



DEPARTMENT OF
**Planning &
Development**

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PDD DESIGN REVIEW APPROVAL IS REQUIRED PRIOR TO SUBMITTING FOR SITE PLAN REVIEW (SPR)
If you have any questions regarding next steps, please do not hesitate to contact PDD's Design Review Staff

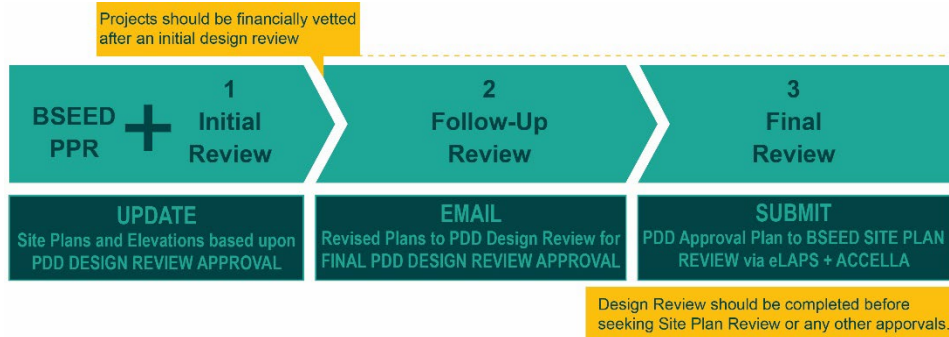
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|---|--|
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> REVISE AND RESUBMIT |
| <input checked="" type="checkbox"/> APPROVED WITH CHANGES NOTED | <input type="checkbox"/> REJECTED |
| <input type="checkbox"/> APPROVED CONDITIONAL | |

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

- THIS PROJECT IS PURSUING CITY INCENTIVES
- THIS PROJECT IS PURCHASING PARCELS FROM THE CITY, DBA, OR DLBA
- THIS PROJECT IS NOT PURSUING INCENTIVES OR PURCHASING CITY, DBA, OR DLBA LAND



Date: 1/12/2024

Project: Beatrice Buck Park & Gratiot Plaza Renovations

Design Review Meeting: 1/11/2024

Address: 1475 Randolph; Randolph St. & Gratiot Ave.

Staff: Russell Baltimore (baltimore@detroitmi.gov), Zach Funk (Zachary.Funk@detroitmi.gov)

Year structure built: N/A

Applicant: Nevan Shokar (nevans@bascomi.com)

Project Scope Under Review: Renovation

Project Summary:

The proposal looks to renovate both Harmonie Park and the Gratiot Plaza. The proposal looks to provide new lighting, seating, paving and other amenities.

Design Review Guiding Principles:

- ✓ IN COMPLIANCE
 - ✗ NOT IN COMPLIANCE
 - ⊘ NOT APPLICABLE
 - ↻ MORE INFORMATION NEEDED
-
- ⊘ **Historic Preservation:** The intent of development is to preserve existing structures and complement the urban fabric through a thoughtful and intentional approach to design.

 - ✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
 - Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.).
 - Repair sidewalks and remove unused curb cuts.
 - Provide durable outdoor amenities like bicycle racks, tables and seating, planters, etc. that are compatible in material, design, color, and finish.
 - Platforms or grade changes should be ADA accessible.
 - Emergency access - Alternate access must be provided for emergency vehicles. Plazas or seating areas must not block access to fire hydrants, building entrances, etc.
 - Loading – alternate access must be provided for delivery trucks and sanitation vehicles.
 - Utility Access – Manhole covers, electrical transformers, street drains, and other utilities cannot be blocked by furniture.
 - Clearance – Adequate clearance must be provided for turning in and out of nearby driveways.

 - ⊘ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.

 - ✓ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and complement, not mimic, the nature of the existing urban fabric.

 - ⊘ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
 - Contact DPW for right-of-way improvements.
 - Contact BSEED and DTE for public utility coordination.

 - ✓ **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
 - Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of our neighborhoods and commercial corridors. Avoid dead frontages with security fences and blank walls.

- ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete to provide a safe, walkable, pedestrian oriented street design.
 - Incorporate pavers and curb-less paths, narrow the road width when possible, and remove street parking to accommodate pedestrian travel.
 - Strengthen the pedestrian foot path and provide a hierarchy of open spaces.

- ⊗ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing the parking lot edges of the site with new construction to shield the parking area from view.

- ✓ **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods.
 - Landscaping enhances the visual image of the City, improves property values, and alleviates the impact of noise, traffic, pollution, and visual distraction associated with certain uses.
 - Creativity in landscape design is encouraged. Required trees and shrubs may be planted at uniform intervals, at random, or in groupings.
 - Minimize and screen outdoor storage and work areas.

- ✓ **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design.
 - Optimize overall site potential – building orientation to optimize passive solar features.
 - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment, and lighting, and incorporating renewable energy systems.
 - Conserving and protecting water by reducing and controlling stormwater runoff.
 - Use of environmentally preferable products – products made with recycled and renewable content.
 - Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
 - Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemicals and cleaners, and less water and energy usage.
 - Provide a flexible design that anticipates and allows for future adaptation to extend the building’s useful life.
 - Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

Design Review Notes:

PDD is in favor of this development and approves with changes noted. We look forward to seeing the project progress.

General Notes:

- Adhere to zoning requirements (setbacks, use, etc.)
- This project shall not proceed to Site Plan Review (SPR) until an approval is provided by Design Review Team.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.

DETROIT
PARADISE
valley

PRELIMINARY PLAN REVIEW
JANUARY 11, 2024



REDEVELOPMENT AND UPGRADE OF
BEATRICE BUCK PARK (HARMONIE PARK)
AND GRATIOT PLAZA

MEET OUR TEAM



BRAD BYARSKI

Chief Operating Officer,

Premier Group Associates



DAMON DICKERSON

Project Manager,

Progressive AE



DAVID KRYSZAK, RA

Director of Practice Development,

Progressive AE



CHRIS ZULL, PE

Transportation Practice Leader

Progressive AE



MAUSHARIE VALENTINE, AIA

Urban Designer & Architect

Progressive AE

MEET OUR TEAM



DAN WESTENBURG, PE

Senior Civil Engineer, PM

Progressive AE



**PETER LAZDINS, PLA,
CLARB**

Landscape Architect, Urban
Planner,

Progressive AE



NOLAN MILLER, PLA, GIP

Landscape Architect, Urban
Planner,

Progressive AE



RYAN JOHNSON, PLA

Landscape Architect,

Progressive AE



DAVID ELYA, BICSI RCDD

Electrical Engineer

Progressive AE

VISIT DETROIT –
EXPERIENCE
PARADISE VALLEY



DETROIT PARADISE *valley*



DETROIT

APRIL 25-27, 2024



visit
detroit

• HISTORICAL PHOTOS



(clockwise from top)
Cab Calloway
Louis Armstrong
Billie Holiday
Charlie Parker



The Detroit Athletic Club



Music Hall



Frederick M. Butzel Memorial Building



The Harmonie Club

DETROIT PARADISE *valley*

- Cultural District
- Entertainment District

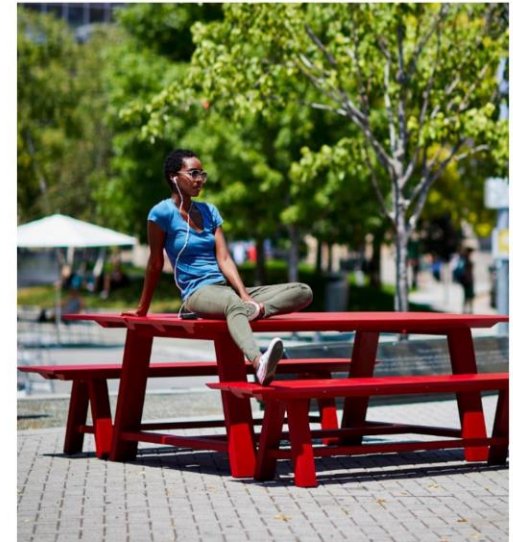
- Beatrice Buck Park
- Gratiot Plaza
- Alley (to be developed later)

