

*Refersal*  
*Formal Session*  
9-3-19

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

August 28, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001294      100% Federal Funding – AMEND 1– To Provide Leadership Development/Scholarship Program. – Contractor: Coleman A. Young Foundation – Location: 7650 Second, Ste. 206, Detroit, MI 48202 – Contract Period: July 1, 2019 through December 31, 2019 – Total Contract Amount: \$66,535.00 **HOUSING AND REVITALIZATION**  
*(This Extension is for Time Only. Original Expiration 6/30/19)*

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **TATE**          

**RESOLVED**, that Contract No. 6001294 referred to in the foregoing communication dated August 28, 2019, be hereby and is approved.



**OFFICE OF CONTRACTING  
AND PROCUREMENT**

August 28, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002346      100% City Funding – 19-20 FY Agreement for the Detroit Economic Growth Corporation. To Provide Assistance in Economic Development Activities by Attracting new and assisting with the Retention and Expansion of Existing Commerce and Industry in the City. – Contractor: Detroit Economic Growth Corporation – Location: 500 Griswold, Ste. 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2020 – Total Contract Amount: \$1,936,304.00  
**HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **TATE**          

**RESOLVED**, that Contract No. 6002346 referred to in the foregoing communication dated August 28, 2019, be hereby and is approved.





CITY OF DETROIT  
BOARD OF POLICE COMMISSIONERS

108  
1301 THIRD AVE., SUITE 767  
DETROIT, MICHIGAN 48226  
(313) 596-1830 • TTY: 711  
(313) 596-1831 FAX  
WWW.DETROITMI.GOV

August 23, 2019

Detroit City Council  
% Janice Winfrey, City Clerk  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Second Floor  
Detroit, Michigan 48226

OFFICE OF THE  
DETROIT CITY CLERK  
2019 AUG 27 P 1:18:1

**Re: Letter of Support for Jefferson East, Inc.**

Dear Honorable Council Members:

This letter is in support of the Jefferson East, Inc. application for CDBG/NOF public service funding. The Detroit Board of Police Commissioners is dedicated to transparency and improving public safety service delivery to all Detroit residents. That's why we value the relationship we enjoy with Jefferson East, Inc. and their staff.

The Board of Police Commissioners shares JEI'S particular interest in addressing the quality of life issues identified by our constituency, such as auto theft, larceny from motor vehicles, robbery and intimate partner violence. It's clear to us that JEI strives to empower residents with resources and strategies to succeed in community policing and crime prevention programming.

JEI's monthly CompStat convening brings community stakeholders together with law enforcement to discuss neighborhood issues and solutions. JEI's AmeriCorps Urban Safety team engages the public via target hardening, neighborhood canvassing, and peace walks to raise awareness. They employ innovative ways to promote public safety; residents are offered promotional give-a-ways of anti-theft devices for the home and auto. JEI's domestic violence prevention outreach provides referrals and resources to survivors of intimate partner violence in the DPD 5<sup>th</sup> and 7<sup>th</sup> Precincts.

JEI's efforts have a broad impact on City of Detroit Districts Four and Five. Please approve their application for funding. Feel free to contact the board to answer any questions you may have about our support of JEI.

Sincerely,

Lisa Carter  
Chair, Detroit Board of Police Commissioners

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

# City of Detroit

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

109  
Brenda Goss Andrews  
Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

August 28, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of the City of Detroit Brownfield Redevelopment Authority to amend Article XVII, District Map No. 24 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three-hundred and twelve (312) parcels commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west. **(RECOMMEND APPROVAL)**

### NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of the Detroit Brownfield Redevelopment Authority to amend Article XVII, District Map No. 24 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three-hundred and twelve (312) parcels commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west.

### REVIEW

The R2 district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. With limited additional uses being allowed on a conditional basis.

The M3 district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect nearby residential uses. The purpose of this district is to permit the normal operation of certain industrial uses, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

The subject properties are located in Council District 5 and measure approximately 31.9 acres in area. The subject parcels are currently under the sole ownership of Detroit Public Schools Community District, however are being offered for sale to accommodate the pending Dakkota Integrated Systems manufacturing development on the subject site.

The subject properties are located in Census Tract 5159. Based on the most recent census data the total population for the area is 1,645. There are approximately 471 occupied residential units and 393 vacant residential structures which results in a vacancy rate of 45%.

### ***Proposed Development***

The proposed map amendment is being requested to allow for the establishment of a "high/medium-impact manufacturing facility" specifically an "automobile accessory manufacture (not including tires, heat treating, or foundry work) at the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue. The proposed use would be permitted on a by-right basis in an M3 zoning district per Sec. 61-10-57(12).

This rezoning request is being sought in order to allow the development of a 632,500 square foot automobile accessory manufacturing facility. Dakkota Integrated Systems is a joint venture with Rush Group LLC and Magna International Inc., that will manage the complete assembly and sequencing of interior components and suspension for the soon to be expanded FCA Jeep Plant in the area of St. Jean between E. Warren Avenue and Kercheval Avenue. It is anticipated that this proposed development will create approximately 625 new jobs for Detroit residents.

The parcels identified as 6101 Van Dyke Avenue and 5800 Field Avenue are presently both zoned R2. 6101 Van Dyke Avenue is presently the site of the former Kettering High School. 5800 Field Avenue is presently the site of the former Rose Elementary School. Both properties are anticipated to be demolished to accommodate the development of the proposed Dakkota manufacturing facility. The footprint of the main facility will primarily be on the site of the former Kettering High School. The entirety of the Kettering High School building will be razed, however, the iconic "K" in front of the property will remain as an homage to the history of the site and the thousands of Kettering High School alumni. 5800 Field Avenue is also anticipated to be razed, however this site is slated to accommodate a detention basin bounded by Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south, and Field Avenue to the west. The entirety of the site is anticipated to be landscaped and buffered in order to screen the development from the adjacent residential communities. Preliminary site plans shows landscaped berms along Van Dyke Avenue to the east and Hendrie Avenue to the south. A narrow strip of landscaping is also present along Townsend Avenue where the majority of occupied residential is present.

### **SURROUNDING LAND USE AND ZONING**

The zoning classifications and land uses surrounding the subject area are as follows:

- North: I-94 Edsel Ford Expressway with B3; Shopping District beyond.
- East: R2; Single-family and Two-family residential.
- South: R2; Single-family and Two-family residential.
- West: R2; Single-family and Two-family residential.

### **CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS**

One-hundred and two (102) notices were sent out to residents and property owners within 300 radial feet of the subject site. Twelve (12) have been returned as undeliverable. To date, the Commission has received no communications via mail or telephone either in opposition or support of the

requested rezoning.

On Tuesday, July 9, 2019 a community meeting was held regarding this proposed rezoning and development at Alkebu-Lan Village, located at 7701 Harper Avenue. There were approximately 74 members of the public in attendance. In anticipation of the aforementioned meeting, the Department of Neighborhoods District 5 Manager Ms. Melia Howard canvassed the area of the proposed plant along Townsend Avenue, Field Avenue, Sheridan Avenue, Van Dyke Avenue, Granger Avenue, E. Edsel Ford Service Drive, E. Palmer Avenue and Baldwin Avenue. In total contact was made with occupants of 75 residential structures. Residents provided mixed responses to the proposed development ranging from excited about employment opportunities, to not caring to engage because they felt their voices wouldn't matter in the process. Additionally, the project was discussed with several area block clubs and neighborhood associations in order to increase attendance at the July 9th meeting.

At the community meeting there were several questions with regards to Dakkota having a Community Benefits Agreement with the residents even though the proposed development does not meet the city's threshold criteria of \$75,000,000.00. The anticipated amount of capital investment for this development is \$55,000,000.00. Residents in attendance raised questions regarding truck traffic, air and noise pollution, jobs and wages, the preservation of the "Big K," being bought out of their homes in the future to expand the plant, and one resident asked Dakkota to have revenue sharing with residents within the impact area. Overall, the meeting was perceived as being productive with the majority of residents in attendance agreeing with and voicing support of the planned project.

On July 18, 2019, the City Planning Commission held a public hearing on this request. There were thirteen members of the public in attendance to address the rezoning request. All thirteen of those who spoke during public comment were in support of the proposed rezoning.

The Commission requested that staff report back with information pertaining to the ownership of vacant parcels adjacent to the project area; the administration's overall vision for industrial development on the east side of Detroit, (particularly along with I-94 industrial corridor) as well as what impacts, if any, would the pending development have on emergency services.

In response to Commission's questions regarding the ownership of the vacant parcels adjacent to the Kettering/Rose – Dakkota site, CPC staff presented a detailed listing of publicly held vacant properties. In order to determine the feasibility of establishing an infield housing strategy in close proximity to the subject site.

#### **MASTER PLAN CONFORMANCE**

The subject site is located within the Kettering area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Institutional" for the subject property. An amendment will be forthcoming to show "Light Industrial" as the future intended land use. Additionally, a review of the Van Dyke frontage between I-94 and Hendrie Avenue will be reviewed to determine the feasibility of establishing a commercial or mixed use character for that corridor.

#### **ANALYSIS**

The proposed zoning classification of M3 would permit the requested use of a "high/medium-impact manufacturing facility" specifically an "automobile accessory manufacture (not including tires, heat treating, or foundry work) on a by-right basis.



The proposed M3 zoning classification would permit 113 by-right public, civic, institutional, retail, service, commercial and other uses. The most intensive uses in the M3 zoning classification include “Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs” and “Storage or killing of poultry or small game for direct, retail sale on the premises of for wholesale trade.”

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

With the dramatic decline in population of the City of Detroit over the past 20 years, several of the city’s neighborhood schools have closed and have fallen into disrepair. Among them are the former Kettering High School and the former Rose Elementary School. In 2012, the City of Detroit adopted an adaptive reuse ordinance for the city’s former school sites, however, the level of capital reinvestment in these properties has been nominal to nonexistent. The challenge remains as to what to do with these properties which have since become a blighting influence on our communities. The City of Detroit has taken the approach of re-energizing the manufacturing sector of our economy. Many publicly held properties have been and are being sought for this purpose. The rezoning request is in line with this stated purpose.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The proposed rezoning to M3 is not consistent with the Master Plan of Policies; however the Planning and Development Department is purposing a Master Plan amendment to accommodate this rezoning request, as well as to address other concerns raised by members of the public at the July 18, 2019 hearing regarding the potential for commercial frontage along the east side of Van Dyke Avenue between I-94 and Hendrie Avenue.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

Given the nature of the proposed development and the impact that the operations are anticipated to have on the adjacent community, mitigating factors are being implemented to minimize the negative impacts of noise, light and fumes, which may emit from the premises. There are approximately 14 residential properties along Townsend Avenue which will be impacted directly as a result of this development. The vast majority of the adjacent parcels are vacant and primarily publicly owned. The subject site is located directly south of the I-94 Expressway and west of a Major Corridor (Van Dyke Avenue). In general, an intensification in zoning adjacent to residentially zoned properties is not the preferred approach. However, the inclusion of 20 foot setbacks from residentially zoned land as required by the zoning ordinance as well as the implementation of landscaping and elevated berms along the perimeter of the property will aid in the goal of protecting the health, safety, and general welfare of the adjacent residents.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will change significantly as a result of the proposed rezoning. Preliminary site plans have been presented which show the layout of the proposed development. Given the anticipated consolidation of the subject parcels as well as the potential for street and alley vacations which will not be disruptive to the traditional street grid, disruption to city services is not anticipated.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

The proposed development is anticipated to create a vast amount of hard surface, where pervious green space currently exists. This was taken into account with the planning of the site, hence the inclusion of the detention basin on the former Rose Elementary School site, to address stormwater management concerns.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the uses in the immediate area are residential. Given that the truck traffic will primarily be internal to the site, adjacent to Townsend Avenue, design elements are being implemented to mitigate any negative impacts which may occur.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R2 zoning classification is not conducive for the proposed use which is industrial in nature. Before making the recommendation to pursue an M3 zoning classification, CPC staff evaluated all zoning classifications and determined that the M3 zoning classification was the least intensive zoning classification that would allow for the proposed use.

- (8) Whether the proposed rezoning will create an illegal "spot zone."

Given the commercial/industrial nature of the corridor in which this rezoning has been requested along with the size and proposed consistency with the pending Master Plan amendment, staff is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

#### ***Suitability of the Property***

One of the aforementioned criteria for rezoning states, "The suitability of the subject property for the existing zoning classification and proposed zoning classification." Zoning Map No. 24 generally shows R2 zoning to the north, south, east and west of the subject property. This section of the Kettering subsector is primarily developed with residential and institutional uses. The existing residential properties along Townsend Avenue and Hendrie Avenue were primarily built between 1900 and 1921. The newer infield housing along Hendrie Avenue was built in 2011.

As previously stated, the M3 zoning classification allows for a variety of manufacturing type uses. Historically, the manufacture of automotive related uses necessitated the demand for parking for employees. Given automation and the implementation of the third shift, the parking demand for this use and similar uses has drastically declined since the advent of the current parking requirements, circa 1968.

The current parking standards for a Schedule A use require the greater of either 1 space per every 800 square feet, or 1 per 3 employees. With this current formula, the petitioner would be required to provide 790 off-street employee parking spaces, although they will only have approximately 200 employees per shift. The current site plans, which show approximately 230 off-street parking spaces will require the petitioner to appeal to the Board of Zoning Appeals (BZA) for a parking variance. A possible alternative would be the adoption of a proposed text amendment to allow the Planning and Development Department to make the determination on the number of spaces needed, similar to what was done in 2016 for "Recreation, indoor commercial and health club." In that situation, much like what is anticipated to occur with Dakkota Integrated Systems, and likely any other automotive supplier looking to break ground in the City of Detroit, the usable floor area is much greater than the number of individuals occupying the space at any given time.

The Commission recommends that language similar to that adopted in 2016 be adopted for manufacturing uses moving forward. Such language is currently before the Commission and is slated for a public hearing on September 5, 2019. As a point of reference the existing language for the aforementioned use is included below.

*"Because Schedule C uses have widely varying parking demands, it is difficult to specify a single requirement. The off-street parking requirement for such uses shall be established by the Planning and Development Department based on estimates of parking demand, which may include recommendations of the Institute of Traffic Engineers (ITE), data collected from uses that are the same or comparable to the proposed use, or other relevant information. The Planning and Development Department may require that a parking study be prepared at the applicant's expense. Said study shall provide analysis and justification for the proposed number of spaces to be provided. Parking studies shall document the source of data used to develop the recommendations. The Planning and Development Department shall review the submitted study along with any other traffic engineering and planning data that are appropriate and establish the off-street parking or loading requirements for the use proposed."*

Such a text amendment could benefit future developments by allowing the applicant to move straight towards permitting, rather than applying to the BZA for a parking variance. The text amendment is now being proposed.

In general, the CPC looks favorably on the rezoning of the subject parcel to accommodate the establishment of an automobile manufacturing supplier.

#### ***Land Use***

The CPC is of the opinion that an M3 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of industrial related uses.

#### ***Significant Impact on Other Property***

The CPC is of the opinion that the rezoning of this property from an economic development standpoint will add to the sustainability of the surrounding community by allowing the establishment of an economically viable, job creating, tax revenue generating development. Given the landscape of the City of Detroit, wherein educational institutions are nestled in the midst of residential communities, an M3 zoning classification would not typically be ideal for such a site. However, given the sites adjacency to the I-94 Expressway as well as its adjacency to Van Dyke Avenue, along with the stated buffering and landscaping along Townsend Avenue and Hendrie Avenue, the Commission is of the

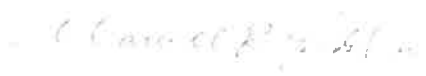
opinion that any adverse impacts associated with locating an M3 zoning classification alongside an R2 zoning classification can be addressed.

**RECOMMENDATION**

On July 18, 2019 the City Planning Commission voted to recommend approval of the request of the City of Detroit Brownfield Redevelopment Authority to amend Article XVII, District Map No. 24 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three-hundred and twelve (312) parcels commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west.

Respectfully submitted,

ALTON JAMES,  
CHAIRPERSON

  
Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

Attachments:  
Zoning Map No. 24  
Ordinance





24 (1-25-2012)

24

## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 24, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three-hundred and twelve (312) parcels commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.  
4 24, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family  
5 Residential District) zoning classification currently exists on three-hundred and twelve (312)  
6 parcels commonly identified as the former Kettering High School located at 6101 Van Dyke  
7 Avenue and the former Rose Elementary School located at 5800 Field Avenue, generally bounded  
8 by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the  
9 east, Hendrie Avenue to the south and Townsend Avenue to the west.

10 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

11 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly  
12 known as the Detroit Zoning Ordinance, is amended as follows:

13 District Map No. 24 to show an M3 (General Industrial District) zoning  
14 classification where an R2 (Two-family Residential District) zoning classification  
15 currently exists on three-hundred and twelve (312) parcels commonly identified as the  
16 former Kettering High School located at 6101 Van Dyke Avenue and the former Rose  
17 Elementary School located at 5800 Field Avenue, generally bounded by the I-94 Edsel  
18 Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east,  
19 Hendrie Avenue to the south and Townsend Avenue to the west, identified more  
20 specifically as:

21 Land situated in the City of Detroit, County of Wayne, State of Michigan, as follows:

22 PARCELS 1, 2, 3, 4, 5 AND 6 ALSO DESCRIBED BY SURVEY AS FOLLOWS:

23 Part of POTTER’S SUBDIVISION of the East part of P.C. 390, North of Gratiot Ave .,

24 according to the Plat thereof as recorded in Liber 13 of Plats, page 92, and Part of GEO.

25 H. MARTZ’S SUBDIVISION OF THE WEST PART OF P.C. 390, according to the plat

26 thereof as recorded in Liber 14 of Plats, page 5, and part of WILLIAMS TAIT’S

27 SUBDIVISION OF PART OF CHURCH FARM (P.C. 16) NORTH OF GRATIOT

28 AVE., according to the plat thereof as recorded in Liber 16 of Plats, page 87 in the City

1 of Detroit, Wayne County, Michigan and being described by metes and bounds as  
2 follows: Beginning at the Southeast Corner of Lot 115 of said POTTER'S  
3 SUBDIVISION; thence South 62 degrees 50 minutes 00 seconds West 540.64 Feet along  
4 the Northerly right-of-way line of Hendrie Boulevard (80.00 feet wide); thence South 26  
5 degrees 56 minutes 05 seconds East 17.16 feet along the Westerly right-of-way line of  
6 Baldwin Avenue (60.00 feet wide); thence South 62 degrees 50 minutes 18 seconds West  
7 273.83 feet along the Northerly right-of-way line of Hendrie Avenue (60.00 feet wide) to  
8 a point hereinafter referred to as reference point "A"; thence North 27 degrees 15 minutes  
9 02 seconds West 1586.59 feet along the Easterly right-of-way line of Townsend Avenue  
10 (60.00 feet wide); thence along the Southerly right-of-way line of I-94 the following nine  
11 (9) courses: (1) North 76 degrees 49 minutes 02 seconds East 136.29 feet; (2) North 84  
12 degrees 08 minutes 38 seconds East 19.31 feet; (3) North 76 degrees 01 minute 23  
13 seconds East 135.63 feet; (4) North 75 degrees 51 minutes 47 seconds East 61.53 feet; (5)  
14 North 69 degrees 55 minutes 52 seconds East 100.71 feet; (6) North 69 degrees 26  
15 minutes 10 seconds East 14.09 feet; (7) North 68 degrees 22 minutes 19 seconds East  
16 194.36 feet; (8) North 62 degrees 20 minutes 18 seconds East 16.01 feet; (9) North 69  
17 degrees 05 minutes 11 seconds East 56.52 feet; thence along the Westerly right-of-way  
18 line of Van Dyke Avenue the following three (3) courses: (1) South 29 degrees 11  
19 minutes 01 second East 166.49 feet; (2) South 62 degrees 26 minutes 18 seconds West  
20 9.90 feet; (3) South 29 degrees 11 minutes 01 second East 216.03 feet; (4) South 62  
21 degrees 31 minutes 36 seconds West 61.06 feet; (5) South 29 degrees 11 minutes 01  
22 second East 50.01 feet; (6) North 62 degrees 31 minutes 26 seconds East 115.09 feet; (7)  
23 South 29 degrees 11 minutes 01 second East 1014.44 feet to the Point of Beginning.  
24 ALSO; Commencing at reference point "A"; thence South 62 degrees 50 minutes 18  
25 seconds West 60.00 feet along the Northerly right-of-way of said Hendrie Avenue to the  
26 Point of Beginning; thence continuing South 62 degrees 50 minutes 18 seconds West  
27 549.63 feet; thence North 27 degrees 11 minutes 09 seconds West 313.98 feet along the  
28 Easterly right-of-way line of Field Avenue (66.00 feet wide); thence North 62 degrees 51  
29 minutes 12 seconds East 549.28 feet along the Southerly right-of-way line of Medbury  
30 Avenue (60.00 feet wide); thence South 27 degrees 15 minutes 02 seconds East 313.82  
31 feet along the Westerly right-of-way line of Townsend Avenue (60.00 feet wide) to the

1 Point of Beginning, including in the above descriptions all the vacated alleys adjacent  
2 thereto and vacated Ladue Avenue, Lambert Avenue, Conger Avenue, Medbury, Baldwin  
3 Avenue, Phelps Avenue, Piquette Avenue and Sheridan Avenue.

4 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

5 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
6 health, safety and welfare of the people of the City of Detroit.

7 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
8 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, Michigan Compiled  
9 Laws Section 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:



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Lawrence T. García,  
Corporation Counsel

110

# City of Detroit

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
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Brenda Goss Andrews  
Lisa Whitmore Davis  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

August 28, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of the City of Detroit Planning & Development Department to amend Article XVII, District Maps 28 and 30, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification is currently shown on seven (7) parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south and Lillibridge and Beniteau streets to the west.

### BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from the City of Detroit Planning & Development Department requesting that the City of Detroit amend Article XVII, District Maps 28 and 30 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification is currently shown on seven (7) parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south and Lillibridge and Beniteau streets to the west.

The subject property is located on two separate blocks:

- At the southwestern corner of East Warren Avenue and St. Jean Street - Five vacant parcels
- At the northwestern corner of Kercheval and St. Jean streets - Two parcels. One is vacant land and the other is developed with a vacant, two-story brick building (legal use: assembly hall).

### *Proposed Development*

The rezoning is being requested to facilitate the expansion of the Fiat Chrysler Mack Avenue Engine Plant. This is a follow-up to the large map amendment that the City Planning Commission recommended approval of on April 25, 2019 and that was subsequently approved by the City Council. These parcels should have been included in the first rezoning, but were overlooked. They are directly adjacent to areas that were previously rezoned for the project. The subject property is proposed to be used for employee parking, new vehicle storage and semi-trailer parking. These uses are not allowed in the current B4 zoning district, but are by-right in the proposed M2 district.

CITY CLERK 2019 08 28 10:00 AM

There is one exception—11235 Kercheval is privately owned and not included in the proposed expansion, but is included in the rezoning for consistency as the rest of the block will be zoned M2.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North: M3 (General Industrial) – DDOT Shoemaker bus terminal  
East: M4 (Intensive Industrial) – existing Mack Engine Plant  
South: B4 (General Business) – Detroit Enterprise Academy (K-8 charter school) & vacant land  
West: B4 and M2 – vacant land

### ***Approval Criteria***

Preliminarily, this proposal appears to meet the eight approval criteria for a map amendment listed in Section 61-3-80 of the zoning ordinance, specifically:

- *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.* As these parcels will be part of the FCA development, rezoning them to M2 will reduce the confusion created by split-zoned parcels.
- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The M2 zoning district is designed to be a buffer between residential and intensive industrial districts. Although the proposed rezoning puts industrially-zoned land closer in proximity to occupied residential land, the M2 district was specifically chosen to protect residences from undesirable spillover effects of industrial uses.
- *Whether the proposed rezoning will create an illegal “spot zone.”* As the property to the east is zoned M4 (Intensive Industrial) and adjacent property to the north and south are zoned M2, the addition of this M2 area only slightly expands the existing industrial districts and does not create a spot zone.

Additionally, the analysis in the report for the original rezoning (attached) also applies to this request.

### ***Master Plan Consistency***

The subject site is located within the Foch and St. Jean areas of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low-Medium Density Residential and Neighborhood Commercial for the subject properties.

### ***Community Input***

The process for the original rezoning included extensive community engagement culminating in a Community Benefits Agreement. Due to the limited nature of this additional request, no additional outreach was done.

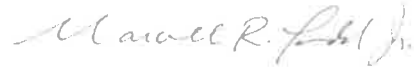
## **RECOMMENDATION**

On July 18, 2019, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map No. 13 of Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ to show an M2 (Restricted Industrial) zoning classification where a B4 (General

Business) zoning classification currently exists on seven parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south and Lillibridge and Beniteau streets to the west. The ordinance establishing the map amendment has been reviewed and approved as to form by the Law Department and is attached for your consideration.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance  
District Maps 28 & 30  
CPC Public Hearing Notice with map

cc: Maurice Cox, Director PDD  
Katy Trudeau, Deputy Director, PDD  
Karen Gage, PDD  
Matt Walters, Mayor's Office  
David Bell, Director, BSEED  
James Foster, BSEED  
Lawrence Garcia, Corporation Counsel



## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map Nos. 28 and 30 to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification is currently shown for seven parcels commonly identified as 11232, 11238, 11244, and 11250 East Warren; 2115 and 4711 St. Jean; and 11235 Kercheval.

1 **BY COUNCIL MEMBER \_\_\_\_\_** :

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map  
4 Nos. 28 and 30 to show an M2 (Restricted Industrial District) zoning classification where a B4  
5 (General Business) zoning classification is currently shown for seven parcels commonly  
6 identified as 11232, 11238, 11244, and 11250 East Warren; 2115 and 4711 St. Jean; and 11235  
7 Kercheval.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

9 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly  
10 known as the Detroit Zoning Ordinance, is amended as follows:

11 (a) District Map No. 28 is amended to show an M2 (Restricted Industrial District)  
12 zoning classification where a B4 (General Business District) zoning classification is currently  
13 shown on five parcels commonly identified as 11232, 11238, 11244, and 11250 East Warren;  
14 and 4711 St. Jean, identified more specifically as:

15 S 74 FT OF LOTS 15-19, JOHN H WALSHS SUB L28 P17 PLATS, W.C.R.

16 (b) District Map No. 30 is amended to show an M2 (Restricted Industrial District)  
17 zoning classification where a B4 (General Business District) zoning classification is currently  
18 shown on two parcels commonly identified as 2115 St. Jean and 11235 Kercheval, identified  
19 more specifically as:

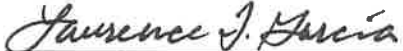
20 LOTS 8-12, HUTTON & NALLS SUB L23 P82 PLATS, W.C.R.

21 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance  
22 are repealed.

1           **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
2 health, safety, and welfare of the people of the City of Detroit.

3           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
4 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
5 and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:

  
\_\_\_\_\_  
**Lawrence T. Garcia**  
**Corporation Council**

# City of Detroit

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
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Brenda Goss Andrews  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

August 28, 2019

## HONROABLE CITY COUNCIL

**RE:** Request of Tower Construction on behalf of A.F. Jonna Development and Management Company to modify and amend map No. 11 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, and the provisions of an existing Planned Development (PD) District established by Ordinance 512-H for the area generally bounded by Wight Street (extended), the Coast Guard facility, the Detroit River, and East Harbortown Drive, also known as 3500 E. Jefferson Avenue. **(RECOMMEND APPROVAL)**

The Detroit City Planning Commission has concluded its review and deliberations and recommends approval in regards to the above captioned request of Tower Construction on behalf of A.F. Jonna Development and Management Company. The requested modification would allow for the construction of a five-story apartment building and 11 townhomes and requisite off-street parking in the Harbortown complex. Below please find the Commission's report and recommendation.

### PROJECT PROPOSAL

The subject property, located in District 5, sits within a site measuring just over five (5) acres (6.88 acres). The parcel is largely undeveloped with the exception of two tennis courts located on the northwest corner of the subject parcel which are slated to be removed. The proposed building height for the multi-family residential structure is five stories and would contain approximately 202 one, two and three-bedroom rental units. Additionally, the proposed development includes 11 two-story townhomes with attached garages which would be situated along the southern shoreline of the manmade lagoon located in the Harbortown complex. The building exterior is to be clad primarily of brick, with balconies for each unit, much like what was constructed in phase one of the Water's Edge development (134 one, two, and three-bedroom rental units). It is anticipated that construction will take approximately twelve to sixteen months to complete.

As indicated in the attached site plans, the proposed use is a 202-unit, five-story apartment building, as well as an associated parking lot, in addition to 11 two-story townhomes with attached garages, parking pads and guest parking. The units will include one, two, and three bedroom configurations, the majority of which consist of two-bedroom units. The breakdown of the proposed unit count is as follows: 85 one-bedroom units, 102 two-bedroom units, and 15 three-bedroom units.

On the first floor of the apartment structure the proposed unit configuration is as follows: 17 one-bedroom units, 18 two-bedroom units, and 3 three-bedroom units. On the residential levels of two through five, the configuration is as follows: 17 one-bedroom units, 21 two-bedroom units, and 3 three-bedroom units.

The proposed multi-family residential structure would consist of four sections: A, B, C, and D. Section A is proposed to be 73,630 square feet; Section B, 62,355 square feet; Section C, 58,620 square feet; and Section D, 82,980 square feet. The foot notes on sheet CS100 state that the apartment structure is divided into 4 buildings separated by two-hour rated firewalls.

The proposed parking lot consists of 312 parking spaces which would be located to the west, north and east of the proposed apartment building. Fifteen of which are proposed guest parking for the 11 townhomes in the north-east section of the development. The off-street parking standards in Sec. 61-14-24 only require 252.5 off-street parking spaces, nearly 60 parking spaces fewer than what is being proposed. The developer is proposing to place 19 off-street parking spaces in reserve for future use in the southeast corner of the parking lot in order to provide an additional 3,468 square feet of landscaped area, as was done in 2013 with phase one of the Water's Edge development. The parking areas to the west, north and east of the proposed apartment building would be screened from the existing residential units to the north by Patmore Green Ash trees. As the site plans show, the River Walk follows the southern boundary of the subject area. The parking areas would be screened from the River Walk by new landscaping consisting of Shadblow, Patmore Green Ash, and Kousa Dogwood trees.

Building materials are proposed to be predominantly red masonry to match the architectural style and materials of Water Edge phase one. There has been additional conversation with the developer regarding the proposed height and massing of the proposed multi-family residential structure. Several concerns have been raised by the Planning and Development Department related to materiality, massing of the buildings, surface parking and loss of green space. CPC staff is of the opinion that if a greater building height were utilized as well as some form of structured parking, the issues around massing and loss of green space would be minimized. The developer has indicated that they have forgone greater density which would be permitted, in lieu of preserving visibility to the Detroit River for as many residents of Spinnaker Tower as possible.

## **BACKGROUND**

When Waters Edge Phase I was presented in 2015 a number of concerns which closely resemble those expressed by residents regarding Phase II were communicated to the Commission, i.e., stormwater management, ingress and egress, snow removal, etc.

The public hearing for this requested PD modification was held on October 19, 2017, at which time many of these concerns were revisited along with a great number more of recent issues, particularly, basement flooding during storm events, the proposed height and elevations of the building, the loss of outdoor recreational space and the like.

Members of various Harbortown condominium associations provided copies of lease agreements and promotional materials believed to guarantee a resort like lifestyle within the Harbortown community

At the public hearing of Thursday, October 19, 2017, the Commission requested that staff work with the petitioner to among other things hold a community meeting to further discuss the issues and concerns raised by members of the Harbortown community, as well as allow the Law Department, Detroit Water and Sewerage Department and the Buildings, Safety Engineering and Environmental Department to review and comment on documents submitted by the members of the Harbortown community believed to be relevant to your review. The culmination of these ongoing discussions concluded on Tuesday, June 18, 2019. It is for this reason that this request is just now being forwarded to Your Honorable Body for your consideration.

Attached is a copy of staff's August 30, 2017 report to the Commission which details all concerns raised by the residents of Harbortown and the developer's responses to those concerns.

As previously stated in this report a number of community meetings were held between the developer and the residents of the Harbortown Community over the course of two years.

The most recent of which was held on Tuesday, June 18, 2019, at which the developers plans for sanitation and storm water management were shared with the various condominium associations in the Harbortown community. Prior this the June 18<sup>th</sup> meeting a meeting was held on May 14, 2018 at 6 p.m. at the Water's Edge Club House. There were approximately 100 residents in attendance. An overview of the proposed development, i.e. Water's Edge Phase II was given by the developer, Arkan Jonna, who also solicited recommendations from members of the community in an effort to improve the site plans now before Your Honorable Body for your consideration. While many of the comments received at the May 14<sup>th</sup> community meeting centered on operational concerns, a summary of the comments received have been included in this report for your information.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classifications and land uses surrounding the subject area are as follows:

North: PD; residential, Spinnaker Tower  
East: PD; residential, Water's Edge Phase I.  
South: PD; River Walk and Detroit River.  
West: PD; UAW Training facility.

### ***Master Plan Consistency***

The subject site is located within the Near East Riverfront area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Mixed-Residential/Commercial" for the subject property. While the proposed use appears to be consistent with this designation the Planning and Development Department (P&DD) has been requested to submit its comments regarding this proposal.

## **COMMUNITY CONCERNS**

### ***Site plans***

The recommendation was made that the developer provide additional site plans and seek community input rather than simply presenting their vision for the development as a foregone conclusion. It was explained by the developer and by City Planning Commission staff that the

property in question is not a part of the condominium association and that the has an opportunity to express concerns just as when any rezoning or PD modification is being proposed. It was further explained that the subject property is not a part of the community commons and that the Harbortown community has no vested interest in the subject property. The developer stated that he has solicited comments from the community in order to improve the sight plans and once again offered that opportunity at the community meeting of May 14, 2008.

It was recommended by one member of the Harbortown community that the developer consider stackable townhomes, rather than a highrise apartment building that is slated to be converted into condominiums that would be in direct competition with the Great Lakes and Spinnaker Towers, Presently, both towers have a high rate of vacancy.

### ***Ingress and Egress***

Concerns over traffic congestion have been at the forefront in regards to the Harbortown Development since its inception. There is currently a proposal being considered to address the ingress and egress issues. The opening of Adair and Wright streets to emergency vehicles has been recommended by the residents, developer and City Planning Commission, dating back to 1986. It has been demonstrated that the access points to the development, from E. Jefferson Avenue are not sufficient to accommodate the Detroit Fire Departments equipment, as evidenced by a failed emergency preparedness operation which took place last fall. Since that time, lock boxes on Adair and Wight have been added which emergency personal have access to.

Additionally, the developer has assessed what would be required to provide regular access from Adair and Wight, including the construction of an attendant's booth.

A traffic study was conducted in February of 2018, which is attached. Many residents of the Harbortown community believe that a traffic light at the E. Jefferson point of ingress and egress would be beneficial considering the City's recent street improvements with parking and bike lanes. It has been requested by the Commission that a new traffic study be conducted which takes into account the parking and bike lanes on East Jefferson and the impacts they have on traffic patterns.

### ***Green spaces and obstruction of views***

Given the utilization of existing green space, which is not a part of the community commons, the developer has opted to move forward with the development and implementation of the recreational area to the south-east of Water's Edge Phase I to ensure that a recreational area would be made available to the community sooner rather than later.

There were concerns expressed over the location of condominiums on Jib Lane and the loss of views of the Detroit River. Additional concerns were expressed over the loss of trees throughout the Harbortown development that have never been replaced.

The question was also raised if the language in resident's lease agreements remains relevant once the units have been converted into condominiums regarding the obstruction of views. In several conversations with attorneys well versed in real estate law they have issued to the opinion that the language remains relevant.

### ***Snow removal***

Concerns arose regarding snow removal and on-site storage space, given that the vacant subject property proposed or development is currently being used for storing plowed snow. The developer indicated that snow would be stored in the landscaped areas throughout the development.

### ***Preservation of property values***

The concern regarding the preservation of property values is a question which often comes before the Commission and was raised again by residents of the Harbortown Community. Residents inquired why the developer is considering rental units rather than condominiums, citing their belief that rental units decrease property values. The developer stated that the idea is to covert the rental units to condominium units over time.

## **DEPARTMENTAL ANALYSIS**

In light the various questions raised by the community, particularly those with legal ramification, the commission requested review by the Law Department. A report was submitted addressing the questions of community commons, obstruction of views, and outdoor recreational spaces. The Law Department's response to the questions and concerns raised by members of the Harbortown Community were addressed in a memorandum dated July 17, 2018 which is attached for your review. The memo states in part, "Your letter, dated May22, asked about whether a certain structure(s) at Harbortown had been built to specifications and about the prospective construction of a second residential tower at 3500 E. Jefferson. Both issues are private in nature. I do not see how any government agency should – or could - weigh in on these matters."

At the July 21, 2018 continued public hearing, the Commission once again took testimony regarding the resident's concerns of the proposed development. The comments received were not in regards to the design or scale of the proposed development, nor the content of the site plans being considered. The majority of the public testimony was in regards to the on-going flooding issues of previously built residential units within the Harbortown community. Given that the issues at hand pertained largely to stormwater and sanitation concerns, the Commission voted to recommend approval of the proposed PD modifications and instructed staff to delay the advancement this matter to City Council until such a time that the developer and the Detroit Water and Sewerage Department jointly reviewed the developers plans for stormwater and sanitation and presented their findings to the residents of the Harbortown community.

## **RECOMMENDATION**

On July 21, 2018 the City Planning Commission voted to recommend approval of the requested PD modification. This recommendation comes with the following conditions:

- 1) That the conversion of the "landbanked" areas to parking, if required in the future, is approved, and
- 2) That final site plans, elevations, landscaping lighting and signage plans shall be submitted to the staff of the City Planning Commission for review and approval for consistency with the approved plans prior to application being made for applicable permits.



Respectfully submitted,

ALTON JAMES, CHAIRPERSON

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

Attachments: Departmental Reports

cc: Maurice Cox, Director, PDD  
Karen Gage, PDD  
Ester Yang, PDD  
Lawrence Garcia, Corporation Counsel  
David Bell, Director, BSEED  
Gary Brown, Director, DWSD

## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 11 to modify the existing PD (Planned Development District) zoning classification, established by Ordinance No. 512-H, shown on property located at 3500 East Jefferson Avenue, generally bounded by Wight Street (extended) to the north, the U.S. Coast Guard facility located at 110 Mt. Elliott Street to the east, the Detroit River to the south, and East Harbortown Drive to the west.

1 **BY COUNCIL MEMBER \_\_\_\_\_** :

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.  
4 11 to modify the existing PD (Planned Development District) zoning classification, established  
5 by Ordinance No. 512-H, shown on property located at 3500 East Jefferson Avenue, generally  
6 bounded by Wight Street (extended) to the north, the U.S. Coast Guard facility located at 110  
7 Mt. Elliott Street to the east, the Detroit River to the south, and East Harbortown Drive to the  
8 west.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, Zoning, is amended  
11 as follows:

12 Article XVII, District Map No. 11 of the 1984 Detroit City Code, Zoning, is amended to  
13 modify the existing PD (Planned Development District) zoning classification, established by  
14 Ordinance No. 512-H, shown on property located at 3500 East Jefferson Avenue, generally  
15 bounded by Wight Street (extended), the U.S. Coast Guard facility located at 110 Mt. Elliott  
16 Street to the east, the Detroit River to the south, and East Harbortown Drive to the west, and  
17 more specifically described as:

18 LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN  
19 BEING DESCRIBED AS: BEGINNING AT A POINT S 29°58'20"E, 872.00 FEET  
20 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ADAIR STREET (60 FEET  
21 WIDE) FROM THE INTERSECTION OF THE SOUTHERLY LINE OF JEFFERSON  
22 AVENUE (120 FEET WIDE) AND THE EASTERLY LINE OF SAID ADAIR  
23 STREET; THENCE N 59°52'00" E, 308.57 FEET; THENCE N 89°57'37" E, 155.89

1 FEET; THENCE S 46°47'23" E, 219.00 FEET; THENCE S 29°58'20" E, 74.48 FEET;  
2 THENCE S 60°01'40" W, 177.48 FEET; THENCE S 29°58'20" E, 224.69 FEET;  
3 THENCE S 49°55'28" W, 211.69 FEET; THENCE S 40°04'32" E, 161.03 FEET TO A  
4 POINT ON THE UNITED STATES HARBOR LINE AS ESTABLISHED THE U.S  
5 CORPS OF ENGINEERS IN 1933; THENCE S 49°55'28" W ALONG SAID UNITED  
6 STATES HARBOR LINE A DISTANCE OF 153.54 FEET TO A POINT ON THE  
7 EASTERLY RIGHT-OF-WAY LINE OF SAID VACATED ADAIR STEET; THENCE  
8 N 29°58'20" W ALONG SAID VACATED ADAIR STREET A DISTANCE OF 805.11  
9 FEET TO THE POINT OF BEGINNING. CONTAINING 272,527.27 SQ. FT. OOR  
10 6.25 ACRES AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

11 to approve the site plans, elevations, and other components of the development proposal for the  
12 Harbortown residential development, as depicted in the drawings prepared by Stonefield  
13 Engineering, dated August 30, 2017, subject to the following conditions:

- 14 1. That the final site plans, elevations, lighting, signage, and landscaping plans are subject  
15 to review and approval by City Planning Commission staff for consistency with the  
16 approved plans prior to application being made for applicable permits, and
- 17 2. That any conversion of the "landbanked" areas to parking, if required in the future, is  
18 subject to review and approval by City Planning Commission staff for consistency with  
19 the approved plans

20 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

21 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
22 health, safety and welfare of the people of the City of Detroit.

1           **Section 4.**    This ordinance shall become effective on the eighth (8<sup>th</sup>) day after  
2 publication in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012  
3 Detroit City Charter.

4

5 Approved as to Form:

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7

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*Lawrence T. Garcia*

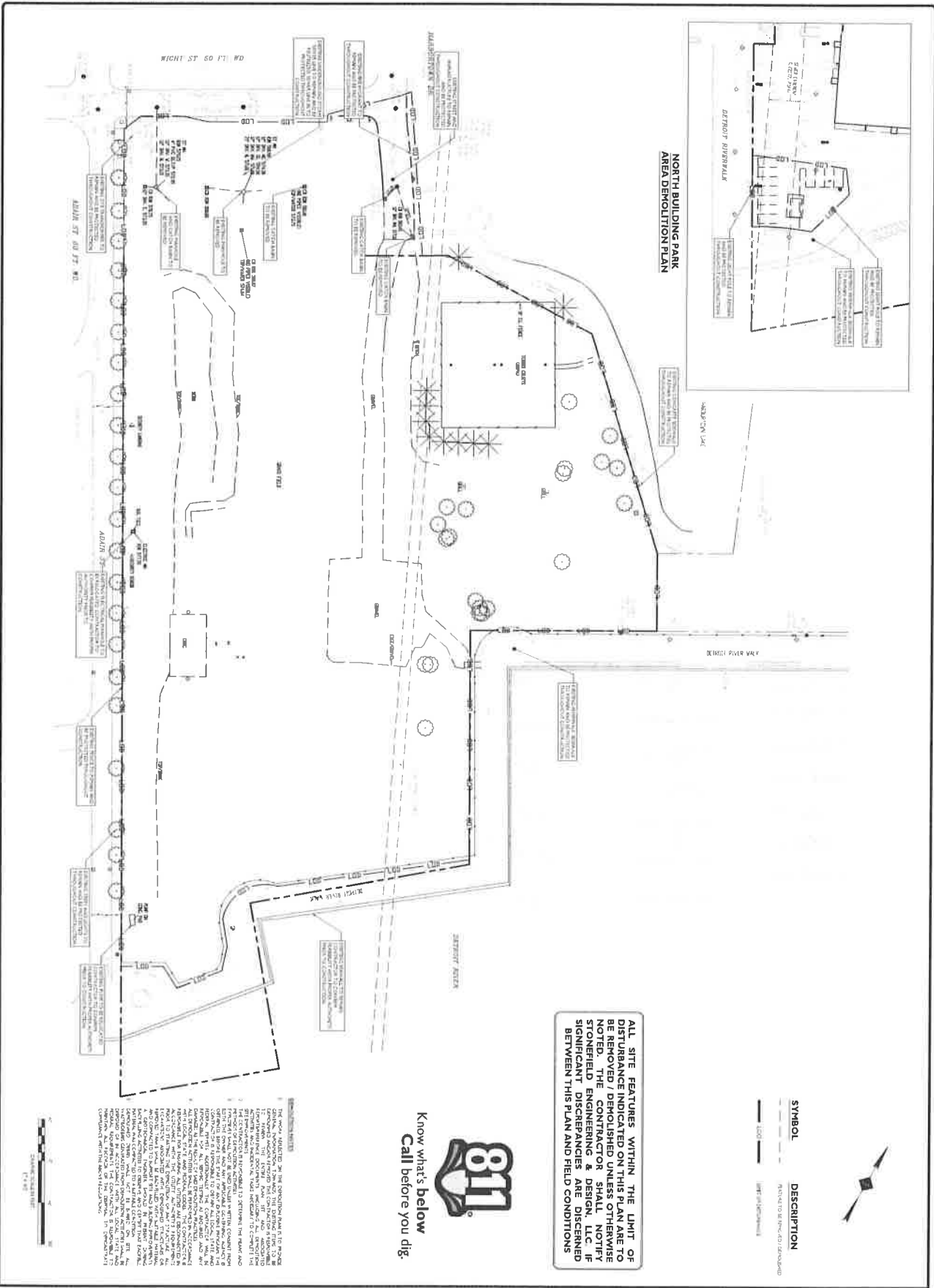
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Lawrence T. Garcia

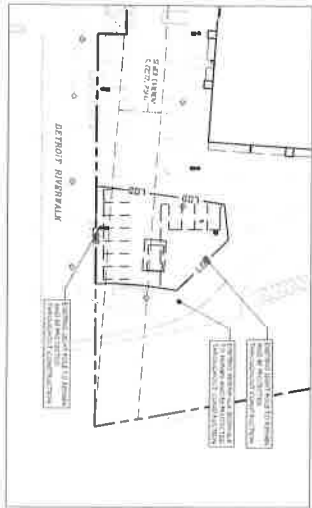
10

Corporation Counsel





**NORTH BUILDING PARK  
AREA DEMOLITION PLAN**



**ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF ANY CHANGES ARE DISCOVERED BETWEEN THIS PLAN AND FIELD CONDITIONS**

**811**  
Know what's below  
Call before you dig.

**NOTES:**  
1. THE WORK SHOWN ON THIS DEMOLITION PLAN IS TO REMOVE EXISTING STRUCTURES AND UTILITIES FROM THE CONSTRUCTION DISTRICT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

<p><b>STONEFIELD</b> engineering &amp; design</p> <p>Royal Oak, MI Long Island City, NY Rutherford, NJ www.stonefielddesign.com</p> <p>28454 Woodward Avenue Royal Oak, MI 48067 Phone 248 247 1115</p>	<p><b>WATERSEGE II</b> PROPOSED RESIDENTIAL BUILDING COMPLEX WITH ASSOCIATED IMPROVEMENTS</p> <p>PARCEL ID: 1986114 0013 2156 S. REFRESHMAN AVENUE CITY OF DETROIT WAYNE COUNTY, MICHIGAN</p>	<p><b>NOT APPROVED FOR CONSTRUCTION</b></p> <table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>06/02/2011</td> <td>JEH</td> <td>SUBMISSION FOR CITY'S PLANNING MEETING</td> </tr> <tr> <td>3</td> <td>05/04/2011</td> <td>HPI</td> <td>REVISION FOR CLIENT COMMENTS</td> </tr> <tr> <td>4</td> <td>04/27/2011</td> <td>JEH</td> <td>CITY PLANNING COMMISSION APPROVAL</td> </tr> <tr> <td>3</td> <td>04/27/2011</td> <td>JAH</td> <td>CITY PLANNING COMMISSION APPROVAL</td> </tr> <tr> <td>2</td> <td>04/27/2011</td> <td>JAH</td> <td>SUBMISSION FOR SITE PLAN REVIEW</td> </tr> <tr> <td>1</td> <td>04/27/2011</td> <td>JAH</td> <td>SUBMISSION FOR SITE PLAN REVIEW</td> </tr> </tbody> </table>	ISSUE	DATE	BY	DESCRIPTION	4	06/02/2011	JEH	SUBMISSION FOR CITY'S PLANNING MEETING	3	05/04/2011	HPI	REVISION FOR CLIENT COMMENTS	4	04/27/2011	JEH	CITY PLANNING COMMISSION APPROVAL	3	04/27/2011	JAH	CITY PLANNING COMMISSION APPROVAL	2	04/27/2011	JAH	SUBMISSION FOR SITE PLAN REVIEW	1	04/27/2011	JAH	SUBMISSION FOR SITE PLAN REVIEW
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<p><b>STONEFIELD</b> engineering &amp; design</p>	<p><b>WATERSEGE II</b> PROPOSED RESIDENTIAL BUILDING COMPLEX WITH ASSOCIATED IMPROVEMENTS</p>	<p><b>NOT APPROVED FOR CONSTRUCTION</b></p>																												

**STONEFIELD**  
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**DEMOLITION PLAN**

C-2





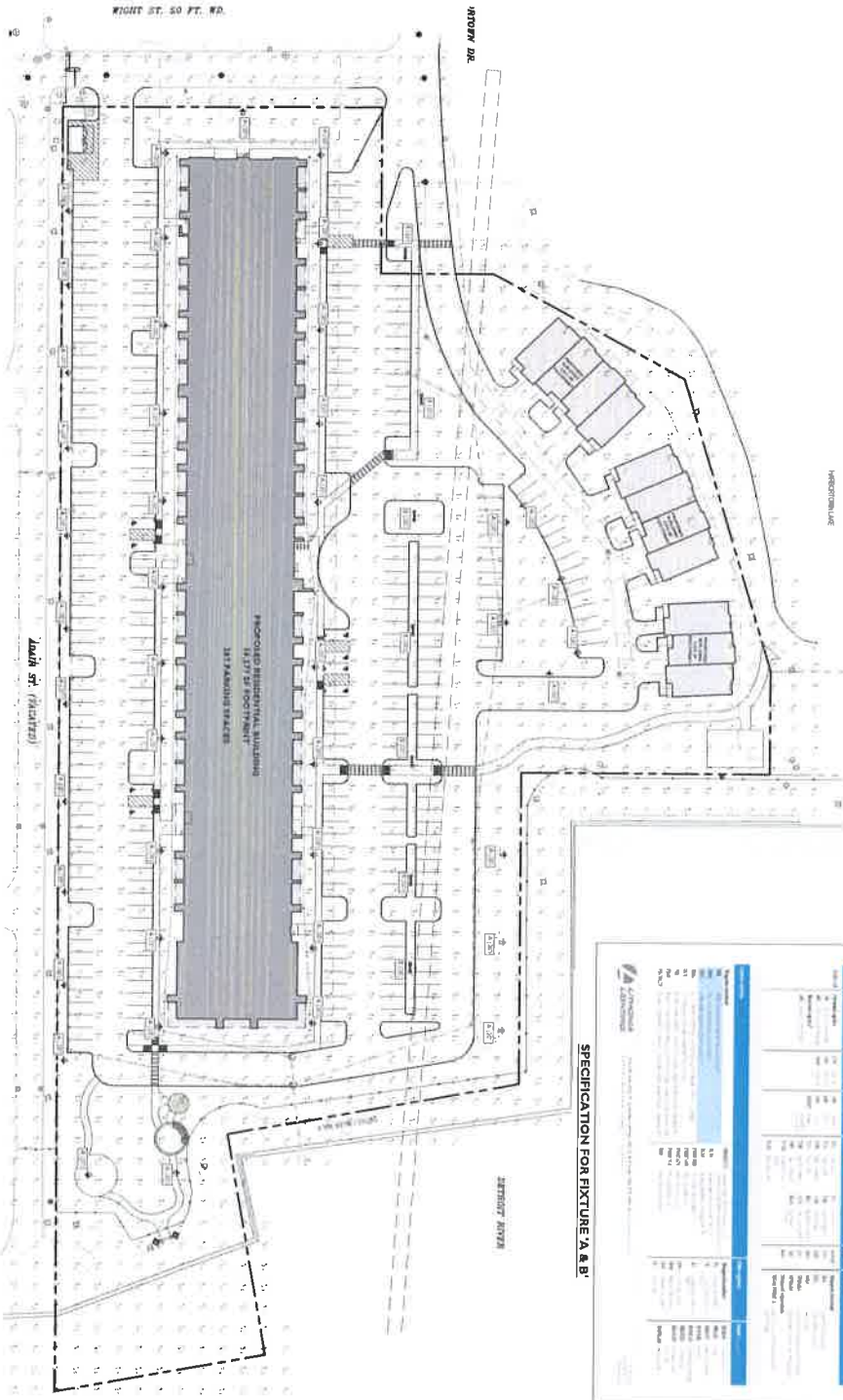






**PROPOSED LUMINAIRE SCHEDULE**

SYMBOL	NAME	QUANTITY	SECURITY LIGHTING	INSTALLATION LT.	INSTALLATION DATE	REMARKS
A	D SERIES ANALOGOUS 5W WITH HOUSE SIDE	4		0.00		
B	D SERIES AREA LIGHTS 5W WITH HOUSE SIDE	4		0.00		



**SPECIFICATION FOR FIXTURE A & B**

**P-Series LED Area luminaire**

**Specifications:**

- Power: 5W
- Beam Spread: 120°
- Color Temperature: 3000K
- Material: Aluminum
- Finish: White

**EXAMPLE DIMENSIONS FOR THE FIXTURE (SEE DRAWING)**

Model	Length (mm)	Width (mm)	Height (mm)	Weight (kg)
P-1	150	150	40	0.15
P-2	300	300	40	0.30
P-3	450	450	40	0.45
P-4	600	600	40	0.60
P-5	750	750	40	0.75
P-6	900	900	40	0.90
P-7	1050	1050	40	1.05
P-8	1200	1200	40	1.20
P-9	1350	1350	40	1.35
P-10	1500	1500	40	1.50

**GENERAL LIGHTING NOTES:**

- THE LIGHTING LAYOUT SHOWN ON THESE PLANS IS THE PROPOSED LAYOUT AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT ELECTRICAL CODE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT PLUMBING CODE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT MECHANICAL CODE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT FIRE CODE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT BUILDING CODE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT LANDmarks ACT.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT HISTORIC PRESERVATION ACT.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT PLANNING DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT PUBLIC WORKS DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT POLICE DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT FIRE DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT WATER DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT SANITATION DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT HEALTH DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT EDUCATION DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT RECREATION DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT CULTURAL AFFAIRS DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT COMMUNITY DEVELOPMENT DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT ECONOMIC DEVELOPMENT DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT HOUSING DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT LABOR RELATIONS DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT LEGAL AFFAIRS DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT MANAGEMENT SERVICES DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT OPERATIONS DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT PUBLIC SAFETY DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT TRANSPORTATION DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT UTILITIES DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT WATER SUPPLY DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT WASTE MANAGEMENT DEPARTMENT REGULATIONS.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DETROIT ZONING DEPARTMENT REGULATIONS.

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**WATERSEDGE II**  
PROPOSED RESIDENTIAL BUILDING  
COMPLEX WITH ASSOCIATED  
IMPROVEMENTS

PARCEL ID: 1880814-002  
360 E JEFFERSON AVENUE  
CITY OF DETROIT  
WAYNE COUNTY, MICHIGAN

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www.stonefielddesign.com

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Phone 248 247 1115

**NOT APPROVED FOR CONSTRUCTION**

NO.	DATE	BY	DESCRIPTION
1	10/15/2010	MM	SUBMITTAL FOR CITY PLANNING DEPT.
2	10/15/2010	MM	REVISION FOR CLIENT COMMENTS
3	10/15/2010	MM	CITY PLANNING COMMISSION APPROVAL
4	10/15/2010	MM	CITY PLANNING COMMISSION APPROVAL
5	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
6	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
7	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
8	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
9	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
10	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW

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**WATERSEDGE II**  
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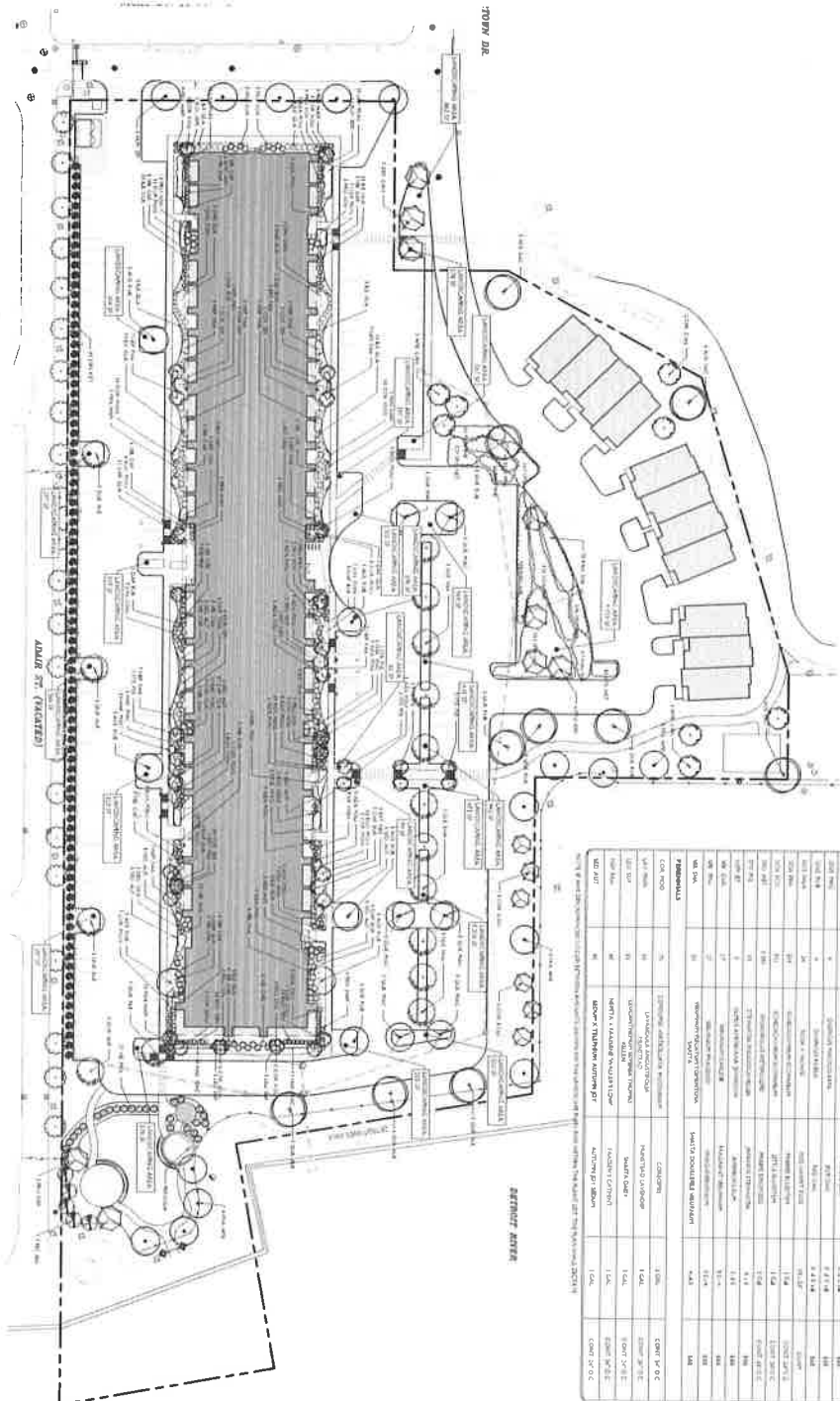
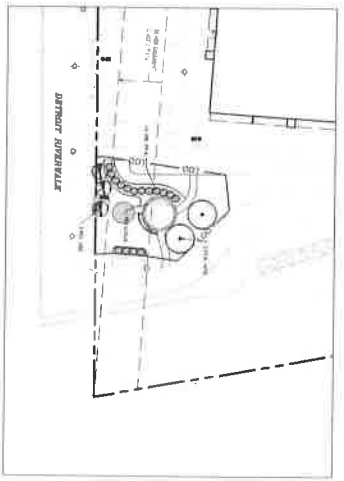
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9	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW
10	10/15/2010	MM	SUBMITTAL FOR SITE PLAN REVIEW



PLANT #/1	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	2	WEST PALM	WEST PALM	12" O.C.	144
2	2	NYC PALM	NYC PALM	12" O.C.	144
3	2	NYC PALM	NYC PALM	12" O.C.	144
4	2	NYC PALM	NYC PALM	12" O.C.	144
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98	2	NYC PALM	NYC PALM	12" O.C.	144
99	2	NYC PALM	NYC PALM	12" O.C.	144
100	2	NYC PALM	NYC PALM	12" O.C.	144

**LANDSCAPING NOTES**

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE DETROIT DEPARTMENT OF PUBLIC WORKS PLANTING SPECIFICATIONS.
3. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE DETROIT DEPARTMENT OF PUBLIC WORKS PLANTING SPECIFICATIONS.
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**ASSUMPTIONS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE MICHIGAN DEPARTMENT OF NATURE AND ENVIRONMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE MICHIGAN DEPARTMENT OF NATURE AND ENVIRONMENT.

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Phone 248 247 1115

**WATERSEDGE II**  
PROPOSED RESIDENTIAL BUILDING  
COMPLEX WITH ASSOCIATED  
IMPROVEMENTS

PARCEL ID: 1386114 001  
3180 E JEFFERSON AVENUE  
CITY OF DETROIT  
WAYNE COUNTY, MICHIGAN

**NOT APPROVED FOR CONSTRUCTION**

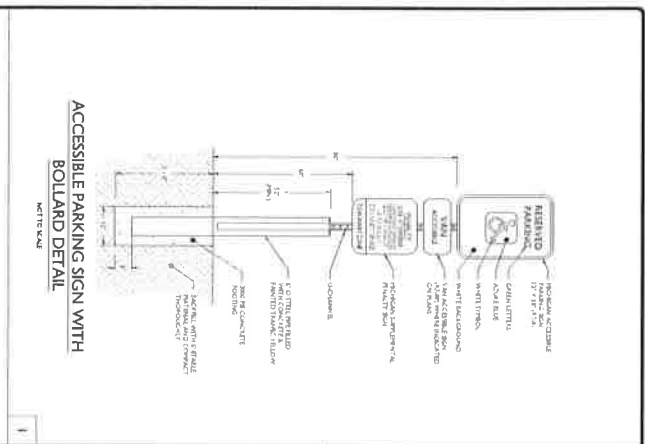
NO.	DATE	BY	DESCRIPTION
1	08/11/11	MM	SUBMISSION FOR CITY PLANNING MEETING
2	08/11/11	MM	REVISION FOR CLIENT COMMENTS
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20	08/11/11	MM	CITY PLANNING COMMISSION APPROVAL

**LANDSCAPING PLAN**

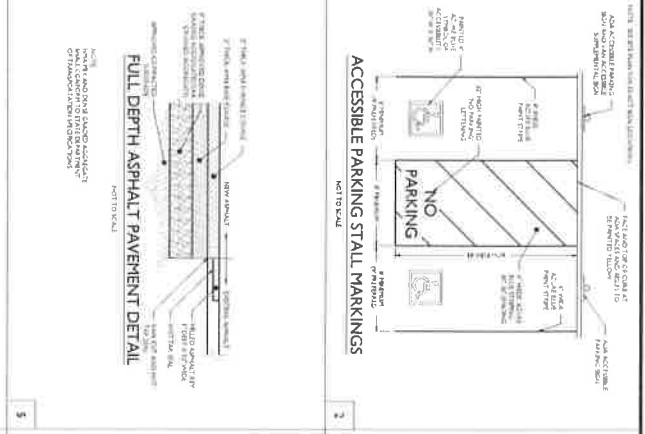
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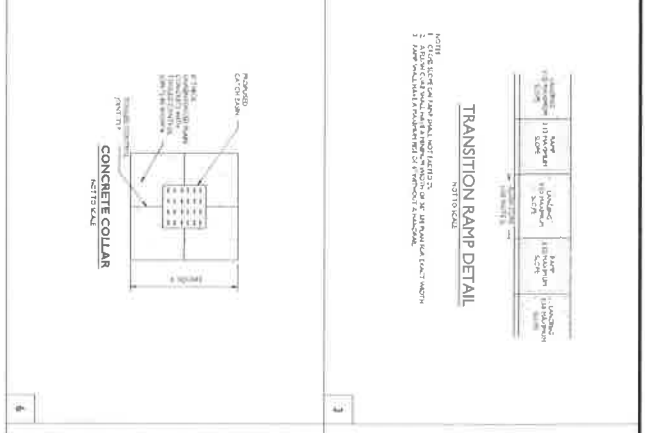




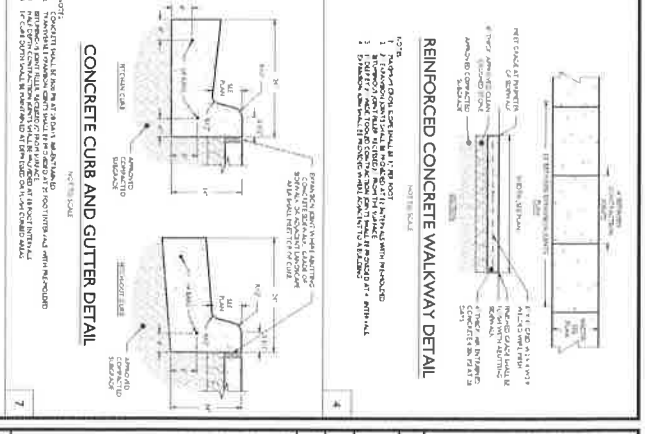
**ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL**  
NOT TO SCALE



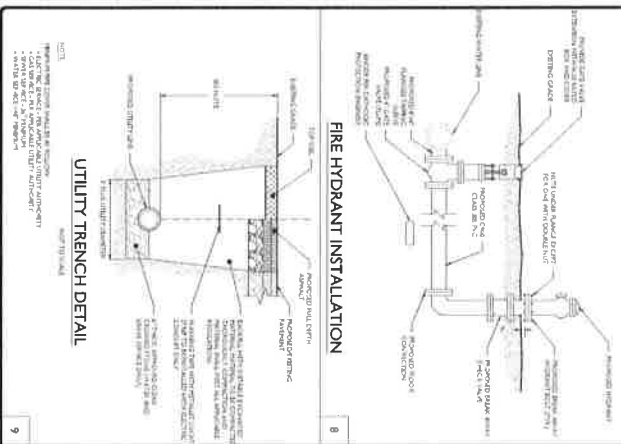
**ACCESSIBLE PARKING STALL MARKINGS**  
NOT TO SCALE



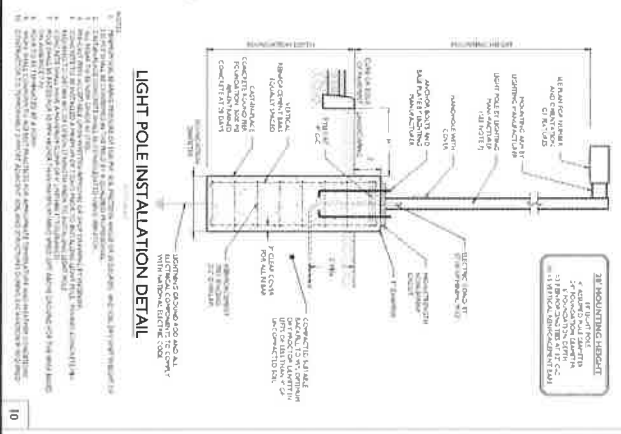
**TRANSITION RAMP DETAIL**  
NOT TO SCALE



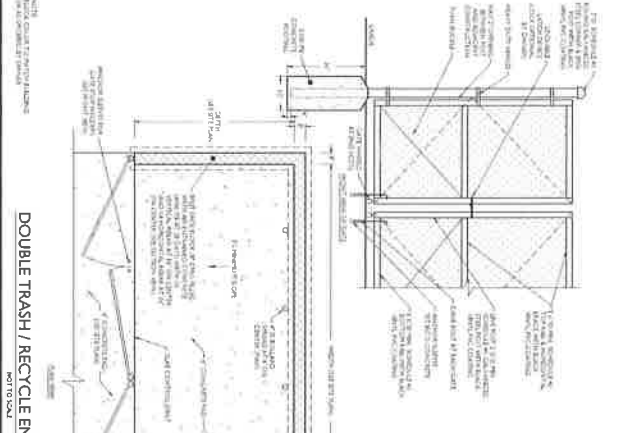
**REINFORCED CONCRETE WALKWAY DETAIL**  
NOT TO SCALE



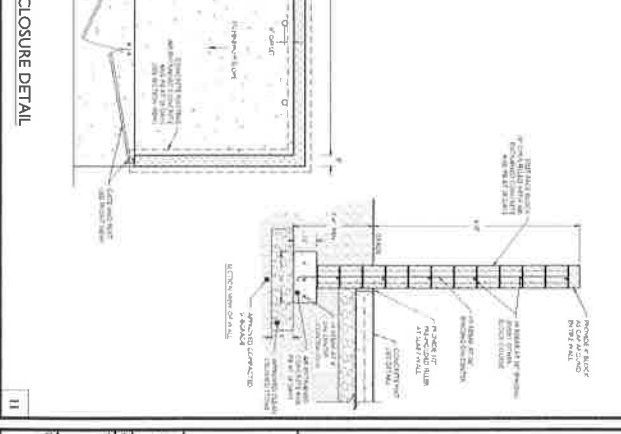
**FIRE HYDRANT INSTALLATION**



**LIGHT POLE INSTALLATION DETAIL**



**DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL**  
NOT TO SCALE



**UTILITY TRENCH DETAIL**

		<b>STONEFIELD</b> engineering & design Royal Oak, MI Long Island City, NY Rutherford, NJ www.stonefelddesign.com 28454 Woodward Avenue, Royal Oak, MI 48067 Phone 248.247.1115	
<b>SITE DEVELOPMENT PLANS</b>			
<b>WATERSEDGE II</b> <b>PROPOSED RESIDENTIAL BUILDING</b> <b>COMPLEX WITH ASSOCIATED</b> <b>IMPROVEMENTS</b>			
PARCEL ID: 13960114 0013 3100 E JEFFERSON AVENUE CITY OF BENTON WAYNE COUNTY, MICHIGAN			
<b>NOT ALLOWED FOR CONSTRUCTION</b>			
ISSUE	DATE	BY	DESCRIPTION
1	02/10/2017	MB	SUBMISSION FOR SITE PLAN REVIEW
2	02/10/2017	MB	SUBMISSION FOR SITE PLAN REVIEW
3	02/10/2017	MB	SUBMISSION FOR CITY PLANNING APPROVAL
4	02/10/2017	MB	REVISION FOR CLIENT COMMENTS
5	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
6	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
7	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
8	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
9	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
10	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL
11	02/10/2017	MB	REVISION FOR CITY PLANNING APPROVAL

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<b>CONSTRUCTION</b> DETAILS	<b>C-10</b>



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**TOWER**  
 DEVELOPMENT & MANAGEMENT CO.

**A.F. JONNA**  
 DEVELOPMENT & MANAGEMENT CO.

EX-1



1982	<ul style="list-style-type: none"> <li>•Ordinance 512-H is adopted authorizing the American Natural Resources Company and Michigan Consolidated Gas Company requested zoning change from M4 to PD to allow for the construction of the Harbortown Development.</li> </ul>
1984	<ul style="list-style-type: none"> <li>•City Council passes a resolution authorizing the general design for the Harbortown Development, and issues approval for demolition, clearing and grading, the installation of water and sewerage infrastructure and the paving of the main roadways in the project area.</li> </ul>
1985	<ul style="list-style-type: none"> <li>•Initial authorization for phase I of the Harbortown Development is granted by City Council.</li> </ul>
1987	<ul style="list-style-type: none"> <li>•City Council authorizes the site plans for phase I of the Harbortown Development ensuring that access to the pedestrian bike path and walk way remains in place during construction of two high-rise residential towers and townhouses.</li> </ul>
1990	<ul style="list-style-type: none"> <li>•Authorization is given for the construction 22 additional townhouses for the Pond East Condominiums within the Harbortown Development project.</li> </ul>
1990	<ul style="list-style-type: none"> <li>•Authorization is given for the construction of the marina with a maximum of 134 slips at the site expanded to the west.</li> </ul>
1997	<ul style="list-style-type: none"> <li>•Ordinance 31-97 is adopted authorizing the PD modification which allowed for the construction of the UAW – GM training facility.</li> </ul>
2003	<ul style="list-style-type: none"> <li>•The Harbortown Development goes into bankruptcy and the property is managed by the Robertson Brother's firm.</li> </ul>
2004	<ul style="list-style-type: none"> <li>•The Harbortown Development is purchased by the Slavic Murray Investment group of which Mr. Jonna was a principal member.</li> </ul>
2010	<ul style="list-style-type: none"> <li>•A.F. Jonna Development &amp; Management Company became the principal owner of Slavic Murray Investment groups holding in the Harbortown Development.</li> </ul>
2013	<ul style="list-style-type: none"> <li>•Ordinance 03-13 is adopted authorizing the construction of Water's Edge phase I.</li> </ul>
2016	<ul style="list-style-type: none"> <li>•PD modification authorizing increased heights for the Water's Edge Community facility.</li> </ul>
2017	<ul style="list-style-type: none"> <li>•PD modification request for Water's Edge phase II.</li> </ul>

Lesley Carr Fairrow, Esq.  
Chairperson  
Lisa Whitmore Davis  
Vice Chair/Secretary

# City of Detroit

**CITY PLANNING COMMISSION**  
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Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## **CORRECTED**

**TO:** City Planning Commission

**FROM:** George A. Etheridge, Staff

**RE:** **Request of Tower Construction to modify and amend map No. 11 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, and the provisions of an existing Planned Development (PD) District establish by Ordinance 512-H for the area generally bounded by Wight Street (extended), the Coast Guard facility, the Detroit River, and East Harbortown Drive, also known as 3500 E. Jefferson Avenue.**

**DATE:** August 30, 2017

On September 7, 2017, the City Planning Commission (CPC) will hold a 5:45 P.M. public hearing on the subject rezoning request. Please see the attached copy of the public hearing notice with a map showing the location of the subject property (attached).

### **BACKGROUND AND PROPOSAL**

The City Planning Commission (CPC) has received a request from Tower Construction on behalf of A.F. Jonna Development and Management Company, requesting the approval of a proposed modification to the existing PD (Planned Development) District shown on Map No. 11 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' for the area generally bounded by Wight Street (extended), the Coast Guard facility, the Detroit River, and East Harbortown Drive, known as 3500 E. Jefferson Avenue, to reflect changes to the PD zoning district classification previously authorized by Ordinance 512-H of 1982 in order construct a five-story apartment building and 11 townhomes in the Harbortown complex.

The authorizing language of Ordinance 512-H states that subsequent phases of the Harbortown Development may be separately approved by the City Council as those plans become available. This intent for future site plan approval is further codified by City Council's resolution published in the Detroit Legal News, Monday, August 6, 1984 authorizing the site plans submitted for Phase I of the Harbortown Development (attached).

#### ***Proposed Development***

The subject property located in District 5 sits within a site measure just over five (5) acres (6.88 acres). The parcel is largely undeveloped with the exception of two tennis courts located on the northwest corner of the subject parcel which are slated to be removed. The proposed building

height for the multi-family residential structure is 5 stories and would contain approximately 202 one, two and three bedroom rental units. Additionally, the proposed development includes 11 two-story townhomes with attached garages which would be situated along the southern shoreline of the manmade lagoon located in the Harbortown complex. The building exterior is to be clad primarily of brick, with balconies for each unit, much like what has been constructed in phase one of the Water's Edge development (134 one, two, and three bedroom rental units). It is anticipated that construction will take approximately twelve (12) – sixteen (16) months to complete.

As indicated in the attached site plans the proposed use is a 202-unit, five (5)-story apartment building, as well as an associated parking lot, in addition to 11 two-story townhomes with attached garages, parking pads and guest parking. The units will include one, two, and three bedroom configurations, the majority of which consist of two (2) bedroom units. The breakdown of the proposed unit count is as follows: eighty-five (85) one (1) bedroom units, one hundred and two (102) two (2) bedroom units, and fifteen (15) three (3) bedroom units.

On the first floor of the apartment structure the proposed unit configuration is as follows: 17 one-bedroom units, 18 two-bedroom units, and 3 three-bedroom units. On the residential levels of two through five, the configuration is as follows: 17 one-bedroom units, 21 two-bedroom units, and 3 three-bedroom units.

The proposed multi-family residential structure would consist of four sections, A, B, C, and D. Section A is proposed to consist of 73,630 square feet; Section B, 62,355 square feet; Section C, 58,620 square feet; and Section D, 82,980 square feet. The foot notes on sheet CS100 state that the apartment structure is divided into 4 buildings separated by two-hour rated firewalls.

The proposed parking lot consists of 312 parking spaces which would be located to the west, north and east of the proposed apartment building, fifteen (15) of which are proposed guess parking for the 11 townhomes in the north-east section of the development. The off-street parking standards in Sec. 61-14-24 only require only 252.5 off-street parking spaces, nearly 60 parking spaces fewer than what is being proposed. The developer is proposing placing nineteen (19) of off-street parking spaces in reserve for future use in the southeast corner of the parking lot to provide an additional 3,468 square feet of landscaped area, as was done in 2013 with phase one of the Water's Edge development. The parking areas to the west, north and east of the proposed apartment building would be screened from the exiting residential units to the north by some vegetation, primarily Patmore Green Ash trees. As the site plans show, the River Walk follows the eastern and southern sides of the subject area. The parking areas would be screened from the River Walk by new landscaping consisting of Shadblow, Patmore Green Ash, and Kousa Dogwood.

Building materials are proposed to be predominantly red masonry to match the architectural style and materials of Water Edge phase one. There has been additional conversation with the developer regarding the proposed site plans, height and massing of the proposed multi-family residential structure. Several concerns have been raised by the Planning and Development Department related to materiality, massing of the buildings, surface parking and loss of green space. CPC staff is of the opinion that if a greater building height were utilized as well as some form of either structured parking, the issues around massing and loss of green space would be minimized. The developer has indicated that they have forgone greater density which would be permitted, in lieu of preserving visibility to the Detroit River for as many residents of Spinnaker Tower as possible.

Your Honorable Body received a presentation of the subject PD modification on Thursday, July 20, 2017, at which a number of residents of the Harbortown complex were in attendance and expressed many of their concerns, which were also stated at a community meeting held by the developer on Wednesday, July 12, 2017. The concerns and sentiments expressed by members of the community from both the July 12<sup>th</sup> and July 20<sup>th</sup> community meeting and public discussion, respectively, are as follows, along with responses from the developer.

### **JULY 12<sup>TH</sup> & 20<sup>TH</sup> 2017 COMMUNITY MEETING SUMMARIES**

On Wednesday, July 12, 2017 a community meeting was held at 6:30 p.m. at the newly constructed community center, originally designed to service the residents of Water's Edge phases I and II. Notice was given to each of the condominium associations, to be given to each resident in the Harbortown complex regarding the aforementioned Water's Edge phase II development. Over fifty people were in attendance, inclusive of the developer, his development team, Council Member Mary Sheffield, members of her staff, and residents of Harbortown.

A brief history leading to the implementation of phase I of Water's Edge in the Harbortown complex was given by Mr. Arkan Jonna, who was a part of the original group of investors who purchased Harbortown out of bankruptcy. Mr. Jonna stated that Water's Edge phase II has taken into account the lessons learned from Water's Edge phase I, and the process undertaken in 2012 and 2013.

**Concerns were raised over the lack of proposed recreational areas and the removal of the tennis courts at the northwest corner of the development area. It was stated that no new recreational opportunities were provided after phase I of Water's Edge was completed.**

Mr. Jonna indicated that two new recreational areas will be implemented for both phase I and phase II adjacent to the River Walk. The proposed recreational and community spaces can be seen on sheets C-1 of the site plans provided, inclusive of 17,000 square feet of green space, along with barbeque pits, picnic tables, etc. Additionally, as a result of concerns expressed over open spaces for dogs, a centrally located dog run has been incorporated into the plans.

**A number of residents expressed concerns over having to potentially cross the large contiguous surface parking lot to access the newly proposed outdoor recreation areas.**

Mr. Jonna indicated that there are walking paths all throughout the Harbortown development which will be connected to the new recreational areas, therefore, there would be no need to cross the parking area. It was stated that the proposed density is about half of what was anticipated for the site and that the parking spaces are far fewer than what was initially conceptualized.

**A number of residents made the argument that if taller towers with higher density were built as originally envisioned that would allow for more green space.**

Mr. Jonna stated that the site plans originally approved in the 1980's were conceptual and that as the developer he has the opportunity to submit site plans to develop the property he owns in a manner which works best from a development standpoint.

**Several residents expressed concerns over the backups of traffic along E. Jefferson, citing that E. Jefferson is the sole point of ingress and egress for the development.**

Mr. Jonna stated that a traffic study is currently underway which will evaluate the ingress and egress for the Harbortown property.

Staff notes that the concerns over ingress and egress go back to the Commission's initial approval of the Harbortown development dating back to 1982. In the authorizing ordinance it is stated that American Natural Resources Company and Michigan Consolidated Gas Company were to undertake traffic studies to determine if other streets such as east or west bound Wight Street could be used for additional points of ingress and egress for residents. The aforementioned traffic study which expands upon the 2013 traffic study completed for phase I is complete and explores several options for elevating traffic concerns.

**Longtime residents of Harbortown are concerned with renters from Water's Edge phase I who do not realize what is not public or community property, i.e. the private back porches of Townhome owners.**

Mr. Jonna stated that he would work with the property manager of Water's Edge phase I, to better educate residents on where the common areas are in order to avoid future incidents of trespass.

**Residents have expressed concerns over where residents currently park. One residential tower along Harbortown Drive has no dedicated surface street parking area, so residents do park on the street rather than in the existing tower.**

Mr. Jonna indicated that there is presently a surplus of off-street parking spaces available, noting that the available parking lots for Water's Edge phase I are never full. Mr. Jonna is of the opinion that residents of Water's Edge phase I are not the residents parking along Harbortown Drive in the designated no parking areas and that greater traffic enforcement should be implemented in order to alleviate parking and traffic congestion along this thoroughfare.

Staff notes that previous concessions were made regarding resident parking for the Harbortown development dating back to the original development in 1982. The Commission had previously expressed concerns that there may be a parking deficiency for the residential portion of the project. As a result, the developer had agreed to provide additional parking if needed by 1) utilizing spaces in the commercial area when stores are closed or at off-peak times; 2) by expanding surface lots; or 3) by converting surface lot space into multi-level space. Also, the developer agreed to provide no-parking signs for the streets in the project so as to allow on-street parking only in designated parking bays.

**Longtime residents want to know how they can have access to the new community center. What are the barriers? While the various properties have their own amenities, which others may access, the concern is that the community center is not accessible to the residents in the Harbortown development.**

Mr. Jonna indicated that it needs to be determined who would manage the property and cover the cost of operations if it were open for all of the residents of Harbortown. The original concept was for the community building to be only for Water's Edge phases I and II. There was a meeting with the various association presidents on Wednesday, August 23, 2017 regarding the operational scheme for the community center. Staff was not able to attend this meeting. Mr. Jonna may be able to provide clarity as to what was discussed. The aim of the meeting was to

develop a strategic plan to allow the whole Harbortown community to have access and cover the cost of operations for the community center.

**Residents indicated that they would like to see a plan for snow removal, given that the future location for Water's Edge Phase II is the current storage location for snow removal within the Harbortown Community.**

Mr. Jonna indicated that a new snow removal plan would be developed which might include the storage of the snow in and around the lagoon.

**Several longtime residents expressed their concerns over the shared cost of maintenance and security for the Harbortown development.**

Mr. Jonna stated that currently Water's Edge phase I residents collectively contribute \$17,000.00 per month through their \$150.00 per month association fees towards security, roads, snow removal, etc.

**A number of residents expressed a desire to see a parking structure erected rather than surface parking. Several residents indicated that they would like as much green space as possible to be preserved.**

Based upon community discussions and concerns, additional green space has been added to the site plans reflecting approximately 17,000 square feet of green space, inclusive of a dog run/park, cook-out and picnic areas adjacent to the proposed residential apartment structure to the west as well as the existing residential apartment structure (Water's Edge phase I) to the east. Additionally, as previously stated approximately 3,500 square feet of green space is being added due to the proposed reservation of nineteen (19) parking spaces.

**Residents indicated that they would like to see what authority the developer has to remove the tennis courts.**

Given that Mr. Jonna owns the 6.88 acres which are slated to be developed as Water's Edge phase II (in addition to the 5 acres which house Water's Edge phase I, the "federation" or common areas as well as the shopping component for the Harbortown development) and that the property containing the tennis courts is not a part of the "federation" or common area, it has been determined that Mr. Jonna is well within his legal rights to develop the site and remove the tennis courts. While the tennis courts are included in the promotional and marketing materials for Harbortown under its previous ownership, they were never included in any rendition of any of the approved site plans considered by the City Planning Commission or the City Council over these past thirty-five (35) years. Copies of the promotional site plans and the actual approved site plans for the Harbortown development are attached for your review (attached). Additionally, page 5 of the lease agreements for both Grate Lakes Tower and Spinnaker Tower under the heading "Harbortown Community" states in part "The Developer intends to undertake some form of residential construction upon the vacant land at some point in the future, which development when complete will also become a part of the Harbortown Community. Therefore, Purchasers should be aware that construction upon the vacant land is likely to take place at the Harbortown Community, which could possibly impact their panoramic view as it exists today."

There were a number of concerns that were further communicated that would require additional reporting by various parties that are not germane to this development, i.e., the additional cost of

footings for the UAW General Motors training facility located west of the Harbortown development, etc. The question was also raised if what the developer presented in 2012 and 2016 pertaining to the Water's Edge phase I development is consistent with what is now being presented for Water's Edge phase II in terms of scale, density, and design.

The Commission requested that CPC staff review the meetings of July 12, 2012 and November 17, 2016 in order to determine if any inconsistencies exist. Unfortunately, as it relates to the meeting of July 12, 2012 when Water's Edge phase I was presented to the Commission, the City of Detroit was in the midst of its budget crisis and funding for media services had been cut, resulting in the City Planning Commission meetings no longer being recorded until the early part of 2017 when funding was reinstated.

The minutes of the meetings of for both July 12, 2012 and November 17, 2016 reference the developments of Water's Edge phase I, and the modifications in height to the Community Center, respectively. Site plans of what was initially proposed for Water's Edge phase I are included as an attachment to this report, however, prior to July of 2017 no renderings or site plans of Water's Edge phase II have been publicly shared, therefore, staff cannot comment on the referenced contradictions.

### **QUESTIONS AND CONCERNS BY THE COMMISSION**

As it relates to Commission's concerns, the question was raised by the Commission does a letter of support need to be given from the other associations given that the site is privately held? The answer to this question is no, letters of support are not required, however, they could prove helpful should the PD modification request become contentious.

Also among Commission's concerns and inquiries was the desire to see a comparison between what was originally conceptualized for the Harbortown Development and what is now being proposed.

Commissioner Russell inquired as to the Master Plan designations and the zoning classifications between the Harbortown development and the Downtown area. The Master Plan of Policies shows 90% of the riverfront south of Jefferson Avenue being designated at "Mixed – Residential/Commercial." (attached) The subject property is located within zoning district map No. 11, while the downtown area is primarily comprised of zoning district maps 1 and 2. The zoning classifications south of Jefferson Avenue heading west towards downtown are primarily PD (Planned Development District), SD4 (Special Development District, Riverfront Mixed Use), PC (Public Center), and PCA (Public Center Adjacent). Zoning maps, 1, 2, and 11 are attached for reference.

The Commission also, requested a complete copy of the storm water management plan, and traffic study plan. Those plans have been attached for your review and consideration via the revised site plans dated August 30, 2017. The storm water management plans have been submitted to the Michigan Department of Environmental Quality (MEDQ) and the U.S. Army Corps of Engineers (USACE). MDEQ and USACE are currently reviewing the submitted plans and approval is pending. The plans indicate that storm water management will be completely independent from the remainder of the Harbortown community. The petitioner did have several initial meetings and discussions with MDEQ in which it was conveyed that the plans seemed reasonable and would have a negligible impact on the Detroit River.

The Drainage and Stormwater Notes can also be referenced on page C-5 of the Stonefield Engineering site plans dated May, 23, 2017. In essence that note states the new storm lines will be constructed for this phase of the development in order to mitigate any impacts on the current drainage and sewer system.

Other changes to the site plans include the access driveway to the north of the proposed building, between the proposed development (Water's Edge phase II) and Spinnaker Tower which has been removed to provide an additional 3,550 square feet of landscaping area. Additionally, another patio area has been added in the southwest corner of the site along with a gated access point to the River Walk.

Commissioner Pawlowski inquired as to the manner in which the Detroit Police Department and other emergency personnel gain access to the property in case of emergencies, given that the development is a gated community with limited access.

Staff notes that the initial concept for the emergency vehicle access was for the vehicles to have additional points of access to the site from Wight on both the west and east, per CPC staff's June 24, 1985 report. The Commission at that time had a concern about the capacity of the single main entranceway on E. Jefferson Ave. to handle all of the residential and most of the commercial traffic. The original petitioner (American Natural Resources Company and Michigan Consolidated Gas) agreed that when the entire development is completed, there could be a traffic problem if this were the only point of access. Therefore, they agreed at the time to hold open the option of making use of existing north-south streets (Walker, Adair and/or Mt. Elliott) as additional means of access to the west and east points of access, if needed in the future. At present, all emergency personnel are permitted to enter the property as needed to address any public health or safety concerns which may arise.

Finally, the Commission requested that staff prepare a timeline of the Harbortown Development which chronicles the various phases of development and ownership (attached).

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classifications and land uses surrounding the subject area are as follows:

North: PD; residential, Spinnaker Tower  
East: PD; residential, Water's Edge phase I.  
South: PD; River Walk and Detroit River.  
West: PD; UAW Training facility.

### ***Master Plan Consistency***

The subject site is located within the Near East Riverfront area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Mixed-Residential/Commercial" for the subject property. While the proposed use appears to be consistent with this designation the Planning and Development Department (P&DD) has been requested to submit its comments regarding this proposal.

### ***Community Input***

To date, staff has received several phone calls in opposition to the proposed PD modification for reasons cited. No calls or letters of support have been submitted at this time.



This matter was before your Honorable Body on July 20, 2017 for an informational presentation with the expressed intent of pursuing same day action on September 7, 2017, however, staff is not prepared at this time to offer a recommendation.

cc: Maurice Cox, Director PDD  
R. Steven Lewis, PDD  
John Baran, PDD

Attachments: Public Hearing Notice  
1984 authorizing resolution  
Site Plans dated 8- 31-17  
Promotional Site Plans dated 1984  
1984 approved site plans  
Harbortown site plans  
Master Plan of Policies Near East Riverfront Future Land Use Map  
Zoning Map 1  
Zoning Map 2  
Zoning Map 11  
Storm Water Management Plan  
Traffic Study  
Timeline

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

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Brenda Goss Andrews  
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David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

August 29, 2019

**RE: HONORABLE CITY COUNCIL**

**RE:** Request of Parkstone Development Partners on behalf of Develop Detroit, to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for multiple mixed-use buildings with residential units, retail, commercial and institutional space, to also including a parking structure and additional off-street parking spaces (**RECOMMEND APPROVAL**)

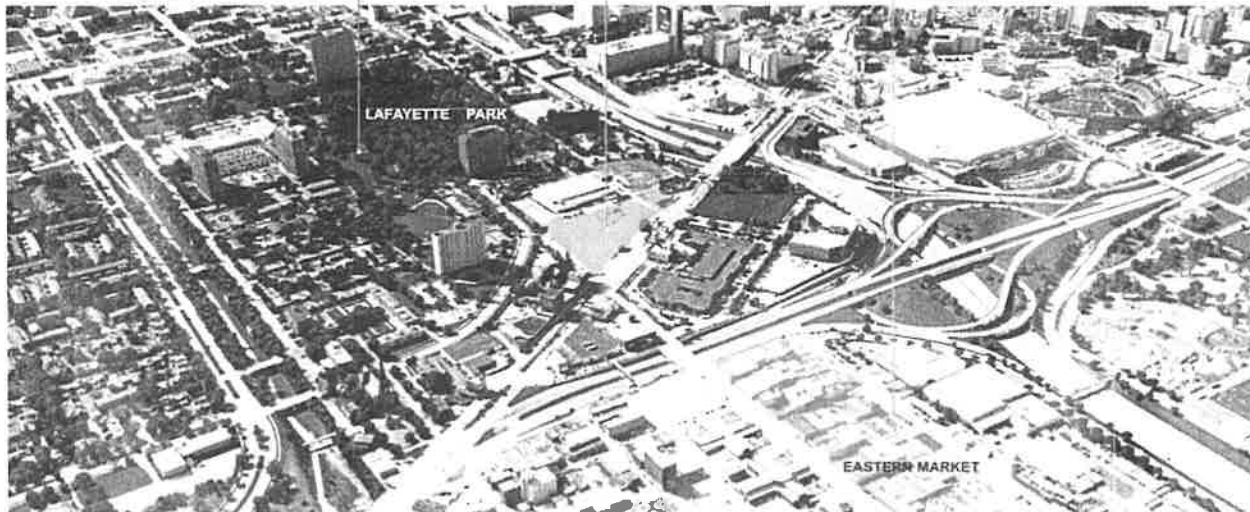
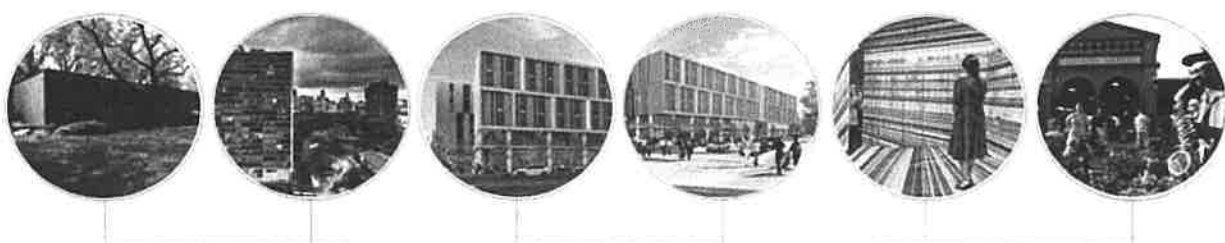
The City Planning Commission (CPC) completed its deliberations on the above captioned matter. On September 6, 2018 CPC voted to recommend approval of this development. Subsequently, minor modifications were made of a less intensive nature and that matter was brought back to the CPC for informational purposes at the regular meeting of August 1, 2019. At that time the CPC reaffirmed the original recommendation.

**NATURE OF REQUEST**

Before this Honorable Body is the request of Develop Detroit to consider approving its multi-structure infill project known as Eastern Market Gateway-The Hive on a site that sits along the Gratiot corridor. The site is a 2.7 acre parcel of land that lies between Eastern Market and Lafayette Park bounded by Gratiot Avenue, Russell Street, and Maple Street.

The project is planned as a multi-building mixed residential-commercial development to include retail and commercial uses such as galleries, shops and restaurants. It involves the redevelopment of existing structures currently known as the Russell Building (4 stories, 45'), the Gratiot Building (5 stories, 65') and the Warehouse (2 stories, 35') as well as the activation of the encompassed alley way. Overall the site would host 207 dwelling units.

The building planned for Russell Street is proposed to house 71 total units: 35 studios, 28 - 1 bedrooms, 5- 2 bedrooms, 3 - 3 bedrooms. These units would be 100% LIHTC (Low Income Housing Tax Credit) no market rate. The building planned for Gratiot is proposed to have 36 total units, 32 studios, 72 - 1 bedrooms, 26 - 2 bedrooms, 6 - Live/Work. The site would be supported by a parking structure to accommodate 125 parking spaces and 41 surface parking spaces. Also included are plans for 3,400 sf of grade level recreational space and 900 sf for community space.



## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North: B4: Discount Candles  
East: B4: St. John Luke United Church  
South: M3: DFL Logistics  
West: B4: Behavioral Health Professionals Inc Trinity Lutheran Church, Aetna

### ***Master Plan Consistency***

The subject site is located within the Lower East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows (MRI-Mixed Residential Industrial) for the subject property. According to the MP these areas offer live-work opportunities for artists and trades-people to create a lively mixture of new residential, commercial, light industrial and/or entertainment opportunities. The Planning and Development Department (P&DD) determined that this proposal is in conformance with the Master Plan of Policies.

The following community meetings were held as follows (does not include other forms of outreach):

- Eastern Market- October 3, 2017
- Eastern Market- February 14, 2018
- 1300 Lafayette, community room- July 25, 2018

The project development team hosted a series of outreach events in order to engage the surrounding community on the proposal. The group contacted known entities in the community

such as the Eastern Market Corporation, Detroit People's Platform, the 7<sup>th</sup> Precinct Police Community Relations Board, Holy Trinity Church and other businesses as well as individuals. Some of the feedback that came from those engagement efforts include (but not limited to) participants calling for:

- Making sure retail in the development served the needs of nearby residents with affordable products
- Requesting that the Antietam and Russell Street divide is removed to increase access to the project site
- Preserving facades of existing buildings wherever possible
- Ensuring that public art and murals related to the project were family oriented in subject matter
- Inquiries about rent control and affordability strategies for units in the project
- Request for Gratiot Avenue improvements breaking up the crosswalk and installing a median
- Support for the activated alley and proposed rooftop terrace on Maple St

The development team has since maintained a dialogue with the community, some of which CPC staff has participated in.

### **PUBLIC HEARING RESULTS**

The public hearing on this request was held on Aug 2, 2018. Only one person, Mr. Grosinger of Kap's Wholesale Foods, provided testimony. He desired to have his statement placed on record regarding operating hours, traffic, noise etc. He was concerned with how the new development meshes with existing entities. He was not in opposition but wanted it to be noted that there were existing businesses prior to this proposed residential development. Additionally, multiple support letters were also submitted.

### **PLANNING CONSIDERATIONS AND ANALYSIS**

Sec. 61-11-15 of the Zoning Ordinance lists design criteria that projects in PD should be evaluated by. Those criteria include:

*(a) Master Plan. The proposed development should reflect applicable policies stated in the Detroit Master Plan. The policies relating to the geographic area in question as well as general policies will be considered.*

The Master Plan (MP) future land use designation for the site is MRI- Mixed Residential Industrial for the subject property. The Planning and Development Department (P&DD) as indicated above has submitted a letter supporting the project and attesting to its consistency with the MP.

*(b) Scale, form, massing, and density. Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.*

The current Master Plan designation allows for the proposed density that the development suggests.

*(c) Compatibility. The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.*

In terms of proposed uses, it is appropriate to say that this development is compatible with the existing built environment. It is even conceivable that the project will serve to help increase property values as it will add highly attractive amenities along with shopping and dining opportunities.

(d) ***Circulation.*** *Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands. Disruption of traffic flow in surrounding areas should be minimized, and truck traffic should be carefully planned and controlled, especially to avoid use of residential streets.*

Traffic circulation has been reviewed by the City's traffic engineering department as well as others and the current plan has been deemed to be sufficient for the site.

(e) ***Parking and loading.*** *Where appropriate, adequate vehicular off-street parking and loading should be provided. The City Planning Commission will be guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.*

The proposal accommodates the parking and loading areas that will be needed to properly serve the site. The parking structure will support the proposed uses on the site, and coupled with the off-street surface parking also service additional need. If there are ever extreme instances, of additional need, the operator has struck agreements with nearby entities that have underutilized parking lots, to share parking for certain special circumstances.

(f) ***Environmental impacts.*** *Environmental impacts that relate to such factors as noise, air, combustibles and explosives, gases, soil, and water pollution, toxic waste, vibration, odor....*

The project will likely not have any substantial environmental impacts, but rather, incoming residents should be aware and respectful of existing operations that have existed in the area and understand that there might be minor noise and odor abrasions on them. The current context should be understood and respected by newcomers. Staff believes this is what some neighboring businesses may have conveyed.

Some of the remaining relevant PD design criteria, include the following:

(o) *Preservation, (p) Urban design, and q) Amenities*

This project does a great deal to preserve and maintain some of the existing building facades on the site such as the Busy Bee Hardware façade(s) and graphics. The Gratiot building incorporates a significant building into its massing. So the project does a good job of retaining as much of the current structures as possible.

The project pays special attention to creating an urban environment that fosters activity and adds amenities for residents and patrons of retail spaces. The space interior to the buildings on site create an enclosed environment for pedestrians to be active and visit businesses. The plaza space along Russell St. adds yet another asset to the site, leaving space for possible activities. Amenities include roof top terraces and other features that make the site enticing for residents and visitors.

In all, this project meets many of the objectives that the PD Design Criteria outline.

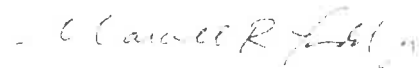
## **CONCLUSIONS AND RECOMMENDATION**

The developer has complied with applicable zoning provisions and has successfully incorporated feedback from City staff and community into elements of this project.

The CPC has reviewed the proposed development known as Eastern Market Gateway the Hive and voted to recommend approval of the project with the following conditions:

1. The developer must work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. All final site plans, elevations, lighting, landscape and signage plans for the development are subject to review and approval by the City Planning Commission staff prior to the developer's application for applicable building or construction permits.

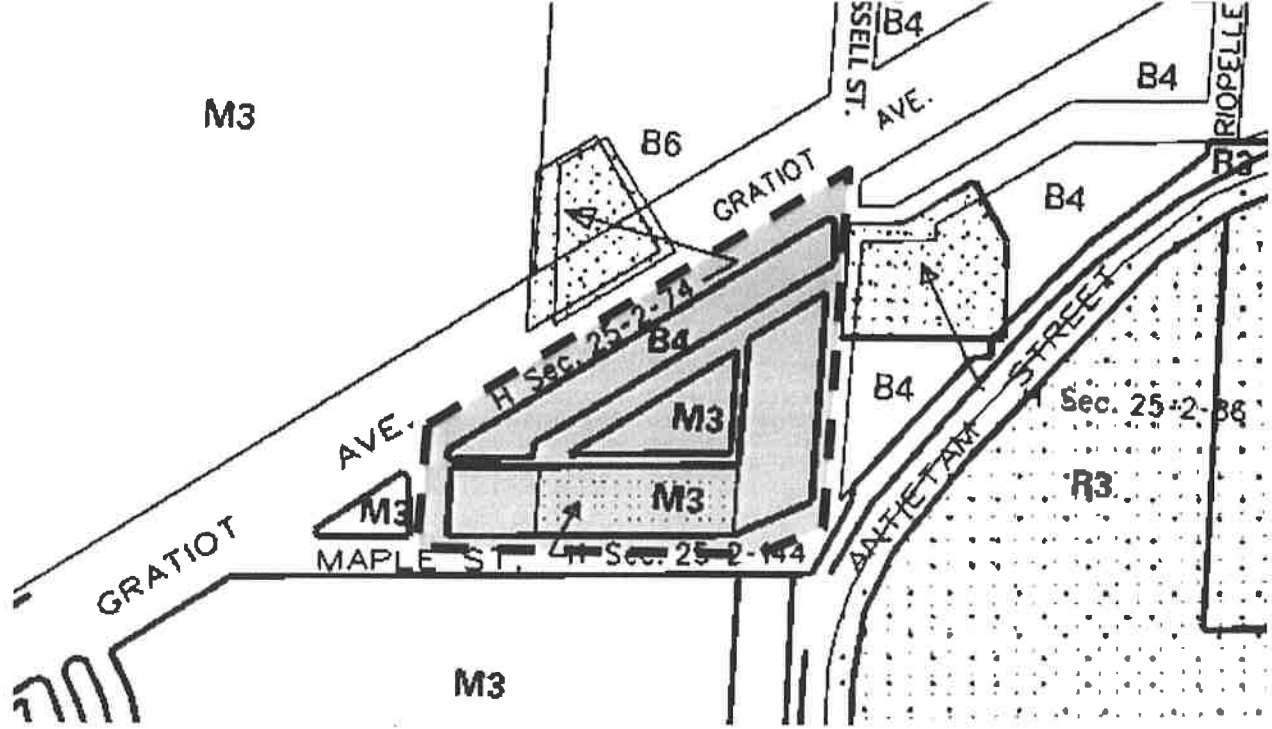
Respectfully submitted,



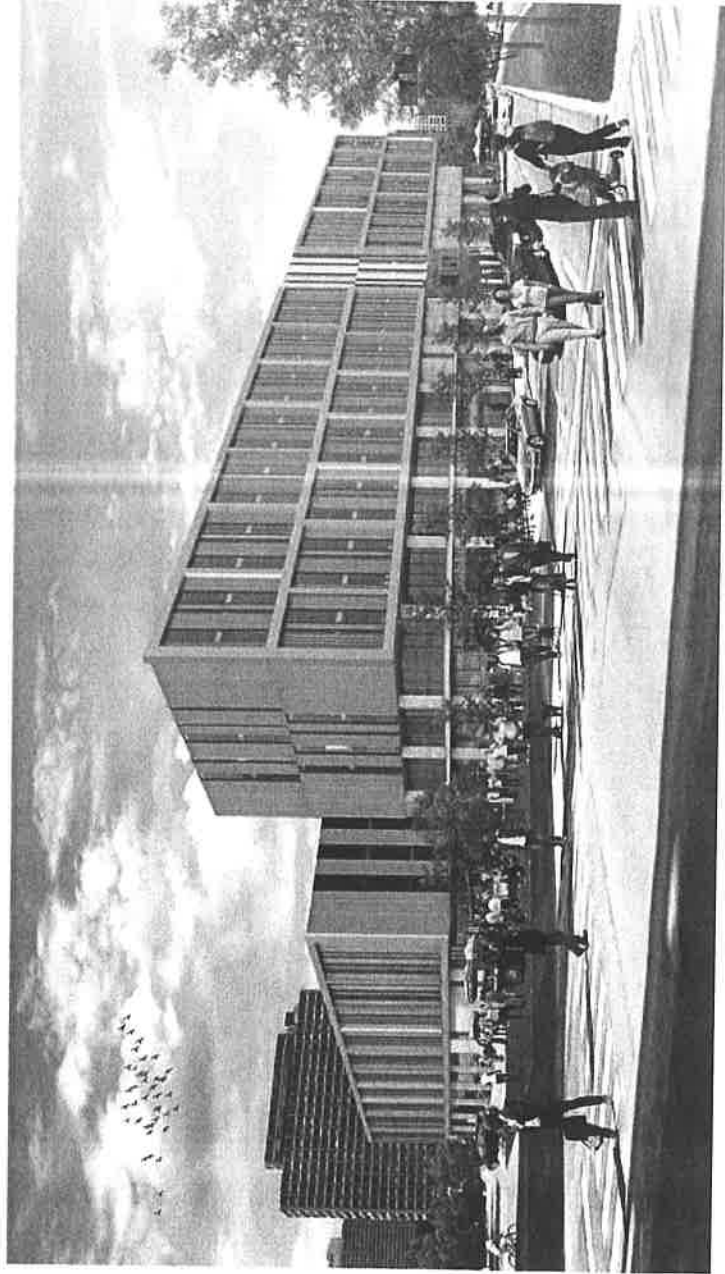
Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment:  
Ordinance  
Plans

Cc: Maurice Cox, Director, PDD  
Arthur Jemison, Director, HRD  
David Bell, Director, BSEED  
Detroit Housing Commission



# EASTERN MARKET MIXED-USE DEVELOPMENT



## PROJECT NARRATIVE

Eastern Market Gateway Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, Eastern Market. The location at the corner of Gratiot Avenue and Russell Street will make this development a pedestrian crossroads, connecting Eastern Market and Lafayette Park, the Dequindre Cut, and Downtown Detroit. Relecting Detroit's rebirth as an urban destination that is increasingly desirable for businesses, residents, and visitors, the project will provide housing, working and shopping choices for the new generation of urban entrepreneurs. A mix of apartments, live/work units, workshops, galleries, shops and food venues will be woven into the fabric of existing warehouses and light industrial buildings around the existing alley network. Courtyards, corner plaza and pedestrian alleys will create a distinctive urban vibe and will create the social space that will make this a welcome new addition to the Eastern Market community. The project will capture the unique creative spirit of Detroit and will preserve and highlight existing murals by local artists. Ground floor shopping along Gratiot Avenue will extend existing active uses toward downtown and will extend Service Street through the site creating the unique two-sided shopping venues that are unique to this part of Detroit.

## LOCATION MAP



### PROJECT ADDRESS:

Area bounded by Gratiot Avenue, Russell Street and Maple Street  
1314-1388 Gratiot Avenue  
2011-2105 Russell Street  
1301-1399 Maple Street  
1350-1366 Service Street  
Detroit, MI 48201

### PROJECT TEAM:

Owner / Developer:  
Develop Detroit  
535 Griswold St., Suite 1600  
Detroit, MI 48226

Architect of Record:  
McIntosh Poris Associates  
36801 Woodward Avenue, Suite 200  
Birmingham, MI 48009

Civil Engineer:  
Stonefield Engineering and Design  
28454 Woodward Avenue  
Royal Oak, MI 48067

Design Architect & Landscape Architect:  
Perkins + Will  
411 Chapel Hill St., Suite 200  
Durham, NC 27701

Parking Consultant:  
Rich & Associates  
26877 Northwestern Hwy, Suite 208  
Southfield, MI 48033

CPC PRESENTATION 5.17.2018  
CPC PRESENTATION 9.6.2018  
CPC AMENDMENT 1 7.19.2019

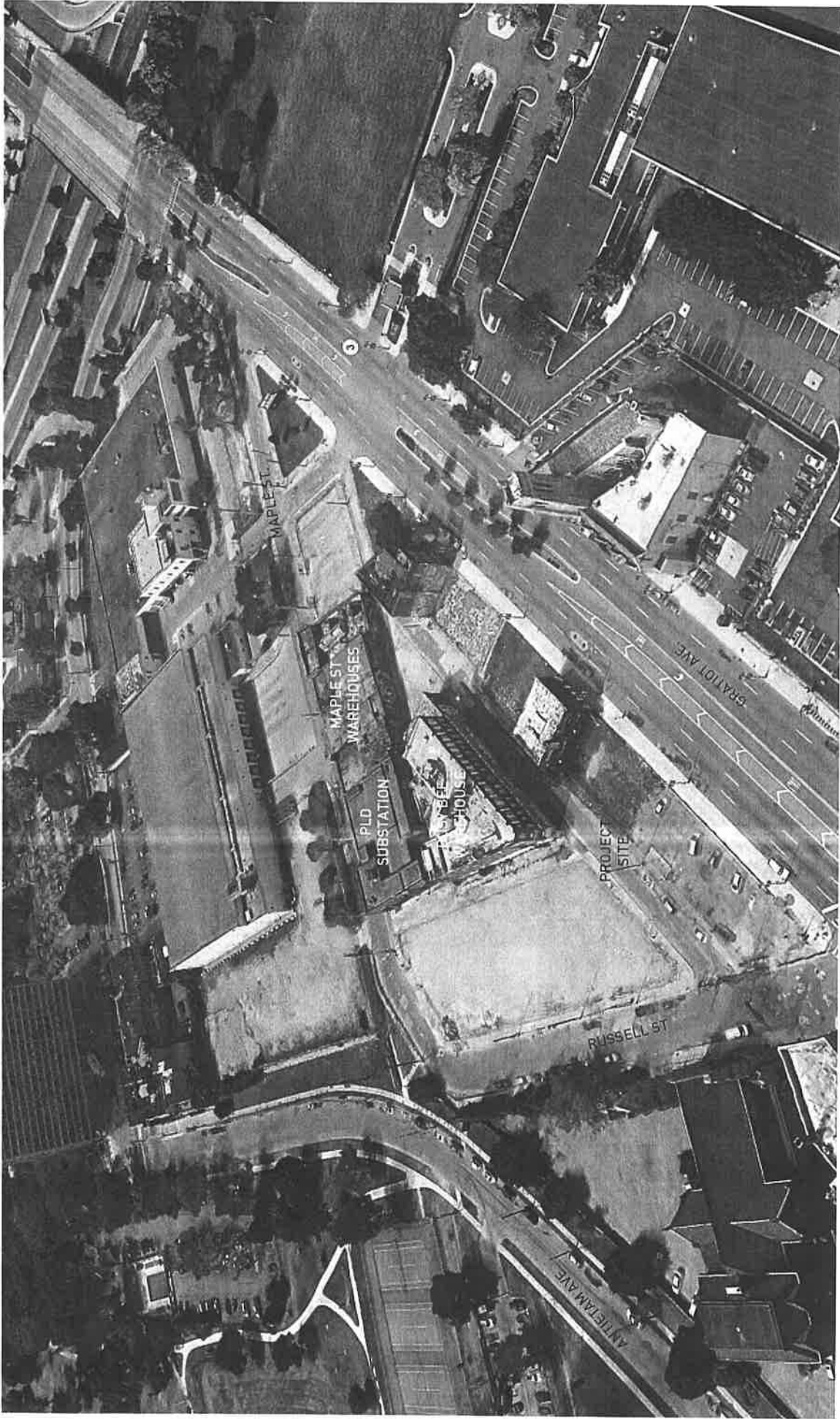
**CITY COUNCIL PRESENTATION - 8.26.19**



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PORIS ASSOCIATES

PERKINS + WILL  
8.26.2019



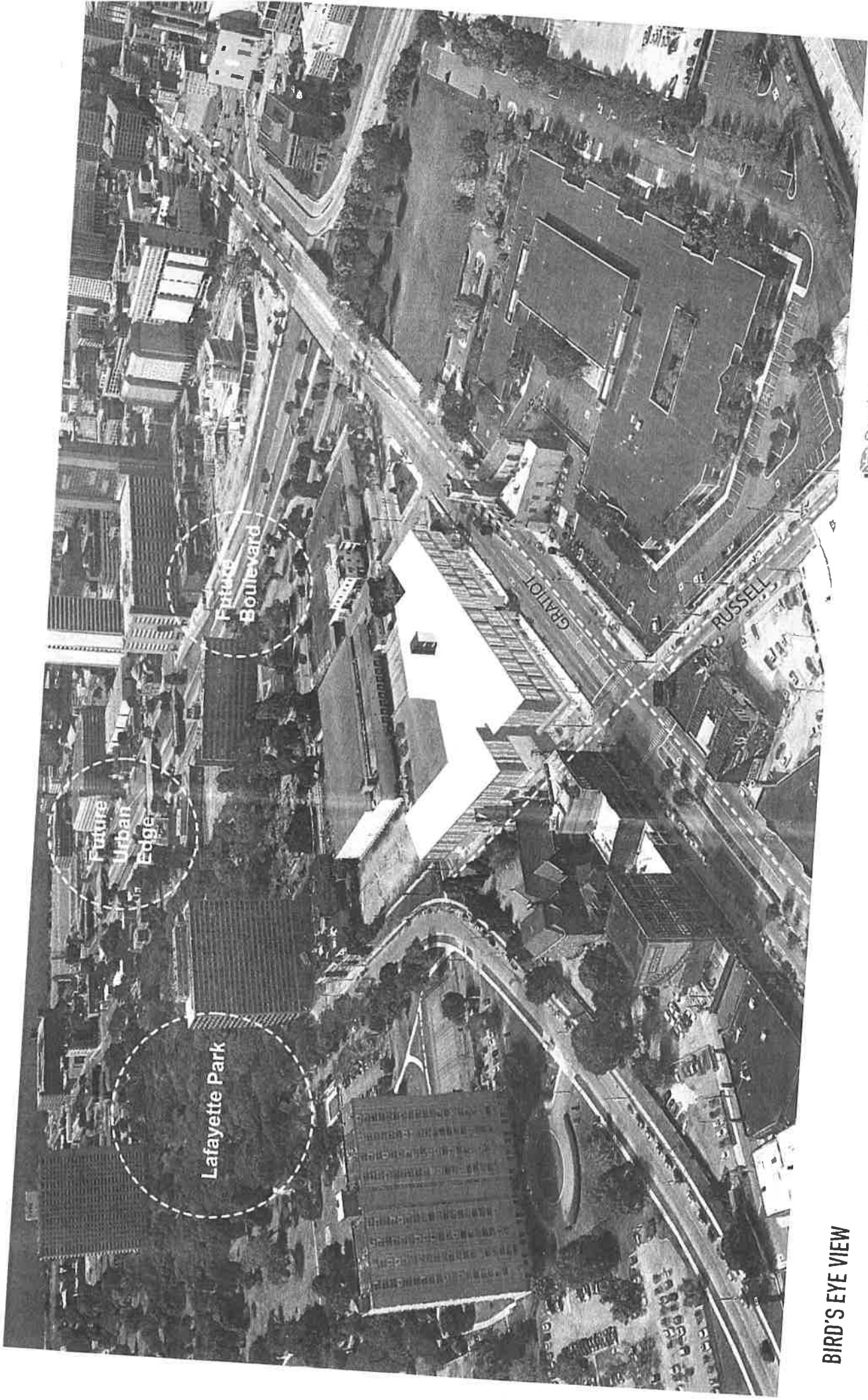


**EXISTING CONDITIONS**



**MCINTOSH  
PORIS** ARCHITECTS

**PERKINS + WILL**  
8.26.2019



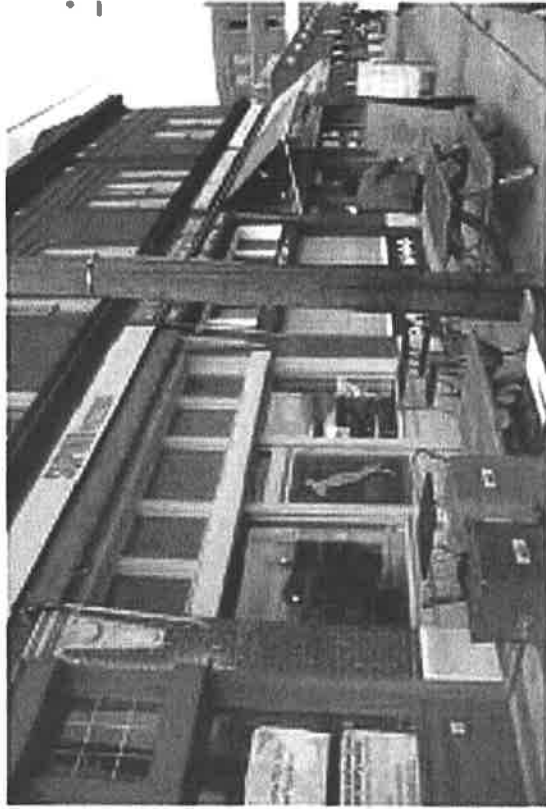
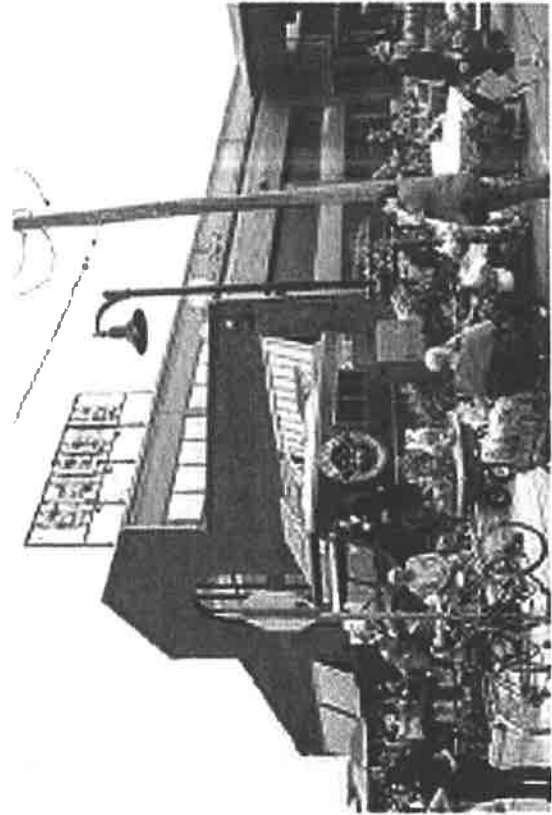
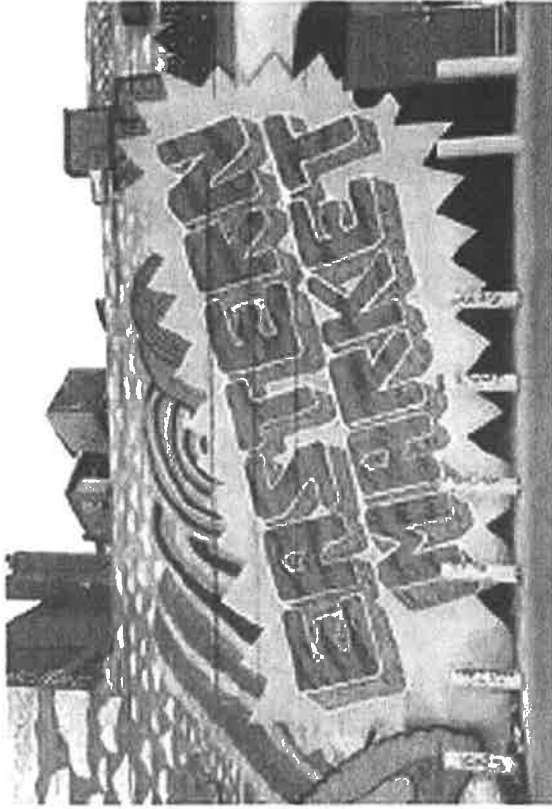
BIRD'S EYE VIEW



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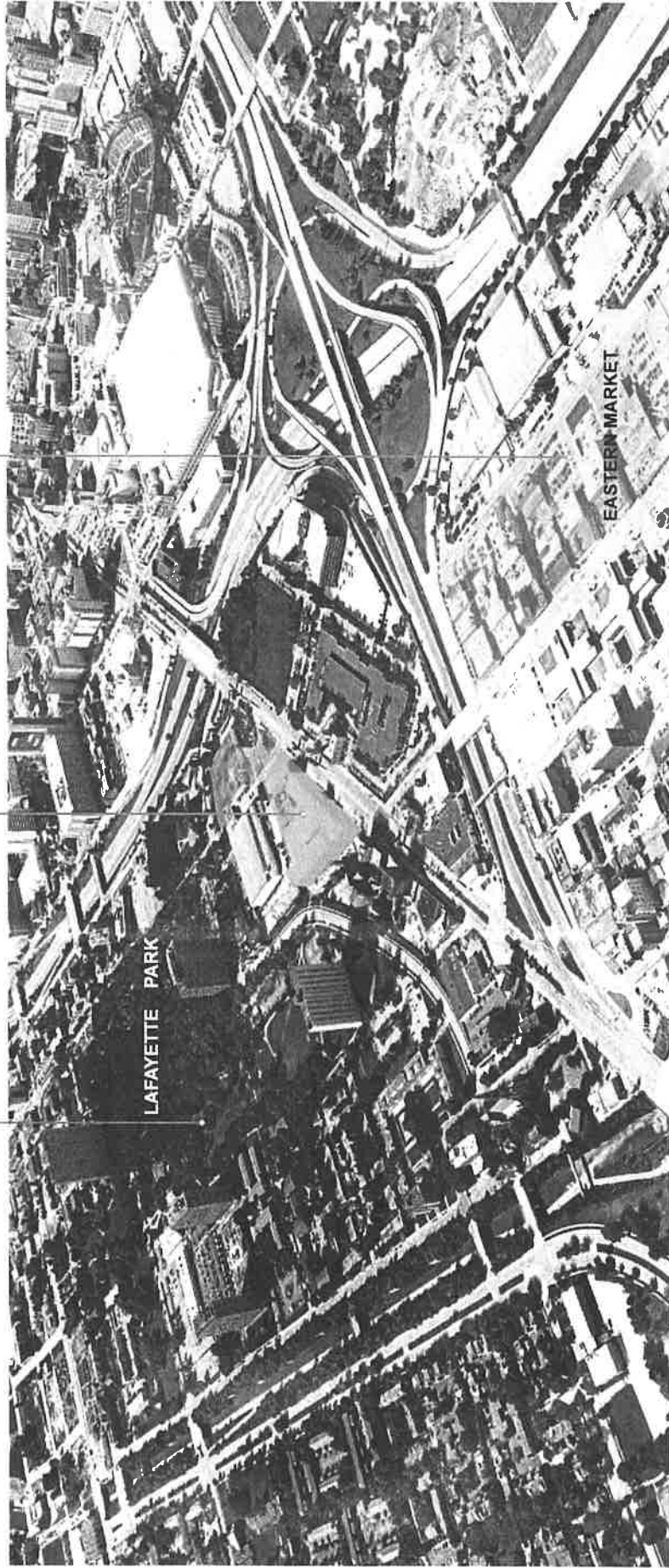
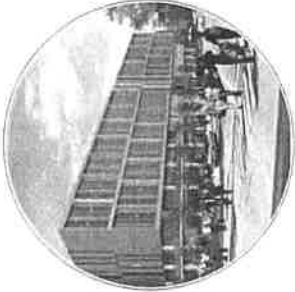
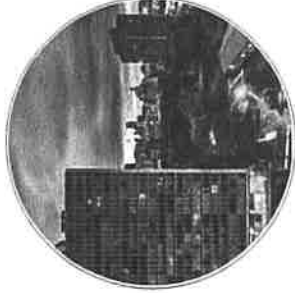
# EASTERN MARKET CHARACTER



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8/26/2019



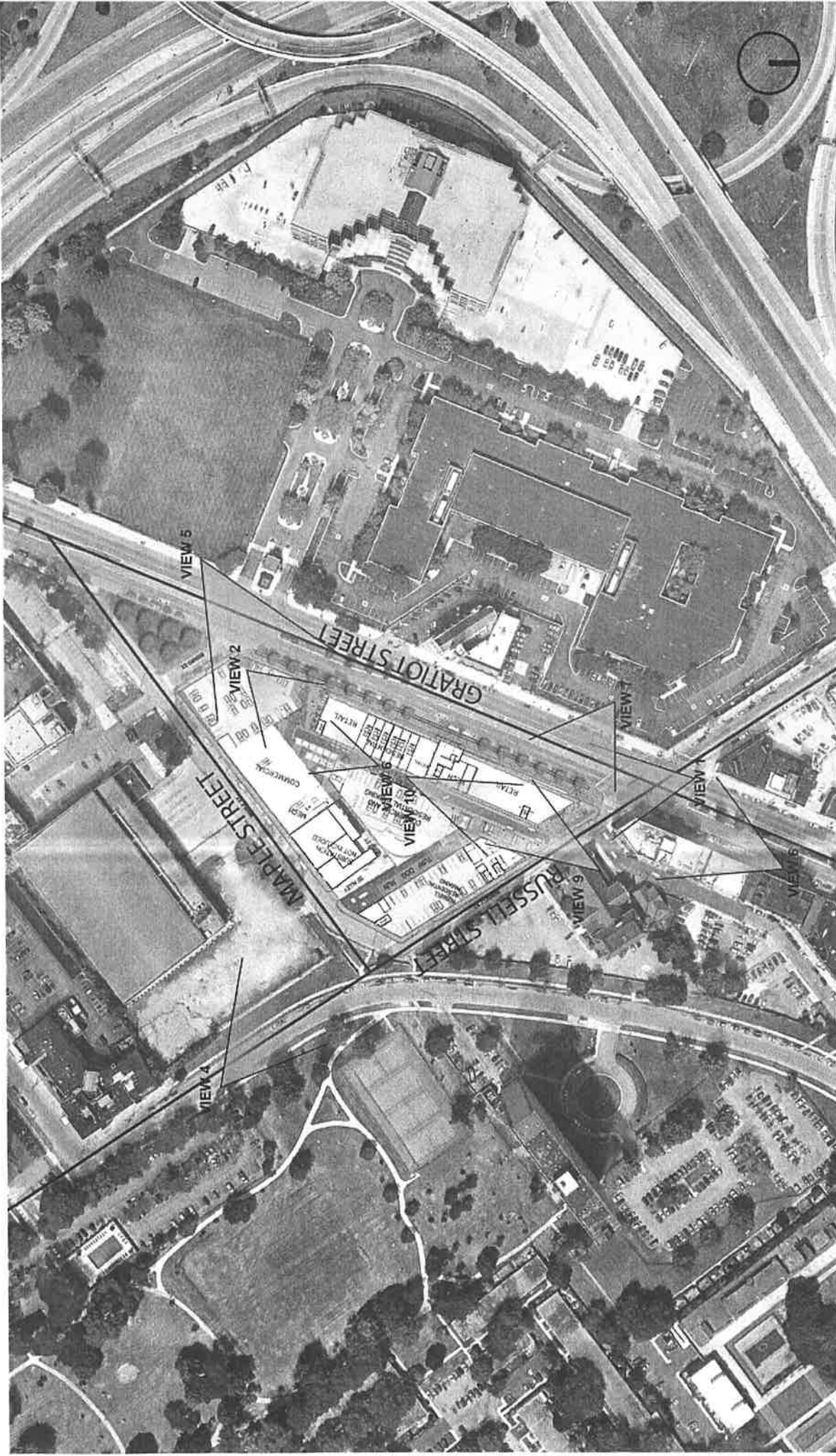


CONTEXT



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PONIS ASSOCIATES

PERKINS + WILL  
8/26/2019





VIEW 1 : RUSSELL - GRATIOT INTERSECTION



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9.26.2019





VIEW 2 : PIAZZA VIEW

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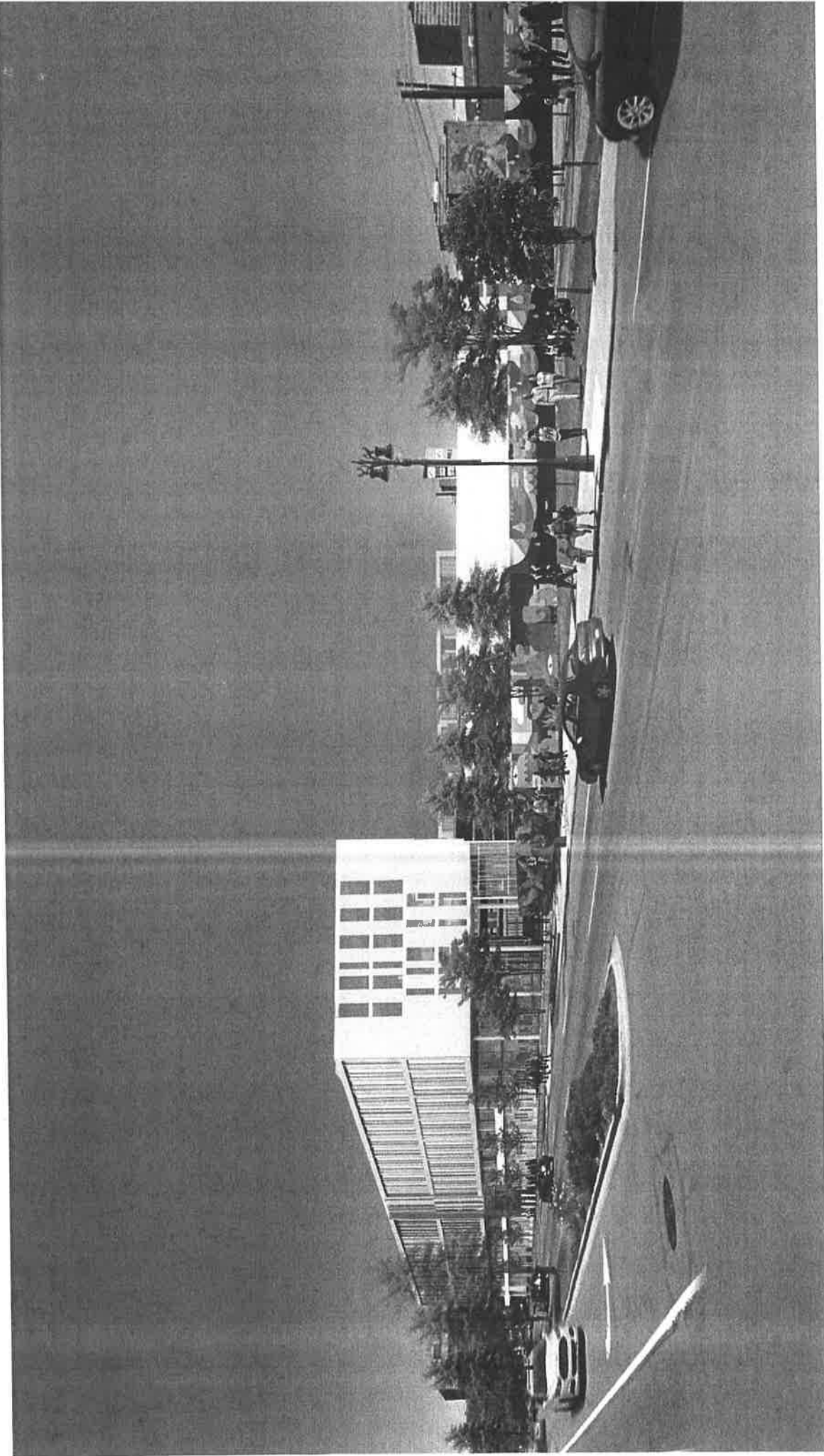
**VIEW 4 : RUSSELL BUILDING VIEW FROM RUSSELL STREET**



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VIEW 5 : VIEW FROM GRATIOT LOOKING EAST



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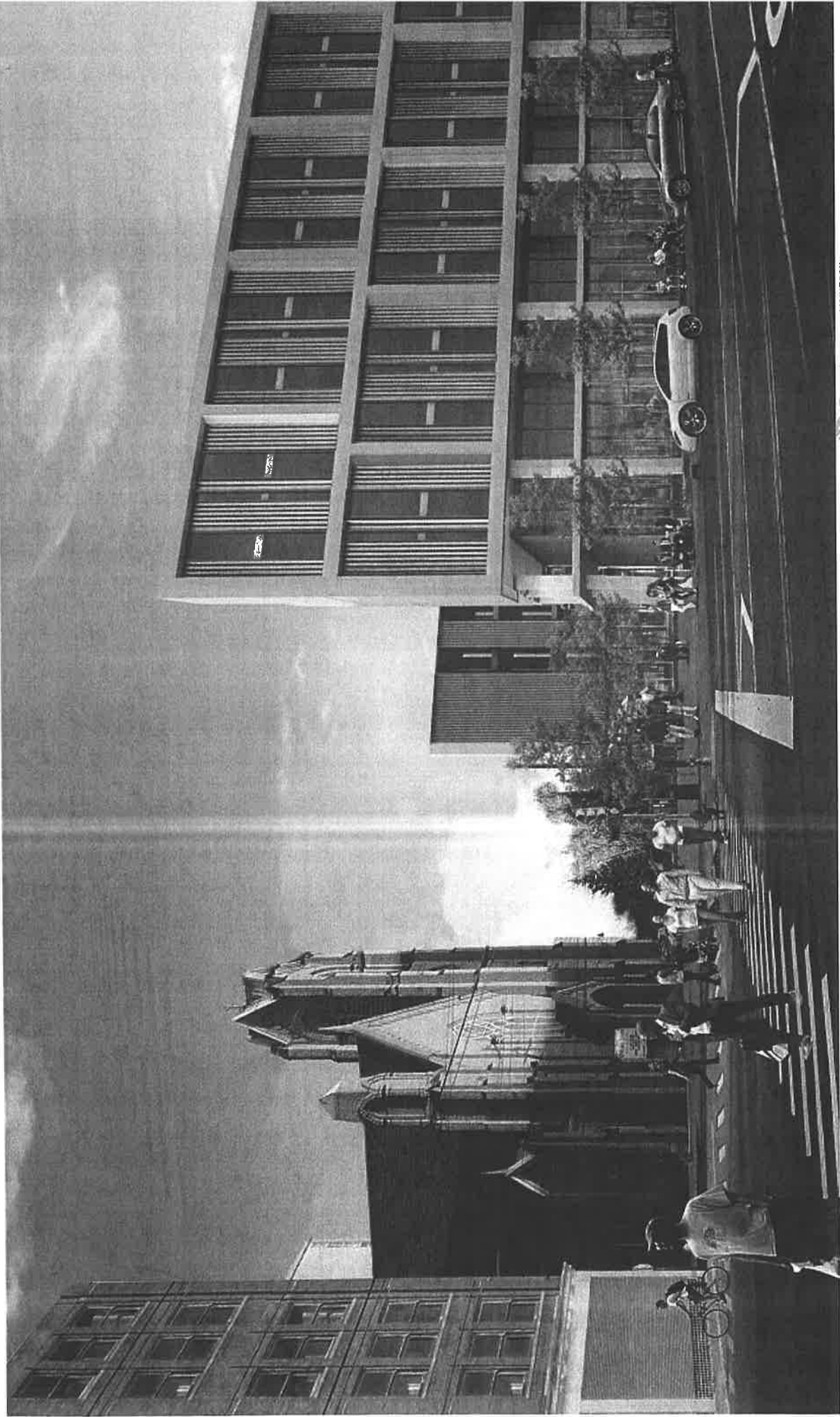
VIEW 6 : SERVICE STREET LOOKING WEST



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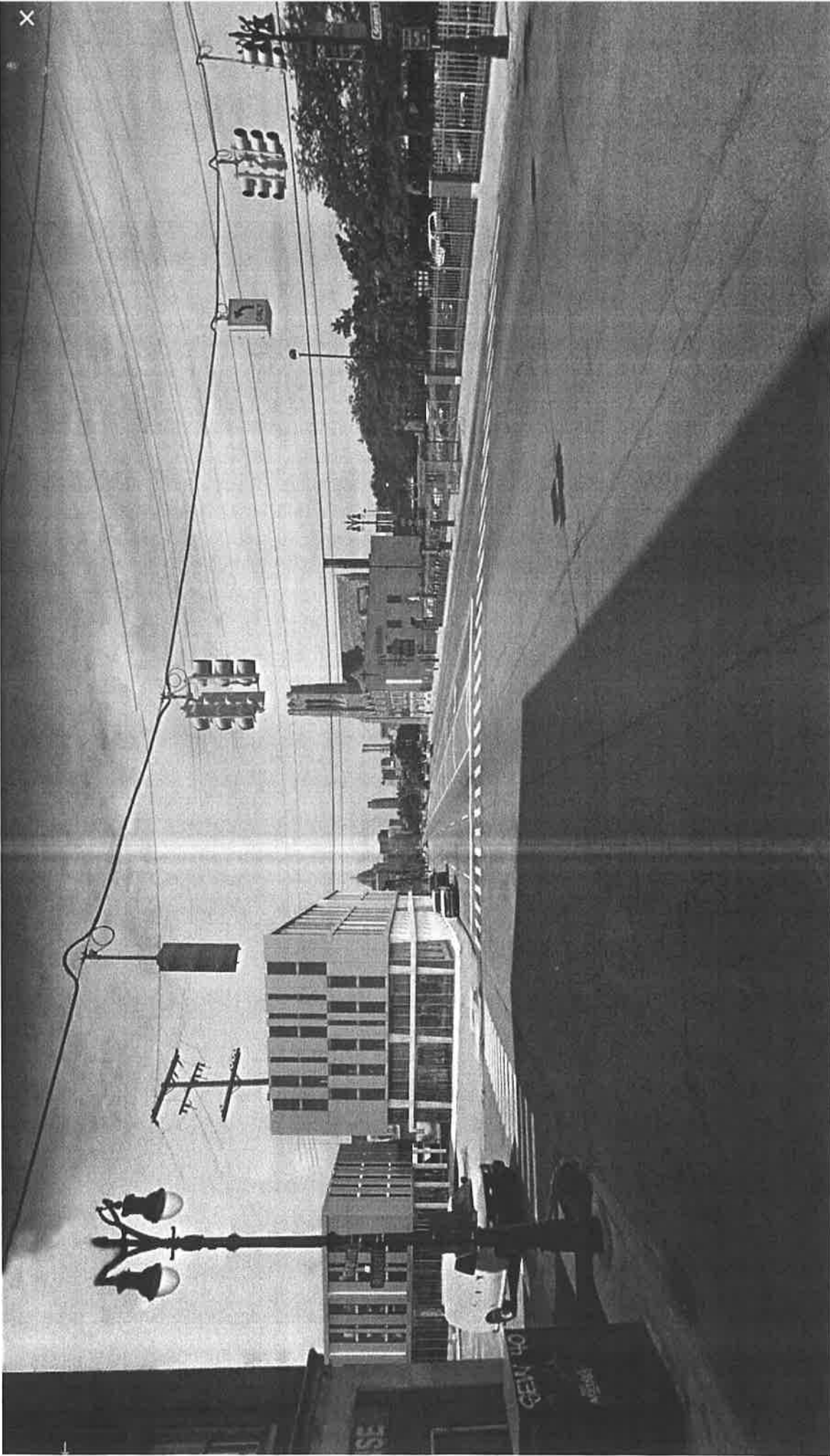


VIEW 7 : PLAZA AT GRATIOT AVE CORNER AND RUSSELL STREET

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PORIS ASSOCIATES

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8.26.2019



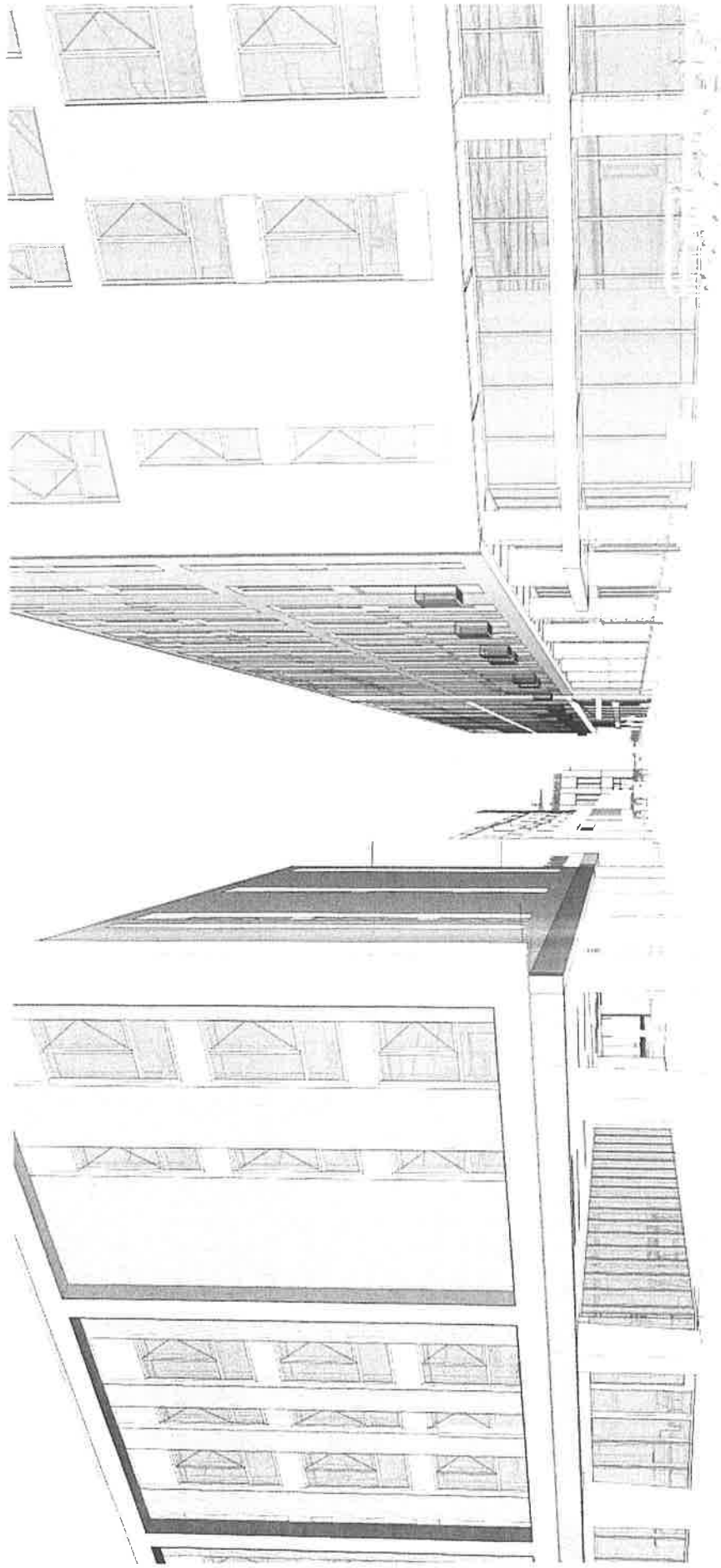
VIEW 8 : GRATIOT LOOKING WEST



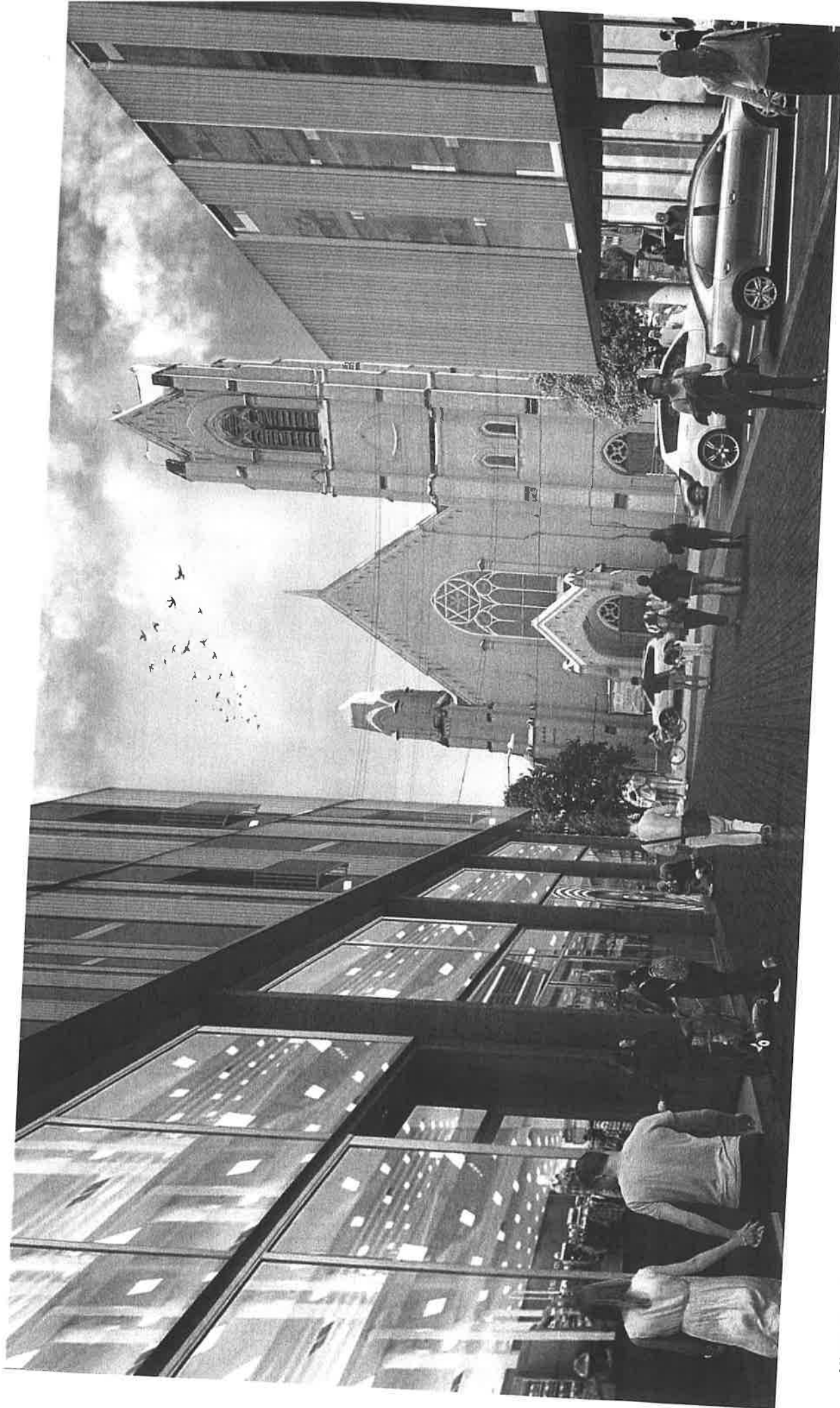
MCINTOSH  
PORIS  
ASSOCIATES

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**VIEW 9 : SERVICE STREET FROM CHURCH**



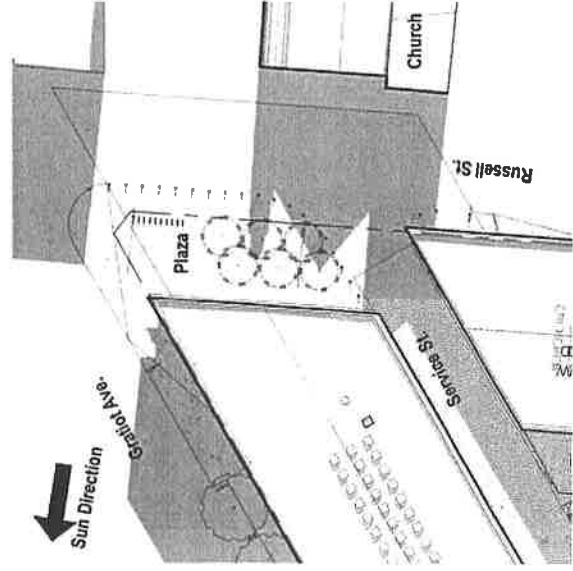
VIEW 10 : SERVICE STREET ALLEY TOWARDS CHURCH

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**Detroit**

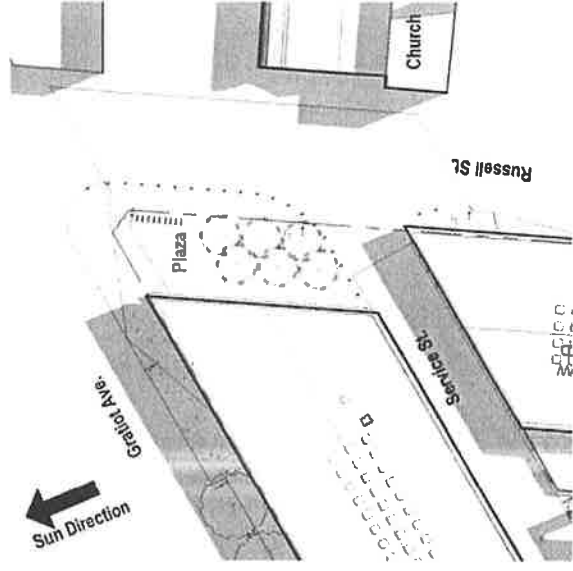
MCINTOSH  
PORIS ASSOCIATES

PERKINS+WILL

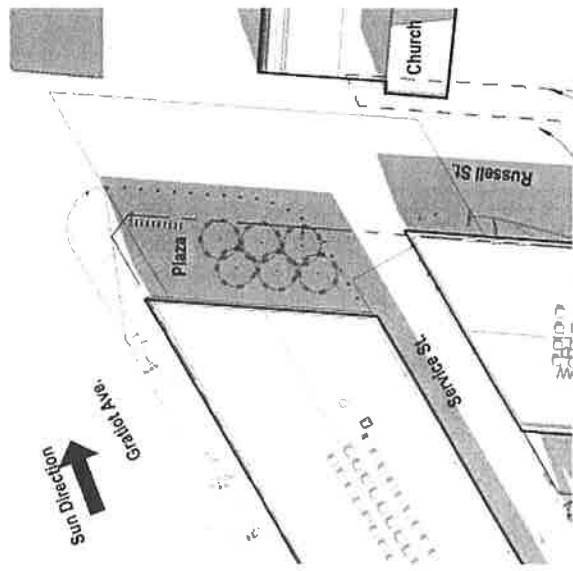
8.26.2019



SHADOW STUDY - JUNE - 9 AM  
1" = 40' 0"



SHADOW STUDY - JUNE - 12 NOON  
1" = 40' 0"



SHADOW STUDY - JUNE - 3 PM  
1" = 40' 0"

Shadow of proposed building  
Shadow of Maximum height  
building allowed by zoning (65 ft)

**SOLAR/SHADOW STUDY - JUNE**

**ZONING DISTRICT: B4, General Business District**  
**OVERLAY/HISTORIC DISTRICTS: Gateway Radial Thoroughfare Overlay District**

- USES:**
- BY-RIGHT:**
- Outdoor recreation facility
  - Art gallery
  - Office, business or professional parking lots or areas
  - Parking structure
  - Restaurant
  - Retail
  - other uses per Sec. 61-9-73
- CONDITIONAL:**
- Lofts
  - Multiple-family dwelling
  - Residential use combined in structures w/ permitted commercial uses
  - Parking lots or parking areas
  - Outdoor entertainment facility
  - Outdoor commercial recreation
  - other uses per Sec. 61-9-79

USE	SETBACKS FRONT	SIDE	REAR	HEIGHT	MAX. FAR
Multiple-family (combined in structures w/ commercial use)	-	-	-	35	2.0
Other (Retail, Commercial, Parking)	-	-	-	35	-
<b>PARKING</b>				<b>LOADING</b>	
Multiple-family dwelling: 1.25/du				Multiple-family dwelling: 12' x35'	
Restaurant, standard: 3/500sf + 1/100sf (after first 500sf)				1/10,000-100,000sf	
Office: 1/400 sf				1/each additional 100,000sf, 12' x55'	
General Retail: (Schedule B)				Retail & Commercial: 12' x35' 1/1,600-10,000sf	
less than 50,000sf: 1/200				10,000sf	
50,001-100,000sf: 1/250				2/10,000-25,000sf	
100,001-400,000sf: 1/350				(An open, adjacent alley 18 min. width may be credited toward 1 loading space for retail/ commercial use if access for loading into the building is in the rear)	
Park/Open Space: Schedule C (per Planning & Development Department)					
(Max. Distance for all uses above: 100')					

**OVERLAY DISTRICT:**

The Gateway Radial Thoroughfare Overlay Areas consist of property abutting those major radial streets, within and leading to the Central business district, upon which the Master Plan of Policies has generally proposed a rezoning from B4 to a SD zoning district

**ENTITLEMENT PROCESS:**

Site Plan Review req'd for Conditional Use and certain by-right uses. Conditional use requires special land use hearing. FAR increase will require a variance through board of zoning appeals.

**ZONING DISTRICT: M3, General Industrial District**  
**OVERLAY/HISTORIC DISTRICTS: Adjacent to three Local Historic Districts**

- USES:**
- BY-RIGHT:**
- Art Gallery
  - Assembly Hall
  - Office, business or professional parking lots or parking areas
  - Parking structure
  - Restaurant
  - Retail
  - more uses per Sec. 61-10-53
- CONDITIONAL:**
- Lofts
  - Residential use combined in structures w/ permitted commercial uses
  - Outdoor entertainment facility
  - Outdoor recreation facility
  - Outdoor commercial recreation
  - more uses per Sec. 61-10-59

USE	SETBACKS FRONT	SIDE	REAR	HEIGHT	MAX. FAR
All	-	-	-	80'	-
<b>PARKING</b>				<b>LOADING</b>	
Multiple-family dwelling: 1.25/du				Multiple-family dwelling: 12' x35'	
Restaurant, standard: 3/500sf + 1/100sf (after first 500sf)				1/10,000-100,000sf	
Office: 1/400 sf				1/each additional 100,000sf, 12' x55'	
General Retail: (Schedule B)				Retail & Commercial: 12' x35'	
less than 50,000sf: 1/200sf				1/1,600-10,000sf	
50,001-100,000sf: 1/250sf				2/10,000-25,000sf	
100,001-400,000sf: 1/350sf				(An open, adjacent alley 18' min. width may be credited toward 1 loading space for retail/ commercial use if access for loading into the building is in the rear)	
Park/Open Space: Schedule C (per Planning & Development Department)					
(Max. Distance for all uses above: 100')					

**OVERLAY DISTRICT:**

Adjacent to three Local Historic Districts

**ENTITLEMENT PROCESS:**

Site Plan Review req'd for Conditional Use and certain by-right uses. Conditional use requires special land use hearing. Height increase will require a variance through board of zoning appeals.



ZONING DISTRICT: Rezoning Request from B4/M3 to PD  
 OVERLAY/HISTORIC DISTRICTS: Gateway Radial Thoroughfare Overlay District  
 Adjacent to three Local Historic Districts

**OFF-STREET PARKING REQUIREMENTS (SCHEDULE A)**  
 Based on October 14, 2018 Detroit Zoning Ordinance Ch 61

Ordinance requires for Dwelling Units  $0.75 \text{ spaces} / \text{dwelling unit}$   
 $207 \text{ dwelling units} / 0.75$  = 155 parking spaces required

Ordinance requires for Office:  $1 \text{ space} / 400 \text{ sf} \times 0.75 \text{ factor}$   
 $26,780 \text{ sf Office space} \times 1/400 \times 0.75 \text{ factor}$  = 50 parking spaces required

Ordinance requires for Retail:  $1 \text{ space} / 200 \text{ sf} \times 0.75 \text{ factor}$   
 $10,400 \text{ sf Retail space} \times 1/200 \times 0.75 \text{ factor}$  = 39 parking spaces required

Ordinance requires for Restaurant:  $3 \text{ space} / \text{first } 500 \text{ sf} + 1/100 \text{ thereafter} \times 0.75 \text{ factor}$   
 $2,200 \text{ sf Restaurant A space} \times 3 + 1,700/100 \times 0.75 \text{ factor}$  = 15 parking spaces required  
 $2,200 \text{ sf Restaurant B space} \times 3 + 1,700/100 \times 0.75 \text{ factor}$  = 15 parking spaces required

Total parking spaces required by Use = 275 parking spaces

1. Off-Street Waiver per Sec. 61-14-103 (See Below) = 45 parking spaces
2. Off-Street reduction per Sec. 61-14-109 50% reduction for shared Off-Street parking between Restaurant and Office = 15 parking spaces required

Total Off-Street Parking Spaces required by Ordinance = 215 parking spaces

Off-Street Parking Provided

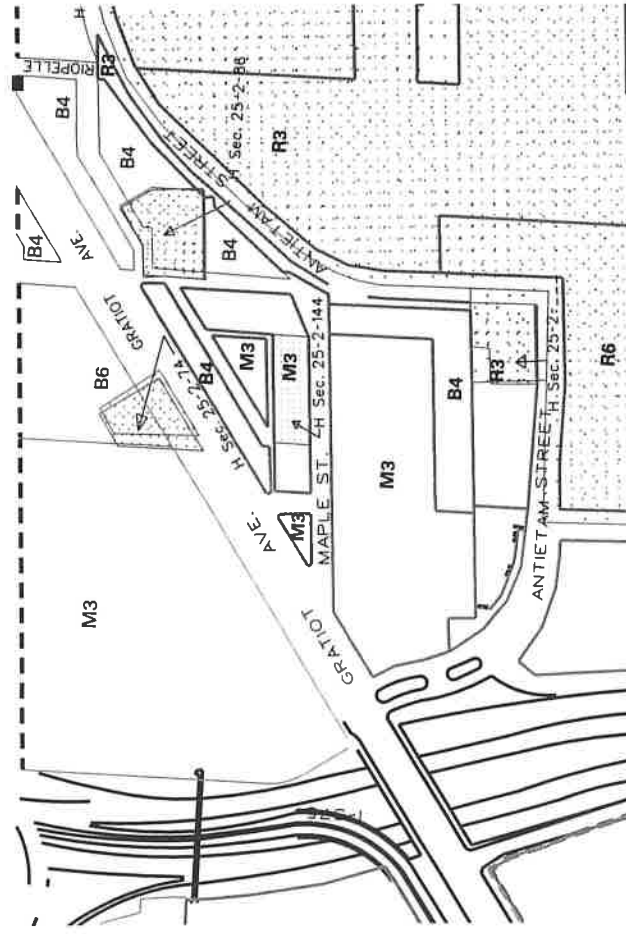
- Parking Garage 125 parking spaces
- Corner Parking Area 41 parking spaces
- Service Alley Parking 10 parking spaces
- Russell Building Podium 30 parking spaces
- Maple Street, privately owned On-Street Parking 9 parking spaces

Total Off-Street Parking Provided = 215 parking spaces

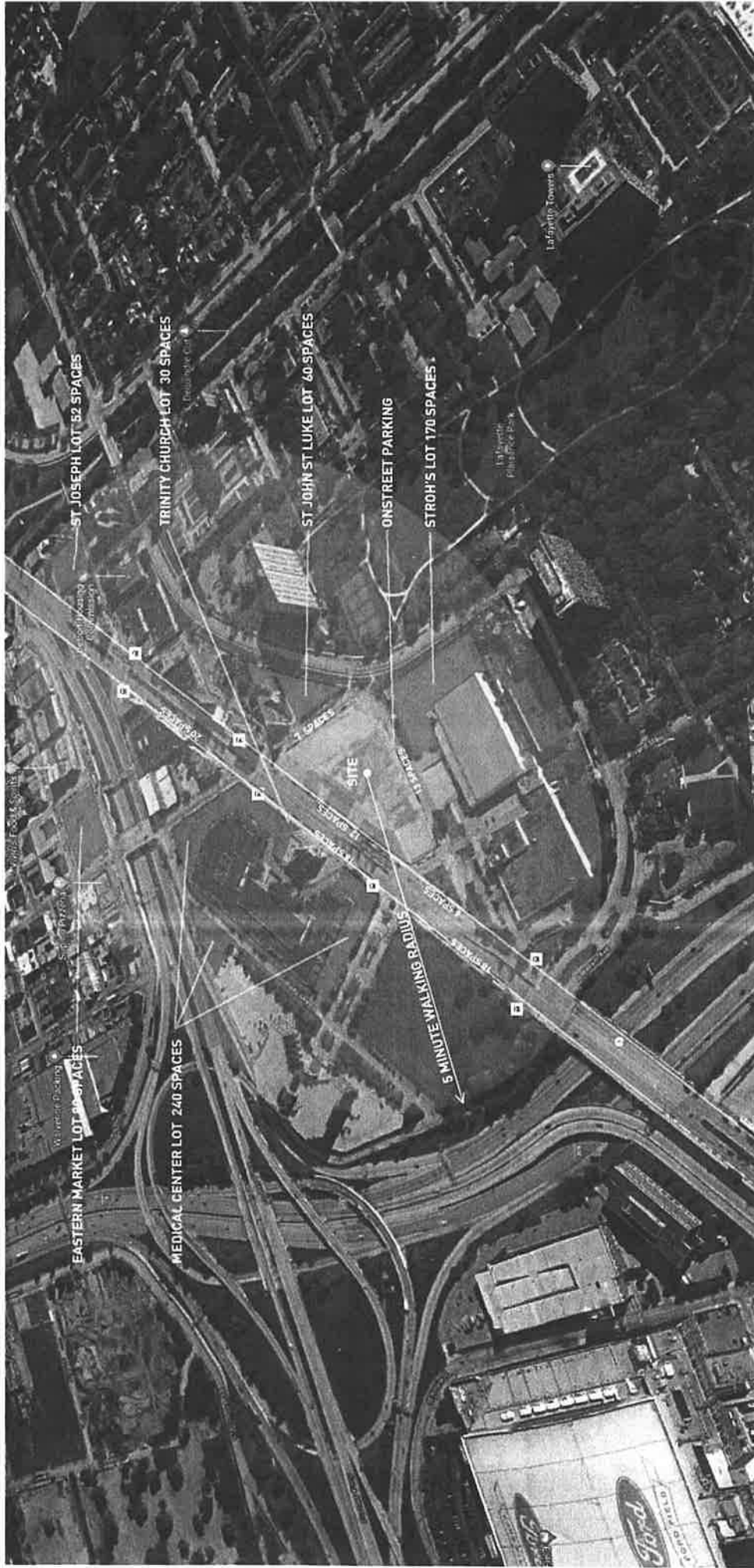
**REDUCTIONS AND WAIVERS**

Sec. 61-14-103. Waiver of off-street parking requirements for uses or buildings minimally deficient. The Gratiot Corridor offers bus transportation options, nearby access to bicycle lanes and is pedestrian friendly - similar to other corridors directly connected to the CBD. For that reason we find that pedestrian-oriented retail, service or commercial use waivers similar to those found in SD1 and SD2 zoned properties, applies to the multiple buildings proposed in this project. The ordinance does not allow more than a 45 spaces per development waiver. This would account for the maximum 45 space reduction.

