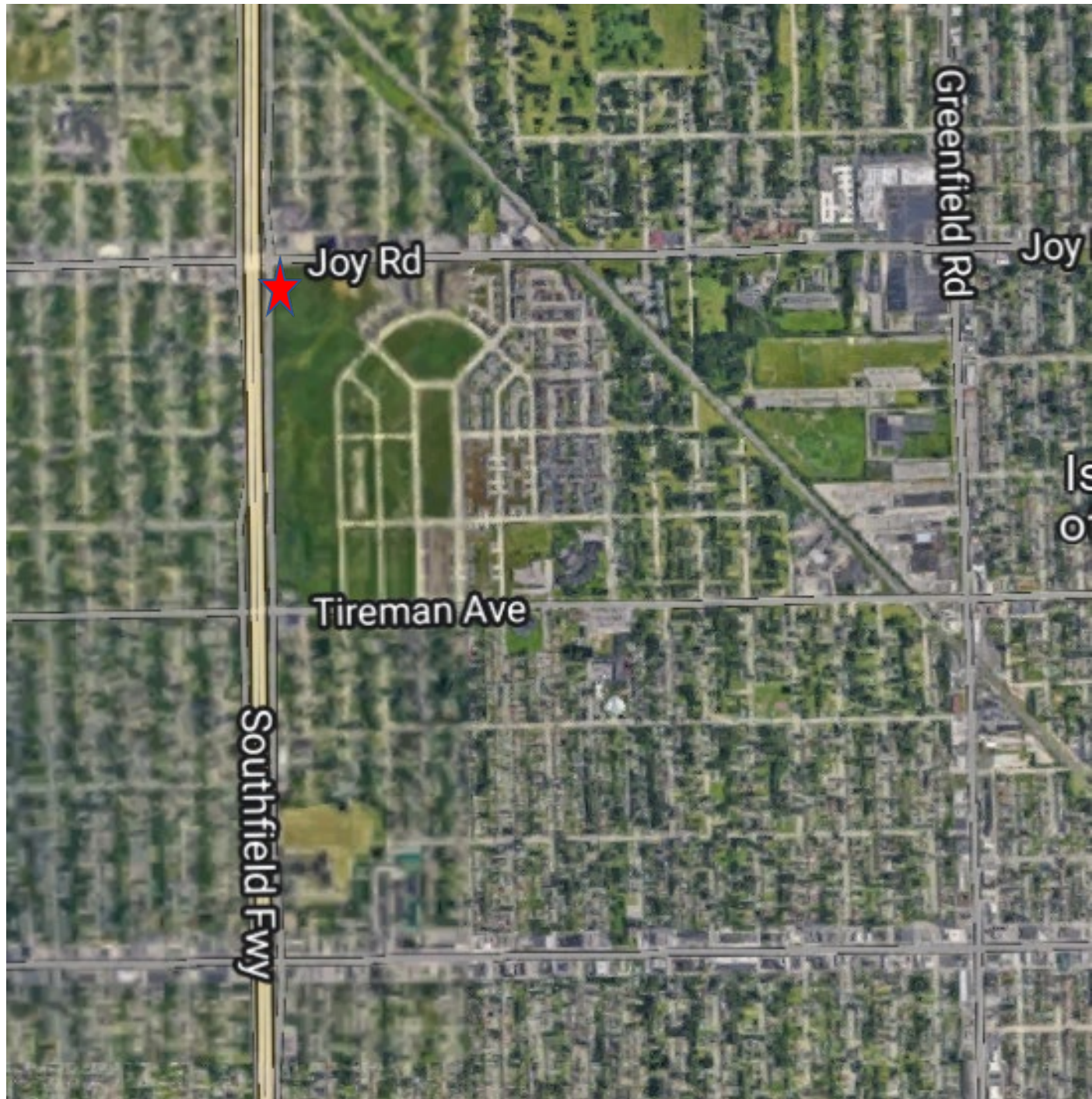


PLANNED DEVELOPMENT (PD)
MODIFICATION REQUEST

