

October 23, 2018
New Business

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

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October 19, 2018

HONORABLE CITY COUNCIL

RE: Request of the petitioner The Roxbury Group, to amend Article XVII, District Map No. 29 of the 1984 Detroit City Code, Chapter 61, Zoning, to a show an SD1 (Special Development District—Small- Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District) and B4 (General Business District) zoning classifications are currently shown on properties abutting to the northeast corner of Kercheval Street and Van Dyke Road generally bounded by Vandyke Road on the west, Durand Street on the north, Parker Street on the east and Kercheval Street on the south. The petitioner proposes to rezone the subject property in order to allow for a four-story retail and residential mixed-use development (**RECOMMEND APPROVAL**).

NATURE OF PROPOSAL

Before this Honorable Body is the request of the Roxbury Group, to show an SD1 (Special Development District—Small- Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District) and B4 (General Business District) zoning classifications are currently shown on properties abutting to the northeast corner of Kercheval Street and Vandyke Road generally bounded by Vandyke Road on the west, Durand Street on the north, Parker Street on the east and Kercheval Street on the south.

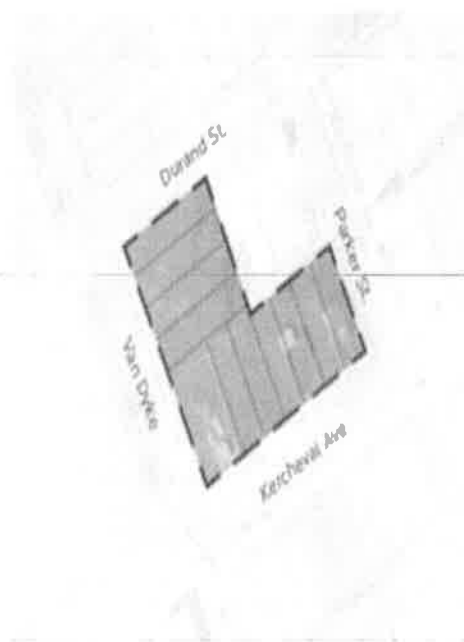
The subject site is located in the West Village area of Detroit and surrounded by mostly residential development, but also institutional and commercial uses nearby.

The petitioner proposes to rezone the subject property in order to allow for a 6,000 square foot, four (4)-story commercial/retail and residential mixed-use development. The development plans for four (4) retail spaces on the ground floor. Additionally, the plan calls for three (3) floors to be residential totaling approximately 92 residential units. Parking would be contained on-site and screened from the right-of-way.



The developer’s request to rezone the parcels in question, is being proposed to add housing options and increase the walkable fabric of the Kercheval-Van Dyke Corridor. The desired SD1 (Special Development District—Small- Scale, Mixed-Use) zoning classification, if implemented, would generally allow for zero lot line front setbacks, less restrictive side and rear setbacks, and mixed-uses on the site. There are 11 parcels in total proposed for rezoning which include:

Address	Current Zone	Proposed Zone
8003 Kercheval	B4	SD1
8015 Kercheval	B4	SD1
8021 Kercheval	B4	SD1
8025 Kercheval	B4	SD1
8033 Kercheval	B4	SD1
8035 Kercheval	B4	SD1
8047 Kercheval	B4	SD1
2122 Van Dyke	R2	SD1
2128 Van Dyke	R2	SD1
2132 Van Dyke	R2	SD1
2138 Van Dyke	R2	SD1





Subject site: Kercheval and Van Dyke

Surrounding Zoning and Land Use

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

North: is zoned R2; residential homes

East: is zoned R2 and B4; residential homes

South: is zoned B4; Residential homes, businesses

West: is zoned R2; Marcus Garvey Academy; Butzel Community Center

Master Plan of Policies

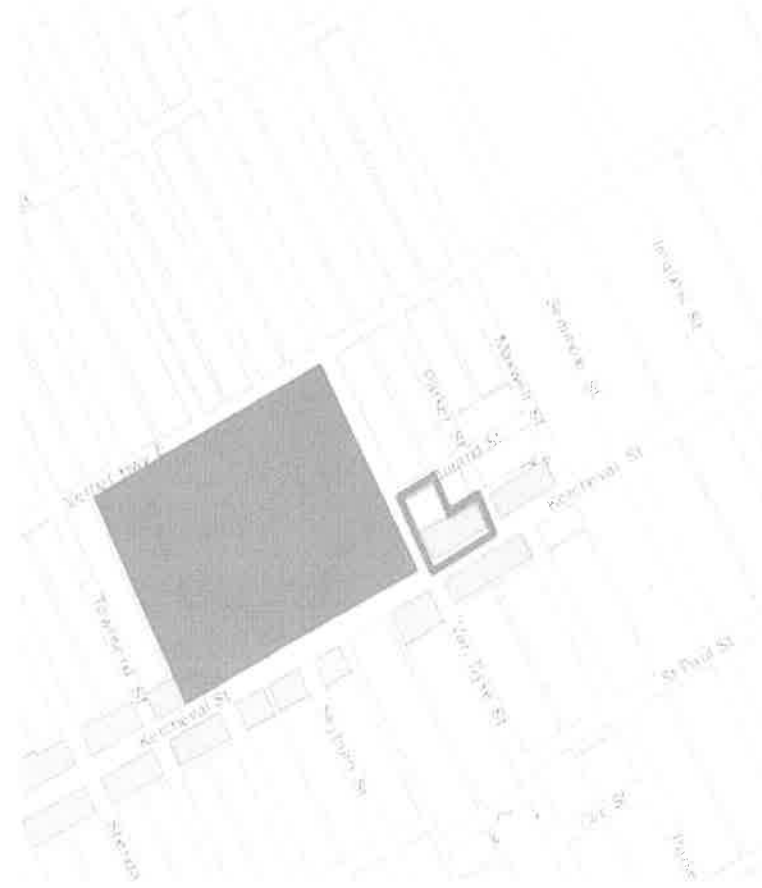
According to the City of Detroit Master Plan of Policies (MP), the subject property is located in the Butzel area of Neighborhood Cluster 3. The future land use in the MP designates the subject parcels on Kercheval as Neighborhood Commercial (CN) and the subject parcels that abut Van Dyke, as Low-Medium Density Residential (RLM).

According to the Master Plan-Zoning Table of the MP, which shows the correlation of MP land use designations to zoning classifications, the most appropriate zoning classifications for the RLM designation are the R2 Two-Family Residential and R3 Low Density Residential District zoning classifications. The table shows that the most appropriate zoning district classifications to be applied to the Neighborhood Commercial (CN) MP designation, are the B1 Residential Business District and B2 Local Business and Residential District classifications (see below).

Legend

Current Master Plan Future General Land Use

- Low Density Residential
- Low / Medium Density Residential
- Medium Density Residential
- High Density Residential
- Major Commercial
- Retail Center
- Neighborhood Commercial
- Thoroughfare Commercial
- Special Commercial
- General Industrial
- Light Industrial
- Distribution / Port Industrial
- Mixed - Residential / Commercial



Zoning Districts

- Single Family Residential District (R1)
- Two-Family Residential District (R2)
- Low Density Residential District (R3)
- Thoroughfare Residential District (R4)
- Medium Density Residential District (R5)
- High Density Residential District (R6)
- Restricted Business District (B1)
- Local Business and Residential District (B2)
- Shopping District (B3)
- General Business District (B4)
- Major Business District (B5)
- General Services District (B6)

Subject properties are shown in red outline. On the left are the master plan designations and on the right are zoning districts

The Planning and Development Department has submitted a master plan determination letter (see attachment) in support for the proposed rezoning. PDD anticipates a proposal in the coming months to rezone a larger area of the corridor in order to accommodate mixed-use development. The desire to rezone this corridor stems from PDD’s Islandview-Greater Villages planning study.

According to PDD, the desired rezoning of the corridor is an outcome of what the study produced, coupled with community engagement during the study period. The Roxbury Group mixed-use project being proposed here, fits within the scope of the larger zoning scheme that PDD will be advocating for. The City Planning Commission will be reviewing this larger rezoning request when it comes in the future.

COMMUNITY INPUT

The Roxbury group representatives provided a list of groups and individuals that they originally reached out to for engagement regarding this project. Those entities include the following:

- West Village Neighborhood Association
- Village CDC
- Church of the Messiah
- Genesis of the Messiah
- MACC Development
- West Village Business Association

East Village Neighborhood Association
Indian Village Neighborhood Association
North Village Neighborhood Association
Field Street Block Club; and
several other residents and organizations.

PUBLIC HEARING AND CPC MEETING RESULTS

During the CPC public hearing for this matter, PDD, the Housing and Revitalization Department, and the Mayor's Office were in attendance and presented to the Commission.

During the public hearing approximately 17 people spoke during public comment. There were approximately ten (10) community members that spoke in opposition or with strong concern regarding the project and five (5) that spoke in support. Another two (2) spoke with concerns.

Of those community members that spoke regarding the project, some of the concerns that arose from the conversation were concerning (but not limited to):

Housing affordability- Some had questions or concerns as to whether the proposed rezoning would lead to gentrification in the neighborhood. Some of those concerns also related to the anticipated rents of the development and whether or not it would be affordable for the average resident that currently lives in the surrounding neighborhood.

Parking- Some questions or concerns were expressed regarding whether the proposed development plans to provide enough parking on-site for the residential and retail commercial components of the development. Concerns were expressed regarding the possibility of traffic generated by the West Village project spilling into the surrounding residential streets.

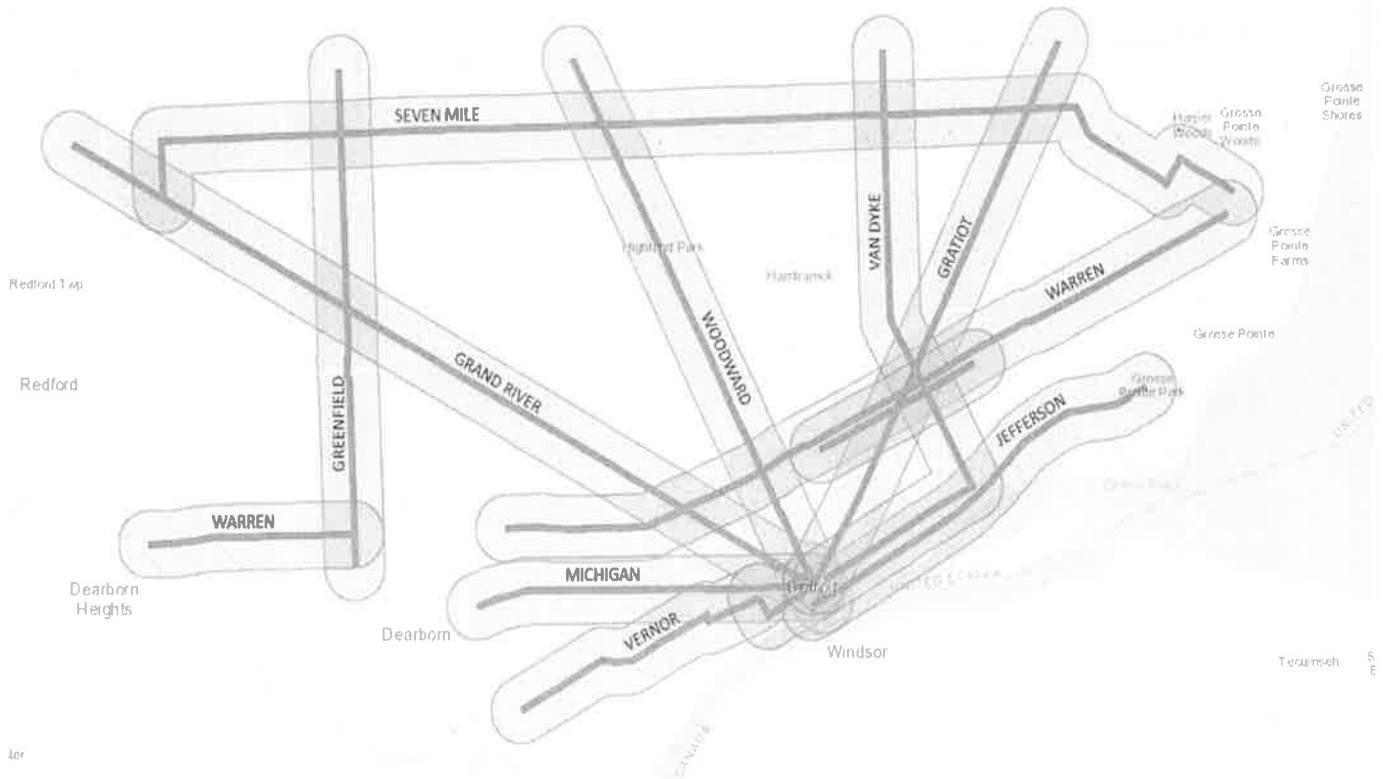
Traffic congestion- Concerns were raised about the amount of traffic that currently exists on Kercheval and Van Dyke.

After the public hearing, staff has also received letters of support and opposition/concern from the community members (please see attachments).

Additionally, at the second CPC meeting, although the matter was not brought back as a public hearing, because of the high public attendance, the CPC chair allowed the community members to speak on this matter once more. Approximately eight (8) people spoke in support, five (5) in opposition and four (4) with concerns that they wanted to see addressed. Most of those issues were in relation to those concerns previously mentioned at the September 6, 2018 public hearing.

Lastly, CPC staff held an additional meeting after the Commission voted on October 4th to approve the subject petition. The meeting took place on October 10, 2018 and was held specifically to hear from the community residents and gather further feedback on the issues that were vital to them in relation to the subject rezoning request and also the larger future rezoning proposal. We anticipate that this will serve as one of a series of engagement meetings to come, in regard to zoning in the area. The results of that meeting and the comments that were expressed can be found in the document attached. Staff will also expound on this matter.

ANALYSIS General Impacts



HIGH-FREQUENCY TRANSIT CORRIDORS w/0.5 mile buffer

Parking

Typically zoning districts require a minimum ratio of 1.25 spaces per dwelling unit, however, in the SD1 zoning classification, that requirement is lowered to a ratio of 1 space per dwelling unit. Additionally, the zoning ordinance, Sec. 61-14-24 allows an additional relief for parking for multiple-family dwelling units, where located within .50 miles of a high frequency transit corridor. The additional relief lowers the parking requirement to .75 per dwelling unit for this development. Lastly, the SD1 district also gives provisions for a district approach to parking, allowing accessory parking to locate up to 1,320 feet away from a principle use if the parking plan is recognized by the Planning and Development Department.

In the case of the West Village proposal, the developer is proposing 92 units total. The total required number of parking spaces that are required for them to provide is ¹69 parking spaces. The development is allowed the reduction due to it being located along a ²high-frequency transit

¹ Under the current B4 (General Business District) zoning classification provisions, the Zoning Ordinance requires 115 parking spaces.

² One of the ten (10) defined high-frequency transit corridors is described as, Corridor No. 5, consisting of: Van Dyke, between Eight Mile and Lafayette; and Lafayette, between Van Dyke and Randolph.

Corridor, as defined in Sec. 61-16-102 of the Zoning Ordinance. The development is currently proposing over 90 spaces putting them well above the required minimum number of spaces to meet code.

Land Use, Intensity and Dimensional Changes

B4 (General Business District) provisions (Allows for 164 By-right or conditional uses)

Height

The maximum height for each principal use in the B4 District shall not exceed thirty-five (35) feet; Where a lot fronts a major or secondary thoroughfare, and where the outermost point of the proposed building on said zoning lot is forty (40) feet or more from the nearest point of the lot line of all R1, R2, and R3 Districts, the maximum height may be increased, as a matter or right, one (1) foot for each one (1) foot of street width greater than eighty (80) feet.

Uses

Residential uses:

Lofts, inside the Central Business District

Multiple-family dwelling where located in a Traditional Main Street Overlay Area and where combined with certain uses

Religious residential facilities

Residential uses, where combined in structures with permitted commercial uses and located in a Traditional Main Street Overlay Area

SD1 Special Development District—Small Scale, Mixed Use provisions (allows for 88 by-right or conditional uses)

By-right mixed-use residential uses: Allows by-right residential/commercial mixed-uses such as (1) Lofts (2) Multiple-family dwellings where combined in structures with permitted first-floor commercial use (3) Religious residential facilities in conjunction with religious institutions in the immediate vicinity (4) Residential use combined in structures with permitted (first floor) commercial use.

Setbacks A minimum front setback is not required. The maximum front setback allowed shall be the average of the front setback of the buildings located on the adjacent lots on each side of the subject building or twenty (20) feet.

Maximum height: thirty-five (35) feet for non-mixed-use, fifty (50) feet for mixed-use. Where a lot fronts on a right-of-way which is more than fifty (50) feet wide and where the outermost point of the proposed mixed-use building is at least forty (40) feet from all R1, R2, and R3 Districts, the maximum height may be increased one (1) foot for each one (1) foot of right-of-way width greater than fifty (50) feet. The building shall not exceed sixty (60) feet in height

Drive-up and Drive through's banned: Carry-out or fast-food restaurants with drive-up or drive-through facilities are prohibited on land zoned B2, PCA, SD1, or SD2.

Parking Waiver for retail, service and commercial : On properties zoned SD1 or SD2, the ³Planning and Development Department may grant a waiver of the off-street parking requirements, for the first three thousand (3,000) square feet of pedestrian-oriented retail, service, or commercial uses. In the case where one building or development contains multiple retail, service, or commercial uses, the total number of spaces that may be waived for a building or development using this waiver shall not exceed forty five (45) spaces.

Parking prohibition: Parking shall be prohibited between the street and front façade of the building.

Brewpub or microbrewery By-right under 3,000 sq. ft.: or small distillery or small winery may be permitted on a by-right basis where such establishments do not exceed 3,000 square feet and are not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare

Bars 3,000 feet and under, By-right: establishments for the sale of beer or intoxicating liquor for consumption on the premises shall be permitted on a by-right basis where such establishments do not exceed 3,000 square feet and are not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare

Summary of Proposed Rezoning Impacts

- Changes to By-right, Conditional, and Prohibited Uses (approximately 76 more additional uses are allowed in B4, many of them auto-oriented traffic generating uses)
- Maximum height possibility is lowered to 60 feet, not to exceed five (5) stories if building is mixed-use fronting right-of-ways that are greater than 50 feet in width.
- An elimination of front setbacks will allow buildings to be placed at the lot line, increasing lot coverage, density and engaging pedestrians with retail offerings. Also capping depth of setbacks since they are optional.
- Off-street parking is eliminated in front setback (essentially eliminating parking lots in front of buildings and creating a more walkable environment that aesthetically looks better and fills voids, taking away dead space and adding to the visual features by the architecture that will fill that space.)
- Side setbacks are not required where adjacent to any zoning classification except R1- R4. This creates opportunity for contiguous street walls made by buildings, defined street

³ The Planning and Development Department shall have authority to consider such waiver, ensuring that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation.

edges, aesthetically pleasing streetscapes, and good pedestrian experience and more investment in an area.

- Elimination of Spacing Requirements for regulated uses

APPROVAL CRITERIA

Section 61-3-80 of the Zoning Ordinance lists approval criteria that must be considered for an amendment of a zoning map. Below, please find results of staffs review:

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

The proposed map amendment will allow the subject site to respond to changing conditions allowing for pedestrian oriented uses. It will also allow for residential development to happen jointly with retail service and commercial. There is strong evidence that the corridor once existed as a mixed-use corridor, and returning to such will not stray from past conditions. Neighborhoods across municipalities are converting back to more walkable conditions that once existed prior to demand for auto related uses.

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

The proposed map amendment has been supported by the Planning and Development Department via letter and determined to be consistent with their future Master Planning efforts.

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

CPC staff does not anticipate that this development will have a deleterious impact on the health safety or welfare of the community but will add to vibrancy, increase affordable housing options, place more people on the streets increasing safety, and add to retail options for would-be tenants of the community as well as patrons.

- (5) 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;

This project has undergone an intensive Pre-plan review by the Buildings Safety Engineering Environmental Department and all City agencies. CPC staff attended that meeting and understands that there are no major outstanding issues with this development based on that review.

- (6) 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;

CPC staff does not expect this proposal to have any negative impacts on the environment as it will meet City Code in order to receive necessary permits.

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

Since the proposed development is on the corner of two secondary thoroughfares, staff does not expect any adverse impacts to surrounding property. The developer owns contiguous parcels. The administration will also be conducting a impact study that is set to complete this time next year which should also mitigate any unforeseen negative impacts.

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

The proposal could be established in the current B4 zoning district to some degree, however, certain elements of the proposal would not be allowed or would have a harder pathway to approval.

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

Staff does not consider this proposal to create an illegal spot zone given that it is on zoned land on the corner of two intersecting streets, as opposed to a mid-block condition. The subject land also incorporates 11 contiguous parcels that would all be rezoned. This in addition to the proposed future master plan amendment and rezoning of other parcels along the corridor would alleviate any concern of an illegal spot zone situation.

CONCLUSION

The subject proposal can in part be considered a downzoning as the B4 portion of the project will eliminate a number of intensive and auto-oriented uses that are currently allowable. The residential parcels would however, be up-zoned in this proposal, to allow for higher density housing. However, the project would allow for a mixed-use development that will support daily neighborhood activity. In comparison to what is currently potentially allowed in the B4 zoned parcels, this project would seem to meet the elements necessary for a pedestrian friendly project, eliminating the possibility of intensive auto oriented uses, drive-ways, etc.

