Lauren Hood, MCD
Chairperson
Donovan Smith
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 Kenneth R. Daniels Damion W. Ellis David Esparza, AIA, LEED Ritchie Harrison Gwen Lewis Frederick E. Russell, Jr.

October 15, 2021

#### HONORABLE CITY COUNCIL

**RE:** Request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification. (**RECOMMEND APPROVAL**)

#### **BACKGROUND AND PROPOSAL**

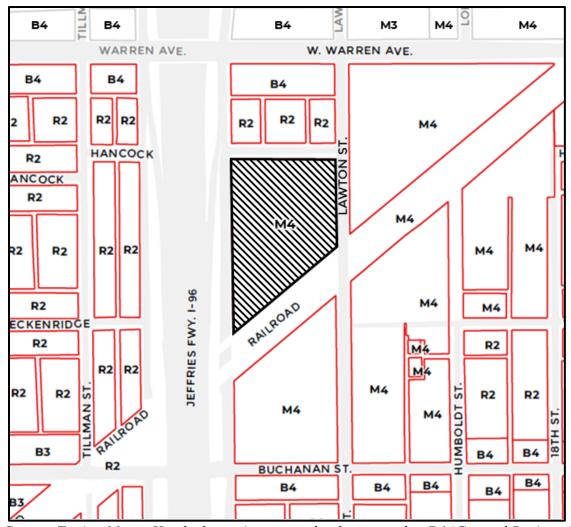
The City Planning Commission (CPC) has received a request from Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to amend District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business) zoning district classification where an M4 (Intensive Industrial) zoning district classification is currently shown for the property located at 2915 West Hancock and 4520-50 Jeffries Service Drive, generally bounded by Hancock Street to the north, the Jeffries Service Drive to the west, Lawton Street to the east, and railroad tracks to the south.

The proposed map amendment is being requested to allow the currently vacant property to be developed with a Bridge Housing Facility serving Detroit's homeless community, including forty residential units, cafeteria, gymnasium, library, classrooms, health clinic, and outdoor warming plaza.

This project was previously proposed at 3769 East Canfield and the City Planning Commission recommended approval of the rezoning on June 20, 2019. However, the request was ultimately withdrawn due to community opposition.

#### Community Input

The applicant has held several small meetings with various community stakeholders. Several changes have been made to the preliminary plans as a result of feedback received. No concerns or objections have been raised regarding the proposal.



Current Zoning Map – Hatched area is proposed to be rezoned to B4 (General Business)

#### **CPC MEETINGS**

#### Public Hearing – September 9, 2021

On September 9, 2021, the City Planning Commission held a public hearing on the rezoning request. At the hearing, four members of the public spoke—two in support and two with general questions about community engagement and accommodation of individuals with disabilities. The City Planning Commissioners had several questions including:

- Is the site plan under consideration at this time? No, because proposed district is not PD, site plan review will be handled in the next phase by BSEED & PDD.
- Are there restrictions on metal siding in the Zoning Ordinance? No, not generally.
- How active is the rail line? At the hearing, no one could recall ever seeing a train pass the site, but further investigation revealed that the rail line is active for both freight and passenger traffic. Anecdotally, it seems to be a train every hour or two. There aren't any grade crossings in the area (the tracks are elevated above the streets) so trains wouldn't be required to use their horns.
- What are the plans for the deteriorating retaining walls along the sidewalk? The development team agreed that repair was needed but wasn't sure whether the City or developer would be responsible.
- Is the infrastructure in the area adequate for the proposed development? Yes, generally.

Ten letters in support of the project were received and are attached to this report. Support from the immediate area includes:

- Core City Neighborhood Association, 3301 23<sup>rd</sup> St. Lillie Skinner
- Core City Development, LLC Jamie Shea
- Redeemer Presbyterian Church, 4800 Grand River Rev. Daniel Millward
- Alternatives for Girls, 903 W. Grand Blvd. Amanda L. Good
- Two residents of the Woodbridge Neighborhood



Aerial view of the subject property

#### **STAFF ANALYSIS**

#### Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: R2 (Two-Family Residential) – vacant land

East: M4 (Intensive Industrial) – vacant City-owned land, Fire Department Training

Facility

South: M4 (Intensive Industrial) – railroad tracks, vacant privately-owned land

West: I-96 Jeffries Freeway

#### Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. There is a definite need for the services that will be provided by the proposed development. It will have a tremendously positive effect on the health, safety, and general welfare of those served.
- Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management. The proposed development provides a substantial amount of open space and landscaping. The rezoning will permit less intense uses than are currently allowed by the industrial zoning. Stormwater will be managed on site.
- Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity. The unique location of the subject property adjacent to the freeway and rail line buffers it from its neighbors to the west and south. The properties to the east and north have been vacant for 20+ years. Illegal dumping is a problem along Hancock Street. This proposed development represents an investment in the neighborhood and will bring activity to the site which will naturally discourage dumping.
- Whether the proposed rezoning will create a spot zone. Although none of the adjacent properties are currently zoned B4, the Warren corridor one block to the north is zoned B4. The current M4 zoning immediately adjacent to R2 is inappropriate.



#### Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Light Industrial" for the subject property. The Planning & Development Department has reviewed this proposed rezoning and determined it to be generally consistent with the Master Plan with the note that a future amendment may be appropriate as part of an examination of the broader area. Their full report is attached.

#### **CONCLUSION & RECOMMENDATION**

On September 23, 2021, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 44 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show a B4 (General Business) zoning district classification where an M4 (Intensive Industrial) zoning district classification is currently shown for the property located at 2915 West Hancock and 4520-50 Jeffries Service Drive.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON

Marcell R. Todd, Jr., Director Jamie J. Murphy, City Planner

Marvel R. LMJ.

Attachments: Rezoning Ordinance

PDD Master Plan Interpretation Preliminary Design Drawings

Letters of Support

cc: Antoine Bryant, Director, PDD

Katy Trudeau, Deputy Director, PDD

Karen Gage, PDD Greg Moots, PDD

David Bell, Director, BSEED

James Foster, BSEED

Lawrence Garcia, Corporation Counsel

Kim James, Law Department Daniel Arking, Law Department

Donald Rencher, Group Executive for Housing, Planning and Development

Nicole Sherard-Freeman, Group Executive for Jobs Economy and Detroit at Work

#### SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-46, District Map No. 44, to revise the existing M4 (Intensive Industrial District) zoning classification to the B4 (General Business District) zoning classification for the parcels commonly known as 2915 West Hancock Street and 4520-50 Jeffries Service Drive.

I	BY COUNCIL MEMBER:
2	AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by
3	amending Article XVII, Zoning District Maps, Section 50-17-46, District Map No. 44, to revise
4	the existing M4 (Intensive Industrial District) zoning classification to the B4 (General Business
5	District) zoning classification for the parcels commonly known as 2915 West Hancock Street
6	and 4520-50 Jeffries Service Drive.
7	IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:
8	Section 1. Chapter 50 of the 2019 Detroit City Code, Zoning, Article XVII, Zoning
9	District Maps, Section 50-17-46, District Map No. 44, is amended as follows:
10	CHAPTER 50. ZONING
11	ARTICLE XVII. ZONING DISTRICT MAPS
12	Sec. 50-17-46. District Map No. 44.
13	For the properties commonly identified as 2915 West Hancock Street and 4520-50
14	Jeffries Service Drive, generally bounded by Hancock Street to the north, Lawton Avenue to the
15	east, railroad tracks to the south, and the I-96 Jeffries Service Drive to the west, identified more
16	specifically as:
17	S HANCOCK 14 THRU 1 & VAC ALLEY MURRAY & SERVISS SUB L21 P18
18	PLATS, W C R 12/65 12-13 & 14 P C 729 L99 P402 DEEDS, W C R 12/160 143,068
19	SQ FT
20	E MAYBURY GRAND N 86.44 FT 11 LYG BETW MAYBURY GRAND &
21	LAWTON AVE PLAT OF PARTITION OF R C OF P C 729, S OF GRAND RIVER
22	AVE L99 P402 DEEDS, W C R 12/160 34,185 SQ FT

1	E MAYBURY GRAND 10 S 27.92 FT 11 LYG E & ADJ MAYBURY GRAND PLAT
2	OF PARTITION OF R C OF P C 729, S OF GRAND RIVER AVE L99 P402 DEEDS,
3	W C R 12/160 49,856 SQ FT.
4	the existing M4 (Intensive Industrial District) zoning classification is revised to a B4 (General
5	Business District) zoning classification
6	Section 2. All ordinances or parts of ordinances in conflict with this ordinance are
7	repealed.
8	Section 3. This ordinance is declared necessary for the preservation of the public peace,
9	health, safety, and welfare of the people of the City of Detroit.
10	Section 4. This ordinance shall become effective on the eighth (8th) day after publication
11	in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
12	and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

Jaurence J. Darcía
Lawrence T. García
Corporation Counsel



# PLANNING AND DEVELOPMENT DEPARTMENT

Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226 Phone 313•224•1339 www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy DivisionFROM: Greg Moots, Planning and DevelopmentRE: Master Plan Interpretation for Rezoning

**DATE**: August 25, 2021

RE: Master Plan of Policies review of the request to rezone three parcels commonly identified as 2915 W Hancock, 4550 Jeffries, 4520 Jeffries Service Dr., generally bounded by Hancock and Lawton Streets, the railroad right-of-way, and the Jeffries Service Drive from an M4 (Intensive Industrial District) to a B4 (General Commercial District) zoning classification

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of the Pope Francis Center.

#### Location

The area is bounded by Hancock and Lawton Streets, the railroad right-of-way, and the Jeffries Service Drive. It is located in the Master Plan's Jeffries neighborhood.

#### **Existing Site Information**

The subject area is zoned M4 (Intensive Industrial District). It is presently vacant.

#### **Surrounding Site Information**

North: Vacant.

East: Railroad and vacant.

South: Railroad. West: I-96 freeway.

#### **Project Proposal**

The rezoning will allow the development of, per the applicant, "A Bridge Housing Facility to provide necessary services to Detroit's homeless community. The building would include 40 studio units, as well as a cafeteria, gymnasium, library, classrooms, and a health clinic. Many of the facilities amenities would be accessible to the community.".

#### Interpretation

#### Impact on Surrounding Land Use

The redevelopment of the long-vacant site into a transitional housing facility, with related services and amenities, should not have a significant impact on the surrounding property, as there is vacant land immediately to the north, with commercial development along E. Warren Avenue further north and

vacant industrial land to the east. The freeway and rail line form natural edges and separate the site from the surroundings on two sides. There is adequate capacity for any additional traffic on the surrounding streets.

#### Impact on Transportation

There is a bus route running to the north of the site on W. Warren Avenue. The proposed development is not large enough to have a significant impact on traffic, and will generate less traffic than would be generated by an industrial development on the site, as permitted by today's zoning.

#### **Master Plan Interpretation**

While the site's Future General Land Use classification of "Light-Industrial" for the site envisions low intensity industrial uses, the fairly small scale of the proposed rezoning (approximately 5 acres) does not change the overall character of the area and therefore the proposed rezoning is **generally consistent** with the Master Plan classification. A Master Plan change may be appropriate in the future as a part of a broader reexamination of the area.

Respectfully Submitted,

Gregory Moots

Planning and Development Department

#### **Attachments**

Future General Land Use Maps: Map 4-3b, Neighborhood Cluster 4, Jeffries

CC: Antoine Bryant, Director, Planning and Development Katy Trudeau, Deputy Director, Planning and Development Karen Gage

# BRIDGE HOUSING POPE FRANCIS CENTER

# **DETROIT**

# LIST OF DRAWINGS

**CIVIL** 

**Sheet 1-5** Topographic and Boundary Survey

# LANDSCAPE

L.101 Conceptual Landscape Plan
L.102 Conceptual Landscape Plan
L.103 Conceptual Landscape Cross Section

# **ARCHITECTURAL**

AS.100 Site Location Map
AS.101 Architectual Site Plan
A.101 Floor Plans
A.201 Elevations
A.210 3D Views
A.211 3D Views
A.301 Building Sections

# **OWNER**

POPE FRANCIS CENTER DETROIT, MICHIGAN

# **ARCHITECT**

FUSCO, SHAFFER & PAPPAS, INC. 550 NINE MILE ROAD FERNDALE, MICHIGAN 48220 248.543.4100

# LANDSCAPE ARCHITECT

DEAK PLANNING + DESIGN
43 CADYCENTRE #79
NORTHVILLE, MICHIGAN 48167
866.355.4204

# **CIVIL ENGINEER**

GIFFELS WEBSTER 1025 E. MAPLE, SUITE 100 BIRMINGHAM, MICHIGAN 48009 248.852.3100

# **GENERAL CONTRACTOR**

J.S. VIG CONSTRUCTION COMPANY 16650 RACHO ROAD TAYLOR, MICHIGAN 48180 734.283.3002

# MICHIGAN

# **SUMMARY TABLE**

# SITE DATA

SITE AREA ±5.2 ACRES

ZONING

EXISTING M-4 - INTENSIVE INDUSTRIAL DISTRICT

PROPOSED B-4 - GENERAL BUSINESS DISTRICT

# **BUILDING DATA**

UNIT COUNT
STUDIO APARTMENTS (325 SF)
40 UNITS

**BUILDING HEIGHT** 

ALLOWABLE (MAXIMUM)
PROPOSED

35 FEET
32 FEET

BUILDING AREA
49,829 SF
FIRST FLOOR
5ECOND FLOOR
60,536 SF

#### **PARKING**

REQUIRED SINGLE ROOM OCCUPANCY

SINGLE ROOM OCCUPANCY

1 SPACE/2 EMPLOYEES + 1 SPACE/10 RESIDENTS (4)

CHAPEL/MEETING ROOM

1 SPACE/100 SF

ADMINISTRATION OFFICES

1 SPACE/400 SF

MEDICAL CLINIC (6,000 SF)

1 SPACE/200 SF

30 SPACES

TOTAL 70 SPACES

**70 SPACES** 

**GYMNASIUM\*** 

1 SPACE/100 SF \* PARKING TO BE SHARED ON OFF HOURS WITH USES ABOVE

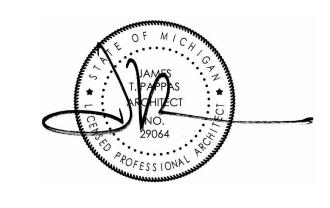
PROVIDED 99 SPACES



<b>DATE</b>	<u>ISSUE</u>
08.03.21	PD SUBMISSION
08.20.21	REZONING SUBMISSION
08.24.21	B4 REZONING SUBMISSION

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTO	₹		
GENERAL CONTRACTOR SURETY COMPANY	<b>(</b>		





#### PROPERTY DESCRIPTION

(PER TAX RECORDS)

#### 2901 W. WARREN

PARCEL ID: 12000627 THE EAST 30 FEET OF LOT 11, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS,

#### WAYNE COUNTY RECORDS.

#### 2907 W. WARREN PARCEL ID: 12000628

THE WEST 11 FEET OF LOT 11 & THE EAST 19 FEET OF LOT 10, TRAINOR'S

#### SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2911 W. WARREN PARCEL ID: 12000629

THE WEST 19 FEET OF LOT 10 & THE EAST 16 FEET OF OF LOT 9, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2917 W. WARREN PARCEL ID: 1200630

THE WEST 22 FEET OF LOT 9 & THE EAST 13 FEET OF LOT 8, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2927 W. WARREN PARCEL ID: 12000631

THE WEST 25 FEET OF LOT 8 & THE EAST 15 FEET OF LOT 7, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2931 W. WARREN

PARCEL ID: 12000632

THE WEST 23 FEET OF LOT 7 & THE EAST 12 FEET OF LOT 6, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2941 W. WARREN

PARCEL ID: 12000633 THE WEST 26 FEET OF LOT 6 & THE EAST 9 FEET OF LOT 5, TRAINOR'S SUBDIVISION,

#### 2951 W. WARREN

PARCEL ID: 12000634

THE WEST 29 FEET OF LOT 5 & THE EAST 6 FEET OF LOT 4, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4800 JEFFRIES

PARCEL ID: 12006607

LOT 38, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4808 JEFFRIES

PARCEL ID: 12006608

LOT 39, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4812 JEFFRIES

PARCEL ID: 12006609

LOT 40, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4818 JEFFRIES PARCEL ID: 12006610

LOT 41, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4826 JEFFRIES

PARCEL ID: 12006611

LOT 42, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY

#### 4830 JEFFRIES

PARCEL ID: 12006612-3

LOT 43, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY

#### 2950 W HANCOCK PARCEL ID: 12000618.

LOT 37, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY

#### 2944 W HANCOCK

PARCEL ID: 12000619.

LOT 36, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2938 W HANCOCK

PARCEL ID: 12000620. LOT 35, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

### 2934 W HANCOCK

PARCEL ID: 12000621.

LOT 34 & THE WEST 1 FOOT OF LOT 33, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2926 W HANCOCK

#### PARCEL ID: 12000622.

THE EAST 33 FEET OF LOT 33, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 4821 LAWTON

#### PARCEL ID: 12006417.

LOT 30, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2914 W HANCOCK

PARCEL ID: 12000623

THE WEST 27.30 FEET OF LOTS 29, 28, AND 27, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2910 W HANCOCK

PARCEL ID: 12000624.

THE EAST 26.60 FEET OF THE WEST 53.90 FEET OF LOTS 29, 28, AND 27, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2906 W HANCOCK PARCEL ID: 12000625.

THE EAST 27.4 FEET OF THE WEST 81.3 FEET OF LOTS 29, 28, AND 27, TRAINOR'S SUBDIVISION, LIBER 17, PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

#### 2902 W HANCOCK

PAGE 48 OF PLATS, WAYNE COUNTY RECORDS.

2915 W HANCOCK

THE EAST 22.5 FEET OF LOTS 29, 28, AND 27, TRAINOR'S SUBDIVISION, LIBER 17,

#### PARCEL ID: 12000579-80 LOTS 14 THROUGH 1 & THE VACATED ALLEY, MURRAY & SERVISS SUBDIVISION, LIBER

21, PAGE 18 OF PLATS, WAYNE COUNTY RECORDS; LOTS 12, 13, AND 14, PRIVATE CLAIM 729, LIBER 99, PAGE 402 OF DEEDS, WAYNE COUNTY RECORDS.

EAST OF MAYBURY GRAND, THE NORTH 86.44 FEET OF LOT 11, LYING BETWEEN

#### 4550 JEFFRIES PARCEL ID: 12006606

MAYBURY GRAND & LAWTON AVENUE, PLAT OF PARTITION OF REAR CONCESSION OF PRIVATE CLAIM 729, SOUTH OF GRAND RIVER AVENUE L.99, P.402 OF DEEDS, WAYNE COUNTY RECORDS.

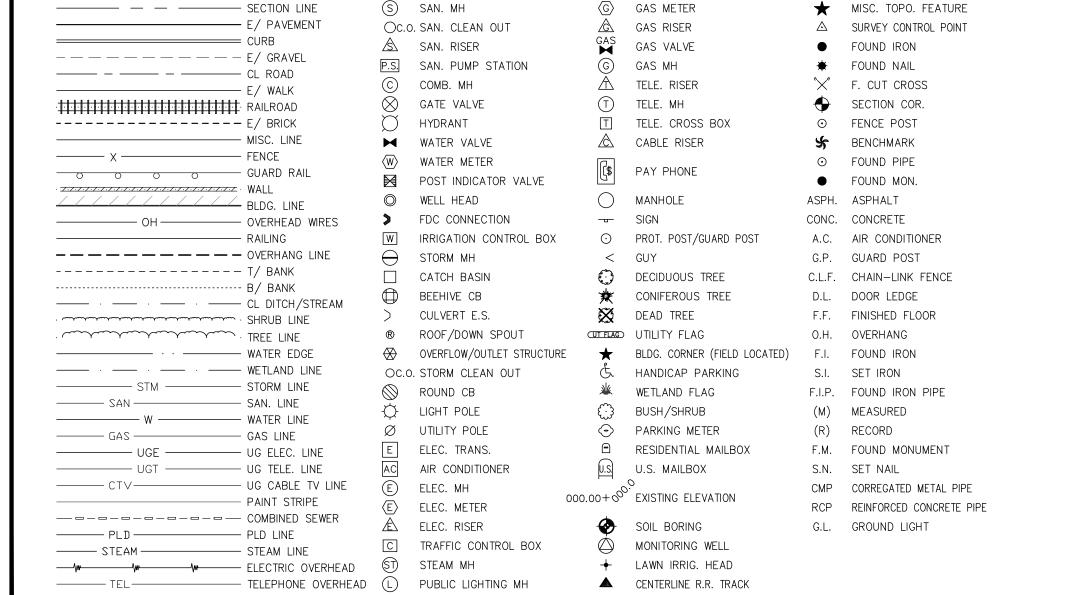
#### 4520 JEFFRIES

PARCEL ID: 12006605.

