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TO: City Planning Commission

FROM: Kathryn Underwood, Staff
Kimani Jeffrey, Staff

DATE: September 10, 2020

RE: Community Concerns Regarding the Proposed Amazon Development at the Former State Fair Grounds

City Planning Commission staff have attended four community meetings sponsored by the City Administration, as well as the Special Land Use Hearing at the Buildings, Safety Engineering and Environmental Department regarding the proposed Amazon development at the former location of the Michigan State Fair. Below is a summary of concerns raised at those meetings. Note that listing the concerns does not imply that there was no response by the Administration. CPC staff merely wants the Commission to be aware of concerns and challenges posed by the community. The staff report relative to the proposed amendment to the Master Plan will be distributed before the public hearing on September 24, 2020.

Summary of Concerns Re Proposed Amazon Development at the State Fair Grounds

1. No guarantee of jobs for Detroiters in the purchase agreement-City's website is misleading and the language needs to be changed-there are no local preference provisions.
2. Want to see where community desires and needs have been incorporated in the plans.
3. How is the Detroit Sustainability Agenda and Climate Action Plan being reflected?
4. Where is the concern for historic preservation and/or honoring the historical significance of this being the first State Fair in the country?
5. Will there be plans for developing park and/or open space in the nearby neighborhood?
6. How will the City help ensure that there is not displacement and/or maintain a mixed income in adjacent neighborhood?
7. Desire to see more exchange with community on ideas; not just questioned answered.
8. Truck traffic, both external routes and internal patterns – how will noise be mitigated and air quality impacted? Has there been an environmental impact study?
9. Want agreements that are put in writing.
10. Allow workers the right to organize (and/or join a union).
11. What has been dialogue with the Magic Johnson group? Any coordination of efforts?
12. What do the walkways, berm, connection to Meijer development and building look like?
13. Concern about traffic impacts on State Fair and enforcement, including within the neighborhood.

14. Concern about bike facilities and bike lanes along Woodward and Eight Mile.
15. Need for accessible FAQ and explanation of traffic and other studies that can be understood by the average person.
16. Legality of the process (Special Land Use Hearing (for conditional uses) v. rezoning; order of hearings and approvals)
17. Concern about the compelling reason to move forward so quickly.
18. Want to know how much money will be reinvested in the surrounding neighborhoods.
19. Will the \$15/hour jobs also apply to future phases of the development?
20. Concerns about level of commitments with Phases 2 and 3 of the development.
21. No formal mechanism for an ongoing advisory council. Impact of this development will be in decades, not years.
22. Level of City involvement in the organizing of citizens in adjacent neighborhoods. Concerned that it is not steering, but just helping.