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development of the Henry Ford Cancer Institute and adjacent parking deck; it also included rezoning 3.28 acres of land to PD generally located on the east and west sides of Sterling Street north of Holden. See the zoning map below for reference. At the time, Henry Ford Hospital was proposing a mixed-income mixed-use commercial/residential development (referred to as Grand Trunk Crossing) just southwest of the hospital campus. This project was originally slated to include 154 residential units across 8 buildings on the east and west sides of Sterling Street, including the rehab of the subject vacant apartment building at 6465 Sterling.



2016

March 8, 2016, City Council approved a resolution for a minor modification of the 2014 PD Grand Trunk Crossing plan. This adjustment included eliminating one of the proposed buildings and building only 77 units. However, the revised plan still included rehabbing the subject building at 6465 Sterling Street.

2020

Six years after Ord. No. 27-14 went into effect, Grand Trunk Crossing had still not materialized. At the CPC meeting on November 5, 2020, Henry Ford Hospital staff provided an update and status of Grand Trunk Crossing project. Where a PD approval has lapsed, as in the case of Grand Trunk Crossing, the CPC and City Council have options as specified in Sec. 50-3-98 of the Zoning Ordinance:

- The City can extend the lifespan of the PD authorization for a time-specific, where appropriate;
- The City can undo the PD and rezone the land to the pre-existing zoning classifications; or
- The City can consider rezoning the PD to a zoning district classification that is appropriate given the current circumstances.

After reviewing the request, the CPC voted to extend the Grand Trunk PD for four years with conditions that the abandoned properties be demolished within two years and the beautification of the project site as well as other vacant land to the east.

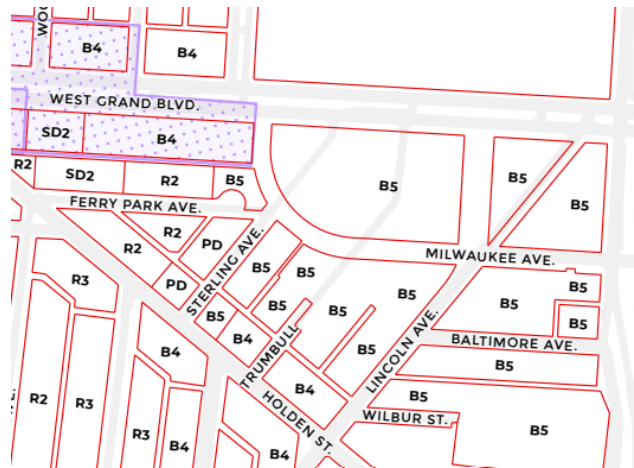
2022

On September 9, 2022, Henry Ford sold the subject vacant apartment building at 6465 Sterling Street to the Holcomb Development Company.

2024

Henry Ford Health unveils the new Future of Health initiative which is a partnership with Tom Gorres and the Detroit Pistons and MSU Health Services. This includes \$3 billion to turn Detroit's New Center into a vibrant walkable community with state of the art residential, commercial, retail, recreational, and health care components.

As part of this effort, in March 2024, the City Council approved the Future of Health's request (via Ordinance No. 2024-24) to rezone numerous parcels to B5 primarily located east of Sterling to the Lodge Freeway to B5. The updated zoning map from 2024 is shown below.



PROPOSAL

As noted earlier in this report, in September 2022, Henry Ford sold the subject vacant apartment building at 6465 Sterling Street to the Holcomb Development Company. At this point, it appears Henry Ford Health was no longer pursuing the Grand Trunk Crossing project. Below is a map showing the exact boundaries of 6465 Sterling Street.



The building was originally built in 1926 and at the time included 26 units. At some point in the past 100 years, the unit count changed to 20 units. The Holcomb Development Company is proposing to keep the 20 units and to provide extensive upgrades, including new mechanical

systems, plumbing, windows, etc. The Holcomb Development Company indicates if tenants want parking, they will be able to secure parking from the newly built adjacent Henry Ford parking deck.

CONCLUSION AND RECOMMENDATION

CPC staff supports the saving and redevelopment of the existing vacant residential apartment which was part of the original PD from 2014. CPC staff are working to receive an update from Henry Ford regarding the status of the remainder of the Grand Trunk Crossing plan. CPC staff recommend an extension be granted for 24 months from the date of CPC action for the subject PD for the rehabilitation of 6465 Sterling Street as a residential apartment building.