

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
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
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 14, 2019

HONORABLE CITY COUNCIL

RE: The request of Fusco, Shaffer & Pappas, Inc. (Petition No. 642) on the behalf of its client, NSO Properties, to amend Article XVII, District Map 12 of the 1984 Detroit City Code, Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west. **(RECOMMEND APPROVAL)**

On June 20, 2019, the City Planning Commission voted to recommend approval of a major modification to the PD established by Ordinance No. 12-17 to establish a multi-purpose emergency shelter and permanent housing development with supportive services slated to be developed at Mack Avenue and Ludden Avenue in the McDougall-Hunt neighborhood.

NATURE OF REQUEST

The CPC has completed its review of the request of Fusco Schaffer & Pappas Inc. on behalf of its client, Neighborhood Service Organization (NSO), to amend Article XVII, District Map 12, of the 1984 Detroit City Code Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ord. 12-17, on 3.16 acres of land generally bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west. NSO was previously approved in March of 2017 to develop permanent housing, an emergency shelter with supportive services and accessory uses on the subject property. Subsequently a minor modification to the approved site plans was approved in April of 2018

In January of this year Your Honorable Body was informed of yet another minor change to the previously approved site plans adopted by Ord. 12-17. Given the unforeseen circumstances of a short fall in revenue due to the Illitch's failure to the follow through on the purchase of the current NSO facility (Tumaini Center) at Third Street and Martin Luther King, Jr. Blvd., as well as the unexpected \$1.2 million additional cost associated with building the previously approved multi-use site plans to the State of Michigan's building code standards, this item was resubmitted to the City Planning Commission for further modification

Public support for the project has resulted in the additional capital for phase two, of what is now known as the Clay Service Center development.

BACKGROUND

NSO currently operates the Tuminai Center at 3450 Third Avenue, just south of Martin Luther King, Jr. Blvd., providing an emergency shelter and supportive service for the City of Detroit's homeless population. For the past eight years, they have sought to relocate the Tuminai Center and develop a larger facility providing the same and greater services. The project, previously identified as the Sanctuary, is now known as the Clay Apartments, and NSO is now seeking approval of a modification to the approved plans of this PD district in order to proceed with the redevelopment of the eastern portion of the site.

Previously, Ord. 12-17 was modified to allow for the construction of a 37,167 sq. ft. facility. The approved facility currently under construction will provide 42 units of permanent supportive housing in a two story structure. The land use is identified as "single-room-occupancy (SRO) housing," which is permitted in the PD zoning district.

PROJECT PROPOSAL

The proposed modification now before Your Honorable Body is to allow for the construction of an additional one-story, 21,915 sq. ft. facility which will serve as a homeless shelter with 56 cots and an array of supportive services. The NSO/Clay Shelter will serve approximately 56 full-time clients per day, both men and women. The NSO Clay Service Center will provide substance abuse and mental health treatment, health care services, education, crisis intervention and referral services. The future NSO Service Center will be open 24 hours a day, 7 days a week for most of the year but will be closed 8 p.m.-8 a.m. on Saturdays and Sundays from April 1st through October 31st.

The cladding of the proposed building is brick and metal panel of varied colors, texture, and patterns similar to that which was approved via Ordinance No. 12-17. A 77-space surface parking lot will be provided. Outdoor recreation facilities, security walls and heavily landscaped areas, including rain gardens are included in the proposed site plans.

The permanent supportive housing will provide forty-two (42) 1-bedroom apartments with supporting amenities. The main entry will be located on the first floor with the units and amenities to be housed on both the first and second floors.

SURROUNDING LAND USE AND ZONING

To the North – institutional, parking and residential/commercial and scattered vacant land beyond-B2 (Local Business and Residential District)

To the South – residential – R2 (Two-Family Residential District)

To the East – commercial service/office/vacant land beyond, B2

To the West – commercial retail and office/residential–B2, B4 (General Business District)

COMMUNITY MEETINGS & PUBLIC HEARING

The CPC held a public hearing on the proposed PD modification on June 20, 2019. There were no members of the public present who spoke in support or opposition of the proposed modification. NSO is seeking further community reaction to this PD modification. Given that changes represent a return to the previously approved density and scope from the approved project via Ordinance No. 12-17, staff has been instructed to work with the Department of Neighborhoods to garner community feedback. It is our intent to monitor the proceedings of ongoing community meetings with the McDougall Hunt CDC.

ANALYSIS

As eluded to above, the proposed modification results in a return to a previously considered and approved scale and more intensive operation. The one-story configuration is more compatible with surrounding building heights and facades. Initially, the entirety of the development consisted of one large facility, however, the revised plans for the development call for two smaller scaled buildings.

