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City of Detroit

CITY PLANNING COMMISSION
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July 11, 2024

HONORABLE CITY COUNCIL

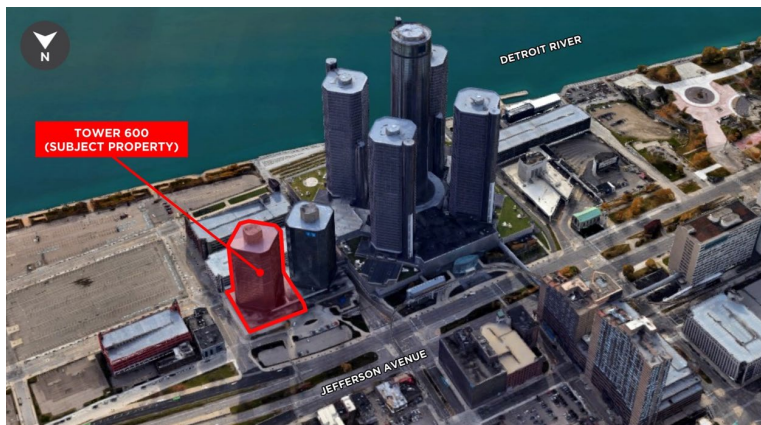
RE: Request of Michigan Acquisition East LLC, to amend Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, by modifying the terms and conditions of the existing PD (Planned Development) zoning classification established by Ordinance 17-H, as amended by Ordinance 31-11, consisting of the Renaissance Center Tower 600, located at 590 East Jefferson Avenue and generally bounded by East Jefferson Avenue to the north, St. Antoine Street to the east, Franklin Street to the south, and Beaubien Street to the west, to allow for uses that are permissible in the B5 Major Business District zoning classification.

The proposal seeks to expand the permitted uses to allow those permitted in the B5 (Major Business District) zoning classification. This request is being made in order to make the permitted uses consistent with the Major Commercial master plan designation and to increase viability for the site.

NATURE OF REQUEST

The City Planning Commission (CPC) has received the request of Michigan Acquisition East LLC to modify the terms and conditions of the existing PD (Planned Development) zoning classification established by Ordinance 17-H, as amended by Ordinance 31-11. Herewith we present the CPC report, recommendation and ordinance in response to the request.

The request seeks to expand the permitted uses allowed by the PD to include those uses that are allowed in the B5 (Major Business District) zoning classification. This request would to make the permitted uses of the Renaissance Center 600 Tower, commonly known as 590 East Jefferson, consistent with the Major Commercial Master Plan designation, thereby increasing its viability.



Property under consideration

BACKGROUND

The Renaissance Center is comprised of seven towers in total, between Jefferson Avenue and the Detroit Riverfront. Five of the towers are owned by General Motors and two of the towers are represented by Friedman Real Estate. The Renaissance Center was completed and opened in 1977. The PD zoning of the site was established by Ordinance 17-H which became effective in 1975 permitting the construction of the original four 39-story office towers and 73-story hotel in the center of those towers. The 500 and 600 towers were built after the original buildings.

The PD zoning history for the Renaissance Center properties includes numerous ordinances that had been adopted over the years. Outside of Ordinance 17-H that established the original provisions for the Renaissance Center proper, some of the earliest ordinances in the history include Ord. 21-89, (generally the last two digits in the ordinance number are indicative of the year of enactment) which provided for a large scale mixed-use residential development known as Amerivest, which was never constructed.

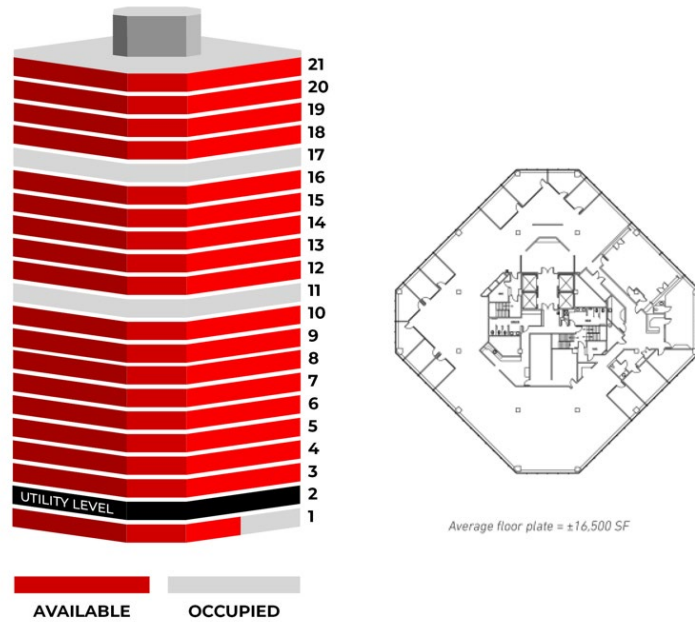
Ordinance 21-98 provided for a major renovation of the Renaissance Center. Other ordinances were adopted to permit the Beaubien parking garage (Ord. 17-00), the GM Plaza and Promenade Phase I & II and modifications thereto (Ord. 25-03, Ord. 28-04, Ord. 26-06), and a modification to permit LED lighting for the buildings (Ord. 31-11). The most recent modification of the PD was adopted to allow for the expansion and exterior changes to the Renaissance Center and to provide development of an expansion and exterior changes to the Renaissance Center proper.

Not all of the proposed work which was approved by the adopted PD ordinances was completed. Where a PD site plan approval has been granted, but not acted upon or completed within three years of that approval, the development rights are considered lapsed.

PROPOSAL

The proposal before this Honorable Body is to expand by-right uses for the 600 Renaissance Center tower only. The only permitted use for the tower currently is 'Office'. The expanded uses would permit the B5 (Major Business zoning district) classification uses except for a small number of uses such as marijuana, motor vehicle related, mortuary/crematory & firearm uses. The reason for this request is because the owner states that there is only 10% occupancy in the building today and that more permitted uses will make the building more marketable to possible tenants.

The ownership team for the building doesn't yet have plans for the building, but wants to be able to market the building for different options. If this proposal were to be adopted, since the PD regulations are still in place, review and approval would still be required at CPC staff level minimally, according to the ordinance. However, due to interest in this item, staff would plan to bring any major new proposal for the building to the City Planning Commission and/or City Council for review prior to sign-off for anything that is not within the historic scope of uses that have been permitted. To-date, the historic uses for the property have been 'office, retail and restaurant and surface parking lot, commercial'.



current occupancy of the Ren Cen 600 tower

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

- North:** PD; parking lot
- East:** SD4; Riverfront market, Detroit Racquet Club, parking structure
- South:** PD; Port Atwater Parking garage
- West:** PD; Renaissance Center towers

Zoning:

PD PLANNED DEVELOPMENT DISTRICT

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Retail and Local Services, Industrial, Mixed Use, Parks and Open Space, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

B5 MAJOR BUSINESS DISTRICT

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

COMMUNITY INPUT

The petitioner has informed several neighbors and entities about this proposal. Those that have been engaged include the Detroit Riverfront Conservancy, the Downtown Detroit Partnership, Pope Francis, St Peter & Paul Jesuit Church, and the Millender Center.

Zoning Ordinance Approval Criteria

According to Sec. 50-3-70, Approval criteria, recommendations and decisions on an amendment of a zoning map in Article XVII shall be based on consideration of the following criteria which includes staff analysis:

- (1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The proposal for a modification of the Planned Development zoning classification to allow the B5 zoning district uses meets a changing condition. The amendment will allow the 600 tower that is currently restricted to a very limited number of uses, to have new opportunities for various activities. This will add to the sustainability of this building that is iconic to downtown Detroit.

