

**City of Detroit**  
OFFICE OF THE CITY CLERK  
**CITY OF DETROIT**  
Office of the City Clerk

**Janice M. Winfrey**  
*City Clerk*

**Andre P. Gilbert II**  
*Deputy City Clerk*

**NOTICE OF PUBLIC HEARING**

*June 27, 2025*

Mr. Conrad Mallett, Corporation Counsel, Law Department  
Mr. David Whittaker, Director, Legislative Policy Division  
Mr. David Bell, Director, Buildings, Safety Engineering & Environmental Department  
Ms. Alexa Bush, Director, Planning & Development Department  
Mr. Marcel Todd, Jr., Director, City Planning Commission

**RE:** To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification...etc.

Notice is hereby given that the **Detroit City Council Planning & Economic Development Standing Committee** has scheduled a **PUBLIC HEARING** on **THURSDAY, JULY 3, 2025 at 10:20 A.M.**

Pursuant to the Michigan **Open Meetings Act** as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of **MCL 15.263a (2)**, the Detroit City Council will be meeting **in person** in the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center** for the Planning & Economic Development Standing Committee.

The Standing Committee may be viewed in the following manner.

1. Watch via television
  - Comcast: Channel 10
  - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.

3. To attend by phone only, call one of these numbers:  
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715  
8592, or +1-346-248-7799 Enter Meeting ID: 330332554##
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

**Public Comment:**

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office [CityClerkHelpDesk@detroitmi.gov](mailto:CityClerkHelpDesk@detroitmi.gov) via e-mail, for the record.

### **Summary**

To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification to the PC Public Center zoning classification for two parcels commonly known as 560 and 580 Civic Center Drive

### **NOTICE TO THE HEARING IMPAIRED:**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

Sincerely,

Janice M. Winfrey  
City Clerk

JMW/gkk

EC

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## **SUMMARY**

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-2, *District Map No. 1*, to revise the existing B5 Major Business zoning classification to the PC Public Center zoning classification for two parcels commonly known as 560 and 580 Civic Center Drive.

Introduced  
~~06-03-2025~~  
05-27

JK

1 BY COUNCIL MEMBER TATE :

2 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-2, *District Map No. 1*, to revise the  
4 existing B5 Major Business zoning classification to the PC Public Center zoning classification for  
5 two parcels commonly known as 560 and 580 Civic Center Drive.

6 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

7 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
8 *Maps*, Section 50-17-2, *District Map No. 1*, is amended as follows:

9 CHAPTER 50. ZONING

10 ARTICLE XVII. ZONING DISTRICT MAPS

11 Sec. 50-17-2. District Map No. 1.

12 For the properties commonly identified as 560 and 580 Civic Center Drive, generally  
13 bounded by John C. Lodge Freeway (M-10) to the north, Third Street to the west, Civic Center  
14 Drive to the south, and Washington Boulevard to the east, more specifically described as:

15 12 THRU 14 17 THRU 20 PT OF 10, 11, 15, 16, 21 AND 22 BLK D PT OF 3 AND 4  
16 BLK C MAP OF FRONT OF CASS FARM L9 P409 CITY RECORDS, WCR 2/67 AND  
17 STREETS AND ALLEYS ADJ; ALL DESC AS COMM AT HARBOR REF MNMT 39  
18 SAID MNMT BNG 2.20 FT W OF THE CL OF THIRD ST (60' WIDE) EXT TH N 22D  
19 55M 55S W 165.52 FT TH S 84D 15M 14S E 36.70 FT TH N 22D 55M 55S W 334.26 FT  
20 TH ON A 329.17 FT CUR TO R RAD 756.00 FT CHD BRG N 66D 15M 59S W 326.58  
21 FT TH N 75D 01M 45S E 28.44 FT TO POB TH N 75D 01M 45S E 12.06 FT TH N 81D  
22 06M 07S E 99.72 FT TH S 31D 06M 22S E 338.27 FT TH S 63D 43M 17S W 18.10 FT

1 TH S 30D 25M 42S E 155.04 FT TH S 67D 44M 55S W 94.51 FT TH N 30D 04M 24S  
2 W 518.36 FT TO POB; 1.199 AC  
3 PT OF 15 AND 16 BLK D PT OF 1 BLK E PT 4 BLK C PT 30 BLK 4 MAP OF FRONT  
4 OF CASS FARM L9 P409 CITY RECORDS, WCR 2/67 AND STREETS AND ALLEYS  
5 ADJ; ALL DESC AS COMM AT HARBOR REF MNMT 39 SAID MNMT BNG 2.20 FT  
6 W OF THE CL OF THIRD ST (60' WIDE) EXT TH N 22D 55M 55S W 165.52 FT TH S  
7 84D 15M 14S E 36.70 FT TH N 22D 55M 55S W 334.26 FT TH ON A 289.85 FT CUR  
8 TO R RAD 756.00 FT CHD BRG N 64D 46M 34S E 288.07 FT TO POB TH ON A 39.33  
9 FT CUR TO R RAD 756.00 FT CHD BRG N 77D 14M 59S E 39.32 FT TH N 75D 01M  
10 45S E 28.44 FT TH S 30D 04M 24S E 518.36 FT TH S 67D 44M 55S W 57.62 FT TH  
11 ON A 2.94 FT CUR TO R RAD 142.18 FT CHD BRG S 68D 20M 30S W 2.94 FT TH N  
12 30D 04M 24S W 499.20 FT TH S 59D 55M 36S W 5.00 FT TH N 30D 04M 24S W 30.00  
13 FEET TO POB; 0.723 AC

