

City of Detroit

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HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of a 4-story building consisting of twelve (12) condominium units located at 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, and 66 Alfred Avenue in the Crosswinds (Woodward Place) Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received twelve (12) applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of a 4-story building consisting of twelve (12) one- and two-bedroom condominium units with attached garages located at 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, and 66 Alfred. The project will allow for owner occupancy of the building, bring new permanent residents to the City of Detroit and significantly improve the overall use of the site by replacing a vacant lot with infill development in downtown Detroit. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction for each of the twelve (12) condominium units averages approximately \$266,667.00, for a total project cost of \$3,200,000.00. The applicants are seeking a 15 year tax abatement for each of the condominium units. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk