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APRIL 7, 2022
MEETING MINUTES

I. Opening

- A.** Call to Order – Chairperson Hood called the meeting to order at 5:19 PM
- B.** Roll Call – Marcell Todd, Director, CPC, called the roll, a quorum was present.

Attendees: Andrews, Daniels, Hood, Lewis, and Russell.

Excused: Ellis, Esparza Harrison and Smith

- C.** Amendments to and approval of agenda

Director Todd indicated that there were no amendments to the agenda.

Commissioner Andrews moved approval, Commissioner Daniels seconded the motion.

II. Meeting minutes December 2, 2021, and February 24, 2022

Meeting minutes were moved to the next meeting.

III. Public Hearings, Discussions and Presentations

- A.** **PRESENTATION** – The request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning classifications are currently shown for twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

Jamie Murphy, CPC staff, provided a brief presentation relative to request of R. Philip

Lockwood on behalf of XYZ 20-20 RPF LLC and the City Planning Commission requesting zoning amendment to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential), R3 (Low Density Residential) and B4 (General Business) zoning classifications are currently shown on twenty-two (22) bounded by W. Hancock, Avery, Lysander and Rosa Parks Blvd.

The developer proposes to build a mixed-use development consisting of approximately fifty-nine residential units and 7,500 square feet of commercial space, 20% of the rental units to the market as 50% AMI affordable units. The SD1 district allows narrower setbacks and more walkable layouts. CPC is including additional parcels which provides for consist zoning in this area.

The subject site is located within the Jeffries Area of Neighborhood Cluster 4 of the Detroit Master Plan of Polices. The Future Land Use map for this area is RL- Low Density Residential for the subject property.

R. Philip Lockwood: XYZ Development is a triple bottom line urban design studio solely focused on Detroit; working to balance the economic, social, and environmental impacts of our projects. The studio was founded as a counterpoint to the low density, sprawling auto centric development patterns that have dominated the area since the 1950s. We aim to employ a place making approach to development prioritizing human scale walkable and mixed-use projects in pursuit of healthy livable communities.

Commissioner Andrews: What is the timeline for the project?

R. Philip Lockwood, Developer: We are in the early stages of rezoning, once we obtain those approvals, we are projecting a two-year construction period, about three years from today.

Chairperson Hood: Regarding the commercial component, what will your process be as far as recruiting retail tenants and how will you decide what kind of things go in property.

R. Philip Lockwood: Believe in place making, and I would like to bring local small businesses.

Chairperson Hood: What is your engagement strategy for folks in the neighborhood and potential business owners?

R. Philip Lockwood: We did host a preliminary meeting, a few months back with flyers, about 16 addresses all adjacent to the site; just under half of them turned out for the zoom meeting. We had one preliminary meeting, and I stay in close contact

with the Woodbridge Neighborhood Development Corporation. We are also looking to stay engaged through those channels and to host several follow up broader meetings with the community in person.

Chairperson Hood: What do you think your process will be as far as recruiting retail tenants and how will you decide what kind of things go in the property?

R. Philip Lockwood: I am a big believer in place making, and I would like to bring as many local and small businesses as possible.

Commissioner Russell: Ms. Murphy, SD1 located near R2, can you give us some examples of where that occurs in the city now. There is this mismatch, there is a component of affordability in these complexes. AMI, is that a true metric of what their income really is?

Jamie Murphy: I cannot right now but will include that information in the next report.

R. Philip Lockwood: It is not quite as specific as the census tract, and I know there is a lot of debate surrounding whether that is a great metric since incomes tend to be more distressed in Detroit. I would love to bring truly deep targeted affordable units to this project, but there is always a push and pull with feasibility and funding to make those units truly affordable. We plan on pursuing 4% Low Income Housing Tax Credits (LIHTC) that will help subsidize some degree of affordability. I am always open to other strategies to make it more affordable to a broader base of users.

Commissioner Russell: What other strategies did you have in mind?

