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August 23, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 123 market-rate rental units located at 444 Watson referred to as Brush Watson Unit 2 building in the Woodward Place Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk. The application is for the new construction of 123 market-rate rental units at 444 Watson within Brush Watson Unit 2 building. The property is generally located on the south side of Watson Street between Brush and Beaubien Avenues within Brush Park.

Brush Watson Unit 2 is a new construction project in Brush Park containing a total of 183 units: 63 are affordable and 123 units are market-rate. The subject 123 units are part of the requested NEZ certificates. The petitioner is planning to spend \$100,000 per unit.

The subject property has been confirmed as being within the boundaries of the 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 applicant is seeking a 15-year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk