


**HENRY  
FORD  
HEALTH**®

**HENRY FORD HEALTH +  
MICHIGAN STATE UNIVERSITY**  
Health Sciences



**THE FUTURE OF HEALTH IN A THRIVING NEW CENTER**

An aerial, high-angle photograph of a city skyline, likely Detroit, featuring a prominent skyscraper with a pointed top. The image is faded and serves as a background for the text.

I. FUTURE OF HEALTH: DETROIT  
II. HISTORY IN THE COMMUNITY  
III. SITE + DEVELOPMENT OVERVIEW  
IV. REZONING REQUEST  
V. MISSION-DRIVEN IMPACT BY THE NUMBERS

# MISSION – DRIVEN DEVELOPMENT

*MISSION: Serving a purpose other than profit*



**HENRY  
FORD  
HEALTH** SM

**NON-PROFIT HOSPITAL  
SYSTEM**



**MICHIGAN STATE  
UNIVERSITY**

**NON-PROFIT LAND  
GRANT UNIVERSITY**



**COMMUNITY  
IMPACT**



M-10 / THE LODGE

WEST GRAND BLVD

AMSTERDAM ST

2nd

3rd

**SITE LEGEND**

- Residential/Mixed-Use
- Henry Ford + MSU Research Center
- Parking Garage
- Henry Ford Hospital Expansion + Legacy Campus
- Greenspace + Connectivity

# LIFE-CHANGING HOSPITAL, HOUSING, AND RESEARCH



- Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods

- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters

- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space

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## II. HISTORY IN OUR COMMUNITY

## Our Lasting Commitment to Detroit

1 100+ YEARS OF MISSION-DRIVEN HEALTHCARE

2 DIVERSE EMPLOYER – 33,000 STRONG

- 10,900 Detroit Residents Employed
- Generating \$14 M in City of Detroit Income Taxes

3 WHEN OTHERS LEFT – WE STAYED

- \$35M West Pavilion Investment in (2009)
- \$32M Cardinal Health Distribution Center (2014)
- \$48M Elijah McCoy Shared Linen Processing Facility (2020)
- \$173M Brigitte Harris Cancer Pavilion (2021)

## HENRY FORD HEALTH: MAXIMIZING CARE FOR DETROITERS OVER THE LAST 15 YEARS



275,000  
Surgeries Performed



42,000  
Babies Delivered



25,000  
Students + Residents Trained



1,660,000  
ER Visits

# COMMUNITY CONVERSATIONS

## WHAT WE'VE HEARD SHAPES OUR PILLARS

### ENGAGEMENT SESSIONS

Reached **over 1,000** residents

Hosted meetings with over **80 community leaders** citywide

Hosted **5 community group/block clubs** in the impact area

Hosted **3 business roundtables**

Host clergy roundtable discussion

Hosted panel discussion with local High School

Patient Experience Listening Session



### COMPLETED / UPCOMING CITY COUNCIL TOURS

D5 City Council President Sheffield

D1 Councilmember Pro Tempore Tate

At Large Councilmember Waters TBD

At Large Councilmember Young TBD

D2 Councilmember Calloway

D3 Councilmember Benson

D4 Councilmember Johnson

D6 Councilmember Santiago-Romero

D7 Councilmember Durhal

### COMMUNITY GROUP MEETINGS

Vanguard Community Development Corp.

360 Detroit

Motown Museum

West Grand Blvd Collective

North End Neighborhood Alliance

North End Cabinet

Historic Boston Edison Association

East Village Association

5 Alive

CANCAN

LaSalle Gardens Block Club

Central Detroit Christian CDC

Northwestern High School

U Prep Art and Design HS and MS

Green Living Science Student Ambassadors

Warrior on Wheels

Detroit Clergy Roundtable

District 5 Business Roundtable

Department of Neighborhoods

Det Black Business Alliance

Midtown Inc.

Urban Neighborhood Initiatives (UNI)

Franklin Wright Settlements

Wayne County Community College



# WHAT WE'VE HEARD SHAPES OUR PILLARS

## COMMUNITY CONVERSATIONS



We would love to hear from you

Please scan the QR code to fill out our survey (5-10 minutes)

