

# City of Detroit

**Alton James**  
Chairperson  
**Lauren Hood, MCD**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**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](mailto:cpc@detroitmi.gov)

**Brenda Goss Andrews**  
**Damion W. Ellis**  
**David Esparza, AIA, LEED**  
**Gregory Pawlowski**  
**Frederick E. Russell, Jr.**  
**Angy Webb**  
**Henry Williams**

January 14, 2021

## HONORABLE CITY COUNCIL

**RE: Request of the Planning and Development Department to amend the Detroit Master Plan of Policies for the area known as Fort Wayne generally bounded by the Detroit River, Rademacher Street (extended), West Jefferson Avenue, and Cavalry Street (extended) (RECOMMEND APPROVAL)**

## NATURE OF REQUEST

The Planning and Development Department (P&DD) is requesting to amend the Detroit Master Plan of Policies for the area known as Fort Wayne, which includes the smaller adjacent US Army Corps of Engineers property, generally bounded by the Detroit River, Rademacher Street (extended), West Jefferson Avenue, and Cavalry Street (extended).

The property is located in the West Riverfront Neighborhood area of Neighborhood Cluster 5 of the Master Plan of Policies (see attached P&DD Proposed amendment). The current “future general land use” designation for this area is PR (Regional Park). The proposed “future general land use” designation is INST (Institutional). The proposed map amendment is being requested to allow for a number of the existing historic buildings at Historic Fort Wayne to be adaptively used.

## PROPOSED DEVELOPMENT

The City of Detroit General Services Department (GSD) released a Request for Information (RFI) to determine if there is interest from private sector/3<sup>rd</sup> parties, under the guidance of GSD, to lease one or more buildings at the site, renovate the buildings in exchange for reduced rent, and adaptively use the building for select uses. In order to allow this RFI process to move forward, GSD is requesting to rezone the site to Planned Development (PD) to allow the buildings to be adaptively used subject to approval by the Director of GSD. The INST Master Plan designation is being proposed in order to allow the City to lease uses within the Historic Fort Wayne.

## CPC PUBLIC HEARING RESULTS

On June 18, 2020, the City Planning Commission (CPC) held a public hearing, at which no members of the public spoke.

## ANALYSIS

In early February 2020, CPC staff sent letters, as required by State law, to adjacent cities informing them of the proposed Master Plan change and requesting comments. To date, CPC has not received any comments from adjacent cities.

Historic Fort Wayne is a former military facility now owned by the City of Detroit. Despite numerous redevelopment plans over the past forty years, none of these plans have come to fruition and a majority of the buildings have sat vacant for decades and fallen into varying states of disrepair. The current rezoning initiative and subject Master Plan amendment are among efforts by GSD to facilitate the creation of new partnerships in order to revitalize the subject vacant buildings. Upon initial review, the proposed Master Plan change appears to be appropriate.

While the current PR designation has served the facility well, given the available open spaces and their occasional recreational use, the INST designation is ideal for the historic collection of structures, past, present and projected future uses and activities.

## RECOMMENDATION

At its June 18, 2020 meeting, the City Planning Commission took action to recommend that the Master Plan change be approved: P&DD's resolution on the Master Plan amendment should be taken up with the associated rezoning ordinance.

Respectfully submitted,

Alton James, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, CPC Staff

cc: Katy Trudeau, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD  
Brad Dick, Director, GSD  
Arthur Jemison, Group Executive for Housing, Planning and Development  
Bruce Goldman, Law  
Lawrence Garcia, Corp. Counsel



February 4, 2020

Marcell R. Todd Jr, Director  
Detroit City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**RE: A resolution to amend the Detroit Master Plan of Policies for the area known as Fort Wayne and generally bounded by Detroit River, Rademacher St. (extended), W. Jefferson Ave., and Calvary St. (extended).to accommodate the reuse of the existing buildings (Master Plan Change #24)**

**Director Todd:**

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies. Adoption of this resolution would accommodate changes in the Master Plan of Policies that would permit a requested rezoning to the PD (Planned Development) zoning classification to allow the reuse of the now-vacant buildings within Fort Wayne for future commercial uses.

**Location**

The subject site is located in the Neighborhood Cluster 5, West Riverfront Neighborhood Area of the Master Plan of Policies. The site is bounded by the Detroit River, Rademacher St. (extended), W. Jefferson Ave., and Calvary St. (extended). The Gordie Howe Bridge is being constructed to the northeast.

**Existing Site Information**

The site contains historic Fort Wayne, City-owned and operated by the Detroit General Services Division. The majority of the buildings are vacant and several are falling into disrepair. The site is designated a Michigan State Historic Site and is listed on the National Register of Historic Places. The current Master Plan of Policies Future General Land Use designation for the site is PR (Regional Park).

**Surrounding Site Information**

Property to the east and west are zoned M4 (Intensive Industrial), are designated as IDP (Distribution/Port Industrial), and are developed as a partially vacant property and the former DTE power plant. Land to the north is zoned M2 (Light Industrial) and M4, is designated as CN (Neighborhood Commercial), and will be a portion of the new Gordie Howe Bridge development.

**Project Proposal**

The Master Plan designation is being revised in conjunction with a requested rezoning to PD (Planned Development) that would show the existing buildings adaptively reused for any of the uses allowed in the SD1 or SD2 zoning classifications, plus Bed and Breakfast Inn, Hotel, Motel, or Youth Hostel/Hostel.

**Interpretation**

**Impact on Surrounding Land Use**

The adaptive reuse of the existing buildings should not significantly impact the surrounding industrial and transportation uses. W. Jefferson is a major street carrying large amounts of traffic.

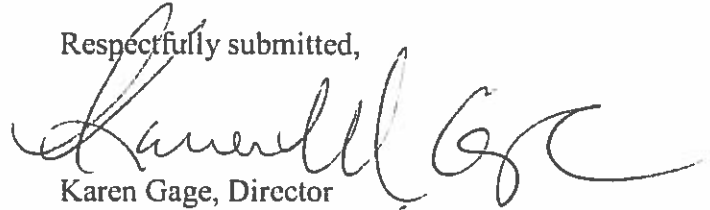
**Impact on Transportation**

A DDoT route runs along W. Jefferson, which is designated as a “Major Street” in the Master Plan.

**Recommended Master Plan Amendment**

The Planning and Development Department requests this proposed amendment to the Master Plan of Policies to accommodate the reuse of Fort Wayne. This amendment permits the rezoning of the property and the potential rehabilitation and leasing of the buildings to various entities. The open portions of the site and the start fort would remain unchanged and still be operated by the City. The Planning and Development Department therefore requests that the proposed Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by the Detroit River, Rademacher St. (extended), W. Jefferson Ave., and Calvary St. (extended) from PR (Regional Park) to INST (Institutional).

