

New Business

9.25.2018

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

2 Resolutions

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
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Detroit, Michigan 48226
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Brenda Goss Andrews
Lisa Whitmore Davis
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Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

13/14

September 19, 2018

HONORABLE CITY COUNCIL

RE: Request to correct errors on Zoning Map Nos. 71 and 74

It has come to the attention of City Planning Commission (CPC) staff that in at least two instances, the zoning district maps (Chapter 61, Article XVII) inaccurately display the zoning district classification.

Map No. 71

On Map No. 71, several residential lots on the east side of Lenore Street between West Seven Mile Road and Frisbee Avenue are identified as P1 (Parking District) rather than R1 (Single-Family Residential District). The lots in question are commonly known as 19186, 19194, 19202, 19210, 19220, 19230, 19240, and 19250 Lenore.

It is unclear how this cartographic error occurred and it appears to be a simple misprint ("P1" instead of "R1") since none of the nearby rezonings in the Telegraph/7 Mile area included the lots in question.

- The unrelated Map 71 rezoning made effective on December 31, 2000 by Ord. No. 27-00 (Super K-Mart on Telegraph near 8 Mile) shows the Lenore properties in question as zoned R1.
- The next Map 71 amendment, Ord. No. 44-04, rezoned 32 acres in the area of Frisbee, Telegraph, West Seven Mile, and Lenore for a big box development that intentionally omitted the lots on the east side of Lenore that were less than 780 feet north of West Seven Mile; included in the intentional omission were the lots in question. However, the printed Map No. 71 that accompanied Ord. No. 44-04 appears to show the Lenore lots in question as being zoned P1. The big box rezoning created a PD (Planned Development District) where the land had been R1; no P1 rezoning was included in the then-proposed, but never-developed Home Depot project.

Map No. 74

On Map No. 74, the single block face on the north side of West McNichols Road between Trinity and Westmoreland Avenues has historically been zoned B4 (General Business District). However, with a map amendment to Map No. 74 in 2011, unrelated to the properties in question, the updated map mistakenly represented the lots commonly known as 21100 and 21174 West McNichols as zoned R1 rather than B4.

Nothing in the 2011 rezoning ordinance for the nearby Meijer shopping center at Grand River/McNichols speaks to the rezoning of 21100 and 21174 West McNichols; it is unclear how the enactment of this map amendment came to include this cartographic error.

Attached, please find two resolutions directing CPC staff and the City Clerk to correct the affected maps.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Marcell R. Todd, Jr.", is positioned above the typed name.

Marcell R. Todd, Jr., Director

A RESOLUTION BY _____,

WHEREAS, Detroit City Council amended Zoning District Map No. 71 of Article XVII, Chapter 61 (Detroit Zoning Ordinance) in 2004 to establish a PD (Planned Development District) in the vicinity of Frisbee Avenue, Telegraph Road, West Seven Mile Road, and Lenore Avenue with the passage of Ord. No. 44-04; and

WHEREAS, intentionally omitted from this PD rezoning were the several R1-zoned lots on the east side of Lenore Avenue commonly known as 19186, 19194, 19202, 19210, 19220, 19230, 19240, and 19250 Lenore; and

WHEREAS, none of the land included in Ord. No. 44-04 was to have been rezoned to P1 (Open Parking District); and

WHEREAS, the reprinting of district map No. 71 erroneously suggests that 19186, 19194, 19202, 19210, 19220, 19230, 19240, and 19250 Lenore were rezoned to P1; NOW THEREFORE BE IT

RESOLVED, Detroit City Council directs the City Planning Commission and the City Clerk to correct Chapter 61, Article XVII, Map No. 71 to show an R1 (Single-Family Residential District) zoning classification for 19186, 19194, 19202, 19210, 19220, 19230, 19240, and 19250 Lenore where a P1 (Open Parking District) zoning classification is currently shown in error.

A RESOLUTION BY _____,

WHEREAS, Detroit City Council amended Zoning District Map No. 74 of Article XVII, Chapter 61 (Detroit Zoning Ordinance) in 2004 to establish a PD (Planned Development District) in the vicinity of West Grand River Avenue and West McNichols Road with the passage of Ord. No. 33-11 at the old Redford High School site, zoned R1 (Single-Family Residential District), to facilitate the construction of a Meijer shopping center (Redford Marketplace), including retail out lots; and

WHEREAS, the rezoning was limited to the south side of Grand River and the south side of West McNichols; and

WHEREAS, none of the land included in Ord. No. 33-11 was to have been rezoned from B4 (General Business District) to R1; and

WHEREAS, the reprinting of District Map No. 74 erroneously suggests that 21100 and 21174 West McNichols, north of Grand River on the north side of West McNichols between Trinity and Westmoreland Avenues, were rezoned from B4 to R1; NOW THEREFORE BE IT

RESOLVED, Detroit City Council directs the City Planning Commission and the City Clerk to correct Chapter 61, Article XVII, Map No. 74 to show a B4 (General Business District) zoning classification for 21100 and 21174 West McNichols Road where an R1 (Single-Family Residential District) zoning classification is currently shown in error.

15

CITY CLERK 2018 SEP 24 AM 11:03

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

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September 24, 2018

HONORABLE CITY COUNCIL

RE: Special District Review request by Gensler on behalf of the Church of Scientology for a proposed roof sign at 1 Griswold Street located within a PCA Public Center Adjacent District (Restricted Central Business District) zoning classification.


BACKGROUND

Before this Honorable Body is the request of the petitioner Gensler on behalf of the Church of Scientology to approve a proposed roof sign at 1 Griswold Street. This is the second time that this request is being submitted, as the petitioner has reapplied to the City Planning Commission (CPC) and the City Council.

On July 5, 2018 the Honorable Planning and Economic Development Standing Committee reviewed the request of Gensler on behalf of the Church of Scientology to erect a roof top sign on the building at 1 Griswold Street. At the Formal Session of July 10th the City Council voted to deny the request for the proposed roof top sign to be located at subject address.

At the time of the request the City Planning Commission submitted a report and recommendation along with plans and other related documentation. Attached, please see original report and materials that were submitted when this matter was first considered.

Respectfully submitted,


Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachments:
CPC original report and materials

cc: Maurice Cox, Director, PDD
David Bell, Director, BSEED
Lawrence T. Garcia, Corp. Counsel
Daniel Arking, Law Department

Alton James
Chairperson
Lauren Hood
Vice Chair/Secretary

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July 2, 2018

HONORABLE CITY COUNCIL

RE: Special District Review request by Gensler on behalf of the Church of Scientology for a proposed roof sign at 1 Griswold Street located within a PCA Public Center Adjacent District (Restricted Central Business District) zoning classification (**RECOMMEND APPROVAL**)

BACKGROUND

On June 21, 2018 the Planning and Economic Development Standing Committee reviewed the request of Gensler on behalf of the church of Scientology for a signage package, which was subsequently approved by Your Honorable Body on July 26.

At that time, CPC staff's June 18th report indicated that a separate proposal for a roof sign at the same location would possibly be forthcoming subsequent to action by the Board of Zoning Appeals (BZA). On June 19th, the Board of Zoning Appeals took action that has now advanced this matter to this Honorable Body for PCA Public Center Adjacent District (Restricted Central Business District) review.

The subject property is proposed to host as the Detroit location for the Church of Scientology. ¹As previously reported the building is estimated to have recently undergone and is currently working to complete \$8 million in renovation work. The property is located within a PCA (Restricted Central Business District) zoning classification, and therefore any exterior alteration to the premises requires the approval of Your Honorable Body subsequent to the review and recommendation from the Planning and Development Department (PDD) and CPC.

The subject property, 1 Griswold, was at one point occupied by the entity, "Raymond James." However, the building has been under the ownership of the Church of Scientology and/or affiliates for more than ten years now.

Section 61-6-42 of the Zoning Ordinance prescribes that, "*roof signs shall be prohibited in all areas zoned in a residential district classification and in all B1, B2, SD1, SD2, PCA Districts, and Traditional Main Street Overlay areas.*" However, the subject building currently has a sign structure that has existed since the previous owner and still carries the Raymond James signage and exists as a legal-nonconforming structure.

¹ <http://www.craigslist.com/article/20170719/news/634321/church-of-scientology-to-spend-8-million-to-renovate-its-vacant>

REQUEST

Gensler on behalf of The Church of Scientology is proposing to replace the existing Raymond James message board and ticker signs (there are currently two of them), with one single roof sign. The proposal would use the aforementioned non-conforming steel frame mounting structure, but replace the actual signage with what is being proposed. The proposed sign is planned to be less square footage than the existing signs per section 61-15-34 of the zoning ordinance, which dictates that a nonconforming structure may be enlarged, altered, or expanded where the enlargement, alteration or expansion does not increase the extent of the nonconformity. The total square footage for the proposed "Scientology" sign is 203 square feet.

This matter was forwarded to the BZA. The BZA granted a variance to change an existing non-conforming use (that being, the Raymond James sign for the Scientology sign) which they deemed as less obtrusive because the proposed sign is planned to be smaller dimensionally, than the existing sign.

In addition the Historic District Commission has issued a Certificate of Appropriateness application #17-5090 (see attachment) finding that the proposed "Scientology" sign is appropriate for the Detroit Financial Historic District. The Planning and Development Department has also reviewed the proposed signage plan and has recommended approval (see attachment). The staff of the City Planning Commission (CPC) has received and reviewed a the roof sign permit application from Gensler on behalf of The Church of Scientology for the property located at 1 Griswold Street.

The Church of Scientology is requesting the approval of a roof sign via their consultant, Gensler, to place a 40' 6" x 5'0" (203 sq. ft.) The roof sign is planned to consist of reverse channel letters with LED halo illumination. The sign is to have no flashing lights or animation.

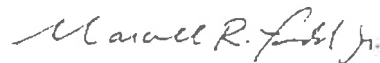
The "Scientology" roof sign is planned to utilize the same steel sign framing structure that currently exists at site, replacing the Raymond James message board and ticker signs (two in total) that currently reside at this subject site. Based on the buildings calculable street frontage that the subject building is allowed, the sign is within the maximum signage space per Sec. 3-6-7 of the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATION

CPC staff (consistent with the HDC and PDD's recommendations) finds the proposed signage to be consistent with the existing architecture of the building and the surrounding context. The sign had been a component of the building for decades. The signage meets the intent and spirit of the Zoning Ordinance and subject PCA zoning district as well as the allowable signage dimensional space according to Chapter 3 of the City Code.

Therefore, CPC staff recommends approval of the signage proposal with the condition that sign not utilize any animated or flashing component. Attached please find a resolution for consideration by Your Honorable Body.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, Staff

Attachments:
Resolution
Plans

July 2, 2018

BY COUNCIL MEMBER _____ :

WHEREAS, the City Planning Commission has received a sign permit application from Gensler for the installation of a “Scientology” roof sign for “The Church of Scientology” at property located at 1 Griswold, which is located within a PCA Public Center Adjacent District (Restricted Central Business District) zoning classification; and

WHEREAS, the proposed installation would result in the alteration of the buildings current roof top signage; and

WHEREAS, Section 61-11-96 of the Detroit Zoning Ordinance requires City Council approval of such work after review and recommendation by the City Planning Commission and the Planning and Development Department; and

WHEREAS, the Board of Zoning Appeals has found that the existing steel frame roof structure was not abandoned and is a continuing nonconforming structure per 61-15-34 of the Zoning Ordinance; and

WHEREAS, the proposed roof sign has been properly reviewed and found to be complementary to the architecture of the building, consistent with the provisions of Chapter 3 of the City Code and also consistent with the spirit and intent of the PCA zoning district classification.

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council approves the design and appearance of the proposed roof sign as described in the foregoing communication from the City Planning Commission and depicted in the drawings attached hereto with the condition that sign not utilize any animated or flashing component.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 808
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WWW.DETROITMI.GOV

June 13, 2018

Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: BZA Case 29-18

1 Griswold St.

Honorable Board Members,

P&DD has reviewed the proposed project as authorized under Section 61-3-113(5) and 61-3-216(c) related to any case before the BZA, and Section 61-2-31(3) related to zoning districts and site area, and offers the following site plan review analysis (pursuant to Section 61-4-74) for consideration. P&DD Site Plan Review staff has reviewed the site plan and listed the deficiencies listed under item III. The petitioner therefore, requests BZA review and consideration.

I Description of the Proposed Use and the Site

The petitioner, Kal Mansour is requesting to reface an existing, accessory, nonconforming identification roof sign, while maintaining the existing sign structure. A new, approximately 203 square foot new sign face is proposed with halo lit channel letters. The sign is located in a PCA (Restricted Central Business District) zoning district. The current legal use is Office, established under BSEED Permit# 27611, on 4/16/1927.

The subject site is located within the Financial District Historic District. The petitioner obtained Certificate of Appropriateness from the Historic District Commission (Application# 17-5090 dated May 3, 2017). The Certificate of Appropriateness also approved signage at the entry door on the east elevation, and a vertical blade sign, located at the southeast corner of the building. This BZA case is only considering the nonconforming identification roof sign.

Per Sec. 61-2-52 of the Zoning Ordinance, the Board shall hear and decide requests which involve nonconforming uses, nonconforming structures, nonconforming lots and other nonconformities that came into existence legally, but do not comply with one (1) or more requirements of this Zoning Ordinance.

Per Sec. 61-6-42 of the Zoning Ordinance, roof signs shall be prohibited in PCA Districts on buildings that are less than five hundred (500) feet in height. This roof sign was legally established and is nonconforming.



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Per Sec. 61-6-111(d) of the Zoning Ordinance, Identification signs in accordance with the provisions of Sec. 61-6-42 of this Code and subject to the approval of the City Planning Commission as to size, location, and general design.

Surrounding zoning consists of the PCA (Restricted Central Business District) to the north, west and east, and the PC (Public Center) zoning district, to the south across Jefferson Ave.

II Site Plan Review Summary

Per the sign plan, the new signage will be mounted on the existing structure. The proposed sign will measure 40' 6" X 5'.

The BZA application requests to modify the decision of BSEED to deny that any alterations be made on the existing nonconforming, identification roof sign without obtaining approval from the BZA.

III Deficiencies

Sec. 61-15-34-Expansion of Nonconforming Uses

- Per the Zoning Ordinance, a nonconforming structure may be enlarged, altered, or expanded where the enlargement, alteration, or expansion does not increase the extent of nonconformity.
- Per the sign plan, the existing structure will be used and the total amount of proposed signage (280 square feet), is within the maximum allowable signage (411 square feet) for this building based on street frontage. The Board needs to make the determination that the proposed alterations to the existing nonconforming identification roof sign does not increase the extent of nonconformity. BZA review and approval is required in order to obtain the appropriate sign permit from BSEED and re-face the sign.

IV Other Comments

The Master Plan of Policies Future General Land Use designation of CM (Major Commercial) is consistent with the proposed use. The subject site is located in the Central Business District. CM areas are generally distinguished by high-density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking located on the street or in structures. Ground level activity should be pedestrian oriented.



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The Planning and Development Department has listed the deficiencies and approved the site plan with the following conditions:

1. Petitioner shall obtain the appropriate BZA approval for alterations to the existing nonconforming identification roof sign.
2. The proposed alterations to the nonconforming identification roof sign shall not include animation, or include flashing lights.
3. Petitioner shall obtain final approval for the nonconforming identification roof sign from the City Planning Commission.

Respectfully,

H. Sharpley, City Planner
Office of Zoning Innovation
Planning & Development

CC: Greg Moots



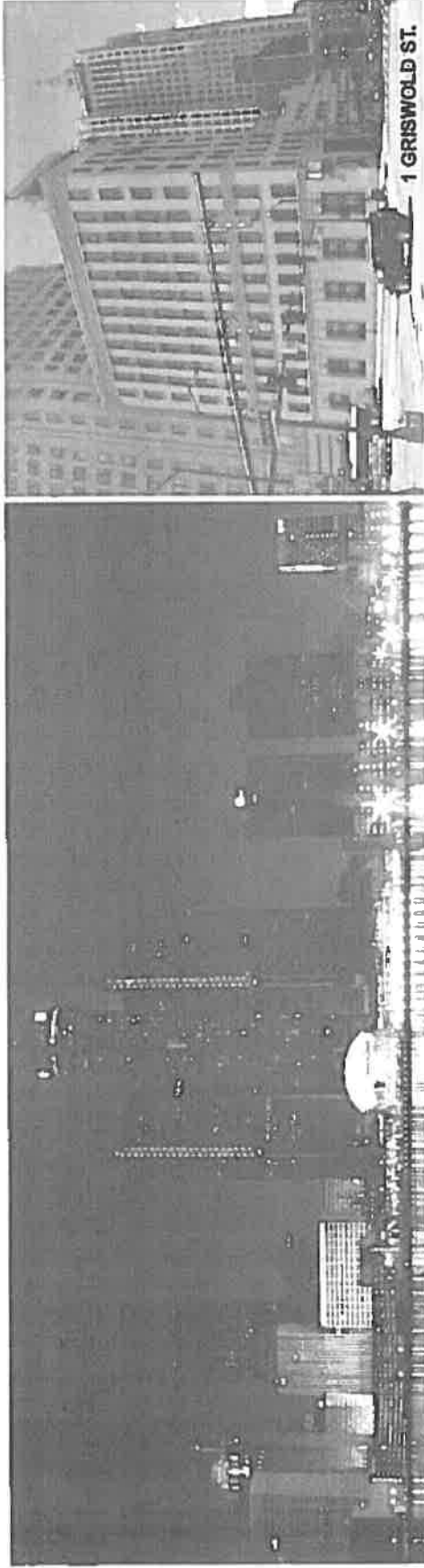
The Church of Scientology

Detroit, Michigan - Class V ORG.

Signage and Wayfinding
February 17, 2017

Gensler

Project Location

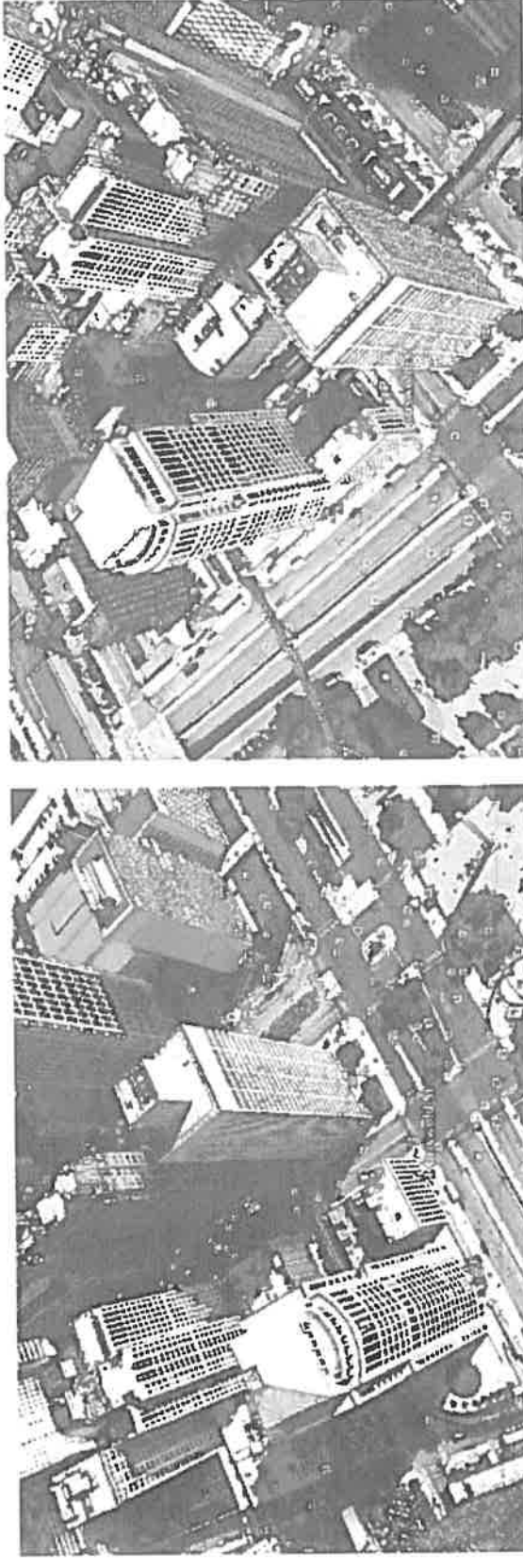
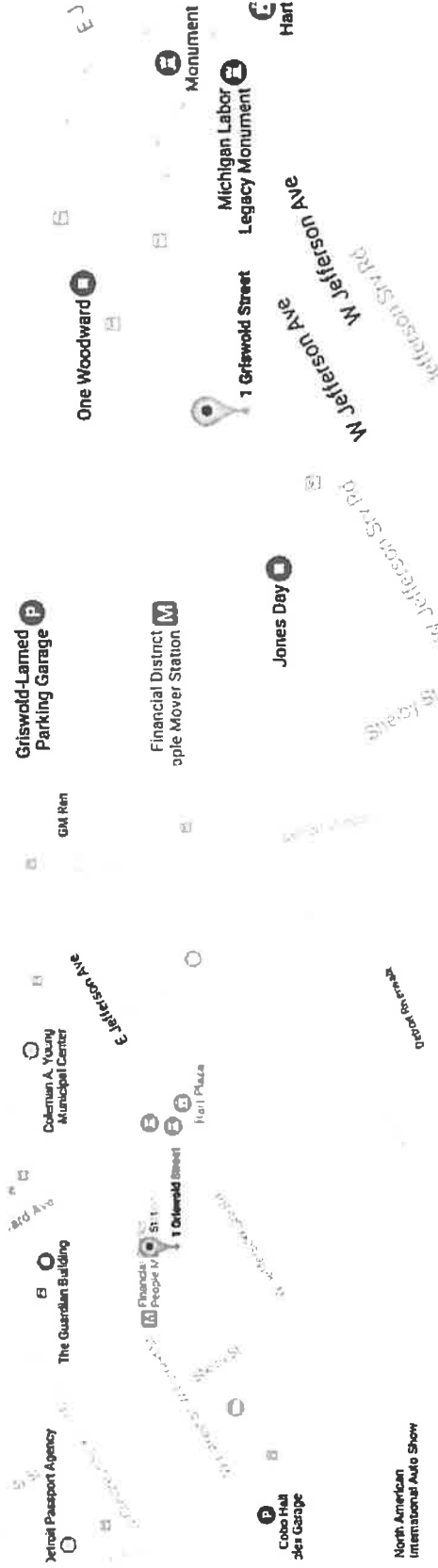


Project Name: CSI Detroit
Project Number: 05.7418.044



Document Date: 12.15.2016
Sheet Title: Project Location

Project Location



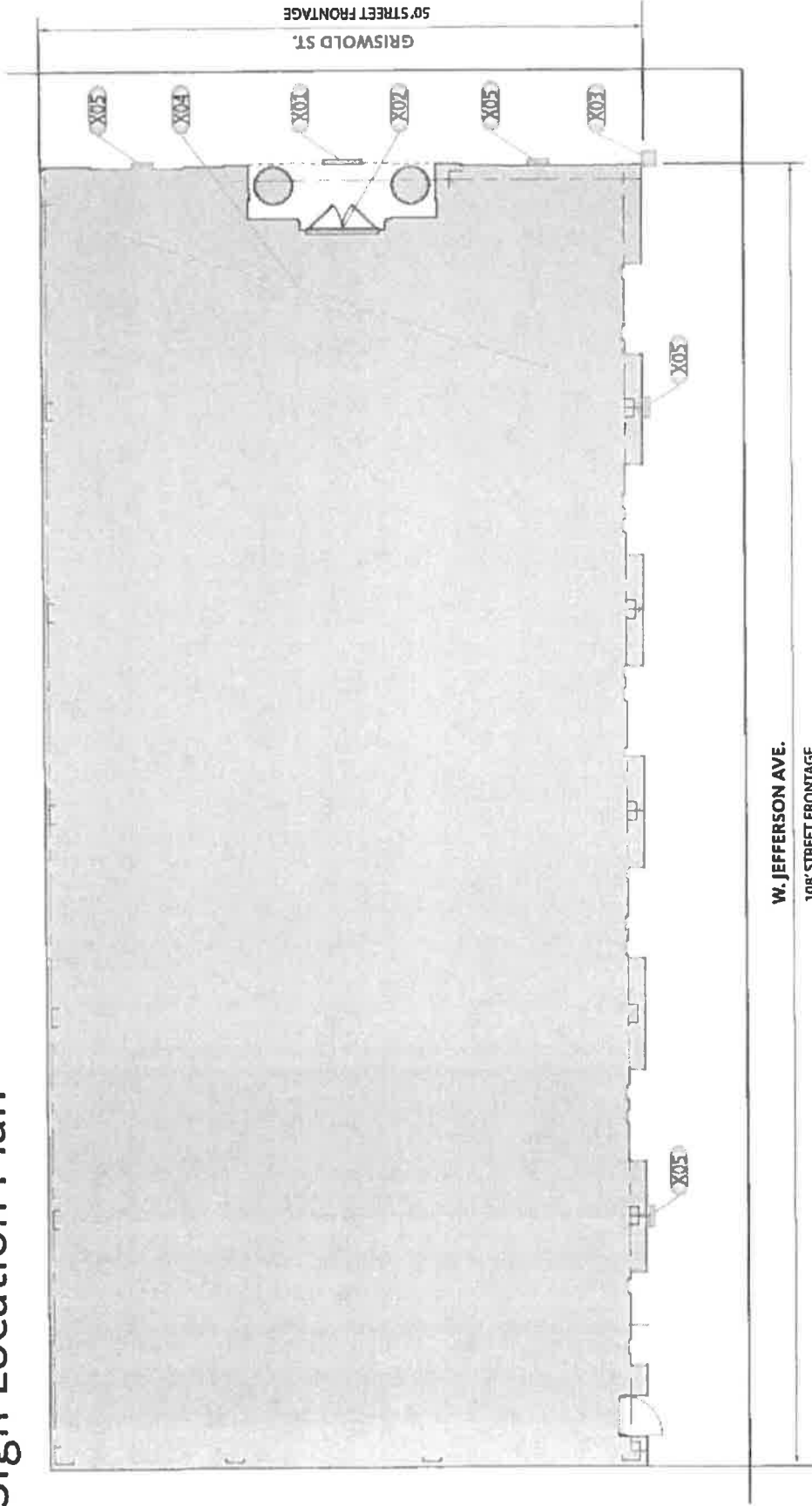
Sign Location Plan

Gensler

Project Name: CSI Detroit
Project Number: 05.7418.044



Document Date: 12.15.2016
Sheet Title: Sign Location Plan



SUMMARY OF SIGN TYPES

- X01 CHURCH/BUILDING IDENTITY SYMBOL WALL SIGN
- X02 CHURCH/BUILDING IDENTITY WORDMARK WALL SIGN
- X03 CHURCH/BUILDING IDENTITY PROJECTING SIGN
- X04 CHURCH/BUILDING IDENTITY ROOF-TOP SIGN
- X05 CHURCH SYMBOLLOGY - DECORATIVE ROSETTE

G.04

CSJ DETROIT
1 Griswold Street

SIGN NUMBER	SIGN DEFINITION	SIGN TYPE DESCRIPTION	SIGN LOCATION	BY RIGHT PER PCA/ZONING SIGN CODE	HEIGHT	WIDTH	AREA (SF)	TOTAL AREA (SF)	QUANTITY	ILLUMINATION
X01	BUSINESS IDENTITY	WALL SIGN (CROSS) NON-SIGN ELEMENT* Per Code - not to be included in area calculations	NORTH ELEVATION (GRISWOLD)	X	10'-2" H.	7'-3"	35.5 SF	Not included	1 TOTAL	REVERSE CHANNEL CROSS - LED HALO ILLUMINATION
X02	BUSINESS IDENTITY	WALL SIGN	NORTH ELEVATION (GRISWOLD)	X	8" H	5'-8"	3.75 SF	3.75 SF	1 TOTAL	REVERSE CHANNEL LETTERS - LED HALO ILLUMINATION
X03	BUSINESS IDENTITY	PROJECTING SIGN	NORTH ELEVATION (GRISWOLD)	X	17'-10"	42"	62.4 SF EA. SIDE 187.2 SF TOTAL FOR THREE SIDES	187.2	1 (3 SIDED)	REVERSE CHANNEL CROSS - LED HALO ILLUMINATION W/ FACELIT CHANNEL LETTERS
X04	BUSINESS IDENTITY	ROOF SIGN (not to exceed the area and width of the previous sign)	CORNER LOCATION (GRISWOLD AND JEFFERSON)	X	5'-0"	40'-6"	202.5 SF	202.5	1 TOTAL	REVERSE CHANNEL LETTERS - LED HALO ILLUMINATION
X05	OWNER SYMBOLOGY	DECORATIVE ARCHITECTURAL ELEMENT - ROSETTE - New architectural decorative element - not a sign)	NORTH ELEVATION (GRISWOLD) AND EAST ELEVATION (JEFFERSON)	X	3'-0"	3'-0"	9 SF	Not included	4 TOTAL	NO

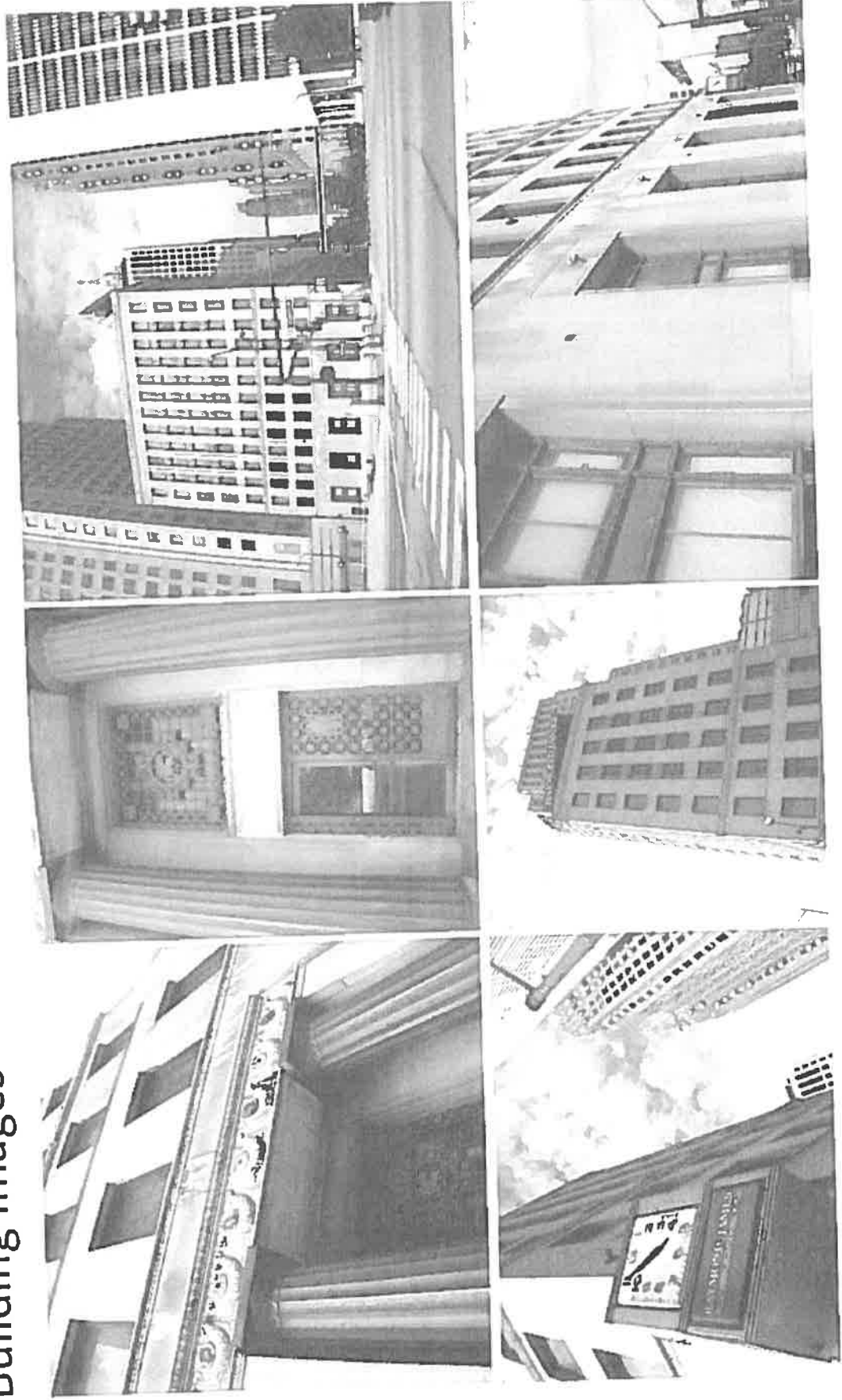
TOTAL AREA 989.7

STREET FRONTAGE: GRISWOLD ST. - 50' JEFFERSON ST. - 108'
 Allowable area - Griswold - 50' W x 115' H = 5750 SF x 20% = 1150 Allowable - exceeds max. Use 500 SF
 20% of Building frontage elevation w/max area 500 SF
 Jefferson - 108' W x 115' H = 12,420 SF x 20% = 2484 Allowable - exceeds max - Use 500 SF

A. Except for businesses regulated under sections 3-6-7(e) and (f) of this Code, each business is entitled to a minimum of thirty-two (32) square feet of business sign area, regardless of the business's building frontage elevation or street frontage. Except for businesses within developments that require city council approval of plans, the maximum total area of all business signs for each business shall be the greater of twenty (20) percent of a business' building frontage elevation or one (1) square foot per each linear foot of business street frontage, not to exceed a total of five hundred (500) square feet.

Available Signage area = 20% of Building frontage elevation not to exceed 500 SF

Building Images



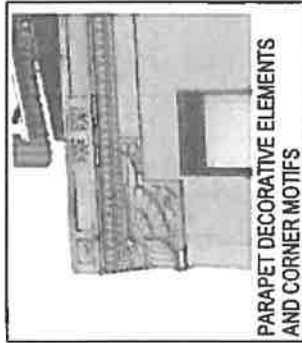
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Sheet Title: Building Images

Project Name: CSI Detroit
Project Number: 05.7418.044

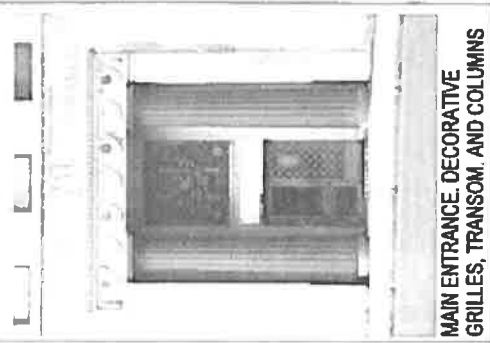


Building Elevation Details

REPRESENTATIVE DETAILS:
 EXISTING ELEMENTS TO BE MAINTAINED AND PROTECTED
 DURING CONSTRUCTION. SURFACES TO BE CLEANED AND
 RESTORED TO LIKE-NEW CONDITION



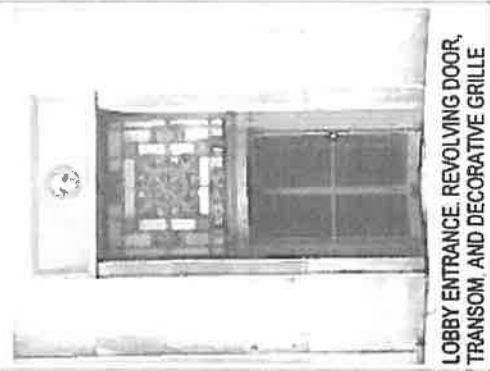
PARAPET DECORATIVE ELEMENTS
 AND CORNER MOTIFS



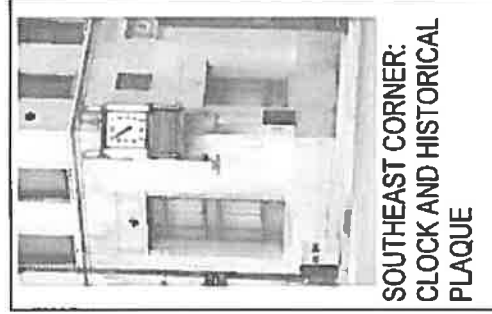
MAIN ENTRANCE. DECORATIVE
 GRILLES, TRANSOM, AND COLUMNS



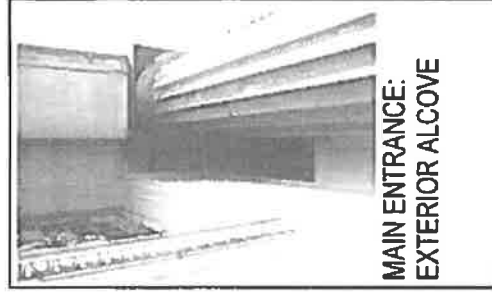
MAIN RECEPTION ENTRANCE TRANSOM
 AND DECORATIVE GRILLE



LOBBY ENTRANCE. REVOLVING DOOR,
 TRANSOM, AND DECORATIVE GRILLE



SOUTHEAST CORNER:
 CLOCK AND HISTORICAL
 PLAQUE



MAIN ENTRANCE:
 EXTERIOR ALCOVE



DETAIL: HISTORICAL
 PLAQUE



Project Name: CSI Detroit
 Project Number: 05.7418.044

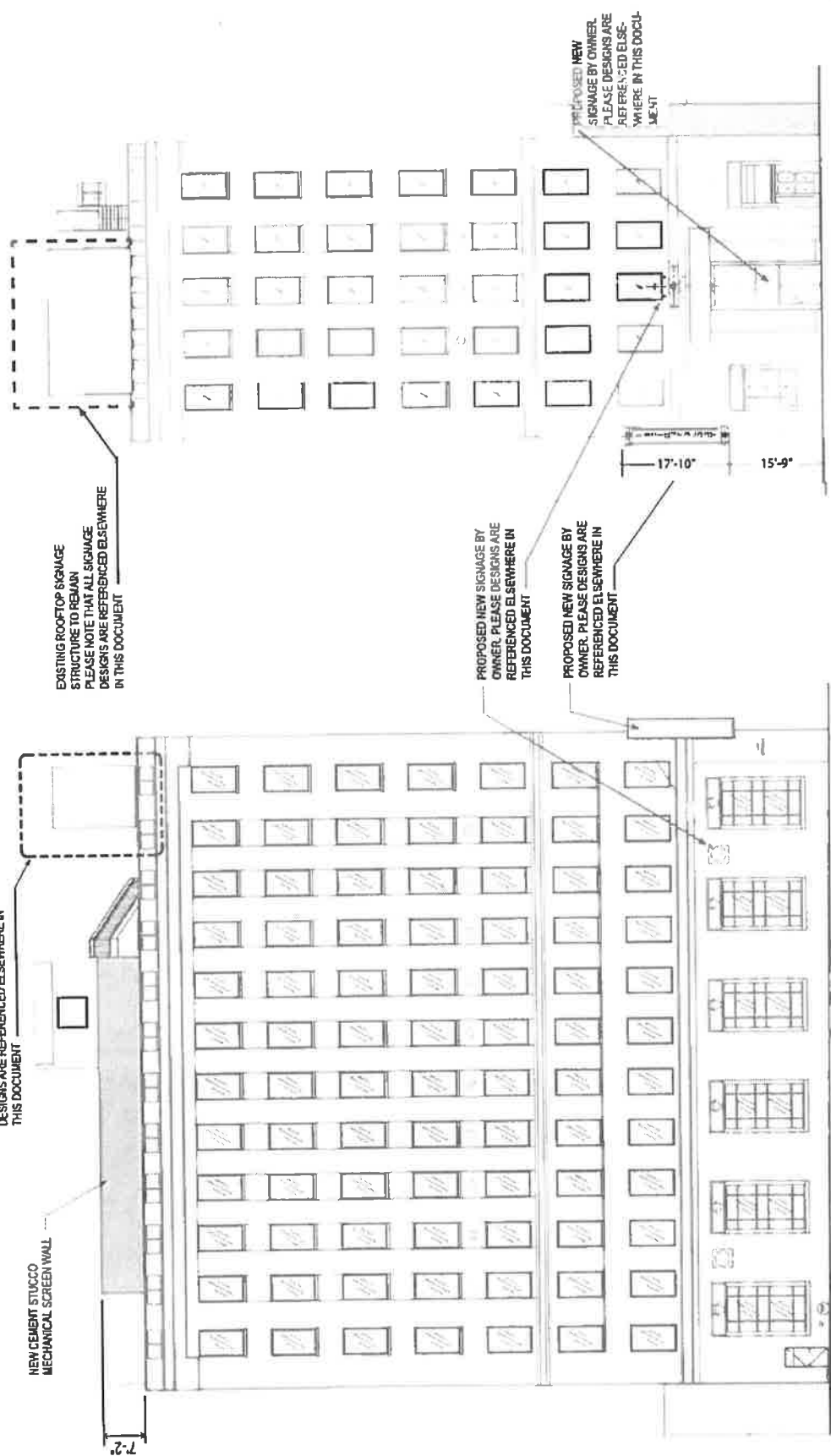
Document Date: 12.15.2016
 Sheet Title: Building Elevation Details