# MISSION-DRIVEN DEVELOPMENT

## 5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES  
CLOSE TO HOME**



**EDUCATION**



**FINEST HEALTH CARE FOR  
DETROITERS**



**FUTURE OF  
HEALTH:  
DETROIT**



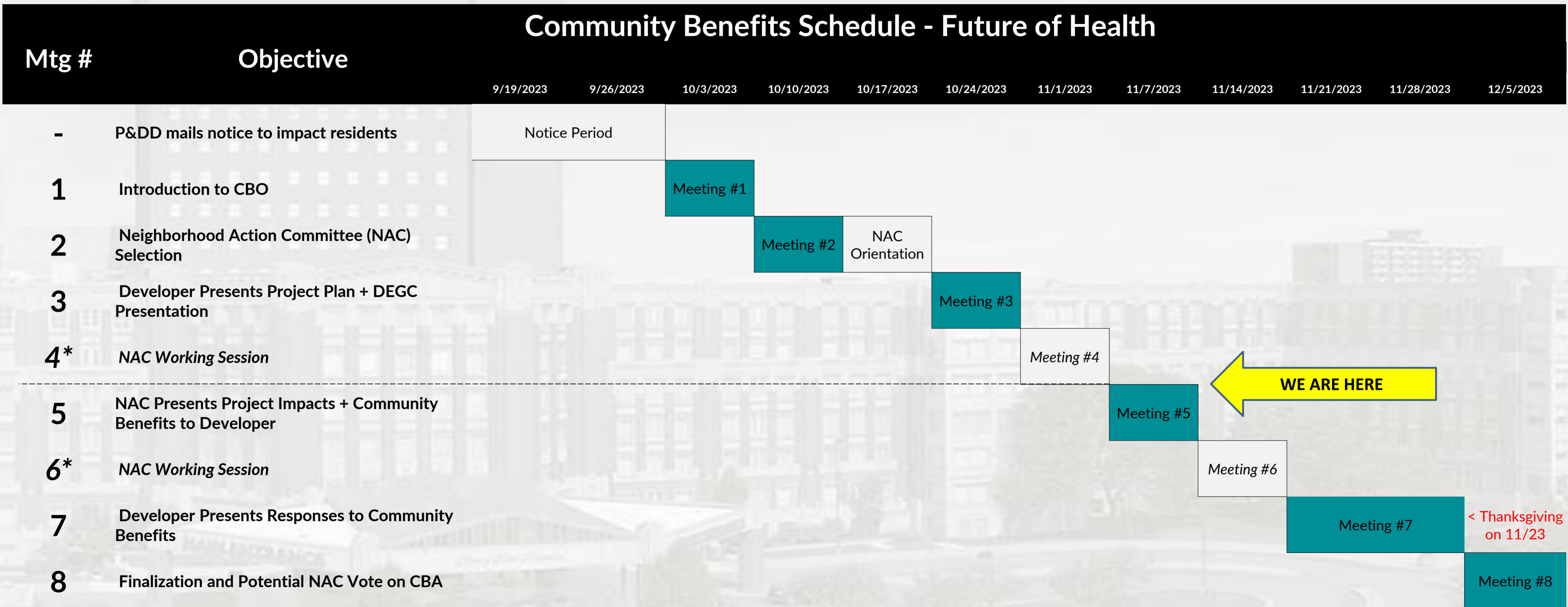
**HOUSING FOR  
DETROITERS**



**COMMUNITY  
BUILDING**

# FUTURE OF HEALTH COMMUNITY BENEFITS PROCESS

## Community Benefits Schedule - Future of Health



An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a distinctive conical top. The image is faded and serves as a background for the text.

