

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

November 2, 2023

HONORABLE CITY COUNCIL

RE: Request of NP Detroit Commerce Center, LLC and the Detroit City Planning Commission to show a M2 (Restricted Industrial) zoning district where a M3 (General Industrial), M4 (Intensive Industrial), P1 (Open Parking) and R1 (Single-Family Residential) zoning districts are currently shown for the parcel commonly known as 14250 Plymouth Road, generally located on the northside of Plymouth Road, bounded by Fullerton Street to the north, Shirley Avenue to the east, and Strathmoor and Hubbell Streets to the west. **(RECOMMEND APPROVAL)**

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from NP Detroit Commerce Center, LLC and the Detroit City Planning Commission to amend District Map No. 70 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a M2 (Restricted Industrial) zoning district where M3 (General Industrial), M4 (Intensive Industrial), P1 (Open Parking) and R1 (Single-Family Residential) zoning districts are currently shown for the property located at 14250 Plymouth Road, generally bounded by Fullerton Street to the north, Shirley Avenue to the east, Plymouth Road to the south, and Strathmoor and Hubbell Streets to the west.

The site is located in Council District 7 and measures approximately 52.57 acres in size. The subject parcel was formerly comprised of 27 parcels, which were formally combined into one parcel in March 2023, creating a non-uniformly zoned parcel.

The proposed downzoning is to fulfill the commitment that the petitioner made to the community to downzone the property. The petitioner has received all of the building permits for their project, completed demolition, and begun construction. The project is allowed by right without the proposed rezoning. The rezoning will create a uniformly zoned parcel.



Current zoning classification map, with subject parcel hatched.

CPC MEETINGS

Public Hearing, Recommendation & Action – May 18, 2023

On May 18, 2023, the City Planning Commission held a public hearing on this rezoning request. At the hearing, one member of the public, a resident of the area, spoke, with general questions regarding the project. The speaker did not express support or objection to the proposed rezoning.

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classifications and uses surrounding the subject parcels are as follows:

North: R1 and M4 – developed with industrial uses, vacant land, and one single-family home
 East: R1, B4, M2, and M3 – developed with residential, park, and industrial uses
 South: B4 and M4 – developed with commercial and industrial uses
 West: R1, B4, and M3 – developed with single-family residential, parking, and industrial



Ariel view of proposed rezoning

Zoning Ordinance Approval Criteria

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

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed downzoning will limit the intensity of uses permitted by-right and conditionally on the subject parcel in the future.*
- Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management. *It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.*

- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *No adverse impacts are anticipated as a result of the proposed rezoning.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The subject property is currently designated as five separate zoning classifications, with much of the parcel being zoned as M3 (General Industrial) and M4 (Intensive Industrial). These medium-high intensity zoning classifications are not ideal for properties located near residential uses. The proposed M2 (Restricted Industrial) zoning classification is designed to be a buffer between residential uses and higher intensity industrial uses, making this a suitable choice for this location.*

Master Plan Consistency

The subject property is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The current Future Land Use Map for this area shows “IL – Light Industrial” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and has determined that it is **consistent** with the Master Plan designation and will have the impact of not permitting future heavy industrial sites.

Community Input

The petitioner has engaged in extensive engagement with residents of the community, block clubs, community organizations, and individual residents, and are committed to supporting the community and are currently in the process of working with the community to determine exactly what that support will consist of. Five letters of support were submitted to CPC staff from block clubs and community organizations. The petitioners have presented at both Department of Neighborhood and District 7 community meetings, in addition to holding both virtual public meetings and on-site in-person meetings. Additionally, as we have been informed, the petitioners have had conversations with each city council member or members of their staff.

CONCLUSION & RECOMMENDATION

On May 18, 2023, the City Planning Commission voted to recommend approval of the rezoning request of NP Detroit Commerce Center, LLC and the Detroit City Planning to amend Article XVII, Section 50-17-72 of the 2019 Detroit City code, Chapter 50, *Zoning*, to show a M2 (Restricted Industrial) zoning classification where M3 (General Industrial), M4 (Intensive Industrial), P1 (Open Parking), and R1 (Single-family Residential) zoning classifications are currently shown for the property located at 14250 Plymouth Road.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director
Timarie A. Szwed, Staff

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 70

Cc:

Antoine Bryant, Director, PDD
Dara O'Byrne, Deputy Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
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 50-17-72, *District Map No. 70*, to revise the existing M3 General Industrial District, M4 Intensive Industrial District, P1 Open Parking District, B4 General Business District, and R1 Single-Family Residential District zoning classifications on land commonly known as 14250 Plymouth Road, generally bounded by Fullerton to the north, Plymouth to the south, Hubbell to the west, and Shirley to the east, to the M2 Restricted Industrial District zoning classification for the purpose of creating a uniformly zoned parcel for light industrial use.

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 50-17-72, *District Map No. 70*, to revise
4 the existing M3 General Industrial District, M4 Intensive Industrial District, P1 Open Parking
5 District, B4 General Business District, and R1 Single-Family Residential District zoning
6 classifications to the M2 Restricted Industrial District zoning classification for the parcel
7 commonly known as 14250 Plymouth Road, generally bounded by Fullerton Avenue to the north,
8 Shirley Street to the east, Plymouth Road to the south, and Hubbell Avenue to the west.

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

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
11 *Maps*, Section 50-17-72, *District Map No. 70*, is amended as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Sec. 50-17-72. District Map No. 70.**

15 For the property commonly identified as 14250 Plymouth Road, generally bounded
16 by Fullerton Avenue to the north, Shirley Avenue to the east, Plymouth Road to the south, and
17 Hubbell Avenue to the west, and identified more specifically as:

18 N PLYMOUTH PT OF S E 1/4 SEC 30 T.1.S R.11.E 44-58 72-86 NEW PLYMOUTH RD
19 SUB L46 P30 PLATS, W C R 22/579 2-3 16-24 31-38 PT OF 39 FRISCHKORNS GRAND
20 RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 AND VAC ALLEYS VAC MARK
21 TWAIN VAC STRATHMOOR VAC CAPITOL VAC FOLEY VAC WADSWORTH ADJ;
22 ALL DESC AS BG AT SW COR SAID LOT 3 RISCHKORNS GRAND RIVER FARMS
23 SUB L39 P64 TH N 02D 31M 48S W 503.15 FT TH N 87D 15M 43S E 132.46 FT TH N 02D


1 13M 55S W 140.06 FT TH N 87D 32M 35S E 155.80 FT TH N 02D 48M 46S W 125.01 FT
2 TH S 87D 29M 41S W 123.00 FT TH N 02D 10M 19S W 40.91 FT TH S 87D 29M 41S W
3 0.70 FT TH N 02D 10M 19S W 40.23 FT TH S 88D 29M 55S W 31.71 FT TH N 02D 13M
4 28S W 39.20 FT TH S 88D 15M 58S W 1.81 FT TH N 02D 32M 58S W 33.46 FT TH N 87D
5 19M 42S E 571.88 FT TH S 02D 40M 15S E 27.86 FT TH ON A 141.67 FT CUR TO R RAD
6 716.79 FT CHD BRG S 70D 46M 45S E 141.44 FT TH ON A 783.14 FT CUR TO R RAD
7 716.79 FT CHD BRG S 33D 57M 20S E 744.76 FT TH S 02D 25M 18S E 1760.71 FT TH S
8 87D 36M 31S W 566.60 FT TH N 02D 29M 17S W 111.24 FT TH S 87D 32M 19S W 323.56
9 FT TH N 02D 29M 50S W 1438.85 FT TH S 87D 31M 12S W 330.90 FT TO POB, 52.57 AC
10 the existing M3 General Industrial District, M4 Intensive Industrial District, P1 Open Parking
11 District, B4 General Business, and R1 Single-Family Residential District zoning classifications
12 are revised to the M2 Restricted Industrial District zoning classification.

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

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

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

Approved as to Form:


Conrad Manfett
Corporation Counsel

Petition for Map Amendment (Rezoning)

TO: Detroit City Council, c/o City Clerk, 200 Coleman A. Young Municipal Center,
Detroit, Michigan 48226

FROM: NP Detroit Commerce Center, LLC

RE: **Petition to Amend Chapter 50, Article XVII, Zoning District Map No. 70**

DATE: _____

Pursuant to Chapter 50, Article III, Division 3 of the 1984 Detroit City Code, I hereby request Detroit City Council to consider the rezoning of property, as described below:

Address: 14250 Plymouth Rd, Detroit, MI 48227

Current zoning district classification: M3, M4, R1 & P1

Proposed zoning district classification, if known: M2

Kindly refer this petition to the City Planning Commission and the Planning and Development Department and inform me of the Petition Number assigned to this request. My contact information follows below:

Contact person: Lance R. Zoerhof

Address: 150 Ottawa Ave. NW, Ste. 1500

City: Grand Rapids, MI 49503

Telephone: (616) 752-2332

Fax: (616) 222-2332

E-mail address: lzoerhof@wnj.com

Signature

Date

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____

Date of Filing: _____

RE: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: _____

Date: _____

ZONING FEE:

Effective January 1, 2023, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$1,500.00
Over one acre	\$1,500.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,250.00

Payment of the fee must be in the form of a check or money order payable to the “City of Detroit – Treasurer” When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant’s officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: NP Detroit Commerce Center, LLC

Address of Applicant: 3315 N. Oak Trafficway

City, State & Zip Code: Kansas City, M O 64116

Telephone Number: () 752-2384 (Attn: Lance Zoerhof)

2. Name of Property Owner: SAME

(If same as above, write "SAME")

Signature of Property Owner
(If different than Applicant) _____

Address of Property Owner: _____

City, State & Zip Code: _____

Telephone Number: () _____

3. Present Zoning of Subject Parcel: M3, M4, R1 and P1: see Attachment A.

4. Proposed Zoning of Subject Parcel: M2

5. Address of Subject Parcel: 14250 Plymouth Rd., Detroit MI 48227; see Attachments B (Lot Consolidation) and C (Site Plan).

between _____ and _____
(Street) (Street)

6. General Location of Subject Property: _____

See Response to 5 above.

7. Legal Description of Subject Parcel: *(May be attached)*

See Attachment B for legal description after lot consolidation.

8. Size of Subject Parcel (Dimensions): See Attachment C
(Acreage): Approximately 53 Acres

9. Description of anticipated development:

Advanced manufacturing, assembly and /or warehouse facility. See site plan for facility attached as Attachment C.

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

The present classifications include M3 and M4. At the City's request, the applicant agreed to apply to have these M3/M4 parcels reduced to M2 with the intent of preventing such heavy industrial uses at the site in the future. Applicant also seeks to have parts of the site zoned R1 and P1 rezoned as M2 to allow for the applicant's proposed light industrial/warehouse use. Such an M2 use is a less intensive use than the prior M3/M4 use, consistent with surrounding zoning, and puts to use a vacant, rundown industrial site.

11. Zoning of Adjacent Properties:

To the North - M4 and R1

To the South - B4 and M4

To the East - M4, R1 and B4

To the West - M4, M2, B4 and R1

12. Development of Adjacent Properties:

To the North - Ultimate Used Auto Parts and R1

To the South - Detroit Auto Recovery and Auto Parts Dealers

To the East - Primarily a vacant paved and wooded parcel and Basic Recycling Property (NE)

To the West - Detroit Steel Processing, KT Auto Sales, Mallett Playground and R1

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
Paved Way Block Club	Rev. Cynthia Lowe, President (313) 330-1183
Longacre Block Club	Mike Banks, President (313) 687-3687
Evergreen Block Club/Garden	Shirley Rawkin, President (248) 818-1952
Greenview Block Club	Sylvia Roland, President (313) 673-1338

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

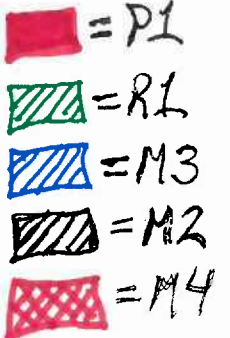
Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
See written support from residents, businesses, and community organizations attached as Attachments D and E.				

ATTACHMENT A

LEGAL DESCRIPTION

(Per AMTRUST TITLE INSURANCE COMPANY (Insuring agent First Nationwide Title Agency LLC), Commitment #FN-45634-MI, Effective Date: November 23rd, 2022 (amended March 7th, 2023))
Land situated in the City of Detroit, County of Wayne and State of Michigan, described as follows:
Parcel 1: Parcel ID No.: 22038868-9 (12400 Hubbell)
The North 58 feet of Lot 2, Frisckorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 22: Parcel ID No.: 22038843.001 (12243 Strathmoor)
The North 80 feet of Lot 16, Frisckorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.
Parcel 23: Parcel ID No.: 22038843.002 (12241 Strathmoor)
The North 82 feet of the North 132 feet of Lot 16, Frisckorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.



LEGAL DESCRIPTION

PROPOSED OVERALL PARCEL (PER PEA GROUP)

LAND SITUATED IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 30, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING LOTS 73-86, AND 184-187 ALLEY BETWEEN LOTS 44-88 AND LOTS 72-86 OF NEW PLYMOUTH ROAD SUBDIVISION, ACCORDING TO LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING ALL OF LOTS 2-3, 18-24, AND PART OF 39 OF FRISCKORN'S GRAND RIVER FARMS, ACCORDING TO LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, AND BEING PARTS OF VACATED MARK TWAIN AVENUE (60' WIDE), REACHWAY AVENUE (60' WIDE), CAPITAL AVENUE (60' WIDE), STRATHMOOR AVENUE (60' WIDE) AND FOLEY AVENUE (60' WIDE), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF HUBBELL AVENUE (60' WIDE) N02°15'50"W 1808.15 FEET; THENCE N07°14'48"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF FRISCKORN'S GRAND RIVER FARMS SUBDIVISION, AS RECORDED IN LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING THE INTERSECTION OF THE NORTH LINE OF CAPITAL AVENUE AND THE EAST RIGHT-OF-WAY LINE OF HUBBELL AVENUE; TO THE POINT OF BEGINNING; THENCE N02°15'48"W 603.15 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°15'48"W 132.48 FEET TO THE WEST LINE OF LOT 18 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°13'28"W 140.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED FOLEY AVENUE (60' WIDE); THENCE ALONG SAID LINE N07°19'42"E 571.86 FEET; THENCE N02°14'48"E 126.07 FEET; THENCE ALONG LOT 39 OF SAID SUBDIVISION AND ALONG AN EXISTING BUILDING WALL, THE FOLLOWING SIX (6) COURSES: S87°29'41"W 123.00 FEET, N02°10'18"W 40.91 FEET, S87°29'41"W 0.70 FEET, N02°10'18"W 40.23 FEET, S87°29'41"W 31.71 FEET, N02°13'28"W 30.20 FEET; THENCE S87°15'50"W 1.81 FEET TO THE WEST LINE OF LOT 39 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°32'38"W 33.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHESAPEAKE AND OHIO RAILROAD (60' WIDE); THENCE ALONG SAID LINE N07°19'42"E 571.86 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH AVENUE (PARALLEL WIDE); THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE EAST RIGHT-OF-WAY LINE OF MARK TWAIN AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°22'17"W 111.24 FEET; THENCE ALONG THE SOUTH LINE OF LOTS 85 AND 72 AND THE EASTERLY EXTENSION OF SAID LOTS OF PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF STRATHMOOR AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°22'17"W 140.08 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF SAID FRISCKORN'S SUBDIVISION, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE (60' WIDE); THENCE ALONG SAID LINE S87°31'12"W 330.00 FEET TO THE POINT OF BEGINNING; CONTAINING 52.57 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF SURVEY

To: NORTHPOINT DEVELOPMENT, LLC a Missouri limited liability company
NP Detroit Commerce Center, LLC, a Missouri limited liability company
Maddin Hausler Roth and Heil, P.C.
First Nationwide Title Agency LLC
Amtrust Title Insurance Company
JPMorgan Chase Bank, N.A., a national banking association, its successors and/or assigns

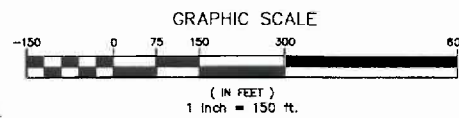
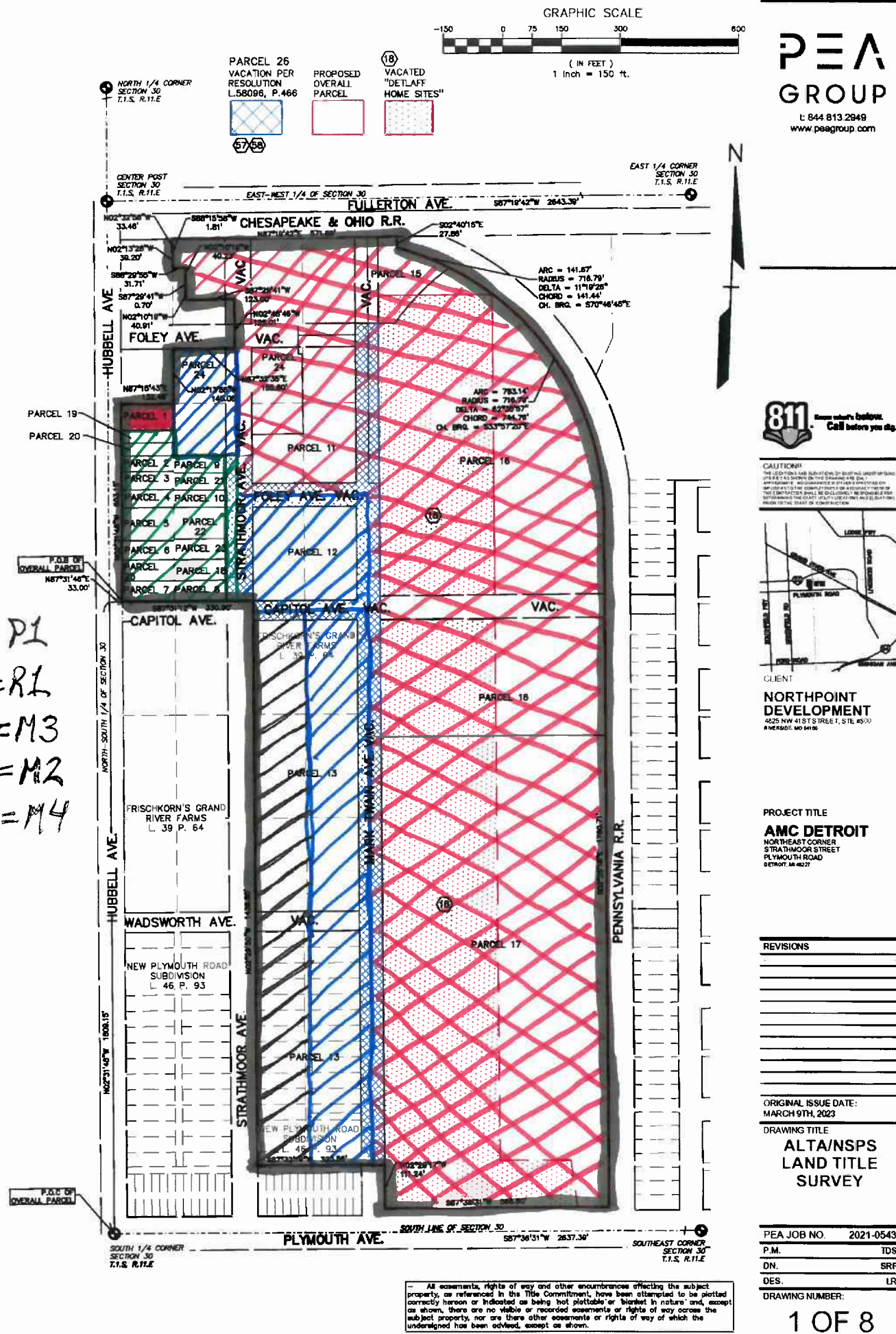
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(c), 8, 11, 13, 16, 17, 18, 19 of Table A thereof. The field work was completed on December 8th, 2021.

Date of Plat or Map: March 10th, 2023.

Todd D. Shelly, PS
MI. P.S. No. 4001041111
Agent for PEA, Inc.

SURVEYOR GENERAL NOTES:

- Table A Item 1: Monuments to be placed upon approval of Parcel Consolidation survey.
- Table A Item 4: Area of overall parcel (Also Described as) is 52.57 acres. Includes land within vacated right-of-ways recorded Liber 58096, Page 466. Individual parcel acreage see Sheet 7.
- Table A Item 6(a): The current zoning classifications have not been provided with a Zoning letter by the client.
- Table A Item 6(b): Zoning setback requirements specific to subject property has not been provided.
- Table A Item 16: No evidence of recent earthwork, building construction, or building additions observed at the time of survey.
- Table A Item 17: Portions of Strathmoor Avenue, Foley Avenue, Capital Avenue, and Mark Twain Avenue are vacated in Liber 50896, Page 466, Wayne County Records.
- Table A Item 18: Appurtenant offsite easements provided in Title Commitment that can be identified have been plotted.
- Property described on survey is the same as provided in Title Commitment by AMTRUST TITLE INSURANCE COMPANY (Insuring agent First Nationwide Title Agency LLC), Commitment #FN-45634-MI, Effective Date: November 23rd, 2022.



PEA GROUP
L 844 813 2949
www.peagroup.com

811 Know what's below. Call before you dig.

CAUTION: This drawing was prepared by a Professional Land Surveyor and is not to be used for any other purpose without the written consent of the Professional Land Surveyor. The Professional Land Surveyor is not responsible for any damage or injury resulting from the use of this drawing for any purpose other than that for which it was prepared.

CLIENT: NORTHPOINT DEVELOPMENT
4225 NW 41ST STREET, SUITE 6500
MI 48160-1010
PROJECT TITLE: AMC DETROIT
NORTHEAST CORNER STRATHMOOR STREET PLYMOUTH ROAD
07/07/18-02/27

Table with 2 columns: REVISIONS, and 2 columns: ORIGINAL ISSUE DATE: MARCH 9TH, 2023; DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO. 2021-0543
P.M. IDS
D.M. SRF
DES. LR

ATTACHMENT B



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER

2 Woodward Avenue, Suite 828 * Detroit, Michigan 48226

Phone: 313•224•3024 Website: www.detroitmi.gov
Email: AssessorsLandRecordsMaintenance@detroitmi.gov

Friday, March 17, 2023

Dear Taxpayer;

This notice is to inform you that changes have been made to your parcel. The Office of the Assessor - Land Records Maintenance Section received a petition for parcel(s) modification:

The result of the modification has added new parcel(s) identification(s) and assessment(s) to **next year's tax roll**.

Please see table below for list of retired and active parcels resulting from the modification.

PARCEL	ADDRESS	STATUS	LEGAL DESCRIPTION
22038860-73	14250 PLYMOUTH	ACTIVE	N PLYMOUTH PT OF S E 1/4 SEC 30 T.1.S R.11.E 44-58 72-86 NEW PLYMOUTH RD SUB L46 P30 PLATS, W C R 22/579 2-3 16- 24 31-38 PT OF 39 FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 AND VAC ALLEYS VAC MARK TWAIN VAC STRATHMOOR VAC CAPITOL VAC FOLEY VAC WADSWORTH ADJ; ALL DESC AS BG AT SW COR SAID LOT 3 RISCHKORNS GRAND RIVER FARMS SUB L39 P64 TH N 02D 31M 48S W 503.15 FT TH N 87D 15M 43S W 132.46 FT TH N 02D 13M 55S W 140.06 FT TH N 87D 32M 35S E 155.80 FT TH N 02D 48M 46S W 125.01 FT TH S 87D 29M 41S W 123.00 FT TH N 02D 10M 19S W 40.91 FT TH S 87D 29M 41S W 0.70 FT TH N 02D 10M 19S W 40.23 FT TH S 88D 29M 55S W 31.71 FT TH N 02D 13M 28S W 39.20 FT TH S 88D 15M 58S W 1.81 FT TH N 02D 32M 58S W 33.46 FT TH N 87D 19M 42S E 571.88 FT TH S 02D 40M 15S E 27.86 FT TH ON A 141.67 FT CUR TO R RAD 716.79 FT CHD BRG S 70D 46M 45S E 141.44 FT TH ON A 783.14 FT CUR TO R RAD 716.79 FT CHD BRG S 33D 57M 20S E 744.76 FT TH S 02D 25M 18S E 1760.71 FT TH S 87D 36M 34S W 566.60 FT TH N 02D 29M 17S W 111.24 FT TH S 87D 32M 19S W 323.56 FT TH N 02D 29M 50S W 1438.85 FT TH S 87D 31M 12S W 330.90 FT TO POB, 52.57 AC
22006074.001	14250 PLYMOUTH	RETIRED	N PLYMOUTH PT OF S E 1/4 SEC 30 T 1 S R 11 E DESC AS FOLS BEG AT A PTE IN E LINE MARK TWAIN 60 FT WD 60 FT NLY ALG SD LINE FROM S LINE SD SEC TH N 0D 07M 55S W 1200 FT TH N 89D 58M 05S E 566.54 FT TH S 0D 03M 55S E 1200 FT TH WLY ALG N LINE PLYMOUTH RD 565.14 FT TO P O B 22/--- 679,008 SQ FT
22006074.002	12300 MARK TWAIN	RETIRED	N PLYMOUTH ALL THAT PT OF SE 1/4 SEC 30 T 1 S R 11 E DESC AS BEG AT A PTE IN E LINE MARK TWAIN AVE 60 FT WD DIST N 00D 07M 55S W 1200 FT FROM INTSEC N LINE PLYMOUTH RD 103 FT WD TH N 00D 07M 55S W 649.19 FT TH S 89D 54M 45S

			W 27 FT TH N 00D 05M 15S W 406.56 FT TH N 89D 54M 45S E 70.52 FT TH ON CUR TO R 193.61 FT RAD 590 FT CH BRG N 41D57M 51S E 192.74 FT TH ON CUR TO R 792.56 FT RAD 716.79 FT CH BRG S 31D 44M 29S E 752.80 FT TH S 00D 03M 55S E 558.58 FT TH S 89D 58M 05S W 566.54 FT TO P O B 22/--- 604,475 SQ FT
22006074.003	12310 MARK TWAIN	RETIRED	N PLYMOUTH ALL THAT PT OF S E 1/4 SEC 30 T 1 S R 11 E DESC AS FOLS: BEG ATINTSEC E LINE MARK TWAIN AVE 33 FT WD (PLATTED) & N LINE OF VAC FOLEY AVE 60 FT WD TH N 00D 05M 15S W 220.09 FT TO SLY LINE OF C & O RR R O W TH N 89D 45M 18S E 27 FT TH N 89D 42M 15S 49.01 FT TH S 00D 17M 45S E 28.81 FT TH ONCUR TO R 132.84 FT RAD 716.79 FT CENT ANG 10D 37M 06S CH BRG S 68D40M 53S E 132.65 FT TH ON CUR TO L 193.61 FT RAD 590 FT 18D 48M 06S CH BRG S 41D 57M 51S W 192.74FT TH S 89D 54M 45S W 70.52 FT TO P O B 22/--- 27,439 SQ FT
22037438-43	12245 MARK TWAIN	RETIRED	W MARK TWAIN 34&21 FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 63,188 SQ FT
22037444-59	11675 MARK TWAIN	RETIRED	W MARK TWAIN 22 THRU 24 31 THRU 33 AND VAC WADSWORTH AVE AND ADJ SD LOTS FRISCHKORNS GRAND RIVER FARMS SUBL39 P64 PLATS, W C R 22/580 44 THRU 58 86 THRU 72 AND VAC ALLEYS ADJ SD LOTS NEW PLYMOUTH RD SUB L46 P30 PLATS, W C R 22/579 366,379 SQ FT
22038542.001	12269 STRATHMOOR	RETIRED	W STRATHMOOR N 44 FT OF S 132 FT 17 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS W C R 22/580 44 X 132
22038542.002	12261 STRATHMOOR	RETIRED	W STRATHMOOR N 44 FT OF S 88 FT 17 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 44 X 132
22038572.003L	12251 STRATHMOOR	RETIRED	W STRATHMOOR S 44 FT 17 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 44 X 132
22038543.001	12243 STRATHMOOR	RETIRED	W STRATHMOOR N 80 FT 16 FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 80 X 132
22038543.002L	12241 STRATHMOOR	RETIRED	W STRATHMOOR S 52 FT OF N 132 FT 16 FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 52 X 132
22038544.	12233 STRATHMOOR	RETIRED	W STRATHMOOR N 53.50 FT OF S 107 FT 16 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 53.50 X 132
22038545.	12201 STRATHMOOR	RETIRED	W STRATHMOOR S 53.50 FT 16 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 53.50 X 132
22038860.	12200 HUBBELL	RETIRED	E HUBBELL S 53.5 FT 3 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 53.5 X 132

22038861.	12230 HUBBELL	RETIRED	E HUBBELL N 53.5 OF S 107 FT 3 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 53.5 X 132
22038862.001	12240 HUBBELL	RETIRED	E HUBBELL S 48 FT OF N 132 FT 3 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 48 X 132
22038862.002L	12252 HUBBELL	RETIRED	E HUBBELL N 84 FT 3 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 84 X 132
22038863.001	12250 HUBBELL	RETIRED	E HUBBELL S 46 FT 2 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 46 X 132
22038863.002L	12264 HUBBELL	RETIRED	E HUBBELL N 46 FT OF S 92 FT OF 2 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS, W C R 22/580 46 X 132
22038864.	12270 HUBBELL	RETIRED	E HUBBELL N 40 FT OF S 132 FT 2 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 40 X 132
22038865.001	12272 HUBBELL	RETIRED	E HUBBELL N 33 FT OF S 165 FT 2 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 33 X 132
22038865.002L	12274 HUBBELL	RETIRED	E HUBBELL N 33 FT OF S 198 FT 2 FRISCHKORNS GRD RIVER FARMS L39 P64 PLATS, W C R 22/580 33 X 132
22038866-9	12400 HUBBELL	RETIRED	E HUBBELL N 66 FT OF 2 FRISCHKORNS GRAND RIVER FARMS L39 P64 PLATS,WCR 22/580 66 X 132
22038870-3	12311 MARK TWAIN	RETIRED	E HUBBELL 36 PT OF LOTS 19,20 & 35 & S 1/2 W 33 FT VAC MARK TWAIN AVE ADJ VAC FOLEY AVE 60 FT WD FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS,WCR 22/580 DESC AS FOLS BEG AT INTERSEC OF W LINE OF MARK TWAIN AVE 60 FT WD & N LINE OF FOLEY AVE 60 FT WD TH ALG N LINE OF FOLEY ST S 89D 54M 45S W 264.52 FT TO E LINE OF STRATHMOOR AVE TH N 0D 07M 09S W 125.10 FT TH N 89D 45M 06S E 132.00 FT TH N 00D 25M 40S W 18.06 FT TH S 89D 54M 45S W 1.04 FT TH N 00D 24M 00S W 185.30 FT TH N 89D 26M 31S W 9.38 FT TH N 00D 29M 39S W 47.63 FT TO CL OF VAC FOLEY AVE TH N 89D 54M 45S E 177.47 FT TO E LINE OF W 33 FT MARK TWAIN TH S 89D 54M 45S W 33 FT TH S 00D 05M 15S E 376.56 FT TO POB 22/--- 77,493 SQ FT
22038877.	12400 STRATHMOOR	RETIRED	E HUBBELL 37 & 38 PT OF 39 PT OF VAC FOLEY AVE,STRATHMOOR & MARK TWAIN AVE FRISCHKORNS GRAND RIVER FARMS SUB L39 P64 PLATS, W C R 22/580 DESC AS FOLS: BEG AT NW COR OF LOT 40 & E LINE OF HUBBELL AVE 66 FT WD TH N 89D 45M 18S E 135 FT TO THE P O B TH N 89D 45M 18S E 495.87 FT TO THE CENT LINE OF MARK TWAIN TH S 00D 05M 15S E 250.09 FT TH S 89D 54M 45S W 174.47 FT TH N 00D 29M 39S W 29.19 FT TH S 89D 54M 45S W 161.13 FT TH N 00D 32M

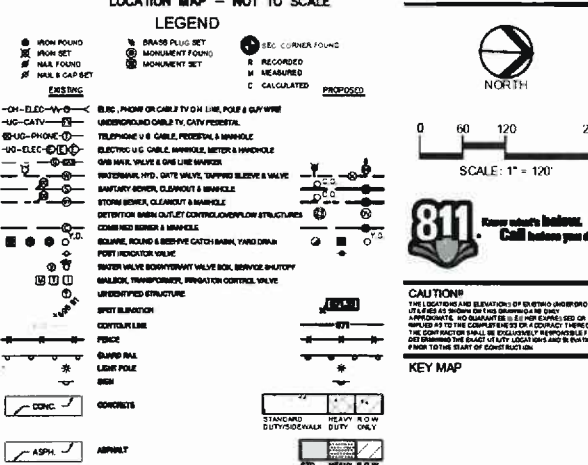
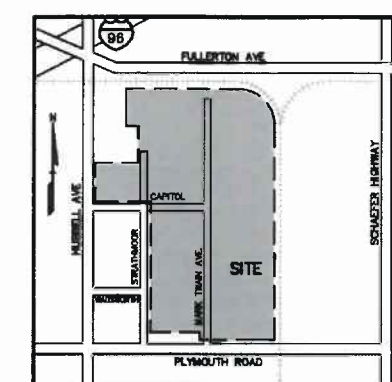
22038878-9	12300 STRATHMOOR	RETIRED	<p>09S W 64.21 FT TH S 89D 55M 00S W 123 FT TH N 00D 15M 00S E 40.91 FT TH N 00D 32M 09S W 63 FT TH S 89D 55M 00S W 123 FT TH N 00D 15M 00S E 40.91 FT TH S 89D 55M 00S W 0.70 FT TH N 00D 15M 00S E 40.23 FT TH N 89D 04M 46S W 31.71 FT TH N 00D 11M 51S E 39.20 FT TH N 89D 18M 43S W 1.82 FT TH N 00D 07M 09S W 34.40 FT TO THE P O B 22/---</p> <p>E HUBBELL 18 PT OF LOTS 17,19&20 & PT OF VAC FOLEY & STRATHMOOR AVES ADJ FRISCHKORNS GRAND RIVER FARMS SUBL39 P64 PLATS, W C R DESC AS BEG AT A PTE ON W LINE SD LOT 20 DIST N 00D 07M 09S W 72FT FROM INTSEC N LINE FOLEY AVE 60 FT WD & E LINE STRATHMOOR AVE 66 FT WD TH N 89D 49M 16S W 198 FT TH N 00D 07M 09S W 272.27 FT TH N 89D 44M 26S E 157.38 FT TH N 00D 32M 09S W 59.99 FT TH N 89D 54M 45S E 161.13 FT TH S 00D 29M 31S E 76.82 FT TH S 89D 26M 31S E 9.38 FT TH S 00D 24M 00S E 185.30 FT TH S 89D 54M 45S E 1.04 FT TH S 00D 25M 40S E 18.06 FT TH S 89D 45M 06S W 132 FT TH S 00D 07M 09S E 53 FT TO P O B22/580 100,913 SQ FT</p>
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If you have any questions, please visit or contact us.

Thank You.

Land Records Maintenance Section

ATTACHMENT C



REFERENCE DRAWINGS

DIVID WATER MAIN MAP OF WORK AREA, RECEIVED 01-31-22
 DIVID SEWER MAP OF WORK AREA, RECEIVED 01-21-22
 ADDRESS: AVE SECTION 14 AS BUILT, RECEIVED 01-29-18/29
 SITE GAS CO. MAP, DATED 10-20-21
 SITE DRINKING WATER, 2007-2022, 410-300 4310-302, AND
 4400 CONDUIT MAP, DATED 10-26-21
 AT&T MAP WORKING PROJECT, RECEIVED 01-18-21
 CONCAST FACILITY MAP, RECEIVED 01-18-21
 FEMA FIRM MAPS (2016) 2016C00020E & 2016C00020E, DATED 2-2-13

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X" AREA
 DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
 FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
 2016C00020E AND 2016C00020E, DATED FEBRUARY 2, 2012.

GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEETS C-11.1 THRU C-11.3 FOR ADDITIONAL NOTES AND ON-SITE PAVING DETAILS.