14 The existing B5 Major Business zoning classification is revised to the PC Public Center zoning  
15 classification.

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

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

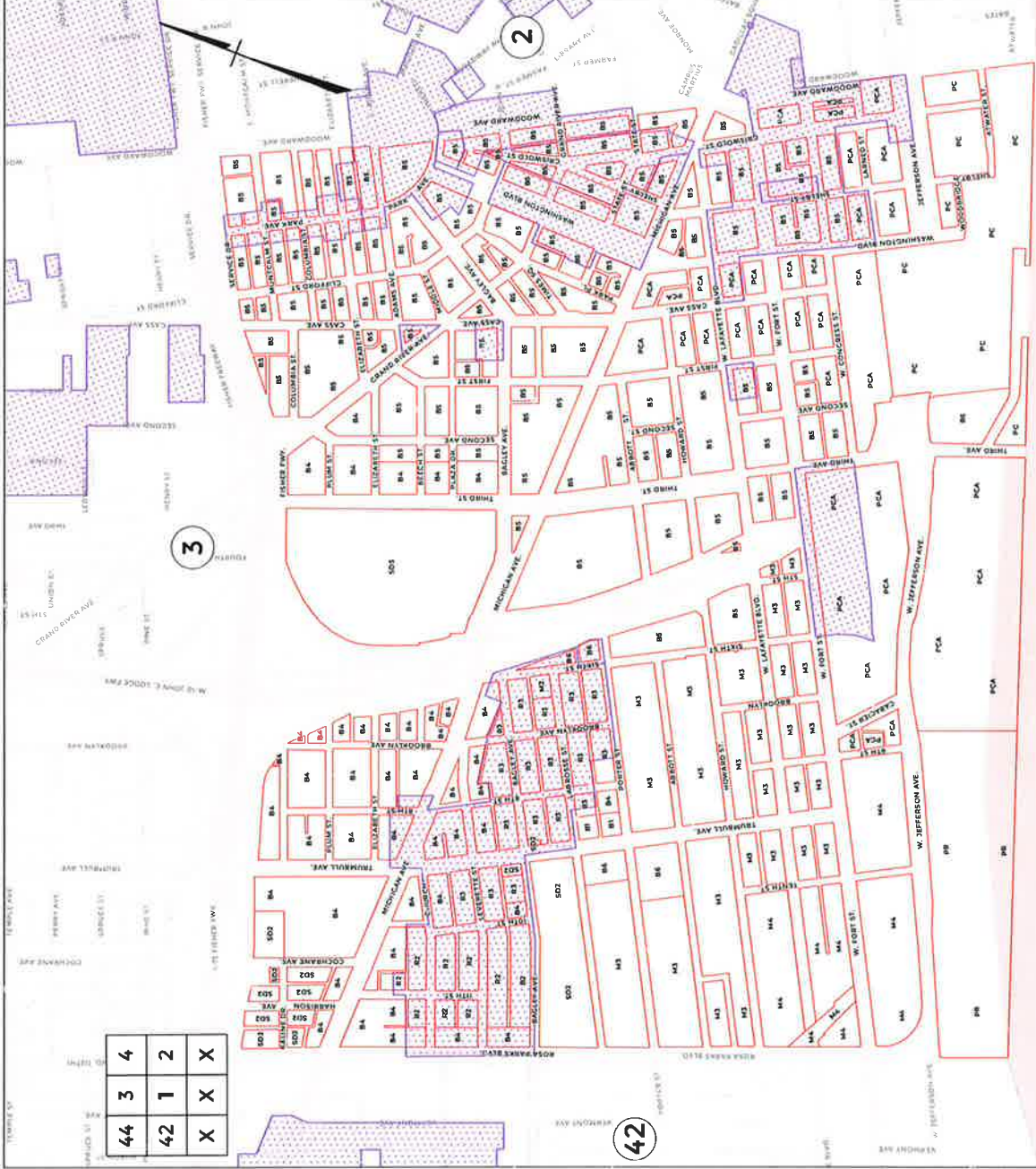
20 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
21 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
22 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

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Conrad Mallett  
Corporation Counsel

READ TWICE BY TITLE,  
ORDERED, PRINTED  
AND LAID ON TABLE



44	3	4
42	1	2
X	X	X



Donovan Smith  
Chairperson  
Melanie Markowicz  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director  
Christopher Gulock, AICP  
Deputy Director

# City of Detroit

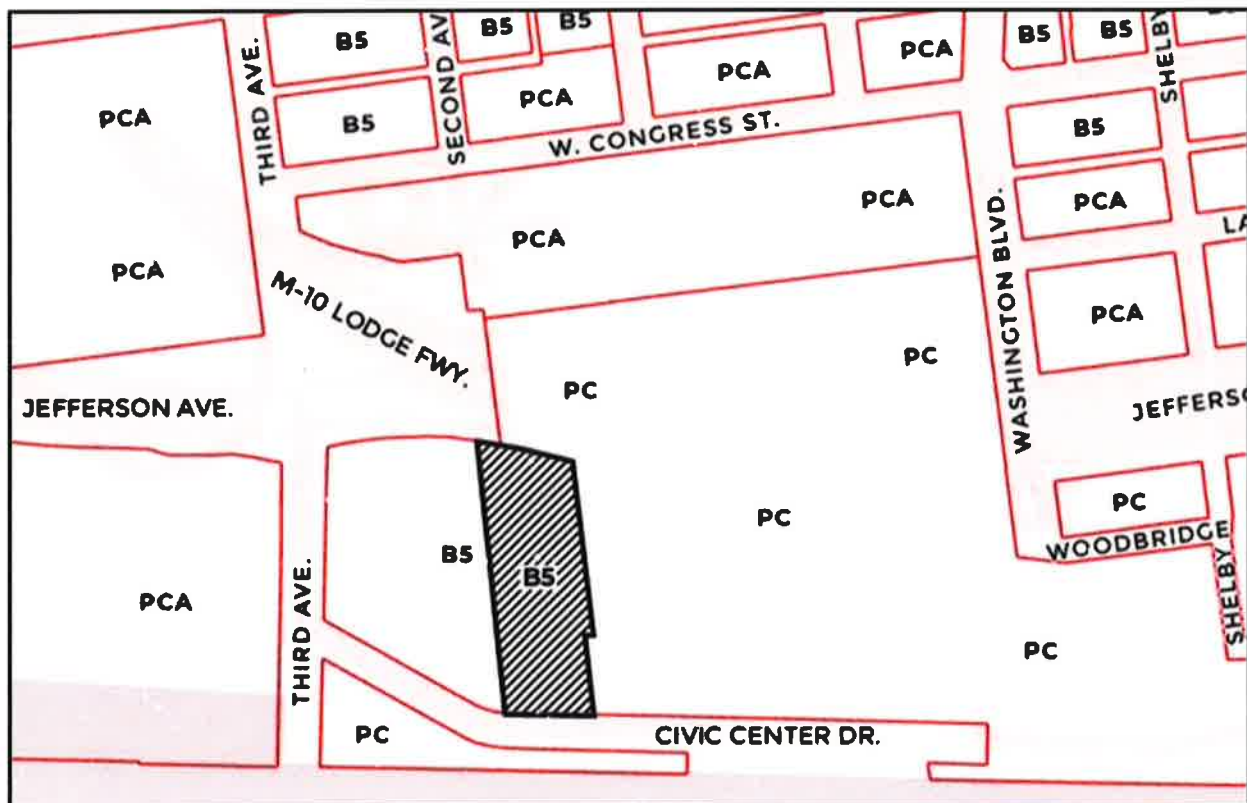
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Adrian-Keith Bennett  
Kenneth R. Daniels  
David Esparza, AIA, LEED  
Ritchie Harrison  
Gwendolyn A. Lewis, MBA  
Frederick E. Russell, Jr.  
Rachel M. Udabe

May 16, 2025

## HONORABLE CITY COUNCIL

**RE:** Request of the Detroit Regional Convention Facility Authority to show a PC (Public Center) zoning district where a B5 (Major Business) zoning district is currently shown on two parcels commonly known as 560 and 580 Civic Center Drive. Additionally, a PC District review of a proposed addition to the Huntington Place Convention Center.  
**(RECOMMEND APPROVAL – ORDINANCE INCLUDED TO SET A PUBLIC HEARING)**



*Existing Zoning Map showing subject site and surrounding area*

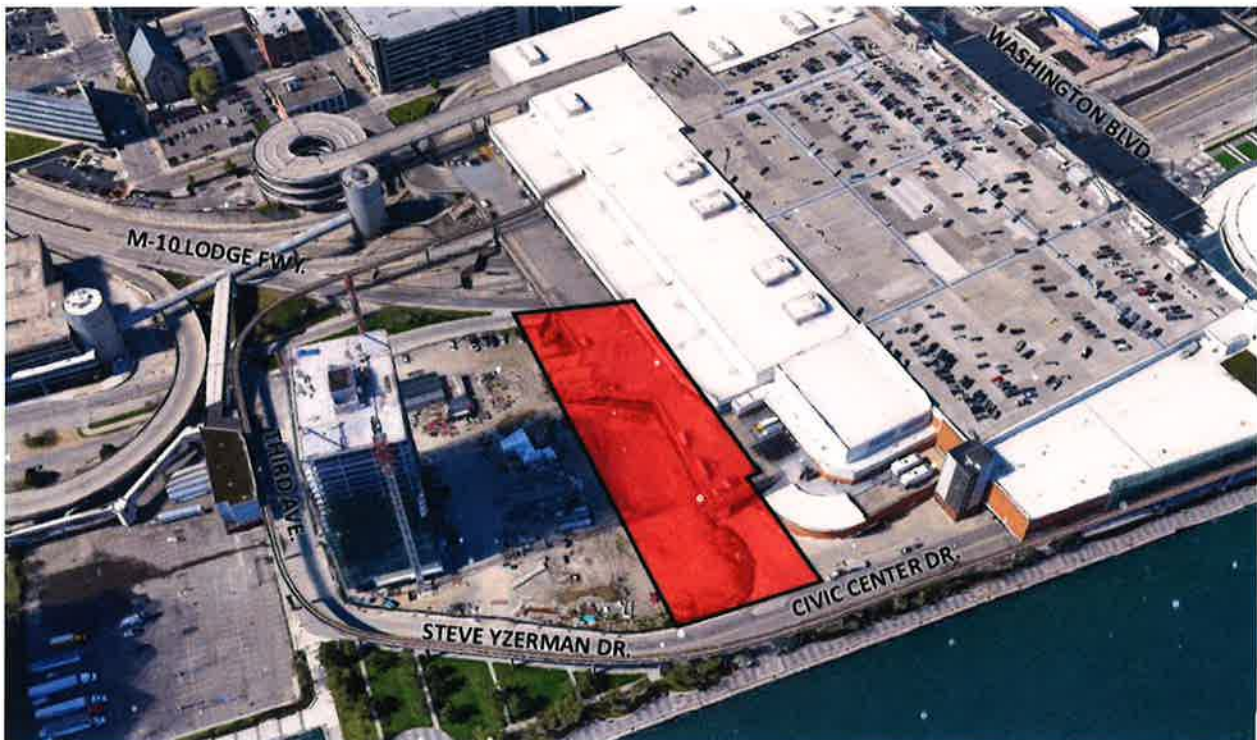
## BACKGROUND AND PROPOSAL

The CPC has received a request from the Detroit Regional Convention Facility Authority to amend Article XVII, Section 50-17-2, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PC zoning district where a B5 zoning district is currently shown on two parcels commonly known as 560 and 580 Civic Center Drive (also known as Steve Yzerman Drive). The PC district also requires exterior design and appearance review by City Council.

