

Adopted as follows:

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

Nays — None.

*RECONSIDERATION (No. 9), per Motions before Adjournment.

City Engineering Department

November 15, 1983

Honorable City Council:

Re: Petition No. 5788, Street and Alley Vacations, Millender Center, Randolph and Jefferson.

The development of the area known as the Millender Center Project in the blocks bounded by Randolph, Brush, Jefferson and Congress will necessitate the vacation of certain parts of streets and alleys in the area; and the dedication of property for the widening of Brush Street in the area.

All City departments or privately owned utilities have replied that they have no objections or that they have reached a satisfactory settlement concerning their facilities affected by the property changes.

An appropriate resolution is attached for consideration by Your Honorable Body.

Respectfully submitted,

CLYDE R. HOPKINS

Director

By Council Member Collins:

Whereas, The development of the area known as Millender Center in the blocks bounded by Randolph, Brush, Jefferson and Congress, will necessitate the vacation of certain parts of streets and alleys in the area; and the dedication of property for the widening of Brush Street in the area; therefore be it

Resolved, That in the parcel of land bounded by Randolph, Brush, Jefferson and Larned, described as:

Land in the City of Detroit, County of Wayne, Michigan being all of Lots 4 thru 12, both inclusive, of the "Map of part of Lot 13, Section 1, Governor and Judges Plan and Sibley Old Claim, as subdivided into Lots by S. W. Higgins, Surveyor", as recorded in Liber 7, Page 448 of Deeds, City Records; also all of Lots 2 thru 4, both inclusive, and part of Lot 1, of the "Brush Subdivision of Lots 4 and 5, Block 3, Brush Farm", as recorded on August 23, 1866 in Liber 1 of Plats, Page 200, Wayne County Records; also all of Lots 2 thru 4, both inclusive, and part of Lot 1, of the "Plat of Subdivision of Lots 6 and 7, Block 3, Brush Farm", as recorded on September 23, 1848 in Liber 34 of Deeds, Page 97, Wayne County Records; also part of Bellenger Old Claim of the City of Detroit, as recorded in Liber 7,

Page 488 of City Records; also part of Clark Old Claim of the City of Detroit as recorded in Liber 2, Page 217 of City Records; also a 2 feet wide strip of to be vacated, Randolph Street (as widened to 120 feet) lying easterly of the westerly line of the following described parcel, also that part of public alley, 20 feet wide; also the to be vacated southerly 2.5 feet of Larned Street, 60 feet wide, all within the bounds of this parcel which is more particularly described as follows:

Commencing at the intersection of the southerly line of Larned Street, 60 feet wide, and the westerly line of Brush Street, 48 feet wide; thence S. 59° 52' 16" W., along said southerly line 12.03 feet to the point of beginning of the parcel being described; thence S. 26° 11' 58" E., along a line 12.00 feet westerly of and parallel with Brush Street, 200.89 feet to the northerly line of Jefferson Avenue, 210 feet wide; thence S. 59° 50' 26" W., along said northerly line of Jefferson Avenue, 240.42 feet; thence N. 30° 10' 04" W., along a line 2.00 feet westerly of and parallel with the easterly line of Randolph Street as widened by the Common Council of the City of Detroit on January 15, 1957 and recorded in J.C.C. page 66, 203.05 feet; thence N. 59° 52' 16" E., along a line 2.50 feet northerly of and parallel to the southerly line of Larned Street, 254.50 feet; thence S. 26° 11' 58" E., along said line 12.00 feet westerly of and parallel with Brush Street, 2.51 feet to the point of beginning.

All that part of the southerly 2.5 feet of Larned Avenue, 60 feet wide; also

All that part of the easterly 2.0 feet of Randolph Avenue, 120 feet wide; also

All that part of the east-west public alley, 20 feet wide;

Be and the same are hereby vacated as public streets and alley to become part and parcel of the above described parcel of land, and be it further

Resolved, That the City Engineering Department is hereby authorized and directed to issue permits for encroachment for the placement of subsurface caissons to support the building in an area 3.0 feet wide lying outside of and abutting the entire perimeter of the above described parcel, said encroachments will be into the rights-of-way of Randolph, Brush, Jefferson and Larned Avenues; and be it further

Resolved, That in the parcel of land bounded by Randolph, Brush, Larned and Congress, described as:

Land in the City of Detroit, County of Wayne, Michigan being all of Lots 5 and 6 and part of Lots 4 and 7 of Block 4 of the "Plan of part of the

