

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

TO: City Planning Commission

FROM: Jamie Murphy, Staff *JM*
M. Rory Bolger, Staff *MRB*
George Etheridge, Staff *GE*

RE: **Request of City of Detroit Planning & Development Department to amend Article XVII, District Maps 28 and 30, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing an M2 (Restricted Industrial District) zoning classification where R2 (Two-Family Residential), R4 (Thoroughfare Residential) and B4 (General Business) zoning classifications currently exist on approximately two hundred sixty-six (266) parcels generally bounded by East Warren Avenue to the north, St. Jean Avenue to the east, Kercheval Avenue to the south and Lillibridge and Beniteau Avenues to the west. (STATUS REPORT)**

DATE: April 23, 2019

At the special meeting of the City Planning Commission (CPC) on Thursday, April 25, 2019, staff will present a recommendation with respect to the request of the Planning & Development Department (P&DD) to rezone land adjacent to the Chrysler Jefferson North Assembly Plant and the FCA Mack Avenue Engine Plant.

The CPC has entertained the rezoning request and information relative to it at the regular meetings of March 21 and April 4, 2019. Numerous questions and comments were raised at the March 21st meeting and on April 4th, the Administration and Fiat Chrysler offered additional information and responses to the Commission's inquiries.

Unlike most rezonings, this project also has triggered the Community Benefits Ordinance, which ensures that the community's concerns over issues, generally unable to be addressed in a standard rezoning, are raised and answered in a parallel process. A series of Community Benefit meetings in the community is being held and, at Public Meeting 6 on April 17, 2019, the duly elected and appointed Neighborhood Advisory Council's (NAC) 5-page "Impact List" was presented.

The FCA NAC Impact List focused on four major categories: Site Plan/Environmental Impacts; Workforce/Education; Housing; and Neighborhood Improvements. The list suggested dollar figures to address the last three impacts: \$15 million for workforce/education; \$15 million for housing issues; and \$20 million for neighborhood improvements.

P&DD presented a 21-slide response to the FCA NAC Impact List, identifying the City's intentions and commitment of \$17.4 million--\$2 million in Education Investment; \$2 million in Workforce Investment; \$7.2 million in Housing; \$5.4 million toward Demolitions; \$1.8 million in Housing Assistance/Repair loans and grants; \$0.5 million in Other Neighborhood Improvements; \$5.7 million to address Construction Impacts.

Attached, please find the 5-page FCA NAC Impact list and the 21-slide P&DD power point response.

The NAC was awaiting to hear from FCA as to the level of its financial commitment toward Community Benefits. Staff anticipates being able to report on FCA's response at this Thursday's meeting and to share information relative to the "traffic study" that DPW is providing.

SITE PLAN / ENVIRONMENTAL IMPACTS

1) FCA Site Plan Commitments

- FCA to commit to the maintenance of the water retention area and wall in perpetuity
- Landscaping & streetscape
- Plans for waterfront (DTE)

2) Environmental Reporting & Mitigation Plan

- Air quality
- Berms
- Disaster preparedness plan
- Noise
- Pollution control/prevention
- Waterfront impacts
- Water & sewer
- Water & sewer/pollution control/prevention/disaster preparedness
- ISO 14000 Report

3) Traffic Impacts & Mitigation Plan

- Traffic study and re-routing plan (Ingress & Egress Plan for employees and commercial truck traffic)
- Bus Route Impact (Where is the St. Jean bus route relocating too?)
- Greenways

WORKFORCE/EDUCATION (15,000,000.00)

1) Jobs Access

- MBE/WBE/Detroit/Community Participation Plan
- Vendor policy/selection/implementation plan
- WCCCD-Job Intake Center
- Recruit and hiring within the Impact Area
- Child Care funds (Grant to establish a child care center in the Impact Area)
- Monthly Bus pass assistance for Impact Area Residents
- Job fairs and hiring center
- Neighborhood preference policy for hiring
- Types of jobs available at all levels
- Recruitment Job Center

2) Jobs Training

- Workforce Development Programming for Impact Area Residents
- Returning Citizens training program with pay for Impact Area Residents
- Apprenticeships
- Support of job training and readiness programs

