ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of September 7, 2016

SUBJECT: State Theatre Addition Site Plan for City Planning Commission Approval

(225 South State Street)

File No. SP16-089

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the State Theatre Addition Site Plan, subject to installation of a water main valve unless otherwise approved by the Public Services Area Administrator.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features exist on site and none are proposed to be impacted off-site as a result of this proposal.

LOCATION

The site is located on South State Street at the terminus of East Liberty Street. (Downtown Planning Area, DDA, State Street Historic District)

DESCRIPTION OF PETITION

The existing masonry 35,800 square foot building was constructed as the iconic art deco State Theatre and is in the State Street Historic District. The building is currently a two-unit condominium, and the petition applies to the upper floors, which are still used as a movie theater. The ground level unit is used for retail sales. The petitioner is requesting approval to expand the building by constructing an 88.5 foot by 7.7 foot (2,000 square feet) addition on the south side of the building that would house an elevator.

The elevator will be used to access both the mezzanine level, for concessions and restrooms, and the theatre level, which will be converted from two screening rooms to four. A new main entry with shiny red metal panels will be located at the south end of the theatre's front elevation, with double doors and a display window. The second floor of the elevator enclosure will face the street with clear glass, and the third floor will have dark-colored glass. The south-facing elevation will be clad in metal panels to match the color of the existing yellow brick. In addition, the yellow metal fascia that spans the front of the building will be removed to reveal and restore the original lightbulb locations. The metal soffit beneath the marquee will be replaced with matching materials and dimensions because of deterioration. The sign will be repainted and new neon installed as needed.

The site is in the downtown special parking district. No vehicular parking is required or provided.

Eight class C bicycle parking spaces are provided in the public ROW, which is allowed in the special parking district. Four class C spaces are required (one space per 10,000 square feet of



building area).

The applicant notified residents and owners within 500 feet by postcard of the proposed project. The applicant writes:

We mailed 315 notification postcards to neighbors regarding the State Theatre Project. The Owner also installed a poster in the mezzanine lounge of the State Theatre to notify patrons of the upcoming project. We have also discussed the project with the neighboring business Owners.

In response to the postcards, we have not received any questions or negative criticism of the project. All feedback from patrons and neighbors has been positive. In fact, the project is donor-funded and local supporters have already pledged millions of dollars to support the project. So, we see that as very positive citizen participation in the project.

At its July 14, 2016 meeting the Historic District Commission unanimously issued a Certificate of Appropriateness for the work as proposed.

COMPARISON CHART

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	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Gross Lot Area	14,624 sq ft	14,624 sq ft	No MIN
Floor Area	35,800 sq ft	37,800 sq ft	58,496 sq ft MAX
Floor Area in % of Lot Area	245%	259%	400% MAX
Character Overlay District	State Street	State Street	State Street
Streetwall Height	3	3	3 stories MAX/2 stories MIN*
Maximum Building Height	44'3"	45'2" (elevator tower)	180'
Building Frontage	Primary	Primary	Primary
State Street	0'	0'	0'
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Auto	0	0	0
Parking – Bicycle	8 Class C	8 Class C	4 Class C

^{*}The minimum height requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. (Table 5:10.19B of Chapter 55)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial (Retail and Office)	D1 (Downtown Interface) State Street Character Overlay
EAST	University of Michigan Parking Structure Hotel	PL (Public Land) D1 (Downtown Interface) State Street Character Overlay
SOUTH	Commercial (Restaurant)	D1 (Downtown Interface) State Street Character Overlay
WEST	Commercial (Restaurant and Office)	D1 (Downtown Interface) State Street Character Overlay

HISTORY

Construction began on the art deco State Theater in 1940, and it opened in 1942. The theater was designed by C. Howard Crane, who was also the architect for the Fox Theater in Detroit. The first floor was originally clad in red vitrolite structural glass panels. In the late 1970s the interior was divided into four screening rooms, and in 1989 the first floor was converted to retail use. The second floor remains a two-screen film theater. In 1990 the yellow and red neonembossed marquee was restored by Hogarth Management, who received a Special Merit Award from the Ann Arbor Historic District Commission for the work.

PLANNING BACKGROUND

The work is in keeping with the goals of the Downtown Plan, including encouraging dense land use and development patterns which foster an active street life, strengthening the mix of downtown's active uses by providing a high quality entertainment attraction, and reinforcing this historically significant building's positive identity and visual appeal.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Engineering: The fire service tap and the supporting fire hydrant tap shall be separated by a water main line valve. The applicant is questioning this requirement and has not shown the valve on the site plan. Only the Public Services Area Administrator may waive the requirement, so the City Planning Commission proposed motion addresses the valve accordingly.

Prepared by Jill Thacher Reviewed by Brett Lenart mg/

Attachments: Zoning/Parcel Maps

Aerial Photo Site Plan Floor Plans Elevations Color Rendering

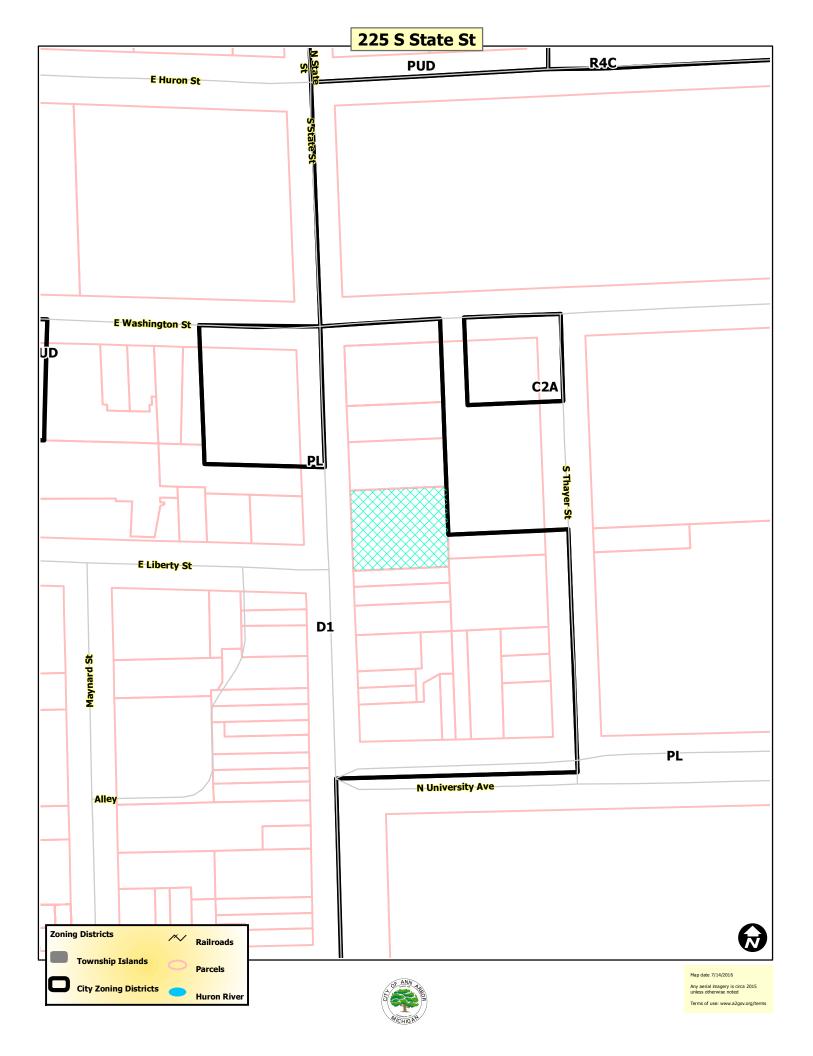
c: Petitioner/Owner: Michigan Theater Foundation

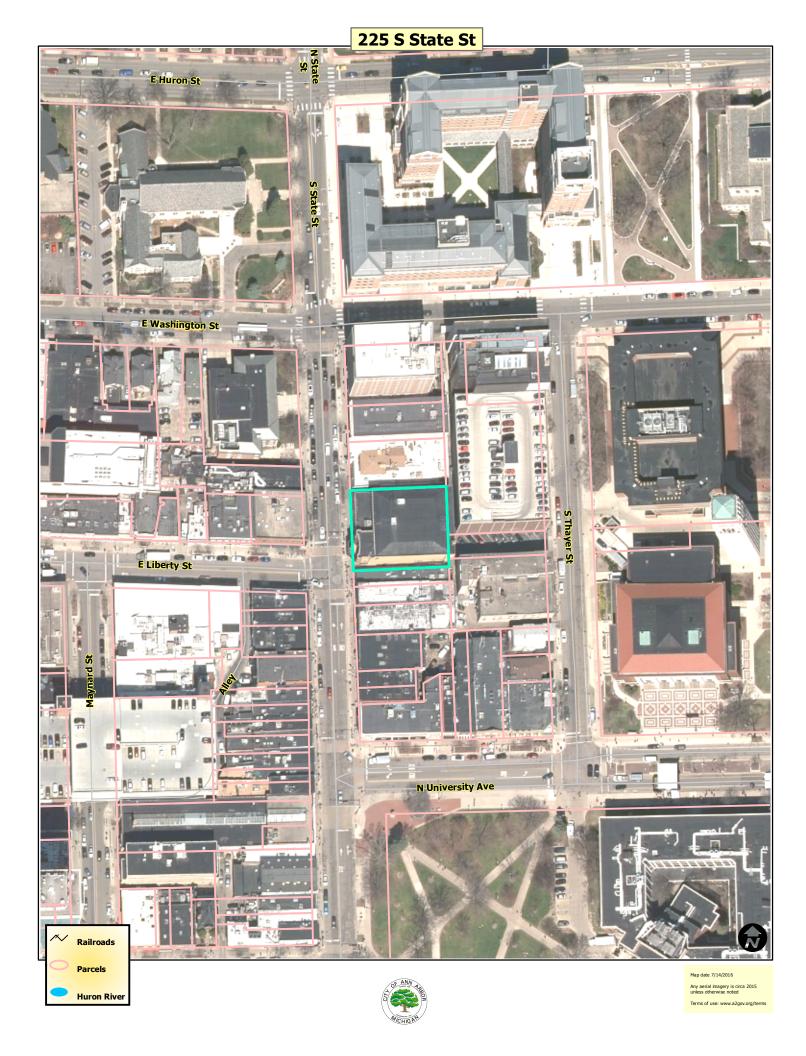
803 E Liberty Street Ann Arbor, MI 48104

