STAFF REPORT: 6-12-2019 MEETING PREPARED BY: J. ROSS
APPLICATION NUMBER: 19-6271
ADDRESS: 119 GARFIELD
HISTORIC DISTRICT: SUGAR HILL
APPLICANT: OREN BRANDEVIN

DATE OF STAFF VISIT: 6-6-2019

PROPOSAL
The project site is an empty lot which is currently owned by the City of Detroit and is located at the northwest corner of John R and Garfield Streets. A three-story, ca. 1920 apartment building is located west of the project area, while a three-story ca. 1900 single-family dwelling and a number of surface parking lots are to the south, across Garfield Street. As per the below, a 2 ½ -story ca. 1890 single-family dwelling (4635 John R) sits directly northeast of the project site A sprawling modern medical complex is located to the east of the project area, across John R, outside of the district's boundaries. Note that commercial uses predominate within the district.

Please see the attached staff report, which outlines the applicant's 2/14/2018 submission to the Commission. Specifically, this application outlined a proposal for a new 6-story parking garage which would have been concealed by an outer "liner" that would house retail on the 1st floor and residential/apartments on stories 2-6. After a review, the Commission did approve the submitted application. With the current application, the project's developers have revised the initial design as per the attached renderings and the following:

- One floor (17 apartments) removed from front/southern residential liner building (height unchanged)
- 61 spaces removed from the rear parking deck, lowering the height of the deck 1 ½ stories
- Parking deck construction changed to precast concrete
- Stair tower at the west elevation green alley has been reduced from the initial proposal to accommodate the lower parking deck height
- The size of all window openings have been reduced. Corrugated metal spandrel panels will be added to window openings. New windows are aluminum fixed and casement units
- The amount and size of the parking deck cladding/panels at the west and north elevations have been reduced to result in the higher visibility of the parking deck. The perforated panels which were formerly proposed for the east elevation have been removed from the current proposal
- Parking deck cladding materiality has been changed from perforated metal panel to architectural fabric mesh system
- Exterior terra cotta colored metal panel cladding has been to terra cotta colored fiber cement /Hardi panels
- Exterior accent material changed from gray metal panel to gray corrugated metal clip system

STAFF OBSERVATIONS
Please note the difference between the treatment of the garage deck on the north, west and east elevation

re: the previously-approved design and the current/revised design. Specifically, the original proposal sought to mitigate the utilitarian appearance of the garage deck by cladding the majority of its east, north, and west wall surfaces with perforated metal panels, which would be painted by local artists. The current application is seeking to reduce the size and change the materiality of the panels on the west and north elevation and appears to remove the panels altogether on the east elevation, thus exposing a larger percentage of the deck to view from the public right of way. The deck will also serve as a backdrop for the historic home at 4635 John R. Staff does have concerns that the east elevation garage deck as proposed will detract from the 4635 John R's general environmental character.

APPLICABLE ELEMENTS OF DESIGN

(1) Height. Buildings in the district range from one (1) to four (4) stories; the buildings at the higher range are usually apartment buildings that sit on high basements; the single story buildings are commercial storefronts, and garages, and the mid-height buildings were originally two and one-half (2 ½) single-family residences, the one-half (½) story within the roof. The one-story garage at 99 East Canfield Avenue has an added story set back behind its parapet

(2) Proportion of Buildings' Front Façades. Commercial buildings on the corner of John R and East Canfield Avenue are wider than tall; apartment buildings are generally taller than wide or as wide as tall. Single-family residences are slightly taller than wide or as tall as wide to their eaves; if including the roofs, they are taller than wide. The church on East Forest Avenue is taller than wide at its front façade, while its side elevations are much wider than tall. Commercial automobile garages are slightly wider than tall but considered with the buildings abutting them, appear as part of a wider row.

(3) Proportion of Openings Within the Façade. Storefront windows on commercial buildings and at the ground floor of the apartment building at 87-89 East Canfield Avenue are generally composed of large panes of plate glass above a concrete apron wall and beneath a transom. Entrance openings occupy a variety of positions among the storefronts. Each of the three storefronts at 109-113-117 East Canfield Avenue has a transomed three-part window configuration and a recessed doorway. Its southwest corner entry is on the diagonal, located behind a brick pier. The transom windows are visually subdivided by attached mullions and muntins. The transoms of the rehabilitated, former garage at 99 East Canfield Avenue are filled in with metal louver-like forms, while its central entrance is flanked by a storefront window. On apartment buildings with commercial uses on the first story, such as the Carver Hotel at 87-89 East Canfield Avenue, the residential units are accessed through a central entrance. Apartment buildings generally have individual window units above the ground floor that are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as they are wide and are sometimes arranged in groupings of two or three per opening. Casement windows with divided lights and steel frame windows also exist in the district. The one religious structure features a large arched window opening above the first floor of the front façade, and four arched nave windows in its sides. Single-family houses feature a variety of window shapes, sizes. The percentage of openings ranges from thirty-five (35) percent to sixty (60) percent of the front façade areas of contributing buildings.

(4) Rhythm of Solids to Voids in The Front Façades. Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level, as on the corner of John R. Street and East Canfield Avenue. Both apartment buildings on John R Street between East Canfield and Garfield Avenues feature three-part bays extending the height of the buildings with one double-hung sash window per face, creating an undulating rhythm. The buildings constructed as single-family dwellings have greater variety in the placement of solids to voids and window sizes and proportions. Windows are arranged in bays, dormers, towers and gables.

(5) Rhythm of Spacing of Buildings on Streets. Gaps caused by building demolition alter any regular rhythm of spacing of buildings on streets that might have existed at a previous time. Most of the multi-unit apartment buildings occupy the full width of their lots. Where buildings abut, particularly at the corner of East Canfield Avenue and John R. Street a continuous flow of façades is created. Other, smaller scale buildings often have small side lots, but, because gaps exist throughout the district, there is no identifiable rhythm.

(6) Rhythm of Entrance and/or Porch Projections. Where entrances are recessed between display windows, or are spaced evenly between multiple storefronts, a strong rhythm is created. Otherwise, no pattern of entrances and porch projections exist. Entrances of apartment buildings are centered on and flush with their façades; single-family houses have steps leading to the front porch. Concrete slab balconies supported on metal beams have recently been created in the light wells along the sides of the apartment building at 87-89 East Canfield Avenue.

(7) Relationship of Materials. The major materials in the district are brick and cast stone. Other major materials include concrete, metal and glass. Face brick on the fronts of buildings often extends into the side elevations but changes to common brick for the majority of the sides and rear. The Palmetto Garage at 62 West Forest Avenue is faced with a limestone veneer in poor condition. The apartment buildings at 71 and 74 Garfield Avenue have decorative glazed terra cotta and 71 Garfield Avenue has a granite water table and foundation. Window frames, sash and mullions are of wood or metal. Metal tie rods are visible on the façade of the apartment building at 87-89 East Canfield Avenue. Doors on revitalized commercial buildings tend to be aluminum-framed glass.

(8) Relationship of Textures. A variety of textural relationships exist in the district, the most common being face brick or tapestry brick with mortar joints, juxtaposed with cast stone trim and/or raised brick trim. Smooth glazed terra cotta tile and granite, where it exists, creates contrast with the brick. Side and rear elevations of apartment buildings generally change to common brick. Rich detailing in limestone or cast stone

creates textural interest. Subdivided windows and repetitious window arrangements also contribute to textural effects. In general, the district is rich in textural interest.
(9) Relationship of Colors. Natural brick colors – red, burnt orange, brown, light brown, buff, and beige- are major façade colors in the district. Light cast stone trim and concrete, where they exist, provide contrast to the darker materials. The York Apartments at 74 Garfield Avenue features multi-colored terra cotta panels. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black. The district is generally rich in the variety of coloristic effects. Green awnings, gray metal frames of storefront windows, light gray cladding, and black fencing and/or metal railings are recent features of the district.

(10) Relationship of Architectural Details. Architectural details are generally determined by the date, style and function of the buildings in the district. The single-family residential structures reflect the care in ornamentation and craftsmanship of middleclass homes built in the Late Victorian to Edwardian eras. Most apartment and commercial buildings, built in the early decades of the Twentieth Century, have details reflecting either simplified Classical Revival styles such as keystones, rosettes, fan windows, twisted columns and quoins; or medieval sub-styles, including the Palmetto Garage at 62 West Forest Avenue with its sculpted Tudor motifs, and the church at 92 East Forest with simple Neo-Gothic features. Parapet walls of commercial buildings on the corner of East Canfield Avenue and John R Street feature raised pediments and corners, and decorative cresting and brickwork. The one building at 66 West Forest Avenue was designed in a minimalist International style. Many buildings throughout the district bear a nameplate with the name of the building integrated in with its architectural design.

(11) Relationship of Roof Shapes. Most roofs in the district are flat and therefore generally not visible from the street, with the exception of the one religious structure that has a gable roof and single-family residences, which may have various roof shapes depending on style with the main roof being hipped. The former garage at 92 West Forest is covered by a shallow barrel-vaulted wood truss roof structure.

(12) Walls of Continuity. Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines, particularly as this occurs in the half-block extending north and east from the corner of East Canfield Avenue and John R. Street. Continuity is broken where buildings have been demolished and vacant land exists. Lesser walls of continuity are created by modern street furniture, including steel lighting poles, parking meters, and trees along the tree lawn, where they exist.

(13) Relationship of Significant Landscape Features and Surface Treatments. Where buildings are sited at their front lot lines, particularly on East Canfield Avenue and the southwest end of the district on East Forest Avenue, there are no landscape features between the buildings and the concrete public sidewalks. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. Buildings originally constructed as single-family dwellings

generally have shallow front lawn with plantings. Most of the curbs lining the streets are concrete, except for those on Garfield Avenue, which are brownstone. Where vacant lots are used for parking adjacent or across the street from the historic district, they are paved with black asphalt and sometimes fenced with tall black metal picket fencing. Other vacant lots in the surrounding area are fenced with chain link.

(14) Relationship of Open Space to Structures. Open space generally exists in the form of public rights-of-way in the fronts of buildings, and the sometimes large expanses of open space resulting from building demolition. Where an adjacent building is no longer extant, the vacant lot is used as parking or is left unimproved. Lots along the rear property lines and alleys are frequently fenced with chain link of varying heights. Above storefronts, on East Canfield Avenue at John R Street, modern awnings extend over the public sidewalks and new storefront lighting hangs over the awnings. The common area for retail signage is in a panel above the storefront openings.

(15) Directional Expression of Front Elevation. Most front elevations of single-story buildings express horizontality, an impression reinforced by the repetition of similar storefronts along the street and the low height of the buildings. The front elevation of the single religious structure is emphatically vertical; the apartment buildings are generally vertical or neutral in directional expression, and single-family residential buildings are generally neutral in directional expression to their eaves.

(16) Rhythm of Building Setbacks. Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have set backs for front yards. The Randora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixeduse development and building demolition.

(17) Relationship of Lot Coverage. Apartment buildings occupy most of their lots, with the exception of what has been excluded for light courts, where they exist on the side elevations. Single family residential buildings take up far less of their lots, with the exception of the building at 4635 John R Street which has no rear yard. Lot coverage in the district ranges from approximately thirty (30) percent to one hundred (100) percent.

(18) Scale of Façades and Façade Elements. The scale of façade elements is appropriate to the style, size and function of the buildings, and ranges greatly from building to building. The district is composed of small-scale commercial buildings with large expanses of storefront windows; single-family houses with moderately scaled architectural elements and small-scaled details; and moderately scaled multi-unit apartment buildings with small-to-moderately scaled elements and details. In general, large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail throughout the district. The church is moderately scaled for a religious structure.

(19) Degree of Complexity Within the Façade. The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details within are generally regular and repetitive in nature.

(20) Orientation, Vistas, Overviews. The primary orientation of the buildings is towards the east-west side streets between Woodward Avenue and John R Street, with the exception of the two apartment buildings that front on John R Street and the commercial building entrance on the northwest corner of East Canfield Avenue and John R. Street. Vistas towards the Dingell Veterans Hospital to the east of the district and Wayne State University housing to the west terminate the vistas from the district facing east and west; downtown Detroit to its south and the Detroit's Cultural Center to the north place the Sugar Hill/John R Music & Art Historic District in an architecturally diverse and historic setting.

(21) Symmetric or Asymmetric Appearance. While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments, building scale, and major gaps in the streetscapes.

(22) General Environmental Character. The small, two-block area of mixed use, sparsely occupied property consisting of fourteen (14) primary buildings (several empty), and vacant lots (many overgrown with weed), shows signs of revitalization. At the corner of East Canfield Avenue and John R Street, commercial buildings and apartment buildings are newly put back in use. Situated in Midtown, the Sugar Hill/John R Music & Art Historic District is a pocket of an area that has seen more recent development, such as that within the Detroit Medical Center and Wayne State University, and the adaptive reuse of older buildings, such as the Garfield Building and the David Whitney House, as well as the establishment and renewal of major cultural institutions, such as the Detroit Institute of Arts and MoCAD. Sandwiched between the Medical Center and the Cultural Center, Sugar Hill is poised to undergo its own transformation as part of a revitalized Midtown.

RECOMMENDATION

The proposed design revisions will result in a height reduction of the rear deck when compared to the design approved by the Commission in 2018. Also, it is staff's opinion that the proposed new design is generally in keeping with the previously-approved application. However, as noted above, it is staff's opinion that the east elevation of the garage deck as proposed will detract from 4635 John R's general environmental character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the project as proposed because it meets the Secretary of the Interior Standards, Standard # 9) *New addition, 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*. However, staff recommends that the Commission issue this COA with the following conditions:

- Cladding shall be installed at the east elevation garage deck in order to mitigate its impact on 4635 John R's general environmental character. HDC and Planning and Development design staff shall be afforded the opportunity to review and approve the final material and installation proposals to ensure that they conform to the district's Elements of Design and meet the Standards. If HDC staff feels that the proposed cladding installation does not conform to the Standards, the work item shall be forwarded to the Commission for review at the next available meeting.
- HDC staff shall be afforded the opportunity to review and approve the final project CDs prior to the issuance of the permit.

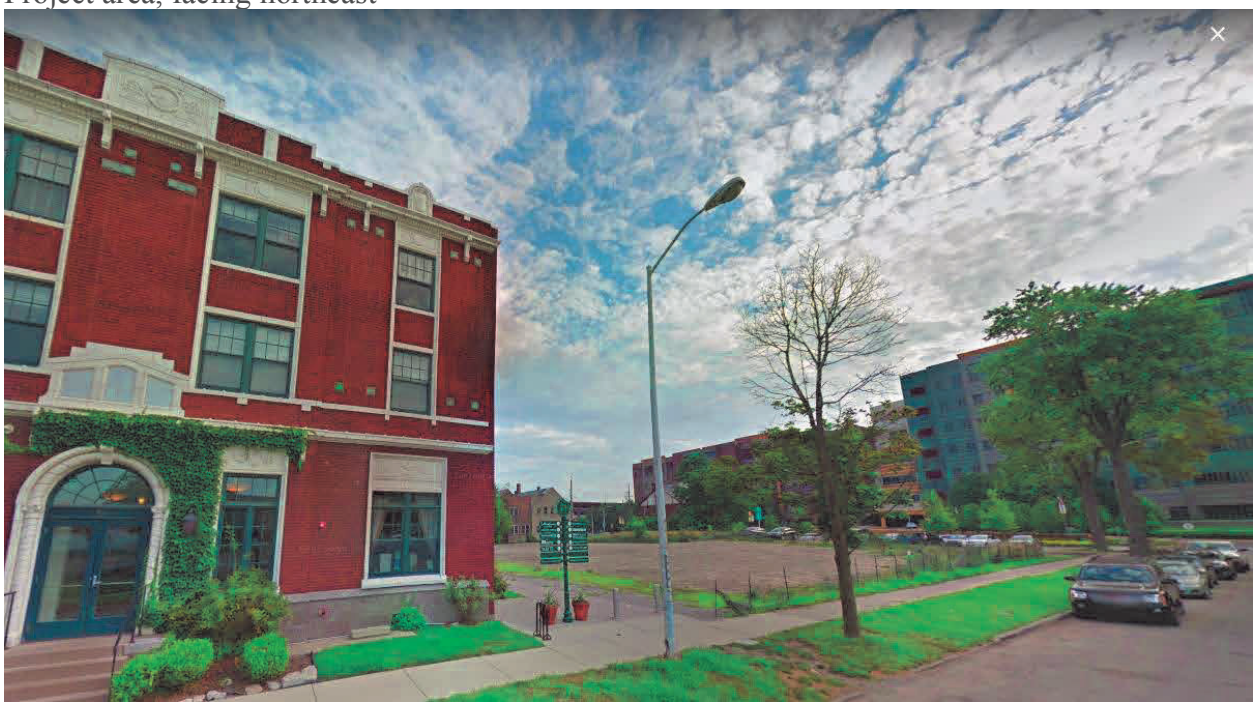
Motion DRAFT

- I move that the Commission issue a Certificate of Appropriateness for the proposed work because it meets the Secretary of the Interior's Standards for Rehabilitation, Standard Number 9) *New addition, 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.* However, this COA shall be issued with the following conditions:

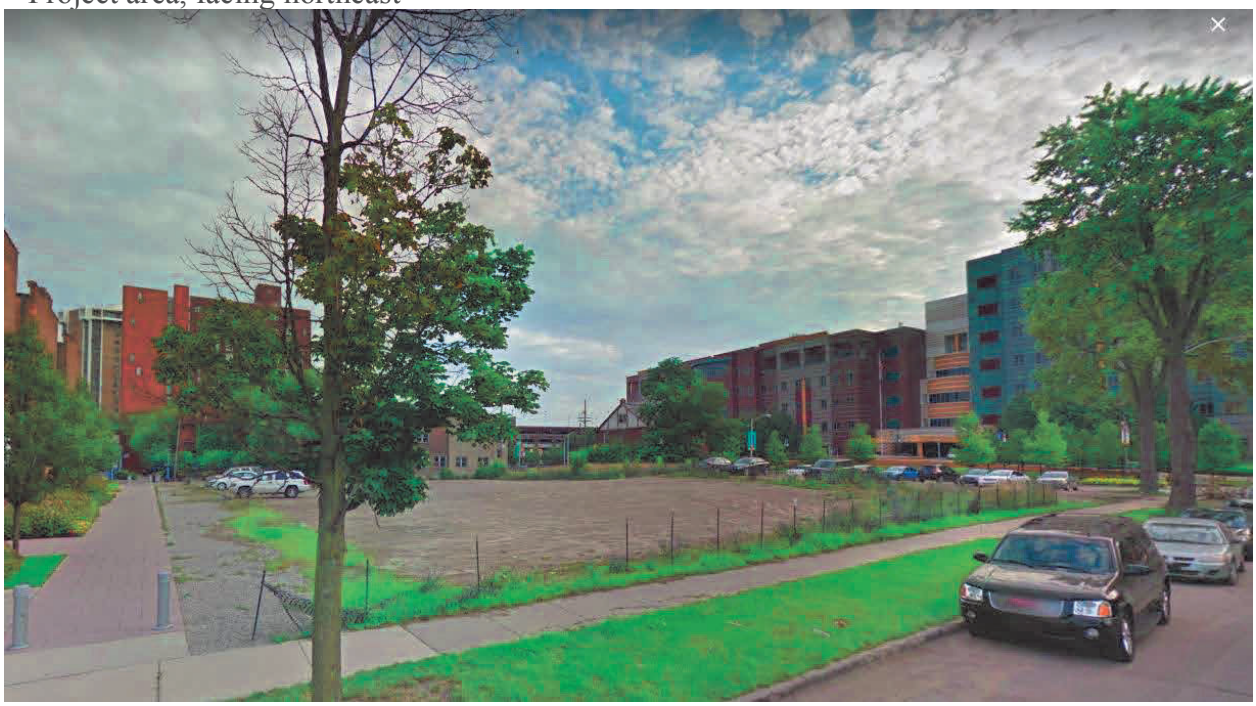
    - Permanent screening shall be installed at the east elevation garage deck in order to mitigate its impact on 4635 John R's general environmental character. HDC and Planning and Development design staff shall be afforded the opportunity to review and approve the final material and installation proposals to ensure that they conform to the district's Elements of Design and meet the Standards. If HDC staff feels that the proposed screening installation does not conform to the Standards, the work item shall be forwarded to the Commission for review at the next available meeting.
    - HDC staff shall be afforded the opportunity to review and approve the final project CDs prior to the issuance of the permit.

Project area, facing northwest

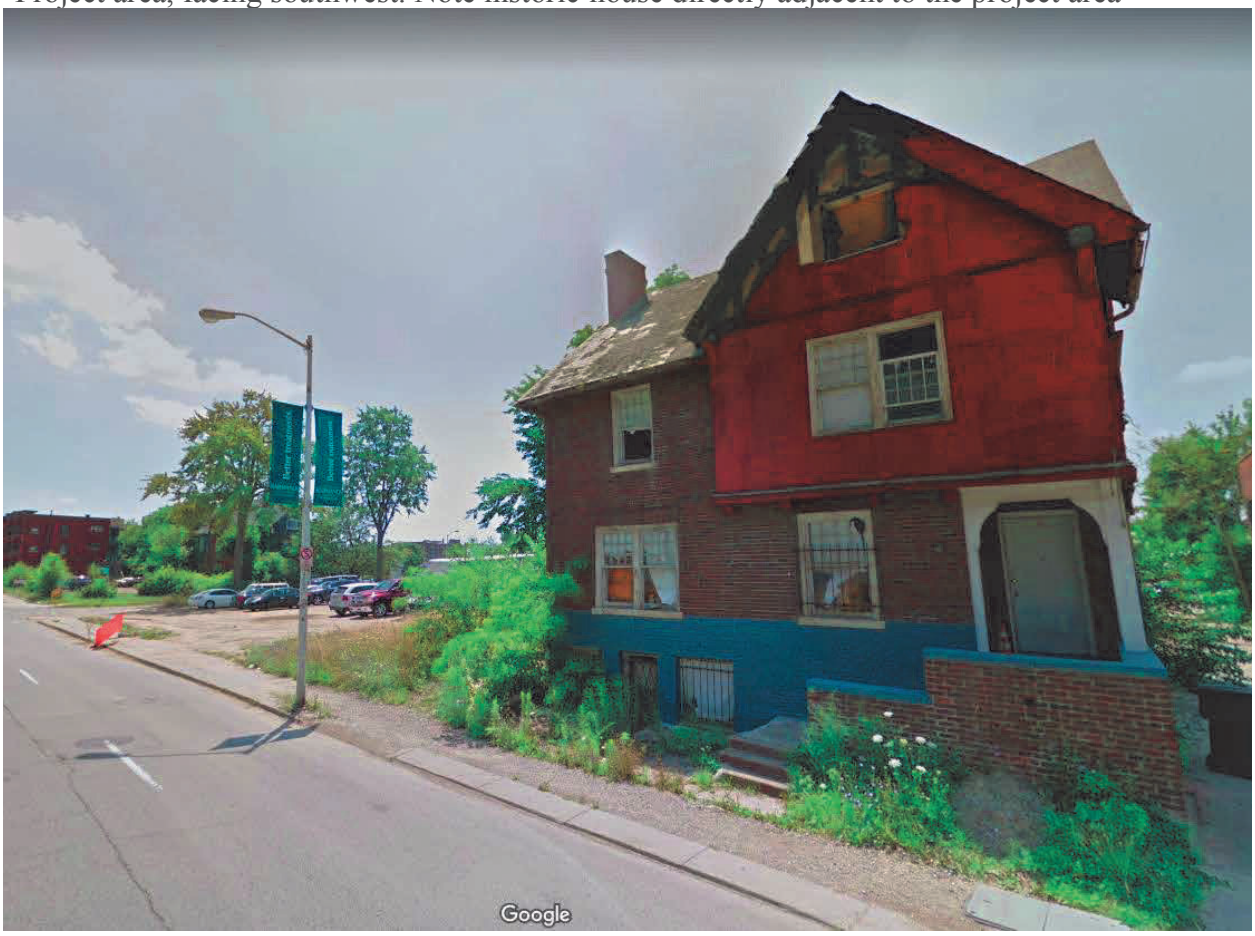
Project area, facing northeast



Project area, facing northeast

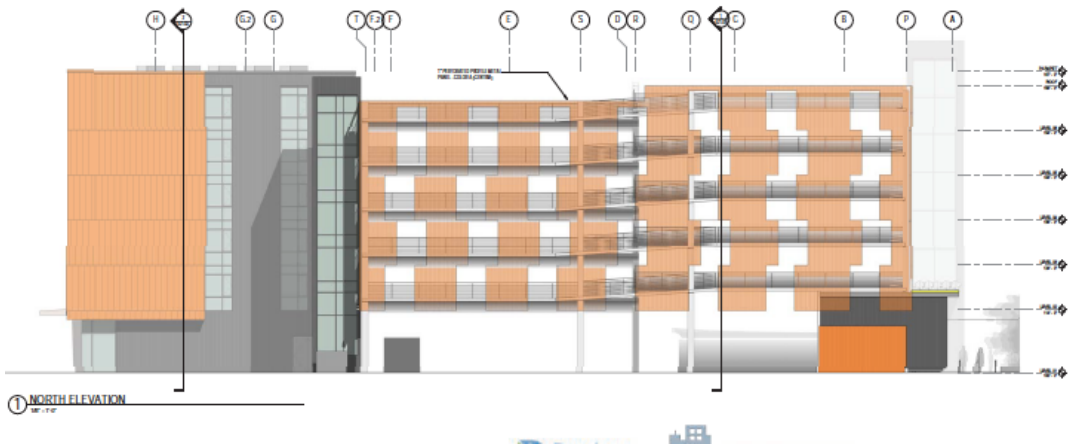


Project area, facing southwest. Note historic house directly adjacent to the project area

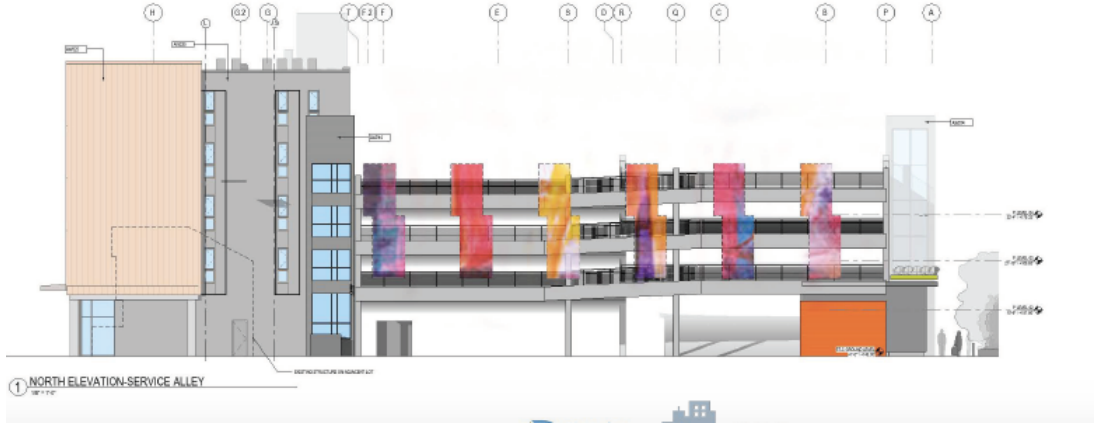


Note that the rear parking deck is 1 ½ stories lower

North Elevation – Previously approved



North Elevation – Current proposal



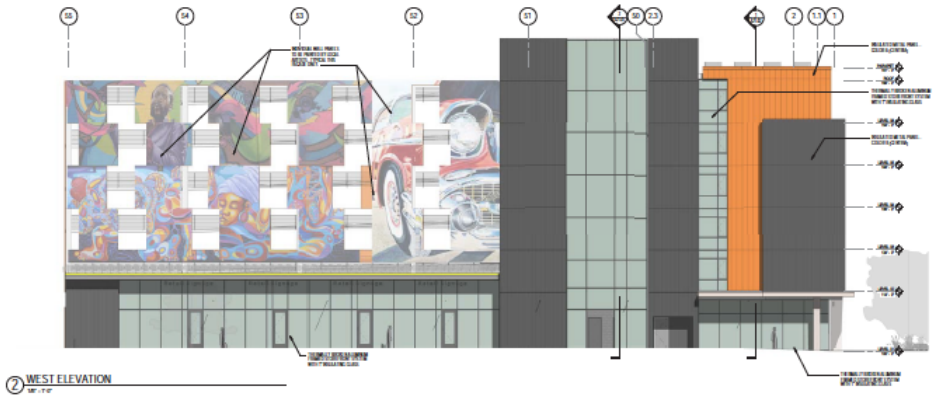
Note difference between window opening size and exterior cladding

South Elevation – Previously approved

South Elevation – Current proposal

Note that the rear parking deck is 1 ½ stories lower and reduction in size & scale of stair/elevatortower; changes in materiality and window system and opening size; and reduction in the amount of cladding at the rear garage deck area

West Elevation – Previously approved



West Elevation – Current proposal

Note that the rear parking deck is 1 ½ stories lower and reduction in size & scale of stair/elevatortower; changes in materiality and window system and opening size; and elimination of cladding at the rear garage deck area

East Elevation – Previously approved

East Elevation – current proposal

REPORT

SUGAR HILL MIXED-USE DEVELOPMENT

PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
1 North LaSalle, Suite 1750
Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
36801 Woodward Avenue, Suite 200
Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

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PROJECT NARRATIVE

This project was awarded through and open RFP process by the City of Detroit. The development proposes an apartment building with 68 units and parking structure, both with retail space at the ground level. The parking structure will serve the residents and retail users and additional parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design creates active pedestrian frontages on the ground floor, enlivening the sidewalks on both John R and Garfield Street as well as the green alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

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PERKINS+WILL

ZONING & CODE INFORMATION

Zoning District: PD, Planned Development

Overlay/ Historic Districts: Sugar Hill / John R Music & Art Historic District

Parking Requirements:

Residential parking required: 68 units x 1 =	1 per dwelling unit 68 parking spaces
Child Care Center parking required: 12 employees + 70 children:	1 per 2 employees + 1 per 10 children 13 parking spaces
Restaurant parking required: 3,858 gsf	3 per 500 gsf +1 per additional 100 sf 37 parking spaces
Total parking required:	118 parking spaces
Total parking provided:	160 parking spaces

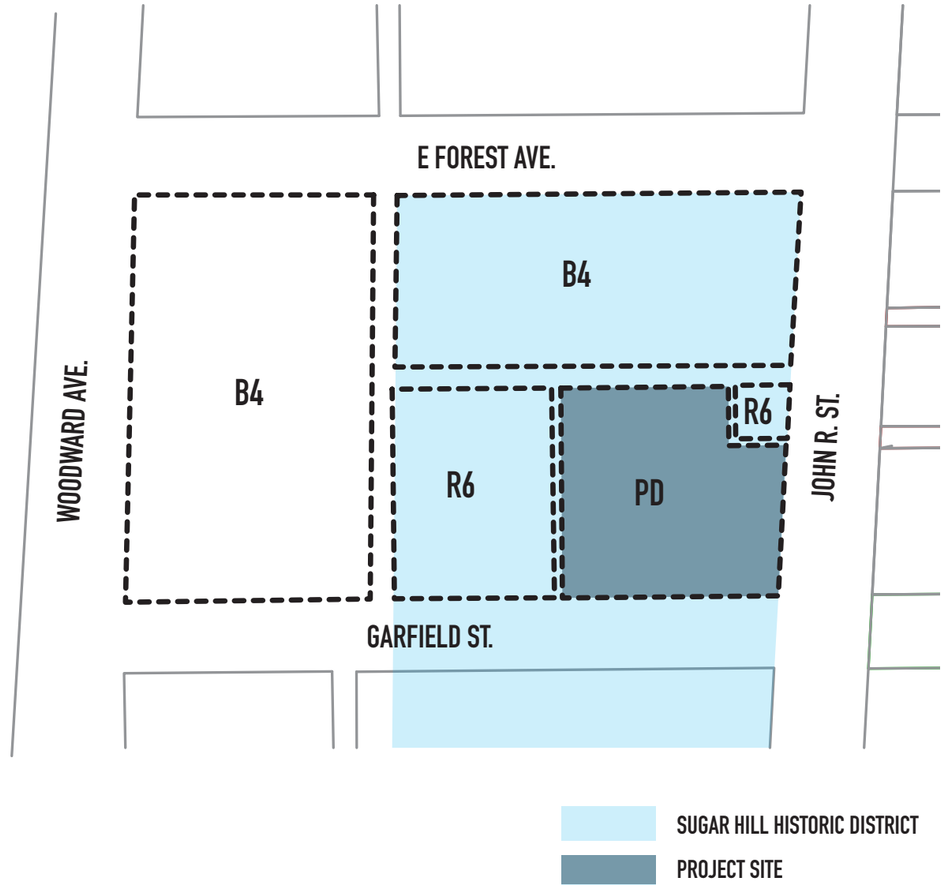
Gross Area & Height:

Parking Structure:	71,980 gsf 4.5 levels
Residential:	62,270 gsf 5 stories
Retail:	11,761 sf 1 story

Residential Program:

Studios	24 units
One Bedrooms	36 units
Two Bedrooms	8 units
Total	68 units

ZONING MAP



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SUGAR HILL HISTORIC DISTRICT

The Sugar Hill/ John R Music & Art Historic District is a two-block district in Midtown Detroit containing 14 structures constructed between 1885 and 1936, including single-family houses, apartment buildings, a church, and commercial buildings. The district is the largest portion remaining of a flourishing 1940s and 1950s neighborhood which had apartments, hotels, a large concentration of black-owned or operated jazz venues and other commercial enterprises, making it a thriving arts and entertainment district.

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4600 WOODWARD AVE. - THE GARFIELD BUILDING
RESIDENTIAL + COMMERCIAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

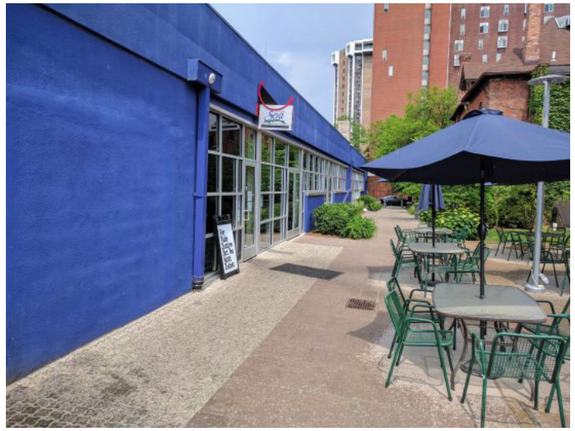
71 GARFIELD ST. - GARFIELD ARTIST STUDIOS
RESIDENTIAL + COMMERCIAL

87 CANFIELD ST. MID-MED LOFTS
RESIDENTIAL + COMMERCIAL

4413 JOHN R ST. - LAY THORNE APARTMENTS
RESIDENTIAL

4635 JOHN R ST. - McCOLLESTER HOUSE
VACANT

92 E. FOREST AVE. - CHURCH OF THE NEW JERUSALEM
PLANS FOR FUTURE CULTURAL CENTER



SEVA
RESTAURANT

52 E. FOREST ST. - N'NAMDI CENTER FOR CONTEMPORARY ART
CIVIC / INSTITUTIONAL

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

HISTORIC DISTRICT + CONTEXT

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SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

Revisions shown in blue

(1) Height.
The apartment building contains one (1) story of commercial, including a child care center, and (4) stories of residential above, five (5) stories total. The parking structure contains four and a half (4.5) levels of parking with the west side of the ground floor containing part of the day care center. The architectural articulation of the apartment building modulates the visual mass of the project, creating a gradation in scale from John R Street opposite the John P. Dingle VA Medical Center down along Garfield Street with the lower scale development to the west toward Woodward Avenue. This will create a prominent architectural corner feature at the intersection of John R and Garfield Streets. Although the development is (1) story taller than other apartment buildings in the district, the height is at an appropriate scale when looking at the nearby context of the VA Medical Center to the east, Garfield Lofts to the west, and Williams Pavilion to the north.

(2) Proportion of building's front facades.
Due to the nature of the site and mixed-use program, the proposed commercial and apartment building as a whole is wider than tall. Above the plinth, the façade of the upper residential levels is articulated with a series of projecting bays and recessed wall planes that introduce verticality into the massing, relating to the existing apartment buildings in the district.
The parking structure is located on the interior of the site, shielded from view by the apartment building from Garfield and John R Streets.

(3) Proportion of openings within the façade.
The John R and Garfield Street frontage of the commercial plinth is a continuous storefront, maximizing transparency for flexibility, visibility and safety. The storefront glazing and entrances are recessed behind support piers and levels above, creating clearly demarcated street entrances, similar to other commercial buildings in the district. The residential units are accessed through a central lobby entrance off Garfield Street and the parking structure.

The apartment building upper levels have individual windows that are proportional to the other apartment building windows in the district, approximately twice as tall as wide, and are arranged in vertical bays and a syncopating pattern recalling jazz rhythms and modes that are part of the cultural heritage of the Sugar Hill District. The projecting bays feature vertical proportioned windows that are arranged in a regular horizontal and vertical fashion, relating to The Garfield Building nearby. The percentage of openings on the front facades above the ground floor is approximately fifty (50) percent of the building façade area, which fits within the thirty-five (35) to sixty (60) percent range of the district.

(4) Rhythm of solids to voids in the front facades.
Above the plinth of the apartment building, the façade of the upper levels is articulated with a series of projecting bays and recessed wall planes, relating to the projecting bays of the nearby apartment buildings at 4413 and 4425 John R Street.

(5) Rhythm of spacing of buildings on streets.
The apartment building occupies the full width of its lot, similar to the other buildings in the district. Adjacent to our lot on the west side, and between the neighboring 71 E Garfield Artists' Studios, is an existing alley with planting. Our development will be improving this alley with trees, planting, paving, and outdoor furnishings.

(6) Rhythm of entrance and/or porch projections.
Commercial entrances are recessed behind and placed in between a colonnade, creating a strong rhythm to the storefront entries, complimenting the rest of the district. A continuous canopy exists above the storefront glazing.

(7) Relationship of materials.
Proposed high quality exterior building materials include terra cotta-colored fiber cement panels, zinc colored metal panels, and glass. While most of the buildings in the district are brick, apartment buildings that once stood at 71 and 74 Garfield contained decorative glazed terra cotta. The canopy and colonnade of the ground floor of the apartment building will be concrete, complementing the concrete found in other buildings in and near the district. The parking structure will contain fabric mesh panels with art graphics designed by local artists on the west façade facing the green alley, relating to the artist designed façade of the Museum of Contemporary Art Detroit nearby and strengthening the art culture in the district.

(8) Relationship of textures.
The development contains highly articulated facades. Projecting bays, recessed wall planes, syncopating windows, multiple materials- rough and smooth, and varied panel joints will display textural interest and compliment the arts district.

(9) Relationship of colors.
The apartment building and parking structure's primary color will be burnt orange-red, similar to the district's overall color pallet. Zinc-colored highlights will contrast the orange-red color, similar to the contrasting colors in the existing buildings in the district. The parking structure's west façade facing the green alley will contain a variation of colors as the panels will be designed by local artists. These colors will complement the bold blue of the adjacent restaurant building and the varied colors on the Museum of Contemporary Art Detroit nearby the district.

(10) Relationship or architectural details.
The architectural character of the building references historic structures in and near the district, such as 71 E Garfield Artists' Studios and the Garfield Building. The articulated base and top, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(11) Relationship of roof shapes.
The proposed roof will be flat and not visible from the street, similar to the other apartment and commercial buildings in the district.

(12) Walls of continuity.
The apartment building abuts the front and side property lines, creating a continuous flow, complementing the rest of the district. The green alley in between our site and neighboring 71 E Garfield Artists' Studios breaks this continuity between the two sites, connects Garfield Street with the N'Namdi Center and other destinations on E Forest Avenue., and activates the ground floor programs.

(13) Relationship of significant landscape features and surface treatments.
The existing tree lawn on Garfield Street located between the sidewalk and street curb will be improved and planted with trees. No tree lawn exists nor is planned at John R Street, keeping with the rest of the district. Precast concrete pavers will be located between the property line and recessed retail storefront. The green alley will also contain precast concrete pavers and planted areas with trees, broken up in such a way to connect the 71 E Garfield Artists' Studios with our site and Garfield Street with destinations on E Forest Avenue.

(14) Relationship of open space to structures.
The design maximizes ground level commercial opportunities, activating the sidewalks on both public street frontages as well as the green alley connecting Garfield Street with the N'Namdi Center for Contemporary Art and other destinations on E Forest Avenue.

(15) Directional expression of front elevation.
In order to compliment the generally vertical directional expression of the existing apartment buildings in the district, the projecting bays and proportion and arrangement of windows in vertical bays introduce a vertical directional expression into the overall horizontal massing of the building.

(16) Rhythm of building setbacks.
The building is set directly on its front property lines, similar to most buildings in the district, though the ground floor of the retail enclosure is set back slightly behind a colonnade and the levels above.

(17) Relationship of lot coverage.
The development occupies most of its lot, similar to the other buildings in the district. Recessed wall planes and projecting bays are introduced to modulate the visual mass of the project.

(18) Scale of façade and façade elements.
The architectural articulation of the building- varied scales of projecting volumes, window units and cladding panels- modulates the visual mass of the project, creating a gradation in scale. This balance of large and small scaled detail is found in the other buildings in the district.

(19) Degree of complexity within the facades.
The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefronts to support retail or restaurant uses, community spaces and other active uses. The articulated base and top, clearly demarcated street entrances, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of the architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(20) Orientation, vistas, overviews.
The proposed apartment building has a primary orientation on both John R Street and particularly Garfield Street, the east-west side street, since the green alley is accessed and visible from this street. This aligns with the primary orientation of the buildings in the district towards the east-west side streets between Woodward Avenue and John R Street.

(21) Symmetric or asymmetric appearance.
In the district, most building facades above the first story are symmetrical, although the district as a whole is asymmetrical. The apartment building contains projecting bays that are somewhat symmetrical in appearance, yet the overall building is generally asymmetrical since the organization of the functional elements of the design is based on the specifics of the site, programmatic relationships and contextual cues.

(22) General Environmental character.
The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.
Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

BUILDING + CONTEXT – AERIAL VIEW FROM SOUTHEAST

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BUILDING + CONTEXT – AERIAL VIEW FROM NORTHWEST

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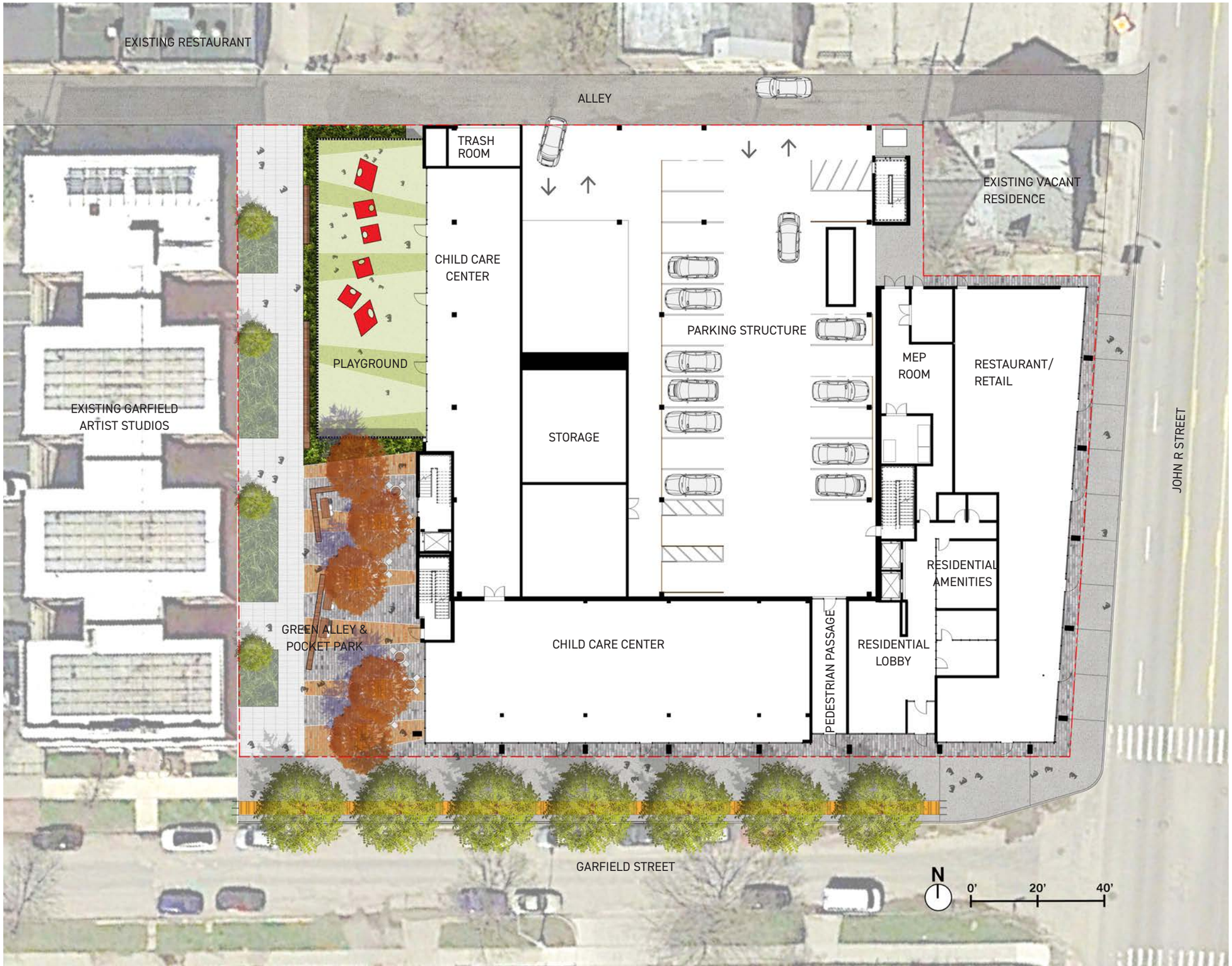

LANDSCAPE – SITE PLAN

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LANDSCAPE – ‘GREEN ALLEY’ AXONOMETRIC

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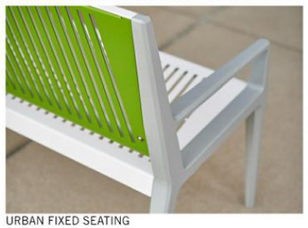
View from north looking south

View from west looking southeast

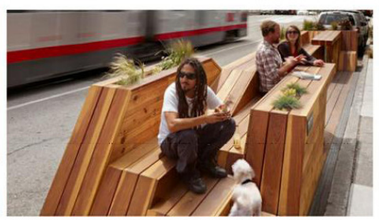
View from west looking east

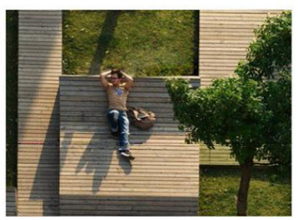
View from south looking northeast

SITE FURNISHINGS CHARACTER IMAGERY



URBAN FIXED SEATING





MODERN SITE ELEMENTS

CUSTOM STREET FURNITURE AND RECLAIMED MATERIAL USE

FURNITURE				
CODE	DESCRIPTION	COUNT	Model	Manufacturer
FN-1	SURFACE MOUNTED CAROUSEL CASUAL HEIGHT TABLE	8	4 SEAT, HOOPED, BACKED, METAL GRID W/ WOOD INNER	LANDSCAPE FORMS
FN-2	WOOD TABLE, POWDER COATED METAL FRAME	3	ANOVA MIXX	ANOVA FURNISHINGS
FN-3	WOOD BENCH, POWDER COATED METAL FRAME	5	ANOVA MIXX	ANOVA FURNISHINGS
FN-4	SURFACE MOUNTED BIKE RACK	14	CIRCLE POWDER COATED BIKE RACK	ANOVA FURNISHINGS

