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TO: COUNCIL MEMBERS 
FROM: David Whitaker, Director 
Legislative Policy Division Staff
DATE: September 27, 2019
RE: 2001 Park Avenue Development Project
PA 381 of 1996 **PUBLIC HEARING**

The Brownfield Redevelopment Financing Act 381 of 1996

The Brownfield Redevelopment Financing Act 381 of 1996 provides tax incentives (i.e. tax increment financing) to develop brownfields properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

Infinity-Park Ave, LLC, is the project developer and owner of the Park Avenue Building. The Park Avenue Building located at 2001 Park Avenue, which first opened in 1922 and was designed by Albert Kahn,¹ whose work ranged from the Art Deco² designed Fisher Building in the city's New Center area to the colossal Ford Motor Co. Rouge complex in Dearborn.³

The project consists of the conversion of the former office building closed since the mid to late 1990s, by rehabilitating the 12-floors of the building into a mixed use building to include residential units and first floor retail. The residential component will consist of 78 total

¹ Albert Kahn the foremost American industrial architect of his day. He is referred to as the "architect of Detroit.

² Art Deco Style Architecture (1925-1940) Buildings designs: geometric shapes, including chevrons and ziggurats; and stylized floral and sunrise patterns, inspired by Native American artwork were the Art Deco lexicon.
<https://www.wentworthstudio.com/historic-styles/art-deco/>

³ Last 'dangerous' downtown Detroit building being rescued, by Louis Aguilar, The Detroit News 9/18/18
<https://www.detroitnews.com/story/news/local/detroit-city/2018/09/18/last-downtown-downtown-detroit-building-rescued/1194817002/>

apartments as studio, 1-bedroom, 2- bedroom and 3-bedroom units (approximately 61,550 square feet), with tenant amenities including a lobby, fitness center and community room (approximately 15,000 square feet), and new commercial space to be used as a restaurant and/or retail (approximately 5,500 square feet).

The total investment is estimated at approximately \$22 million, which includes acquisition costs. The developer is requesting a \$987,980 TIF,⁴ with the overall value of the plan estimated at \$1529,768, when including state and local brownfield costs. It is currently anticipated that this project will create approximately 110 temporary construction jobs and 34 permanent jobs. The reimbursement and the total costs allocation under the plan is indicated below:

COST TO BE REIMBURSED WITH TIF	Tax Capture
1. Baseline Environmental Assessment Activities	\$28,600.00
2. Lead, Asbestos & Mold Abatement	\$230,000.00
3. Demolition	\$510,000.00
4. Infrastructure Improvements	\$75,000.00
5. Brownfield Plan & Work Plan Preparation	\$20,000.00
6. Contingency (15%)	\$124,290.00
Total Reimbursement to Developer	\$987,890.00
7. Authority Administrative Costs	\$285,961.00
8. State Brownfield Redevelopment Fund	\$197,087.00
9. Local Brownfield Revolving Fund	\$58,830.00
TOTAL Estimated Costs	\$1,529,768.00

Legal Description of the Eligible Property

Address	2001 Park Avenue
Parcel ID	02000382
Owner	Infinity-Park Ave, LLC 42400 GRAND RIVER AVE, STE 112 NOVI, MI 48375
Legal Description	N W ADAMS 88 & 87 PLAT OF PARK LOTS 84,85 & 86 L7 P27 CITY RECORDS, W C R 2/71 80 X 100

Property Subject to the Plan

The property comprising the eligible property consists of one parcel located at 2001 Park Avenue. The parcel at 2001 Park Avenue is a historic resource, located in the Grand Circus Park Historic District⁵ on the west side of Park Avenue between Adams and Elizabeth Streets, and is approximately 0.18 acres.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because it: (a) was previously utilized for commercial purposes; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is a historic resource

⁴ Tax Increment Financing (TIF) subsidizes an entity by refunding or diverting a portion of their taxes to help finance development in an area or on a project site.

⁵ The Grand Circus Park Historic District is located along Woodward Avenue in Detroit and is roughly bounded by Clifford, John R., and Adams Streets. Detroit Historical Society <https://detroithistorical.org/learn/encyclopedia-of-detroit/grand-circus-park-historic-district>

as defined by Act 270 of 1984.⁶

The current Park Avenue Building was constructed between 1922 and 1923. The building was designed by Detroit architect Albert Kahn and was historically used as office space and retail. Among other uses, the building was used as a hat cleaner operated from at least 1935 to 1940. The hat cleaner went by multiple names and was located at 2005 Park Avenue, which appears to have been a suite in the current Park Avenue Building. The Park Avenue Building appears to have been largely vacant since the mid- to late 1980s, and to have been completely vacant since the mid- to late 1990s.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

Tax Capture for This Plan (26 Year Plan)						
School Capture	Millage Rate	Total		Brownfield		
		Capture	Reimburse	Authority	State BRE	LBRE
School Operating Tax	18.0000	\$ 557,335	\$ 644,410	\$ -		\$ 12,924
State Education Tax (SET)	6.0000	\$ 309,976	\$ 140,735	\$ -	\$ 197,007	\$ 2,154
School Total	24.0000	\$ 1,197,812	\$ 965,146	\$ -	\$ 197,007	\$ 15,079
Local Capture						
Local Capture	Millage Rate					
WAYNE COUNTY	0.9897	\$ 43,078	\$ 356	\$ 37,054		\$ 5,669
W C JAILS	0.9381	\$ 40,502	\$ 307	\$ 35,122		\$ 5,374
W C PARKS	0.2459	\$ 10,703	\$ 88	\$ 9,206		\$ 1,409
W C RESA	0.0965	\$ 4,200	\$ 35	\$ 3,613		\$ 553
W C RESA SP ED	3.3675	\$ 146,509	\$ 1,210	\$ 126,088		\$ 19,291
W C RESA ENH	2.0000	\$ 87,053	\$ 719	\$ 74,878		\$ 11,456
Local Total	7.6300	\$ 392,457	\$ 2,744	\$ 285,961	\$ -	\$ 49,752
Total Above	31.6300	\$ 1,525,769	\$ 907,090	\$ 285,961	\$ 197,007	\$ 50,000

As illustrated below, the following incremental taxes are projected to be generated but shall not be captured by the DBRA during the life of the Plan.

Millage Not Captured	Millage Rate	Increment Not Captured (26 Year Plan)
W CZDD	0.1000	\$ 18,565
W C DIA	0.2000	\$ 37,130
DEBT SERVICE	9.0000	\$ 1,670,856
SCHOOL DEBT	13.0000	\$ 2,413,459
Total Above	22.3000	\$ 4,140,010

⁶ Act 270 of 1984 - MICHIGAN STRATEGIC FUND ACT (125.2001 - 125.2094)

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include environmental assessments, asbestos and lead based paint assessment and abatement, interior demolition, landscape and hardscape in public right-of-way, public utilities upgrades and relocation, preparation and implementation of Brownfield/Work Plans, and associated professional and design costs.

It is currently anticipated construction will begin in December 2019 and eligible activities will be completed in 3 years. Unless otherwise agreed to in writing by the DBRA, will be completed within three (3) years after approval of the Michigan Strategic Fund (MSF) work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

In addition to the Brownfield, the developer anticipates the project will be approved for an Obsolete Property rehabilitation Act (OPRA) PA 146 tax abatement for up to twelve (12) years, including the six (6) year optional school tax capture,⁷ for the project. **The period for this Brownfield request is for 26 years.**

Feasibility of the Brownfield Approval

The required department specific activities include, asbestos and lead based paint assessment and abatement, interior demolition, hardscape in public right-of-way, public utilities upgrades and relocation, preparation and implementation of Brownfield/Work Plans, and associated professional and design costs.

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II.⁸

Please contact us if we can be of any further assistance.

