

intersection with the Chesapeake and Ohio Railroad Right-of-way,

Provided, Said installation is according to the specifications of the Public Lighting Department; and

Provided, That said permit shall be issued only after a certified copy of this resolution has been duly recorded by and at the permittee's expense in the Office of the Register of Deeds for Wayne County; and further

Provided, That petitioner file with the Finance Department an indemnity agreement approved by the Law Department, saving and protecting the City of Detroit from any and all claims which may arise therefrom; and

Provided, That no right in the public streets shall be considered waived by this permission which is granted expressly on the condition that the obstruction in connection therewith shall be removed at the expense of the grantee at any time when so directed by the City Council; and further

Provided, If at any time in the future it becomes necessary to repair or replace the utilities located or to be located in said streets, by the acceptance of this permission, the owners for themselves, their heirs and assigns, waive claims for any damages to the encroaching installations and agree to pay the costs incurred in their removal, if their removal becomes necessary, and to restore the property affected to a condition satisfactory to the City Engineering Department at the owner's expense; and further

Provided, That this resolution is revocable at the will, whim or caprice of the City Council, and the grantees by the acceptance of this permission waive any right to claim damages or compensation for any structures constructed and maintained hereunder, or for removal of the same, and they acquire no implied nor any other privileges not expressly stated herein; and further

Provided, That the petitioner apply to and become a participating member of the "Miss Dig" organization; and further

Provided, That any permits necessary to work in the right-of-way under the jurisdiction of the Wayne County Road Commission be obtained from that body.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Mahafey, Peoples, Ravitz and President Henderson — 9.

Nays — None.

#### City Planning Commission

December 6, 1984

Honorable City Council:

Re: Downtown Development Authority

request for Plan Approval of Millender Center Pedestrian Skywalks, Recommend Approval at 12/12/84 Formal Session of Attached Resolution).

An integral part of the Millender Center development is the proposed Skywalk, a system of enclosed pedestrian bridges which will link the Millender Center with the City-County Building and Renaissance Center at the second level.

These bridges will be constructed partially on land zoned in the PC (Public Center), PCA (Restricted Central Business District), and PD (Planned Development) zoning classifications. City Council review and approval of any proposed development plans in any of these zoning classifications is required by the Zoning Ordinance.

The DDA and the architects of the project, Sims-Varner and Associates, presented the plans for the proposed Skywalk system to the City Planning Commission at its regular meeting of October 18, 1984. The plans call for enclosed pedestrian bridges to be built linking the retail/hotel level of the Millender Center with the second levels of Renaissance Center and the City-County Building (see attached drawing). The bridges will be enclosed in a triple acrylic glazed curved roof structure set in anodized aluminum mullions. The lower sides and underbody of the bridge structures will be enclosed in textured stainless steel panels.

In addition to access to the skywalks from inside the building, 24 hour access will be provided by stairways to be constructed outside the City-County Building and Renaissance Center. The structures will be supported by the berm on the north side of the Renaissance Center and by three concrete columns, one in the Jefferson Avenue median and the other two in the parking lot at the east end of the City-County Building. The interior of the Skywalks will be entirely visible from the outside and will be fully lighted and climate controlled within the range of 60 degrees in winter and 80 degrees in summer.

#### Analysis

At the November 1, 1984 meeting, the City Planning Commission raised concerns regarding certain design details of the project. Because all of these concerns could not be fully addressed at that time, the matter was tabled until the November 15 meeting. These concerns and the petitioner's and staff's responses were as follows:

1. **Support Columns — Covering.** The three columns supporting the structure are to be sheathed in porcelain enam-

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#### Analysis

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**1. Support Columns — Covering.** The three columns supporting the structure are to be sheathed in porcelain enam-

eled metal panels of a flat, dark bronze color. The Commission was concerned that these coverings would not relate well visually to the People Mover columns, which have a plain smooth concrete finish. The architects explained that the skywalk columns were intended to relate to the structure they are to support rather than to the People Mover system, which has its own, different appearance.

**2. Support Columns — Ground Level Treatment.** The metal panels covering the three support columns will not cover the bottom two feet of the columns. This is to prevent a maintenance problem that would be caused by car bumpers, snow removal, lawn mowers, etc. which could easily damage metal panels. By leaving the first two feet of the columns bare concrete, such minor impacts would not leave visible damage. The Commission was concerned that these columns, with the first two feet being uncovered, would not be aesthetically pleasing.

It was suggested that, in the case of the columns in the City-County Building parking lot, maintenance problems posed by the covering of the bottom two feet of the columns would in fact be considerable, and that some other aesthetic treatment should be sought. It is being suggested that a general upgrading of the parking lot should be done in the future, and at that time the bottom of the columns could be covered with landscaping or given some other aesthetic treatment.

The column in the Jefferson median could be aesthetically improved by the addition of evergreen shrubs around the bottom to cover the exposed concrete. The Recreation Department told Commission staff that this landscaping could be provided as part of their ongoing landscape improvement program.

**3. Visual Aids.** The Commission felt that not enough material had been presented to allow a complete understanding of the aesthetics of the project. The architects did provide site plans and elevations as well as three perspective line drawings. The Commission felt that a detailed model and/or colored renderings would have been desirable. Site plans and elevations are all that are customarily required, however.

To address this problem in the future, the Commission is contemplating a requirement that petitioners seeking design review submit a model and/or renderings in addition to plans and elevations.

