

# THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY



## POSITIONING STATEMENT

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*The Schaap Center will be an exceptional arts center dedicated to stimulating high-quality performing and visual arts experiences.*

# THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY

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*A world-class, performing arts facility which will include:*



- 424-seat theater
- State-of-the-art lighting controls, audio and stage lighting
- Orchestra Pit (with lift)
- World-class acoustical treatments
- Concessions and wine bar
- Fly-loft and backstage area

# THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY

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*A world-class, performing arts facility which will include:*



- The Richard and Jane Manoogian Art Gallery
- Private Permanent Art Collection
- Rotating Exhibits
- Temperature Controlled Atmosphere for the Artwork
- Community Exhibit Space

## THE RICHARD AND JANE MANOOGIAN ART GALLERY (CONT.)

The Manoogian Collection contains beautiful examples of American paintings that illustrate various genres such as American Impressionism, Hudson River School, Still Life and Trompe L'oeil.



William Mason Brown (American 1828-1898)  
*Flowers and Fruits of Summer, c. 1870's*  
Oil on canvas, 16 x 24 inches  
Signed right



Sergeant Kendall (American 1869-1938)  
*Portrait of Beatrice, 1919*  
Oil on canvas, 40 x 26 inches  
Signed and dated lower left



James MacDougal Hart (American 1828-1901)  
*Morning in the Adirondacks*  
Oil on canvas, 39 x 66 inches  
Signed lower left

## LEADERSHIP & GOVERNANCE

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### URBAN RENEWAL INITIATIVE FOUNDATION ("URIF")

- Organized in 2012
- 501(c)(3) public charity (located in GPP)
- Responsible for the construction of the Schaap Center
- Current Board of Directors:
  - A. Paul Schaap (President)
  - Eugene A. Gargaro, Jr.
  - Paul N. Lavins
  - Mark McCourt
  - Barbara Detwiler
  - Thomas Cliff
  - Carol C. Schaap

### THE GROSSE POINTE PARK COUNCIL FOR THE ARTS ("GPPCA")

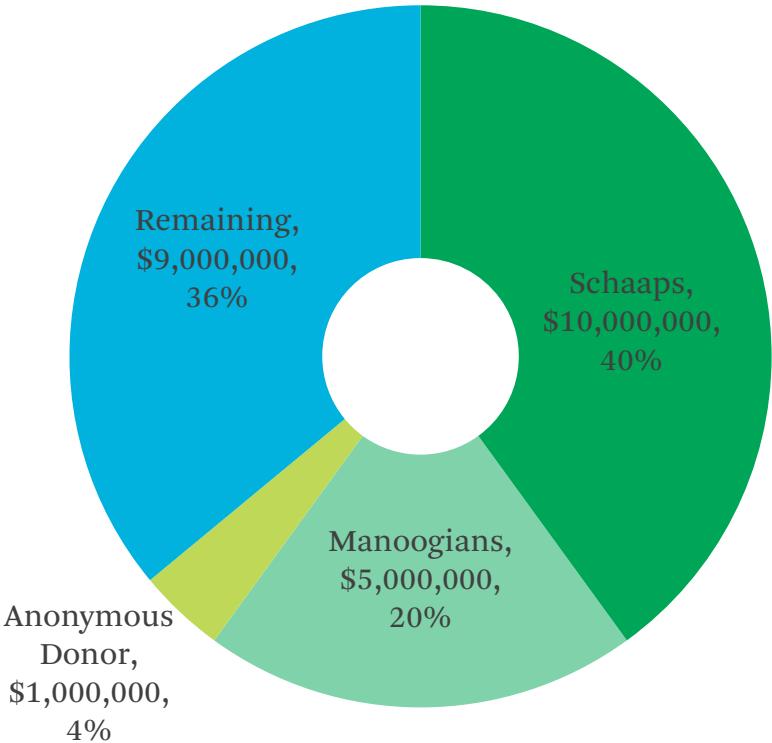
- GPPCA, a new non-profit organization, will be developed by the URIF
- GPPCA will own and operate the Schaap Center

### SPOKESPERSON

- Jaime Rae Turnbull is the spokesperson for the Schaap Center on behalf of the Urban Renewal Initiative Foundation

# SCHAAP CENTER COMPREHENSIVE CAMPAIGN

Capital Campaign      \$25,000,000  
 Endowment              \$10,000,000



Capital Campaign



Endowment

GOAL  
 \$35,000,000

RAISED TO DATE  
 \$21,000,000

# ENDOWMENT FUND

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## TARGET FUND AMOUNT

\$10 million

## ANNUAL OPERATING SUPPORT

Provides for approx. \$500,000 / yr.

## CHALLENGE MATCH

A \$5 million challenge match has been secured

## GOAL

Completely fund the \$10 million endowment within one year of opening.





## PROGRAMMING PARTNERS

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### LONG-TERM PERFORMANCE HOME FOR:

- Grosse Pointe Theatre
- Grosse Pointe Symphony Orchestra



### URIF WILL REACH OUT TO OTHER COMMUNITY-BASED ORGANIZATIONS SUCH AS:

- Detroit Institute of Arts (Art Display)
- Detroit Medical Orchestra
- Detroit Symphony Orchestra
- Mosaic Youth Theatre of Detroit
- Wayne State University Concert Chorale
- Michigan Opera Theatre
- Detroit Concert Choir
- Grosse Pointe Community Chorus

## PROGRAM PARTNERS EDUCATIONAL OPPORTUNITIES:

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### GROSSE POINTE THEATRE:

- Offers educational theater to approximately 150 students each year, ages 6 to 15, and help young people develop confidence, creativity and leadership while bringing imagination alive.
  - Youth on Stage
  - Young Acting Classes
  - Summer Camp
- Youth Technical Theatre Program
- \$85,000 in scholarships to 88 students over the past four decades
- 10-Minute Play Festival/Playwriting workshop
  - A FREE day of theatre to the community
  - Showcased 13 new works last spring
- FREE workshops for the community include pre-audition workshops for vocal and dance.
- Sponsored 150 summer campers from the Boll Family YMCA in Detroit last June for a special performance of Annie and a talkback.