LEGAL DESCRIPTION
PARCEL A
 LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 30, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 44-56, LOTS 72-86, AND 18' ALLEY BETWEEN LOTS 44-56 AND LOTS 72-86 OF NEW PLYMOUTH ROAD SUBDIVISION, ACCORDING TO LIBER 46, PAGE 63 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING ALL OF LOTS 2-3, 19-24, LOTS 31-38, AND PART OF 39 OF FRISCHKORF'S GRAND RIVER FARMS, ACCORDING TO LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, AND BEING PARTS OF VACATED MARK TWIN AVENUE (60' WIDE), WADSWORTH AVENUE (50' WIDE), CAPITOL AVENUE (60' WIDE), STRATHMOOR AVENUE (60' WIDE), AND FOLEY AVENUE (60' WIDE), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF HUBBELL AVENUE (60' WIDE) N02°21'48"W 1808.15 FEET; THENCE N07°21'48"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF FRISCHKORF'S GRAND RIVER FARMS SUBDIVISION, AS RECORDED IN LIBER 36, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING THE INTERSECTION OF THE NORTH LINE OF CAPITOL AVENUE AND THE EAST RIGHT-OF-WAY LINE OF HUBBELL AVENUE, TO THE POINT OF BEGINNING; THENCE N02°01'50"W 303.15 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT N87°14'35"E 132.48 FEET TO THE WEST LINE OF LOT 18 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°13'55"W 140.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED FOLEY AVENUE (60' WIDE); THENCE ALONG SAID LINE N87°23'38"E 185.80 FEET; THENCE N02°46'48"W 123.01 FEET; THENCE ACROSS LOT 39 OF SAID SUBDIVISION AND ALONG AN EXISTING BUILDING WALL, THE FOLLOWING SET (S) COURSES, S87°29'41"W 123.00 FEET, N02°01'50"W 40.81 FEET, S87°29'41"W 0.70 FEET, N02°10'19"W 40.23 FEET, S88°29'50"W 31.71 FEET, N02°17'29"W 36.20 FEET; THENCE S88°29'50"W 1.81 FEET TO THE WEST LINE OF LOT 39 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°32'58"W 33.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHESAPEAKE AND OHIO RAILROAD (60' WIDE); THENCE ALONG SAID LINE N87°19'42"E 571.88 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD (60' WIDE) THE FOLLOWING FOUR (4) COURSES, S02°40'16"E 27.88 FEET, 141.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 11°19'21", AND CHORD BEARING S70°48'40"E 141.44, 783.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 82°35'57", AND CHORD BEARING S33°57'20"E 744.78 FEET, S02°25'18"E 1760.71 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PLYMOUTH AVENUE (VARIABLE WIDE); THENCE ALONG SAID LINE S87°30'31"W 688.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF MARK TWIN AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°29'17"W 111.24 FEET; THENCE ALONG THE SOUTH LINE OF LOTS 86 AND 72 AND THE EASTERLY EXTENSION OF SAID LOTS OF PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46, PAGE 63 OF PLATS, WAYNE COUNTY, MICHIGAN, S87°32'10"W 333.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF STRATHMOOR AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°29'50"W 1436.85 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF SAID FRISCHKORF'S SUBDIVISION, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CAPITOL AVENUE (60' WIDE); THENCE ALONG SAID LINE S87°31'12"W 330.90 FEET TO THE POINT OF BEGINNING; CONTAINING 02.57 ACRES OF LAND, MORE OR LESS.

SITE DATA TABLE:

SITE AREA: 52.57 ACRES (NET AND GROSS)

ZONING: M-4, HEAVY INDUSTRIAL DISTRICT
 M-3, GENERAL INDUSTRIAL DISTRICT
 M-2, RESTRICTED INDUSTRIAL DISTRICT
 R-1, RESIDENTIAL DISTRICT

PROPOSED USE: INDUSTRIAL (WAREHOUSE)

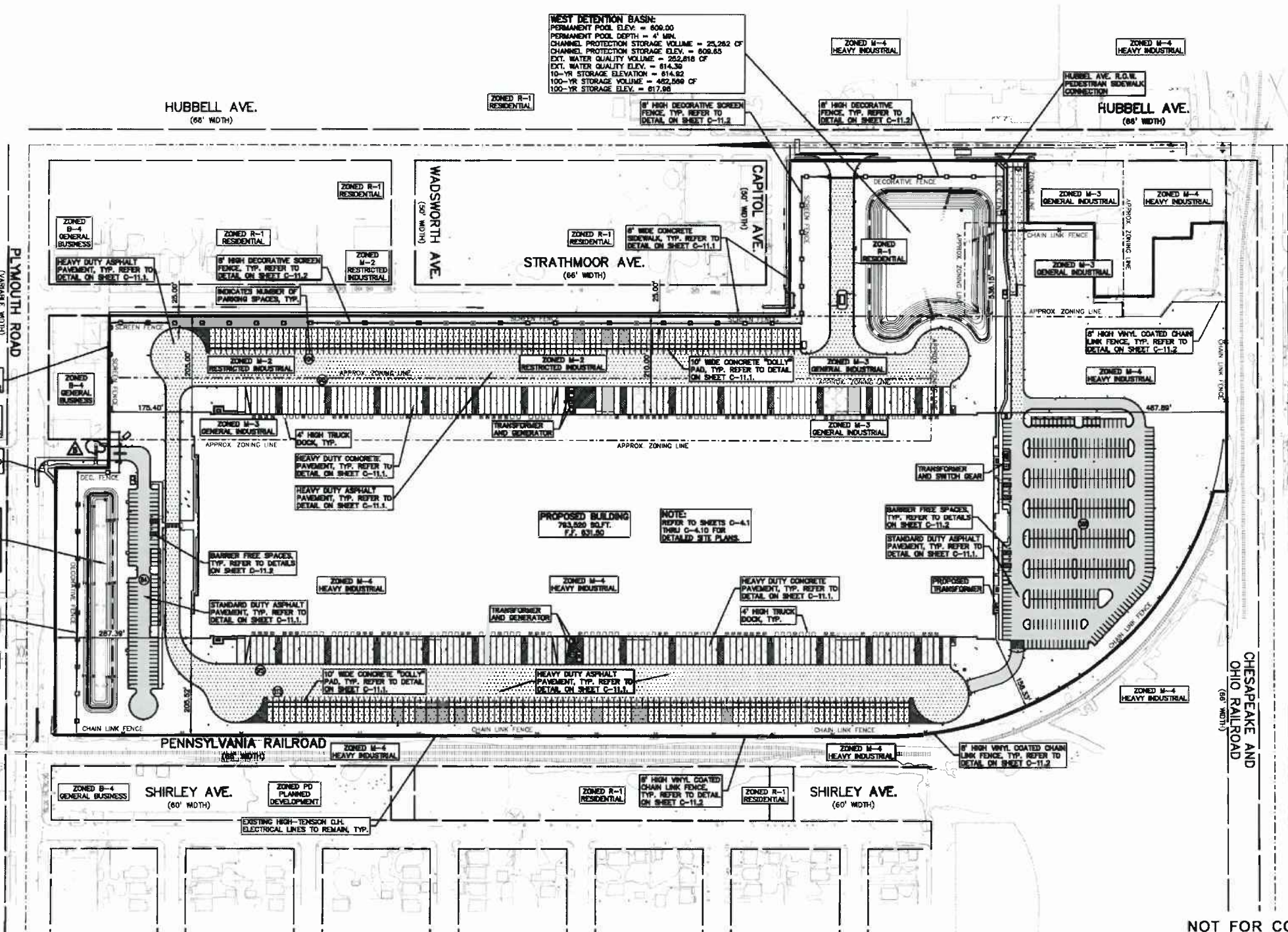
BUILDING INFORMATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 60'
 PROPOSED BUILDING HEIGHT = 50'
 BUILDING FOOTPRINT AREA = 793,520 SF
 BUILDING LOT COVERAGE = 793,520 / 2,289,898 = 34.7%

SETBACK REQUIREMENTS:

REQUIRED:	PROPOSED:
FRONT (SOUTH)	178.40'
SIDE (WEST)	228.00'
SIDE (EAST)	168.33'
REAR (NORTH)	487.80'
PARKING SETBACK	20' ADA TO RES.

PARKING CALCULATIONS:
 WAREHOUSE PARKING = 1 SPACE PER 2,400 SF
 TOTAL PARKING REQUIRED = 793,520 / 2,400 = 331 SPACES
 TOTAL PROPOSED PARKING SPACES = 470 SPACES, INC. 12 ADA SPACES

LOADING CALCULATIONS:
 LOADING REQUIRED = 8 SPACES
 PROPOSED LOADING = 168 TRUCK DOCKS
 225 TRAILER PARKING SPACES
 19 TRAILER PARKING SPACES ADJACENT TO BUILDING



NORTH DETENTION BASIN:
 PERMANENT POOL ELEV. = 606.00
 PERMANENT POOL DEPTH = 4' MIN.
 CHANNEL PROTECTION STORAGE VOLUME = 25,282 CF
 CHANNEL PROTECTION STORAGE ELEV. = 609.65
 EXT. WATER QUALITY VOLUME = 252,816 CF
 EXT. WATER QUALITY ELEV. = 614.38
 10-YR STORAGE ELEVATION = 614.82
 100-YR STORAGE VOLUME = 482,590 CF
 100-YR STORAGE ELEV. = 617.86

SOUTH DETENTION BASIN:
 PERMANENT POOL ELEV. = 618.00
 PERMANENT POOL DEPTH = 2.5'
 EXT. WATER QUALITY VOLUME = 28,348 CF
 EXT. WATER QUALITY ELEV. = 618.02
 10-YR STORAGE ELEVATION = 618.12
 100-YR STORAGE VOLUME = 82,654 CF
 100-YR STORAGE ELEVATION = 618.22

NOTES:
 REFER TO SHEETS C-4.1 THRU C-4.10 FOR DETAILED SITE PLANS.

CLIENT
NORTHPOINT DEVELOPMENT
 2111 WOODWARD AVENUE, SUITE #1100
 DETROIT, MI 48201

PROJECT TITLE
AMC HQ RE-DEVELOPMENT
 14250 PLYMOUTH ROAD
 DETROIT MI 48227

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	7-8-22
2	REVISED PER TENANT	9-27-22
3	REVISED PER TENANT	10-13-22
4	DWS/DWP RE-SUBMITTAL	01-18-23
5	DWS/DWP RE-SUBMITTAL	02-27-23

ORIGINAL ISSUE DATE:
 JULY 8, 2022

DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO. 2021-0543
P.M. RLS
DN. MT
DES. KPS
DRAWING NUMBER:
C-1.0

ATTACHMENT D

February 4, 2022

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Council Members:

RE: AMC- NorthPoint Development, LLC Proposal

I am writing this letter to request that you help our community by supporting the proposal by NorthPoint LLC to demolish and build a completely new building at the old AMC factory site located at 14250 Plymouth.

I have lived in this community since 1979 about 43 years. I have been the block club president of Thornton Street for most of those years. I am also the President of Paved Way Block Club. I was here when the factory was AMC and later when it was Chrysler. The buildings were maintained, and it was the jewel in our working-class community. This community had a Kmart on Plymouth. We had several grocery stores/cleaners/a veterinary clinic/name brand pizza places. It was a friendly community with varied businesses in the area.

Chrysler made the decision to move out. This whole area seemed to have declined. The building was bought by a man who destroyed the building and sold off the lots to various individuals. The parking lot at Shirley and Plymouth was turned into an illegal truck school. The large parking lot next to the building was illegally being used by a company that had about 20 to 30 or more semi-trucks spewing fumes and leaking oil into the ground.

In addition, the former owner allowed huge monstrous piles of some type of landfill to be put on the property in our residential community. I had to go to The Department of Environment, Great Lakes and Energy (EGLE) the Detroit District Office that was in the Cadillac Building on W. Grand Blvd to have them test the numerous piles of landfill. They tested the materials for me. The test was negative for dangerous chemicals, but the piles are unsightly and need to be removed. They also informed me the current owner was a recently convicted criminal and had been sentenced to 5 years in prison for the illegal things he did at the old AMC plant.

We are still dealing with horrible situations at that abandoned factory. We in the community are continually having to run off corporations and individuals who want to dump all kinds of debris on the sides and behind the plant.

This proposal is a win-win situation. The tower and the rest of the building cannot be saved. They were open to the elements and are now too far gone. A plaque can be put on site there to acknowledge the old building and the beloved tower. I do not see trying to keep this old, dilapidated building and tower because someone who does not live near the building has sentimental value about it. I also feel if some people want to save the building and tower why didn't they do this years ago?

One of the reasons that no other companies would buy the building is because of the asbestos situation. The asbestos needs to be removed. NorthPoint is a company that is experienced and can get the asbestos removed correctly.

The proposed new building is beautiful. The whole proposed plans are just wonderful. The parks will be improved. North Point has agreed to have green space around the area. There will be camera and upgraded lighting to help the community fight the huge amount of illegal dumping on Shirley Street.

But the most important thing is the jobs this project will bring. The location is close to the Plymouth and Schaefer bus lines. It is also close to the Jeffries freeway. People living in this community could walk to work. This plot of land is zoned for industrial use. This is an industrial use that the residents are happy with. The plant will also have employees paying taxes to help the City of Detroit.

To conclude: The City of Detroit is in a revival. This new plant will be this community's revival. Please help us and approve this proposal. If you have any questions for me, please contact me at 313 934-1790 (h) or 313 330 1183 (c).

Sincerely,

A handwritten signature in black ink that reads "Rev. Cynthia Lowe". The signature is written in a cursive, flowing style.

Reverend Cynthia Lowe
Paved Way Block Club

February 8, 2022

Detroit City Council

Coleman A. Young Municipal Center
2 Woodward Ave
#1340
Detroit, MI 48226

To the Members of The Detroit City Council,

On behalf of The Longacre Block Club, we lend our full support behind revitalizing The American Motors Building while also improving our neighborhood identity by cleaning up blight, raising home values and creating much needed job opportunities. We are excited about this initiative and look forward to supporting you in the near future.

Sincerely,

Mike Banks
Longacre Block Club Vice President
(313) 687-3687

February 4, 2022

Dear Members of the Detroit City Council,

As a community leader in the district "7", I support the American Motors Building coming down due to all the negativity that this building has brought to our communities over the years. When driving pass, the deliberated AMC site over the years, I watched it close down and financially destroy our businesses, communities, and neighborhoods. It started the revolving movement for the whole city. It was one of the largest business corporations in Detroit. The residents who live in our communities went to bed crying due to the horrible changes on Plymouth Road and the nightmares that led to broken hearts; to see their favor businesses has close and move away. Some of the residents have moved out of the community. Some stayed so they can tell what it used to be like on Plymouth Road, waiting for things to get better again. As far as my concern the residents that stayed in their homes and fought for their neighborhoods and communities were the ones that were punished and suffered the most.

Demolish the AMC building and ground so we don't have anything to remind us of the years of the building that drove down the value of our homes in our communities. The AMC over the years helped build our community up with new businesses moving in; but when they left and move to Southfield Michigan all the businesses close their doors and left. When they left our community, we didn't get new business. The AMC building became empty and destroyed by scrappers releasing dangerous toxins in our communities and then became an illegal dumping ground. This brought more blight to our communities. Across the GMC building site our children play in the park; they see what going on, we owe them a better quality of life. We want a safe, clean, and prosperous community. Tear the building down for our children, grandchildren and for our futures families. This is our responsibility to make sure we all make the right decision for our futures.

I also support new jobs in Detroit. Detroit was once the largest cities in the United States. Not now. We have to be capable of growth. Our new generation doesn't want to live in an old fashioned, dysfunctional city. Everyone wants to feel safe and secure. We need to bring jobs, cultures, and inspired communities in Detroit and keep our children and residents' living here. Detroit has too many old abandoned structures. We need to build new building s and shopping areas, new water pipes for new businesses. We have to be comparable to the suburbs including infrastructure improvement. Please start with the AMC building site we don't need 1920 pipes and wires. I welcome all the developments to Detroit that will bring quality and economic stability to the communities. New Developments is a great opportunity for Detroit. Thank you.

Shirley Rankin- Evergreen Block Club/Garden- President and Executive Director

Warrendale Community Organization- Board Member

Warrendale Worries Radio Patrol-Patroller

Cody Rouge Community Action Alliance- Member

Community Volunteer Leader

Phone- (313) 248-818-1952

Email- s-rankin22@hotmail.com

An open letter from the AMC-area community to Crain's Detroit Business

The AMC Building needs to be saved? Hey Crain's, what about the neighbors long-suffering in its shadows?

When Mayor Duggan and our local city, county, and state officials announced last week that the crumbling AMC building would finally be cleaned up and a new business employing hundreds would be built in its place, the joy in our neighborhoods was indescribable.

For many years, that monstrous abandoned AMC site has devastated our community, driving down the home values of those who stayed, crippling any effort to rebuild commercial businesses on Plymouth, and permanently affecting our children's view of the neighborhood where they are being raised.

That's why we were shocked and angered by the insensitive Crain's Editorial: "The AMC Complex is Worth Saving." The families who have suffered for decades from the decay of the AMC site read with disbelief Crain's romantic description of this "Art-Deco neighborhood landmark."

So whose history is Crain's demanding we preserve?

The history told by the many multi-generational families who live here is very different. This complex was originally built in the 1920's in what was then a white-only section of Detroit, where racial segregation was enforced by restrictive deed covenants and "citizen improvement" associations.

When black residents began migrating to this neighborhood, corporate investment fled. As Mayor Coleman A. Young was being elected Detroit's first Black Mayor in 1973, AMC suddenly announced it was moving its headquarters to a new building it was constructing in Southfield. The message was clear.

That 1.5 million square foot building steadily emptied in the years that followed, choking the economic vitality from our once-proud Plymouth corridor. The small businesses and shops that defined our neighborhood started closing, one after another. So many residents were driven out, local schools closed, further depressing the community.

When Chrysler moved the final employees out in 2009, we thought our neighborhood had hit bottom. We were wrong.

Chrysler sold the property to a chop shop operator who began rapidly stripping the building of every bit of steel, copper, and other material of value. We literally watched this giant hulk crumble before our eyes.

That owner scrapped the building so recklessly, he released high levels of asbestos, refrigerator coolant, and other dangerous toxins into our neighborhood. He was stopped only by a federal conviction and two-year prison sentence for spewing illegal air pollutants.

When the building owner was sentenced to prison in 2013, we thought our neighborhood had hit rock bottom. We were wrong.

The site was left totally abandoned and quickly became Detroit's center of illegal dumping, with trucks coming in and out all hours of the night. Our children's neighborhood park looked directly into the AMC property and 30 acres of unspeakable blight. With Detroit in bankruptcy and a \$10 million estimated AMC clean-up bill, our neighborhood felt completely abandoned.

This is our history of the “neighborhood landmark” Crain’s wants to preserve. It’s a history of environmental racism.

But in recent years, hope emerged. Mayor Duggan got control of the site, began removing the illegal dumping, acquired 8 acres of another adjacent abandoned site, and announced an agreement with a developer who will spend their money for the \$10 million clean-up, bringing a major new employer to our neighborhood.

Our excitement grew when we learned the new buyer was NorthPoint, the company that earlier this year demolished the 1 million square foot abandoned Cadillac Stamping plant on Conner. The demolition was done by a Black-owned company employing Detroiters. On that site is already rising a new Lear seating plant with 400 good paying jobs with benefits. Most importantly, all of those 400 jobs will be offered first to Detroiters.

With NorthPoint’s track record, we can expect a site of terrible blight to soon become a site of real opportunity for our residents.

Crain’s remained completely silent for decades as our neighborhood suffered from the deterioration of the AMC site. Now that we finally have hope, Crain’s speaks up. But not for safety and well-being of our residents.

So we are going to speak up loudly and clearly for ourselves: our lives matter. Our children’s futures matter. They matter more than saving a crumbling, segregation-era, abandoned building.

We won’t sit by while outsiders who couldn’t find our neighborhood without a map, presume to tell us how much we should value their precious “Art-deco neighborhood landmark.”

Sincerely,

Karen Whitsett, State Representative
Leela Hughes, Paveway Block Club
Rev. Cynthia Lowe, Paveway Block Club
Willie Dickerson, Pride Area Community Association
Police Commissioner William Davis, Barton McFarland
Loraine Dixon, Manor Community Association
Gregory Waller, Cheyenne Mackenzie Littlefield Block Club
Pastor QuanTez Pressley, Third New Hope Baptist Church
Mike Saad, Starters Bar & Grill
Pastor Everette Jennings, New Providence Baptist Church
Marcia George, Rutland Plymouth through Chicago Association
Shirley Rankin, Evergreen Block Club
Sylvia Roland, Greenview Block Club
Veronica Armstead, Brace Street Block Club
Angy Webb, Joy Community Association

February 8, 2022

Detroit City Council

Coleman A. Young Municipal Center
2 Woodward Ave
#1340
Detroit, MI 48226

To the Esteemed Members of the Detroit City Council,

I am writing this letter to express my support for the efforts to redevelop the old American Motors Building, a project that in turn, will improve our neighborhoods and provide good paying jobs to our fellow Detroiters. As the President of Greenview (Warren and Sawyer) Block Club I can tell you that the members of our community work very hard every day for change. We believe in unity, in coming together to create a community that enables everyone to thrive. An effort like this is exactly what we've been striving towards and I am not the only one who is relieved to finally see it coming to fruition.

When I first heard that the old American Motors Building would finally be coming down, I was overjoyed. As a longtime member of this community, I've seen firsthand the devastation that the crumbling AMC Building has brought with it. What was indeed, once a beautiful building and a center of economic life in our community has become an eyesore and an environmental catastrophe, harming the health of those of us who live nearby. As local businesses and schools closed, the building was carelessly ransacked – scrapped for useful metals and materials. In doing so, toxins and pollutants were released into the air and soil, including asbestos and even refrigerator coolant. When the scrappers finally moved out, the building became a site for illegal dumping, the blight getting worse by the day. As the years went on, we watched as the situation only became more and more dire.

But with the news that NorthPoint would be moving in to not only take control of the site but demolish it entirely and rebuild something new in its place, I was absolutely ecstatic. Not only has this company completed impressive projects at other sites in the past, but they've also shown to have a good track record of hiring local employees to complete the job. While this new development will bring beauty and new hope to our neighborhood, it will also bring new jobs and opportunities to Detroiters, and I couldn't be more excited.

In summary, this important effort by the City of Detroit in partnership with NorthPoint is one that will bring nothing but good to our community. This project is one that is long overdue. It's time to demolish the abandoned American Motors Building so that something new can be built in its place, something that will bring new jobs to our fellow Detroiters, new opportunities for our children, and new hope for our community. This is the start of something great for our neighborhood, and I am in full support of the redevelopment of the AMC Complex for a brighter and more prosperous future. If you have any questions, I can be reached at (313) 673-1338 and mrs.successful@yahoo.com.

Sincerely,

Sylvia Roland
President of Greenview (Warren and Sawyer) Block Club

February 7, 2022

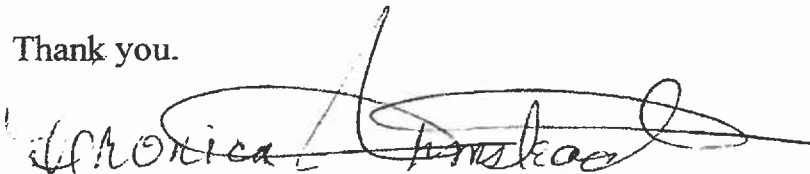
Dear Sir/Madam:

My name is Veronica Armstead, President of the Brace Street Block Club. I would first like to thank Representative Karen Whitsett for all her hard work and diligence working with District 7 to bring a safe, clean and uplifting environment to our community.

As a community leader my block club and myself, which includes over 200 residents agree with the demolition of the AMC building and the possibility of new jobs for Detroiters with the reconstruction of new businesses in its place.

Please let this letter serve as written support of the efforts of Representative Karen Whitsett connected to this project.

Thank you.

A handwritten signature in black ink, appearing to read "Veronica Armstead", written over a horizontal line.

Veronica Armstead, President Brace Street Block Club

cc: file

ATTACHMENT E

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Angela Gavin 6-18-22
Signature Date

Angela Gavin
Printed Name

angelarenee438@gmail.com
Email Address

13815 Capitol Det 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



6/11/2022

Signature

Date

Athar Barakat

Printed Name

Athar Barakat

Email Address

Abarakat68@gmail.com

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Belinda Williams

Signature

Date

Belinda Williams

Printed Name

BelindaWilliams5@gmail.com

Email Address

9941 Stratford

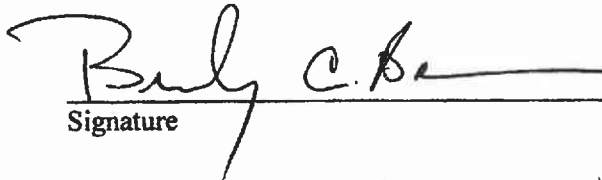
Home Address

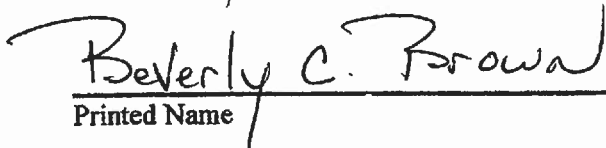
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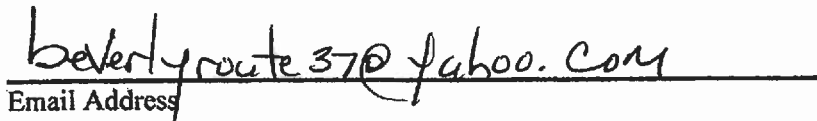
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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature 4/11/22
Date


Printed Name


Email Address


Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



6/18/2022

Signature

Date

Brandy M. Lane

Printed Name

Brandy Lane

Email Address

willuparty@gmail.com

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Casey George Feb-18-22
Signature Date

CASEY George JR.
Printed Name

CASEY George 444 Gmail.com
Email Address

13765 ~~St~~ Capitol
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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Sincerely,

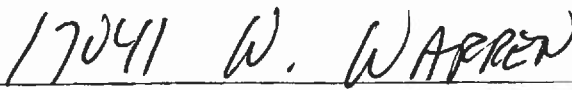


Signature Date



Printed Name

Email Address



Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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Sincerely,



6/16/2022

Signature

Date

Clint Shabo

Printed Name

clint shabo

Email Address

dextercheckcashing@gmail.com

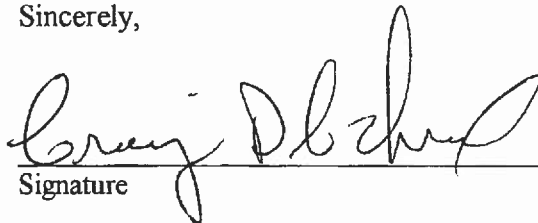
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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Sincerely,

 6/13/22
Signature Date

CRAIG D. COCHRAN
Printed Name

CraigD.Cochran1013@gmail.com
Email Address

9958 WARD 48225
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Damon Keith Graham
Signature

06-18-2022

Date

Damon Keith Graham
Printed Name

DamonGrahamBook@gmail.com
Email Address

11738 Hartwell
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

4/11/22
Date

Daphne M. Lee
Printed Name

ilmaelies@aol.com
Email Address

11311 Strathmoor Det. 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Bebra A. Washington
Signature Date

BeBRA A. Washington
Printed Name

BebraWashington@gmail.com
Email Address


12728 Littlefield, Det. MI 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 6/18/28
Signature Date

DENISE L. CROSS
Printed Name

dcross2924@yahoo.com
Email Address

12081 CHEYENNE
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 6-18-22
Signature Date

Devon Gayle
Printed Name

devongayle1@gmail.com
Email Address

11424 Chryseve st Det MI 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 4/13/22
Signature Date

DIANN H. MALONE
Printed Name

Diannhardnett618@gmail.com
Email Address


(313) 957-8448
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



6/15/2022

Signature

Date

Earl Taylor

Printed Name

Earl Taylor

Email Address

strongtowerbb123@yahoo.com

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Eddie Harris
Signature

6-18-2022
Date

Eddie Harris
Printed Name

Email Address

12111 Cheyenne Det. 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6/18/22
Date

Emily Thomas
Printed Name

Dunigan, Inc@gmail.com
Email Address

11705 Cheyenne St 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Ernest Bradley 06-13-2022
Signature Date

Ernest Bradley
Printed Name

ET Bradley 1944 a g mial
Email Address

13 75 1 2n ecca
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Gladys Knight-Williams 6/13/2022
Signature Date

GLADYS KNIGHT-WILLIAMS
Printed Name

gladys.knight661@gmail.com
Email Address

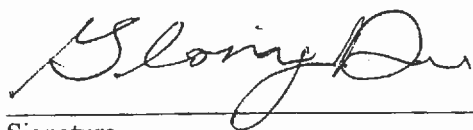
1373D CASTLETON ST. H8227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



Signature

Date

6-17-22

Glory Davis

Printed Name

Email Address

Home Address

9274 Otsego

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Gregory Tyrone Waller

5/16/2022

Signature

Date

Gregory Tyrone waller

Printed Name

gtwaller7@netscape.net

Email Address

11310 Cheyenne St Detroit, MI 48227

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Hattie Rhodes

Signature

Date

HATTIE H. Rhodes

Printed Name

Email Address

12030 Cheyenne-St

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



6/11/2022

Signature

Date

Ingrid Latham

Printed Name

Ingridlatham@comcast.net

Email Address

8035 Mendota

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



6/11/2022

Signature

Date

Jamal sabbagh

Printed Name

Jamal sabbagh

Email Address

coney10423@sbcglobal.net

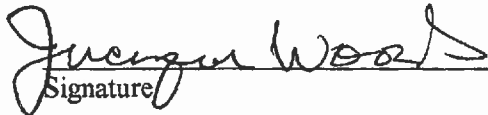
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Sincerely,