3) Youth – Investment in School Education

- Impact Area School Fund for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Schools to include STEM and STEAM. Sponsor a computer lab and library for: Southeastern, Davis Aerospace, Timbuktu, Remus Robinson, Carson's Academy
- Unrestricted Funds for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Scholarships for youth education
- Mentoring programs at for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Meals for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Uniforms for for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Extra-Curricular Activities (i.e. team uniforms, band equipment, etc) for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Contribution to building of new school for Davis Aerospace
- Establish a Restorative Justice Program with each of the schools within the Impact Area to create a de-escalation-of-violence training based upon Kingian (Martin Luther King) Philosophies. There are local trainers and there is a Detroit Justice Center.
- Establish a full service, staffed FCA Recruitment Center in the Impact Area. Impact Area residents will have priority.
- Develop/implement workforce readiness and job preparedness training at the WCCCD East Conner Campus. Also included is support for skilled trade training and apprenticeships.
- 8-year commitment STEAM/STEM and vocational technical programs where applicable for schools in the Impact Area.
- Pilot Program of Maker Spaces to Support STEM Programs of schools in impact area.
- Pilot Program at WCCCD and/or Southeastern of a Fab Lab Pilot Program that leverages the Fab lab and Stem centers to design, build, and develop the skills need to build advanced technologies for business and residential uses.
- Funding to establish/upgrade/enhance computer labs for the schools and libraries in the Impact Area.
- FCA and the City of Detroit jointly develop a hiring and retention policy for Returning Citizens (RCs) so that they have an opportunity for training programs and jobs. Impact Area RCs will be given first preference in this initiative.
- Internships for high school and college students at FCA and their vendors.
- Summer Youth Employment Program.
- Establish a child care center in the Impact Area.
- Mentoring programs for retention and success of new hires.

4) Youth – Investment in Workforce Training

- Career training in the automotive field
- Invest a vocational technical program which includes robotics for Southwestern High School
- Internship for college age students at Mack and JNAP for Impact Area Residents
- Summer Youth Employment Program for Impact Area Residents
- Workforce training, education, and development of skills trade jobs program with scholarships provided to area youths.

HOUSING (15,000,000.00)

1) Beatification and Home Repair

- 0% interest Grants for residents/churches on Beniteau (window replacements, insulation, siding and new roof/repair) to improve homes and reduce energy costs. To qualify these homes must be occupied by the time the community benefit proposal is signed.
- Blight removal (abandoned housing, businesses/storefronts, factories)
- Priority Demolition on homes from St. Jean to McClellan, and Mack to East Warren
- Accelerated demolition of dangerous buildings on Beniteau, Lillibridge and Fariview (St. Jean to McClellan. JEfferson to Warren)
- Tree and weed removal in vacant lots / vacant lot clean ups and maintenance
- Home repair grants for citizens in the Impact Area
- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner as other companies have done, such as the Detroit Medical Center and Rock Financial.
- Provide rent and housing subsidies for residents in the Impact Zone, with preference given to existing residents.
- Single and multi-family home repair grant program for property upgrade/improvement/rehabilitation.
- Grants for Residents for home improvements. Create a fund for long standing residents to upgrade & repair our homes. Funding to truly reduce or eliminate energy costs

2) Affordable Housing

- Make a contribution to the affordable housing fund
- Funds for the installation of solar and renewable energy systems to assist lowering the amount residents pay for utility bills

3) Homeownership

- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner that has been done with support from other corporations: such as the Live Midtown and Live Downtown
- Funds to assist residents on Beniteau with delinquent property taxes

NEIGHBORHOOD IMPROVEMENTS (20,000,000.00)

1) Community Amenities

- Community Center(s) in the Impact Area: New Construction and/or Rehabilitation of community center in Impact Area
- Fund SNF for Neighborhood Improvements listed under this section
- **Recreation Center in Chandler Park** (Preferred)
- Recreation Center in Maheras Gentry Park

- Fund Libraries (Monteith & Chandler Park) within the Impact Area to create a program to capture and record the history of the lower eastside of Detroit. Develop outreach educational programming such as community fairs and other community gatherings to share the story of the east side community.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area
- Development of Brewer Park
- Maheras Gentry Park improvements
- Old Joy Middle School (Pavilions, benches, grilling stations, and playground equipment
- Home repair grants for citizens in the Impact Area
- Develop a Chandler Park Community City Plan
- Grants for Residents/Churches on Beniteau (window replacements, insulation, siding and new roofs/repair). To qualify these homes must be occupied by the time the community benefit proposal is signed. Some residents want FCA to buy their homes.
- Accelerated demolition of dangerous buildings throughout the Impact Area.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area.
- Providing a way to include small local businesses in its development and make some retail and services at company buildings available to the public, patterned after the Cleveland Medical Complex that established a uniform cleaning service run by residents.

2) Small Business

- Investment in a community business development fund for residents of the Impact Area to start businesses in the area.
- Business façade improvements
- Vendor Selection within Impact Area or Detroit-based
- Code enforcement in the community
- Create a local economy for food sourcing, including urban farming.
- Create a market day to create connections between those working in the plants and those growing healthy food in the hundreds of community gardens across the east side and Detroit.
- Enact a 2-year moratorium on water shut-offs and tax foreclosures in the impacted area to assist families in need and to prevent displacement of residents.
- Provide funds to be placed in a community controlled permanent fund with benefits decided over time (with a 5-year suggestion) through a resident-controlled process for the East Canfield, East Village, Marina District, and West End neighborhoods.
- Financial support to help eligible legacy residents secure home repair grants, and boosting a façade improvement program targeting impact area businesses

3) Infrastructure

- Free Wi-Fi – high speed MESH system
- Electrical repair: Commit to upgrade the deteriorated electrical infrastructure on the impact area

- Sidewalk repair - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Curb replacement - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Improved lighting on Beniteau, Lillibridge, and Fairview (St. Jean to McClellan, and East Jefferson to East Warren

4) **Mental health and drug facility for the community**

5) **Provide a ride-sharing program for home bound and senior residents**

**Welcome to the
FIAT CHRYSLER
JEFFERSON NORTH
ASSEMBLY PLANT
EXPANSION**

**Community Benefit
Public Meeting 6
Wednesday April 17, 2019**



Agenda

**Workforce &
Education**

Housing

**Other
Neighborhood
Improvements**

**Construction
Impacts**

Next Steps

Workforce & Education

**"Workforce
Development
Programming for impact
area residents"**

**"Returning
Citizens Training
Program"**

**"Funding to support
impact area schools"**

**"Promote
STEM/STEAM"**

Education Investment \$2M



"Scholarships for area students"



"Promote STEM/STEAM"

- City to create "career pipeline" for Detroit youth
- Manufacturing career pathways programs for DPSCD high school students
 - Detroit Promise scholarships
 - Grow Detroit's Young Talent (GDYT) internships

Workforce Investment

City to implement Detroit at Work recruitment and job readiness programs for Detroiters applying to FCA jobs

- Goal to give priority access to Detroiters in application process
- Focus on impact area residents and returning citizens, but open to all residents

\$2M

**"Workforce
Development
Programming for impact
area residents"**



Housing \$7.2M

"Incentives for FCA employees to move into the community"