### III. SITE + DEVELOPMENT OVERVIEW

***CURRENT CONDITION – SITE OVERVIEW***



**FUTURE SITE OVERVIEW**

**MOTOWN  
MUSEUM**

**FISHER  
BUILDING**

**FUTURE OF HEALTH DETROIT  
RESIDENTIAL + RESEARCH CAMPUS**

**CURRENT CONDITIONS – LOOKING EAST ON WEST GRAND BOULEVARD**



***CURRENT CONDITIONS – LOOKING WEST ON WEST GRAND BOULEVARD***





*PERSPECTIVE FROM LEGACY HOSPITAL*



# NEW HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

1.2 MILLION SQUARE FEET

20 FLOORS

\$1.7 BILLION COST

877 TOTAL SINGLE-PATIENT ROOMS



CONCEPTUAL RENDERING

# FOR OUR PATIENTS

NEW WORLD CLASS SHIRLEY  
RYAN ABILITY LAB  
REHABILITATION HOSPITAL

PANDEMIC INFECTIOUS  
DISEASE CERTIFIED

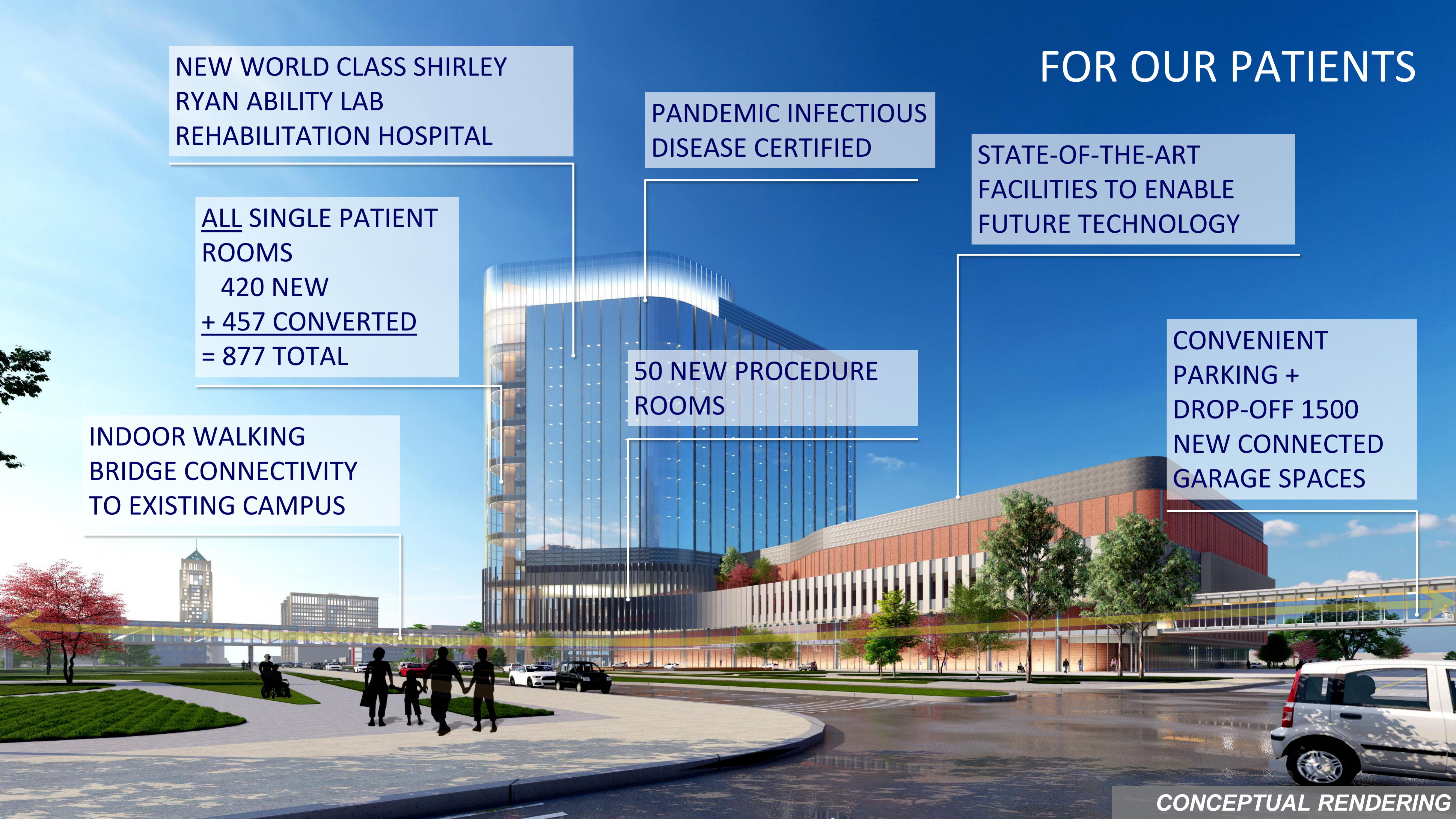
STATE-OF-THE-ART  
FACILITIES TO ENABLE  
FUTURE TECHNOLOGY

ALL SINGLE PATIENT  
ROOMS  
420 NEW  
+ 457 CONVERTED  
= 877 TOTAL

50 NEW PROCEDURE  
ROOMS

CONVENIENT  
PARKING +  
DROP-OFF 1500  
NEW CONNECTED  
GARAGE SPACES

INDOOR WALKING  
BRIDGE CONNECTIVITY  
TO EXISTING CAMPUS



CONCEPTUAL RENDERING

# FOR OUR NEIGHBORS

RELOCATES DENSITY OF VISITORS,  
STAFF, PARKING, AND TRUCK TRAFFIC  
AWAY FROM NEIGHBORHOODS

NEW HELICOPTER PAD LOCATION  
21 FLOORS IN THE AIR – AWAY FROM NEIGHBORS

GREEN SPACE +  
CONNECTIVITY

NEW PARKING SOLUTIONS

BRIDGE TO LEGACY  
CAMPUS

RELOCATED EMERGENCY  
& AMBULANCE ENTRANCE  
AWAY FROM NEIGHBORS

WALKABLE + ACCESSIBLE

CONCEPTUAL RENDERING



# NEW EMERGENCY ROOM

2.5X EXPANDED EMERGENCY ROOM  
SHORTER WAIT TIMES

RELOCATED SOUTH OF WEST GRAND BLVD  
LESS DISRUPTION FOR OUR NEIGHBORS

EASY ACCESS FOR OUR PATIENTS + FAMILIES



CONCEPTUAL RENDERING

# SUSTAINABLE DEVELOPMENT



SIGNED U.S. CLIMATE  
PLEDGE CARBON  
NEUTRAL BY 2050

LARGEST GREEN  
SPACE IN THE  
NEIGHBORHOOD

GREEN  
ROOF

100% ELECTRIC  
CAPABILITY

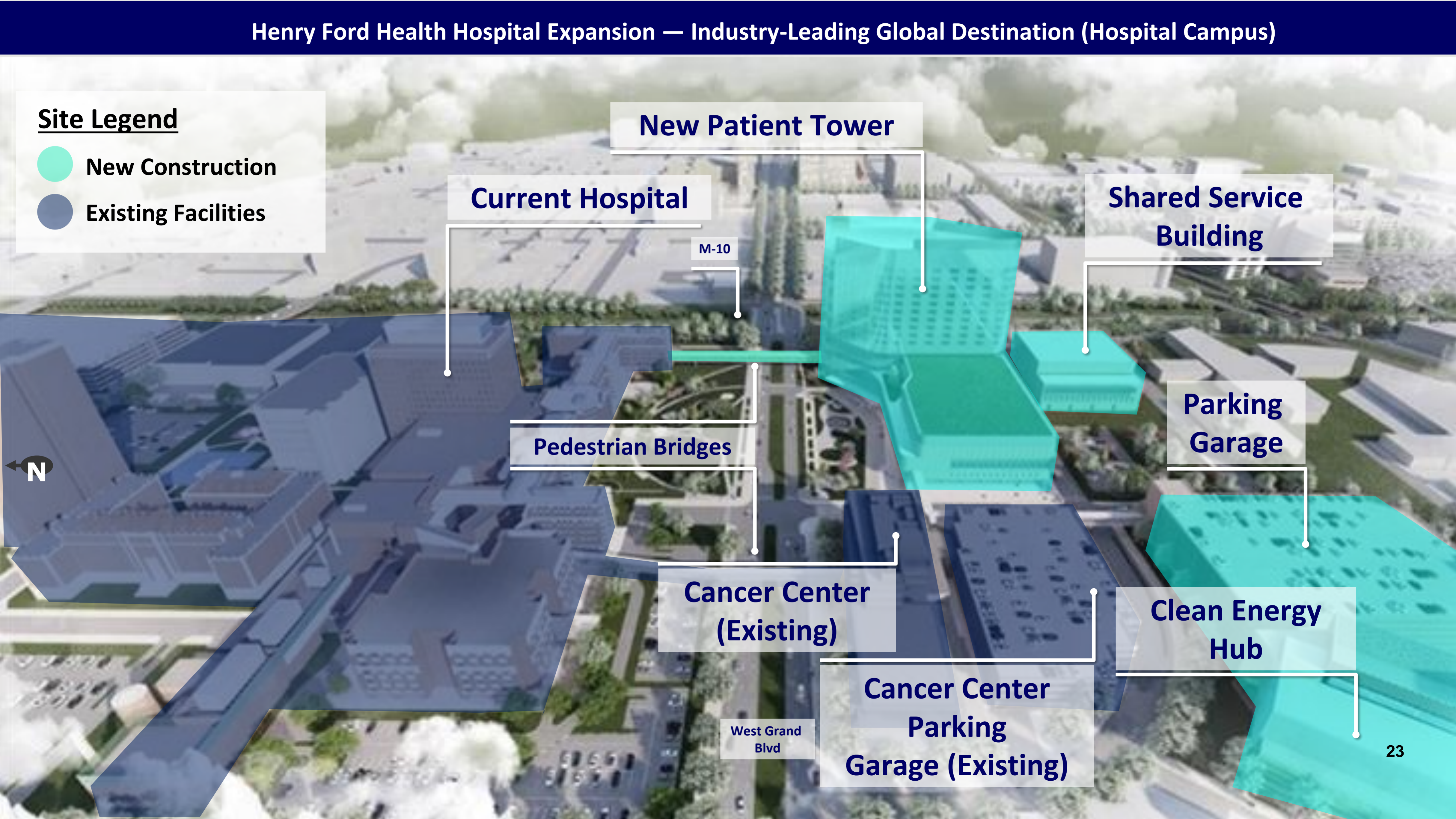
ON-SITE STORMWATER  
MANAGEMENT: MITIGATES  
AREA FLOODING

