ATTACHMENT 4. PLAN

Modified Development Plan

Calumet Rehabilitation Project

Detroit, Wayne County, Michigan

Table of Contents

I. Description of Project

A. Boundaries
B. Development Plan Objectives
C. Types of Proposed Renewal Action

II. Land Use Plan

A. Land Use Map
B. Land Use Provisions and Building Requirements

III. Project Proposals

A. Land Acquisition
B. Redeveloper's Obligation
C. Underground Utilities

VI. Other Provisions

A. Relocation Plan
B. Modified Estimated Cost of Public Improvements
C. Modified Right-of-Way Adjustment Plan
D. Zoning Plans
E. District Plan

V. Procedure for Changes In Approved Plan

List of Maps

Modified Land Use and Development Plan
Modified Proposed Zoning Plan
Modified Right-of-Way Adjustment Plan
Land Disposition Plan
DPW Construction
DPW Removals
PLC Construction
Sewer Alterations

I. DESCRIPTION OF PROJECT

A. Boundaries

1) The Calumet Rehabilitation Project is located within the City of Detroit, County of Wayne, State of Michigan. The boundary of the development area is described as follows:

Beginning at the point formed by the intersection of the centerlines of Fourth Avenue, 50 feet wide, and W. Willis Avenue, 50 feet wide; thence westerly along the centerline of W. Willis Avenue to the centerline of the east service drive of the John C. Lodge Freeway; thence northerly along said centerline to the centerline of vacated Lysander Street, 50 feet wide; thence easterly along said centerline to the centerline of vacated Fourth Avenue, 50 feet wide; thence northerly to the centerline of Prentis Avenue, 50 feet wide; thence easterly to the centerline of the alley first east of Fourth Avenue; thence southerly along said centerline to the centerline of the alley first south of Prentis Avenue; thence easterly to the centerline of Third Avenue, 70 feet wide; thence southerly to the south right-of-way line of Canfield Avenue; thence westerly to the centerline of the alley first west of Third Avenue; thence southerly to the centerline of Calumet Avenue, 50 feet wide; thence easterly to the centerline of the alley first east of Fourth Avenue extended; thence southerly to the northerly lot line of Lot 10, Block 9, of the Subdivision of Crane Farm; thence westerly to the centerline of Fourth Avenue, 50 feet wide; thence southerly to the point of beginning.

2) The Calumet Rehabilitation Project boundary is shown on the map entitled Modified Land Use and Development Plan and has been altered from the boundary delineated in the original Development Plan for the Calumet Rehabilitation Project to allow inclusion of a City surplus property to be included in the project area.

B. Development Plan Objectives

The objectives of the Development Plan are as follows:

1) To provide for the development of decent, safe and sanitary housing for families of low and moderate income, displaced by freeway construction, urban renewal and other public activities, or for other low and moderate income families in need of such housing.

2) To provide public improvements necessary to support the proposed project; eliminate the present obsolete system of streets and alleys and further to create uninterrupted site large enough to accommodate the development of a modern residential complex.

3) To provide for the more efficient and productive use of land presently occupied by excessive rights-of-way, and vacant and unused property.

4) To consider the Calumet project as an integral part of larger, functional neighborhood and, as such, to provide for a development which will be compatible with the surrounding community and, which will contribute to the social and economic stability of the entire neighborhood.

5) To provide for a development that will accommodate the needs and desires of area residents as expressed as a result of a close citizen-public administration relationship.

6) To promote cooperation and local participation of citizens in the improvement of the project area.

7) To encourage private improvement by individual property owners in basically sound areas adjacent to the project.

8) To stimulate economic development that will provide employment and enlarge the tax base.

C. Type of Proposed Renewal Action

1) In order to achieve the objectives of the Development Plan, a parcel consisting of that portion of the project area north of Calumet Avenue will be made available for development of low and moderate income housing units through the provisions of Act 344 of the Public Acts of 1945, as amended, and this Development Plan. The development of these new housing units will be in accordance with the Master Plan of the City of Detroit, the Modified Proposed Zoning Plan and the Modified Land Use and Development Plan for the development area. Parcels acquired in the portion of the project south of Calumet Avenue in accordance with the original Development Plan for this project will be made available for development of individual housing units subject to normal zoning and building requirements.

2) The City of Detroit will pursue municipal policies to insure that all design and both public and private construction within the redevelopment area contributes to these objectives and is compatible with the existing West Canfield Historic District and other uses, structures, and facilities which are to remain within or adjacent to the development area.

II. LAND USE PLAN

A. Land Use Map

The Modified Land Use and Development Plan (map supplement to this Development Plan) shows the general location of street and other public rights-of-way, utility easements and parcels of land use.

B. Land Use Provisions and Building Requirements

1) The development parcel comprised of that portion of the project north of Calumet will be subject to the regulations of section 110.0000 PD Planned Development District of the Official Zoning Ordinance of the City of Detroit - ordinance number 390-G of 1969. Developers interested in proposing a development for this parcel should consult with the Planning Division of the

Community Development Commission and further be guided by the document entitled Policy Statement for Planned Development District available through the City Plan Commission of Detroit. In addition, because of the proximity of the project to the West Canfield Historic District, developers should obtain from the Detroit City Plan Commission a copy of The Selected Treatment Level of Appropriateness Selected by the West Canfield Historic District and Defined Design Elements Existing in the West Canfield Historic District.

2) Uses to be permitted:

North Calumet
- -Medium Density dwelling residential (21-35 dwelling units/acre)
- -Uses Accessory to multiple residential
- -Open parking related to residential

South of Calumet
- -One and/or two family residential (rehabilitated homes and new construction on a minimum of 40 ft. lots)
- -Uses accessory to one and two family residential
- -Open parking related to residential
- -Public open space

3) Additional Controls -- Development and Design Objectives

The development within the project area on Parcel 1A, 1B and 1C should reflect an appreciation of basic human values and functions, as well as the inter-relationship that will exist between residents, both within and bordering the development area. A conscientiously-executed design solution, sensitive to the relationships between elements within the project area and to the surrounding neighborhood, must include the following:

a. STREET TO PARKING RELATIONSHIPS:

1. All parking shall be located to permit immediate accessibility to surface streets.
2. All parking areas will be visually screened from streets and units by landscaping, earth landscaped berms, walls, etc., which are acceptable to the City of Detroit.
3. Vehicular circulation within the development site will be limited to ingress and egress. for parking and for services to the project. All entrances to the new development will be clearly identifiable from surface streets. The number of such accesses shall be limited to prevent conflicts with through traffic on surface streets.
4. Parking areas will be readily distinguishable from service routes to prevent conflicts between service and residential traffic.
5. All parking areas, off-street loading areas and access drives shall be provided with a permanent, durable dustless surface of cement, asphaltic binder or similar material.
6. All parking areas and access routes will be well-illuminated to prevent accidents and deter criminal activity.
7. All common refuse collection areas will be located in close proximity to the units they serve, but will be visually camouflaged from units and major pedestrian routes.
8. Landscaping will be provided within parking areas to break up the monotony of a vast expanse of parket automobiles.
9. All parking and loading areas shall have proper drainage for rain and snow.