**ZONING MAP AND PARKING SUMMARY**



Project Site between Gratiot Ave., Maple St. & Russell St

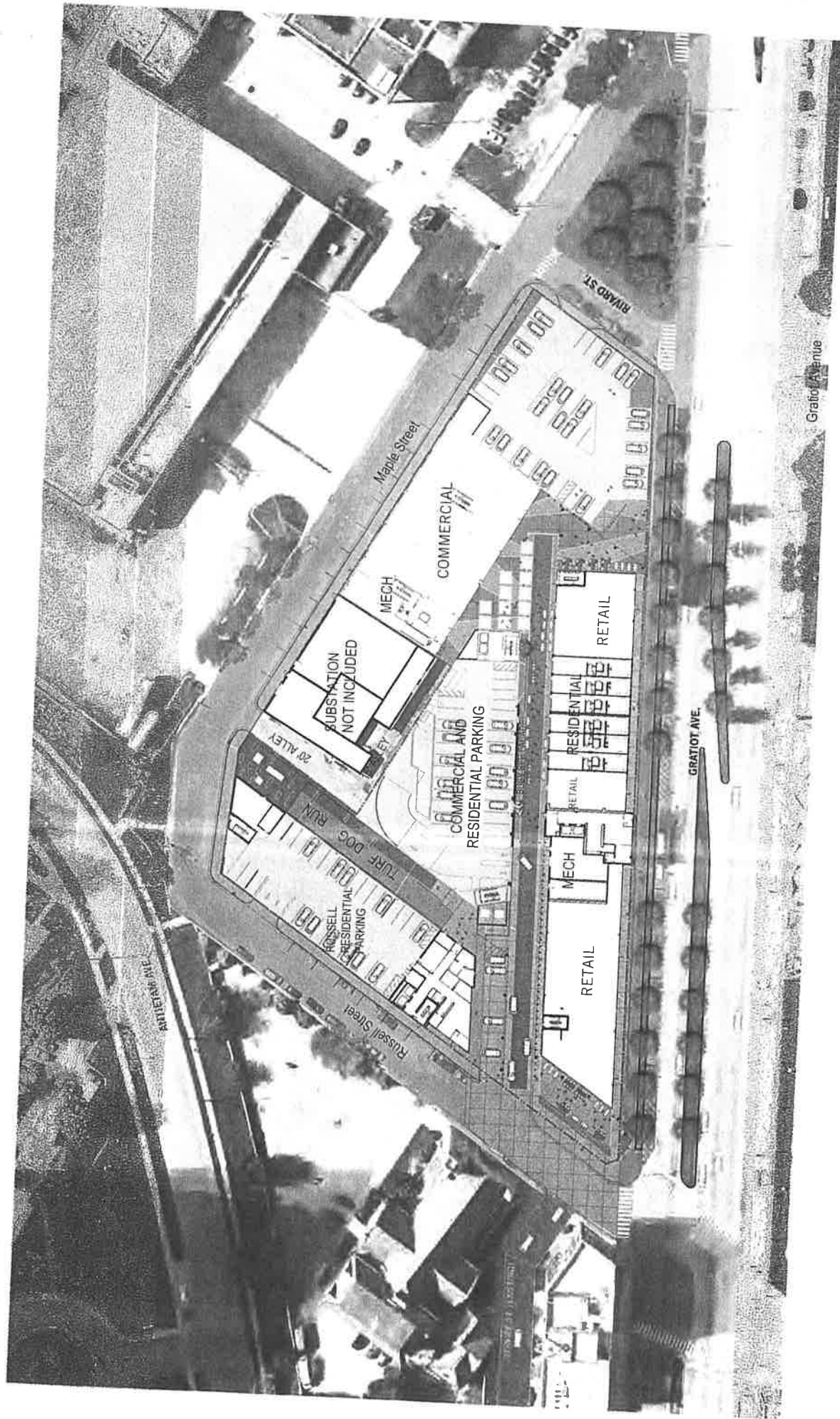


**SURROUNDING AREA PARKING WITHIN WALKING DISTANCE**



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8.26.2019



ILLUSTRATIVE SITE PLAN



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8.26.2019

**APARTMENT TOTALS**

<b>GRATIOT BUILDING</b>	
Studio	32 435 gsf
Live/Work	6 1176 gsf
1 BR	72 753 gsf
2 BR	26 983-1436 gsf
TOTAL: 136 UNITS	

**RUSSELL BUILDING**

Studio	35 430 gsf
1 BR	28 663 gsf
2 BR	5 883 gsf
3 BR	3 1293 gsf
TOTAL: 71 UNITS	

**TOTAL: 207 UNITS**

**BUILDING TOTALS**

GRATIOT	146,675 GSF
RUSSELL	57,786 GSF
WAREHOUSE	26,837 GSF
<b>PARKING</b>	<b>64,635 GSF</b>
TOTAL	295,933 GSF

**USE TOTALS**

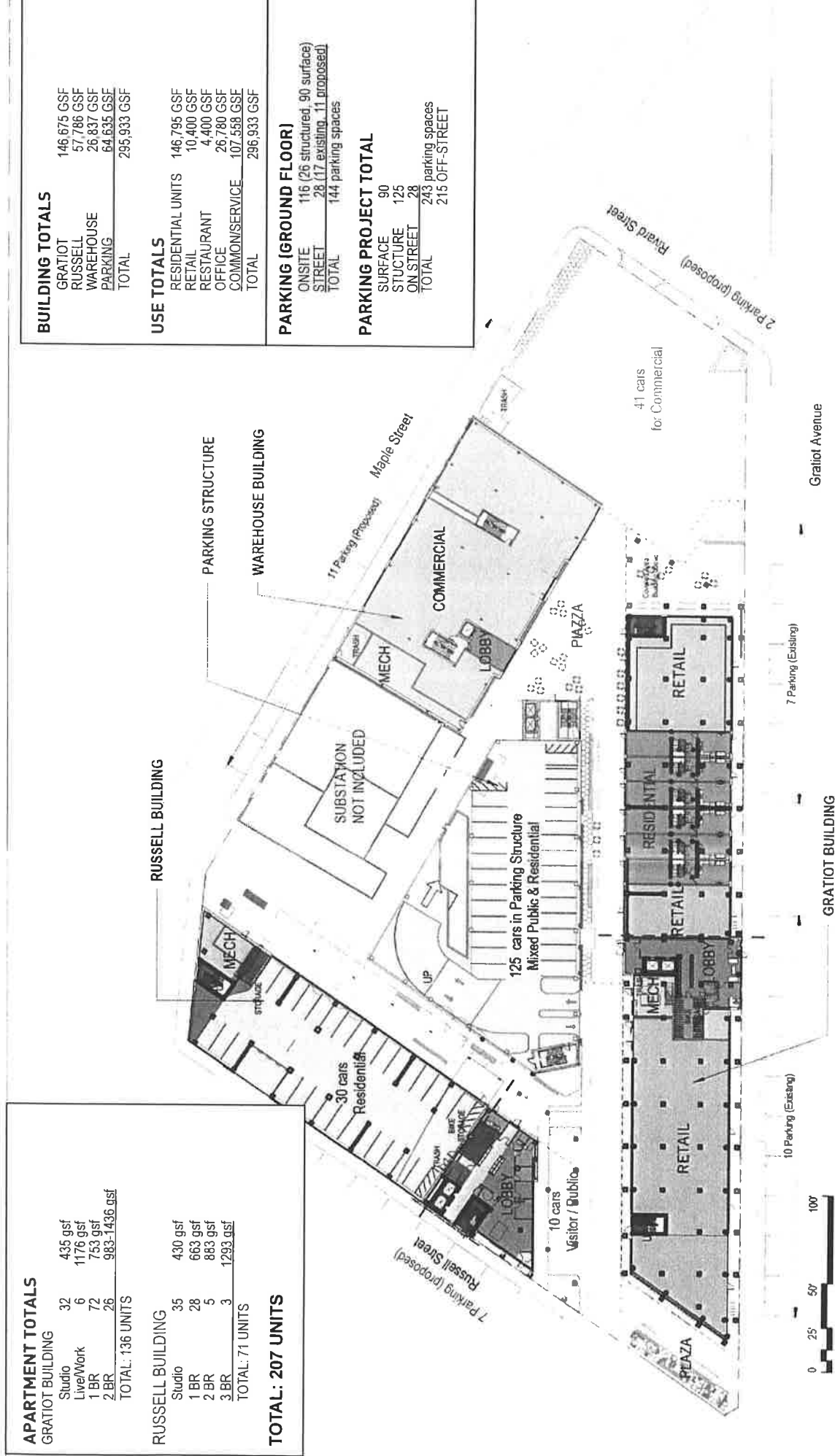
RESIDENTIAL UNITS	146,795 GSF
RETAIL	10,400 GSF
RESTAURANT	4,400 GSF
OFFICE	26,780 GSF
COMMON/SERVICE	107,558 GSF
TOTAL	296,933 GSF

**PARKING (GROUND FLOOR)**

ONSITE	116 (26 structured, 90 surface)
STREET	28 (17 existing, 11 proposed)
TOTAL	144 parking spaces

**PARKING PROJECT TOTAL**

SURFACE	90
STRUCTURE	125
ON STREET	28
TOTAL	243 parking spaces
	215 OFF-STREET

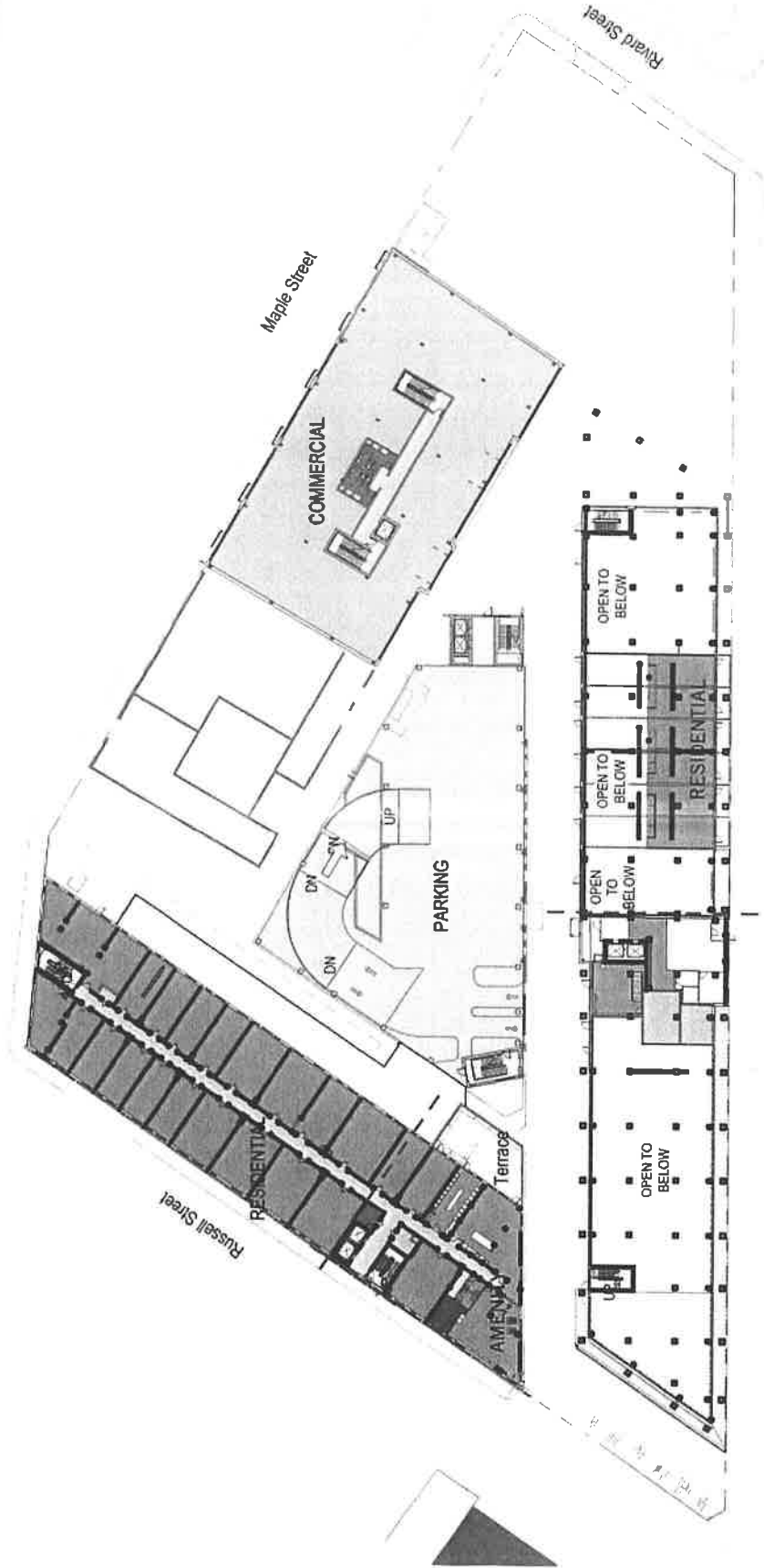


**GROUND FLOOR**

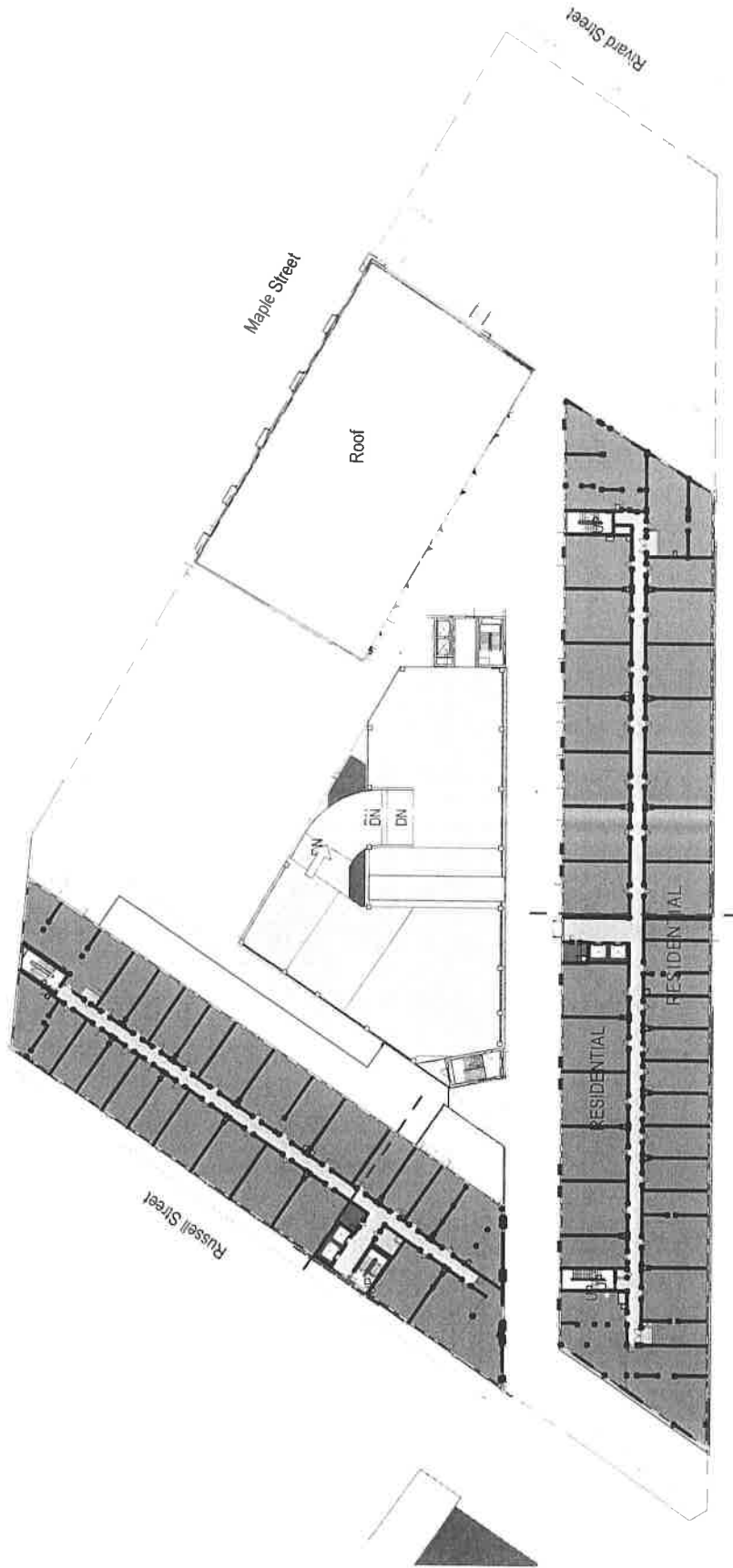


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SECOND FLOOR



Gratiot Avenue



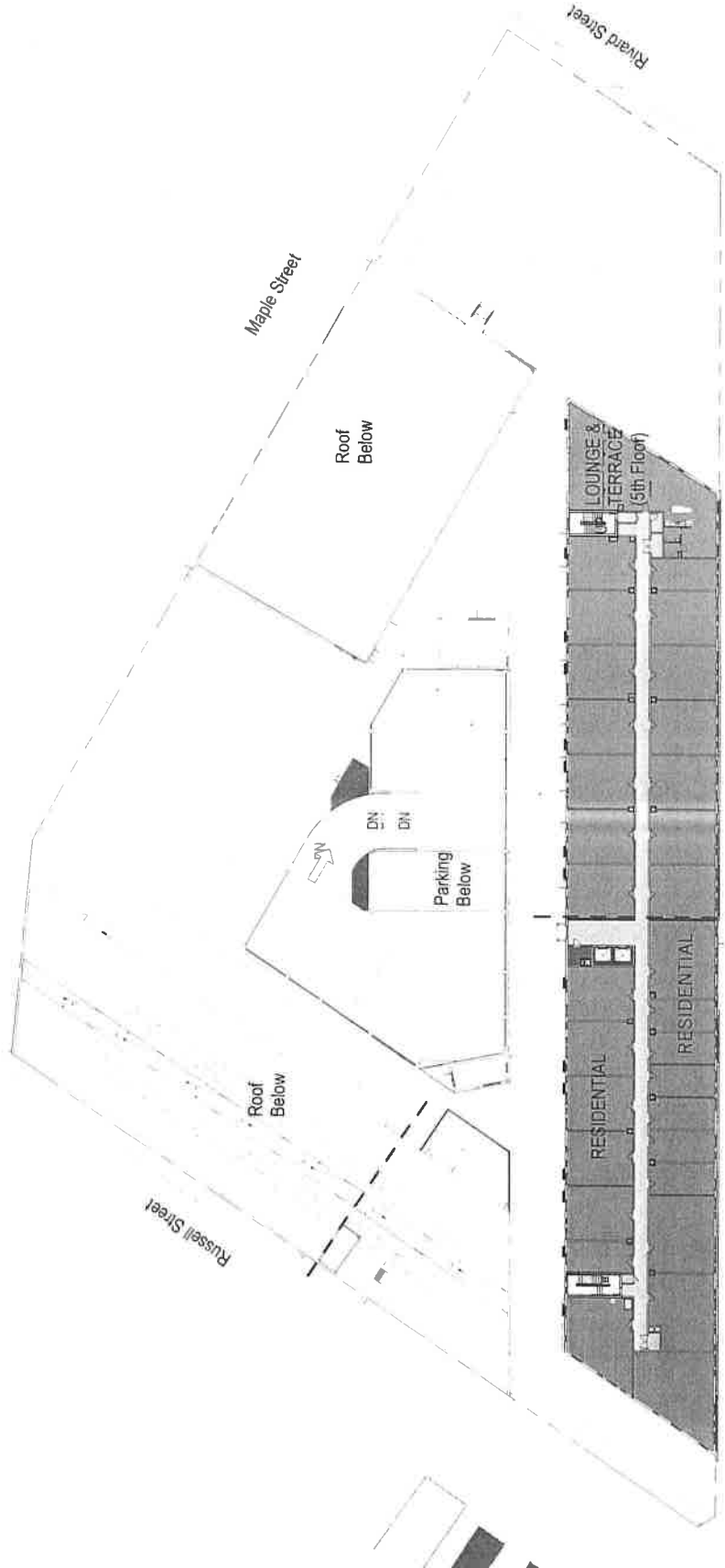
**THIRD & FOURTH FLOOR**



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8.24.2019



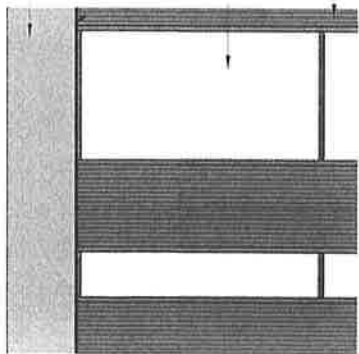


**FIFTH FLOOR**



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8.26.2019

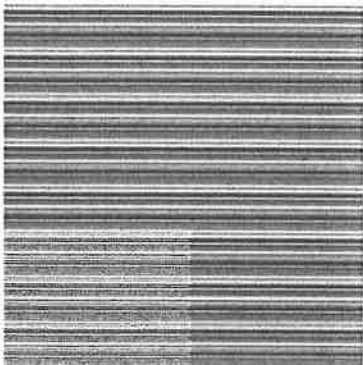


FIBER CEMENT COLOR A

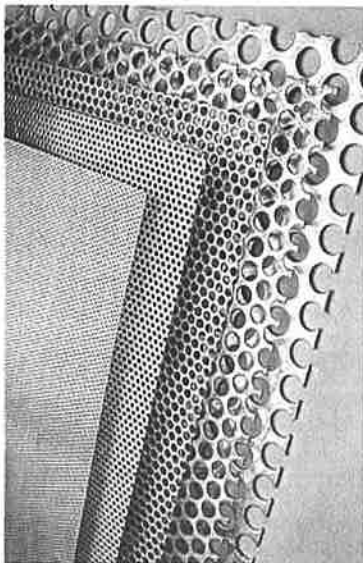
05 50 00 KYNAR FINISHED ALUMINUM TRIM

METAL WINDOWS W/ INSULATED GLAZING AND OPERABLE OPENINGS

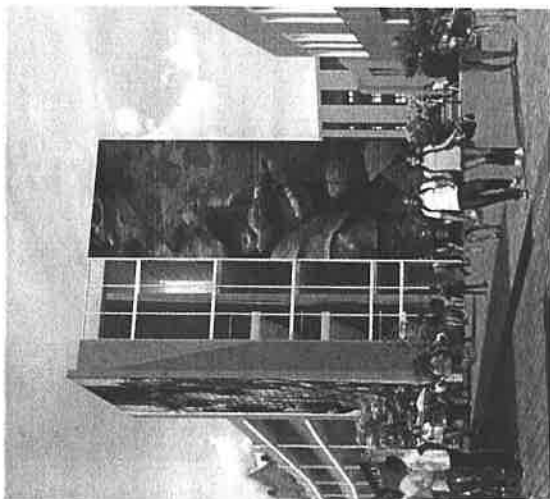
CORRUGATED METAL PANEL- COLOR B



CORRUGATED METAL PANEL



PERFORATED METAL PANEL



COLORED GLAZING, PARKING STRUCTURE



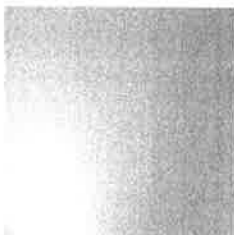
COLORED GLAZING



COLOR A, OPTION 1



COLOR B



COLOR A, OPTION 2



COLOR C

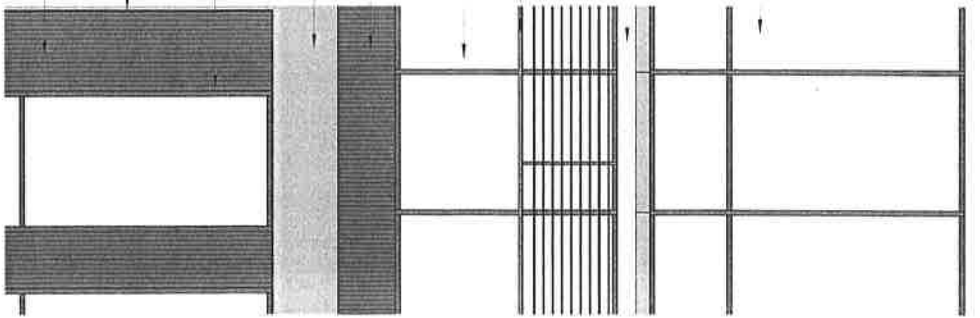
# FACADE MATERIALS



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8.26.2019





CORRUGATED METAL PANEL -  
COLOR B

05 50 00 KYNAR FINISHED  
ALUMINUM TRIM

METAL WINDOWS  
W/ INSULATED GLAZING AND  
OPERABLE OPENINGS

FIBER CEMENT  
COLOR A

CORRUGATED METAL PANEL -  
COLOR B

ALUMINUM FRAMED STOREFRONT  
W/ INSULATED GLAZING

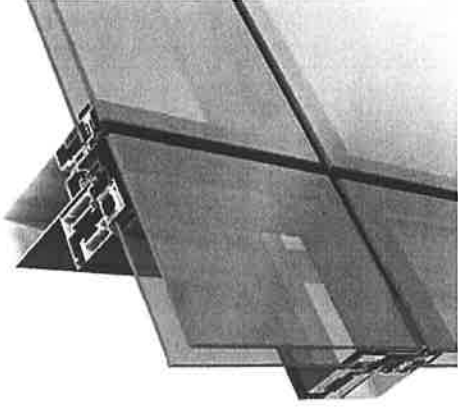
STAINLESS STEEL CABLE RAILING

METAL PANEL

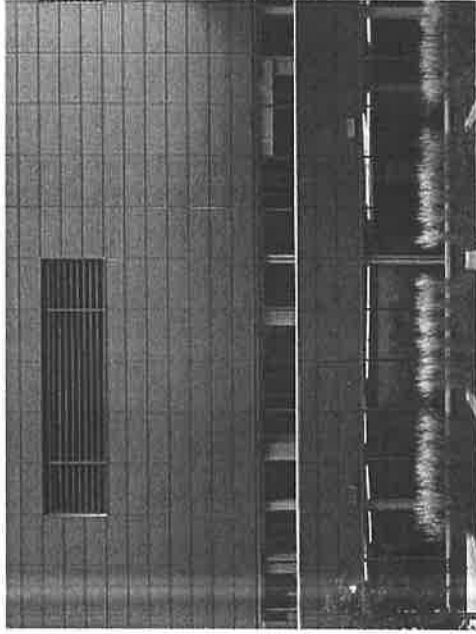
ALUMINUM FRAMED STOREFRONT  
W/ INSULATED GLAZING



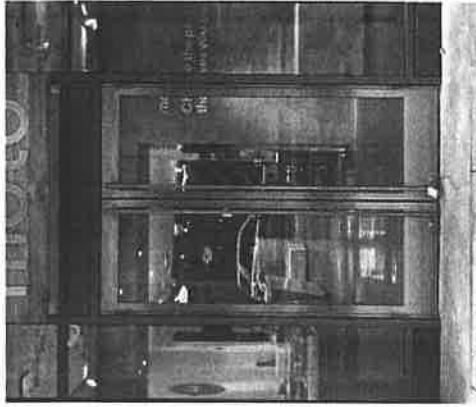
STAINLESS STEEL CABLE RAILING



ALUMINUM FRAMED STOREFRONT W/ INSULATED GLAZING AND  
OPERABLE OPENINGS



METAL PANEL



STOREFRONT ENTRANCE SYSTEM

**FACADE MATERIALS**



## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map 2 to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for mixed-use buildings with residential units, retail, commercial and institutional space. Additionally, to allow for a parking structure and off-street parking spaces.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly  
3 known as the Detroit Zoning Ordinance, by amending Article XVII, District Map 2 to establish a  
4 PD (Planned Development) zoning classification where B4 (General Business District) and M3  
5 (General Industrial District) zoning classifications currently exist on land generally bounded by  
6 Gratiot Avenue, Russell Street, and Maple Street to allow for mixed-use buildings with residential  
7 units, retail, commercial and institutional space. Additionally, to allow for a parking structure and  
8 off-street parking spaces.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII of Chapter 61 of the 1984 Detroit City Code is amended as  
11 follows:

12 (A) District Map No. 2 is amended to show a PD (Planned Development) zoning  
13 classification where B4 (General Business District) and M3 (General Industrial District) zoning  
14 classifications currently exist on land generally bounded by Gratiot Avenue on the north, Russell  
15 Street on the east, and Maple Street on the west and more specifically described as:

16 **PARCEL 1:**

17 LOTS 199 AND 200, EXCEPT GRATIOT AVENUE AS WIDENED, OF CASS  
18 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT  
19 THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY  
20 RECORDS. TAX ITEM NO. 000631/WARD 05, AS TO PARCEL 1 PROPERTY ADDRESS:  
21 1388 GRATIOT AVENUE, DETROIT, MI 48207

22  
23 **PARCEL 2:**

1 LOT 198, EXCEPT GRATIOT AVENUE AS WIDENED, OF CASS SUBDIVISION OF PART  
2 OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
3 LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS.

4 TAX ITEM NO. 000632/WARD 05, AS TO PARCEL 2

5 PROPERTY ADDRESS: 1384 GRATIOT AVENUE, DETROIT, MI 48207

6 **PARCEL 3:**

7 LOT 197, EXCEPT GRATIOT AS WIDENED, OF CASS SUBDIVISION OF PART OF THE  
8 MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1  
9 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS.

10 TAX ITEM NO. 000633/WARD 05, AS TO PARCEL 3

11 PROPERTY ADDRESS: 1380 GRATIOT AVENUE, DETROIT, MI 48207

12

13 **PARCEL 4:**

14 WEST 1/2 OF LOT 191, EXCEPT GRATIOT AVENUE AS WIDENED, OF CASS  
15 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT  
16 THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY  
17 RECORDS.

18 TAX ITEM NO. 000639/WARD 05, AS TO PARCEL 4

19 PROPERTY ADDRESS: 1336 GRATIOT AVENUE, DETROIT, MI 48207

20

21 **PARCEL 5:**

22 EAST 1/2 OF LOT 190, EXCEPT GRATIOT AVENUE AS WIDENED, OF CASS  
23 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT

1 THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY  
2 RECORDS.

3 TAX ITEM NO. 000640/WARD 05, AS TO PARCEL 5

4 PROPERTY ADDRESS: 1334 GRATIOT AVENUE, DETROIT, MI 48207

5

6 **PARCEL 6:**

7 LOT 171 AND WEST 1/2 OF LOT 170, EXCEPT GRATIOT AVENUE AS WIDENED, OF  
8 PLAT OF THAT PART OF CLAIM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF  
9 ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE  
10 PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351,  
11 WAYNE COUNTY RECORDS.

12 AND SOUTH 51.86 FEET OF LOT 189, OF CASS SUBDIVISION OF PART OF THE  
13 MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1  
14 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS.

15 AND THAT PART OF LOT 169 OF THE RIVARD FARM BOUNDED AND DESCRIBED  
16 AS FOLLOWS:

17 BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 169; THENCE NORTH 26  
18 DEGREES WEST 140.46 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 169;  
19 THENCE SOUTH 29 DEGREES , 56 MINUTES WEST 21.15 FEET MORE OR LESS TO  
20 THE WESTERLY LINE OF A BRICK BUILDING ON SAID LOT 169 THENCE SOUTH 60  
21 DEGREES 4 MINUTES EAST 21 FEET; THENCE SOUTHEASTERLY 110 FEET MORE OR  
22 LESS TO THE POINT OF BEGINNING; EXCEPTING, HOWEVER, THE PORTION

1 OF SAID PARCELS TAKEN IN THE WIDENING OF GRATIOT AVENUE, OF PLAT OF  
2 THAT PART OF CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF  
3 ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE  
4 PLAT THEREOF AS RECORDED IN LIBER 12 OF  
5 CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS.  
6 AND  
7 THE EAST 1/2 OF LOT 170, AND ALL THAT PART OF LOT 169, DESCRIBED AS:  
8 BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; RUNNING THENCE  
9 NORTH 29 DEGREES 56 MINUTES EAST 20.90 FEET; THENCE SOUTH 60 DEGREES 4  
10 MINUTES EAST 21 FEET; THENCE SOUTHERLY 110 FEET, MORE OR LESS, TO THE  
11 SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 60 DEGREES WEST 35.60  
12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 26  
13 DEGREES WEST 118.55 FEET TO THE PLACE OF BEGINNING. OF PLAT OF THAT  
14 PART OF CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE  
15 RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT  
16 THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351,  
17 WAYNE COUNTY RECORDS. ALSO ALL THE LANDS, PREMISES AND RIGHTS  
18 MENTIONED AND DESCRIBED IN THAT CERTAIN WARRANTY DEED TO CONRAD  
19 BAUMAN, RECORDED IN LIBER 141 OF DEEDS, PAGE 330 IN THE OFFICE OF THE  
20 REGISTER OF DEEDS FOR WAYNE COUNTY, TAX ITEM NO. 000642-6/WARD 05, AS  
21 TO PARCEL 6  
22 PROPERTY ADDRESS: 1314 GRATIOT AVENUE, DETROIT, MI 48207  
23



1 **PARCEL 7:**

2 LOTS 166, 167, AND 168, OF PLAT OF THAT PART OF CLAIM 181 NORTH OF  
3 JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO  
4 LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER  
5 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, TAX ITEM  
6 NO. 000618-9/WARD 05, AS TO PARCEL 7 PROPERTY ADDRESS: 1301 MAPLE  
7 STREET, DETROIT, MI 48207

8 **PARCEL 8:**

9 LOT 171, AND THE WEST 6 FEET OF LOT 172, OF CASS SUBDIVISION OF PART OF  
10 THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
11 LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, TAX ITEM NO.  
12 000620/WARD 05, AS TO PARCEL 8 PROPERTY ADDRESS: 1325 MAPLE STREET,  
13 DETROIT, MI 48207

14  
15 **PARCEL 9:**

16 EAST 34 FEET OF LOT 172, ALL OF 173, AND 174, OF CASS SUBDIVISION OF PART  
17 OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
18 LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, TAX ITEM NO.  
19 000621/WARD 05, AS TO PARCEL 9 PROPERTY ADDRESS: 1337 MAPLE STREET,  
20 DETROIT, MI 48207

21

22 **PARCEL 10:**

1 LOT 2, OF LAFAYETTE PARK SUBDIVISION OF PARTS OF PRIVATE CLAIMS 6, 181, 7,  
2 132, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING  
3 TO THE PLAT THEREOF AS RECORDED IN LIBER 80 OF PLATS, PAGES 87, 88, 89, 90  
4 AND 91, WAYNE COUNTY RECORDS.

5 TAX ITEM NO. 000623/WARD 05, AS TO PARCEL 10 PROPERTY ADDRESS: 1399  
6 MAPLE STREET, DETROIT, MI 48207

7

8 **PARCEL 11:**

9 LOTS 179 AND 180, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM,  
10 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE  
11 6A, WAYNE COUNTY RECORDS.

12 TAX ITEM NO. 003462-76/WARD 05, AS TO PARCEL 11 PROPERTY ADDRESS: 2011  
13 RUSSELL STREET, DETROIT, MI 48207

14

15 **PARCEL 12:**

16 LOTS 181 AND 182, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM,  
17 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE  
18 6A, WAYNE COUNTY RECORDS.

19 TAX ITEM NO. 003461.00L/WARD 05, AS TO PARCEL 12 PROPERTY ADDRESS: 2033  
20 RUSSELL STREET, DETROIT, MI 48207

21

22 **PARCEL 13:**

1 LOTS 183, AND 184, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM,  
2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE  
3 6A, WAYNE COUNTY RECORDS.  
4 TAX ITEM NO. 003461.001/WARD 05, AS TO PARCEL 13 PROPERTY ADDRESS: 2105  
5 RUSSELL STREET, DETROIT, MI 48207

6  
7 **PARCEL 14:**

8 LOT 185 , 186, 187 AND 188, OF CASS SUBDIVISION OF PART OF THE MULLETT  
9 FARM, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 1  
10 OF PLATS, PAGE 6, WAYNE COUNTY RECORDS.  
11 TAX PARCEL IDENTIFICATION NO.: 000624/WARD 05; 000625/WARD 05  
12 COMMONLY KNOWN AS: 1350 AND 1366 SERVICE STREET, DETROIT, MI 48207

13  
14 **PARCEL 15:**

15 LOTS 192 AND 193, EXCEPT GRATIOT AVENUE, AS WIDENED, OF CASS  
16 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE RECORDED  
17 PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6, WAYNE COUNTY  
18 RECORDS.  
19 TAX PARCEL IDENTIFICATION NO.: 000637/WARD 05; 000636/WARD 05  
20 COMMONLY KNOWN AS: 1346 AND 1352 GRATIOT AVENUE, DETROIT, MI 48207

21  
22 **PARCEL 16:**

1 LOTS 194, 195 AND 196, EXCEPT GRATIOT AVENUE, AS WIDENED, OF CASS  
2 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE RECORDED  
3 PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6, WAYNE COUNTY  
4 RECORDS. TAX PARCEL IDENTIFICATION NO.: 000635/WARD 05; 000634/WARD 05  
5 COMMONLY KNOWN AS: 1358 AND 1364 GRATIOT AVENUE, DETROIT, MI 48207

6  
7 To approve site plans, elevations, and other components of the development proposals for The  
8 Eastern Market Gateway-The Hive project depicted in the drawings prepared by Perkins + Will  
9 and McIntosh Poris Associates, dated August 1, 2019.

10 (B) All site plans, elevations, and other components of the development proposals  
11 identified in Subsection (A) of this Section are subject to the following conditions:

- 12 (1) The developer must work with the immediately adjacent community to minimize  
13 disruption to the neighborhood during construction and address impacts that may  
14 arise; and
- 15 (2) All final site plans, elevations, lighting, landscape and signage plans for the  
16 development are subject to review and approval by the City Planning Commission  
17 staff prior to the developer's application for applicable building or construction  
18 permits.

19 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

20 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
21 health, safety and welfare of the people of the City of Detroit.

1           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
2 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
3 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

*Lawrence T. García*

---

Lawrence T. García,  
Corporation Counsel



August 15, 2019

Honorable City Council  
 City of Detroit  
 1340 Coleman A. Young Municipal Center  
 Detroit, Michigan 48226

**Re: 40 Hague Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the 40 Hague Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its July 10, 2019 meeting and a public hearing was held by the DBRA on July 18, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated July 10, 2019 (Exhibit B), recommending approval of the Plan, including the minutes of the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On July 24, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

RainCheck Development, LLC is the project developer (the "Developer") for the Plan which entails the renovation of a two-story, 37,000 square-foot building into 38 residential apartments. Two studios, 32 one-bedroom units, and four two-bedroom units will be offered. Twenty percent of the residential units will be available at 60% of the Area Median Income (AMI). Building amenities will include an interior courtyard and rooftop garden space. In addition, the parcel located to the west of the building will be curated into a private park for residents and a dog park. As for parking, the 40 Hague Development will provide on-site parking south of the building, at 59 East Philadelphia Street, at an already established lot, reconfigured to include a more efficient parking layout.

The total investment is estimated to be \$8.05 million. The Developer is requesting \$731,906.00 in TIF reimbursement.



There will be 18 temporary construction jobs and 1 FTE job. The 18 temporary construction jobs are expected to be created over an eighteen-month period once construction begins. The 1 FTE job will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") will consist of three (3) parcels roughly bounded by Hague Street to the north, residential properties to the east, Philadelphia Street to the south, and Woodward Avenue to the west, in Detroit's North End neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for industrial and commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility" as defined by Act 381 and/or adjacent and contiguous to a "facility."

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include environmental assessments, Department specific activities related to remediation, demolition, asbestos abatement, infrastructure improvements, site preparation and preparation and implementation of Brownfield Plan and/or 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in fall 2019 and be completed within 18 months.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessments	\$23,693.00
2. Department Specific Activities (EGLE)	\$114,500.00
3. Demolition	\$298,900.00
4. Asbestos Abatement	\$22,000.00
5. Infrastructure Improvements	\$68,000.00
6. Site Preparation	\$86,350.00
7. Brownfield Plan & Work Plan Preparation	\$20,000.00
8. Brownfield Plan & Work Plan Implementation	\$10,000.00
9. Contingency (15%)	\$88,463.00
<b>Total Reimbursement to Developer</b>	<b>\$731,906.00</b>
10. Authority Administrative Costs	\$189,903.00
11. State Brownfield Redevelopment Fund	\$41,917.00
12. Local Brownfield Revolving Fund	\$294,549.00
<b>TOTAL Estimated Costs</b>	<b>\$1,258,275.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

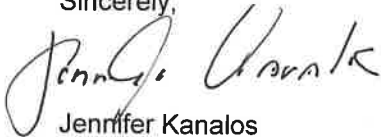
The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation PA 146 Tax Abatement.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) September 3, 2019  
City Council adoption of the Resolution (Exhibit D), setting the 40 Hague Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for September 5, 2019 at 10:10 AM in the Council Chambers, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) September 5, 2019, 10:05 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) September 5, 2019, 10:10 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the 40 Hague Brownfield Redevelopment Plan.
- d.) September 10, 2019  
City Council adoption of the Resolution approving the 40 Hague Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

- C
- City Clerk
  - Marcel Todd
  - Irvin Corley, Jr.
  - David Whitaker
  - Derrick Headd
  - Marcel Hurt
  - DeAndree Watson
  - Kevin Johnson
  - Malinda Jensen
  - Matthew Walters
  - Allen Rawls
  - Brian Vosburg
  - Stephanie Washington

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
PROPOSED 40 HAGUE REDEVELOPMENT PROJECT

Prepared by:

RainCheck Development, LLC  
28715 Greenfield Road  
Detroit, Michigan 48076  
Contact Person: Neal Check  
Phone: 248-866-7900  
[neal@souncheckllc.com](mailto:neal@souncheckllc.com)

PM Environmental  
4080 West Eleven Mile Road  
Berkley, Michigan 48072  
Contact Person: Ginny Dougherty or Jessica Debone  
Phone: 248-414-4136 or 616-328-5297  
[dougherty@pmenv.com](mailto:dougherty@pmenv.com) or [debone@pmenv.com](mailto:debone@pmenv.com)

July 2, 2019

**CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.

## II. GENERAL PROVISIONS

---

### **A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of three (3) parcels. The parcel identified as 40 Hague Street is considered a “facility” and “functionally obsolete” and the parcels identified as 8524 Woodward Avenue and 59 E Philadelphia Street are adjacent and contiguous to 40 Hague Street. The parcels and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in the North End neighborhood north of North End Detroit and is roughly bounded by Hague Street to the north, residential properties to the east, Philadelphia Street to the south, and Woodward Avenue to the west.

Attachment B provides the individual legal descriptions for the eligible property.

Address	Tax ID	Owner
40 Hague Street	0100266-0	RainCheck Development, LLC
8524 Woodward Avenue	01004332	RainCheck Development, LLC
59 E Philadelphia Street	01002605-7	RainCheck Development, LLC

RainCheck Development, LLC is the project developer (“Developer”) and owner of the Property. The project entails renovation of the 2-story building located at 40 Hague Street. The building, at approximately 37,000 square feet, will be converted into 38 residential apartments. Approximately two studios, 32 one-bedroom units, and four two-bedroom layouts will be offered. Building amenities will include an interior courtyard and rooftop garden space. In addition, the parcel located to the west of the building will be curated into a private park for residents and a dog park. As for parking, the 40 Hague Development will provide on-site parking south of the building, at 59 East Philadelphia Street, at an already established lot, reconfigured to include a more efficient parking layout. It is currently anticipated construction will begin in fall of 2019 and eligible activities will be completed in 18 months of commencement, which is the estimated construction period. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.



**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for industrial and commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “facility” as defined by Act 381 and in accordance with Part 201 of Act 451; and/or (d) the Property is adjacent and contiguous to a “facility” and the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that eligible property.

On March 14, 2018, PM Environmental completed subsurface investigation activities at the Property that consisted of conducting a geophysical survey investigation, advancing eight soil borings, and the collection of 13 soil samples. The soil samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), cadmium, chromium, and lead, or some combination thereof.

A concentration of benzo(a)pyrene was detected in the soil sample collected at SB-7 (1.5-2.5 feet bgs) above the Part 201 Residential Direct Contact (DC) cleanup criteria. Concentrations of various PNAs were detected in the soil samples collected from SB-4 (3.0-4.0 feet bgs), SB-7 (1.5-2.5 feet bgs), and SB-12 (2.0-3.0 feet bgs) above the laboratory MDLs, but below the most restrictive Part 201 Residential cleanup criteria. A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the Cleanup Criteria for unrestricted residential usage. Current soil concentrations identified at the Property exceed the Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Part 201 Residential DC cleanup criteria established under section 20120a(1)(a) and (b) of NREPA, as revised by the Michigan Department of Environmental Quality, predecessor to EGLE, on December 30, 2013. Therefore, the subject property is a “facility” in accordance with Part 201 of P.A. 451, as amended.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of Brownfield Plan and/or 381 Work Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund (“MSF”) work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the MSF and the EGLE, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

	<u>Reimbursement Costs</u>	<u>Admin. Costs</u>	<u>State Brownfield Fund</u>	<u>Local Revolving Fund</u>
School Operating Tax	\$192,776	\$0.00	\$0.00	\$0.00
State Education Tax	\$64,259	\$0.00	\$37,459	\$0.00
City Operating	\$224,549	\$88,137	\$0.00	\$130,446
Library	\$52,116	\$20,456	\$0.00	\$30,276
County (Summer)	\$63,569	\$24,951	\$0.00	\$36,929
County (Winter)	\$11,139	\$4,372		\$6,471
County Public Safety	\$10,558	\$4,144	\$0.00	\$6,133
Wayne County Parks	\$2,767	\$1,086	\$0.00	\$1,608
HCMA	\$2,396	\$940	\$0.00	\$1,392
RESA Enhancement	\$0	\$0	\$0.00	\$0
RESA ISD	\$38,989	\$15,303	\$0.00	\$22,650
Wayne County Community College	\$36,473	\$14,316	\$0.00	\$21,188
<b>TOTALS</b>	<b>\$669,591</b>	<b>\$173,707</b>	<b>\$37,549</b>	<b>\$257,092</b>

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$152,802
School Debt and Judgment	\$283,776
Wayne County DIA	\$4,366
Wayne County Zoo	\$2,183
<b>Total</b>	<b>\$443,127</b>

The Developer anticipates approval of a tax abatement under the Obsolete Property Rehabilitation Tax Act (OPRA), PA 146 of 2000, as amended, for up to 12 years. If the OPRA is approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby

reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

**F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the tax increment financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the Property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$257,092. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes

levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

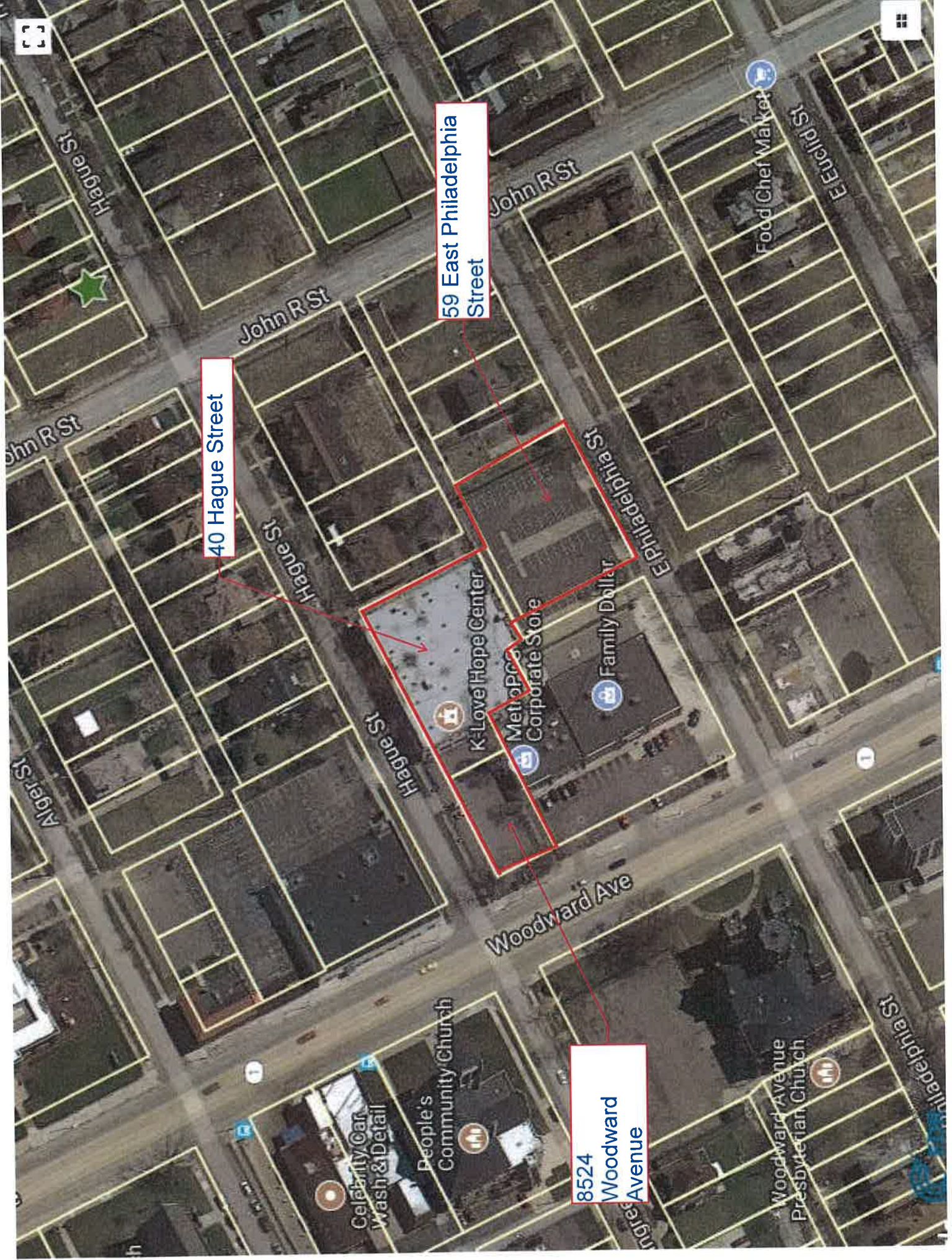
**III. ATTACHMENTS**



**ATTACHMENT A**

**Site Map**





59 East Philadelphia Street

40 Hague Street

8524 Woodward Avenue



**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

**Legal Description 40 Hague Street, Detroit, Wayne County, Michigan:**

Parcel: 01002660-0

S HAGUE 20 E 150 FT 21 EXC W 50 FT OF S 16 FT HAIGHS L13 P29 PLATS, W C R 1/112  
SPLIT/COMBINED ON 03/23/2017 FROM 01002600., 01004332.;

**Legal Description 8524 Woodward Avenue, Detroit, Wayne County, Michigan:**

Parcel: 01004332

E WOODWARD W 110 FT 20HIAGHS SUB L13 P29 PLATS, W C R 1/112 65 X 110 Split on  
03/23/2017 with 01002660. Into 01002660-0;

**Legal Description 59 East Philadelphia Street, Detroit, Wayne County, Michigan:**

Parcel: 01002605-7

N PHILADELPHIA 5 THRU 7BELA HUBBARDS L21 P7 PLATS, W C R 1/111 150 X 125

**ATTACHMENT C**

**Project Description**

**Proposed 40 Hague Redevelopment**  
**40 Hague Street, 8524 Woodward Avenue, and 59 E Philadelphia Street**

**PROJECT DESCRIPTION**

**Development Team and Company Synopsis**

RainCheck Development, LLC (RainCheck) is the project developer (“Developer”) and owner of the Property. RainCheck is a southeast Michigan-based property development and management firm that restores, renovates and manages real estate in and around Detroit. The group focuses on single family homes, multi-unit, and commercial buildings in target areas of the city.

RainCheck is growing a rich portfolio of properties in various parts of Greater Detroit, such as Midtown and New Center. RainCheck seeks to identify and acquire properties that have potential to be restored in order to enrich the community.

RainCheck is led by the Birmingham-based founder, Neal Check. Before starting RainCheck, Mr. Check spent 25 years working in the low voltage industry. From there, Check took a natural step into the smart-home technology industry, opening the company SoundCheck, Inc. Check then combined his extensive tech-based knowledge with a passion for developing construction projects. Thus, TechHome Building Co., LLC. was formed. Recent RainCheck projects have been focused on Detroit. One such development includes a high-tech townhome development on 4<sup>th</sup> Street in Midtown. Another project involves renovating the historic Sander’s Confectionary located at 6532 Woodward Avenue in New Center.

The development team has selected the Monahan Company as the General Contractor and Detroit-based Christian Hurtle Architects as the architect.

**Project Synopsis**

The Developer intends to complete an adaptive reuse of the Property which is composed of three adjoining parcels, which are currently occupied by two parking lots and a vacant two-story building. Located in Detroit’s North End Neighborhood, northwest of downtown, the building was previously occupied by the nonprofit World Hope, Inc.



RainCheck bought the property from World Hope, who had occupied the building since 2014. Other previous occupants include printing and engraving companies, automotive sales and services businesses, professional offices, and training schools.

40 Hague Street, where the building is located, was originally developed with three residential dwellings prior to 1910. The current building totals approximately 37,000 square feet and was constructed between 1915 and 1926 when the residential buildings

were demolished. 8524 Woodward Avenue was developed prior to 1910 with two residential dwellings. The dwellings were both demolished by 1957. The current parking lot totals approximately 0.16 acres and was constructed by 1961. 59 East Philadelphia Street was also developed prior to 1910 with three residential dwellings, which were demolished between 1962 and 1963. The current parking lot totals approximately 0.86 acres and was constructed between 1967 and 1972.

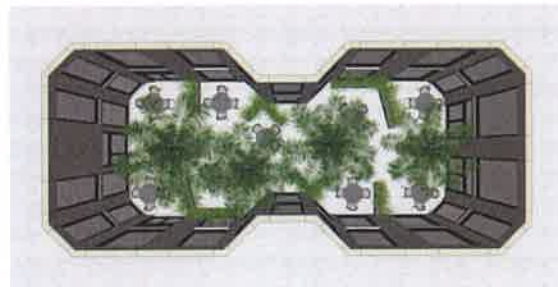


The project includes renovating the building located at 40 Hague Street. Once the rehabilitation is completed, the two-story building will offer 38 loft style apartments in the North End Neighborhood. Living space totals approximately 26,900 square feet. Two studios, 32 one-bedroom units, and four two-bedroom layouts will be made available. Twenty percent of the residential units (8 in total) will be reserved as affordable units at 60% Area Median Income (AMI), which will consist of five (5) one bedroom units and three (3) two bedroom units.

Greenspace will be incorporated throughout the development; a landscaped interior courtyard will feature eating areas and a rooftop garden offers a unique place for residents to relax and entertain. Further greenspace will be created by converting the western parking lot (8524 Woodward Avenue) into a fenced private park for residential use.

Additionally, improvements will be made to the eastern parking lot (59 East Philadelphia Street) to serve as designated residential parking.

The 40 Hague Redevelopment project will reclaim the 1920s era building and render it fully functional once again. The renovation will maintain and restore the building's original stone masonry and large exterior windows to withhold historical accuracy.





Upon completion, this project will bring an underutilized property back to productive use, addressing the growing demand for residential space within the North End and will further catalyze economic development in the area.

### **Project Investment Estimates**

<b>Capital Cost</b>	<b>Total Cost</b>
Acquisition Cost	\$ 1,275,000
Renovation/Rehabilitation	\$ 5,585,000
Soft Costs	\$ 1,199,000
<b>Total Capital Costs</b>	<b>\$ 8,059,000</b>

### **Additional Financing Incentives Associated with the Redevelopment**

Substantial investment is necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply for a Public Act 146 Obsolete Property Rehabilitation Act (OPRA) Tax Abatement for the project.

### **Cost/Benefit Analysis**

Detroit's North End Neighborhood was once an important hub of automobile production in the early 20<sup>th</sup> century, housing more than 50,000 workers. Additionally, several popular Motown musicians including Aretha Franklin and Diana Ross called the neighborhood home. The North End is just beginning its renaissance of infill housing projects to revitalize a vibrant neighborhood. The proposed 40 Hague Redevelopment project is part of the neighborhood's transitional area between the commercial nature of Woodward Avenue and the residential neighborhood branching east. The 40 Hauge Redevelopment works to transform an underutilized Property into a contemporary residential apartment building. Investment such as the RainCheck will help create an integrated and vibrant North End for all Detroiters.

The proposed Development will bring needed investment to a vacant area of Detroit's North End Neighborhood. The Development will increase residential density in an area that is characterized by vacancy and has the perception of being unsafe. Activation of this property will spur further growth and infill development, and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Woodward Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending.

On a short-term basis, approximately 18 construction jobs will be needed each day during the estimated construction period. On a long-term basis the proposed redevelopment associated with the project will create approximately 2 part time jobs (1 full time equivalent (FTE) job) directly by the developer. The Monahan Company is well-versed and has an inventory of Detroit-based subcontractors that they intend to utilize during redevelopment activities. The Monahan team will present at a skilled trades task force meeting should additional sub-contractors be needed.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. This is estimated at approximately \$1,080 more than what is currently collected on an annual basis if those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$45,000 for the developer created FTE job. In addition, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident unit per year, resulting in approximately \$61,284 in tax revenue based approximately 82 residents and the metropolitan area per capita income of \$31,140.

Following the expiration of the 12-year OPRA tax abatement, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on the North End Neighborhood

**ATTACHMENT D**

**Supportive Letters**



CITY OF DETROIT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 · TTY 771  
(313) 224-1310  
WWW.DETROITMI.GOV

June 28, 2019

Ms. Jennifer Kanalos  
Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: 40 Hague Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the 40 Hague Brownfield Redevelopment Plan (the "Plan").

RainCheck Development, LLC is the project developer ("Developer"). The property in the Plan is located on three parcels in the North End neighborhood of Detroit and is roughly bounded by Hague Street to the north, residential properties to the east, Philadelphia Street to the south, and Woodward Avenue to the west.

The Plan consists of the renovation of the 2-story building located at 40 Hague Street. The building, at approximately 37,000 square feet, will be converted into 38 residential apartments. Two studios, 32 one-bedroom units, and four two-bedroom layouts will be offered. Building amenities will include an interior courtyard and rooftop garden space. In addition, the parcel located to the west of the building will be curated into a private park for residents and a dog park. As for parking, the 40 Hague Development will provide on-site parking south of the building, at 59 East Philadelphia Street, at an already established lot, reconfigured to include a more efficient parking layout.

The development will renovate and fully reactivate a significant building in the North End neighborhood of Detroit. Total investment is estimated at \$8.05 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,



Maurice Cox  
Director  
Planning and Development Department

c: B. Vosburg  
C. Capler

THE HISTORIC  
LITTLE  
ROCK  
BAPTIST CHURCH

**TO: The City of Detroit City Planning Commission, and  
Detroit Brownfield Redevelopment Authority**

**FROM: Rev. Jim Holley, Ph.D.**

**DATE: July 23, 2019**

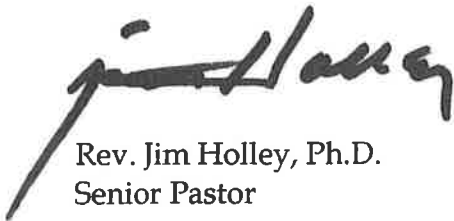
Mr. Neal Check of RainCheck Development LLC, met with me and my staff today to discuss his redevelopment plans for **40 Hague Street, 59 Philadelphia Street, and 8524 Woodward Avenue.**

The (38) units loft apartment plans bring important new opportunities for housing in the North End, including affordable housing. In addition, this will restore a beautiful Albert Khan building in the city, bring revenue to local businesses, and improve the appearance of the building and surrounding landscapes.

On behalf of the Historic Little Rock Baptist Church, I would like to express my full support for RainCheck Development, and the proposed renovation; and ask that you consider approving his Brownfield and OPRA requests.

As a neighboring business/property owner, we appreciate the inclusion of the community in the planning processes, and are excited to see the economic and community benefits of this renovation.

Respectfully,



Rev. Jim Holley, Ph.D.  
Senior Pastor

Rev. Dr. Jim Holley  
Senior Pastor

*"The Will of God will never lead you where the grace of God cannot keep you."*

9000 Woodward Avenue • Detroit, Michigan 48202 • Telephone (313) 872-2900 • Fax (313) 972-1115

email: RevJimHolley7@yahoo.com



33477 Woodward Avenue, Ste. 800  
Birmingham, MI 48009  
Office: (248) 914-0444  
Fax: (248) 282-1314  
barbatorganization.com

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June 17<sup>th</sup>, 2019

To Whom it May Concern,

On behalf of The Barbat Organization who owns and manages two mixed use buildings on Woodward, 6505 Woodward Ave. and 6080 Woodward Ave., in the New Center area, -please accept this letter of support for the proposed 40 Hague Loft Conversion located in the North end of downtown Detroit. This project seems to be a major improvement to the neighborhood and certainly should spur additional development in the area. I know Neal Check and his other business ventures; he will certainly do a first-class development and be an asset to the neighborhood. For these reasons, myself and my organization are in full support of the proposed project.