The proposal is to build an addition to the rear (southwest) side of the Huntington Place convention center in order to provide a direct pedestrian connection to the new hotel currently being constructed to the west. This will allow people to walk from the hotel to the convention center without having to go outside; providing a more comfortable experience regardless of the weather. The rezoning is necessary because the existing B5 zoning classification does not allow “convention or exhibit buildings” while the proposed PC zoning classification allows the use on a by-right basis. Additionally, the parcels under consideration are proposed to be combined with the rest of the convention center and having consistent zoning for the entire parcel would reduce confusion.

The site is located within City Council District 6 and measures 1.922 acres. The area under consideration was previously part of the Joe Louis Arena prior to its demolition in 2019. In order to facilitate the redevelopment of the Joe Louis Arena site, in 2020, it was rezoned from the PC district to the B5 district as the PC district allows only 24 uses and the B5 district allows 144.

The western portion of the proposed rezoning will include the new Second Avenue extension which the City Council reviewed last summer.



*Aerial view of proposed rezoning*



The addition to Huntington Place is proposed to be three levels with the lowest level providing an entrance at grade and the third level containing the connection between the hotel and the existing convention center. A small plaza area with seating, landscaping, and bike racks is proposed at the main entrance from outside. An open-air terrace occupies part of the third floor overlooking the river.

The majority of the south and west facades of the addition are proposed to be white ceramic tile panels and glass with a dramatic grille pattern. Smaller areas of metal panels in a gold/bronze color are proposed around the entryways and wood for the soffit area near the roof. The north and east facades, which face the existing convention center, will be clad in dark gray metal panels and white EIFS (exterior insulation and finish system).



*Rendering of proposed addition to Huntington Place – looking northeast*

### **CPC PUBLIC HEARING**

On April 17, 2025, the CPC held the statutorily mandated public hearing to consider the proposed amendment. Notices were published in the Detroit Legal News, posted onsite, and mailed to 23 surrounding occupants and property owners. One member of the public spoke with concerns about the effect on the convention center's rooftop parking (which will not be changed by the proposed addition). Commissioners asked questions about security, sustainability, access, wayfinding, and public outreach.



*Rendering of proposed addition to Huntington Place – looking east along Civic Center Dr.*

## PLANNING CONSIDERATIONS

### ***Surrounding Zoning and Land Use***

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

- North: PC – Existing Huntington Place convention center
- East: PC– Existing Huntington Place convention center
- South: PC– Detroit Riverwalk
- West: B5– JW Marriott hotel (currently under construction)



***PC District Review Criteria – Sec. 50-11-67***

There are eighteen PC District Review Criteria listed in Section 50-11-67 of the Zoning Ordinance. The relevant criteria follow with staff analysis in italics:

- (2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.  
*The proposed addition complies with this standard by creating a street wall along the new Second Avenue. It also fills in the void between the new hotel and the existing convention center along Civic Center Drive while still providing space for pedestrians. The building will provide an attractive screen to block views of the back of the convention center and loading docks.*
- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties.  
*The adjacent land uses, other than the convention center, are the hotel (under construction) and the riverwalk. Each of these will be enhanced by the proposed development as it will provide a connection to both the convention center and the rest of downtown.*
- (9) Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and parking areas should be provided.  
*The building itself will screen the loading and service areas that are currently visible.*
- (13) Barrier-free access and public safety features should be carefully planned.  
*The addition will be barrier-free and compliant with all ADA requirements.*
- (15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas.  
*The dynamic form of the building with both the cantilever and the curve along the southern elevation creates a visually interesting facade. The dramatic pattern of the grillwork and the ceramic panels provide texture. Although the proposed addition has several solid walls at ground level, a large proportion of the façade is glass.*
- (16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas.  
*Public amenities are incorporated into the project including restrooms, seating, and bicycle racks. The design of the building provides a covered plaza over the main entrance from Civic Center Drive. The secondary entrance from Second Avenue is also inset to provide shelter.*

### ***Map Amendment Approval Criteria – Sec. 50-3-70***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's preliminary analysis in italics:

- Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.  
*The proposed amendment is necessary due to the land being transferred to Huntington Place. The zoning of the entire convention center should be consistent.*
- Whether the proposed amendment will protect the health, safety, and general welfare of the public.  
*The proposed amendment meets this standard by providing a connection between the future hotel and the convention center.*
- 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.  
*No adverse impacts on the environment are anticipated as the site is not currently a natural area. The glass areas of the façade are divided into smaller parts which will make it more bird friendly.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification.  
*Although the property was previously rezoned from the PC district to promote redevelopment, both the existing and proposed zoning districts are suitable for properties in the Central Business District.*

### **Master Plan Consistency**

The subject site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “CS – Special Commercial” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it is generally consistent with the Master Plan. The full report is attached.

### ***PDD Special District (PC) Review***

The Planning & Development Department has reviewed the proposed plans for the addition and has recommended approval. They made one suggestion—that the dark gray corrugated metal panels proposed for the north façade may look too dark as a result of shadows and a lighter color may be advisable. The full review is attached for reference.

### ***Community Input***

The adjacent hotel development required a Community Benefits Ordinance (CBO) process prior to construction and while this development was not technically included, it was discussed in conjunction with those meetings. Also, the Detroit Regional Convention Facility Authority is managed by a board which holds public meetings to conduct business.



## CONCLUSION

On April 17, 2025, the City Planning Commission voted 7-0 to recommend approval of both the map amendment and the Special District Review requests with the following conditions:

1. That CPC staff working in conjunction with PDD be authorized to finalize the plans and remaining details with the petitioner, and
2. That the petitioner submit final, site plans, elevations, landscape, lighting and signage plans to CPC staff for review for consistency with approved plans prior to the issuance of applicable permits and/or in accordance with the progression of construction.

