

STAFF REPORT: 02-10-2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7050

ADDRESS: 1201 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: BRIAN REBAIN, KRAEMER DESIGN GROUP

PROPERTY OWNER: INNOVATIVE ACQUISITIONS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01-13-2021

DATE OF STAFF SITE VISIT: 01-29-2021

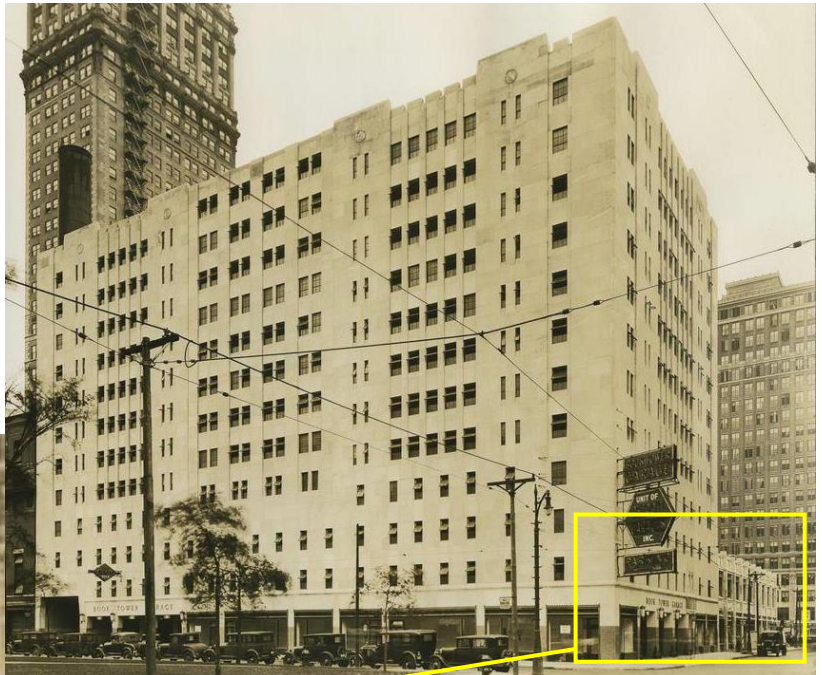
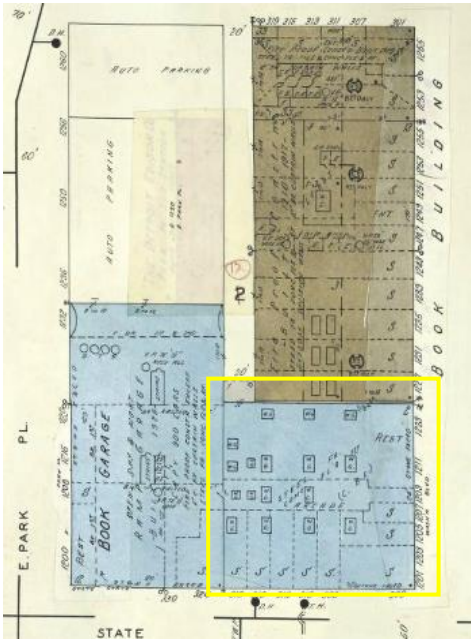
SCOPE: DEMOLISH PORTION OF BUILDING AT REAR; REPLACE NON-HISTORIC STOREFRONTS, ROOFTOP ADDITIONS

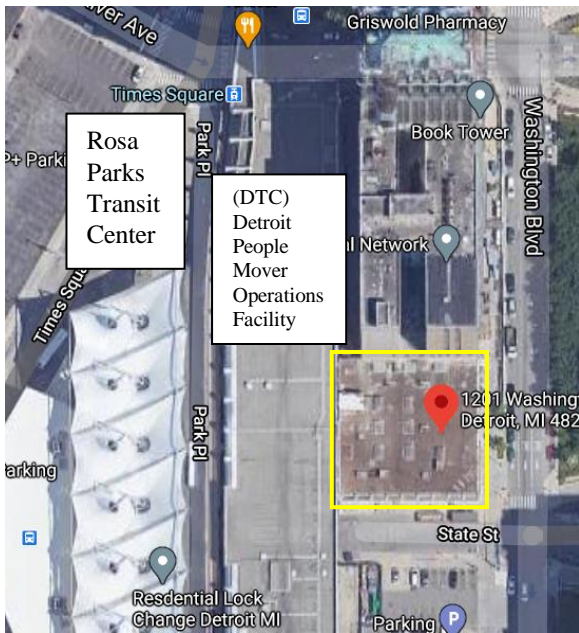
EXISTING CONDITIONS

Opened in 1929, the two-story building known as the Book Tower Arcade, at 1201 Washington Boulevard is located on the northwest corner of Washington Boulevard and State Street. Filling the corner parcel, it adjoined the (now-demolished) Book Tower garage (1928) to the west and the Book Building/Book Tower (1917/1926) to the north. An example of stripped classicism, the structure bridged the art-deco designed parking garage to the more classically opulent Book Building and Tower.

Image Left: Sanborn Map Company, Vol. 2, Page 4 1921 – 1950. ~~Sanborn map colors: blue denotes concrete/cinder block construction, while gray indicates metal or iron building materials.~~ Arcade is outlined in yellow.

Image Below: circa 1928 image; Indiana University's Building a Nation Indiana Limestone Photograph Collection





Google Aerial Image

The Book Tower Garage was demolished in the 1970s. The Detroit Transportation Corporation (DTC) Detroit People Mover Operations Facility opened in 1987. As the above image shows, not only was the continuous street wall lost, the construction of the transportation facility (which extends from Grand River Avenue to Michigan Avenue) caused State Street to end abruptly mid-block at the western wall of the Book Tower Arcade (which is outlined in yellow).

The storefronts in the existing arcade are not original to the building and staff doesn't know if any historic elements remain within the main entryway. However, the building's exterior walls retain the original limestone facing and architectural detailing.

PROPOSAL – The description of work listed below is an abridged version of the items described in the applicant's letter to the HDC. Staff comments are in italic type.

Demolition

- Remove two bays at the westernmost end of the State Street elevation to create a continuous alley behind the Book Tower, Book Building and Book Tower Arcade.

Masonry

- Inspect limestone for damage. Cleaning will be with a light duty detergent and low-pressure water rinse prior to masonry work.
- Stone will be repointed; mortar will match the color, texture, compressive strength, joint width and joint profile of the existing mortar.
- Damaged stone will be repaired; loose/displaced pieces will be reset. If stone is too badly deteriorated, new stone will be selected to match the existing in color, profile, and finish.

East and South Elevations

- Aluminum-framed storefronts are in place on the first and second floors. All non-original exterior storefronts will be removed and replaced. *Needed: Details/catalog cuts of the proposed storefront system.*

First Floor – East and South

- Large format storefront windows, divided by a thin mullion at the center point, will be installed in the storefront spaces.
- The non-historic paneling above the storefronts will be removed, and the new storefronts will be 10' high with a metal panel for signage between the storefront head and the bottom of the limestone. *Needed: Dimensions, material, finish, color, and wall section showing how the panels will be installed within the greater storefront openings.*
- Additional doors for tenant access if the 1st floor is leased by multiple tenants will be centered within the bay, as shown on the attached alternate elevations. *Needed: Catalog cut of the door.*

South – First Floor

- One of the two western-most bays will receive an entry door into a lobby for the 2nd floor tenant. This new entrance door will be glazed and centered within the new storefront window with sidelights on either side of the door and a transom overhead. A simple metal canopy will be installed over this storefront bay to provide shelter as tenants enter and exit the building. *Needed: Canopy details/installation section and entrance door catalog cut.*

Second Floor – East and South

- At the second floor the non-historic storefront will be removed and replaced with new storefront with a centered vertical mullion and a thin three light transom overhead.

East Entrance

- Main double door entrance will remain in center bay. The double doors are glazed with an arched transom overhead that is divided into three lights. *Needed: A door detail/elevation/catalog cut.*

West Elevation

- After the demolition of the two westernmost State Street-facing bays, an exterior west wall will be constructed on the newly-shortened building. This wall will be clad in tan, non-historic sized brick to differentiate it from the historic elevations. *Needed: A wall section and sample of the selected brick.*
- Window and door openings for tenants will be created to offer street-level retail. *Needed: Catalog cuts for the tenant and loading/egress doors.*
 - New aluminum windows (previously installed at the Book Building and since removed) will be repurposed to provide glazing.
 - The non-operable windows will be grouped together at both the 1st and 2nd floors.
- A double metal door will be installed near the southern end of this façade and a utilitarian metal door will be installed at the northern end of this façade, for building loading and building egress access, respectively.

Alley

- Once the alley can extend from Grand River to State Street, truck access will be available to service the Book buildings.
- The paving plan from the Book Building/Book Tower alley will be continued from the edge of the Book Building to State Street. *Staff included pages from the April 2020 HDC application which show the proposed alley activation approved by the HDC for the Book Building and Tower alley and can be found following the staff report.*
- The DTE transformer is located near the southwestern corner of the building on this façade. *Needed: Details on the transformer, its placement, required clearances, and whether an underground/basement vault can be reused.*

Roof, Rooftop Additions, and Roof Deck

- All roofing, including structural roof support, will be removed and replaced with a new structural roof system, waterproofing, and membrane roofing as required by code.
- Two new penthouses will be constructed, one held back one bay from the southwestern most corner of the building, and the other at the northwestern most corner of the building.
 - Both penthouses will be clad in tan, non-historic size brick (matching the alley wall).
 - Additional windows salvaged from Book Building will be used to provide light into the new penthouses.
 - The south penthouse will provide stair and elevator access to the new roof deck, along with storage and convenience restrooms. The north penthouse will provide stair access to the new roof deck and a building mechanical room. *Needed: Detailed and dimensioned elevations, penthouse wall section*
- Extents for a new composite roof deck are shown in the attached plans. The roof deck will be built out by a future tenant and is not part of this application.
- Rooftop mechanical equipment will be kept to the westernmost edge of the roof, along the new alley.
 - The rooftop equipment will be shorter than the two new penthouses. *Needed: Catalog cuts confirming equipment and its dimensions.*
 - A brick wall or parapet will help screen the rooftop equipment from the alley. *Needed: This should be shown on the new exterior wall section.*

Façade Lighting

- Architectural sconces, rectangular in shape and satin black in color will be added on the two primary facades (east and south) at each column to provide up/down light and to accentuate building details.
- In the alley, sconces will be placed on the western façade near the retail storefronts.

Signage

- Proposed areas for future tenant signage are indicated on the attached elevations. Signage areas include the band above the storefronts under the decorative limestone and a blade on the southeast corner of the building.
- No signs are included with this application; each sign will be submitted to the HDC for review at a future date.

STAFF OBSERVATIONS AND RESEARCH

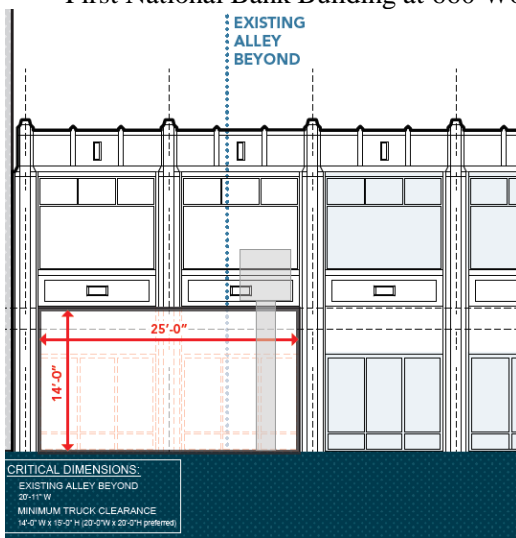
- The Washington Boulevard Historic District was established in 2012.
- ~~The applicant states the structure is wood-framed and faced with limestone, however the Sanborn map denotes concrete or cinderblock construction.~~
- HDC staff identified this building as an example of Stripped Classicism, where simplified neoclassical forms are paired with stylized designs of modernism/Art Deco. The modern elements can be seen on the stepped, geometric form topping the pilasters as well as the zig-zag lines at the bottom of the low-relief decorative panel above the main entrance.
- The construction of the two-story arcade building in place of the 81-story tower is well documented. Following this staff report are ads showcasing the then soon-to-open Book Tower Arcade, which staff came across in issues of the *Boulevardier*, a Detroit 1920s-1930s publication. The second ad, which lists the companies that would fill much of the office space, was published in the November 1928 edition of *Boulevardier*.
- It is staff's opinion, the arcade's blending of the classicism of the Book Building and Tower with the modernism of the Kamper-designed garage (a modern style for modern transportation) was a befitting approach for the two-story building. It is also a clear identification of its time as construction as art deco skyscrapers were now filling Detroit streets (1928 saw the opening of the Penobscot Building and the construction of the Guardian and David Stott Buildings-both opened in 1929); classic forms on new buildings were giving away to modern designs and/or modern interpretations of classic designs.
- At the September 13, 2017 HDC meeting, the Commission denied the applicant's proposal to demolish the structure so that a 14-story parking garage (with ground floor retail) could be constructed on the corner parcel.
- According to documents submitted to the HDC by the applicant, the variance granted by the Board of Zoning Appeals was approved at its April 21, 2020 meeting. Staff reviewed the BZA documents and noted the following items:
 - BSEED letter dated 9/17/19 noted that zoning requires three loading zones (one for residential, one for hotel, one for commercial) and the submitted plans only showed one zone.
 - Property owner submits application to Board of Zoning Appeals with request for variance to reduce loading zones to two (from the required three). Application reviewed at the April 21, 2020 BZA meeting.
 - BZA documents submitted to HDC do not show any mention of the need to demolish a portion of 1201 Washington in order to obtain access for a second loading zone.
 - Pages 5 – 7 show how trucks can turn into/back into the alleys directly off Grand River (existing) and State Street (not existing).
 - Page 10 shows an alley extending from Grand River to State Street. The footprint of 1201 Washington is shown (dotted lines) but the post-demolition footprint is shown with solid lines. No key offers notation of partial building demolition required.
 - Page 14 states "Loading will be provided within the alley with no adverse impact to the adjacent (DTC) property." There is no mention of the adverse impact to 1201 Washington (partial demolition).
 - Page 15 shows the new footprint (post partial demolition) for 1201 Washington with the demolished footprint shown with diagonal lines (and no notation on what the lines mean).

ISSUES

- The submitted drawings of the proposed storefronts (including sign panels), entry door, and penthouses offer a framework of the building's rehabilitation but lack design details (wall sections, detailed elevations, catalog cuts, etc.) necessary for the HDC's review. Therefore, staff recommends the Commission not consider items beyond the proposed partial demolition and the applicant come back to a future meeting with a detailed proposal for all of the elements related to the building's rehabilitation.
- Regarding the proposed demolition, it is staff's opinion the applicant has not exhausted its options for loading zone variances. Staff questions whether historic buildings, confined to existing street patterns and adjacent buildings, can be offered even greater leeway in the number of required loading zones. For instance, what if 1201 Washington

Boulevard had been owned by another individual or company; would the Board of Zoning Appeals required demolition of a portion of their building in order to satisfy loading requirements for another property owner? It is not clear that the area's local historic designation has been properly prioritized.

- The applicant stated another reason for the two bay demolition is due to the clearance requirements for the DTE transformer. HDC staff has expressed concern over the placement/inclusion of the transformer at this location. Staff would like the applicant to investigate if an underground/basement vault can be reused, or if there is any other placement within the existing alley in which the transformer can be located.
- Should the Commission consider issuing a Notice to Proceed to allow for two loading zones (which is not staff's recommendation), it is staff's opinion that Approach 2.1 is the least impactful design to the building and the streetscape, and is more in keeping with truck loading zones within historic buildings. This would **require** the DTE transformer to be located within an underground vault or at another location in the alley. With regards to the 14'-0" height clearance of Approach 2.1 (12-inches less than the stated minimum truck clearance requirement of 15'-0"), staff wonders if historic buildings can be granted variances to this requirement. Staff noted the loading zone at the First National Bank Building at 660 Woodward Avenue has a height clearance of 13'-0".



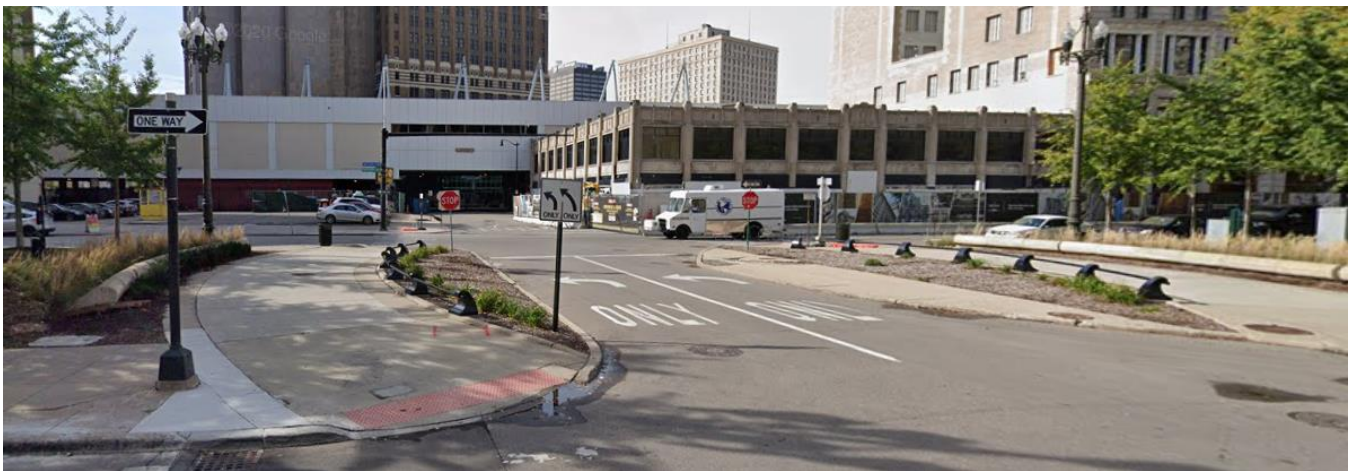
RECOMMENDATION

It is staff's opinion the demolition of the two westernmost bays of the building will result in removal of historic materials and will alter the features and spaces that characterize the property. Staff believes the applicant has not exhausted all other options (such as a variance to only have one loading zone, and the relocation of the DTE transformer), to prevent this demolition, staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation, specifically Standards:

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



View from Crosswalk – NE corner of Washington Boulevard and State Street



View from Crosswalk – SE corner of Washington Boulevard and State Street

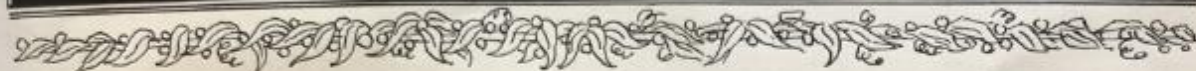


View from Crosswalk – SW Corner of Washington Boulevard and State Street



The photos on this page were taken by HDC staff on January, 29, 2021.





May we present—the

Book Tower Arcade

the youngest heir to our fame and fortune—and not quite ready to be presented, really, this day on which the Boulevardier insists we must have our announcement of the debut ready for the printer's devil. The Book Tower Arcade is to be completed the first of October, if we may put any faith in our own construction department and its accomplices. Not that we doubt their word,—but the gods of chance and Mr. Conger make such plausible alibis.

All persiflage aside, we're happy about this event. It's another notch! The Book Tower Arcade is the result of a real and definite need. It is located on Washington Boulevard at the corner of State. Many spaces are being leased already—some were taken even before the ground was broken. So, on October first, you will find more shops—beautifully lo-

cated and equipped—ready to make your shopping more pleasurable. The Arcade leads directly from Washington Boulevard into the Book Tower Garage—rather convenient, we think, for the shoppers and tenants.

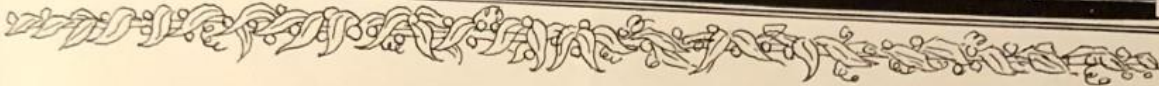
Then, too, while we're on the subject of convenience, there's a swanky office door waiting for your name, or that of someone in your family—in gold letters—in the Washington Boulevard Building or the Industrial Bank Building. Inside there's a light, cheerful office that will not only impress your callers as you want them to be impressed, but you'll find it easier and less tiring to do a good day's work here. There's more we'd like to tell you—facts and figures that may mean much to you. Just phone Cadillac 0297!



J. B. BOOK JR.

CORPORATION

1601 Washington Boulevard Building



Book Tower Arcade

Washington Boulevard at State Street

Pedestrian Entrance to Book Tower Garage

We are proud to list among our tenants:

John H. Thompson
Washington Boulevard Branch
Chrysler & Plymouth Motor Cars

Michigan Mutual Liability Company
Automobile, Compensation and Casualty Insurance

Pinet Footwear
Exclusive Parisian Footwear

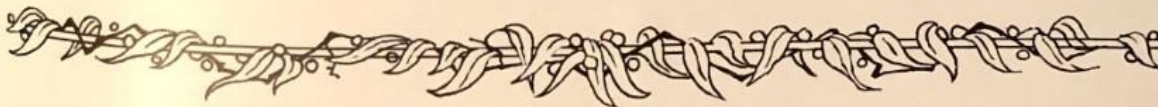
North German Lloyd Steamship Lines
Steamship Lines

W. A. Bauman
Men's Furnishings

J. G. Pappas
Florist

Harsey's, Inc.
Restaurant

A few desirable stores available



Ownership Management

J.B. BOOK JR.

CORPORATION

1601 Washington Boulevard Building

Lowest Rentals

Highest Values

February 5, 2021

Ms. Audra Dye
City of Detroit
Historic District Commission
2 Woodward Ave., Suite 800
Detroit, MI 48226

RE: 1201 Washington Boulevard

Dear Ms. Dye,

Kraemer Design Group, LLC (KDG) is writing to the Historic District Commission on behalf of Innovative Acquisitions, LLC regarding the building located at 1201 Washington Boulevard (a.k.a. Book Tower Arcade/Washington Mews Building). 1201 Washington Boulevard is located directly south of The Book Building (1249 Washington) and The Book Tower (1265 Washington). The north façade of 1201 Washington directly abuts the south façade of The Book Building. The Book Tower and The Book Building are currently undergoing a massive rehabilitation which will fully renovate both structures and will return two of the most architecturally significant buildings in the city back to productive use.

Building History and Materials

1201 Washington Blvd. is a two-story wood-framed structure faced with limestone. The current windows and storefront are not original, and through various tenant improvements, most of the interior historic fabric has been removed. The building is currently vacant.

The main significance of the building is its original purpose as a temporary placeholder for a proposed 81-story tower that was intended to complete the Book Brothers block development to the north (1249-1265 Washington Blvd.) prior to the onset of the 1929 Great Depression. This future tower was intended to bookend the Book Building (1249) with a south tower but was never constructed except for its foundations. Archival research from that era and existing field conditions both support this history.

Behind 1201 Washington, an 1100 car parking garage was constructed in 1928 to support the original Book Brothers development, including the proposed 81 story tower. This structure has since been demolished and is now the site of the Rosa Parks Transit Center and People Mover maintenance facility.

Procedural Background

The alley that runs just west of the Book Building/Book Tower is currently only accessible from Grand River Avenue. Thus, there is only one loading zone as there is only one entrance into the alley. Because of the size of the alley and because 1201 Washington closes off the alley at the southern end, the entire Book Building/Book Tower development (which features 118 hotel rooms, 225 apartments and over 60,000 square feet of retail/office space) would be relying on just one loading zone. The city ordinance (61-14-81) requires three off street loading zones for a development of this size. Recognizing this issue, on September 17, 2019 the City's Building, Safety Engineering and Environmental Department (BSEED) issued a conditional site plan approval for the Book Building/Book Tower development. It was a conditional approval because BSEED was unable to waive the requirement in Sections 61-14-81 that mandated three off street loading zones. Innovative Acquisitions was required to pursue a variance from the Board of Zoning Appeals (BZA) to rectify the deficiency in their site plan. Thus, on January 24, 2020 Innovative Acquisitions' civil engineer Giffels Webster applied for a variance from BZA and, subsequently, received the variance for the loading zone requirement on May 18, 2020. The variance approved by BZA stipulated that two loading zones be provided instead of three—please see the "Zoning Ordinance Approvals" document in the attached materials.

Because providing adequate loading zones to the Book Tower project is required per the variance, and because these loading zones will be a critical component in the ability to operate the retail, hotel, and residences located at the Book Building/Book Tower as well as the future use of this building, we believe a NTP is the right course of action. Given



the constraints of the site, the only practical way to provide the second loading zone is to extend the alley from its current termination point to the State Street right of way.

In January 2020 options were explored for creating a functional alley with minimal disturbances to 1201 Washington's State Street façade. Diagrams from this study can be found in the attached documents. Options explored included:

- Removing two bays at the westernmost end of 1201 Washington. This has been determined to be the preferred option, providing the variance requirements outlined above while minimally impacting 1201 Washington's façade.
- Removing a single bay at the westernmost end of 1201 Washington. This does not provide the minimum required truck clearance width or height for DTE and other alley services.
- Removing two bays at the westernmost end of 1201 Washington and building a new infill wall to align the alley behind 1201 Washington with the alley behind Book Building/Book Tower. This would create additional structural challenges in supporting partial floors and is not as clean as the selected option.
- Removing only the two westernmost storefront bays and the shared column up to the bottom of the limestone floor band. This creates a structural challenge at the removed column and does not provide sufficient height for required DTE truck clearance.
- Remove the storefronts, limestone band, and 2nd floor windows in the two westernmost bays, leaving the column against the DTC building and the limestone parapet wall at the roof level. While providing sufficient clearance for DTE trucks, this creates structural support challenges and does not leave a significant portion of the façade in the westernmost bays on State St intact.

From the options explored above, the only feasible way to extend the alley, with the DTC People Mover station directly abutting the alley to the west, is through the removal of the two westernmost bays of 1201 Washington.

Notice to Proceed

Given all of this, Innovative Acquisitions is seeking a Notice to Proceed for the work planned at 1201 Washington to provide the Book Building/Book Tower with adequate loading zones. To support the development at the Book Building/Book Tower it is proposed that the western two bays of 1201 Washington will be demolished while the eastern seven bays will be retained and rehabilitated. By demolishing the two western-most bays of the building, the alley that runs behind the Book Building/Book Tower can be fully extended from Grand River to State Street which will provide two loading zones for the Book Building/Book Tower.

Please note for the purposes of this application, the term "loading zones" refers to general open areas in the alley reserved for both pedestrian passage and limited parking and deliveries. These loading/delivery zones are not intended to be dedicated service spaces solely used for deliveries and are not intended to denote traditional elevated loading docks.

The Detroit City Ordinance Chapter 21, Article II, Division 4 (Section 21-2-75) outlines four criteria which would allow for the issuance of a Notice to Proceed (NTP) if any one of those four criteria is met so long as the Historic District Commission also determines that the work outlined in the NTP request is necessary to correct the pertinent criteria.

- (1) The resource constitutes a hazard to the safety of the public or the occupants;
- (2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible;
- (3) Retention of the resource would cause undue financial hardship to the owner. Undue financial hardship shall be found only when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to elimination of the financial hardship, which may include offering the



resource for sale at its fair market value or moving the resource to an appropriate vacant site within the historic district, have been attempted and exhausted by the owner;

- (4) Retention of the resource would not be in the interest of the majority of the community.

Section 21-2-78 likewise directs the HDC to issue a notice to proceed when proposed work in a historic district “is without substantial detriment to the public welfare and without substantial derogation from the intents and purposes of this article, and where one or more of the conditions of section 21-2-75 have been met.”

As outlined in Section 21-2-75(2), if a historic resource is a detriment to a major improvement program, a notice to proceed is the right course of action to ensure the transformational development can move forward. We believe Section 21-2-75(2) applies here. Moreover, given that the Historic District Commission can only issue a finding based upon Section 21-2-75(2) if the applicant has already obtained all necessary planning, zoning, financing, and environmental approvals/clearances, it merits argument that obtaining BZA approval before coming to the Historic District Commission was the right course of action. As such, Innovative Acquisitions endeavored to obtain the zoning approval first, before coming before the Commission with this proposal. A copy of the zoning approvals has been provided in this application.

Additional Scope of Work

This application will also present the following exterior work planned for the building: masonry cleaning and restoration, storefront replacement, window replacement, alley activation, new plan for the west façade (facing the alley), façade lighting, signage, and rooftop work. The following is a detailed description of each exterior feature proposed to be rehabilitated:

Masonry

The building is a wood framed, two story structure that is faced in limestone. The limestone is in fair condition with some staining, anchor holes, and cracking present. The limestone will be inspected for damage, cleaned, and repaired. Stone will be repointed, and mortar will match the color, texture, compressive strength, joint width, and joint profile of the existing mortar. Damaged stone will be repaired as necessary and loose or displaced pieces will be reset. If any stone is too badly deteriorated to repair or reset, they will be replaced—new stone will be selected to match the existing in color, profile, and finish. The stone will be cleaned with a light duty detergent and low-pressure water rinse prior to any masonry work to allow matching of stone and mortar color.

Storefronts and Windows

There are no historic storefronts remaining on the building. It is believed that the historic storefronts were removed and replaced at an unknown date; later, in the 1980s, aluminum-framed storefronts were installed on the second floor while the first-floor storefronts are aluminum units from a similar era. The current first-floor storefronts are mismatched, seals and panes are broken, storefront glazing has been shortened, and the glazing is too dark and reflective—the storefronts are, altogether, in poor condition and not historically compatible. All non-original exterior storefronts are to be removed and replaced with new storefront systems designed to be appropriately compatible with the historic character of the building.

On the east façade, the main double door entrance will be located in the center bay. The double doors are glazed with an arched transom overhead that is divided into three lights. Large format storefront windows, divided by a thin mullion at the center point, will be installed in the first-floor storefront spaces. The non-historic paneling above the storefronts will be removed, and the new storefronts will be 10' high with a metal panel for signage between the storefront head and the bottom of the limestone. Additional doors for tenant access if the 1st floor is leased by multiple tenants will be centered within the bay, as shown on the attached alternate elevations. At the second floor the non-historic storefront will be removed and replaced with new storefront with a centered vertical mullion and a thin three light transom overhead.

On the south façade, the first-floor storefronts and second floor windows are the same as those described on the east façade: Large format storefront windows, divided by a thin mullion in the center, will be installed in the first-floor



storefront spaces. The non-historic paneling above the storefronts will be removed, and the new storefronts will be 10' high with a metal panel for signage between the storefront head and the bottom of the limestone. Additional doors for access to future tenants, if needed, will be centered within the bay, as shown on the attached elevations. At the second floor the non-historic storefront will be removed and replaced with new storefront with a centered vertical mullion and a thin three light transom overhead. One of the two western-most bays will receive an entry door into a lobby for the 2nd floor tenant. This new entrance door will be glazed and centered within the new storefront window with sidelights on either side of the door and a transom overhead. A simple metal canopy will be installed over this storefront bay to provide shelter as tenants enter and exit the building.

On the west façade, new aluminum windows previously installed at the adjacent Book Building and since removed will be repurposed to provide glazing. The non-operable windows will be grouped together at both the 1st and 2nd floors to provide large areas of mostly continuous glass as much as possible. A double metal door will be installed near the southern end of this façade and a utilitarian metal door will be installed at the northern end of this façade, for building loading and building egress access, respectively. The DTE transformer is located near the southwestern corner of the building on this façade.

Alley Layout

An alley runs from Grand River south, just west of the Book Building/Book Tower and terminates at the 1201 Washington building as 1201 Washington is wider in plan than the two aforementioned buildings. Once the western two bays of the 1201 Washington building are demolished, the alley will be extended to run just west of the building. The alley behind the Book Building/Book Tower will be activated as part of the Book Building/Book Tower development. The alley at 1201 Washington will remain more utilitarian in nature, allowing truck access to service Book Building/Book Tower. The paving plan from the Book Building/Book Tower alley will be continued behind 1201 to create a connection across the length of the alley.

New exterior storefronts will be added to the western façade of 1201 Washington which will face the new alley to provide street-level retail.

New Western Façade

The new western façade will be clad in brick, punctured by window and door openings for tenants (see Storefronts and Windows section for more detail). To differentiate this new façade from something that might be interpreted as historic, the western façade will be clad in tan, non-historic sized brick to set this façade apart.

Façade Lighting

Architectural sconces will be added on the two primary facades (east and south) at each column to accentuate architectural features. In the alley, the same sconces from the two primary facades will be placed on the western façade near the retail storefronts. The sconces are rectangular in shape, will be Satin Black in color, and provide up/down light. Please see the attached elevations and cut sheet for the proposed sconce.

Signage

Proposed areas for future tenant signage are indicated on the attached elevations, and generally include the band above the storefronts under the decorative limestone and a blade on the southeast corner of the building. These areas are proposed as acceptable locations only, all future tenant signage will be submitted to the HDC for review and approval by tenants.

