




**PLANNING AND
DEVELOPMENT DEPARTMENT**

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MEMORANDUM

TO: The Honorable Mary Waters, Member At-Large
FROM: Alexa Bush, Director, Planning & Development Department 
DATE: May 30, 2025
RE: Establishing Beneficial Community-Focused Development Plan around Kronos Concrete Facility

Please see our response to the following inquiry:

Please work with our office and the members of the community surrounding the Kronos concrete facility (in the areas around McNichols, Conant, and Jerome streets in the 48212 area code) to establish a community-focused development plan for the area that focuses on restoring residential density, building affordable housing, removing industrial facilities, promoting a clean environment, and providing the services necessary to make the area thrive. While this process is going on, please ensure that no permits for the seizure of property by Kronos-affiliated LLCs or the expansion of the Kronos facility are approved.

The Planning and Development Department (PDD) conducted meaningful community-focused planning efforts via the [2019 Campau/Davison/Banglatown Neighborhood Framework Plan](#). This plan examined short- and long-term strategies to address streetscapes and connectivity, open space, housing and economic revitalization to support the department's vision for "a healthy and beautiful Detroit built on inclusionary growth, economic opportunity and an atmosphere of trust." Additionally, the Cadillac Heights neighborhood was included as part of the [Joe Louis Greenway \(JLG\) Northeast Neighborhood Planning Study](#) that identified investment and improvements to the community. During the JLG Northeast Neighborhood Planning Study, residents emphasized a need for more beautification, safety and environmental health. In response to the feedback received, we are working with City Planning Commission (CPC) and the Office of Council Member Scott Benson to examine downzoning industrial areas that abut the JLG. Given the extensive engagement we've conducted in this area through the aforementioned neighborhood plans, there are no immediate plans to conduct additional neighborhood specific planning work in this area. However, we encourage residents in the Cadillac Heights community to participate in our efforts to update the City of Detroit's Master Plan of Policies (Plan Detroit) where we discuss land use policy on a macro level. For matters related to the approval for permits at this site, we respectfully defer to the Buildings, Safety, Engineering and Environmental Department (BSEED).

Please feel free to contact me if you have any additional questions.

CC: Detroit City Council
Dara O'Byrne, Planning and Development Department
Edwina S. King, Planning and Development Department
Malik Washington, Mayor's Office
Louise Jones, Clerk's Office