Petitioner's Representative: O'Neal Construction

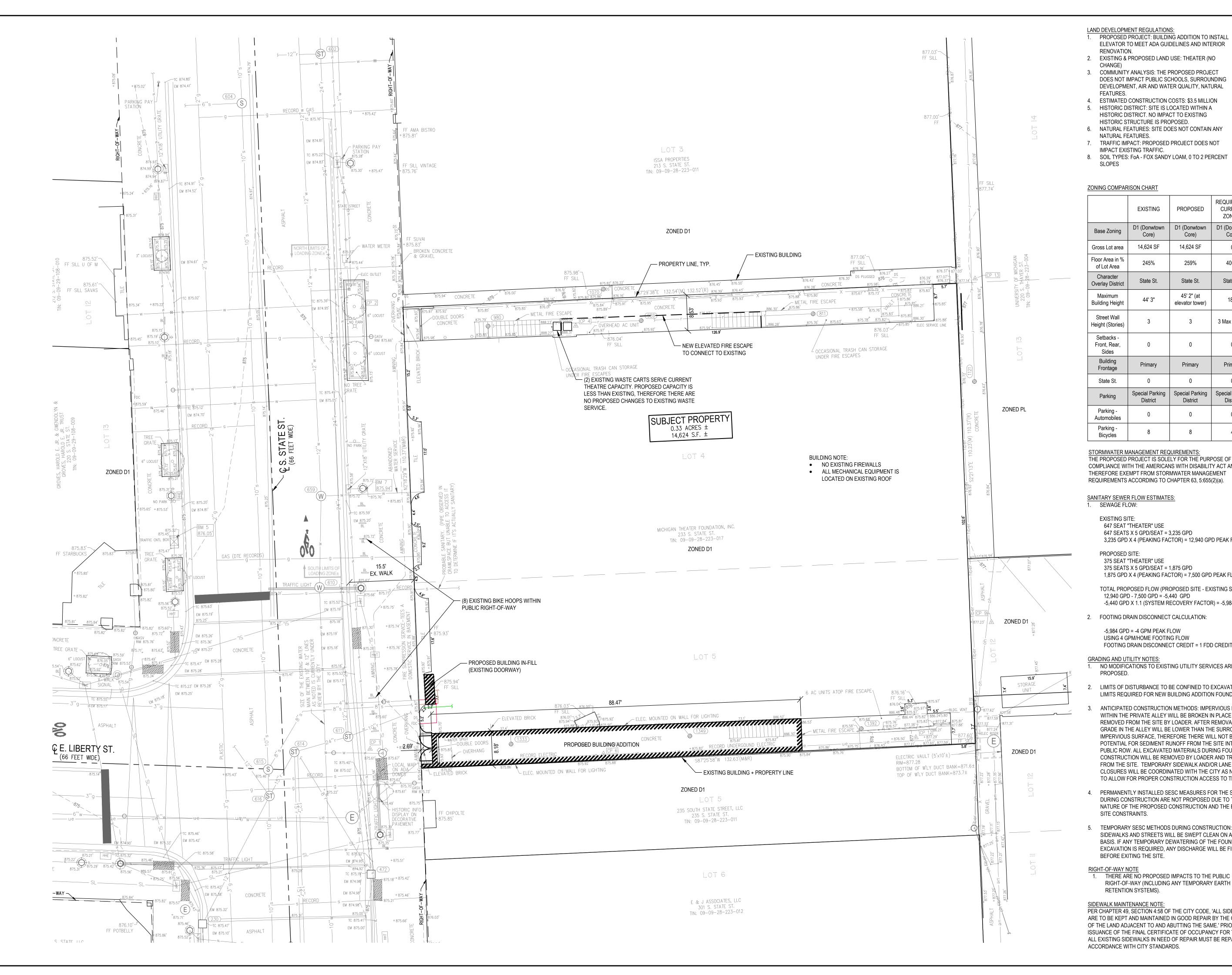
525 W William Street Ann Arbor, MI 48103

