

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

Regular Meeting
September 19, 2019
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center

MINUTES

I. Opening

- A. Call to Order - The meeting was called to order by Chairperson James at 5:28 pm.
- B. Roll Call - Marcell Todd, Director called the roll; quorum present.

Attendees: James, Goss Andrews (arrived @ 5:45 pm.), Esparza, Pawlowski, Russell and Webb.

Excused: Ellis and Hood

- C. Amendments to and approval of agenda

Commissioner Russell motioned to approve the agenda and amendments: seconded by Commissioner Webb. Motion approved

II. Minutes

- A. Minutes of September 5, 2019 and the minutes of April 11, 2019 and August 1, 2019 brought back from the last meeting.

Commissioner Pawlowski motioned to bring back the minutes of September 5, 2019 for approval at the October 3, 2019 meeting; seconded by Commissioner Russell.

Commissioner Webb motioned to approve the meeting minutes of April 11, 2019 and August 1, 2019; seconded by Commissioner Russell. Motion approved.

III. Public Hearings and Presentations

- A. **PRESENATION** – Traffic Impact Analysis for the Islandview Greater Villages Neighborhood Planning Project prepared by the Planning and Development Department

Participants: Kimani Jeffrey, CPC staff; Esther Yang, Director of Research and Outreach, PDD, (*per phone conference*); Katy Trudeau, Deputy Director, PDD; Jason

Friedman, Development Director/East Region, Housing and Revitalization Department; Sunny Jacob, Traffic Engineering Division/DPW and; Gustavo Serratos, Project Manager, Traffic Planning, DPW

Kimani Jeffrey, CPC Staff, provided a brief synopsis explaining the purpose of the presentation which was prompted by a review and approval of the West Village Development in late 2018. Residents expressed concerns regarding traffic congestion and parking. The Commission made a recommendation and request for a traffic analysis, summarizing the impact the rezoning will have on the residents. The Planning and Development Department, with assistance from other city departments, took on this initiative.

Katy Trudeau provided a summary of the impact study for the Parker/Durand Project (formerly Kercheval/Van Dyke) which is scheduled to begin later this year. The rezoning of Parker/Durand Project was recommended as part of the Islandview Villages Framework Plan. The city will target investments, both public and private, in this corridor. The analysis determined that Kercheval Avenue has the capacity to take on additional traffic. The traffic baseline data used for this analysis was a combination of SEMCOG data (<https://semcog.org/traffic-counts>) and on-site manual counts.

On-street parking along Kercheval Avenue is currently underutilized; there are currently 139 parking spaces. After improvements; based on produced development scenarios; 100 parking spaces are predicted. These parking assessments indicate that residential parking requirements are expected to be fulfilled on-site.

Chairperson James questioned whether the proposed 100 parking spaces will be free or marked or metered.

Sunny Jacob, Traffic Engineering Division/DPW - Parking spaces are currently free; installation of meters will be based on demand and needed parking turn over; lines are expected to be marked.

Chairperson James suggested marking spaces; gives people clear expectations.

Gustavo Serratos, Project Manager Complete Streets/ DPW, Department finds that unmarked spots accommodate more parking spaces.

Commissioner Russell – When will the Complete Streets portion be completed? How many Complete Streets Projects have been completed?

Gustavo Serratos – Expect to start project in the Spring. This summer there are currently four (4) active projects; further plans are pending.

Commissioner Russell is supportive of the Complete Streets Program, interested in learning more; wants a presentation from DPW, including rationale behind street

striping, or whats been successful and whats not been successful.

Trudeau: A number of these projects will be completed later this fall; presentation can be provided then.

Chairman James: Wants feedback to be included in the presentation.

Commissioner Pawlowski concerned with better street scape planning; compared to Livernois; will there be a back up plan; make sure community remains updated.

Commissioner Esparza: This study validates decision to approve the West Village Project. How does this factor in with other developments; will departments provide study and reports concurrently with requests to developer.

Trudaeu – Currently department has made no policy decisions; willing to consider making requirement of the developer regarding supporting analysis.

Chairperon James: Suggested looking at establishing a committee to look at traffic throughout city as it relates to development within the city; looking at the impact to the residents in impacted areas. This could be helpful in project management of current and pending projects.

Commissioner Pawlowski: With considerations placed on districts, relating to these streetscapes, should commissioners, who are responsible for knowledge of those districts, consider working more with the City Council, District Managers and departments to become more aware of what's going on in regarding projects.

Commissioner Russell: Requested information regarding map which provides information of ownership/jurisdiction of streets throughout the city (Detroit/Wayne County/State of Michigan) and capacity of the roadway; expressed concern regarding available data and wants to know how to find that information and what is the procedure for requesting traffic studies in specific locations throughout the city.

Jacob - Not easy to show streetscape, traffic impact, capacity of the roadway, compilation is difficult. SEMCOG system is custodian of all traffic data in city, Traffic Engineering uploads all data into SEMCOG system. The division can provide detailed traffic studies upon request; detailed capacity of the roadway can be determined with the traffic study.

