

New Business

9.18.2018

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

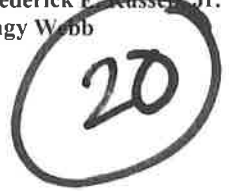
Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

CITY CLERK SANDRA BEECHER



September 7, 2018

HONORABLE CITY COUNCIL

RE: Request of City of Detroit Planning & Development Department to amend Article XVII, District Map 56, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two-Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street.
(RECOMMEND APPROVAL)

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from the Planning & Development Department requesting that the City of Detroit amend Article XVII, District Map No. 56 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two-Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street, generally bounded by the westerly extension of Webb Street to the north, American Street to the east, the first alley south of Burlingame Street to the south and the I-96 Jeffries Freeway service drive to the west.

The subject property is currently vacant land. Historically, it was the site of Tappan Intermediate Public School which was demolished in 2001. The property is located on the west side of the City in City Council District 7.

Proposed Development

The Planning & Development Department proposes to sell or lease the subject parcels to the Council of Carpenters to build a training and education facility. The deal would also include 7515 Elmhurst Street and 7601 Webb Street which are already zoned R5. The development would be a significant investment in the neighborhood and would greatly improve accessibility for Detroit residents as the school is currently in Ferndale. This location is desirable as it has freeway access and is on a DDOT bus route (38 Plymouth).

The proposed use of Business College/Commercial Trade School is currently not allowed in any R-districts; it is first permitted conditionally in the B3 district and by-right in B4, B5 and B6 districts. It is also allowed in most industrial districts and several special districts. A text amendment is also

proposed to newly allow this use by-right in the R5 district and is the subject of a companion report of the same date.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R5 (Medium Density Residential) – vacant land (included in the proposed development)
East: R3 (Low Density Residential) & R2 (Two-Family Residential) – single family dwellings and vacant land
South: R2 (Two-Family Residential) – single family dwellings
West: I-96 Jeffries Freeway & M3 (General Industrial)

Approval Criteria

This proposal appears to meet the eight approval criteria for a map amendment listed in Section 61-3-80 of the zoning ordinance, specifically:

- *The amendment will not have adverse impacts on property in the vicinity.* Although the proposed rezoning allows more intense uses, it will encourage the redevelopment of this long-vacant site which will enhance the built environment and encourage further economic development.
- *The suitability of the subject property for the existing and proposed zoning classifications.* The location of the site adjacent to the freeway makes it suitable for a more intense zoning district. This development can function as a buffer between the noise and traffic from the freeway and the residential neighborhood adjacent.
- *Whether the proposed rezoning will create an illegal “spot zone”.* As the property to the north is already zoned R5, this rezoning simply expands the existing R5 district an additional block to the south.

Master Plan Consistency

The subject site is located within the Winterhalter area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Low-Medium Density Residential” for the subject properties. The Planning & Development Department has submitted a formal master plan interpretation which finds that the proposed rezoning conforms to the master plan.

City Planning Commission Public Hearing Results

On June 7, 2018, the City Planning Commission held a public hearing on this rezoning request. One resident spoke in support of the proposal and no one spoke in opposition.

RECOMMENDATION

On June 7, 2018, the City Planning Commission voted to recommend approval of the rezoning request to amend District Map 56, of the 1984 Detroit City Code Chapter 61, ‘Zoning’ by showing an R5 (Medium Density Residential) zoning classification where R2 (Two-Family Residential) and R3 (Low Density Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street. The ordinance establishing the map amendment has been reviewed and approved as to form by the Law Department and is attached for your consideration.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



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

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
District Map 56
CPC Public Hearing Notice

cc: Maurice Cox, Director PDD
Matt Walters, Mayor's Office
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 56 to show an R5 (Medium Density Residential District) zoning classification where R2 (Two-Family Residential District) and R3 (Low Density Residential District) zoning classifications are currently shown on five parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street, all generally bounded by the westerly extension of Webb Street to the north, American Street to the east, the first alley south of Burlingame Street to the south, and the I-96 Jeffries Freeway service drive to the west.

1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map
4 No. 56 to show an R5 (Medium Density Residential District) zoning classification where R2
5 (Two-Family Residential District) and R3 (Low Density Residential District) zoning
6 classifications are currently shown on five parcels commonly identified as 7501 Webb Street,
7 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street, all
8 generally bounded by the westerly extension of Webb Street to the north, American Street to the
9 east, the first alley south of Burlingame Street to the south, and the I-96 Jeffries Freeway service
10 drive to the west.

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

12 **Section 1.** Chapter 61, Article XVII of the 1984 Detroit City Code, 'Zoning,' commonly
13 known as the Detroit Zoning Ordinance, is amended as follows:

14 District Map No. 56 is amended to show an R5 (Medium Density Residential District)
15 zoning classification where R2 (Two-Family Residential District) and R3 (Low Density
16 Residential District) zoning classifications are currently shown on five parcels commonly
17 identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and
18 10455 American Street, all generally bounded by the westerly extension of Webb Street to the
19 north, American Street to the east, the first alley south of Burlingame Street to the south, and the
20 I-96 Jeffries Freeway service drive to the west, identified more specifically as:

21 Lots 2-4, excluding the freeway as opened, Evergreen Subdivision, Liber 29, Page 49,

22 Plats, W.C.R.

1 Lots 84-91 and the west 20 feet of Lot 83 excluding triangular part of Lot 91 being W
2 18.92 feet on S line & S 97.06 feet on W line, Merritt M. Willmarth's Subdivision, Liber
3 21, Page 87, Plats, W.C.R. also the triangular part of Lot 25 being E 0.52 feet on N line &
4 N 2.94 feet on E line, Samuel Kennedys Subdivision, Liber 28, Page 99, Plats, W.C.R.
5 The north 20 feet of Lot 30, all of Lots 31-33 and the north 25 feet of Lot 34,
6 Merritt M. Willmarth's Subdivision, Liber 21, Page 87, Plats, W.C.R.

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

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

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

14
15 Approved as to Form:

16
17 Lawrence T. Garcia
Lawrence T. Garcia
Corporation Counsel



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
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June 13, 2018

Mr. Marcell Todd
City of Detroit
Legislative Policy Division
208 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Master Plan of Policies review of request to rezone 7501 Webb and 7600 Burlingame, 10530 Bryden, 10461 American and 10455 American from R3 and R2 to R5.

Dear Mr. Todd:

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

The proposed map amendment is at the request of the Planning and Development Department for the development of a training and education facility.

Location

The area is the southern portion of the former Tappan School site. It is generally bounded by American Street to the east and the Jeffries Freeway to the west. The north and south boundaries align with Webb and Burlingame extended.

Existing Site Information

The north portion of the subject rezoning (south of Webb) is zoned R3 and the south portion (on the north and south side of Burlingame) is zoned R2. The site is vacant and is the southern portion of the former Detroit Public School's Tappan school (which extends north to Elmhurst). The Master Plan Future General Land Use designation for the subject area is RLM (Low / Medium Density Residential).

Surrounding Site Information

The surrounding zoning for the northern portion of the former Tappan school site is R5. Further north, across Elmhurst and to the east, between Elmhurst and the alley south of Tuxedo is R3. To the south, the zoning is R2. The surrounding area, east of the Jeffries Freeway, is primarily single family and two family residential. There are four to six family residential apartments along Elmhurst. To the west is the Jeffries Freeway. Across the freeway is zoned M3, except a portion south of Burlingame, fronting the freeway, is zoned M2. The area west of the Jeffries Freeway is light industrial, most of which is vacant or outdoor storage. To the south, along



Grand River, west of the freeway is light industrial and to the east of the freeway, along Grand River, is commercial. The surrounding Master Plan Future General Land Use designation on the east side of the freeway is RLM. On the west side of the freeway is MTC extending to the intersection of Oakman and Grand River.

Project Proposal

The proposed project is for the development of a training and education facility to be built by the Council of Carpenters.

Interpretation

Impact on Surrounding Land Use

The development of the subject site will bring an increase in traffic to a currently vacant site that was previously a public school.

Impact on Transportation

The site is adjacent to a Secondary Street (Elmhurst) and just north of Grand River (a Major Street). The site is also immediately east of the Chrysler Freeway. There are DDOT routes along Grand River and Elmhurst.

Master Plan Interpretation

The Master Plan Future General Land Use designation for the site is Low / Medium Density Residential (RLM). Low / Medium - Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.

The proposed development is not residential. The site is a former public school site adjacent to the residential area and the Jeffries Freeway. Non-residential development provides a buffer for the residential area east of the freeway. The site is accessible by a Secondary Street (Elmhurst) and a freeway service drive to the west. The site is also in proximity to a Major Street (Grand River) to the south and another Secondary Street to the north (Oakman). The developers and City agencies, with input from area residents, should coordinate efforts to design the site to insure that the site is accessible from the freeway service drive and Major (Grand River) and Secondary (Oakman) streets. And, efforts should be taken to buffer the impact of the use upon the adjacent residential area.

The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.



The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

Attachments

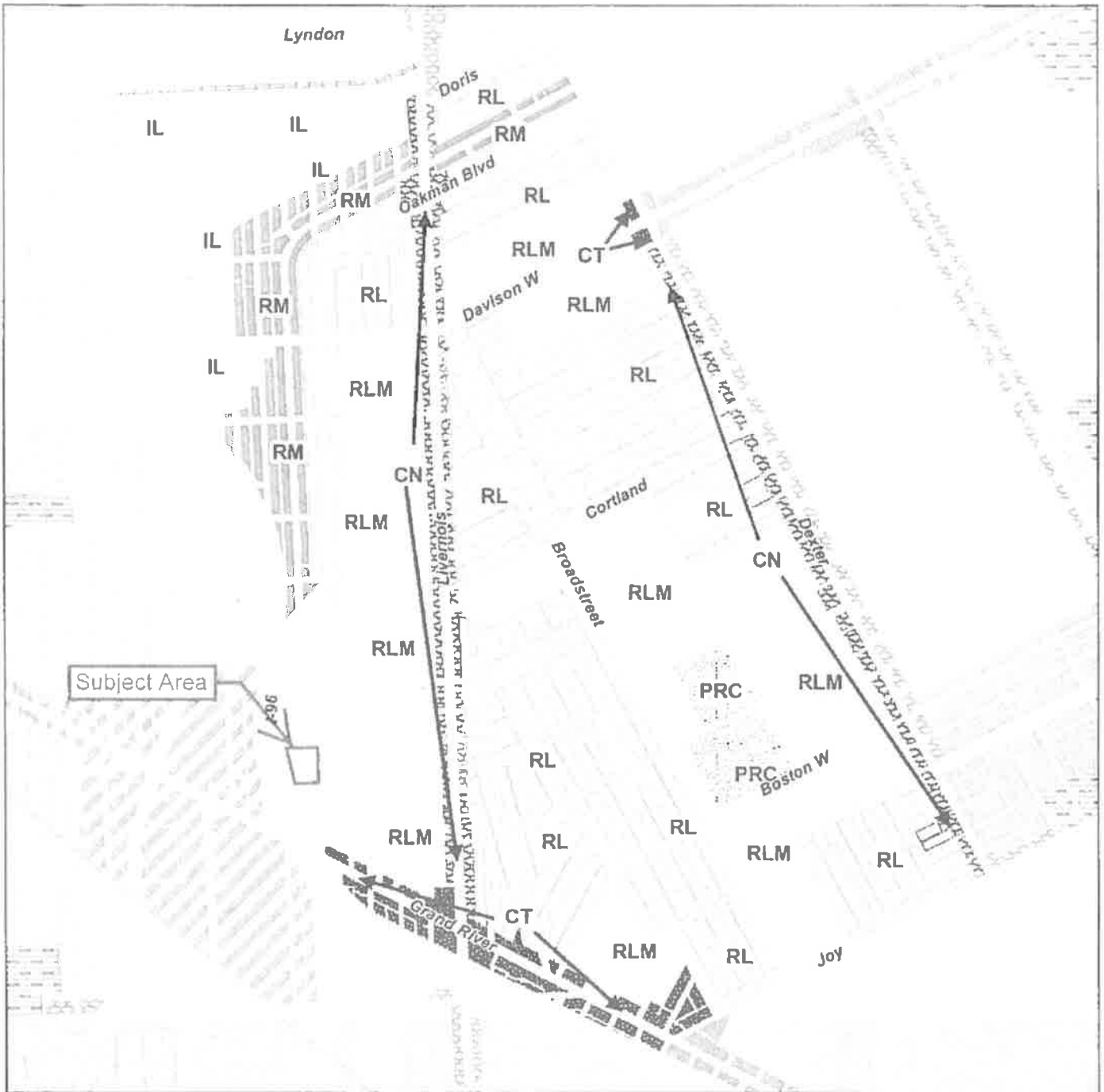
Future General Land Use Map: Map 6-4B, Neighborhood Cluster 6, Winterhalter Neighborhood.

Respectfully Submitted,

John Baran

Lead Planner – Office of Strategic Planning

cc: Maurice Cox, Director, P&DD
Valerie Upshaw, Council Liaison, P&DD



Map 6-4B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6 Winterhalter



Future Land Use

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



Alton James
Chairperson
Lesley Carr Fairrow, Esq.
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
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Lisa Whitmore Davis
David Esparza, AIA, LEED
Brenda Goss-Andrews
Lauren Hood, MCD
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

THURSDAY, JUNE 7, 2018 AT 5:15 PM

to consider the request of the City of Detroit Planning & Development Department to amend Article XVII, District Map No. 56 of the 1984 Detroit City Code, Chapter 61. Zoning, by showing an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb, 7600 Burlingame, 10530 Bryden, 10461 American and 10455 American Streets. The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the construction of a Carpentry Trade School. Although the proposed use is not currently permitted in the R5 zoning classification, a proposed text amendment will change it to a by-right use.

The pertinent zoning district classifications are described as follows:

R2 – Two Family Residential District

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

R3 - Low Density Residential District

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

R5 – Medium Density Residential District

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing: Two Woodward Avenue, Room 208, Detroit, Michigan 48226 (Email: cpc@detroitmi.gov). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. If interpretation or translation services are needed please call The Department of Civil Rights, Inclusion & Opportunity, Ryan Crigle at (313) 224-1516 or (313) 224-4950.

For further information on this proposal or the public hearing, please call (313) 224-6225.



Proposed Rezoning from R2 & R3 to R5

supportive parking spaces. Amenities include a community room, computer center, library, lounges parlor, patio, community garden, pergolas and horseshoe courts.

The project is planned to be funded with multiple financing tools which include the Michigan State Housing Development Authority (MSHDA) gap financing, the 4% Low Income Housing Tax Credit Equity (LIHTC), the MSHDA Perm Mortgage and also the Deferred Development Fee.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: PD: Multi-unit dwellings

East: PD: Multi-family dwellings

South: PD: GEE Edmonson Academy; residential dwellings

West: B4: Forest Liquor store; Detroit Windows and Doors; multi-family dwellings

Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows (RM- Medium Density Residential) for the subject property. The Planning and Development Department (P&DD) has made a determination that the proposal is consistent with the City's Master Plan.

ANALYSIS

According to Sec. 61-11-15, the PD District developments should conform to certain criteria. Some of those include:

Compatibility. *The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.*

The development will be built in similar mass and scale of the existing senior housing building as well as others that surround, making it consistent with the current character of the multi-family building stock in the area.

Open space. *Adequate public and private open space should be provided for light and air, landscaping and, where appropriate, for passive and active recreation.*

The development will incorporate a recreational green space and also include a looped walking path, bio-swale and other landscaping, which will enhance the property.

Urban design. *Urban design elements of form and character, especially in intensely developed areas, should be carefully considered. Such elements include, but are not limited to: richness and interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials....*

Good urban design practice is being employed in this plan as Lincoln Street, that lies within the project area, will once be reopened and utilized, breaking down the 'super block' that currently exists and connecting the street for easier travel for pedestrians in the area. The retail uses that

will be incorporated into the new development will also add to the vibrancy of the area and serve as an amenity for residents and surrounding community.

PUBLIC HEARING RESULTS AND COMMUNITY OUTREACH

At the CPC public hearing, a representative from the Woodbridge Neighborhood Development Corporation spoke and submitted a letter in regard to support for the project with certain caveats, specifically as it relates to the design of the commercial space proposed. The Commission approved the project with direction for staff to continue the conversation regarding the design with the community and developer.


Since the public hearing, Develop Detroit has met with WNDC on an on-going basis and also with the current residents of the existing University Meadows housing complex to be rehabbed, to continuously address all questions and concerns. Staff has attended some of those meetings. CPC staff also facilitated a meeting specifically to discuss the design of the commercial space for the project. Minor design improvements were identified and are under review to be incorporated by the developer.

RECOMMENDATION

The City Planning Commission recommends approval of the subject petition with the conditions that are as follows:

1. That the development must be consistent with the City's Master Plan, as determined by the Planning and Development Department; and
2. That the developer must continue to revise the design of the project, and to engage the community as part of the design process, all to the reasonable satisfaction of the City Planning Commission and the Planning and Development Department; and
3. That final site plans, elevations, landscaping, lighting and signage plans be reviewed and approved for consistency with approved plans by the staff of the City Planning Commission prior to application being made for applicable building permits; and
4. That the developer must mitigate construction-related impacts on neighboring properties.

Respectfully submitted,
ALTON JAMES, CHAIRPERSON


Marcell R. Todd, Jr., Director
Kimani Jeffrey, Staff

Attachments:
Ordinance
Plans
Community Letter

Cc: Maurice Cox, Director, PDD
David Bell, Director, BSEED
Lawrence T. Garcia, Corp. Counsel
Donald Rencher, HRD



woodbridge



January 26, 2018

Honorable Detroit City Council
Coleman A. Young Municipal
Center 2 Woodward Ave
Detroit, MI 48226

RE: University Meadows

Honorable City Council Members,

On behalf of the Board of Directors of the Woodbridge Neighborhood Development Corporation (WNDC), I am writing to express support for Develop Detroit's proposed renovations to the University Meadows Senior Community, as well as its proposed plans for a second phase of a new mixed-use, mixed-income development.

The WNDC is a community-based 501(c)(3) nonprofit corporation providing housing, blight remediation, and other community services to the Woodbridge neighborhood since 2002. Based on resident feedback and participation, the WNDC prioritizes the preservation of a variety of housing and commercial options needed to maintain the historic diversity of the neighborhood and provide opportunities to all. We believe the proposed preservation and expansion of University Meadows is in line with this goal.

Full support for Phase I

The proposed first phase will renovate the existing 53 unit senior community and bring essential services to the existing residents and helping to connect our neighborhood through collaboratively developed programming. **We support the developer's inclusion of green features in this renovation, including roof solar panels and rain gardens for storm water management.**

Conditional support for Phase II

The proposed second phase will, as we understand it, bring approximately 86 new units of housing and 9,000 square feet of retail space to the development. **We are supportive of several proposed aspects of this second phase, including:**


- The addition of housing units in a development footprint that would benefit from increased density;

- The inclusion of senior units that are 25% market rate and 75% affordable/targeted at 60% AMI to help meet a gap in the continuum of housing options in our community;
- The removal of existing fencing and grass berms along Trumbull and Forest and the re-opening of Lincoln Street north to Forest, connecting the development better with the surrounding community; and
- The addition of street-level commercial space to provide new retail options for all community residents and improve the walkability of our neighborhood.

However, we have shared with the developer some **concerns about the design of the new buildings, and in particular the high-visibility commercial space at the corner of Trumbull and Forest**. This project is adjacent to an existing historic district, and we believe all new development must complement and elevate the existing historic fabric and incorporate the highest design standards to set the bar for future investment. We hope the City and other partners work to ensure the use of high-quality building materials and development of an inspiring design of, in particular, the new commercial building which will face one of the busiest intersections in Woodbridge that serves as gateway to the Wayne State University and Midtown communities from points west.

Thank you for this opportunity to share this letter of support for the general direction of this development. Please feel free to contact me with additional questions.

Sincerely,



Angie Gaabo
Executive Director

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 5 to modify the existing PD (Planned Development District) zoning classification, established by Ordinance 833-G, to allow for the rehabilitation of an existing senior housing development and to construct new residential buildings with retail and commercial space.

1 **BY COUNCIL MEMBER _____**;

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.
4 5 to modify the existing PD (Planned Development District) zoning classification, established by
5 Ordinance 833-G, to allow for the rehabilitation of an existing senior housing development and
6 to construct new residential buildings with retail and commercial space.

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

8 **Section 1.** Chapter 61, Article XVII of the 1984 Detroit City Code, 'Zoning,' commonly
9 known as the Detroit Zoning Ordinance, is amended as follows:

10 A. District Map No. 5 is amended to modify a PD (Planned Development District)
11 zoning classification, established by Ordinance 833-G, currently shown on land described as:
12 East Trumbull 162 through 182, also the vacated alley adjacent to Lots 169 through 182
13 and vacated Lincoln Avenue adjacent, also the North 50 feet of vacated Lysander Avenue
14 between the East line of Trumbull Avenue and C L Lincoln Avenue, also the North 35
15 feet of vacated Lysander Avenue between C L Lincoln Avenue and the east line of Lot
16 162 extended SLY Hodges Bros Subdivision as recorded in Liber 1, Page 308 of Plats,
17 Wayne County Records.

18 B. All development within the PD (Planned Development District) zoning
19 classification for the land described herein shall be in accordance with the site plans, elevations,
20 and other components of the development proposal for Develop Detroit/University Meadows
21 Phases 1 and 2 in the drawings prepared by Fusco, Shaffer & Pappas, Inc, dated January 22,
22 2018, subject to the following conditions:

- 23 1. That all development must be consistent with the City's Master Plan, as determined

- 1 by the Planning and Development Department; and
- 2 2. That the developer must continue to revise the design of the project, and to engage the
- 3 community as part of the design process, all to the reasonable satisfaction of the City
- 4 Planning Commission and the Planning and Development Department; and
- 5 3. That final site plans, lighting, signage, and elevations must be approved by City
- 6 Planning Commission staff prior to application for building permits; and
- 7 4. That the developer must mitigate construction-related impacts on neighboring
- 8 properties.


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

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

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

15

16 Approved as to Form:

17 
18 _____
19 Lawrence T. Garcia,
20 Corporation Counsel



FUSCO, SHAFER & PAPPAS, INC
 ARCHITECTS AND PLANNERS
LETTER OF TRANSMITTAL

TO: Detroit Planning Commission Dept.
Coleman A. Young Center
2 Woodward Ave. - Suite 208
Detroit, MI 48226

DATE: January 22, 2018
 PROJECT: University Meadows -Phases 1 and 2
Senior Housing Community
Site Plan Review/PD Submission

ATTN: Marcell Todd / Kimani Jeffrey

WE ARE SENDING YOU VIA:

- U.S. Mail
- Hand Delivery
- Pick Up

- UPS
- Other PDF submission

THE FOLLOWING ITEMS:

- Drawings
- Specifications
- Samples
- Shop Drawings
- Product Information
- Correspondence
- Sketches
- Change Order
- Other PDF submission
under separate cover

COPIES	DATE	DESCRIPTION
1	01.22.2018	Sets of Drawing Packet -Phases 1 and 2-Color (24"x36")
2	01.22.2018	Sets of Drawing Packet-Phases 1 and 2-Black and White (24"x36")
1	01.22.2018	Sets of Drawing Packet (24"x36")+ All Attached Documents (PDF format)
3	10.10.2017	Lo: Split Survey and Legal Description
1	01.22.2018	Project Narrative-Phases 1 and 2

THESE ARE TRANSMITTED:

- For Your Use
- As Requested
- For Review and Comment
- Please Return Copies to This Office
- Other Planning Comm. PD Review

RETURN TO CONTRACTOR:

- Rejected
- Make Corrections
- Make Changes Noted
- Resubmit
- Review Completed

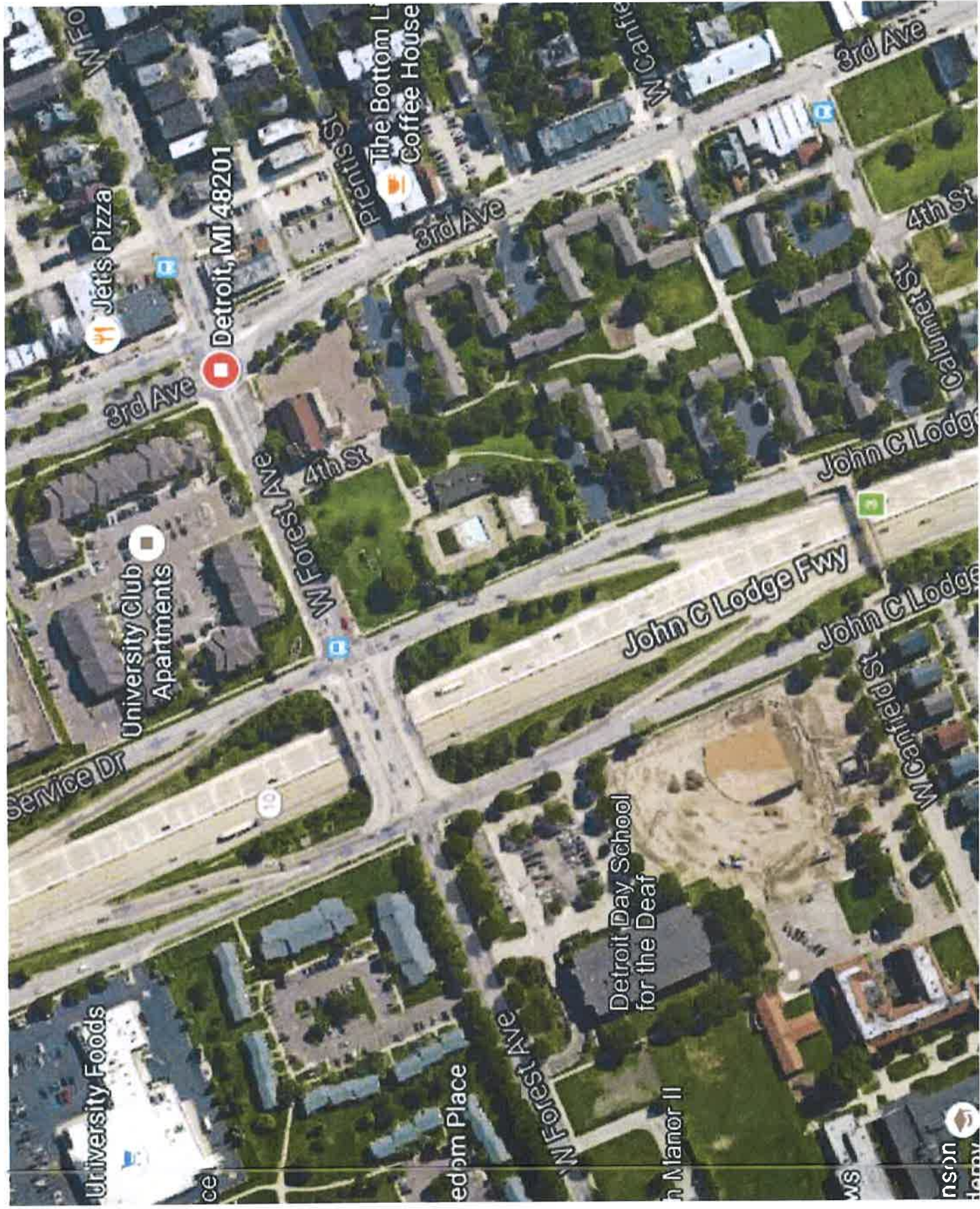
REMARKS: Please process for the February 1,2018 Planning Commission Review Meeting as soon as possible. Thank you.

cc: Ben Phillips-Develop Detroit- via email
Oren Brandvain-Develop Detroit- via email
Tonja Starleton-Crossroads- via email
Steven Lewis-PDD via email
John Simils-PDD via email
Maurice Cox -PDD via email
James Pappas via email


 Steve Roffi
 Design Team Member

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

INDE
SC1
SP1
SP2
A1
A2
A3
C1
C2
C3
C4
C5
L101



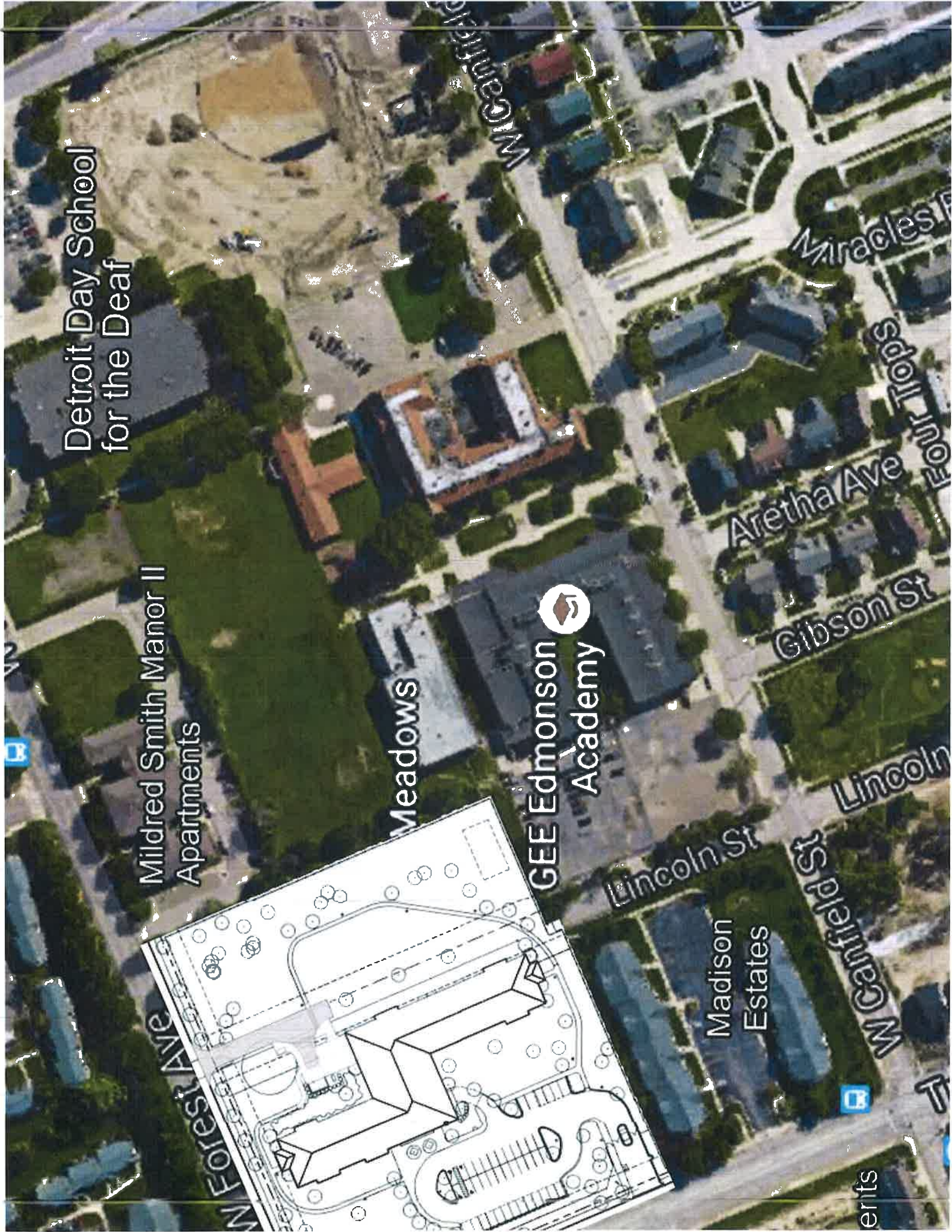
Detroit Day School
for the Deaf

Mildred Smith Manor II
Apartments

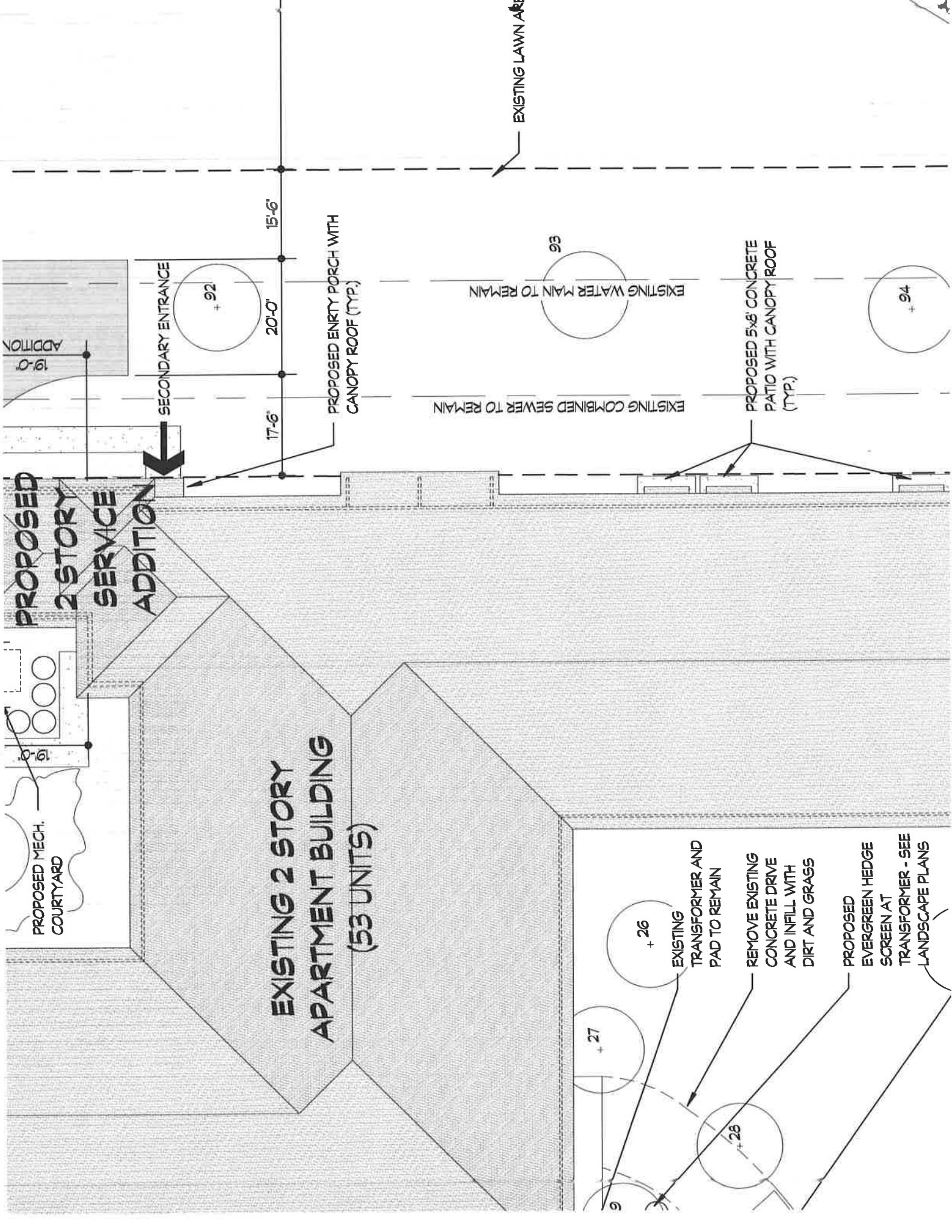
Meadows

GEE Edmonson
Academy

Madison
Estates



erits



**PROPOSED
2 STORY
SERVICE
ADDITION**

**EXISTING 2 STORY
APARTMENT BUILDING
(53 UNITS)**

PROPOSED MECH.
COURTYARD

SECONDARY ENTRANCE

EXISTING LAWN AREA

EXISTING WATER MAIN TO REMAIN

EXISTING COMBINED SEWER TO REMAIN

PROPOSED 5x8' CONCRETE
PATIO WITH CANOPY ROOF
(TYP.)

PROPOSED ENTRY PORCH WITH
CANOPY ROOF (TYP.)

+92

+93

+94

15'-6"

20'-0"

17'-6"

EXISTING
TRANSFORMER AND
PAD TO REMAIN

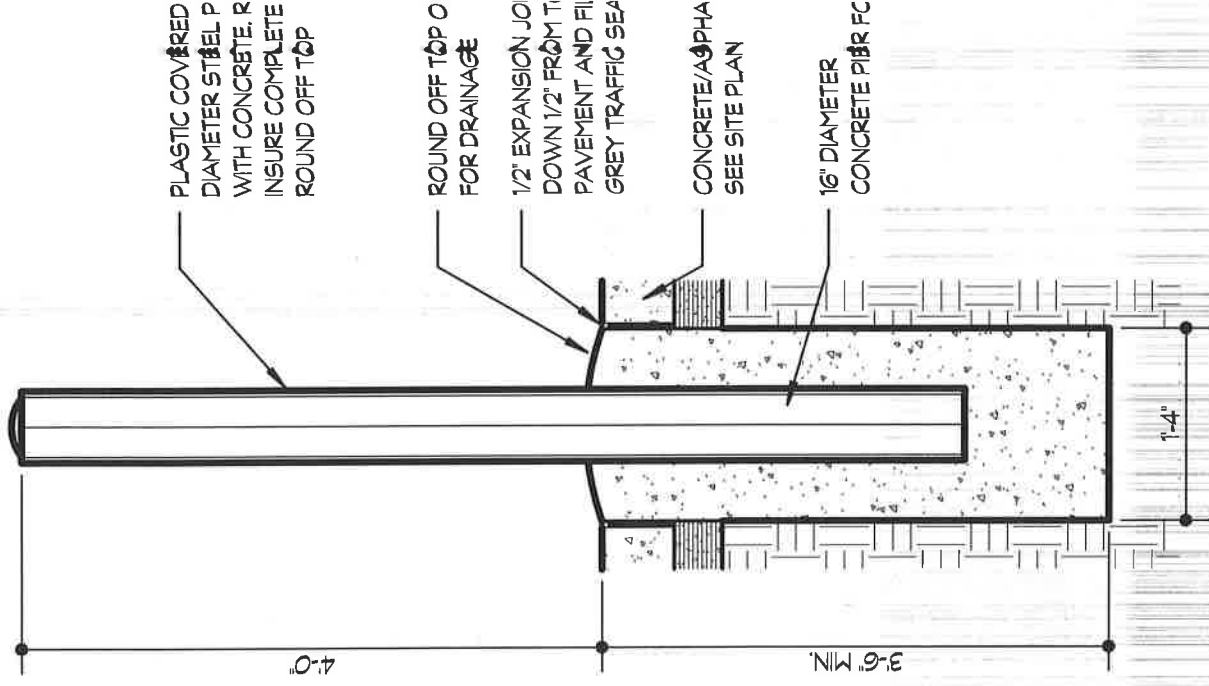
REMOVE EXISTING
CONCRETE DRIVE
AND INFILL WITH
DIRT AND GRASS

PROPOSED
EVERGREEN HEDGE
SCREEN AT
TRANSFORMER - SEE
LANDSCAPE PLANS

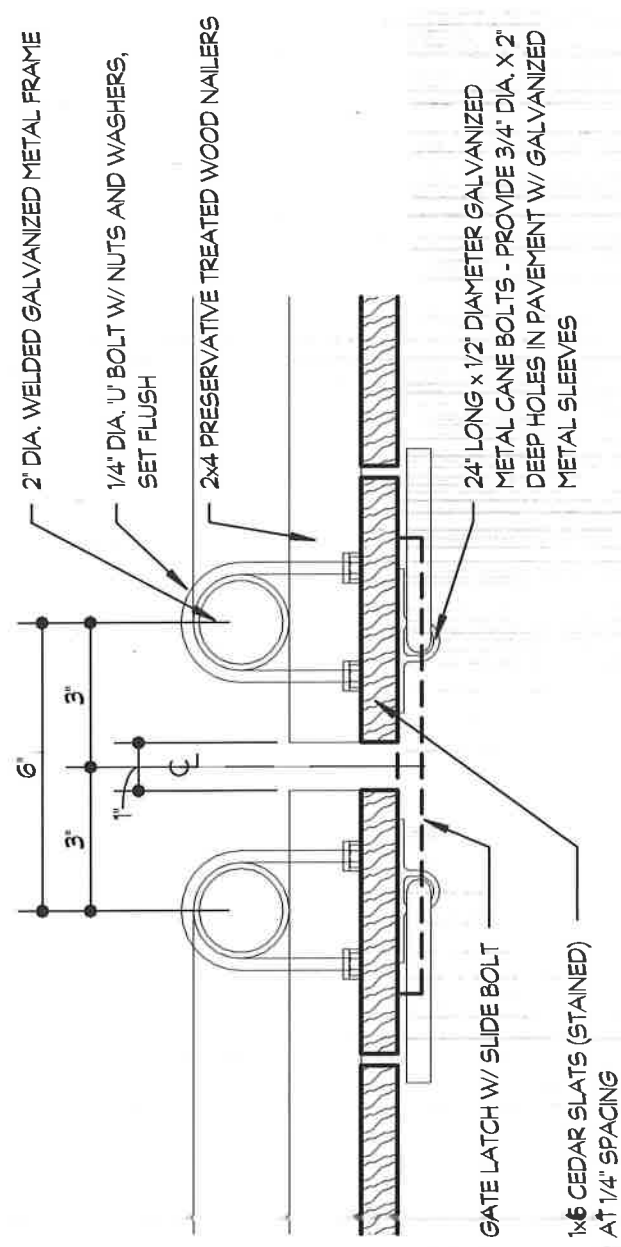
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+27

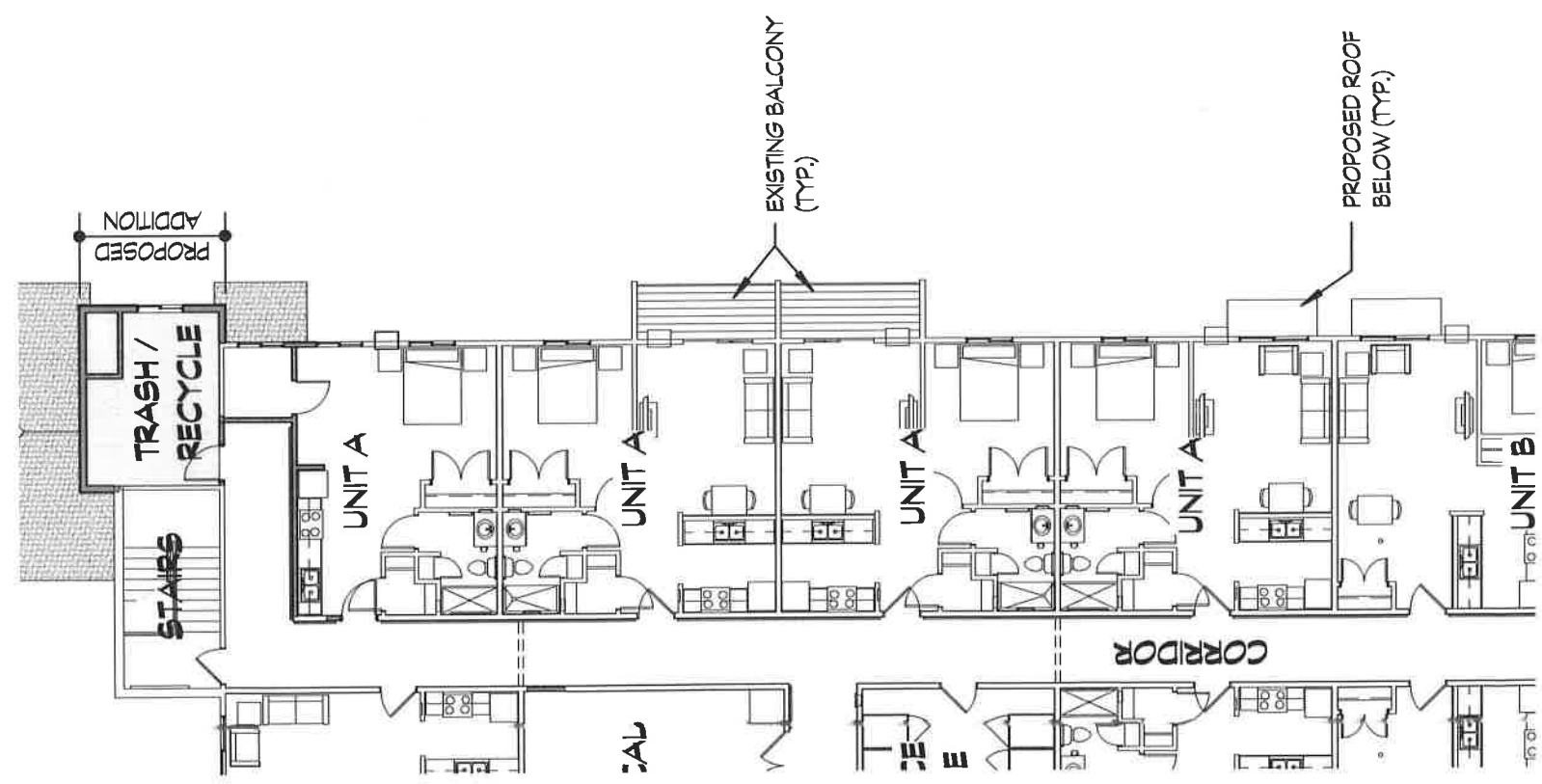
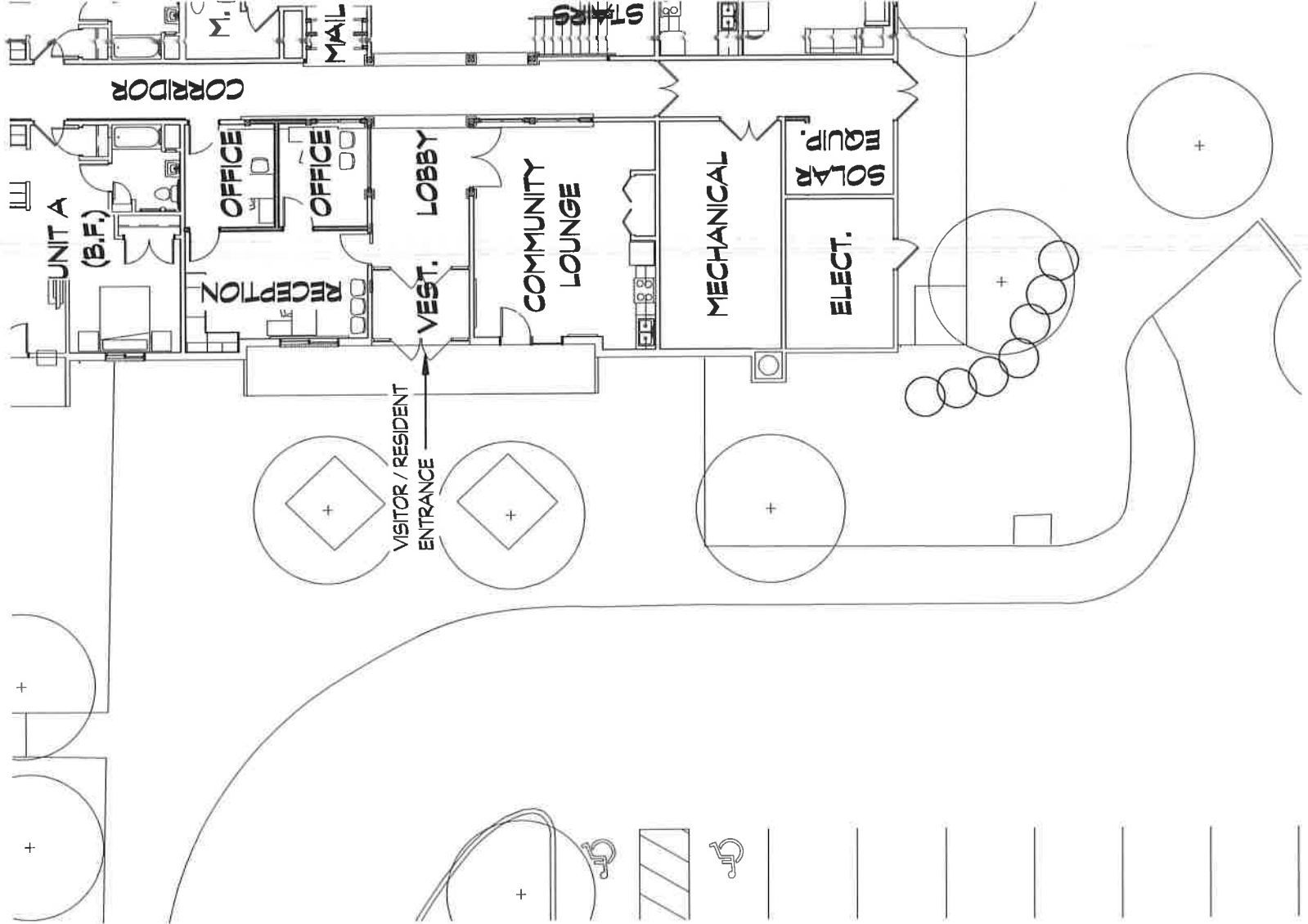
+28



PIPE BOLLARD
 SCALE: 3/4" = 1'-0"
 5
 SP2



GATE JAMB SECTION
 SCALE: 3" = 1'-0"
 6
 SP2



BEDROOM
14'-10" X 10'-1"
149 S.F.

BEDROOM
10'-6" X 10'-0"
92 S.F.

BATH
55 S.F.

REMOVE EXISTING
FIXTURES AND
CABINET AND
REPLACE WITH NEW

KITCHEN
8'-0" X 8'-8"
70 S.F.

REMOVE EXISTING
APPLIANCES, SINK
AND CABINETS AND
REPLACE WITH NEW

LIVING
20'-10" X 12'-1"
238 S.F.

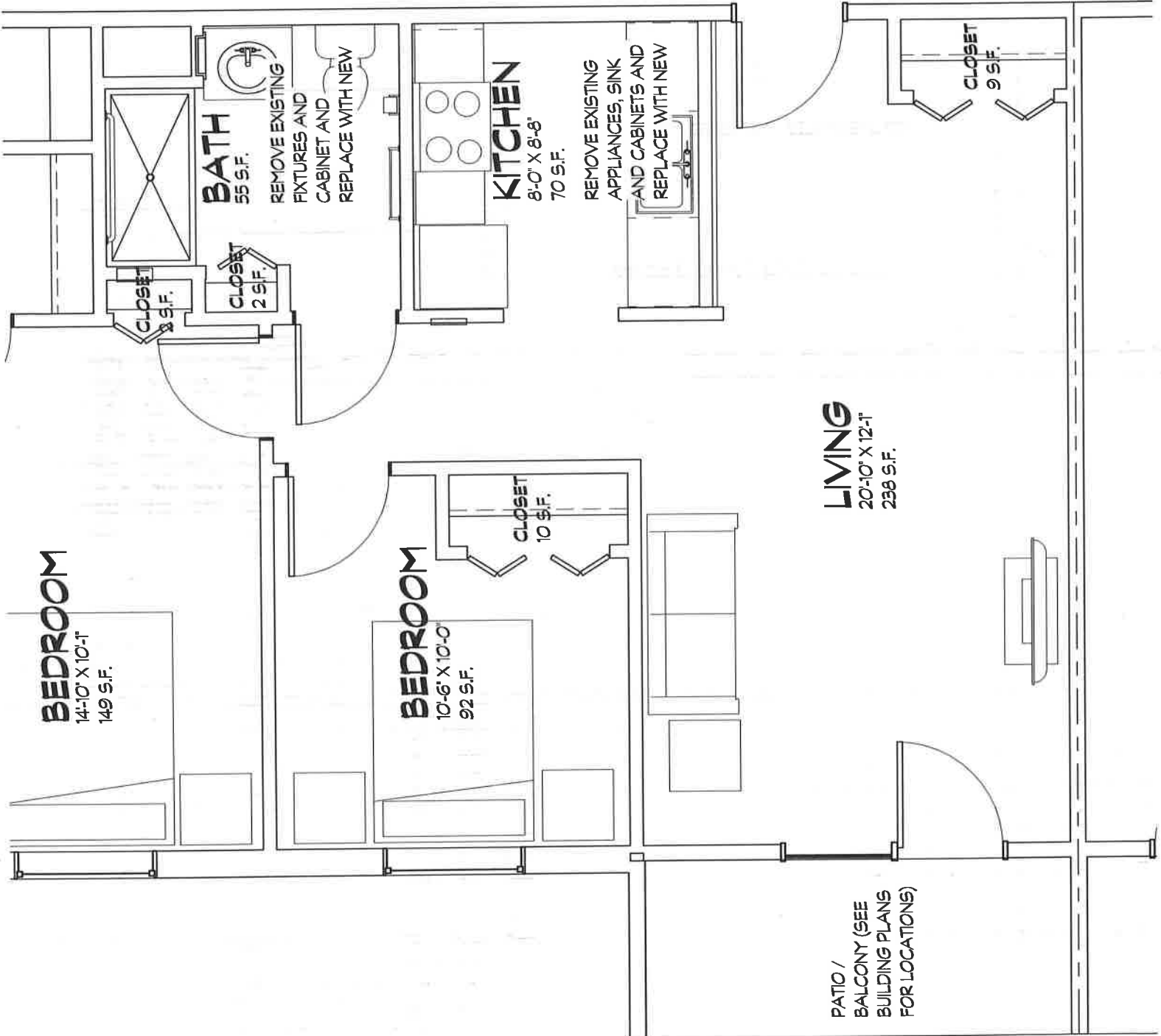
PATIO /
BALCONY (SEE
BUILDING PLANS
FOR LOCATIONS)

CLOSET
3 S.F.

CLOSET
2 S.F.

CLOSET
10 S.F.

CLOSET
9 S.F.



PROPOSED BUILDING
ADDITION

NEW ENTRY ROOF ON
BRACKETS (4 UNITS)
NEW ENTRY DOOR WITH
SIDELITES (4 UNITS)
FLAT METAL PANELS



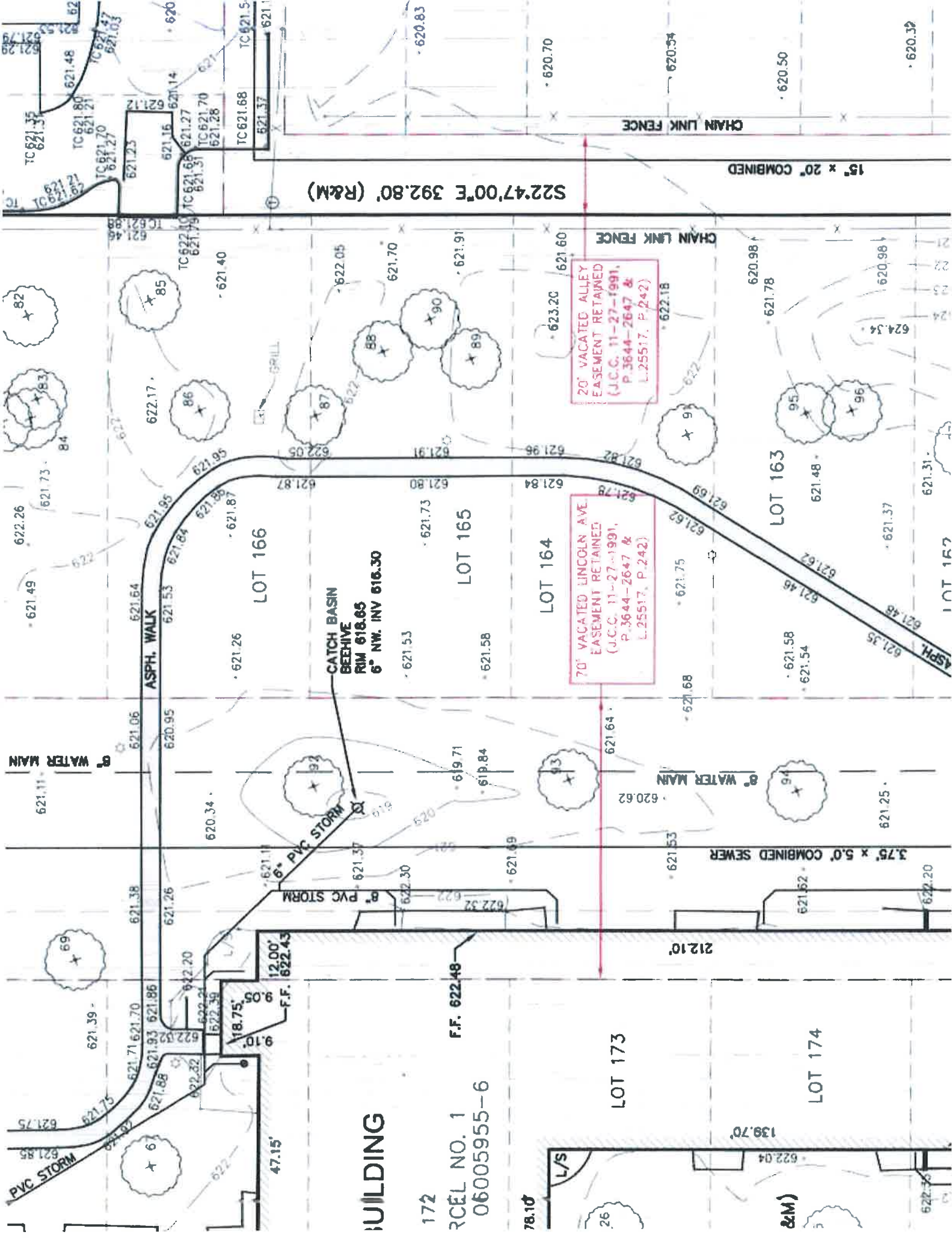
3
A3

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



VERTICAL TRIM ON EACH SIDE
OF WINDOW



S22.47'00"E 392.80' (R&M)

15' x 20' COMBINED

CHAIN LINK FENCE

CHAIN LINK FENCE

20' VACATED ALLEY
EASEMENT RETAINED
(J.C.C. 11-27-1991,
P.3644-2647 &
L.25517, P.242)

70' VACATED LINCOLN AVE.
EASEMENT RETAINED
(J.C.C. 11-27-1991,
P.3644-2647 &
L.25517, P.242)

CATCH BASIN
BEEHIVE
RIM 618.65
6" NW. INV 616.30

ASPH. WALK

8" WATER MAIN

8" WATER MAIN

3.75" x 5.0" COMBINED SEWER

6" PVC STORM

PVC STORM

BUILDING

172
CÉL NO. 1
06005955-6

LOT 173

LOT 174

&M)

78.10'

212.10'

139.70'

620.32

620.50

620.70

620.54

620.83

620

621.29

621.48

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621.14

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924.34

622.26

621.73

622.17

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621.91

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FUSCO, SHAFFER & PAPPAS, INC
ARCHITECTS AND PLANNERS
LETTER OF TRANSMITTAL

TO: Detroit Planning Commission Dept.
Coleman A. Young Center
2 Woodward Ave. - Suite 208
Detroit, MI 48226

DATE: January 22, 2018
PROJECT: University Meadows -Phases 1 and 2
Senior Housing Community
Site Plan Review/PD Submission

ATTN: Marcell Todd / Kimani Jeffrey

WE ARE SENDING YOU VIA:

- U.S. Mail
- Hand Delivery
- Pick Up

- UPS
- Other PDF submission

THE FOLLOWING ITEMS:

- Drawings
- Specifications
- Samples
- Shop Drawings
- Product Information
- Correspondence
- Sketches
- Change Order
- Other PDF submission
under separate cover

COPIES	DATE	DESCRIPTION
1	01.22.2018	Sets of Drawing Packet -Phases 1 and 2-Color (24"x36")
2	01.22.2018	Sets of Drawing Packet-Phases 1 and 2-Black and White (24"x36")
1	01.22.2018	Sets of Drawing Packet (24"x36")+ All Attached Documents (PDF format)
3	10.10.2017	Lot Split Survey and Legal Description
1	01.22.2018	Project Narrative-Phases 1 and 2

THESE ARE TRANSMITTED:

- For Your Use
- As Requested
- For Review and Comment
- Please Return Copies to This Office
- Other Planning Comm. PD Review

RETURN TO CONTRACTOR:

- Rejected
- Make Corrections
- Make Changes Noted
- Resubmit
- Review Completed

REMARKS: Please process for the February 1,2018 Planning Commission Review Meeting as soon as possible. Thank you.

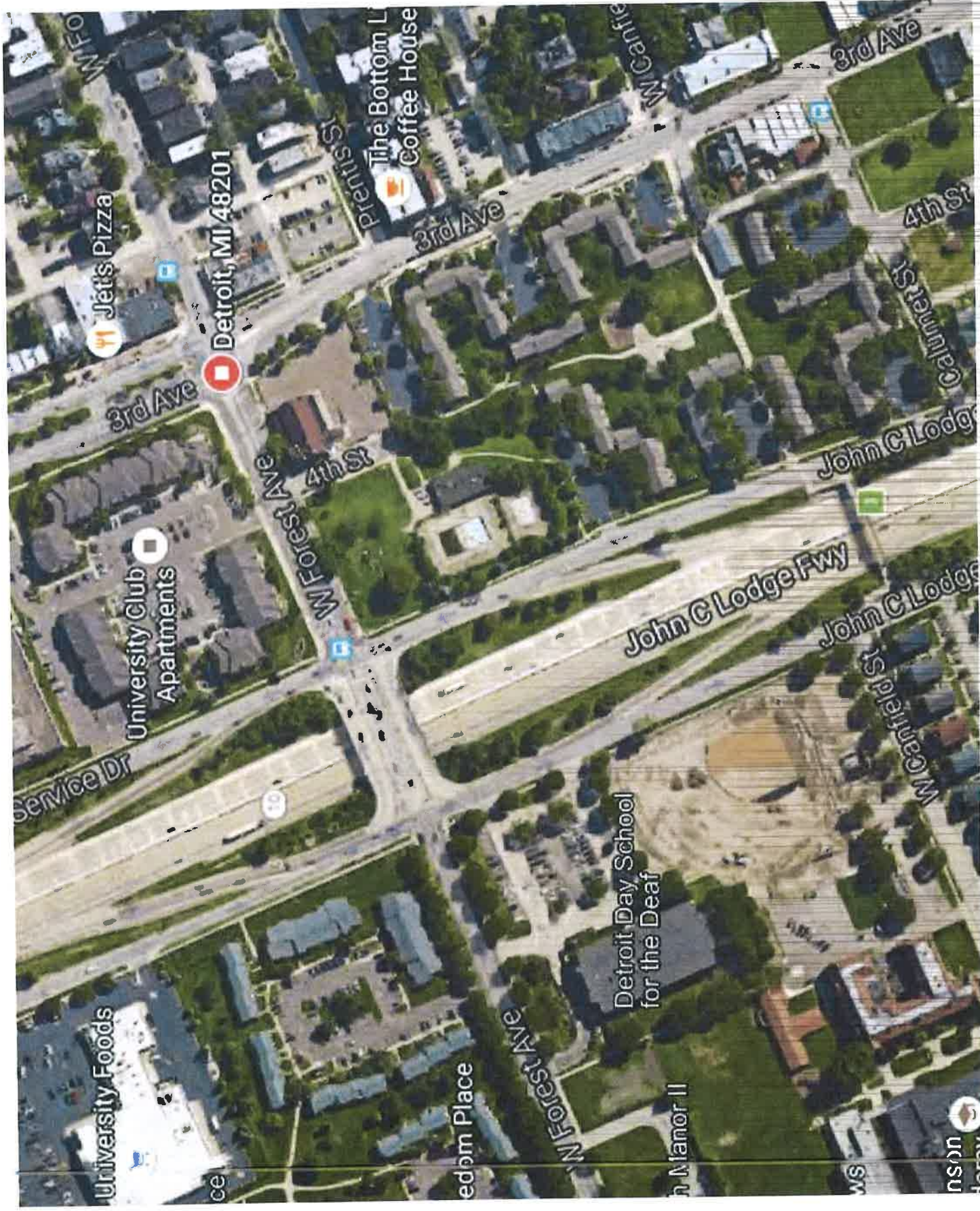
- cc:** Ben Phillips-Develop Detroit- via email
Oren Brandvain-Develop Detroit- via email
Tonia Stapleton-Crossroads- via email
Steven Lewis-PDD via email
John Smalls-PDD via email
Maurice Cox -PDD via email
James Pappas via email

Steve Roffi
 Design Team Member

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

INDEX

- SC1
- SP1
- A1
- A2
- A3
- A4
- C1
- C2
- L101
- L102
- L103
- E101
- E102



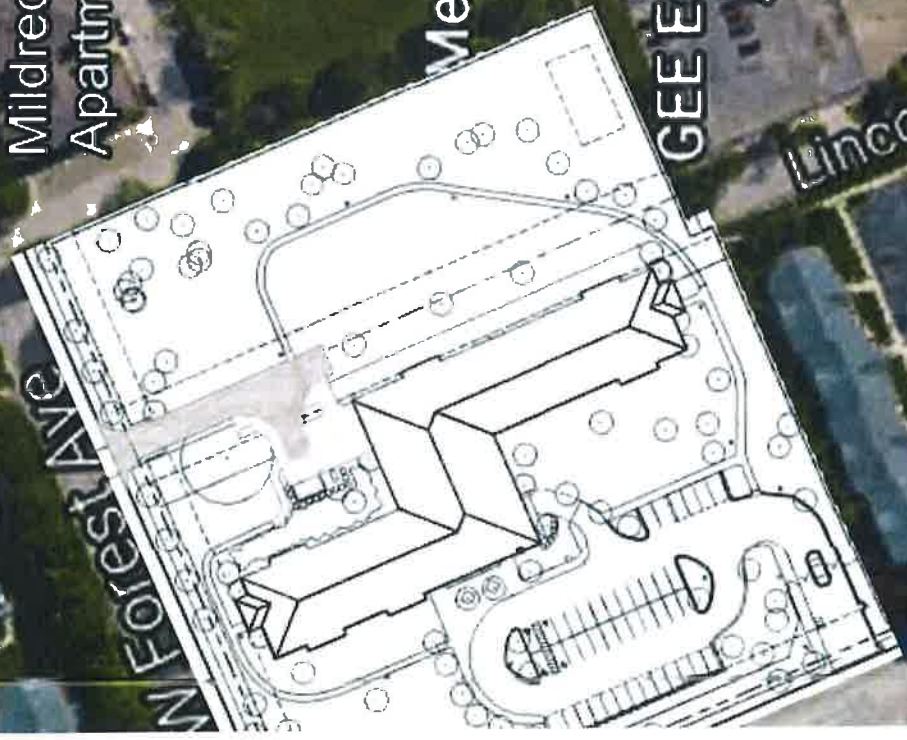
Detroit Day School
for the Deaf

Mildred Smith Manor II
Apartments

Meadows

GEE Edmonson
Academy

Madison
Estates



Aretha Ave

Gibson St

Lincoln St

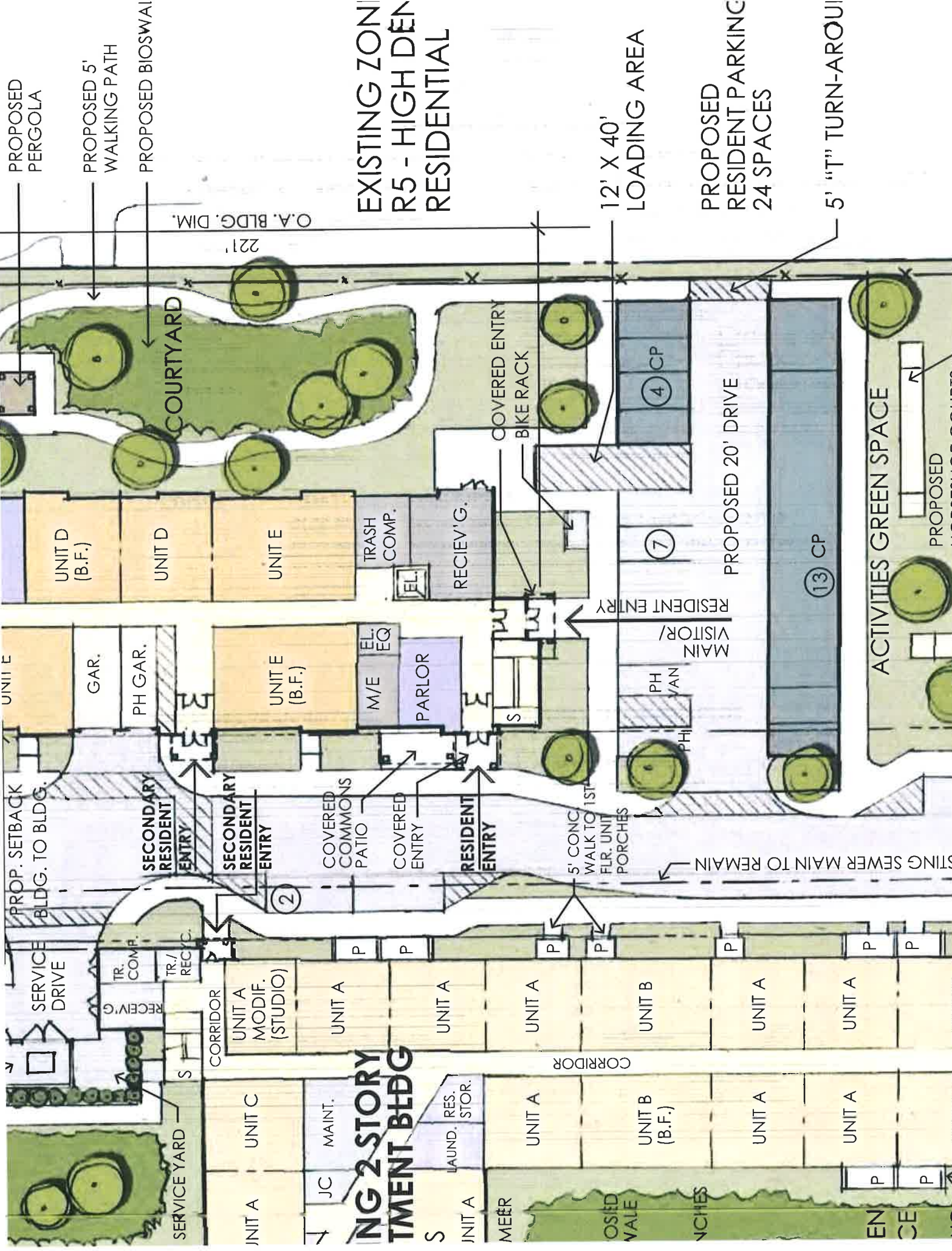
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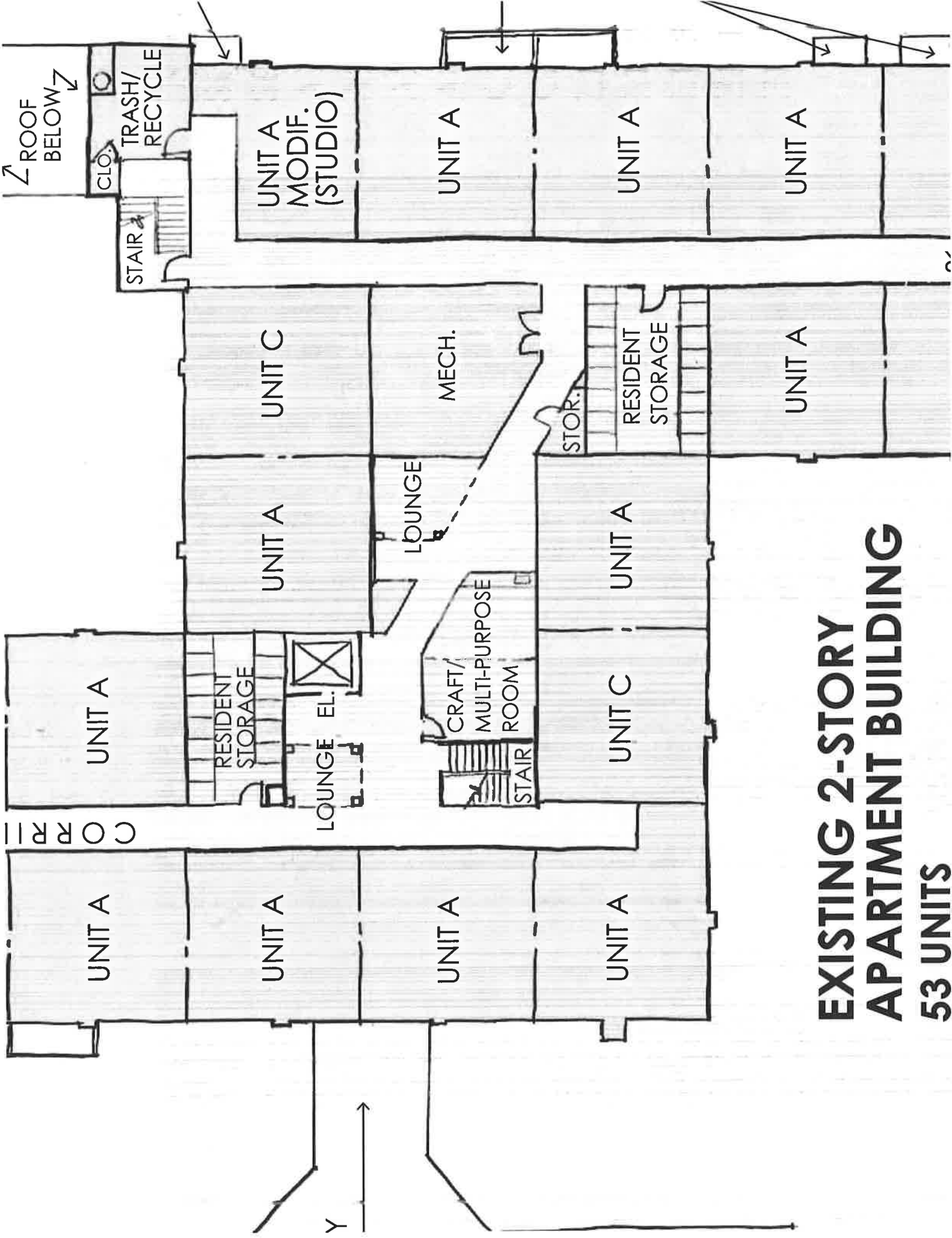
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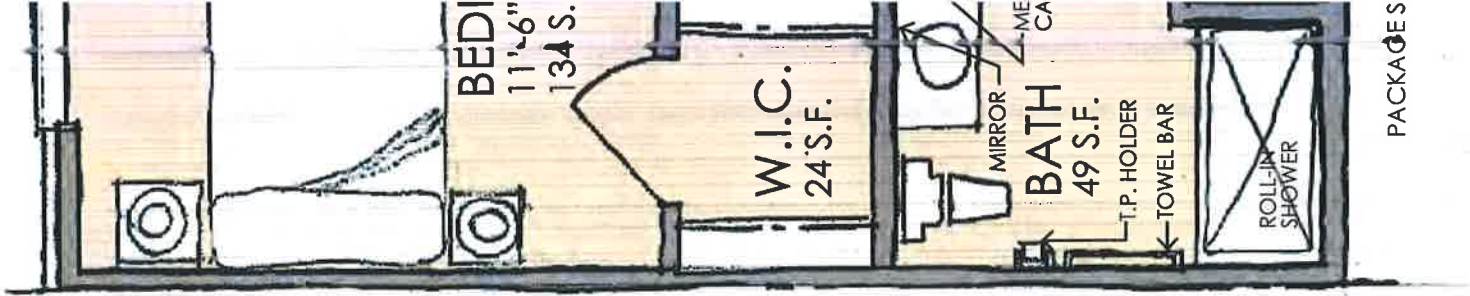
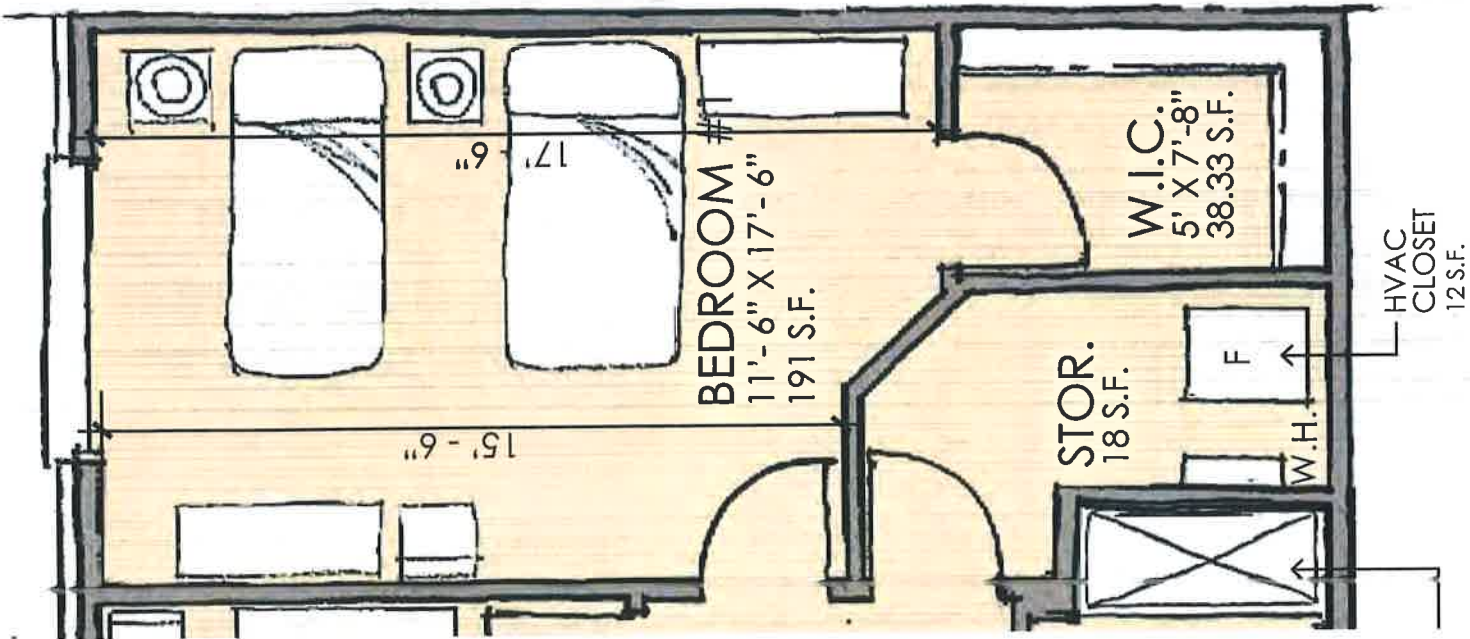
Miracles

Four Tops





**EXISTING 2-STORY
 APARTMENT BUILDING
 53 UNITS**



FOREST AVE. (NORTH SIDE)

SCALE: 1/1

MINUM CLAD WINDOWS W/
JL., LOW-E GLAZING

COMPOSITE TRIM / PREFINISHED
METAL COPING CAP

DULAR BRICK MASONRY -
FINISHING BOND

FINISHED METAL COPING (TYP)



HORIZ.
 COMP
 METAL
 MODUL
 RUNNIN
 FLAT ME
 DEGOR
 MOBUL
 ALUMIN
 INSUL.,

21



E: 1/16" = 1'-0"



Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Phone: (313) 224-6225 Fax: (313) 224-4336

e-mail: cc-cpc@detroitmi.gov



Brenda Goss-Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 14, 2018

HONORABLE CITY COUNCIL

RE: Request of the petitioner American Community Developers, Inc. to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification on Article XVII District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three (3) building mixed-use development with below-grade parking (**RECOMMEND APPROVAL WITH CONDITIONS**).

NATURE OF REQUEST

Before this Honorable Body, is the request of American Community Developers, Inc. (ACD) to modify the provisions of an existing PD-H zoning classification on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three (3) building mixed-use development with below-grade parking.



