



EASTERN MARKET

MASTER PLAN AMENDMENT

PUBLIC MEETING #4

April 15, 2021

WWW.DETROITMI.GOV/EASTERNMARKET



Moderna/Pfizer Vaccines at All City Locations

TCF Center / M-F 9 a.m.-6 p.m.

Northwest Activities Center / M-F 9 a.m.-1 p.m.

Neighborhood Sites

April 15

from 8 a.m. - 5 p.m.

Breithaupt Career Center
9300 Hubbell

Islamic Center of Detroit
14350 Tireman

April 16

from 8 a.m. - 5 p.m.

East English Village Prep
5020 Cadieux

Community Saturdays

9 a.m. - 1 p.m.

Fellowship Chapel
7707 W. Outer Drive

Second Ebenezer
14601 Dequindre Road

Greater Grace Temple
23500 W. Seven Mile Road

Call (313) 230-0505 for appointment

**Anyone 16+ years of age are now
Eligible for a free vaccination
at any location**

**For an
Appointment
dial**

(313) 230-0505

**use this same number
to schedule at any location**

**call
TODAY**



**Find the 3 closest
COVID-19 vaccine
locations**

**Text your
address to
(313) 217-3732**

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://cityofdetroit.zoom.us/j/83534749843>

Thurs., April 15 at 5 pm via phone (312) 626-6799 Meeting ID: 963 5559 3579
<https://cityofdetroit.zoom.us/j/96355593579>
pwd=TTIoMzN5M3pmU1RKNXp1MjJlcZn3UT09

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 certain 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.

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 TTY number 711, or email crio@detroitmi.gov to schedule these services.

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OVER 30 ZONING ENGAGEMENT MEETINGS TO DATE

15+

Residential stakeholder Meetings

Grassroots, KBC, East Canfield, Farnsworth

10+

Business/ Developer Stakeholder Meetings

Core Market, GEM

2

Focus Group Meetings

Businesses/ Residents

1

Preliminary CPC Meeting

July 23, 2020

2

CPC Hearings

Nov 19, 2020
*Apr 15, 2021

3

Public Meetings

Aug 20, 2020
Nov 11, 2020
Mar 31, 2021

947

GovDelivery Registrants

As of Mar 21, 2021

OVER 4k

Mailed notices community meetings and hearings

NEIGHBORHOOD FRAMEWORK



E WARREN

STUDY AREA
LIMITS

I-75

SUPERIOR

DEQUINDRE

GEM

GRANDY

JOSEPH CAMPAU

MACK

CORE
MARKET

ST AUBIN

GRATIOT

NEIGHBORHOOD FRAMEWORK

- The FRAMEWORK began in January 2018 and was completed in November 2019 to respond to the 2011 Food Safety Modernization Act
- ENGAGEMENT included 7 Roundtable 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



THE FRAMEWORK

GEM – 20+ YEAR FULL BUILDOUT

Potential
to Create 1,500
Jobs over 20 Years



Eastern Market

Where Small, Independent Businesses Start



Eastern Market

A Place About Food



Eastern Market

A Place About Food



Eastern Market

A Place About Food



MADE TO ORDER



BLEND:

USDA PRIME CERTIFIED ANGUS BEEF

THICKNESS:

0.625 INCHES

SIZE:

8 OUNCES

Eastern Market

Where Everyone is Warmly Welcomed



Happier Detroit

Detroit's Gathering Place



Eastern Market District

Make No Mistake – Investment is Needed



Eastern Market At The Crossroads

We Could Take the Well-Worn Path. . .

- ✓ A large wave of real estate investment overwhelms the market district and washes away core values. This has happened in city after city around the globe.



Eastern Market At The Crossroads

Queen Victoria Market, Melbourne



Eastern Market At The Crossroads

Fulton St. Market Chicago 2010



Eastern Market At The Crossroads

Fulton Street Market, Chicago 2020



Eastern Market At The Crossroads

...Or We Can Take a Less Travelled Path

- ✓ A large wave of real estate investment makes the Eastern Market even stronger and helps Detroit become healthier, wealthier, and happier.



Eastern Market At The Crossroads

Three Tools to Defend Core Values

1. Building a Development Culture That Supports Core Values
 - ✓ Development Protocols
 - ✓ Annual Development Metrics
 - ✓ Annual Awards Program
2. Active non-profit groups to do projects and programs that the for-profit sector cannot or will not do.
 - ✓ EMDC
 - ✓ Develop Detroit
 - ✓ Churches, C.A.N. Arts, Grassroots Detroit, Kenyetta Block Club
3. Regulatory Framework
 - ✓ Historic Preservation
 - ✓ Zoning



Adjusting Regulations

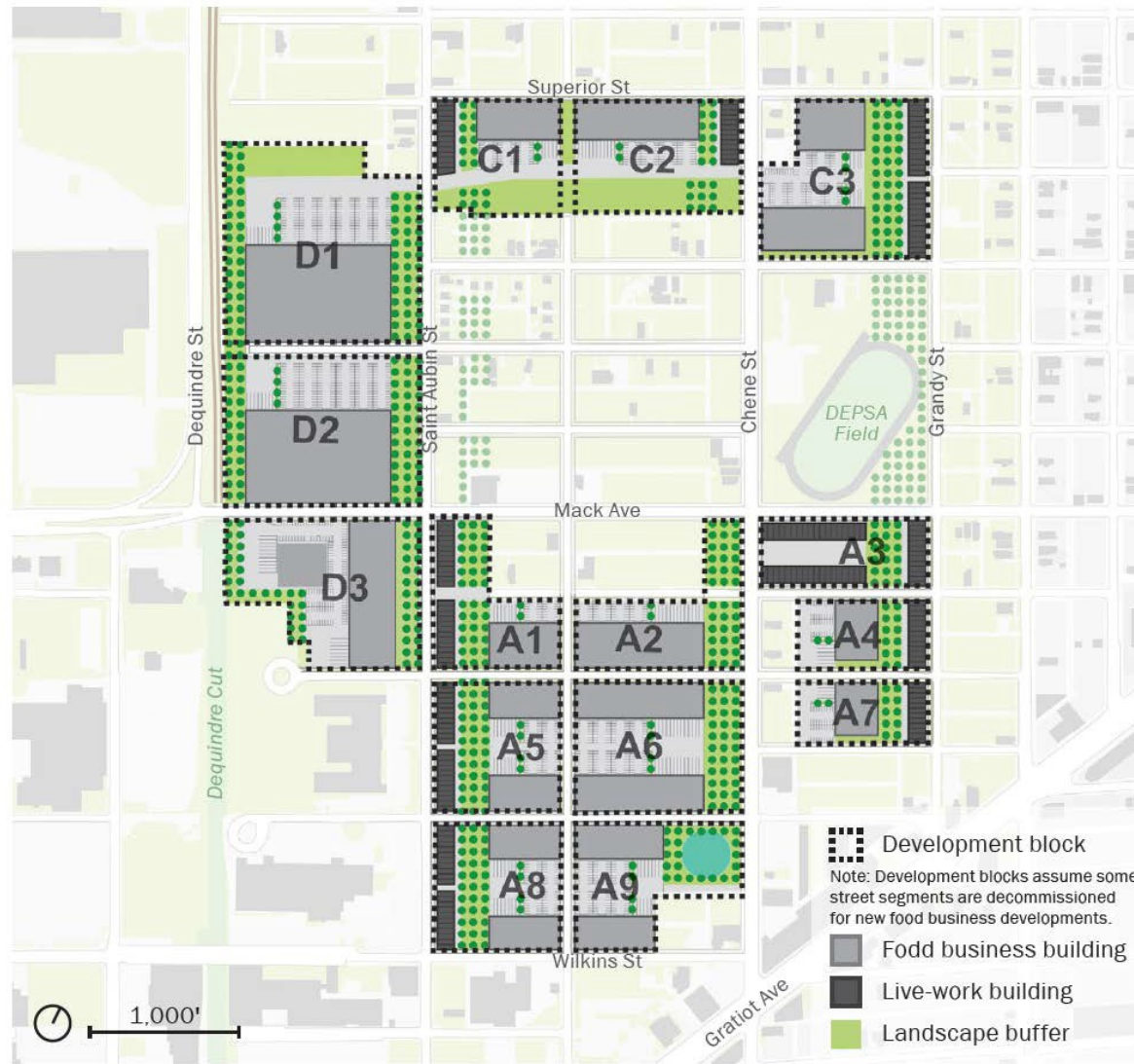
To Develop Mostly Vacant Land in the Expansion Area



Expanding Eastern Market

To Add Food Jobs and Enhancing Quality of Life

BLOCK REFERENCE PLAN



Adjust Regulations

To Preserve & Enhance Character of the Historic Core

1. Preservation of Smaller Food Uses

- ✓ Expansion Area for Larger Footprint Food Businesses
- ✓ Keeping Smaller Food Businesses in the Core even as the % of such use declines