⁷ OBSOLETE PROPERTY REHABILITATION ACT (EXCERPT) MCL 125.2797 (1) Within 60 days after the granting of an obsolete property rehabilitation exemption certificate under section 6 for a rehabilitated facility, the state treasurer may, for a period not to exceed 6 years, exclude up to 1/2 of the number of mills levied for school operating purposes under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852, and under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, from the specific tax calculation on the facility under section 10(2)(b) if the state treasurer determines that reducing the number of mills used to calculate the specific tax under section 10(2)(b) is necessary to reduce unemployment, promote economic growth, and increase capital investment in qualified local governmental units.

(2) The state treasurer shall not grant more than 25 exclusions under this section each year.

⁸ Phase II ESA could include surficial and sub-surficial soil analysis, or groundwater analysis, or installing monitoring wells, or indoor air sampling, mold sampling, asbestos sampling, lead sampling, etc. The need for any sampling or testing in Phase II Environmental Site Assessments is based purely on the findings of the Phase I ESA.

cc: Auditor General's Office
Arthur Jemison, Chief of Services and Infrastructure
Maurice Cox, Planning and Development Department
Donald Rencher, HRD
Veronica Farley, HRD
Stephanie Grimes Washington, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC



2001 Park Avenue⁹

⁹ Source: <https://www.loopnet.com/Listing/2001-Park-Ave-Detroit-MI/9205525/>

Eligible Activities and Costs

EGL EEligible Activities Costs	
Environmental Eligible Activities	Cost
<i>Department-Specific Activities</i>	
Environmental Site Assessments	\$ 15,100
Lead, Asbestos, and Mold Surveys	\$ 12,000
Due Care Activities	\$ 1,500
<i>Subtotal Environmental Eligible Activities</i>	<i>\$ 28,600</i>
Contingency (15%) not including Phase I or asbestos survey	\$ 2,040
Environmental Eligible Activities Total	\$ 30,640

MSF Eligible Activities Costs	
Non-Environmental Eligible Activities	Cost
Demolition	\$ 510,000
Lead, Asbestos, Mold Abatement	\$ 230,000
Infrastructure Improvements	\$ 75,000
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ 815,000</i>
Contingency (15%)	\$ 122,250
Non-Environmental Eligible Activities Total	\$ 937,250
Total Environmental and Non-Environmental Eligible Activities	\$ 967,890
Brownfield Plan and/or Work Plan Preparation	\$ 20,000
Total Eligible Activities Total	\$ 987,890
DBRA Administrative Costs	\$ 285,961
Local Brownfield Revolving Fund	\$ 58,830
State Brownfield Fund	\$ 197,087
Total Estimated Cost to be Funded Through TIF	\$ 1,529,769

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¹⁰ Estimated Cost of Eligible Activities Table

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehabilitation	OPRA / Brownfield TIF	\$22.5 million	6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
30	10	50	20	6	20	4	4

1. What is the plan for hiring Detroiters?

Hiring Detroit-based labor is an important priority for Infinity-Park Ave, LLC¹ in the rehabilitation and restoration of 2001 Park Ave (the "Project"). The Project involves the rehabilitation of a historic Detroit landmark designed by Albert Kahn and built in 1922. 2001 Park Ave. was "the last downtown building that officially had been designated 'dangerous'",² and Infinity is humbled by the opportunity to rehabilitate and restore a building so integral to the culture and history of the City of Detroit. It is extremely important to Infinity to preserve the culture and history of 2001 Park Ave. during restoration, and hiring Detroit-based workers is a critical part of that preservation process.

¹ Infinity-Park Ave, LLC is the applicant for the OPRA Incentive because Infinity-Park Ave, LLC owns the property for which an OPRA incentive is requested. Infinity-Park Ave, LLC is a subsidiary of Infinity Homes Corp., a Michigan-based housing development company. Infinity-Park Ave, LLC and Infinity Homes Corp. are both owned, operated, and managed by Rino Soave. Infinity Homes Corp. will serve as the "developer" of the Project. Collectively, Infinity-Park Ave, LLC and Infinity Homes Corp. are referred to as "Infinity" throughout this worksheet.

