

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, July 20, 2016

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

1220 *New G A R, L.L.C., request a temporary (5 year) street closure of the east bound lanes of Adams Street on the north side of the G A R Building located at 1942 West Grand River Ave. between Cass and Grand River Avenue.*

May 11, 2016

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

CITY CLERK 8 JUN 2016 PM 3:57

Re: Petition to temporarily close the East bound lanes of Adams Street between Cass and Grand River Avenue. Submitted by New GAR L.L.C.

Dear Honorable City Council Members:

This letter from New GAR L.L.C. serves as a petition to request a temporary (5 year) street closure of the East bound lanes of 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 Building (aka the castle building) project includes the redevelopment of the historic structure at the intersection of Cass and Grand River west of Woodward on the north side of Grand River. The Project has exclusively commercial components. The office space, event space and ground level restaurants created as part of the rehabilitation are owner-occupied coupled with available "for lease" office space on the third floor. The property has been 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 in a vacant part of downtown will have a great effect on the local neighborhood. This structure is an iconic example of Detroit and the renovation of the G A R has signaled another solid step forward in Detroit's rise.

As part of the development the owners have invested over 1 million dollars to build Republic and Parks and Rec Diner in the 4,500 square foot space. To insure a return on this investment and continued operation the owners would like to expand a patio from the building's north façade into Adams Street. The street closure will also allow the building to make provisions for a service area that is not currently possible because as a triangular building on a traffic island we have no alley or place for a dumpster and grease bin. We would also like to add a green space to Adams Street to help break up the asphalt expanse in the adjoining blocks.

Benefits to the Community:

In closing the two East bound lanes for a patio and green space we will create an area that expands upon the G A R Building restoration and improves the draw to the community. The patio/garden/service space will increase the attraction to the area for visitors, residents, investors and tenants. The space would also be a “softening” of the massive expanse of concrete and asphalt that burdens the current area. This area will also support a bike rack to encourage the bikeability of the city.

Reuse of historically significant buildings:

The G A R Building is 117 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 has been embraced by the community. The use of Adams Street closure will maximize the effect of this historic development in the community.

Neighborhood Development:

The temporary closing of Adams Street will increase the success and visibility of the area that is currently bereft of development. The District proposed in the neighborhood is a project on the horizon but has yet to break ground in our neighborhood or even have published development plans. The DTE park will continue the area’s rising and the G A R patio/garden/service space will work in concert to create a flow in and out of the neighborhood. The G A R Building is here and now and this small expansion of this development will have a large visual impact on the area as well as set the tone for the area’s development as a visitor friendly and accommodating destination.

Project timing:

We would like to start this project as soon as possible and with the granting of this temporary closure we would work to open the patio by late summer/fall of 2016.

Thank you for considering this petition,

Tom Carleton
Partner
New G A R L.L.C.
1942 West Grand River Ave.
Detroit, MI 48226

313.674.0280

2016-07-20

1220

1220 *Petition of New G A R, L.L.C., request a temporary (5 year) street closure of the east bound lanes of Adams Street on the north side of the G A R Building located at 1942 West Grand River Ave. between Cass and Grand River Avenue.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT