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Kenneth R. Daniels
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Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel Udabe

City Planning Commission Meeting

MINUTES
November 2, 2023
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:11 p.m.

B. Roll Call

Attendees: Kenneth Daniels, David Esparza, Ritchie Harrison (5:21 p.m.), Melanie Markowicz (5:20 p.m.), Frederick Russell, Donovan Smith and Rachel Udabe

Excused: Lauren Hood and Gwen Lewis

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Russell moved to approve the agenda, seconded by Commissioner Daniels.
Motion approved.

II. Meeting minutes of November 3, 2022

Commissioner Daniels moved to approve the minutes, seconded by Commissioner Esparza. Motion approved.

III. Public Hearings, Discussions and Presentations

A. 5:15 PM PUBLIC HEARING – To consider the request of Henry Ford Health Systems and its affiliated companies as well as the City of Detroit Planning and Development Department as co-petitioner to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map 7* of the Detroit Zoning Ordinance to show a B5 (Major Business District) zoning classification where the R1 (Single-Family Residential District), R2 (Two-Family Residential District), SD1 (Special Development District, Small Scale Mixed-Use), SD2 (Special Development District, Mixed-Use), B4 (General Business District), M4 (Intensive Industrial, District), PD (Planned Development District) zoning classifications are currently shown on the area bounded by West Grand Boulevard, Milwaukee Avenue (newly constructed), Sterling Avenue, Holden Street,

Present: Kimani Jeffrey, CPC Staff
Greg Moots, Planning and Development Department (PDD) Staff

Petitioners: Jerry Darby, Elizabeth Rogers, Barry Blackwell, Mark Corriveau, Rainy Hamilton, Michael Marks, Jennifer Cross and Alicia Washeleski

Kimani Jeffrey, CPC Staff member gave a brief overview of the Henry Ford Health System (HFHS) expansion project based on CPC report of October 31, 2023. This request is a map amendment to allow for expansion of the hospital campus and construction of new facilities at HFHS. Mr. Jeffrey explained the Planning and Development Department (PDD) joined the request as a co-petitioner in the rezoning for three parcels that HFHS or affiliates do not own. The rezoning will bring these parcels into conformance with the Master Plan and unify the zoning.

Mr. Darby and the development team via PowerPoint presented renderings and specific details on the hospital expansion. They described it as a multi-development project with partners Michigan State University (new research building) and Detroit Pistons (new housing development). The rezoning to B5 gives them the opportunity for one designation and the flexibility to develop the site.

The new hospital expansion (HAP building site) will add 1.2 million square feet and 20 floors, and a new helipad location (20 stories in air) at \$1.7 billion in costs to HFHS. There will be 877 single patient rooms on both sides of West Grand Boulevard with 420 rooms in the new tower hospital. The pandemic ready tower hospital will have a larger emergency room, operating rooms and a separate environment for behavioral health services. Also, a new cancer center is included on the campus. HFHS partnered with the renowned Shirley Ryan AbilityLab Rehabilitation Hospital for three floors of dedicated in-patient rehabilitation services in the tower hospital.

Additionally, new outdoor greenspaces will create a park-like environment between the old and new hospital across West Grand Boulevard. There will be a new connecting bridge for the facility. There will be 1500 new parking spaces adjacent to and connected by an internal walking bridge. The developers informed CPC that a completed traffic impact study was submitted to Detroit Public Works Traffic Engineering for review.

The HFHS developer team stated the use of a clean central energy hub is planned to start 2025-2027, and the goal is to become electrified throughout the campus. There will be green development, and on-site storm water management that mitigates flooding.

The HFHS developer team shared a construction schedule with CPC. They mentioned demolition is planned to start January 2024. The HFHS hospital expansion tower and parking construction will begin in June 2024. The HFHS support services building is planned to open in 2028, and the new tower hospital is planned to open in 2029.

The development team described their community engagement and endeavors to build relationships in the neighborhood. HFHS circulates a newsletter with campus updates. They have established a neighborhood advisory committee to reflect all of the area block clubs. Additionally, HFHS has hosted 1000 residents, 80 community leaders, five community groups, three business roundtables and a senior tour of senior buildings and received all of their feedback. The substantial community engagement is ongoing to ensure community

questions and concerns are addressed about the rezoning. The dates scheduled for community engagement regarding rezoning were announced as November 8, November 15 and November 16. HFHS stated notices are posted throughout the neighborhood to notify neighbors of community engagement meetings.

The developer team stated that for one of the parcels the owner is now deceased without an agreement of conveyance to HFHS. The lot is vacant. It was decided to avoid potential litigation that PDD join the petition, so that the R1 property can be included. The rezoning does not disadvantage it, yet it broadens the amount of autonomy and flexibility of use from R1 to B5. Also, Mr. Jeffrey explained the City took advantage of its opportunity to co-competition for the privately owned property. These statements were in response to Commissioner Smith's questions.

