

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, May 13, 2019

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

866 *Yamasaki & ICONIC - 511, LLC, request to Façade Easement & Patio Permit.*

May 9, 2019

CITY CLERK

Honorable Janice M. Winfrey
Office of the City Clerk, Room 200
200 Coleman A. Young Municipal Center
Detroit, MI. 48226
(313) 224-3266

City Council Project Review Request- Façade Easement & Patio Permit

Yamasaki & ICONIC – 511, LLC - Petitioner
3011 West Grand Blvd, Suite222
Detroit, Mi 48202
Attn: Michael Lawrence, RA
313.462.4316, ext. 104
mLawrence@yamasaki-inc.com

Presentation attached is for approval of a façade and patio/ plaza use easement for the 511 Woodward building in Detroit, MI. The new screen wall planned for the existing building will project out off the existing building face and property line by 3.5'. The existing plaza area along Woodward Ave is planned to be redeveloped and used by tenants of the building. (see attached documentation)

The existing 511 building is a four (4) story glass curtain wall building on three (3) sides with a brick and block center section over the building entry with a block and brick rear side. The building is currently cleared out down to the building structural elements.

Brick sill wall and planters are located on 3 sides of the building as well as a raised platform alone Woodward Ave.

Building mechanical systems located on the roof service the 511 building as well as the adjacent Guardian building. These elements are currently behind an existing screen wall that will remain.

CITY CLERK 9 MAY 2019 PM1:54

Our new design proposal for the existing 511 building is to develop the space so that it will become an exciting destination and landmark building in the Financial District of Detroit. 511 will be renovated for 4 new tenants who plan on activating the space.

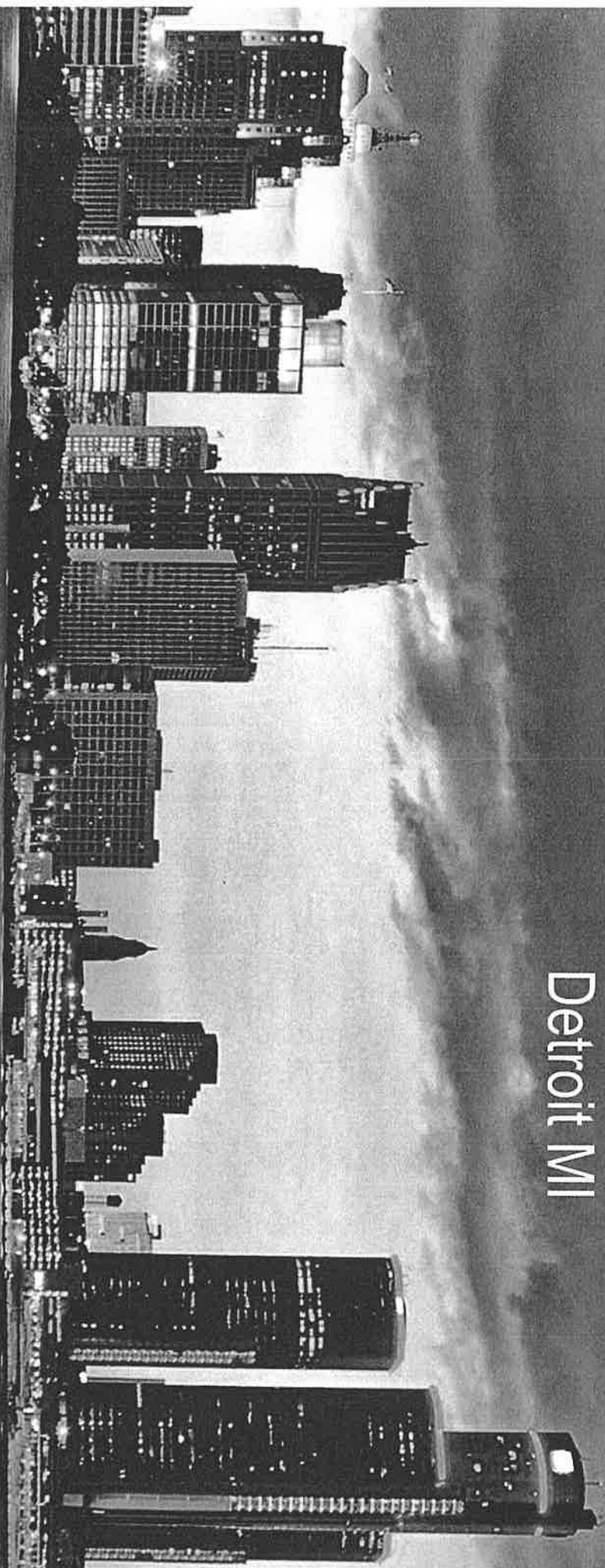
Our goal is to replace the existing glass curtain wall and brick facade elements with energy efficient glass curtain wall and projecting screen wall on three sides. The entry areas will be renovated providing tenant entry from the plaza and street directly into their space and from an updated main entry vestibule.

Public plaza areas along Woodward are to be activated by the developer allowing tenants and Detroit citizens to utilize the new landscaped area. The outdoor terrace at 511 Woodward will serve as a space for dining and cafe uses, as well as an entry space for the building. It will provide plantings and retaining walls that will enhance the appearance of the street and provide shade for the sidewalk in the summer. The terrace will have entry areas at both ends, and handicap access will be provided from two street level entrances.

Proposed project scope of work;

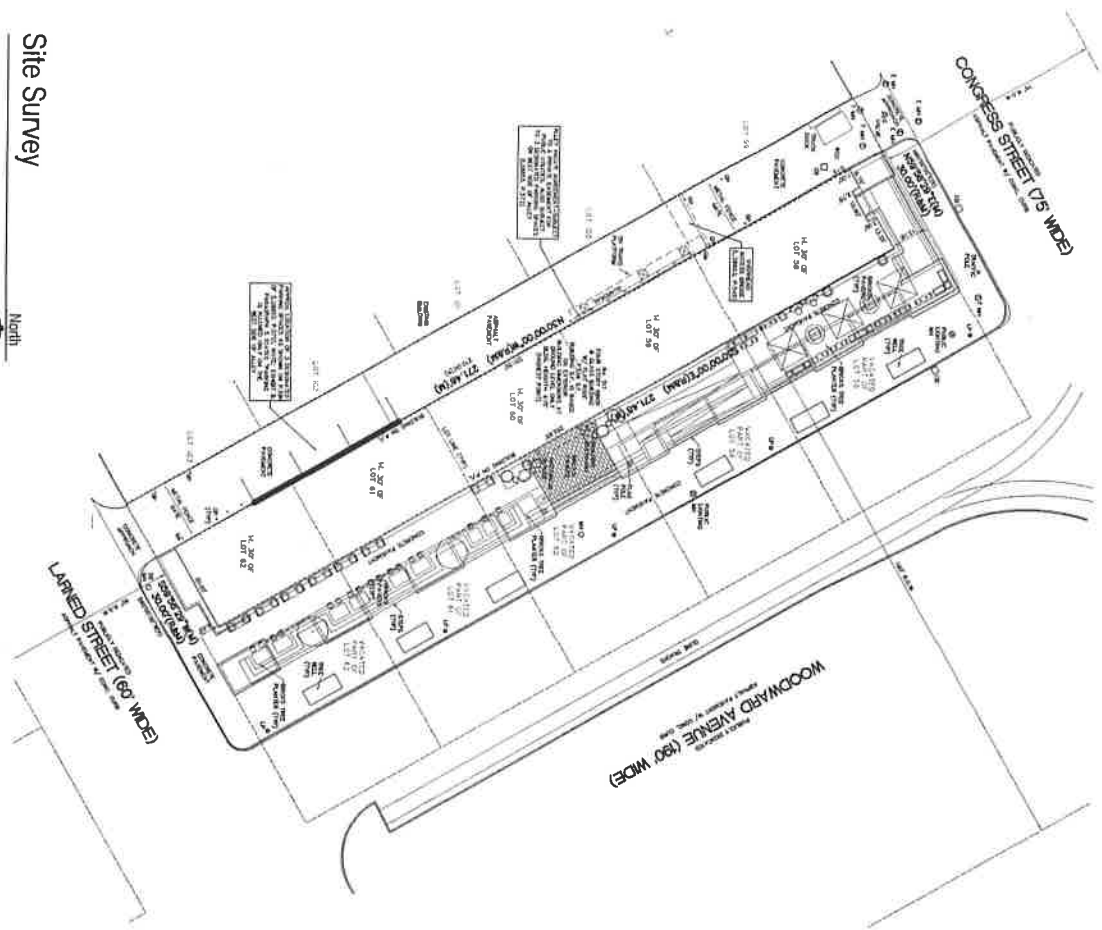
- Replace existing glass curtain wall with new low E glass curtain wall.
- Add new projecting metal screen on three sides of the building. (see sketches)
- Prep the retail areas for tenant fit out.
 - Provide mechanical systems
 - General lighting
 - Fire protection
 - Finish exterior walls within space and paint.
 - Provide a new stair between floors 1 & 2.
 - Locate new entry doors off Congress and Larned St.
 - Provide large opening access from ground floor tenant areas to the new plaza patio. (2 places)
 - Provide mechanical room and fire riser room – upgrade building services
- Revise the existing plaza patio to match the finish floor elevation off Congress St and provide assessable access across the patio platform.
- Remove existing brick planters and develop new plaza edge with vegetation areas.
- Incorporate existing historic marker for building site in new site plan. Refurbish the existing marker.

511 Woodward Avenue
Detroit MI



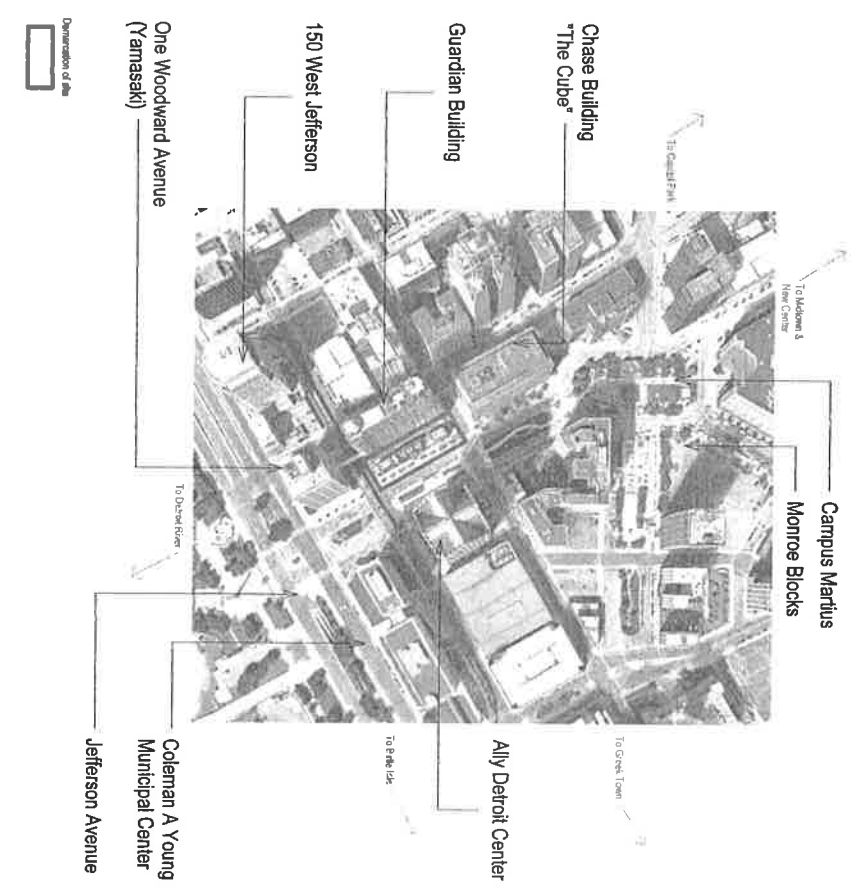
The Ella Group / Yamasaki / SMM Studio / MA Engineering / Illuminat / Shymanski & Associates

Site Location & Survey



Site Survey

Scale: 1" = 40' - 0"



511 Woodward Ave Detroit MI



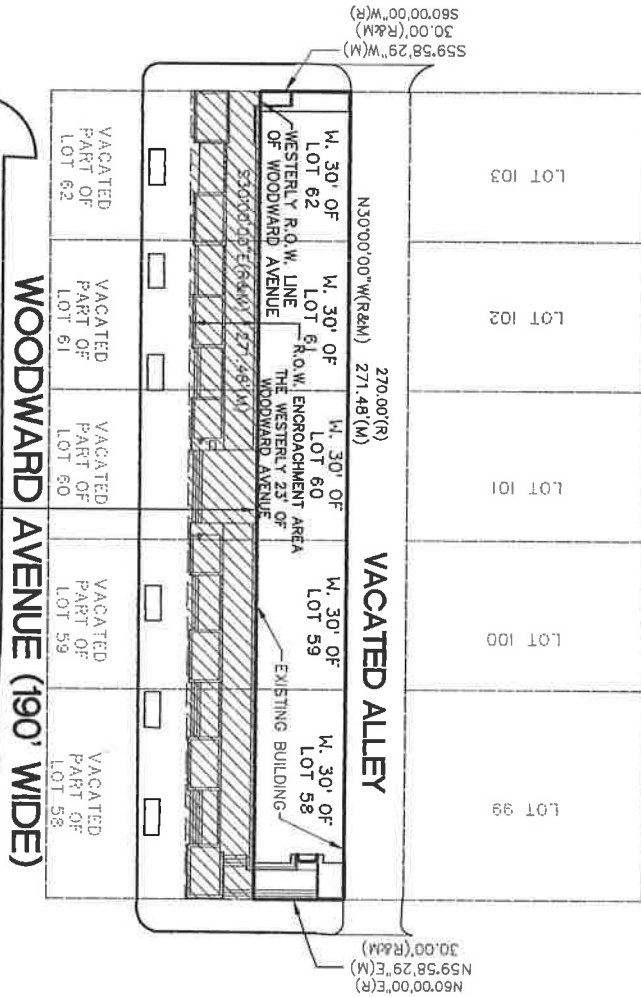
NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

PREPARED FOR: THE ELIA GROUP

SCALE: 1" = 50'
 DATE: 01/21/2019
 DRAWN: K.N.
 JOB NO.: K459-01
 SHEET: 1 of 1

Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:
R.O.W. ENCROACHMENT AREA:
 THE WESTERLY 23 FEET OF WOODWARD AVENUE (190 FEET WIDE) RIGHT OF WAY LYING BETWEEN LARNED STREET (60 FEET WIDE) AND CONGRESS STREET (75 FEET WIDE) BEING PART OF LOTS 58 THROUGH 62, ALL INCLUSIVE, OF GOVERNOR AND JUDGES PLAN OF SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34 OF DEEDS, PAGE 549, WAYNE COUNTY RECORDS.

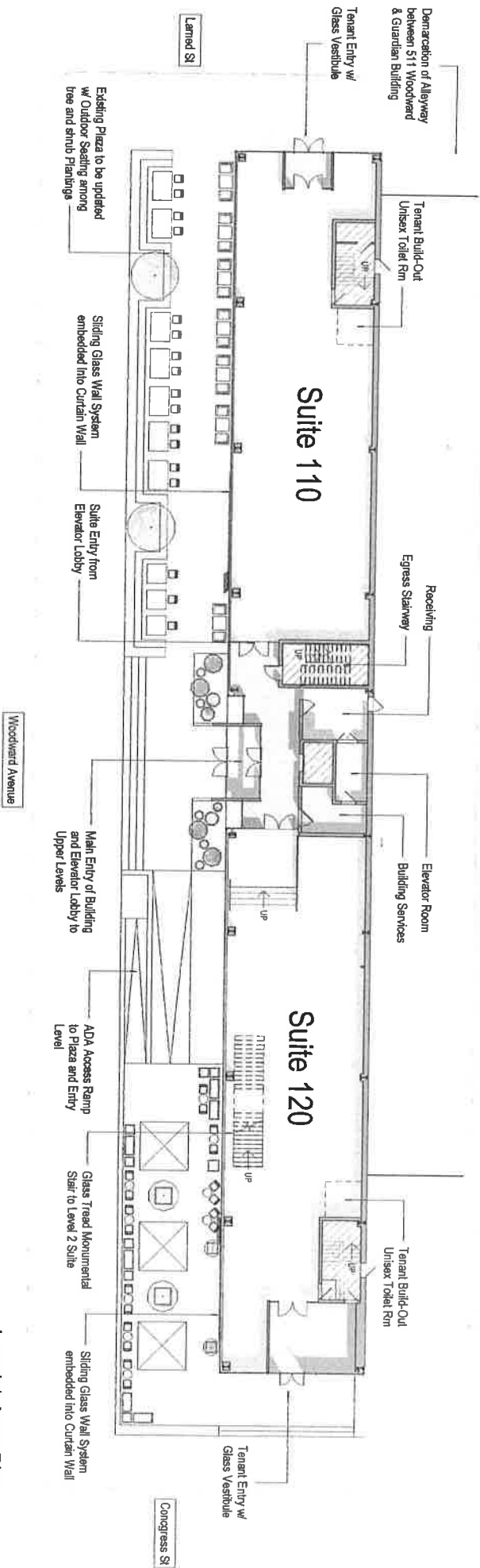
LARNED STREET (60' WIDE)



CONGRESS STREET (75' WIDE)

Encroachment Area

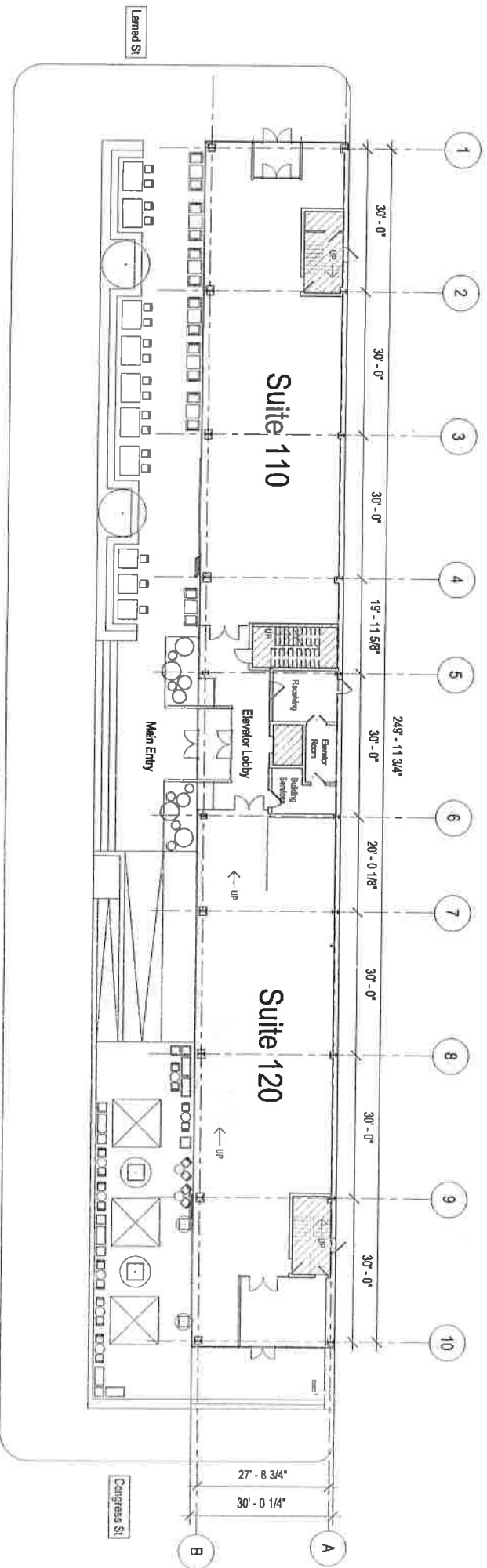




Level 1 Area Plan
 Scale: 1" = 20'-0"



Plan



Level 1 Floor Plan

Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI

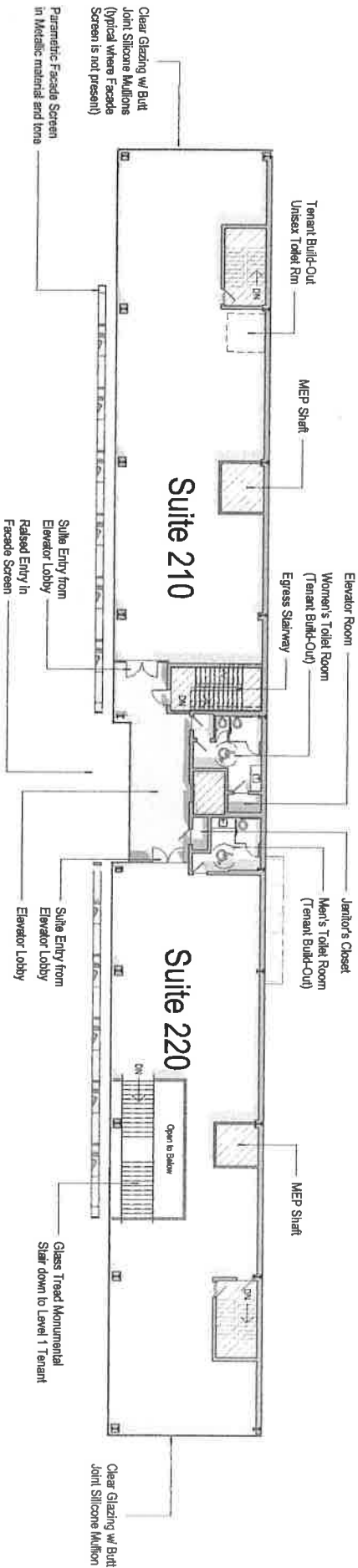


Szymanski & Associates LLC



srm

YAMASAKI



Level 2 Area Plan

Scale: 1" = 20' - 0"