SITE ELEMENTS + LIGHTING				
CODE	DESCRIPTION	COUNT	Model	MANUFACTURER
LT-1	LGP LIGHT - 14' HEIGHT	7	FGP - 14' HEIGHT	LANDSCAPE FORMS

1 SITE FURNISHINGS + LIGHTING PLAN
1" = 10'-0"

SCALE 1" = 10'-0"

LANDSCAPE – FURNITURE + LIGHTING

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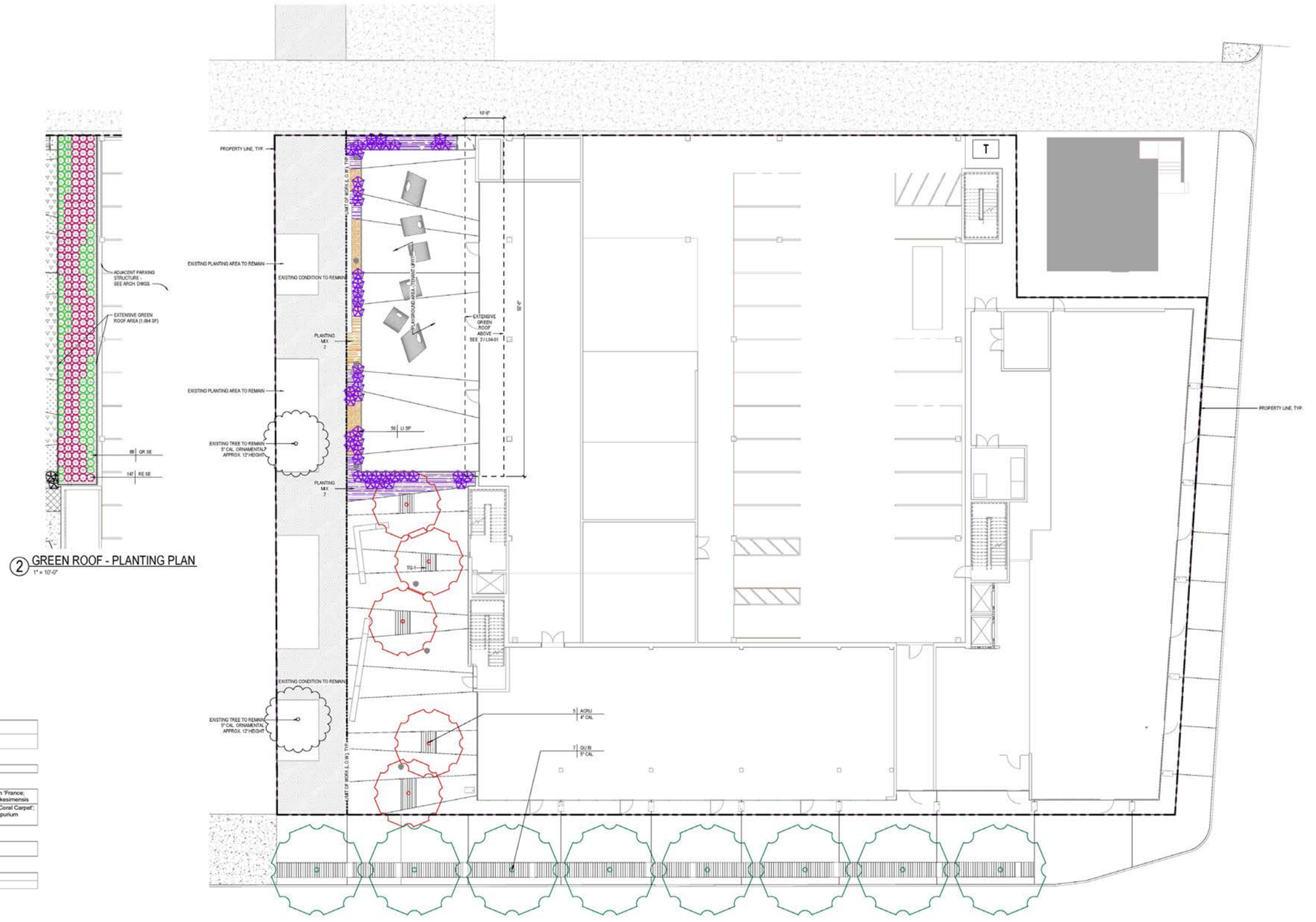

2 GREEN ROOF - PLANTING PLAN
1" = 10'-0"

1 OVERALL PLANTING PLAN
1" = 10'-0"
SCALE 1" = 10'-0"

PLANTING SCHEDULE								
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	HEIGHT	SPREAD	SPACING	COMMENTS
GREEN ROOF TRAY								
GR SE	SEDUM (SP.) MIX	GREEN SEDUM MIX		TRAY	1"	2"	80% min. coverage at install	Sedum acre 'Golden Carpet'; Sedum album 'France; Sedum spurium 'Summer Glory'; Sedum takesimensis
RE SE	SEDUM (SP.) MIX	RED SEDUM MIX		TRAY	1"	2"	80% min. coverage at install	Sedum acre ' Octoberfest'; Sedum album 'Coral Carpet'; Sedum spurium 'Dragon's Blood'; Sedum spurium 'Voodoo'
SHRUB								
LI SP	LIATRIS SPICATA (PURPLE)	LIATRIS (PURPLE)		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
TREE								
ACRU	ACER RUBRUM	RED MAPLE	4" CAL	B&B	16'	14'	AS SHOWN	FULL, WELL BRANCHED, LIMBED UP
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	5" CAL	B&B	16'	14'	AS SHOWN	FULL, WELL BRANCHED, LIMBED UP

LANDSCAPE – PLANTING PLAN

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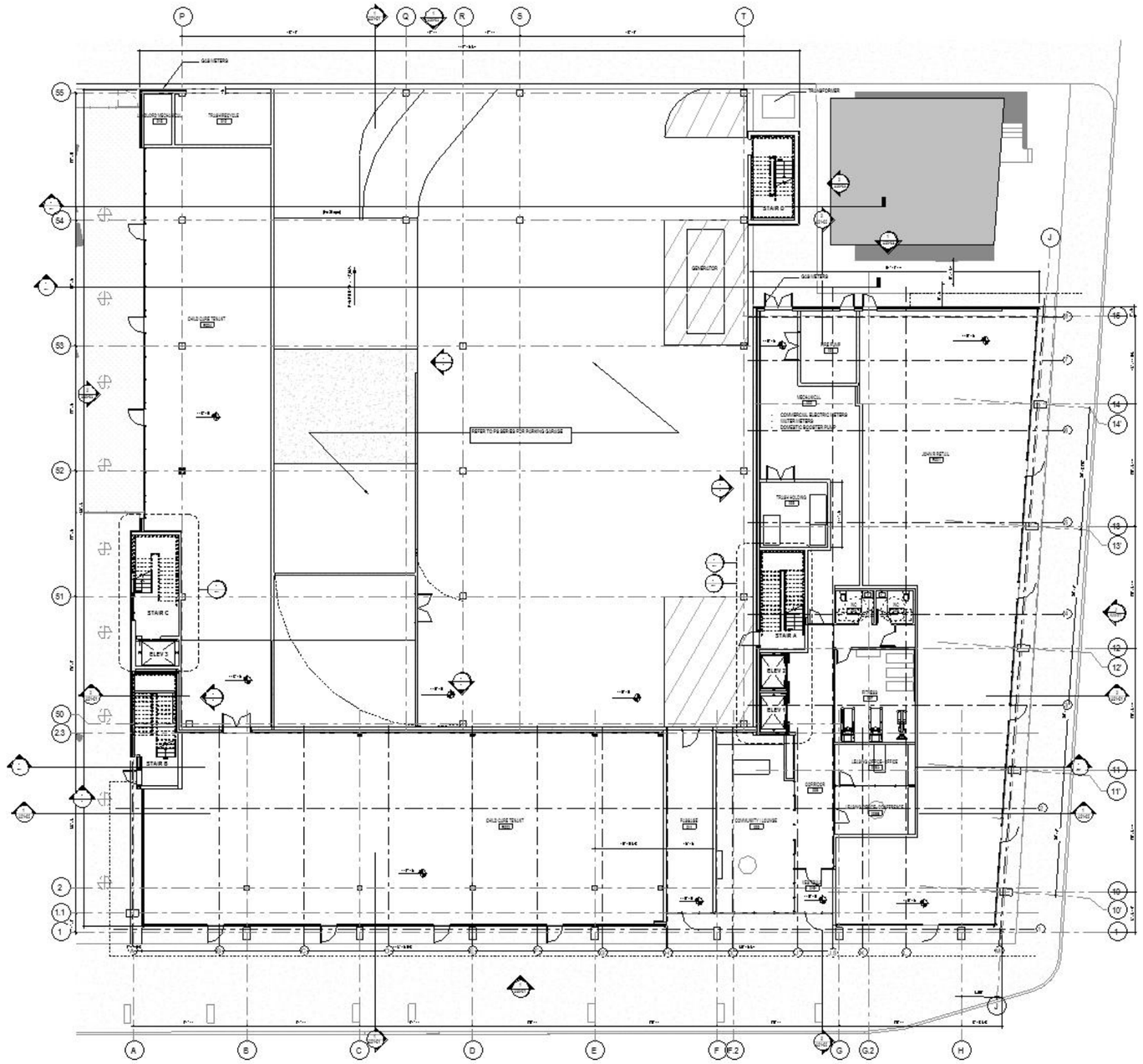

FLOOR PLAN – GROUND LEVEL

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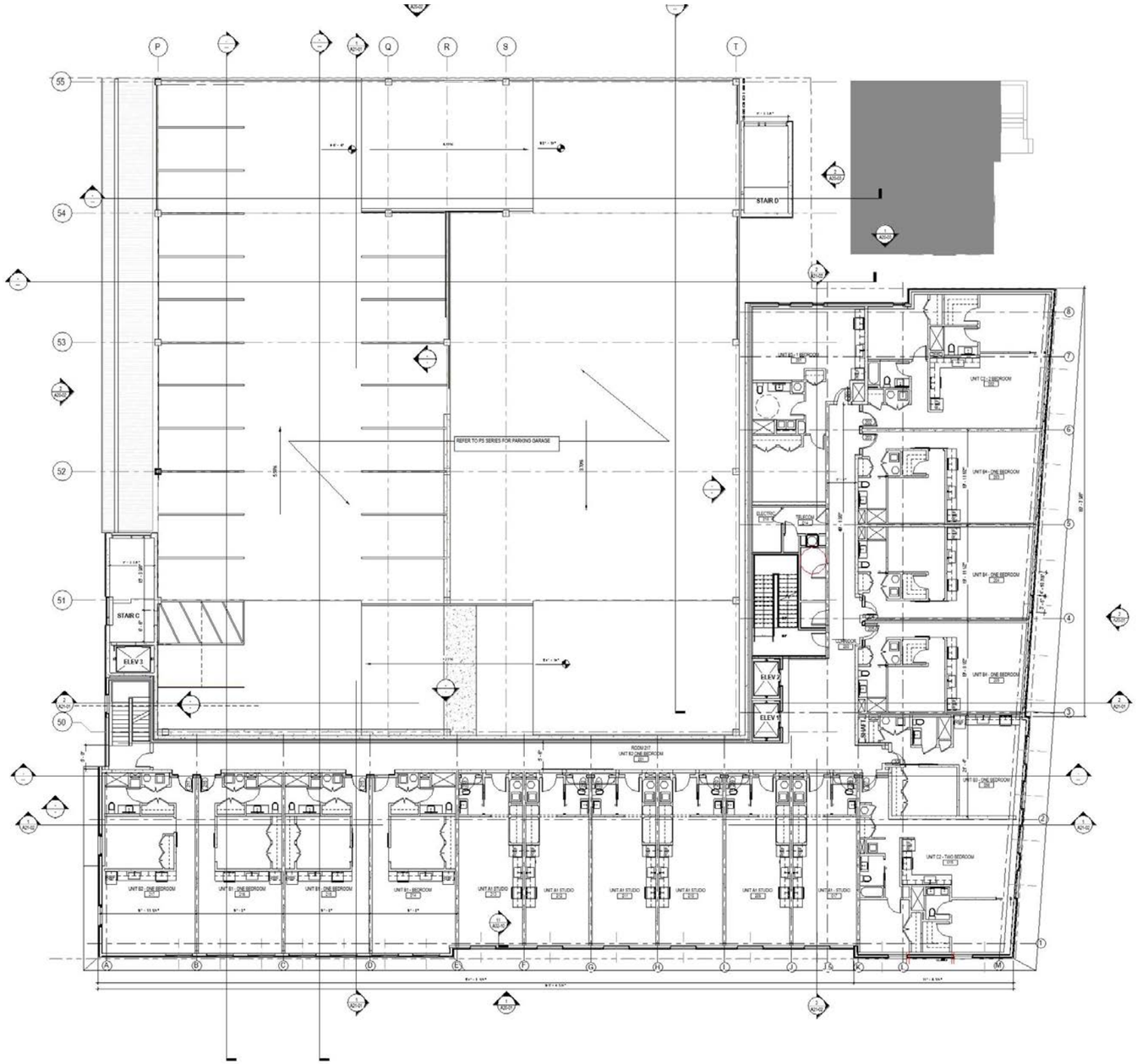

FLOOR PLAN – LEVEL 2

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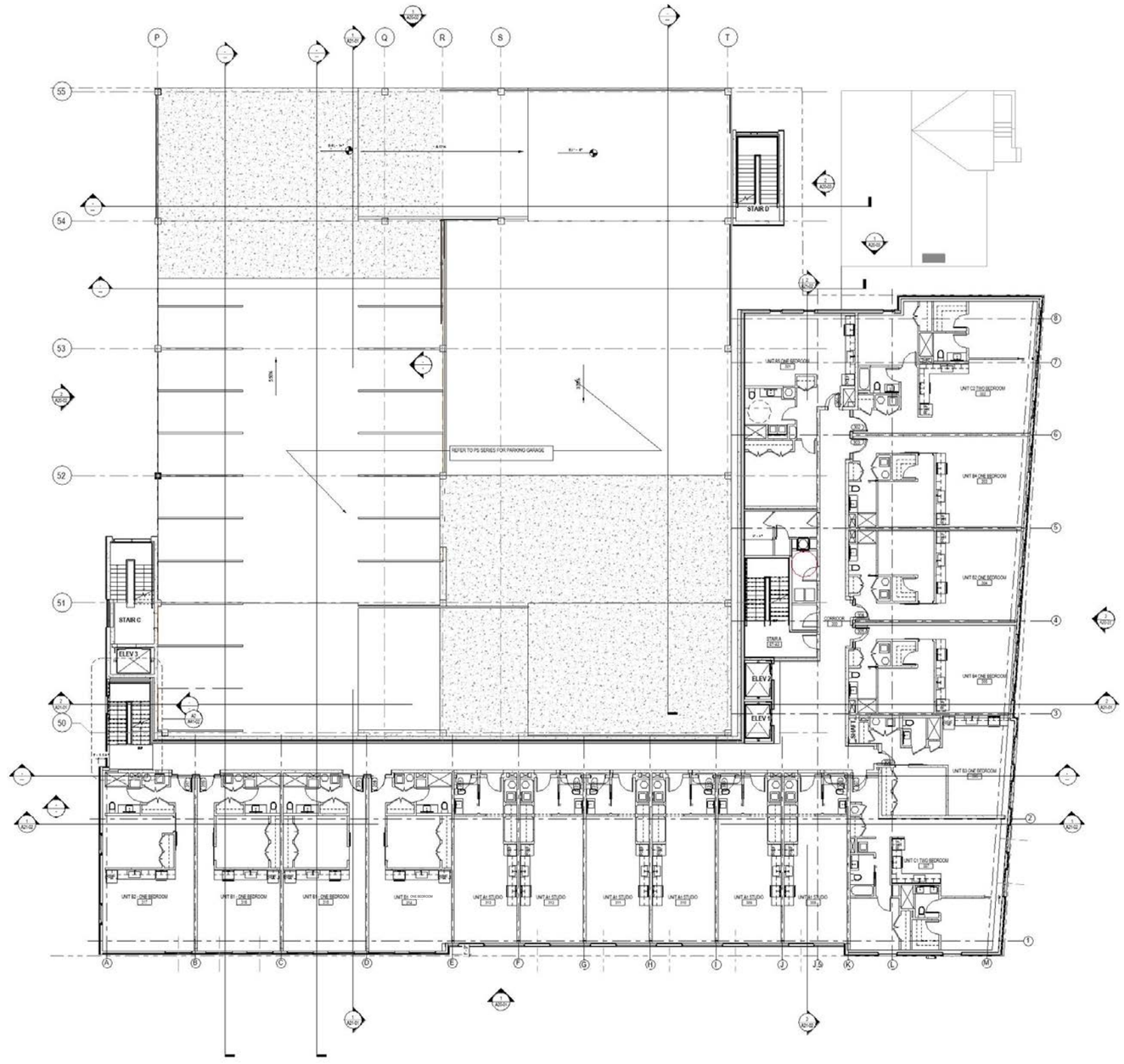

FLOOR PLAN – LEVEL 3

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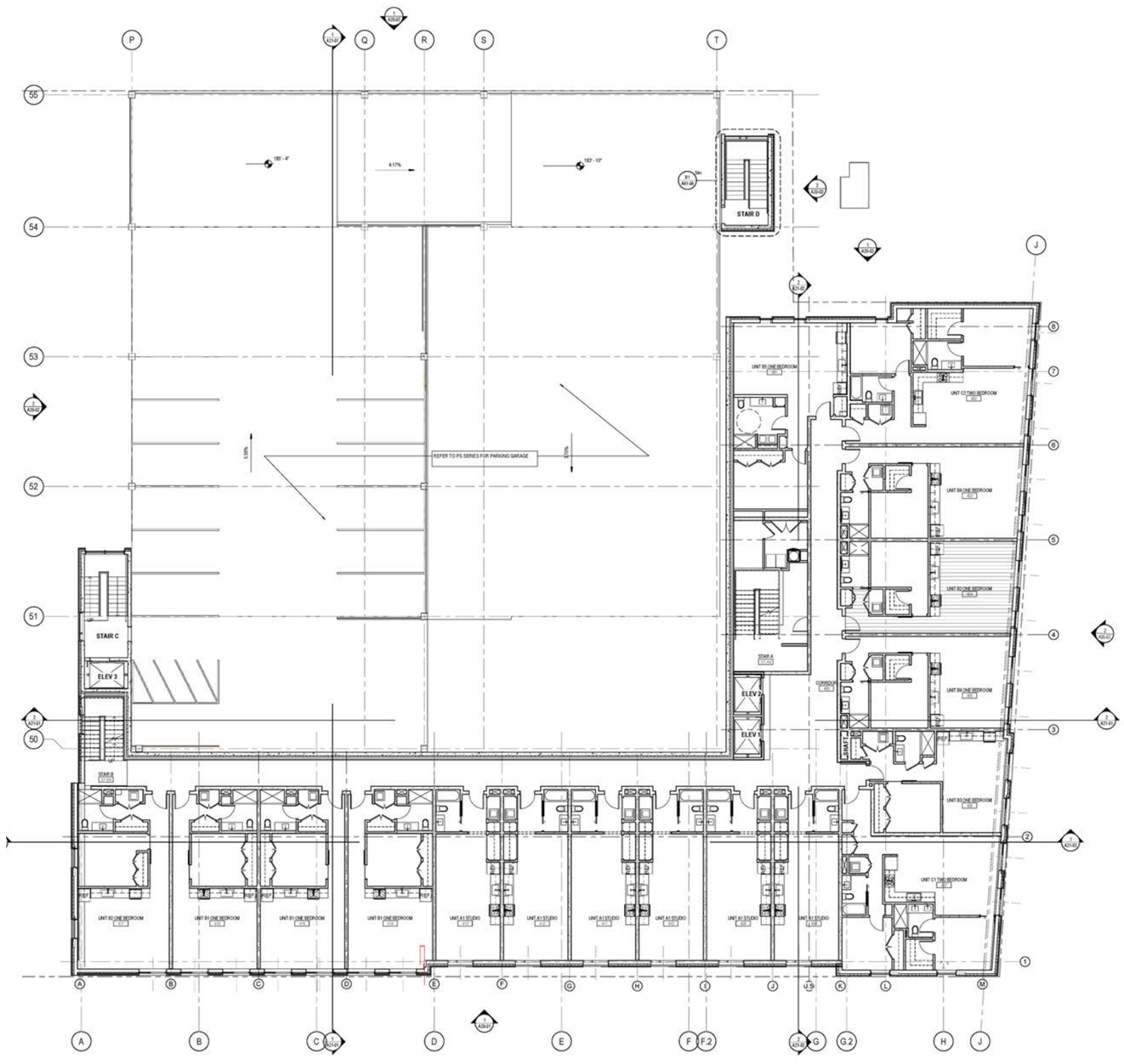

FLOOR PLAN – LEVEL 4

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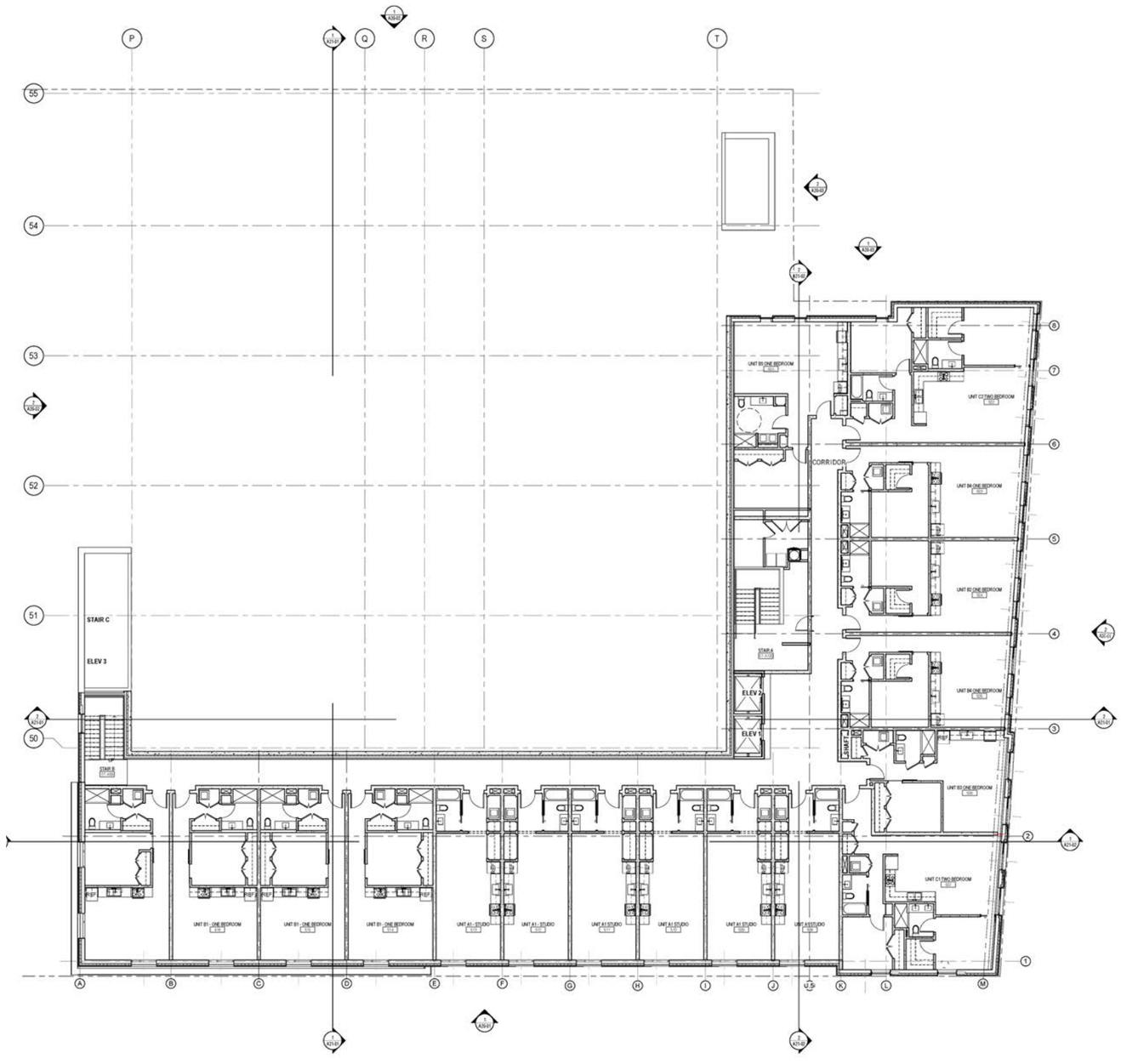

