

Lauren Hood, MCD
Chairperson

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 Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Frederick E. Russell, Jr.
Donovan Smith
Angy Webb
Henry Williams

Regular Meeting Minutes
March 4, 2021

I. Opening

- A.** Call to Order – Chairperson Hood called the meeting to order at 5:14 p.m.
- B.** Roll Call - Marcell Todd, Executive Director, CPC called the roll, a quorum was present.

Attendees: Andrews, Daniels, Hood, Esparza, Smith, Russell, Webb and Williams
Excused: Ellis

- C.** Amendments to and approval of agenda

Commissioner Andrews motioned to accept the agenda with noted corrections; seconded by Commissioner Williams. Motion approved.

Amendments – The minutes of the January 21, 2021 meeting were added to the agenda for approval and the minutes of January 28, 2021 and February 4, 2021 will be approved at the next scheduled meeting.

Commissioner Smith motioned to approve the minutes of the January 21, 2021 meeting; seconded by Commissioner Andrews. Motion approved.

II. Minutes - January 28, 2021 and February 4, 2021

III. Public Hearings, Discussions and Presentations

- A. **PRESENTATION** – Request of the Planning and Development Department to amend the Future General Land Use map of the Detroit Master Plan of Policies for Cluster 5 for portions of land within Riverside Park and land adjacent to Riverside Park

Chris Gulock, CPC and Greg Moots, PDD, provided an overview of the proposed amendment of the Future General Land Use Map of the Detroit Master Plan of Policies Cluster 5 for portions of land within the Riverside Park and land adjacent to Riverside Park.

Riverside Park is located in southwest Detroit at the foot of West Grand Boulevard and West Jefferson Avenue, west of the Ambassador Bridge and is designated in the Master Plan of Policies as PRC (Recreation), MRC (Mixed-Residential/Commercial) and IDP (Distribution/Port Industrial). All of the subject sites are bounded by West Jefferson, the Ambassador Bridge, the Detroit River and Swain Street.

The Detroit Bridge Company proposes a Land Exchange Agreement for a portion of Riverside Park, 3085 West Jefferson Avenue, referred as the Conversion Parcel; which is adjacent to the Ambassador Bridge; for a parcel to the west, 3401-3601 West Jefferson Avenue, the News Warehouse, that can accommodate recreational uses. The swap requires the City of Detroit to designate the portion of Riverside Park as surplus real property; City Council approval for the transfer of jurisdiction of the Conversion Parcel; and the removal of the Recreation Designation in the Master Plan.

The Detroit Bridge Company will provide a \$2 Million grant to develop a new park on the News Warehouse site. Additionally, the proposed amendment includes the designation of a current part of Riverside Park, currently designated IDP and owned by the Detroit Bridge Company, to PRC in order to match the PRC designation of the rest of the park; the recreational designation will increase from 22 acres to 29 acres.

Park Improvements

In 2015, the City created a new master redevelopment plan for Riverside Park and began extensive renovations. Construction on the northeast section was completed in 2018 and included a new softball diamond, soccer field, shelter, playground and basketball court. The park was expanded in 2019 by an additional three (3) acres on the site of the former city-owned Animal Control Shelter, creating the largest dog park and skate park in the city. The southeast section was completed in 2020 and included a renovated picnic area, a boat launch, parking, horseshoe area, table tennis game area and new Riverwalk. Renovation of the remaining thirteen (13) acres began in the Spring of 2021 and includes a promenade for festivals, a lawn area, fishing boardwalks, a sledding hill, picnic shelters, fitness equipment, play areas, splash pad and concession facilities.

A public hearing is scheduled for March 18, 2021 to consider this request.

B. SPECIAL ELECTION – Election of the Vice Chair/Secretary of the City Planning Commission

Commissioner Esparza nominated Commissioner Smith for the position of Vice-Chairperson. Commissioner Smith accepted the nomination.

Chairperson Hood closed the nominations; Commissioner Smith assumed the position of Vice-Chairperson by acclamation, as there were no other nominees.

IV. Unfinished Business

- A.** Consideration of the request of the Planning and Development Department to amend the Future General Land Use map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood Cluster 3 for the portion of Gabriel Richard Park containing the R. Thornton Brodhead Naval Armory

The Brodhead Armory is located at 7650 East Jefferson Avenue. It was built in 1929-1930 as a training center and barracks for Michigan's military reserves. The Armory covers approximately 87,000 feet and contains approximately 4.7 acres. The federal government discontinued use of the building as an armory in 2003. The City of Detroit agreed to take ownership of the building and initially used the building as equipment storage for the Recreation Department. Over the years, the building has fallen into disrepair and vandalism.