Sincerely,

Duane Barbat

President – The Barbat Organization



300 South Old Woodward  
Birmingham, MI 48009

P 248.432.3200  
F 248.432.3201  
lutzinvestments.com

June 17, 2019

City of Detroit  
City Planning Commission  
2 Woodward Avenue, Suite #202  
Detroit, MI 48226

RE: 40 Hague Street Re-development and support of OPRA Tax Abatement

To Whom It May Concern:

On behalf of AK Developers LLC and Lutz Real Estate Investments LLC, I would like to express my full support for Raincheck Development, LLC's redevelopment of 8524 Woodward Avenue, 40 Hague Street and 59 East Philadelphia Street in Detroit's North End Neighborhood. I fully support the plan to convert the current building at 40 Hague Street, a beautiful, historic building back to its original glory and converting its use into 38 residential apartments.

As a neighboring business owner, the prospect of this building coming back to life is exciting both for personal and professional reasons. The new 38 apartment units will bring additional residents, energy, and consumer dollars to an area that will benefit from the increased foot traffic. In addition, the restoration of the greenspace including a landscaped courtyard and a rooftop garden brings aesthetic vibrancy and energy to the neighborhood.

The reactivation of this development will build upon other revitalization efforts taking place in Detroit's North End Neighborhood and will continue to push the City of Detroit forward.

It is for the reasons above that AK Developers and Lutz Real Estate Investments LLC supports this project and the OPRA 12-year real property tax abatement required to make this redevelopment a reality. Should you have any questions, please feel free to contact me at 248-432-3200.

Sincerely,



Adam M. Lutz  
Co- Manager of AK Developers LLC  
Managing Member of Lutz Real Estate Investments LLC



**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

Table 1: Eligible Activities Cost Estimates				
Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities	
<b>Pre-Approved Activities</b>				
Phase I ESA	\$ 2,200		\$	2,200
Phase II ESA/BEA/DDOC	\$ 16,935		\$	16,935
Hazardous Materials Survey	\$ 4,558		\$	4,558
<b>Pre-Approved Activities Sub-Total</b>	<b>\$ 23,693</b>	<b>\$</b>	<b>\$</b>	<b>23,693</b>
<b>Department Specific Activities</b>				
Contaminated Soil Excavation, Transport and Disposal	\$ 68,000		\$	68,000
Vapor Intrusion Pathway Confirmation Monitoring/Sampling	\$ 25,500		\$	25,500
Oversight, Sampling and Reporting by Environmental Professional	\$ 21,000		\$	21,000
<b>Department Specific Activities Sub-Total</b>	<b>\$ 114,500</b>	<b>\$</b>	<b>\$</b>	<b>114,500</b>
<b>Demolition</b>				
Building Demolition Activities	\$ 260,900	\$ 260,900		
Site Demolition Activities	\$ 10,000	\$ 10,000		
Holst Removal	\$ 6,500	\$ 6,500		
Oil/Water Separator Removal	\$ 6,500	\$ 6,500		
Removal of Under Ground Storage Tanks (non environmental costs)	\$ 15,000	\$ 15,000		
<b>Demolition Sub-Total</b>	<b>\$ 298,900</b>	<b>\$ 298,900</b>	<b>\$</b>	<b>-</b>
<b>Asbestos and Lead Activities</b>				
Asbestos Abatement	\$ 22,000	\$ 22,000		
<b>Asbestos and Lead Activities Sub-Total</b>	<b>\$ 22,000</b>	<b>\$ 22,000</b>	<b>\$</b>	<b>-</b>
<b>Infrastructure Improvements</b>				
Curbs and Gutters	\$ 5,000	\$ 5,000		
Side Walk Improvements	\$ 5,000	\$ 5,000		
Landscaping in ROW	\$ 15,000	\$ 15,000		
Public Alley Improvements	\$ 35,000	\$ 35,000		
Public Road/Street Repairs	\$ 8,000	\$ 8,000		
<b>Infrastructure Sub-Total</b>	<b>\$ 68,000</b>	<b>\$ 68,000</b>	<b>\$</b>	<b>-</b>
<b>Site Preparation</b>				
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 10,000	\$ 10,000		
Temporary Facility	\$ 26,350	\$ 26,350		
Relocation of Active Utilities (Electric)	\$ 50,000	\$ 50,000		
<b>Site Preparation Sub-Total</b>	<b>\$ 86,350</b>	<b>\$ 86,350</b>	<b>\$</b>	<b>-</b>
<b>Preparation and Implementation of Brownfield Plan and Act 381 Workplan</b>				
Brownfield Plan and Act 381 Work Plan Preparation	\$ 20,000	\$ 10,000	\$	10,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 10,000	\$ 5,000	\$	5,000
<b>Brownfield Plan and Act 381 Workplan Sub-Total</b>	<b>\$ 30,000</b>	<b>\$ 15,000</b>	<b>\$</b>	<b>15,000</b>
<b>Eligible Activities Sub-Total</b>	<b>\$ 643,443</b>	<b>\$ 490,250</b>	<b>\$</b>	<b>153,193</b>
15% Contingency*	\$ 88,463	\$ 71,288	\$	17,175
<b>Developer Eligible Reimbursement Total</b>	<b>\$ 731,906</b>	<b>\$ 561,538</b>	<b>\$</b>	<b>170,368</b>
TIF Capture for Local Brownfield Revolving Fund	\$ 284,549	\$	\$	-
Administrative Fee	\$ 189,903	\$	\$	-
State Brownfield Fund	\$ 41,917	\$	\$	-
<b>Total</b>	<b>\$ 1,258,275</b>	<b>\$ 581,538</b>	<b>\$</b>	<b>170,368</b>

\*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**ATTACHMENT F**

**TIF Tables**

Table 2: Tax Increment Revenue Capture Estimates  
40 Hagan Detroit

Municipality	Millage Rate (through 2021)	Millage Rate (from 2022)	Estimated Taxable Value (TV) Increase Rate: 1% per year																
			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
City Operating	19.9520	19.9520	\$ 7,853	\$ 7,977	\$ 8,100	\$ 8,225	\$ 8,350	\$ 8,475	\$ 8,600	\$ 8,725	\$ 8,850	\$ 8,975	\$ 9,100	\$ 9,225	\$ 9,350	\$ 9,475	\$ 9,600	\$ 9,725	\$ 9,850
Library	4.6907	4.6907	\$ 1,576	\$ 1,592	\$ 1,608	\$ 1,624	\$ 1,640	\$ 1,656	\$ 1,672	\$ 1,688	\$ 1,704	\$ 1,720	\$ 1,736	\$ 1,752	\$ 1,768	\$ 1,784	\$ 1,800	\$ 1,816	\$ 1,832
Wayne County Operating (summer)	5.6483	5.6483	\$ 1,879	\$ 1,900	\$ 1,921	\$ 1,942	\$ 1,963	\$ 1,984	\$ 2,005	\$ 2,026	\$ 2,047	\$ 2,068	\$ 2,089	\$ 2,110	\$ 2,131	\$ 2,152	\$ 2,173	\$ 2,194	\$ 2,215
Wayne County Operating (winter)	0.9897	0.9897	\$ 323	\$ 327	\$ 331	\$ 335	\$ 339	\$ 343	\$ 347	\$ 351	\$ 355	\$ 359	\$ 363	\$ 367	\$ 371	\$ 375	\$ 379	\$ 383	\$ 387
Wayne County Jails	0.9381	0.9381	\$ 308	\$ 312	\$ 316	\$ 320	\$ 324	\$ 328	\$ 332	\$ 336	\$ 340	\$ 344	\$ 348	\$ 352	\$ 356	\$ 360	\$ 364	\$ 368	\$ 372
Wayne County Parks	0.2459	0.2459	\$ 80	\$ 82	\$ 84	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108	\$ 110	\$ 112
HOMA	0.2126	0.2126	\$ 69	\$ 71	\$ 73	\$ 75	\$ 77	\$ 79	\$ 81	\$ 83	\$ 85	\$ 87	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101
RESA Enhancement	2.0000	0.0000	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663
Wayne County ISD (RESA)	3.4643	3.4643	\$ 1,137	\$ 1,154	\$ 1,171	\$ 1,188	\$ 1,205	\$ 1,222	\$ 1,239	\$ 1,256	\$ 1,273	\$ 1,290	\$ 1,307	\$ 1,324	\$ 1,341	\$ 1,358	\$ 1,375	\$ 1,392	\$ 1,409
Wayne County Community College	3.2408	3.2408	\$ 1,071	\$ 1,087	\$ 1,104	\$ 1,120	\$ 1,137	\$ 1,153	\$ 1,170	\$ 1,187	\$ 1,204	\$ 1,221	\$ 1,238	\$ 1,255	\$ 1,272	\$ 1,289	\$ 1,306	\$ 1,323	\$ 1,340
<b>Local Total</b>	<b>41.9227</b>	<b>39.9227</b>	<b>\$ 13,128</b>	<b>\$ 13,327</b>	<b>\$ 13,526</b>	<b>\$ 13,725</b>	<b>\$ 13,924</b>	<b>\$ 14,123</b>	<b>\$ 14,322</b>	<b>\$ 14,521</b>	<b>\$ 14,720</b>	<b>\$ 14,919</b>	<b>\$ 15,118</b>	<b>\$ 15,317</b>	<b>\$ 15,516</b>	<b>\$ 15,715</b>	<b>\$ 15,914</b>	<b>\$ 16,113</b>	<b>\$ 16,312</b>
OP94 Abatement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Capturable Millages</b>	<b>65.3227</b>																		
City Debt	7.0000	7.0000	\$ 2,318	\$ 2,347	\$ 2,376	\$ 2,405	\$ 2,434	\$ 2,463	\$ 2,492	\$ 2,521	\$ 2,550	\$ 2,579	\$ 2,608	\$ 2,637	\$ 2,666	\$ 2,695	\$ 2,724	\$ 2,753	\$ 2,782
School Debt	13.0000	13.0000	\$ 4,356	\$ 4,412	\$ 4,468	\$ 4,524	\$ 4,580	\$ 4,636	\$ 4,692	\$ 4,748	\$ 4,804	\$ 4,860	\$ 4,916	\$ 4,972	\$ 5,028	\$ 5,084	\$ 5,140	\$ 5,196	\$ 5,252
Wayne County DA	0.2000	0.2000	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81
Wayne County Zoo	0.1000	0.1000	\$ 32	\$ 33	\$ 34	\$ 35	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48
<b>Total Non-Capturable Taxes</b>	<b>20.3000</b>	<b>20.3000</b>	<b>\$ 6,731</b>	<b>\$ 6,858</b>	<b>\$ 6,985</b>	<b>\$ 7,112</b>	<b>\$ 7,239</b>	<b>\$ 7,366</b>	<b>\$ 7,493</b>	<b>\$ 7,620</b>	<b>\$ 7,747</b>	<b>\$ 7,874</b>	<b>\$ 8,001</b>	<b>\$ 8,128</b>	<b>\$ 8,255</b>	<b>\$ 8,382</b>	<b>\$ 8,509</b>	<b>\$ 8,636</b>	<b>\$ 8,763</b>
<b>Total Capturable Millages</b>	<b>65.3227</b>																		
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>			<b>\$ 31,459</b>	<b>\$ 31,908</b>	<b>\$ 32,357</b>	<b>\$ 32,806</b>	<b>\$ 33,255</b>	<b>\$ 33,704</b>	<b>\$ 34,153</b>	<b>\$ 34,602</b>	<b>\$ 35,051</b>	<b>\$ 35,500</b>	<b>\$ 35,949</b>	<b>\$ 36,398</b>	<b>\$ 36,847</b>	<b>\$ 37,296</b>	<b>\$ 37,745</b>	<b>\$ 38,194</b>	<b>\$ 38,643</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>			<b>\$ 31,459</b>	<b>\$ 31,908</b>	<b>\$ 32,357</b>	<b>\$ 32,806</b>	<b>\$ 33,255</b>	<b>\$ 33,704</b>	<b>\$ 34,153</b>	<b>\$ 34,602</b>	<b>\$ 35,051</b>	<b>\$ 35,500</b>	<b>\$ 35,949</b>	<b>\$ 36,398</b>	<b>\$ 36,847</b>	<b>\$ 37,296</b>	<b>\$ 37,745</b>	<b>\$ 38,194</b>	<b>\$ 38,643</b>



Table 3: Tax Incremental Revenue Capture Estimates  
40 Hague - Detroit

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.74%	\$ 268,907	\$ -	\$ 268,907
Local	63.26%	\$ 462,998	\$ -	\$ 462,998
<b>TOTAL</b>				
MDEQ	23.28%	\$ 170,368	\$ -	\$ 170,368
MSF	76.72%	\$ 561,538	\$ -	\$ 561,538

Estimated Total Years of Plan: 26

Estimated Capture	
Administrative Fees	\$ 189,903
State Revolving Fund	\$ 41,917
LBRF	\$ 294,549

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Total State Incremental Revenue</b>	\$ 31,459	\$ 31,908	\$ 32,361	\$ 32,819	\$ 33,282	\$ 33,749	\$ 34,220	\$ 34,697	\$ 35,178	\$ 35,664	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State Brownfield Revolving Fund (50% of SET)</b>	\$ 3,932	\$ 3,989	\$ 4,045	\$ 4,102	\$ 4,160	\$ 4,219	\$ 4,278	\$ 4,337	\$ 4,397	\$ 4,458	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State TIR Available for Reimbursement</b>	\$ 27,527	\$ 27,920	\$ 28,316	\$ 28,717	\$ 29,121	\$ 29,530	\$ 29,943	\$ 30,360	\$ 30,781	\$ 31,206	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Incremental Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BRA Administrative Fee (15% of total TIF)</b>	\$ 4,719	\$ 4,786	\$ 4,854	\$ 4,923	\$ 4,992	\$ 5,062	\$ 5,133	\$ 5,204	\$ 5,277	\$ 5,350	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Developer paid amount to reimburse DBRA-admin fees</b>	\$ 1,573	\$ 1,595	\$ 1,618	\$ 1,641	\$ 1,664	\$ 1,687	\$ 1,711	\$ 1,735	\$ 1,759	\$ 1,783	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Deferred DBRA Admin Fees**</b>	\$ 3,146	\$ 3,191	\$ 3,236	\$ 3,282	\$ 3,328	\$ 3,375	\$ 3,422	\$ 3,470	\$ 3,518	\$ 3,566	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Payback of deferred DBRA Admin Fees</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local TIF Available for Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total State &amp; Local TIR Available</b>	\$ 27,527	\$ 27,920	\$ 28,316	\$ 28,717	\$ 29,121	\$ 29,530	\$ 29,943	\$ 30,360	\$ 30,781	\$ 31,206	\$ -	\$ -	\$ -	\$ -	\$ -

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>DEVELOPER</b>														
<b>DEVELOPER Reimbursement Balance</b>	\$ 731,906	\$ 704,379	\$ 676,459	\$ 648,143	\$ 619,426	\$ 590,305	\$ 560,775	\$ 530,832	\$ 500,473	\$ 469,692	\$ 462,998	\$ 462,998	\$ 444,792	\$ 392,348
<b>MSF Non-Environmental Costs</b>	\$ 561,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State Tax Reimbursement</b>	\$ 21,119	\$ 21,421	\$ 21,725	\$ 22,032	\$ 22,343	\$ 22,656	\$ 22,973	\$ 23,293	\$ 23,616	\$ 23,943	\$ 24,271	\$ 24,604	\$ 24,942	\$ 25,285
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MSF Reimbursement Balance</b>	\$ 540,418	\$ 518,998	\$ 497,273	\$ 475,240	\$ 452,898	\$ 430,242	\$ 407,269	\$ 383,976	\$ 360,360	\$ 335,224	\$ 355,224	\$ 355,224	\$ 341,256	\$ 301,020
<b>MDEQ Environmental Costs</b>	\$ 170,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State Tax Reimbursement</b>	\$ 6,408	\$ 6,499	\$ 6,591	\$ 6,684	\$ 6,779	\$ 6,874	\$ 6,970	\$ 7,067	\$ 7,165	\$ 7,265	\$ 7,366	\$ 7,468	\$ 7,571	\$ 7,675
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MDEQ Reimbursement Balance</b>	\$ 163,960	\$ 157,462	\$ 150,870	\$ 144,186	\$ 137,407	\$ 130,533	\$ 123,564	\$ 116,497	\$ 109,332	\$ 102,074	\$ 107,774	\$ 107,774	\$ 103,536	\$ 91,228
<b>Total Annual Developer Reimbursement</b>	\$ 27,527	\$ 27,920	\$ 28,316	\$ 28,717	\$ 29,121	\$ 29,530	\$ 29,943	\$ 30,360	\$ 30,781	\$ 31,206	\$ -	\$ -	\$ -	\$ -

LOCAL BROWNFIELD REVOLVING FUND	
<b>LBRF Deposits*</b>	\$ -
<b>State Tax Capture</b>	\$ -
<b>Local Tax Capture</b>	\$ -
<b>Total LBRF Capture</b>	\$ -

\* Up to five years of capture for LBRF. Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.



Table 3: Tax Increment Revenue Capture Estimates  
40 Hague - Detroit

	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2043
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ 62,536	\$ 63,381	\$ 64,234	\$ 65,097	\$ 65,968	\$ 66,847	\$ 67,736	\$ 68,633	\$ 69,539	\$ 70,454	\$ 71,379	\$ 72,312	\$ 930,684
BRA Administrative Fee (15% of total TIF)	\$ 9,380	\$ 9,507	\$ 9,635	\$ 9,765	\$ 9,895	\$ 10,027	\$ 10,160	\$ 10,295	\$ 10,431	\$ 10,568	\$ 10,707	\$ 10,847	\$ 189,903
Developer paid amount to reimburse DBRA adn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred DBRA Admin Fees**	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payback of deferred DBRA Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIF Available for Reimbursement	\$ 53,155	\$ 53,874	\$ 54,599	\$ 55,332	\$ 56,072	\$ 56,820	\$ 57,575	\$ 58,338	\$ 59,108	\$ 59,886	\$ 60,672	\$ 61,466	\$ 739,342
<b>Total State &amp; Local TIR Available</b>	<b>\$ 53,155</b>	<b>\$ 53,874</b>	<b>\$ 54,599</b>	<b>\$ 55,332</b>	<b>\$ 56,072</b>	<b>\$ 56,820</b>	<b>\$ 57,575</b>	<b>\$ 58,338</b>	<b>\$ 59,108</b>	<b>\$ 59,886</b>	<b>\$ 60,672</b>	<b>\$ 61,466</b>	<b>\$ 1,050,967</b>
<b>DEVELOPER</b>													
DEVELOPER Reimbursement Balance	\$ 339,193	\$ 285,320	\$ 230,720	\$ 175,388	\$ 119,316	\$ 62,495	\$ 4,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF Non-Environmental Costs</b>													
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 40,782	\$ 41,333	\$ 41,890	\$ 42,452	\$ 43,020	\$ 43,594	\$ 44,173	\$ 44,775	\$ 45,375	\$ 45,981	\$ 46,593	\$ 47,211	\$ 206,313
Total MSF Reimbursement Balance	\$ 40,782	\$ 41,333	\$ 41,890	\$ 42,452	\$ 43,020	\$ 43,594	\$ 44,173	\$ 44,775	\$ 45,375	\$ 45,981	\$ 46,593	\$ 47,211	\$ 206,313
<b>MDEQ Environmental Costs</b>													
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 12,373	\$ 12,540	\$ 12,709	\$ 12,880	\$ 13,052	\$ 13,226	\$ 13,402	\$ 1,145	\$ -	\$ -	\$ -	\$ -	\$ 62,594
Total MDEQ Reimbursement Balance	\$ 12,373	\$ 12,540	\$ 12,709	\$ 12,880	\$ 13,052	\$ 13,226	\$ 13,402	\$ 1,145	\$ -	\$ -	\$ -	\$ -	\$ 62,594
<b>Total Annual Developer Reimbursement</b>	<b>\$ 53,155</b>	<b>\$ 53,874</b>	<b>\$ 54,599</b>	<b>\$ 55,332</b>	<b>\$ 56,072</b>	<b>\$ 56,820</b>	<b>\$ 57,575</b>	<b>\$ 58,338</b>	<b>\$ 59,108</b>	<b>\$ 59,886</b>	<b>\$ 60,672</b>	<b>\$ 61,466</b>	<b>\$ 731,906</b>
<b>LOCAL BROWNFIELD REVOLVING FUNI</b>													
LBRE Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRE Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
* Up to five years of capture for LBRE Deposits													



**ATTACHMENT G**

**BSE&E Acknowledgement and Other Environmental Documents**



CITY OF DETROIT  
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., FOURTH FLOOR  
DETROIT, MICHIGAN 48226  
(313) 224-0484 • TTY:711  
WWW.DETROITMI.GOV

July 2, 2019

Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority (DBRA)  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

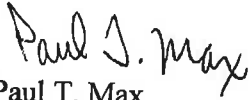
**RE: DBRA Document Review and Invoice Notice**

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review on the 40 Hague Project located at 40 Hague, 59 E. Philadelphia, and 8524 Woodward for RainCheck Realty LLC.

The review of a Phase I Environmental Site Assessment (ESA), Phase II ESA, Baseline Environmental Assessment and Documentation of Due Care Compliance was completed on July 1, 2019 and Invoice #5683022 in the amount of \$1,500.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,

  
Paul T. Max  
General Manager

PTM

Enclosure

cc: Brian Vosburg

**Attachment B**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 40 Hague Street Project, RainCheck Realty LLC

DATE: July 2, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental on behalf of RainCheck Realty, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 40 Hague Street Project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- 1 Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental  
Department

By: Paul J. Max

Its: General Manager

**ATTACHMENT H**

**Incentive Information Chart**

Incentive Information Chart: 40 Hague Street, 8254 Woodward Avenue, and 59 East Philadelphia Street, Detroit

Project Type	Incentive Type	Investment Amount	District
Residential	Brownfield/Obsolete Property Rehabilitation Tax Abatement	\$5.5 Million Hard Cost Investment \$8.05 Million Total Investment	General Business District (B4) and Low Density Residential District (R3)

Jobs Available					
Construction			Post Construction		
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Skilled Labor
1	8	8	1	0	0

**1. What is the plan for hiring Detroiters?**

The Monahan Company, as the project's general contractor, is well-versed and has an inventory of Detroit-based subcontractors that they intend to utilize during redevelopment activities. The Monahan team will present at a skilled trades task force meeting and utilize the D2D program, if available, should any additional sub-contractors be needed.

**2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.**

Available construction jobs are anticipated to include site supervision, demolition, asbestos abatement, concrete, masonry, carpentry, framing, roofing, window glass and glazing, framing, painting, flooring, tiling plumbing and HVAC and electrical.

The Developer anticipates the creation of one full time equivalent permanent job related to property management and maintenance.

**3. Will this development cause any relocation that will create new Detroit residents?**

The development will not cause any relocation and is anticipated to create an estimated 38 new residential units to the City of Detroit.

**4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?**

Members of the Development team are in process of reaching out to members of the North End community and neighboring property owners regarding the anticipated improvements and garnering meaningful feedback.

**5. When is construction slated to begin?**

Construction is slated to commence fall of 2019 .

**6. What is the expected completion date of construction?**

Approximately 18 months following project commencement.



July 10, 2019

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority  
Board of Directors  
500 Griswold Street, Suite 2200  
Detroit, Michigan 48226

Re: Recommendation for Approval of the 40 Hague Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of July 10, 2019, adopted a resolution approving the proposed Brownfield Plan for the 40 Hague Redevelopment and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for the 40 Hague Redevelopment.

Very truly yours,

By:   
Allen Rawls, Chairperson  
Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority





CODE DBRA 19-07-271-02

**40 HAGUE BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **40 Hague Redevelopment Project** (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **40 Hague Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

July 24, 2019

RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE 40 HAGUE REDEVELOPMENT

---

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the 40 Hague Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.

2. A public hearing is hereby called on Thursday, the 5<sup>h</sup> day of September, 2019 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members \_\_\_\_\_

\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

\_\_\_\_\_  
Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE 40 HAGUE REDEVELOPMENT PROJECT**

City of Detroit  
County of Wayne, Michigan

---

**WHEREAS**, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of eligible properties in the City; and

**WHEREAS**, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

**WHEREAS**, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the 40 Hague Redevelopment Project (the "Plan"); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on July 10, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on July 18, 2019 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on July 10, 2019; and

**WHEREAS**, the Authority approved the Plan on July 24, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and

**WHEREAS**, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

**WHEREAS**, the City Council held a public hearing on the proposed Plan on September 5, 2019.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Eligible Activities" or "eligible activity" shall have the meaning described in Act 381.

"Eligible Property" means the property designated in the Plan as the Eligible Property, as described in Act 381.

"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of "facility" as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.  
(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue

derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption



of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES:           Members

---

NAYS:           Members

---

RESOLUTION DECLARED ADOPTED.

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Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\40 Hague TIF CC resolution.docx

114

**City of Detroit**  
**CITY COUNCIL**

**HISTORIC DESIGNATION ADVISORY BOARD**

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313.224.3487 Fax: 313.224.4336

Email: [historic@detroitmi.gov](mailto:historic@detroitmi.gov)

**MEMORANDUM**

**TO:** David Bell, Director, Building, Safety, Engineering & Environmental Department  
**FROM:** Janese Chapman, Deputy Director  
Jennifer Reinhardt, Historic Preservation Planner  
**DATE:** July 25, 2019  
**RE:** **Proposed Interim Designation of the Blue Bird Inn Historic District (5021 Tireman Avenue, Detroit MI 48204)**

By a resolution dated July 16, 2019, City Council charged the Historic Designation Advisory Board with the official study of the Blue Bird Inn as a proposed interim historic district. I am forwarding this to you for your information and processing, consistent with Sections 25-2-4(c), 25-2-19 and 25-2-27 of the City Code. Please forward any permit applications for any work on these premises within the proposed district to the Historic District Commission for review.

**The proposed Blue Bird Inn Historic District is located at 5021 Tireman Avenue, generally bounded on the north, the centerline of Tireman Avenue; on the east, the east line, as extended north and south, of lot 32 of the Beech Hurst William L. Holmes Subdivision, Liber 17, Page 40, Wayne County Records; on the south, the centerline of the east-west alley south of Tireman Avenue; and on the west, the west line, as extended north and south, of lot 32 of the Beech Hurst William L. Holmes Subdivision, Liber 17, Page 40, Wayne County Records.**

We will inform you of the outcome of the designation process.

Attachment

cc: Clerk Office ✓  
Brenda Jones, Council President  
Mary Sheffield, Council President Pro Tem  
Raquel Castañeda-López, Council Member District 6  
Maurice Cox, Director, Planning & Development Department  
David Whitaker, Director, Legislative Policy Division  
Marcell Todd, Director, City Planning Commission

CITY CLERK 2019 JUL 31 AM 11:55

BY COUNCIL MEMBER \_\_\_\_\_:

**WHEREAS**, the City Council has received a petition for an interim study to designate the property located at 5021 Tireman Avenue (commonly known as the Blue Bird Inn) as a historic district; and

**WHEREAS**, the boundaries of the proposed district are as follows: on the north, the centerline of Tireman Avenue; on the east, the east line, as extended north and south, of lot 32 of the Beech Hurst William L. Holmes Subdivision, Liber 17, Page 40, Wayne County Records; on the south, the centerline of the east-west alley south of Tireman Avenue; and on the west, the west line, as extended north and south, of lot 32 of the Beech Hurst William L. Holmes Subdivision, Liber 17, Page 40, Wayne County Records; and

**WHEREAS**, the City Council is in receipt of evidence demonstrating definite historical and architectural value regarding the proposed historic district,

**NOW, THEREFORE, BE IT RESOLVED**, That the City Council here by directs the Historic Designation Advisory board to conduct an interim study committee to determine whether the Blue Bird Inn meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic District Act and Chapter 25, Article II of the 1984 Detroit City Code.



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

115  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

August 19, 2019

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

**RE: Response Concerning Petition No. 1035  
Abundance of Truth Outreach Ministries  
Request to Purchase 13331 Puritan, Detroit, MI 48227**

Honorable City Council:

The Housing and Revitalization Department is hereby responding to Petition No. 1035, a request by Abundance of Truth Outreach Ministries ("Church") to purchase the building located at 13331 Puritan ("Property"). In correspondence received by the Office of the City Clerk on August 6, 2019 from Pastor Jeffrey L. Knight Sr., the Church stated their understanding that the Property was now owned by the City due to tax foreclosure and their wish to obtain it from the City.


Not all tax foreclosed property is acquired by the City from Wayne County. As part of the Right of First Refusal process, the City identifies certain tax foreclosed properties that we wish to purchase. These properties are located in key areas that are determined to be essential for development. For 2019, this listing was furnished to Wayne County on August 2, 2019 and the purchase has been completed.

The judgment of tax foreclosure on 13331 Puritan was recorded by Wayne County in July 2019; however, it was not among those listed properties to be purchased by the City from Wayne County.

We have contacted Pastor Knight and informed him that the Property is not owned by the City. He has been advised that he may apply to purchase the Property during the Wayne County 2019 tax foreclosure auction and provided contact information from Wayne County to assist the Church in this process.

Should your Honorable Body have any additional questions and/or concerns regarding this matter, I can be reached at (313) 224 - 1104.

Respectfully submitted,

  
Donald Rencher  
Director

DR/ajm

CC: Stephanie Washington, Mayor's Office

CITY CLERK 2019 AUG 25 PM3142

Janice M. Winfrey  
City Clerk

City of Detroit  
OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Tuesday, August 6, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

---

PLANNING AND DEVELOPMENT DEPARTMENT

**1035** *Abundance of Truth Outreach Ministries, request to purchase the property located at 13333 Puritan, Detroit, MI 48227.*

RECEIVED AUG 20 2019 10:58 AM

The Honorable City Council  
ATTN: Office of the City Clerk  
2 Woodward Ave.  
200 CAYMC  
Detroit, MI 48226

August 4, 2019

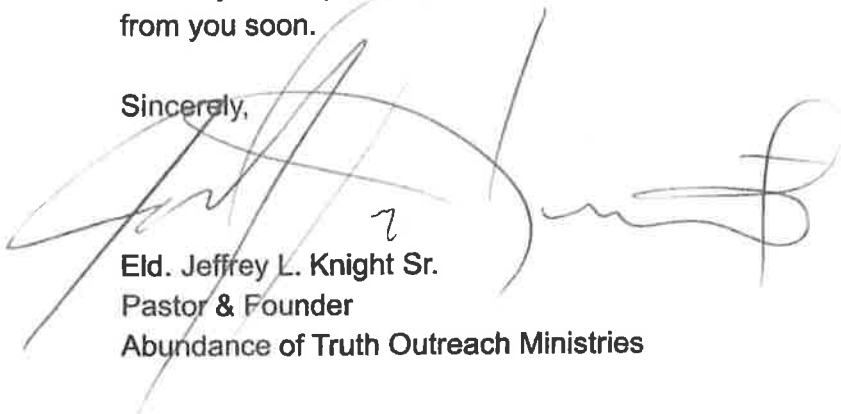
RE: To obtain Property 13331 Puritan, Detroit, MI 48227

Greetings Honorable City Council;

We are writing requesting to purchase a building that is adjacent to our Church; Abundance of Truth Outreach Ministries. The address of the building is listed above. The address of our church is 13333 Puritan, Detroit, MI 48227. It is our understanding that the building in question is now owned by the City due to foreclosure, and is possibly on the demolition list. We would like to obtain this property to renovate it and repurpose it to serve the community where our church is located. Also, we would like to join the two addresses as one complete facility address. If you were to consider this request it would forego the City's cost of demolishing the property and to allow it to be repurposed for the use of the community.

We also have included a letter which provides evidence of the buildings foreclosure status. This document also includes a brief description of the property, along with any other pertinent information that might help you in making an assessment of this property. If you have any additional questions or concerns, please feel free to contact me directly at (313) 461-5673. Thank you for your time and attention concerning this matter and we look forward to hearing from you soon.

Sincerely,



Eld. Jeffrey L. Knight Sr.  
Pastor & Founder  
Abundance of Truth Outreach Ministries





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

116  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

August 28, 2019

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

**RE: Request for Public Hearing for Petition #902 to Establish a Commercial Rehabilitation District for Broder Sachse Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, Michigan, in accordance with Public Act 210 of 2005.**

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **Broder Sachse Lafayette Park, LLC** 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/ml

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

07/28/2019 11:42:00 AM



**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, Broder Sachse Lafayette Park, LLC**, 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 \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> 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

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, June 3, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

---

HOUSING AND REVITALIZAION    LEGISLATIVE POLICY DIVISION  
PLANNING AND DEVELOPMENT DEPARTMENT    LAW DEPARTMENT

**902**    *Broder Sachse Lafayette Park, LLC, request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc"*

**LAFAYETTE PARK LAND OWNER LLC**  
c/o Broder & Saschse Real Estate  
1528 Woodward Avenue, Suite 300  
Detroit, MI 48226

April 2, 2019

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

RE: **Request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc" (Parcel ID 09004424.003)**

Honorable City Council:

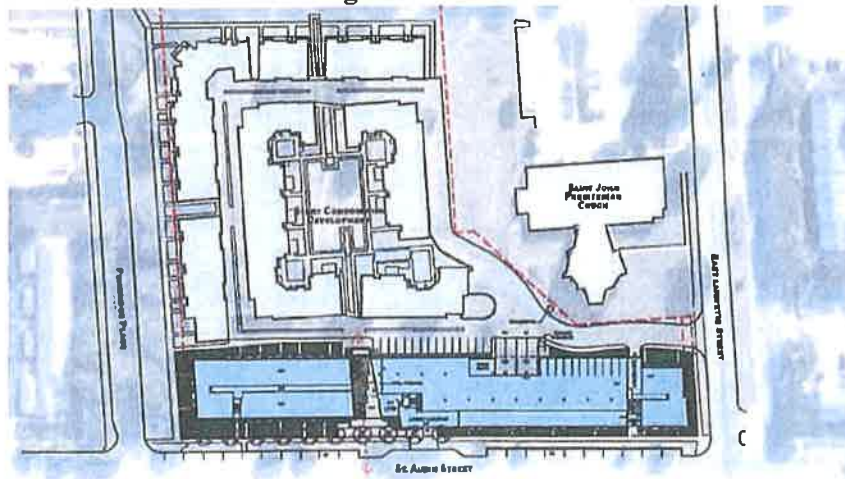
Please accept this letter as a request to establish a Commercial Rehabilitation District for the development of the "Renato at Pullman Parc" on Tax Parcel No. 09004424.003 (the "Property"), as more particularly described in Attachment A. Lafayette Park Land Owner LLC ("Petitioner") is the owner of the Property.

**General Description of Facility**

This Petition re-submits a petition initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a commercial housing development ("The Renato At Pullman Parc") consisting of 180 multi-family residential rental units on approximately 1.5 acres, 20% of which will be affordable housing units. The estimated cost of the redevelopment is \$56.23 million. Construction is expected to commence in the second half of 2019.

The Renato at Pullman Parc is situated along St. Aubin Street as shown at the bottom of the site plan below. Please note that the overall Pullman Parc redevelopment includes a for-sale condominium component, which is NOT part of this Petition.

**Figure 1: Site Plan**



**Figure 2: Rendering of the Renato at Pullman Parc**



*The Renato at Pullman Parc appears in the foreground along St. Aubin Street. The condominium product depicted in the interior is NOT part of this Petition.*

**Basis for Qualification**

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the “Act”), 2005 PA 2010, MCL 207.843, a qualified local government unit may establish a Commercial Rehabilitation District consisting of one or more parcels of land if the proposed district contains one or more “qualified facilities.” The proposed Commercial Rehabilitation District is a “qualified facilit[y]” as defined in Section 2(h) of the Act, MCL 207.842, as it contains “buildings of commercial property that [are] 15 years old or older.”

Specifically, the Property was home to The Friends School, which was constructed in 1969 and operated on a private, commercial basis until 2015 when it closed due to financial difficulties. As part of this redevelopment, The Friends School structure is being demolished to allow for the productive redevelopment of the Property. The Friends School (1100 St. Aubin St.) is depicted in the context map below.

**Figure 1. Context Map Showing The Friends School**



Under the Act, "rehabilitation" is defined to include "new construction on vacant property from which a previous structure has been demolished," if the "new construction is an economic benefit to the local community as determined by the qualified local governmental unit." Accordingly, subject to the determination by this Honorable Body that the proposed investment and resulting growth in population, tax base, and economic activity is an "economic benefit to the local community," the proposed redevelopment qualifies as a "rehabilitation" as defined and contemplated under the Act.

**Subsequent Application for the Commercial Rehabilitation Exemption Certificate**

Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate (CREC).

**Contact Information**

If you have any questions, please do not hesitate to contact Richard Broder, CEO, Broder & Sachse Real Estate, at [rbroder@brodersachse.com](mailto:rbroder@brodersachse.com) or (313) 765-1480.

Respectfully submitted,

Lafayette Park Land Owner LLC  
a Michigan limited liability company

By:   
Richard Broder

Its: Authorized Representative



**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

**Owner:** Lafayette Park Land Owner LLC

(Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate).

**Parcel ID:** 09004424.003

**Legal Description:** See below

**EXHIBIT C  
LEGAL DESCRIPTION – THE RENATO AT PULLMAN PARC**

LEGAL DESCRIPTION – THE RENATO AT PULLMAN PARC:

(Per PEA)

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lot 12 and Lot 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

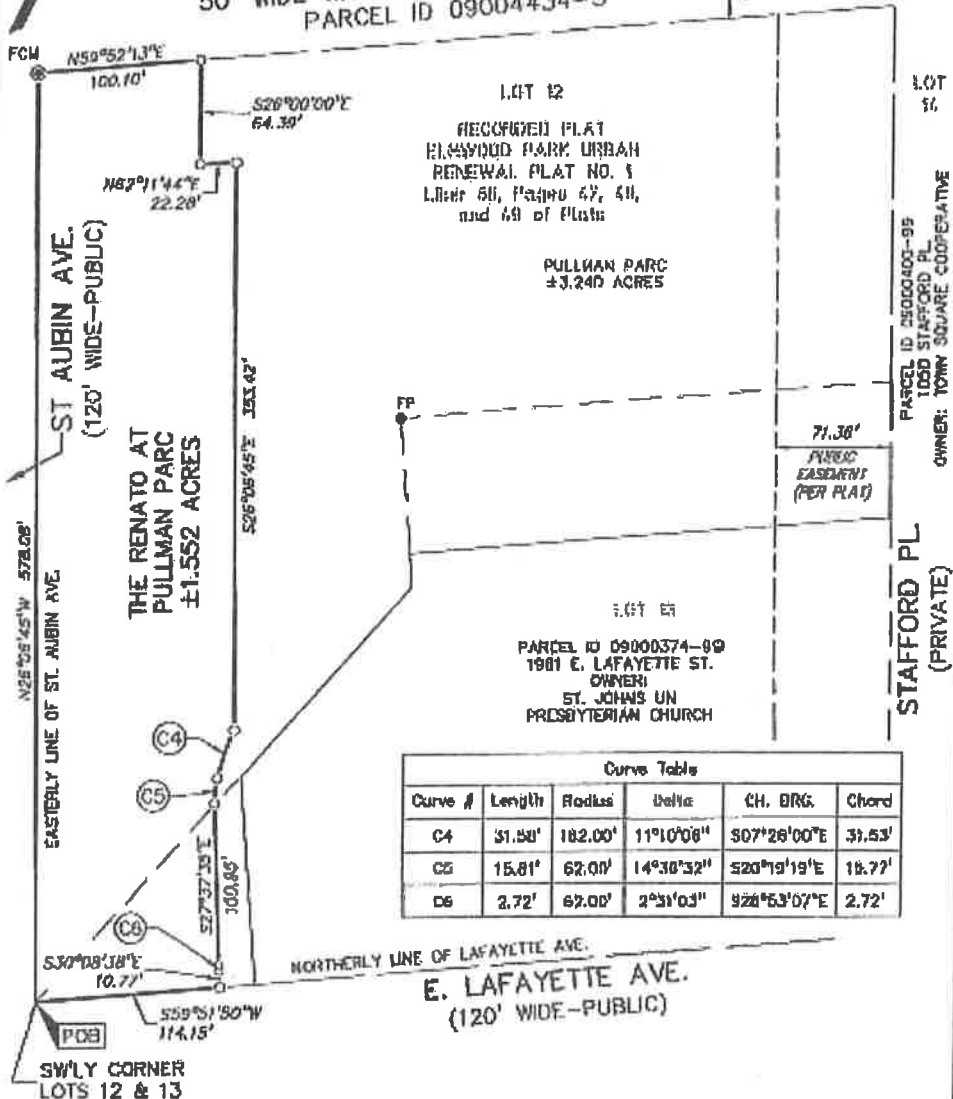
**BEGINNING** at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide – public) and the Northerly line of Lafayette Avenue (120 foot wide – public); thence along said Easterly line of St Aubin Avenue, N26°06'45"W, 578.08 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line N59°52'13"E, 100.10 feet; thence S26°00'00"E, 64.39 feet; thence N62°11'44"E, 22.28 feet; thence S26°06'45"E, 353.42 feet; thence 31.58 feet along the arc of a curve to the left, having a radius of 162.00 feet, a central angle of 11°10'06", and a chord bearing S07°26'00"E, 31.53 feet; thence 15.81 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 14°36'32", and a chord bearing S20°19'19"E, 15.77 feet; thence S27°37'35"E, 100.95 feet; thence 2.72 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing S28°53'07"E, 2.72 feet; thence S30°08'38"E, 10.77 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S69°51'50"W, 114.15 feet to the POINT OF **BEGINNING**.  
Containing ±1.552 acres of land.



**EXHIBIT C  
SKETCH OF PARCEL -  
THE RENATO AT PULLMAN PARC**

VACATED MACOMB ST.  
50' WIDE WALKWAY  
AND PUBLIC EASEMENT  
L.15337, P.694  
PARCEL ID 09004434-5

PEMBRIDGE PL. (PRIVATE)  
50' WIDE WALKWAY & PUBLIC EASEMENT  
PARCEL ID 09004434-5



**LEGEND**

- FI FOUND 1/2" IRON ROD
- FP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- PCB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IRON/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET

**PEA, Inc.**  
7432 Rockstar Ct, Ste 106  
Troy, MI 48065-1872  
P 248.609.0046  
F 248.633.1044  
www.pedco.org

CLIENT: LAFAYETTE PARK LAND OWNER LLC 1528 WOODWARD, SUITE 300 DETROIT, MI 48226	SCALE: 1" = 50'	JOB No: 2017390
	DATE: 8-20-10	DWG. No: 6 of 6

g:\projects\2010\10-20-10 E. LAFAYETTE ST. - DETROIT\10-20-10\10-20-10 PULLMAN-APT 2PLT.dwg dc

**LAFAYETTE PARK LAND OWNER LLC**  
c/o Broder & Saschse Real Estate  
1528 Woodward Avenue, Suite 300  
Detroit, MI 48226

April 2, 2019

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

**RE: Request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for “The Renato at Pullman Parc” (Parcel ID 09004424.003)**

Honorable City Council:

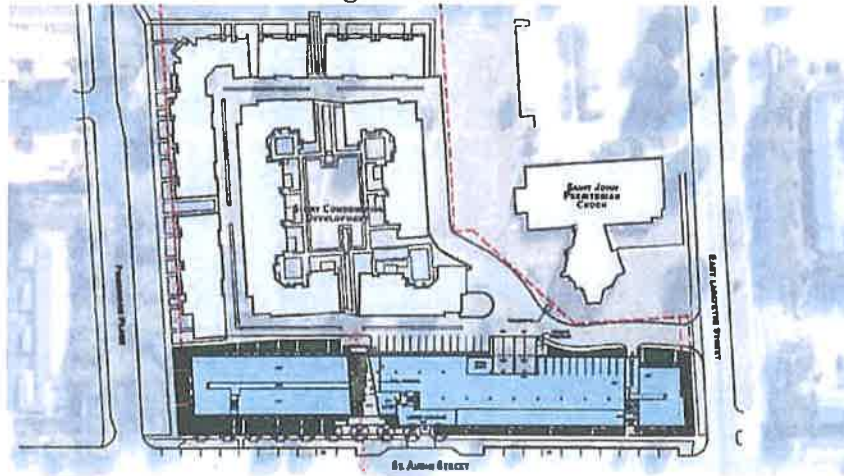
Please accept this letter as a request to establish a Commercial Rehabilitation District for the development of the “Renato at Pullman Parc” on Tax Parcel No. 09004424.003 (the “Property”), as more particularly described in Attachment A. Lafayette Park Land Owner LLC (“Petitioner”) is the owner of the Property.

**General Description of Facility**

This Petition re-submits a petition initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a commercial housing development (“The Renato At Pullman Parc”) consisting of 180 multi-family residential rental units on approximately 1.5 acres, 20% of which will be affordable housing units. The estimated cost of the redevelopment is \$56.23 million. Construction is expected to commence in the second half of 2019.

The Renato at Pullman Parc is situated along St. Aubin Street as shown at the bottom of the site plan below. Please note that the overall Pullman Parc redevelopment includes a for-sale condominium component, which is NOT part of this Petition.

**Figure 1: Site Plan**



**Figure 2: Rendering of the Renato at Pullman Parc**



*The Renato at Pullman Parc appears in the foreground along St. Aubin Street. The condominium product depicted in the interior is NOT part of this Petition.*

**Basis for Qualification**

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the “Act”), 2005 PA 2010, MCL 207.843, a qualified local government unit may establish a Commercial Rehabilitation District consisting of one or more parcels of land if the proposed district contains one or more “qualified facilities.” The proposed Commercial Rehabilitation District is a “qualified facilit[y]” as defined in Section 2(h) of the Act, MCL 207.842, as it contains “buildings of commercial property that [are] 15 years old or older.”

Specifically, the Property was home to The Friends School, which was constructed in 1969 and operated on a private, commercial basis until 2015 when it closed due to financial difficulties. As part of this redevelopment, The Friends School structure is being demolished to allow for the productive redevelopment of the Property. The Friends School (1100 St. Aubin St.) is depicted in the context map below.

**Figure 1. Context Map Showing The Friends School**



Under the Act, "rehabilitation" is defined to include "new construction on vacant property from which a previous structure has been demolished," if the "new construction is an economic benefit to the local community as determined by the qualified local governmental unit." Accordingly, subject to the determination by this Honorable Body that the proposed investment and resulting growth in population, tax base, and economic activity is an "economic benefit to the local community," the proposed redevelopment qualifies as a "rehabilitation" as defined and contemplated under the Act.

**Subsequent Application for the Commercial Rehabilitation Exemption Certificate**

Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate (CREC).

**Contact Information**

If you have any questions, please do not hesitate to contact Richard Broder, CEO, Broder & Sachse Real Estate, at [rbroder@brodersachse.com](mailto:rbroder@brodersachse.com) or (313) 765-1480.

Respectfully submitted,

Lafayette Park Land Owner LLC  
a Michigan limited liability company

By:   
Richard Broder  
Its: Authorized Representative

**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

**Owner:** Lafayette Park Land Owner LLC

(Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate).

**Parcel ID:** 09004424.003

**Legal Description:** See below

**EXHIBIT C  
LEGAL DESCRIPTION – THE RENATO AT PULLMAN PARC**

**LEGAL DESCRIPTION – THE RENATO AT PULLMAN PARC:**

(Per PEA)

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lot 12 and Lot 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

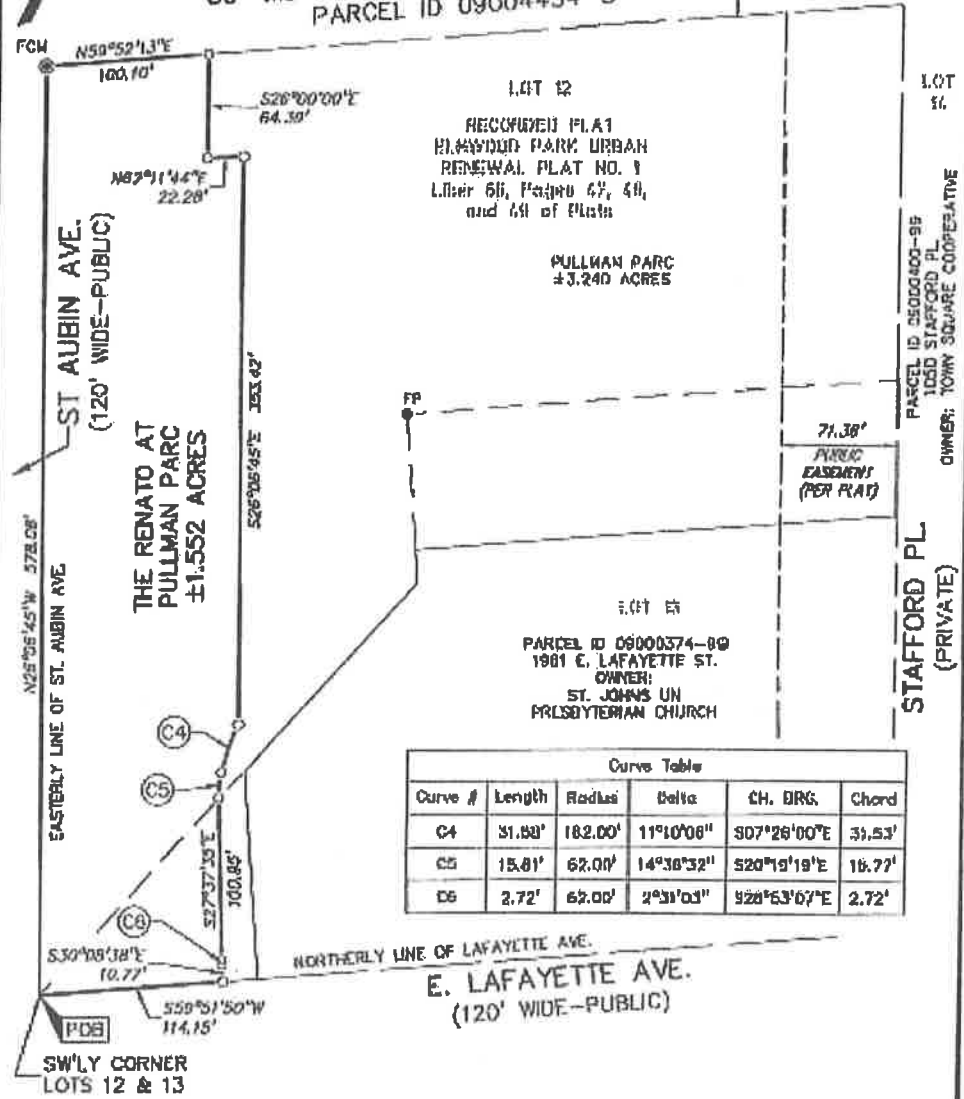
**BEGINNING** at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide – public) and the Northerly line of Lafayette Avenue (120 foot wide – public); thence along said Easterly line of St Aubin Avenue, N26°06'45"W, 578.08 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line N59°52'13"E, 100.10 feet; thence S26°00'00"E, 64.39 feet; thence N62°11'44"E, 22.28 feet; thence S26°06'45"E, 353.42 feet; thence 31.58 feet along the arc of a curve to the left, having a radius of 162.00 feet, a central angle of 11°10'06", and a chord bearing S07°26'00"E, 31.53 feet; thence 15.81 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 14°36'32", and a chord bearing S20°19'19"E, 15.77 feet; thence S27°37'35"E, 100.95 feet; thence 2.72 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing S28°53'07"E, 2.72 feet; thence S30°08'38"E, 10.77 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51'50"W, 114.15 feet to the **POINT OF BEGINNING**.  
Containing ±1.552 acres of land.



**EXHIBIT C  
SKETCH OF PARCEL -  
THE RENATO AT PULLMAN PARC**

VACATED MACOMB ST.  
50' WIDE WALKWAY  
AND PUBLIC EASEMENT  
L-15,337, P.694  
PARCEL ID D9004434-8

PEMBRIDGE PL. (PRIVATE)  
50' WIDE WALKWAY & PUBLIC EASEMENT  
PARCEL ID 09004434-5



Curve Table					
Curve #	Length	Radius	Beta	CH. BRG.	Chord
C4	31.88'	182.00'	11°10'00"	S07°26'00"E	31.53'
C5	15.81'	62.00'	14°38'32"	S20°19'19"E	16.77'
C6	2.72'	62.00'	2°31'03"	S20°53'07"E	2.72'



**LEGEND**

- FI FOUND 1/2" IRON ROD
- FP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊙ IRON/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET

**PEA**

**PEA, Inc.**

7428 Rochester Ct, Ste 106  
Troy, MI 48065-1972  
T 248.609.6666  
F 248.633.1034  
www.peainc.com

CLIENT:  
LAFAYETTE PARK LAND OWNER LLC  
1628 WOODWARD, SUITE 300  
DETROIT, MI 48226

SCALE: 1" = 80'  
DATE: 8-20-18  
JOB No: 2017398  
DWG. No: 6 of 8

© \PROJECTS\2017\2017-398 1811 LAFAYETTE ST. DETROIT MI 48226\DWG\2017\2017-398-1811-1811.dwg dlc

#848

**LAFAYETTE PARK LAND OWNER LLC  
c/o Broder & Saschse Real Estate  
1528 Woodward Avenue, Suite 300  
Detroit, MI 48226**

April 2, 2019

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

**RE: Request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc" (Parcel ID 09004424.003)**

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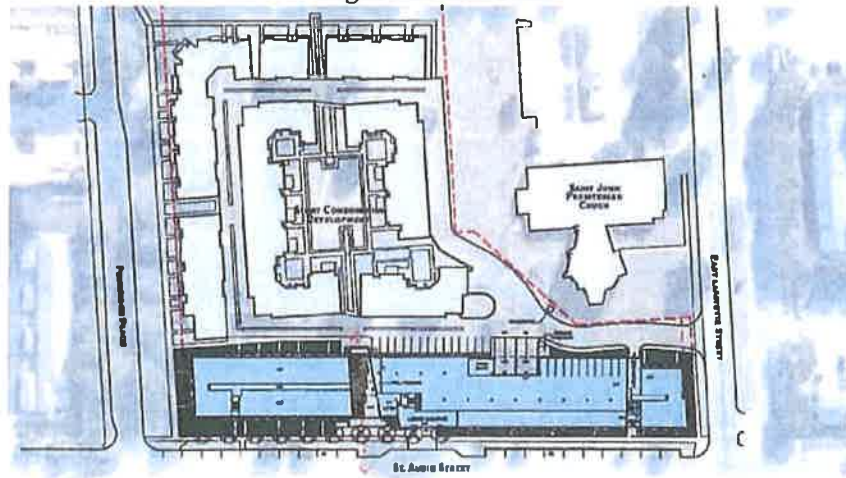
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Lafayette Park Land Owner LLC  
a Michigan limited liability company

By:   
Richard Broder

Its: Authorized Representative

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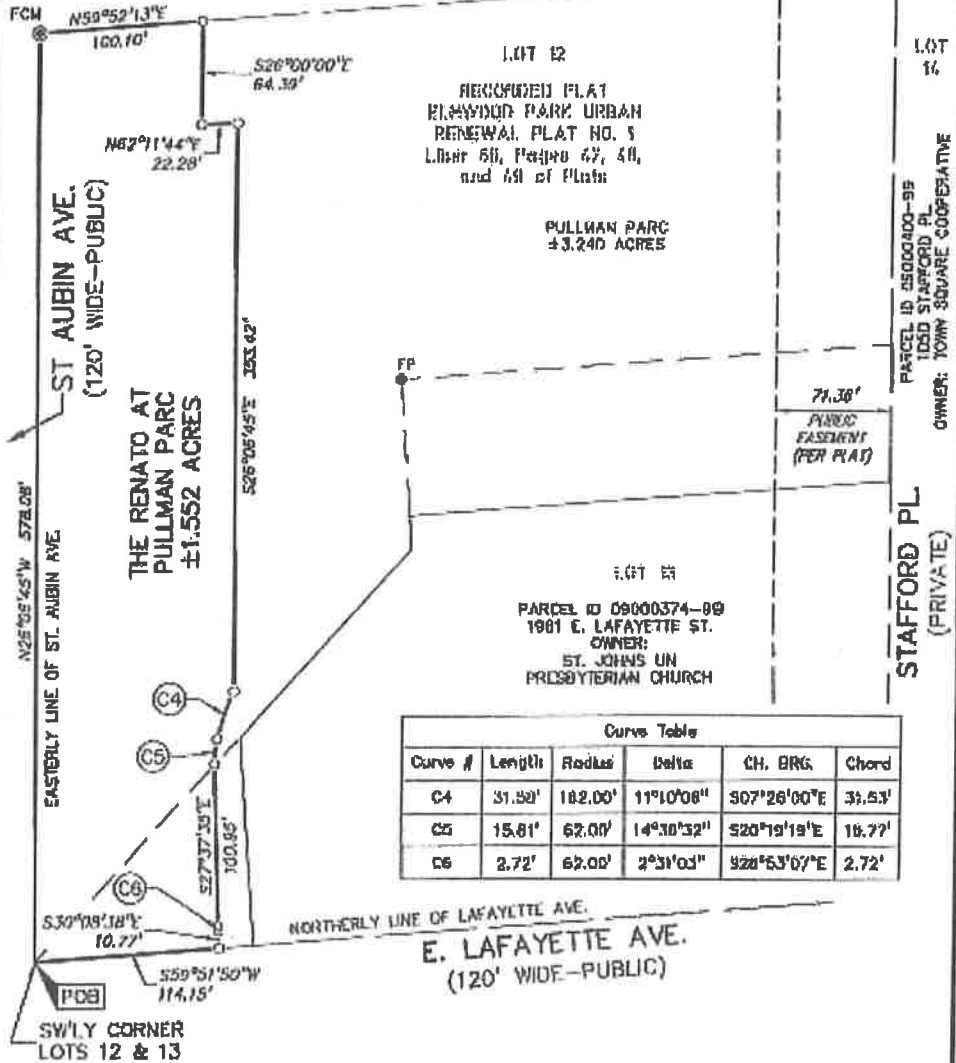
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Containing ±1.552 acres of land.