Brush Farm as subdivided into lots by John Mullett Surveyor", as recorded in Liber 7, Page 224-225 of Deeds, City Records, and Liber 28 of Deeds, Page 164, Wayne County Records; also all of Lots 1 thru 5, both inclusive, of the "Subdivision of Private Claim known as the White Claim", as recorded on November 29, 1848 in Liber 34, of Deeds, Page 393, Wayne County Records; also part of Peltier Old Claim of the City of Detroit, as recorded in Liber 5, Page 345 of City Records; also part of the Whipple Old Claim of the City of Detroit, as recorded in Liber 3, Page 62 of the City Records; also part of Abbott Old Claim of the City of Detroit, as recorded in Liber 2, Page 136 of City Records; also part of Section 1 and part of Lots 40 and 83 of Section 1 of the "Plan of Section One of the City of Detroit, confirmed by the Governor and Judges on the 27th day of April, 1807", and recorded in Liber 34, Page 550 of City Records; also a 2 feet wide strip of to be vacated Randolph Street (as widened to 120 feet) lying easterly of the westerly line of the following described parcel, also public alley, 20 feet wide; also the to be vacated northerly 2.5 feet of Larned Street, within the bounds of this parcel which is more particularly described as follows:

Commencing at the intersection of the southerly line of Congress Street, 60 feet wide, and the westerly line of Brush Street, 48 feet wide; thence S. 59° 52' 01" W., along said southerly line 12.03 feet to the point of beginning of the parcel being described; thence S. 26° 11' 58" E., along a line 12.00 feet westerly of and parallel with Brush Street, 263.45 feet; thence S. 59° 52' 16" W., along a line 2.50 feet southerly of and parallel to the northerly line of Larned Street, 258.31 feet; thence N. 30° 10' 04" W., along a line 2.00 feet westerly of and parallel with easterly line of Randolph Avenue, as widened by the Common Council of the City of Detroit on January 15, 1957 and recorded in J.C.C. Page 66, 262.81 feet to the southerly line of Congress Street; thence N. 59° 52' 01" E., along said southerly line of Congress Street, 276.55 feet to the point of beginning.

All that part of the northerly 2.5 feet of Larned Avenue, 60 feet wide; and

All that part of the easterly 2.0 feet of Randolph Avenue, 120 feet wide; and

All that part of the east-west public alley, 20 feet wide;

Be and the same are hereby vacated as public streets and alley to become part and parcel of the above described parcel of land, and be it further

Resolved, That the City Engineering

Department is hereby authorized and directed to issue permits for encroachments for the placement of subsurface caissons to support the building in an area 3.0 feet wide lying outside of and abutting the entire perimeter of the above described parcel said encroachments will be into the rights-of-way of Randolph, Brush, Larned and Congress; and be it further

Resolved, That the following aerial space above Larned Street described as:

The aerial space above the following described portion of Larned Street, 60 feet wide, in the City of Detroit, Wayne County, Michigan, which lies north of Clark Old Claim of the City of Detroit, as recorded in Liber 2, Page 217 of City records, also Lots 1 through 4 of the "Brush Subdivision of Lots 4 and 5, Block 3, Brush Farm" recorded August 23, 1866 Liber 1 of Plats, Page 200, W.C.R.; and south of Lots 6 and 7 of Block 4 of the "Plan of Part of the Brush Farm as Subdivided into Lots by John Mullett, Surveyor" as recorded Liber 7 Pages 224 and 225 Deeds, City Records, and part of Peltier Old Claim of the City of Detroit, as recorded in Liber 5, Page 345 of City Records; and is more particularly described as:

Commencing at the intersection of the northerly line of Larned Street, 60 feet wide, and the westerly line of Brush Street, 48 feet wide, thence S. 59 Deg. 52 Min. 16 Sec. W. along said northerly line 12.03 feet and S. 26 Deg. 11 Min. 58 Sec. E. 2.51 feet along a line 12 feet westerly of and parallel with Brush Street to the point of beginning of the parcel being described; thence S. 26 Deg. 11 Min. 58 Sec. E. along a line 12 feet westerly of and parallel with the westerly line of Brush Street extended southerly, 55.12 feet; thence S. 59 Deg. 52 Min. 16 Sec. W. along a line 2.50 feet northerly of and parallel with the southerly line of Larned Street 254.50 feet to a point in Randolph Street; thence N. 30 Deg. 10 Min. 04 Sec. W. Along a line 2 feet westerly of and parallel with the easterly line of Randolph Street 120 feet wide, as extended northerly, 55.00 feet; thence N. 59 Deg. 52 Min. 16 Sec. E. along a line 2.50 feet southerly of and parallel with the northerly line of Larned Street, 258.31 feet to the point of beginning;

Said aerial space lies above a horizontal plane which is a minimum of 18.0 feet and having a maximum height of 120 feet above the established grade of the crown of the pavement of Larned Street,

Be and the same is hereby vacated; and be it further

Resolved, That all that part of the

easterly 12.0 feet of Lot 1 as measured at right angles to the easterly line of said Lot 1 of the Plat of the Subdivision of Lots 6 and 7, Block 3, Brush Farm as recorded in Liber 34, Page 97, Deeds, Wayne County Records; and the easterly 12.0 feet of Lot 1 as measured at right angles to the easterly line of said Lot 1 of the Brush Subdivision of Lots 4 and 5, Block 3, Brush Farm as recorded in Liber 1, Page 200, Plat, Wayne County Records; and the easterly 12.0 feet of Lots 4 and 7 as measured at right angles to the easterly line of said Lots 4 and 7 inclusive of Block 4 of the Plan of part of the Brush Farm as subdivided in lots by John Mullett Surveyor, as recorded in Liber 7, pages 224-225, Deeds, City Records, and Liber 28, Page 164, Deeds, Wayne County Records,

Be and the same are hereby dedicated for street purposes for the widening of Brush Street between Jefferson and Congress; and be it further

Resolved, That the Director of the Community and Economic Development Department is hereby authorized to execute a deed for the aerial space herein vacated to the City of Detroit Downtown Development Authority.

Adopted as follows:

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

*RECONSIDERATION No. 10), per Motions before Adjournment.

City Planning Commission

November 22, 1983

Honorable City Council:

Re: Millender Center, PCA plan approval (Submitting resolution for approval).

In accordance with the direction of the City Council on Monday, November 21, 1983, the City Planning Commission submits the attached resolution relative to City Council PCA review and approval of site plans and elevations for the Millender Center project. The resolution incorporates the recommendations of the City Planning Commission that were presented at the Council discussion.

Respectfully submitted,
MARSHA S. BRUHN

Director

By Council Member Collins:

Whereas, The proposed Millender Center is located within a PCA (restricted central business district) zoning classification; and

Whereas, The Official Zoning Ordinance requires City Council approval of site plans and elevations of all developments within a PCA zoning district; and

Whereas, the City Council has indicated approval of the site and elevation plans of the proposed Millender Center as presented to Council at the public hearing of November 21, 1983 and as modified by the conditions recommended by the City Planning Commission;

Now, Therefore, Be It Resolved, That the proposed site plans and elevations as presented at the November 21, 1983 hearing be hereby approved, providing the following conditions are met:

1. That the horizontal spandrels of the parking garage be at least 5 feet 11 inches in width and be at least 42 inches above the floor on all levels of the parking garage above the ground level;

2. That the interior of the parking garage visible from outside be given visually appealing architectural treatment;

3. That the lighting inside the garage give a warm, soft and diffused appearance from the outside;

4. That the facade of the parking structure and of the area within the Larned Street tunnel at grade level be given special treatment so as to be as visually appealing as possible;

5. That pedestrian circulation, particularly at the sidewalk along Brush Street, be enhanced and not unnecessarily obstructed, by proper placement of street trees, sculpture, and planters, and additional setbacks of storefronts;

6. That trees, as large as feasible, be planted as shown on the plan, to be selected to withstand expected environmental conditions, have a full attractive foliage and be located in grates or other paving elements which are flush with the sidewalk;

7. That appropriate plants be located as indicated on the plans as presented at various upper levels of the project;

8. That colors and textures of materials used be internally harmonious and relate well to surrounding development;

9. That the wall separating the entry tower from the hotel be designed so as to present some visual continuity between these two spaces;

10. That prior to the issuance of building permits, the final site, elevation and landscaping plans be reviewed and approved by the City Planning Commission staff, such plans to show:

a. compliance with the above-stated conditions;

b. signs and graphics that are attractive and indicate clear directions to and through the various public and private facilities;

c. details of architectural and decorative treatment of main entranceways and street-level facades;