

City of Detroit

Lauren Hood, MCD
Chairperson
Donovan Smith
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
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

October 15, 2021

HONORABLE CITY COUNCIL

RE: Request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification. **(RECOMMEND APPROVAL)**

BACKGROUND AND PROPOSAL

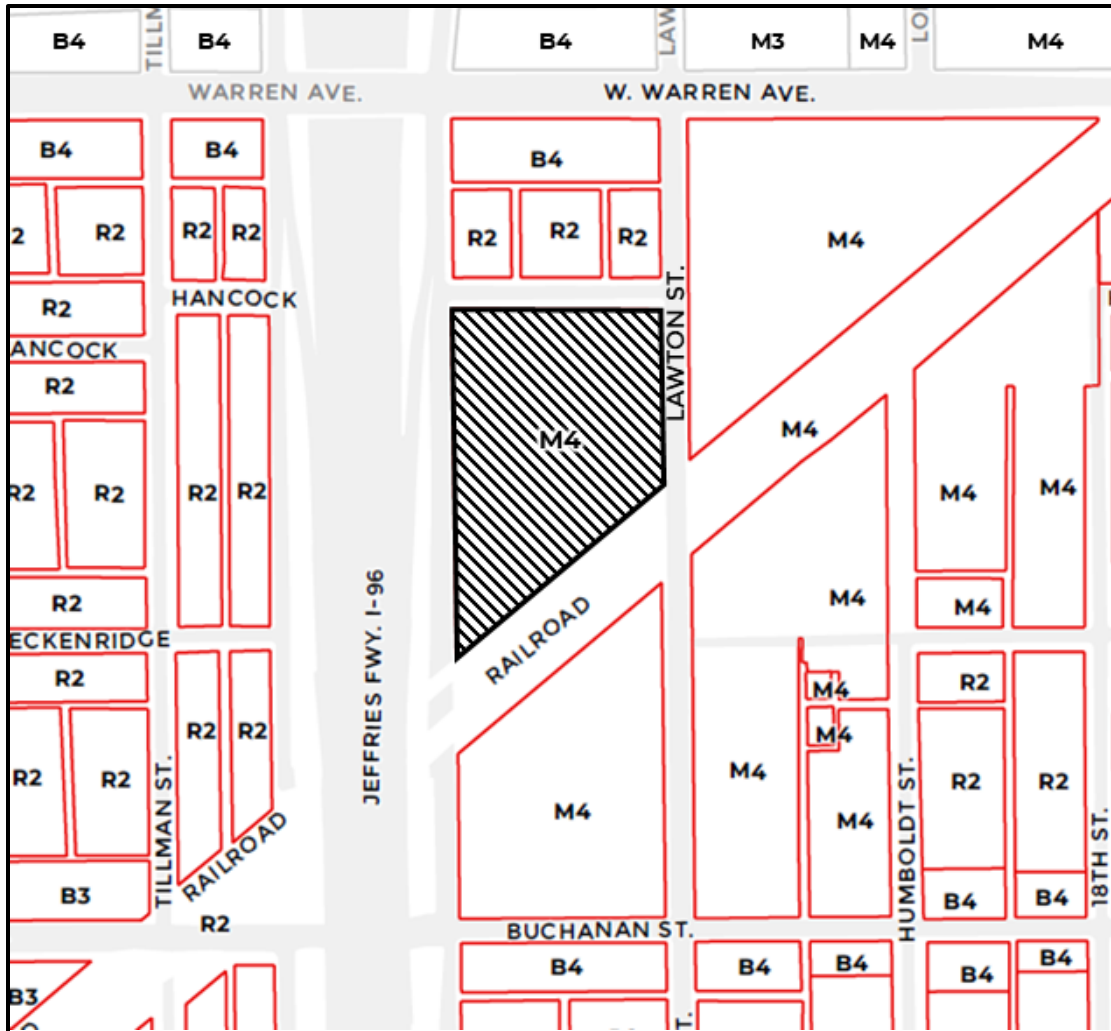
The City Planning Commission (CPC) has received a request from Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to amend District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business) zoning district classification where an M4 (Intensive Industrial) zoning district classification is currently shown for the property located at 2915 West Hancock and 4520-50 Jeffries Service Drive, generally bounded by Hancock Street to the north, the Jeffries Service Drive to the west, Lawton Street to the east, and railroad tracks to the south.

The proposed map amendment is being requested to allow the currently vacant property to be developed with a Bridge Housing Facility serving Detroit's homeless community, including forty residential units, cafeteria, gymnasium, library, classrooms, health clinic, and outdoor warming plaza.

This project was previously proposed at 3769 East Canfield and the City Planning Commission recommended approval of the rezoning on June 20, 2019. However, the request was ultimately withdrawn due to community opposition.

Community Input

The applicant has held several small meetings with various community stakeholders. Several changes have been made to the preliminary plans as a result of feedback received. No concerns or objections have been raised regarding the proposal.



Current Zoning Map – Hatched area is proposed to be rezoned to B4 (General Business)