Sign Location Elevation Detail

Project Name: CSI Detroit
Project Number: 05.7418.044



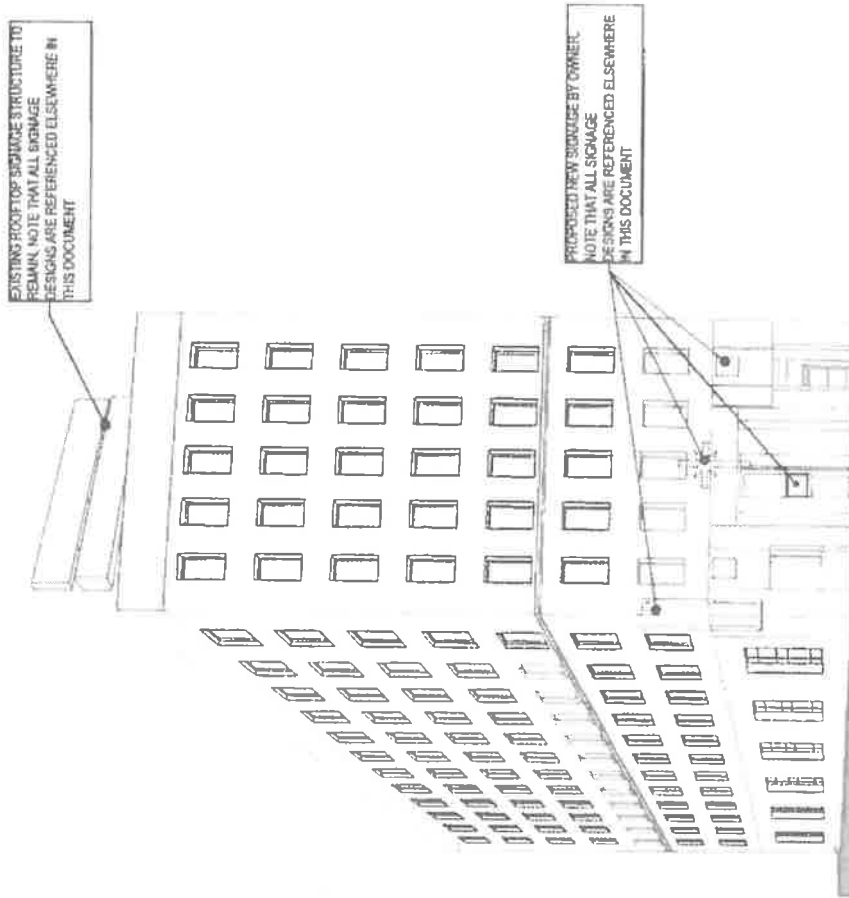
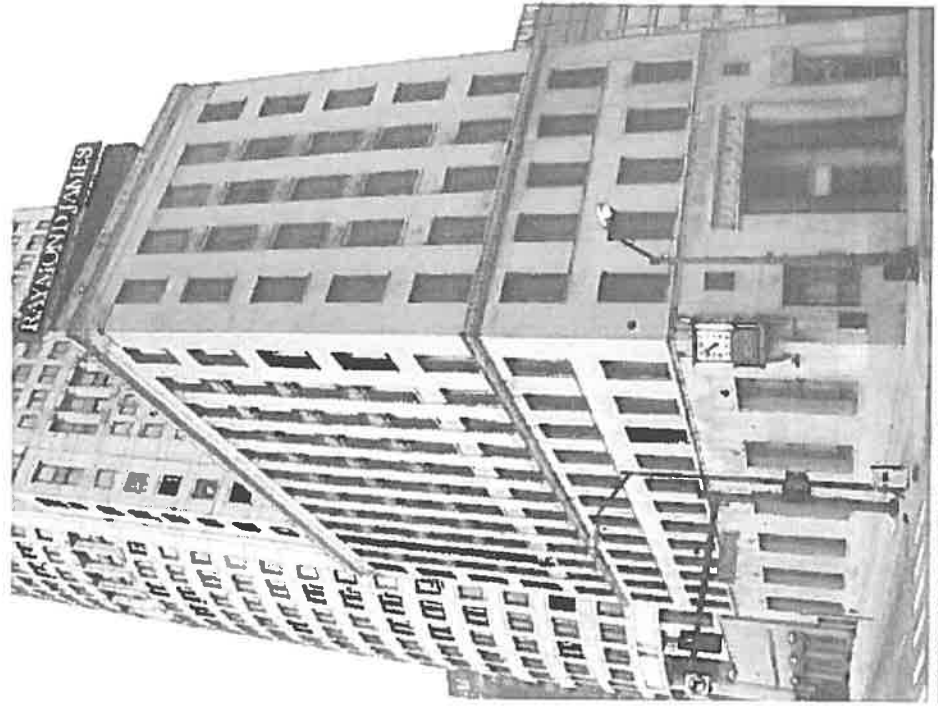
Document Date: 12.15.2016
Sheet Title: Applicable Sign Code References



GRISWOLD ST. ELEVATION

W. JEFFERSON ST. ELEVATION

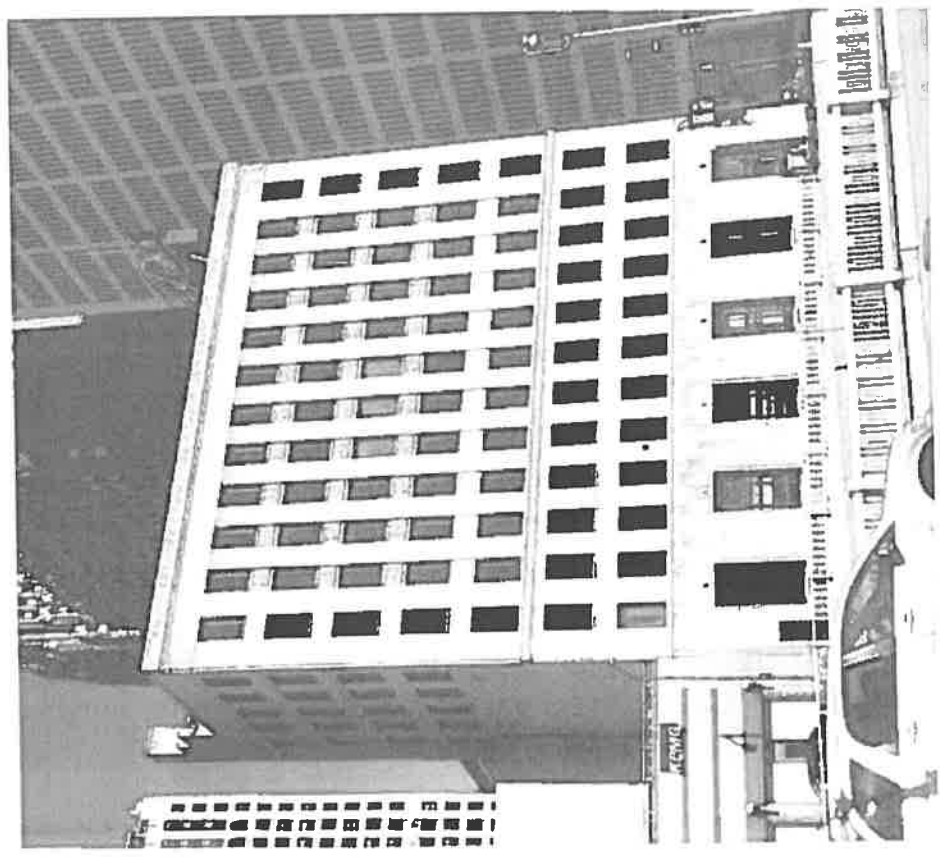
Sign Location Elevation Detail



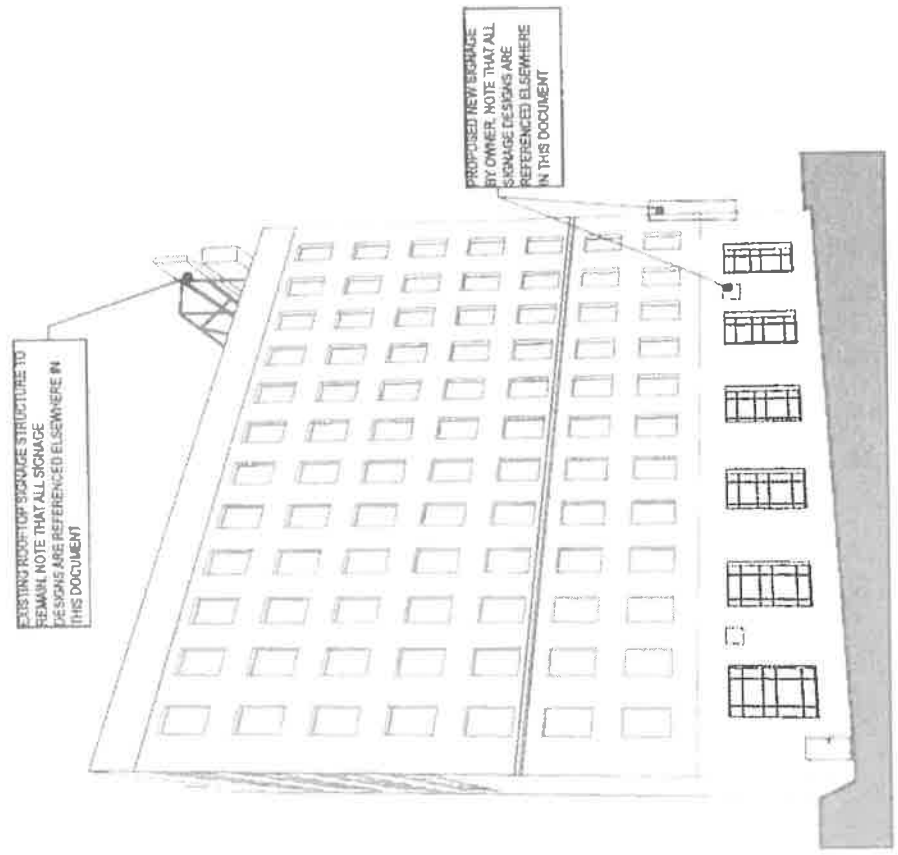
RENDERING OF PROPOSED CHANGES - GRISWOLD /W JEFFERSON INTERSECTION



Sign Location Elevation Detail



EXISTING CONDITIONS - W JEFFERSON STREET PEDESTRIAN VIEW

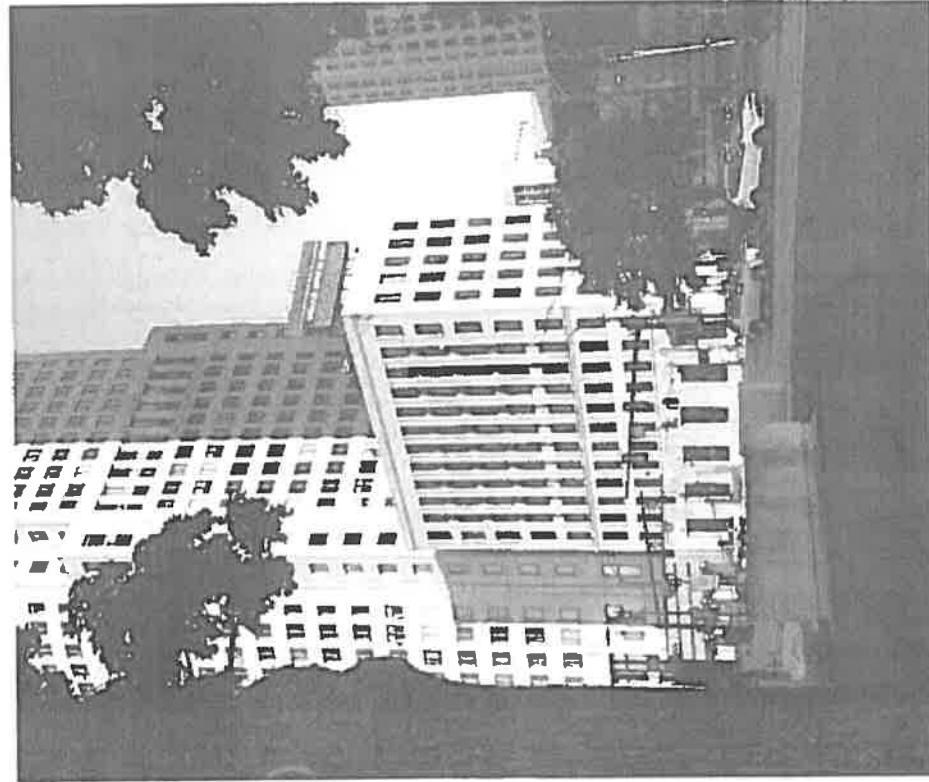


EXISTING SIGN STRUCTURES TO REMAIN. NOTE THAT ALL SIGNAGE DESIGNATIONS ARE REFERENCED ELSEWHERE IN THIS DOCUMENT

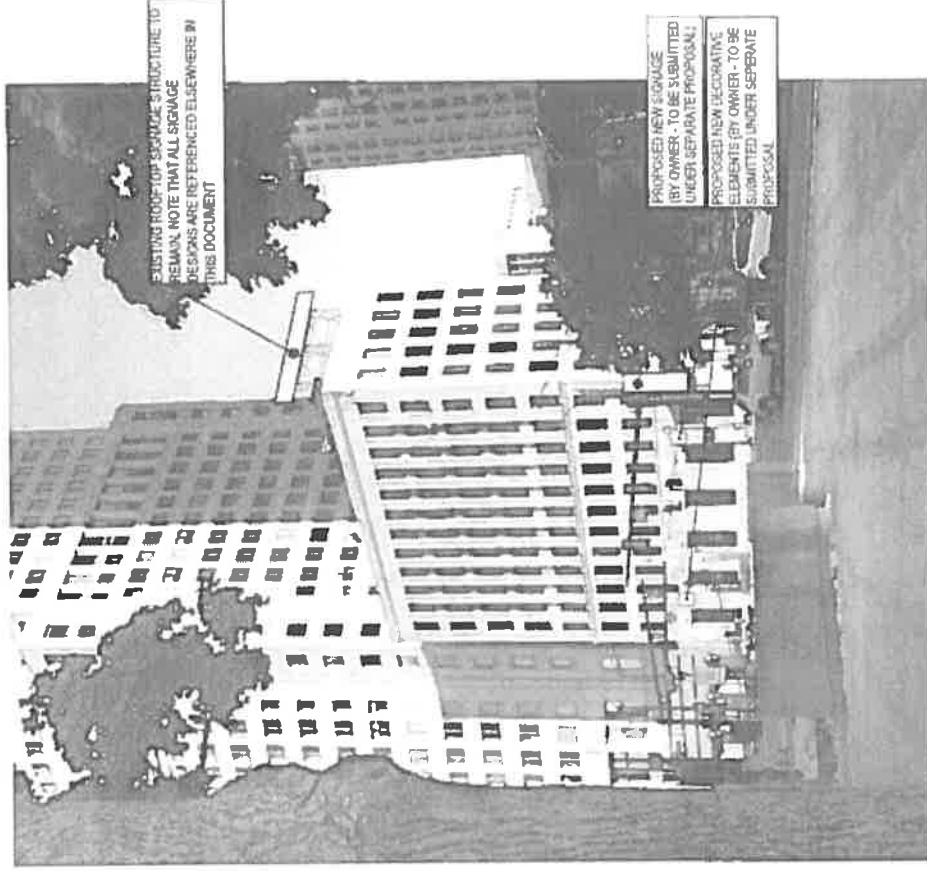
PROPOSED NEW SIGNAGE BY OWNER. NOTE THAT ALL SIGNAGE DESIGNATIONS ARE REFERENCED ELSEWHERE IN THIS DOCUMENT