The HFHS developer team explained that the entrance to the emergency department will be off Milwaukee Street and a surface parking lot across the street allows an open area for quick entries and exits to the emergency room department, which is accessible off Lincoln Street. Lincoln Street will be vacated and moved, so the intersection will be further west given the length of the building. They described that farther to the east of Milwaukee Street will be the ambulance entrance to pull in underneath the building and drop-off patients, so it will not block the road. HFHS is working with Michigan Department of Transportation (MDOT) to make sure that all the lanes including bike lanes are adjusted appropriately to manage the amount of traffic. These statements were in response to Commissioner Markowicz's inquiries regarding increased traffic management.

The HFHS developer team mentioned the community feedback has been generally positive, and there are more continuous discussions planned in the future. This was in response to Commissioner Markowicz's questions on community engagement.

The HFHS developer team explained they are making efforts to include interested small businesses in the project. These small business owners can contact HFHS Procurement Department. It is suggested that the small business registers, so their business name and information is already on the list. This way as opportunities arise the registered small business is automatically included to bid on the projects. This was in response to Commissioner Russell's questions.

Public Testimony

Renard Monczunski expressed concerns about the disruption of public transportation during the HFHS construction project, especially the Dexter Bus.

The HFHS developers mentioned they are willing to work with authorities and advisors to use the best solutions for disruption in public transit.

Ms. Regan expressed her support of the project.

Ms. Billingsly mentioned that she could not hear the Chair speaking and increase his volume.

Ms. Venita Thompkins asked about the properties that HFHS does not own, and what will be done with those spaces?

The developer team responded that these properties will be outside of their building

project.

B. 6:15 PM PRESENTATION – Forthcoming Map 47 lapsed PD (Planned Development) rezonings:

- Chapel Hill Missionary Baptist Church townhomes development at Yosemite and Riviera
- St. Paul AME Zion Church Elderly Housing at Dexter and Humphrey

(RB, TS, RA)

45 mins

Timarie Szwed gave a brief overview of the CPC project for proposed rezoning of lapsed PDs. A PD lapses once it is abandoned, or the project is not completed as specified within three years. When a lapsed PD is rezoned, it goes back to its original zoning classification or rezoned to a Master Plan appropriate classification.

Timarie Szwed via PowerPoint discussed the rezoning of lapsed PD districts on Map 47 in City Council District 7. She explained the PD district for Chapel Hill Missionary Baptist Church went into effect on October 13, 2002. It is located on Joy Road at Yosemite and Riviera in the area along Grand River with West Chicago to the northwest and Joy Road as a border to the south. There was no development completed on these parcels. The sites on Riviera were originally proposed for a 58-unit senior apartment complex. The PD was modified in March 2004 to allow 12 townhomes, and it was approved by CPC. The project never came to fruition. The previous zoning of all of the parcels on Riveria and Yosemite was R3.

Mr. Amarteifio continued the presentation and discussed the rezoning of a lapsed PD on Map 47 in City Council District 7, St. Paul AME Elderly Housing. This was recommended for approval by the City Plan Commission in 1970. It includes four addresses that were rezoned from R2 to PD. The property is bounded by Dexter Avenue to the east and Humphrey Street to the north, Lawrence Avenue to the south and Holmur Street to the west. It was originally planned as a 12-story apartment complex built for elderly citizens and a large parking area. Currently, it is vacant, boarded up and continuing to fall into disrepair.

CPC Staff plans to send a letter to property owners for these two sites to gain understanding of what has happened since these PDs were established and why they were lapsed. After exploration and communication, Staff will determine the most appropriate zoning district to satisfy the current state of the sites, neighborhood and the Master Plan. This matter will be brought back in 2024 with a public hearing on each site.

Mr. Gulock, CPC Staff explained the St. Paul AME Elderly Housing building was rezoned in 1970. A senior building was built in 1974, and it was occupied at that time. Recently, CPC received a request from a developer who applied to redevelop the building. This applicant is petitioning for the Michigan Low Income Housing Tax Credit (LIHTC), so a letter of support was submitted. Mr. Gulock explained that there is an initiative by a group to redevelop the building and keep the same footprint. This was in response to Commissioner Russell's inquiries.

Commissioner Markowicz requests that along with past and present zoning maps it shows zoning for the surrounding area too.

IV. Public Comment – There was no public comment.

V. Unfinished Business – There was no unfinished business.

VI. New Business – There was no new business.

VII. Committee Reports – There were no committee reports.

VIII. Staff Report – Director Todd requested CPC review the 2024 meeting schedule, submit modifications, and prepare to vote to adopt the schedule at the next meeting.

IX. Member Report – Commissioner Markowicz provided an update on the I-375 Reconnecting Communities Project. She announced a public meeting will be held on Saturday, November 4, 2023 as a town hall discussion hosted by Senator Stephanie Chang. The town hall discussion is 4:00 p.m. - 6:00 p.m. at Chrysler Elementary School in Lafayette Park. Also, MDOT will be presenting before City Council on Tuesday, November 7, 2023 at 10:00 a.m. MDOT is holding a public meeting on Thursday, November 16, 2023 from 4:00 p.m. - 7:00p.m., and the location is to be determined.

Commissioner Smith expressed his appreciation, commendation, and takeaways from attending the 2023 City Council Retreat.

X. Communications – There were no communications.

XI. Adjournment

The meeting adjourned at 7:30 p.m.