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City Planning Commission Meeting
January 5, 2023, at 5:00 PM

MINUTES

I. Opening

- A.** Call to Order – Meeting was called to order by Vice Chair, Donovan Smith at 5:15 pm.
- B.** Roll Call – Marcell Todd, CPC Director, called the roll; no quorum was present.

Present: David Esparza, Melanie Markowicz, and Donovan Smith
Excused: Brenda Goss Andrews, Kenneth Daniels, Lauren Hood, and Gwen Lewis
Absent: Ritchie Harrison and Frederick Russell

Staff: CPC Staff: Marcell Todd, Kimani Jeffrey, Eric Fazzini, Roland Amarteifio, Timarie Szwed, Jamie Murphy, Rory Bolger, Christopher Gulock. LPD Staff: Renee Short, Ed King. Planning & Development Department Staff (PDD) Julie Connochie.

At 5:15 pm the Public Hearing was called and adjourned to the call of the Chair until a quorum is achieved.

The meeting was again called to order by Vice Chair, Donovan Smith at 5:21 pm. Marcell Todd, CPC Director called the roll.

Present: David Esparza, Ritchie Harrison, Melanie Markowicz, Frederick Russell, and Donovan Smith
Excused: Brenda Goss Andrews, Kenneth Daniels (virtual), Gwen Lewis and Lauren Hood

- C.** Amendments to and approval of agenda

Commissioner Russell moved to approve the agenda. Commissioner Harrison second the motion. Motion approved.

II. Meeting minutes (will be provided at the next meeting)

III. Public Hearings, Discussions and Presentations

- A. 5:15 PM PUBLIC HEARING** – Addressing the proposed text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning (Zoning Ordinance), that would consolidate all screening standards in the Zoning Ordinance into Article XIV, Division 2, Subdivision D, add trucking terminals, utilities, wholesaling, warehousing, storage buildings and public storage facilities, very high-impact manufacturing and processing uses, and off-street truck and semi-trailer parking areas to the list of uses that require screening, replace existing screening standards with updated and expanded screening requirements within Article XIV, Division 2, Subdivision D, and delete existing miscellaneous provisions for fences contained in Article XIV, Division 2, Subdivision D to be replaced with updated fence and wall requirements within a new Subdivision E of Article XIV, Division 2. (Eric Fazzini of CPC Staff and Julie Connochie of P&DD) **60 mins**

Present: Eric Fazzini, CPC Staff; Julie Connochie, Planning & Development Department (P&DD)

Eric Fazzini, CPC Staff, gave a brief PowerPoint presentation and summarized the staff report dated January 3, 2023. Over the past several months, P&DD and Buildings, Safety Engineering & Environmental Department (BSEED) have been working on guidelines that require updates to the zoning ordinance to be implemented. These include industrial design guidelines and commercial corridor design principles, also known as the vibrant blocks, that you saw at the December meeting. The text amendment was previously discussed in two parts at the September 29th meeting where we introduced the topic of fences and walls. At the October 20th meeting we introduced the topic of required screening. Now, we are bringing both back, combined under one ordinance and proposal, given that they are closely related. Following the October discussion the Commission requested additional public outreach, which has occurred.

Public engagement occurred through two meetings. On November 28th a similar presentation to this was presented at a city-wide Don Cast virtual meeting which had 140 attendees with nine (9) speakers who asked questions or submitted comments to us. On December 13th there was a District 3 Department of Neighborhoods meeting where there was a more informal discussion with 91 attendees there, including some businesses owners who asked questions. Residents seemed to be in support of the changes. There were questions if the city had any grant programs or funding available for properties that would be required to upgrade their fencing or screening. The main talking point has been if the requirements are updated, when would they impact the business, what would the cost be to businesses and when would they have to replace fencing or install screening.

Julie Connochie, P&DD Staff, began by going over some guiding principles that shaped these amendments. We're hoping to clarify the rules that govern screening as well as fence type materials. Beyond that, we're hoping to improve the aesthetics of our commercial and industrial corridors, particularly along the street frontages and where these uses, especially industrial uses, abut residential areas.

We're not requiring screening between industrial properties. In most cases we want to see screening provided where a property line is adjacent to a street right-of-way or adjacent to a residential district. There are a few types of uses, as they exist in the ordinance today, that require screening on all sites that we would leave in place, except for where they are abutting another industrial property.