RENDERING OF PROPOSED CHANGES - W JEFFERSON STREET PEDESTRIAN VIEW

Sign Location Elevation Detail

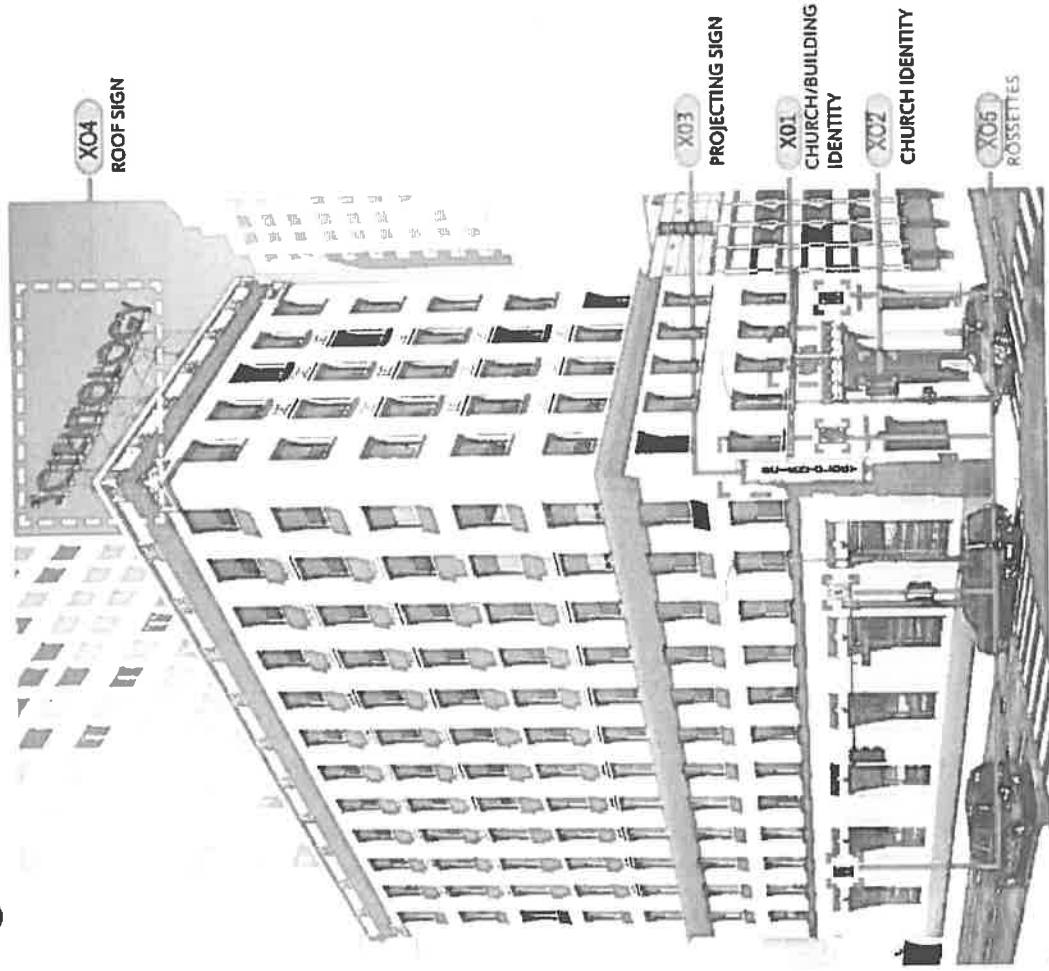


EXISTING CONDITIONS
PEDESTRIAN PERSPECTIVE VIEWED FROM HART PLAZA



RENDERING OF PROPOSED CHANGES
PEDESTRIAN PERSPECTIVE VIEWED FROM HART PLAZA

Sign Location Elevation

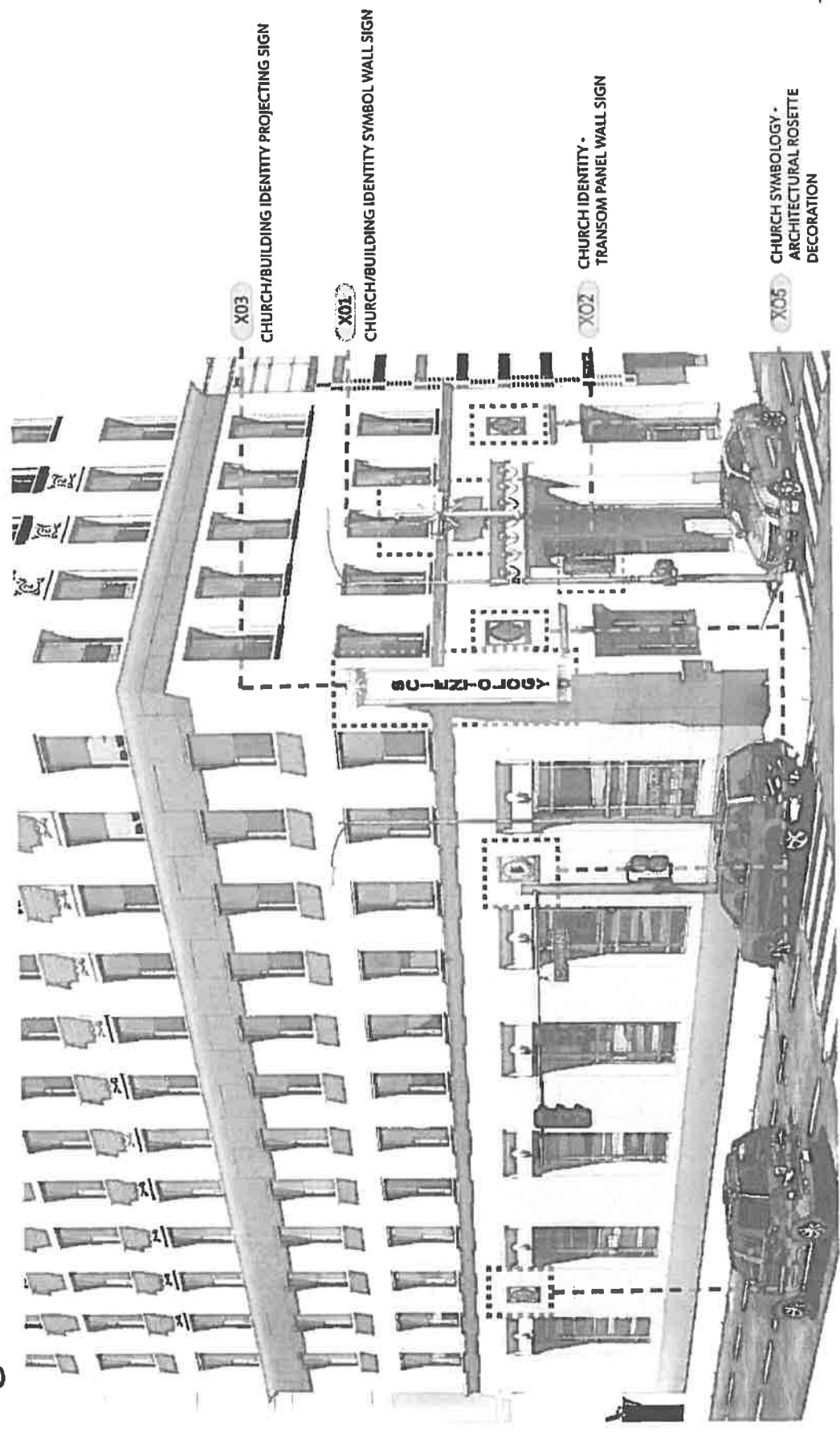


Document Date: 12.15.2016
Sheet Title: sign Location Elevations

Project Name: CSI Detroit
Project Number: 05.7418.044



Sign Location Elevation Detail



Project Name: CSI Detroit
Project Number: 05.7418.044

Document Date: 12.15.2016
Sheet Title: Sign Location Elevation Detail

TYPOGRAPHY, COLOR, & MATERIALS

Genster

1 | FONT FAMILY: Mostra One

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Project Name: CSI Detroit
Project Number: 05.7418.044



2 | COLOR FLASH:

- PANTONE DS 217-3C
- PANTONE DS 32-2C
- PANTONE DS 166-3C
- PANTONE DS 142-4C
- PANTONE DS 281-4C
- PANTONE DS PROCESS BLACK 50%
- PANTONE DS 1-1C

3 | COLORS AND MATERIALS:

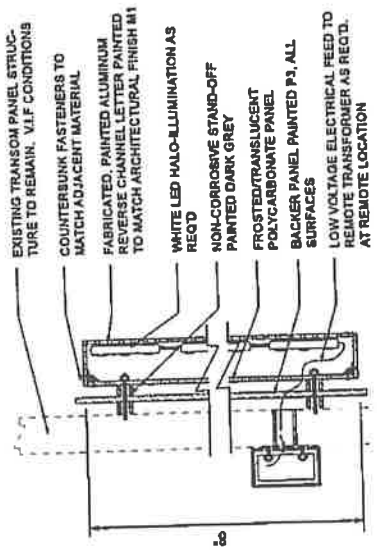
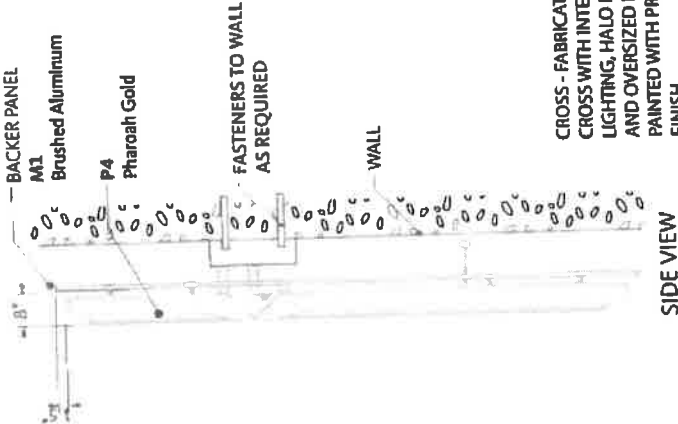
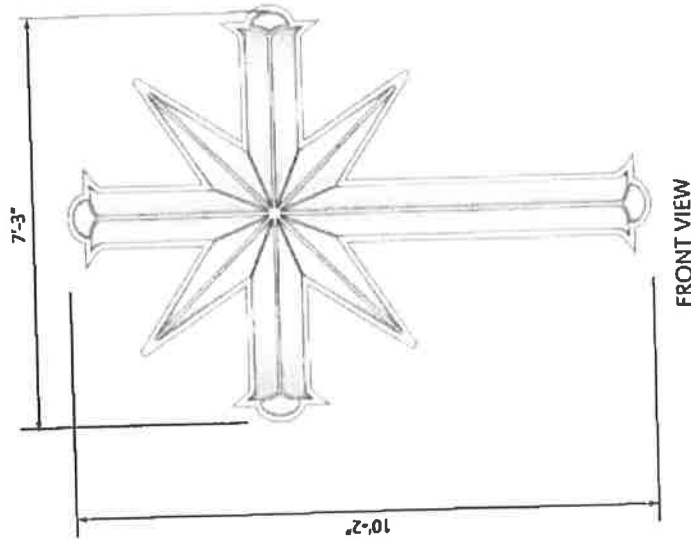
PAINT COLORS

P1	BENJAMIN MOORE LINEN WHITE
P2	DUNN EDWARDS DEA157 DEEP CRIMSON
P3	DUNN EDWARDS DE5823 BLUEBERRY MUFFIN
P4	MODERN MASTER ME660 PHAROAH'S GOLD

METAL
M1

BRUSH / HORI
ALUMINIUM

Sign Type X01



Project Name: CSI Detroit
Project Number: 05.7418.044

Document Date: 12.15.2016
Sheet Title: Exterior Sign Type X01 - Cross

Code Reference

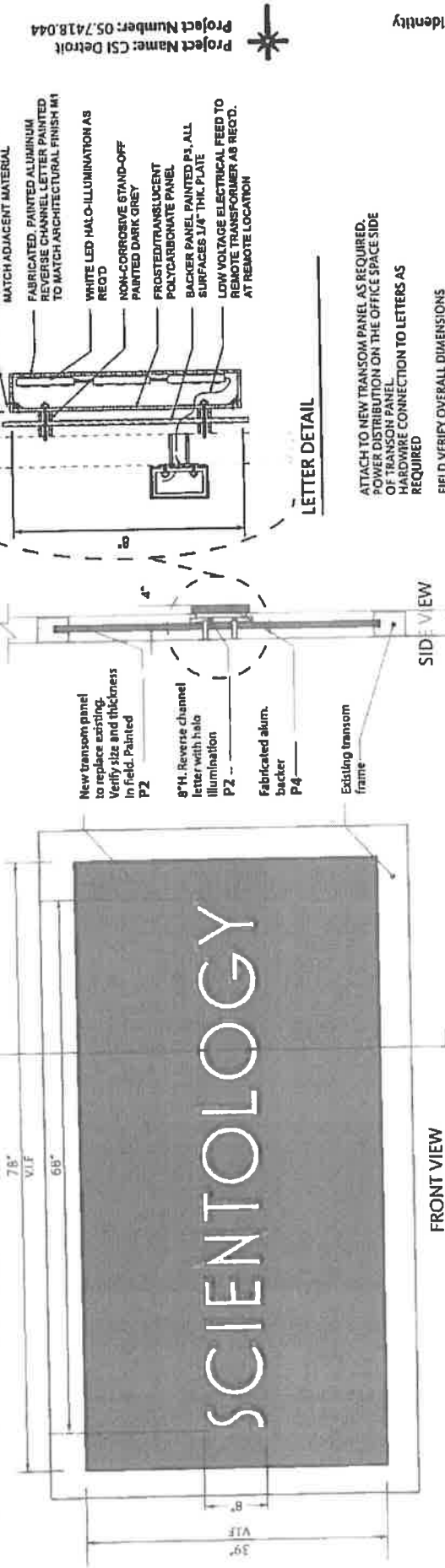
- Building Entrance ID Sign (located over main entry)
- COS calls for an Identification Sign according to the Detroit Zoning Ordinance
- Article VI : Sec. 61-6-111 (d) states that Identification signs are permitted in the PCA District; also states that it is subject of approval by the City Planning Commission as to size, location, and general design
- Article VI: Sec. 61-6-14 states that not less than 75% of the area must identify the entity that occupies the building. 25% of sign area can offer supplementary information directly related to the "principal or accessory uses of the property"

CROSS - FABRICATED PRISMATIC CROSS WITH INTERNAL LED LIGHTING, HALO ILLUMINATION, AND OVERSIZED BACKER PANEL PAINTED WITH PROJECT BRONZE FINISH

X02 BUSINESS IDENTITY - WALL SIGN
SCALE: 1/2" = 1'-0"

Sign Type X02

Genster

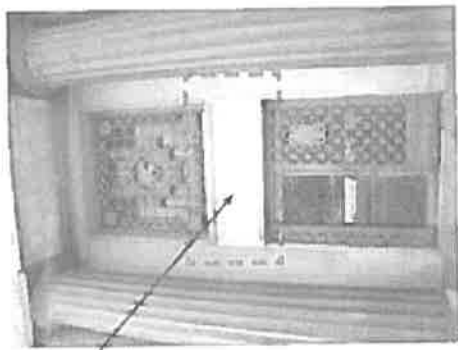


Project Name: CSI Detroit
Project Number: 05.7418.044

Document Date: 12.15.2016
Sheet Title: Exterior Sign Type X02 - Business Identity

EXISTING CONDITION:
TRANSOM PANEL ABOVE
DOUBLE ENTRY DOORS.

NEW TRANSOM SIGN PANEL
TO REPLACE EXISTING
TRANSOM

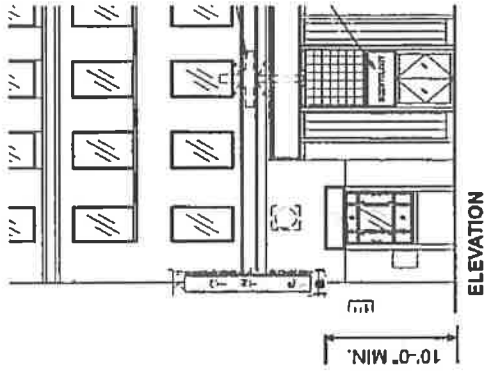


- Code Reference**
- Building Entrance ID Sign (located over main entry)
 - COS calls for an Identification Sign according to the Detroit Zoning Ordinance
 - Article V1 : Sec. 61-6-111 (d) states that Identification signs are permitted in the PCA District; also states that it is subject of approval by the City Planning Commission as to size, location, and general design
 - Article VI: Sec. 61-6-14 states that not less than 75% of the area must identify the entity that occupies the building. 25% of sign area can offer supplementary information directly related to the "principal or accessory uses of the property"

Sign Type X03

Gensler

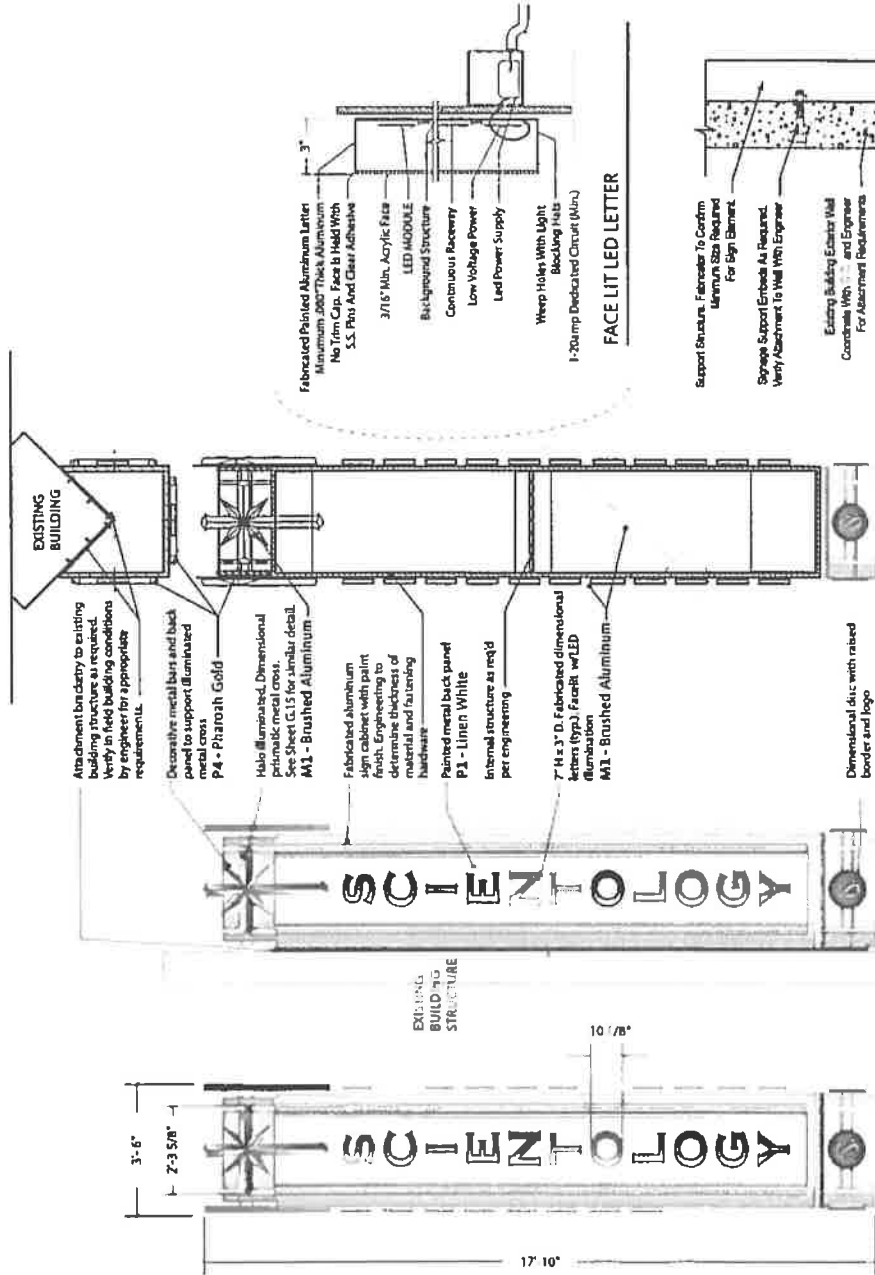
Project Name: CSI Detroit
Project Number: 05.7418.044



ELEVATION

Code References

- 1) Blade Sign location: existing art deco clock
- COS calls for a Projection/Illuminate sign according to the Detroit Zoning Ordinance
- Article VI: Sec. 61-6-112 states that projection signs are permitted in the PCA district if they do not project more than 12' into a public "right-of-way"
- Article XVI: Sec. 61-16-162: definition of right-of-way- suggests that sidewalk is not include in this definition
- Article VI: Sec. 61-6-37 state that projecting sign heights cannot exceed the maximum building height in its district
- Article XIII: Sec. 61-13-65: building height limit in PCA district is 35'
- Article XIII: Sec. 61-13-154 states that adjacent buildings can establish a contextual height limit, to be able to exceed 35'



3 | Blade Front Section

2 | Blade Return Sides

1 | Blade Sign Front

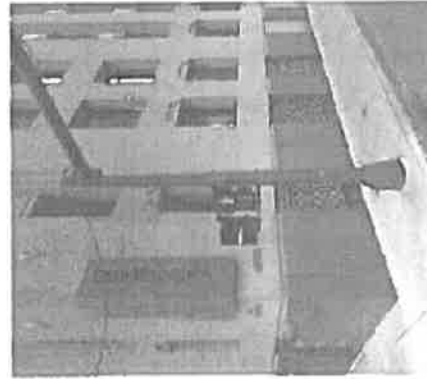
PROJECTING SIGN 3 SIDED
SCALE 3/8" = 1'-0"