² See Attachment A, Louis Aguilar, "Last 'Dangerous' Downtown Detroit Building Being Rescued", THE DETROIT NEWS (online, September 18, 2018) <https://www.detroitnews.com/story/news/local/detroit-city/2018/09/18/last-downtown-detroit-building-rescued/1194817002/>.

Infinity has already hired Detroit-based architectural and design firm Kraemer Design Group to design the Project. Collaboration between Infinity and Kraemer is well underway.

For construction-related employment opportunities, Infinity's general contractor, CIR Group, plans to send Requests for Proposals to, and solicit bids from, Detroit-based contractors to work on the Project. Through the RFP and bid-solicitation process, Infinity and CIR plan to hire as many Detroit-based contractors as possible for the Project.

After construction and rehabilitation, Infinity and CIR plan to hire Detroit residents for full- and part-time permanent positions for retail operations and/or restaurant operations and building management.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e.: job type, job qualifications, etc.

Construction Jobs:

Job Type	Qualifications	Length of Employment
All General Construction Trades	At a minimum, the qualifications must meet and be in compliance with applicable labor Union contracts, requirements, and standards.	Approx. 24 months
HVAC installation/repair	Ability to install, repair, replace, and maintain HVAC system(s) including installing indoor/outdoor equipment, as well as media filters and humidifiers; removing and reinstalling ductwork; and replacing compressors and coils.	Approx. 24 months
Electricians	Ability to restore, repair, update, and install electrical systems that meet code and suit building operations. Ability to restore, repair, update and install electrical equipment, both existing and under construction, to install, repair and maintain power, lighting, communications and control systems.	Approx. 24 months
Carpenters	Ability to remove, restore, repair, install and follow Kraemer design blueprints and building plans including ability to install structures and fixtures, such as windows and molding. Measure, cut, or shape wood, plastic, and other materials.	Approx. 24 months
Demolition workers/specialists	Ability to demolish, tear down, and remove unsound structures and building elements, clean up jobsite debris, and make jobsites safe and ready for new construction work.	At least 12 months

Job Type	Qualifications	Length of Employment
Masonry Specialists	Ability to remove, build, alter, and repair brick, stone, tile or ceramic structures and surfaces including repairing, maintaining, and altering buildings, retaining walls and other brick or stone edifices. Ability to mixes mortar; lay bricks and stones and/or concrete sidewalks; make and repairs steps.	At least 12 months
Plumbers	Ability to restore, repair, update install, interpret blueprints and building specifications to map layout for pipes, drainage systems, and other plumbing materials. Install pipes and fixtures, such as sinks and toilets, for water, gas, steam, air, or other liquids. Install supports for pipes, equipment, and fixtures prior to installation that meet City code and suit building operations.	Approx. 24 months
Elevator and Machine Repairmen/Specialists	Ability to restore, repair, update, install, and read blueprints to determine the equipment needed for installation or repair including ability to install or repair elevator doors, cables, motors, and control systems. Locate malfunctions in brakes, motors, switches, and control systems that meet City code and suit building operations. Maintain service records of all maintenance and repair tasks.	Approx. 24 months
Flooring	Ability to remove, restore, repair, install, and follow Kraemer design build floorplan including installing carpeting, hardwood floors, trims and bases to floors or other surfaces. Inspecting, measuring and preparing surfaces to be covered. Inspecting and repairing damaged floorcoverings.	Approx. 24 months
Drywall workers	Ability to remove, restore, repair, install, build, and read/follow Kraemer design plans including fastening drywall panels to the inside framework of building. Prepare panels for painting by taping or finishing joints. Work with ceiling tile installers to build walls. Prepare panels by sawing, drilling, or cutting holes in panels for electrical outlets, air-conditioning units, and plumbing.	At least 12 months
Painters	Ability to paint new interior/exterior structures according to Kraemer design plans, including preparing painting surfaces by washing walls, repairing holes, or removing old paint, Mixing, matching, and applying paints and other finishes to various surfaces, and choosing and purchasing sufficient paint, brushes, and other supplies.	At least 10 months

Job Type	Qualifications	Length of Employment
Environmental Remediation Specialists/asbestos abatement Specialists	Ability to perform laboratory and field tests to monitor the environment and investigate sources of pollution, including those that affect health, under the direction of an environmental scientist, engineer, or other specialist.	At least 6 months

Professional Jobs/Services:

Job Type	Qualifications	Length of Employment
Architectural and MEP Design	Ability to maintain the highest quality of mechanical, electrical and plumbing construction work that is in accordance with project specific cost and schedule requirements, including ability to create designs for new and existing construction projects, alterations and redevelopments. Ability to use specialist construction knowledge and drawing skills to design buildings that are functional, safe, sustainable and aesthetically pleasing that meet with City Codes.	Approx. 24 months
Structural and Civil Engineering	Ability to design, create, improve and protect the Project environment and oversee the construction of new buildings and/or alterations and extensions to existing structures, including overseeing construction and maintenance of building structures and infrastructure that meeting with City Codes.	24 months
Interior Design	Ability to analyze site and project needs, create plans and specifications that ensure project is finished in accordance with the timeline and budget.	Approx. 24 months
Project Management for Construction/Trade Workers	Ability to collaborate with engineers, architects etc. to determine the specifications of the project. Negotiate contracts with external vendors to reach profitable agreements.	Approx. 24 months

Job Type	Qualifications	Length of Employment
Building Systems Testing Specialists	<p>Ability to provide maintenance support and repair for buildings and facilities including electrical maintenance, repair or installation electrical systems and equipment by: inspecting, repairing and troubleshooting equipment; reading and drawing wiring schematics, blueprints, diagrams and plans; and working with live, high voltage circuitry.</p> <p>Ability to perform maintenance, preventive maintenance, repair or installation work on HVAC systems and equipment by: installing, troubleshooting and repairing equipment and related controls.</p> <p>Ability to perform maintenance, preventive maintenance, repair or installation work on plumbing systems and equipment by: reading plumbing blueprints, plans and diagrams; repairing and maintaining plumbing systems and fixtures.</p> <p>Ability to perform repair and maintenance tasks associated with welding and sheet metal fabrication.</p> <p>Ability to monitor and obtain supplies and equipment to ensure the availability of inventory for a designated work area.</p> <p>Ability to perform management and administrative tasks associated with the supervision of projects, individuals or work groups assigned to a designated crew or work group.</p> <p>Ability to perform such additional duties, with the required abilities and under the indicated working conditions and environment, as may properly be required of a position in this job class.</p>	At least 12 months
Building Inspectors	Ability to review plans and blueprints to ensure they meet building codes, local ordinances, zoning regulations, and contract specifications. Approve building plans that are satisfactory including inspecting plumbing, electrical, and other systems to ensure that they meet code.	At least 12 months
Environmental Specialists	Ability to ascertain the impact of the Project on the population and environment, identify problem areas and recommend solutions.	Approx. 24 months

Post-Construction Jobs

Job Type	Qualifications	Length of Employment
Building Management Staff	Ability to maintain a safe environment with proper lighting, signage, and disability access, oversee security, fire prevention, and other safety systems, scheduling regular building maintenance and janitorial services.	Permanent
Building Maintenance Staff	Ability to perform general cleaning and minor maintenance duties in maintaining buildings, adjacent walks and grounds, and equipment in clean, orderly and functional condition, including making minor carpentry, electrical, mechanical and plumbing repairs. Additionally, provide assistance to staff, visitors and other employees as necessary.	Permanent
Building Cleaning Staff	Ability to clean, stock and supply designated areas (dusting, sweeping, vacuuming, mopping, cleaning ceiling vents, restroom cleaning etc.) including documenting routine inspection and maintenance activities.	Permanent
Building Leasing Manager	Ability to review and negotiate lease transactions and agreements, including completion of all necessary paperwork ensuring proper customer service. Additionally, responsible for the productivity and budgetary performance of the leasing operations department.	Permanent
Building Landscaping Company	Ability to cultivate and maintain proper care of the landscaping and grounds surrounding building(s), including plants flowers, mows, pulls weeds, repairs structures, and maintains outside of building.	Permanent
Waste Management Company	Ability to prepare, plan and implement safe waste disposal strategies, manage budgets and ensure that all waste disposal activities in your jurisdiction comply with environmental laws and regulations.	Permanent
Leasing Office staff	Ability to perform general office duties such as ordering and maintaining office supplies, maintaining records management systems, and performing basic bookkeeping which may include assisting with applications, leases, renewals and other similar functions.	
Restaurant Management	Ability to maintain the restaurant's revenue, profitability and quality goals, ensure efficient restaurant operation, as well as maintain high production, productivity, quality, and customer-service standards.	Permanent