ACD

COMBRA
ARCHITECTS

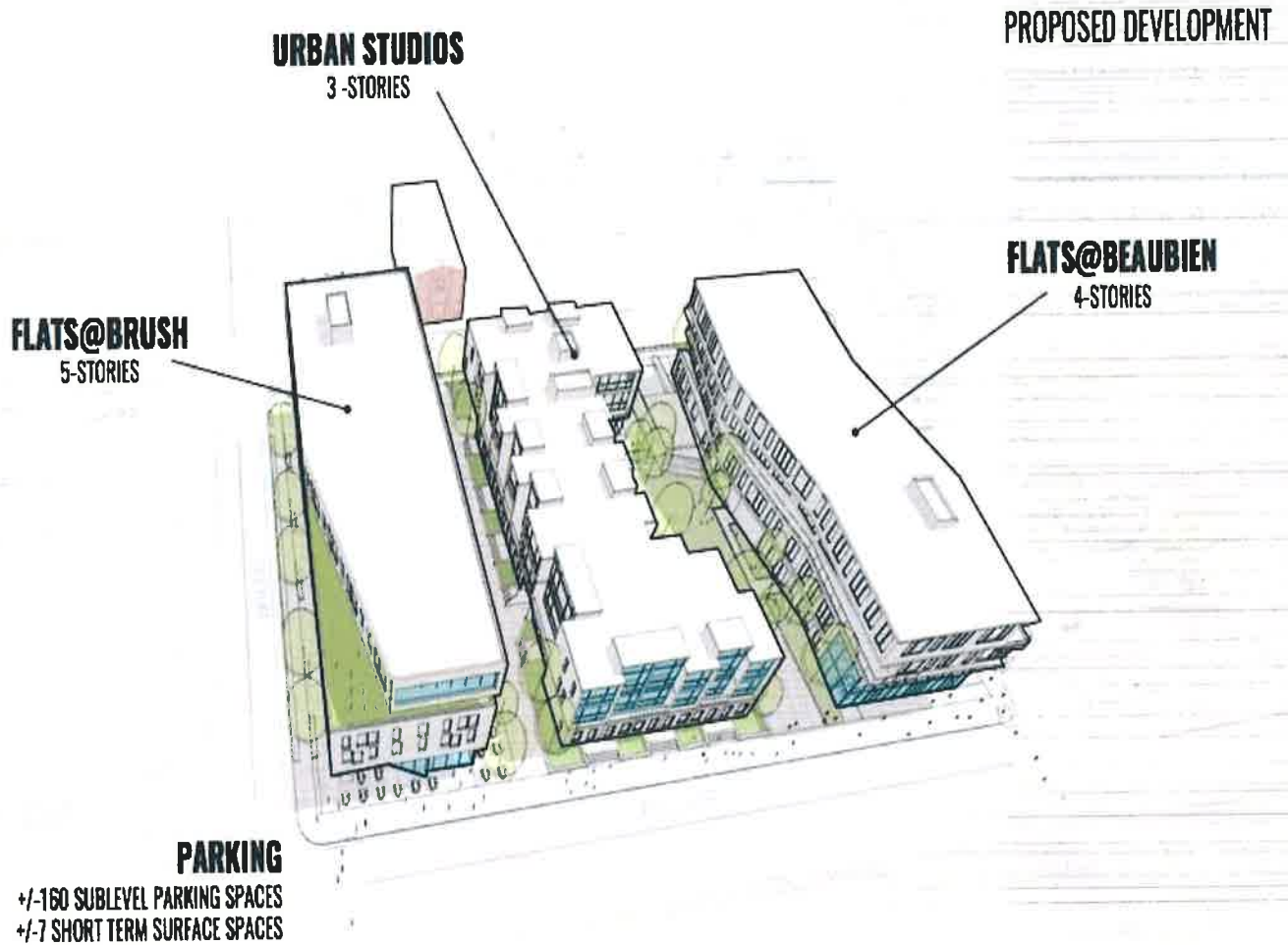
CITY CLERK 2018 SEP 17 AM 11:05

The subject site is an entire city block that exists as a grassy open space, void of any structures and is approximately 1.42 acres in area, consisting of 11 parcels. Of those 11 parcels, two (2) are currently owned by the developer and the remainder are under control of the City to be subject of a development agreement with ACD, which was awarded the site after responding to the City's Request for Proposals (RFP). The subject site is located within the Brush Park Historic District.

PROPOSAL

The proposed development calls for the construction of three (3) multi-story buildings with one (1) level of below grade parking providing approximately 160 spaces with an additional seven (7) spaces above grade level. The Brush Street building (5 stories totaling 65 feet in height) will be roughly 56,000 square feet (sf) and the Beaubien Street building (4 stories totaling, 45 feet in height) will be roughly 45,000sq. ft., while the mid-block building (3 stories- 35 feet in height) is roughly 35,000 sq. ft. The underground parking is planned to be 62,000 sq. ft.

22



ACD

OMBRA
ARCHITECTS

The structures would include retail/commercial space in the Brush and Beaubien buildings. A promenade is planned to run through the middle of the site for short term parking for retail and also for other brief trips. ACD will be marketing the commercial space as a neighborhood market with a café (8,000-10,000 SF), but if they can't find a suitable market, the space will be marketed

as neighborhood commercial/retail and/or restaurant use. There would be seven (7) surface short term parking spaces at rear along the promenade for retail. Signage would be in place to limit these spaces to 30 minutes to encourage turn-over. The southwest corner of Brush and Wilkins would possibly be a cafe and include outdoor seating.

Below-grade parking would be accessed by a ramp at the mid block. The underground parking is planned to be shared among the residential and retail users through a managed parking system. Residents would have keycard access. Retail users will have to take a ticket and validate at the retail. Amenities will include a dog park, fitness room, conference room, concierge system, indoor lounge and a rooftop patio.

The project will contain approximately 180 apartment units ranging from 63 efficiency units, 81 1-bedroom units and 36 2-bedroom units. Of that 180 units that are designated as affordable, 45 units are planned to reach the 30% -60% area median income (AMI). Another 45 units are planned to reach the 80% AMI, leaving 90 units at market rate value.

The lighting and security plan for the site includes pole mounted fixtures, lighting at bollards and along each building. Buildings will be secured with card reader access for residents and security cameras will be placed around the buildings for full site coverage.

The project includes high levels of affordable units, not only at 80% AMI, but also delving deeper into the 30%-60% range, achieving greater inclusivity with lower incomes. The development team will be applying for Low Income Housing Tax Credits, which has an early.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows: North: is zoned PD; underutilized parcels; dilapidated church and vehicle filling station East: is zoned PD; Brewster Homes South: is zoned PD; Village of Brush Park Manor West: is zoned PD; 312 Watson apartments.

Master Plan of Policies

The subject site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows High Density Residential for the subject property. A letter has been requested from P&DD as to the consistency of the use with the Master Plan.

APPROVAL CRITERIA

In review of the approval criteria outlined in Sec. 61-3-96 of the Zoning Ordinance, staff notes the following:

(a) Master Plan The proposed development should reflect applicable policies stated in the Detroit Master Plan.

CPC staff concludes the development is consistent with the Master Plan of Policies. The High Density residential designation actually suggests that the developer could exceed the heights that they area proposing if desired. However, the plans are consistent with city policy.

b) Scale, form, massing, and density. Scale, form, massing and density should be appropriate to

the nature of the project and relate well to surrounding development.

Since the subject block is void of structures, the larger context is taken into account. The proposed buildings are at an appropriate scale and are not abrasive to neighboring buildings. In the context of the historic Sanborn maps that detail this area, the site should now accommodate more density than it likely once did. The density of the project is one of the factors that allows for greater assistance to renters in the target homes.

e) Parking and loading. Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.

Parking on the site should be convenient because it will be largely hidden from the public realm stationed underground. The single level of below grade parking is much more expensive than above grade options, but the benefit of traffic flow is significant. The parking is also helpful aesthetically, removing surface lots that could have occupied the site and surrounding properties.

(g) Open space. Adequate public and private open space should be provided for light and air, landscaping and, where appropriate, for passive and active recreation...

The project proposes a good amount of open space that will not only be available to residents, but also to the general public. The open space will be interior to the development, giving it a much more secure environment. The space will be important to accommodate the influx of people coming into the neighborhood after the numerous construction jobs, currently in process, are completed.

PUBLIC HEARING RESULTS AND COMMUNITY INPUT

The Brush Park CDC held a meeting in which this project was presented and reviewed. Questions were raised and answered by the developer. The Administration also held a press conference to introduce this project along with another development that is just to the north.

Another meeting that was publicized and open to the public was held in August to give residents information on this project along with others. Questions again were taken from the floor and answered. The questions that were raised were seemingly answered appropriately. No opposition was stated in the meetings.

No members of the public spoke at the CPC public hearing.

RECOMMENDATION

At its regularly scheduled meeting of September 6, 2018, the City Planning Commission voted to recommend approval of the subject petition with conditions that are as follows:

1. That the Developer must continue to revise the design of the project, to the reasonable satisfaction of the City Planning Commission; and
2. That the developer must mitigate construction-related impacts on neighboring properties; and
3. That the Developer receive a letter of recommendation from the Brush Park CDC prior to final zoning approvals; and

4. That final site plans, elevations, landscaping, lighting and signage plans be reviewed and approved for consistency with approved plans by the staff of the City Planning Commission prior to application being made for applicable building permits.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director
Kimani Jeffrey, Staff

Attachment:
Site Plans and Elevations
Letter

Cc: Maurice Cox, Director,
PDD Donald Rencher,
HRD ^{SEP} David Bell, Director,
BSEED Laurence T Garcia,
Corp. Counsel Detroit Housing Commission

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Zoning District Map No. 4 to modify an existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for a three (3) building mixed-use development with below-grade parking.

1 **BY COUNCIL MEMBER _____:**

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Zoning District Map No. 4 to modify an existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for a three (3) building mixed-use development with below-grade parking.

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

3 **Section 1.** District Map 4 and Ordinance 25-96 of Chapter 61, Article XVII of the 1984
4 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, is amended as
5 follows:

6 District Map 4 and Ordinance 25-96 is amended to modify the approved plans for the PD (Planned
7 Development District) zoning classification currently shown on:

8
9 **Parcel 1**
10 E BRUSH LOT 2 BLK H BRUSH SUB L2 P25 PLATS, WCR 1/43 90 X 90
11 a/k/a 2994 Brush
12 Tax Parcel ID 01003824.

13 **Parcel 2**
14 E BRUSH LOT 1 BLK H BRUSH SUB L2 P25 PLATS, WCR 1/43 AND LOT 7 MILLER
15 & WILLCOX SUB L1 P86 PLATS, WCR 1/44 90 X 125
16 a/k/a 2968 Brush
17 Tax Parcel ID 01003823.

18 **Parcel 3**
19 S WATSON LOT 17 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 35 X 90
20 a/k/a 418 Watson
21 Tax Parcel ID 01000734.

22 **Parcel 4**

1 S WATSON LOTS 15 & 16 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 70

2 X 90

3 a/k/a 432 Watson

4 Tax Parcel ID 01000733.

5 **Parcel 5**

6 W BEAUBIEN LOT 14 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96

7 a/k/a 3035 Beaubien

8 Tax Parcel ID 01003742.

9 **Parcel 6**

10 W BEAUBIEN LOT 13 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96

11 a/k/a 3027 Beaubien

12 Tax Parcel ID 01003743.

13 **Parcel 7**

14 W BEAUBIEN LOT 12 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96

15 a/k/a 3019 Beaubien

16 Tax Parcel ID 01003744.

17 **Parcel 8**

18 W BEAUBIEN LOT 11 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96

19 a/k/a 3009 Beaubien

20 Tax Parcel ID 01003745.

21 **Parcel 9**

22 W BEAUBIEN LOT 10 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 40 X

23 96

24 a/k/a 3001 Beaubien

25 Tax Parcel ID 01003746.

26
27 All development within the PD (Planned Development District) zoning classification for the land

28 described herein shall be in accordance with the site plans, elevations, and other components of

29 the development proposal for American Community Developers in the drawings prepared by

30 Oombra Architects, dated September 6, 2018, subject to the following conditions:

- 1 1. That the developer must continue to revise the design of the project, to the reasonable
- 2 satisfaction of the City Planning Commission; and
- 3 2. That the developer must mitigate construction-related impacts on neighboring
- 4 properties; and
- 5 3. That the Developer receive a letter of recommendation from the Brush Park
- 6 Community Development Corporation prior to application for building permits; and
- 7 4. That final site plans, lighting, signage, and elevations must be approved by the City
- 8 Planning Commission staff prior to application for building permits.

9
10 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

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

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

16
17 Approved as to form:

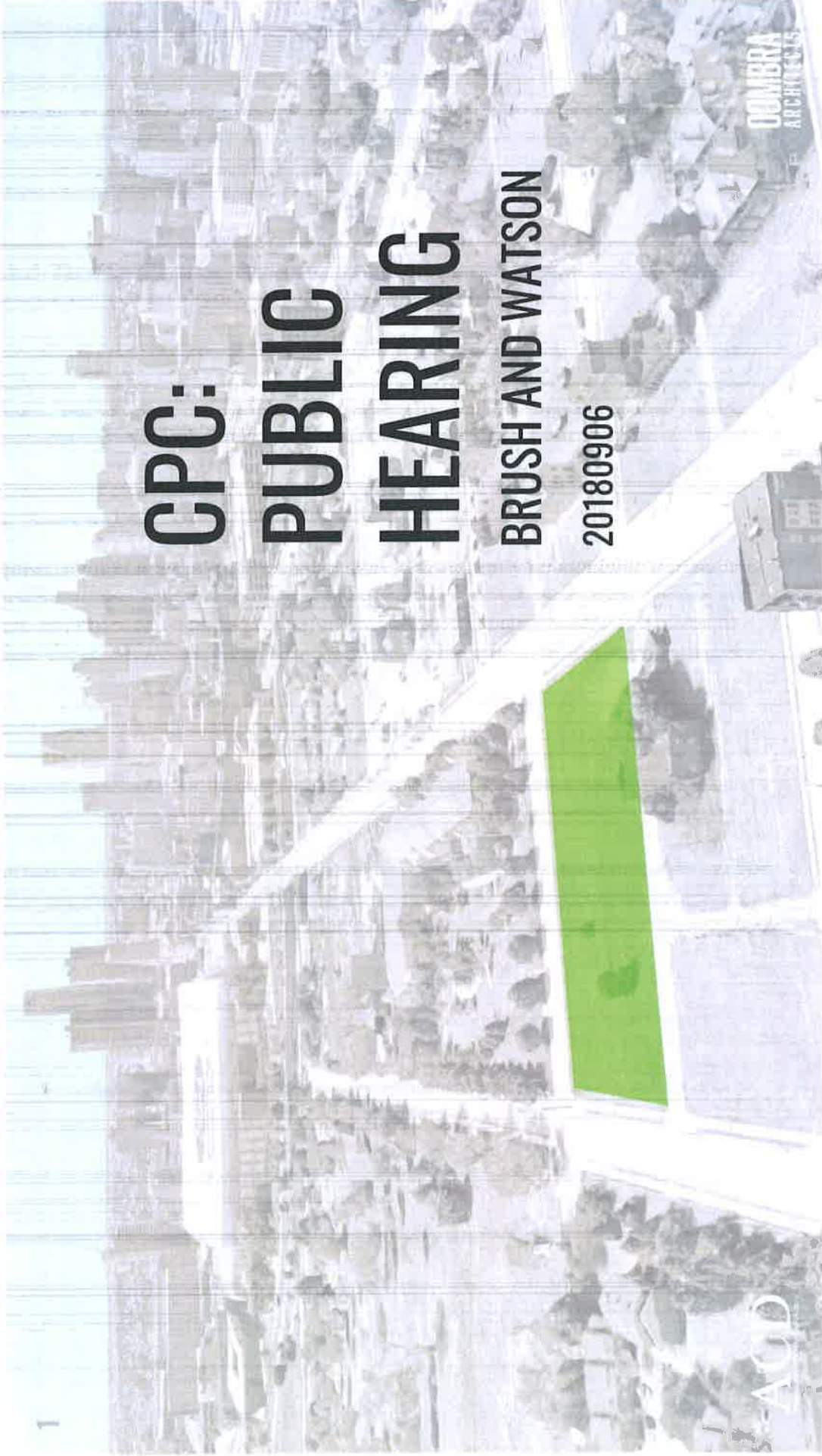
18 

19 _____
20 Lawrence T. García,
21 Corporation Counsel

CPC: PUBLIC HEARING

BRUSH AND WATSON

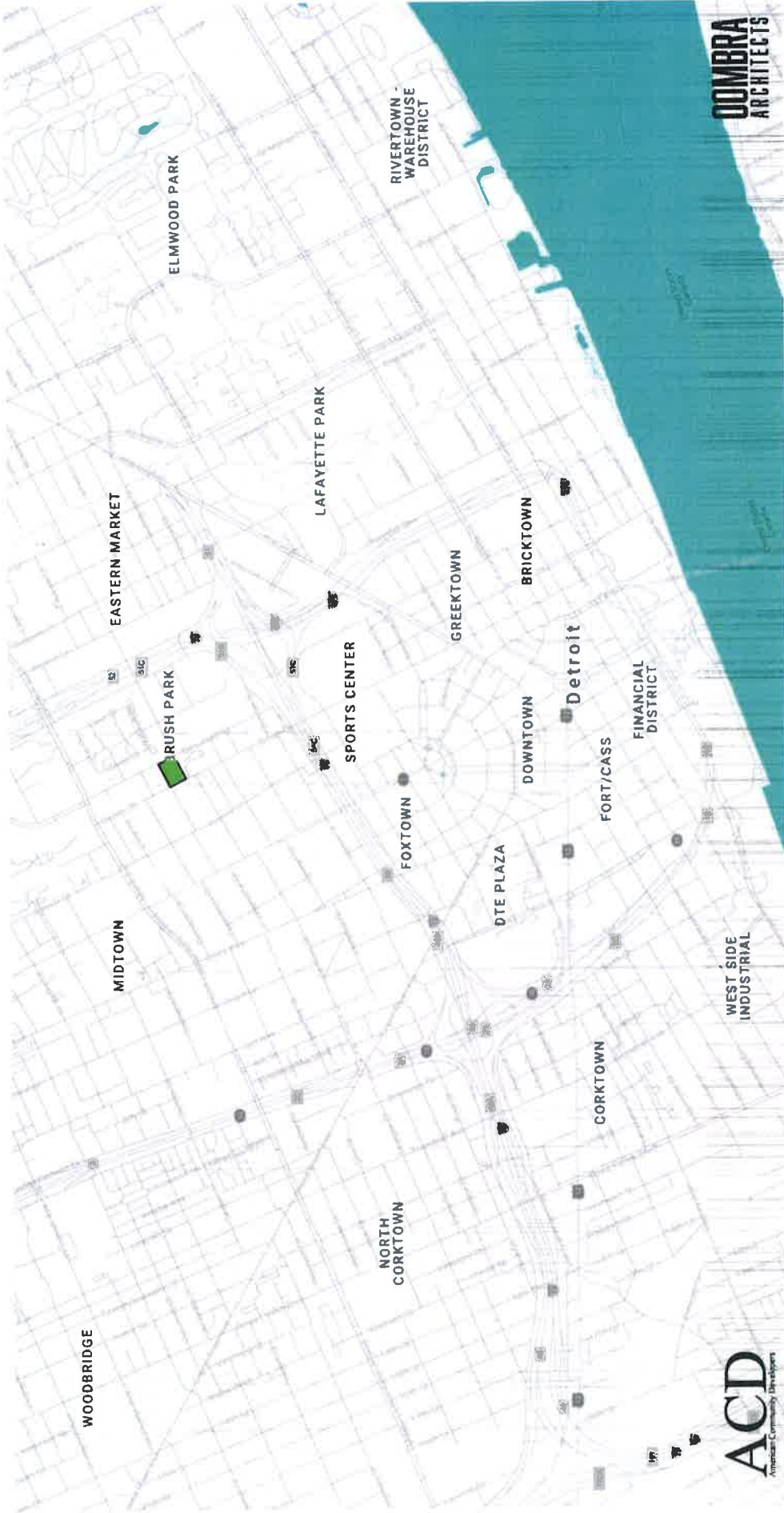
20180906



DOMBRA
ARCHITECTS

ACD

LOCATION MAP



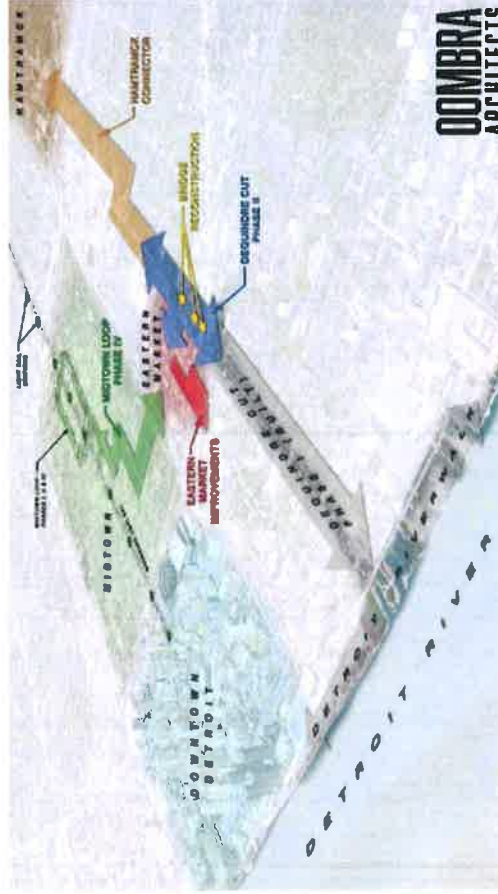
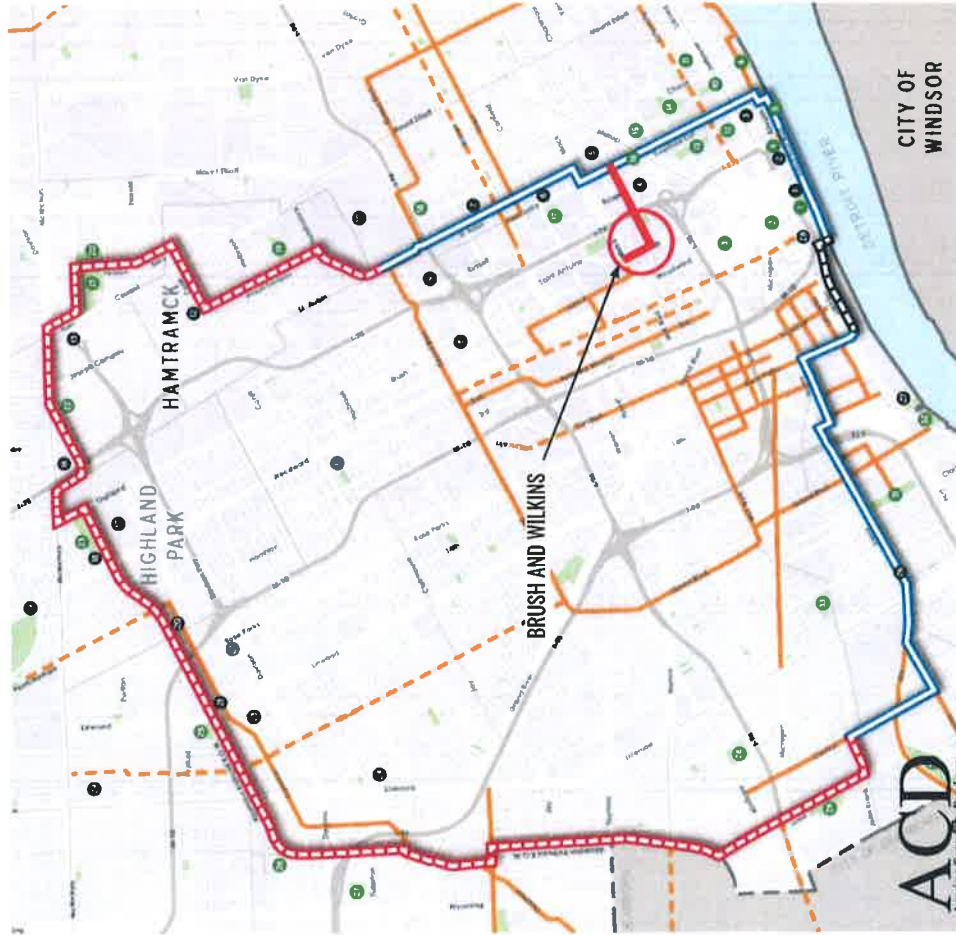
OMBRA
ARCHITECTS

ACD
American Community Developers

LINK DETROIT : JOE LOUIS GREENWAY

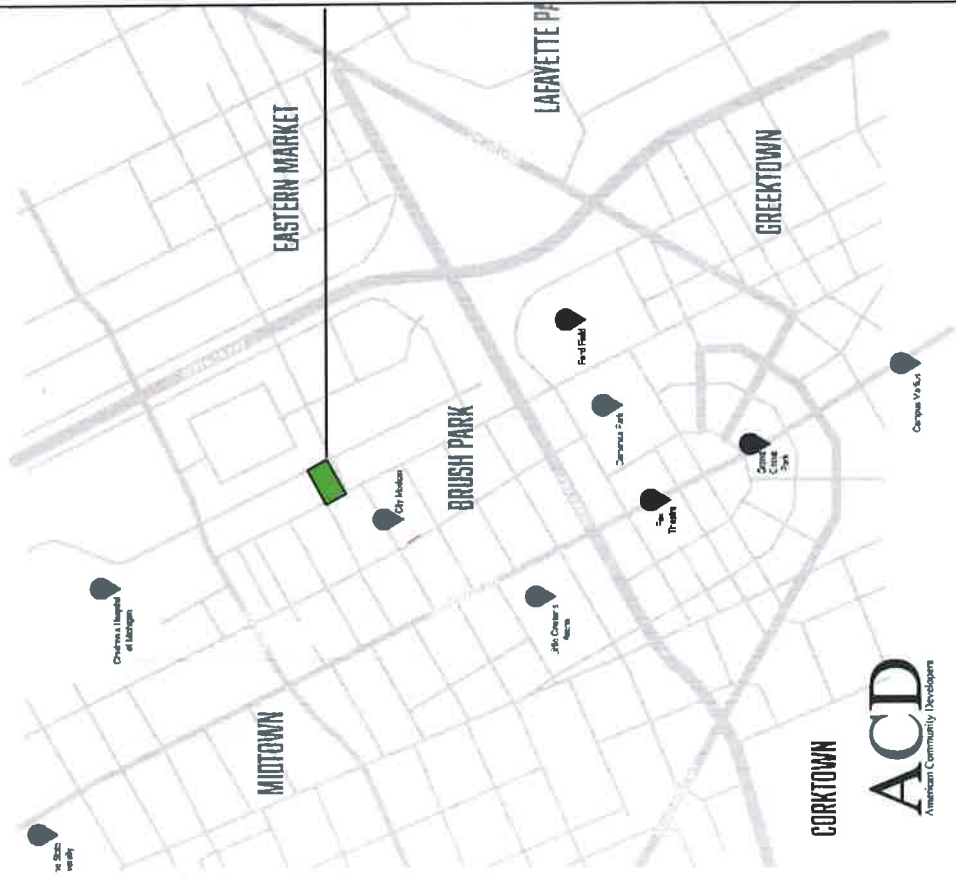
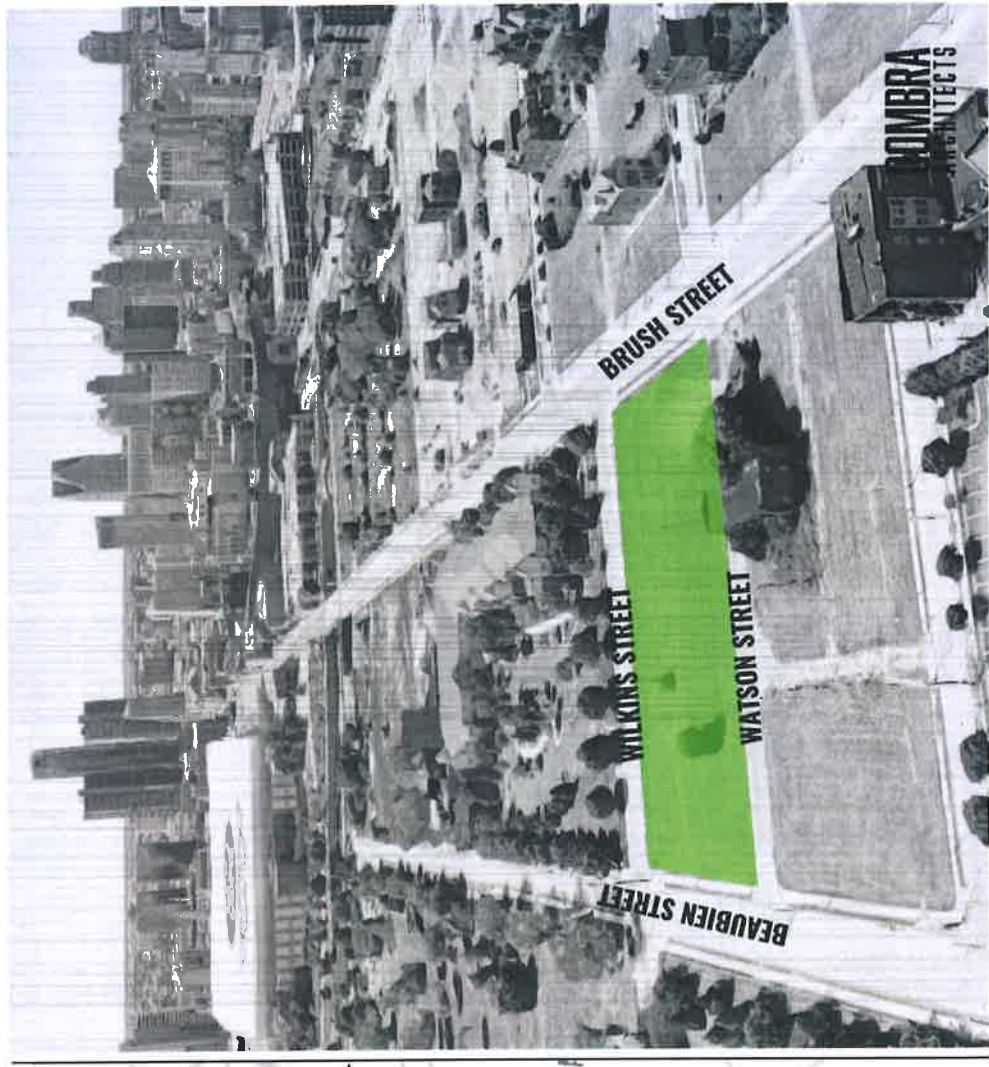
JOE LOUIS GREENWAY

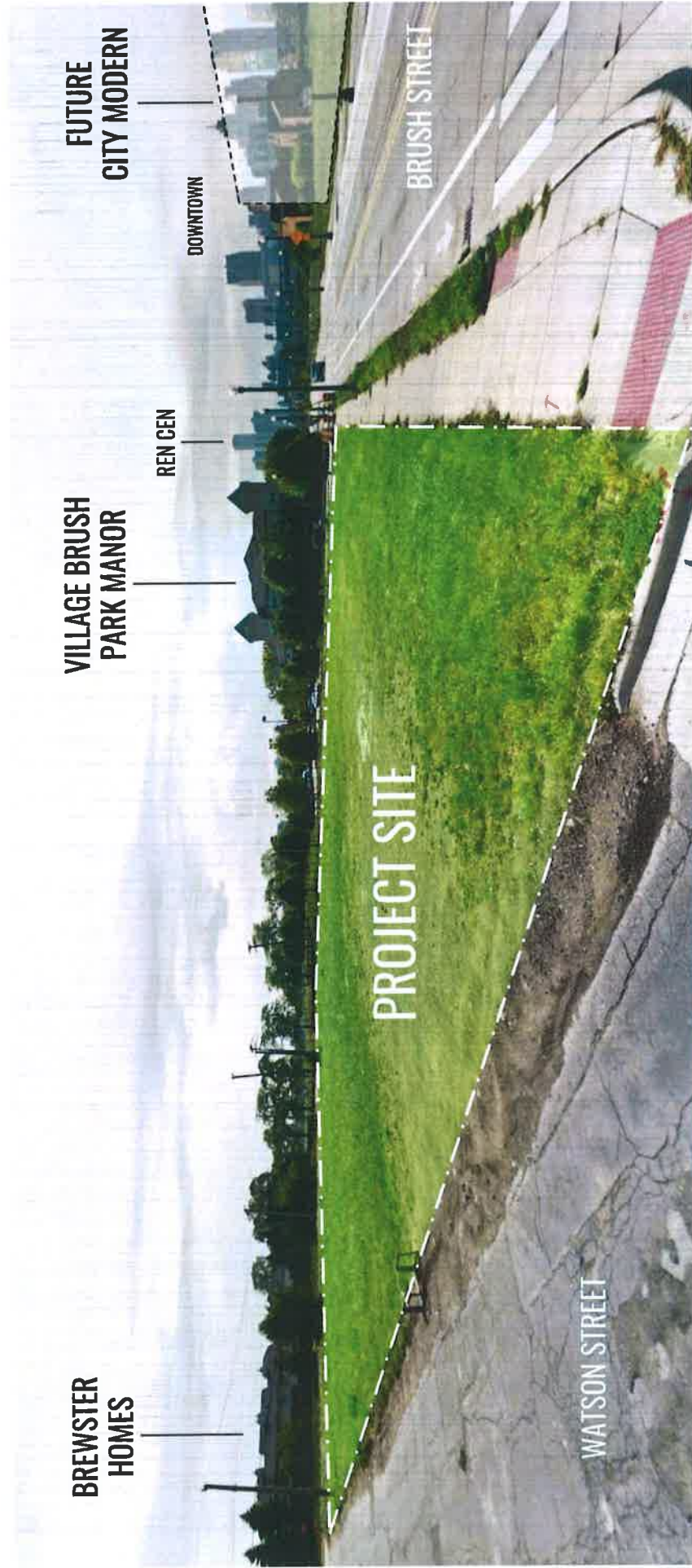
The "mother of all non-motorized projects." The Joe Louis Greenway is a 26-mile pathway that encircles the city of Detroit. It makes use of existing trails such as the Southwest Detroit Greenlink, RiverWalk, and Dequindre Cut. Roughly half of the pathway is complete.



