

New Business
4.9.2019

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

26

**OFFICE OF CONTRACTING
AND PROCUREMENT**

April 4, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000855 100% City Funding – AMEND 1– Campau/Banglatown Neighborhood Design and Implementation Plan Project Time Only Extension. – Contractor: Interboro Partners – Location: 33 Flatbush Ave., Fl. 6, Brooklyn, NY 11217 – Contract Period: Upon City Council Approval through June 30, 2019 – Total Contract Amount: \$299,966.00.
PLANNING AND DEVELOPMENT *(This Contract is for an Extension of Time Only. Original Expiration 3/31/19.)*

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER TATE

RESOLVED, that Contract No. 6000855 referred to in the foregoing communication dated April 4, 2019, be hereby and is approved.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

#2694
MAR 26 2019

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

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March 22, 2019

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

RE: Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plan for fiscal year 2018-19

Honorable City Council:

The Housing & Revitalization Department (HRD) is requesting that changes be made to the City's CDBG Annual Action Plan consistent with meeting the City's CDBG Timeliness Test on May 2, 2019.

The City has previously had significant challenges meeting its timeliness test, which requires that the City have no more than 1.5 times its CDBG allocation on hand at any time. A test of this metric is made sixty (60) days before the end of the program year for all CDBG recipients. This test is one of the primary ways in which the City's performance is measured by U.S. Department of Housing and Urban Development (HUD).

The funding will change as follows:

Line Item to be Reprogrammed (decrease):

- Demolition (FY 2018-19) \$ 1,000,000

Line Item for Funding Addition (increase):

- 108 Loan Defeasance (FY 2018-19) \$ 1,000,000

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



Detroit City Council
RE: Reprogramming Amendment to the CDBG Annual Action Plan
March 22, 2019
Page 2

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

Respectfully submitted,

Donald Rencher
Director
Housing & Revitalization Department

Attachment

cc: Stephanie Washington, Mayor's Office





BY COUNCIL MEMBER _____

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

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

WHEREAS, the Housing and Revitalization Department has performed an evaluation of outstanding CDBG funding line items and determined that a strategic reallocation of funding is in order to meet timeliness by May 2, 2019; and

RESOLVED, that the Budget Director be and is hereby authorized to increase Appropriation #13529 Section 108 Loans by \$1,000,000; and

RESOLVED, that the Budget Director be and is hereby authorized to decrease Appropriation #13635 Demolition by \$1,000,000; and

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



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

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April 3, 2019

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

RE: Request for Public Hearing regarding the Approval for an Industrial Development District on behalf of City of Detroit in the general area bounded by St. Jean, Mack, Conner, and the Conrail rite-of-way, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #760)

The Housing and Revitalization Department has reviewed the application of **City of Detroit** and find that it satisfies the criteria set forth by P.A. 198 of 1974 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 owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an Industrial Development 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 COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, **City of Detroit** has filed an application for an Industrial Development District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, Act 198 requires that prior to the adoption of an Industrial Development District, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2019, at _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Development District on the property referred to above and more fully described in the application attached hereto; and be it finally,

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

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 18, 2019

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 DEPT/ASSESSMENTS DIV.
HOUSING AND REVITALIZATION

760 *City of Detroit, request for the Establishment of an Industrial Development District for the area generally bounded by St. Jean, Mack, Conner, and the Conrail right-of-way.*



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
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March 14, 2019

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

RE: Petition to ESTABLISH an Industrial Development District on behalf of the City of Detroit, for the area generally bounded by St. Jean, Mack, Conner, and the Conrail right-of-way, more specifically described in the attached Exhibit A.

Honorable City Council:

The City of Detroit ("City") is submitting this petition to request the **establishment** of an Industrial Development District pursuant to Michigan Public Act 198 of 1974, the Plant Rehabilitation and Industrial Development Districts Act ("the Act"). The request encompasses the area described in Exhibit A.

The City's intent is to create an incentive district to support the investment and development in this area to support future investment at the FCA's facilities. It is expected that investment within the IDD would create new operations that spur employment opportunities for Detroit residents and competitively position the City to take advantage of future advanced manufacturing and/or industrial related investments in this area. Since 1974, the City has worked with the investor on this site to support operations growth and by consequence stimulate local job growth. Therefore, to support continued future investment in this site, this request is being made to establish a new Industrial Development District.

Development activities are expected to add more than 600,000 sq ft of additional manufacturing space. As a result, the expected total investment for the site will be approximately \$2.5 billion. The expected development will occur between 2019 and 2021. The proposed project is expected to create a minimum of 4,950 jobs. This project will leverage both State and City resources to develop the site for productive use.

The City has recognized that property tax abatements are necessary to attract and support this nationally competitive project. To that end, it should be noted that the district does not in itself create a tax abatement. The investor[s] will need to apply to the City of Detroit for an Industrial Facilities Exemption Certificate that provides for the actual abatement. All Industrial Facilities Exemption Certificates would be subject to approval by the Detroit City Council and the Michigan State Tax Commission.



The company is committed to an engagement strategy that encompasses local workforce agencies, the community group in its City Council District, and the City of Detroit Civil Rights and Inclusionary Office to ensure that Detroit based firms are represented on the development of the facility and that qualified Detroit residents have access to employment opportunities. Additionally, all future projects seeking approval to utilize this tool would be subject to the same standards.

This area qualifies for the Industrial Facilities Exemption per statute as follows:

MCL 207.554. Sec. 4. (1) A local governmental unit, by resolution of its legislative body, may establish plant rehabilitation districts and industrial development districts that consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land.

MCL 207.554. Sec. 4. (2) The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit.

The proposed new facility that will be developed in connection with this petition is expected to be completed by 2021. The construction, alteration, and installation of the new facility has not commenced prior to this request.

In the interim, should you have any questions or concerns, please do not hesitate to contact me directly.

Thank you for your consideration of this petition.

Sincerely,



Maurice D. Cox
Director, Planning & Development Department

cc: F. Thomas Lewand, Mayor's Office, Jobs and Economy Team
Basil Cherian, Mayor's Office, Jobs and Economy Team
Veronica Farley, City of Detroit, HRD
Charles Ericsson, City of Detroit, Assessor's Office
Kenyetta Bridges, Detroit Economic Growth Corporation

EXHIBIT "A"

The area generally bounded by St. Jean, Mack, Conner, and the Conrail right-of-way.

INDUSTRIAL DEVELOPMENT DISTRICT PARCEL LIST

Industrial Development District for the area generally bounded by St. Jean, Mack, Conner, and the Conrail right-of-way, more specifically described in the attached Exhibit A.

Parcel ID	Address	BSA Owner
21000535-54	11901 E JEFFERSON	FCA US LLC
21046426.	2619 CONNER	City of Detroit P&DD
21001115.	12141 CHARLEVOIX	CROWN ENTERPRISES INC
21044288-572	11509 MACK	FCA US LLC

EXHIBIT A-1

MAP OF AREA

[see next page]

2019-03-18

760

760 *Petition of City of Detroit, request for the Establishment of an Industrial Development District for the area generally bounded by St. Jean, Mack, Conner, and the Conrail right-of-way.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT LAW
DEPARTMENT
LEGISLATIVE POLICY DIVISION FINANCE
DEPT/ASSESSMENTS DIV.
HOUSING AND REVITALIZATION



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

March 20, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: Industrial Development District Request – St. Jean, Mack, Conner and Conrail right-of-way
Planning & Development Department – FCA US LLC
Parcel Numbers: 21000535-54, 21046426., 21001115. and 21044288-572

Dear Mr. Cox

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the creation of an Industrial Development District for the area generally bound by St. Jean, Mack, Conner and the Conrail right-of way in the Conner Creek Industrial District.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

MCL 207.554 Sec. 4 (2) states "The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit."

The project as proposed by **FCA US LLC** would add more than 600,000 square feet of additional manufacturing space and the expected total investment for the site will be approximately \$2.5 billion. The proposed project is expected to create a minimum of 4,950 jobs.

A field investigation indicated that the proposed St. Jean/Conner Industrial Development District located in the area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Industrial Development District
St. Jean, Mack, Conner and Conrail right-of-way
Page 2

Parcel Number: 21000535-54

Property Address: 11901 E JEFFERSON

Property Owner: FCA US LLC

Legal Description: N E JEFFERSON PART OF LOTS 1 THRU 10 11 THRU 46 FOURNIERS SUB OF PART OF P C 26 L23 P99 PLATS, W C R 21/523 1 THRU 12 DEBUSSCHER SUB OF PART OF P C 26 L46 P39 PLATS, W C R 21/686 1 THRU 14 EAST SIDE SUB OF PART OF P C 26 L30 P75 PLATS, W C R 21/573 1 THRU 25 ADDN TO SEYMOUR & TROESTERS GLADWIN PARK SUB L28 P90 PLATS W C R 21/574 1 THRU 140 A SEYMOUR & TROESTERS GLADWIN PARK SUB L27 P8 PLATS, W C R 21/373 PART OF LOTS 1 THRU 12 13 THRU 61 CORBY & RIVARDS SUB OF PT P C 641L26 P33 PLATS, W C R 21/431 57 THRU 143HILLGERS SUB OF PT W 1/2 P C 641 L23 P95 PLATS, W C R 21/376 31 THRU 56 HILLGERS SUB OF S PT W 1/2 PC 641L23 P77 PLATS, W C R 21/317 BLK 1 THRU 21 34 THRU 53 55 THRU 135 PART OF LOTS 22 & 55 BLK 2 1 THRU 125 BLK 3 1 THRU 150 BLK 4 1 THRU 140 BLK 5 1 THRU 22 26 THRU 107 117 THRU 124 126 THRU 207 PART OF LOTS 23,24,25,108 109,116,125,208 & 209 HART FARM SUB L24 P53 PLATS, W C R 21/316 PART OF LOTS 7 THRU 9 SUB OF THE FRONT OF P C 392 L1 P167 PLATS, W C R 21/494 PART OF LOTS 14 & 16 THRU 18 PLAN OF SUB OF P C'S 385,386 AND 388 FOR H CONNER L49 P494 DEEDS, W C R 21/510 1;PART OF 2 AMERICAN MOTORS SUB NO. 1 L87 P49 PLATS, W C R 21/1037 1 THRU 31 DANZIGER & SKINNERS SUB L26 P29 PLATS, W C R 21/314 PART OF P C'S 26,385,386 & 388 ALSO VAC CHARLEVOIX, COREY, GLADWINGEOTHE, HART, HILLGER, KERCHEVAL AND LYCASTE AVES AND HOME CT, VERNOR HWY AND VAC ALLEYS WITHIN THE BOUNDS OF THIS PARCEL. ALL DESC AS FOLLOWS: BEG AT INTERSEC N LINE JEFFERSON AVE 120 FT WD & E LN LYCASTE AVE 60 FT WD TH N 63D 24M 50S E ALG SD N LN 802.37 FT TH CONT ALG SD LN 78D 39M 47S E 356.40 FT TH N 78D 45M 21S E 419.26 FT ALG SD LNTH N 80D 48M 21S E 447.02 FT ALG SD LN TH N 80D 53M E 173.61 FT ALG SD LN TH N 25D 48M W 66.58 FT TH N 64D 10M E 191.58 FT TH N 25D 48M W 1251.55 FT ALG W LN CONNER AVE TH N 25D 53M 53S W ALG SD LN 1753.07 FT TH S 63D 31M 20S W ALGS LN CHARLEVOIX AVE 60 FT WIDE 1394.50 FT TH S 02D 34M 29S EAST 55.78 FT TH S 63D 31M 20S W 117 FT TH N 25D 48M 01S W 111.01 FT TH N 63D 31M 20S E 2.50 FT TH N 25D 48M 01S W ALG W LINE CONNER LANE 33 FT WD 2403.29 FT TH S 53D 07M 30S W ALG S LN PROPOSED MACK AVE 100 FT WD 1073.71 FT THENCE ON CUR TO L 197.63 FT RAD 2815 FT DELTA 04D 01M 21S CH BRG S 15D 6M 50S W 197.59 FT TH S 44D 38M 55S W ALG S LN MACK AVE 120 FT WIDE 490.74 FT TH S 26D 01M 15S E ALG E LN ST JEAN AVE 66 FT WD 1113.74 FT TH S 25D 56M 01S E 2727.88 FT TH N 61D 44M 37S E ALONG N LINE KERCHEVAL AVE 80 FT WD 893.09 FT TH S 25D 55M 08S E ALG EAST LINE LYCASTE AVE 60 FT WD 938.38 FT TOP O B. EXCEPTING THERE FROM THAT PART OF P CS 385 & 388 DESC AS BEG AT A POINT IN W LN CONNER AVE DIST S25D 45M E 430 FT FROM SOUTH LINE CHARLEVOIX AVE TH S 63D 40M WEST 585.05 FT TH ON CUR TO L 327 FT RAD 391.50 FT CENTRAL ANG 45D 29M TH N 63D 40M E 359.97 FT TO W LN CONNER AVE TH S 25D 45M E ALG SD W LINE 200 FT TO PLACE OF BEG 21/--- 11,887,370 S

Parcel Number: 21046426.

Property Address: 2619 CONNER

Property Owner: CITY OF DETROIT P & DD

Legal Description: W CONNER ALL THAT PT OF P C 388 DESC AS FOLS BEG AT A PTE IN W LINE CONNER AVE DIST S 25D 45M E 430 FT FROM S LINE CHARLEVOIX AVE TH S 63D 40M W 585.05 FT TH N ELY ON CURVE TO L 327 FT RAD 391.50 FT CENT ANGLE 45D 29M TH N 63D 40M E 359.87 FT TH S 25D 45M E 200 FT ALG W LINE CONNER AVE TO P O B 21/--- 2.0271 ACRES

Parcel Number: 21001115

Property Address: 12141 CHARLEVOIX

Property Owner: CROWN ENTERPRISES INC

Legal Description: S MACK THAT PT OF PC 388 LYG W OF CONNER BET CHARLEVOIX AS OP & MACK AS WD EXC N 287.79' ON E LINE BG N 198.56' FT ON W LINE THERE OF ALSO THAT PT OF 21 THRU 18 LYG BETW CHARLEVOIX AS OP AND MACK AS WD & LAST IMPROVED IN THE JEFFERSON/CONNER INDUSTRIAL REVITALIZATION PROJECT SUB OF PC'S 385 & 386 L49 P494 DEEDS, WCR 21/510 3,631,679 SQ FT

