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March 28, 2019

HONORABLE CITY COUNCIL

RE: Request of the Planning and Development Department (PDD) to amend the Detroit Master Plan of Policies for the Pembroke Neighborhood, Cluster 10 in the area generally bounded by Norfolk Street on the north, Cherrylawn Street on the east, Chippewa Street on the south, and Indiana Street on the west. (Master Plan Change #19) **RECOMMEND APPROVAL**

LOCATION

The proposed amendment is located in Neighborhood Cluster 10 of the Master Plan of Policies and in Council District 2. The site currently consists of Joe Louis Playfield, Johnson Recreation Center (vacant) and Higginbotham School (vacant).

REQUEST

The University of Detroit Jesuit High School (UDJ) proposes to acquire and redevelop the Johnson Recreation Center and Joe Louis Playfield site which is located approximately a half mile north of their campus. The plans include the construction of three soccer/lacrosse fields on the north side of the site and the rehabilitation of the building for use as meeting rooms, lockers rooms and gymnasiums. A playground, basketball court and community garden are also planned. The former Higginbotham School itself is not included in the proposal, but a portion of the parking lot to the rear of the school has been allocated to the proposal in order to realize the athletic field.

Currently, the Master Plan Future Land Use designation for the site is Recreation (PRC) and PDD proposes to change it to Institutional (INST). While the intended use of the site is also recreational, it would no longer be city-owned or operated. As it is proposed to be affiliated with a school, the institutional designation is more appropriate.

In order to achieve the aforementioned sale of this property certain requirements must be met. The disposition of land designated as park in the Master Plan cannot be transacted per the restrictions found in Section 5 (1) (e) of the Home Rule City Act (Act 279 of 190). After the Master Plan Amendment is approved, the site can be declared surplus to the needs of the Recreation Department. Then, finally, the proposed land sale may be brought forward for consideration. Each of these items requires a separate and sequential approval by the City Council.

REVIEW

The Johnson Recreation Center has been closed for many years and will require a significant financial investment to be usable again. UDJ proposes to invest the required funds to renovate the building which the city has been unable to do. Based on data and analysis in the City of Detroit Parks and Recreation Improvement Plan, including detailed analysis about the current parks and recreation centers relative to population changes, population density, youth & senior populations and several other factors, this area of the city is well served. Due to the proximity of other recreation centers and parks to this location, it would be difficult to justify allocating limited funds when other areas of the city have less access to recreational facilities.

City Planning Commission Public Hearing Results

The City Planning Commission held the statutory public hearing on this request on September 6, 2018. Eleven members of the public spoke in opposition to the proposal, seven in support and two were neutral. The Planning Commissioners raised a number of concerns and requested additional information including:

- A summary of previous community engagement
- Additional community engagement
- Details about who would operate the community programming at the renovated recreation center
- Details about hours and content of community programming
- Consideration of a long-term lease instead of a property sale
- Details about the potential Development Agreement including a reverter clause
- Letters of support from community members

This information was submitted and a second public hearing was held on November 15, 2018. Seven members of the public spoke in opposition and eleven in support including Council Member Roy McCalister Jr.

CONCLUSION AND RECOMMENDATION

Although it would be desirable for the City of Detroit to maintain all of its parks and recreation facilities, resources are limited and this facility is in an area of the city that is better served than many areas. Under this plan, the playfield and recreation center will be open to the public on a limited basis through a form of public/private partnering and both facilities will be renovated and upgraded. While it may not be an ideal solution, preserving the recreational use and restoring public access with the rehabilitation of the building is preferable to allowing the building to continue to deteriorate or selling the land for a private development with little or no public benefit.

On November 15, 2018, the City Planning Commission voted to recommend approval of amending the Master Plan designation for the site from Recreation (PRC) to Institutional (INST).