Respectfully submitted,

Donovan Smith, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Jamie Murphy, City Planner

Attachments: Rezoning Ordinance  
PC Special District Review Resolution  
PDD Master Plan Interpretation  
PDD Special District (PC) Review  
Plans – Skybridge Connector, Preliminary Design Review  
Updated District Map 1

cc: Alexa Bush, Director, PDD  
Russell Baltimore, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Conrad Mallett, Corporation Counsel  
Daniel Arking, Law Department

May \_\_\_\_, 2025

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PC ZONING DISTRICT  
AT THE HUNTINGTON PLACE CONVENTION CENTER.**

**BY COUNCIL MEMBER \_\_\_\_\_:**

**WHEREAS**, the Detroit Regional Convention Facility Authority proposes exterior alterations at 560 and 580 Civic Center Drive; and

**WHEREAS**, the Huntington Place Convention Center is located within an established PC (Public Center) zoning district; and

**WHEREAS**, work to be performed within a PC zoning district requires Special District Review and the purpose of the PC zoning district classification is provided for in Section 50-11-51 of the Zoning Ordinance as follows:

*This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, as provided for in Article III, Division 6, of the Zoning Ordinance, so as to ensure a completely harmonious, pleasing, and functional public center; and*

**WHEREAS**, the Planning and Development Department has provided favorable review; and

**WHEREAS**, the City Planning Commission has reviewed and recommended approval of the proposed alterations;

**NOW, THEREFORE, BE IT RESOLVED**, that the Detroit City Council hereby approves the proposed exterior changes depicted in the “Skybridge Connector – Preliminary Design Review” drawings prepared by AECOM, Inform Studio, Buro Happold, and Giffels Webster, and dated April 2025, referenced in the staff report, with the following conditions:

1. That CPC staff working in conjunction with PDD be authorized to finalize the plans and remaining details with the petitioner, and
2. That the petitioner submit final, site plans, elevations, landscape, lighting and signage plans to CPC staff for review for consistency with approved plans prior to the issuance of applicable permits and/or in accordance with the progression of construction.





**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

**TO:** Mr. Marcell Todd, Director, City Planning Commission  
**FROM:** Greg Moots, Planning and Development  
**RE:** Master Plan Interpretation for **Rezoning**  
**DATE:** April 16, 2025

**RE:** **Master Plan of Policies review of the request of the Detroit Regional Convention Facility Authority to amend District Map No. 1 to show a PC (Public Center District) zoning classification where a B5 (Major Business District) zoning classification is shown at 560 and 580 Civic Center Drive**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of Detroit Regional Convention Facility Authority.

**Location**

The site is comprised of 560 and 580 Civic Center Drive, generally bounded by the John C. Lodge Freeway (M-10) to the north, Third Street to the west, Civic Center Drive to the south, and Washington Boulevard to the east. The location is within the Central Business District and on the Detroit River

**Existing Site Information**

The site contains the newly constructed 2<sup>nd</sup> Street extension and access to the convention center.

**Surrounding Site Information**

North: Convention center and freeway  
East: Convention center  
South: Detroit River  
West: Hotel

**Project Proposal**

The proposed map amendment is being to unify the zoning of the convention center and permit an addition to the convention center to facilitate a skywalk to the new hotel currently being constructed to the west. The existing B5 zoning classification does not allow "convention or exhibit buildings", but the proposed PC zoning classification allows the use by-right.

## **Interpretation**

### **Impact on Surrounding Land Use**

The proposed rezoning to PC generally permits similar high impact commercial and residential uses as the current B5 zoning classification. The adjacent uses are the applicant's convention center and the hotel to which this expansion permits connection.

### **Impact on Transportation**

The rezoning permits similar high-traffic generating commercial and residential as the current zoning. Due to the connection to the convention center's dedicated expressway exit ramp and parking, any traffic generated should not adversely impact the surroundings. Traffic can impact the site from the expressway, the new road, or Civic Center Drive.

## **Master Plan Interpretation**

The area to be rezoned is located in the Central Business District neighborhood. It is designated Special Commercial (CS). Such areas "... attract people from the City, region and State. These areas may include sport stadia, convention centers, casinos, or compatible uses such as theatres, nightclubs, bars and restaurants. Areas should be accessible to mass transit routes and automobile parking on the street or in structures, Ground level activity should be pedestrian oriented. Ancillary uses may include medium-rise offices, hotels, high density housing, and mixed-use development." The proposed rezoning to the PC district is **generally consistent** with the CS designation, as the site is under two acres in size, doesn't change the character of the area, and permits uses consistent with the designation.

