

City of Detroit

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June 21, 2024

HONORABLE CITY COUNCIL

RE: Request of MHT Housing and the Detroit City Planning Commission to amend District Map No. 60 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a R3 (Low-Density Residential) zoning district where a R2 (Two-Family Residential) zoning district is currently shown for nine parcels commonly known as 17139, 17204, 17198, 17180, 17132 Oak Drive, 3856 West McNichols Road, 17213, 17181, and 17131 Birchcrest, generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy Street to the west. **(RECOMMEND APPROVAL)**

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from MHT Housing to amend District Map No. 60 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a R3 (Low-Density Residential) zoning district where a R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 17198, 17180 Oak Drive, 17213, 17181, and 17131 Birchcrest, generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, Quincy Street to the west. CPC staff expanded the area proposed to be rezoned to include the entire block to maintain consistency on the map and to avoid the appearance of a spot zoning.

The site is located in Council District 2 and measures approximately 5.8 acres. The site currently contains a school, church buildings, vacant land, and a park. Gesu Catholic Church and the affiliated school have operated on the subject site for close to 90 years, and in Detroit for more than 100 years.

On October 10, 2023 this matter was set to appear on the Formal Session agenda before this Honorable Body. Due to community opposition, it was removed from the October 10th agenda by Council Member Calloway and is now being resubmitted with this updated report and additional supporting documents.



Aerial view of proposed rezoning site, with addresses and current uses

Proposed Development

MHT Housing and Gesu Catholic Church propose to build and operate a senior housing facility consisting of three buildings, two existing and one new construction. The development will also include a Neighborhood Non-Profit Center to support the housing development, church and school. The proposed housing is intended to meet the need for affordable senior housing in Detroit.

Originally the proposed development included three buildings, two existing and one new construction building was proposed to be a three-story 10,794 sq. ft. building, comprised of 46 units in total, 44 one-bedrooms and 2 two-bedrooms, with all units meeting low-income standards.

The updated proposal is comprised of three buildings, two existing and one new construction two-story building of 10,000 sq. ft. It will include 36 one-bedroom units, all of which will meet affordable housing standards, with rents ranging between 30-80% Area Median Income (AMI). The existing R2 (Two-Family Residential) zoning classification does not allow for multi-family housing developments containing more than eight units, which would prohibit the proposed development.

The petitioners are continuing to work with P&DD through the Design Review process, which could result in additional changes. These may include things such as additional vegetative screening of the parking lot and the first-floor units. The updated renderings below depict the new construction portion of the proposed development.



Community Input

MHT Housing has been in contact with several community organizations and block clubs that operate in the immediate area, as well as adjacent property owners, businesses and residents, which are listed below.

**Community Organizations, Block Clubs, Property Owners,
Businesses and Residents Contacted by the Petitioner**

Sherwood Forest Neighborhood Association
The New Stoepel Curtis / 7 Mile Improvement Association
Roselawn Resurgence 7 Curtis Woodingham Block Club
Bagley Community Council Inc.
Gesu Catholic Church
University of Detroit Mercy
Sunoco Gas Station (3720 W McNichols Rd)
Prime Missionaries (17330 Quincy St)
Residents of Birchcrest Drive
Residents of Santa Maria Avenue

MHT Housing and Gesu Church leadership facilitated four evening community meetings, held at Gesu Church on October 10th and 18th, November 30th, 2023, and February 29th, 2024. Meeting attendance ranged from 70 – 125 individuals. Several community organizations were represented at the meetings, the University District Community Association, University of Detroit Mercy, Gesu Catholic Church Parish, Gesu Catholic School, and others. Also in attendance were representatives from various City agencies, including the City Council, City Planning Commission, and Planning and Development Department.

In addition to the public outreach by MHT Housing and Gesu Church, CPC staff mailed 215 public hearing notices to property owners and residents within 300 feet of the subject area. Notices were mailed fifteen days prior to the September 21, 2023 public hearing. The notice was also published in the Detroit Legal News.

Letters of Support (see attached)

Prior to the September 21, 2023 CPC hearing, CPC staff received two letters of support for the proposed rezoning and senior housing project. The first from Roger Short, President of the University District Community Association (see attached). Mr. Short stated that he has worked with a committee of members of Gesu Catholic Church as they have explored developing housing for senior residents. Following the September 21, 2023, public hearing before the CPC, Mr. Short sent a communication to CPC staff, clarifying that his letter of support was to indicate his opinion, not that of the University District Community Association.

The second letter was submitted by a resident of District 5, who is also a member of the Gesu Parish and a consultant with the Giffels Webster planning firm. The letter outlines how the proposed rezoning and project would support a number of goals found in the current Master Plan. The letter also points to the need of affordable housing and housing for seniors, and how addressing these needs will improve the stability of families, the neighborhood, and the city as a whole.

In May 2024, 43 letters of support were submitted from residents residing within 300 feet of the proposed rezoning site. The forty-three letters of support were in addition to the over ninety letters of support that have been received by Gesu Church and MHT from outside of the 300-foot radius, most of which were from University District residents, while a number of others were received from other District 2 communities.

Response to Community Concerns

Through continued community engagement, MHT and Gesu Church learned of a number of community concerns. The petitioners have sought to address these concerns where possible. Below are some of the primary concerns raised by the community, and the response of the petitioners to those concerns.

- *Residential and Commercial Property Value:* In response to concerns expressed by the community and the City, MHT Housing requested an analysis of the estimated impact of the proposed development on the surrounding residential and commercial property values. The analysis (see attached) was conducted in June 2024 by the Policy and Implementation Division of the Housing and Revitalization Department (HRD).

The City of Detroit uses the *Munetrix Neighborhood Intel* software model to estimate how the sale price of real estate is impacted by new construction and building rehabilitation. The model is used to isolate the value of new construction and building rehabilitation on home values within 500 feet of a development site. HRD found that the model indicates that, based on the characteristics of the area, the proposed development will have a **positive impact** on surrounding property values.

- *Traffic:* In response to concerns expressed by the community, MHT commissioned a traffic study to determine the impact of the development, and the appropriateness of the change from R2 to R3 zoning classifications. The traffic study was completed in April 2024, and addressed the potential additional traffic generated by the proposed development. The study concluded that the development would have a negligible impact on adjacent street traffic. The full study is attached to this report.
- *Crime and Public Safety:* The community raised concerns regarding the potential of an increase in crime from the proposed rezoning and senior housing development. MHT has requested crime statistics for many of the MHT owned senior housing developments in the City of Detroit from the Detroit Police Department (DPD) to show the impact the developments have on public safety. MHT is awaiting a response from DPD.
- *Design:* The petitioners have submitted new renderings, which have addressed some concerns expressed by the community and P&DD in earlier stages of the engagement process. They are continuing to work with P&DD through the Design Review process, therefore additional changes can be anticipated, including but not limited to additional vegetative screening of the parking lot and the first-floor units. The new renderings can be found attached to this report.

CPC MEETINGS

Public Hearing – September 21, 2023

On September 21, 2023, the City Planning Commission held a public hearing on this rezoning request. Eight individuals provided public comment, three expressing strong support, five in opposition.

Points in support:

- Meeting the need for affordable senior housing in the city
- Development will provide services for area seniors
- Rents will be affordable, compared to many rental units in the area
- Will allow residents to age in place

- Positive conversations with other community members
- Understanding that this is the beginning of the process, and there will be opportunity to voice opinions throughout the process
- There will be a community board formed related to the project including parishioners, residents, and community leaders throughout the development process and beyond
- Community can utilize space in buildings for meetings and activities
- Gesu Catholic Church has served the community for many years. Some speakers gave personal testimony of the impact that Gesu Church has had on their lives
- Gesu Church will continue to be involved with the project, and are equipped to support the residents

Points in opposition:

- Communication gap between the applicant, the church, and the community
- Public transit in the area is not reliable or safe for senior citizens
- Description of design elements are too broad, not sufficient to state that design will be “complementary” to the surrounding area
- Historically, attempts to create multi-unit developments for similar uses (senior housing, home for wayward girls, group home) have been rejected by the community ***Note: CPC staff was not able to find evidence confirming these claims. No further details were provided by the speaker***
- The project will not accommodate residents when they no longer qualify for independent living
- Current residents of the University District will not be given preference when applying for the new housing units ***Note: Fair housing practices require applications to be accepted on first come first served basis. All applicants must meet the income threshold for affordable housing***

Planning Commissioners expressed overall support for the project and rezoning, citing the need for appropriate and affordable senior housing in the city and region. Commissioners also expressed support based on the appropriateness of the R3 (Low-Density Residential) zoning classification for the site. Finally, Commissioners stated that they were in support of the rezoning, with the caveat that engagement related to design standards and site plan review would continue. P&DD Director Bryant expressed concerns regarding materiality, articulation on the façade, and that the color palate complement what is seen in the surrounding community.

Planning Commissioners also voiced concerns and posed several questions regarding the proposed project and rezoning. A summary of these questions and concerns is provided below, with responses from the applicant and CPC staff in italics:

- Commissioners echoed the concerns of Director Bryant, and strongly encouraged the applicant to continue to engage in the site plan review process. *The applicant expressed their commitment to working closely with P&DD and CPC staff to continue site plan review and design discussions. Following the meeting, the applicant had a productive meeting with Director Bryant and P&DD staff and are fully committed to meeting the design standards and expectations discussed in that meeting. The applicant will continue to work closely with P&DD.*
- Commissioners expressed concerns with the apparent lack of community engagement expressed during public comment. Commissioners requested that two community meetings be held to allow those interested to have their voices heard. *The applicant agreed to hold*

two community meetings, the first being scheduled for October 10th, 2023. During the community meeting attendees will have opportunity to discuss the proposed project, and give input on design, services, and community impact. CPC staff will attend both community meetings. In total four additional meetings were held with the full community.

- Commissioners expressed concern over the lack of critical mass of residents on the leadership board. *Father Snow of Gesu Catholic Church stated that he will work to increase community involvement on the leadership board*
- Commissioners inquired about the services they plan to provide to potential residents. *The applicant stated that the offerings will be like those at other MHT Housing developments. The development will have a craft room, community rooms, and a range of scheduled activities to foster community and creativity. Additionally, the following services may be incorporated, based on those offered at other MHT developments and expected expansion of senior services offered by the Gesu Parish: shuttled outings, meals served on site, doctor visits, vaccination clinics, fitness programs, and other services that provide a holistic approach to senior living.*
- Commissioners inquired about the number of units that will be available at each income level and the rents for each income level. *The applicant provided this information following the public hearing based on the original development. They will provide updated data when they come before the City Planning Commission on July 11, 2024 to give an informational update on the changes to the development.*
- Commissioners inquired about when construction was anticipated to begin. *Construction is estimated to begin January 1, 2025.*
- Commissioners inquired about the advertising of the upcoming community meetings. *Following the meeting, the applicant provided CPC staff with a copy of the meeting flyer for October 10th. CPC staff, as well as other City agencies and departments did attend the meeting.*
- Commissioners inquired about the square footage of the two-bedroom-units? *Following the meeting the applicant confirmed that the two-bedroom-units will be 783 sq. ft. Due to changes in the proposed development, based on community input, there will no longer be two-bedroom-units offered.*

Update to CPC – expected July 11, 2024

On July 11, 2024, MHT Housing and Gesu Church are scheduled to appear before the City Planning Commission to present an update of the proposed senior housing project. The update will focus on the public engagement that has occurred since October 2023, changes to the original development plans in response to public concerns, as well as presenting the findings of the traffic study and HRD property value impact study which are attached to this report.

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classifications and uses surrounding the subject parcels are as follows:

North:	R2 (Two-Family Residential) – Institutional, church
East:	R2 (Two-Family Residential) – Residential, two-family homes
South:	R6 (High Density Residential) – Institutional, university
West:	R2 (Two-Family Residential) – Residential, single- and two-family homes



Current zoning, with subject site hatched

Zoning Ordinance Approval Criteria

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

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *Approval of the proposed zoning map amendment will protect the health, safety, and general welfare of the public, specifically for senior citizens by providing the appropriate zoning classifications to allow for new senior citizen housing.*
- 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. *It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *No adverse impacts are anticipated because of the proposed rezoning. By allow the proposed rezoning, the vitality of the neighborhood is anticipated to be improved. As stated earlier in this report, the Housing and Revitalization Department submitted a report indicating that the proposed development would have a **positive impact** on surrounding property values.*

- Whether the proposed rezoning will create an illegal “spot zone.” *The proposed rezoning will not create an illegal “spot zone.”*

Master Plan Consistency

The subject site is located within the Palmer Park area of Neighborhood Cluster 10 of the Detroit Master Plan of Policies. The Future Land Use Map for this area shows RL (Low Density Residential) and INST (Institutional) for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that the proposed rezoning is generally **consistent** with the Master Plan designation, and it is not anticipated to change the character of the area or have a negative impact on the surrounding area.



CONCLUSION & RECOMMENDATION

On September 21st, 2023, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map No. 60 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show an R3 (Low-Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown on nine parcels commonly known as 17139, 17204, 17198, 17180, 17132 Oak Drive, 3856 West McNichols Road, 17213, 17181, and 17131 Birchcrest.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON

Marcell R. Todd, Jr., Director
Timarie Szwed, City Planner

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 60
Letters of Support
Traffic Study
Estimated Impact to Residential and Commercial Property HRD report

cc: Antoine Bryant, Director, PDD
Dara O'Byrne, Deputy Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Jayda Philson
Conrad Mallett, Corp. Counsel
Bruce Goldman, Law Department
Daniel Arking, Law Department



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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Phone 313•224•1339
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TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: September 19, 2023

RE: **Master Plan of Policies review of the request to show an R3 (Low Density Residential) zoning classification where a R2 (Two-Family Residential) zoning classification is currently shown, generally bounded by Santa Maria Street, Birchcrest Drive, West McNichols Road, and Quincy Street.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Detroit City Planning Commission.

Location

Nine parcels are included in the request: 17132, 17139, 17180, 17198, 17204 Oak Drive, 17131, 17181, 17213 Birchcrest Drive, and 3856 West McNichols Road. These are generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy Street to the west.

Existing Site Information

The area is approximately 5.8 acres in size and contains a school and church buildings.

Surrounding Site Information

North: R2 - Institutional (Church)
East: R2 – Two-family homes
South: R6 – Institutional (University)
West: R2 – Two and single-family homes

Project Proposal

The proposed rezoning is being requested in order to permit a multi-family development (senior housing) comprised of three buildings, two existing and one new construction of 10,794 sq. ft.

Interpretation

Impact on Surrounding Land Use

The upzoning of the site from the R2 to R3 district will permit the multi-family use as a matter of right. The R3 district permits various lower intensity residential uses and public, civic and institutional uses. The negative impacts from these uses should be minimal.

Impact on Transportation

The higher intensity zoning permits additional uses, but none more intense than the existing church and school or adjacent university. McNichols Road is designated as a "Major Thoroughfare", as is Livernois Avenue three blocks to the west. Bus routes also run on those roads. The senior housing is not anticipated to significantly increase the overall traffic in the area.

Master Plan Interpretation

The site is designated as Low Density Residential (RL) in the Master Plan's Palmer Park neighborhood. Such "... areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking. The residential classifications allow for neighborhood-scale commercial development.". The proposed rezoning is generally **consistent** with the Master Plan designation, as it is not anticipated to change the character of the area and is not anticipated to have a negative impact on the surrounding area.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 10-3B, Neighborhood Cluster 10, Palmer Park

CC: Karen Gage
Antoine Bryant, Director



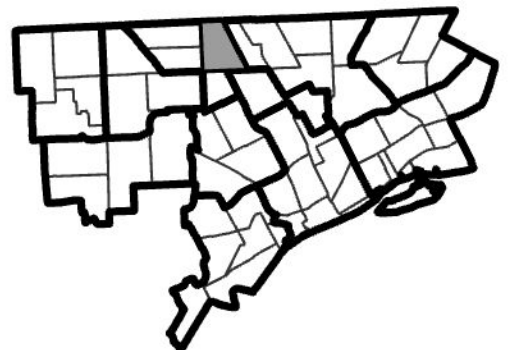
Map 10-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 10 Palmer Park



Future Land Use

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



GESU Housing Development

Estimated Impact to Residential and Commercial Property Values
June 2024



City of Detroit
Housing and Revitalization Department
Policy and Implementation Division
detroitmi.gov/hrd

Background

The City of Detroit uses the *Munetrix Neighborhood Intel* software model to estimate how the sale price of real estate is impacted by new construction and building rehabilitation. The model provides a dollar figure of sale price impact for all residential and commercial structures within a 500 foot radius of a development site.

