

City of Detroit

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May 4, 2020

HONORABLE CITY COUNCIL


RE: Neighborhood Enterprise Zone Certificate Application for the new construction of a mixed use commercial/residential development consisting of 68 apartment rental units located at 81-119 Garfield Avenue in the Sugar Hill Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of a mixed use commercial/residential development consisting of 68 apartment rental units located at 81-119 Garfield Avenue. This application corresponds to a qualified site which will accommodate the new construction of the proposed mixed-use commercial/residential building and associated parking structure. The proposed project will consist of the construction of a new 5-story mixed-use building with ground floor commercial/retail space and four stories of market rate and affordable housing above. The redevelopment will incorporate sustainable infrastructure improvements and building techniques and an integrated 160-space parking deck to support the residential uses, commercial retail tenants and the surrounding neighborhood. The total square footage of the project is 147,192. Approximately 63,438 square feet of the building will be residential, the majority of which is distributed across floors 2 through 5. The building is anticipated to include a combination of 68 studio, 1-bedroom, and 2-bedroom apartments. Twenty percent (14) of the apartment units are anticipated to be affordable with rents targeted to residents earning approximately 30-60% of the area median income.

The subject property has been confirmed as being within the boundaries of the Sugar Hill Development NEZ which was established by a vote of Council on November 18, 2005, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost for the residential components of the project is approximately \$19,420,000.00. The applicant is seeking a 15-year tax abatement. 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