Parcel Number: 21044288-572

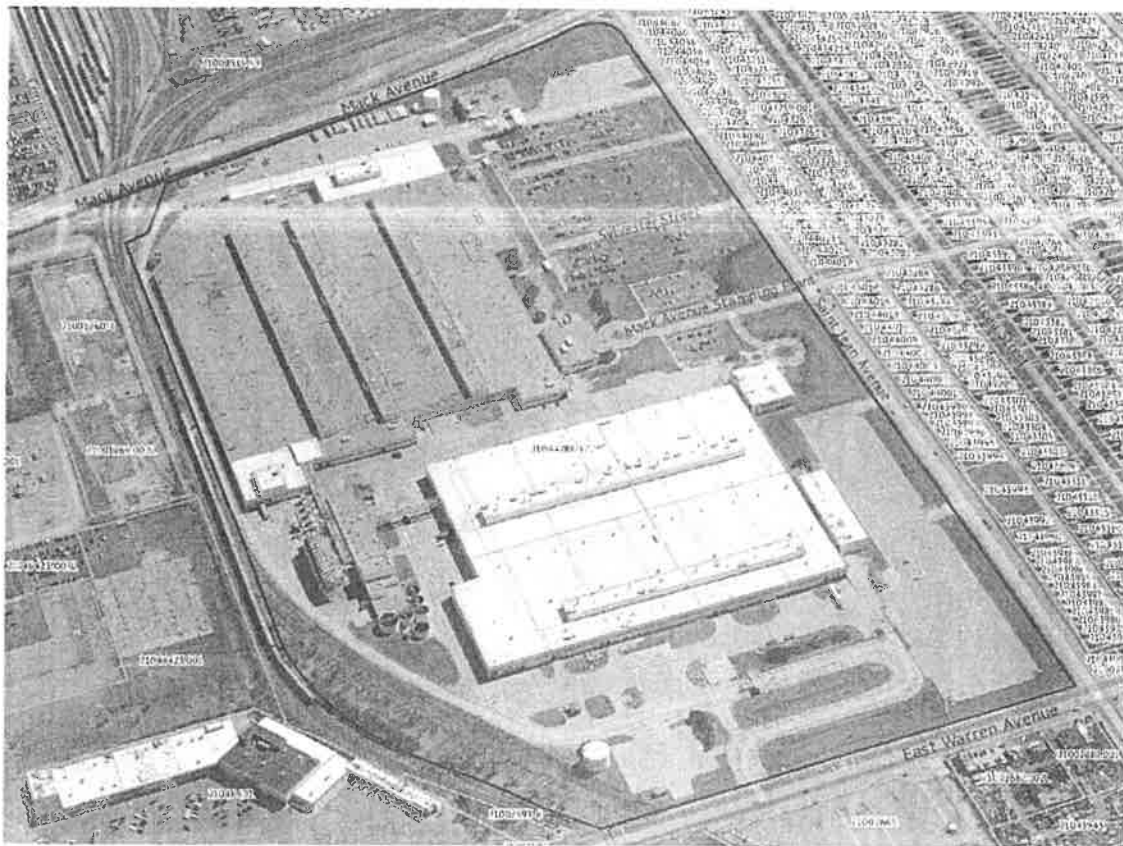
Property Address: 11509 MACK



Industrial Development District
St. Jean, Mack, Conner and Conrail right-of-way
Page 3