Restaurant staff (cooks, servers, bartenders, cleaning staff, etc.)	<p>Cook: Ability to inspect food preparation and serving areas to ensure observance of safe, sanitary food-handling practices. Ability to portion, arrange, and garnish food, and serve food to waiters or patrons including ability to regulate temperature of ovens, broilers, grills, and roasters.</p> <p>Server/Wait Staff: Ability to take orders, answer questions about the menu and food, sell the restaurant's food and drinks, take payments, communicate orders with the kitchen staff, seat customers, and help with customer service and cleaning.</p> <p>Bartender: Prepare alcoholic or non-alcoholic beverages for bar and patrons. Interact with customers, take orders and serve snacks and drinks, including assessing bar customers' needs and preferences and making recommendations.</p> <p>Cleaning Staff: Ability to clean, stock and supply designated facility areas (dusting, sweeping, vacuuming, mopping, cleaning ceiling vents, restroom cleaning etc.), including documenting routine inspection and maintenance activities.</p>	Permanent
Retail staff	Ability to manage, stock, sell merchandise.	Permanent

3. Will this development cause any relocation that will create new Detroit residents?

Yes. This development will create approximately 78 new apartment units in the City of Detroit and will undoubtedly create new Detroit residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The Project is still in early stages of development, with demolition currently scheduled to begin in October 2019. Infinity has been working with the DEGC and MEDC to coordinate Project logistics. Once the demolition and renovation date gets closer, Infinity plans to coordinate with Detroit community groups, including but not limited to the Detroit Employment Solutions Corporation and Detroit at Work, to facilitate hiring Detroit residents. Infinity is willing to work with any other community groups or economic development groups necessary to employ as many Detroit residents as possible throughout development and for permanent positions once development is complete.

5. When is construction slated to begin?

Infinity plans to start construction as soon as it is able to establish an OPRA District over the property. Infinity hopes to have a district established so that it can begin construction no later than October 2019.

6. What is the expected completion date of construction?

Infinity anticipates that the Project will take approximately 24-months to complete.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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August 28, 2019

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: 2001 Park Avenue Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Corktown Lofts Brownfield Redevelopment Plan (the "Plan").

Infinity-Park Ave, LLC is the project developer ("Developer"). The property in the Plan is located at 2001 Park Avenue on Grand Circus Park in the Grand Circus Park Historic District in Downtown Detroit. The site consists of a single parcel of land located bounded by a commercial building to the west, Adams Street to the south, Park Avenue to the east, and an alley to the north.

The Plan consists of the rehabilitation of the vacant historic 12 story building into a mixed-use development that will include approximately 5,500 square feet of commercial retail space on the first floor and approximately 78 residential apartments on floors 2 through 12 as well as tenant amenities. Exterior restoration of the building will be performed to Historic District Commission specifications. The long vacant and degraded interiors of the building will be abated and demolished. All new interiors will be built and finished to modern market standards.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The City will require a Historic District Commission (HDC) approval before a permit can be issued, as a residential development is conditional land use in this zoning district. The Planning and Development Department recommends approval of the brownfield plan as submitted, with the understanding that the project is subject to the approval of the HDC.

Sincerely,

Maurice Cox
Director
Planning and Development Department

c: B. Voburg



Historic District Map

Grand Circus Park

Section: 25-2-143

Year Enacted: August 25th, 2002

Detroit, MI

Grand Circus Park Historic District



2001 Park Ave

Created for: Infinity Park Ave, LLC

Created by: SJS, July 17, 2019