### GROSSE POINTE SYMPHONY ORCHESTRA:

- Thomas Nester/Bernard Whitley Memorial Scholarship
- Rewards talented young people with an opportunity to participate in a symphony orchestra and perform as a soloist with orchestral accompaniment and stimulate interest in participation in the Grosse Pointe Symphony Orchestra.
- The winner of the scholarship will receive \$400.00 and the opportunity to perform a solo with the Grosse Pointe Symphony during the concert season.
- For any interested program partners, please contact Jaime Rae Turnbull.

# COMMUNITY ENGAGEMENT

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## SCHAAP CENTER PRESENTATIONS

- ✓ July 8, 2020 Grosse Pointe Rotary
- ✓ July 13, 2020 Grosse Pointe Park City Council
- ✓ July 16, 2020 Grosse Pointe Chamber of Commerce (Session #1)
- ✓ July 16, 2020 Grosse Pointe Chamber of Commerce (Session #2)
- ✓ July 20, 2020 Grosse Pointe Theatre (Session #1)
- ✓ July 21, 2020 Grosse Pointe Theatre (Session #2)
- ✓ July 27, 2020 Grosse Pointe Board of Realtors
- ✓ August 4, 2020 Jefferson East, Inc.
- ✓ August 10, 2020 City of Grosse Pointe Park Schaap Center Town Hall #1
- ✓ August 11, 2020 City of Grosse Pointe Park Schaap Center Town Hall #2
- ✓ August 18, 2020 Grosse Pointe Sunrise Rotary Club
- ✓ August 19, 2020 Grosse Pointe Symphony Orchestra

There have also been multiple, detailed programming sessions with the end users (Grosse Pointe Theatre and Grosse Pointe Symphony Orchestra).

## ECONOMIC AND COMMUNITY IMPACT

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The Schaap Center can be expected to have a positive economic impact in the local community and will drive additional revenue to local businesses on event nights.

The Schaap Center is expected to host approximately **50,000** guests annually

Provide a positive impact on surrounding businesses in GPP and Detroit

# **BUSINESSES IN SUPPORT**

(NOT A COMPLETE LIST)