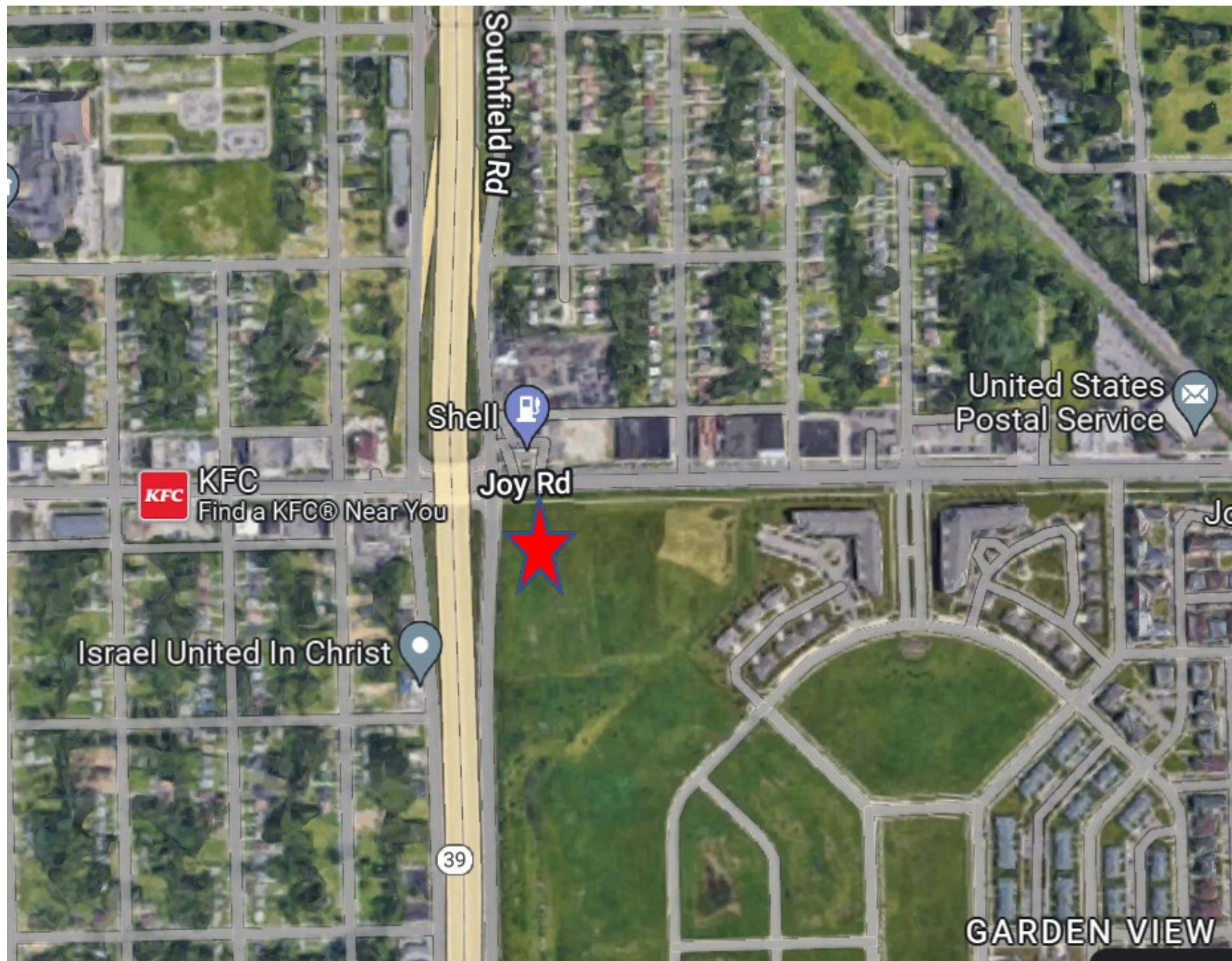
**Joy-Southfield Early Childhood
Education Center**