[illegible] TO UNIT REQUIREMENTS:

1. Pedestrian circulation zones between parking areas and units will include hard, permanent surfaces for pedestrian use and landscaping.
2. Minimum parking requirements shall be:

Townhouses	1½ spaces per unit
Garden Apts.	1½ spaces per unit
Highrise Apts.	1¼ spaces per unit
Senior Citizen Apts.	1 space for 3 units

3. No parking space shall be farther than 100 ft. from the townhouse it serves or more than 250 ft. from the apartment building it serves.
4. All parking areas will have pedestrian access to the common open spaces as well as to units.
5. Conflicts between vehicular circulation and major pedestrian routes will be prevented to the greatest possible extent.

c. UNIT TO PEDESTRIAN NETWORK AND OPEN SPACE RELATIONSHIPS:

1. All townhouse units will have private outdoor space which will connect to common open spaces and the Canfield Walkway and shall be no less than 10' deep.
2. Structures will be arranged to facilitate the creation of a pedestrian walkway system that will functionally tie the project together.
3. Outdoor utility equipment (air conditioners, meters, antennas, etc.) will be as unobtrusive as possible. If located above ground, such equipment must be screened from public view.

d. PROJECT TO SURROUNDING AREA:

1. Major pedestrian walkways within the project (at Fourth and at Canfield) will tie the project with surrounding developments and community services. (Stone Pool, 800 Prentis, Canfield Historic District, Jefferson Junior High School). Visual ties with the surrounding neighborhood will be achieved, as in the Calumet Walkway, by design, color and use of materials, surface textures, etc.
2. No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location, and general design of all signs permitted shall be subject to the approval of the City.
3. Adequate buffers (earth berms, walls, dense planting) and set-backs, as approved by the City, shall be provided near the Lodge Expressway and Third Avenue to reduce traffic noise to the maximum extent feasible. No setbacks shall be required beyond those needed for noise abatement.

   The following design requirements will be used to establish desirable noise levels on the site:

Daytime Outdoor Noise Levels (not to be exceeded more than 10% of the time) in dbA		Nighttime Outdoor Noise Levels (not to be exceeded more than 10% of the time)	
Open Windows	Closed Windows	Open Windows	Closed Windows
55	65	50	60

e. CANFIELD PEDESTRIAN WALKWAY:

A fifteen foot public pedestrian walkway shall be located in the existing Canfield right-of-way, as shown in the Modified Right of Way Adjustment Plan. It will be the responsibility of the redeveloper for the site to assume the cost of building improvements on the walkway in accordance with the design approved by the City in the HUD Open Space Contract #OSA M1 05 28 1005 (P). The walkway and improvements will be dedicated for public use, will remain in public ownership and will be the responsibility of the City to maintain.

f. VARIANCE PROVISIONS

If such a case arises that it becomes necessary for a variance from these provisions to be granted for a specific case or condition; upon such recommendation of the Community and Economic Development Department, and approval of the Detroit Common Council, such individual variance may be granted. This should not be construed as a general change of these restrictions, but only as a specific individual variance from them. Only a minor variance or deviation from the land use provisions and building requirements will be permitted.

4) Review of Plans

Prior to applying for a building permit for any new construction or alteration, plans shall be submitted to the Community and Economic Development Department in sufficient detail to enable the Commission to determine that the construction is in compliance with the Development Plan and Restrictions. All development plans and other information required by the City in relationship to this Development by the City in relationship to this Development Plan shall be submitted to the University City "A" Citizens District Council for their review and approval or disapproval in ample time for their consideration prior to the submission of the plans to the Community and Economic Development Department for any action. If, after examination, the Community and Economic Development Department finds that the plans conform to the development plan and its restrictions, it shall formally approve the plan. Such plans shall in any event be deemed approved unless formal rejection in whole or in part setting forth in detail the reasons thereof shall be made within thirty days after submission of the plans to the Community and Economic Development Department.

5) Duration, Renewal and Effective Date of Provisions --

These provisions shall be effective upon all purchaser or lessees of property within the project and shall remain in effect for a period of twenty-five years from their effective date, at which time they will be automatically extended for successive periods of ten years each, unless by written consent of the then owners of three-fourths of all the land in the Calumet Rehabilitation Project, it is agreed to change these restrictions in whole or in part and provided such a change or changes are approved by the Common Council of the City of Detroit.

6) Applicability of Provisions

These provisions shall apply to the project area north of Calumet Avenue. Land Use Provisions and Building Requirements for the sales parcels south of Calumet Avenue are found in zoning restrictions and standard City building codes and through consultation with staff of the Community and Economic Development Department.

III. PROJECT PROPOSALS

A. Land Acquisition

All property to be acquired as per the original Development Plan for the Calumet Rehabilitation Project as shown on the map entitled Land Acquisition Plan has been acquired. These plan change provisions entail one additional acquisition parcel, a City surplus property that will be utilized in the redevelopment parcel north of Calumet.

B. Redeveloper's Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. This agreement shall be submitted for review and approval or disapproval by the Citizens' District Council in ample time for their considerations prior to transmittal of the agreement to the Detroit Housing Commission for action.

a. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan, including the Development and Design Objectives, through:

Fixed price offering the Development and Design Objectives as a criteria for selecting the redeveloper; or through negotiations where the Objectives are determining factors; or by other means which will assure the attainment of the Objectives in order to allow for experimentation and freedom of architectural expression, no pre-conceived method of construction or architectural treatment is established to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.

b. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives.

c. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.

d. Land disposition documents shall also include a Specific Declaration of Restriction to be recorded and binding upon a sale or lease for the purpose of implementing these provisions, requirements and development and design objectives which apply throughout the rpoject.

e. The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, or national origin in the lease, transfer, use occupancy, tenure or enjoyment of the premise therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises therein conveyed. The above provisions

will be perpetual and will run with the land disposed of within the urban renewal areas by the City of Detroit.

C. Underground Utility Lines

Easements for sub-surface utilities shall be maintained at locations shown on the Modified Land Use and Development Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the Common Council of the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the municipal departments affected.

In areas of the project to be cleared for residential redevelopment, all utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water or communications, except fire hydrants, lighting standards and electric transformers will be located underground or enclosed entirely within a building. Where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to the approval of the City.

In all other areas of the project, new utility equipment and major alterations to existing equipment shall conform with requirements for similar equipment in similar locations within areas cleared for redevelopment.

