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TO: City Planning Commission

FROM: Christopher Gulock and Eric Fazzini, Staff

RE: **The request of New Path Villages to rezone 3926, 3932, 3938, 4100, 4106, 4110, 4118, 4122, 4134, 4140 Pennsylvania Avenue from an R2 (Two-Family Residential) zoning classification to an R5 (Medium Density Residential) zoning classification**
&
The request of Art Narthex LLC to rezone 4103 Cadillac Avenue from an R2 (Two-Family Residential) zoning classification to a SD1 (Special Development District, Small-Scale Mixed-Use) zoning classification

DATE: April 13, 2022

On April 21, 2022, the City Planning Commission (CPC) is scheduled to hold a public hearing to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, for the following:

- The request from New Path Villages to show an R5 zoning classification where an R2 zoning classification is currently shown at 3926, 3932, 3938, 4100, 4106, 4110, 4118, 4122, 4134, 4140 Pennsylvania Avenue, generally located at the northeast and southeast corners of Sylvester and Pennsylvania Avenues; and
- The request from Art Narthex LLC to show an SD1 zoning classification where an R2 zoning classification is currently shown at 4103 Cadillac Avenue generally located at the northwest corner of Cadillac and Sylvester Avenues.

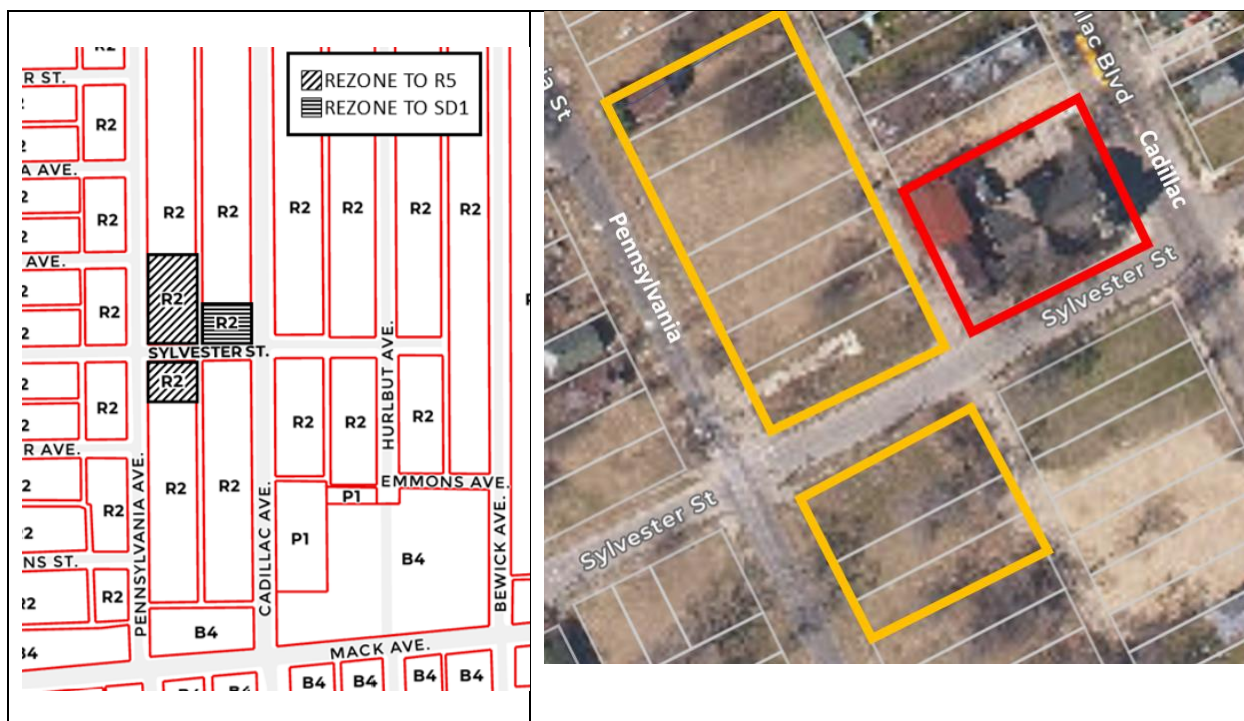
The proposed map amendment is being requested to permit the following:

- at the northeast corner of Sylvester and Pennsylvania Avenues, the development of an emergency shelter campus, including ten tiny homes, a caretaker house, and gardens;
- at the southeast corner of Sylvester and Pennsylvania Avenues, the development of a parking lot to serve the proposed development to the north, and
- at the northwest corner of Sylvester and Cadillac Avenues, the redevelopment of the existing vacant church and adjacent school building for a variety of uses.

