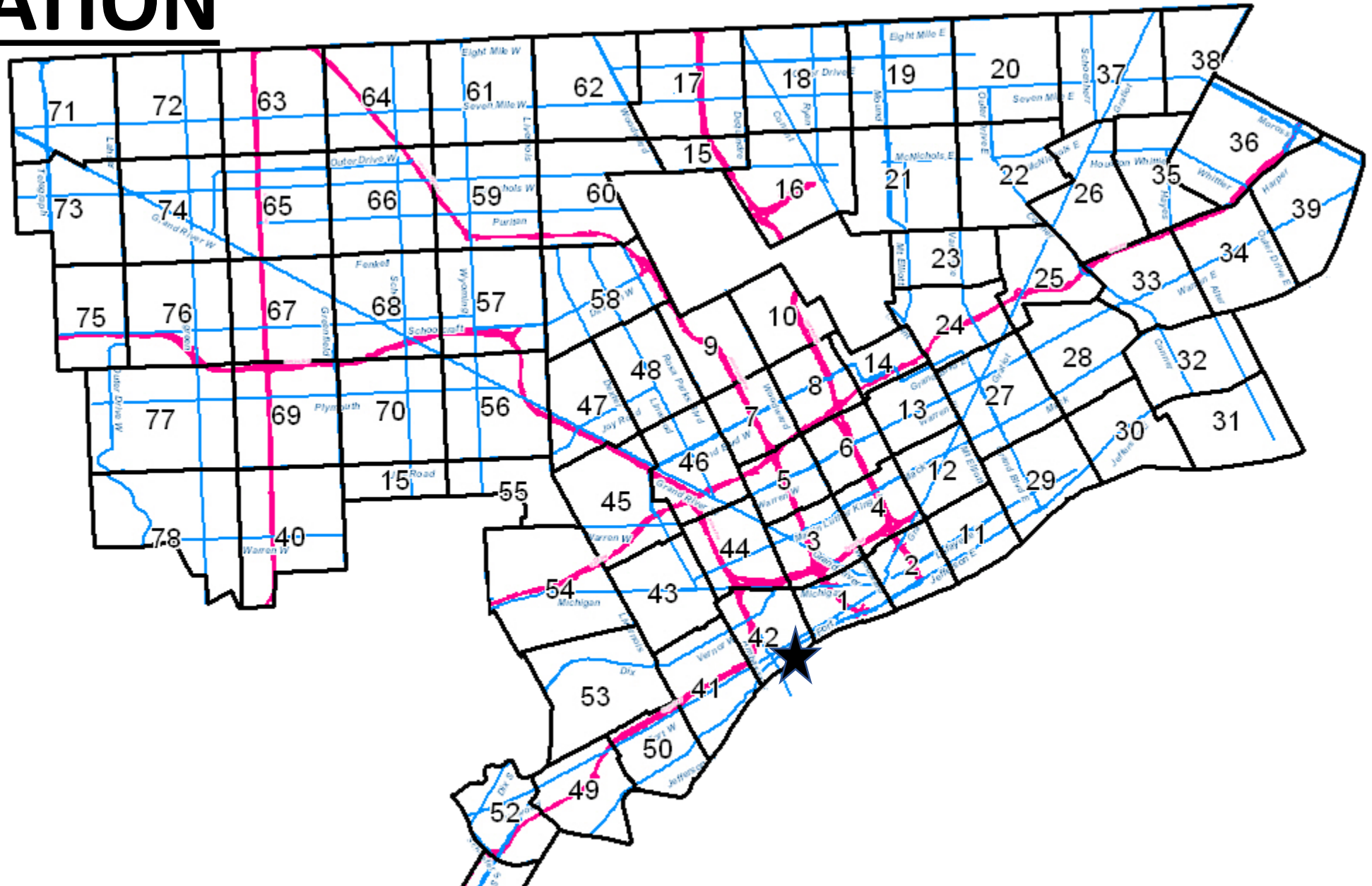


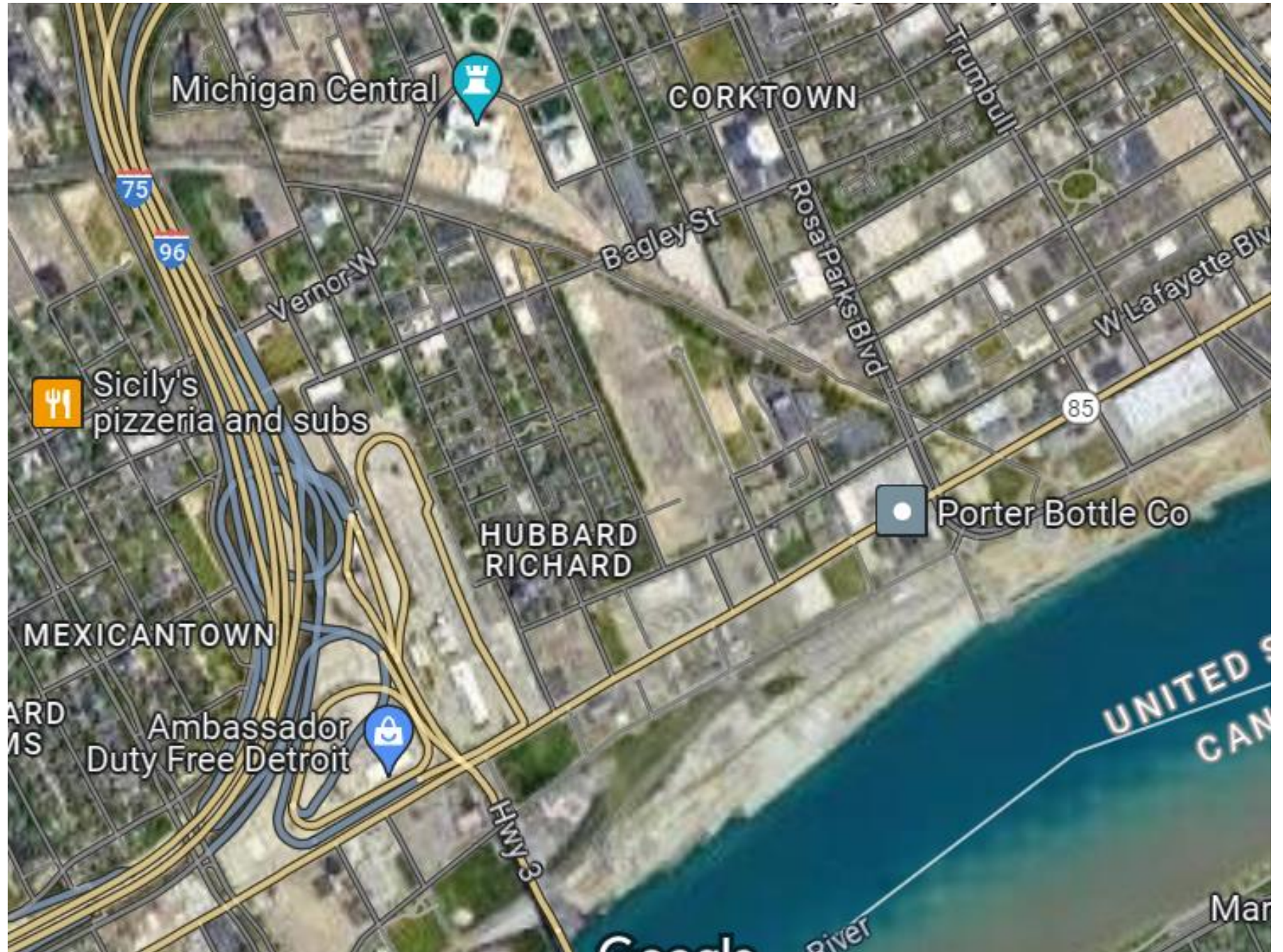
PROPOSED REZONING NEAR THE AMBASSADOR BRIDGE