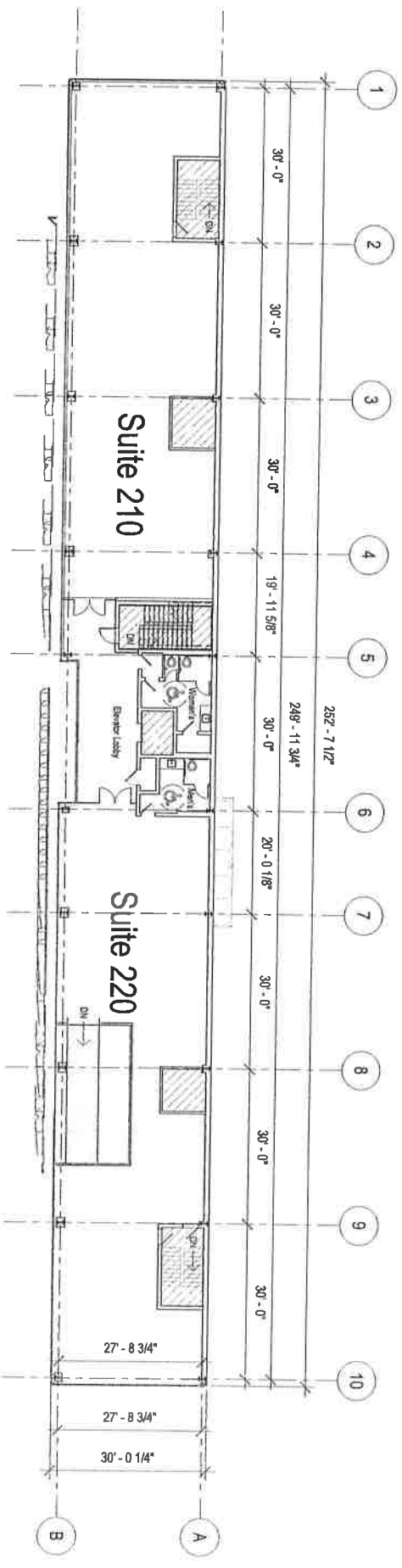
Shymanski & Associates LLC



simn

YAMASAKI®

Plan



Level 2 Floor Plan

Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI



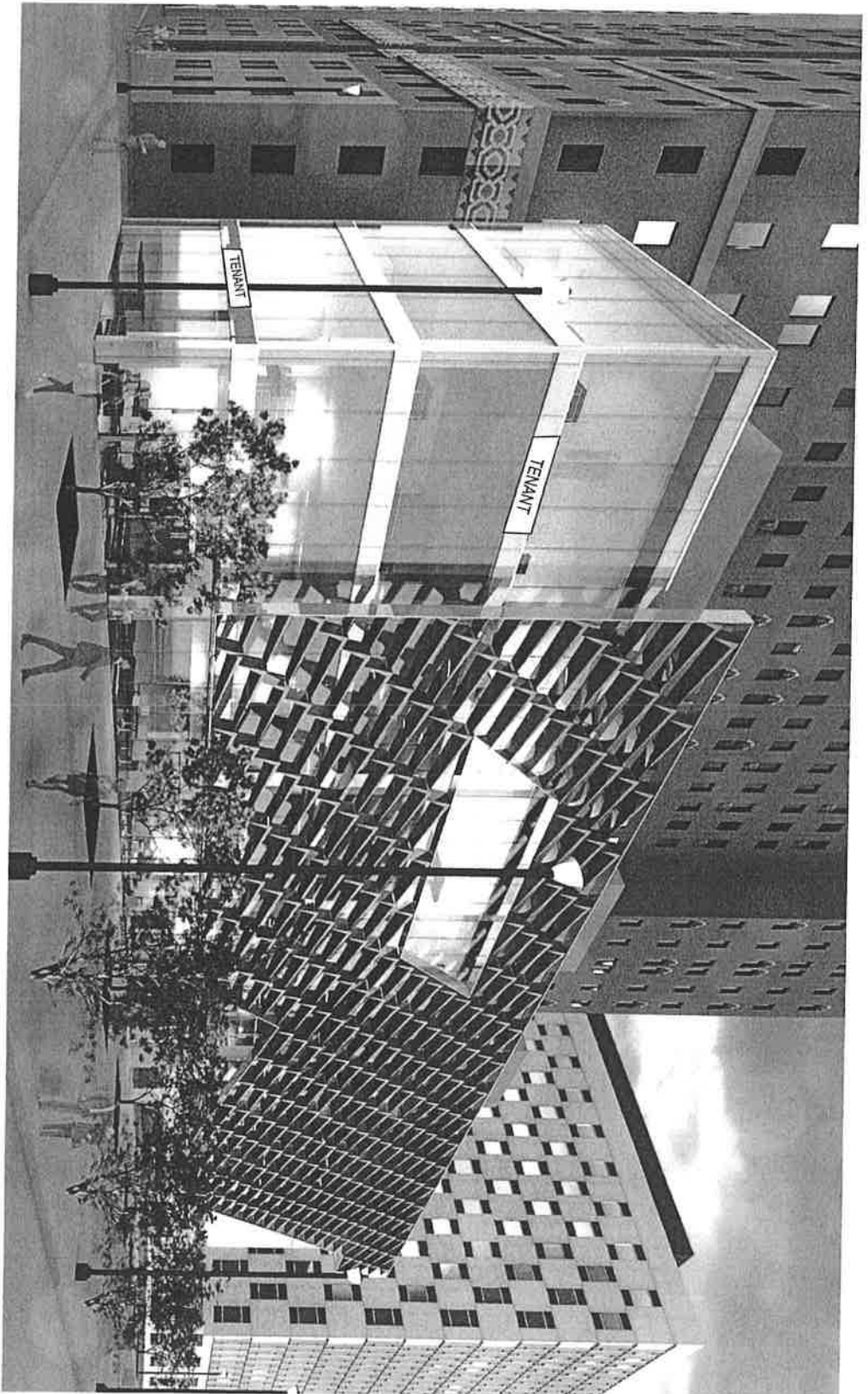
Szymanski & Associates LLC

ILLUMIN RT

sim

YAMASAKI

Rendering



THE
ELIA
GROUP
124 S Old Woodward Ave Ste A Birmingham AL 35203

511 Woodward Ave Detroit MI



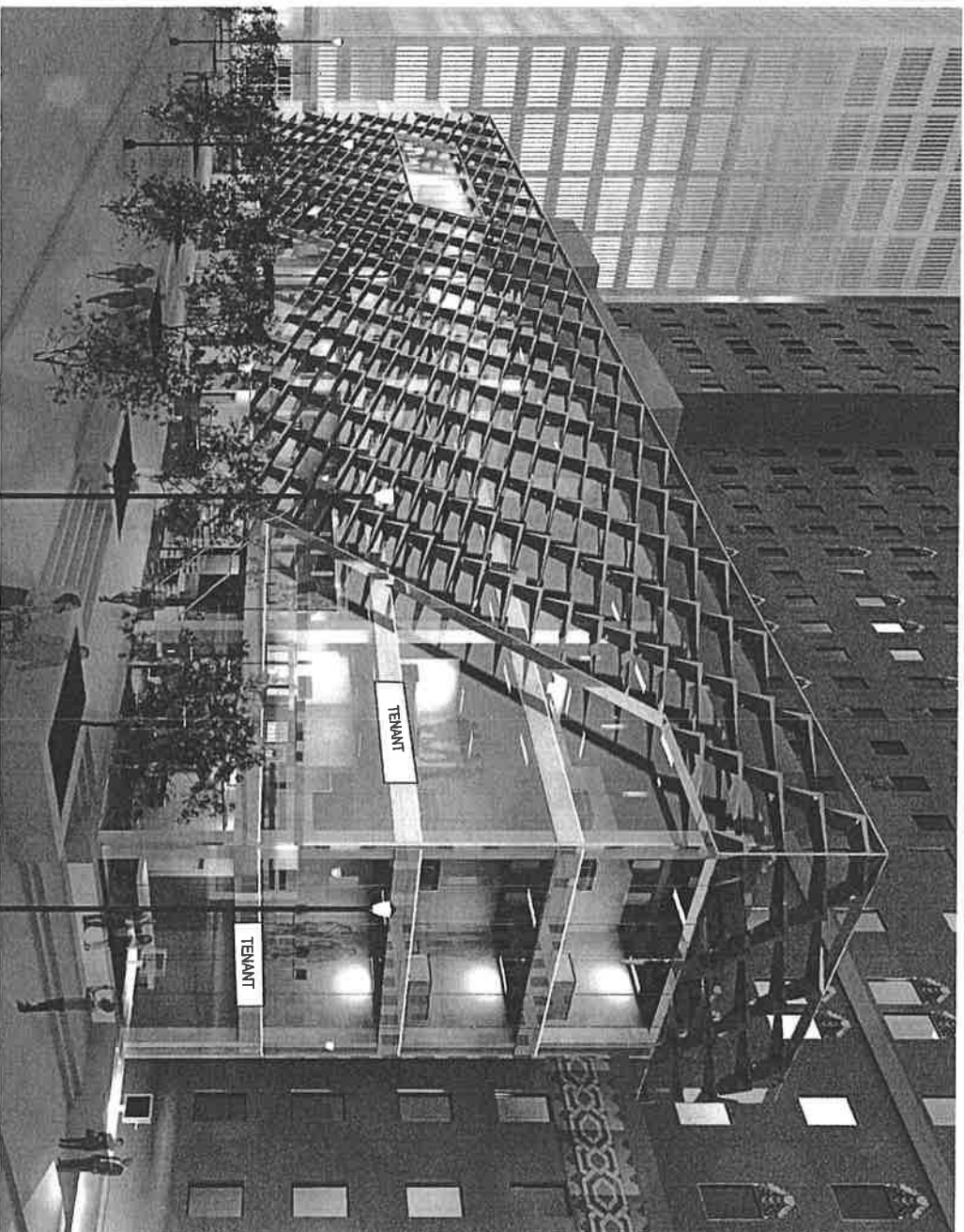
Shymanski &
Associates LLC



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YAMASAKI®

Rendering



511 Woodward Ave Detroit MI

THE
ELIA
GROUP
121 S Old Woodward Ave Suite A Birmingham, MI 48099



Shymanski &
Associates LLC

ILLUMINART
A Division of Yamasaki

srm YAMASAKI®

2019-05-13

866

866 *Petition of Yamasaki & ICONIC - 511,
LLC, request to Façade Easement &
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REFERRED TO THE FOLLOWING DEPARTMENT(S)

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DEVELOPMENT DEPARTMENT