- B. PUBLIC HEARING** – to consider the request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification and a B4 (General Business District) zoning classification currently exists on one-hundred forty-seven (147) parcels, generally bounded by McGraw Avenue, W. Warren I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west.

George Etheridge, CPC staff, provided a summary of report submitted on September 19, 2019 regarding the request of the City of Detroit Planning and Development Department to rezone one-hundred forty-seven (147) parcels, generally bounded by McGraw, W. Warren to the north and I-94 Edsel Ford Expressway, 35th Street and Parkdale, from R2 (Two-family Residential District) and B4 (General Business District) zoning classifications to M3 (General Industrial District) zoning classification. **(The B4 W. Warren frontage has been eliminated.)**

The approval of this request will allow the industrial redevelopment of a large, predominantly vacant, underutilized site owned by the City. Multiple auto suppliers are seeking large, contiguous, industrially-zoned sites to construct facilities that will accommodate the Mack Avenue and St. Jean Avenue Jefferson North Assembly Plant (JNAP) and Mack Ave Fiat Chrysler Automotive (FCA) facility expansion. Upon the successful completion of the rezoning of this site, the Administration intends to market this location to host another automotive supplier.

The subject site is located within the Tireman area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows a mixture of “Medium Density Residential,” “Thoroughfare Commercial,” and “Light Industrial” for the subject properties. Planning and Development Department (P&DD) has submitted a Master Plan of Policies interpretation, noting that the request is not consistent with the plan. A Master Plan amendment will be forthcoming

Council Member Castenada-Lopez made an inquiry regarding site rezoning, recommending TM – Transitional-Industrial District, which is a special transitional district covering areas currently developed with a mixture of uses, specifically a relatively large number of residential uses and which the Master Plan of Land Use Policies indicates is to be developed eventually into industrial uses.

Greg Moots, PDD, provided a general overview regarding the request, comparing it with the Kettering site and gave justification for the zoning amendment and industrial development for this location.

Cassi Meitl, Jobs and Economy Team, Mayor’s Office: Addressed the Mayor’s commitment to the city’s readiness, available underutilized land and a willing workforce that is ready to train. The City is preparing space to make smart, comprehensive and use decisions for industrial properties to attract companies and protect residents. The DEGC is working with fifteen (15) tier one suppliers who are looking for space. There are a number of initiatives in the Planning and Development Department to evaluate buffer guidelines, industrial site development guidelines, land use and zoning updates; so that we are not just making individual one off assembly decisions but a much more comprehensive approach.

Director Marcell Todd: Given the circumstances that we found ourselves in with FCA, we needed to advance properties that the City controlled or had a relationship with in order to take advantage of that opportunity. Can you address, how that scheme is being afforded to automotive suppliers, not only with properties that the City has

within its inventory and/or the inventory of agencies we work with, but with properties that are privately owned and industrially zoned.

Cassi Meitl: The Detroit Economic Growth Corporation (DEGC) is working directly with entities that control private industrial properties to match make with the automotive suppliers that are interested; evaluating properties that they have and encouraging them to market directly; making sure that the spec sheets and the documents that show properties available are in the hands of DEGC, business development managers as they are talking to these companies.

Commissioner Esparza: Question regarding notification or conversation with property owners to the west regarding this request, did you receive any feedback?, were they aware of the proposal.

Cassi Meitl: DEGC engaged with the owners; no conflict with road access; aware of the proposal; there was not negative feedback.

Commissioner Esparza: Does the City have any position at this time regarding taking this industrial zoning all the way to W. Warren?

Greg Moots : The area between McGraw and W. Warren there is significant residential property. There are several challenges that did not seem appropriate at this time.

George Etheridge: McGraw has an active bus line.

Commissioner Esparza: Are there any added protections for those on the north side of McGraw.

Cassi Meitl: Yes, Council Member Castaneda-Lopez has provided guidelines about landscape buffers and truck route studies.

Commissioner Esparza: Has there been any conversation with MDOT or any needs to be aware of?

Cassi Meitl: Yes, the City has been in direct contact with MDOT, they own the property but DPW maintains it.

Commissioner Pawlowski: Has there been any consideration regarding repurposing empty buildings that the City already owns?

Cassi Meitl: Yes the city is evaluating repurposing properties, there is a problem with height requirements.

Commissioner Andrews expressed concern regarding single family properties in the area, vacant or occupied. What condition are the vacant homes? Will there be an investigation regarding the condition of the unoccupied structures?

Cassi Meitl: Unoccupied structures owned by the City will be demolished by the developer; based on FCA's timeline, it is estimated to be two (2) years.

Commissioner Andrews concerned about the occupied homes that are next to City owned unoccupied homes; expressed concerns regarding the proposed timeline relative to development of the proposed land to be rezoned; would like unoccupied, blighted properties in area placed on the demolition list.