Respectfully submitted,

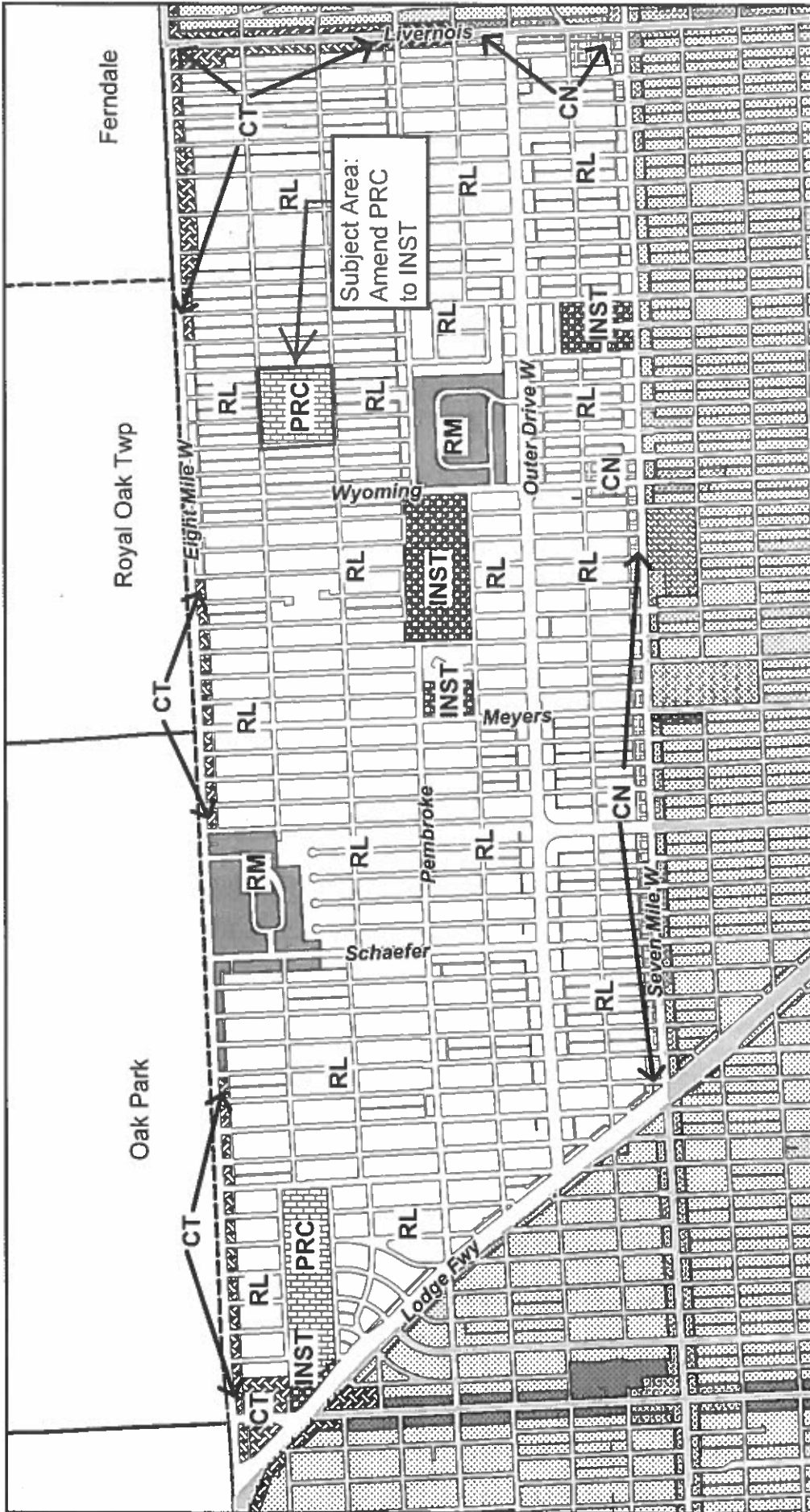
ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, Staff

Attachment: Proposed Master Plan Amendment
City of Detroit Parks and Recreation Improvement Plan (excerpt)
Home Rule City Act (excerpt)
UDJHS Proposal for Johnson Rec Center & Community Benefits

cc: Maurice Cox, Director PDD
David Walker, West Design Director, PDD
Esther Yang, PDD
Kimberly Tandy, District 2 Manager, Department of Neighborhoods
Jermaine Ruffin, Development Director West Region, HRD
Scott Brinkmann, HRD