G.17

BRACKET AT EXTERIOR BUILDING WALL

Sign Type X03 - Precedent Projecting Sign Images



BANK OF AMERICA (GUARDIAN BUILDING)
500 GRISWOLD STREET



START GALLERY
206 E GRAND RIVER AVENUE



CITY MARKET
575 BRUSH STREET



TOWN PUMP TAVERN
100 W MONTCALM STREET



CENTAUR BAR
2233 PARK AVENUE



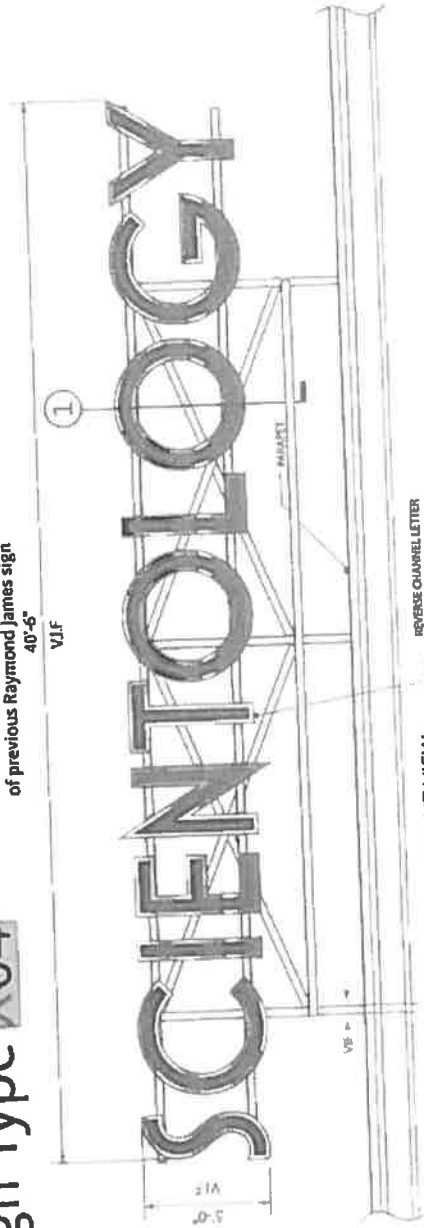
TALMER WEST BANK (PENOBSCOT BUILDING)
645 GRISWOLD STREET

PROPOSED CORNER SIGNAGE - EXAMPLE PRECEDENTS



Sign Type X04

Note: New roof top sign area to not exceed area of previous Raymond James sign 40'-6"

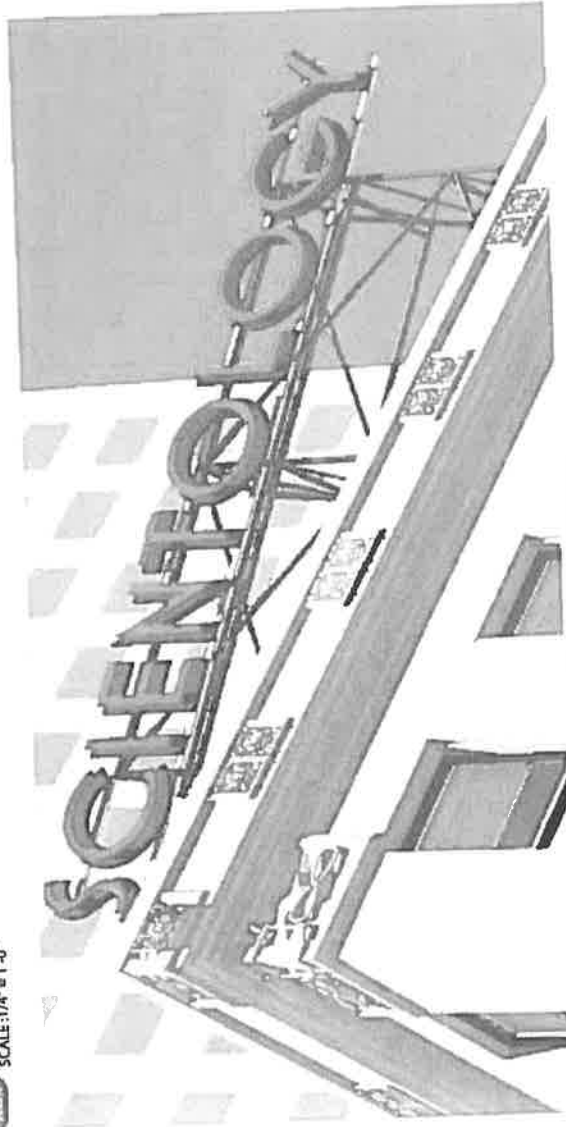


FRONT VIEW

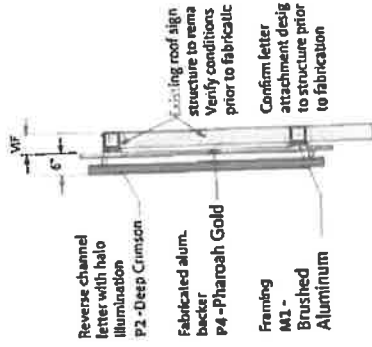
REVERSE CHANNEL LETTER WITH BACKER, HALO ILLUMINATION

PROJECTING SIGN - 3 SIDED
SCALE: 1/4" = 1'-0"

X04



DETAIL VIEW - PROPOSED REPLACEMENT ROOF-TOP SIGN



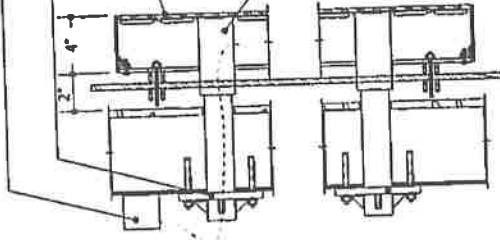
SIDE VIEW

Remote power supply with low voltage feed for each letter

Structural supports as required by structural engineering calculations, to be attached to existing structure. P4

Fabricated aluminum reverse channel letters with High Power internal halo LED and diffused clear polycarbonate backs. Face and returns painted P3

Welded support mechanically attached to structural support P4

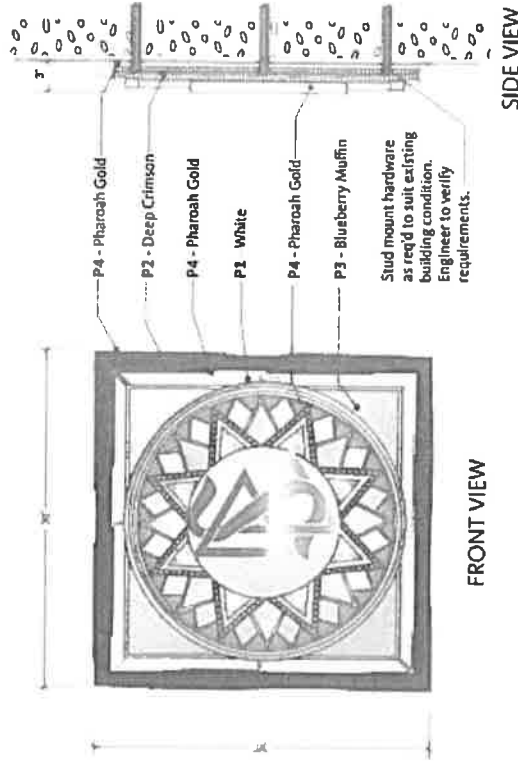


1 LETTER DETAIL - REVERSE CHANNEL HALO ILLUMINATION
SCALE: 1 1/2" = 1'-0"



Sign Type X05

Gensler



Dimensional metal symbol fabricated and painted for exterior installation. 4 Total.
Stud mount to exterior wall as necessary.

Code References

- Article VI: Sec. 61-6-2 states that "a sign shall not include any display of official court or public agency notices, or the flag, emblem or insignia of a nation, political unit, school, or religious group."
- This excludes these items from being signage, and relegates them to art or decoration

Project Name: CSI Detroit
Project Number: 05.7418.044



Sheet Title: Exterior Sign Type - Decorative Architectural Element
Document Date: 12.15.2016

X02 BUSINESS IDENTITY - WALL SIGN
SCALE: 1" = 1'-0"

G.20

APPLICABLE CITY OF DETROIT SIGN CODE REFERENCES

ARTICLE VII. - REGULATION OF BUSINESS SIGNS

Sec. 3-7-2. DEFINITIONS

- 1. **Building frontage** means the portion of a building's facade that is visible as projected along the building's public or private street frontage.
- 2. **Business sign** means a sign, at least seventy-five (75) percent of whose area is devoted to directing attention to the principal business or profession conducted, or to the principal type of commodity, service, or entertainment sold or offered, on the premises where the sign is located or to which it is affixed.
- 3. **Identification sign** means a business sign, not less than seventy-five (75) percent of the area of which identifies the name of the individual, profession, occupation, organization, hotel, or motel occupying the premises, or the name or street number of the building, but does not mean an advertising sign, as defined in this section.
- 4. **Individual letter sign** means a type of wall sign, as defined in this section, consisting of individual letters, incised letters, script or symbols with no background material other than the surface to which the letters, script or symbols are affixed.
- 5. **Multiple-faced sign** means a business sign with more than two (2) display areas, all of which are visible and used as business signs.
- 6. **Roof sign** means a business sign that is erected upon or above a roof or parapet of a building or structure.
- 7. **Wall sign** means any business sign attached to, or erected against, the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of said wall.

SEC. 3-7-3. - REQUIREMENTS FOR BUSINESS AND IDENTIFICATION SIGNS.

- 1. It shall be unlawful to erect or maintain a business sign (including identification signs) except in accordance with the following requirements: Every sign shall be classified and conform to the requirements of such classification:
- A. A business sign (including an identification sign) shall not cover or conceal architectural features of a building including, but not limited to, windows, arches, sills, moldings, cornices, and transoms;
- B. Where the sections of an individual letter sign are connected by a common structure, generally referred to as a "raceway", which provides for the electrical or mechanical operation of sign, the raceway shall be painted to match the color of the building or other structure to which the sign is mounted and shall be limited to a height of no more than one-half (1/2) of the tallest letter.
- C. No sign shall be illuminated in a manner that interferes with the effectiveness of an official traffic sign, traffic signal or traffic control device.

SEC. 3-7-4. - COMPUTING THE AREA OF BUSINESS SIGNS.

- A. The area of a business sign shall be computed as the entire area circumscribed by a parallelogram, triangle, circle, or semicircle, or a combination of these figures, which includes all of the display area, any window sign, as defined in section 3-7-2 of this Code, and any building number that is larger than ten (10) inches in height. Because they are integral to understanding the message of display of a business sign, the blank areas between letters, words, illustrations, graphics, and the like shall be included in the computation of the area of a sign or the area of a message, letter, word, or graphic that is part of a business sign.

- B. The height of a business sign shall be the distance between the highest part of the sign and the grade of the nearest sidewalk. Is forty-five (45) degrees or less, only one (1) display face shall be counted in computing sign area. Where the two (2) faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger sign face. In all other cases, the areas of all faces of a multiple-faced sign shall be added together to compute the area of the sign.
- C. The height of a business sign shall be the distance between the highest part of the sign and the grade of the nearest sidewalk.

SEC. 3-7-5. - GENERAL RESTRICTIONS ON MAXIMUM BUSINESS SIGN AREA.

- A. Except for businesses regulated under sections 3-6-7(e) and (f) of this Code, each business is entitled to a minimum of thirty-two (32) square feet of business sign area, regardless of the business's building frontage elevation or street frontage. Except for businesses within developments that require city council approval of plans, the maximum total area of all business signs for each business shall be the greater of twenty (20) percent of a business' building frontage elevation or one (1) square foot per each linear foot of business street frontage, not to exceed a total of five hundred (500) square feet.
- B. Except as specified in section 3-7-8 of this Code, there is no restriction on the number of signs allowed and all types of business signs are allowed, including ground signs, wall signs, awning signs, painted wall graphic signs, and projecting signs as long as the aggregate total area of the sign or sign area not exceed the maximum business sign area allowed. Roof signs that serve as business signs, and are not otherwise prohibited in

section 61-6-42 of this Code, are allowed, provided, that the height of the uppermost element of the sign does not exceed the applicable height limitation for the building. On corner lots, the allowable sign area for each street frontage shall be calculated separately. The total square footage allowed is obtained by adding the allowable sign area for each street frontage.

Multiple-story buildings. Business signs placed on the wall of a multiple-story building shall be permitted only in the following locations:

- A. On the building facade or on the roof of a building, provided, that the sign is not otherwise prohibited by section 61-6-42 of this Code and that the height of the uppermost element of the roof sign does not exceed the applicable height limitation for the building.
- B. On an awning;
- C. On a first story wall; and
- D. In the area between the first floor and the windowsill of the second story window, provided, that where a building does not have second story windows, a sign may be placed within the first four (4) feet of the second story level.

Sec. 3-7-9. - Exemptions from business sign area restriction under this article. The following are exempt from the regulation of this article:

- A. Anything that is not a sign, as defined in section 3-7-2 of this Code, including:
 - A flag, emblem, or insignia of a nation, political unit, school, or religious group;



HISTORIC ZONE - SIGN AND AWNINGS GUIDELINES

Signs Mounted on Buildings

Size:

Signage must fit within the building design and its storefront and be historically compatible with the site and context; must be compatible with building; and must not obscure architectural elements.

Shape:

Shape of sign must be consistent with the character of the historic district in which the signage is located.

Materials:

- A. Material inlaid or carved into the buildings façade should be retained
- B. Sign materials should be compatible with the design theme and use of materials on the building where the sign is to be placed.
- C. Painted wood and metal are preferred materials for the signs.
- D. Metal signs, wood signs, glass signs, and signs painted on masonry are permitted.

Position:

- A. Locate signage above the storefront opening so that it does not conceal architectural details and features
- B. Signs should be located where architectural features or details suggest a location, size, or shape for the sign
- C. Signs should be placed on buildings consistent with sign location on adjacent buildings
- D. Limit the number of projecting signs
- E. In pedestrian areas, orient signs to sidewalk instead of motorists.
- F. The bottom of hanging signs should maintain at least a 10 foot pedestrian clearance from the sidewalk.
- G. Signs on canopies should be twelve (12) inches away from the end edges of such canopies.
- H. Maintain a physical separation between individual store signs so that it is clear that the sign relates to a particular store below.

Illumination:

- A. Consider if the sign needs to be lighted
- B. Use external or halo lighting to illuminate building and/or storefront signage
- C. Lighting should fit within the building design and its storefront and be architecturally compatible with the site and context
- D. With internally illuminated channel letters, limit raceways depth behind letter to five (5) inches (2 inches when using LED light source)

Typeface/Legibility:

- A. Use cast or fabricated metal dimensional graphics – letters and logos – in lieu of plastic or vinyl dimensional graphics
- B. Use a minimum of ¼ deep metal dimensional graphics – letters and logos.
- C. Selected materials should contribute to the legibility of the sign
- D. Avoid faddish or bizarre typefaces
- E. Avoid hard to read typefaces and symbols
- F. Limit the number of lettering styles

Color:

- A. Sign colors should complement the colors used on the structures and the project as a whole
- B. Sign colors should reflect the color system appropriate to the period of the building
- C. Limit the total number of colors used in any one sign



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

5/3/2017

CERTIFICATE OF APPROPRIATENESS

Gensler
500 South Figueroa Street
Los Angeles, California 90071
USA

RE: Application Number # 17-5090; 1 Woodward; Detroit Financial Historic District

Dear Gensler:

At the regular scheduled meeting that was held on 3/08/2017, the Detroit Historic District Commission reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of 3/08/2017, for the following work items (as per the attached renderings) because they meet the Secretary of the Interior's Standards for Rehabilitation standard number # 9). *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment:*

- Remove the existing Raymond James signage while retaining steel sign framing and install new sign which reads "Scientology" at existing steel sign frame. The sign shall be composed of reverse channel letters with halo illumination. The sign shall measure 40'-6" x 5'-0"
- In the existing transom, at the East elevation over front entry door, install a 39"x78" aluminum sign which reads "Scientology"
- At southeast corner, remove the existing historic clock, and install a vertical projecting aluminum sign cabinet which reads "Scientology." This sign shall measure 17'-10" x 3'-6"
- Install four 36"x36" decorative plaques/rosettes at the first story (2 at the south elevation and 2 at the east elevation).

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross, Staff
Detroit Historic District Commission



STATE OF MICHIGAN
CITY OF DETROIT
BOARD OF ZONING APPEALS
DECISION AND ORDER

CASE NO. 29-18

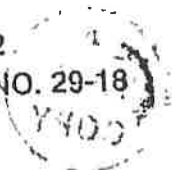
In Re: Appeal of Petitioner:

KAL MANSOUR/CHURCH OF SCIENTOLOGY
11035 E. 9 MILE RD.
FARMINGTON HILLS, MI. 48141

Address and Legal description:

Kal Mansour/Church of Scientology requests a variance of Use Regulations to change an existing non-conforming one (1) sided sign (BLD2013-00326 #27611 April 16, 1927) for the Church of Scientology in a PCA-H zone (Public Center Adjacent District - Restricted Central Business District - Historic). Legal Description W GRISWOLD S 50 FT B S 50 FT A S 50 FT OF W 20 FT 5 PLAT OF SEC 2 GOVERNOR & JUDGES PLAN L34 P549 DEEDS, W C R 2/38 50 X 108

The Board of Zoning Appeals shall have the authority to hold hearings and render decisions with respect to nonconforming uses, buildings, and structures. A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Sec. 61-2-46 of this Code. A business sign of any public civic, or institutional land use specified in ARTICLE XII, DIVISION 1, Subdivision C of this Chapter, other than family day care homes and group day care homes, and a business sign of any fraternal or philanthropic organization, provided, that said sign is located on the premises and limited to bearing only information related to activities conducted on the premises, persons involved, or other identification information; *change the lettering of the existing non-conforming sign.*



Zoning Ordinance Sections 61-4-92(1) Other Variances, Variance of Use Regulation, 61-6-40(a) Institutional Bulletin, Area and Number and 61-4-81 Approval Criteria.

The Application of Appeal from this decision was received, numbered and placed on the Calendar of the Board on May 1, 2018.

After notices of the hearing were mailed on May 24, 2018 to those persons whose name and mailing address appeared in the last assessment roll as owners of property within 300 foot radius of the exterior boundaries of the property under consideration, to the occupants of all single and two-family dwellings within 300 feet of the property and to all neighborhood improvement associations known to exist within at least 300 feet of the premises in question, a Public Hearing on the above case was held to consider the application and appeal in the Auditorium of the City-County Building, 2 Woodward Avenue, on Tuesday, JUNE 19, 2018 at which time the Board GRANTED this petition, with conditions.

**IMPORTANT
YOU MUST READ THIS DECISION**

WHEREAS, the BZA has authority under the Detroit Zoning Ordinance to consider this appeal and the Petitioner has standing to bring this appeal before the BZA; and

WHEREAS, the BZA has provided public notice of this appeal in accordance with the Michigan Zoning Enabling Act and the Detroit Zoning Ordinance; and

WHEREAS, the BZA staff has reviewed this appeal, conducted field inspections of the Subject Property, and reported its findings to the BZA; and

WHEREAS, the BZA has held a public hearing on this appeal, during which the Petitioner, relevant City Departments, and all members of the public who desired to be heard were provided opportunity to provide testimony, documentation, and other information relevant to this appeal; and

WHEREAS, the Petitioner has been given the opportunity to present this appeal before the BZA; and

WHEREAS, all testimony, documentation, and other information submitted to the BZA prior to or during the public hearing has been provided to the BZA for consideration;

- (1) **Kal Mansour/Church of Scientology requests a variance of Use Regulations to change an existing non-conforming one (1) sided sign (BLD2013-00326 #27611 April 16, 1927) for the Church of Scientology in a PCA-H zone (Public Center Adjacent District – Restricted Central Business District - Historic).**
- (2) The Law Department has reviewed legal documentation presented by the Petitioner and has determined that petitioner has the proper standing to bring this request before the Board.
- (3) BZA staff stated this property has no previous history before the Board and the legal land use of the building is office with an existing non conforming identification roof sign.
- (4) BZA staff has provided the Board with a written staff report and a slide presentation of the subject property and surrounding area.
- (5) The petitioner testified that they are requesting to reface the existing identification sign while maintaining the existing sign structure.
- (6) The petitioner also testified that the new sign would be less obtrusive than the former sign as it will simply display the name of the church without blinking or flashing lights.
- (7) The petitioner further testified that the former sign displayed the ownership of the building and since they purchased the building the sign should reflect their ownership also.
- (8) The petitioner further testified that the proposed signage would have no negative impact on the surrounding community as it simply displays the name of the Church (Scientology).
- (9) The support for the proposed signage is excited that the church has moved to the downtown area and believes the signage is appropriate for this location without adversely affecting the surrounding area.

