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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street (**RECOMMEND APPROVAL**).

DATE: June 4, 2019

REQUEST

On May 2, 2019, the City Planning Commission (CPC) received the request and presentation of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

PROPOSAL

The development proposes a five (5) story, 55 foot tall, 46,475 square foot sf mixed-use building. The development would encompass 43 apartment units on upper floors. The residential unit mix includes 15 studio, 23 one-bedroom and four (4) two-bedroom units.

The proposal also plans for 5,605 sf of retail space on the ground floor which would utilize the public alley for loading access. Parking is planned to be adjacent to the building totaling 44 spaces.

COMMUNITY ENGAGEMENT AND PUBLIC HEARING RESULTS

During the May 2nd public hearing the developer delivered a presentation that spoke to plans for the properties east of Lincoln Street and between Wilbur Street on the south and the public alley between Wilbur Street and Baltimore Avenue on the north. There were no speakers that spoke in

reference to this agenda item. The development team did however submit letters, of support for the project from various entities with interests in the area.

Prior to the public hearing, CPC staff had been made aware of community engagement that was conducted with surrounding neighborhood groups. As staff has been informed, the West Grand Boulevard Collaborative (WGBC) was in discussions with the developer to come to a community benefits agreement or similar type of agreement. This particular agreement requested by WGBC is not to be confused with the City led, Ordinance mandated community benefits process. The proposed project does not meet the threshold of the ordinance mandated process, so the discussion the result of a community initiated request.

To staff's understanding, there has been no agreement between the WGBC and the developer. Therefore, the WGBC plans to attend the CPC meeting and speak to this issue.

ANALYSIS

According to Sec. 61-3-80 of the Zoning Ordinance, certain criteria must be met to facilitate the requested petition. The following are considered for map amendment petition:

- (1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The argument can be made that this proposed rezoning will meet the changing condition of the downzoning of industrially zoned land to Special Development District, Mixed-Use. On the East Grand Boulevard area, known as Milwaukee Junction there was a rezoning to allow for mix-use zoning classifications in a one-time industrial area. Other areas are taking these industrial areas and transitioning them to mixed-use (SD1-SD2) districts.

- (2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows IL (Light Industrial) for the subject property. This land use designation is described as *consisting of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.*

The amendment is considered to be consistent with the Master Plan of Policies. The proposed SD2 zoning District aligns with the IL Master Plan designation, as a district that is appropriate for this future land use designation.

- (3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

The proposed amendment can be considered an improvement to the health, safety and general welfare of the surrounding neighborhood. If adopted, the proposed amendment would serve to reduce the intensity of use that is currently allowed from industrial uses to more residential and commercial centered allowed uses. A transition from industrial natured uses to that of residential and commercial can definitely be considered more protections for the health and safety of the nearby residences that currently exist.

(4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

There are not expected to be any major concerns regarding access to public facilities and services

(5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;

The proposed rezoning is not expected to negatively impact the natural environment, but should be an improvement to what is currently allowable on the subject site.

(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The proposed amendment is not anticipated to have adverse impacts on property in the vicinity.

(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

The proposed zoning and project that is being put forward require the requested zoning classification in order to proceed. The project seems appropriate, as the previous use that existed on this site was a single-family dwelling.

(8) Whether the proposed rezoning will create an illegal "spot zone."

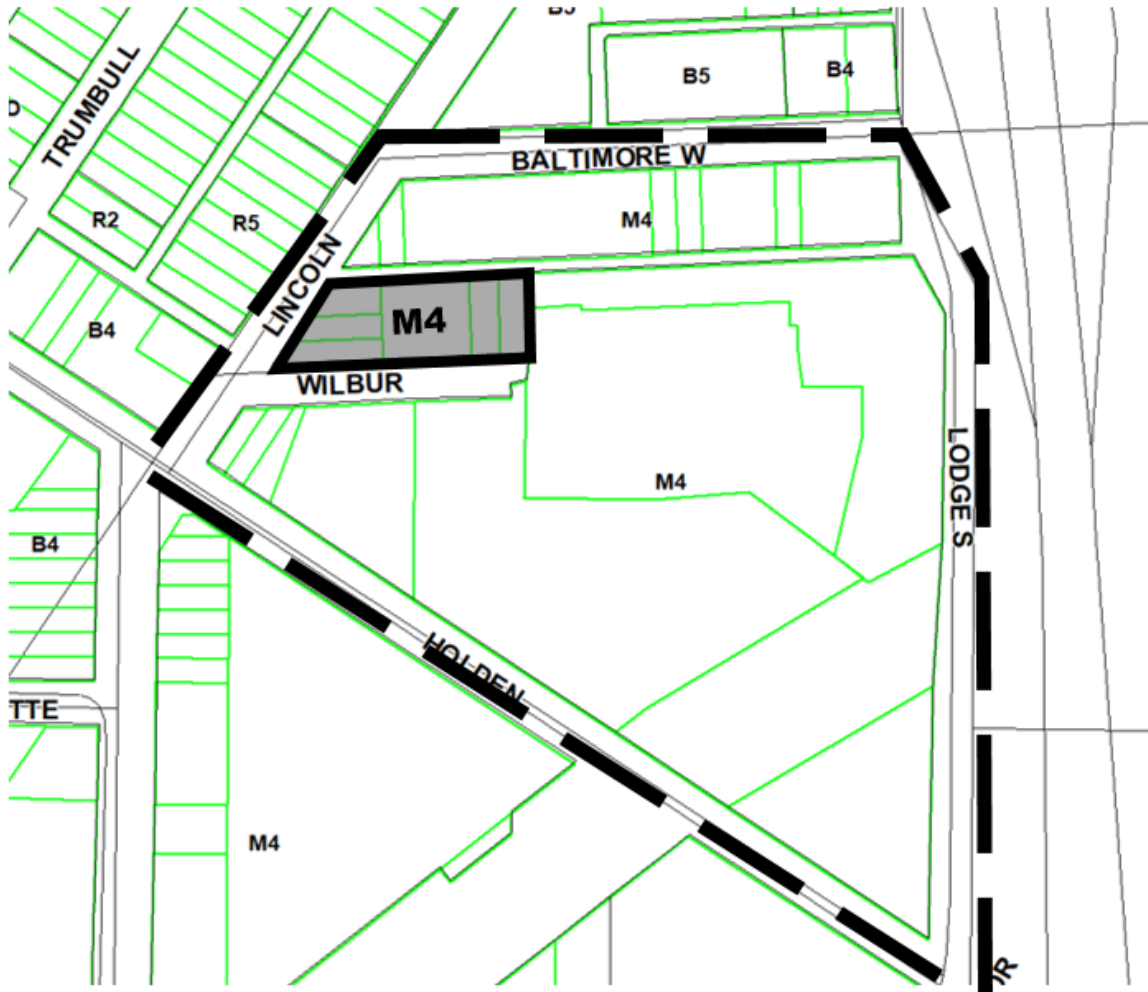
It is staff's opinion that this proposed rezoning will not create an illegal spot zone as it involves multiple parcels that are contiguous and on the end of the subject block, not creating any conflicts with abutting properties zoning classification.

CONCLUSION

CPC staff has completed its review of the subject rezoning request. The request meets the criteria for the amendment and is consistent with the Master Plan of Policies. The redevelopment along this segment of the corridor is clearly evolving in a manner consistent with this zoning district classification. However, it does seem that further conversations should be held with the community to bring clarity on certain issues concerning the specific project proposal. It is possible that this can take place before this matter goes to City Council if it were to be approved by the Commission. These may be the sort of issues that can be resolved as the requests continues to advance through the process it depends upon the specifics and the willingness of the parties to negotiate. A complete update and recommendation will be provided as this matter returns before you at your next meeting.