FLOOR PLAN – LEVEL 5

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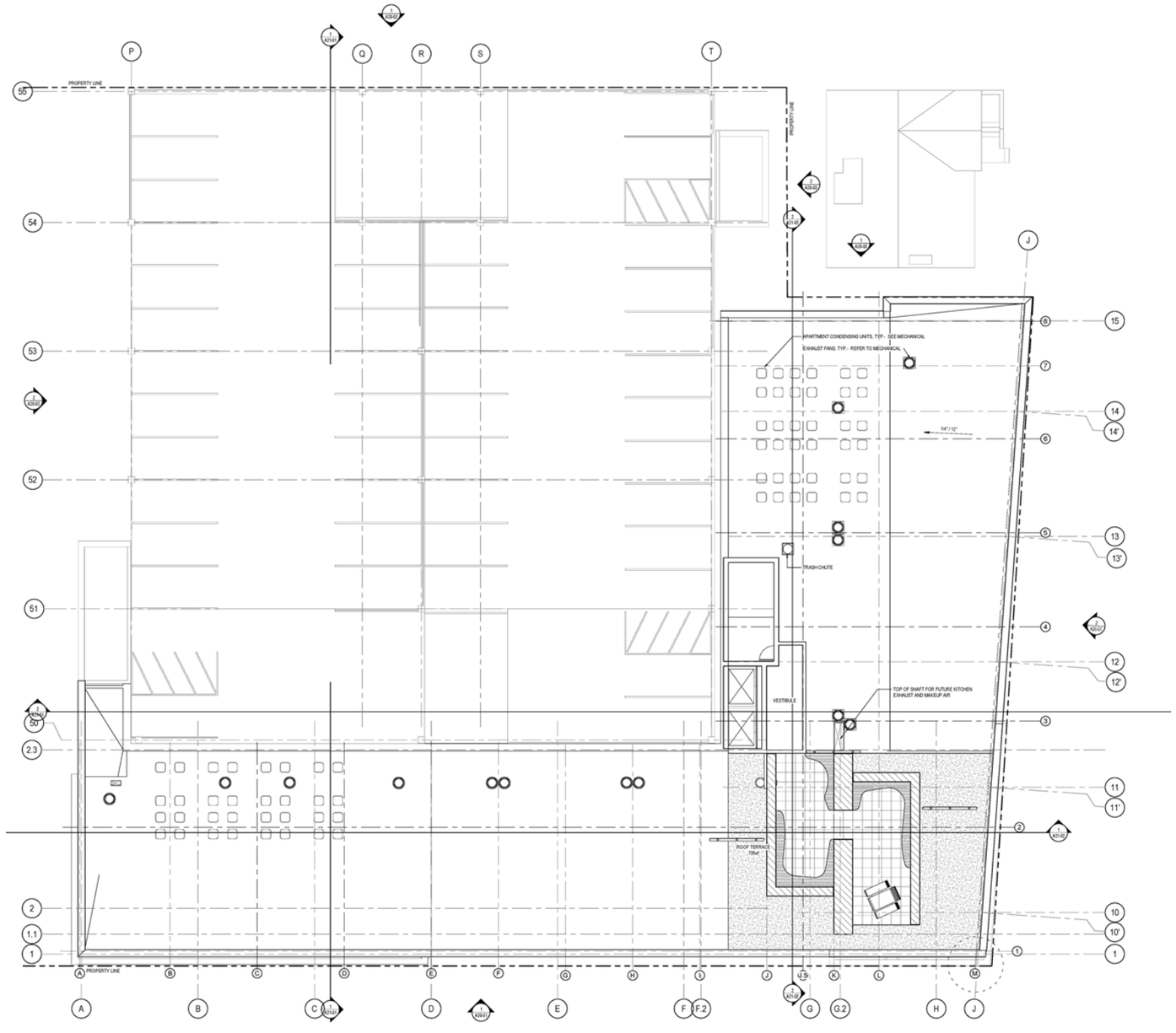

ROOF PLAN

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Revisions

- One floor removed from residential building (height unchanged)
- One and a half levels removed off parking deck
- OLD Garage max height is 58'-6"
- NEW Garage max height is 48'-6"
- Two levels removed off stair tower
- OLD Garage East stair tower height is 66'-0"
- NEW Garage East stair tower height is 55' -0"
- Insulated metal panels replaced with fiber cement panels
- Insulated metal panels replaced with corrugated metal at projecting bays
- Windows at southeast corner modified per plan layouts and to meet code requirements
- OLD windows measured 8'-0"x8'-0"
- NEW windows are now 5'-7"x8'-0"
- Stair and elevator penthouse extended to roof level to occupied terrance

2 EAST ELEVATION- JOHN R. STREET
1/8" = 1'-0"

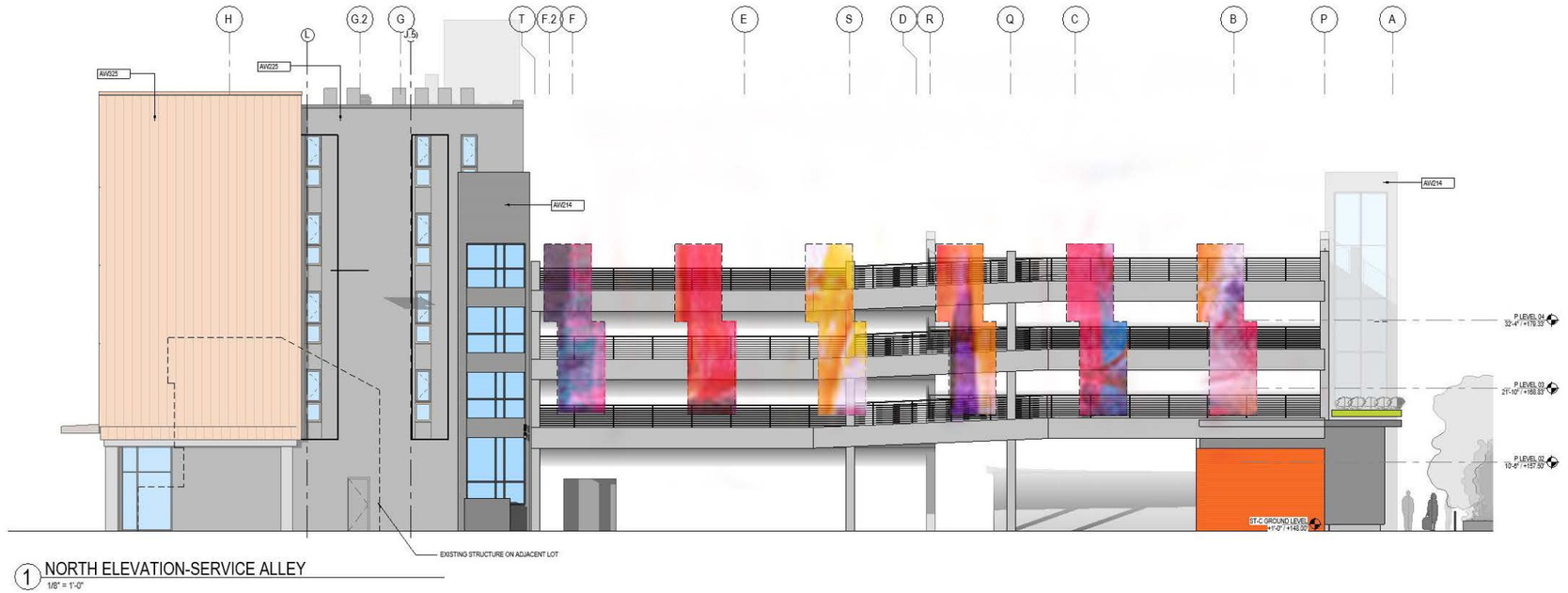
1 SOUTH ELEVATION- GARFIELD STREET
1/8" = 1'-0"

ELEVATIONS

Revisions

- One floor removed from residential building (height unchanged)
- One and a half levels removed from parking deck
- OLD Garage max height is 58'-6"
- NEW Garage max height is 48'-6"
- Added child care center program
- Parking deck changed to precast concrete
- Stair tower at green alley de-emphasized and reduced for lower parking deck height
- OLD Garage West stair tower height is 66'-6"
- NEW Garage West stair tower height is 54' -0"
- 8'-10"x3'-3" windows on northwest corner added per plan layouts and code requirements
- Parking deck cladding arranged to allow for maximum area for an open deck.
- OLD Garage cladding - 5 panels at West elevation, each 10'-8" x 43'-0"
- NEW Garage cladding - 5 panels at West elevation, each 7'-3" x 26'-2", revised to meet Code requirements for non-mechanically ventilated garage and to match the lower garage height

2 WEST ELEVATION- GREEN ALLEY
1/8" = 1'-0"



1 NORTH ELEVATION-SERVICE ALLEY
1/8" = 1'-0"

ELEVATIONS

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RENDERING – VIEW FROM GARFIELD STREET

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RENDERING – NORTH EAST CORNER VIEW FROM JOHN R STREET

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RENDERING – SOUTH EAST CORNER VIEW FROM JOHN R STREET

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12.18.17

4.17.19

Revisions

- One floor removed from residential building (height unchanged)
- 17 apartments removed, 68 total
- Two levels removed from parking deck
- 61 parking spaces removed , 160 total
- Added day care program
- Stair tower at green alley reduced for lower parking deck height
- Windows at southeast corner modified per plan layouts
- Exterior cladding changed from terra cotta colored metal panels to terra cotta colored fiber cement panels
- Exterior accent material changed from gray metal panel to gray corrugated metal clip system
- Parking deck cladding changed from perforated metal panel to architectural fabric mesh system

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12.18.17

4.17.19

Revisions

- One floor removed from residential building (height unchanged)
- 17 apartments removed, 68 total
- Windows at projecting corner modified per plan layouts
- Exterior cladding changed from terra cotta colored metal panels to terra cotta colored fiber cement panels
- Exterior accent material changed from gray metal panel to gray corrugated metal clip system
-

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1.18.18

4.17.19

Revisions

- One floor removed from residential building (height unchanged)
- 17 apartments removed, 68 total
- Two levels removed from parking deck
- 61 parking spaces removed , 160total
- Windows at projecting corner modified per plan layouts
- Approved condo project on adjacent site added
- Windows facing existing house minimized
- Exterior cladding changed from terra cotta colored metal panels to terra cotta colored fiber cement panels
- Exterior accent material changed from gray metal panel to gray corrugated metal clip system
- Parking deck cladding changed from perforated metal panel to architectural fabric mesh system

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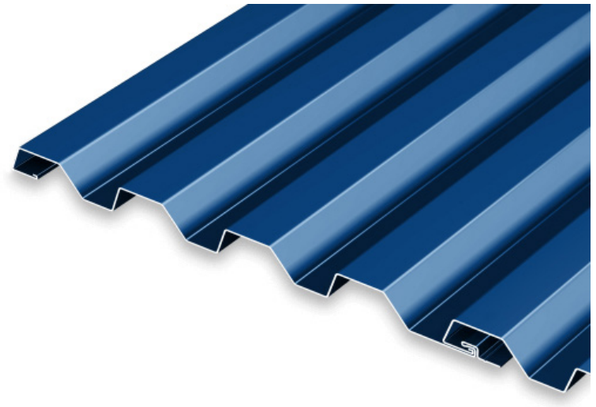
RESIDENTIAL

ANDERSEN 100 SERIES CASEMENT WINDOW



PAC-CLAD 7/8" INSULATED CORRUGATED METAL CLIP SYSTEM

RETAIL

HARDIE VERTICAL SIDING FIBER CEMENT PANEL SYSTEM 4X8 SHEETS PREFINISHED

STOREFRONT ENTRANCE SYSTEM

STOREFRONT SYSTEM

MATERIALS

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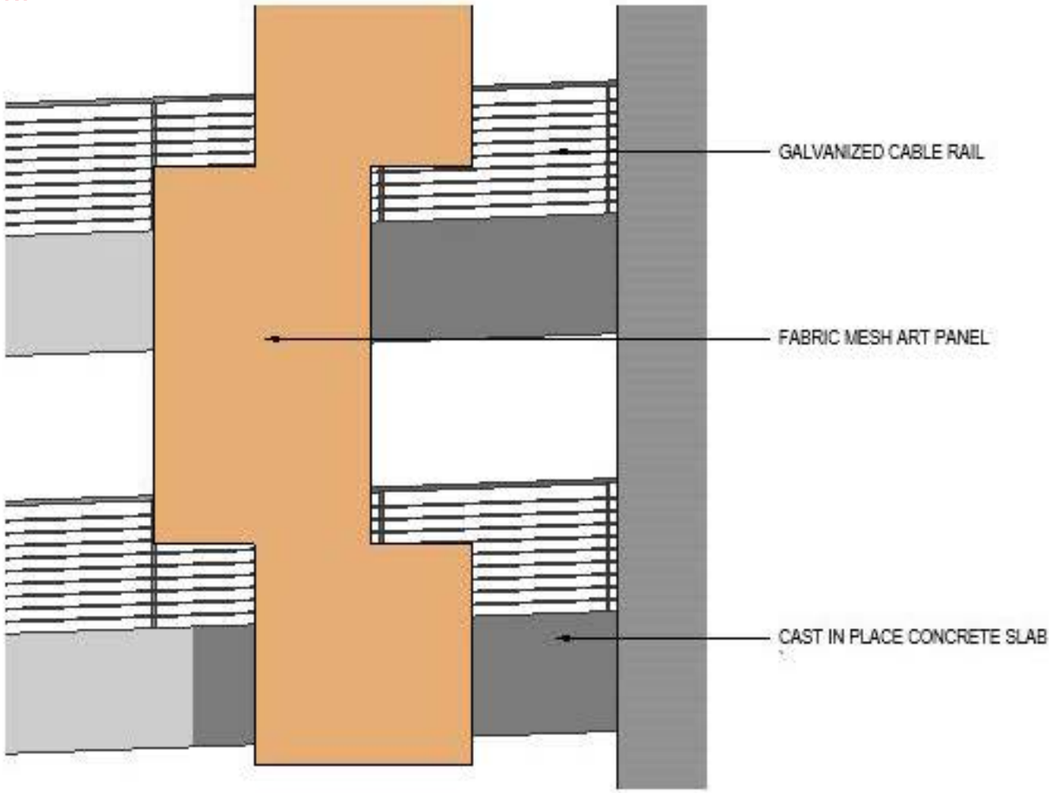


CABLE RAIL

FABRIC MESH

PARKING GARAGE

Color A - “Terrain”

FIBER CEMENT PANELS

Color B - “Black”

WINDOW MULLIONS AND DOOR FRAMES

Color C - “Musket Gray”

CORRUGATED METAL CLIP SYSTEM

Glazing Color

MATERIALS

HWP

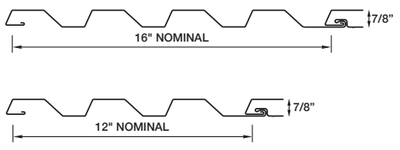
PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum
.040 aluminum
.050 aluminum
24 gauge steel
22 gauge steel

SPECS

12" or 16" Wide
7/8" High



AVAILABLE WITH OR WITHOUT CLIP

PRODUCT FEATURES

- No-clip panel or clip installation for expansion/contraction
- Multiple rib patterns provide a variety of looks and design options
- Panel depth of 7/8"
- Cost-effective installation
- Horizontal or vertical installation
- Panel lengths: 30' maximum for steel; 22' maximum for aluminum; longer lengths available on clip panels; 4' min. steel and aluminum

MATERIAL

- 43 stocked colors (24 gauge steel)
- 36 stocked colors (.032 aluminum)
- 15 stocked colors (22 gauge steel)
- 22 stocked colors (.040 aluminum)
- 29 stocked colors (.050 aluminum)
- Galvalume Plus available

TESTS

- ASTM E330
- ASTM E283
- ASTM E331
- ASTM 501.1-05
- ASTM 1592

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

Note: Line drawings may not be to scale.

PAC-CLAD INSULATED CORRUGATED METAL CLIP SYSTEM

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Andersen WINDOWS • DOORS AW

100 SERIES

CASEMENT WINDOWS

Offering full top-to-bottom ventilation, Andersen® 100 Series casement windows are made with our revolutionary Fibrex® composite material to give you a window that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

ASK ABOUT ENERGY STAR

BEAUTIFUL

- Clean, attractive corner seams
- Five exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Dark Bronze | Black

*Visit andersenwindows.com/warranty for detai

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agen

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TOM SIZES

ANDERSEN 100 CASEMENT WINDOWS

SELECT CEDARMILL®

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

SIERRA 8

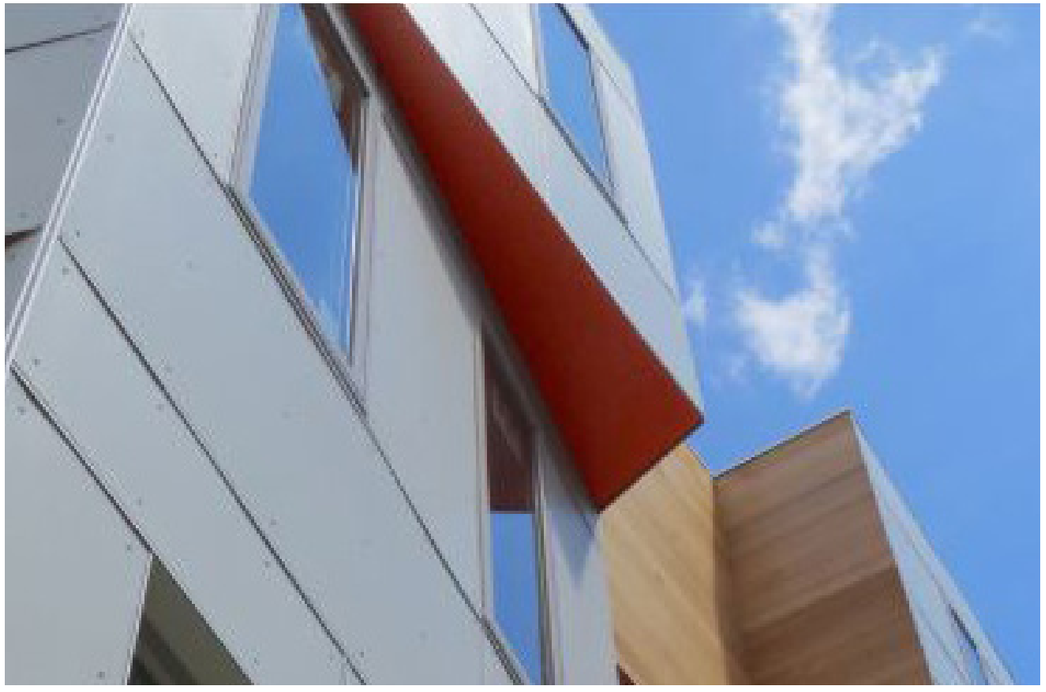
Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardiepros.com**

HARDIE VERTICAL SIDING



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REPORT

ructurflex

Type 1

What Is PES?

Polyvinyl coated membranes or mesh often have additional protective PVDF fluoropolymer coating which helps protect the surface and also creates an easy-to-clean membrane.

What Is Coated PES Used For?

- Decorative facade screens
- Permanent structures
- Temporary structures
- Structures in extreme climates
- Covered walkways
- Outdoor classrooms
- Event spaces
- Stadia
- Building entrances
- Temporary structures
- Retractable structures

What Are the Advantages of Coated PES

Durability benefits of PES

- Lifespan of 20 years and warranty of 10 years for meshes
- Lifespan of 30 years and warranty of up to 25 years for selected membranes

Environmental benefits of PES

- Meets many energy code standards
- Works well in a variety of climates
- 100% recyclable

Maintenance benefits of PES

- Easy-to-clean surface
- Resistant to mildew

Design benefits of PES

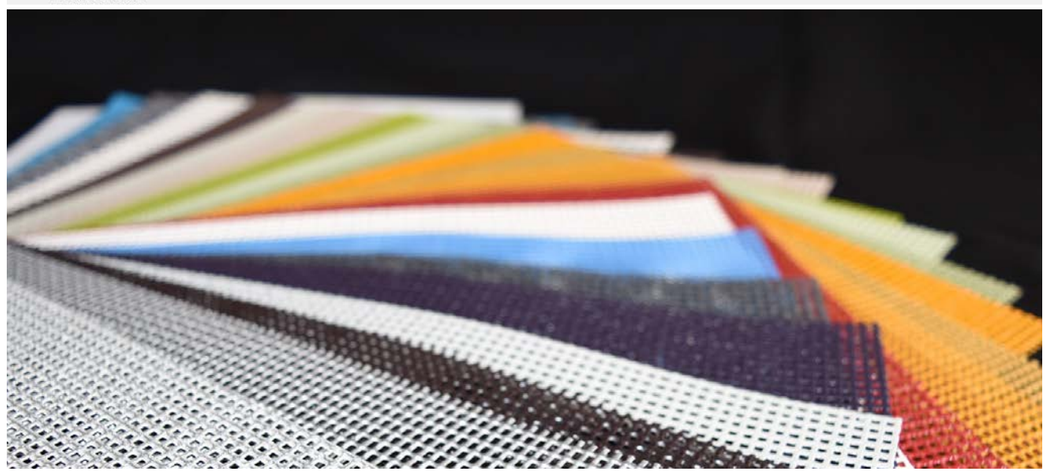
- Can be used to create beautiful shapes
- Available in a variety of colors
- Can be custom printed

Lighting benefits of PES

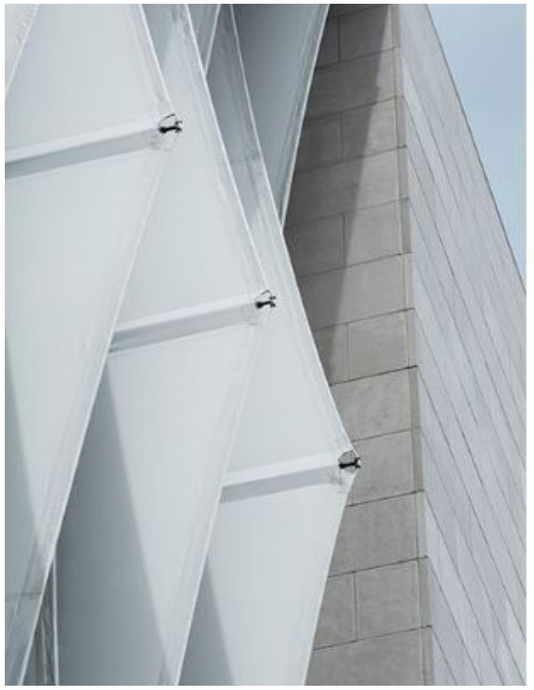
- Partially translucent
- Transmits natural light

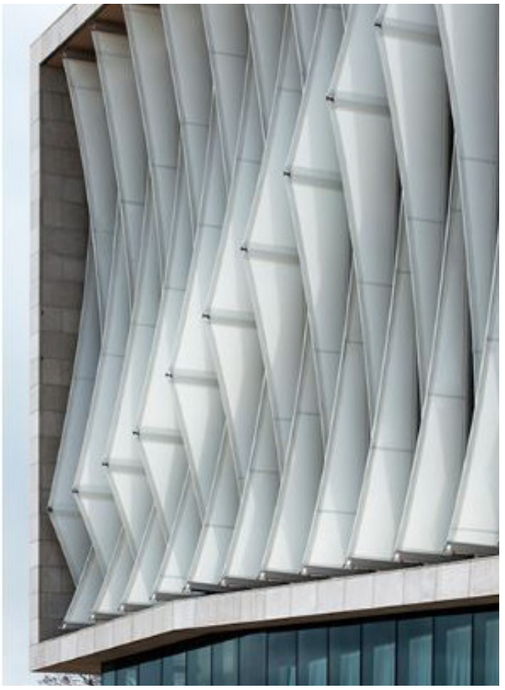
Safety benefits of PES

- Fire resistant, passing ASTM E-84 "class A" and NFPA 701
- Meets many energy code standards



STRUCTURE FLEX FABRIC





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REPORT

AGENDA

STAFF REPORT 2/14/2018 MEETING PREPARED BY: J. ROSS
APPLICATION NUMBER 18-5521
ADDRESS: 119 GARFIELD
APPLICANT: MICHEAL PORIS/KATRINA CHAVEZ
HISTORIC DISTRICT: SUGAR HILL

PROPOSAL
The project site is an empty lot which is currently owned by the City of Detroit and is located at the northwest corner of John R and Garfield Streets. A three-story, ca. 1920 apartment building is located west of the project area, while a three-story ca. 1900 single-family dwelling and a number of surface parking lots are to the south, across Garfield Street. As per the below, a 2 ½ -story ca. 1890 single-family dwelling sits directly northeast of the project site A sprawling modern medical complex is located to the east of the project area, across John R, outside of the district's boundaries. Note that commercial uses predominate within the district.