Commissioner Russell: The proposed rezoned area, per the City, what will the plan look like and what will that do for the City? With the 15 jobs per acre, Concerned with size of facility and how much lot coverage and jobs per acre, what would be the ideal number? Does that area have the capacity to support the facility.

Cassi Meitl: Majority of manufacturing is light industrial, looking similar to a warehouse concept, not a lot of architectural features, with buffers. **Flex N Gate** is mentioned as an example of best practices, as a tier one supplier. The Mayor is committed to a high number of jobs per acre; advocating fifteen (15) jobs per acre. The City is upholding Detroit Employment Solutions as a hiring entity for the City. There is no confirmed site plan at this time.

Commissioner Webb referenced an item mentioned in the report regarding attendees and whether any attendees associated with an association attended the meeting.

*Chairperson James: Going forward, is it possible to disseminate information regarding proposed sites to Commissioners earlier. Expressed concern regarding **Flex N Gate's** lack of a significant buffer.*

Public Comments

Lora Sanchez, Office of Council Member Castaneda-Lopez – Support - highlighted Council Member Castaneda-Lopez concerns and suggestions referenced in letter

Mr. Brickman – Against – No posting of notice of request.

Alicia Skillman – Assistant Pastor – Not aware of proposal; concerned about truck traffic (300 church members)

Juan Lopez

Item to come before the Commission for recommendation and action on October 3, 2019

- C. **PRESENTATION** – Request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 81-119 Garfield Street to allow for a mixed-use development to provide approximately 85

apartment units, commercial tenant space, a parking structure and outdoor community space.

Kimani Jeffrey provided a summary of report submitted on September 18, 2019 regarding a minor modification to an existing PD-H (Planned Development-Historic) zoning district for parcels commonly known as 81-119 Garfield.

The Sugar Hill project, a result of an RFP the City of Detroit put out for bid in 2017, was awarded to Develop Detroit. The project included an apartment building and parking structure. The original design for the apartment building totaled six (6) stories; it has been reduced by one story; reducing eighty-five (85) dwelling units to sixty-five (65). The original design for the structured parking space was six (6) stories; it has been reduced to four (4) stories, decreasing the parking spaces from 221 to 164. Retail space has been decreased from 12,558 square feet to 12,022 square feet. The apartment building is planned to have an L-shaped configuration that will wrap the parking structure and screen it from view along the public rights-of-way; retail space is proposed to be located along Garfield Street and in a “green alley” that abuts the west side of the property.

The changes outlined for the Sugar Hill Project are considered a minor modification to the original approved plans and is generally consistent with Section 61-3-98 - Modification of Approved Plans for the zoning ordinance.

CPC staff and the Planning and Development Department find changes to be appropriate.

Commissioner Pawlowski motioned approve and support the recommendation of CPC staff; seconded by Commissioner Webb. Motion was approved.

IV. Unfinished Business - None

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

Marcell Todd indicated that during the last meeting on September 5, 2019, the Commission took action on the mixed tape TMSO Gateway; five (5) items that staff addressed in their recommendation. The last item, not to include the recommendation for off street parking based upon the recommendation from Code Studio, once we established clarity and support for the item. Staff revised its recommendation to strike that item, asked Commission to revise action to include support for on street parking being counted for the off-street parking on Woodward and Grand River. Additional changes are forthcoming.

Commissioner Russell motioned to accept Staff recommendation to revise initial recommendation to include on street parking to cover off street parking requirements for the within the TMSO proposal as a PILOT for a stretch of Woodward and Grand River; seconded by Commissioner Webb. Motion approved.

Kimani Jeffrey provided a brief update on the Zone Detroit Project. Code Studio, consultant has released its Zone Analytic report which provides a series of recommendations to address problems with the current Zoning Ordinance. These recommendations are potential solutions, but should be considered a starting point for discussion, prior to the preparation of draft revisions to the Zoning Ordinance. Scheduled meetings: September 24, 2019, Eastside Community Network, 5:30 – 7:30; October, 1, 2019, at Focus Hope on Oakman Blvd., 5:30 – 7:30; September 23, 2019, Eastern Market, 5:30 – 7:30.

Marcell Todd – next meeting will start off with a budget discussion; go over list submitted last year and provide updates; followed by old business items remaining. Bring back Staff's findings on the fee study.

VIII. Communications - None

IX. Public Comment

Toya Watts, President, Charlevoix Association – Regarding Traffic Impact Analysis – community not provided with any updates. Taking part of Butzel Service Center parking lot for development.

Alison Laskey – Regarding Traffic Impact Analysis – study did not address safety

Tristen Taylor – CBA volunteers highlights area that have not been addressed; submitted response to traffic study has petition with 120 signatures.

Commissioner Pawlowski wants clarification as to whether PDD/HRD is providing online surveys

Commissioner Russell questioned whether staff will communicate missing process to help facilitate it.

Chairperson James – CPC staff directed to facilitate update for community

Commissioner Pawlowski – how to obtain survey through internet/directed staff

X. Adjournment - Meeting adjourned at 8:30 pm.