Planning and Development File No. SP16-089









- ELEVATOR TO MEET ADA GUIDELINES AND INTERIOR
- 2. EXISTING & PROPOSED LAND USE: THEATER (NO
- 3. COMMUNITY ANALYSIS: THE PROPOSED PROJECT DOES NOT IMPACT PUBLIC SCHOOLS, SURROUNDING DEVELOPMENT, AIR AND WATER QUALITY, NATURAL
- 4. ESTIMATED CONSTRUCTION COSTS: \$3.5 MILLION
- HISTORIC DISTRICT. NO IMPACT TO EXISTING HISTORIC STRUCTURE IS PROPOSED.
- NATURAL FEATURES.
- 7. TRAFFIC IMPACT: PROPOSED PROJECT DOES NOT IMPACT EXISTING TRAFFIC.
- 8. SOIL TYPES: FoA FOX SANDY LOAM, 0 TO 2 PERCENT

	D1 (Donwtown		I
Base Zoning	`Core)	D1 (Donwtown Core)	D1 (Donwtown Core)
Gross Lot area	14,624 SF	14,624 SF	0
Floor Area in % of Lot Area	245%	259%	400%
Character Overlay District	State St.	State St.	State St.
Maximum Building Height	44' 3"	45' 2" (at elevator tower)	180'
Street Wall Height (Stories)	3	3	3 Max / 2 Min
Setbacks - Front, Rear, Sides	0	0	0
Building Frontage	Primary	Primary	Primary
State St.	0	0	0
Parking	Special Parking District	Special Parking District	Special Parking District
Parking - Automobiles	0	0	0
Parking - Bicycles	8	8	4

STORMWATER MANAGEMENT REQUIREMENTS: THE PROPOSED PROJECT IS SOLELY FOR THE PURPOSE OF COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS ACCORDING TO CHAPTER 63, 5:655(2)(a).

SANITARY SEWER FLOW ESTIMATES:

647 SEAT "THEATER" USE 647 SEATS X 5 GPD/SEAT = 3,235 GPD 3,235 GPD X 4 (PEAKING FACTOR) = 12,940 GPD PEAK FLOW

375 SEAT "THEATER" USE 375 SEATS X 5 GPD/SEAT = 1,875 GPD 1,875 GPD X 4 (PEAKING FACTOR) = 7,500 GPD PEAK FLOW

TOTAL PROPOSED FLOW (PROPOSED SITE - EXISTING SITE): 12,940 GPD - 7,500 GPD = -5,440 GPD -5,440 GPD X 1.1 (SYSTEM RECOVERY FACTOR) = -5,984 GPD

2. FOOTING DRAIN DISCONNECT CALCULATION:

-5,984 GPD = -4 GPM PEAK FLOW USING 4 GPM/HOME FOOTING FLOW FOOTING DRAIN DISCONNECT CREDIT = 1 FDD CREDIT

GRADING AND UTILITY NOTES: 1. NO MODIFICATIONS TO EXISTING UTILITY SERVICES ARE

- 2. LIMITS OF DISTURBANCE TO BE CONFINED TO EXCAVATION LIMITS REQUIRED FOR NEW BUILDING ADDITION FOUNDATIONS.
- ANTICIPATED CONSTRUCTION METHODS: IMPERVIOUS PAVING WITHIN THE PRIVATE ALLEY WILL BE BROKEN IN PLACE AND REMOVED FROM THE SITE BY LOADER. AFTER REMOVAL, THE GRADE IN THE ALLEY WILL BE LOWER THAN THE SURROUND IMPERVIOUS SURFACE, THEREFORE THERE WILL NOT BE ANY
- POTENTIAL FOR SEDIMENT RUNOFF FROM THE SITE INTO THE PUBLIC ROW. ALL EXCAVATED MATERIALS DURING FOUNDATION CONSTRUCTION WILL BE REMOVED BY LOADER AND TRUCKED FROM THE SITE. TEMPORARY SIDEWALK AND/OR LANE CLOSURES WILL BE COORDINATED WITH THE CITY AS NEEDED TO ALLOW FOR PROPER CONSTRUCTION ACCESS TO THE ALLEY.
- 4. PERMANENTLY INSTALLED SESC MEASURES FOR THE SITE DURING CONSTRUCTION ARE NOT PROPOSED DUE TO THE NATURE OF THE PROPOSED CONSTRUCTION AND THE EXISTING
- 5. TEMPORARY SESC METHODS DURING CONSTRUCTION: SIDEWALKS AND STREETS WILL BE SWEPT CLEAN ON A DAILY BASIS. IF ANY TEMPORARY DEWATERING OF THE FOUNDATION EXCAVATION IS REQUIRED, ANY DISCHARGE WILL BE FILTERED