- (2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter;*

The subject rezoning site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Special Commercial (CS).

According to the Master Plan Zoning Table that correlates Master Plan designations to the Zoning Ordinance classifications, the B5 zoning classification is consistent with the (CS) future land use designation. The Planning and Development Department (P&DD) submitted a letter stating that the proposed PD modification and proposal is consistent with the master plan.

- (3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

The proposed amendment will maintain the protections for the health, safety and general welfare of the public since any potential new uses are still subject to all applicable zoning standards and staff review.

- (4) *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;*

This proposal is not expected to impact public facilities or services. When new permissible uses are identified in the future, service capacity will be reviewed for each individual project at the time of site plan review. However, because the building is already existing, it is probable that the majority of potential uses would be compatible with the existing building infrastructure.

(5) *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;*

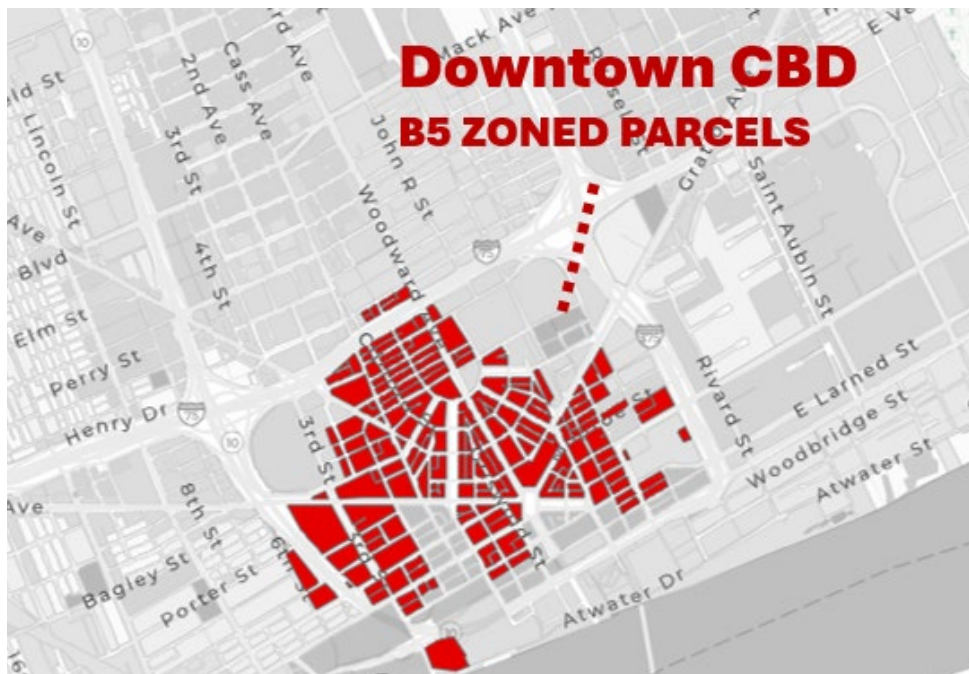
The proposal is not expected to have significant adverse impacts on the natural environment. It is expected that the PD modification for this site will have no negative impacts to the environment.

(6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

There are no significant adverse impacts expected for the property because there are no proposed exterior changes to the subject building. The building also has capacity to provide parking for any potential new users. Therefore, no major effects are anticipated by the proposed amendment to allow the B5 Major Business District uses.

(7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification;*

According to the Master Plan, the proposed change is suitable for the site. The proposal will permit the uses allowed in the B5 zoning district. The majority of the Downtown Central Business District is zoned B5, so it is sensible that Tower 600 would also be allotted the same opportunities of this zoning classification, with the caveat of it remaining PD, which will provide a higher level of review over changes.

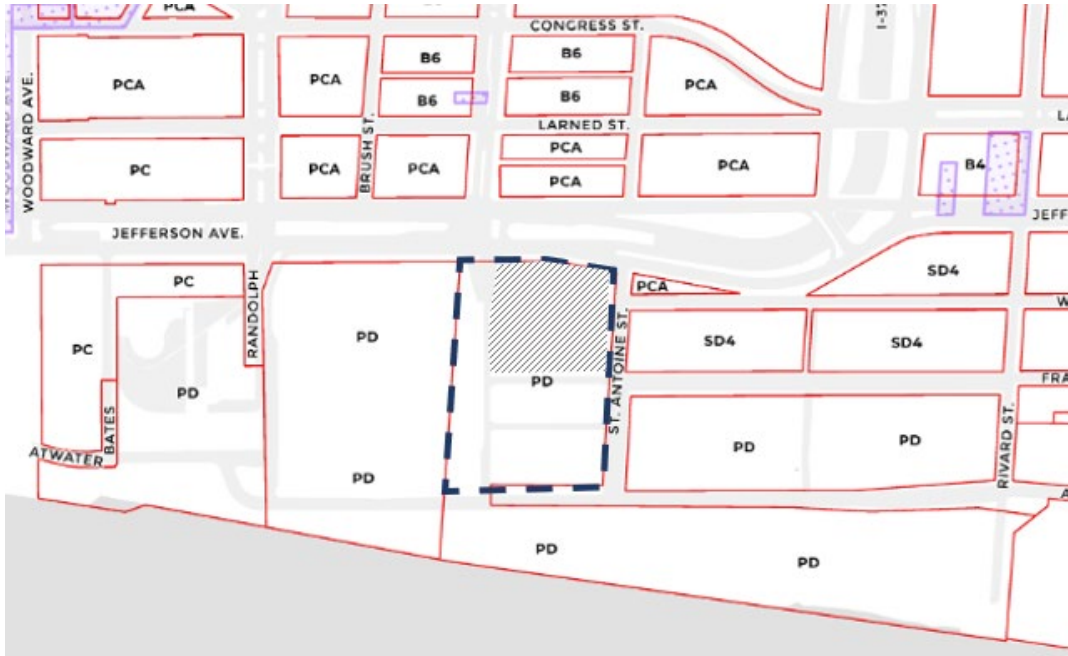


(8) *Whether the proposed rezoning will create an illegal "spot zone."*

The proposed rezoning will not create an illegal spot zone. The site is currently PD and will remain PD. The proposal simply modifies the terms and conditions of the PD zoning district that is in existence.

RECOMMENDATION

When the public hearing was held for this item, the City Planning Commission was very supportive of this proposal as it looks to add to the viability of the subject building. On May 16, 2024, the CPC voted to recommend **APPROVAL** of this item at its regular meeting.



Proposed parcels to be rezoned are within the boundary on the map

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON

Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment: Plans
Ordinance
Updated Zoning Map 2

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-3, *District Map No. 2*, to modify the development regulations for a portion an existing PD Planned Development District zoning classification, as established by Ordinance No. 17-H and modified by Ordinance No. 31-11, consisting of the Renaissance Center Tower 600, located at 590 East Jefferson Avenue and generally bounded by East Jefferson Avenue to the north, St. Antoine Street to the east, Franklin Street to the south, and Beaubien Street to the west, to allow for uses that are permissible in the B5 Major Business District zoning classification.

1 **BY COUNCIL MEMBER _____:**

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-3, *District Map No. 2*, to modify the development regulations for a portion an existing PD Planned Development District zoning classification, as established by Ordinance No. 17-H and modified by Ordinance No. 31-11, consisting of the Renaissance Center Tower 600, located at 590 East Jefferson Avenue and generally bounded by East Jefferson Avenue to the north, St. Antoine Street to the east, Franklin Street to the south, and Beaubien Street to the west, to allow for uses that are permissible in the B5 Major Business District zoning classification.