CPC MEETINGS

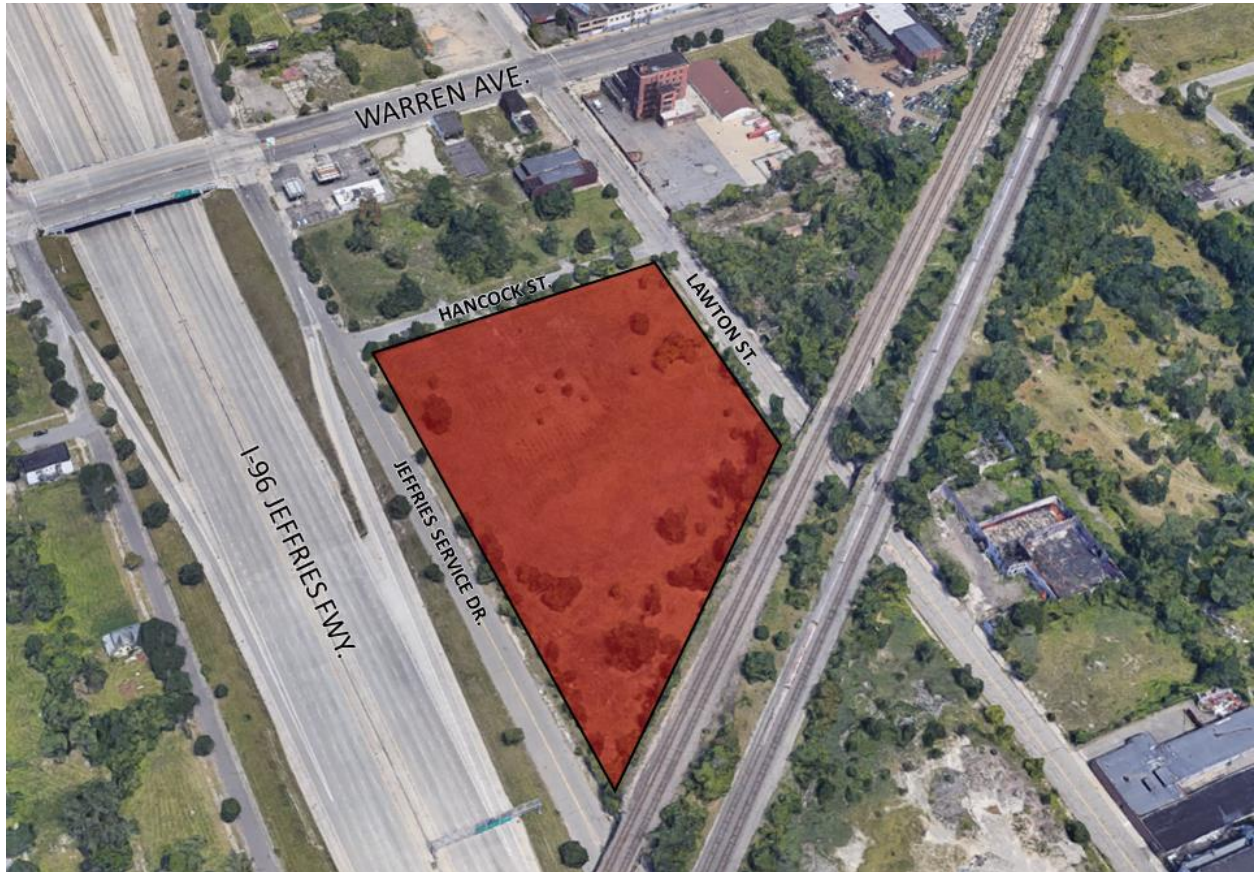
Public Hearing – September 9, 2021

On September 9, 2021, the City Planning Commission held a public hearing on the rezoning request. At the hearing, four members of the public spoke—two in support and two with general questions about community engagement and accommodation of individuals with disabilities. The City Planning Commissioners had several questions including:

- Is the site plan under consideration at this time? No, because proposed district is not PD, site plan review will be handled in the next phase by BSEED & PDD.
- Are there restrictions on metal siding in the Zoning Ordinance? No, not generally.
- How active is the rail line? At the hearing, no one could recall ever seeing a train pass the site, but further investigation revealed that the rail line is active for both freight and passenger traffic. Anecdotally, it seems to be a train every hour or two. There aren't any grade crossings in the area (the tracks are elevated above the streets) so trains wouldn't be required to use their horns.
- What are the plans for the deteriorating retaining walls along the sidewalk? The development team agreed that repair was needed but wasn't sure whether the City or developer would be responsible.
- Is the infrastructure in the area adequate for the proposed development? Yes, generally.

Ten letters in support of the project were received and are attached to this report. Support from the immediate area includes:

- Core City Neighborhood Association, 3301 23rd St. – Lillie Skinner
- Core City Development, LLC – Jamie Shea
- Redeemer Presbyterian Church, 4800 Grand River – Rev. Daniel Millward
- Alternatives for Girls, 903 W. Grand Blvd. – Amanda L. Good
- Two residents of the Woodbridge Neighborhood



Aerial view of the subject property

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

- | | |
|--------|---|
| North: | R2 (Two-Family Residential) – vacant land |
| East: | M4 (Intensive Industrial) – vacant City-owned land, Fire Department Training Facility |
| South: | M4 (Intensive Industrial) – railroad tracks, vacant privately-owned land |
| West: | I-96 Jeffries Freeway |

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *There is a definite need for the services that will be provided by the proposed development. It will have a tremendously positive effect on the health, safety, and general welfare of those served.*
- Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management. *The proposed development provides a substantial amount of open space and landscaping. The rezoning will permit less intense uses than are currently allowed by the industrial zoning. Stormwater will be managed on site.*
- Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity. *The unique location of the subject property adjacent to the freeway and rail line buffers it from its neighbors to the west and south. The properties to the east and north have been vacant for 20+ years. Illegal dumping is a problem along Hancock Street. This proposed development represents an investment in the neighborhood and will bring activity to the site which will naturally discourage dumping.*
- Whether the proposed rezoning will create a spot zone. *Although none of the adjacent properties are currently zoned B4, the Warren corridor one block to the north is zoned B4. The current M4 zoning immediately adjacent to R2 is inappropriate.*



Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Light Industrial” for the subject property. The Planning & Development Department has reviewed this proposed rezoning and determined it to be generally consistent with the Master Plan with the note that a future amendment may be appropriate as part of an examination of the broader area. Their full report is attached.

CONCLUSION & RECOMMENDATION

On September 23, 2021, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 44 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show a B4 (General Business) zoning district classification where an M4 (Intensive Industrial) zoning district classification is currently shown for the property located at 2915 West Hancock and 4520-50 Jeffries Service Drive.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, City Planner

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Preliminary Design Drawings
Letters of Support

cc: Antoine Bryant, Director, PDD
Katy Trudeau, Deputy Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel
Kim James, Law Department
Daniel Arking, Law Department
Donald Rencher, Group Executive for Housing, Planning and Development
Nicole Sherard-Freeman, Group Executive for Jobs Economy and Detroit at Work

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-46, *District Map No. 44*, to revise the existing M4 (Intensive Industrial District) zoning classification to the B4 (General Business District) zoning classification for the parcels commonly known as 2915 West Hancock Street and 4520-50 Jeffries Service Drive.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-46, *District Map No. 44*, to revise
4 the existing M4 (Intensive Industrial District) zoning classification to the B4 (General Business
5 District) zoning classification for the parcels commonly known as 2915 West Hancock Street
6 and 4520-50 Jeffries Service Drive.

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

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning*
9 *District Maps*, Section 50-17-46, *District Map No. 44*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-46. District Map No. 44.**

13 For the properties commonly identified as 2915 West Hancock Street and 4520-50
14 Jeffries Service Drive, generally bounded by Hancock Street to the north, Lawton Avenue to the
15 east, railroad tracks to the south, and the I-96 Jeffries Service Drive to the west, identified more
16 specifically as:

17 S HANCOCK 14 THRU 1 & VAC ALLEY MURRAY & SERVISS SUB L21 P18
18 PLATS, W C R 12/65 12-13 & 14 P C 729 L99 P402 DEEDS, W C R 12/160 143,068
19 SQ FT

20 E MAYBURY GRAND N 86.44 FT 11 LYG BETW MAYBURY GRAND &
21 LAWTON AVE PLAT OF PARTITION OF R C OF P C 729, S OF GRAND RIVER
22 AVE L99 P402 DEEDS, W C R 12/160 34,185 SQ FT

1 E MAYBURY GRAND 10 S 27.92 FT 11 LYG E & ADJ MAYBURY GRAND PLAT
2 OF PARTITION OF R C OF P C 729, S OF GRAND RIVER AVE L99 P402 DEEDS,
3 W C R 12/160 49,856 SQ FT.

4 the existing M4 (Intensive Industrial District) zoning classification is revised to a B4 (General
5 Business District) zoning classification

6 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
7 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 (8th) day after publication
11 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
12 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. Garcia
Corporation Counsel



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for Rezoning
DATE: August 25, 2021

RE: **Master Plan of Policies review of the request to rezone three parcels commonly identified as 2915 W Hancock, 4550 Jeffries, 4520 Jeffries Service Dr., generally bounded by Hancock and Lawton Streets, the railroad right-of-way, and the Jeffries Service Drive from an M4 (Intensive Industrial District) to a B4 (General Commercial District) zoning classification**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of the Pope Francis Center.

Location

The area is bounded by Hancock and Lawton Streets, the railroad right-of-way, and the Jeffries Service Drive. It is located in the Master Plan's Jeffries neighborhood.

Existing Site Information

The subject area is zoned M4 (Intensive Industrial District). It is presently vacant.

Surrounding Site Information

North: Vacant.
East: Railroad and vacant.
South: Railroad.
West: I-96 freeway.

Project Proposal

The rezoning will allow the development of, per the applicant, "A Bridge Housing Facility to provide necessary services to Detroit's homeless community. The building would include 40 studio units, as well as a cafeteria, gymnasium, library, classrooms, and a health clinic. Many of the facilities amenities would be accessible to the community."

Interpretation

Impact on Surrounding Land Use

The redevelopment of the long-vacant site into a transitional housing facility, with related services and amenities, should not have a significant impact on the surrounding property, as there is vacant land immediately to the north, with commercial development along E. Warren Avenue further north and

vacant industrial land to the east. The freeway and rail line form natural edges and separate the site from the surroundings on two sides. There is adequate capacity for any additional traffic on the surrounding streets.

Impact on Transportation

There is a bus route running to the north of the site on W. Warren Avenue. The proposed development is not large enough to have a significant impact on traffic, and will generate less traffic than would be generated by an industrial development on the site, as permitted by today's zoning.

Master Plan Interpretation

While the site's Future General Land Use classification of "Light-Industrial" for the site envisions low intensity industrial uses, the fairly small scale of the proposed rezoning (approximately 5 acres) does not change the overall character of the area and therefore the proposed rezoning is **generally consistent** with the Master Plan classification. A Master Plan change may be appropriate in the future as a part of a broader reexamination of the area.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Maps: Map 4-3b, Neighborhood Cluster 4, Jeffries

CC: Antoine Bryant, Director, Planning and Development
Katy Trudeau, Deputy Director, Planning and Development
Karen Gage

BRIDGE HOUSING POPE FRANCIS CENTER

DETROIT

LIST OF DRAWINGS

CIVIL

Sheet 1-5 Topographic and Boundary Survey

LANDSCAPE

L.101 Conceptual Landscape Plan
L.102 Conceptual Landscape Plan
L.103 Conceptual Landscape Cross Section

ARCHITECTURAL

AS.100 Site Location Map
AS.101 Architectural Site Plan
A.101 Floor Plans
A.201 Elevations
A.210 3D Views
A.211 3D Views
A.301 Building Sections



OWNER
POPE FRANCIS CENTER
DETROIT, MICHIGAN

ARCHITECT
FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

LANDSCAPE ARCHITECT
DEAK PLANNING + DESIGN
43 CADYCENTRE #79
NORTHVILLE, MICHIGAN 48167
866.355.4204

CIVIL ENGINEER
GIFFELS WEBSTER
1025 E. MAPLE, SUITE 100
BIRMINGHAM, MICHIGAN 48009
248.852.3100

GENERAL CONTRACTOR
J.S. VIG CONSTRUCTION COMPANY
16650 RACHO ROAD
TAYLOR, MICHIGAN 48180
734.283.3002

MICHIGAN

SUMMARY TABLE

SITE DATA

SITE AREA ±5.2 ACRES

ZONING
EXISTING M-4 - INTENSIVE INDUSTRIAL DISTRICT
PROPOSED B-4 - GENERAL BUSINESS DISTRICT

BUILDING DATA

UNIT COUNT
STUDIO APARTMENTS (325 SF) 40 UNITS

BUILDING HEIGHT
ALLOWABLE (MAXIMUM) 35 FEET
PROPOSED 32 FEET

BUILDING AREA
FIRST FLOOR 10,707 SF
SECOND FLOOR 60,536 SF

PARKING

REQUIRED

SINGLE ROOM OCCUPANCY
1 SPACE/2 EMPLOYEES + 1 SPACE/10 RESIDENTS (4) 14 SPACES
CHAPEL/MEETING ROOM 12 SPACES
ADMINISTRATION OFFICES 14 SPACES
1 SPACE/400 SF
MEDICAL CLINIC (6,000 SF)
1 SPACE/200 SF 30 SPACES
TOTAL 70 SPACES

GYMNASIUM*
1 SPACE/100 SF 70 SPACES
* PARKING TO BE SHARED ON OFF HOURS WITH USES ABOVE

PROVIDED 99 SPACES

DATE ISSUE

08.03.21 PD SUBMISSION
08.20.21 REZONING SUBMISSION
08.24.21 B4 REZONING SUBMISSION

SIGNATURE BLOCK

SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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08.03.2021 FUSCO SUBMISSION
 DATE ISSUE

SEAL

FSP PROJECT NO.
 CS121.013

DRAWING TITLE
 CONCEPTUAL
 LANDSCAPE PLAN

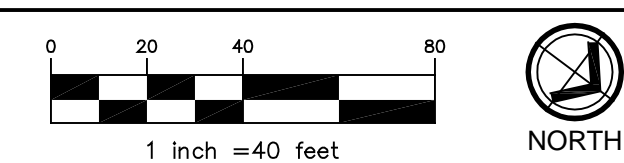
DRAWING NUMBER

L101



CONCEPTUAL SITE LANDSCAPE PLAN

SCALE 1" = 30'