March 7, 2024

LOCATION



LOCATION



CURRENT ZONING

R2: Two-Family

R3: Low-Density

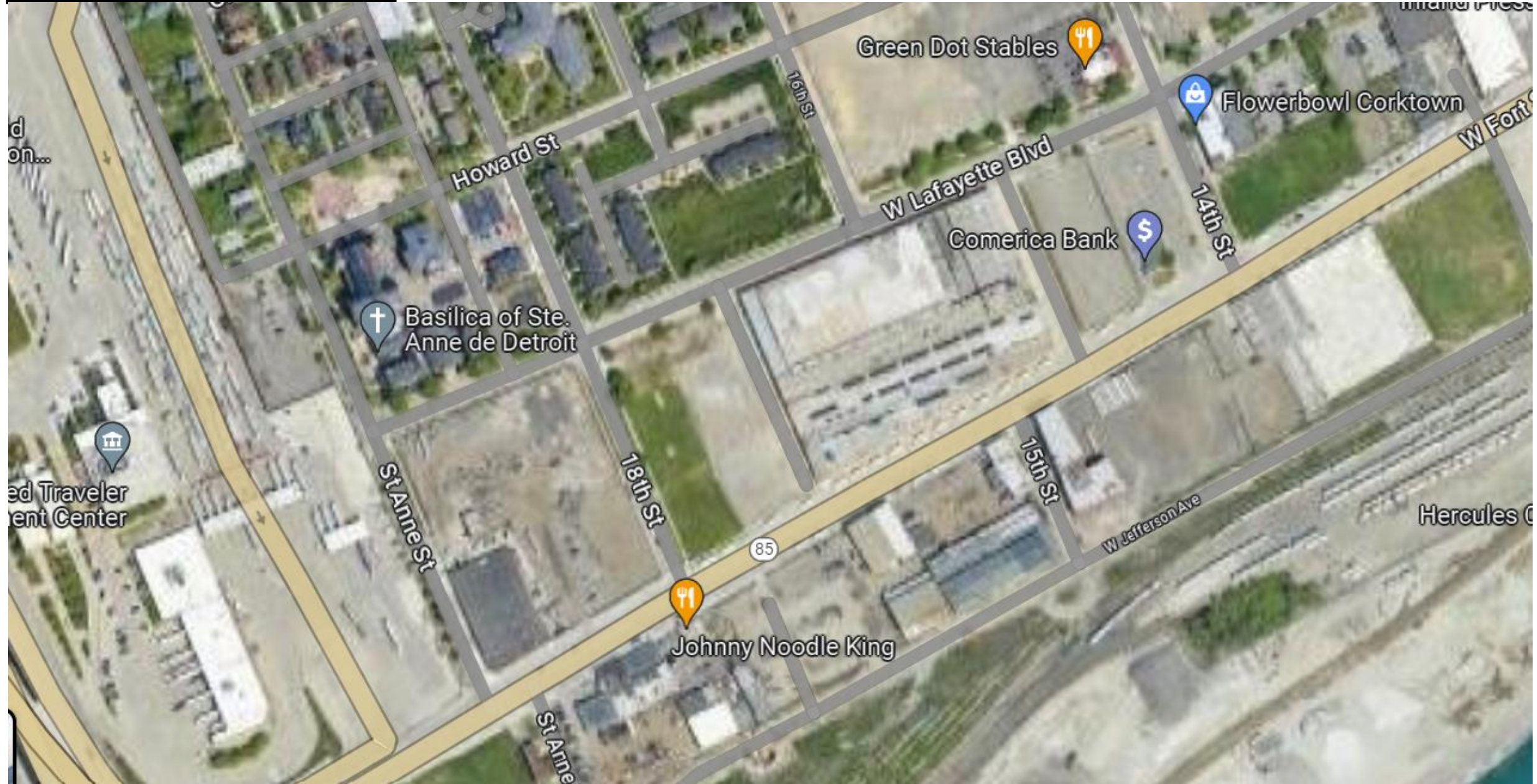
B4: General Business

B6: General Services

M3: General Industrial

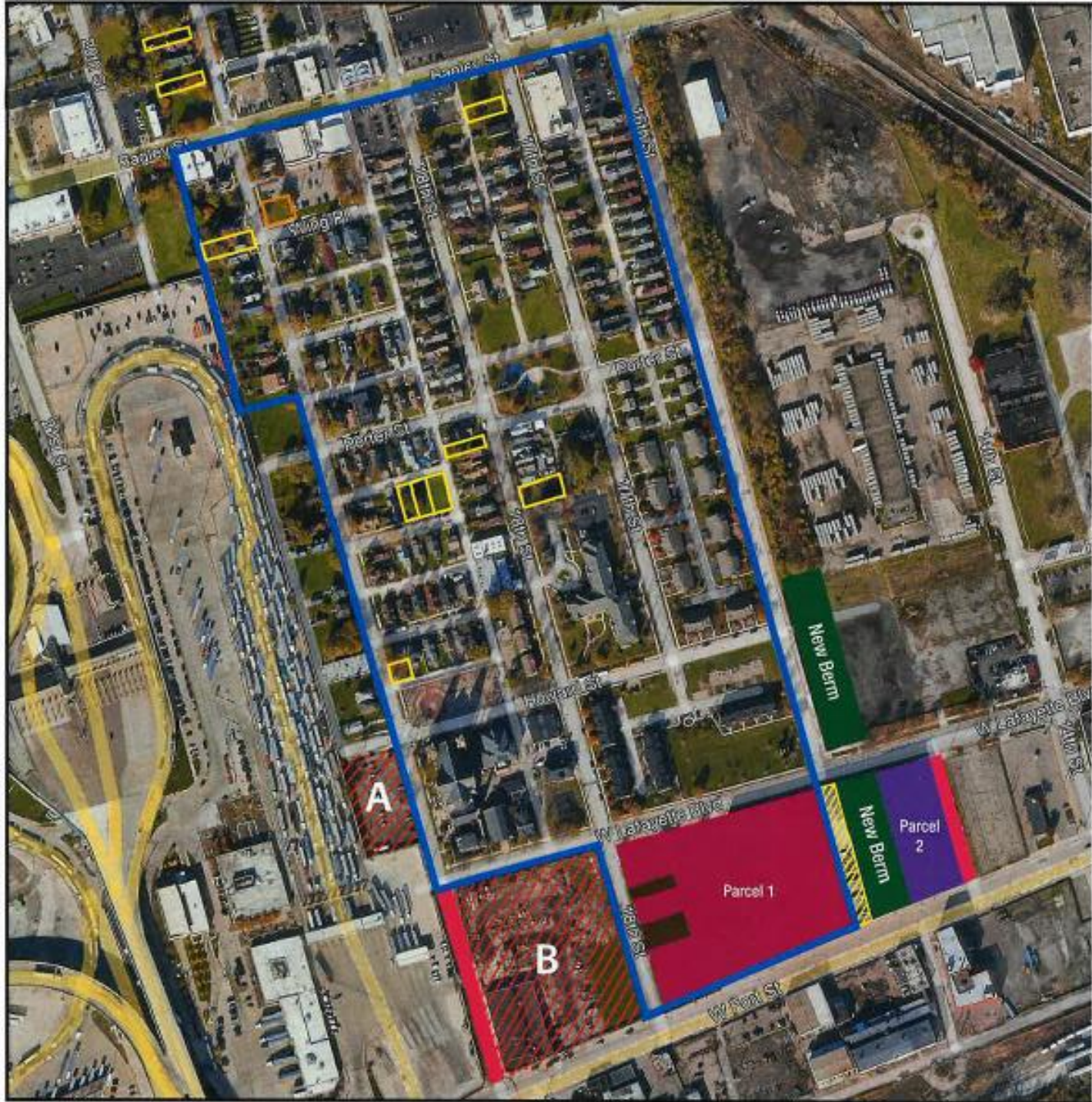


DIBC PLANS



COMMUNITY AGREEMENT

- **Negotiated the past several years & signed Fall 2023**
- **Administration – Mayor Duggan**
- **DIBC**
- **Hubbard Richard Residents Assoc. (HRRRA)**
- **Some City Council offices participated**

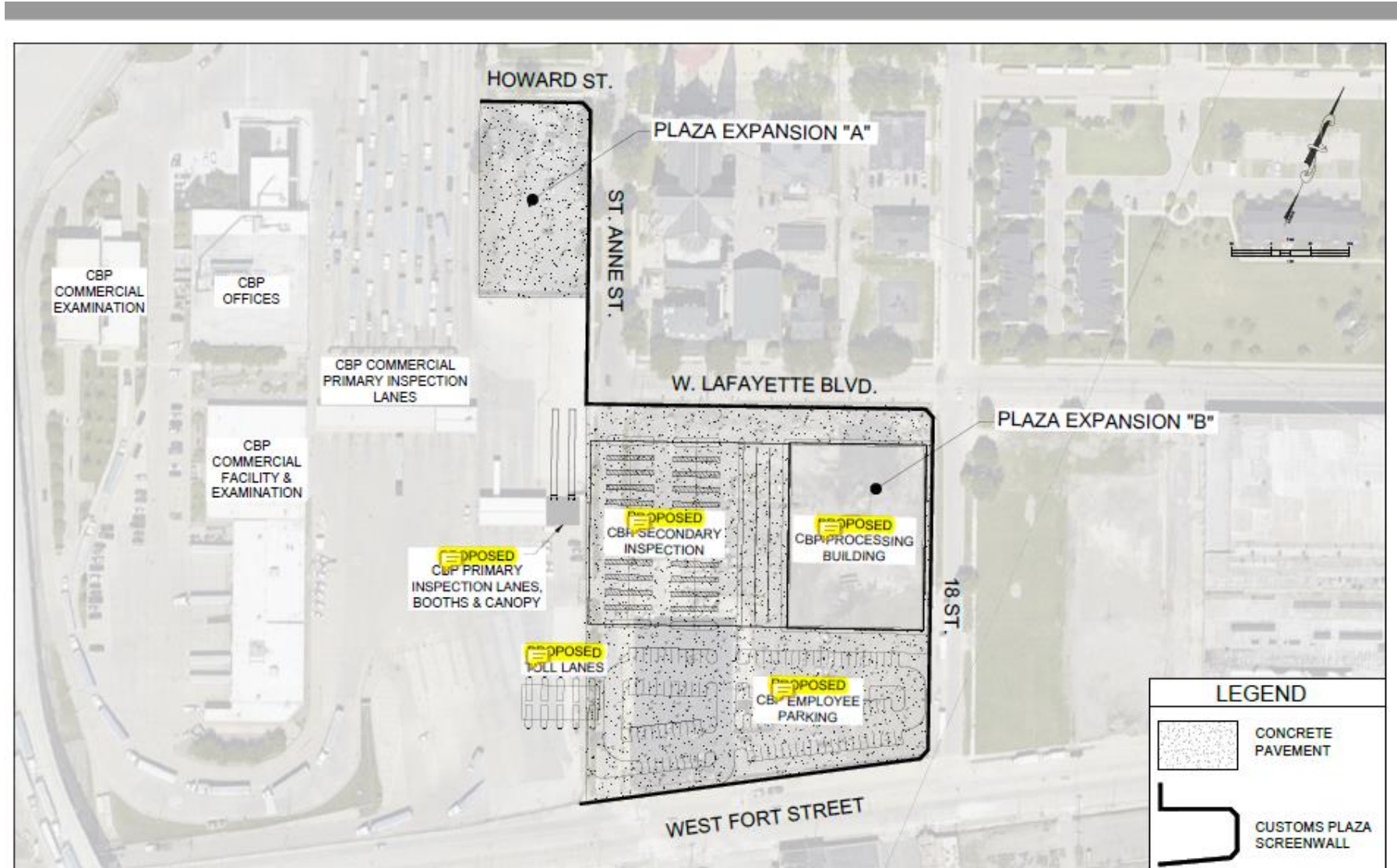


- Lots to be donated
- Lot to be donated to City/
Roberto Clemente Center
- DIBC will not acquire
properties within the area
inside the blue line
- Parcel 1 to be donated
- St. Anne's and 15th street
closures
- Plaza Expansion A & B
- 16th Street opening
- Two lots not part of the
Agreement and not part of
Parcel 1

