

Lesley Carr Fairrow, Esq.
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Brenda Goss Andrews
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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

April 27, 2017

HONORABLE CITY COUNCIL

RE: Request of the City of Detroit Planning and Development Department on behalf of Wolverine Packing Company to modify the provisions of an existing PD (Planned Development) zoning district on Article XVII, District Maps 4 and 6, of the 1984 Detroit City Code, Chapter 61, Zoning, consisting of approximately nine (9) acres of the eastern portion of land generally bounded by Canfield Avenue on the north, Dequindre Avenue on the east, Mack Avenue on the south and Russell Street on the west **(RECOMMEND APPROVAL WITH CONDITIONS) Petition #1460**

NATURE OF REQUEST

Before Your Honorable Body is the request of the Planning and Development Department (P&DD) on behalf of the Wolverine Packing Company to modify the provisions of an existing Planned Development (PD) zoning district on Article XVII, District Maps 4 and 6, of the 1984 Detroit City Code, Chapter 61, Zoning, consisting of approximately nine (9) acres of the eastern portion of land generally bounded by Canfield Avenue on the north, Dequindre Avenue on the east, Mack Avenue on the south and Russell Street on the west.

This request is being proposed by the petitioners in order to allow for a company to expand its operations within the City and construct new facilities in the form of a 147, 220 square foot, cold refrigeration and production facility. The petitioner is also proposing to make physical improvements to the remaining portion of Forest Park. Please see attached map (Attachment A.)

BACKGROUND

As the family owned, Wolverine Packing Company celebrates its 80th anniversary, it seeks to increase its presence in the City beyond existing facilities in Eastern Market. The company is in the business of meat processing and international distribution, with the Eastern Market hub serving as its base of operations and currently employing 500 full-time employees, of which 35% are Detroit residents. Company sales in 2015 total more than \$1.2 billion.

Due to business growth, the company now faces the dilemma of needing more space. Currently, the lack of room to refrigerate its 30 million pounds of product in its existing facilities is burdening the company with very expensive temporary refrigeration methods that are not

efficient and are very costly, leading to the request that is before now before Your Honorable Body.

The subject parcel consists of just under nine (9) acres of the Forest Park playfield located in the former Forest Park Rehabilitation Project Area¹. The site is located at the southwest corner of Canfield and Dequindre Streets. The plan includes the new construction of a 40-foot tall, one (1) story cold refrigeration and production space, the grounds of which will also incorporate a stormwater management system to address run-off. The plans also include physical improvements to the portion of Forest Park that will remain as a public park, subsequent to the actual cold storage facility being built. The park improvements that Wolverine has committed to contribute to, include an athletic field, new playground, basketball court, baseball diamond, walking path, security, picnic area, and landscaping (See attachment B). The proposed development would create an estimated 50-100 permanent jobs once at full capacity. The total investment for the entire project including construction of the facility, plus contribution to park improvements is approximately \$30,000,000. The new facility is currently planned to be self-funded by Wolverine and would have an immediate construction start date if and when land is acquired and properly zoned. The land is to be sold at market-rate value. The petitioner may be contemplating a possible tax abatement, but at this time that is not in the plans.

Master Plan Consistency

The subject site is located within the Middle East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area currently shows Recreation (PRC) for the subject property. P&DD has been consulted on this proposal and it has been determined that a Master Plan amendment would be necessary to satisfy the request. A resolution to request a Master Plan Amendment has been submitted by P&DD and CPC has begun the process required by state law to effectuate an amendment. Once all notice requirements have been met, the statutory public hearing will be held by CPC to consider the request. Approval of this PD modification request cannot be granted unless the Master Plan is amended².

Urban Renewal Plan and Zoning

The subject area was rezoned to Planned Development (PD) in 1981, along with a larger rezoning effort. The PD zoning is attached to the Forest Park Rehabilitation Project Urban Renewal development plan³. On the subject parcels known as Forest Park in general, the land uses that the development plan designates are Open Space and Commercial on the western portion approximately 70-80% of subject land⁴. While the easternmost portion of the site is slated for the following uses (See Attachment C):

- Institutional
- Low Density Residential
- Medium Density Residential
- Light Industrial

¹ A past urban renewal area that is more commonly known as Forest Park and includes housing as well as a physical park. ~~The subject site is located within the Middle East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area currently shows Recreation (PRC) for the subject property.~~

² ~~The City has not yet held a public hearing on the proposed Master Plan Amendment and has not yet made a decision on whether to approve the amendment.~~

³ Emergency Manager Order No. 36, by then, Emergency Manager Kevyn Orr, rendered the Forest Park Rehabilitation Project Urban Renewal area and related plans null and void. Research is being done to determine if this mandate should continue now that the City is no longer in a state of emergency. In any case CPC staff has continued the practice of using the plans as a reference in zoning matters.

⁴ Forest Park Rehabilitation Project development plan land use map

According to Emergency Manager Order No. 36, the development plan is null and void, but for those instances when a PD zoning classification is predicated upon the plan. Whether this is the case or not the CPC still uses the plans as a reference point to the vision of the community at the time the urban renewal plan was adopted. The project development plan that is being proposed exceeds the land dimensions that were intended for Light Industrial and crosses over into the portion that reflects Open Space/Commercial. According to the zoning ordinance, cold storage by definition constitutes an industrial use⁵. This combined with the ramifications of removing open space that currently functions as a park by ordinance, triggers the need for review for PD modification.

ANALYSIS

The Zoning Ordinance outlines certain criteria for review and approval of a Planned Development district under Sec. 61-3-96; approval criteria. Generally, the proposal satisfies these criteria, but CPC would like to highlight certain issues.

Criterion # (3) specifies that the following should be achieved: *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this Zoning Ordinance. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development;*

In response to criterion # (3), it can be said that the proposal in its totality will be beneficial to the City of Detroit as well as the residents of the Forest Park neighborhood. Based on observations by staff and engagement with the community, it seems that the park as it currently exists may not be efficiently utilized. In its current state, the park has not received updates in some time and some portions of the site are in disrepair.

From site observations, institutional knowledge and community input it could be determined that the park does not draw the number of community members that one of this size should typically attract. During the community meeting held at the Forest Park leasing office, it seems that community residents statements revealed that the greatest use the park may receive is from the Police Athletic League (PAL) football team that holds practices on-site during the months of the league's season. During those times, the park may host up to 300 youth according to residents. Staff also notes that the community has held a cookout event at the park for all surrounding community members annually. Outside of this, it is questionable as to whether the park may induce the activity that it would take to maximize such a large space. Additionally, community members voiced concerns regarding flooding on Canfield Street that results from heavy rainfalls. The high level of storm water run-off seems to be a common occurrence and an issue that has existed for a significant amount of years.