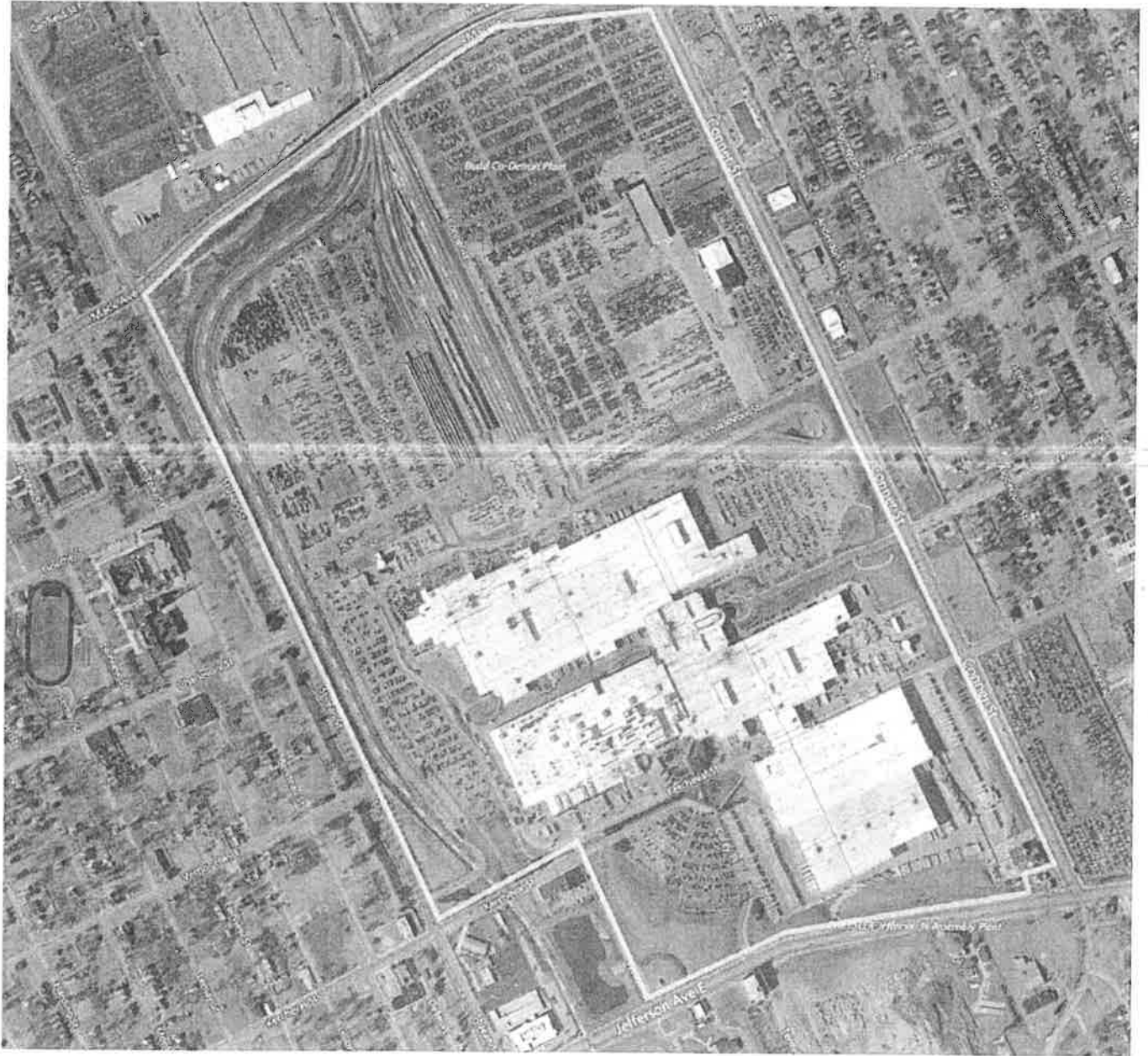
Property Owner: FCA US LLC

Legal Description: N MACK LOTS 12-63,86-114,FINN&INMANS SUB L28 P74 PLATS WCR, LOTS 1-79 HS KOPPINS SUB L32 P70 PLATS, WCR , LOTS 1-35 ZICKS SUB L30 P87 PLATS WCR, LOTS 6-8, 11-16,19-26 SIMON C KARRERS SUB L17 P23 PLATS WCR PT OF PC 26,641,638,687 392 LYING S OF WARREN AVE (105 FT WD) N OF MACK AVE (124 FT WD) ADJ TO THE W LINE PC 386 ALSO INCLUDING A STRIP OF LAND 190 FT I WIDTH LYG N OF & ADJ TERMINAL RR ROW & EXC HUDSON MOTOR CO LEASED ALL BEING DESC AS FOLS BG AT THE SW COR LOT 1 GLADWIN PARK SUB L29 P55 PLATS TH N45D 37M 09S E 1624 FT ALG THE N LINE MACK AVE (124 FT WD) TH N 24D 59M 37S W 1216.04 TH ALONG A CUR 850.54 FT RAD 1406.70 FT CH BEARING N42D 06M 42S W 828.09 FT TH N59D 13M 46S W 708.41 FT ALG WLY LN DTRR ROW TH S64D 49M 26S W 1105.8FT TO THE NW COR LOT 12 FINN & INMAN SUB L28 P74 PLATS TH S25D 04M 52S E 3056.78 FT TO THE POB 108.66 ACRES





Industrial Development District
St. Jean, Mack, Conner and Conrail right-of-way
Page 4





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District (PA 198)**
DATE: April 2, 2019
CC: Maurice Cox, Director, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Industrial Development District (IDD)**. The Petitioner is the City of Detroit, Planning and Development Department

Location and Project Proposal:

The subject site area is bounded by St. Jean, Mack, Conner, and the Conrail Right of Way. The City seeks to create an incentive district to support the forthcoming investment on FCA Facilities. Development activities are expected to add more than 600,000 square feet of additional manufacturing space and the creation of 4,950 jobs.

Existing Site Information: The subject site is currently operating with industrial uses for FCA including an employee parking lot and parking lot for FCA's assembled vehicles