Exhibit B



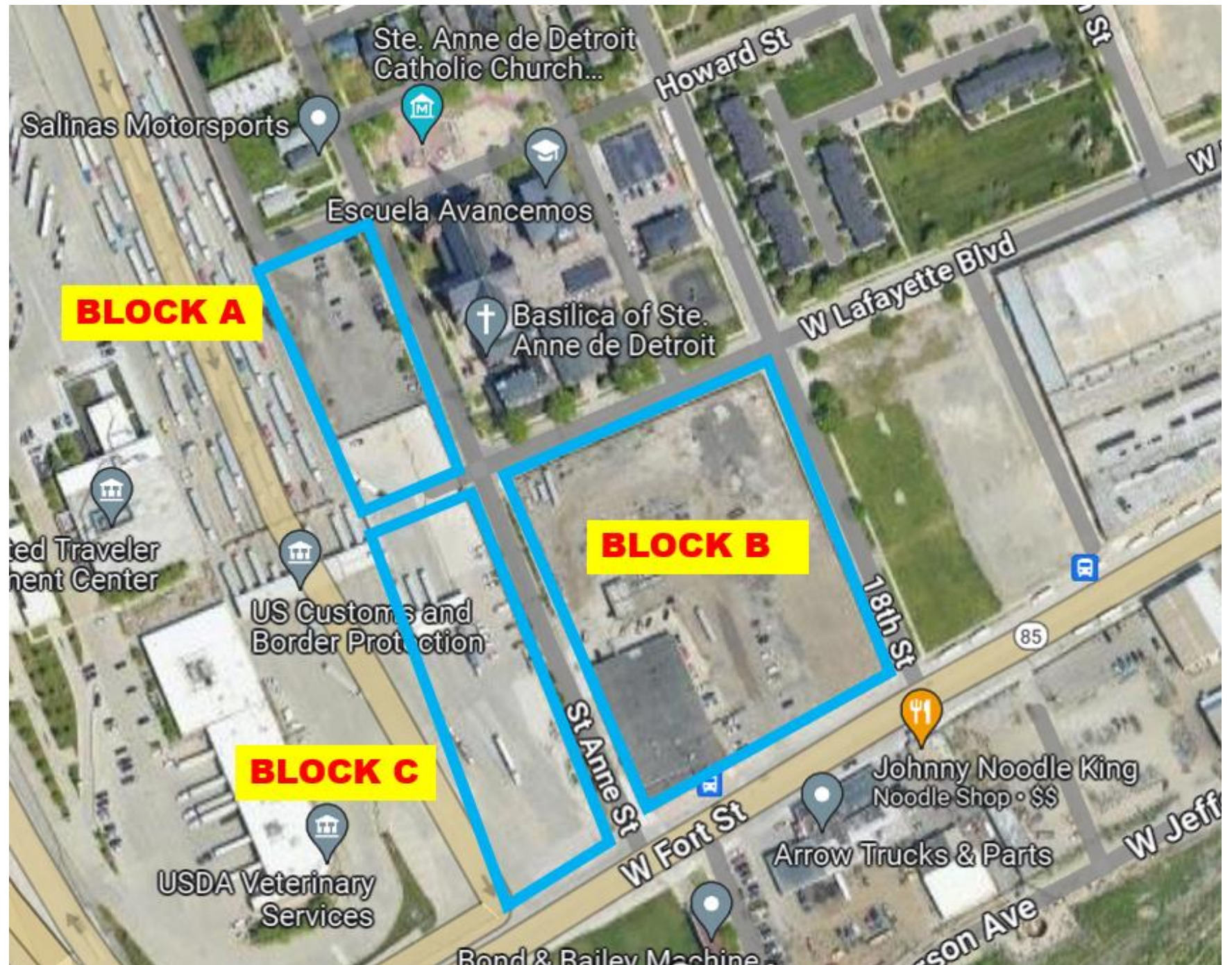
DIBC CONCEPTUAL SITE PLAN



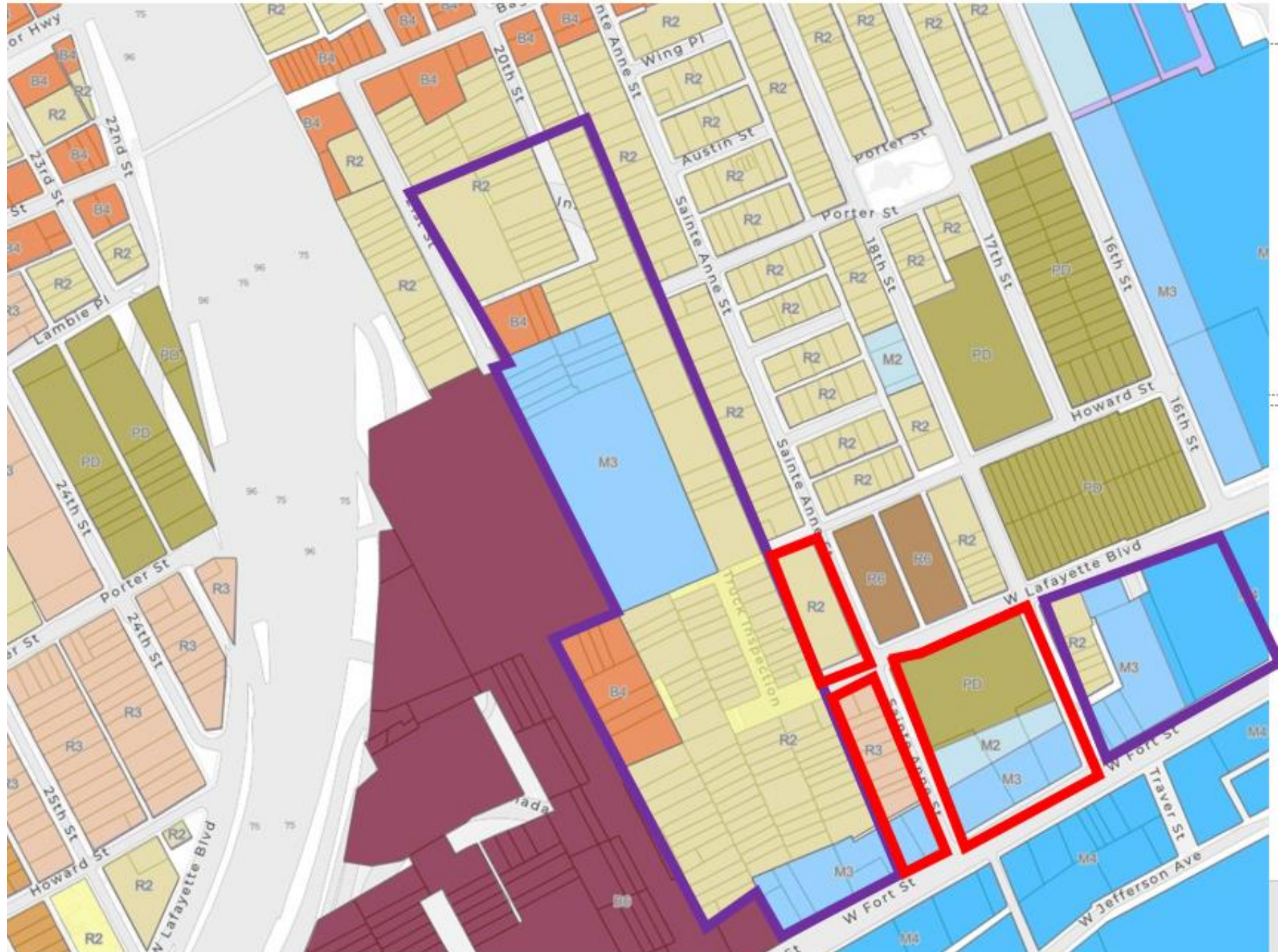
REVISIONS NO. DESCRIPTION _____ _____ _____		 <small>CONSOR GROUP INC. 10000 W. LAFAYETTE BLVD. SUITE 1000 DETROIT, MI 48202</small>	 <small>AMBAASSADOR BRIDGE</small>	<small>OWNER:</small> U.S. CUSTOMS & BORDER PROTECTION <small>DESIGNED BY:</small> DETROIT INTERNATIONAL BRIDGE COMPANY <small>DATE:</small> FEBRUARY 2024 <small>PROJECT MANAGER:</small> SCOTT HOPKINS	<small>TEAM NO.:</small> _____ <small>QTY:</small> _____ <small>FINANCIAL PROJECT ID:</small> _____ <small>DETROIT</small>	<small>U.S. CUSTOMS & BORDER PROTECTION</small> <small>US PLAZA EXPANSION</small>	<small>REV. DATE:</small> _____ <small>MEETING:</small> _____ <small>1</small>
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DIBC REZONING REQUEST

- A = R2 to B6
- B = PD, M2 & M3 to B6
- C = R3 & M3 to B6



CPC STAFF EXPANDED REZONING REQUEST



Rezoning Summary & Surrounding Zoning



PUBLIC HEARING 2-14-24

- Overview & background from HRRRA

HRRRA said it negotiated & signed the CA, primarily to stop DIBC's further acquisition of parcels & demolition of buildings & to encourage continued stabilization & development of the neighborhood.

- Overview from Mayor's Office