To address the issue at hand, the petitioner agreed to submit a revised site plan showing more detail for Com-

mission and staff review and comment. This revised site plan has been provided.

#### Recommendation

The City Planning Commission, at its regular meeting of November 15, 1984, considering all of the facts pertaining to the request, including those discussed above, voted to recommend approval of the Skywalk system as proposed, on the condition that outside electrical outlets as specified by the Recreation Department be provided and that a revised site plan showing more ground-level detail be submitted for additional review and comment prior to the City Council's review of this matter.

The petitioner has agreed to install outside electrical outlets and will coordinate the placement of these with Recreation Department specifications. Also, a revised site plan has been submitted, and no further comments have been conveyed by Commission members.

The City Planning Commission therefore recommends that the City Council approve the attached resolution prior to its recess on December 12, 1984.

Respectfully submitted,

MARY E. ROBINSON

Chairperson

MARSHA S. BRUHN

Director

Prepared by Joseph Stearns

By Council Member Kelley:

Whereas, The plans for the proposed Millender Center Skywalk system, being partially located on land zoned in the PC, PCA and PD classifications, require City Council approval prior to the issuance of building permits; and

Whereas, The City Planning Commission, at its regular meeting of November 15, 1984, voted to recommend conditional approval of the proposed Skywalks; and

Whereas, The City Council concurs in the City Planning Commission's recommendation for approval and finds that the Skywalks as proposed would be a necessary and positive addition to the overall design and operation of the Millender Center;

Now Therefore Be It Resolved, That the City Council hereby approves the plans for the proposed Skywalk system as submitted, providing that outside electrical outlets be installed as per Recreation Department specifications; and

Be It Further Resolved, That the Recreation Department be requested to provide evergreen shrubs around the base of the Skywalk column to be placed in the Jefferson Avenue median so as to visually screen the first two feet of the height of the column.

Adopted as follows:  
 Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Mahaffey, Peoples, Ravitz and President Henderson — 9.  
 Nays — None.

#### City Planning Commission

December 7, 1984

Honorable City Council:

Re: City Planning Commission Recommendation to fill one vacancy on the Citizen Review Committee. (Recommend Approval).

A vacancy on the Citizen Review Committee (CRC) for an unexpired term to June 30, 1986 has been created by the resignation of Mr. Thomas Malone (letter of resignation attached).

At its December 6, 1984 meeting, the City Planning Commission (CPC) interviewed three candidates who had previously been considered for CRC, but not selected, to recommend to your Honorable Body for appointment. At the same meeting, the Commission voted to recommend that Mr. K. Victor Coleman, 2562 Hurlbut, Detroit, Michigan 48214 be appointed by your Honorable Body to the Citizen Review Committee to fill the unexpired term to June 30, 1986.

For your information, attached is a report which outlines the process used by the Commission in evaluating candidates and formulating its recommendation.

To facilitate filling the CRC vacancy, the City Planning Commission recommends that the attached resolution be adopted by December 12, 1984.

Respectfully submitted,

MARY E. ROBINSON

Chairperson

MARSHA S. BRUHN

Director

By Council Member Mahaffey:

Whereas, In January 1978 City Council by resolution established the Citizen Review Committee (CRC) to serve as an eleven member advisory body to the City Planning Commission for the review and monitoring of Community Development Block Grant matters, to develop measurable criteria for the selection of projects for the Neighborhood Opportunity Fund, and to recommend specific projects to be undertaken under this Fund; and

Whereas, In August 1984 City Council established the Self-Help Neighborhood Awards Program (SNAP), and has directed the CRC to review SNAP applications and recommend which applications should receive a SNAP award; and

Whereas, A vacancy on CRC for an

unexpired term to June 30, 1986 has been created by the resignation of Mr. Thomas Malone; and

Whereas, The City Council and City Planning Commission wish to have a full complement of the Citizen Review Committee;

Now, Therefore, Be It Resolved, That the City Council appoints Mr. K. Victor Coleman, 2562 Hurlbut, Detroit, Michigan 48214 to the Citizen Review Committee for an unexpired term to June 30, 1986, effective immediately.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Mahaffey, Peoples, Ravitz and President Henderson — 9.

Nays — None.

#### City Planning Commission

December 10, 1984

Honorable City Council:

Re: Closing of the John C. Lodge Freeway.

Attached per your request is a resolution indicating City Council's acceptance of the changes made by the Michigan Department of Transportation to its plans for the reconstruction of the northbound lanes of the John C. Lodge Freeway between I-75 and Wyoming.

The resolution indicates the changes discussed by Mr. Walter Washington with the City Council on December 5, 1984. It also includes language that reserves the right of the City Council to bring the matter back for discussion should problems occur in the future.

Mr. Washington has spoken with Mr. Delaney of the Tunnel Authority and Mr. Atcheson of the Central Business District Association. According to Mr. Washington, neither are voicing strong objections to the plans at this point.

Respectfully submitted,

MARSHA S. BRUHN

Director

By Council Member Peoples:

Whereas, The Michigan Department of Transportation is proposing reconstruction of the northbound lanes of a 7.8 mile strip of the John C. Lodge Freeway (U.S. 10) from Wyoming to I-75; and

Whereas, The Detroit City Council felt that the project as initially proposed would inflict a hardship upon the already depressed economy of the City by hindering vehicular access to businesses and agencies in the downtown area, Medical Center, New Center, and those businesses along the corridors of the freeway; and

Whereas, The Detroit City Council therefore passes a resolution on November 8, 1984 urging the Michigan Depart-