2. Appropriate Scale and Context

- ✓ Height Limits
- ✓ Conditional Uses

3. Preserving Valuable Historical Architecture

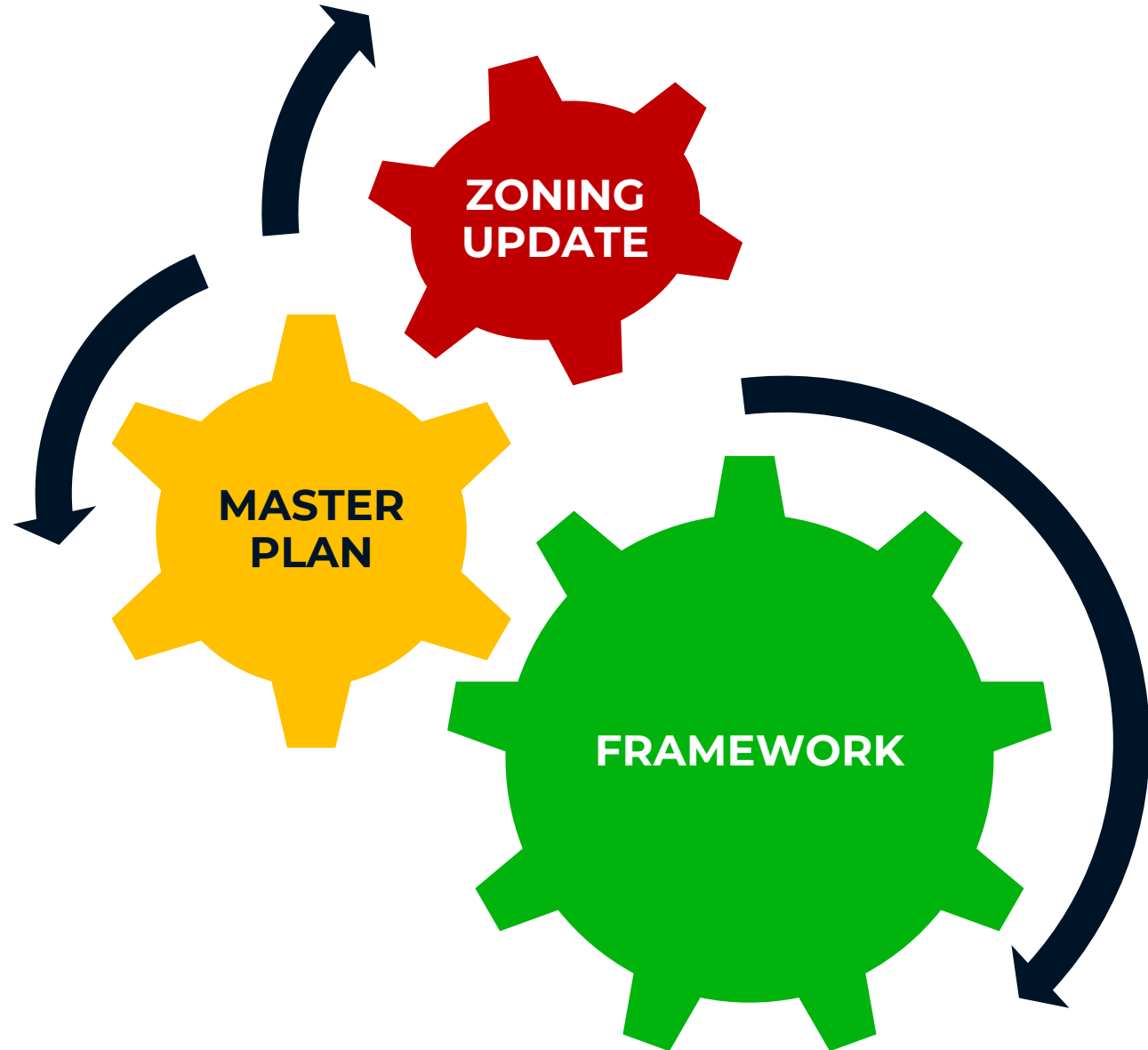
- ✓ Historic Tax Credits



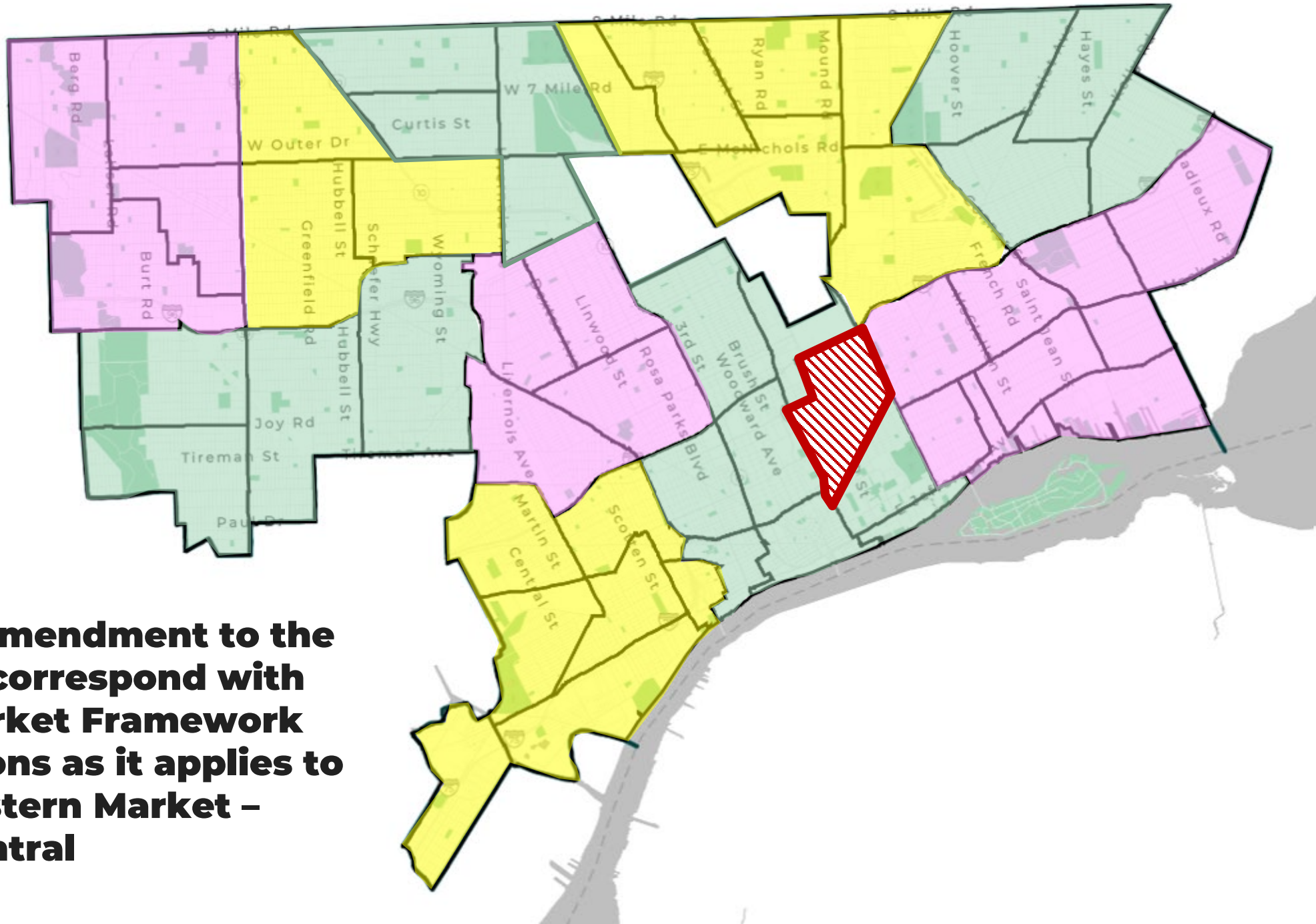
***How do we propose to
amend the MASTER
PLAN OF POLICIES?***

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



The proposed amendment to the **MASTER PLAN correspond with the Eastern Market Framework recommendations as it applies to a portion of Eastern Market – Middle East Central**



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 the 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



Map 4-6B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Middle East Central

Future Land Use		
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> Low Density Residential (RL)</div> <div style="width: 50%;"> Low / Medium Density Residential (RLM)</div> <div style="width: 50%;"> Medium Density Residential (RM)</div> <div style="width: 50%;"> High Density Residential (RH)</div> <div style="width: 50%;"> Major Commercial (CM)</div> <div style="width: 50%;"> Retail Center (CRC)</div> <div style="width: 50%;"> Neighborhood Commercial (CN)</div> </div>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> Thoroughfare Commercial (CT)</div> <div style="width: 50%;"> Special Commercial (CS)</div> <div style="width: 50%;"> General Industrial (IG)</div> <div style="width: 50%;"> Light Industrial (IL)</div> <div style="width: 50%;"> Distribution / Port Industrial (IDP)</div> <div style="width: 50%;"> Mixed - Residential / Commercial (MRC)</div> <div style="width: 50%;"> Mixed - Residential / Industrial (MRI)</div> </div>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> Mixed - Town Center (MTC)</div> <div style="width: 50%;"> Recreation (PRC)</div> <div style="width: 50%;"> Regional Park (PR)</div> <div style="width: 50%;"> Private Marina (PRM)</div> <div style="width: 50%;"> Airport (AP)</div> <div style="width: 50%;"> Cemetery (CEM)</div> <div style="width: 50%;"> Institutional (INST)</div> </div>

MASTER PLAN MAP AMENDMENT

Subject Site
Amend CN, IDP, IL,
MRC, & RLM to MRI
Eastern Market

**Amend to Mixed-Residential
Industrial (MRI) from:**

- Neighborhood Commercial (CN)
- Distribution Port Industrial (IDP)
- Light Industrial (IL)
- Mixed Residential Commercial (MRC)
- Low/ Medium Residential (RLM)

THE FRAMEWORK

GEM – 20+ YEAR FULL BUILDOUT



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



EASTERN MARKET ZONING

PUBLIC HEARING

April 15, 2021

WWW.DETROITMI.GOV/EASTERNMARKET



EASTERN MARKET ZONING

Housekeeping Items

1. Correct text in the submitted ordinance to maintain controlled use spacing regulations
2. Correct Sec 50-3-323 to exempt brewpubs, microbreweries, etc as regulated in MKT
3. Correct text to clarify that height limit boundary only applies to the first 60 feet from Russell Street
4. Corrections to Use Table:
 - Correct inconsistencies between the allowable uses listed in the text and those listed in the use table (e.g. “private club, lodge, or similar use”)
 - Clarify adaptive reuse of schools category in MKT
5. Map Amendment Notice Correction: Designate parcels along St Aubin between Forest and Canfield as SD1 as part of map amendment