Signature

Date

JUANQUE Woods
Printed Name

JUANQUE64@gmail.com
Email Address

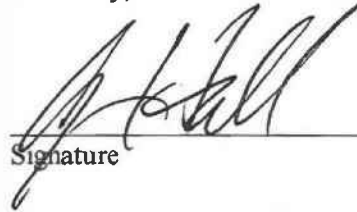
12714 LITTLEFIELD
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6/13/22
Date

Jennifer Hall
Printed Name

j1014hall@gmail.com
Email Address

12257 Hartwell
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Jerry B. Roberts 06-18-22
Signature Date

Jerry B. Roberts
Printed Name

Email Address

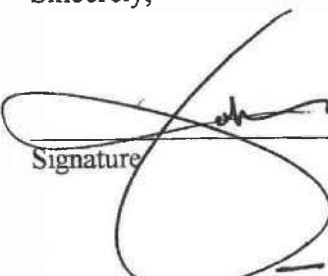
11750 CHEYENNE
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature _____ Date 6.18.22
Printed Name John Jackson

Email Address Beaterjackson@gmail.com

Home Address 12021 Cheyenne

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Johnny Owens 06-13-22
Signature Date

JOHNNY OWENS
Printed Name

SJohnnyCOver45@gmail.com
Email Address

17245 Appoline Detroit MI 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

*Kenyetta
M. Campbell*

6/11/2022

Signature

Date

Kenyetta M CAMPBELL

Printed Name

Kenyetta M Campbell

Email Address

kcampbell@codyrouge.org

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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Sincerely,

Kim Bombata 6/13/22
Signature Date

Kim Bombata
Printed Name

Kimmyba15@gmail.com
Email Address

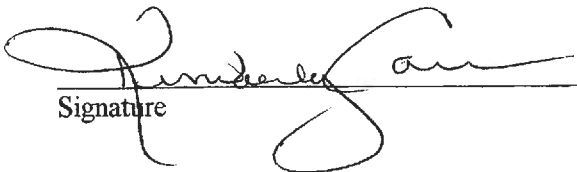
12616 Littlefield Detroit, MI 48227
Home Address

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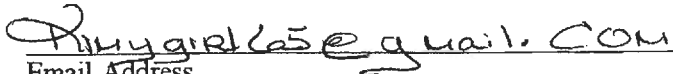
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Sincerely,

 _____
Signature Date 6-18-02

 _____
Printed Name

 _____
Email Address

 _____
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6-18
Date

Leray DAVIS
Printed Name

Email Address

9600 Orsego
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Letisa Ward 6/13/08
Signature Date

Letisa Ward
Printed Name

Wardletisa@gmail.com
Email Address

11714 Whitcomb Detroit, MI 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a business community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

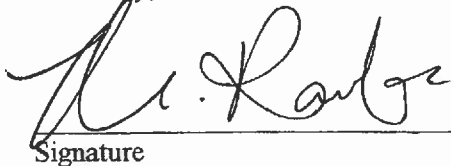
M. Michael Saad
President, B.E. SAAD, INC.
d/b/a: Starter's Bar & Grill
18426 Plymouth Rd.
Detroit, MI 48228

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6/18/2022
Date

Makayla Rawls
Printed Name

~~makayla.rawls@icloud.com~~
Email Address

makaylarawls@icloud.com

17732 Cheyenne St. Detroit, MI 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature _____ Date 06/18/2022

Marian Akra
Printed Name _____

fletcherakra@gmail.com
Email Address _____

12232 Cheyenne St Detroit MI 48227
Home Address _____

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Michigan Tile & Marble Co. by James P. Lanzetta

Signature

Date

Michigan Tile & Marble Co. by James P. Lanzetta

Printed Name

jlanzetta@comcast.net

Email Address

9317 Freeland, Detroit, MI 48228

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 6-18-22
Signature Date

MILTON TINNON
Printed Name

TINNONGROUP@GMAIL.COM
Email Address

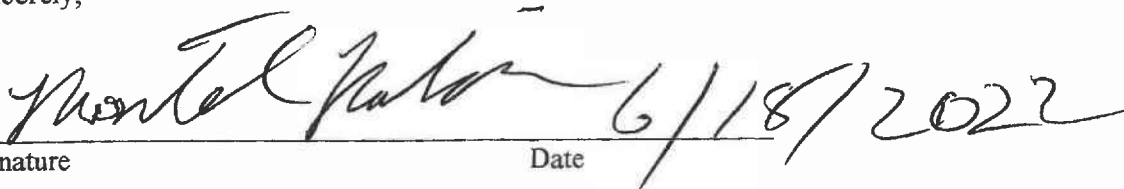
17185 ASHTON DET 48279
Home Address

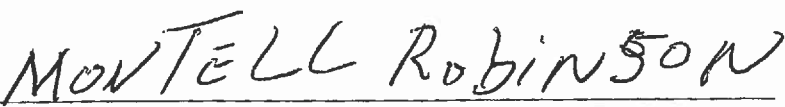
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature _____ Date 6/18/2022


Printed Name _____

Email Address

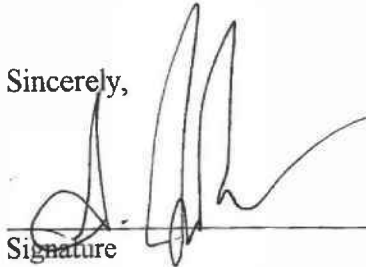

Home Address _____

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6/18/22
Date

AURAND JACKSON
Printed Name

Email Address

12114 Cheyenne
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Myra Downtin 6-18-22
Signature Date

Myra Downtin
Printed Name

Myra Downtin@yahoo.com
Email Address

12087 cheyenne
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Nancy Mason

6/11/2022

Signature

Date

Nancy Mason

Printed Name

Talonjdm@gmail.com

Email Address

6721 warwick, Detroit MI, 48228

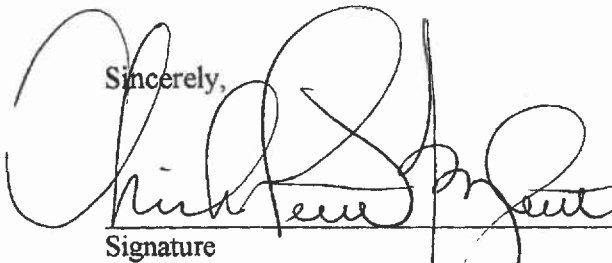
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

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As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 6-13-22
Signature Date

Nicholette Bryant
Printed Name

nicholettebryant@gmail.com
Email Address

12800 Foley St 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Roger F. Gibson
Signature

4/11/22
Date 4/11/2022

Roger Gibson
Printed Name

rogergibson622@gmail.com
Email Address

10105 Elmira
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Bonnie Fields June 18 2022
Signature Date

Bonnie Fields
Printed Name

Ronnie Fields 2003@gmail.com
Email Address

173^c 11326 Cheyenne
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Sheryl Childs 6-18-22
Signature Date

Sheryl Childs
Printed Name

SherylChilds@gmail.com
Email Address

11327 Cheyenne
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

 6/18/22
Signature Date

Shundean Bridges
Printed Name

shundeanbridges@yahoo.com
Email Address

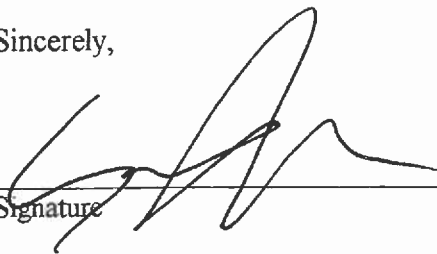
11335 Cheyenne St
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,


Signature

6/18/22
Date

Sowad Ali
Printed Name

Alisowad@hotmail.com
Email Address

6471 Oakman Blvd 48225
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

J. Webb

Signature

6-18-2022

Date

TEONTAE Webb

Printed Name

teontae shelby@gmail.com

Email Address

12040 Cheyenne Det 48227

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Terry Archer 6/13/22
Signature Date

Terry Archer
Printed Name

TerryJArcher@yahoo.com
Email Address

10007 Ward St 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Tracy Blocton 4/11/22
Signature Date

Tracy Blocton
Printed Name

Tracydbrown823@gmail.com
Email Address

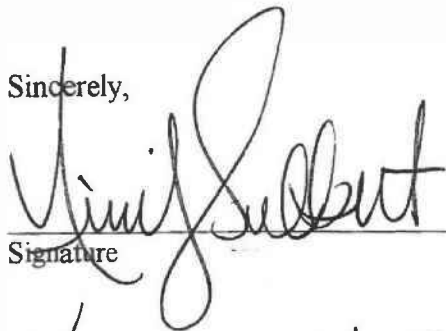
9959 STRATH MOOR
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



Signature

6-18-24

Date

Vivian Y. Talbert

Printed Name

VYT 6875@gmail.com

Email Address

11664 Cheyenne St.

Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

W. Howard 6-18-22
Signature Date

W. Howard
Printed Name

Mr. Howard1972@yahoo
Email Address

11358C heyenne
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMF Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Willie E. Dickerson
Signature _____ Date _____

Willie E. Dickerson
Printed Name _____

BocePresident@yahoo.com
Email Address _____

12223 Northwell 48227
Home Address _____