The current R2 zoning would not allow the proposed uses.

BACKGROUND AND REQUEST

The subject request is generally located along Sylvester Avenue between Cadillac and Pennsylvania Avenues. The proposed location and rezonings are shown on the maps below.



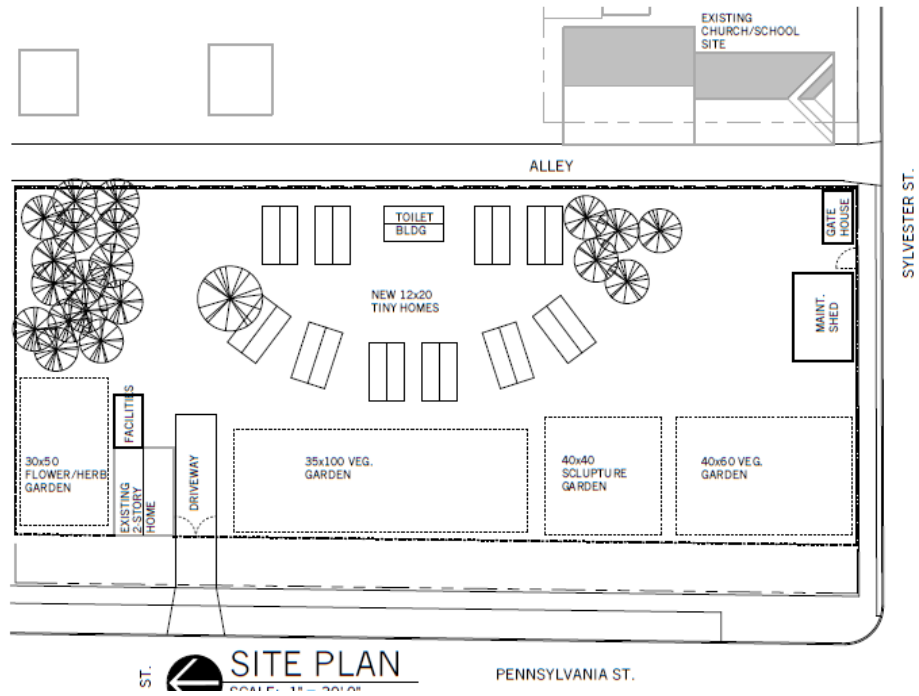
The primary developers, Mike Willenborg and Danielle Kaltz, have created two entities New Path Villages (a 501c3 non-profit) and Art Narthex LLC (a for-profit entity).

Northeast Corner of Sylvester and Pennsylvania Avenues

The land at the northeast corner of Sylvester and Pennsylvania Avenues includes seven lots/addresses which are all vacant except for the northern most lot at 4140 Pennsylvania Avenue which has a vacant house. Six of the seven parcels are owned by the Detroit Land Bank Authority (DLBA). New Path Villages (NPV) has a purchase agreement with the DLBA for the six lots and has already purchased the seventh lot at 4110 Pennsylvania.

New Path Villages is proposing the following for the site (see site plan and house designs below):

- The project would create an emergency shelter site consisting of ten tiny homes for individual men or women or couples;
- The village would be fenced and have controlled access by staff and volunteers; a gatehouse would be located at the southeast corner of the site;
- Each tiny home would contain approximately 250 square feet; each structure would be a kit composed of modular, prefabricated construction;
- Each unit would be equipped with a bed, storage space, electricity, heater, air conditioning, microwave, etc. - each structure would have one electrical line and one heating/cooling source;
- There would be an adjacent stand-alone community restroom facility;
- The existing house on north end of the site would be renovated for caretaker to live; with added laundry and resident showers at the back of the building; and
- The village would include a vegetable garden, flower/herb garden, sculpture garden and maintenance shed.