2 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

3 **THAT:**

4 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
5 Article XVII, Section 50-17-3 as follows:

6 **CHAPTER 50. ZONING**

7 **ARTICLE XVII. ZONING DISTRICT MAPS**

8 **Sec. 50-17-3. District Map No. 2.**

9 For the property consisting of the Renaissance Center Tower 600, located at 590 East
10 Jefferson Avenue and specifically described as:

11 Land situated in the City of Detroit, County of Wayne, State of Michigan, described as
12 follows: Lots 5, 6, 7 and part of 8 (SE Woodbridge & N Franklin) also vacated Woodbridge
13 8 Franklin Streets 50 feet wide Plat of the A Beaubien Farm Liber 27 Pages 197 through
14 199 of Deeds, Wayne County Records all described as commencing at intersection South
15 line Jefferson Avenue 210 feet wide with West line Randolph Street 60 feet wide as

1 platted; thence along said South line North 59 degrees 49 minutes 57 seconds East 836.99
2 feet; thence South 19 degrees 52 minutes 47 seconds East 106.34 feet; thence North 59
3 degrees 49 minutes 57 seconds East 116.61 feet; thence on curve to right 13.98 feet radius
4 77.38 feet delta 10 degrees 20 minutes 53 seconds chord bearing North 65 degrees 00
5 minutes 24 seconds East 13.96 feet; thence North 70 degrees 10 minutes 50 seconds East
6 29.22 feet to point of beginning; thence continuing North 70 degrees 10 minutes 50 seconds
7 East 56.55 feet; thence South 19 degrees 49 minutes 10 seconds East 0.88 feet; thence
8 North 70 degrees 10 minutes 50 seconds East 156.56 feet; thence on curve to right 14.23
9 feet radius 21.50 feet delta 37 degrees 55 minutes 16 seconds chord bearing North 89
10 degrees 08 minutes 28 seconds East 13.97 feet to West line St Antoine Street 50 feet wide;
11 thence along said West line South 26 degrees 05 minutes 38 seconds East 228.76 feet;
12 thence South 59 degrees 49 minutes 57 seconds West 205.42 feet; thence North 30 degrees
13 10 minutes 03 seconds West 274.17 feet to point of beginning.

14 the development regulations for the existing PD Planned Development District zoning
15 classification are modified as follows:

16 (a) The developer must work with the immediately adjacent community to minimize
17 disruption to the neighborhood during rehabilitation or construction and address impacts that may
18 arise;

19 (b) All changes in the development that do not change the overall character or increase
20 the height or massing of buildings within the development are subject to approval by the City
21 Planning Commission staff;

1 (c) The permissible uses for the development must be limited to those uses that are
2 permissible in the B5 Major Business District zoning classification, with the exception of the
3 following specific uses:

4 (1) Designated marijuana consumption establishment;

5 (2) Firearms dealership;

6 (3) Firearms target practice range, indoor;

7 (4) Heliports;

8 (5) Mortuary or funeral home

9 (6) Motor vehicle filling station;

10 (7) Marijuana microbusiness;

11 (8) Marihuana retail/provisioning facility;

12 (9) Marihuana safety compliance facility;

13 (10) Marihuana secure transporter facility; and

14 (11) Parking structure not having ground floor commercial space or other space oriented
15 to pedestrian traffic.

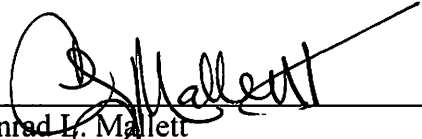
16 (d) All final site plans, elevations, lighting, landscape and signage plans for the
17 development are subject to review and approval by the City Planning Commission staff prior to
18 the developer's application for applicable building or construction permits.

19 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

20 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
21 health, safety, and welfare of the people of the City of Detroit.

1 **Section 4.** This ordinance shall become effective on the eighth day after publication in
2 accordance with Section 401(6) of Public Act 110 of 2006 as amended, being M.C.L. 125.3401(6),
3 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad L. Mallett
Corporation Counsel

**600 RENAISSANCE
CENTER**

**APPLICATION TO EXPAND
ZONING USES**

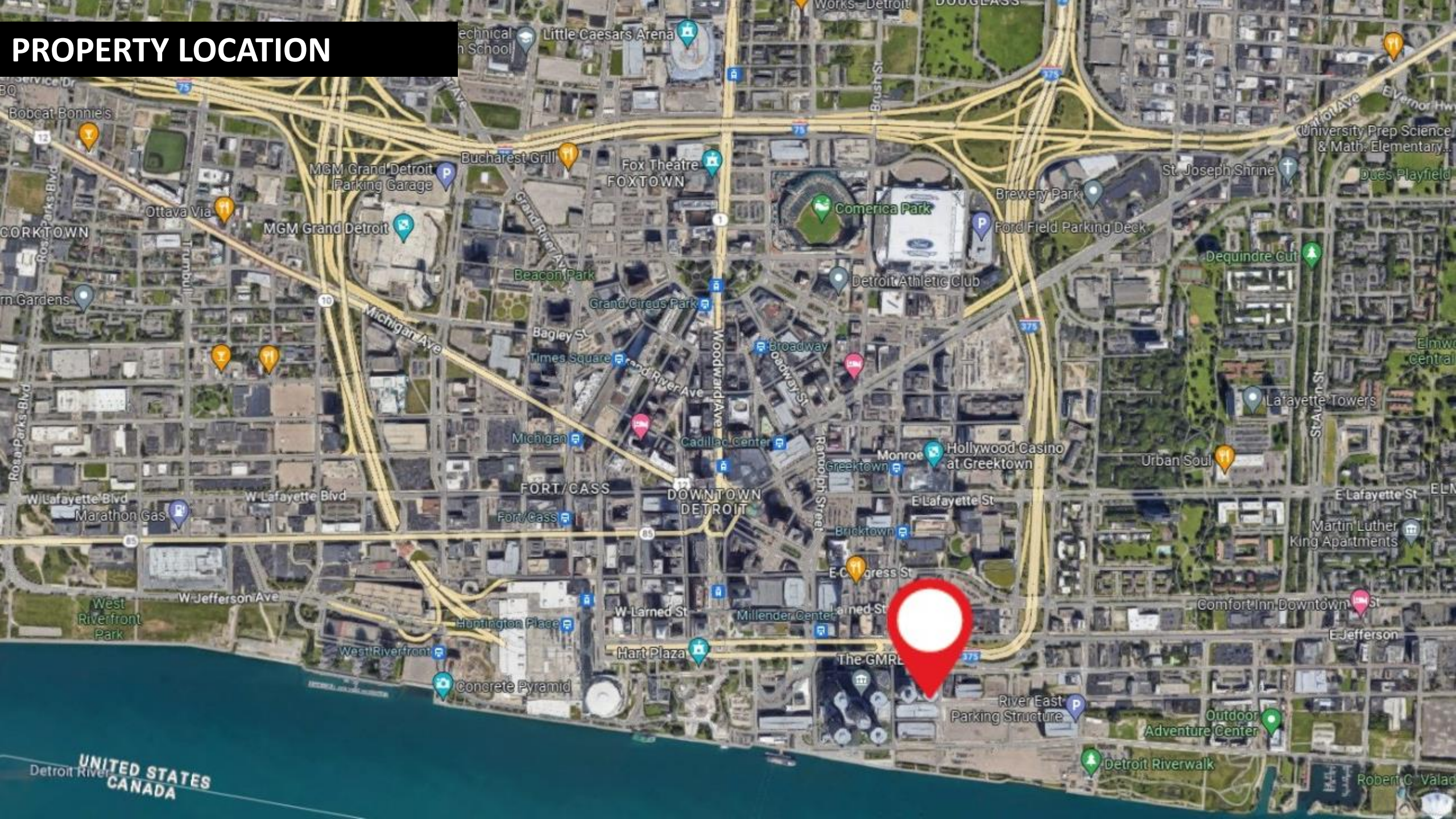


600 RENAISSANCE CENTER

- **Representative:** Friedman Real Estate
- **Owner:** Michigan Acquisition East LLC
- **Address:** 590 E. Jefferson
- **Parcel:** 03000001.002A
- **Existing Zoning:** PD
- **Existing Use:** Office
- **Proposal:** Modify the Planned Development to allow the B5 Major Business District uses