The economic model deployed within Neighborhood Intel is built using hedonic non-market valuation theory rooted in neoclassical economic theory.

Simply put, the sale price of a home is determined by numerous factors such as bedroom count, square foot, and garage size. The Neighborhood Intel model isolates the value of new construction on home values within 500 feet of a development site.

The model indicates that, based on the characteristics of the area, the proposed development will have a **positive impact** on surrounding property values.

Previous Example of the Model

Estimating Home Equity Impacts from Rapid, Targeted Residential Demolition in Detroit, MI:

Application of a Spatially-Dynamic Data System for Decision Support

A Report Produced by Dynamo Metrics, LLC¹

July 2015

ABSTRACT

In an effort to further the goals of the Motor City Mapping Initiative, investments were made to create a data architecture for a spatially-dynamic decision support system in Detroit, Michigan. The data system that now exists is capable of tracking the time series dynamics of every one of the more than 384,000 parcels in Detroit between January 1st, 2011 and March 31st, 2015 on a quarterly basis (seventeen quarterly time steps for each parcel). To provide a rapidly produced and useful example of the analytic capabilities of the spatially-dynamic data system, it was used to estimate the effect of the in progress, rapidly deployed Hardest Hit Fund (HHF) demolition investment concentrated in selected areas of Detroit between April 1st, 2014 (Q2 2014) and March 31st, 2015 (Q1 2015). This study utilizes causal modeling that incorporates spatially-dynamic econometric methods in the context of a spatio-temporal treatment effects analysis to estimate the impact of the HHF Blight Elimination Program implementation on single-family home values in Detroit.

Using the year prior to HHF implementation (Q2 2013 – Q1 2014) as a control for the rapid and targeted HHF implementation (Q2 2014-Q1 2015), findings suggest that home equity increases of up to 13.8%² exist for single-family homes that sold inside HHF demolition zones (HHF Zones) after the implementation of the HHF Blight Elimination Program. Further results suggest each demolition event within HHF Zones after policy implementation nets a 4.2% positive impact on the value of nearby homes, while single-family home counterparts outside the HHF Zones net a 2.1% positive impact on the value of nearby homes during the same time period from nearby demolition activity. Findings thus suggest that home equity protection hedges created by demolition activity are greater, and homes are more valuable overall, within HHF Zones after HHF implementation than elsewhere in the city. It can therefore reasonably be maintained that the HHF Blight Elimination Program is having a market-stabilizing effect on the neighborhoods it targets.

¹ Report authors can be reached at info@dynamometrics.com or www.dynamometrics.com.

² The "up to" 13.8% suggests that more research is warranted to determine the portion of the 13.8% that is specifically caused by HHF demolition activity, and what portion, if any, can be attributed to the many other positive neighborhood activities, investments and associated effects that may have stemmed from targeted HHF investments.

Demolition Impact in Detroit

2015 study completed by the City of Detroit

Each demolition increased the value of occupied single family homes within 500 feet by an estimated 4.2%

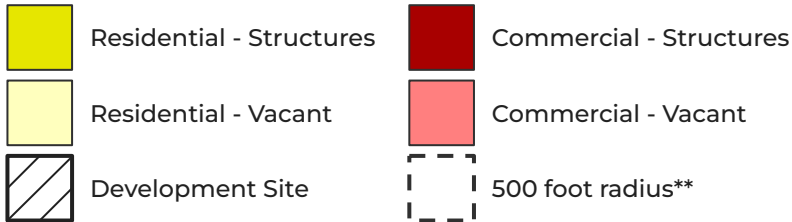
GESU Development Impact Area

Development Impact Area
500 ft. from the property line of the development

136 total properties

- 114 residential structures
- 11 commercial structures
- 8 residential vacant parcels*
- 3 commercial vacant parcels*

Map Legend



*Vacant parcels (meaning no structure) are not included in the estimate

**The 500 foot radius is not a perfect circle because we measure 500 feet from the development property line


Residential Impact


Estimated Residential Impact
\$6,782,050


Residential Structures within Impact Area
114

Estimated Impact Per Residential Structure
\$59,492

Map Legend

 Residential - Structures

 Development Site

 500 foot radius




Commercial Impact

Estimated Commercial Impact
\$1,201,057


Commercial Structures within Impact Area
11

Estimated Impact Per Commercial Structure
\$109,187

Map Legend

 Commercial - Structures

 Development Site

 500 foot radius



SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-62, *District Map No. 60*, to revise the existing R2 (Two-Family Residential) zoning classification to the R3 (Low-Density Residential) zoning classification for the parcels commonly known as 17139, 17204, 17198, 17180, 17132 Oak Drive, 3856 West McNichols Road, 17213, 17181, 17131 Birchcrest Drive.

1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-62, *District Map No. 60*, to revise
4 the existing R2 (Two-Family Residential) zoning classification to the R3 (Low-Density
5 Residential) zoning classification for the parcels commonly known as 17139, 17204, 17198,
6 17180, 17132 Oak Drive, 3856 West McNichols Road, 17213, 17181, 17131 Birchcrest Drive.

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

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
9 *Maps*, Section 50-17-62, *District Map No. 60*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-62. District Map No. 60.**

13 For the properties commonly identified as 17139, 17204, 17198, 17180, 17132 Oak Drive,
14 3856 West McNichols Road, 17213, 17181, 17131 Birchcrest, generally bounded by Santa Maria
15 Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy
16 Street to the west, and identified more specifically as:

- 17 N W MC NICHOLS RD 204-232 AND VACATED ALLEYS ADJ 194-202 S 14 FT 203
- 18 KEANS SUB L14 P57 PLATS, W C R 2/136 209.1 IRREG
- 19 E OAK DRIVE 281-279 S 2.37 FT ON W LINE BG S 12.31 FT ON E LINE OF 278 KEANS
- 20 SUB L14 P57 PLATS, W C R 2/136 92.37 IRREG
- 21 E OAK DRIVE 283-282 KEANS SUB L14 P57 PLATS, W C R 2/136 60 X 100
- 22 E OAK DRIVE 290-294 KEANS SUB L14 P57 PLATS, W C R 2/136 150' X 100
- 23 E OAK DRIVE 294 THRU 291 KEANS SUB L14 P57 PLATS, W.C.R. 2/136 120X100

1 N—W MC NICHOLS 295 THRU 301 KEANS SUB L14 P57 PLATS, WCR 2/136 214 X
2 106.06A
3 W BIRCHCREST DR S 23.33 FT ON E LINE BG S 13.70 ON W LINE 318 317-314 N 15
4 FT 313 KEANS SUB L14 P57 PLATS, W C R 2/136 158.33 IRREG
5 W BIRCHCREST DR S 15 FT 313 312-311 N 20 FT 310 KEANS SUB L14 P57 PLATS, W
6 C R 2/136 95 X 100
7 W BIRCHCREST DR S 10 FT 310 309-302 KEANS SUB L14 P57 PLATS, W C R 2/136 250
8 X 100


9 the existing R2 (Two-Family Residential) zoning classification is revised to the R3 (Low-Density
10 Residential) zoning classification.

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

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

15 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
16 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
17 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad Mallett
Corporation Counsel

April 24, 2024

MHT Housing, Inc.
Attn: Zach Ormsby
32500 Telegraph Road, Suite 100
Bingham Farms, MI 48025

Re: Traffic Impact Assessment for Gesu Senior Housing Development at 17213 Birchcrest Drive – Detroit, Michigan

This memo addresses the traffic impacts associated with the proposed Gesu Senior Housing Development. Including the additional traffic generated by the development. The Gesu Senior Housing Development is located at 17213 Birchcrest Drive, Detroit, Michigan. The proposed site plan (as attached):

- Converts the existing vacant area into 36 senior housing units with 27 parking spaces,
- Includes the addition of a parking lot with access to Santa Maria Avenue,
- Adds a loading zone along Birchcrest Drive.

Existing Conditions

The existing location experiences traffic peaks from the adjacent Gesu Catholic School. Peak times from drop-off are 6:30-8:00 AM and pick-up from 2:00-4:00 PM during school days. Oak Drive at West McNichols Road is closed from 6:30-8:00AM, 10:00AM-1:00PM, and 2:00-4:00PM as shown in Figure 2. Vehicles enter the student drop-off at the gate entrance located along Quincy Street or the parking lot located along Birchcrest Drive. Once the students are dropped off, the vehicles are directed northbound on Oak Drive towards Santa Maria Avenue. It was observed that vehicles typically turn left on Santa Maria Avenue towards Livernois.



Figure 1 Gesu Catholic School Pick Up/Drop Off Diagram

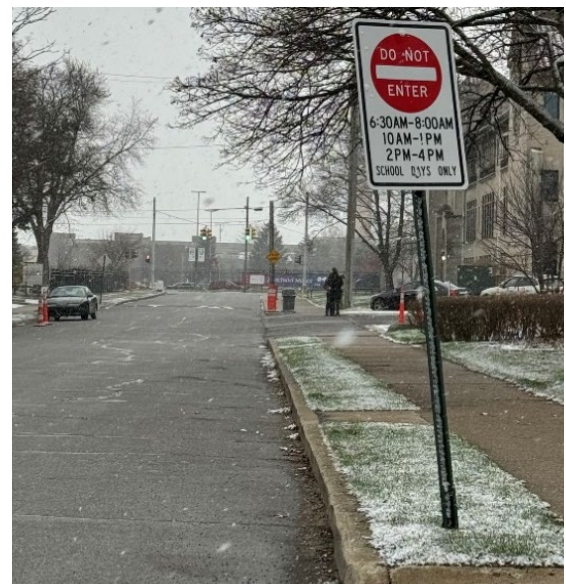


Figure 2 Sign at Oak Drive and Santa Maria Avenue (looking south)

Proposed Conditions

The City of Detroit Municipal Code¹ details the minimum criteria for a Traffic Impact Statement as developments estimated to generate 200 or more peak-hour vehicle trips in the peak direction or more than 2,000 average daily vehicle trips. Per ITE TripGen Land Use Code (LUC) 251-Senior Adult Housing-Single Family the following trips are generated for AM and PM peak hours:

- The site generates 12 AM peak hour trips (Total IN/OUT)
- The site generates 14 PM peak hour trips (Total IN/OUT)

The ITE LUC's are attached to this memo and the average trip rate for the peak hour of the generator was used. In addition to minimal trips being predicted, peak hour trips from senior housing facilities often occur outside of the school pick-up/drop-off peaks.

For comparison to the trips predicted from the ITE Trip Generation Manual, traffic counts were taken at an existing senior housing development. Counts were taken at the Jennings Senior Living development, located at 7815 E. Jefferson Ave., Detroit, Michigan on April 2, 2024 for a 12-hour period from 7:00 AM to 7:00 PM. For comparison this site contains 46 senior housing units. The traffic counts resulted in:

- 4 AM peak hour trips
- 7 PM peak hour trips

The counted trips show reduced trips from the proposed traffic generated. The counts are also attached to this memo.

The proposed Gesu Senior Housing Development is predicted to generate trips substantially less than City's minimum requirements for a Traffic Impact Statement. This is supported through the counts of the additional housing site that also produces minimal trips. This Traffic Impact Assessment is provided to quantify the negligible impact on adjacent street traffic.

If you have any questions regarding this memo please contact Lauren Warren, PE, PTOE, PMP (Lauren.Warren@itsc2g.com).



¹https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=COCH50_CH50ZO_ARTXIVDEST_DIV4TRIM_S50-14-491APTRIMSTRE

WASTE COLLECTION

FOR THE NEW BUILDING, THE OWNERS INTENT FOR WASTE COLLECTION IS TO HAVE A SCREENED IN DUMPSTER LOCATION ON SITE. REFER TO DETAILS ON SHEET C1.03. TRASH & RECYCLABLES WOULD BE COLLECTED BY A DISPOSAL COMPANY AS NECESSARY.

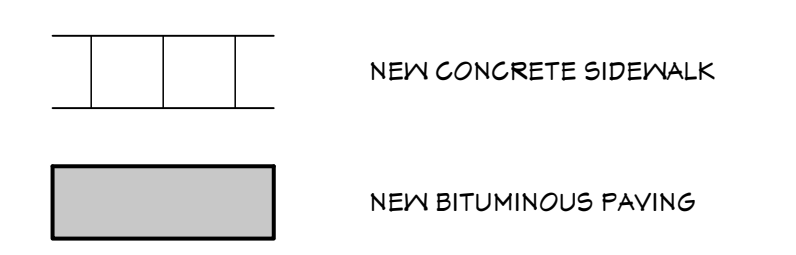
PROPOSED UNIT MIX

- 36 TOTAL UNITS
 - (36) ONE BEDROOMS
 - ADA UNITS = 15% MINIMUM (6 ONE BEDROOM UNITS)