**Atwater in the Park**

**Belding Cleaners**

**Cabbage Patch Café**

**Cornwall Bakery**

**Detroit Institute of Ophthalmology**

**Duffey & Co.**

**Fairfax Market**

**Flowers by Gabrielle**

**Grand Marias Professional Centre**

**Henry Ford Medical Group Ophthalmology**

**Howlers & Growlers**

**Marathon Gas Station**

**Mimi's Bistro**

**Mobil Gas Station**

**Park Place Market**

**Pointe Manor Apartments**

**Red Crown Restaurant**

**Rustic Cabins**

**Structured Settlement Consultant**

**Sunoco Gas Station**

**Sweeties Ice Cream**

**The Barrington Agency**

**The Bricks**

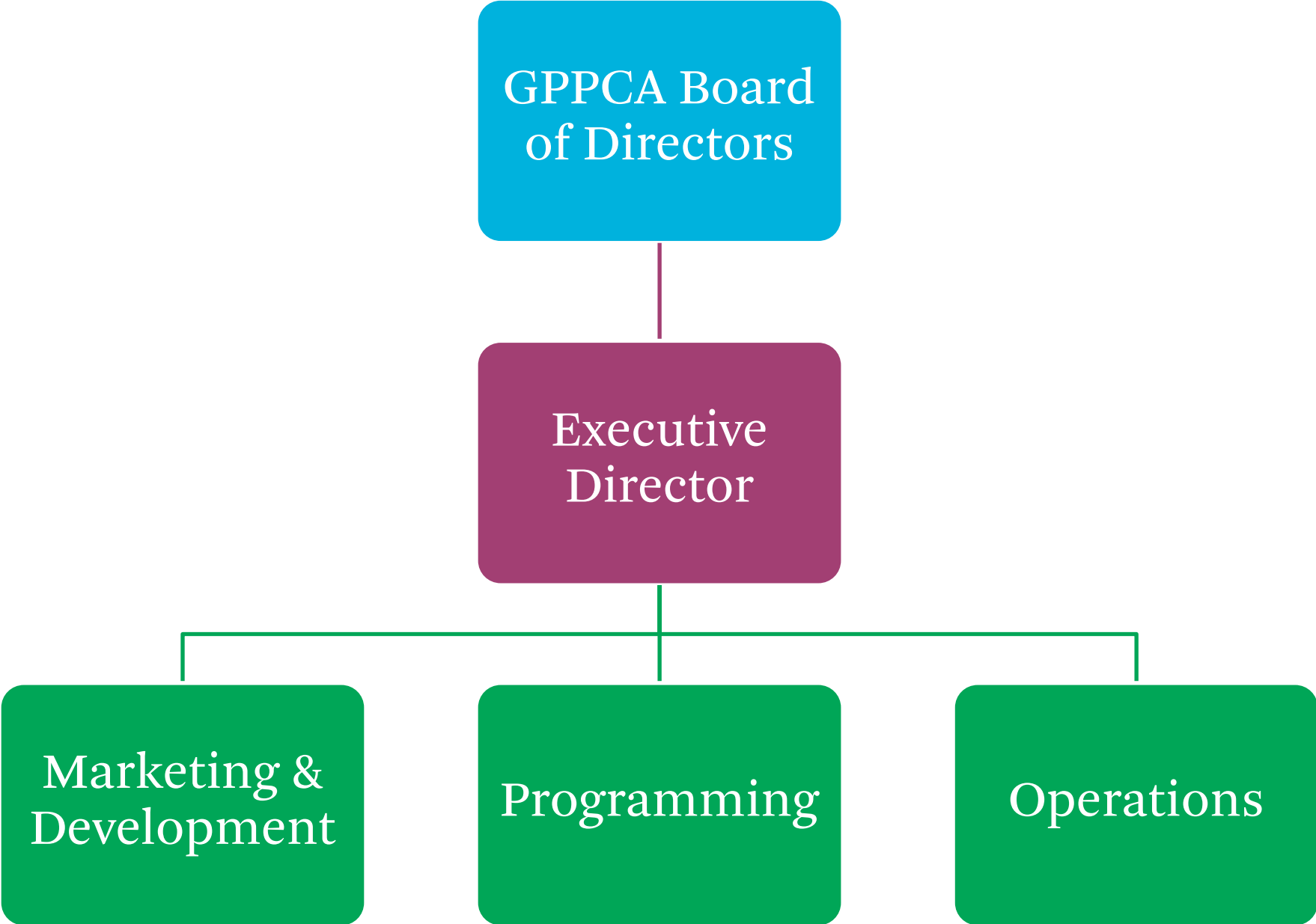
**The Charlevoix**

**Theresa Brennan Klaasen Attorney & Counselor**

**Village Wine Shop**

**Windmill Pointe Manor**

# SCHAAP CENTER ORGANIZATIONAL CHART



# SCHAAP CENTER OPERATING BUDGET

As of August 6th, 2020

Revenue	2022-2023	2023-2024	2024-2025	2025-2026
<b>Contributed Revenue Total</b>	<b>\$ 729,000</b>	<b>\$ 765,450</b>	<b>\$ 803,722</b>	<b>\$ 529,000</b>
<i>Individuals</i>	\$ 60,000	\$ 90,000	\$ 120,000	\$ 150,000
<i>Corporate</i>	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
<i>Schaap Contribution</i>	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
<i>Foundation Donations</i>	\$ 10,000	\$ 10,000	\$ 10,000	\$ 200,000
<i>Grosse Pointe Park DDA</i>	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<i>Fundraising Events</i>	\$ 24,000	\$ 30,450	\$ 38,722	\$ 44,000
<b>Earned Revenue Total</b>	<b>\$ 238,000</b>	<b>\$ 246,000</b>	<b>\$ 251,900</b>	<b>\$ 257,000</b>
<i>Ticket Revenue from GPPCA Events</i>	\$ 80,000	\$ 83,000	\$ 85,900	\$ 87,000