PROPERTY LOCATION



SURROUNDING AREA



Motor City
Casino Hotel

Little Caesars
arena

Comerica
Bank

Ford
Ford Field

HOLLYWOOD
Casino
GreenTown

75

375

MGM GRAND
DETROIT

BOOK
TOWER

FOX
HIGHLIGHTS

Hudson's Site

Campus Martius
Park

600 Tower

gm

Michigan Ave

E Lafayette St

AMERICAN
BROOKLYN
MARTIN LUTHER
KING JR
TUNNEL

Hart Plaza

HUNTINGTON
PLACE

E Jefferson

Fort St

10

MARRIOTT
Andiamo
BOUTIQUE ANTE
HIGHLANDS

Detroit
Riverwalk

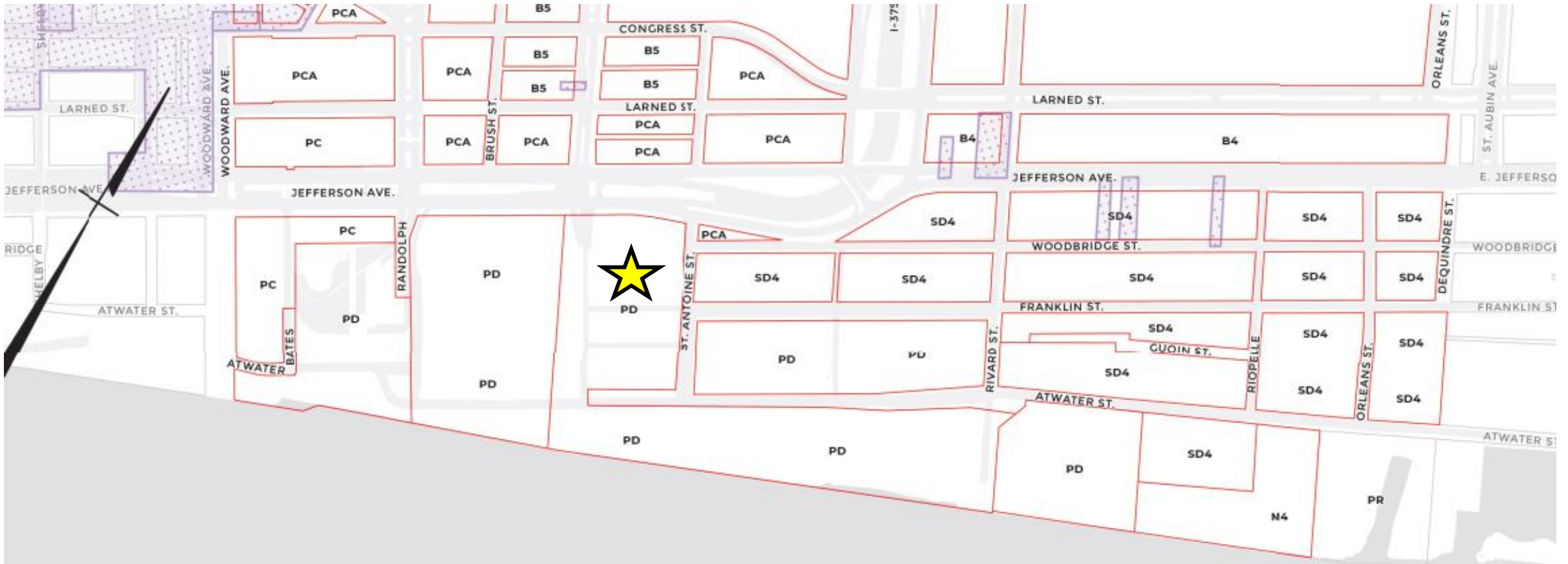


DETROIT RIVER

TOWER 600
(SUBJECT PROPERTY)



JEFFERSON AVENUE



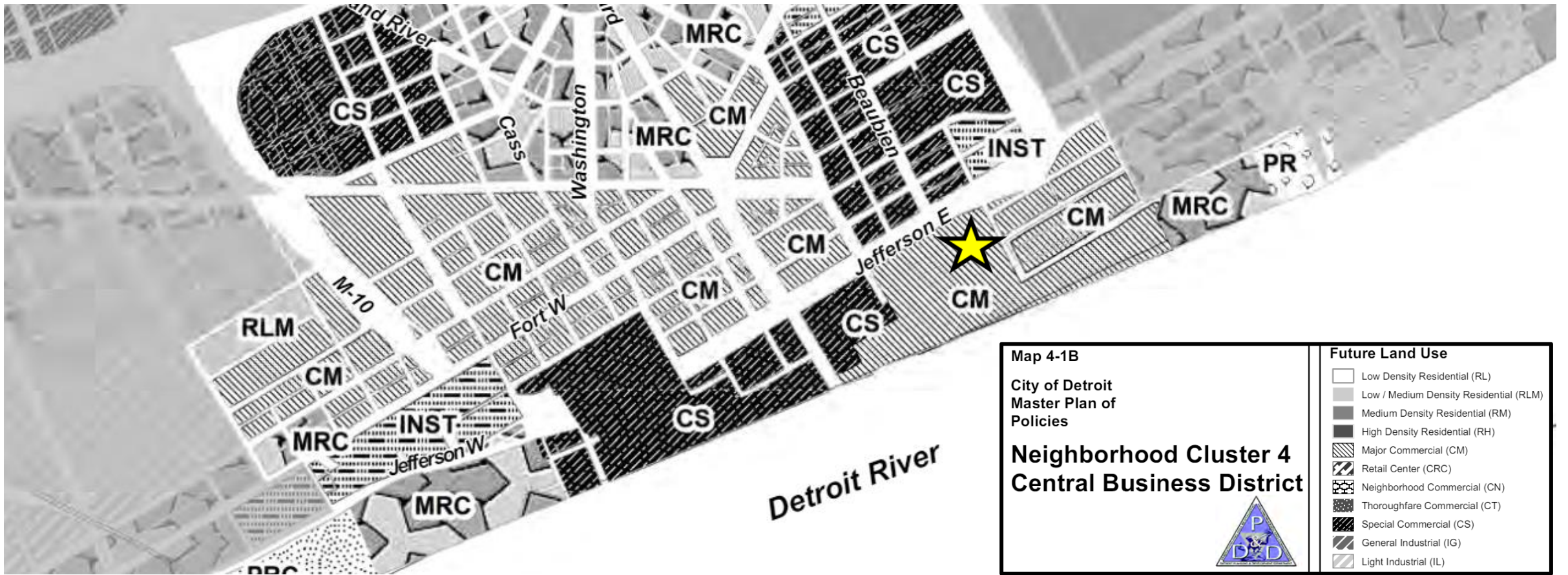
EXISTING ZONING

600 RENAISSANCE CENTER

Zoned: PD

± 336,000 SF office building – 10% occupied

± 1.25-acre site



MASTER PLAN
 600 RENAISSANCE CENTER

Master Plan: CM (Major Commercial)
 ± 336,000 SF office building – 10% occupied
 ± 1.25-acre site

EXISTING USES & LEGAL DESCRIPTION

2021 ZONING LETTER



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

June 9, 2021

To Whom It May Concern:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find that the property is located in a PD (Planned Development) zoning district. Modifications or expansions of uses within a planned development district are subject to review and approval by the City Planning Commission and Detroit City Council.