Roof, Rooftop Additions, and Roof Deck

All roofing, including structural roof support, will be removed and replaced with a new structural roof system, waterproofing, and membrane roofing as required by code. Extents for a new composite roof deck are shown in the attached plans – the roof deck will be built out by a future tenant, will be set back from the parapet, and will not be visible from the street.



Two new penthouses will be constructed, one held back one bay from the southwestern most corner of the building, and the other at the northwestern most corner of the building. Both penthouses will be clad in brick to match the new brick at the alley so as to not appear falsely historic. Additional windows salvaged from Book Building will be used to provide light into the new penthouses. The south penthouse will be to provide stair and elevator access to the new roof deck, along with storage and convenience restrooms. The north penthouse will provide stair access to the new roof deck and a building mechanical room.

Rooftop mechanical equipment will be kept to the westernmost edge of the roof, along the new alley, as much as possible. A brick wall will help screen the rooftop equipment from the alley, and a screen wall may be installed by a future tenant to further screen the roof deck from any mechanical equipment. The rooftop equipment will be shorter than the two new penthouses and neither the rooftop equipment nor future screen wall will be visible from the street. Please see the attached sightline studies for visibility of rooftop additions, deck, and equipment.

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the building. Further detail is provided in the attached drawings and photos. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA
Principal





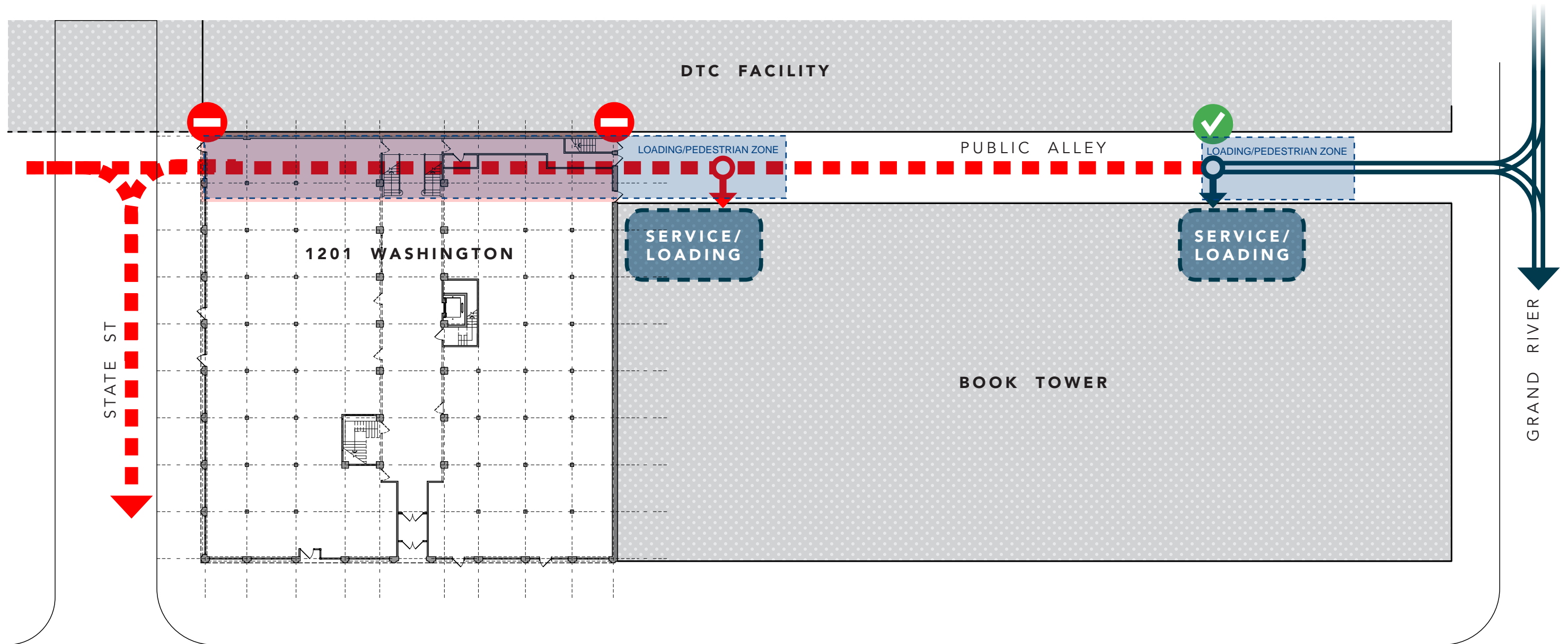
1201 WASHINGTON ALLEY

JANUARY 2020

Prepared by:
T Morris (ext 36595)

BOOK TOWER SERVICING

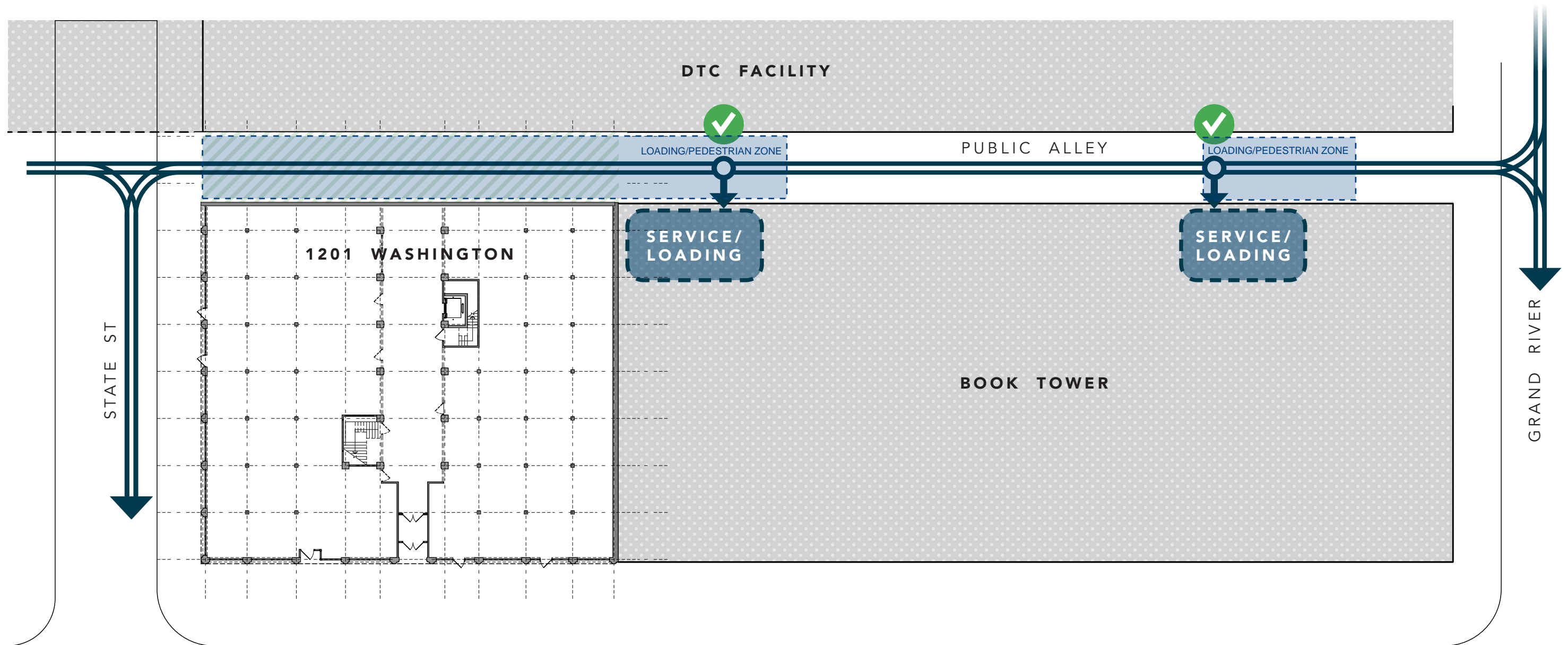
1201 Washington directly abuts the DTC Maintenance Facility, cutting off the public alley behind Book Tower. Reinstating a continuous alley is the only feasible way to access the loading and service zones necessary to support the operational needs of the Book Tower.



WASHINGTON BLVD

BOOK TOWER SERVICING

Establishing a continuous alley between Grand River and State Street will require the partial demolition of the rear portion of 1201 Washington Boulevard. The following pages outline opportunities to create a functional alley with minimal disturbance to 1201 Washington's historical State Street facade.



WASHINGTON BLVD

EXISTING STATE STREET ELEVATION



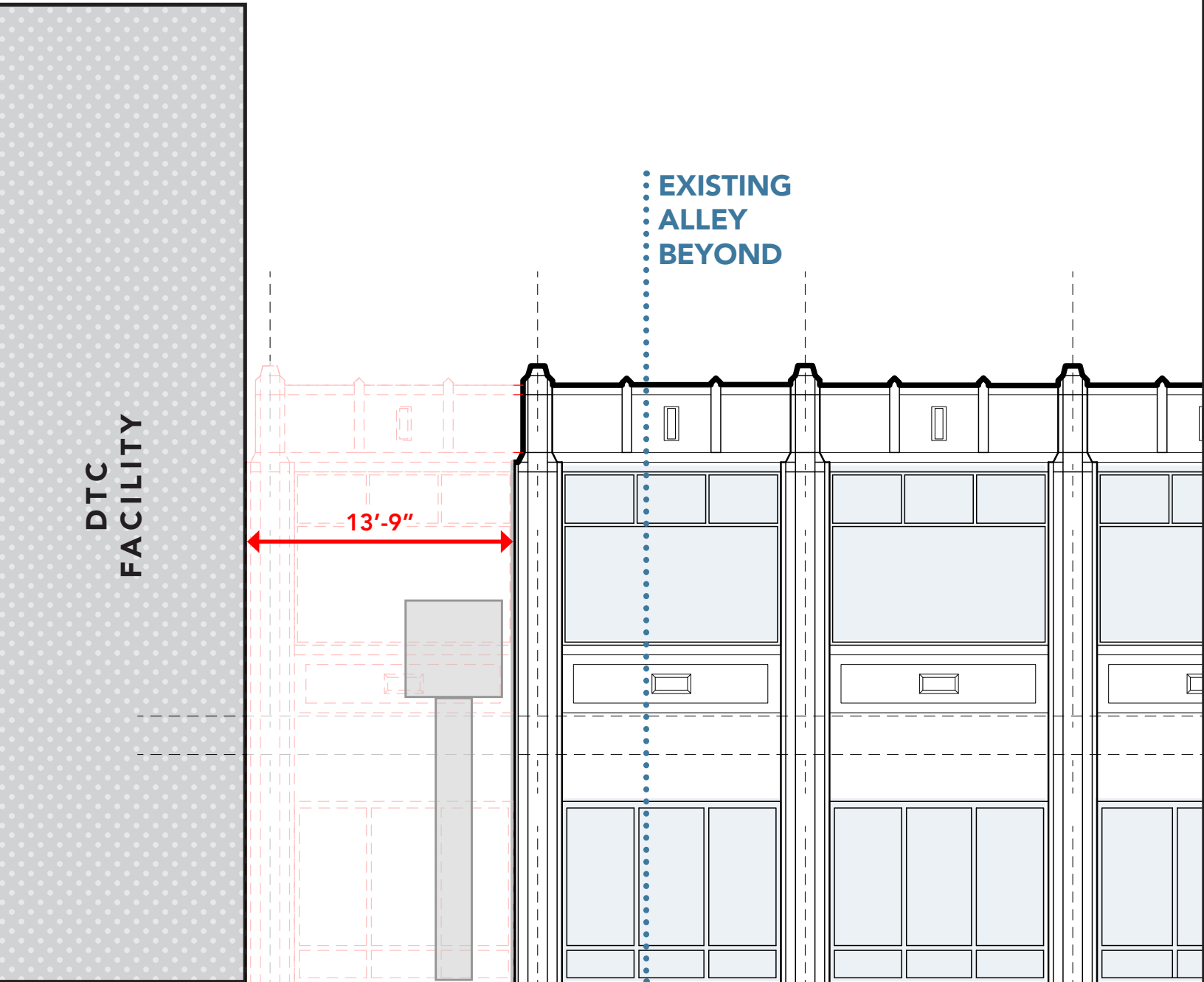
CRITICAL DIMENSIONS:

- A** EXISTING ALLEY BEYOND
20'-11"w
- B** MINIMUM TRUCK CLEARANCE
14'-0"w x 15'-0"h (20'-0" preferred)
- C** EXISTING BUILDING OPENING
11'-6"w x 9'-6"h

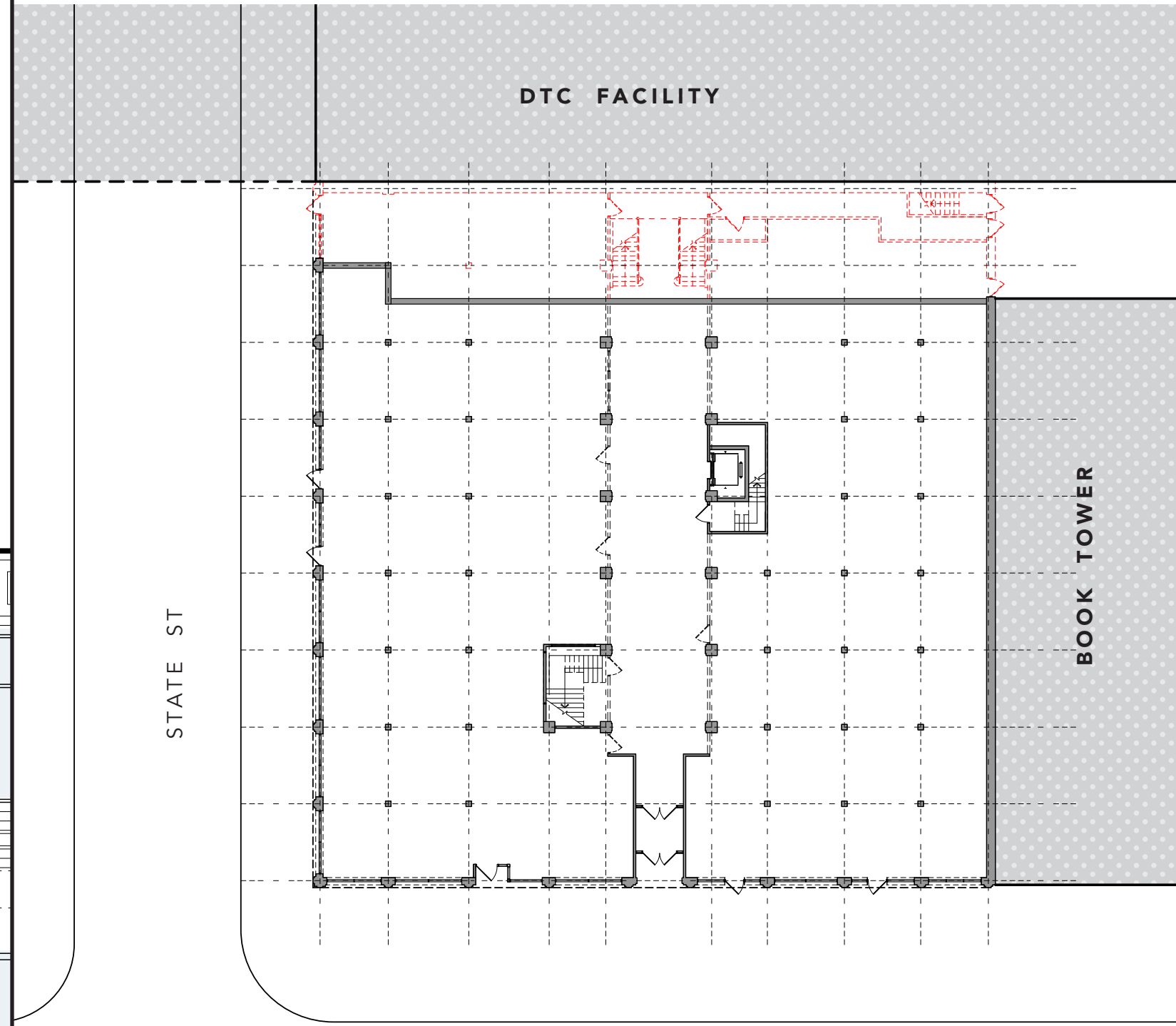
APPROACH 1.1

- Demolish one rear bay of building.

Does not provide the minimum required truck clearance width for DTE



CRITICAL DIMENSIONS:
 EXISTING ALLEY BEYOND
 20'-11" W
 MINIMUM TRUCK CLEARANCE
 14'-0" W x 15'-0" H (20'-0" W x 20'-0" H preferred)

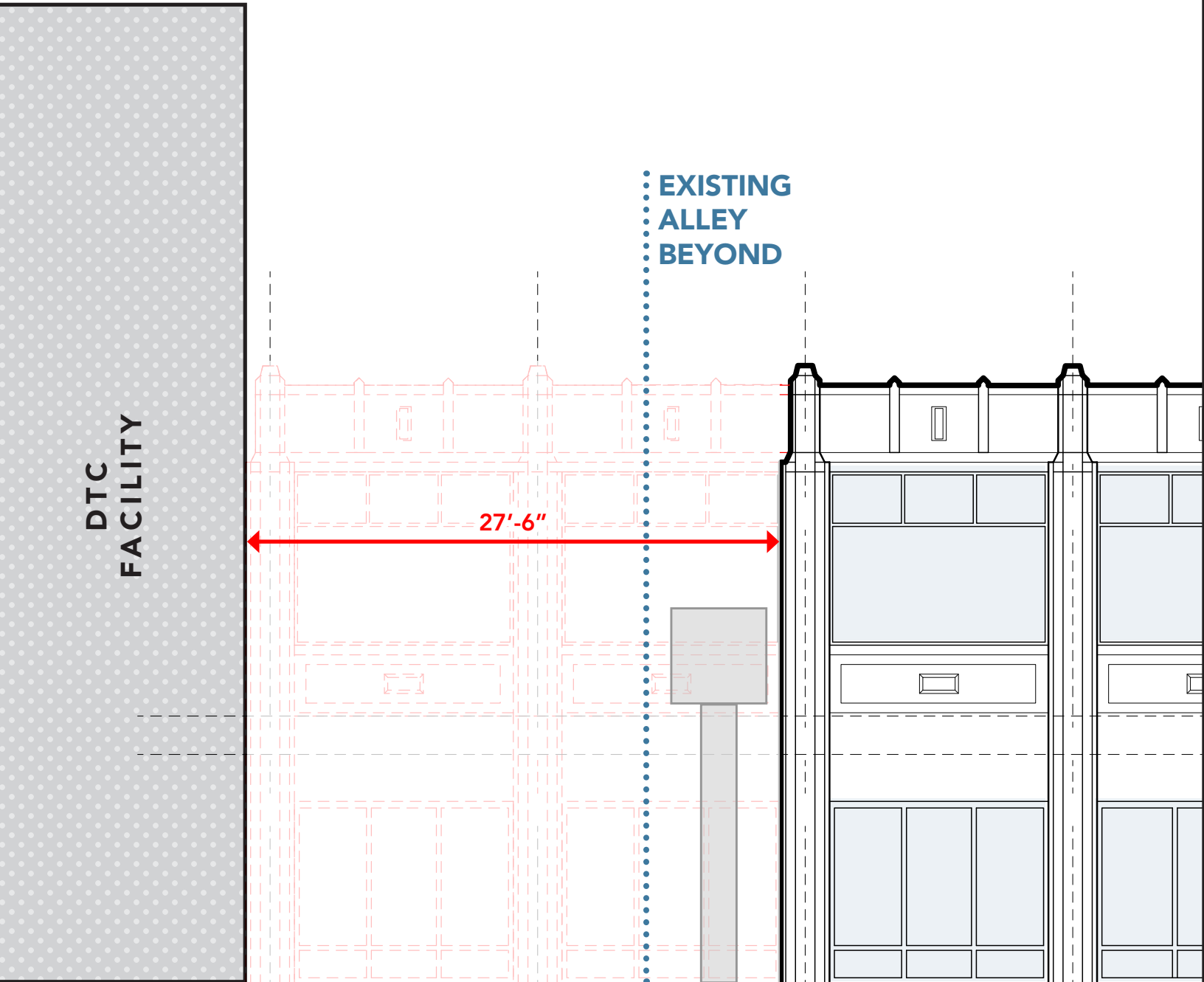


WASHINGTON BLVD

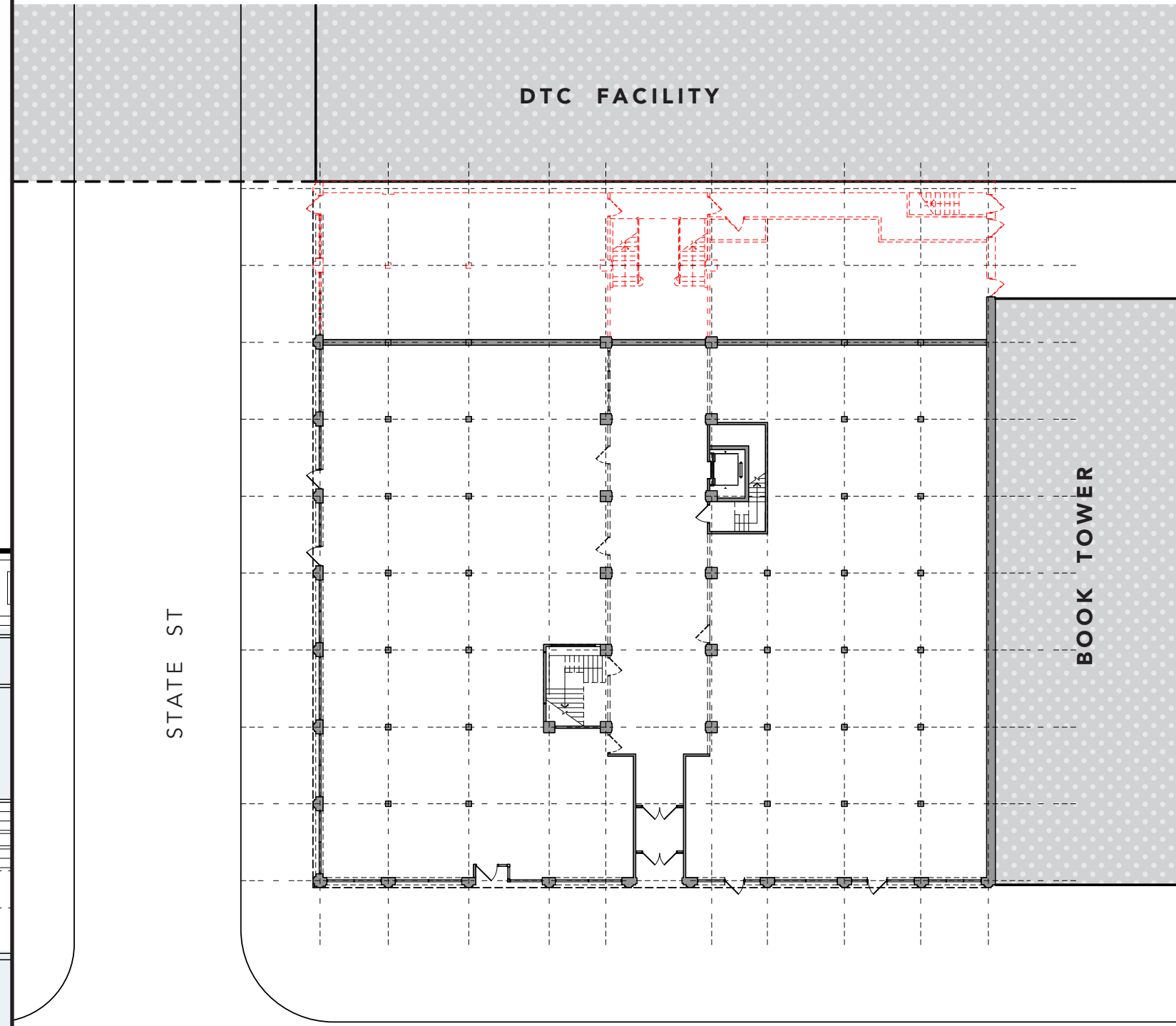
APPROACH 1.2

Demolish two rear bays of building.

The cleanest option, providing the variance requirements while minimally impacting the facade of 1201 Washington



CRITICAL DIMENSIONS:
 EXISTING ALLEY BEYOND
 20'-11" W
 MINIMUM TRUCK CLEARANCE
 14'-0" W x 15'-0" H (20'-0" W x 20'-0" H preferred)

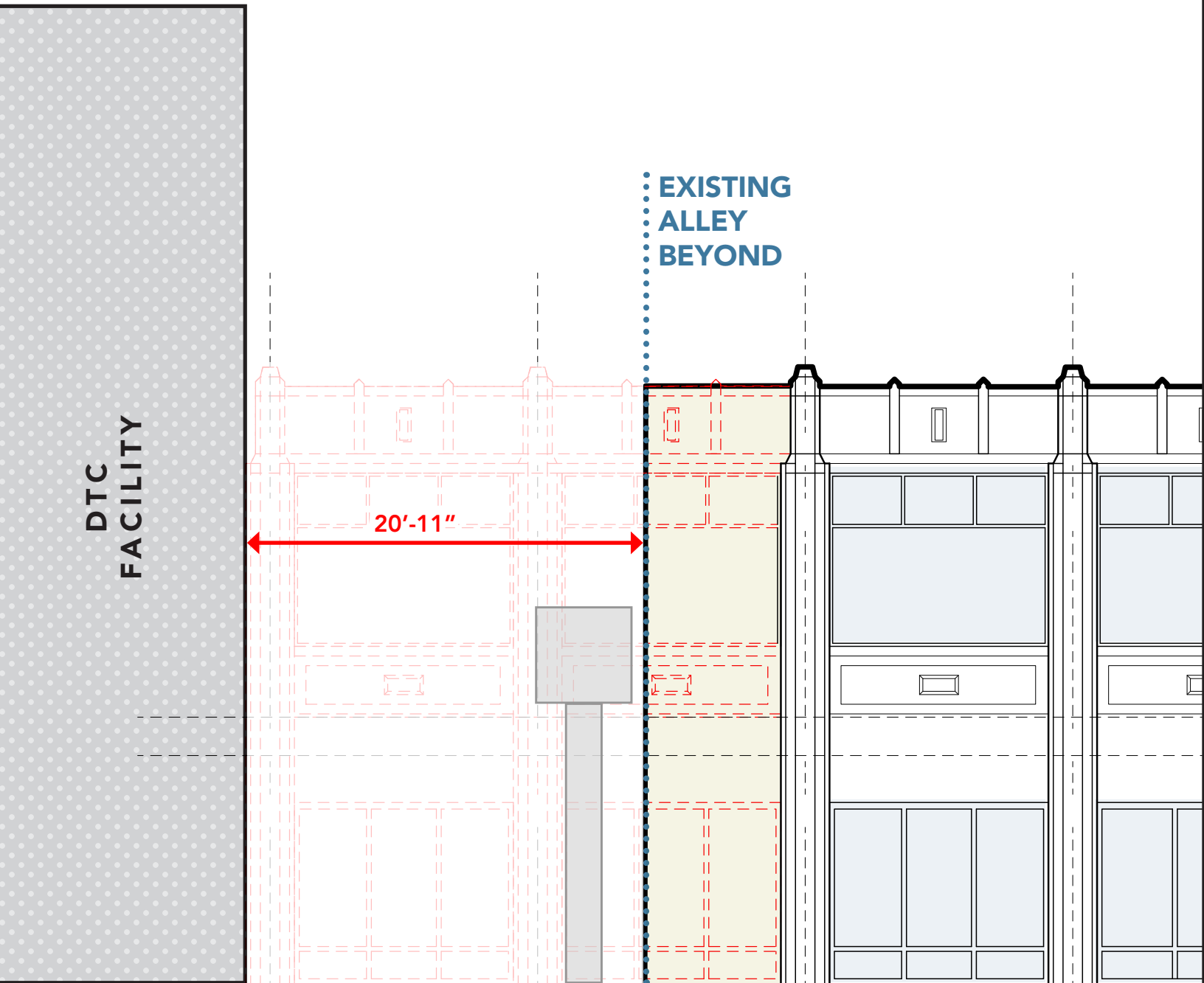


WASHINGTON BLVD

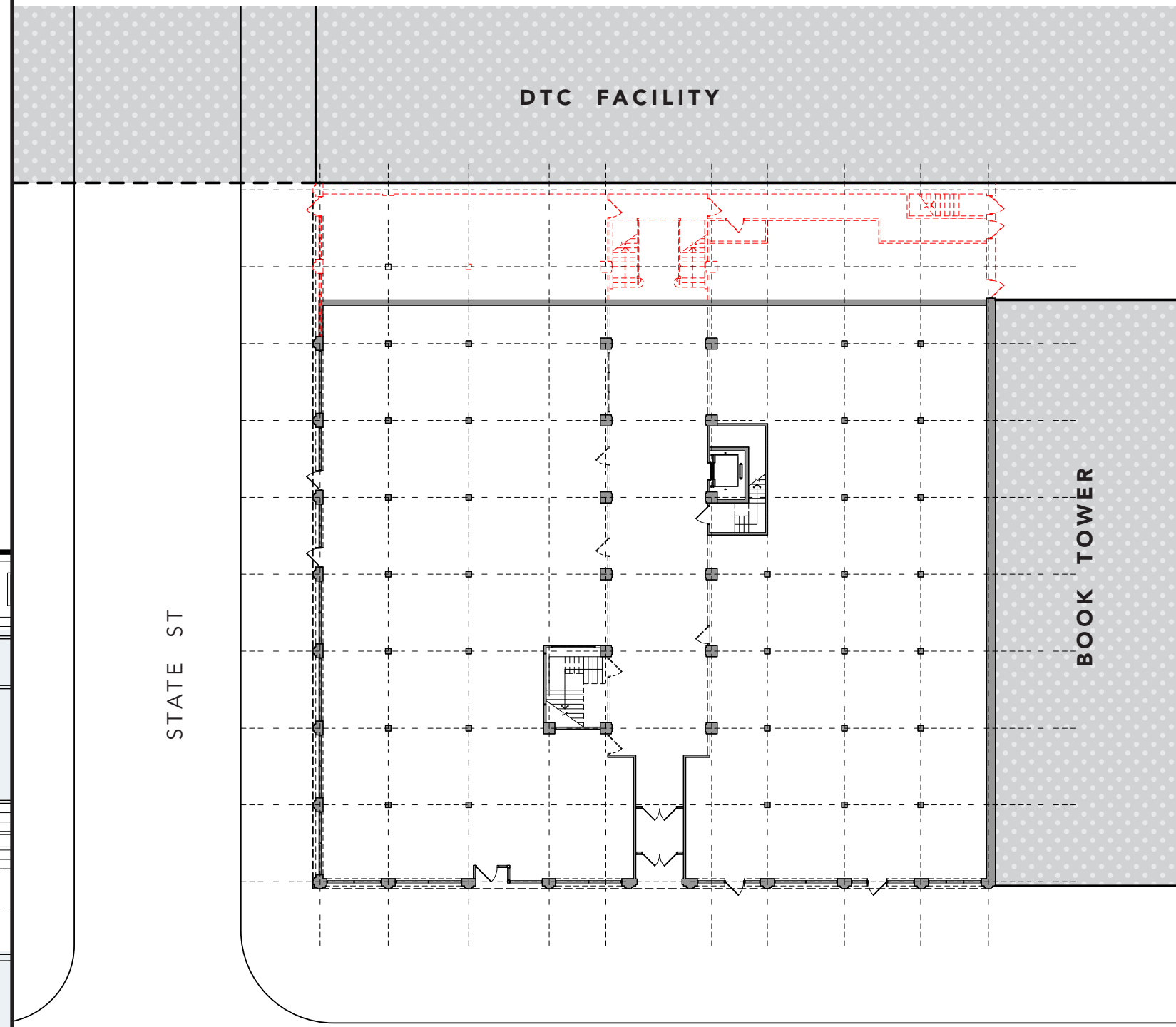
APPROACH 1.3

Demolish two rear bays of building, infill with new rear wall to align with existing alley

- Creates additional structural challenges in supporting partial floors
- Not as clean as the selected option



CRITICAL DIMENSIONS:
 EXISTING ALLEY BEYOND
 20'-11" W
 MINIMUM TRUCK CLEARANCE
 14'-0" W x 15'-0" H (20'-0" W x 20'-0" H preferred)

