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August 29, 2019

RE: HONORABLE CITY COUNCIL

RE: Request of Parkstone Development Partners on behalf of Develop Detroit, to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for multiple mixed-use buildings with residential units, retail, commercial and institutional space, to also including a parking structure and additional off-street parking spaces (**RECOMMEND APPROVAL**)

The City Planning Commission (CPC) completed its deliberations on the above captioned matter. On September 6, 2018 CPC voted to recommend approval of this development. Subsequently, minor modifications were made of a less intensive nature and that matter was brought back to the CPC for informational purposes at the regular meeting of August 1, 2019. At that time the CPC reaffirmed the original recommendation.

NATURE OF REQUEST

Before this Honorable Body is the request of Develop Detroit to consider approving its multi-structure infill project known as Eastern Market Gateway-The Hive on a site that sits along the Gratiot corridor. The site is a 2.7 acre parcel of land that lies between Eastern Market and Lafayette Park bounded by Gratiot Avenue, Russell Street, and Maple Street.

The project is planned as a multi-building mixed residential-commercial development to include retail and commercial uses such as galleries, shops and restaurants. It involves the redevelopment of existing structures currently known as the Russell Building (4 stories, 45'), the Gratiot Building (5 stories, 65') and the Warehouse (2 stories, 35') as well as the activation of the encompassed alley way. Overall the site would host 207 dwelling units.

The building planned for Russell Street is proposed to house 71 total units: 35 studios, 28 - 1 bedrooms, 5- 2 bedrooms, 3 - 3 bedrooms. These units would be 100% LIHTC (Low Income Housing Tax Credit) no market rate. The building planned for Gratiot is proposed to have 36 total units, 32 studios, 72 - 1 bedrooms, 26 - 2 bedrooms, 6 - Live/Work. The site would be supported by a parking structure to accommodate 125 parking spaces and 41 surface parking spaces. Also included are plans for 3,400 sf of grade level recreational space and 900 sf for community space.



PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North:	B4: Discount Candles
East:	B4: St. John Luke United Church
South:	M3: DFL Logistics
West:	B4: Behavioral Health Professionals Inc Trinity Lutheran Church, Aetna

Master Plan Consistency

The subject site is located within the Lower East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows (MRI-Mixed Residential Industrial) for the subject property. According to the MP these areas offer live-work opportunities for artists and trades-people to create a lively mixture of new residential, commercial, light industrial and/or entertainment opportunities. The Planning and Development Department (P&DD) determined that this proposal is in conformance with the Master Plan of Policies.

The following community meetings were held as follows (does not include other forms of outreach):

- Eastern Market- October 3, 2017
- Eastern Market- February 14, 2018
- 1300 Lafayette, community room- July 25, 2018

The project development team hosted a series of outreach events in order to engage the surrounding community on the proposal. The group contacted known entities in the community

such as the Eastern Market Corporation, Detroit People’s Platform, the 7th Precinct Police Community Relations Board, Holy Trinity Church and other businesses as well as individuals. Some of the feedback that came from those engagement efforts include (but not limited to) participants calling for:

- Making sure retail in the development served the needs of nearby residents with affordable products
- Requesting that the Antietam and Russell Street divide is removed to increase access to the project site
- Preserving facades of existing buildings wherever possible
- Ensuring that public art and murals related to the project were family oriented in subject matter
- Inquiries about rent control and affordability strategies for units in the project
- Request for Gratiot Avenue improvements breaking up the crosswalk and installing a median
- Support for the activated alley and proposed rooftop terrace on Maple St

The development team has since maintained a dialogue with the community, some of which CPC staff has participated in.

PUBLIC HEARING RESULTS

The public hearing on this request was held on Aug 2, 2018. Only one person, Mr. Grosinger of Kap’s Wholesale Foods, provided testimony. He desired to have his statement placed on record regarding operating hours, traffic, noise etc. He was concerned with how the new development meshes with existing entities. He was not in opposition but wanted it to be noted that there were existing businesses prior to this proposed residential development. Additionally, multiple support letters were also submitted.

PLANNING CONSIDERATIONS AND ANALYSIS

Sec. 61-11-15 of the Zoning Ordinance lists design criteria that projects in PD should be evaluated by. Those criteria include:

(a) Master Plan. The proposed development should reflect applicable policies stated in the Detroit Master Plan. The policies relating to the geographic area in question as well as general policies will be considered.

The Master Plan (MP) future land use designation for the site is MRI- Mixed Residential Industrial for the subject property. The Planning and Development Department (P&DD) as indicated above has submitted a letter supporting the project and attesting to its consistency with the MP.

(b) Scale, form, massing, and density. Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.

The current Master Plan designation allows for the proposed density that the development suggests.

(c) Compatibility. The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.

In terms of proposed uses, it is appropriate to say that this development is compatible with the existing built environment. It is even conceivable that the project will serve to help increase property values as it will add highly attractive amenities along with shopping and dining opportunities.

(d) Circulation. Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands. Disruption of traffic flow in surrounding areas should be minimized, and truck traffic should be carefully planned and controlled, especially to avoid use of residential streets.

Traffic circulation has been reviewed by the City's traffic engineering department as well as others and the current plan has been deemed to be sufficient for the site.

(e) Parking and loading. Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.

The proposal accommodates the parking and loading areas that will be needed to properly serve the site. The parking structure will support the proposed uses on the site, and coupled with the off-street surface parking also service additional need. If there are ever extreme instances, of additional need, the operator has struck agreements with nearby entities that have underutilized parking lots, to share parking for certain special circumstances.

(f) Environmental impacts. Environmental impacts that relate to such factors as noise, air, combustibles and explosives, gases, soil, and water pollution, toxic waste, vibration, odor....

The project will likely not have any substantial environmental impacts, but rather, incoming residents should be aware and respectful of existing operations that have existed in the area and understand that there might be minor noise and odor abrasions on them. The current context should be understood and respected by newcomers. Staff believes this is what some neighboring businesses may have conveyed.

Some of the remaining relevant PD design criteria, include the following:

(o) Preservation, (p) Urban design, and q) Amenities

This project does a great deal to preserve and maintain some of the existing building facades on the site such as the Busy Bee Hardware façade(s) and graphics. The Gratiot building incorporates a significant building into its massing. So the project does a good job of retaining as much of the current structures as possible.

The project pays special attention to creating an urban environment that fosters activity and adds amenities for residents and patrons of retail spaces. The space interior to the buildings on site create an enclosed environment for pedestrians to be active and visit businesses. The plaza space along Russell St. adds yet another asset to the site, leaving space for possible activities. Amenities include roof top terraces and other features that make the site enticing for residents and visitors.

In all, this project meets many of the objectives that the PD Design Criteria outline.

CONCLUSIONS AND RECOMMENDATION

The developer has complied with applicable zoning provisions and has successfully incorporated feedback from City staff and community into elements of this project.

The CPC has reviewed the proposed development known as Eastern Market Gateway the Hive and voted to recommend approval of the project with the following conditions:

1. The developer must work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. All final site plans, elevations, lighting, landscape and signage plans for the development are subject to review and approval by the City Planning Commission staff prior to the developer's application for applicable building or construction permits.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment:
Ordinance
Plans

Cc: Maurice Cox, Director, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Detroit Housing Commission