Respectfully Submitted,



Gregory Moots

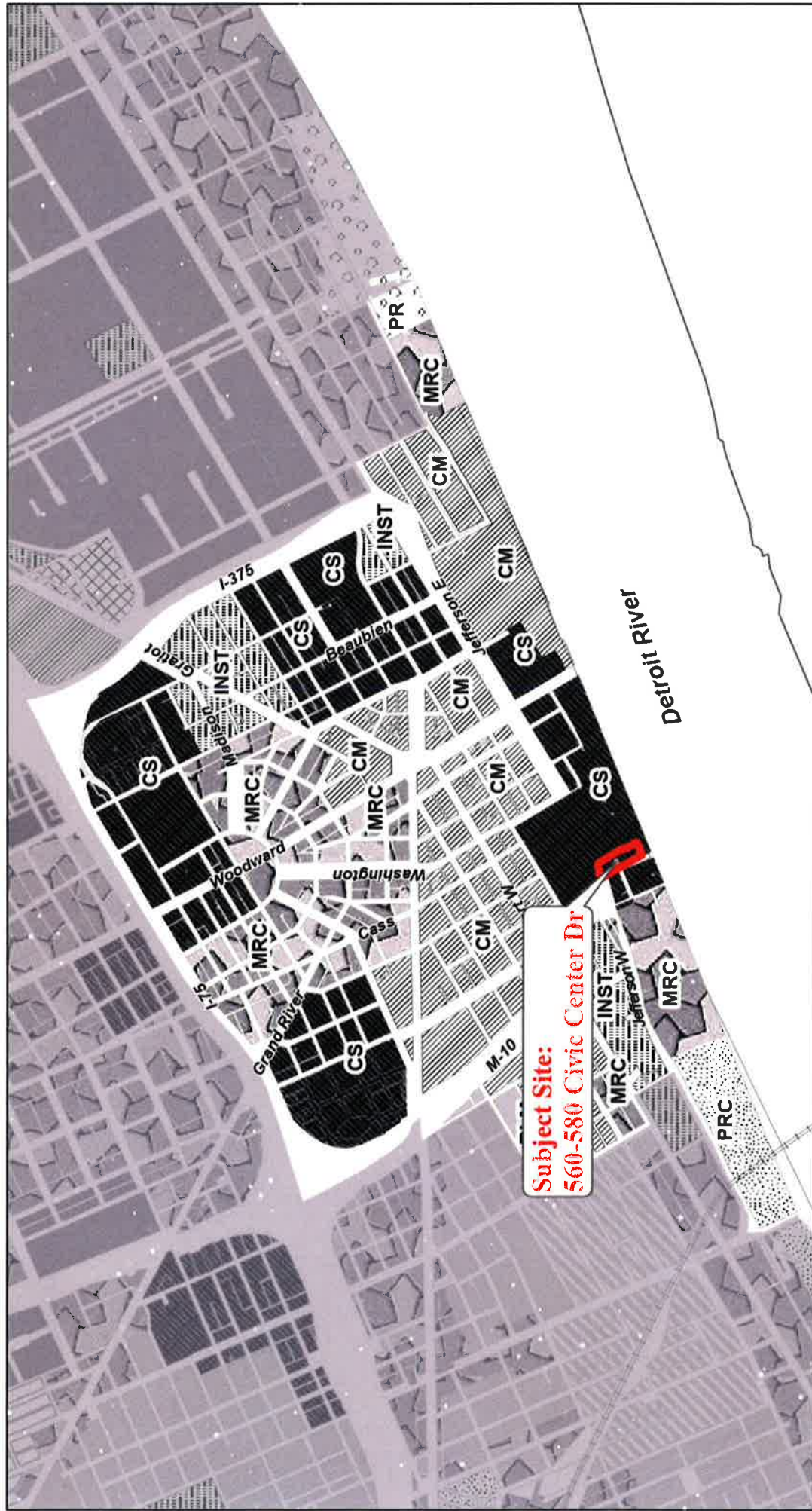
Planning and Development Department

## **Attachments**

**Future General Land Use Map:**  
District

Map 4-1B, Neighborhood Cluster 4, Central Business

CC: Karen Gage  
Alexa Bush, Director



**Subject Site:**  
**560-580 Civic Center Dr**

**Map 4-1B**

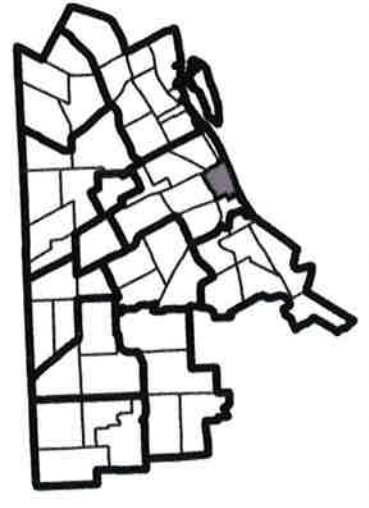
**City of Detroit  
 Master Plan of  
 Policies**

**Neighborhood Cluster 4  
 Central Business District**



**Future Land Use**

- |  |  |  |  |
|--|--|--|--|
|  | Low Density Residential (RL)           |  | Distribution / Port Industrial (IDP)   |
|  | Low / Medium Density Residential (RLM) |  | Mixed - Residential / Commercial (MRC) |
|  | Medium Density Residential (RM)        |  | Mixed - Residential / Industrial (MRI) |
|  | High Density Residential (RH)          |  | Mixed - Town Center (MTC)              |
|  | Major Commercial (CM)                  |  | Recreation (PRC)                       |
|  | Retail Center (CRC)                    |  | Regional Park (PR)                     |
|  | Neighborhood Commercial (CH)           |  | Private Marina (PRM)                   |
|  | Thoroughfare Commercial (CT)           |  | Airport (AP)                           |
|  | Special Commercial (CS)                |  | Cemetery (CEM)                         |
|  | General Industrial (IG)                |  | Institutional (INST)                   |
|  | Light Industrial (IL)                  |  |  |





Detroit City Planning Commission  
208 CAYMC  
Detroit, MI 48226

April 16, 2025

RE: Public Center (PC) review of the proposed Skybridge Connector at Huntington Place

The following is the Planning and Development Department's (PDD) review of the request to build what's known as the Skybridge Connector at Huntington Place, linking the new JW Marriott Hotel, 2nd Avenue Extension, and the Riverwalk to Huntington Place, located at 1 Washington Blvd. The location is the western side of Huntington Place (560 and 580 Civic Center Drive) and is proposed to be rezoned from B5 to PC. This request is from the Detroit Regional Convention Facility Authority. This review is carried out per Sec. 50-11-66 for the review of developments located in the Public Center (PC) zoning district.

Following is our response to the applicable criteria from Sec. 50-11-67, with our response in italics.