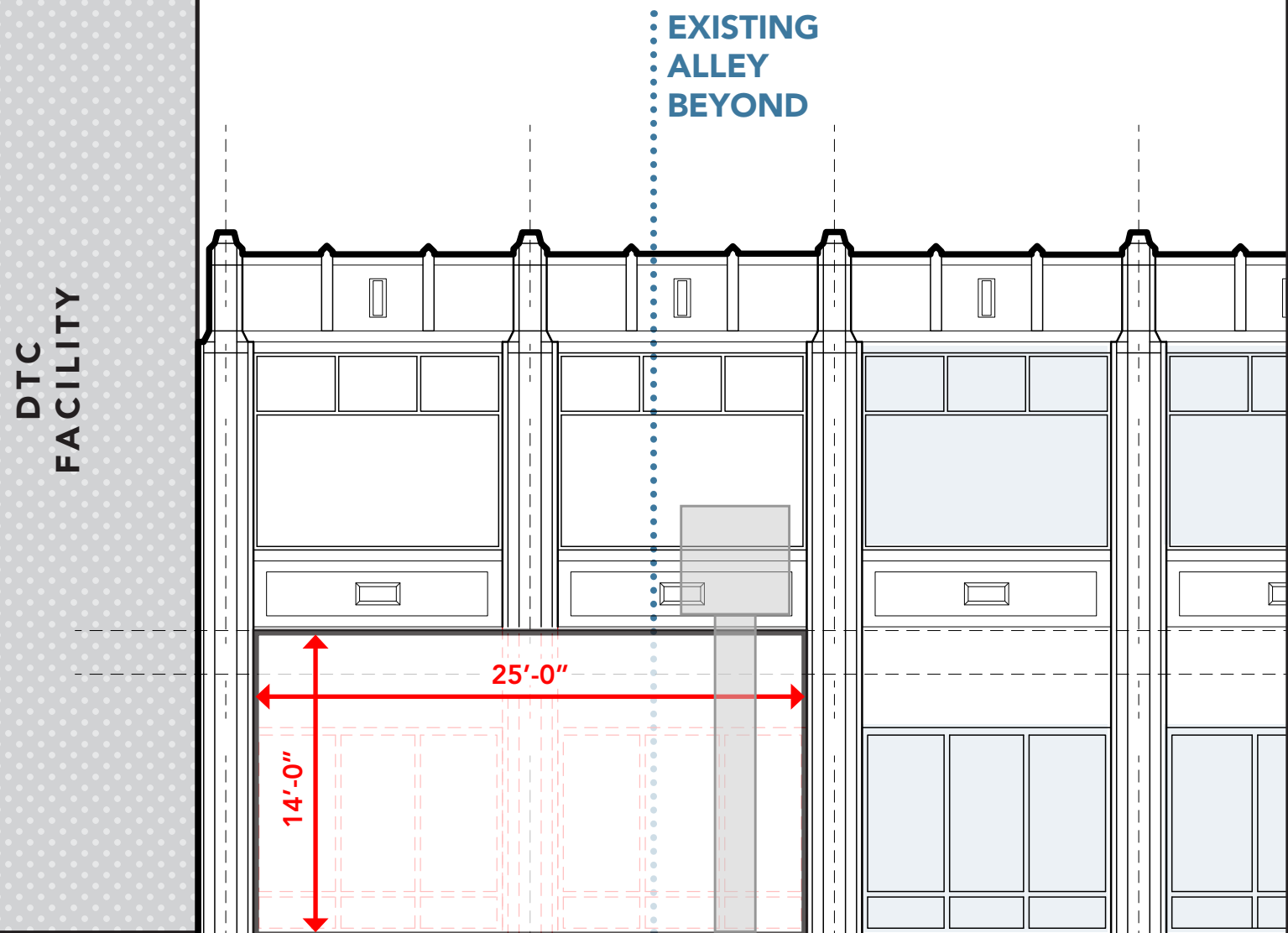


WASHINGTON BLVD

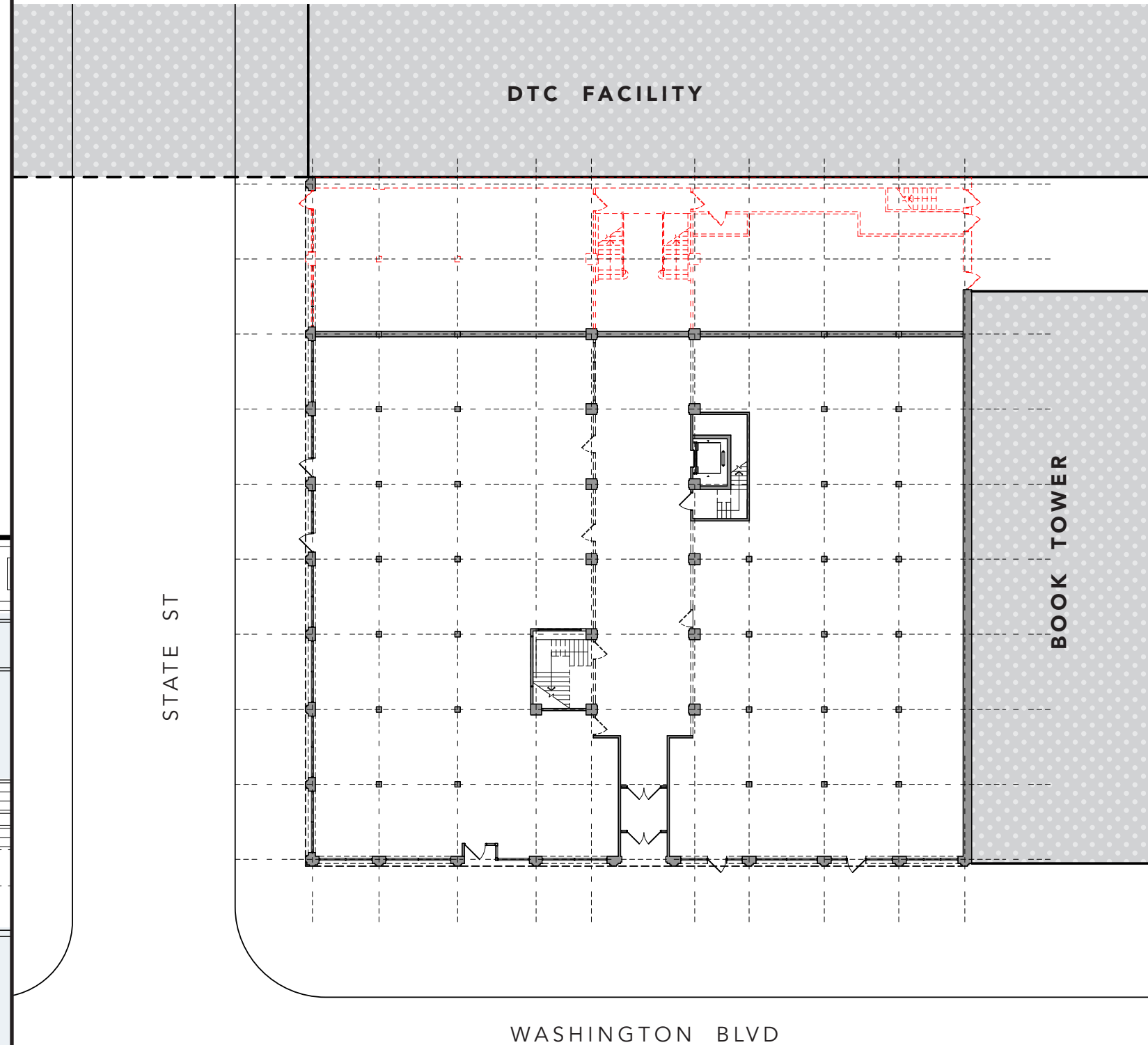
APPROACH 2.1

Demolish two rear bays, create enlarged one-story portal on facade by merging two bays into one wide enough for truck clearance

- Creates a structural challenge at the partially removed column
- Does not provide sufficient height for DTE truck clearance



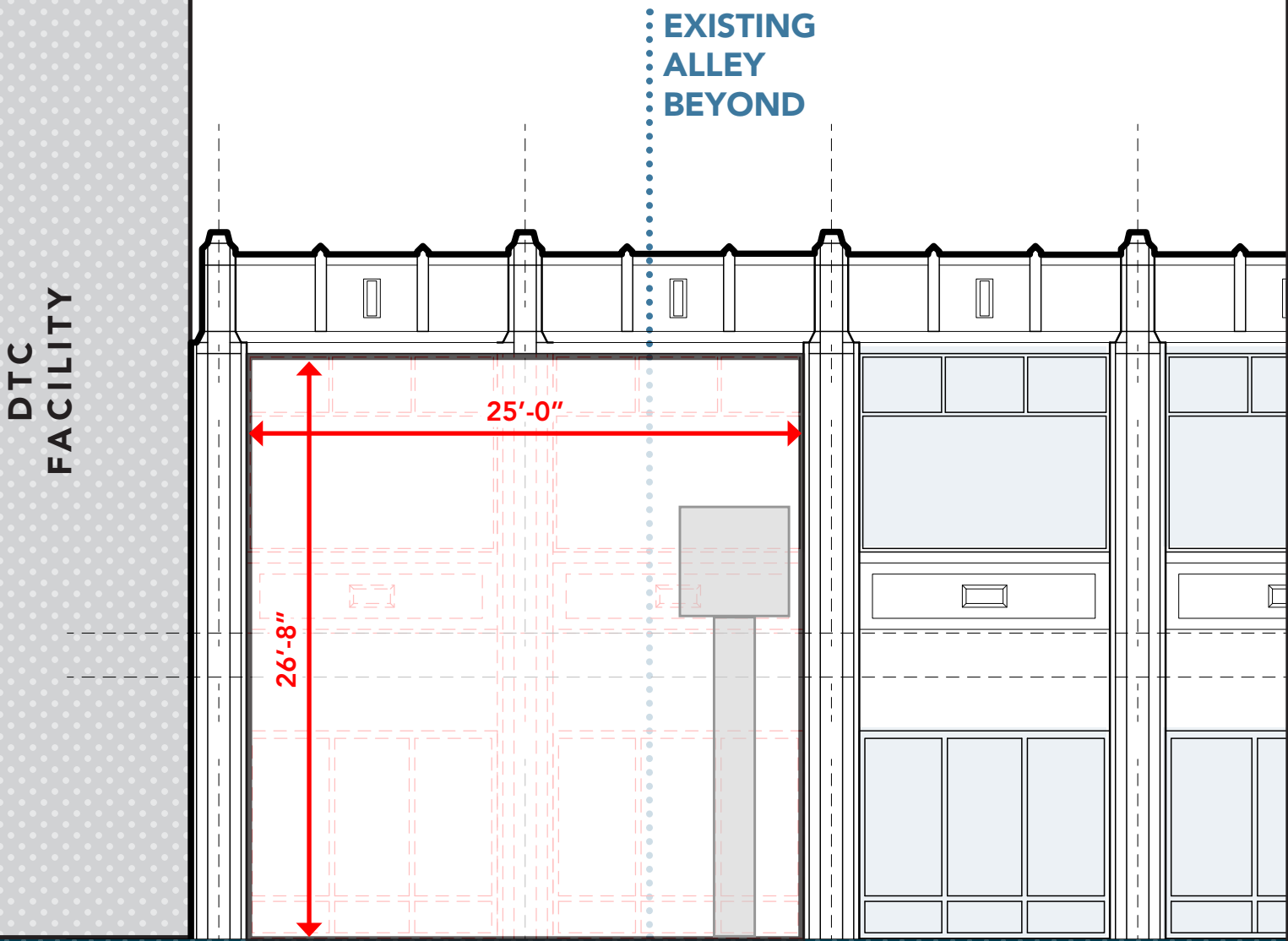
CRITICAL DIMENSIONS:
 EXISTING ALLEY BEYOND
 20'-11" W
 MINIMUM TRUCK CLEARANCE
 14'-0" W x 15'-0" H (20'-0"W x 20'-0"H preferred)



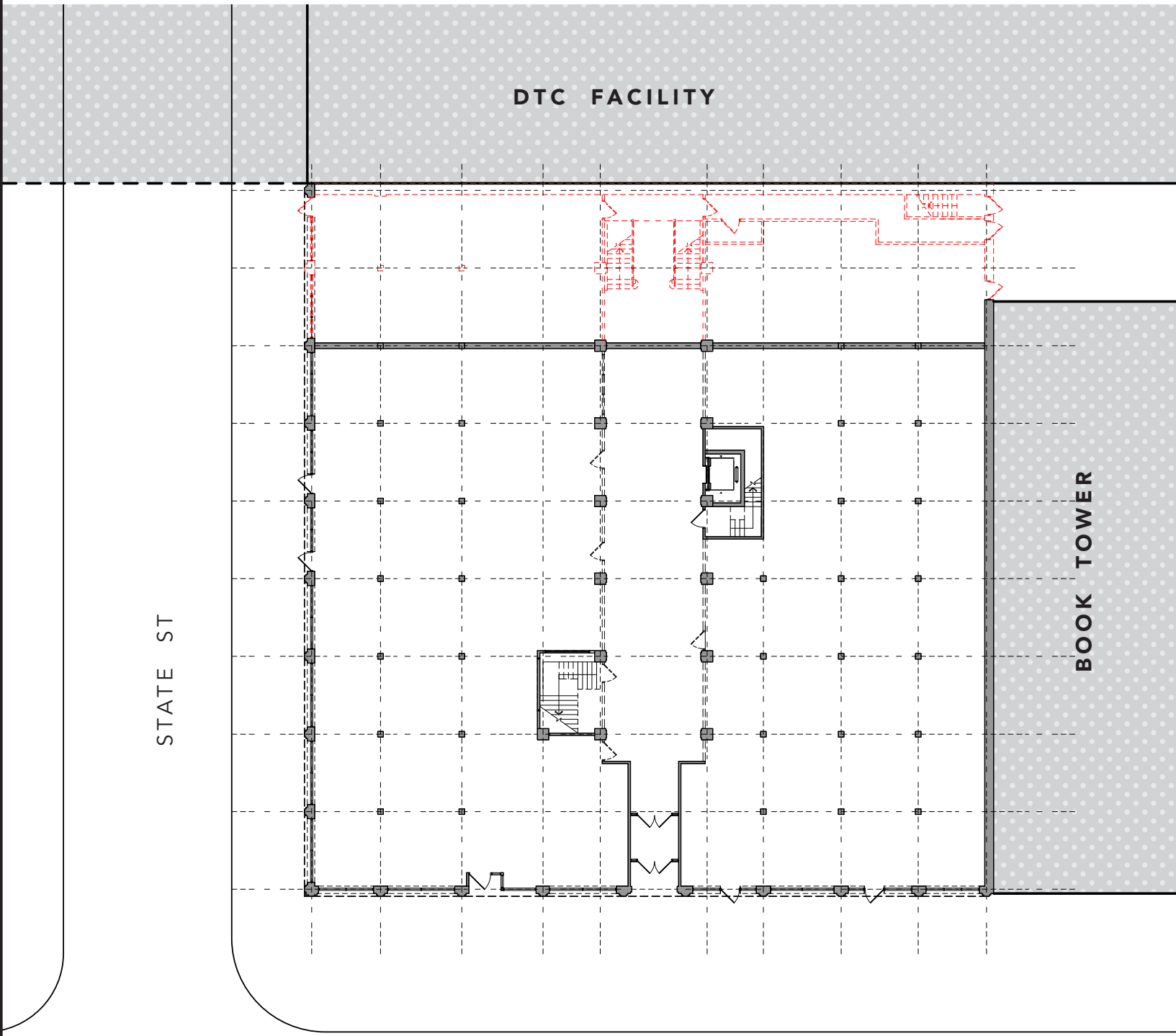
APPROACH 2.2

Demolish two rear bays, create enlarged two-story portal on facade by merging two bays into one wide enough for truck clearance

- Provides sufficient clearance for DTE trucks
- Creates structural support challenges with remaining roof
- Does not leave a significant portion of the facade in the westernmost bays of State St intact



CRITICAL DIMENSIONS:
 EXISTING ALLEY BEYOND
 20'-11" W
 MINIMUM TRUCK CLEARANCE
 14'-0" W x 15'-0" H (20'-0" W x 20'-0" H preferred)



WASHINGTON BLVD

1201 Washington Blvd

HDC Drawing Package

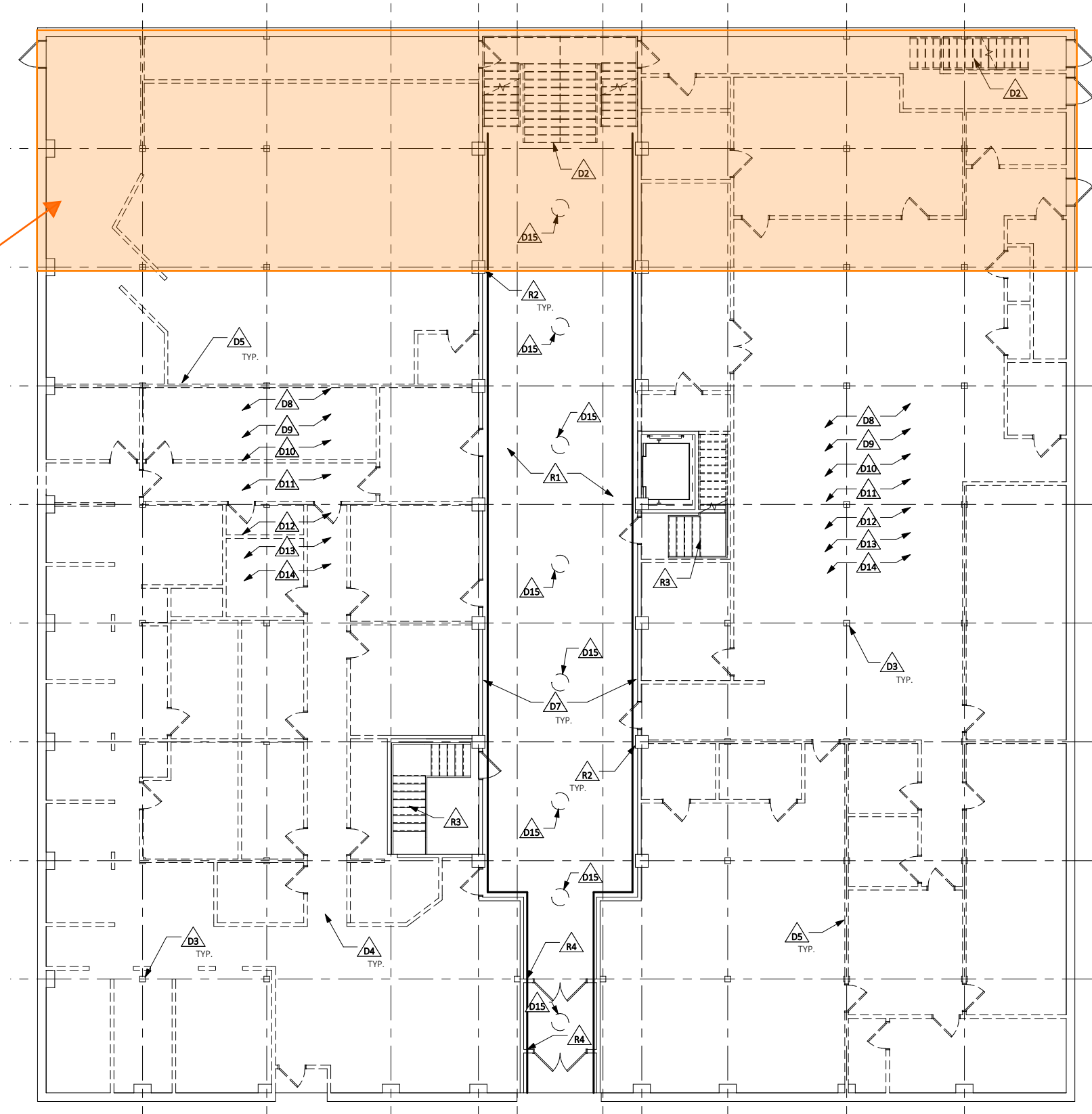
01-11-2021



KraemerDesignGroup

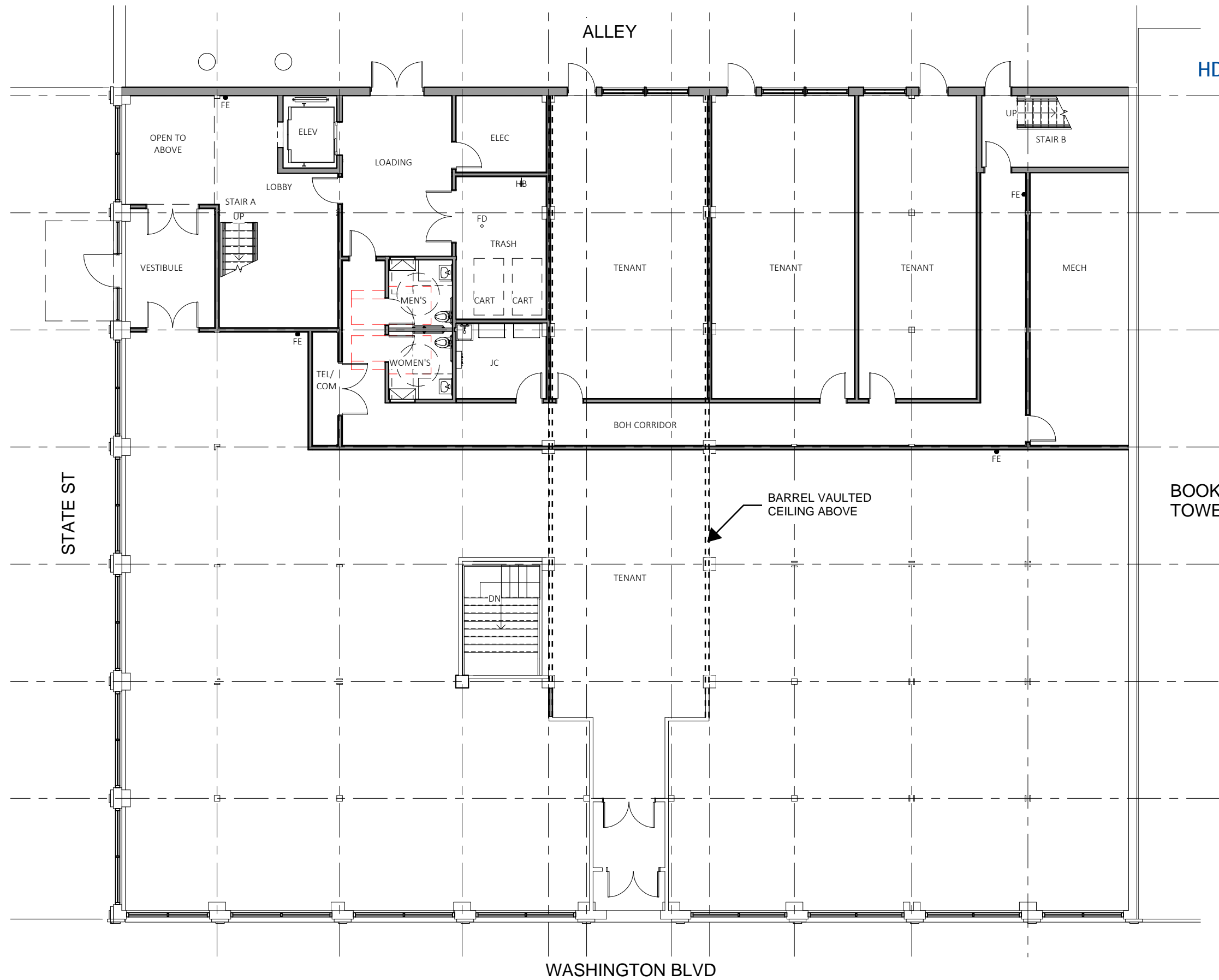
1420 Broadway | Detroit, Michigan | 48226 | p 313 965 3399 | f 313 965 3555 | www.thekraemeredge.com