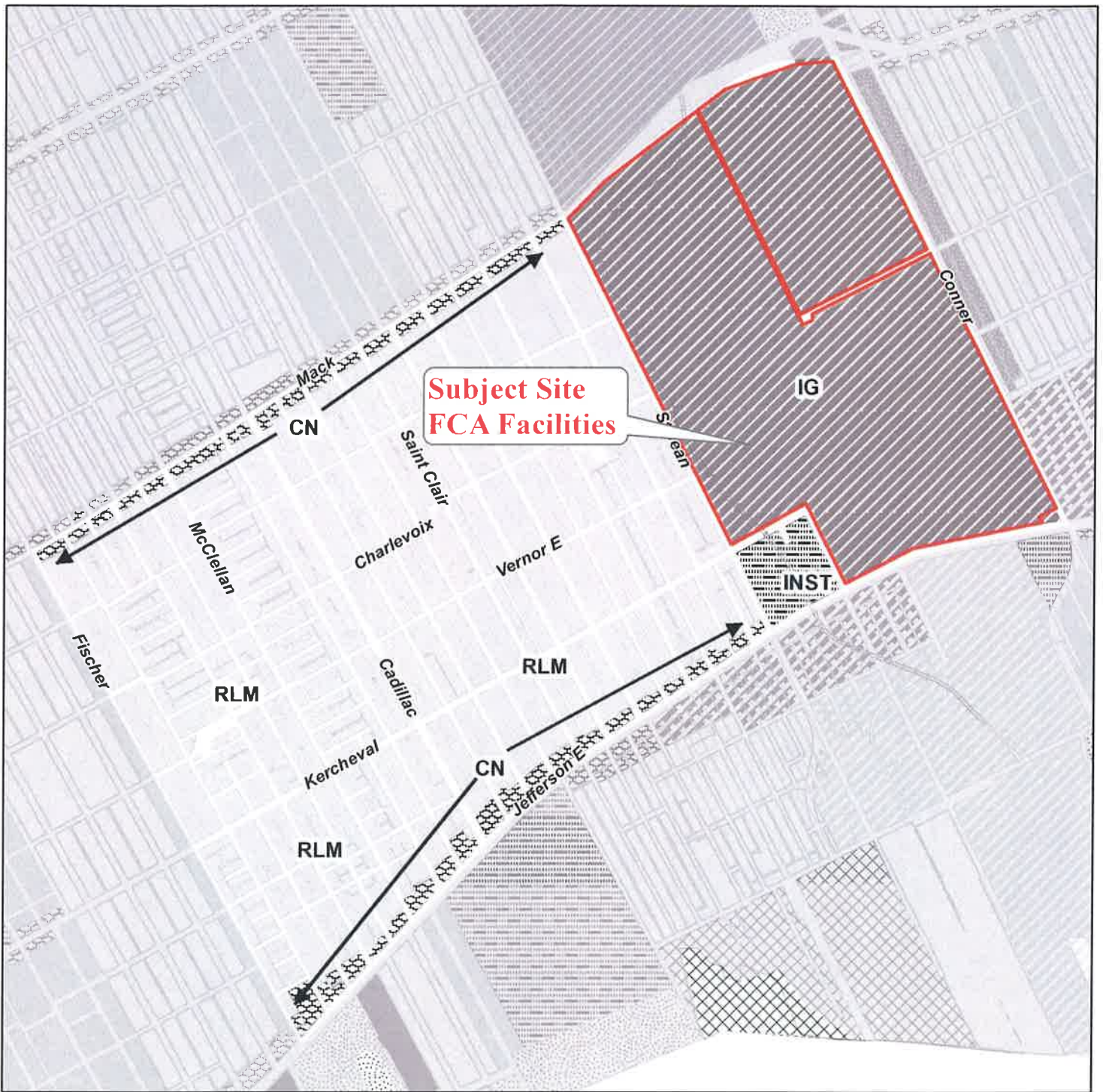
Master Plan Interpretation

The subject site area is designated **General Industrial (IG)**. General Industrial areas should consist of areas for light and heavy industrial uses such as manufacturing, assembly or warehousing. General Industrial areas are \ characterized as large sites with considerable truck or rail traffic. General industrial areas should have freeway and rail access and be located along a major thoroughfare. Large-scale industrial uses may include producing or assembling components, auto manufacturing, structural steel fabrication, chemical plants, power plants, etc.