The following includes a summary of proposed operational details of the shelter as indicated by the petitioner:

- The petitioner has been working with numerous entities concerning grants, including the Housing and Revitalization Department's (HRD) Director of Homelessness Solutions;
- Residents would live in tiny homes until better/more permanent accommodations are found – there is no time limit on the stay;
- The cluster offers a cost-effective means of providing intermediate shelter while preserving individual autonomy, privacy and responsibility;
- The Village goal is to change individuals from being seen as homeless to being a part of a community – a large part of daily life will be in a shared environment;

- The Village will be run by residents with oversight support provided by the New Path Advisory Committee;
- There will be a New Path Village Advisory Council to uphold orderly management - there will be weekly meetings for all residents to discuss plans and issues including expulsion;
- Residents will not be charged rent, but will be asked to work in the Village and take part in running it with oversight support to connect to additional services and support, including ID, health care, etc.;
- The Village will offer on-site and off-site (in adjacent school building) training programs; and
- The Village will not have a substance abuse treatment component, but will provide referral support.

Northwest Corner of Sylvester and Cadillac Avenues

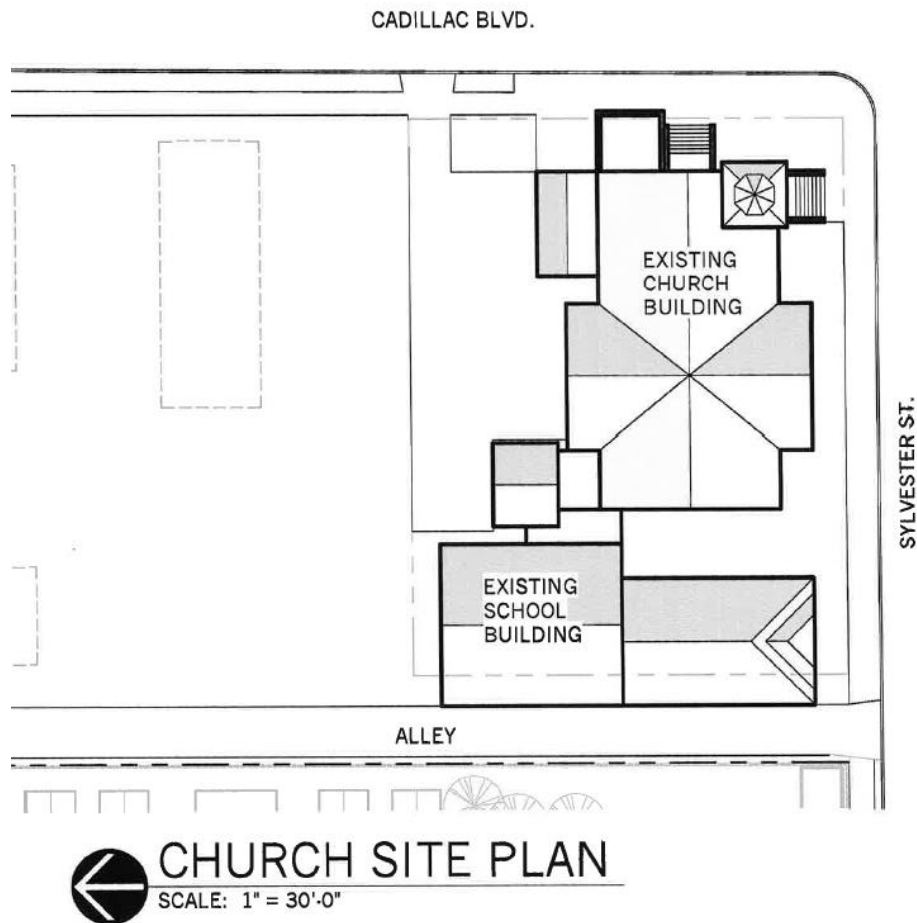
The land at the northwest corner of Sylvester and Cadillac Avenues includes a vacant church and adjacent 2-story school building shown below. Art Narthex LLC has purchased this site and plans to renovate the two buildings. Proposed uses for the church building include:

- Renting the sanctuary for religious services;
- Providing event space for the community;
- Using the basement hall for banquet facilities including weddings, etc.;
- Providing office and storage space for its homeless services; and
- Allowing other possible uses, such as a recording studio, climbing wall, etc.

