

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Friday, November 30, 2012

No. of Pages 3

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #2629, New GAR, LLC, request a permanent street closure on Adams Street on the North side of the GAR Building (1942 West Grand River Ave) between Cass and Grand River Avenue.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Mr. Robert Anderson, Director

Planning and Development Department (313) 224-1629

Mr. Richard Doherty, City Engineer

DPW - City Engineering Division (313) 224-1464

Mr. Marcell Todd, Director

City Planning Commission (313) 224-4336

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Attachment

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, November 30, 2012

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
CITY PLANNING COMMISSION

2629 *New GAR, LLC, request a permanent street closure on Adams Street on the North side of the GAR Building (1942 West Grand River Ave) between Cass and Grand River Avenue.*

November 30, 2012

Detroit City Council
c/o City Clerk
Coleman A. Young Municipal Building, Room 200
Detroit, MI 48226

NOV 21 2012

-MINDFIELD-

**RE: Petition to Permanently Close Adams Street between Cass and West Grand River Avenue
Submitted by New GAR, LLC**

Dear Honorable City Council Members:

This letter from the New GAR, LLC serves as a petition to request a permanent street closure on Adams Street on the North side of the G A R Building (1942 West Grand River Ave) between Cass and Grand River Avenue.

Project Description:

The G A R project includes the redevelopment of the structure at the intersection of Grand River and Cass Ave. west of Woodward on the north side of Grand River. The Project has exclusively commercial components. The office space and ground level restaurant created as part of the rehabilitation will be owner-occupied coupled with available office space on the second and third floors. The property is being converted from an underutilized eyesore into an attractive commercial development that will benefit not only those working there, but those in surrounding areas.

Purpose for the street closure:

This important project is one that will have a great effect on the local neighborhood. The commonly named "Castle Building" is an iconic example of Detroit and the renovation of the GAR will signal another solid step forward in Detroit's rebirth.

As part of that development the owners will be investing over 1 million dollars to build a restaurant in the 4500 square foot space. To insure a return on this investment and continued operation the owners would like to expand a patio from the buildings north façade into Adams Street. The street is 60 feet wide and has east and west bound traffic lanes and parking lanes on both sides of the street. There are no parking meters on this block of Adams Street. The Street closure would present an opportunity for the restaurant to develop a unique patio, and a memorial garden to reinforce the original purpose of the G A R building. The G A R building was built in 1899 to provide Civil War veterans a memorial hall in which to gather. The street closure would also serve a critical need for the service aspect of the building. Adams Street will also allow an area for garbage collection that does not currently exist with the G A R Buildings lack of an alley or even a service façade.

--CITY CLERK--

NOV 21 2012

Benefits to the Community:

The Improvement of the area and softening of the sea of pavement

In closing Adams Street for a patio and memorial garden we will create an area that expands upon the G A R Building restoration and improves the draw to the community. The patio and memorial garden will increase the attraction to the area for visitors, residents, investors and tenants. The patio and Memorial garden would also be a "softening" of the massive expanse of concrete and asphalt that burdens the current area.

Reuse of historically significant buildings

The GAR Building is 112 years old and a critically historic building in the heart of Detroit. The character of the building is consistent with the historic nature of the neighborhood and its preservation and reuse will be embraced. The use of the Adams Street closure will maximize the effect of this historic development in the community.

Neighborhood Development

The proposed rehabilitation and reuse of the GAR Building will encourage other private investment. The closure of Adams Street will increase the success and visibility of the area that is currently bereft of development. The nature of the commercial use is expected to attract customers from a large geographic area including history enthusiasts and neighborhood residents. Putting this building back into use will result in tax generation. With the addition of a residential base and commercial investments to the area, other retail and service firms will locate to the area, increasing economic activity and creating employment opportunities.

Project Start and Completion Date:

The rehabilitation of the G A R Building is underway. We have completed installation of a new roof, copper gutters, restored 120 original windows, restored the stone facade and stabilized the structure of the interior to begin the interior renovations. We would like to begin work on the Adams Street patio and memorial garden in March of 2014.

Thank you for your consideration,



Tom Carleton
New GAR, LLC

cc: Rob Anderson
Crystal Martin
Daryl Edwards
City of Detroit
Planning and Development Department
65 Cadillac Square, Suite 2000
Detroit, MI 48226

Noel Perry
City of Detroit
Department of Public Works
City Engineering
65 Cadillac Square, Suite 1000
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