY & BENEFITS

SUMMARY

- Allow for mix of uses
- Require and amend design standards
- Ease parking requirements

BENEFITS

- The character of existing TMSO areas are maintained through the development and enforcement of Design Standards
- Businesses and property-owners are held to a higher standard, which can improve the overall quality of development
- Neighborhood-scale Main Street corridors are maintained to Zoning Ordinance standards which creates interest and attracts a diversity of services
- Desirable areas attract business, and healthy businesses can contribute to economic stability
- More uses permitted and parking requirements reduced

No Hearing for outdoor eating areas for restaurants

- No hearing for outdoor eating where in or on front of building in B2-B4 in TMSO



Questions?

Greg Moots
greg@detroitmi.gov

Visit www.Detroitmi.gov/TMSO for full ordinance, sign alternatives, and this presentation