With the current submittal, the applicant is seeking the Commission's approval to erect a new mixed-use, 6-story building at the project site. Please see the attached, which indicates that the building will be programmed to include a central 6-story parking garage which will be largely concealed by an outer "liner" that shall house retail on the 1st floor and residential/apartments on stories 2-6. Exterior walls will be clad primarily with metal panel (grey and tan in color). Perforated metal scrim panels will be located at the rear and side elevations of garage. The west elevation of the building Windows and exterior doors shall be aluminum. Panels (material not specified) at the northern/rear portion of the west elevation will accommodate public art/murals. The project also proposes to install concrete pavers and landscaping to the west of the building to establish an outdoor patio area. Landscaping will also be added in the berm area/right of way, along Garfield Street.

Please see the attached, which outlines the applicant's public engagement process around their development of the currently proposed design and the project's programming/uses. The applicant has also provided a narrative which outlines the manner in which they believe that their design conforms to the district's Elements of Design. After a review of this narrative and the project area's nearby environs, it is staff's opinion that the building does not detract from the district's historic character despite its height. The treatment of the fenestration at the southeast and southwest corner, stories 2-5, breaks up the building's primary elevation and serves as a visual nod to the scale of the existing historic apartment building directly to the west of the project area. Also, the project site is located at the edge of the district in an area this is dominated by parking lots, commercial buildings, and apartment buildings. The contemporary design and proposed materiality ensures that the building is differentiated from the existing historic fabric in the district

The applicant appeared in front of this body on 11/8/2017 to present a set of conceptual renderings to this body for comment on the project's initial design. After deliberations, it appeared that the area of most concern was the proposed treatment of the external stairs and cladding materials/mural space at the northeast corner of the building, east elevation, and its interaction with the existing 2 ½ -story ca. 1890 single-family dwelling which sits directly northeast of the new building.
Specifically, it was the board's general opinion that the external stairs glass stairs and "multi-colored" mural wall would overwhelm the historic home. In response, the applicant has clad the

exterior stairs in an opaque material. They also propose to relocate the "mural wall" to the rear of the west elevation while treating the east elevation, directly to the rear of the historic home, with a neutral color palette. In staff's opinion, the applicant has adequately addressed the Commission's concerns with the current/proposed design.

ELEMENTS OF DESIGN

(1) *Height*. Buildings in the district range from one (1) to four (4) stories; the buildings at the higher range are usually apartment buildings that sit on high basements; the single-story buildings are commercial storefronts, and garages, and the mid-height buildings were originally two and one-half (2 ½) single-family residences, the one-half (½) story within the roof. The one-story garage at 99 East Canfield Avenue has an added story set back behind its parapet

(2) *Proportion of Buildings' Front Façades*. Commercial buildings on the corner of John R and East Canfield Avenue are wider than tall; apartment buildings are generally taller than wide or as wide as tall. Single-family residences are slightly taller than wide or as tall as wide to their eaves; if including the roofs, they are taller than wide. The church on East Forest Avenue is taller than wide at its front façade, while its side elevations are much wider than tall. Commercial automobile garages are slightly wider than tall but considered with the buildings abutting them, appear as part of a wider row.

(3) *Proportion of Openings Within the Façade*. Storefront windows on commercial buildings and at the ground floor of the apartment building at 87-89 East Canfield Avenue are generally composed of large panes of plate glass above a concrete apron wall and beneath a transom. Entrance openings occupy a variety of positions among the storefronts. Each of the three storefronts at 109-113-117 East Canfield Avenue has a transomed three-part window configuration and a recessed doorway. Its southwest corner entry is on the diagonal, located behind a brick pier. The transom windows are visually subdivided by attached mullions and muntins. The transoms of the rehabilitated, former garage at 99 East Canfield Avenue are filled in with metal louver-like forms, while its central entrance is flanked by a storefront window. On apartment buildings with commercial uses on the first story, such as the Carver Hotel at 87-89 East Canfield Avenue, the residential units are accessed through a central entrance. Apartment buildings generally have individual window units above the ground floor that are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as they are wide and are sometimes arranged in groupings of two or three per opening. Casement windows with divided lights and steel frame windows also exist in the district. The one religious structure features a large arched window opening above the first floor of the front façade, and four arched nave windows in its sides. Single-family houses feature a variety of window shapes, sizes. The percentage of openings ranges from thirty-five (35) percent to sixty (60) percent of the front façade areas of contributing buildings.

(4) *Rhythm of Solids to Voids in The Front Façades*. Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level, as on the corner of John R. Street and East Canfield

Avenue. Both apartment buildings on John R Street between East Canfield and Garfield Avenues feature three-part bays extending the height of the buildings with one double-hung sash window per face, creating an undulating rhythm. The buildings constructed as single-family dwellings have greater variety in the placement of solids to voids and window sizes and proportions. Windows are arranged in bays, dormers, towers and gables.

(5) *Rhythm of Spacing of Buildings on Streets*. Gaps caused by building demolition alter any regular rhythm of spacing of buildings on streets that might have existed at a previous time. Most of the multi-unit apartment buildings occupy the full width of their lots. Where buildings abut, particularly at the corner of East Canfield Avenue and John R. Street a continuous flow of façades is created. Other, smaller scale buildings often have small side lots, but, because gaps exist throughout the district, there is no identifiable rhythm.

(6) *Rhythm of Entrance and/or Porch Projections*. Where entrances are recessed between display windows, or are spaced evenly between multiple storefronts, a strong rhythm is created. Otherwise, no pattern of entrances and porch projections exist. Entrances of apartment buildings are centered on and flush with their façades; single-family houses have steps leading to the front porch. Concrete slab balconies supported on metal beams have recently been created in the light wells along the sides of the apartment building at 87-89 East Canfield Avenue.

(7) *Relationship of Materials*. The major materials in the district are brick and cast stone. Other major materials include concrete, metal and glass. Face brick on the fronts of buildings often extends into the side elevations but changes to common brick for the majority of the sides and rear. The Palmetto Garage at 62 West Forest Avenue is faced with a limestone veneer in poor condition. The apartment buildings at 71 and 74 Garfield Avenue have decorative glazed terra cotta and 71 Garfield Avenue has a granite water table and foundation. Window frames, sash and mullions are of wood or metal. Metal tie rods are visible on the façade of the apartment building at 87-89 East Canfield Avenue. Doors on revitalized commercial buildings tend to be aluminum-framed glass.

(8) *Relationship of Textures*. A variety of textural relationships exist in the district, the most common being face brick or tapestry brick with mortar joints, juxtaposed with cast stone trim and/or raised brick trim. Smooth glazed terra cotta tile and granite, where it exists, creates contrast with the brick. Side and rear elevations of apartment buildings generally change to common brick. Rich detailing in limestone or cast stone creates textural interest. Subdivided windows and repetitious window arrangements also contribute to textural effects. In general, the district is rich in textural interest.

(9) *Relationship of Colors.* Natural brick colors – red, burnt orange, brown, light brown, buff, and beige- are major façade colors in the district. Light cast stone trim and concrete, where they exist, provide contrast to the darker materials. The York Apartments at 74 Garfield Avenue features multi-colored terra cotta panels. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black. The district is generally rich in the variety of coloristic effects. Green awnings,

gray metal frames of storefront windows, light gray cladding, and black fencing and/or metal railings are recent features of the district.

(10) *Relationship of Architectural Details*. Architectural details are generally determined by the date, style and function of the buildings in the district. The single-family residential structures reflect the care in ornamentation and craftsmanship of middle-class homes built in the Late Victorian to Edwardian eras. Most apartment and commercial buildings, built in the early decades of the Twentieth Century, have details reflecting either simplified Classical Revival styles such as keystones, rosettes, fan windows, twisted columns and quoins; or medieval sub-styles, including the Palmetto Garage at 62 West Forest Avenue with its sculpted Tudor motifs, and the church at 92 East Forest with simple Neo-Gothic features. Parapet walls of commercial buildings on the corner of East Canfield Avenue and John R Street feature raised pediments and corners, and decorative cresting and brickwork. The one building at 66 West Forest Avenue was designed in a minimalist International style. Many buildings throughout the district bear a nameplate with the name of the building integrated in with its architectural design.

(11) *Relationship of Roof Shapes*. Most roofs in the district are flat and therefore generally not visible from the street, with the exception of the one religious structure that has a gable roof and single-family residences, which may have various roof shapes depending on style with the main roof being hipped. The former garage at 92 West Forest is covered by a shallow barrel-vaulted wood truss roof structure.

(12) *Walls of Continuity*. Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines, particularly as this occurs in the half-block extending north and east from the corner of East Canfield Avenue and John R. Street. Continuity is broken where buildings have been demolished and vacant land exists. Lesser walls of continuity are created by modern street furniture, including steel lighting poles, parking meters, and trees along the tree lawn, where they exist.

(13) *Relationship of Significant Landscape Features and Surface Treatments*. Where buildings are sited at their front lot lines, particularly on East Canfield Avenue and the southwest end of the district on East Forest Avenue, there are no landscape features between the buildings and the concrete public sidewalks. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. Buildings originally constructed as single-family dwellings generally have shallow front lawn with plantings. Most of the curbs lining the streets are concrete, except for those on Garfield Avenue, which are brownstone. Where vacant lots are used for parking adjacent or across the street from the historic district, they are paved with black asphalt and sometimes fenced with tall black metal picket fencing. Other vacant lots in the surrounding area are fenced with chain link.

(14) *Relationship of Open Space to Structures*. Open space generally exists in the form of public rights-of-way in the fronts of buildings, and the sometimes large expanses of open space resulting from building demolition. Where an adjacent building is no longer extant, the vacant lot is used as parking or is left unimproved. Lots along the rear property lines and alleys are frequently fenced with chain link of varying heights.

Above storefronts, on East Canfield Avenue at John R Street, modern awnings extend over the public sidewalks and new storefront lighting hangs over the awnings. The common area for retail signage is in a panel above the storefront openings.

(15) *Directional Expression of Front Elevation*. Most front elevations of single-story buildings express horizontality, an impression reinforced by the repetition of similar storefronts along the street and the low height of the buildings. The front elevation of the single religious structure is emphatically vertical; the apartment buildings are generally vertical or neutral in directional expression, and single-family residential buildings are generally neutral in directional expression to their eaves

(16) *Rhythm of Building Setbacks*. Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have set backs for front yards. The Randora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixed-use development and building demolition.

(17) *Relationship of Lot Coverage*. Apartment buildings occupy most of their lots, with the exception of what has been excluded for light courts, where they exist on the side elevations. Single family residential buildings take up far less of their lots, with the exception of the building at 4635 John R Street which has no rear yard. Lot coverage in the district ranges from approximately thirty (30) percent to one hundred (100) percent.

(18) *Scale of Façades and Façade Elements*. The scale of façade elements is appropriate to the style, size and function of the buildings, and ranges greatly from building to building. The district is composed of small-scale commercial buildings with large expanses of storefront windows; single-family houses with moderately scaled architectural elements and small-scaled details; and moderately scaled multi-unit apartment buildings with small-to-moderately scaled elements and details. In general, large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail throughout the district. The church is moderately scaled for a religious structure.

(19) *Degree of Complexity Within the Façade*. The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details within are generally regular and repetitive in nature.

(20) *Orientation, Vistas, Overviews*. The primary orientation of the buildings is towards the east-west side streets between Woodward Avenue and John R Street, with the exception of the two apartment buildings that front on John R Street and the commercial building entrance on the northwest corner of East Canfield Avenue and John R. Street. Vistas towards the Dingell Veterans Hospital to the east of the district and Wayne State University housing to the west terminate the vistas from the district facing east and west; downtown Detroit to its south and the Detroit's Cultural Center to the north place the Sugar Hill/John R Music & Art Historic District in an architecturally diverse and historic setting.

(21) *Symmetric or Asymmetric Appearance*. While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments, building scale, and major gaps in the streetscapes.

(22) *General Environmental Character*. The small, two-block area of mixed use, sparsely occupied property consisting of fourteen (14) primary buildings (several empty), and vacant lots (many overgrown with weed), shows signs of revitalization. At the corner of East Canfield Avenue and John R Street, commercial buildings and apartment buildings are newly put back in use. Situated in Midtown, the Sugar Hill/John R Music & Art Historic District is a pocket of an area that has seen more recent development, such as that within the Detroit Medical Center and Wayne State University, and the adaptive reuse of older buildings, such as the Garfield Building and the David Whitney House, as well as the establishment and renewal of major cultural institutions, such as the Detroit Institute of Arts and MoCAD. Sandwiched between the Medical Center and the Cultural Center, Sugar Hill is poised to undergo its own transformation as part of a revitalized Midtown.

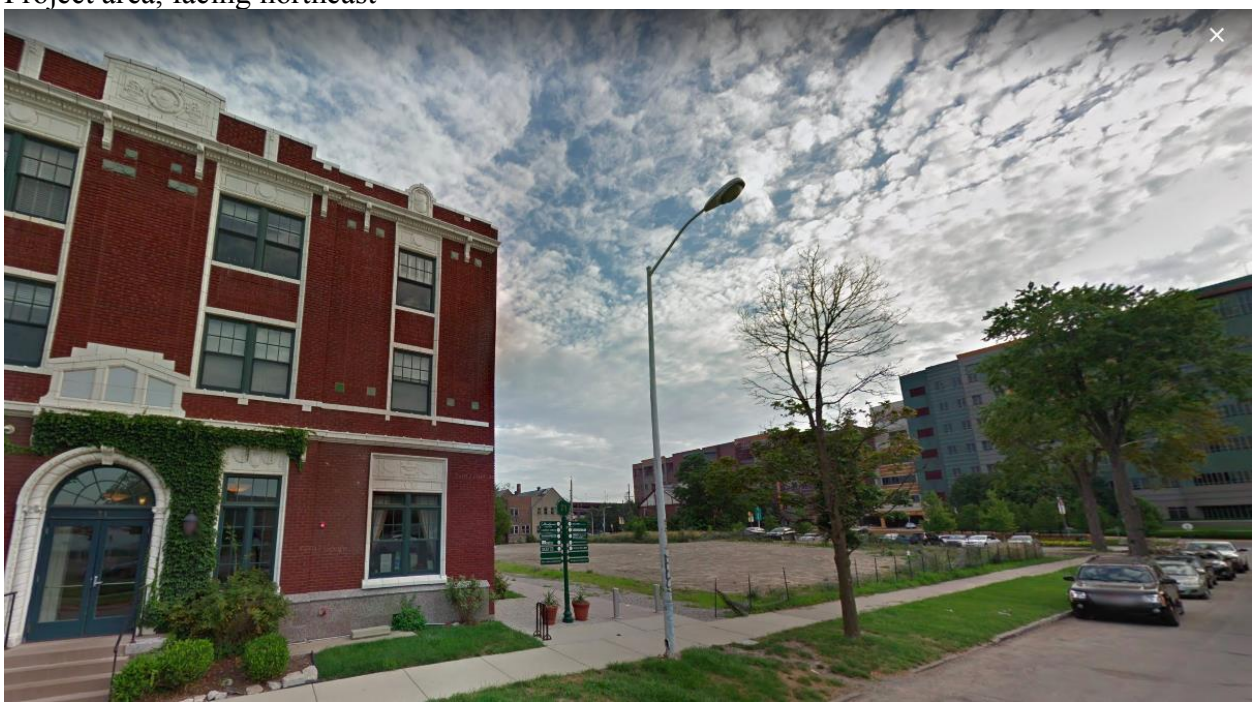
RECOMMENDATION

As noted above, it is staff's opinion that the proposed new building will not detract from the district's historic character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, standard # 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*. However, staff recommends that the Commission issue this COA with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve any minor revisions to the design.
- HDC staff shall be afforded the opportunity to review and approve the project's final construction drawings before the permit is pulled for the project
- HDC staff shall be afforded the opportunity to review and approve the material proposed for the west elevation mural wall and any art/mural which shall be installed at this location

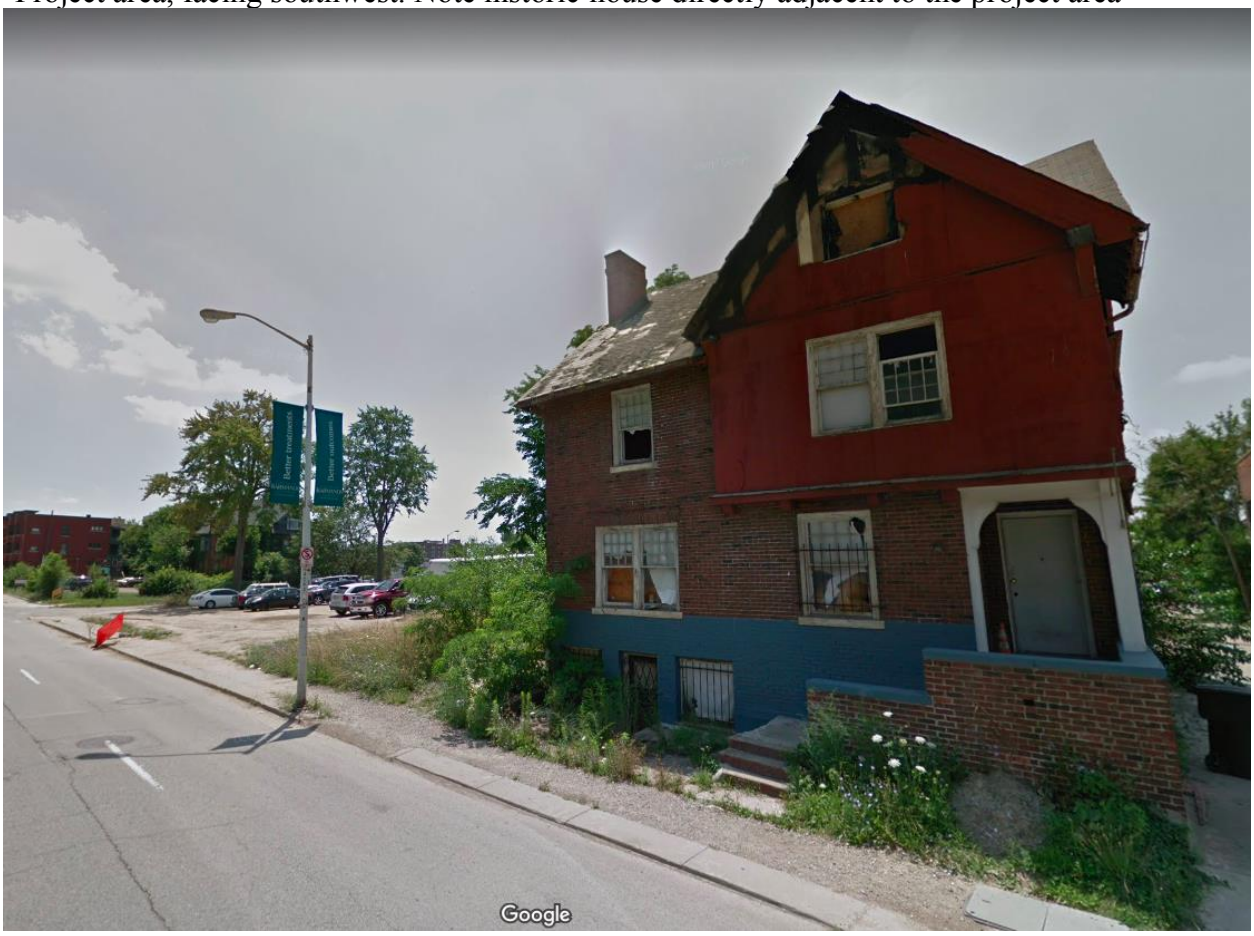
Project area, facing northwest

Project area, facing northeast



Project area, facing northeast

Project area, facing southwest. Note historic house directly adjacent to the project area



MCINTOSH
PORIS ASSOCIATES

January 29, 2018

Ms. Jennifer Ross
City of Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Avenue - Suite 808
Detroit, Michigan 48226

RE: Sugar Hill Mixed-Use Development HDC Submission

Dear Ms. Ross:

McIntosh Poris Associates (architect) is writing to submit information to the Detroit Historic District Commission, on behalf of Develop Detroit (developer), Preservation of Affordable Housing (developer) and Perkins + Will (design architect), regarding the proposed development located at 119 Garfield Street in the Sugar Hill / John R Music & Art Historic District. This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 85 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The defined elements of design for the Sugar Hill / John R Music & Art Historic District are listed below along with how our proposed design addresses each of these points.

(1) Height. *Buildings in the district range from one (1) to four (4) stories; the building at the higher range are usually apartment buildings that sit on high basements; the single-story buildings are commercial storefronts…*

The apartment building contains one (1) story of retail and (5) stories of residential above, six (6) stories total. The parking structure contains six (6) stories of parking with one (1) partial story of retail at the ground floor. The architectural articulation of the apartment building modulates the visual mass of the project, creating a gradation in scale from John R Street opposite the John P. Dingle VA Medical Center down along Garfield Street with the lower scale development to the west toward Woodward Avenue. This will create a prominent architectural corner feature at the intersection of John R and Garfield Streets. Although the development is (2) stories taller than other apartment buildings in the district, the height is at an appropriate scale when looking at the nearby context of the VA Medical Center to the east, Garfield Lofts to the west, and Williams Pavilion to the north.

(2) Proportion of building's front facades. *Commercial buildings on the corner of John R. and East Canfield are wider than tall; apartment buildings are generally taller than wide or as wide as tall. Commercial automobile garages are slightly wider than tall but considered with the buildings abutting them, appear as part of a wider row.*

Due to the nature of the site and mixed-use program, the proposed retail and apartment building as a whole is wider than tall. Above the plinth, the façade of the upper residential levels is articulated with a series of projecting bays and recessed wall planes that introduce verticality into the massing, relating to the existing apartment buildings in the district.
The parking structure is located on the interior of the site, shielded from view by the apartment building from Garfield and John R Streets.

(3) Proportion of openings within the façade. *Storefront windows on commercial buildings and at the ground floor of the apartment building at 87-89 East Canfield Ave. are generally composed of large panes of plate glass above a concrete apron wall and beneath a transom. Entrance openings occupy a variety of positions among the storefronts. Each of the three storefronts at 109-113-117 East Canfield Ave. has a transomed three-part window configuration and a recessed doorway. Its southwest corner entry is on the diagonal, located behind a brick pier. On apartment buildings with commercial uses on the first story, such as the Carver Hotel at 87-89 East Canfield Ave., the residential units are accessed through a central entrance.*

The John R and Garfield Street frontage of the retail plinth is a continuous storefront, maximizing transparency for flexibility, visibility and safety. The storefront glazing and entrances are recessed behind support piers and levels above, creating clearly demarcated street entrances, similar to other commercial buildings in the district. The residential units are accessed through a central lobby entrance off Garfield Street and the parking structure.

Apartment buildings generally have individual window units above the ground floor that are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as they are wide and are sometimes arranged in groupings of two or three per opening. Casement windows with divided lights and steel frame windows also exist in the district. The percentage of openings ranges from thirty-five (35) percent to sixty (60) percent of the front façade areas of contributing buildings.