<i>Per Ticket Facility Fee</i>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<i>Lease &amp; Rentals</i>	\$ 108,000	\$ 113,000	\$ 116,000	\$ 120,000
<b>Endowment Earnings</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Revenue Total</b>	<b>\$ 967,000</b>	<b>\$ 1,011,450</b>	<b>\$ 1,055,622</b>	<b>\$ 1,286,000</b>

Expenses	2022-2023	2023-2024	2024-2025	2025-2026
<i>Payroll and Benefits</i>	\$ 300,852	\$ 340,000	\$ 385,000	\$ 437,786
<i>Contracted Services</i>	\$ 169,600	\$ 173,000	\$ 178,000	\$ 185,000
<i>Operations</i>	\$ 96,000	\$ 111,000	\$ 130,000	\$ 140,000
<i>General Building Liability Insurance</i>	\$ 40,000	\$ 43,000	\$ 46,000	\$ 48,000
<i>Security</i>	\$ 59,200	\$ 62,000	\$ 66,000	\$ 70,000
<i>Equipment and Software</i>	\$ 32,600	\$ 40,000	\$ 45,000	\$ 50,000
<i>Advertising and Marketing</i>	\$ 13,000	\$ 15,500	\$ 18,000	\$ 20,000
<i>Programs and Events</i>	\$ 60,000	\$ 65,000	\$ 70,000	\$ 75,000
<i>Supplies</i>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<i>Miscellaneous</i>	\$ 40,000	\$ 43,000	\$ 46,000	\$ 50,000
<b>Expenses Total</b>	<b>\$ 831,252</b>	<b>\$ 912,500</b>	<b>\$ 1,004,000</b>	<b>\$ 1,095,786</b>

<b>Net Surplus</b>	<b>\$ 135,748</b>	<b>\$ 98,950</b>	<b>\$ 51,622</b>	<b>\$ 190,214</b>
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# PROFESSIONAL TEAM

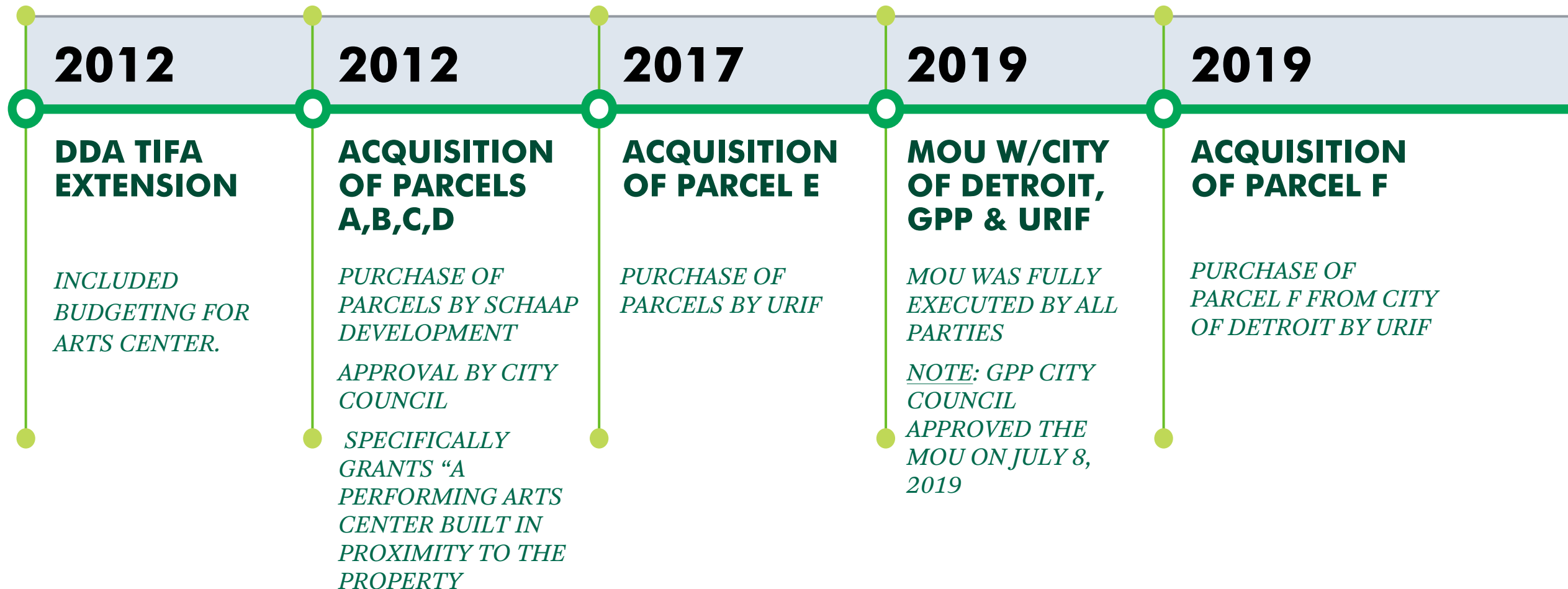
- CBRE, Inc. is the Owner's Representative
- Raymond Cekauskas - Architectural Design Leader
- SmithGroup is the Architect/Engineer of Record
- Schuler Shook is the Theater Consultant
- Kirkegaard is the Acoustical Consultant
- Plante Moran Trust manages the fundraising and project accounting
- The Nonprofit Spot manages the operating plan and operating budget.
  