Proposed uses for the school building include:

- Renting out the 2nd floor for artist workspaces; and
- Using the first floor for office space and nonprofit neighborhood activities associated with the Villages, including classrooms and job training space and a small kitchen where clients can make their own meals.





Southeast Corner of Sylvester and Pennsylvania Avenues

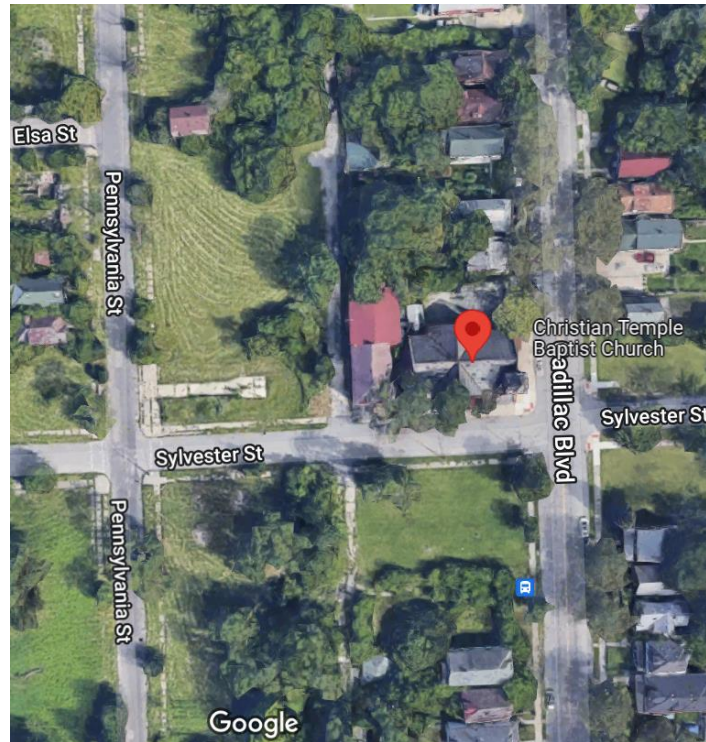
The land at the southeast corner of Sylvester and Pennsylvania Avenues includes three vacant lots owned by the DLBA. NPV has a purchase agreement to buy these and develop with a parking lot to service the homeless shelter, school, and church activities.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows (an aerial view is shown below):

