



October 20, 2020

Marcell R. Todd Jr, Director
Detroit City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: A resolution to amend the Future General Land Use map in the Detroit Master Plan of Policies for the Indian Village neighborhood for the portion of Gabriel Richard Park containing the Brodhead Armory (Master Plan Change #30)

Director Todd:

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies. Adoption of this resolution would accommodate changes in the Master Plan of Policies to reflect a change in use for the portion of Gabriel Richard Park containing Brodhead Armory.

Location

The subject site is located in the Neighborhood Cluster 3, Indian Village Neighborhood Area of the Master Plan of Policies. The proposed map changes are generally bounded by E. Jefferson Avenue, the Detroit River, Townsend Street (extended), and Baldwin Street, (extended).

Existing Site Information

The subject area is the portion of Gabriel Richard Park containing Brodhead Armory and its surroundings.

The Master Plan designation of the subject area is currently Recreation (PRC). The current zoning is SD4 (Special Development District, Riverfront Mixed Use).

Surrounding Site Information

To the north, across East Jefferson Avenue, and to the east are apartments. To the west is Gabriel Richard park, with the Detroit Riverwalk to the south.

Project Proposal

The Detroit Parade Company is proposing to reuse the northern portion of the Broadhead Armory for a nonprofit neighborhood center and construct a two-story building which would replace the structurally damaged southern portion of the building to be used for the storage and construction of parade floats. The land is proposed to be conveyed to the Detroit Parade Company, and the Master Plan amendment is required for the land to be conveyed.

Analysis

The proposed use should not be injurious to the surroundings. When the facility was used as an armory, there was a significant amount of traffic. The anticipated traffic should not impact the adjacent park or apartments. East Jefferson has more than adequate capacity to handle anticipated traffic. The parking for the use will continue to be on the west, with additional parking added to the east. Proper screening of the parking from the adjacent uses will be required. Access to the Detroit Riverfront will be maintained, as the building does not extend to the River.

Recommended Master Plan Amendment

The Planning and Development Department requests this proposed amendment to the Master Plan of Policies to accommodate the reuse of Broadhead Armory. The Planning and Development Department therefore requests that the proposed Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by E. Jefferson Avenue, the Detroit River, Townsend Street (extended), and Baldwin Street, (extended) from PRC (Recreation) to Institutional (INST).

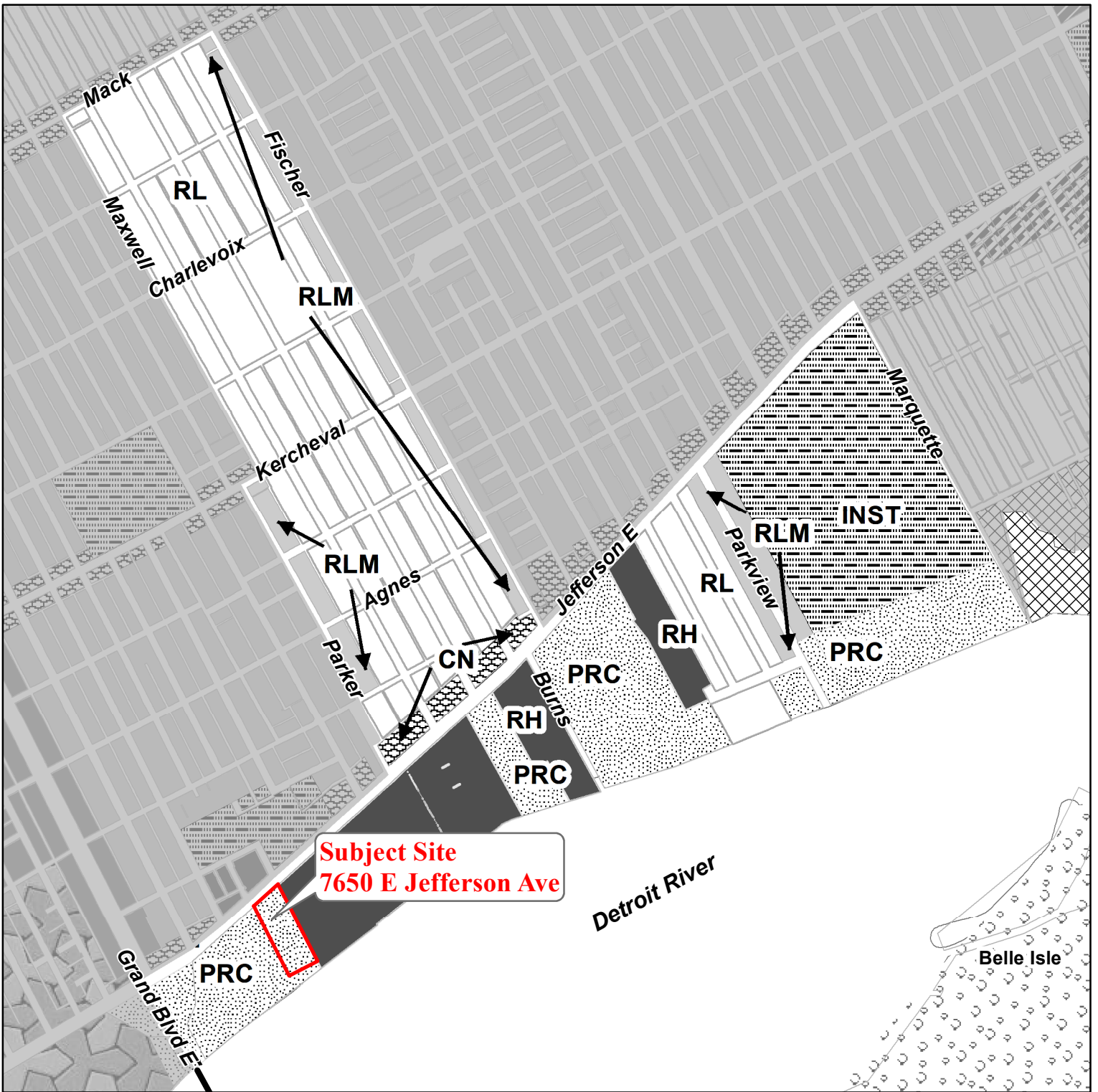
Respectfully submitted,



Katharine G. Trudeau, Deputy Director
Planning and Development Department

Attachments

Future General Land Use Map: Map 3-6B, Neighborhood Cluster 3



Map 3-6B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Indian Village



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)