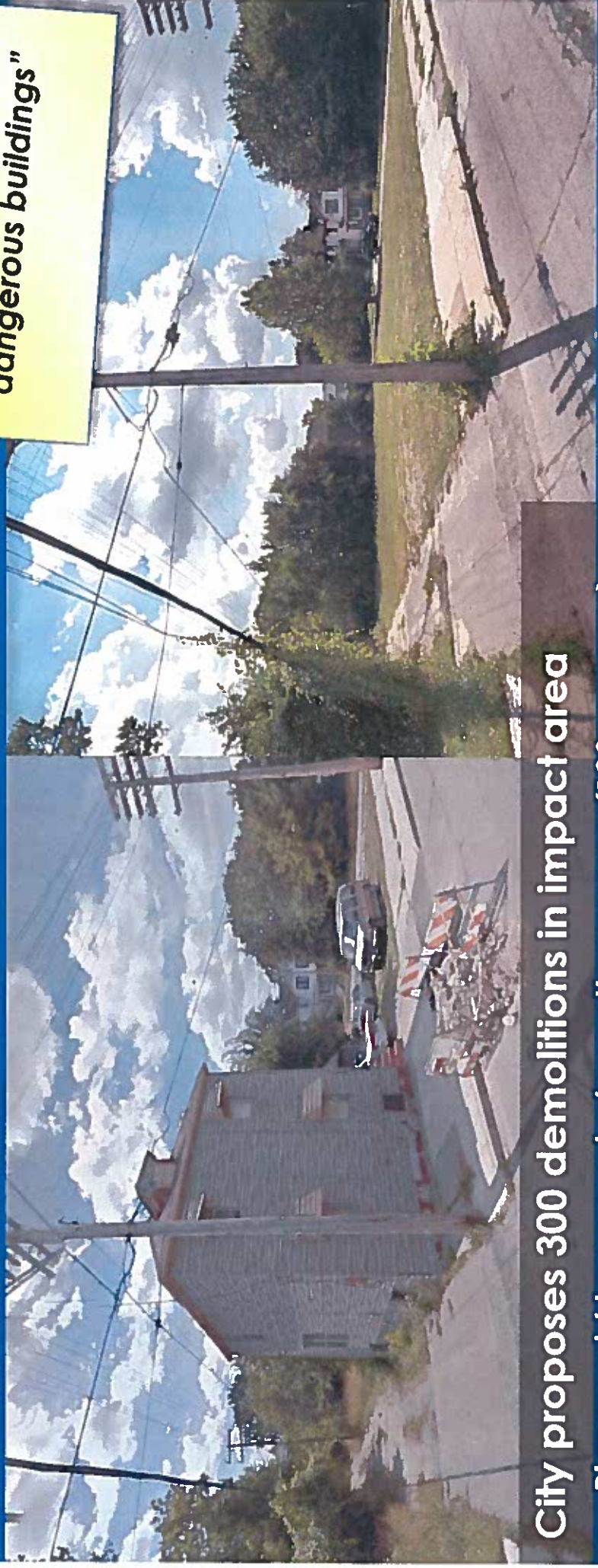
"Home repair grants for impact area residents"

"Accelerated demolitions of dangerous buildings"

"Affordable housing options"

Demolitions \$5.4M

"Accelerated demolitions of dangerous buildings"



City proposes 300 demolitions in impact area

- *Plan would be executed over three years (100 per year)*
- *City would work with community to determine priority areas*

Demolition Planning



Housing Assistance

\$1.8M

Detroit Land Bank

- Side lot fair in impact area
- FCA employee discount program

0% Home

Repair Loans

- \$5K-\$25K
- 560+ Credit Score

Home Repair Grants

"Home repair grants for impact area residents"

Other Neighborhood Improvements

\$500K

**"Updated
Neighborhood
Planning Studies"**

**"Funds to add
additional park
amenities"**

"Blight removal"

**“Updated
Neighborhood
Planning Studies”**

Chandler Park Neighborhood Planning



Construction Impacts \$5.7M

"FCA commits to maintenance of retention pond and wall area"

"Keep traffic off our residential streets"

"Make sure Beniteau is OK"

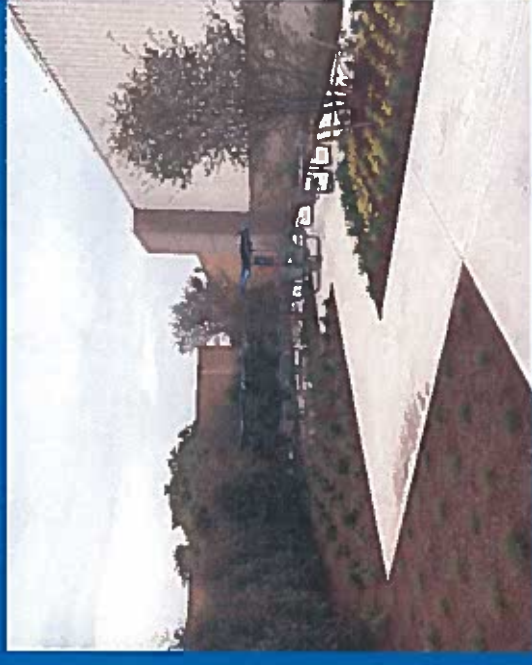
City proposes building wall as a sound barrier to FCA plant

- Wall design would be approved by acutely impacted residents along Beniteau Street
- Aesthetics of wall to be determined at the completion of Sound study (mid-May)
- FCA to provide support on wall aesthetics

Landscaping

FCA proposes landscaping improvements around plant and retention pond

- *Natural sustainable landscaping and vegetation*
- *Low-impact grass, plantings and trees*
- *Natural bio-swales and rain gardens*