SITE LOCATION

BETWEEN BRUSH STREET AND BEAUBIEN STREET & BETWEEN WATSON STREET AND WILKINS STREET





BREWSTER
HOMES

VILLAGE BRUSH
PARK MANOR

REN CEN

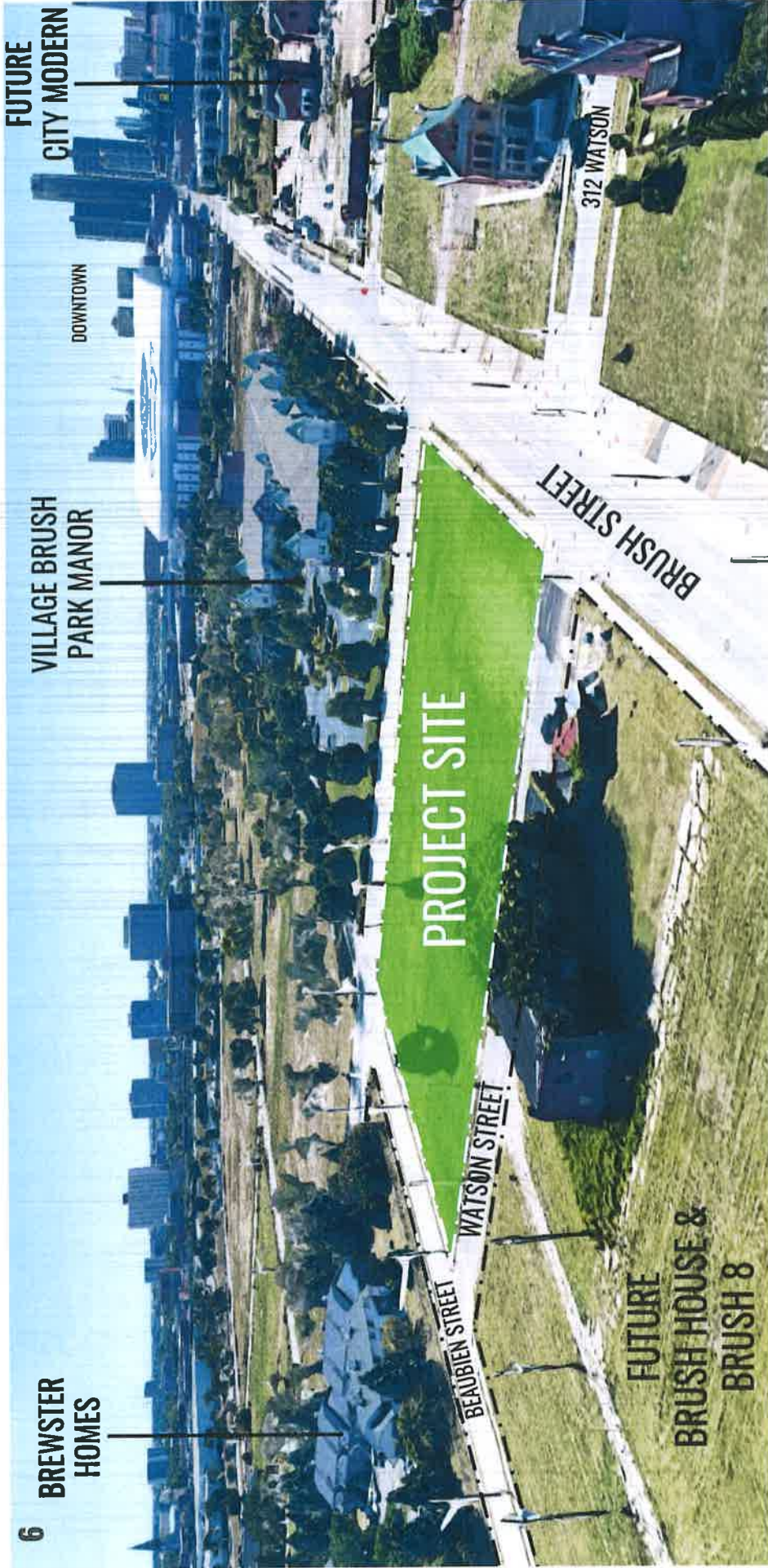
DOWNTOWN

PROJECT SITE

WATSON STREET

BRUSH STREET

FUTURE
CITY MODERN



FUTURE
CITY MODERN

DOWNTOWN

VILLAGE BRUSH
PARK MANOR

PROJECT SITE

BRUSH STREET

312 WATSON

WATSON STREET

BEAUBIEN STREET

FUTURE
BRUSH HOUSE &
BRUSH 8

6
BREWSTER
HOMES

DOOMBRA
ARCHITECTS

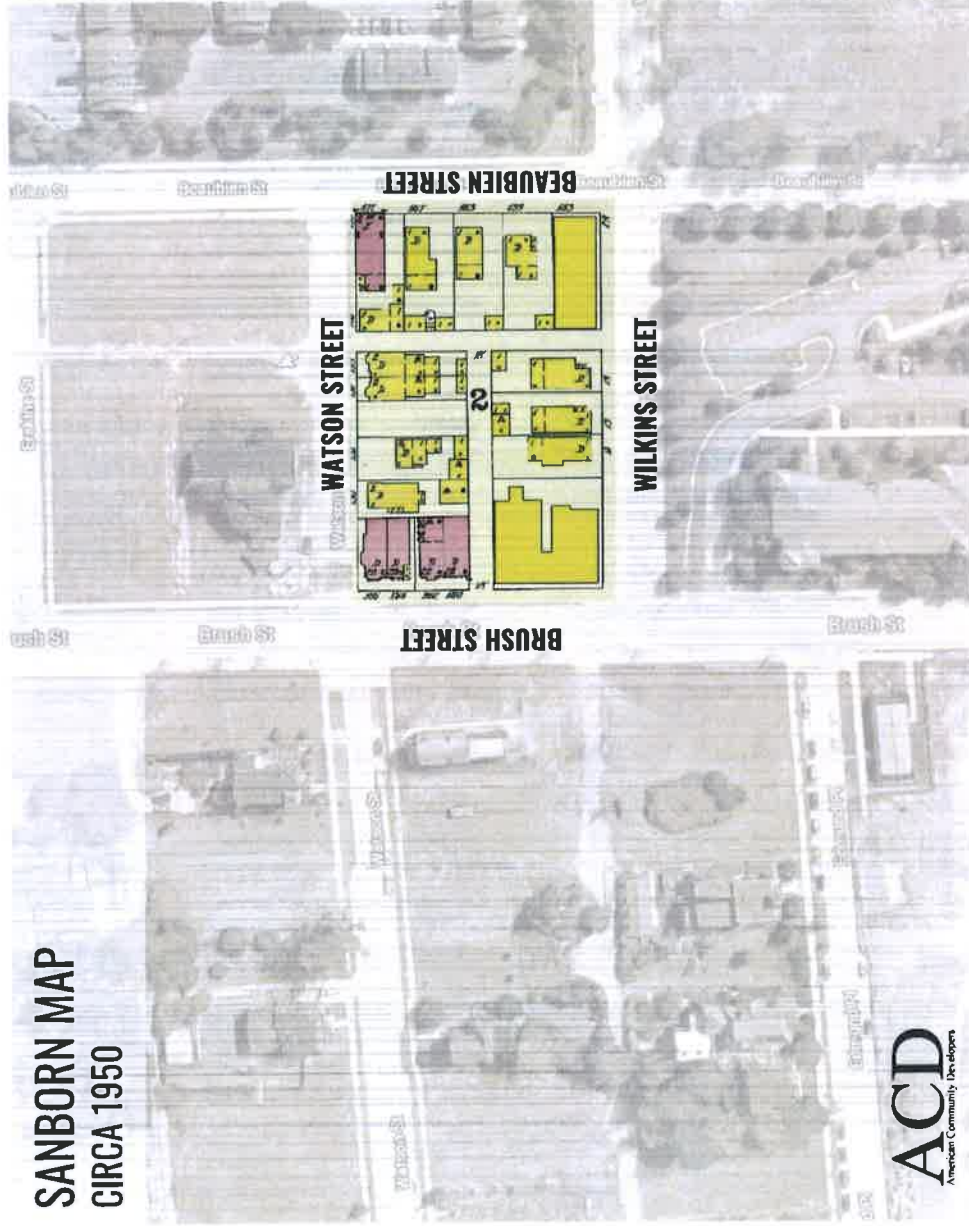
ACD
American Community Developers

SITE LOCATION





**SANBORN MAP
CIRCA 1950**



ACD
American Community Developers

CONTEXT



SANBORN MAP
CIRCA 1950

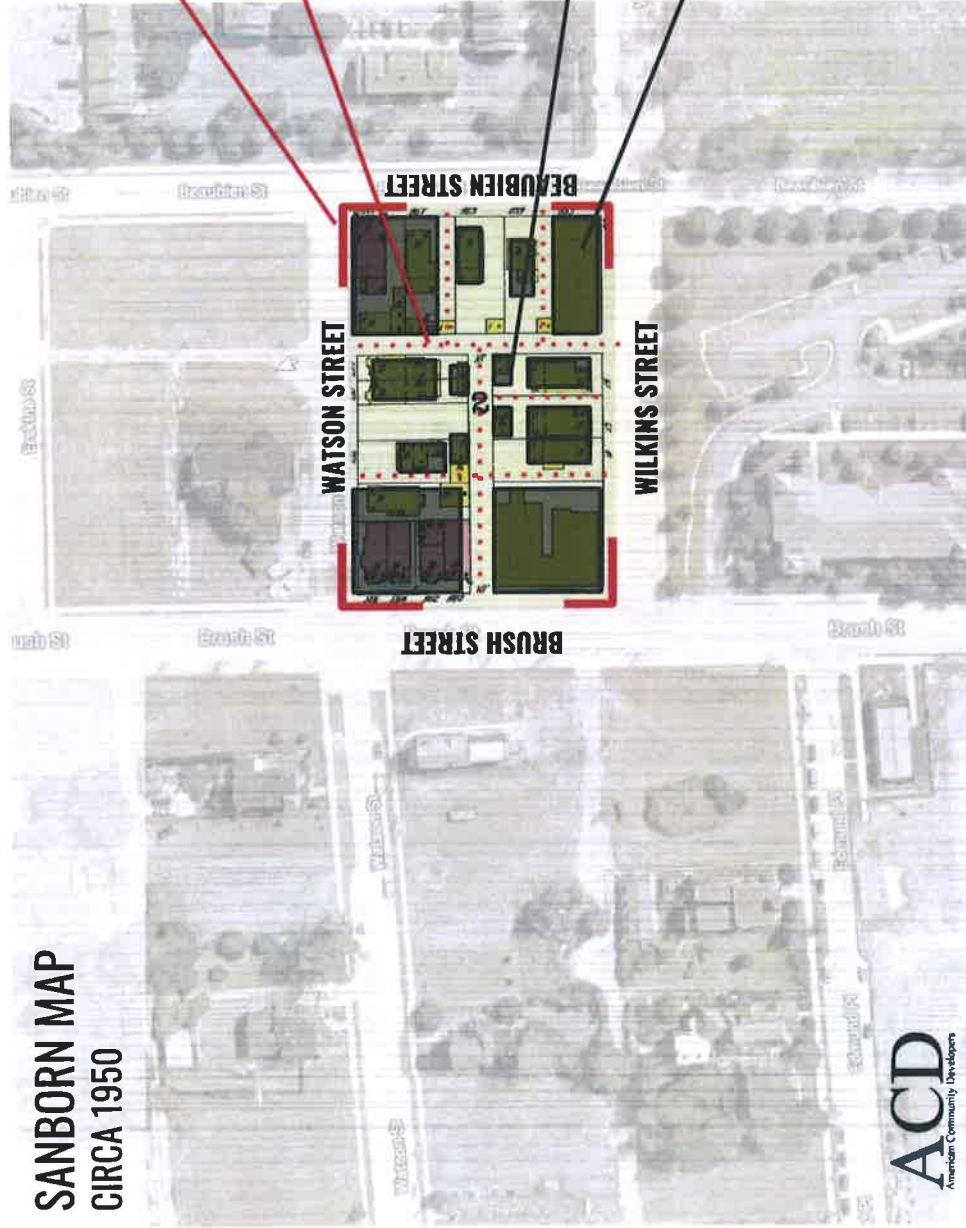


ACD
American Community Developers

CONTEXT



**SANBORN MAP
CIRCA 1950**



CONTEXT
FORMAL CUES FROM THE PAST

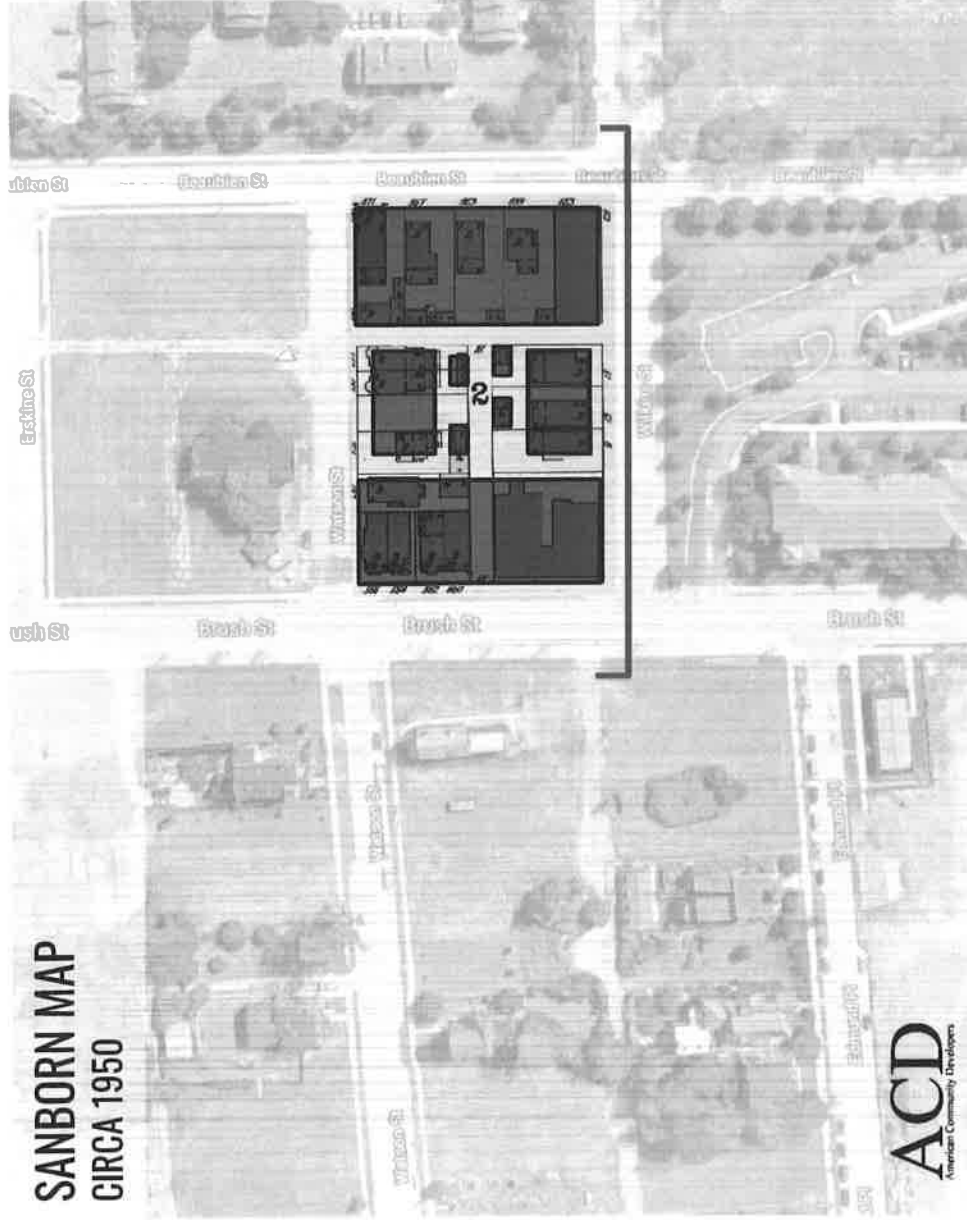
URBAN CORNERS - STREET/SIDEWALK ACTIVITY

URBAN ALLEYS - ACTIVITY WITHIN THE BLOCK

SMALLER SCALE BUILDINGS MID-BLOCK - FRACTURED MASSING ALLOWS FOR PASSAGE

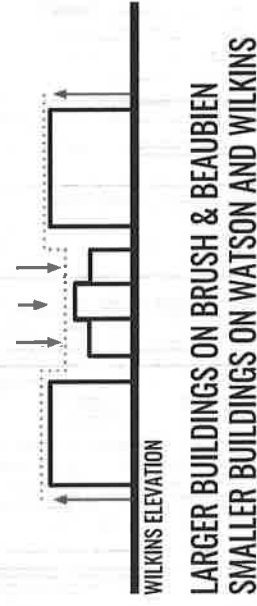
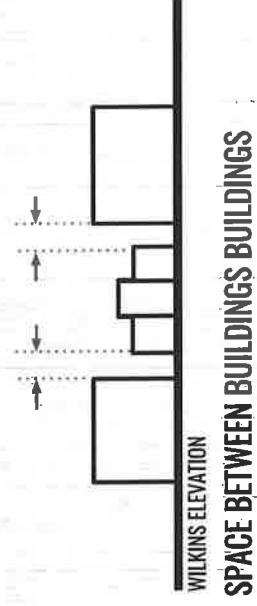
LARGER SCALE BUILDINGS AT INTERSECTIONS - FULLER MASSING CREATES STREET WALL

**SANBORN MAP
CIRCA 1950**

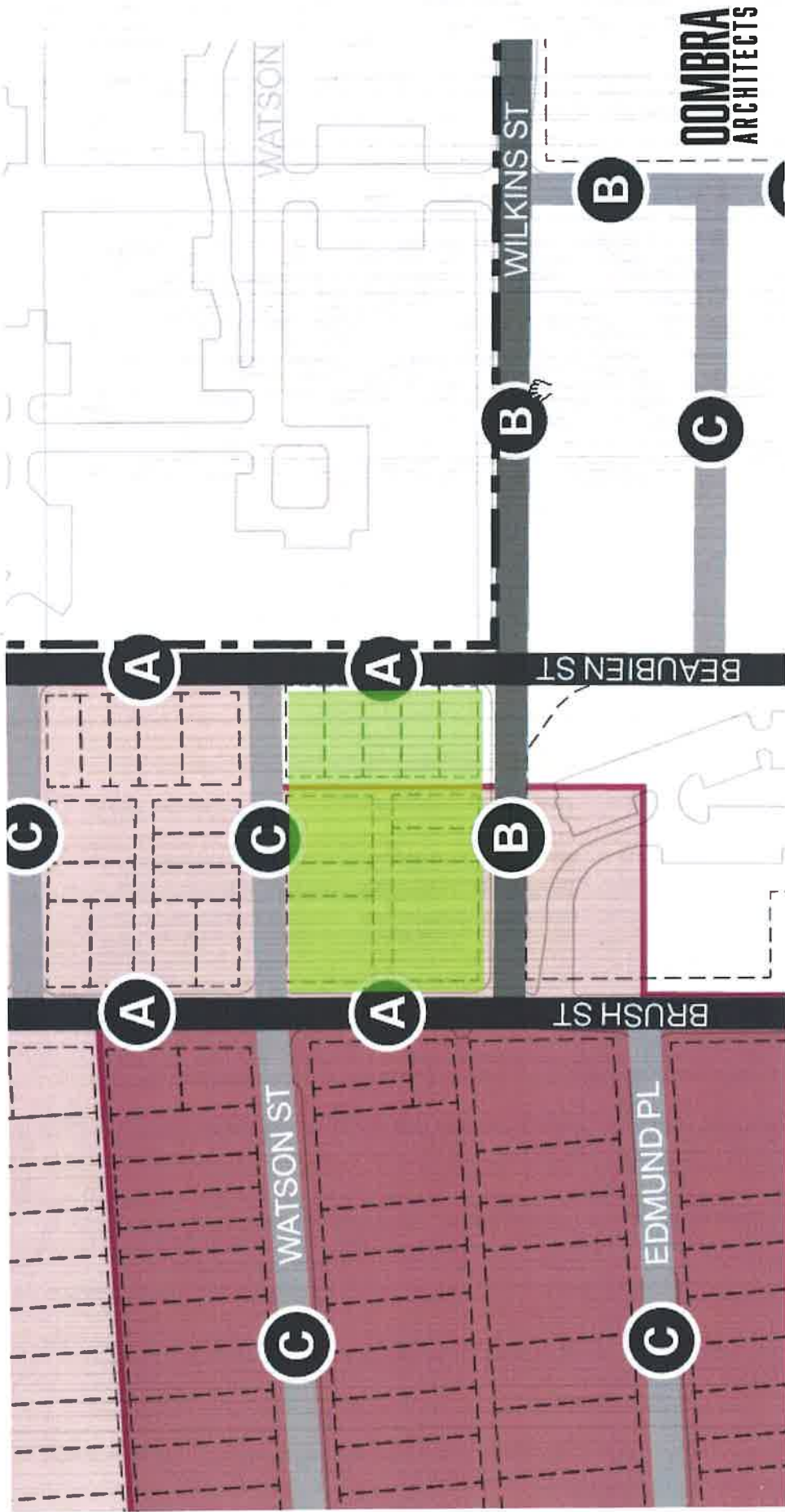


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American Community Developers

**CONTEXT
FORMAL CUES FROM THE PAST**



DOMBRA
ARCHITECTS



1/17

BRUSH AND BEAUBIEN WILKINS WATSON

TABLE 406 (a) Permitted Building Types

	A Street	B Street	C Street	Type Specific Standards
Principal Buildings				
Historic House	n/a	n/a	n/a	Sec. 61-11-407 (c)
Multiplex	N	P	P	Sec. 61-11-407 (d)
Townhouses	P	P	P	Sec. 61-11-407 (e)
Mid-Rise Flats	P	P	N	Sec. 61-11-407 (f)
Rear Buildings				
Carriage House	P	P	P	Sec. 61-11-407 (g)
Mews Building	P	P	P	Sec. 61-11-407 (h)

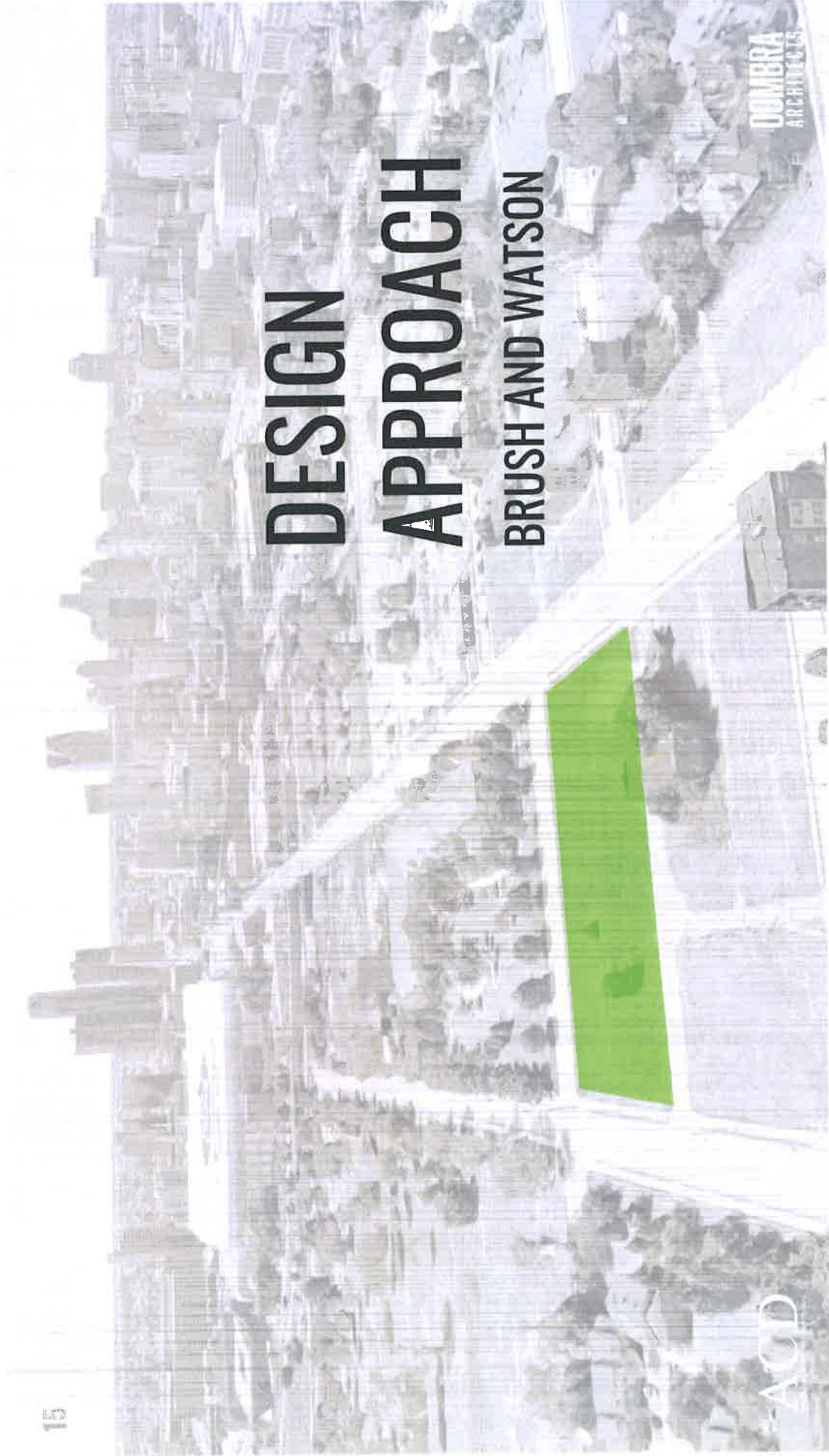
P - Permitted N - Not Permitted

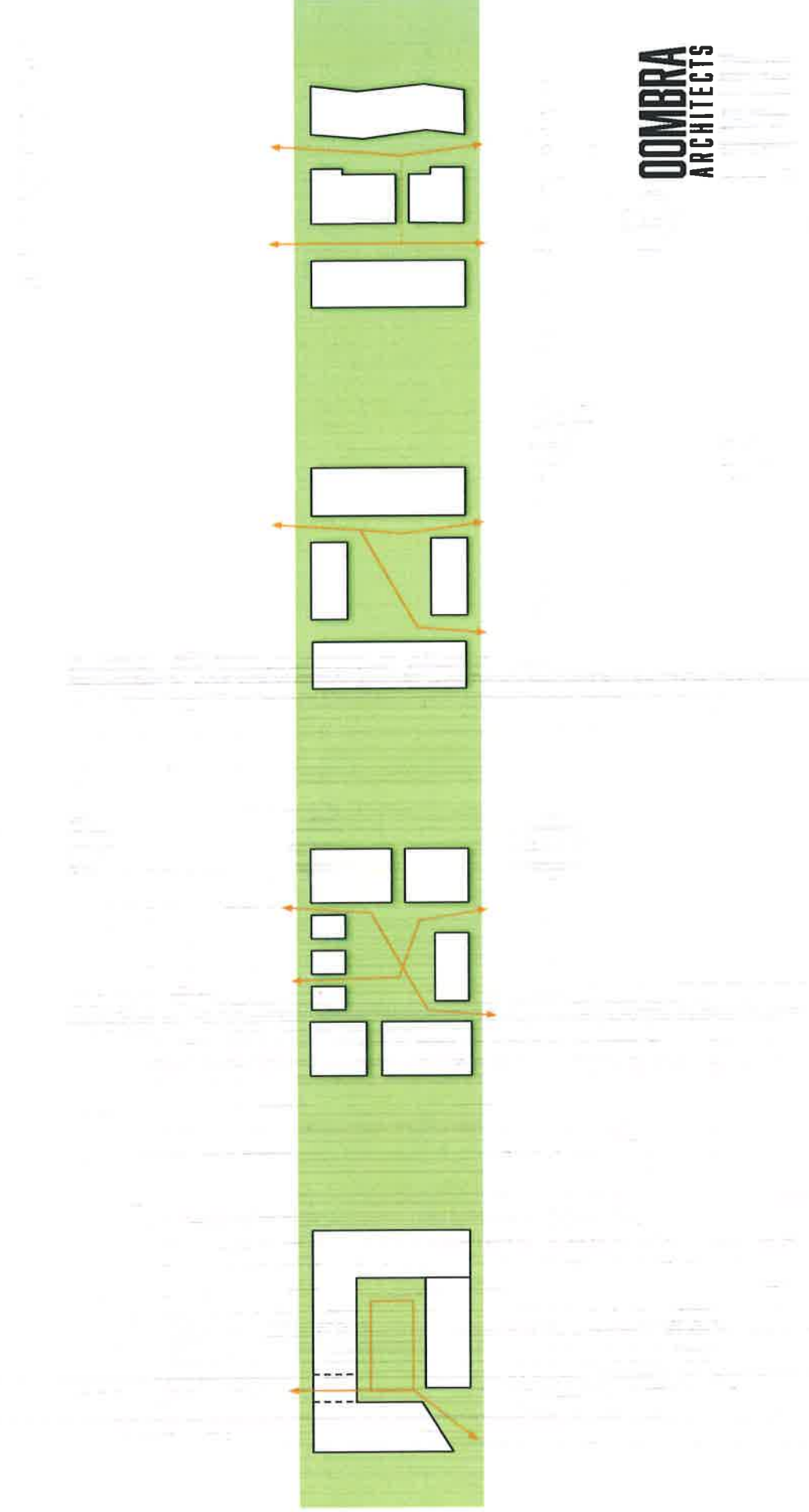
DESIGN APPROACH

BRUSH AND WATSON

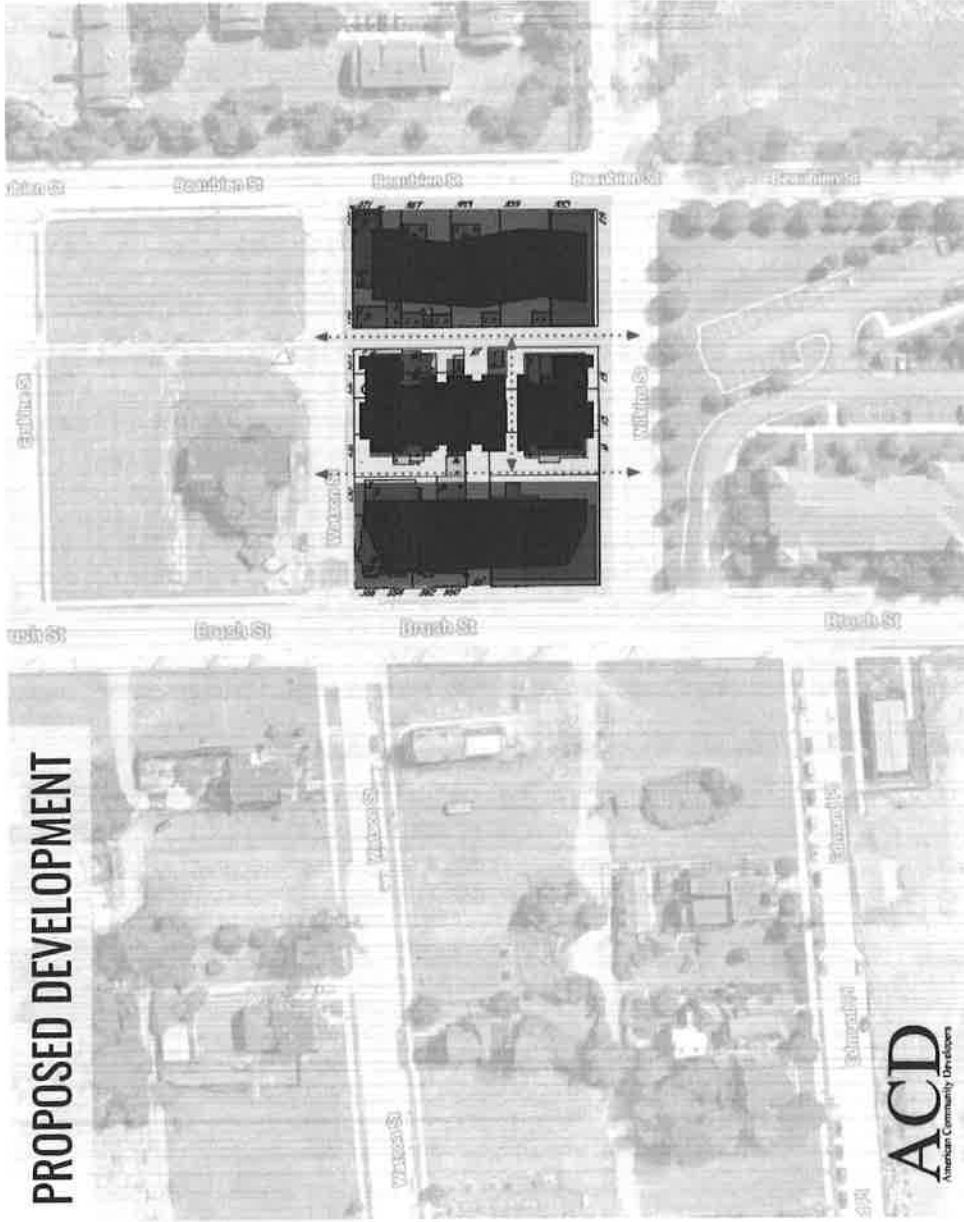
ACD

COMBRA
ARCHITECTS

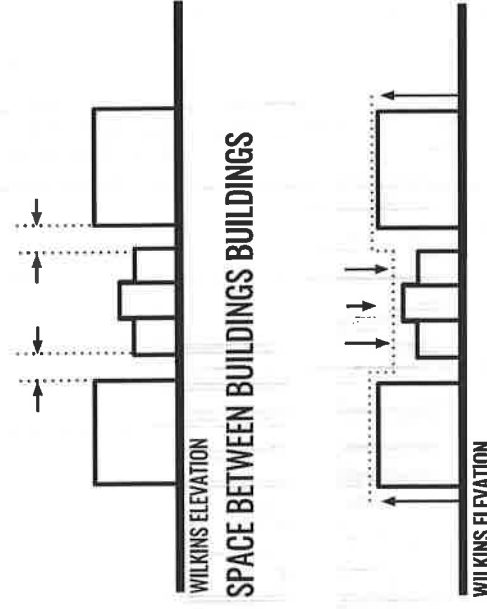




PROPOSED DEVELOPMENT

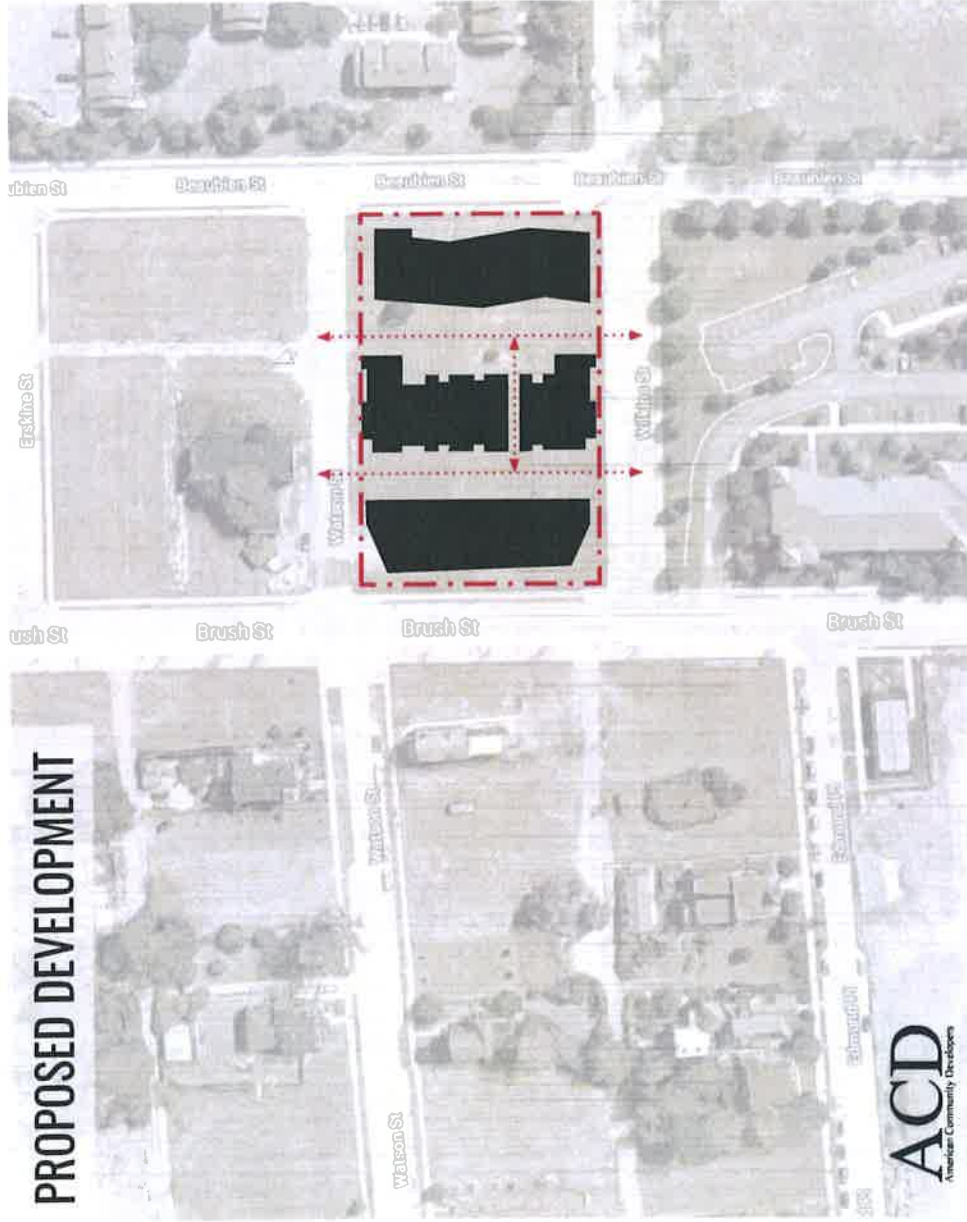


CONTEXT
FORMAL CUES FROM THE PAST

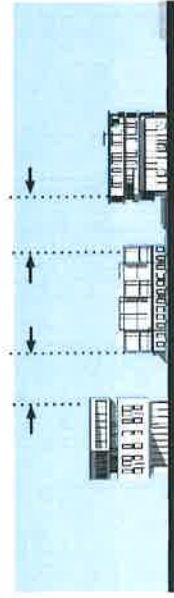


LARGER BUILDINGS ON BRUSH & BEAUBIEN
SMALLER BUILDINGS ON WATSON AND WILKINS

PROPOSED DEVELOPMENT

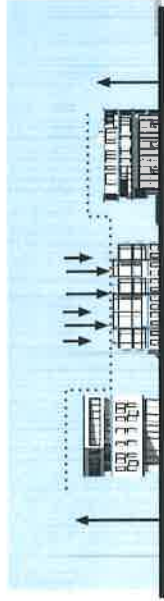


CONTEXT
FORMAL CUES FROM THE PAST



WILKINS ELEVATION

SPACE BETWEEN BUILDINGS BUILDINGS



WILKINS ELEVATION

LARGER BUILDINGS ON BRUSH & BEAUBIEN
SMALLER BUILDINGS ON WATSON AND WILKINS

PROPOSED DEVELOPMENT

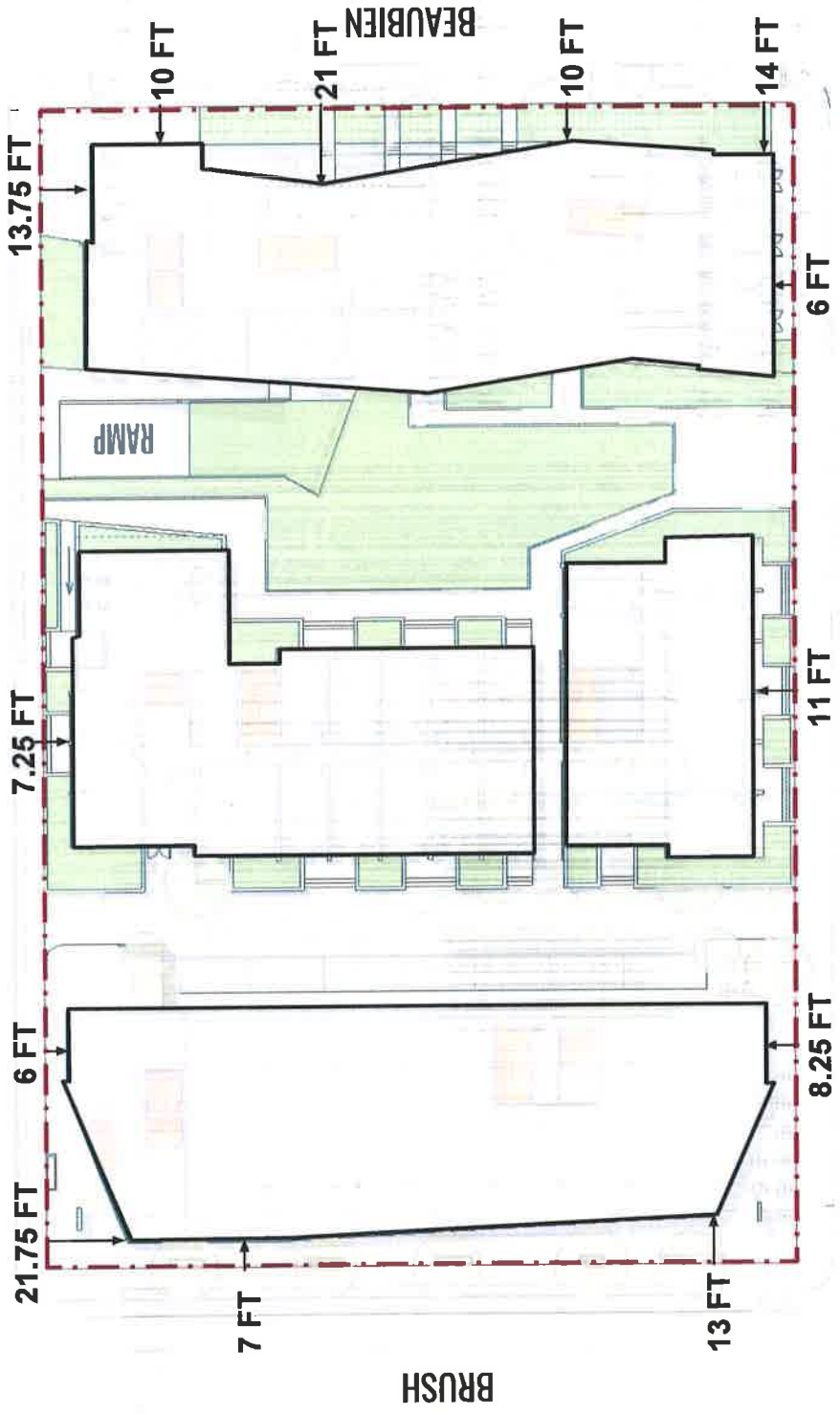
URBAN STUDIOS
3-STORIES

FLATS@BEAUBIEN
4-STORIES

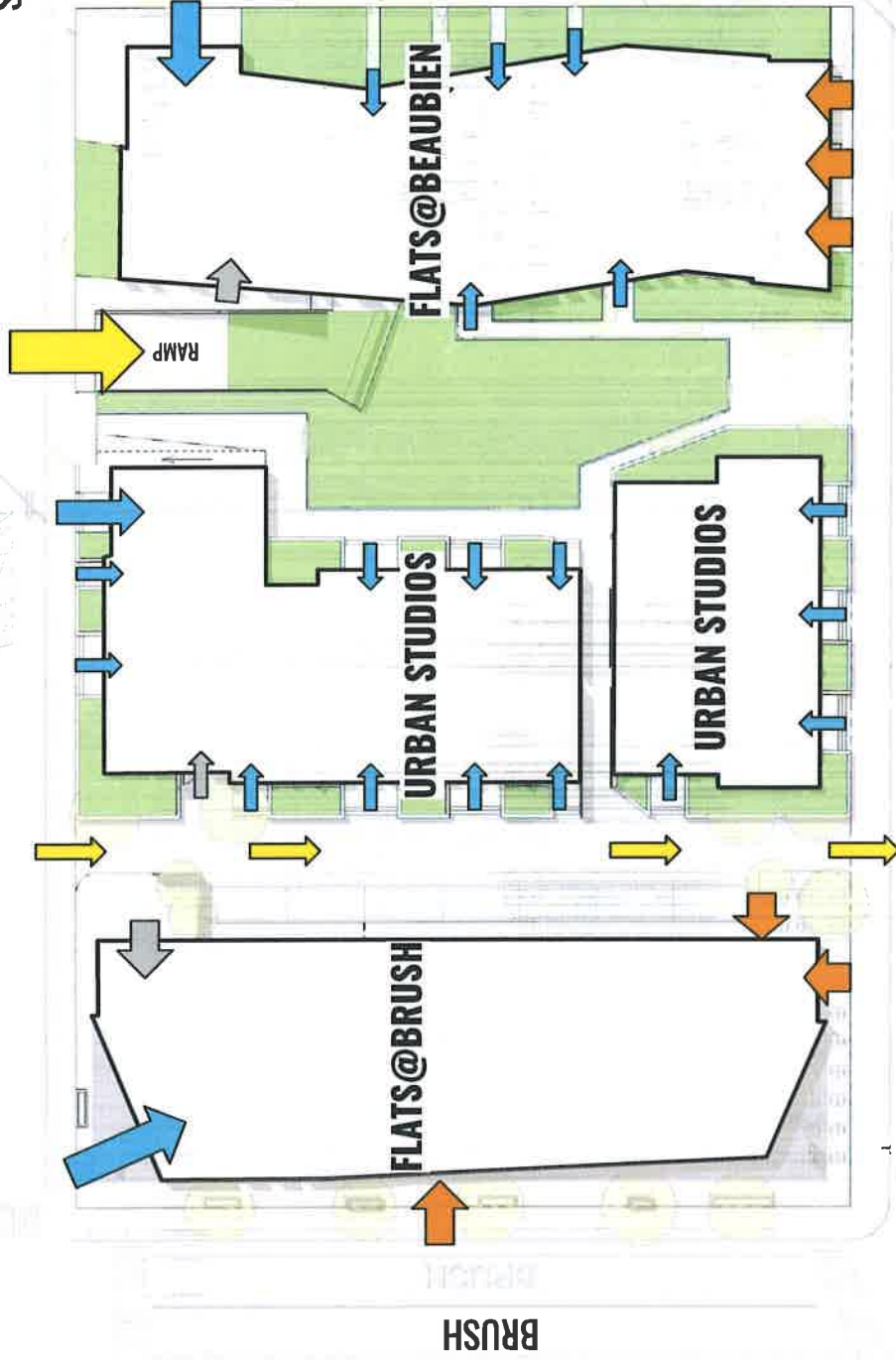
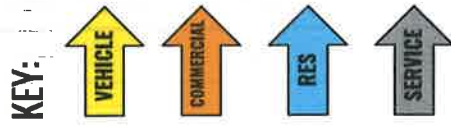
FLATS@BRUSH
5-STORIES