***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

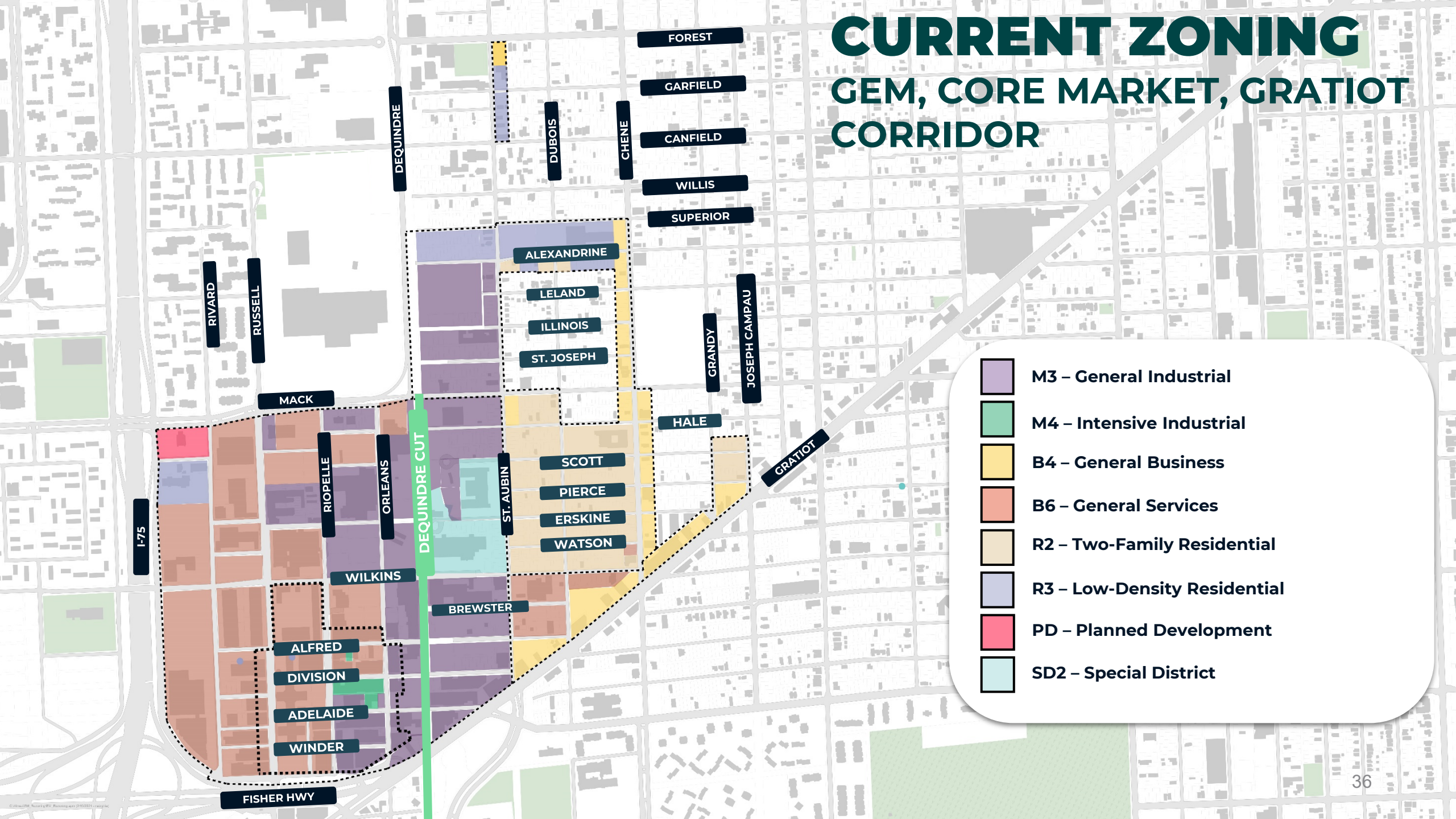
TEXT CHANGE

- 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 in the GEM
- Parking design to be at rear or side of structures
- Support food production over other uses within Core Market
- Encourage adaptive reuse of through additional by-right uses specified for rehabs only
- Allow 10 day review period for demolition
- Spacing between regulated uses (bars/brewpub) to be removed
- 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

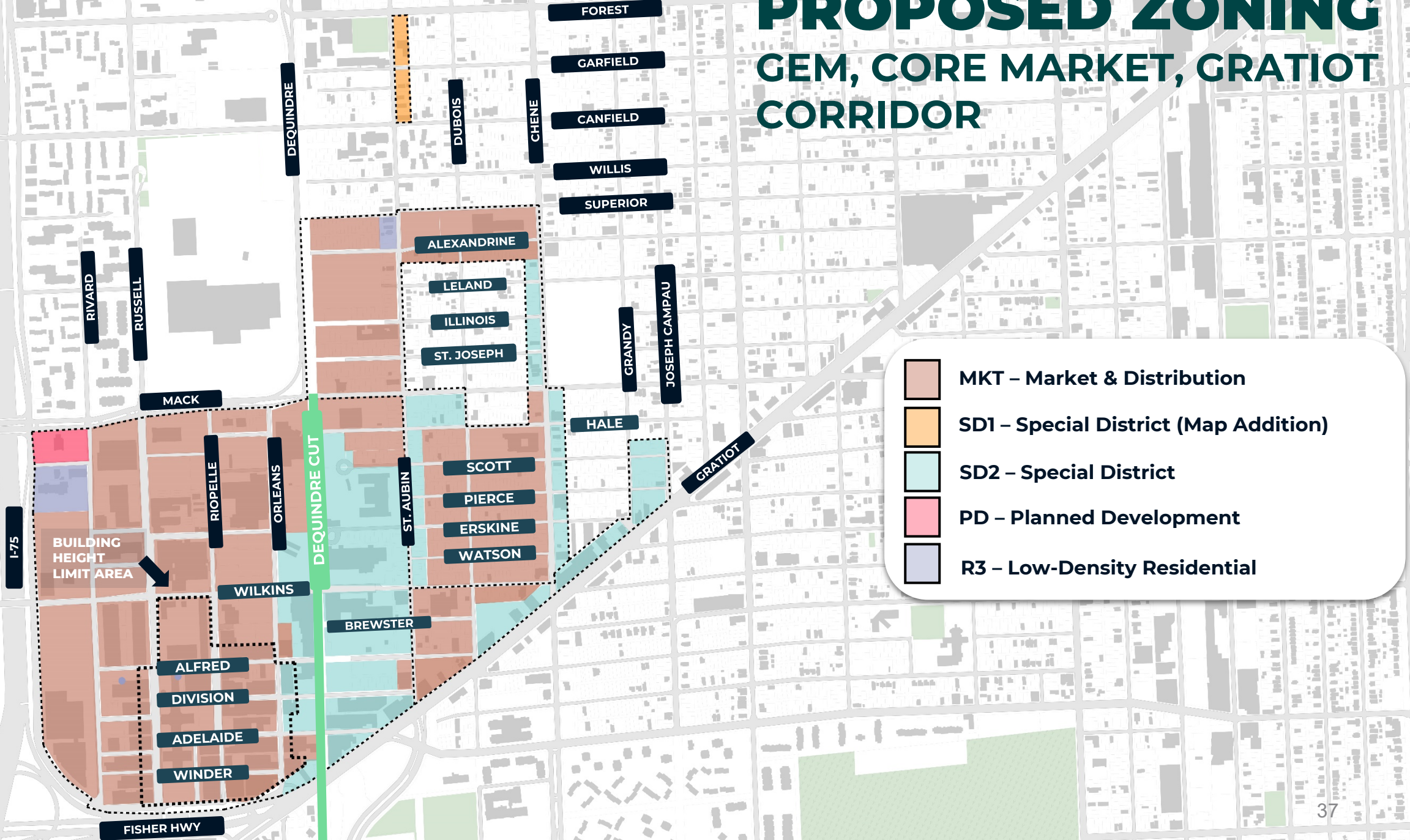
CURRENT ZONING

GEM, CORE MARKET, GRATIOT CORRIDOR



- M3 - General Industrial
- M4 - Intensive Industrial
- B4 - General Business
- B6 - General Services
- R2 - Two-Family Residential
- R3 - Low-Density Residential
- PD - Planned Development
- SD2 - Special District

PROPOSED ZONING GEM, CORE MARKET, GRATIOT CORRIDOR



WHAT WE HEARD

How are residents concerns
being addressed?

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...



Provide more opportunities for residential and retail development

Limit industry and other harmful uses in the area

Protect our neighborhoods and existing residential areas

Let me buy side lots near me

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

How do we get jobs in our community

PROPOSED ZONING GEM, CORE MARKET, GRATIOT CORRIDOR

CHANGES TO

**REQUESTED
ADDITION TO SD1**

REQUESTED CHANGE TO MKT

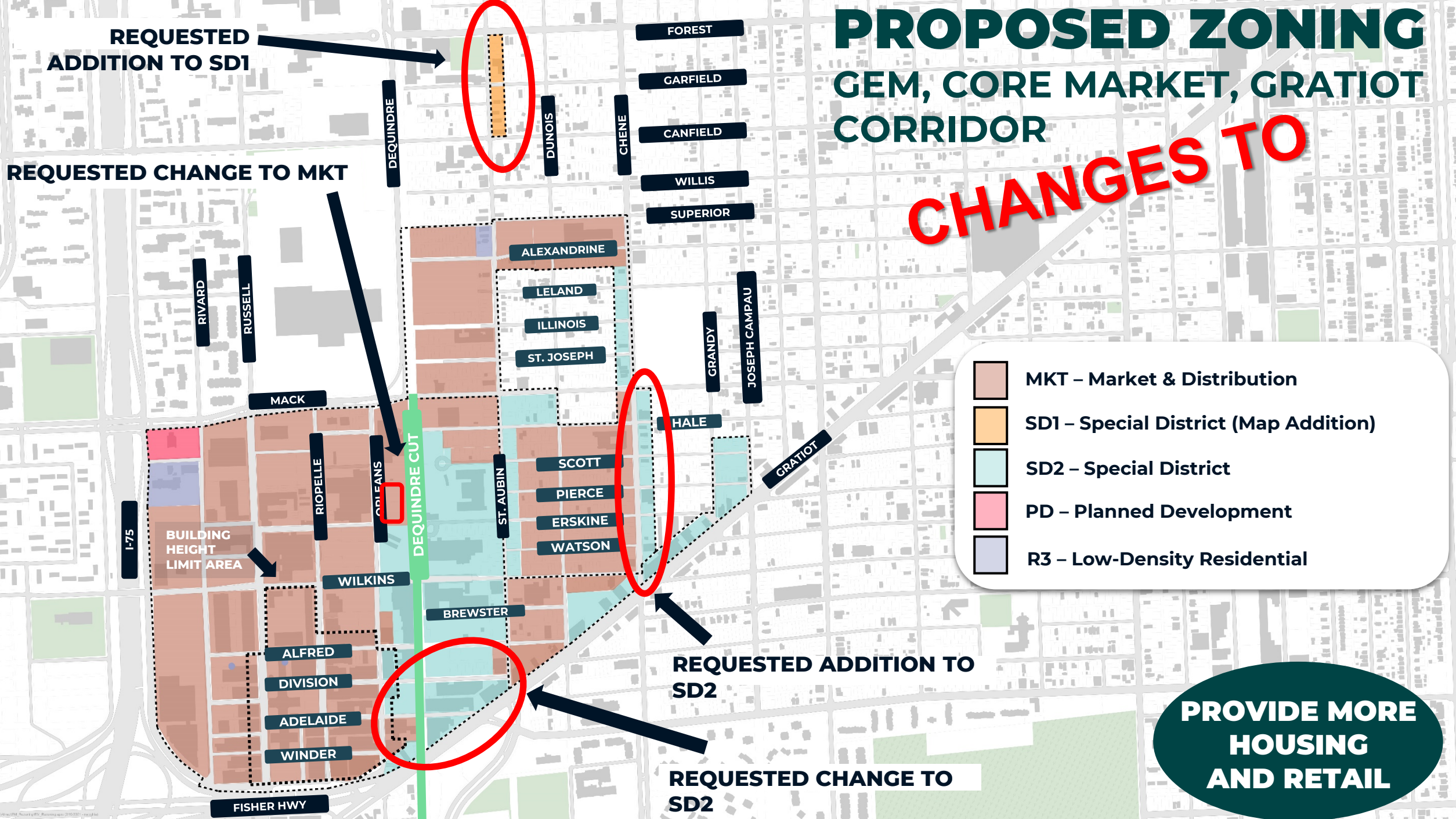
-  MKT – Market & Distribution
-  SD1 – Special District (Map Addition)
-  SD2 – Special District
-  PD – Planned Development
-  R3 – Low-Density Residential

**PROVIDE MORE
HOUSING
AND RETAIL**

REQUESTED CHANGE TO MKT

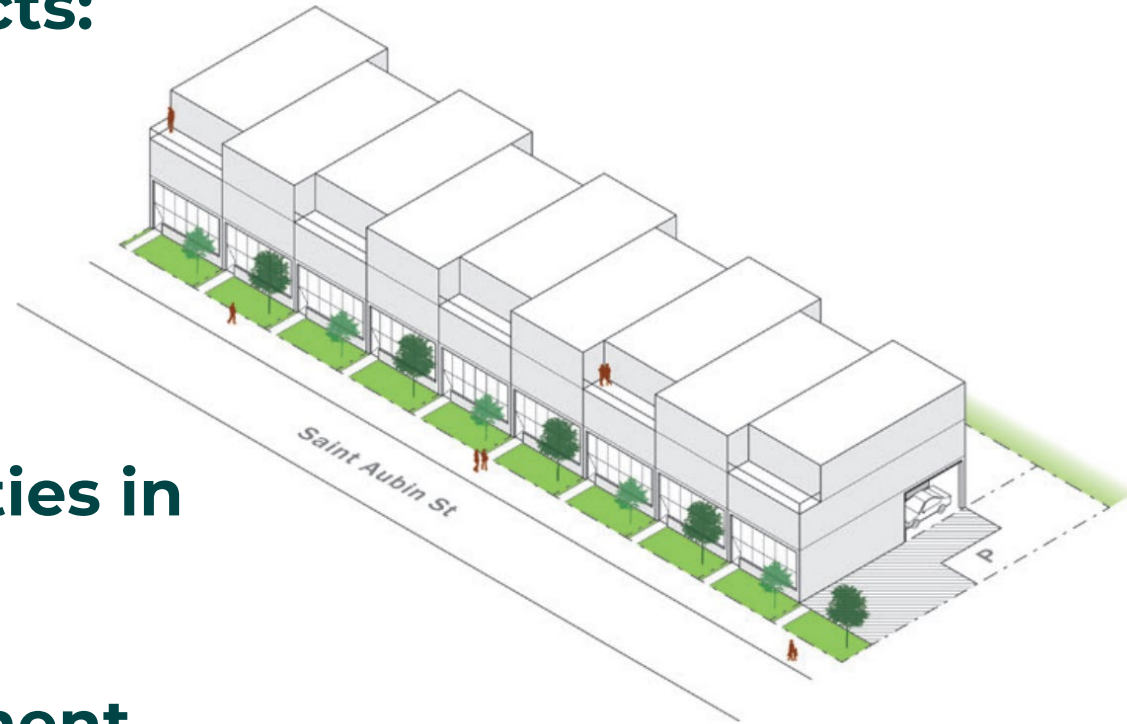
**REQUESTED ADDITION TO
SD2**

**REQUESTED CHANGE TO
SD2**



PROVIDE MORE HOUSING AND RETAIL

- ❑ **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



1923 Division Street

110 Units

- 80 Units From 30%-80% AMI
- Construction start: Spring 2022

Limit industry
and other harmful
uses in the area



Eastern Market Brewery - Detroit

***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)

LIMIT HIGH-MEDIUM-LOW IMPACT USES

BERRY & SONS
HALAL MEATS
2496 ORLEANS
313-259-6925
BEEF · LAMB · SHEEP · GOAT
ISLAMIC SLAUGHTER HOUSE

Slaughter Houses

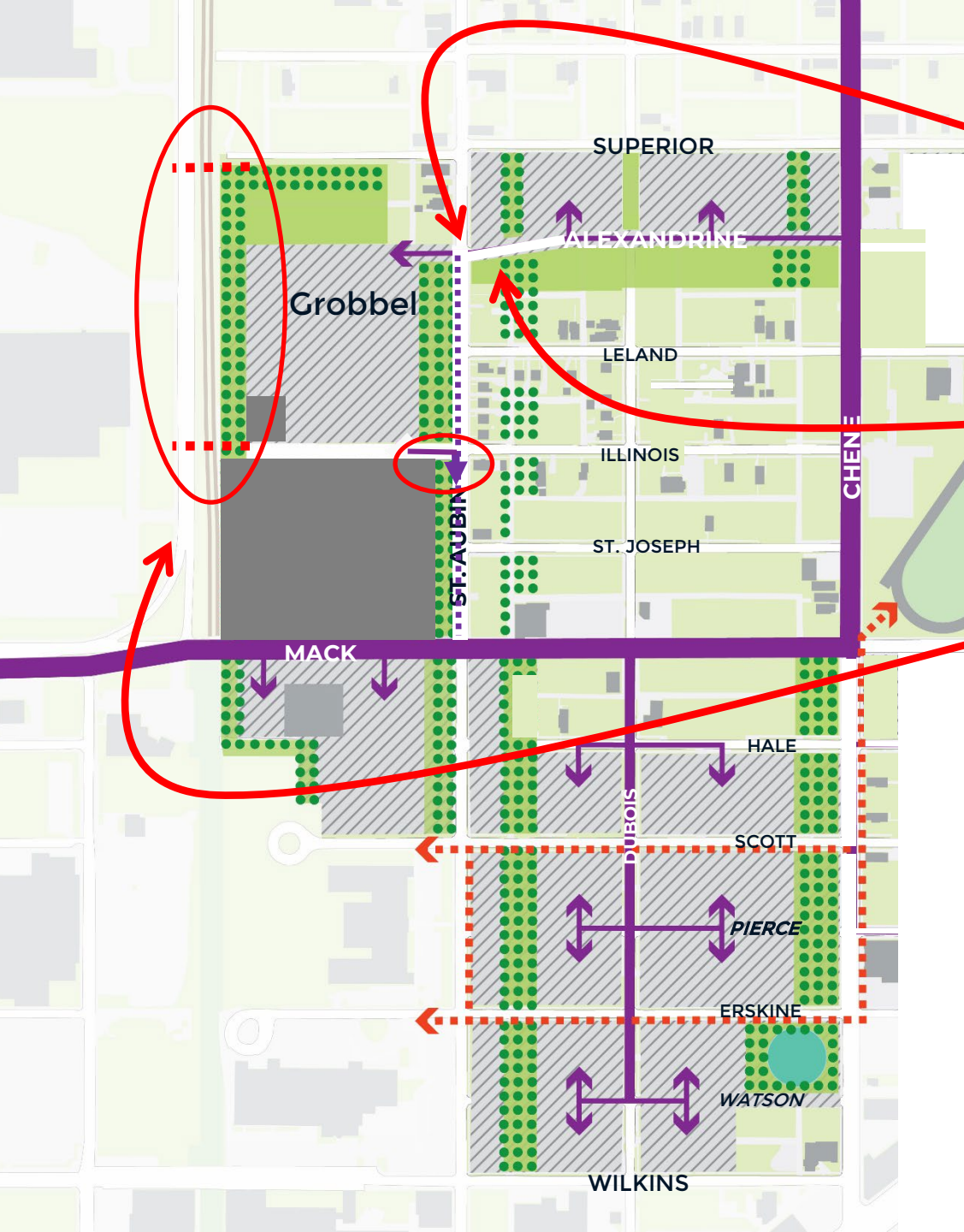
- LIMITED IN SIZE TO 15,000 SF MAXIMUM
- SMALL-SCALE SPECIALTY (POULTRY) SLAUGHTER HOUSES WITH RETAIL LIMITED TO 5,000 SF MAXIMUM
- CONDITONAL LAND USE HEARING IS REQUIRED
- BUFFERING FROM RESIDENTIAL IS PROVIDED IN THE GEM AREA

FRAMEWORK PROPOSED TRUCK ROUTES



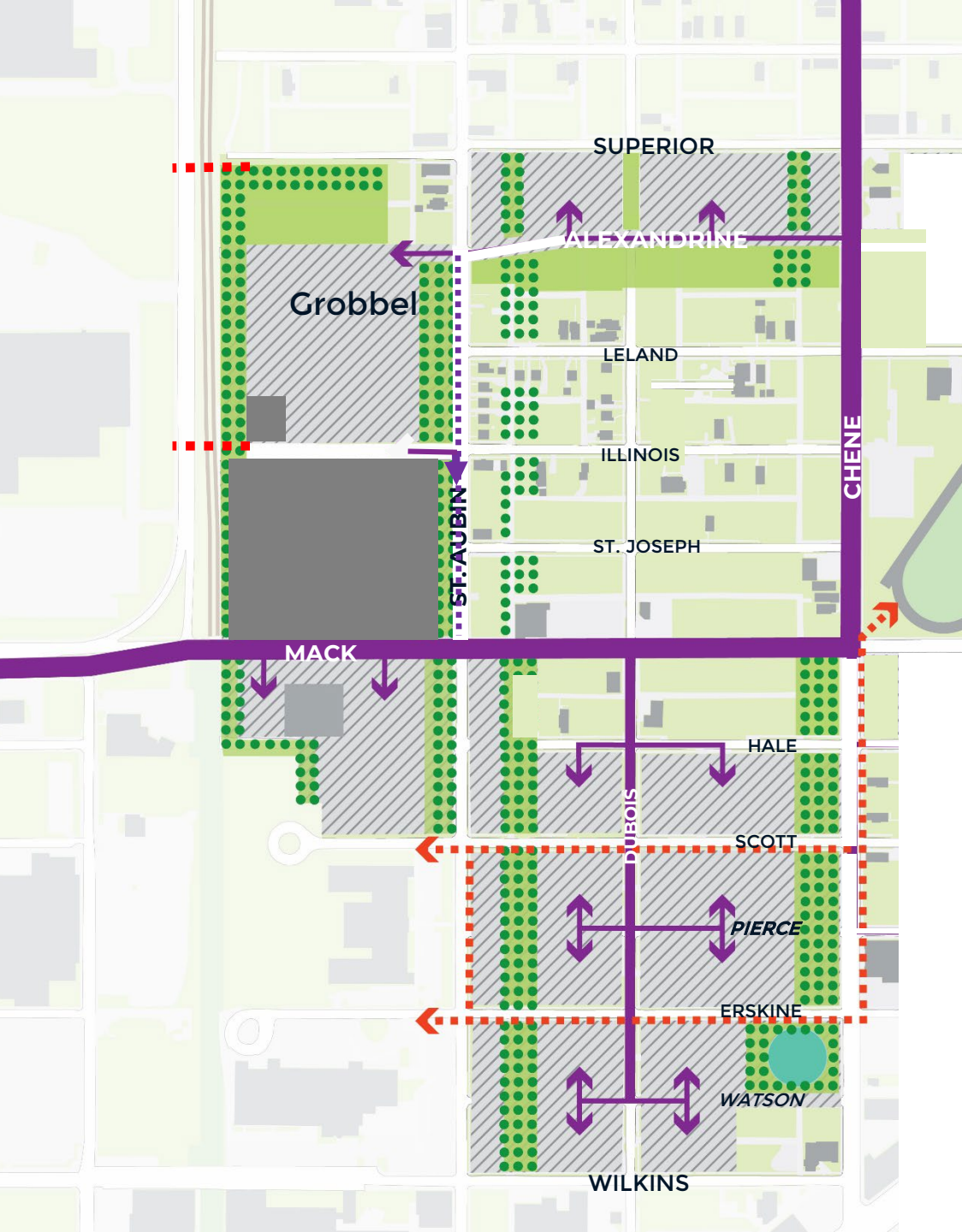
Protect our neighborhoods and existing residential areas