The proposal that is before Your Honorable Body, in its current form seems to address some of the issues that currently exist at the subject site. The PD criteria asks, *whether the proposed PD will benefit the City, whether it will accomplish something that would not otherwise be possible,*

⁵ Sec. 61-12-63 of the Detroit Zoning Ordinance within its use list, shoes that the "cold storage plant" land use is generally only allowed in the industrial zoning districts. However, there are exception to these provisions in that it is also allowed in the B6 district (this zoning district is primarily found in Eastern Market.)

and whether it will create unity in design for the subject properties. Staff has the notion that all of the mentioned criterion would be accomplished through the proposed development. Based upon the current capital agenda and annual budget for the City, based upon staff's knowledge, there has been no appropriation in particular to upgrade equipment and amenities for Forest Park with the exception of possible standard maintenance practices. It is staff's understanding that Forest Park is not scheduled for any investment by the Recreation Department in the foreseeable future, without the investment that is being offered by Wolverine.

The investment from this proposal would present an opportunity that may not have been realized otherwise. There were at least two other proposals that have come forward in the last several years in relation to the subject site. Due to various reasons, those proposals were not fruitful. This proposal and partnership with a private sector organization, which has a history of contributing to the community, will allow an opportunity to bring investment to a neighborhood that would otherwise not see it in the short and possibly long term.

When it comes to public spaces, planners and urban designers have come to understand by studying human behavior that people generally are attracted to defined spaces that have definite edges and defined boundaries. The park as it exists today may suffer from underutilization, for several reasons, one of which could very well be that it lacks defined edges. If you were to visit the park now, you will find that it is a vast open space that lacks much in character and amenities. The proposed plan for the park seeks to change that by enhancing the landscaping plan, which will include many more tree plantings that will benefit park-goers by shading areas and providing relief from the sun. It will also enrich the site by creating a more defined space and adding to the intimate experience of the park. In many examples, it can be said that smaller more densely concentrated parks are found to be more vibrant, versus spaces that are large and take more populace to become active. Final plans will also include other amenities that will help to enhance the park-going experience.

Staff is also concerned with Approval Criterion # (4) which asks *whether the location of the proposed Planned Development district is appropriate;*

Staff believes that the proposed location is appropriate. From the perspective of Wolverine Packing Co., this site is advantageous because it allows the company's operations to remain in proximity to its current headquarters in Eastern Market.

In regard to the public welfare, it could be argued that the site is appropriate because it is generally consistent with the urban renewal development plan's land use designations for the space. As stated previously, the Forest Park Rehabilitation Plan that the community envisioned at the time of its crafting, called for light industrial⁶ at the eastern portion of the subject site and lists commercial as an optional use for the remaining central and western portions of the site.

Where this proposal diverges from the development plan is in the fact that it exceeds the boundary, which was envisioned for light industrial, in which the cold storage use is presently allowed. However, the rest of the park space was also viewed as being conducive for commercial

⁶ According the Master Plan of Policies Land Use and Transportation Defintions, Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small-scale assembly or packaging, warehousing or technology parks.

uses, revealing that the community did not merely see the space as intended for recreational use only. This information coupled with the fact that the proposed remaining park space, approximately five (5) acres, although downsized, would not lose any of the current amenities, but would upgrade current infrastructure and amenities, seemingly benefiting the community.

Another criterion that was essential in evaluating this proposal is criterion # (7) which states, *“That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners;*

In regard to traffic, this development will not result in any injurious effect to the surrounding residential community, as the truck traffic is bounded by current traffic patterns. In this area, the current truck traffic for the Pepsi Cola plant is subject to utilizing Mack and Dequindre Avenues. The western boundary being Russell St. currently exists as a cul-de-sac created for the purpose of thwarting any potential truck traffic that would be abrasive to the housing developments and residents of the Forest Park community. However, there may be future opportunities to reconnect the street grid, while also implementing other strategies to prohibit truck traffic from utilizing Russell Street.

As it relates to infrastructure, this proposal will result in an increased need for services, but is likely to be a catalyst for more infrastructural investment. DTE Energy according to DEGC and P&DD staff, is prepared to make investment to the power grid to sustain the proposed operations by Wolverine. CPC, DEGC and PDD staff’s also see this as an opportunity to draw investment into other infrastructure projects that can connect the existing housing complexes, the proposed plant facility and the nearby Dequindre Cut. Lighting, decorative sidewalks, improved tree lining and other enhancements are being discussed as possible connections for the community assets in the neighborhood. As was mentioned before, the proposed development would help to mitigate the storm-water overflow that is created along Canfield Street with its planned bio-swales, permeable pavement for parking spaces, rain gardens and storm water detention ponds. The Eastern Market neighborhood study that is now taking place will help to inform all of the opportunities that may be possible through this investment.

Lastly, Sec. 61-11-15 of the Zoning Ordinance addresses the Planned Development District Design Criteria. These criteria provide additional regulation to ensure that a development shall provide a desirable environment and shall not be out of harmony with its surroundings. While the PD zoning district allows more flexibility the following criterion are intended to provide safeguards and standards.

When criterion (b) is evaluated, it can be said that the *scale, form, massing and density* proposed are appropriate for this type of development and relate well to the surrounding area. The facility would host a freezer storage (totaling 88,285 square feet), a production area (35,050 sq. ft.), mezzanine (35, 050 sq. ft.), shipping receiving dock (14,695 sq. ft.), machine room (2,740 sq. ft.), and office space (5,185 sq. ft). The structure when built, would reach a maximum height of 48 ft. which would not be visually abrasive to any existing buildings. The materials present in the elevations are what one would typically expect from an industrial use, being composed of an insulated metal paneling system that assists in the freezing temperatures needed to maintain product on-site. The two (2) story office space portion of the building is a visually appealing contribution to the facility, being located off of the Dequindre street frontage and the first portion of the façade that a visitor is greeted by, upon entering the facility. The office space plans for a

large portion of the front façade to consist of horizontal panels and tinted glass also adding to its appeal.

Criterion (c) of this section also acknowledges that a development should be *compatible* with surrounding development in appearance and function. Since this facility will be about the Pepsi Cola plant, it corresponds to the industrial nature that currently exists in the area, while honoring the fact that it would be neighbor to a park. It is also conceivable that this land use can be considered an extension of the Eastern Market community, being in proximity of the food hub. While this is an industrial use, it can be considered one of lesser intensity since it will not emit odors or significant pollution from the processing and storage of frozen meat.

In regard to criterion (e) *parking and loading*, this development will be in conformance with typical zoning standards, as Sec. 61-14-51 of the zoning ordinance requires one (1) parking space per three (3) employees. The current site plan shows 57 parking spaces allotted for cars with additional truck docking and standing areas. The anticipated number full-time employees will range from 50-100.

