

Introduced  
JAN 30 2024

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map No. 7*, to revise the zoning classifications for certain properties generally bounded by West Grand Boulevard, Milwaukee Avenue, Sterling Avenue, Holden Street, and the John C. Lodge Freeway from the existing R1 Single-Family Residential District, R2 Two-Family Residential District, R5 Medium Density Residential District, B4 General Business District, M4 Intensive Industrial District, PD Planned Development District, and SD2 Special Development District, Mixed-Use zoning classifications to the B5 Major Business District zoning classification and to repeal any development regulations for the existing PD Planned Development District, as established by Ordinance No. 27-14 and as may have been subsequently modified.

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JAN 30 2024

TATE

1 BY COUNCIL MEMBER \_\_\_\_\_ :

2 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map No. 7*, to revise the  
4 zoning classifications for certain properties generally bounded by West Grand Boulevard,  
5 Milwaukee Avenue, Sterling, Avenue, Holden Street, and the John C. Lodge Freeway from the  
6 existing R1 Single-Family Residential District, R2 Two-Family Residential District, R5 Medium  
7 Density Residential District, B4 General Business District, M4 Intensive Industrial District, PD  
8 Planned Development District, and SD2 Special Development District, Mixed-Use zoning  
9 classifications to the B5 Major Business District zoning classification and to repeal any  
10 development regulations for the existing PD Planned Development District, as established by  
11 Ordinance No. 27-14 and as may have been subsequently modified.

12 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT

13 THAT:

14 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending  
15 Article XVII, Section 50-17-8 as follows:

16 CHAPTER 50. ZONING

17 ARTICLE XVII. ZONING DISTRICT MAPS

18 Section 50-17-8. District Map No. 7.

19 (a) For the property located at 6480 Sterling, described more specifically as:  
20 E STERLING 89 S 15.50 FT OF 88AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
21 the existing R1 Single-Family Residential District zoning classification is revised to the B5 Major  
22 Business District zoning classification.

23 (b) For the properties located at 6330 and 6336 Trumbull, described more specifically

1 as:

2 E TRUMBULL 57 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

3 E TRUMBULL 56 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

4 the existing R2 Two-Family Residential District zoning classification is revised to the B5 Major

5 Business District zoning classification.

6 (c) For the properties located at 6303, 6309, 6315, 6323, 6329, 6335, 6339, and 6345

7 Lincoln, described more specifically as:

8 W LINCOLN 18 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

9 W LINCOLN 19 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

10 W LINCOLN 20 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

11 W LINCOLN 21 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

12 W LINCOLN 22 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

13 W LINCOLN 23 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

14 W LINCOLN 24 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

15 W LINCOLN 25 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

16 the existing R5 Medium Density Residential District zoning classification is revised to the B5

17 Major Business District zoning classification.

18 (d) For the properties located at 2850 West Grand Boulevard, 1101 West Milwaukee,

19 1100 West Baltimore, and 1120 West Baltimore, as well as the property located at the southeast

20 corner of West Grand Boulevard and West Milwaukee, described more specifically as:

21 S--W GRAND BLVD 1&2,6 THRU 8 AND VAC ALLEY ADJ BLK 4 MORAN & MOROSS

22 SUB L8 P15 PLATS, W C R 6/100 3 THRU 5 BLK 4 HENRY WEBERS SUB L2 P39 PLATS,

23 W C R

1 UNIT 5 WAYNE COUNTY CONDO PLAN 1158 "HENRY FORD SOUTH CAMPUS"  
2 RECORDED L56300 P59, WCR  
3 N W BALTIMORE E 59.30 FT OF CEUGENE ROBINSONS SUB L15 P34 PLATS, W C R  
4 6/102 E 9.30 FT OF S 87 FT OF 2 S 87 FT OF 1 AND VAC ALLEY ADJ BLK 6 MORAN &  
5 MOROSS SUB L8 P15 PLATS, W C R  
6 N W BALTIMORE 12 W 40.70 FT OF E 100 FT OF CEUGENE ROBINSONS SUB L15 P34  
7 PLATS, W C R 6/102 W 40.70 FT OF S 87 FT OF 2 AND VAC ALLEY ADJ BLK 6 MORAN  
8 & MORASS SUB L8 P15 PLATS, W C R  
9 PART OF UNIT 1 OF HENRY FORD SOUTH CAMPUS, W.C.C.P. NO. 1158 AS RECORDED  
10 IN LIBER 56300, PAGE 59 OF WAYNE COUNTY RECORDS, BEING MORE  
11 PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF  
12 UNIT 1 OF SAID HENRY FORD SOUTH CAMPUS, ALSO BEING THE INTERSECTION OF  
13 THE SOUTH LINE OF WEST GRAND BOULEVARD (150 FEET WIDE) AND THE EAST  
14 LINE OF WEST MILWAUKEE AVENUE (VARIABLE WIDTH); THENCE ALONG SAID  
15 SOUTH LINE, N.62°13'54"E., 233.01 FEET TO THE CENTERLINE OF VACATED  
16 STERLING AVENUE (60 FEET WIDE); THENCE ALONG SAID CENTERLINE,  
17 S.08°26'22"W., 178.10 FEET TO THE CENTERLINE OF A VACATED ALLEY (18 FEET  
18 WIDE); THENCE ALONG SAID CENTERLINE OF VACATED ALLEY, S.62°13'54"W.,  
19 118.57 FEET TO A POINT ON THE EAST LINE OF SAID WEST MILWAUKEE AVENUE;  
20 THENCE THE FOLLOWING 2 COURSES ALONG SAID EAST LINE OF WEST  
21 MILWAUKEE AVENUE (1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 73.88  
22 FEET, SAID CURVE HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF  
23 14°23'54", AND A CHORD BEARING N.34°58'03"W., 73.69 FEET AND (2) N.27°46'06"W.,

1 70.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,702 SQUARE FEET  
2 the existing B4 General Business District zoning classification is revised to the B5 Major Business  
3 District zoning classification.

4 (e) For the properties located at 6336 and 6348 Lincoln, 1111, 1123, 1133, 1155, 1161,  
5 and 1177 West Baltimore, and 6197 and 6209 John C Lodge Service Drive, described more  
6 specifically as:

7 E LINCOLN 34 EUGENE ROBINSONS SUB L15 P34 PLATS, W C R

8 E LINCOLN 33 EUGENE ROBINSONS SUB L15 P34 PLATS, W C R

9 S BALTIMORE W 13-14-15-16 E ROBINSONS SUB L15 P34 PLATS, W C R

10 S BALTIMORE W 17 E ROBINSONS SUB L15 P34 PLATS, W C R

11 S BALTIMORE W 18-19-20 E ROBINSONS SUB L15 P34 PLATS, W C R

12 S BALTIMORE W 21 E ROBINSONS SUB L15 P34 PLATS, W C R

13 S BALTIMORE W 22 E ROBINSONS SUB L15 P34 PLATS, W C R

14 S BALTIMORE W 23 THRU 32E ROBINSONS SUBN L15 P34 PLATS, W C R

15 PART OF LOTS 43 THROUGH 48, "EUGENE ROBINSON'S SUBDIVISION", AS  
16 RECORDED IN LIBER 15, PAGE 34 OF PLATS, WAYNE COUNTY RECORDS, AND PART  
17 OF LOT 53, "LABROSSE FARM OF LOTS 3, 4, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,  
18 21, 27, 28 AND 29, BLOCK 6 OF MORAN AND MOROSS SUBDIVISION OF PART OF  
19 FRACTIONAL SECTIONS 31 AND 36, TOWN 4 SOUTH, RANGE 11 EAST AND 12 EAST,  
20 AND PART OF THE BAKER FARM AND FORSYTH FARMS", AS RECORDED IN LIBER  
21 18, PAGE 568 OF DEEDS, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
22 BEGINNING AT THE NORTHWEST CORNER OF LOT 43; THENCE SOUTH 26 DEGREES  
23 19 MINUTES 00 SECONDS EAST 40.97 FEET; THENCE NORTH 63 DEGREES 05 MINUTES

1 16 SECONDS EAST 64.65 FEET; THENCE SOUTH 26 DEGREES 36 MINUTES 27  
2 SECONDS EAST 6.40 FEET; THENCE NORTH 63 DEGREES 23 MINUTES 39 SECONDS  
3 EAST 251.28 FEET; THENCE SOUTH 26 DEGREES 51 MINUTES 40 SECONDS EAST 30.45  
4 FEET; THENCE NORTH 52 DEGREES 46 MINUTES 35 SECONDS EAST 7.30 FEET;  
5 THENCE SOUTH 27 DEGREES 03 MINUTES 14 SECONDS EAST 33.60 FEET; THENCE  
6 SOUTH 27 DEGREES 21 MINUTES 37 SECONDS EAST 13.53 FEET; THENCE SOUTH 32  
7 DEGREES 21 MINUTES 27 SECONDS EAST 28.89 FEET; THENCE NORTH 66 DEGREES  
8 40 MINUTES 00 SECONDS EAST 73.26 FEET; THENCE SOUTH 23 DEGREES 20 MINUTES  
9 00 SECONDS EAST 58.26 FEET; THENCE ON A CURVE TO THE RIGHT AN ARC  
10 DISTANCE OF 153.52 FEET (HAVING A RADIUS OF 363.78 FEET, DEGREE OF CURVE  
11 OF 15 DEGREES 48 MINUTES, CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 46  
12 SECONDS, AND A CHORD BEARING SOUTH 11 DEGREES 14 MINUTES 37 SECONDS  
13 EAST 152.38 FEET); THENCE SOUTH 76 DEGREES 31 MINUTES 00 SECONDS EAST  
14 53.23 FEET; TO THE NORTHERLY LINE OF THE GRAND TRUNK RAILWAY RIGHT-OF-  
15 WAY; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY ON A 1 DEGREE  
16 30 MINUTES CURVE TO THE RIGHT 100.00 FEET RECORD, 100.43 FEET CALCULATED  
17 AND MEASURED (HAVING A RADIUS OF 3819.83 FEET AND A CHORD BEARING  
18 NORTH 37 DEGREES 02 MINUTES 35 SECONDS EAST 100.43 FEET; THENCE ALONG  
19 THE WEST LINE OF THE JOHN C. LODGE FREEWAY SERVICE DRIVE NORTH 23  
20 DEGREES 20 MINUTES 00 SECONDS WEST 279.53 FEET, AND THENCE NORTH 52  
21 DEGREE 26 MINUTES 49 SECONDS WEST 81.06 FEET; THENCE SOUTH 63 DEGREES 16  
22 MINUTES 00 SECONDS WEST 467.16 FEET, TO THE POINT OF BEGINNING.

1 W JOHN LODGE 48 THRU 43 AND PT VAC WILBUR AVE EUGENE ROBINSON SUB L15  
2 P34 PLATS W C R 6/102 PT OF 53 PLAT OF LABROSSE FARM L18 P568 DEEDS, W C R  
3 6/94 DESC AS FOLS-BEG AT A PTE ON WLY LINE OF LOT 43 S 26D 19M E 40.97 FT  
4 FROM NW COR OF LOT 43 TH N 63D 05M 16S E 64.65 FT TH S 26D 36M 27S E 6.40 FT  
5 TH N 63D 23M 39S E 251.28 FT TH S 26D 51M 40S E 30.45 FT TH N 52D 46M 35S E 7.30 FT  
6 TH S 27D 03M 14S E 33.60 FT TH S 27D 21M 37S E 13.53 FT TH S 32D 21M 27S E 28.89 FT  
7 TH N 66D 40M 00S E 73.26 FT TH S 23D 20M 00S E 58.26 FT TH ON CURVE TO R AN ARC  
8 DIST 153.52 FT R 363.78 FT DIST OF CURVE 15D 48M CENT ANGLE 24D 10M 46S CHD  
9 BR S 11D 14M 37S E 152.38 FT TH N 76D 31M 00S W 120.37 FT TH S 61D 16M 20S W 119.32  
10 FT TH S 67D 09M 27S W 154.00 FT TH N 22D 50M 33S W 142.00 FT TH S 53D 06M 21S W  
11 0.84 FT TH N 26D 19M 00S W 95.56 FT

12 the existing M4 Intensive Industrial District zoning classification is revised to the B5 Major  
13 Business District zoning classification.

14 (f) For the properties located at 6420, 6430, 6438, 6448, 6454, 6460, 6466, and 6472  
15 Sterling, 1494 Holden, and 6331, 6337, 6343, 6349, and 6355 Trumbull, described more  
16 specifically as:

- 17 E STERLING N 60 FT OF 1-2-3 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R
- 18 E STERLING 97 S 6 FT 96 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R
- 19 E STERLING N 25 FT 96 S 12 FT 95 AVERY & VAN HUSANS SUB L11 P13 PLATS, WCR
- 20 E STERLING N 19 FT 95 S 18 FT 94 AVERY & VAN HUSANS SUB L11 P13 PLATS, WCR
- 21 E STERLING N 13 FT 94 S 25 FT 93 AVERY & VAN HUSANS SUB L11 P13 PLATS, WCR
- 22 E STERLING N 6 FT 93 92 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R
- 23 E STERLING 91 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

1 E STERLING 90 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
2 N HOLDEN S 65 FT 1-2-3 W 5 FT OF S 65 FT 4 AVERY & VAN HUSENS SUB L11 P13  
3 PLATS W C R  
4 W TRUMBULL 58 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
5 W TRUMBULL 59 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
6 W TRUMBULL 60 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
7 W TRUMBULL 61 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R  
8 W TRUMBULL 62 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R

9 the existing PD Planned Development District zoning classification is revised to the B5 Major  
10 Business District zoning classification and any development regulations for the existing PD  
11 Planned Development District zoning district, as established by Ordinance No. 27-14 and as may  
12 have been subsequently modified, are repealed.

13 (g) For the property located at 6310 Lincoln, described more specifically as:

14 E LINCOLN 35 THRU 42 EUGENE ROBINSONS SUB L15 P34 PLATS, W C R  
15 the existing SD2 Special Development District, Mixed-Use zoning classification is revised to the  
16 B5 Major Business District zoning classification.

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

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

1 **Section 4.** This ordinance shall become effective on the eighth day after publication in accordance  
2 with Section 401(6) of Public Act 110 of 2006 as amended, being M.C.L. 125.3401(6), and Section  
3 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
\_\_\_\_\_  
Conrad L. Mallett  
Corporation Counsel



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07 (12/7/2023)

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# City of Detroit

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary  
**Marcell R. Todd, Jr.**  
Director

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**Rachel M. Udabe**

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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."*

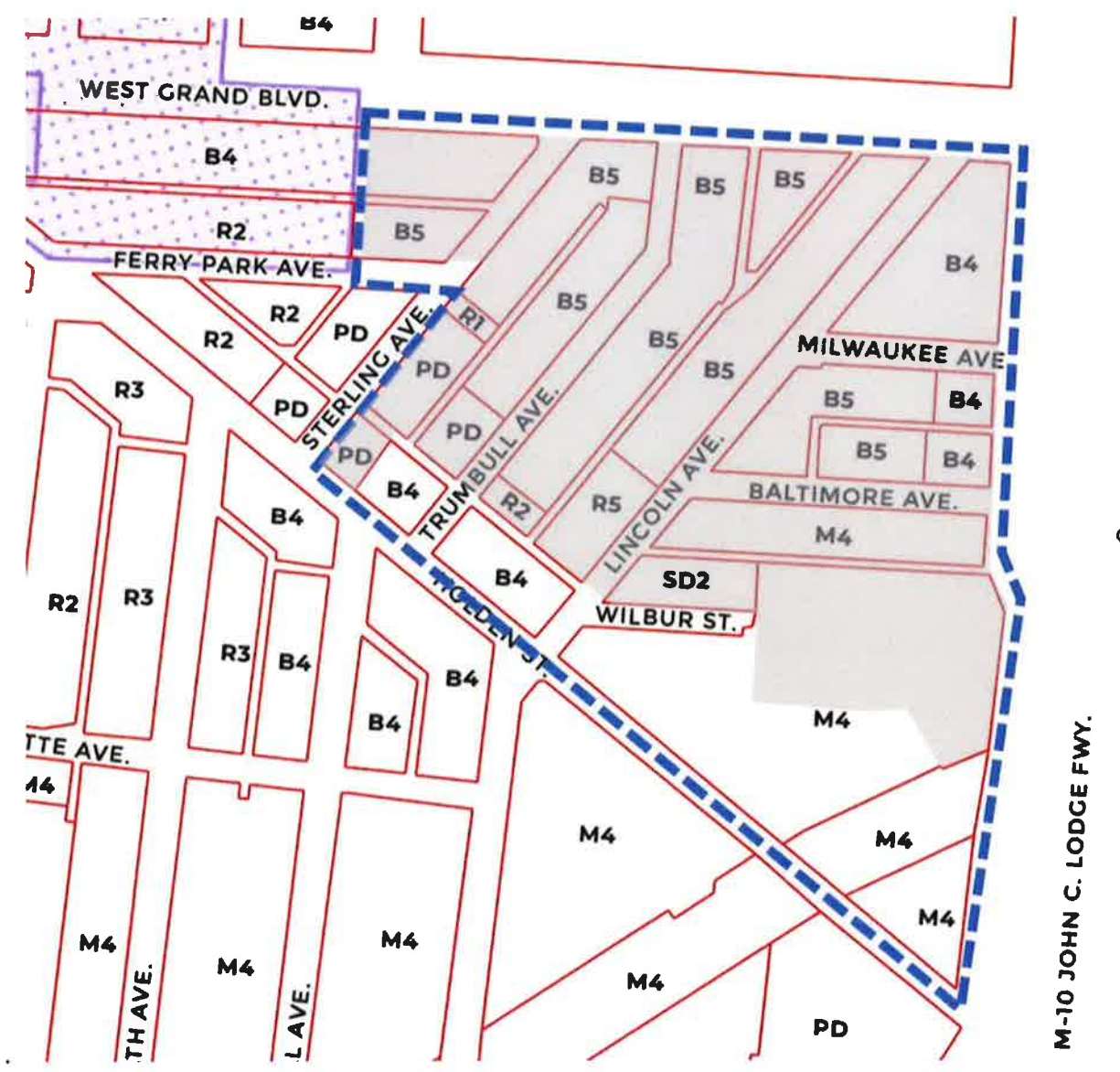
The proposed rezoning will not create an illegal spot zone.

## **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 7<sup>th</sup>, 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.*

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

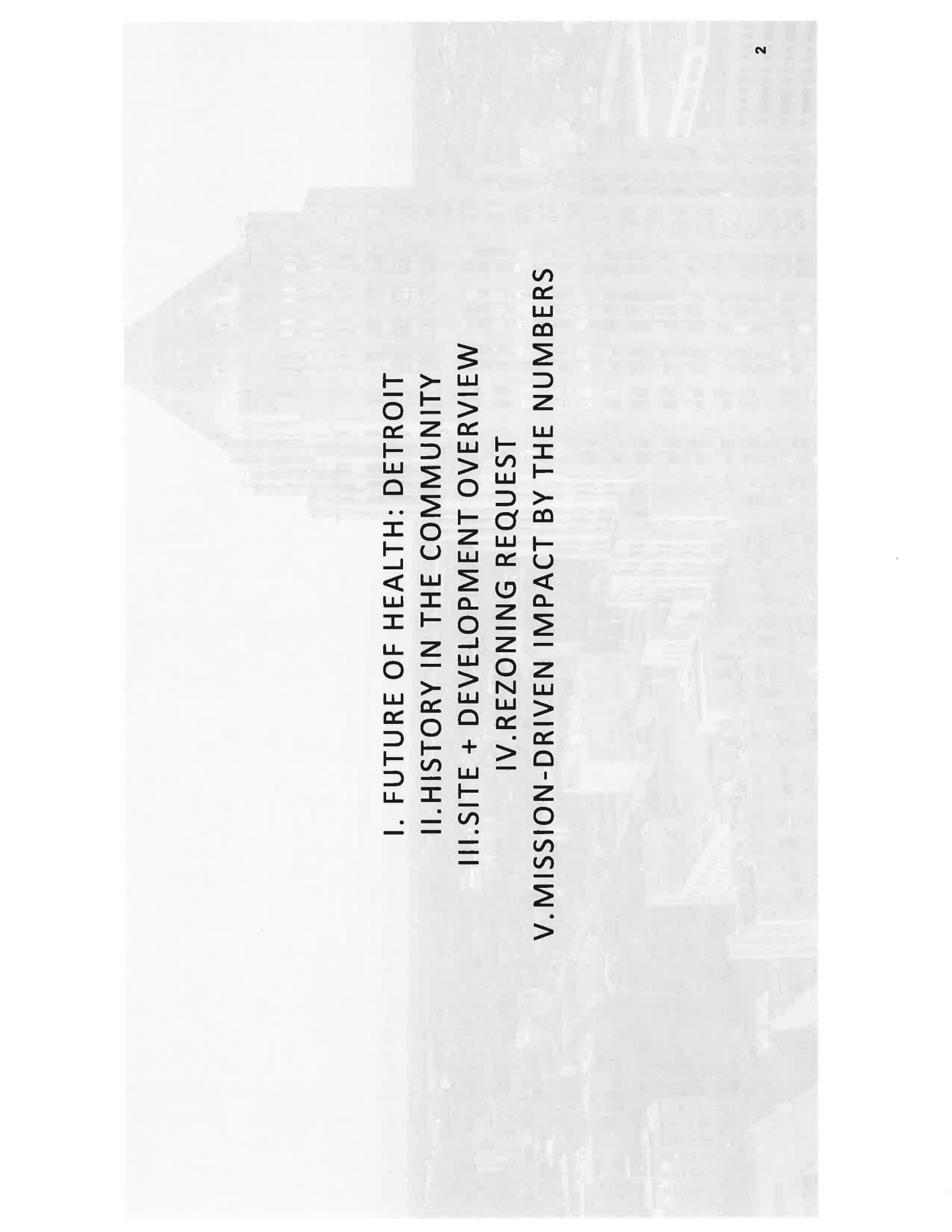
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FORD  
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MICHIGAN STATE UNIVERSITY**  
Health Sciences



**THE FUTURE OF HEALTH IN A THRIVING NEW CENTER**

An aerial, grayscale photograph of the Detroit skyline, showing various buildings and structures. The image is slightly 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**<sup>SM</sup>

**NON-PROFIT HOSPITAL  
SYSTEM**



**MICHIGAN STATE  
UNIVERSITY**

**NON-PROFIT LAND  
GRANT UNIVERSITY**



**COMMUNITY  
IMPACT**



**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



## 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



# MISSION-DRIVEN DEVELOPMENT

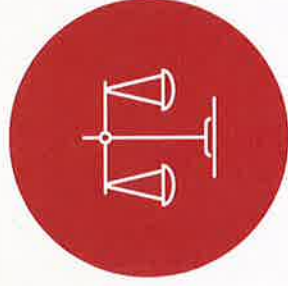
## 5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES  
CLOSE TO HOME**



**EDUCATION**



**FINEST HEALTH CARE FOR  
DETROITERS**



**FUTURE OF  
HEALTH:  
DETROIT**



**HOUSING FOR  
DETROITERS**



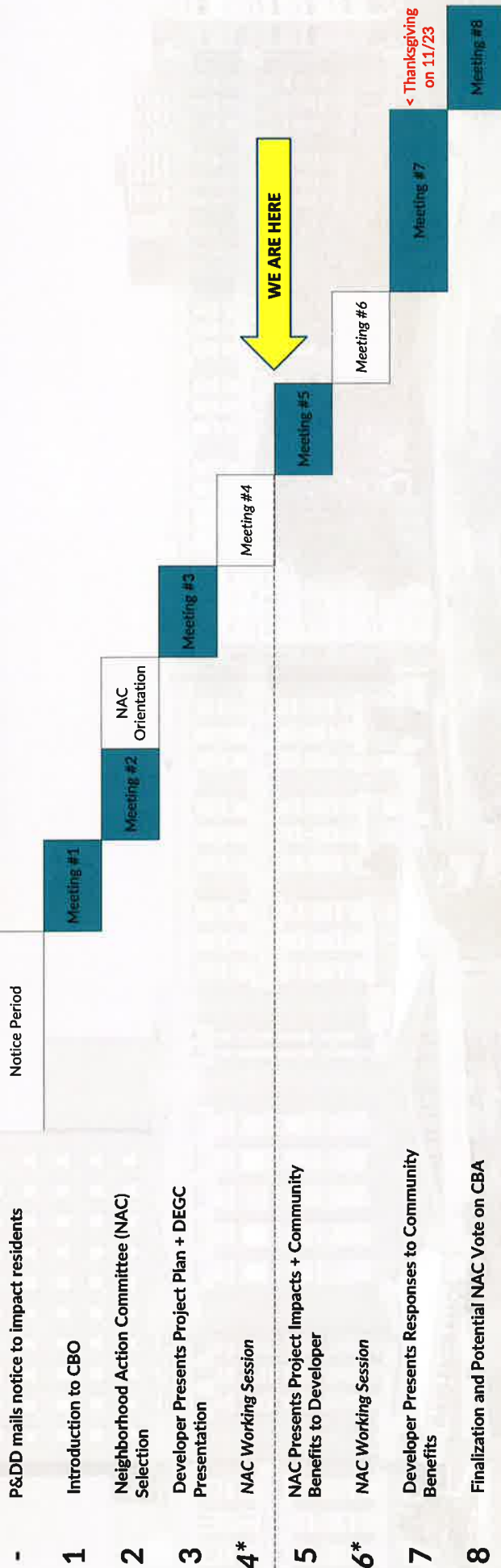
**COMMUNITY  
BUILDING**

# FUTURE OF HEALTH COMMUNITY BENEFITS PROCESS

## Community Benefits Schedule - Future of Health

Mtg # Objective

9/19/2023 9/26/2023 10/3/2023 10/10/2023 10/17/2023 10/24/2023 11/1/2023 11/7/2023 11/14/2023 11/21/2023 11/28/2023 12/5/2023



### III. SITE + DEVELOPMENT OVERVIEW

**CURRENT CONDITION - SITE OVERVIEW**

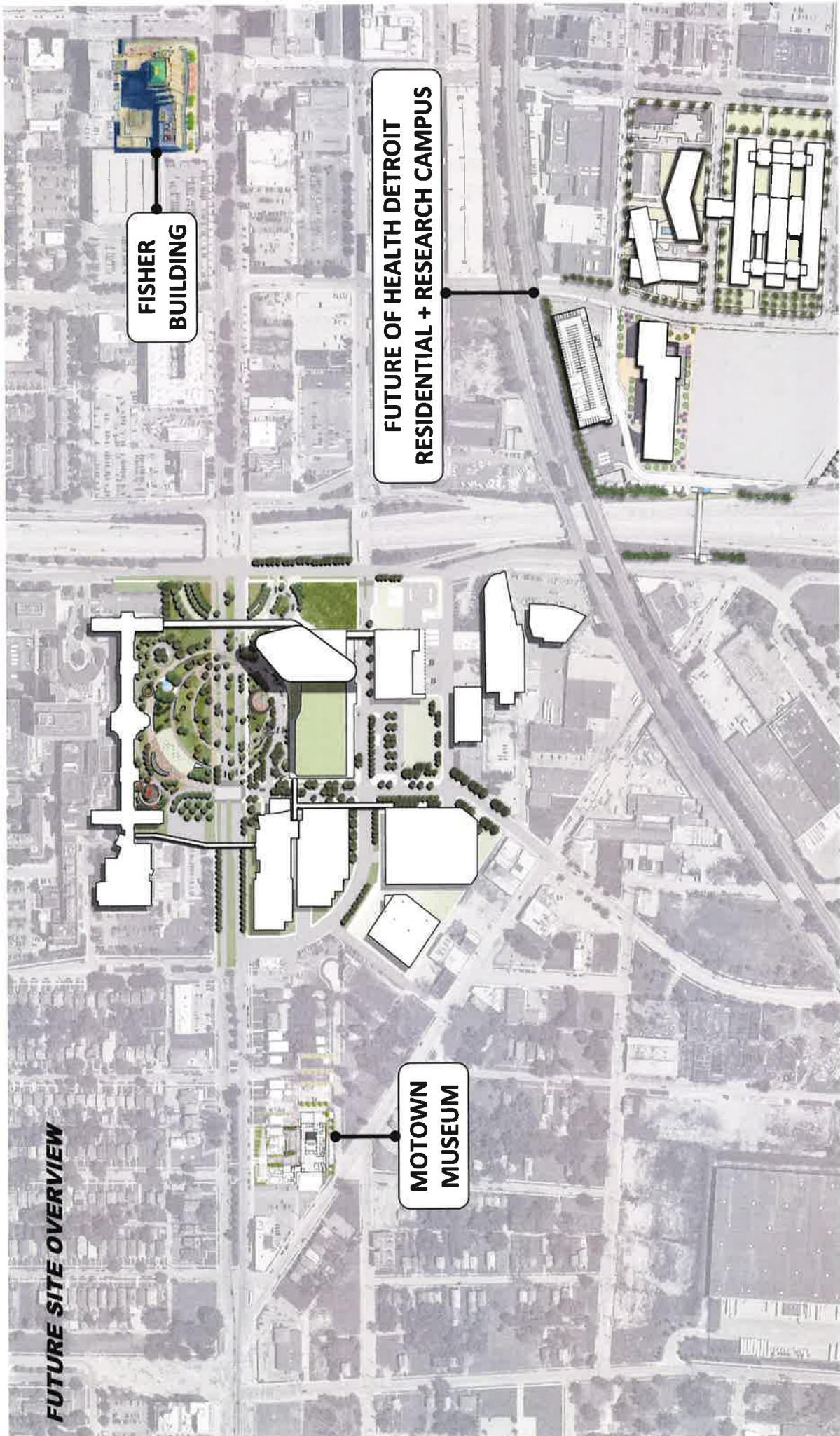


**FUTURE SITE OVERVIEW**

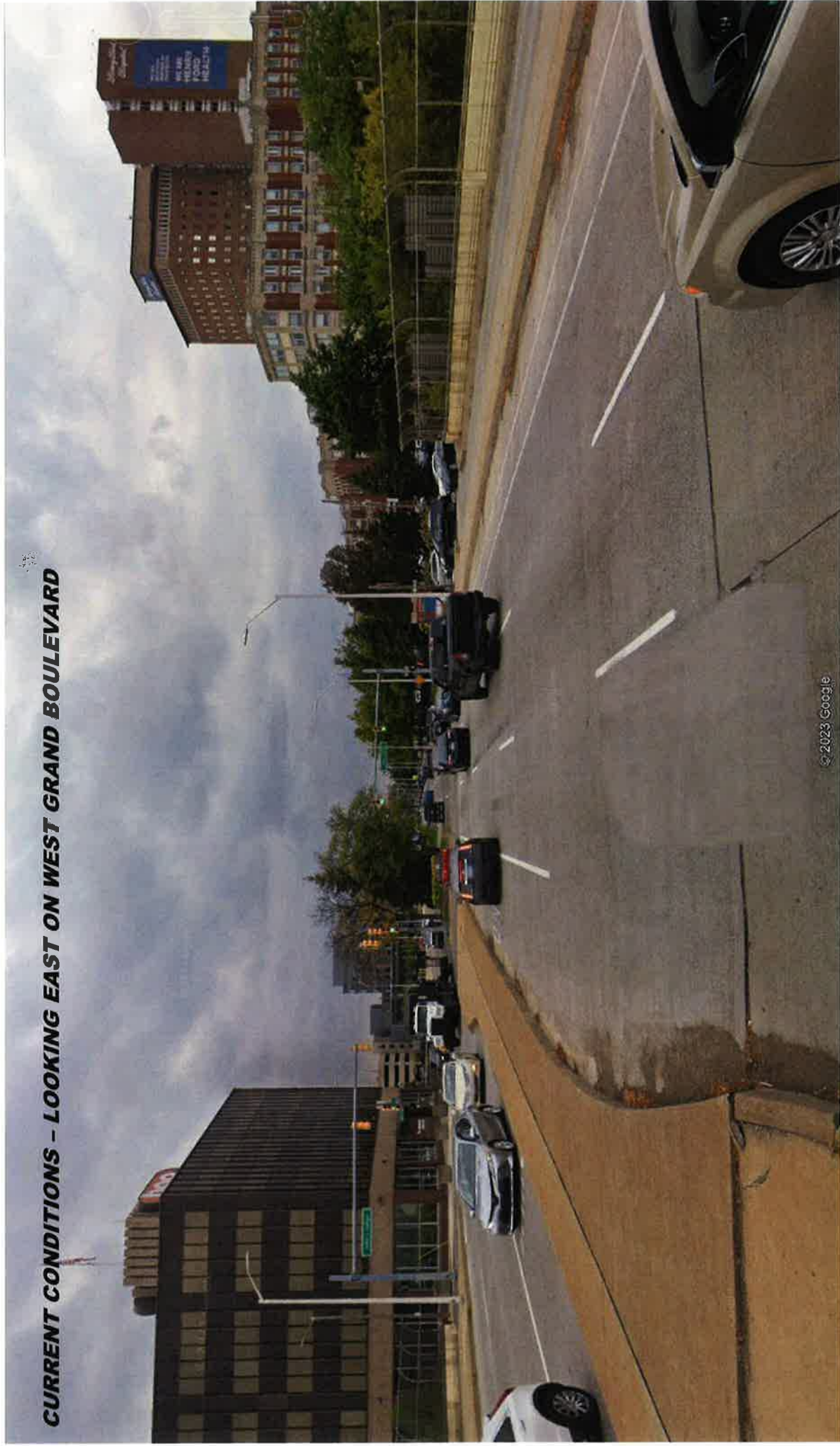
**FISHER  
BUILDING**

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

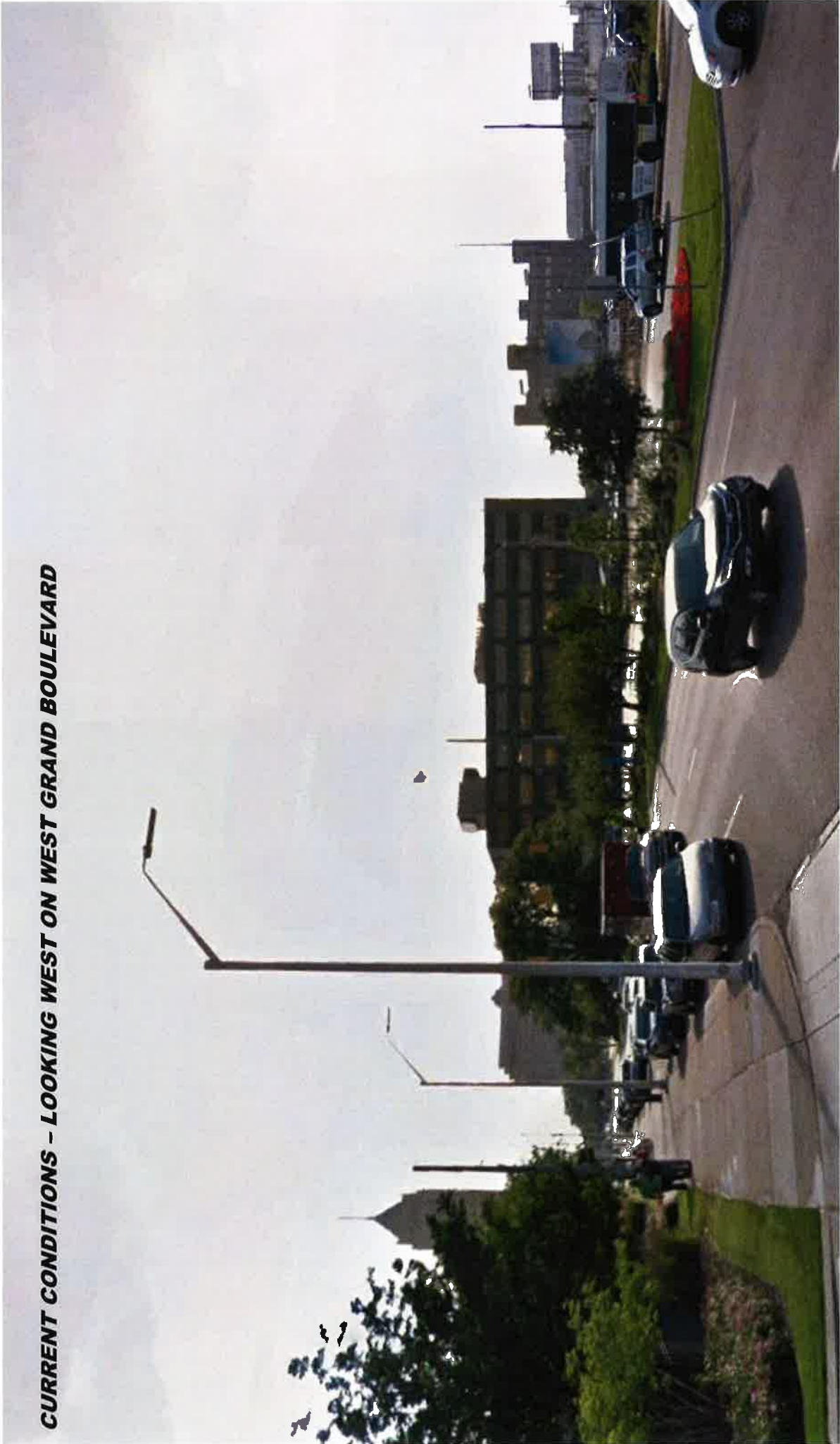
**MOTOWN  
MUSEUM**



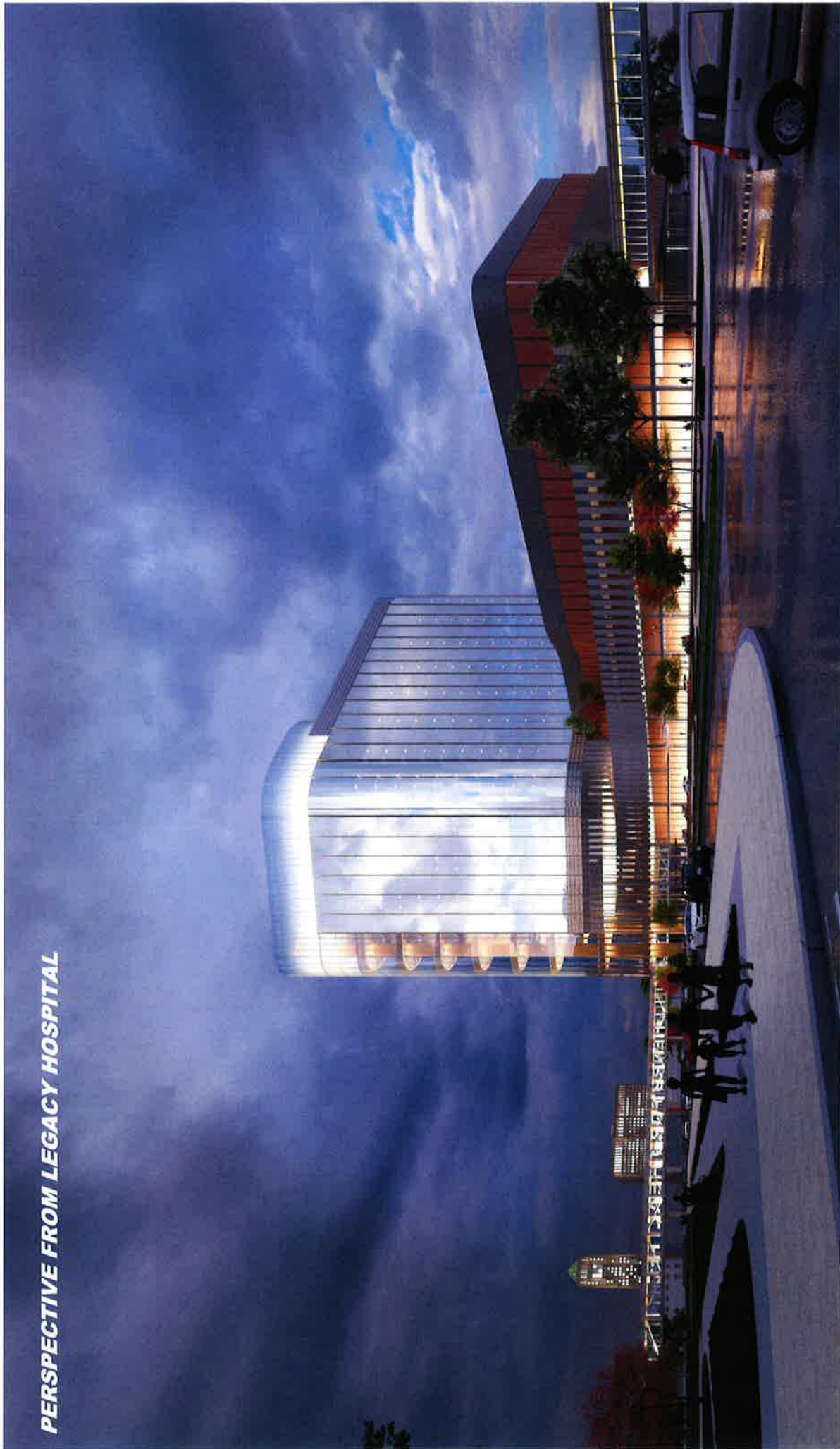
**CURRENT CONDITIONS - LOOKING EAST ON WEST GRAND BOULEVARD**