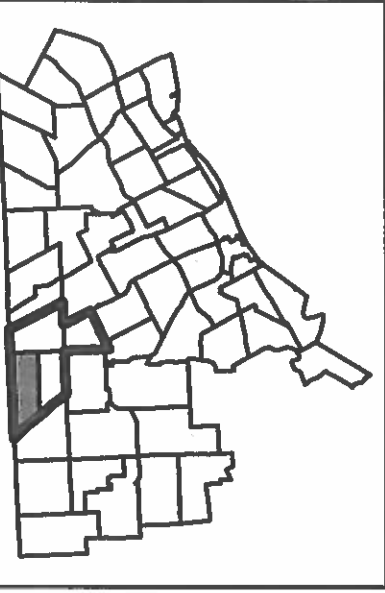


Ferndale

Royal Oak Twp

Oak Park

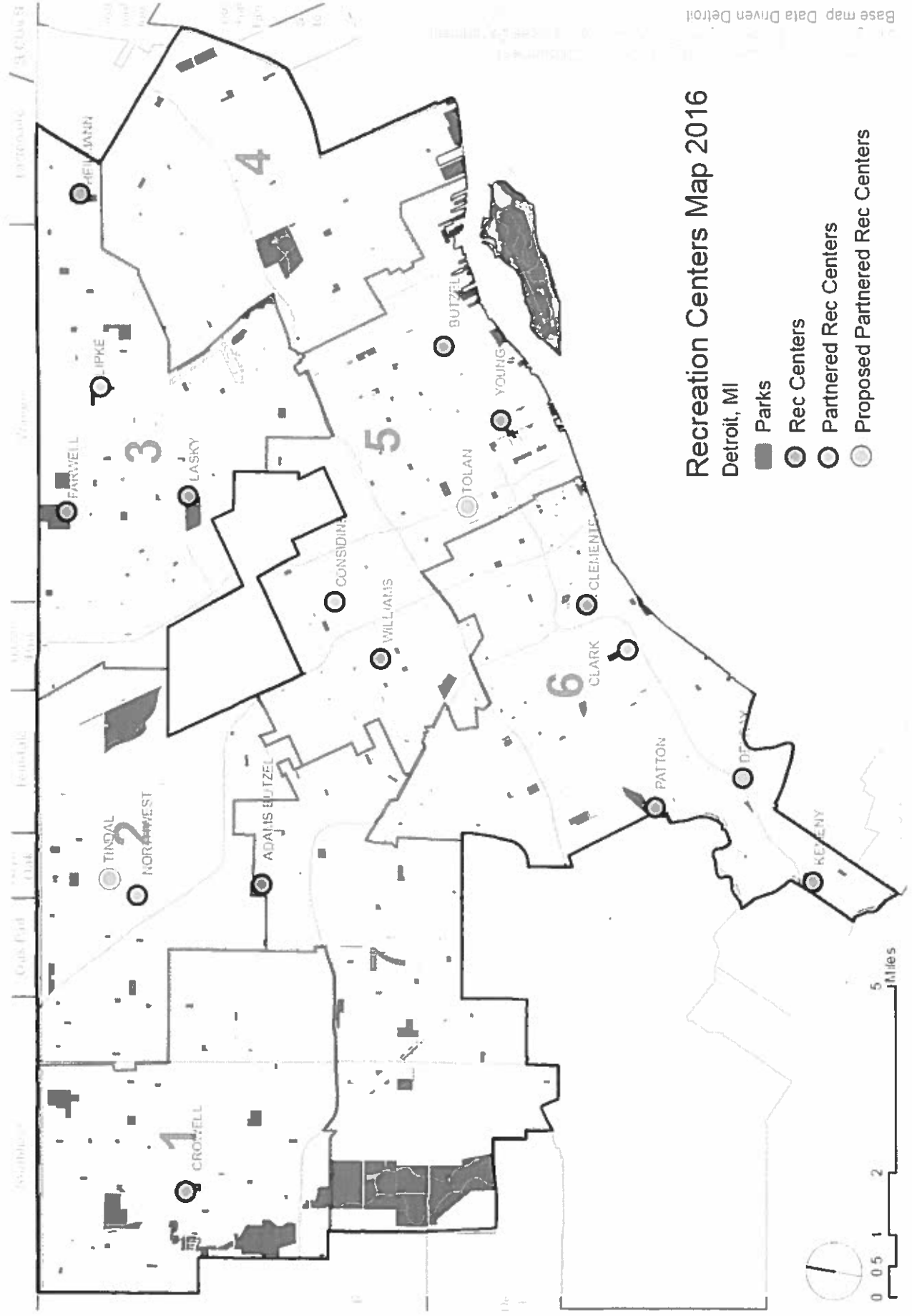
Subject Area:
Amend PRC
to INST



- Future Land Use -**
- Low Density Residential (RL)
 - ▤ Low-Medium Density Residential (RLM)
 - ▥ Medium Density Residential (RM)
 - ▧ High Density Residential (RH)
 - ▨ Major Commercial (CM)
 - ▩ Retail Center (CRC)
 - Neighborhood Commercial (CN)
 - Thoroughfare Commercial (CT)
 - ▬ Special Commercial (CS)
 - ▭ General Industrial (IG)
 - ▮ Light Industrial (IL)
 - ▯ Distribution/Port Industrial (IDP)
 - ▰ Mixed-Residential/Commercial (MRC)
 - ▱ Mixed-Residential/Industrial (MRI)
 - ▲ Mixed-Town Center (MTC)
 - △ Recreation (PRC)
 - ▴ Regional Park (PR)
 - ▵ Private Marina (PMR)
 - ▶ Airport (AP)
 - ▷ Cemetery (CEM)
 - Institutional (INST)