IV. OTHER PROVISIONS

A. Relocation Plan

The Relocation Plan is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

B. Modified Estimated Cost of Public Improvements

The Modified Estimated Cost of Public Improvements to be made within the project are hereby made a part of the Development Plan as required by the Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

C. Modified Right-of-Way Adjustment Plan

The Modified Right-of-Way Adjustment Plan is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

D. Zoning Plans

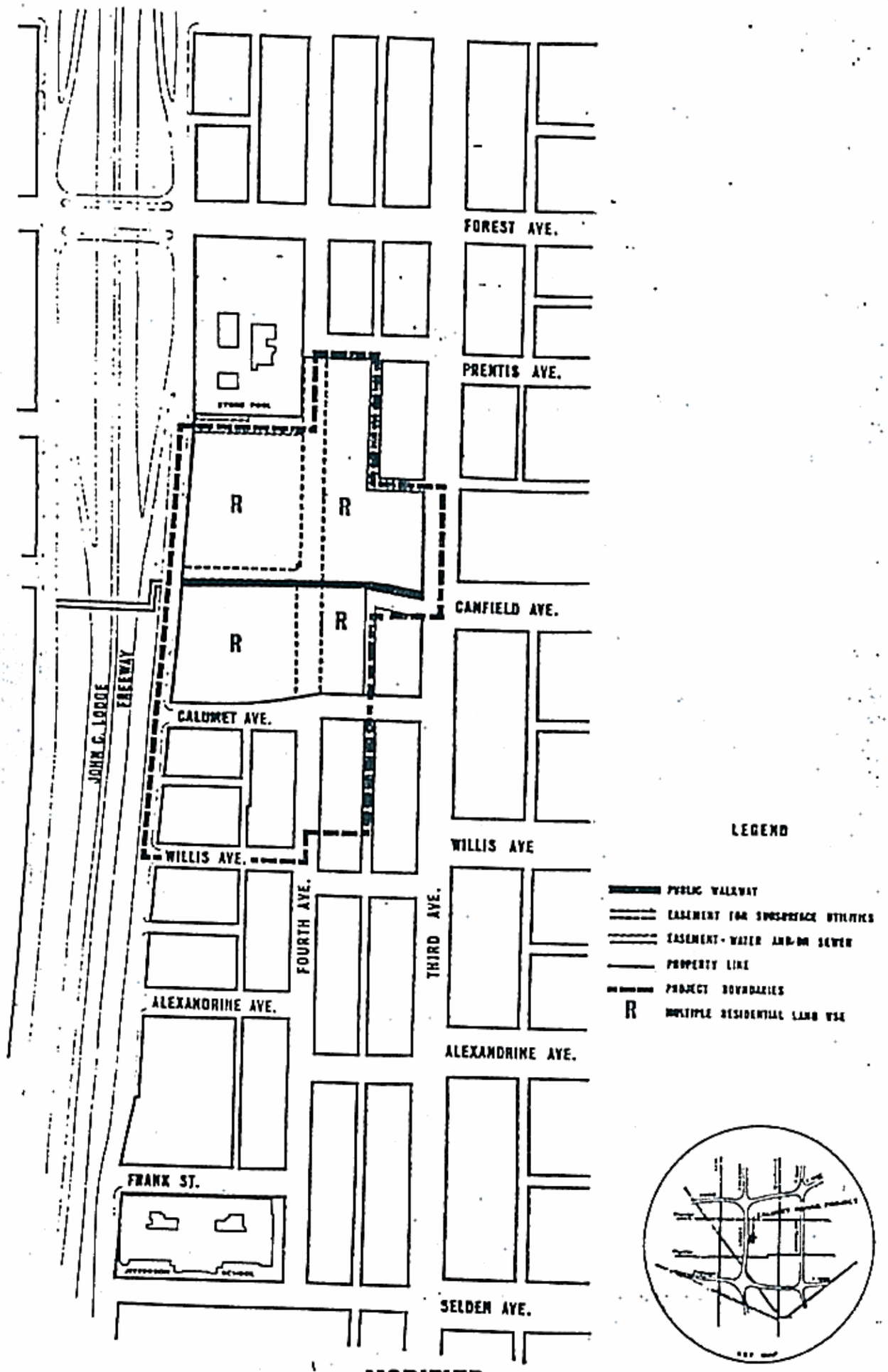
The Existing Zoning Plan and the Modified Proposed Zoning Plan are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

E. District Plan

The Modified District Plan is hereby made a part of the Development Plan as required by Section 4 (c) of Act 344 of the Public Acts of Michigan of 1945, as amended, the Rehabilitation of Blighted Areas Act.

V. PROCEDURE FOR CHANGES IN APPROVED PLAN

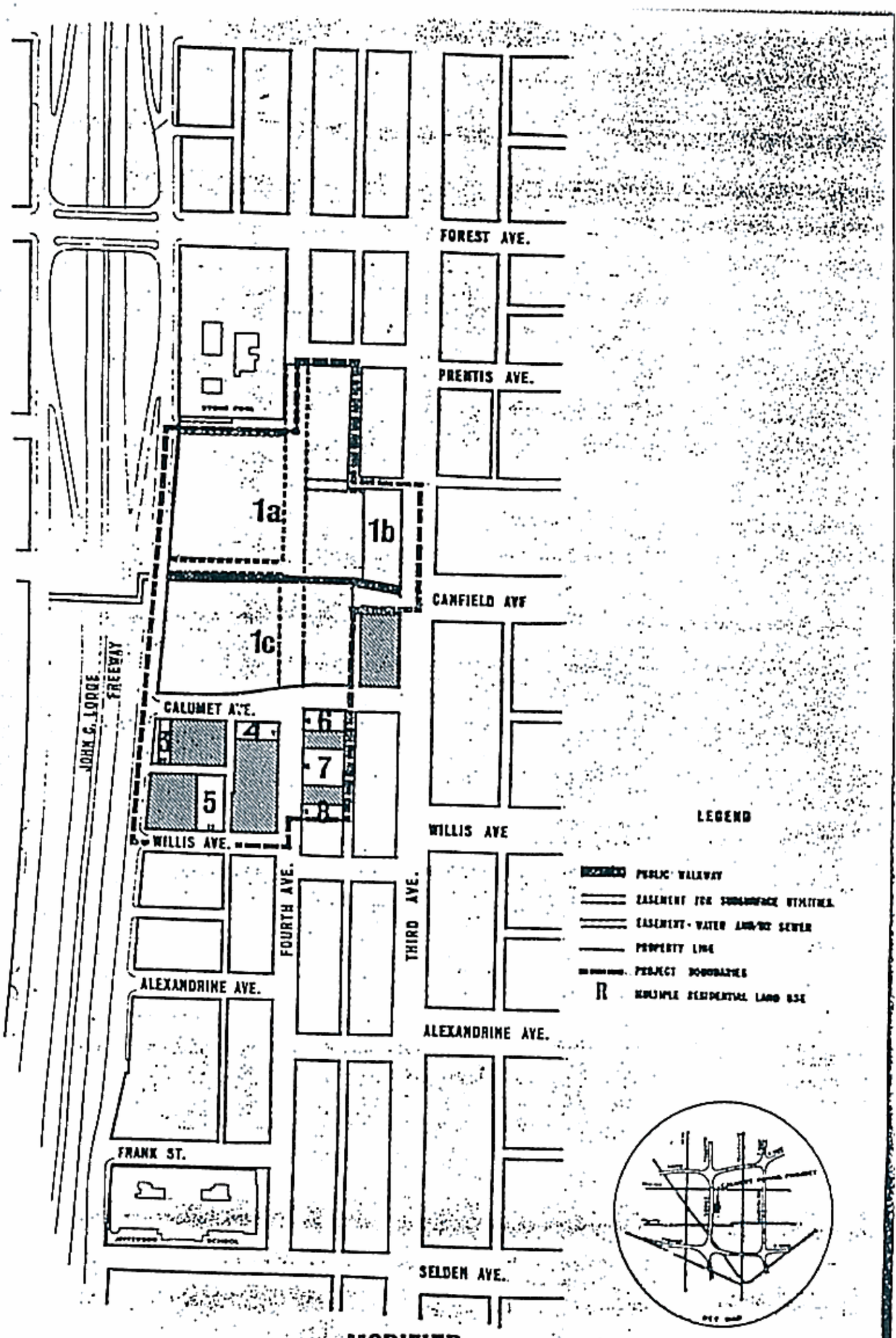
If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Modified Land Use and Development Plan, it shall hold a public hearing; thereon, notice of such hearing to be given as provided in State law. If the modification is approved by the Common Council, it shall become a part of the approved Development Plan. The part of a development plan which directly applies to a parcel of real property in the area may be modified by the Common Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.