As it relates the larger rezoning proposal, CPC staff has committed to continue the conversations with the community as to what a future zoning scheme might entail, along with PDD and HRD. PDD and HRD are the entities that have proposed the larger rezoning initiative that many residents have raised in relation to the current request. CPC plans to do more in depth discussions to further educate community on what the proposed zoning changes include. Staff expects to further understand what the community hopes to realize in the area and how zoning may support that. PDD’s study area has already garnered much feedback, however, cpc will also further assess opportunities.

Stemming from the CPC public meetings that were held, a number of outputs were generated. One of the major items that has been committed to, is that the Administration via Arthur Jemison of the Mayor’s Office and PDD has committed to conduct an impact study that will encompass streetscape and infrastructure design, traffic analysis, parking analysis and other related issues to ensure that the infrastructure will be able to absorb the subject development and others that may be in the pipeline.

The Administration has also committed to execute on all of the items that the City Planning Commission voted to recommend at the October 4, 2018 meeting. CPC staff will continue to follow this effort, participate where appropriate, but also lead further discussions.

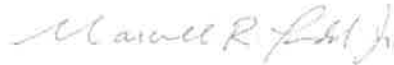
RECOMMENDATION

On October 4, 2018, the City Planning Commission voted to approve the requested rezoning. The Commission also recommended the following:

1. Review of area schools arrival and dismissal policy and times; appropriate agencies make corrections of deficiencies directly pertaining to policies.
2. Transportation plan for area should be made known to the community.
3. Parking plan for area should be made known to community.
4. Enforce existing traffic laws relative to that area; specifically during arrival and dismissal of schools in area.
5. Intentional community engagement be undertaken with the Planning and Development Department, developer and community; offering small meetings with groups and individuals or projects; open to the public.
6. Commit to forming or creating a group of community stakeholders who are continually engaged in the community and with developers through an on-going dialogue.

Respectfully submitted,

ALTON JAMES, CHARIPERSON



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachments:
Ordinance
Plans
Community Letter

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

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. 29 to show an SD1 (Special Development District--Small- Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District) and B4 (General Business District) zoning classifications are currently shown on properties abutting to the northeast corner of Kercheval Street and Van Dyke Road, generally bounded by Van Dyke Road on the west, Durand Street on the north, Parker Street on the east and Kercheval Street on the south.

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, Zoning District
4 Map No. 29 to show an SD1 (Special Development District—Small- Scale, Mixed-Use) zoning
5 classification where R2 (Two-Family Residential District) and B4 (General Business District)
6 zoning classifications are currently shown on properties abutting to the northeast corner of
7 Kercheval Street and Van Dyke Road, generally bounded by Van Dyke Road on the west, Durand
8 Street on the north, Parker Street on the east and Kercheval Street on the south.

9

10 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT

11 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. 29 is amended to show an SD1 (Special Development District—Small-
15 Scale, Mixed-Use) zoning classification on land described as:

16 LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED
17 AS LOTS 5 THROUGH 8 OF DUPUIS, BLAY AND KENTLE SUBDIVISION AS
18 RECORDED IN LIBER 15 OF PLATS, PAGE 49, WAYNE COUNTY RECORDS
19 ALSO ALL THAT PART OF OUTLOT 65 OF THE SUBDIVISION OF VAN DYKE
20 FARM BORDERED BY KERCHEVAL AVENUE ON THE SOUTH, VAN DYKE
21 AVENUE ON THE WEST, THE SOUTH LINE OF SAID LOT 8 OF DUPUIS, BLAY
22 AND KENTLE SUBDIVISION ON THE NORTH, ALSO THE SOUTH LINE OF A
23 PUBLIC ALLEY ON THE NORTH AND PARKER AVENUE ON THE EAST. ALL

1 BEING FURTHER DESCRIBED AS:

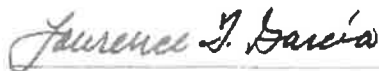
2 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF KERCHEVAL
3 AVENUE, 80 FEET WIDE, WITH THE EAST LINE OF VAN DYKE AVENUE, 66
4 FEET WIDE, THENCE N.28°55'53"W, 225.91 FEET ALONG THE EAST LINE OF
5 SAID VAN DYKE AVENUE; THENCE N. 61°04'07" E, 120.56 FEET ALONG THE
6 SOUTH LINE OF DURAND ST, 50 FEET WIDE; THENCE S.28°55'53"E,127.21
7 FEET ALONG THE WEST LINE OF A PUBLIC ALLEY, 20 FEET WIDE; THENCE
8 N.61°04'07"E, 117.44 FEET ALONG THE SOUTH LINE OF A PUBLIC ALLEY, 18
9 FEET WIDE; THENCE S.28°55'53"E, 98.29 FEET ALONG THE WEST LINE OF
10 PARKER AVENUE, 60 FEET WIDE; THENCE S.60°58'11"W, 238.00 FEET ALONG
11 THE NORTH LINE OF SAID KERCHEVAL AVENUE TO THE POINT OF
12 BEGINNING, CONTAINING 38.778.14 SQUARE FEET OR 0.89 ACRES.

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

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

16 Section 4. This ordinance shall become effective on the eighth (8th) day after publication
17 in accordance with MCL 125.3401(6), and Section 4-118, paragraph 3 of the 2012 Detroit City
18 Charter.

Approved as to Form:



Lawrence T. Garcia,
Corporation Counsel



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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May 23, 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 the area at the northeast corner of Kercheval and Van Dyke Streets from a B4 (General Business District) and R2 (Two-Family Residential) zoning district to an SD1 (Special Development: Small-Scaled Mixed Use) zoning district.

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 to allow for the construction of a four story mixed-use residential/commercial building.

Location

Parcels fronting along Kercheval, west of Parker; and parcels fronting on Van Dyke, south of Durand.

Existing Site Information

Parcels fronting on Kercheval are zoned B4. Parcels fronting on Van Dyke are zoned R2. The site is currently vacant except for a one story commercial building and single family home at the northwest corner of Kercheval and Parker. The Master Plan Future General Land Use designation for the parcels fronting on Kercheval are CN (Neighborhood Commercial). The parcels fronting Van Dyke are designated RLM (Low/Medium Density Residential).

Surrounding Site Information

The parcels on the same block, to the northeast (across the alley) are zoned R2 and developed with four single family homes. To the west, across Van Dyke, is the Butzel Family Center and Marcus Garvy Academy (school); the site is zoned R2. The parcels further north on Van Dyke are also zoned R2. Most of the parcels are vacant except for a one car garage on the northeast corner of Van Dyke and Durand. Parcels to the south, along Kercheval, are zoned B4. There are two-family residential structures fronting on Kercheval that are under renovation and/or with commercial uses. Further east, on Kercheval, to Parker, are commercial storefronts. At the northeast corner of Kercheval and Parker is a small "pocket" park with tables and benches. The Master Plan Future General Land Use Designation for the Butzel Family Center and Marcus

Garvey Academy site is INST (Institutional). The Kercheval frontage is designated CN. The remaining area, north and south of Kercheval, is designated RLM.

Project Proposal

The proposed project is for a four story mixed used building. There will be four retail spaces on the ground floor fronting on Kercheval totaling 6,000 square feet. The remainder of the ground floor will be for parking. The remaining three floors will be 92 residential units.

Interpretation

Impact on Surrounding Land Use

The current zoning and master plan designation for the surrounding area is commercial fronting on Kercheval (with the exception of the Butzel Family Center and Marcus Garvey Academy) and Low/Medium Density Residential to the north and south. A comprehensive planning effort has been under taken for the area. The plan includes "near-term rezoning recommendations" including rezoning the subject area to "SD1 to support density, mixed-use development, and retail."

Impact on Transportation

Both Van Dyke and Kercheval are designated as Secondary Streets. There are DDOT routes along both Kercheval and Van Dyke.

Master Plan Interpretation

It is anticipated that the Master Plan will be amended to accommodate development similar to the mixed commercial and residential development proposed for the area. PDD also anticipates further amendments pending the completion of the comprehensive planning effort for the surrounding area. The proposed development and rezoning is compatible with the anticipated development and plans for the Van Dyke and Kercheval corridors.

Attachments

**Future General Land Use Map: Map 3-1B, Neighborhood Cluster 3, Butzel.
Proposed Kercheval Avenue Rezoning map**

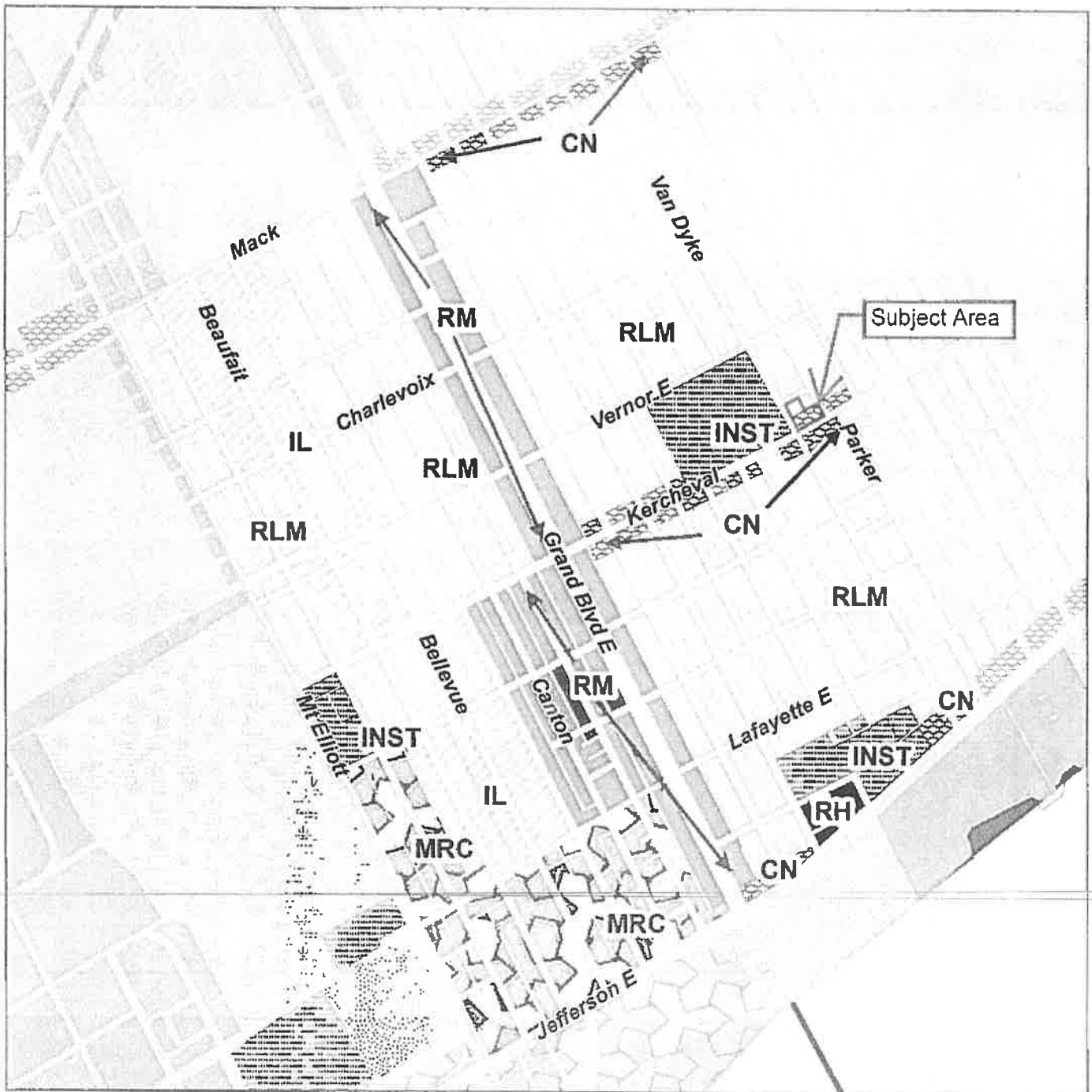
Respectfully Submitted,



John Baran

Lead Planner - Office of Strategic Planning

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



Map 3-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Butzel



Future Land Use

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





PROPOSED KERCHEVAL AVENUE REZONING

Near-term rezoning recommendations, as per the recent Islandview / Greater Villages Neighborhood Planning Study, suggest Kercheval Avenue be rezoned to SD1 to support density, mixed-use development, and retail. The zoning surrounding the Kercheval corridor, as suggested by this graphic, has not been confirmed. PDD Leadership will be working with CPC in the next few months to advance this rezoning.

- R1 - Single-Family Residential District
- R2 - Two-Family Residential District
- R5 - Medium Density Residential District
- B2 - Local Business and Residential District
- B4 - General Business District
- SP - SD1 - Small-Scale, Mixed Use
- SP - SD4 - Riverfront Mixed-Use
- SP - PD - Planned Development District

WEST VILLAGE

MOODY•NOLAN

Invest  Detroit



HamiltonAnderson

SITE

Located on the North-East Corner of Kercheval Ave. and Van Dyke Ave. adjacent to the West Village Historic District.



SITE PLAN

Residential Lobby - Retail and Restaurants - Parking

- BUILDING HEIGHT: 52'-4"
- FLOORS: 4
- GROSS SQ-FT: 93,000 SQ-FT
- RETAIL: 6,000 SQ-FT
- RETAIL SPACES 4 RETAIL SPACES (3 SMALL / 1 LARGE)
- RESIDENTIAL: 72,000 SQ-FT
- TENANT UNITS: 92 UNITS (81 ONE-BEDROOM / 9 TWO-BEDROOM)
- PARKING SPOTS: 77
- PARKING RATIO: 1 : 0.84 (ADDITIONAL OFF-STIE PARKING TBD)



TYPICAL RESIDENTIAL PLAN



- BUILDING HEIGHT: 52'-4"
- FLOORS: 4
- GROSS SQ-FT: 93,000 SQ-FT
- RETAIL: 6,000 SQ-FT
- RETAIL SPACES: 4 RETAIL SPACES (3 SMALL / 1 LARGE)
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- TENANT UNITS: 92 UNITS (81 ONE-BEDROOM / 9 TWO-BEDROOM)
- PARKING SPOTS: 77
- PARKING RATIO: 1 : 0.84 (ADDITIONAL OFF-STIE PARKING TBD)

STREET PERSPECTIVE

View from Kercheval and Van Dyke



VIEW LOOKING NORTH-EAST
WEST VILLAGE - DESIGN | PAGE 5

PERSPECTIVE VIEWS

Reduce the building scale by articulating bays in the massing



KERCHEVAL ELEVATION PERSPECTIVE



VIEW FROM SOUTH-EAST CORNER (KERCHEVAL + PARKER)



VIEW FROM NORTH-WEST CORNER (VAN DYKE + DURAND)



VAN DYKE ELEVATION PERSPECTIVE
WEST VILLAGE - DESIGN | PAGE 6

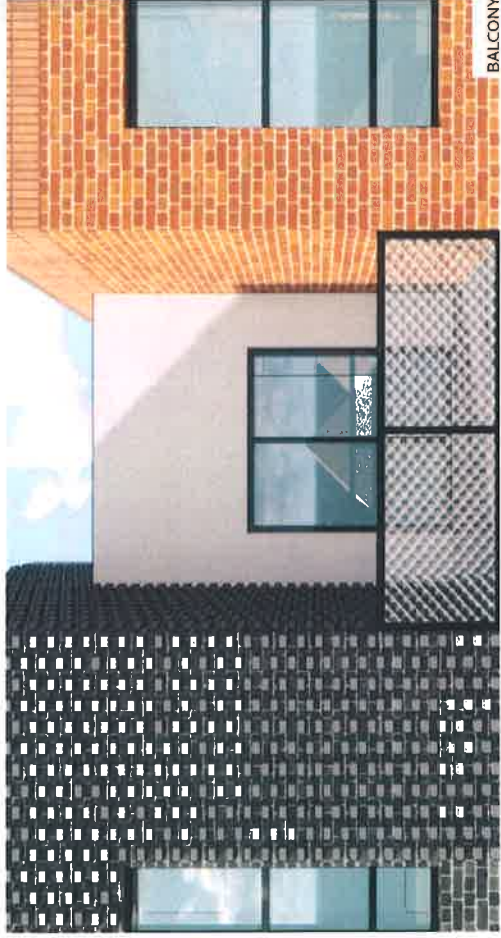
FACADE / MATERIAL DETAILS



RETAIL FACADES / ENTRY BENCH



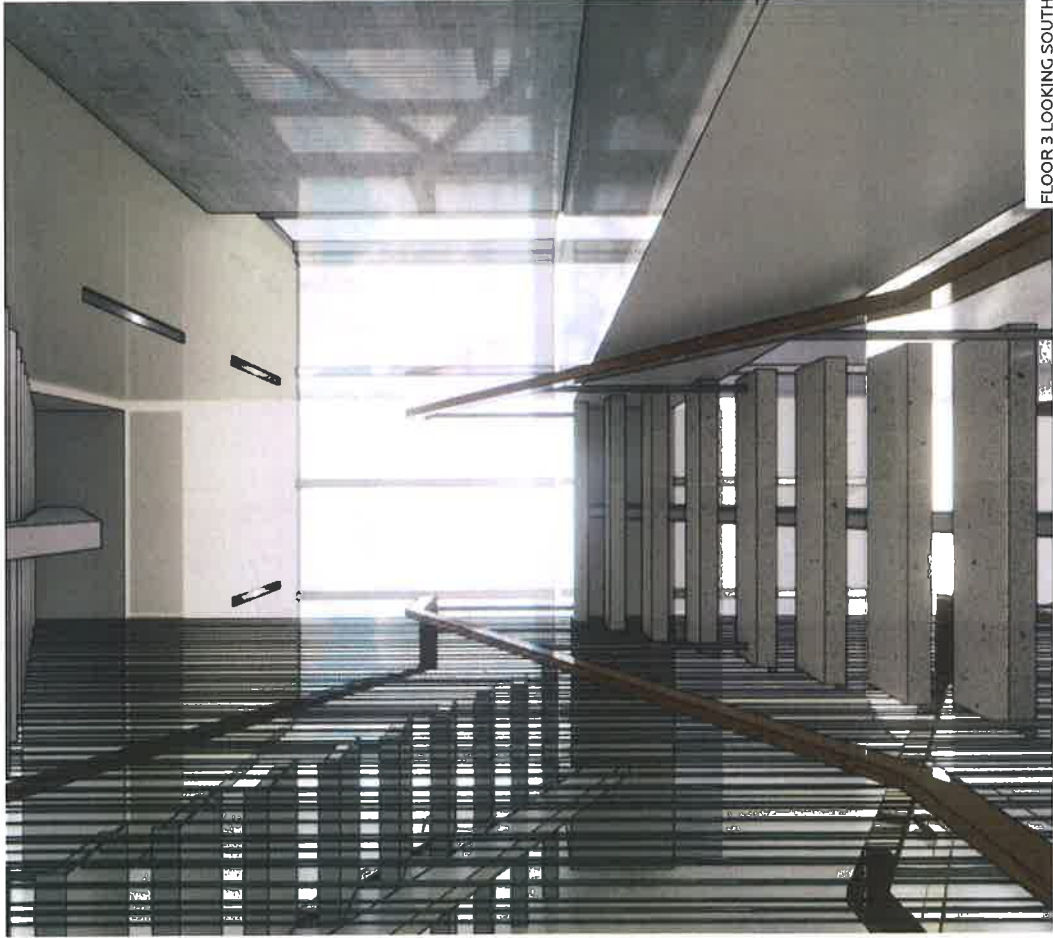
GLASS ENTRY VOLUME / STAIR TOWER (KERCHEVAL)
WEST VILLAGE - DESIGN | PAGE 7



BALCONY

RESIDENT STAIR ENTRY

An open-riser stair connects to elevator lobby and leads to the 4th floor residential roof terrace



FLOOR 3 LOOKING SOUTH

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FLOOR 2 LOOKING NORTH



FLOOR 4 LOOKING NORTH (ROOF TERRACE TO LEFT)

WEST VILLAGE - DESIGN | PAGE 8

WEST VILLAGE



10/4/18

Jason Friedmann - Proposed Re-Zoning Kercheval/Van Dyke

From: Zak Toomey <zak.toomey@gmail.com>
To: <Friedmannj@detroitmi.gov>
Date: 10/4/2018 3:25 PM
Subject: Proposed Re-Zoning Kercheval/Van Dyke

Dear Members of the City Planning Commission,

I want to express my support for the proposed rezoning at Kercheval and Van Dyke. I own a home on Van Dyke between Kercheval and St. Paul and I welcome the activity that this development will bring to the West Village. I am also confident that the Planning and Development Department will be able to address the longer-term concerns raised by some residents, and don't believe that this first project should be burdened with solving issues for which it is not responsible.