Criterion (f) speaks to *environmental impacts* addressing issues such as noise, air soil and water quality, toxic waste, odor, radiation, etc. and mandating that impacts must be within acceptable levels at all times⁷. Speaking to this standard, it is conceivable that the company's current operation located within Eastern Market would be a representation of what their proposed facility would resemble. Staff has done site visits to Wolverine Packing Company's current facility⁸. On multiple occasions, CPC staff observed pristine conditions inside and outside of current facilities. No detectable odors were present and noise was minimal, limited to truck traffic. Other community business neighbors have concurred with Wolverine's environmental excellence.

According to criterion (g) and (j), *Open Space* and *Screening* should be adequate for the development. When it comes to open space, staff has expressed to Wolverine representatives that it would be a benefit to their employees if they provide reasonable access to the adjacent Forest Park, park space that would remain if this proposal were to proceed. This space could become a very valuable amenity to the company and its employees if there is immediate access to the park that does not require a long distance to access the space. Wolverine is currently working to address this concern while also taking security into consideration. As far as green space on their property is concerned, their plan succeeds in providing a landscaping plan that beautifies its property and adds value to the community. Screening in the plan also adequately conceals the trucking operations on the site from the public right-of-way with a tree line and detention ponds that create a buffer for the street.

COMMUNITY INPUT & PUBLIC HEARING RESULTS

On Wednesday March 8, 2017, the petitioner in concert with the Detroit Economic Growth Corporation and P&DD held a community meeting at the Forest Park community room located at 1130 E. Canfield. CPC staff was also in attendance to observe and contribute as necessary.⁹

At the March 8th meeting there was also discussion about a possible committee being formed to allow for continued input and community expertise during the design development for the site if

⁷ All environmental factors would also be subject to local, state and federal parameters.

⁸ Wolverine Packing Company 2535 Rivard St, Detroit, MI 48207 and have examined their production and distribution methods via the company's website <http://www.wolverinepacking.com>.

⁹ The details of this meeting can be found in staff's report to the City Planning Commission dated March 13, 2017.

this proposal were to proceed. There is still room for meaningful engagement and response to community input in addition to what has already been taken into account by Wolverine and partners. This can be executed without hindering the project timeline, especially as it relates to the remaining parkland. The Parks and Recreation Department has already committed to engaging the community concerning the park site plan.

At the CPC public hearing that was held on March 16th, there was one member of the public who spoke; that person being, Daniel Carmody, President of the Eastern Market Corporation. In his remarks, he spoke to Wolverine Packing Company having a reputation for being a good business neighbor that has been actively engaged in the community over the years. In regard to Wolverine's outreach efforts related to their proposed expansion, Mr. Carmody vouched for the company, stating that they have made efforts to inform current neighbors within the Eastern Market area as well as their hopeful future corporate neighbors in the Forest Park area. At least eight (8) letters of support from local businesses were submitted for public record during the public hearing.

Lastly, at the April 20th CPC meeting, a representative of Mother of Divine Mercy, Sweetest Heart of Mary Church spoke favorably to the subject proposal at public comment. However, the representative also expressed that the church is concerned as to how the proposed development would affect their annual weekend Pierogi Festival. As it stands, according to the representative, the church raises most of its funds for the year from the festival to maintain programs such as their food pantry and other charitable services. The representative expressed that parking is a concern as most patrons of the festival have annually parked on the grassy field and sporting courts of Forest Park during this festival and the church is concerned as to what will happen if the parking for hundreds of cars on the field is no longer accessible.

Apparently, Eastern Market Corporation is working with the church to identify other opportunities for parking. Wolverine has also volunteered their parking lot to help the churches need.

CONCLUSION

During this process, CPC was initially concerned with the proposal to reduce the park open space in the Forest Park community. However, after hearing from the community through public meetings that were held regarding this proposal and seeing the support that it has received, it has generally relieved those concerns. Also, again, using the Forest Park development Plan, that the community supported, as a guide, it shows the intent of what the community saw as a possibility on the subject property which Wolverine. Furthermore, this development seemingly can function as a catalyst development of sorts for this community that might not otherwise see investment for a considerable period of time. Lastly, this proposal would retain an adequate park space, maintain all existing amenities with the addition of others and upgrade a space that would likely not experience such, otherwise.

RECOMMENDATION

CPC and the Detroit Economic Growth Corporation have worked out a schedule whereby the Master Plan amendment, PD modification and land sale can advance through to City Council with a projected completion in June. According to the projected timeline, all items necessary for action would be presented on the same day for a holistic review to be considered by Your Honorable Body.

The City Planning Commission having completed its review and assessment of the requested PD modification and corresponding project in the above report voted to approve the project on April 20, 2017. The CPC recommends approval of the request of the Wolverine Packing Company along with the drawings prepared by TI Design Build as well as the proposal by the City of Detroit Parks and Recreation Department, Forest Park redevelopment, as depicted in the drawings prepared by the City of Detroit General Services Department; and dated April 4, 2017 with the following conditions:

1. that the developer and appropriate City agencies continue to work cooperatively with the host community through completion of the industrial facility and the park projects;
2. that the developer work with the Planning and Development Department (PDD), Parks and Recreation Department (PRD) and the City Planning Commission staff to further refine any aspect of the projects design and signage to be erected on site identifying the future projects;
3. that the developer work with CPC staff to address changes to the project subsequent to approval and that CPC staff is hereby authorized to reconcile such changes that may be in conflict with the consistent with section 61-3-97 of the Zoning Ordinance;
4. that the developer maintain the property in a neat and orderly fashion, managing dust and collecting and disposing of debris and rubbish, throughout all phases of construction from site preparation through occupancy of the building; and
5. that the developer submit final site plans and elevations, landscaping, lighting, and signage plans to the staff of the CPC for review and approval prior to submitting applications for applicable required permits.

The Commission also recommends that the Parks and Recreation Department erect a minimum of two (2) signs on the subject park property for the purpose of informing the public of the projected redevelopment plans and the schedule for park construction, completion and opening.

The Commission further recommends that the monetary donation voluntarily committed by the Wolverine Packing Company, to the City of Detroit amounting to \$300,000.00 as referenced in the letter dated April 19, 2017 be earmarked specifically for the improvement and construction of the remaining portion the Forest Park playfield.

Respectfully Submitted,

LESLEY CARR FAIRROW, Esq.,
CHAIR PERSON



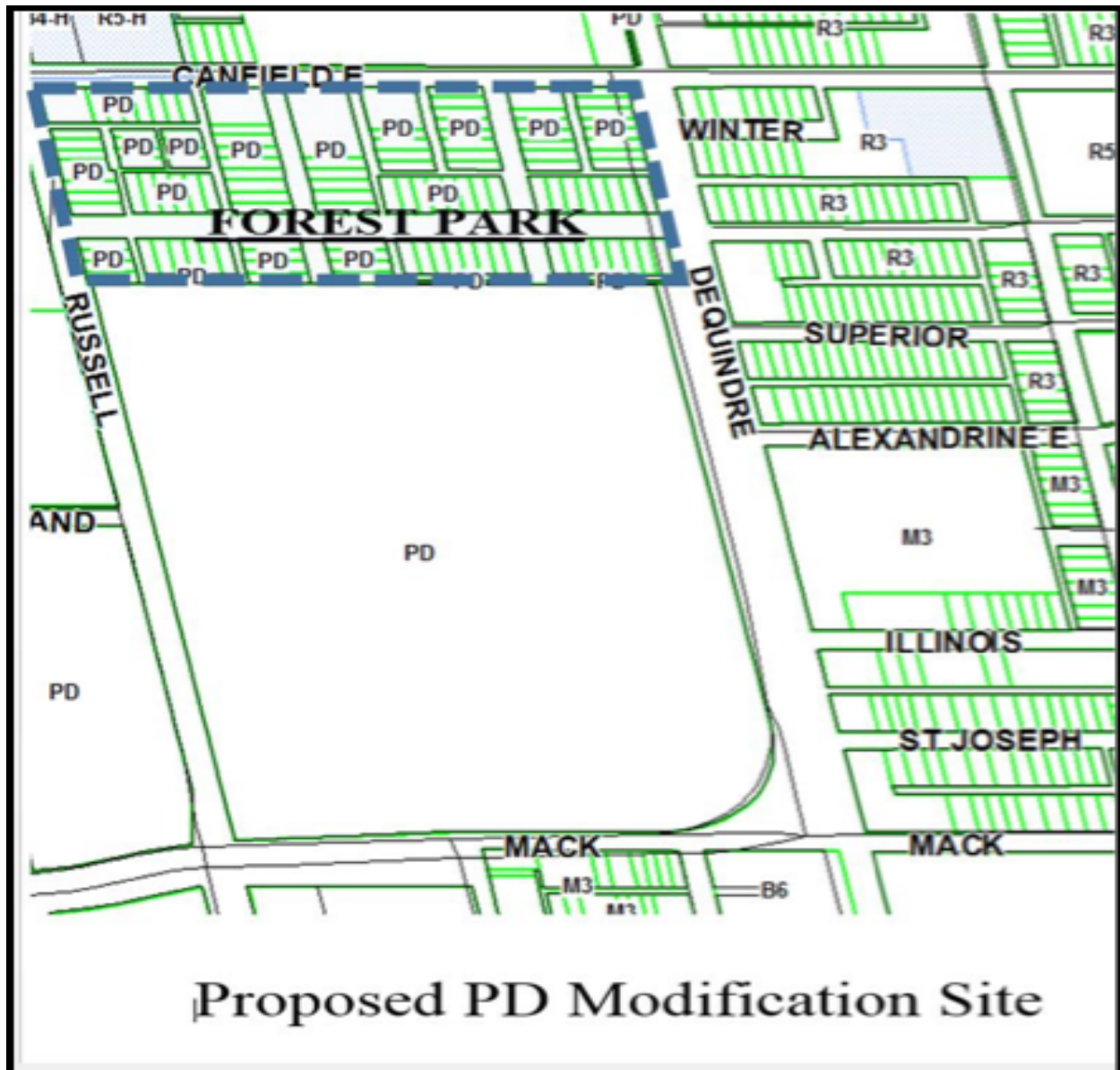
Marcell R. Todd Jr., Director
Kimani Jeffrey, staff

Attachment:

Maps
Site Plans and Elevations

Cc: Maurice Cox, Director, P&DD
R. Steven Lewis, Central Region Design Director, P&DD
John Baran, Strategic Planning, P&DD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Melvin Hollowell, Corporation Counsel

Attachment A



DETROIT ECONOMIC GROWTH CORPORATION

500 GROWOLD STREET SUITE 2200 - DETROIT MI 48226 - 313.563.2940 FAX 313.563.8639

February 20, 2017

To: Councilmember Sheffield

From: Detroit Economic Growth Corporation
Real Estate and Financial Services Department
Catherine Frazier

RE: Wolverine Packing Company Expansion Plans

A. Company Background

Wolverine Packing Company is celebrating its 80th Anniversary this year. Founded in the City of Detroit in 1937, the family owned and operated business continues to operate a majority of its operations out of the Eastern Market area in six different facilities. They specialize in meat processing with an international distribution base. Wolverine Packing Company Vital Statistics include:

- \$1,268,000,000 Total sales in 2015.
- A "Sub S" Michigan corporation. Stock is held by 8 family members.
- Wolverine employs approximately 500 full time employees.
 - approximately 200 are members of the United Food and Commercial Workers Union
 - 35 are members of the Teamsters Union
- Wolverine also employs 30 to 50 temporary workers each day because the Company has a great deal of difficulty locating candidates for open positions.
- Approximately 35% of Wolverine's full time employees are Detroit residents.
- Wolverine's total payroll in 2015 was in excess of \$34,000,000.
- Wolverine paid \$950,357 in property taxes to the City of Detroit in 2015.
- Wolverine paid \$317,439 in Corporate Income Taxes to the City of Detroit in 2015.
- Wolverine provides comprehensive employee benefits to all of its employees.

B. Expansion Needs:

Wolverine is out of space, and is seeking 7-10 acres of vacant property to construct a 120,000 square foot building. It will consist of 80,000 square feet of freezer space and 40,000 square feet of production space. They currently stores over 30 million pounds of product in three Public Cold Storage facilities and is using 20 to 30 semi-trailers, with refrigeration units on them, as temporary storage on a daily basis. This is very inefficient and costly. As such they are pursuing the following opportunity:

- 7 to 10 acres of vacant property
- \$30,000,000 invested in real estate acquisition, building construction and equipment purchases
- A new facility will create an additional 50 to 100 permanent jobs when fully operational.
- There is no financing contingency. Everything is in place to proceed once the land is acquired.



DETROIT ECONOMIC GROWTH CORPORATION

500 GROWOLD STREET SUITE 2200 - DETROIT MI 48226 - 313.963.2940 FAX 313.963.8839

C. Proposed Real Estate Sale:

The City of Detroit Real Estate team is recommending that a portion of Forest Park, located at southwest corner of Canfield St and Dequindre St is sold to Wolverine Packing Company to accommodate their expansion needs. Currently Forest Park is 14.33 acres. We are proposing a sale of the eastern portion of 8.58 acres to Wolverine, with Forest Park remaining on the western portion of 5.75 acres. The 5.75 acres remaining is the utilized portion of the park. Please see attached map.

The proposed sale price of the land is: \$1,222,783.80

In addition to purchasing the land, Wolverine is generously willing to invest in several improvements of Forest Park. Wolverine will coordinate the design and construction in collaboration with their contractor and the City of Detroit General Services Department and Parks and Recreation Department. The proposed improvements which will hopefully take place during the same construction period, include:

1. new athletic field
2. new playground
3. new basketball court
4. new baseball diamond
5. new walking path
6. new picnic area
7. improved security
8. trees and landscaping

D. Community Outreach:

The Department of Neighborhoods, in partnership with the Planning Department, the City of Detroit Real Estate Team, and Wolverine Packing are planning on hosting a preliminary Community Outreach meeting at the Forest Park Apartments during the week of March 6th. Once the date is finalized, the team would sincerely appreciate Councilmember Sheffield's participation in the meeting, as her schedule permits.