Map 10-4B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 10 Pembroke



Base map Data Driven Detroit

Recreation Centers Map 2016 Detroit, MI

- Parks
- Rec Centers
- Partnered Rec Centers
- Proposed Partnered Rec Centers

Figure 1.11 Map of current Detroit Recreation Centers 2016

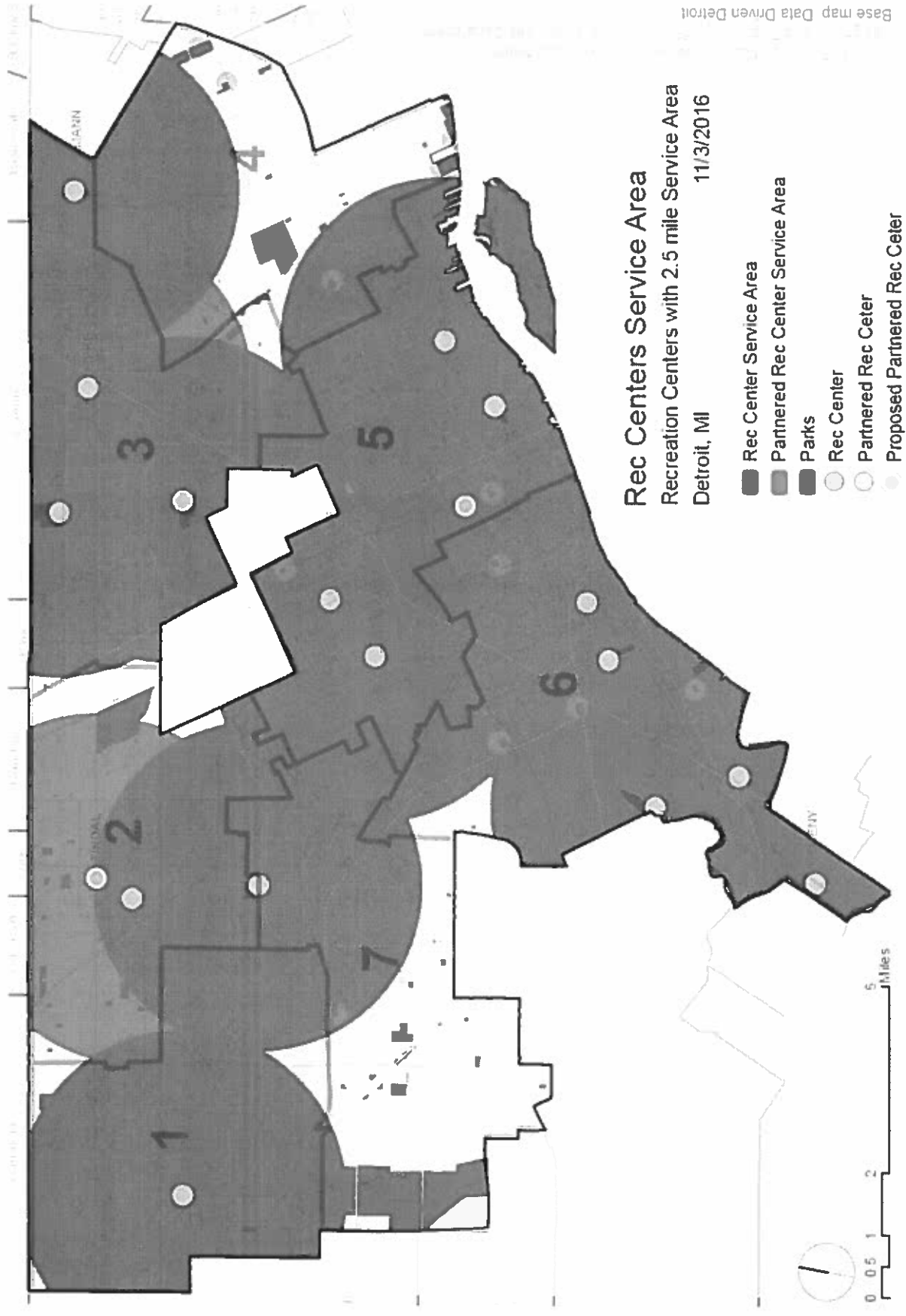


Figure 1.12 All Detroit Recreation Centers with a 2.5 mile radius to approximate access