PLANTING PALETTE

SHRUBS



BLUE POINT JUNIPER



HICK'S YEWE



DOUBLE PLAY SPIREA



TINYWINE GOLD NINEBARK

GRASSES & PERENNIALS



KARLEY ROSE FOUNTAIN GRASS



HAPPY RETURN DAYLILIES



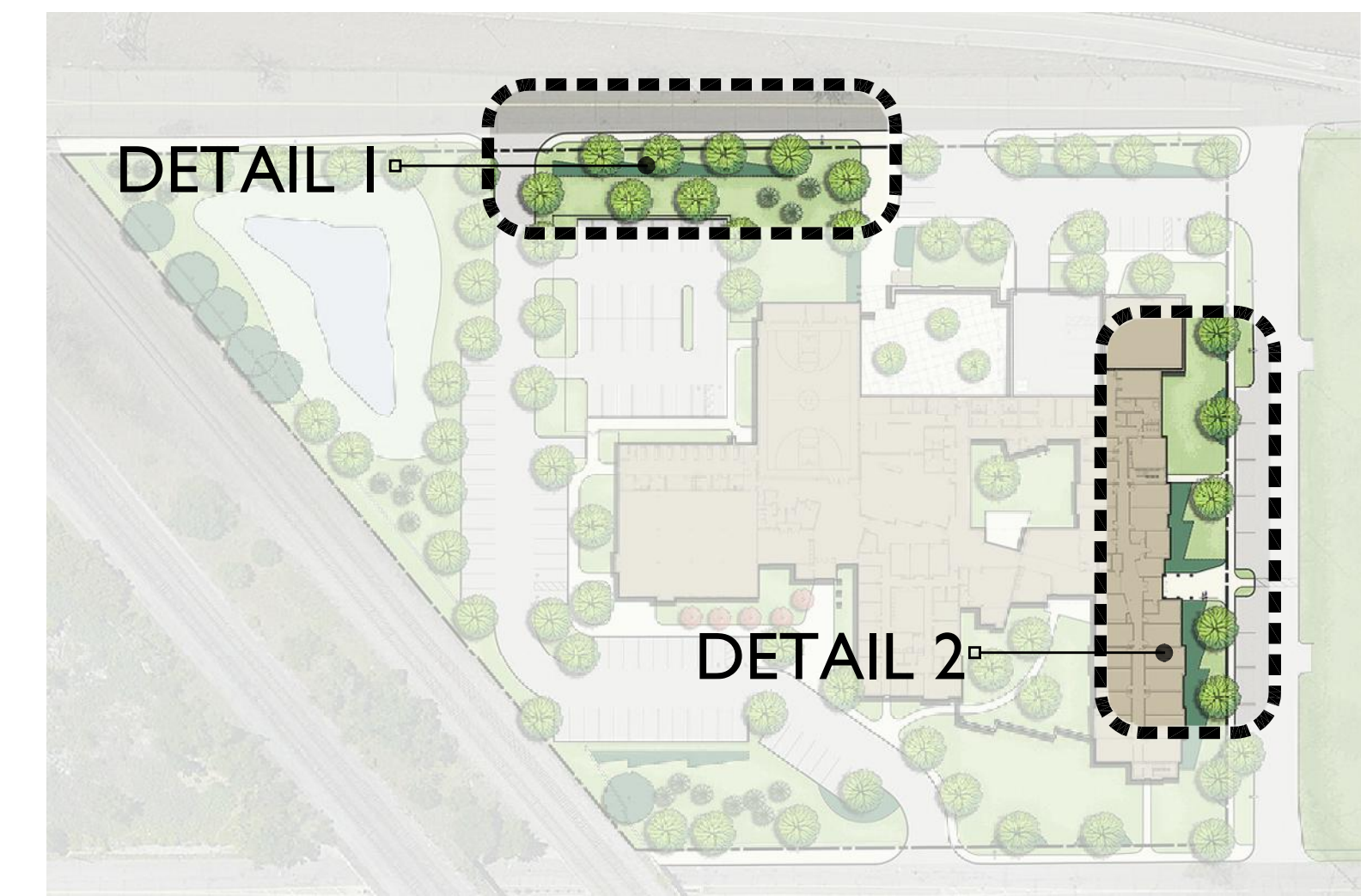
MORNING LIGHT JAPANESE SILVER GRASS



NEON SEDUM

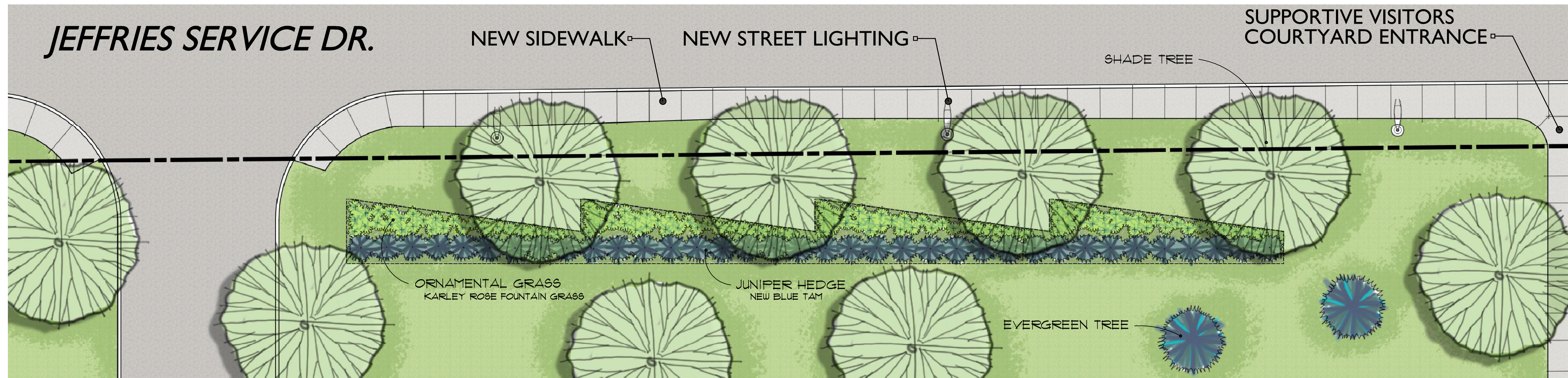
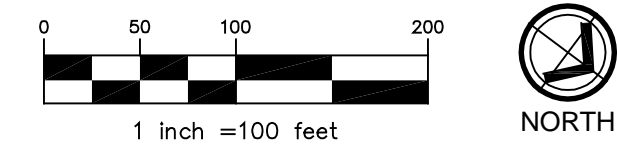


BIG KAHUNA CONEFLOWER

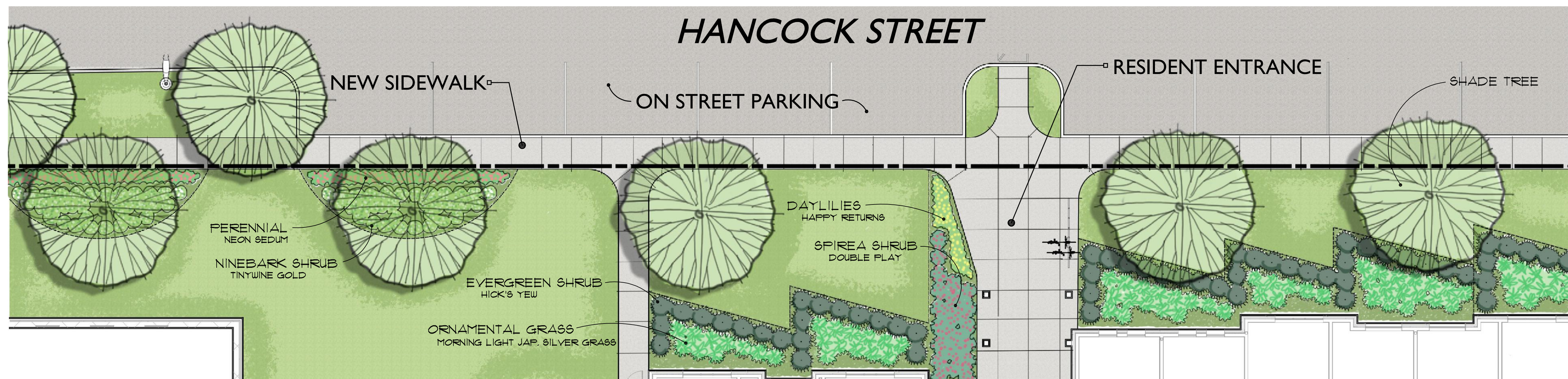


KEY PLAN

SCALE 1" = 100'