PARKING
+/-160 SUBLEVEL PARKING SPACES
+/-7 SHORT TERM SURFACE SPACES

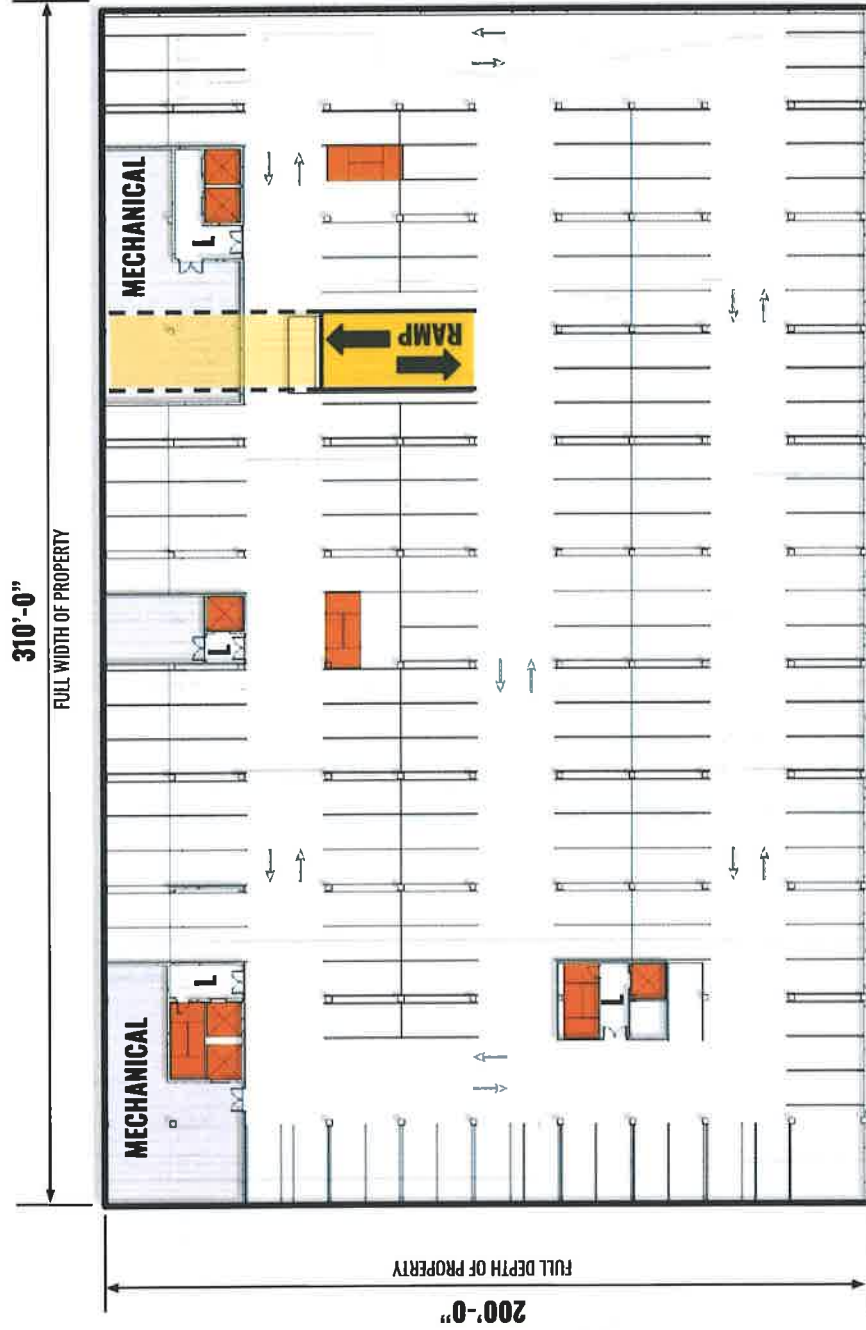


WILKINS





PARKING PLAN
BELOW GRADE

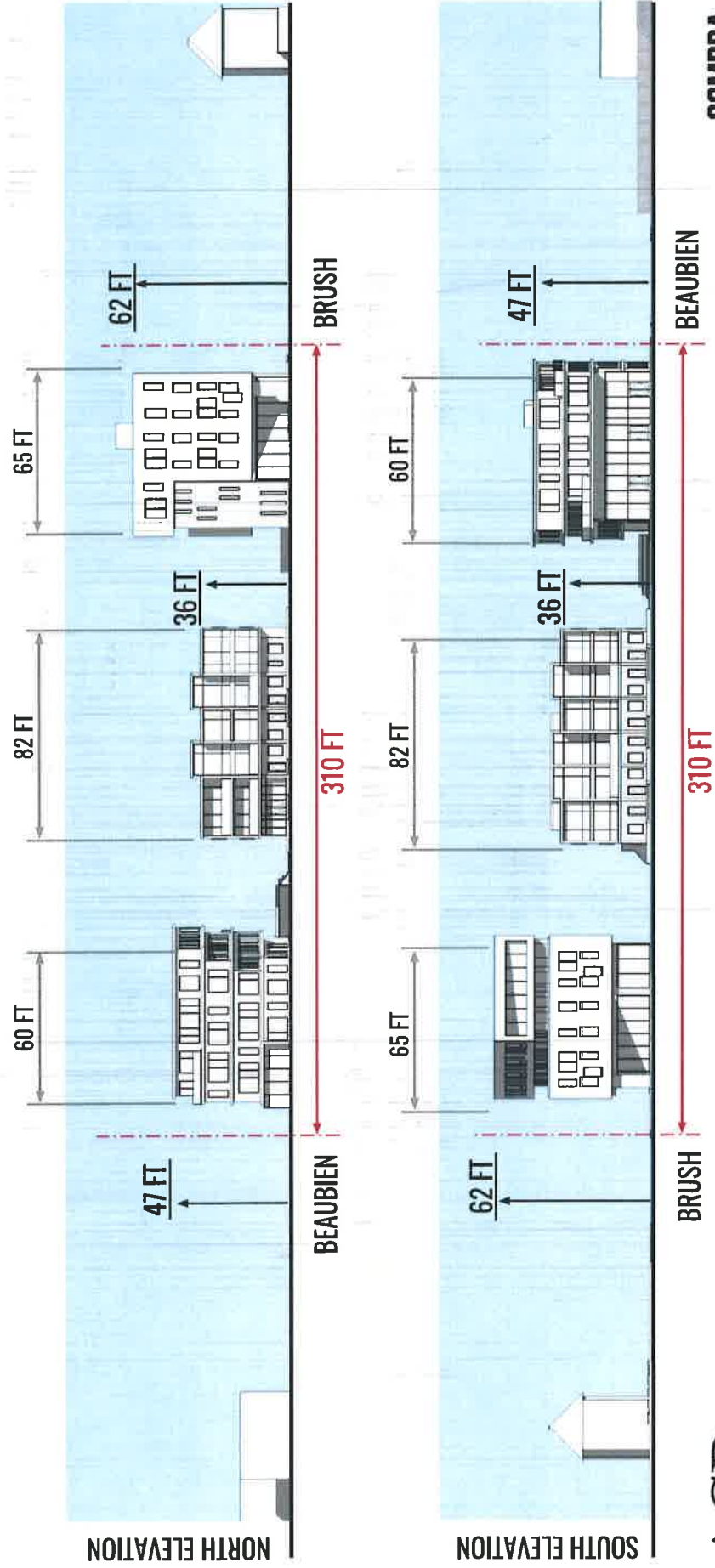


160 SPACES - 58,000 SF

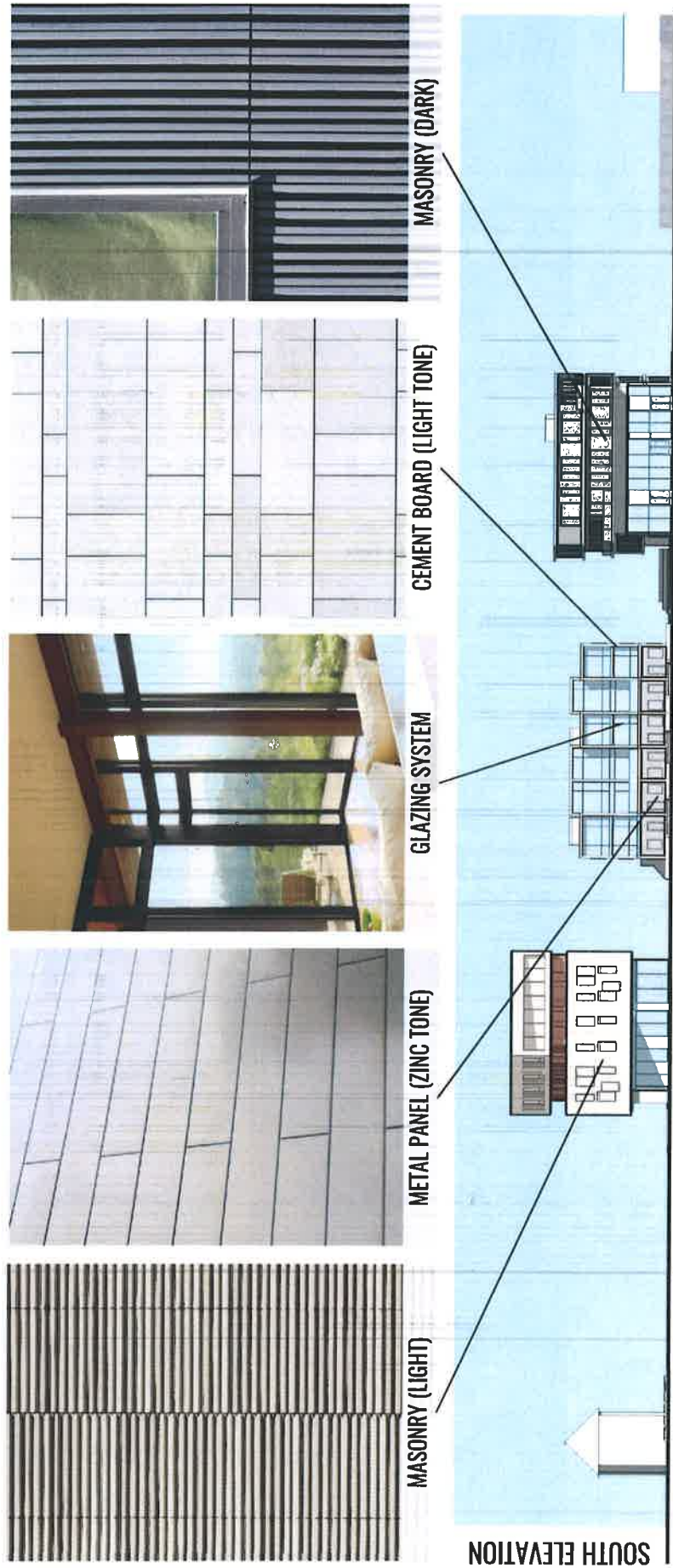


TYPICAL PLAN

ELEVATIONS & DIMENSIONS



ELEVATIONS & MATERIALS



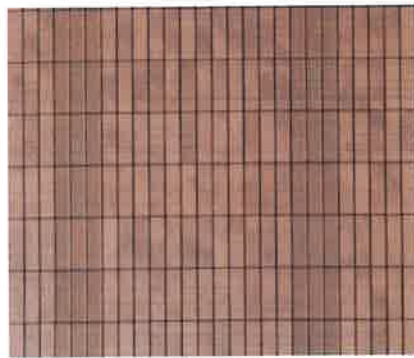
BRUSH

BEAUBIEN

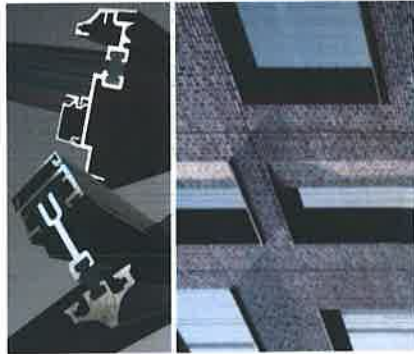
MATERIALS: BRUSH



MASONRY (LIGHT)



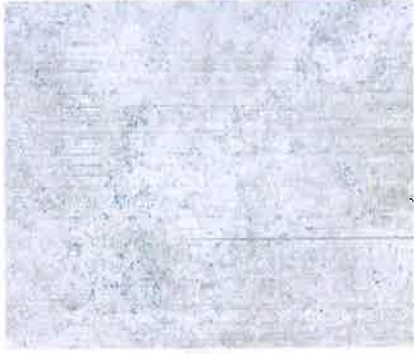
MASONRY (RED)



ALUM. WINDOWS (CHARCOAL)



CW GLAZING SYSTEM



CONCRETE COLUMNS



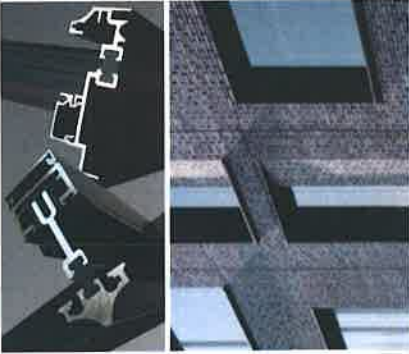
MATERIALS: BEAUBIEN



MASONRY (DARK)



METAL SLAB EDGE



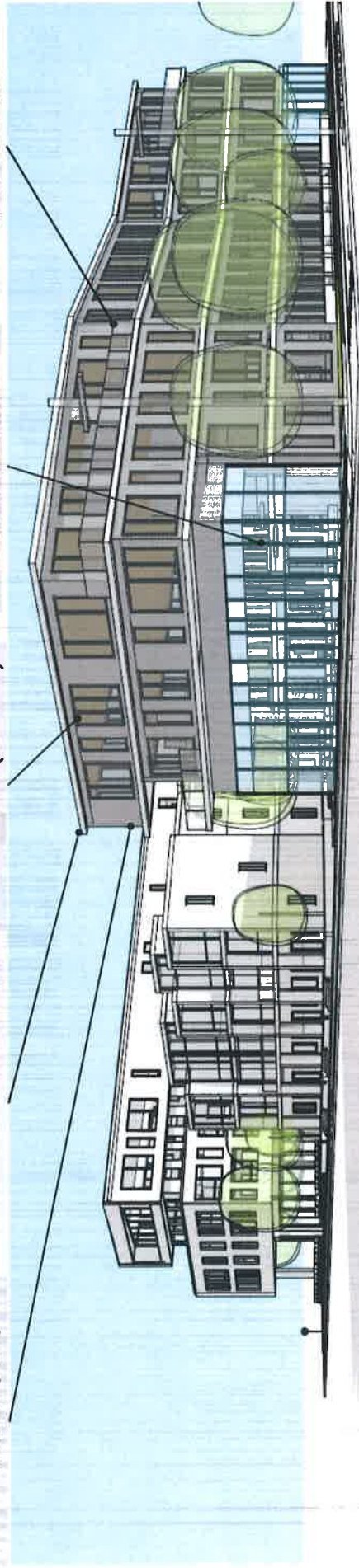
ALUM. WINDOWS (CHARCOAL)



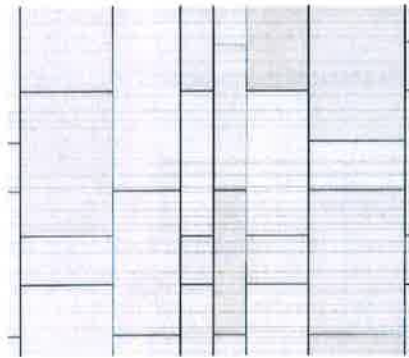
C'W GLAZING SYSTEM



GLASS GUARDRAIL



MATERIALS: MIDBLOCK



CEMENT BOARD (LIGHT TONE)



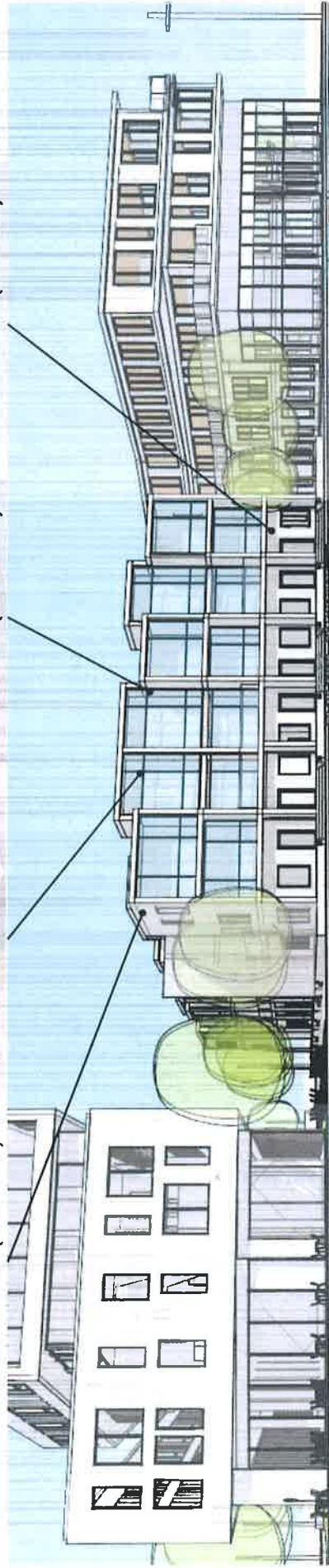
GLAZING SYSTEM



METAL PANEL (WARM TONE)



METAL PANEL (ZING TONE)



**INTERSECTION OF BRUSH AND WILKINS
LOOKING NORTH-EAST**



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American Community Developers

OOMBRA
ARCHITECTS

INTERSECTION OF BRUSH AND WATSON
LOOKING SOUTH-EAST



ACD

UJIVIRA
ARCHITECTS

URBAN STUDIOS ON PROMENADE
LOOKING SOUTH



DOBRA
ARCHITECTS

ACD

11111

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ACD

PROBIRA
PROJECTS



COMMUNITY GREEN
LOOKING SOUTH

DOMBRA
ARCHITECTS

35

ACD

WILKINS STREET
LOOKING NORTH-WEST



AOD

INTERSECTION OF BEAUBIEN AND WILKINS
LOOKING NORTH-WEST



OOMBRA
ARCHITECTS

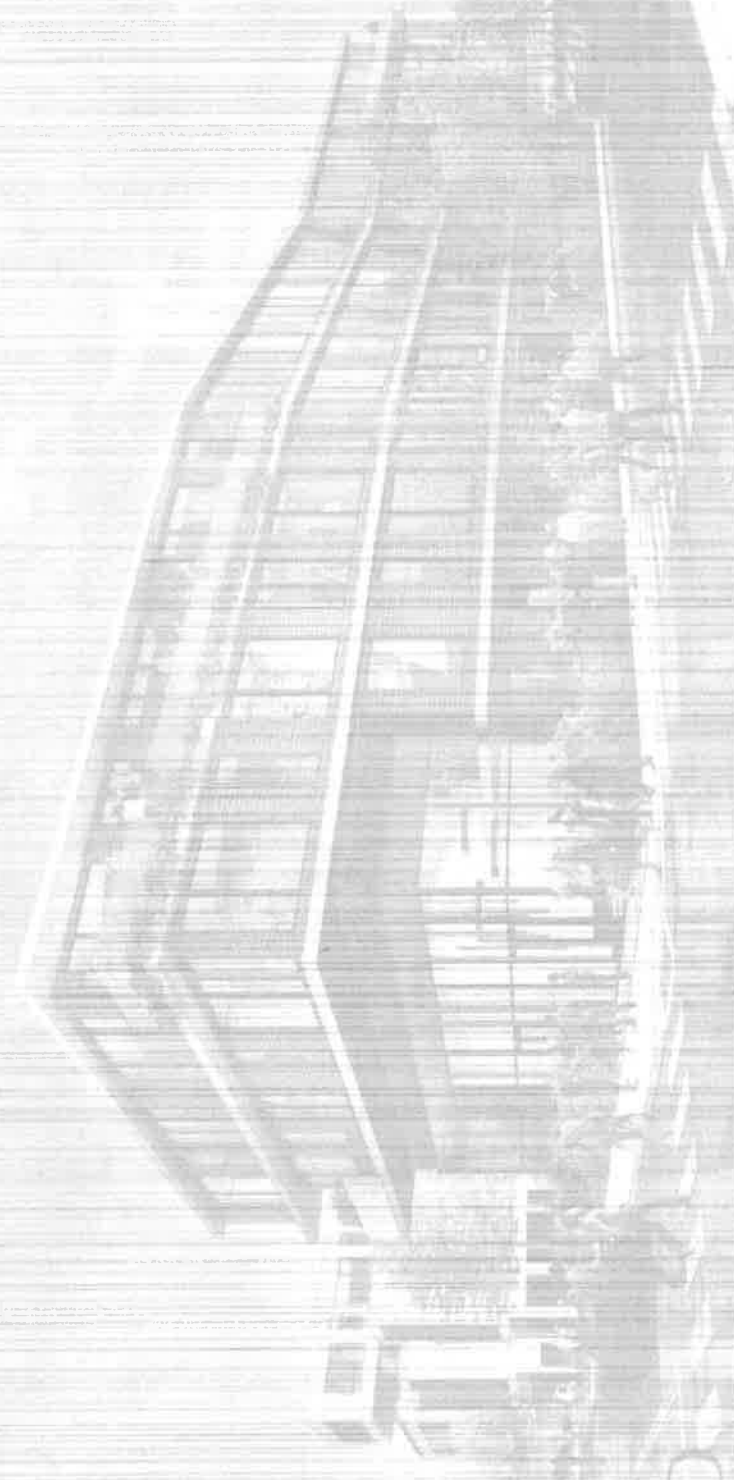
ACD
Architectural Consulting Design

AMERICAN COMMUNITY DEVELOPERS

20250 Harper Avenue
Detroit, MI 48225
313.881.8150
www.acdmail.com

OOMBRA ARCHITECTS

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215.943.2564
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22

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

CITY CLERK 2009 SEP 14 AM 9:40



Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 14, 2018

HONORABLE CITY COUNCIL

RE: Request of Mr. Mohamed Elhady in conjunction with the Detroit City Planning Commission as co-petitioner, to amend Article XVII, District Map No. 16 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification currently exists on thirteen (13) parcels, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west. **(RECOMMEND APPROVAL)**

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of Mr. Mohamed Elhady in conjunction with the Detroit City Planning Commission as co-petitioner. Consistent with the analysis and findings provided below, staff recommends approval of the request to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification, currently exists on thirteen (13) parcels commonly identified as 17198, 17200, 17204, 17208, 17212, 17216, 17220, 17224, 17228, 17232, 17240, 17300 and 17340 Conant Avenue, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west.

BACKGROUND

Upon reviewing both the Master Plan of Policies as well as zoning Map No. 16 and conducting a site visit to assess the current conditions of the subject area, CPC has determined that additional rezoning of the subject area is warranted. Therefore the Commission as co-petitioner is seeking the rezoning of twelve (12) additional parcels from B4 to M2.

The subject properties are located in Council District 3 and measure approximately 2.33 acres in area. The parcels consist of thirteen (13) parcels commonly identified as 17198, 17200, 17204, 17208, 17212, 17216, 17220, 17224, 17228, 17232, 17240, 17300 and 17340 Conant Avenue. The two parcels to the north of Nancy Avenue identified as 17300 and 17340 Conant Avenue are currently developed, owned and operated by Winston Brothers Iron and Metal Work. The subject properties identified as 17240 and 17232 Conant are owned solely by the applicant and consists of two commercial structures which are presently licensed and permitted for used auto sales and minor motor vehicle repair. The remaining nine (9) parcels south of the petitioner's property are presently undeveloped and owned by the City of Detroit.

Proposed Development

The proposed map amendment is being requested to allow for the establishment of a “Tires, used: sales and/or service” facility at 17240 Conant Avenue and to bring the greater area into conformance with the Detroit Master Plan of Policies. The Master Plan identifies the subject site as being designated “Light Industrial” for the future general land use along the Conant Avenue frontage. The proposed used tire sales and/or services use would be permitted on a conditional basis in the proposed M2 zoning classification per Sec. 61-10-43(6) as an industrial service use.

SURROUNDING LAND USE AND ZONING

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

North: M4; Winston Brothers Iron & Metal/Scrap Yard.

East: R1; Single-family Residential.

South: B4; Vacant Land / Hersh & Sons Auto Repair.

West: M4; American Eagle Precast / Takbir Transmission Services.

CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS

On February 16, 2018 CPC staff in conjunction with the petitioner held a community meeting at the Buddy’s Pizza located at 17125 Conant Avenue. Three residents who reside on Nancy Avenue were in attendance and one resident called in via cellular phone. The petitioner’s request to open a used tire sales facility was explained, as was Commission staff’s position on co-petitioning. There were no objections or support offered for the proposed land use, nor were there any objections to the proposed zoning change. Those in attendance did express concerns over the condition of the property in terms of overgrown brush, as well as the yellow paint color on the exterior of the building.

Staff did indicate that the requested land use is a conditional use, and one of the conditions could address the exterior of the property.

On April 5, 2018, the City Planning Commission held a public hearing on this request. There were no members of the public in attendance to address the rezoning request.

The Commission raised concerns over maintenance and upkeep of the site, particularly the parcels under the control of the City of Detroit and requested that the Building Authority which is under contract to manage and market the cities commercial real estate holdings along with the General Services Department be contacted to see if the site could be cleaned, and freed of debris, particularly the illegally dumped furniture in the north-south alley immediately adjacent to the subject properties.

MASTER PLAN CONFORMANCE

The subject site is located within the Davison area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Light Industrial” for the subject property. CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding this proposal.

ANALYSIS

The proposed zoning classification of M2 would permit the requested used tire repair and service facility on a conditional basis. The proposed M2 zoning classification will permit 113 by-right public, civic, institutional, retail, service, commercial, manufacturing, industrial and other uses, compared to the 71 permitted by right uses in the existing B4 zoning classification. The most intensive uses in the M2 zoning classification includes “Truck terminals, transfer buildings, truck

garages, recreational vehicle storage lots, and open areas for parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs,” and “Storage or killing of poultry or small game for direct, retail sale on the premises of for wholesale trade.”

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The petitioner’s properties are presently zoned B4 and licensed for both used auto sales as well as minor motor vehicle repair. The proposed use of used tire sales and repair is consistent and compatible with surrounding land uses to the north and south. The proposed intensification in zoning however, is not conducive to the existing residential neighborhood to the east of the subject properties, although the M2 zoning classification traditionally serves as a buffer between residentially zoned land and more intensive zoning classifications.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The Planning and Development Department has submitted their analysis of the proposed rezoning in relation to the Master Plan of Policies which states in part that the proposed rezoning will bring the area into conformance with the Master Plan of Policies. The site is adjacent the other industrial land uses, with the exception of the residential area to the east. CPC staff is of the opinion that the intensification in zoning to M2 is more in line with the future general land use of “Light Industrial” than the current B4 zoning classification.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The intensification of zoning adjacent to residential property is always of concern particularly when that new zoning classification allows more abrasive uses. The M2 district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. Given the spacing and screening requirements which are specified for many of the uses permitted in the M2 zoning classification, CPC is of the opinion that this proposed amendment may protect the health, safety, and general welfare of the public.

The Commission is however, concerned about the storage of inoperable motor vehicles on the site, as well as the maintenance of the alley between the petitioner’s property and the residential neighborhood.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property not will significantly change as a result of the proposed rezoning. The petitioner is making efforts to purchase the southern portion of the site between Nancy Avenue and Gaylord Avenue from the City of Detroit in order to better maintain the site.

- (5) 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 storm water management;

There are no concerns regarding any of these aspects.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the uses in the immediate area are industrial in nature. However, there is a densely populated residential neighborhood to the east of the subject property. Given the spacing, setback, landscaping and screening requirements for the proposed use the Commission is of the opinion that no significant adverse impacts will occur as a direct result of the proposed rezoning.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing B4 zoning classification is not conducive for the proposed used tire sales and service facility. In providing the recommendation for a M2 zoning classification the CPC evaluated all zoning classifications and determined that the M2 zoning classification would allow for the proposed use and maintain the character of the neighborhood, while providing an opportunity for the residential community to weigh in on the licensing and permitting of such a use.

- (8) Whether the proposed rezoning will create an illegal “spot zone.”

Given the industrial nature of the corridor in which this rezoning has been requested and the City Planning Commission, serving as co-petitioner; along with the proposed rezoning’s consistency with the Master Plan of Policies, CPC is of the opinion that the proposed rezoning would not constitute an illegal “spot zone.”

Suitability of the Property

One of the aforementioned criteria for rezoning states, “The suitability of the subject property for the existing zoning classification and proposed zoning classification.” Zoning Map No. 16 generally shows a mix of R1, B4, M2 and M4 zoning on the north, south, east and west around the subject property. This section of the Davison subsector is primarily developed with industrial and commercial uses. The existing residential properties along Nancy Avenue and Gaylord Avenue where primarily built between 1926 and 1927. As previously stated the M2 zoning classification is designed to buffered residential properties from more intensive use.

In general, the CPC looks favorably on the rezoning of the subject parcels to accommodate the establishment of a “used tire sales and services” facility and to bring the greater area into conformance with the Master Plan of Policies.

Land Use

CPC is of the opinion that an M2 (Restricted Industrial District) zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of additional automotive related uses. Additionally, all proposed uses are consistent with the Master Plan of Policies.

Significant Impact on Other Property

CPC is of the opinion that the rezoning of this property from a commercial stand-point might add to the sustainability of the surrounding community by allowing the establishment of an economically viable, tax revenue generating development.

RECOMMENDATION

On April 19, 2018 the City Planning Commission voted to recommend approval of the request of Mr. Mohamed Elhady in conjunction with the Detroit City Planning Commission as co-petitioner. Consistent with the analysis and findings provided above, the CPC recommends approval of the request to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification, currently exists on thirteen (13) parcels commonly identified as 17198, 17200, 17204, 17208, 17212, 17216, 17220, 17224, 17228, 17232, 17240, 17300 and 17340 Conant Avenue, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON

Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Zoning Map No. 16
Ordinance

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 16 to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification currently exists on thirteen parcels, generally bounded by the former Armada Avenue (vacated), the north-south alley first east of Conant Avenue, extended to the north, to the east, Gaylord Avenue to the south, and Conant Avenue to the west.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.
4 16 to show an M2 (Restricted Industrial District) zoning classification where a B4 (General
5 Business District) zoning classification currently exists on thirteen parcels, generally bounded by
6 the former Armada Avenue (vacated), the north-south alley first east of Conant Avenue,
7 extended to the north, to the east, Gaylord Avenue to the south, and Conant Avenue to the west.

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

9 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
10 known as the Detroit Zoning Ordinance, is amended as follows:

11 District Map No. 16 is amended to show an M2 (Restricted Industrial District) zoning
12 classification where a B4 (General Business District) zoning classification currently exists on
13 thirteen parcels, generally bounded by the former Armada Avenue (vacated), the north-south
14 alley first east of Conant Avenue, extended to the north, to the east, Gaylord Avenue to the
15 south, and Conant Avenue to the west, identified more specifically as:

16 Land situated in the City of Detroit, County of Wayne, State of Michigan, as
17 follows: E CONANT 28 THRU 46 RYAN PARK SUB L50 P30 PLATS,
18 inclusive of E CONANT 47 THRU 51 & S 25 FT VAC ARMADA AVE ADJ &
19 W 10 FT VAC ALLEY ADJ L50 P30 PLATS, W C R 13/293 128.06 IRREG

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

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



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

Approved as to Form:

Lawrence T. Garcia
Lawrence T. Garcia
Corporation Counsel

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpci@detroitmi.gov

24

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 14, 2018

HONORABLE CITY COUNCIL

RE: Request of Covenant Community Care, Inc. to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site (now known as Gardenview Estates) at the northerly 500 feet, more or less, of Parcel F to allow for the construction of a new one-story building to be occupied by a medical and dental clinic at 17625 Joy Road (RECOMMEND APPROVAL WITH CONDITIONS)

Covenant Community Care, Inc. is petitioning the City to modify a portion of the existing PD at the former Herman Gardens public housing site, now known as Gardenview Estates, which is generally bounded by Joy Road, Asbury Park Avenue, Tireman Avenue, and the Southfield Freeway. The request would modify the existing PD created by Ordinance No. 15-10 of 2010 on Zoning District Map No. 40 within Article XVII, Chapter 61 of the 1984 Detroit City Code, Zoning (please see Attachment A for the location of the subject site on Zoning Map No. 40). Covenant Community Care, Inc. is proposing to construct a new one-story building on four acres of land to be occupied by a medical and dental clinic at 17625 Joy Road.

Background

Back in the late 1990's and early 2000's, when the concept design was drawn up for the Gardenview Estates redevelopment project, the southeast corner of the intersection of the Southfield Freeway and Joy Road was designated to be developed as future retail/commercial space. The Gardenview Estates Condominium Deed divided the entire redevelopment project into parcels A through U; the subject commercial area is located on the north end of Parcel F which runs along the Southfield Freeway service drive from Joy road on the north to Tireman Avenue on the south.

Ordinance No. 15-10 of 2010 established a PD zoning district across the remaining 100 acres of the Gardenview Estates. This ordinance stated, in part, that the parcel identified on the preliminary site plan for future retail (the northerly 500 feet more or less of Parcel F) shall remain as designated vacant PD. The subject commercial area contains a total of 7.7 acres and is presently vacant surrounded by fencing.

Proposal

In early 2018, Covenant Community Care purchased 4 of the 7.7 acres from the Detroit Housing Commission (DHC) in order to develop a medical clinic. The remaining 3.7 acres at the

intersection of the Southfield Freeway and Joy Road is still available for future commercial development. Covenant Community Care is proposing to construct a 1-story building containing 24,124 square feet. The building would house 3 uses: the Covenant medical clinic occupying 5,398 square feet, a University of Detroit Mercy School of Dentistry clinic occupying 10,003 square feet, and a multi-purpose community meeting room occupying 5,070 square feet. Please see Attachment B for a copy of the proposed plans.

Public Hearing and Follow-up

On June 21, 2018, the City Planning Commission held a public hearing on the PD modification. At the hearing, no members of the public attended or spoke. Covenant Community Care representatives gave an overview of the project. The Planning Commissioners discussed the following 3 primary issues:

- How would the proposed new development deal with storm water management?
- The Commissioners asked if staff had an additional background information about the original concept for developing the northwest corner of the site with commercial uses and any updates on the status of developing the remaining 3.7 acres of the site; and
- The Commissioners asked if a representative of the U of D Mercy Dental Clinic could attend when the project returned before the CPC in anticipation action.

Covenant Community Care indicates that storm water from the site would be tied directly into the large retention basin (a gravity based system) located on the Gardenview campus along the Southfield Freeway service drive. CPC staff found a Conceptual Master Plan dated August 2004 for the redevelopment of the Herman Gardens; this plan shows a concept for a retail center at the northwest corner of the site. Furthermore, sales literature for the Gardenview Estates, in part, promotes, approximately 7 acres of planned retail development along the Joy Road/Southfield frontage. CPC staff spoke with staff of the DHC, which indicated it is presently working with Holy Cross Services and Trinity Health to purchase and develop the remaining 3.7 acres. Plans for this site are still in the preliminary stages, but would include health related and retail uses. Lastly, a representative of the U of D Mercy Dental Clinic attended the subsequent CPC meeting.

Meeting with P&DD and Community

After the June 21st hearing, the petitioner met with P&DD staff to review the project and the site plan. P&DD requested several changes to the site plan including: moving the location of the main drop-off to the center of the site, switching the locations of the public vs. staff parking, moving the location of the multi-purpose community meeting room to the front of the building, reserving space at the front of the site along Joy Road for possible future residential development. The CPC agreed to moving the community meeting room to the front of the building to help activate the façade facing Joy Road and moving the main drop-off to the middle of the site. The CPC staff proposed expanding the front setback to match the senior building to the east, which was agreed too.

After the June 21st public hearing, an additional community meeting was held on July 9, 2018, with about 40 area residents in attendance. General feedback from this meeting included:

- The community affirmed maintaining the existing fencing separating the new building from the existing residential;
- The community affirmed not connecting the site to the Gardenview roadway system, but having a pedestrian linkage;
- The community was pleased the site would be a "Project Green Light" location;

- There was need for an eye care service, but Covenant Community Care indicated it did not have plans, in part, because there was not enough room within the building;
- The community is still interested in the remaining 3 acres to the west being developed with commercial uses;
- The community was interested in using the proposed community meeting room within the building, and Covenant Community Care committed to having at least one monthly health related event in the community space with Gardenview residents; and
- Covenant Community Care committed to inviting representative from Gardenview to join its board.

Analysis

Surrounding Zoning and Land Use

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

- North: B4 (General Business District); developed with commercial buildings and vacant land
- East: PD; developed with Gardenview Estates 3-story senior apartments
- South: PD; developed with Gardenview Estates 1-story patio home duplexes and vacant land
- West: PD; vacant land. B4 across the Southfield Freeway

Parking Lot and Parking Lot Landscaping

The proposed project would have two separate parking lots: one for the public and one for staff. The revised site plan shows a public parking lot with a total of 88 spaces, and the secured staff parking lot would have 143 spaces for a total of 231 spaces.

The existing PD zoning allows flexibility in meeting the parking standards. For clinics, the Zoning Ordinance requires 1 space per 200 square feet or 5 per doctor, dentist or therapist, whichever is greater. The multi-purpose community room would require 1 space per 400 square feet. As a result, it appears the Zoning Ordinance would require 27 spaces for the medical clinic, 50 spaces for the dental clinic, and 13 spaces for the multi-purpose space for a total of 90 parking spaces required.

The petitioner indicates the medical clinic is proposed to have 12 exam rooms and a small pharmacy. At any one time, there would be 4 doctors available and about 20 support staff. The dental clinic would have 42 dental chairs, with each chair having at any one time 1 staff and 2 students assigned per chair. Because the U of D clinic is a teaching facility, the dental clinic alone is requesting extra spaces. The CPC favors less parking provided to better match the Zoning Ordinance standards; however, the CPC understands the clinic is unique in that it is in part a teaching facility which requires additional spaces.

Some of the parking spaces on the proposed site plan are only 18 feet in length, 2 feet short of the required 20 feet. The CPC recommends the site plan be revised to show standard spaces at 9 by 20 feet.

The Zoning Ordinance lists requirements for interior parking lot landscaping. Based on the ordinance, there is adequate interior landscaping for the public lot, but not for the employee parking lot. Therefore, additional landscaping within the staff lot should be provided.

Fencing

The existing site presently has a 6 foot high black chain link fence along Joy Road, and a 6 foot high black decorative fence along the east and southeast property line.

The petitioner is proposing to keep and tie into the existing decorative fence on the east and southeast property line. The petitioner is proposing to remove the chain link fence along Joy Road. The petitioner is proposing a new fence around the new staff parking lot; the CPC recommends the new fencing around the employee parking lot be 6 foot high, black, and either chain link or decorative.