The changes we're making for fence heights is simplifying fence heights by distance. It's just one standard based on the front or side rear yard. There are different height caps if you have a solid wall. We've added a permitted fence and wall material table. Now, all permitted and prohibited materials are explicitly listed in the ordinance. We are suggesting restricting chain-linked fences just along street rights-of-way in buildings in industrial districts to beautify those commercial corridors. We are limiting the use of barbed wire, razor wire and electric fences to industrial districts only. Currently under the existing ordinance we tend to only permit masonry fences, this new ordinance is opening options where we require opaque screening.

Eric Fazzini, CPC Staff, said that the site plan review process and the building permit process are the two ways by which any new standard, through zoning would be required of property owners or tenants. This includes new construction.

Commissioner Harrison asked about the interest expressed regarding incentives that could help owners with making these improvements. What have you concluded from looking into that? How many sites have you observed, especially along commercial corridors or adjacent to business areas that this might apply to?

Julie Connochie, P&DD Staff, answered there are no monies earmarked at this time for such an effort, but it is something that we can investigate in the future.

Commissioner Esparza asked about existing fences that are failing or in disrepair. Do we see that as an opportunity to approach them for the required work and have we been actively working with the Building Department as we have been developing this ordinance?

Julie Connochie, P&DD, responded that we have been working very closely with BSEED as we have crafted these amendments and have talked about enforcement. They are required by the property maintenance code to always maintain that fence in good condition. If a fence is falling BSEED can go out and issue blight tickets. We can't necessarily require them to repair or replace the fence at that time with something that conforms to the new zoning ordinance, we can certainly nudge them in that direction. They also need to have a legal fence. In that case, we could

potentially require them to pull a permit and then they would have to come into compliance with the new ordinance at that time. If they are not out of compliance with the permit they have been issued, we would have to wait until they've made modifications.

Commissioner Esparza, asked has there been any discussions with this group that we look at ourselves internally (city departments) that have various properties that may be amid renovations, improvements, expansions and see them as an obvious opportunity to put up some of the much-improved fence options?

Julie Connochie, P&DD Staff, responded that there has only been an initiation of that conversation.

Commissioner Markowicz, asked if there is a way to send letters of the changes in the ordinance to everyone in the industrial areas? How are we going to get the word out about these fencing changes for industrial uses?

Julie Connochie, P&DD Staff, responded that a city-wide mailing is expensive and cumbersome, but we would potentially top into the few other efforts where various city departments are currently going out into commercial corridors or industrial areas to proactively speak to them about blight and ordinance standards that apply to their property. The Mayor's Office is leading a Blight to Beauty Program, and we have had conversations with the folks running that program. We're also piggy backing on that with some business outreach and continuing to leverage resources like the Detroit Economic Growth Corporation (DEGC) Small Business Zones and the Department of Neighborhoods (DON).

Commissioner Russell asked if staff has a dollar amount for the cost of a 30-foot segment and what that cost would be? Are there any suggestions on making those plantings native to our area and surviving without water? Have you suggested, not mandated those type of plantings in the code?

Eric Fazzini, CPC Staff, said we do not have the cost estimate for the 30-foot segment, but we could try to produce a couple of different examples at the next meeting. As far as the plantings list, I know that P&DD has landscape architects on staff that can work with applicants on not restoring invasive species and plant drought-resistant type plantings. This project isn't updating the list of plant species that the city requires, but through Zone Detroit we would be updating the list of types of plants we require to be installed to make sure that they are hearty and appropriate to our climate.

Commissioner Russell asked when these changes happen, how is it rolled out to the city's staff, i.e., the inspectors?

Eric Fazzini, CPC Staff answered that we have been working closely with BSEED on this. With these changes, there would be more standards and they would be clearer, but there would be some training that we would do.

Commissioner Smith said that you mentioned that BSEED may trigger further compliance through fencing and screening. Would that apply for all building permits to the site, building permits specific to fencing and screening, or would interior building permits also cause triggers?

Eric Fazzini, CPC Staff, responded that it is not all building permits. It would be a building permit that is either required through the site plan review process or through the applicability standards that are at the beginning of Article 14. It would not necessarily be an interior modification, unless that was related to a change in use to a more significant use.

Commissioner Smith noticed in the beginning of the presentation that there were pictures of existing sites. Some of the sidewalks looked like they needed some form of maintenance or repair or just weeding of the areas in between. Is that addressed at all in this update?

Julie Connochie, P&DD Staff, responded that it is not. Property owners are required to maintain the sidewalk in front of their property in good repair per the Property Maintenance Codes, that includes repairing any cracks or holes in the sidewalk and keeping it weed free.

Commissioner Smith then asked what is the citizen concern process if there is a damaged fence or a fence that is falling or looks bad?