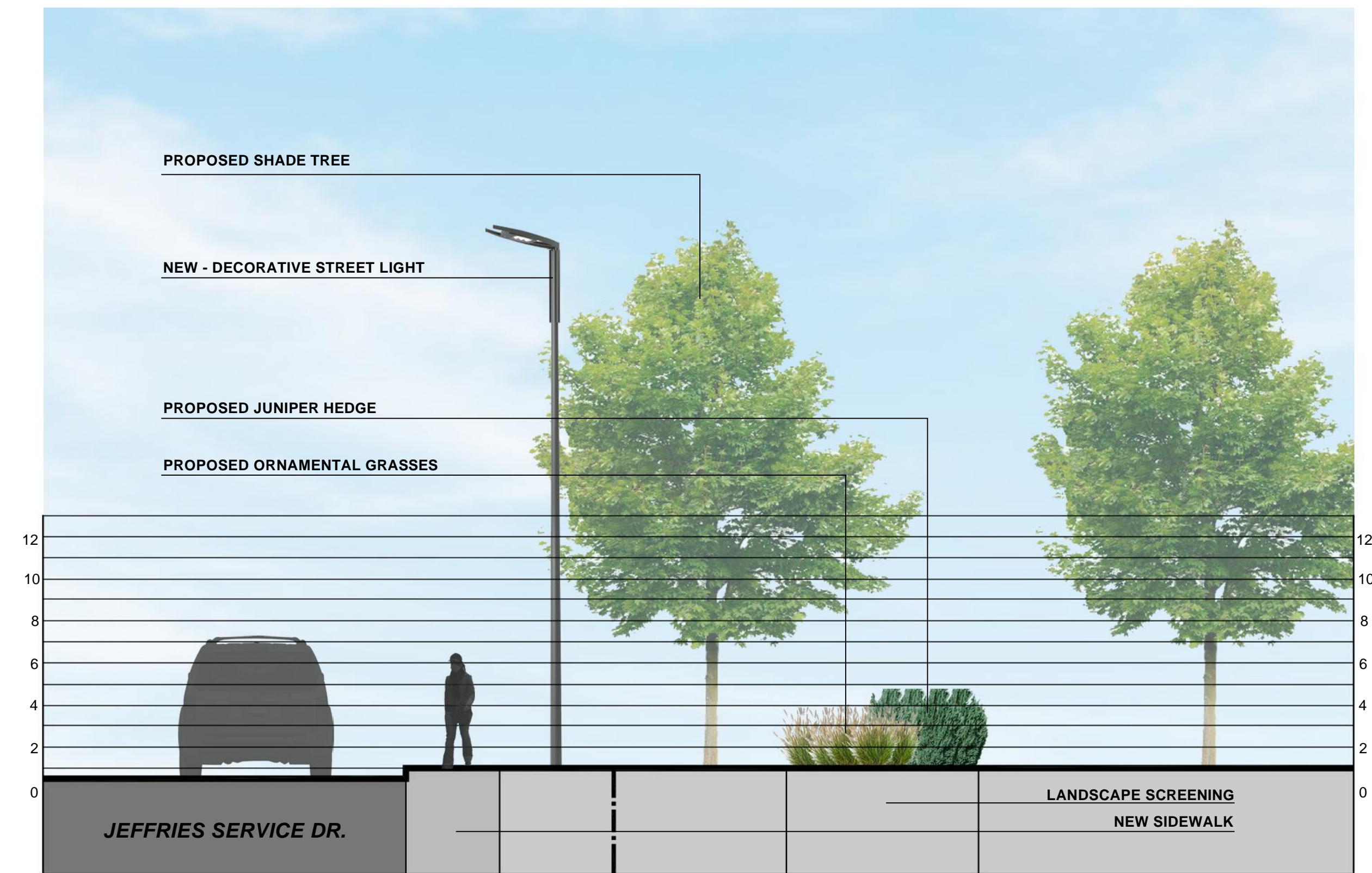
1 JEFFRIES SERVICE DR. STREETScape CONCEPT
SCALE 1" = 10'



2 HANCOCK STREETScape CONCEPT
SCALE 1" = 10'



**POPE FRANCIS CENTER
BRIDGE HOUSING**



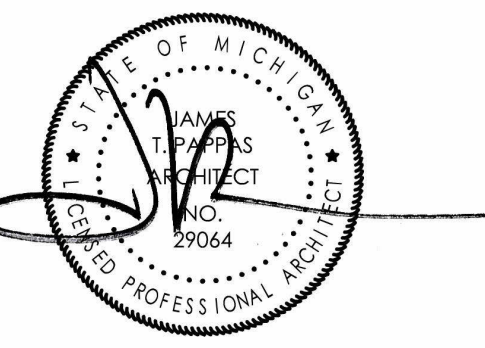
SECTION A-A'
SCALE: HORZ. 1" = 5' VERT. 1" = 5'

08.03.2021	PLD SUBMISSION
DATE	ISSUE
SEAL	

FSP PROJECT NO.
CS121.013

DRAWING TITLE
CONCEPTUAL
LANDSCAPE
CROSS SECTION

DRAWING NUMBER
L.103



**POPE FRANCIS CENTER
BRIDGE HOUSING**

MICHIGAN

DETROIT

DATE	ISSUE
08.24.21	B4 REZONING SUBMISSION
08.20.21	REZONING SUBMISSION
08.03.21	PD SUBMISSION

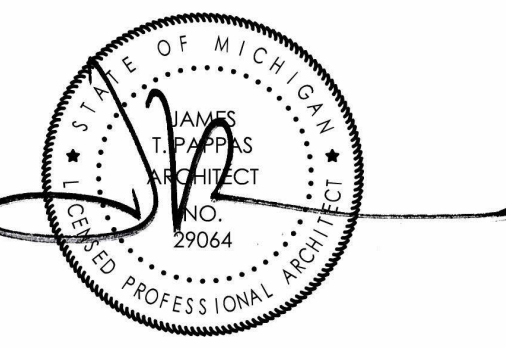
KEY PLAN

FSP PROJECT NO.
PFC21.013

DRAWING TITLE

SITE LOCATION MAP

DRAWING NUMBER



MICHIGAN

**POPE FRANCIS CENTER
BRIDGE HOUSING**

DETROIT

DATE	ISSUE
08.24.21	B4 REZONING SUBMISSION
08.20.21	REZONING SUBMISSION
08.03.21	PD SUBMISSION

KEY PLAN

FSP PROJECT NO.
PFC21.013

DRAWING TITLE

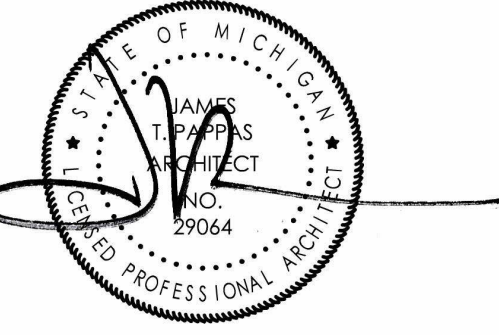
ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"
NORTH