Telephone: (313) 259-7500



2535 Rivard
Detroit, MI 48207

(313) 568-1909 Fax (Main Office)
(313) 259-7538 Fax (Distribution)

April 19th, 2017

To: City Planning Commission

From Jay Bonahoom

RE: Forest Park Improvements

Please let this letter serve as confirmation that Wolverine Packing will make a \$300,000 donation to the Detroit Parks and Rec Department for the improvements made to Forest Park subsequent to being given approval to build the refrigerated facility under consideration and being shown to CPC on April 20th.

Sincerely,

Jay Bonahoom

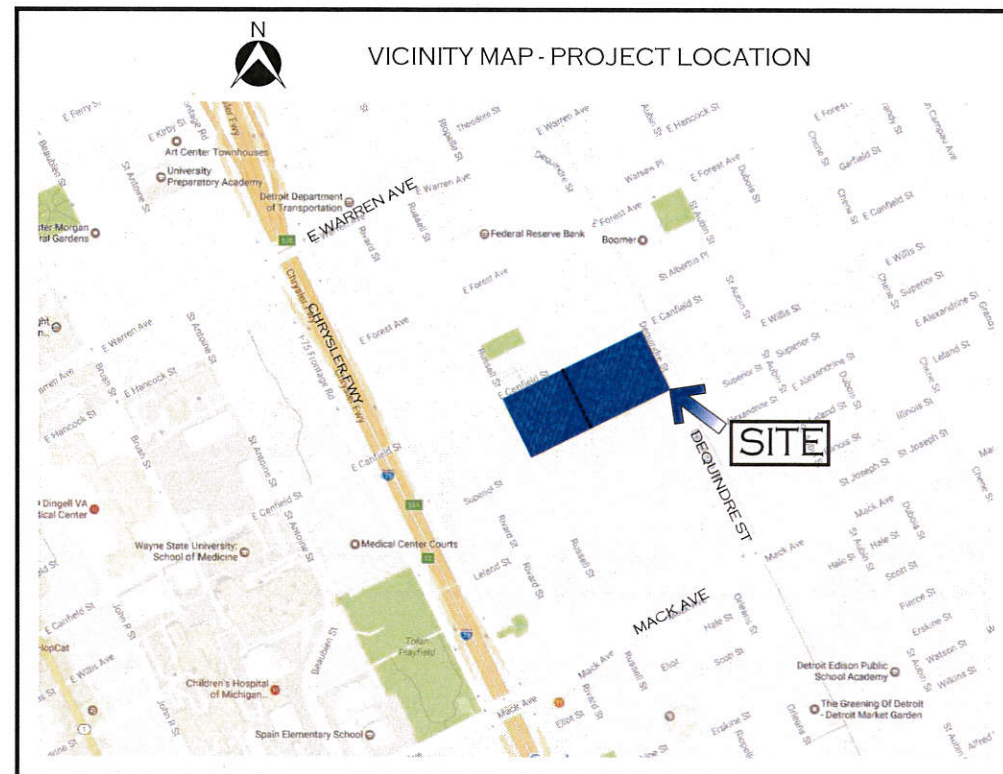
Vice President

Wolverine Packing Co.

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Maps 4 and 6 and the approved plans for an existing PD (Planned Development District) zoning classification established by Ordinance No. 463-H on land generally bounded by Canfield Avenue on the north, Dequindre Street on the east, Mack Avenue on the south and Russell Street on the west, and acknowledges the termination of the Forest Park Rehabilitation Project Development Plan for Forest Park in accordance with Emergency Manager Order No. 36; accordingly acknowledging that the terms of the Plan have no effect on the subject property.

PRELIMINARY
NOT FOR
CONSTRUCTION



4225 DEQUINDRE ST
DETROIT, MI 48207



DRAWING INDEX: DESIGN REVIEW SET - 04 / 20 / 2017

TITLE SHEETS

T1.0 TITLE SHEET

ARCHITECTURAL

A1.0 PROPOSED FLOOR PLAN
A2.0 EXTERIOR BUILDING ELEVATIONS

CIVIL

C1.0 OVERALL SITE PLAN
C1.1 ENLARGED SITE PLAN



9109-B Stellhorn Crossing Pkwy
Fort Wayne, IN 46815
Phone: 260-424-2222
www.ticold.com



343 AIRPORT NORTH OFFICE PARK
FORT WAYNE, IN 46825
PHONE 260.471.4901 FAX 260.481.6006

DESIGN PARTNERS

MEMBERSHIPS, ORGANIZATIONS AND AFFILIATIONS



PROJECT: PROPOSED FACILITY FOR:

4225 DEQUINDRE ST
DETROIT, MI 48207

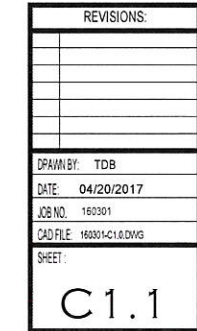
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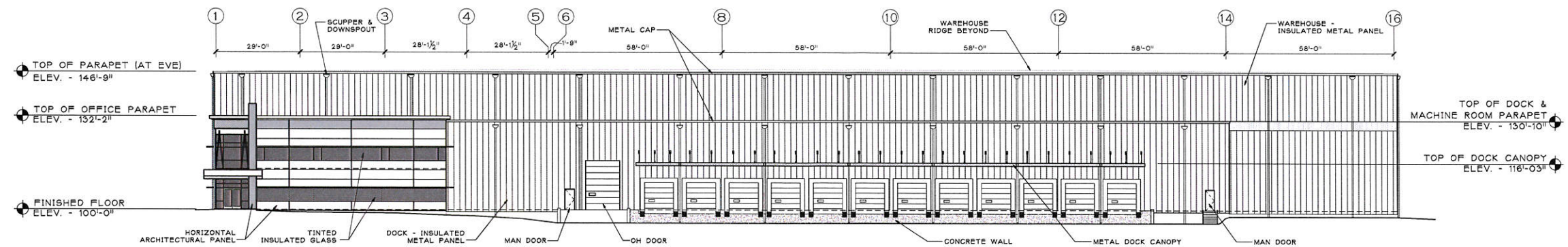
REVISIONS:

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SHEET:	