Landscaping

The petitioner has submitted a basic landscaping plan which includes landscaped setbacks, as well as parking lot islands. The site plan shows a larger yard area south of the proposed multi-purpose community room.

The CPC recommends additional landscaping be added adjacent to all sides of the proposed building, as well as at the southeast corner of the site adjacent to residential units to the southeast. Lastly, the CPC recommends landscaping be provided within the yard area adjacent to the multi-purpose community room.

Linkage to Gardenview Estates

As stated earlier, the community is requesting that a pedestrian sidewalk linkage be provided between the proposed development and the Gardenview residential area to the east or southeast. The developer has agreed to provide a pedestrian path connecting the two uses.

Zoning Ordinance Map Amendment Approval Criteria

Section 61-3-80 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

There is no error in the current zoning map. However, the proposed PD modification meets the challenge of a changing condition. The subject area was cleared as part of the removal of the former Herman Garden site, and there is now interest in developing commercial uses on this vacant PD parcel.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows RLM (Low/Medium Density Residential) for the entire Gardenview Estates area. The Planning and Development Department (P&DD) concludes, in part, that most residential classifications allow for neighborhood-scale commercial development, and that the development does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.

3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

The proposed amendment would return an underutilized property to full use and provide affordable health care options to the city.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;*

The proposed project is located on Joy Road which is presently a secondary service route for DDOT.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;*

The proposal has addressed storm water issues by tying into the existing large retention pond just south of the subject site.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

As long as properly buffered from the surrounding property, the proposed project would not have significant adverse impacts on property in the vicinity.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The subject property itself is suitable for the existing PD zoning classification.

8. *Whether the proposed rezoning will create an illegal "spot zone."*

The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings. It does not constitute an illegal spot zone.

Zoning Ordinance PD Amendment Approval Criteria

In addition to Section 61-3-80, Section 61-3-96 of the Detroit Zoning Ordinance lists ten approval criteria on which PD zoning map amendments shall be based:

1. *Whether the subject site:*

- a. *Covers a minimum of two (2) acres of contiguous land under the control of one (1) owner or group owners. However, upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement; and*

- b. *Is capable of being planned and developed as one integral unit, except in unusual circumstances;*

The subject criteria are met.

2. *That no other zoning district classification would be more appropriate.*

PD was deemed appropriate for the redevelopment of the former Herman Gardens site. The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings.

3. *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this Zoning Ordinance. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development;*

The proposed development with proper design, location, and landscaping would benefit the city.

4. *Whether the location of the proposed Planned Development district is appropriate;*
In 2010, the PD zoning classification was deemed appropriate for the large-scale redevelopment of the former Herman Gardens site with a diversity of residential types and complimentary retail.

5. (Repealed);

6. *Whether the proposed Planned Development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:*

a. Permit flexibility in the regulation of land development;

b. Encourage innovation in land use and variety in design, layout, and type of structures constructed;

c. Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and

d. Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents;

The subject PD allows complimentary commercial uses as part of the Herman Garden redevelopment. The subject proposal allows health services to meet the needs of the area residents.

7. *That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners;*

The proposed development is not expected to generate an unreasonable increase in traffic and should not place a burden on surrounding land.

8. *That the proposed Planned Development is consistent with the Master Plan, as determined by the Planning and Development Department;*

See analysis above.

9. *Whether uses and structures that are planned for the Planned Development district comply with all applicable site design standards and use regulations which are specified in ARTICLE XI, DIVISION 2 of this Chapter.*

The CPC has reviewed the PD Design Criteria in Section 61-11-15 and finds that the criteria are met with the recommended conditions listed above.

10. (Repealed)

Recommendation

The City Planning Commission recommends approval of the request of the Covenant Care Community, Inc. to modify the existing PD created by Ordinance No. 15-10 of 2010 on Zoning District Map No. 40 within Article XVII, Chapter 61 of the 1984 Detroit City Code, Zoning, with the following conditions subject to final review and approval by CPC staff:

1. For all new fencing, that a revised site plan be submitted to show a black, maximum 6-foot high, decorative or chain link fence surrounding the staff parking lot;
2. That a revised landscape plan be submitted showing additional landscaping in the following areas: 1) adjacent to all sides of the building; 2) the southeast corner of the site adjacent to existing residential units, 3) within the open space adjacent to the multi-purpose community room, and 4) within the secured staff parking lot;
3. That the site plan be revised to show all parking spaces within the parking lot to be not less than nine (9) feet by twenty (20) feet (except handicap spaces, which shall comply with Article XIV, Division 1, Subdivision G of the Zoning Ordinance);
4. That the site plan be revised to show a sidewalk (pedestrian connection) between the proposed clinic and the Gardenvue Estates residential area to the east or southeast;
5. That any lighting to be installed in the parking lot or on the building exterior be compatible with the surrounding residential community and designed to reflect downward;
6. That the site plan be revised to show a location for bicycle parking; and
7. That the final site plans, elevations, lighting, landscaping, and signage plans be submitted by the developer to the staff of the CPC for review and approval for consistency with approved plans prior to making application for applicable permits.

The ordinance approved as to form is attached for Your consideration.

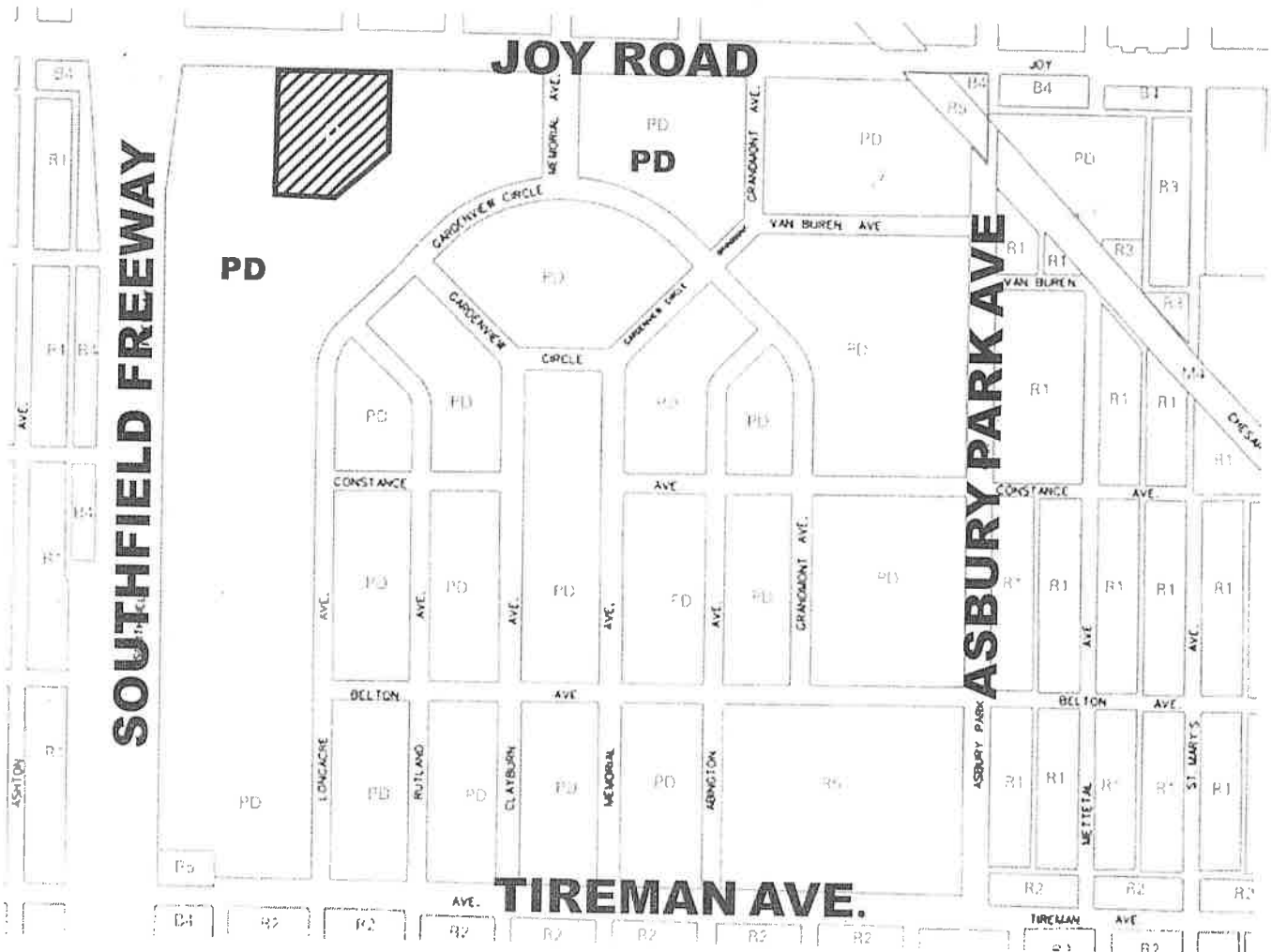
Respectfully submitted,

ALTON JAMES, CHAIRPERSON

Marcell R. Todd, Jr., Director
Christopher J. Gulock, AICP, Staff

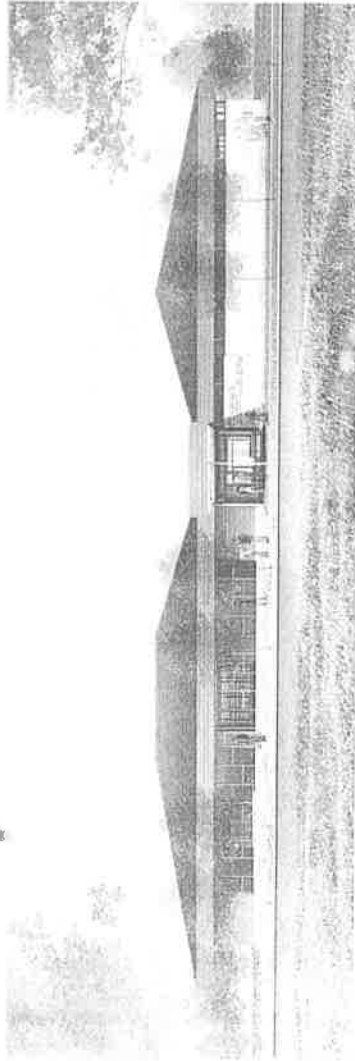
Attachments

cc: Maurice Cox, Director, P&DD
Dave Walker, P&DD
Dave Bell, Director, BSEED
Lawrence Garcia, Corp. Counsel



 **SUBJECT PROPERTY**

Covenant Community Care



Health Center

Joy Rd.
Detroit, MI 48228

Site Plan Approval

08-01-2018



2017-02621-000

SITE DATA	
CODE REFERENCE	2019 MICHIGAN BUILDING CODE
EXHIBIT NUMBER	RD
USE	BUSINESS
LOT AREA	17,846.54 (A-CR)
BUILDING FOOTPRINT AREA	24,121 SF
SETBACKS	
FRONT YARD	10 FEET MINUS (TO ADJACENT PROPERTY)
SIDE YARD	5 FEET (IF ADJ.)
REAR YARD	5 FEET
PARKING COUNTS	
PROPOSED PARKING SPACES	TOTAL 231 SPACES INCLUDING 15 BARRIER-FREE PARKING SPACES
MINIMUM REQUIRED PARKING SPACES BY ZONING	27 SPACES
MINIMUM REQUIRED PARKING SPACES BY COVENANT	34 SPACES
MINIMUM REQUIRED PARKING SPACES BY COVENANT (SEE PAGE 2-1)	15 SPACES

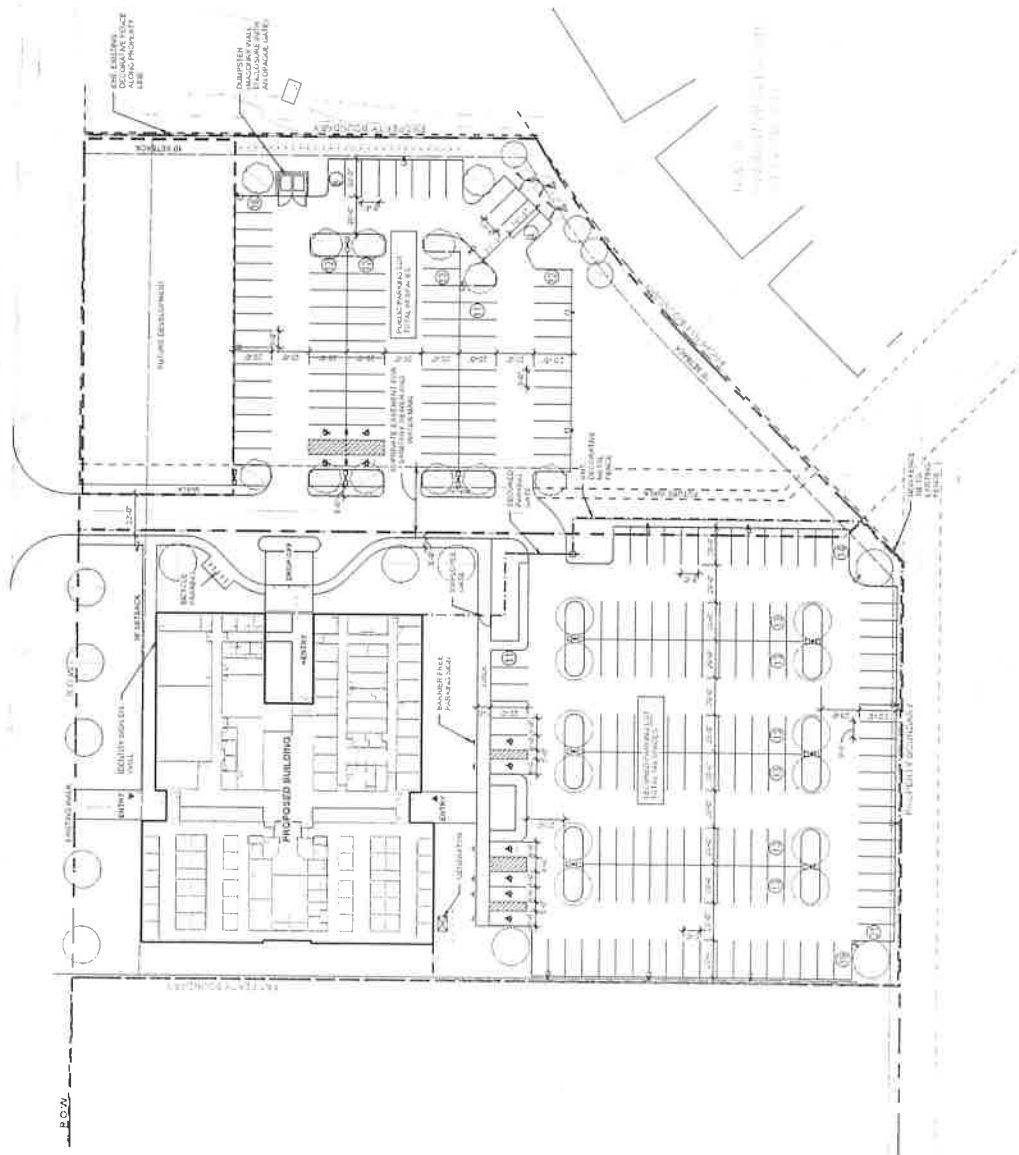
Health Center

Health Center

Date Issued For

Go to 2019 Michigan Building Code for more information on this code. See the Michigan Building Code for more information on this code.

2001 Corporate Blvd.
Suite 200
Ann Arbor, MI 48106
Phone: 734.769.1100
www.hedinc.com



PROPOSED SITE PLAN

SITE DATA				
CODE REFERENCE	2008 MICHIGAN BUILDING CODE			
CURRENT ZONING	PD			
USE	BUSINESS			
SIT AREA	17,620 SF (1.4 ACRES)			
BUILDING GROSS AREA	24,084 SF			
LANDSCAPE				
PROPOSED INTERIOR LANDSCAPING AREA	22,995 SF			
REQUIRED MINIMUM INTERIOR LANDSCAPING AREA BY JURISDICTION	6,800 SF			
EXISTING TREES				
Tree #	Species	DBH (in)	Height (ft)	Health
1	Red Maple	12	15	Good
2	Red Maple	10	12	Good
3	Red Maple	8	10	Good
4	Red Maple	6	8	Good
5	Red Maple	4	6	Good
6	Red Maple	3	5	Good
7	Red Maple	2	4	Good
8	Red Maple	1	3	Good
PLANTING TREES				
Tree #	Species	DBH (in)	Height (ft)	Health
1	Red Maple	12	15	Good
2	Red Maple	10	12	Good
3	Red Maple	8	10	Good
4	Red Maple	6	8	Good
5	Red Maple	4	6	Good
6	Red Maple	3	5	Good
7	Red Maple	2	4	Good
8	Red Maple	1	3	Good
PLANTING SHRUBS				
Shrub #	Species	Height (ft)	Health	
1	Red Maple	12	Good	
2	Red Maple	10	Good	
3	Red Maple	8	Good	
4	Red Maple	6	Good </tr	

Covenant
Community Care

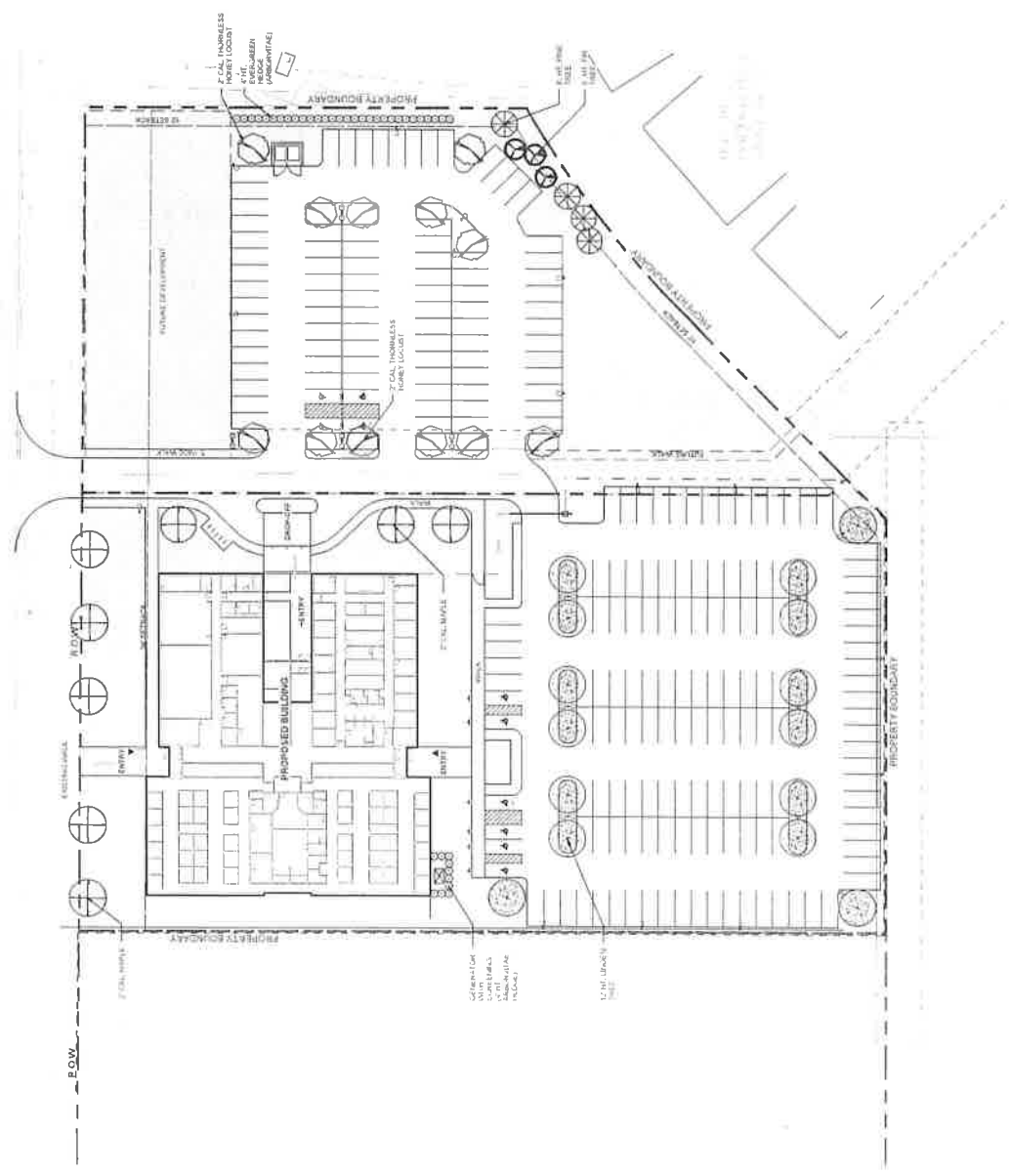
Health Center

Job No. 18-0427
Date Issued For
2018.05.15. See Plan Approval
Marked with this approval

HED
240 E. Michigan Hwy
Livonia, Michigan 48150
48150-1500
734.426.1500

© 2017
Landscape Plan

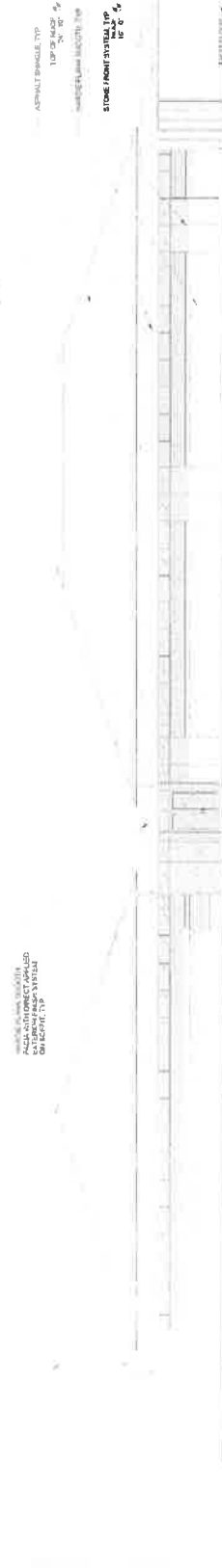
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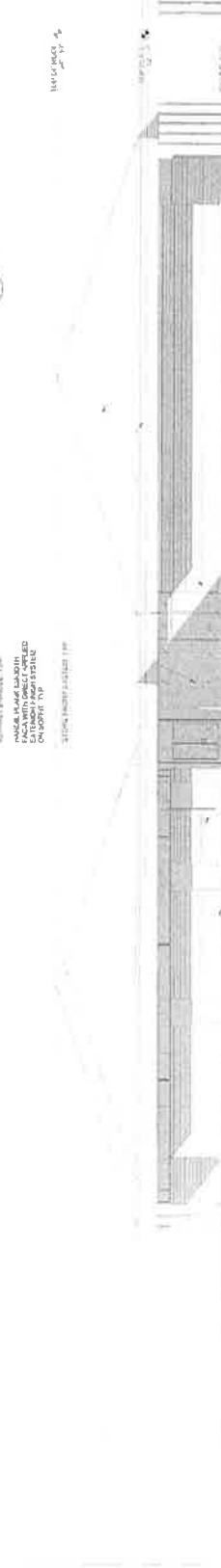
Proposed Landscape Plan
DATE: 11/1/18



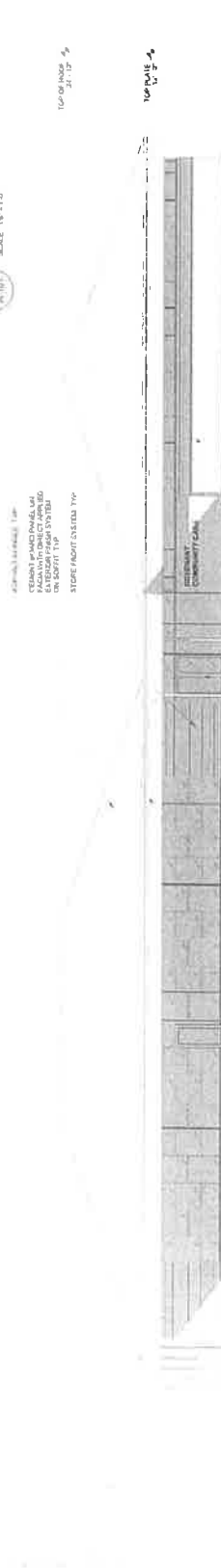
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Covenant
Community Care

Health Center

DATE ISSUED FOR
10/12/10
10/12/10
10/12/10

HED
2011 West Park Blvd
Suite 100
Atlanta, GA 30328
404.252.1100
www.hed.com

SPAN-1200
Elevations

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Zoning District Map No. 40 to modify the existing PD (Planned Development District) zoning classification established by Ordinance No. 15-10 on property generally bounded by Joy Road, Asbury Park Avenue, Tireman Street, and the Southfield Service Drive to approve the development proposal and site plans on a portion of the designated vacant PD referred to as 17625 Joy Road, a portion of Parcel F.

1 BY COUNCIL MEMBER _____ :

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map
4 No. 40 to modify the existing PD (Planned Development District) zoning classification
5 established by Ordinance No. 15-10 on property generally bounded by Joy Road, Asbury Park
6 Avenue, Tireman Street, and the Southfield Service Drive to approve the development proposal
7 and plans on a portion of the designated vacant PD referred to as 17625 Joy Road on a portion of
8 Parcel F.

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

11 Section 1. Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
12 known as the Detroit Zoning Ordinance, is amended as follows:

13 District Map No. 40 is amended to modify the approved plans for the PD (Planned
14 Development District) zoning classification established by Ordinance No. 15-10 currently shown
15 on:

16 A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF
17 SECTION 1, T. 2 S., R. 10 E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN,
18 BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE
19 NORTHWEST CORNER OF SAID SECTION 1; THENCE S. 89°27'05" E. 148.01
20 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S. 00°03'44" W.
21 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JOY ROAD
22 (120 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S.
23 89°27'05" E. 270.41 FEET TO THE POINT OF BEGINNING; THENCE

1 CONTINUING ALONG SAID RIGHT OF WAY LINE S. 89°27'05" E. 449.90 FEET;
2 THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST AND
3 NORTH LINES OF GARDENVIEW ESTATES CONDOMINIUM, WAYNE COUNTY
4 CONDOMINIUM PLAN NO. 989: 1) DUE SOUTH 240.84 FEET, 2) 144.58 FEET
5 ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 563.00 FEET, CENTRAL
6 ANGLE 14°42'48" AND A CHORD THAT BEARS S. 52°21'24" W. 144.18 FEET, 3) S.
7 45°00'00" W. 154.87 FEET AND 4) DUE WEST 226.21 FEET; THENCE DUE NORTH
8 442.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES.

9 All development subject to the PD (Planned Development District) zoning classification land
10 herein described shall be in accordance with the proposal, site plans, and elevations prepared by
11 HED dated August 1, 2018, subject to the following conditions:

- 12 1. That a revised site plan be submitted to show a black, maximum 6-foot high, decorative
13 metal or chain link fence surrounding the staff parking lot;
- 14 2. That a revised landscape plan be submitted showing additional landscaping in the
15 following areas: 1) adjacent to all sides of the building; 2) the southeast corner of the site
16 adjacent to existing residential units; 3) within the open space adjacent to the multi-
17 purpose community room; and, 4) within the secured staff parking lot;
- 18 3. That the site plan be revised to show all parking spaces within the parking lot to be not
19 less than nine (9) feet by twenty (20) feet (except handicap spaces, which shall comply
20 with Article XIV, Division I, Subdivision G of the Zoning Ordinance);
- 21 4. That the site plan be revised to show a sidewalk (pedestrian connection) between the
22 proposed clinic and the Gardenview Estates residential area to the east or southeast;


- 1 5. That any lighting to be installed in the parking lot or on the building exterior be
2 compatible with the surrounding residential community and oriented at a downward
3 angle in order not to intrude on adjacent property;
- 4 6. That the site plan be revised to show a location for bicycle parking;
- 5 7. That the phrase “future development” written on the yard/setback area along Joy Road be
6 removed from the site plan; and
- 7 8. That the final site plans, elevations, lighting, landscaping, and signage plans be submitted
8 by the developer to the staff of the CPC for review and approval prior to making
9 application for applicable permits.

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

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

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

Approved as to Form:



Lawrence T. Garcia
Corporation Council

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17 SECTION 1, T. 2 S., R. 10 E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.
18 BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE
19 NORTHWEST CORNER OF SAID SECTION 1; THENCE S. 89°27'05" E. 148.01
20 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S. 00°03'44" W.
21 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JOY ROAD
22 (120 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S.
23 89°27'05" E. 270.41 FEET TO THE POINT OF BEGINNING; THENCE

1 CONTINUING ALONG SAID RIGHT OF WAY LINE S. 89°27'05" E. 449.90 FEET;
2 THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST AND
3 NORTH LINES OF GARDENVIEW ESTATES CONDOMINIUM, WAYNE COUNTY
4 CONDOMINIUM PLAN NO. 989: 1) DUE SOUTH 240.84 FEET, 2) 144.58 FEET
5 ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 563.00 FEET, CENTRAL
6 ANGLE 14°42'48" AND A CHORD THAT BEARS S. 52°21'24" W.144.18 FEET, 3) S.
7 45°00'00" W. 154.87 FEET AND 4) DUE WEST 226.21 FEET; THENCE DUE NORTH
8 442.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES.

9 All development subject to the PD (Planned Development District) zoning classification land
10 herein described shall be in accordance with the proposal, site plans, and elevations prepared by
11 HED dated August 1, 2018, subject to the following conditions:

- 12 1. That a revised site plan be submitted to show a black, maximum 6-foot high, decorative
13 metal or chain link fence surrounding the staff parking lot;
- 14 2. That a revised landscape plan be submitted showing additional landscaping in the
15 following areas: 1) adjacent to all sides of the building; 2) the southeast corner of the site
16 adjacent to existing residential units; 3) within the open space adjacent to the multi-
17 purpose community room; and, 4) within the secured staff parking lot;
- 18 3. That the site plan be revised to show all parking spaces within the parking lot to be not
19 less than nine (9) feet by twenty (20) feet (except handicap spaces, which shall comply
20 with Article XIV, Division I, Subdivision G of the Zoning Ordinance);
- 21 4. That the site plan be revised to show a sidewalk (pedestrian connection) between the
22 proposed clinic and the Gardenview Estates residential area to the east or southeast;

- 1 5. That any lighting to be installed in the parking lot or on the building exterior be
- 2 compatible with the surrounding residential community and oriented at a downward
- 3 angle in order not to intrude on adjacent property;
- 4 6. That the site plan be revised to show a location for bicycle parking;
- 5 7. That the phrase "future development" written on the yard/setback area along Joy Road be
- 6 removed from the site plan; and
- 7 8. That the final site plans, elevations, lighting, landscaping, and signage plans be submitted
- 8 by the developer to the staff of the CPC for review and approval prior to making
- 9 application for applicable permits.

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

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

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

Approved as to Form:

Lawrence T. Garcia
 Lawrence T. Garcia
 Corporation Council

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

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

CITY CLERK 2018 SEP 13 PM 2:14

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Keagen, Jr.
Angy Webb

25

September 7, 2018

HONORABLE CITY COUNCIL

RE: Zoning Ordinance Text Amendment to allow Business Colleges and Commercial Trade Schools by-right in R5 (Medium Density Residential) Zoning Classification.
(RECOMMEND APPROVAL)

PROPOSAL

The City Planning Commission received a request for rezoning in order to facilitate the development of a Carpentry Trade School on the City's west side. Please see the concurrent report for additional details. In order to facilitate the rezoning in the most reasonable fashion the CPC determined that a text amendment to the Zoning Ordinance would also be necessary. The Commission has devised and considered changes to the provisions of the R5 (Medium Density Residential) zoning classification and now advances the proposed text amendment to Your Honorable Body.

BACKGROUND

The Detroit Zoning Ordinance divides post-secondary educational facilities into two categories:

- Educational Institutions such as colleges and universities
- Business Colleges & Commercial Trade Schools

Although the uses are somewhat similar, they are treated quite differently. Educational Institutions are classified in the School use category and widely allowed in both residential and commercial districts but not in industrial districts. Business Colleges & Commercial Trade Schools are classified in the Retail Sales & Service use category and allowed in some business and industrial districts, but not generally in residential districts. One logical reason for the different treatment is the wide range of vocations taught in trade schools—some of which are generally benign such as barbers & cosmetologists or others which have potentially detrimental impacts such as truck drivers and auto repair technicians.

Trade schools have gained popularity in recent years as an alternative to traditional four-year colleges due to their lower cost and often better employment opportunities. There is also a well-documented shortage of trade workers, especially in the construction trades. By allowing Trade Schools in additional zoning districts, access could be improved for Detroit residents, thereby increasing their employment opportunities.

This specific text amendment was prompted by the potential sale or lease of city land to the Council of Carpenters to build a training and education facility within the City of Detroit.

PROPOSED ORDINANCE AMENDMENT

Provisions of the proposed text amendment are detailed as follows:

1. Sec. 61-8-96 – List of by-right uses in R5; Add “Business college or commercial trade school, other than truck driving school”
2. Sec. 61-8-102 – List of conditional uses in R5; Remove “Business college or commercial trade school, other than truck driving school”
3. Sec. 61-12-51 – Use Table; Add “R” in R5 column

PUBLIC HEARING RESULTS

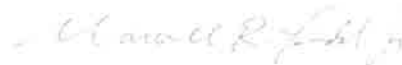
On June 7, 2018, the City Planning Commission held a public hearing on the proposed text amendment. No members of the public spoke in support or in opposition.

RECOMMENDATION

On June 7, 2018, the City Planning Commission voted to recommend approval of the proposed text amendment to the 1984 Detroit City Code Chapter 61, ‘Zoning’. The ordinance establishing the text amendment has been reviewed and approved as to form by the Law Department and is attached for your consideration.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



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

Attachment: Proposed Ordinance Text
CPC Public Hearing Notice

cc: Maurice Cox, Director PDD
Matt Walters, Mayor’s Office
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel

S U M M A R Y

This text amendment to Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, newly allows "Business colleges and commercial trade schools" by right instead of conditionally in R5 (Medium Density Residential) zoning districts.

1 BY COUNCIL MEMBER _____:

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance by amending Secs. 61-8-96 and 61-8-102 to
4 newly allow business colleges and certain trade schools by right on land zoned R5.

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

6 Section 1. Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the
7 Detroit Zoning Ordinance, is amended by amending Secs. 61-8-96 and 61-8-102 as follows:

8 **CHAPTER 61. ZONING**

9 **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

10 **DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

11

12 **Sec. 61-8-96. By-right retail, service, and commercial uses.**

13 (1) Business college or commercial trade school, other than truck driving school

14 ~~(4)~~ (2) Medical or dental clinic, physical therapy clinic, or massage therapy clinic

15 ~~(2)~~ (3) Parking lots or parking areas for operable private passenger vehicles

16

17 **Sec. 61-8-102. Conditional retail, service, and commercial uses.**

18 (1) Bed and breakfast inn

19 (2) Hotel

20 (3) Motel

21 (4) Parking structure

22 (5) Private club, lodge, or similar use, non-profit

- 1 (6) Retail sales and personal service in multiple-residential structures, as provided for in Sec. 61-12-231 of
2 this Code
- 3 (7) School building adaptive reuses—retail, service, and commercial
- 4 (8) Youth hostel/hostel
- 5 (9) All of those uses specified in Sec. 61-11-166 of this Code where located on a zoning lot within one-
6 half (1/2) mile of bus rapid transit, streetcar/trolley, or light rail line
- 7 (10) The following uses, occupying not more than 3,000 square feet of gross floor area and not having
8 drive-up or drive-through facilities, where located in a building constructed prior to January 1, 2017 and
9 located on a zoning lot farther than one-half (1/2) mile from bus rapid transit, streetcar/trolley, or light
10 rail line, strictly limited to:
- 11 (A) Animal-grooming shop
- 12 (B) Art gallery
- 13 (C) Automated teller machine not accessory to another use on the same zoning lot
- 14 (D) Bank
- 15 (E) Bake shop, retail
- 16 ~~(F) Business college or commercial trade school, other than truck driving school~~
- 17 ~~(G) (F)~~ Office, business or professional
- 18 ~~(H) (G)~~ Personal service establishments, as defined in Sec. 61-16-151 of this Code
- 19 ~~(I) (H)~~ Printing or engraving shops
- 20 ~~(J) (I)~~ Radio, television, or household appliance repair shop
- 21 ~~(K) (J)~~ Restaurants, carry-out and restaurants, fast-food and restaurants, standard as defined in Sec. 61-
22 16-162 of this Code, without beer or intoxicating liquor for consumption on the premises
- 23 ~~(L) (K)~~ School or studio of dance, gymnastics, music, art, or cooking
- 24 ~~(M) (L)~~ Tattoo and/or piercing parlor
- 25 ~~(N) (M)~~ Veterinary clinic for small animals

Use Category	Residential					Business					Industrial					Special and Overlay					Standards									
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	P	T		P	W	S	S	S	S			
Specific Land Use	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	S	S	S	S	General (Art. XII, Div. 2)			
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	A	M	R	1		D	D	D	D	Specific (Art. XII, Div. 3)

Use Category	Residential					Business					Industrial					Special and Overlay					Standards										
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	P	T		P	W	S	S	S	S				
Animal-grooming shop							R	R	R	R	R	R	R	R	R	R	R	R	L								R	R	R	R	Sec. 61-12-153
Automated teller machine (without drive-up or drive-through facilities)							R	R	R	R	R	R	C/R	R	R	R	R	L									R	R	R	R	Article XIV, Division 1, Subdivision H; Sec 61-11-248
Automated teller machine, with drive-up or drive-through facilities							C	C	C	R	R	R	R	R	R	R	L									C	R				
Bank without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R	L									R	R	R	R	Article XIV, Division 1, Subdivision H; Sec. 61-11-248	
Bank with drive-up or drive-through facilities							C	C	C	C	R	R	R	R	R	L									C	R			Sec. 61-12-408		
Barber or beauty shop							R	R	R	R	R	R	R	R	R	R	L									R	R	R	R	Sec. 61-12-239	
Business college or commercial trade school							R	R	R	R	R	R	R	R	R	R	L									R	R	R	R	Article XIV, Division 1, Subdivision H	
Customer service center with drive-up or drive-through facilities							C	C	C	C	R	R	R	R	R	L															
Customer service center without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	L									R	R	R	R			

**Sec. 61-12-51.
Retail sales and service; service-oriented.**

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

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

Section 4. This ordinance shall become effective on the eighth day after publication in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to form:

A handwritten signature in cursive script, reading "Lawrence T. Garcia", written over a horizontal line.

Lawrence T. Garcia
Corporation Counsel

25

Alton James
Chairperson
Lesley Carr Fairrow, Esq.
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
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David Esparza, AIA, LEED
Lauren Hood, MCD
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Committee of the Whole Room, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 on

THURSDAY, JUNE 7, 2018 AT 5:20 PM

This text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, newly allows “Business colleges and commercial trade schools” in R5 (Medium Density Residential) zoning districts.

This proposed text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance.

Zoning Ordinance text amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing, Two Woodward Avenue, Room 208, Detroit, Michigan 48226 (email: cpc@detroitmi.gov).

Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire. It is anticipated that provisions, akin to those referenced above, may be presented for consideration at the public hearing.

An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. If interpretation or translation services are needed please call The Department of Civil Rights, Inclusion & Opportunity, Ryan Crigle at (313) 224-1516 or (313) 224-4950.

For further information on this proposal or the public hearing, please call (313) 224-6225.

26

CITY CLERK 2018 SEP 14 AM 9:40

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313.224.3487 Fax: 313.224.4336
e-mail: historic@detroitmi.gov

September 13, 2018

HONORABLE CITY COUNCIL

RE: On May 2, 2018, petition # 317, submitted to the City Clerk's Office requesting that the intersection Anthony Wayne Drive and West Warren be assigned the secondary street name Tapan Datta Boulevard.