The site plan also includes of a basketball half court, horse shoes courts and a picnic area as the outdoor activities available.

Section 61-3-97 of the Zoning Ordinance provides the criteria for determining whether a proposed PD modification is major or minor. Sec. 61-3-97 states in part that:

“All approved site plans, elevations, and other development proposals, including proposed uses, may be amended, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved.”

Three of the five criteria which distinguish a major from a minor modification have been met, given a change in character of the development by the division of the originally proposed single structure development into two structures resulting in an increase in the ratio of gross floor area to zoning lot area in excess of five percent (5%) as well as an increase in coverage by a structure.

CONCLUSIONS AND RECOMMENDATIONS

The CPC voted on June 20, 2019 to recommend approval of the proposed PD modification with the following condition:

1. Prior to making application for applicable permits, final site plans, elevations, landscaping, lighting and signage plans shall be submitted to the City Planning Commission staff for review and approval for consistency with the plans approved by the City Council.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON



Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Site Plans

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 Map No. 12, by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west, to enable the development of the Neighborhood Services Organization's Clay Apartments, which will provide permanent supportive housing and services.

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 Map No.
4 12, by modifying the existing PD (Planned Development District) zoning classification established by
5 Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden
6 Street to the south, and Elmwood Avenue to the west, to enable the development of the Neighborhood
7 Services Organization's Clay Apartments, which will provide permanent supportive housing and
8 services.

9 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

10 Section 1. Article XVII of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 (A) District Map No. 12, is amended to modify the existing PD (Planned Development
13 District) zoning classification established by Ordinance No. 12-17 to enable the
14 development of the Neighborhood Services Organization's Clay Apartments, which
15 will provide permanent supportive housing and services, on land bounded by Mack
16 Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood
17 Avenue to the west, and more specifically described as follows:

18 A PARCEL OF LAND LOCATED IN THE CITY OF DETROIT, COUNTY OF
19 WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

20
21 LOTS 1 AND 2, BLOCK 7 OF "ZENDER'S SUBN. OF THE SOUTHERLY
22 PARTS OF LOTS 16, 17 & 18 SUBN. OF THE LEIB FARM, P.C. 15, ALSO ALL
23 OF OUT LOTS 40 & 41 SUBN. OF THE G. HUNT FARM. P.C. 182, LYING
24 BETWEEN GRATIOT AVE. AND LUDDEN ST.", ACCORDING TO THE
25 PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 4, WAYNE
26 COUNTY RECORDS, ALSO, LOTS 1 THROUGH 20, INCLUSIVE,
27 INCLUDING THE 18 FOOT VACATED ADJACENT ALLEY, OF "SMITH'S
28 SUBDIVISION OF LOTS 1 TO 20, BOTH INCLUSIVE, OF MRS. RICH'S

1 SUBDIVISION OF PART OF LOTS 38 AND 39 OF GEORGE HUNT FARM",
2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 23 OF
3 PLATS, PAGE 32 WAYNE COUNTY RECORDS, ALSO, LOTS 11 THROUGH
4 16, INCLUSIVE, OF "MEIER'S SUBDIVISION OF THAT PART OF OUT LOT
5 37, P.C. 182, BETWEEN LUDDEN STREET AND GRATIOT AVENUE", AS
6 RECORDED IN LIBER 27 OF PLATS, PAGE 100, WAYNE COUNTY
7 RECORDS, ALSO, THAT PART OF OUT LOT 36 LYING BETWEEN
8 LUDDEN AND MACK, OF PLAT OF THE "GEORGE HUNT FARM, SOUTH
9 OF THE GRATIOT ROAD, AS SUBDIVIDED BY A.E. HATHON", 1846,
10 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 27, PAGE
11 251 DEEDS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY
12 DESCRIBED AS:

13
14 COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 7 OF
15 SAID ZENDER'S SUBN., THENCE ALONG THE SOUTH LINE OF MACK
16 AVENUE (66 FEET WIDE) S. 64°00'00" W. 211.14 FEET TO THE POINT OF
17 BEGINNING; THENCE S. 26°00'00" E. 173.44 FEET; THENCE ALONG THE
18 NORTH LINE OF LUDDEN STREET (50 FEET WIDE) S. 60°00'49" W. 698.15
19 FEET; THENCE ALONG THE EAST LINE OF ELMWOOD STREET (60 FEET
20 WIDE) N. 26°00'00" W. 221.98 FEET; THENCE ALONG SAID SOUTH MACK
21 AVENUE N. 64°00'00" E. 696.46 FEET TO THE POINT OF BEGINNING,
22 CONTAINING 137,699 SQUARE FEET OR 3.16 ACRES OF LAND MORE OR
23 LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF
24 RECORD.