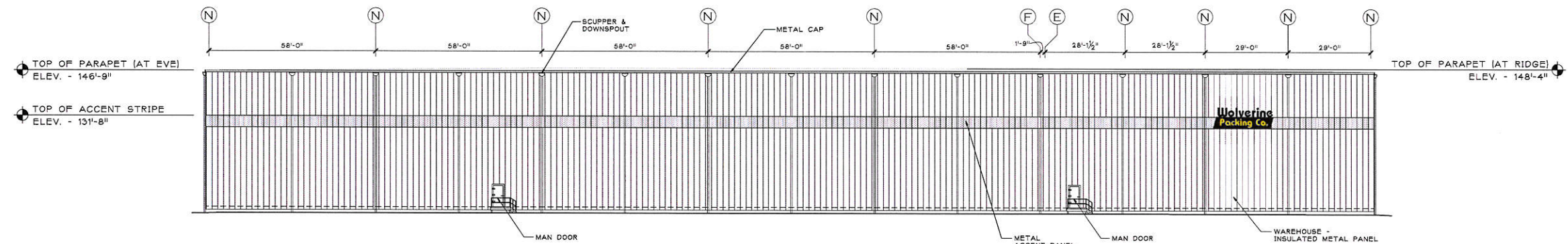
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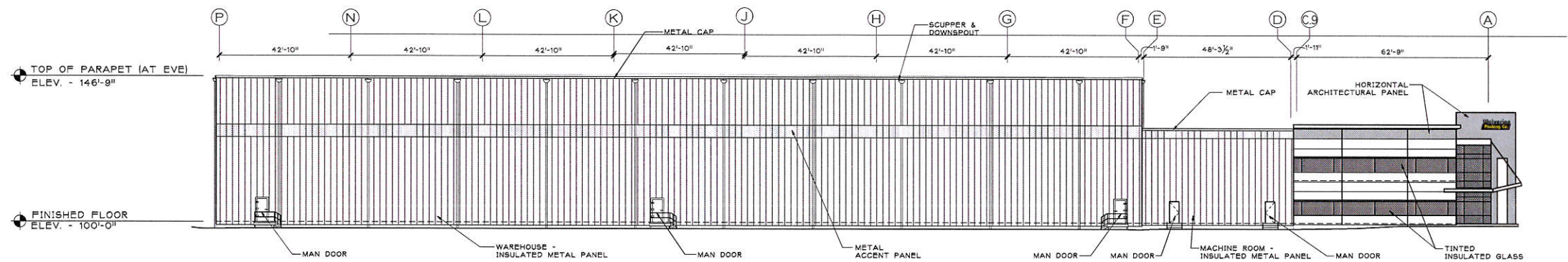
PRELIMINARY



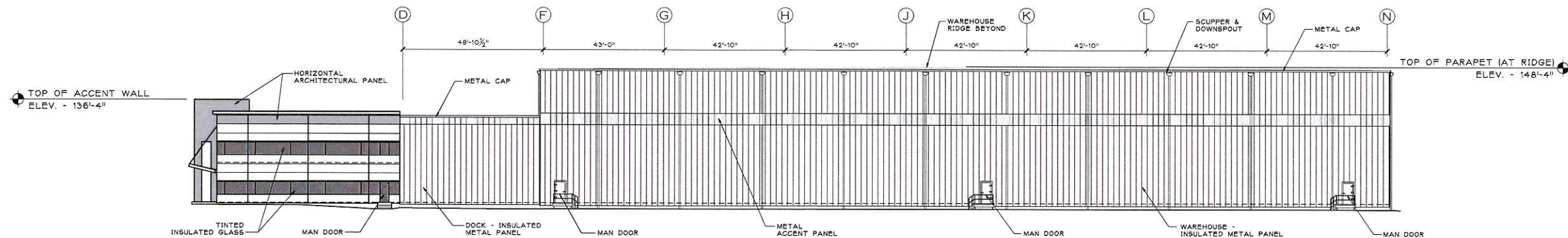
① EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"
AT DOCK AND OFFICE



② WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"
AT WAREHOUSE



③ SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"
AT WAREHOUSE AND OFFICE



④ NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"
AT WAREHOUSE AND OFFICE

CERTIFICATION
PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN BUILD
TI
9109-B Steilhorn Crossing Pkwy
Fort Wayne, IN 46815
Phone: 260-424-2222
www.tidb.com

PROJECT: PROPOSED FACILITY FOR:
wolverine
Packing Co.
4225 Dequindre St
Detroit, MI 48207

DRAWING TITLE:
EXTERIOR BUILDING
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: TDB
DATE: 04/20/2017
JOB NO: 160301
CAD FILE: 160301-A2.0
SHEET:

A2.0











1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Maps 4
4 and 6 and the approved plans for an existing PD (Planned Development District) zoning
5 classification established by Ordinance No. 463-H on land generally bounded by Canfield Avenue
6 on the north, Dequindre Street on the east, Mack Avenue on the south and Russell Street on the
7 west, and acknowledges the termination of the Forest Park Rehabilitation Project Development
8 Plan for Forest Park in accordance with Emergency Manager Order No. 36; accordingly
9 acknowledging that the terms of the Plan have no effect on the subject property.

10 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
11 **THAT:**

12 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly
13 known as the Detroit Zoning Ordinance, is amended by amending District Maps 4 and 6 and
14 Ordinance No. 463-H as follows:

15 District Maps 4 and 6 are amended to modify the approved plans for the PD (Planned
16 Development District) zoning classification currently shown on:

17 PARCEL 1

18 Land in the City of Detroit, County of Wayne and the State of Michigan
19 being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23,
20 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42,
21 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, the West 63.84 feet of Lots 54
22 through 60, both inclusive, Lot 15 and Lot 18 except that part taken for
23 the widening of Dequindre Street, “Stoepel’s Subdivision of the South
24 1/4 of Out Lot 3 and part of Lot 8 of the Subdivision of Out Lot 4,
25 Dequindre Farm” as recorded in Liber 8, Page 77 of Plats, W.C.R., also,
26 the North 7 feet of Lots of 63 through 76, both inclusive, and the North
27 7 feet of Lot 62 except that part taken for the widening of Dequindre

1 Street. "Stoepel's Subdivision of part of Lots 7 and 8, Out Lot 4,
2 Dequindre Farm" as recorded in Liber 12, Page 14 of Plats, W.C.R.,
3 also, Lots 101, 104, 105, 108, 109, 112, 113, 116, 117, 120, 121, 124,
4 125, 128, 129 of "E. Riopelle's Subdivision of Part of the Riopelle Farm
5 North of Superior Street" as recorded in Liber 1, Page 314 of Plats,
6 W.C.R., also, all that part of Out Lot 3 that lies North of a line drawn
7 26.10 feet South of the South line of Canfield Avenue, West of the West
8 line of Dequindre Street, as widened, and East of a line drawn 495.68
9 feet West of the West line of Dequindre Street, as widened, of
10 "Subdivision of the Rear of the Antoine Dequindre Farm for the
11 Administration of the Estate of Antoine Rivard" as recorded in Liber
12 15, Pages 348-349 City Records, W.C.R., together with all of the
13 vacated alleys and streets adjacent to the same.
14