Mr. Polcyn stated one primary focus of the CA was to mitigate the impacts of the wall placement & preserve the residential character of the neighborhood, including vegetative buffer, taller trees, & context appropriate wall.

- Overview from DIBC

The DIBC wants to improve getting vehicles through & off the plaza as quickly as possible.

PUBLIC HEARING 2-14-24

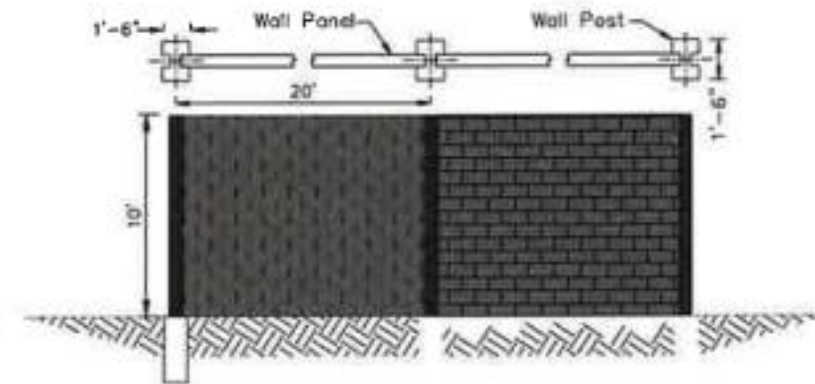
- One letter of support from the Archdiocese of Detroit was submitted
- One email in opposition was submitted; this person also spoke raising concerns about the wall moving closer to the neighborhood
- One resident left a message that they were cautiously excited about the Greyhound lot being rezoned & placed into the community hands, are concerned about truck traffic, & the neighborhood needs better zoning & planning
- One speaker said the City needs to deliver more housing
- One resident raised concerns about the berms (materials & maintenance)
- One resident raised concerns about the wall taking over & added trucks & pollution

COMMISSION QUESTIONS/FEEDBACK ABOUT:

- The location of the blue line in the CA
- Copies of the site plan & CA
- The wall, its location & buffering
- The Greyhound site
- Surrounding land owned by the DIBC
- The existing Bridge plaza & operation



SCREEN WALL RENDERING






SCREEN WALL DETAIL
NT.1

General Notes:

1. Screen wall height of 10ft between W. Lafayette Blvd. and W. Fort Street.

LEGEND

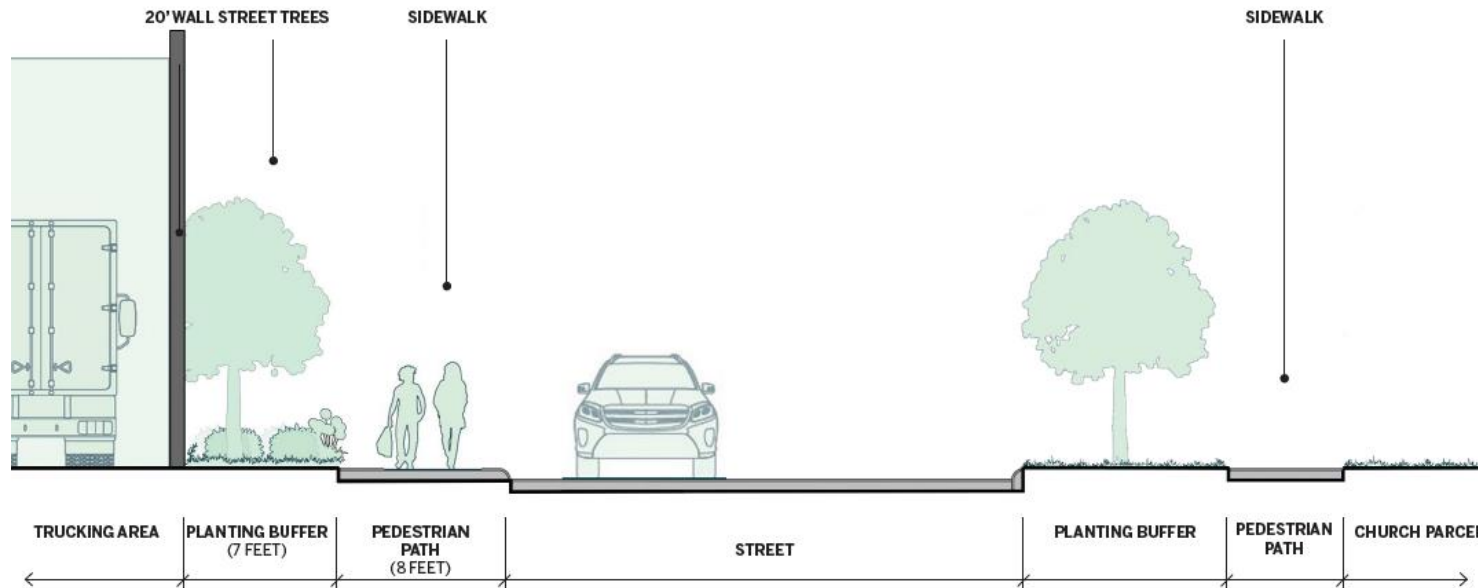
-  10ft SCREEN WALL
-  6' SIDEWALK
-  APPROX. 30 sq ft (10'x10'x14') GREEN SPACE TRIANGLE AREA

Plaza Expansion Area B

Cross section of St. Anne Street between Howard St. & West Lafayette Blvd. – 8 & 7 Feet



ENLARGED PLAN OF ST. ANNE STREET

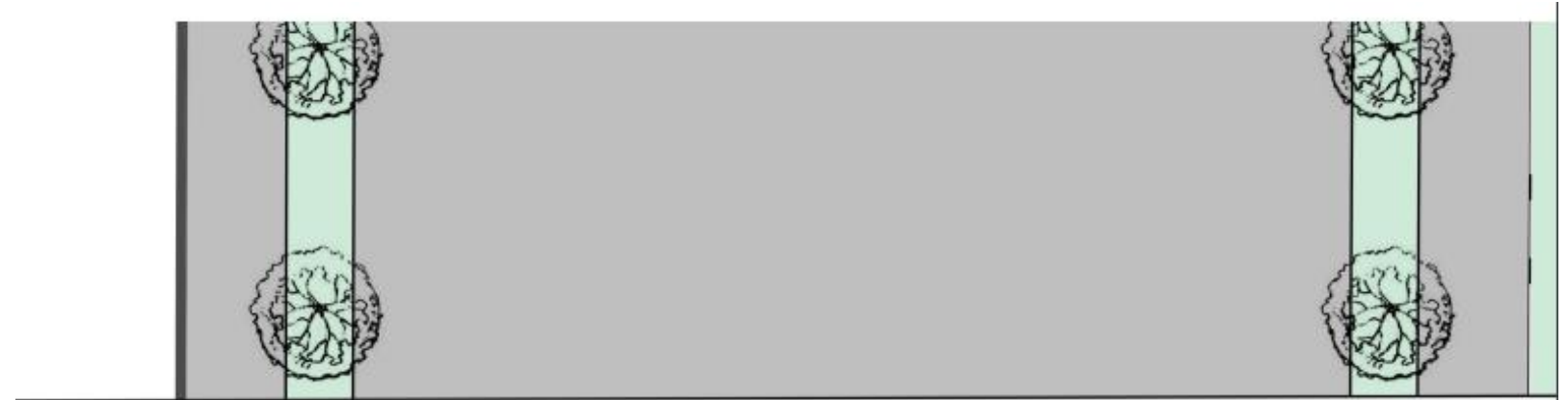


SECTION THROUGH ST. ANNE STREET

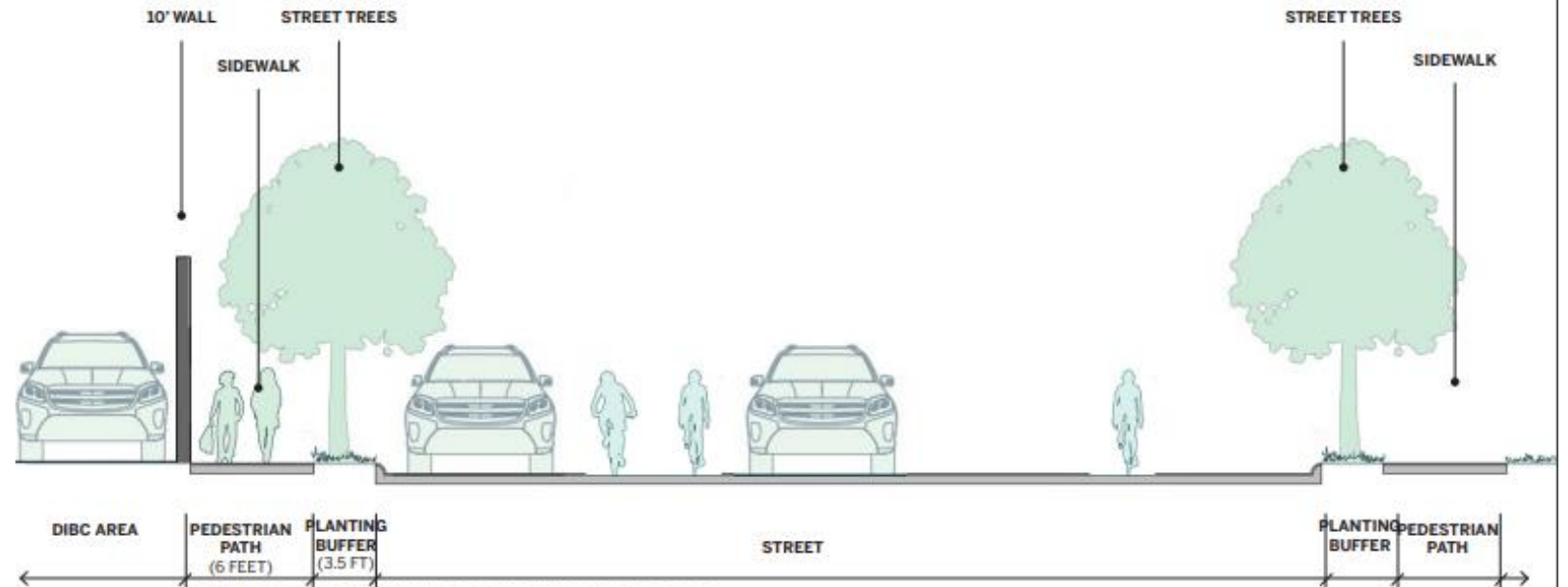


VIEW LOOKING SOUTH ALONG ST. ANNE STREET

Cross section of West Lafayette between St. Anne & 18th Streets – 3.5 & 6 Feet



ENLARGED PLAN OF WEST LAFAYETTE STREET

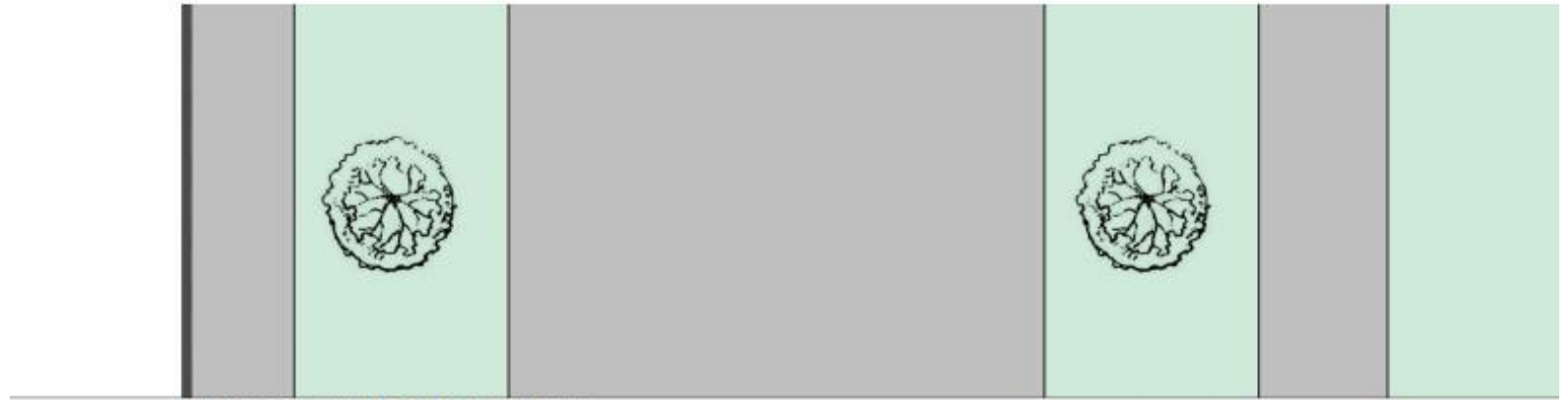


SECTION THROUGH WEST LAFAYETTE STREET



VIEW LOOKING SOUTHWEST AT THE CORNER OF 18TH STREET AND LAFAYETTE STREET

Cross section of 18th Street between West Lafayette & West Fort Streets – 10 & 6 Feet



ENLARGED PLAN OF 18TH STREET



SECTION THROUGH 18TH STREET



VIEW LOOKING NORTH AT THE CORNER OF 18TH STREET AND FORT STREET



PLANNING CONSIDERATIONS

Surrounding Zoning & Land Use

North: R2 - vacant land & commercial uses on Bagley

East: R2 - developed with single-family housing,
R6 - high density residential; church complex
M4 - vacant land & a bank

South: M4 - industrial land on the south side of West
Fort Street

West: B6 - developed with bridge plaza operations

ZONING MAP AMENDMENT APPROVAL CRITERIA

SEC. 50-3-70

- **The suitability of the subject property for the existing zoning classification and proposed zoning classification**

Block A, while previously developed with residential housing, has for a number of years been used as a gravel parking lot.

Block B has been developed with industrial uses over the years and was recently acquired by the DIBC.

ZONING MAP AMENDMENT APPROVAL CRITERIA

SEC. 50-3-70

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

The Administration, DIBC, and HRRA negotiated the CA with the goal of allowing the Bridge to expand its plaza operations in exchange for protections to the neighborhood.

The plaza expansions to the east are primarily near the church complex and somewhat away from the residential area to the north.

PROPOSED B6 ZONING

- B6 General Services - this district provides for wholesaling, transport, food services, & similar activities essential to the commerce & health of the City. Office, retail, service, & other uses normally desiring to locate in this type of district are also permitted.
- One land use in B6 is “tunnel or bridge plaza & terminal, vehicular”.
- This land use is only allowed in the B6 & PCA (Public Center Adjacent) zoning districts, as by-right.