MICHIGAN

**POPE FRANCIS CENTER
BRIDGE HOUSING**

DETROIT

DATE	ISSUE
08.24.21	B4 REZONING SUBMISSION
08.20.21	REZONING SUBMISSION
08.03.21	PD SUBMISSION

KEY PLAN

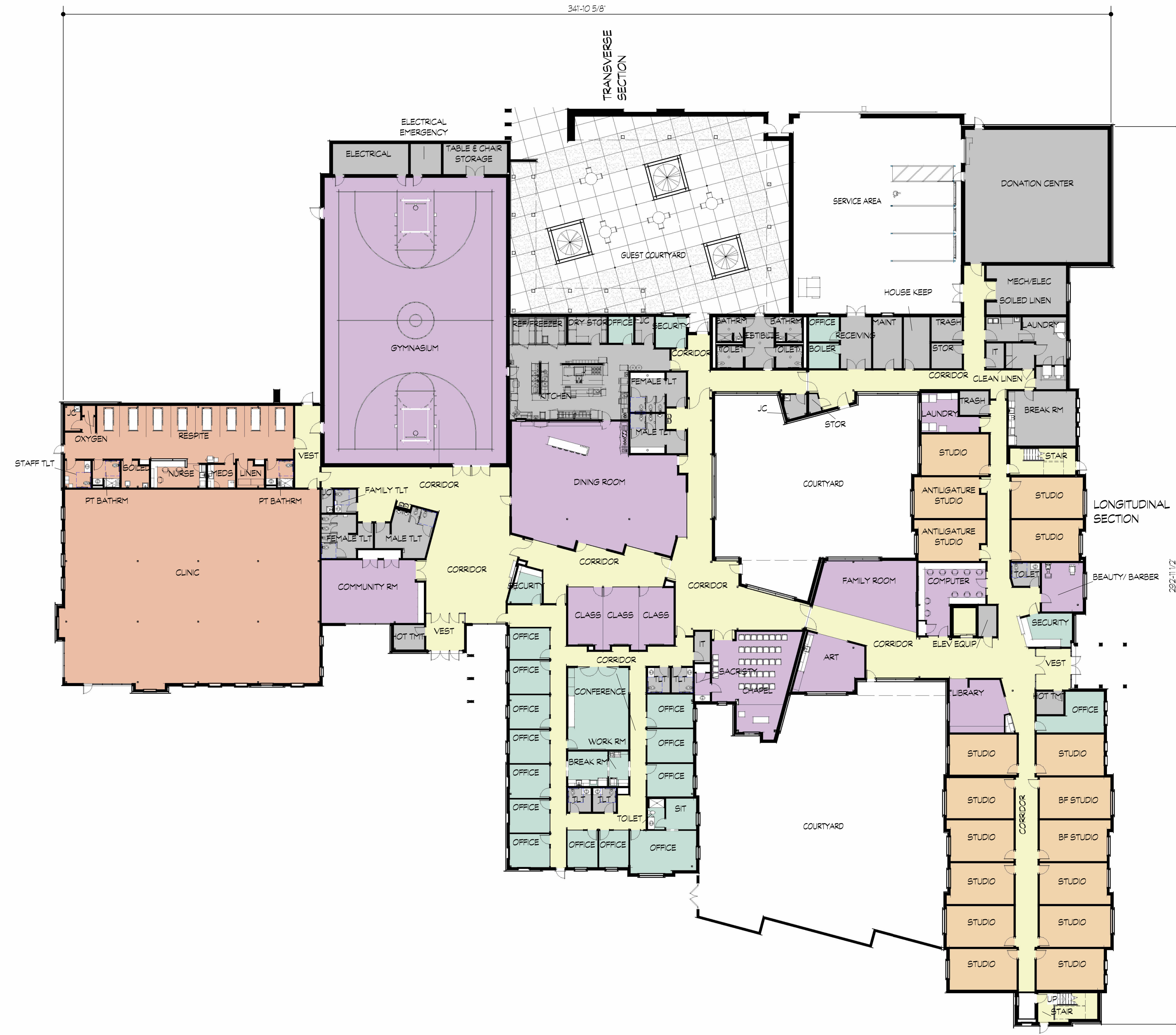
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PFC21.013

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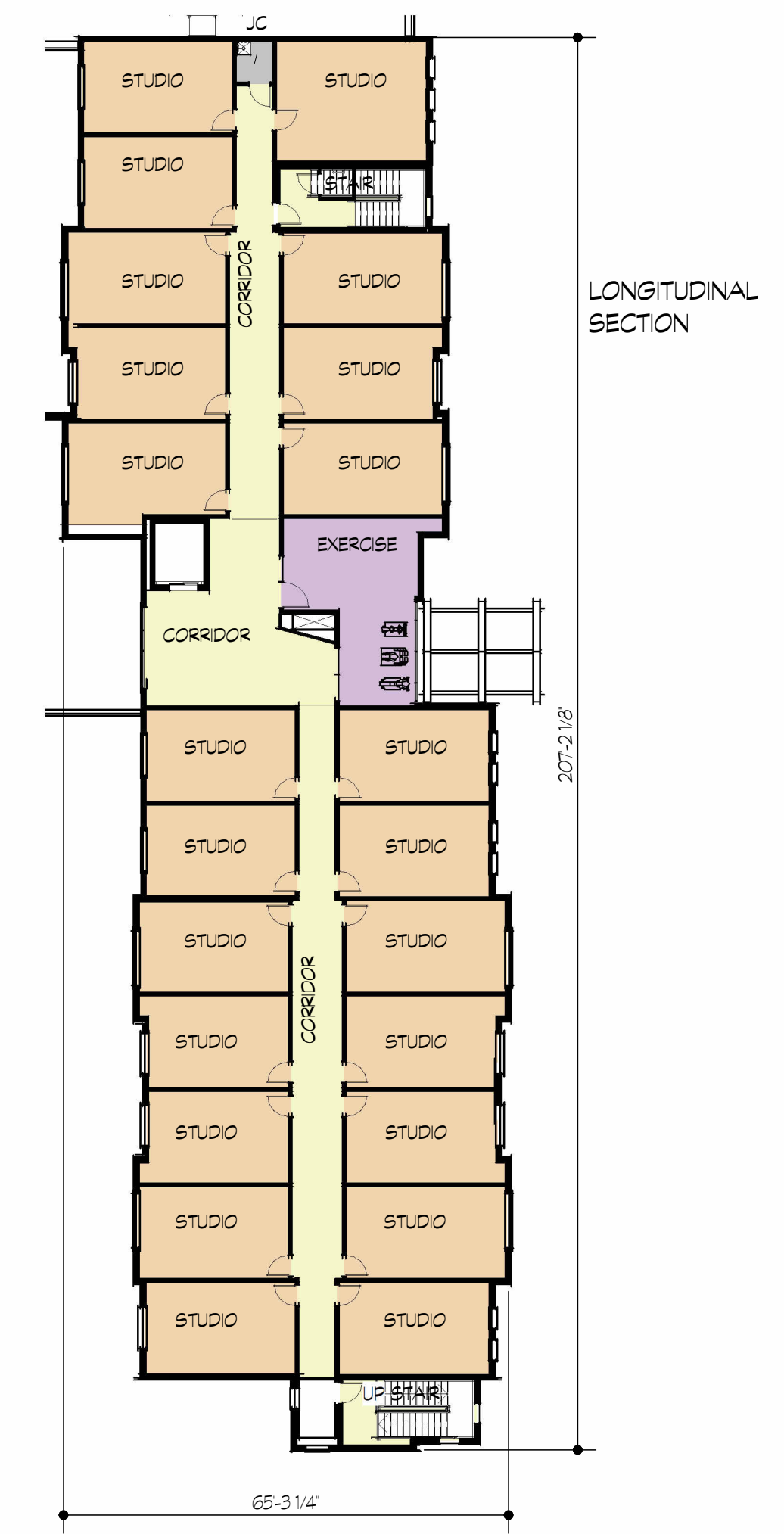
FLOOR PLANS

