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Director

City of Detroit

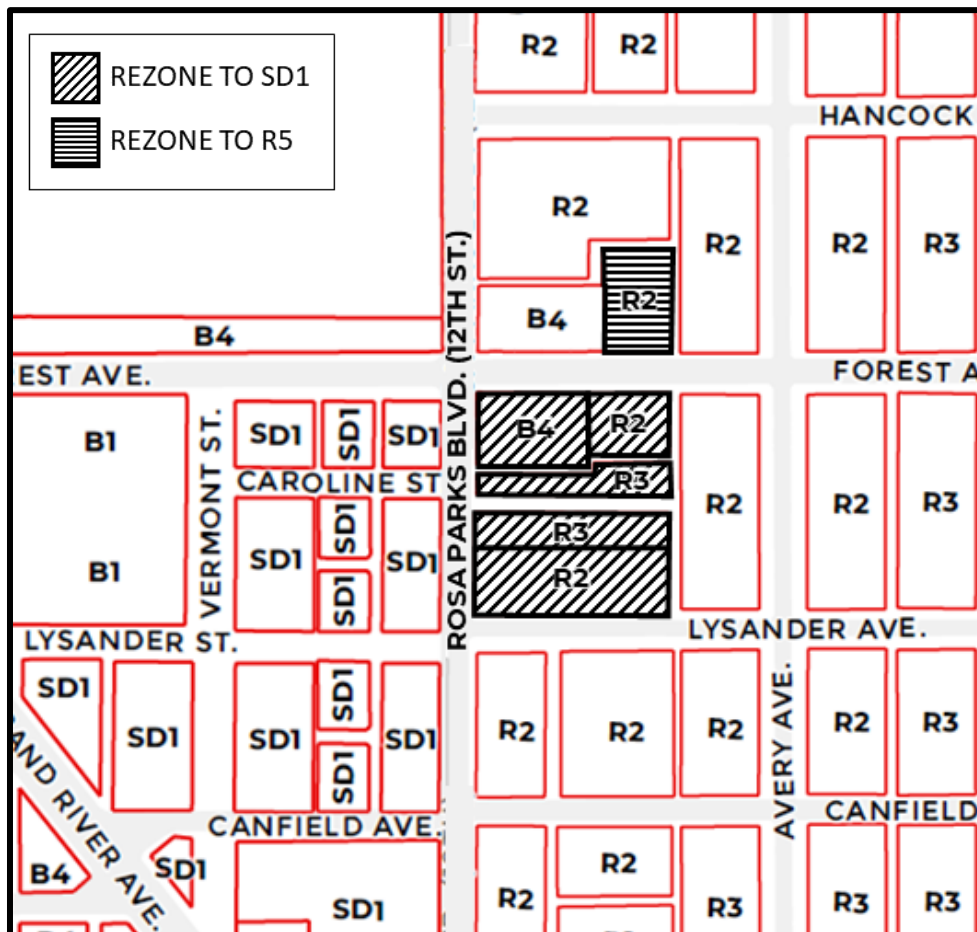
CITY PLANNING COMMISSION
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January 5, 2023

HONORABLE CITY COUNCIL

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, Mixed-Use) and R5 (Medium Density Residential) zoning district classifications. **(RECOMMEND APPROVAL)**



Current Zoning Map with proposed rezoning hatched

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications are currently shown for twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

The proposed map amendment is being requested to permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels. The current R2 and R3 zoning does not allow commercial uses and requires substantial setbacks; the proposed SD1 district allows narrower setbacks and more walkable layouts in addition to small-scale, neighborhood-oriented commercial uses. The City Planning Commission is partnering on the request in order to include additional parcels to make the zoning of the entire block consistent.

The fourteen parcels proposed for redevelopment are currently owned by the Detroit Land Bank Authority. The applicant for the proposed rezoning won a Request for Proposals (RFP) that was released for the parcels to be developed. The applicant has a purchase agreement with the Land Bank that requires various milestones to be met before the property can be purchased (including this rezoning).



- Parcels proposed to be redeveloped
- Parcels included for uniformity of zoning

The site is located in City Council District 6 and measures about 3 acres. The area proposed for development is currently vacant land. The area proposed to be rezoned to maintain consistency is occupied by several vacant commercial buildings and a parking lot.



Aerial view of proposed rezoning

CPC MEETINGS

Public Hearing – April 21, 2022

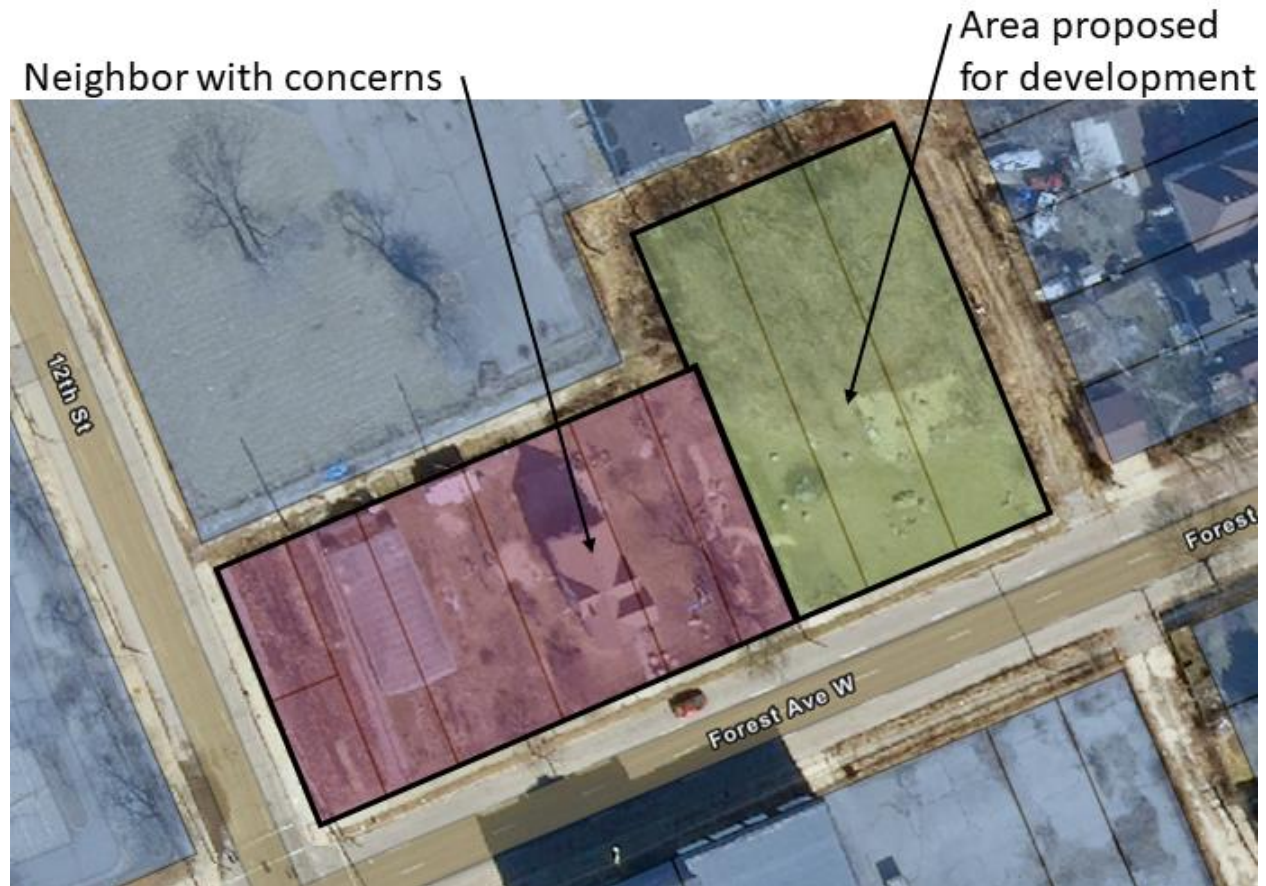
On April 21, 2022, the City Planning Commission held a public hearing on this rezoning request. The Commissioners asked questions about the timeline of construction, the community engagement strategy, the affordability of units, amount of parking provided, whether SD1 is the appropriate zoning district, and stormwater management plans. At the hearing, three members of the public spoke—one in opposition, one in support, and one with general questions.

The neighbor at 1764 W. Forest Avenue (directly adjacent to the north of Forest portion) spoke in opposition at the hearing and also submitted two letters in opposition to the northern portion of the rezoning. They support rezoning to a higher density district such as B2 or R5, but not to a district that permits no setbacks such as SD1. They feel that SD1 would be inconsistent with the existing development of the neighborhood as most structures in Woodbridge are not built to the lot line but have at least small setbacks. They also are concerned that the proposed building would increase issues with stormwater runoff and that a development on the lot line would impact their property—especially during construction. Please see the attached letters for the full details. At this time, the applicant does not want to change the request to accommodate this suggestion.

Sixteen letters in support of the rezoning have been submitted. Seven are from Woodbridge residents and several others are from neighborhood groups. Reasons for support included:

- The density allowed in the SD1 District is more similar to the rest of the neighborhood than that allowed by the R-Districts.
- The setbacks required by the R-Districts are too wide and the parking requirements are too high resulting in sprawling developments that don't fit the character of Woodbridge.
- The neighborhood stands to benefit from the new investment, new residents, and new businesses.
- The SD1 District has been successful in driving neighborhood revitalization in Midtown.
- Mr. Lockwood's planned inclusion of storm water infrastructure, native plantings, and affordable housing.

All of the letters are included as an attachment to this report.



CPC Recommendation & Action – May 19, 2022

As a result of the directly-adjacent neighbor's opposition, CPC staff recommended that the three parcels north of Forest Avenue be rezoned to the R5 zoning district instead of the requested SD1 district. While the R5 district is not an ideal solution to the disagreement because it requires large setbacks, it addresses the concern of the neighbor by requiring a setback adjacent to their property. Unfortunately, the current zoning ordinance does not offer a zoning district that requires setbacks and heights similar to existing development in Woodbridge. The differences between the R5 and SD1 zoning districts fall into three categories:

- **Allowed Uses**
Multiple-family dwellings: allowed by-right in both districts

Commercial uses: R5 allows 3 by-right and 21 conditionally; SD1 district allows 26 by-right and 18 conditionally¹

Industrial uses: not allowed in R5; SD1 allows 18 by-right and 4 conditionally

- **Setbacks & Height**

Front Setback R5 – 20’ SD1 – none

Side Setback R5 – Formula A²

SD1 – Where adjacent to R1, R2, R3, R4: Formula A; otherwise none

Rear Setback R5 – 30’

SD1 – single-story with alley: none; without alley: 10’;

multi-story with residential or SD1 to the rear: with alley, 10’; no alley, 20’

multi-family: with alley, 10’; without alley, 20’

Height R5 – no limit SD1 – 35’ max for single-use; 50’ for mixed-use

Floor Area Ratio (FAR)³ R5 – 1.5 max SD1 – no limit

- **Parking**

Most parking requirements are based on use and don’t change based on the zoning district; the parking exceptions that are based on zoning district don’t affect this location because it is located within ½ mile of a high-frequency transit corridor and is eligible for the same parking waivers regardless of the zoning district

CPC staff recommended approval of the remainder of the request to rezone the area bounded by West Forest, Rosa Parks, Lysander, and the alley to the SD1 district. The City Planning Commission voted 6-0 to accept staff’s recommendation for both the north and south portions of the proposed rezoning.

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

North: B4, R2 – Single-family dwelling with flower farm; vacant School

East: R2 – Single- and Two-family dwellings

South: R2 – Church; Single-family dwellings

West: SD1 – Vacant land recently rezoned and proposed for mixed-use development

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:

¹ By-right uses require a permit and compliance with zoning ordinance requirements such as setbacks, parking, and landscaping. Conditional uses additionally require a public hearing at the Buildings, Safety Engineering and Environmental Department (BSEED) where property owners and occupants within 300 feet are notified and invited to comment. The use must also meet the 15 approval criteria found in Sec. 50-3-281 regarding the potential impact on neighboring properties.

² Formula A is calculated by adding the length of the building in feet to twice the height of the building, and dividing the resulting sum by 15. The result is that bigger, taller buildings require larger setbacks and smaller, shorter buildings require smaller setbacks. Sec. 50-13-229 of the zoning ordinance furthers explains the requirement and includes an illustration.

³ Floor Area Ratio (FAR) determines the maximum amount of floor area which may be built on a zoning lot. It is calculated by multiplying the zoning lot area by the FAR factor and the result is the maximum permitted floor area permitted on the site. FAR is an alternate method of controlling the bulk of a permitted building and is often used instead of height restrictions. Further explanation and an illustration can be found in Sec. 50-13-237.

- Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact. *Historically, zoning has encouraged separation of uses which is apparent in the current zoning of this site—B4 (General Business) District at the intersection of the major streets and R2 (Two-Family Residential) & R3 (Low Density Residential) Districts in the interior blocks. More recently, it has become apparent that mixed-use neighborhoods—residential uses combined with small-scale commercial uses—create a more walkable area and allow less reliance on automobiles. This proposal reflects that trend.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Because this property has been vacant for an extended period, any development will bring increased activity and traffic to the site. The surrounding streets are designated as “major streets” and have unused capacity—Rosa Parks is 3 lanes (one way northbound) and West Forest is 4 lanes (one way eastbound). Bus routes also exist on Grand River and Rosa Parks. Significant adverse impacts to surrounding property are not likely. However, the adjacent neighbor on Forest has expressed opposition to allowing zero-lot line development due to concerns about storm water management, consistency with existing development, and lack of greenspace. As a result, R5 is recommended for that portion of the proposal as it requires a setback from the neighboring property.*
- Whether the proposed rezoning will create an illegal “spot zone.” *For the south of Forest portion of the rezoning, several blocks to the west across Rosa Parks Boulevard were recently rezoned to SD1 to permit a mixed-use development. This proposal will not create a spot zone, but will simply expand the SD1 area. For the north of Forest portion, the staff-recommended R5 District would not create a spot zone because it is similar to the R2 District in that both are residential with similar uses and setbacks. It will also create a buffer between the more intense B4 District to the east and the R2 to the west.*

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 “RL – Low Density Residential” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it is generally consistent with the Master Plan.

Design Review

Because the applicant is buying parcels from the Detroit Land Bank Authority, he is required to complete design review with PDD. After several meetings, PDD is supportive of the site plan and will continue to work with the developer on the façade designs. Preliminary plans with PDD comments are attached to this report.

Community Input

A community meeting was held via Zoom on January 28, 2021. Flyers were distributed to the 16 properties adjacent to the proposed rezoning. There were about six families in attendance (1-4 people each). Questions were asked regarding timeline, affordability, stormwater management, alley reactivation and construction-related disturbances.

CONCLUSION & RECOMMENDATION

On May 19, 2022, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 5 of Chapter 50 of the 2019 Detroit City Code, *Zoning*,

to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications are currently shown on the block bounded by Rosa Parks Boulevard to the west, Forest Avenue to the north, the north-south alley first west of Avery Street to the east, and Lysander Street to the south. Additionally, the City Planning Commission voted to recommend approval of the rezoning of three lots north of Forest Avenue commonly known as 1732, 1738, and 1746 West Forest from the R2 (Two-Family Residential) zoning district to the R5 (Medium Density Residential) zoning district.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance
Public Hearing Notice
PDD Master Plan Interpretation
PDD Design Review feedback & updated elevations
Letters in support & opposition

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-6, *District Map No. 5*, to revise the the existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications to the R5 (Medium Density Residential District), and SD1 (Special Development District, Small-Scale, Mixed-Use District) zoning classifications for the 22 parcels commonly identified as 1732, 1738, 1746, 1733, 1741, 1761, 1775, and 1785 West Forest Avenue; 1731, 1730, 1760, and 1770 Lombard Terrace; 4544 Rosa Parks Boulevard; and 1734, 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street from.

1 **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 50-17-6, *District Map No. 5*, to revise the
4 existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4
5 (General Business District) zoning classifications to the R5 (Medium Density Residential District)
6 and SD1 (Special Development District, Small-Scale, Mixed-Use District) zoning classifications
7 for the 22 parcels commonly identified as 1732, 1738, 1746, 1733, 1741, 1761, 1775, and 1785
8 West Forest Avenue, 1731, 1730, 1760, and 1770 Lombard Terrace, 4544 Rosa Parks Boulevard,
9 and 1734, 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street.