**CURRENT CONDITIONS - LOOKING WEST ON WEST GRAND BOULEVARD**



**PERSPECTIVE FROM LEGACY HOSPITAL**



# NEW HOSPITAL EXPANSION

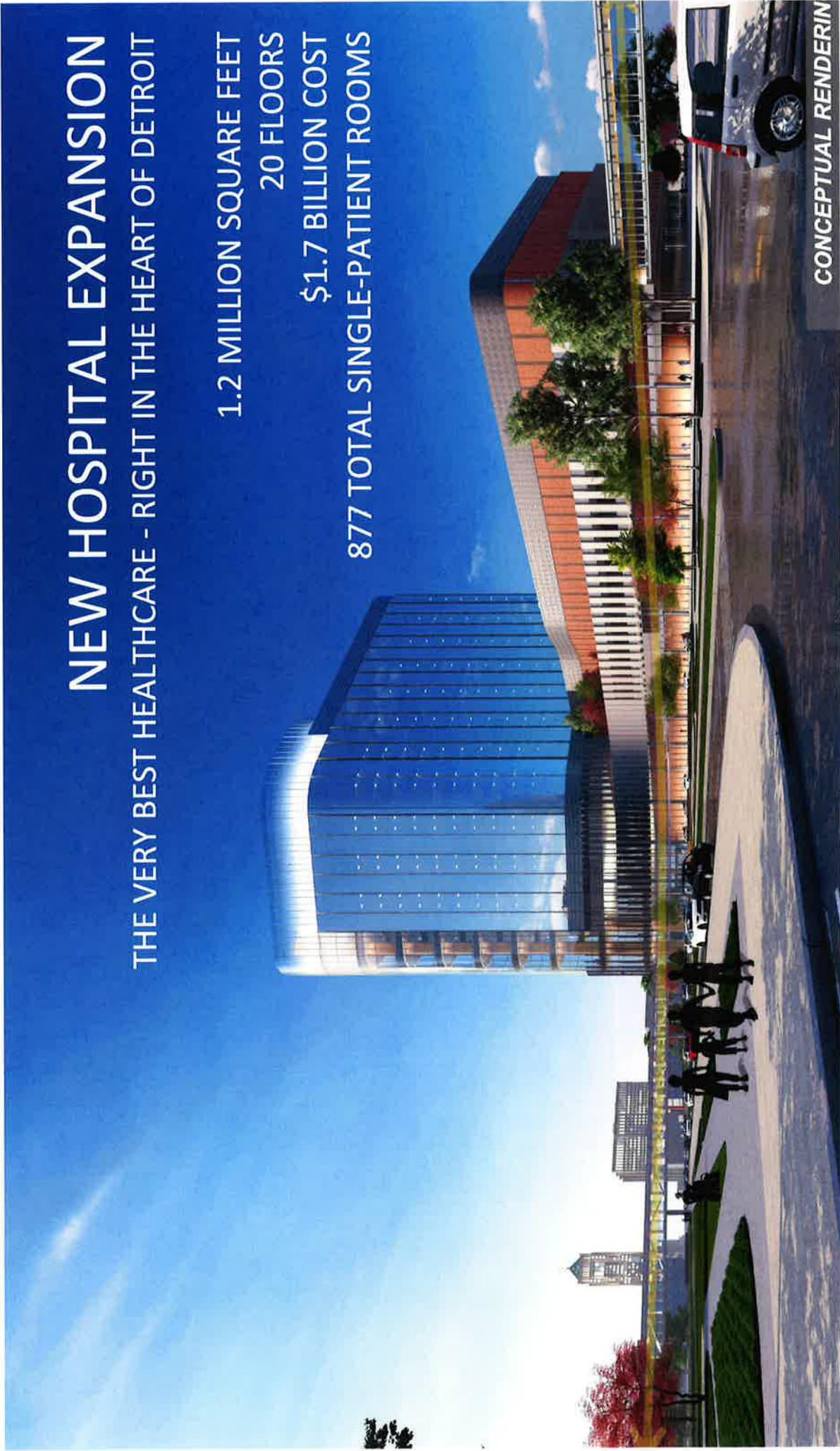
THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

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

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

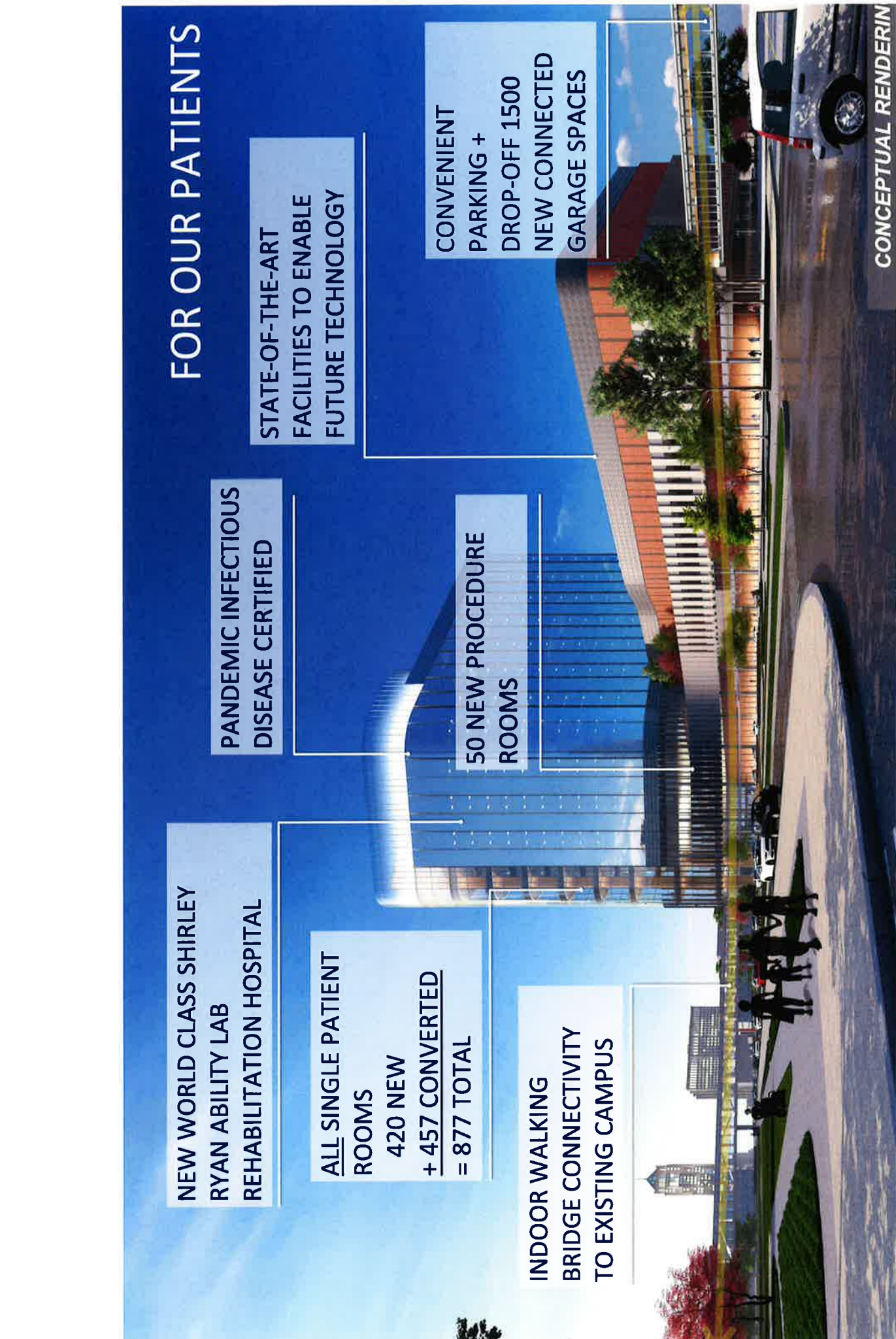
INDOOR WALKING  
BRIDGE CONNECTIVITY  
TO EXISTING CAMPUS