In particular, the parking challenges experienced today have been overstated, especially for the streets immediately surrounding the proposed project to the north of Kercheval. The developer should only be asked to provide the parking required by the ordinance and not to solve a larger potential shortage in the future driven by long-awaited new investment in our community. We are lucky to have some of the easiest bus access in the city for quickly getting to downtown or Midtown, and should not encourage people to drive by oversupplying parking. I also believe that having a building on this corner, especially fronting Van Dyke, will discourage cars from speeding and actually improve safety for the surrounding streets and for Marcus Garvey.

I'm asking the City Planning Commission to vote to approve this proposed rezoning so the project can advance without further delay.

-----Zak Toomey

Jason Friedmann - Our support for the new building on kercheval / van dyke intersection

From: Marianne Gendron <marianne.p.gendron@gmail.com>
To: <friedmannj@detroitmi.gov>
Date: 10/4/2018 4:58 PM
Subject: Our support for the new building on kercheval / van dyke intersection

Hi,

We wanted to write you an email to announce I support the building project. I live on Parker and Durand and think this project will help our neighborhood growing.

I will also be there tonight to show my support regarding this project.
Thank you,

Marianne Gendron

Jason Friedmann - Van Dyke & Kercheval Project

From: Clément Lucas <clementlucas.or@gmail.com>
To: <friedmannj@detroitmi.gov>
Date: 10/4/2018 4:58 PM
Subject: Van Dyke & Kercheval Project

Good afternoon,

Unfortunately, I will be at work so I cannot make it to the meeting tonight on the Van Dyke & Kercheval Project.

I live on Durand Street, just north of the future building, and I want to strongly express my support for this project.

My wife and I have been living in this neighborhood for one and a half year, and we truly see how new investments improve the neighborhood.

West Village's businesses are shining over many neighborhoods around, and that is really positive.

I really hope, for Detroit, that this project happens.

Thank you.

Best Regards,
Clement Lucas

Detroit City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

October 4, 2018

Commissioners

We are writing in regards to the request of the Roxbury Group to rezone the area on the northeast corner of Kercheval & Van Dyke to an SD1 (Special Development District—Small- Scale, Mixed-Use) by amending Article XVII, District Map No. 29 of the 1984 Detroit City Code, Chapter 61, Zoning.

We are writing as a group of West Village residents and business owners who fully support smart, strategic development in West Village and the surrounding areas. We are excited about the prospect of new businesses and new residents in our neighborhood and believe it is possible to identify and execute projects that are beneficial to the community over the long-term.

However, we also know that rushed, ill-planned development can have drastic consequences—consequences that can quickly change the fabric of a neighborhood. We love where we live and want to ensure it remains a diverse, vibrant community, one that is great to both visit and live in.

Below, we have outlined four concerns/requests in regard to the Roxbury Group/Invest Detroit development slated for the northeast corner of Van Dyke & Kercheval. Before we can support the project, we need commitments for or more information about the following:

- **Impact study:** Bringing such a large number of new residents and businesses to Kercheval will significantly change the surrounding area. We request an impact study to investigate traffic changes, pedestrian safety, quality of life, and other impact factors to Marcus Garvey Academy and surrounding businesses. Residents have been voicing concerns about traffic and pedestrian safety on Kercheval, Van Dyke, and Parker streets for over a year, with little response from DPW's Traffic Engineering. We request the City perform an impact study and commit to working with residents to use the study's results to address quality of life issues.
- **A stronger parking plan:** Roxbury Group has included a lot owned by Banyan Investments (located on the southwest corner of Van Dyke & Kercheval) as part of their parking plan, despite the fact that the Planning Commission indicated at its September 6th meeting that this was not a suitable solution for meeting parking requirements. Because Banyan Investments has its own plans to develop that land in the near future, any parking arrangement there would be short-term. We request that Roxbury Group identify and secure an alternate off-site parking arrangement with longer-term potential to ensure they have secured adequate parking for their residents. Furthermore, we request that Roxbury Group include parking in rent costs to mitigate tenants opting out of paid parking and instead using street parking that other neighborhood residents and business visitors rely on.
- **Alley access:** Many resident concerns about parking and traffic would be mitigated if we had viable alley access. However, several alleys in the immediate vicinity of the project remain difficult

to traverse due to massive potholes, overgrowth, illegal dumping, and poor lighting. We request that the City clear and upgrade these alleys to ensure residents can use them to access off-street parking.

- **Long-term affordability:** We are very glad to see that Invest Detroit and Roxbury Group have included affordable units in the development (20% at 50% AMI for 10 years; 30% at 80% AMI for 30 years), but would like to see both groups of rentals guaranteed for 30 years. Development that pushes up rental costs, which are already quite high in this area, would pose a significant challenge for many of our neighbors, neighbors we want to ensure can remain in the neighborhood they call home. Any development in this area should be prepared to address this long-term.

While Roxbury Group/Invest Detroit have held two meetings with West Village residents (one in August, and one in September), these have not been for community engagement so much as community awareness. Though we have repeatedly voiced our concerns, none of them have been addressed by the developer. **We ask that you deny the Roxbury Group/Invest Detroit's zoning request until concrete action has been taken to address our concerns and meet the requests outlined above.**

Sincerely,

Kathy Beltaire
741 Seyburn St

Mariah Hanson
656 Van Dyke

Mark Beltaire
741 Seyburn St

William Hintz
1728 Van Dyke

Erika Campbell
1725 Van Dyke

Alex Howbert
1115 Van Dyke

Amina Daniels, owner
Live Cycle Delight (8019 Agnes St)
8900 East Jefferson

Vassilis Jacob
1766 Van Dyke

Regina Davenport
1029 Parker St

Cynthia Jankowski
7828 Van Dyke Place

Joshua Dorn
723 Seyburn St

Stephanie Jennings
1000 Van Dyke, #600

Alison Figliomeni
1725 Van Dyke, Apt 23

Vittoria Katanski
1754 Parker St

Dameon Gabriel, owner
Gabriel Hall (8002 Kercheval)
20000 Shrewsbury Rd

Lisa Ludwinski, owner
Sister Pie (8066 Kercheval)

Mollie Mahoney
1799 Parker St

Christian McGowan
1767 Parker Street

Donna L. Sharfinski
756 Seyburn St

Gwen Meyer
1792 Parker St

Leon Stevenson
1805 Parker

Rebecca Rueble
1766 Van Dyke

Rebecca Stevenson
1805 Parker St

Susan Rusinowski
7880 Van Dyke Place

Stephanie Stewart
1767 Parker St

Rosie L. Sanders
731 Van Dyke

Bill Swanson
1754 Parker St

John Selby
1766 Seyburn St

Frances Worthy
1130 Parker St, #301

CC:

Maurice Cox, Director, Department of Planning & Development
Karla Williamson, Interim District 5 Manager

10/11/18

CharlevoixVillage

ASSOCIATION

Proposed Demands for Roxbury and Invest Detroit -- 9/18/18 Draft

- 1) 30% of apartments at 50% AMI (\$600 for 1BR) and 20% of apartments at 30% AMI (\$360 for 1BR) for at least 30 years.
- 2) Offer Affordable Housing To Families In the Neighborhood.
- 3) Commit Funds To United Community Housing Coalition's BuyBack Program.
- 4) Commit Funds to City of Detroit's Home Repair Grant Program.
- 5) Provide Jobs at Living Wage to Community Residents and Help With Job Training.
- 6) Commit Funds to Weatherization Program.
- 7) Reduce Proposed Development to 50 units and 3 floors.
- 8) Conduct Traffic Study That Focuses on Safety of School Children and Provide Signage for School Crossings.
- 9) Enter into a Community Benefits Agreement with Islandview Community.
- 10) No Construction (not even digging a hole in the ground) until a CBA is signed.

Detroit Planning Commission,

As a resident of Charlevoix Village, I am deeply concerned by the process through which Roxbury and Invest Detroit have proposed the apartment building plans on Kercheval. From my perspective, they have done very little community engagement since the inception of this project and only half-heartedly attempted to reconcile this negligence after facing rejection from the Planning Commission.

This neighborhood has faced a foreclosure crisis, water shutoffs, debilitating utility bills and increased taxes that are forcing people from their homes due to governmental neglect. For a developer to enter the neighborhood without any reverence to this history and its present impacts, is only perpetuating a cycle of poverty and displacement. The city and developers who are profiting off of newly attractive land in the city limits owe it the long term residents to take their needs and community visions into consideration from the very first step of any project planning process. While it is obviously too late for Roxbury and Invest Detroit to do so, I insist that they review Charlevoix Village Association's demands and respond to them before making any further steps in the project.

This project has the potential to be an opportunity for community collaboration, while bringing economic activity into a neighborhood that has long been neglected. It is imperative that in making these plans, we not forget about the people who will be most impacted by this project - the long-term residents of Charlevoix village. If a single dollar of tax payer money is going to this project, then the developers and the city have an obligation to the people paying those taxes to incorporate their needs and concerns in to any forward movement on this project.

Shannon Haupt

Thank you in advance for considering our request.

Toyia Watts,
CVA President
313.412.5607

Tristan Taylor
CVA Volunteer Organizer
313.445.1479

Detroit City Planning Commission:
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Commissioners,

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We are writing as a group of West Village residents who fully support smart, strategic development in West Village and the surrounding areas. We are excited about the prospect of new businesses and new residents in our neighborhood and believe it is possible to identify and execute projects that are beneficial to the community over the long-term.

However, we also know that rushed, ill-planned development can have drastic consequences -- consequences that can quickly change the fabric of a neighborhood. We love where we live and want to ensure it remains a diverse, vibrant community, one that is great to both visit and live in.

Below, we have outlined five concerns/requests in regard to the Roxbury Group/Invest Detroit partnership slated for the northeast corner of Van Dyke & Kercheval. Before we can support the project, we need commitments for or more information about the following

- **Impact study:** Bringing such a large number of new residents and businesses to Kercheval will significantly change the surrounding area. We request an impact study to investigate traffic changes pedestrian safety, quality of life, and other impact factors to Marcus Garvey Academy and surrounding businesses. Residents have been voicing concerns about traffic and pedestrian safety on Kercheval, Van Dyke, and Parker streets for over a year, with little response from DPW's Traffic Engineering. We request the City perform an impact study and commit to working with residents to use the study's results to address quality of life issues.
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While Roxbury Group/Invest Detroit have held two meetings with West Village residents (one in August, and one in September) these have not been for community engagement so much as community awareness. Though we have repeatedly voiced our concerns, none of them have been addressed by the developer. **We ask that you deny the Roxbury Group/Invest Detroit's zoning request until concrete action has been taken to address our concerns and meet the requests outlined above.**

Sincerely

Jason Friedmann - Letter of Support for Kercheval-Van Dyke

From: Kate Humphrey <humphreykp@gmail.com>
To: friedmannj@detroitmi.gov
Date: 10/4/2018 3:00 PM
Subject: Letter of Support for Kercheval-Van Dyke

To the City Planning Commission:

I live on Van Dyke in between St. Paul and Kercheval and ask that the City Planning Commission vote to approve the Roxbury Group's proposed rezoning to SD1. This is exactly the kind of infill development that our community needs to make it a thriving urban setting. It is time for the vacant lot at this prime intersection to become something that actually contributes to our neighborhood.

I am in favor of the design and scale of this building and very eager for the amenities it will put within walking distance. The recently completed planning study showed that there is a consensus within the community about the desire for more local retail opportunities and a main street environment. We cannot expect to have new stores and services without also adding more residents, so I am also supportive of this increased density and the opportunity to welcome more neighbors to the West Village. I understand there are concerns about affordability, but those concerns are not addressed by making it harder to add new housing units to what is clearly a market with unmet demand.

Please support this transformative project for the West Village and approve the requested rezoning, allowing the Planning and Development Department to continue working to address longer-term concerns that are not caused by this proposal.

Kate Humphrey

NO CITY PRESENTATION. (CPC Community Meeting Oct 10, 2018)

TOPIC: West Village Project (Kercheval/Van Dyke)

JUST YOUR THOUGHTS

(We will document your thoughts, in real time, as the conversation progresses)

5:23pm Start Time; CPC Introduction; Stewards over the Zoning Ordinance

Who's in the room? (One person from each group; Reference Sign in Sheet for full List – not everyone stood up to introduce themselves and their organization)

- Tristan Taylor (CVA)
- Toyia Watts (CVA)
- Lisa L (Sister Pie & West Village Business Group)
- Pamela Higs (follow up for last name; check spelling)
- Lorraine Griffin
- Esther Yang (PDD)
- Jason Friedmann (HRD)
- James Van Dyke (Roxbury Group; Partnership with Invest Detroit; Working on this project)
- Barry Blackwell (Councilwoman Sheffield, D5)
- Zeke Harris (MACC Development)
- Sharon Sexton (REAL Islandview Neighborhood)
- Tomo (Obtain last name, Pizza Place opening up)
- Commissioner Hood (CPC)
- Resident -- St. Paul / E. Grand Blvd – here with friends and neighbors

Conversation Tone

- CPC Tonight's Communication: Bottom Line: RESPECT
- Resident: Integrate everyone's opinions

CPC: What We Heard:

- Concerns about the West Village Development
- Concerns about Traffic
- Concerns about Density
- Concerns about Zoning Proposal
- Concerns about the Street Design Proposal
- Unanswered Questions

Decision 1 – What shall tonight’s conversation focus on? (Vote)

1. West Village Project
- OR
2. Neighborhood Plan (We will have another session like this to discuss the large plan)

Decision 2 – What Top 3 Topics will we focus this hour on? (Residents Set Topic Agenda)

1. Affordable Housing

- a. Resident: Need Grants for the older houses
- b. Resident: Need grants/loans to support the residential areas
- c. Resident: Need to improve quality of life in residential
- d. Resident: Help with income assistance for home
- e. Resident: Need more information about the RFP that was supposed to go out
- f. COMMENTS AFFORDABILITY OF THIS PROJECT
 - a. Resident: How many units are you going to have for low income? See handout that is coming around
 - i. Roxbury: What is being proposed now exceed city’s minimum; this is achievable because we have secured financing (CDFI fund) to deliver higher rate of affordability
 - b. CPC: Promote diversity of housing and rents
 - i. CPC: Trade Offs: To achieve the lower levels of AMI rent, there needs to be mixed units to make financing work
 - c. Resident (Maria): This discussion has gone on for many years; 50% affordability is unacceptable; If people in this area are living at and below poverty level, solutions have to be holistic
 - d. Resident: (Frances): Affordability is based on AMI
 - i. City: MI is dictated by the Federal Govt, not local Govt; We would have to take up AMI with the Federal Govt to work towards modifications)
 - ii. Resident: HUD includes Livonia, Warren;), Folks in this area do not meet the AMI;
 - iii. Roxbury: AMI is not the income of people coming in, it’s an average of a larger metro area; we know it does not reflect people in this area
 - e. Resident: It’s not about making the project pencil in this neighborhood; if you can’t make the project work and take the loss, you can’t do the project
 - f. Resident: Have people in this community sitting on the boards
 - g. Resident: Why are there more 1 BR units than 2BRs? Who are you targeting in this development?
 - i. Roxbury: Gauging to the market place
 - h. Resident: Consider redesign; remove some of the units;
 - i. Roxbury Response: Much of what we are trying to do is “making the project pencil” (*which means the financing works*); make sure there are dollars to pay for the construction of the project; architecture fees, price of land, trying to make project balance, if we cut off two-stories of

the project, the construction costs may exceed what it takes to build; they don't want to build a cheap building; building is brick (masonry) on all sides; same materials as the Parkstone building; we are \$4M over budget; many factors that go into making a building happen; rising construction costs are also making the building costs rise;

- ii. HRD: Parking/Units –92 units, only required 69 spaces; all parking is accommodated on the site right now, but still needs to account for the retail space parking; only 6000 SF of retail, it's fairly small; we will still have to go through BSEED to get approval; they have to provide the right amount of parking to get project going; even with prior B4 zoning, parking will have already met development requirements; B4 can go up to 80' armories, amusement parks, auto related businesses, fire arms sales, way more intensive uses,
 - i. Resident: Make deeper affordability
 - j. Resident: Define AMI more clearly
 - k. Resident: Reduce the units ; 90+ is too much
 - l. Resident: 10 years of affordability is not acceptable

2. Impact Study

Impact Study for this Development (Neighborhood, School, Butzel Area)

- a. Boundaries of Impact Study
 - i. Resident: we need to define the boundaries
- b. Density
 - i. Why is this building so big / tall?
 - Roxbury Response – There are many buildings at a variety of scales in this building 2-5 stories; We are trying to hit a balance; A building appropriate for the site; the site is almost an entire city block; We also don't like parking in front, it's largely in the back...
- c. School
 - i. Resident: How do we the design and flow around the school will be SAFE FOR CHILDREN; safety cars;
 - CPC: Some things are community solutions and some things city solutions;
- d. Design Opposition/Design Impact on the Neighborhood
 - i. Resident: Buildings look like they do on Woodward, this isn't Woodward; this isn't Midtown; Design conversation
 - ii. Resident: Character of the neighborhood and the dramatic change; how do we get ready for this; the BIG change; how will everyone fit into this plan
- e. Housing
 - i. Resident– be about the broader vision of the neighborhood, particularly the housing rehab/nc being proposed
- f. Traffic / Traffic Flow (Kercheval, VD, and Neighborhood Streets)

- i. City: Streetscape Design Impact –input from this meeting can impact these discussions, it will be considered
 - g. Garbage/Trash
 - h. Alley Use
 - i. Resident: Clean them
 - i. Parking
 - i. Roxbury: Parking mostly satisfied on site; additional parking across the street with agreement with Banyan
 - ii. Resident: using City land to a paved parking strategy to support neighborhood organizations
 - iii. Resident: How will parking be handled
 - iv. Roxbury: Area currently doesn't have a retail parking plan; work with business association to help identify what they are delivering but also working with other emerging businesses coming to the area
 - v. Resident: Remove pressure of parking that could go into the neighborhood streets
 - City: there is a residential permit parking effort being deliberated right now)
 - Question: Is this something you will have to pay for?
 - j. Impact on Residents
 - i. Concerns about the statements being made by residents future in this neighborhood

3. Business Tenants that would go in this Development

- a. Roxbury: Goal to lease to local retailers; trying to find existing retailers that are either working out of their homes, start-up businesses; business for and by the community
- b. Roxbury: 3 smaller retailer spaces, 1 larger retail space
- c. Resident Comment: possible food lab
- d. Roxbury: Focused on first time retailers

ADDITIONAL RESIDENT FEEDBACK/QUESTIONS

- What's going to happen in areas where implementation is not?
- How is Islandview involved in this; Resolve the name situation
- Next time use the microphone
- Have conversations with more transparency
- Establish a neighborhood working group (by topics) – every two weeks, open to public
- City and investors act and neighborhood at the table
- The City doesn't always have the answers; We have to work together
- Come to something closer that represents what everyone wants to see
- Engaging conducive dialogue to have organized action
- A lot of projects; can get lost in the details

Mtg End Time: Between 6:30/40pm; 7:38pm Last few participants and City agencies walk out of Butzel

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

Email: historic@detroitmi.gov

October 18, 2018

HONORABLE CITY COUNCIL

RE: Petition # 1661 Historic Designation Advisory Board submitting its final report recommending designation and proposed draft ordinance designating the proposed Prince Hall Grand Lodge Historic District (For Introduction of Ordinance and setting of public hearing)

At the direction of the Historic Designation Advisory Board (HDAB) at its meeting of September 13, 2018, we are pleased to submit to Your Honorable Body the board's final report on the proposed Prince Hall Grand Lodge Historic District. The recommendation of the Advisory Board is for designation and, therefore, a draft ordinance of designation is attached. The ordinance has been approved as to form by the Law Department.

Ad Hoc members of the Advisory Board for this study were Mark C. Carter and Edward B. Darnell, members of the Prince Hall Grand Lodge of Michigan. Both representatives recommend designation.

Also, attached is a copy of the minutes of the public hearing held July 12, 2018, by the Advisory Board on this matter.

If you should have any questions, please contact HDAB staff at (313) 224-3487.

Respectfully submitted,



Janese Chapman, Deputy Director
Historic Designation Advisory Board

Attachment

cc: City Clerk
Marcell Todd, Director, CPC
David Whitaker, Director, LPD
David Bell, Director, BSEED
Historic District Commission

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

Email: historic@detroitmi.gov

DRAFT Final Report

Proposed Prince Hall Grand Lodge Historic District
3500 McDougall Street/3100 Gratiot Avenue



By a resolution dated April 10, 2018, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed Prince Hall Grand Lodge Historic District in accordance with Chapter 25 of the 1984 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed Prince Hall Grand Lodge Historic District consists of the single building and its addition situated on the southeast corner of the intersection of Gratiot and McDougall avenues, addressed as both 3500 McDougall and 3100 Gratiot. It is located approximately two miles northeast from the Point of Origin at Campus Martius Park in downtown Detroit. It is east of historic Eastern Market and north of Elmwood Cemetery in the McDougall-Hunt neighborhood. The surrounding area features scattered institutional and commercial buildings, including the Mildner & Eisen-designed Goeschel Building located on the same block northward at the next major intersection of Gratiot and Mack avenues. The building is presently owned and occupied by the Most Worshipful Prince Hall Grand Lodge of Michigan, Free and Accepted Masons.