DRAWING NUMBER

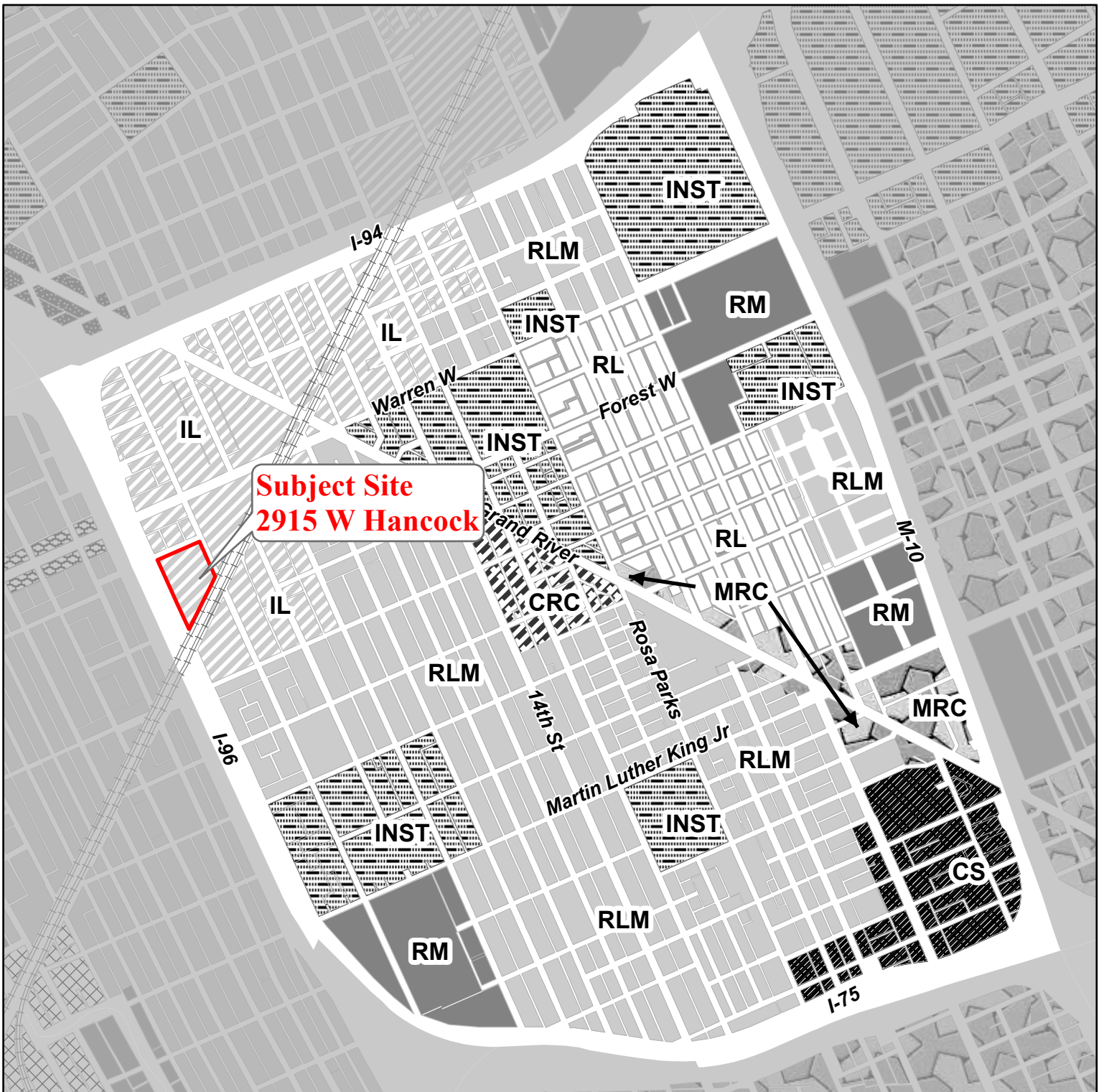
A.101



FIRST FLOOR PLAN
SCALE: 3/64" = 1'-0"
NORTH



SECOND FLOOR PLAN
SCALE: 3/64" = 1'-0"
NORTH



Map 4-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Vinnie Johnson
Founder, Chairman & CEO

August 25, 2021

Dear Detroit City Council Members:

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and I have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. As a major donor and partner, we see the benefit that extends beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.

3000 Town Center, Suite #3250, Southfield, MI 48075
313.541.8546 F 248.799.0138
pistongroup.com



September 2, 2021

Detroit City Council,

On behalf of the men and women of General Motors, I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

We are grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and we have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. It will provide benefits that extend beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness.

We urge your favorable consideration of the Pope Francis Center's Bridge Housing proposal.
Regards,

Sincerely,

Terrence P. Rhadigan

Terrence P. Rhadigan
Executive Director, Communications and Corporate Giving



Alternatives For Girls

© 1998 Alternatives For Girls

903 West Grand Boulevard • Detroit, Michigan 48208-2365
Business Line 313-361-4000 • Toll Free Crisis Line 888-AFG-3919 • Fax 313-361-8938
www.alternativesforgirls.org

July 30th, 2021

Dear Detroit City Council Members:

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Under the direction of Fr. Tim McCabe, the Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

As the founding director of Alternatives For Girls, serving Detroit girls and young women experiencing homelessness for 34 years, I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those of us serving people experiencing homelessness throughout our city, and I have the greatest confidence in him and his team, and in their ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. Their plan to extend the campus' medical, job placement and other well-being services to Core City residents demonstrates Pope Francis Center's long-term commitment to serving the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.

Sincerely,

Amanda L. Good, CEO
Alternatives For Girls



September 7, 2021

Mr. Roch McClain
RXMc Consulting, LLC
7650 Cooley Lake Rd. #752
Union Lake, MI 48387

Dear Mr McClain,

As part of the development team actively working to rehabilitate several commercial properties within the Core City neighborhood, I am forwarding this letter to indicate our support for the proposed "Pope Francis Center Bridge Housing Facility" planned for the site at Lawton Street and the Jeffries Service Drive.

We have held numerous discussions with representatives of the Pope Francis Center, including its director Father Timothy McCabe, SJ. We have reviewed the conceptual design and site plan developed by Fusco, Shaffer & Pappas. We understand that the project's key elements will include 40 studio apartments along with a medical clinic intended to help clients transition from homelessness into permanent housing. We stand ready to work with the Pope Francis Center to provide additional feedback as it refines the exterior design and landscaping to reflect the emerging standards of the Core City Neighborhood.