PANDEMIC INFECTIOUS  
DISEASE CERTIFIED

50 NEW PROCEDURE  
ROOMS

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

CONVENIENT  
PARKING +  
DROP-OFF 1500  
NEW CONNECTED  
GARAGE SPACES



CONCEPTUAL RENDERING

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

# FOR OUR NEIGHBORS

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

GREEN SPACE +  
CONNECTIVITY

BRIDGE TO LEGACY  
CAMPUS

NEW PARKING SOLUTIONS

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

LARGEST GREEN SPACE IN THE NEIGHBORHOOD

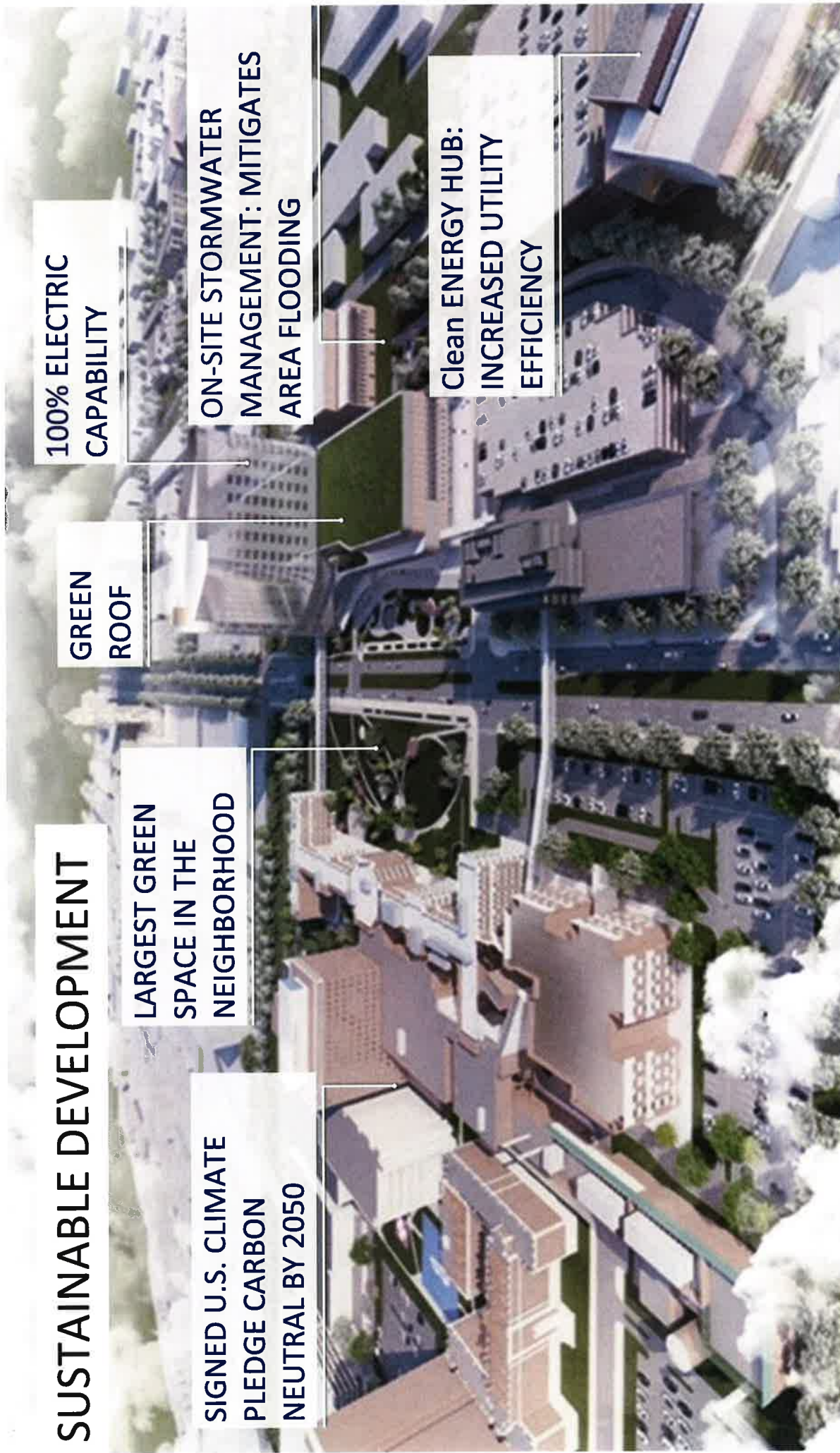
SIGNED U.S. CLIMATE PLEDGE CARBON NEUTRAL BY 2050

GREEN ROOF

100% ELECTRIC CAPABILITY

ON-SITE STORMWATER MANAGEMENT: MITIGATES AREA FLOODING

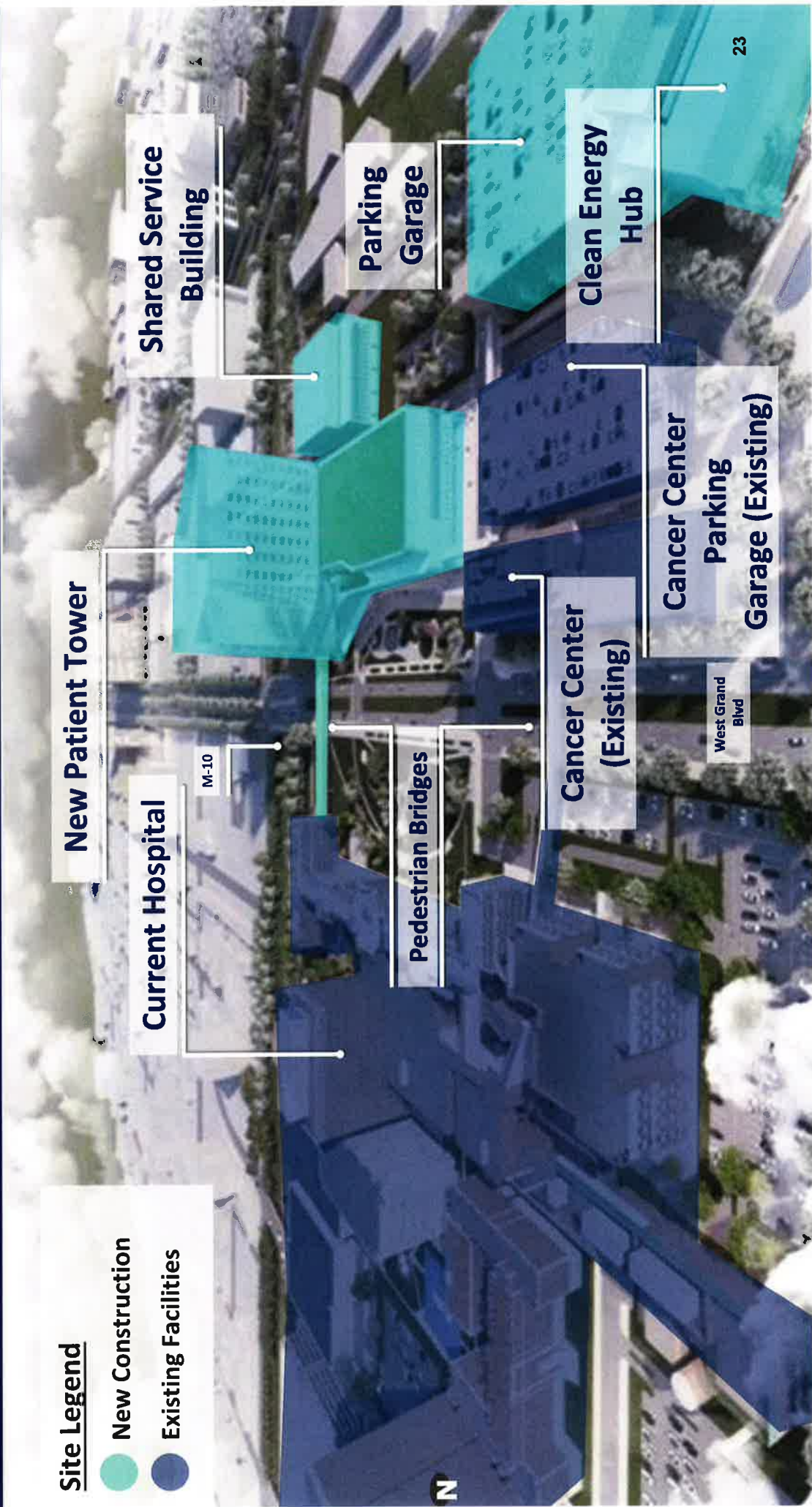
Clean ENERGY HUB: INCREASED UTILITY EFFICIENCY



# 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

Pedestrian Bridges

Parking Garage

Cancer Center (Existing)