The City Planning Commission held a public hearing relative to this request on February 4, 2021. During the public hearing CPC staff, the Jobs and Economy Team (JET) from the Mayor's Office and the Detroit Economic Growth Corporation (DEGC) presented the current plan to sell the Armory to the Detroit Parade Company.

The Parade Company is requesting to purchase the site, rehabilitate the north end of the Armory (the vestibule and the drill hall) and demolish the south end of the building to construct a new two-story addition containing 130,000 square feet. The Parade Company is also proposing to salvage the historic interior elements of the south end, where feasible, and relocate items to the rehabilitated building and new facility. The estimated project cost is \$36.6 million. If the development proposal is approved, the Parade Company will initiate a funding raising campaign. If funds are not secured, there will be no closing and the property will remain in the City's inventory.

During the hearing Commissioners raised several concerns which included the sale price of the Armory site, the City's protection of the property; and RFP/marketing and proposal selection processes.

Staff Recommendation

The City Planning Commission (CPC) staff, having completed its review and analysis, recommended approval of the proposed Master Plan amendment.

If the Commission desires to address the redevelopment of the Brodhead more particularly, apart from the proposed Master Plan amendment, CPC staff has the following suggestions for consideration:

- The Brodhead Armory has been vacant for a long time and each day continues to further deteriorate, therefore, time is of the essence to save the building and the art therein;
- Due to the historic nature of the building both interior and exterior, every effort should be made to preserve the entire building and its features;
- At the expense of the City, one of the City's partner agencies or the developer some assessment of the condition of the building and its features should be conducted by professionals with the necessary expertise to determine the feasibility of preservation/adaptive reuse of the building and restoration of the art;
- If not already obtained an appraisal of the property should be conducted;
- If current negotiations for sale of the property are not successful, consider issuing a new RFP;
- Whoever the ultimate developer is, some effort should be made to celebrate the military history of the facility and if possible work with the veteran groups and others as appropriate to that end;

Chairperson Hood reiterated for the record and the viewing public, that this vote is just on the Master Plan Amendment that would allow some development to happen to this parcel and an affirmative vote does not in any way show support for the development projects proposed, it is merely just an approval for the Master Plan Amendment.

Commissioner Williams motioned to recommend that the City Council have the property appraised prior to approval of the sale; seconded by Commissioner Webb.

Commissioner Russell requested a friendly amendment to Commissioner William's motion, to include CPC suggestions relative to the redevelopment of the Brodhead Armory. Commissioner Williams accepted the friendly amendment.

Commissioner Williams motioned to recommend that the City Council have the property appraised prior to approval of the sale and to include CPC staff

suggestions regarding the redevelopment of the Brodhead Armory; seconded by Commissioner Webb. Motion approved.

Commissioner Smith motioned to approve the request of the Planning and Development Department to amend the Future General Land Use map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood Cluster 3 for the portion of Gabriel Richard Park containing the R. Thornton Brodhead Naval Armory; seconded by Commissioner Andrews. Motion approved.

- B.** Consideration of the request of CCA Midtown Detroit, LLC to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-5. District Map No. 4, of the Detroit Zoning Ordinance to modify the development regulations of the existing PD (Planned Development District) zoning classification for the properties commonly identified as 33 Elliot Street, and 3510, 3524 and 3540 Woodward Avenue at the southeast corner of Mack and Woodward Avenues.

Kimani Jeffrey provided an overview of report submitted March 3, 2021 relative to the request of CCA Midtown Detroit, LLC. The City Planning Commission held a public hearing on February 4, 2021 to consider the proposal to develop City Club Apartments-Midtown on approximately 2.4 acres on the southeast corner of Mack Avenue and Woodward Avenue. The \$95 Million project is a mixed use development that will include three separate buildings, a single story retail building, a six story mixed use building with ground floor retail and 77 apartments and a sixteen story apartment building with 273 apartments.

This project is generally in conformance with the PD District Design Criteria of Section 50-11-15 of the Zoning Ordinance. The subject property is located in the Lower Woodward area Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Planning and Development Department submitted a determination that the proposed development is in conformance with the Master Plan of Policies.