15 Also described as:

16 Beginning at the intersection of the South line of Canfield Avenue and
17 West line of Dequindre Street, as widened; thence Southerly 507 feet
18 along the said West line of Dequindre Street, as widened; thence
19 Westerly 689.82 along the North line of Bottling Group LLC property,
20 as described in Quit Claim Deed, recorded in Liber 30186, Page 529,
21 W.C.R.; thence Northerly 507 feet along the West line of vacated
22 Riopelle Street; thence East 689.92 feet along the South line of Canfield
23 Avenue to the Point of Beginning, containing 8.03 acres of land, more
24 or less.
25

26 PARCEL 2

27 Land in the City of Detroit, County of Wayne and the State of Michigan
28 being Lots 102, 103, 106, 107, 110, 111, 114, 115, 118, 119, 122, 123,
29 126, 127, and 130 "E. Riopelle's Subdivision of Part of the Riopelle
30 Farm North of Superior Street", as recorded in Liber 1, Page 314 of Plats,
31 W.C.R., also Lots 1, 2, 3, 4, 14, 15, 16, 17, 18, and 19 and the North 6
32 feet of Lots 8 through 13, both inclusive, of "F.P. Russell's Subdivision
33 of that Part of Out Lots 18 and 19 Guoin Farm lying between Willis
34 Avenue and Superior Street" as recorded in Liber 21, Page 29 of Plats,
35 W.C.R. also Lots 1 through 10, both inclusive, of "Hiram Walker's
36 Subdivision of Part of North Half of Out-Lot 17, Guoin Farm" as
37 recorded in Liber 11, Page 55 of Plats, W.C.R., also Lots 1 through 10,
38 both inclusive, of "Wallich's Plat of Part of the South one-half of Lot
39 17 of the Subdivision of the Guoin Farm" as recorded in Liber 415, Page
40 412 of Deeds, W.C.R., also that part of Lots 17 and 18 of "A Part of the
41 Guoin Farm North of the Gratiot Road as Subdivided at the Request of
42 the Corporation" as recorded in Liber 9 Page 83 of City Records,
43 W.C.R., lying South of "Wallich's Plat of Part of the South one-half of
44 Lot 17 of the Subdivision of the Guoin Farm" and lying North of the

1 North line of vacated Willis Ave, together with all of the vacated alleys
2 and streets adjacent to the same.
3

4 Also described as:

5 Beginning at the intersection of the South line of Canfield Avenue and
6 East line of Russell Street; thence East 450.74 feet along the South Line
7 of said Canfield Avenue; thence South 507 feet along the West line of
8 vacated Riopelle Street; thence West 450.74 feet along the North line of
9 Bottling Group LLC property, as described in Quit Claim Deed,
10 recorded in Liber 30186, Page 529, W.C.R.; thence North 507 feet along
11 the East line of said Russell Street to the Point of Beginning, containing
12 5.25 acres of land, more or less.
13

14 The Detroit City Council approves the site plans, elevations, and other components of the
15 development proposal for Wolverine Packing Company in the drawings prepared by TI Design
16 Build, and dated April 20, 2017, and the proposal by the City of Detroit Parks and Recreation
17 Department for Forest Park redevelopment as depicted the drawings prepared by the City of
18 Detroit General Services Department, and dated April 4, 2017, and also with the following
19 conditions:

- 20 1. that the developer and City departments continue to work cooperatively with
21 the host community through completion of the project;
- 22 2. that the developer work with the Planning and Development Department
23 (PDD), Parks and Recreation Department (PRD) and the City Planning
24 Commission (CPC) staff to further refine any aspect of the project design, and
25 that signage be erected on the site identifying future projects;
- 26 3. that the developer work with CPC staff to address changes to the project
27 subsequent to the CPC action and that CPC staff is hereby authorized to
28 reconcile such changes that may be in conflict with the CPC's action;

- 1 4. that the developer maintain the property in a neat and orderly fashion, managing
2 dust and collecting and disposing of debris and rubbish, throughout all phases
3 of construction from site preparation through occupancy of the building; and
4 5. that the developer submit final site plans and elevations, landscaping, lighting,
5 and signage plans to the staff of the CPC for review and approval prior to
6 submitting applications for applicable required permits.

7 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

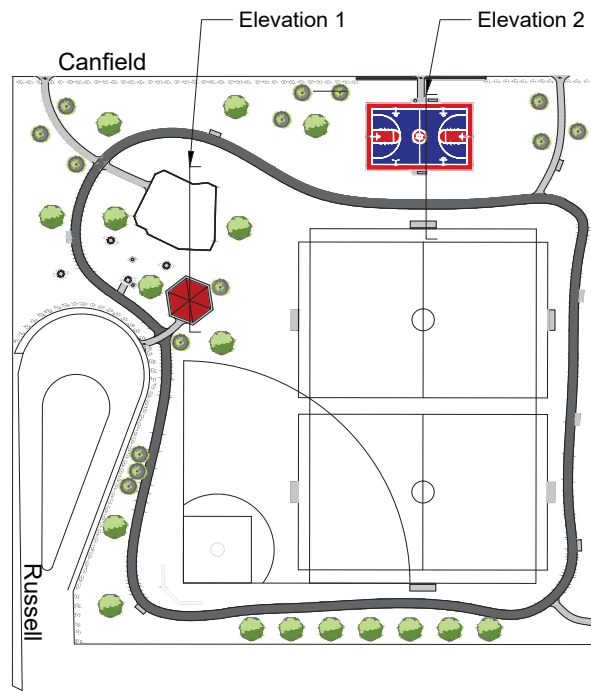
8 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
9 health, safety and welfare of the people of the City of Detroit.

10 **Section 4.** This ordinance shall become effective on the eighth day after publication in
11 accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City
12 Charter.

Approved as to form:



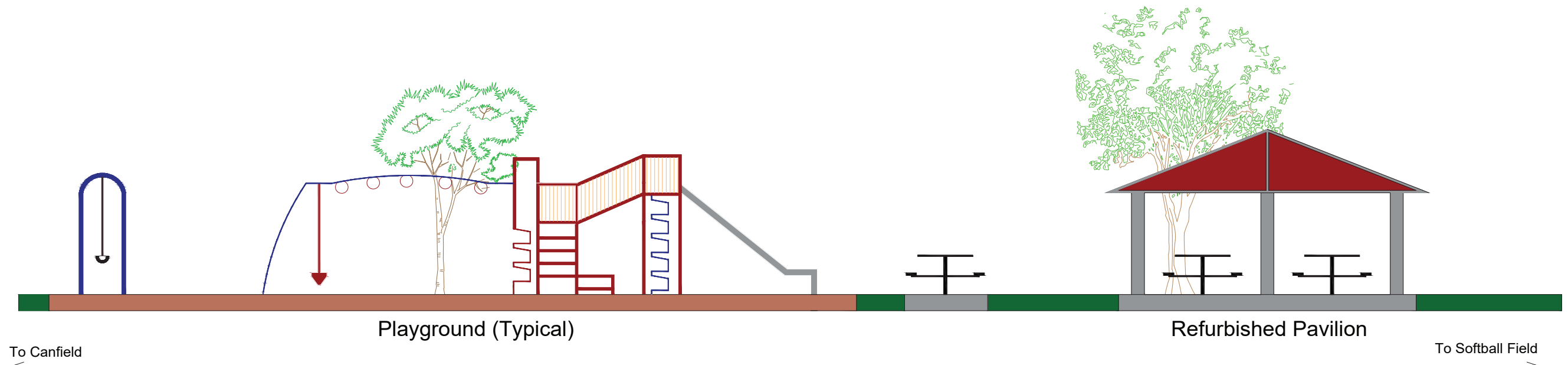
Charles Raimi
Deputy Corporation Counsel



Elevation 2: Basketball Court to Soccer Field



Elevation 1: Playground to Pavilion



GENERAL SERVICES DEPARTMENT
LANDSCAPE DESIGN UNIT
18100 MEYERS RD, UPPER LEVEL
DETROIT, MICHIGAN 48226
(313) 628-0918 Phone
(313) 628-0915 Fax

FOREST PARK
1614 E. CANFIELD

PREPARED BY:
LANDSCAPE DESIGN UNIT

DRAWN BY: John DeRuiter DATE: 4/19/2017

CHECKED BY: DATE:

APPROVED BY:

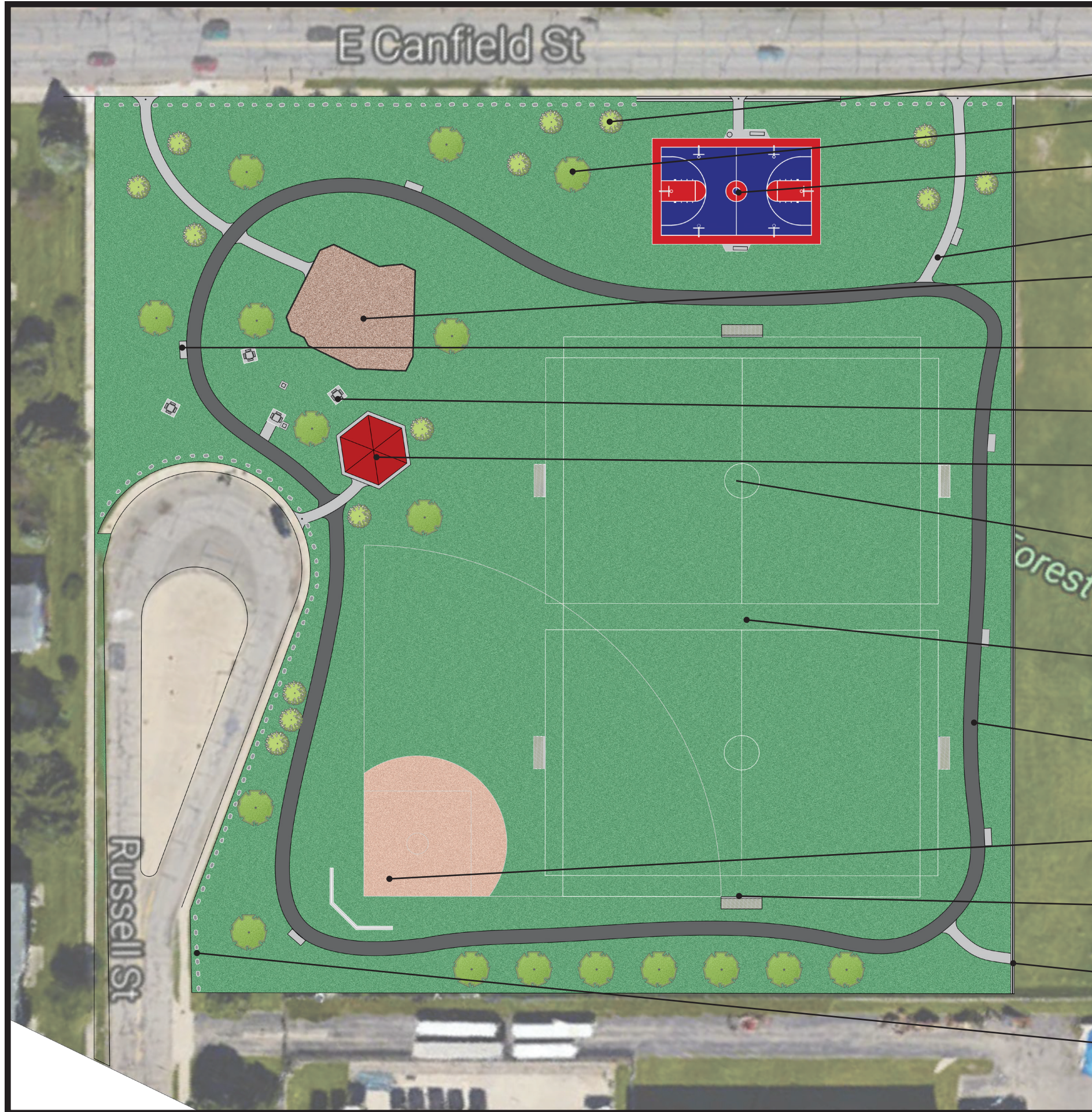
SHEET TITLE:

STRUCTURE ELEVATIONS

SHEET NO. 2 OF 2

SCALE:
NTS

PROPERTY NO. 501
DISTRICT NO. 5



Flowering Trees

Shade Trees

Asphalt Basketball Court

Acrylic Coated

6 Hoops

6' Concrete Access Walk

Playground:

Structure, Swings, Ground Elements

Engineered Wood Fiber Surfacing

Benches on Concrete Pads

Picnic Tables

Under and Around Pavilion

Pavilion:

Refurbished With New Roof

Soccer Field (2)

220' x 140'

Portable Goals

Soccer Field (1)

320' x 200'

Permanent Goals

8' Asphalt Walking Path

1/3 Mile Loop

Softball Field With Backstop

Football Posts on Soccer Net (2)

Practice Football Field

Black Vinyl Fence

Lockable Gate to Wolverine Packing

Boulders Around Park



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FOREST PARK
1614 E. CANFIELD

PREPARED BY:
LANDSCAPE DESIGN UNIT

DRAWN BY: John DeRuiter DATE: 4/19/2017

CHECKED BY: DATE:

APPROVED BY:

SHEET TITLE:

PROPOSED SITE PLAN

N



SHEET NO. 1 OF 2

SCALE:
NTS

PROPERTY NO. 501
DISTRICT NO. 5