25
26 (B) The Detroit City Council approves the modification of the PD as described above,
27 and the corresponding development proposal, including the drawings prepared by
28 Fusco, Shaffer & Papas Inc. and dated May 31, 2019, subject to the following
29 conditions:

- 30 1. The site plan shall be revised to show interior landscaping consistent with
31 the standards set forth in Sec. 61-12-219 for off-street parking areas;
32

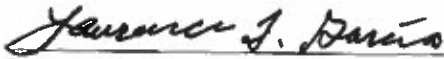
1 2. That final site plans, elevations, landscaping lighting and signage plans
2 shall be submitted to the staff of the City Planning Commission for review
3 for consistency with the approved plans and approval prior to application
4 being made for applicable permits.

5
6 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

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

9 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
10 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, Michigan Compiled
11 Laws Section 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence Garcia
Corporation Counsel



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

LETTER OF TRANSMITTAL

TO: Detroit Planning Commission Dept.
Coleman A. Young Center
2 Woodward Ave. – Suite 208
Detroit, MI 48226

DATE: May 31, 2019
PROJECT: NSO/ Clay Service Center
PD Submission

ATTN: Marcell Todd-Director

WE ARE SENDING YOU VIA:

- U.S. Mail
- Hand Delivery
- Pick Up
- UPS
- Other _____

THE FOLLOWING ITEMS:

- Drawings
- Specifications
- Samples
- Shop Drawings
- Product Information
- Correspondence
- Sketches
- Change Order
- Other Application/ Docs

COPIES	DATE	DESCRIPTION
3	05/31/19	Sets of Drawing Packet (24"x36") – Hard Copies
1	05/31/19	Sets of Drawing Packet (24"x36") – PDF Format
1	05/31/19	PD Development Application Form (completed)
1	05/31/19	Project Narrative
1	05/31/19	Agent Authorization Letter
1	05/31/19	Check for PD Application Fee
1	03/26/19	Proof of Ownership-Quit Claim Deed

THESE ARE TRANSMITTED:

- For Your Use
- As Requested
- For Review and Comment
- Please Return ___ Copies to This Office
- Other Planning Comm. Review

RETURN TO CONTRACTOR:

- Rejected
- Make Corrections
- Make Changes Noted
- Resubmit
- Review Completed

REMARKS: Please process for Planning Commission Hearing on June 20, 2019. This submission is for Phase 2 of the project (Ph 1-Clay Apartments), for which we had Phase1 PD Approval in January of this year. Thank you.

cc: Karen Gage-PDD/ via email
Alvin Mitchell-PDD/ via email
Maurice Cox-PDD/ via email
Julio Cedano-PDD/ via email
George Etheridge CPC/ via email
James Pappas-FSP/ via email