- (1) The proposed development should reflect applicable policies stated in the Master Plan;

*GOAL 3: Target geographic areas for business investment and growth*

*Policy 3.1: Continue to reinforce Downtown Detroit as the primary location for sports, leisure, cultural and convention attractions.*

- (2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development; *The proposed expansion of the convention center will improve access to the Riverwalk and to the skywalk connector to the new hotel. The expansion creates entertainment and event space as well as some conference space.*
- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties; *The expansion is compatible with and complements the surrounding developments - the hotel and the riverwalk, and enhances the convention center.*
- (6) Adequate public and private open space should be provided for light and air, landscaping, and, where appropriate, for passive and active recreation; *Several open spaces are created, including the plaza off of Yzerman Drive, the 3<sup>rd</sup> level covered outdoor terrace, and the rooftop space. Some landscaping, including decorative granite paving, decorative seating incorporated into planters, and plantings, is shown off the street.*
- (15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas; *The proposed diagonal glazing wall on the west façade and the*

*diagonal screen wall facing the River are of a different pattern than that currently in front of the glass facing the River at the ballroom and hall. The ceramic tile panels proposed are of a high quality and should provide visual interest through their different textures. Brass colored metal panels are used at the entry, gun metal-colored rectangular metal panels on the north and east upper stories, and gun metal corrugated metal panels facing north toward the loading docks.*

*Given the shadows created by the corrugated metal and the dark color, a lighter color may be advisable to avoid the wall looking black.*

- (16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas; *Outdoor seating and bike parking is provided, as well as a covered plaza at the new main entrance.*

Because of the conformance to the above standards for development in the PC district, P&DD is pleased to **support** the proposed expansion of Huntington Center to connect the center with the proposed skywalk.

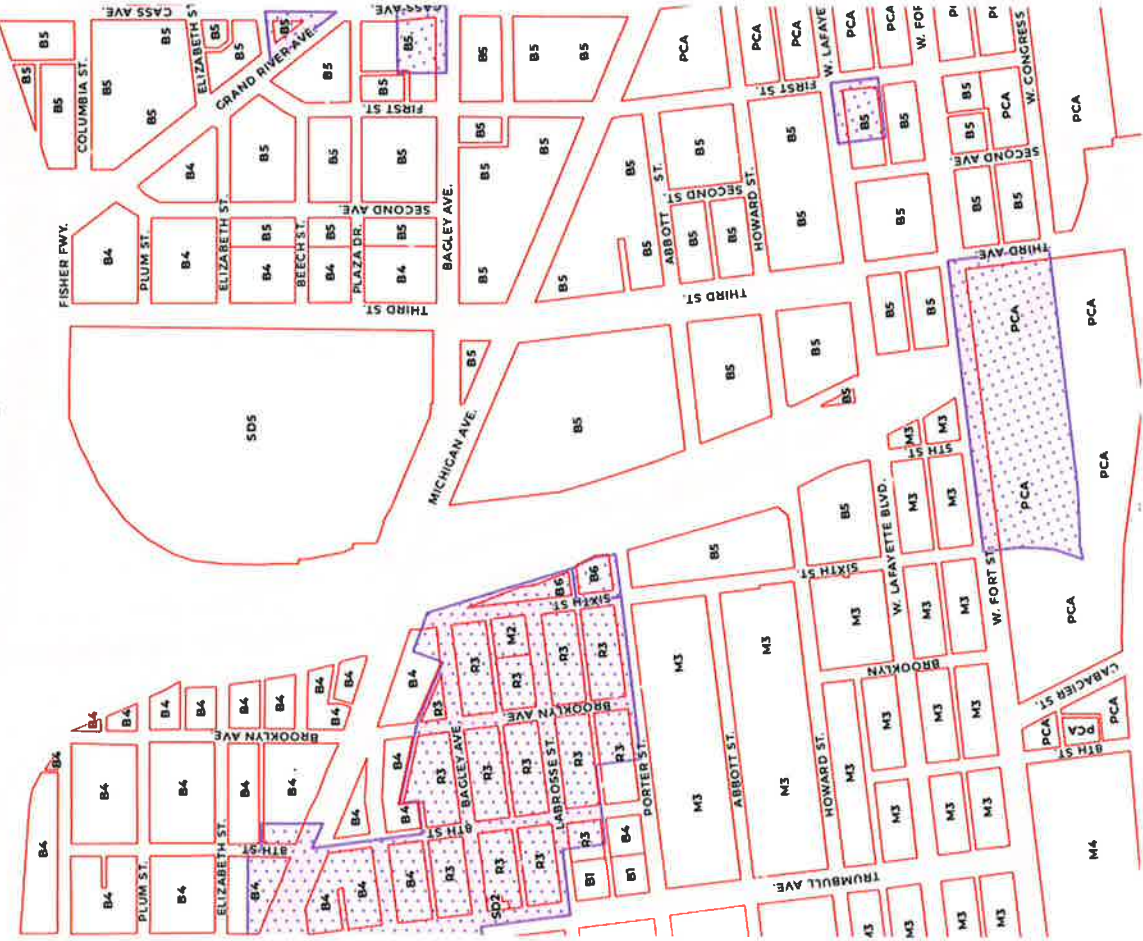
Respectfully Submitted,



Gregory Moots  
Office of Zoning Innovation

CC: Karen Gage, General Manager  
Alexa Bush, Director, PDD





## LEGAL DESCRIPTION

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

### PARCEL 1

12 THRU 14 17 THRU 20 PT OF 10, 11, 15, 16, 21 AND 22 BLK D PT OF 3 AND 4 BLK C MAP OF FRONT OF CASS FARM L9 P409 CITY RECORDS, WCR 2/67 AND STREETS AND ALLEYS ADJ; ALL DESC AS COMM AT HARBOR REF MNMT 39 SAID MNMT BNG 2.20 FT W OF THE CL OF THIRD ST (60' WIDE) EXT TH N 22D 55M 55S W 165.52 FT TH S 84D 15M 14S E 36.70 FT TH N 22D 55M 55S W 334.26 FT TH ON A 329.17 FT CUR TO R RAD 756.00 FT CHD BRG N 66D 15M 59S W 326.58 FT TH N 75D 01M 45S E 28.44 FT TO POB TH N 75D 01M 45S E 12.06 FT TH N 81D 06M 07S E 99.72 FT TH S 31D 06M 22S E 338.27 FT TH S 63D 43M 17S W 18.10 FT TH S 30D 25M 42S E 155.04 FT TH S 67D 44M 55S W 94.51 FT TH N 30D 04M 24S W 518.36 FT TO POB; 1.199 AC