MODIFIED

LAND USE & DEVELOPMENT PLAN

CALUMET REHABILITATION PROJECT



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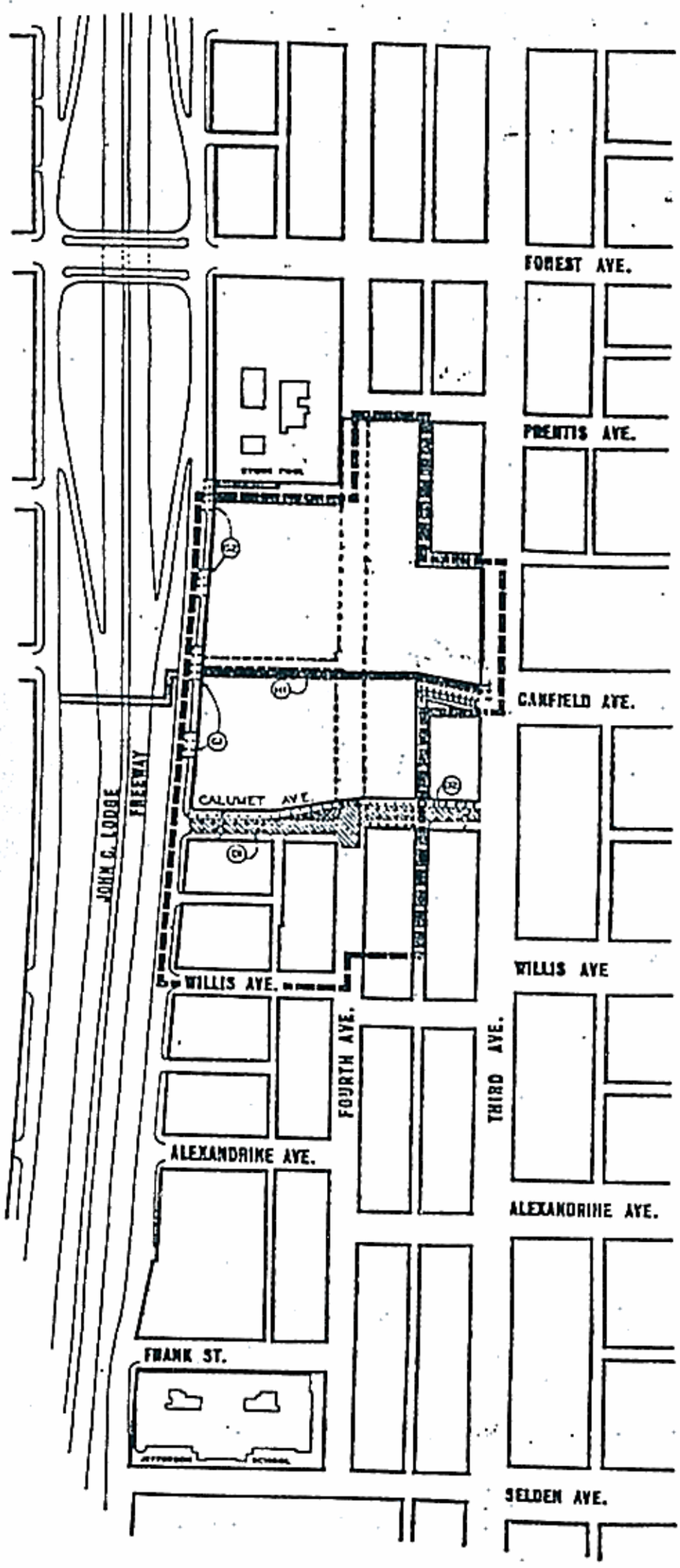
CALUMET REHABILITATION PROJECT



CONSTRUCTION LEGEND

- PARTIAL CURB CONSTRUCTION
- WALKWAY - 6" CONCRETE
- SIDEWALK CONSTRUCTION
- RESURFACING
- PAVEMENT CONSTRUCTION & RESURFACING