R. Philip Lockwood: There are some local funds, the Detroit Housing for the Future Fund and other local subsidies that can help support more affordable units.

Chairperson Hood: Ms. Murphy when you come back can you do a brief synopsis of what the current AMI is? A good comparison would be the area median income, and what is the median income in Detroit so we can be conscious that gap.

Commissioner Lewis: I did not see anything on the experience of the organization constructing housing and Detroit. Can you give us a little background on your experience?

R. Philip Lockwood: This is our first project in Detroit, but I do come from a development family. My father and brother run a firm called Lockwood Companies, based in Southfield. They are solely affordable housing and senior housing developers; they focus on rural and suburban locations.

Commissioner Lewis: If we do this rezoning and for any reason the development did not move forward, do you know what the Planning and Development Department's position would be?

Jamie Murphy: If the rezoning went through it would stay unless we decided to reassign it something else.

Commissioner Lewis - Is the Planning and Development Department in support of this project and rezoning?

Jamie Murphy, CPC staff: The Planning and Development Department makes the Master Plan interpretation and staff will send their interpretation during the next presentation. They normally do not weigh in on the actual development. This development requires a design review because it is owned by the Land Bank.

Commissioner Daniel: This development will have 59 residential units and 49 parking spaces; with 7,500 square feet of retail space, there will not be enough parking spaces to accommodate the residential units and the retail space.

R. Philip Lockwood: You are correct in identifying that we are limited on parking space, that is intentional, I am a big believer in walkability and fostering alternative modes of transit; use of bicycles and the bus system.

Commissioner Daniels: During construction, are you going to use local contractors?

R. Philip Lockwood: My family does have a general contracting firm called Lockwood Construction they are a related party, but legally separate entity.

Chairperson Hood: When you come back will there be more detailed drawings of the elevations; you have given us the topology of the building and suggested materials.

R. Philip Lockwood: In two weeks, I doubt we will have thoroughly developed elevation drawings.

The City Planning Commission will hold a public hearing, Thursday, April 21, 2022.

- B. PRESENTATION** – The request of God's Oldschool Ministry, Inc. and the City Planning Commission to amend Article XVII, Section 50-17-19, District Map No. 17 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an M4 (Intensive Industrial) zoning classification is currently shown at 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues generally located on the east side of John R

between East Golden Gate and East Hildale Avenues.

CPC staff members, Chris Gulock and Roland Amarteifio, provided a summary of report submitted April 4, 2022, regarding request of God's Oldschool Ministry to amend Article XVII, Section 50-17-19, District Map No. 17 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an M4 (Intensive Industrial) zoning classification is currently shown on parcels generally located on the east side of John R between East Golden Gate and East Hildale Avenues.

The petitioner proposes to develop an academic learning center/daycare, with a gated playground, a parking lot and greenspace. All blocks in the subject area between John R and the rail line, north of E. Hildale are zoned M4 (Intensive Industrial) which does not allow new neighborhood uses.

The petitioner owns the church at 18633 John R, a distribution center at 18620 John R; and vacant land at 18621 and 18602 John R; has recently purchased three lots on the north side of E. Hildale Avenue and is currently in negotiations with the Detroit Land Bank to purchase three lots on the south side of E. Golden Gate. Angelina Property Investments (KR Enterprise Properties) owns several industrial buildings along the rail line and residential blocks that have houses and vacant lots. A company representative indicated they were not opposed to the rezoning but did not want their property rezoned.

The subject site is located within the State Fair area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Neighborhood Commercial for land along John R and Low Density Residential for the area east of John R with Light Industrial beyond.

The City Planning Commission will hold a public hearing, Thursday, April 21, 2022.

C. **PRESENTATION** – The Detroit City Council Green Taskforce

Marcell Todd, CPC Director – The Green Task Force has been around for several years. It was initially created by former Council Member Kenneth Cockerel, Jr. Council Member Scott Benson took over the task force and he has continued to promote the various efforts, working with the members of this committee. Kerwin Wimberley, Chief Policy Analyst, Office of Council Member Benson, is the Director of the Green Task Force and provides guidance to various committees within the task force.

Mission Statement - Create and advocate for polices and programs that foster the creation of a sustainable and resilient city.

Chairs and representatives from the Transportation and Mobility Committee; Recycling and Waste Reduction Committee; the Organics Recycling Committee; Energy Efficiency Committee; Renewable Energy Committee and Michigan Chapter of the Sierra club and the Green Door Initiative provided a PowerPoint Presentation which included a summary of the activities that the Green Task Force is currently working on.

Environmental justice is the fair treatment and meaningful involvement of all people

regardless of their race, color, national origin, or income and that is in respect to the development and implementation of an enforcement of environmental laws and policies. Detroiters bear a disproportionate share of negative environmental consequences; 82% of polluting industries in Wayne County are in Detroit.

Climate change exposes citizens to heat islands, high energy burdens, street flooding, basement backups, sewage overflows, contaminated soil, insufficient tree canopies and green space. Environmental justice states that citizens should have meaningful community involvement. People must have an opportunity to participate in decisions that affect health and environment.

Decision makers should seek out and facilitate the involvement of those who are potentially affected. The concerns and contributions of community members must influence the regulatory agencies' decisions to achieve environmental justice. Citizens must have the same degree of protection from environmental and health hazards as others and need to have equal access to the decision-making process that influences healthy environments. The Green Task Force strives for a future with an engaged and involved community, exemplary environmental policies, and a Vibrant, sustainable, and resilient Detroit in which no one is left behind and everyone's voices are heard.

Commissioner Andrews: What can be done to better convey to citizens why this is important? How do you connect to people's everyday lived experience so that they understand why we need to pay attention to these things?

Donele Wilkins, Green Door Initiative: Our Community understands that when they must show up in an emergency room because they cannot breathe due to asthma which is five times that of the state, three times that of a nation here in the city of Detroit and that there is a connection to air quality. When they see that the resources available to them to clean out their basements is limited and their counterparts in other regions of the state can access resources. They understand that there is an issue of equity and exposure that is disproportionately impacting their quality of life.

Commissioner Lewis: How can citizens in Detroit, learn more about the availability of solar energy, the cost and funding sources for lower income owner-occupied homes?

Diane Van Buren, Co-owner of D2 Solar: The information about solar is not as widespread as it should be and that is where it would be helpful to be working with the City Planning Commission to get more information out there. The Office of Sustainability office should have that information. We are working with several neighborhood representatives to start a program called Solar Eyes, Detroit. We are inviting several groups to join. There is a program called Grow Solar, it is available to all of Wayne County.

Roland Amarteifio, CPC, staff: Is currently working on an assignment for Council Member Coleman Young, II, regarding the potential use of micro grids within the City of Detroit. Micro grids are decentralized grids that would not be completely

connected to the grid that the city has with DTE Energy. The grid could be used independently of the larger grid, especially in emergency situations, severe storms, or other weather events. It could be connected to the larger grid to help with reliability. There are different examples of micro grids used throughout the US and within Washington County. Micro grids would provide opportunities for renewable energy, because it would allow localized produced energy through solar to be distributed within a neighborhood or smaller community.

Commissioner Andrew: The businesses and industries who are usually big culprits and polluters, bring damage to the air quality, especially to our children with asthma, are they with this task force? Is there some dialogue with businesses and industries, to show that they can do better? What efforts are they making towards this? Is there involvement of the philanthropic community?

Kerwin Wimberley, Chief of Staff/Office of Council Member Benson: Big business and corporations are part of our Green Task Force, US Ecology, DTE Energy, Blue Cross/Blue Shield, etc. There are practitioners, people that work for the city, county and State of Michigan who have various roles.

Myra Tetteh (BCBSM Foundation): One of the roles of philanthropy is to serve as educators of the community. At the Blue Cross/Blue Shield of Michigan Foundation we fund healthcare research, and it gives us the opportunity to provide the evidence of what is going on when you are exposed to air pollution; what happens when you are exposed to lead tainted water. We work closely with universities across the state to fund some of that healthcare research. I have been on calls this week with members of Congress and philanthropic organizations provide \$1.9 billion across the State of Michigan.