- Additional specialty consultants will be engaged in the future including an art curator and specialty lighting experts.





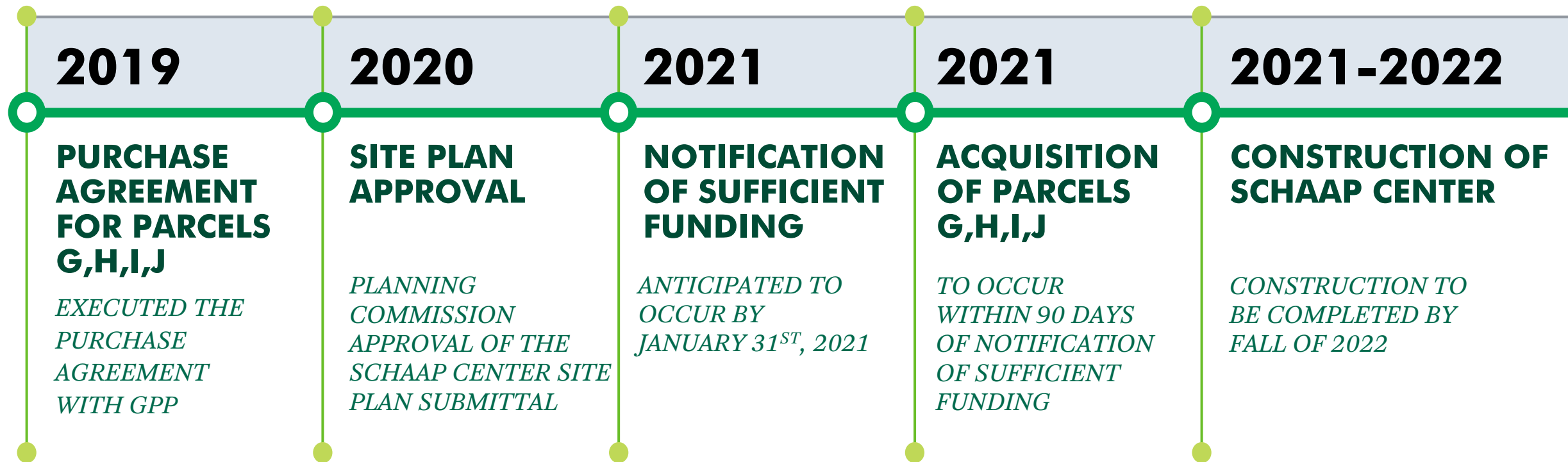
# PROJECT TIMELINE

## SCHAAP CENTER

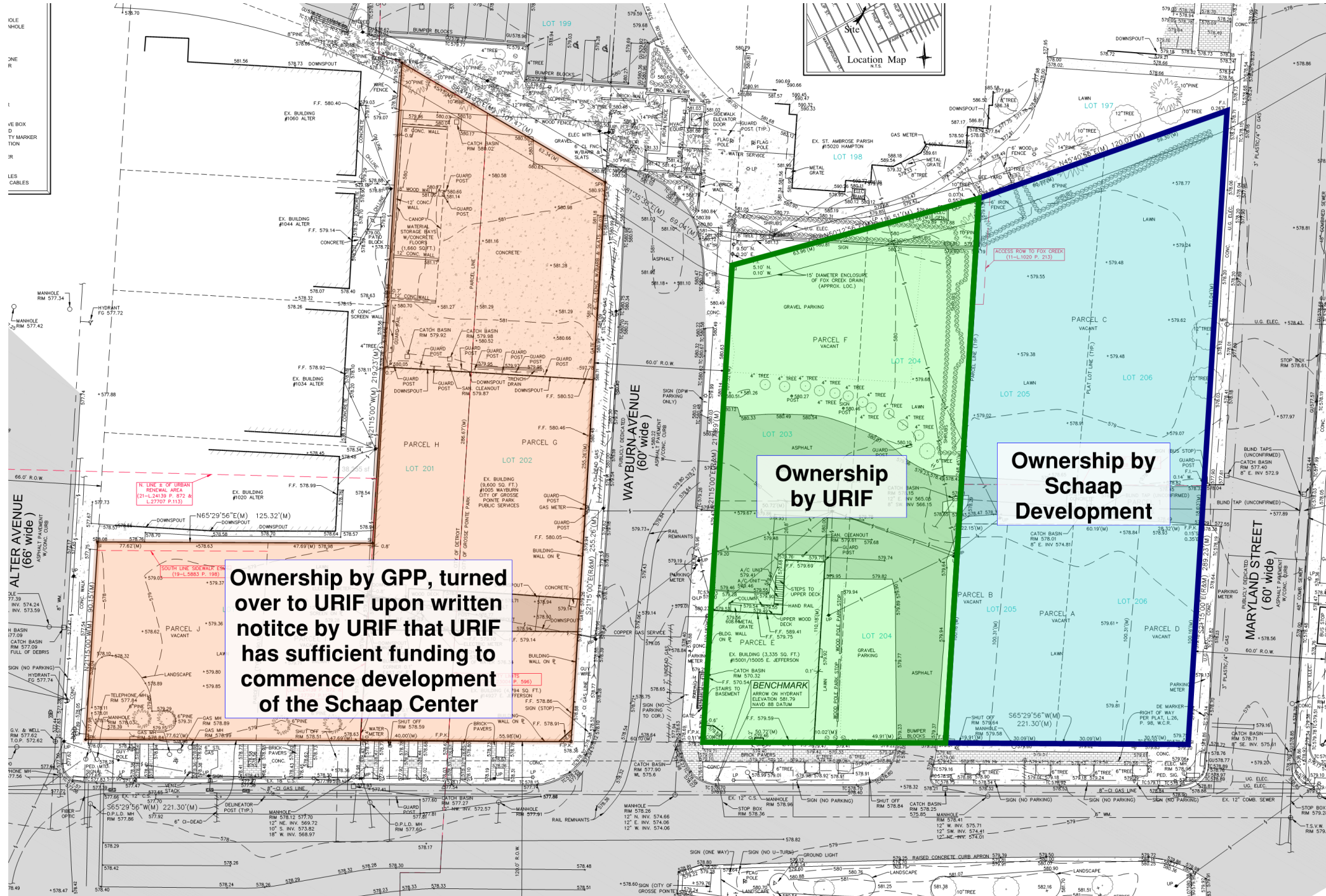


# PROJECT TIMELINE

## SCHAAP CENTER



# PARCEL OWNERSHIP

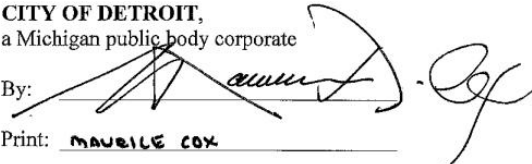


# MOU BETWEEN CITY OF DETROIT, GPP AND URIF EXECUTED AGREEMENT

[Signature page to Memorandum of Understanding between the City of Detroit, the Urban Renewal Initiative Foundation and the City of Grosse Pointe Park]

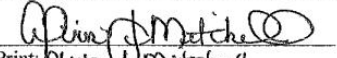
IN WITNESS WHEREOF, the Parties have executed this MOU as of the dates shown below, to be effective as of the Effective Date.

**CITY OF DETROIT,**  
a Michigan public body corporate

By:   
Print: MAURICE COX  
Its: DIRECTOR, PLANNING & DEVELOPMENT DEPT.

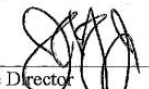
STATE OF MICHIGAN )  
 )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on August 20, 2018 by Maurice Cox, the Director of the Planning and Development Dept. of the City of Detroit, a Michigan public body corporate, on behalf of the City.


  
Print: Alvin J. Mitchell  
Notary Public, Wayne County, Michigan  
My commission expires: 03/10/2024  
Acting in the County of Wayne

ALVIN J. MITCHELL  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Mar 10, 2024  
ACTING IN COUNTY OF WAYNE

Pursuant to § 18-5-4 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.	Approved by City Council on <u>July 9, 2019</u>
	Approved by the Mayor on <u>July 10, 2019</u>

  
Finance Director

Approved by Corporation Counsel pursuant to §7.5-206 of the 2012 Charter of the City of Detroit.


  
Corporation Counsel

**URBAN RENEWAL INITIATIVE FOUNDATION,**  
a Michigan non-profit corporation

By: A. Paul Schaap  
Print: A. PAUL SCHAAP  
Its: PRESIDENT

STATE OF MICHIGAN )  
 )ss.  
COUNTY OF Wayne )

The foregoing instrument was acknowledged before me on July 12, 2018 by A. Paul Schaap, the President of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.

  
Print: Diane M. MacConnachie  
Notary Public, Wayne County, Michigan  
My commission expires: 08/07/2024  
Acting in the County of Wayne

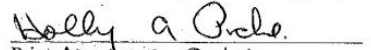
Diane M MacConnachie, Notary Public  
State of Michigan, County of Wayne  
My Commission Expires 8/7/2024  
Acting in the County of Wayne

**CITY OF GROSSE POINTE PARK,**  
a Michigan municipal corporation

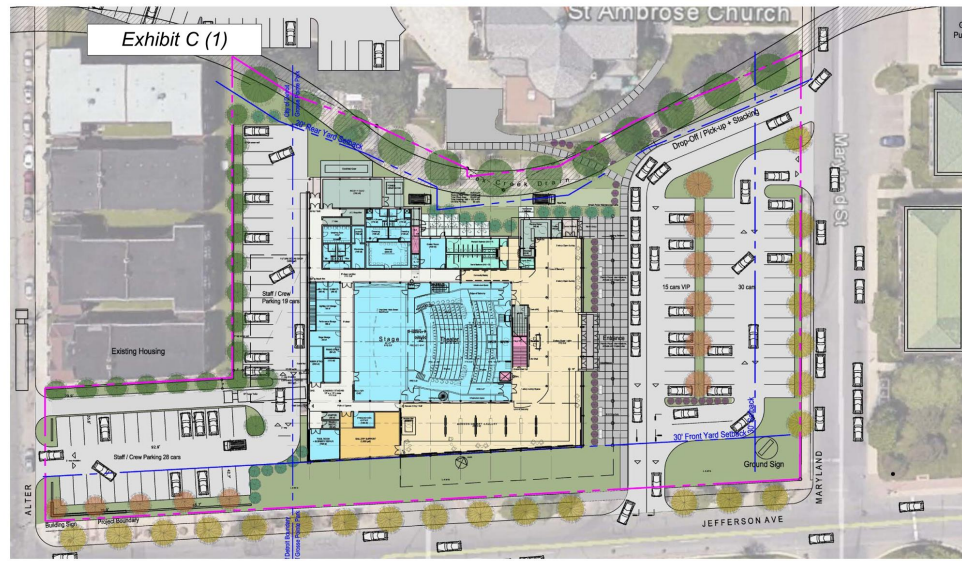
By: Robert W. Denner  
Print: ROBERT W. DENNER  
Its: MAYOR

STATE OF MICHIGAN )  
 )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on July 11, 2018 by Robert W. Denner, the Mayor of the City of Grosse Pointe Park, a Michigan public body corporate, on behalf of the City.

  
Print: Holly A. Picht  
Notary Public, Wayne County, Michigan  
My commission expires: 12/15/2024  
Acting in the County of Wayne

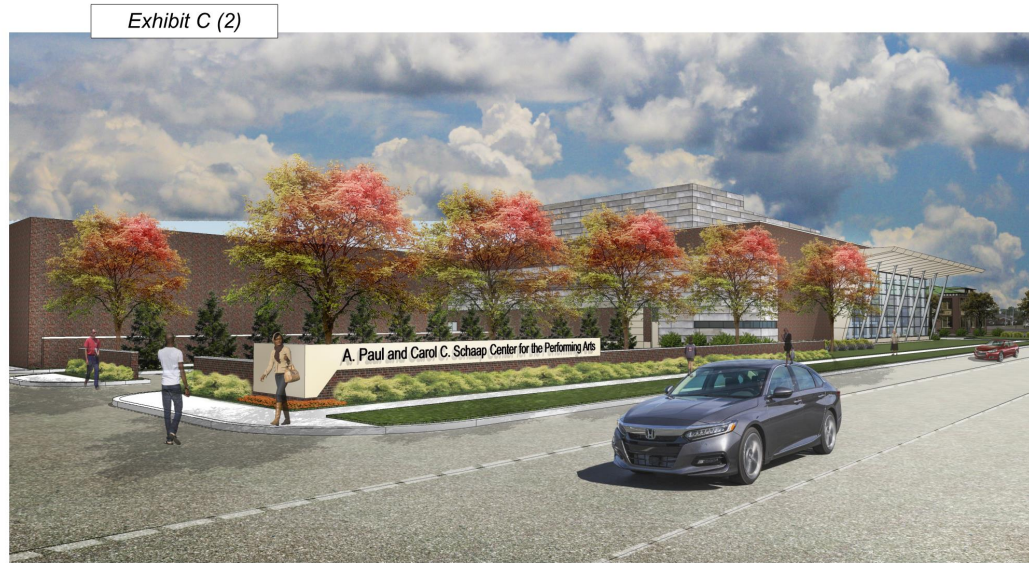
# MOU BETWEEN CITY OF DETROIT, GPP AND URIF EXHIBITS TO THE EXECUTED AGREEMENT



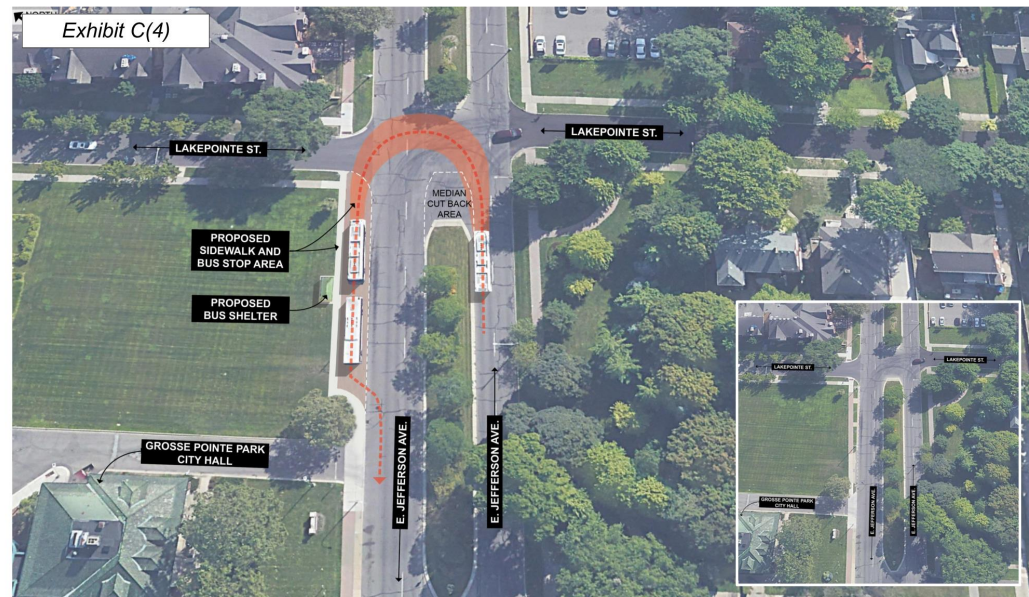
A. Paul and Carol C. Schaap Center for the Performing Arts Overall Site Plan Landry | Cekauskas ARCHITECTURE



A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery View of Building Along Jefferson Landry | Cekauskas ARCHITECTURE



A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery View of Building at Jefferson / Alter Intersection Landry | Cekauskas ARCHITECTURE



A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery Proposed DDOT Bus Stop Landry | Cekauskas ARCHITECTURE

# CITY OF GROSSE POINTE PARK COMMITMENT

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## CITY OF GROSSE POINTE PARK – PURCHASE AGREEMENT WITH URIF

The executed purchase agreement with URIF and Grosse Pointe Park currently states that GPP agrees to perform the following activities during construction and during operation of the Schaap Center and Manoogian Gallery:

- ✓ Ancillary police services (traffic and security event support).
- ✓ Snow removal, ice protection (salt), landscape, and grounds maintenance of a kind and quality as performed for the GPP city hall and the Grosse Pointe Public Library, Ewald Branch.
- ✓ As needed, all appropriate actions to complete the vacation of Wayburn Avenue between Jefferson Avenue and Hampton Avenue.

# PURCHASE AGREEMENT BETWEEN GPP AND URIF (PARCELS G,H,I,J) EXECUTED AGREEMENT

11. **Termination.** The parties' obligations under this agreement with respect to the property subject to the Land Contract shall terminate upon the closing described in Section 4 of this agreement. The remaining obligations of this agreement shall continue until the parties' obligations are fulfilled or waived.
12. **Entire agreement.** This agreement contains all the representations by each party to the other and expresses the entire understanding between the parties with respect to the contemplated transaction. All prior communications concerning the subject matter are merged in or replaced by this agreement.

**URBAN RENEWAL INITIATIVE FOUNDATION,**  
a Michigan non-profit corporation

By: A. Paul Schaap  
Print: A. PAUL SCHAAP  
Its: PRESIDENT

STATE OF MICHIGAN )  
COUNTY OF Wayne )ss.

The foregoing instrument was acknowledged before me on October 29, 2019 by A Paul Schaap, the President of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.

Diane M MacConnachie  
Print:  
Notary Public, \_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_



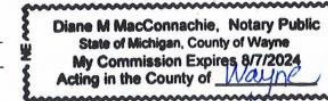
**CITY OF GROSSE POINTE PARK,**  
a Michigan municipal corporation

By: Robert W. Denner  
Print: ROBERT W. DENNER  
Its: MAYOR

STATE OF MICHIGAN )  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on October 29, 2019 by Robert W. Denner, the Mayor of the City of Grosse Pointe Park, a Michigan public body corporate, on behalf of the City.

Diane M MacConnachie  
Print:  
Notary Public, Wayne County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_



J:\0959\Purchase Agreement REVISED 10-23-19.docx

## CITY OF GROSSE POINTE PARK COMMITMENT

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### DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CITY OF GROSSE POINTE PARK ("DDA") – MEMORANDUM OF UNDERSTANDING WITH URIF

- ✓ The DDA has committed to support the project by funding the construction of a public parking area in front of the Ewald Library and adjacent to city hall.
- ✓ The DDA has committed to fund the demolition of the old DPW facility.
- ✓ The DDA has also pledged annual operating support of \$75,000 for the Schaap Center. This support will end when the Schaap Center endowment reaches \$15 million.

**Note:** The DDA is a tax recapture entity which is funded by the recapture of certain incremental taxes that would otherwise go to other taxing authorities. It does not impose any new taxes.



# PROJECT DATA

Property Information	
Property Address	TBD
Parcel Numbers	39-008-07-0205-002, 39-008-07-0205-001, 39-008-07-0205-004, 39-008-07-0206-002, 39-008-07-0203-001, 39-008-07-0203-002, 39-008-07-0202-000, 000614/Ward 21, 000613/Ward 21, 00612/Ward 21
Acreage	
Development/Disturbance Acreage	2.5
Parcel Acreage [total]	2.5
Principal Use	Theatre, Auditorium, Art Gallery

Number of Anticipated Employees	
Largest Shift (cast, crew, staff, security, orch.)	83
Total	83
Number of Anticipated Attendees	
Largest Attendance	424
Total	424
Environmental	
Drainage Easements	Fox Creek Drain, no recorded easement
Floodplain Information	Does not lie within 100-year floodplain zone

Item	Ordinance/Code Requirement	Provided	Ordinance/Code Compliant	Refer to Article
<b>Zoning</b>				
Project Parcels	OS, Office Service District; DDA District	OS, Office Service District; DDA District	YES	27-42
<b>Building</b>				
Gross Square Feet	No requirement	48,942	YES	27-81
Height	75' max. (Type IIB, Assembly, Sprinklered)	58'-0"	YES	MBC 504.3
Number of Stories [Above Grade]	----	2	N / A	----
Number of Stories [Below Grade]	----	2	N / A	----
<b>Setbacks</b>				
Front	0' min.	134'	YES	27-81
Side (Jefferson Ave.)	10' min.	20'	YES	27-81
Side (St. Ambrose side)	10' min.	12' (at closest point)	YES	27-81
Rear	20' min.	50'	YES	27-81
<b>Parking</b>				
Onsite Total	126	160 (Lots A, B, and C)	YES	27-95
Barrier Free Parking Requirement	7	7	YES	MBC, ADA
<b>Signage</b>				
Ground Sign	Requirements listed in 27-101	1 ground sign conforming with code	YES	27-101
Wall Sign	Requirements listed in 27-101	1 wall sign conforming with code	YES	27-101
<b>General Code Information</b>				
Outdoor storage of goods or materials	Prohibited	No storage	YES	27-44
Interior displays visible from exterior of building	Prohibited	No visible interior displays	YES	27-44
Warehousing or indoor storage of goods	Prohibited	No warehousing or indoor storage	YES	27-44
<b>Utilities</b>				
Storm Water Quality	Treat first inch of rainfall runoff	Bio-retention and water quality structure	YES	23-121
Wastewater Discharge Information	Industrial discharges prohibited	No industrial discharges	YES	23-105



507 people (83 employees + 424 attendees)  
 1 space per 2 employees:  $83/2 = 41.5^*$   
 1 space per 5 attendees:  $424/5 = 85$

85+41= 126 spaces required per the Ordinance  
 \*per zoning ordinance 27-95.12: fractional space calculations up to and including 0.5 shall be disregarded

# PARKING STRATEGY

- INSTITUTIONAL
- CIVIC/MUNICIPAL
- PERFORMING ARTS
- BUS STOPS (NO PARKING ANYTIME)
- ON-STREET PARKING



PARKING SUPPLY				
ON-STREET PARKING		PARKING LOTS		NOTES
WB JEFFERSON AVE	35	LOTS A, B & C (PARKING ASSOCIATED WITH DEVELOPMENT)	160	
		LOT D (SHARED USE LOT)	80	
		LOT E (SHARED USE LOT)	65	
<b>ON-STREET TOTAL</b>	<b>35</b>	<b>PARKING LOT TOTAL</b>	<b>305</b>	<i>160 PROVIDED WITH PROJECT 145 SHARED-USE</i>

SUMMARY		
ON-STREET TOTAL	35	
PARKING LOTS TOTAL	305	
TOTAL PARKING SPACES AVAILABLE	340	
THEATRE REQUIRED PARKING (PER ORDINANCE)	126	<b>160 PROVIDED WITH PROJECT</b>
<b>SURPLUS</b>	<b>214</b>	

# ST. AMBROSE LOI FOR PARKING

URBAN RENEWAL INITIATIVE FOUNDATION  
26622 WOODWARD AVENUE, SUITE 225  
ROYAL OAK, MI 48067



July 15, 2020

The Reverend Timothy R. Pelc  
St. Ambrose Parish  
15020 Hampton Road  
Grosse Pointe Park, MI 48230

**Re: The A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery**

Dear Father Tim:

This letter is to summarize our preliminary agreement as to the items discussed below.

We are the Urban Renewal Initiative Foundation (URIF), a 501(c)3 organization focused on redevelopment and quality of life projects centered around the Alter Road corridor and we are planning to build a multi-use art center in the Cities of Grosse Pointe Park and Detroit. The center will be known as the A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery (the Schaap Center).

The site for the project is on Jefferson Avenue between Maryland and Alter, spanning the border of the cities of Grosse Pointe Park and Detroit. It will include an auditorium with seating for approximately 400 patrons with a balcony, large fly and wing space, an orchestra pit, tunable acoustics, and back-of-house amenities designed to accommodate theatrical and musical performances.