REVISED PROPOSED TRUCK ROUTES



- De-emphasize St. Aubin as a truck route to only service Grobbel site and existing users
- 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

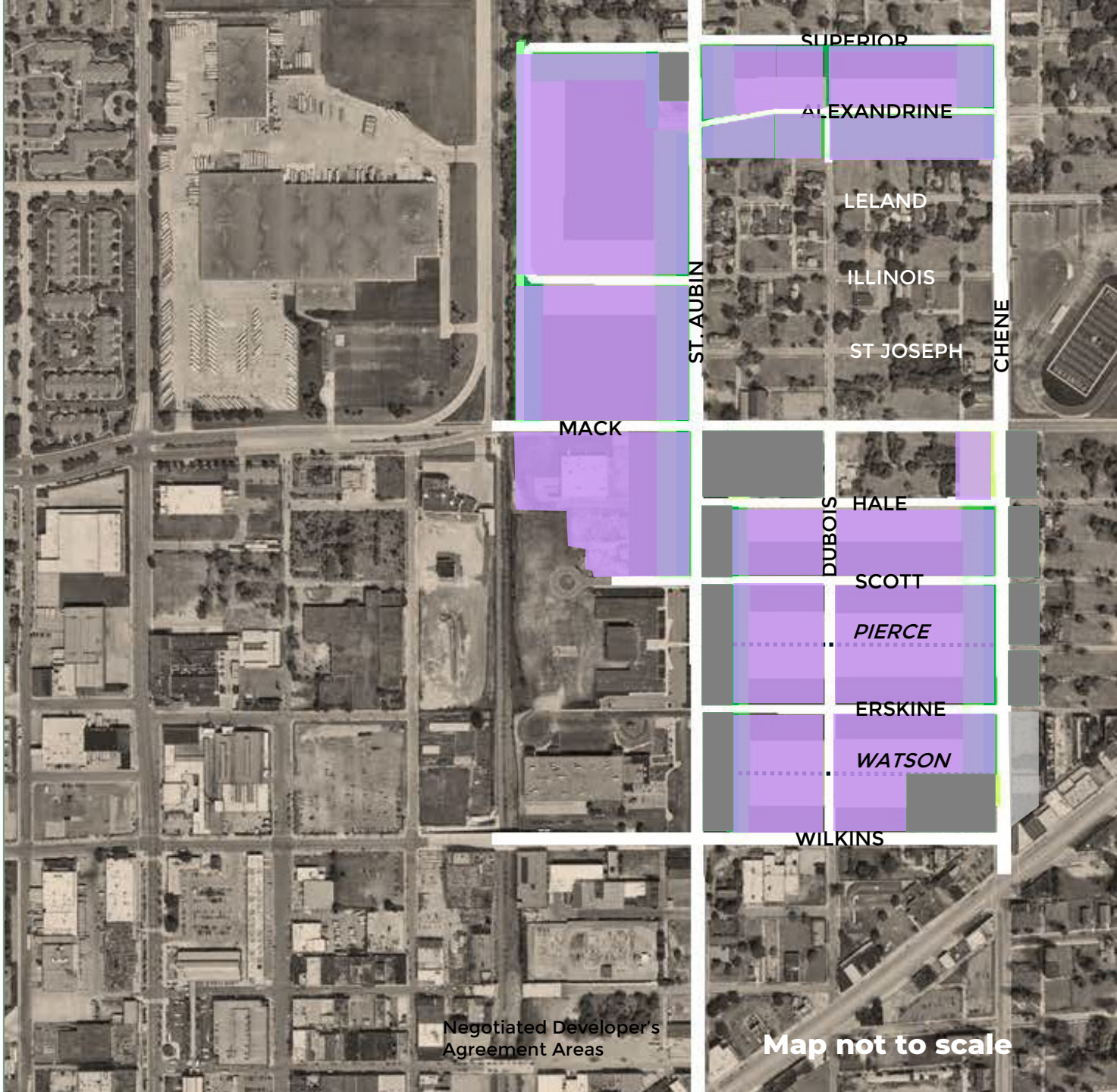
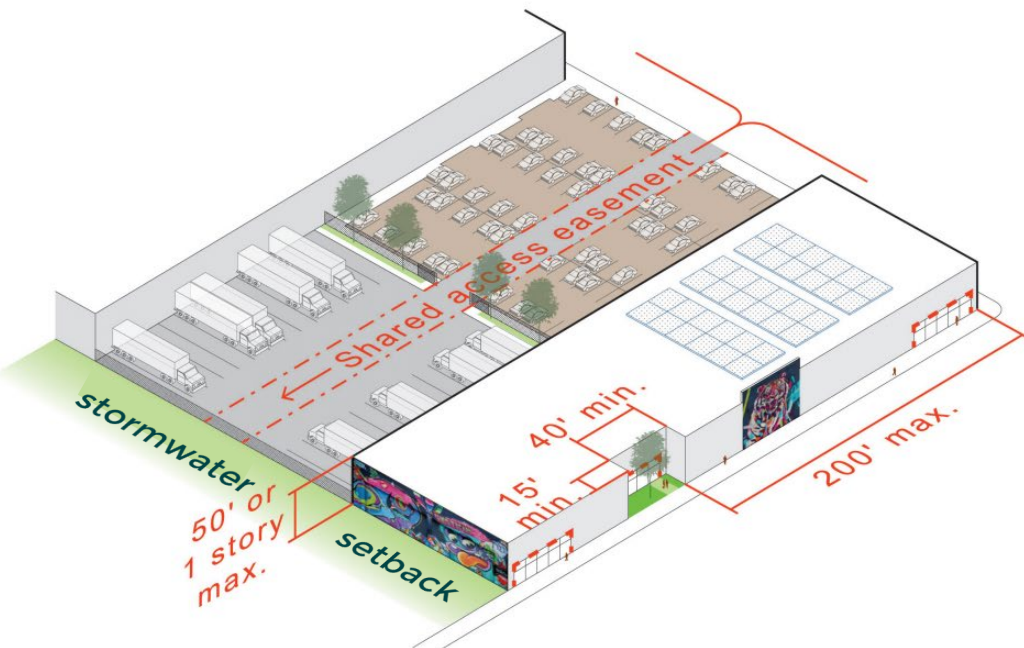
ENFORCING TRUCK ROUTES



- 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

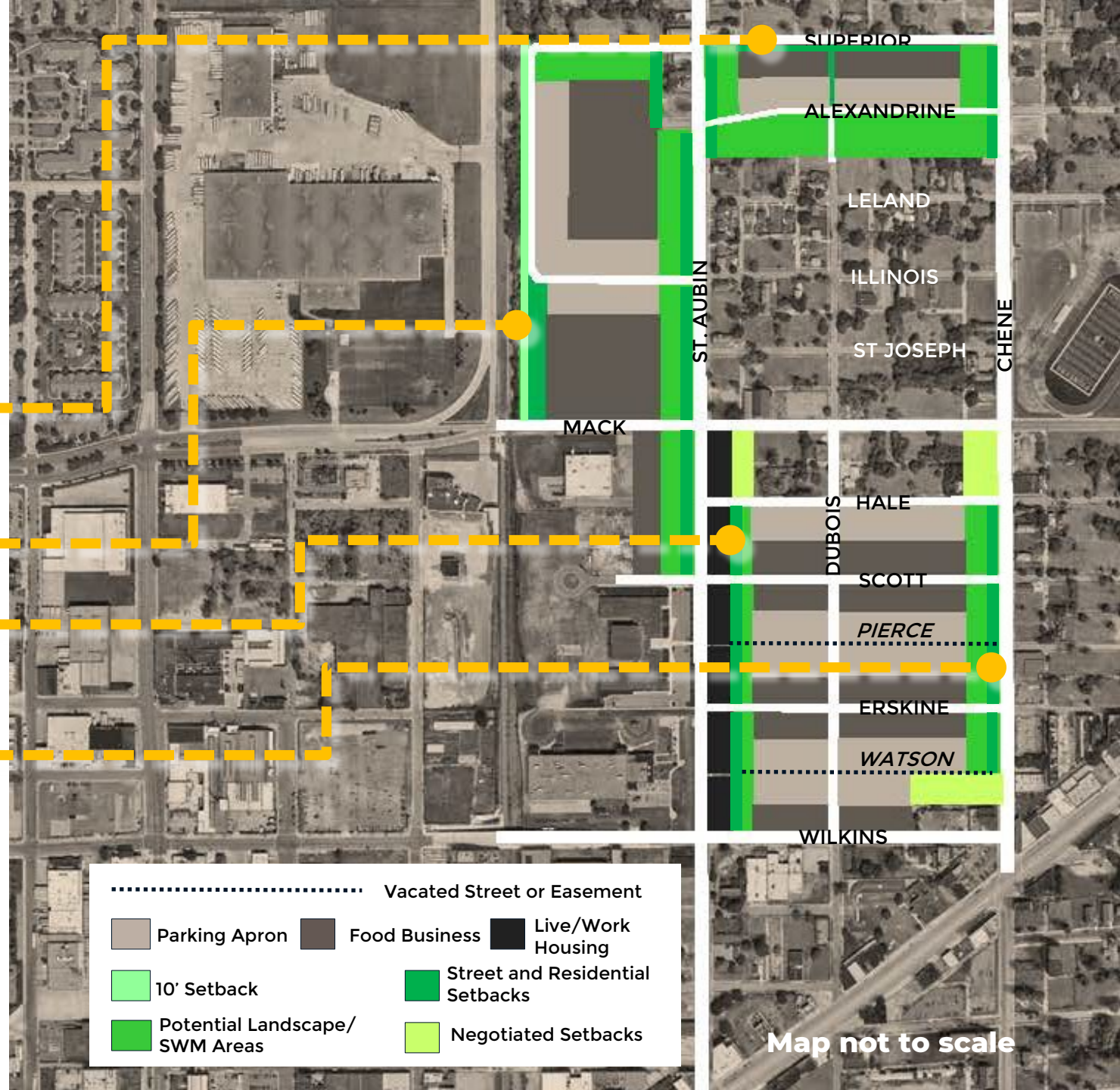
SETBACKS AND SCREENING

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



.....	Vacated Street or Easement	
	Parking Apron	Food Business
	10' Setback	Live/Work Housing
	Potential Landscape/SWM Areas	
	Negotiated Setbacks	
		Street and Residential Setbacks

Map not to scale

NEIGHBORHOOD PARTNERSHIPS



Neighborhood group representation on Eastern Market Development Corporation (EMDC) Board

EMDC to provide access technical assistance regarding community space and organizational development

EMDC will develop MOUs with community organizations to identify ways to collaborate

City/DEGC/EMC to continue meet with residents and neighborhood groups to mitigate concerns with truck traffic on a project by project basis

We want to be a part of growth in our community

EMDC will provide event space for community gatherings

CONTINUED COMMUNITY ENGAGEMENT

A COMMITMENT TO ENGAGEMENT ON EACH PROJECT

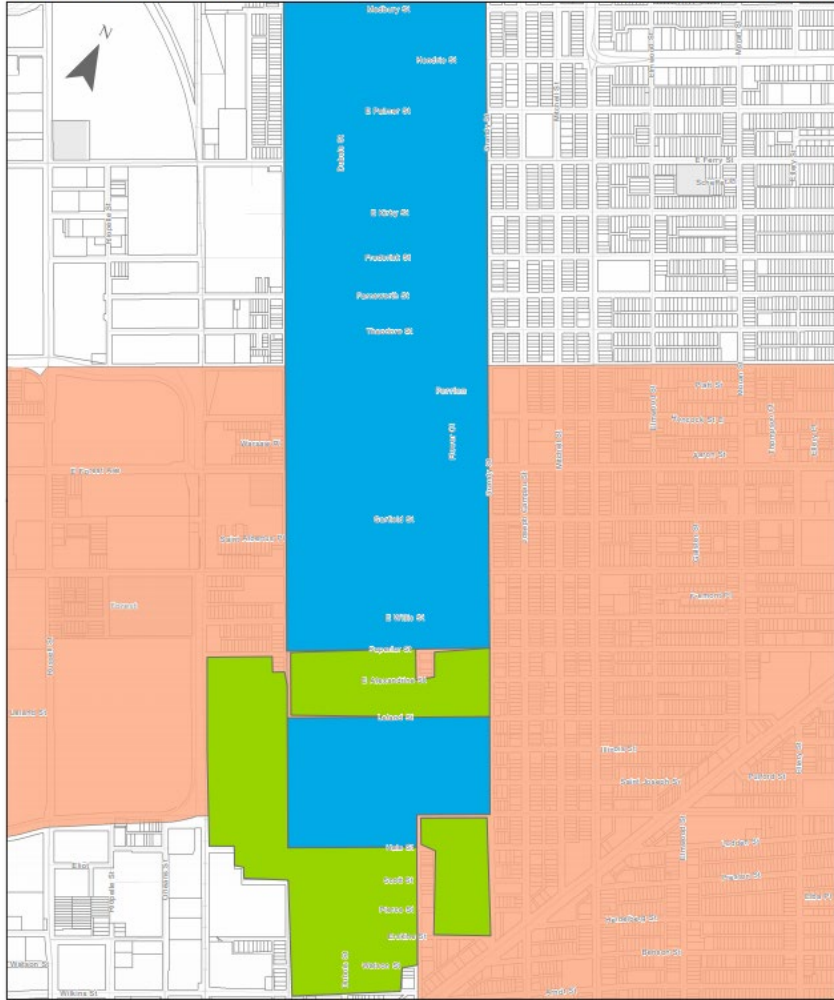
- Development Team
- Proposed Use of the Development
- Site Plan and Design
- Number Of Jobs To Be Created, Anticipated Pay, Job Application Process
- Traffic Plan And Truck Counts
- Noise, Smell Mitigation
- Construction Timeline
- Other Development Specifics, Concerns

We want to be a part of growth in our community

SIDE LOT SALES

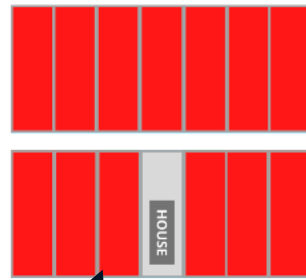
Eastern Market Land Review Areas

- Jobs and Development Areas
- Eastern Market Project Hold Area
- Eastern Market Project Coordination Area



Eastern Market Project Hold Area

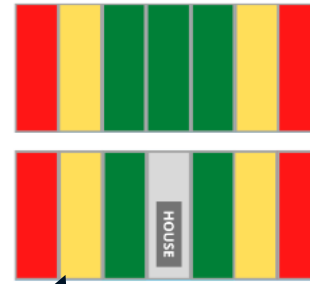
PROJECT HOLD AREA
(PHA) SIDE LOT SALES



RED:
Lots that
cannot be sold
through side
lot program
via Side Lot
Policy

Eastern Market Project Coordination Area

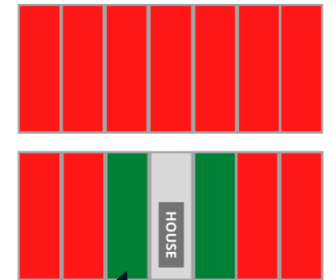
STANDARD SIDE LOT
SALES



YELLOW:
Side Lots can
be made Available
to Adjacent
occupied,
residential
properties

Jobs and Amenity Development Area

STREET ADJACENT SIDE
LOT SALES



GREEN:
Side Lots
Available to
Adjacent
occupied,
residential
properties

ACCESS TO JOBS!

Future food-related development projects locating in the GEM will include job access to area residents:

- ✓ Application enrollment period is encouraged to be made available to nearby residents first
- ✓ All new employment positions will be posted in collaboration Detroit at Work
- ✓ Detroit at Work will work with employers to prioritize 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 will be encouraged for all new development projects



Find a Job + More
Join the Detroit At Work
Online Community

detroitatwork.com
313-962-WORK (9675) for assistance



WHAT WE HEARD

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

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 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

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

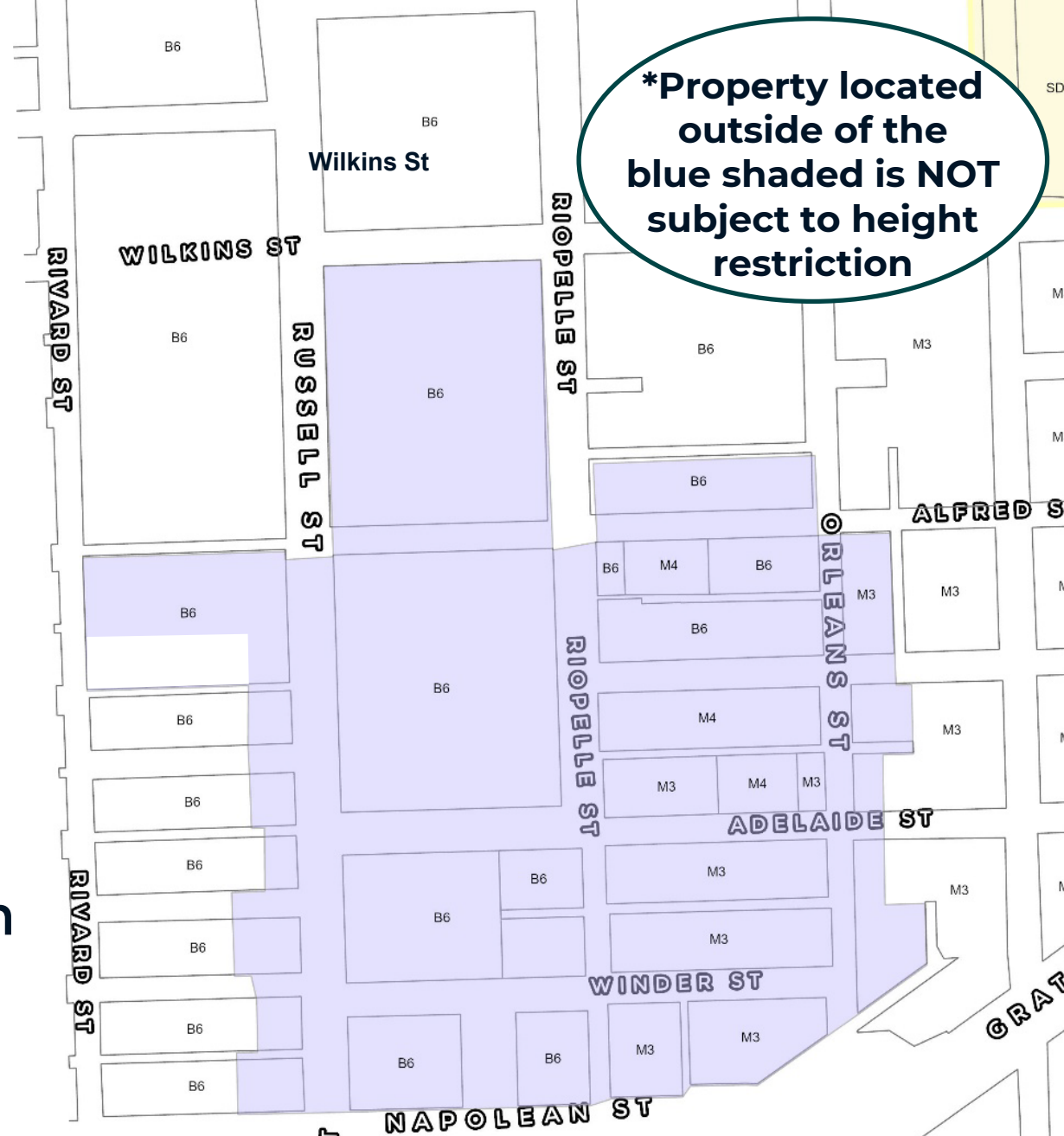
Proposed:

- 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 retail or restaurant or any other permitted use in MKT