Attachment

Cc: Maurice Cox, Director, PDD
Karen Gage, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Melvin Hollowell, Corp. Counsel
Detroit Housing Commission





Kimani Jeffrey, City Planner
Detroit City Council
Legislative Policy Division/City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 208
Detroit, MI 48226

April 16, 2019

Mr. Jeffrey:

Please be advised that Henry Ford Health System consents to the proposed re-zoning of 6302, 6310, 6320 Lincoln St., and 1262, 1240, and 1234 Wilbur Street, for the Wilbur Block Development (from M4 to SD2).

Please contact Tom Habitz (thabitz1@hfhs.org, (313) 874-7469) for additional informational needs on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gene D. Barber", with a long horizontal flourish extending to the right.

Gene D. Barber
Vice President, Facilities & Support Services
Henry Ford Health System



WGBC Members: African Bead Museum, Andy's Pharmacy, Black United Fund, Boulevard Marketplace, Boulevard Temple, Brazelton's Florists, CVS Pharmacy, Churchill Street Association, Cole Home for Funerals, Comerica Bank, Communications Workers of America Local 4100, Crossroads of Michigan, , Detroit Memorial Park, Detroit Public Library Duffield Branch, ECS Partnership-McDonald's, Fifteenth St. Block Club, Friends of Duffield Library, Gamma Phi Delta Sorority, Henry Ford Hospital, Kentucky Fried Chicken, Kipling Neighborhood Alliance, Laborers' Union Local 1191, Lakeshore Engineering, Lewis & Thompson Ins. Agency, Motown Historical Museum, Northwestern High School, Northwestern High School Alumni Assoc, Sobriety House, Tabernacle Missionary Baptist Church, Virginia Park/HFH Non-Profit Housing Corp.

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West Grand Boulevard Collaborative PO Box 2247 Detroit, MI 48202 313/870-9244 www.wgbcdetroit.org

June 5, 2019

Commissioner Damion Ellis
City of Detroit Zoning Commission.
2 Woodward Avenue
Detroit, MI 48226

Dear Commissioner Ellis:

My name is Mildred Hunt Robbins, President of the West Grand Boulevard Collaborative, and this letter is written on behalf of our WGBC community to oppose approval of the Grasso Holdings' rezoning application in the Northwestern Goldberg neighborhood of West End Detroit (WEdetroit) – Northwestern Goldberg, LaSalle Gardens, Virginia Park. WGBC is an all-volunteer 501 (c) (3) organization founded in 2004 to serve WEdetroit neighborhoods. We focus on equitable and ecofriendly development exemplified by negotiated Letters of Agreement for the HFHS/Kirco Manix/Cardinal Warehouse and the HFHS Cancer Center, the installation of a reading garden on the grounds of our local Duffield Library, and as a member of the Freshwater Future Steering Committee. We support job seekers through the WGBC Jobs Pipeline and the WGBC-SoBo Joint venture, among other projects and programs in keeping with our community service mission.

We therefore oppose the Grasso rezoning request because it is neither needed nor wanted by the WGBC community for the following reasons:

WGBC Letter to Planning Commission Re Grass Request for Rezoning

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1. The current Intensive Industrial (M4) designation provides opportunities for businesses that would employ many more Detroiters than would be possible for small retailers; and,
2. Until now, Grasso had presented as an honest community partner having agreed to negotiate in good faith a CBA, but recently and abruptly walked away from negotiations by means of, in their own words, a “planned and deliberate radio silence”. When asked to keep their word and return to the bargaining table, they refused to do so. When we proposed that they draft a counter CBA to the document last on the table, Grasso stated, in the person of Jeff Kurtz, that they will not draft a counter CBA, will not negotiate a CBA, and will not sign a CBA – period.

Grasso now states they will honor their verbal promises but refuse to commit in an executed CBA as they previously promised. Therefore, absent the resumption of good faith negotiations resulting in a signed CBA, our community cannot support the Grasso rezoning application.

Thank you for your time and consideration and, both personally and on behalf of the WGBC community, I look forward to a resolution to this issue that is in the best interest of our community.

Yours in community service,

Mildred Hunt Robbins