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October 16, 2022

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of 10 new condominium units located at 95 Alfred, 101 Alfred, and 2827 John R in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received 10 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of 10 new for-sale condominium units at 95 Alfred, 101 Alfred, and 2827 John R.

The developer for the project is Brush Park Properties, LLC, which is represented by Michael VanOverbeke. In November 2020, City Council gave Planned Development zoning approval and in March 2022, City Council approved a brownfield plan for the project.

The property is located at the northwest corner of John R and Alfred in the Brush Park area. A map, site plan, and rendering of the proposal are included at the end of this report. The proposed project includes a 5-story mixed-use building with condos, commercial space and an attached parking deck.

The condos consist of 8 units in the main building and 2 townhomes along Alfred. Five of the units in the main building are one-story and the other 3 units are two-story. The developer indicates all of the units can be accessed by a handicapped accessible elevator. The kitchens and bathrooms are all customizable by the owners and handicap accessibility is an option. The two townhomes are three-story units, but handicap accessibility could be an option for the purchasers. Below is a summary of the square footage, number of bedrooms, anticipated cost, etc.

**NEZ Certification Information**

Unit #	Location	Square Footage	Unit Cost	Bedrooms	Bathrooms
4	Townhouse	2,626	\$1,307,748	3	2.5
5	Townhouse	2,584	\$1,286,832	2+	2.5
6	FL 3, South	1,395	\$694,710	2	2
7	FL 3, Middle	1,088	\$541,824	1	1.5
8	FL3 & 4, N.	1,940	\$966,120	3	3
9	FL 4 & 5	3,938	\$1,961,124	3	2.5
10	FL 4, Mid S	1,051	\$523,398	1	1.5
11	FL 4, N.	1,175	\$585,150	1+	1.5
12	FL 4 & 5	1,635	\$814,230	2	2
13	FL 5	3,147	\$1,567,206	3	3

The project includes commercial space on the first floor (for a restaurant) and some commercial space on the second floor. The parking deck would include 98 parking spaces, 15 of which are designated parking spaces for the condo owners. The remaining 83 are public parking spaces and intended to service the restaurant and commercial space. There are total of 4 handicap accessible parking spaces with the deck.

It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted NEZ certificate applications dated August 16, 2022, to the City Clerk’s office.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of City Council in July 1996. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

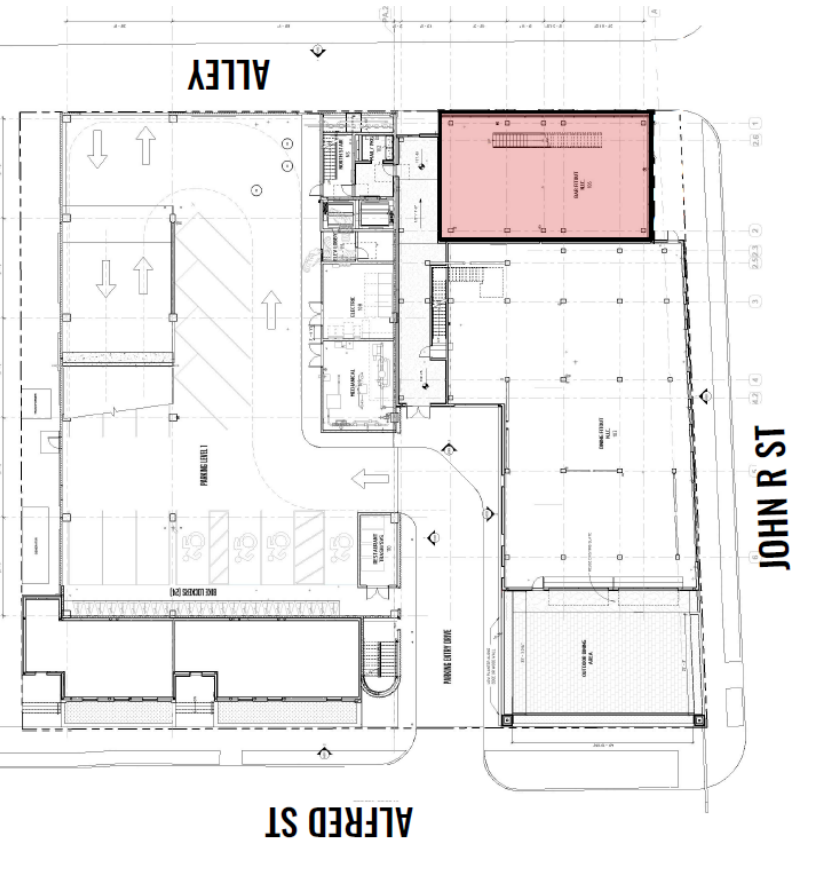
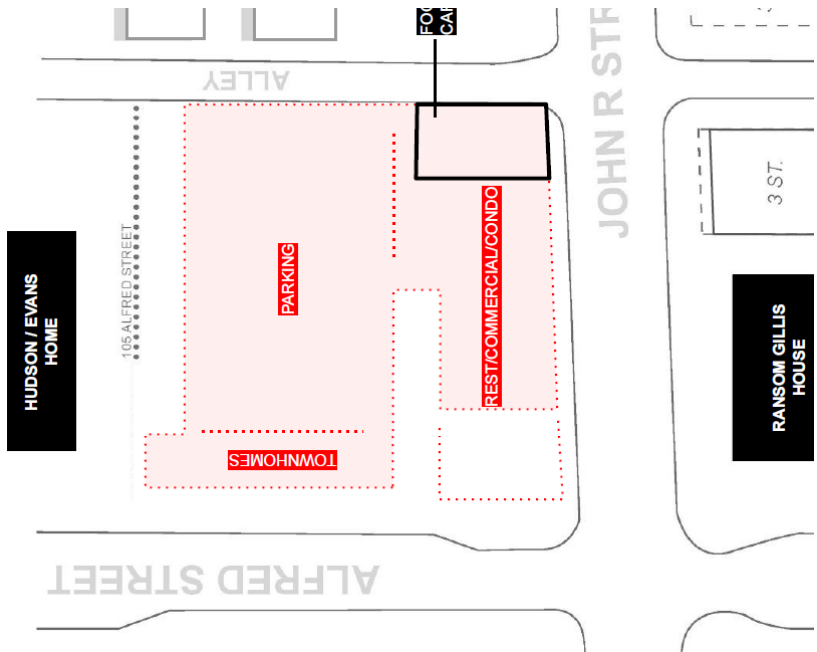
Respectfully submitted,



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

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







# Resolution

By Council Member \_\_\_\_\_

**WHEREAS**, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

**WHEREAS**, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

**NOW, THEREFORE, BE IT RESOLVED**, That the Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the applications were filed not more than 6 months after the date of the issuance of a building permit for the facility.

**BE IT FINALLY RESOLVED**, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	101 Alfred (Unit 4)	07-0860
Crosswinds (Woodward Place)	95 Alfred (Unit 5)	07-0861
Crosswinds (Woodward Place)	2827 John R (Unit 6)	07-0862
Crosswinds (Woodward Place)	2827 John R (Unit 7)	07-0863
Crosswinds (Woodward Place)	2827 John R (Unit 8)	07-0864
Crosswinds (Woodward Place)	2827 John R (Unit 9)	07-0865
Crosswinds (Woodward Place)	2827 John R (Unit 10)	07-0866
Crosswinds (Woodward Place)	2827 John R (Unit 11)	07-0867
Crosswinds (Woodward Place)	2827 John R (Unit 12)	07-0868
Crosswinds (Woodward Place)	2827 John R (Unit 13)	07-0869