LEGEND

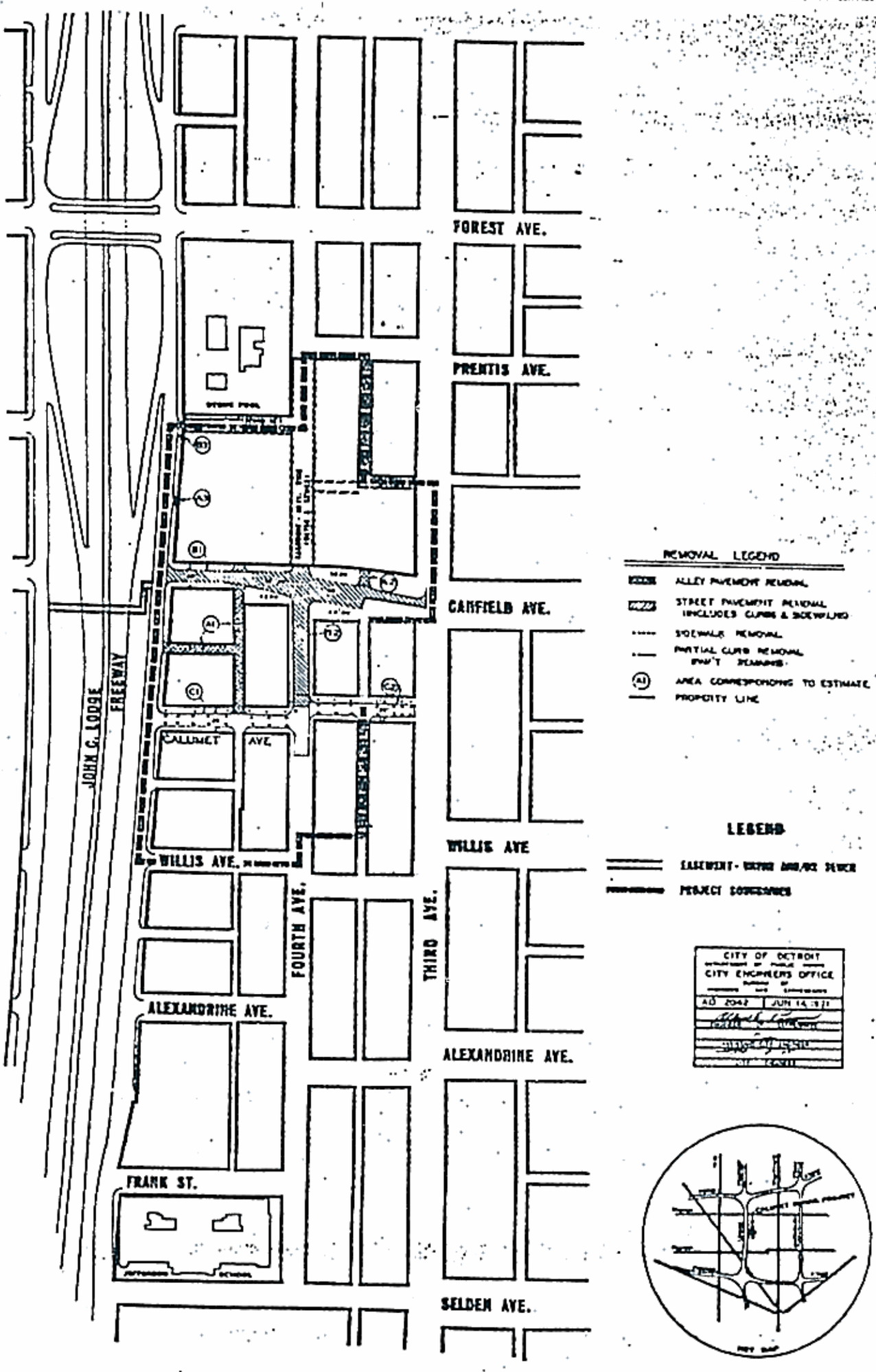
- EASEMENT FOR SUBSURFACE UTILITIES
- EASEMENT-WATER AND/OR SEWER
- PROJECT BOUNDARIES
- PUBLIC R.O.W. (WALKWAY)

