

EASTERN MARKET ZONING UPDATE AND MASTER PLAN AMENDMENT

PUBLIC MEETING #3 March 31, 2021

WWW.DETROITMI.GOV/EASTERNMARKET



CITY OF DETROIT

Notice of Public Outreach

You are invited to give input on the following proposal.

PROPOSAL

Eastern Market Master Plan Amendment + Rezoning

OUTREACH DETAILS

Wed., March 31 at 5 pm via phone (312) 626-6799 Meeting ID: 835 3474 9843 https://citvofdetroit.zoom.us/i/83534749843

Thurs., April 15 at 5 pm via phone (312) 626-6799 Meeting ID: 963 5559 3579 https://citvofdetroit.zoom.us/i/96355593579? pwd=TTIoMzN5M3pmU1RKNXp1MjJlczN3UT09

ADMINISTRATIVE SUMMARY

Market food industrial businesses' ability to grow at their current sites. The Eastern Market framework plan involving stakeholder and community engagem completed in 2019, which identified a new location for food production businesses seeking dose proximity to Eastern Market.

The proposed changes are for the area generally bounded by Forest Avenue, Jos. Campau Street, Grafot Avenue, and Orleans Street. The overall goals and objectives of the neighborhood famework plan can be summarized in the following three ways: Jobs for Detroiters, Improve the Quality of Ule for Residents, keep Authenticity and Function of the Market.

The master plan and zoring implementation phase of the framework plan will.

Qualate opportunity for mixed-use development along the Dequind e Out and certain other corrictors for retail and service opportunities to serve residents and to also emocal age new housing opportunities.

Allow for future food industrial growth through the expansion of existing Eastern Market food related businesses and the attraction of new food related industries that can be sustained by surrounding residential workforce

he current goal is to complete the master plan and zoning amendments by July 2021. Note: There is no funding associated with the Master Plan amendmen

ONLINE FEEDBACK

For more information, contact Greg Moots, PDD Lead Planner at greg@detroitmi.gov



With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TIY number 711), or enal circollectoring you to schedule these services.

ADMINISTRATIVE SUMMARY

Eastern Market is a strong economic anchor within this community; however, the federal 2011 Food Safety and Modernization Act impacts some existing Eastern Market food industrial businesses' ability to grow at their current sites. The Eastern Market framework plan involving stakeholder and community engagement was completed in 2019, which identified a new location for food production businesses seeking close proximity to Eastern Market.

The proposed changes are for the area generally bounded by Forest Avenue, Jos. Campau Street, Gratiot Avenue, and Orleans Street. The overall goals and objectives of the neighborhood framework plan can be summarized in the following three ways: Jobs for Detroiters, Improve the Quality of Life for Residents, Keep Authenticity and Function of the Market.

The master plan and zoning implementation phase of the framework plan will:

- Create opportunity for mixed-use development along the Dequindre Cut and other corridors for retail and service opportunities to serve residents and to also encourage new housing opportunities.
- Allow for future food industrial growth through the expansion of existing Eastern Market food related businesses and the attraction of new food related industries that can be sustained by surrounding residential workforce.

The current goal is to complete the master plan and zoning amendments by July 2021. Note: There is no funding associated with the Master Plan amendment.

JS35 PICK ANY PICTURE...

John Sivils, 3/17/2021

OVER 29 ZONING ENGAGEMENT MEETINGS TO DATE

Eastern Market Partnership (EMP), the City of Detroit (City), and Detroit Economic Growth Corporation (DEGC) have hosted

4 Public Meetings

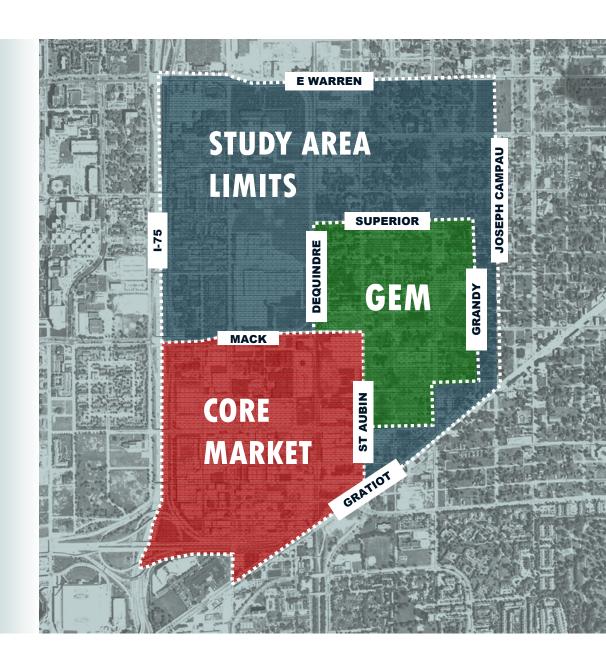
- Community Meeting August 20, 2020
- Community Meeting November 11, 2020
- CPC Hearing on November 19, 2020
- Tonight!