Construction is planned to commence in the spring of 2021 and occupancy is planned for the fall of 2022. A new non-profit organization, The Grosse Pointe Park Council for the Arts, is being established for ongoing operation of the venue and will seek 501(c)3 status.

We understand the URIF and the St. Ambrose Parish (the Parish) have reached preliminary agreement as to the following:

The Reverend Timothy R. Pelc  
St. Ambrose Parish  
July 15, 2020  
Page 2

1. The Parish shall allow patrons of the Schaap Center to use the Parish parking lot (approximately 66 spaces at the corner of Alter Road and Hampton Court) for events at the Schaap Center, provided such use does not interfere with the Parish's usage of the parking lot.

2. Parish patrons may use the parking lot to be built by URIF (approximately 44 spaces at the corner of Maryland and Jefferson Avenue), provided such use does not interfere with the use by patrons of the Schaap Center.

3. URIF shall develop and maintain a lane for use by emergency fire vehicles which does not remove any handicap parking spaces in the Parish parking lot.

4. URIF will construct and maintain a pedestrian walkway between the Schaap Plaza at the St. Ambrose Church and the Schaap Center parking lot described in no. 2 above.

We understand that our agreements are contingent on the negotiation of a comprehensive agreement including determination of the logistics of entry into the parking lots and scheduling. We further understand that the rights and obligations of URIF may be assigned to and assumed by the Grosse Pointe Park Council for the Arts or another entity that operates the Schaap Center.

Sincerely,

A handwritten signature in blue ink that reads "A. Paul Schaap".

A. Paul Schaap  
President of the Board, Urban Renewal Initiative Foundation

The St. Ambrose Parish is hereby pleased to indicate its agreement to the foregoing, subject to the terms of a written agreement to be negotiated.

Sincerely,

A handwritten signature in black ink that reads "Timothy R. Pelc".

Timothy R. Pelc  
Pastor, St. Ambrose Parish, Grosse Pointe Park

3180992020-07-14 Ltr to Rev T Pelc

# SITE PLAN

GPP POLICE

ST. AMBROSE PARISH

EMERGENCY ACCESS ONLY (GATE ARM)

ORNAMENTAL TREE, TYP.

PEDESTRIAN WALKWAY

SITE LIGHT, TYP.

TRASH/RECYCLING  
GEN/TRANS.

SIDE SETBACK ALLOWABLE: 10' MIN  
PROPOSED: 12'

POINTE MANOR APARTMENTS  
R5 ZONING  
(MEDIUM DENSITY RESIDENTIAL-  
CITY OF DETROIT)

ALTER RD.

ALTER AVENUE  
(66' wide)

SCREEN WALL, TYP.

REAR SETBACK ALLOW: 20' MIN.  
PROP. 50'

ADA PARKING (3)

PATIO

PERVIOUS / GREEN PAVERS  
ROOF OVERHANG CANOPY (DASH)

EAST LOT (44)  
Lot C

GPP CITY HALL

ARRIVAL PLAZA  
(Heated)

ADA PARKING (4)

BIO-RETENTION AREA  
MARYLAND ST.  
MARYLAND STREET  
(60' wide)

CANOPY TREE, TYP.

MAIN ENTRANCE

FRONT SETBACK ALLOWABLE: 0' MIN.  
PROPOSED: 134'

OVERHEAD DOOR/  
LOADING

WEST LOT (53)  
Lot B

GROUND ID SIGN

WALL ID SIGN

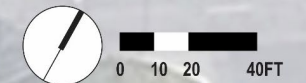
SIDE SETBACK ALLOWABLE: 10' MIN  
PROPOSED: 19'

PROPERTY LINE, TYP.

LAWN, TYP.

LANDSCAPE BED, TYP.

JEFFERSON AVE.



# CHIEF BUILDING OFFICIAL – LETTER

## City of Grosse Pointe Park

15115 EAST JEFFERSON AVENUE • GROSSE POINTE PARK, MICHIGAN 48230 • PHONE (313) 822-6200

August 7, 2020

To Planning Commission:

The City of Grosse Pointe Park Building Department reviewed the Site Plan/Plot Plan for the A. Paul and Carol C. Schaap Center for the Performing Arts and The Richard and Jane Manoogian Art Gallery regarding the requirements for Zoning. After reviewing the plans and information prepared by Smith Group, it is apparent that the setback requirements meet the City of Grosse Pointe Park Zoning Ordinances and also meet the Stille-Derossett-Hale Single State Construction Code Act, Act 230 of 1972 incorporating the Michigan Building Code 2015 edition requirement found in Chapter Five (5) General Building Heights Table 504.3 (see attached table references). Therefore, the Building Department of Grosse Pointe Park approves this project to move forward. If the Commission has any further questions please contact me.

Thank-You,



Ron Supal  
Chief Building Official  
City of Grosse Pointe Park



### GENERAL BUILDING HEIGHTS AND AREAS

exempt from, or modify, the specific requirements of this chapter regarding the allowable heights of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in Section 510.

**504.2 Mixed occupancy.** In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies.

**504.3 Height in feet.** The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

**Exception:** Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1510.2.5. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of

combustible materials (see Chapter 15 for additional requirements).

**504.4 Number of stories.** The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.

### SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

**505.1 General.** Mezzanines shall comply with Section 505.3. Equipment platforms shall comply with Section 505.3.

**505.2 Mezzanines.** A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

**TABLE 504.3<sup>a</sup>**  
**ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
		A	B	A	B	A	B		HT	A	B
A, B, E, F, M, S, U	NS <sup>b</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
H-1, H-2, H-3, H-5	NS <sup>c,e</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	160	65	55	65	55	65	50	40	
H-4	NS <sup>d,f</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-1 Condition 1, I-3	NS <sup>g,h</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-1 Condition 2, I-2	NS <sup>i,j</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-4	NS <sup>k,l</sup>	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
R	NS <sup>l</sup>	UL	160	65	55	65	55	65	50	40	
	S13R	UL	60	60	60	60	60	60	60	60	
	S	UL	180	85	75	85	75	85	70	60	

For SI: 1 foot = 304.8 mm.

**Note:** UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

- a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- d. The NS value is only for use in evaluation of existing building height in accordance with the *International Existing Building Code*.
- e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group occupancies Condition 1, see Exception 1 of Section 903.2.6.
- f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 110 of the *International Fire Code*.
- g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.