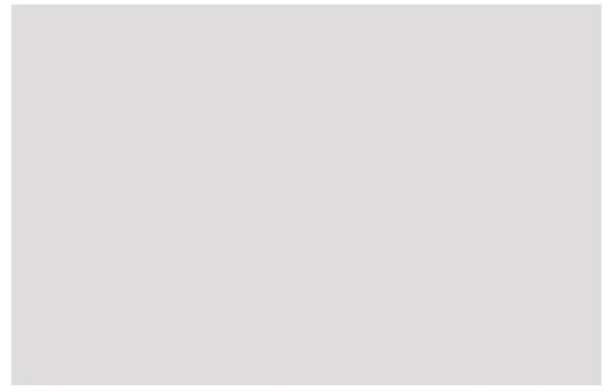
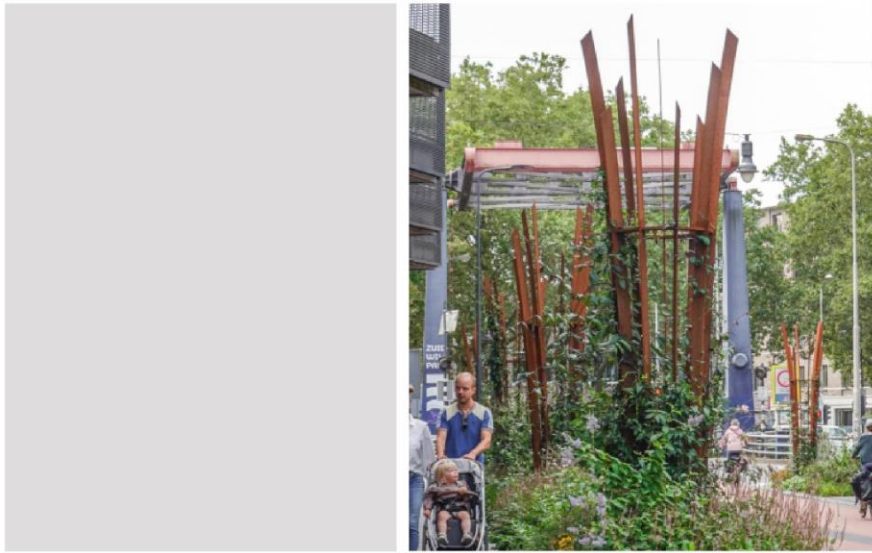
- Restaurants
- Lounges
- Cultural Programming

DETROIT PARADISE *valley*

Improvements:

- Street Lighting
- Pavement
- Landscaping
- Irrigation
- Statue refurbishing
- New Furniture
- New Sound System
- Festoon lighting
- Projection lighting
- Food Truck plug-ins
- Phase 1 before draft Phase 2 after draft
- Theater lighting
- Outdoor restaurant seating





TREES



Honey Locust
Gleditsia triacanthos var. enermis



Black Gum (Tupelo)
Nyssa sylvatica



Whitespire Gray Birch
Betula populifolia 'Whitespire'



Celebration Freeman Maple

SHRUBS



Heler Japanese Holly
Ilex crenata 'Helleri'



Fine Line Improved Buckthorn
Frangula alnus 'SMNRFBT'



Chardonnay Pearls Deutzia
Deutzia gracilis 'Duncan'



Sunjoy Tangelo Japanese Barberry
Berberis thunbergii 'O'Byrne'

ORNAMENTAL GRASSES



All Gold Japanese Forest Grass
Hakonechloa macra 'All Gold'



Hush Puppy Fountain Grass
Pennisetum alopecuroides 'Tift PA5'