10+ Business Developer Stakeholder Meetings

15+ Neighborhood Meetings with Residents

AGENDA

- FRAMEWORK
- MASTER PLAN AMENDMENT
- > UPDATED ZONING MAP
- OUTREACH
 RESPONSES/ UPDATES
- CORE MARKET BUSINESS
 AND DEVELOPER OUTREACH
 RESPONSES/ UPDATES
- USES
- **A & 9**



NEIGHBORHOOD FRAMEWORK

- The FRAMEWORK began in January 2018 and was completed in November 2019 to respond to the 2011 Food Safety Modernization Act
- Discussions (20-70 participants each); 5
 Public Meetings (collectively over 700 in attendance). Numerous community stakeholder meetings as needed in various formats such as needed, neighborhood bike rides, and canvassing with businesses and neighbors
- THREE GOALS AND OBJECTIVES JOBS For Detroiters, IMPROVE QUALITY OF LIFE, KEEP THE AUTHENTICITY AND FUNCTION of the Market

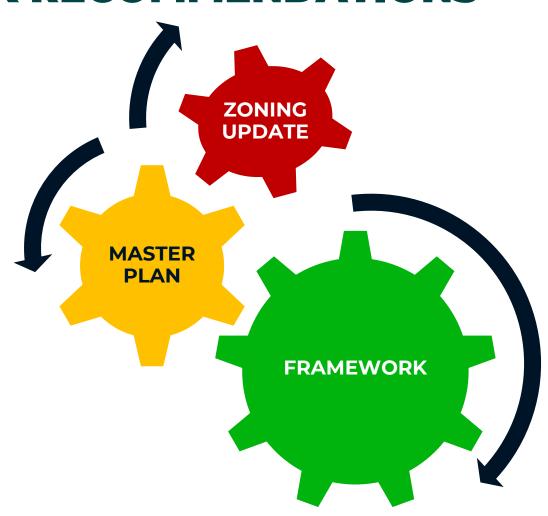


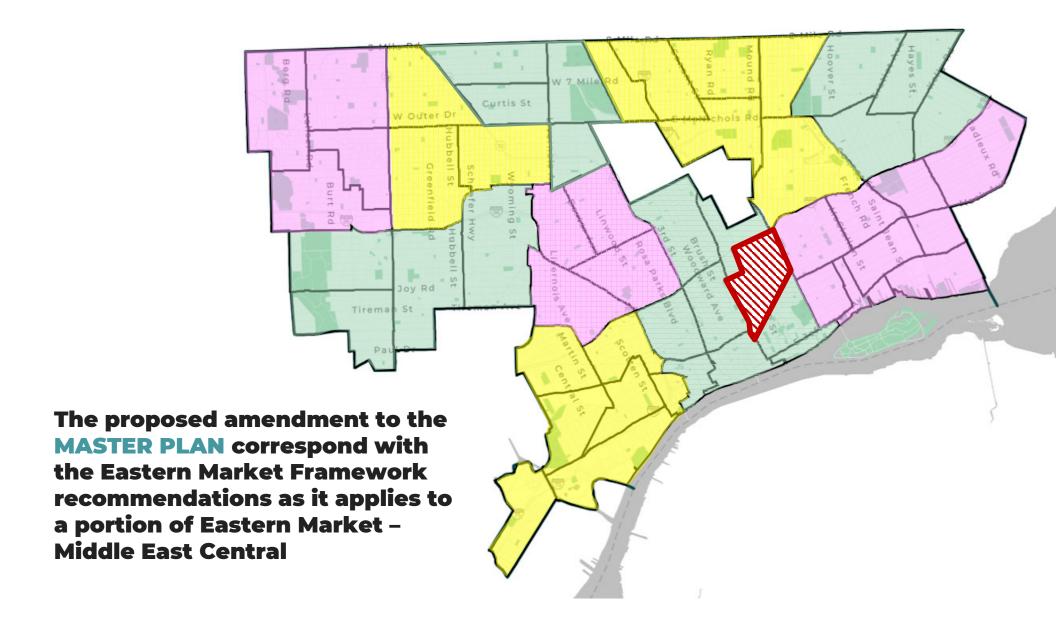


How do we propose to amend the MASTER PLAN OF POLICIES?

USE FRAMEWORK RECOMMENDATIONS

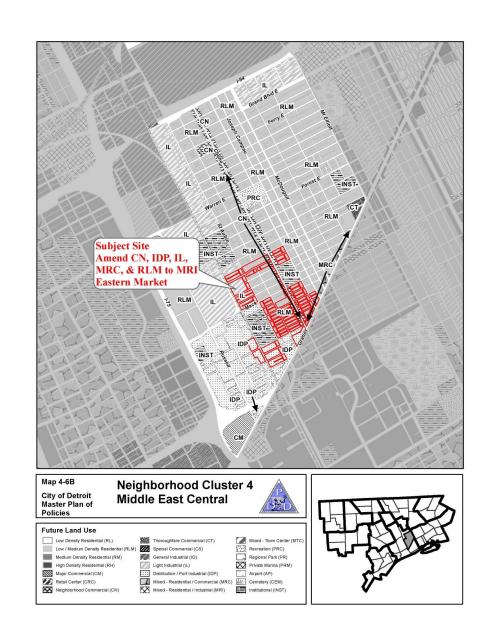
- ☐ Framework
 recommendations for
 land-use are the basis for
 the proposed Master
 Plan amendment
- ☐ The Master Plan would be amended to accommodate food industrial development and mixed-use residential development
- ☐ Helps to provide certainty for business development and the jobs that would come with it





MASTER PLAN MAP AMENDMENT

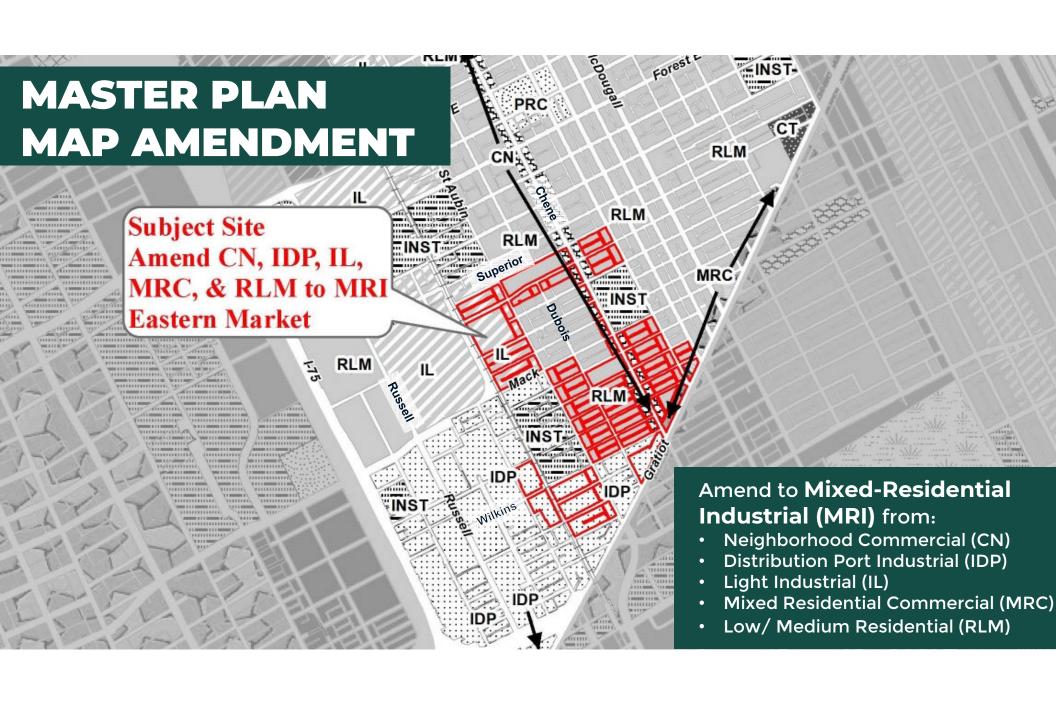
- ☐ Amend the current Neighborhood Commercial (CN), Distribution Port Industrial (IDP), Light Industrial (IL), Mixed Residential Commercial (MRC), and Low/ Medium Residential (RLM) to Mixed-Residential Industrial (MRI)
- ☐ The amended map would allow for future residential growth in GM27 neighborhood; as well as food industry growth to help sustain it.
- ☐ Commercial corridors that can serve residents in any future development would remain as an opportunity in this area



Slide 10

GM27 updated

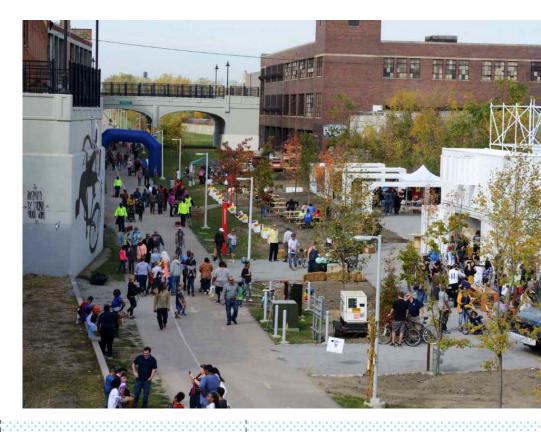
Greg Moots, 3/22/2021





MASTER PLAN POLICY INITIATIVES

- ☐ Supports the City of Detroit in its effort to become the center of Food Production and distribution in the Great Lakes Region and expand job opportunities
- ☐ Supports the development of the Joe Louis Greenway and the expected connection to the Dequindre Cut
- ☐ Supports mixed-use housing and retail
- ☐ Supports quality of life for the protection of neighborhoods with screening and setbacks based on the standards of the Eastern Market Neighborhood Framework





Why are we proposing a new MKT District for Market and Distribution?

EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

MAP CHANGE

Core Market:

- Rezone commercial and industrial districts to MKT.
- Rezone Dequindre Cut to SD2 to support new housing and retail

GEM

- Rezone to MKT to allow for food production job center.
- Rezone to SD support new housing and retail along Chene and St. Aubin