The current legal conforming use of 590 E. Jefferson is 'Office' per building permit 39263 issued March 19, 1987 and several subsequent permits. The current legal conforming use of 582 E. Jefferson is 'Office, Retail and Restaurant'. The current legal, conforming use of 580 E. Jefferson is 'Surface Parking Lot, Commercial'. The continued use of these properties for the above-stated uses are permitted per Section 50-11-13 of the Detroit Zoning Ordinance, subject to compliance with all relevant codes and ordinances.

Building permits are required for any construction activities at the site. If you have any questions, please contact our zoning division at zoning@detroitmi.gov.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

Coleman A. Young Municipal Center Phone 313-224-2733 TTY:711
2 Woodward Avenue, Fourth Floor Fax 313-224-1467
Detroit, Michigan, 48226 www.detroitmi.gov

600 TOWER LEGAL DESCRIPTION

600 Tower:

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lots 5, 6, 7 and part of 8 (SE Woodbridge & N Franklin) also vacated Woodbridge 8 Franklin Streets 50 feet wide Plat of the A Beaubien Farm Liber 27 Pages 197 through 199 of Deeds, Wayne County Records all described as commencing at intersection South line Jefferson Avenue 210 feet wide with West line Randolph Street 60 feet wide as platted; thence along said South line North 59 degrees 49 minutes 57 seconds East 836.99 feet; thence South 19 degrees 52 minutes 47 seconds East 106.34 feet; thence North 59 degrees 49 minutes 57 seconds East 116.61 feet; thence on curve to right 13.98 feet radius 77.38 feet delta 10 degrees 20 minutes 53 seconds chord bearing North 65 degrees 00 minutes 24 seconds East 13.96 feet; thence North 70 degrees 10 minutes 50 seconds East 29.22 feet to point of beginning; thence continuing North 70 degrees 10 minutes 50 seconds East 56.55 feet; thence South 19 degrees 49 minutes 10 seconds East 0.88 feet; thence North 70 degrees 10 minutes 50 seconds East 156.56 feet; thence on curve to right 14.23 feet radius 21.50 feet delta 37 degrees 55 minutes 16 seconds chord bearing North 89 degrees 08 minutes 28 seconds East 13.97 feet to West line St Antoine Street 50 feet wide; thence along said West line South 26 degrees 05 minutes 38 seconds East 228.76 feet; thence South 59 degrees 49 minutes 57 seconds West 205.42 feet; thence North 30 degrees 10 minutes 03 seconds West 274.17 feet to point of beginning.

Tax Parcel Identification Number: Ward 03, Item No. 000001.002A

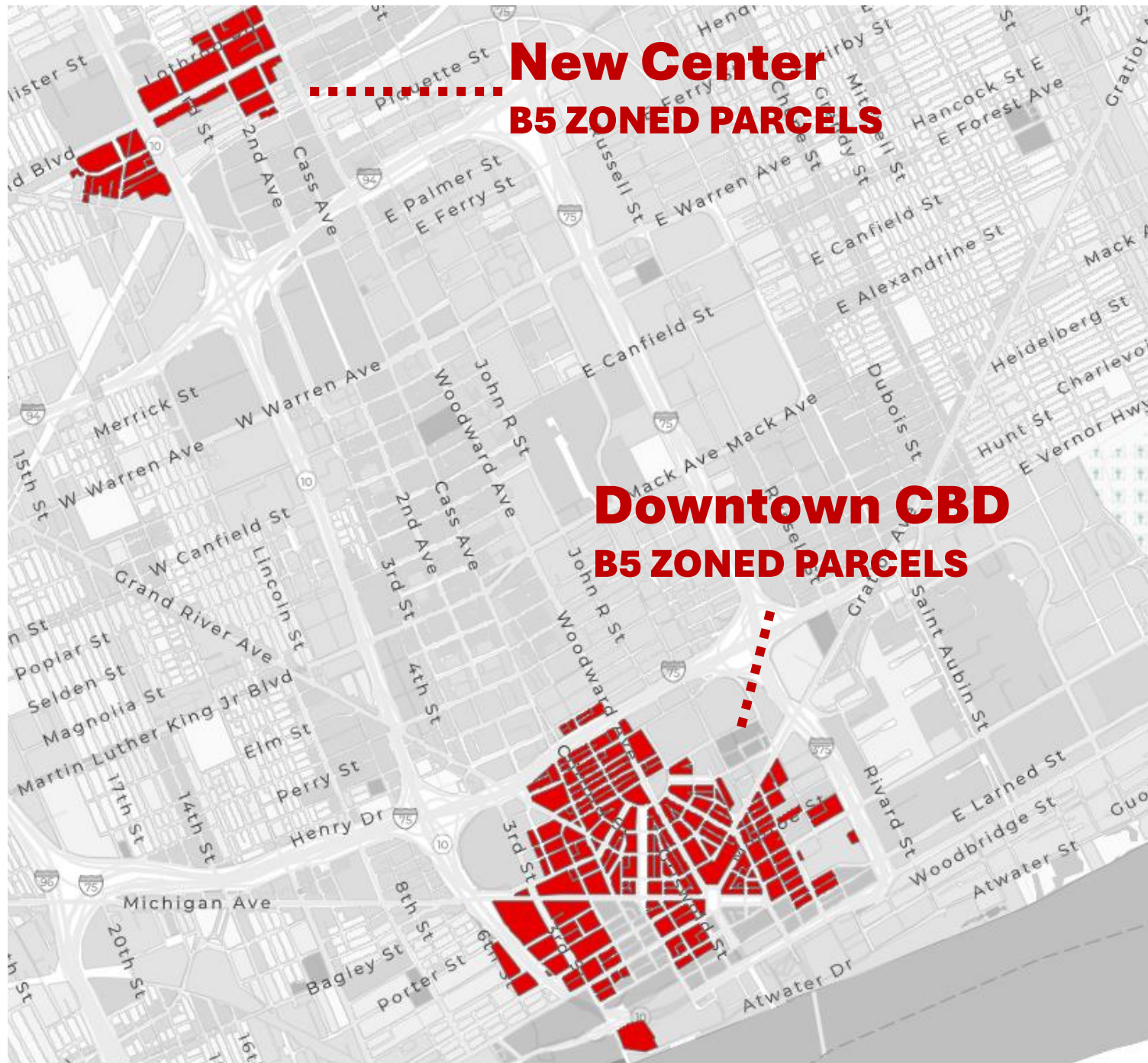
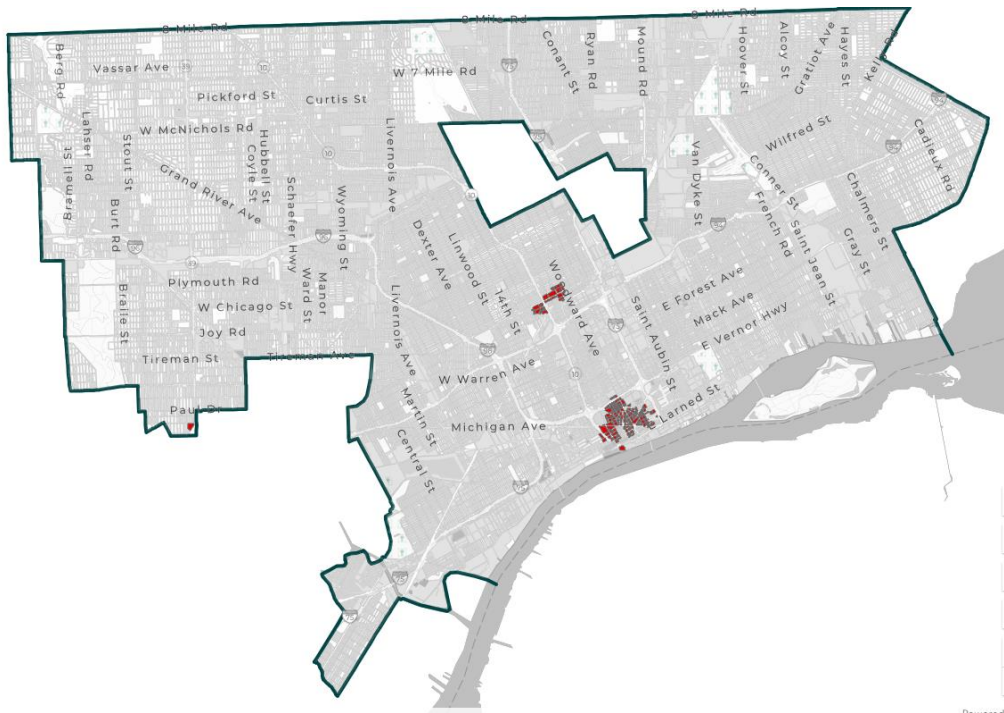
Commonly known as: Tower 600 of the Renaissance Center
590 E. Jefferson Avenue
Detroit, Michigan

PROPOSAL TO MODIFY THE EXISTING PD TO PERMIT B5 USES (Except a short list)

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

Proposed uses limited to those currently permissible for the B5 (Major Business District) zoning classification with the exception of the following uses:

- Mortuary or funeral home including those containing crematory
- Firearms dealership
- Firearms target practice range
- Motor vehicle filling station
- Motor vehicle services
- Medical marijuana provisioning center
- Medical marijuana safety compliance
- Medical marijuana safety transporter



THE FRIEDMAN DIFFERENCE

- Friedman Real Estate has been servicing real estate needs in Metro Detroit for 37 years & is one of the nation's largest privately owned real estate services firms with over 450 team members.
- Positioned as one of the Midwest's premier brokerage and management firms specializing in office, retail, multifamily and industrial real estate.
- Our experienced team provides a complete array of commercial and multifamily real estate services, including property and asset management, brokerage and construction.
- Friedman's property specialists assist banks, special servicers, private owners and a litany of financial institutions in evaluating, securing, protecting, managing, and repositioning assets.
- Detroit Assignments: Management of 3,000+ multifamily units & leasing 3MM+ SF of office space.



600

CURRENT BROKERAGE LISTINGS



18,000,000

COMMERCIAL SF MANAGED



\$22,500,000,000

IN CLOSED TRANSACTIONS



15,000

MULTI-FAMILY UNITS MANAGED

THE FRIEDMAN DIFFERENCE

TURNAROUND MANAGEMENT AND ASSET REPOSITIONING

- Office to Multifamily Conversion / Office to Showroom Conversion / Industrial Redevelopment