Steve A. Koffi
Design Team Member

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE





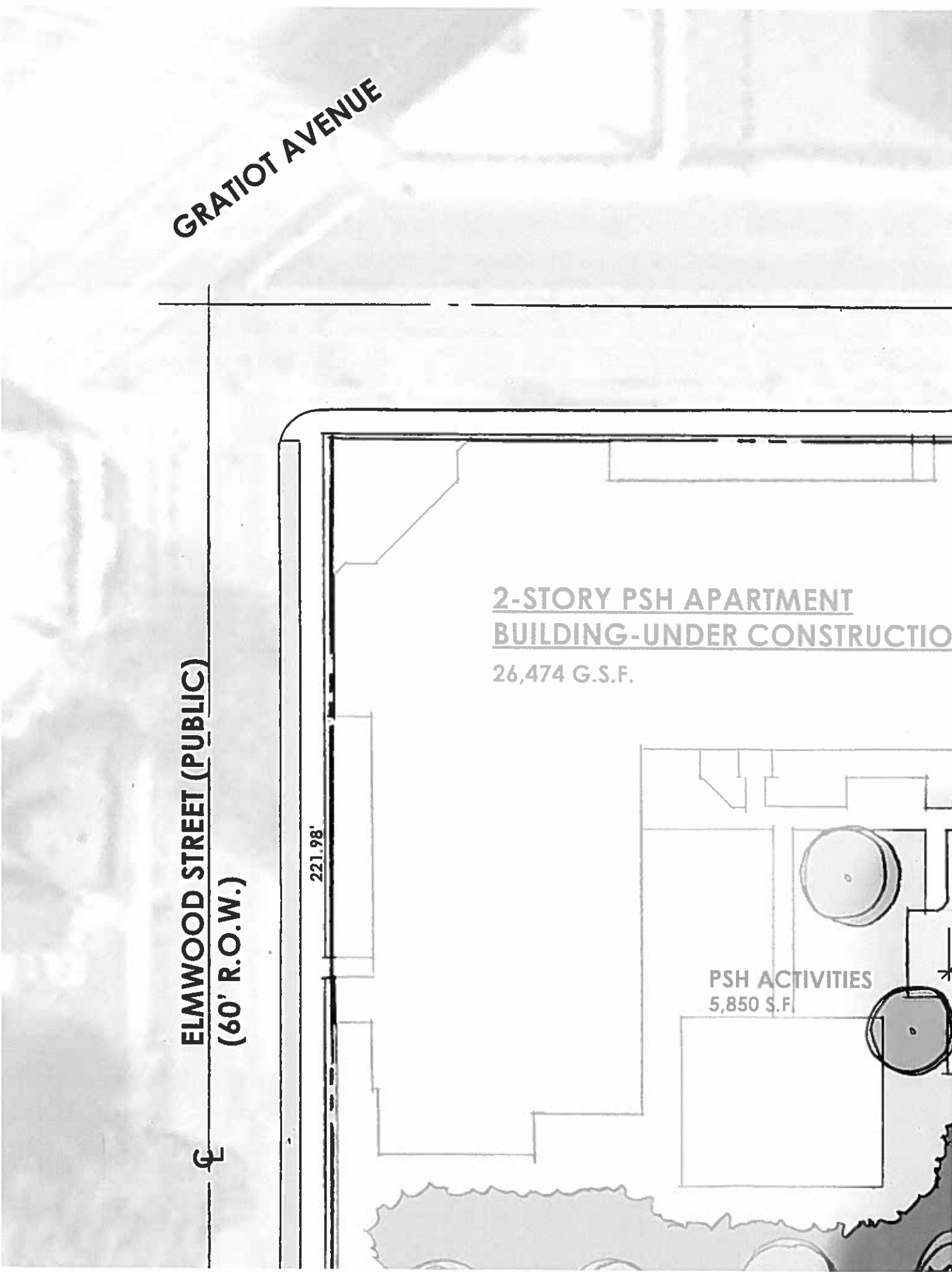
GRATIOT AVENUE

ELMWOOD STREET (PUBLIC)
(60' R.O.W.)

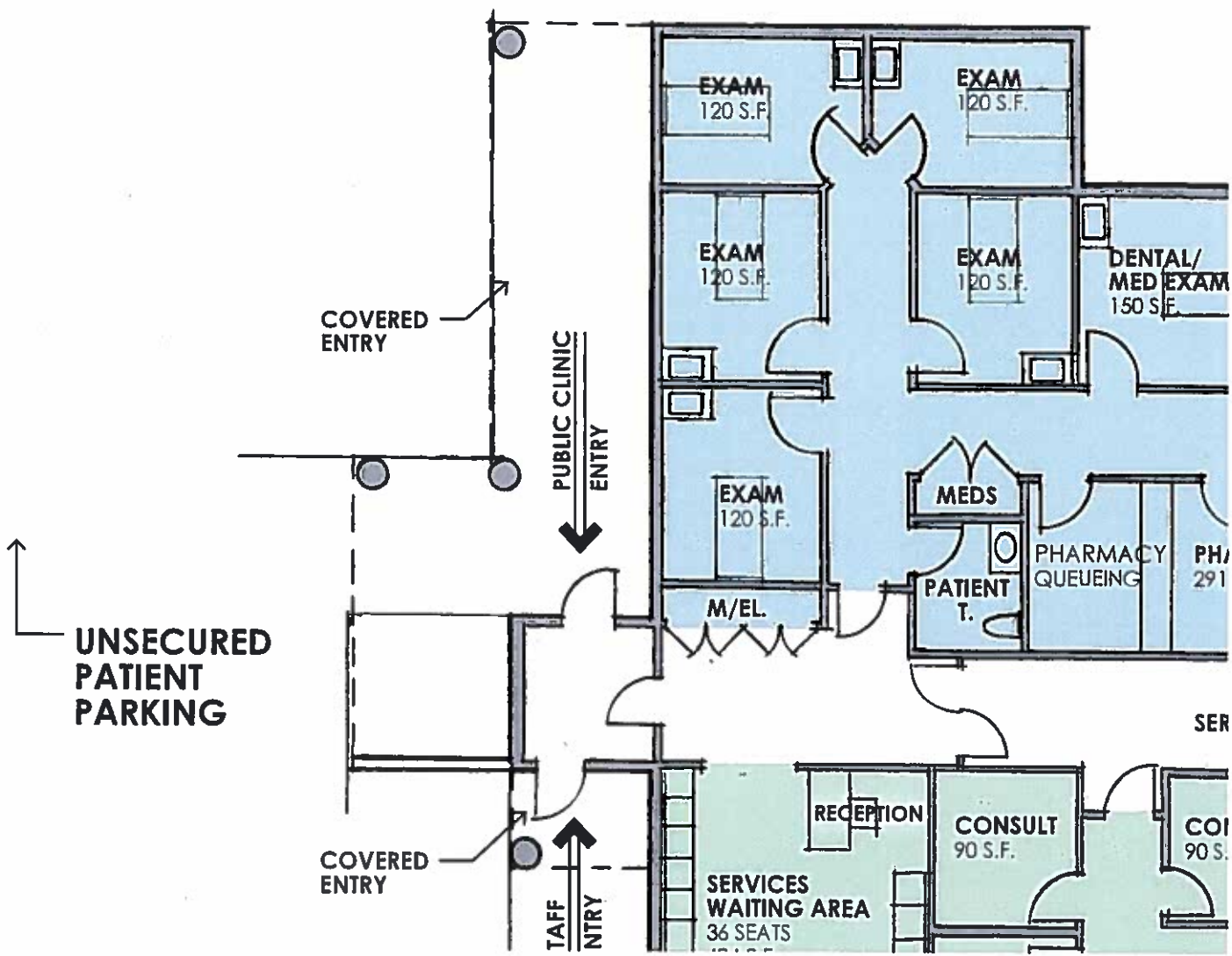
221.98'