Gratiot Corridor

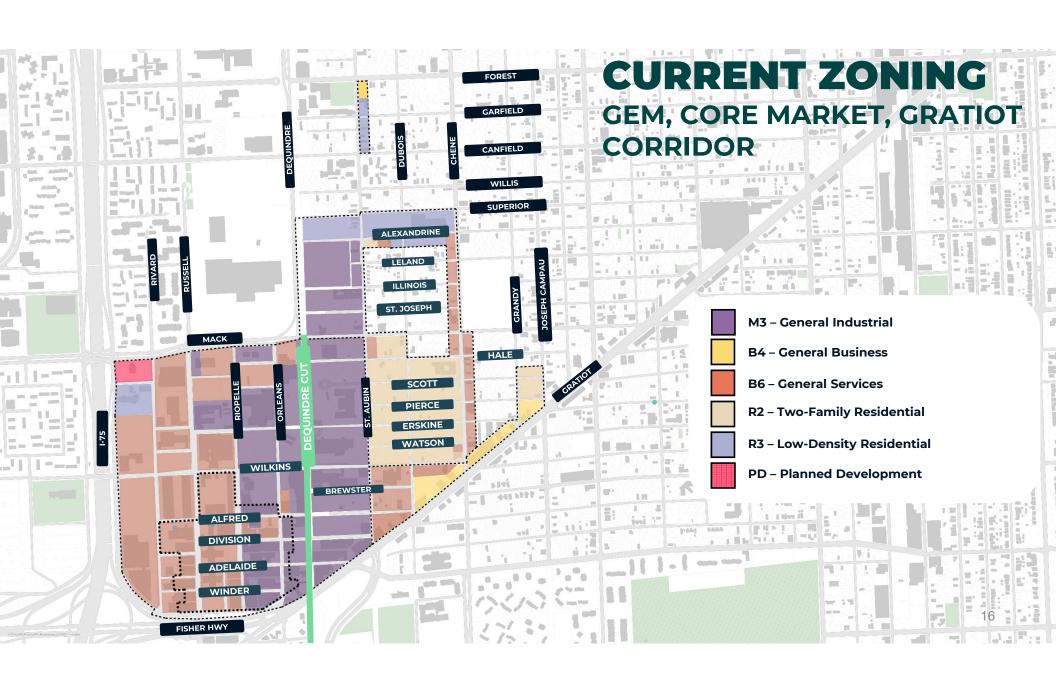
 Rezone to SD2 for mixed use development

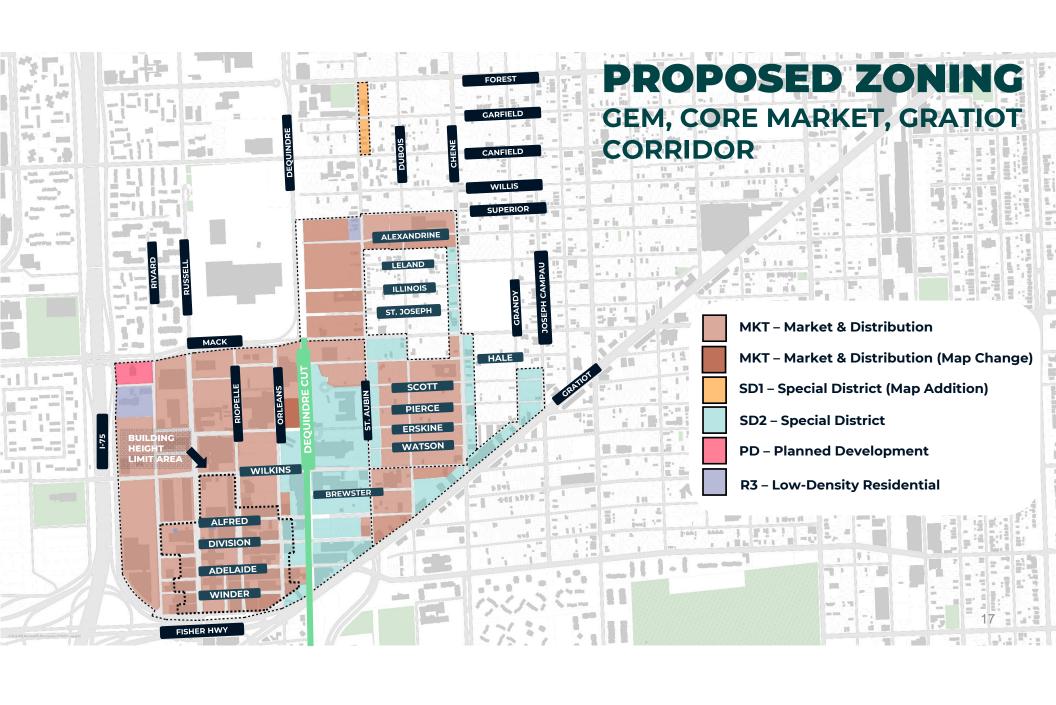
TEXT CHANGE

- Create a market specific zoning district, MKT.
- Generally incorporate existing uses from B6
- Update uses to remove those no longer applicable or desired, particularly the heavy industrial
- Create setback and screening requirements to separate new food production development from residential areas in the GEM

- Support food production over other uses within Core Market
- Parking design to be at rear or side of structures
- Encourage adaptive reuse of through additional by-right uses specified for rehabs only
- Reduce parking requirements within the Market Core to encourage new investment

PROPOSED MAP AND TEXT AMENDMENTS, AND USE PERMISSIBILITY TABLE ARE POSTED ON THE PDD WEBSITE DETROITMI.GOV/EASTERNMARKET





RESIDENTIAL ENGAGEMENT Since CPC public hearing November 19

Eastern Market Partnership, the City, DEGC, and DLBA held limited size in-person residential stakeholder meetings, zoom meetings, and hybrid virtual and in-person meetings primarily with Grassroots, Kenyatta Block Club (KBC), and the East Canfield Neighborhood Association.