BOARD FINDINGS

The Board Members, after listening to all of the sworn testimony from the petitioner and the opposition, and after weighing all the land Use Factors in this case, made the following findings and Decisions:

- (1) The Board found that after testimony from not only the petitioner but also from support the proposed signage is appropriate for this location as it would identify the ownership and the name of the church.
- (2) The Board also found that the proposed signage would be less injurious than the previous sign and it would have no flashing or blinking lights. It would have channel set letters.
- (3) The Board further found that the petitioner has demonstrated their commitment to the City but locating their church in the downtown area.
- (4) The Board further found that all findings can be made under Section 61-4-81 to allow a new nonconforming one sided sign to display "Scientology".

The Board, therefore in accord with its Rules of Procedure, and in order that the spirit, intent and purpose of the Zoning Ordinance shall be observed and substantial justice done, resolved to Grant a variance of Use Regulations to change an existing non-conforming one (1) sided sign (BLD2013-00326 #27611 April 16, 1927) for the Church of Scientology in a PCA-H zone (Public Center Adjacent District – Restricted Central Business District - Historic).

ORDER is hereby GRANTED.

- (a) That the appellant agrees to abide by and comply with all of the ordinances of the City of Detroit and the regulations every lawful agency or public authority now or hereafter in force, it being understood that this grant only authorizes a variance or exception of the regulations of the Zoning Ordinance and is not intended to waive the provisions of any other existing statute, ordinance rule or regulation

- (b) Any decision of the Board will remain valid only as long as the information or data relating there to be found to be correct and the conditions upon which the resolution was based are maintained.
- (c) That a Buildings Permit covering this Grant **MUST** be secured from the Department of Buildings and Safety Engineering, 4th Floor, City-County Building. This grant shall automatically become null and void if this permit is not secured by **JANUARY 30, 2019**.
- (d) Acceptance, of these conditions, in writing by the owner or the petitioner shall be binding on the petitioner or operator and shall be incorporated into any existing or future lease or purchase agreement for this site.
- (e) That the construction, addition, alterations or use shall be in accordance with the conditions accompanying this grant.
- (f) **That before the Director of Buildings and Safety Engineering Department shall issue a Building Permit for this use, the appellant KAL MANSOUR/CHURCH OF SCIENTOLOGY shall record this Grant with the Wayne County Register of Deeds Office.**
- (g) This Grant is only a **variance of Use Regulations to change an existing non-conforming one sided sign established in 1927 in a PCA-H zone (Public Center Adjacent District Restricted Central Business District). Accessory uses are neither permitted nor implied. This Grant, cannot be expanded, enlarged, altered or modified in any manner unless proper written permission is given by the Board of Zoning Appeals.**
- (h) The appellant **MUST** comply with all other Zoning Codes and Regulations and obtain the required permit within **SIX (6) MONTHS** of the date of approval for this use or this grant shall become null and void pursuant to **SECTION 61-4-38 AND SECTION 61-5-54** of the Detroit Zoning Ordinance.

61-4-38 Revocation of land use permits renders zoning grant null and void.

Where the conditions that are prescribed by the Buildings and Safety Engineering Department or Board of Zoning Appeals in making any zoning grant or finding are not complied with within six (6) months from the issuance of a land use permit and maintained at all times thereafter, the Buildings and Safety Engineering Department shall hold a hearing, pursuant to Sec. 61-5-53 of this Code, for the permit-holder to show cause why the land use permit should not be revoked. Immediately upon revocation of the land use permit, the zoning grant by the Buildings and Safety Engineering Department or Board of Zoning Appeals becomes null and void, and the department shall notify any applicable licensing departments or agencies of the revocation.

Sec. 61-5-55. Revocation; required findings.

The Buildings, Safety Engineering and Environmental Department may revoke land use rights upon making one (1) or more of the following findings:

- (1) That the land use grant, variance or permit was approved on the basis of erroneous or misleading information or misrepresentation;
 - (2) That the terms or conditions of approval of the permit have been violated, the use has become a nuisance and/or is injurious to the adjacent and surrounding property owners or the applicant has failed to comply with all applicable local, state and federal codes and ordinances; or
 - (3) That there has been a discontinuance of the exercise of the entitlement granted by the permit for a continuous period of at least six (6) months.
- (l) Operation of Facilities. The property shall at times be operated in a manner not detrimental to surrounding properties or residents. Site activities shall not produce or be reasonably anticipated to produce any of the following:
1. Damage or nuisance from noise, smoke, odor, dust or vibration;
 2. Hazard from explosion, contamination or fire;
 3. Hazard occasioned by the unusual volume or character of traffic, or the congregation of a large number of people or vehicles.
- (j) This use is permitted as long as no nuisance is created to the surrounding residential neighborhood by this operation, and all conditions are complied with.
- (k) It is ordered that all conditions pertaining to this Grant shall be binding on the petitioner, assignees, purchasers, partnership, firm, corporation, tenant or any other similar entity.
- (i) The appellant shall comply with all applicable provisions of Ordinance 47-h and shall maintain the exterior of the building in a subdued color that is aesthetically compatible with the surrounding development and in a good state of repair and appearance at all times.
- (m) The appellant shall comply with all applicable provisions of Article VI of the City of Detroit Zoning Ordinance.

- (n) The nonconforming identification roof sign shall not include animation or include flashing lights.
- (o) Any and all business signage in connection with this proposal and property shall come in compliance with Ordinance No 28-09. Amending Chapter 3 of the Municipal Code titled Advertising Signs and Article VII, Regulation of Business Signs effective December 4, 2009.

CAUTION

The granting of an appeal by the Zoning Board of Appeals pertains only Zoning regulations. The grant does not abrogate or release the grantee from complying with all laws relating to safety, stability, health, etc., as required by the Building, Housing, Electrical, Plumbing and other Municipal Codes

FINAL DECISION

Any decision of the Board of Zoning Appeals may be appealed to Circuit Court as specified in Section 5 of the Michigan City and Village Zoning Act, being 125.585, within twenty-one (21) days from the date of entry of such decisions.

Any decision of the Board of Zoning Appeals may be appealed to Circuit Court as specified in 125.585 (MSA 5.2935) of the Zoning Enabling Act of Michigan, Act 207 of the Public Acts as amended, within twenty-one (21) days from the date of entry of such decisions.

This Decision and Order is validated by the Michigan Zoning Enabling Act, that being 125.3605 Decision as final; appeal to circuit court, Sec. 605. The decision of the zoning board of appeals shall be final. A party aggrieved by the decision may appeal to the circuit court for the county in which the property is located as provided under section 606.125.3608 Circuit court; review; duties, Sec. 606(3)(a).

AND

Sec. 61-2-59. Appeals from the Board.

Any decision of the Board may be appealed to Circuit Court as specified in Sections 605 and 606 of the Michigan Zoning Enabling Act, being MCL 125.3605 and 125.3606. An appeal from a decision of the Board shall be filed within 30 days after the Board issues its decision in writing signed by the chairperson or within 21 days after the Board approves the minutes of its decision. The court may affirm, reverse, or modify the decision of the Board. The court may make other orders as justice requires."

The court may affirm, reverse, or modify the decision of the Board. The court may make other orders as justice requires.

The minutes of the Board of Zoning Appeals decision in this case were approved by the Board during its public meeting held on May 15, 2018.

6-22-18

Date of Entry

CERTIFIED COPY FROM THE BOARD OF ZONING APPEALS, CITY OF DETROIT FOR THE WAYNE COUNTY REGISTER OF DEEDS.



James W. Ribbron, Director - Board of Zoning Appeals

PREPARED BY APRIL T. PUROFOY



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

16

September 23, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Request for Public Hearing for Petition #1820 to Establish a Commercial Rehabilitation District for Epiphany Detroit, in the area of 10103 Kercheval, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **Epiphany Detroit** to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2018 SEP 24 9:10:27



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 210 of 2005 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, Epiphany Detroit, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on _____, 2018 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, April 05, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT
LAW DEPARTMENT PLANNING AND DEVELOPMENT DEPARTMENT

281 *ASTI Environmental, request to establish a Neighborhood Enterprise Zone for 5919, 5935 and 5947 Cass Avenue under P.A. 147 of 1992.*

April 3, 2018

Ms. Janice Winfrey
City Clerk
City of Detroit
2 Woodward Avenue Suite 200
Detroit, MI 48226

*RE: Neighborhood Enterprise Zone Establishment, 5919, 5935, 5947 Cass Avenue, Detroit
(ASTI Project 1-9989)*

Dear Ms. Winfrey:

Please accept this letter as a request to expeditiously establish an Neighborhood Enterprise Zone for the property located at 5919, 5935, 5947 Cass Avenue, known as Component 2 of the Cass & York Project, described in the attached documents. For your review, please find the following documents attached with this letter:

- Project Summary
- DEGC Economic & Fiscal Impact Project Data Sheet
- Development and Operating Proforma
- Related Figures

If you have any questions or comments, or need additional information, please do not hesitate to call me at **800.395.ASTI**. We greatly appreciate the opportunity to work with you on this project.

Sincerely,

ASTI ENVIRONMENTAL



Melissa Weber
Brownfield Technician
313.910.4415 cell
mweber@asti-env.com

**Cass LaSalle Holdings LLC
Cass & York – Detroit
March 22, 2018**

Project Summary

Project Name: Cass & York – Component.2

Project Location: 5919, 5935, 5947 Cass

Project Applicant: Cass LaSalle Holdings LLC

Estimated Timeline: This Component is anticipated to begin in the Spring of 2018 and be completed in Fall of 2021.

Project Description: This project is part of a portfolio that is currently under review for a Transformational Brownfield Plan. The project will be completed in correlation with the other components of the Cass & York project.

Component 2 consists of a portion of 5919 Cass, 5935 Cass, and 5947 Cass. The existing parcels will be reconfigured to correspond to the planned development. Approximately ¾ of each of the parcels will be utilized for this project. The project will include new construction of 54 for-sale condo units and first floor retail space. Historically, the properties have consisted of both residential and non-residential structures, including an auto service center that operated until the early 2000s. The property is currently utilized for parking.

Estimated Total Investment: \$26,500,000

Estimated Job Creation: For all components of Cass & York a total of 855 jobs are estimated to be. Positions will include: 297 construction jobs, 450 FTE office jobs, 7 FTE maintenance and management positions, and 101 FTE retail and event positions.

Neighborhood Enterprise Zone Tax Abatement New Construction

Included Property Component 2

Basis for Eligibility: Construction of new facilities with primary purpose as residential, consisting of 1 or more units and a combined 10 or more platted parcels.

Abatement Period 15 years

Current Taxable Value: \$60,149 (actual current taxable value is \$0, but this evaluation assumes the assessed land value is the current taxable value)

Estimated Future Taxable Value: \$13,700,000

Estimated Tax Abatement Amount: \$0 (this evaluation assumes that the tax abatement will apply to condo owners)

Contact Information: *Melissa Weber*
ASTI Environmental
313-910-4415 (c) 313-910-5766 (w)
mweber@astl-env.com

Legal Description:

- 5919 Cass:** 02002161
W CASS S 35 FT 4 3 N 25 FT 2 BLK 10--CASS FARM CO LTD SUB L19
P35 PLATS, W C R 2/27 105 X 145
- 5935 Cass:** 02002160
W CASS 5 N 10 FT 4 BLK 10--CASS FARM CO LTD SUB L19 P35
PLATS, W C R 2/27 55 X 145
- 5947 Cass:** 02002159
W CASS 7-6 BLK 10--CASS FARM CO LTD SUB L19 P35 PLATS, W C R
2/27 92.5 X 145



Economic & Fiscal Impact Project Data Sheet

The information requested on this form will be used by the Detroit Economic Growth Corporation to prepare an impact analysis of your firm or project. Enter data in the yellow cells below. You may also enter additional information or notes in other areas of this worksheet, to the right in column K or insert rows to enter other data. Some standard defaults are entered in the data sheet already. You may change these defaults as appropriate.

Please enter information in the yellow cells below and e-mail this completed survey form to:

Kenyetta H. Bridges
Director, Business Development
Detroit Economic Growth Corporation
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Phone: 313-237-6097

Email: kbridges@degc.org

Please call if you have any questions

A NOTE ABOUT ENTERING DATA

Light yellow cells are user inputs. Enter the appropriate information for the specific project in the light yellow cells.

Grey cells contain formulas which will automatically recalculate based on your other inputs. You may overwrite grey cells, as appropriate.

GENERAL INFORMATION ABOUT THE COMPANY

Name of the Company
Street Address
City, State Zip
Company Website

The Platform
3011 W Grand Blvd Suite 2300
Detroit, MI 48202
ThePlatform.city

Contact information for person completing this data sheet

Name
Title
Phone Number
Email

Melissa Weber
Brownfield Redevelopment Technician
313-910-4415
mweber@astri-env.com

Background and Requirements

Enter any information that you would like us to know about your requirements or intent for the economic analysis. Please describe any incentives that you would like us to model in the analysis including tax abatement being requested or considered.

The Platform is requesting support from the City for the development and rehabilitation of properties located at 6001 Cass, 5919 Cass, 5935 Cass, 5947 Cass, 432 Antoinette, 448 Antoinette, 458 Antoinette, and 445 York. Each of the following components will be completed under a separate new entity, described below and in the attached documents, for the development and management of the properties. The project will include the following components.

Component 1: To be developed and managed by 6001 Cass Owner LLC. The project will include the rehabilitation of the historic building located at 6001 Cass.

Component 2: To be developed and managed by Cass LaSalle Holdings LLC. The project will include the new construction of residential condos and retail space to be developed on 5919 Cass, 5935 Cass, and 5947 Cass.

Component 3: To be developed and managed by Parking & Antoinette Leasee LLC. The project will include new construction of residential apartments, a parking structure, and retail on 432 Antoinette, 448 Antoinette, 458 Antoinette, and 445 York.

The project is part of a portfolio that is currently under review for a Transformational Brownfield Plan. At this time, The Platform is requesting support for a OPRA Tax Abatement for Component 1, a NEZ Tax Abatement for the residential portion of Component 2, and a CRE Tax Abatement for Component 3.

ABOUT THE PROJECT

Name of the Project

Cass & York

6001 Cass, 5919 Cass, 5935 Cass, 5947 Cass, 432 Antoinette, 448 Antoinette, 458 Antoinette, and 445 York
 Detroit, MI 48202

Location of the Project

Identify the taxing jurisdictions impacted by the project, if known.

City	City of Detroit
County	Wayne County
School District	Detroit Public Schools
State Education	State Education
Development Authority	N/A
Intermediate School	Wayne RESA
College	Wayne County Comm. College
Zoo	Wayne County Zoo
Museum	Detroit Institute of Arts

Will the Project be located in the city limits?

Description of the Project

Enter any narrative below to describe the Project, including plans to startup, expand, or locate in the community. This description will be included in the report.

The Platform will be purchasing the property included in Component 1 and leasing the property included in Components 2 and 3 from Wayne State University.

Component 1 consists a five-story building, the majority of which is currently vacant. A geology lab and maintenance storage on a portion of the first floor are the only remaining uses of the building. The building will be rehabilitated for retail use and office space.

Prior to redevelopment the parcels in Component 2 and 3 will be reconfigured to coordinate with the intended use. Please see the attached Project Summary and Figures for description of the future parcel configurations.

Component 2 currently consists of vacant land utilized for parking. The land will be developed for ground floor retail and 54 for-sale residential condos.

Component 3 is currently utilized for parking. The land will be developed for 76 residential rental units and a parking structure that will included retail and 550 parking spaces.

The following information is a summary of all Components included in the Cass & York project. The attached information provides specific details for each of the Components individually.

Identify the Project's primary North American Industry Classification System (NAICS) Code or describe the activity that will occur at the local facility

To help identify the correct industry code: <http://www.secsus.gov/cgi-bin/sssd/naics/naicsch?ch=201?>

The project will include commercial leasing (236117), apartment leasing (531110), for-sale condos (236117), and parking garage (812930).

Financing Information

	Amount of Funding	Source of Funding
Funding Source #1	\$3,805,756	Historic Tax Credits
Funding Source #2	\$21,140,623	Construction Loan
Funding Source #3	\$4,000,000	Invest Detroit & Incentive Loan
Funding Source #4	\$16,807,699	Condo Loan
Funding Source #5	\$31,422,867	Equity
Funding Source #6		
Total Funding	\$77,176,934	
Percentage of Total Funding	100%	
Percentage of secured financing	100.0%	

Briefly describe the financing structure

Financing for the project will be acquired through several sources. The construction and condo loans will be obtained for development of Component 2 and 3. Once completed the loans will be converted to permanent loan. A loan will also be obtained from Invest Detroit for the rehabilitation of Component 1 and construction on Component 3. The Platform is financing 40% of the project through equity. The remainder of the financing will be supported through a variety of incentives, such as HTC.

Describe the proposed use of funds

Funding for the project will be used to develop quality residences for Detroit citizens and provide commercial space for business opportunities. The development will provide safe and affordable living for Wayne State University students and increase economic activity in an underserved area. Funding will also be used to remediate contamination present on the site caused by historic uses

Describe the Project's alternative locations

The Platform is not considering alternative locations. The size for the project limits relocation options. The project site allows the development to reach its full potential and have an extraordinary impact on revitalizing the community.

Provide other project considerations - an explanation of the but/for need for the incentive

This project is in need of incentive support from the City of Detroit in order to ease the financial burden of a development of this caliber. Specifically this project will incur additional expenses due to the activities required to improve a Brownfield and restore a Historic building. When compared to green sites, the activities and costs have a significant impact on the construction budget. These activities, such as, asbestos survey and abatement, lead survey and abatement, various environmental assessments, soil remediation, and preservation of a historic structure, create a need for incentives. Support through incentives will allow for successful completion of the new and rehabilitated structures and allow the new structures to lease and sell units at competitive rates.

Describe the Project's constraints

The project is primarily constrained by the extent of financing needed for a project of this caliber. Additionally, the project will incur extraordinary costs to investigate and resolve any environmental concerns caused by previous uses on the properties. The age and historic nature of the building on Component 1 will result in further extraordinary costs to rehabilitate, update, and preserve the structure. Based on a financial review of the project, there is an apparent need for incentives for the project to be successful.

DEVELOPMENT DETAILS

For Real Estate mixed/use development projects, please attach copies of ProFormas including the following information:

- Total Development Costs
- Total Sources
- Owner Equity
- Total Uses
- Total Square Feet
- Average Development cost per sq ft
- Average rental rate per sq ft for new residential units
- Debt Coverage Ratio
- Owner Equity IRR
- Capitalization Ratio
- List additional incentives being considered

CURRENT OPERATIONS

Please complete if applicable

The TAXABLE value of firm's taxable property currently on the tax rolls

Land
Buildings & Other Real Property Improvements
Commercial Personal Property
Industrial Personal Property

Number of existing employees working at the company's local facility

--

Average annual salaries paid to existing employees

--

TAXABLE ASSETS, EMPLOYEES, AND OPERATIONS

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Commercial Personal Property	Industrial Personal Property	Total
1	\$2,810,000	\$64,193,738			\$67,003,738
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
Total	\$2,810,000	\$64,193,738	\$0	\$0	\$67,003,738

Are the building and improvements costs entered above for construction?