HEIGHT LIMIT *

CORE HEIGHT LIMIT AREA

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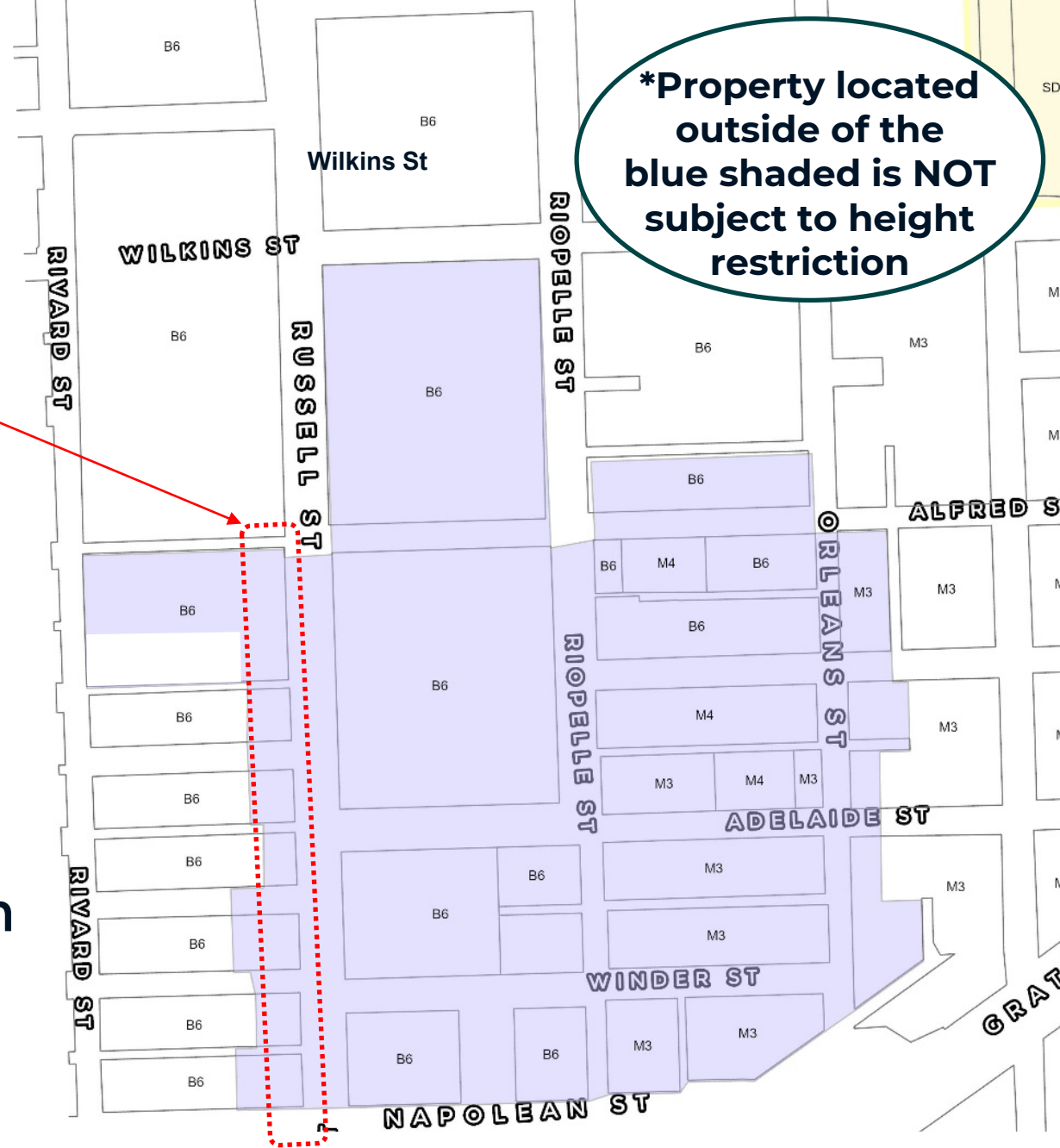
REQUEST FOR CPC
TEXT AMENDMENT
Limited to the first 60
feet along parcels
fronting Russell

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 * CORE HEIGHT LIMIT AREA

Today:

- B6: 80', ~ 7 stories
- M3: 80', ~ 7 stories

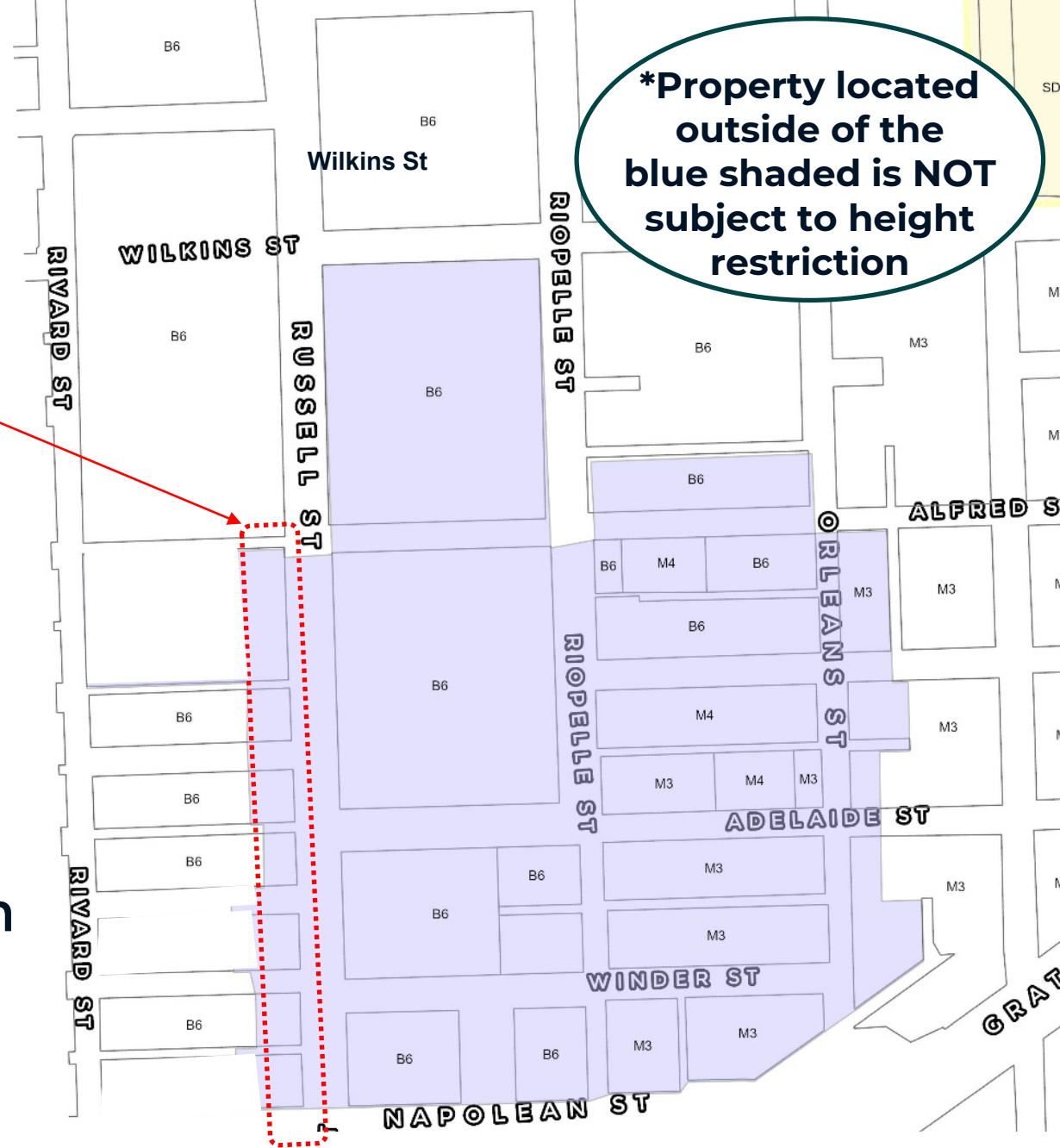
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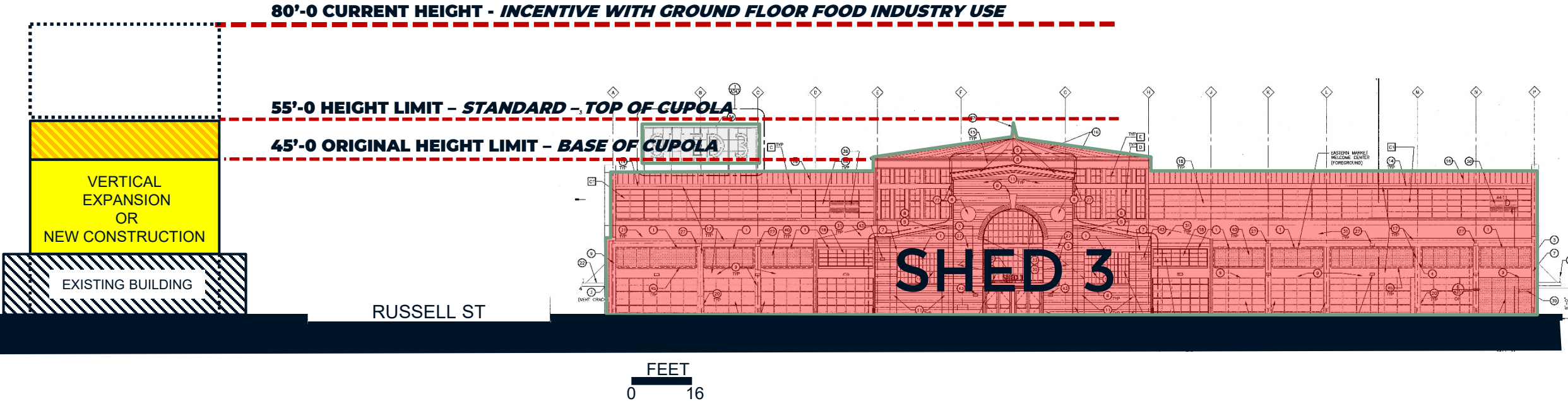
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 - If food production or distribution comprises **60%** of ground level
 - Remaining 40% can be utilized for any other permitted use in MKT



HEIGHT LIMIT AND HEIGHT INCENTIVE



HEIGHT POLICY Timeline

NOTE: You may apply to BZA to seek a height waiver in Mkt Core Area or SD2 Zone

August 2020

45 Feet

**ORIGINAL HEIGHT LIMIT
BASE OF CUPOLA**



RUSSELL ST

November 2020

55 Feet

**EXTENDED HEIGHT 10'
TO TOP OF CUPOLA**

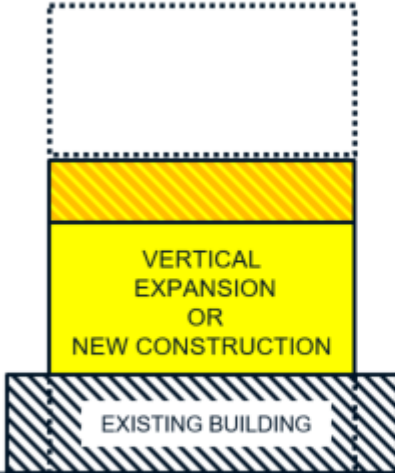


RUSSELL ST

MARCH 2021

80 Feet

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



RUSSELL ST

RESIDENTIAL AND COMMERCIAL LAND USES

MKT by-right, not limited to



Henry the Hatter, Eastern Market, Detroit

- ✓ 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

RESIDENTIAL AND COMMERCIAL LAND USES

MKT conditional, not limited to



- ✓ New construction office (not including 200% expansion of ground floor area of existing structures)
- ✓ New construction mixed-use (residential and retail)
- ✓ 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 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 High-impact 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 and other current users
- ✓ 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

Let me buy the side lot near me

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

Access to new jobs created

- ✓ Future food-related development projects locating in the GEM will include job access to area residents



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 new construction 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
- ✓ Previously we mentioned that no use would be made non-conforming by this change, however an auto-dealer use would be made non conforming.