Japanese Forester Grass
Hakonechloa macra

PERENNIALS



Montrose White Lesser Calamint
Calamintha nepeta 'Montrose White'



Strawberry Candy Daylily
Hemerocallis x 'Strawberry Candy'



Junior Walker Catmint
Nepeta x faassenii 'Novanepjun'

GROUND COVERS



Sprengel's Sedge
Carex sprengeii



Big Time Blue English Lavender
Lavandula angustifolia 'Armtipp01'



Creeping Lilyturf
Liriope spicata

TWO SPACES:

1. BEATRICE BUCK PARK
2. GRATIOT PLAZA

BEATRICE BUCK PARK

AERIAL SURVEY NOV. 2023



IS EXISTING DRINKING FOUNTAIN TO REMAIN WITH TABLE LOCATION?

ARE YOU RELOCATING DIRECTIONAL PYLON AT THIS LOCATION?

COMMENTS IN RED ARE REQUIRED CHANGES



KEY

1 Deciduous Tree to Remain	15 Existing Historic Sign Panel to Remain
2 High Grass Pillar Sculpture	16 Existing Stone Walls to Remain
3 New Deciduous Tree	17 New Pole & Luminaire Fixtures
4 Specimen Deciduous Tree	18 Overhead Festoon Lighting
5 Deciduous Shrub	19 Existing Water Feature to Remain
6 Evergreen Shrub	20 Painted Concrete Pavement
7 Ornamental Grass	21 Remove Portion of Existing Curb & Sidewalk
8 Perennial Ground Cover	22 Temporary Modular Stage Expansion Area
9 Annuals & Bulbs	23 Re-stripped Roadway
10 New Bench	24 Relocated Crosswalk
11 New Litter Receptacle	25 Remove Existing Crosswalk
12 New Group Table w/ Seating	
13 New Planter Pots	

GENERAL HDC COMMENTS:

1. HDC REQUIRED REVIEW Sec. 21-2-78. MADISON-HARMONIE PARK HISTORIC DISTRICT Sec. 21-2-151
2. IF PURSUING CITY INCENTIVES WILL NEED HDC ADVISORY REVIEW. Sec. 21-2-5
3. RECOMMEND A CONFERENCE WITH HDC AND PDD