3 Residential stakeholder Meetings with East Canfield

Rezoning of St. Aubin parcels between Canfield to Forest from R3 and B4 to SD1 Side lots

10+ Neighborhood Meetings with Grassroots and KBC

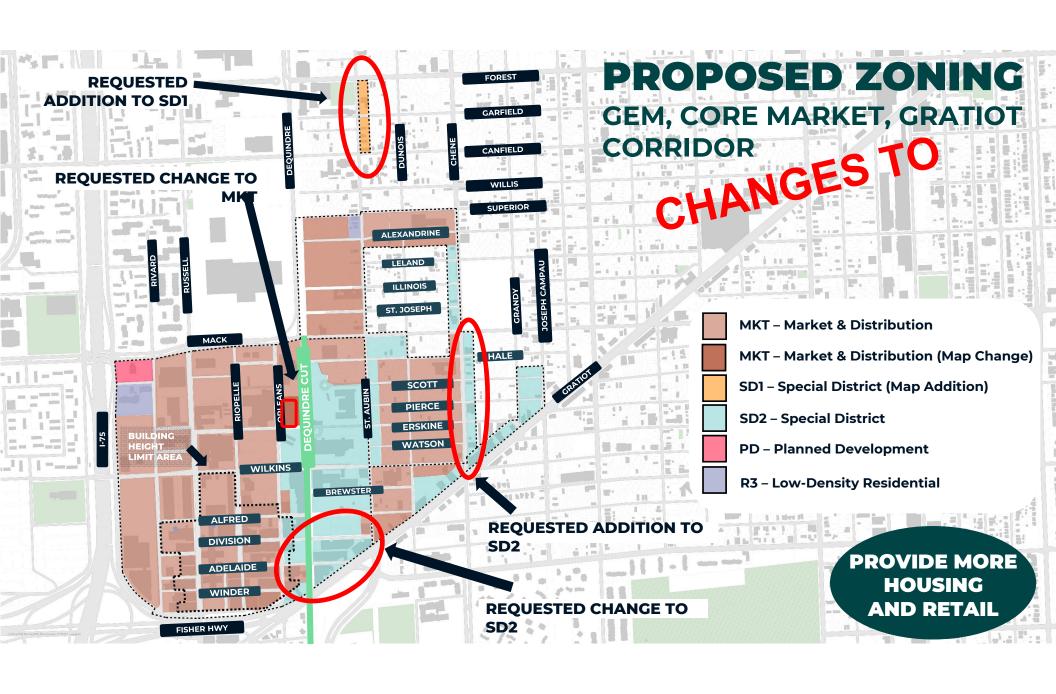
Philanthropic contributions to neighborhood stabilization efforts Truck Routes and traffic counts Side Lot Sales Meeting with the Office of Council President Pro-Temp Sheffield

Ongoing Engagement...

WHAT WE HEARD

How are residents concerns being addressed?





SD - MIXED USE RESIDENTIAL + RETAIL ZONE

☐ Areas Added for SD Mixed-Use Districts:

- Chene and St. Aubin
- Dequindre Cut
- Gratiot
- ☐ Allows for new residential opportunities in the neighborhood
- ☐ Encourages walkable retail development
- ☐ Provides ability for live-work maker space

Provide more Housing and Retail



Limit industry
and other harmful
uses in the area



*MKT will ONLY allow the following

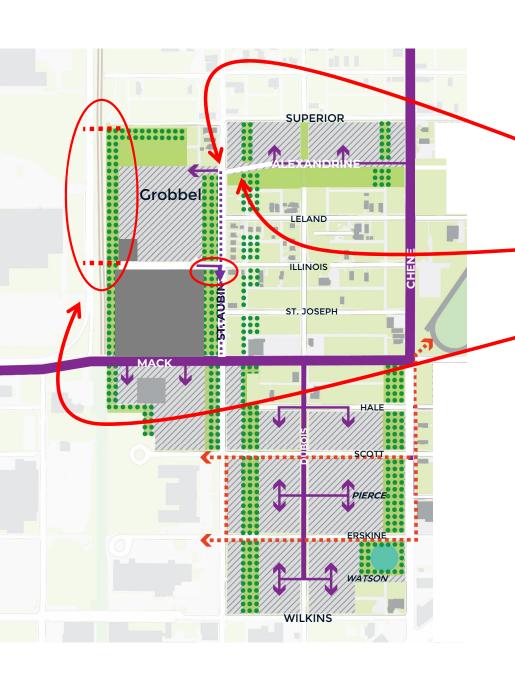
- ✓ Carbonic Ice manufacture (Dry Ice) with conditional approval only
- ✓ Meat Products Manufacturing or Processing – with conditional approval only
- ✓ Canning Factories (excluding fish products)
- ✓ Brewing or Distilling of Liquors
- ✓ Brewing of 20,000 or More Barrels of Beer Or Malt Beverage Per Year
- ✓ Coffee Roasting
- ✓ Dog or Cat Food Cannery or Manufacture (excluding rendering or the use of fish)