PARKING CALC'S

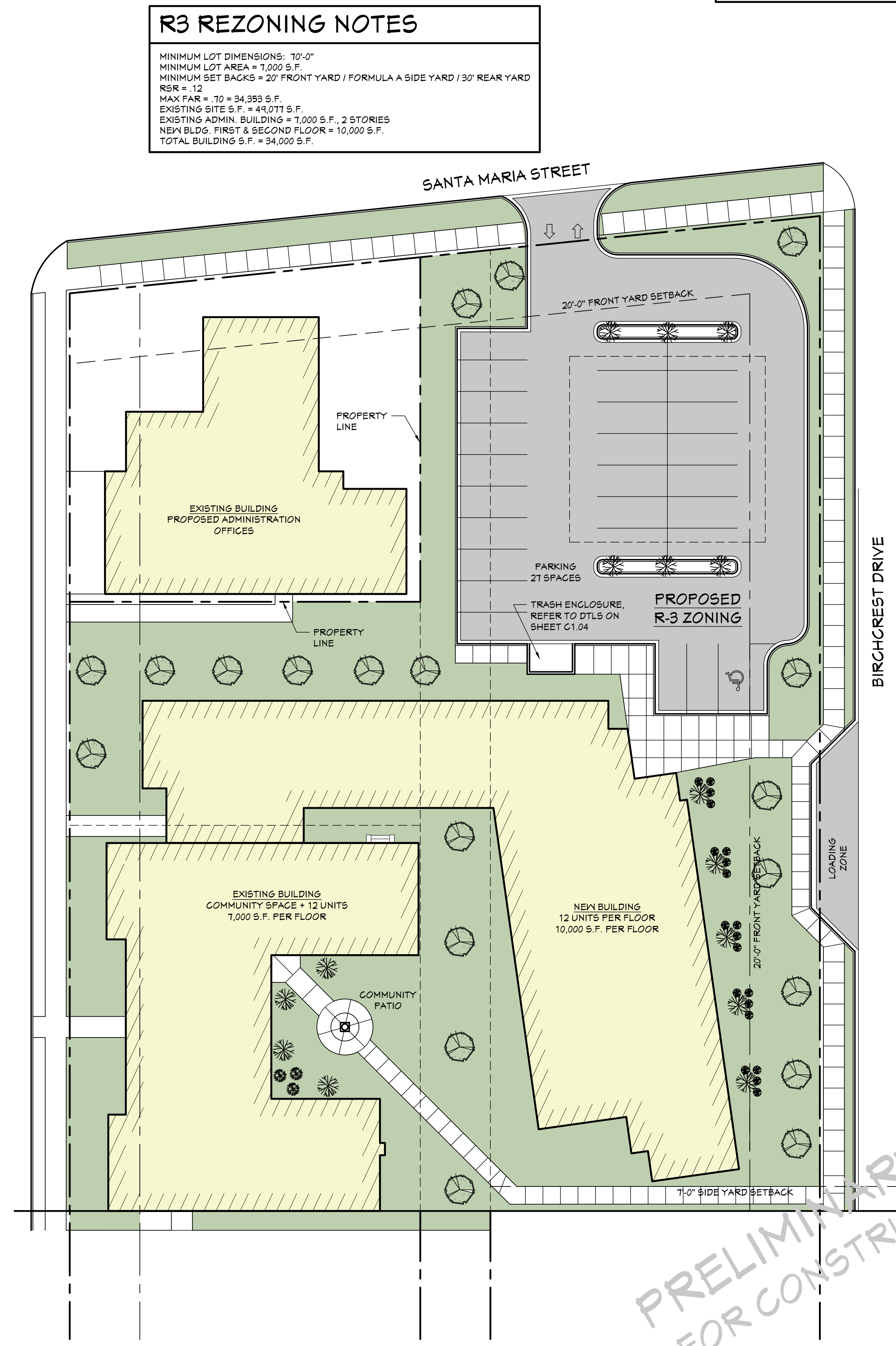
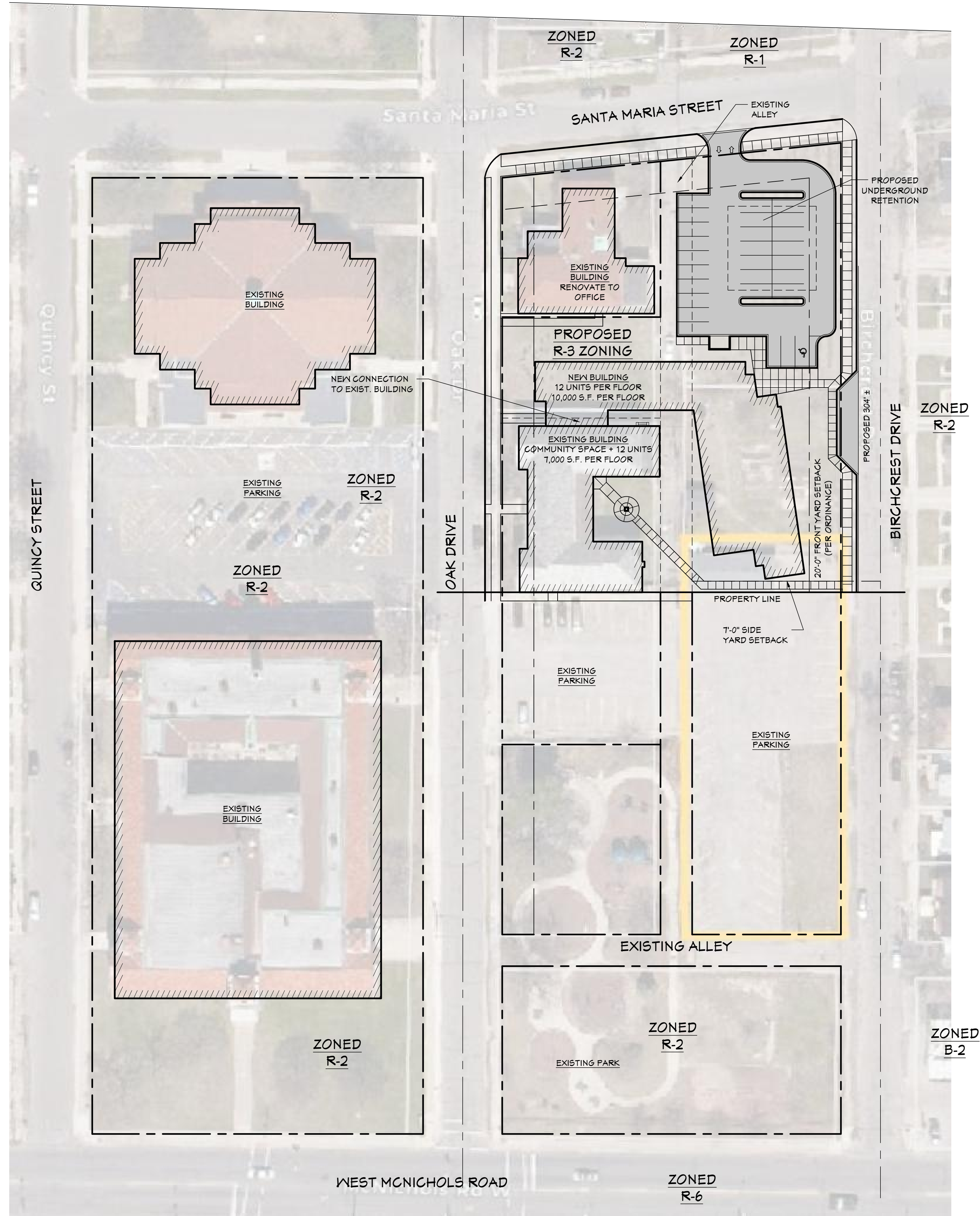
MIN. DU PARKING REQ'D (35 UNITS x 0.75 PER UNIT) = 27 MIN. SPACES
 ALL PARKING SPACES = 9'-0" WIDE x 20'-0" DEEP w/ MIN. 20'-0" DRIVE LANE
 TOTAL PARKING RATIO = 27 SPACES / 35 UNITS = .75:1

LEGEND

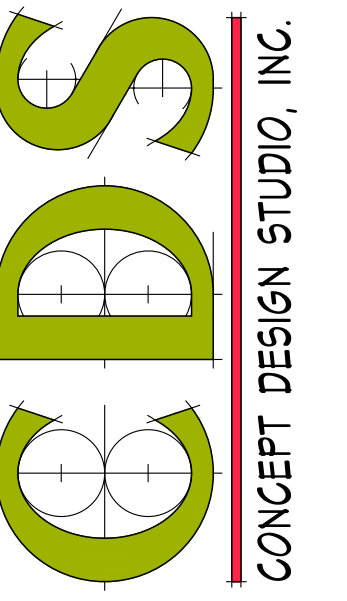


R3 REZONING NOTES

MINIMUM LOT DIMENSIONS: 10'-0"
 MINIMUM LOT AREA = 1,000 S.F.
 MINIMUM SET BACKS = 20' FRONT YARD / FORMULA A SIDE YARD / 30' REAR YARD
 RSR = .12
 MAX FAR = .70 = 34,353 S.F.
 EXISTING SITE S.F. = 49,071 S.F.
 EXISTING ADMIN. BUILDING = 1,000 S.F., 2 STORIES
 NEW BLDG. FIRST & SECOND FLOOR = 10,000 S.F.
 TOTAL BUILDING S.F. = 34,000 S.F.



CONCEPT DESIGN STUDIO, INC.
 800 E. ELLIS ROAD, SUITE 508
 NORTON SHORES, MI 49441
 PH. (231) 799-4836
 FAX (231) 799-4837



NEW PROJECT FOR
GESU HOUSING
 17181 BIRCHCREST DRIVE, DETROIT, MI

PROJECT # 1345-23

ISSUANCES

OWNER REVIEW	05.22.2023
OWNER REVIEW	06.01.2023
OWNER REVIEW	06.20.2023
OWNER REVIEW	04.05.2023
OWNER REVIEW	04.15.2023
OWNER REVIEW	10.04.2023
OWNER REVIEW	10.14.2023
OWNER REVIEW	11.28.2023
OWNER REVIEW	02.14.2024

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DRAWN BY KO

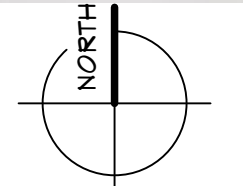
SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.