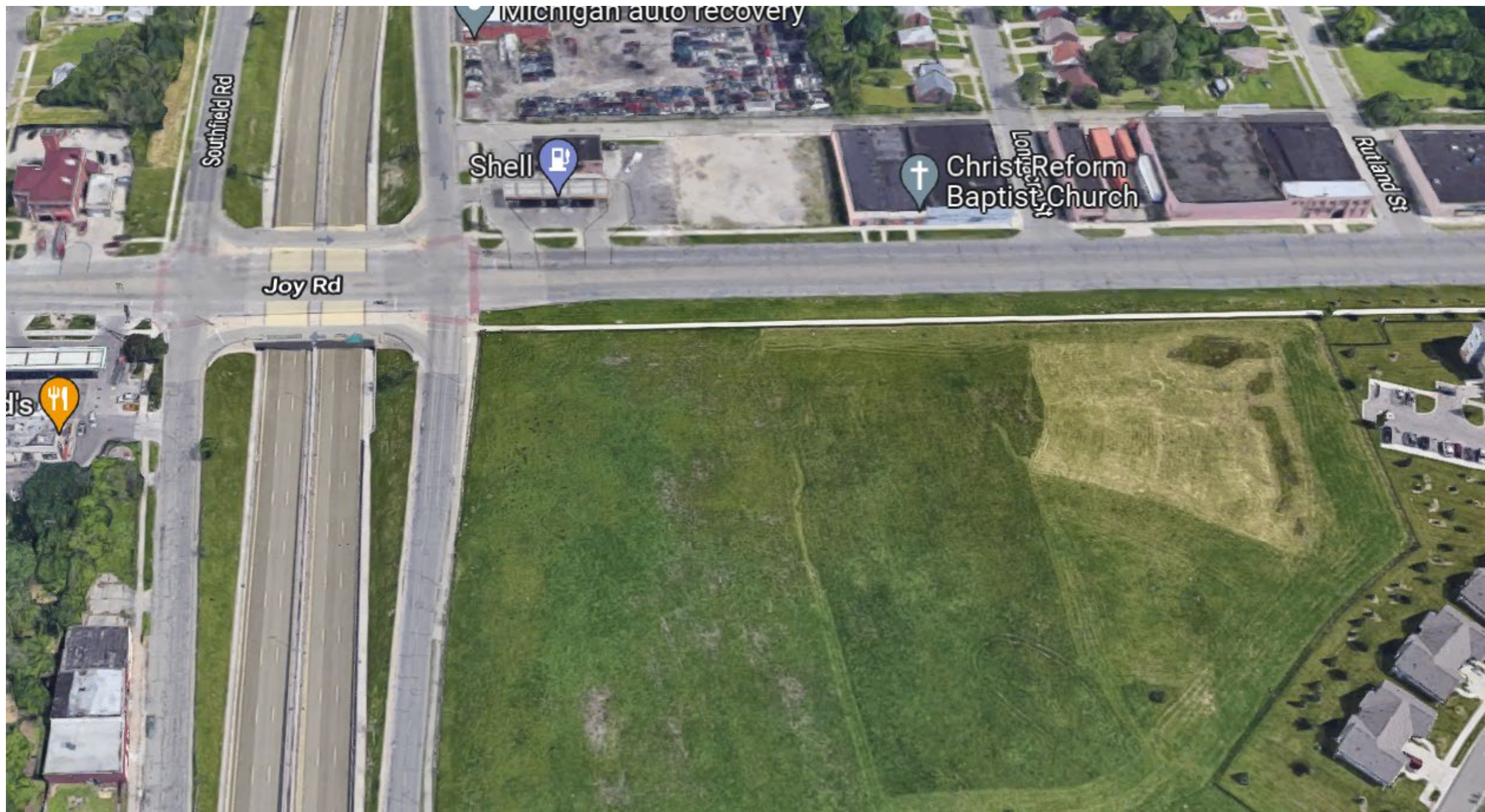
November 17, 2022

LOCATION



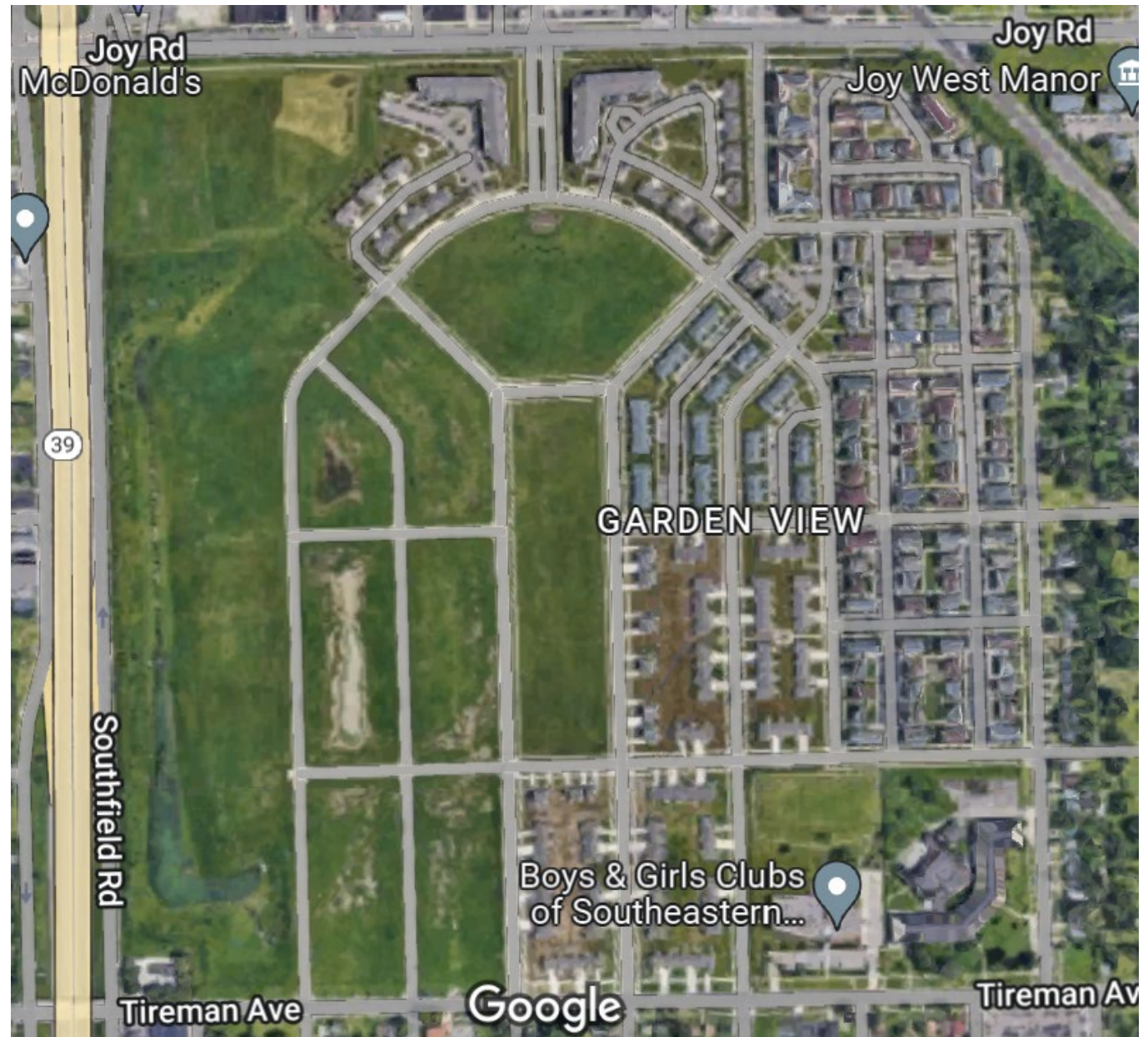
LOCATION

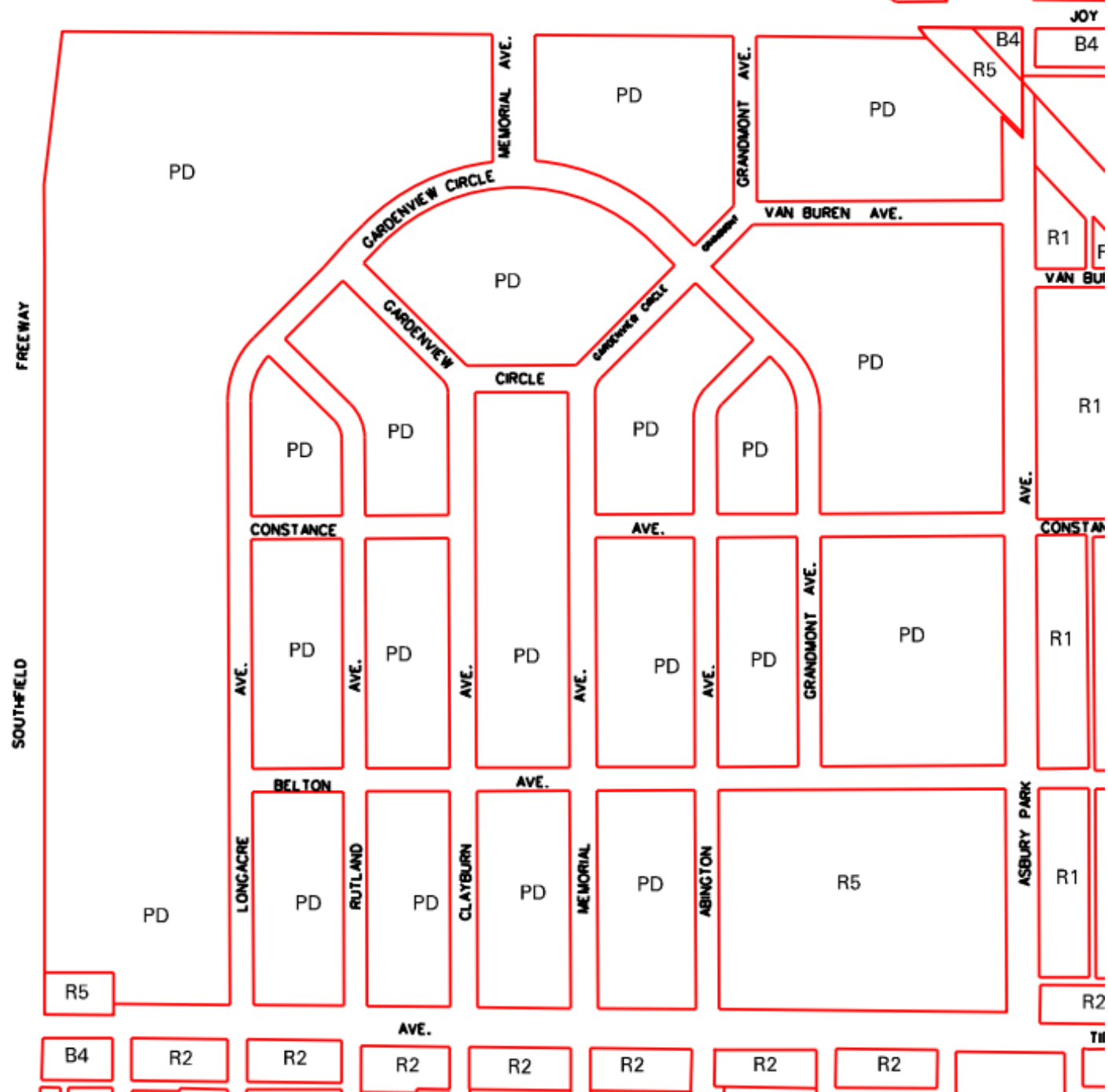




BACKGROUND

- In 2010, Ord. No. 15-10
- 100 acres rezoned PD
- Trinity Health purchased the 7.7 acres at the northwest corner





PETITIONER

- **IFF Development LLC**
- **IFF is a Community Development Financial Institution (CDFI), a lender and consultant that assists nonprofits and other service providers to create safe, inspiring spaces that enable them to achieve their missions and support their communities**



PROPOSAL

- **New one-story early childhood education center campus**
- **9 classrooms serving 100 children & families – infant, toddler & preschool**
- **Partner with Development Centers**