Clean ENERGY HUB:  
INCREASED UTILITY  
EFFICIENCY

# Henry Ford Health Hospital Expansion — Industry-Leading Global Destination (Hospital Campus)

## Site Legend

- New Construction
- Existing Facilities



**New Patient Tower**

**Current Hospital**

**Shared Service Building**

M-10

**Parking Garage**

**Pedestrian Bridges**

**Cancer Center (Existing)**

**Clean Energy Hub**

West Grand Blvd

**Cancer Center Parking Garage (Existing)**

# CURRENT TRAFFIC CONDITIONS



Current Helipad Location

PALLISTER STREET

Current Loading Dock

BETHUNE STREET

M-10 / THE LODGE

POE STREET

Emergency & Ambulance Traffic

W GRAND BLVD



# IMPROVED TRAFFIC CIRCULATION FOR OUR NEIGHBORS



PALLISTER STREET

BETHUNE STREET

POE STREET

W GRAND BLVD

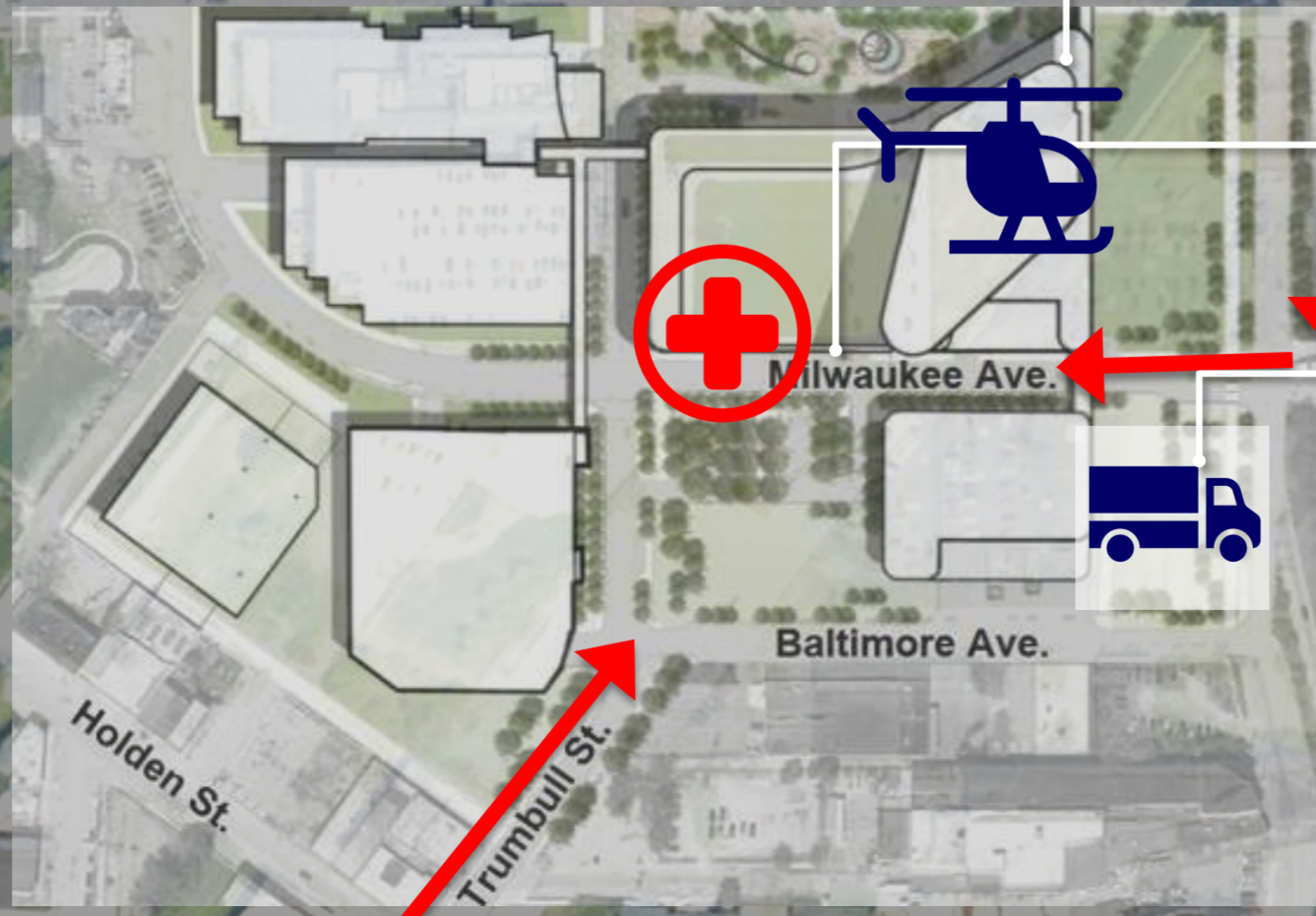
M-10 / THE LODGE

New Elevated Helipad Location  
*\*Special Land Use Hearing Required*

New Emergency and Ambulance Traffic

New Loading Dock Location

MDOT Rail Viaduct Improvement





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## IV. REZONING REQUEST