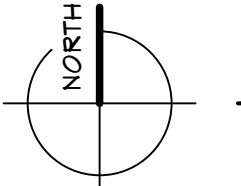
C1.01

2/19/2024 11:28 AM Z:\PROJECTS\1345-23 MHT Housing - Gesu Catholic School\3 Drawings\1345-23C1.01.dwg

PRELIMINARY
NOT FOR CONSTRUCTION



OVERALL SITE PLAN (THIS IS NOT A SURVEY)
 SCALE: 1" = 40'-0"



ENLARGED SITE PLAN (THIS IS NOT A SURVEY)
 SCALE: 1" = 20'-0"

Senior Adult Housing - Single-Family (251)

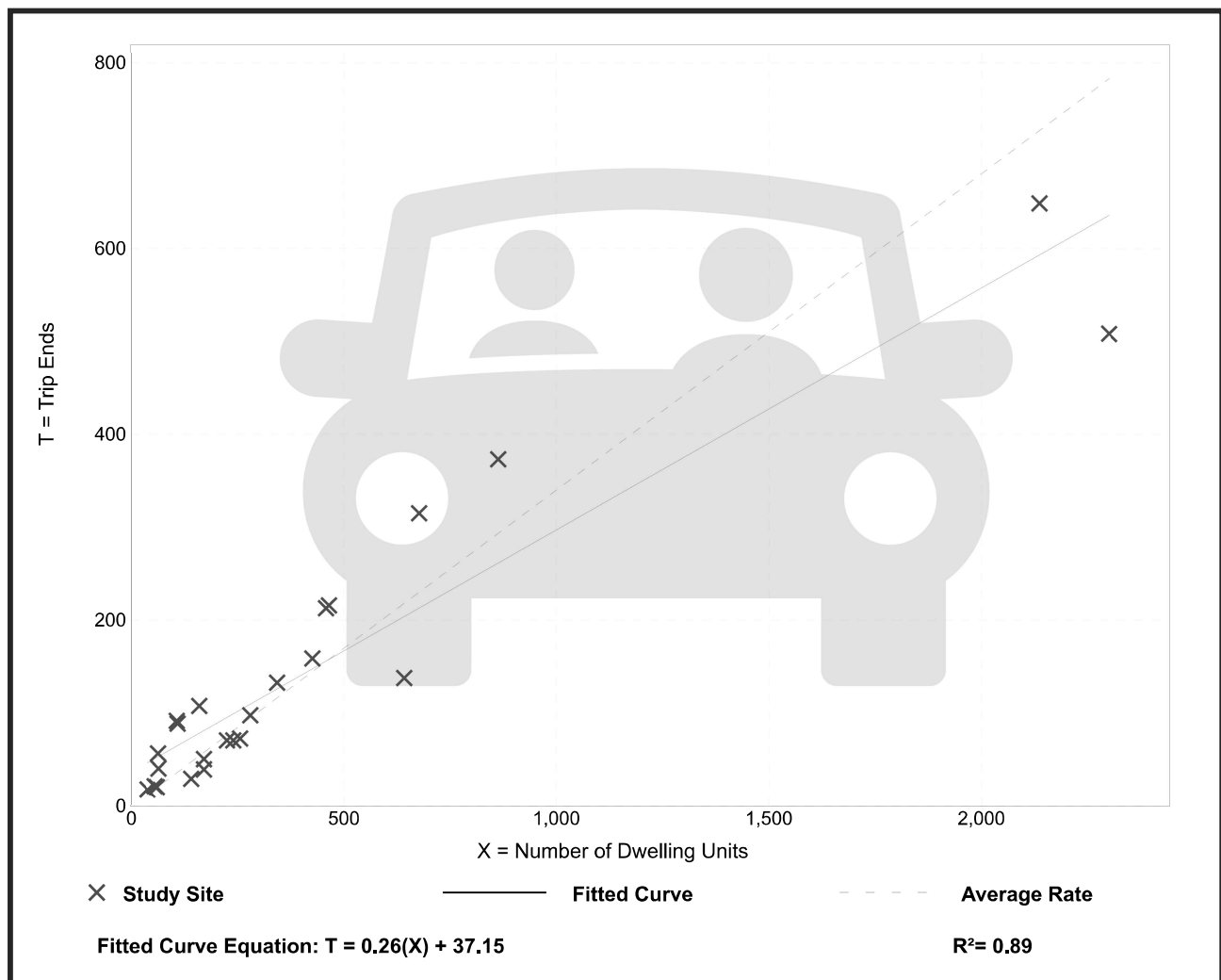
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 24
 Avg. Num. of Dwelling Units: 435
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.34	0.21 - 0.90	0.14

Data Plot and Equation



Senior Adult Housing - Single-Family (251)

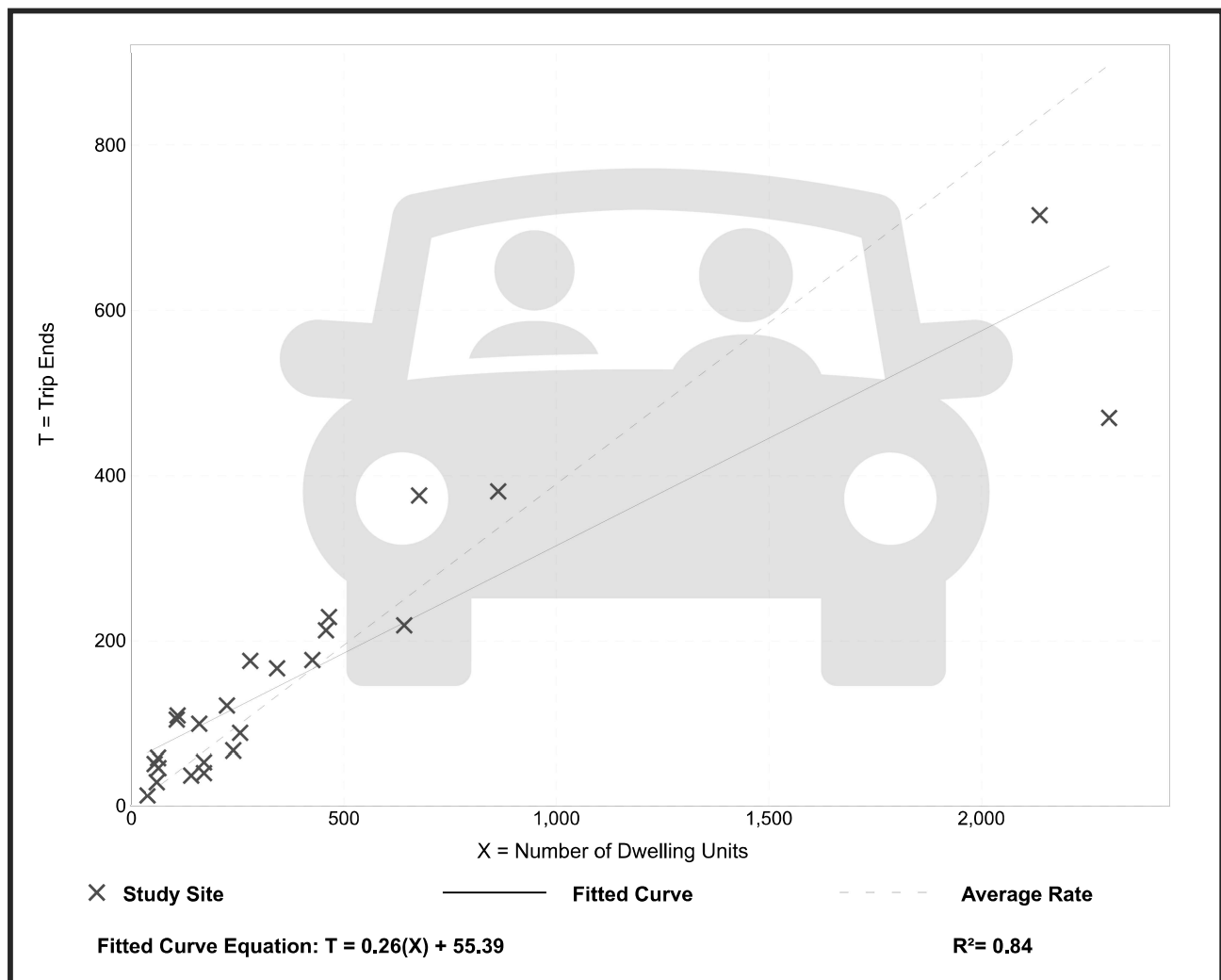
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 24
 Avg. Num. of Dwelling Units: 435
 Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.20 - 1.01	0.17

Data Plot and Equation



**Driveway Exit and n/a
Detroit Michigan
Tuesday, April 02, 2024
AM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL							
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total								
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Peak Hour Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
PHF	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	0.000	0.000	0.000	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000

PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL								
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total									
4:00 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4:30 PM	0	0	3	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
4:45 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Peak Hour Total	0	0	5	0	0	5	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	7
PHF	0.000	0.000	0.417	0.000	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.438		

Driveway Enter					
Total Vehicles On Leg			32		
Vehicles Entering Intersection			17		
Vehicles Exiting Intersection			15		
Southbound					
Cars	0	17	0	0	0
Heavy	0	0	0	0	0
Total	0	17	0	0	0
R T L U-TURN PED					

n/a	Total Vehicles on Leg	0	Eastbound	Vehicles Entering Intersection	Cars	Heavy	Total	PED U-TURN L T R
				0	0	0	0	
				0	0	0	0	
				Vehicles Exiting Intersection	0	0	0	
				0	0	0	0	

Total Volumes

R T L U-TURN PED	Westbound	Vehicles Entering Intersection	0	Total Vehicles on Leg	0	n/a				
							Cars	0	0	0
							Heavy	0	0	0
							Vehicles Exiting Intersection	0	0	0
							0	0	0	

PED U-TURN L T R					
Cars	0	0	0	15	0
Heavy	0	0	0	0	0
Total	0	0	0	15	0
Northbound					
Vehicles Entering Intersection			15		
Vehicles Exiting Intersection			17		
Total Vehicles On Leg			32		
Driveway Exit					

September 20, 2023

Detroit Planning Commissioners:

I am writing in support of Gesu's request to rezone from R-2 two-family residential to R-3 low density residential. I am a member of the parish, a Detroit resident, and work as a planning consultant for Giffels Webster. This rezoning is a first step towards meeting many master plan goals related to neighborhoods and housing, such as increasing and improving rental opportunities (Goal 4), providing supportive housing (Goal 5), and coordinating community development efforts (Goal 7), as the current plan for the site is to become mixed-income senior housing. I believe this project would benefit not only the parish, but the neighborhood and community.

Additionally, within neighborhood Cluster 10, the apartment area to the south and the McNichols commercial corridor were identified as areas for revitalization efforts by the master plan. The site is located within a block of McNichols, a local thoroughfare, which is also a desired characteristic of the R-3 district. U D Apartments on Birchcrest, another multi-family site in the neighborhood, is similarly setback from McNichols Road. This site can help provide a transition between the institutional uses of the church, school, and university and the residential uses to the east and north. The proposed use as well as the other uses permitted by right and conditionally in the R-3 district are not likely to create more traffic, noise, and other nuisances than what would be expected of the permitted and conditional uses of the R-2 district, particularly religious residential facilities, educational and religious institutions, and adaptive reuses of school buildings. The site appears to have the ability to meet the development standards of the R-3 district, and all required infrastructure (water, sewer, electric, roads, etc.) needed to support a slightly more intensive use is present.

There is currently a housing crisis. Throughout Michigan, and throughout the city, more affordable housing and housing for seniors is needed. Rezoning this site R-3 will pave the way to future development that can help address this need, thereby improving the stability of families, the neighborhood, and the city as a whole.

Thank you for your consideration of this proposal.

Stephanie Osborn, AICP
17204 Shaftsbury Ave,
Detroit, MI 48219



University District
DETROIT, MICHIGAN

August 31, 2023

Mr. Chris Gulock
City Planning Commission
Room 208
2 Woodward
Detroit, Michigan 48226

Dear Mr. Gulock;

First let me say that the University District Community Association(UDCA) and the Gesu Parish has had a positive working relationship for many years. As the former treasurer and current President, I have worked to grow that relationship.

I have been working with a Committee of members of Gesu as they explore developing housing for senior residents of our neighborhood. I am pleased with the committee and their recommendation to move forward with the development of senior housing. In conversations with residents of the UDCA the community response has been positive.

UDCA will continue to work closely with the Parish has they move forward with their development plans.

Sincerely,

Roger Short
President
UDCA

University District Community Association, Inc. P.O. Box 21483, Detroit, Michigan 48221 (313) 318-7498

The University District Community Association, Inc is a 501c3 nonprofit organization, Tax EIN 38-6099931

May 2024

Dear Council Member Calloway,

As a resident of the University District close to Gesu, I write to express my support for the **Gesu Senior Housing Development**. This initiative represents a significant step forward in providing affordable housing solutions for our aging population, and I believe it will bring numerous benefits to our community.

Fostering Community and Social Inclusion: The project is not just about housing—it's about creating a community. By offering shared spaces and community-oriented services, the project will promote social interactions and integration among residents. This is especially beneficial for seniors, helping prevent the isolation and loneliness that can affect this demographic.

Strengthening Local Economy: The construction and ongoing operations of the Gesu Senior Housing Project will stimulate the local economy by creating jobs and boosting local businesses. Suppliers, contractors, and various service providers from neighboring communities will find new opportunities, fostering an environment of prosperity that benefits all.

Enhancing Public Safety and Community Aesthetics: The development plans include significant improvements to local infrastructure, including upgraded lighting and better-maintained pathways, which will enhance public safety and the aesthetic appeal of the area. Such enhancements are expected to increase property values and attract further investment into our district.

Addressing the Need for Affordable Senior Housing: Our community, like many across the country, has a growing population of seniors who require affordable living options that meet their unique needs. The Gesu Senior Housing Project aims to fill this critical gap, ensuring that our seniors can live comfortably and securely without the burden of unmanageable housing costs.

Strengthening Gesu: For a hundred years, Gesu has been an anchor at the southern edge of the University District. Gesu's Parish Center, formerly a convent, has too much deferred maintenance to bring the building back to its former state, nor is the building needed any longer for what was its original purpose. Going forward with the senior housing project would allow Gesu to make good use of a building that Gesu can no longer effectively maintain.

I believe that the Gesu Senior Housing Development will be a valuable asset to the University District, enhancing the quality of life for all residents, especially our valued senior population. I urge you to support this initiative, which will not only address the urgent need for senior affordable housing but will also contribute to the community spirit and cohesion that we hold dear.

Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: 

Name Printed: Kristin Anderson

Street Address 17194 Warrington Dr.

May 2024

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: Debra Black

Name Printed: Debra Black

Street Address 17403 Quincey

May 2024

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: Clara Bolden

Name Printed: Clara Bolden

Street Address 17155 Duincy St.

May 2024

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: Judith Chenevert

Name Printed: JUDITH CHENEVERT

Street Address 17357 QUINCY ST.

May 2024

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: 

Name Printed: LAUREN CHENEVERT

Street Address 17357 QUINCY, AET, MI 48221

May 2024

Dear Council Member Calloway,

As a resident of the University District close to Gesu, I write to express my support for the **Gesu Senior Housing Development**. This initiative represents a significant step forward in providing affordable housing solutions for our aging population, and I believe it will bring numerous benefits to our community.

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: 

Name Printed: Colette S Cosma

Street Address 17391 QUINCY ST Detroit 48221

May 2024

Dear Council Member Calloway,

As a resident of the University District close to Gesu, I write to express my support for the **Gesu Senior Housing Development**. This initiative represents a significant step forward in providing affordable housing solutions for our aging population, and I believe it will bring numerous benefits to our community.

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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed: 

Name Printed: FRANCINE S. CREGER

Street Address 17300 OAK DR, Detroit MI 48221

May 2024

Dear Council Member Calloway,

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Sincerely,

Signed: _____


Name Printed: _____
Joseph M Darling

Street Address _____
17388 Oak Dr

May 2024

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Sincerely,

Signed: Shelly Eakin Property Manager
 Name Printed: Shelly EAKIN Logo's Properties 248-216-8544
 Street Address 17337 17185 17193 Quincy

May 2024

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Sincerely,

Signed: 

Name Printed: ERIKA L. FOX

Street Address 17387 QUINCY STREET (UPSTAIRS FLAT)

May 2024

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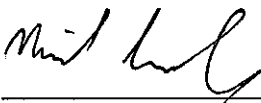
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Sincerely,



Signed: _____

Name Printed: Mike Gooley

Street Address 17130 Birchcrest Dr. # 6

May 2024

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Signed:  _____

Name Printed: Emanuel Hall

Street Address 3471 Santa Maria

May 2024

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Sincerely,

Signed: Patricia Harrington

Name Printed: PATRICKA HARRINGTON

Street Address 13427 GARRY ST.