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted by the petitioner (see attachment) staff has determine that reasonable grounds has been provided and therefore has concluded that the petition meets the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

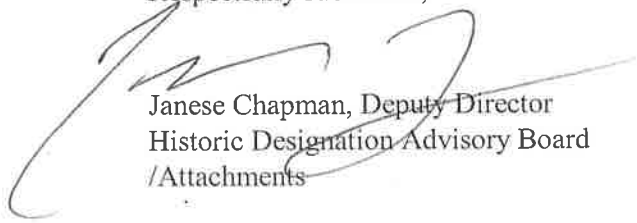
Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,



Janese Chapman, Deputy Director
Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday**, _____, **2018 at** _____ **a.m.**, for the purpose of considering petition No. 317 requesting the secondary street name in honor of Professor Tapan Datta, retired professor of engineering from Wayne State University in the area of Anthony Wayne Drive and W. Warren Avenue to "Tapan Datta Doulevard."

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, May 02, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

CITY PLANNING COMMISSION LEGISLATIVE POLICY DIVISION
PUBLIC LIGHTING DEPARTMENT
DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

317 *Wayne State University, request to install a secondary street sign at the intersection of Anthony Wayne Drive and Warren Avenue in honor of Tapan Datta Boulevard.*

Additional Info.:

NAME: Tapan K. Datta, Ph.D., P.E.

OFFICE ADDRESS:

5050 Anthony Wayne Drive
EDC, Room #0504
Detroit, MI 48202

HOME ADDRESS:

1830 Lone Pine Road
Bloomfield Hills, MI 48302

OFFICE PHONE: (313) 577-9154

HOME PHONE: (248) 626-5769

DEPARTMENT/COLLEGE: Department of Civil and Environment Engineering

PRESENT RANK & DATE OF RANK: Professor since 1979

WSU APPOINTMENT HISTORY:

Sept. 1973 – Present	Faculty of Department of Civil and Environmental Engineering, Wayne State University
1973	Assistant Professor of Department of Civil and Environmental Engineering, Wayne State University
1976	Associate Professor of Department of Civil and Environmental Engineering, Wayne State University
1978	Acting Chairman of Department of Civil and Environmental Engineering, Wayne State University
1979 - 1983	Chairman and Professor of Department of Civil and Environmental Engineering, Wayne State University
1979 - Present	Professor of Department of Civil and Environmental Engineering, Wayne State University

Dr. Datta's Contributions to the City of Detroit

Teaching is a noble profession, therefore all teachers and professors are to be respected. However, there are some teachers and professors who go beyond their call of duty and contribute a lot to the society. These individuals need to be recognized and honored.

Dr. Tapan Datta, Professor of Civil Engineering at Wayne State University, is one such professor who not only did research with international standing and impact, and motivated and nurtured his students to become outstanding engineers and managers, but contributed significantly to the City of Detroit and the State of Michigan. So, honoring Dr. Datta is not only honoring the Wayne State University but also the City of Detroit and the State of Michigan.

Dr. Tapan Datta developed several safety and streetscape projects that benefited the City and its residents in a very positive way.

Some of his contributions in the area of road safety that helped the City of Detroit residents in particular are:

1. Updating the UD-10 Crash forms – State of Michigan adopted this form and all the crashes are currently being recorded using this form. This improved the road crash reporting system which helped in identifying the high crash locations. MDOT, SEMCOG and all road agencies use this data to implement the countermeasures to reduce the number of crashes and crash severities. The residents of the City of Detroit, along with those living in the jurisdiction of many local road agencies, and ultimately the citizens of the State of Michigan, have immensely benefited by the safety and health protection afforded by this initiative.
2. All Red Phase – Dr. Datta was instrumental in introducing the All Red phase (few seconds of red time for all approaches of the signal) in the signal timing for all the City of Detroit signals. This significantly reduced the T-Bone type of crashes resulting in saving many lives and/or reducing the severity of the crashes.

Dr. Datta was instrumental in the development of two streetscape projects, which are appreciated by both the City and WSU residents and visitors alike for achieving both safety and beautification of the roadway environment. These are:

1. The Anthony Wayne Drive Streetscape Project, which involved the preparation of a proposal to the Federal Highway Administration, through the Michigan Department of Transportation, for the funding of 80 percent of the construction cost and WSU funding the balance (20 percent) of the construction cost, cost of engineering, construction supervision and management. This work resulted in attracting a lot of retail stores into the area (expected to increase in number with the completion of the construction of the new campus dormitory building), while also doubling the on street parking capacity within the project boundaries. The City of Detroit Parking Department installed parking meters in this area and is getting additional revenues out of them.

2. The Trumbull Avenue Streetscape Project, which included improvements to the roadway segment from Warren Avenue to near West Grand Boulevard. This project required negotiations with two local stakeholders in addition to the City of Detroit. Similarly, this project was funded by FHWA for 80 percent of the construction cost, and the balance (20 percent) of the construction cost, as well as cost of engineering, construction supervision and management, was funded by WSU and the Henry Ford Health System (a local stakeholder).

Over the years, Dr. Datta has assisted numerous local homeowner associations in performing their own traffic studies in order to provide the necessary data to the City Traffic Engineering Department to request traffic calming and safety treatments within their neighborhoods. His valuable assistance to homeowners was done, free of charge, to make various Detroit neighborhoods better places to live. One good example is the Palmer Woods neighborhood is where he helped them implement some traffic calming/circulations measures at no cost to the City.

In summary, Dr. Tapan Datta is an extraordinary professor who, in addition to be a distinguished researcher and educator, put the names of the City of Detroit and State of Michigan's in the international arena of Traffic and Transportation. At the same time, his services helped the City of Detroit citizens significantly and will continue to do so in the future.

Petition number:

City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Patrick Lindsey

Name of the Organization: Wayne State University

Mailing Address: 4092 Faculty Administration Building, 656 W. Kirby

City/State/Zip Code: Detroit, MI 48202

Phone: (313) 577-4228

E-Mail: patrick.lindsey@wayne.edu

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number: _____

II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?
Tapan Datta Boulevard

(b) Where will the sign be located?
Intersection of Anthony Wayne Drive and Warren Avenue

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?
June 1, 2018

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?
To honor Dr. Tapan Datta.

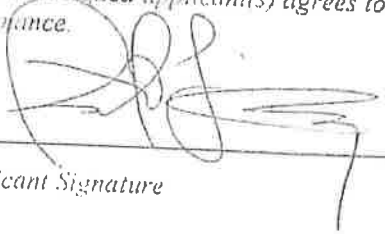
(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.


Applicant Signature

April 19, 2018

Date



WAYNE STATE UNIVERSITY

Government and Community Affairs

April 19, 2018

Detroit City Council
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

RE: Request for a Secondary Street Name Sign for Dr. Tapan Datta

Dear Members of the City Council:

This letter comes to request your honorable body a secondary street name sign on behalf of Dr. Tapan Datta. Dr. Datta has been an exemplary professor, an ardent researcher and a committed traffic safety proponent.

Dr. Datta has been a Professor in the Department of Civil and Environmental Engineering at Wayne State University (WSU) for the past 45 years. During this time, he was the advisor for numerous Ph.D., Masters, and Bachelors students. One of his legacies is having taken lot of interest in not only making sure that his students learn the concepts of the Traffic and Transportation Engineering field, but also understand their social responsibilities as professionals. It is mainly because of Dr. Datta's efforts that WSU built a nationally renowned Transportation Program, which produced outstanding graduates. Many of his past students are in key positions today in leading international, national, state and city-level agencies. It is also important to mention that many of his students work for the City of Detroit.

Dr. Datta has directed countless research projects sponsored by FHWA, NHTSA, OSHA, MDOT, MOHSP, AAA, and other public and private agencies. During his entire time at WSU, he was actively involved in a variety of research projects dealing with highway safety, traffic operations, traffic signal systems, evaluation, GIS, ITS and other advanced technologies, construction work zone safety, human factors, risk management, transit systems, and many others. He is a Fellow Life member of ITE and an organizational member of TRB. He is a registered Professional Engineer in the State of Michigan.

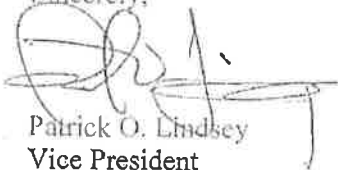
Dr. Datta is a highly committed Traffic Safety proponent. He was instrumental in developing the UD-10 crash form (traffic crash recording form used by the police) and conducted several seminars across the state to explain the importance of recording it correctly. He has also instilled a strong commitment to traffic safety in his students. Dr. Datta has received many awards and recognitions from the university and professional community. Based on his academic and scholarly contributions to the field of Traffic and Transportation Engineering, he received in 2002 the prestigious "Arthur Carr" Professorship Award from the College of Engineering at WSU, followed by the College of Engineering Excellence in Teaching Awards in 2003-2004 and 2006-2007. Dr. Datta was the recipient of the 2009 Distinguished Alumni Achievement Award from the WSU College of Engineering being conducted to Hall of Fame.

Dr. Datta received the National Work Zone Safety Awareness Award at the Traffic Management and Work Zone Safety Conference in Orlando, FL. Also, in March of 2009, Dr. Datta was appointed to the "Construction Safety Standards Commission" by Governor Granholm of the State of Michigan, and he served as a Commissioner until December 2012.

This secondary street name sign is not only honoring Dr. Datta but honoring WSU, the City of Detroit and the State of Michigan. Therefore I, on behalf of WSU, am asking the honorable council to please approve a secondary street name sign honoring this great man that would be placed at the intersection of Anthony Wayne Drive and Warren Avenue.

If you have any questions, please feel free to contact me at (313) 577-4228. We are excited to honor such an accomplished man who had contributed so much to our society.

Sincerely,



Patrick O. Lindsey
Vice President
Government & Community Affairs

2018-05-02

317

317 *Petition of Wayne State University,
request to install a secondary street
sign at the intersection of Anthony
Wayne Drive and Warren Avenue in
honor of Tapan Datta Boulevard.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

CITY PLANNING COMMISSION LEGISLATIVE POLICY
DIVISION
PUBLIC LIGHTING DEPARTMENT
DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT



Patrick O. Lindsey
Vice President

July 17, 2018

TO: To Whom It May Concern:

RE: Petition 317

This letter is to express Wayne State University's full support of the petition submitted to the City of Detroit to install a secondary street sign at Anthony Wayne Drive and Warren Ave. in honor of Dr. Tapan Datta.

Dr. Datta, Professor of Civil Engineering at Wayne State University, has conducted extensive research that has greatly impacted the city of Detroit and the state of Michigan, and has garnered international standing. His work on traffic safety enhancements and streetscape designs have reduced traffic accidents and injuries, and fostered business attraction in various areas around our region.

He has motivated and nurtured his students to become outstanding engineers and managers. He also encourages his students to follow his example and engage with citizens in our community and assist in addressing traffic safety and design issues. Dr. Datta represents the best of Wayne State University, and his contributions to his students, fellow faculty members, the city and the state. His excellence contributes greatly toward WSU being the preeminent public urban research institution in the country.

This year, the University observes its Sesquicentennial, celebrating 150 years of positive impact in the city of Detroit through creating and advancing knowledge, educating students, employment, research, and community and civic engagement. It is fitting that Dr. Datta also be honored for his contributions and achievements during this season of celebration.

We strongly recommend that the City of Detroit approve this request to honor the accomplishments and achievements of Dr. Tapan Datta.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Patrick O. Lindsey'.

Wayne State University, 4091 Faculty/Administration Building, Detroit, MI 48202 (313) 577-4228

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313. 224.3487 Fax: 313. 224.4336
e-mail: historic@detroitmi.gov

September 13, 2018

HONORABLE CITY COUNCIL

RE: On May 14, 2018, petition # 342, submitted to the City Clerk's Office requesting that the intersection Plymouth and Southfield Service Drive be assigned the secondary street name Dr E.N. Jennings, Sr.

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted by the petitioner (see attachment) staff has determine that reasonable grounds has been provided and therefore has concluded that the petition meets the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

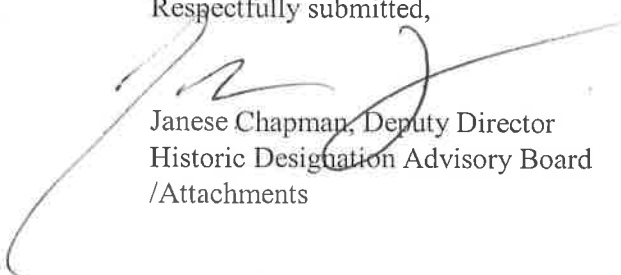
Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,


Janese Chapman, Deputy Director
Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday, _____, 2018 at _____ a.m.**, for the purpose of considering petition No. 342 requesting the secondary street name in honor of Dr. E. N. Jennings, Senior Pastor of Plymouth New Providence Baptist Church in the area of Plymouth Road and the Southfield Freeway Service Drive to "Dr. E. N. Jennings, Sr. Rd."

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, May 14, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

CITY PLANNING COMMISSION LEGISLATIVE POLICY DIVISION
DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
PUBLIC LIGHTING DEPARTMENT

342 *New Providence Baptist Church, request to install a secondary street sign at the intersection of Plymouth Rd and Southfield Freeway Service Drive.*

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313.224.3487 Fax: 313.224.4336
e-mail: historic@detroitmi.gov

May 11, 2018

RE: Secondary Street Name 21 Day Comment Period

Dear Resident:

The Detroit City Clerk has received a request/petition for an Honorary Secondary Street Name on behalf of Dr. E.N. Jennings, Sr. of New Providence Baptist Church. The request is to add a Secondary Street Name at the intersection of Plymouth Road and the Southfield Freeway Service Drive which will read as follows: "**Dr. E.N. Jennings, Sr. Road.**" This location is being requested given the honoree's historical connection to the New Providence Baptist Church located at 18211 Plymouth Road.

Per Sections 50-7-33 and 50-7-42 of the Detroit City Code, you have twenty-one (21) days from the receipt of this notice to submit comments or objections on the requested Secondary Street name to:

Attention: Janese Chapman
Legislative Policy Division/Historic Designation Advisory Board
Two Woodward Avenue, Suite 208
Detroit, Michigan 48226

We look forward to your response.

Sincerely,



Janese Chapman, Senior Historic Planner

JC/ge

CITY CLERK 2018 MAY 11 am11:20

2018-05-14

342

342 *Petition of New Providence Baptist Church, request to install a secondary street sign at the intersection of Plymouth Rd and Southfield Freeway Service Drive.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

CITY PLANNING COMMISSION LEGISLATIVE POLICY
DIVISION
DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
PUBLIC LIGHTING DEPARTMENT



City of Detroit

CITY COUNCIL

GABE LELAND
COUNCIL MEMBER

April 18, 2018

Sent Via Email Only

Ms. Deloris Hunt
Pastoral Anniversary Committee
New Providence Baptist Church
18211 Plymouth Road
Detroit, MI 48228

Dear Ms. Hunt:

I am in receipt of your letter dated April 10, 2018 regarding my support for a portion of Plymouth Road to be changed to "*Dr. Everett N. Jennings, Sr. Road.*" I understand you would like to present this recognition next month during Dr. Jennings' 30th Anniversary celebration. It would definitely be a surprise and a great honor that his membership holds his in high esteem.

I am well aware of the great work Dr. Jennings and New Providence have done since moving to the Plymouth location in 2001. Living near-by, I have witnessed the change to the area and the services your church has provided. Services such as the free clothes and shoes give-away twice a year for over 15 years, the partnership with Forgotten Harvest to distribute 100,000 pounds of food on the same day of the clothes give-away, and the many other services for the community and city residents. This includes your partnership with DTE Thaw Program, DPS Charter School, Community Basketball, Tutoring and Youth Mentoring to name a few.

In addition, I have learned from your literature, the many outreach programs the church is engaged in. The outreach programs included Nursing Homes, Hospitals, COTS, Detroit Rescue Mission, Starfish Family Services, and New Providence has even reached beyond the city and supported Flint Water Crisis, Haiti Storm Disaster, Puerto Rico's 2017 Hurricane Recovery efforts, and others. I have witnessed for myself during a 2017 Sunday

morning visit that none of the above could be accomplished without a great leader like Dr. Everett N. Jennings, Sr.

It is because of the above, and personally witnessing your Pastor's humanitarian efforts, love for the church and community that I must support your request to my fellow Council Members to rename a portion of Plymouth Road (near the church) to *Dr. Everett N. Jennings, Sr. Road*.

Thank you for your request for your deserving Pastor. Please let me know if I can be of service to you in the future regarding this request.

Best Regards,

A handwritten signature in cursive script that reads "Gabe Leland".

Councilman Gabe Leland
City of Detroit
Detroit City Council District 7

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 17 1999**

THE NEW PROVIDENCE BAPTIST CHURCH
19901 KENTUCKY
DETROIT, MI 48221

Employer Identification Number:
38-2097515
DLN:
17053077025029
Contact Person:
JENNIFER A JETT ID# 31180
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Form 990 Required:
No
Addendum Applies:
No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(i).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. This does not apply, however, if you make or have made a timely election under section 3121(w) of the Code to be exempt from such tax. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or

Letter 947 (DO/CG)

-2-

THE NEW PROVIDENCE BAPTIST CHURCH

she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unre-

Letter 947 (DO/CG)

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THE NEW PROVIDENCE BAPTIST CHURCH

lated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are expended only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), there should be evidence that the funds will remain dedicated to the required purposes and that they will be used for those purposes by the recipient.

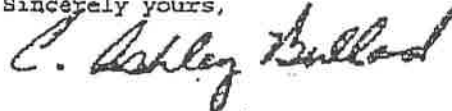
If distributions are made to individuals, case histories regarding the recipients should be kept showing names, addresses, purposes of awards, manner of selection, relationship (if any) to members, officers, trustees or donors of funds to you, so that any and all distributions made to individuals can be substantiated upon request by the Internal Revenue Service. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

Letter 947 (DO/CG)

NEW PROVIDENCE



BAPTIST CHURCH

18211 PLYMOUTH ROAD DETROIT, MI 48228 (313) 837-0818
DR. EVERETT N. JENNINGS, SR., PASTOR

April 10, 2018

Sent Via Email Only

Councilman Gabe Leland
City of Detroit

Dear Councilman Leland:

In follow-up to my letter in November 2017, Ms. Davis has assisted me in getting me to the right individuals for assistance with the renaming a portion of Plymouth Road to "Dr. E. N. Jennings, Sr. Road." Our Church Administrator recently met with Mr. George Etheridge at the City County Building. Mr. Etheridge informed us that we could speak with our City Council Member to represent us with a letter of support and eliminate getting signatures from residents and business owners on Plymouth Road.

Based on this process, New Providence Baptist Church, once again request your support by representing our request to your fellow City Council members as soon as possible or by May 15, 2018. I have attached the information that was submitted to Mr. Etheridge on Wednesday, March 28th.

Thank you for taking the time to review the attached materials and for your support. We still have *faith* that this request can be approved before the end of May 2018 so that we can surprise our Pastor with this honor during his 30th Pastoral Anniversary celebration. Hopefully you will be able to be part of this celebration and announcement.

Please let me know if you have any questions regarding our requests for support with the City Council and if additional information is needed. In the meantime, we will make the payment to the City of Detroit Treasurer to begin the process. If you would like to discuss this request, I can be reached on my cell phone at 313/505-6120.

I look forward to working with you regarding the above request and having it become a **reality (Dr. Everett N. Jennings, Sr. Road)**. It will be a big accomplishment that will be greatly appreciated.

Thanking you in Advance,

Deloris (Dee) Hunt
30th Pastoral Anniversary Committee
Dr. Everett N. Jennings, Sr.

cc: LaDon Davis, Community Relations Director -- District 7

Attached: Letter and Information provided to Mr. George Etheridge.

"BUILDING FOR THE MASTER IN THE NEW MILLENNIUM"

NEW PROVIDENCE



BAPTIST CHURCH

18211 PLYMOUTH ROAD DETROIT, MI 48228 (313) 837-0818
REV. EVERETT N. JENNINGS, SR., PASTOR

March 19, 2018

Mr. George Etheridge
City of Detroit

RE: Street Name Change (Portion of Plymouth Road to Dr. E. N. Jennings Road)

Dear Mr. George Etheridge:

Beginning Thursday, May 3, 2018, the New Providence Baptist Church will be celebrating the 30th Pastoral Anniversary of Dr. Everett N. Jennings as leader of our church. For this momentous occasion, we are planning the celebration of the year. We believe that Dr. Jennings is certainly worthy of the biggest celebration, recognition and more for the works he has done.

This letter is a petition and request to have a section of Plymouth Road named after Pastor Jennings for 30 years of exemplary service as our leader and someone is greatly concern about our communities. Dr. Jennings has definitely impacted the city and the residents by the services he and the New Providence church family have provided.

After serving three years as Assistant Pastor, Dr. Jennings became the Pastor of New Providence in March 1988. At that time, the church was located at 19901 Kentucky, in Detroit. Under his leadership the church had an immediate positive impact to the community. The membership grew quickly and required a second service to be added each Sunday.

Soon after adding a second service, Dr. Jennings initiated a reconstruction of the existing church building that was larger, more aesthetic to provide better service and accommodate the community. Within the walls of the Kentucky street church, mighty ministry works took place for the community. Pastor Jennings started a community feeding program that served countless meals to the hungry. The church organized a free clothing giveaway ministry. This ministry allowed so many to be blessed and leave with dignity of obtaining adequate clothing and footwear that blessed so many with clothes, never selling anything. Also, hundreds upon hundreds of souls were saved by Pastor Jennings passionate gospel preaching and teaching.

Pastor Jennings allowed a local narcotic anonymous chapter to have their weekly meetings at the church, free of charge. 30 years later, the group still uses our church today. Through Pastor Jennings' leadership, school tutoring was offered, youth mentoring programs, and October Fun Night were offered and not just for NPBC members but for the community at large. Pastor Jennings has insured that our communities have been served with love and compassion.

In November 1999 with Pastor Jennings vision, the New Providence Baptist Church purchased the closed Kmart/Farmer Jack stores at Southfield and Plymouth Road. After several years of construction and reconstructing the property was transformed from a neglected eyesore to the beautiful facility that is its today. This was all completed under the leadership of Dr. E. N. Jennings.

"BUILDING FOR THE MASTER IN THE NEW MILLENNIUM"

The transformation of the property not only blessed the NPBC members, but the community and the city. The purchase of this building eliminated another abandon blighted property and created revenue for the city of Detroit. Since the church opened April 2001 with Dr. Jennings as our inspirational leader, the outreach to the city and community has grown tremendously. Our church allows the use of our gymnasium for the community every Saturday. This provides a safe wholesome environment for our youth to play basketball. Currently we have a DPS Charter school in our facility serving grades 1 – 8. We also provide a weekly food give-away every Tuesday and Saturday that serves hundreds of residents and the program is well-known by the community. Each Friday, NPBC a distribution center for other local churches to pick up food and distribute in their surrounding areas.

Twice a year (Spring and Fall), NPBC host clothes giveaway program with a massive food distribution. Our Banquet Facility (that can seat 1,000) is turned into a department store and allows the community to select free clothing and footwear. On the same day, we give away a hundred thousand pounds of food.

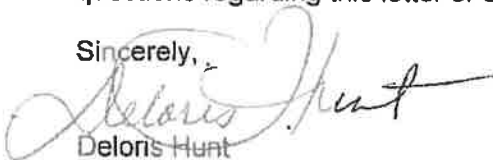
New Providence is also agents and facilitators for the **DTE THAW** program. We are also proud of our tutoring and mentoring programs for girls and boys of all ages.

Our outreach programs are too many to list and assist thousands of city of Detroit residents. Please see the attached pages that list the organizations and programs we have supported and the various ministries at the church. As mentioned earlier, Pastor Jennings is the inspiration behind all of the work we do at New Providence. He is definitely a Pastor that believes in helping the less fortunate and he has transferred that spirit to all of the ministries and leaders at New Providence.

Based on all that has been stated above, we respectfully request that a section of Plymouth Road be renamed, **Dr. E. N. Jennings Sr. Rd** in honor of the great difference that Dr. Jennings (A Spirit of Detroit Award Recipient) has made in the City of Detroit.

Thanking you in advance for your support in renaming a section of Plymouth Road. If you have any questions, please contact our church office at 313/837-0818 and we will be happy to answer any questions regarding this letter or services provided at New Providence Baptist Church.

Sincerely,



Deloris Hunt

Everson Egger

Sherlyn Stevenson

Anniversary Committee

Diana Hinton

Ken Reeves

Arnett Revels

Church Administrators

Attachments:

Charitable Donations List

Ministry List

Anniversary Schedule

Dr. E. N. Jennings Bio

**Supported through Charitable Donations and in Kind Gifts
Organizations and Programs**

Alternative for Girls
American Heart Association
Angel House
Autism Speaks
Black Family Development
Bridges to Hope Program
Capuchin Kitchen
Children's Hospital of Michigan
COTS
Covenant House
Detroit Rescue Mission
DHS
Focus Hope
Forgotten Harvest
The Guidance Center
Habitat for Humanity
Harford Rehabilitation Center
Henry Ford Village Nursing Home
Hopes Closet (Novi)
Mariners Inn
Matrix Human Services
New Day Mission
Oak Park Villa Nursing Home
Operation Get Down
Ronald McDonald House
Salvation Army
Sound Mind Sound Body (Youth Football)
St. Jude's Hospital
Starfish Youth Shelter
Turning Point Agency Western Wayne family Services (Samaritans)

New Providence Ministries List

Aerobics
Bible Institute
Culinary
Boys to Men
Gatekeepers/Usher
Greeters
Helping Hands/Senior Care
Joyful Noise Choir
Jr. Signs of Praise Dance
Leadership Meeting
Media Ministry
Medical Team
Mime Ministry
Mission Ministry
Men of P.O.W.E.R. (Young Men Mentoring)
Narcotics Anonymous
Providential Voices
Signs of Praise
S.T.R.O.N.G. (Young Women Mentoring)
S.W.A.T. (Soul Winning Action Team)
T.R.U.T.H. (Youth Ministry, ages 4 – 17)
Tutoring
Watchful Eye Security
Y.E.S. (Youth Ministry for Girls, ages 4 – 11)



BUILDING FOR THE MASTER IN THE NEW MILLENNIUM

New Providence Baptist Church

18211 Plymouth Road – Detroit, MI 48228 – (313) 837-0818

Dr. Everett N. Jennings' 30th Pastoral Anniversary
"Celebrating 30 Years of Pastoral Service and Still Pressing On"
May 3, 2018 - May 27, 2018

<p><u>Thursday, May 3, 2018 – 7:00 p.m.</u></p> <p>Pastor Michael E. Seay Greater Community Baptist</p>	<p><u>Sunday, May 6, 2018</u></p> <p><u>8:00 a.m.</u> Pastor Orville K. Littlejohn Messiah Baptist Church</p> <p><u>10:00 a.m.</u> Bishop James A. Jennings Greater Shield of Faith Ministries</p>
<p><u>Thursday, May 10, 2018 – 7:00 p.m.</u></p> <p>Dr. Walter K. Cheeks New St. Peter Baptist Church</p>	<p><u>Sunday, May 13, 2018</u></p> <p><u>8:00 a.m.</u> Pastor Linda S. Smith New St. Marks Baptist Church</p> <p><u>10:00 a.m.</u> Pastor Larry Smith New St. Marks Baptist Church</p>
<p><u>Thursday, May 17, 2018 – 7:00 p.m.</u></p> <p>Pastor Christopher D. Holly New Rising Start Baptist Church</p>	<p><u>Sunday, May 20, 2018</u></p> <p><u>8:00 a.m.</u> Dr. James L. Morman Christian Tabernacle Church</p> <p><u>10:00 a.m.</u> Pastor Patrick A. Jennings New True Vine Baptist Church</p>
<p><u>Wednesday, May 23, 2018 – 7:00 p.m.</u></p> <p>Pastor Patrick L. Franklin Healing Spring Baptist Church</p>	<p><u>Sunday, May 27, 2018</u></p> <p><u>8:00 a.m.</u> Pastor Curtis R. Grant Zion Hope Baptist Church</p> <p><u>10:00 a.m.</u> Pastor Everett N. Jennings, Jr. New Life Cathedral Chicago, IL</p>
<p><u>Friday, May 25, 2018 – 7:00 p.m.</u></p> <p>An Evening of Celebration 30th Anniversary Banquet Honoring <u>"Dr. Everett N. Jennings"</u> New Providence Banquet Pavilion <i>Evening Formal Attire</i></p> <p>Tickets: \$100 Adults \$50 Ages 9 - 12</p>	

"BUILDING FOR THE MASTER IN THE NEW MILLENNIUM"

NEW PROVIDENCE



BAPTIST CHURCH

18211 PLYMOUTH ROAD DETROIT, MI 48228 (313) 837-0818
DR. EVERETT N. JENNINGS, SR., PASTOR

Biographical Sketch of Dr. Everett N. Jennings Sr.

Rev. Dr. Everett N. Jennings Sr. is Pastor of the New Providence Baptist Church; he has been pastoring for more than thirty years, and preaching for more than forty years. As a leader, teacher preacher, and exemplary example of a "Man of God," Dr. Jennings teaches messages of love, forgiveness and of giving. Under his leadership New Providence has constantly increased its ministries of *Help* and given generously to the residents in the city of Detroit and beyond during times of unfortunate crisis, such as hurricanes and floods, in other areas of the country.

Dr. Jennings is a powerful gospel preacher and a profound expositor of the Word of God. Under his leadership, by the power of God and through God's grace, New Providence' membership has grown from 300 to more than 4,000 members currently listed on the roll. Dr. Jennings is a lover of Pastors and serves as Pastor and a respected mentor of many other Pastors.

Dr. Jennings' gift and greatest offering to the body of Christ is his Seminars and Lecture Series on the following topics:

- 1. THE TRANSFORMATION OF A TRADITIONAL CHURCH...**
- 2. LEADERSHIP IN THE CHURCH...**
- 3. HOW TO HONOR AND TAKE CARE OF YOUR PASTOR...**
- 4. TITHES, OFFERINGS AND THE MINISTRY OF GIVING...**
- 5. THE VALUE OF A VISION...**

In his quest to prepare himself for the Master's use in Ministry, Dr. Jennings received his Bachelors of Arts Degree in Religious studies from Madonna University. He also has a Master of Arts Degree in counseling from Wayne State University, and a Doctor of Ministry Degree from Graduate Theological Foundation with Graduate studies in Ministry at Oxford University, in Oxford, England.

Dr. Jennings is happily married to Barbara S. Jennings, and they have four sons and four daughters; all of whom are saved and in the body of Jesus Christ.

NEW PROVIDENCE



BAPTIST CHURCH

18211 PLYMOUTH ROAD DETROIT, MI 48228 (313) 837-0818
DR. EVERETT N. JENNINGS, SR., PASTOR

On-Line Articles & Facebook Links

New Providence Baptist Church gearing up for bi-annual Free Clothing, Shoes and More Giveaway

8:01 AM, Mar 17, 2018

8:04 AM, Mar 17, 2018

<https://www.wxyz.com/about-us/as-seen-on/new-providence-baptist-church-gearing-up-for-bi-annual-free-clothing-shoes-and-more-giveaway>

New Providence Baptist Church to give away Clothing, Shoes, Food and more

Posted: 6:48a.m, Sept 9, 2017

Updated: 10:40 a.m. Sept 9, 2017

<https://www.wxyz.com/about-us/as-seen-on/detroit-church-to-give-away-clothing-shoes-food-and-more>

Facebook Page

<https://www.facebook.com/newprovidencebaptist/>



KENNETH REEVES, Gloria Davenport, Danny Wilkerson, Barbara Jennings, Pastor Jennings, Robin Brooks, the Rev. Raymond Settles, Redelia McLaurin, Gracye Davis and Louise Givyon, Comerica vice president, public affairs, were all on hand at the newly-acquired Kmart site on a 9.89-acre parcel of land located at 18211 Plymouth Rd.



DANNY WILKERSON, CEO of Prime Ventures Inc., Pastor Evaratt Jennings, Kenneth Reeves and Robin Brooks look at the proposed layout of the future New Providence Baptist Church Center

Moving from vision to victory

New Providence Baptist Church anchors community

By John H. Manor

According to Karen Strehlke, assistant vice president for Small Business at Comerica Bank, the New Providence Baptist Church proposes to rebuild a former Kmart facility that is presently vacant to solve the problem of growth and development of their congregation. They have recently signed a mortgage to acquire the 9.89-acre parcel of land located at 18211 Plymouth Rd. and will begin to clear the site and demolish part of the structure to accommodate new construction in later phases of the project.

financing for this project," said Strehlke. "The \$2.9 million mortgage will help them complete phase one of their redevelopment process for the former Kmart site. Providence has been a client of ours since 1994 and have a proven track record, so when they outgrew their facility on Kentucky Ave. in Detroit, it was not a problem for us to help them put together a finance package to make this dream a reality for them."

There will be several phases of construction within the former Kmart facility conducted to meet the needs of the congregation of New Providence.

"We were happy to provide the acquisition

See New Providence page B-5



ROBIN BROOKS, Karen Strehlke, assistant vice president for small business at Comerica Bank





#2535
SEP 13 2018

28

September 14, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Reprogramming Amendment to the Community Development Block Grant (CDBG)
Annual Action Plan for Fiscal Years 2010-11, 2011-12 and 2015-16**

Honorable City Council:

The Housing and Revitalization Department (H&RD) hereby requests to amend the Community Development Block Grant (CDBG) Annual Action Plan for FY 2010-11, 2011-12 and 2015-16. The funds targeted for reprogramming consist of unused funds, balances for programs that no longer exist or are funds unlikely to be used in a timely manner. If these funds are not expended, the City's federal grant allocations will be at-risk of being recaptured by the U.S. Department of Housing and Urban Development (HUD). A summary of the proposed changes are as follows:

Line Items to be Reprogrammed:

• University Commons	(FY 2010-11 and 2011-12)	\$ 200,000
• SHAR, INC.	(FY 2015-16)	\$ 84,000
	Total	\$ 284,000

Line Item for Funding Addition:

• Jefferson East Inc. Commercial Façade Rehab	Total	\$ 284,000
---	-------	------------

We respectfully request that your Honorable Body approve the attached resolution authorizing the reprogramming amendment to the CDBG Annual Action Plan for the stated purpose. This proposed reprogramming amendment was posted on the City's website and advertised in the Detroit News/Free Press. Upon City Council's approval, it will be transmitted to HUD.

We ask that the Council approve this with a Waiver of Reconsideration.

Respectfully submitted,

Donald Rencher
Director

Attachment

cc: S. Washington, Mayor's Office
Warren T. Duncan

APPROVED
BUDGET DIRECTOR
9/14/18
Date



BY: _____

WHEREAS, the Detroit City Council hereby approves amending the Annual Action Plan to reflect the reprogramming of Community Development Block Grant (CDBG) funds in accordance with the foregoing communication; and

WHEREAS, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the Annual Action Plan, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD), in accordance with the foregoing communication; and

RESOLVED, that the Budget Director be and is hereby authorized to Increase Appropriation #10620 – Jefferson East Inc. – Economic Development Commercial Façade Rehabilitation by \$284,000.00; and

RESOLVED, that the Budget Director be and is hereby authorized to Decrease Appropriation #11507 - University Commons – Economic Development Commercial Façade Rehabilitation by \$200,000.00; and

RESOLVED, that the Budget Director be and is hereby authorized to Decrease Appropriation #20155 – SHAR, Inc. Public Facility Rehabilitation by \$84,000.00; and

BE IT FINALLY RESOLVED, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

29

September 14, 2018

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 1340
Detroit, MI 48226

Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of Lafayette 1626, LLC, in the area of 1627 Lafayette Street, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #103).

Honorable City Council:

The Planning & Development and Finance Departments have reviewed the application of **Lafayette 1626, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/dlb

cc: S. Washington, Mayor's Office
M. Cox, PDD
J. Schneider, HRD
D. Bolton, HRD

CITY CLERK 2018 SEP 17 AM 11:03



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

WHEREAS, **Lafayette 1626, LLC** has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2018 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.



CITY OF DETROIT
 OFFICE OF THE CHIEF FINANCIAL OFFICER
 OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 824
 DETROIT, MICHIGAN 48226
 (313) 224-3011 • TTY:711
 (313) 224-9400
 WWW.DETROITMI.GOV

September 10, 2018

Maurice Cox, Director
 Planning & Development
 2 Woodward Ave, Suite 808
 Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate**
 Address: 1627-1629 W. Lafayette
 Parcel Numbers: 08000062.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **1627-1629 W. Lafayette**.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

Lafayette 1626 LLC plans to redevelop the property into a 93 mixed income apartments with 10% of the units priced affordable by households in 80% of median income, 5% at 60% of AMI and 5 % at 50% of median income. The property is a 19,010 square foot, two-story vacant warehouse built in 1926 on .212 acres of land. Rehabilitation will include adding additional floors, reconfiguration of floor plans, replacement of plumbing, mechanical and electrical a new HVAC system.

The 2018 values are:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
08000062.	1627 W Lafayette	\$ 71,000	\$ 71,000	\$ 7,400	\$ 7,400

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. The property is located near the Corktown District and the renovation will remove a blighted vacant building and convert it to a viable affordable income apartment building in turn encouraging further development of commercial businesses and housing in the neighborhood outside of Downtown Detroit.

A field investigation indicated that the property located at **1627-1629 W. Lafayette** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
 Assessor, Board of Assessors

mmp

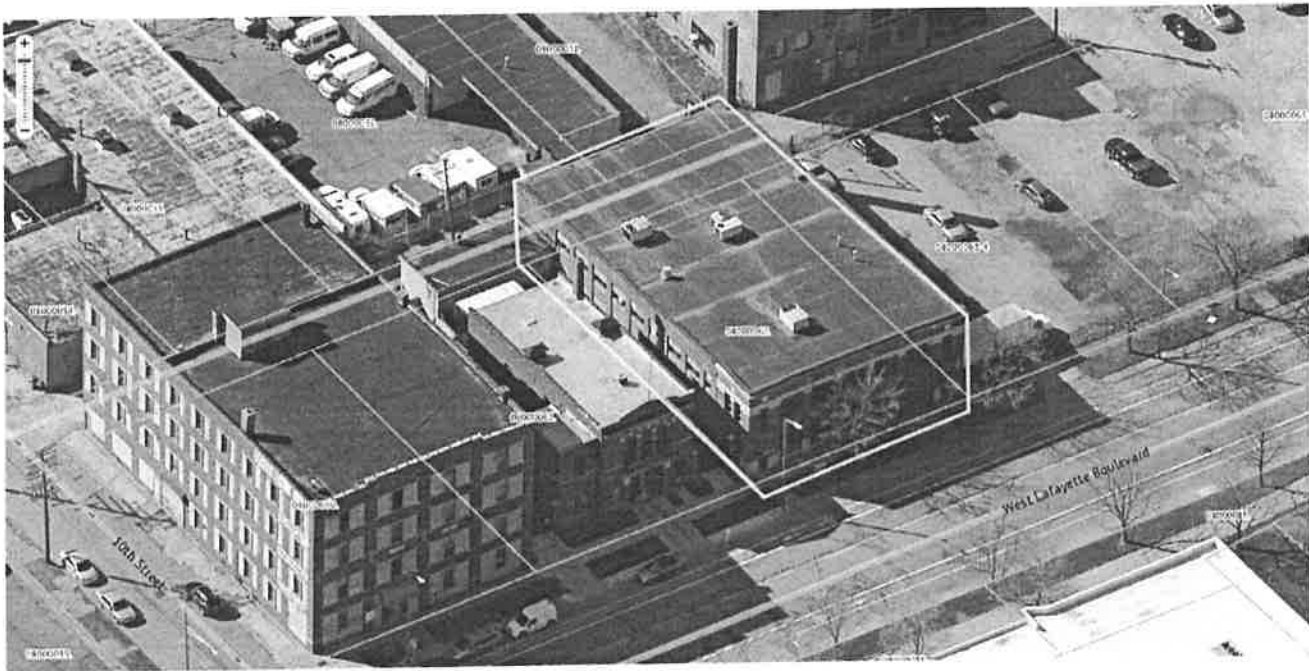


CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

Obsolete Property Rehabilitation Certificate
Lafayette 1626 LLC
Page 2

Address: 1627 W. Lafayette
Parcel Number: 08000062.
Property Owner: Lafayette 1626 LLC
Legal Description: S LAFAYETTE BLVD 4 E 1/2 5 BLK 55 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 75 X 125.25



CITY OF DETROIT
CIVIL RIGHTS, INCLUSION AND OPPORTUNITY
Decision Regarding Employment Clearance for Tax Abatement

May 18, 2018

Tax Abatement Type: Public Act 146
New Renewal

Requesting Agency: Housing and Revitalization Department
Real Estate/Development Division
Fax: 313-628-2054

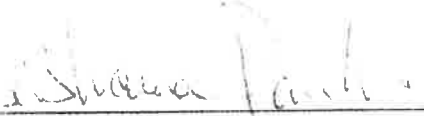
Parcel/Facility Address: 1627 W. Lafayette

Applicant/Recipient: Lafayette 1626, LLC.