EAST OF MAYBURY GRAND, LOT 10 AND THE SOUTH 27.92 FEET OF LOT 11, LYING EAST & ADJACENT TO MAYBURY GRAND PLAT OF PARTITION OF REAR CONCESSION OF PRIVATE CLAIM 729, SOUTH OF GRAND RIVER AVENUE L.99, P.402 OF DEEDS, WAYNE COUNTY RECORDS.

# LEGEND — EXISTING

———— SECTION LINE



# BENCH MARK DATA

HANCOCK STREET AND WEST JEFFRIES SERVICE DRIVE.

CITY OF DETROIT DATUM

SITE BENCH MARK NO. 1 SET ARROW ON HYDRANT AT THE NORTHEAST CORNER OF WARREN AVENUE AND LAWTON STREET.

SITE BENCH MARK NO. 2 SET MAG NAIL WITH GW TAG #82127 ON THE SOUTHEAST FACE OF THE UTILITY POLE AT THE NORTHEAST CORNER OF

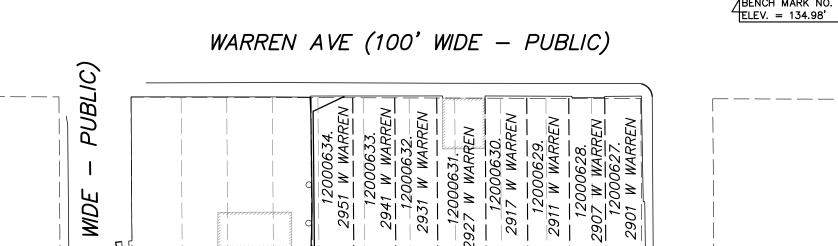
ELEV. = 130.65'

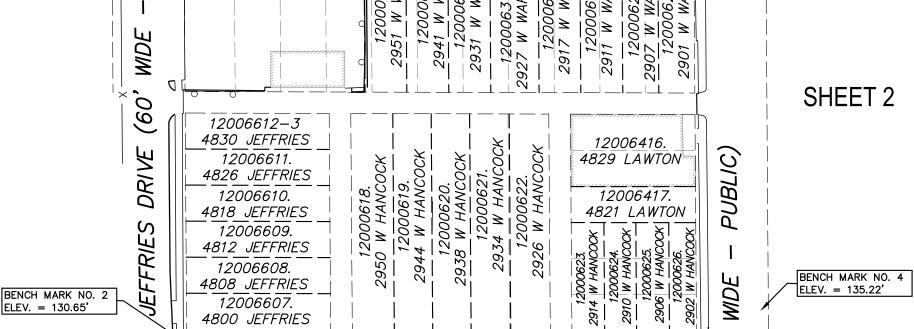
SITE BENCH MARK NO. 3

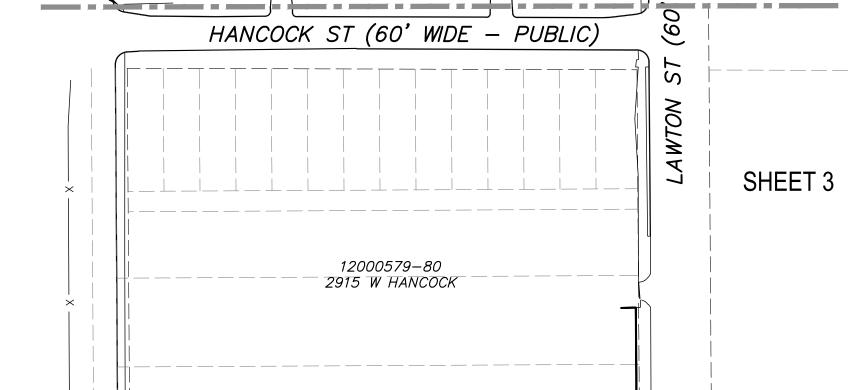
SET ARROW ON HYDRANT AT THE EAST SIDE OF WEST JEFFRIES SERVICE DRIVE ± 585' SOUTH OF HANCOCK STREET. ELEV. = 129.91

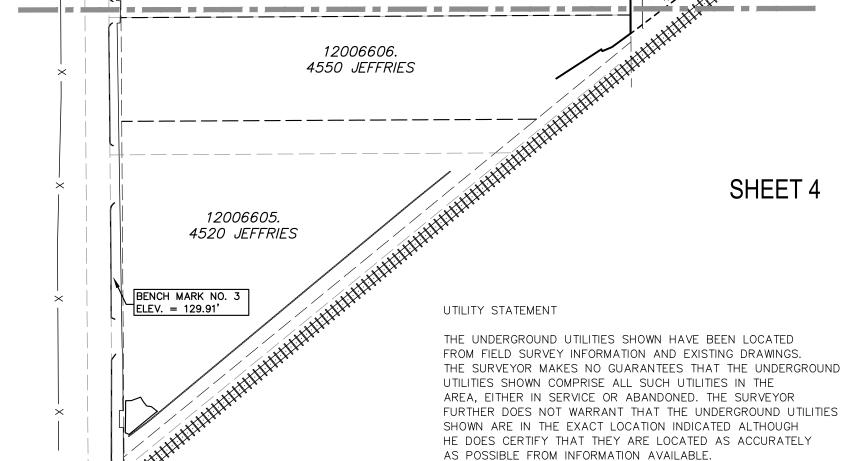
SITE BENCH MARK NO. 4 SET ARROW ON HYDRANT AT THE EAST SIDE OF LAWTON STREET ±30' NORTH OF HANCOCK STREET. ELEV. = 135.22'





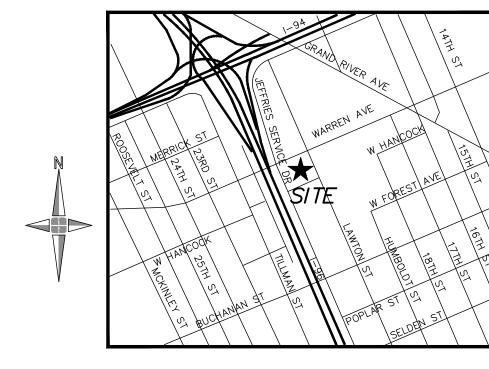




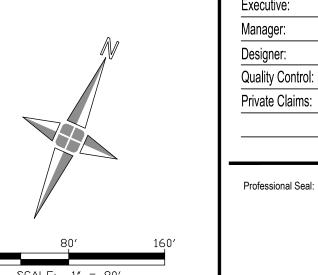


(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



LOCATION MAP ( NOT TO SCALE )



# **NOTES:**

THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 285 OF 575, MAP NUMBER 26163C0285E, EFFECTIVE DATE 02/02/2012. TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE

FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

NO TITLE COMMITMENT POLICY WAS PROVIDED THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

LEGAL DESCRIPTION WAS PREPARED FROM FIELD MEASUREMENTS, CLIENT PROVIDED DOCUMENTS AND TAX ASSESSOR'S RECORDS.

NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

SEE SHEET 5 FOR STRUCTURE LIST.

COMCAST UTILITY MAP NOT AVAILABLE AT TIME OF SURVEY.

#### AVAILABLE UNDERGROUND UTILITY CONNECTION SOURCES:

DETROIT EDISON

- DTE ENERGY - MICHCON PUBLIC LIGHTING LEVEL 3CITY OF DETROIT WATER

- CITY OF DETROIT SEWER

Know what's below. Call before you dig.

Planners

Landscape Architects

28 West Adams Road

Suite 1200

Detroit, MI 48226

p (313) 962-4442

f (313) 962-5068

www.giffelswebster.com

C.A.A.

A.L.G.

K.P.R.

C.A.A.