May 2024

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Sincerely,

Signed: Robert Herman

Name Printed: Robert Herman

Street Address 17301 QUINCY DET, MI 48221

May 2024

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Sincerely,

Signed:  _____

Name Printed: Nicholas Hill

Street Address 17130 Birchcrest Dr. #2

May 2024

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Sincerely,

Signed: Michael Horianopoulos

Name Printed: Michael Horianopoulos

Street Address 17330 Quincy St, Detroit MI 48221

May 2024

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Sincerely,

Signed: Michael W. Hovey

Name Printed: MICHAEL W. HOVEY

Street Address 17309 Quincy St. 1st fl. Detroit, MI 48221

May 2024

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Sincerely,

Signed: Tomaka Hulse

Name Printed: Tomaka Hulse

Street Address 17130 Birchcrest 48221 Apt. 4

May 2024

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Signed: Christian Aurse - Wells

Name Printed: Christian Aurse - Wells

Street Address 17130 Birchcrest Dr. 48221

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Signed: Richard Jaworski

Name Printed: RICHARD JAWORSKI

Street Address 17330 QUINCY ST, DETROIT MI, 48221

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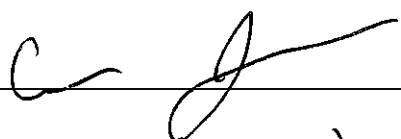
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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed:  _____

Name Printed: Connor Jenkins

Street Address 17130 Beecher Street, Apt. 1, Detroit, MI

May 2024

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Sincerely,

Signed: 

Name Printed: Frank J. KLIM

Street Address 17347 Quincy St. Detroit, MI 48221

May 2024

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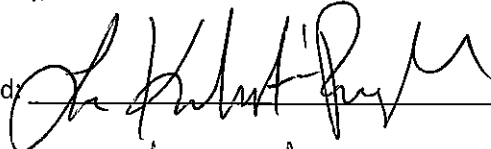
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Signed:  _____

Name Printed: Lisa Kolawczyk-Peringle

Street Address 17311 Birchcrest

May 2024

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Sincerely,

Signed: Cathleen C. Lee

Name Printed: Cathleen C. Lee

Street Address 17301 Quincy Detroit, MI 48221

May 2024

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Sincerely,

Signed: Kathleen Leonard

Name Printed: Kathleen Leonard

Street Address 3455 Santa maria Det MI 48221

May 2024

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Sincerely,

Signed: Jonifer Love

Name Printed: Jonifer Love

Street Address 17403 Quincy

May 2024

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Sincerely,

Signed: _____



Name Printed: _____

Matthew Marin

Street Address _____

17330 Quincy St., Detroit, MI, 48221

May 2024

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Sincerely,

Signed:  _____

Name Printed: DANIEL MENDONÇA

Street Address 17330 Quincy St. Detroit 48221

May 2024

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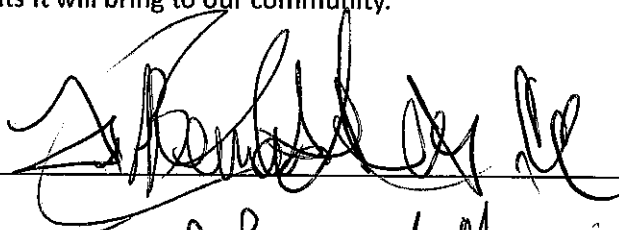
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Signed:



Name Printed:

Fr. P. Bernard Messier, O.C.

Street Address

17330 Quincy St., Detroit 48221

May 2024

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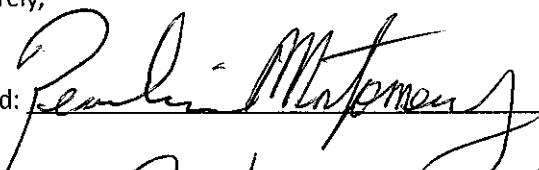
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Sincerely,

Signed: 

Name Printed: Penelope Montgomery

Street Address 17162 Birchcrest Dr

May 2024

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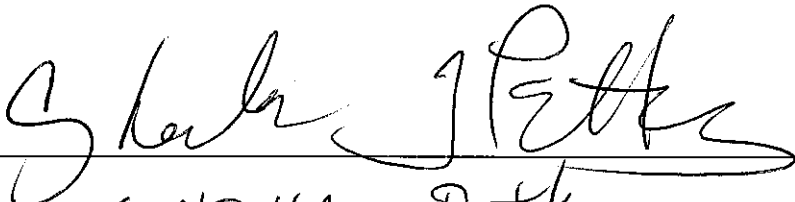
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Signed: 

Name Printed: SHEILA PETTUS

Street Address 17195 Wainwright Dr

May 2024

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Sincerely,

Signed: 

Name Printed: RISE PINKSTON-SMITH

Street Address 17380 BIRCHCREST DR.
DETROIT, MI 48221

May 2024

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Signed: Kathy M. Polan

Name Printed: KATHY MAE POLAN

Street Address 17308 OCEK DRIVE #8021

May 2024

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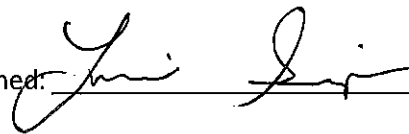
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Thank you for considering this essential project. We are hopeful for your positive response and are eager to see the benefits it will bring to our community.

Sincerely,

Signed:  _____

Name Printed: Larnie Simpson

Street Address 17204 Birchcrest

May 2024

Dear Council Member Calloway,

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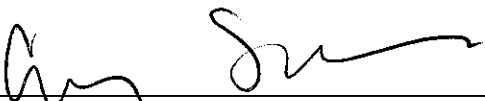
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Sincerely,

Signed:  _____

Name Printed: Erica Schapmeyer

Street Address 17375 Quincy St Detroit MI 48221

May 2024

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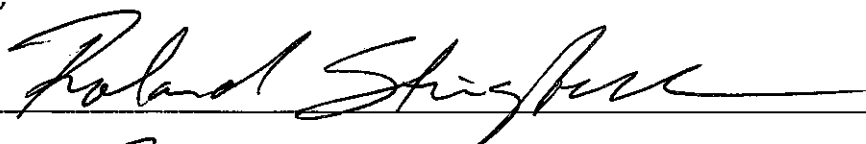
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Sincerely,

Signed: 

Name Printed: Roland Stringfellow

Street Address 17309 Quincy St. Detroit, MI 48221

May 2024

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Sincerely,

Signed: 

Name Printed: MARIO THOMPSON

Street Address 1731 QUINCY

May 2024

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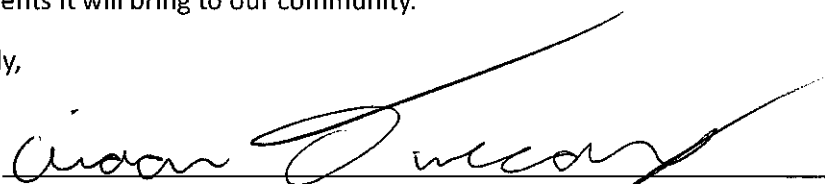
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Signed:  _____

Name Printed: Aidan Tweedy

Street Address 17300 Birchcrest Dr

May 2024

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Sincerely,

Signed: Annie Watson

Name Printed: Annie Watson

Street Address 17760 Oak Dr

May 2024

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Sincerely,

Signed: Angela D. Watson

Name Printed: ANGELA D. WATSON

Street Address 17301 Warrington

May 2024

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Sincerely,

Signed: 

Name Printed: ERICA WIZZIANIS

Street Address 17363 Quincy St, Detroit MI 48221

May 2024

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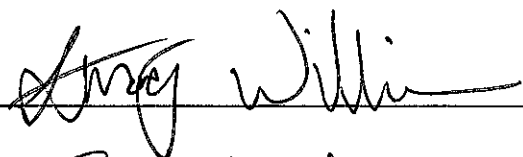
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Signed:  _____

Name Printed: STACY WILLIAMS

Street Address 17136 BIRCHCREST DR.

May 2024

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Signed: Curtis Wilson

Name Printed: CURTIS WILSON

Street Address 17~~19~~ 17217 QUINCY.

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