Yes

Building permits and fees to be paid to the City during construction, if applicable

Year	Total City Building Permits and Fees
1	\$610,900
2	
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$610,900

Number of new full-time jobs to be added in the community each year
 Enter the jobs added in the community each year, including jobs relocated from outside of the community.

The project will also create approximately 297 FTE construction jobs.

Year	New Employees To Be Hired Each Year
1	108
2	450
3	
4	
5	
6	
7	
8	
9	
10	
Total	558

Average annual salaries of new employees each year
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Average Annual Salaries
1	\$40,000
2	\$40,800
3	\$41,616
4	\$42,448
5	\$43,297
6	\$44,163
7	\$45,046
8	\$45,947
9	\$46,866
10	\$47,804

Percent of annual increase: 2.0%

Taxable Income subject to the City of Detroit's Corporation Income Taxes
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

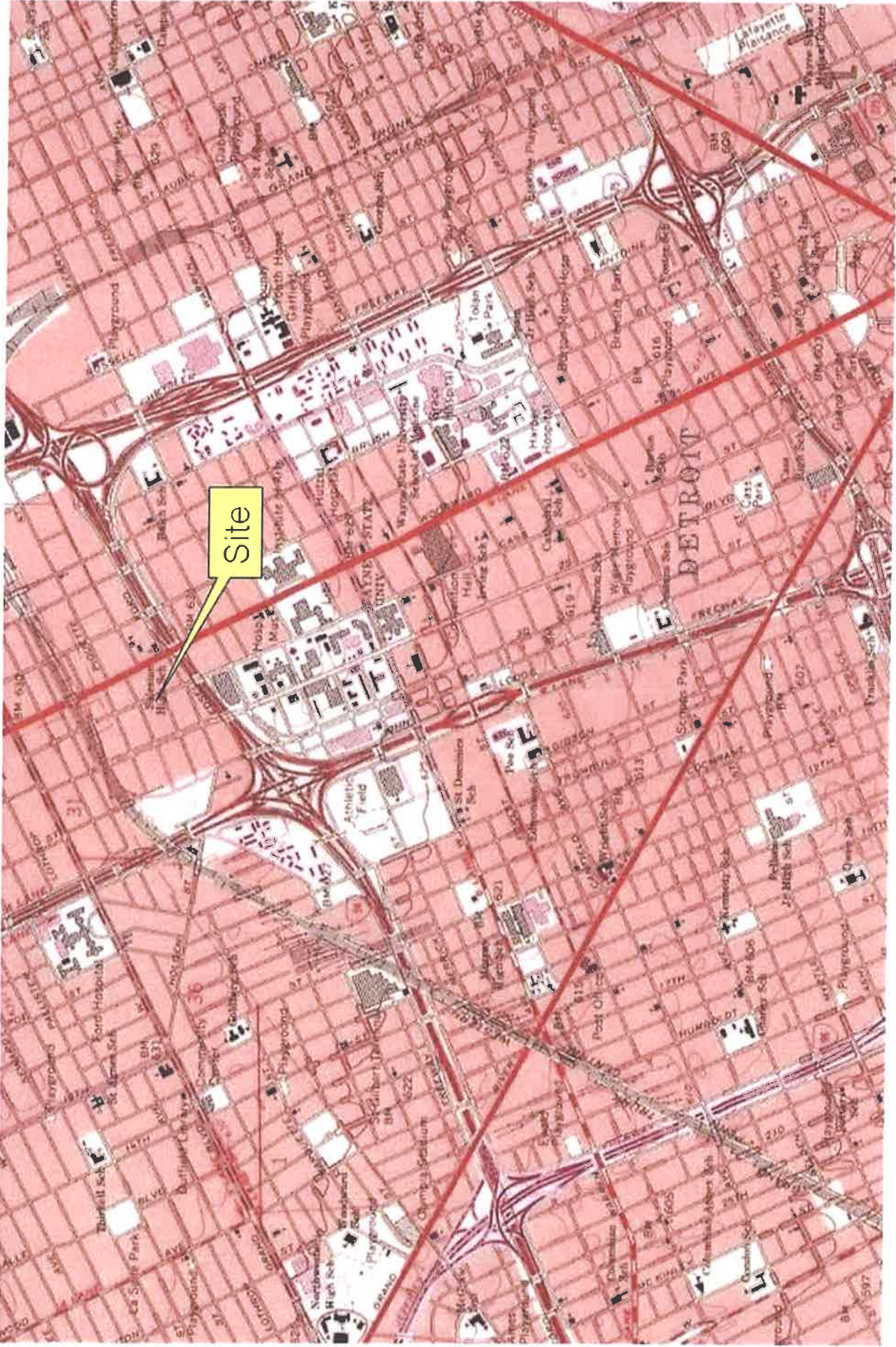
Year	Corporation Taxable Income
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0

Percent of annual increase: 2.0%

The Project's annual utilities

Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$15,000	\$0	\$0	\$15,000	\$15,000	\$0	\$0
2	\$15,300	\$0	\$0	\$15,300	\$15,300	\$0	\$0
3	\$15,606	\$0	\$0	\$15,606	\$15,606	\$0	\$0
4	\$15,918	\$0	\$0	\$15,918	\$15,918	\$0	\$0
5	\$16,236	\$0	\$0	\$16,236	\$16,236	\$0	\$0
6	\$16,561	\$0	\$0	\$16,561	\$16,561	\$0	\$0
7	\$16,892	\$0	\$0	\$16,892	\$16,892	\$0	\$0
8	\$17,230	\$0	\$0	\$17,230	\$17,230	\$0	\$0
9	\$17,575	\$0	\$0	\$17,575	\$17,575	\$0	\$0
10	\$17,926	\$0	\$0	\$17,926	\$17,926	\$0	\$0
Annual increase	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%



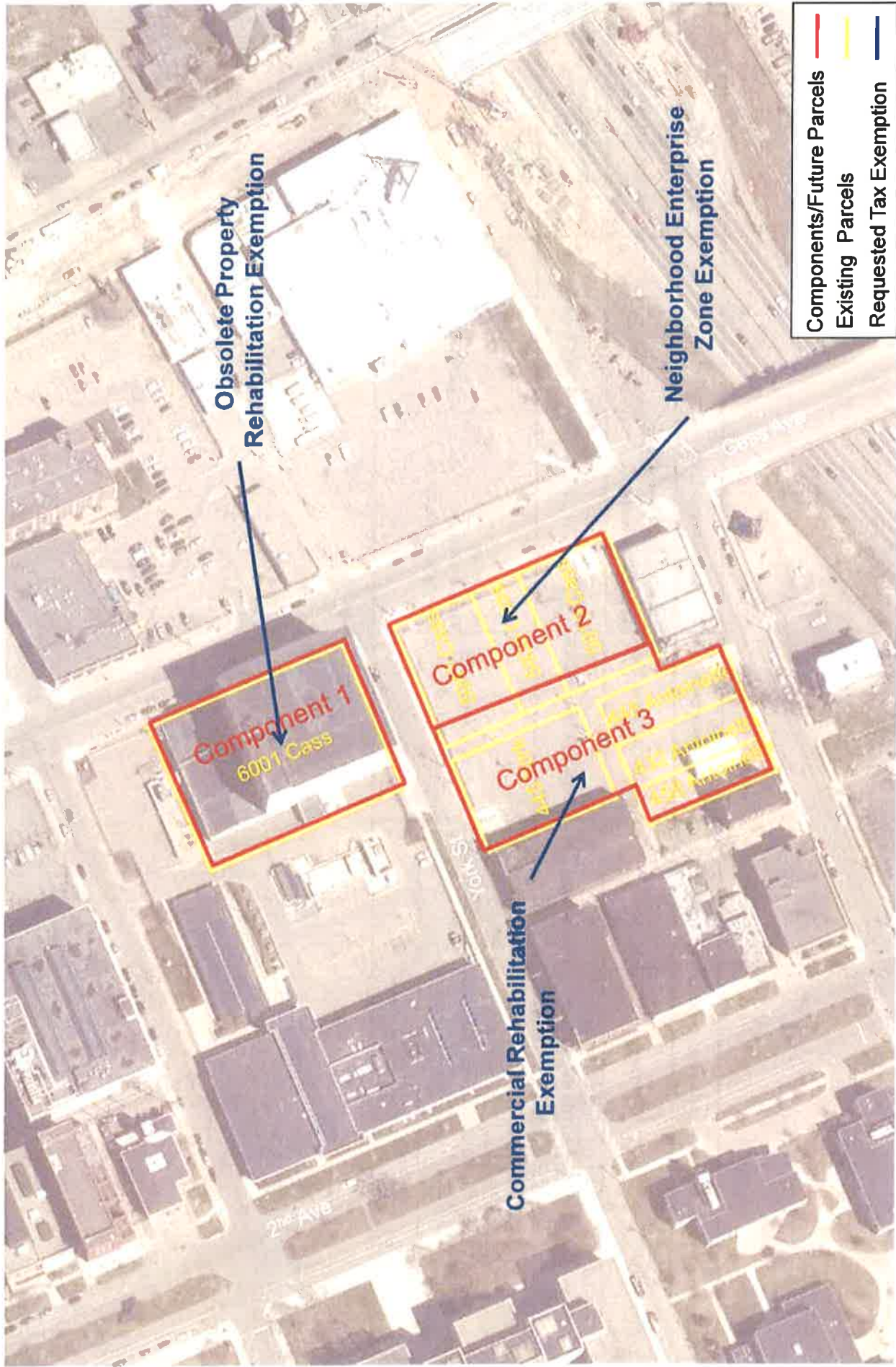
Cass & York



Created for The Platform, LLC.
Created by MAV, February 28, 2017

Detroit, MI

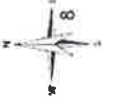
Figure 1: Site Location Map



Cass & York



Created for: The Platform, LLC
 Created by: MAW, September 27, 2017



Detroit, MI

Figure 2: Cass & York Property Map

Project Property Information Table

Components	Parcel Included	Addresses Included	Name	Managing Entity	Development Type	Eligibility	Tax Exemption Requested
Component 1	2002158	6001 Cass	6001 Cass	6001 Cass Owner LLC	Existing Building Rehab Retail/Office Space	Historic Resource	Obsolete Property Rehabilitation Exemption (OPRA)
	2002161	3/4 of 5919 Cass	Cass Building				
	2002160	3/4 of 5935 Cass					
Component 2	2002159	3/4 of 5947 Cass	Cass Lasalle Holdings LLC	Condos Retail	Adjacent & Contiguous	Neighborhood Enterprise Zone Exemption (NEZ)	
	2001064	432 Antoinette					
	2001063	448 Antoinette					
Component 3	2001062	458 Antoinette	Antoinette Building & Parking Garage	Parking & Antoinette Leasee LLC	Apartments Parking Structure Parking Structure Retail	Adjacent & Contiguous	Commercial Rehabilitation Exemption (CRE)
	2001065	445 York					
	2002161	1/4 of 5919 Cass	Parking Garage				
	2002160	1/4 of 5935 Cass					
	2002159	1/4 of 5947 Cass					

**Does not include TBP Capture

DEVELOPMENT INCOME ASSUMPTIONS

INCOME RESIDENTIAL TENANTS								
Unit Type	# Units	Baths	Sq. Ft.	Mo. Rent	Gross Ann. Income	Vacancy Loss	Net Ann. Income	Total Sq. Ft.
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
TOTALS:					0	\$0	\$0	0

Income Source	Mo. Income	Gross Ann. Income	Vacancy Loss	Net Ann. Income
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0

RESIDENTIAL ASSUMPTIONS	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Income Increase	2.0%	2.0%	2.0%
	Stabilized		
Vacancy Rate	7.0%		

INCOME COMMERCIAL/RETAIL/OFFICE TENANTS					
Description	Sq. Ft.	Rent/Sq. Ft.	Gross Ann. Income	Vacancy Loss	Net Ann. Income
Condo Retail	13,800	\$20.00	\$276,000	(\$27,600)	\$248,400
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
TOTALS:		13,800	\$276,000	(\$27,600)	\$248,400

Income Source	Sq. Ft.	Monthly Income	Gross Ann. Income	Vacancy Loss	Net Ann. Income
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0

COMMERCIAL ASSUMPTIONS	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Income Increase	2.0%	2.0%	2.0%
	Stabilized		
Vacancy Rate	10.0%		

INCOME HOSPITALITY						
Description	# Rooms	Sq. Ft.	Avg. Daily Rate/ftm	Gross Ann. Income	Vacancy Loss	Net Ann. Income
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
				\$0	\$0	\$0
TOTALS:		0	0	\$0	\$0	\$0

Income Source					
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0

HOSPITALITY ASSUMPTIONS	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Income Increase	2.0%	2.0%	2.0%
	Stabilized		
Vacancy Rate	35.00%		

OTHER INCOME AND ASSUMPTIONS					
Description	Monthly Income	Annual Income	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Retail Tenant Charges	\$8,050	\$96,600	2.0%	2.0%	2.0%
	\$0				
	\$0				
	\$0				
	\$0				
TOTALS:	\$8,050	\$96,600			

**Does not include TBP Capture

DEVELOPMENT INCOME		2020	% Gross	% FF
Annual TIF Reimbursements		\$0	0.0%	0.0%
Annual Gross Residential Rental Income		\$0	0.0%	0.0%
Annual Gross Commercial Rental Income		\$276,000	74.1%	80.0%
Annual Gross Hospitality Income		\$0	0.0%	0.0%
Annual Other Income		\$96,600	25.9%	28.0%
Gross Income		\$372,600	100.0%	108.0%
Vacancy Loss (Residential, Commercial, Hospitality)		(\$27,600)	-7.4%	-8.0%
Net Income Potential		\$345,000	92.6%	100.0%

DEVELOPMENT OPERATING EXPENSES		% Gross	% FF	Inflation Factor
Administrative Expenses	\$18,637	5.0%	5.4%	3.0%
Management Fees	\$11,737	3.2%	3.4%	
Office Payroll		0.0%	0.0%	
Payroll Taxes		0.0%	0.0%	
Benefits/Worker's Comp.		0.0%	0.0%	
Advertising/Marketing		0.0%	0.0%	
Legal/Accounting		0.0%	0.0%	
General Office	\$6,900	1.9%	2.0%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Utilities	\$0	0.0%	0.0%	3.0%
Electricity		0.0%	0.0%	
Fuel		0.0%	0.0%	
Water & Sewer		0.0%	0.0%	
Maintenance/Non-Capitalized Repairs	\$41,400	11.1%	12.0%	3.0%
Maintenance/Janitorial Payroll	\$41,400	11.1%	12.0%	
Janitorial Supplies		0.0%	0.0%	
Extermination		0.0%	0.0%	
Rubbish Removal		0.0%	0.0%	
Snow Removal		0.0%	0.0%	
Lawn/Tree Maintenance		0.0%	0.0%	
Parking Lot Repairs		0.0%	0.0%	
Painting/Decorations/Cleaning		0.0%	0.0%	
Heating & Air Repairs		0.0%	0.0%	
Plumbing/Electrical Repairs		0.0%	0.0%	
Elevator Maintenance		0.0%	0.0%	
Vehicle/Equipment Maintenance		0.0%	0.0%	
Security		0.0%	0.0%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Real Estate Taxes	\$962,093	258.2%	278.9%	3.0%
Tax Abatement (-)		0.0%	0.0%	
Property & Liability Insurance	\$13,800	3.7%	4.0%	3.0%
Reserve Requirements		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Total Expenses	\$1,035,930	278.0%	300.3%	
Cash Flow Available for Debt Service / NOI	(\$690,930)	-185.4%	-200.3%	

Amortizing Loans					
Loan 1 DS: Condo Loan	\$1,109,739	297.8%	321.7%		
Loan 2 DS:	\$0	0.0%	0.0%		
Loan 3 DS:	\$0	0.0%	0.0%		

MEDC Loan Debt Service					
	\$0	0.0%	0.0%		

Cash Flow Available for Distribution				
	(\$1,800,669)	-483.3%	-521.9%	

Debt Service Coverage Ratio (0.62)

LOAN TERMS	Loan Amount	Term Mos.	Amort. Mos.	Interest Rate	Ref. Rate
Condo Loan	\$16,807,899	60	480	6.00%	7.00%
	0	60	300	5.00%	7.00%
	0	60	240	5.50%	7.50%
	Override				
	\$0	(If requesting a grant limit \$0)			
MEDC Conventional Loan	\$0	60	300	1.00%	3.00%

**Does not include TBP Capture

TOTAL DEVELOPMENT COSTS	Amount	% of TDC
Acquisition		
Land	\$810,000	3.05%
Building(s)		0.00%
Other:		0.00%
Subtotal Acquisition	\$810,000	3.05%

Hard Costs	New Construction	Rehabilitation/Restoration	Amount	% of TDC	Project Fee	
					Arch	Eng & Arch
Public Infrastructure (road, sidewalks, utilities, sewerage, etc.)			\$0	0.00%	\$0	\$0
Site Improvements (walks, drives, landscaping, fencing, site lighting, and drainage)			\$0	0.00%	\$0	\$0
Demolition (including Lead & Asbestos Abatement)			\$0	0.00%	\$0	\$0
Other Environmental Mitigation			\$0	0.00%	\$0	\$0
Earth Work			\$0	0.00%	\$0	\$0
Site Utilities			\$0	0.00%	\$0	\$0
Other:			\$0	0.00%	\$0	\$0
Structures	\$17,549,497	\$0	\$17,549,497	66.17%	\$0	\$17,549,497
Building Concrete/Masonry	\$3,681,947	\$0	\$3,681,947	13.88%	\$0	\$3,681,947
Carpentry	\$1,928,133	\$0	\$1,928,133	7.27%	\$0	\$1,928,133
Roofing/Metal/Siding/Insulation/Flashing	\$868,147	\$0	\$868,147	3.27%	\$0	\$868,147
Doors/Windows/Glass	\$1,732,947	\$0	\$1,732,947	6.49%	\$0	\$1,732,947
Drywall/Acoustical	\$1,808,630	\$0	\$1,808,630	6.81%	\$0	\$1,808,630
Flooring	\$1,302,220	\$0	\$1,302,220	4.91%	\$0	\$1,302,220
Cabinets/Countertops/Appliances	\$642,059	\$0	\$642,059	2.47%	\$0	\$642,059
Painting/Decorating	\$499,379	\$0	\$499,379	1.84%	\$0	\$499,379
Plumbing/Electrical/HVAC/Insulation	\$2,729,533	\$0	\$2,729,533	10.29%	\$0	\$2,729,533
HVAC	\$1,783,498	\$0	\$1,783,498	6.72%	\$0	\$1,783,498
Accessory Buildings/Garages	\$0	\$0	\$0	0.00%	\$0	\$0
Elevators/Special Equipment	\$383,721	\$0	\$383,721	1.45%	\$0	\$383,721
Furniture/Upgrades	\$0	\$0	\$0	0.00%	\$0	\$0
Other - Goods Sales Center	\$199,252	\$0	\$199,252	0.75%	\$0	\$199,252
Builder Overhead/Profit/General Requirements	\$2,212,938	\$0	\$2,212,938	8.34%	\$0	\$2,212,938
Permit/Trap Fees/Bond/Cost Certification	\$209,850	\$0	\$209,850	0.79%	\$0	\$209,850
Construction Contingency	\$956,667	\$0	\$956,667	3.61%	\$0	\$956,667
Other:	\$0	\$0	\$0	0.00%	\$0	\$0
Subtotal Hard Costs			\$20,828,932	78.92%		
Other Eligible Costs						
Machinery & Equipment			\$0	0.00%	\$0	\$0
Furniture & Fixtures			\$0	0.00%	\$0	\$0
Architectural & Engineering			\$789,833	2.97%	\$0	\$789,833
Environmental Studies/Soiling Testing			\$10,098	0.04%	\$0	\$10,098
Survey			\$7,491	0.03%	\$0	\$7,491
Other:			\$130,681	0.46%	\$0	\$130,681
Subtotal Eligible Soft Costs			\$927,104	3.50%		
Total Eligible			\$21,756,036			
Max. MEPC Investment			\$4,372,311	20%		