THERE ARE NO PROPOSED IMPACTS TO THE PUBLIC RIGHT-OF-WAY (INCLUDING ANY TEMPORARY EARTH

PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, 'ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.' PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

THE STATE THEATRE PROJECT

233 S. STATE STREET ANN ARBOR, MI 48104

ANN ARBOR, MI 48103

Client:

O'NEAL CONSTRUCTION 525 N. WILLIAM

SMITHGROUP JJR

201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com

734.663.5888



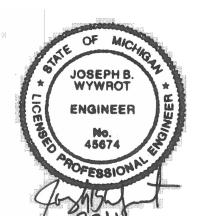
Quinn Evans Architects Ann Arbor, MI 48104

ISSUED FOR REV DATE

EVISED SITE PLAN 31AUG2016 REVISED SITE PLAN 04AUG2016

SEALS AND SIGNATURES

SITE PLAN



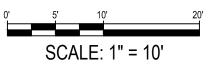
KEY PLAN



24JUN2016

DRAWING TITLE

SITE PLAN

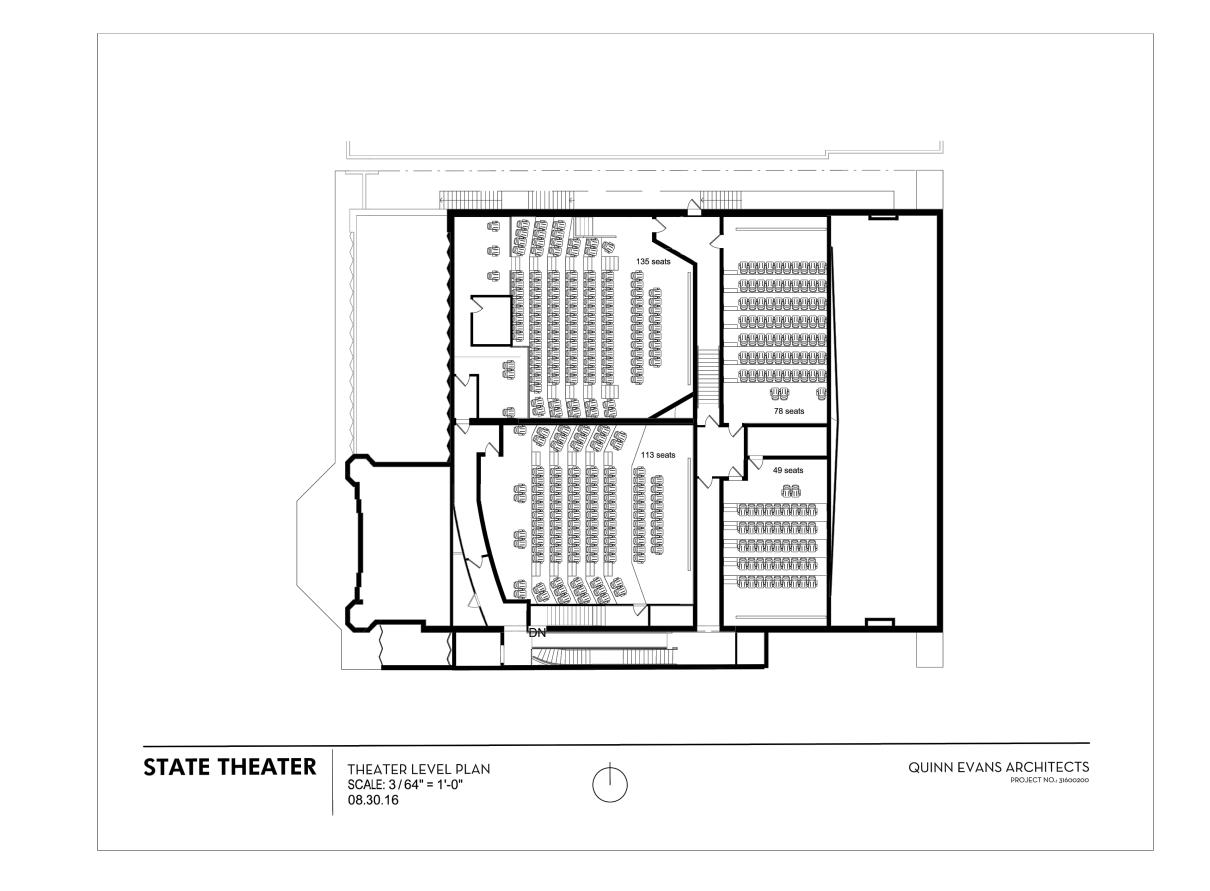


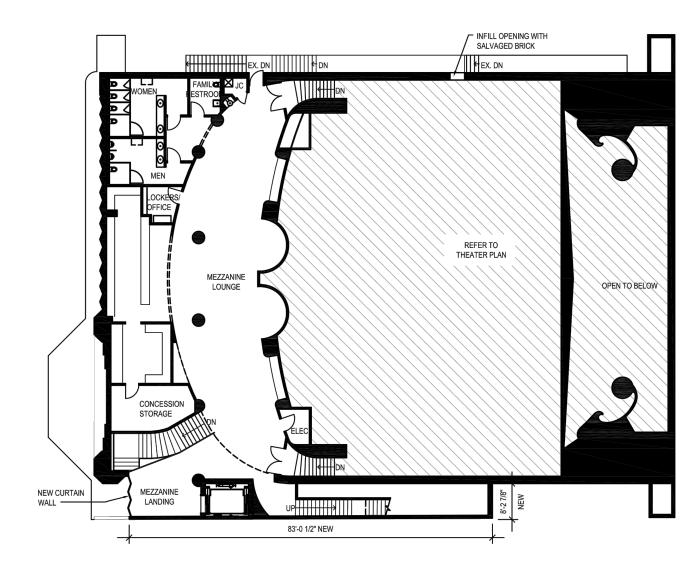
SCALE