## Community Conversation on the City Planning Commission Re-zoning Request

### FOCUSED COMMUNITY ENGAGEMENT

TO KEEP OUR NEIGHBORS INFORMED  
THROUGHOUT THE PROCESS



We invite you to be an integral part of shaping the future of our community! Join us for our ongoing series of engaging community conversations regarding our campus rezoning request. Your input, questions, and perspectives are important, and we want to hear from you.

This is your chance to share your thoughts, ask questions and learn more about our rezoning request and campus expansion. Together.

Please RSVP by contacting Barry Blackwell, Manager Detroit Community Relations at [bblackw1@hfhs.org](mailto:bblackw1@hfhs.org)

Yours in Service,

Henry Ford Health Detroit  
Community Relations Office

**Dates:**

November 8th  
November 15th  
November 16th

**Time:**

Each meeting will be at 6:00 PM

**Location:**

[Join Zoom Meeting](#)



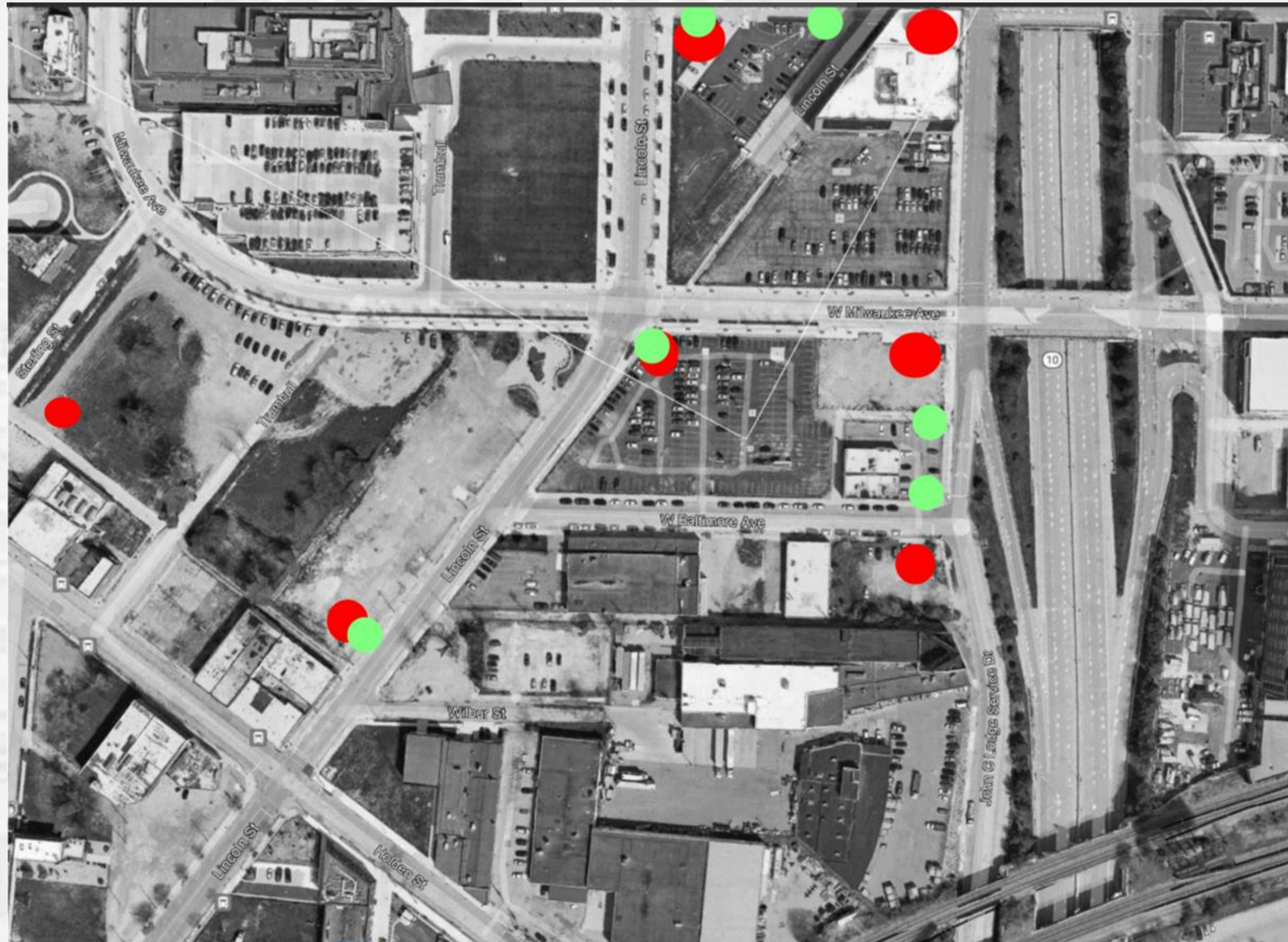
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**Passcode:** 263531