BOUNDARIES

The boundaries of the proposed Prince Hall Grand Lodge Historic District, outlined in heavy black on the attached map, are as follows:

On the north, the centerline of Gratiot Avenue;

On the east, the northern boundary line extended of Lot 2, Block 47 of the A. M. Campau's subdivision of McDougall Farm as recorded in Liber 4, Page 96 of Plats by the Wayne County Register, thence southeasterly along said boundary line of Lot 2 to the centerline of the east-west alley first south of Gratiot Avenue, thence easterly along said alley centerline to the eastern boundary line extended of Lot 38 of the C. P. Woodruff's Subdivision as recorded in Liber 1, Page 280 of Plats by the Wayne County Register, thence southerly along said boundary line of Lot 38;

On the south, the centerline of Preston Street; and

On the west, the centerline of McDougall Street.

Boundary Justification

The boundaries of the proposed Prince Hall Grand Lodge Historic District contain the footprint of the building and include the entire parcel as well as the parking lot to its east.

HISTORY

Significance Statement

Prince Hall Grand Lodge, formerly known as Amaranth Temple, was erected in 1924 and is the oldest extant fraternal headquarters for Masonic lodges in Detroit (the Masonic Temple, located in the Cass Park local and national historic districts, was completed in 1926). Originally built to serve the Order of the Amaranth, the building has spent the greater part of its existence as the Most Worshipful Prince Hall Grand Lodge of Michigan, Free and Accepted Masons. Its significance is due to historical associations with freemasonry, labor organizing, African American heritage, and the civil rights movement. Designed in the Neoclassical style by Detroit architect Bernard C. Wetzel, the building is also architecturally significant.

The period of significance for Prince Hall Grand Lodge is identified as 1924, when the building was constructed, to 1994, reflecting former Mayor Coleman A. Young's involvement with the lodge. The building continues to serve its historic purpose to the present day.

Amaranth Temple

Commissioned by the Wayne Assembly Order of the Amaranth in 1920, the Amaranth Temple originally consisted of a three-story temple building facing McDougall and Preston avenues and a two-story store and office building facing Gratiot and McDougall avenues. Designed by Detroit architect Bernard C. Wetzel, it was completed in 1924 at a cost of \$250,000.

The Order of the Amaranth is a Masonic-affiliated fraternal organization open to master masons and their female relatives, founded in 1873 in New York City and based on the Order of the Amaranth created by Queen Christina of Sweden in 1653. It was chartered in Detroit in 1891 during the height of the "Golden Age of Fraternalism," the time period between 1870 and 1910 when approximately twenty percent of American men belonged to one or more secret fraternal orders.¹ Fraternalism offered numerous benefits to members (self-improvement, dramatic ritual performance, health and life insurance, social and business networking, community service, etc.) but the majority of lodges did not allow women to join. In addition to the Order of the Amaranth, another prominent Masonic lodge in Detroit open to women was the Order of the Eastern Star.

The Amaranth Temple was constructed for the various Amaranth lodges in Detroit to gather and host events in a single location. The building contained a bowling alley, an assembly hall with 1,250 seats and full stage, kitchen, offices, and several lodge and club rooms. In addition to holding yearly general assemblies to install new officers and conduct business, the Amaranth Temple featured regular entertainment for both its members and the general public that included dances, bowling leagues, boxing and wrestling matches, political speeches, and charity galas.

The Amaranth Temple was originally surrounded by frame houses on the nearby residential blocks of Preston and Heidelberg streets and commercial storefronts along Gratiot Avenue. According to *Polk's City Directory* of 1924/25, early tenants in the office building included florists, barbers, dentists, chiropractors, realtors, lawyers, and physicians, many of whom were also affiliated with the Order of the Amaranth. The encompassing neighborhood, now known as McDougall-Hunt, was predominantly of German and Italian heritage.

By the mid-1920s, in response to increased traffic congestion, a citywide movement began to widen Detroit's main thoroughfares and accommodate increased automobile usage. The Detroit Superhighway Plan was prepared in 1924 by the Detroit Rapid Transit Commission and called for the widening of arterial roads to 120 feet in urban areas and 240 feet in the suburbs. In 1930, as part of the Gratiot widening project that widened Gratiot Avenue to the recommended 120 feet between St. Aubin and Mack avenues, the two-story store and office building was demolished and a portion of the Amaranth Temple was also razed. Wayne Assembly brought a condemnation suit against the city and was awarded \$80,372.31 by jury settlement.

In 1931, major alterations were made to the Amaranth Temple and a three-story store and office building addition was constructed diagonally along the newly widened Gratiot Avenue, utilizing many existing façade elements from the original building.

Detroit Retail Meat Merchants Association

In 1935, the Detroit Retail Meat Merchants Association, whose members were active in the nearby Eastern Market commercial district, began to hold regular meetings at the Amaranth Temple. In April 1946, James (Jimmy) Hoffa, a leading labor organizer with the International Brotherhood of Teamsters, began a secondary boycott campaign to organize Detroit's independent food merchants. After Hoffa demanded that all Detroit grocers and butcher shops pay five dollars each for permits to pick up their orders at wholesale food suppliers (that had unionized in 1941), the

¹ McBride, Harriett W. "The Golden Age of Fraternalism: 1870-1910". *Phoenix Masonry* (2005).

Association called an emergency membership meeting at the Amaranth Temple on April 23 to meet with Hoffa and union leadership.

After shopkeepers rejected the terms outline by union representatives at this meeting, the Detroit Retail Meat Merchants Association pressured Mayor Edward Jeffries to order the Detroit police department to begin a formal investigation into the Teamsters' organizing tactics. In response, Hoffa organized picket lines and blockades around the loading docks at meatpacking houses. This prompted the Association to file an injunction against Hoffa for criminal extortion charges. The principal witness was Alex Bell, president of the Association, who testified that at the April 23 membership meeting Hoffa threatened to put Martin Bonkovich, a meat merchant, out of business if he didn't join the union.

In the summer and early fall of 1946, the grand jury investigation filled the front pages of all major Detroit newspapers. A *Detroit Free Press* editorial against the Teamsters proclaimed that:

“Detroit’s citizens are faced with the choice of keeping control of the city’s political and economic life in their own hands, or of supinely surrendering that control to a small group of lawless union leaders...The grocers and the butchers are entitled to support of everyone in this battle for civic survival. Detroit cannot surrender to law violating racketeers. It has happened elsewhere. It must not happen here.”²

In August 1946, the grand jury indicted fifty Teamster officials on criminal charges of extortion of money and conspiracy to violate state labor law. This case had national significance as congressional representatives cited the investigation in their primary arguments for the Labor Management Relations Act of 1947, better known as the Taft-Hartley bill.³ Among other measures to restrict the power and activities of unions, this bill specifically outlawed the secondary boycott tactic used by Hoffa to organize the retail meat merchants in Detroit.

Despite the notoriety of this court case, Hoffa rose rapidly within union leadership as a result of his efforts to substantially increase membership. He became president of Local 299 in December 1946 and would later serve as president of the Teamsters from 1957-1971, playing a major role in its growth and development.

Prince Hall Grand Lodge of Michigan

In 1949, the Ladies of the Amaranth of Detroit merged with the Women's Benefit Association of Port Huron and vacated the Amaranth Temple. The Detroit Retail Meat Merchants Association and the Amalgamated Meat Cutters labor union continued to host regular meetings in the building throughout 1950. In 1951, the Amaranth Temple was purchased by the Prince Hall Grand Lodge of Michigan, Free and Accepted Masons and renamed the Metropolitan Prince Hall Masonic Temple. It has since operated continuously as the Prince Hall Grand Lodge.

² It Could Happen Here, Detroit's Battle (1946, April 30), *Detroit Free Press*.

³ Russell, Thaddeus. "Out of the Jungle: Jimmy Hoffa and the Remaking of the American Working Class." *Temple University Press* (2003).

Founded by Prince Hall in 1784, Prince Hall Freemasonry is an African American fraternal organization dedicated to promoting brotherhood, community service, and a positive black identity as well as combating racism.⁴ Little is known of Hall's early life, but it is generally accepted that he was born between 1735 and 1738 and by 1770 was a freed man who owned a leather workshop in Boston. By 1773, Hall acquired real estate and was qualified to vote, later referred to by a local clergyman as "the leading African in Boston."⁵ In 1777, having encouraged freed and enslaved blacks to enlist in the colonial militia during the Revolutionary War, Hall became the first African American to appear before the Massachusetts legislature calling for the abolition of slavery and the establishment of schools for African American children in Boston.

Although North American Freemasonry officially declared itself a universal brotherhood of equals, in practice its members routinely denied access to individuals not viewed as social equals. This segregation prevented Hall and other prominent African Americans from joining existing Masonic lodges in Boston. In 1775, Hall and fourteen other black men were initiated by a British Army lodge stationed in Boston and granted the authority to meet as a separate lodge, march in parades, and bury their dead. They were not granted permission to confer degrees or perform any other Masonic work. After repeatedly attempting to obtain a warrant from white Masonic lodges in America and being denied, Hall finally petitioned the Grand Lodge of England in 1784 for an official charter. This warrant was approved and, in 1787, Hall established the first lodge of African American freemasons in North America and served as its first Grand Master. After his death in 1807, as a memorial, the name of the organization was changed to Prince Hall Grand Lodge.

The first Prince Hall lodge in Michigan was chartered in 1859 under Indiana authority and the Prince Hall Grand Lodge of Michigan was organized in 1865. Most early members came from the upper strata of black society: reformers, ministers, and skilled artisans who came to the lodges to meet in safety and secrecy. During the Civil War, the majority of Michigan's African American army recruits came from Prince Hall lodges throughout the state.

By 1872, there were three Prince Hall lodges operating in Detroit: St. Paul No. 4, Hiram No. 10, and Mt. Moriah No. 13. Two prominent Prince Hall masons in Detroit, George DeBaptiste and William Lambert, were leading conductors of the Underground Railroad and their masonic affiliation influenced the development of membership levels and elaborate rituals of the Negro Secret Order (also known as African American Mysteries).⁶ When runaway slaves first arrived in Detroit, the Colored Vigilant Committee often brought fugitives to the Prince Hall Masonic lodge located on Jefferson Avenue, between Bates and Randolph. Nearby the lodge, on Woodward and Woodbridge, the Mariner's Church played an active role in the Underground Railroad and featured a tunnel that ran from its basement to the Detroit River.

Reflecting the "separate but equal" racial segregation in America, parallel white and black fraternal orders developed during the Golden Age of Fraternalism period such as the Prince Hall Order of

⁴ Mjagkij, Nina. "Organizing Black America: An Encyclopedia of African American Associations." *Garland Publishing* (2001).

⁵ Tabbert, Mark. "American Freemasons: Three Centuries of Building Communities." *New York University Press* (2006).

⁶ Smardz Frost, Karolyn. "A Fluid Frontier: Slavery, Resistance, and the Underground Railroad in the Detroit River Borderland." *Wayne State University Press* (2016).

the Eastern Star with membership open to women. As membership of these black parallel orders grew, often rivaling or surpassing the membership of their white counterparts, white fraternal organizations began a conscious campaign to eliminate them altogether and organized civil and criminal legal attacks. In 1929, a landmark U. S. Supreme Court ruling struck down the lawsuit of White Shriners against Prince Hall Shriners that attempted to deny blacks the right to use the name, designation, letters, emblems, and regalia belonging to the order.⁷ This event is now celebrated yearly as “Jubilee Day” by Prince Hall lodges throughout the nation.

Lawyers representing Prince Hall lodges, especially in the South, relied on national membership resources to fund prolonged legal battles in local, state, and federal courts. These fraternal order legal battles helped establish national leadership networks and legal strategy that heavily influenced future civil rights-related work.⁸ In 1958, Thurgood Marshall, himself a Prince Hall mason, declared that without the Prince Hall lodges’ financial support of the National Association for the Advancement of Colored People (NAACP), many of their cases won before the U.S. Supreme Court could not have been fought.⁹

The Prince Hall Grand Lodge of Michigan was a leading early social justice and black welfare organization, seeking to redress discrimination in schooling, voting, and other civil rights issues. For example, in 1915, after the Michigan state legislature proposed an anti-miscegenation law that would criminalize interracial marriage and intimate relationships, the Prince Hall Grand Lodge organized a delegation to protest the measure in Lansing.

In the 1940s, the Prince Hall Grand Lodge of Michigan was located at 275 Ferry Street (in the East Ferry Avenue Historic District). At the time, the two-block area on Ferry street between John R and Beaubien streets was associated with numerous prominent African Americans who led pioneering efforts to establish alternative institutions and facilities to serve blacks. Notable institutions included Bailey Hospital, Fairview Sanatorium, Household Art Guild Employment Agency, Hanbury Music School, Lewis Business School, the Slade-Gragg Academy of Practical Arts, and Omega Psi Phi.

In 1951, the Prince Hall Grand Lodge of Michigan purchased the former Amaranth Temple for \$205,000 to be their new fraternal headquarters. At the time, the McDougall-Hunt neighborhood was not yet racially integrated. Relocating from East Ferry Street to Gratiot Avenue, a major thoroughfare on the eastside, reflected the sophistication of black freemasonry in the 1950s and has been compared to moving to the Waldorf Astoria of Detroit.¹⁰ The lodge also established a credit union to provide financial services to members as well as the larger black community. Current Grand Master William Greene designed a payment plan of daily volunteer donations of \$0.07 for three years to repay the debt and also instituted a Building and Loan Program to help other lodges throughout the state purchase and establish lodge headquarter buildings. Lodges from Monroe, Saginaw, Mt. Clemens, and Muskegon Heights were among the early applicants.

⁷ Ancient Egyptian Arabic Order v. Michaux, 279 U.S. 737 (1929)

⁸ Liazos, Ariane and Ganz, Marshall. “Duty to the Race: African American Fraternal Orders and the Legal Defense of the Right to Organize.” *Duke University Press* (2004).

⁹ Muraskin, William. “Middle-Class Blacks in a White Society: Prince Hall Freemasonry in America.” *University of California Press* (1975).

¹⁰ Interview with Tyrone Hampton, immediate past Grand Master. May 2, 2018.

In 1951, Greene was selected as a representative of Negro Fraternalism in the United States and invited to participate in a European Tour as a guest of the World Council of Churches under the auspices of the U.S. Department of State. Greene then returned to Europe in 1953 to advance the Fair Equal Masonic Citizenship program for Prince Hall Masons on an international level. His speeches focused on the effect of poor race relations on America's position of world leadership:

“I have seen Masonic discrimination outside the boundaries of our United States, I have experienced the pleasures of Masonic relationships based on internal and not the external qualifications of creed, race or origin...To put it bluntly, we do not have the status of first class Masonic citizenship on a world level, but we can get it, and get it we shall.”¹¹

Relations between white and black Masonic lodges in Michigan gradually improved. In 1985, the State of Michigan House of Representatives passed Resolution 327 commemorating Prince Hall Freemasonry. In 1997, the Prince Hall Grand Lodge of Michigan and the Grand Lodge of Michigan of Free and Accepted Masons passed a joint resolution of recognition.¹² In 2003, the first joint initiation ceremony between the two lodges was held in Bloomfield Hills.

As of 2018, there are thirty-five Prince Hall Affiliated (PHA) lodges in Michigan with a combined membership of over 1,300 masons including civic officials such as former U. S. Representative John Conyers, Wayne County Sheriff Benny Napoleon, Detroit City Council Members Andre Spivey and James Tate, Judge Craig Strong (3rd District Circuit Court), Rev. Dr. Charles G. Adams (Hartford Memorial Baptist Church), Bishop Edgar L. Vann, Jr. (Second Ebenezer Church), and Paul Hubbard (Church's Chicken franchise owner). Former PHA masons include the late Detroit mayors Coleman A. Young and Dennis W. Archer, Chief Judge Alex Allen (36th District Court), Detroit City Council Member Clyde Cleveland, and O'Neil D. Swanson (Swanson Funeral Home).

Former Mayor Coleman A. Young, who maintained a townhouse in Elmwood Park during his terms in office and was buried at Elmwood Cemetery, notably spearheaded efforts alongside the Elmwood III Citizens District Council to alter the City Planning Commission's original Elmwood Park urban renewal project. In the modified plan, McDougall Street between Vernor Highway and Lafayette Street was transformed into two loop streets: Robert Bradby Drive, named after the prominent civil rights leader and founding member of the Detroit NAACP, and Prince Hall Drive, recognizing the enduring legacy of the Prince Hall Grand Lodge of Michigan.

ARCHITECTURE

The Prince Hall Grand Lodge is located on the southeast corner of Gratiot and McDougall avenues. It is a nearly rectangular three-story Neoclassical brick building with an acutely angled plane on its northwest corner where the facade abuts against a three-story store and office building addition that follows the diagonal of Gratiot Avenue. The structures are separated by a narrow fire escape alley and courtyard that leads to the adjoining surface parking lot to the east.

¹¹ “The Greene Era: 1949-1955” pamphlet of the Prince Hall Grand Lodge of Michigan.

¹² As of 2018, there are nine states where Prince Hall freemasonry is not recognized by the mainstream counterpart: Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, South Carolina, Tennessee, and West Virginia.

The temple building rests on a smooth coursed ashlar raised basement and water table, capped with a low-pitched flat deck hip roof comprised of tin metal shingles. The facade (west elevation) and secondary facade (south elevation) are clad in buff-colored running-bond brick. The rest of the building is clad in common brick.

Both the facade and secondary facade are symmetrical and divided into seven bays, defined by the pattern of fenestration. A projecting stone cornice and plain frieze caps the first-story. At the roofline is a stone cornice with narrowly spaced classical modillions and denticulated frieze. The end bays of the second and third stories are framed by raised buff-colored brick quoins.

The facade's first-story features a central recessed entrance that is approached by a broad set of five steps and includes three sets of double doors of the modern metal and glass variety with transom windows above. Flanking the central entrance are two bays on each side that are fenestrated with one-over-one double-hung windows framed by a raised stone entablature surround with an oval cartouche in the frieze. The bay south of the entrance features a single door of the modern metal and glass variety with a transom window. The doorway features a raised stone entablature surround similar to the window openings. The cornerstone is located in the southern building corner above the water table with engraved letters that read:

AMARANTH
TEMPLE
1924

The fenestration of the second-story center bays are set into five round arched openings with brick voussoirs, stone springers, and an elongated stone keystone. The one-over-one double-hung windows with lunette have been covered with storm windows and clapboard siding resulting in a two-over-two look. The second-story end bays each feature a one-over-one double-hung window framed by a stone entablature surround.

The third-story pattern of fenestration features seven one-over-one double-hung windows with raised stone sills that are evenly spaced and centrally aligned with the second-story window bays. A simple rectangular stone frieze is located on both end bays between the second and third stories. Six electrical boxes and cable wiring are positioned in the center bays between the second and third stories, vestiges from a previous illuminated sign that read "Metropolitan Detroit Prince Hall Masonic Temple" with two masonic emblems on either side.

The secondary facade's pattern of fenestration is spaced evenly across seven bays. The first-story includes a one-over-one double-hung window framed by a raised stone entablature surround with an oval cartouche in the frieze, five one-over-one double-hung windows framed with decorative brickwork and evenly spaced, a side entrance consisting of a wooden door with transom window, and two smaller one-over-one double-hung windows with raised stone sill. The center bays of the second- and third-story include five evenly spaced one-over-one double-hung windows with decorative brickwork forming vertical panels between the window bays. The western end bay features a one-over-one double-hung window with a stone entablature surround on the second-floor, a one-over-one double-hung window with raised stone sill on the third-story, and a simple rectangular stone frieze located between the window bays. The eastern end bay has no openings.

The rear (east elevation) of the building faces a parking lot enclosed with a chain link fence. There are four six-over-three steel casement windows with stone sill, two wooden service doors painted blue, and two window openings with stone sill that have been bricked in. All openings are irregularly spaced throughout three bays, historically used as access for the backstage theatre.

The office building addition facade rests on a stone water table and is capped with a flat deck roof with an applied pitch in red clay tile. The symmetrical facade includes four bays, defined by the pattern of fenestration. A projecting stone cornice and plain frieze caps the first-story and at the roofline is a stone boxed cornice.

The first-story features three storefronts each containing a center doorway flanked by a pair of display windows on each side with transom window above, all of modern metal and glass variety. The middle and western bay storefronts have since been filled with glass block. The storefronts are each separated by a rectangular buff-colored brick pilaster with stone capital.

The western end bay features an elaborate entryway with the modern metal and glass door and fanlight framed by a stone entablature surround that includes rope molding, round Corinthian pilaster columns, and a broken pediment. Above the pediment is a simple rectangular frieze panel and projecting cornice with egg-and-dart and Greek key molding.

The second-story features seven one-over-one double-hung windows with brick jack arch and stone keystone, spaced regularly with a set of three windows in three bays and one window in the western end bay. The third-story features seven one-over-one double-hung windows with raised stone sill and brick jack arch, each centrally aligned with the second-story window bays.

The interior of Prince Hall Grand Lodge features an entrance lobby that is one-story in height and rectangular in plan. Its floor has painted wood trim surrounding beige linoleum tiles. The plaster walls feature an elaborate dentil crown molding. To the north and south of the lobby are doorways that lead to the staircases to the basement and second- and third-stories. There is a small door behind the projecting wooden box office for the ticket seller located between the sets of wooden entrance doors that lead to the auditorium.