Clean Energy Hub

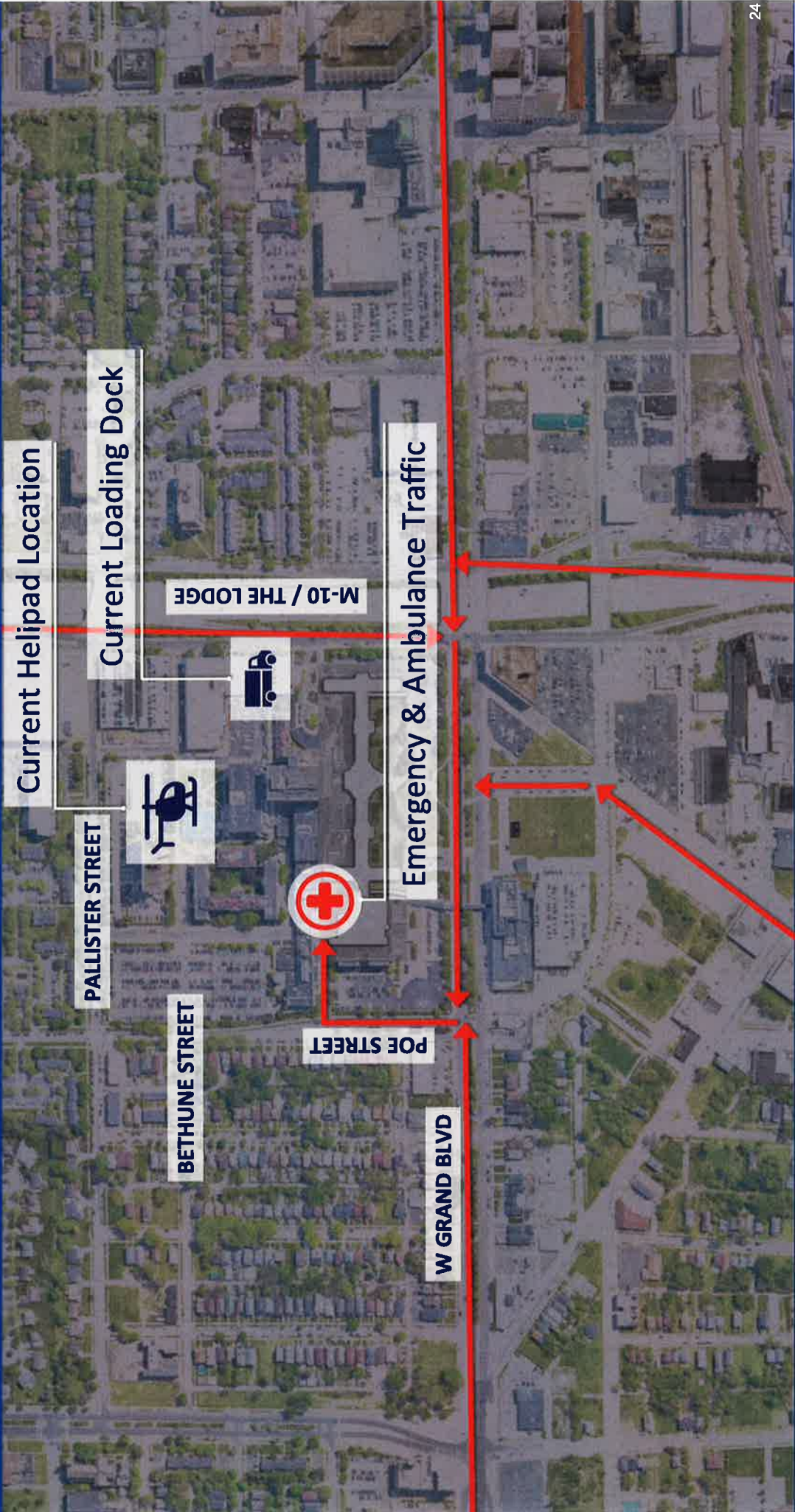
West Grand Blvd

Cancer Center Parking Garage (Existing)

23

N

# CURRENT TRAFFIC CONDITIONS



**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*

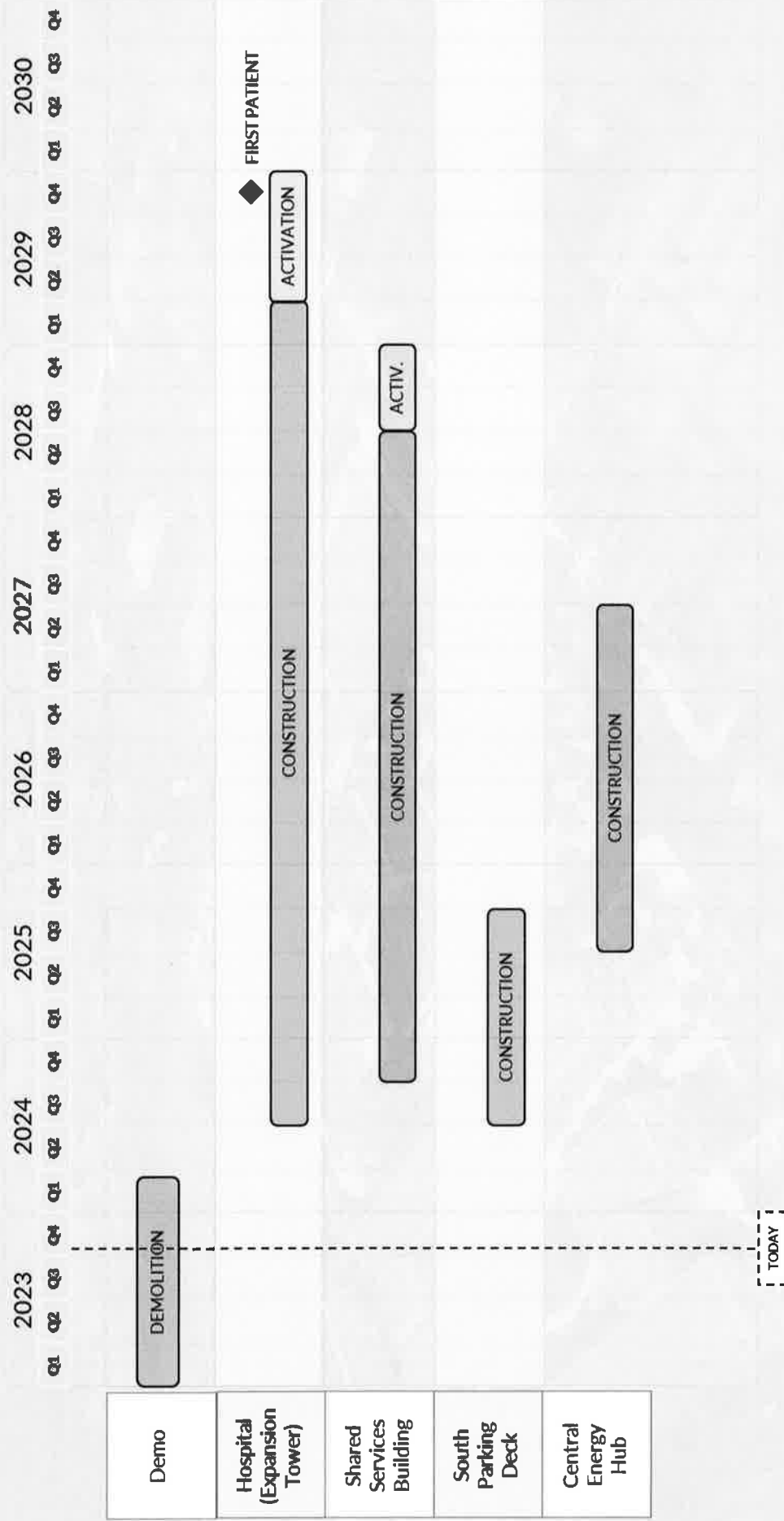
New Emergency and Ambulance Traffic

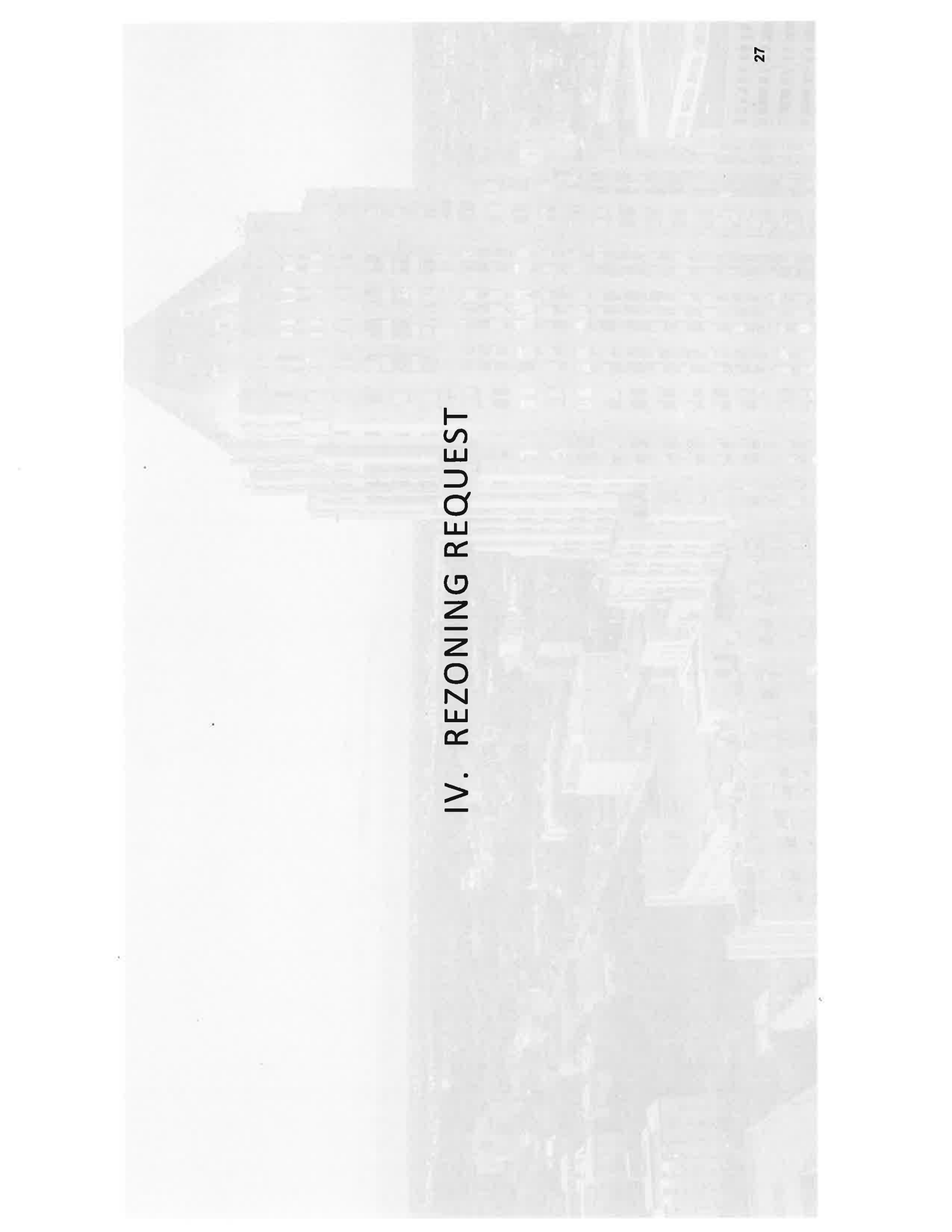
New Loading Dock Location

MDOT Rail Viaduct Improvement



# CONSTRUCTION SCHEDULE



An aerial photograph of a city, showing a large, multi-story building with a prominent gabled roof in the foreground. The building is surrounded by other structures and streets. The image is faded and serves as a background for the text.

## IV. REZONING REQUEST



## FOCUSED COMMUNITY ENGAGEMENT

TO KEEP OUR NEIGHBORS INFORMED  
THROUGHOUT THE PROCESS



## Community Conversation on the City Planning Commission Re-zoning Request



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.

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 [bbblackw1@hfhs.org](mailto:bbblackw1@hfhs.org)

Yours in Service,

Henry Ford Health Detroit  
Community Relations Office

**Dates:**  
November 8th  
November 15th  
November 15th

**Time:**  
Each meeting will begin at 6:00 PM

**Location:**  
Join Zoom Meeting



**Meeting ID:** 227 857 8706

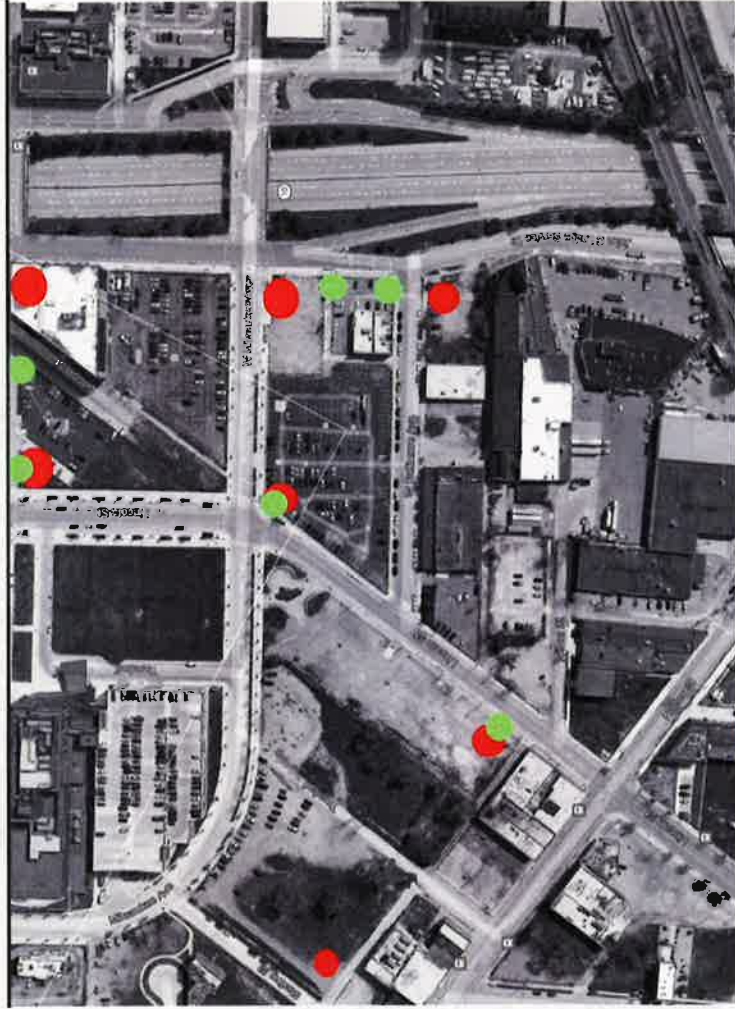
**Passcode:** 263531

**Dial-in Number:** +1 309 205 3325 US

# HENRY FORD HEALTH®

## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

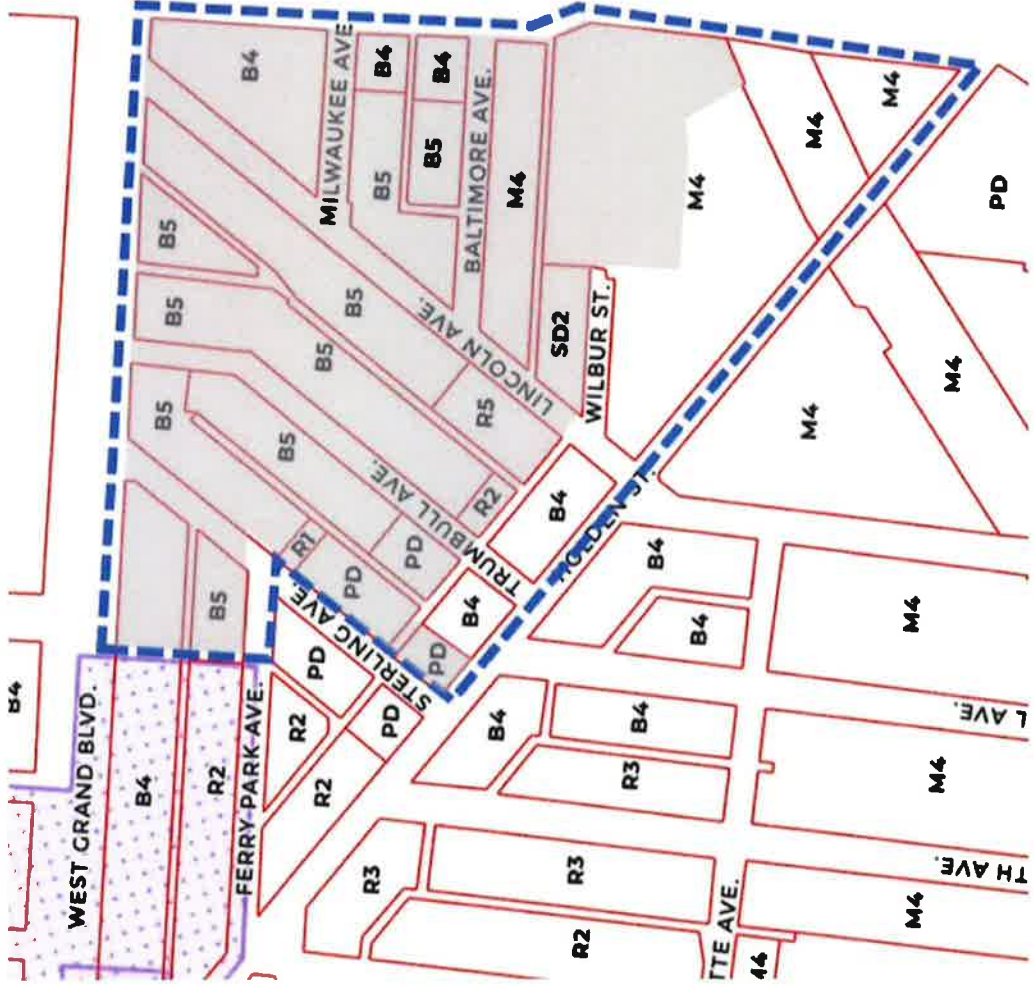
NOTICES POSTED ON-SITE



# HENRY FORD HEALTH®

## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

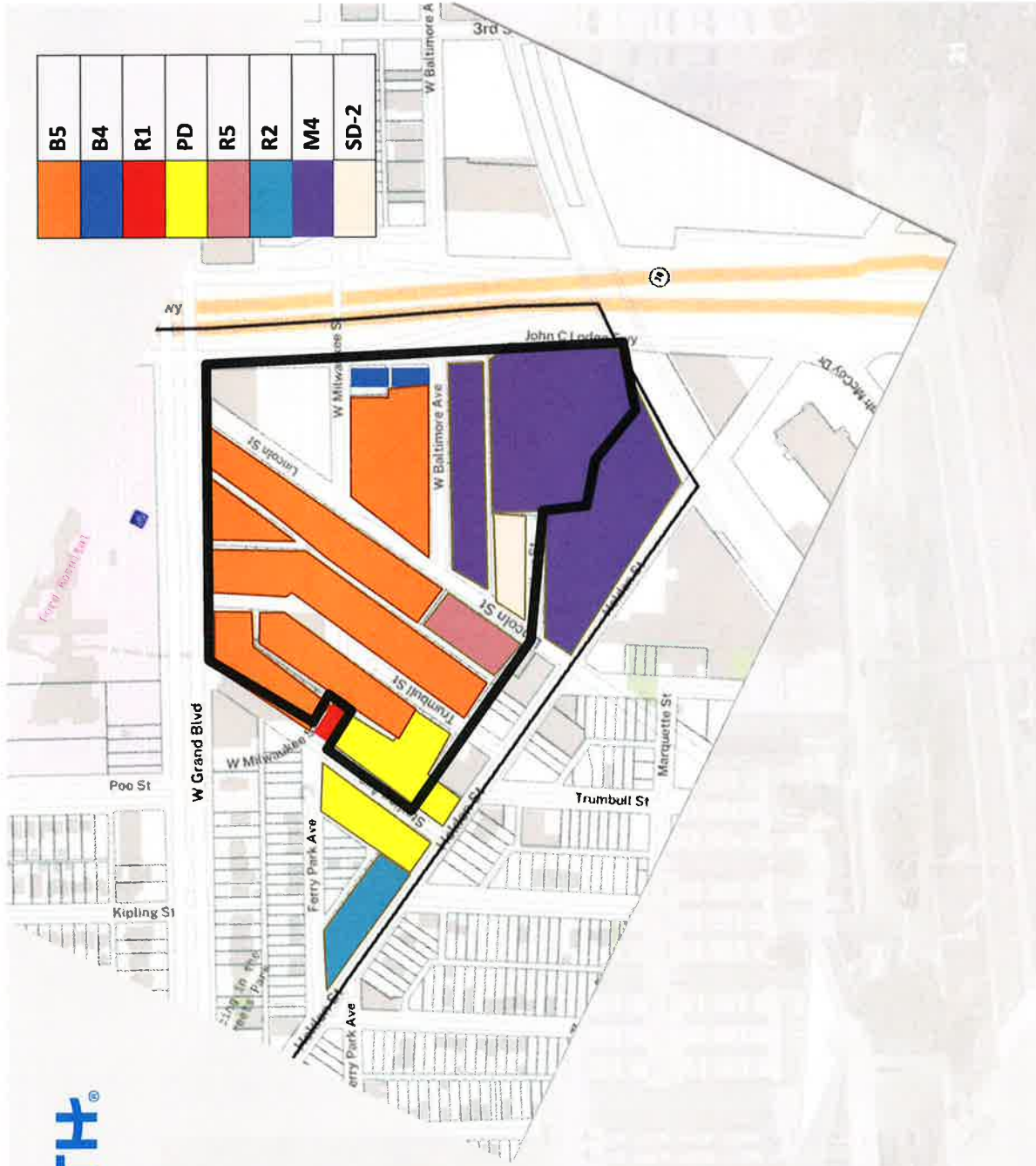
PROPOSED REZONING BOUNDARY  
FROM NOTICE



# HENRY FORD HEALTH®

## HENRY FORD HOSPITAL EXPANSION ZONING REQUEST

### CURRENT ZONING CLASSIFICATIONS





## 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