**Dial-in Number:** +1 309 205 3325 US

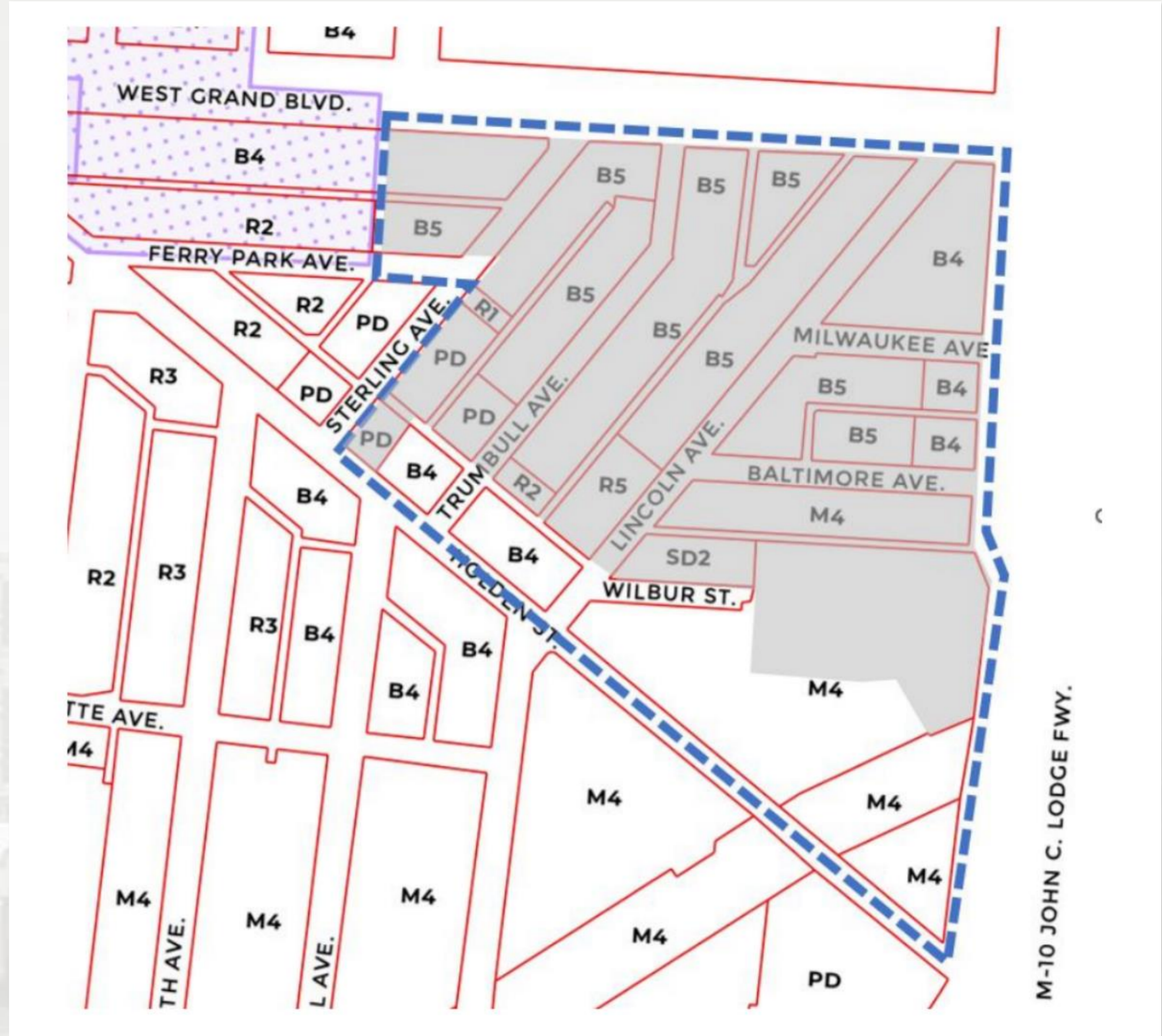
## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