Eric Fazzini, CPC Staff, reported that BSEED does enforcement on fencing. They will go out and inspect and potentially issue violation letters under the non-zoning portion of the city code. There is a mechanism currently in place that residents can request an inspection for fencing in need of repair.

Commissioner Smith asked how do you see this being implemented across sites that may be abandoned or vacant? Is there a plan to address those sites?

Eric Fazzini, CPC Staff, replied that those would, again, apply under the Property Maintenance Code. There are some cities that have more restrictive zoning requirements to where if a fence is damaged that new fence that replaces it must meet current zoning requirements, but we didn't include that in our proposal. That is something that we could look at, but with the scale of the city it may be difficult to achieve that where a property may not require a permit to install a fence.

PUBLIC COMMENT

Overwith: In the 3rd District it's a dumping site. Those fences are up high enough, but what's going on behind the fences is what is the most concern to the majority population in the city. Things can be hidden behind the fence and there should be some language involved that speaks to what is behind that fence.

Pat Bosch: The question of existing business that are cited for a maintenance code violation regarding their fence, and they would not be held accountable to the new

ordinance. I would ask that any violations be subject to the new ordinance. If you look at industrial corridors like Mt. Elliott, predominantly in District 3, there are violators everywhere. Our hope of seeing improvements along this corridor are nil. I'm asking for special treatment/attention by the Building Department and the Planning & Development landscape architects to visit us and help us find solutions to the existing problems. I do not see that this new ordinance will assist us in upgrading the industrial corridors in District 3 because very few are going to go for new permits.

Amy McLaughlin: In my neighborhood there are some sites currently zoned M3 and B4 and one is being used as a school bus parking area and one is being used as a staging area for ambulances. They abut and are also across the street from residential zoning. In a use type like that, would that be considered trucks or is that something that should be added to the use cases?

BXB: Does the term vehicle filling station apply to electric vehicle charging stations? With regards to industrial spaces and what this would apply to, could this apply to areas near highways where you have residential areas alongside other areas be it industrial or commercial? There is something around I-94 where it abuts right next to those areas in terms of reducing noise and sound, would that apply to the city, and you need to do those updates?

Eric Fazzini, CPC Staff, response to the public comments to the first speaker is that we may want screening, but we may not know what's occurring on the property behind that screening. To regulate what is behind the fencing wall, if that is permitted or not, is more of a use question, which we are not dealing with through this amendment. That was the focus of the auto amendment that the Commission considered last year.

To address the second speaker, as far as making violations subject to the new ordinance, that is something we could look at with the Law Department and BSEED. To the third speaker, we could look at expanding the uses that require screening. The last speaker, I am unaware of any filling stations that are 100% electric vehicle stations, but the term filling stations applies to the land use of the property. If it is a gas station, that is mostly gas pumps, but they have a few electric charging locations, that use would be subject to screening. If it was an office building that may have a few spots with electric charging, that use wouldn't be subject to required screening. Lastly, the inter-state screen requirement is technically installed by M-DOT, the city, through zoning, doesn't have any authority to install or require screening with inter-state or federal highway type right-of-way.

Commissioner Esparza requested the presenters consider connecting with the first speaker under public comment and follow-up.

Commissioner Smith replied that we look forward to this item coming back at the next Planning Commission meeting.

IV. Unfinished Business

- A. City-wide review and assessment of existing PD (Planned Development) Zoning Districts, status report on lapsed PDs **(RB) (ACTIONS REQUESTED)** 20 mins

Present: Rory Bolger, CPC Staff

Rory Bolger, CPC Staff, gave a summary of the status report on lapsed PD's dated December 29, 2022. On December 1, 2022, the City Planning Commission provided an update on the PD (Planned Development) Project. Among the 400 PD locations within the City of Detroit. Staff has identified a number where the proposed planned development never materialized. The zoning ordinance makes it clear where a PD may have been abandoned or hasn't come to fruition within a 3-year time span and where no request for an extension has been granted, that the City Council should take steps to rezone the property back to what it had been before or to another appropriate zoning district classification.

At the December 1, 2022, meeting we focused on 12 different locations across the city, at least one (1) in each of the seven (7) City Council Districts and pointed out that these PDs had either been abandoned or lapsed. At the conclusion of the meeting the Planning Commissioners directed staff to take four different steps. CPC staff was asked to complete a revisit of each of the twelve (12) sites, following up on the summer of 2020 where staff visited each of the sites and took pictures of those locations. We were also asked to identify and contact the taxpayers of record for all the locations and to speak with the Administration on recent permits issued and anticipated future development. Also, to schedule public hearings for rezonings or PD modifications as appropriate during this coming year.