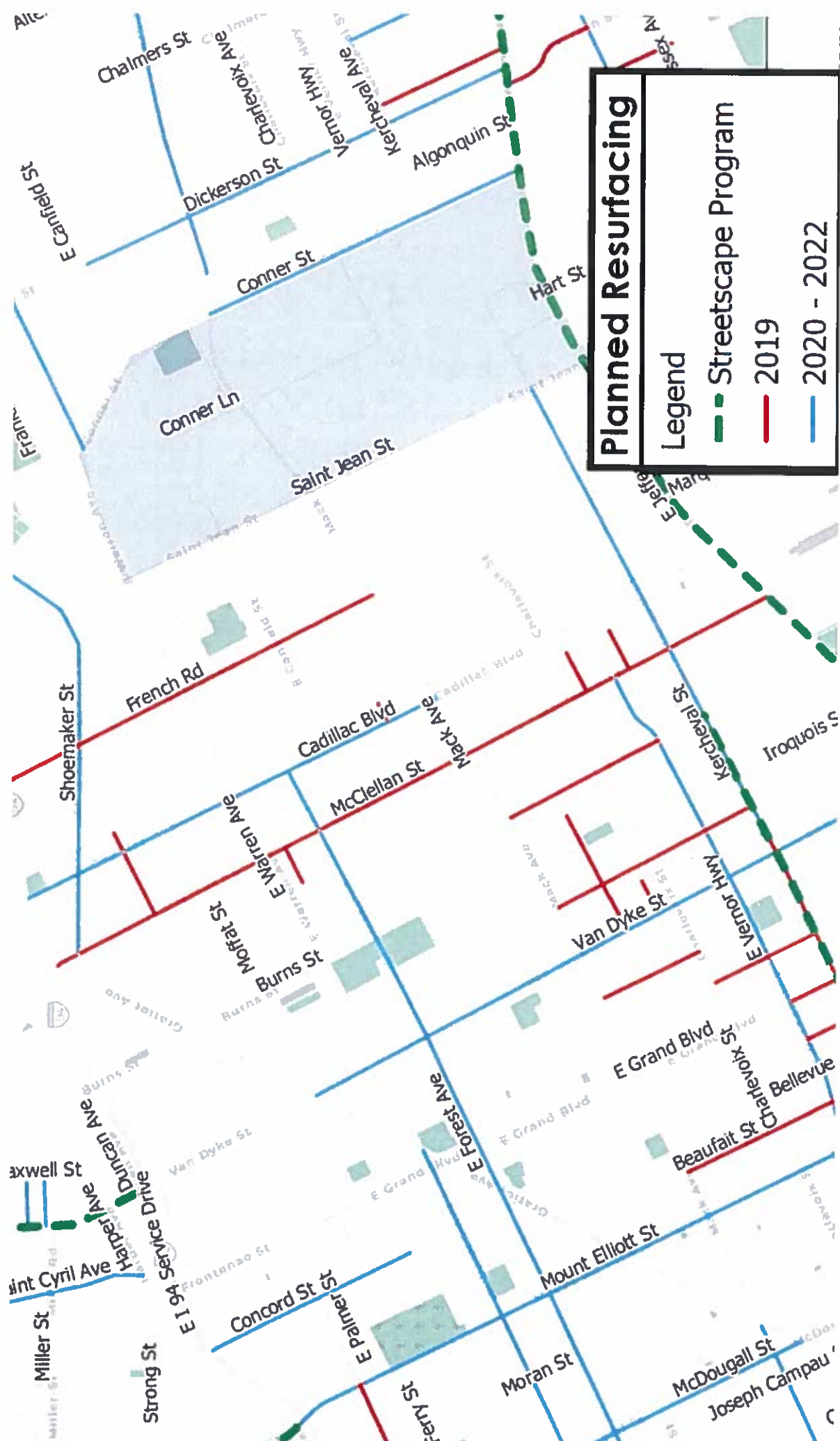
Road Improvements

City proposes traffic calming and road improvements

- New street signage and speed cushions as requested
- Paving of roads and sidewalk improvement
- Re-timed traffic lights and dedicated turn lanes
- Connor bike lane removed and relocated

"Keep traffic off our residential streets"