NOTICES POSTED ON-SITE



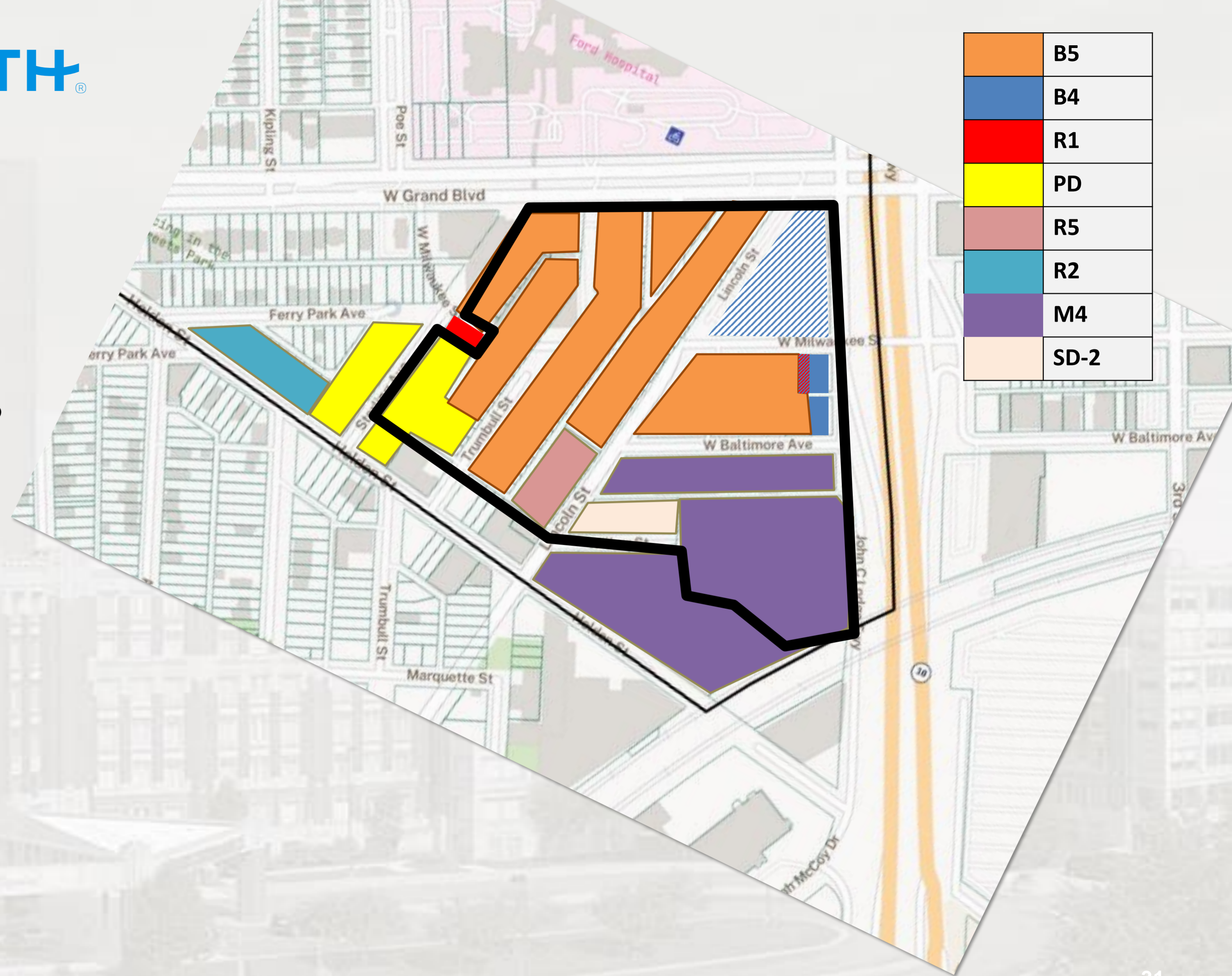
## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

PROPOSED REZONING BOUNDARY  
FROM NOTICE



## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

### CURRENT ZONING CLASSIFICATIONS



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## V. MISSION-DRIVEN IMPACT BY THE NUMBERS





# HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

**2.5 X** Expanded-Larger Emergency Room  
Shorter Wait Times

State-of-the-Art Medical Facilities & Technology

Privacy: All Single-Patient Rooms

**20,700+ Jobs** Existing | Construction | New

World Class Rehabilitation Hospital  
Shirley Ryan Ability Lab

Less Disruption: Helipad & Ambulances  
Relocated from Neighborhood



**AFTER** CONCEPTUAL RENDERING