

ARC 5732 Real Estate Land Economics: Mary Cay Lancaster , Team 1

Hudson's Site - ZONING

Zoning for Former Hudson's site:

Our site is located in Detroit City Zone 2, but the zone is superseded by the overlay of the **Central Business District** (CBD) which covers the downtown area between the highways and the river. The intentions for the CBD are articulated in a 22-page document called the Detroit Master Plan of Policies Article 301.

In general, the Master Plan Policies seeks to:

- Promote convention/tourism/recreation & culture in the Central Business District.
- Encourage new hotel space, restaurants, bars, night clubs, & other entertainment.
- Promote downtown as a "fun" area with organized and spontaneous events.
- Encourage technological advancement in the CBD.

The CBD focuses on 7 ways to accomplish its goals:

1. Promote Detroit as a walk-able downtown, taking advantage of the area's compactness by linking different areas together.
2. Street level activity with continuous pedestrian interest.
3. Open space that is people-oriented, not "dead space."
4. Public amenities, public art, etc.
5. Enduring architecture and historic preservation and use by people.
6. Establish view corridors to the river and to other parks, etc.
7. Gateway treatment at major gateway intersections.

In the CBD the Hudson's area is: **E. Major Office/Retail District Planning Area**
Among many things, the document specifically promotes the following activities:

- "Re-establish Woodward Avenue as a major shopping street in the City.
- **Develop...the Hudson block as an intensely developed mixed-use project with retail, hotel, office, residential, and parking.**
- Encourage new shopping, eating and drinking, entertainment and cultural facilities throughout the area....
- Promote distinctive residential apartments and special office and commercial development in the upper stories along Woodward Avenue....
- **Encourage the redevelopment of the Hudson Block (bounded by Woodward, Gratiot, East Grand River, and Farmer) for hotel, residential, office, parking and retail, insuring that ground level pedestrian interest, especially on Woodward, is maximized."**

Other Zoning Items:

Per City of Detroit Zoning Ordinance Summary, all uses in the CBD are exempt from off-street parking requirements, but subject to site plan & design approval.