117.5 Prohibited powers.

Sec. 5. (1) A city does not have power to do any of the following:

(a) To increase the rate of taxation now fixed by law, unless the authority to do so is given by a majority of the electors of the city voting at the election at which the proposition is submitted, but the increase in any case shall not be in an amount as to cause the rate to exceed 2%, except as provided by law, of the assessed value of the real and personal property in the city.

(b) To submit to the electors a charter more often than once in every 2 years, nor unless the charter is filed with the city clerk 60 days before the election, but this provision shall not apply to the submission and resubmission of charters of cities that may be incorporated under this act until they shall have first adopted a charter. Where a city submits to the electors a charter and the charter is adopted by the electors, and the city has operated under the charter, which charter has not, at the time it is adopted, been on file with the city clerk 60 days, then the legislative body of the city, upon its giving the notice of election as provided in the charter, may resubmit to the electors, at a special or general election, the charter, which, if adopted by the electors, shall be considered operative and effective as of the date of the first submission and adoption. The charter shall not be resubmitted unless 60 days have elapsed between the date of the filing of the charter and the date of the election at which the charter is resubmitted.

(c) To call more than 2 special elections within 1 year. This prohibition does not apply to elections that may be held in the submission and resubmission of charters of cities that may be incorporated under this act until they have first adopted a charter, and does not apply to elections that may be held in the resubmission of a charter once adopted as provided in subdivision (b).

(d) To decrease the salary of a municipal judge after his or her election or appointment, or during the judge's term of office, notwithstanding any charter provision to the contrary. The term of a public official shall not be shortened or extended beyond the period for which the official is elected or appointed, unless he or she resigns or is removed for cause, if the office is held for a fixed term.

(e) To adopt a charter or an amendment to the charter unless approved by a majority of the electors voting on the question; to sell a park, cemetery, or any part of a park or cemetery, except where the park is not required under an official master plan of the city; to engage in a business enterprise requiring an investment of money in excess of 10 cents per capita; or to authorize an issue of bonds except bonds issued in anticipation of the collection of taxes actually levied and uncollected or for which an appropriation has been made; bonds that the city is authorized by its charter to issue as part of its budget system, to an amount that in any year, together with the taxes levied for the same year, will not exceed the limit of taxation authorized by law; special assessment bonds; bonds for the city's portion of local improvements; refunding bonds; emergency bonds as defined by this act; and bonds that the legislative body is authorized by specific statute to issue without vote of the electors, unless approved by a majority of the electors voting on the question at a general or special election. In addition, a city that now has, or may subsequently have, a population of 750,000 persons or more may issue bonds, upon resolution of its governing body, without prior approval of the electors, which the city is authorized by its charter to issue as part of its budget system, to an amount that in any year, together with the ad valorem taxes levied for the same year, exclusive of debt service taxes or taxes levied pursuant to other laws, will not exceed 2-1/2% of the assessed value of the real and personal property in the city, this limitation to supersede and take the place of any contrary language in any existing city charter. For the purposes of this subdivision only, the assessed value of real and personal property in any city shall include the assessed value equivalent of money received during the city's fiscal year under the Glenn Steil state revenue sharing act of 1971, 1971 PA 140, MCL 141.901 to 141.921. The assessed value equivalent shall be calculated by dividing the money received by the city's millage rate for the fiscal year. Notwithstanding the former provisions of this subdivision requiring approval by 3/5 of the electors voting on the question as a prerequisite to the exercise of certain powers, these powers may be exercised if approved by a majority of the electors voting on the question at a general or special election held on or after April 1, 1966.

(f) To make a contract with, or give an official position to, one who is in default to the city.