The auditorium is two-stories in height with a flat ceiling that features ornate plaster ornaments, large round ventilator grilles with curvilinear detailing, original light fixtures, and plasterwork cornice with classical modillions, rosettes, and other decorative moldings. Its floor has red and beige linoleum tiles arranged in an alternating checkerboard pattern. The raised wooden stage is flanked by rectangular Corinthian pilaster columns. To its north and south are exit doors capped with a broken pediment and urn finial, surrounded by arch-capped pediments in plaster relief. An enclosed kitchen runs along the southern wall underneath the U-shaped second-story balcony. A small L-shaped Moderne-style bar stands beneath the balcony in the room's northwest corner.

The basement historically housed a bowling alley, vestiges that still remain, and a smoking room but has been substantially renovated into a large meeting room that retains its original hardwood floors. The second-story contains restrooms and offices. The third-story contains two lodge rooms and a club room with ante rooms, lounging rooms, and general kitchen. It connects to the office addition on its north through an interior hallway.

Architect: Bernard C. Wetzel

Bernard C. Wetzel (1876-1952), architect of the Prince Hall Grand Lodge, was a well-known Detroit architect. Born in Zilwaukee, Michigan and educated in Saginaw, Wetzel began his career in carpentry before studying architecture in 1895 and working for several leading architects in Detroit. He established his own practice in 1907, operating as B.C. Wetzel & Company, and had offices in the Hammond Building and Dime Building.

In 1909, Wetzel was commissioned by the Amity lodge of the International Order of Odd Fellows fraternal organization to design a temple building at the northeast corner of St. Paul and Van Dyke avenues, although the plan was never realized. Wetzel found early success in his 1910 design of the Ralph Phelps Building located on the corner of Michigan Avenue and First Street, first occupied by Brushaber's furniture dealers and referred to as a "climax in business architecture." Wetzel was then selected by the Detroit Public Library to design a new library on the corner of Warren Avenue and Grand Boulevard to serve the west side of the city, following a gift from businessman and philanthropist Andrew Carnegie. One of eight Carnegie libraries constructed in Detroit, this George V.N. Lothrop Branch opened in 1912.

A prolific architect, Wetzel's designed other prominent civic and cultural buildings such as Samaritan Hospital (1912), Theatre De Luxe (1916), Gesu Catholic High School (1924), Andrew Jackson Intermediate School (1928), and Trinity Evangelical Lutheran Church parish house (1931). As his residential business grew, Wetzel notably designed the house of Jacob Danziger, treasurer and general manager of Detroit Motors Casting Company, in Detroit's prestigious Indian Village neighborhood as well as the house of Joseph Crowley, co-founder of Crowley's department store, in the exclusive suburban community of Grosse Pointe Park.

In the words of historian Clarence Burton, Wetzel's "architectural creations are of most artistic character. He has the ability to combine utility, convenience and beauty." Respected by his peers, Wetzel was a member of the Ashlar Masonic Lodge, Board of Commerce of Detroit, Detroit Architectural Club, and the Michigan Society of Architects.

CRITERIA

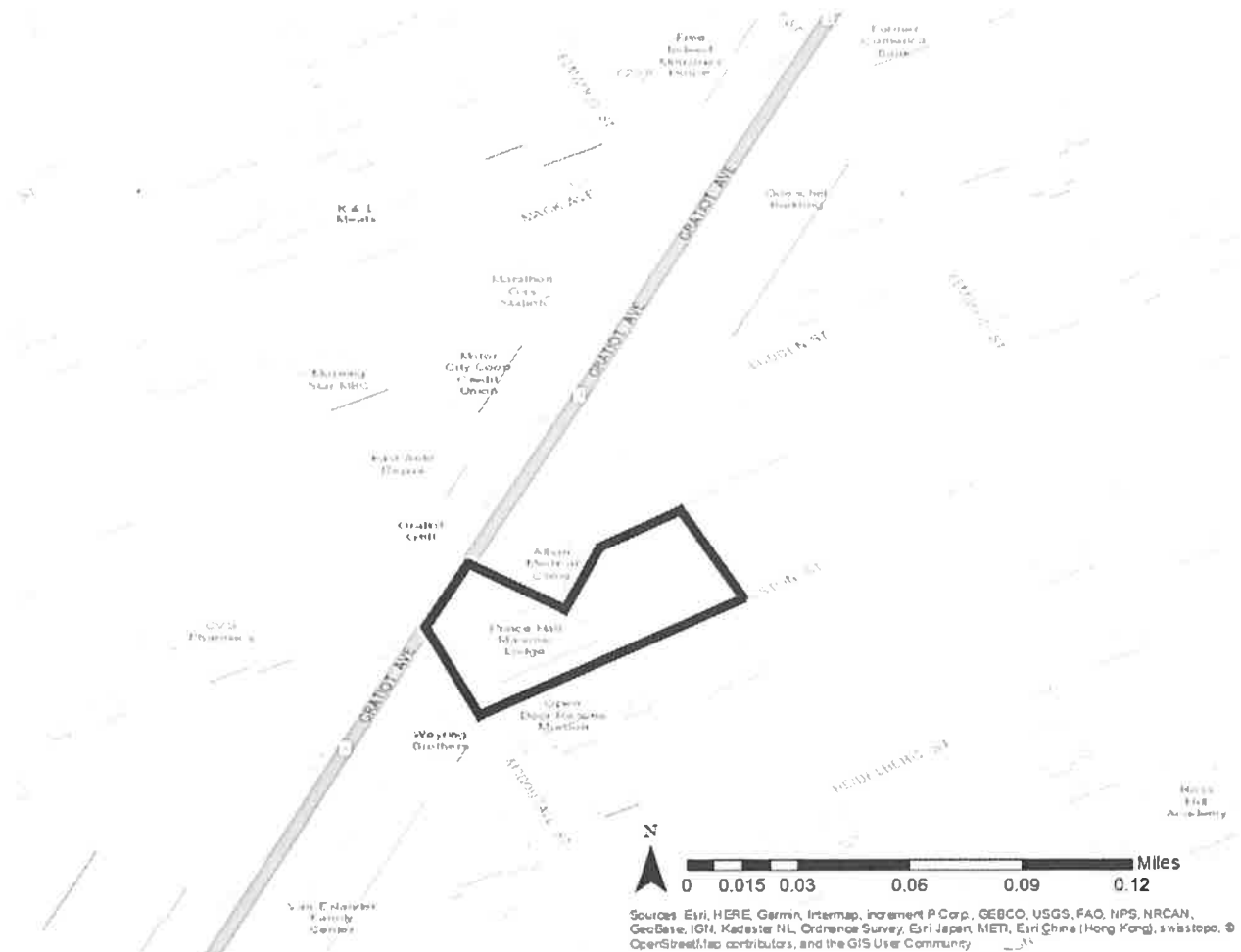
The proposed Prince Hall Grand Lodge historic district meets the National Register criteria A and C as well as the first, second, and third criteria adopted by the Historic Designation Advisory Board: (1) Sites, building, structures or archeological sites where cultural, social, spiritual, economic, political or architectural history of the community, city, state or nation is particularly reflected or exemplified; (2) Site, buildings, structures, or archeological sites which are identified with historic personages or with important events in community, city, state or national history; and (3) Building or structures which embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction.

Recommendation

The Historic Designation Advisory Board recommends designation of the proposed Prince Hall Grand Lodge Historic District.

COMPOSITION OF THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board has eight members, who are residents of Detroit, and two ex-officio members. The appointed members are Melanie A. Bazil, Keith A. Dye, Louis Fisher, Zené Fogel-Gibson, Theresa Hagood, Calvin Jackson, Victoria Byrd-Olivier, and Amy Swift. The ex-officio members, who may be represented by members of their staff, are the Director of the City Planning Commission and the Director of the Planning and Development Department. Ad hoc members for this study are Mark C. Carter and Edward B. Darnell.



PRINCE HALL GRAND LODGE HISTORIC DISTRICT
3500 MCDUGALL STREET/3100 GRATIOT AVENUE, DETROIT, MI
BOUNDARIES OF PROPOSED DISTRICT MARKED IN HEAVY BLACK LINES

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<http://www.miphagl.org/newpha>

SUMMARY

AN ORDINANCE to amend Chapter 25, Article 2 of the 1984 Detroit City Code by adding Section 25-2-208 to establish the Prince Hall Grand Lodge Historic District and to define the elements of design for the district.

BY COUNCIL MEMBER _____:

AN ORDINANCE to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-208 to establish the Prince Hall Grand Lodge Historic District and to define the elements of design for the district.

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

Section 1. Chapter 25, Article II, of the 1984 Detroit City Code be amended by adding Section 25-2-208 to read as follows:

Sec. 25-2-208. Prince Hall Grand Lodge Historic District.

(a) An historic district to be known as the Prince Hall Grand Lodge Historic District is hereby established in accordance with the provisions of this article.

(b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan.

(c) The boundaries of the Prince Hall Grand Lodge Historic District are as shown on the map on file in the office of the City Clerk, and are as follows: Beginning at the intersection of the centerline of Gratiot Avenue with the centerline of McDougall Street; thence northeasterly along the centerline of Gratiot Avenue to the eastern line extended of Lot 2, Block 47 of the A. M. Campau's subdivision of McDougall Farm as recorded in Liber 4, Page 96, Wayne County Records; thence southeasterly along said line of Lot 2 to the centerline of the alley running east-west between Gratiot Avenue and Preston Street; thence northeasterly along said alley centerline to the eastern line extended of Lot 38 of the C. P. Woodruff's Subdivision as recorded in Liber 1, Page 280, Wayne County Records; thence southerly along said line of Lot 38 to the centerline of Preston Street; thence westerly along the centerline of Preston Street to the centerline of McDougall Street; thence northerly along the centerline of McDougall Street to the centerline of Gratiot Avenue and the Point of Beginning. (Legal Description: Land in the City of Detroit, County of Wayne and State of Michigan, being Lots 1 through 2 excluding Gratiot Avenue as widened

and Lots 11 through 15 of Block 47 of the A. M. Campau's subdivision of McDougall Farm as recorded in Liber 4, Page 96, Wayne County Records; also, Lot 38 of the C. P. Woodruff's Subdivision as recorded in Liber 1, Page 280, Wayne County Records. Commonly known as 3500 McDougall Street and 3129 Preston Street).

(d) The defined elements of design, as provided for in Section 25-2-2 of this Code, shall be as follows:

- (1) *Height.* The temple building at 3500 McDougall Street is three (3) stories tall. Its office addition at 3100 Gratiot Avenue is also three (3) stories tall.
- (2) *Proportion of Building's Front Façade.* Both the temple building and its office addition are wider than tall on all elevations. The original horizontal visual effect of the temple building façade on McDougall Street has been slightly tempered by its northwest angled corner where it intersects with the office addition façade and follows the diagonal along Gratiot Avenue.
- (3) *Proportion of Openings Within the Façade.* The main entrance of the McDougall Street (west) façade is occupied by a set of three (3) double-door openings with rectangular transoms above, set deeply within a recessed opening that is wider than tall. Flanking the main entrance opening are two (2) window openings that are two (2) times taller than wide and are occupied by double-hung sash windows; a single-door-wide entrance opening is located south of the main entrance opening. Window openings above the first floor are taller than wide and are occupied by seven (7) double-hung windows on each level. The first floor of the Preston Street (south) façade features five (5) window openings that are two (2) times taller than wide, a single-door-wide entrance opening, and two (2) square window openings. Window openings above the first floor are taller than wide and are occupied by six (6) double-hung windows on each level. The first floor of the Gratiot Avenue (north)

façade has three (3) large openings in a set of three (3) bays that consists of two (2) large display windows flanking single entrance doors with transom above, resulting in a total storefront opening that is wider than tall. The first floor also contains a single-door-wide entrance opening west of the storefront openings. Window openings above the first floor are taller than wide and are occupied by three (3) bays of three (3) double-hung windows with the exception of its western end bay that features one (1) double-hung window on each level.

- (4) *Rhythm of Solids to Voids in the Front Façade.* A mostly regular rhythm of solids to voids exists on all primary façades. Generally, openings are placed one over the other by floor and are evenly spaced and symmetrically arranged in rows. The regular rhythm of openings is varied only at the south elevation of the Preston façade where no openings exist at the eastern end bay above the first floor.
- (5) *Rhythm of Spacing of Buildings on Streets.* The Prince Hall Grand Lodge Historic District is set on the lot lines of McDougall Street, Gratiot Avenue, and Preston Street. No rhythm of spacing of buildings on the street is established due to single building district.
- (6) *Rhythm of Entrance and or Porch Projections.* No rhythm of entrances or porch projections is established due to single building district. The main entrance opening on McDougall Street is recessed into the front façade and is located five (5) steps above grade. The concrete front steps have been covered with carpeting and descend evenly to the street, separated into three sections by simple metal handrails. The secondary entrance on the McDougall façade is located just south of the main entrance opening and consists of a single door inset into the façade. Regularly spaced storefront entrances on the office addition façade on Gratiot Avenue are centered at grade with a single door opening that is approached by a single concrete

front step. The single-door openings on Preston Street and the rear façade (east elevation) are off-center and sealed up.

- (7) *Relationship of Materials.* The building is composed of running-bond brick walls and stone used for the ashlar foundation, door and window surrounds, decorative panels, and other detail. The original use of glass for display windows in the office addition provided transparency contrasting with the solid masonry, although the first floor openings are presently boarded or filled with glass block for protection. The temple building's roof is composed of tin shingles with stone coping, and the visible front pitch roof of the office addition is composed of clay tile. The original wood window frames have been replaced with vinyl throughout both sections of the building, although the original steel casement windows remain in the rear façade (east elevation).
- (8) *Relationship of Textures.* The major textural relationship is that of brick with mortar joints juxtaposed with stone detail focused on door and window surrounds as well as the projecting cornice. Slightly projecting brick quoins form two (2) end bays that vertically align the second and third stories on the temple building's primary and secondary facade. Tall, narrow bands of decorative brickwork exist between the center bay window openings of the temple building's secondary (south) façade, contrasting with the running-bond brickwork elsewhere on the building. The tin shingle and clay tile roofing materials also create textural interest.
- (9) *Relationship of Colors.* The brickwork on buildings is buff in color, and this contrasts subtly with the light gray stone foundations and trim. Window frames and sashes are painted white; woodwork and doorways are light grey metal. The temple building's entry door lower panels and the office addition's display window lower

panels are painted royal blue. The roofing features muted shades of reds and browns.

- (10) *Relationship of Architectural Details.* Regularly arranged, repetitive details in the reserved Neoclassical style embellish the temple building and its office addition. Raised brick quoins define the end bays of the temple building and a pronounced stone belt course separates the first story from the upper two (2) stories. First-story openings feature raised stone entablature surrounds with oval cartouche. The office addition's entrance is heavily embellished with rope molding. Corinthian pilasters, and a broken pediment and each storefront is separated by a brick pilaster with stone capital. The finished façades are capped by denticulated cornices and classical modillions. The temple building features in its southwest corner a large cornerstone incised in relief, reading in three (3) lines: "AMARANTH TEMPLE 1924."
- (11) *Relationship of Roof Shapes.* The temple building features a low-pitched flat deck hip roof rectangular in shape. The office addition features a flat deck roof with applied pitch. A simple brick chimney is flush with the office addition's rear wall.
- (12) *Walls of Continuity.* Not applicable due to single building district, although since the buildings are located on the building (lot) line, a wall of continuity is created along the Gratiot Avenue streetscape and the McDougall corner.
- (13) *Relationship of Significant Landscape Features and Surface Treatments.* The prominent facades of both buildings abut the concrete public sidewalk and the sites do not contain any landscaping, street furniture, or other significant landscape features. Streets and alleys within the district are paved with asphalt and feature concrete curbs. The rear parking lot is surrounded by a chain link fence and is paved with pea gravel.

- (14) Relationship of Open Space to Structures. The temple building and its office addition occupy the entire footprint: open space exists on Preston Street with the enclosed rear parking lot and, located just outside the district, a large grassy area extending eastward that once contained residential buildings.
- (15) Scale of Façade and Façade Elements. The scale of the three (3) story temple building and its addition is slightly greater than the two (2) story commercial buildings in its immediate vicinity. Façade elements such as display windows and entrances are also moderate in scale.
- (16) Directional Expression of Front Elevation. The front elevations of the building in the district is primarily horizontal in expression as the temple building and its addition are proportionally wider than tall as accentuated by the running belt course. The length of the temple building's façade is tempered by the verticality of the quoins separating the end bays and the window openings that are taller than wide.
- (17) Rhythm of Building Setbacks. The Prince Hall Grand Lodge Historic District was erected on its northeast and southeast lot lines, resulting in no setback. There is no rhythm of building setbacks due to single-building district.
- (18) Relationship of Lot Coverage. The footprint of the temple building and its office addition occupies approximately ninety-five per cent (95%) of its entire parcel.
- (19) Degree of Complexity Within the Façade. The corner location and irregular lot result in three (3) major ornamental facades. The major facades are not complex due to the building's straightforward Neoclassical style: they are simple in the arrangements of openings, massing, and architectural elements with a hierarchy of classical detail on the first story, resulting in greater complexity.
- (20) Orientation, Vistas, Overviews. The temple building is oriented to the west toward McDougall Street. Its office addition is oriented to the north toward Gratiot

Avenue. Its siting defines the corner and presents an anchor to the intersection of McDougall and Gratiot and the surrounding commercial thoroughfare.

(21) *Symmetric or Asymmetric Appearance.* All facades are asymmetrical in appearance, despite the overall Neoclassical predilection towards symmetry. On the McDougall Street (west) façade, there is an additional door south of the main entrance opening instead of a window, resulting in asymmetry. On the Preston Street (south) facade, the eastern end bay lacks window openings on the second and third stories, resulting in asymmetry. On the Gratiot Avenue (north) façade, the entrance bay is located in the western end bay, resulting in asymmetry.

(22) *General Environmental Character.* The district consists of the temple building and its office addition located at the southeast corner of the intersection of McDougall Street and Gratiot Avenue. The Prince Hall Grand Lodge is a notable example of a well-designed corner lot building anchoring one of Detroit's major diagonal commercial thoroughfares. The surrounding area features scattered institutional and commercial buildings along Gratiot Avenue. The majority of surrounding lots on Preston Street are vacant with a few remaining small scale residential buildings.

Section 2. All ordinances or parts of ordinances, or resolutions, 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. If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 2012 Detroit City Charter; otherwise, it shall become effective in accordance with Section 4-115 of the 2012 Detroit City Charter.

Approved as to form:

Lawrence T. Garcia

Lawrence T. Garcia
Corporation Counsel

Public Hearing
Proposed
Prince Hall Grand Lodge Historic District
Thursday, July 12, 2018
MINUTES

I. Call to order by Chairperson Victoria Byrd-Olivier at 4:47 pm.

II. Proof of Notice of Hearing

Janese Chapman, Deputy Director, provided proof of notice requirements, indicated notices were mailed to the required city and state agencies, neighborhood organizations, taxpayers of record for properties within 300 feet abutting and adjacent to the proposed historic district; and individuals who have expressed an interest in the matter.

III. Explanation of designation procedures and restrictions of designated property

Janese Chapman provided an explanation of designation procedures and restrictions of designated property.

IV. Description of the Proposed Historic District

Jennifer Reinhardt, HDAB staff member, provided description of the Proposed Prince Hall Grand Lodge Historic District, which included introductions of The Most Worshipful Grand Master Kevin A. Bell and *Ad Hoc members*, Mark Carter and Edward Darnell.

Prince Hall Grand Lodge, formerly the Amaranth Temple, is the oldest extant fraternal headquarters for the Masonic Lodges in Detroit; purchased in 1951 by the Most Worshipful Prince Hall Grand Lodge of Michigan, Free and Accepted Masons and renamed the Metropolitan Prince Hall Masonic Temple.

The period of architectural significance is identified as 1924, when the building was constructed to 1994, reflecting form Mayor Coleman A. Young's involvement with the lodge; it was designed by Bernard C. Wetzel in the

Kenny Robinson
 Alonzo Hughes
 Curtis Thomas
 Morris Davis
 Thurman W. Brown
 Jeanette Raine
 Keven D. Leapheart
 Stephen M. Copher, Sr.
 Charles E. Smith
 Walter C. Griffin, Jr.
 Robert Middlebrooks
 Keanen Bussey
 Patrick Davis
 Niaomi Edmunds
 Adian L. Green
 Emanuel Reid-Bey
 Mark E. Lynn
 Tommie Beecham
 Sons of Solomon MC
 Brien Martin
 George Brown II
 JoAnn McGhee

Anthony Johnson
 M. L. Davis
 Marvin Washington
 Jeff Toler, Jr.
 Gary Dean Robinson
 Derrick G. Paige
 Isiah Adams, Jr.
 Ronnie Lydell
 Darryl Brown
 Carl N. Austin
 Nehemiah J. Hamm
 Samuel Jones
 Rev. Peter L. Hart
 Kathy E. Hooks Carrington
 Keona Cowan
 Alex Motley
 Michael Garner
 Richard K. Taylor, Jr.
 Corliss A. Darnell
 John E. Myers
 Rosyln L. Banks
 Robert Bradley, Jr.