a/k/a 560 Civic Center Dr.  
Tax Parcel ID 02000303.007

### PARCEL 2

PT OF 15 AND 16 BLK D PT OF 1 BLK E PT 4 BLK C PT 30 BLK 4 MAP OF FRONT OF CASS FARM L9 P409 CITY RECORDS, WCR 2/67 AND STREETS AND ALLEYS ADJ; ALL DESC AS COMM AT HARBOR REF MNMT 39 SAID MNMT BNG 2.20 FT W OF THE CL OF THIRD ST (60' WIDE) EXT TH N 22D 55M 55S W 165.52 FT TH S 84D 15M 14S E 36.70 FT TH N 22D 55M 55S W 334.26 FT TH ON A 289.85 FT CUR TO R RAD 756.00 FT CHD BRG N 64D 46M 34S E 288.07 FT TO POB TH ON A 39.33 FT CUR TO R RAD 756.00 FT CHD BRG N 77D 14M 59S E 39.32 FT TH N 75D 01M 45S E 28.44 FT TH S 30D 04M 24S E 518.36 FT TH S 67D 44M 55S W 57.62 FT TH ON A 2.94 FT CUR TO R RAD 142.18 FT CHD BRG S 68D 20M 30S W 2.94 FT TH N 30D 04M 24S W 499.20 FT TH S 59D 55M 36S W 5.00 FT TH N 30D 04M 24S W 30.00 FEET TO POB; 0.723 AC

a/k/a 580 Civic Center Dr.  
Tax Parcel ID 02000303.006

**CITY OF DETROIT  
PER ASSESSORS**

Description Correct  
Office of the Assessor

*Jared Dean*

5/15/2025



## DEPARTMENTAL SUBMISSION

DEPARTMENT: Legislative Policy Division - City  
Planning  
FILE NUMBER: Legislative Policy Division - City  
Planning -0375

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**\* RE:**

Submitting reso. autho.

Request of the Detroit Regional Convention Facility Authority to show a PC (Public Center) zoning district where a B5 (Major Business) zoning district is currently shown on two parcels commonly known as 560 and 580 Civic Center Drive. Additionally, a PC District review of a proposed addition to the Huntington Place Convention Center.

**\* SUMMARY:**

Request of the Detroit Regional Convention Facility Authority to show a PC (Public Center) zoning district where a B5 (Major Business) zoning district is currently shown on two parcels commonly known as 560 and 580 Civic Center Drive. Additionally, a PC District review of a proposed addition to the Huntington Place Convention Center.

**\* RECOMMENDATION:**

APPROVAL – ORDINANCE INCLUDED TO SET A PUBLIC

**\* DEPARTMENTAL CONTACT:**

Name: Sandra Jeffers  
Position: Administrative Assistant

**\*=REQUIRED**



## **FORMAL SESSION**

**May 27, 2025**

### **Law Department**

**Benson:** To amends Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification to the PC Public Center zoning classification for two parcels commonly known as 560 and 580 Civic Center Drive. **INTRODUCE**

**BENSON,** resolution setting a public hearing on foregoing ordinance amendment.

## **RESOLUTION FOR SETTING UP A PUBLIC HEARING**

### **By Councilmember Benson:**

Resolved, that a public hearing will be held by this body in the Committee Room, 13th Floor of the Coleman A Young Municipal Center for the purpose of considering the advisability of adopting the proposed ordinance to amends Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification to the PC Public Center zoning classification for two parcels commonly known as 560 and 580 Civic Center Drive.

All interested persons are invited to be present for their views to be heard.

# **PLANNING & ECONOMIC DEVELOPMENT STANDING COMMITTEE**

*gkk*

**THURSDAY, JULY 3, 2025**

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**(TATE)**

**10:20 A.M. - PUBLIC HEARING**

**RE: To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification to the PC Public Center zoning classification for two parcels commonly known as 560 and 580 Civic Center Drive**

***ATTENDING:***

(Law Department, Legislative Policy Division, Planning & Development Department, City Planning Commission, Buildings, Safety Engineering & Environmental Department)

44	3	4
42	1	2
X	X	X

42

## NOTICE OF PUBLIC HEARING

**RE:** To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1, to revise the existing B5 Major Business zoning classification...etc.

Notice is hereby given that the **Detroit City Council Planning & Economic Development Standing Committee** has scheduled a **PUBLIC HEARING** on **THURSDAY, JULY 3, 2025 at 10:20 A.M.**

Pursuant to the Michigan **Open Meetings Act** as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of **MCL 15.263a (2)**, the Detroit City Council will be meeting **in person** in the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center** for the Planning & Economic Development Standing Committee.

The Standing Committee may be viewed in the following manner.

1. Watch via television
  - Comcast: Channel 10
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2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:  
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715 8592, or +1-346-248-7799 Enter Meeting ID: 330332554##
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

### Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

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Janice M. Winfrey  
City Clerk

### **NOTICE TO THE HEARING IMPAIRED:**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

**Janice M. Winfrey**  
*City Clerk*

**Andre P. Gilbert II**  
*Deputy City Clerk*

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PUBLIC HEARING**

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