Rear two bays to be demolished to form new service alley



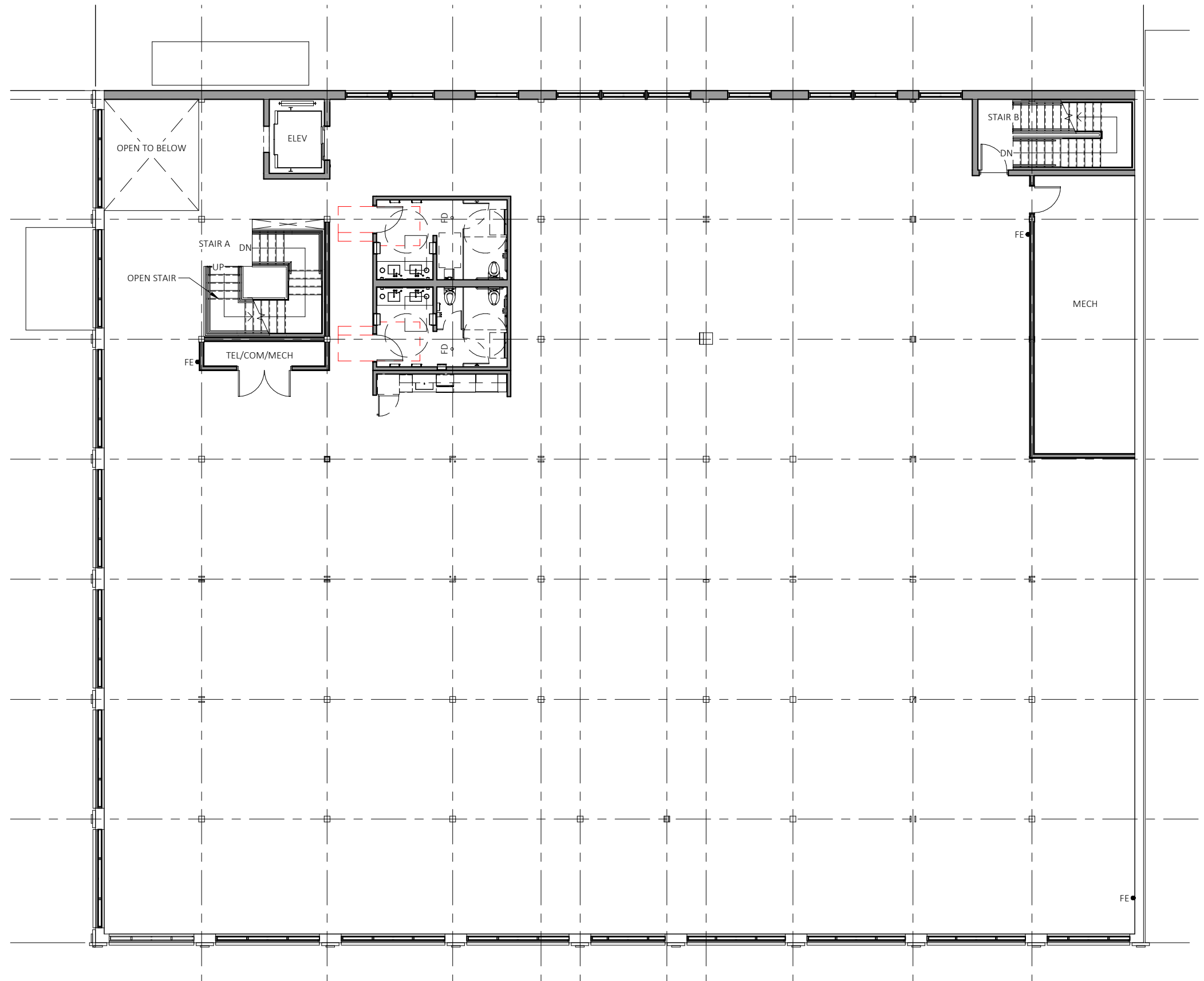
1ST FLOOR DEMOLITION PLAN





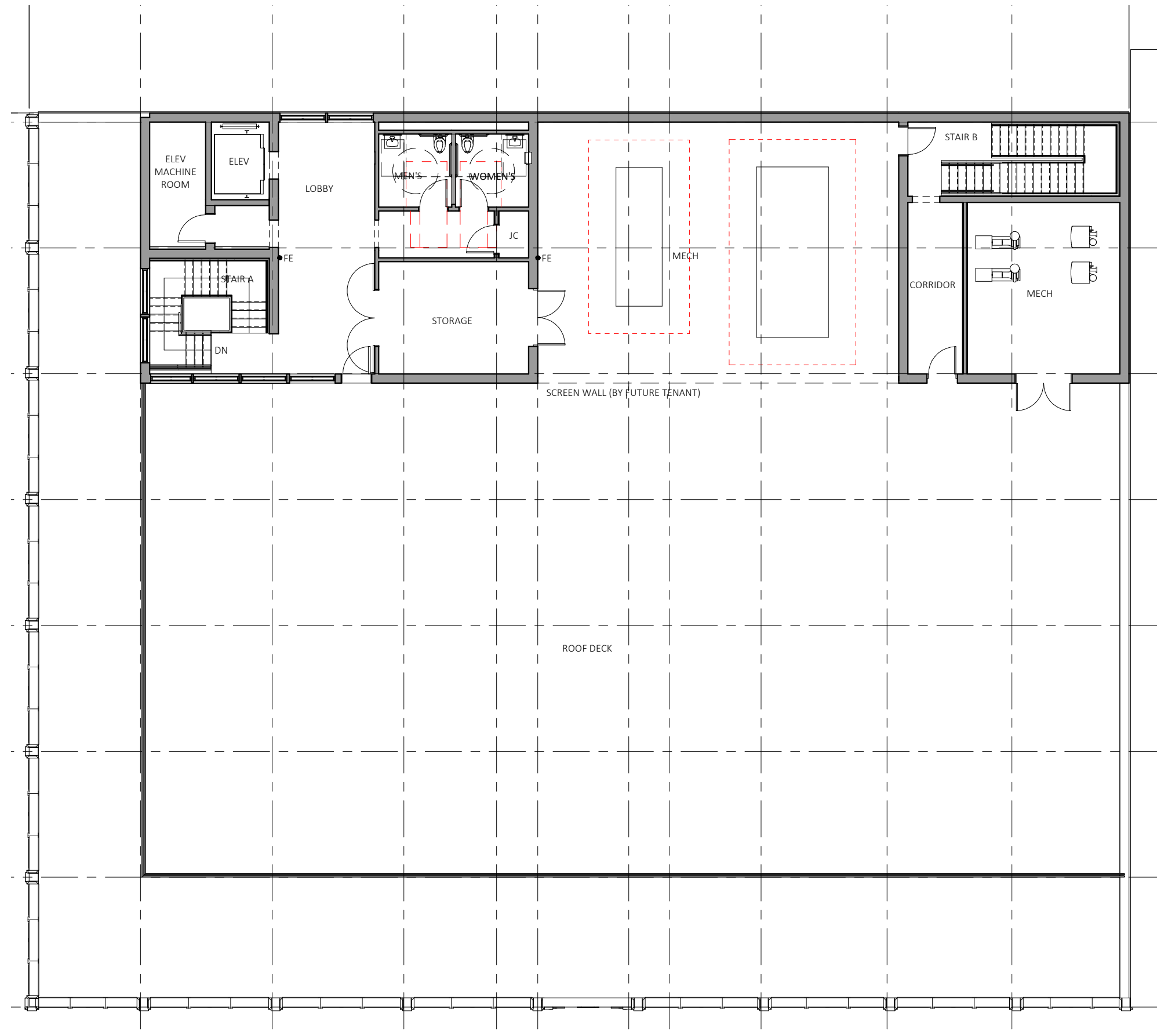
1ST FLOOR PLAN





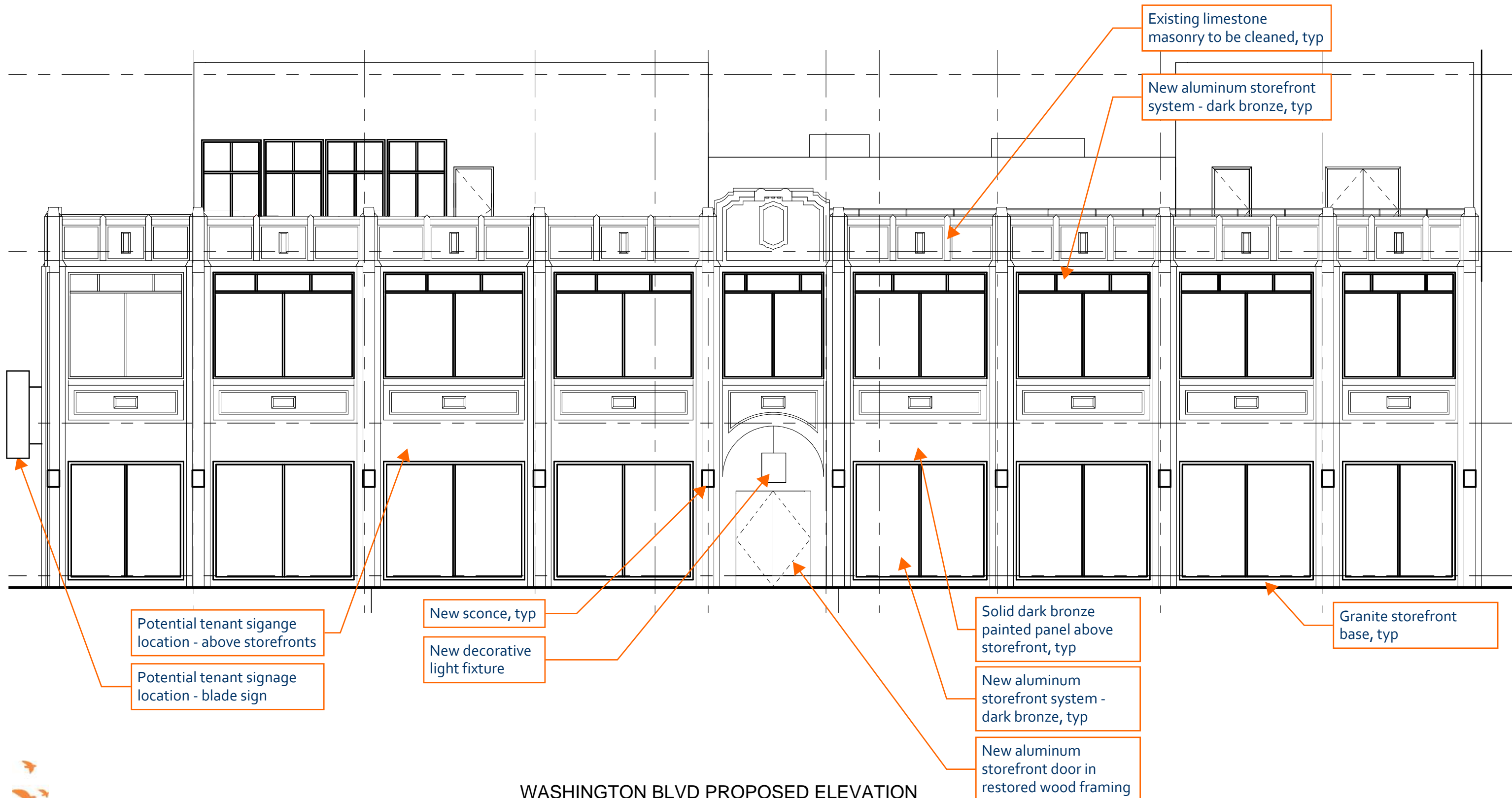
2ND FLOOR PLAN





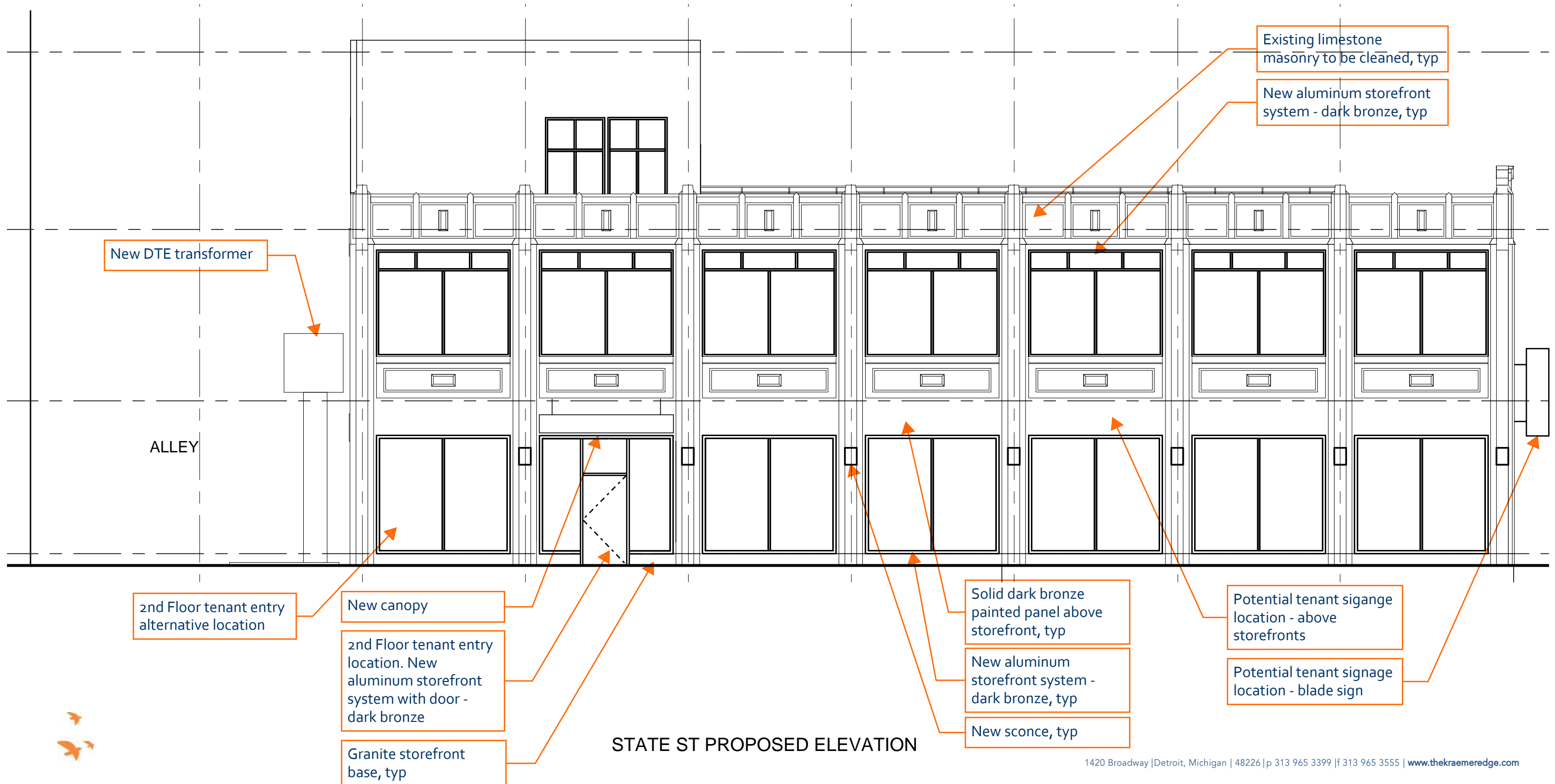
ROOF PLAN





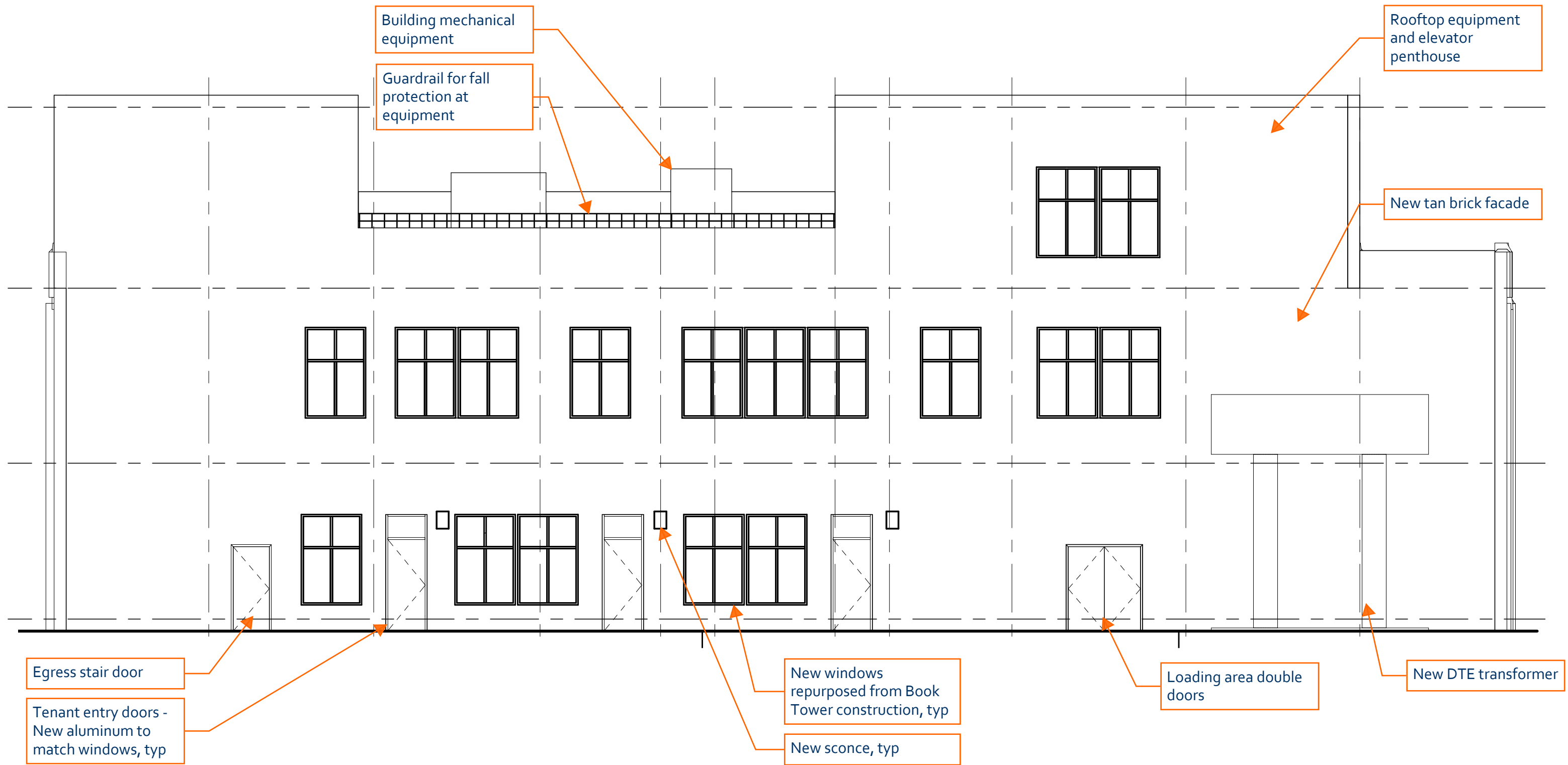
WASHINGTON BLVD PROPOSED ELEVATION





STATE ST PROPOSED ELEVATION





ALLEY PROPOSED ELEVATION





Tenant entry
storefront design - final
location(s) TBD based
on tenant floor plans



WASHINGTON BLVD ELEVATION - MULTIPLE TENANTS

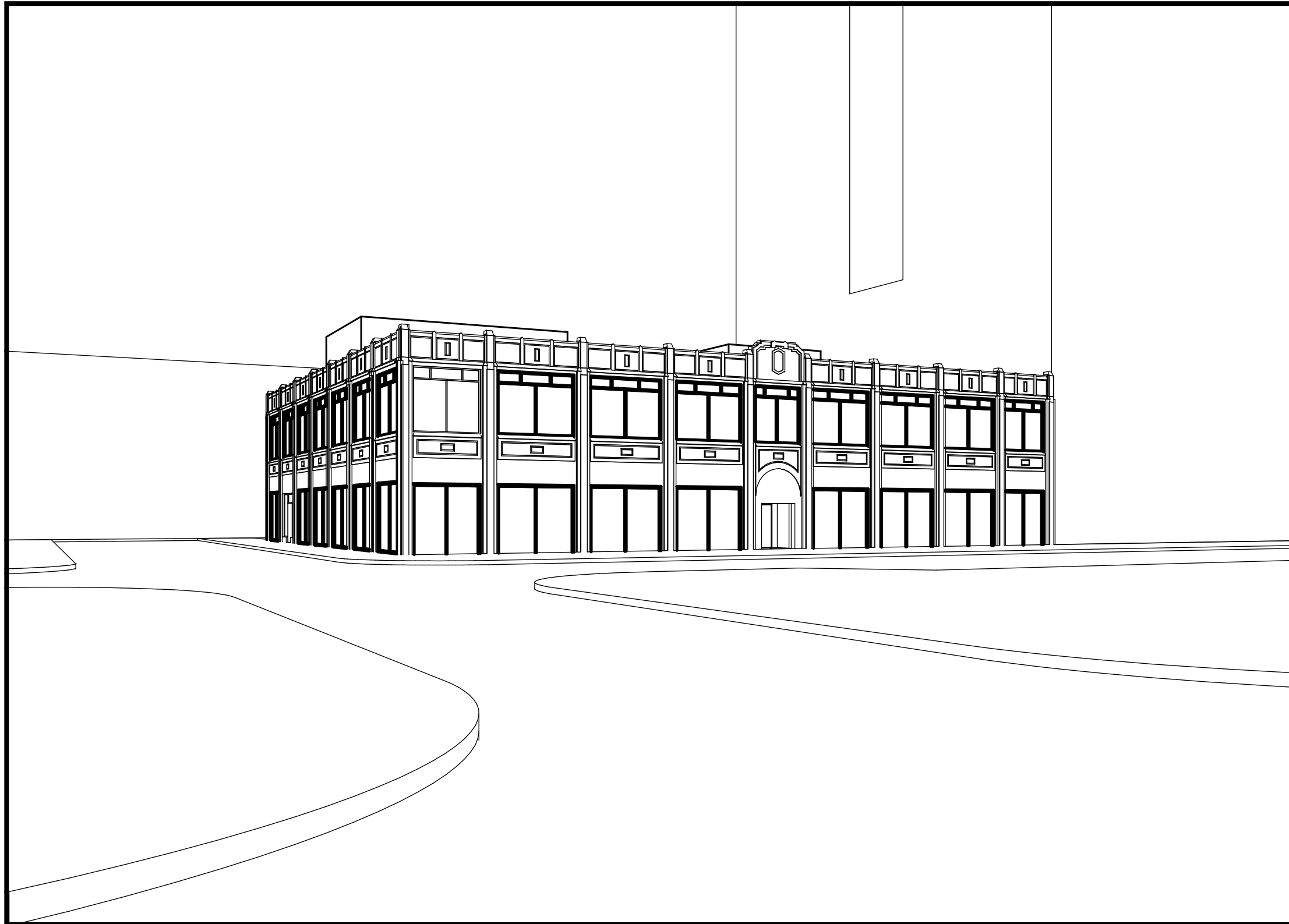


2nd Floor tenant entry
alternative location

Tenant entry
storefront design - final
location(s) TBD based
on tenant floor plans

STATE ST ELEVATION - MULTIPLE TENANTS





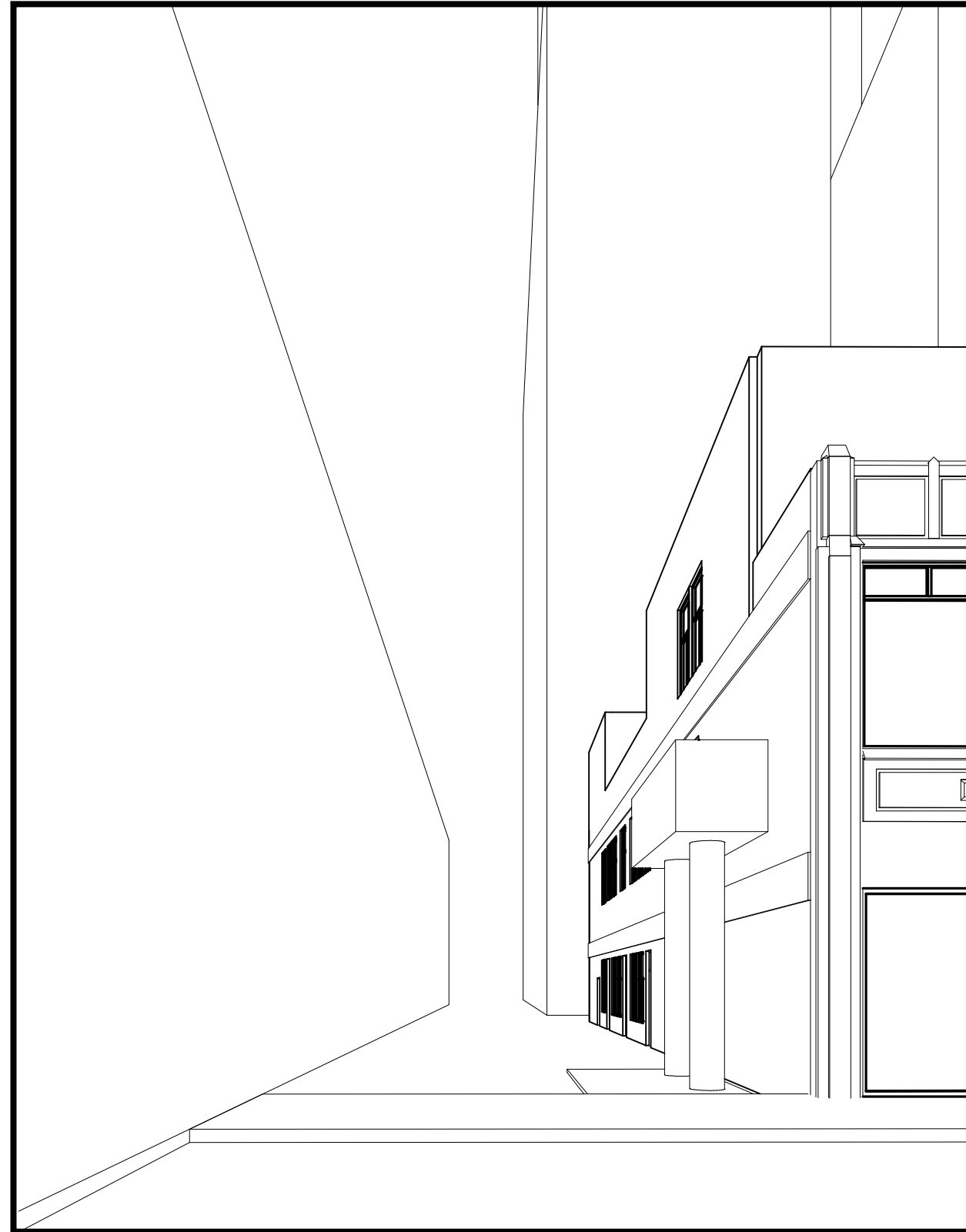
VIEW AT STATE AND WASHINGTON





VIEW ACROSS THE STREET

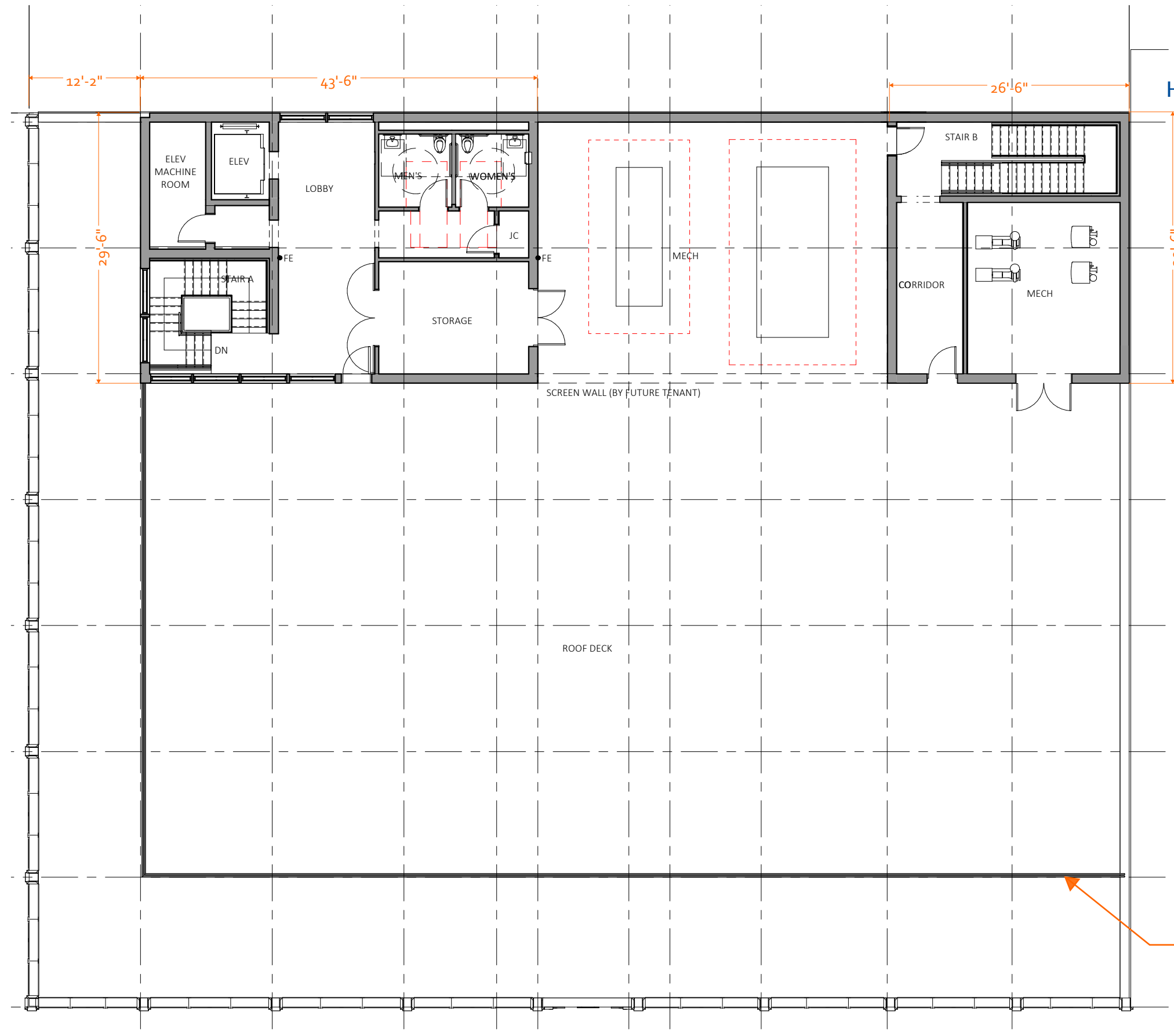




VIEW DOWN ALLEY







ROOF PLAN



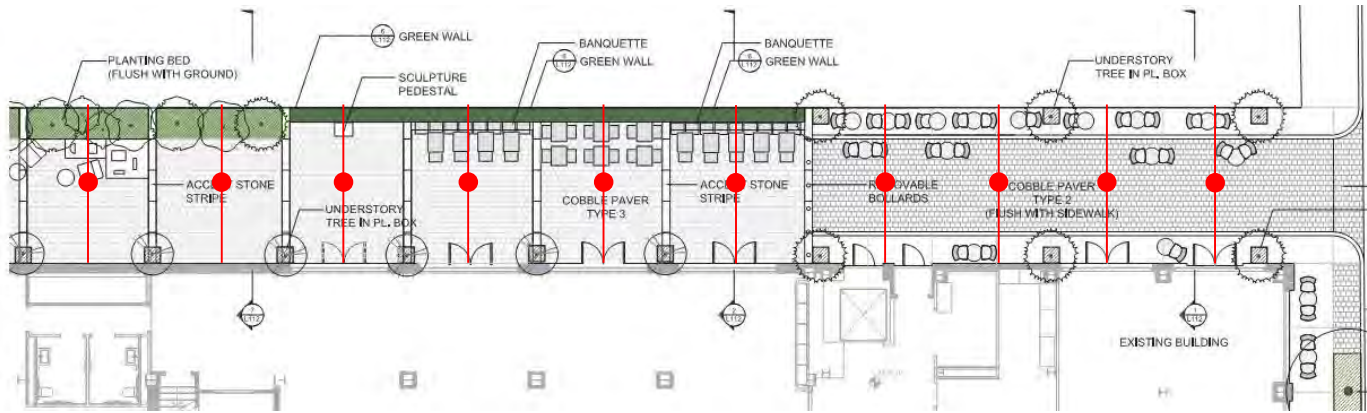


ALLEY PROPOSED ELEVATION

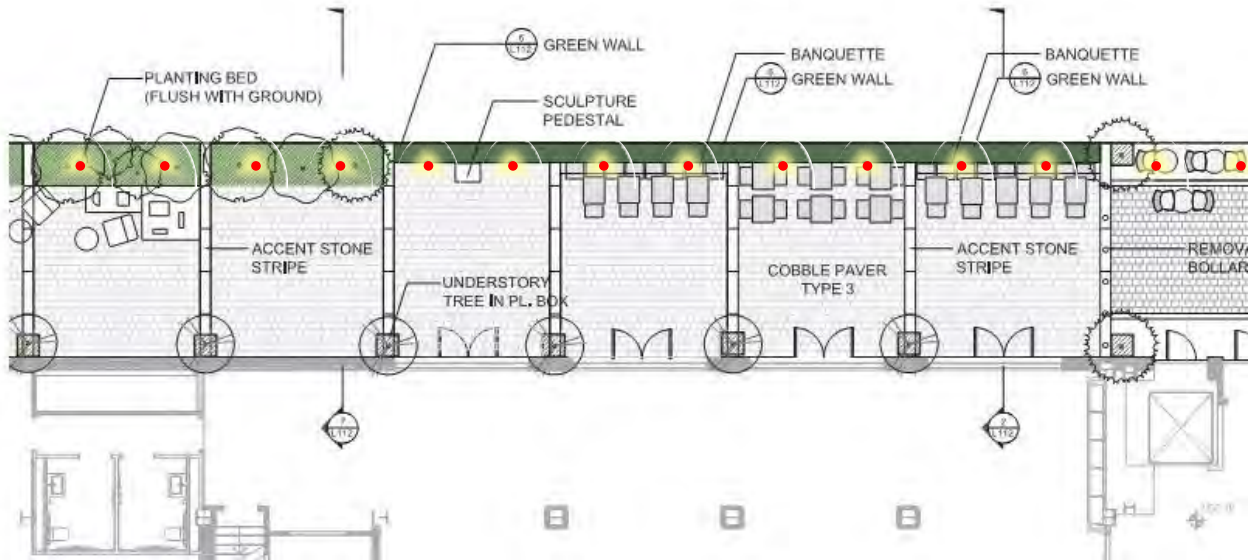
ALLEY LIGHTING



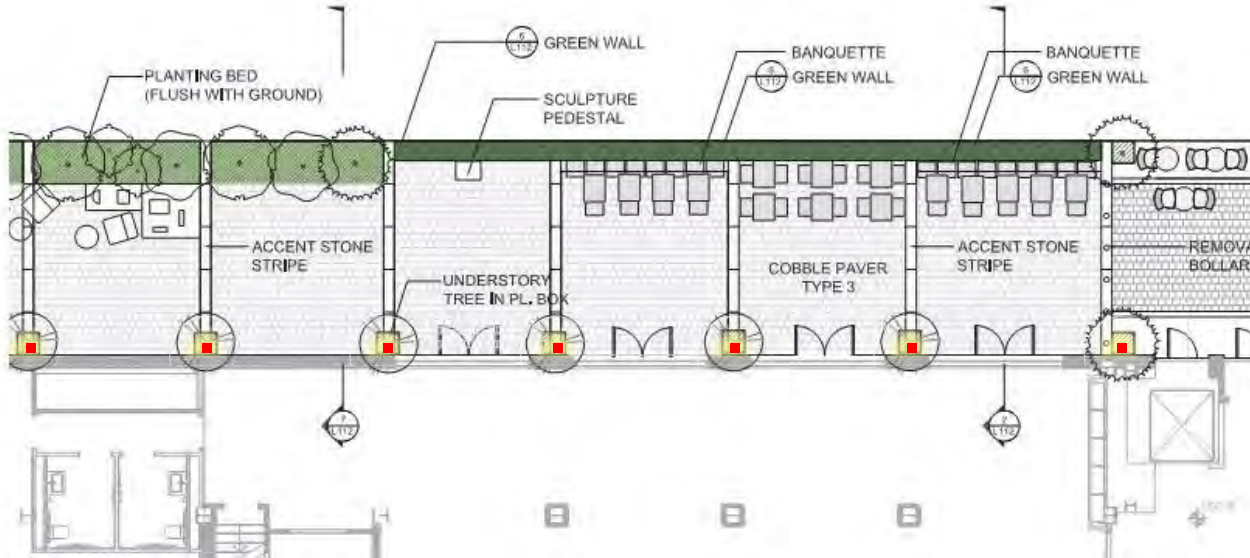
ALLEY – AMBIENT LIGHTING



ALLEY – PERIMETER WALL WASH LIGHTING



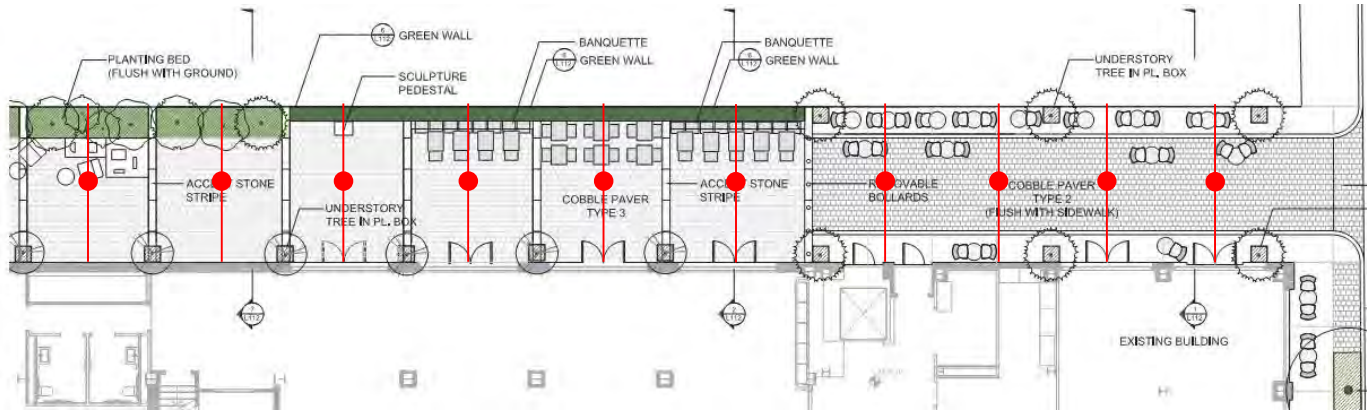
ALLEY – BUILDING MOUNTED ACCENT LIGHTING