IS THIS NEW PAVING AT THIS LOCATION? EXISTING APPEARS TO BE CONCRETE AND EXPOSED AGGRGATE

MADISON-HARMONIE PARK - CONCEPT IMPROVEMENT PLAN

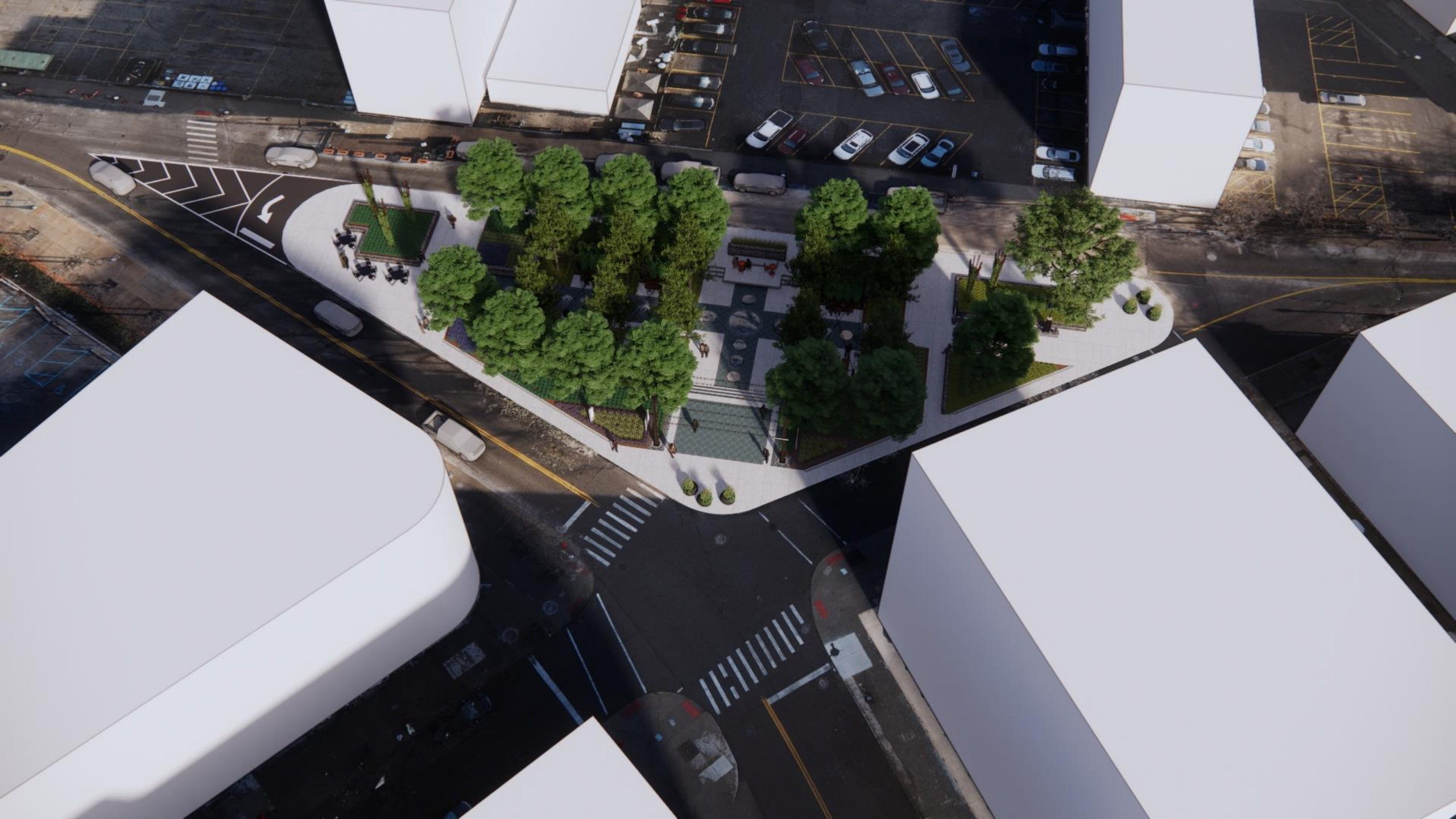
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GRATIOT PLAZA

AERIAL SURVEY NOV. 2023



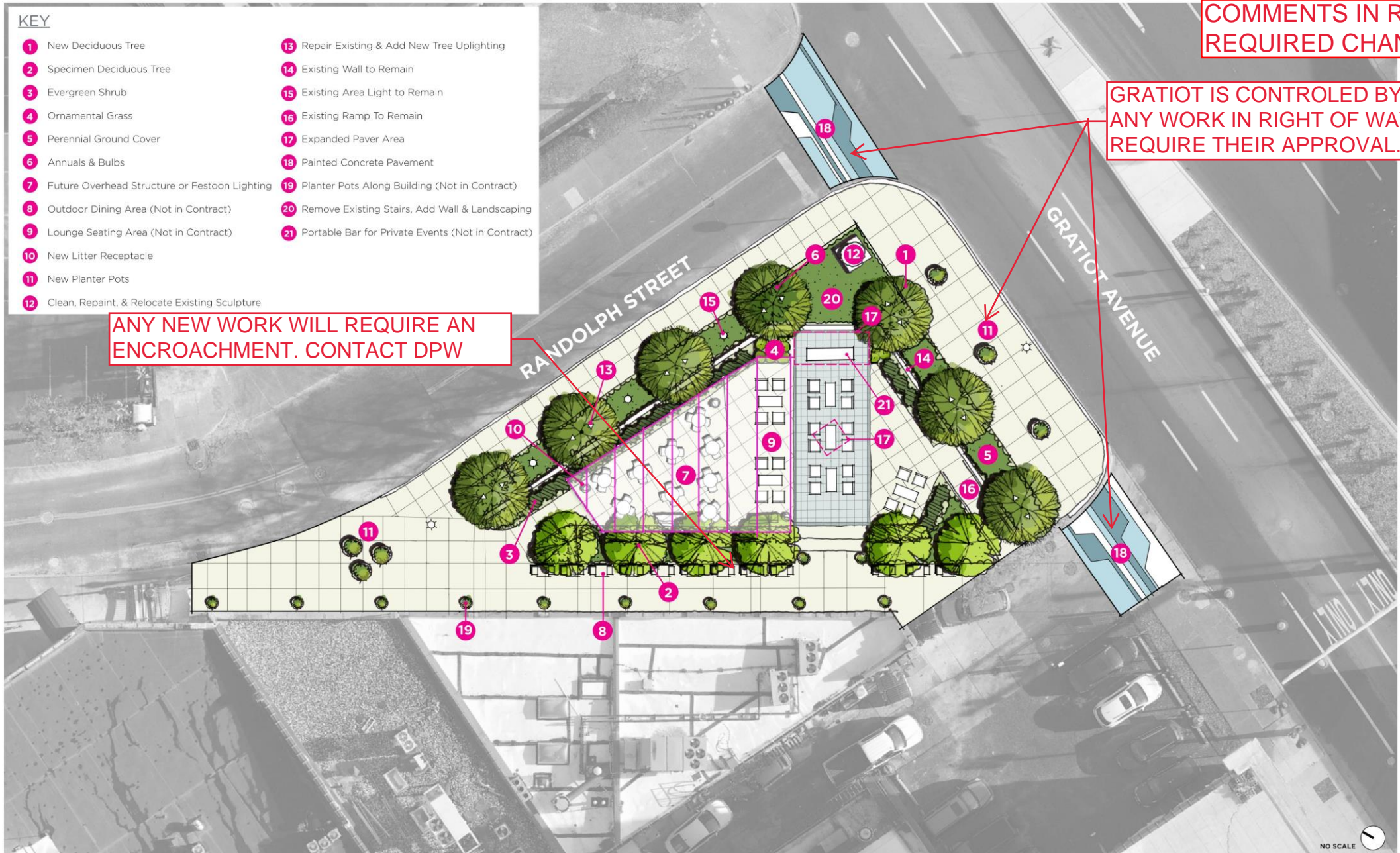
KEY

- 1 New Deciduous Tree
- 2 Specimen Deciduous Tree
- 3 Evergreen Shrub
- 4 Ornamental Grass
- 5 Perennial Ground Cover
- 6 Annuals & Bulbs
- 7 Future Overhead Structure or Festoon Lighting
- 8 Outdoor Dining Area (Not in Contract)
- 9 Lounge Seating Area (Not in Contract)
- 10 New Litter Receptacle
- 11 New Planter Pots
- 12 Clean, Repaint, & Relocate Existing Sculpture
- 13 Repair Existing & Add New Tree Uplighting
- 14 Existing Wall to Remain
- 15 Existing Area Light to Remain
- 16 Existing Ramp To Remain
- 17 Expanded Paver Area
- 18 Painted Concrete Pavement
- 19 Planter Pots Along Building (Not in Contract)
- 20 Remove Existing Stairs, Add Wall & Landscaping
- 21 Portable Bar for Private Events (Not in Contract)

COMMENTS IN RED ARE REQUIRED CHANGES

GRATIOT IS CONTROLLED BY MDOT. ANY WORK IN RIGHT OF WAY WILL REQUIRE THEIR APPROVAL.

ANY NEW WORK WILL REQUIRE AN ENCROACHMENT. CONTACT DPW



















DISCUSSION OF PROJECT DETAILS

Q&A

OVERALL MISSION, VISION, FUNDING SOURCES

CITY RECOMMENDATIONS

FINAL Q&A



THANK YOU

We welcome your feedback, insights and inquiries.

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