Contact: Elliot Blumenkehl
(248) 935-9707

The above Applicant/Recipient has provided the Human Rights Department required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants Conditional Approval of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.



Tashawna Parker
Civil Rights, Inclusion and Opportunity

5/18/18

Date

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff


August 22, 2018

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: Lafayette 1626, LLC

Please find attached application for Obsolete Property Exemption Certificate for property located at 1627 W. Lafayette Street, Detroit Adaptive Reuse. **(RELATED TO PETITION #103)**

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

Lafayette 1626, LLC
25900 Greenfield Road, Ste. 403
Detroit, MI 48216

July 26, 2018

Detroit City Clerk
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: New Request for an Obsolete Property Exemption Certificate at 1627 W.
Lafayette Street, Detroit Adaptive Reuse

Honorable City Clerk:

Paragraph #01 Please accept this letter as a request to for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 1627 W. Lafayette Street, Detroit MI and described on Attachment A.

Paragraph #02 Lafayette 1626 LLC is a limited liability company established to acquire 1627 Lafayette Building, a commercial vacant building, add additional floors to construct a ninety-three, mixed-income apartments in the Corktown neighborhood. At least 20% of the units (19 units) will be priced to be affordable by households in the 80% of area median income. The project will strengthen the Corktown neighborhood by reusing a vacant building and make the neighborhood more attractive to new residents.

Paragraph #03b State the necessity for tax relief in order to proceed with the project in Detroit. The facility will not be rehabilitated without receipt of the exemption certificate. A careful examination of the pro forma will indicate that the project is not economically feasible without the OPRA. This is a residential rehabilitation project and will no add any direct employment. The site presently has no full-time staff and It will create absolutely no new direct full employment job. It will add ninety-three new households with their immediate multiplier effect on the neighborhood economy.

Significant capital investment is needed. The entire building has been vacant for the past couple of years. It will require the full cadre of improvements and equipment to permit a market rate development to operate efficiently and to attract the new residents including new furnaces, HVAC system and thirty apartments. The total capital cost is estimated at over \$11.2 million.

The project will be financed by the Wolverine Bank and private investment.

Paragraph #04 Lafayette 1626 LLC is requesting an exemption for the full twelve years.

Paragraph #05 The economic advantages of the project are significant. It will remove a blighting vacant building and convert it to a viable multifamily residential community in a neighborhood outside of downtown Detroit. The combined household will be bringing over \$4.5 million/year in household income to further expand the viability of the downtown and Corktown. The additional income will encourage the further development of commercial businesses which in turn will attract more residents. *All taxes are presently current and in the short term bring in additional income taxes and in the long term (after the 12-year abatement period, significantly expand property taxes. No additional incentives are being requested.*

Paragraph #06

We are completely dedicated to the City of Detroit to providing quality mixed income residential experience while at the same time creating a profitable venture to the benefit of its investors and the city. This will be an excellent public private partnership where the City is providing the incentives to make the project feasible. It is a win-win situation. The city earns more taxes and improves the neighborhood to encourage more investment. Without the incentive the project would not be economically feasible.

Respectfully submitted,

Lafayette 1926 LLC –
Elliot Blumenkehl

Attachment A: Site Map that includes the parcel(s) of property / Legal Description

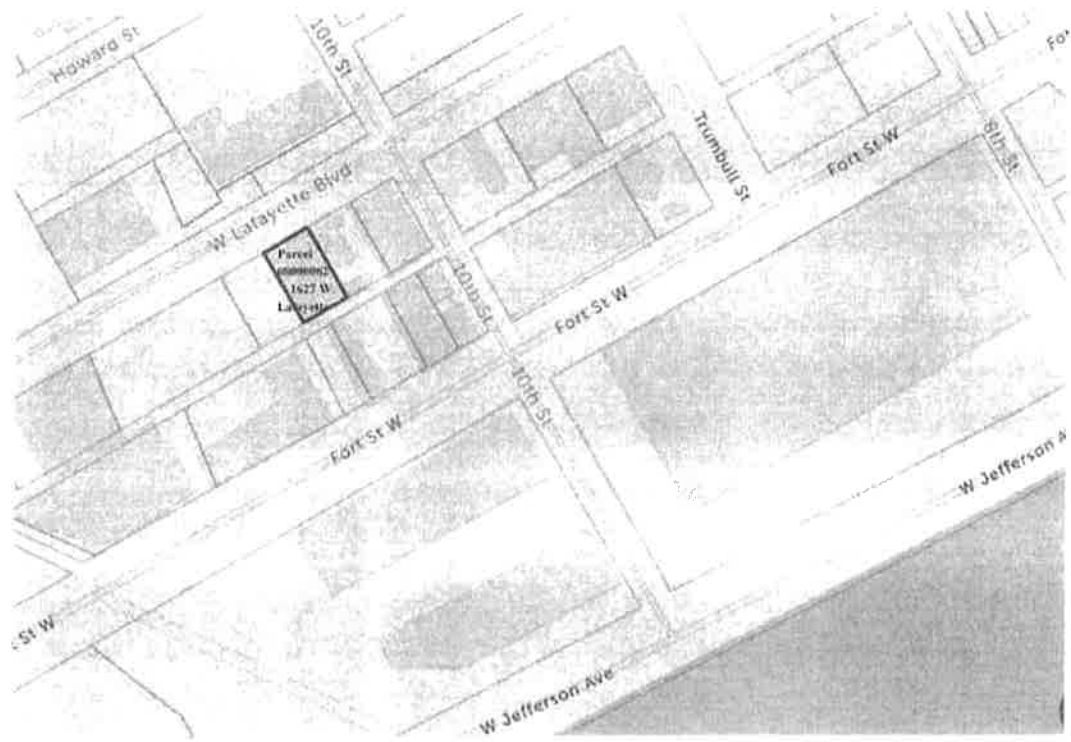
Attachment B: Paid Receipt of Current Taxes

cc: K. Bridges, DEGC
N. Marsh, DEGC
Veronica Farley, Planning

Attachment A



- (a) General description of the facility
 - a. It is presently a 2 story vacant, functionally obsolete commercial building that is being prepared for conversion to 30-unit residential Loft building, if it can obtain an OPRA Exemption Certificate.
 - b. Legal Description - S LAFAYETTE BLVD 4 E 1/2 5 BLK 55
WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 75 X 125.25
- (b) year built 1925,
- (c) original use – industrial use,
- (d) most recent use: Commercial,
- (e) number of stories 2,
- (f) Parcel Size: 9,409 square feet
- (g) Commercial square footage: 18,826 square feet;
- (h) General description of the proposed use of the rehabilitated facility;
- (i) Description of the general nature and extent of the rehabilitation to be undertaken: It will be adaptively converted to a 93-unit mixed income residential use with 93 new apartments
- (j) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility: The building will receive an entirely new HVAC system
- (k) A time schedule for undertaking and completing the rehabilitation of the facility It will be completed within 12 months of receipt of OPRA Exemption Certificate



Attachment B" Tax payment Receipt

ERIC R. SABREE
WAYNE COUNTY TREASURER
400 Monroe - 5th Floor
Detroit MI 48226-2942
(313) 224-5990



Title Connect, Llc
28470 W. 13 Mile Rd Ste 325
Farmington Hills, MI 48334

Web:treasurer.waynecounty.com
Email:taxinfo@co.wayne.mi.us

D U P L I C A T E
Tax Receipt

Receipt Number: 010-2017-315409
Bundle: 10388874
Date: 09/28/17
Interest Effective Date: 09/28/17

Receipt Details:		Tax Year	Paid Tax	Paid Int & Fees	Paid Total	Due Tax	Due Int & Fees	Due Total
Municipality - Parcel ID	01 - 0890062	2016	\$112.00	\$12.32	\$124.32	\$0.00	\$0.00	\$0.00
1827 W LAFAYETTE								
Total:					\$124.32		Through 10/31/17	\$0.00
Receipt Total:					\$124.32			

Summary Information:	
Date Created: 09/28/17 11:20:34 AM	Issued By: 3154
Date Printed: 10/23/17 08:09:45 PM	Type: Mail

Dear Fellow Taxpayer:
Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is really greatly appreciated.
Sincerely,

Eric R. Sabree
ERIC R. SABREE
Wayne County Treasurer

CITY CLERK 2018 05 16 10 57 AM

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

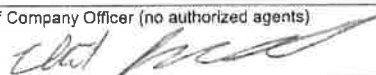
Applicant (Company) Name (applicant must be the OWNER of the facility) Lafayette 1626 LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 25900 Greenfield Street, Oak Park MI 48237		
Location of obsolete facility (No. and street, City, State, ZIP Code) 1627 Lafayette Street, Detroit MI 48207		
City, Township, Village (indicate which) Detroit City		County Wayne County
Date of Commencement of Rehabilitation (mm/dd/yyyy) 11/1/2018	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 11/1/2019	School District where facility is located (include school code) Detroit
Estimated Cost of Rehabilitation \$11,194,000	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.		
<input checked="" type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Elliot Blumenkehl	Telephone Number 248 465-2899	Fax Number N/A
Mailing Address 25900 Greenfield Street, Oak Park MI 48237		Email Address eblumenkehl@gmail.com
Signature of Company Officer (no authorized agents) 		Title CEO

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Building(s)		
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



City of Detroit

Civil Rights, Inclusion and Opportunity

Project Contact Sheet

Name of Project:	Lafayette Apartments	Construction Start Date:	4/1/18
Site/Location:	1627 - 1629 Lafayette	Construction End Date (Est):	3/1/18

	Organization	Name	Phone	Email
On-Site Contact Person	REAL CLEARWORKS	JAMES STILL	248 224 9567	JAMESBLUEREAULT43@gmail.com
HR Contact	BLUMA WHITT →		248 965 2899	BLUEREAULT43898@gmail.com
CRIO Contact				
Post Construction Contact	BLUMA WHITT →		248 965 2899	
General Contractor Contact	TYRONE BAILEY ↔	B+F Master Builders	313 646 0773	

The Civil Rights, Inclusion and Opportunity (CRIO) Department is responsible for tracking and reporting Detroit resident data on a tax abatement City contracts and other development agreements related to Executive Order 2016-1. CRIO requires this form to be completed and submitted prior to any approved work plans. CRIO also requires monthly construction reporting on the above mentioned projects. CRIO reserves the right to request Certified Payrolls, proof of Detroit residency documents and copies of photo ID. CRIO Compliance Officers also reserve the right to conduct on-site interviews and document verification for Detroit residents. (Any on-site interviews and document verification will be scheduled and will not interfere with work production.)

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
15	3	12	3	0	0	0	0

1. What is the plan for hiring Detroiters? My General contractor is Detroit based as well as 80% of the other trades and Subs.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. Structural Engineer, Electrical Engineer, PMechanical Engineer, General Contract, HVAC, Framing, Painting, Drywall,Plumbing, Demolition, Flooring
3. Will this development cause any relocation that will create new Detroit residents?
Yes. We anticipate this project to help provide quality living space to incentivize people to our area
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Yes
5. When is construction slated to begin? March 2018
6. What is the expected completion date of construction? March 2019

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.



Instructions for Completing Exhibit B as Part of Tax Abatement Application/Monitoring

Complete the following three reports as it pertains to employment at the proposed facility of abatement using the attached four forms (make copies before and after use).

1. Annual Employment Report
2. Job Description List
3. Detroit Residents Annual Hiring Report
4. Detroit Resident Verification Report

Recommended guidelines in completing reports.

- Tax Exemptions are typically granted up to a twelve-year term.
- Above reports will be submitted initially before an exemption is granted and thereafter based on applicant's annual agreement anniversary date.
- The initial or first reports are most important because they establish specific commitments the applicant is making to the City of Detroit upon the granting of a tax exemption.
- Complete the Annual Employment Report first, using the enclosed Job Description List numbers. Do not leave any blank rows on this report.
- The Column D overall total on this report must match depending on the Public Act:
 - the minimum number of employees to be present within two years after the tax exemption begins and through duration per **PA 198** agreement.
 - the number of employees to be retained at the exempted facility throughout duration of abatement per **PA 328** agreement or
 - the number of employee jobs to be created or retained after facility rehabilitation per **PA 146** agreement application
- Column E of this report is left blank initially but thereafter this report should be completed annually in its entirety.
- **Second**, initially only complete Column A of the Detroit Resident Hiring Report using the Job Description List. Do not leave any rows blank.
- Thereafter this report will be completed in its entirety annually by applicant and submitted to Human Rights around agreement's anniversary.
- **Third**, complete the Detroit Resident Annual Verification Report. The number of names appearing on this report (minus separations if not initial report) should equal total number in Column B of Annual Employment Report
- **Finally** applicants but not recipients, after completing the above reports for submittal to Human Rights. Write a brief narrative as to how you will achieve the numerical goals as indicated in the reports. Submit narrative and reports together to Human Rights for approval or changes.

Organizations may create and use their own forms, as long as information provided is consistent with the above reports in the opinion of the Human Rights Department.

Organizations are encouraged to seek assistance in hiring qualified Detroit residents during the abatement's term from the City of Detroit-Workforce Development Department, 707 W. Milwaukee, Detroit, MI. 48202 (313) 876-0674.

(EXHIBIT B)

ANNUAL EMPLOYMENT REPORT

Current Daily Employment Before Abatement and Upon/After Abatement's Anniversary
Reporting Date: 10/23/17

Applicant complete columns A thru D or E by job types for workers located only at facility/parcel under tax abatement. Detroit workers must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement to overall full time employment as stated in tax abatement agreement.

<u>Job # & Types</u>	<u>A</u> Total # All Employees Currently	<u>B</u> Total # Detroit Residents Employed	<u>C</u> Percent of DR Employed	<u>D</u> Total # Employees Employer Committed To	<u>E</u> Annual Deficit or Surplus
If a job below is not appropriate for abated location put NA in Column A					
1) Executives	0	0	0	0	0
2) Managers/Supervisors	0	0	0	0	0
3) Professionals	0	0	0	0	0
4) Technicians	0	0	0	0	0
5) Sales Workers	0	0	0	0	0
6) Office/Clerical	0	0	0	0	0
7) Craft Workers Skilled	0	0	0	0	0
8) Operatives Semi Skilled	0	0	0	0	0
9) Laborers Unskilled	0	0	0	0	0
10) Service Workers	0	0	0	0	0
11) Apprentices	0	0	0	0	0
12) Trainees	0	0	0	0	0
Overall	0	0	0	0	0

The Annual # of Voluntary + Involuntary Separations = 0

Company: Lafayette 1626, LLC
Parcel/Facility Address 25900 Greenfield Road, Ste 403, Oak Park MI

Authorized Representative Print Elliot Blumenkehl

Title Managing Member Phone: 248-935-9707

Signature _____ Date 10/23/17

HRD Below

Employer met or did not meet full time employee goals of agreement for the previous year.
Yes No

HRD Staff:

JOB DESCRIPTIONS WITH NUMBERS FOR COMPLETING EMPLOYMENT & HIRING REPORTS

1. Executives, Owners, Officials, & Agents set and approve broad policies, exercise overall responsibility for policies or special phases of a firm's operations and oversight.

2. Managers Occupations requiring administrative and managerial personnel who direct individual departments, operations, personnel. Includes: middle management, plant managers, department managers, and superintendents, salaried supervisors who are members of management, purchasing agents and buyers, railroad conductors and yard masters, ship captains, mates and other officers, farm operators and managers, and kindred workers.

3. Professionals Occupations requiring either college graduation or experience of such kind and amount as to provide a comparable background. Includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, personnel and labor relations specialists, physical scientists, physicians, social scientists, teachers, surveyors and kindred workers.

4. Technicians Occupations requiring a combination of basic scientific knowledge and manual skill, which can be obtained through 2 years of post high school education, such as, is offered in many technical institutes and junior colleges, or through equivalent on-the-job training. Includes: computer programmers, drafters, engineering aides, junior engineers, mathematical aides, licensed practical or vocational nurses,

photographers, radio operators, scientific assistants, technical illustrators, technicians (medical, dental, electronic, physical, science,) and kindred workers.

5. Sales Occupations engaging wholly or primarily in direct selling. Includes: advertising agents and sales workers, insurance agents and brokers, real estate agents and brokers, stock and bond sales workers, demonstrators, sales workers and sales clerks, grocery clerks, and cashiers, checkers, and kindred workers.

6. Office and Clerical - Includes all clerical type work regardless of level of difficulty, where the activities are predominantly non-manual though some manual work not directly involved with altering or transporting the products is included. Includes: bookkeepers, collectors (bills and accounts), messengers and office helpers, office machine operators (including computers), shipping and receiving clerks, stenographers, typists and secretaries, telegraph and telephone operators, legal assistants, and kindred workers.

7. Craft Workers (Skilled) - Manual workers of relatively high skill level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. Includes: the building trades, hourly paid supervisors and lead operators who are not members of management, mechanics and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, painters (construction and

maintenance), motion picture projectionists.

8. Operatives (Semi Skilled) - Workers who operate machine or processing equipment or perform other factory type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. Includes: apprentices (auto mechanics, plumbers, bricklayers, carpenters, electricians, machinists, mechanics, building trades, metalworking trades, printing trades, etc.); operatives, attendants (auto service and parking), blasters, chauffeurs, delivery workers, sewers and stiches, dryers, furnace workers, heaters, laundry and dry cleaning operatives, milliners, mine operatives and laborers, motor operators, boilers and greasers (except auto), painters (manufactured articles), photographic process workers, truck and tractor drivers, knitting, looping, taping and weaving machine operators, welders and flame cutters, electrical and electronic equipment assemblers, butchers and meat cutters, inspectors, testers and graders, hand packers and packagers, and kindred workers.

9. Laborers (Unskilled) Workers in manual occupations which generally require no special training who perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. Includes: garage laborers, car washers and greasers, groundskeepers and gardeners, farm workers, stevedores, wood choppers, laborers performing lifting, digging, mixing, loading and pulling operations, and kindred workers.

10. Service Workers - Workers in both protective and non-protective service occupations. Include attendants (hospitals and other institutions, professional and personal service, including nurses aides, and orderlies), barbers, caseworkers and cleaners, cooks, counter and fountain workers, elevators operators, firefighters, and the protection, guards, door-keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses, amusement and recreation facilities attendants, guides, ushers, public transportation attendants, and kindred workers.

11. Apprentices

12. Trainees

(EXHIBIT B)

DETROIT RESIDENT ANNUAL HIRING REPORT

This Report Is Prior to Abatement Approval Dated: _____ or _____
Is for an Annual Anniversary Report Period From: _____ To: _____

Applicant complete columns A only or A thru D by job types for new hires located only at facility/parcel under tax abatement. Detroit resident employees must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement in new Detroit resident (DR) hiring.

<u>Job # & Types</u>	<u>A</u> # of DR's Employer Is Committed To Employing	<u>B</u> Total # New Employees Hired	<u>C</u> Total # New Detroit Residents Hired	<u>D</u> Actual New DR Hiring Percentage Achieved C/B	<u>HRD</u> Only
If job below is not appropriate for location put NA in Column A					
1) Executives	0	0	0	0	
2) Managers/Supervisors	0	0	0	0	
3) Professionals	0	0	0	0	
4) Technicians	0	0	0	0	
5) Sales Workers	0	0	0	0	
6) Office/Clerical	0	0	0	0	
7) Craft Workers/Skilled	0	0	0	0	
8) Operatives Semi Skilled	0	0	0	0	
9) Laborers Unskilled	0	0	0	0	
10) Service Workers	0	0	0	0	
11) Apprentices	0	0	0	0	
12) Trainees	0	0	0	0	
Overall	0	0	0	0	

Applicant agrees to use Good Faith Efforts to fulfill the initial New DR Hiring Goals (Column A) above throughout the term of tax abatement. Further it is agreed that any change in DR Hiring Goals must be agreed too and approved in advance by HRD to take effect.

Company: *Lafayette 1626 LLC*
Parcel/Facility:
Address: *25900 Greenbelt Road Sub Parcel 11145231*

Authorized Representative Print: *Ullot Pleasants*
Title: *Managing Member* Phone: *248 965 2399*
Signature: *[Signature]* Date: *10/27/11*

HRD Below
Approved _____ Further Explanation/Changes Needed Note Attached
HRD Director _____



30

September 14, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **ASTI Environmental** in the area bounded by East of Woodward Ave., West of Brush St., North of Chandler St., and South of Melbourne St., Detroit, MI in accordance with Public Act 147 of 1992 (**Petition #: 399**)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Marwood Development** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in legal description attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,


Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V, Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, **Develop Detroit** has requested establishment of the “**Marwood Development**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the ____ day of _____, 2018, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, June 18, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION CITY PLANNING COMMISSION

399 *ASTI Environmental, request for Establishment of a Neighborhood Enterprise Zone District at East of Woodward Ave., West of Brush St, North of Chandler St, South of Melbourne St, Detroit, Michigan (ASTI File No. 6-9635)*



*Investigation • Remediation
Compliance • Restoration*

10448 Citation Drive, Suite 100
Brighton, MI 48116

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

June 5, 2018

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: Request for Establishment of Neighborhood Enterprise Zone District at East of Woodward Ave, West of Brush St, North of Chandler St, South of Melbourne St., Detroit, Michigan (ASTI File No. 6-9635)

Honorable City Council:

Please accept this letter as a request to expeditiously establish a Neighborhood Enterprise Zone (NEZ) District for new and rehabilitated facilities for the property described above and in the attached documents.

For your review, please find the following documents attached with this letter:

- a. Project Summary
- b. DEGC Project Data Sheet
- c. Related Figures
- d. Tax Tables of all project components for TIF capture and estimated taxes during the NEZ tax abatement period.
- e. Project Proforma for all project components.

If you have any questions or comments, or require additional information, please do not hesitate to contact me at **800.395.ASTI** or mweber@asti-env.com. We greatly appreciate the opportunity to work with the City of Detroit on this project.

Sincerely,

ASTI ENVIRONMENTAL

Melissa Weber
Brownfield Technician
313.910.4415 (c)
mweber@asti-env.com

cc: K. Bridges, DEGC
N. Marsh, DEGC
D. Bolton, Planning

CITY CLERK 14 JUN 2018 PM1:54

Develop Detroit, Inc.
Marwood Development & Single Family Home Ownership Program - Detroit
June 5, 2018

Project Summary

Project Name: Marwood Development

Project Location: East of Woodward Ave, West of Brush St, North of Chandler St, South of Melbourne St.

Project Applicant: Develop Detroit, Inc.
Marwood Development (Components 1 and 2) will be completed by Develop Detroit, Inc. through the subsidiary Dev Detroit Marwood LDHA LP.

Project Description: The Project consists of four components:

- Component 1) rehabilitation of 57 units in the Marwood Apartment building located at 53 Marston. For this component, 80% of the rental units will be priced at affordable rates.
- Component 2) new construction of 12 residential apartments and townhomes at 67-111 Marston. For this component, 33% of the rental units will be priced at affordable rates.
- Component 3) rehabilitation and new construction of 19 single family homes on 19 parcels or in-fill properties. Of the single family homes, 7 units, or 37%, will be acquisition rehabilitation homes. 12 of the properties will be new construction for-sale homes, and all will be for-sale owner occupied.
- Component 4) future construction of additional single family in-fill homes, and rehabilitation of existing single family homes. Because Component 4 has not been finalized, and will include investment by others, it is not included in this application.

The Project will require a large NEZ Zone for both new construction and rehabilitation that will include future projects in the community (Component 4). In total, the NEZ Zone will include 42 properties composed of existing single family homes, former commercial properties, a multi-family apartment building,

and vacant land. See Figures 2, 3, and 4 for additional detail.

The Project will also require a Brownfield TIF. The eligible properties included in the Brownfield Plan are limited to the rehabilitated Marwood Apartments (Component 1) and the new construction residential apartments and townhouse (Component 2). See Figure 5 for more information.

Total Investment: \$13,400,000 Multifamily Rental Units (Components 1 and 2)
\$ 4,597,622 Single Family For Sale (Component 3)

Brownfield Tax Increment Financing Requested

Included Property: Components 1 and 2 consisting of: 111 Marston, 99 Marston, 89 Marston, 81 Marston, 67 Marston, and 53 Marston (See Figure 5)

Basis for Eligibility: The following tables, and attached Figure 5, outline the eligibility of each parcel included in the Brownfield Plan.

<u>Eligible Basis</u>	<u>Parcel</u>
Historic Resource	53 Marston
Facility	99 Marston
Land Bank Authority	89 Marston 111 Marston
Adjacent & Contiguous	81 Marston 67 Marston

Eligible Activities: Department specific activities, Preparation and Implementation of Brownfield/Work Plans, Demolition, Lead, Asbestos and Mold Assessment and Abatement, Infrastructure Improvements, and Site Preparation.

Eligible Activity Costs: \$ 1,012,768 (Only \$940,941 will be reimbursed)

Years for Reimbursement: 30 Years

Plan Duration: 30 Years

NEZ Tax Abatement Requested

Included Property: Rehabilitation of a historic structure at 53 Marston for residential rental units (Component 1) and nineteen properties for new construction and rehabilitation of for-sale single family homes (Component 3). Property information provided in the attached Figure 4 and associated table, titled *Marwood Development - Properties Included In NEZ Zone*.

Basis for Eligibility: Component 1 is eligible because it is the rehabilitation of an existing historic structure that meets the minimum investments required by Act 146.

Component 3 is eligible because it includes both; a) the rehabilitation of existing structures as principle residences that meet the minimum investments required by Act 146, and b) the construction of new structures as principle residences.

Incentive Duration: 15 Years

Current Taxable Value: \$ 350,000 (Component 1)
\$15,000 (Component 3)

Estimated Future Taxable Value: \$ 422,000 not including abatements (Component 1, market rate units only)
\$ 2,400,000 not including abatements (Component 3)

Contact Information: *Melissa Weber*
ASTI Environmental
313-910-4415 (c) 313-910-5766 (w)
mweber@asti-env.com

Develop Detroit, Inc.
Marwood Development & Single Family Home Ownership Program - Detroit
June 5, 2018

A. Project Description

The project consists of four (4) components: 1) rehabilitation of 57 units in the Marwood Apartment building located at 53 Marston, 2) new construction of 12 residential apartments and townhomes at 67-111 Marston, 3) rehabilitation and new construction of 12 single family homes on 19 in-fill properties, and 4) future construction of additional single family in-fill homes, and rehabilitation of existing single family homes. The components include new construction and rehabilitation of both single family homes that will be for sale and multifamily homes that will be for rent. The completion of the project will provide quality and safe residences for a wide variety of Detroit residents. Approximately 70% of the new and rehabilitated rental units will be priced at affordable rates. The rental units will include a mix of studio, one-bedroom, and two-bedrooms.

B. Need For Incentive

A substantial portion of the project will be affordable units. This includes 72% of the multi-family rental units priced at 50%-80% AMI and 20% of the single family for sale homes will be affordable to families between 50%-80% AMI. Therefore, the financial strain of completing a project of this size will require incentives to succeed. Without support the project will not be feasible, or will require modification to include less affordable units. Additionally, the Marwood Apartment building will require extraordinary costs to update and repair the structure. The historic building will incur additionally costs to restore and preserve the historic nature of the structure and to address asbestos and lead based paint issues. Furthermore, 99 Marston has been designated a Facility due to previous uses of the properties, and additional investigation and remediation of 99 Marston will result in extraordinary costs for the project. The Developer is, making a commitment to this neighborhood by undertaking significant investment in order to improve the community and provide quality, safe, and affordable homes for Detroit residents. The NEZ is necessary for the single family homes because the single family homes will raise the sale prices and taxable value of the properties. The NEZ will make the homes affordable and appealing to buyers, and will benefit existing homeowners, whose homes are in need of repair.

C. Description of Current Property

The properties included within the NEZ Zone currently consist of vacant land, vacant commercial and residential structures, and occupied residences. The existing vacant structures are severely blighted, and require significant improvements and updates to be habitable.

D. Description of Construction

Construction includes the rehabilitation of the Marwood Apartment building, new construction of multi-family apartments and townhomes, and new construction and rehabilitation of single family homes. The multi-family will consist of a mix of studio, 1-

bedroom, and 2-bedroom units. The single family homes will be developed as single homes, duplexes, triplexes, and 4-attached units.

E. Project Schedule

Construction of the multi-family rental units and the single family homes is set to begin in August 2018. Construction of the single family homes will be completed in April 2019 and the multi-family homes are expected to be completed by September 2020.

F. Economic Advantages

Completion of the project will result in a substantial improvement to the residential units available to Detroit residents of the North End neighborhood. The inclusion of affordable units and mix of unit types will provide quality and safe housing for a large variety of families. Furthermore, the project will bring numerous jobs to the area during the construction period and result in significant financial investment into the community.

G. Proposed Use

Project will include the rehabilitation of the Marwood Apartment building, located at 53 Marston, and the construction of new apartments and townhomes on the properties to the east of 53 Marston to John R. A substantial portion of the residential units will be designated as affordable housing. Additionally, this project includes the rehabilitation and new construction of 19 for-sale single family homes throughout the NEZ Zone.

H. Legal Description

The boundary of the NEZ is defined as follows:

North and south side of My Vernon between Woodward and John R:

- N MT VERNON 146 W 10 FT OF 145KOCHS SUB L8 P14 PLATS, WCR 1/108 40 X 110 **TO** N MT VERNON 138 W 10 FT OF 137KOCHS SUB L8 P14 PLATS, WCR 1/108 40 X 110;
- S MT VERNON 3KOCHS SUB L8 P14 PLATS, WCR 1/108 30 X110 **TO** S MT VERNON W 2 FT OF E 10.35 FT OF N 38.08 FT OF 13 W 19.65 FT OF 13KOCHS SUB L8 P14 PLATS, WCR 1/108 21.65 IRREG;

North and south side of Marston between Woodward and one block east of John R:

- N MARSTON 3 ATKINSONS L8, P21, PLATS, W C R 1/107 100 X 115 **TO** N MARSTON 11 ATKINSONS L8 P21 PLATS, W C R 1/107 95.35 X 115;
- S MARSTON W 1 FT OF 9 W 0.45 FT OF S 25 FT 9 E 1/2 OF 8 ATKINSONS L8 P21 PLATS, W C R 1/107 51 IRREG **TO** S MARSTON E 35 FT OF 12 ATKINSONS L8, P21, PLATS, W C R 1/107 35 X 115;

One lot on north west corner of Chandler and John R:

- N CHANDLER 90 W 14.65 FT OF 89 CHANDLER AVE SUB L13, P96, PLATS, W C R 1/106 64.65 X 125;

East and west side of John R between Melbourne and Chandler:

- E JOHN R N 20.75 FT OF S 61 FT OF W 60.35 FT OF E 95.35 FT 12ATKINSONS SUB L8 P21 PLATS, W C R 1/107 20.75 X 60.35, **TO** E JOHN R S 20.75 FT OF W 60.35 FT OF E 95.35 FT 12 N 4.25 FT OF S 25 FT OF W

15.35 FT OF E 50.35 FT 12 ATKINSONS SUB L8 P21 PLATS, W C R 1/107
20.75 IRREG

- N MT VERNON E 20 FT OF 137 ALL OF 136 & 135 KOCHS SUB L8 P14
PLATS, WCR 1/108 84.63 X 110; TO S MARSTON E 63.65 FT OF W 64.65 FT
OF S 42 FT OF 9 E 0.55 FT OF S 25 FT OF 9 W 1 FT 9 ATKINSONS L8 P21
PLATS, WCR 1/107 63.65 IRREG;

The properties included in the Brownfield TIF include the following:

- 53 Marston: N MARSTON 3 ATKINSONS L8, P21, PLATS, W C R 1/107 100 X
115
- 67 Marston: N MARSTON W 1/2 OF 6 ATKINSONS L8, P21, PLATS, W C R
1/107 50 X 115
- 81 Marston: N MARSTON E 1/2 OF 6 ATKINSONS L8 P21 PLATS, W C R
1/107 50 X 115
- 89 Marston N MARSTON W 1/2 OF 7 ATKINSONS SUB L8 P21 PLATS, W C R
1/107 50 X 115
- 99 Marston: N MARSTON E 1/2 OF 7 ATKINSONS SUB L8 P21 PLATS, W C R
1/107 50 X 115
- 111 Marston: N MARSTON W 1/2 10 W 14.65 FT OF E 1/2 10 ATKINSONS L8
P21 PLATS, W C R 1/107 64.65 X 115



September 10, 2018

Mr. Maurice Cox
Director, Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

**RE: Neighborhood Enterprise Zone – Marwood Development
East of Woodward, West of Brush St., North of Chandler St., South of Melborne St.
Parcel List Attached**

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **Marwood Development Neighborhood Enterprise Zone**, located in the **North End neighborhood** of Detroit. The developer's proposed plan is for both new construction and rehabilitation of 42 properties composed of existing single family homes, former commercial properties, a multi-family apartment building and vacant land. , rehabilitate various single family homes, new construction of 12 rental residential apartments and townhomes at 67-111 Marston, and new construction of various single family homes as indicated on the attached parcel listing for new and rehabilitation properties.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

Develop Detroit Inc. plans to rehabilitate the Marwood Apartment historic building located at 53 Marston built in 1924 with 57 units and for new construction of 12 residential apartments and townhomes at 67 to 111 Marston. The project also includes new construction of 12 for sale homes and rehabilitation of 7 single family homes with all to be for sale owner occupied. The current True Cash Value of the proposed area is \$1,241,400 and contains approximately 3.788 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and construction.

Per MCL 207.772 Sec.2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.



Neighborhood Enterprise Zone
Marwood Development
Page 2

MCL 207.772 Sec 2(g) "New facility" means 1 or both of the following: (i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments. (ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed district located in the **North End area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone
 Marwood Development
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Parcel Number	Property Address	Owner Name	Current Use	2018 TCV	2018 TxV	Acres	New/Rehab
01002274.	111 CHANDLER	DETROIT DENOVO LLC	Vacant Land	\$1,800	\$205	0.186	
01002310.	212 MARSTON	DETROIT NEIGHBORHOOD PARTNERS LLC	House	\$14,600	\$7,300	0.092	Rehab
01002311.001	206 MARSTON	DETROIT NEIGHBORHOOD PARTNERS, LLC	House	\$15,400	\$1,548	0.037	Rehab
01002311.002L	202 MARSTON	DETROIT NEIGHBORHOOD PARTNERS LLC	House	\$16,600	\$1,751	0.038	Rehab
01002312.	8041 JOHN R	DETROIT GARAGE, LLC.	Service & Repair Station	\$23,200	\$10,210	0.106	
01002313.	8035 JOHN R	NORTHEND PROPERTY DEVELOPMENT LLC	House	\$13,800	\$4,084	0.061	Rehab
01002321.	53 MARSTON	MARSTON NEW CENTER REAL ESTATE, LLC	Apartment	\$888,600	\$360,082	0.264	Rehab
01002323.	81 MARSTON	MARSTON NEW CENTER REAL ESTATE, LLC	Vacant Land	\$1,400	\$700	0.132	
01002327.	203 MARSTON	GREATER WOODWARD COMM DEV CORP	Vacant Land	\$2,200	\$1,100	0.247	
01002377.001	8245 JOHN R	DEVELOP DETROIT, INC.	Vacant Land	\$200	\$100	0.028	New
01002377.002	8241 JOHN R	DEVELOP DETROIT, INC.	Vacant Land	\$200	\$100	0.02	New
01002377.006	108 MT VERNON	DEVELOP DETROIT PROPERTIES, LLC	Rowhouse	\$17,400	\$2,729	0.051	
01002377.007	104 MT VERNON	DEVELOP DETROIT PROPERTIES INC	Rowhouse	\$17,000	\$8,500	0.052	
01002377.008	98 MT VERNON	IMPER DEVT & INV LLC	Rowhouse	\$1,000	\$500	0.052	
01002377.010L	90 MT VERNON	DEVELOP DETROIT PROPERTIES INC	Rowhouse	\$13,600	\$6,800	0.07	
01002379.	70 MT VERNON	RAGLAND, MARCEL D.	House	\$18,000	\$8,446	0.076	
01002380.	64 MT VERNON	DEVELOP DETROIT INC	Vacant Land	\$600	\$300	0.076	New
01002382.	52 MT VERNON	ROSE, JEAN A & JONES, DORIS C	House	\$35,600	\$8,884	0.076	
01002384.	47 MT VERNON	WARWICK, JOANNE	Vacant Land	\$1,000	\$205	0.101	
01002385.	55 MT VERNON	HICKMAN, ERMA	Vacant Land	\$1,000	\$500	0.101	
01002387.	69 MT VERNON	RAGLAND, CARL & LATONYA	House	\$13,800	\$5,992	0.101	
01002389.	79 MT VERNON	KINSEY, LORANZO	House	\$35,200	\$7,502	0.101	
01002390.	91 MT VERNON	PATILLO, MARTIN	House	\$34,000	\$6,798	0.101	
01002391.	8273 JOHN R	WJAAC LLC	Apartment	\$49,000	\$15,749	0.214	
01002314.	100 MARSTON	DETROIT DENOVO LLC	Vacant Land	\$1,400	\$205	0.134	New
01002324.	89 MARSTON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.132	
01002377.003	8237 JOHN R	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.021	New



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 Marwood Development
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Parcel Number	Property Address	OwnerName	Current Use	2018 TCv	2018 Txv	Acres	New/Rehab
01002377.004	8233 JOHN R	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.021	New
01002377.005	8229 JOHN R	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.021	New
01002377.009	94 MT VERNON	CARTER, GERALD	Rowhouse	\$17,600	\$2,650	0.052	
01002378.	80 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.151	
01002381.	60 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.076	New
01002383.	48 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.076	New
01002386.001	61 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.05	New
01002386.002L	65 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.051	New
01002388.	73 MT VERNON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.101	New
01004057.004	8034 JOHN R	DETROIT LAND BANK AUTHORITY	Rowhouse	\$0	\$0	0.03	Rehab
01004057.005	8038 JOHN R	DETROIT LAND BANK AUTHORITY	Rowhouse	\$0	\$0	0.025	Rehab
01004057.006	8042 JOHN R	DETROIT LAND BANK AUTHORITY	Rowhouse	\$0	\$0	0.028	Rehab
01002322.	67 MARSTON	MARSTON NEW CENTER REAL ESTATE, LLC	Parking Lot	\$7,200	\$3,165	0.132	
01002325.	99 MARSTON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.132	
01002326.	111 MARSTON	DETROIT LAND BANK AUTHORITY	Vacant Land	\$0	\$0	0.172	

3.788

The legal description matches the NEZ district request.



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CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



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TO: Veronica Farley, Housing and Revitalization
FROM: John Baran, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** bounded by Woodward to the west, Melbourne to the north, Brush to the east and Chandler to the south.
DATE: June 22, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **Neighborhood Enterprise Zone (NEZ)**.

Petitioner:
ASTI Environmental

Project Description:
Rehabilitation of 57 units at 53 Marston; new construction of 12 residential units at 67 through 111 Marston; rehabilitation and new construction of 19 single family homes; and future rehabilitation and new construction.

Project Location:
Area bounded by Woodward to the west, Melbourne to the north, Brush to the east and Chandler to the south.

Interpretation:
The Master Plan Future General Land Use designation of the site is **Low / Medium - Density Residential**. Low / Medium – Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.

The proposed development conforms to the Future General Land Use characteristics of the area.