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City of Detroit

CITY PLANNING COMMISSION

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

City Planning Commission Regular Meeting
March 21, 2019
Minutes

I. Opening

A. Call to Order - The meeting was called to order by Chairperson James at 5:34 pm.

B. Roll Call - Marcell Todd, Director called the roll; quorum present.

Attendees: James, Hood, Goss Andrews, Davis, Esparza, Pawlowski, Russell, Webb

C. Amendments to and approval of agenda

Amendment – February 7, 2019 meeting minutes will be approved at a later date.

Commissioner Webb motioned to approve the agenda with amendments; seconded by Commissioner Davis. Motioned approved.

II. Minutes

A. Minutes for the meetings of January 31, 2019, February 7, 2019 and February 21, 2019.

Commissioner Webb motioned to approve the minutes of the January 31, 2019, and February 21, 2019 meetings; seconded by Commissioner Hood. Motion passed.

III. Public Hearings and Presentations

A. **PUBLIC HEARING** – to consider the request of Neumann-Smith Architecture to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD-H (Planned Development District-Historic) zoning classification for the property commonly known as 100 Mack Avenue, generally bounded by Eliot Street and the portion of vacated Eliot Street on the north, John R. Street on the east, Erskine Street on the south and Woodward Avenue on the west. (KJ)

Kimani Jeffrey, CPC staff, provided a summary of report submitted March 19, 2019 relative to request to amend zoning classification and provisions of existing PD-H (Planned Development District-Historic) for 100 Mack Avenue. The developer wants to construct a multi-level parking deck with first floor retail/commercial space and an

adjacent open space amenity. The proposed structure will be five (5) stories, totaling 94 feet (inclusive of a penthouse roof), 213,099 gross square footage and 591 spaces. The subject property is in the Lower Woodward area of Neighborhood Cluster 4. The future land use designation for the subject parcels indicate Mixed Residential-Commercial (MRC). A traffic study of the surrounding area was performed by Giffels and Webster.

Joel Smith, representing the Nyman family; the property owner; provided a detailed PowerPoint Presentation regarding the site plans for proposed development. A traffic study was done by Giffels Webster. A Level of Services (LOS) analysis was conducted to address concerns of the community and offer suggestions for mitigation and improvements.

Commissioner Esparza *expressed concerns relative to a memorandum submitted by a resident on Erskine Street, suggesting that the structure's entrance and exit should be on Eliot Street. He wanted to know if the owner of the property would be present at the next meeting; is there a master plan development for this area; was underground parking considered. Is there a percentage of parking spaces to be leased? Is there a plan to light the exterior of the building?*

Commissioner Goss-Andrews *- Was there any discussion on the impact to the community during special events in the area?*

Commissioner Russell *– Will the private alley be open to vehicular traffic? Was there a traffic study done during an event?*

Commissioner James *– Is this parking structure prominently for public use? Will spaces be leased?*

<u>Public Comments</u>

Gerald Mooney – Against development due to pedestrian safety issues; the size of the structure will have a detrimental impact on the residents. The traffic study was conducted during the 'polar vortex?

Commissioner Davis *expressed concern regarding traffic stacking on Woodward, trying to get into the parking structure.*

Commissioner Webb *concerned about plans of operation for the structure*

Commissioner Pawlowski *agrees with public comment regarding the danger relative to vehicular speed in an already congested area.*

Sue Mosey, Midtown Detroit - Supports development. This is exactly what you want to do to redevelop huge sites; which now just has all kinds of 'guerrilla parking'. It's a disaster of a site. It's a key site and this deck will unlock the appropriate development in this area. This is exactly what you put along rail corridors in cities; this high-quality

deck will support the area. There are many businesses that do not have designated parking; a parking deck is a part of building a city.

Matt Walters, Mayor's Office - Representing the Mayor's office and the Planning and Development Department who support this development; appreciates the comments by the gentleman who lives in Brush Park; will talk to the Police Department and Traffic Engineering Division/Department of Public Works (DPW) to see if there is any alternative parking solutions to alleviate the stress and impact on the residents.

Commissioner Russell - *requested information regarding the plans for parking in Midtown because there is a big problem.*

Matt Walters indicated that there is, Kimani Jeffrey just got the residential parking permit ordinance approved by City Council. Ms. Mosey has been working with the city on this ordinance and has been awaiting it's approval.

Commissioner Hood - *Does the construction of the parking structure create more traffic in the neighborhoods, or does it mitigate the street parking problem.*

Commissioner Esparza - *Is review of the traffic study by the Police and Traffic Engineering/Public Works Departments part of the process and have these departments provided comments, supporting with conditions or revisions?*

Commissioner James *– When this item comes back for further consideration, the Commission requests the attendance of representatives from the Police, Traffic Engineering and Fire Departments for their comments relative to the impact of the proposed development; detailing some of the traffic enhancements like the methods provided by Ms. Mosey. Traffic Engineering Division should be involved in the mitigation of the traffic problems. What is the duration of construction and what is the plan during construction? At next meeting, have update relative to discussions with residents in the surrounding area regarding the impact of the noise, dust and traffic congestion during construction*

Kimani Jeffrey indicated that the permit parking ordinance was passed and has a July 1st effective date. Municipal parking will be accepting applications for the permits. Staff will work with the Mayor's Office to address the Commission's concerns and requests.

B. **PUBLIC HEARING** – To consider the request of the Detroit Planning & Development Department to amend Article XVII, District Maps 28 & 30 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing M2 (Restricted Industrial) 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 Street to the east, Kercheval Street to the south and Lillibridge and Beniteau Streets to the west.