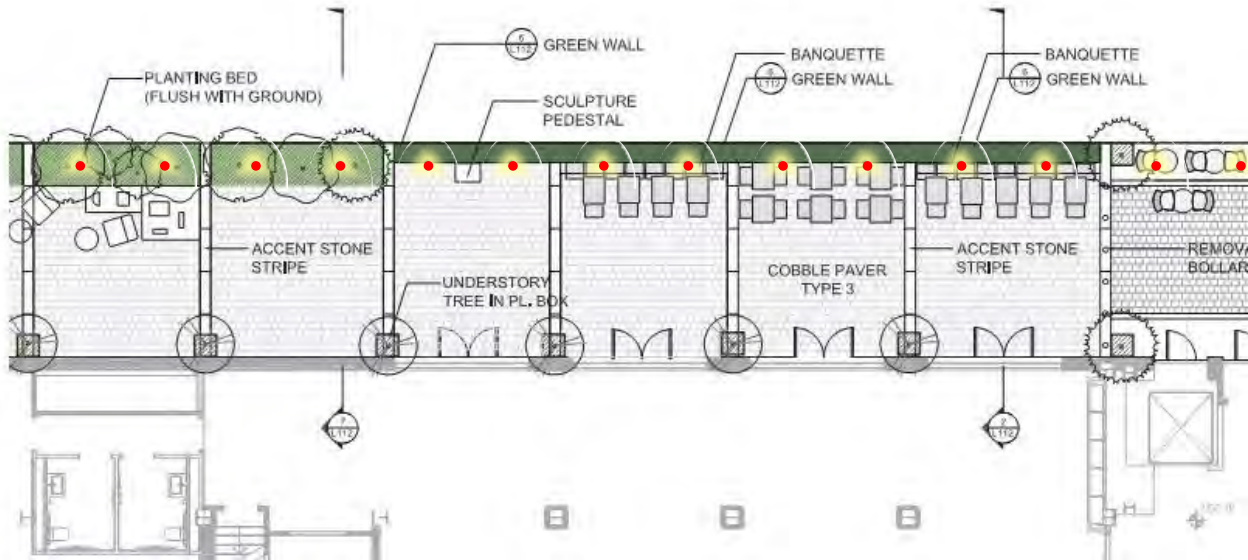
ALLEY LIGHTING



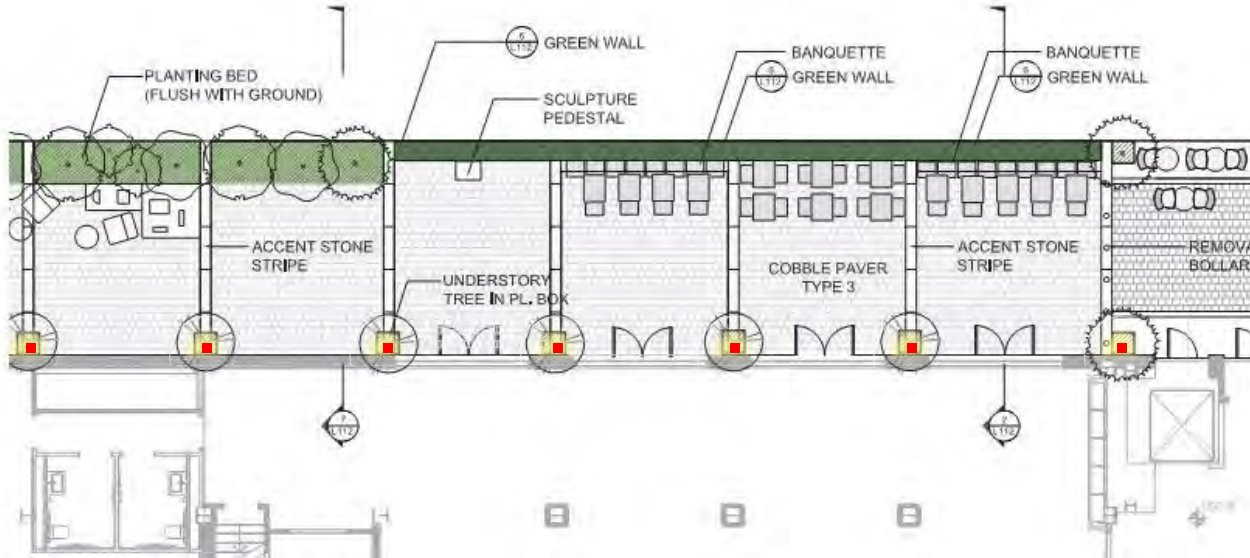
ALLEY – AMBIENT LIGHTING



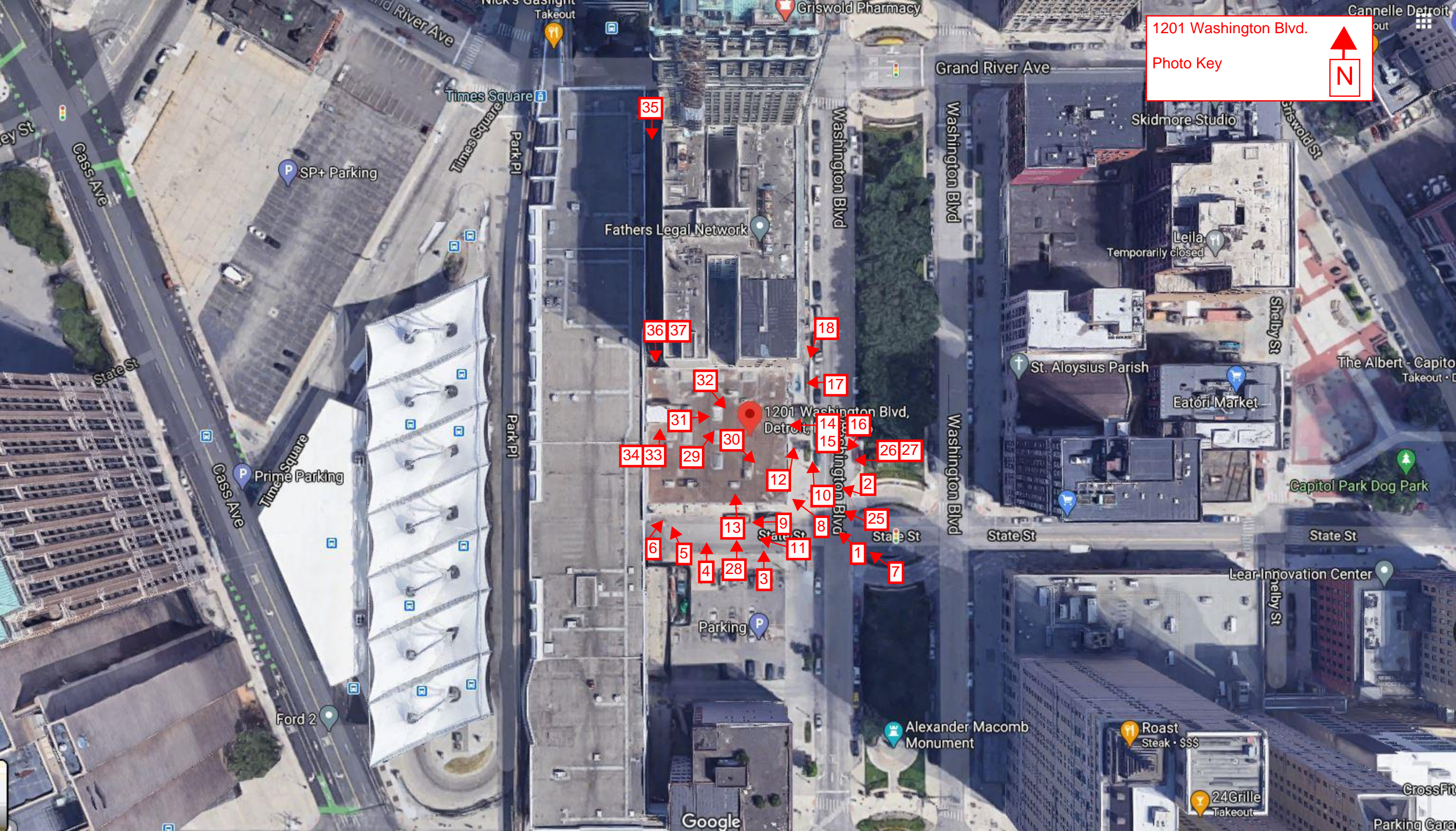

ALLEY – PERIMETER WALL WASH LIGHTING



ALLEY – BUILDING MOUNTED ACCENT LIGHTING



1201 Washington Blvd.
Photo Key



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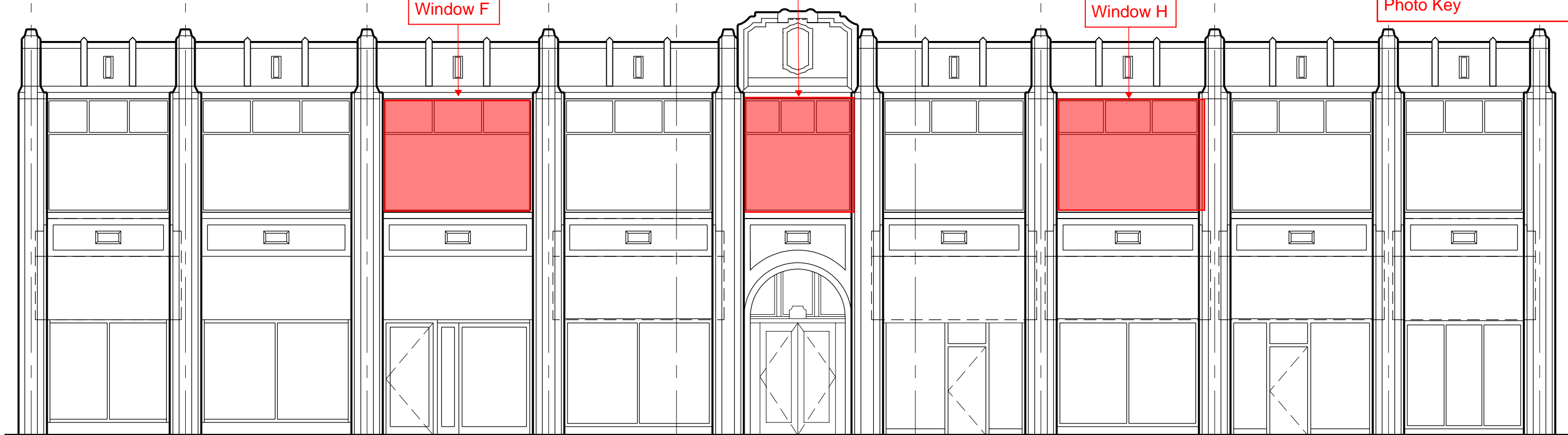
1201 Washington Blvd.

Photo Key

Window G

Window F

Window H



WASHINGTON BLVD

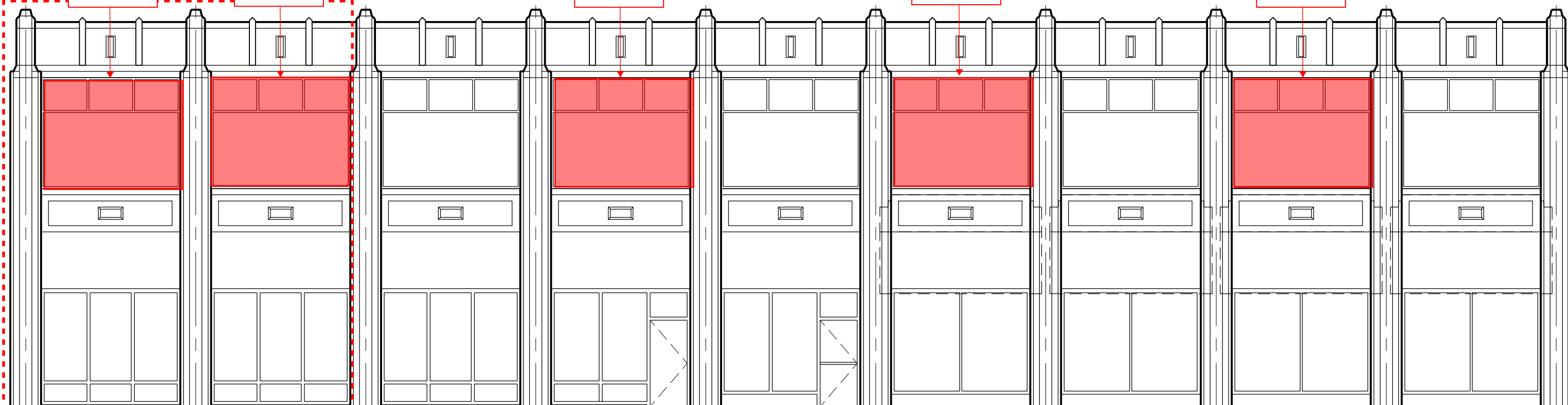
Window A

Window B

Window C

Window D

Window E



Bays proposed to be demolished

STATE ST

City of Detroit – Historic District Commission

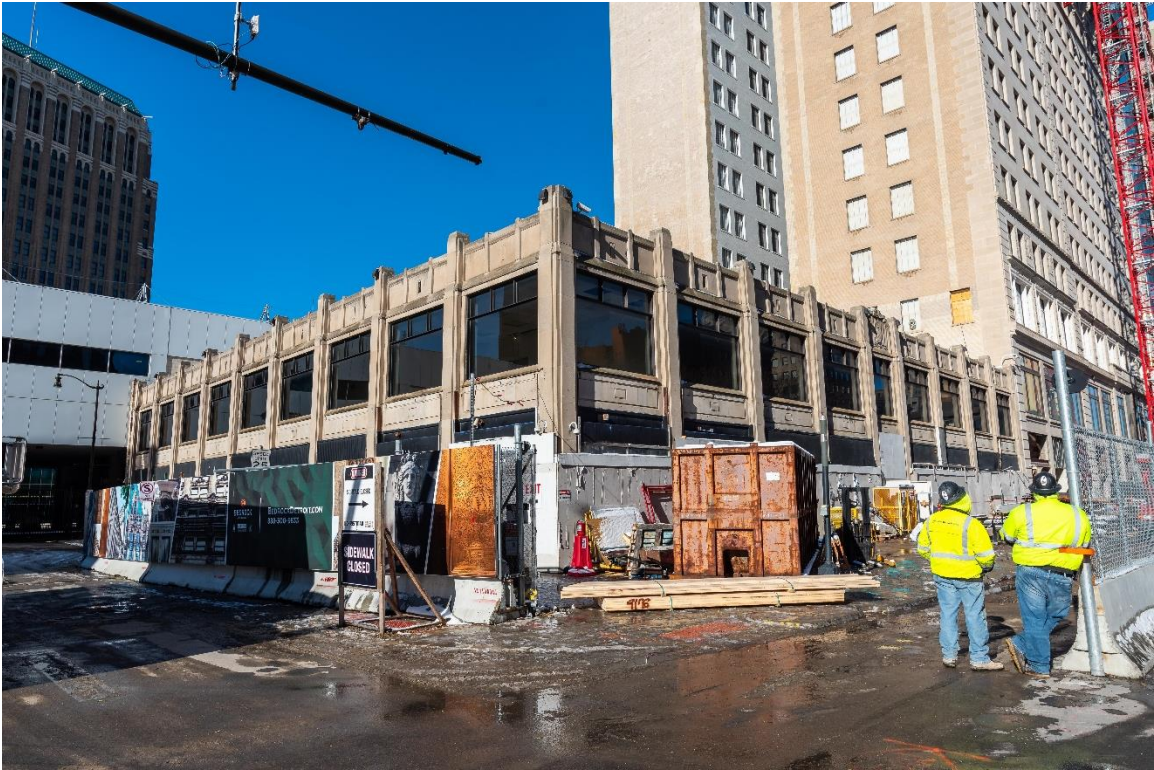


Figure #1: Exterior, looking northwest. 12/2/20



Figure #2: Exterior, looking west. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #3: Exterior, Looking north. 12/2/20



Figure #4: Exterior, Looking North. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #5: Exterior, looking Northwest. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #6: Exterior, Looking Northeast. 12/2/20



Figure #7: Exterior, Looking Northwest. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #8: Exterior, Looking Northwest. 12/2/20



Figure #9: Exterior, Looking West. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission

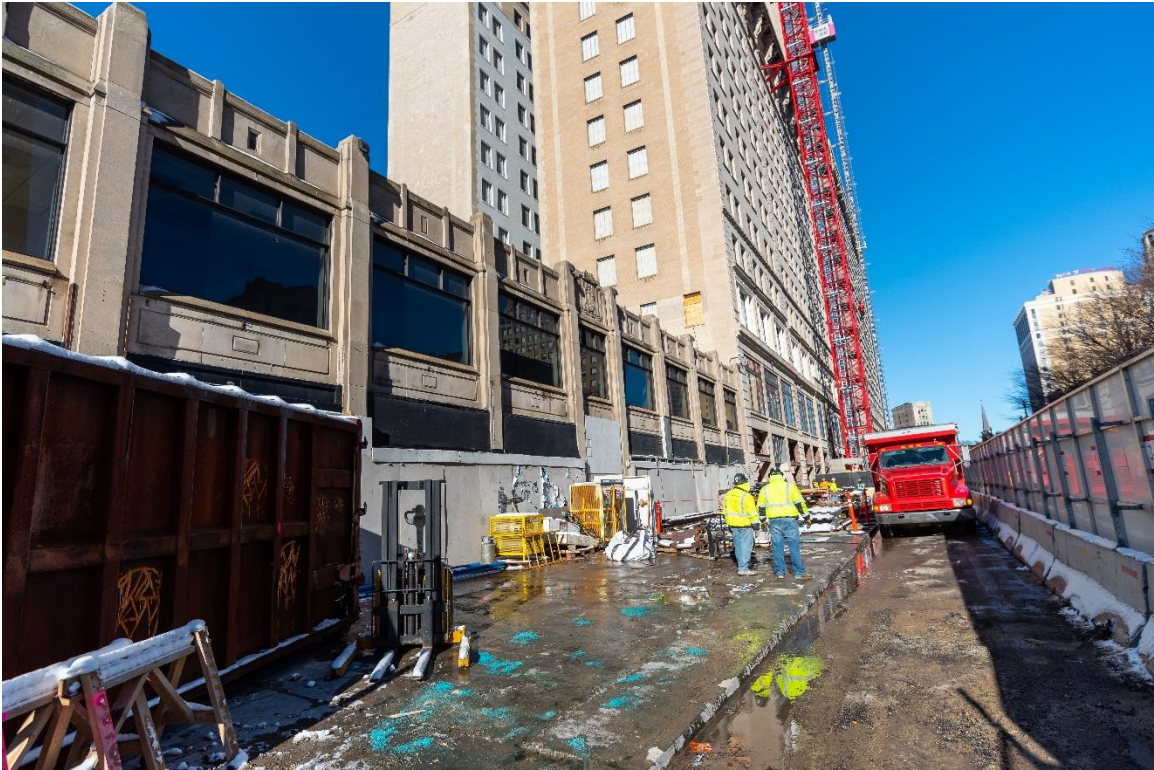


Figure #10: Exterior, Looking North. 12/2/20



Figure #11: Exterior, Looking West. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

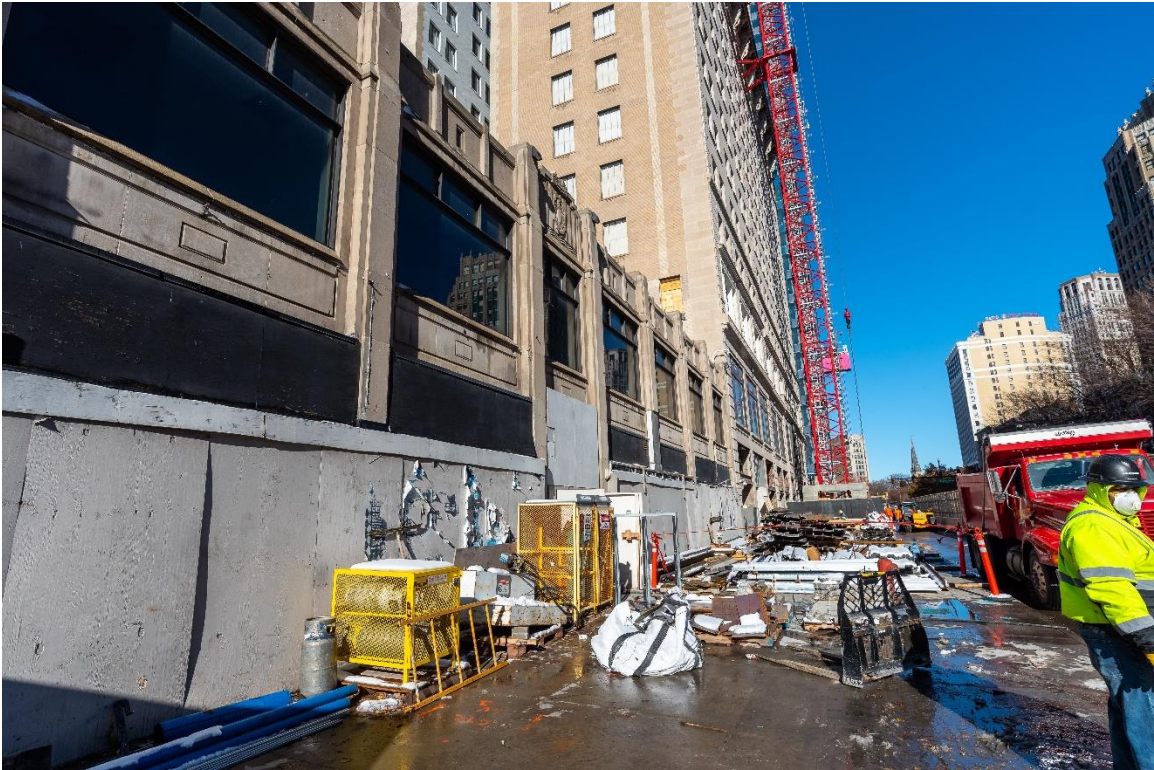


Figure #12: Exterior, Looking North. 12/2/20



Figure #13: Exterior, Looking Up. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #14: Exterior, Looking West. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #15: Exterior, Looking Up. 12/2/20



Figure #16: Exterior, Looking Southwest. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #17: Exterior, Looking Up. 12/2/20



Figure #18: Exterior, Looking South. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #19: Interior View of Storefront. 5/8/2012



Figure #20: Interior View of Storefront and Door. 10/30/2020

1201 Washington Blvd.
Detroit MI 48226



Figure #21: Interior View of Storefront. 10/30/2020



Figure #22: Interior View of Storefront. 10/30/2020

1201 Washington Blvd.
Detroit MI 48226



Figure #23: Interior View of Storefront. 10/30/2020



Figure #24: Interior View of Storefront and Entrance Door. 10/30/2020

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #25: Exterior View of Storefronts. 2011. Google Street View.



Figure #26: Exterior View of Storefronts. 2011. Google Street View.

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #27: Exterior View of Storefronts. 7/3/2012



Figure #28: Exterior View of State Street Façade. 7/9/2020

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #29: Exterior, Roof, Looking Northeast. 12/2/20

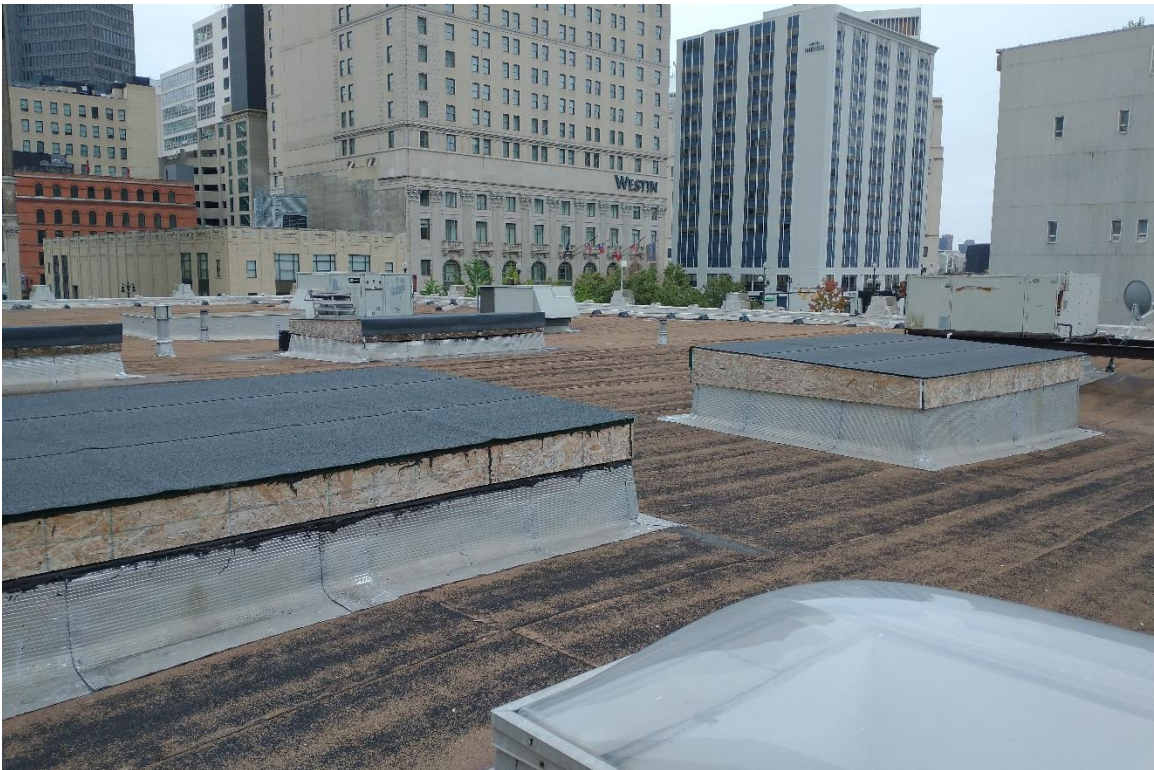


Figure #30: Exterior, Roof, Looking Southeast. 12/2/20

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #31: Exterior, Roof, Looking East. 12/2/20

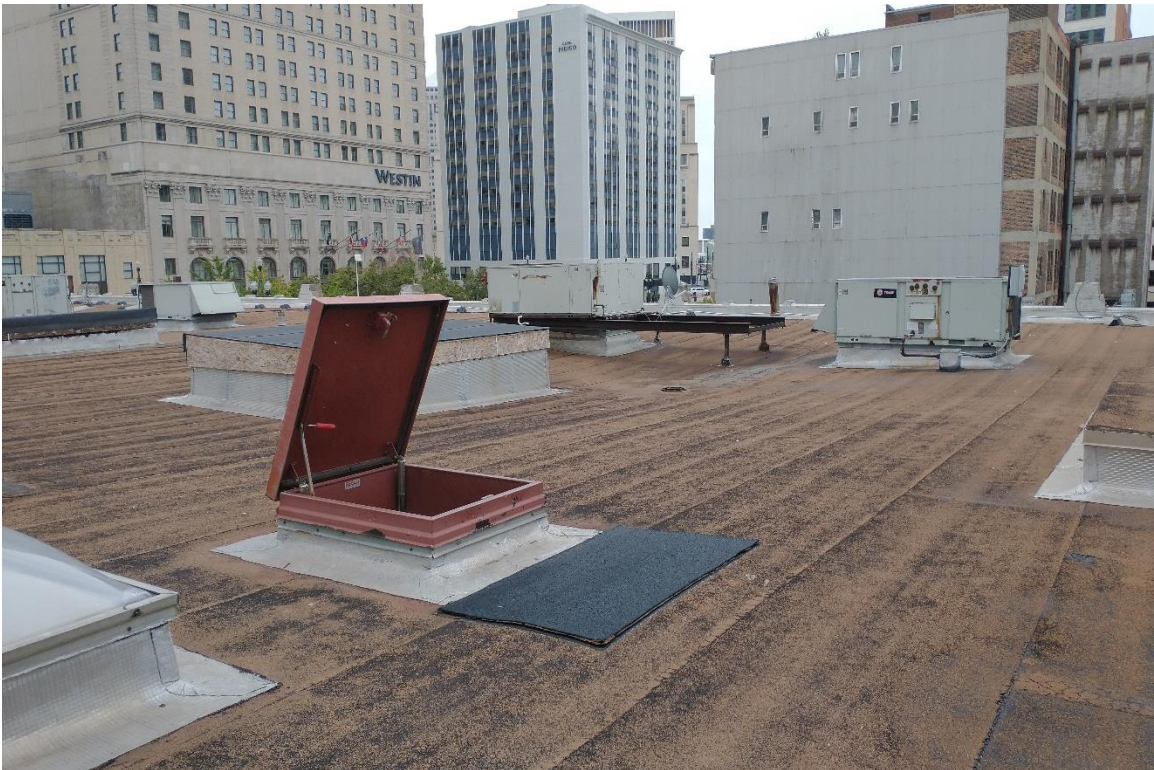


Figure #32: Exterior, Roof, Looking South. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #33: Exterior, Penthouse, Looking North. 12/2/20



Figure #34: Exterior, Penthouse, Looking North. 12/2/20

1201 Washington Blvd.
Detroit MI 48226



Figure #35: Exterior, Alley, Looking South. 2/27/2020



Figure #36: Exterior, Rear Entrance, Looking South. 2/27/2020

1201 Washington Blvd.
Detroit MI 48226



Figure #37: Exterior, Rear Entrance, Looking Up. 2/27/2020



Figure #38: Historic Photo with 1201 Washington on the left. 1940s.

1201 Washington Blvd.
Detroit MI 48226

City of Detroit – Historic District Commission



Figure #39: Historic Photo. 1972.



Figure #40: Historic Photo. 1960s.

1201 Washington Blvd.
Detroit MI 48226



Figure #41: Window A. 10/30/2020



Figure #42: Window A. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #43: Window B. 10/30/20



Figure #44: Window B. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #45: Window C. 10/30/20

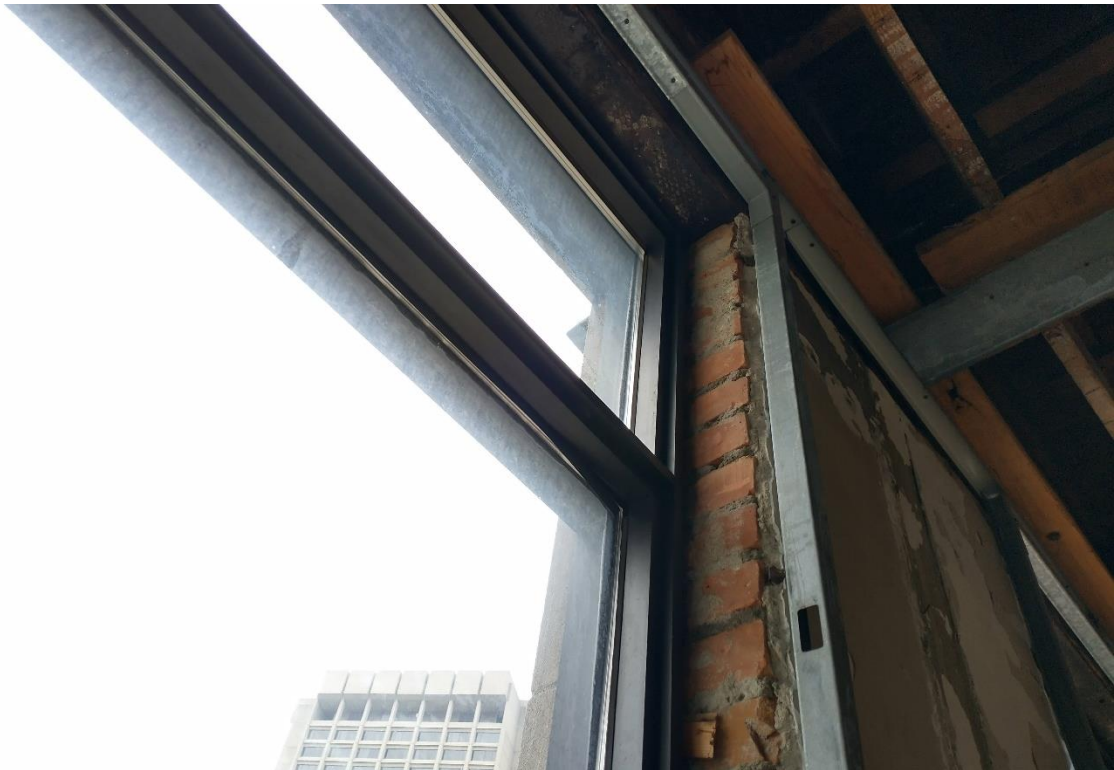


Figure #46: Window C. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #47: Window D. 10/30/20

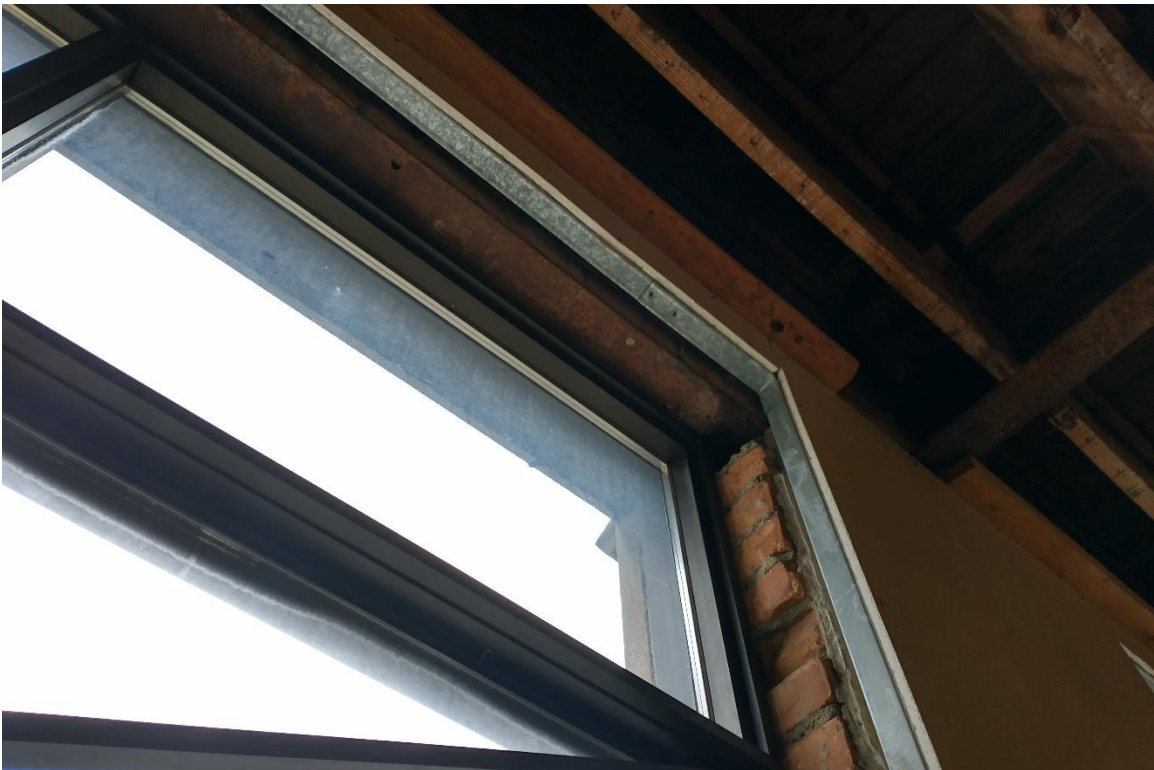


Figure #48: Window D. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #49: Window E. 10/30/20



Figure #50: Window E. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #51: Window F. 10/30/20



Figure #52: Window F. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #53: Window G. 10/30/20



Figure #54: Window G. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



Figure #55: Window H. 10/30/20

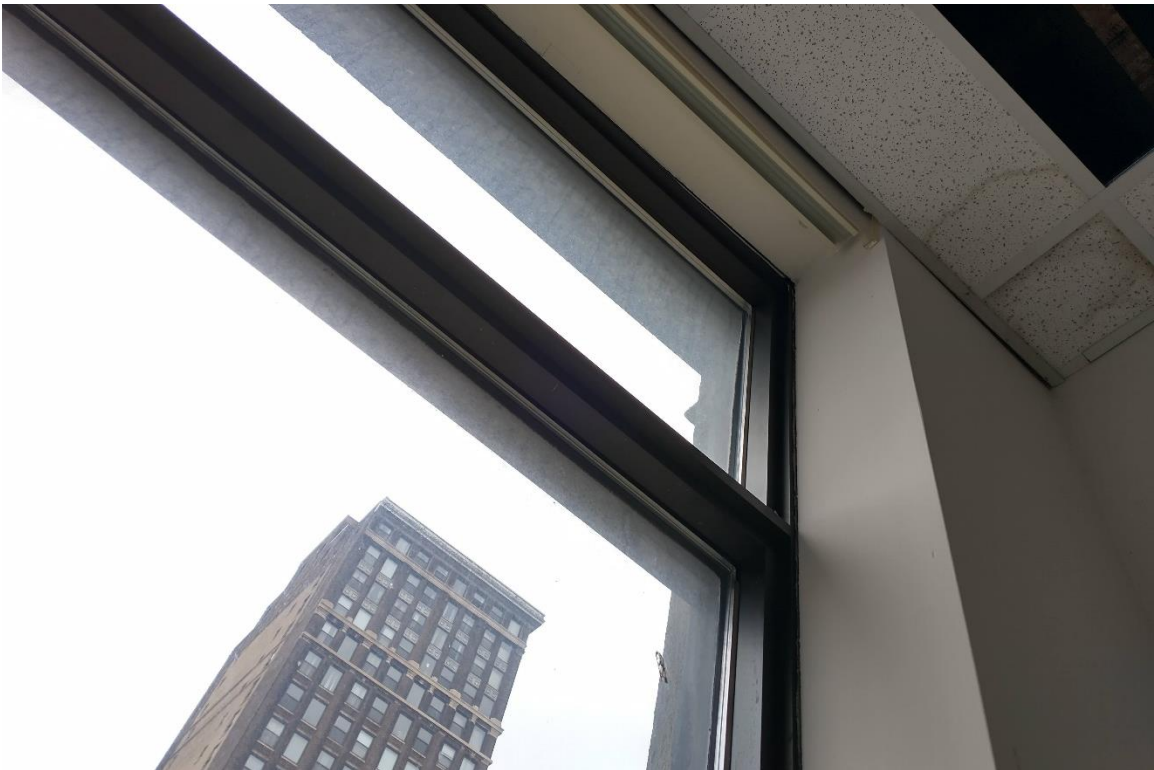


Figure #56: Window H. 10/30/20

1201 Washington Blvd.
Detroit MI 48226



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-2733 • TTY:711
WWW.DETROITMI.GOV

September 17, 2019

Leon Evans
Giffels Webster
28 W. Adams, Suite 1200
Detroit MI 48226

Innovative Acquisitions LLC
630 Woodward Ave
Detroit MI 48226

RE: 1249 & 1265 Washington Blvd. (PIN: 02000298 and 02000299)
SPR Only ('Book Development')
SPR2019-00063

Dear Mr. Evans:

We have completed our review of your application submitted August 12, 2019 for a mixed use development consisting of two buildings, the Book Building and Book Tower. The project is located on the southwest corner of Washington Boulevard and Grand River Avenue.