Commissioner Andrews: Where have you looked for best practices around the country? Who would you say has some of the best practices in terms of climate control and the kinds of things that your task force is trying to do?

Kerwin Wimberley: Minneapolis has similar climate conditions; Cleveland, Ohio and Austin, Texas, Buffalo, New York, and Ann Arbor; all these locations are on the cutting edge of combating climate change.

Commissioner Russell: I would love to get more information on this, and we would like to help you implement these things; make some presentations in my neighborhood and to the school. We really want to be supportive and learn more about the statistics in Detroit as they compare with other cities and countries.

Donele Wilkins, Green Door Initiative: 82% of the industrial facilities reside in the county of Wayne and disproportionately in Detroit for the entire State of Michigan; where people of color are concentrated, African Americans, Latina, and others, that is where the concentration of pollution. The Department of Natural Resources and Environmental Protection Agency knows Detroit is the hot spot. while our leaders at the City Council are making decisions about what industry should be allowed to expand or

be permitted, these are the kinds of considerations that need to be considered because people are dying, children are suffering it is largely due to air quality.

Commissioner Russell: I want to invite you all to come and educate us on these concepts on a regular basis, and present to community groups and social organizations.

Commissioner Daniels: Are you collaborating with Detroit public schools.

Natalie Jakub, Green Living Science: I think many of our organizations engage with the school districts in different ways, Green Living Science have been going into schools for the past 10 years, teaching students about the importance of litter prevention and recycling; keeping waste materials out of our backyards and water; choosing metal or plastic over Styrofoam.

Donele Wilkins, Green Door Initiative: At the Green Door we provide a summer youth employment program where we introduce high school youngsters to the Green Collar Environmental Sector from natural resources to what we call citizen science. They learn how to collect water samples to determine what contaminants may exist. In partnership with Wayne State University, we also work to address issues around brownfield sites, help to inform people, young people about the opportunities to be a good steward over the Detroit River. We are kicking off a River Keepers Program this summer, we hire about 25 to 30 youth.

Diane Van Buren: We do have a monthly meeting; each of our committees meets monthly as well, and some of us have subcommittees within our committees.

Erma Leaphart, Sierra Club: We have worked with groups like Equal Works which has an excellent program. They have green teams in a variety of Detroit schools. The Sierra Club has done some education around water infrastructure and green storm water infrastructure. We are a Great Lake City. We want to make sure, in terms of educating young people and everybody, that this is a freshwater resource that does not exist anywhere else in the world. We have 25% of the world's fresh surface water, it is important that we understand the value of that We are protecting and restoring it from future pollution and damage.

Kerwin Wimberley: The Green Task Force tries to encourage our youth. Each year, we have an Earth Day Celebration and I want to take this opportunity to invite you to our Earth Day Celebration on the 23rd of this month, I will send more information to the Commission.

Chairperson Hood: The City Planning Commission could use your help grappling with our development goals which conflict with our sustainability goals. We do not really talk about that enough. If the task force could help us better formulate questions for the development community when they come before us so that we make sure that they are doing the best they can on their projects.

IV. Unfinished Business - None

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

Director Marcell Todd provided a status report relative to items that will come before the Commission soon, current items that staff is working on with the other agencies and updates on items that have come before the Commission.

The City Council did approve the Public Facility Rehab matter relating to IFF and the rezoning request for the proposed site on McClellan.

The Master Plan discussion that CPC held during the last meeting, which resulted in a resolution requesting a comprehensive review and update, along with the resolution sponsored by Council Member Johnson, calling for the Planning and Development Department to formally enter some form of comprehensive update of the Master Plan was submitted to the City Council and approved.

City Council is now in the executive session portion of the budget process trying to determine how to fund the various initiatives and alter the budget, proposed by the mayor. There is a list of over 100 items, the Council is working through, including funding for the Master Plan. Council Members Johnson and Santiago Romero are taking the lead and would like to advance the full \$2 million, suggested by staff for that update. The budget must be voted on by the end of next week.