MASTER PLAN

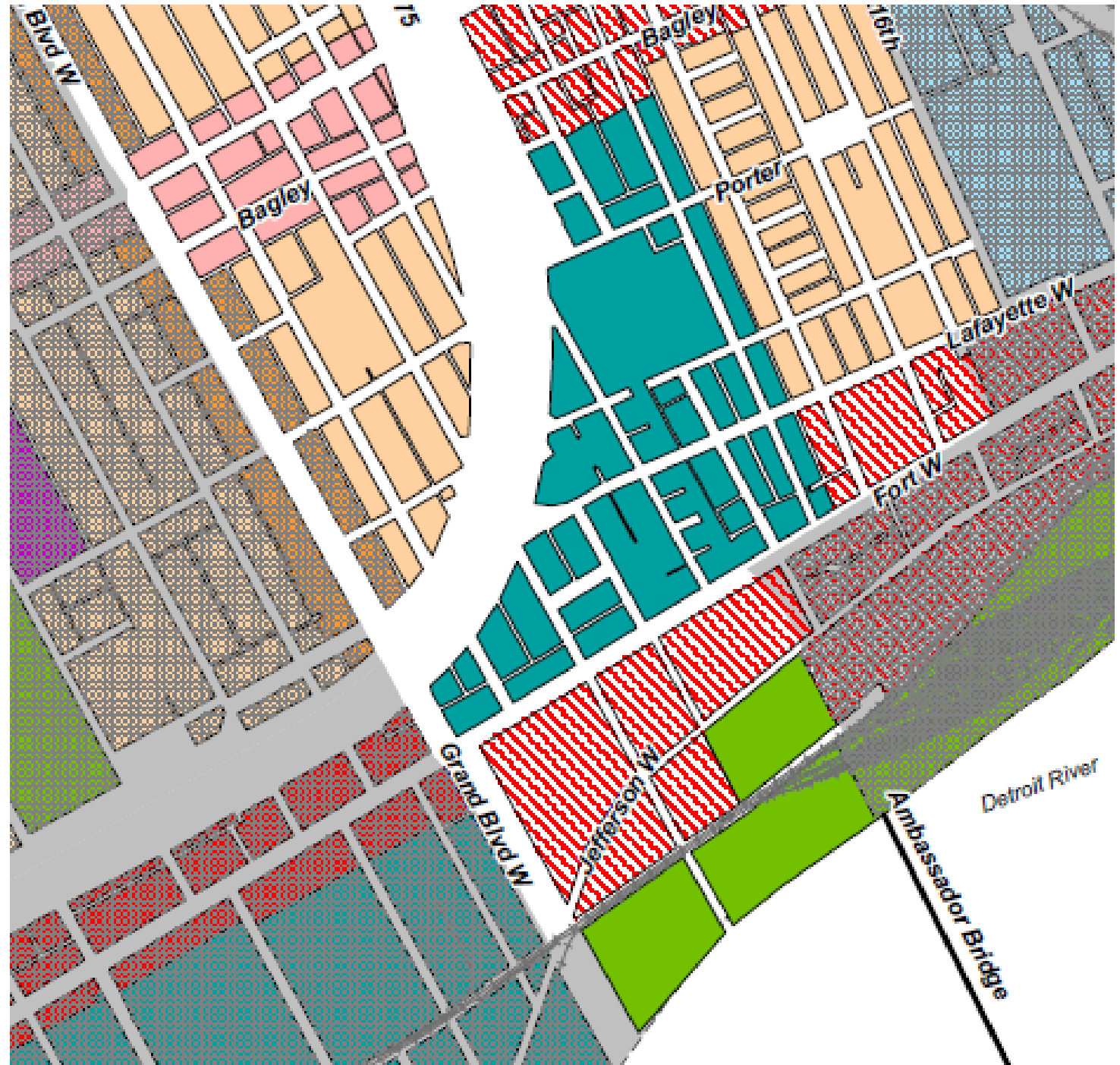
Hubbard Richard

Neighborhood
Cluster 5

- Port Industrial

- Low-Medium
Density Residential

- Mixed Residential
Commercial

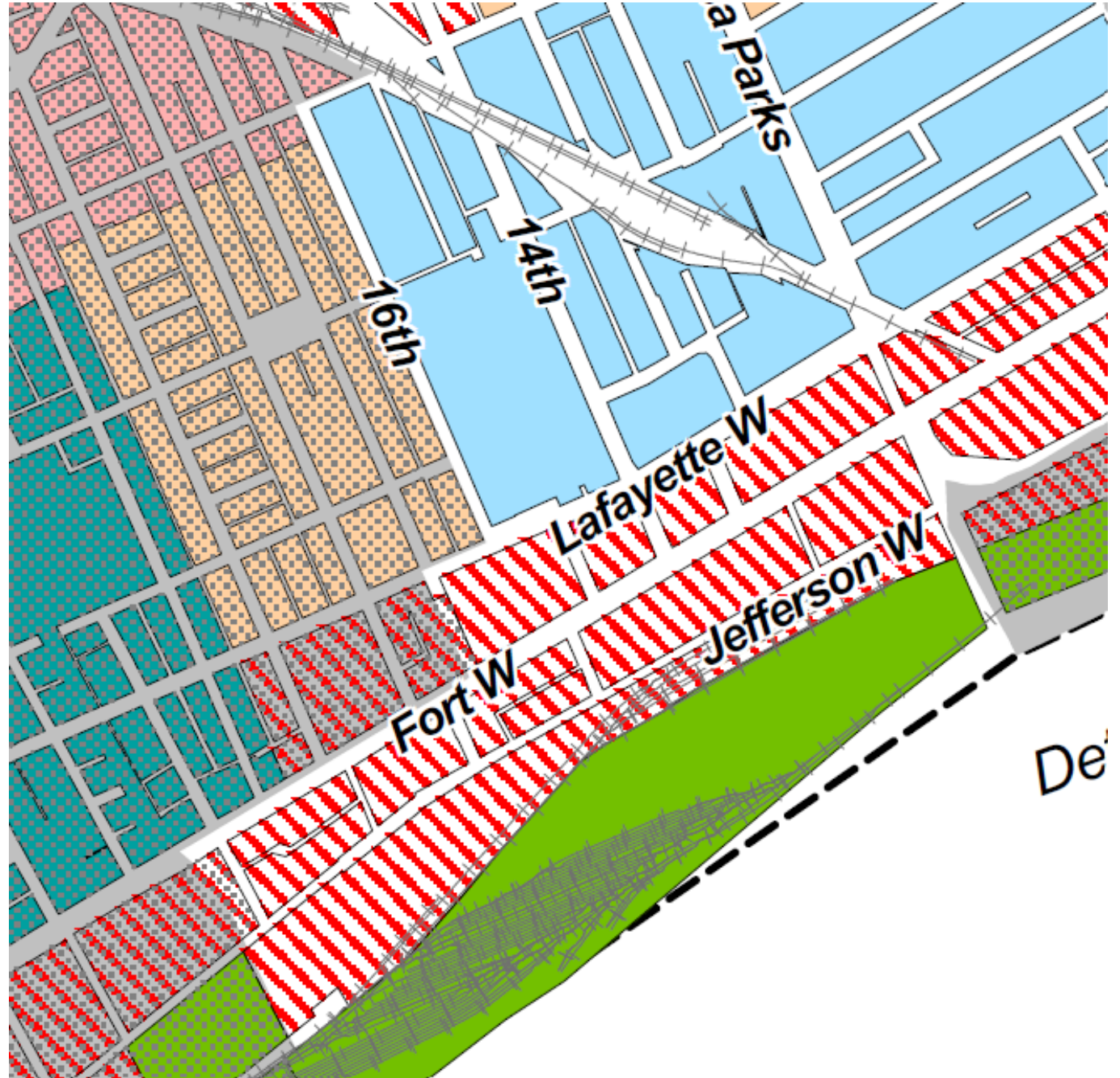


MASTER PLAN

Corktown

Neighborhood
Cluster 4

- Mixed
Residential
Commercial







Google