10 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

11 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
12 *Maps*, Section 50-17-6, *District Map No. 5*, is amended as follows:

13 **CHAPTER 50. ZONING**

14 **ARTICLE XVII. ZONING DISTRICT MAPS**

15 **Sec. 50-17-6. District Map No. 5.**

16 For the properties commonly identified as 1732, 1738, and 1746 West Forest Avenue,
17 generally bounded by West Hancock Street to the north, Avery Street to the east, West Forest
18 Avenue to the south, and Rosa Parks Boulevard to the west, and identified more specifically as:

- 19 N FOREST 168 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 40 X 168.30
- 20 N FOREST 167 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 40 X 168.30
- 21 N FOREST 166 EXC W 14.86 FT OF S 110 FT WM B WESSONS SUB L10 P56 PLATS,
- 22 W C R 8/64 30 IRREG

1 the existing R2 (Two Family Residential District) zoning classification is revised to the R5
2 (Medium Density Residential District) zoning classification.

3 For the properties commonly identified as 1733, 1741, 1761, 1775, and 1785 West Forest
4 Avenue, 1731, 1730, 1760, and 1770 Lombard Terrace, 4544 Rosa Parks Boulevard, and 1734,
5 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street, generally bounded by West
6 Forest Avenue to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks
7 Boulevard to the west, and identified more specifically as:

8 S FOREST E 30 FT OF N 100 FT 169 WM B WESSONS SUB L10 P56 PLATS, W C R
9 8/64 30 X 100

10 S FOREST W 10 FT OF N 100 FT 169 E 20 FT OF N 100 FT 170 WM B WESSONS
11 SUB L10 P56 PLATS, W C R 8/64 30 X 100

12 S FOREST W 20 FT OF N 100 FT 170 N 100 FT 171 & VAC ALLEY LYG W OF &
13 ADJ WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 12 & 11 JAMES S
14 GOODRICHS SUB L10 P52 PLATS, W C R 8/65 8/--- 14,984 SQ FT

15 S FOREST 10-9 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 62 X 120.5

16 S FOREST 8-7 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 61 X 120.5

17 N LOMBARD TER S 52.9 FT 169 THRU 171 WM B WESSONS SUB L10 P56 PLATS,
18 W C R 8/64 125.26 X 52.9

19 N LOMBARD E 51 FT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 51 X
20 33.45

21 N LOMBARD W 64 FT OF E 115 FT 172 WM B WESSONS SUB L10 P56 PLATS, W
22 C R 8/64 64 X 33.45

1 E TWELFTH W 80 FT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 33.45
2 X 80
3 S LOMBARD TERRACE N 56.9 FT OF E 4 FT 174 N 56.9 FT 175 THRU 181 WM B
4 WESSONS SUB L10 P56 PLATS, W C R 8/64 263.22 X 56.9
5 N LYSANDER E 30 FT OF S 112 FT 181 WM B WESSONS SUB L10 P56 PLATS, W
6 C R 8/64 30 X 112
7 N LYSANDER E 20 FT OF S 112 FT 180 W 10 FT OF S 112 FT 181 WM B WESSONS
8 SUB L10 P56 PLATS, W C R 8/64 30 X 112
9 N LYSANDER E 10 FT OF S 112 FT 179 W 20 FT OF S 112 FT 180 WM B WESSONS
10 SUB L10 P56 PLATS, W C R 8/64 30 X 112
11 N LYSANDER W 30 FT OF E 40 FT S 112 FT 179 WM B WESSONS SUB L10 P56
12 PLATS, W C R 8/64 30 X 112
13 N LYSANDER E 23 FT OF S 112 FT 178 W 7.22 FT OF S 112 FT 179 WM B WESSONS
14 SUB L10 P56 PLATS, W C R 8/64 30.22 X 112
15 N LYSANDER E 20 FT OF S 112 FT 177 W 10 FT OF S 112 FT 178 WM B WESSONS
16 SUB L10 P56 PLATS, W C R 8/64 30 X 112
17 N LYSANDER E 17 FT OF S 112 FT 176 W 13 FT OF S 112 FT 177 WM B WESSONS
18 SUB L10 P56 PLATS, W C R 8/64 30 X 112
19 N LYSANDER E 14 FT OF S 112 FT 175 W 16 FT OF S 112 FT 176 WM B WESSONS
20 SUB L10 P56 PLATS, W C R 8/64 30 X 112
21 N LYSANDER 173-174 EX E 4 FT OF N 56.9 FT W 19 FT OF S 112 FT 175 WM B
22 WESSONS SUB L10 P56 PLATS, W C R 8/64 82 IRREG

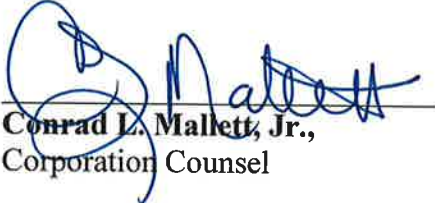
1 the existing R2 (Two Family Residential District), R3 (Low Density Residential District), and B4
2 (General Business District) zoning classifications are revised to the SD1 (Special Development,
3 Small-Scale, Mixed-Use District) zoning classification.

4 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
5 repealed.

6 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
7 health, safety, and welfare of the people of the City of Detroit.

8 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
9 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
10 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:


Conrad L. Mallett, Jr.,
Corporation Counsel



12&F

12TH & FOREST

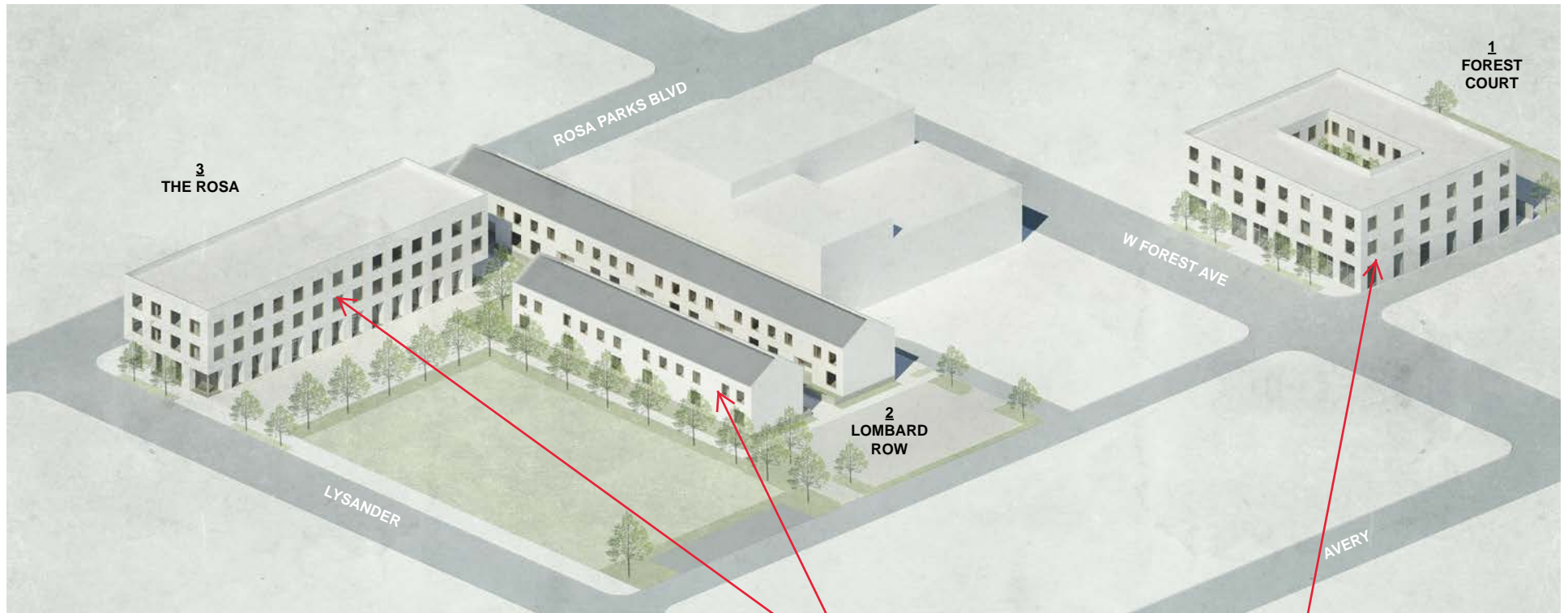
Preliminary Plan Review #2
March 9th, 2022

Prepared For:
Planning & Development Dept.
City of Detroit

XYZ Development
hello@xyz-dev.com
xyz-dev.com
313 356 6077

PRELIMINARY SITE RENDERING

12&F



THE BUILDING ELEVATIONS STILL
NEED MORE DEVELOPMENT.

Site Total

- 14 Parcels
- 4 Buildings
- 55 Residential Units
- 7,500 SF Commercial Space
- 49 Parking Spaces

SITES

12&F



SITE HISTORY

12&F

Pre-automotive settlement patterns worked and can be adapted for the today. In an effort to understand Woodbrige's rich historic fabric, the team pored over maps of the area.

Analysis revealed a dense, yet porous condition with small blocks, mixed uses and an abundance of missing-middle typologies.

Specific to the site, we discovered streets now lost such Caroline, and erased stretches of Lysander, Vermont and Wabash. A robust network of alleys allowed strong street frontages without the interruption of driveways, fostering walkability.

Other observations included the uniform configuration of a broad range of building types; rowhomes, multi-family courtyard buildings, duplexes, single-family homes and intermixed commercial.

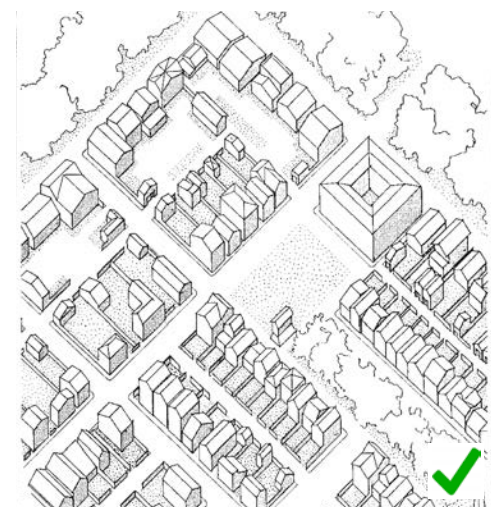
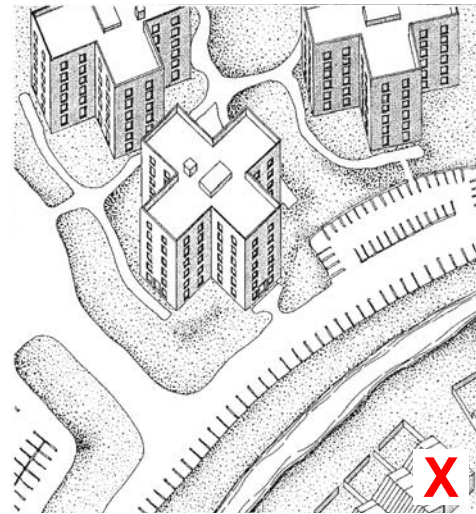


DESIGN PRINCIPLES

12&F

Placemaking and walkability promote safety and better public health outcomes.

Low density auto-centric development leads to unsustainable sprawl and a lack of community. Template developments and highrise towers can feel contextually inappropriate while concentrating and stigmatizing residents of affordable housing.

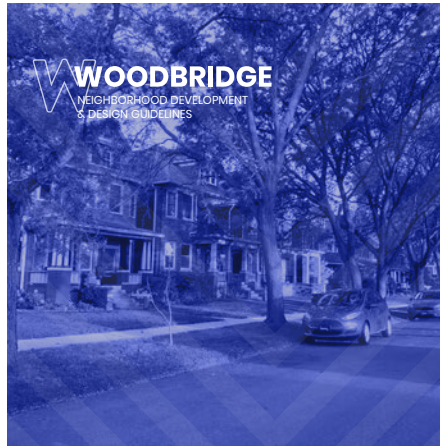


DESIGN INPUT

12&F

When considering the optimal program and product types for the 12th & Forest site, the team utilized resident feedback provided by the Woodbridge Neighborhood Development Corp., a community non-profit organization. Residents were hesitant about suburban-style developments, with mundane architecture lacking connectivity, which might lead to a sense of two separate neighborhoods, rather than cohesion.

Takeaways included a desire for quality, thoughtful architecture, mixed-use buildings with residential over commercial both rental and owner-occupied, native street trees and alley-loaded parking which allows development to be closer to the street, creating a more walkable environment. Residents also expressed a desire for new locally-owned businesses with ethical hiring practices and accessible pricing.











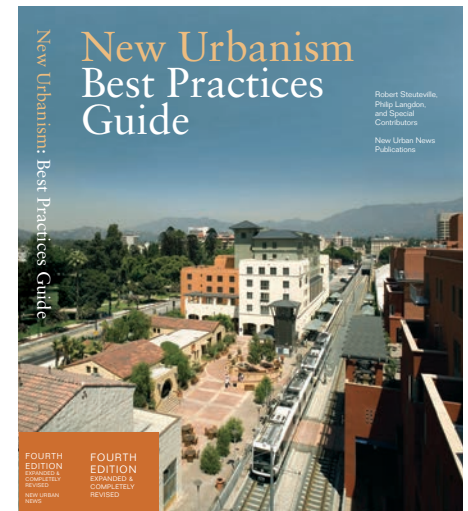
WOODBRIDGE
Neighborhood Development & Design Guidelines
April 2020 | Detroit, Michigan

WND Neighborhood Development
Cinnare



PDD GUIDING PRINCIPLES

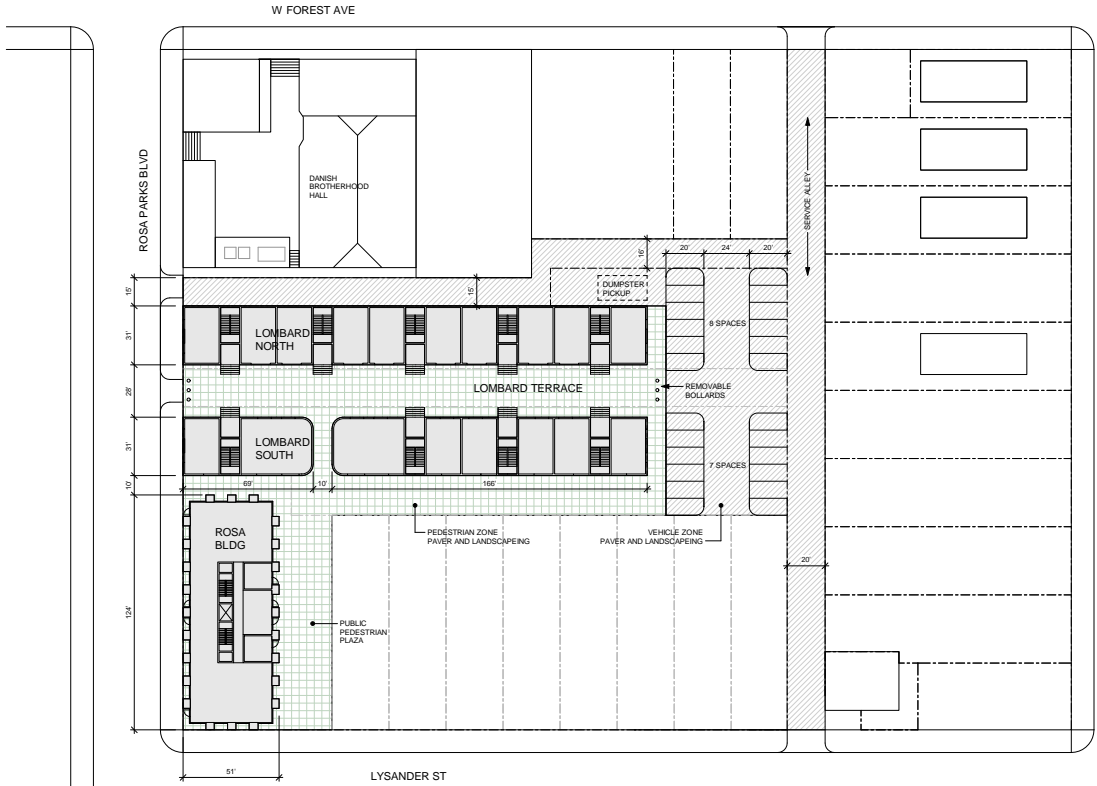
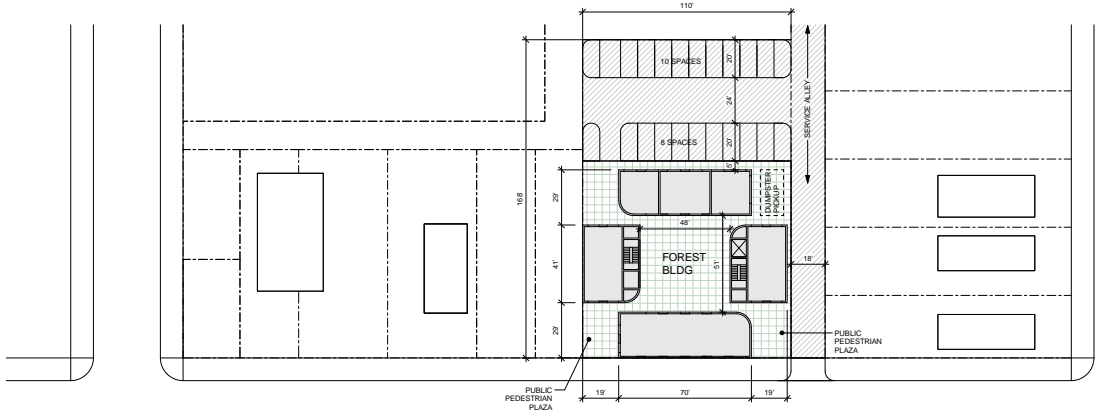
 <p>HISTORIC PRESERVATION The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.</p>	 <p>ACTIVATE THE PUBLIC REALM All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.</p>
 <p>APPROPRIATE DENSITY Any new building shall be appropriate in scale with surroundings.</p>	 <p>BUILDING FORM AND MATERIAL The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and complement, not mimic, the nature of the existing urban fabric.</p>
 <p>MAINTAIN/INTEGRATE THE STREET GRID Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid – not to create an isolated development site.</p>	 <p>STREET FRONTAGE All new construction shall be designed along the front lot line of the property adjacent to the public right of way. Parking shall not be provided between the building frontage and the street edge.</p>
 <p>PEDESTRIAN EXPERIENCE Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right of way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.</p>	 <p>PARKING AND ACCESS All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.</p>