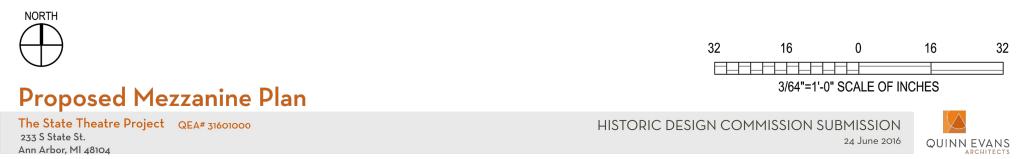
21366.001

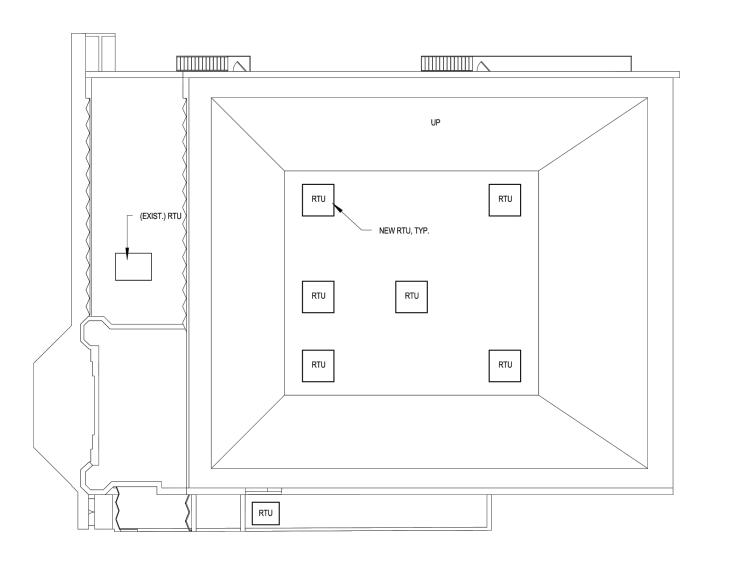
DRAWING NUMBER

PROJECT NUMBER









Proposed Roof Plan

The State Theatre Project QEA# 31601000
233 S State St. Ann Arbor, MI 48104

Ann Arbor, MI 48104

THE STATE THEATRE PROJECT

233 S. STATE STREET ANN ARBOR, MI 48104

Clier

O'NEAL CONSTRUCTION 525 N. WILLIAM ANN ARBOR, MI 48103

SMITHGROUPJJR

201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com



Quinn Evans Architects
219 1/2 N. Main Street
Ann Arbor, MI 48104
734.663.5888

REVISED SITE PLAN
REVISED SITE PLAN
SITE PLAN
SITE PLAN
24JUN2016

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE FLOOR PLANS

SCALE: AS NOTED

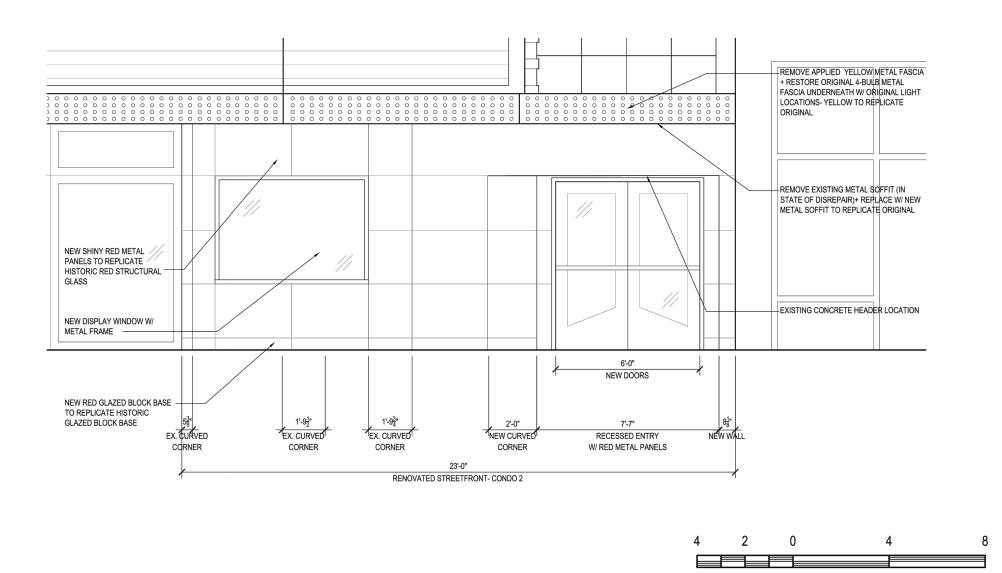
SCALE

21366.001

PROJECT NUMBER

DRAWING NUMBER