TREMONT MADISON



SUN RESEARCH CENTER



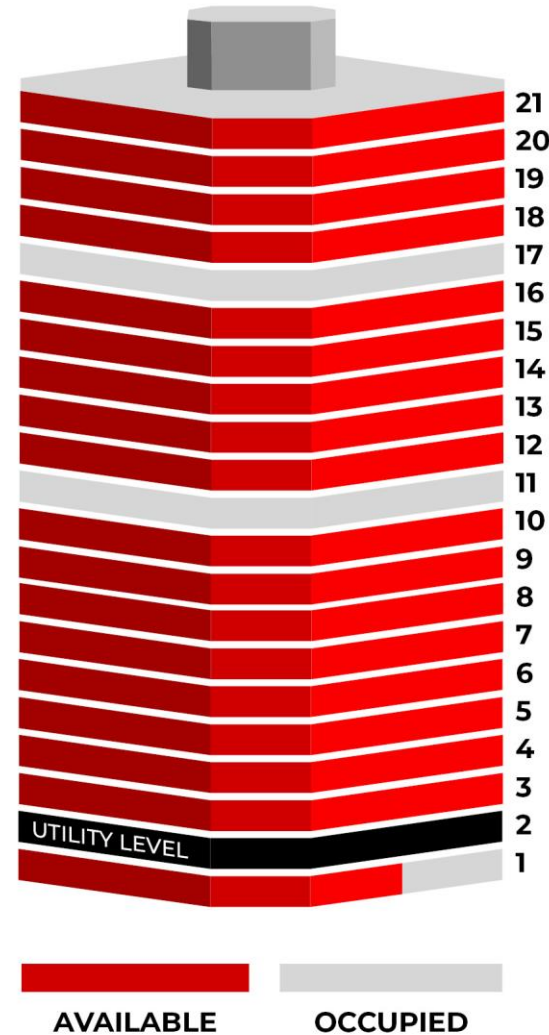
LM MANUFACTURING

600 TOWER – PHOTOS



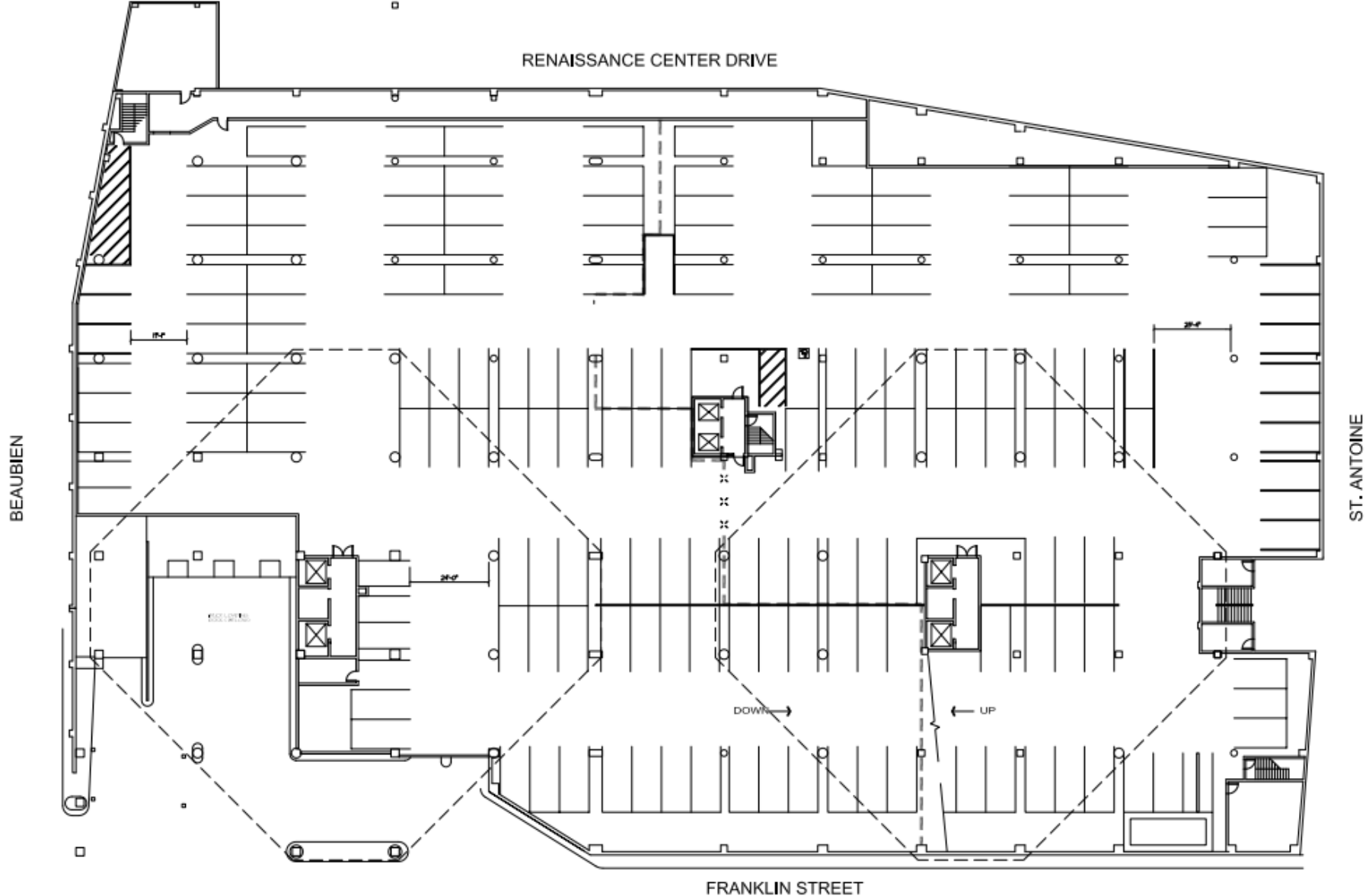
600 RENAISSANCE CENTER

- **Building Size:** 336,000 SF
- **Stories/Floor Size:** 21 Floors/16,500 SF
- **Parcel Size:** 1.25 Acres
- **Parking:** 270 Onsite + up to 200 offsite
- **Current Occupancy:** 10%
- **Current Tenants:** Great Expressions, Detroit Riverfront Conservancy & Canadian Consulate
- **Occupancy History:**
 - BCBSM Signed 15-year lease in 500 Tower & on 2/24, BCBSM vacated 165K SF in 600 Tower, which resulted in a 10% occupied tower.