Left WND Neighborhood Development & Design Guidelines
Middle Planning & Development Dept. Guiding Principles
Right New Urbanism Best Practices Guide

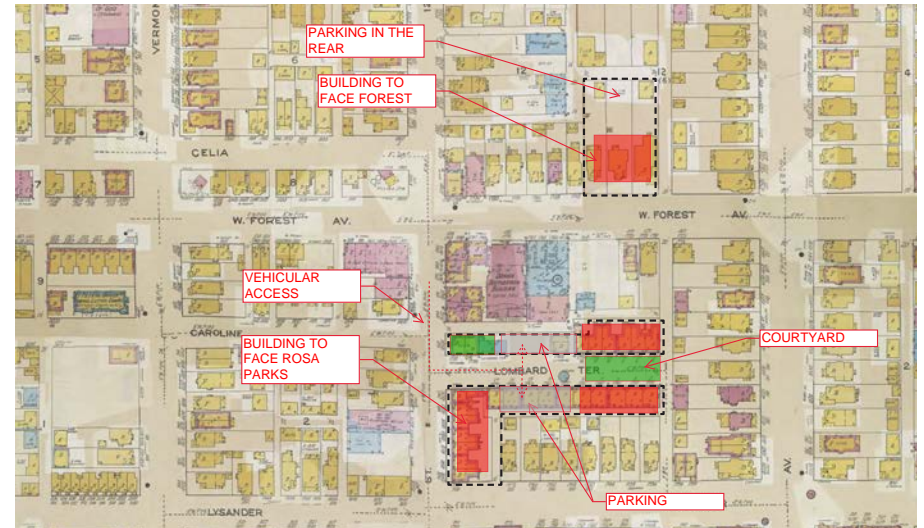
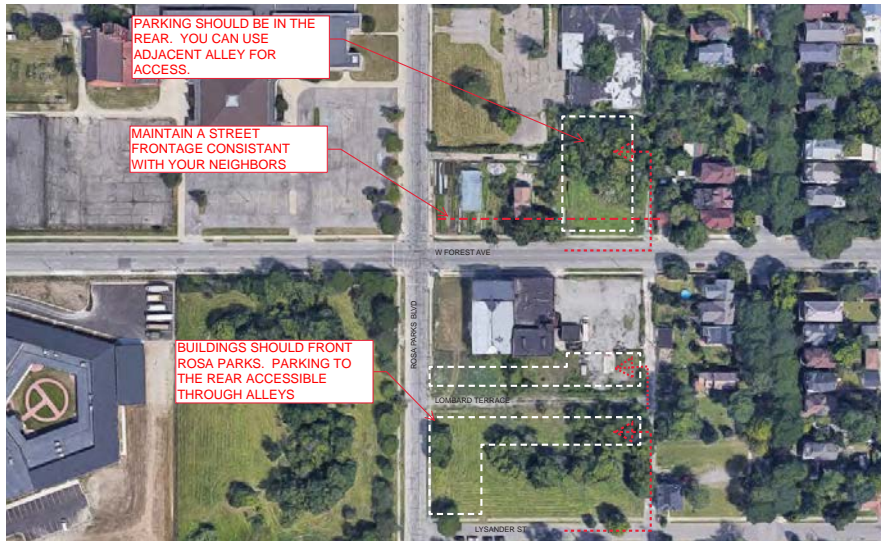
ORIGINAL SITE PLAN

12&F

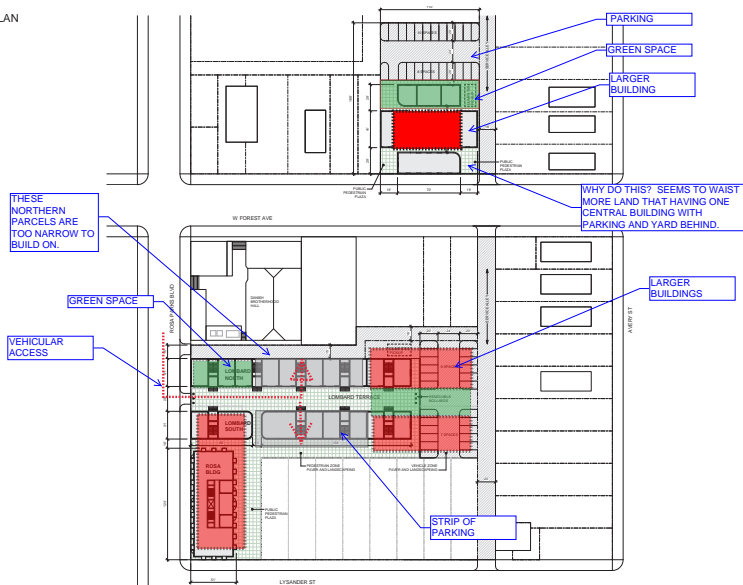


PD&D FEEDBACK

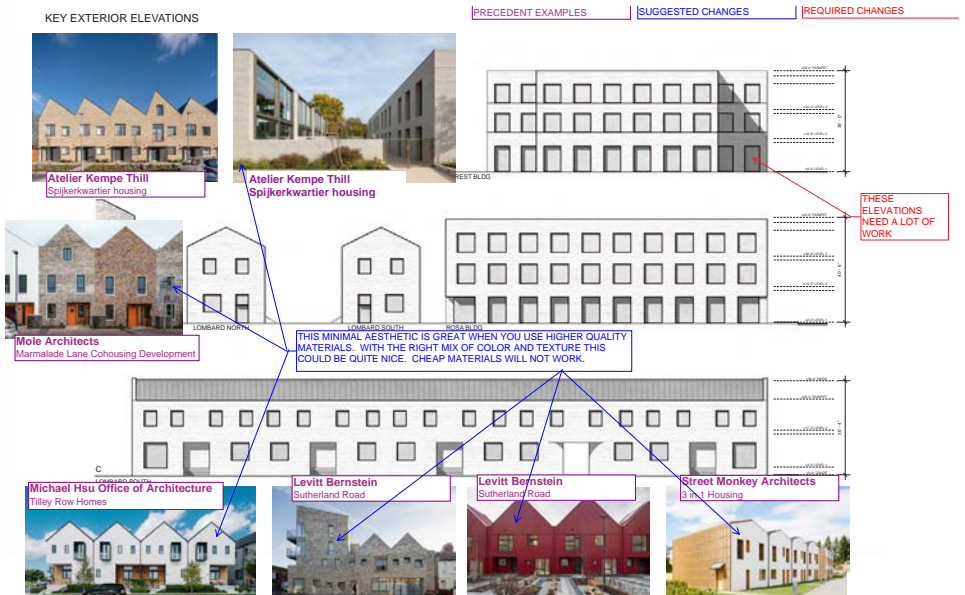
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SITE PLAN



KEY EXTERIOR ELEVATIONS

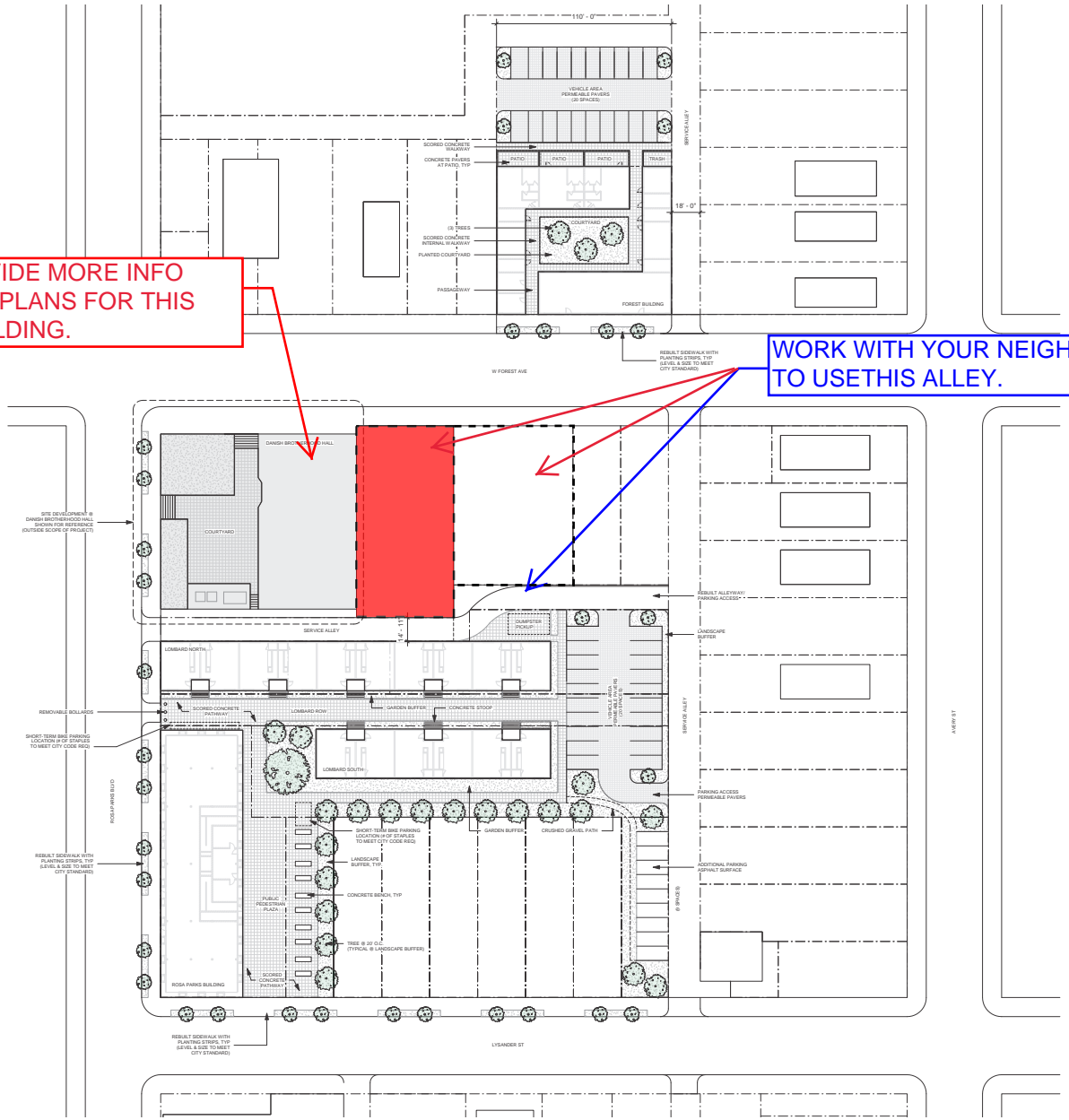


UPDATED SITE PLAN

12&F

PLEASE PROVIDE MORE INFO ABOUT YOUR PLANS FOR THIS EXISTING BUILDING.

WORK WITH YOUR NEIGHBORS TO USE THIS ALLEY.



Changes

1. Forest Court Reconfiguration
Elimination of corner courtyards which wasted space and degraded streetwall.

2. The Rosa Extended
Larger, more efficient footprint.

3. Lombard Row Shortened
Response to encroachment of the Rosa.

4. Landscape Strengthened
Addition of street trees, landscape buffers and stormwater control measures. Landscape will be further explored to foster biodiversity and beautify the project.

5. Parking Increased
Increase from 33 to 49: net +16 spaces.

6. Materiality Explored
Durable, quality yet attainable options, including weathering steel, CMU block and others.

Unchanged

1. Alley Accessed Parking
Allows pedestrian alley between Lombard Row to remain intact.

2. Courtyard on Site #1
Allows light, air on two sides of units and semi-private space for residents.

PROJECT(S)

12&F

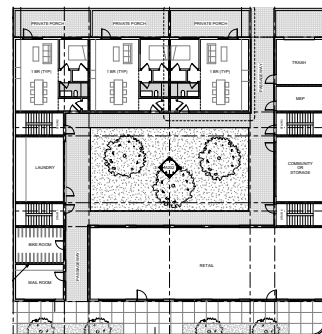
Site

76,300 SF | 1.75 Acres

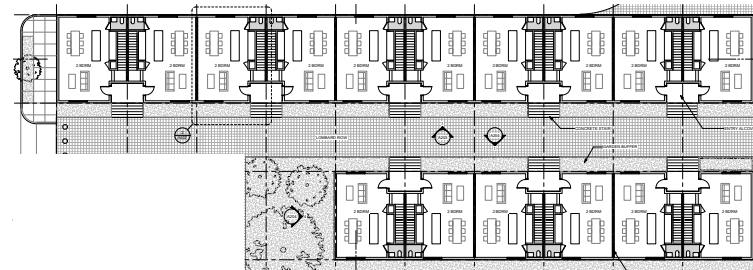
Residential Units	59
Commercial Space	7,500 SF
Net Rentable	58,700 SF
Gross Area	68,600 SF
Parking Spaces	49

Rosa Parks & Forest (RPF) is a mixed-use project in planning by XYZ Development. Adapting to a scattered-site, the development consists of three sub-projects; The Rosa, Lombard Row and Forest Court.

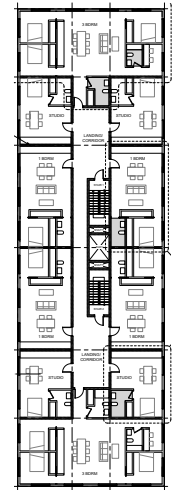
12th & Forest is currently amidst rezoning entitlements, and financing.