(g) To issue bonds without providing a sinking fund to pay them at maturity, except as provided in section 4g(1), but sinking funds shall not be required in the case of serial bonds that fall due annually. Bonds, whether authorized under this act or any other act, except refunding bonds, revenue bonds, motor vehicle highway fund bonds, rehabilitation bonds, judgment bonds, bonds or other obligations issued to fund an operating deficit of a city, bonds or other obligations to pay premiums or to establish funds to self-insure for losses as authorized by the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, bonds the issuance of which has been approved by the voters, and bonds issued to comply with an order of a court of competent jurisdiction shall not be issued by a city unless notice of the issuance of the bonds is published once in a newspaper of general circulation in the city at least 45 days before the issuance of the bonds, within which

University of Detroit Jesuit High School
Statement on Re-Developing the Johnson Recreation Center and Community Benefits

UDJ will acquire the properties, design and construct three competition grade soccer/lacrosse fields. The basketball courts, playground, and garden will be upgraded. UDJ will construct improvements to the Johnson Recreation Center meeting rooms, locker rooms and gymnasiums, including the upgrade/replacement of mechanical, electrical, fire suppression and plumbing systems to meet current code requirements. The Building has been closed for many years and much of the interior has been stripped.

During the School Year and summer UDJ will use the renovated fields and recreation center for its athletic programs with the fields and Building being available for community use when not in use by UDJ, exact hours to be determined. The playground and garden would always be available during normal hours.

In the summer UDJ anticipates expanding the youth programs already being offered to having some of them at the Johnson Rec Site. The Neighborhood Summer Athletic Programs currently offered by UDJ include Basketball, Football, Wrestling, Lacrosse, Tennis and Speed/Strength Conditioning. These programs are available to youth in grades 5 – 12.

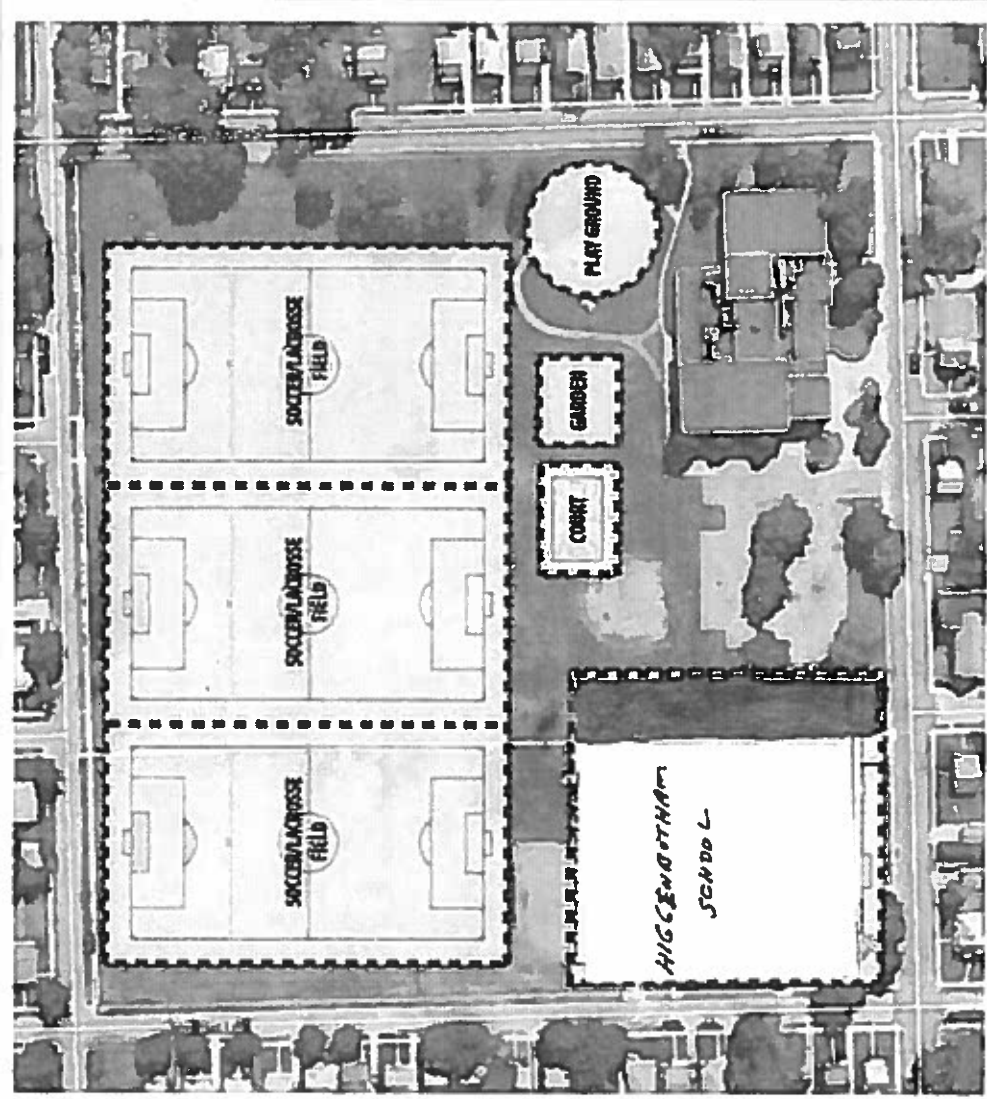
In addition to Athletic Programs, UDJ currently offers Summer School and Summer Camp Programs, including Five Great Ideas in Art, Media & Communications, Forensics, Robotics and others. Some of the Summer Academic Programs are oriented to potential new students; some are already open to community youth (boys and girls). Attached are several pages further describing the types of programs currently being offered by UDJ. Information is also available at: www.uofdjesuit.org. These types of programs could be offered at the Johnson Recreation Site or at the School. Finally, UDJ would like to find a partner for a year round tutoring and enrichment program that could be offered both at the Johnson Recreation Center and the School. It is not certain at this time when or if such a program could be offered.