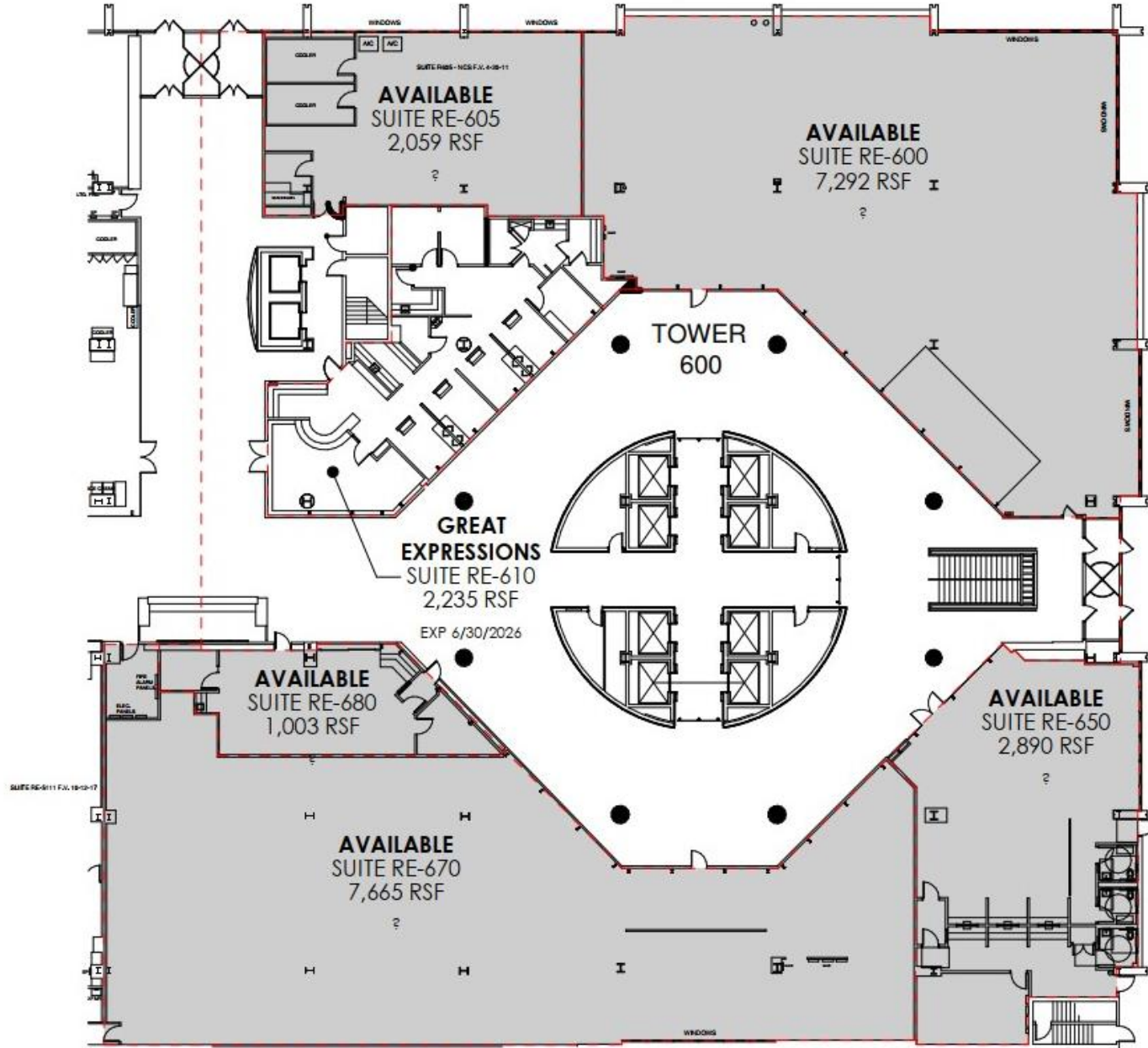


Average floor plate = ±16,500 SF

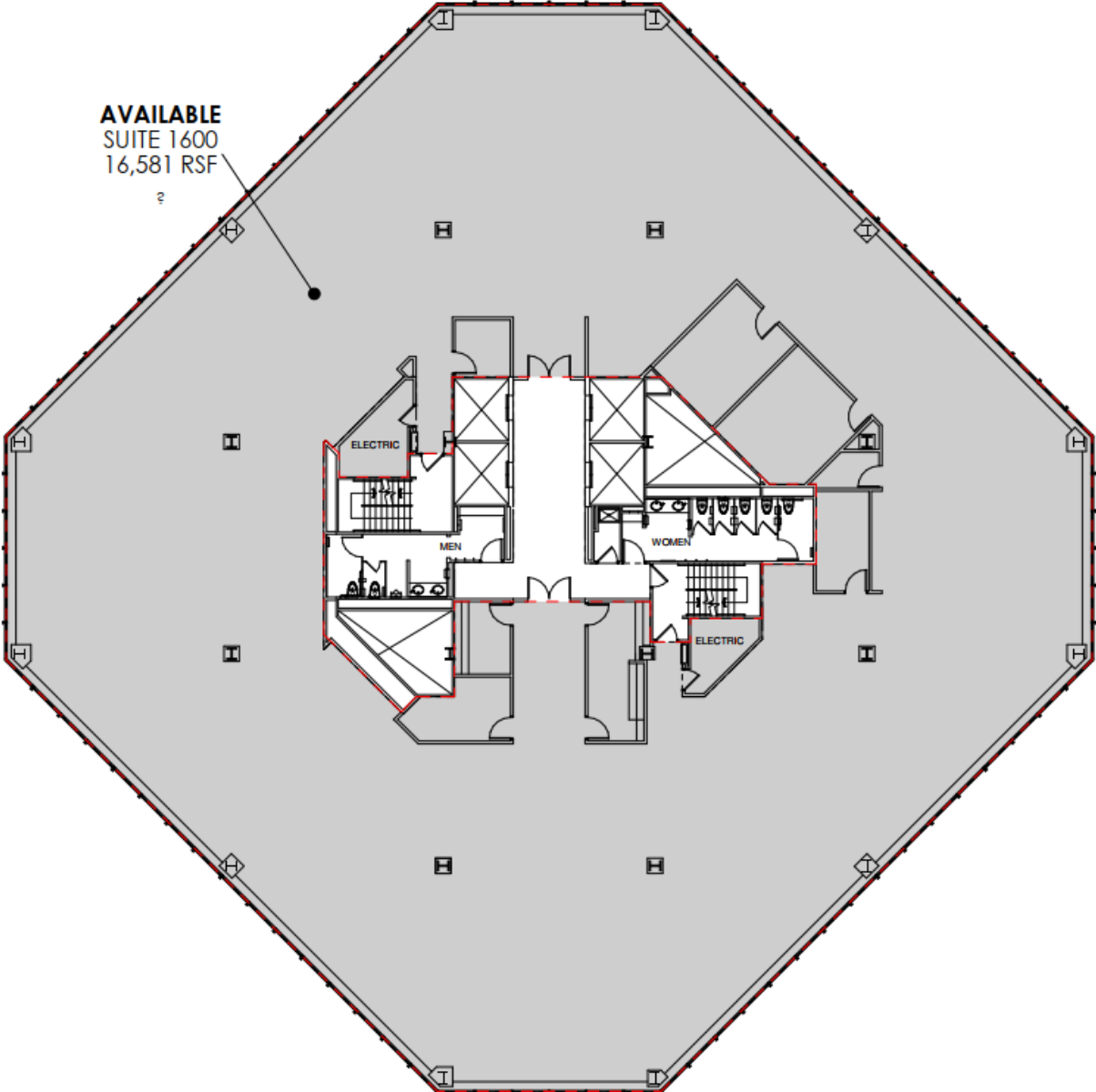
600 TOWER –PARKING GARAGE (LEVELS A-C)



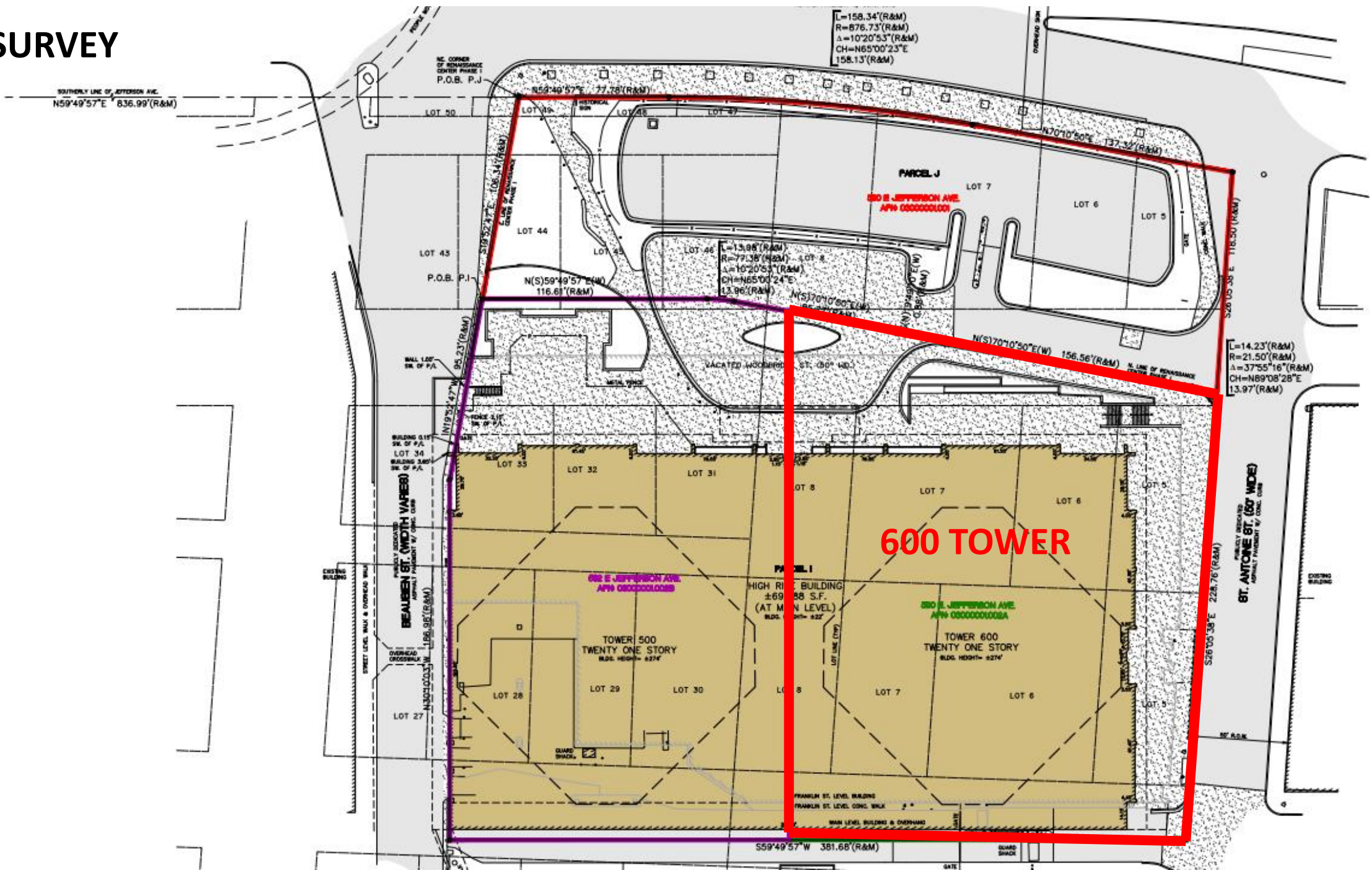
600 TOWER – 1st FLOOR (LOBBY)



600 TOWER – FLOORS 3-21



SURVEY



Community outreach, notification and/or support

- **Detroit Riverfront Conservancy**
 - Mark Wallace, CEO
- **Downtown Detroit Partnership**
 - Eric Larson, CEO
- **St. Peter & Paul Church**
 - Father Tim McCabe, Director of the Pope Francis Center
- **Millender Center**
 - Management Staff
- **Detroit-Wayne Joint Building Authority**
 - Management Staff

**600 RENAISSANCE
CENTER**

OPEN FOR DISCUSSION