Staff has gone back and visited all twelve (12) of those sites and taken additional photographs. There is no further progress that is evidenced on those PDs that had been established in years past. We have identified all the taxpayers of record. The twelve different locations are made up of 138 different parcels or separate lots. Ninety-eight (98) of those 138 lots are either vacant lots or they are occupied by owners. The other 40 are occupied by renters. When we give notice of any forthcoming public hearing or when we want to share information concerning a future public hearing, we identify both the owners of the property who live at the same address and absentee owners.

On December 15, 2022, CPC staff met with the Planning & Development Department (P&DD) to focus on these twelve (12) locations and at that time were able to conclude our discussion regarding one of those sites, the Salvation Army rezoning from 2010 in southwest Detroit. The next meeting, we are going to have with the Administration is tomorrow morning. We will be meeting with

P&DD staff as well as Recreation Department staff to look at six (6) of these remaining eleven (11) sites.

CPC staff has spoken with local staff of the Salvation Army about their property in southwest Detroit where a PD had not been completed. Yesterday, notification was published in the Detroit Legal News for the January 19, 2023 public hearing; and, a mailing to property owners and residents within 300 feet of the property went out through the US mail.

CPC staff is asking the Commission to adopt a resolution regarding the Salvation Army property that states the authorization for the PD established by Ordinance No 16-10 to have lapsed and that the subject property to be ripe for rezoning to an appropriate zoning district classification. This resolution is the type of resolution that we plan to present to the Commission in advance of any rezoning hearing that will be coming up for these twelve different locations we presented at the December meeting.

ACTION: Commissioner Markowicz motioned to adopt the resolution as submitted by staff. Commissioner Russell second the motion. Roll call was made. Yeah: Esparza, Harrison, Markowicz, Russell, and Smith; Nay: None. Motion Approved.

Rory Bolger, CPC Staff, said that at the next meeting the property on Humboldt and Selden will be up for a public hearing and there is a possibility that we may come forward with further information about the next lapsed PDs that are ready for consideration of rezoning.

B. Continued Review of the Proposed Capital Agenda FY 2023-2024 through 2027-2028 (LPD and CPC staff) 60 mins

Present: Legislative Policy Division (LPD) Staff: Renee Short and Ed King.
LPD/CPC Staff: Kimani Jeffrey, Roland Amarteifio, Timarie Szwed, Jamie Murphy, Eric Fazinni, Christopher Gulock and Rory Bolger.

Marcell Todd, CPC Staff, stated that we would like to report the staff's observations, questions that we've generated, concerns where there are some and to get your corresponding questions and concerns with the idea of being able to package them up and convey that to the City Council and Administration. We look to bring this matter back at your next meeting; however, if you are comfortable with the direction of the presentation this evening and are comfortable with just directing staff to continue in that vein, we could provide City Council with your responses sooner. Staff does not have a full written report for you this evening, it is still in process. That is the primary reason we would want to wait and provide you with that information at your next meeting.

Renee Short, LPD Staff, reported that this proposed Capital Agenda is a \$2.4 billion program, a billion more than the previous Capital Agenda. Most of the Capital Agenda is really in 5 programs: Water & Sewerage (DWSD), General Services Department (GSD) Parks, Department of Public Works (DPW) Street Fund, Transportation and General Services Department. Our conclusion with this Capital Agenda is that there is some information that is missing, and we've asked the Administration to provide answers with additional information for this Capital Agenda.

Ed King, LPD Staff, conducted the policy review for the Proposed Capital Agenda. What you find in the Capital Agenda is the plan to maintain our assets and the plan to make capital expenditures to new investments. The hard part is prioritizing these capital expenditures, mostly for the new investments.

Kimani Jeffrey, CPC Staff, reports on the Housing & Revitalization Department (HRD), Planning & Development Department (P&DD) and Eastern Market. In review, there are many questions that arise, some because of the vagueness of some of the elements of the documents. Some of HRD's strategic priorities are to increase the supply and quality of affordable housing, to improve housing stability and resident quality of life. They are collaborating with the Detroit Continuum of Care to deploy funds and services to those experiencing homelessness. They are responsible for administering the Community Development Block Grant (CDBG) Program along with other agencies. One of their priorities is fostering a workplace that retains and attracts employees. They have had four (4) affordable housing developments in this last cycle and have used Home CDBG dollars to accomplish that. They were able to complete eight (8) projects, which either created, preserved, or rehabbed affordable units, again using home CDBG dollars. Eighteen (18) projects are currently in process including those for retention of long-time, low-income Detroiters in their homes.