When not in use for UDJ Student programs and Neighborhood Summer Programs, it is envisioned that the Johnson Recreation Building and outdoor athletic facilities will be available for community use. The details of that use will need to be worked out with neighborhood groups and may evolve over time. The renovations will provide opportunities to build relationships with local youth athletic organizations to deliver additional youth enrichment programs (athletic and academic), and to offer meeting, program, and upgraded recreational spaces for community organizations, senior citizen activities, local residents and church organizations.

UDJ would be open to partnering with the City of Detroit and/or one or more community groups to provide additional programming at Johnson Recreation as described in the above paragraph. A further example of this might be the City Recreation Department running/re-establishing programs without having to obtain the capital funding to rebuild the Center. UDJ would expect those using the Center would contribute toward operating costs. UDJ needs such a partner or partners to manage and operate community activities and sports that are outside the purview of UDJ's mission and beyond its financial resources. Such a partnership or partnerships are necessary so that the use of the Center and fields by the community can move beyond the Neighborhood Sports and Academic Programs that the School will offer.

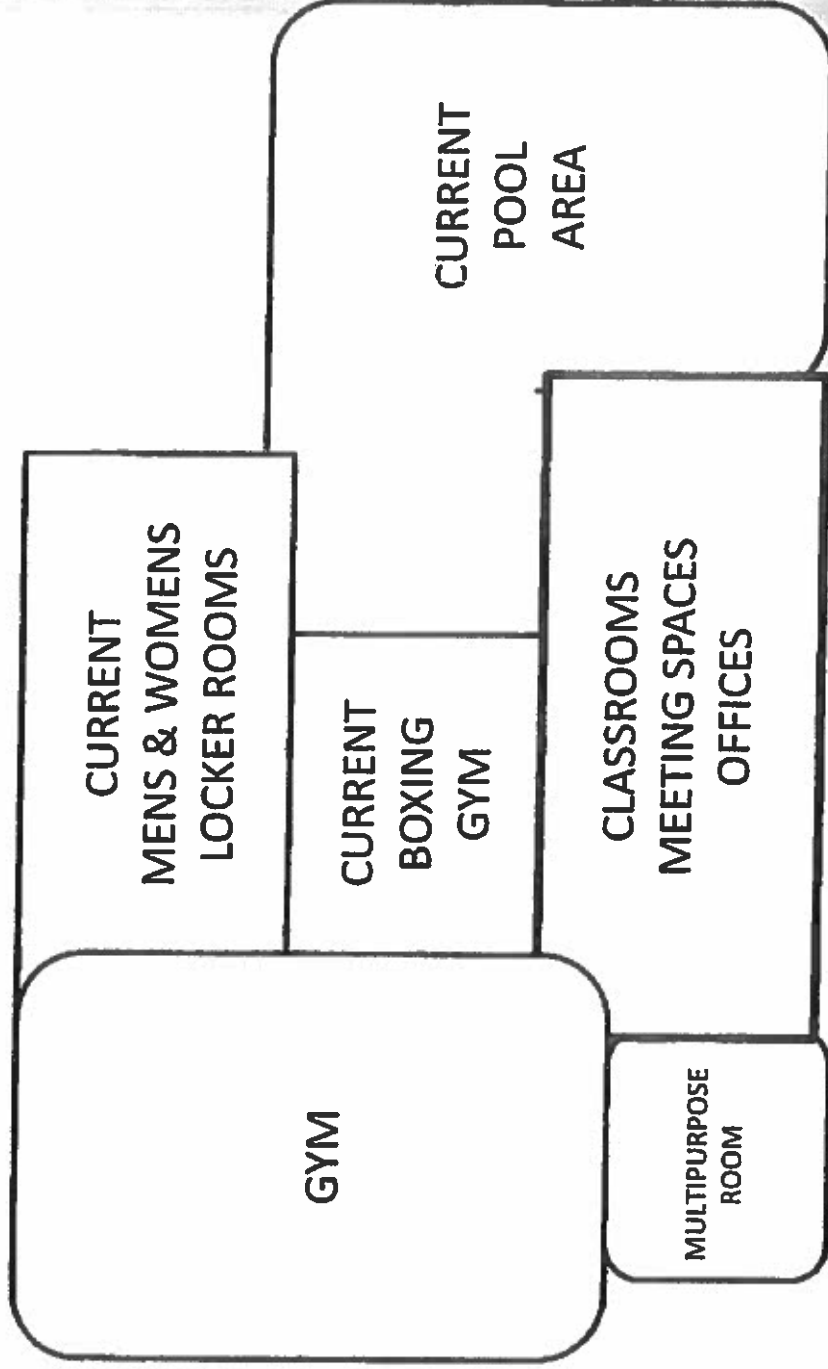
June 23, 2017

JOE LOUIS PARK/JOHNSON REC PROPERTY



JOHNSON RECREATION CENTER SITE - CONCEPT ONE

JOHNSON RECREATIONAL CENTER





U of D Jesuit is pleased to announce the summer camps offered in 2018

REGISTRATIONS ARE NOW AVAILABLE ONLINE AT www.uofdjesuit.org/athletics/summer-camps

Contact Denise Iaquina for any information regarding questions: denise.iaquina@uofdjesuit.org or call (313) 927-2391.