CITY OF DETROIT
CITY ENGINEERS OFFICE
AD 2042 | JUN 14 1971

D.P.W. CONSTRUCTION ITEMS

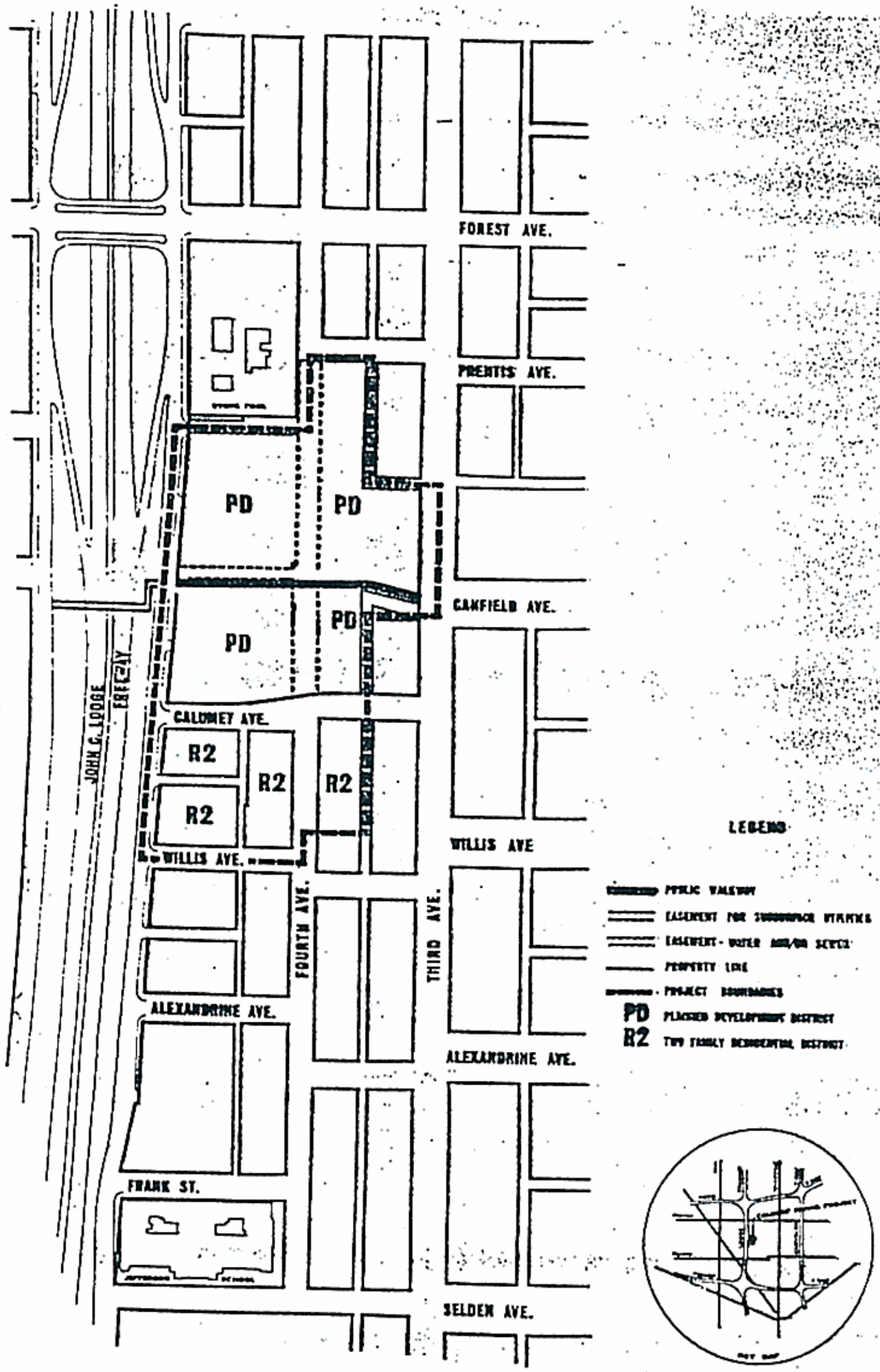
CALUMET REHABILITATION PROJECT

DEC



D.P.W. REMOVAL ITEMS

CALUMET REHABILITATION PROJECT



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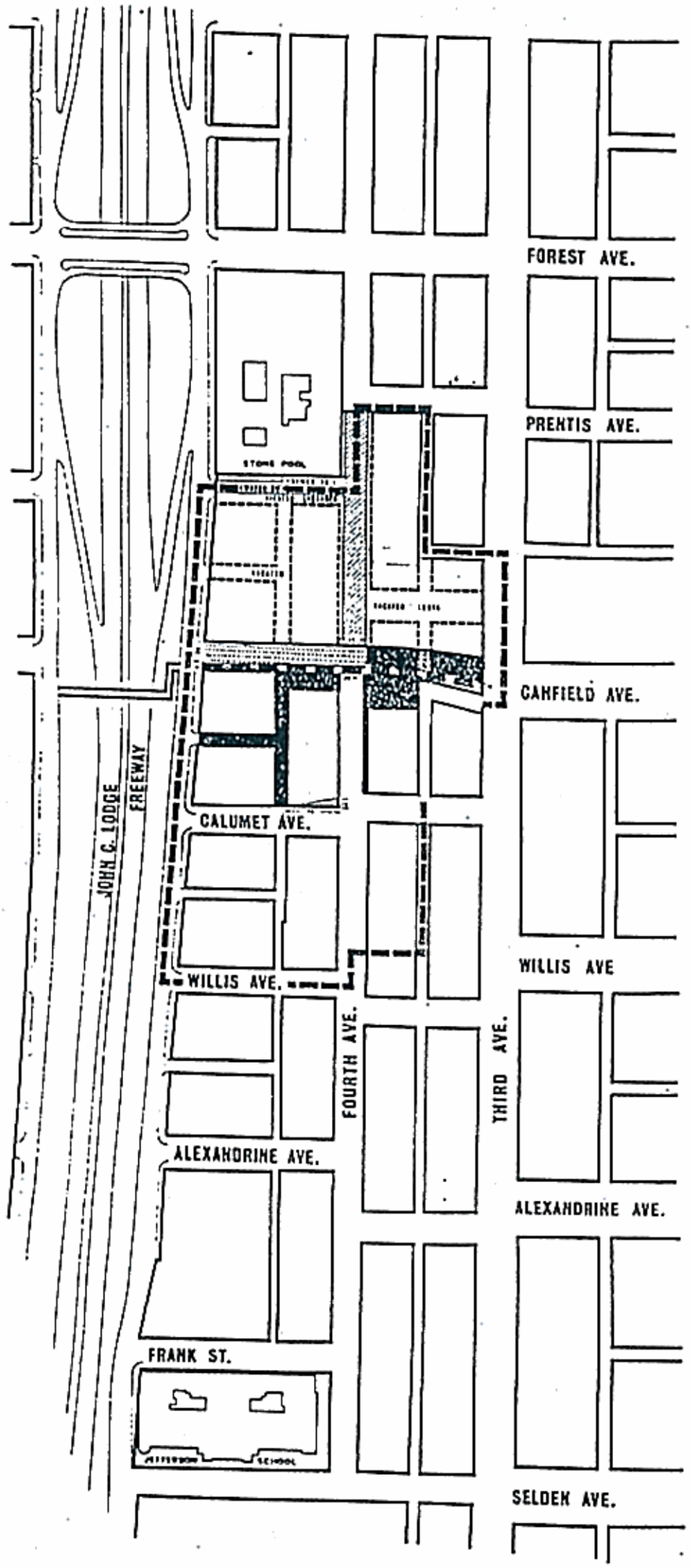
PROPOSED ZONING PLAN

CALUMET REHABILITATION PROJECT



LEGEND

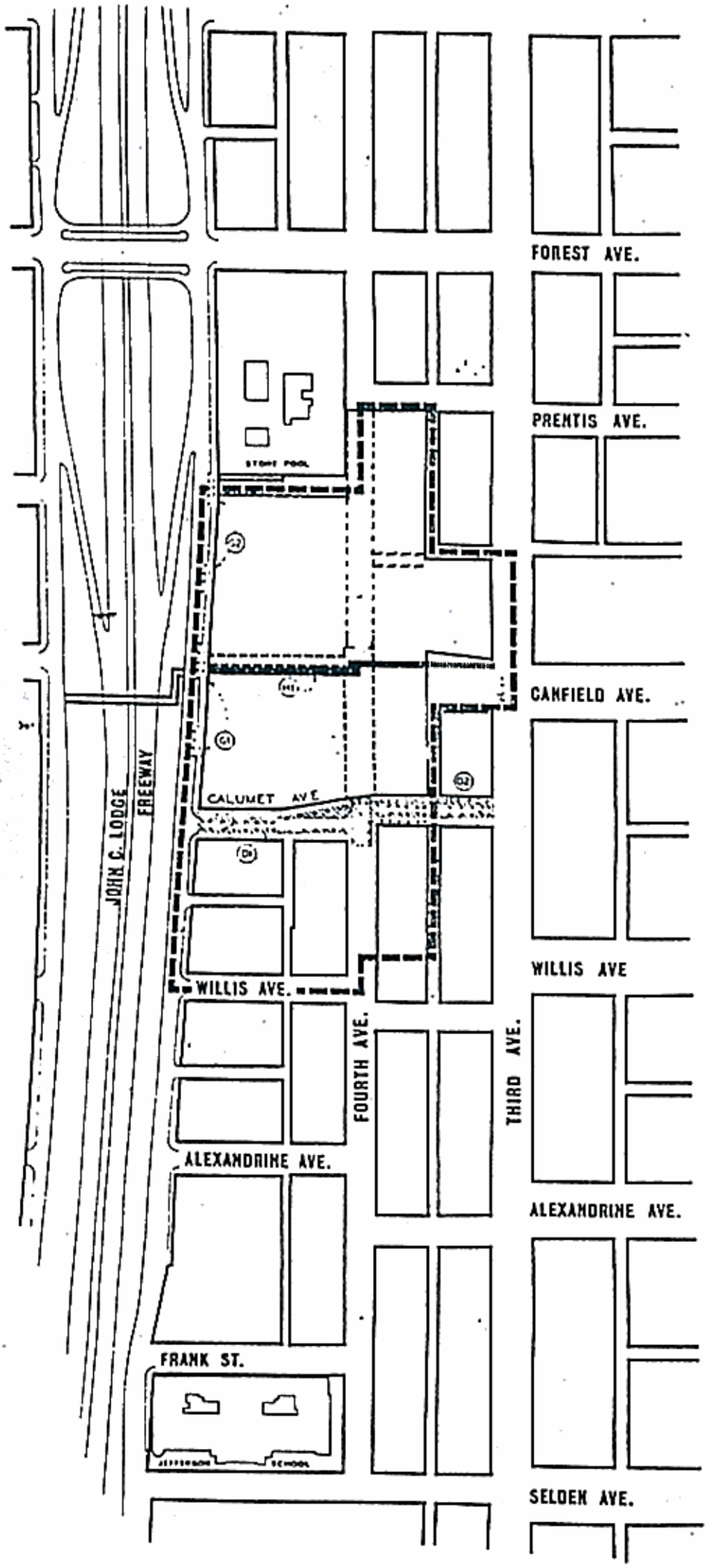
- R.O.W. TO BE DEDICATED FOR STREET
- R.O.W. TO BE RETAINED
- R.O.W. TO BE RETAINED AS PUBLIC WALKWAY
- R.O.W. TO BE VACATED & RETAINED AS EASEMENT FOR SUBSURFACE UTILITIES
- R.O.W. TO BE VACATED
- PROJECT BOUNDARIES
- VACATED R.O.W.
- EASEMENT - WATER AND/OR SEWER
- WATER AND SEWER EASEMENT TO BE CONVERTED TO EASEMENT FOR SUBSURFACE UTILITIES

MODIFIED

RIGHT-OF-WAY ADJUSTMENT PLAN

CALUMET REHABILITATION PROJECT

RE DRAWN RB 2-27-71	REVISED	DHC APPROVAL	AMENDED
CHECKED DEF 3-1-71		CPC APPROVAL	
		CC APPROVAL 3-5-78	



CONSTRUCTION LEGEND

- PARTIAL CURB CONSTRUCTION
- WALKWAY 6" CONCRETE
- SIDEWALK CONSTRUCTION
- RESURFACING
- PAVEMENT CONSTRUCTION + RESURFACING

LEGEND

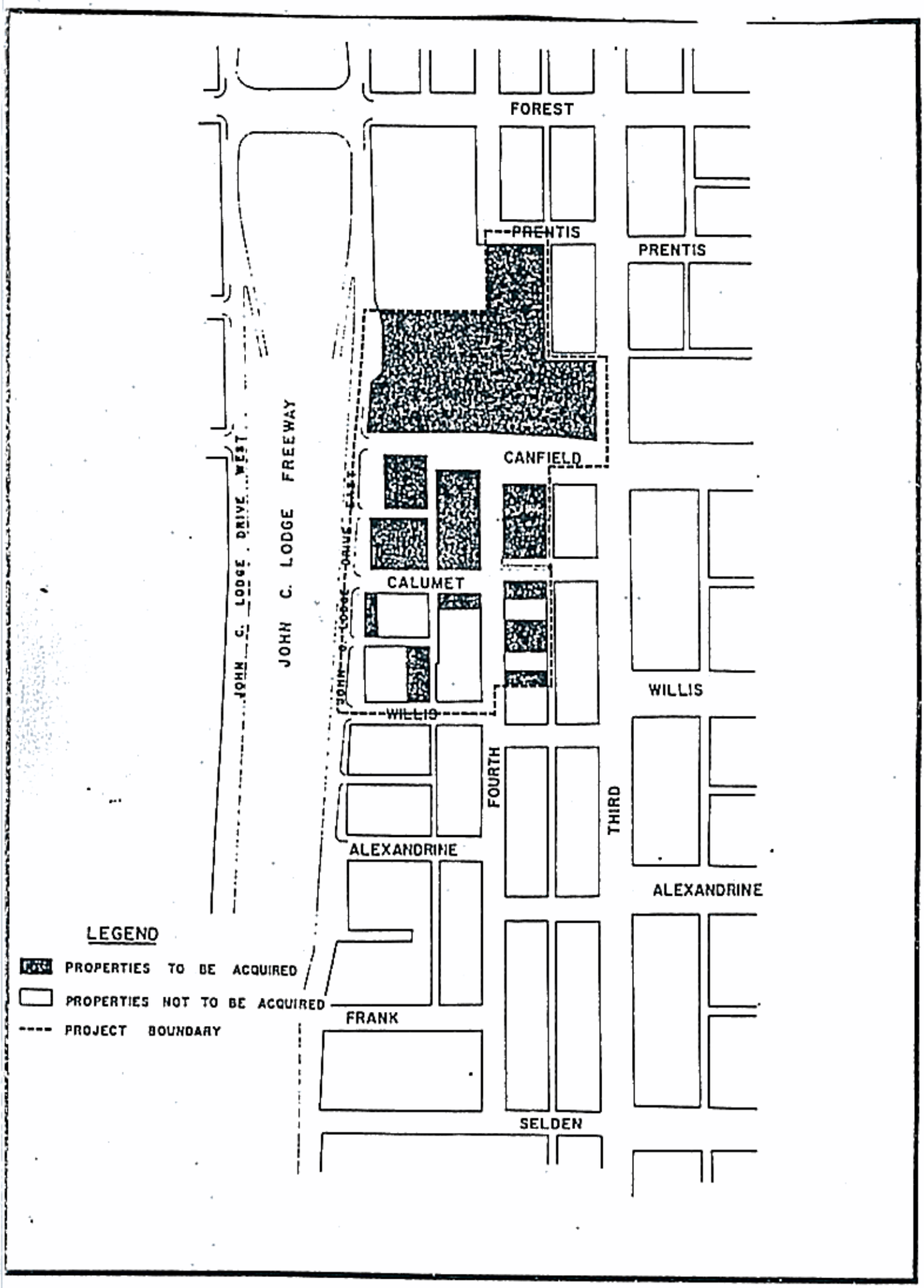
- EASEMENT FOR SUBSURFACE UTILITIES
- EASEMENT-WATER AND/OR SEWER
- PROJECT BOUNDARIES
- PUBLIC R.O.W. (WALKWAY)