VI. Adjournment - The public hearing was adjourned at 5:22 PM.

VII. Old Business

A. Voting action: *Draft Preliminary Report-Prince Hall Grand Lodge*

Board Member Fisher motioned to approve the draft preliminary report for Prince Hall Grand Lodge and to direct staff to prepare draft final report and draft ordinance; seconded by Board Member Jackson. Motion approved.

Janese Chapman, Deputy Director, HDAB provided timeline relative to the proposed Prince Hall Grand Lodge Historic District Designation, final report and draft ordinance will be presented to the board at the next Historic Designation Advisory Board Meeting on Thursday, September 13, 2018. After approval by the Board, the final report and ordinance will go to the City Council Planning and Economic Development Standing Committee (PED), where a second public hearing will be held. All interested parties will be contacted.

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

October 19, 2018

HONORABLE DETROIT CITY COUNCIL

RE: Requested from the Office of Council President Brenda Jones, on behalf of Greater Emmanuel Institutional Church of God In Christ, that the intersection of W. Seven Mile Road and Sheaffer Hwy be assigned the secondary street name "Bishop J. Drew Sheard Blvd."

On August 30 2018, City Council President Brenda Jones submitted a memorandum and application requesting that the intersection of W. Seven Mile Road and Sheaffer Hwy be assigned the secondary street name "Bishop J. Drew Sheard Blvd."

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by Council President Jones for the establishment of a Secondary Street Sign. Upon review of the documentation submitted (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

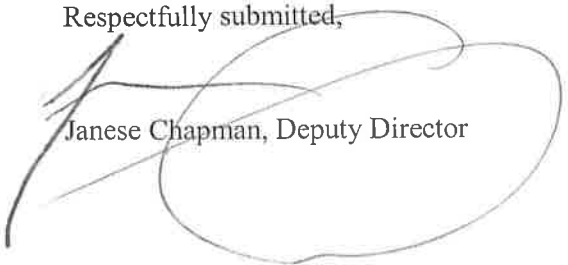
As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a 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

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, September 04, 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 PUBLIC LIGHTING DEPARTMENT

520 *Greater Emmanuel Institutional Church of God in Christ, request for a secondary street name at 7 Mile Rd and Schafer in honor of Bishop J. Drew Sheard.*

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: Brian Banks
Name of the Organization: Greater Emmanuel Institutional Assoc
Mailing Address: 1968 Severn Rd
City/State/Zip Code: Osse Pointe Woods, MI 48236

Phone: 313-415-1754 E-Mail: BBesq06@aol.com

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: _____

BBesq06@aol.com

II. SECONDARY STREET NAME INFORMATION

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

Bishop J. Drew Sheard Blvd.

(b) Where will the sign be located?

7 Mile + Schaefer

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

(c) Proposed installation date of the sign?

October 21, 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 Bishop J. Drew Sheard for his contributions to the community, city, state and country.

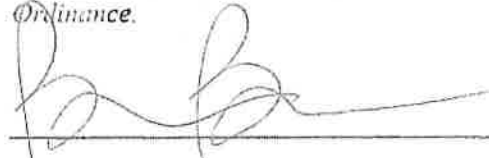
(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(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

8/30/18
Date

2018-09-04

520

520 · *Petition of Greater Emmanuel Institutional Church of God in Christ, request for a secondary street name at 7 Mile Rd and Schafer in honor of Bishop J. Drew Sheard.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

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



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Bishop J. Drew Sheard Biography

John Drew Sheard was born on January 1, 1959, in Detroit, Michigan, to Bishop and Mrs. John Henry Sheard. After graduating from High School, he matriculated at Wayne State University, receiving a Bachelor of Science degree in Education, and a Master of Education degree in Mathematics. He was saved at a young age under the pastorate of the late Bishop John Seth Bailey, and later acknowledged his call to the ministry under the guidance of his father, Bishop John H. Sheard. He worked diligently in several positions in the church on a local and national level including choir director, Chairman of local and state youth departments, National Adjutant Overseer, Executive Secretary of the International Youth Department, and in various civic capacities including Executive Director of the Michigan Chapter of the SCLC, and board member of the Michigan Anti-Apartheid Council.



On June 16, 1984, Bishop Sheard united in holy matrimony to Karen Valencia Clark. God blessed this union with two children, Kierra Valencia and J. Drew, II. He also has a grandson, Jacob Dillon.

The Visionary

Bishop Sheard's visionary leadership has provoked phenomenal growth and the implementation of innovative programs in both his local church and the international church. During his tenure as International Youth Department President for the Churches of God in Christ, the national youth department instituted many youth programs including the formation of the "Peersuaders," Young Women of Excellence - "YWE", Young Men of Valor - YWE, the Young Excited and Saved Club - "YES" Club, and the implementation of area rallies leading up to the annual Music & Youth - "MY" convention. He was also the founder of the C. D. Owens Scholarship that assisted gifted and aspiring students entering college with some of their many expenses. While Chairman of the Auxiliaries in Ministry - AIM Convention, he helped boost that convention's attendance and fiscal responsibility.

Bishop Sheard's ideas have propelled him to the forefront of both the civic and religious community, and have gained him recognition as a "bridge builder" to other denominations. Currently he serves a member of the Presidium of the Church of God in Christ, Jurisdictional Bishop of the Michigan-North Central Ecclesiastical Jurisdiction, and as the Senior Pastor of Greater Emmanuel Institutional Church of God in Christ. In 2004, Bishop Sheard received an honorary Doctorate of Divinity, and in 2007, was inducted into the prestigious Morehouse College Martin Luther King, Jr. Board of Preachers.

Bishop Sheard's accomplishments, coupled with his abundant love for, and his undivided devotion to God and the church, instills within his members the confidence that he is a leader capable of taking them to the next level of Ministry.



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SHARE

INTERVIEW: BISHOP J. DREW SHEARD

Christopher Heron Monday, November 28, 2016 Interviews

There is a balm in Gilead. That place in the heart of Detroit, Michigan is Greater Emmanuel Institutional Church Of God In Christ. The classic song made famous by the First Lady of the same church describes the place of spiritual refuge thousands call home.



Bishop J. Drew Sheard

As one of Detroit’s largest and best known churches, GEI is a beacon of light to the broken and burdened. The responsibility of bringing that freedom and faith to its flock falls on the shoulders of its shepherd, **Bishop John Drew Sheard**.

This 2nd generation bishop from one of America's oldest denominations holds credentials that includes a Master’s degree, a reality TV star and a popular theologian in the city he was born and bred. John Drew Sheard is also the business partner and engine behind Karew Records, the independent music label responsible for rich recordings by **David Daughtry, Jonathan Nelson**, his daughter **Kierra Sheard** and his wife, the legendary **Karen Clark Sheard**.

Most recently, Karew released its first church album – **GEI Live** – a scintillating, sanctified, Sunday service project that captures the heart of Greater Emmanuel in worship. **BlackGospel.com** spoke with this charismatic figure about faith, music and even politics. The soul of a shepherd was unveiled for our readers to revel in. Enjoy!

Christopher Heron: Why did it take so long for Greater Emmanuel Institutional to release its project with so much talent under its roof?

Bishop J. Drew Sheard: Well, the truth is that we went through a transition with our ministers of music and choir directors. About three years ago, my former choir director informed me that he was relocating to Dallas and so at that point, I had to find another minister in music. We did our search and found the right person who happened to be the minister of music for the late **Andrae Crouch**. He's originally from Detroit, so we were able to move him back here. He went to work for a couple of years and about a year and a half ago, he told me that he wanted to do a live recording. I asked him if he was sure and he said, "Yeah." And so we went to work, and everything worked out just fine.

Christopher Heron: You have an illustrious resume which includes choir directing for the C.O.G.I.C. Did you think about stepping in and substituting?

Bishop J. Drew Sheard: No. I know when somebody hits a bad note, but I didn't want to step back into that. That's about 5 or 6 years since I even attempted to direct a choir. It hasn't even been that short. It's more like 10 years ago. I didn't have that desire. I'm one of these pastors where I want to include as many people as we can into the process. I don't want to seem like I've got to do the choir and preach. My church is run a lot differently, we have a lot of talented people. If you come to my church on Sunday morning, you'll find out that the whole service runs smoothly. I get up when it's time for me to preach. We empower people.

Christopher Heron: Your ministry has had enormous success, flourishing as a church ministry in a difficult environment and times. What do you attribute to your success?

Bishop J. Drew Sheard: The one thing, of course, is that God is the center of everything. I want to make sure I say that. Then the other thing is timeliness. I want to give people a quality worship, not necessarily quantity. We don't have long services, we're a timely church, and people appreciate you respecting their time. So that's been one of the great successes of our church. We just go on and do what we've got to do.



Bishop J. Drew Sheard & Karen Clark-Sheard

Christopher Heron: A lot of the success churches today are non-denominational. So, how does Greater Emmanuel Institutional thrive in the midst of this reality and remain so relevant as part of Church Of God In Christ, one of the oldest Christian denominations in America?

Bishop J. Drew Sheard: The great thing about the Church Of God In Christ is that it does not dictate how services or the church is run. Every Church Of God In Christ pastor has to do what's relevant for his area. There are plenty of churches in the city of Detroit. I had to carve out our identity as far as what makes us unique and we were able to do that. We emphasize the Word of God; we talk about quality singing, and of course, we do it in a very timely manner. I believe in the doctrine.

I am fully-fledged in the Church Of God In Christ. I embrace the doctrine but by the same token, our ministry, Greater Emmanuel, has to be relevant and it is. We have to make sure that ministry meets the needs of people. That's my definition of ministry here at Greater Emmanuel...that ministry meets the needs of people. So sometimes when you're building ministry you have to ascertain what's going on in your community. You have to develop your ministry so that you meet the needs of the people that you're trying to reach.

Christopher Heron: Detroit has its own share of social and economic challenges and adversities. Based upon those realities, how do you make your ministry relevant while meeting the needs of its people, given the harsh circumstances Detroit faces?

Bishop J. Drew Sheard: I never bought into this recession thing, in the city of Detroit. I keep telling our people this and if you have influence with your members, they'll listen to you. I kept telling the people, "We're not participating in the recession. We might face some difficulties and challenges, but they're only temporary. We're not participating in the recession." And through the recession, we've been able to maintain. It got tough at times but God saw us through, and God honored what I was teaching the people. I think if I did a survey of how the so-called recession affected the members of our church, I would dare to say that a very small percentage were affected, no more than 10% to 15% of our congregation because we kept preaching faith and that we're not participating in the recession.

A lot of times, the condition that you're in is because of your state of mind. So if you can tell your mind that, "I'm not participating in this bad thing, God is going to make a way for me." He will. If you're actively above the fray of what everybody else is being, then you'll start making a way. We've got people that developed their own businesses during the so-called recession. They're just so many other things that you can do rather than just sit back and accept what life throws at you. It's about making something happen for yourself.



Bishop J. Drew Sheard

Christopher Heron: Your speech is beyond just the word of God; you're giving us some practical application. And in this politicized era, where we even saw presidential candidates go to Detroit, did you get involved? Do you begin to mobilize your members to become politically active and to make a decision about what would impact not only the city but its country?

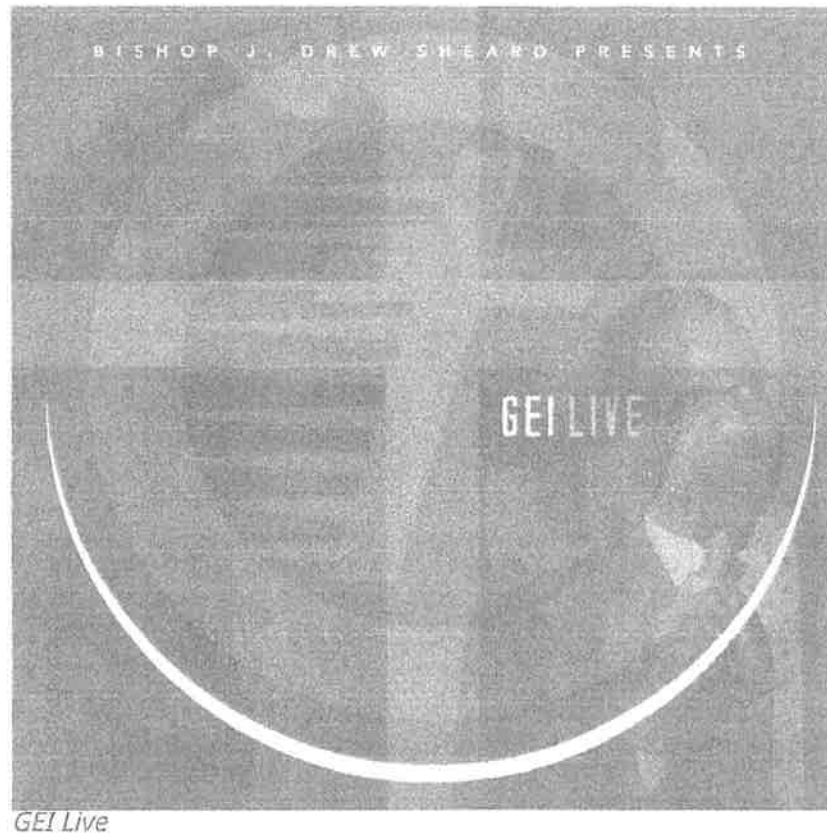
Bishop J. Drew Sheard: We have several politicians that are members in our church, however, I very seldom mobilize the people to do political things. I speak every now and then about different political issues, I do address them, but it's got to be for the welfare of the people. It's interesting you asked me that. Many weeks ago, on Sunday I made it very clear

where I stood as far as being involved with some of the politicians. The whole thing is that I as a leader of God's people, the responsibility that's given to me is to make sure that I do what's in the best interest of the people that God has blessed me to lead.

Therefore even though sometimes the politicians will promise or make a commitment for you to do something that will benefit me as an individual, sometimes I have to turn that down because I can't do something that will benefit me but will hurt the people that I lead. So that's where I stand. I don't subscribe to everything the politician says because the people are expecting me to make a decision that's going to benefit them as a whole. So I can't be a part of everything, I've got to prayerfully pick and choose what I'm supposed to do.

Christopher Heron: I'm going to wrap up this interview with the album. With the release of the Greater Emmanuel Institutional (**GEI**) what is your hope and expectation for this album?

Bishop J. Drew Sheard: My hope and expectation is that it does extremely well. Now, I say that, and I guess you would say that most people would say that but here's the thing. Here's a project that's really a church project. There's something there for the young people, for the contemporary saints, for those who are not so contemporary or traditional, there's something there for traditional people, there's something there for praise and worshipers, this album encompasses a church in service. Just think about it. **Derrick Starks** is such a genius. A lot of the songs was inspired by sermons I preach.



The single, Hang On In There, comes from my tagline. Whenever I talk to somebody, and I'm getting off the phone I say, "Hang in there." If I email you, my tagline is, "Hang in there, J Drew Sheard." If I text you it's, "Hang in there." It's an encouragement to people that things may not be going the way you want them to but just hang in there. This album was compiled by songs that Derrick Starks and my son **J Drew Sheard** wrote that will minister to people and tell them to hang in there, it's going to get better, God is going to bless you. That's the message I've been preaching for just about my entire pastoral ministry. So we're praying that that message will resound to the nation and beyond, that if you just hang in there, God is going to do something good on your behalf.

Follow the dynamic Detroit ministry and its seasoned shepherd, the senior pastor, **Bishop J Drew Sheard**, @ its official online home, www.geicogic.org.

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Drivers With No Tickets In 3 Years Are In For A Big Surprise

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Bishop J. Drew Sheard

- Born January 1, 1959 to Bishop John Henry & Willie Mae Sheard
- Married to Gospel Recording Artist, Karen Clark-Sheard of The Legendary Clark Sisters
- Father of two, Kierra “Ki-Ki” Sheard and J. Drew Sheard II
- Bachelor of Science & Masters of Education from Wayne State University
- Retired Detroit Public Schools Mathematics Teacher
- Distinguished Author, “*Hang in There*” a book with keys to becoming empowered, resilient, and successful during life’s turbulence. (See Attachment)

Church

- Pastor, Greater Emmanuel Institutional Church of God in Christ for 30 years
- Grew church membership from 15 to over 3,000
- Jurisdictional Prelate, Michigan North Central Jurisdiction with over 50 churches and pastors under Bishop Sheard’s leadership here in Michigan
- Member, Presidium of the Church of God in Christ Worldwide

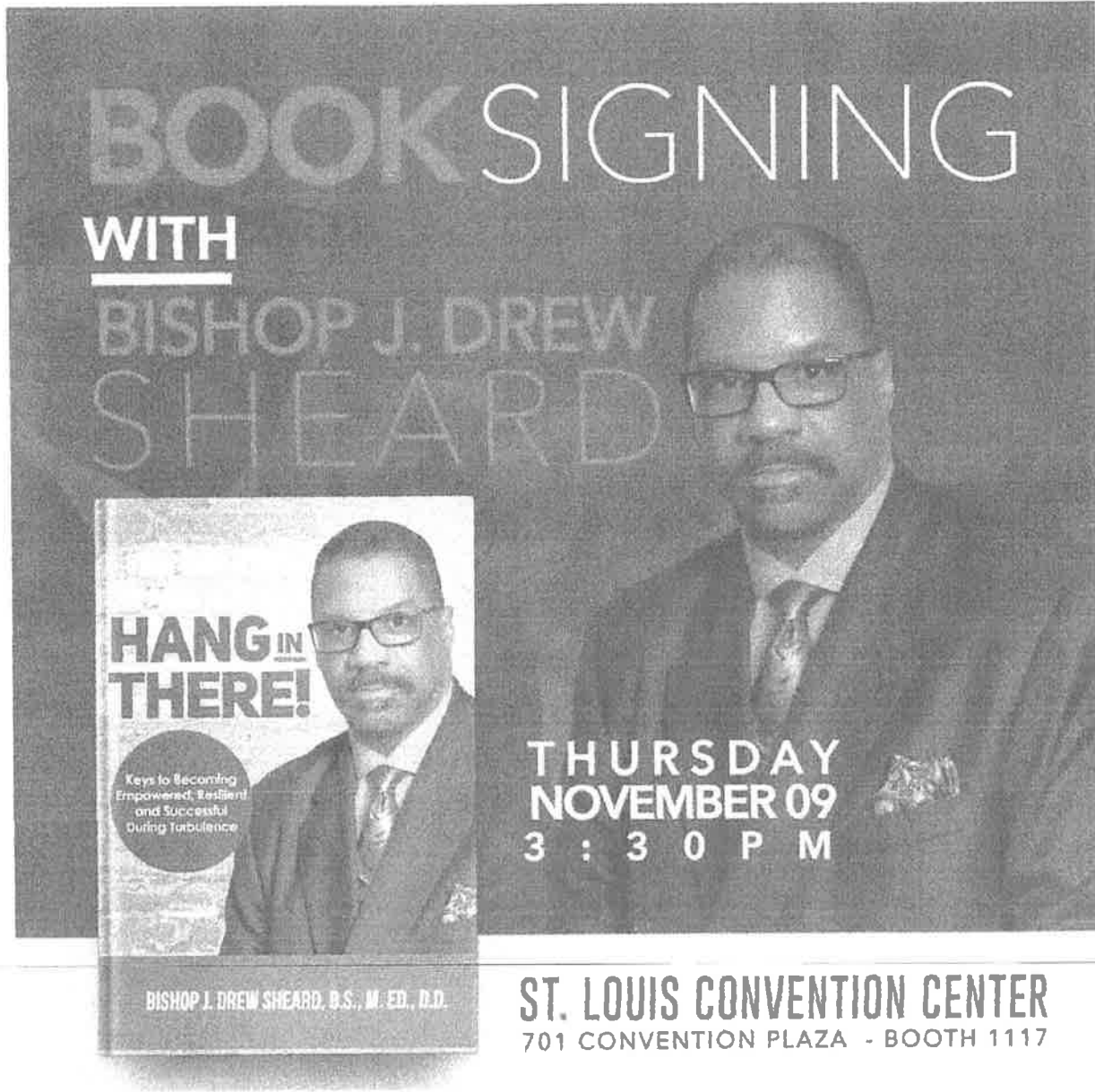
Community

- Feed over 2,000 residents monthly in partnership with Forgotten Harvest (See Attachment)
- Host an Annual Community Day, a back to school rally & health fair servicing over 1,000 people. Event includes bicycle and backpack give-aways, health screenings, school supplies, and more (See Attachment)
- Provide temporary housing to families in need in properties owned by the church

- Sponsor Annual City Fire Event at Charles H. Wright Museum during the African World Festival (See Attachment)
 - Mentors over 200 young men monthly
 - Engaged with many of the businesses in the area
-



bishopdrewsheard



Liked by bishopgregdavis and 517 others

bishopdrewsheard My new book Hang In There is available now. Meet me at my booth on Thursday at 3:30 PM and get your copy! #hanginthere #geicogic

View all 11 comments





geicogic



Liked by iamtiff_tiff and 66 others

geicogic #faith #give #geicogic #detroit #forgottenharvest

FEBRUARY 17



geicogic
Greater Emmanuel Institutional



Liked by iamtiff_tiff and 99 others

geicogic We were giving back to the community today! We enjoyed loving on our brothers and sisters! #Detroit #7Mile #Michigan #Community #Faith #Love #GEICOGIC



geicogic
Greater Emmanuel Institutional

...