The apartment building upper levels have individual windows that are proportional to the other apartment building windows in the district, approximately twice as tall as wide, and are arranged in vertical bays and a syncopating pattern recalling jazz rhythms and modes that are part of the cultural heritage of the Sugar Hill District. The projecting bays feature large, wider windows that are arranged in a regular horizontal and vertical fashion, relating to The Garfield Building nearby. The percentage of openings on the front facades above the ground floor is approximately fifty (50) percent of the building façade area, which fits within the thirty-five (35) to sixty (60) percent range of the district.

(4) Rhythm of solids to voids in the front facades. *Openings within the facades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level. Both apartment buildings on John R Street between East Canfield and Garfield Street*

feature three-part bays extending the height of the buildings with one double-hung sash window per face, creating an undulating rhythm.

Above the plinth of the apartment building, the façade of the upper levels is articulated with a series of projecting bays and recessed wall planes, relating to the projecting bays of the nearby apartment buildings at 4413 and 4425 John R Street.

(5) Rhythm of spacing of buildings on streets. *Gaps caused by building demolition alter any regular rhythm of spacing of buildings on streets that might have existed at a previous time. Most of the multiunit apartment buildings occupy the full width of their lots.*

The apartment building occupies the full width of its lot, similar to the other buildings in the district. Adjacent to our lot on the west side, and between the neighboring 71 E Garfield Artists' Studios, is an existing alley with plantings. Our development will be improving this alley with trees, plantings, paving, and outdoor furnishings.

(6) Rhythm of entrance and/or porch projections. *Where entrances are recessed between display windows, or are spaced evenly between multiple storefronts, a strong rhythm is created. Otherwise, no pattern of entrances exists.*

Retail entrances are recessed behind and placed in between a colonnade, creating a strong rhythm to the storefront entries, complimenting the rest of the district. A continuous canopy exists above the storefront glazing.

(7) Relationship of materials. *The major materials in the district are brick and cast stone. Other major materials include concrete, metal and glass. The apartment buildings at 71 and 74 Garfield Avenue have decorative glazed terra cotta.*

Proposed high quality exterior building materials include terra cotta-like metal panels, zinc colored metal panels, and glass. While most of the buildings in the district are brick, apartment buildings that once stood at 71 and 74 Garfield contained decorative glazed terra cotta. The canopy and colonnade of the ground floor of the apartment building will be concrete, complementing the concrete found in other buildings in and near the district. The parking structure will contain metal panels with art graphics designed by local artists on the west façade facing the green alley, relating to the artist designed façade of the Museum of Contemporary Art Detroit nearby and strengthening the art culture in the district.

(8) Relationship of textures. *A variety of textural relationships exist in the district, the most common being face brick or tapestry brick with mortar joints, juxtaposed with cast stone trim and/or raised brick trim. Smooth glazed terra cotta tile and granite, where it exists, creates contrast with the brick. Rich detailing in limestone or cast stone creates textural interest. Subdivided windows and repetitious window arrangements also contribute to the textural effects. In general, the district is rich in textural interest.*

The development contains highly articulated facades. Projecting bays, recessed wall planes, syncopating windows, multiple materials- rough and smooth, and varied panel joints will display textural interest and compliment the arts district.

(9) Relationship of colors. *Natural brick colors- red, burnt orange, brown, light brown, buff, and beige- are major façade colors in the district. Light cast stone trim and concrete, where they exist, provide contrast to the darker materials. The York Apartments at 74 Garfield Ave. features multi-colored terra cotta panels.*

The apartment building and parking structure's primary color will be burnt orange-red, similar to the district's overall color pallet. Zinc-colored highlights will contrast the orange-red color, similar to the contrasting colors in the existing buildings in the district. The parking structure's west façade facing the green alley will contain a variation of colors as the panels will be designed by local artists. These colors will complement the bold blue of the adjacent restaurant building and the varied colors on the Museum of Contemporary Art Detroit nearby the district.

(10) Relationship or architectural details. *Architectural details are generally determined by the date, style and function of the buildings in the district. Most apartment and commercial buildings, built in the early decades of the Twentieth Century, have details reflecting either simplified Classical Revival styles or medieval sub-styles.*

The architectural character of the building references historic structures in and near the district, such as 71 E Garfield Artists' Studios and the Garfield Building. The articulated base and top, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(11) Relationship of roof shapes. *Most roofs in the district are flat and therefore generally not visible from the street.*

The proposed roof will be flat and not visible from the street, similar to the other apartment and commercial buildings in the district.

(12) Walls of continuity. *Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines. Continuity is broken where buildings have been demolished and vacant land exist. Lesser walls of continuity are created by modern street furniture, including steel lighting poles, parking meters, and trees along the tree lawn where they exist.*

The apartment building abuts the front and side property lines, creating a continuous flow, complementing the rest of the district. The green alley in between our site and neighboring 71 E Garfield Artists' Studios breaks this continuity between the two sites, connects Garfield Street with the N'Namdi Center and other destinations on E Forest Avenue., and activates the ground floor programs.

(13) Relationship of significant landscape features and surface treatments. *Where buildings are sited on their front lot lines, there are no landscape features between the buildings and the concrete public sidewalks. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. Most of the curbs lining the streets are concrete except for those on Garfield Avenue which are brownstone.*

The existing tree lawn on Garfield Street located between the sidewalk and street curb will be improved and planted with trees. No tree lawn exists nor is planned at John R Street, keeping with the rest of the district. Precast concrete pavers will be located between the property line and recessed retail storefront. The green alley will also contain precast concrete pavers and planted areas with trees, broken up in such a way to connect the 71 E Garfield Artists' Studios with our site and Garfield Street with destinations on E Forest Avenue.

(14) Relationship of open space to structures. *Open space generally exists in the form of public rights-of-way in the fronts of buildings, and sometimes large expanses of open space resulting from building demolition. Lots along rear property lines and alleys are frequently fenced with chain link of varying heights. Above storefronts, on East Canfield and John R Street, modern awnings extend over the public sidewalks and new storefront lighting hangs over the awnings. The common area for retail signage is in a panel above the storefront openings.*

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the green alley connecting Garfield Street with the N'Namdi Center for Contemporary Art and other destinations on E Forest Avenue.

(15) Directional expression of front elevation. *The front elevations of apartment buildings are generally vertical or neutral in directional expression.*

In order to compliment the generally vertical directional expression of the existing apartment buildings in the district, the projecting bays and proportion and arrangement of windows in vertical bays introduce a vertical directional expression into the overall horizontal massing of the building.

(16) Rhythm of building setbacks. *Most buildings in the district are set directly on their front lot lines.*

The building is set directly on its front property lines, similar to most buildings in the district, though the ground floor of the retail enclosure is set back slightly behind a colonnade and the levels above.

(17) Relationship of lot coverage. *Apartment buildings occupy most of their lots, with the exception of what has been excluded for light courts, where they exist on the side elevations.*

The development occupies most of its lot, similar to the other buildings in the district. Recessed wall planes and projecting bays are introduced to modulate the visual mass of the project.

(18) Scale of façade and façade elements. *The scale of façade elements is appropriate to the style, size and function of the buildings, and ranges greatly from building to building. In general, large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail throughout the district.*

The architectural articulation of the building- varied scales of projecting volumes, window units and cladding panels- modulates the visual mass of the project, creating a gradation in scale. This balance of large and small scaled detail is found in the other buildings in the district.

(19) Degree of complexity within the facades. *The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details within are generally regular and repetitive in nature.*

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefronts to support retail, community spaces and other active uses. The articulated base and top, clearly demarcated street entrances, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of the architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(20) Orientation, vistas, overviews. *The primary orientation of the buildings is towards the east-west side streets between Woodward Ave. and John R. St.*

The proposed apartment building has a primary orientation on both John R Street and particularly Garfield Street, the east-west side street, since the green alley is accessed and visible from this street. This aligns with the primary orientation of the buildings in the district towards the east-west side streets between Woodward Avenue and John R Street.

(21) Symmetric or asymmetric appearance. *While most building facades above the first story are symmetrical, the district as a whole is asymmetrical.*

In the district, most building facades above the first story are symmetrical, although the district as a whole is asymmetrical. The apartment building contains projecting bays that are somewhat symmetrical in appearance, yet the overall building is generally asymmetrical since the organization of the functional elements of the design is based on the specifics of the site, programmatic relationships and contextual cues.

(22) General Environmental character.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

Thank you for your consideration. If you have any questions, please feel free to contact us.

Sincerely,

Jessica Dovletian
Architect

McIntosh Poris Associates

SUGAR HILL MIXED-USE DEVELOPMENT

PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
1 North LaSalle, Suite 1750
Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
36801 Woodward Avenue, Suite 200
Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

INDEX

PROJECT NARRATIVE

This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 85 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

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ZONING & CODE INFORMATION

Zoning District: PD, Planned Development

Overlay/ Historic Districts: Sugar Hill / John R Music & Art Historic District

Parking Requirements:

Residential parking required: 85 units x 1 =	1 per dwelling unit 85 parking spaces
Retail parking required: 12,350 gsf / 200 sf =	1 per 200 gsf 62 parking spaces
Total parking required:	147 parking spaces
Total parking provided:	221 parking spaces

Gross Area & Height:

Parking Structure / Retail:	106,455 gsf 6 stories
Residential / Retail:	84,238 gsf 6 stories
Total Retail:	12,350 sf 1 story

Residential Program:

Studios	30 units
One Bedrooms	45 units
Two Bedrooms	10 units
Total	85 units

ZONING MAP

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SUGAR HILL HISTORIC DISTRICT

The Sugar Hill/ John R Music & Art Historic District is a two-block district in Midtown Detroit containing 14 structures constructed between 1885 and 1936, including single-family houses, apartment buildings, a church, and commercial buildings. The district is the largest portion remaining of a flourishing 1940s and 1950s neighborhood which had apartments, hotels, a large concentration of black-owned or operated jazz venues and other commercial enterprises, making it a thriving arts and entertainment district.

HISTORIC DISTRICT + CONTEXT

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4600 WOODWARD AVE. - THE GARFIELD BUILDING
RESIDENTIAL + COMMERCIAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

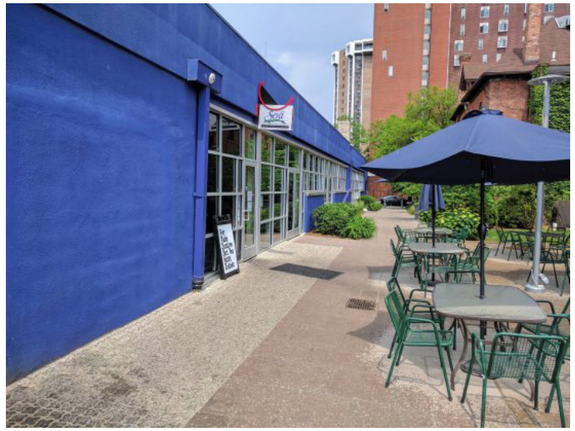
71 GARFIELD ST. - GARFIELD ARTIST STUDIOS
RESIDENTIAL + COMMERCIAL

87 CANFIELD ST. MID-MED LOFTS
RESIDENTIAL + COMMERCIAL

4413 JOHN R ST. - LAY THORNE APARTMENTS
RESIDENTIAL

4635 JOHN R ST. - McCOLLESTER HOUSE
VACANT

92 E. FOREST AVE. - CHURCH OF THE NEW JERUSALEM
PLANS FOR FUTURE CULTURAL CENTER



SEVA
RESTAURANT

52 E. FOREST ST. - N'NAMDI CENTER FOR CONTEMPORARY ART
CIVIC / INSTITUTIONAL

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

HISTORIC DISTRICT + CONTEXT

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SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

(1) Height.
The apartment building contains one (1) story of retail and (5) stories of residential above, six (6) stories total. The parking structure contains six (6) stories of parking with one (1) partial story of retail at the ground floor. The architectural articulation of the apartment building modulates the visual mass of the project, creating a gradation in scale from John R Street opposite the John P. Dingle VA Medical Center down along Garfield Street with the lower scale development to the west toward Woodward Avenue. This will create a prominent architectural corner feature at the intersection of John R and Garfield Streets. Although the development is (2) stories taller than other apartment buildings in the district, the height is at an appropriate scale when looking at the nearby context of the VA Medical Center to the east, Garfield Lofts to the west, and Williams Pavilion to the north.

(2) Proportion of building's front facades.
Due to the nature of the site and mixed-use program, the proposed retail and apartment building as a whole is wider than tall. Above the plinth, the façade of the upper residential levels is articulated with a series of projecting bays and recessed wall planes that introduce verticality into the massing, relating to the existing apartment buildings in the district.
The parking structure is located on the interior of the site, shielded from view by the apartment building from Garfield and John R Streets.

(3) Proportion of openings within the façade.
The John R and Garfield Street frontage of the retail plinth is a continuous storefront, maximizing transparency for flexibility, visibility and safety. The storefront glazing and entrances are recessed behind support piers and levels above, creating clearly demarcated street entrances, similar to other commercial buildings in the district. The residential units are accessed through a central lobby entrance off Garfield Street and the parking structure.

The apartment building upper levels have individual windows that are proportional to the other apartment building windows in the district, approximately twice as tall as wide, and are arranged in vertical bays and a syncopating pattern recalling jazz rhythms and modes that are part of the cultural heritage of the Sugar Hill District. The projecting bays feature large, wider windows that are arranged in a regular horizontal and vertical fashion, relating to The Garfield Building nearby. The percentage of openings on the front facades above the ground floor is approximately fifty (50) percent of the building façade area, which fits within the thirty-five (35) to sixty (60) percent range of the district.

(4) Rhythm of solids to voids in the front facades.
Above the plinth of the apartment building, the façade of the upper levels is articulated with a series of projecting bays and recessed wall planes, relating to the projecting bays of the nearby apartment buildings at 4413 and 4425 John R Street.

(5) Rhythm of spacing of buildings on streets.
The apartment building occupies the full width of its lot, similar to the other buildings in the district. Adjacent to our lot on the west side, and between the neighboring 71 E Garfield Artists' Studios, is an existing alley with plantings. Our development will be improving this alley with trees, plantings, paving, and outdoor furnishings.

(6) Rhythm of entrance and/or porch projections.
Retail entrances are recessed behind and placed in between a colonnade, creating a strong rhythm to the storefront entries, complimenting the rest of the district. A continuous canopy exists above the storefront glazing.

(7) Relationship of materials.
Proposed high quality exterior building materials include terra cotta-like metal panels, zinc colored metal panels, and glass. While most of the buildings in the district are brick, apartment buildings that once stood at 71 and 74 Garfield contained decorative glazed terra cotta. The canopy and colonnade of the ground floor of the apartment building will be concrete, complementing the concrete found in other buildings in and near the district. The parking structure will contain metal panels with art graphics designed by local artists on the west façade facing the green alley, relating to the artist designed façade of the Museum of Contemporary Art Detroit nearby and strengthening the art culture in the district.

(8) Relationship of textures.
The development contains highly articulated facades. Projecting bays, recessed wall planes, syncopating windows, multiple materials- rough and smooth, and varied panel joints will display textural interest and compliment the arts district.

(9) Relationship of colors.
The apartment building and parking structure's primary color will be burnt orange-red, similar to the district's overall color pallet. Zinc-colored highlights will contrast the orange-red color, similar to the contrasting colors in the existing buildings in the district. The parking structure's west façade facing the green alley will contain a variation of colors as the panels will be designed by local artists. These colors will complement the bold blue of the adjacent restaurant building and the varied colors on the Museum of Contemporary Art Detroit nearby the district.

(10) Relationship or architectural details.
The architectural character of the building references historic structures in and near the district, such as 71 E Garfield Artists' Studios and the Garfield Building. The articulated base and top, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(11) Relationship of roof shapes.
The proposed roof will be flat and not visible from the street, similar to the other apartment and commercial buildings in the district.

(12) Walls of continuity.
The apartment building abuts the front and side property lines, creating a continuous flow, complementing the rest of the district. The green alley in between our site and neighboring 71 E Garfield Artists' Studios breaks this continuity between the two sites, connects Garfield Street with the N'Namdi Center and other destinations on E Forest Avenue., and activates the ground floor programs.

(13) Relationship of significant landscape features and surface treatments.
The existing tree lawn on Garfield Street located between the sidewalk and street curb will be improved and planted with trees. No tree lawn exists nor is planned at John R Street, keeping with the rest of the district. Precast concrete pavers will be located between the property line and recessed retail storefront. The green alley will also contain precast concrete pavers and planted areas with trees, broken up in such a way to connect the 71 E Garfield Artists' Studios with our site and Garfield Street with destinations on E Forest Avenue.

(14) Relationship of open space to structures.
The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the green alley connecting Garfield Street with the N'Namdi Center for Contemporary Art and other destinations on E Forest Avenue.

(15) Directional expression of front elevation.
In order to compliment the generally vertical directional expression of the existing apartment buildings in the district, the projecting bays and proportion and arrangement of windows in vertical bays introduce a vertical directional expression into the overall horizontal massing of the building.

(16) Rhythm of building setbacks.
The building is set directly on its front property lines, similar to most buildings in the district, though the ground floor of the retail enclosure is set back slightly behind a colonnade and the levels above.

(17) Relationship of lot coverage.
The development occupies most of its lot, similar to the other buildings in the district. Recessed wall planes and projecting bays are introduced to modulate the visual mass of the project.

(18) Scale of façade and façade elements.
The architectural articulation of the building- varied scales of projecting volumes, window units and cladding panels- modulates the visual mass of the project, creating a gradation in scale. This balance of large and small scaled detail is found in the other buildings in the district.

(19) Degree of complexity within the facades.
The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefronts to support retail, community spaces and other active uses. The articulated base and top, clearly demarcated street entrances, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of the architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(20) Orientation, vistas, overviews.
The proposed apartment building has a primary orientation on both John R Street and particularly Garfield Street, the east-west side street, since the green alley is accessed and visible from this street. This aligns with the primary orientation of the buildings in the district towards the east-west side streets between Woodward Avenue and John R Street.

(21) Symmetric or asymmetric appearance.
In the district, most building facades above the first story are symmetrical, although the district as a whole is asymmetrical. The apartment building contains projecting bays that are somewhat symmetrical in appearance, yet the overall building is generally asymmetrical since the organization of the functional elements of the design is based on the specifics of the site, programmatic relationships and contextual cues.

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BUILDING + CONTEXT – AERIAL VIEW FROM SOUTH EAST

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BUILDING + CONTEXT – AERIAL VIEW FROM NORTH WEST

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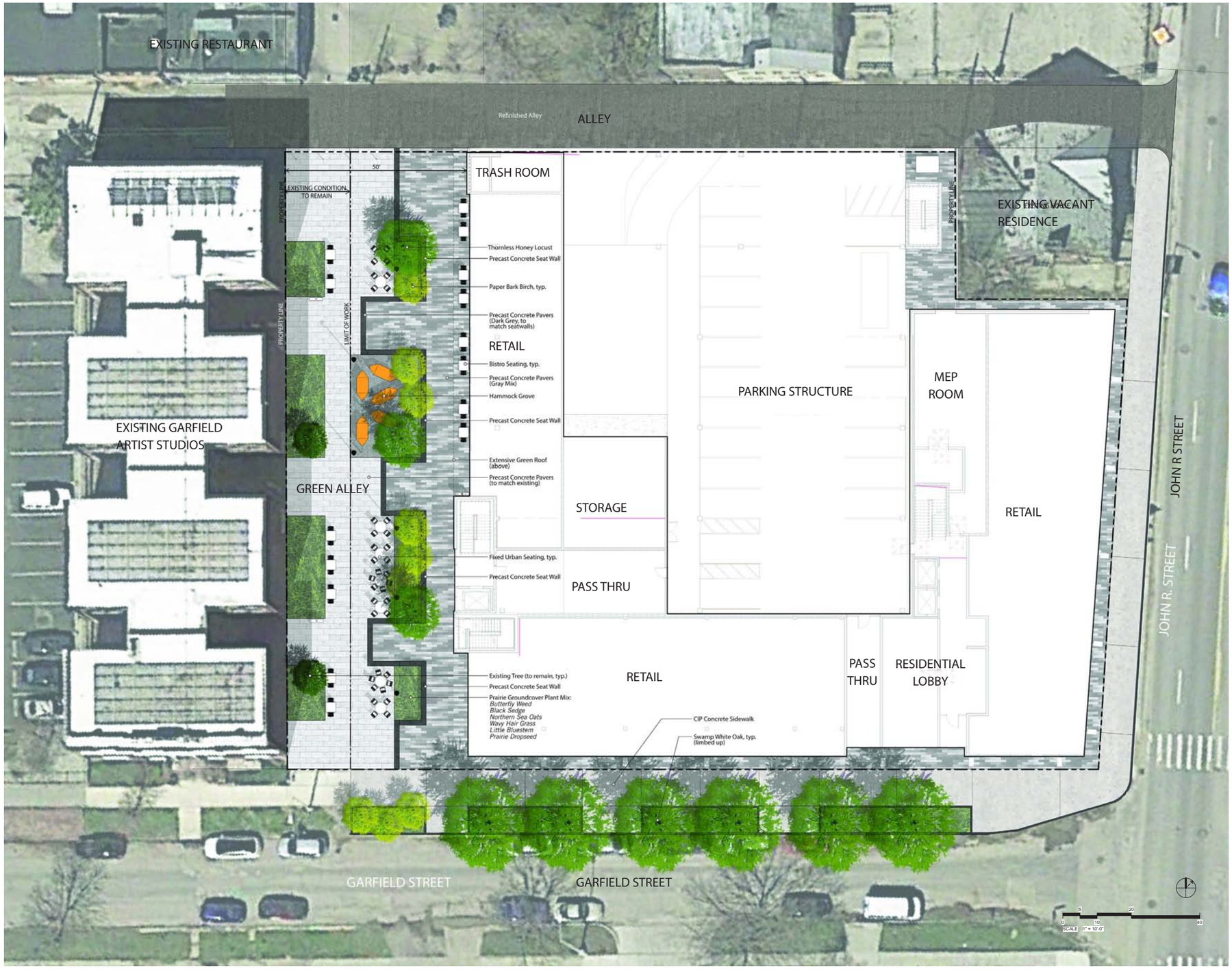

LANDSCAPE – SITE PLAN

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LANDSCAPE – 'GREEN ALLEY' AXONOMETRIC

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LANDSCAPE DESIGN VIGNETTES

GREEN ALLEY FROM NORTH LOOKING SOUTH

GREEN ALLEY FROM SOUTH LOOKING NORTH

HAMMOCK GROVE FROM NORTH

HAMMOCK GROVE FROM WEST

SITE FURNISHINGS CHARACTER IMAGERY

MOVEABLE BISTRO SEATING

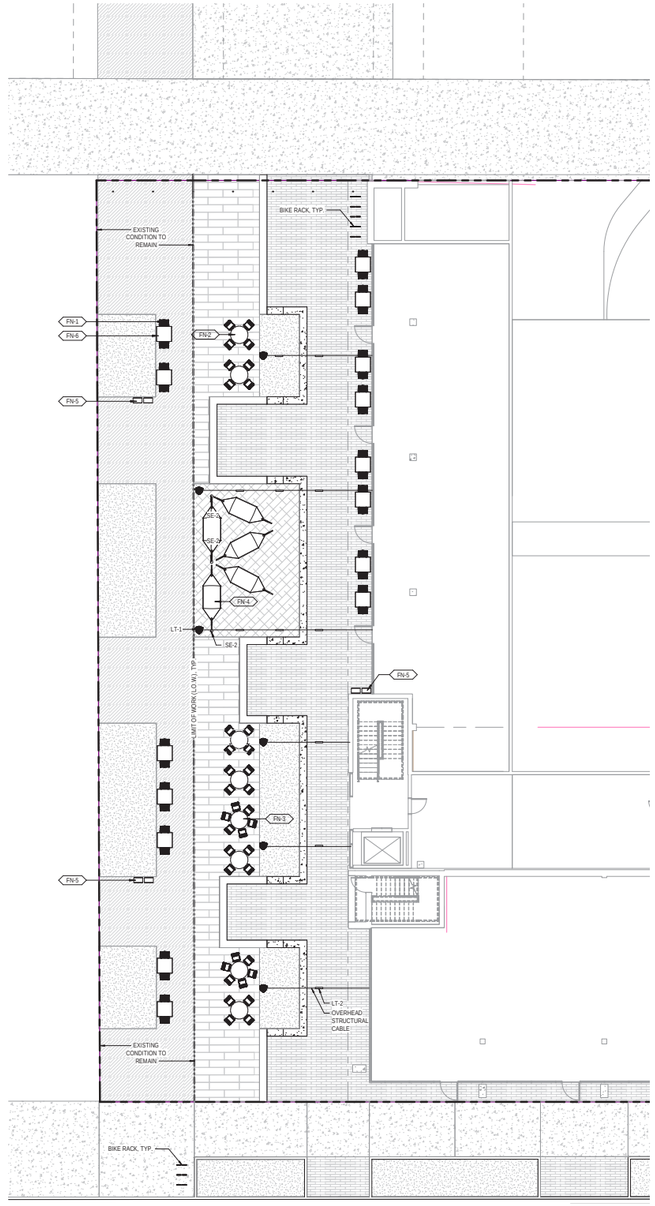
URBAN FIXED SEATING - VARIETY OF HEIGHTS, SIZES AND FINISHES OFFERS MULTIPLE USES + USERS