The City Council has discussed the expansion of the public hearing notification distance to try to capture greater participation from the public and awareness of the various zoning related amendments, reviews, and approvals.

Due to the weather and the impact of the open meetings act language, not being extended into this new year, allowing this and all other public bodies to continue to meet remotely, there is a backlog. Staff will probably ask the Commission for a third meeting to be added to the month of June and a meeting in August.

Staff is beginning to catch up on and move upon the various rezoning requests, text amendments; the fugitive dust ordinance, the carbonaceous materials storage ordinance; some minor changes of the text in the zoning ordinance; regulations for hookah lounges; animal husbandry ordinance and auto related uses.

VIII. Member Report

Commissioner Russell: Expressed concerns regarding housing affordability and making sure that citizens are not moved out of a neighborhood. Are we offering citizens the right rental amounts? AMI does not reflect Detroit's population and the census tract really reflects the population. When we are having these discussions about developments, are we pushing people to really make a difference for the residents in that particular neighborhood? I would request that staff clarify the difference between AMI and the census tract as part of the future meeting.

Commissioner Lewis: In the matter of the GLWA wanting to continue to store pet coke, is there any way, when Dr. Bolger provides the Commission with an update, can a relevant person on the Green Task Force could inform us on the impact of that decision on that community from a health perspective?

IX. Communications

The City Planning Commission did receive a notice from the City of Dearborn, regarding a rezoning on the city border at Greenfield, inviting staff to attend their Planning Commission meeting this Monday at 6:30 p.m. A staff member will be present to represent the city.

X. Public Comment

Joann Warwick: Thank you for asking those questions about development because with all the development that was secretively planned and then rolled down and thrust upon us. We are very concerned about this North Landing project. It is mostly a rental farm meaning it is all rentals. They want to pour a bunch of cement all green space and I have been urging that they do a planning study since 2015 but very politely they have come up with all sorts of excuses, now we have the planning study.

Chairperson Hood: I know a consultant team has been selected to do the planning study in the north end area. Can we have them do a presentation, just so we understand their approach.

Kristin Shaw: I am with the Green Task Force, and I apologize for not joining on camera earlier, I had my colleague speak on our behalf, as I was in transit home. In response to the question about the GLWA item, I will review any of those materials with you to help make an informed decision. Thank you very much for allowing us this platform to talk about something that is so important to us, and we are here to support you in whatever that looks like.

Chairperson Hood: Director Todd, can you put her on the shortlist for the pet coke concerns.

Francis Grunow: Just wanted to relate the fact that the Ann Arbor Planning Commission has abolished its parking minimums. We are very excited about that, as a member of the Detroit Parking Reform, we have been excited about the continued work of Zone Detroit and the fact that the elimination of parking minimums is one their recommendations. We are hopeful that you will agree with that recommendation and forward it to the Council. We are here to offer any technical support assistance for the presentations and just be a sounding board for this issue and hope that in the long term or short term that Detroit can join places like Ann Arbor and Buffalo and the growing number of cities across the country and around the world that eliminated parking minimums or even go so far as to establish parking maximums. Do that for environmental reasons, quality of life reasons and all the reasons that we would like to hope to make a better place, thank you.

Chairperson Hood: I think it would be interesting to understand the connection between parking minimums and maximums and environmental justice. Maybe that is something that staff can illustrate for us in the coming meetings.

Joshua Berkow: I am an adjacent landowner to the proposed development by XYZ that was presented at the beginning of the meeting. I would like the Planning Commission to consider that the proposed zoning change on the northside of Forest Avenue to SD1 is not consistent with the rest of the neighborhood and the adjacent uses and that there are other zoning classifications within the city ordinances that would allow XYZ to do something very similar to what they have proposed, but that would be consistent with the remainder of the neighborhood.

Adjournment – The meeting adjourned at 8:06 p.m.