728, 729

T-02-S R-11-E

DATE:	ISSUE:
Date	Issue

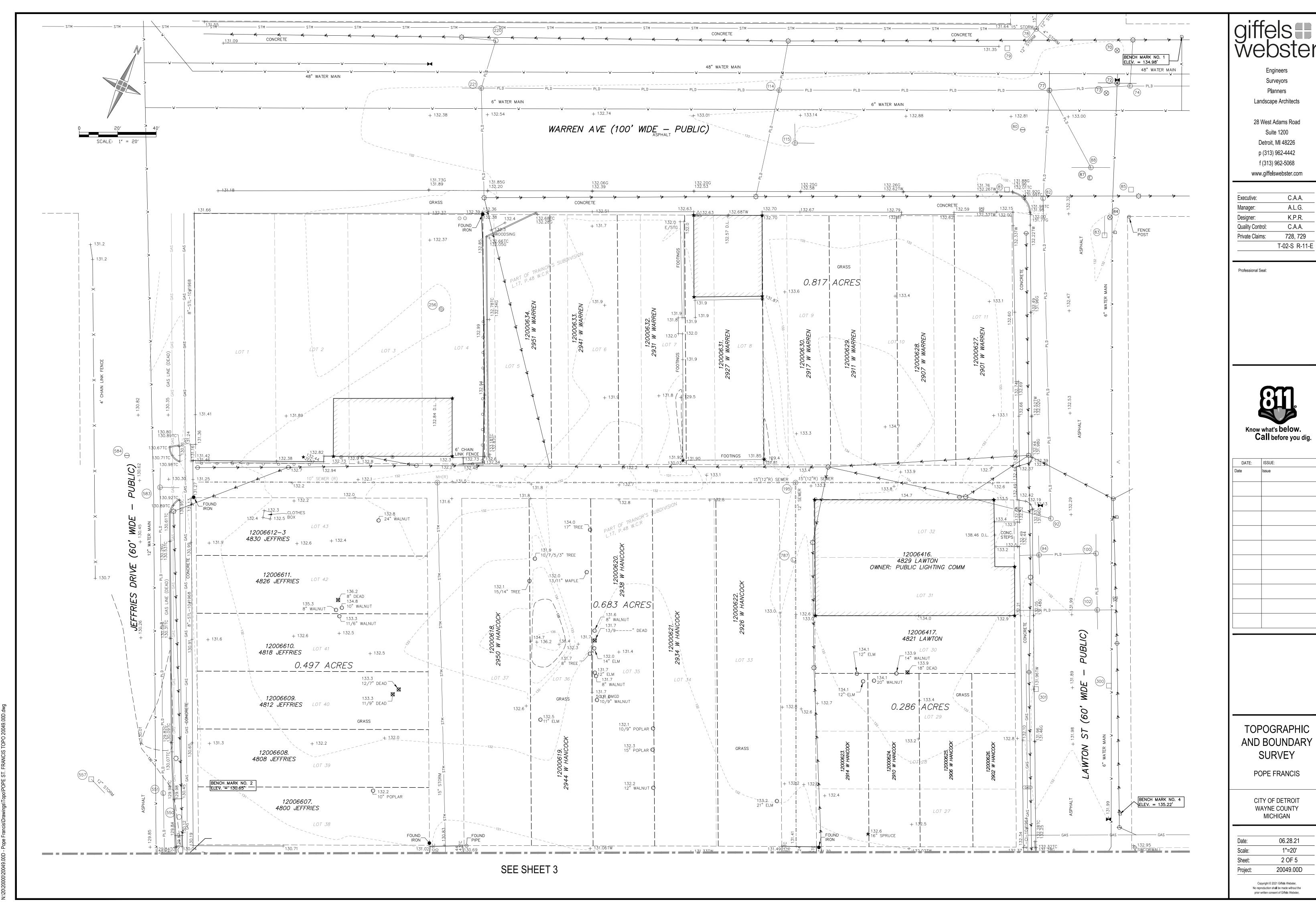
**TOPOGRAPHIC** AND BOUNDARY SURVEY

POPE FRANCIS

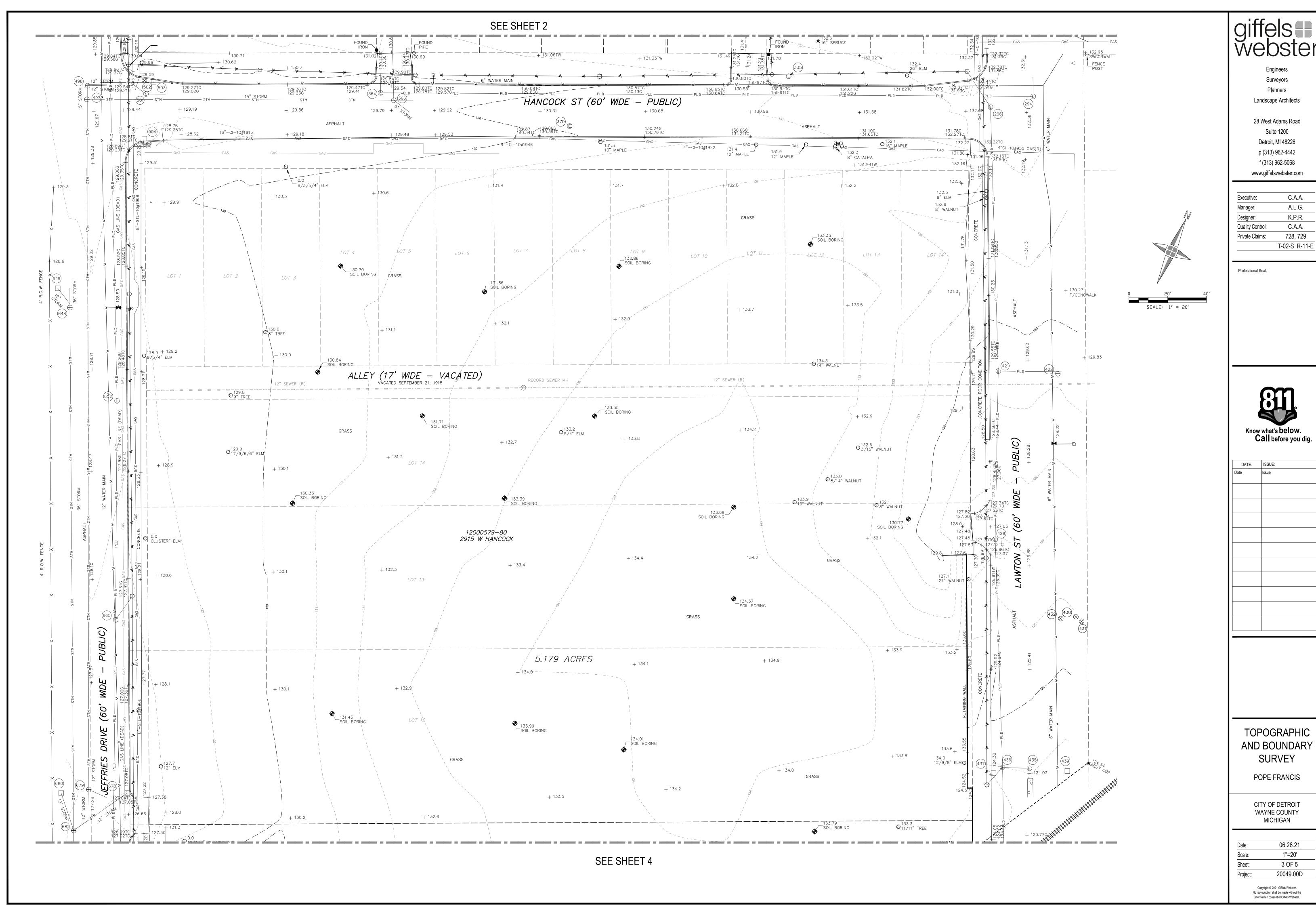
CITY OF DETROIT WAYNE COUNTY MICHIGAN

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anager:	A.L.G.
esigner:	K.P.R.
uality Control:	C.A.A.
ivate Claims:	728, 729



28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068

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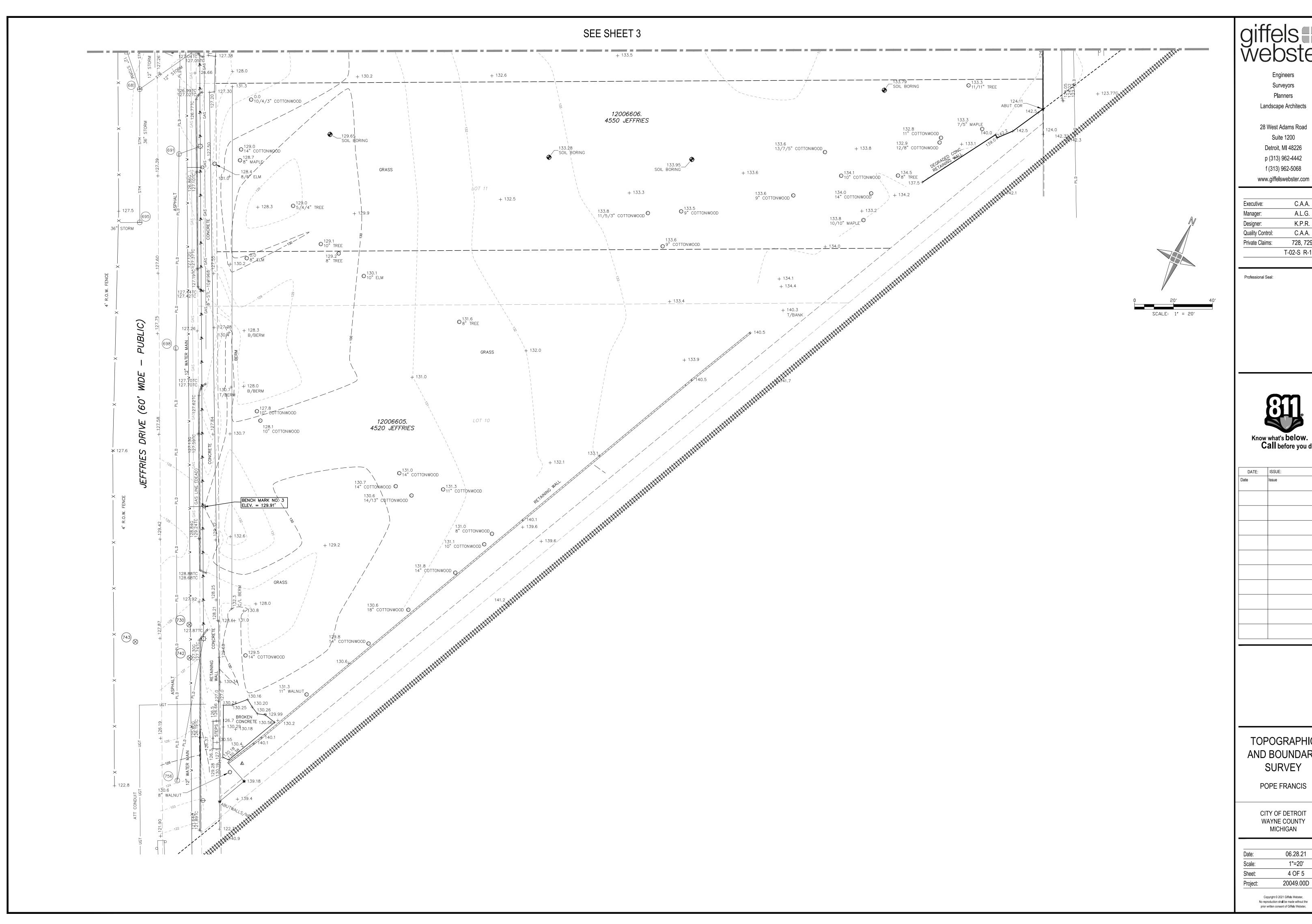
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TOPOGRAPHIC AND BOUNDARY

CITY OF DETROIT WAYNE COUNTY MICHIGAN

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Planners Landscape Architects

28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068

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lanager:	A.L.G.
esigner:	K.P.R.
uality Control:	C.A.A.
rivate Claims:	728, 729
	T-02-S R-11-E



Date Issue	- 1	DATE:	ISSUE:
		Date	Issue

TOPOGRAPHIC AND BOUNDARY SURVEY

POPE FRANCIS

CITY OF DETROIT WAYNE COUNTY MICHIGAN

Date:	06.28.21
Scale:	1"=20'
Sheet:	4 OF 5
Project:	20049.00D

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# SCHEDULE OF STRUCTURES

(WARREN AVENUE EAST /WEST)

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
70	GATE VALVE	воттом	131.99	-9.65	122.34		FULL OF WATER; NO OTHER PIPES VISIBLE
72	GATE VALVE	T/PIPE	132.84	-6.40	126.44	EAST/WEST	
73	GATE VALVE	T/VALVE	132.96	-2.20	130.76		NO OTHER PIPES VISIBLE
74	PUBLIC LIGHTING MANHOLE	воттом	132.84	-4.30	128.54	WIRES NORTH/EAST/WEST	
77	ELECTRIC MANHOLE	T/DEBRIS	132.63	-6.40	126.23	WIRES NORTH/SOUTH/EAST/WEST	
		12"	131.68	-4.65	127.03	NORTHEAST	
78	STORM MANHOLE	12"	131.68	-5.30	126.38	SOUTHWEST	
		4"	131.68	-11.40	120.28	SOUTHEAST	
		15"	131.68	-13.35	118.33	NORTH	
		15"	131.68	-15.50	116.18	WEST	
79	CATCH BASIN	T/WATER	131.34	-3.65	127.69		
79	CATCH BASIN	T/DEBRIS	131.34	-5.05	126.29		18" DIAMETER CONCRETE STRUCTURE; FULL OF WATER; NO OTHER PIPES VISIBLI
80	STORM MANHOLE	T/DEBRIS	132.93	-3.92	129.01		NO OTHER PIPES VISIBLE
81	CATCH BASIN	T/DEBRIS	131.84	-1.35	130.49		FULL OF DEBRIS; NO OTHER PIPES VISIBLE
82	PUBLIC LIGHTING MANHOLE	T/DEBRIS	132.29	-4.40	127.89	WIRES NORTH	WIRES CUT
92	CATCH BACIN	6"	131.82	-2.73	129.09	NORTH	
83	CATCH BASIN	T/DEBRIS	131.82	-3.30	128.52		18" DIAMETER STRUCTURE
84	GATE VALVE	T/VALVE	132.38	-1.50	130.88		FULL OF WATER; NO OTHER PIPES VISIBLE
85	CATCH BASIN	T/WATER	132.15	-2.80	129.35		18" DIAMETER; FULL OF WATER; NO OTHER PIPES VISIBLE
87	ELECTRIC MANHOLE	воттом	132.74	-6.42	126.32	NO WIRES VISIBLE	
88	PUBLIC LIGHTING MANHOLE	T/DEBRIS	132.78	-6.55	126.23	WIRES EAST/WEST	
92	PUBLIC LIGHTING MANHOLE	воттом	132.21	-9.65	122.56	WIRES NORTH/WEST	
94	PUBLIC LIGHTING MANHOLE	воттом	131.97	-5.20	126.77	WIRES NORTH/SOUTH/EAST/WEST	
100	PUBLIC LIGHTING MANHOLE	воттом	132.04	-7.88	124.16	WIRES NORTH/SOUTH/WEST	
102	PUBLIC LIGHTING MANHOLE	воттом	131.89	-7.21	124.68	WIRES NORTH/SOUTH/EAST/WEST	
114	PUBLIC LIGHTING MANHOLE		132.91		132.91		WELDED RIM; UNABLE TO DROP
115	PUBLIC LIGHTING MANHOLE	T/DEBRIS	133.11	-3.70	129.41	WIRES NORTH/EAST	
195		12"	133.00	-13.80	119.20	SOUTH	
	COMBINED MANHOLE	CL/CHANNEL	133.00	-14.20	118.80	EAST/WEST	15" CHANNEL
220	PUBLIC LIGHTING MANHOLE	T/DEBRIS	132.01	-3.15	128.86	WIRES SOUTHWEST/WEST	
221	PUBLIC LIGHTING MANHOLE	воттом	132.39	-8.38	124.01	WIRES EAST/WEST	
256	ROUND CATCH BASIN		131.79		131.79		CAR PARKED ON TOP OF SMALL DRAIN; +/-5" DIAMETER; POSSIBLE CLEANOUT
294	PUBLIC LIGHTING MANHOLE	воттом	132.49	-7.18	125.31	WIRES NORTH/WEST	
296	PUBLIC LIGHTING MANHOLE	воттом	132.22	-4.21	128.01	WIRES NORTH/SOUTH	
300	CATCH BASIN	T/DEBRIS	131.23	-3.74	127.49		18" DIAMETER; NO OTHER PIPES VISIBLE
301	CATCH BASIN	T/DEBRIS	131.23	-4.03	127.20		18" DIAMETER; NO OTHER PIPES VISIBLE
335	PUBLIC LIGHTING MANHOLE	T/DEBRIS	131.45	-4.10	127.35	NO WIRES VISIBLE	POSSIBLY VACATED
364	PUBLIC LIGHTING MANHOLE	воттом	129.55	-7.90	121.65	WIRES EAST/NORTH	·
	. 332.3 Elolitiko kirakitole						
	STORM MANHOLE	6"	129.76	-9.10	120.66 116.96	SOUTHEAST	UNABLE TO DETERMINE PIPE SIZE
366		T/DEBRIS 15"	129.76 129.76	-12.80 -13.20	116.96	EAST NORTH	UNABLE TO DETERMINE PIPE SIZE
		15" 15"					
		10	129.76	-13.70	116.06	WEST	

121	PUBLIC LIGHTING MANHOLE	T/DEBRIS	129.34	-3.90	125.44	WIRES NORTH/SOUTH/EAST	
122	STORM MANHOLE	воттом	129.20	-9.65	119.55		FULL OF WATER; NO OTHER PIPES VISIBLE
128	PUBLIC LIGHTING MANHOLE	T/DEBRIS	126.97	-4.55	122.42		FULL OF WATER; NO OTHER PIPES VISIBLE
130	GATE VALVE	T/DEBRIS	126.37	-10.10	116.27		FULL OF WATER
131	GATE VALVE	T/VALVE	126.35	-2.50	123.85		FULL OF WATER; NO OTHER PIPES VISIBLE
132	GATE VALVE	T/VALVE	125.84	-6.35	119.49		FULL OF WATER; NO OTHER PIPES VISIBLE
135	PUBLIC LIGHTING MANHOLE	воттом	124.06	-3.70	120.36	WIRES WEST	WIRES CUT
136	PUBLIC LIGHTING MANHOLE	T/DEBRIS	123.83	-5.20	118.63	WIRES NORTH/EAST/SOUTHWEST/SOUTH	
137	CATCH BASIN	12"	123.51	-2.70	120.81	SOUTH	12" DIAMETER STRUCTURE
39	CATCH BASIN	T/DEBRIS	123.54	-4.75	118.79		18" DIAMETER STRUCTURE
197	STORM MANHOLE		129.76		129.76		UNABLE TO OPEN
		12"	129.82	-4.35	125.47	EAST	
198	STORM MANHOLE	12"	129.82	-7.40	122.42	EAST	
		15"	129.82	-7.60	122.22	SOUTH	
501	PUBLIC LIGHTING MANHOLE	воттом	129.29	-7.95	121.34	WIRES EAST/NORTHWEST	
02	GATE VALVE		128.98		128.98		UNABLE TO OPEN
603	CATCH BASIN	T/DEBRIS	129.00	-4.09	124.91		18" DIAMETER STRUCTURE
04	CATCH BASIN	T/DEBRIS	128.76	-4.02	124.74		18" DIAMETER STRUCTURE
550	UNKNOWN MANHOLE	BOTTOM	130.18	-7.25	122.93		DFD; FULL OF WATER; NO OTHER PIPES VISIBLE
551	PUBLIC LIGHTING MANHOLE	T/DEBRIS	129.73	-5.00	124.73		FULL OF WATER; NO OTHER PIPES VISIBLE
57	CATCH BASIN	12"	129.21	-5.90	123.31	SOUTHEAST	FULL OF WATER; NO OTHER PIPES VISIBLE
83	PUBLIC LIGHTING MANHOLE	воттом	130.41	-7.90	122.51	WIRES NORTH/SOUTH/EAST	
84	STORM MANHOLE		130.60		130.60		UNABLE TO OPEN
i48	STORM MANHOLE	36"	128.72	-13.95	114.77	NORTH	
40	310RW WANHOLE	36"	128.72	-14.22	114.50	SOUTH	FLOWS SOUTH
49	CATCH BASIN	T/WATER	128.54	-5.12	123.42		
	O/TOTI B/TOTI	12"	128.54	-5.15	123.39	SOUTHEAST	
552	PUBLIC LIGHTING MANHOLE	воттом	128.21	-8.95	119.26	WIRES NORTH/SOUTH	
65	PUBLIC LIGHTING MANHOLE		127.57		127.57		UNABLE TO OPEN
78	CATCH BASIN	12"	126.54	-4.57	121.97	SOUTHWEST	
		8"	127.13	-9.10	118.03	SOUTHEAST	
679	STORM MANHOLE	T/DEBRIS	127.13	-9.65	117.48	SOUTH	12" PIPE
		12"	127.13	-9.90	117.23	NORTH	
80	CATCH BASIN	12"	126.79	-5.25	121.54	SOUTHEAST	
		12"	127.12	-5.80	121.32	NORTHWEST	TO STRUCTURE 680
81	STORM MANHOLE	12"	127.12	-5.90	121.22	NORTHEAST	TO STRUCTURE 681
		CL/CHANNEL	127.12	-13.00	114.12	NORTH/SOUTH	36" CHANNEL
691	PUBLIC LIGHTING MANHOLE		127.16		127.16		UNABLE TO OPEN
 195	STORM MANHOLE	36"	127.34	-13.50	113.84	NORTH	
695	OTORIVI IVIANI IOLE	36"	127.34	-13.62	113.72	WEST	FLOWS WEST
98	PUBLIC LIGHTING MANHOLE	T/DEBRIS	127.63	-7.60	120.03	WIRES NORTH/SOUTH	
730	GATE VALVE	T/VALVE	127.75	-4.70	123.05		FULL OF WATER; NO OTHER PIPES VISIBLE
<b>'</b> 42	GATE VALVE	T/VALVE	127.14	-4.15	122.99		FULL OF WATER; NO OTHER PIPES VISIBLE
<b>'</b> 43	GATE VALVE	T/VALVE	127.46	-4.95	122.51		FULL OF WATER; NO OTHER PIPES VISIBLE
'56	PUBLIC LIGHTING MANHOLE	T/DEBRIS	122.55	-6.10	116.45	NO WIRES VISIBLE	FULL OF WATER
787	PUBLIC LIGHTING MANHOLE	T/DEBRIS	133.05	-7.50	125.55	NO WIRES VISIBLE	



Engineers
Surveyors
Planners
Landscape Architects

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Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Private Claims:	728, 729
	T-02-S R-11-E

Professional Seal:



DATE:	ISSUE:
Date	Issue

TOPOGRAPHIC AND BOUNDARY SURVEY

POPE FRANCIS

CITY OF DETROIT WAYNE COUNTY MICHIGAN

 Date:
 06.28.21

 Scale:
 N/A

 Sheet:
 5 OF 5

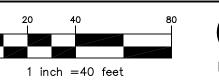
 Project:
 20049.00D

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CONCEPTUAL SITE LANDSCAPE PLAN