The project shall consist of the renovation of the Book Building (1249 Washington Boulevard) and Book Tower (1265 Washington Boulevard). On May 24, 2019, a Parcel Revision Form to combine both properties under one address was filed with the Assessors Division. The project will contain 29,535 square feet of retail space, 31,965 square feet of Office space, 88,610 square feet of hotel space (118 rooms) and 197,439 square feet of residential space (225 multi-family units).

The site is zoned B5-H (Major Business District-Historic). All exterior improvements in a locally designated historic district require the review and approval from the Historic District Commission. Additionally, this area is located in the Downtown Overlay Area. Per Section 61-11-344 ('Consistency with design standards required'), 'The Buildings and Safety Engineering Department shall not approve a permit application for any work relating to a zoning lot within a Downtown or Riverfront Overlay Area unless the Planning and Development Department shall have verified that such work is consistent with the design standards of this subdivision.'

The proposed uses of Retail, Office and Multiple-family dwellings having ground floor commercial space or other space oriented to pedestrian traffic are all by-right uses in a B5 zoning district, thus is not subject to a Special Land Use Hearing.

Zero off-street parking spaces are proposed. However as this site is located in the Central Business District, per Section 61-14-7(1), uses in the B5 and PC districts **and in any other district in the Central business district area shall be exempt from the off-street parking requirements** of ARTICLE XIV, DIVISION 1, Subdivision B and Subdivision C of this Chapter)



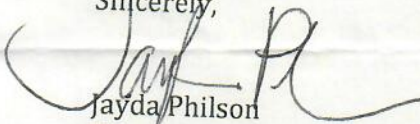
After reviewing your plans, we find the plans met the site plan requirements of Section 61-3-151 of the Detroit Zoning Ordinance and has been **approved with conditions:**

- As previously noted, as this project is in a locally designated historic district, all proposed exterior and building façade improvements require a Certificate of Appropriateness from the Historic District Commission prior to issuance of a building permit.
- Additionally, this area is located in the Downtown Overlay Area, thus at time of permit, per Section 61-11-344 ('Consistency with design standards required'), the Planning and Development Department shall review the plans to confirm that the proposed development is consistent with the design standards of this subdivision.
- Per Sections 61-14-81 ("Off-street loading schedule and exemptions"), a total of three 12' x 35' off-street loading zones are required (one space for residential, one space for office/retail and 1 space for hotel); one off-street loading zone is provided on your plans, thus is two loading spaces deficient. BSEED is unable to waive this requirement, thus unless you submit revised plans to show **two additional** 12' x 35' loading areas (i.e. loading dock areas, etc.) a variance shall be required from the Board of Zoning Appeals (BZA).

If unable to revise your plans, please complete the attached BZA Application and resubmit to, 2 Woodward Ave, Suite 407, Coleman A. Young Municipal Center along with a \$1,200 BZA Hearing fee. Upon BZA approval, final construction drawings shall be submitted via EPLANS as a "BLD" application. Please submit an electronic copy of this letter along with your final construction drawings, which must be in conformance to the approved site plan.

Thank you for investing in the City of Detroit. We look forward to working with you through the permitting process.

Sincerely,


Jayda Philson
Zoning Manager
JP/EL

Attachment: BZA Application

Cc: Charles Reed, Supervising Engineer, Plan Review
James Foster, Manager, Development Resource Center
James Ribbron, BZA Director
Greg Moots, P&DD
File



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-2733 • TTY:711
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September 17, 2019

Leon Evans
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28 W. Adams, Suite 1200
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Dear Mr. Evans:

We have completed our review of your application submitted August 12, 2019 for a mixed use development consisting of two buildings, the Book Building and Book Tower. The project is located on the southwest corner of Washington Boulevard and Grand River Avenue.

The project shall consist of the renovation of the Book Building (1249 Washington Boulevard) and Book Tower (1265 Washington Boulevard). On May 24, 2019, a Parcel Revision Form to combine both properties under one address was filed with the Assessors Division. The project will contain 29,535 square feet of retail space, 31,965 square feet of Office space, 88,610 square feet of hotel space (118 rooms) and 197,439 square feet of residential space (225 multi-family units).

The site is zoned B5-H (Major Business District-Historic). All exterior improvements in a locally designated historic district require the review and approval from the Historic District Commission. Additionally, this area is located in the Downtown Overlay Area. Per Section 61-11-344 ('Consistency with design standards required'), "The Buildings and Safety Engineering Department shall not approve a permit application for any work relating to a zoning lot within a Downtown or Riverfront Overlay Area unless the Planning and Development Department shall have verified that such work is consistent with the design standards of this subdivision."

The proposed uses of Retail, Office and Multiple-family dwellings having ground floor commercial space or other space oriented to pedestrian traffic are all by-right uses in a B5 zoning district, thus is not subject to a Special Land Use Hearing.

Zero off-street parking spaces are proposed. However as this site is located in the Central Business District, per Section 61-14-7(1), uses in the B5 and PC districts **and in any other district in the Central business district area shall be exempt from the off-street parking requirements** of ARTICLE XIV, DIVISION 1, Subdivision B and Subdivision C of this Chapter)



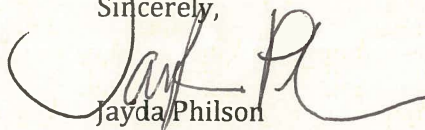
After reviewing your plans, we find the plans met the site plan requirements of Section 61-3-151 of the Detroit Zoning Ordinance and has been **approved with conditions:**

- As previously noted, as this project is in a locally designated historic district, all proposed exterior and building façade improvements require a Certificate of Appropriateness from the Historic District Commission prior to issuance of a building permit.
- Additionally, this area is located in the Downtown Overlay Area, thus at time of permit, per Section 61-11-344 ('Consistency with design standards required'), the Planning and Development Department shall review the plans to confirm that the proposed development is consistent with the design standards of this subdivision.
- Per Sections 61-14-81 ("Off-street loading schedule and exemptions"), a total of three 12' x 35' off-street loading zones are required (one space for residential, one space for office/retail and 1 space for hotel); one off-street loading zone is provided on your plans, thus is two loading spaces deficient. BSEED is unable to waive this requirement, thus unless you submit revised plans to show **two additional** 12' x 35' loading areas (i.e. loading dock areas, etc.) a variance shall be required from the Board of Zoning Appeals (BZA).

If unable to revise your plans, please complete the attached BZA Application and resubmit to, 2 Woodward Ave, Suite 407, Coleman A. Young Municipal Center along with a \$1,200 BZA Hearing fee. Upon BZA approval, final construction drawings shall be submitted via EPLANS as a "BLD" application. Please submit an electronic copy of this letter along with your final construction drawings, which must be in conformance to the approved site plan.

Thank you for investing in the City of Detroit. We look forward to working with you through the permitting process.

Sincerely,



Jayda Philson
Zoning Manager
JP/EL

Attachment: BZA Application

Cc: Charles Reed, Supervising Engineer, Plan Review
James Foster, Manager, Development Resource Center
James Ribbron, BZA Director
Greg Moots, P&DD
File

Information Required:

1. THIS APPLICATION COMPLETELY FILLED OUT.
2. The appropriate Fee and or receipt for the requested Appeal
3. A Site Plan, Floor Plan and Elevation Plan reduced to 11x17
4. All information from the Buildings, Safety Engineering & Environmental Department related to this Appeal
5. A Legal Description of the Property and documentation of your legal claim to the property



CITY OF DETROIT
BOARD OF ZONING APPEALS
 Coleman A. Young Municipal Center
 2 Woodward Avenue Suite 212 - Detroit, Michigan 48226
 (313) 224-3595 - (313) 224-4597 FAX
 Email: boardofzoning@detroitmi.gov

APPLICATION FOR APPEAL
 (PLEASE PRINT/THIS SECTION MUST COMPLETELY FILED IN)

Today's Date: _____, 20 _____

 (Applicant for the Appeal) (Mailing Address) (Zip)

 (Telephone Number of the Applicant) (Email Address for the Applicant)

 (Representative of the Applicant) (Mailing Address) (Zip) (Telephone)

 (Owner of Premises) (Street Address) (Zip) (Telephone)

The property in question is located at _____
 between _____ and _____
 (Street and number)

ZONING INFORMATION: (If this is a Community Appeal do NOT complete 1-7; go to 8 and fill in Community Appeal.)

1. PROPOSED USE: _____
2. NAME OF BUSINESS: _____
3. CURRENT LEGAL USE: _____
4. PREVIOUS GRANTS (BSEED, BZA, P&DD, CPC): _____
5. ZONING DISTRICT(S): _____

(OVER)

Information Required:

1. THIS APPLICATION COMPLETELY FILLED OUT.
2. The appropriate Fee and or receipt for the requested Appeal
3. A Site Plan, Floor Plan and Elevation Plan reduced to 11x17
4. All information from the Buildings, Safety Engineering & Environmental Department related to this Appeal
5. A Legal Description of the Property and documentation of your legal claim to the property

6. Please provide a brief description of your daily operations. (Attach any supporting documentation)

7. I/we hereby make application for an Appeal Hearing seeking to _____
(Reverse or Modify)
the _____ of the Buildings, Safety Engineering & Environmental Department
(Order or Decision)
Administrative Official dated: _____, which reads as follows: (Attach BSEED or Official letter if
available

8. State the reason(s) for and the Section of the Ordinance for which this application for appeal is based.

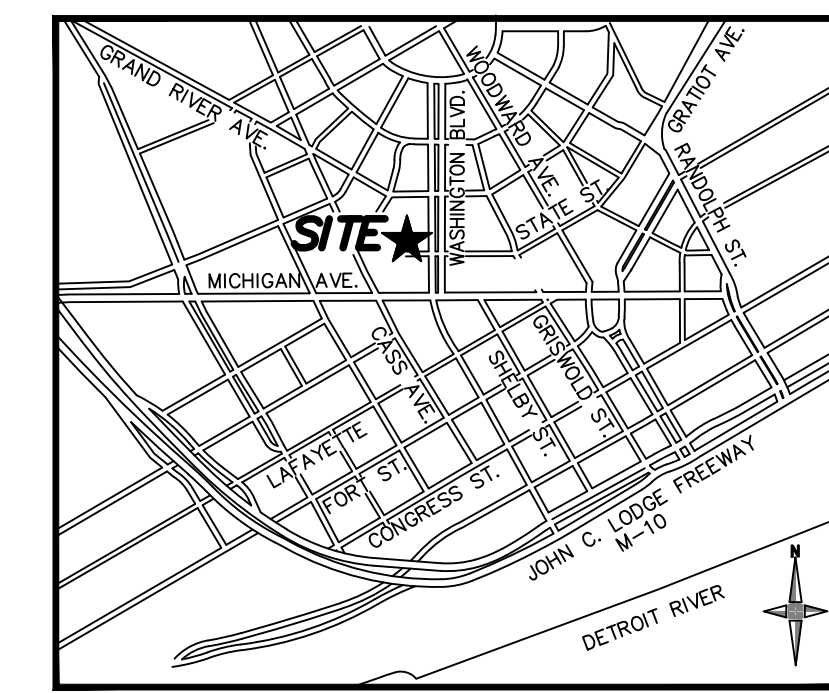
(Signature of Applicant for Appeal) (Date)

(Signature of BSE&ED Staff) (Date)

(Signature of BZA Staff) (Date)

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

Chapter 61 of the 1984 Detroit City Code - Sec. 61-4-73. Transmittal.
Appeals of administrative decisions shall be filed with the Buildings and Safety Engineering Department, upon the form provided, and within the time specified by the Board of Zoning Appeals. Upon receiving notice of the filing of such an appeal, the enforcing official shall transmit to the Board all papers which constitute the record upon which the action appealed from was taken.



LOCATION MAP
(NOT TO SCALE)

REV.	DATE	ISSUE
	04.17.2019	100% SCHEMATIC DESIGN ISSUE
	08.02.2019	50% DESIGN DEVELOPMENT ISSUE
	10.25.2019	100% DESIGN DEVELOPMENT ISSUE
	02.14.2020	PERMIT ISSUANCE

OWNER
 BEIRCK MANAGEMENT SERVICES, LLC
 630 Woodward Avenue
 Detroit, MI 48226
 (313) 545-8043

CONSULTANTS

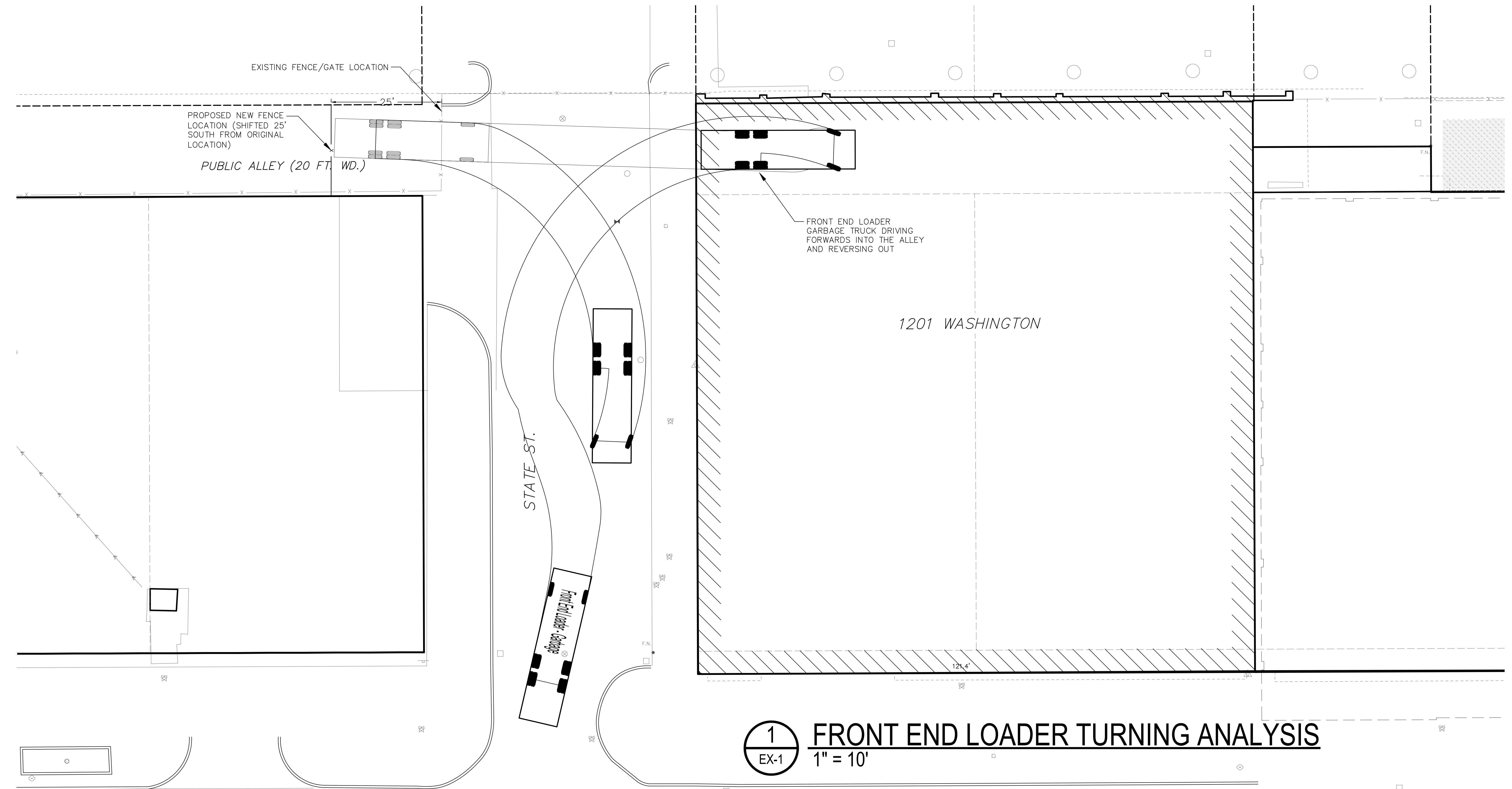
OWNER REPRESENTATIVE
 GIFFELS WEBSTER
 28 West Adams Street
 Detroit, MI 48226
 (313) 962-4442

STRUCTURE / MEP / LIGHTING / FINISHES
 BURKHARDT
 100 Broadway
 New York, NY 10005
 (212) 334-2025

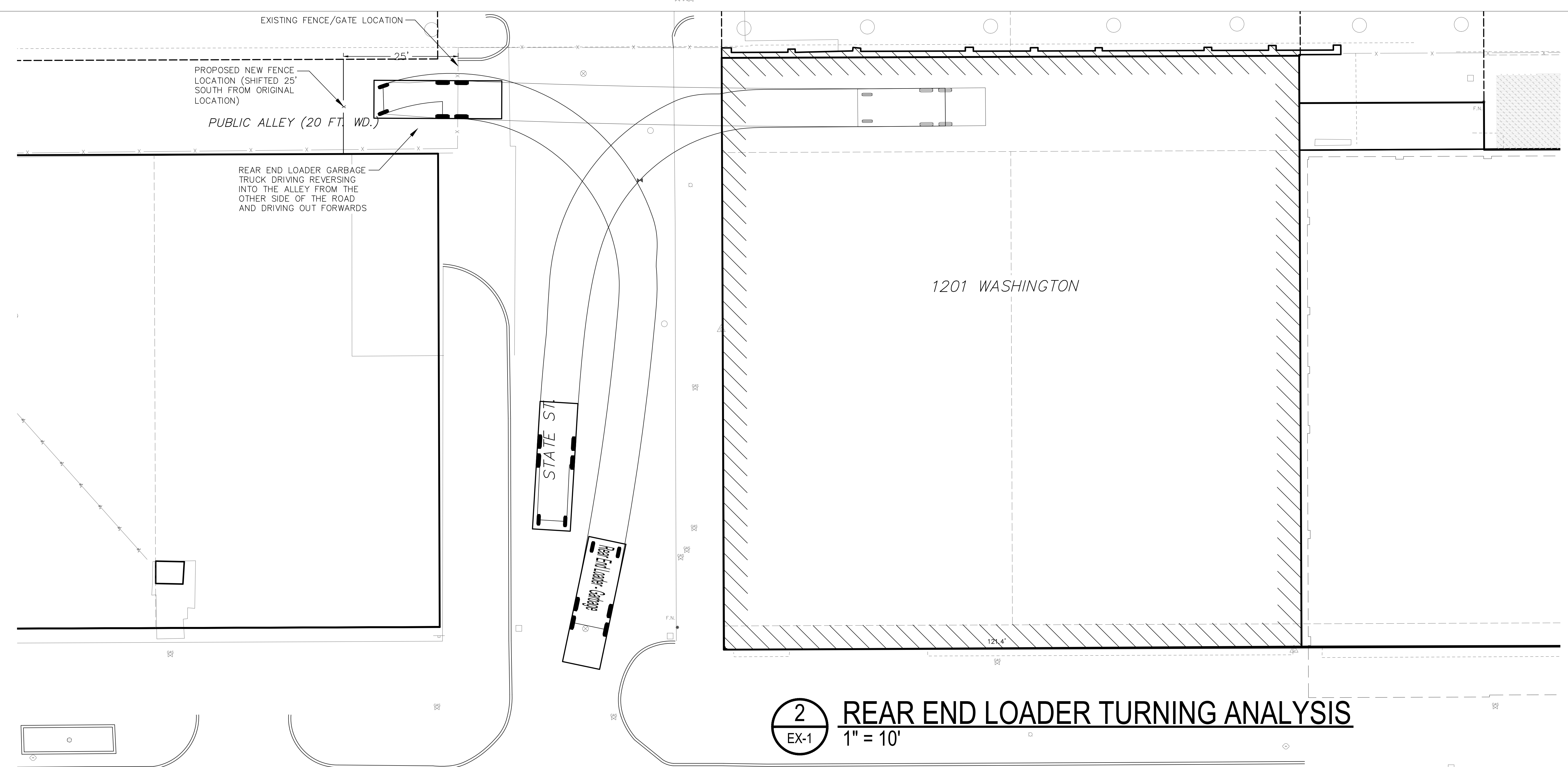
AV / IT / COMMUNICATIONS / ACoustics
 ARUP
 77 Water Street
 New York, NY 10005
 (212) 896-3000

LANDSCAPE
 LANGRAN
 300 West 31st Street
 New York, NY 10005
 (212) 896-3000

PLUMBING
 KRUMER DESIGN GROUP
 1420 Broadway
 Detroit, MI 48226
 (313) 966-3399

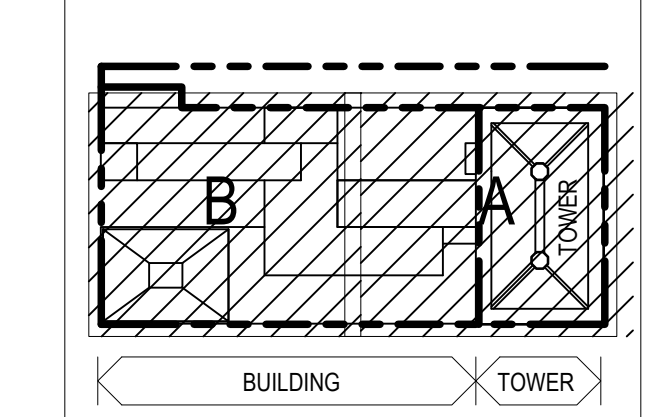


1 FRONT END LOADER TURNING ANALYSIS
 EX-1 1" = 10'



2 REAR END LOADER TURNING ANALYSIS
 EX-1 1" = 10'

LOCATION PLAN
 1249 Washington Blvd
 Detroit, MI 48226
 BLOCK: 00298 & 00299
 LOT: 07, 08, 09 & 10
 ZONING MAP: 1



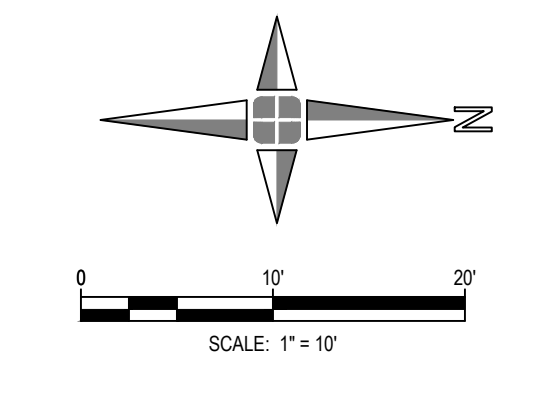
REHABILITATION CONSTRUCTION

PROJECT NO. SCALE: 1" = 10'

STATE ST: GARBAGE TRUCK TURNING ANALYSIS

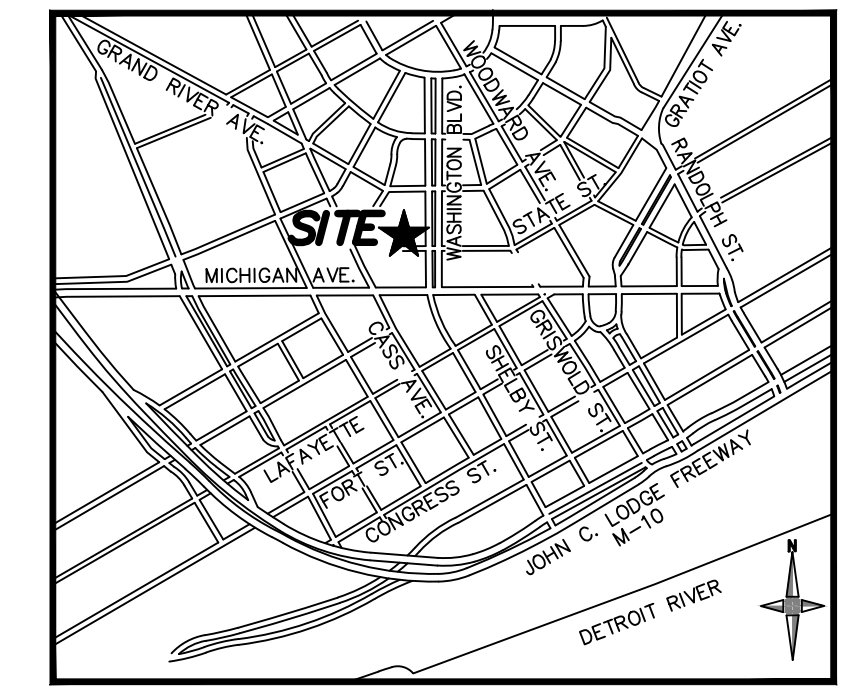
EX-1

PAGE: 01 OF 01



V:\1024\02_Bldg_Envelope\1\Drawings\Architectural\2020\4413_Garbage Truck Turning Analysis (State St)\Working Sheets\Garbage Truck Turning Analysis (State St).dwg 4/20/20 2:17 PM

REV	DATE	ISSUE
2019-04-19	100%	Schematic Design



LOCATION MAP
(NOT TO SCALE)

OWNER

BEDROCK MANAGEMENT SERVICES, LLC
630 Woodward Avenue
Detroit, MI 48226
(313) 545-8043

CONSULTANTS

ARCHITECT:
GIPFELS WEBSTER
28 West Adams Street
Detroit, MI 48226
(313) 962-4442

STRUCTURAL / MECH / LIGHTING / FAÇADE:
BURNS & MCDONNELL
100 Broadway
New York, NY 10005
(212) 334-2025

ACOUSTICS / COMMS / SECURITY / SUSTAINABILITY:

GROUP:
77 Water Street
New York, NY 10005
(212) 896-3000

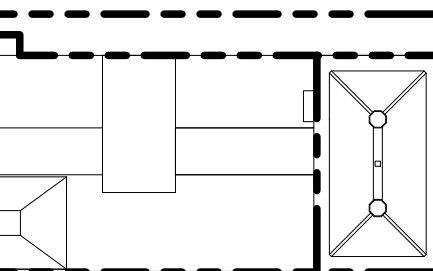
SURVEY / GEO-TECHNICAL:
LANGRAN
380 West 31st Street
New York, NY 10005
(212) 896-3000

PARKING:
RICH & ASSOCIATES
28577 Hartwooden Hwy
Southfield, MI 48033
(248) 353-5080

CODE:
KRUMHOLTZ DESIGN GROUP
1420 Broadway
Detroit, MI 48226
(410) 737-8877

LOCATION PLAN

1245 Washington Blvd
Detroit, MI 48226
BLOCK: 00298 & 00299
LOT: 07, 08, 09 & 10
ZONING MAP: 1



Book Development

REFURBISHMENT CONSTRUCTION
DOB NUMBER: -



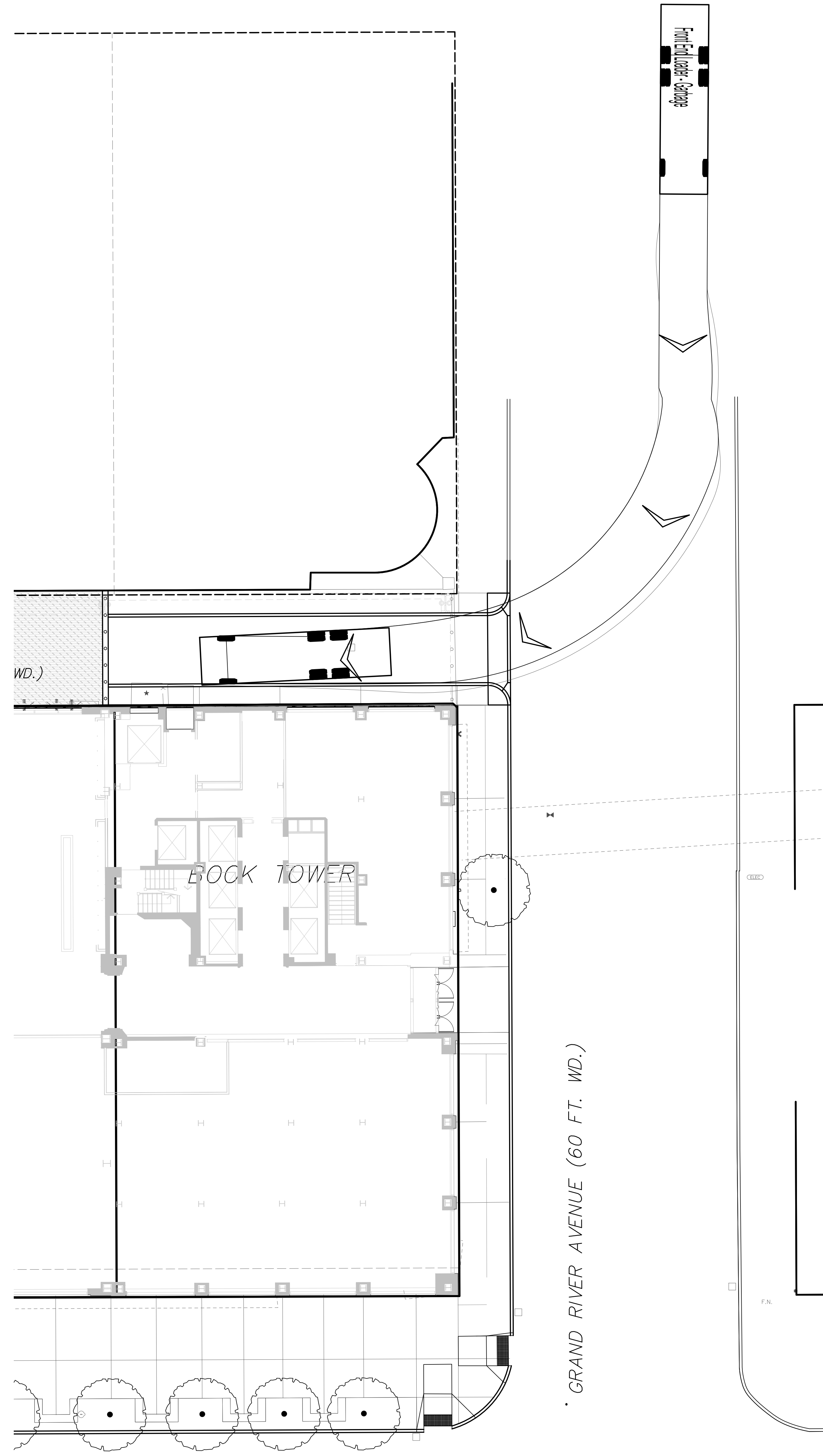
NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