Marcell Todd, Executive Director, CPC and George Etheridge, CPC staff, provided an update of the report submitted March 19, 2019 relative to request of the Planning and Development Department. The proposed rezoning is to facilitate the expansion of Mack Avenue Engine Plant of Fiat Chrysler Automotive (FCA) by closing St. Jean between Warren and Mack and St. Jean between Mack and Kercheval. This will facilitate the movement of trucks and accommodate the approximate 2,400 additional parking spaces needed for plant employees and storage of vehicles coming off the assembly line. The original expansion of the Chrysler Jefferson Avenue assembly plant involved the repurposing of the area generally bounded by Mack Avenue on the north, Conner Avenue on the east, East Jefferson Avenue on the south, and St. Jean Avenue on the west for industrial purposes.

A PowerPoint Presentation was given by Ron Stallworth, Community Liaison, Fiat/Chrysler

Commissioner Davis *– Wants traffic study to determine impact on surrounding community.*

Commissioner Andrews *– What type of jobs offering; technical, robotics; are there plans to prepare citizens for future jobs.*

Commissioner Webb *– What is the retention plan to keep employees; received complaints regarding early terminations; unable to complete the ninety (90) day probation period. How long does an individual have to work to qualify for benefits? How many temporary employees are there?*

Commissioner Hood *– What is the long term thinking that ensures that this is a good choice and a sustainable model? How do we know that you need all of this space for expansion?*

Commissioner Davis *– Concerned that developers overlook older adults; Operation Able works with individuals 45 and older; this might be an opportunity for those individuals who already have a lot of those soft skills needed.*

Commissioner Pawlowski *– Is there something in place for returning citizens (those who were incarcerated)? Suggested Task Mastering to reduce absenteeism.*

Commissioner Russell *– How wide is Beniteau? How many acres are proposed? (proposed and existing). Where will the parking fence be? Where is the proposed new property line? Provide examples of projects in an urban area where there has been some positive community revitalization. How successful were they. What can be done on the edge of the property line that would help to redevelop and revitalize that area? Route proposal – What is the new path that the trucks would take; is there a suggested route?*

Commissioner Davis *– Are you working with the East Jefferson/Chalmers Association?*

***Commissioner Hood** – Parcel proposal – On the edge, will there just be parking and if so, can it be taken down to M1 as opposed to M2? Will the proposed traffic study include information on air quality since the parking lot will abut residential property?*

***Commissioner Webb** – Concerned with the appearance of the barrier?*

***Commissioner Pawlowski** – Concerned about sustainability; solar panels; water* mediation/retention, etc.

Commissioner James – *Absenteeism at plant, indicated that it could possibly be solved by residents living closer to the plant,* where will they live? *Traffic a concern – where is the traffic study? Community Benefits – hiring centers – where are these? Do you have the demographics of the community, since you plan to hire within it? Infrastructure remediation – Right now water retention is in the berm – you will have to improve the sewerage drainage for proposed parking lots; right next to the old infrastructure in the abutting neighborhood; potential problems for the residents with the old infrastructure.*

Expressed need to have discussions with East Jefferson/Chalmers community and Southeastern High School, would like to hear from them relative to the impact and proposed collaborations. What has Chrysler done in past community involvements; how was the community enhanced? The referenced collaboration with Flex-N-Gate; not positive, traffic a major problem around Mt. Elliott, Van Dyke and the north and south sides of area; no barrier for the community.

Wants community benefits strong and in place. Concerned with air quality and cars parked up against abutting neighborhoods. Air quality – additional parking and truck routing is a concern and make sure all concerns are addressed.

Marcell Todd, Executive Director, CPC noted that this is the first time the Commission has a rezoning request running concurrently with one of our community benefits processes. This is an opportunity where we all can learn how this process works, for further clarity we are trying to get this matter before the City Council so the community benefits process can continue.

PUBLIC COMMENTS

Vance Williams – Against

Non-committals
Stacy Hendrix
Roosevelt Hendrix
James Jamil
Sharon Bell
Chanina Veal
Derrell Strong
Danielle McCullough-Jones

Tammy Hurt

Richard Smith – Support

IV. Unfinished Business

V. New Business

VI. Committee Reports

Commissioner Hood provided a report on the Goals and Objectives Committee – regarding the shift in responsibility from the Planning Commission to the HRD. The Commission's previous work plan focused on public education and awareness. The list included a neighborhood summit and workshops for community development grant blocks and grant writing, that responsibility shifted to HRD. The discussion included suggestions of organization that the Commission could partner with; Commissioner Webb suggested CDAD (Community Development Advocates of Detroit) and Arise Detroit because they already have neighborhood summits.

VII. Staff Report

Marcell Todd, Executive Director, CPC presented a brief staff report, which included pending proposals for consideration at the next meeting: Fiat Chrysler, SOMA and additional site plan reviews. Staff will provide an overview of pending agenda items. Meetings are scheduled for April 4th, and April 25th, May 2nd and May 16th and consider adding a meeting on May 30th.

VIII. Communications

Chairman James welcomed Commissioner Whitmore Davis back to the meeting.

Commissioner Andrews thanked the staff for the seminar in Frankenmuth. Commission wants to take advantage of other seminars when possible.

Commissioner Pawlowski recognized CPC staff member, Katheryn Underwood who has been selected to be a part of the ongoing State of Michigan Medical Marijuana Adult Use Task Force working group for municipalities which will be establishing rules and regulations for recreational and medical marijuana adult use.

IX. Public Comment - None

X. Adjournment –Meeting was adjourned at 9:15 pm.