**SCALE 1" = 30'** 



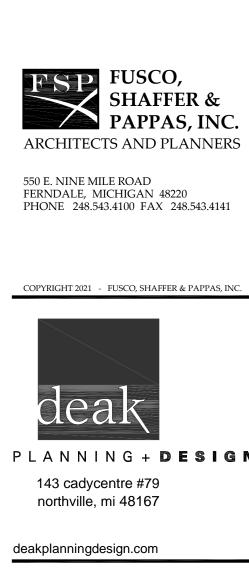




DRAWING NUMBER

FSP PROJECT NO. CSI21.013





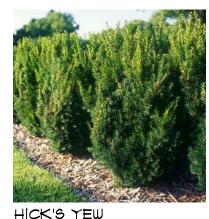
CENTER

# PLANTING PALETTE

# **SHRUBS**



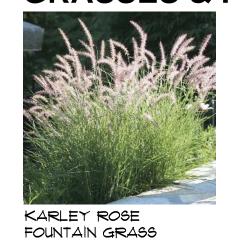
BLUE POINT JUNIPER



TINYWINE GOLD NINEBARK







NEON SEDUM



BIG KAHUNA CONEFLOWER

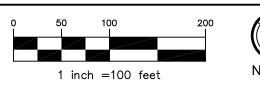


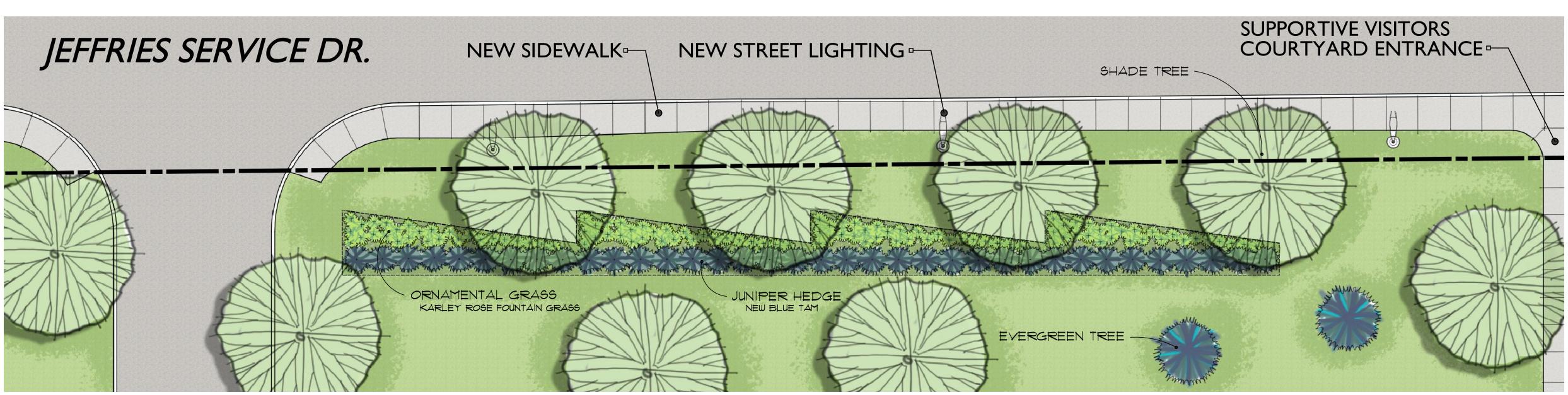




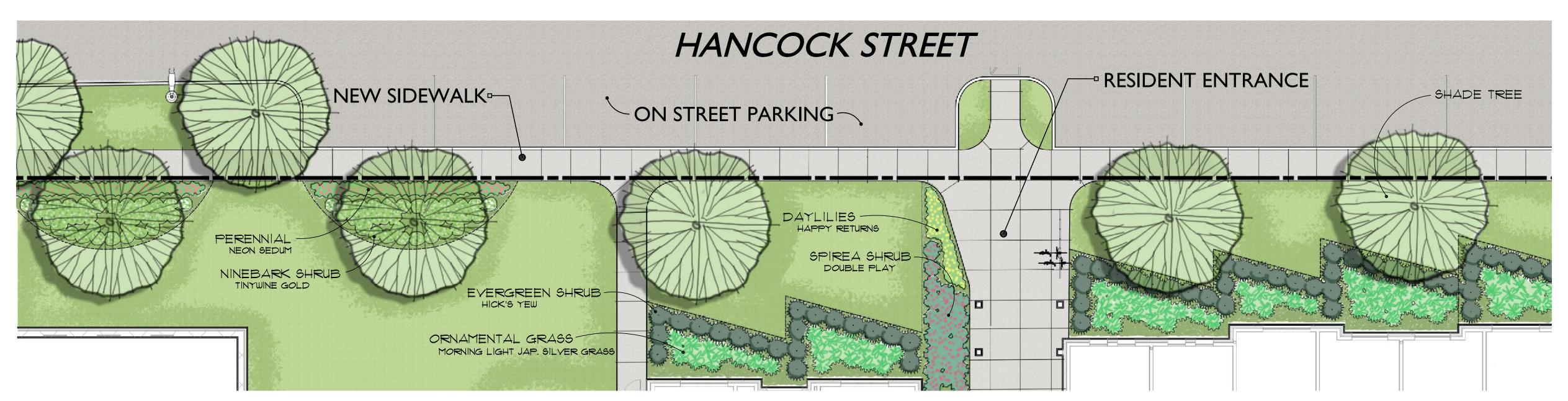


**SCALE 1" = 100'** 





JEFFERIES SERVICE DR. STREETSCAPE CONCEPT SCALE 1" = 10'



HANCOCK STREETSCAPE CONCEPT **SCALE 1" = 10'** 

FRANCIS CENTER

550 E. NINE MILE ROAD FERNDALE, MICHIGAN 48220 PHONE 248.543.4100 FAX 248.543.4141

PLANNING + DESIGN

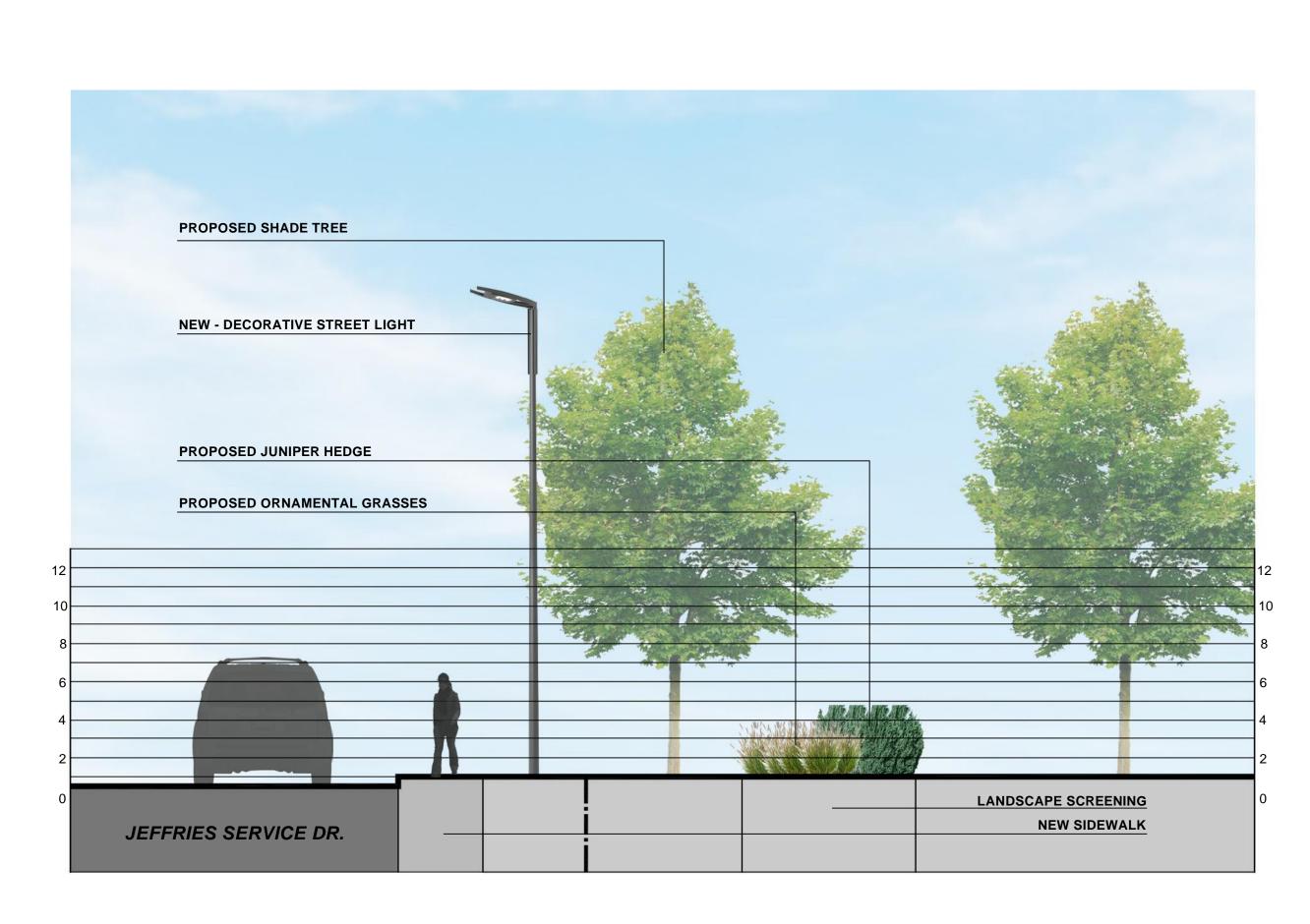
143 cadycentre #79

northville, mi 48167

deakplanningdesign.com

FSP PROJECT NO.