1
FOREST COURT



2
LOMBARD ROW



3
THE ROSA

PLANS | FOREST COURT

12&F

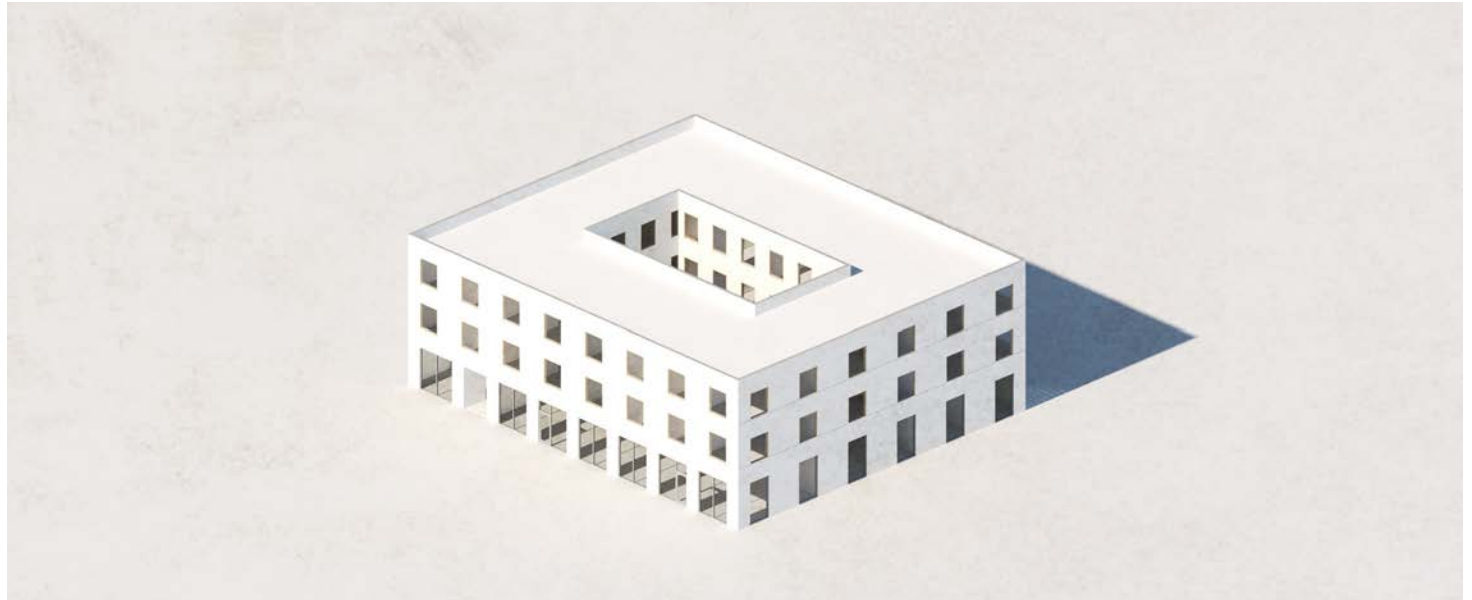
Forest Court

Stories	3
Residential Units	23
Commercial Space	2,075 SF
Net Rentable	18,400 SF
Gross Area	22,150 SF

Unit Mix

Studio	4
1-Bedroom	19

Forest Court aims to foster an active, dynamic lifestyle for residents by featuring walk-up entry, ground floor retail, and an interior courtyard. Beyond allowing plentiful light and air into all units, the enclosed courtyard creates a safe, dog-friendly space for residents to interact and socialize. The unit reflects a younger target market of students, recent graduates and young professionals. As with all of the 12th & Forest projects, Forest Court will feature clean styling and open yet efficient floor plans.



1
FOREST COURT

PRECEDENT | COURTYARDS

12&F



Left
Cowan Court | Cambridge, UK
6A Architects

Below
Forest Arms | Detroit, MI



Left
Study Model
Cowan Court | Cambridge, UK
6A Architects

Right
Fisher-Kahn Apartments | Detroit, MI

PLANS | LOMBARD ROW

12&F

Lombard Row

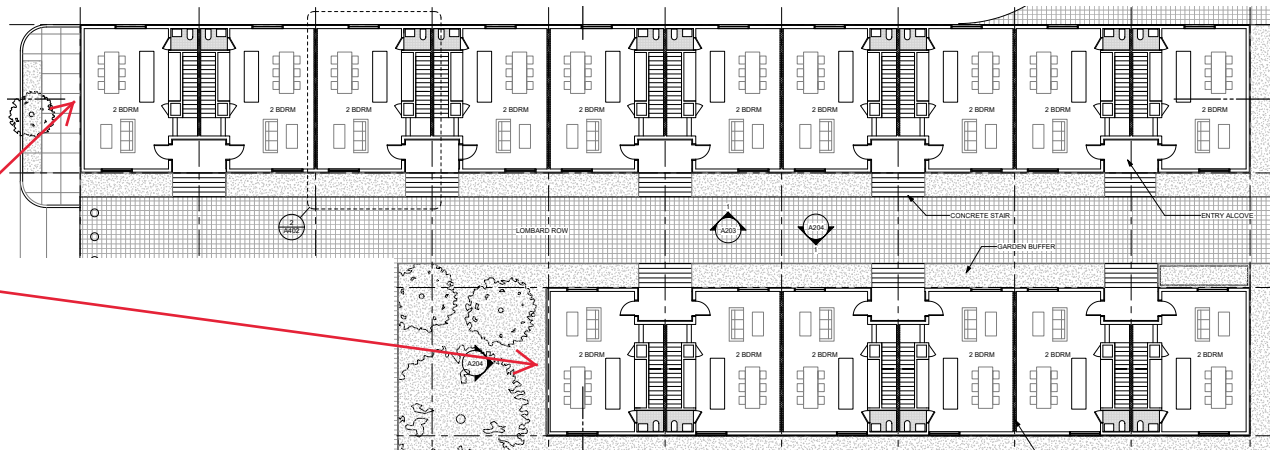
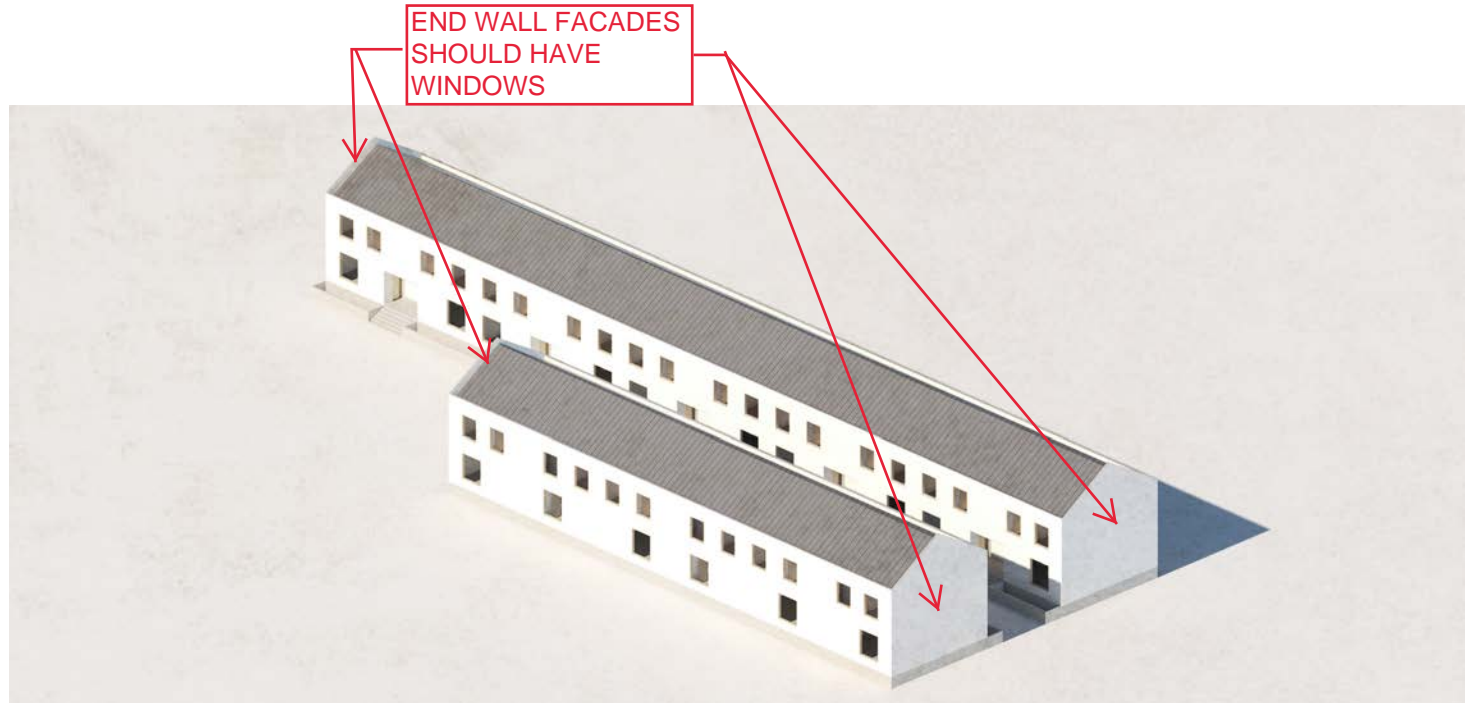
Stories	2
Residential Units	16
Net Rentable	21,520 SF
Gross Area	21,520 SF

Unit Mix

2-Bedroom	16
-----------	----

Lombard Row pays homage to the historical site plan, consisting of a pair of rowhomes. Each unit features individual walk-up entry, and a bi-level floor plan. A landscaped, pedestrian street connects the two buildings, created a shared outdoor common space.

Unit sizes are efficient, aiming to capture neighborhood demand from young professionals. Crisp, contemporary details and design will set the project apart from outdated, templated projects slated in the area.



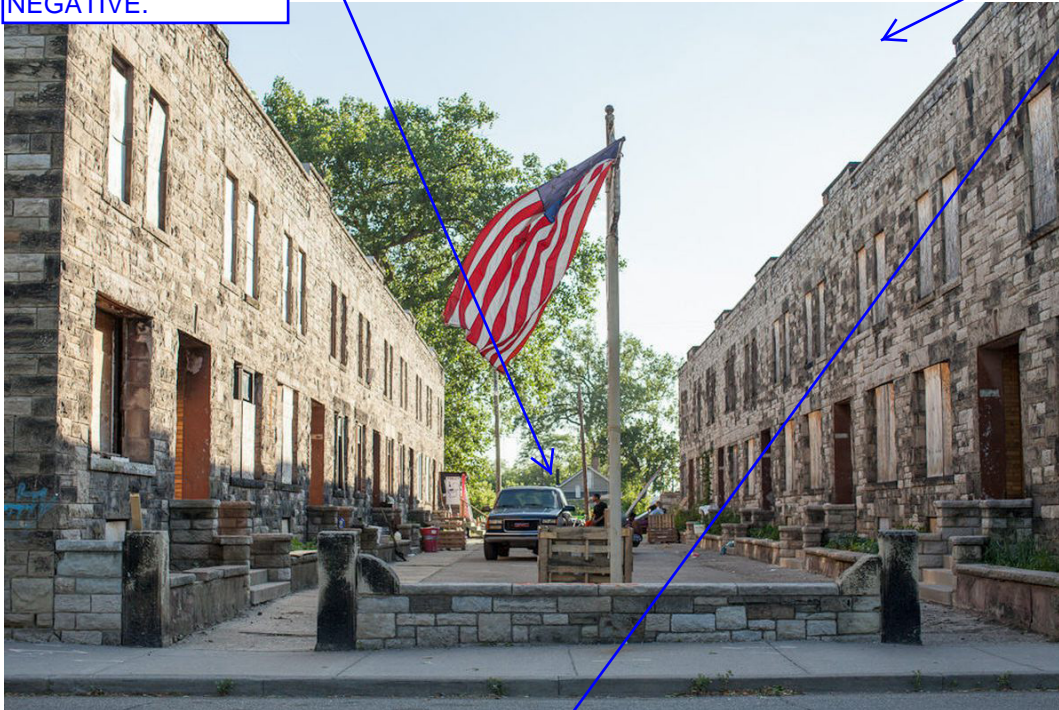
STREET FACADE SHOULD HAVE WINDOWS.

2
LOMBARD ROW

PRECEDENT | ROW HOMES

12&F

HAVING VEHICULAR ACCESS HERE IS A NEGATIVE.



Left
Spaulding Court
N Corktown | Detroit, MI

Below
Candler Row
Highland Park, MI

I DO NOT RECOMMEND MODELING YOUR DEVELOPMENT AFTER THESE.

THESE BUILDINGS ARE TOO CLOSE. THE CENTER COURTYARD BECOMES UNUSABLE AS AN OUTDOOR SPACE.



Left
Pedestrian-Dedicated Space
Spaulding Court
N Corktown | Detroit, MI

Right
Spijkerkwartie Terraces Houses
Atelier Kempe Thill

PROJECT | THE ROSA

12&F

THESE ELEVATIONS NEED TO BE MORE DYNAMIC. STUDY ARCHITECTURAL CHARACTER AND MATERIALS WITHIN WOODBRIDGE TO PROVIDE INSPIRATION FOR YOUR DEVELOPMENT.

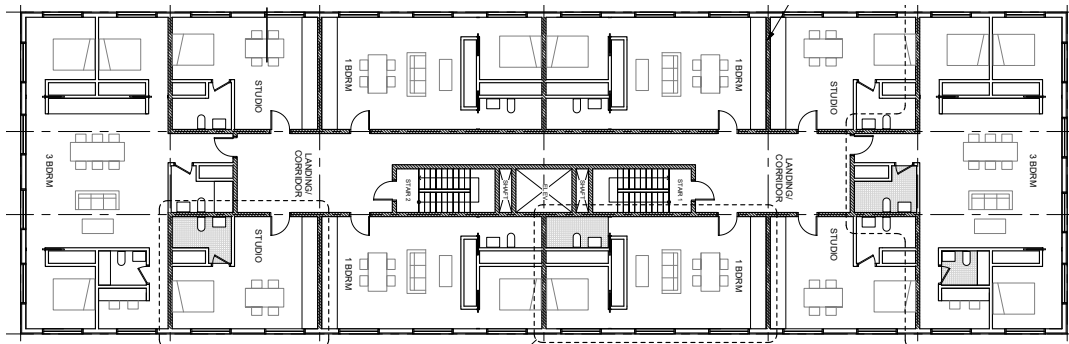
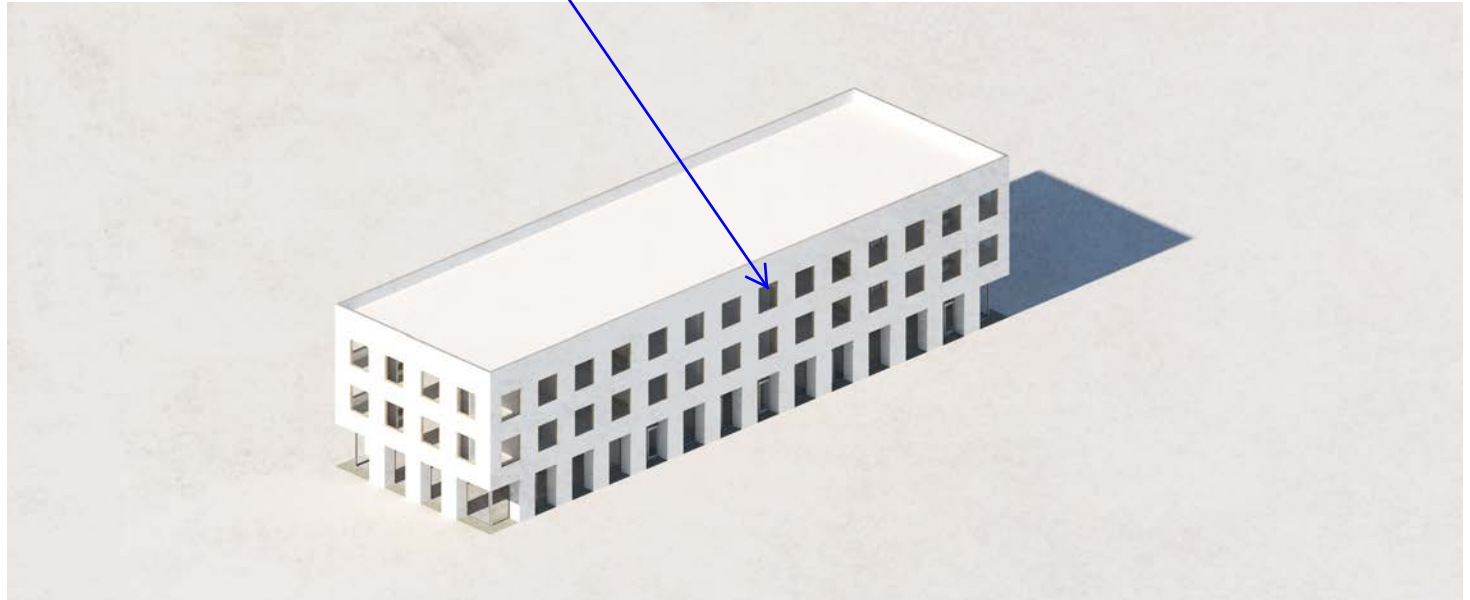
The Rosa

Stories	3
Residential Units	20
Commercial Space	5,475 SF
Net Rentable	18,775 SF
Gross Area	24,650 SF

Unit Mix

Studio	8
1-Bedroom	8
3-Bedroom	4

The Rosa is a double-loaded corridor building with ground floor commercial space, and a rear-facing pedestrian greenspace. An elevator provides access for those with disabilities, making the building suitable for aging-in-place scenarios for Woodbrige's significant senior population. Units in The Rosa are easily adaptable to condominiums, depending on market demand.