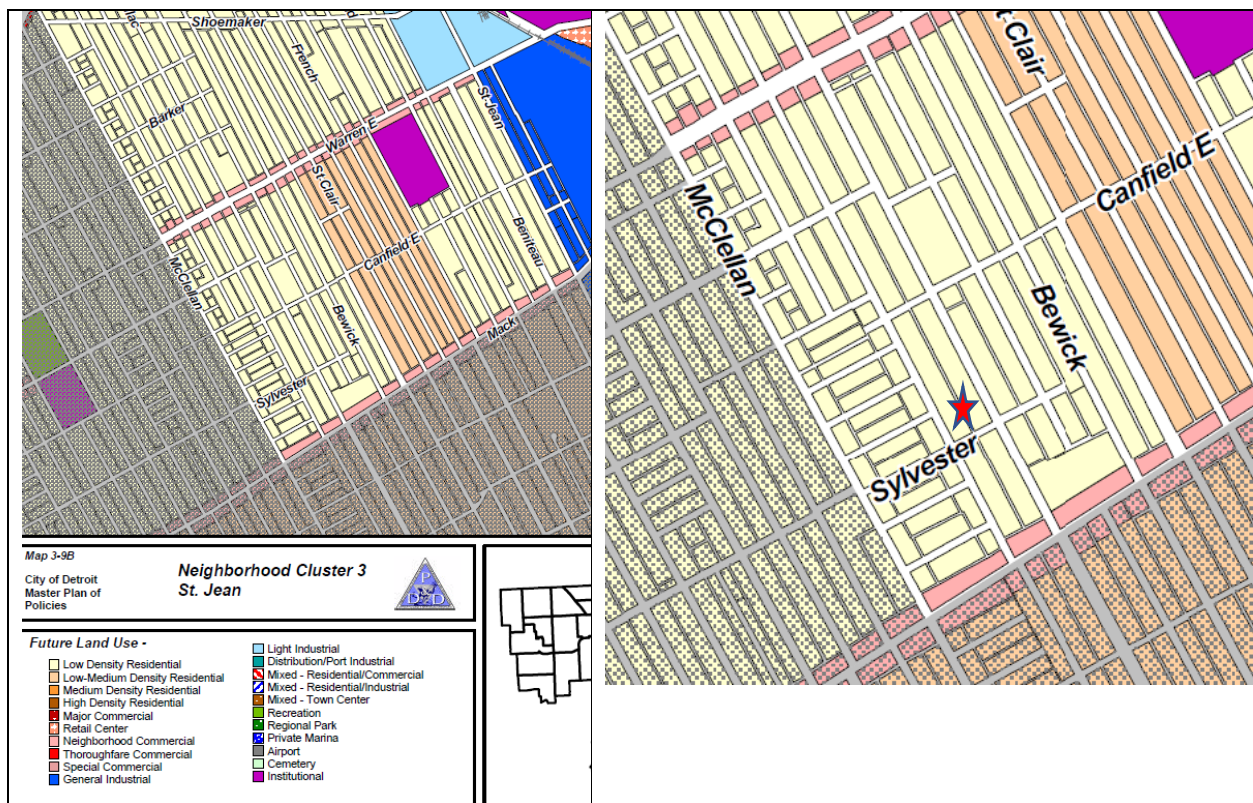
- North: R2; vacant land with residential houses beyond
- East: R2; vacant land and a vacant residential house
- South: R2; vacant land and with residential houses beyond
- West: R2; land and residential houses all of which are vacant



Master Plan Consistency

The subject site is located within the St. Jean area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies shown on the maps below. The Future Land Use map for this area shows Low Density Residential for the subject area. CPC staff has requested that the Planning and Development Department (P&DD) comment regarding the consistency of this proposal with the City's Master Plan. P&DD has responded in part that the proposed rezoning and development are not anticipated to change the overall character of the St. Jean neighborhood and is therefore

generally consistent with the Master Plan classification; the site is only one block away from the higher density developments on Mack Avenue and is under 2 acres in size.



Community Input

The subject rezoning is located within City Council District 4. CPC staff has informed the offices of the District 4 Council Member and Department of Neighborhoods about the proposed request. The petitioner indicates it has reached out to the Eastside Community Network, HAND Detroit, and Cadillac Boulevard Block Club.

The petitioner held a community meeting via zoom on January 13, 2022 with fourteen participants. Some of the feedback is summarized below (notes by NPV of this meeting and other outreach are attached for reference):

- One area resident (near French Road and Warren) liked the concept of the Village, but was concerned about the treatment for issues that cause homelessness; NPV responded they will have on staff a psychoanalyst to assist with evaluation and referral;
- One area resident (President of the E. Canfield St. Block Club near Canfield and Cadillac) wanted to see what programs will be available for mental health and addiction concerns; NPV responded it will assemble a listing of programs to refer Village residents;
- A resident and her mother who live across from the church said meeting was helpful and pleased to hear about the plans;
- One participant who owns two houses on Cadillac across from the church, south of Sylvester is glad to hear about renovations of the church and has no negative concerns about the Village plans; and
- One resident who lives on Pennsylvania south of proposed parking lot was supportive of the plans and hopefully the project will prevent dumping in the area which has been a problem.

Attachments: Public hearing notice
Applications for zoning change
NPV minutes of community outreach

cc: Antoine Bryant, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Julie Schneider, Director, HRD
David Bell, Director, BSEED
Kim James, Law Department
Charles Rami, Interim Corp. Counsel
Nicole Sherard-Freeman, Group Executive for Jobs, Economy and Detroit at Work
Donald Rencher, Group Executive of Housing, Planning and Development