

City of Detroit

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

TO: City Planning Commission

FROM: Christopher Gulock, AICP, Staff

RE: **The request of IFF Development LLC to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at 17665 Joy Road, located at the southeast corner of Joy Road and the Southfield Freeway service drive to allow for the construction of a new early childhood education center**

DATE: November 14, 2022

On November 17, 2022, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of IFF Development LLC to modify the existing PD zoning classification at 17665 Joy Road located at the southeast corner of Joy Road and the Southfield Freeway service drive, at the Gardenview Estates campus. The request is to modify the existing PD created by ordinance No. 15-10 of 2010 and to amend Article XVII, Section 50-17-42, District Map No. 40 in the Zoning Ordinance.

The proposed PD modification is requested to allow for the construction of the Joy-Southfield Early Childhood Education Center.

BACKGROUND

The subject site is vacant land containing 3.41 acres. Please see the below maps of the site.



In 2010, the Detroit City Council approved the request of the Detroit Housing Commission to rezone the entire 100-acre Gardenvue Estates redevelopment site to PD via Ordinance No. 15-10. The PD zoning was done in order to allow for a variety of uses to be developed over time in various stages as guided by the Detroit Housing Commission.

Ordinance No. 15-10 of 2010 states, in part, that the parcel identified on the preliminary site plan for future retail at the northwest corner of the campus shall remain as designated vacant PD. Back in the late 1990's and early 2000's, when the concept design was drawn up by the Detroit Housing Commission, the northwest corner of the site was designated to be developed as future retail/commercial space. However, the plan at the time, was conceptual, and since there was no pending development proposal, the PD rezoning in 2010 listed the area as vacant.

Since 2010, the Detroit Housing Commission sold 7.7 acres at the northwest corner of the campus to Trinity Health based out of Livonia, Michigan. CPC staff understands Trinity's goal was to bring in partners to develop uses to serve the community.

In early 2018, Covenant Community Care purchased the east 4.3 of the 7.7 acres to develop a medical clinic. In November 2018, City Council passed Ordinance No. 34-18 modifying the subject PD to allow the clinic to be built. Construction on the clinic is expected to begin in December 2022.

PROPOSAL

IFF Development LLC (IFF) recently purchased the subject 3.4 acres from Trinity Health. IFF is a Community Development Financial Institution (CDFI) certified by the U.S. Department of the Treasury. IFF is a lender, developer and consultant that to help nonprofits and other service providers to create safe, inspiring spaces that enable them to achieve their missions and support their communities. IFF is headquartered in Chicago and serves the Midwest from seven regional offices in Columbus, Detroit, Grand Rapids, Indianapolis, Kansas City, Milwaukee, and St. Louis. One primary focus of IFF is to assist childcare providers, and IFF has been active in Detroit for the past several years with projects at the Marygrove College and other parts of the City.

For the proposed project, IFF is partnering with Development Centers, a local headstart provider, to operate and eventually own the facility. Development Centers is a Detroit based human service provider focusing on mental health services, early childhood programs, and adult employment and training.

The proposed center would include a new one-story building for an early childhood education with 9 classrooms serving approximately 100 children and families. Below is a site plan for the project. Attached at the end of this report are additional plans, including the floor plan and elevations.



The building is divided into 3 sections serving infants, toddlers, or preschoolers. The project includes a partly enclosed outdoor play area and a play area at the south end of the building. The plan includes a drop-off area and 24-space parking area on the west side of the site along the service drive. The site plan also includes storm water retention, landscaping, and walking paths. The

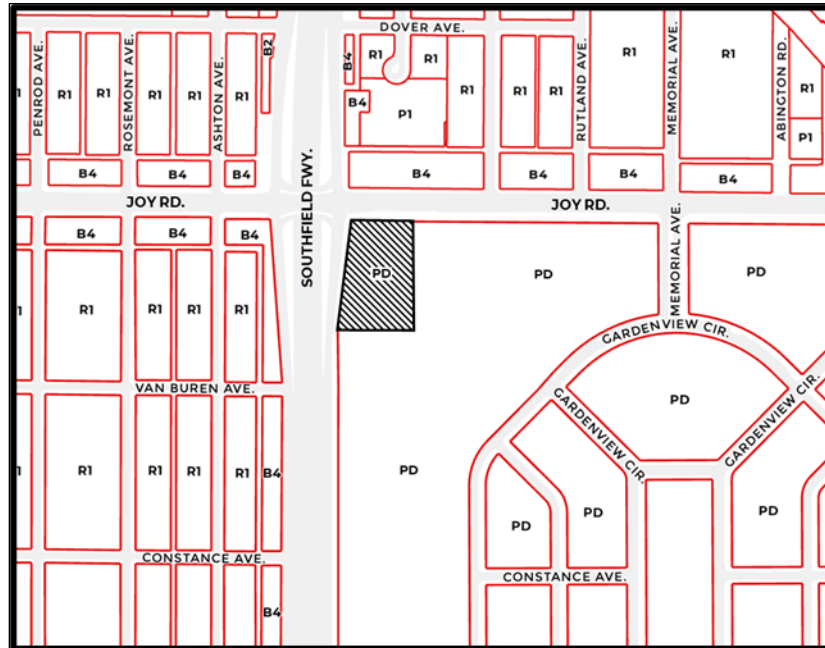
applicant has worked with the Planning and Development Department's (P&DD) Design Review regarding the design of the building and layout of the site.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