One question that comes up from our review is the stance that the Commission and City Council might take on how CDBG dollars are programmed. The issue of what our (Commission and Council) long-term policy may be when it comes to whether we are looking to fund new construction or if we want to focus those dollars specifically on entities that have existed for a long time in Detroit.

Since the Planning & Development Department doesn't own any assets, most of what their budget touches on is the Neighborhood Framework Plans. More specifics should be provided as it relates to the Joe Louis Greenway, its timeline, and where are the next segments that will break ground? Greater detail would be helpful in understanding the disparity in the amount of money being used on the more recent neighborhood planning efforts vs those that were started years ago.

The Eastern Market Capital Agenda Plan speaks to many different capital improvements that are currently underway, i.e., streetscaping, infrastructure improvements, market garden historic site, shed and expansion of their wholesale market and a new shed, Shed X (\$20 million). Greater detail should be provided. This plan seems to propose to demolish Shed 4; but there is not a lot of detail on

how they plan to achieve razing and rebuilding Shed 4.

Roland Amarteifio, CPC Staff, reports on the Charles H. Wright Museum of African American History (CHWMAAH) there was a lot of focus on maintaining the museum and conducting overview repairs that had been pushed aside during the COVID-19 pandemic. Repairs of the core infrastructure, mechanical systems, facades, replacing an outdated freight and passenger elevators, etc. They didn't list any identified funding sources for the projects that were proposed to be completed.

Timarie Szwed, CPC Staff, reports on General Services, Parks, Public Spaces & Recreation were focused on improvements to existing facilities such as the city parks, recreation centers, Hart Plaza and the marinas and harbors that are third-party operated. Specific projects listed included continued construction of the Joe Louis Greenway, renovations to Rouge, Chandler and Rackham Golf Courses and construction of additional bathroom facilities at the Aretha Franklin Amphitheatre. The Capital Agenda did not address some items that were described in the 2022-2023 Parks & Recreation Strategic Plan. Questions raised included the creation of master plans for each of the regional and riverfront parks as well as the future recreation centers that are described in the Strategic Plan at Chandler and Dexter-Elmhurst.

Roland Amarteifio, CPC Staff, reports on the Historical Society and the Zoological Society. The Detroit Historical Society maintains the Detroit Historical Museum, the Dossin Great Lakes Museum on Belle Isle as well as the Collections Resource Center at Historic Fort Wayne. Some of the recent improvements they have made include replacement of the handicap elevator and loading dock, HVAC system, parking lot, etc. Many are just maintaining the infrastructure and improving the various museums. The current capital project underway is the expansion of the Dossin Great Lakes Museum. Several of the proposed improvements are focused on the Detroit Historical Society, including permanent exhibits, updates to those exhibits, as well as additions to the museum and improvements to both the indoor and outdoor facility.

The Detroit Zoological Society operates the Detroit Zoo and the Belle Isle Nature Center. The Kid Zone allows children to engage more with nature and help them to understand what the zoo is about. Improvements around that include the relocation of a habitat to make room for the Kid Zone. The Belle Isle Nature Center recently underwent a complete renovation of the facility which includes several additions that are mainly focused on inter-active experiences for patrons; a bird-viewing window, inter-active children's pop-up display, and a walk-through sewer tunnel.

Marcell Todd, CPC Director, reports on the Health Department and the Police Department. In addition to maintaining their current facilities, the current Animal Control facility located at 401 Chrysler, a new facility is being pursued at 5700 Russell St. for which \$6.6 million being allocated. They also maintain their fleet of animal care trucks. We find this submission to be satisfactory.

The Police Department, lists the physical properties, the precincts, the parking and storage locations as well as all of the equipment, both hardware and software, that are used by the department. Everything seems to be consistent with the previous submission, but we don't see an accounting of all of the assets. For example, the helicopter could be covered under specialty vehicles, but there is not specific mention of it with respect to the Aviation Division of the department. We also note a lack of similar recording of tactical vehicles and equipment. Of course, it may be that some are not in the document in order to protect the information. The Shotspotter infrastructure that is subject of an ongoing debate at the City Council, is another thing that could be added to make sure it is properly referenced.

Jamie Murphy, CPC Staff, reports on the Detroit Department of Transportation (DDOT) and the Department of Public Works (DPW). For DDOT, the big changes since the last Capital Agenda were that the central administration building was proposed to be closed, but now it's going to house the Paratransit Customer Service and Dispatch Center. The Coolidge Terminal rebuild has advanced. The environmental review is expected to be completed in March. They will demolish the existing building and start constructing the new building. That will need to come for a new rezoning in the next couple of months. The State Fair Transit Center is now in progress. They are installing shelters with advertising on them, which pays for the shelters. Thirty-seven (37) have been installed since the last Capital Agenda and there will eventually be a total of fifty-nine (59). New signage has been installed on nine (9) routes and they plan to replace the remaining signs over the next five (5) years.