**GREATER EMMANUEL
INSTITUTIONAL CHURCH OF GOD IN CHRIST**

URBAN INITIATIVES
(KEEPING THE FIRES BURNING)
P R E S E N T S

**COMMUNITY
FIRE 2K18**

BACK TO SCHOOL RALLY & HEALTH FAIR

AUGUST 4TH

12NOON-4:30PM

(PARKING LOTS AT 7 MILE & SCHAEFER)

HOT DOGS | HAMBURGERS | POPCORN | COTTON CANDY | SNOW CONES
& SO MUCH MORE

G I V E A W A Y S

(50) BICYCLES, (100) BACKPACKS WITH SCHOOL SUPPLIES, GIFT CARDS

EVERYONE WELCOME • FREE TO THE PUBLIC



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THE EXOTIC ZOO**

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bishopdrewsheard



Liked by marc_jay and 336 others

bishopdrewsheard We've got work to do! Serve the community! Don't miss it! We're here until 6 PM! We'd love to bless you and your family in prep for #school! #faith #geicogic #Detroit #Michigan #community #southfield #farmington





geicogic



GREATER EMMANUEL INSTITUTIONAL CHURCH OF GOD IN CHRIST PRESENTS

City

FIRE 2018



SAT AUGUST 18TH

DURING AFRICAN WORLD FESTIVAL (AWF)
ON CAMPUS OF CHARLES H. WRIGHT MUSEUM

315 E WARREN DETROIT, MI

3:30PM

GUESTS

**GEI MASS CHOIR
KIERRA SHEARD
GEI'S EMMANUEL VOICES
BISHOP J. DREW SHEARD
THE CLARK SISTERS**



Liked by [dr_vanessabellarmst](#) and 99 others

geicogic Let's have some fun at City Fire 2K18 #geicogic
#detroit #michigan #mainstage

AUGUST 7

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 the petition of Greater Emmanuel Institutional Church of God In Christ, requesting the secondary street name in honor of Bishop J. Drew Sheard in the area of W. Seven Mile Road and Schaefer Hwy to "Bishop J. Drew Sheard Blvd."



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

26

October 17, 2018

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

Re: Request for a Public Hearing on behalf of 830 Peterboro, LLC (Petition # 513) to Establish an Obsolete Property Rehabilitation District, in the area of 830 Peterboro Street, Detroit, Michigan, in accordance with Public Act 146 of 2000.


Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **830 Peterboro, 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.

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, said notice is to be made **not less than 10 days or more than 30 days prior** to your Honorable Body's adoption of said resolution.

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

Respectfully submitted,


Donald Rencher
Director

DR/vf

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



BY COUNCIL MEMBER _____

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

WHEREAS, 830 Peterboro, LLC has filed an application for an Obsolete Property Rehabilitation District 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 CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 30, 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.

PLANNING AND DEVELOPMENT DEPARTMENT LAW DEPARTMENT
LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT

513 *830 Peterbo, LLC, request to Establish of an Obsolete Property Rehabilitation District for the property located at 830 Peterboro Street, Detroit, MI 48201.*

broadstreet

PROPERTY GROUP

June 6, 2018

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)
District at 830 Peterboro Street, Detroit, Michigan 48201 for 830 Peterboro, LLC**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) for the property located at 830 Peterboro Street, Detroit, Michigan 48201, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, 830 Peterboro, LLC.

Company and Project Synopsis

830 Peterboro, LLC (the "Developer") is a partnership between Broadstreet Capital LLC and Robert Rappold, Owner of Home Works LLC. Broadstreet Capital was founded in 2016 and is currently managed by Bill Nuse and Justin McRae. Co-Founder and Current Managing Partner of Broadstreet Capital, Bill Nuse, has served in a variety of roles in the real estate industry over the past 9 years. He is a licensed Certified Public Accountant who spent 6+ years with one of the largest national home builders, Pulte Homes. In his current role with Broadstreet, Bill primarily leads acquisition, builder partnership, and financial operations of the business. Justin McRae has a proven management track record and 10 years of experience in real estate development, investment and asset management. Justin leads the Sales, Marketing, and Operation efforts of Broadstreet. Currently Broadstreet has new home construction operations in Houston and Dallas TX. In Metro Detroit, Broadstreet has purchased a number of properties the past 15 months that were rehabbed and retained as rentals or sold. Robert Rappold, Owner of Home Works, is a licensed real estate agent and investor with over 15 years of experience in real estate. He purchased his first property in 2003 and today owns more than 15 single and multi-family properties around Metro-Detroit that he self-rehabbed and manages.

The proposed OPRD contains a single approximately 0.087 acre parcel at 830 Peterboro Street and is bounded by Peterboro Street to the south, 4th Street to the west, the property line to the north, and the alley between 4th Street and 3rd Avenue to the east. The OPRD is located in the Midtown neighborhood of Detroit with the District Detroit and the Q-line located one half mile south east and east, respectively. The property is occupied by a 3-story residential building totaling approximately 8,000 square feet including the basement level. The building is currently vacant, and has undergone building stabilization efforts in 2016 by the previous owner. However, the building currently remains uninhabitable.

The 830 Peterboro will entail the rehabilitation of the current building into nine residential apartment units. Each unit will include modern, open floor plans with exposed brick walls and ceiling joists.

*Request for Establishment of an Obsolete Property Rehabilitation District at
830 Peterboro Street, Detroit MI 48201
for 830 Peterboro, LLC*

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, construction of balconies or patios for certain units, kitchen and bathroom cabinetry, appliances, and fixtures, a new access stair for the upper and lower units, and repairs to the building structure as needed. The structure will also be brought up to code per ADA and Fire requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and damaged building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by 830 Peterboro Members as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 40 construction jobs and one full-time equivalent (FTE) job associated with the ongoing management and maintenance for the proposed residential development.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Peterboro Street, 3rd Avenue, and 4th Street corridor and the surrounding neighborhoods and provide spinoff consumer spending in an area of Midtown that is currently left out of redevelopment planning.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short term basis approximately 40 construction jobs will be created. The general contractor, Midtown Building Company, has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. The GC has also reached out to Midtown Detroit Inc. who they have a working relationship with to inquire about providing references for other Detroit based trades that could provide services for this development.

***Request for Establishment of an Obsolete Property Rehabilitation District at
830 Peterboro Street, Detroit MI 48201
for 830 Peterboro, LLC***

Upon successful redevelopment, the proposed redevelopment associated with the Development will create approximately one full-time equivalent (FTE) job related to the management and maintenance of the property. This new job, along with the new residents living at the development, will generate increased income taxes for the City of Detroit.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.


Closing

830 Peterboro, LLC is a partnership between seasoned real estate professionals with extensive experience in multi-family investments in Metro Detroit and throughout the country.

Members of the Development team have reached out to Midtown Inc., members of the Midtown community, and neighboring property owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

The team is looking forward to pursuing this redevelopment and creating a community space on the outskirts of Detroit's Midtown Neighborhood.

Respectfully Submitted,

DocuSigned by:

3D09EB4ACE7840B ..
Bill Nuse, CPA
Managing Partner
830 Peterboro, LLC

Attachment A: Detailed Project Description
Attachment B: Project Data Sheet
Attachment C: Incentive Information Chart

cc: K. Bridges, DEGC
D. Bolton, PDD

Attachment A
Detailed Project Description

General Description

The proposed Development is located at the intersection of Peterboro Street and 4th Street in Midtown, northeast of the District Detroit. The property is loosely bounded by 4th Street to the west, Peterboro Street to the south, an alley to the east, and vacant parcels to the north. The property consists of one parcel, which is outlined in the map below.



The property has historically been occupied as a multi-tenant residential building. The proposed project currently consists of a complete building rehabilitation to create nine residential apartment units. New entry drives and surface parking lots will also be created.

The associated address and parcel identification number can be found below and a copy of the corresponding legal description can be found at the end of this attachment.

Description of Proposed Use

The proposed redevelopment will create additional housing and increased residential density in an area of Midtown that has been behind the curve for investment and redevelopment. 830 Peterboro will entail the rehabilitation of the current building into nine residential apartment units. The proposed development will include 7,979 square feet of living space, divided into two studio units, four one-bedroom units, and three two-bedroom units. Each unit will include modern, open floor plans with exposed brick walls and ceiling joists. A minimum of 20% of the units will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).

The rehabilitation will create 7,979 square feet of living space, made up of the following unit types:



Concept rendering of the proposed development

Unit Type	Unit Count	Bathroom Count	Unit Avg Sq Ft
Studio	2	1	646
1-bdr	1	2	1,134
1-bdr	1	1	1,110
1-bdr	2	1	567
2-bdr	3	2	1,104

An additional adjacent lot is also being purchased by the development team through City of Detroit P&DD. 3414 4th St will be cleared and developed with surface parking to service residents and their guests.

The developers will seek to fence the property and install landscape per city requirements for surface lots. The developer will also seek to provide some common open green space for residents to enjoy located at the southwest corner of the property.

Nature and Extent of the Rehabilitation

Previous owners completed building stabilization efforts, however significant investment is required to make the building fit for occupancy.

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems for each individual unit, new energy efficient windows and doors, and construction of balconies or patios for the garden level, second, and third floor units with repairs made to the existing porches at the first floor. Kitchens and bathrooms will receive new cabinetry, appliances, and fixtures. A new access stair tower will be constructed on the north side of the building for the upper and garden level units. Repairs to the building structure will be completed as needed, and made include additional stabilization efforts, brick repair, and other activities to honor the building's historic appearance. The structure will

also be brought up to code per ADA and Fire requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.



Existing building located at 830 Peterboro Street



Current interior conditions of 830 Peterboro Street

The Development will create residential tenant space for, and encourage, Detroiters to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this blighted area of Detroit.

830 Peterboro LLC intends to apply for a 12 year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

Descriptive List of the Fixed Building Equipment/Renovations

Renovations and new fixed building equipment and materials for the project include;

- Masonry; restoration activities associated with the existing building
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; exterior doors, interior doors/frames/hardware
- Fire alarm/suppression system if required per City code. Developers are working with City/Fire Marshal to identify requirements currently.
- Mechanical; plumbing and HVAC
- Electrical; electrical work, security system, and communications
- Finishes; drywall and steel studs/insulation, hard tile, hardwood/LVT flooring, painting
- Specialties; ADA Lift (If required), fire extinguishers, toilet accessories, and stainless steel appliances.

Total construction hard cost investment is estimated at \$888,000.

Time Schedule

Construction activities are anticipated to commence in the fall of 2018. Construction completion is anticipated for late in the fourth quarter of 2019.

Statement of Economic Advantages

The proposed Development will bring needed investment to a vacant area of Midtown Detroit. The Development will increase residential density in the blocks of Midtown that are characterized by vacancy and have the perception of being unsafe. Activation of this property will spur further growth and infill development, and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Peterboro corridor and the surrounding neighborhoods and provide spinoff consumer spending in Midtown.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create.

On a short term basis approximately 40 construction jobs will be created. The general contractor (GC) has several Detroit based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. The GC has also reached out to Midtown Detroit Inc. who they have a working relationship with to inquire about providing references for other Detroit based trades that could provide services for this development.

On a long-term basis the proposed redevelopment associated with the District will create approximately one full-time equivalent (FTE) job and house approximately 12 new Detroit residents. Therefore, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

Residential Benefits	Annual Amount
Minimum of 9 apartment units	
Median Household Income x Units x 2.5%	\$5,637
\$26,095 x 9 x 2.4%	
One FTE permanent job	
\$45,000 x 1 x 2.4%	\$1,080
Total	\$6,717

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. It will further help meet the demand for housing in Detroit, with a reported 2.6% vacancy rate across metro Detroit (Crain's, 5/13/17) and a demand for residential units in Midtown and the surrounding areas that increases faster than the supply of new units (The Detroit News, 8/24/17). Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster local talent that is vital to securing the City's economic future.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Legal Description

Parcel Number: 04003735
 Address: 830 Peterboro
 Acres: 0.087

Legal Description:
 E FOURTH 10 BLK 81 JONES FARM SUB L6 P7 PLATS, W C R 4/24 40X95

Attachment B
Project Data Sheet



Economic & Fiscal Impact Project Data Sheet

The information requested on this form will be used by the Detroit Economic Growth Corporation to prepare an impact analysis of your firm or project. Enter data in the yellow cells below. You may also enter additional information or notes in other areas of this worksheet, to the right in column K or insert rows to enter other data. Some standard defaults are entered in the data sheet already. You may change these defaults as appropriate.

Please enter information in the yellow cells below and e-mail this completed survey form to:

Malinda L. Jensen Phone: 313-237-4632
Director of Business Development Email: mjensen@degc.org
Detroit Economic Growth Corporation
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Please call if you have any questions.

A NOTE ABOUT ENTERING DATA

Light yellow cells are user inputs. Enter the appropriate information for the specific project in the light yellow cells.

Grey cells contain formulas which will automatically recalculate based on your other inputs. You may overwrite grey cells, as appropriate.

GENERAL INFORMATION ABOUT THE COMPANY

Name of the Company 830 Peterboro LLC (Partnership between Broadstreet Capital and Robert Rappold - Sole Owner of Home Works)
Street Address 5995 19 Mile Road
City, State Zip Sterling Heights, Michigan 48314
Company Website www.broadstreetpg.com

Contact information for person completing this data sheet

Name Ginny Dougherty
Title Consultant, PM Environmental
Phone Number 248.414.1436
Email dougherty@pmenv.com

Background and Requirements

Enter any information that you would like us to know about your requirements or intent for the economic analysis. Please describe any incentives that you would like us to model in the analysis including tax abatement being requested or considered.

This project is being considered for an Obsolete Property Rehabilitation Tax Abatement.

ABOUT THE PROJECT

Name of the Project 830 Peterboro
Location of the Project 830 Peterboro Street

Identify the taxing jurisdictions impacted by the project, if known.

City	City of Detroit
County	Wayne County
School District	Detroit Public Schools
State Education	State Education

Development Authority	N/A
Intermediate School	Wayne RESA
College	Wayne County Comm. College
Zoo	Wayne County Zoo
Museum	Detroit Institute of Arts

Will the Project be located in the city limits?

Description of the Project

Enter any narrative below to describe the Project, including plans to startup, expand, or locate in the community. This description will be included in the report.

The proposed Obsolete Property Rehabilitation District (OPRD) contains a single approximately 0.087 acre parcel at 830 Peterboro Street and is bounded by Peterboro Street to the south, 4th Street to the west, the property line to the north, and the alley between 4th Street and 3rd Avenue to the east. The OPRD is located in the Midtown neighborhood of Detroit with the District Detroit and the Q-line located one half mile south east and east, respectively. The property is occupied by a 3-story residential building totaling approximately 8,000 square feet including the basement level. The building is currently vacant, and has undergone building stabilization efforts in 2016 by the previous owner. However, the building stands to remain currently as uninhabitable.

The 830 Peterboro will entail the rehabilitation of the current building into nine residential apartment units, throughout four floors, including the basement level. The rehabilitation will create 7,979 square feet of living space, divided into the following:

Unit Type	Unit Count	Bathroom Count	Unit Avg Sq Ft
Studio	2	1	646
1-bdr	1	2	1,134
1-bdr	1	1	1,110
1-bdr	2	1	567
2-bdr	3	2	1,104

Each unit will include modern, open floor plans with exposed brick walls and ceiling joists.

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, construction of balconies or patios for certain units, kitchen and bathroom cabinetry, appliances, and fixtures, a new access stair for the upper and lower units, and repairs to the building structure as needed. The structure will also be brought up to code per ADA and Fire requirements which may include an ADA lift and fire

Identify the Project's primary North American Industry Classification System (NAICS) Code or describe the activity that will occur at the local facility

To help identify the correct industry code: <http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart=2012>

Multi-family residential use

CURRENT OPERATIONS

Please complete if applicable

The TAXABLE value of firm's taxable property currently on the tax rolls

Land	\$800
Buildings & Other Real Property Improvements	\$1,600
Commercial Personal Property	\$0
Industrial Personal Property	\$0

Number of existing employees working at the company's local facility

Average annual salaries paid to existing employees

TAXABLE ASSETS, EMPLOYEES, AND OPERATIONS

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Commercial Personal Property	Industrial Personal Property	Total
1		\$1,449,881			\$1,449,881
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
Total	\$0	\$1,449,881	\$0	\$0	\$1,449,881

Are the building and improvements costs entered above for construction?

Building permits and fees to be paid to the City during construction, If applicable

Year	Total City Building Permits and Fees
1	\$22,500
2	
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$22,500

Number of new full-time jobs to be added in the community each year
 Enter the jobs added in the community each year, including jobs relocated from outside of the community.

Year	New Employees To Be Hired Each Year	Incl. Construction Jobs permanent jobs create
1	40	
2	1	
3	0	
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	0	
Total	41	

Average annual salaries of new employees each year
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Average Annual Salaries
1	\$45,000
2	\$45,900
3	\$46,818
4	\$47,754
5	\$48,709
6	\$49,684
7	\$50,677
8	\$51,691
9	\$52,725
10	\$53,779

Percent of annual increase:

The Project's annual utilities
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$5,760	\$0	\$2,400	\$2,400	\$2,400	\$0	\$0
2	\$5,933	\$0	\$2,472	\$2,472	\$2,472	\$0	\$0
3	\$6,111	\$0	\$2,546	\$2,546	\$2,546	\$0	\$0
4	\$6,294	\$0	\$2,623	\$2,623	\$2,623	\$0	\$0
5	\$6,483	\$0	\$2,701	\$2,701	\$2,701	\$0	\$0
6	\$6,677	\$0	\$2,782	\$2,782	\$2,782	\$0	\$0
7	\$6,878	\$0	\$2,866	\$2,866	\$2,866	\$0	\$0
8	\$7,084	\$0	\$2,952	\$2,952	\$2,952	\$0	\$0
9	\$7,297	\$0	\$3,040	\$3,040	\$3,040	\$0	\$0
10	\$7,515	\$0	\$3,131	\$3,131	\$3,131	\$0	\$0

% annual increase:

Attachment C

Incentive Information Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Multi-family residential	PA 146 - OPRA	\$1.450 Million	Neighborhood District 6

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
		37	3	1 (Property Mngt)		

1. What is the plan for hiring Detroiters?

The development team has a proven track record of utilizing Detroit-based contractors and employees. The GC has several Detroit based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. The GC has also reached out to Midtown Detroit Inc. who they have a working relationship with to inquire about providing references for other Detroit based trades that could provide services for this development. See below for detailed listing of jobs that will be created.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

It is anticipated that 1 full-time equivalent (FTE) permanent jobs associated with the management and maintenance aspects of the proposed development.

The Construction jobs will consist of the following:

Trade Type	Employee Headcount	Approx # weeks to complete job per person	Detroit Based? Y/N
HVAC	4	3 weeks	Yes
Plumbing	6	3 weeks	Yes
Electrical	6	4 weeks	Yes
Painting	4	2 weeks	No
Insulation	4	1 week	No
Carpentry	2 rough & 2 finish	2 weeks for each	Yes
Concrete Finisher	6	1 week	No
Brick Mason	3	4 weeks	No
General Labor	3	12 weeks	Yes
Total Jobs	40		

3. Will this development cause any relocation that will create new Detroit residents?

There are no current residents at the subject property that will need to be relocated as a result of this development. Rather, the development will create nine new housing units that will create new Detroit residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The developer has spoken with the office of Ms. Raquel Castaneda-Lopez, their local Council Member for District 6, and noted that Ms. Castaneda-Lopez's team was generally supportive of the developers' plan. They also obtained a letter of support from Detroit Rising Development, the local business owners of the "Detroit Shipping Company" who will be locating at nearby Third Avenue. In addition, Midtown Detroit, Inc. has noted significant disinvestment of this area of the neighborhood and is very supportive of the project plans to bring new housing units to Midtown as it aims to jump-start new investment for this neighborhood.

5. When is construction slated to begin?

Construction is slated to commence in fall of 2018.

6. What is the expected completion date of construction?

Construction completion is anticipated to take 12 months and be complete by Q4 2019.

2018-08-30

513

*Petition of 830 Peterbo, LLC, request
to Establish of an Obsolete Property
Rehabilitation District for the
property located at 830 Peterboro
Street, Detroit, MI 48201.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT LAW
DEPARTMENT
LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT



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 18, 2018

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

Re: **Obsolete Property Rehabilitation District - 830 Peterboro LLC**
Property Address: 830 Peterboro Street
Parcel Number: 04003735.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **830 Peterboro Street** in the **Midtown District** in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts 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.

830 Peterboro LLC plans to rehabilitate the 2 ½ story multi-unit residential building with approximately 5,100 square feet built in 1885 on .283 acres of land that is in a state of significant disrepair. The proposed renovations consists of converting the building to a 9 unit apartment building with a modern open floor plan with exposed brick walls and ceiling joists. The proposed redevelopment plan includes interior demolition activities, new flooring, new windows, new interior finishes, new access stairs along with new electrical, HVAC and plumbing.