HAMMOCK GROVE + SOCIAL ZONE

MODERN SITE ELEMENTS

CUSTOM STREET FURNITURE AND RECLAIMED MATERIAL USE

LANDSCAPE – 'GREEN ALLEY' – FURNISHINGS + LIGHTING



1 SITE FURNISHINGS + LIGHTING PLAN

1" = 10'-0"

SCALE 0 5 10 20 40 1" = 10'-0"

SITE ELEMENTS + LIGHTING

CODE	DESCRIPTION	COUNT	Model	MANUFACTURER
LT-1	LGP LIGHT - 14' HEIGHT	6	LGP - 14' HEIGHT	LANDSCAPE FORMS
LT-2	LINEAR LED CATENARY LIGHT	11	VAREDO	HESS
SE-1	SITE BOLLARD	7	TORO BOLLARD	HESS
SE-2	HAMMOCK POLE - 4' HEIGHT	3	STAINLESS STEEL	STEEL FABRICATOR

FURNITURE

CODE	DESCRIPTION	COUNT	Model	Manufacturer
FN-1	BISTRO CHAIR	30	CHIPMAN	LANDSCAPE FORMS
FN-2	CAROUSEL SEATING W/ STEELHEAD WOOD TABLE; 4 SEATS; "CASUAL HOOP"	6	CAROUSEL - BACKED - 4 SEAT	LANDSCAPE FORMS
FN-3	CAROUSEL SEATING W/ STEELHEAD WOOD TABLE; 6 SEATS; CASUAL HOOP"	2	CAROUSEL - BACKED - 6 SEAT	LANDSCAPE FORMS
FN-4	URBAN HAMMOCK	5	TBD	TBD
FN-5	TRASH + RECYCLING RECEPTACLE (SET OF 2)	6	EP 3990	EQUIPARK
FN-6	BISTRO TABLE (2 TOP)	15	CROSS TABLE (36" SQUARE)	FORMS+SURFACES

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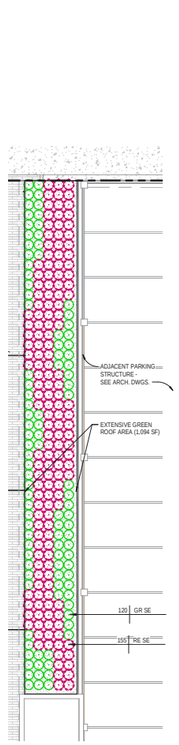
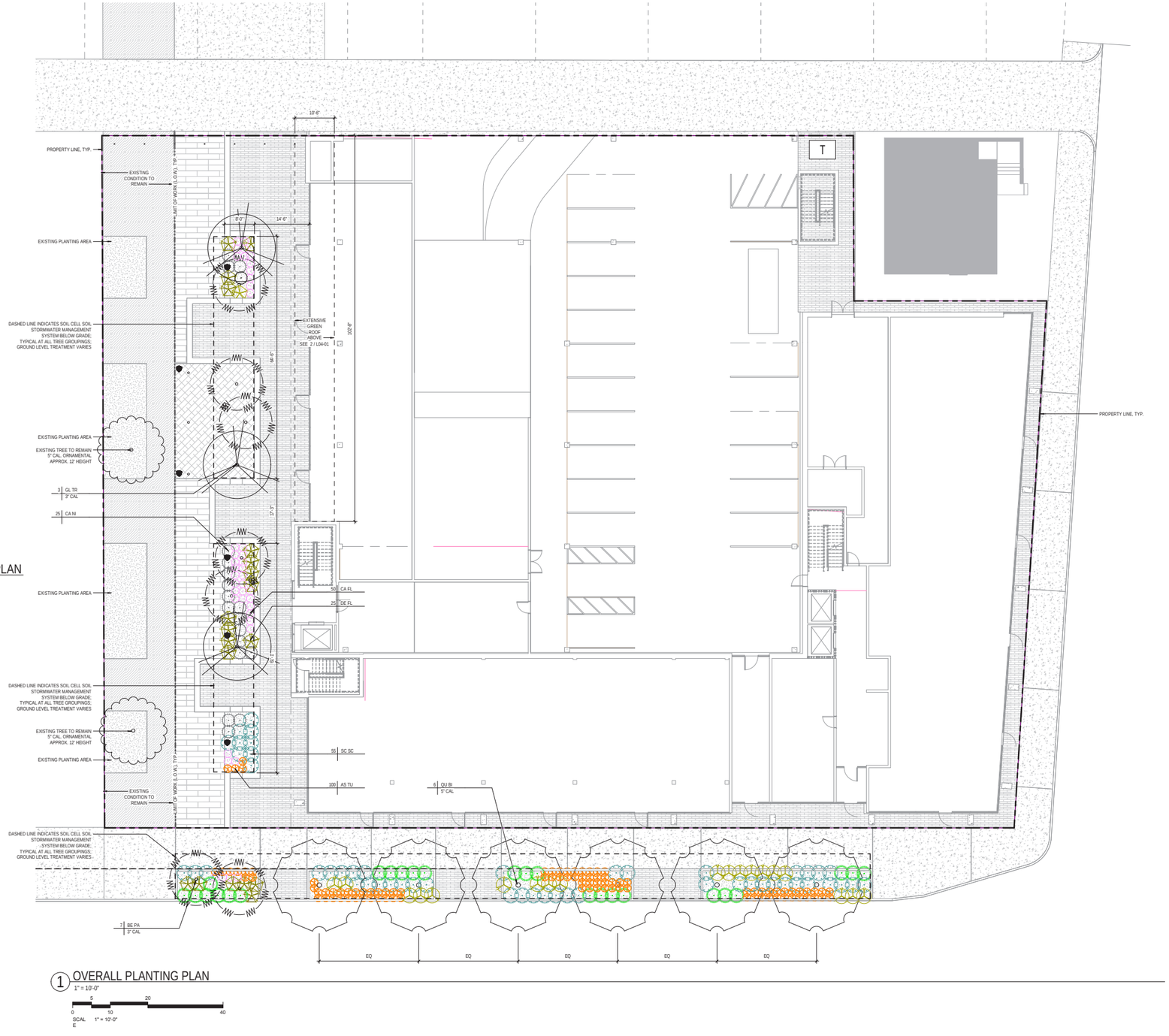


2 GREEN ROOF - PLANTING PLAN
1" = 10'-0"



1 OVERALL PLANTING PLAN
1" = 10'-0"

SCALE: 1" = 10'-0"
0 5 10 20 40

PLANTING SCHEDULE								
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	HEIGHT	SPREAD	SPACING	COMMENTS
GREEN ROOF TRAY								
GR SE	SEDUM (SP.) MIX	GREEN SEDUM MIX		TRAY	1"	2"	80% min. coverage at install	Sedum acre 'Golden Carpet'; Sedum album 'France; Sedum spurium 'Summer Glory'; Sedum takesimensis
RE SE	SEDUM (SP.) MIX	RED SEDUM MIX		TRAY	1"	2"	80% min. coverage at install	Sedum acre ' Octoberfest'; Sedum album 'Coral Carpet'; Sedum spurium 'Dragon's Blood'; Sedum spurium 'Voodoo'
PRARIE MIX								
AS TU	ASCLEPIAS TUBEROSA	BUTTERFLY WEED		3 GAL	3'	2'	1' O.C.	FULL, WELL SHAPED
CA FL	CAREX FLACCA	BLUE SEDGE		3 GAL	3'	2'	1' O.C.	FULL, WELL SHAPED
CA NI	CAREX NIGRA	BLACK SEDGE		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
CH LA	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
DE FL	DESCHAMPSIA FLEXUOSA	WAVY HAIR GRASS		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED		3 GAL	3'	2'	3' O.C.	FULL, WELL SHAPED
TREE								
BE PA	BETULA PAPYRIFERA	PAPER BARK BIRCH	3" CAL	B&B	14'	12'	AS SHOWN	FULL, WELL BRANCHED, MULTI-TRUNK
EXISTING	N/A	EXISTING ORNAMENTAL	5" CAL.	N/A	12'	12'	AS SHOWN	EXISTING TREE TO REMAIN
GL TR	GLEDITSIA TRIACANTHOSE	THORNLESS HONEY LOCUST	3" CAL	B&B	14'	14'	AS SHOWN	FULL, WELL BRANCHED, LIMBED UP
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	5" CAL	B&B	16'	14'	AS SHOWN	FULL, WELL BRANCHED, LIMBED UP

LANDSCAPE – PLANTING PLAN

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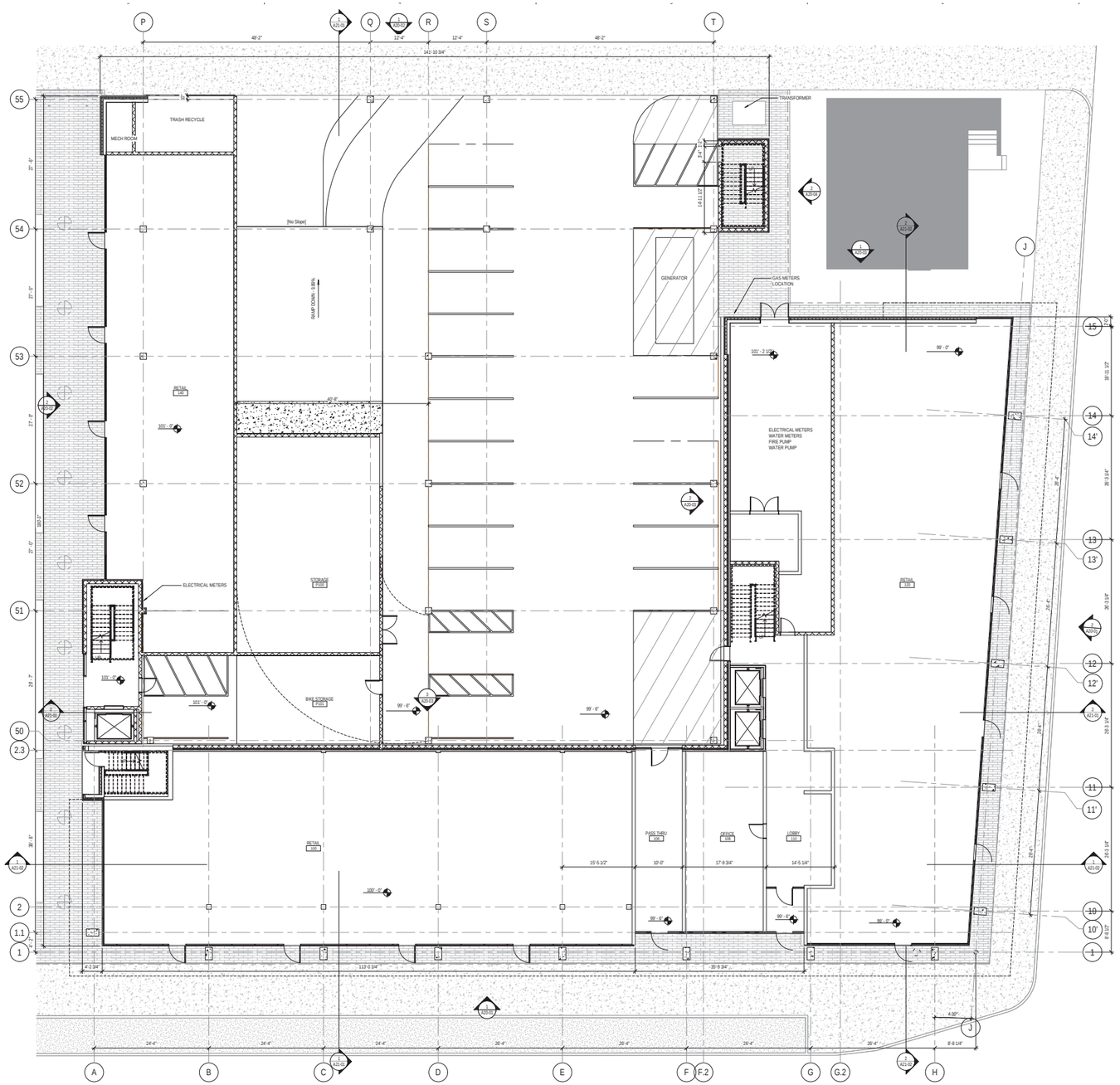

FLOOR PLAN – GROUND LEVEL

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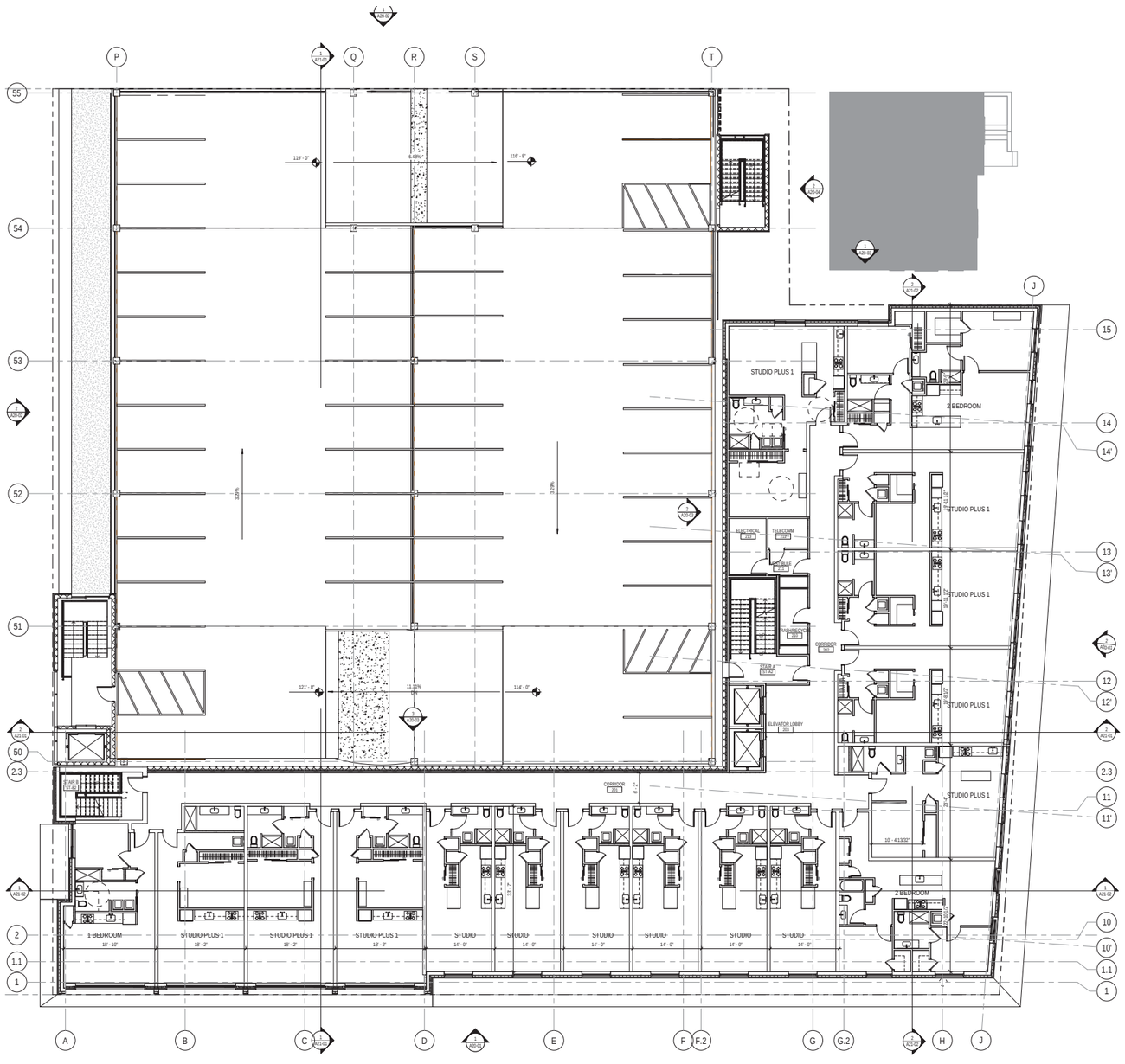

FLOOR PLAN – LEVEL 2

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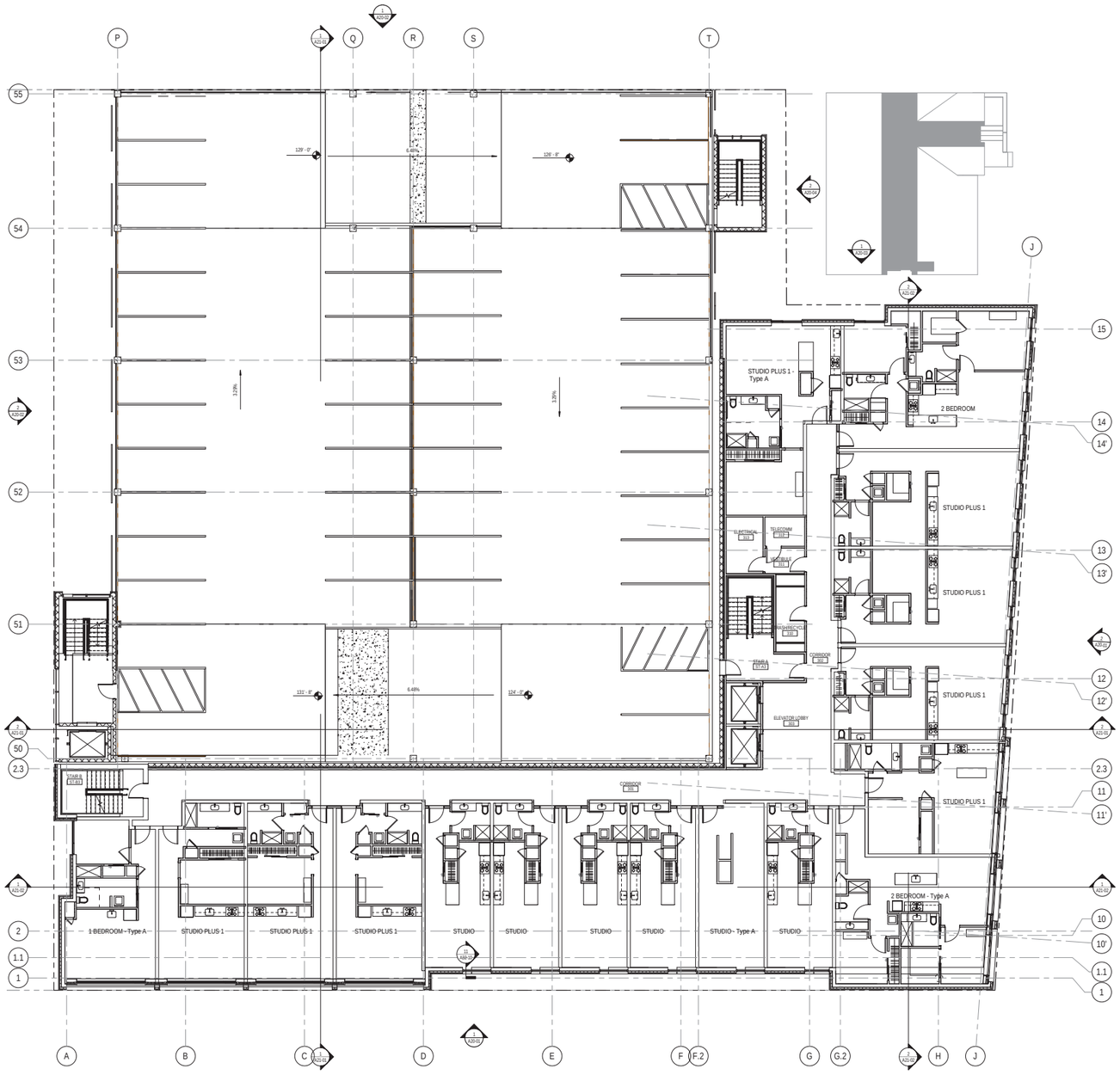

FLOOR PLAN – LEVELS 3, 4 + 5

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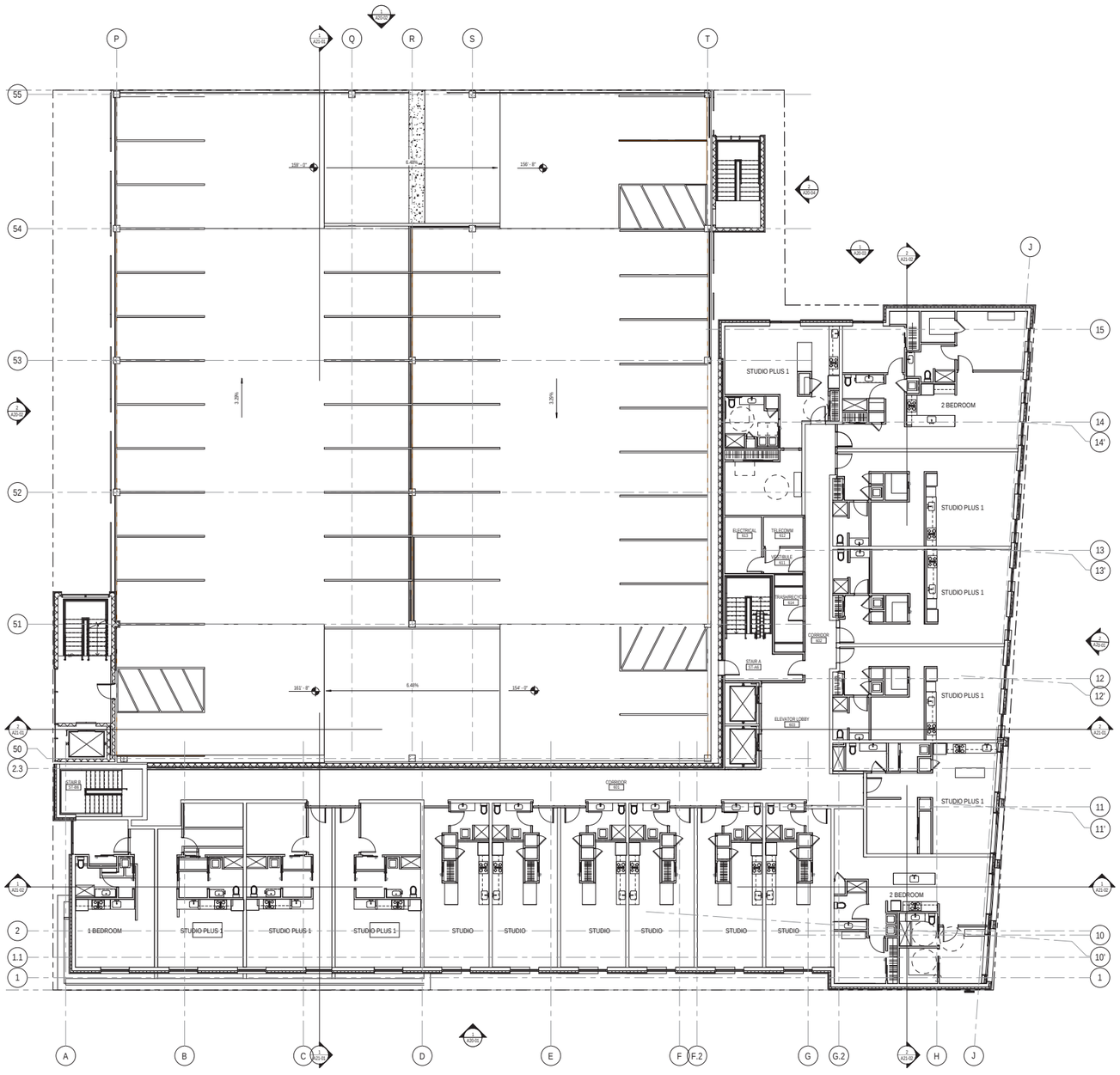