The notable changes in DPW since the last Capital Agenda are the continuation of the streetscape projects throughout the city. Current projects under construction are E. Warren and Rosa Parks and W. Warren. Speed hump construction continues with a projection of 10,000 completed by the end of this construction season, which is the total amount since they started in 2018. They have allocated \$2 million to improve Eliza Howell Park and Roadway in this fiscal year. \$37.5 million has been allocated to implement the Save Streets for Detroit Plan to reduce crashes, injuries, and fatalities on city streets. \$770,000 for new and replacement cameras to target illegal dumping. Federal Highway and Administration grants the city has gotten to improvement safety and connectivity of neighborhoods targeting the Riverfront and Livernois/McNichols area. An automated driving system grant that will be administered between DPW and the Office of Mobility.

Ed King, LPD Staff, added that the Rosa Parks Transit Center is receiving \$2.7 million in rehabilitation and noted that the Transportation Department must do something to make sure that this facility is maintained constantly.

Eric Fazzini, CPC Staff, reported on the Coleman A. Young International Airport, which is within the transportation category. The highlight of the Proposed Capital Agenda is the implementation of a newly completed airport

layout plan, which is an overall master plan for the airport property. The layout plan is required to be approved by the State and it was approved by Michigan Department of Transportation (M-DOT) in September 2022. The layout plan includes a ten-million-dollar investment, engineered material arresting system (material to stop aircraft that may over run the runway), and the design and construction of a new Taxi Way B (\$8,800,000). Additional improvements with estimated costs to be determined include decommissioning/removing Runway 725 that would create up to 80 acres of developable property on the west end of the airport, site selection design and construction of a new air traffic control tower, the removal of the Airport Executive Terminal Building and other structures, and safety improvements that support vehicle taxiing, fueling, loading and unloading aircraft and constructing additional hangars. Most of the funding for these improvements would be through the Federal Transit Administration (FTA) funding.

Commissioner Russell asked if the improvements would allow for larger airplanes to land at the airport?

Marcell Todd, CPC Director, said that our understanding that this is to increase the viability of the airport for private aircraft and maybe small freight operations. The major undertaking that is underway would be the eventual reopening of the long, temporarily closed McNichols.

Jamie Murphy, CPC Staff, reported on Municipal Parking Department whose main priorities are to optimize the effectiveness of on-street parking enforcement, improve the efficiency of on-street and off-street parking availability, to support the city's law enforcement in parking related concerns and to influence the overall public-private parking system to maximize usage, reduce congestion, limit environmental impact, and facilitate economic development.

Notable changes since the last Capital Agenda is a new parking lot added on Livernois containing 75 spaces, which they are leasing from New Prospect Baptist Church. They are currently operating 800 new parking meter kiosks, up from 500 two years ago. They are planning new fencing and stone surfacing improvements to the Caniff tow yard. Planning to replace license plate reader equipment in their 48 enforcement vehicles, replace signs and meters in surface parking lots in 10 commercial corridors; and replace the revenue control systems for the parking garages. One concern we had was that the Residential Parking Permit Program is not listed in the Capital Agenda.

Eric Fazzini, CPC Staff, reported on The Detroit Transportation Corporation (DTC) known as the People Mover. This is another transportation project that utilizes federal funding. There is a significant investment proposed with replacement of all twelve (12) train cars with either new or refurbished used cars, an investment of \$50 million. One question is if that number could be refined further, i.e. if all of the cars replaced are new the number would be close to the \$50 million but if they use a combination of the refurbished, the number would be lower. Other improvements include the rehab of two electric substations that

supply the People Mover, the installation of cameras, passenger calendars and replacing and upgrading the onboard passenger communication systems. Replacing and upgrading of the original fare collection equipment in all thirteen (13) stations allowing full integration with other transit providers and city payment systems. Obtaining upgrades to the software that runs the system and other software.

Commissioner Markowicz would like the Commission and city to think about having a seamless, integrated transportation system throughout the city, from busing, MoGo's to the Q-Line with lower costs and more frequency and reliability across the board. There are a variety of options we have with this money that our city and our citizens desperately need. In 2019 the Detroit People Mover operated at a loss; ticket revenues were in the realm of \$1 million with operating expenses around \$22 million. How sustainable is that as we go into the future? What is ridership like now? What do we foresee increasing that ridership in the future and who uses it? I want to make sure that we're putting our money where the investment can benefit Detroiters most.