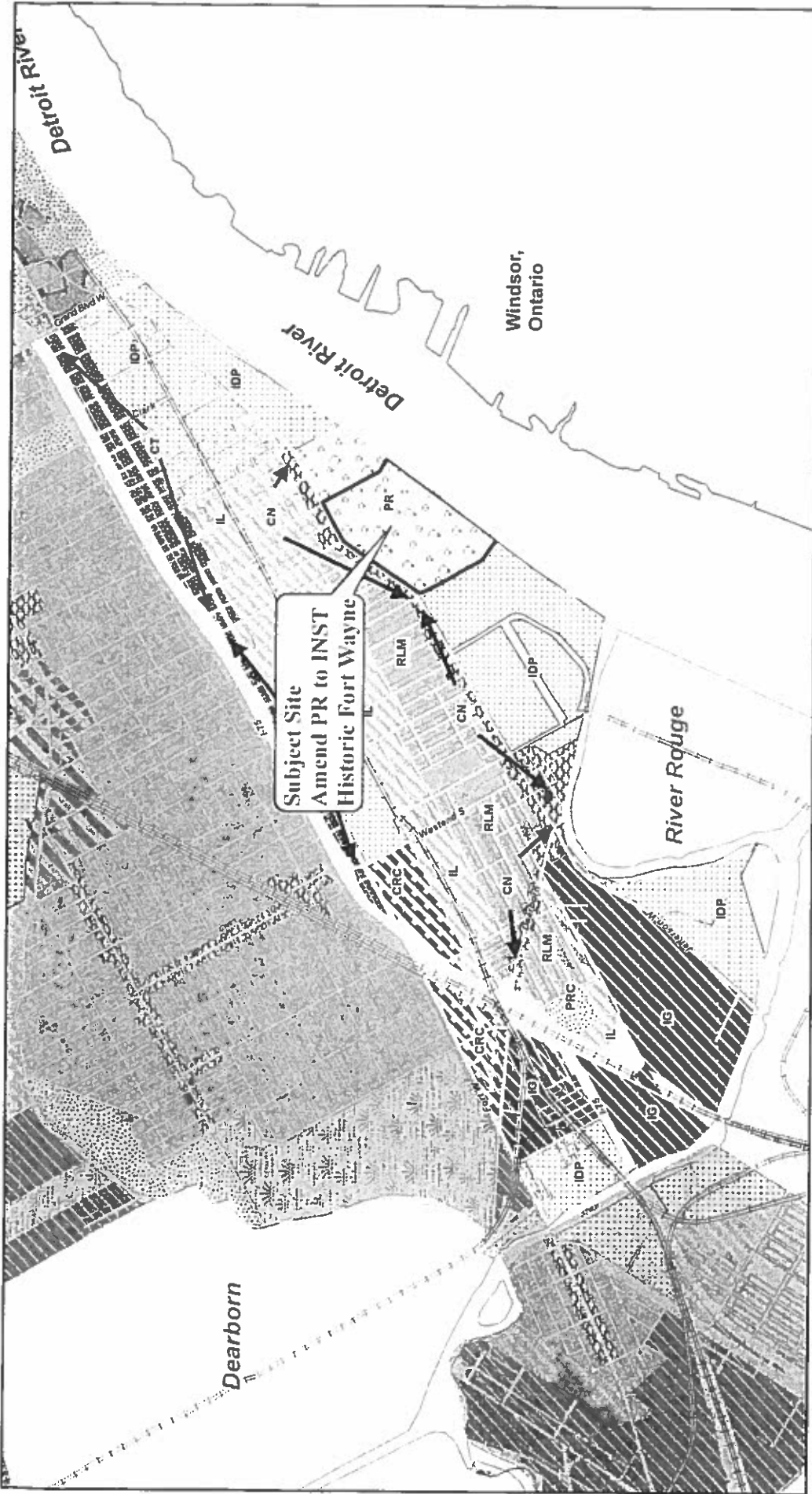
Respectfully submitted,



Karen Gage, Director  
Office of Zoning Innovation  
Planning and Development Department

**Attachments**

Future General Land Use Map: Map 5-7B, Neighborhood Cluster 5, West Riverfront.



Map 5-7B

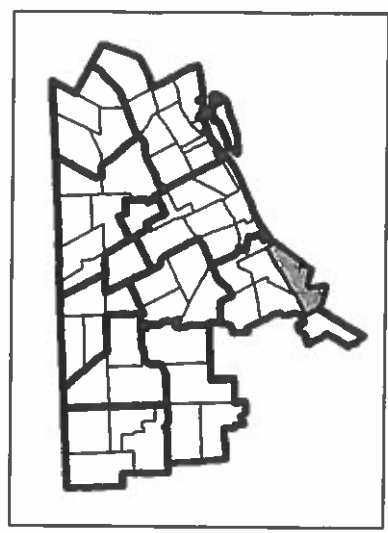
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 5 West Riverfront



### Future Land Use

- |  |  |  |   |
|--|--|--|---|
|  | Low Density Residential (RL)           |  | Distribution / Port Industrial (IDP)    |
|  | Low / Medium Density Residential (RLM) |  | Mixed - Residential / Commercial (MRC)  |
|  | Medium Density Residential (RM)        |  | Mixed - Residential / Industrial (MRCI) |
|  | High Density Residential (RH)          |  | Mixed - Town Center (MTC)               |
|  | Major Commercial (CM)                  |  | Recreation (PRC)                        |
|  | Retail Center (CRC)                    |  | Regional Park (PR)                      |
|  | Neighborhood Commercial (CN)           |  | Private Marina (PRM)                    |
|  | Thoroughfare Commercial (CT)           |  | Airport (AP)                            |
|  | Special Commercial (CS)                |  | Cemetery (CEM)                          |
|  | General Industrial (IG)                |  | Institutional (INST)                    |
|  | Light Industrial (IL)                  |  |   |



DETROIT MASTER PLAN OF POLICIES  
MASTER PLAN CHANGE # TWENTY-FOUR

A RESOLUTION TO AMEND THE DETROIT MASTER PLAN OF POLICIES TO CHANGE THE FUTURE GENERAL LAND USE DESIGNATION FOR THE AREA KNOWN AS “FORT WAYNE” AND GENERALLY BOUNDED BY DETROIT RIVER, RADEMACHER ST. (EXTENDED), W. JEFFERSON AVE., AND CALVARY ST. (EXTENDED). FROM PR TO INST.

By Council member \_\_\_\_\_

WHEREAS, The Detroit Master Plan of Policies, adopted July 28, 2009, consists of policies and methods for improving the City of Detroit as a place for people to live and work based upon their needs and desires; and

WHEREAS, The Detroit Master Plan of Policies is approved and adopted as a major reference for evaluating proposed development activities and/or action programs such as neighborhood plans, urban renewal plans, zoning amendments, property acquisition or disposition, and construction of public or private facilities; and

WHEREAS, The Detroit Master Plan of Policies is continuously studied and amended as needed to reflect the desires of residents, businesses, and industries of the City of Detroit; and

WHEREAS, the Planning & Development Department requests that the Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by the Detroit River, Rademacher St. (extended), W. Jefferson Ave., and Calvary St. (extended) from PR (Regional Park) to INST (Institutional) to allow for the rezoning of the property and the potential rehabilitation and leasing of the buildings to various entities.

NOW, THEREFORE, BE IT RESOLVED, The Detroit Master Plan of Policies is amended as follows:

The only map to be modified is the Neighborhood Cluster 5-7B, Neighborhood Cluster 5, West Riverfront: to change the Future General Land Use designation from PR to INST for the area generally bounded by the Detroit River, Rademacher St. (extended), W. Jefferson Ave., and Calvary St. (extended)