SITE PLAN



SITE PLAN



SITE PLAN



SURROUNDING ZONING

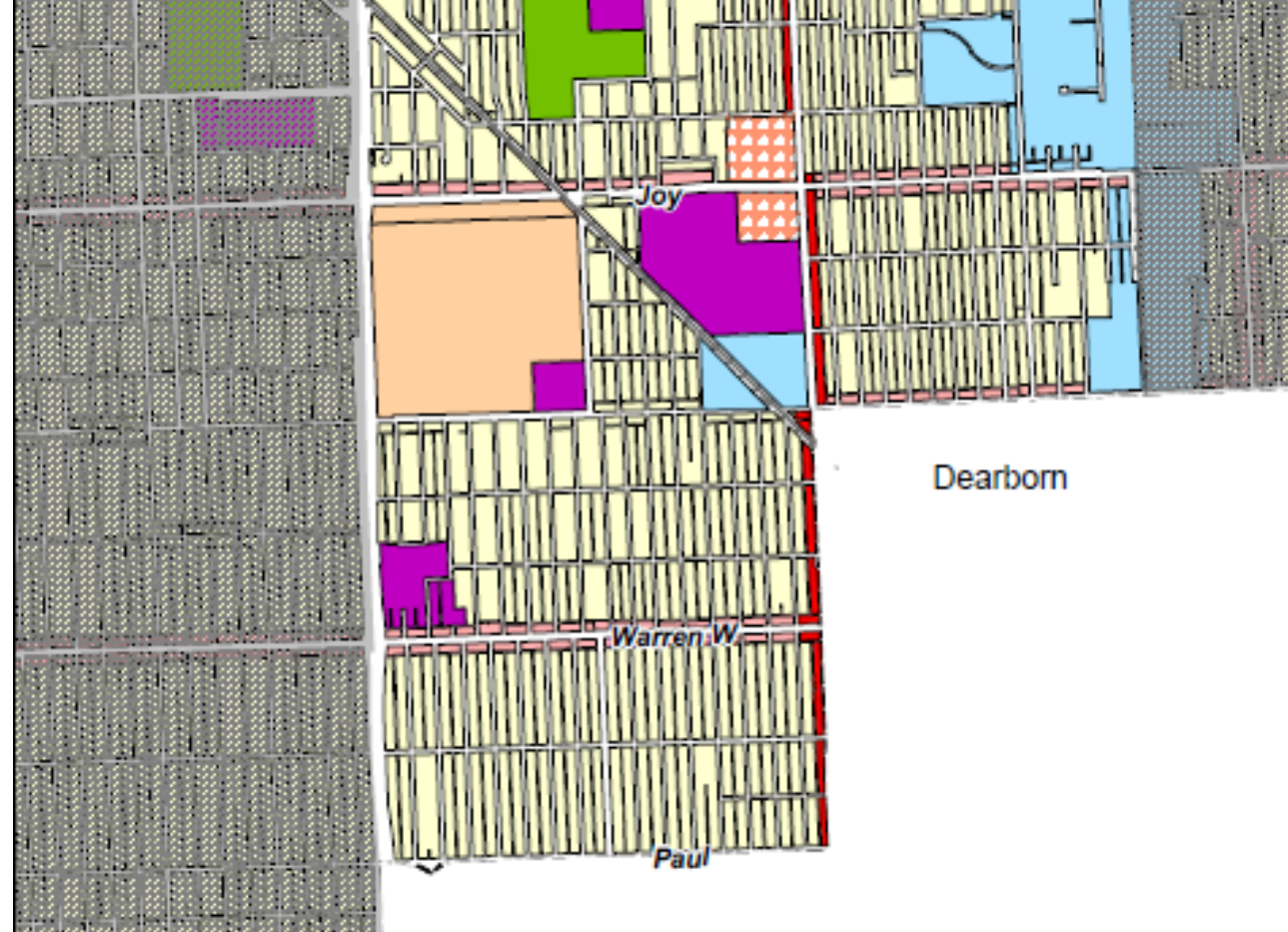


MASTER PLAN

Brooks

Neighborhood
Cluster 7

Low-Medium
Density
Residential
(RLM)



Map 7-1B

City of Detroit
Master Plan of
Policies

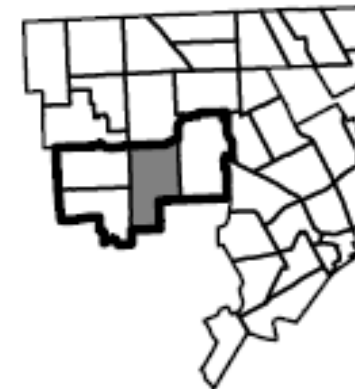
*Neighborhood Cluster 7
Brooks*



Future 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
- Mixed - Residential/Industrial
- Mixed - Town Center
- Recreation
- Regional Park
- Private Marina
- Airport
- Cemetery
- Institutional

