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City of Detroit

CITY PLANNING COMMISSION
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Ritchie Harrison
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Frederick E. Russell, Jr.
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January 10, 2024

HONORABLE CITY COUNCIL

RE: Request of Henry Ford Health Systems and its affiliated companies as well as the City of Detroit Planning and Development Department as co-petitioner to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map 7* of the Detroit Zoning Ordinance to show a B5 (Major Business District) zoning classification where the R1 (Single-Family Residential District), R2 (Two-Family Residential District), R5 (Medium Density Residential), SD2 (Special Development District, Mixed-Use), B4 (General Business District), M4 (Intensive Industrial District), and PD (Planned Development District) zoning classifications are currently shown on the area generally bounded by West Grand Boulevard, Milwaukee Avenue (newly constructed), Sterling Avenue, Holden Street, and the John C. Lodge Freeway.

The proposed map amendment is being requested by the Henry Ford Health Systems to allow for the expansion of the hospital campus and the construction of new facilities. The request of the City of Detroit Planning and Development Department is specific to the parcels commonly known as 1115 West Milwaukee Avenue, 6310 Lincoln and 6480 Sterling Street, in order to bring them into conformance with the Master Plan of Policies and to unify the zoning classification of all properties within the rezoning footprint (**RECOMMEND APPROVAL - ORDINANCE NOT INCLUDED**)

NATURE OF REQUEST

Before this Honorable Body is the request of Henry Ford Health Systems (HFHS) and affiliated companies to show a B5 zoning classification where the R1, R2, R5, SD2, B4, M4, and PD zoning classifications currently exist for the area generally bounded by West Grand Boulevard, Milwaukee Avenue (newly constructed), Sterling Avenue, Holden Street, and the John C. Lodge Freeway (see map below). The petitioner, HFHS and associated companies is requesting this map amendment to allow for the expansion of the hospital campus and the construction of new supportive facilities. The Planning and Development Department is co-petitioning for parcels in the described rezoning that are not under the ownership of HFHS which are 1115 West Milwaukee Avenue, 6310 Lincoln and 6480 Sterling Street. This is being requested in order to bring these parcels into conformance with the Master Plan of Policies and to unify the zoning

classification of all properties in the subject request. The owners of these parcels have voiced no objections to the rezoning.

Please be aware that the approved as to form ordinance for this request is not attached, as the Law Department has identified a number of corrections to be made for the legal description. We are submitting the CPC report at this time for Council's benefit. Once corrections are made and an approved as to form version of the ordinance is received from Law, CPC staff will submit the ordinance to be synced with the report and other supporting materials.

PROJECT PROPOSAL

The larger project is led by Henry Ford Health Systems, Michigan State University and the Detroit Pistons. The proposal plans to expand the current HFHS campus by building a new 995,000 square foot hospital tower with approximately 16 floors to accommodate 360 patient beds. The plan would include inpatient and outpatient services, an emergency department, diagnostic and treatment, and a sterile processing department.

The proposed Shared Service Building (SSB) will host logistical operations such as mechanical, electrical, plumbing and infrastructure, dining offices and bio-waste facilities for the new hospital tower.

The proposed Parking Garage is planned to host approximately 1,200 spaces and a 2nd skywalk to connect the old and new buildings across West Grand Boulevard.

The proposed Central Utility Plant will hold mechanical and electrical operations for the tower in addition to community space and other amenities.

The project has undergone a Community Benefits Ordinance (CBO) process which has now concluded.

PUBLIC HEARING RESULTS

During the November 2nd public hearing, after receiving a presentation, the Commission asked questions and received answers from the development team. There were four (4) speakers who spoke at public comment.

The first speaker raised concerns regarding how the project construction phase will affect the Department of Transportation bus routes. The commentor wanted to ensure that if the routes are temporarily impacted during the construction, that the developer will fund mitigation efforts for disruption.

Another public commentor had questions related to the property addresses that are proposed for rezoning. Of the last two speakers, one spoke in support of the project citing that it will draw new activity, while another speaker had comments unrelated to the project. Midtown Detroit Inc submitted a letter of support for the public hearing.



Proposed rezoning footprint

PLANNING CONSIDERATIONS

Proposed Zoning

The **B5 MAJOR BUSINESS DISTRICT** is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

The zoning classification generally allows commercial uses conducive to a high density area. Permitted dimensional standards also accommodate higher scale buildings such as the tower that HFHS is proposing in this development. The helipad use permitted in B5 is another activity that would allow the new hospital tower to facilitate its emergency services and reason for the request.

ANALYSIS

Zoning Ordinance Approval Criteria

According to Sec. 50-3-70, Approval criteria, recommendations and decisions on an amendment of a zoning map in Article XVII shall be based on consideration of the following criteria:

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

This area underwent a rezoning to B5 in 2014 that was requested by HFHS. Since then, there have been some changing conditions as the hospital has acquired more properties in the area. This allows for the zoning to be unified under one zoning classification that will generally support the goals of the Master Plan. The proposed B5 zoning classification will also allow for the hospital expansion.

This request also includes PD-zoned land proposed to rezone to B5. A explanatory letter has been submitted by HFHS stating the following:

“On September 4, 2014, pursuant to Zoning Ordinance Number 27-14, Map 7 of Chapter 61 of the 1984 Detroit City Code was amended to reflect the following:

- (i) PD zoning classification where an R1 zoning classification existed on property known as 6430 through 6472 Sterling;*
- (ii) PD zoning classification where an R2 zoning classification existed on property known as 1532 Holden through 1550 Holden and 6331 through 6355 Trumbull Avenue and 6429 through 6465 Sterling; and,*
- (iii) PD zoning classification where a B4 zoning classification existed on property known as 1494 Holden and 6420 Sterling Avenue.*

The above referenced PD, known as “Grand Trunk Crossing” was requested in connection with an anticipated affordable housing project to be developed by The Community Builders, Inc. After the applications for an award of housing tax credits were denied, Henry Ford Health was advised that The Community Builders would be unable to complete the anticipated project.

The current proposed project involving the expansion of the existing Henry Ford Hospital and a rezoning of the PD to B5 will not involve affordable housing; therefore, Henry Ford Health is requesting the repeal of the existing PD-zoned parcels within the subject site by amending the zoning to reflect the requested B5 zoning classification.”

- (2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter;*

The Planning and Development Department has submitted a letter regarding the project’s consistency with the Master Plan and has provided the following: “A portion of the site is designated as Mixed Residential/Commercial (MRC), while much of the industrially zoned area to the south is designated as Light Industrial (IL) in the Master Plan’s Rosa Parks neighborhood. MRC “areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.” IL “areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses.” The proposed rezoning is **consistent** with the MRC designation, and **generally consistent** with Master Plan’s IL designation , as it is not anticipated to change the character of the much larger IL-designated surrounding area.”

- (3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

Subsequent to the proposed map amendment, it is expected that the addition of a hospital of this nature will add to the public health and safety, not only in this community but citywide since it will provide expanded hospital services and minimally disrupt the surrounding community. Therefore, the zoning change will facilitate the proposal leading to increased community assets that will help the general public.

(4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

A Buildings, Safety Engineering, and Environmental Department Pre-Plan meeting was held for this proposal, which includes all departments that deal with public utilities and infrastructure, such as DTE Energy and the Department of Public Works. The developer has hired consultants that are working with appropriate city departments to ensure that street services and infrastructure can support this project. Additionally, the proposal will include ancillary buildings that will help to provide services for the new hospital.

- The Shared Service Building (SSB) will host logistical operations such as mechanical, electrical, plumbing and infrastructure, dining offices and bio-waste facilities for the new hospital tower.
- The Parking Garage is planned to host approximately 1,200 spaces and a 2nd skywalk to connect the old and new buildings across West Grand Boulevard.
- The Central Utility Plant will also hold mechanical and electrical operations for the tower in addition to community space and other amenities.

(5) 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 proposal is not expected to have significant adverse impacts on the natural environment. A good portion of the site is currently impervious area in the form of surface parking. These buildings will improve these vacant sites and also add greenspace and vegetative landscaping that will contribute to the environment as much as possible.

(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

There are no significant adverse impacts expected on property in the vicinity of the project. Currently, the surrounding property is largely owned by HFHS, and is also mitigated by the Freeway on the east. Because the hospital will be moving some of its operations south of Grand Boulevard, it's expected that it will help the properties to the west of the existing HFHS hospital by shifting activity away from the residential area.



(7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification;*

The existing zoning classifications would not allow for the Future of Health proposal to come to fruition. Conversely, the proposed zoning classification is suitable for the subject properties because it will unify the zoning on the site and in the area. It will allow the height maximum for the new hospital tower. The helipad use is permitted through B5 to allow for the emergency room care.