2-STORY PSH APARTMENT
BUILDING-UNDER CONSTRUCTION
26,474 G.S.F.

PSH ACTIVITIES
5,850 S.F.



CLINIC





3D VIEW FROM

141.17 T/C
 140.71 ASP
 1352 HYD FG
 141.20
 1353 GV
 141.31
 141.36 T/C
 141.06 T/C
 141.53 T/C
 140.89 ASP
 1355 CB
 140.45
 141.21 T/C
 140.69 ASP
 1353
 141.31
 141.06
 141.53

STRUCTURE TABLE:

<u>INVERT</u>	<u>POINT</u>	<u>DESCRIPTION</u>	<u>RIM</u>	<u>PIPE SIZE</u>	<u>DIRECTION</u>	<u>INVERT</u>
25' 2.40	1322	SEWER MANHOLE	140.83	15" X 20" 12"	N S	127.43 127.43
6.30	1323	WATER GATE VALVE	140.90	10"		FILLED WITH DIRT
FILLED WITH CUMULE	1324	WATER GATE VALVE	141.07	10"		FILLED WITH DIRT
	1325	ATT MANHOLE	140.98			
	1326	CATCH BASIN	140.46	TRAPPED		137.21
	1353	WATER GATE VALVE	141.31	8"	E/W	T/P 136.06
	1354	SEWER MANHOLE	141.35	12" 12" 12"	N S W	128.61 133.92 128.73
	1355	CATCH BASIN	140.45	—		FILLED WITH DIRT
	1519	SEWER MANHOLE	139.03	15" 15"	N W	130.35 128.78
15'	1521	CATCH BASIN	137.84	TRAPPED		134.46
	1522	PLD MANHOLE	138.91			
0.72	1523	WATER GATE VALVE	138.76			
	1524	CATCH BASIN	137.95	12"	W	132.70
	1525	WATER GATE VALVE	138.30	8"	E/W	T/P 132.94
	1526	WATER GATE VALVE	138.42	6"	N/S	T/P 133.30
	1527	WATER GATE VALVE	138.55	36"	N/S	T/P 130.05
	1528	PLD MANHOLE	138.43			
6.33	1667	CATCH BASIN	140.95	ABANDONED?		FILLED WITH WATER
15'	1668	CATCH BASIN	140.28	ABANDONED?		FILLED WITH WATER

(OWN WITHOUT CONNECTIONS TO EXISTING SEWERS) ARE OLD STRUCTURES
 WHERE THEY ARE CONNECTING TO THE EXISTING SEWERS ARE NOT KNOWN.
 I PER DWSD WATER MAP #22K.
 I PER DWSD SEWER MAP #S-39-A.

SURVEY AND TOPOGRAPHIC SURVEY NSO SERVICE CENTER MICHIGAN	FIELD BOOK 763	DATE 7-24-15	SCALE HOR: 1" = 30' VER: 1" =	© COPYRIGHT 2016
		DESIGNED BY JJW	JOB NO. 15138	
		DRAWN BY PTG	SHEET C-1	

C:\Users\acoppersmith\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\3XRUE0U9\Application for a PD_PC_PCA Zoning Change REVISED 2014.doc

CPC File #: _____

Date of Filing: _____

RE: Clay Service Center

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk, via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.