3
THE ROSA

PRECEDENT | PLAZAS

12&F



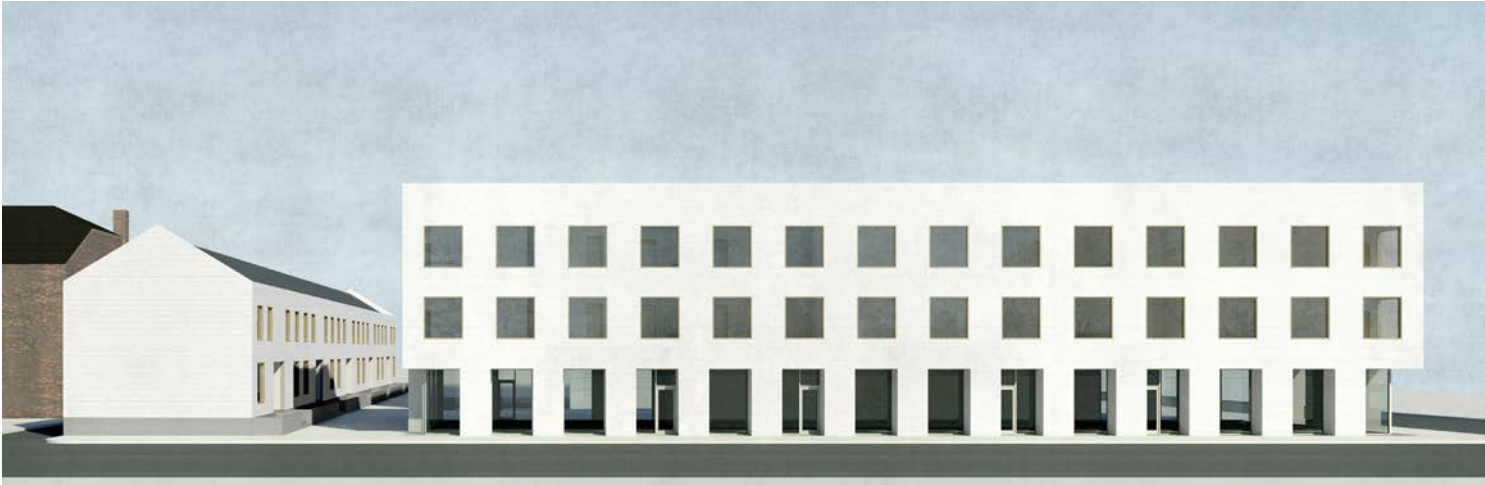
Above Left
Milwaukee Way | Portland, OR
Waechter Architecture

Above Right
Pedestrian Plaza
Milwaukee Way | Portland, OR
Waechter Architecture

Below Left
Pedestrian Plaza
Kroyer Square | Copenhagen, DE
Vilhelm Lauritzen Architects + COBE

PRELIMINARY RENDERINGS

12&F



PRECEDENT | MATERIALITY

12&F



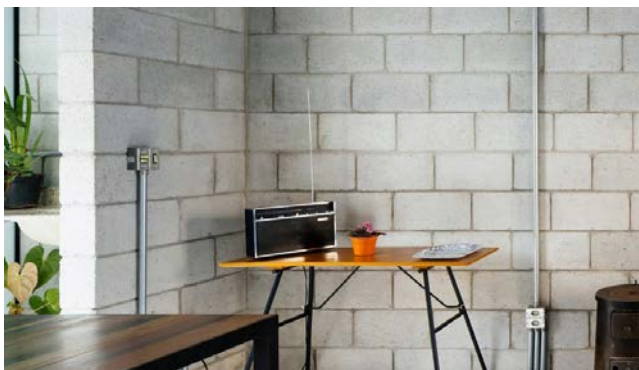
Left
Corrugated Galvanized Metal Panels

Below
Polished Concrete Masonry Units (CMU)



Left
Polished Concrete Masonry Units (CMU)

Right
Corrugated Weathering Steel (Corten)



TEAM

12&F

The team consists of vast development experience balanced by creative optimism.

XYZ Development brings an appetite for innovation, while Lockwood Companies offers its long history of quality, affordable construction with over 10,000 units built across the country. Selected via a rigorous, multi-national search, Portland-based Waechter Architecture brings a fresh perspective to Detroit, with its strong commitment to concise yet bold design solutions.

XYZ Development
Lead Developer

Waechter Architecture
Architect of Record

Landscape Architect
Nigel Dunnett

Lockwood Construction
General Contractor

Mentor-Venture Partner
TBD



Claybourn Commons, Portland, OR
Waechter Architecture

EXPERIENCE

12&F



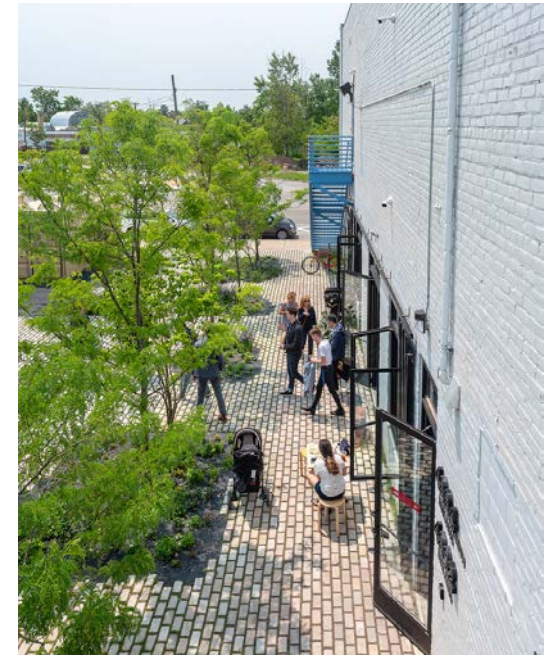
Left
Claybourn Commons | Portland, OR
Waechter Architecture



Right
Sawtooth | Portland, OR
Waechter Architecture

Left
True North | Detroit, MI
Prince Concepts

Right
Ochre Bakery | Detroit, MI
Prince Concepts



EXPERIENCE

12&F

Left
London Olympic Park | London, UK
Nigel Dunnett



Right
True North | Detroit MI
Prince Concepts



Left
Garden House | Portland, OR
Waechter Architecture



Right
The Barbican Square | London, UK
Nigel Dunnett

ADDENDUM | SUPPORT

12&F

≡ **M TAUBMAN COLLEGE** / ARCHITECTURE / URBAN PLANNING

Urban + Regional Planning Program
(734) 764-1298 administration (734) 763-3075 admissions (734) 763-2322 fax
urp@umich.edu email <http://www.tcaup.umich.edu/urp/>

Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069

A. ALFRED TAUBMAN COLLEGE OF ARCHITECTURE + URBAN PLANNING
THE UNIVERSITY OF MICHIGAN

2000 Bonisteel Boulevard Ann Arbor Michigan 48109-2069 USA

April 28, 2021

To Whom it May Concern,

This letter is in support of XYZ Development's proposal for Block C3 and B-South in response to Cinnaire Solutions & Woodbridge Neighborhood Development's request for proposals.

Philip was a student in my course, URP595: "Public-Private Partnerships: Financing Equitable Development", part of the Graduate Certificate in Real Estate Development program at the University of Michigan. The class explores difficult questions in real estate; how do we assert good design, equitable outcomes, connected communities, affordable housing, neighborhood regeneration and other social and physical outcomes when lenders, regulators or financial markets won't?

Mr. Lockwood came to the course with a wealth of experience in Metro Detroit Development, but came to me as a thought partner for sharpening its economic feasibility, while remaining socially and environmentally responsible. The project is aspirational and will face numerous challenges, but when complete, it will be a strong first step in the neighborhood's inclusive growth and balanced redevelopment. I am confident given his experience and success to date in securing sites in Detroit that he will bring value and thought leadership to these sites. The multifaceted building typologies along with the income mixing he proposes can be a model for the neighborhood and the larger region. Housing development in Detroit is complex and I am excited that Philip has taken on the added challenge and necessary steps of creating wealth for existing residents and bolstering local supply chains as part of his proposal.

Please do not hesitate to reach out if you would like to discuss Philip's experience or the specific proposal.

Sincerely,



Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
Professional Profile: <https://taubmancollege.umich.edu/faculty/directory/marc-norman>



April 28, 2021

Lan Deng
Associate Professor of Urban and Regional Planning
734-9360951
landeng@umich.edu

To Whom it May Concern,

I am writing this letter in support of XYZ Development's proposal for Block C3 and B-South in response to Cinnaire Solutions & Woodbridge Neighborhood Development's request for proposals.

Philip is a former student of my integrative seminar, URP590: "Disruptions in the Real Estate Development Industry" through the Taubman College of Architecture & Urban Planning. The seminar examines the challenges and opportunities associated with emerging disruptions in the real estate, including the global pandemic, technology innovations, climate change, and the growing demand for healthy and socially-equitable built environment.

Mr. Lockwood actively sought my input and expertise while formulating the proposal, bringing an open mind and a willingness to accept criticism. We discussed the challenges of affordability and community ownership associated with the proposal, and strategies he might employ to achieve those goals. I was very impressed by the level of care and thoughtfulness that Mr. Lockwood's proposal has demonstrated and would love to see it gets executed. If you have any questions regarding this letter, please let me know.

Sincerely,



Lan Deng

ADDENDUM | SUPPORT

12&F



REACH OUT TO THE LOCAL COMMUNITY ASSOCIATION AND NEIGHBORING OWNERS TO INFORM THEM OF YOUR PLANS AND PROVIDE FEEDBACK... THIS IS MORE IMPORTANT THAN YOUR CURRENT REFFERENCES.

6 July 2020

To Whom it May Concern,

This letter is written in support of XYZ Development's proposal for reactivating corner of Rosa Parks & Forest, in Detroit.

Philip was a top student in my course, ARCH517: Architect as Developer. The course takes an in-depth focus on the shortcomings of standard development models and how best urban design practices can be applied to real estate development to better shape healthy, inclusive, sustainable communities.

Upon reviewing both the "Danish Brotherhood Hall", and "Rosa Parks & Forest" redevelopment plans, I find the endeavor applies the best urbanist practices and thoughtfully engages the principles of placemaking. This project will humanize and beautify the landscape and contribute to a walkable, more vibrant community. Woodbridge will be better for it.

Sincerely,

Kit Krankel McCullough
Lecturer in Architecture

About Kit McCullough

Kit Krankel McCullough is an architectural and urban designer and consultant to cities, institutions, developers, neighborhood and merchant groups around the country. Through her urban design practice and teaching Kit advocates for equitable and socially just development, healthy and sustainable environments, strong communities, and cities that promote wellbeing and happiness. At the University of Michigan, McCullough teaches courses on urban design and real estate development, design studios on housing and neighborhood development, and seminars on transportation and urban economics.

In her current practice, McCullough has developed strategies toward economic and environmental sustainability at a range of scales, from individual properties to entire regions; and for a range of clients, including cities, institutions, developers, and neighborhood groups. Her projects have included a redevelopment plan for the C.S. Mott Foundation for their properties in downtown Flint, Michigan, as a means to help catalyze a regional economic strategy; regional strategies for more sustainable development in Tucson; a plan for the redevelopment of an industrial corridor in Oklahoma City as a mixed-use district focused on eco-industries; and an economic development strategy for Forest City, North Carolina, that capitalizes on the town's traditional urbanism and heritage.

Prior to joining the faculty at Michigan, McCullough led an urban design studio at Urban Design Associates in Pittsburgh, where she directed downtown revitalization projects and prepared master plans and design guidelines for new and infill neighborhood developments throughout the country. Projects included revitalization strategies for cities as diverse as Washington, DC, Warren, Michigan, Norfolk Virginia, Shaker Heights, Ohio, and La Grange, Georgia. New and infill developments included Biltmore Farms in Asheville, North Carolina, Western Center in Washington County, Pennsylvania, as well as HOPE VI projects, including Louisville, St. Louis, and Norfolk. In her previous experience, McCullough practiced urban design for several years in Austin, Texas, and before that, with Duany Plater-Zyberk in Miami. She received her Bachelor of Architecture from the University of Texas at Austin and her Master of Architecture in Urban Design from Harvard University.

XYZ Development, LLC
Lockwood Companies, Inc.
27777 Franklin Road
Southfield, MI 48034

Dear Mr. R. Philip Lockwood,

Michigan Community Capital "MCC" is a 501c3 non-profit corporation, a US Treasury Certified Community Development Financial Institution "CDFI" and a certified Community Development Entity "CDE" focusing its mission entirely within the State of Michigan to advance job opportunities and promote housing and community development opportunities for Low to Moderate Income individuals.

At your request, MCC has reviewed the proposal for the project titled "Rosa Parks & Forest." The project proposal features outcomes and impacts consistent with MCC's mission including activating neighborhood common space, providing for mixed-uses where local LMI job opportunities will occur, and providing for housing addressing a mix of affordability and typologies.

The project proposal calls for \$2.0M in at-risk equity investment from a Certified CDFI in addition to developer (GP) equity. MCC is interested in providing all or art of the equity investment for this project. MCC's interest is contingent on securing site control and a continuing due diligence process which will include further review of the sponsors, the financing structure, the projected phasing of the project (if any), municipal approvals and the final terms and conditions of the investment offered by the project.

This letter of interest is not a commitment to lend or invest and should not be construed as one.

We look forward to working with XYZ Development and the Lockwood Companies on this exciting and important project in the City of Detroit.

Kind Regards,

Eric Hanna
President & CEO
Michigan Community Capital



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Senior Vice President
Senior Advisor Michigan
Economic Development Corporation
(MEDC)
Michigan Strategic Fund Board
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President & CEO

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Vice President of Investments

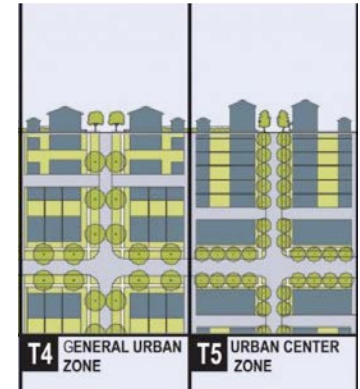
Liz Alexandrian
Vice President of Compliance

ADDENDUM | RESOURCES

12&F

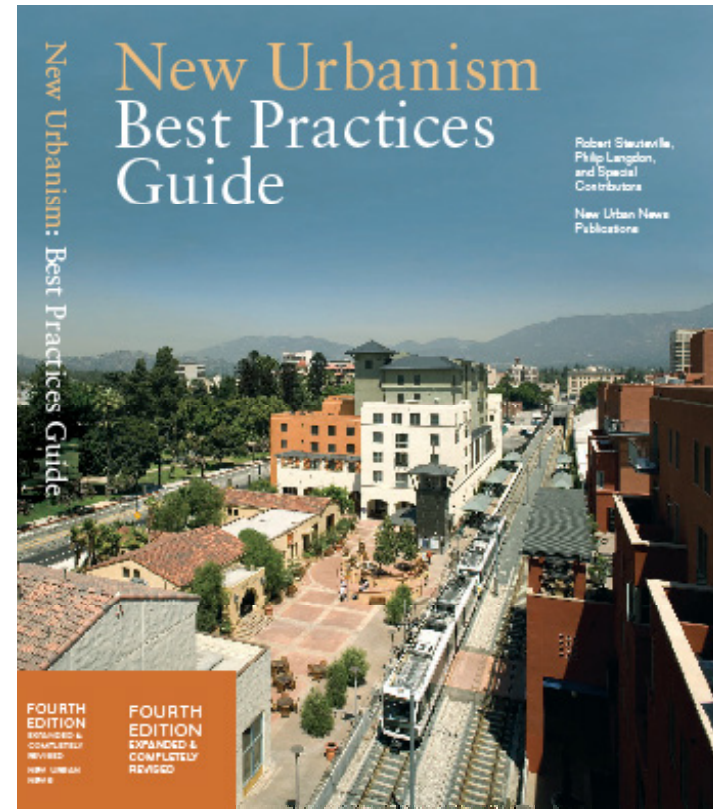
Believing in it's ability to improve users' lives, we take urban design and development seriously.

The principles of New Urbanism repair the historic fabric of cities while positioning them for a healthy future. XYZ is pleased to share some of the design resources and program guidelines utilized in formulating this proposal.



Resources

- [1. WND Development + Design Guide](#)
- [2. XYZ Conceptual Design Charette](#)
- [3. New Urbanism Best Practices Guide](#)
- [4. ZONE Detroit | Zoning Analytic](#)
- [5. PDD Guiding Principles](#)
- [6. Brush Park | Form-Based Code](#)
- [7. Harvesting the Value of Water](#)
- [8. Bird-Friendly Gardens](#)
- [9. Public Spaces Community Spaces](#)
- [10. MCRP Guidelines](#)



THANK YOU! :))



XYZ Development
hello@xyz-dev.com
xyz-dev.com
313 356 6077

March 9th, 2022

All images are property of their respective owners.









**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 Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: April 6, 2022

RE: Master Plan of Policies review of the request to rezone twenty-two parcels generally bounded by West Hancock Street, Avery Street, Lysander Street, and Rosa Parks Boulevard from R2, R3, and B4 zoning classifications to a SD1 (Special Development District, Small-Scale, Mixed-Use) 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 Woodbridge Neighborhood Development Corporation (WNDC).