PROJECT NO. 1711.00 SCALE: NO SCALE

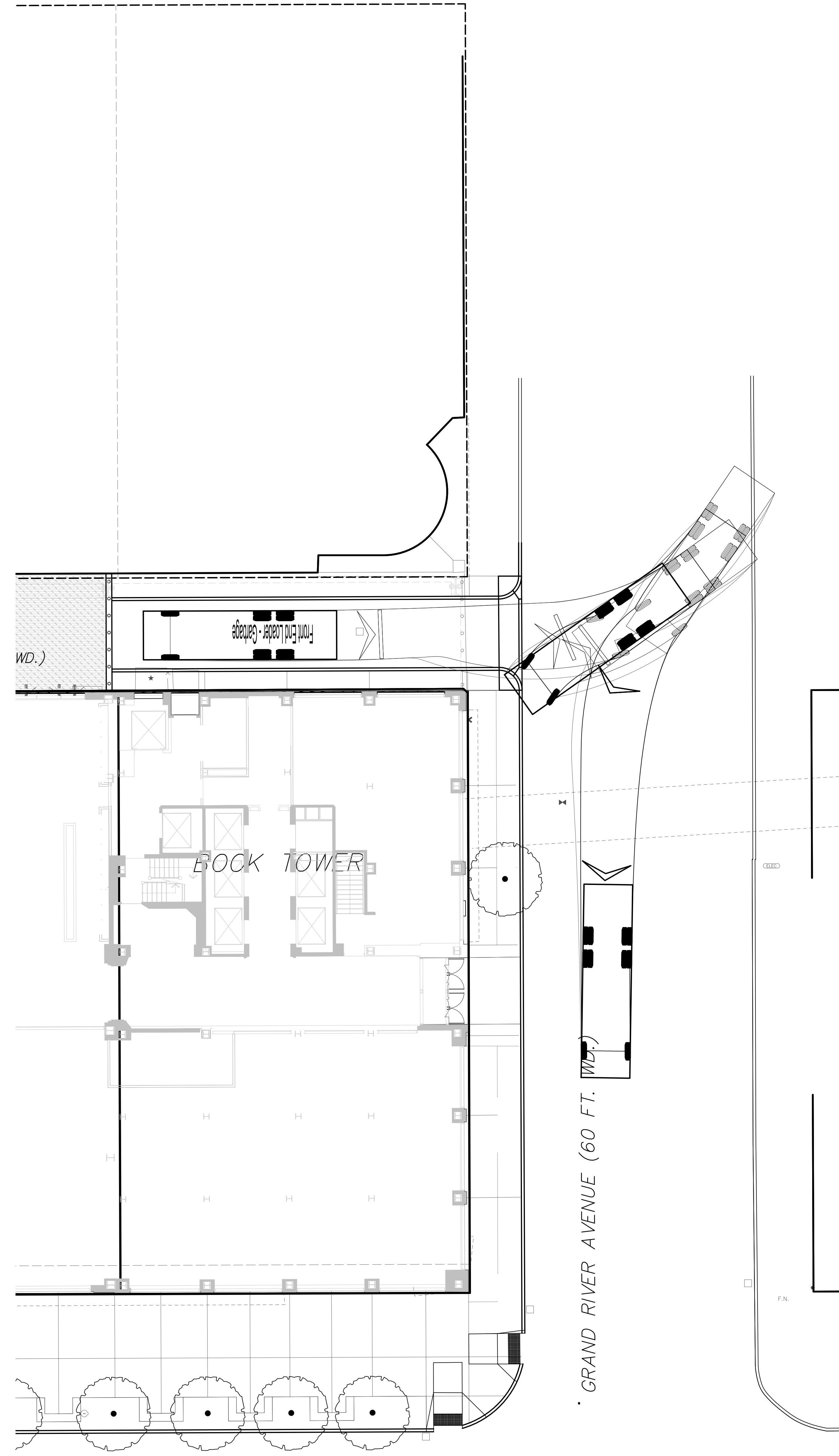
FRONT-END LOADER DRIVE
PATH

C-###

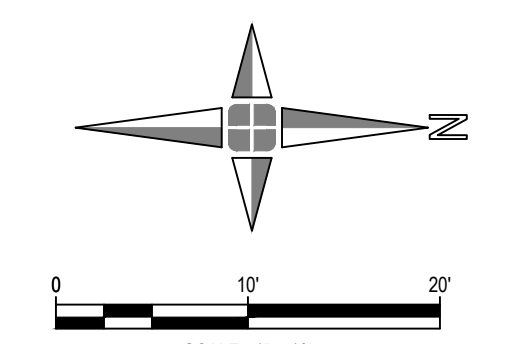
PAGE: 01 OF 01



1 ALLEY ENTRY
C-### 1" = 10'



2 ALLEY EXIT
C-### 1" = 10'






BEDROCK
— DETROIT —

giffels 
webster


NEW YORK



BOARD OF ZONING APPEALS – BOOK DEVELOPMENT ZONING APPEAL CASE NO. 7-20

APRIL 21, 2020

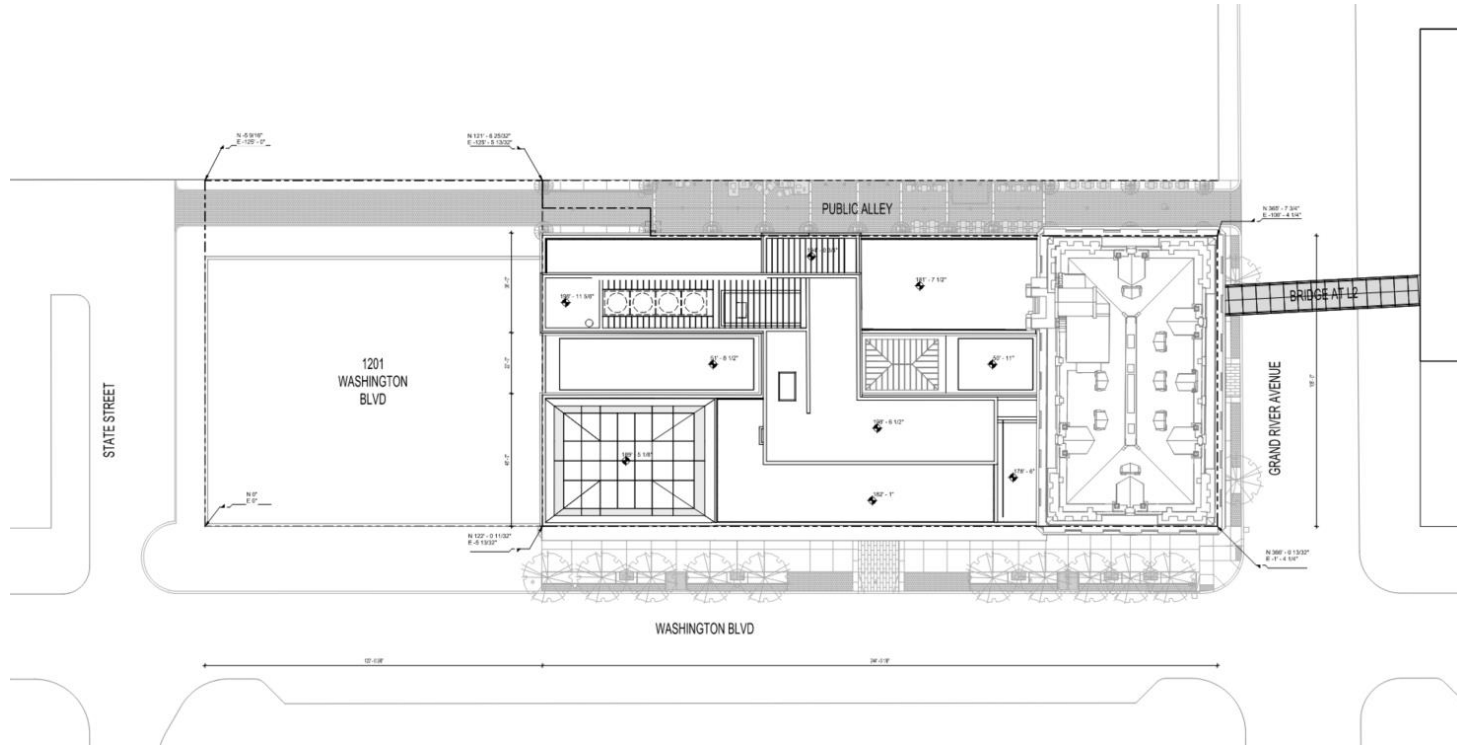


Book Development

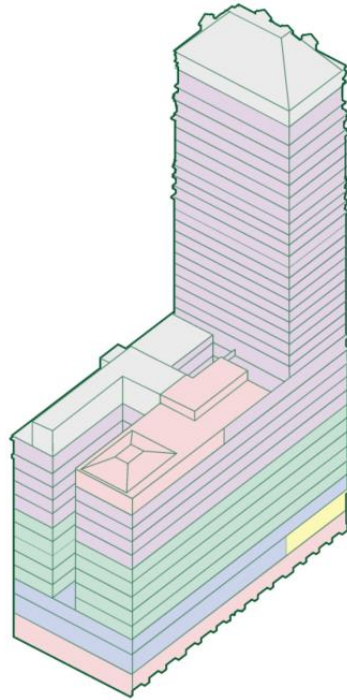


The **Book Development** is a key rehabilitation project located on Washington Boulevard in Downtown Detroit. Establishing the historical nature of one of Detroit's most recognizable buildings with an addition of new and functional uses. Pre-dating the Great Depression, the existing structure, designed by Louis Kamper, exemplifies the architecture zeitgeist of the period, blending the scale and grandeur of the City Beautiful Movement with ornate neoclassical detailing and subtle Art Deco influences. Given the rich cultural significance and tax credit opportunities, historic preservation and sensitive interventionism are paramount to the development's success.

Site Plan



Development Summary



Additional atrium to create a circulation hub for retail at lower levels.

The **Book Development** provides an increase in Detroit's residential downtown community (229 apartments) on floors 9-36, hospitality for long-term stays (117 hotel apartments) on floors 4-8, plus typical white-box office spaces on floors 2&3.

In addition, there will be retail on both first floor and basement with a connected alleyway to blend the inside/outside experience. The public retail offering extends offering to L13 and L14 with a rooftop venue.

Development Summary

			GROSS FLOOR AREA - BOOK TOWER & BASE						
LEVEL	USE	F.T.F. (ft)	Retail	Office	Hotel	Residential	Amenities	Common	TOTAL
Roof		-							-
38	MEP	-						1,975	1,975
37		-						3,877	3,877
36		11' 4"				4,425		722	5,147
35		10' 2"				3,802		1,200	5,002
34		10' 2"				3,776		1,226	5,002
33		10' 2"				3,960		1,221	5,181
32		16' 6"				4,861		1,436	6,297
31		10' 2"				4,718		1,452	6,170
30		10' 2"				4,728		1,451	6,179
29		10' 2"				4,732		1,447	6,179
28		10' 2"				4,876		1,464	6,340
27	1	14' 0"				5,364		1,461	6,825
26		10' 2"				5,022		1,449	6,471
25		10' 2"				4,995		1,469	6,464
24		10' 2"				4,992		1,470	6,462
23		10' 2"				4,999		1,470	6,469
22		10' 2"				5,018		1,451	6,469
21		10' 2"				4,993		1,474	6,467
20		10' 2"				4,994		1,473	6,467
19		10' 2"				4,978		1,480	6,458

TOTAL GFA	486,948
TOTAL GFA ABOVE GROUND	446,562
TOTAL GFA BELOW GROUND	40,386

Development Summary

18		10' 2"
17		10' 2"
16		10' 2"
15		10' 2"
14		10' 2"
13		13' 6"
12		12' 8"
11		12' 8"
10		12' 8"
9		12' 8"
8		12' 8"
7	Hotel	12' 8"
6		12' 8"
5		12' 8"
4		12' 8"
3	Office	14' 4"
2		17' 2"
1	F&B	19' 4"
CELLAR 01	F&B	15' 0"
CELLAR 02	MEP	15' 0"

			5,012		1,455	6,467
			4,984		1,477	6,461
			5,003		1,457	6,460
			5,007		1,454	6,461
1,990			3,284	1,127	3,862	10,263
7,930			6,907	497	6,738	22,072
			16,926		5,160	22,086
			16,281	519	5,275	22,075
			17,049		5,027	22,076
			16,309	512	5,248	22,069
		17,006			5,059	22,065
		16,982			5,087	22,069
		16,955			5,111	22,066
		16,891			5,171	22,062
		15,770			6,212	21,982
	20,240				4,390	24,630
	10,590	925	1,090	6,030	5,558	24,193
18,350	115	114		1,060	5,465	25,104
7,610		2,550	3,000	3,735	15,474	29,369
					8,017	8,017

35,880	30,945	87,193	186,085	13,480	133,365
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TOTAL GFA	486,948
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TOTAL GFA ABOVE GROUND	446,562
------------------------	---------

TOTAL GFA BELOW GROUND	40,386
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Zoning Overview and Variance Requested

QUANTITATIVE SUMMARY						
ZONING	B-5 MAJOR BUSINESS DISTRICT					
OVERLAYS	WASHINGTON BLVD HISTORIC DISTRICT					
PROPOSED USE	MIXED-USE					
TOTAL ACREAGE	0.588 AC					
BOOK TOWER	0.147 AC					
BOOK BUILDING	0.441 AC					
TOTAL BUILDING SQUARE FOOTAGE	25,613 SF					
LOT COVERAGE	100%					
SETBACKS	FRONT:	N/A	REAR:	N/A	SIDE(S):	N/A
HEIGHT						
BOOK TOWER	FEET:	475'-0"	STORIES:	38		
BOOK BUILDING	FEET:	178'-4"	STORIES:	14		
TOTAL GROSS FLOOR AREA	483,973 SF					

LOADING SUMMARY			
LOADING REQUIRED		LOADING PROVIDED	
3 – 12FT X 35FT	1 – RESIDENTIAL 1 – OFFICE/RETAIL 1 – HOTEL	2 – 12FT X 35FT	RESIDENTIAL OFFICE/RETAIL HOTEL

Variance Requested:

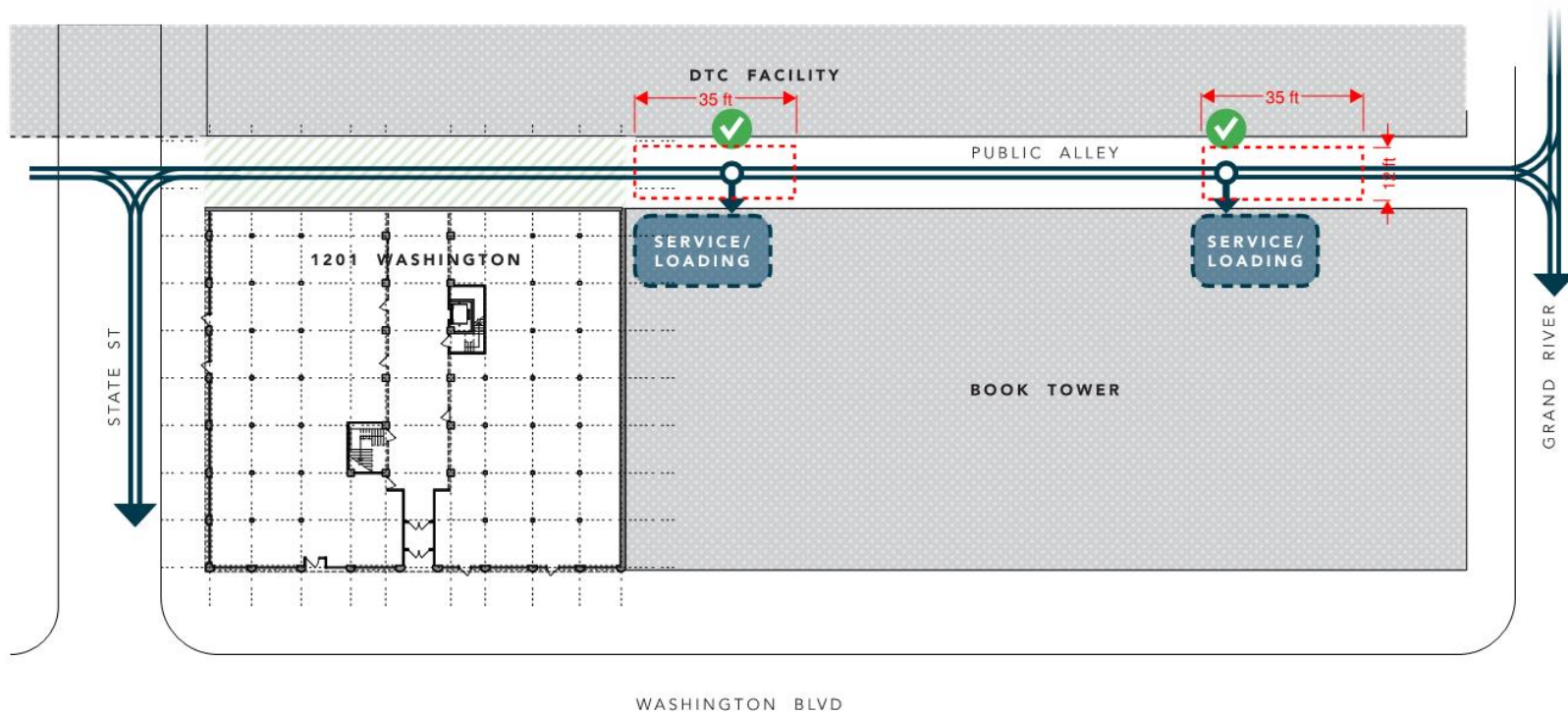
The Book Development requires a variance of Sec. 50-14-111 (“Off-street loading schedule and exemptions”) of the Zoning Ordinance that prescribes the minimum required quantity of loading spaces based on gross floor area resulting in a total of three (3) 12’ x 35’ loading spaces.

This variance is requested primarily based on the following:

- Existing historic building
- Zero-lot-line
- Redevelopment complies with the City’s Master Plan
- Dense, urban nature of the CBD
- Loading will be provided within the alley with no adverse impact to the adjacent (DTC) property

Variance Requested

PROPOSED LOADING SPACES
(2) 12' X 35' RESIDENTIAL/OFFICE/RETAIL/HOTEL



Variance Requested

The following strategies will be deployed to ensure smooth operations and mitigate impact to surrounding traffic:

- Use of these loading areas will be subject to a **strict schedule** coordinated with the needs of the hotel and retail operators.
- Loading docks will be monitored 24/7, utilize **off-peak loading hours**, use electronic scheduling, and coordinate with loading at neighboring buildings.
- Residents will be required to **reserve a time slot** for moving in/out of dwelling units.

An example operations schedule is shown on the right.

Example Book Tower Loading Operations Schedule

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
6:00			6:00-7:30 Local Laundry Delivery	6:00-7:30 Delivery	6:00-7:30 Delivery	6:00-7:30 Local Laundry Delivery	
8:00		8:00-12:00 Resident Move-in Smith	8:00-12:00 Resident Move-in Johnson	8:00-12:00 Resident Move-in Chang	8:00-12:00 Resident Move-in Evans	8:00-12:00 Resident Move-in Lapco	8:00-12:00 Resident Move-in Parker
10:00		10:00-12:00 Local Laundry Delivery				10:00-12:00 Local Laundry Delivery	
12:00							
14:00	13:00-16:00 Restaurant Delivery	13:00-17:00 Resident Move-in Harrison	13:00-16:00 Local Laundry Delivery	13:00-17:00 Resident Move-in James	8:00-12:00 Resident Move-in Olzowski	13:00-17:00 Resident Move-in Kennedy	13:00-17:00 Resident Move-in Pendred
16:00							
18:00				18:00-20:00 Office Delivery	19:00-22:00 Restaurant Delivery	18:00-20:00 Local Laundry Delivery	
20:00		20:00-22:00 Restaurant Delivery	20:00-22:00 Restaurant Delivery			20:00-22:00 Restaurant Delivery	
22:00							

■ North Loading Dock

■ Off-peak Loading (by Appointment Only)

■ South Loading Dock



THANK YOU

A: 28 W. Adams | Detroit, MI

T: 313.962.4442

W: www.giffelswebster.com



[Facebook.com/giffelswebster](https://www.facebook.com/giffelswebster)



[@giffelswebster](https://twitter.com/giffelswebster)





**CITY OF DETROIT
BOARD OF ZONING APPEALS
DECISION AND ORDER**

IN RE APPEAL BY BZA PETITIONER:

BZA CASE NO.: 7-20

PETITIONER: GIFFELS WEBSTER/LEON EVANS
28 W ADAMS STE 1200
DETROIT, MI 48226

REPRESENTATIVE: INNOVATIVE ACQUISITIONS LLC
630 WOODWARD
DETROIT, MI 48226

LOCATION: 1249 and 1265 Washington Blvd. between Grand River and State Street in B5-H Major Business District Historic Council District #5

LEGAL DESCRIPTION: W WASHINGTON BLVD 9 THRU 7 & N 38.77 FT OF E 10 FT OF VAC ALLEY IN REAR OF LOT 7 W 5 FT OF VAC WASHINGTON BLVD ADJ PLAT OF SEC 10 GOVERNOR & JUDGES PLAN L34 P553 DEEDS, W C R 2/2 182.31 IRREG SPLIT ON 12/16/2019 WITH 02000298. INTO 02000298-9 and W WASHINGTON BLVD 10 THRU 7 & N 38.77 FT OF E 10 FT OF VAC ALLEY IN REAR OF LOT 7 W 5 FT OF VAC WASHINGTON BLVD ADJ PLAT OF SEC 10 GOVERNOR & JUDGES PLAN L34 P553 DEEDS, W C R 2/2 243.08 IRREG SPLIT/COMBINED ON 12/16/2019 FROM 02000298., 02000299 and W WASHINGTON BLVD 10 W 5 FT OF VAC WASHINGTON BLVD ADJ PLAT OF SEC 10 GOVERNOR & JUDGES PLAN L34 P553 DEEDS, W C R 2/2 60.77 X 105 Split on 12/16/2019 with 02000299. into 02000298-9

PETITION: Giffels Webster request variances to develop Retail Space – 29,535 sq. ft., Office Space – 31,965 sq. ft., 118 Room Hotel Space – 88,610 sq. ft., and 225 multi-unit Residential Space – 197,439 sq. ft. at 1249 and 1265 Washington Blvd – combined under one address with the Assessors Division May 24, 2019 in a B5-H Major Business District Historic.

HISTORY OF SUBJECT PROPERTY BEFORE THE BZA:

This property has no history before the Board.

FACTS AND PROCEDURAL POSTURE OF APPEAL:

The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Location or Amount of Off-Street Parking. For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; **Off-street loading schedule and exemptions – three 12x35 off street loading zones are required – two off-street loading zone is provided, 1 loading zone deficient.**

PETITIONER’S REQUESTED ACTIONS:

Giffels Webster request variances to develop Retail Space – 29,535 sq. ft., Office Space – 31,965 sq. ft., 118 Room Hotel Space – 88,610 sq. ft., and 225 multi-unit Residential Space – 197,439 sq. ft. at 1249 and 1265 Washington Blvd – combined under one address with the Assessors Division May 24, 2019 in a B5-H Major Business District Historic.

PETITIONER’S STANDING TO BRING APPEAL:

The Law Department has determined that the petitioner has standing to bring this case to the Board.

BZA’S AUTHORITY TO CONSIDER PETITIONER’S APPEAL:

The BZA has authority to consider the Petitioner's appeal based on Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria

PUBLIC NOTICE AND HEARING:

On April 1, 2020, 50 notices of the Board's public hearing were distributed via certified mail to (1) all persons whose names and mailing addresses appeared in the current assessment roll as owners of property located within 300 feet of the exterior boundaries of the Subject Property, (2) the occupants of all single and two-family dwellings located within 300 feet of the exterior boundaries of the Subject Property, and (3) all neighborhood improvement associations whose subject areas are known to be located within at least 300 feet of the exterior boundaries of the Subject Property.

On April 21, 2020, the Board held a public hearing to consider the Petitioner's appeal. In advance of and during the public hearing, the BZA was presented with the following testimony, documents, and other information pertinent to the Petitioner's appeal:

Information from BZA Staff:

- BZA Appeal Petition filed January 24, 2020
- BZA Staff Report prepared by Inspector April Purofoy
- Photo Presentation of BZA Staff Field Inspection, conducted on March 20, 2020

Information from City Departments:

- BSEED and Detroit Planning and Development Department letter read into record.
- P&DD report stated they approved the site plan and has listed the deficiencies associated with this location.

Information from Petitioner:

- Testimony of the Petitioner GIFFELS WEBSTER/LEON EVANS
- 1. Petitioner testified that the plans are to establish retail space, office space, a hotel and residential space and the request before the Board for a waiver of deficient loading is required to continue with the development.
 2. Petitioner further testified that there is not enough space to accommodate for 3 loading spaces but they have worked to have 2 loading spaces in the alley.
 3. Petitioner further testified that have created a loading plan that will be shielded that will not interfere with traffic, pedestrian walking or any other uses in the area.

4. Petitioner further testified that they have support from the adjacent business across the alley Detroit Transportation Corporation to utilize the alley for loading.
5. Petitioner further testified that traffic will be monitored to minimize any adverse impacts to the community.
6. Petitioner further testified that this development would be a wonderful asset to not only the community but also the City of Detroit.
7. Petitioner further testified that the proposed uses are by right uses in this district and the loading waiver would accomplish a beautiful structure that the City will be proud of.

Information from the Public in Support of Petitioner's Appeal:

No support was given for this case

Information from the Public in Opposition to Petitioner's Appeal:

No opposition was given for this case

BZA DECISION:

WHEREAS, the BZA has authority under the Detroit Zoning Ordinance to consider this appeal and the Petitioner has standing to bring this appeal before the BZA; and

WHEREAS, the BZA has provided public notice of this appeal in accordance with the Michigan Zoning Enabling Act and the Detroit Zoning Ordinance; and

WHEREAS, the BZA staff has reviewed this appeal, conducted field inspections of the Subject Property, and reported its findings to the BZA; and

WHEREAS, the BZA has held a public hearing on this appeal, during with the Petitioner, relevant City Departments, and all members of the public who desired to be heard were provided opportunity to provide testimony, documentation, and other information relevant to this appeal; and

WHEREAS, the Petitioner has been given the opportunity to present this appeal before the BZA; and

WHEREAS, all testimony, documentation, and other information submitted to the BZA prior to or during the public hearing has been provided to the BZA for consideration;

NOW THEREFORE:

After careful consideration and based on the following findings, Board Member Weed offered a motion to **APPROVE** the Petitioner's request, subject to the conditions set forth below. This motion was seconded by Board Member Grant.

1. The Board found that all approval criteria can be made under Sections 50-4-121.
2. The Board also found that based on the testimony and site plan provided the Granting of a loading variance is proper as the petitioner has testified that the requested uses are by right and the loading variance is proper for this development to continue.
3. The Board further found that they have worked out an extensive loading plan that would alleviate any issues that would interfere with the surrounding community.
4. The Board further found that the requested variance would not be detrimental to or endanger the social, physical or economic wellbeing of the surrounding neighborhood.
5. The Board further found that all approval criteria has been met under Chapter 50-4-121.
6. The Board further found based on testimony of the petitioner it is clear they are committed to working with the community and making sure the area is not negatively impacted by the proposed uses.

THEREFORE: The Petitioner's appeal is hereby APPROVED SUBJECT TO THE CONDITIONS SET FORTH HEREIN.

LOADIING VARIANCE WAS GRANTED

- (a) That the appellant agrees to abide by and comply with all of the ordinances of the City of Detroit and the regulations of every lawful agency or public authority now or hereafter in force, it being understood that this grant only authorizes a variance or exception of the regulations of the Zoning Ordinance and is not intended to waive the provisions of any other existing statute, ordinance rule or regulation.
- (b) Any decision of the Board will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.
- (c) That a Building Permit covering this grant **MUST** be secured from the Department of Buildings and Safety Engineering, 4th Floor, City-County Building. This grant shall automatically become null and void if this permit is not secured by **JANUARY 30, 2021**.
- (d) Acceptance of these conditions, in writing by the owner or the petitioner shall be binding on the petitioner, or operator, and shall be incorporated into any existing or future lease or purchase agreement for this site.
- (e) That the construction, additions, alterations or use shall be in accordance with the conditions accompanying this grant.
- (f) That before the Director of Buildings and Safety Engineering Department shall issue a Building Permit for this use, the appellants **GIFFELS WEBSTER** shall record this grant with the Wayne County Register of Deeds Office.
- (g) **This Grant is only for a dimensional variance (loading) to develop Retail Space – 29,535 sq. ft., Office Space – 31,965 sq. ft., 118 Room Hotel Space – 88,610 sq. ft., and 225 multi-unit Residential Space – 197,439 sq. ft. at 1249 and 1265 Washington Blvd – combined under one address with the Assessors Division May 24, 2019 in a B5-H Major Business District Historic. Accessory uses not specified in this grant are neither implied nor permitted, under this Grant this use cannot be expanded, enlarged, or altered in any manner, nor can any conditions be modified in any manner unless written permission is given by the Board of Zoning Appeals.**

- (h) The appellant **MUST** comply with all other Zoning Codes and Regulations and obtain the required permit within **SIX (6) MONTHS** of the date of approval for this use or this grant shall become null and void pursuant to **SECTION 50-4-48 AND SECTION 50-5-74** of the Detroit Zoning Ordinance.

50-4-48 Revocation of land use permits renders zoning grant null and void.

Where the conditions that are prescribed by the Buildings and Safety Engineering Department or Board of Zoning Appeals in making any zoning grant or finding are not complied with within six (6) months from the issuance of a land use permit and maintained at all times thereafter, the Buildings and Safety Engineering Department shall hold a hearing, pursuant to Sec. 50-5-73 of this Code, for the permit-holder to show cause why the land use permit should not be revoked. Immediately upon revocation of the land use permit, the zoning grant by the Buildings and Safety Engineering Department or Board of Zoning Appeals becomes null and void, and the department shall notify any applicable licensing departments or agencies of the revocation.

Sec. 50-5-74. Revocation; required findings.

The Buildings, Safety Engineering and Environmental Department may revoke land use rights upon making one (1) or more of the following findings:

- i. That the land use grant, variance or permit was approved on the basis of erroneous or misleading information or misrepresentation;
- ii. That the terms or conditions of approval of the permit have been violated, the use has become a nuisance and/or is injurious to the adjacent and surrounding property owners or the applicant has failed to comply with all applicable local, state and federal codes and ordinances; or
- iii. That there has been a discontinuance of the exercise of the entitlement granted by the permit for a continuous period of at least six (6) months.

- (i) Operation of the facility shall at all times be operated in a manner not detrimental to surrounding properties or residents. Site activities shall not produce or be reasonably anticipated to produce any of the following:
 - (1) Damage or nuisance from noise, smoke, odor, dust or vibration.
 - (2) Hazard from explosion, contamination or fire;
 - (3) Hazard occasioned by the unusual volume or character of traffic, or the congregation of a large number of people or vehicles.

- (j) This use is permitted as long as no nuisance is created by this operation and ALL CONDITIONS ARE COMPLIED WITH.

- (k) It is ordered that all conditions pertaining to this Grant shall be binding on the petitioner, assignees, purchasers, partnership, firm, corporation, tenant or any other similar entity.

- (l) The appellant shall comply with all applicable provisions of Fire Prevention Ordinance and submit a fully dimensioned set of final plans to the Detroit Fire Department, Office of the Fire Marshal for proper review and approval.

- (m) This use is permitted as long as no nuisance is created by this operation and ALL CONDITIONS ARE COMPLIED WITH.

- (n) It is ordered that all conditions pertaining to this Grant shall be binding on the petitioner, assignees, purchasers, partnership, firm, corporation, tenant or any other similar entity.

- (o) The appellant shall comply with all applicable provisions of Ordinance and shall maintain the exterior of the building in a subdued color that is aesthetically compatible with the surrounding development and in a good state of repair and appearance at all time.

- (p) The entire parcel shall be kept free of rubbish, debris and weeds, including the adjoining public areas between the sidewalk and the curb. The entire parcel shall be maintained in a neat and orderly manner at all times.

- (s) Solid Waste Management:

In accordance with in accordance with all of the following standards:
 - (1) That there be no open storage of any kind, including any rubbish or debris generated by this operation.

(t) SCREENING/FENCING:

- (1) That no razor wire be installed or allowed to remain anywhere on the subject building or property. All barbed wire installed on the property shall comply with the Municipal Code regarding fences.
- (2) The appellant shall keep all fences and walls surrounding the property clean and free of all posters, banners signage and graffiti.
- (3) The appellant shall comply with all applicable provisions of Article XIV, Division 2 of the Zoning Ordinance relative to landscaping.

(u) Sign Regulations:

In accordance with in accordance with all of the following standards:

- (1) There shall be no outside storage or display of merchandise or portable signs on any public sidewalk, or any adjacent berm area.

(v) The appellant shall maintain the entire site in a state of good repair and appearance at all times.

(w) That final plans are in accord with the preliminary plans submitted to and approved by the Board at the BZA hearing, and shall meet all conditions of the grant. Three (3) complete sets of final plans incorporating all conditions of this grant shall be submitted to the Buildings and Safety Engineering Department to secure Buildings and Occupancy Permits.