**EXHIBIT C**  
**SKETCH OF PARCEL -**  
**THE RENATO AT PULLMAN PARC**

VACATED MACOMB ST.  
 50' WIDE WALKWAY  
 AND PUBLIC EASEMENT  
 L.15337, P.694  
 PARCEL ID 09004434-6

PEMBRIDGE PL. (PRIVATE)  
 50' WIDE WALKWAY & PUBLIC EASEMENT  
 PARCEL ID 09004434-5



**LEGEND**

- FI FOUND 1/2" IRON ROD
- FP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
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- POC POINT OF COMMENCEMENT
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- CONCRETE MONUMENT SET

**PEA**

**PEA, Inc.**

2424 Rosander Ct. Ste 106  
 Troy, MI 48063-1872  
 T 248.699.0066  
 F 248.699.1044  
 www.peainc.com

CLIENT:  
**LAFAYETTE PARK LAND OWNER LLC**  
 1526 WOODWARD, SUITE 300  
 DETROIT, MI 48226

SCALE: 1" = 50'  
 DATE: 8-20-18

JOB No: 201739B  
 DWG. No: 0 of 0

Q:\projects\2017\2017-300 EPH LAFAYETTE ST. - DRAFTING - DEPT\7399807\JOB\2390 PULLMAN-APT SKETCH.dwg dlt

## DEPARTMENTAL REFERENCE COMMUNICATION

*Wednesday, May 01, 2019*

*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	PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT	FINANCE DEPT/ASSESSMENTS DIV.

**848** *Barney McCoskey Baseball/Basketball League, request to hold "Barney McCoskey Baseball Kick-Off Parade" at 19321 West Chicago on 6/1/19 at 10AM - 4PM, Set up 6/1/19 at 8AM - 9AM, Tear down following event, with multiple street closures.*

**AMENDED.**

2019-05-01

**848**

**848** *Petition of Barney McCoskey  
Baseball/Basketball League, request  
to hold "Barney McCoskey Baseball  
Kick-Off Parade" at 19321 West  
Chicago on 6/1/19 at 10AM - 4PM,  
Set up 6/1/19 at 8AM - 9AM, Tear  
down following event, with multiple  
street closures.*

---

**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

LEGISLATIVE POLICY DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS  
DIV.

LEGISLATIVE POLICY DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS  
DIV.

2019-06-03

**902**

**902** *Petition of Broder Sachse Lafayette Park, LLC, request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc"*

---

**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

HOUSING AND REVITALIZATION DIVISION LEGISLATIVE POLICY  
PLANNING AND DEVELOPMENT DEPARTMENT LAW DEPARTMENT





June 24, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation District – Lafayette Land Owner LLC (on behalf of Broder Sachse Lafayette Park LLC)  
Property Address: 1100 St. Aubin  
Parcels Number: 09004424.003

Dear Mr. Cox:

The Office of the Chief Financial Officer, Assessors Office, has reviewed the proposed Commercial Rehabilitation District located at 1100 St. Aubin in the **Elmwood Park area** in the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district, as proposed by the **Lafayette Land Owner LLC**, consists of the vacant land on 1.522 acres that formerly contained The Friends School buildings prior to the division of land in 2019. The developer, Broder Sachse Lafayette Park LLC, plans to construct new 180 multi-family residential rental units, 20% of which will be affordable housing.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A field investigation and application review indicated that the proposed Commercial Rehabilitation District located at **1100 St. Aubin** in the **Elmwood Park area** is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



**Commercial Rehabilitation District**

**Lafayette Land Owner LLC (on behalf of Broder Sachse Lafayette Park LLC)**

**Page 2**

Property Owner: Lafayette Land Owner LLC

Property Address: 1100 St. Aubin

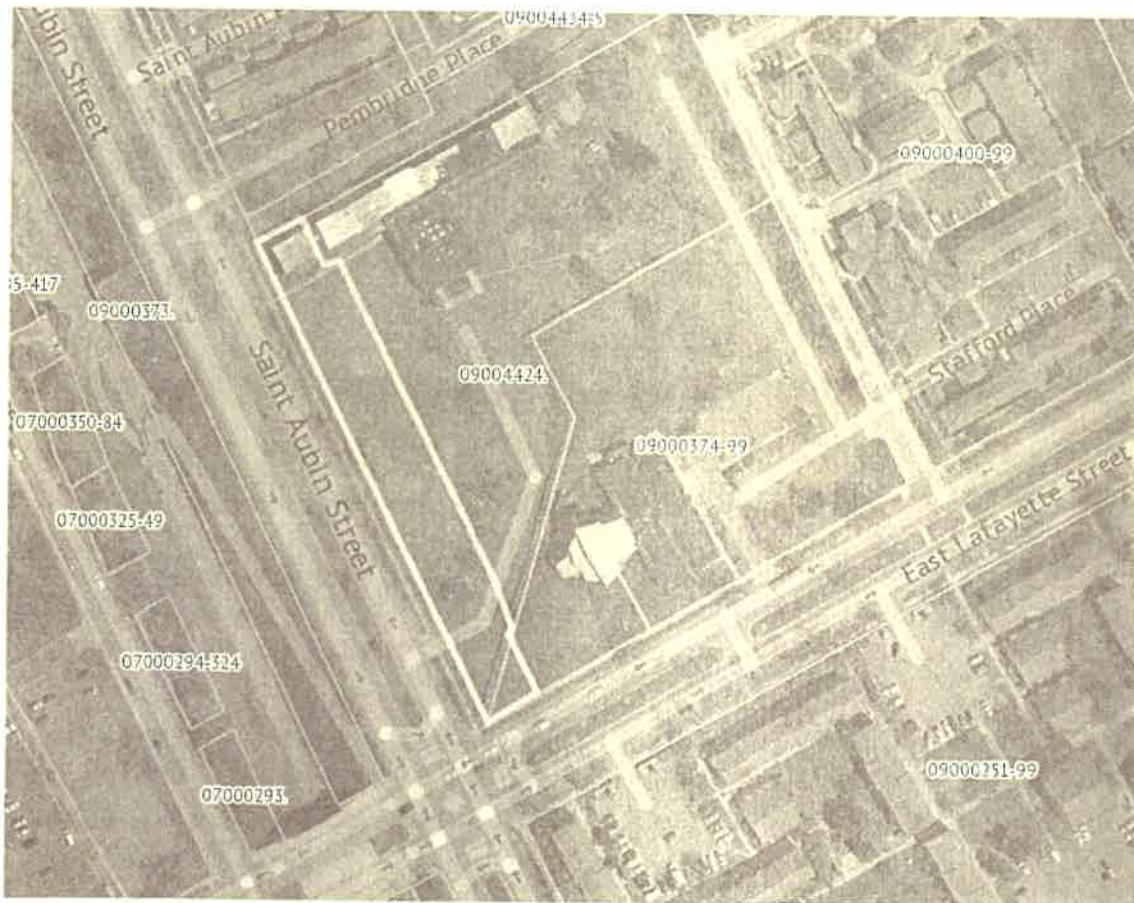
Parcel Number: 09004424.003

Legal Description: E ST AUBIN PART OF 12 AND 13 FLMWOOD PARK URBAN RENEWAL PLAT NO. 1 L89 P47 PLATS WCR, BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOTS 12 AND 13 ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF ST AUBIN AVE (120 FT WD) AND THE NORTHERLY LINE OF LAFAYETTE AVE (120 FT WD), THENCE N59D51'50"E 114.15 FT , THENCE N 30D08'38"W10.77FT, THENCE 2.72 FT ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIOUS OF 62 FT, CENTRAL ANGLE OF 2D31'03"AND CHORD BEARING N 28D53'07"W 2.72 FT, THENCE N 27D37'35"W 100.95 FT, THENCE 15.81 FT ALONG A ARC OF A CURVE TO THE RIGHT, RADIOUS OF 62 FT, CENTRAL ANGLE OF 14D36'32" AND CHORD BEARING N 20D19'19"W 15.77 FT, THENCE 31.58 FT ALONG A CURVE TO THE RIGHT, RADIOUS OF 162 FT, CENTRAL ANGLE OF 11D10'06" AND CHORD BEARING N 07D26'0"W 31.53 FT, THENCE N 26D06'45"W 353.42 FT, THENCE S 62D11'44"W 22.28 FT, THENCE N 26D00'00"W 64.39 FT, THENCE S 59D52'13"W 100.10 FT, THENCE S 26D06'45"E 578.08 FT TO POB 1.552 ACRES

SPLIT/COMBINED ON 09/28/2018 FROM 09004424.;

SPLIT/COMBINED ON 02/07/2019 FROM 09004424.001;

The legal description on the petition matches the above.





TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District (PA 210)** at 1100 St. Aubin  
[Petition #902]  
DATE: June 7, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that **establishment** of a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Broder Sachse Lafayette Park, LLC.

**Location and Project Proposal:** 1100 St. Aubin; Project seeks to develop 180 multi-family residential rental units on approximately 1.5 acres. Note, the overall Pullman Parc redevelopment includes a for-sale condominium component, but is NOT part of this Petition (See Petition #792)

**Master Plan Interpretation:**

The subject site area is designated **Institutional (INST)**. Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, structure or land used for public purposes.

The following policy of the Lower East Central neighborhood describe the following recommendation that support this application's proposal:

- Policy 1.1: Continue medium and high-density residential development in the area south of Vernor

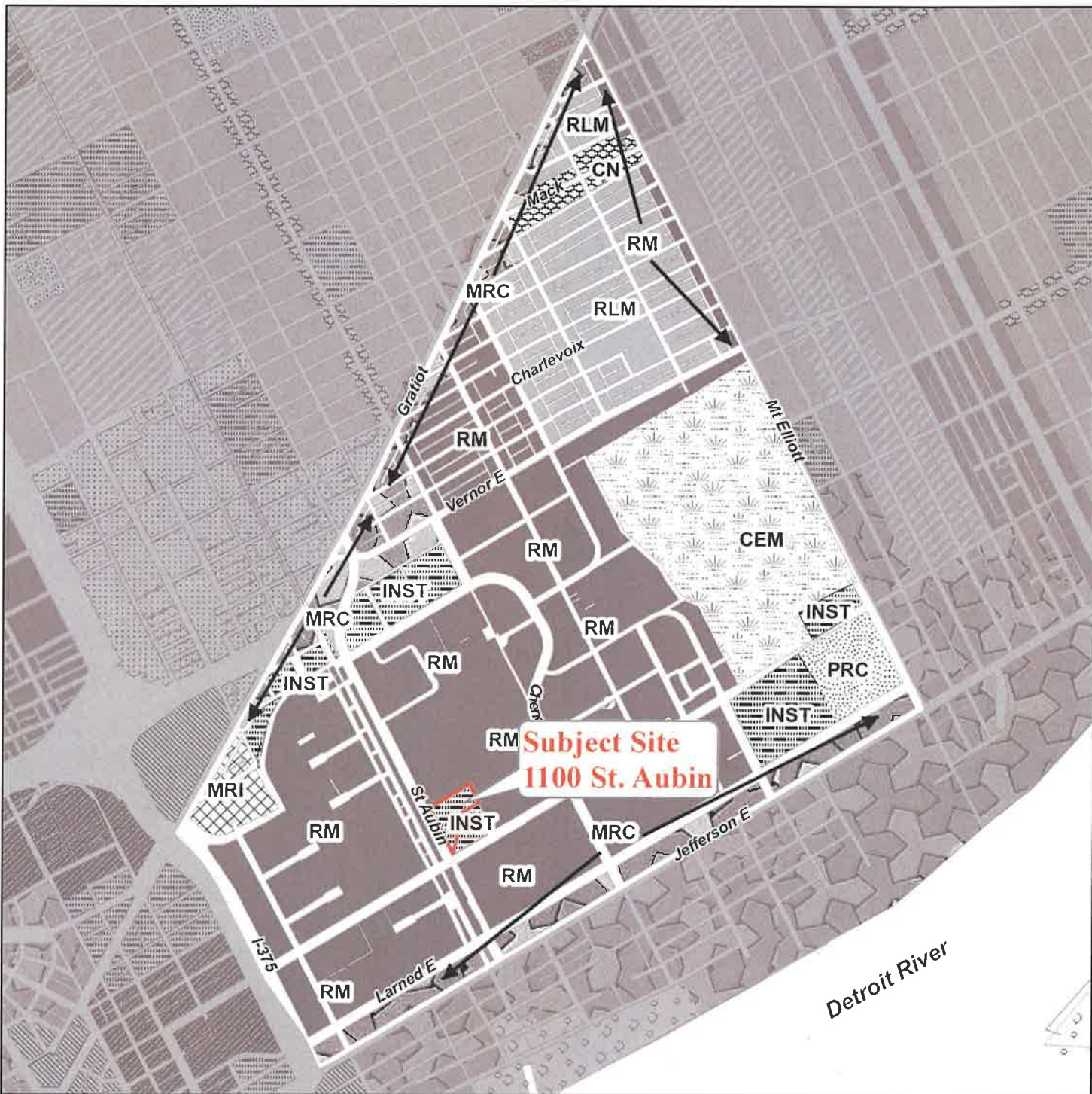
Medium-high residential is a land-use permissible in areas classified as "Institutional" in the Master Plan of Policies as it can contain land uses in low to high density zoning districts (R1-R6). Additionally, the subject site is currently zoned R6 and the proposed use is permissible as-of-right. Due to the expired INST use on the former school site, the Planning Department understands the Master Plan Classification may also be expired and will need to be amended in the near future to align with its current context.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower East Central, Map 4-4B





Map 4-4B

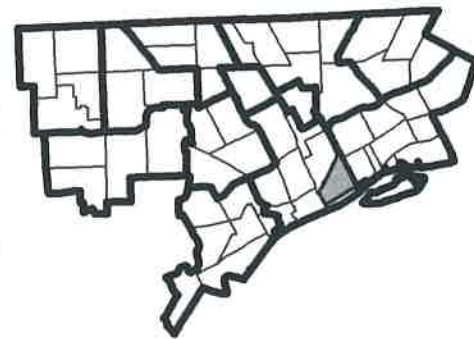
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Lower East Central



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





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

August 28, 2019

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

**RE: Request for Public Hearing to Establish an Industrial Development District on behalf of the City of Detroit in the general area bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field, and Hendrie Street, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #986)**

The Housing and Revitalization Department has reviewed the application of **The City of Detroit** and finds that it satisfies the criteria set forth by P.A. 198 of 1974 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an **Industrial Development District** Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ml

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

CITY CLERK 2019 AUG 28 4:41 PM



**BY COUNCILMEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

**WHEREAS**, **The City of Detroit** has filed an application for an **Industrial Development District** whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, Act 198 requires that prior to the adoption of an **Industrial Development District** City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an **Industrial Development District** on the property referred to above and more fully described in the application attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed **Industrial Development District**.

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

Friday, July 12, 2019

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.

---

PLANNING AND DEVELOPMENT DEPARTMENT    HOUSING AND REVITALIZATION  
LEGISLATIVE POLICY DIVISION    FINANCE DEPARTMENT/ASSESSOR  
LAW DEPARTMENT

**986**    *City of Detroit, request to establish an Industrial Development District for the area generally bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field, and Hendrie Street.*





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

986  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

July 9, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 1340  
Detroit, Michigan 48226

**RE: Petition to ESTABLISH an Industrial Development District on behalf of the City of Detroit, for the area generally bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field, Hendry Street, more specifically described in the attached Exhibit A.**

Honorable City Council:

The City of Detroit ("City") is requesting the **establishment** of an Industrial Development District ("IDD") pursuant to Michigan Public Act 198 of 1974, the Plant Rehabilitation and Industrial Development Districts Act ("the Act"). The request encompasses the area described in Exhibit A.

The City's intent is to create an incentive district supporting investment and development in this area. It is expected that investment within the IDD would create new operations spurring employment opportunities for Detroit residents and competitively positioning the City to take advantage of future advanced manufacturing and/or industrial related investments in this area. The capital investment is approximately Fifty Million Dollars (\$50,000,000.00).

Development activities are expected to create more than 600,000 sq ft of additional manufacturing space. It is expected that the investment for the site will occur between 2019 and 2020. The proposed project is expected to create a minimum of 625 jobs.

The City has recognized that property tax abatements are necessary to attract and support competitive projects of this nature. To that end, it should be noted that the IDD does not in itself create a tax abatement. The investor[s] will need to apply to the City of Detroit for an Industrial Facilities Exemption Certificate under the Act which provides for the actual abatement. All Industrial Facilities Exemption Certificates would be subject to approval by the Detroit City Council and the Michigan State Tax Commission.

The City is committed to working with the investor[s] on an engagement strategy that encompasses local workforce agencies, the community group in its City Council District, and the City of Detroit Civil Rights and Inclusionary Office to ensure that Detroit based firms are represented on the development of the facility and that qualified Detroit residents have access to



employment opportunities. Additionally, all future projects seeking approval to utilize this tool would be subject to the same standards.

This area qualifies for the Industrial Facilities Exemption per statute as follows:

MCL 207.554. Sec. 4. (1) A local governmental unit, by resolution of its legislative body, may establish plant rehabilitation districts and industrial development districts that consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land.

MCL 207.554. Sec. 4. (2) The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit.

The proposed new facility that will be developed in connection with this petition is expected to be completed by 2021. The construction, alteration, and installation of the new facility has not commenced prior to this request.

In the interim, should you have any questions or concerns, please do not hesitate to contact me directly.

Thank you for your consideration of this petition.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice Cox", written over a large, stylized flourish.

Maurice Cox  
Director, Planning & Development Department

cc: Veronica Farley, City of Detroit, HRD  
Kenyetta Bridges, Detroit Economic Growth Corporation



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## **EXHIBIT "A"**

The area generally bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field,  
Hendry Street





**EXHIBIT A-1**

MAP OF AREA

[see next page]



 PA 198 District  
 Rail Building

### Kettering High School

Proposed Industrial Development District

31.5 acres, more or less



2019-07-12

**986**

**986** *Petition of City of Detroit, request to establish an Industrial Development District for the area generally bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field, and Hendrie Street.*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

PLANNING AND DEVELOPMENT DEPARTMENT  
HOUSING AND REVITALIZATION  
LEGISLATIVE POLICY DIVISION FINANCE  
DEPARTMENT/ASSESSOR  
LAW DEPARTMENT



TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District (PA 198)** in area bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field, and Hendry Street  
DATE: August 9, 2019  
CC: Maurice Cox, Director, Planning and Development  
Alexa Bush, PDD East Design Director, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Industrial Development District (IDD)**. The Petitioner is the City of Detroit.

**Project Proposal:** Petitioner seeks the establishment of an Industrial Development District (IDD) to support the creation of new operations spurring employment opportunities for Detroit residents and competitively positioning the City to take advantage of future advanced manufacturing and/or industrial related investments in this area. The capital investment is approximately Fifty Million Dollars (\$50,000,000). Development activities are expected to create more than 600,000 square feet of additional manufacturing space and create a minimum of 625 jobs.

#### **Master Plan Interpretation**

The larger eastern portion, the former high school site, is designated as **Institutional (INST)**. Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, structure or land used for public purposes.

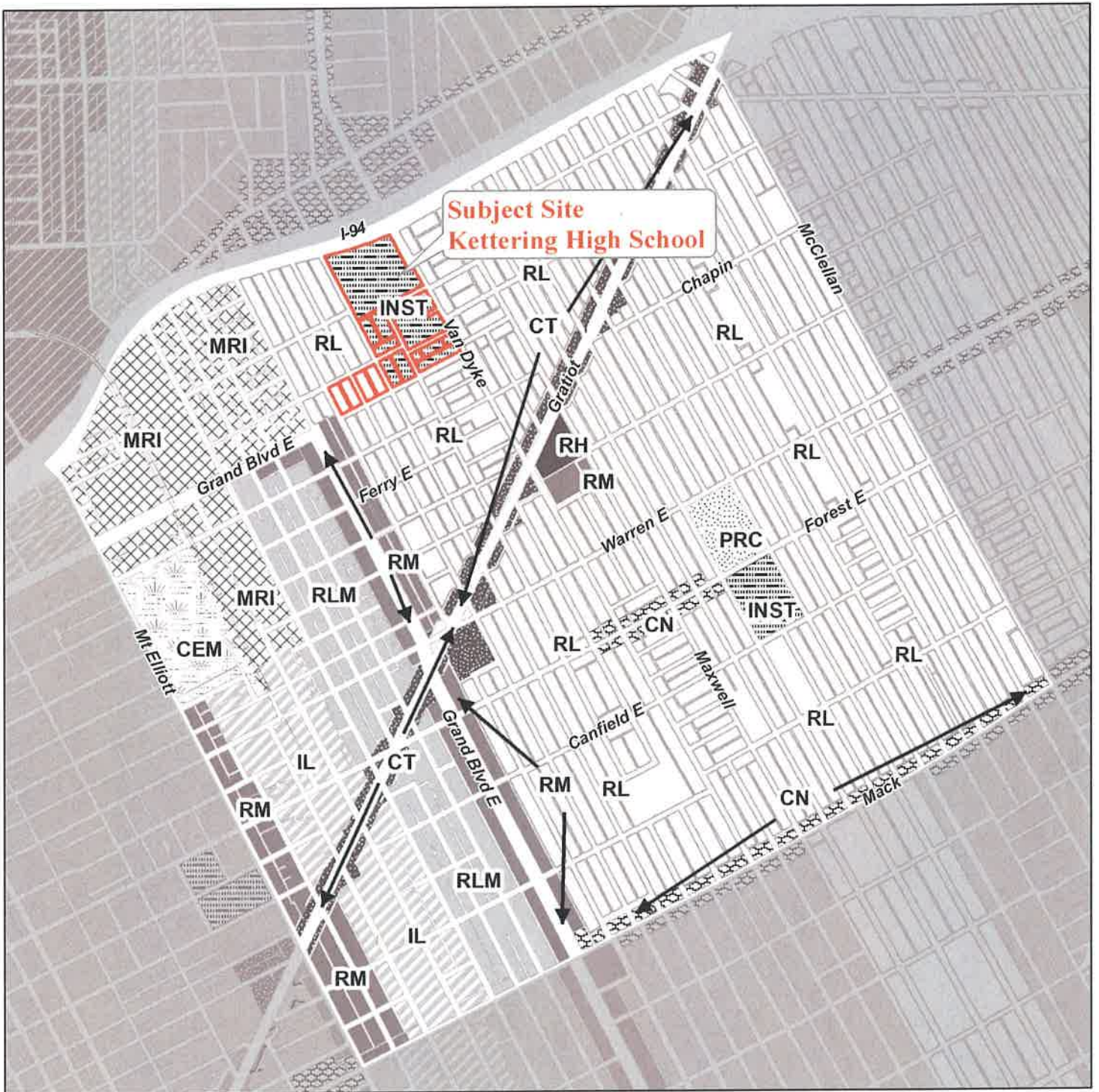
The smaller, former elementary school portion of the subject site area is designated as **Low Density Residential (RL)**. Low Density Residential areas should have an overall density of up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set-backs and driveways with garage or off street parking. The residential classifications allow for neighborhood-scale commercial development.

While the Master Plan Future Land Use map shows the prior residential and institutional uses for the subject areas, the closing of the schools makes these future uses very unlikely.

**This proposed development does not conform to the current Future General Land Use characteristics of the area and will trigger a future amendment of the Master Plan of Policies.**

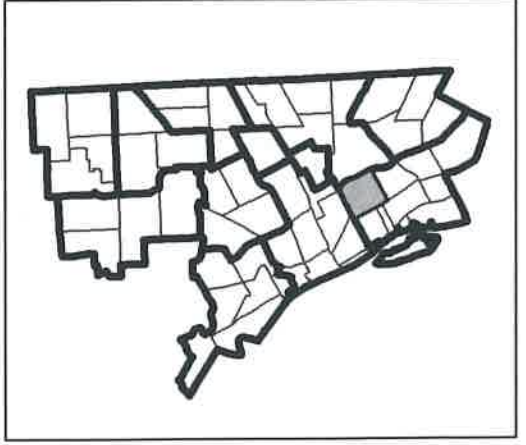
**Attachment:** Future General Land Use Maps: Neighborhood Cluster 3, Kettering; Map 3-8B





**Map 3-8B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 3**  
**Kettering**

**Future Land Use**

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



August 19, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: Industrial Development District Request – Generally Bounded by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field and Hendry Street  
**Planning & Development Department – Kettering High School Area**  
Parcel Numbers: See attached list

Dear Mr. Cox

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the creation of an Industrial Development District for the area generally bound by Van Dyke, Edsel Ford Freeway East, Townsend, Medbury, Field and Hendry Street in the Gratiot Town/Kettering Neighborhood.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

MCL 207.554 Sec. 4 (2) states "The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit."

Development activities are expected to create more than 600,000 square feet of additional manufacturing space after the schools are razed and the expected total investment for the site will be approximately \$50,000,000. The proposed project is expected to create a minimum of 625 jobs.

A field investigation indicated that the proposed Kettering High School Area Industrial Development District located in the Gratiot Town/Kettering Neighborhood area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Parcel Number	Property Class	Property Address	Owner Name	Legal Description	Acreage
17000848.	201	7701 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 128 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 35.07 X 100	0.080
17000849.	402	7707 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 129 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17000850.	402	7713 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 130 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17000851.	402	7719 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 131 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17000852.	402	7725 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 132 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17000853.	402	7731 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 133 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17000854.	402	7737 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 134 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 35.07 X 100	0.080
17000855.	402	7747 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 123 POTTERS SUB L13 P92 PLATS, W C R 17/102 24.25 X 100	0.055
17000856.	402	7749 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 122 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000857.	402	7755 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 121 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000858.	202	7761 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 120 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000859.	402	7767 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 119 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000860.	402	7773 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 118 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000861.	402	7779 HENDRIE	DETROIT PUBLIC SCHOOLS	N HENDRIE 117 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000886.	402	7766 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 111 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 IRREG	0.074



17000887.	402	7760 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 110 POTTIERS SUB L13 P92 PLATS, W C R 17/102 30 X 100	0.069
17000888.	402	7754 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 109 E 10.36 FT 108 POTTIERS SUB L13 P92 PLATS, W C R 17/102 40.36 X 100	0.092
17000889.	402	7744 MEDBURY	DETROIT LAND BANK AUTHORITY	S MEDBURY W 19.64 FT 108 107 POTTIERS SUB L13 P92 PLATS, W C R 17/102 40 X 100	0.092
17000890.	402	7736 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 121 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.64 X 100	0.062
17000891.	402	7734 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 122 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.50 X 100	0.062
17000892.	402	7730 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 123 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.50 X 100	0.062
17000893.	402	7724 MEDBURY	DETROIT PUBLIC SCHOOLS	S MEDBURY 124 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.50 X 100	0.062
17000894.	402	5904 MEDBURY	DETROIT LAND BANK AUTHORITY	N MEDBURY 540&539 WM TAITS SUB L16 P87 PLATS, W C R 17/104 60 X 100	0.138
17000895.	402	7617 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 538 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 100	0.069
17000896.	402	7623 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 537 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 100	0.069
17000897.	402	7629 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 536 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 100	0.069
17000898.	402	7635 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 535 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 100	0.069
17000899.	402	7641 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 534 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 100	0.069
17000900-7	402	7647 MEDBURY	DETROIT PUBLIC SCHOOLS	N MEDBURY 533 & 532WM TAITS SUB L16 P87 PLATS, W C R 17/104 66.09 IRREG	0.153



17010007-35	1	6101 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 35 THRU 64 72 THRU 75 POTTERS SUB L13 P92 PLATS, W C R 17/102 46 THRU 90 GEO H MARTZ SUB L14 P5 PLATS, W C R 17/103 460 THRU 511 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 AND VAC BALDWIN, LAMBERT, LADUE & ALLEYS ADJ EXC PT DEEDED FOR VAN DYKE WDNG & EXC FORD FREEWAY AS OP 17/--- 11,151 AC Split on 08/10/2018 with 17010036-7, 17010038., 17010039., 17010040., 17010041-2 into 17010007- 42;	11.317
17010007-42	201	6101 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 35 THRU 75 OTTERS SUB L13 P92 PLATS, W C R 17/102 46 THRU 90 GEO H MARTZ SUB L14 P5 PLATS, W C R 17/103 460 THRU 511 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 AND VAC BALDWIN, LAMBERT, LADUE & ALLEYS ADJ EXC PT DEEDED FOR VAN DYKE WDNG & EXC FORD FREEWAY AS OP 17/-- - 11.854 AC SPLIT/COMBINED ON 08/10/2018 FROM 17010007-35, 17010036-7, 17010038., 17010039., 17010040., 17010041-2;	11.854
17010041-2	1	6001 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 70&71 AND E 7.5 FT VAC ALLEY ADJ POTTERS SUB L13 P92 PLATS, W C R 17/102 66.15 IRREG Split on 08/10/2018 with 17010007-35, 17010036-7, 17010038., 17010039., 17010040. into 17010007-42;	0.159
17010043.	402	5941 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 80 EXC S 1 1/2 FT POTTERS SUB L13 P92 PLATS, W C R 17/102 28.5 IRREG	0.070





17010044.	402	5931 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE S 1 1/2 FT 80 81 POTTERS SUB L13 P92 PLATS, W C R 17/102 31.5 X 100.07	0.073
17010045.	402	5925 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 82 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100.07	0.069
17010046-52	402	5905 VAN DYKE	DETROIT LAND BANK AUTHORITY	W VAN DYKE 83 THRU 86POTTERS SUB L13 P92 PLATS. W C R 17/102 126.15 IRREG	0.286
17010053.	402	5837 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 112 POTTERS SUB L13 P92 PLATS, W C R 17/102 40 IRREG	0.097
17010054.	402	5831 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 113 POTTERS SUB L13 P92 PLATS, W C R 17/102 30 X 100.07	0.069
17010055.	402	5825 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 114 POTTERS SUB L13 P92 PLATS, W C R 17/102 30.07 IRREG	0.065
17010056.	402	5805 VAN DYKE	DETROIT PUBLIC SCHOOLS	W VAN DYKE 116&115 POTTERS SUB L13 P92 PLATS, W C R 17/102 100.07 IRREG	0.133
17011352.	402	5824 BALDWIN	DETROIT PUBLIC SCHOOLS	E BALDWIN 127 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 30 X 100	0.069
17011353.	402	5830 BALDWIN	DETROIT PUBLIC SCHOOLS	E BALDWIN 126 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 35 X 100	0.080
17011355-428	202	5850 BALDWIN	DETROIT PUBLIC SCHOOLS	E BALDWIN 91 THRU 120GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 76 THRU 79 87 THRU 106POTTERS SUB L13 P92 PLATS, W C R AND VAC PHELPS AVE AND VAC ALLEYS ADJ 17/102 432 IRREG	4.393
17011429.	202	5977 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 512 WM TAIT SUB L16 P87 PLATS, W C R 17/104 32 X 142.2A	0.104
17011430.	202	5973 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 515 WM TAIT SUB L16 P87 PLATS, W C R 17/104 30 X 142.04A	0.098
17011431.	202	5969 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 516 WM TAIT SUB L16 P87 PLATS, W C R 17/104 30 X 141.88A	0.098



17011432.	202	5963 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 519 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 141.73A	0.098
17011433.	402	5957 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 520 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 141.57A	0.098
17011434.	402	5951 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 523 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 141.42A	0.097
17011435.	402	5945 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 524 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 141.26A	0.097
17011436.	402	5935 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 527 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 141.11A	0.097
17011437.	402	5929 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 528 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 140.95A	0.097
17011438.	402	5921 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 531 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 32 X 140.79A	0.104
17011439.001	402	5859 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 672 EXC W 66 FT THEREOF WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 73.70 AV	0.051
17011439.002L	402	5853 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 671 EXC W 66 FT THEREOF WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 73.55 AV	0.051
17011440.001	402	7638 MEDBURY	DETROIT PUBLIC SCHOOLS	W BALDWIN E 39 FT OF W 66 FT 672 E 39 FT OF W 66 FT 671 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 60 X 39	0.054
17011440.002L	402	7630 MEDBURY	DETROIT PUBLIC SCHOOLS	W BALDWIN W 27 FT 672 W 27 FT 671 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 60 X 27	0.037
17011441.	402	5849 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 670 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 139.39A	0.096
17011442.	402	5843 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 669 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 139.24A	0.096
17011443.	402	5835 BALDWIN	DETROIT LAND BANK AUTHORITY	W BALDWIN 668 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 139.08A	0.096
17011444.	402	5829 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 667 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 138.93A	0.096





17011445.	402	5823 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 666 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 138.77A	0.096
17011446.	402	5817 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 665 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 138.61A	0.096
17011447.	402	5811 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 664 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 138.46A	0.095
17011448.	402	5803 BALDWIN	DETROIT PUBLIC SCHOOLS	W BALDWIN 663 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 44.11 X 138.27A	0.139
17012131.	402	5802 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 550 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 44.11 X 118	0.119
17012132.	402	5810 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 549 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012133.	402	5816 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 548 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012134.	402	5822 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 547 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012135.	402	5828 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 546 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012136.	402	5834 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 545 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012137.	402	5840 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 544 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012138.	402	5846 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 543 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012139.	402	5852 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 542 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012140.	402	5858 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 541 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012141.	402	5922 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 530 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 32 X 118	0.087
17012142.	402	5930 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 529 WM TAITTS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081



17012143.	402	5936 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 526 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012144.	402	5942 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 525 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012145.	402	5948 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 522 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012146.	402	5954 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 521 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012147.	202	5960 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 518 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012148.	202	5966 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 517 WM TAITS SUB L16 P87 PLATS, W C R 17/104 30 X 118	0.081
17012149-71	202	5976 TOWNSEND	DETROIT PUBLIC SCHOOLS	E TOWNSEND 514&513 WM TAITS SUB L16 P87 PLATS, W C R 17/104 62 X 118	0.168
17013777-86	201	5830 FIELD	DETROIT PUBLIC SCHOOLS	E FIELD 62 THRU 81 WM TAITS SUB L16 P87 PLATS, W C R 17/104; 204 THRU 213 349 THRU 340 AND S 0.89 FT 341 WM TAITS SUB L16 P87 PLATS, W C R 17/104 ALSO VAC ADJ ALLEYS AND VAC SHERIDAN ADJ 550.94 X 314.11 SPLIT/COMBINED ON 08/10/2018 FROM 17012229., 17012230., 17012231., 17012232., 17012233., 17012234., 17012235., 17012236.001, 17012236.002L, 17013022., 17013023., 17013024., 17013025., 17013026., 17013027., 17013028., 17013029., 17013030., 17013031., 17013146., 17013147., 17013148., 17013149., 17013150., 17013151., 17013152., 17013153., 17013154., 17013155., 17013777., 17013778., 17013779., 17013780., 17013781.,	3.965



				17013782., 17013783., 17013784., 17013785., 17013786.;	
17011354.	202	5842 BALDWIN	DETROIT PUBLIC SCHOOLS	E BALDWIN 125 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 35 X 100	0.080





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

118

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

August 28, 2019

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

**Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Elmwood Park Plaza Limited Partnership in the area of 750 Chene, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 877).**

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **Elmwood Park Plaza Limited Partnership** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, 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 is 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 establishing an Obsolete Property 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, P&DD  
D. Rencher, HRD  
V. Farley, HRD

CITY CLERK 2019 AUG 28 10:13



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS**, **Elmwood Park Plaza Limited Partnership** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description 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 the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> 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.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Tuesday, May 14, 2019*

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    LAW DEPARTMENT  
FINANCE DEPT/ASSESSMENTS DIV.    PLANNING AND DEVELOPMENT DEPARTMENT

**877**    *Elmwood Park Plaza Limited Partnership, request for the Establishment of an Obsolete Property Rehabilitation District - Elmwood Club Plaza.*

**HONIGMAN**

# 877

Richard A. Barr  
Office: 313.465.7308  
Mobile: 248.701.2025  
rbarr@honigman.com

April 25, 2019

Office of Detroit City Clerk  
2 Woodward Avenue  
Coleman A. Young Municipal Center  
Suite 200  
Detroit, MI 48226

**Re: *Petition to Establish Obsolete Property Rehabilitation District – Elmwood Club Plaza***

Ladies and Gentlemen:

Enclosed please find a Petition to Establish Obsolete Property Rehabilitation District from Elmwood Park Plaza Limited Partnership, the owner of the property known as the Elmwood Club Plaza, 750 Chene, pursuant to P.A. 146 of 2000. A separate request will be filed for the approval of an Obsolete Property Rehabilitation Exemption Certificate for an investment proposed to be made by the owner at this property.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

Encs.

cc: Kenyetta Hairston-Bridges, DEGC  
Veronica Farley, HRD



**PETITION TO ESTABLISH  
OBSOLETE PROPERTY REHABILITATION DISTRICT**

Elmwood Park Plaza Limited Partnership

April 24, 2019

**I. Introduction**

Elmwood Park Plaza Limited Partnership, a Michigan limited partnership, the current owner (the "Owner") of the property known as the Elmwood Club Plaza, 750 Chene, Detroit, MI 48207 (the "Property"), requests the establishment of an Obsolete Property Rehabilitation District pursuant to MCL 125.2783 to support the Purchaser's planned rehabilitation of the apartment units and other components of the Property. The proposed district consists of tax parcel identification number Ward 11, Item No. 00125-34.

Please see Attachment A for the tax parcel's legal descriptions and Attachment B for a depiction of the proposed district.

**II. Eligibility of Property**

The Property consists of one parcel of "obsolete property" in an area characterized by obsolete commercial property and commercial housing property within the meaning of section 2(f) of the Obsolete Property Rehabilitation Act, PA 146 of 2000, as amended, MCL 125.2782(f). The Property is "obsolete property" because it is functionally obsolete within the meaning of MCL 125.2782(f) due to being unable to be used to adequately perform the function for which it was intended, a multi-family apartment building and related improvements, resulting from factors such as the following conditions described in State Tax Commission Bulletin No. 9 of 2000: (i) heating and cooling systems that are inadequate for the highest and best use of the Property; and (ii) electrical, plumbing, mechanical, and interior features that are inefficient and inconsistent with the highest and best use of the Property. The area surrounding the Property is comprised of obsolete commercial property and commercial housing property (MCL 125.2783(1)(a)).

**III. Ownership of Property**

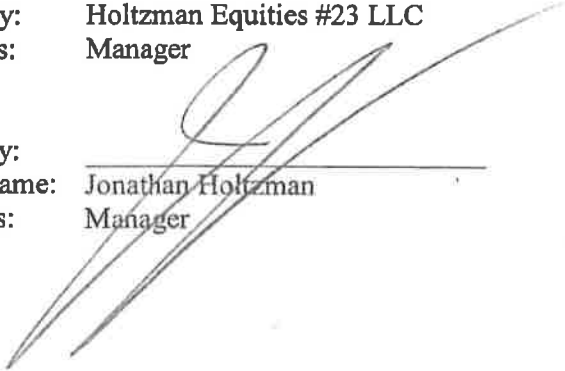
The parcel is owned by Elmwood Park Plaza Limited Partnership, a Michigan limited partnership, whose address is 31700 Middlebelt Road, Suite 140, Farmington Hills, Michigan 48334, Attn: Jonathan Holtzman.

Respectfully submitted:

**ELMWOOD PARK PLAZA LIMITED PARTNERSHIP,**  
a Michigan limited partnership

By: Holtzman Elmwood LLC  
Its: General Partner

By: Holtzman Equities #23 LLC  
Its: Manager

By:   
Name: Jonathan Holtzman  
Its: Manager

**ATTACHMENT A**  
***Legal Description of Proposed OPRA Districts***

Land situated in the City of Detroit in the County of Wayne in the state of Michigan.

Parts of Lots 18 and 19, of ELMWOOD PARK URBAN RENEWAL PLAT NO. 2, according to the plat thereof as recorded in Liber 92 of Plats, pages 77 through 82, both inclusive, Wayne County Records, described as: Beginning at the Southwesterly corner of said Lot 19, being also the intersection of the Northerly line of Larned Street, 120.00 feet wide, with the Easterly line of Chene Street, 120.00 feet wide; thence along the Westerly line of said Lot 19, North 26 degrees 07 minutes 10 seconds West, 264.88 feet; thence North 63 degrees 53 minutes 19 seconds East, 133.55 feet; thence North 26 degrees 07 minutes 10 seconds West, 180.49 feet; thence North 63 degrees 52 minutes 50 seconds East, 424.29 feet; thence along the Southerly line of said Lot 19, South 59 degrees 51 minutes 21 seconds West, 300.00 feet to the Point of Beginning.

Commonly known as: 750 Chene, Detroit, Michigan 48207.

Tax ID Number: Ward 11, Item No. 00125-34.

**ATTACHMENT B**  
*Depiction of Proposed OPRA District*

See the attached ALTA survey.



2019-05-14

877

877 *Petition of Elmwood Park Plaza  
Limited Partenership, request for the  
Establishment of an Obsolete Property  
Rehabilitation District - Elmwood  
Club Plaza.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION    LAW DEPARTMENT  
FINANCE DEPT/ASSESSMENTS DIV.    PLANNING AND  
DEVELOPMENT DEPARTMENT



TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 750 Chene  
DATE: June 6, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Elmwood Park Plaza Limited Partnership

**Location and Project Proposal:** 750 Chene; Project seeks to rehabilitate a 40-unit multifamily structure for residential purposes.

#### **Master Plan Interpretation**

The subject site area is designated **Medium Density Residential (RM)**. Medium Density Residential areas should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents day-to-day needs.

The following policies of the Lower East Central neighborhood describe the following recommendations:

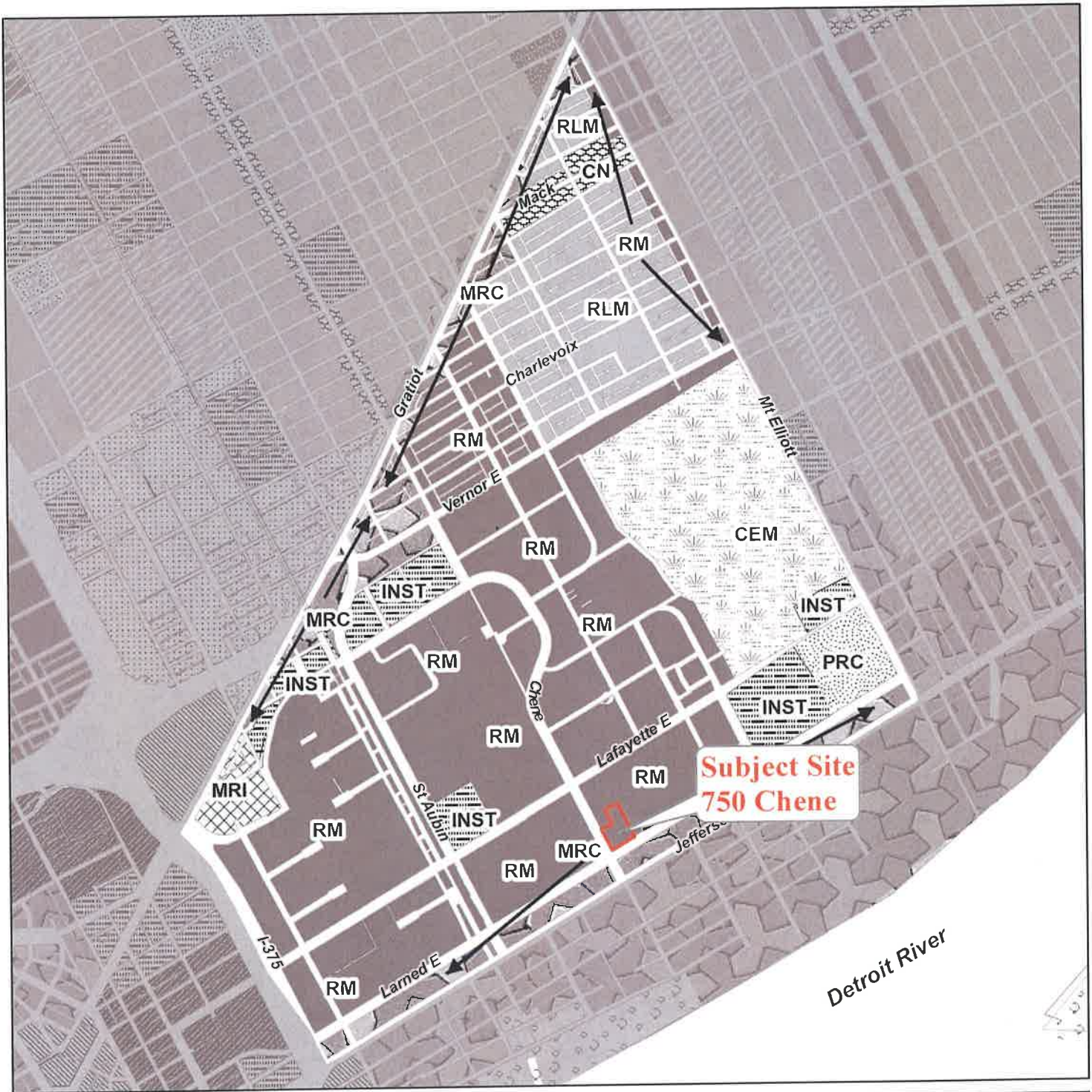
- Policy 1.1 Continue medium and high-density residential development in the area of south of Vernor
- Policy 3.2 Develop mixed-use medium and high density housing along Gratiot and Mack, and in area southwest of Gratiot and McDougall

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower East Central; Map 4-4B





Map 4-4B

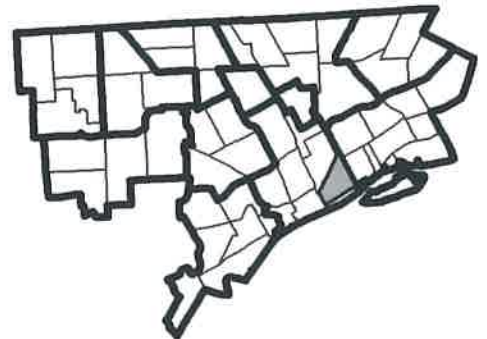
City of Detroit  
Master Plan of  
Policies

## Nearhood Cluster 4 Lower East Central



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

June 4, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – Elmwood Park Plaza Limited Partnership**  
Property Address: 750 Chene (aka 670 Chene)  
Parcel Numbers: 11000125-34

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **Elmwood Park Plaza** Obsolete Property Rehabilitation District located at **750 Chene (aka 670 Chene)** in the **Elmwood Park** district in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**Elmwood Park Plaza Limited Partnership** is proposing to rehabilitate the 18-story apartment building with 156,634 square feet of total floor area, built in 1974, on 2.424 acres of land. The multi-family apartment building is unable to be used to adequately perform the function it was intended because of inadequate heating and cooling systems along electrical, plumbing, mechanical and interior features inefficient and inconsistent with the highest and best use of the property.

The properties meet the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed **Elmwood Park Plaza** Obsolete Property Rehabilitation District located at **750 Chene (aka 670 Chene)** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation District  
Elmwood Park Plaza Limited Partnership  
Page 2

Property Address: 670 CHENE

Parcel Number: 11000125-34

Property Owner: ELMWOOD PARK PLAZA

Legal Description: N LARNED PT OF 18 & 19ELMWOOD PARK URBAN REN PLAT NO 2 SUB L92 P77-82 PLATS, W C R DES AS FOLS BEG SWLY COR LOT 19 TH N 26D07M 10S W 264.88 FT TH N 63D 53M 19S E 133.55 FT TH N 26D 07M 10S W 180.49 FT TH N 63D 52M 50S E 165.71 FT TH ALONG THE E LINE OF SD LOTS 18 & 19 S 26D 07M 10S E 424.29 FT TH ALONG THE S LINE OF SD LOT 19 S 59D 51M 21S W 300 FT TO THE POB 11/112 104955 SQ FT

The legal description matches the OPRA district request.







CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

769  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

August 26, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Bagley Development Group, LLC** in the area of 150 Bagley, Detroit, MI in accordance with Public Act 147 of 1992 (Petition #769)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Bagley Development Group, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, 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 proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher  
Director

DR/ML

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



**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

**WHEREAS, Bagley Development Group, LLC** has requested establishment of **The Bagley Development** NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

**WHEREAS**, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.



TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** (PA 147) at 150 Bagley Street (Floors 2-18)  
DATE: April 25, 2019  
CC: Maurice Cox, Director, Planning and Development

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 **establishment of Neighborhood Enterprise Zone (NEZ)**.

**Location and Project Proposal:** Subject site is located at 150 Bagley Street. The project proposes to renovate and repurpose the existing eighteen story, 217,300 square feet building, commonly known as the United Artist Building, into 148 one and two-bedroom market rate apartment units (20% affordable) totaling approximately 206,800 square feet on floors 2-18 (applies to this application) and 10,500 square feet of commercial/retail/restaurant space on the ground floor (does not apply to this application)

**Existing Site Information:** The existing structure is vacant and requires significant rehabilitation. The proposed rehabilitation includes renovation of the building to standards required for historic structures on the National Register of Historic Places.

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of 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."

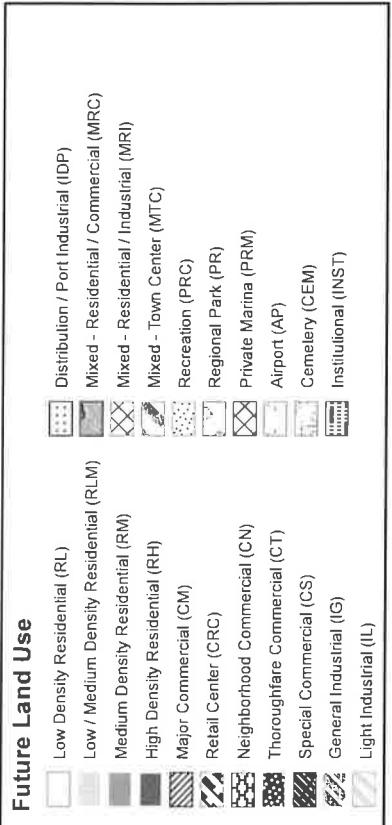
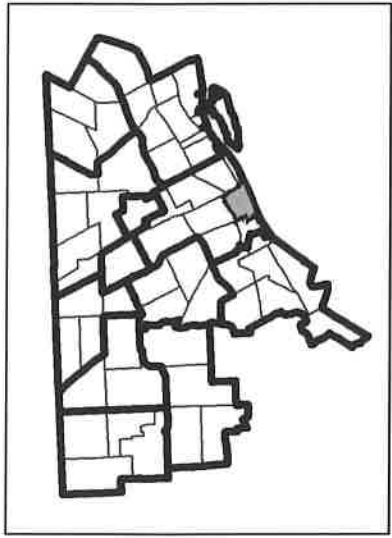
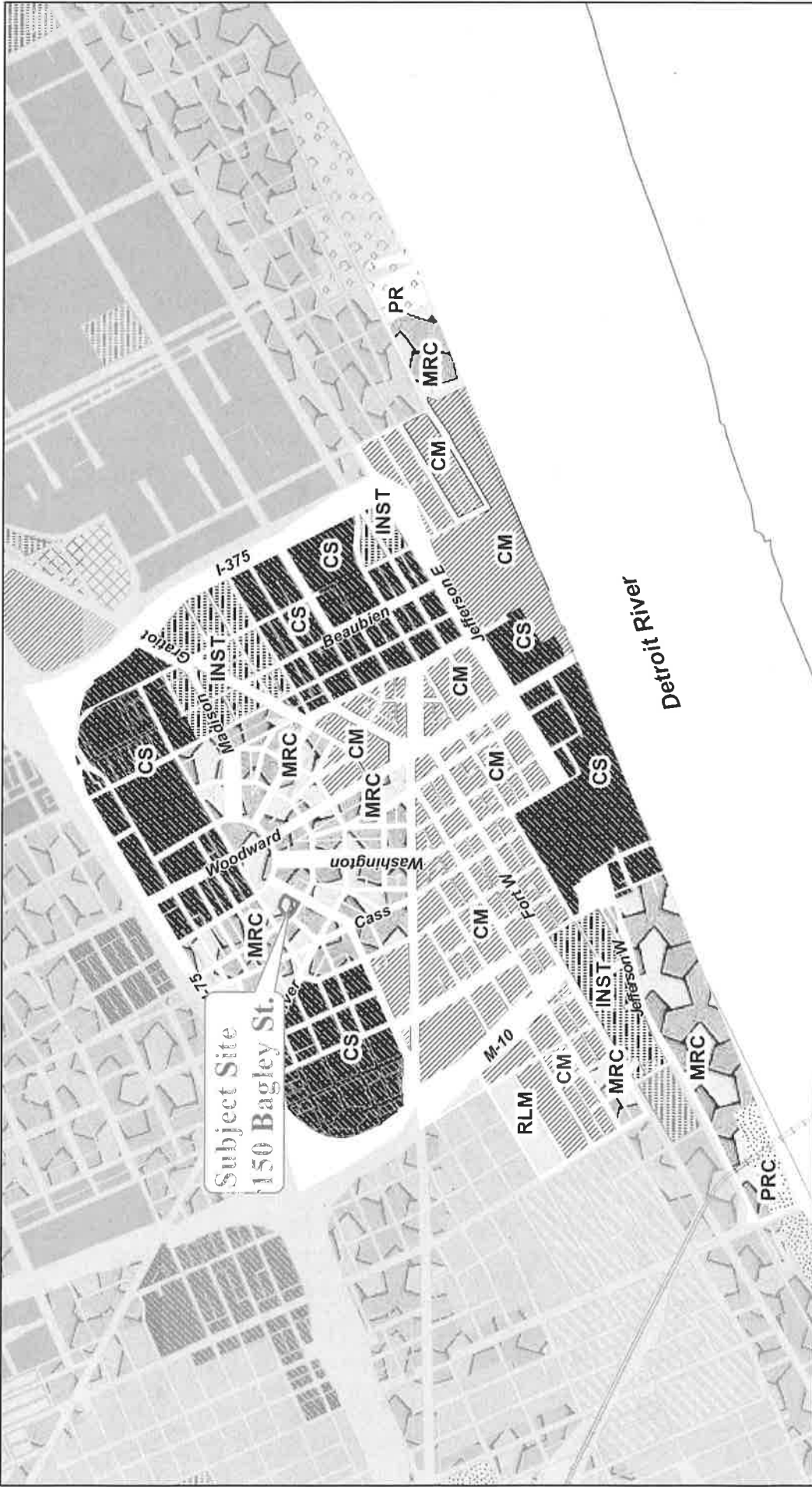
The following policies of the Central Business District neighborhood describe the following recommendations:

- Policy 11.1 – Give high priority to the preservation of historic buildings, especially the restoration, rehabilitation, and reuse of building facades
- Policy 11.2 – Ensure aesthetic compatibility between new and existing structures and sites
- Policy 15.1 – Develop design guidelines to promote linkages among and to the various Central Business District business and entertainment districts

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Central Business District, Map 4-1B



**Map 4-1B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 4**  
**Central Business District**





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

June 24, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Bagley Development Group LLC**  
**Property Address: 150 Bagley**  
**Parcel Number: 02000327.**

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request from **Bagley Development Group LLC** proposed **United Artist Neighborhood Enterprise Zone**, generally located at 150 Bagley in the **Downtown** area in the City of Detroit. The developer, Bagley Development Group, is a ground lessee for the property located at 150 Bagley. Bagley Development Group LLC's proposed plan is to renovate and repurposed the United Artist building to include 148 apartments and 10,500 square feet of commercial/retail/restaurant on the first ground floor.