Location

Twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

Existing Site Information

The subject area is zoned R2 (Two-Family Residential District), R3 (Low-Density Residential District), and B4 (General Business District) and is currently vacant except for an apartment building and a commercial building. The area is approximately 3.1 acres in size.

Surrounding Site Information

North: B4, R2 – Single-family dwelling with flower farm; vacant School
East: R2 – Single- and Two-family dwellings
South: R2 – Church; Single-family dwellings
West: SD1 – Vacant land recently rezoned and proposed for mixed-use development

Project Proposal

The rezoning will permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels.

Interpretation

Impact on Surrounding Land Use

The redevelopment of the site into a mixed-use development will likely have an impact on the surroundings properties if they are redeveloped. While there is an institutional use to the north and a coming mixed-use development to the west, residential land (mostly vacant) exists to the south and

east. The development will likely bring more cars to the site than the previous uses, as there will be more units than the earlier single-family homes.

Impact on Transportation

There are bus routes running adjacent to site on Rosa Parks Boulevard and to the north on W Warren Avenue. The proposed development will certainly generate more traffic than the current vacant lots. Two of the streets surrounding the site are designated as “major streets” and thus are appropriate for any increased traffic.

Master Plan Interpretation

The Low Density Residential (RL) classification for the site “should have an overall density up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking.” This development is at the edge of the residential area and adjacent to other higher-intensity developments. The rezoning and development are not anticipated to change the overall character of the Jeffries neighborhood and is therefore generally **consistent** with the Master Plan classification. There are several developments in the general area that may warrant amendments, and the exact timing of when the broad amendment will be brought forward is uncertain. As the other projects move forward, we would like to review the neighborhood as a whole for a master plan amendment.

Respectfully Submitted,

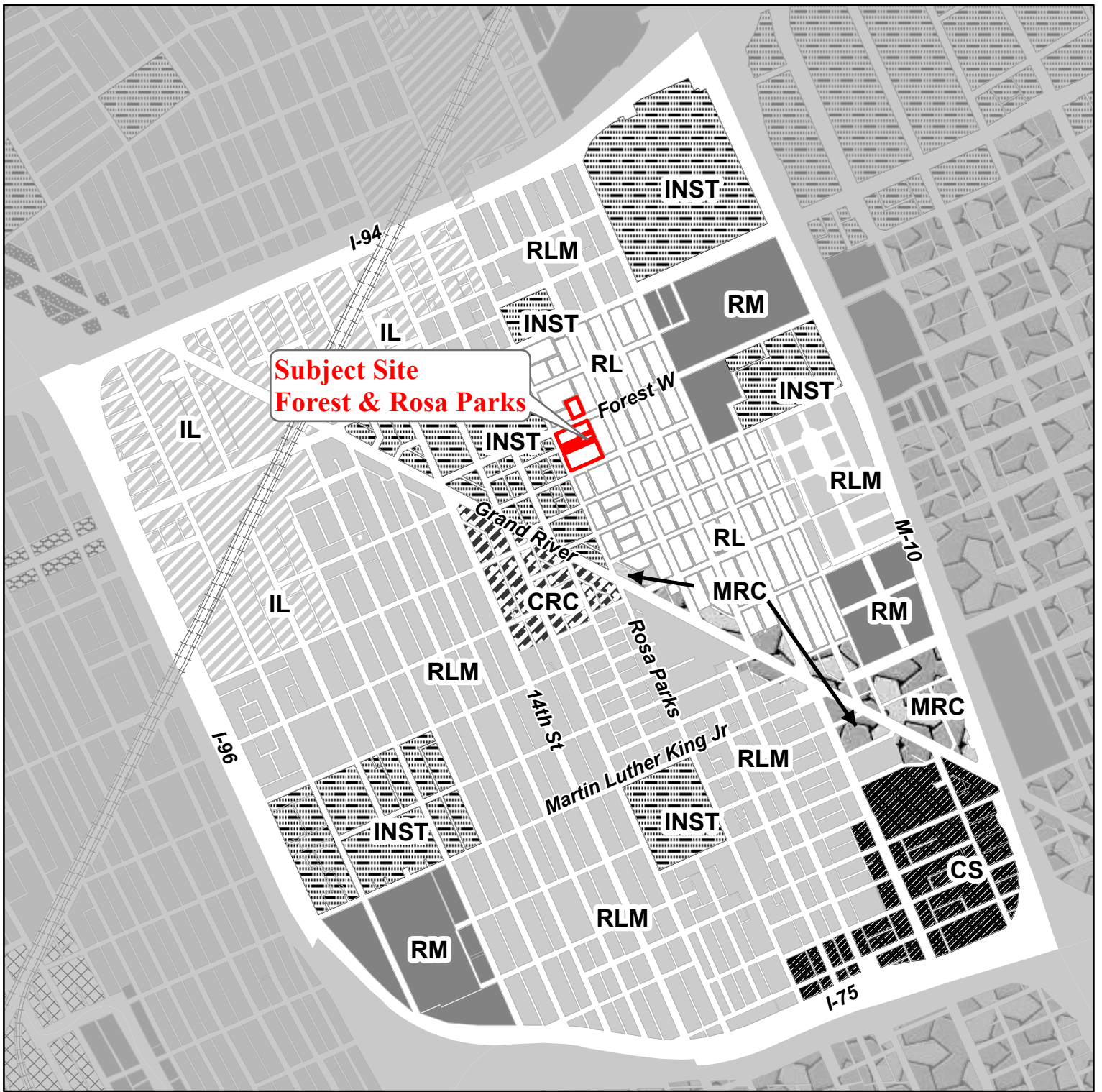


Gregory Moots
Planning and Development Department

Attachments

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

CC: Karen Gage
Antoine Bryant, Director
Katy Trudeau, Deputy Director



Map 4-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
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)



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.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations and masks are required. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, APRIL 21, 2022 AT 6:00 PM

The public hearing is to consider the request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning classifications are currently shown for twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west. The specific location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels. The current zoning allows both residential and commercial uses, but the SD1 district allows narrower setbacks and more walkable layouts. The City Planning Commission is partnering on the request in order to include additional parcels to make the zoning of the entire block consistent. The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential District

This district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

R3 – Low Density Residential District

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

B4- General Business District

This district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

SD1 - Special Development District, Small-Scale, Mixed-Use

This district is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

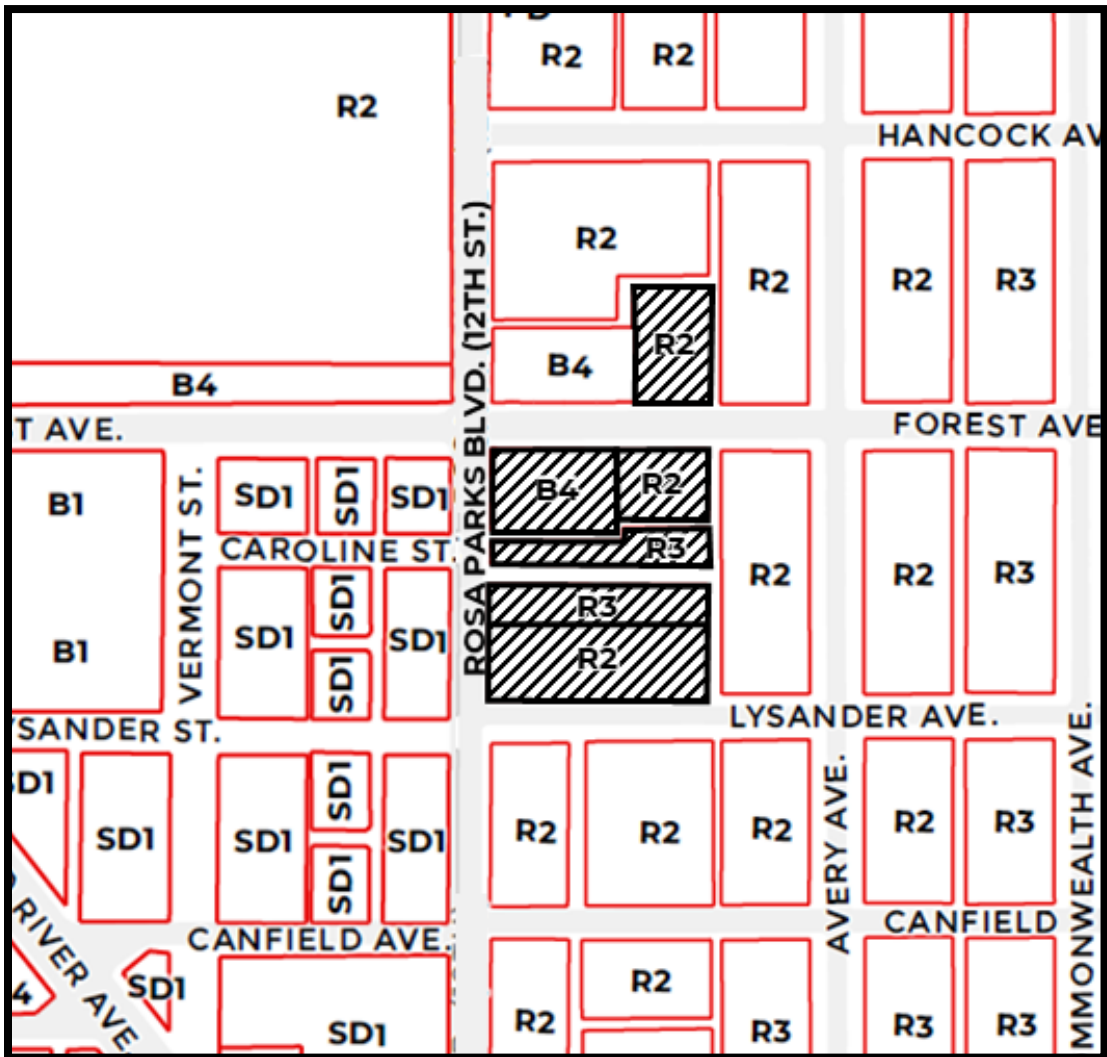
US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Highlighted Area is proposed to be rezoned to SD1



12&F

12th & Forest

Letters of Support

11/11/22

XYZ Development

hello@xyz-dev.com

xyz-dev.com

313 356 6077

SUPPORT

12&F

The 12th & Forest project has garnered vast community support, including 15 letters, ranging from the District-6 Council Member, the Woodbridge Neighborhood Development Corp., and The Woodbridge Citizen's Council to trained urban planners and ordinary citizens, including the homeowner directly East of the site in contention.

XYZ Development continues to meet regularly with the community, resulting in persistent and growing support.

City of Detroit
CITY COUNCIL

GABRIELA SANTIAGO-ROMERO
COUNCIL MEMBER, DISTRICT 6

Dear Colleagues,

Upon thorough review of the support and opposition surrounding XYZ Development's petition to rezone 14 parcels in District 6 to SD1, I am compelled to support the petitioner's original request of SD1 instead of the R5 recommendation from the City Planning Commission. I make this important decision to ensure the project remains competitive for LIHTC funding, and to promote affordable housing in a neighborhood experiencing sustained upward rent pressure due to increased demand. The developer, Philip Lockwood, has additionally made a strong case for SD1's appropriateness under the [Woodbridge Neighborhood Design Guidelines](#) created through extensive community input by Woodbridge Neighborhood Development Corp.

Many decisions we consider as councilmembers involve trade-offs. Of the two nearest neighbors next to Mr. Lockwood's development, one has submitted a letter of support, and the other has submitted a letter of opposition. The letter of support comes from a neighbor with a direct border, whereas the letter of opposition comes from a neighbor with a two-parcel buffer between their home and the property. A cost-benefit analysis leads me to support this project. I believe the development's plan for 20% of housing units set aside for 50% AMI residents is what Woodbridge needs at this moment. I am also confident that the concerns raised by one of the nearest neighbors will be mitigated appropriately as Mr. Lockwood advances into subsequent design and construction.

There is broad support for this project —14 letters in total, ranging from ordinary citizens, the Woodbridge Neighborhood Development Corp. (WNDC), and the Woodbridge Citizens' Council to Wayne State University, nearby CDFIs, and the property owner directly adjacent to the site in question.

Rezoning XYZ Development's "12th & Forest" project to SD1 will allow the project to move forward competitively with their LIHTC application to include affordable housing and neighborhood commercial space, whereas maintaining R5 will have the unfortunate effect of larger units and higher rent, with no neighborhood retail opportunities.

Please support me in delivering quality, affordable housing to my district by approving XYZ Development's petition to rezone all parcels to SD1.





June 23, 2022

Councilmember Gabriela Santiago-Romero
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Councilmember Santiago-Romero:

Woodbridge Neighborhood Development is the nonprofit community development organization serving the Woodbridge community. Since December 2020, we've met numerous times with Philip Lockwood of XYZ Development and his team to discuss his real estate development projects in Woodbridge. XYZ is the owner of the historic Danish Brotherhood Hall at 1775 West Forest and purchased several nearby properties from the Detroit Land Bank on Forest, Rosa Parks, Lysander and Lombard Terrace. The purchase was approved by City Council in 2021.

WND and Cinnaire Solutions (a community development financial institution) are partners in the development of land on the west side of Rosa Parks as well as the vacant Hancock School. These properties are adjacent XYZ Development's holdings. WND believes Mr. Lockwood's vision for his development is generally similar and complementary to ours. Specifically:

- Focus on a pedestrian-friendly, walkable neighborhood which incorporates retail/commercial elements in addition to housing;
- Streetscape beautification and green space;
- An element of affordable housing;
- An element of physical accessibility, welcoming seniors and those with disabilities;
- Design that complements the existing architecture and reflects the history and character of the neighborhood.

These priorities reflect the community's priorities which were incorporated into the Woodbridge Neighborhood Development and Design Guidelines.

Mr. Lockwood communicated to WND and to the Woodbridge community that XYZ Development would require rezoning of its properties to SD1 achieve its plans. The requested rezoning was approved by CPC except for lots on the north side of West Forest. While we cannot comment on the financial viability of the project if the rezoning is not completed, we do know XYZ may have to make considerable changes to its plan for those parcels and may not be able to build something that meets the priorities they have already communicated and were generally well-received by the neighborhood.

Mr. Lockwood indicated he would be speaking to you and your team next week to discuss an appeal to CPC's decision during the City Council approval process. We are sending this letter to provide context from WND's viewpoint as a development organization and neighbor to XYZ's proposed development.

Sincerely,

A handwritten signature in black ink that reads 'Christine Holmes'.

Christine Holmes

Director, Policy and Property Development

SUPPORT

12&F

April 21, 2022

Mr. R. Philip Lockwood
XYZ Developments

Re: Support for request to rezone lots in the area of Rosa Parks and Forest

Dear Mr. Lockwood,

Thank you for presenting your proposed development at the April 14th monthly meeting of the Woodbridge Citizens' Council. We are writing this letter in support of your request to have the lots between Forest and Lysander from Rosa Parks to the alley west of Avery, plus three lots on the north side of Forest rezoned to SD1.

We appreciate you taking the time to walk us through your plans, answer questions, and make yourself available to members of the community.

The prospect of adding 59 new residential units of mixed size and type is an exciting one.

While this land was historically suited to single family and low-density residential, it is unrealistic to believe it will serve that purpose again. With the recent rezoning of the land on the west side of Rosa Parks to SD1 for mixed use development, and with commercial buildings already fronting onto Forest it seems appropriate to rezone these parcels to SD1 to allow for mixed use development with a greater density than R2 or R3 zoning allows.

We look forward to remaining in contact as planning progresses, and working together to address concerns that may arise as the project evolves.

Sincerely,



Rev. Dr. Yvette Griffin
President, Woodbridge Citizens' Council

July 9, 2020

XYZ Development, LLC
Lockwood Companies, Inc.
27777 Franklin Road
Southfield, MI 48034

Dear Mr. R. Philip Lockwood,

Michigan Community Capital "MCC" is a 501c3 non-profit corporation, a US Treasury Certified Community Development Financial Institution "CDFI" and a certified Community Development Entity "CDE" focusing its mission entirely within the State of Michigan to advance job opportunities and promote housing and community development opportunities for Low to Moderate Income individuals.

At your request, MCC has reviewed the proposal for the project titled "Rosa Parks & Forest." The project proposal features outcomes and impacts consistent with MCC's mission including activating neighborhood common space, providing for mixed-uses where local LMI job opportunities will occur, and providing for housing addressing a mix of affordability and typologies.

The project proposal calls for \$2.0M in at-risk equity investment from a Certified CDFI in addition to developer (GP) equity. MCC is interested in providing all or art of the equity investment for this project. MCC's interest is contingent on securing site control and a continuing due diligence process which will include further review of the sponsors, the financing structure, the projected phasing of the project (if any), municipal approvals and the final terms and conditions of the investment offered by the project.

