



Coleman A. Young Municipal Center
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September 23, 2020

Honorable Alton James
Chairman, City Planning Commission
City of Detroit
2 Woodward Avenue, Suite 208
Detroit, MI 48226

RE: Commitments with respect to State Fairgrounds Redevelopment and Master Plan of Policies Change #27 September 24th, 2020

Dear Chairman James:

In response to the feedback received during the community engagement process, the City is prepared to make a number of commitments in connection with the redevelopment of the former State Fairgrounds. The City will memorialize these commitments to the community through Council resolutions, all of which will be legally binding. We would further ask CRIO to monitor these items.

The City will submit (at the same time as the land sale and the master plan amendment is approved) a series of related resolutions.

- A resolution appropriating the land sale proceeds for the transit center;
- A resolution directing GSD to fund the improvements to the State Fair community park projects;
- A resolution indicating the City will agree to allow a 3-month period for a feasibility study of the Dairy Cattle Building and Coliseum enabling advocates, the City Planning and Development Department and Detroit Building Authority to evaluate potential reuse or relocation of those buildings;
- A resolution that will allow City BSEED – Environmental Affairs to do air quality baseline testing in the area so that results would be available should additional industrial uses be proposed for Phase 2 or Phase 3; and
- A resolution that commits the City to the following:



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- Upon notification by BSEED of an administrative hearing or a BZA proceeding or by a CPC rezoning with respect to Phase 2 or Phase 3, the City will host a community meeting within 30 days of the hearings; and
- At those meetings, the City will solicit community input and present industrial buffering methods, which the City will recommend to BSEED, the BZA or CPC if the development team seeks to use those properties under conditional uses.

Attached are sound and light studies from Amazon showing no appreciable difference between current light and sound on the site and the conditions after Amazon is operating. We wanted to provide this information in advance of the meeting, so the committee members had time to absorb its implications.

I ask that you share this commitment with your Commissioners. This letter and its attachments will be posted on the City's website: <https://detroitmi.gov/government/mayors-office/michigan-state-fairgrounds-development> later today and we look forward to the discussions at the 5:10pm public hearing on September 24, 2020 on this matter.

Thank you for your consideration.

Respectfully,

Arthur Jemison
Group Executive – Planning, Housing and Development

cc: City Planning Commissioners
Marcell Todd, Director of the Detroit City Planning Commission,
Kathryn Underwood, Senior Planner, City Planning Commission
Kimani Jeffrey, City Planner, City Planning Commission
Nick Khouri, Group Executive, Jobs and Economy
Luke Polcyn, Executive Director, Jobs and Economy
Raymond Diggs, Senior Advisor Mayor's Office
Kathryn Trudeau, Deputy Director, PDD
Karen Gage, Director of Zoning Innovation, PDD

Attachments: "Crosswalk" Matrix between CPC Staff recommendations and JET/PHD
(Sound Study) Acoustical Impact of Proposed Distribution Facility - Project Panda
(Light Plan) Electrical Light Plan



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ATTACHMENT “Crosswalk Matrix CPC Staff recommendations and City Proposal

CPC Staff Recommendation	City Commitment via Resolution
<p>Establish a body and/or mechanism to continue to share, engage with and respond to the community throughout the development of this project, construction phases and beyond.</p>	<p>A resolution that commits to the City to the following:</p> <ul style="list-style-type: none"> • Upon notification by BSEED of an administrative hearing or a BZA proceeding or by a CPC rezoning with respect to Phase 2 or Phase 3, the City will host a community meeting within 30 days of the hearings; and • At those meetings, the City will solicit community input and present industrial buffering methods, which the City will recommend to BSEED, the BZA or CPC if the development team seeks to use those properties under conditional uses.
<p>Perform a health impact analysis to address concerns regarding environmental impacts during construction and on-going with regard to any possible noise, light and/ or air quality impacts. Measure the claimed efficacy of the mitigation actions, and as was suggested, demonstrate this project as a model for this type of redevelopment in an urbanized setting.</p>	<p>A resolution that will allow City BSEED – Environmental Affairs to do air quality baseline testing in the area so that results would be available should additional industrial uses be proposed for Phase 2 or Phase 3.</p> <p>*Traffic, noise, and light impacts have been analyzed. Copies of those studies have been provided.</p>
<p>Consider the feasibility of utilizing some portion of the Hertz Coliseum in the design of the new transit center. Add architects with expertise in preservation to the team doing the assessment and design.</p>	<p>The City will agree to allow a 3-month period for a feasibility study of the Dairy Cattle Building and Coliseum enabling advocates, the City Planning and Development Department and Detroit Building Authority to evaluate potential reuse or relocation of those buildings.</p>
<p>Consider memorializing additional commitments for the project in an MOU, memo or other means.</p>	<p>A resolution appropriating the land sale proceeds for the transit center; and</p> <p>A resolution directing GSD to fund the improvements to the State Fair community park projects.</p>