Marcell Todd, CPC Director, reports on the Department of Innovation & Technology (DoIT). DoIT has made great strides building the city's infrastructure and its web presence and general IT support to support all of the city's various agency needs. They were able to meet the challenge when it came to converting the city to a work-from-home or remote operation and the renovation of the Committee of the Whole to support remote meetings. There is an ongoing effort to do the same in the Erma Henderson Auditorium. We don't find anything out of the ordinary in their proposal, which continues to support our current and emerging needs.

Christopher Gulock, CPC Staff, reports on the Department of Elections, the Public Lighting Authority, and the Public Lighting Department. The Department of Elections and its efforts to continue improving the ballot processing modules, equipment and software for absentee ballot counting and ballot processing.

General Services Department (GSD) has over 200 facilities, which include municipal buildings, fire department, police department, service yards, recreational facilities that they have set aside monies to maintain. There are six (6) buildings the city is focusing on for GSD facilities improvements. GSD is also in charge of the city fleet and their goal is to make sure that departments have access to reliable vehicles for general city operations, public safety vehicles, building department.

For the Public Lighting Authority (PLA), there was an initial effort to replace a lot of the LED lights, and some are coming up for renewal. Monies are set aside to continue to remove legacy poles, LED light replacement, moving power underground for 22 blocks.

The Public Lighting Department's (PLD) main focus is to continue to decommission PLD and to transfer it over to the Authority. They plan to set aside

\$2.6 million in the next three years to remove thirty-one (31) PLD substations and are prepared to decommission Mistersky (the City's power generation facility). Our questions include are there any environmental contaminations associated with those substations? Some substations will be put up for sale and they will have to be cleared of the mechanical equipment.

Rory Bolger, CPC Staff, reported on the Detroit Water & Sewerage Department (DWSD), is about 21% of the total of the Capital Agenda, an amount not different than seen in previous cycles of the Capital Agenda. DWSD is responsible for 2,700 miles of water distribution mains, 3,000 miles of combined sewer infrastructure, 5,700 miles of water and sewer piping, 95,000 catch basins, 34,000 sewer manholes, 30,000 fire hydrants and 40,000 valves that need to be maintained and upgraded. New categories in the Capital Agenda are \$69.3 million being aimed at replacement of lead service lines on a city-wide basis. The American Rescue Plan Act (ARPA) has provided funding which the department is allocating towards basement back-up protection. Funding solutions targeted at eleven (11) specific back-up prone Detroit neighborhoods, including Jefferson-Chalmers. There is \$23.4 million for far westside storm water improvements; \$117 million in allowances for the sewer program; and, \$19.4 million for various green stormwater and infrastructure programs.

There is a lot to like in what the Capital Agenda presents. We recommend that priority be given for capital expenditures that would facilitate removal of the flood plain designation that is requiring property owners to maintain expensive flood insurance. The flood plain designation also prevents allocation of CDBG dollars to areas, is an additional burden on individual property owners, and limits how dollars can be spent within that area.

Timarie Szwed, CPC Staff, reported on affiliated organizations, the Detroit Economic Growth Corporation (DEGC), the Detroit-Wayne County Port Authority (DWCPA) and the Detroit Riverfront Conservancy (DRC).

The projects included in the DEGC's Capital Agenda are all currently underway. There was no five-year plan with future projects, nor a Capital Agenda provided by DEGC. The projects in progress included four (4) categories: industrial, land assembly, infrastructure improvements, Eastern Market, and manufacturing business attraction. DEGC discussed the Eastern Market Project, redevelopment of the Fisher Body Plant and street improvements for the infrastructure improvements projects such as Mt. Elliott, Sherwood, and Dubois Streets. The report included some out-of-date information that seemed to be copied and pasted from the 2020 Capital Agenda.

The Detroit-Wayne County Port Authority outlined the improvement of the Port Authority's Office and Cruise Ship Dock.

The Detroit Riverfront Conservancy's specific goal is to develop the riverfront district and facilitating community access to the waterfront. The projects listed included the construction of a new riverwalk connection from Ralph Wilson Park

at Rosa Parks Blvd. to Riverside Park.

Marcell Todd, CPC Director, said that staff will provide the Commission with a written report reflecting what was summarized today.