This letter of interest is not a commitment to lend or invest and should not be construed as one.

We look forward to working with XYZ Development and the Lockwood Companies on this exciting and important project in the City of Detroit.

Kind Regards,



Eric Hanna
President & CEO
Michigan Community Capital



EXECUTIVE COMMITTEE

Mark Morante
Senior Vice President
Senior Advisor Michigan
Economic Development Corporation
(MEDC)
Michigan Strategic Fund Board
Manager

Mark McDaniel
President and CEO
Cinsaire Corporation

Ted Rozeboom
Partner Loomis Law Firm

Jamie Shriner
Program Officer, The W.K. Kellogg
Foundation

Mary Seaberg King
Former Senior Vice President
Invest Detroit

Jeff Sykes
Chief Financial Officer Michigan State
Housing Development Authority

BOARD MEMBERS

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Kara Woods
A.V.P. Community Partnerships
Western Michigan University

Annette Williams
Vice President
Fifth Third Community Development
Corporation

MANAGEMENT

Eric Hanna,
President & CEO

Marilyn Crowley,
Vice President of Investments

Liz Alexandrian
Vice President of Compliance

SUPPORT

12&F



June 30, 2022

Ms. Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226
Office: (313) 224-2450
Fax: (313) 224-1189

Dear Ms. Santiago-Romero,

This letter is written in support of XYZ Development's proposal for the development of the 14 lots at Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit.

XYZ Development's development proposal for this land is aspirational. The plan includes affordable housing at the 50% AMI (Area Median Income) level, small scale commercial space for local businesses and green stormwater control measures. Providing quality affordable housing, fostering the local economy, and caring for mother nature is in line with Cinnaire Solutions' mission to advance communities through healthy living opportunities. Further, the development will complement and bolster the viability of our own projects immediately adjacent to this site. The rezoning and plan reviews of this land are vital steps towards healthy, incremental growth of a historically underserved community.

Please support the viability and ensure the feasibility of this important project and the revitalization of Woodbridge by supporting the development of these critical parcels.

Respectfully,

Mark McDaniel
President & CEO

July 5, 2022

Ms. Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit MI 48226

Council Member Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land at Rosa Parks Blvd and W Forest Avenue in the Woodbridge neighborhood of Detroit to SD1.

Midtown Detroit, Inc. has widely adopted SD1 and SD2 throughout Midtown and New Center in recent years. These designations have proven instrumental in promoting the mixed-use, walkable development patterns that once defined Detroit and countless other prosperous cities across the nation. While the single-use zoning categories favored by Detroit's Zoning Ordinance are well intentioned, aiming to separate incompatible uses, they inadvertently promote sprawling car-centric outcomes. Designing for the automobile first and housing patterns that do not promote density and neighborhood scale mixed-use developments only stifle a goal we all share for more housing options for Detroiters both affordable and market rate.

Reducing parking minimums is a way to encourage compact, climate friendly communities that address severe housing challenges by making it easier, safer and more affordable to live and work in a community without a car. Walkable neighborhoods are more resilient, healthier and happier places to live.

Woodbridge is a distinct neighborhood from Midtown, with its own character and culture, however we share many similarities in the built environment. I firmly believe that the site that XYZ development is pursuing for SD1 designation is the most appropriate course of action and will promote rather than stifle equitable development of the site. Please support Mr. Lockwood's request for this SD1 designation as the Planning Commission staff has already done so and help move this district closer to a more vibrant future.

Sincerely,

Susan T. Mosey
Executive Director
Midtown Detroit, Inc.

Lansing | Corporate Headquarters
1185 South Washington Avenue
Lansing, Michigan 48910
517 482 8555

Detroit
2111 Woodward Avenue, Suite 600
Detroit, Michigan 48201
313 841 3751

Chicago
225 West Washington Street, Suite 1350
Chicago, Illinois 60606
312 957 7283

Madison
10 East Doty Street, Suite 445
Madison, Wisconsin 53703
608 234 5291

Grand Rapids
100 Grandville Avenue SW, Suite 202
Grand Rapids, Michigan 49503
616 272 7880

Indianapolis
320 North Meridian, Suite 516
Indianapolis, Indiana 46204
317 423 8880

Wilmington
100 West 10th Street, Suite 502
Wilmington, Delaware 19801
302 655 1420

SUPPORT

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This letter, from homeowner Scott Kirschner of 4705 Avery represents the most immediately adjacent neighbor to the site.

NAME Scott Kirschner
ADDRESS 4705 Avery St
UNIT NUMBER _____
Detroit, MI
48208, USA

XYZ

September 14th, 2022

To:
Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226

Council Member Santiago-Romero,

I'm writing this letter in support of XYZ Development's "12th & Forest" project to bring approximately 13 units of affordable housing at 50% AMI to Woodbridge.

As rents rise in the neighborhood, a push for affordable housing is desperately needed. Legacy and low-income residents are being pushed out of the neighborhood due to the City's insistence on low density site planning resulting in luxury products and price-points.

Please promote new, attainable housing stock in District 6 by supporting XYZ's petition to rezone all of the project's 14 parcels to SD1.

Thank you,

SIGNATURE

SUPPORT

12&F

Carly Doulos
1615 West Canfield
Apt 312
Detroit, MI
48208, USA

August 9th, 2022

Ms. Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226
Office: (313) 224-2450
Fax: (313) 224-1189

Councilmember Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land at Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit to SD1.

As a resident of Woodbridge, I am concerned about the City Planning Commission's recent vote to recommend R5 zoning designation rather than SD1, as petitioned. A key facet of Woodbridge is its charming, walkable nature and tight-knit fabric of homes and small businesses. The SD1: "Small-Scale Mixed-Use" designation allows compact development and a mix of compatible uses which will build upon the neighborhood's historic character. On the other hand, the R5 designation's excessive setback standards and strict separation of uses is contextually inappropriate, creating a more suburban level of density which will only further cement Detroit as an anti-human, car dependent city.

Please support the viability of this important project, neighborhood walkability and the revitalization of Woodbridge by approving the SD1 rezoning petition on all parcels.

Sincerely



Carly Doulos | Woodbridge Resident

Russell Boyle
4766 Commonwealth
#1S
Detroit, MI 48208

July 11th, 2022

To:
Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226

Council Member Santiago-Romero,

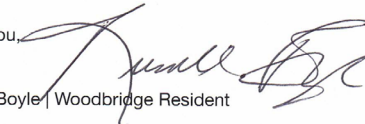
I'm writing this letter in support of XYZ Development's petition to rezone 14 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

As a resident of Woodbridge, I was pleased to see the developer's plans for a walkable, mixed-use project. While Woodbridge is a charming historic neighborhood, it is mainly residential and lacks small-scale commercial space. The R5 designation selected by the City Planning Commission is very troubling as it does not allow for the corner stores and markets that make nearby Midtown so convenient and livable. SD1, on the other hand, promotes neighborhood-compatible uses and walkable site design.

Please support XYZ's plans to grow the diversity of housing and commercial options in the neighborhood by approving the petition to rezone to SD1 on all 14 parcels.

Thank you,

Russell Boyle | Woodbridge Resident



SUPPORT

12&F

Dante C. Assad
4758 Commonwealth
Detroit, MI
48208, USA

April 17th, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center Detroit, MI 48226

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.

Ms. Hood, Commissioners & Commission Staff,

This letter is written in support of XYZ 20-02 RPF LCC and the City Planning Commission's petition to rezone 22 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

Mr. Lockwood presented plans to rebuild these vacant sites to a density more aligned with the historic core of the neighborhood along Commonwealth and Avery streets, where I am a resident. After years of demolition and population loss, the neighborhood stands to benefit from the new investment, new residents and new businesses brought by this project.

Woodbridge is defined by its strong sense of community, encouraged by tightly spaced homes, and lush, walkable streets. XYZ Development has made a compelling case that the current zoning designations only allow low density development, which feels suburban and rather than seamless with this historically high density neighborhood. Further, the SD1 designation has proven successful in driving neighborhood revitalization, as evidenced by nearby Midtown's recent renaissance. Converting vacant, barren land into a productive use will make the neighborhood safer and more complete.

Mr. Lockwood has further demonstrated a unique commitment to a holistic project on these sites. Plans surrounding the use of native plantings, and harvesting of stormwater via green stormwater infrastructure go above and beyond the norm of real estate developers. The intent to make a portion of housing units affordable is a much needed step for this working class neighborhood. As a result, I believe the team truly values placemaking and the health of the community on a whole—placing people and planet over profit.

Detroit has a vacancy problem and density is the solution. On a whole, this development will be positive for the community of Woodbridge. Please consider approving the petitioner's request to rezone the parcels in question to the SD1 zoning district classification. Woodbridge stands to be a safer, more vibrant community for it.

Thank you,



Dante C. Assad | Woodbridge Resident

SUPPORT

12&F

Alex Bullo
4516 Commonwealth
Detroit, MI
48208, USA
abullo191@gmail.com

April 20th, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center Detroit, MI 48226

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.

Ms. Hood, Commissioners & Commission Staff,

I'm writing this letter in support of XYZ 20-02 RPF LLC and the City Planning Commission's petition to rezone 22 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

I am resident of Woodbridge and trained architectural designer. After reviewing the XYZ Development team's plans for "12th & Forest", I believe the project will positively impact the neighborhood by infilling this largely vacant and underutilized area with contextually sensitive, mixed-use design.

The most vibrant streets in the neighborhood, Trumbull, Commonwealth & Avery all feature densely spaced homes and a mix of uses. Many new development designed under the R2 zoning district classification result in excessively wide setbacks and onerous parking requirements, making the projects feel sprawling, rather than of historic character of Woodbridge.

I'm excited to see the "12th & Forest" project move forward and begin to infill the vast vacancy present in this area of Woodbridge. Please consider voting to approve XYZ Development's application to rezone all 22 parcels to the SD1 zoning designation.

Thank you,



Alex Bullo | Woodbridge Resident, Architect & Community Developer

Mr. Logan Knoper and Mrs. Michelle Haapala
4243 Commonwealth St, Apt 1
Detroit, MI 48208
(616) 644-7686
loganknoper@outlook.com

April 20th, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center
Detroit, MI 48226
(313) 224-6225
cpc@detroitmi.gov

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.

To: The City Planning Commission of Detroit

I'm writing this letter in support of XYZ Development's application to rezone land along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

I am a resident of Woodbridge and actively partook in the Woodbridge Neighborhood Development's design workshops in 2019. Philip Lockwood, with XYZ Development, presented the "12th & Forest" project as a part of their community outreach efforts. While Woodbridge remains one of Detroit's most beautiful and vibrant neighborhoods, it stands to benefit from infill development, including this project. Philip has shown an understanding of good urban design principles including walkability and accessibility.

Many developers begin with an adversarial relationship with the community, whereas Philip has been careful to work alongside the community to create a project which feels at home amidst Woodbridge's historic landscape.

Please vote to approve the petition to rezone all 22 parcels to SD1.

Sincerely,



Logan Knoper and Michelle Haapala | Woodbridge Residents

Milo Kock
4530 Commonwealth
Unit 2
Detroit, MI
48208, USA

Ms. Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226
Office: (313) 224-2450
Fax: (313) 224-1189

Councilmember Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land along Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit to SD1.

As a new homeowner in Woodbridge, I was drawn to the neighborhood's tight-knit historic charm and mix of local businesses within walking distance. Recently, I was concerned to hear of the City Planning Commission's vote to recommend R5 zoning designation rather than SD1 for the nearby "12th & Forest" project. The R5 designation's excessive setback requirements and non-sensical separation of uses is fundamentally out of character for this dense, mixed-use neighborhood. Woodbridge needs the truly urban infill development allowed under the SD1: "Small-Scale Mixed-Use" designation. SD1 promotes walkability and a strong eco-system of local businesses which rely on that foot traffic. I urge the City Council to prioritize human-focused design over the antiquated car-centric approach which has deepened inequities and led to barren swaths of parking lots throughout the city of Detroit.

Please support the viability of this important project and the revitalization of Woodbridge by approving the SD1 rezoning petition on all parcels.

Sincerely

DocuSigned by:

B9048A34B45D488...

Milo Kock | Woodbridge Resident & Property Owner

SUPPORT

12&F

≡ **M TAUBMAN COLLEGE** / ARCHITECTURE / URBAN PLANNING

Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069

April 28, 2021

To Whom it May Concern,

Philip was a student in my course, URP595: "Public-Private Partnerships: Financing Equitable Development", part of the Graduate Certificate in Real Estate Development program at the University of Michigan. The class explores difficult questions in real estate; how do we assert good design, equitable outcomes, connected communities, affordable housing, neighborhood regeneration and other social and physical outcomes when lenders, regulators or financial markets won't?

Mr. Lockwood came to the course with a wealth of experience in Metro Detroit Development, but came to me as a thought partner for sharpening its economic feasibility, while remaining socially and environmentally responsible. The project is aspirational and will face numerous challenges, but when complete, it will be a strong first step in the neighborhood's inclusive growth and balanced redevelopment. I am confident given his experience and success to date in securing sites in Detroit that he will bring value and thought leadership to these sites. The multifaceted building typologies along with the income mixing he proposes can be a model for the neighborhood and the larger region. Housing development in Detroit is complex and I am excited that Philip has taken on the added challenge and necessary steps of creating wealth for existing residents and bolstering local supply chains as part of his proposal.

Please do not hesitate to reach out if you would like to discuss Philip's experience or the specific proposal.

Sincerely,



Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
Professional Profile: <https://taubmancollege.umich.edu/faculty/directory/marc-norman>



6 July 2020

To Whom it May Concern,

This letter is written in support of XYZ Development's proposal for reactivating corner of Rosa Parks & Forest, in Detroit.

Philip was a top student in my course, ARCH517: Architect as Developer. The course takes an in-depth focus on the shortcomings of standard development models and how best urban design practices can be applied to real estate development to better shape healthy, inclusive, sustainable communities.

Upon reviewing both the "Danish Brotherhood Hall", and "Rosa Parks & Forest" redevelopment plans, I find the endeavor applies the best urbanist practices and thoughtfully engages the principles of placemaking. This project will humanize and beautify the landscape and contribute to a walkable, more vibrant community. Woodbridge will be better for it.

Sincerely,



Kit Krankel McCullough
Lecturer in Architecture

About Kit McCullough

Kit Krankel McCullough is an architectural and urban designer and consultant to cities, institutions, developers, neighborhood and merchant groups around the country. Through her urban design practice and teaching Kit advocates for equitable and socially just development, healthy and sustainable environments, strong communities, and cities that promote wellbeing and happiness. At the University of Michigan, McCullough teaches courses on urban design and real estate development, design studios on housing and neighborhood development, and seminars on transportation and urban economics.

In her current practice, McCullough has developed strategies toward economic and environmental sustainability at a range of scales, from individual properties to entire regions; and for a range of clients, including cities, institutions, developers, and neighborhood groups. Her projects have included a redevelopment plan for the C.S. Mott Foundation for their properties in downtown Flint, Michigan, as a means to help catalyze a regional economic strategy; regional strategies for more sustainable development in Tucson; a plan for the redevelopment of an industrial corridor in Oklahoma City as a mixed-use district focused on eco-industries; and an economic development strategy for Forest City, North Carolina, that capitalizes on the town's traditional urbanism and heritage.

Prior to joining the faculty at Michigan, McCullough led an urban design studio at Urban Design Associates in Pittsburgh, where she directed downtown revitalization projects and prepared master plans and design guidelines for new and infill neighborhood developments throughout the country. Projects included revitalization strategies for cities as diverse as Washington, DC, Warren, Michigan, Norfolk Virginia, Shaker Heights, Ohio, and La Grange, Georgia. New and infill developments included Biltmore Farms in Asheville, North Carolina, Western Center in Washington County, Pennsylvania, as well as HOPE VI projects, including Louisville, St. Louis, and Norfolk. In her previous experience, McCullough practiced urban design for several years in Austin, Texas, and before that, with Duany Plater-Zyberk in Miami. She received her Bachelor of Architecture from the University of Texas at Austin and her Master of Architecture in Urban Design from Harvard University.

2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069 USA phone 734 764 1300 fax 734 763 2322 taubmancollege.umich.edu

SUPPORT

12&F

Please note, this letter from William H. Volz on behalf of Wayne State University was mailed directly to Council Member Santiago-Romero's office. Accordingly, XYZ Development does not possess the original signed copy.