32 16 0 16 32 3/64"=1'-0" SCALE OF INCHES **Proposed West Elevation** The State Theatre Project QEA# 31601000 233 S State St. HISTORIC DESIGN COMMISSION SUBMISSION 24 June 2016 QUINN EVANS Ann Arbor, MI 48104



1/4"=1'-0" SCALE OF FEET

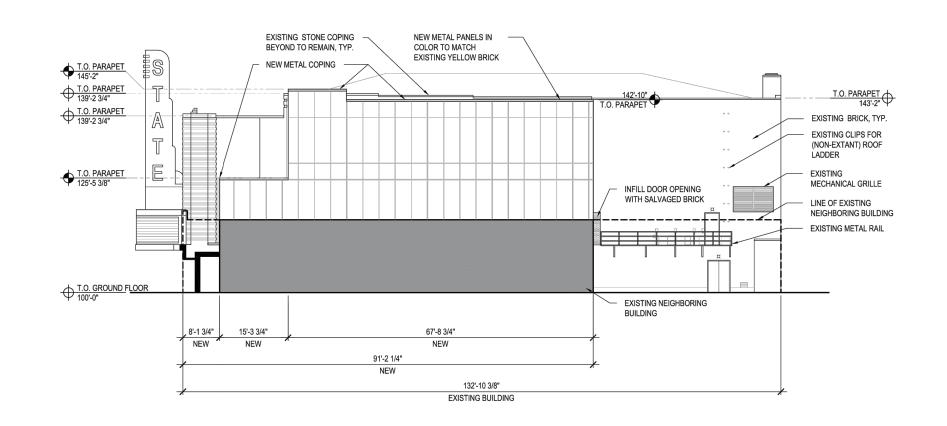
24 June 2016 QUINN EVANS

HISTORIC DESIGN COMMISSION SUBMISSION

Proposed Enlarged West Elevation

The State Theatre Project QEA# 31601000 233 S State St.

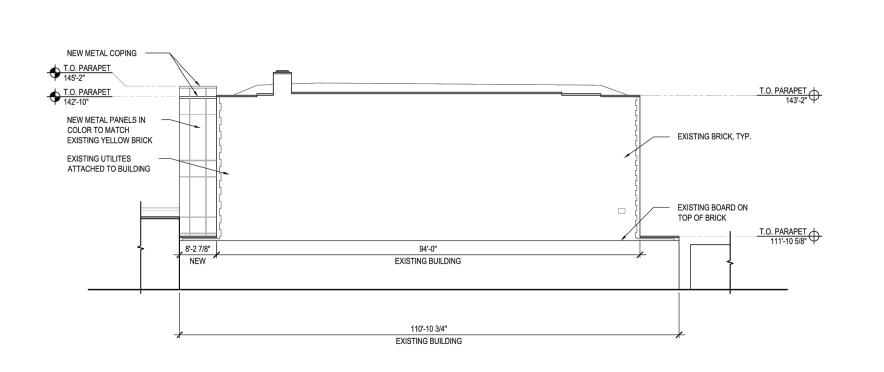
Ann Arbor, MI 48104



Proposed South Elevation



32 16 0 16 32





THE STATE THEATRE PROJECT

233 S. STATE STREET ANN ARBOR, MI 48104

Client:

O'NEAL CONSTRUCTION 525 N. WILLIAM ANN ARBOR, MI 48103

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Quinn Evans Architects 219 1/2 N. Main Street Ann Arbor, MI 48104 734.663.5888

ISSUED FOR	REV	DATE
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REVISED SITE PLAN		31AUG2016
REVISED SITE PLAN		04AUG2016
SITE PLAN		24JUN2016

SEALS AND SIGNATURES

KEY PLAN

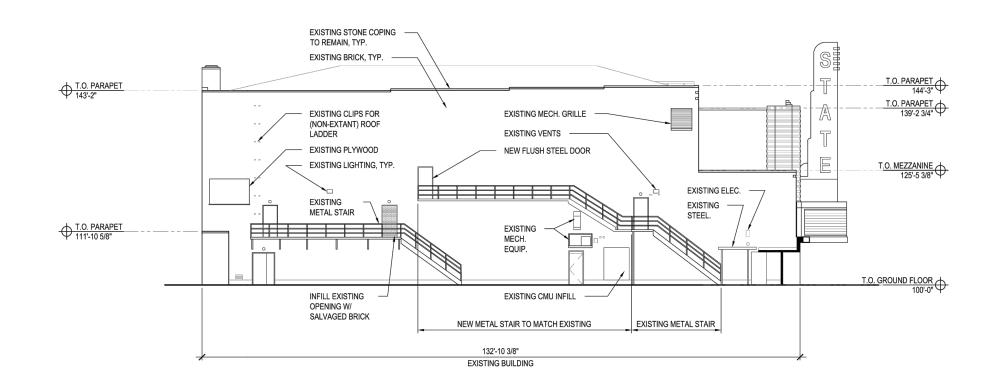


DRAWING TITLE BUILDING ELEVATIONS

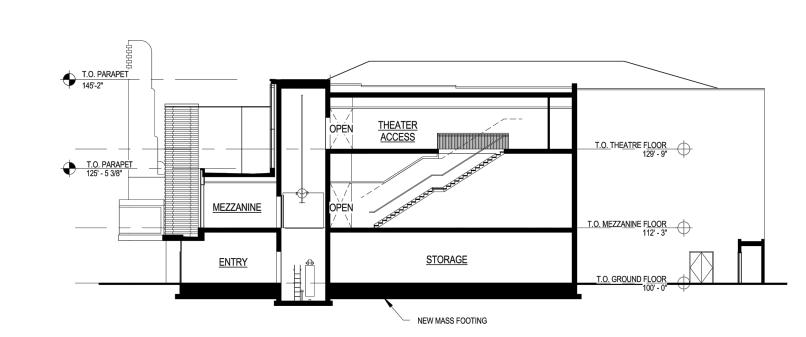
SCALE: AS NOTED

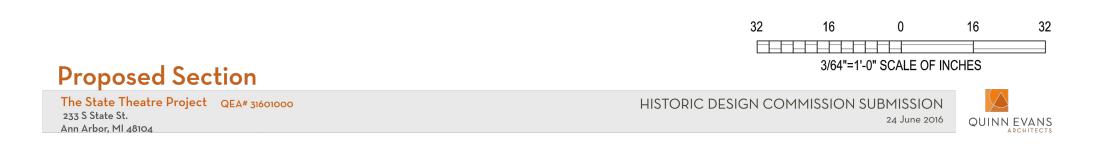
SCALE 21366.001 PROJECT NUMBER

DRAWING NUMBER









THE STATE THEATRE PROJECT

233 S. STATE STREET ANN ARBOR, MI 48104

Client:

O'NEAL CONSTRUCTION 525 N. WILLIAM ANN ARBOR, MI 48103

SMITHGROUPJJR

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Quinn Evans Architects
219 1/2 N. Main Street
Ann Arbor, MI 48104
734.663.5888

ISSUED FOR	REV	DATE
		-
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		-
REVISED SITE PLAN		31AUG2016
REVISED SITE PLAN		04AUG2016
SITE PLAN		24JUN2016

SEALS AND SIGNATURES

KEY PL



BUILDING ELEVATIONS & CROSS SECTION

SCALE: AS NOTED

DRAWING NUMBER

SCALE 21366.001
PROJECT NUMBER

A-1.2

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HDC SUBMISSION PACKAGE

The State Theatre Project QEA# 31601000 233 S State St. Ann Arbor, MI 48104

HISTORIC DESIGN COMMISSION SUBMISSION

QUINN EVANS ARCHITECTS

THE STATE THEATRE PROJECT

233 S. STATE STREET ANN ARBOR, MI 48104

O'NEAL CONSTRUCTION 525 N. WILLIAM ANN ARBOR, MI 48103

SMITHGROUPJJR

201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com



ISSUED FOR

Quinn Evans Architects
219 1/2 N. Main Street
Ann Arbor, MI 48104
734.663.5888

REVISED SITE PLAN	 31AUG2016
REVISED SITE PLAN	 04AUG2016
SITE PLAN	 24JUN2016

SEALS AND SIGNATURES



DRAWING TITLE ARCHITECTURAL RENDERING

SCALE: AS NOTED

DRAWING NUMBER

SCALE 21366.001 PROJECT NUMBER A-1.3

24 June 2016