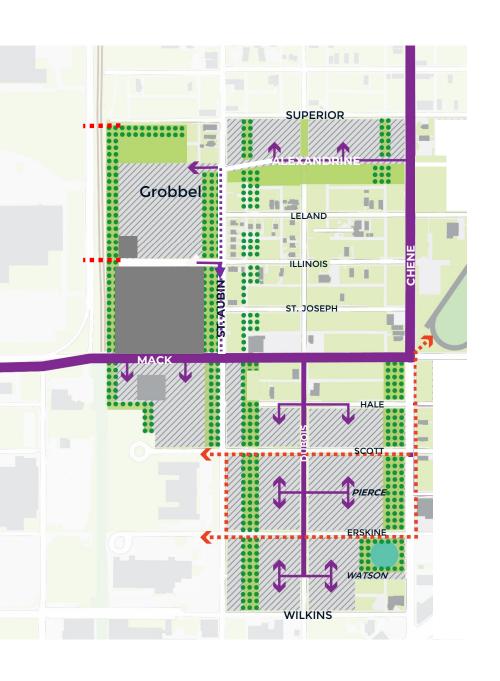
FRAMEWORK PROPOSED TRUCK ROUTES

Protect our neighborhoods and existing residential areas



REVISED PROPOSED TRUCK ROUTES

- □ De-emphasize St. Aubin as a truck route to only service Grobbel site.
- No Alexandrine truck entrance to reduce truck use of St. Aubin
- ☐ Continue to work with residents to study a possible Dequindre Street connection to further reduce truck route on St. Aubin
- ☐ Use existing truck routes, Chene and Mack



ENFORCING TRUCK ROUTES



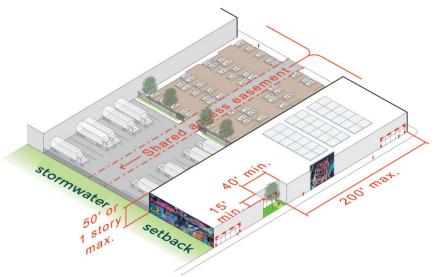


- DEGC will include these designated truck routes within the development agreement for each development
- Work with Residents to find appropriate locations for signage to Prevent Truck Traffic on Residential Roads
- Install Speed Humps on residential roadways to deter trucks from leaving designated routes

GEM HEIGHT LIMIT POLICY

MKT

GEM Height Limit Area* = 50'



*developers may not seek a waiver for this requirement



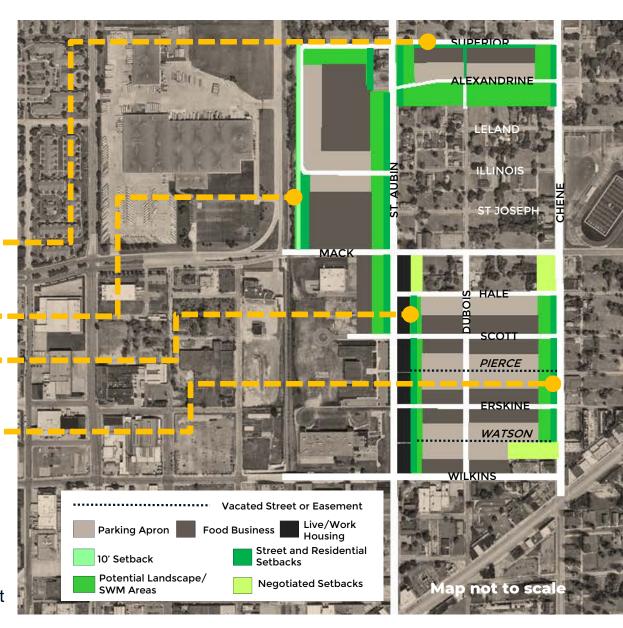
SETBACKS AND SCREENING

In setback area, new developments must have a minimum side setback (shown in dark green) of:

- 25' off Superior Street between St. Aubin and Chene
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

In the setback area, **vegetation** must be planted near the street or R2 and SD2 zoning that will be **10' tall** and **75**% **opaque**

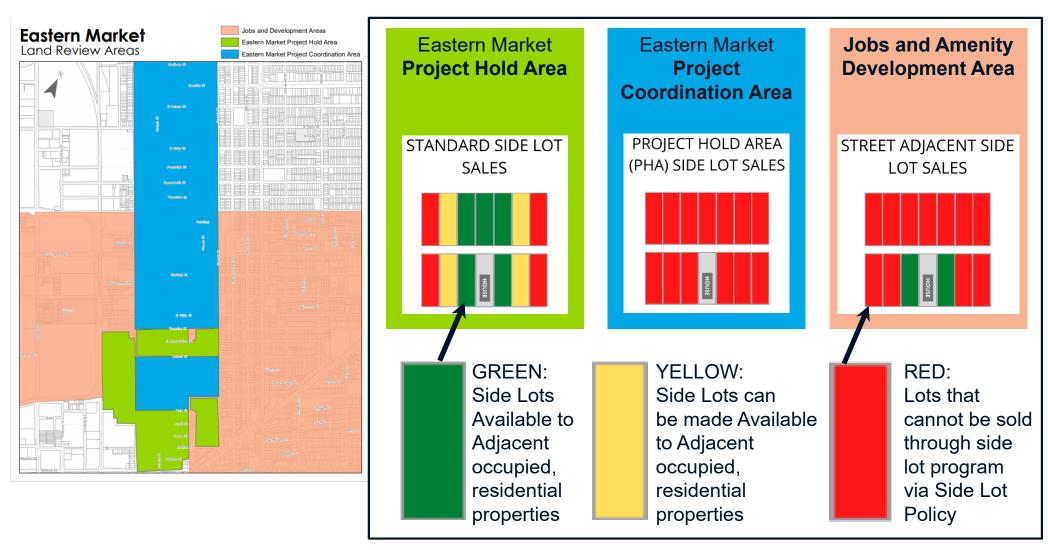
*developers may not seek a waiver for this requirement







NEIGHBORHOOD SIDE LOT SALES



ACCESS TO JOBS!