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

Attachments:

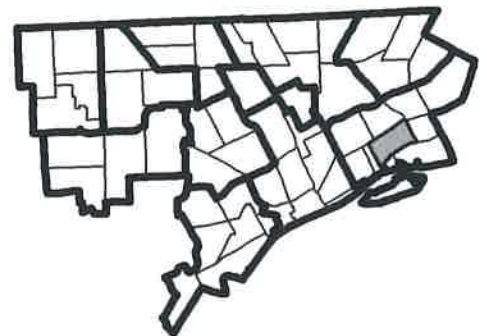
Future General Land Use Map, Neighborhood Cluster 3, Foch, Map 3-5B
Future General Land Use Map, Neighborhood Cluster 3, St. Jean, Map 3-9B



Map 3-5B

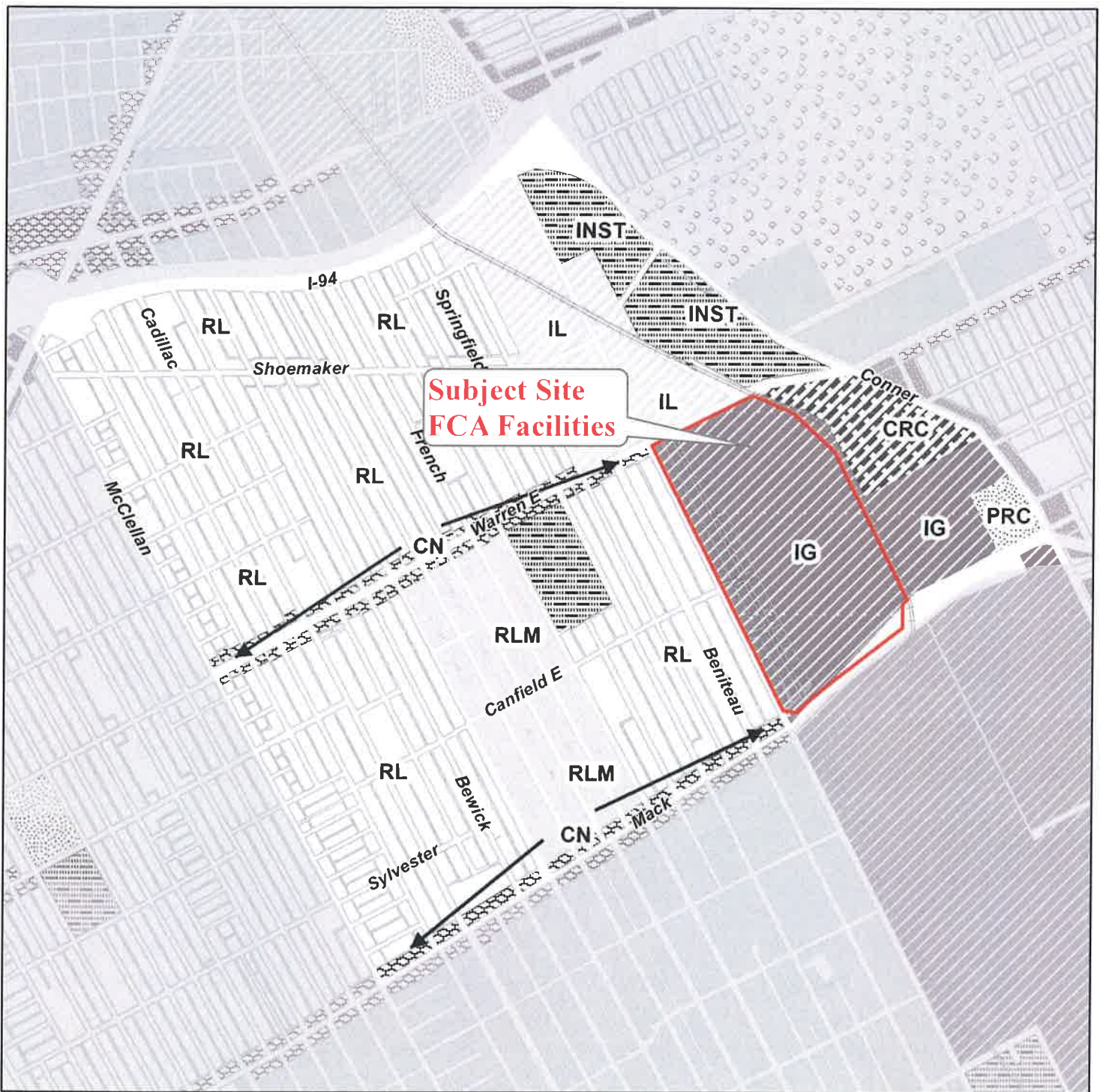
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Foch



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)



Map 3-9B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 St. Jean



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)
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