

City of Detroit

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October 20, 2020

HONORABLE CITY COUNCIL


RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 214-unit multi-family residential building located at 1249 Washington Blvd. in the Innovative Acquisitions LLC Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application for a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of a 214-unit multi-family residential building located at 1249 Washington Blvd. The overall project will rehabilitate the historic building and transform it into a mixed-use development, including retail, office and hospitality on the lower floors and residential on the upper floors. Although the project will create 229 total units, this petition applies solely to the rehab of the ninth through twelfth (9-12) and fifteenth through thirty-sixth (15-36) floors of the building to create 214 residential apartment units.

The subject property has been confirmed as being within the boundaries of the Innovative Acquisitions LLC NEZ which was established by a vote of Council on November 14, 2017, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost of the project is approximately \$143,589,208.80, or \$670,977.62 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