

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
David Esparza, AIA, LEED
Karen M. Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

November 10, 2014

HISTORIC DISTRICT COMMISSION

RE: Request of Olympia Development of Michigan, LLC and the City of Detroit Downtown Development Authority to approve a Planned Development (PD) District to be established on land presently zoned B4 on Map No. 3 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, to construct a mixed-use arena and event center on land approximately bounded by Woodward Ave., Henry St., Clifford Ave., and Sprout St.

In accordance with Section 25-2-7 of the Detroit City Code, the City Planning Commission (CPC) hereby informs the Historic District Commission of the above referenced proposal, which is located “immediately adjacent” to, and appears likely to have “demonstrable effects” upon, the Park Avenue Hotel Historic District.

The proposed development is a Planned Development District (PD); consequently, it was evaluated by the CPC with reference to the approval criteria for zoning map amendments as described in Section 61-3-80, the PD approval criteria as described in Section 61-3-96, and PD district design criteria as described in section 61-11-15 of the Zoning Ordinance. As described by CPC staff in a report dated October 22, 2014:

The proposed development poses a particular challenge to the adjacent, single-building Park Avenue Hotel Historic District. United States Department of Homeland Security guidelines for major sports venues, adopted by the National Hockey League, suggest a 100-foot “outer perimeter,” defined by road closures, barriers, and other security measures, around the event venue.¹ Due to the location of the arena’s northwest entrance, a substantial portion of the Park Avenue Hotel Historic District would lie within this “outer perimeter” zone, which may impact the feasibility of redevelopment of the presently-vacant Park Avenue Hotel Historic District.

The creation of this “outer perimeter,” compounded by the proposed vacation of the Park Avenue right-of-way and resulting interruption of the traditional street grid, subjects the property to “isolation from or alteration of in [sic] the surrounding environment,” a potential “adverse effect” to a historic district, as identified by Section 25-2-7 (b) of the Detroit City Code.

The CPC recommended approval, with conditions, of the proposed PD at its October 23 special meeting (the conditions are unrelated to the Park Avenue Hotel Historic District or the PD

¹ United States Department of Homeland Security, “Protective Measures Guide for U.S. Sports Leagues,” 2008, 19–20.

boundaries). The City Council Planning and Economic Development Standing Committee has scheduled a public hearing on the matter for November 25, 2014; the City Council may take action on the proposal as early as its Formal Session of the same day. Should the Historic District Commission require any additional information regarding the proposed development, the Legislative Policy Division staff serving the City Planning Commission will be available to address the Commission at its next regular meeting.

LESLEY C. FAIRROW, ESQ., CHAIRPERSON

David Whitaker, Director, LPD

Timothy Boscarino, Zoning Specialist