



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

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May 15, 2023

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
15744, 15750, and 15756 Livernois, Detroit, MI 48234**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from the General Baker Institute (the “Purchaser”), a Michigan non-profit corporation, to purchase certain City-owned real property at 15744, 15750, and 15756 Livernois (the “Properties”). The Property will be conveyed to Purchaser for the purchase price of Nineteen Thousand Seven Hundred Forty and 00/100 Dollars (\$19,740.00).

The Purchaser owns and operates the General Baker Institute, a community center located in the adjacent lot at 15798 Livernois, and wishes to purchase the Properties in order to create a community courtyard and garden. The property is zoned B4 (General Business District) and within a Traditional Main Street Overlay Area (“TMSO”). As per section 50-11-383 of the City of Detroit zoning ordinance, the development plans and property use in areas zoned TMSO are subject to design standards and guidelines established by P&DD and Site Plan review. Purchaser has applied for, and received approval of, their plans by P&DD (approval attached herein as Exhibit B). As their plans have been approved, Purchaser’s proposed use of the Property is by-right, and will be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate a transfer of the Property by the City to General Baker Institute.

Respectfully submitted,

*Antoine Bryant*

Antoine Bryant  
Director

cc: Malik Washington, Mayor’s Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 15744, 15750, and 15756 Livernois (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to the General Baker Institute (the “Purchaser”), a Michigan non-profit corporation, for the purchase price of Nineteen Thousand Seven Hundred Forty and 00/100 Dollars (\$19,740.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Nine Hundred Eighty Seven and 00/100 Dollars (\$987.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) as well as any taxes and assessments which have become a lien on the Properties; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits A & B)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

E LIVERNOIS LOT 18 EXC LIVERNOIS AVE AS WD FORD PLAINS SUB L35 P39 PLATS,  
W C R 12/237 30 X 73.20

a/k/a 15744 Livernois  
Tax Parcel ID 12013199.

**Parcel 2**

E LIVERNOIS LOT 19 S 10 FT LOT 20 & EXC LIVERNOIS AVE AS WD FORD PLAINS  
SUB L35 P39 PLATS, W C R 12/237 40 X 73.21

a/k/a 15750 Livernois  
Tax Parcel ID 12013200-1

**Parcel 3**

E LIVERNOIS N 20 FT LOT 20 EXC LIVERNOIS AVE AS WD FORD PLAINS SUB L35 P39  
PLATS, W C R 12/237 20 X 73.22

a/k/a 15756 Livernois  
Tax Parcel ID 12013202.

Description Correct

By: \_\_\_\_\_  
Office of the Assessor

**EXHIBIT B**

PLANNING AND DEVELOPMENT DEPARTMENT SITE PLAN APPROVAL

(See following pages)



DEPARTMENT OF  
**Planning &  
Development**

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☐ **APPROVED**

**APPROVED WITH CHANGES NOTED**



☐ **REVISE AND RESUBMIT**

☐ **REJECTED**

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

## STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.



**THIS PROJECT IS PURSUING CITY INCENTIVES**



**THIS PROJECT IS PURCHASING PARCELS FROM THE CITY, DBA, OR DLBA**



**THIS PROJECT IS NOT PURSUING INCENTIVES OR PURCHASING CITY, DBA, OR DLBA LAND**

**Date:** 4/3/2023

**Project:** General Bake Institute

**Design Review Meeting:** N/A

**Address:** 15744, 15750, 15756 Livernois

**Staff:** Russell Baltimore ( [baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov) ), Zach Funk ( [Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov) )

**Year structure built:** NA

**Applicant:**

**Project Scope Under Review:** New Construction / Urban Garden

### Project Summary:

The development looks to provide an urban garden over three parcels. It will include 11 raised beds and 4 new trees along the Right-of-Way.

### Design Review Guiding Principles:



**IN COMPLIANCE**



**NOT IN COMPLIANCE**



**NOT APPLICABLE**



**MORE INFORMATION NEEDED**



**Historic Preservation:** The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.

- Maintain existing architectural elements.
- Contact HDC on any proposed alterations to light poles and other site amenities/landmarks.

- ✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
  - Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.).
  - What material is the proposed fencing?
- ✓ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.
- ⊗ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
  - Integrate HVAC louvers into architecture to reduce their visibility.
- ⊗ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
  - Contact BSEED and DTE for public utility coordination.
- ✓ **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
  - Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of our neighborhoods and commercial corridors. Avoid dead frontages with security fences and blank walls.
- ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete to provide a safe, walkable, pedestrian oriented street design.
  - Incorporate pavers and curb-less paths, narrow the road width when possible, and remove street parking to accommodate pedestrian travel.
  - Strengthen the pedestrian foot path and provide a hierarchy of open spaces.
  - Repair existing sidewalks
  - Keep any loose gravel off of public sidewalk and alley.
- ✓ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction to shield the parking from view.
- ✓ **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
  - Landscaping enhances the visual image of the City, improves property values, and alleviates the impact of noise, traffic, pollution, and visual distraction associated with certain uses.

- ✓ **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design.
- Optimize overall site potential – building orientation to optimize passive solar features.
  - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment, and lighting, and incorporating renewable energy systems.
  - Conserving and protecting water by reducing and controlling stormwater runoff.
  - Use of environmentally preferable products – products made with recycled and renewable content.
  - Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
  - Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemical and cleaners, and less water and energy usage.
  - Provide a flexible design that anticipates and allows for future adaptation to extend the building's useful life.
  - Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

**Design Review Notes:**

PDD approves with comments provided. Please reach out to PDD and Design Review with any questions.

**General Notes:**

- Adhere to zoning requirements (setbacks, use, etc.)
- The development team is encouraged to contact Russell Baltimore ([baltimore@detroitmi.gov](mailto:baltimore@detroitmi.gov)) or Zachary Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov)) to schedule a follow-up design review meeting once these initial comments have been addressed.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.