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 the vacant United Artist 18-story office/theater building contains 226,008 square feet of building area and was built in 1927 on .690 acres of land. The developer plans to create approximately 148 one and two bedroom units at market rate (20% of which will be affordable) on floors 2 to 18 and 10,500 square feet of commercial/retail/restaurant on the first ground floor. The developer is requesting an Obsolete Property Rehabilitation district for the ground floor and basement, in a separate request, and a Neighborhood Enterprise Zone district for the apartment units. The current True Cash Value of the proposed area (81.19%) is \$10,397,191 and contains .690 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and construction.

MCL 207.772 Sec 2(k) "Qualified downtown revitalization district" means an area located within 1 or more of the following: (i) The boundaries of a downtown district as defined in section 1 of 1975 PA 197, MCL 125.1651. (ii) The boundaries of a principal shopping district or a business improvement district as defined in section 1 of 1961 PA 120, MCL 125.981. (iii) The boundaries of the local governmental unit in an area that is zoned and primarily used for business as determined by the local governmental unit.

MCL 207.772 Sec 2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and



Neighborhood Enterprise Zone  
Bagley Development Group LLC  
Page 2

will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.

Upon review, it has been determined that this proposed district located at **150 Bagley** in the **Downtown** area as a qualified historic building is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone  
Bagley Development Group LLC  
Page 3

Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
02000327	150 Bagley	Olympia Development of MI LLC	Vacant 18 Story Office / Theater Building	\$12,806,000 \$10,397,191 (81.19%)	\$241,874 \$196,377 (81.19%)	.690



# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Caven West  
Deputy City Clerk/Chief of Staff

## DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, May 16, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

---

### AMENDMENT

Herewith, the following referral is a copy of Petition 769

---

HOUSING AND REVITALIZATION    LEGISLATIVE POLICY DIVISION  
PLANNING AND DEVELOPMENT DEPARTMENT    LAW DEPARTMENT  
FINANCE DEPARTMENT

**769**    *Bagley Development Group, LLC, request to establish a Neighborhood Enterprise Zone for the property located 150 Bagley.*

**NOTE:**    Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS AMENDING PETITION DUE TO:**

~~Corrected ownership - See attached.~~

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.

## DEPARTMENTAL REFERENCE COMMUNICATION

*Thursday, May 16, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

### AMENDMENT

Herewith, the following referral is a copy of Petition 769

---

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Thursday, March 21, 2019*

*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.

---

HOUSING AND REVITALIZATION    LEGISLATIVE POLICY DIVISION  
PLANNING AND DEVELOPMENT DEPARTMENT    LAW DEPARTMENT  
FINANCE DEPARTMENT

**769**    *Bagley Development Group, LLC, request to establish a Neighborhood Enterprise Zone for the property located 150 Bagley.*



Warner Norcross + Judd LLP

# 769

OFFICE OF THE  
DETROIT CITY CLERK

2019 MAR -1 P 2:47

February 27, 2019

Janice M. Winfrey  
City Clerk  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 200  
Detroit, Michigan 48226

Re: **Neighborhood Enterprise Zone ("NEZ") Designation Request for the Proposed Bagley Development Group Residential NEZ District and Act 146 Request for Establishment of Obsolete Property Rehabilitation ("OPRA") District- Bagley Development Group Project**

Dear Ms. Winfrey:

On behalf of my client, Bagley Development Group, LLC, a Michigan limited liability company, enclosed are copies of the NEZ and OPRA district requests. Included with the requests are site maps of the requested district boundaries of the subject property, the Accounts Receivable Clearance Application and the Request for Income Tax Clearance form.

Thank you for your time and consideration of these requests. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616)752-2447.

Very truly yours,

Jared T. Belka

JTB/ckm

Enclosure

c: Emmett Moten *via e-mail*  
Nevan Shokar (DEGC) *via e-mail*

18196484

Jared T. Belka | Partner  
D 616.752.2447  
E jbelka@wnj.com  
900 Fifth Third Center, 111 Lyon Street, N.W.  
Grand Rapids, MI 49503-2487



February 20, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of a Neighborhood Enterprise Zone District at  
150 Bagley Street**

Honorable City Council:

On behalf of Bagley Development Group, LLC ("Bagley"), please accept this letter as a request to establish a Neighborhood Enterprise Zone ("NEZ") District for the property located at 150 Bagley Street, generally located between W. Adams, Clifford Street, Park Avenue and Bagley Street and described on the map on Attachment A.

Bagley intends to renovate and repurpose the existing eighteen story, 217,300 sf building, commonly known as the United Artists Building, into one hundred forty-eight (148) one and two bedroom market rate apartment units (20% will be affordable) totaling approximately 206,800 sf on floors 2-18 and 10,500 sf of commercial/retail/restaurant space on the ground floor (the "Project"). The Project will include significant interior renovations including all new mechanicals, windows, flooring, countertops, cabinetry, appliances, and wall coverings. The Project includes anticipated total capital investment of approximately \$55.88 million and the rehabilitation will commence in mid-2019 and is expected to be completed by mid-2020.

The Project would not be financially viable without the support of incentives, including the requested NEZ abatement. The NEZ will attract new residents to the Project and to the City of Detroit while reactivating a vacant building in the downtown.

At this time, the building sits vacant and in need of significant rehabilitation. The proposed rehabilitation includes renovation of the building to standards required for historic structures on the National Register of Historic Places.

Bagley is requesting the NEZ be applicable for the residential component of the Project (floors 2-18) for a period of fifteen (15) years. The property is eligible for NEZ designation pursuant to section 3(1) of the Neighborhood Enterprise Zone Act, 1992 PA 147, MCL 207.773(1). Following completion of the Project, ten (10) or more facilities will be included in the district, which is located within a "qualified downtown

revitalization district" as defined in MCL 207.772(k). The requested district is compact and contiguous.

The City will benefit from the proposed rehabilitation project by bringing new residents into the City that will generate new income taxes and long-term property tax growth. The presence of permanent residents will also support the various retailers in the surrounding area. Therefore, Bagley respectfully requests your consideration of the NEZ for this Project.

Respectfully submitted,

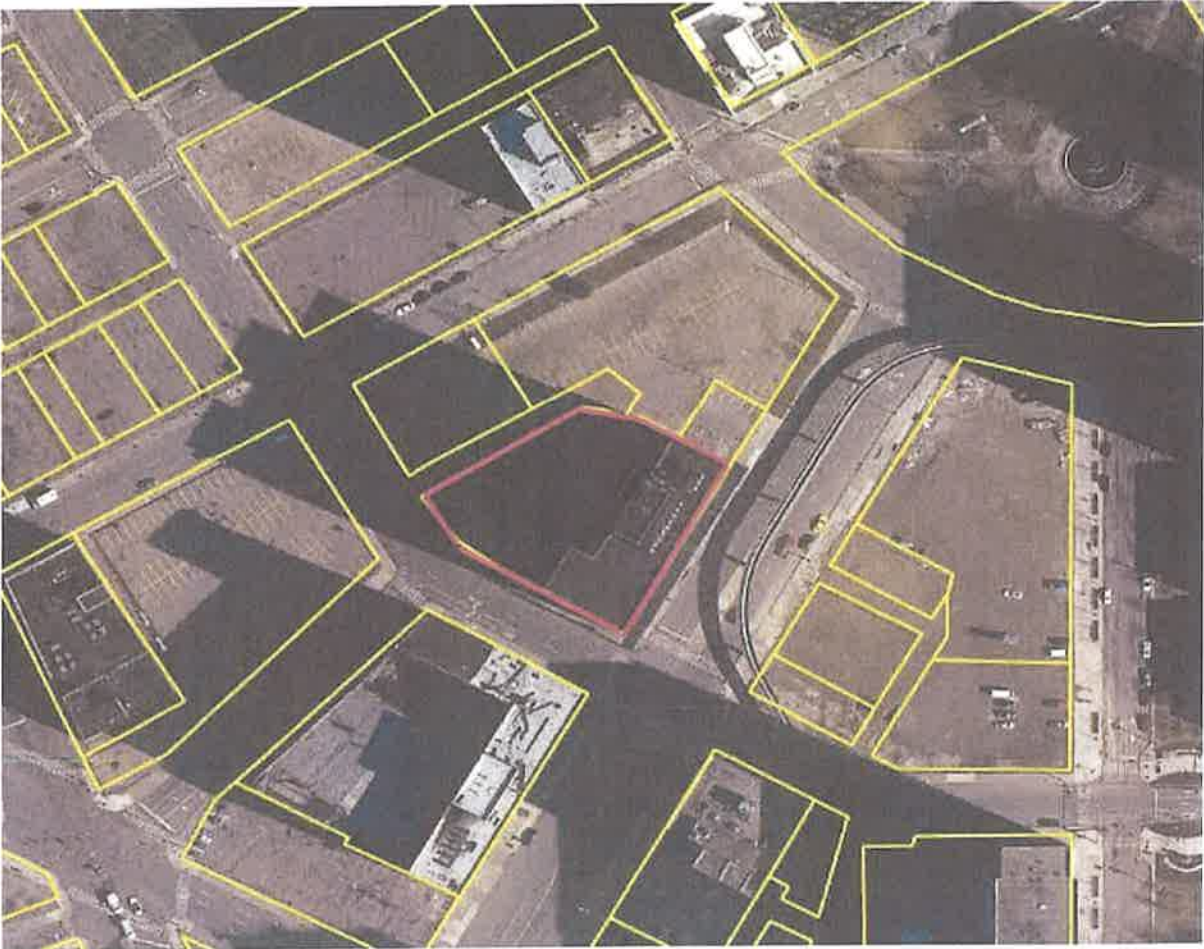


Emmett S. Moten Jr.  
Bagley Development Group, LLC

**Attachment A: Site Map**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
D. Bolton, Planning  
J. Belka, Warner Norcross + Judd LLP

## PROPOSED NEZ DISTRICT



**Address:** 150 Bagley Street  
Detroit, MI 48226

**Parcel #:** 02000327

**Legal:**

PART OF LOTS LOTS 25, 26, AND 27 OF GOVERNOR AND JUDGES PLAN OF SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 555 OF WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 25; THENCE ALONG THE WESTERLY LINE OF BAGLEY AVENUE, 120 FEET WIDE, SOUTH 28 DEGREES 47 MINUTES 17 SECONDS WEST, 181.41 FEET; THENCE ALONG THE NORTHERLY LINE OF CLIFFORD AVENUE (60 FEET WIDE), NORTH 61 DEGREES 14 MINUTES 43 SECONDS WEST, 79.84 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 50.27 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 21.94 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 82.10 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 3.35 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 49.10 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID NORTH LINE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 54.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,443 SQUARE FEET.

April 16, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

RE: **Amended Request for the Establishment of an Obsolete Property Rehabilitation Act District and Neighborhood Enterprise Zone Act District for the 150 Bagley Street Redevelopment Project**

Honorable City Council:

Bagley Development Group, LLC ("**Bagley**"), the proposed developer and ground lessee for the property located at 150 Bagley Street, generally located between W. Adams, Clifford Street, Park Avenue and Bagley Street and described on the map on Attachment A (the "**Property**"), hereby submits a request to establish an Obsolete Property Rehabilitation Act ("**OPRA**") District for the basement and ground-floor retail portion of the Building (defined below) and a Neighborhood Enterprise Zone Act ("**NEZ**") District for floors 2-18 that will house the proposed 148-unit residential portion of the Property identified in Attachment A.

Bagley intends to renovate and repurpose the existing eighteen story, 217,300 square-foot building commonly known as the United Artists Building (the "**Building**"). into one hundred forty-eight (148) one and two bedroom market rate apartment units (20% of which will be affordable) totaling approximately 206,800 square feet on floors 2-18 and 10,500 square feet of commercial/retail/restaurant space on the ground floor (the "**Project**"). The Project will include significant interior renovations of the Building, including all new mechanical systems, windows, flooring, countertops, cabinetry, appliances, and wall coverings. Bagley anticipates that the Project will require a total capital investment of approximately \$56 million, and that construction of the Project will commence in mid-2019. Bagley anticipates the Project will be completed by mid-2020.

Bagley has indicated that the Project would not be financially viable without the support of incentives, including the requested OPRA and NEZ abatements. The OPRA and NEZ will allow Bagley to redevelop the Building to attract new commercial ground floor retail tenants and residents to the Project and the City of Detroit, while re-purposing a historical, vacant building in Grand Circus Park.


At this time, the Building sits vacant and is in need of significant rehabilitation. The proposed rehabilitation will address and meet all local, state and federal standards required for historic structures that are identified on the National Register of Historic Places.

Bagley is requesting the OPRA be applicable for the commercial component of the Project (ground floor and basement) for a period of twelve (12) years. The Property is considered obsolete as defined in the Michigan General Property Tax Act. In addition, Bagley is requesting the NEZ be applicable for the residential component of the Project for a period of fifteen (15) years. The Property is eligible for NEZ designation pursuant to section 3(1) of the Neighborhood Enterprise Zone Act, 1992 PA 147, MCL 207.773(1). Following completion of the Project, ten (10) or more facilities will be included in the proposed district, which is located within a "qualified downtown revitalization district" as defined in MCL 207.772(k). The requested district is compact and contiguous.

The City will benefit from the proposed rehabilitation project by bringing new commercial tenants and residential residences into the City that will generate new income taxes and long-term property tax growth. In order to facilitate the proposed redevelopment of the Building, Bagley respectfully requests your consideration of the OPRA and NEZ for this Project.

Respectfully submitted,

Bagley Development Group, L.L.C.  
a Michigan limited liability company

By:   
Name: EMMETT S. MOTEN  
Its: Member

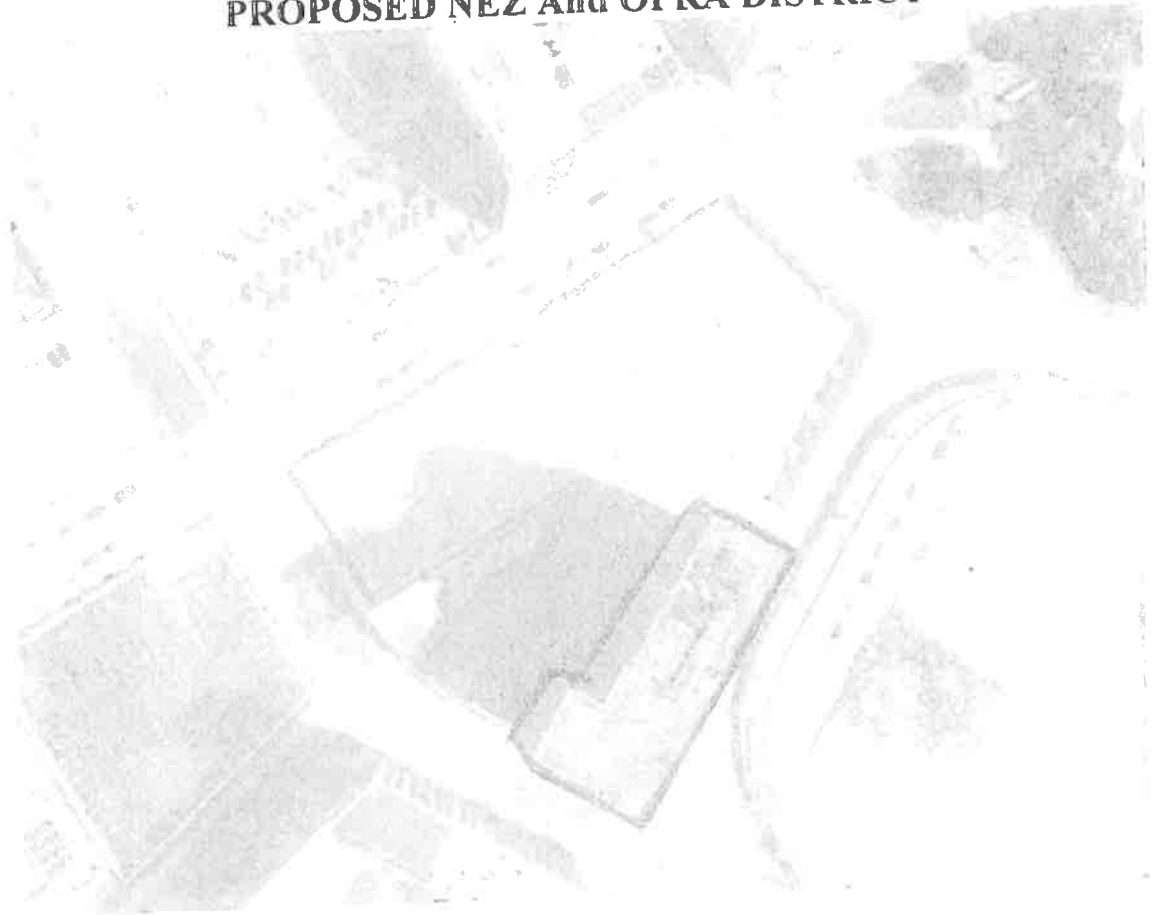
Acknowledged and agreed to this \_\_\_\_ day of April, 2019, by Olympia Development of Michigan, L.L.C. the current owner of record and ground lessor to Bagley

Olympia Development of Michigan, L.L.C.  
a Michigan limited liability company

By:   
Name: Steve Beaton  
Its: VP

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
D. Bolton, Planning  
J. Belka, Warner Norcross + Judd LLP

## PROPOSED NEZ And OPRA DISTRICT



**Address:** 150 Bagley Street  
Detroit, MI 48226

**Parcel #:** 02000327

**Legal:**

PART OF LOTS LOTS 25, 26, AND 27 OF GOVERNOR AND JUDGES PLAN OF SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 555 OF WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 25, THENCE ALONG THE WESTERLY LINE OF BAGLEY AVENUE, 120 FEET WIDE, SOUTH 28 DEGREES 47 MINUTES 17 SECONDS WEST, 181.41 FEET, THENCE ALONG THE NORTHERLY LINE OF CLIFFORD AVENUE (60 FEET WIDE), NORTH 61 DEGREES 14 MINUTES 43 SECONDS WEST, 79.84 FEET, THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 50.27 FEET, THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 21.94 FEET, THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 82.10 FEET, THENCE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 3.35 FEET, THENCE NORTH 28 DEGREES 47 MINUTES 17 SECONDS EAST, 49.10 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID NORTH LINE SOUTH 61 DEGREES 11 MINUTES 33 SECONDS EAST, 54.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,443 SQUARE FEET

2019-03-21

**769**

769 *Petition of Bagley Development Group, LLC, request to establish a Neighborhood Enterprise Zone for the property located 150 Bagley.*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

HOUSING AND REVITALIZATION DIVISION LEGISLATIVE POLICY  
PLANNING AND DEVELOPMENT DEPARTMENT LAW DEPARTMENT  
FINANCE DEPARTMENT





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

170

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

August 27, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Corktown Lofts, LLC** in the area of 1702 West Fort Street, Detroit, MI in accordance with Public Act 147 of 1992 (**Petition #699**)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Corktown Lofts, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, 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 proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher  
Director

DR/ml

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

CITY CLERK 2019 AUG 27 PM 2:10



**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

**WHEREAS**, Corktown Lofts, LLC has requested establishment of **The 1702 Fort Street** NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

**WHEREAS**, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

699

**Corktown Lofts LLC**  
*an affiliate of*  
**Bedrock Detroit, LLC**

OFFICE OF THE  
DETROIT CITY CLERK  
2019 JAN 24 P 2: 08

January 14, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 1340  
Detroit, MI 48226

**RE: Request for Establishment of a Neighborhood Enterprise Zone (NEZ) at 1702 W. Fort Street, Detroit, MI AND the Issuance of a NEZ Certificate**

Honorable City Council:

Please accept this letter as a request to establish a Neighborhood Enterprise Zone for the property located at 1702 W Fort St ("Corktown Lofts"). Corktown Lofts LLC, an affiliate of Bedrock Detroit LLC, is the owner of the property, which is located in the Corktown Historic District.

The overall project will rehabilitate the historic building and transform it into a mixed-use development. This petition applies solely to the rehabilitation of the fifth floor of the historic structure to create 22 residential apartment units and the associated parking in the basement of the rehabilitated structure. In addition, the overall project includes office and retail space on the lower floors, and an addition atop the historic structure to create additional apartment units, all of which are outside the scope of this petition.

Corktown Lofts LLC initially submitted this petition in July 2018. After initial review, the Assessor's Office denied the petition on the basis that construction had commenced prior to establishment of the NEZ Zone. Bedrock subsequently conferred with the Assessor's Office and State Tax Commission to review this initial determination. The State Tax Commission ultimately confirmed that the petition is timely as no such timing requirement is applicable in the case of an NEZ for the rehabilitation of a qualified historic building. See Section 4(2)(g) of the NEZ Act, MCL 207.774.

In order to facilitate completion of the NEZ process at this point in time, this petition respectfully requests approval of the NEZ Certificate to follow immediately upon this Honorable Body's establishment of the NEZ Zone. The NEZ Certificate is being requested solely for the residential portion of the rehabilitated structure (the aforementioned 22 units and associated parking) as further described below.

For questions about this request, please contact Jared Fleisher at JaredFleisher@quickenloans.com or (617) 460-0266.

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to be the name 'Steve Bentley' written in a stylized, cursive script.

Steve Bentley  
Authorized Agent  
Corktown Lofts LLC  
SteveBentley@BedrockDetroit.com  
(313) 373-8755  
630 Woodward Ave  
Detroit MI 48226

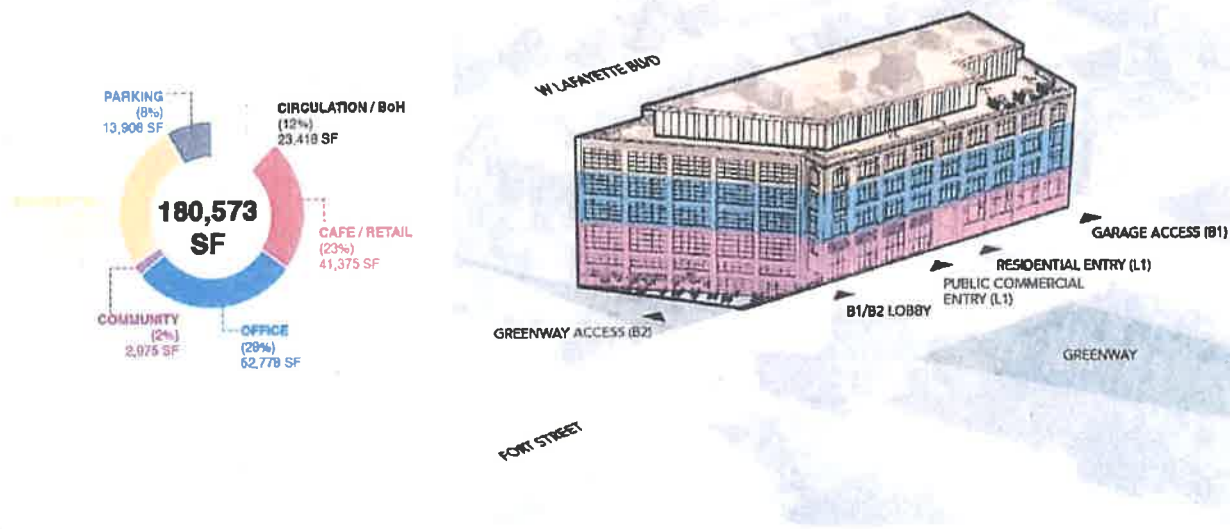
## General Description of Project

Located on Fort Street just west of the Central Business District, just south of Corktown, and just north of the West Riverfront, Corktown Lofts will connect multiple districts by creating a vibrant live-work-play destination. Specifically, the project will rehabilitate the historic Edson, Moore and Company Building into a mixed-use development. The rehabilitation will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and 33 residential units on the upper two floors, consisting of rehabilitated facilities on the fifth floor (22 units) which are the subject of this petition; and a new addition above it (11 units). The rehabilitation also includes 13,908 SF of parking in the basement level to support the residential units. Two-thirds of that parking will serve the 22 rehabilitated facilities that are the subject of this petition (with the remainder serving the 11 new facilities that are outside the scope of this petition). As stated above, the NEZ Certificate is being requested solely for the residential portion of the rehabilitated structure (the aforementioned 22 units and associated parking).

### **Corktown Lofts: Pre-Rehabilitation**



### **Corktown Lofts: Rehabilitation Program Plan**

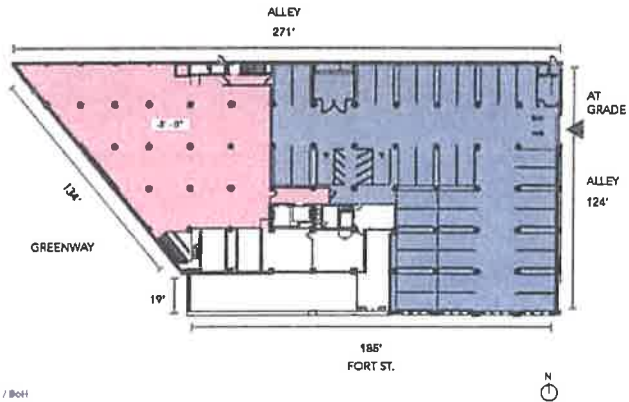
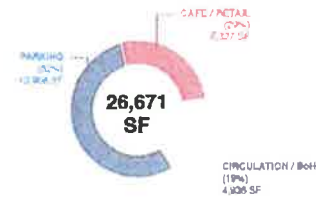


## Corktown Lofts: Basement Parking for Residential Units

### B1 FLOOR PLAN PROGRAMMING

**NOTES**

- Located one level below grade from Fort Street
- Direct access from Fort Street via stair in SW corner with separate lobby
- Half of floor occupied by existing parking
- At-grade parking garage access from alley
- Ceiling Height: 9' 4"



The historic façade of the building is being restored to repair deteriorated masonry, and original window openings that had been filled with cinderblock are being re-created to return the façade to its original grandeur. Historically accurate windows are being installed. Brand new mechanical, electrical, and plumbing systems are being installed throughout the building, as the previous systems were fully deteriorated. Three new elevators are being installed to serve the building, as the existing ones have become deteriorated and unusable. Original hardwood floors are being refurbished where possible and replicated in the remaining areas. New interior space, including residential units, are being built out. As noted, an addition is being built on top of the building to deliver additional residential units and house the residential amenities.

### Basis for Qualification

- **Location in a Qualified Downtown Revitalization District:** A qualified downtown revitalization district includes an area “located within the boundaries of the local governmental unit in an area that is zoned and primarily used for business as determined by the local government unit.” MCL 207.772(k)3. The subject parcel, being zoned M4, is located in an Intensive Industrial District, and is thereby eligible for designation as a Qualified Downtown Revitalization District.
- **Satisfaction of Platted Parcel / Minimum Number of Facilities Requirement:** A Neighborhood Enterprise Zone must contain at least 10 platted parcels of land *unless* located in a qualified downtown revitalization district. A Neighborhood Enterprise Zone located in a qualified downtown revitalization district may contain less than 10 platted parcels *if* the proposed zone contains 10 or more facilities. MCL 207.773(3)1. Under MCL 207.772(m), each of the proposed residential apartments constitutes a “Rehabilitated facility” as each is a portion of an existing structure with a true cash value of less than \$80,000 per unit that will have as its primary purpose residential housing, and as the cost of the proposed improvements

exceed the per-unit requirements. Accordingly, the subject parcel (which contains more than 10 rehabilitated facilities) is eligible for designation as a NEZ.

- **Satisfaction of Timing Requirement for Submission:** A NEZ Zone petition may be submitted after issuance of a building permit in the case of a “qualified historic building,” which is the case here. Corktown Lofts, previously known as the Edson, Moore and Company Building, was constructed in 1913. The building is located within the Corktown Historic District and is individually listed on the National Register of Historic Places in 2017.<sup>1</sup> After review, State Tax Commission staff concurred that there are no other timing requirements under the NEZ Act applicable to the rehabilitation of a qualified historic structure, and that the submission of this petition is thus timely. For reference, Attachment C contains the analysis Bedrock presented to the State Tax Commission on this timing question.

### Project Schedule

Construction of the project is anticipated to be complete in the second quarter of 2019.

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<sup>1</sup> See <https://www.nps.gov/nr/listings/20171201.htm>

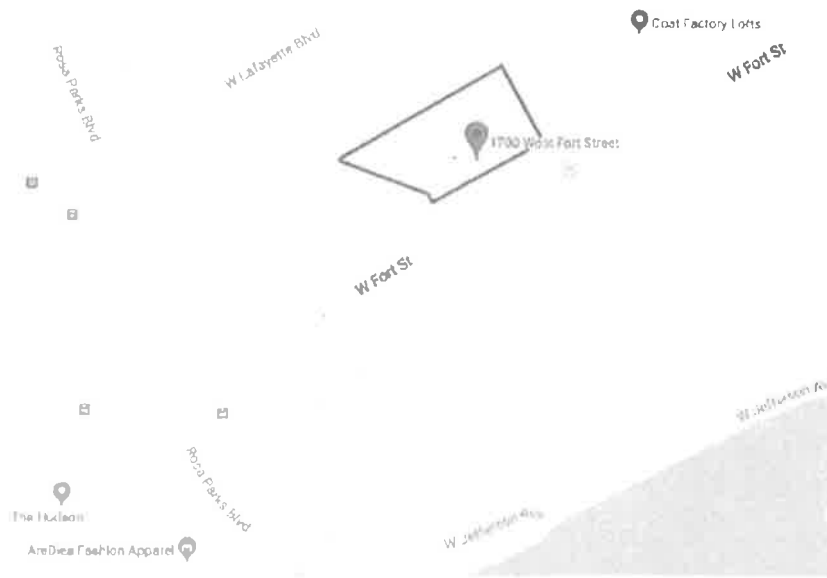


**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

<b>Parcel Tax ID Number</b>	<b>Address</b>	<b>Owner</b>
08000048	1702 W. Fort Street	Corktown Lofts LLC

**Legal Description:**

N W FORT E 19.56 FT ON S LINE BG E 124.32 FT ON N LINE OF 3 SUB OF LOT 2 P C 27 LOGNON FARM L137 P69-70 DEEDS, W C R 8/10 2&1 2&1 PLAT OF SPECHTS SUB OF LOTS 6&7 OF SUB OF LOT 1 OF P C 27 L65 P142 DEEDS, W C R 8/15 8/--- 33,587 SQ FT



**ATTACHMENT B: INVESTMENT COST BREAKDOWN**

	<u>Cost (in millions)</u>	<u>Percent of Budget</u>
<b>Pre-Development</b>	\$1,537,563	14.2%
<b>Hard Construction Costs</b>	\$8,295,485	76.5%
<b>Soft Construction Costs</b>	\$1,012,767	9.3%
<b>Estimated Total</b>	\$10,845,815	100.0%

## ATTACHMENT C: TIMING REQUIREMENTS FOR REHABILITATION OF QUALIFIED HISTORIC BUILDINGS UNDER THE NEZ ACT

Is a building owner required to secure the establishment of a NEZ Zone prior to commencing rehabilitation of a qualified historic building?

### SUMMARY OF RESPONSE

No. By its plain terms, the NEZ Act expressly exempts the rehabilitation of a qualified historic building from the only timing requirement under the Act.

### ANALYSIS

- **The NEZ Act imposes a timing requirement only with respect to the application for the NEZ Certificate.**
  - Section 4(1) addresses the application for the NEZ Certificate and states that “Except as provided in subsection (2) or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued, the application shall be filed before a building permit is issued for the new construction or rehabilitation of the facility.” There is no other timing requirement in the Act.
- The official FAQs for the NEZ program re-affirm that the only “provision in the application process” that is “time sensitive” is the application for the “NEZ Certificate.”
  - Question 6 of the FAQs reads as follows: “**Are there provisions in the application process which are time sensitive?** Yes. An application for a *Neighborhood Enterprise Zone (NEZ) Certificate* must be filed with the clerk of the LGU for a facility located in an established NEZ before a building permit is issued for the new construction or rehabilitation of the facility (emphasis added).”
- Section 4(2)(g) of the Act then sets forth the statutory exception to this timing requirement with respect to a qualified historic building. It provides that, “An application may be filed after a building permit is issued only if 1 or more of the following apply... (g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.”
- The plain meaning of the Act provides that the rehabilitation of a qualified historic building is not subject to the requirement that the Certificate application be submitted prior to issuance of the building permit. Because there are no other statutory timing requirements, there is no timing requirement applicable either to the Zone or Certificate process for the rehabilitation of a qualified historic building.<sup>2,3</sup>

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<sup>2</sup>It is a fundamental principle of statutory interpretation that “nothing is to be added to what the text states or reasonably implies” – that a “matter not covered is to be treated as not covered.” See *Scalia and Garner, Reading Law: The Interpretation of Legal Texts (2002)*, at p.93.

<sup>3</sup>Section 4(1) of the Act requires a NEZ Zone to be established prior to submitting the Certificate application. This creates a *de facto* timing requirement relative to the Zone *where there is a timing requirement applicable to the Certificate*. But in the absence of a requirement applicable to the Certificate, there is no requirement applicable to the Zone as a matter of law or fact.

2019-02-19

**699**

**699** *Petition of Corktown Lofts, LLC,  
request to establish a Neighborhood  
Enterprise Zone for the property  
located at 1702 W. Fort Street,  
Detroit, MI.*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

FINANCE DEPARTMENT/ASSESSMENTS    HOUSING  
AND REVITALIZATION  
LEGISLATIVE POLICY DIVISION    LAW DEPARTMENT



February 11, 2019

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

RE: **Neighborhood Enterprise Zone – Corktown Lofts LLC**  
Property Address: **1720 W. Fort Street**  
Parcel ID: **08000048.**

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the proposed Corktown Lofts LLC **Neighborhood Enterprise Zone**, located in the **West Side Industrial** area in the City of Detroit. The owner's proposed plan is to rehabilitate the fourth floor and construct an additional floor to create 33 residential units in the building the vacant historic building.

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.

Corktown Lofts LLC overall project will be to rehabilitate the historic building and transform it into a mixed-use development with an anticipated 2 floors (33 units) of residential apartments, 2 floors of office space, 2 floors of retail space and below grade parking. The total building consists of a 4-story vacant retail building with 111,046 square feet of total above ground floor area. Corktown Lofts LLC proposes that the fourth floor of the building will be *rehabilitated* to create 22 residential units and a *new* fifth floor has been built above it with a plan to add 11 residential units. The current True Cash Value of the whole building is \$2,054,600 and contains approximately .751 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and new construction.

Per MCL 207.772 Sec.2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.



Neighborhood Enterprise Zone  
Corktown Lofts LLC  
Page 2

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.

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

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone  
Corktown Lofts LLC  
Page 3

Parcel Number	Property Address	Owner Name	Current Use	2019 TCv	Taxable Value	Acres
08000048.	1702 W. Fort Street	Corktown Lofts LLC	Vacant 4 story building	\$2,054,600	\$205,926	.751

The legal description matches the NEZ district request.







TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** (PA 147) at 1702 W. Fort Street  
DATE: March 11, 2019  
CC: Maurice Cox, Director, Planning and Development

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 **establishment of Neighborhood Enterprise Zone (NEZ)**. The Petitioner is Corktown Loft, LLC

**Location and Project Proposal:** This specific petition (Petition 699) applies solely to the rehabilitation of the fifth floor of the historic structure, located at 1702 Fort Street, to create 22 residential apartment units and the associated parking in the basement of the rehabilitation structure; Two-thirds of the 13,908 square feet parking in the basement level will support the 22 residential units.

The overall project seeks to rehabilitate a historic building and transform it into a mixed-use development with office and retail space on the lower floors and an addition atop the historic structure to create additional apartment units (11 units). The project will create retail and restaurant/cafe space on the first two floors and one subgrade floor; office space on the middle two floors, 33 residential units on the upper two floors, and 22 residential units on the fifth floor. The rehabilitation includes 13,908 square feet of parking in the basement level to support the residential units and the 11 new facilities outside the scope of this particular NEZ petition.

**Existing Site Information:** The current site is the home of the historic Edson, Moore and Company Building. The building was construction in 1913, is located within the Corktown Historic District, and is listed on the National Register of Historic Places in 2017.

**Interpretation:** The project will add to the stock of emerging businesses and strengthen residential loft conversions already observed in the Corktown area. Additionally, the project is served by two bus lines and the project could encourage additional bus stops and increased ridership along Fort Street.

#### **Master Plan Interpretation**

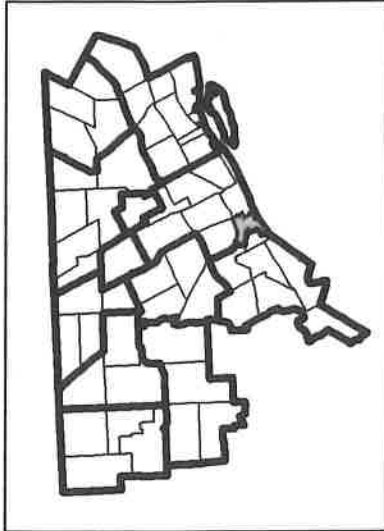
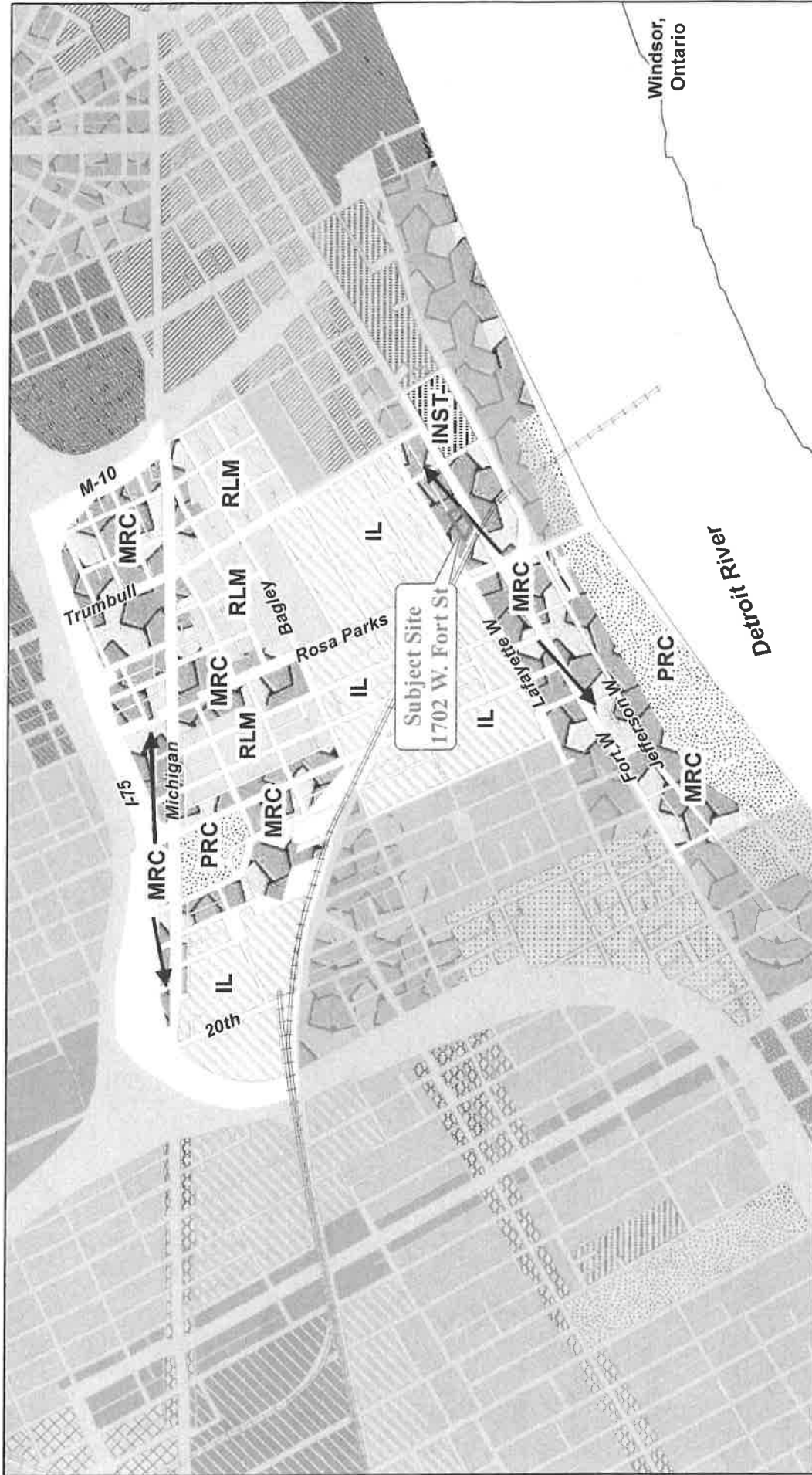
The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

The following policies of the Corktown neighborhood describe the following recommendations:

- Policy 4.3: "Encourage high-density mixed used development to replace obsolete industrial and commercial properties along Fort"

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**Attachments:** Future General Land Use Map: Neighborhood Cluster 4, Corktown; Map 4-2B



**Future Land Use**

	Low Density Residential (RL)		Distribution / Port Industrial (IDP)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (IG)		Institutional (INST)
	Light Industrial (IL)		

**Map 4-2B**

**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 4  
Corktown**



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

121  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

August 27, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by  
**Hunter Pasteur Homes Lafayette Park, LLC** in the area of 1100 Saint Aubin, Detroit,  
MI in accordance with Public Act 147 of 1992 (**Petition #792**)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Hunter Pasteur Homes Lafayette Park, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states “the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones”. Prior to acting upon the resolution establishing an NEZ, 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 proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body’s passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher  
Director

DR/ml

cc: S. Washington, Mayor’s Office  
M. Cox, PDD  
D. Rencher, HRD  
M. Langston, HRD



**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

**WHEREAS**, Hunter Pasteur Homes Lafayette Park, LLC has requested establishment of “Pullman Parc” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

**WHEREAS**, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

Hunter Pasteur Homes Lafayette Park, LLC  
32300 Northwestern Highway, Suite 230  
Farmington Hills, MI 48334

Handwritten: #792

April 2, 2019

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

**RE: Request for the Establishment of a Neighborhood Enterprise Zone (NEZ) for the Pullman Parc Development (Parcel No. 09004224.002)**

Honorable City Council:

Please accept this letter as a request to establish a Neighborhood Enterprise Zone for the Pullman Parc redevelopment project on Tax Parcel No. 09004224.002 (the "Property"), as more particularly described in Attachment A. Hunter Pasteur Homes Lafayette Park LLC ("Petitioner") will be the developer of the condominium units subject to this petition. Lafayette Park Land Owner LLC is currently the fee holder for Property, which will subsequently be conveyed to Hunter Pasteur Homes Lafayette Park, LLC.

**General Description of Facility**

This petition re-submits an application initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a condominium development with 81 for-sale units on 3.24 acres. The Condominium Project is formally known as Pullman Parc, Wayne County Condominium Subdivision Plan No. 1115. Figure 1 provides a context map and depicts the previous site conditions. Figure 2 provides a rendering of the Pullman Parc redevelopment, with the condominium units in the rear.

**Figure 1. Context Map and Previous Site Conditions**



*The structure at 1100 Saint Aubin Street is the former Friends School, which closed in 2015 and is being demolished to make way for the productive redevelopment of the site.*

Contact: [seth@hunterpasteurhomes.com](mailto:seth@hunterpasteurhomes.com) or (248) 539-5511

**Figure 2: Rendering of the Pullman Parc Development**

**Condominium  
Development**



*The for-sale condominiums appear in the background of the rendering. The overall Pullman Parc redevelopment project includes a multi-family rental component, which is depicted in the foreground of this rendering. The rental component is NOT part of this petition, but rather is the subject of a separate petition under PA210.*

**Basis for Qualification**

The Pullman Parc project will develop “new facilit[ies]” as defined under Section 2(g)(i) of the Neighborhood Enterprise Zone Act (the “Act”), 1992 PA 147, MCL 207.772, as the project will construct “new individual condominium unit[s], in a structure with 1 or more condominium units” that will have as their “primary purpose residential housing” and that will be “occupied by an owner as his or her principal residence.”

Section 3(1) of the Act, MCL 207.773(3)1, provides that a “a neighborhood enterprise zone shall contain not less than 10 platted parcels of land.” The Pullman Parc NEZ will contain 81 parcels, corresponding to the number of condominium units. The Condominium Master Deed was executed on March 27, 2019 and was recorded on April 2, 2019. The site plan set forth in Exhibit “B” to the Master Deed is included here as Attachment B and depicts the 81 condominium units. Accordingly, the proposed zone will “contain [more than] 10 platted parcels of land” and thus is eligible for designation as a NEZ under Section 3(1) of the Act.

**Timeline for Rehabilitation**

Construction of the Pullman Parc residential project is expected to commence in the second half of 2019.

**Contact Information**

If you have any questions, please do not hesitate to contact Seth Herkowitz with Hunter Pasteur Homes at [seth@hunterpasteurhomes.com](mailto:seth@hunterpasteurhomes.com) or (248) 539-5511.

Respectfully submitted,

Hunter Pasteur Homes Lafayette Park LLC,  
a Michigan limited liability company

By: 

Its: Authorized Representative



**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

**Owner:** Lafayette Park Land Owner, LLC is currently the fee holder for Property, which will subsequently be conveyed to Hunter Pasteur Homes Lafayette Park, LLC.

**Parcel ID:** 09004424.002

**Legal Description:** See below

**LEGAL DESCRIPTION**

The land which is submitted to the Condominium Project established by this Master Deed is described as follows:

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lots 12 and 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

COMMENCING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide - public) and the Northerly line of Lafayette Avenue (120 foot wide - public); thence along said Northerly line of Lafayette Avenue, N59°51'50"E, 114.15 feet to the POINT OF BEGINNING; thence N30°08'38"W, 10.77 feet; thence 2.72 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing N28°53'07"W, 2.72 feet; thence N27°37'35"W, 100.95 feet; thence 15.81 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 14°36'32", and a chord bearing N20°19'19"W, 15.77 feet; thence 31.58 feet along the arc of a curve to the right, having a radius of 162.00 feet, a central angle of 11°10'06", and a chord bearing N07°26'00"W, 31.53 feet; thence N26°06'45"W, 353.42 feet; thence S62°11'44"W, 22.28 feet; thence N26°00'00"W, 64.39 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line, N59°52'13"E, 428.05 feet; thence S26°08'02"E, 317.61 feet; thence S59°51'50"W, 297.14 feet; thence S30°06'10"E, 20.66 feet; thence S16°04'16"W, 158.15 feet; thence S30°08'10"E, 129.65 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51'50"W, 21.08 feet to the POINT OF BEGINNING. Containing ±3.242 acres of land.

parcel 09004424.002

**CITY OF DETROIT  
PER ASSESSORS**



**ATTACHMENT B: EXHIBIT "B" TO THE CONDOMINIUM MASTER DEED**



WAYNE COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. 11/5  
EXHIBIT "B" TO THE MASTER DEED OF

**PULLMAN PARC**

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



**LEGAL DESCRIPTION:**

(Per PEA, Inc.)

Lands situated in the City of Detroit, Wayne County, Michigan described as, part of Lots 12 and 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plots, Wayne County Records, more particularly described as:  
COMMENCING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St. Aubin Avenue (120 foot wide - public) and the Northerly line of LaFoyette Avenue (120 foot wide - public); thence along said Northerly line of LaFoyette Avenue, N59°51'50"E, 114.15 feet to the POINT OF BEGINNING; thence N30°08'38"W, 10.77 feet; thence 2.72 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing N28°53'07"W, 2.72 feet; thence N27°37'35"W, 100.95 feet; thence 15.81 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 14°36'32", and a chord bearing N20°19'19"W, 15.77 feet; thence 31.58 feet along the arc of a curve to the right, having a radius of 162.00 feet, a central angle of 11°10'06", and a chord bearing N07°26'00"W, 31.53 feet; thence N26°06'45"W, 353.42 feet; thence S62°11'44"W, 22.28 feet; thence N26°00'00"W, 64.39 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line, N59°52'13"E, 428.05 feet; thence S26°08'02"E, 317.61 feet; thence S59°51'50"W, 297.14 feet; thence S30°08'10"E, 20.66 feet; thence S16°04'18"W, 158.15 feet; thence S30°08'10"E, 129.65 feet to the aforementioned Northerly line of LaFoyette Avenue; thence along said Northerly line, S59°51'50"W, 21.08 feet to the POINT OF BEGINNING. Containing ±3.242 acres of land.

EXAMINED AND APPROVED  
DATE 03-29-19  
BY *Alan Hill*  
AMY L MILLER-VAIDAWAKER  
PLAT ENGINEER

DEVELOPER  
HUNTER PASTEUR HOMES  
LAFAYETTE PARK LLC  
32300 NORTHWESTERN HWY  
SUITE 230  
FARMINGTON HILLS, MI 48334

SURVEYOR & PREPARER  
PEA, INC.  
2430 ROCHESTER COURT, SUITE 100  
TROY, MI 48063-1872

ATTENTION: COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE SHOWN PROPERLY IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE SHOWN ON SHEET NO. 2.

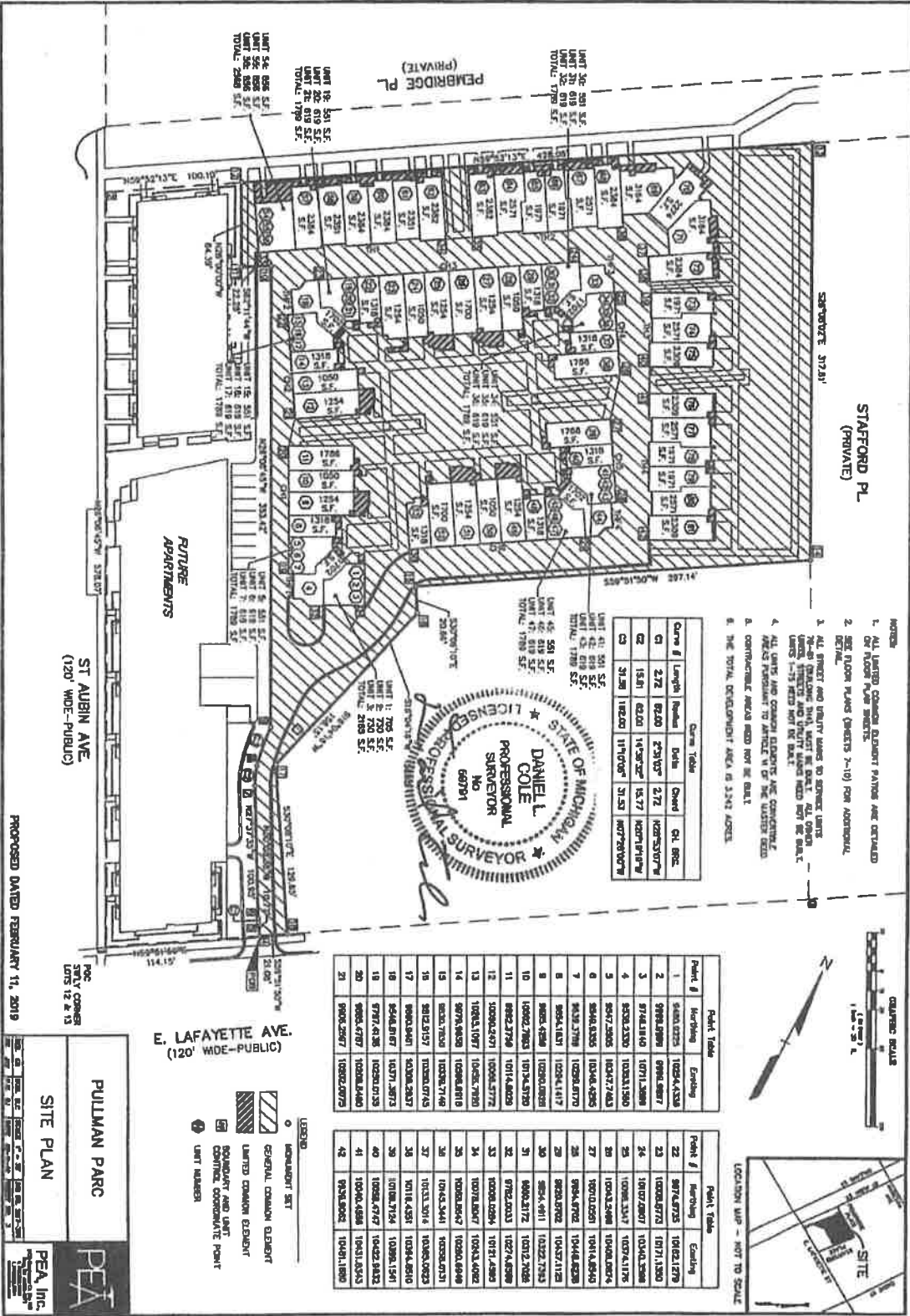
THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

**INDEX OF DRAWINGS**

1	COVER SHEET	25	"CH2" UNIT PLAN AND SECTION
2	SURVEY PLAN	26	"CH2" UNIT PLAN AND SECTION
3	SITE PLAN	27	"CH3" UNIT PLAN AND SECTION
4	UTILITY PLAN	28	"CH3" UNIT PLAN AND SECTION
5	EASEMENT PLAN	29	"CH3" UNIT PLAN AND SECTION
6	EASEMENT DESCRIPTIONS	30	"CH3" UNIT PLAN AND SECTION
7	"TA" UNIT PLAN AND SECTION	31	"CH3" UNIT PLAN AND SECTION
8	"TA2" UNIT PLAN AND SECTION	32	"CH3" UNIT PLAN AND SECTION
9	"TB1" UNIT PLAN AND SECTION	33	"CH3" UNIT PLAN AND SECTION
10	"TB2" UNIT PLAN AND SECTION	34	"CH4" UNIT PLAN AND SECTION
11	"TC1" UNIT PLAN AND SECTION	35	"CH4" UNIT PLAN AND SECTION
12	"TD1" UNIT PLAN AND SECTION	36	"CH5" UNIT PLAN AND SECTION
13	"TE1" UNIT PLAN AND SECTION	37	"CH5" UNIT PLAN AND SECTION
14	"TF1" UNIT PLAN AND SECTION	38	"CH6" UNIT PLAN AND SECTION
15	"TG1" UNIT PLAN AND SECTION	39	"CH6" UNIT PLAN AND SECTION
16	"HA1" UNIT PLAN AND SECTION	40	"CH6" UNIT PLAN AND SECTION
17	"HA2" UNIT PLAN AND SECTION	41	"CH6" UNIT PLAN AND SECTION
18	"HB1" UNIT PLAN AND SECTION	42	"CH6" UNIT PLAN AND SECTION
19	"HA1-HB1" UNIT SECTIONS	43	"CH6" UNIT PLAN AND SECTION
20	"CH1" UNIT PLAN AND SECTION		
21	"CH1" UNIT PLAN AND SECTION		
22	"CH1" UNIT PLAN AND SECTION		
23	"CH1" UNIT PLAN AND SECTION		
24	"CH2" UNIT PLAN AND SECTION		

PROPOSED DATED FEBRUARY 11, 2019

PULLMAN PARC	PEA, Inc.
COVER SHEET	



STAFFORD PL  
(PRIVATE)

ST AUBIN AVE  
(120' WIDE-PUBLIC)

E. LAFAYETTE AVE.  
(120' WIDE-PUBLIC)

PROPOSED DATED FEBRUARY 11, 2019

**PULLMAN PARC**

**SITE PLAN**

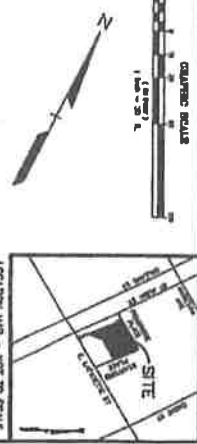
**PEA, Inc.**

- NOTES
1. ALL UNITED COMMON ELEMENT PARTS ARE DETAILED ON FLOOR PLAN SHEETS.
  2. SEE FLOOR PLANS (SHEETS 2-10) FOR ADDITIONAL DETAIL.
  3. ALL STREET AND UTILITY LINES TO SERVICE UNITS SHALL BE SHOWN. THIS PLAN MUST BE DRAFTED FOR ALL UNITS. UNITS -1 TO -3 ARE NOT SHOWN.
  4. ALL UNITS AND COMMON ELEMENTS ARE CONVEYANES AND ARE SUBJECT TO ATTACHMENT C OF THE CANNOT BE.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CANNOT BE.
  6. THE TOTAL DEVELOPMENT AREA IS 3,242 SQUARE FEET.