CPC STAFF RECOMMENDATION

The City Planning Commission staff recommends approval of the request of City Club Apartments (CCA) Midtown Detroit with the following conditions:

1. The developer will submit a community impact plan to the City Planning Commission staff and adjacent neighborhoods prior to construction permits being issued which will address negative impacts that may arise. The community impact plan shall include:
 - a. A construction schedule to describe anticipated start and end dates and other milestones of the development.

- b. A plan to mitigate fugitive dust, noise pollution, and pest infestation that may arise from ground disturbance and other construction activities.
 - c. A plan for temporary construction site screening, staging and construction related vehicle parking.
- 2. The developer will adhere to the Department of Public Works Traffic and Engineering Division requirements as outlined below:
 - a. That loading zone deliveries will not be allowed during the rush hour periods of 7:00 am to 9:00 am or 3:00pm to 6:00 pm.
 - b. The second truck bay can only be used for trash pickup services, which can only occur overnight and prior to 6:00 am. At no time shall truck deliveries occur while the 2nd bay is occupied.
 - c. The delivery operation will be within the dock area without encroaching into the right-of-way. The developer will strongly encourage the use of small trucks as shown in their schematics. No trucks can be longer than the loading dock length.
 - d. Parking in front of the business will be eliminated and will be converted to a short term loading zone.
 - e. Curbside delivery is limited to short periods of time using the loading zone.
 - f. The developer will seek both an encroachment permit and indemnification through the Department of Public Work's right-of-way permitting process for the proposed configuration.
 - g. Agreement needs to specific that the developer will have procedures in place that will be followed by all of their company truck drivers. The procedures will require the major retail tenant delivery vehicles to pull into the unoccupied curb lane, and wait for traffic to clear, before beginning the process of backing up into the loading dock. Deliveries from non-company entities shall utilize the assigned loading zone (curb lane) in front of the development for all delivery services. The delivery services shall be prohibited during rush hour periods of 7:00am to 9:00 am or 3:00 pm to 6:00pm.
 - h. The developer will submit written procedures to the City Planning Commission staff which delivery trucks will be subject to when utilizing the Mack Avenue loading dock.
- 3. The developer will adhere to the Post Construction Stormwater Ordinance requirements for the development.
- 4. The developer will work with City staff and community members through a process to determine and finalize all signage and murals for the site to the satisfaction of City Planning Commission staff.
- 5. The developer must submit final site plans and elevations; landscaping, lighting, and signage plans; and, the parking lease

agreement to the City Planning Commission staff for review and approval prior to making application for required permits.

Commissioner Esparza - Indicated his concerns regarding the loading dock and the conditions proposed by the Department of Public Works which are solely reliant on the operation and conduct and behavior of those that are responsible for using the dock. Concerned with who would monitor these conditions and who would enforce them; believes the City is looking at problems once this operation begins. Concerned that this all could have been addressed differently if the physical planning had been different relative to the location of those truck docks; addressing it in this manner with conditions that solely rely on the operation and their compliance and opens up the fact that the likelihood is that the City is not going to see compliance and will have issues. It's a big problem.

Recommend the deletion of the murals from the side of the building, spoke on that earlier, thought that would have been addressed and somehow would have found a way to not have murals on the exterior of the building.

Chairperson Hood expressed concerns regarding construction timeline.

Commissioner Russell motioned to accept staff's recommendation for approval; seconded by Commissioner Smith. Motion approved.

Commissioner Esparza expressed his concerns again relative to the loading dock and realizes that this is a significant development and a very significant location and its formation and the dollar value; understands that it is clearly supported by key stakeholders and will accept the recommendation; regarding the murals, recalls a past project where the exterior artwork murals were separately addressed and staff along with the Entertainment Commission played a role in the final determination and requests that the murals be addressed in that manner.

Commissioner Russell motioned to reconsider the previous vote to approve staff recommendation; seconded by Commissioner Esparza. Motion approved.

Commissioner Russell motioned to approve staff recommendation and for staff to craft the process of evaluating the artwork on the building; seconded by Commissioner Webb. Motion approved.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

Marcell Todd, Executive Director, CPC will provide a written update relative to items that when before the City Council; and indicated that Commissioner Webb will not seek reappointment to the Commission now that her term has expired.

Commissioner Webb expressed her appreciation for her five years on the Commission, stating that she has learned so much and tried to provide positive and helpful service to her community in District 7. She is looking forward to her next pursuit and will be running for Council in District 7 during the upcoming election cycle.

VIII. Member Report - None

IX. Communications - None

X. Public Comment Gwen Mingo; JoAnn Warwick; Mimi Trent

Adjournment Meeting adjourned at 8:08 pm.