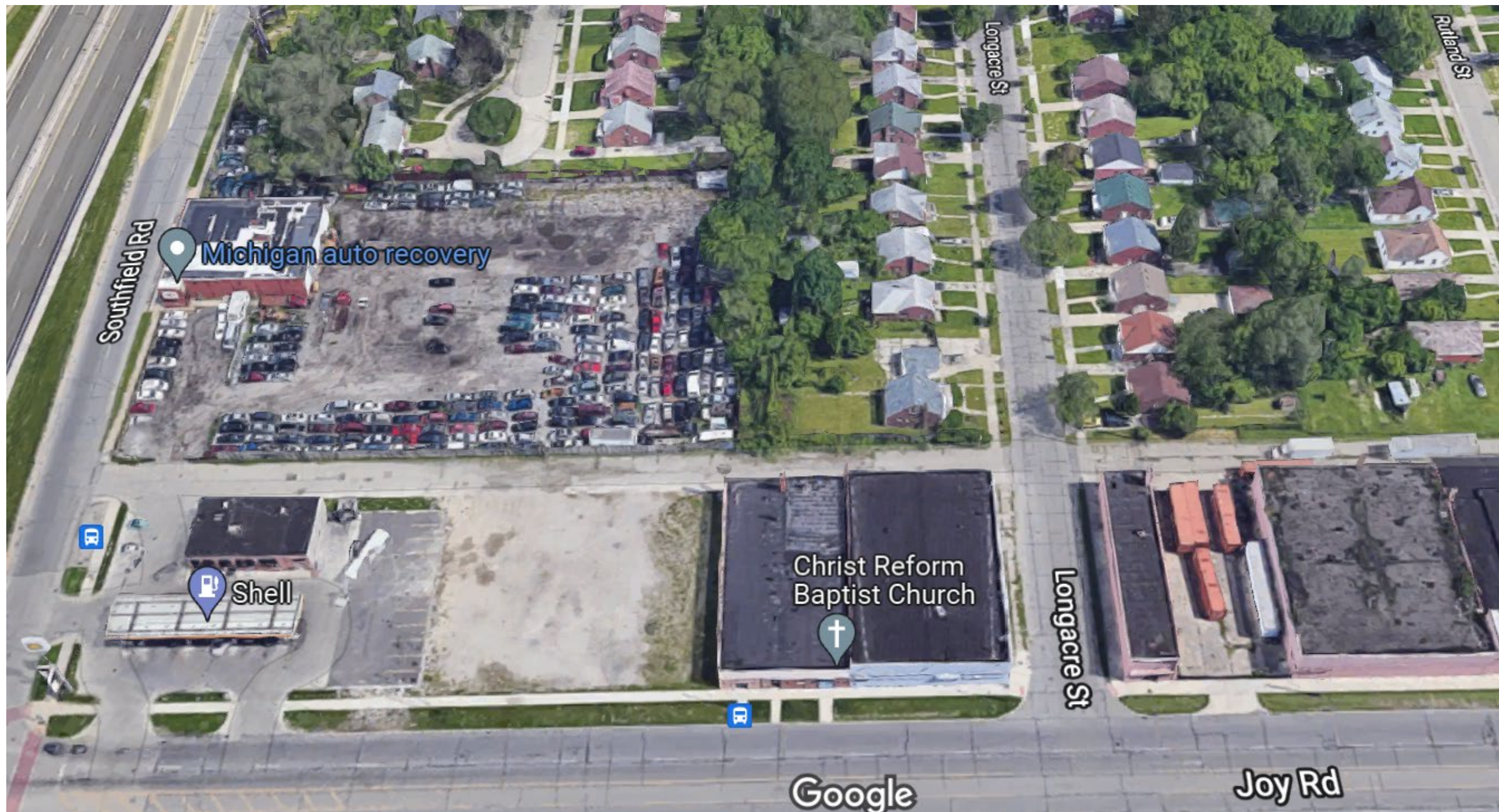


COMMUNITY OUTREACH

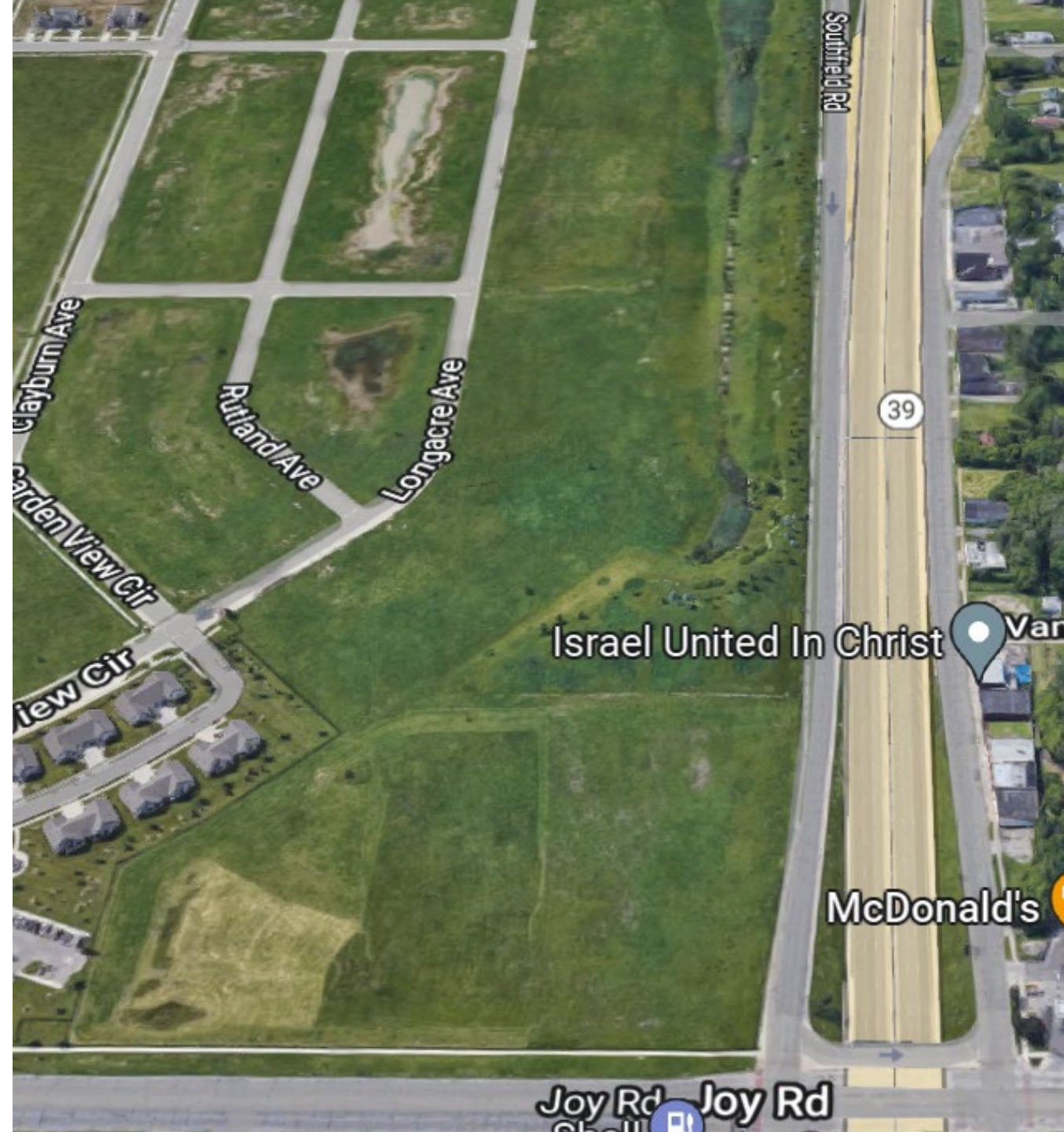
- **8/13/22 Annual Family Fun Day by the Cody Rouge Community Action Alliance at Stein Park**
- **6/26/22 Cody Rouge & Synergy Works Community 5K Walk and Run**
- **10/13/22 Joy Community neighborhood group monthly meeting**

- A well-lit early education space
- A large flexible room, that could be used as a gym during the day for the kids and used for after-hours
- An accessible playground after-hours and on weekends
- Culturally relevant art throughout the building
- High quality food to the children during meals
- Connectivity to local housing was an additional theme
- Overall, the proposal to build an early childhood education center that serves the existing population, was well received
- There were some questions around material selections for the building
- There was some confusion as many thought a grocery store was going there and they hadn't even heard about proposed adjacent medical clinic











QUESTIONS?