My team, Core City Development, has been working closely with staff at the City Planning Commission and Department of Planning & Development on our plan to develop a true community that is appropriate to the architecture and spirit of the neighborhood. We believe that the Pope Francis Center can also fulfill an important need to help to ensure that the area remains accessible, welcoming and wholistic.

Thank you for your commitment to Core City and for working to make a positive impact in our community.

Sincerely,



Jamie Shea
Managing Partner
Core City Development, LLC

Cc: Kimani Jefferey, City of Detroit Planning Commission



September 3, 2021

Detroit City Council
City Council Office 2
Woodward Ave., Suite 1340
Detroit, MI 48226

Dear City Council Members:

Thank you for your continuing support of University of Detroit Mercy. Today, I am writing in support of one of our Jesuit-affiliated programs, The Pope Francis Center, which is led by Fr. Tim McCabe, S.J. Fr. McCabe has developed a proposal for a Bridge Housing program, which I strongly support.

Over my more than ten years as President of University of Detroit Mercy, I have developed a good relationship with Fr. McCabe and I appreciate his tireless efforts to serve the homeless. The Pope Francis Center has also developed an excellent reputation for effectively serving our city's most vulnerable citizens with dignity and respect.

The Pope Francis Center's proposal for a Bridge Housing Project is based on years of first-hand experience working with homeless individuals, as well as in-depth academic research into the complex reasons that lead to chronic homelessness. Moreover, it incorporates the best practices of effective housing models across the United States. The Pope Francis Center's Bridge Housing Project will do more than serve the guests who live there by becoming a new center that will be recognized by the community.

At the proposed site near the I-96 Jeffries Freeway and Warren exit, the Pope Francis Center will be neighbors to our University of Detroit Mercy Dental School. Some of you may recall that in 2006 Detroit Mercy purchased and later renovated the former Kindred Hospital into the attractive Dental School and Clinic that exists today. I am very confident that this new housing program will be a good neighborly fit and we look forward to the opportunities we may be able to collaborate to assist some of Detroit's homeless population.

Thank you for your favorable consideration of the Pope Francis Center's Bridge Housing Project.

Respectfully,

Antoine M. Garibaldi, Ph.D.
President



August 30, 2021

Dear Detroit City Council Members:

I am writing in support of Pope Francis Center's Bridge Housing proposal.

Ford Motor Company Fund has a legacy of investing in organizations that support social and economic mobility in southeast Michigan. The Pope Francis Center has developed a strong reputation for serving our community's most vulnerable citizens. Their proposal for a Bridge Housing complex is based on years of first-hand experience working with homeless individuals, as well as research into the complex reasons that lead to chronic homelessness. It also incorporates the best practices of effective housing models across the United States.

I am grateful for the important, compassionate, and top-quality work that the Pope Francis Center has contributed to our community throughout their tenure. Fr. McCabe is highly respected among those serving people experiencing homelessness throughout our city, and I have confidence in the Pope Francis team, and its ability to use this funding for the greatest possible impact.

Pope Francis Center's Bridge Housing proposal will do more than serve the guests who live there. As a major donor and partner, we see the benefit that extends beyond the campus of the new center to the community.

Detroit has made tremendous progress in recent years toward being a vibrant, fulfilling place to live. But our area will not truly be successful until we find a long-term solution to those among us suffering from chronic homelessness. I urge your favorable consideration of the Pope Francis Center's Bridge Housing Proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Alexander".

Pamela Alexander
Director, Community Development
Ford Motor Company Fund

Detroit City Council Members

Kathryn and Jeremy Zug
4229 Commonwealth Street
Detroit, MI 48208

Dear City Council Members,

My husband and I have owned a home in Woodbridge since September 2020 and have been attending Redeemer Presbyterian Church in the city since 2018. In our time in the city, it has been evident that homelessness is an abundant and multi-faceted issue that no one organization in the city currently has the scope to effectively address. In asking some of the homeless around us for their story, we've gathered that the reason for one's homelessness can vary greatly from person to person. A treatment, therefore, must include great breadth of scope in order to properly help all who struggle with homelessness.

We are local business owners, and our company Practice Solutions, LLC, works directly with Mental Health practices and facilities throughout the country. In our time working in this field, we have worked with many different practices and facilities that run programs aiming to address mental illness and alleviate substance abuse in the low- and no-income demographics. In working with these practices and facilities, there is one program that sticks out as being the most effective at addressing the burdens of mental illness, addiction and homelessness: Professional Services Group.

Professional Services Group in Wisconsin runs a substance abuse facility where individuals come by court mandate or out of the prison system to a 90-day immersion treatment. Treatment includes medical and mental health intervention, job coaching and placement, and housing assistance with the help of case workers. This full-immersion, bridge model of treatment has been extremely effective in reducing both homelessness and incarceration due to substance abuse (80-90% improvement in recidivism of incarceration and substance abuse). The bridge housing shows to be one of the most effective, long-term solutions for success available.

We are writing to express our hearty support of the Pope Francis Center proposal. Like the effectiveness of the program we have witness in Wisconsin, we believe that the proposal for the Pope Francis Center under the direction of Fr. Tim McCabe will have similar, if not better outcomes for the homeless of Detroit. The full immersion of mental health counseling, substance abuse treatment and job-readiness coaching in safe, comfortable housing will be similar to the program we've seen for substance abuse counseling in Wisconsin. If similar results can be expected, this will have lasting impact on the homelessness and incarceration that comes with mental health issues and substance abuse and will be a wonderful benefit to the surrounding communities and these individuals alike. It is paramount that a facility such as this exist as the city makes strides toward being a great place to live.

Kindly,

Jeremy and Kathryn Zug
Local Business Owners



To: Detroit City Council

From: Rev. Daniel Millward, Redeemer Presbyterian Church, 4800 Grand River Ave., Core City

Dear Council Members,

Since taking up the call to move back to Detroit in 2013 to start Redeemer Presbyterian Church, PCA, my wife and I were saddened to see the breadth of the homelessness and mental illness amongst many people around midtown/downtown area of Detroit. While doing what we could, the problem requires a level of care that goes far beyond what most people and/or organizations can do.

Having recently moved our church family from Midtown to the historic St. Leo's church building in Core City last fall, we were immediately struck by the great need that existed here as well. Though the lower level of St. Leo's was being used for medical, dental, and food pantry services, all of these have since vacated, making the need for what Mr. Vella and Fr. McCabe are proposing with Pope Francis Center, more crucial than ever.

Therefore, I am writing this note to affirm my/our support of their proposal. Under the direction of Fr. Tim McCabe, I have no doubt that the marginalized, homeless, and mentally ill citizens in and around Core City will receive what is desperately needed, not only to survive, but to regain the human dignity God intended for all people.

Their plan to extend medical services, job placement and other well-being services to Core City residents demonstrates their long-term commitment to serving the community.

While Detroit has made some strides toward being a great place to live, as a city we will not be what God intended us to be until we have a solid, long-term solution in place to help those among us suffering among us, especially the chronically homeless. We believe this project is a giant move toward that good end.

Very Truly Yours,

Rev. Daniel Millward, Executive Pastor
Church Planting Director