Development projects locating in the GEM will include job access to area residents:

- ✓ Application enrollment period will be made available to nearby residents within same zip code first (48207 & 48211)
- ✓ All new employment positions will be posted in collaboration Detroit at Work
- ✓ Application enrollment period will then be made to City of Detroit Residents
- ✓ Job postings will be shared with Eastern Market Partnership, ProTem Sheffield, and District 5 Department of Neighborhoods and job fairs
- ✓ Background friendly hiring processes will be encouraged for all new development projects





ZONING UPDATE SUMMARY OF CHANGES

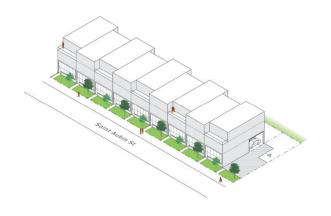
Response to Resident Feedback

Provide more opportunities for residential and retail development

- ✓ Added SD1 on St. Aubin between Forest and Canfield and SD2 designation east side of Chene from Gratiot up to the DEPSA Field expanding mixed-use opportunities
- ✓ Secured a mixed-income housing developer to provide 110 housing units at 1923 Division Street

Limit heavy industry and other potentially objectionable uses

- ✓ Meat processing and carbonic ice manufacture are reflected as conditional uses in MKT, no other Highimpact uses permitted in the district
- ✓ Limit the conditional use of slaughterhouses and poultry sales to 15k square feet maximum facilities





Response to Resident Feedback

Protect existing residential areas

- ✓ De-emphasize St. Aubin as a truck route, only to service Grobbel site
- ✓ Alternative access points to further to divert truck traffic from St. Aubin are under development
- ✓ Zoning includes setbacks according on the framework and as approved by PDD:
 - Established the 50' height limit in the GEM area equivalent to 2 typical high-bay industrial stories or 4 general use stories
 - Increased the setback to 25' along Superior Street (south)
 - Food businesses must present a truck traffic analysis as part of the city review process and community engagement process



Response to Resident Feedback

We want to be a part of the growth in our community

- ✓ Commitment to continued public engagement for all developments involving public lands by the City, DEGC, and the Eastern Market Partnership
- ✓ Eastern Market Partnership with Resident Groups

Remove side lot holds near me

✓ Launched a side lot sales initiative in partnership with the Detroit Land Bank Authority

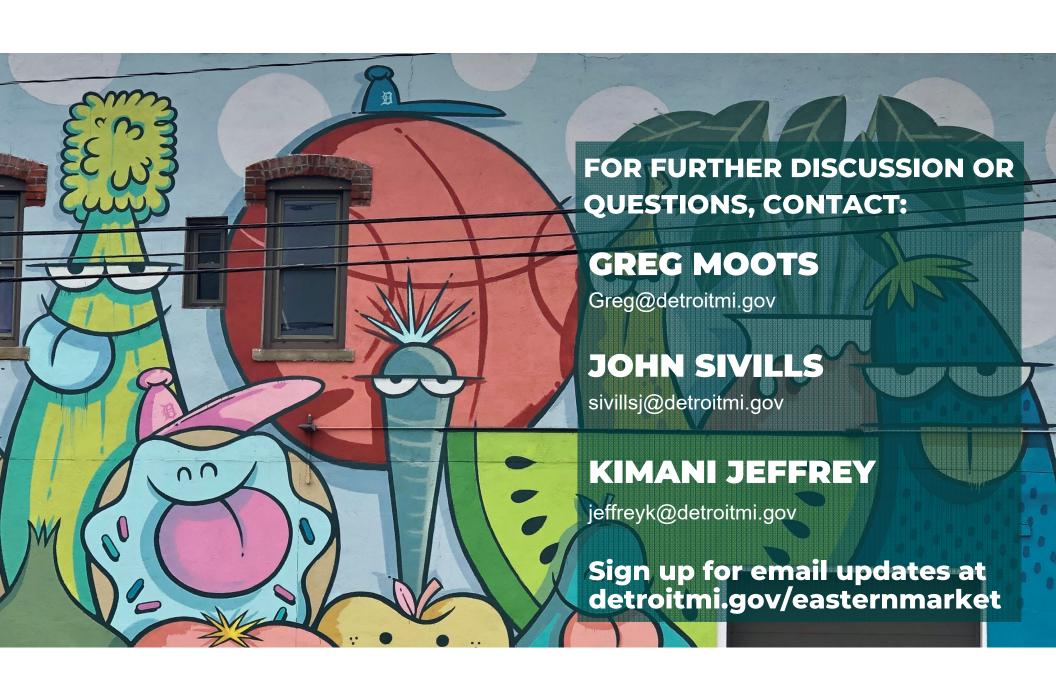
Access to new jobs created

✓ Detroit at Work jobs commitment to offer available jobs to neighborhood residents first (48207, 48211)



EASTERN MARKET ZONING UPDATE Timeline







BUSINESS AND DEVELOPER ENGAGEMENT Since CPC public hearing November 19

Eastern Market, the City, and the DEGC held business and developer stakeholder meetings via Zoom. This is was a follow-up to written concerns submitted to the City Planning Commission at the November 19, 2020 Public Hearing

3 Business Developer Stakeholder Meetings

Permissibility of Uses Height Limit Area Height Incentives

Numerous one on one discussions with individual businesses and developers

WHAT WE HEARD

How have concerns of the property owners in the Core Market been addressed?

