

# City of Detroit

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July 14, 2020

## HONORABLE CITY COUNCIL


**RE: Neighborhood Enterprise Zone Certificate Application for the new construction of a mixed-use commercial/residential development consisting of 204 apartment rental units located at 3439-3455 Woodward Avenue in the Queen Lillian II 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 204 apartment rental units located at 3439-3455 Woodward 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. The proposed project will consist of the construction of a new multi-story residential mixed-use building with 204 rental apartments and approximately 24,843 square feet of commercial space on vacant property located at 3439-3455 Woodward Avenue in the Midtown neighborhood of Detroit. Affordable housing will be provided for 20% (41) of the apartments in the building based upon 80% of AMI. Construction is expected to start in Fall 2020 and be completed by September 2023.

The subject property has been confirmed as being within the boundaries of the Queen Lillian II NEZ which was established by a vote of Council on July 7, 2020, 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 \$180,000 per unit. 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