CITY OF DETROIT
CITY ENGINEERS OFFICE
AO 2042 JUN 14 1971

D.P.W. CONSTRUCTION ITEMS

CALUMET REHABILITATION PROJECT

RE DRAWN DD 7-17-71	REVISED	BHC APPROVAL	AMENDED
CHECKED DEV 3-1-71		CPC APPROVAL	
		CC APPROVAL 3-1-68	



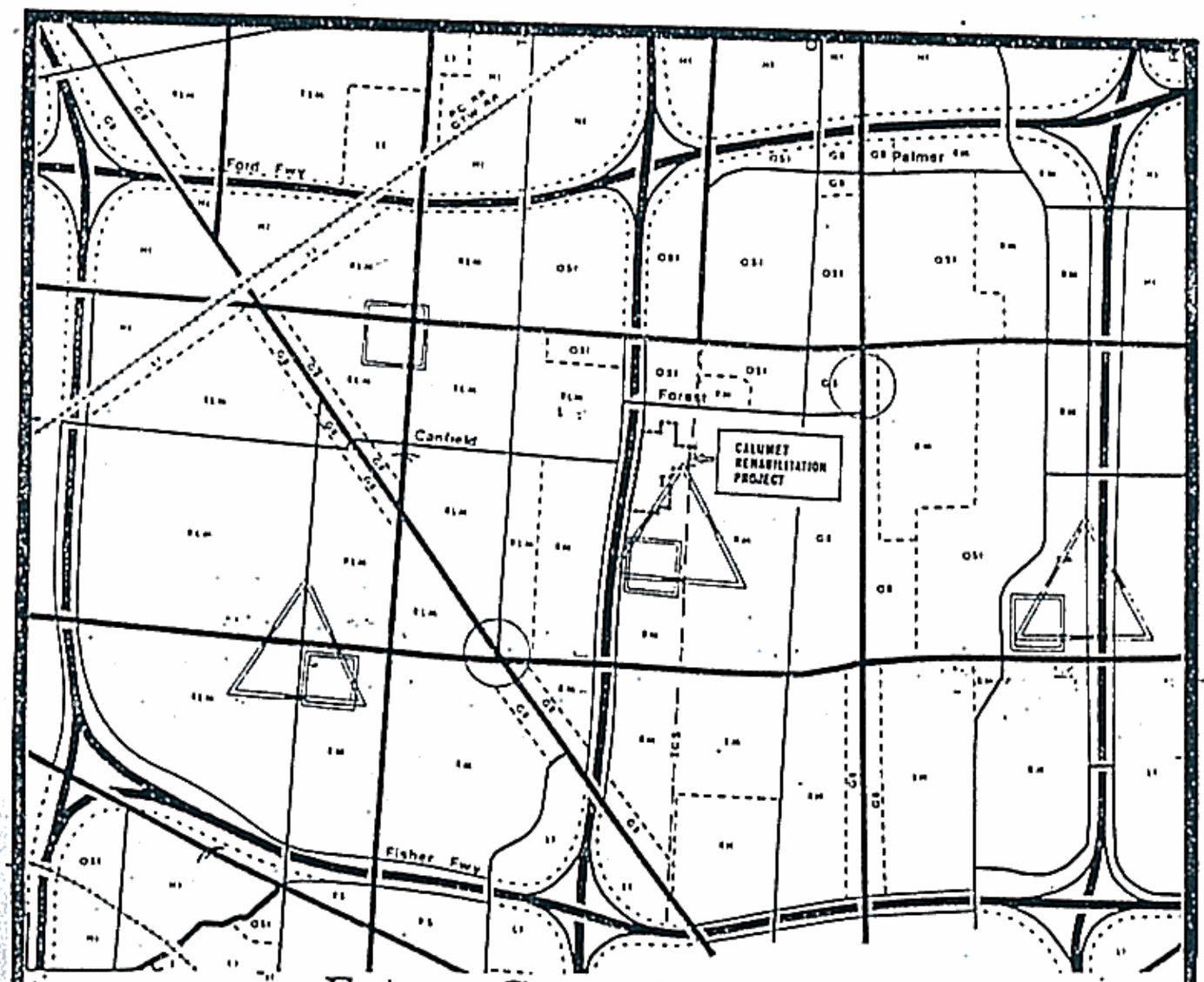
LAND ACQUISITION PLAN

CALUMET REHABILITATION PROJECT

PREPARED BY DETROIT CITY PLAN COMMISSION
FOR DETROIT HOUSING COMMISSION
DETROIT COMMON COUNCIL
DETROIT, WAYNE COUNTY, MICHIGAN

APPROVED | AMENDED | DRAWN BY, DATE | CHECKED BY DATE | REVISED

SCALE IN FEET 1" = 100'



Future General Land Use

Adopted by Detroit Common Council

RESIDENTIAL

- LOW DENSITY SINGLE FAMILY (UP TO 12 D.U.'s/ACRE)
- LOW MEDIUM DENSITY (15 TO 30 D.U.'s/ACRE)
- MEDIUM DENSITY (21 TO 30 D.U.'s/ACRE)
- HIGH DENSITY (30+ D.U.'s/ACRE)
- SPECIAL RESIDENTIAL-COMMERCIAL AREAS

INDUSTRIAL

- LIGHT INDUSTRIAL AREAS
- HEAVY INDUSTRIAL AREAS
- PORT TERMINAL "OWNER USE"
- PORT TERMINAL "FOR HIRE"

COMMERCIAL

- GENERAL BUSINESS DISTRICTS
- MAJOR BUSINESS DISTRICTS
- SPECIAL COMMERCIAL AREAS
- COMPARISON SHOPPING CENTERS
- CONVENIENCE SHOPPING CENTERS

INSTITUTIONAL

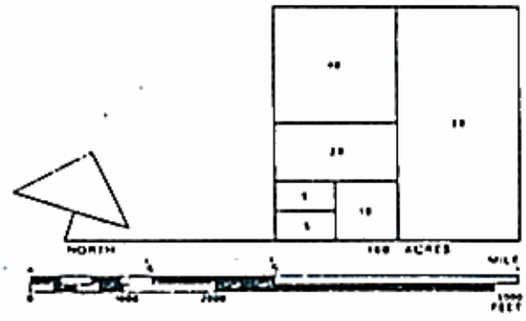
- OPEN SPACE & INSTITUTIONS
- SENIOR HIGH SCHOOL
- JUNIOR HIGH SCHOOL

RECREATION

- MAJOR PARK
- PLAYFIELDS

TRANSPORTATION

- FREEWAY
- MAJOR THOROUGHFARE
- SECONDARY THOROUGHFARE
- RAILROAD
- PARK DRIVE TREATMENT
- TCS TRAFFIC CORRIDOR UNDER STUDY
- LAND USE BOUNDARY



MODIFIED

DISTRICT PLAN

CALUMET REHABILITATION PROJECT

DRAWN	REVISED	DHC APPROVAL	AMENDED
CHECKED		CPC APPROVAL	
		CC APPROVAL	

DHC