Ineligible Soft Costs	Amount	% of TDC	Notes
Other Professional Fees	\$331,521		
Loan Fees	\$735,635	2.74%	Overbid
Construction Interest	\$0	0.00%	
Construction Taxes	\$55,806	0.21%	
Construction Insurance	\$279,594	1.05%	
MEPC Fees	\$0	0.00%	
Title Work	\$52,149	0.25%	Overbid
Rent Up Reserve	\$0	0.00%	
Replacement Reserve	\$0	0.00%	
Operating Reserve	\$24,398	0.09%	
Other: Municipality/Application Fees	\$1,112,406	5.03%	
Other: Leasing & Marketing/Sales Center	\$196,104	0.40%	
Other Ineligible Soft Costs - Related Party Fees			
Developer Fee	\$931,687	3.51%	
Project Management Fees	\$0	0.00%	
Construction Management Fees (Related Party)	\$0	0.00%	
Consulting Fees	\$0	0.00%	
Other Related Party Fees	\$0	0.00%	
Other:	\$1,454,662	5.45%	
Subtotal Ineligible Soft Costs	\$4,524,662	16.55%	
TOTAL DEVELOPMENT COSTS	\$26,350,718	100.00%	

SALESFORCE SUMMARY		
Other S.F.	\$0	0.00%
Subtotal	\$0	0.00%
Other S.F.	\$0	0.00%
Building - New Construction	\$20,828,932	78.92%
Building - Rehabilitation	\$0	0.00%
Machinery & Equipment - Purchased	\$0	0.00%
Furniture & Fixtures - Purchased	\$0	0.00%
Other Soft Costs	\$927,104	3.50%
Capital	\$1,454,662	5.45%
Total Private Investment	\$23,210,628	87.74%

TOTAL DEVELOPMENT SOURCES	Amount	% of TDC
Senior Debt		
Condo Loan	\$16,807,699	63.38%
Other:	\$0	0.00%
Other:	\$0	0.00%
MLDC Conventional Loan	\$0	0.00%
Subordinate Debt/Grants		
MEPC Subordinated Loan/Grant/Equity	\$0	0.00%
Other:	\$0	0.00%
Other:	\$0	0.00%
Deferred Fees/Cash Equity		
Deferred Developer Fees	\$0	0.00%
Other Deferred Related Party Fees	\$0	0.00%
Deferred Consulting Fees	\$0	0.00%
Cash Equity Owner	\$9,713,019	36.62%
Land/Building Contribution Owner	\$0	0.00%
Other:	\$0	0.00%
Other:	\$0	0.00%
TOTAL DEVELOPMENT SOURCES	\$26,350,718	100.00%

Construction Financing		
Construction Loan	0%	0.00%
Interest Rate		

Sources & Uses		
Total Development Costs	\$26,350,718	
Total Development Sources	\$26,350,718	
Surplus/(Deficit)	\$0	

Other Calculations			
Other S.F.	13,800	Construct Cost	Develop Cost
Other S.F.		\$1,516.59	\$888,888.89
Total S.F.	13,800		
Cash Equity	\$9,713,019	36.62%	
Land/Building Contribution	\$0	0.00%	
Owner Contribution	\$9,713,019	36.62%	
Cash IRR	6.6%		
Avg. Annual Cash on Cash Return	5.4%		
Owner Equity IRR	6.6%		
Avg. Annual Return on Owner Equity	5.4%		

**Does not include TBP Capture

DEVELOPMENT INCOME	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
TBP Reimbursements																							
Annual Gross Income-Event Credits- Safety	\$29,313,563	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	\$27,481,899	
Annual Gross Reimbursed Rental Income	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	
Annual Gross Terminals Rental Income	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	
Annual Gross Regulatory Income	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Annual Other Income	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Cost Recovery	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Vacancy Loss Residential	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Vacancy Loss Commercial	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Vacancy Loss Hospitalary	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
Effective Income	\$27,264,563	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	\$25,098,795	
DEVELOPMENT OPERATING DEFICIT																							
Administrative Expenses	\$18,827	\$19,196	\$19,772	\$20,348	\$20,924	\$21,500	\$22,076	\$22,652	\$23,228	\$23,804	\$24,380	\$24,956	\$25,532	\$26,108	\$26,684	\$27,260	\$27,836	\$28,412	\$28,988	\$29,564	\$30,140	\$30,716	
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maintenance/Non-Capitalized Repairs	\$41,460	\$42,920	\$44,380	\$45,840	\$47,300	\$48,760	\$50,220	\$51,680	\$53,140	\$54,600	\$56,060	\$57,520	\$58,980	\$60,440	\$61,900	\$63,360	\$64,820	\$66,280	\$67,740	\$69,200	\$70,660	\$72,120	
Real Estate Taxes	\$562,093	\$590,956	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	\$1,070,684	
Tax Abatement (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property & Liability Insurance	\$13,800	\$14,224	\$14,648	\$15,072	\$15,496	\$15,920	\$16,344	\$16,768	\$17,192	\$17,616	\$18,040	\$18,464	\$18,888	\$19,312	\$19,736	\$20,160	\$20,584	\$21,008	\$21,432	\$21,856	\$22,280	\$22,704	
Reserve Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Expenses	\$18,827	\$19,196	\$19,772	\$20,348	\$20,924	\$21,500	\$22,076	\$22,652	\$23,228	\$23,804	\$24,380	\$24,956	\$25,532	\$26,108	\$26,684	\$27,260	\$27,836	\$28,412	\$28,988	\$29,564	\$30,140	\$30,716	
Cash Flow Available for Debt Service	\$8,437,566	\$8,209,600	\$7,979,023	\$7,748,446	\$7,517,869	\$7,287,292	\$7,056,715	\$6,826,138	\$6,595,561	\$6,364,984	\$6,134,407	\$5,903,830	\$5,673,253	\$5,442,676	\$5,212,099	\$4,981,522	\$4,750,945	\$4,520,368	\$4,289,791	\$4,059,214	\$3,828,637	\$3,598,060	\$3,367,483
DEBT SERVICE REQUIREMENTS																							
Loan 1 DS: Condo Loan	\$1,088,462	\$1,114,423	\$1,140,384	\$1,166,345	\$1,192,306	\$1,218,267	\$1,244,228	\$1,270,189	\$1,296,150	\$1,322,111	\$1,348,072	\$1,374,033	\$1,400,000	\$1,425,961	\$1,451,922	\$1,477,883	\$1,503,844	\$1,529,805	\$1,555,766	\$1,581,727	\$1,607,688	\$1,633,649	\$1,659,610
Loan 2 DS: Condo Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Loan 3 DS: Condo Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MEC: Commercial Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cash Flow Available after Debt Service	\$7,349,104	\$7,095,177	\$6,830,639	\$6,576,101	\$6,321,563	\$6,067,025	\$5,812,487	\$5,557,949	\$5,303,411	\$5,048,873	\$4,794,335	\$4,539,797	\$4,285,259	\$4,030,721	\$3,776,183	\$3,521,645	\$3,267,107	\$3,012,569	\$2,758,031	\$2,503,493	\$2,248,955	\$2,000,000	\$1,750,000
Debt Service Coverage Ratio	26.01	2.70	2.00	1.50	1.00	0.50	0.00	-0.50	-1.00	-1.50	-2.00	-2.50	-3.00	-3.50	-4.00	-4.50	-5.00	-5.50	-6.00	-6.50	-7.00	-7.50	
Other Debt Obligations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MEC: Subordinated Loan/Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Subordinated Obligations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cash Flow Available for Distribution	\$7,349,104	\$7,095,177	\$6,830,639	\$6,576,101	\$6,321,563	\$6,067,025	\$5,812,487	\$5,557,949	\$5,303,411	\$5,048,873	\$4,794,335	\$4,539,797	\$4,285,259	\$4,030,721	\$3,776,183	\$3,521,645	\$3,267,107	\$3,012,569	\$2,758,031	\$2,503,493	\$2,248,955	\$2,000,000	
Perf Up Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Operating (Deficit)/Surplus	\$8,437,566	\$8,209,600	\$7,979,023	\$7,748,446	\$7,517,869	\$7,287,292	\$7,056,715	\$6,826,138	\$6,595,561	\$6,364,984	\$6,134,407	\$5,903,830	\$5,673,253	\$5,442,676	\$5,212,099	\$4,981,522	\$4,750,945	\$4,520,368	\$4,289,791	\$4,059,214	\$3,828,637	\$3,598,060	
Operating Deficit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

**Does not include TBP Capture

Property Sales Assumptions	
Capitalization Rate	8.0%
Year of Sale	25
Sale Expenses (% of sale price)	5.0%

Developer Return Analysis

Year	Cash Investment	Net Developer Fees Rec'd	Cash flow	Sale Proceeds	Net Cash Investment	Land/Building Investment	Net Developer Investment	Cash on Cash Return	Return on Owner Equity
0	\$9,713,019	\$931,687	\$0	\$0	(\$8,781,332)	\$0	(\$8,781,332)	0.0%	0.0%
1		\$0	\$8,323,328	\$0	\$8,323,328	\$0	\$8,323,328	94.8%	94.8%
2		\$0	\$1,107,364	\$0	\$1,107,364	\$0	\$1,107,364	12.6%	12.6%
3		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
4		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
5		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
6		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
7		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
8		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
9		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
10		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
11		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
12		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
13		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
14		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
15		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
16		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
17		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
18		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
19		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
20		\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
	\$9,713,019	\$931,687	\$9,430,692	\$0	\$9,430,692	\$0	\$9,430,692	5.37%	5.37%

IRR = **6.61%**

IRR = **6.61%**

Calculation of Sales Proceeds

Net Operating Income (year before sale)	#REF!
Capitalization Rate	8.00%
Real Estate Value	#REF!
Less: Sale Expenses	#REF!
Net Sale Proceeds	#REF!
Less: Outstanding Debt	
Condo Loan	#REF!
0	#REF!
0	#REF!
MEDC Conventional Loan	#REF!
Other Debt Obligations	#REF!
Proceeds Available for Distributions	#REF!



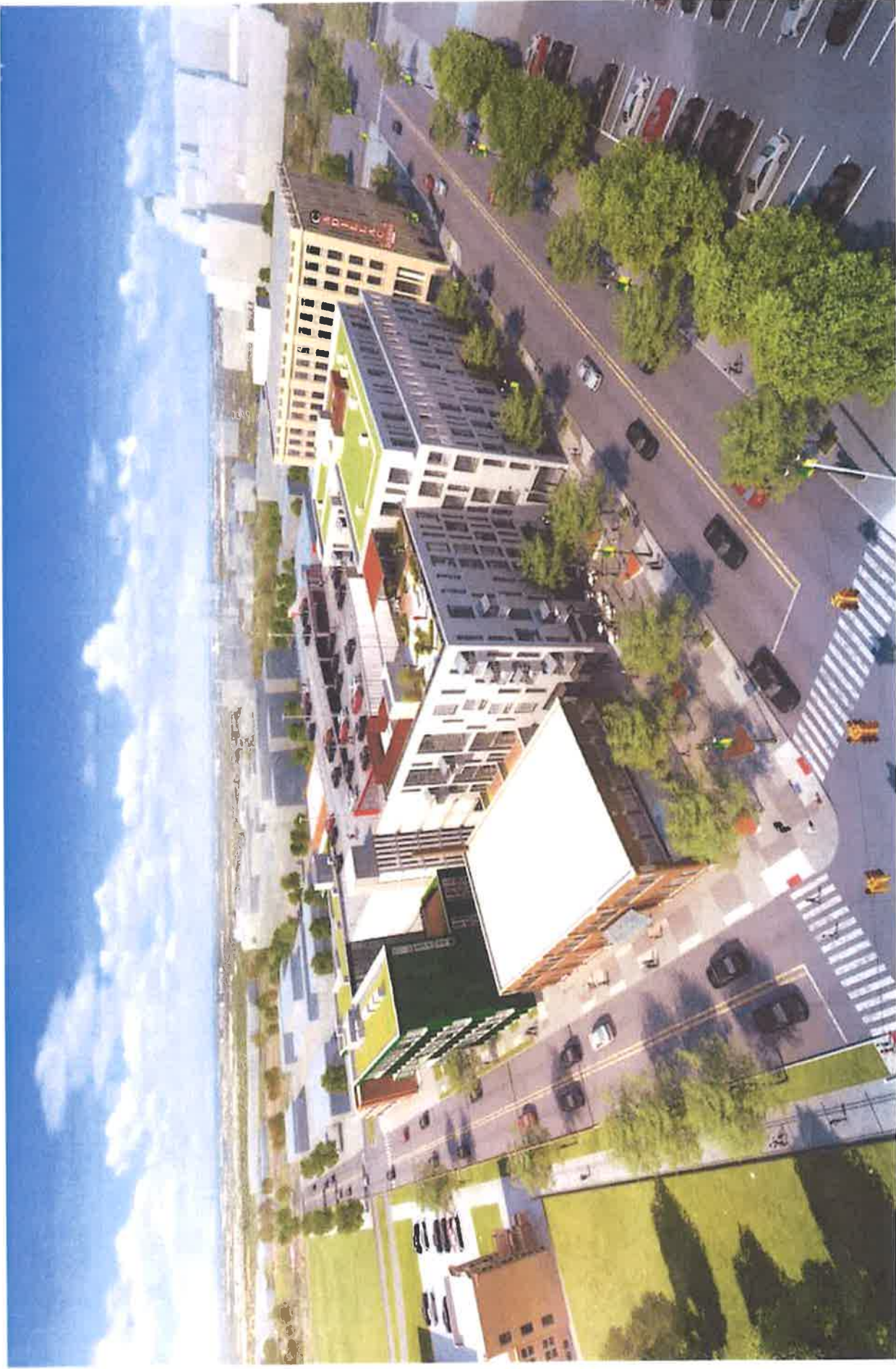
Cass & York – Component 2

Detroit, MI



Created for: The Platform, LLC
Created by: MAW November 15, 2017

Figure 5: Property Current Conditions



Cass & York

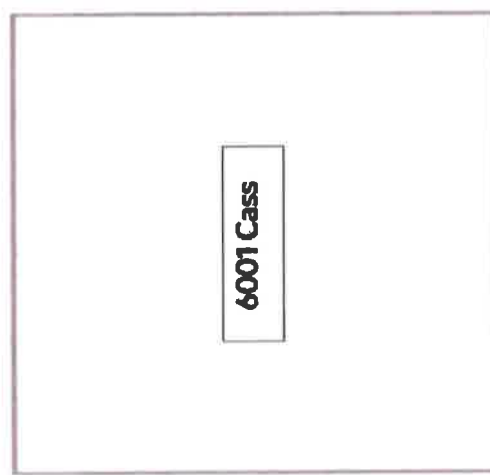


Created for: The Platform, LLC
Created by: MAW, November 15, 2017



Detroit, MI

Figure 7: Project Renderings



Detroit, MI

Figure 7: Project Renderings

Cass & York – Site Plan

Created for: The Platform, LLC
 Created by: MAW, November 15, 2017





the Platform: Cass & York Mixed Use Development

Cass & York



Created for: The Platform, LLC
 Created by: MAW, November 15, 2017



MCINTOSH
 PORIS

VOLUMEONE DESIGN STUDIO

Detroit, MI

Figure 7: Project Renderings



the Platform Cass & York Mixed Use Development

MCINTOSH PORTS VOLUMEONE DESIGN STUDIO

Cass & York

Detroit, MI

Created for: The Platform, LLC
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Figure 7: Project Renderings





Cass & York - Component 2

Created for: The Platform, LLC
Created by: MAW, November 15, 2017



Detroit, MI

Figure 7: Project Renderings



Cass & York – Component 2

Created for: The Platform, LLC
Created by: MAW, November 15, 2017



Detroit, MI

Figure 7: Project Renderings



the Platform Cass & York Mixed Use Development

Cass & York – Component 2

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MCINTOSH
PERKINS
+ PAULLE

VOLUMEONE DESIGN STUDIO

Detroit, MI



Figure 7: Project Renderings



the Platform Cass & York Mixed Use Development

MCINTOSH
PORIS
VOLUMEONE DESIGN STUDIO

Cass & York – Component 2

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Detroit, MI

Figure 7: Project Renderings



the Platform Cass & York Mixed Use Development

MCINTOSH
PORIS

VOLUMEONE DESIGN STUDIO

Cass & York – Component 2

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Figure 7: Project Renderings



Cass & York – Component 2

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Detroit, MI

Figure 7: Project Renderings

MAIN ENTRANCE

6TH FLOOR SET BACK

STACKED BALCONIES

MAIN LOBBY



VALE ONE DESIGN STUDIO

Cass & York – Component 3

Created for: The Platform, LLC
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Detroit, MI

Figure 7: Project Renderings



Cass & York – Component 3 Parking Structure

Created for: The Platform, LLC

Created by: MAW, November 15, 2017



Detroit, MI

Figure 7: Project Renderings

2018-04-05

281

281 *Petition of ASTI Environmental,
request to establish a Neighborhood
Enterprise Zone for 5919, 5935 and
5947 Cass Avenue under P.A. 147 of
1992.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT
LAW DEPARTMENT PLANNING AND DEVELOPMENT
DEPARTMENT

April 16, 2018

Mr. Maurice Cox
Director, Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone - Cass LaSalle Holdings LLC**
Property Address: 5919, 5935 and 5947 Cass
Parcel ID: 02002161., 02002160., 02002159.

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Cass LaSalle Holdings LLC **Neighborhood Enterprise Zone**, located in the **next to the Midtown** area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of a parking lot spanning the three parcels on a total of .843 acres of land. The developer proposes to new construction of 54 for sale condominium units along with first floor retail covering approximately $\frac{3}{4}$ of the total area of land in the proposed district. The current True Cash Value of the proposed area is \$0 and contains approximately .843 acres. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following: (i)A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.



Neighborhood Enterprise Zone
Cass LaSalle Holdings LLC – 5919, 5935 and 5947 Cass
Page 2

Upon review, it has been determined that this proposed district located in the **Downtown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

A handwritten signature in black ink that reads "Clam".

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone
Cass LaSalle Holdings LLC – 5919, 5935 and 5947 Cass
Page 3

Parcel Number	Property Address	Owner Name	TCV	Acres
02002161.	5919 Cass	Wayne State University	\$0	0.350
02002160.	5935 Cass	Wayne State University	\$0	0.183
02002159.	5947 Cass	Wayne State University	\$0	0.310
Total				0.843

The legal description matches the NEZ district request.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

16

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization
FROM: John Baran, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** located at 5919, 5935 and 5947 Cass
DATE: April 20, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **Neighborhood Enterprise Zone (NEZ)**.

Petitioner:
ASTI Environmental

Project Description:
New construction of 54 condominium units and first floor retail space.

Project Location:
5919, 5935 and 5947 Cass

Interpretation:
The Master Plan Future General Land Use designation for the site is **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The proposed development conforms to the Master Plan's Future General Land Use designation.