WAYNE STATE UNIVERSITY
MIKE ILITCH
SCHOOL OF BUSINESS



June 29, 2022

Ms. Gabriela Santiago-Romero
District 6 City Council Member
Office 2 Woodward Avenue
Suite 1340
Detroit, MI 48226
Office: (313) 224-2450
Fax: (313) 224-1189

As an employee of Wayne State University for over forty years, I am excited to support the petition of XYZ Development to rezone to SD1 14 parcels of land at Rosa Parks Boulevard and West Forest Avenue in Detroit's Woodbridge neighborhood.

Directly adjacent to our campus, Woodbridge is an important community to the Wayne State University and a critical part of both our present and future success. The neighborhood is home to hundreds of Wayne State students, faculty, and staff. Expanding the neighborhood's housing and commercial life through projects like that proposed by XYZ Development will make Woodbridge a safer and more vibrant place to live and work. Of course, Wayne State University will benefit as well.

I trust that the Wayne State community can rely on your support for Detroit's continued renaissance and the petition to approve the SD1 rezoning petition on the Woodbridge parcels.

Sincerely,

William H. Volz
Distinguished Service Professor of Business Law and Ethics

Department of Accounting
2771 Woodward Avenue, Suite 392, Detroit, MI 48201
Phone 313-577-4530 • Fax 313-577-2000
ilitchbusiness.wayne.edu

THANK YOU!



XYZ Development
hello@xyz-dev.com
xyz-dev.com
313 356 6077

September 15th, 2022

All images are property of their respective owners.

Josh Berkow & Sarah Pappas
1764 W Forest Ave
Detroit, MI 48208
April 8, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.

Ms. Hood, Commissioners, and Commission Staff,

We are writing today in regards to the request by XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning by showing an SD1 zoning district where R2 is currently shown. We are homeowners and residents adjacent to the proposed development. We oppose the proposed zoning change for the parcels on the north side of West Forest Avenue (1732, 1738, and 1746 West Forest).

The proposed high density building with no setbacks from lot lines is not at all keeping with the flavor or convention of Woodbridge. Our neighborhood values trees, plants, and open space. If the project is to move forward, we strongly request a legally binding commitment to minimum 6-foot setbacks from sidewalks, alleys, and lot lines for green space. Not only would this help retain the charm, safety, and value of our neighborhood, but it would also be a step towards alleviating the increased stormwater runoff from the development.

We request the City Planning Commission and City Council vote to deny the zoning change for 1732, 1738, and 1746 West Forest for the following reasons:

- The proposed SD1 zoning allows for construction with no setbacks from lot lines, which is inconsistent with the current and historic uses of the neighboring properties.
 - Other properties adjacent to the proposed rezoning area are low density residential with setbacks from the property lines.
 - Historic uses of the proposed rezoning area were low density residential with setbacks from the property lines.
 - Other multi-family properties in the neighborhood include greenspace setbacks on either the front or sides of the property.
- The proposed SD1 zoning allows for construction with no setbacks from lot lines which has significant adverse impacts on adjacent property.
 - Conversion of the existing property to hardscape with no setbacks will increase stormwater runoff onto neighboring properties. Due to the high presence of clay soils in the neighborhood, this increases the likelihood of ponding and other standing water

which degrades neighboring properties and provides breeding ground for mosquitos and other pests.

- A building with no setbacks removes any vegetative visual buffers. This replaces the current view of open space and forest with a view of the rear parking lot of the proposed development. This lack of setbacks places the burden of visual buffers on the neighboring landowners.
- A building with no setbacks allows for noise sources to be located directly at property lines including idling automobiles, air conditioners, refrigeration equipment associated with commercial uses, etc. This places the burden of noise mitigation on the neighboring landowners.
- Construction up to the lot lines removes the ability to stockpile snow removed from parking facilities. Snow melt from any stockpiles and associated chemicals (road salt, oil leaks from parked cars, etc...) would flow onto neighboring properties.
- Construction up to the lot lines leaves no physical space for installing silt fence or other Best Management Practices for erosion and sediment control. The lots in question fall below the threshold to require E&SC measures. Bare soil during construction will erode onto neighboring properties. We have performed soil tests on 1752 W Forest and determined that much of the soil and backfill is clear of common contaminants in the City. Erosion of bare soil onto the property risks introducing lead and arsenic contaminants common on other parcels in the neighborhood.
- The City of Detroit and Great Lakes Water Authority are unable to provide adequate stormwater drainage to the subject property.
 - The storm drains on West Forest Avenue are currently incapable of handling flows from the average rainfall event and thus do not provide adequate levels of service to existing development. Conversion of the subject property to hardscape will increase stormwater flows which the infrastructure already can't handle.
- The alley north of the proposed SD1 zoning between West Forest Avenue and Hancock Street has two (2) 90-degree turns.
 - Even with improvements to the pavement in the alley, there is insufficient turning radius to allow for garbage trucks, utility maintenance trucks, or snow removal trucks.
 - Even with improvements to the pavement in the alley, there is insufficient space for stockpiling of removed snow. Snow stockpiles and melting will impact neighboring properties.
- The proposed SD1 zoning allows for construction with no setbacks from lot lines which has significant adverse impacts on the natural environment including air, wildlife, vegetation, and stormwater management
 - The proposed development removes approximately ½ acre of publicly accessible green space. The need for public green space has been largely ignored by redevelopment projects in Cass Corridor, Midtown, Brush Park, and District Detroit. This will contribute to an increased heat island effect in Woodbridge
 - The proposed development directly removes existing habitat which has been host to nesting pheasants for at least the past 8 years.
 - The proposed development removes existing small mammal habitat, which will increase rodent pressure on neighboring landowners.

- The proposed development replaces vegetative cover with hardscape which increases pressure on the stormwater system. The storm drains on West Forest Avenue are already incapable of handling flows from the average rainfall event.
- Construction with no setbacks from the lot lines provides no physical space to implement stormwater Best Management Practices required under the Clean Water Act.
- The proposed SD1 zoning allows for multiple residential, institutional, commercial, and industrial uses that are inconsistent with existing and historical neighborhood uses and could cause adverse impacts to the residential environment.
- The proposed SD1 zoning is surrounded on two sides by R2 zoned property and by residential property with B4 zoning on the third side. As such SD1 zoning on these parcels would create an illegal “spot zone”.
- The proposed SD1 zoning change is opposed by owners of at least 20% of the area of land within an area extending outward 100 feet from the boundary of the land included in the proposed change on the north side of West Forest Avenue.
 - As shown in the image below, the area 100’ from the proposed rezoning inclusive of the proposed rezoning is 2.428 acres. The proposed rezoning is 0.43 acres, and there are 0.785 acres of public right of way within the area. To meet the 20% threshold, owners of $20\% * (2.428 - 0.43 - 0.785) = 0.2426$ acres must oppose the zoning change. The authors of this letter are the owners of 0.254 acres (20.93%) within the 100’ buffer area.
 - As such approval of the zoning change requires a three-fourths vote of the City Council. When alternative zoning is available to meet the developer’s needs, the City Planning Commission should not push a rezoning requiring a higher threshold of approval.



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We are supportive of the zoning change for the properties south of West Forest Avenue. We oppose the zoning change for the properties north of West Forest Avenue. We are not experts in the Detroit Zoning Code, and request that the City Planning Commission determine a different zoning that would be more appropriate for this site while allowing for beneficial redevelopment. We request that City Planning Commission and City Council deny the proposed zoning change for the properties north of West Forest Avenue.

Thank you for your prompt attention and action on this matter.

Regards,

Josh Berkow & Sarah Pappas

Sarah Pappas & Josh Berkow
1764 W Forest Ave
Detroit, MI 48208
May 12, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification.

Ms. Hood, Commissioners, and Commission Staff,

We are writing today in regards to the request by XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning by showing an SD1 zoning district where R2 is currently shown. We are homeowners and residents adjacent to the proposed development. We oppose the proposed zoning change for the parcels on the north side of West Forest Avenue (1732, 1738, and 1746 West Forest).

The proposed high density building with no setbacks from lot lines is not at all keeping with the flavor or convention of Woodbridge. Our neighborhood values trees, plants, and open space. If the zoning change is to move forward, we strongly request a legally binding commitment to minimum 6-foot setbacks from sidewalks, alleys, and lot lines for green space. Not only would this help retain the charm, safety, and value of our neighborhood, but it would also be a step towards alleviating the increased stormwater runoff from the development.

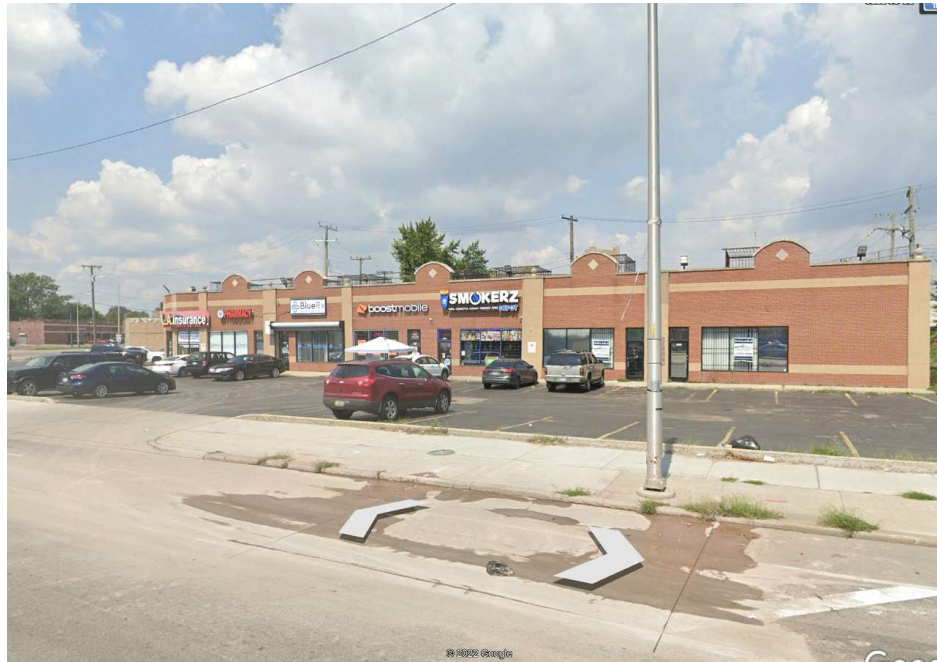
It bears repeating that City Planning Commission is not actually voting on the proposed development. Should the zoning change be approved, the developer can build anything allowed by right under SD1. Additionally, if the proposed development fails to proceed, the land will return to Detroit Land Bank Authority (DLBA) per the terms of the sale agreement between XYZ and DLBA. DLBA or a subsequent developer could then develop anything allowed by right under SD1 without any neighborhood input.

We request the City Planning Commission and City Council vote to deny the zoning change for 1732, 1738, and 1746 West Forest for the following reasons:

- The proposed SD1 zoning allows for construction with no setbacks from lot lines, which is inconsistent with the current and historic uses of the neighboring properties.
 - Other properties adjacent to the proposed rezoning area are low density residential with setbacks from the property lines.
 - Historic uses of the proposed rezoning area were low density residential with setbacks from the property lines.

- Other multi-family properties in the neighborhood include greenspace setbacks on either the front or sides of the property.
- The proposed SD1 zoning allows for construction with no setbacks from lot lines which has significant adverse impacts on adjacent property.
 - Conversion of the existing property to hardscape with no setbacks will increase stormwater runoff onto neighboring properties. Due to the high presence of clay soils in the neighborhood, this increases the likelihood of ponding and other standing water which degrades neighboring properties and provides breeding ground for mosquitos and other pests.
 - Construction with no setbacks removes any vegetative visual buffers. This replaces the current view of open space and forest with a view of the rear parking lot of the proposed development. This lack of setbacks places the burden of visual buffers on the neighboring landowners.
 - Construction with no setbacks allows for noise sources to be located directly at property lines including idling automobiles, air conditioners, refrigeration equipment associated with commercial uses, etc. This places the burden of noise mitigation on the neighboring landowners.
 - Construction with no setbacks means snow removed from the required on-site parking will be stockpiled in the adjacent alleys. Melt-water and any contaminants (salt and automotive fluids) will drain onto neighboring property.
- The City and other service providers are currently unable and will be further unable to provide adequate public facilities and services to the subject property while maintain adequate levels of services to existing development
 - The City of Detroit and Great Lakes Water Authority are unable to provide adequate stormwater drainage to the subject property. The storm drains on West Forest Avenue are currently incapable of handling flows from the average rainfall event and thus do not provide adequate levels of service to existing development. Conversion of the subject property to hardscape will increase stormwater flows which the infrastructure already can't handle.
 - Construction to the property line allowed under SD1 means dumpsters and other waste handling equipment will need to be located in the adjacent alleys. The City has been unable to maintain an adequate road surface in these alleys. Additionally the alleys lack sufficient turn radius for large waste-handling vehicles.
 - Construction to the property line allowed under SD1 means there is no location for stockpiling snow removed from the required parking lot. Snow would be stockpiled in the adjacent alleys, further reducing the usability of those alleys.
- The proposed SD1 zoning allows for construction with no setbacks from lot lines which has significant adverse impacts on the natural environment including air, wildlife, vegetation, and stormwater management
 - The proposed development removes approximately ½ acre of publicly accessible green space. The need for public green space has been largely ignored by redevelopment projects in Cass Corridor, Midtown, Brush Park, and District Detroit. This will contribute to an increased heat island effect in Woodbridge

- The proposed development directly removes existing habitat which has been host to nesting pheasants for at least the past 8 years.
- The proposed development removes existing small mammal habitat, which will increase rodent pressure on neighboring landowners.
- The proposed development replaces vegetative cover with hardscape which increases pressure on the stormwater system. The storm drains on West Forest Avenue are already incapable of handling flows from the average rainfall event.
- Construction with no setbacks from the lot lines provides no physical space to implement stormwater Best Management Practices required under the Clean Water Act.
- The proposed SD1 zoning allows for multiple residential, institutional, commercial, and industrial uses that are inconsistent with existing and historical neighborhood uses and could cause adverse impacts to the residential environment.
 - Examples of what could be build under SD1 include the following:
 - Strip mall @ Livernois & Michigan:



- Fast food restaurant @ West Forest & Woodward



- Dollar General @ East Jefferson and Continental



- - The proposed SD1 zoning is surrounded on two sides by R2 zoned property and by residential property with B4 zoning on the third side. As such SD1 zoning on these parcels would create an illegal “spot zone”.
 - The proposed SD1 zoning change is opposed by owners of at least 20% of the area of land within an area extending outward 100 feet from the boundary of the land included in the proposed change on the north side of West Forest Avenue.

- The proposed SD1 zoning is on land that was secured from the Detroit Land Bank Authority. Should the proposed development not proceed, the land will revert to DLBA for subsequent sale. DLBA has no requirement to follow the development plans proposed by XYZ and has wide latitude under SD1 to develop something inconsistent with the neighborhood.
- The proposed SD1 zoning gives XYZ Development wide latitude to develop the property, including for uses allowed under SD1 but not presented to the City Planning Commission. Approval of SD1 means this is the last opportunity for meaningful and legally binding public input into the development.

To be clear, we are not opposed to the redevelopment of this area; only to the use of SD1 zoning. We are supportive of the zoning change for the properties south of West Forest Avenue. We oppose the zoning change for the properties north of West Forest Avenue. The zoning change north of West Forest Avenue is inconsistent with the approval criteria in the Detroit Zoning Ordinance.

We are not experts in the Detroit Zoning Code, and request that the City Planning Commission determine a different zoning that would be more appropriate for this site while allowing for beneficial redevelopment. We understand that the developer could instead use R or B zoning designations combined with zoning variances. We request that City Planning Commission and City Council deny the proposed zoning change for the properties north of West Forest Avenue.

Thank you for your prompt attention and action on this matter.

Regards,

Sarah Pappas & Josh Berkow

Scott Kirschner
Avery St
Detroit, MI 48208
April 8, 2022

City Planning Commission
Attn: Lauren Hood, Chairperson
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification.

Ms. Hood, Commissioners, and Commission Staff,

I am writing today in regards to the request by XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning by showing an SD1 zoning district where R2 is currently shown. I am a homeowner and resident adjacent to the proposed development. I oppose the proposed zoning change for the parcels on the north side of West Forest Avenue (1732, 1738, and 1746 West Forest).

The proposed high density building with no setbacks from lot lines is not at all keeping with the flavor or convention of Woodbridge. Our neighborhood values trees, plants, and open space. If the project is to move forward, I strongly request a legally binding commitment to minimum 6-foot setbacks from sidewalks, alleys, and lot lines for green space. Not only would this help retain the charm, safety, and value of our neighborhood, but it would also be a step towards alleviating the increased stormwater runoff from the development.

I request the City Planning Commission and City Council vote to deny the zoning change for 1732, 1738, and 1746 West Forest for the following reasons:

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