(8) *Whether the proposed rezoning will create an illegal "spot zone."*

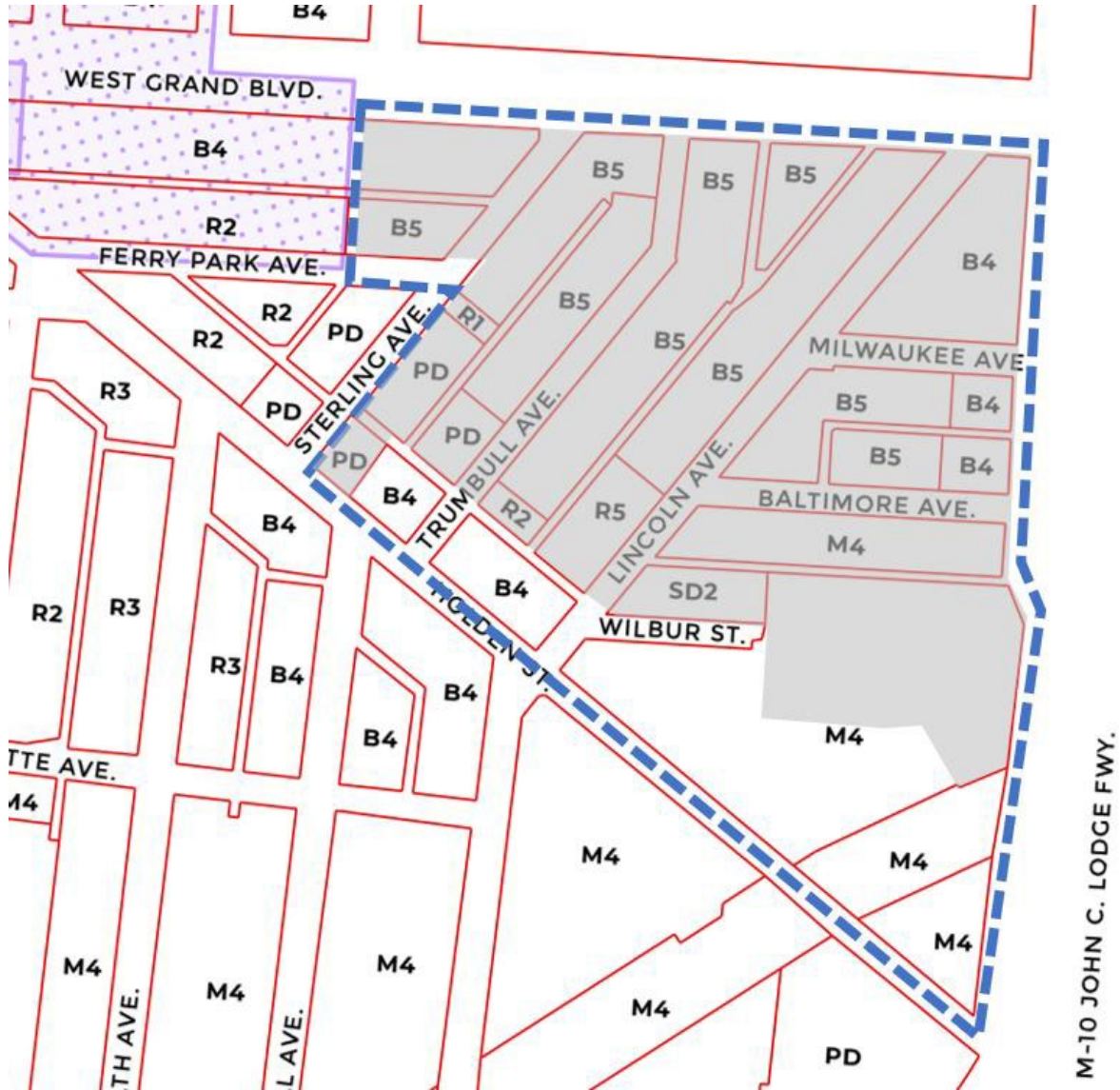
The proposed rezoning will not create an illegal spot zone.

CONCLUSION AND RECOMMENDATION

The development team has conducted extensive engagement in the community for this project. As it relates to the zoning proposal, there has been a generally good response from participants. The zoning proposal has been shared with all of the citizens that are following the CBO process via the Future of Health CBO website and communications.

Lastly, there are a few properties that are not under HFHS' site control. City staff have reached out via mail to those property owners, but have not heard any responses to our notices and outreach efforts. No negative impact is expected to come to those parcels as a result of the rezoning, since it will potentially add more value to the currently vacant properties due to the increased number of uses that will be permitted if rezoned to B5.

On November 2, 2023, the City Planning Commission held a public hearing to consider the petition of Henry Ford Health Systems (HFHS) regarding their proposal to rezone the land described above, in order to expand their hospital campus. On December 7th, after much deliberation, the CPC voted to **RECOMMEND APPROVAL** of the subject request.



Proposed parcels to be rezoned are within the boundary on the map

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment: Rezoning Ordinance
Updated District Map 7
Proposed Plans
CBO documents
Support Letter

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law

**HENRY
FORD
HEALTH**[®]

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

An aerial, high-angle photograph of a city skyline, likely Detroit, featuring a prominent skyscraper with a pointed top. The image is faded and serves as a background for the text.

I. FUTURE OF HEALTH: DETROIT
II. HISTORY IN THE COMMUNITY
III. SITE + DEVELOPMENT OVERVIEW
IV. REZONING REQUEST
V. MISSION-DRIVEN IMPACT BY THE NUMBERS

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



**HENRY
FORD
HEALTH** SM

**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**



M-10 / THE LODGE

WEST GRAND BLVD

AMSTERDAM ST

2nd

3rd

SITE LEGEND

- Residential/Mixed-Use
- Henry Ford + MSU Research Center
- Parking Garage
- Henry Ford Hospital Expansion + Legacy Campus
- Greenspace + Connectivity

LIFE-CHANGING HOSPITAL, HOUSING, AND RESEARCH



- Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods

- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters

- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space

An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

II. HISTORY IN OUR COMMUNITY

Our Lasting Commitment to Detroit

1 100+ YEARS OF MISSION-DRIVEN HEALTHCARE

2 DIVERSE EMPLOYER – 33,000 STRONG

- 10,900 Detroit Residents Employed
- Generating \$14 M in City of Detroit Income Taxes

3 WHEN OTHERS LEFT – WE STAYED

- \$35M West Pavilion Investment in (2009)
- \$32M Cardinal Health Distribution Center (2014)
- \$48M Elijah McCoy Shared Linen Processing Facility (2020)
- \$173M Brigitte Harris Cancer Pavilion (2021)

HENRY FORD HEALTH: MAXIMIZING CARE FOR DETROITERS OVER THE LAST 15 YEARS



275,000
Surgeries Performed



42,000
Babies Delivered



25,000
Students + Residents Trained



1,660,000
ER Visits

COMMUNITY CONVERSATIONS

WHAT WE'VE HEARD SHAPES OUR PILLARS

ENGAGEMENT SESSIONS

Reached **over 1,000** residents

Hosted meetings with over **80 community leaders** citywide

Hosted **5 community group/block clubs** in the impact area

Hosted **3 business roundtables**

Host clergy roundtable discussion

Hosted panel discussion with local High School

Patient Experience Listening Session



COMPLETED / UPCOMING CITY COUNCIL TOURS

D5 City Council President Sheffield

D1 Councilmember Pro Tempore Tate

At Large Councilmember Waters TBD

At Large Councilmember Young TBD

D2 Councilmember Calloway

D3 Councilmember Benson

D4 Councilmember Johnson

D6 Councilmember Santiago-Romero

D7 Councilmember Durhal

COMMUNITY GROUP MEETINGS

Vanguard Community Development Corp.

360 Detroit

Motown Museum

West Grand Blvd Collective

North End Neighborhood Alliance

North End Cabinet

Historic Boston Edison Association

East Village Association

5 Alive

CANCAN

LaSalle Gardens Block Club

Central Detroit Christian CDC

Northwestern High School

U Prep Art and Design HS and MS

Green Living Science Student Ambassadors

Warrior on Wheels

Detroit Clergy Roundtable

District 5 Business Roundtable

Department of Neighborhoods

Det Black Business Alliance

Midtown Inc.

Urban Neighborhood Initiatives (UNI)

Franklin Wright Settlements

Wayne County Community College

WHAT WE'VE HEARD SHAPES OUR PILLARS COMMUNITY CONVERSATIONS



We would love to hear from you

Please scan the QR code to fill out our survey (5-10 minutes)

MISSION-DRIVEN DEVELOPMENT

5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES
CLOSE TO HOME**



EDUCATION



**FINEST HEALTH CARE FOR
DETROITERS**



**FUTURE OF
HEALTH:
DETROIT**



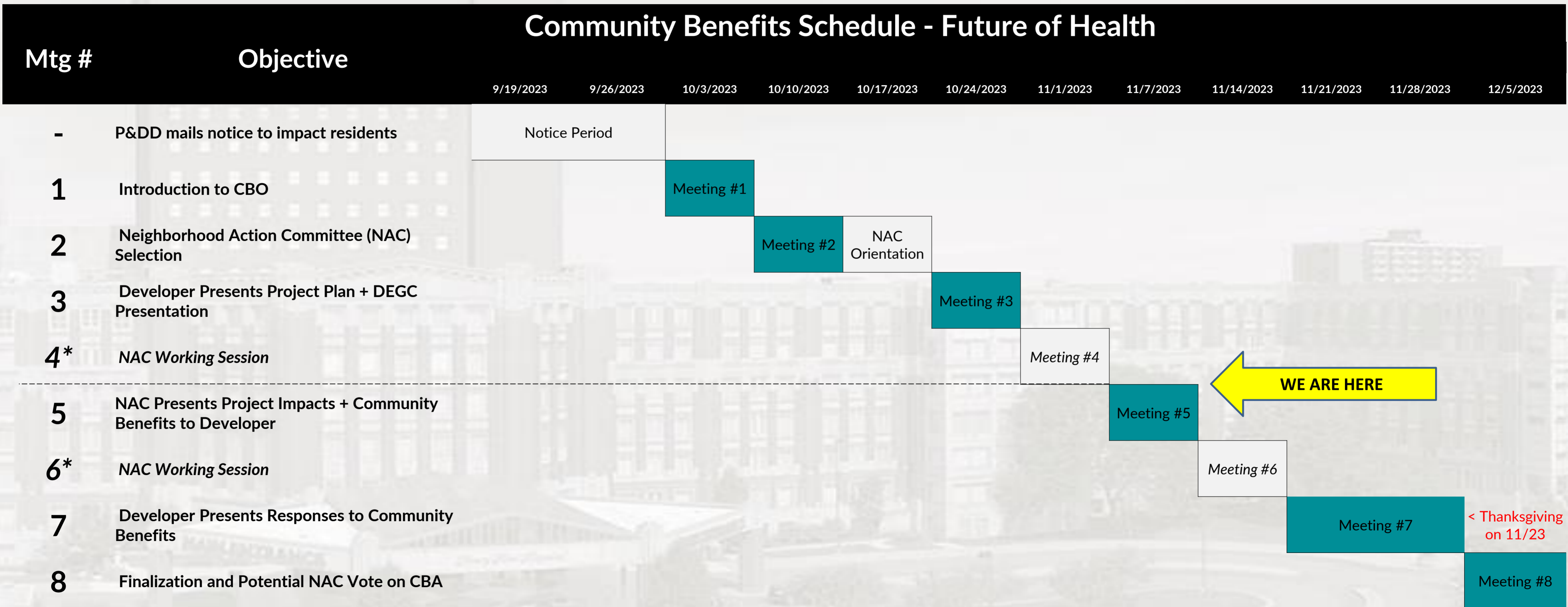
**HOUSING FOR
DETROITERS**



**COMMUNITY
BUILDING**

FUTURE OF HEALTH COMMUNITY BENEFITS PROCESS

Community Benefits Schedule - Future of Health



An aerial, high-angle photograph of a city skyline, heavily faded to a light gray tone. The most prominent feature is a tall, classical-style skyscraper with a pointed top, resembling the Empire State Building, located on the right side of the frame. The rest of the city is a dense grid of smaller buildings, with a wide river or bay visible in the background under a hazy sky.

III. SITE + DEVELOPMENT OVERVIEW

CURRENT CONDITION – SITE OVERVIEW



FUTURE SITE OVERVIEW

**MOTOWN
MUSEUM**

**FISHER
BUILDING**

**FUTURE OF HEALTH DETROIT
RESIDENTIAL + RESEARCH CAMPUS**

CURRENT CONDITIONS – LOOKING EAST ON WEST GRAND BOULEVARD



CURRENT CONDITIONS – LOOKING WEST ON WEST GRAND BOULEVARD



PERSPECTIVE FROM LEGACY HOSPITAL



NEW HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

1.2 MILLION SQUARE FEET

20 FLOORS

\$1.7 BILLION COST

877 TOTAL SINGLE-PATIENT ROOMS



CONCEPTUAL RENDERING

FOR OUR PATIENTS

NEW WORLD CLASS SHIRLEY
RYAN ABILITY LAB
REHABILITATION HOSPITAL

PANDEMIC INFECTIOUS
DISEASE CERTIFIED

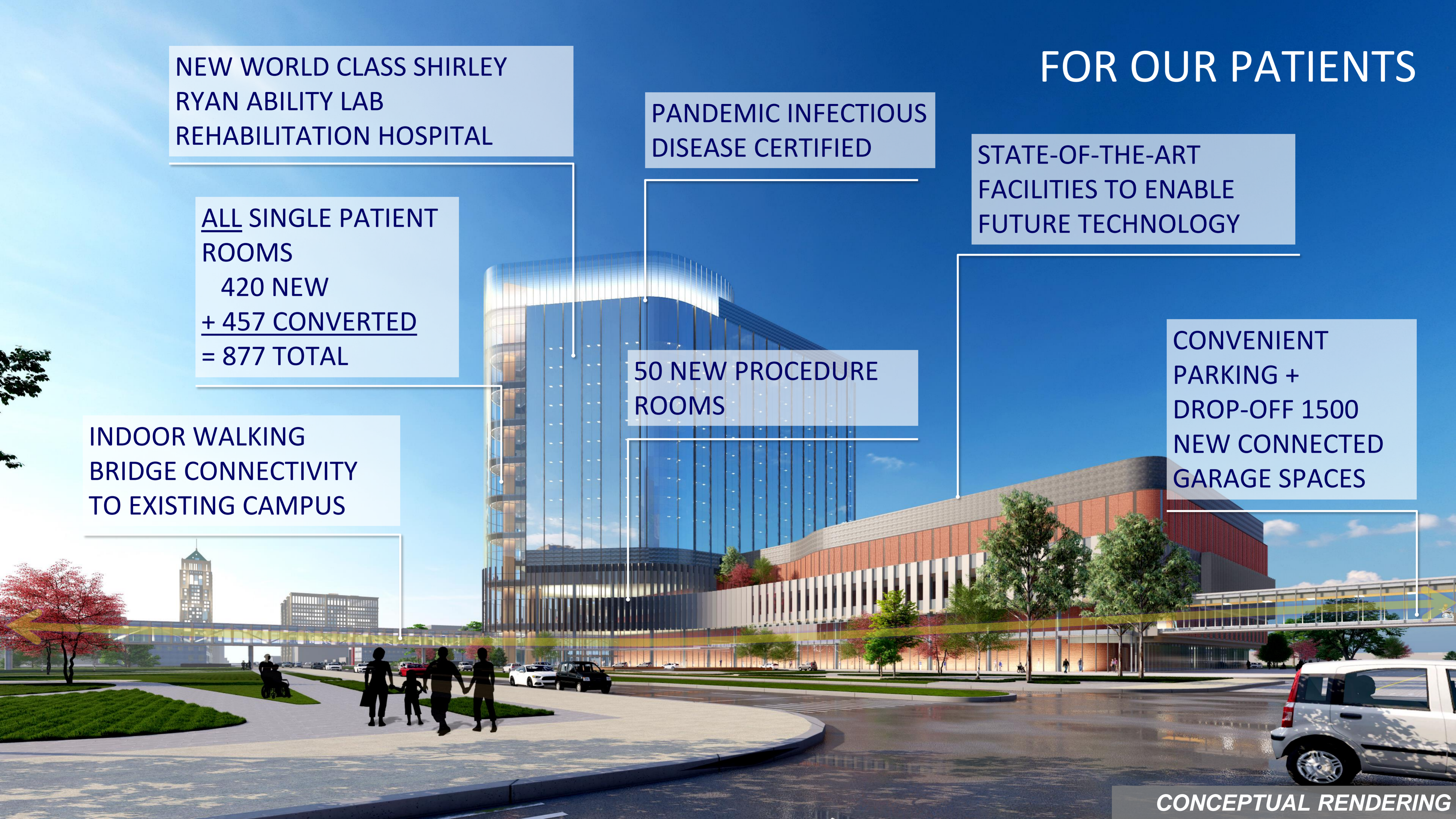
STATE-OF-THE-ART
FACILITIES TO ENABLE
FUTURE TECHNOLOGY

ALL SINGLE PATIENT
ROOMS
420 NEW
+ 457 CONVERTED
= 877 TOTAL

50 NEW PROCEDURE
ROOMS

CONVENIENT
PARKING +
DROP-OFF 1500
NEW CONNECTED
GARAGE SPACES

INDOOR WALKING
BRIDGE CONNECTIVITY
TO EXISTING CAMPUS



CONCEPTUAL RENDERING

FOR OUR NEIGHBORS

RELOCATES DENSITY OF VISITORS,
STAFF, PARKING, AND TRUCK TRAFFIC
AWAY FROM NEIGHBORHOODS

NEW HELICOPTER PAD LOCATION
21 FLOORS IN THE AIR – AWAY FROM NEIGHBORS

GREEN SPACE +
CONNECTIVITY

NEW PARKING SOLUTIONS

BRIDGE TO LEGACY
CAMPUS

RELOCATED EMERGENCY
& AMBULANCE ENTRANCE
AWAY FROM NEIGHBORS

WALKABLE + ACCESSIBLE

CONCEPTUAL RENDERING



NEW EMERGENCY ROOM

2.5X EXPANDED EMERGENCY ROOM
SHORTER WAIT TIMES

RELOCATED SOUTH OF WEST GRAND BLVD
LESS DISRUPTION FOR OUR NEIGHBORS

EASY ACCESS FOR OUR PATIENTS + FAMILIES



CONCEPTUAL RENDERING

SUSTAINABLE DEVELOPMENT



SIGNED U.S. CLIMATE
PLEDGE CARBON
NEUTRAL BY 2050

LARGEST GREEN
SPACE IN THE
NEIGHBORHOOD

GREEN
ROOF

100% ELECTRIC
CAPABILITY

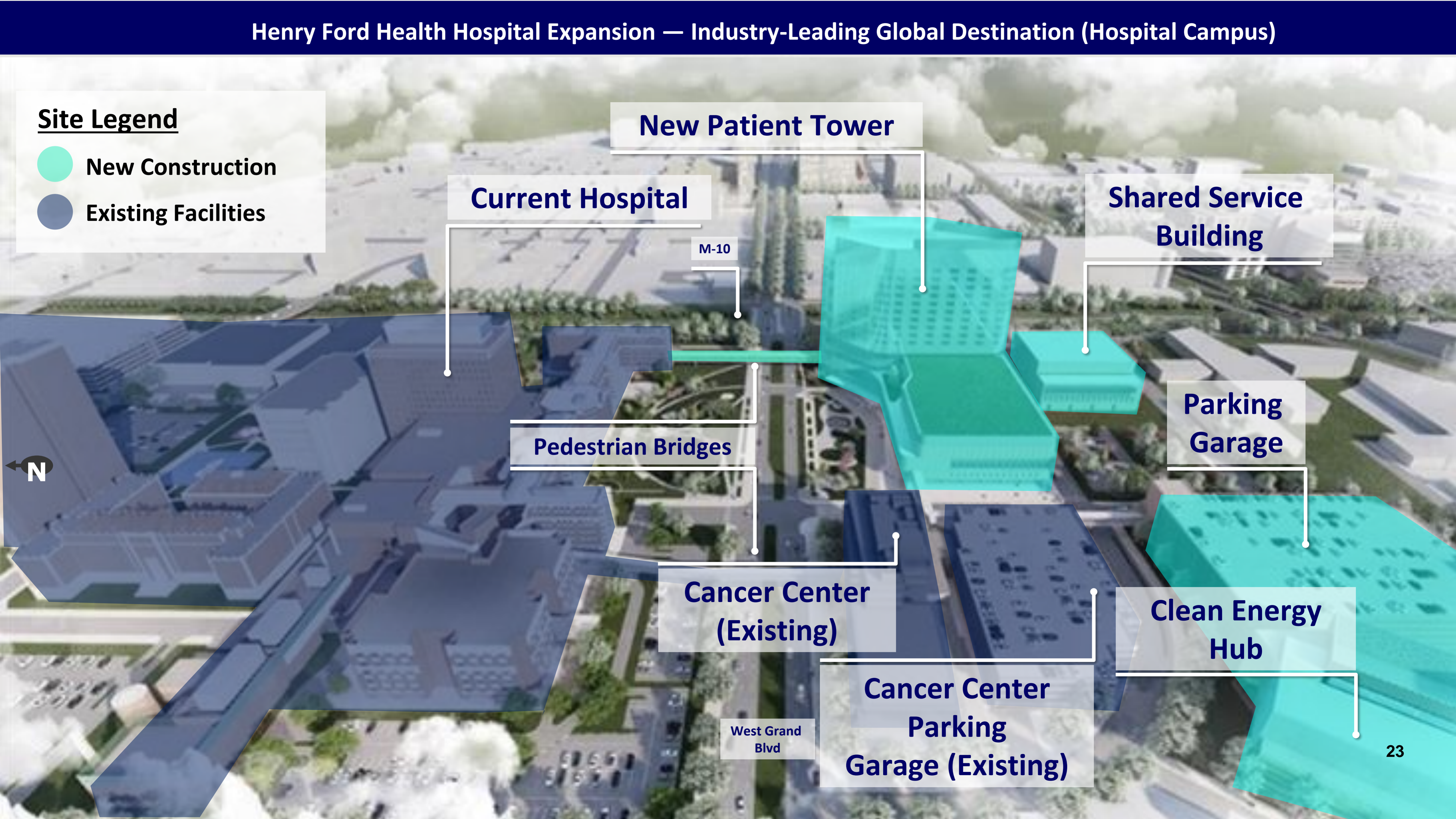
ON-SITE STORMWATER
MANAGEMENT: MITIGATES
AREA FLOODING

Clean ENERGY HUB:
INCREASED UTILITY
EFFICIENCY

Henry Ford Health Hospital Expansion — Industry-Leading Global Destination (Hospital Campus)

Site Legend

- New Construction
- Existing Facilities



New Patient Tower

Current Hospital

Shared Service Building

M-10

Parking Garage

Pedestrian Bridges

Cancer Center (Existing)

Clean Energy Hub

Cancer Center Parking Garage (Existing)

West Grand Blvd

CURRENT TRAFFIC CONDITIONS



Current Helipad Location

Current Loading Dock

PALLISTER STREET

BETHUNE STREET

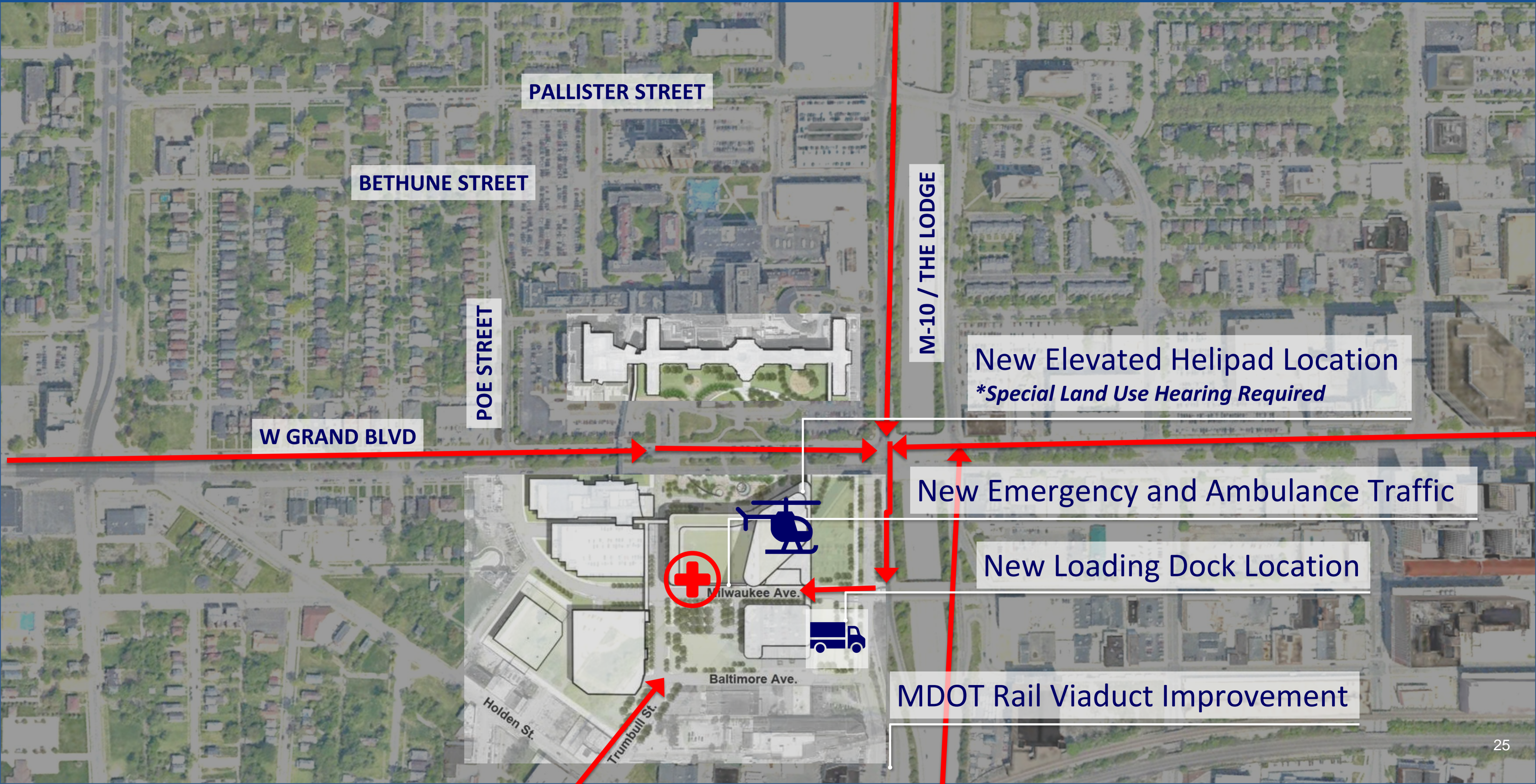
POE STREET

W GRAND BLVD

M-10 / THE LODGE

Emergency & Ambulance Traffic

IMPROVED TRAFFIC CIRCULATION FOR OUR NEIGHBORS



PALLISTER STREET

BETHUNE STREET

POE STREET

W GRAND BLVD

M-10 / THE LODGE

New Elevated Helipad Location
**Special Land Use Hearing Required*

New Emergency and Ambulance Traffic

New Loading Dock Location

MDOT Rail Viaduct Improvement



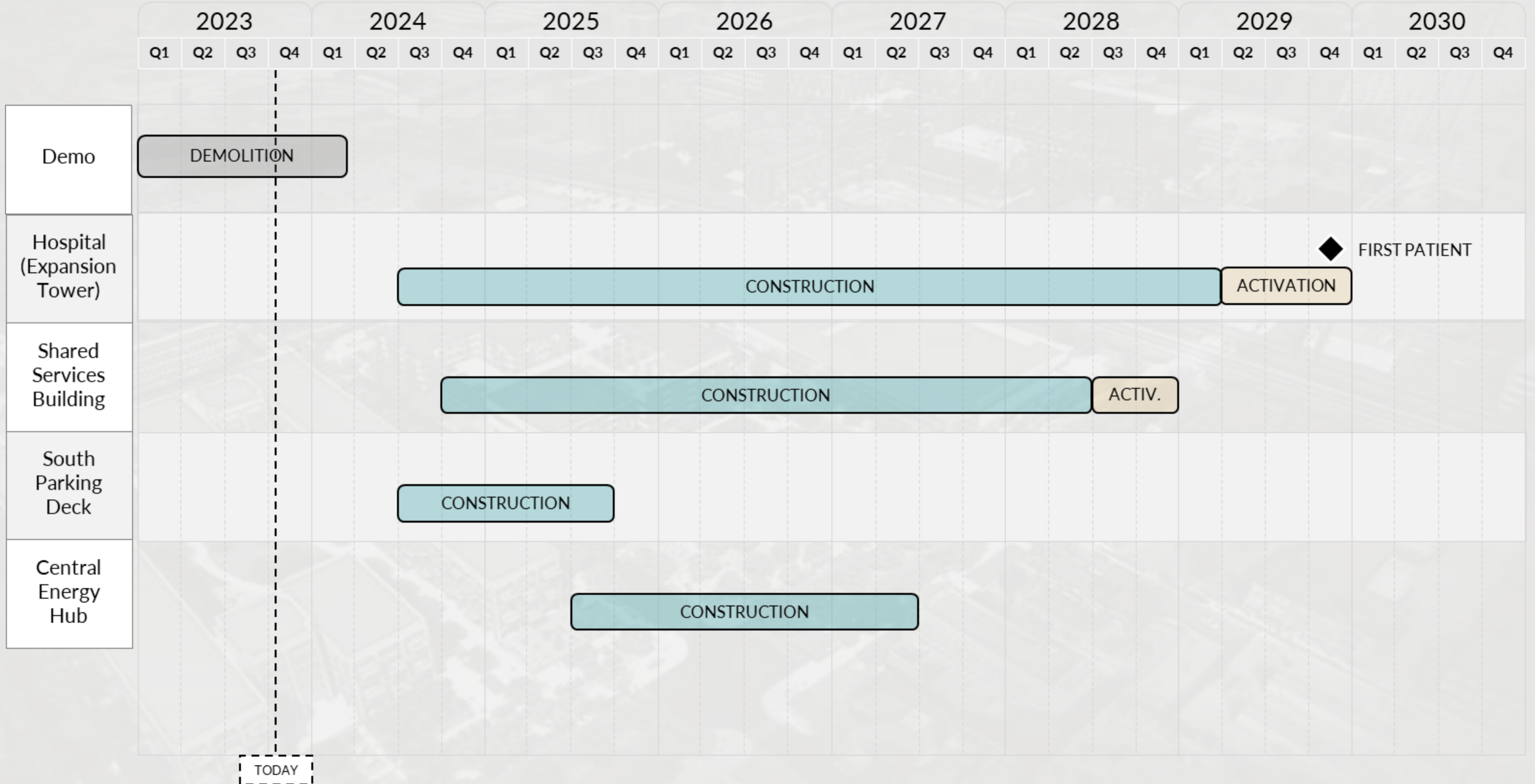
Milwaukee Ave.

Baltimore Ave.

Holden St.

Trumbull St.

CONSTRUCTION SCHEDULE



An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

IV. REZONING REQUEST

Community Conversation on the City Planning Commission Re-zoning Request

FOCUSED COMMUNITY ENGAGEMENT

TO KEEP OUR NEIGHBORS INFORMED
THROUGHOUT THE PROCESS



We invite you to be an integral part of shaping the future of our community! Join us for our ongoing series of engaging community conversations regarding our campus rezoning request. Your input, questions, and perspectives are important, and we want to hear from you.

Dates:
November 8th
November 15th
November 16th

Time:
Each meeting will be at 6:00 PM

Location:
[Join Zoom Meeting](#)



This is your chance to share your thoughts, ask questions and learn more about our rezoning request and campus expansion. Together.

Please RSVP by contacting Barry Blackwell, Manager Detroit Community Relations at bblackw1@hfhs.org

Yours in Service,

Henry Ford Health Detroit
Community Relations Office

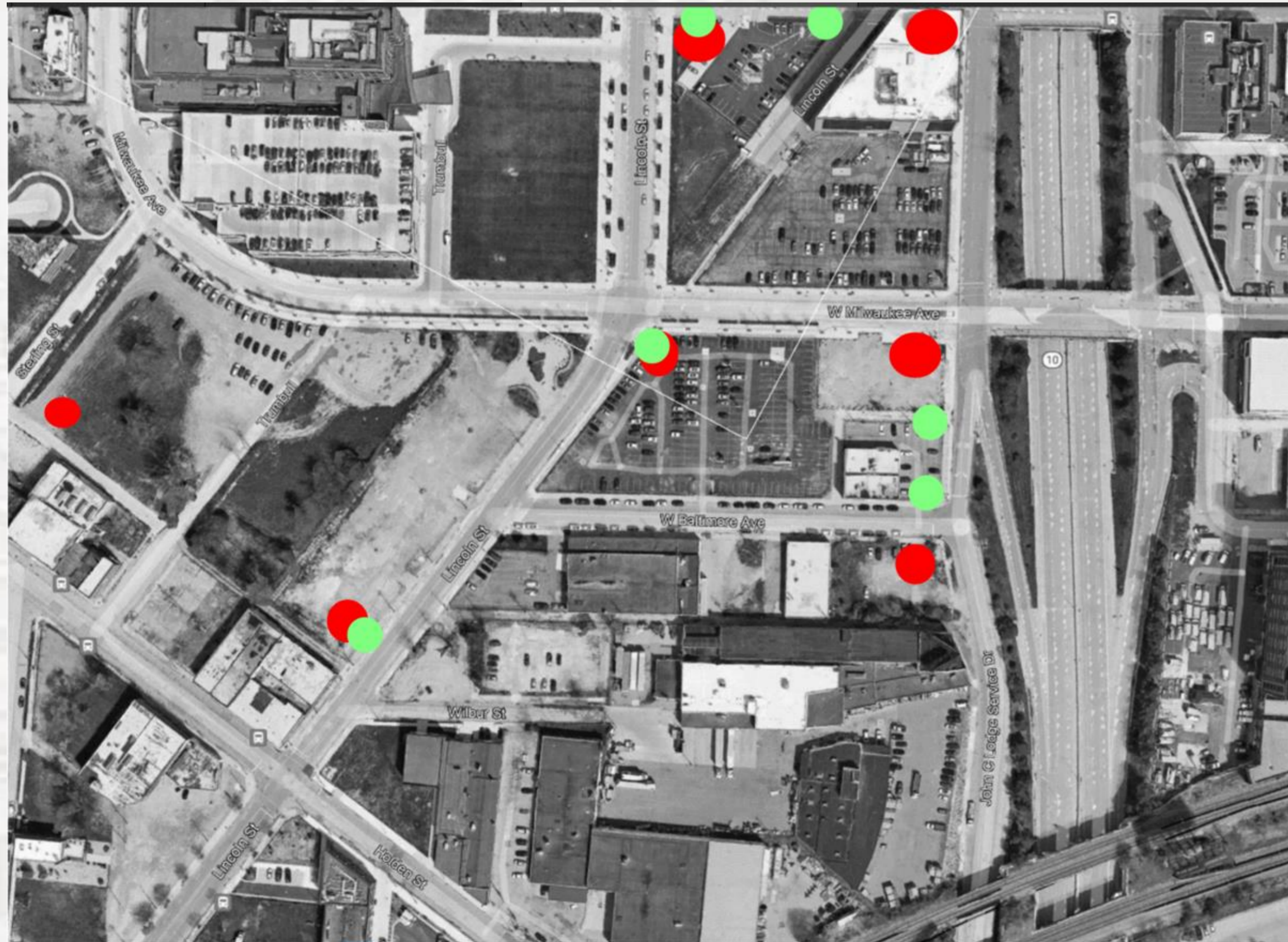
Meeting ID: 227 857 8706

Passcode: 263531

Dial-in Number: +1 309 205 3325 US

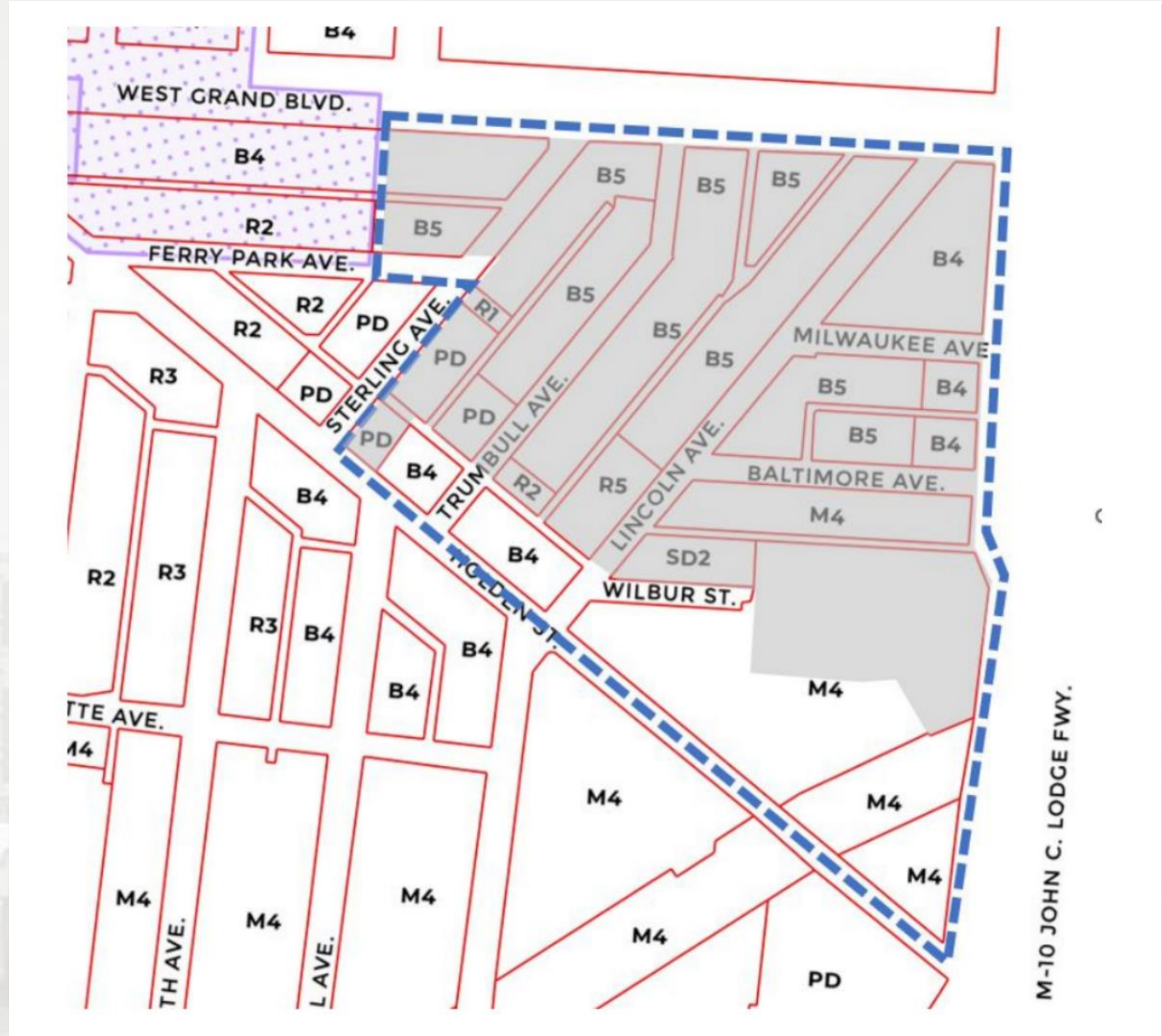
HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

NOTICES POSTED ON-SITE



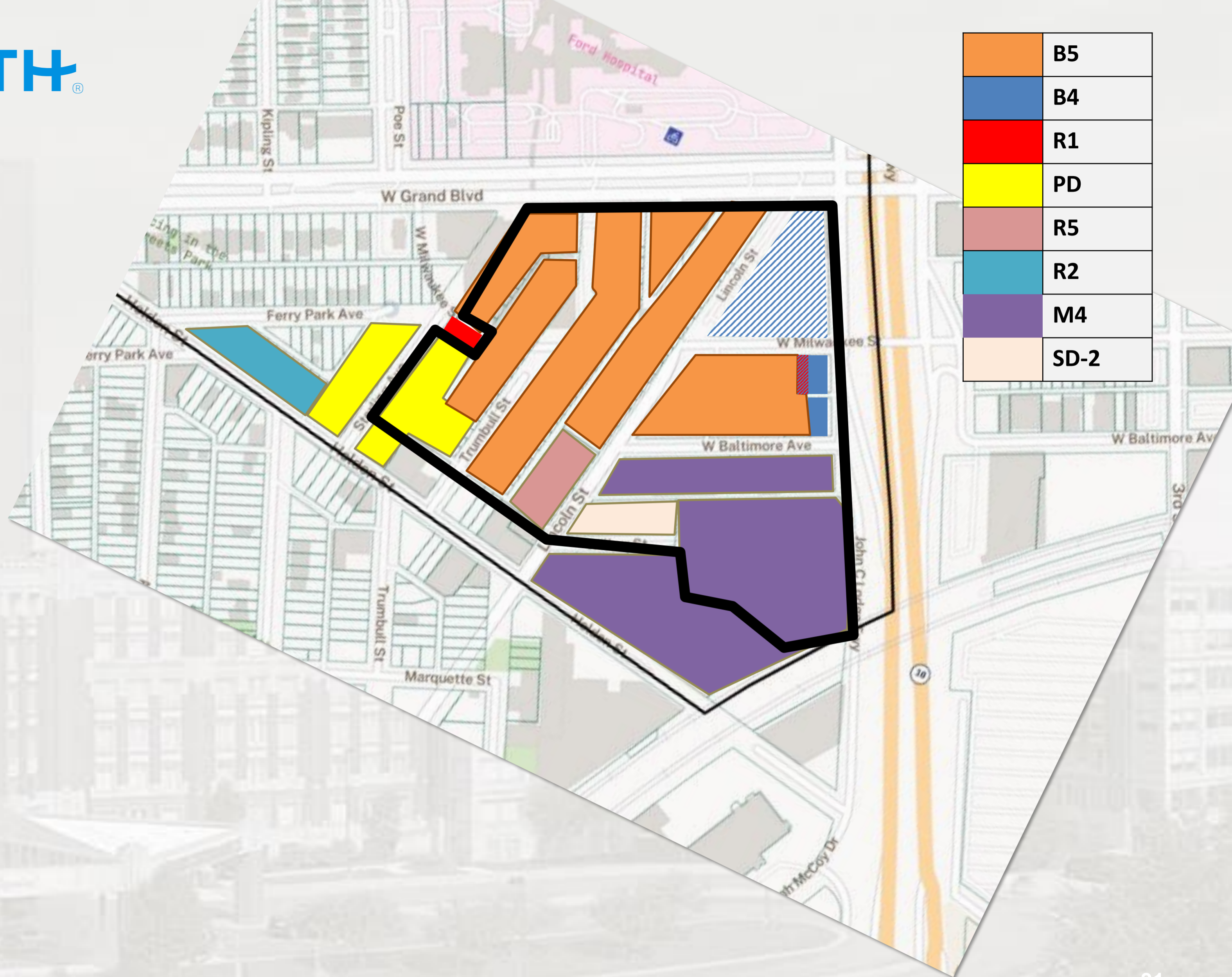
HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

PROPOSED REZONING BOUNDARY
FROM NOTICE



HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

CURRENT ZONING CLASSIFICATIONS



An aerial, high-angle view of a city skyline, featuring a prominent skyscraper with a distinctive conical top on the right side. The image is faded and serves as a background for the text.

V. MISSION-DRIVEN IMPACT BY THE NUMBERS



HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF
DETROIT

2.5 X Expanded-Larger Emergency Room
Shorter Wait Times

State-of-the-Art Medical Facilities & Technology

Privacy: All Single-Patient Rooms

20,700+ Jobs Existing | Construction | New

World Class Rehabilitation Hospital
Shirley Ryan Ability Lab

Less Disruption: Helipad & Ambulances
Relocated from Neighborhood



AFTER CONCEPTUAL RENDERING

November 29, 2023

Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

Re: Support for the Future of Health Project

To Whom it May Concern:

I am writing to express my support for the Future of Health Project. The three organizations represented through this project have undertaken an enormous task of ensuring the community's voice is heard during this engagement process, and beyond. Their efforts achieved in community engagement thus far have been outstanding and has helped inform dialogue during the CBO process. I am confident that this project will have a profound impact on the City of Detroit, and greater region.

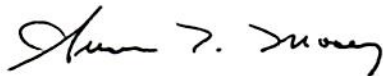
Since February, The Future of Health Outreach team has been actively engaging community members through a variety of channels including, block club outreach, townhall meetings, door to door canvassing, and engagement surveys. In addition, Henry Ford Health developed a Community Advisory Council, consisting of block club leaders, businesses, and senior citizens. The committee is another opportunity to ensure ongoing engagement related to the project, and beyond.

The positive effect of the Future of Health project on the City of Detroit, and region cannot be overstated. This project will bring new economic benefits, such as job creation, increased opportunities for housing, education offerings, and advanced research dedicated to health disparities.

Midtown Detroit, Inc. is pleased to support this project wholeheartedly and believe that it reflects an opportunity for "The Future of Health" team to deepen and expand existing relationships with community partners, thus having an additional impact on the community long into the future.

Should you have any questions please feel free to reach out.

Thank you,



Sue Mosey
Executive Director
Midtown Detroit, Inc.



December 4, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Dear Honorable Detroit City Council:

The proposed Henry Ford Health hospital campus expansion – including an emergency department twice the current size, a research center dedicated to addressing health disparities, and deeply affordable housing – are all community assets that will help advance the health, and wellness of the community.

From an engagement perspective, the project team has been boots on the ground, ensuring that community members have access to updated project information, and creating opportunities for the community to share input.

As a longtime resident, I know firsthand the invaluable role that hospitals play in ensuring quality healthcare services to our community. The proposed expansion represents an investment in our future, with a focus on community well-being. With an expanded campus Henry Ford Health will be better positioned to address the health concerns of residents, and will improve access to care, reduce wait times, and uncover life saving research.

Looking towards the future, this project will ensure that Henry Ford Health is positioned to meet the growing healthcare needs of the community; further establishing its commitment and service to people in Detroit and the surrounding region.

For those reasons, I stand in support of the project.

Yours for Community,

A handwritten signature in black ink, appearing to read "Jeff Jones", written over a light blue horizontal line.

Jeff Jones
Executive Director
Hope Village Revitalization



November 29, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Re: Community engagement efforts for The Future of Health Project

Dear Honorable City Council:

Community engagement is a crucial element in ensuring that the community's voice is not only heard but also valued and respected, particularly in the context of proposals such as "The Future of Health" Project." Since the project's announcement, residents throughout the Virginia Park area have actively participated in substantive discussions regarding the project's benefits, potential impacts, and provided general feedback.

The benefits of an expanded hospital campus, and research center, are well suited to support, and advance the health priorities of the community. It is for that reason, that I write to support their transformational brownfield plan related to the project's east campus development.

I am grateful to be able to collaborate with three organizations that are dedicated to ensuring residents have viable channels to contribute their input to this process. Specifically in the Virginia Park neighborhood, the project team has actively participated in and facilitated numerous community meetings, organized project site bus tours, and consistently provided updates to our community.

Moreover, they maintain ongoing communication with the community, responding to questions, collecting additional feedback, and addressing any concerns that may arise. I am delighted to offer this letter of support for the project's engagement efforts and anticipate continued collaboration with the project partners to further enhance their outreach and impact within the community.

Thank you,

Jody Wise
130 Virginia Park Street
Detroit, MI 48202

November 29, 2023

Detroit City Council
2 Woodward, Ave.
Detroit, MI

RE: Honorable City Council

To whom it may concern:

I'm writing this letter in support of the Future of Health development with Henry Ford Health, Michigan State University, and the Detroit Pistons. As a legacy Detroiter, I have lived and experienced a variety of challenges Detroiters have faced.

I have a true dedication to support Projects that help revitalize the community, specifically District 5 in Detroit. I've attended multiple community presentation on the Project and each update has helped me further understand the Developers commitment to Detroit.

Anytime there are conversations and actions that support a healthier and vibrant Detroit, I'm in favor. As this project moves forward, I'm thrilled to see inclusion with residents and the career pathways because of this Development. I've grown to build a great repour with the community engagement leaders from each respective organization and they've truly heard my concerns. I see myself in the Future of Health, holistically.

Thank you,

Gabrielle Parker



Detroit Wayne Integrated Health Network

707 W. Milwaukee St.
Detroit, MI 48202-2943
Phone: (313) 833-2500
www.dwihn.org

FAX: (313) 833-2156
TDD: (800) 630-1044 RR/TDD: (888) 339-5588

December 5, 2023
Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Re: The Future of Health Project

Dear Honorable City Council Members:

As CEO/President of the Detroit Wayne Integrated Health Network (DWIHN), I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Since 1968, DWIHN has served Wayne County residents as a healthcare safety net organization that provides access to a full array of integrated behavioral health services that help people receive exceptional services and supports for mental health, substance use or disability-related concerns. Whether it is our expansion of a Crisis Care Center in the heart of the New Center area, our commitment to uplifting children and families through community engagement, and innovation, or our dedication to teach law enforcement Crisis Intervention Training, we are deeply rooted in our mission of advancing quality of life in the community.

Addressing priorities from a community mental health perspective requires a holistic approach that involves many people and organizations. We recognize that Henry Ford Health and its partners are fully committed to improving access to behavioral and physical healthcare services to improve community mental health and well-being. The expansion of Henry Ford Hospital in Detroit, including an expanded emergency department (ED), with dedicated space for behavioral health services, is an opportunity to improve the quality of life for Detroiters, and is a significant step towards addressing the ongoing mental health needs of our community.

The Healthy Future development project represents a pathway towards improving outcomes and reducing health disparities by offering an opportunity for additional investment in youth programming, mentorship opportunities, and research and educational programs.

As a neighbor in the New Center community, DWIHN is pleased to support Henry Ford Health's development project.

Thank you,
Eric Doeh
CEO/President
Detroit Wayne Integrated Health Network

Board of Directors

Kenya Ruth, Chairperson
Karima Bentounsi
Angelo Glenn

Dr. Cynthia Tauzeg, Vice Chairperson
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Eric W. Doeh, President and CEO





www.pacesemi.org

Corporate Office

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Clinton Township, MI 48038

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Detroit Center
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Detroit, MI 48219

Eastpointe Center
17401 E. Ten Mile Road
Eastpointe, MI 48021

Pontiac Center
823 Golf Drive
Pontiac, MI 48341

Southfield Center
24463 W. Ten Mile Road
Southfield, MI 48033

Sterling Heights Center
35501 Mound Road
Sterling Heights, MI 48310

Thome Rivertown Center
250 McDougall Street
Detroit, MI 48207

December 5, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, MI 48226

Dear Detroit City Council members:


As President and CEO of PACE Southeast Michigan, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. PACE Southeast Michigan is a Program of All-Inclusive Care for the Elderly (PACE) and has been caring for older adults for almost 30 years. PACE Southeast Michigan provides preventive care and comprehensive support for eligible seniors and uses Medicare, Medicaid and private funds to cover all medically necessary services. We are an award-winning non-profit organization jointly sponsored by Henry Ford Health and Presbyterian Villages of Michigan.

PACE Southeast Michigan serves eligible seniors in Wayne, Oakland, and Macomb Counties at our eight centers located in Clinton Township, Detroit (2), Dearborn, Eastpointe, Pontiac, Southfield, and Sterling Heights. PACE Southeast Michigan provides a nursing home alternative to seniors age 55 and older who want to remain independent and can safely live in the community. It does this by providing access to the full continuum of preventive, primary, prescription, acute, and long-term care services 24 hours a day, seven days a week, 365 days a year in our health centers and in the home. We even provide transportation to the health center. By aging in place, seniors have more hope, vitality, joy, and an overall higher quality of life.

The need for PACE in our community is vast. We currently have a census of over 1,700 participants. Our growth has ranked us as the largest, fastest-growing PACE program in Michigan and among the fastest-growing in the nation.

The proposed Henry Ford Health campus expansion, which includes a new state-of-the-art hospital and emergency department and a new academic research center, along with affordable housing, will provide improved access to healthcare services and housing to help meet the needs of seniors throughout Detroit and neighboring communities. In addition, we expect the development project to spur economic growth in the neighborhood, through the creation of new jobs and job training opportunities, which will improve the skills of residents and others interested in pursuing these opportunities.

As an organization, we are steadfast in our mission to advance, and support the wellness of older adults in the City of Detroit and throughout Southeast Michigan. We fully support the Future of Health project and look forward to the positive impacts this project will have on the community.

Thank you,

Mary Naber
President and CEO



December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Medical Director of Diversity and Inclusion at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice to do our part in helping to address societies most pressing challenges to health and wellness. We are committed to a diverse and inclusive workforce where staff feels welcomed, valued, and respected. One of our commitments is to achieve equity in clinical outcomes and healthcare experiences to empower patients to achieve optimal health and well-being.

In my role as Medical Director of Diversity and Inclusion, I lead efforts to enhance opportunities for underrepresented groups to pursue and succeed in medical and scientific professions. My research primarily focuses on developing and implementing equitable innovations and models of care using justice frameworks, community engaged research, mixed methods, and implementation science. Part of my work includes the Reading Youth Scientists for Excellence in Medicine, Health Equity and Discovery (RYSE MED) career pathways program. This program includes a six-week summer intensive experience at Henry Ford Health for underrepresented and under-resourced high school, undergraduate, and graduate students. As part of this program, students interested in healthcare careers participate in clinician shadowing, exploring healthcare

careers through simulations like suturing and taking care of patients in virtual reality, developing college success skills, and fostering long-term mentoring relationships with current college students, researchers, physicians and other clinicians.

The new campus development will help Henry Ford Health magnify its impact on these issues by:

- Providing a premier medical and research campus to recruit the next generation of healthcare workers in and representative of the city of Detroit
- Building a \$90 million academic research partnership with Henry Ford Health and MSU that will offer many new opportunities for academic and medical professionals to advance the science of health and equitable health outcomes
- Implementing and expanding apprenticeship and training programs in healthcare careers, including high school academic and mentorship programs and earlier.

Overall, this development project will have wide-reaching impacts across the many priorities our patients, the community, the Neighborhood Advisory Council and the Detroit City Council have shared. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. These are some of the critical areas that have been affected by the legacy of racism and I am confident that our collective investment in these areas will catalyze an even greater impact on community health and wellbeing. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events. All of these elements are not just healthy, they are healing.

Importantly, the results of this collaboration reflect the needs and voices of our community, including those whose voices and needs are historically excluded.

Thank you for the opportunity to share my support for this mission-drive development project.

Sincerely,



Martina T. Caldwell, MD, MS, FACEP

Senior Staff Physician | Department of Emergency Medicine | Henry Ford Hospital
Medical Director of Diversity & Inclusion | Henry Ford Medical Group
Principle Investigator | The SHE Rises Lab (Transgenerational Social and Health Equity Research)
Clinical Assistant Professor | Department of Emergency Medicine | Wayne State University



December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Chief Human Resource Officer and Director of Talent Solutions and Strategies at Henry Ford Health, respectively, we are pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In our roles as human resources leaders, we are responsible for executing hiring strategies to attract and hire diverse talent for our organization. As part of our work, Henry Ford Health has developed the system's first Diversity, Equity, Inclusion, and Social Justice Strategic Plan, which is our guiding document to ensure that our staff, patients, and our community are able to participate in all aspects of economic, social, and civil life. We have also deployed workforce development strategies across the system to remove barriers to employment and promote job opportunities. This includes collaborating with government officials, community organizations, and religious institutions to meet people where they are and connect them to opportunities.

Detroit Development LOS
Henry Ford Health
December 2023

The new campus development will help the system magnify its impact on these issues by:

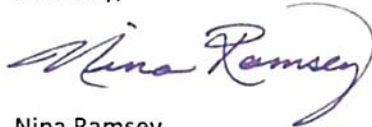
- Providing a premier location for Detroiters to live and work, including opportunities in healthcare, administration, research, construction, and retail.
- Expanding partnerships with the local community and organizations to provide opportunities for education and employment.

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the city, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

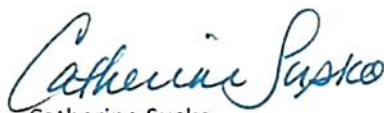
Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share our support for this mission-drive development project.

Sincerely,



Nina Ramsey
Executive Vice President
Chief Human Resource Officer



Catherine Susko
Director of Talent Solutions and Strategy



December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the President of Care Delivery System and Chief Clinical Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my roles as President of Care Delivery System and Chief Clinical Officer, I oversee both the clinical and operational sides of Henry Ford Health, including hospitals, ambulatory, and other service lines—driving growth and clinical excellence, championing quality and safety, enabling new levels of innovation and research, and forging strong partnerships with physician groups and other healthcare teams. In my time at Henry Ford Health, I have overseen significant growth in clinical volumes including by restructuring our cancer services and launching cardiovascular and orthopedics services; improved our quality metrics, including driving down hospital acquired infections at all of our hospitals; reorganized our care model aligning primary care and population health services to improve patients' outcomes and financial savings; overseen development and implementation of clinical guidelines during the COVID-19 pandemic; and helped engineer the 30-year partnership between Henry Ford Health and Michigan State

University to redesign our academic mission with innovative and transformational healthcare delivery and improvement in mind.

The new campus development will help the system magnify its impact on these issues by:

- Modernizing and revolutionizing the health system's care and healing environments to ensure Henry Ford Health can serve a growing number of patient's and continue to provide state of the art and personalized healthcare—including by outfitting an expanded ED with universal rooms and specialized space for trauma and behavioral healthcare; improving acute and intensive care units; advancing technology in operating suites, cardiac catheterization, and electrophysiology labs; and more
- Partnering with the Shirly Ryan AbilityLab to establish a 72-bed state-of-the-art physical medicine and rehabilitation facility to Detroit, as well as a revolutionary neurofibromatosis research institute in collaboration with the Gilbert Family Foundation—to support patients recovering from a stroke, traumatic brain injury, spinal cord injury, and other conditions
- Establishing a new, cutting-edge medical research facility in collaboration with Michigan State University to enhance Henry Ford Health's already robust research program—which currently includes more than 2,000 research projects over \$120 million in research funding annually
- Supporting the health system in attracting top talent to the region, to provide world class healthcare to Detroiters

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adnan Munkarah', with a large, stylized flourish at the end.

Adnan Munkarah, MD
President, Care Delivery System
Chief Clinical Officer
Henry Ford Health



Kimberlydawn Wisdom, MD, MS, FACEP
1 Ford Place
Suite 5B
Detroit, MI 48202
O 313.876.8408
M 313.574.7814

Sr. EA: Kirstie Korzetz
Kkorzet1@hfhs.org

December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity, and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my roles as Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer, I provide leadership in the areas of community benefit, population health, and health equity, with a particular focus on improving maternal and infant health, chronic disease management, and healthy lifestyles including exercise, nutrition, and tobacco use. Among many initiatives, I have founded the award-winning African American Initiative for Male Health Improvement (AIM-HI) to provide culturally appropriate health education, support groups, and screenings; the Women Inspired Neighborhood Network (WIN) to improve access to healthcare and reduce infant mortality in Detroit neighborhoods; and Generation with Promise to empower young people, their families, faith-based organizations, and communities to create healthy lifestyle choices. I also oversee Henry Ford Health's community health needs assessment, community health worker hub, center for health promotion and

disease prevention, community health fairs and screenings, faith-based community health services, and other programs, services, and efforts to improve the health of the communities we serve.

The new campus development will help the system magnify its impact on these issues by:

- Building a state-of-the-art research building in collaboration with Michigan State University, with a focus on discovering measures and treatment solutions to address the health disparities that exist in the City of Detroit
- Expanding upon the health system's existing programs to provide additional community health, education, and resource awareness fairs each year in Detroit and the surrounding region
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, and more
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, addressing food security and more

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,



Kimberlydawn Wisdom, MD, MS, FACEP
Senior Vice President of Community Health & Equity
Chief Wellness and Diversity Officer
Henry Ford Health

December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

In my joint administrative, clinical and academic leadership roles at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by the healthcare system, along with our partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson). The HFMG, founded in the same year as the Henry Ford Hospital, is one of the premier physician group practices in the nation. During this time, the HFMG has fostered innovation and advancement in patient care, education, and research, while encouraging improvement in technology and patient care processes.

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my role at Henry Ford Health, I provide strategic leadership and direction to the over 1,900 HFMG physicians and researchers responsible for all aspects of clinical performance across 40 specialties. One powerful tool we currently use is our Population Health Management strategic initiative, which seeks to improve the overall health outcomes of specific populations. Through accumulation and analysis of population data, we can implement programs that keep patients as healthy as possible, reducing the need for hospitalizations, ED visits, and medical procedures. Ultimately, this initiative seeks to create value through:

- Improved clinical outcomes
- Improved patient experience
- Lower cost

The new hospital will support the HFMG and our other team members in providing the very

Steven N. Kalkanis, MD

Chief Executive Officer,
Henry Ford Medical Group

Chief Academic Officer,
Henry Ford II Chair

Senior Vice President,
Henry Ford Health

One Ford Place, Suite 5B
Detroit, MI 48202
313.876.8456

skalkan1@hfhs.org
henryford.com/kalkanis



best healthcare right in the heart of Detroit, with state-of-the-art medical facilities and technology, all single-patient rooms, shorter wait times in the ED, and less disruption to the neighborhood with the helipad and ambulances relocated from the neighborhood.

I also work to advance the health system's academic mission including the growth and development of all research and medical education programs. One of my proudest achievements at Henry Ford Health was helping to bring about the Henry Ford Health and Michigan State University Health Sciences partnership. Through a joint research enterprise, a premier cancer center, and a focus on academic, medical, and health education of the future, this partnership is working to fight the health disparities that plague our most vulnerable communities. Together, we are fueled by passion, curiosity, and a little bit of grit—tirelessly developing solutions, treatments, and programs to make life collectively better. We know that by working together on education and research, we will help create better health outcomes for our patients and the communities we serve and provide a pathway to eliminating health disparities. Establishing a joint research enterprise with Michigan State University is a key aspect of our new development in Detroit that will continue to build upon this work.

The Future of Health: Detroit will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this development project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-drive development project.
Sincerely,



Steven Kalkanis, MD
Executive Vice President, Henry Ford Health
Chief Academic Officer, Henry Ford Health
CEO, Henry Ford Medical Group
CEO, Henry Ford Hospital



December 5, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Re: The Future of Health Engagement Efforts

Dear Honorable City Council:

The purpose of this letter is to provide my perspective on the Future of Health Project. As a native Detroiter for more than four decades, I am intimately familiar with the challenges residents face and the concerns that resonate with me and my neighbors. This project has the potential to bridge the gap of concerns by amplifying the voice of the community while tackling the lack of inclusion and other issues that are important to Detroit residents. The Future of Health project is presented as an opportunity to advance initiatives aimed at addressing quality-of-life issues within the immediate neighborhood and the city at large. My hope is that it will actually do this.

From an engagement perspective, the Future of Health project team has been actively connecting with community members through a diverse range of outreach activities including regularly attending 360 Detroit's monthly community meetings and hosting a project site bus tour. During these activities, information was shared about the project with attendees. It is imperative that the engagement does not cease but intensifies through more meaningful dialogue and partnership. Continuance would showcase a dedication to ongoing outreach, and effective partnership that actively addresses questions, gathers additional feedback, and promptly attends to any concerns raised with compassion and without rigidity.

Since 360 Detroit's 2014 inception, the Virginia Park Community has consistently advanced with significant accomplishments. However, a lot of work still remains. As a community non-profit, 360 Detroit, Inc. is dedicated to delivering services that empower and enhance the quality of life for individuals and families in the community. Our mission is deeply rooted in assisting residents in becoming self-sufficient, grounded, and well-rounded community members. We have been working tirelessly to achieve this mission.

It is my hope that the developers' communicated intentions for this project are successful and realized. Feel free to contact me if you have questions or desire additional information.

Yours in Community,

George Adams, Jr.
Founder & President

Revitalize ► Empower ► Improve