The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-302 and 6-204 of the 2012 City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: _____



Date: _____

5.30.19

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

<u>Size of Property</u>	<u>Fee 3.16 Acres = \$404.00</u>
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00 3.16 Acres=\$350.00 + (2.16 acres x \$25.00)=\$404.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer". When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the complete application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

(1) Name of Applicant: Fusco, Shaffer & Pappas, Inc. - James Pappas (as agent for The Sanctuary LDHA, LLC)

Address of Applicant: 550 East Nine Mile Road

City, State, Zip Code: Ferndale, MI 48220

Telephone Number: 248.543.4100

(2) Name of Property Owner: The Sanctuary Limited Dividend Housing Association, Limited Partnership (Current Deed-Holder)

Address of Property Owner: 32600 Telegraph Road

City, State, Zip Code: Bingham Farms, MI 48205

Telephone Number: 248.833.0500

(3) Name of Architect (if any): Fusco, Shaffer & Pappas, Inc. - James Pappas

Address of Architect: 550 East Nine Mile Road

City, State, Zip Code: Ferndale, MI 48220

Telephone Number: 248.543.4100

(4) Proposed Manager (if any): NSO Properties

Address of Manager: 882 Oakman Blvd., Suite C

City, State, Zip Code: Detroit, MI 48238

Telephone Number: 313.961.4890

(5) Name of Developer: Neighborhood Service Organization

Address of Developer: 882 Oakman Blvd., Suite C

City, State, Zip Code: Detroit, MI 48238

Telephone Number: 313.961.4890

(6) Title of Proposal: Clay Service Center

(7) General Description of Proposal: Development of a 1-story proposed homeless shelter and
supportive services (mental health, drug addiction, employment training). Development
to include a secured outdoor activities area and potential community garden. Secured staff/
visiting professionals parking, as well as separate unsecured public vision parking, provided on site.
This is a supplemental phase (2) to the previously approved permanent supportive housing development.

(8) Address of Subject Parcel: Address to be determined-Located between Mack Ave. and Ludden Street
Between Elmwood Street and Elery Street
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)
See attached survey with legal description

(10) General Location of Subject Property:
1 Block east of Gratiot, south side of Mack.

(11) Present Zoning of Subject Parcel:
PD Planned Development

(12) Proposed Zoning of Subject Parcel (if change is being requested):
PD Planned Development (Modification)

(13) Size of Subject Parcel (Dimensions): 221.98ft x 696.46ft
(Acreage): 3.16 Acres

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

Previous approval to PD

PD Modification required for change in use and building size

(15) Zoning of Adjacent Properties:

To the North - B2

To the South - R2

To the East - B2

To the West - B2

(16) Development of Adjacent Properties:

To the North - Local Small Businesses - Some vacant, Church Campus

To the South - Limited Single - Family/ Vacant

To the East - Vacant

To the West - Local Small Businesses - Some Vacant

Size of Proposed Structure(s)

(17) Ground Coverage Dimensions of Each Structure:

(A) 315ft X 120ft

(B)

(C)

(D)

(E)

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) 21,915 SF

(B) _____

(C) _____

(D) _____

(E) _____

(19) Height (in stories and feet) of Each Structure(s):

(A) 1 Story - 14ft Height (to flat roof)/24ft to Highest Parapet

(B) _____

(C) _____

(D) _____

(E) _____

(20) Total Gross Square Footage of All Structures: 21,915 (one structure)

COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

Homeless shelter-56 Cots

(22) Total Number of Dwelling Units: (7) 8 cot rooms of which

0 are efficiency units of 0 sq. ft. each;

0 are 1-bedroom units of 0 sq. ft. each;

0 are 2-bedroom units of 0 sq. ft. each;

0 are 3-bedroom units of 0 sq. ft. each; and

7 are other (specify) 8 cot rooms of 360 sq. ft. each.

(23) Anticipated Rent Structure: Not Applicable

(24) Number of Subsidized Units: Not Applicable

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)
1/2 Basketball court, raised garden, picnic seating area with stage, covered smoking shelter

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

Not Applicable

COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA

(27) Name of Citizens' District Council: McDougall Hunt CDC

(28) Date of Citizens' District Council Approval: Pending

(29) Date of Detroit Housing Commission Approval: Pending

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

(30) Total Number of Off-Street Parking Spaces Proposed: 51 of which
0 will be structure parking and 51 will be surface parking.