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. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **830 Peterboro Street** 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

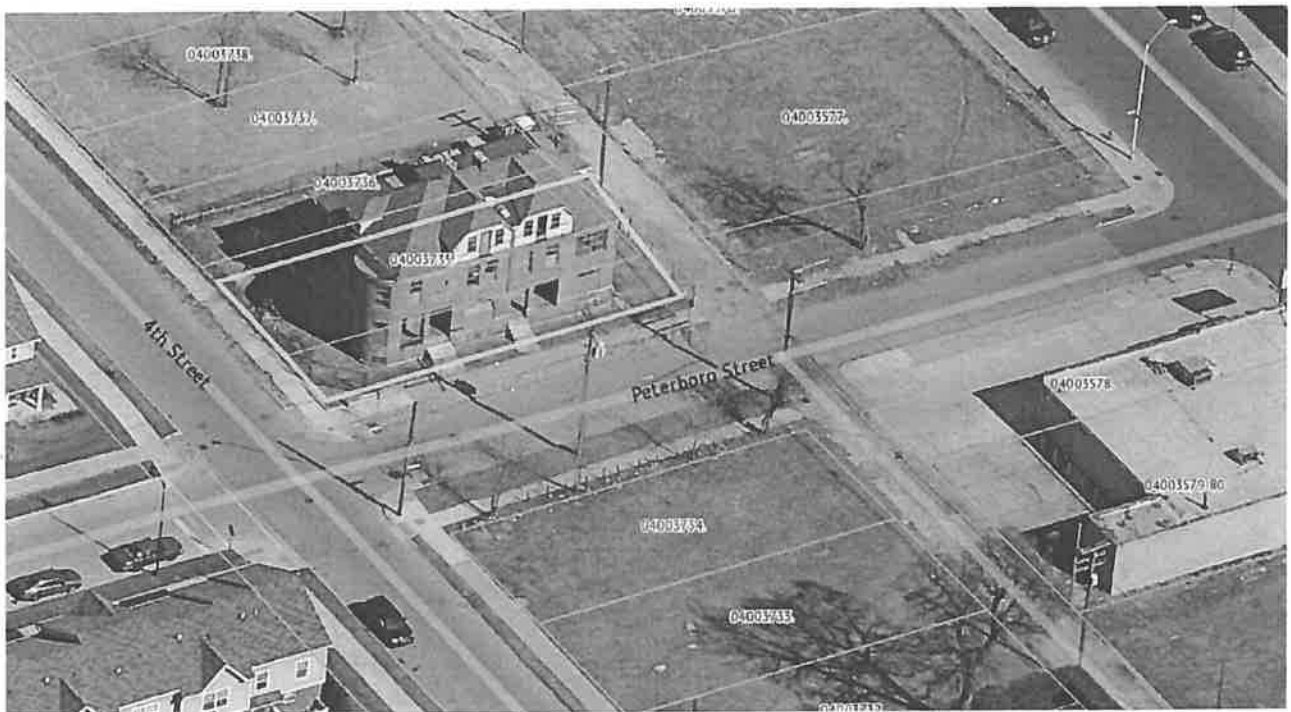
mmp



Obsolete Property Rehabilitation Certificate – 830 Peterboro LLC
830 Peterboro Street
Page 2

Property Address: 830 PETERBORO
Parcel Number: 04003735.
Property Owner: 830 PETERBORO LLC
Legal Description: E FOURTH 10 BLK 81 JONES FARM SUB L6 P7 PLATS, W C R 4/24 40 X 95

The legal description on the request for the district matches the assessment roll.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** for property located at 830 Peterboro
DATE: October 15, 2018
CC: Maurice Cox, Director

In order to insure that the issuance of a certificate for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2781), the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:
830 Peterboro, LLC

Project Description:
The rehabilitation of a vacant 3-story, 8000 SF residential building, into 9 residential apartment units, on 0.087 acre parcel.

Project Location:
830 Peterboro Street

Master Plan Interpretation:
The 2014 Master Plan Future General Land Use designation for the site is Medium Density Residential. In March 2016, land designated as Medium Residential in this region was amended to **Mixed Residential and Commercial (MRC)**. Mixed - Residential / Commercial areas consist primarily of high-density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes or gateways into the City. 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. In addition, the proposed renovation project will increase the number of residents and contribute to the revitalization of the surrounding area.

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

Attachments: Future General Land Use: Map 4-5B, Neighborhood Cluster 4, Lower Woodward



Map 4-5B

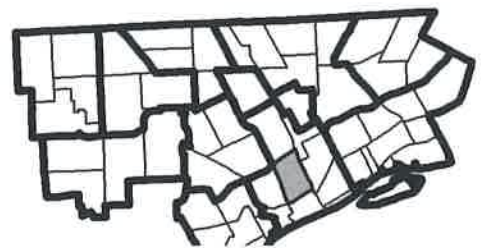
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Lower Woodward



Future Land Use

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



Amendment #1: 11/10/09 (PRC to INST)
 Amendment #5: 10/14/14 (INST to RH, INST to MRC, RM to RH)
 Amendment #9: 01/23/18 (MRC to CS)
 Amendment #12: 03/29/16 (INST to MRC, RM to MRC)
 Amendment #13: 11/14/17 (INST to MRC, RH to MRC)



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

27

October 17, 2018

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

RE: Request for Public Hearing for Petition #290 to Establish a Commercial Rehabilitation District for Crawford Real Estate & Development Holdings, LLC, in the area of 6340 East Jefferson, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **Real Estate & Development Holdings, LLC** to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, 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, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

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. 210 of 2005 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, **Real Estate & Development Holdings, LLC**, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map 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 _____, 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, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, April 16, 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.

PLANNING AND DEVELOPMENT DEPARTMENT LEGISLATIVE POLICY DIVISION
LAW DEPARTMENT FINANCE DEPARTMENT

290 *Crawford Real Estate & Development Holdings LLC, request for the Establishment of a Commercial Rehabilitation District at 6340 E. Jefferson under Public Act 210 of 2005.*

CRAWFORD REAL ESTATE & DEVELOPMENT HOLDINGS LLC

6340 E. Jefferson Ave.
Detroit, MI 48207
313-445-5236

April 1, 2018

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

**RE: Request for the Establishment of a Commercial Rehabilitation District at
6340 E. Jefferson Ave., Detroit, MI 48207**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District for the property located at **6340 E. Jefferson Ave** and described on Attachment A.

The 5,563 square foot building intersecting East Jefferson Ave and Iron St was built in 1923 where it housed an offset print shop, retail storefront and two residential apartments. Through nearly mid 2016 the print shop continued to operate on the lower level in 3,000 square feet of space in the rear of the building and the shop's owner resided in one of two residential apartments occupying approximately 613 square feet on the upper level. A ladies clothing boutique operated in the lower level in the 1,200 square foot retail storefront facing Jefferson Avenue. A barber shop and women's hair salon occupied approximately 750 square feet on the upper level also facing Jefferson Avenue in what was originally one of the residential apartments. The new multi-purpose complex proposed by Crawford Real Estate and Development (CRED) Holdings LLC will bolster the existing business corridor and stimulate additional development along a stagnant section of the East Riverfront District and bring a more vibrant live, work and recreational experience for area residents to enjoy as well as local and international visitors. The 1st phase of the new complex will include a retail storefront, coworking lounge and events space. This will offer area startups and new growth companies access to premiere, affordable retail, coworking, meeting and events space on a high traffic, highly visible thoroughfare in a community that is increasingly contributive to a healthy,

active life style. The second phase will include rehabilitating the two residential apartments on the upper level, build out of an administrative office and an outdoor terrace overlooking the Detroit River with views of Belle Isle and Mt. Elliott parks. Rehabilitation activities include repairing plumbing to meet code compliancy, installing a new roof, two, 200-amp electrical panels and LED lighting and a rooftop furnace with central air conditioning in the 3,000 square foot events space, installing an energy efficient furnace and water heater in the basement to support the retail space on the main level. Installation of two new toilets and water faucets in the main floor lavatories. Installing new floors in the events space, foyer and lavatories and wall-to-wall commercial carpet in the retail spaces on the main level. Newly painted walls and ceilings with new moldings and light fixtures. Complete basement cleanup and full paint coverage with mold-resistant paint. Security cameras and alarm system installed. Phase 1 repairs and renovations will be complete by May 31, 2018.

CRED was organized in January 2017 by the Crawford Family, born, raised and present residents of Detroit. The family's intent purpose behind forming CRED was to buy, rehab and operate the building at 6340 E. Jefferson. The family's interest in the building arose out of a need to find a building for another of their companies, Going Pro LLC, a management and consulting firm that will manage the building as well as the family's specialty store, The Pro Shop that will be stationed inside the building. The owners have operated their businesses in Detroit since 2005. Their expertise in the sports industry comes from the highly competitive sports pursuits of three of the company's owners. Two of the three former D-1 college student athletes rose to the professional ranks. They originally opened The Pro Shop in a small space inside Northwest Activities Center to meet the needs of community residents desiring to participate in the health, fitness and recreation activities offered at the small neighborhood health club. After The Pro Shop received widespread media attention on WXYZ TV channel 7, Rolling Out magazine and Crain's Detroit Business, the store became a community favorite but was unable to expand to meet demand, Fortunately, they have found the storefront building on Jefferson Ave. in Detroit's East Riverfront District neighborhood to be more than suitable for not only the specialty store but for the professional and mentoring services they offer. The building also meets their desire to offer support and resources to others who have similar goals to pursue sports careers or become business owners. The Pro Shop is a grant winner of the Motor City Match business plan and design award grants, which currently adds up to \$21,000 to be invested in the business and the planning, design and rehabilitation of the complex. Details pertaining to Phase 1 of the project to convert the building at 6340 E. Jefferson into a multi-purpose retail, residential, business and events complex follow:

1. Plan and design the space with a retail storefront, coworking lounge and events space with restrooms and prep kitchen;
2. Install new energy efficient furnace and water heater serving the main floor and front retail spaces;
3. Demo severely damaged ceiling tiles, install new ceiling trusses, install and paint new moldings and ceilings in retail spaces, install new flooring and LED and low-energy

- light fixtures in the foyer and three front retail spaces and adjoining restroom, install new restroom ceiling, refurbish partial wood floor in retail space, install GFI electrical outlets, repair and correct plumbing code violations; remove all obsolete wiring, pipe and air ducts and replace broken front windows;
4. Install two new 200-amp electrical panels serving the entire 5,563 square foot complex;
 5. Install LED lights in the 3,000 square foot events space at rear of building;
 6. Install new roof above the events space;
 7. Install new rooftop furnace to support the events and central workspace;
 8. Install smoke and CO2 detectors, fire extinguishers, security shutters and burglar alarm;
 9. Install high speed wireless internet, cable and landline phone systems and security cameras;
 10. Paint and tile restroom floor in central workspace and install two new toilets, faucet and safety precaution mechanisms for high water temperatures;
 11. Replace salon bowl in small workroom adjoining the central workspace with a double kitchen sink, back splash, work counter, shelves, tile floor, GFIs and lighting;
 12. Phase 1 exterior renovations include painting the front door entryway.

Such a monumental rehabilitation that has been planned for the facility will not be undertaken without the receipt of the requested exemption certificate. CRED owners have begun investing more than \$500,000 in the purchase, inspection and environmental study and design and redevelopment of the site. Rehabilitation is underway including some of the activities listed above. Repairs and renovations will be complete by May 31, 2018. While purchase of the building and a significant portion of the rehabilitation costs will be self financed, funding awarded through Motor City Match will be applied to eligible costs.

Approval of the tax exemption will provide the balance of required funding to finance the project and therefore it is our request that the tax exemption be granted for the total allowable 12 years.

Among the many economic advantages to the City of Detroit for granting CRED the tax exemption include:

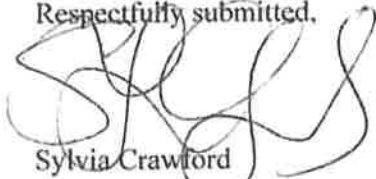
1. The purchase of the property from the estate of the deceased former owner keeps the property on the tax rolls and also ensures the property will not fall further into disrepair;
2. The repairs and renovations will increase the value of the property as well as the overall property values in the immediate area;
3. Granting the tax exemption ensures that the full rehabilitation planned can and will be undertaken further elevating property values and positively impacting the City of Detroit's tax rolls;
4. The overall investment in the repairs and rehabilitation to the building will make a positive visual impact on the East Jefferson Ave. thoroughfare, a major gateway into downtown Detroit and Belle Isle and Mt. Elliott parks;

5. The planned investment will inspire neighboring business owners along corridor to redevelop their properties further increasing property values and multiplying the short and long-term tax and other economic benefits resulting from the CRED tax exemption;
6. Conversion of the property into a new retail, coworking, meeting and events space will help stimulate new business start ups in the East Riverfront District and provide them and existing area businesses with improved access to business support and resources to lead to the creation of jobs and the social and economic benefits from job creation;
7. The opening of new businesses and activities inside the building will encourage new and repeat business and tourism in and around downtown, East Riverfront and other Detroit establishments;

All taxes are currently paid for the property at 6340 E. Jefferson Ave. and CRED will continue to meet its tax obligation.

CRED is a Detroit-based family owned company organized by the 5-member Crawford Family on inauguration day of January 20, 2017. The family members are all born and raised and continue to be committed to Detroit by owning a home, attending schools, establishing and operating businesses and conducting charitable activities in Detroit. The CRED ownership team is excited about the opportunity to be part of the revitalization of Detroit by rehabilitating the property at 6340 E. Jefferson and has begun to demonstrate this by making a personal investment in doing so. We look forward to any further information required to affirm the decision to grant the requested tax exemption certificate for 6340 E. Jefferson Ave. Detroit, MI 48207. I can be reached at the phone and email address listed below.

Respectfully submitted,



Sylvia Crawford

Crawford Real Estate & Development Holdings, LLC

313-445-5236

Send email attention Sylvia Crawford to credholdingsllc@gmail.com

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
D. Bolton, Planning

2018-04-16

290

290 *Petition of Crawford Real Estate & Development Holdings LLC, request for the Establishment of a Commercial Rehabilitation District at 6340 E. Jefferson under Public Act 210 of 2005.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION
LAW DEPARTMENT FINANCE DEPARTMENT



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
(313) 224-1310
WWW.DETROITMI.GOV

TO: Dinah Bolton, Housing and Revitalization
FROM: John Baran, Planning and Development
RE: Master Plan Interpretation for Commercial Rehabilitation District located at 6340 E. Jefferson
DATE: April 18, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.841), the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:

Crawford Real Estate & Development Holdings, LLC

Project Description:

Rehabilitation of 6340 E. Jefferson for Phase 1: retail, co-working lounge and events space; Phase 2: two residential units and administrative offices.

Project Location:

6340 E. Jefferson

Interpretation:

The Master Plan Future General Land Use designation for the site is **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The proposed development conforms to the Master Plan's Future General Land Use designation.



CITY OF DETROIT
FINANCE DEPARTMENT
BOARD OF ASSESSORS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MICHIGAN 48226
PHONE 313•224•6989 TTY:311
FAX 313•224•9400
WWW.DETROITMI.GOV

September 10, 2018

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, CAYMC
Suite 810
Detroit, MI 48226

RE: Commercial Rehabilitation District – **Crawford Real Estate & Development Holdings LLC**
6340 East Jefferson
Parcels Number: 15000021.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located **Rivertown Warehouse District** in the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district as proposed by the **Crawford Real Estate & Development Holdings LLC** consists of a 2-story vacant retail and apartment building with 5,678 square feet built in 1923 on .110 acres of land. The proposed project consists of renovating the building to include a retail storefront, co-working lounge and events space. The second phase will include rehabilitating the two residential apartments on the 2nd floor to be built out as an administrative office and outdoor terrace. Rehabilitation activities included repairing plumbing, new roof, new HVAC, updating electrical and replacing damaged ceiling trusses.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A field investigation and application review indicated that the proposed Commercial Rehabilitation District located at **6340 East Jefferson** in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp

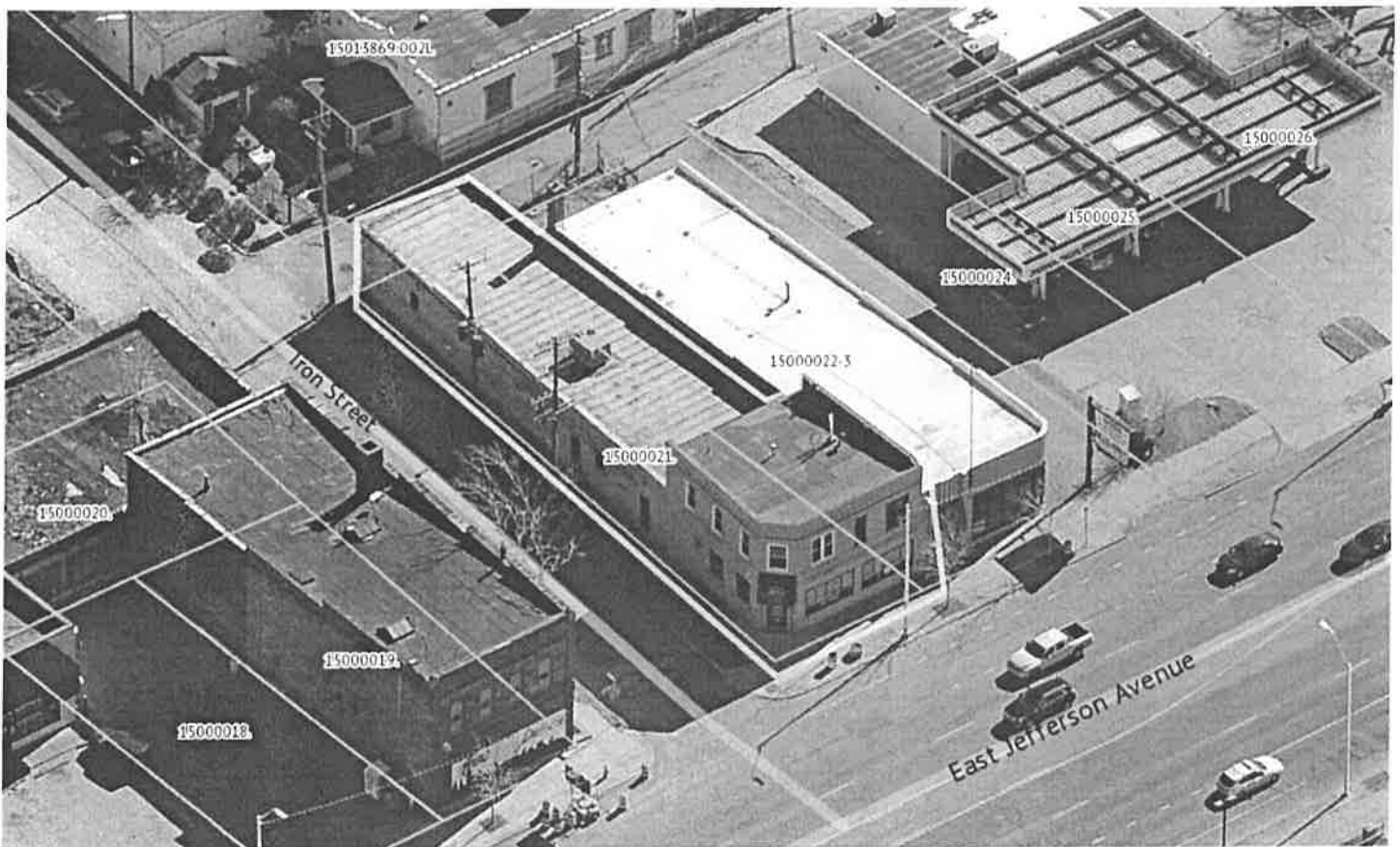


Commercial Rehabilitation District
Crawford Real Estate & Development Holdings LLC
Page 2

Property Address: 6340 E. Jefferson

Parcel Number: 15000021.

Legal Description: S JEFFERSON 3 BLK 2 SUB OF PT MELDRUM FARM L1 P109 PLATS, W C R 15/2 37 IRREG





MEMORANDUM

TO: Hon. James Tate, Chair, P&DD Standing Committee
David Whitaker, Director, LPD

FROM: Scott Benson, City Council District 3

CC: City Council Members
Hon. Janice Winfrey, City Clerk
Lawrence Garcia, Corporation Counsel
Stephanie Washington, Mayor's Office

VIA: Hon. Brenda Jones, President, Detroit City Council

DATE: 18 Oct 2018

RE: PROPOSED AMENDMENT TO CBO

As per the request of the P&DD Standing Committee Chair I am submitting my suggested amendments to the existing voter approved community benefits ordinance.

Please update:

Sec. 14-12-2. Definitions.

Enforcement Committee means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, ~~Human Rights Department~~ Department of Civil Rights, Inclusion and Opportunity, and other relevant City departments as determined by the Planning Director.

In addition, please update:

Sec. 14-12-3(f)(1)a.iv. ~~a representative from the Human Rights Department~~ a representative from the Department of Civil Rights, Inclusion and Opportunity.

Please contact my office if you have any questions. Thank you in advance for your consideration on this matter.

SRB