DRAWING TITLE CONCEPTUAL LANDSCAPE PLAN



SECTION A-A' SCALE: HORZ. 1" = 5' VERT. 1" = 5'



550 E. NINE MILE ROAD FERNDALE, MICHIGAN 48220 PHONE 248.543.4100 FAX 248.543.4141

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PLANNING + D I 143 cadycentre #79 northville, mi 48167

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ICHIGAN

FRANCIS CENTER
BRIDGE HOUSING

DETROI

03.2021 PUD SUBMISSION ISSUE

FSP PROJECT NO. CSI21.013

DRAWING TITLE

CONCEPTUAL LANDSCAPE CROSS SECTION





FERNDALE, MICHIGAN, 48220



08.24.21 <u>B4 REZONING</u> SUBMISSION 08.20.21 REZONING SUBMISSION 08.03.21 PD SUBMISSION KEY PLAN

> FSP PROJECT NO. PFC21.013

DRAWING TITLE SITE LOCATION MAP

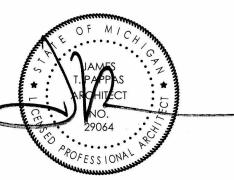
DRAWING NUMBER

SITE LOCATION MAP

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



PE FRANCIS CENTI

O8.24.21 B4 REZONING
SUBMISSION
O8.20.21 REZONING
SUBMISSION
O8.03.21 PD SUBMISSION

FSP PROJECT NO. PFC21.013

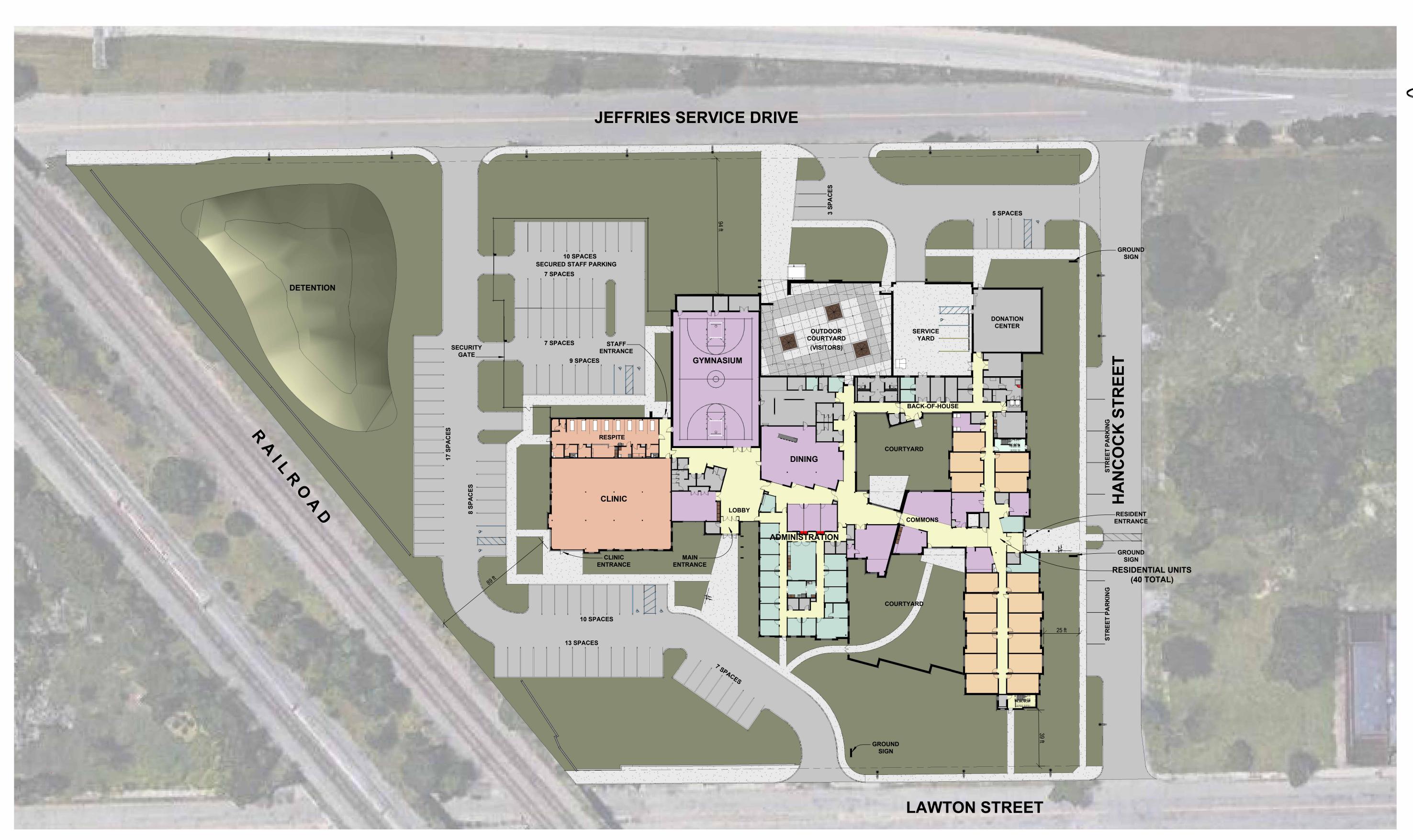
KEY PLAN

DRAWING TITLE

ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN

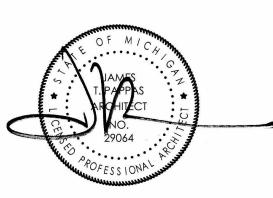




550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220 PHONE 248.543.4100 FAX 248.543.4141

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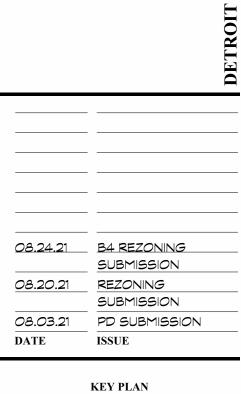
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OUSING

POPE FRANCIS (BRIDGE HOUS)



FSP PROJECT NO. PFC21.013

DRAWING TITLE

FLOOR PLANS



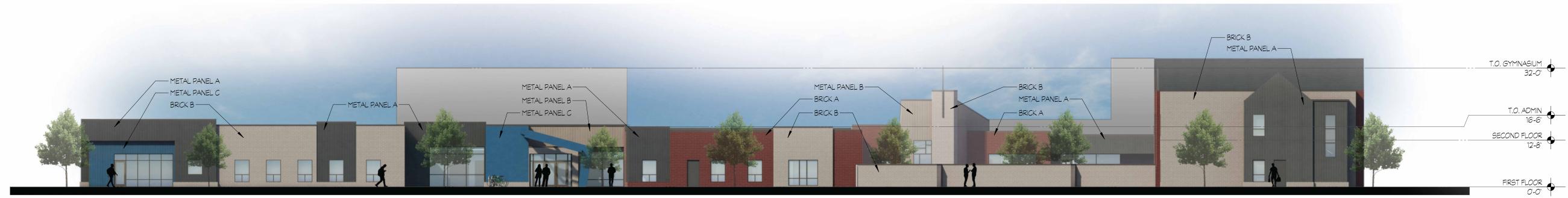








HANCOCK STREET ELEVATION NOT TO SCALE



LAWTON STREET ELEVATION NOT TO SCALE

METAL PANEL C ----METAL PANEL A ---— METAL PANEL A —— — BRICK B BRICK B T.O. GYMNASIUM 32-0" METAL PANEL A -T.O. GYMNASIUM 32'-0" BRICK A — T.O. ADMIN 16'-6" T.O. DONATION 18'-0" SECOND FLOOR 12'-8" FIRST FLOOR
0'-0"

RAILROAD ELEVATION NOT TO SCALE



# JEFFRIES SERVICE DRIVE ELEVATION

NOT TO SCALE

# MATERIAL LEGEND

PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220

PHONE 248.543.4100 FAX 248.543.4141

SEAL







BRICK B



METAL PANEL A

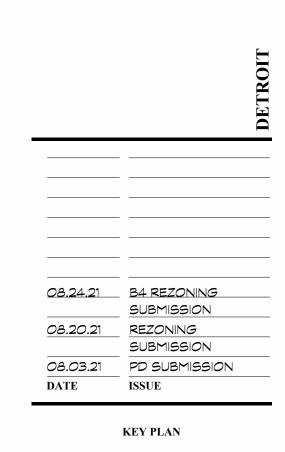


METAL PANEL B



METAL PANEL C

# BRIDGE HOUSING



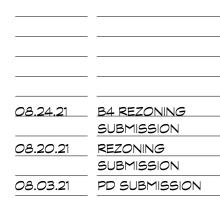
FSP PROJECT NO. PFC21.013

DRAWING TITLE

ELEVATIONS







KEY PLAN

FSP PROJECT NO. PFC21.013

DRAWING TITLE

DRAWING NUMBER

3D VIEWS





RESIDENTIAL ENTRY





GUEST COURTYARD PATH



MEDICAL CLINIC

KEY PLAN

FSP PROJECT NO. PFC21.013

DRAWING TITLE

3D VIEWS





BIRDS EYE VIEW FROM LAWTON STREET



BIRDS EYE VIEW FROM JEFFRIES SERVICE DRIVE

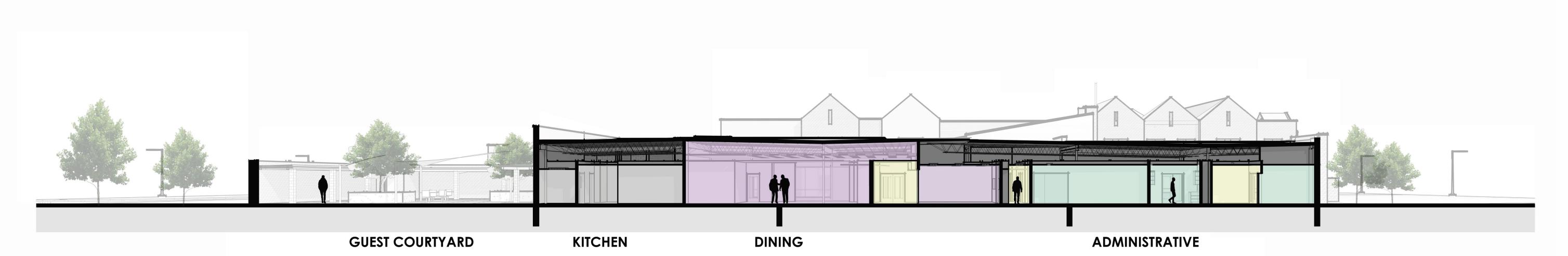


BIRDS EYE VIEW FROM LAWTON STREET



BIRDS EYE VIEW FROM HANCOCK STREET

LONGITUDINAL SECTION



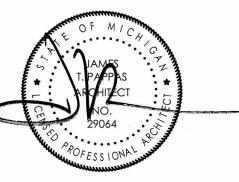
TRANSVERSE SECTION

NOT TO SCALE



550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220 PHONE 248.543.4100 FAX 248.543.4141





