

September 30, 2020

Honorable Alton James
 Chairman, City Planning Commission, City of Detroit
 2 Woodward Avenue, Suite 208 Detroit, MI 48226

RE: Commitments with respect to State Fairgrounds Redevelopment and Master Plan of Policies Change #27 October 1st, 2020

Dear Chairman James:

The City is prepared to make a number of commitments in connection with the redevelopment of the former State Fairgrounds. The City will memorialize these commitments to the community through Council resolutions, all of which will be legally binding. We would further ask CRIO to monitor these items.

These commitments come in response to community feedback and recommendations made the City Planning Commission (“CPC”) Staff. We have provided a chart below that compares the City commitments to the recommendations made by CPC Staff:

| CPC RECOMMENDATION | ADMINISTRATION PROPOSAL |
|--|--|
| Establish a body and/or mechanism to continue to share, engage with and respond to the community throughout the development of this project, construction phases and beyond. | <p>Upon notification by BSEED, PDD or GSD of an administrative hearing or a BZA proceeding or by a CPC rezoning with respect to Phase 2 or Phase 3, the City will host a community meeting within 30 days of the hearings; and</p> <p>At those meetings, the City will solicit community input and present industrial buffering methods, which the City will recommend to BSEED, the BZA or CPC if the development team seeks to use those properties under conditional uses.</p> |
| | <p><i>RESOLVED, that upon notification by the City’s Buildings, Safety Engineering and Environmental Department (“BSEED”), Planning and Development Department (“PDD”) or General Services Department (“GSD”) of an administrative hearing, or a Board of Zoning Appeals (“BZA”) proceeding or a City Planning Commission (“CPC”) proceeding for a land use or rezoning proceeding for the Property related to future uses of the Property that are in addition to use for an Amazon distribution center, the City will: (1) host up to two community meetings total if any such hearing or proceeding is requested and (2) at such community meetings, solicit community input and present industrial buffering methods, which the City will recommend to BSEED, BZA or the CPC if an applicant seeks applicable land use or rezoning approvals for the Property;</i></p> |

| CPC RECOMMENDATION | ADMINISTRATION PROPOSAL |
|--|--|
| Perform a health impact analysis addressing concerns regarding environmental impacts during construction and on-going with regard to any possible noise, light and/or air quality impacts. Measure the | <p>A resolution that will allow City BSEED – Environmental Affairs to conduct a health assessment consisting of the following: (1) air quality baseline testing in and around the Property prior to completion of Phase 1 and subsequent to the start of operations, so that results can be made available should any future industrial uses be proposed on the Property that are in addition to the proposed new Amazon distribution center contemplated for the Property, and (2) verify the accuracy of the existing noise, sound and lighting assessments based on the actual conditions of operations.</p> |

| | |
|---|--|
| <p>claimed efficacy of the mitigation actions, and as has been suggested, demonstrate this project as a model for this type of redevelopment in an urbanized setting.</p> | <p><i>RESOLVED, that the City will conduct a health assessment consisting of the following: (1) air quality baseline testing in and around the Property prior to completion of Phase 1 and subsequent to the start of operations, so that results can be made available should any future industrial uses be proposed on the Property that are in addition to the proposed new Amazon distribution center contemplated for the Property, and (2) verify the accuracy of the existing noise, sound and lighting assessments based on the actual conditions of operations.</i></p> |
|---|--|

| CPC RECOMMENDATION | ADMINISTRATION PROPOSAL |
|--|---|
| <p>Consider the feasibility of utilizing some portion of the Hertel Coliseum in the design of the new transit center. Add architects with expertise in preservation to the team doing the assessment and design.</p> | <p>A resolution indicating the City will agree to allow a 3-month period for a feasibility study of the Dairy Cattle Building and Hertel Coliseum enabling advocates, the City Planning and Development Department and Detroit Building Authority to evaluate potential reuse or relocation of those buildings</p> <p><i>RESOLVED, that the City will allow a 3-month period for a feasibility study of those certain buildings known as the Dairy Cattle Building and Coliseum prior to the demolition of such buildings to make way for the Transit Center, enabling advocates, P&DD and the DBA to evaluate potential reuse or relocation of those buildings;</i></p> |

| CPC RECOMMENDATION | ADMINISTRATION PROPOSAL |
|---|---|
| <p>Consider memorializing additional commitments for the project in an MOU, memo or other means</p> | <p>A resolution directing GSD to fund the improvements to the State Fair community park projects</p> <p><i>RESOLVED, that the City’s General Services Department shall initiate two park improvements projects within the surrounding communities of the Property;</i></p> <p>A resolution appropriating the land sale proceeds for the transit center</p> <p><i>RESOLVED, that the Fiscal Year 2020-2021 Budget is hereby amended for Appropriation No. 20507 – Capital Projects to accept and appropriate Ten Million Five Hundred Thousand and 00/100 Dollars (\$10,500,000.00) to support capital projects, such as the Transit Center, land acquisition or other capital projects;</i></p> <p><i>RESOLVED, that the City is hereby authorized to pay the State of Michigan Land Bank Fast Track Authority (“MLBFTA”) Three Million Five Hundred Thousand and 00/100 Dollars (\$3,500,000.00) from Appropriation No. 20507 – Capital Projects to cover the remaining balance owed on the City’s acquisition of the Property pursuant to that certain separate resolution approved by Detroit City Council on July 24, 2018;</i></p> |

The City will submit these resolutions to be approved at the same time as the land sale and the master plan amendment.

Attached is a memo from the Jobs and Economy Team detailing the valuation methodology used for establishment of the purchase price for the former State Fairgrounds.

Attached is a memo from the City Law Department on the applicability of the Detroit Community Benefits Ordinance to the proposed transaction.

Also attached is a written response from the City Department of Public Works – Traffic Engineering detailing the traffic impacts on 8 Mile Road and Woodward Avenue.

We wanted to provide this information in advance of the meeting, so the committee members had time to absorb its implications. I ask that you share this comparison with your Commissioners. It will be posted on the City’s website later today and we look forward to the discussion at 5:50pm on October 1, 2020 on this matter.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Arthur Jemison', with a stylized flourish at the end.

Arthur Jemison
Group Executive – Planning, Housing and Development

CC: City Planning Commissioners

Marcell Todd, Director of the Detroit City Planning Commission, Kathryn Underwood, Senior Planner, City Planning Commission Kimani Jeffrey, City Planner, City Planning Commission

Nick Khouri, Group Executive, Jobs and Economy

Luke Polcyn, Executive Director, Jobs and Economy

Raymond Diggs, Senior Advisor Mayors Office

Kathryn Trudeau, Deputy Director, PDD

Karen Gage, Director of Zoning Innovation, PDD

Attachments:

Memo LP to NK (2020-08-24)

SFG - Memorandum to CPC re appraisals, purchase price, and CBO - 9-30-20

Traffic Impact Question