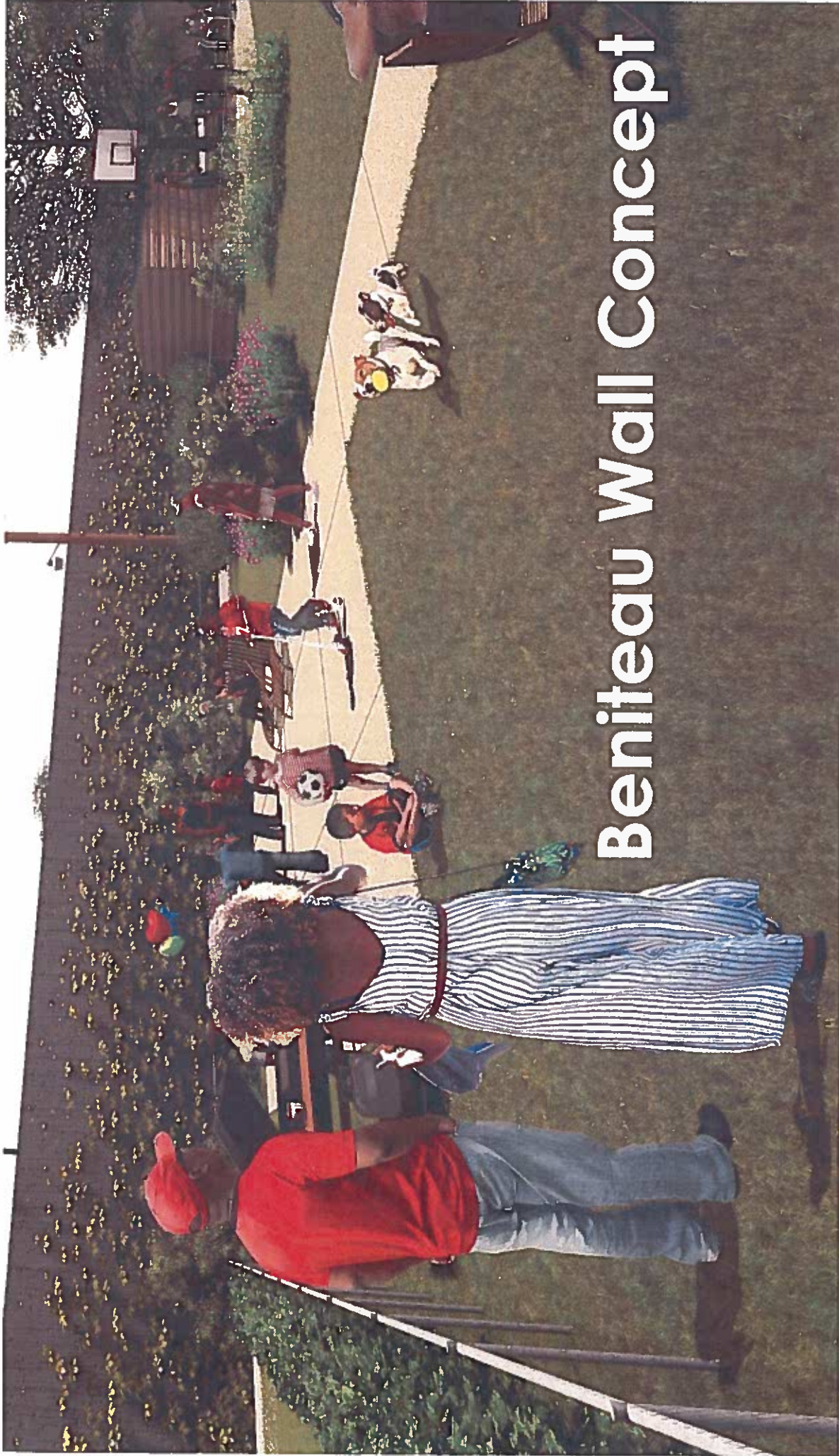




Planned Resurfacing

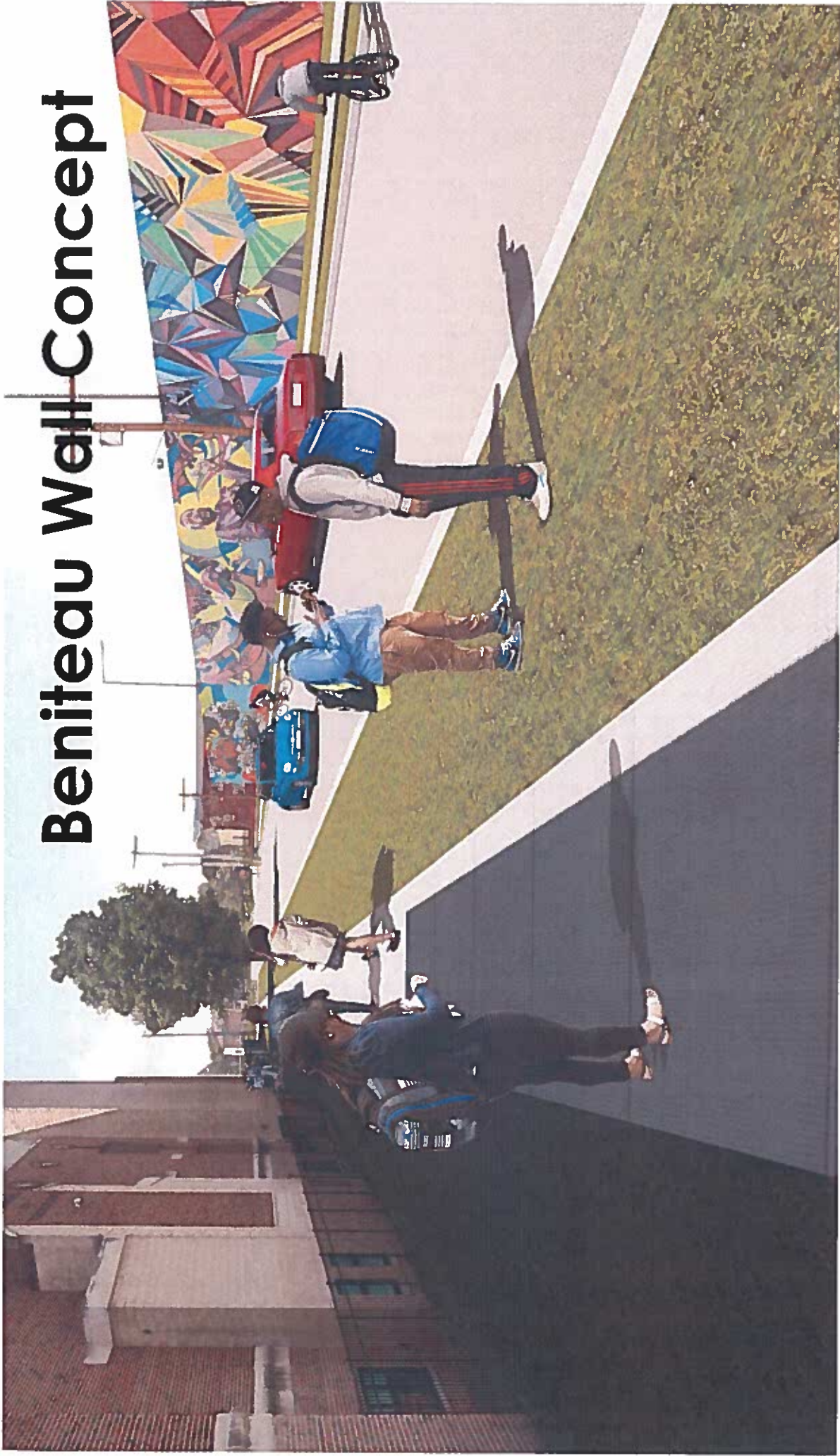
Legend

- Streetscape Program
- 2019
- 2020 - 2022

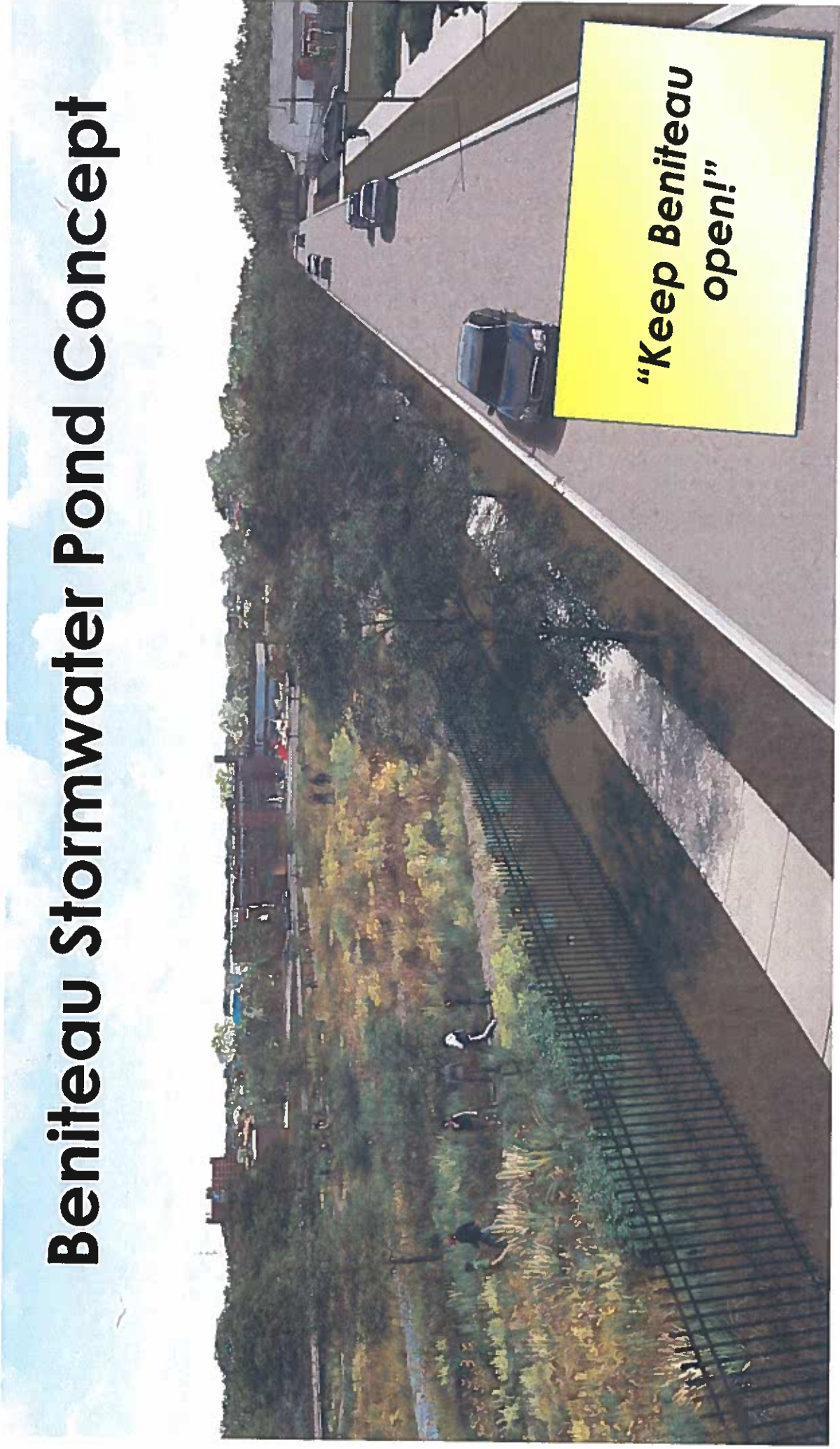


Beniteau Wall Concept

Beniteau Wall Concept



Beniteau Stormwater Pond Concept



Investments & Impacts

	City (M)	FCA (M)	City + FCA (M)	Leveraged Funding (M)	Total Impact (M)
Workforce & Education	\$4.0				
Housing	\$7.2				
Other Neighborhood Improvements	\$0.5				
Construction Impacts	\$5.7				
Total	\$17.4				

Next Steps

Monday

	City (M)	FCA (M)	City + FCA (M)	Leveraged Funding (M)	Total Impact (M)
Workforce & Education	\$4.0				
Housing	\$7.2				
Other Neighborhood Improvements	\$0.5				
Construction Impacts	\$5.7				
Total	\$17.4				

Proposed Meeting Schedule

Tomorrow

MDEQ Hearing

Monday

FCA

**Presentation at
The Salvation
Army 3000
Conner St.**

Wednesday

NAC Vote

Thursday

**City
Planning
Commission**

Friday

**Submission to
City Council**