(31) Size of Surface Parking Area (square feet): 17,436 SF (Excluding phase 1 parking)

(32) Size of Parking Structure Ground Coverage (square feet): Not Applicable

(33) Number of Levels: Not Applicable

(34) Number of off-street parking spaces required by Zoning Ordinance: 15

(35) Types of Financing/Subsidy Mechanisms: New market tax credits, corporate and
foundation grants, government grants

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development:

Not Applicable

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

Not Applicable

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

Not Applicable

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

Not Applicable

(40) Describe any energy saving features of this development:

TBD

(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
_____ McDougall Hunt CDC 3705 Pulford Street Detroit, MI 48207	_____ Anthony Dicus mchcoc@gmail.com (313)579-2712
_____ Bethal Church of the Apostolic 3381 Mack Avenue Detroit, MI 48207	_____ Pastor John Lucas (313) 407-8097
_____ Capuchin Soup Kitchen 1264 Meldrum Street Detroit, MI 48207	_____ Capuchin Services - Reggie Huff (313)925-1370 x 100

(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

<u>Name</u>	Indicate:		<u>Address</u>	<u>Address of Adjacent Property</u>	<u>Phone</u>
	<u>Owner</u>	<u>Business Resident</u>			
Bethel Church of the Apostolic	Owner		3381 Mack Ave.,	Detroit, MI	John Lucas - 313.407.8097
McDougall Hunt Community CDC	Owner		3705 Pulfard Street	Detroit, MI	Anthony Dicus - 313.579.2712

(43) Number of new employees anticipated as a result of this proposal:

Temporary: 50 (construction)

Permanent: 2 (new)

(44) Anticipated Beginning Construction Date: November 1, 2019

(45) Anticipated Construction Completion Date: Partial- April 1, 2020

Total- November 1, 2020

(46) Letters of Review and/or comment from Reviewing Agencies attached:

- | | |
|------------------------------------|--------------------------|
| <u> </u> D-DOT | Dated: <u> </u> |
| <u> </u> Planning & Development | Dated: <u> </u> |
| <u> </u> Recreation | Dated: <u> </u> |
| <u> </u> Police | Dated: <u> </u> |
| <u> </u> Fire | Dated: <u> </u> |
| <u> </u> Public Lighting | Dated: <u> </u> |
| <u> </u> Aviation | Dated: <u> </u> |
| <u> </u> Air Quality Management | Dated: <u> </u> |
| <u> </u> DPW | Dated: <u> </u> |
| | Dated: <u> </u> |
| | Dated: <u> </u> |

PLANS AND MAPS:

Submit ten (10) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.



FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

May 31, 2019

NARRATIVE STATEMENT

Proposed NSO/ Clay Service Center and Shelter

The proposal is for a 1-story, 56 bed emergency homeless shelter along with a full array of supportive services. The NSO/ Clay Shelter will serve approximately 53-56 full time clients per day, with a varying mix of men and women. The future NSO Service Center will be open 24 hours a day, 7 days a week for most of the year but will be closed 8pm-8am on Saturdays and Sundays from April, 1 through October, 31. The NSO Clay Service Center program services will provide substance abuse and mental health treatment, health care services, education, crisis intervention and referral services for individuals who are homeless or disenfranchised.

A conceptual plan and program has been prepared by Fusco, Shaffer & Pappas, Inc. for the proposed development, which will replace the derelict City of Detroit Police Department / 7th Precinct branch station site, with a permanent supportive housing structure (as previously approved phase 1 / currently under construction) and the proposed, combined emergency shelter for the homeless and supportive services, as phase 2. The proposed plans have been attached. This proposed shelter and service center will replace the existing Tumaini Center at Third St. and Grand River Ave.

The current vacant building will be demolished and the site will be prepped for the new construction of the 21,915 s.f. proposed facility. The proposed building will incorporate the current ADA Barrier Free Requirements, as well as all applicable building codes. The proposed shelter will provide many amenities to support the residents including indoor and outdoor recreation areas, vocational training, lounge space, generous dining room, and laundry facilities.

The proposed structure exterior will be predominately brick and metal siding with several contrasting/ complimentary colors, that will highlight the playful geometric facade, creating an inviting multi-use facility. NSO plans to develop the neighboring parcel to the east, once under site control, into a community garden

that will act as another amenity for the project residents and a public benefit to the community.

With the current building standing vacant, the demolition and construction of the new facility can start immediately with all necessary permits.

Community Improvement

In developing the derelict City of Detroit Police Department – 7th Precinct branch station site, NSO would work to ensure that the new facility will be an asset to the community and a model for future service facilities.

The re-use and of the abandoned City of Detroit Police Department – 7th Precinct branch station site, which once stood for safety and protection, will now once again, become a haven for safety and protection to those individuals who have limited hope for improving their lives and provide the first steps toward a self-sustaining lifestyle for the residents.



CENTRAL OFFICE
882 Oakman Blvd., Suite C
Detroit, Michigan 48238
Phone: 313-961-4890
www.nso-mi.org

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Linda Little

Chief Operating Officer
Dajuan Smith

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First Vice Chair
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Hubert Massey

Thomas E. Page

Reginald K. Pelzer, C.P.A.