Car #	Length	Radius	Datum	Chord	CH. BEG.	CH. END.
C1	2.72	82.00	231°52'	2.72	10229.3077°W	10229.3077°W
C2	15.81	62.00	143°32'	15.77	10211.917°W	10211.917°W
C3	31.29	102.00	119°05'	31.29	10277.9197°W	10277.9197°W

Point #	Surveying	Encoding	Point #	Surveying	Encoding
1	5424.0725	10254.4338	22	9874.8725	10182.2779
2	5988.8199	9984.2887	23	10028.8725	10171.3380
3	8724.8149	10711.2888	34	10182.2807	10244.2888
4	8238.2330	10233.1580	35	10708.2347	10274.1775
5	5547.2505	10247.7443	36	10243.2488	10404.0874
6	5846.4365	10246.4585	37	10701.0581	10414.8540
7	3633.2718	10238.8779	38	9984.8782	10444.8238
8	5954.1871	10254.4177	29	9828.8782	10457.1182
9	5924.4388	10230.0281	30	8524.4911	10232.7343
10	10062.7863	10134.3750	31	8862.8172	10182.7026
11	8892.2798	10114.8229	32	9782.8233	10274.8289
12	30082.9791	10054.3772	33	10082.8294	10171.4583
13	10283.1097	10482.7780	34	10018.8487	10383.4082
14	5978.8828	10488.8818	35	10082.8547	10384.6648
15	5812.8157	10238.2748	36	10744.2441	10388.8731
16	9988.8487	84208.2837	37	10333.2518	10388.0023
17	8546.8187	10371.2873	38	10118.2754	10398.1541
18	8797.8138	10238.2753	40	10082.8787	10422.8423
20	9882.8787	10288.2448	41	10082.8888	10431.8535
21	5908.2587	10282.2875	42	9728.8988	10481.1880

- LEGEND
- MANUFACTURE SET
  - ▨ GENERAL COMMON ELEMENT
  - ▨ LIMITED COMMON ELEMENT
  - UNITS AND UNIT CONTROL COORDINATE POINT
  - ④ UNIT NUMBER



POC: STEVE COOPER  
DATE: 12.8.18

2019-04-12

792

792 *Petition of Hunter Pasteur Homes  
Lafayette Park, LLC, request for  
Establishment of Neighborhood  
Enterprise Zone for the Pullman Park  
Development*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    LAW  
DEPARTMENT  
LEGISLATIVE POLICY DIVISION    FINANCE  
DEPT/ASSESSMENTS DIV.



June 4, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

**RE: Neighborhood Enterprise Zone – Hunter Pasteur Homes Lafayette Park LLC**  
**Property Address: 1900 Pembridge**  
**Parcel ID: 09004424.002**

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Pullman Parc **Neighborhood Enterprise Zone**, located in the **Elmwood Park** 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 vacant land on 3.240 acres with the buildings being demolished in 2019. The developer proposes to new construction of 81 for-sale condominium units under the Pullman Parc Wayne County Condominium Subdivision Plan No. 1115. The current True Cash Value of the proposed area is \$1,553,200 and contains approximately 3.240 acres of land. 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  
Hunter Pasteur Homes Lafayette Park LLC  
Page 2

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles Ericson".

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



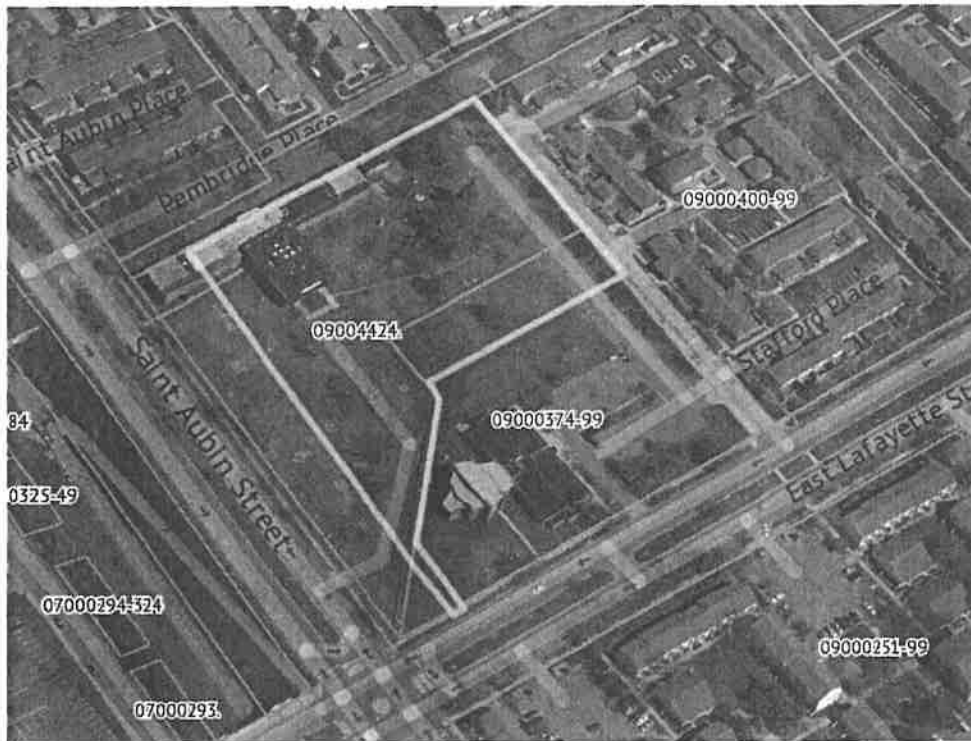


Neighborhood Enterprise Zone  
Hunter Pasteur Homes Lafayette Park LLC  
Page 3

Parcel Number	Property Address	Owner Name	TCV	Acres
09004424.002	1900 Pembridge	Lafayette Park Land Owner LLC	\$1,553,200	3.240

Legal Description: E ST AUBIN PART OF 12 AND 13 ELMWOOD PARK URBAN RENEWAL PLAT NO. 1 L89 P47 PLATS WCR, COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOTS 12 AND 13 ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF ST AUBIN AVE (120 FT WD) AND THE NORTHERLY LINE OF LAFAYETTE AVE (120 FT WD), THENCE N59D51'50"E 114.15 FT TO POB, THENCE N 30D08'38"W10.77FT, THENCE 2.72 FT ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIOUS OF 62 FT, CENTRAL ANGLE OF 2D31'03"AND CHORD BEARING N 28D53'07"W 2.72 FT, THENCE N 27D37'35"W 100.95 FT, THENCE 15.81 FT ALONG A ARC OF A CURVE TO THE RIGHT, RADIOUS OF 62 FT, CENTRAL ANGLE OF 14D36'32" AND CHORD BEARING N 20D19'19"W 15.77 FT, THENCE 31.58 FT ALONG A CURVE TO THE RIGHT, RADIOUS OF 162 FT, CENTRAL ANGLE OF 11D10'06" AND CHORD BEARING N 07D26'0"W 31.53 FT, THENCE N 26D06'45"W 353.42 FT, THENCE S 62D11'44"W 22.28 FT, THENCE N 26D00'00"W 64.39 FT, THENCE N59D52'13"E 428.05 FT, THENCE S 26D08'02"E 317.61 FT, THENCE S 59D51'50"W 297.14 FT, THENCE S 30D06'10"E 20.66 FT, THENCE S 16D04'16"W 158.15 FT, THENCE S 30D08'10"E 129.65 FT, THENCE S 59D51'50"W 21.08 FT TO POB 3.240 ACRES

The legal description matches the NEZ district request.





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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 1100 St. Aubin and 1961 E. Lafayette  
DATE: June 1, 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:

Lafayette Park Land Owner, LLC

Project Description:

Redevelop the subject property into a development consisting of 125-150 multi-family residential units and approximately 82 for-sale condominium units.

Project Location:

1100 St. Aubin and 1961 E. Lafayette

Interpretation:

The Master Plan Future Land Use designation for the site is Institutional (INST). The site was formerly a private school (the former Friends School). The portion of the Institutional area to the south is St. John's Presbyterian Church. The Master Plan Future General Land Use designation for the immediate surrounding area is Medium Density Residential (RM). Medium - Density Residential areas should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking.

The overall density of the proposed development exceeds the density for RM areas. The development is in proximity to along a Major Street (Lafayette) and a Secondary Street (St. Aubin). The area adjacent to the existing medium density residential neighborhoods to the north and east are to be developed with lower density units; the higher density is to be on the west and south sides of the site. The developers and City agencies, with input from area residents, should coordinate efforts to design the sight to insure lower density development along the existing medium density neighborhoods.



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The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

**The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.**

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner  
Janese Chapman  
Deputy Director

# City of Detroit

## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

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John Alexander  
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Elizabeth Cabot, Esq.  
Tasha Cowen  
Richard Drumb  
George Etheridge  
Deborah Goldstein

TO: COUNCIL MEMBERS

FROM: David Whitaker, Director  
Legislative Policy Division Staff



DATE: August 6, 2019

RE: **REVISED RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME IN HONOR OF EMANUEL STEWARD AT THE INTERSECTION OF EAST JEFFERSON AVENUE AND ST. AUBIN STREET**

The Detroit City Council requested that the Legislative Policy Division (LPD) draft a REVISED RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME IN HONOR OF EMANUEL STEWARD AT THE INTERSECTION OF EAST JEFFERSON AVENUE AND ST. AUBIN STREET.

Attached, please find our draft of the aforementioned resolution.

Please contact us if we can be of any further assistance.

<sup>1</sup> This resolution previously approved by City Council, has now been revised to more accurately reflect the accomplishments of Mr. Emanuel Stewart. The ceremony to put into place the secondary street sign at the intersection of East Jefferson Avenue and St. Aubin, is scheduled for August 18, 2019.

**RESOLUTION BY COUNCIL MEMBER \_\_\_\_\_ :**

**REVISED RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A  
SECONDARY STREET NAME IN HONOR OF EMANUEL STEWARD AT THE  
INTERSECTION OF EAST JEFFERSON AVENUE AND ST. AUBIN STREET**

- WHEREAS,** The Detroit City Council has received a request from Council President Jones, on behalf of Marie Steward (wife), Sylvia Steward-Williams (daughter and Kronk Boxing, CEO), Diane Steward-Jones (sister and President of the Emanuel Steward Foundation), LaVerne Steward-Hester (sister), Hilmer Kenty: World Boxing Association-Kronk's 1<sup>st</sup> World Champion, Thomas Hearn: World Boxing Council, World Boxing Association, World Boxing Organization and International Boxing Federation World Champion, Milton McCrory: World Boxing Council and North American Boxing Federation World Champion, and Jimmie Paul: The "Ringmaster" International Boxing Federation and United States Boxing Association World Champion, to assign a secondary street name in honor of Emanuel Steward, to be located at the intersection of East Jefferson Avenue and St. Aubin Street; and
- WHEREAS,** Emanuel Steward, celebrated as being the greatest boxing trainer of all time (G.O.A.T.), took a small basement gym in Detroit named Kronk, and put it on the map as the place where boxing champions were made; and
- WHEREAS,** by the 1980's, Emanuel Steward and his associates had built the Kronk Boxing Team into a world powerhouse, mystifying boxing experts the world over who marveled at his Detroit club's accomplishments. Mr. Steward trained a total of 43 world champions and 9 Olympic Gold Medalists – all at the 1984 Olympics. He also trained countless amateur national and regional champions; and
- WHEREAS,** Emanuel Steward was himself a fierce amateur boxing champion, who as a member of the 1963 Detroit Golden Gloves Championship Team, won the 1963 Golden Gloves Bantamweight Championship Title at the 1963 National Golden Gloves Tournament of the US, making it the first Detroit boxing team to bring the National Championship Trophy back to Detroit since Joe Louis; and
- WHEREAS,** In 1981, Steward was profiled in People Magazine, in connection with the September 16, 1981 Hearn-Leonard fight. In 1987, Steward appeared on the cover of the Wall Street Journal, as the personification of Detroit in sports; and in 1996, he was inducted into the International Boxing Hall of Fame. A year later in 1997, Mr. Steward was featured in the September 15<sup>th</sup> issue of Sports Illustrated, in an article entitled: "Mr. Fix-it Emanuel Steward, Boxing Guru, Has Created a Mecca For Fighters In Need of Repair;" and

**WHEREAS,** In addition to being recognized as a boxing guru and trainer of champions, Mr. Steward was also an entrepreneur and venture capitalist. In 1993 he purchased and refurbished the 1940 Chop House, an iconic restaurant on East Jefferson and St. Aubin and a Detroit landmark. During the reopening of this mainstay restaurant, Mr. Steward vowed to hire Detroiters to operate and manage the facility, a vow that he kept; and

**WHEREAS,** Emanuel Steward became a boxing commentator for the HBO Network, until his passing on October 25, 2012; **NOW THEREFORE BE IT**

**RESOLVED,** The Detroit City Council finds the above mentioned individual and the proposed location meets the criteria for Secondary Naming of a Street, in accordance with Article VII, Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code; **BE IT FURTHER**

**RESOLVED,** That the intersection of East Jefferson Avenue and St. Aubin Street be assigned the secondary street name “Emanuel Steward” in celebration of his noteworthy achievements; **BE IT FURTHER**

**RESOLVED,** That the project cost of designing, producing, erecting, replacing and removing the necessary signs and markers shall be paid, in advance, to the Street Fund by the petitioner requesting the secondary name; **AND BE IT FINALLY**

**RESOLVED,** That a certified copy of the resolution shall be transmitted by the City Clerk to the Fire Department, Police Department, the Department of Public Works and its City Engineering and Traffic Engineering Divisions, the Department of Transportation and the United States Postal Service.

David Whitaker, Esq.  
 Director  
 Irvin Corley, Jr. Executive  
 Policy Manager  
 Marcell R. Todd, Jr. Senior City  
 Planner

LaKisha Barclift, Esq.  
 M. Rory Bolger, PhD, AICP  
 Timothy Boscarino, AICP  
 Kemba Braynon  
 Elizabeth Cabot, Esq.


# City of Detroit

## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
 208 Coleman A. Young Municipal Center  
 Detroit, Michigan 48226  
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 Kimani Jeffrey  
 Anne Marie Langan  
 Analine Powers, PhD  
 Sabrina Shockley  
 Thomas Stephens, Esq.  
 David Teeter  
 Theresa Thomas  
 Kathryn Lynch Underwood  
 Ashley Wilson

TO: The Honorable City Council

FROM: David Whitaker, Director   
 Legislative Policy Division Staff

DATE: July 24, 2019

RE: ESTABLISHMENT OF A CEMETERY IN DISTRICT 3

The Legislative Policy Division was asked by City Council Member Benson to write a report on the rules, regulations, and process of establishing a cemetery<sup>1</sup>.

### State Regulations

According to the *Cemetery Regulation Act* of 1968, a cemetery is defined as 1 or a combination of more than 1 of the following:

- A burial ground for earth interments
- A mausoleum for crypt entombments
- A crematory for the cremation for human remains
- A columbarium for the inurnment of cremated remains

A cemetery engaged in any of the activities listed above, that are not owned and operated by a municipality, church, or a religious institution will be subject to *Cemetery Regulation Act* of 1968<sup>2</sup>. Cemeteries owned and operated by a municipality, church, or religious institution are exempt from *Act 251 of 1968*.

<sup>1</sup> This Report attempts to summarize the statutory and regulatory scheme found under Michigan law relative to the establishment of cemeteries, however anyone that is attempting to establish a cemetery should seek advice from counsel having expertise in the area of cemetery establishment, before acting on anything recorded here.

<sup>2</sup> Department of Licensing and Regulatory Affairs' website: [michigan.gov/lara/](http://michigan.gov/lara/)

- Proof of Health Department approval<sup>10</sup>, if applicable
- Copy of permit<sup>11</sup>, if applicable

The commissioner will investigate all owners, directors, partners, members, etc. to determine their experience, financial security, responsibility, and stability, as well as, the source, nature, and the amount of funding needed<sup>12</sup>. A person or group is ineligible to be a cemetery owner or have a controlling interest, if they were convicted of a felony or a misdemeanor involving fraud, theft, or dishonesty; submitted false information on the application; or fails the commissioner's investigation<sup>13</sup>. It is at the discretion of the commissioner to use arrests, bankruptcy filings, delinquent taxes, or any non-compliance with regulatory requirements of any kind in any state to evaluate an applicant's ability to establish and maintain a cemetery<sup>14</sup>.

### ***A Prepaid Funeral and Cemetery Sales***

The owner of the cemetery will also need to apply for a certificate of registration, which if approved is valid for 3 years from the cemetery commissioner for \$120<sup>15</sup>. This certificate allows a cemetery to accept payment in advance of someone's death for funeral or cemetery services and/or merchandise<sup>16</sup>.

A Prepaid Funeral and Cemetery Sales Registration Application Requires:

- Name and business address of the person registering
- The names and addresses of persons owning 10% or more interest
- The business address where books and records pertaining to prepaid contracts will be maintained for inspection by the department
- A list of the names and addresses of any escrow agents in which funds have or will be deposited<sup>17</sup>
- Copies of all escrow and trust fund agreements between the registrant and an escrow agent<sup>18</sup>
- A statement made under oath that the registrant has an agreement with each escrow agent

The Licensing Division may deny an application if the person was previously registered, and the registration was revoked or suspended within 2 years before the date of the current application; or the person was or is presently an owner with a substantial interest in an entity, partner, or employee of a person whose registration was revoked or suspended within 2 years before the

<sup>10</sup> The Department of Licensing and Regulatory Affairs, Cemetery Regulation, General Rules R 456.1201

<sup>11</sup> Required under the *Natural Resources and Environmental Protection Act*, PA 451 of 1994 MCL 324.5542.

<sup>12</sup> *Cemetery Regulation Act*, MCL 456.528

<sup>13</sup> *Cemetery Regulation Act*, MCL 456.533a

<sup>14</sup> *Act 251 of 1968*, MCL 456.533a

<sup>15</sup> *Prepaid Funeral and Cemetery Sales Act*, PA 255 of 1986, MCL 328.216

<sup>16</sup> MCL 328.214 defines merchandise as cemetery vaults, other outside containers, grave memorials, caskets, catafalques, etc. It does not include land, mausoleums, or columbariums.

<sup>17</sup> *Prepaid Funeral and Cemetery Sales Act*, MCL 328.216

<sup>18</sup> MCL 328.217-.218 and MCL 328.222, describes rules and regulations a registrant and escrow agent must follow.



The group of people that wishes to incorporate must have a meeting with the municipality that the proposed cemetery will be located in<sup>28</sup>. If they are granted the right to incorporate, then they must elect a board of no less than 9 and no more than 12 trustees.<sup>29</sup> The members of the board of trustees can vote to make by-laws, rules, and regulations for the officers to follow in order to ensure proper operation of the corporation<sup>30</sup>. The Board of Trustees must file with the cemetery commissioner and the clerk of the corporation maps that describe the specifics related to land, location, and layout of the cemetery<sup>31</sup> for a non-refundable fee of \$50.

### **City Regulations**

The City's Zoning Ordinance regulates the location and appearance of cemeteries within the city. These regulations detail which zoning districts the cemeteries may locate. Our Zoning Code states that a cemetery can only exist as a conditional-use in R1, R2, and R3 zoning districts or the owner would need to get legislative approval if its construction was a part of a planned development project<sup>32</sup>. Section 61-12-132 states that cemeteries that abuts or is across the street from R1, R2, and R3 Districts are subject to a 20 foot yard between street and burial plots, land must be landscaped, and any warehouses, mausoleums, crematories, etc. cannot be located within 150 feet from the nearest residential property line.

The Detroit Parks and Recreation Department handles the preservation of local public cemeteries that are owned by the city. Currently, individual owners of cemeteries set by-laws within the confines of state law that they've deemed necessary to keep their grounds clean and organized.

### **Conclusion**

The most critical requirements for opening a cemetery are compliance with local zoning property-related regulations, and fulfilling the requirements contained in the *Cemetery Regulations Act*, which articulates that owner's level of experience and financial aptitude. The community's need for a cemetery of the type sought, must also be examined, as well as, its physical location within the community. Determining the location of a cemetery requires consideration of public welfare, the prosperity of the surrounding community, in addition to the number and the capacity of existing cemeteries. There's a perception that cemeteries lower the property value of surrounding homes and businesses. Therefore, taking into account the perspective of local communities and involving local community groups in the process is extremely important.

If we can be of any further assistance, please call upon us.

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<sup>28</sup> MCL 456.6

<sup>29</sup> MCL 456.8

<sup>30</sup> MCL 456.15

<sup>31</sup> MCL 456.17

<sup>32</sup> Chapter 61 Zoning Ordinance, section 61-12-27



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

124  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 19, 2019

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

**RE: Property Sale**  
**2551 Hammond St, Detroit, MI 48209**

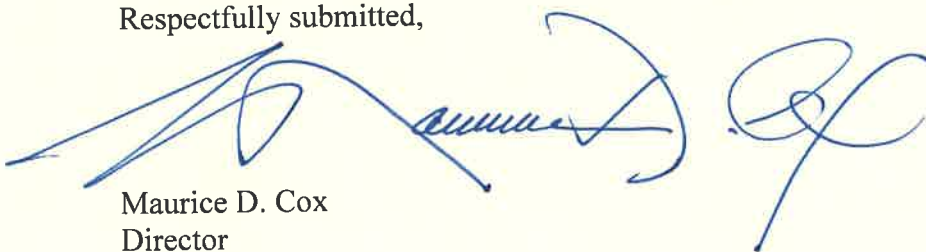
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ms. Alejandra Morales, to purchase certain City-owned real property at 2551 Hammond (the “Property”) for the purchase price of Three Thousand Five Hundred Ninety Two and 00/100 Dollars (\$3,592.00).

Ms. Morales proposes to utilize the property as a green space adjacent to her home at 2557 Hammond. Currently, the property is within a M4 zoning district (Intensive Industrial District). Ms. Morales’ proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Ms. Alejandra Morales

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 AUG 21 PM 2:14

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 2551 Hammond, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Alejandra Morales for the purchase price of Three Thousand Five Hundred Ninety Two and 00/100 Dollars (\$3,592.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Alejandra Morales consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Hundred Fifteen Dollars and 52/100 Dollars (\$215.52) shall be paid to the DBA from the sale proceeds, 2) One Hundred Seventy Nine and 60/100 Dollars (\$179.60) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W HAMMOND LOT 112 LEAVITTS SUB L2 P29 PLATS, W C R 16/165 30 X 150

a/k/a 2551 Hammond  
Tax Parcel ID 16015800.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

125  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 19, 2019

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

**RE: Property Sale  
314 E Philadelphia, Detroit, MI 48202**

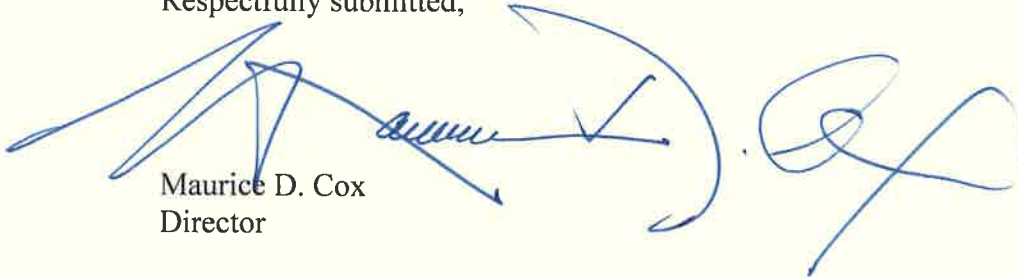
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Develop Detroit Inc., a Michigan Non-Profit Corporation to purchase certain City-owned real property at 314 E Philadelphia (the “Property”) for the purchase price of Thirty Two Thousand and 00/100 Dollars (\$32,000.00).

The Property consists of a two-family residential dwelling, located on an area of land measuring approximately 6,200 square feet and zoned R3 (Low Density Residential District). Develop Detroit Inc. proposes to rehabilitate the property and continue its use as a residential dwelling. This use is permitted by right in a R3 zone.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Develop Detroit Inc..

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 AUG 21 4:51:50

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 314 E Philadelphia, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Develop Detroit Inc. for the purchase price of Thirty Two Thousand and 00/100 Dollars (\$32,000.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Develop Detroit Inc. consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S PHILADELPHIA LOT 81 BELA HUBBARDS L21 P7 PLATS, W C R 1/111 50 X 125

a/k/a 314 E PHILADELPHIA  
Tax Parcel ID 01002586.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

126  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
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(313) 224-1310  
WWW.DETROITMI.GOV

August 19, 2019

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

**RE: Property Sale  
14905, 14907, 14931 W. Grand River**

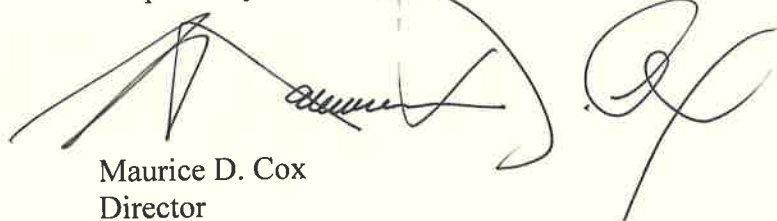
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Benkari Properties LLC, a Michigan Limited Liability Corporation to purchase certain City-owned real property at 14905, 14907 and 14931 W. Grand River (the “Property”) for the purchase price of Twelve Thousand One Hundred Fifty and 00/100 Dollars (\$12,150.00).

The Property consists of two adjacent attached vacant structures at 14905 and 14907 W. Grand River totaling 3,090 sq. feet and a 2,000 square foot vacant corner lot at 14931. W Grand River. The Principal of Benkari Properties LLC is Adrienne Bennett. She proposes to renovate the Property for use as headquarters of their full service plumbing contracting company, Benkari LLC. The property is within a B4 zoning district (General Business District). Benkari Properties LLC proposed use of the Property is permitted by right in a B4 zone.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Benkari Properties LLC.

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 AUG 22 PM 1:44



## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 14905, 14907 and 14931 W. Grand River, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Benkari Properties LLC for the purchase price of Twelve Thousand One Hundred Fifty and 00/100 Dollars (\$12,150.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Develop Detroit Inc. consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Six Hundred Seven and 50/100 Dollars (\$607.50) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

S GRAND RIVER LOT 23 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14905 W GRAND RIVER  
Tax Parcel ID 22007036.002L

**Parcel 2**

S GRAND RIVER LOT 22 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14907 W GRAND RIVER  
Tax Parcel ID 22007037.

**Parcel 3**

S GRAND RIVER LOT 17 STRATHMOOR SUB NO 3 L32 P61 PLATS, W C R 22/79 20 X 100

a/k/a 14931 W GRAND RIVER  
Tax Parcel ID 22007041.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



August 12, 2019

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

**RE: Property Sale  
1629 and 1635 Waterman, Detroit, MI 48209**

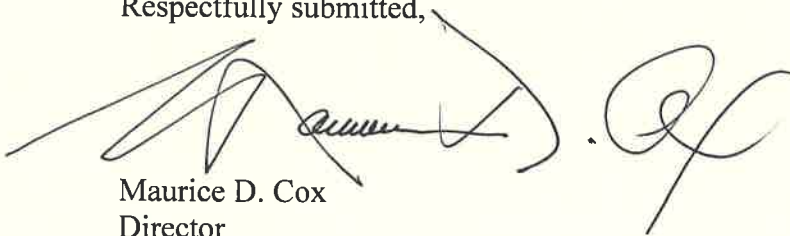
Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Robert Garcia (the "Purchaser"), whose address is 1623 Waterman, Detroit, MI 48209 to purchase certain City-owned real property at 1629 and 1635 Waterman, Detroit, MI (the "Properties"). The P&DD entered into a purchase agreement, dated July 2, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Two Thousand Seven Hundred and 00/100 Dollars (\$2,700.00).

The Purchaser's primary residence is located at 1623 Waterman. They have expressed interest in purchasing the properties to expand their own yard. Currently, the properties are located within a M4 zoning district (Intensive Industrial District). Purchaser's use of the Property shall be consistent with the allowable uses for which the property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the property by the City to Robert Garcia.

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 1629 and 1635 Waterman, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Robert Garcia (the "Purchaser) for the purchase price of Two Thousand Seven Hundred and 00/100 Dollars (\$2,700.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and such other documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) One Hundred Sixty Two and 00/100 Dollars (\$162.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Thirty Five and 00/100 Dollars (\$135.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

W WATERMAN LOT 1 CUNNINGHAM & BRIGHAMS SUB L10 P3 PLATS, W C R 18/162  
30 X 141.72

a/k/a 1629 Waterman  
Tax Parcel ID 18008186


**Parcel 2**

W WATERMAN LOT 4 THOMAS BROS SUB L24 P88 PLATS, W C R 18/163 45 X 138.72

a/k/a 1635 Waterman  
Tax Parcel ID 18008185

11 C

Description Correct  
Engineer of Surveys

By:   
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

128  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

July 31, 2019

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

**RE: Southwest Housing Solutions Corporation  
Development: Newberry Pocket Park; generally bounded by Junction St.,  
Jackson Ave., 33<sup>rd</sup> St. and Buchanan St.**

Honorable City Council:

Pursuant to the First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by your Honorable Body on May 5, 2015, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.

The DLBA is now in receipt of an offer from Southwest Housing Solutions Corporation, a Michigan Nonprofit Corporation (“Southwest Housing”) to enter into an option to purchase fifteen (15) properties (“the Property”) acquired by the DLBA from the City (as described in the attached Exhibit A). The Property is located within the boundaries of Junction St., Jackson Ave., 33<sup>rd</sup> St. and Buchanan St.

The total area of land measures approximately 40,600 square feet. Southwest Housing proposes to transform the Property into a pocket park. This would beautify the neighborhood and help support the Newberry Homes scattered site development. The area is zoned R2 (Two Family Residential District). Any uses of the Property shall be consistent with and subject to the guidelines and approval processes for R2 zoned areas.

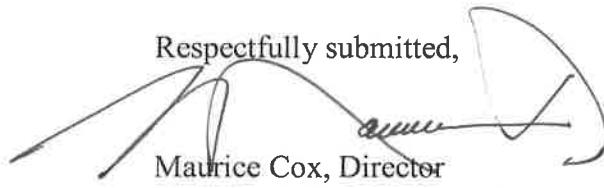
CITY CLERK 2019 AUG 21 AM 9:54




Honorable City Council  
July 31, 2019  
Page 2

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with Southwest Housing Solutions Corporation, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$1,500; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Respectfully submitted,



Maurice Cox, Director  
Planning & Development Department



MC/am

Attachments

Cc: Donald Rencher, HRD  
Stephanie Washington, Mayor's Office

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

**WHEREAS**, the Detroit Land Bank Authority (“DLBA”) was created to assemble and dispose of publicly owned properties in a coordinated manner to foster the development of that property and to promote economic growth in the City of Detroit; and

**WHEREAS**, pursuant to the First Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 5, 2015, the DLBA may not transfer ten (10) or more parcels of property received from the City of Detroit to the same transferee within any rolling twelve (12) month period without the prior approval of the Mayor and City Council; and

**WHEREAS**, the DLBA is now in receipt of an offer from Southwest Housing Solutions Corporation, a Michigan Nonprofit Corporation (“Southwest Housing”) to enter into an option to purchase fifteen (15) properties (“the Property”) acquired from the City by the DLBA (as described in the attached Exhibit A). The Property is located within the boundaries of Junction St., Jackson Ave., 33<sup>rd</sup> St. and Buchanan St.; and

**WHEREAS**, Southwest Housing proposes to transform the Property into a pocket park. The total area of land measures approximately 40,600 square feet and is zoned R2 (Two Family Residential District). Any uses of the Property shall be consistent with and subject to the guidelines and approval processes for R2 zoned areas.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the foregoing communication, the Detroit Land Bank Authority, be and is hereby authorized to enter into an Option Agreement with Southwest Housing Solutions Corporation, a Michigan Nonprofit Corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$1,500; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.



## EXHIBIT A

Address	Street	Ward	Item	Sales Price
1	4017	33RD	16 012562	\$ 100.00
2	4037	33RD	16 012558	\$ 100.00
3	4033	33RD	16 012559	\$ 100.00
4	4027	33RD	16 012560	\$ 100.00
5	4023	33RD	16 012561	\$ 100.00
6	4013	33RD	16 012563	\$ 100.00
7	4007	33RD	16 012564	\$ 100.00
8	4003	33RD	16 012565	\$ 100.00
9	4000	Junction	16 012994	\$ 100.00
10	4006	Junction	16 012995	\$ 100.00
11	4012	Junction	16 012996	\$ 100.00
12	4018	Junction	16 012997	\$ 100.00
13	4024	Junction	16 012998	\$ 100.00
14	4030	Junction	16 012999	\$ 100.00
15	4036	Junction	16 013000	\$ 100.00
				<b>\$ 1,500.00</b>



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

129  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 22, 2019

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

**RE: Property Sale  
4411 and 4419 Lemay, Detroit, MI 48214**

Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Canfield Consortium (the "Purchaser), a Michigan nonprofit corporation, to purchase certain City-owned real property at 4411 and 4419 Lemay, Detroit, MI (the "Properties"). The P&DD entered into a purchase agreement, dated July 29, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Four Hundred and 00/100 Dollars (\$400.00).

The Purchaser is a nonprofit organization focused on saving at-risk areas from blight. They intend to purchase the properties with the intent of maintaining them as green space for individuals in the community. Currently, the Properties are within an R2 zoning district (Two-Family Residential District). Purchaser's use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to Canfield Consortium.

Respectfully submitted,

Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 AUG 26 PM 3:42

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 4411 and 4419 Lemay, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Canfield Consortium (the "Purchaser) for the purchase price of Four Hundred and 00/100 Dollars (\$400.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and such other documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds 1) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTIONS

**Parcel 1**

W LEMAY LOT 194 WM E WALSCHS WALNUT HILL ADD TO DETROIT L19 P19 PLATS, W C  
R 21/535 30 X 154.49A

a/k/a 4411 Lemay  
Tax Parcel ID 21041702

**Parcel 2**

W LEMAY LOT 195 WM E WALSCHS WALNUT HILL ADD TO DETROIT L19 P19 PLATS, W C  
R 21/535 30 X 154.99A

a/k/a 4419 Lemay  
Tax Parcel ID 21041701

Description Correct  
Engineer of Surveys

By: 

Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



August 7, 2019

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

**RE: Property Sale  
10200 Dexter, Detroit, MI 48209**

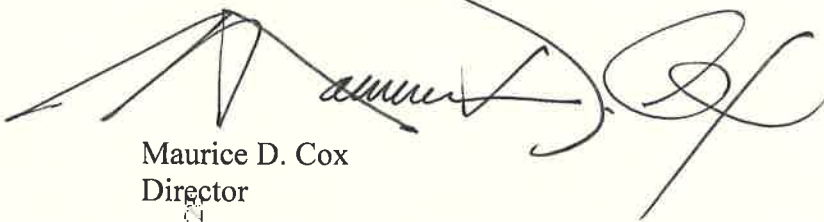
Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from The Benkel Company, LLC (the "Purchaser"), a Michigan limited liability company, whose address is 269 Walker, Suite 504, Detroit, MI 48207, to purchase certain City-owned real property at 10200 Dexter, Detroit, MI (the "Property"). The P&DD entered into a purchase agreement, dated July 5, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00).

The Purchaser owns the adjacent two parcels located at 10216 and 10230 Dexter. Together, with these two adjacent parcels, Purchaser proposes to develop the property a green space and a functional gathering space for the citizens of the neighborhood. Currently, 10200 Dexter is located within a B4 zoning district (General Business District). Purchaser's use of the Property shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to The Benkel Company, LLC.

Respectfully submitted,



Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 10200 Dexter, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to The Benkel Company, LLC (the "Purchaser) for the purchase price of Six Thousand and 00/100 Dollars (\$6,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and such other documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred and 00/100 Dollars (\$300.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

E DEXTER LOTS 3 2 1 GLYNN COURT GARDENS SUB L32 P86 PLATS, W C R 12/180 75  
X 120

a/k/a 10200 Dexter  
Tax Parcel ID 12010485

Description Correct  
Engineer of Surveys

By: 

Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

651  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 28, 2019

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

**RE: Property Sale  
3970 Marlborough, Detroit, MI**

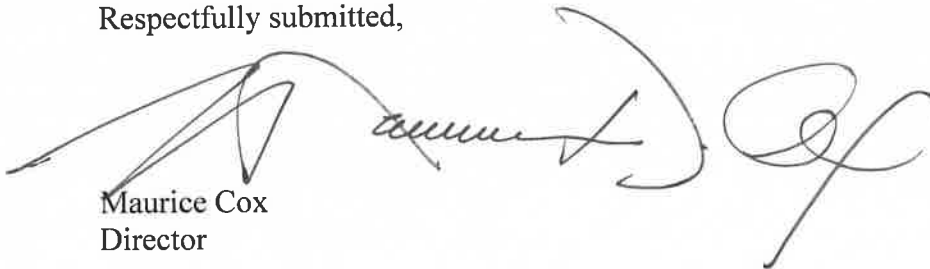
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 3970 Marlborough LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 3970 Marlborough (the “Property”) for the purchase price of Seventy Five Thousand and 00/100 Dollars (\$75,000.00).

The Purchaser proposes to utilize the Property for a mixed-use development. Currently, the Property is within an R2 zoning district (Two-Family Residential District). The Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Purchaser.

Respectfully submitted,



Maurice Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 AUG 29 PM 4:52



## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves the sale of certain real property at 3970 Marlborough, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 3970 Marlborough LLC, a Michigan limited liability company, for the purchase price of Seventy Five Thousand and 00/100 Dollars (\$75,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and such other documents as may be necessary or convenient to effect the transfer of the Property to 3970 Marlborough LLC consistent with this resolution; and be it further

**RESOLVED**, that the quit claim deed for transfer of the Property to 3970 Marlborough LLC shall include a condition subsequent such that if 3970 Marlborough LLC does not clean and secure the Property within six (6) months of closing and does not obtain a certificate of occupancy for the Property with thirty six (36) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, revert back to City of Detroit; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

E MARLBOROUGH LOTS 102 THRU 81 AND REAR LOTS 60 THRU 39 AND VAC ALLEYS  
LYG BETWEEN SAID LOTS & S 19.79 FT ON E LINE BG S 18.75 FT ON W LINE OF  
VACATED WAVENEY AVE LYG N OF & ADJ LOT 60 HUTTON & NALLS BRUSSELS  
HEIGHTS SUB L28 P66 PLATS, W C R 21/432 660 IRREG

a/k/a 3970 Marlborough  
Tax Parcel ID 21059335.

Description Correct  
Engineer of Surveys

By:



Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

132  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 28, 2019

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

**RE: Property Sale  
4365 Newport, Detroit, MI**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 4365 Newport LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 4365 Newport (the “Property”) for the purchase price of Seventy Thousand and 00/100 Dollars (\$70,000.00).

The Purchaser proposes to utilize the Property for a mixed-use development. Currently, the Property is within an R2 zoning district (Two-Family Residential District). The Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Purchaser.

Respectfully submitted,

Maurice Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 AUG 28 PM 4:02

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves the sale of certain real property at 4365 Newport, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 4365 Newport LLC, a Michigan limited liability company, for the purchase price of Seventy Thousand and 00/100 Dollars (\$70,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and such other documents as may be necessary or convenient to effect the transfer of the Property to 4365 Newport LLC consistent with this resolution; and be it further

**RESOLVED**, that the quit claim deed for transfer of the Property to 4365 Newport LLC shall include a condition subsequent such that if 4365 Newport LLC does not clean and secure the Property within six (6) months of closing and does not obtain a certificate of occupancy for the Property with thirty six (36) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, revert back to City of Detroit; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

E EASTLAWN LOTS 133 THRU 141 AND REAR LOTS 62 THRU 69 NEWPORT HEIGHTS  
SUB L32 P78 PLATS, W C R 21/442 668.26 X 231

a/k/a 4365 Newport  
Tax Parcel ID 21053026.

Description Correct  
Engineer of Surveys

By: 

Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

133

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

August 6, 2019

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

**RE: Property Sale  
10015 Chalmers, Detroit, MI 48213**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Thomas & Associates, LLC (the “Purchaser”), a Michigan limited liability company, whose address is 8430 E. Outer Drive, Detroit, MI 48213, to purchase certain City-owned real property at 10015 Chalmers, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated July 17, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the Purchaser for the purchase price of Seven Thousand and 00/100 Dollars (\$7,000.00).

The Purchaser intends to utilize the current existing structure located on the property as a rental hall and community center. Currently, the property is within a B4 zoning district (General Business District). Purchaser’s use of the Property shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Thomas & Associates, LLC.

Respectfully submitted,

  
Maurice D. Cox  
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 AUG 28 PM 2:52

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 10015 Chalmers, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Thomas & Associates, LLC (the "Purchaser") for the purchase price of Seven Thousand and 00/100 Dollars (\$7,0.0.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Fifty and 00/100 Dollars (\$350.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

W CHALMERS LOTS 595 & 596 STEVENS EST SUB NO 2 L48 P43 PLATS, W C R 21/719  
40 X 100

a/k/a 10015 Chalmers  
Tax Parcel ID 21055845-6

66 A

Description Correct  
Engineer of Surveys

By:

  
Basil Sarim, P.S.  
Professional Surveyor

~~Handwritten scribble~~





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

154  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 28, 2019

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

**RE: Correction of Sales Resolution  
Wholesale Distribution No. 3 Project  
Development: Parcel 572 (part of 3500 Riopelle): generally bound by Hale, Orleans,  
Erskine and Riopelle**


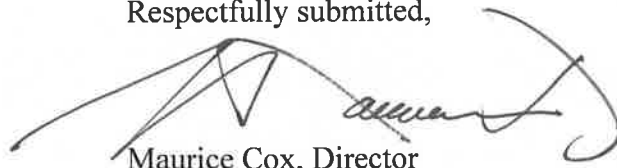
Honorable City Council:

On July 18, 2017, your Honorable Body adopted a resolution authorizing the sale by development agreement of Parcel 572 (the "Property"), which is part of 3500 Riopelle, to Ventra Group, LLC (the "Purchaser") to convert the former DWSD Old Central Yard warehouse into a mixed-use development that includes certain food related facilities (the "Project"). The City anticipates that sale of the Property will close this Fall.

In anticipation of the closing, the Purchaser has requested that conveyance of the Property be to a single-purpose entity created specifically for the Project. The name of this entity is Riopelle Market Development LP.

We hereby request that your Honorable Body adopt the attached resolution that amends the above referenced sales resolution to reflect a name change in the Purchaser from Ventra Group, LLC to Riopelle Market Development LP.

Respectfully submitted,



Maurice Cox, Director  
Planning & Development Department

CITY CLERK 2019 AUG 28 PM 1:32

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, on July 18, 2017, your Honorable Body adopted that certain resolution that approved the sale by development agreement of certain City of Detroit property (the "Resolution") known as Parcel 572 as further described in the attached Exhibit A (the "Property") to Ventra Group, LLC ("Purchaser"), a Michigan limited liability company; and

**WHEREAS**, the Purchaser has requested that the Property now be conveyed to a single-purpose entity created for the Project named Riopelle Market Development LP, a Delaware limited partnership registered to transact business in Michigan; and now therefore be it

**RESOLVED**, that the Resolution is hereby amended such that the Purchaser's name be amended from Ventra Group, LLC to Riopelle Market Development LP; and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, be and is hereby authorized to execute a Development Agreement, issue a quit claim deed to the Property and execute such other documents as may be necessary to convey the Property from the City to Riopelle Market Development LP for the purchase price of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00); and be it further

**RESOLVED**, that the Director of P&DD, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the development agreement and/or quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the development agreement and quit claim deed will be considered confirmed when executed by the Director of P&DD, or his authorized designee, and approved by the Corporation Counsel as to form.

**WAIVER OF RECONSIDERATION IS REQUESTED**

(See attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan, being the West 230 feet of the South 317 feet of the North 377 feet of Lot 6, vacated Pierce and vacated Public Alley adjacent and adjoining said Lot, "Subdivision of the Rear of the Antoine Dequindre Farm for the Administratrix of the Estate of Antoine Rivard" Rec'd L 15, P. 348-349 Deeds, City Records Also, Lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 76, 77, 78, 79, 80, vacated Scott Street and vacated Public Alley adjacent and adjoining said Lots; "Plan of the Subdivision of Lot 5 of the Subdivision of the Rear of the Dequindre Farm North of North St.," Detroit, Michigan Rec'd L. 53, P. 195 Deeds, W.C.R. Also, Lots 6, 7, 8, 9, 10 and the vacated public alley adjoining said Lots; "Farrand's Subn " of the North 60 ft. of Out Lot 6 of the Subn of Dequindre Farm", Detroit, Wayne Co., Mich. Rec'd L. 12, P. 64 Plats, W.C.R. Also, Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 28, 29, 30, 31, 32, 33, together with all that part of Vacated Scott Street, Pierce Street, and the Public Alleys adjoining said Lots, "F. J. B. Crane's Subdivision" of Out Lots No. 53, 54, 57, 58, Riopelle Farm, 1852, Rec'd L. 53 P. 345 Deeds, W.C.R.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

BY 

PER ASSESSORS  07/21/10

METCO Services, Inc.

Parcel 517

A/K/A 3500 Riopelle (part of)  
Ward 07 Item 1975-87 (part of)



August 28, 2019

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

**RE: Additional Land Transfers by City of Detroit and Detroit Land Bank Authority  
In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects**

Honorable City Council:

The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have entered that certain Development Agreement relating to the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.

As part of FCA’s due diligence for the Project, certain additional City-owned and Detroit Land Bank Authority (“DLBA”) owned properties have been identified as necessary for FCA’s operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (the “Additional Properties”). Attached hereto are two (2) separate resolutions approving the conveyance of the Additional Properties by and through the City’s Planning and Development Department (“P&DD”) and the DLBA, as applicable, to the DBRA, FCA, and /or FCA’s designee, which are summarized as follows:

o **Resolution 1 – Land Transfer - DLBA to DBRA**

The DLBA wishes to transfer certain parcels to the DBRA by land transfer agreement in furtherance of the Projects and as further described in the attached Resolution 1.

o **Resolution 2 – Amendment to City/DBRA Land Transfer Agreement**

The City and the DBRA wish to amend that certain Land Transfer Agreement relating to the Projects in order to provide for the conveyance of the City-owned Additional Properties as further described in the attached Resolution 2 to the DBRA, or, as agreed by the DBRA and FCA, directly to FCA or FCA’s designee. For properties intended to be transferred for use in the operation of FCA’s leased facility in the I-94 Industrial Park, the City will receive a consideration in the amount of \$87,120 per acre or a purchase price to be determined based on a land value assigned to each parcel by the City of Detroit Assessor and payable pursuant to the promissory note contemplated by the Land Transfer Agreement, in the form of cash or a property exchange credit at the time of the conveyance to FCA’s designee.

The City is hereby requesting that your Honorable Body adopt the attached two (2) resolutions that approve the conveyance of the Additional Properties in support of the Projects.

CITY CLERK 2019 AUG 29 PM 4:29

## RESOLUTION 1

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, the City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have been in discussions to bring about the investment of approximately \$2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City; and

**WHEREAS**, in support of the Projects, the Detroit Land Bank Authority ("DLBA") wishes to transfer certain DLBA parcels as more particularly described in the attached Exhibit A ("DLBA Parcels"); now therefore be it

**RESOLVED**, that Detroit City Council hereby approves of the sale of the DLBA Parcels to the DBRA for the purchase price of One and 00/100 Dollar (\$1.00).

(See Attached Exhibit A)

**RESOLUTION 1 - EXHIBIT A**

**DLBA PARCELS**

E CONCORD 36 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7858 Concord, Detroit, Michigan 48211

Parcel ID: 15011025.

E CONCORD 43 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36.30 X 92

7908 Concord, Detroit, Michigan 48211

Parcel ID: 15011032.

E CONCORD 41 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7892 Concord, Detroit, Michigan 48211

Parcel ID: 15011030.

E CONCORD 37 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7864 Concord, Detroit, Michigan 48211

Parcel ID: 15011026.

E CONCORD 35 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7848 Concord, Detroit, Michigan 48211

Parcel ID: 15011024.

E CONCORD 40 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7886 Concord, Detroit, Michigan 48211

Parcel ID: 15011029.

W HELEN 50 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36.3 IRREG

7909 Helen, Detroit, Michigan 48221

Parcel ID: 15009516.

E CONCORD 38 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92

7870 Concord, Detroit, Michigan 48211

Parcel ID: 15011027.

W HELEN N 18 FT OF 51 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 18 X 92

7901 Helen, Detroit, Michigan 48221

Parcel ID: 15009517.

## RESOLUTION 2

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, the City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have executed that certain Development Agreement regarding the investment of approximately \$2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City; and

**WHEREAS**, in support of the Projects, the City and the DBRA executed that certain Land Transfer Agreement regarding the transfer of certain City-owned parcels to the DBRA in connection with the Projects (the "Land Transfer Agreement") approved by Detroit City Council on May 21, 2019; and

**WHEREAS**, the City-owned parcels to be transferred to the DBRA pursuant to the Land Transfer Agreement shall be known herein as the "City Parcels"; and

**WHEREAS**, as part of FCA's due diligence for the Project, certain additional City Parcels have been identified as necessary for FCA's operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (as described in the attached Exhibit A, the "Additional City Parcels"); and, now therefore be it

**RESOLVED**, that Detroit City Council hereby approves an amendment to the Land Transfer Agreement to provide for the conveyance of the Additional City Parcels to DBRA, or, as agreed by the DBRA and FCA, directly to FCA or FCA's designee; and be it further

**RESOLVED**, that Detroit City Council hereby approves of the sale of the Additional City Parcels to the DBRA for a purchase price to be determined based on a land value assigned to each parcel by the City of Detroit Assessor and payable pursuant to the promissory note contemplated by the Land Transfer Agreement, or, with respect to the parcels intended to support FCA's leased facility in the I-94 Industrial Park, a purchase price of \$87,120 per acre, in the form of cash or a property exchange credit at the time of the conveyance to FCA's designee, (the "Purchase Price"); and be it further

**RESOLVED**, that the Planning and Development Department ("P&DD") Director, or his authorized designee, is authorized to execute the amendment to the Land Transfer Agreement and issue quit claim deeds for the sale of the Additional City Parcels, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Additional City Parcels consistent with this resolution; and be it finally

**RESOLVED**, that the P&DD Director, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Land Transfer Agreement (as amended) and quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Parcels, provided that the changes do not materially alter the substance or terms of the transfer and sale.

(See Attached Exhibit A)



**RESOLUTION 2 - EXHIBIT A**

S MILLER 49&48 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 69 X 108

7931 Helen, Detroit, Michigan 48211

Parcel ID: 15001325.

S MILLER 47 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108

6920 Miller, Detroit, Michigan 48211

Parcel ID: 15001326.

S MILLER 46 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108

6816 Miller, Detroit, Michigan 48211

Parcel ID: 15001327.

S MILLER 45 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108

6810 Miller, Detroit, Michigan 48211

Parcel ID: 15001328.

S MILLER 45 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108

6800 Miller, Detroit, Michigan 48211

Parcel ID: 15001329.

Land situated in the City of Detroit in the County of Wayne in the State of MI

A part of Lot 2 of American Motors Subdivision No. 1 of parts of private claims 385, 386 and 388 according to the plat thereof recorded in Liber 87 of Plats, Page 48 Wayne County Records and described as:

A parcel of land situated in the City of Detroit, Wayne County, Michigan, being part of Private Claim 386, and part of the Outlot 18 for the heirs of the late H. Connor of Grosse Pointe, according to the plat thereof, recorded in Liber 49, Page 494 of deeds, Wayne County Records, more particularly described as: beginning at the intersection of the Northerly line of vacated Charlevoix Avenue (60 ft. wide right of way) with the Westerly line of Conner Avenue (109 ft. wide right of way); thence along the Westerly line of said Conner Avenue, South 26°47'15" East 60.00 feet to the Southerly line of vacated Charlevoix

Avenue (60 ft. wide right of way), as disclosed in Liber 25517, Page 241 of Wayne County Records; thence along the Southerly line of said vacated Charlevoix Avenue (60 ft. wide right of way), South 62° 37'59" West 1394.50 feet to the point of beginning (P.O.B.); thence South 03°27'50" East 55.89 feet; thence parallel with said South right of way line of vacated Charlevoix Avenue, South 62°37'59" West 80.07 feet to a point on the Westerly line of Lot 2 of American Motors Subdivision No. 1, Card No. 46358; thence along the West line of said Lot 2, North 26°43'08" West 51.10 feet to said South right of way line of vacated Charlevoix Avenue; thence along said South right of way line, North 62°37'59" East 102.14 feet to the point of beginning.



August 28, 2019

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

**RE: Additional Land Transfers by City of Detroit and Detroit Land Bank Authority  
In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects**

Honorable City Council:

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As part of FCA’s due diligence for the Project, certain additional City-owned and Detroit Land Bank Authority (“DLBA”) owned properties have been identified as necessary for FCA’s operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (the “Additional Properties”). Attached hereto are two (2) separate resolutions approving the conveyance of the Additional Properties by and through the City’s Planning and Development Department (“P&DD”) and the DLBA, as applicable, to the DBRA, FCA, and /or FCA’s designee, which are summarized as follows:

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The City is hereby requesting that your Honorable Body adopt the attached two (2) resolutions that approve the conveyance of the Additional Properties in support of the Projects.



Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Maurice Cox', written over a large, stylized blue scribble.

Maurice Cox, Director  
Planning and Development Department


A second handwritten signature in blue ink, consisting of a large, stylized initial 'S' followed by a flourish.

cc: S. Washington (Mayor's Office)



**MEMORANDUM**

**TO:** Marcell Todd, Director, CPC  
John Prymack, Director, GDRA  
David Bell, Director, BSEED  
Ron Brundidge, Director, DPW

**FROM:** Hon. Scott Benson, City Council District 3 

**CC:** Hon. Mary Sheffield, Pro Tem, District 5  
Hon. James Tate, Chair, Planning & Economic Development  
Hon. Janice Winfrey, City Clerk  
David Whitaker, Director, LPD  
Stephanie Washington, City Council Liaison

**VIA:** Hon. Brenda Jones, City Council President

**DATE:** 28 Aug 2018

**RE:** ZONING DISTRICT TEXT MODIFICATION

After receiving several inquiries from members of the Detroit Green Task Force and community residents, my office is requesting CPC begin the process of preparing a text amendment to the Detroit Zoning Ordinance for the M4 District to remove "incinerator plant" as a conditional use. The section and language are below.

**Sec. 61-10-103. Conditional manufacturing and industrial uses.**

~~(6) Incinerator plant~~

If you have any questions do not hesitate to contact my office at, 313-224-1198

SRB/ctm



**MEMORANDUM**

**TO:** Marcell Todd, Director, CPC

**FROM:** Hon. Scott Benson, City Council District 3 *SRB*

**CC:** Hon. James Tate, Chair, Planning & Economic Development  
Hon. Janice Winfrey, City Clerk  
David Whitaker, Director, LPD  
Stephanie Washington, City Council Liaison

**VIA:** Hon. Brenda Jones, City Council President

**DATE:** 27 Aug 2018

**RE:** ZONING DISTRICT MODIFICATION

After receiving several inquiries from community residents my office is requesting the CPC begin the process of downzoning the Bel-Air Shopping Center, 8500 E 8 Mile Rd, to B-3, Shopping District. This will ensure the character of this Eight Mile corridor shopping center is maintained as community servicing retail and not industrial.

If you have any questions do not hesitate to contact my office at, 313-224-1198

SRB/ctm

CITY CLERK 2019 AUG 29 AM 7:40