

**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**

	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 neon-embossed 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

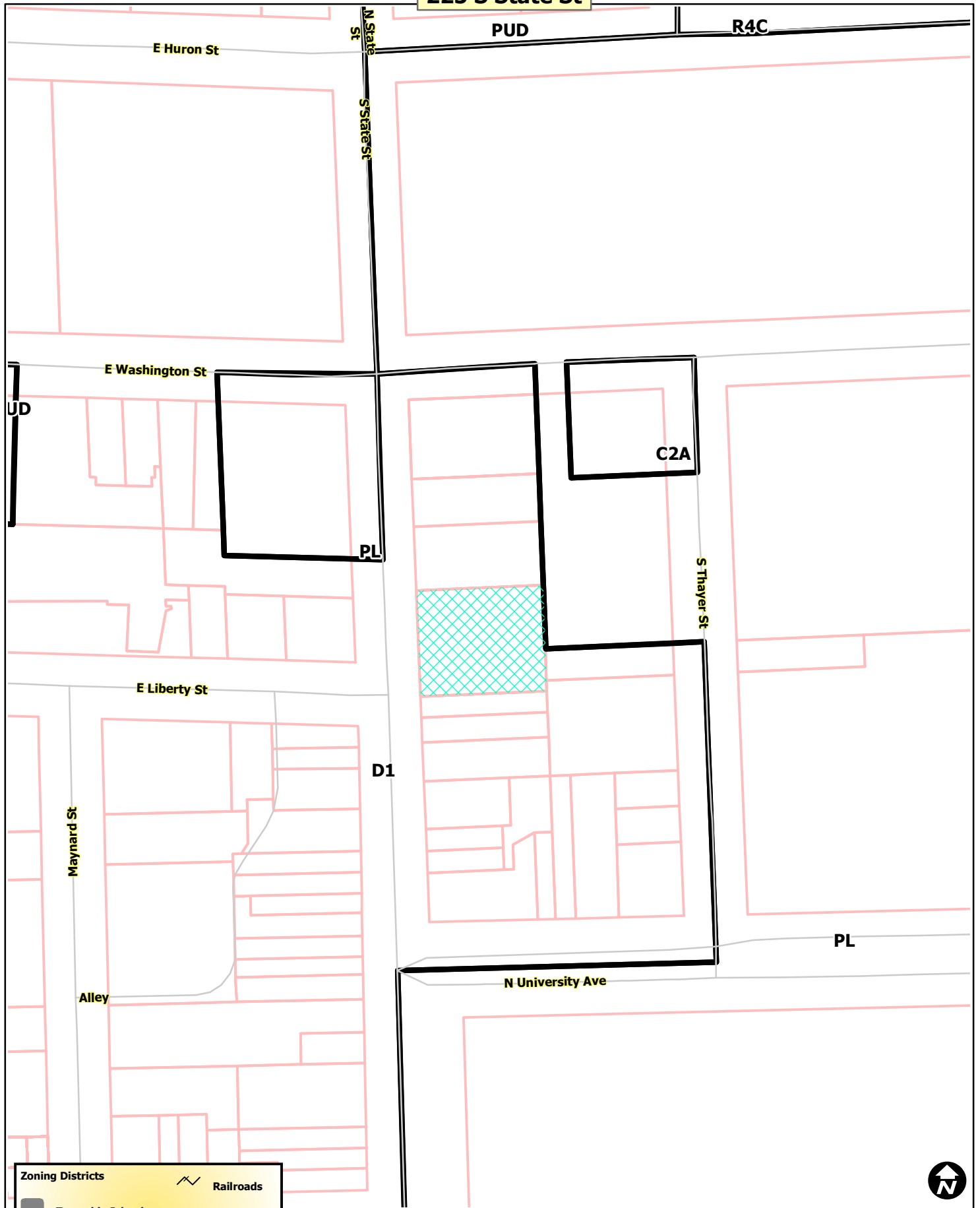
c: Petitioner/Owner: Michigan Theater Foundation  
803 E Liberty Street  
Ann Arbor, MI 48104

Petitioner's Representative: O'Neal Construction  
525 W William Street  
Ann Arbor, MI 48103

Planning and Development  
File No. SP16-089



225 S State St



<b>Zoning Districts</b>	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 7/14/2016  
 Any aerial imagery is circa 2015  
 unless otherwise noted  
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# 225 S State St



-  Railroads
-  Parcels
-  Huron River



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