(x) That a "Certificate of Maintenance of Grant Conditions" be obtained annually by the owner/operator of the subject premises/use; and further, that the proper application for such Certificate be filed with the Buildings and Safety Engineering Department no later than each annual anniversary of the effective date of this grant.

(y) The appellant is prohibited from expanding the scope and area of the site or increasing the type of activities beyond the scope and nature of the operation without prior approval of the Board of Zoning Appeals.

(z) That this Grant from the Board of Zoning Appeals is valid pursuant to the petitioner complying with all of the above stated conditions at all times.

CAUTION

The granting of an appeal by the Zoning Board of Appeals pertains only Zoning regulations. The grant does not abrogate or release the grantee from complying with all laws relating to safety, stability, health, etc., as required by the Building, Housing, Electrical, Plumbing and other Municipal Codes

FINAL DECISION

Any decision of the Board of Zoning Appeals may be appealed to Circuit Court as specified in 125.585 (MSA 5.2935) of the Zoning Enabling Act of Michigan, Act 207 of the Public Acts of 1921, as amended.

The minutes of the Board of Zoning Appeals decision in this case were approved by the Board during its public meeting held on April 28, 2020.

May 18, 2020
DATE OF ENTRY






CERFITIFIED COPY FROM THE BOARD OF ZONING APPEALS, CITY OF DETROIT FOR THE WAYNE COUNTY REGISTER OF DEEDS.



James W. Ribbron, Director – Board of Zoning Appeals

PREPARED BY APRIL T. PUROFOY

SYMBOL LEGEND

-  INDICATES FIELD APPLIED SEALANT BY OTHERS
-  FASTENERS BY OTHERS
-  INDICATES BLOCKING BY OTHERS
-  SHIM AS NEEDED BY OTHERS
-  SHEET NUMBER
CUT SECTION

FINISH SCHEDULE: COLOR

- 2604:
 - 2605: DARK BRONZE
 - ANODIZED:
 - CUSTOMER TO PROVIDE COLOR CHIP
 - OTHER:
- CUSTOMER TO VERIFY FINISH AND COLOR

GLAZING SCHEDULE

STANDARD GLAZING DESCRIPTION	
1" ENERGY BASIC,CARD 272(DUAL SILVER), ARGON FILL-1/4 PANES	
VARIATIONS FROM STANDARD (NOTED ON WINDOW ELEVATIONS)	
SYMBOL	DESCRIPTION
T	TEMPERED
SP	SPANDREL
OP	OPAQUE
OB	OBSCURE
CUSTOMER TO VERIFY GLAZING OPTIONS	

WARRANTY

FINISH: 15 YEAR
GLASS: 10 YEAR
HARDWARE: 2 YEAR

ABBREVIATIONS

M.O. = MASONRY OPENING
O.R.O. = OVERALL ROUGH OPENING
O.U.D. = OVERALL UNIT DIMENSION
R.D. = RECEPTOR DIMENSION
R.O. = ROUGH OPENING
T.T.P. = TIP TO TIP OF PANNING
U.D. = UNIT DIMENSION

AWN = AWNING
CA = CASEMENT
DH = DOUBLE HUNG
HOP = HOPPER
SH = SINGLE HUNG
SL = HORIZONTAL SLIDING
DS = DIRECT SET

INDEX

SHEET #	DESCRIPTION
A1	COVER SHEET
A2	GENERAL NOTES
A3-A4	ELEVATIONS
C1-C3	CUT DETAILS

GENERAL WINDOW DETAILS AND NOTES

ELEVATIONS ARE VIEWED FROM THE EXTERIOR
DEVIATIONS FROM GENERAL WINDOW DETAILS AND NOTES TO BE LISTED ON WINDOW ELEVATIONS
CUSTOMER TO VERIFY COUNTS AND SIZES

SERIES: E300
CONFIGURATIONS: DS

GRIDS:
• EXTERIOR: N/A
• INTERNAL: N/A
• INTERIOR: N/A

HARDWARE: N/A

SCREENS:
• N/A

ADDITIONAL PARTS:
• CUSTOM APPLIED FRAME PROFILES-(3)
• CUSTOM PRE-SET PAN-(1)
• CUSTOM C-MULL STK EXP-(1)
• SILL FLASHING-13716
• SNAP TRIM-1 1/2" X 1 1/4"
• STK EXP MULL(AS NOTED)-21087
• STK MULL (AS NOTED)-537248
• 2" FLAT APPLIED (AS NOTED)-764
• STRUCTURAL TUBE (AS NOTED)-21586 (FIELD APPLIED)
(INCLUDE W/ 536207)

EXAMPLE ELEVATION DESCRIPTION

WINDOW TYPE	→ TYPE X
WINDOW CONFIGURATION	→ XX
DEVIATIONS FROM GENERAL DETAILS AND NOTES	→ XXXXX
QUANTITY	→ QTY. X

NO.	REVISIONS	BY	DATE
1	SIZE/DESIGN CHANGES	ROD BOCK	3-17-17

Project Name: **BOOK BUILDING**

GENERAL NOTES

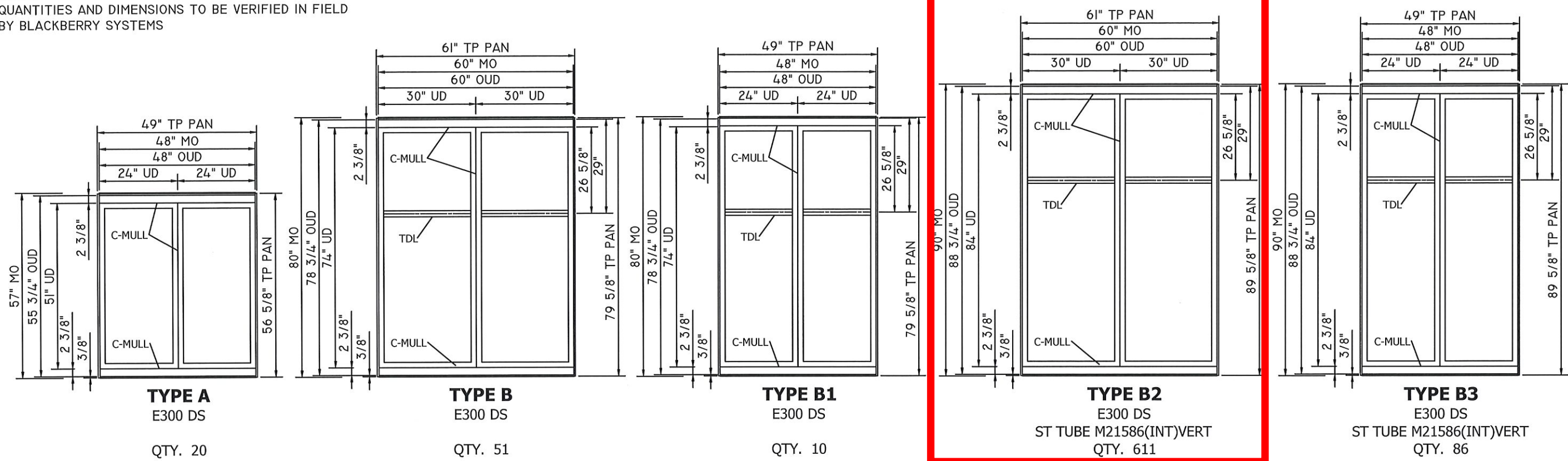
Description:
QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
www.quakerwindows.com
Scale: NONE
Sheet #: A2

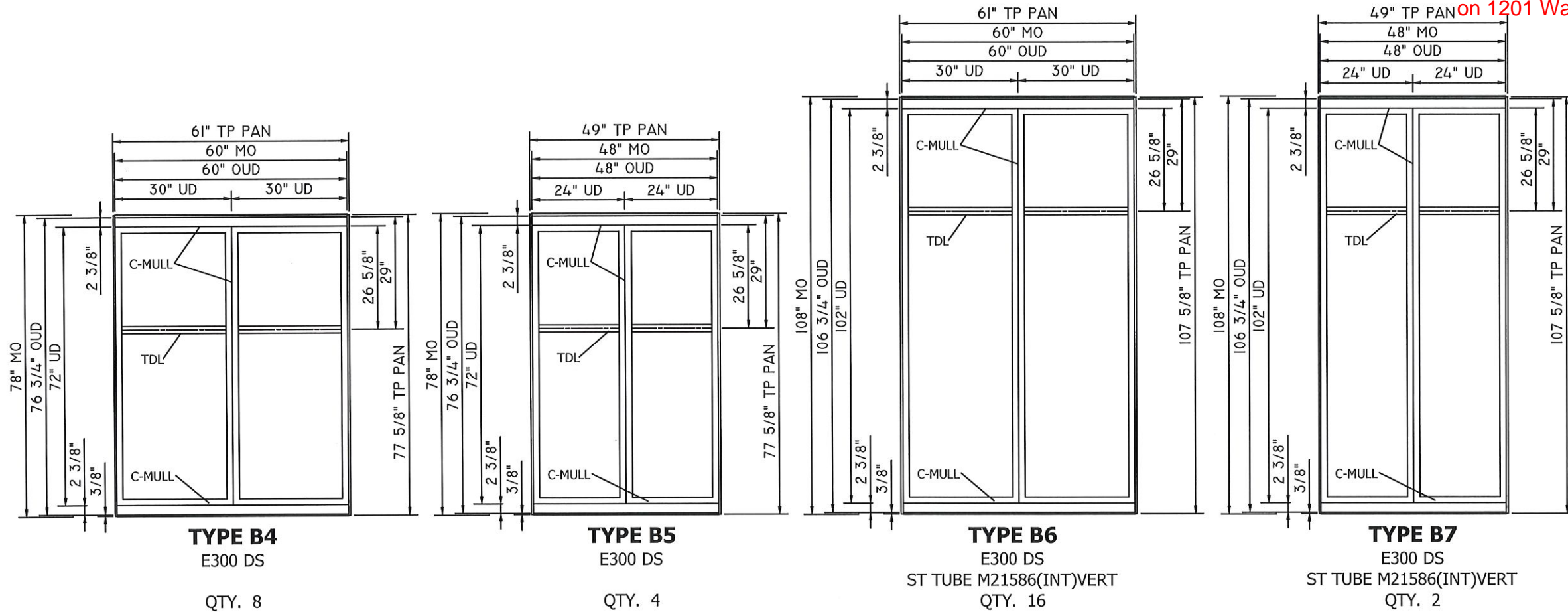
Drawn By: **ROD BOCK**
Date: **2-24-17**
504 Highway 63 South
Freeburg, MO 65035
rbock@quakerwindows.com



NOTE:
 QUANTITIES AND DIMENSIONS TO BE VERIFIED IN FIELD
 BY BLACKBERRY SYSTEMS



Window type to be used
 on 1201 Washington Blvd



Project Name: **BOOK BUILDING**

ELEVATIONS

Description:

QUAKER WINDOW PRODUCTS
 WILL NOT BE RESPONSIBLE
 FOR FIELD MEASUREMENT,
 QUANTITIES, & INSTALLATION
 DESIGN. CONTRACTOR MUST
 VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
 FAX (573)-744-5686
 COMMERCIAL
 FAX (573)-744-5622
 www.quakerwindows.com

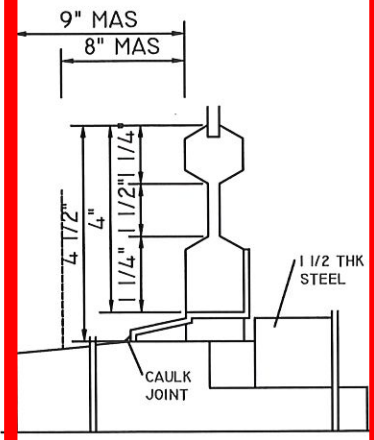
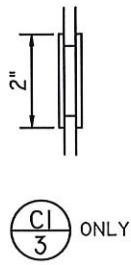
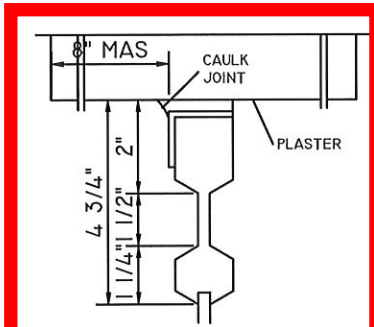
QUAKER
 COMMERCIAL WINDOW AND DOOR

Scale: NONE
 Sheet #: A3

Drawn By: **ROD BOCK**
 Date: 2-24-17

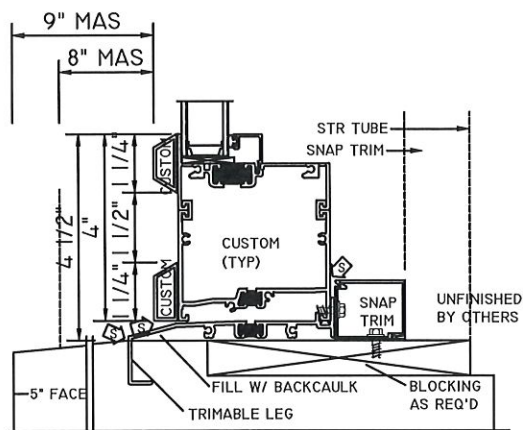
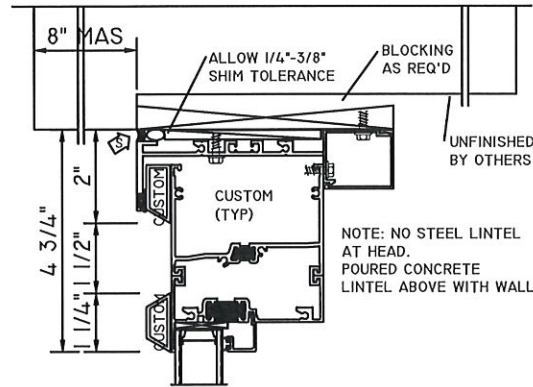
504 Highway 63 South
 Freeburg, MO 65035
 rbock@quakerwindows.com

EXTERIOR

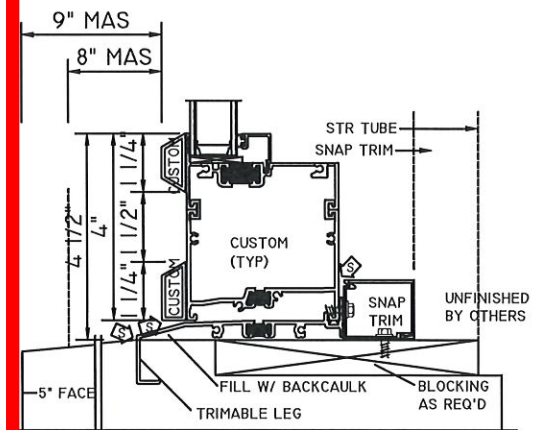
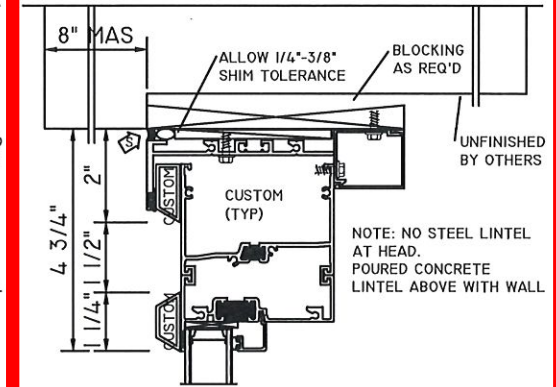


EXISTING DETAIL CI 1 CI 3

Window type to be used on 1201 Washington Blvd



PROPOSED DETAIL CI 1



PROPOSED DETAIL CI 3

Window type to be used on 1201 Washington Blvd

SYMBOLS LEGEND

⊞	INDICATES FIELD APPLIED SEALANT
⊠	FASTENERS BY ERECTOR
⊞	INDICATES BLOCKING BY ERECTOR
⊞	SHIM AS NEEDED

NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED.

VERIFY INSTALLATION
VERIFY WALL DETAILS

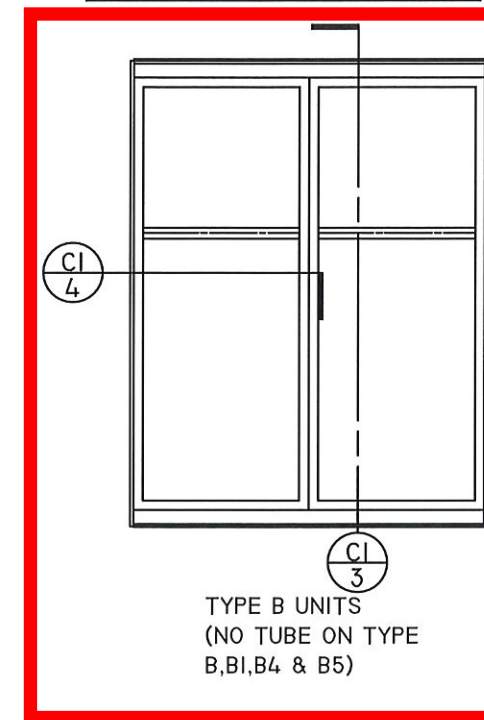
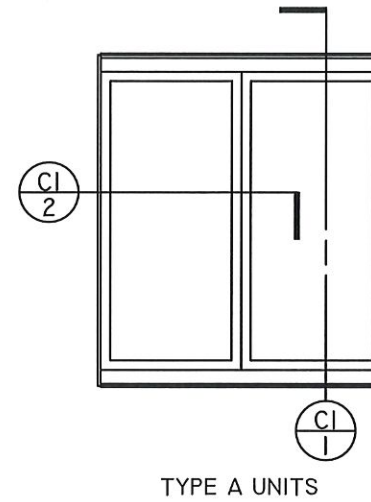
ALL PANNING SHALL BE FIELD FIT & TRIMMED BY THE INSTALLER

ALL PANNING TO BE SEALED IN THE FIELD BY OTHERS

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

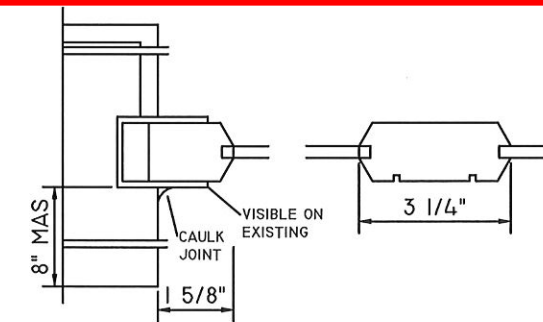
PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW

PACK INSULATION AROUND WINDOW FRAME. DO NOT USE EXPANDING OR SPRAY-IN TYPE FOAMS.

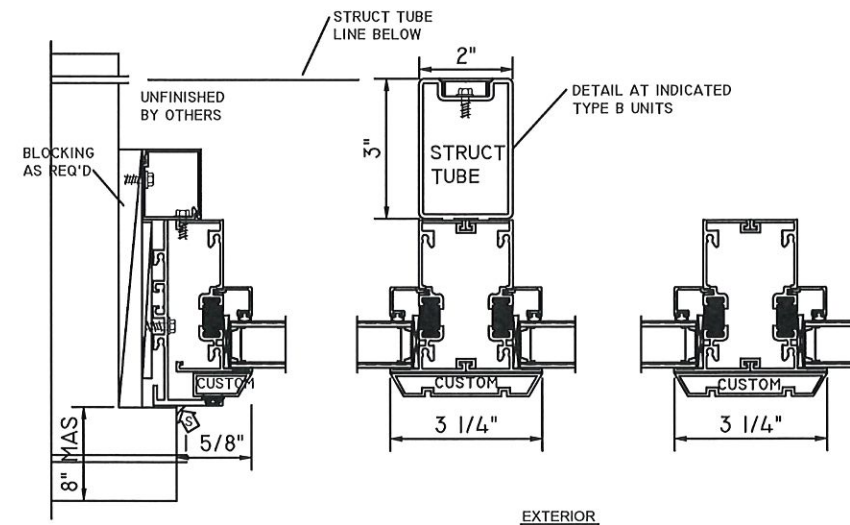


Window type to be used on 1201 Washington Blvd

EXISTING DETAIL CI 2 CI 4



PROPOSED DETAIL CI 2 CI 4



EXTERIOR

Project Name: **BOOK BUILDING**

Description: **CUT DETAILS**

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL



www.quakerwindows.com
Scale: NONE
Sheet #: C1

Drawn By: **ROD BOCK**
Date: **2-24-17**
504 Highway 63 South
Freeburg, MO 65035
rbock@quakerwindows.com





AQUA 200 SQUARE LX

UP + DOWN SCONCE

PROJECT

Job _____

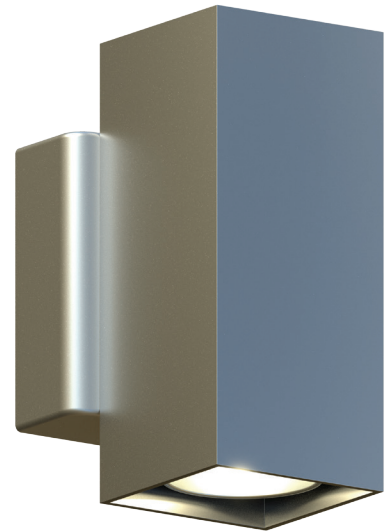
Type _____

Part # _____

Notes

SPECIFICATIONS

- Source** Two Xicato XTM LED modules - up to 1300 source lumens each
- CCT** 2700K, 3000K, 3500K or 4000K
- Color Consistency** 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra)** 83 or 98
- Driver / Location** Included / must be remote mounted
- Dimming** 0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
- Input Voltage** 100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
- Power** Up to 35 watts max, depending on LED module / driver
- Reflector** 10°, 20°, 40°, 60° & optical accessories
- Materials** Tamper resistant design, stainless steel hardware, metal reflectors
- Finish** Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
- Weight** 7.0 lb. [3.2 kg]
- Location** Listed for Wet location, tested to IP66 per IEC 60529
- Approvals** ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L70 Life** > 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
- Warranty** Lifetime Limited Warranty - see warranty for details
- IES Files** LM-79-08 IES files available
- Modifications** Any modification or customization is possible - consult factory



ORDERING LOGIC

Model	Driver Location	# of Circuits	Dimming	Up				Optical Accessory	Down				Optical Accessory	Shell Color
				Output	CRI	CCT	Reflector		Output	CRI	CCT	Reflector		
K2SU	R													
K2SU	R=Remote	1=1 2=2	N=None P=Phase, 10% V=0-10V, 10%	07=700 lm 10=965 lm*	83=83 98=98	27=2700K 30=3000K 35=3500K 40=4000K	10=10°	NN=None DF* LS* WW* FT*	07=700 lm 10=965 lm*	83=83 98=98	27=2700K 30=3000K 35=3500K 40=4000K	10=10°	NN=None HL* DF* LS* WW* FT*	XX=v2 color see pg 4 ZZ=Custom add +MF for Marine Finish *see pg 3
			premium drivers (REMOTE location only): Z1=eldoLED 0-10V, 0% Z2=eldoLED DALI, 0% Z3=eldoLED DMX, 0% Z4=Lutron Hi-Lume™ LDE1, 0-10V, 0% Z5=Lutron Hi-Lume™ LTEA, Phase, 1% Z6=Lutron 5-Series™ LDE5, 0-10V, 5%					*see pg 3						
				07=700 lm 10=965 lm 13=1300 lm*	83=83 98=98	27=2700K 30=3000K 35=3500K 40=4000K	20=20° 40=40° 60=60°		07=700 lm 10=965 lm 13=1300 lm*	83=83 98=98	27=2700K 30=3000K 35=3500K 40=4000K	20=20° 40=40° 60=60°		
				*available in 83CRI only					*available in 83CRI only					

Example Part Number: **K2SU-R1V-10832710NN-138304060NN-L1**

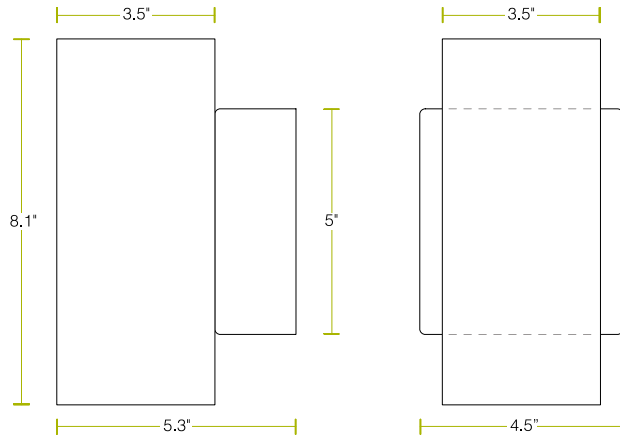
K AQUA 200 Square LX Up+Down Sconce - Remote Driver, 1 Circuit, 0-10V Dim - Up: 1000lm, 83CRI, 2700K, 10° - Down: 1300lm, 83CRI, 4000K, 60° - L1 Gloss White



AQUA 200 SQUARE LX

UP + DOWN SCONCE

DIMENSIONS



Canopy fits standard 3.5" and 4" round and octagonal junction boxes
 Not to scale, dimensions are nominal
 Go to www.v2LightingGroup.com for CAD drawings

LED OPTIONS

Reflector Option	LED Specifications					
	LES ¹	L70 ²	CRI	Lumens ^{3,4,5}	Wattage ⁶	Efficacy ⁷ (lm/W)
10°	9mm	> 33,000 hours	Ra = 83 ±3	720	7.4	97
			Ra = 98	965	10.9	89
20°, 40°, 60°	19mm	> 55,000 hours	Ra = 83 ±3	720	4.5	160
				965	6.6	146
			Ra = 98 R9 ≥ 90 R15 ≥ 95	1300	9.5	137
				720	6.3	114
			965	9.2	104	

¹ LES: Light Emitting Surface diameter
² 70% lumen maintenance based on IESNA LM-80-08 and TM-21
³ ±10%
⁴ Typical source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
⁵ Higher lumen outputs are available in AQUA 300 and 400 series
⁶ Typical luminaire wattage including LED driver = LED wattage x 1.2
⁷ Higher efficacies may be available via lower drive currents - consult factory

CONTROL OPTIONS

Driver Option	Odering Code	Description
Standard LED Drivers* (included in base price)	N	No dimming
	V	0-10V dimming to 10%
	P	Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	Z1	eldoLED, 0-10V dimming to 0%
	Z2	eldoLED, DALI dimming to 0%
	Z3	eldoLED, DMX dimming to 0%
	Z4	Lutron Hi-lume™, EcoSystem to 1% with Fade-to-Black (-LDE1)
	Z5	Lutron Hi-lume™, Forward phase dimming to 1% (-LTEA)
	Z6	Lutron 5-series, EcoSystem to 5% (-LDE5)

* Standard LED drivers are suitable for Wet Location
 * Optional LED drivers are suitable for Damp Location remote mount only
 * For EM applications:
 v2's Remote EM Solution is compatible with all LED options

All LED drivers may be used with 3rd party inverter style systems



AQUA 200 SQUARE LX

UP + DOWN SCONCE

PHOTOMETRICS

LM-79-08 IES files available at www.v2LightingGroup.com/downloads

Beam Angle	Order Code	Polar Plot (cd) (1000lm)	Intensity Plot (cd) (1000lm)	Cone Diagram (1000lm)	Description										
10°	10			<table border="1"> <thead> <tr> <th>Distance</th> <th>Beam Diameter</th> </tr> </thead> <tbody> <tr> <td>5' 477 fc</td> <td>1.0'</td> </tr> <tr> <td>10' 119 fc</td> <td>2.0'</td> </tr> <tr> <td>15' 53 fc</td> <td>3.0'</td> </tr> <tr> <td>20' 30 fc</td> <td>4.0'</td> </tr> </tbody> </table>	Distance	Beam Diameter	5' 477 fc	1.0'	10' 119 fc	2.0'	15' 53 fc	3.0'	20' 30 fc	4.0'	CBCP = 11,920cd Beam Angle = 11.7° Field Angle = 21.0° LOR = 92 % BUG = B10-U0-G0 Beam = full width @50% max Field = full width @10% max
Distance	Beam Diameter														
5' 477 fc	1.0'														
10' 119 fc	2.0'														
15' 53 fc	3.0'														
20' 30 fc	4.0'														
20°	20			<table border="1"> <thead> <tr> <th>Distance</th> <th>Beam Diameter</th> </tr> </thead> <tbody> <tr> <td>5' 122 fc</td> <td>1.9'</td> </tr> <tr> <td>10' 31 fc</td> <td>3.8'</td> </tr> <tr> <td>15' 14 fc</td> <td>5.6'</td> </tr> <tr> <td>20' 8 fc</td> <td>7.5'</td> </tr> </tbody> </table>	Distance	Beam Diameter	5' 122 fc	1.9'	10' 31 fc	3.8'	15' 14 fc	5.6'	20' 8 fc	7.5'	CBCP = 3,052cd Beam Angle = 21.3° Field Angle = 60.6° LOR = 80 % BUG = B10-U0-G0 Beam = full width @50% max Field = full width @10% max
Distance	Beam Diameter														
5' 122 fc	1.9'														
10' 31 fc	3.8'														
15' 14 fc	5.6'														
20' 8 fc	7.5'														
40°	40			<table border="1"> <thead> <tr> <th>Distance</th> <th>Beam Diameter</th> </tr> </thead> <tbody> <tr> <td>5' 66 fc</td> <td>3.6'</td> </tr> <tr> <td>10' 17 fc</td> <td>7.2'</td> </tr> <tr> <td>15' 7 fc</td> <td>10.8'</td> </tr> <tr> <td>20' 8 fc</td> <td>14.3'</td> </tr> </tbody> </table>	Distance	Beam Diameter	5' 66 fc	3.6'	10' 17 fc	7.2'	15' 7 fc	10.8'	20' 8 fc	14.3'	CBCP = 1,655cd Beam Angle = 39.5° Field Angle = 71.6° LOR = 82 % BUG = B10-U0-G0 Beam = full width @50% max Field = full width @10% max
Distance	Beam Diameter														
5' 66 fc	3.6'														
10' 17 fc	7.2'														
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60°	60			<table border="1"> <thead> <tr> <th>Distance</th> <th>Beam Diameter</th> </tr> </thead> <tbody> <tr> <td>5' 42 fc</td> <td>5.4'</td> </tr> <tr> <td>10' 11 fc</td> <td>10.9'</td> </tr> <tr> <td>15' 5 fc</td> <td>16.3'</td> </tr> <tr> <td>20' 3 fc</td> <td>21.7'</td> </tr> </tbody> </table>	Distance	Beam Diameter	5' 42 fc	5.4'	10' 11 fc	10.9'	15' 5 fc	16.3'	20' 3 fc	21.7'	CBCP = 1,062cd Beam Angle = 57.0° Field Angle = 78.0° LOR = 82 % BUG = B10-U0-G0 Beam = full width @50% max Field = full width @10% max
Distance	Beam Diameter														
5' 42 fc	5.4'														
10' 11 fc	10.9'														
15' 5 fc	16.3'														
20' 3 fc	21.7'														

Optical Accessories:

Use the ordering code shown below in the ordering logic on page 1

- NN** None
- HL** Honeycomb Louver (available for down direction only)
- DF** Diffuser Lens
- LS** Linear Spread Lens - spreads beam to left and right
- WW** Wall Wash Lens - tilts beam 20° towards wall
- FT** Forward Throw Lens - tilts beam 20° away from wall



AQUA 200 SQUARE LX

UP + DOWN SCONCE

COLOR OPTIONS

Basic Powder Coat



GW
Gloss White



SW
Satin White
AW
Antimicrobial option



TW
Textured
Matte White



TB
Textured
Matte Black

Satin Anodized Effect Powder Coat



CS
Clear Silver



OB
Oil-Rubbed
Bronze

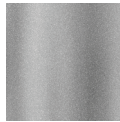


DB
Dark Bronze

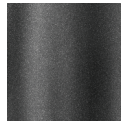


SB
Satin Black

Metallic Powder Coat



SG
Silver Gray



CG
Charcoal
Gray



CU
Copper



BR
Brass

Gloss Powder Coat (80-95% Gloss)



GO
Orange
(RAL 2003)



GR
Red
(RAL 3020)



GM
Magenta
(RAL 4010)



GB
Blue
(RAL 5015)

Aluminum



BA
Brushed Aluminum
Cost adder applies.

Special Order



RAL _ _ _ _
Most RAL Classic Colors (80-95% Gloss) are available for powder coat - consult ALW. Minimum setup fee applies.
See: alwusa.com/finishes for more information



CAT _ _ _ _
The complete range of powder coat colors from the Tiger Drylac and TCI catalogs are available - consult ALW. Minimum setup fee applies.

Custom



CCM _ _ _ _
Custom powder coat color matching is available - consult ALW. Premium setup fee applies.

Printed or on-screen colors are only approximations - consult actual Color Chip Set before specifying

Note: An individual setup fee will apply to each unique Special Order/Custom Finish per purchase order.
(ex: RAL 5023 and RAL 2008 are specified for multiple line items on a purchase order. 2x setup fees will apply)



Brick Photo – supplied by applicant



Brick Photo Example for Sizing – supplied by applicant