Renee Short, LPD Staff, said that the overall purpose of the Capital Agenda is to present the capital projects to be undertaken during the five-year period, fiscal 2024 through 2028, and it should provide pertinent information as outlined by the City Charter, that allows for effective decision making by city leaders and informs the public of future city actions regarding capital programs. It's important to this process that projects should be prioritized and to identify funding sources. One of the things that should occur is that all the capital programs from all entities that the City Council may ultimately budget for should be included in the Capital Agenda. Having this information promotes transparency and allows the public to understand what the city plans to do and how we plan to pay for our proposed capital expenditures and that is the information we look for in our Capital Agenda. We are excited that this Capital Agenda is a \$2.4 billion program, \$1 billion more than before. We just need to include additional information that makes it more effective.

Ed King, LPD Staff, said there should be a clear vision of what this is meant to be. We must monitor these programs to see when they will be instituted.

Commissioner Esparza asked if the Q-Line is in the agenda?

Renee Short, LPD Staff, said that this would be an item that could possibly go under our affiliated agencies, as the city doesn't budget any items for the Q-Line. We could present it as additional information in our affiliated section.

Commissioner Esparza asked that the final report include where we stand with the Q-Line, especially considering the State government's recent commitment for the next eighteen (18) years to provide a large dollar amount of funding.

Marcell Todd, CPC Director, reiterated that staff will put today's information in a written report and if there are any additional questions or concerns, please let staff know so they may be included as well. This matter will be brought back to the Commission at the next meeting. We expect this matter to be on the City Council's Budget, Finance & Audit Standing Committee's agenda next Wednesday. This document must be acted upon by City Council on or before March 1st and if not, it will be considered adopted as proposed.

V. New Business – No New Business

VI. Committee Reports – No Committee Reports

VII. Staff Report –

Marcell Todd, CPC Staff, said the Commissioners will receive a request as to whether they are interested in being reappointed. Terms formally end on February 14th of each year (3 commissioners each year). A report went to City Council in the fall detailing the status of all appointees to various boards and commissions. CPC will provide a specific report as it concerns the Planning Commission. City Council will (may) then schedule interviews before the Internal Operations Standing Committee, which meets on Wednesday mornings at 10am. To the extent that reappointments are delayed, per state law you'll continue to serve until unappointed or replaced. After we have addressed the reappointments, we will set up elections. Leadership with the Commission is typically done on an annual basis. We can then discuss the Commission's committee structure, and appointments to committees. I will be meeting with the Health Director to draft a document in terms of the Commission's policy and practices going forward in terms of COVID-19 protocol.

VIII. Member Report –

Commissioner Markowicz requested the Commission consider moving public comment time to the beginning of the CPC meetings, after the minutes, to enable the public to comment at a specific time and not wait through the entire meeting before being able to make their comments.

Commissioner Russell said that maybe we can have public comment both before and after public hearings, limiting the time. Also, we used to have meetings out in the public giving more people a chance to comment.

Marcell Todd, CPC Director, noted that it may be difficult to hold a meeting in each of the Council districts given logistical concerns and the need to support our online efforts, which is at a cost. We can get back to you with an estimate of what that would cost. There are also the related challenges of finding a venue. We would like to go back to having at least 2 meetings each year (out in the community), east and west, and may have a meeting based on a particular agenda item and the availability of the space to properly hold the meeting.

As far as the public comments, the Chair has the control of the agenda and the management of it but set within the limitations of scheduled public hearings. He suggested public comments are listed before Unfinished Business, occurring somewhere between 6:30 pm and 7:30 pm.

Commissioner Smith suggested for the next meeting request to move up public comment and at the end of the meeting; and if the Commission feels it was successful, the Commission could then make an official motion to adopt.

IX. Communications – No Communications

X. Public Comment – Held

Overwith: Agrees with the Commission setting a specific time, 6:00 pm, for citizens to

make public comment. Brought up the allegation of LPD Director, David Whitaker, giving advice to City Council giving misleading information in regard to Robert Carmack. He also noted that capital expenditures/ARPA funds are going to a small percentage of the population where the population is not being addressed.

Pat Bosch: Asked for the December 1st slide presentation that Rory Bolger mentioned in his presentation today on the Planned Development Districts, she is interested in District 3. The Capital Agenda presentation was excellent, and she requested a copy of that presentation as well. She agreed that it is a long time to sit from 5:30 pm to 8:30 pm for the public to make mention of certain items in public comment.

534 (Ms. Warwick): Spoke of the lack of inclusionary planning studies in the city, a need to update to the Master Plan and the sale of the State Fair grounds. We shouldn't have our neighborhoods secretly planned around us.

Adjournment – Meeting adjourned at 8:42 pm