David E. Rudolph

Dennis Shepherd

Tyra Tomlin

May 31, 2019

Mr. Marcell Todd
City of Detroit - Planning Commission
2 Woodward Avenue Detroit, MI 48226

RE: Parcel 626; generally bounded by Elmwood, Mack, Ellery and Ludden

Dear Mr. Todd:

Please be advised that on behalf of Neighborhood Service Organization (NSO), I am assigning Jim Pappas of Fusco, Shaffer & Pappas Architects as NSO's agent for the rezoning process related to the development of property described as Parcel 626 which is currently owned by The Sanctuary Limited Dividend Housing Association Limited Partnership, located east of the intersection of Gratiot and Mack Avenues.

If you have any questions, please contact me at 313-961-4890.

Thank you

Sincerely,

A handwritten signature in blue ink that reads "Linda Little". The signature is fluid and cursive, with the first name "Linda" being more prominent than the last name "Little".

Linda Little
President and CEO
Neighborhood Service Organization

Neighborhood Service Organization
TREASDET2--TREASURER, CITY OF DETROIT
Print As: TREASURER, CITY OF DETROIT

C YOUNG MUNICIPAL CENTER
2 WOODWARD AVE.
DETROIT, MI 48226

Fifth Third Bank
5TH3RD AP - 9002 9002
Date: 05/29/19

Date Acct	Bill # Memo	Reference Number Unit ID	Entity	Amount Entered	Term Discount	Amount Paid
05/29/19	007131	Clay Center Project 100-CO	NSOINC--NSO, Inc.	\$404.00	\$0.00	\$404.00
5078--Permits, Inspection Net Amount:						

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM.

Neighborhood Service Organization
882 Oakman Blvd.
Suite C
Detroit, MI 48238
313.961.4890 ext 1035

Fifth Third Bank
100 Town Center
Southfield, MI 48076
74-545/724


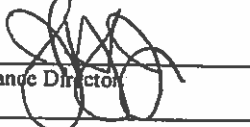
210491
Date: 05/29/19

Pay To
The Order Of **TREASURER, CITY OF DETROIT**
Four Hundred Four Dollars

\$\$\$404.00**

TREASURER, CITY OF DETROIT
C.YOUNG MUNICIPAL CENTER
2 WOODWARD AVE.
DETROIT, MI 48226
United States

⑈ 210491 ⑈ ⑆072405455⑆ 7911779002⑈

Approved by Corporation Counsel pursuant to Sec. 7.5-206 of the 2012 Charter of the City of Detroit	Pursuant to Sec. 18-5-4(b) of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this deed.	Approved by the City Council on <u>July 24, 2018.</u>
 Corporation Counsel	 Finance Director	Approved by the Mayor on <u>July 25, 2018.</u>

Exempt from transfer tax pursuant to MCL §207.505(h)(i) and MCL §207.526(h)(i).

This instrument was drafted by and return to:

Alvin Mitchell
City of Detroit, Housing & Revitalization Dept.
2 Woodward Avenue, Suite 908
Detroit, MI 48226


EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan South Mack Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the North 9 feet of vacated adjacent alley, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and the South 9 feet of vacated adjacent alley, "Smith's Subdivision" of Lots 1 to 20, both inclusive, of Mrs. Rich's Subdivision of part of Lots 38 and 39 of George Hunt Farm, City of Detroit, Wayne County, Michigan. Rec'd L. 23, P. 32 Plats, W.C.R., also, Lots 11, 12, 13, 14, 15 and 16 of "Meier's Subdivision" of that part of Out Lot 37, P. c. 182, between Ludden Street and Gratiot Avenue, City of Detroit, Wayne County, Michigan. Rec'd L. 27, P. 100 Plats, W.C.R., also, that part of Out Lot 36 lying between Ludden and Mack, of Plat of the "George Hunt Farm, South of the Gratiot Road, as subdivided by A.E. Hathon", 1846. Rec'd L. 27, P. 251-252-253 Deeds, W.C.R., also, Lots 1 and 2, Block 7; "Zender's Subn." Of the Southerly parts of Lots 16, 17 & 18 Subn. Of the Leib Farm. P. C. 15, also all of Out Lots 40 & 41 Subn. Of the G. Hunt Farm, P. C. 182, lying between Gratiot Ave. and Ludden St., Detroit, Wayne Co., Mich. Rec'd L. 14, P. 4 Plats, W.C.R.

a/k/a 3364 Mack
Tax Parcel ID 13001619-37

Description Correct
Engineer of Surveys

By: 
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED

M-5000