EASTERN MARKET ZONING UPDATE

Timeline

Public Meeting #3

MARCH 31 2021

CPC Public Hearing

APRIL 15 2021

Law Review

MAY 2021

PED Committee Hearing

JUNE 2021

City Council Vote

JULY 2021



EASTERN MARKET ZONING

Housekeeping Items

1. Correct text in the submitted ordinance to maintain controlled use spacing regulations
2. Correct Sec 50-3-323 to exempt brewpubs, microbreweries, etc as regulated in MKT
3. Correct text to clarify that height limit boundary only applies to the first 60 feet from Russell Street
4. Corrections to Use Table:
 - Correct inconsistencies between the allowable uses listed in the text and those listed in the use table (e.g. “private club, lodge, or similar use”)
 - Clarify adaptive reuse of schools category in MKT
5. Map Amendment Notice Correction: Designate parcels along St Aubin between Forest and Canfield as SD1 as part of map amendment



**FOR FURTHER DISCUSSION OR
QUESTIONS, CONTACT:**

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**Sign up for email updates at
detroitmi.gov/easternmarket**

THANK YOU!

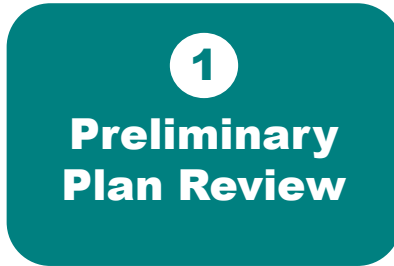
Q & A



ENTITLEMENT PROCESS SUMMARY

Start your
Project Here

The PPR will
create a map for
what you will
need at each step
of your journey



May include:
Concept Plan Review (*PDD*)
Historic District Approval (*HDC*)
Rezoning (*CPC*)
Site Plan Review (*BSEED*)
Special Land Use Hearing (*BSEED*)
Zoning Variance (*BZA*)
Health Department Approval

*Hint: Schedule
a Pre-Plan
Consultation
for Permitting
Questions*



Obtain permits to meet building
code requirements: Mechanical,
Structural, Electrical, Plumbing,
Elevator, Fire

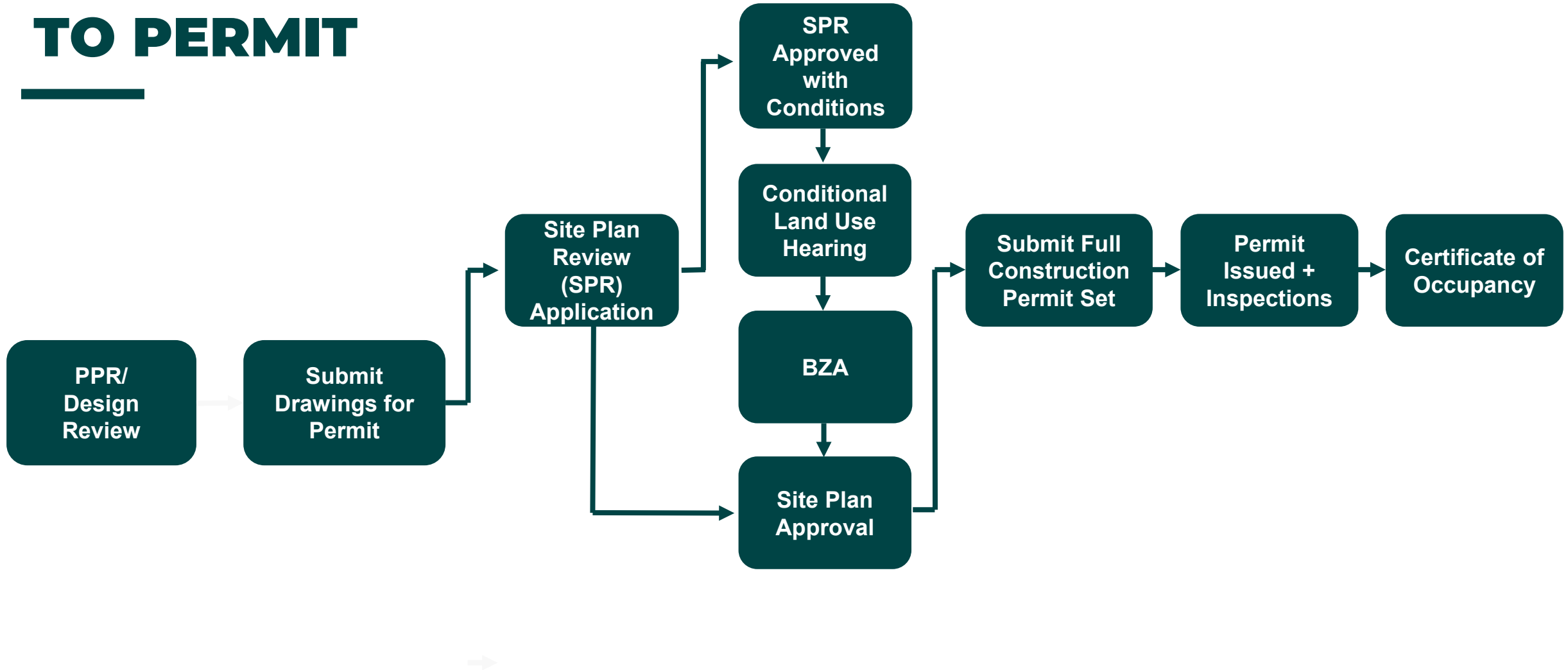


Receive your
Certificate of
Occupancy!

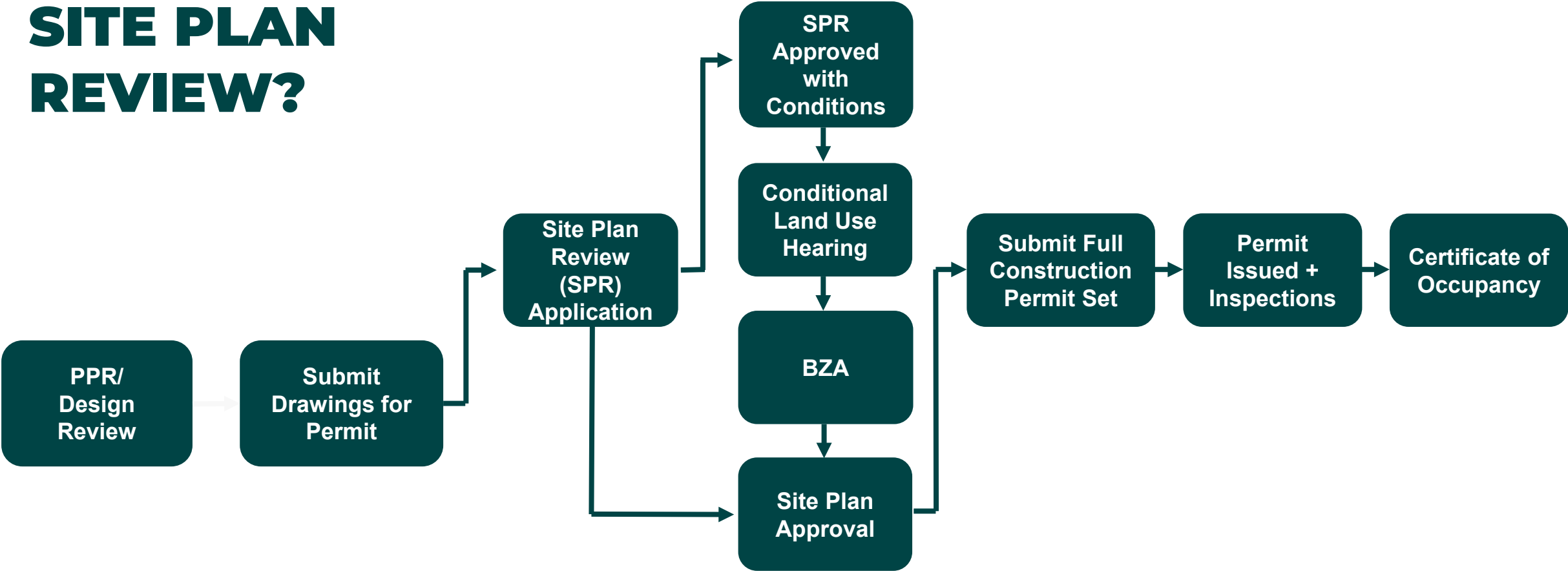
PROJECT FINISH LINE

Bonus: Apply for Business License if Opening a New Business

PATHWAY TO PERMIT



WHAT IS SITE PLAN REVIEW?



DEVELOPMENT RESOURCE CENTER

[Detroitmi.gov/drc](https://detroitmi.gov/drc)

Where am I: [Home](#) > [Buildings, Safety Engineering and Environmental Department](#) > [BSEED Divisions](#)

DEVELOPMENT RESOURCE CENTER

The Detroit Development Resource Center is a division of the Buildings, Safety, Engineering and Environment Department designed to help you get your project to the finish line. Customer service representatives are available to walk you through the correct process for permitting your project.



PERMIT PORTAL

Information about permits



ONLINE APPLICATION INFORMATION

Information about BSEED's
applications



CONSOLIDATED FORMS AND DOCUMENTS

Get a consolidated list of all
pertinent BSEED forms