BUSINESS AND DEVELOPER MKT Revision Requests

- □ Remove the height restrictions around the Historic Market Sheds
- □ Make art galleries, trade-schools, service, and retail uses by-right
- □ Remove conditional land use requirement for new construction office and residential
- □ Keep industrial zoning



HEIGHT LIMIT * CORE HEIGHT LIMIT AREA

Today:

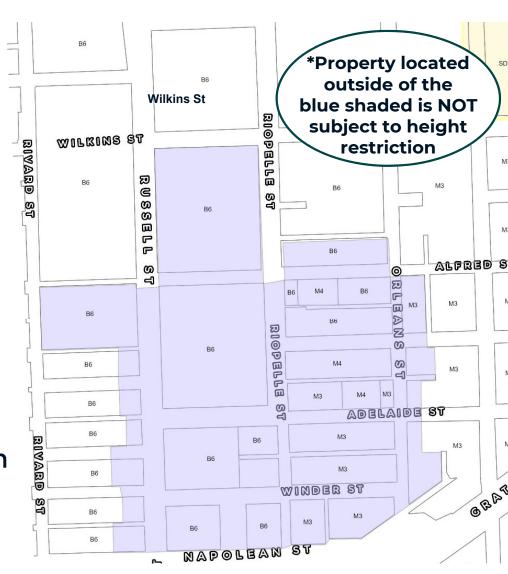
• B6: 80', ~ 7 stories

• M3: 80', ~ 7 stories

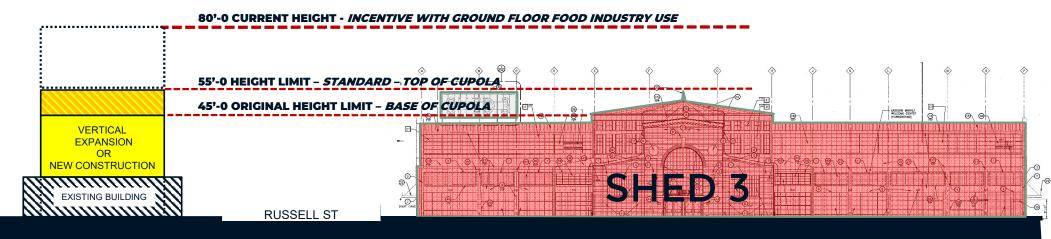
Proposed:

• MKT: 80', ~ 7 stories

- Area around sheds 55'
- ► NEW height bonus to 80'
 - If food production or distribution comprises 60% of ground level
 - Remaining 40% can be utilized for any other permitted use in MKT



HEIGHT LIMIT AND HEIGHT INCENTIVE



HEIGHT POLICY Timeline

August 2020

45 Feet

ORIGINAL HEIGHT LIMIT

BASE OF CUPOLA

VERTICAL

EXPANSION

NEW CONSTRUCTION



November 2020

55 Feet

EXTENDED HEIGHT 10' TO TOP OF CUPOLA

VERTICAL **EXPANSION NEW CONSTRUCTION**

80 Feet

MARCH 2021

HEIGHT INCENTIVE UP TO 80'-0 WITH GROUND FLOOR **FOOD INDUSTRY USE**

VERTICAL **EXPANSION** OR **NEW CONSTRUCTION**

RUSSELL ST

RUSSELL ST

RUSSELL ST

RESIDENTIAL AND COMMERCIAL LAND USES

MKT by-right, not limited to



- ✓ Renovation for residential (lofts)
- ✓ Office in a renovated building of any size + expansion of 200% of ground floor area
- ✓ All retail shops up to 15K SF in size
- ✓ Restaurants
- ✓ Art gallery or museum
- ✓ Only Animal Grooming, Barber or Beauty Shop, Nail Salons above 1st Floor
- √ Radio / TV Stations

RESIDENTIAL AND COMMERCIAL LAND USES

MKT conditional, not limited to



- ✓ New construction office and residential (not including 200% expansion of ground floor area of existing structures)
- ✓ Non-food related services, such as veterinary clinic, fitness club, medical clinic
- ✓ Parking structure with ground floor retail

ZONING UPDATE SUMMARY OF CHANGES

Response to Business & Developer Feedback

Remove height restrictions around the Historic Market Sheds

- ✓ Increased height to 55'
- ✓ Provided height bonus for food maker or distribution projects
- ✓ BZA remains a path for increased heights

Limited number of by-right uses ✓

Changes have been made to allow more uses by-right

Remove conditional land use requirement for <u>new</u> <u>construction</u> office and residential

✓ The conditional land use process is proposed to remain in place to support renovation of existing structures and provide added review

Response to Business & Developer Feedback

Keep industrial zoning

✓ In order to protect existing residents from abrasive uses and to encourage food production and new housing, we proposed MKT or SD2 for industrially zoned sites

EASTERN MARKET ZONING UPDATE Timeline