FRANCIS CEN BRIDGE HOUSING

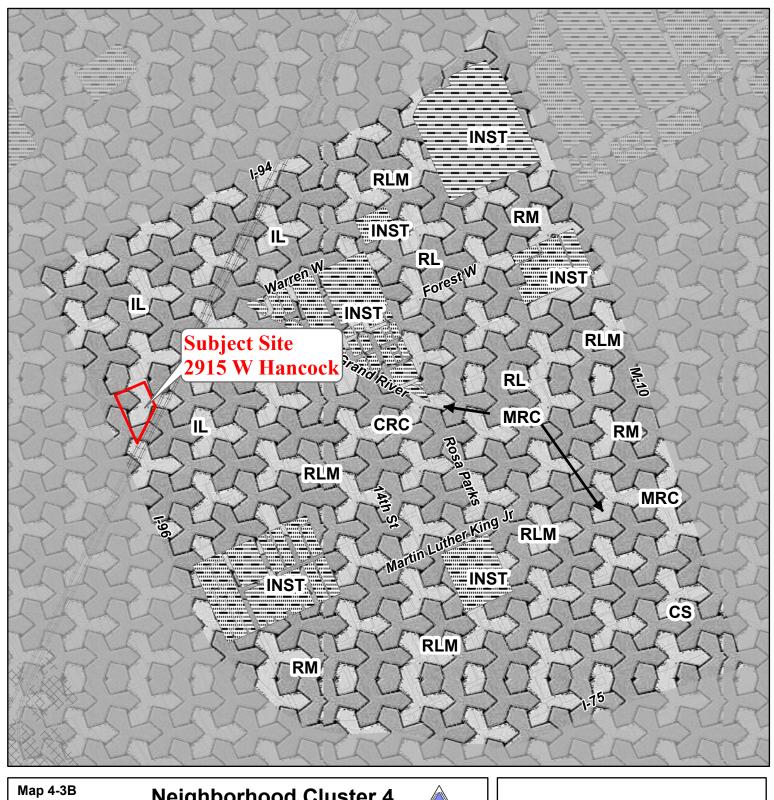
08.24.21 B4 REZONING SUBMISSION 08.20.21 REZONING SUBMISSION 08.03.21 PD SUBMISSION ISSUE KEY PLAN

> FSP PROJECT NO. PFC21.013

DRAWING TITLE

BUILDING SECTIONS



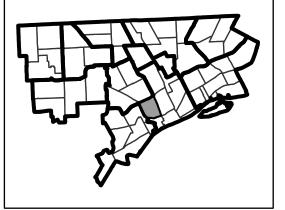


**City of Detroit Master Plan of Policies** 

#### **Neighborhood Cluster 4 Jeffries**



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





Vinnie Johnson Founder, Chairman & CEO

August 25, 2021

Dear Detroit City Council Members:

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and I have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. As a major donor and partner, we see the benefit that extends beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.



September 2, 2021

Detroit City Council,

On behalf of the men and women of General Motors, I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

We are grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and we have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. It will provide benefits that extend beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness.

We urge your favorable consideration of the Pope Francis Center's Bridge Housing proposal. Regards,

Sincerely,

Terrence P. Rhadigan

Terrence P. Rhadigan

Executive Director, Communications and Corporate Giving



903 West Grand Boulevard • Detroit, Michigan 48208-2365
Business Line 313-361-4000 • Toll Free Crisis Line 888-AFG-3919 • Fax 313-361-8938
www.alternativesforgirls.org

July 30th, 2021

Dear Detroit City Council Members:

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

As the founding director of Alternatives For Girls, serving Detroit girls and young women experiencing homelessness for 34 years, I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and I have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. Their plan to extend the campus' medical, job placement and other well-being services to Core City residents demonstrates Pope Francis Center's long-term commitment to serving the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.

® Cultima 223

Sincerely,

Amanda L. Good, CEO Alternatives For Girls

amarla L. Good

September 7, 2021

Mr. Roch McClain RXMc Consulting, LLC 7650 Cooley Lake Rd. #752 Union Lake, MI 48387

Dear Mr McClain,

As part of the development team actively working to rehabilitate several commercial properties within the Core City neighborhood, I am forwarding this letter to indicate our support for the proposed "Pope Francis Center Bridge Housing Facility" planned for the site at Lawton Street and the Jeffries Service Drive.

We have held numerous discussions with representatives of the Pope Francis Center, including its director Father Timothy McCabe, SJ. We have reviewed the conceptual design and site plan developed by Fusco, Shaffer & Pappas. We understand that the project's key elements will include 40 studio apartments along with a medical clinic intended to help clients transition from homelessness into permanent housing. We stand ready to work with the Pope Francis Center to provide additional feedback as it refines the exterior design and landscaping to reflect the emerging standards of the Core City Neighborhood.

My team, Core City Development, has been working closely with staff at the City Planning Commission and Department of Planning & Development on our plan to develop a true community that is appropriate to the architecture and spirit of the neighborhood. We believe that the Pope Francis Center can also fulfill an important need to help to ensure that the area remains accessible, welcoming and wholistic.

Thank you for your commitment to Core City and for working to make a positive impact in our community.

Sincerely,

Jamie Shea

**Managing Partner** 

Core City Development, LLC

Cc: Kimani Jefferey, City of Detroit Planning Commission



September 3, 2021

Detroit City Council City Council Office 2 Woodward Ave., Suite 1340 Detroit, MI 48226

Dear City Council Members:

Thank you for your continuing support of University of Detroit Mercy. Today, I am writing in support of one of our Jesuit-affiliated programs, The Pope Francis Center, which is led by Fr. Tim McCabe, S.J. Fr. McCabe has developed a proposal for a Bridge Housing program, which I strongly support.

Over my more than ten years as President of University of Detroit Mercy, I have developed a good relationship with Fr. McCabe and I appreciate his tireless efforts to serve the homeless. The Pope Francis Center has also developed an excellent reputation for effectively serving our city's most vulnerable citizens with dignity and respect.

The Pope Francis Center's proposal for a Bridge Housing Project is based on years of first-hand experience working with homeless individuals, as well as in-depth academic research into the complex reasons that lead to chronic homelessness. Moreover, it incorporates the best practices of effective housing models across the United States. The Pope Francis Center's Bridge Housing Project will do more than serve the guests who live there by becoming a new center that will be recognized by the community.

At the proposed site near the I-96 Jeffries Freeway and Warren exit, the Pope Francis Center will be neighbors to our University of Detroit Mercy Dental School. Some of you may recall that in 2006 Detroit Mercy purchased and later renovated the former Kindred Hospital into the attractive Dental School and Clinic that exists today. I am very confident that this new housing program will be a good neighborly fit and we and look forward to the opportunities we may be able to collaborate to assist some of Detroit's homeless population.

Thank you for your favorable consideration of the Pope Francis Center's Bridge Housing Project.

Respectfully,

Antoine M. Garibaldi, Ph.D.

President

August 30, 2021



**Dear Detroit City Council Members:** 

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Ford Motor Company Fund has a legacy of investing in organizations that support social and economic mobility in southeast Michigan. The Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those serving people experiencing homelessness throughout our city, and I have confidence in the Pope Francis team, and its ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. As a major donor and partner, we see the benefit that extends beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.

Sincerely,

Pamela Alexander

Director, Community Development

Ford Motor Company Fund

#### **Detroit City Council Members**

Kathryn and Jeremy Zug 4229 Commonwealth Street Detroit, MI 48208

Dear City Council Members,

My husband and I have owned a home in Woodbridge since September 2020 and have been attending Redeemer Presbyterian Church in the city since 2018. In our time in the city, it has been evident that homelessness is an abundant and multi-faceted issue that no one organization in the city currently has the scope to effectively address. In asking some of the homeless around us for their story, we've gathered that the reason for one's homelessness can vary greatly from person to person. A treatment, therefore, must include great breadth of scope in order to properly help all who struggle with homelessness.

We are local business owners, and our company Practice Solutions, LLC, works directly with Mental Health practices and facilities throughout the country. In our time working in this field, we have worked with many different practices and facilities that run programs aiming to address mental illness and alleviate substance abuse in the low- and no-income demographics. In working with these practices and facilities, there is one programs that sticks out as being the most effective at addressing the burdens of mental illness, addiction and homelessness: Professional Services Group.

Professional Services Group in Wisconsin runs a substance abuse facility where individuals come by court mandate or out of the prison system to a 90-day immersion treatment. Treatment includes medical and mental health intervention, job coaching and placement, and housing assistance with the help of case workers. This full-immersion, bridge model of treatment has been extremely effective in reducing both homelessness and incarceration due to substance abuse (80-90% improvement in recidivism of incarceration and substance abuse). The bridge housing shows to be one of the most effective, long-term solutions for success available.

We are writing to express our hearty support of the Pope Francis Center proposal. Like the effectiveness of the program we have witness in Wisconsin, we believe that the proposal for the Pope Francis Center under the direction of Fr. Tim McCabe will have similar, if not better outcomes for the homeless of Detroit. The full immersion of mental health counseling, substance abuse treatment and jobreadiness coaching in safe, comfortable housing will be similar to the program we've seen for substance abuse counseling in Wisconsin. If similar results can be expected, this will have lasting impact on the homelessness and incarceration that comes with mental health issues and substance abuse and will be a wonderful benefit to the surrounding communities and these individuals alike. It is paramount that a facility such as this exist as the city makes strides toward being a great place to live.

Kindly,

Jeremy and Kathryn Zug Local Business Owners



To: Detroit City Council

From: Rev. Daniel Millward, Redeemer Presbyterian Church, 4800 Grand River Ave., Core City

Dear Council Members.

Since taking up the call to move back to Detroit in 2013 to start Redeemer Presbyterian Church, PCA, my wife and I were saddened to see the breadth of the homelessness and mental illness amongst many people around midtown/downtown area of Detroit. While doing what we could, the problem requires a level of care that goes far beyond what most people and/or organizations can do.

Having recently moved our church family from Midtown to the historic St. Leo's church building in Core City last fall, we were immediately stuck by the great need that existed here as well. Though the lower level of St. Leo's was being used for medical, dental, and food pantry services, all of these have since vacated, making the need for what Mr. Vella and Fr. McCabe are proposing with Pope Francis Center, more crucial than ever.

Therefore, I am writing this note to affirm my/our support of their proposal. Under the direction of Fr. Tim McCabe, I have no doubt that the marginalized, homeless, and mentally ill citizens in and around Core City will receive what is desperately needed, not only to survive, but to regain the human dignity God intended for all people.

Their plan to extend medical services, job placement and other well-being services to Core City residents demonstrates their long-term commitment to serving the community.

While Detroit has made some strides toward being a great place to live, as a city we will not be what God intended us to be until we have a solid, long-term solution in place to help those among us suffering among us, especially the chronically homeless. We believe this project is a giant move toward that good end.

Very Truly Yours,

Rev. Daniel Millward, Executive Pastor Church Planting Director