YOUTH FOOTBALL CAMP

Grades 3-9 in the Fall of 2018
12PM-3PM
July 9, 10, 11 and 12

Price: \$ 105.00
Fee includes a camp t-shirt

YOUTH LACROSSE CAMP

Grades 6-8 in the Fall of 2018
12PM-4PM
June 25, 26, 27 and 28

Price: \$ 105.00

What to bring:

All Lacrosse Equipment including helmet, mouth guard, cleats and athletic shoes.

YOUTH SOCCER CAMP

Grades 5-9 in the Fall of 2018
12PM-4PM
June 18, 19, 20, 21 and 22

Price: \$ 180.00
Fee includes a soccer ball and t-shirt.

What to bring:

- * Shin guards
- * Light and dark t-shirts
- * Extra socks
- * Sunscreen
- * Cleats and running shoes
- * Snack/Lunch

HIGH SCHOOL FOOTBALL CAMP & IRON CUBS

Grades 10-12 in the Fall of 2018
4PM-8PM

All Iron Cubs sessions PLUS Football camp on:

June 18, 19, 20 and 21
July 23, 24, 25, and 26

Price: \$ 195.00

Fee includes a camp t-shirt

HIGH SCHOOL SOCCER CAMP

Grades 10-12 in the Fall of 2018
9AM-1PM
July 24, 25, 26 and 27

Price: \$ 155.00

Fee includes a soccer ball and t-shirt.

What to bring:

* Shin guards, light and dark t-shirts, extra socks, sunscreen, cleats, running shoes, and snack/Lunch

YOUTH BASKETBALL CAMP

Grades 6-9 in the Fall of 2018
4PM-8PM
June 25, 26, 27 and 28

Price: \$ 130.00

The fee include a camp t-shirt

IRON CUBS

4 Sessions from 8AM-10AM Grades 10-12
10AM-11:30AM Grades 7-9 in the Fall of 2018
June 12, 14, 18, 19, 21, 25, 26, 28
July 9, 10, 12, 16, 17 and 19

Price: \$90.00
Fee includes a t-shirt.

HIGH SCHOOL TENNIS CAMP

Grades 9-12 in the Fall of 2018
8AM-11PM
July 16, 17, 18, and 19

Price: \$ 205.00

What to bring:

Racquet, water bottle, sun screen, one new can of tennis balls

Location:

U of D Mercy College Tennis Courts
4001 W. McNichols
Detroit, MI 48235

WRESTLING CAMP

Grades 6-12 in the Fall of 2018
Day 1: 5PM-8PM
Day 2: 9AM-1PM

June 8 & 9

Price: \$105.00
Fee includes a t-shirt