FLOOR PLAN – LEVEL 6

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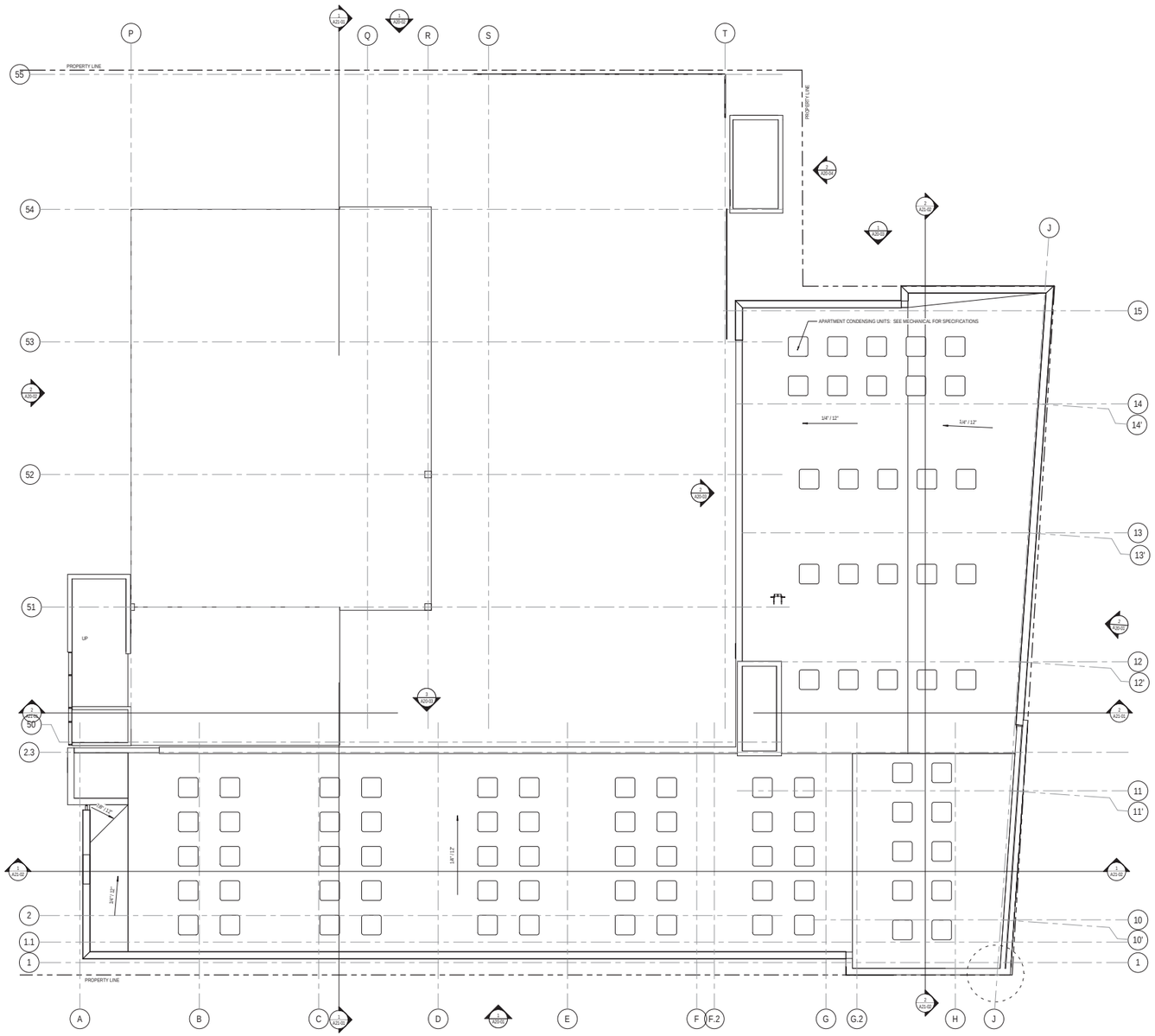

ROOF PLAN

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2 EAST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

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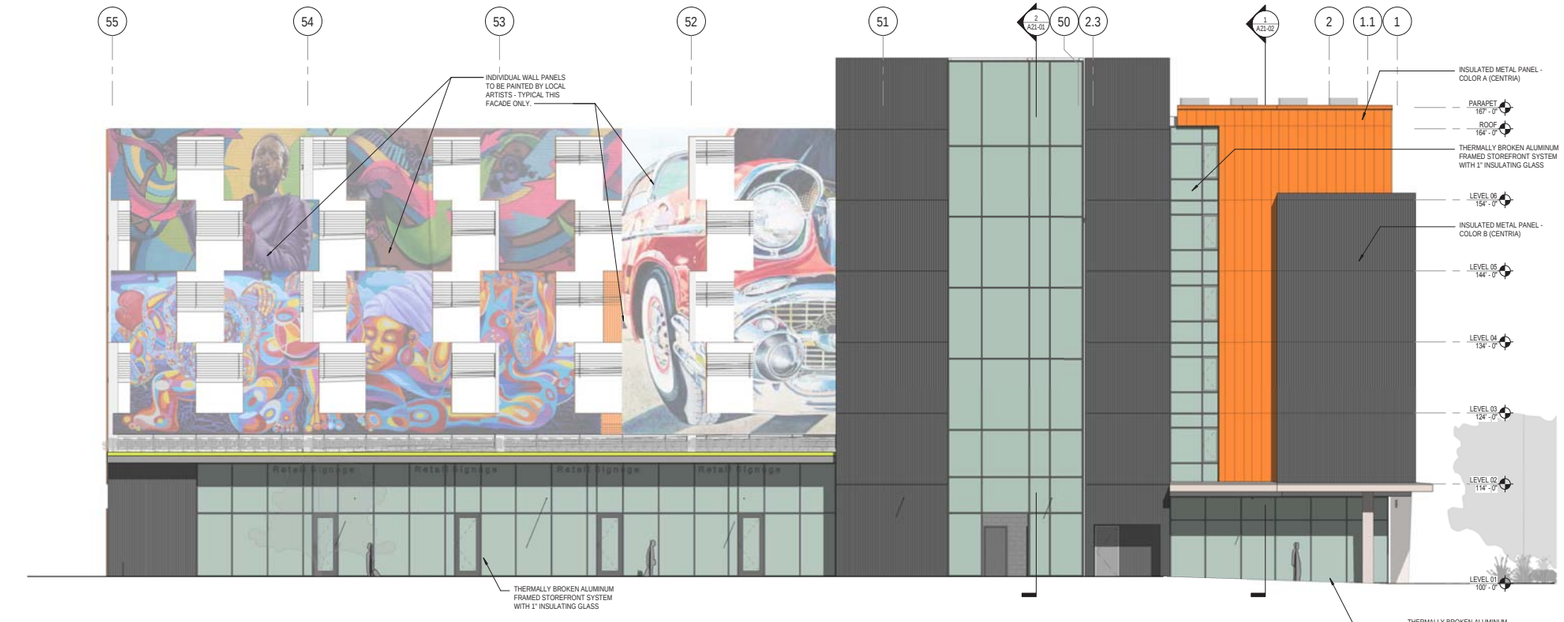
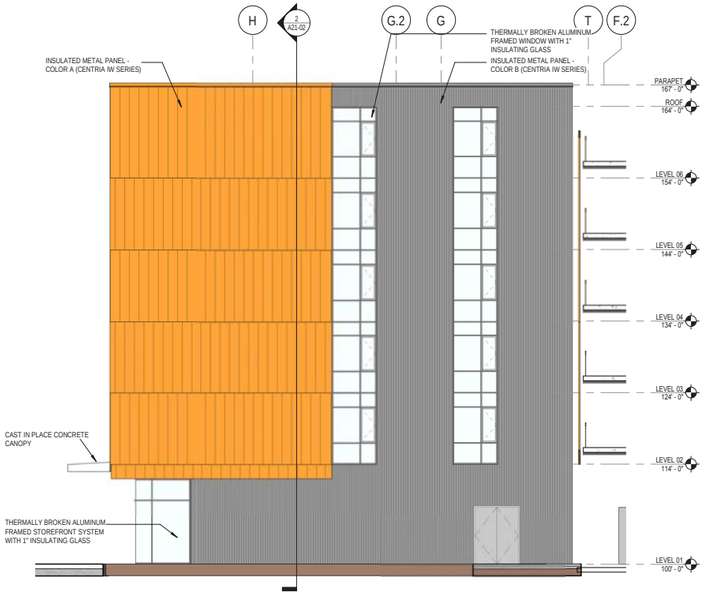


2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION - APT END
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

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RENDERING – VIEW FROM GARFIELD STREET

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RENDERING – NORTH EAST CORNER VIEW FROM JOHN R STREET

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RENDERING – SOUTH EAST CORNER VIEW FROM JOHN R STREET

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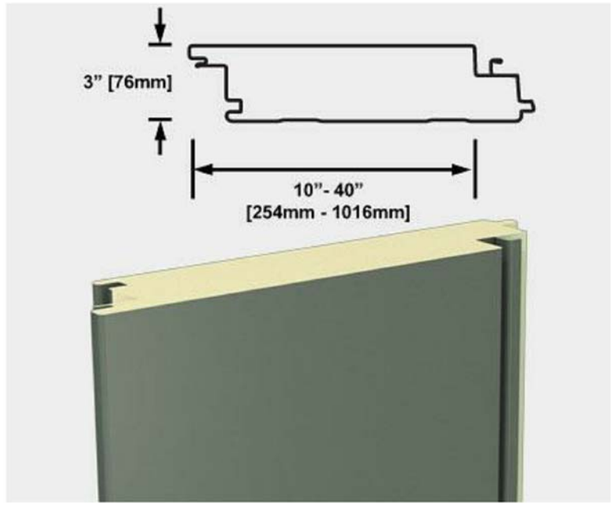
RESIDENTIAL

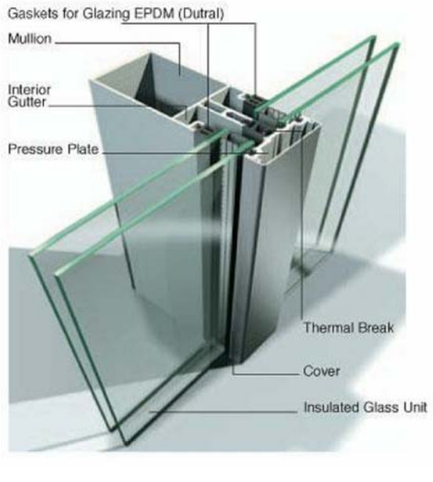
RETAIL

OPERABLE WINDOW SYSTEM



INSULATED METAL PANEL SYSTEM

STOREFRONT ENTRANCE SYSTEM



CURTAINWALL SYSTEM WITH INSULATING GLASS UNIT

MATERIALS

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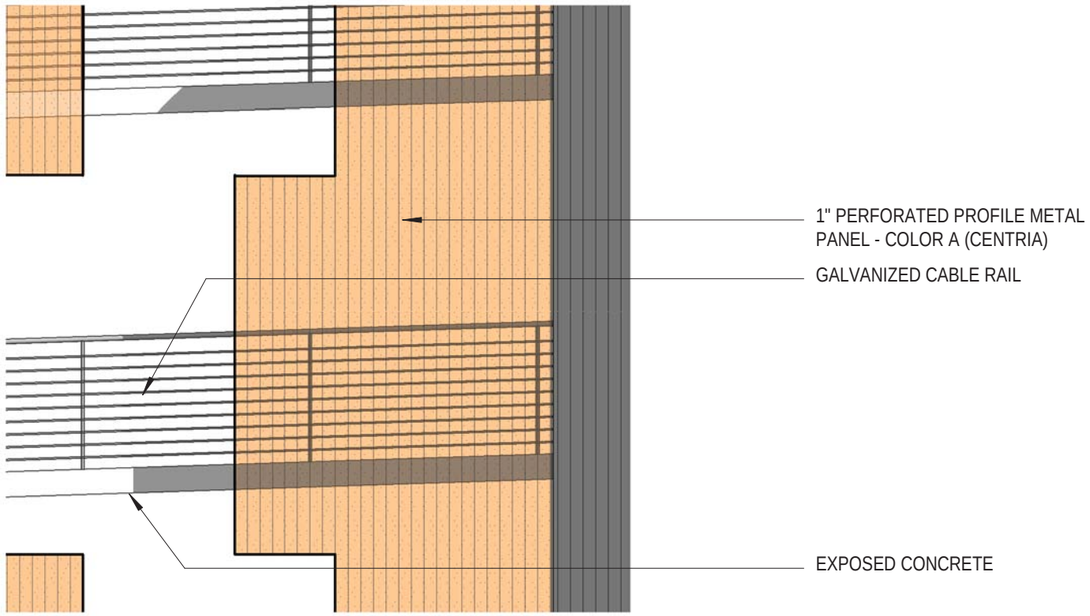
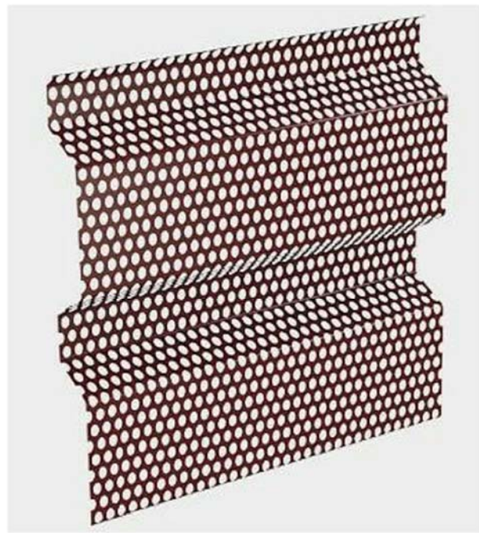


PARKING GARAGE

CABLE RAIL



PERFORATED METAL SCREEN

Color A - "*Sedona*"

PRIMARY METAL PANELS, SCREEN AT PARKING DECK

Color B - *"Crystal Zinc"*

SECONDARY METAL PANELS, WINDOW MULLIONS AND DOOR FRAMES

Color B2 - *"Crushed Ice"*

ACCENT METAL PANELS

Glazing Color

MATERIALS

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · PERKINS+WILL

COMMUNITY ENGAGEMENT SUMMARY

The development and design team for this project convened three community meetings to solicit input from area residents, business owners, and patrons. For each meeting, the team posted flyers in local businesses and apartment buildings, contacted nearby property managers to ask them to distribute flyers, and sent emails to a list of local vendors and residents. This list was vetted and provided by Midtown Detroit, Inc. The developers were in close contact with Midtown Detroit, Inc. and other local stakeholders throughout the process.

The first meeting took place on Tuesday, June 27, 2017, at First Congregational Church. The purpose of this meeting was to gain initial community input and feedback on the program and design of the project.

The second meeting was held on Wednesday, August 2, 2017, at the Museum of Contemporary Art Detroit. This meeting afforded the opportunity for the community to learn more about the Sugar Hill development and to meet with the designers, Phil Freelon of Perkins + Will and Michael Poris of McIntosh Poris Associates, to discuss the proposed building plan. The goal of the developer was to give attendees the chance to share local knowledge and further comment on the project.

Between the two initial meetings, the main feedback from the community included the following:

- Provide attractive outdoor space for gatherings, retail development, and performance
- Engage the local business community when working through branding strategies
- Activate the alley as much as possible with retail

The third meeting took place on Tuesday, October 3, 2017, at the Museum of Contemporary Art Detroit. This meeting was an opportunity for the development and design team to present the final project design, which made use of the expert knowledge, desires, and visions for the neighborhood expressed through the participatory community engagement process. Specifically, the design team:

- Added a retail component to the ground floor of the parking structure to activate the alley
- Increased the width of the alley to provide a more robust outdoor gathering space for residents and visitors.

Sign-in sheets from the first and third meetings are attached, as well as letters of support from the community.

6/27 Sugar Hill Community Meeting Sign In Sheet

NAME-	ORG.	ADDRESS	PHONE	EMAIL
Jenay Hankins		41 Garfield St 170 Det 48201		answers@biztobiz match.com
Missy Lewis		87 E. Canfield		TheBlackDressDetroit@gmail.com
Maren Jackson/Seva		66 E Forest	7346045558	
Jeff Jackson		" " " "		sevaresto@aol.com
Izoghe N'Namdi		52 E. Forest		idnamdi3@USA.net
Diane VanBuren		71 Garfield		dvane@zachary detroit.com
Michael Poris		36801 Woodward		mporis@mcintoshporis.com
Elysia Borowy		4454 Woodward MOCAD		eborowy@gmail.com
Launethghet-Miller		Mcintosh Poris Assoc.		Lhughethmiller@mcintoshporis.com
Ben Phillips		15 E. Kirby St. #411 48202		benj@umich.edu

6/27 Sugar Hill Community Meeting Sign In Sheet

NAME-	ORG.	ADDRESS	PHONE	EMAIL
DAVID Harell	MDI	3539 Woodward	3/970578	dharrell@mdtransportation.org
Nia Aguirre		71 Garfield		niaaguirre.nd@gmail.com
ALEXANDER ZACHARY	ZBA	71 GARFIELD	831-6100	alexander@zacharydetroit.com
TONI HENRY	ZACHARY ASSOC.	71 GARFIELD	313.560.5914	teh.toni.henry@gmail.com
Lititia K/hite	ArtCity/LT Graphics	71 Garfield #170		LTGraphics1@gmail.com
John Sivills	City of Detroit		313 224 4403	sivillsj@detroitmi.gov
Donald Rencher	City of Detroit		(313) 224-1104	rencherd@detroitmi.gov
PATRICK LIERSCH	THE WHITNEY		PAT@LIERSCHGROUP.com	
John Skok	MPA		(313) 304-0114	JSkok@mcintoshparis.com
Al Rice	First Congregational Church			amrice@comcast.net

6/27 Sugar Hill Community Meeting Sign In Sheet

NAME-	ORG.	ADDRESS	PHONE	EMAIL
JACKIE JOHNSON	THE STYLE GALLERY	71 GARFIELD #170 48201	(313) 3400874	jterry12345@msn.com
Sean White		460 W. Canfield		seanalwhite@gmail.com
TANYA STEPHENS	O'Connor Realty		917.524.7319	tanyas@oconnordetroit.com
Jason Johnson		4717 Woodward	313 8327513	BobsClassicKicks7719@gmail.com

6/27 Sugar Hill Community Meeting Sign In Sheet

NAME-	ORG.	ADDRESS	PHONE	EMAIL
Rebecca. cook313 @gmail. com				
JEFF DITZ		620 W. Forest		

Develop Detroit
Building Opportunities

10/3 Sugar Hill Community Meeting Sign In Sheet

NAME	ORG	ADDRESS	PHONE	EMAIL
BRYAN REID	RESIDENT	71 GARFIELD ST., APT 340	810.772.9847	BRY.M.REID@GMAIL.COM
Ammie WOODRUFF	DONS		313 236 3529	woodruffa@detroitmi.gov
SOLOMON TUCKER		MPA	248.258.9346	STUCKER@MCINTOSHPORIS.COM
Jeff Jackson	Seva	66 E Forest	(734) 604-5158	Sevanest@aol.com
LaKeisha Solomon	Elite Couture Boutique	66 E. forest Ste. A.	(313) 617-6733	lsolomon@shcglobal.net
DAVID LAURENCE Howell		3939 Woodward, Suite 100	Det 3/420.6000	dhowell@midtowndetroitinc.org

Develop Detroit
Building Opportunities

10/3 Sugar Hill Community Meeting Sign In Sheet

NAME	ORG	ADDRESS	PHONE	EMAIL
Jacqueline Austin	GVI Consaultants	5712 Beaubien Det. MI 48202	3137403403 313 5767156	Jacquelinedaustin@gmail.com
ALEXANDER ZACHARY	ZACHARY & ASSOCIATES	71 GARFIELD #136	313-831-6100	alexander@zacharydetroit.com
OREN BRANNAN	DD	2011 24th	248-798-3550	OREN.Brannan@Gmail.com
TONI HENRY	RTA	71 GARFIELD	319.560.5194	tch.toni.henry@gmail.com
Zeyde N'Namdi	N'Namdi Center	52 E. Forest	313.737.8338	idnamdi30@aol.com

76 East Forest
Detroit, MI 48201
Phone 313.831.6100
Fax 313.831.1029
zacharyandassociates.com

ZACHARY
AND ASSOCIATES

January 19th, 2018

City of Detroit Planning Commission
Coleman A Young Municipal Center
2 Woodward Avenue #202
Detroit Mi, 48226

To: City of Detroit City Planning Commission,

I am writing on behalf of the owners of 71 Garfield to express my support for Develop Detroit's proposed Sugar Hill Mixed-Use Development located on John R and Garfield. As a representative of the building owner, I appreciate our inclusion in the community planning process and am pleased to see that our very specific feedback was taken into consideration. Additionally, we appreciate the efforts to make sure our property is not negatively impacted during construction and once the building is complete.

As a local business and building owner, we welcome and support of the program and design as it is in concert with the Sugar Hill District neighborhood development plans, and will contribute to the vitality of the existing local Sugar Hill Arts District and Detroit as a whole.

Sincerely,

Alexander Zachary
Zachary and Associates

MOCADETROIT

Elysia Borowy-Reeder
Executive Director
Museum of Contemporary Art Detroit
4454 Woodward Ave.
Detoit, MI 48201

City of Detroit, City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave # 202
Detroit, MI 48226

January 29, 2018

To the City of Detroit City Planning Commission:

I am writing on behalf of the Museum of Contemporary Art Detroit to express my support for Develop Detroit's proposed Sugar Hill Mixed-Use Development located on John R and Garfield. I appreciate the inclusion of the community in the planning process and am pleased to see that our feedback was taken into consideration. As a local nonprofit sharing the same block as the proposed development, we are in full support of the program and design. I look forward to the revitalization and growth the Sugar Hill Project will provide for the local community and greater Detroit.

Sincerely,

Elysia Borowy-Reeder
Executive Director
Museum of Contemporary Art Detroit

MIDTOWN DETROIT INC

January 23, 2018

Honorable Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave
Detroit, MI 48226

RE: Sugar Hill Mixed-Use Development

Honorable City Council Members,

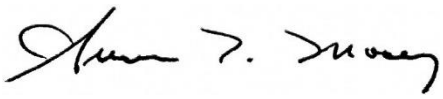
On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for Develop Detroit's mixed use development located at John R and Garfield in the Sugar Hill Arts District. This historic arts district has had a rich arts legacy. Recent development activity in the area has been building upon this legacy. MDI believes that this Sugar Hill Mixed-Use Development aims to do the same.

The proposed development will bring 85 new units of housing, 12,000 square feet of retail space, and a parking structure containing over 200 parking spaces. Of the 85 residential units coming online, 25% will be affordable with a mix of studio, one-bedroom, and two bedroom units. The income and unit mix will continue to add to the diversity of Midtown residents. The new retail spaces will be geared toward more art related businesses, which will present more art and creative job opportunities for Midtown residents.

The proposed development will also build upon previous plans and strategies that benefit the district as a whole. The new parking structure will provide more parking options, and will contribute to shared parking strategies that will support other area developments. The existing green alley will be incorporated into the design and enhanced to provide additional public space, thus creating a more cohesive and walkable environment.

This Sugar Hill mixed-use development will be an absolute benefit for the local community and the greater Detroit. MDI offers its full support of this development. If you have any questions, please do not hesitate to contact me at our MDI office.

Sincerely,



Susan T. Mosey
Executive Director