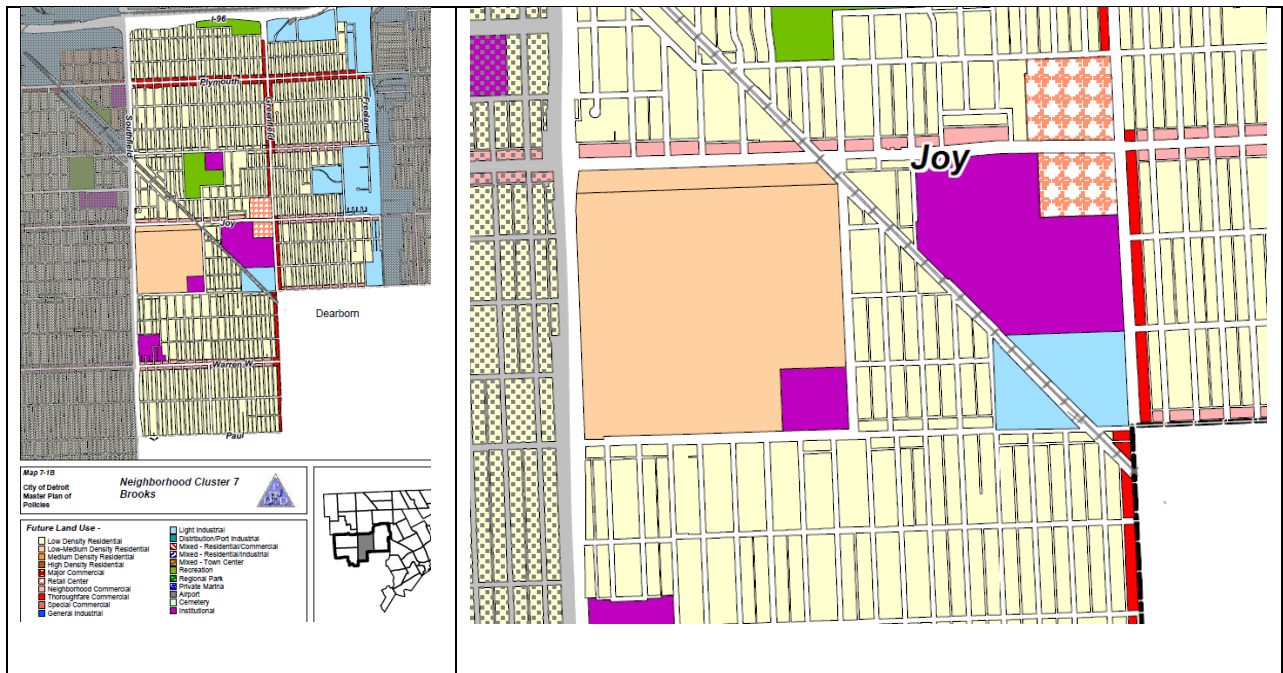
The zoning classification and land uses surrounding the subject area are as follows:

- North: B4 (General Business District); developed with a gas station
- East: PD; developed with future medical clinic and Gardenview Estates 3-story senior apartment building
- South: PD; vacant land part of Gardenview Estates
- West: B4; across the Southfield Freeway – a gas station which includes a fast-food restaurant



Master Plan Consistency

The subject site is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows RLM (Low/Medium Density Residential) for the entire Gardenview Estates area. CPC staff has submitted a request to P&DD requesting its comments regarding the consistency of this proposal to the City's Master Plan.



Community Input

IFF reports, in partnership with Development Centers, that it participated on August 13, 2022 in the Annual Family Fun Day presented by the Cody Rouge Community Action Alliance at Stein Park. In addition, on June 26, 2022, IFF participated in the Cody Rouge & Synergy Works Community 5K Walk & Run. Each event offered the opportunity to engage with 150+ community members. In advance of each event, IFF mailed letters to residents and businesses within 500 feet notifying of the upcoming event and IFF's request for community feedback on the development of an early education center. Feedback boards at both events offered the opportunity for community members to anonymously share feedback on the proposed project. Residents requested the following:

- 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 community meetings, parenting classes and wrap around programming.
- An accessible playground after-hours and on weekends was a desire of parents/grandparents hoping to use the space with their children/grandchildren.
- Culturally relevant art throughout the building that supported African American artists, in addition to offering high quality food to the children during meals.
- Connectivity to local housing was an additional theme.

On October 13, 2022, IFF was able to present the proposed project at the Joy Community monthly meeting. At the meeting, IFF received the following feedback:

- Some attendees wanted more information/detail.
- 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.

IFF indicates it will continue to have follow-up conversations with surrounding community groups.

cc: Antoine Bryant, P&DD
Greg Moots, P&DD
David Bell, BSEED
Conrad Malette, Corp Counsel
Bruce Goldman, Law
Daniel Arking, Law Dept.

Attachments: Public hearing notice
Application for zoning change
Project plans

SOUTH-WEST CORNER

PERSPECTIVE VIEW



COURTYARD
PERSPECTIVE VIEW



INTOTOSTUDIO

HEALTHY COMMUNITIES PCF | SCHEMATIC DESIGN | UPDATE | 06/13/2022

DCI | LEE | SMITHGROUP | INTOTO | 6 OF 6

